

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

Compliments of:

Steve Birkic

Personal Real Estate Corporation

778.882.5700

steve@stevebirkic.com

stevebirkic.com

Keller Williams Realty - VanCentral

3995 Fraser Street

Vancouver, BC V5V 4E5



June 2019

Produced & Published by SnapStats® Publishing Co.
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 – 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	3	0	NA
500,001 – 600,000	3	1	33%
600,001 – 700,000	11	1	9%
700,001 – 800,000	70	15	21%
800,001 – 900,000	131	34	26%
900,001 – 1,000,000	139	31	22%
1,000,001 – 1,250,000	242	45	19%
1,250,001 – 1,500,000	176	12	7%
1,500,001 – 1,750,000	83	2	2%
1,750,001 – 2,000,000	72	0	NA
2,000,001 – 2,250,000	12	0	NA
2,250,001 – 2,500,000	12	0	NA
2,500,001 – 2,750,000	9	0	NA
2,750,001 – 3,000,000	9	0	NA
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	978	141	14%

2 Bedrooms & Less	31	2	6%
3 to 4 Bedrooms	365	59	16%
5 to 6 Bedrooms	327	53	16%
7 Bedrooms & More	255	27	11%
TOTAL*	978	141	14%

SnapStats®	May	June	Variance
Inventory	973	978	1%
Solds	160	141	-12%
Sale Price	\$970,000	\$965,000	-1%
Sale Price SQFT	\$371	\$382	3%
Sale to List Price Ratio	97%	97%	0%
Days on Market	19	24	26%

*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

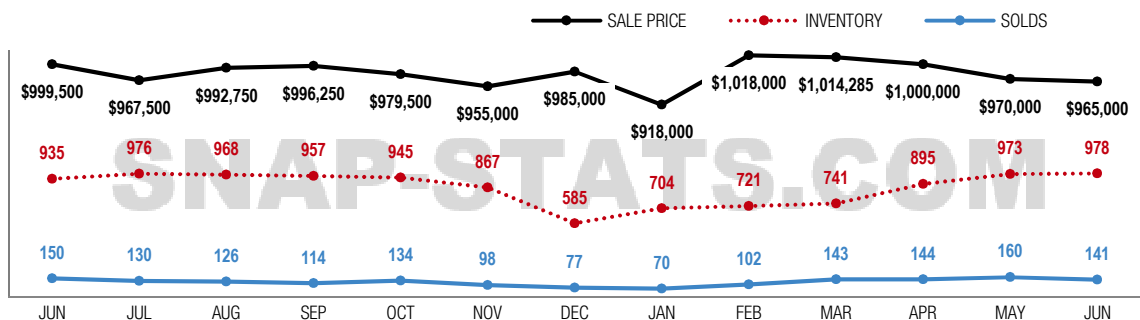
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	54	21	39%
Bolivar Heights	72	8	11%
Bridgeview	10	1	10%
Cedar Hills	58	7	12%
East Newton	103	18	17%
Fleetwood Tynehead	139	16	12%
Fraser Heights	105	13	12%
Guildford	26	9	35%
Panorama Ridge	84	12	14%
Port Kells	5	1	20%
Queen Mary Park	59	6	10%
Royal Heights	14	0	NA
Sullivan Station	73	10	14%
West Newton	104	17	16%
Whalley	72	2	3%
TOTAL*	978	141	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 3% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 26% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Whalley and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Bear Creek Green Timbers, Guildford and 3 to 6 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Steve Birkic Personal Real Estate Corporation
Keller Williams Realty - VanCentral
778.882.5700

stevebirkic.com
steve@stevebirkic.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	37	12	32%
300,001 – 400,000	279	54	19%
400,001 – 500,000	244	64	26%
500,001 – 600,000	226	42	19%
600,001 – 700,000	167	30	18%
700,001 – 800,000	43	5	12%
800,001 – 900,000	10	2	20%
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*	1011	209	21%

0 to 1 Bedroom	230	31	13%
2 Bedrooms	402	89	22%
3 Bedrooms	282	67	24%
4 Bedrooms & Greater	97	22	23%
TOTAL*	1011	209	21%

SnapStats®	May	June	Variance
Inventory	1030	1011	-2%
Solds	270	209	-23%
Sale Price	\$465,000	\$463,000	0%
Sale Price SQFT	\$1,140	\$393	-66%
Sale to List Price Ratio	97%	97%	0%
Days on Market	23	23	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

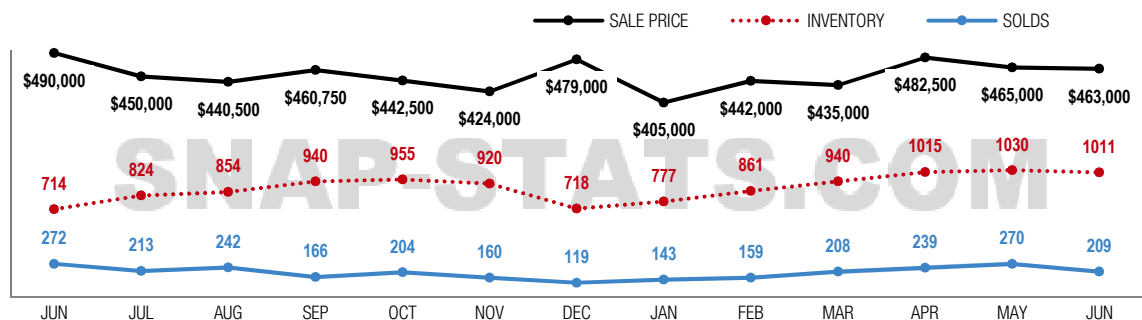
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	23	6	26%
Bolivar Heights	15	1	7%
Bridgeview	2	0	NA
Cedar Hills	5	0	NA
East Newton	79	25	32%
Fleetwood Tynehead	93	17	18%
Fraser Heights	5	2	40%
Guildford	184	34	18%
Panorama Ridge	28	9	32%
Port Kells	0	0	NA
Queen Mary Park	72	10	14%
Royal Heights	0	1	NA*
Sullivan Station	94	27	29%
West Newton	101	29	29%
Whalley	310	48	15%
TOTAL*	1011	209	21%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 21% Sales Ratio average (2.1 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 32% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Bolivar Heights and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in East Newton, Panorama Ridge and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Steve Birkic Personal Real Estate Corporation
Keller Williams Realty - VanCentral
778.882.5700

stevebirkic.com
steve@stevebirkic.com



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	1	1	100%
600,001 – 700,000	0	1	NA*
700,001 – 800,000	4	1	25%
800,001 – 900,000	8	4	50%
900,001 – 1,000,000	27	9	33%
1,000,001 – 1,250,000	113	17	15%
1,250,001 – 1,500,000	130	14	11%
1,500,001 – 1,750,000	68	6	9%
1,750,001 – 2,000,000	112	7	6%
2,000,001 – 2,250,000	44	3	7%
2,250,001 – 2,500,000	65	5	8%
2,500,001 – 2,750,000	19	3	16%
2,750,001 – 3,000,000	35	0	NA
3,000,001 – 3,500,000	19	1	5%
3,500,001 – 4,000,000	15	0	NA
4,000,001 & Greater	33	0	NA
TOTAL*	693	72	10%

2 Bedrooms & Less	46	3	7%
3 to 4 Bedrooms	334	39	12%
5 to 6 Bedrooms	262	25	10%
7 Bedrooms & More	51	5	10%
TOTAL*	693	72	10%

SnapStats®	May	June	Variance
Inventory	716	693	-3%
Solds	71	72	1%
Sale Price	\$1,249,000	\$1,300,000	4%
Sale Price SQFT	\$430	\$398	-7%
Sale to List Price Ratio	97%	95%	-2%
Days on Market	33	48	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

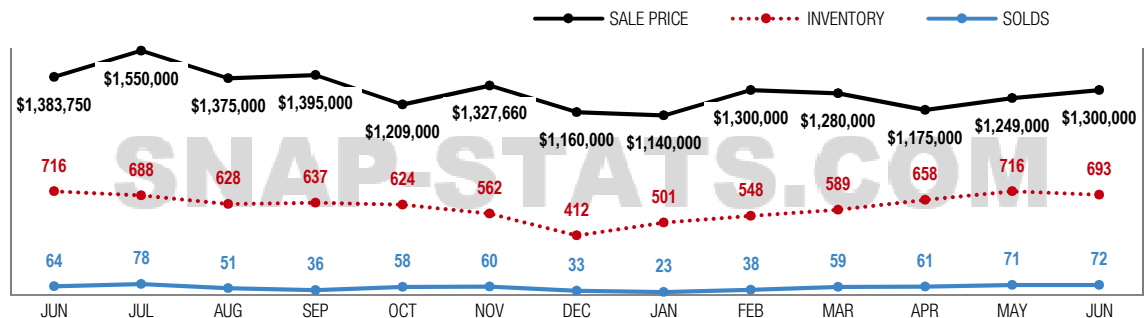
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	140	10	7%
Elgin Chantrell	93	10	11%
Grandview	69	4	6%
Hazelmere	1	1	100%
King George Corridor	63	13	21%
Morgan Creek	62	12	19%
Pacific Douglas	29	5	17%
Sunnyside Park	72	6	8%
White Rock	164	11	7%
TOTAL*	693	72	10%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Buyers Market at 10% Sales Ratio average (1 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$3 mil to \$3.5 mil, Crescent Beach, Grandview, Sunnyside Park, White Rock and up to 2 bedrooms
- Sellers Best Bet** Selling homes in King George Corridor and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Steve Birkic Personal Real Estate Corporation
Keller Williams Realty - VanCentral
778.882.5700

stevebirkic.com
steve@stevebirkic.com



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	10	4	40%
300,001 – 400,000	66	11	17%
400,001 – 500,000	113	24	21%
500,001 – 600,000	121	19	16%
600,001 – 700,000	97	15	15%
700,001 – 800,000	79	9	11%
800,001 – 900,000	56	9	16%
900,001 – 1,000,000	24	6	25%
1,000,001 – 1,250,000	31	1	3%
1,250,001 – 1,500,000	7	1	14%
1,500,001 – 1,750,000	1	0	NA
1,750,001 – 2,000,000	4	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	3	1	33%
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*	617	100	16%

0 to 1 Bedroom	51	9	18%
2 Bedrooms	340	50	15%
3 Bedrooms	136	28	21%
4 Bedrooms & Greater	90	13	14%
TOTAL*	617	100	16%

SnapStats®	May	June	Variance
Inventory	618	617	0%
Solds	130	100	-23%
Sale Price	\$595,000	\$583,150	-2%
Sale Price SQFT	\$423	\$415	-2%
Sale to List Price Ratio	97%	97%	0%
Days on Market	24	35	46%

*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

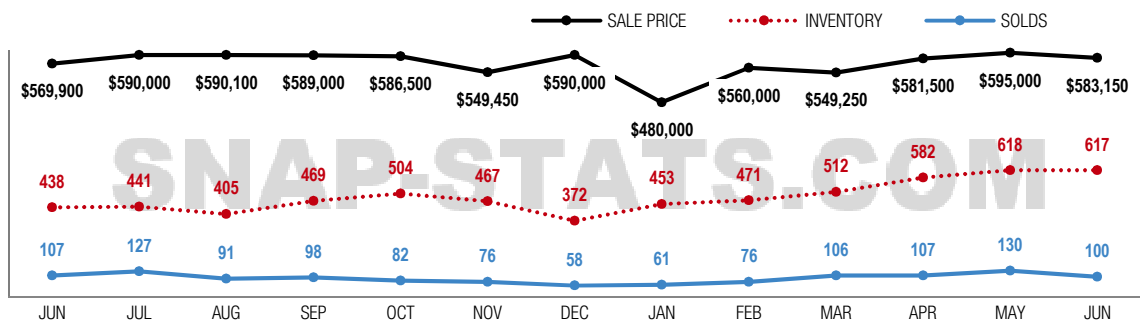
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	12	0	NA
Elgin Chantrell	13	1	8%
Grandview	159	30	19%
Hazelmere	2	0	NA
King George Corridor	116	14	12%
Morgan Creek	49	17	35%
Pacific Douglas	17	0	NA
Sunnyside Park	53	14	26%
White Rock	196	24	12%
TOTAL*	617	100	16%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Balanced Market at 16% Sales Ratio average (1.6 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 40% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Elgin Chantrell and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Morgan Creek, Sunnyside Park and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Steve Birkic Personal Real Estate Corporation
Keller Williams Realty - VanCentral
778.882.5700

stevebirkic.com
steve@stevebirkic.com



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	11	8	73%
800,001 – 900,000	51	8	16%
900,001 – 1,000,000	50	10	20%
1,000,001 – 1,250,000	49	11	22%
1,250,001 – 1,500,000	37	1	3%
1,500,001 – 1,750,000	27	0	NA
1,750,001 – 2,000,000	8	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	1	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	2	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*	237	38	16%

2 Bedrooms & Less	6	1	17%
3 to 4 Bedrooms	131	25	19%
5 to 6 Bedrooms	82	11	13%
7 Bedrooms & More	18	1	6%
TOTAL*	237	38	16%

SnapStats®	May	June	Variance
Inventory	226	237	5%
Solds	34	38	12%
Sale Price	\$923,789	\$940,000	2%
Sale Price SQFT	\$380	\$401	6%
Sale to List Price Ratio	98%	96%	-2%
Days on Market	17	23	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

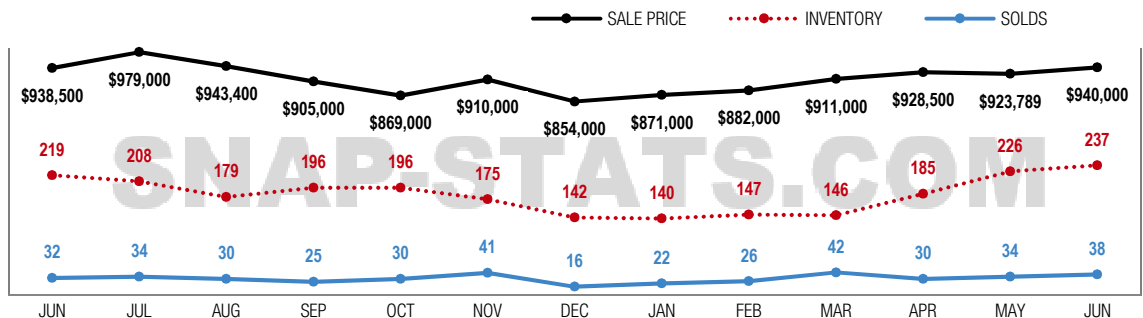
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	62	7	11%
Nordel	67	16	24%
Scottsdale	54	7	13%
Sunshine Hills Woods	54	8	15%
TOTAL*	237	38	16%

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 73% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Annieville 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



Compliments of...

Steve Birkic Personal Real Estate Corporation
Keller Williams Realty - VanCentral
778.882.5700

stevebirkic.com
steve@stevebirkic.com



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	7	6	86%
400,001 – 500,000	5	5	100%
500,001 – 600,000	8	3	38%
600,001 – 700,000	17	1	6%
700,001 – 800,000	10	1	10%
800,001 – 900,000	9	0	NA
900,001 – 1,000,000	2	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*	63	18	29%

0 to 1 Bedroom	7	6	86%
2 Bedrooms	19	9	47%
3 Bedrooms	24	3	13%
4 Bedrooms & Greater	13	0	NA
TOTAL*	63	18	29%

SnapStats®	May	June	Variance
Inventory	69	63	-9%
Solds	19	18	-5%
Sale Price	\$496,000	\$410,000	-17%
Sale Price SQFT	\$538	\$470	-13%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	27	33	22%

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

Community CONDOS & TOWNHOMES

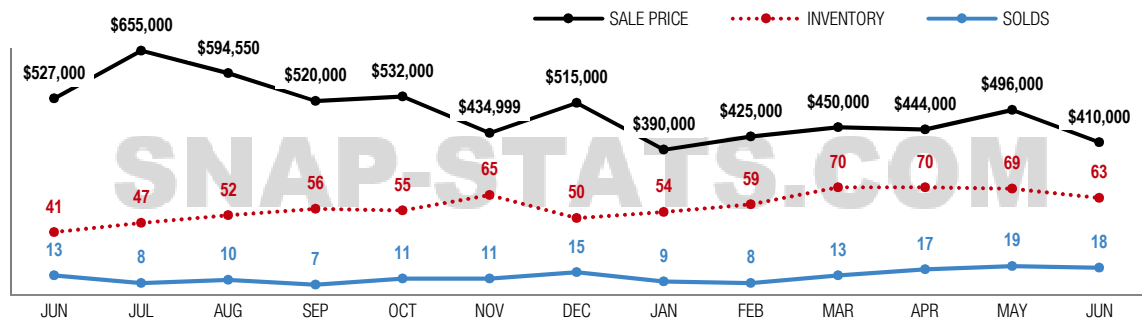
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	14	8	57%
Nordel	22	1	5%
Scottsdale	18	7	39%
Sunshine Hills Woods	9	2	22%
TOTAL*	63	18	29%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 29% Sales Ratio average (2.9 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,001 to \$700,000, Nordel and 3 bedroom properties
- Sellers Best Bet** Selling homes in Annieville and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Steve Birkic Personal Real Estate Corporation
Keller Williams Realty - VanCentral
778.882.5700

stevebirkic.com
steve@stevebirkic.com



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	11	3	27%
800,001 – 900,000	34	18	53%
900,001 – 1,000,000	40	10	25%
1,000,001 – 1,250,000	41	13	32%
1,250,001 – 1,500,000	20	3	15%
1,500,001 – 1,750,000	17	1	6%
1,750,001 – 2,000,000	3	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	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*	173	48	28%

2 Bedrooms & Less	5	0	NA
3 to 4 Bedrooms	73	25	34%
5 to 6 Bedrooms	72	19	26%
7 Bedrooms & More	23	4	17%
TOTAL*	173	48	28%

SnapStats®	May	June	Variance
Inventory	181	173	-4%
Solds	54	48	-11%
Sale Price	\$966,000	\$940,000	-3%
Sale Price SQFT	\$349	\$348	0%
Sale to List Price Ratio	99%	99%	0%
Days on Market	16	15	-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 DETACHED HOUSES

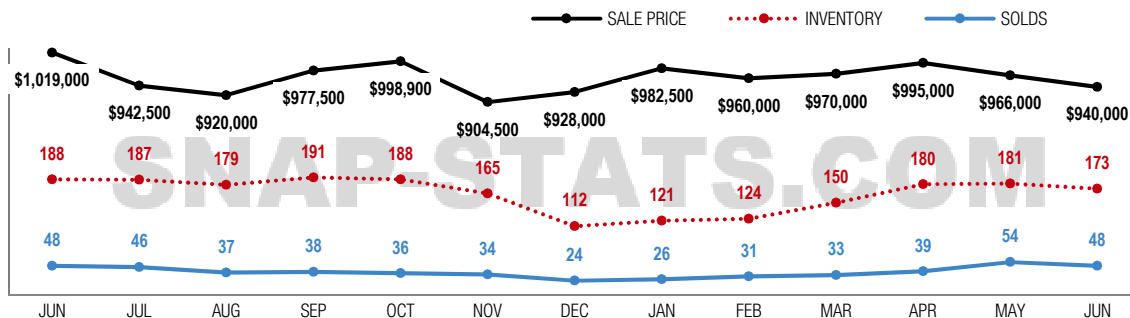
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	32	11	34%
Cloverdale	140	36	26%
Serpentine	1	1	100%
TOTAL*	173	48	28%

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 28% Sales Ratio average (2.8 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 53% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Cloverdale and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Steve Birkic Personal Real Estate Corporation
Keller Williams Realty - VanCentral
778.882.5700

stevebirkic.com
steve@stevebirkic.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	2	1	50%
300,001 – 400,000	31	12	39%
400,001 – 500,000	30	10	33%
500,001 – 600,000	60	21	35%
600,001 – 700,000	71	6	8%
700,001 – 800,000	8	1	13%
800,001 – 900,000	2	2	100%
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*	204	53	26%

0 to 1 Bedroom	20	5	25%
2 Bedrooms	66	19	29%
3 Bedrooms	94	24	26%
4 Bedrooms & Greater	24	5	21%
TOTAL*	204	53	26%

SnapStats®	May	June	Variance
Inventory	190	204	7%
Solds	64	53	-17%
Sale Price	\$502,500	\$516,000	3%
Sale Price SQFT	\$409	\$387	-5%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	17	17	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

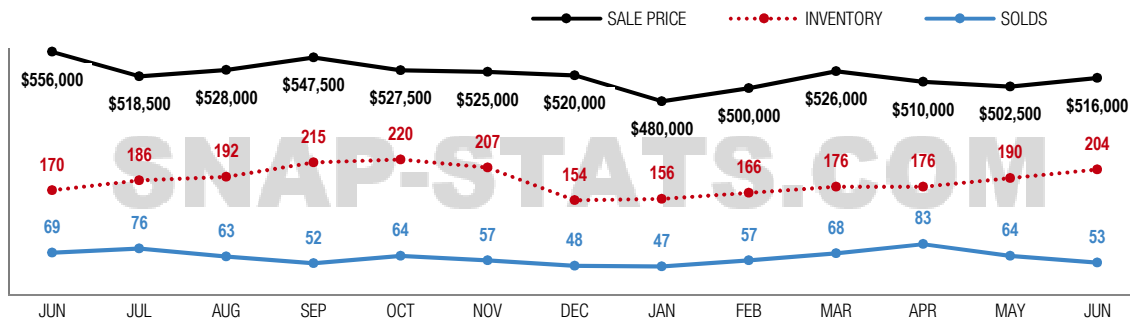
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	114	26	23%
Cloverdale	90	27	30%
Serpentine	0	0	NA
TOTAL*	204	53	26%

Market Summary

- Market Type Indicator **CLOVERDALE 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** \$300,000 to \$400,000 with average 39% 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 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Steve Birkic Personal Real Estate Corporation
Keller Williams Realty - VanCentral
778.882.5700

stevebirkic.com
steve@stevebirkic.com



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	4	2	50%
600,001 – 700,000	9	5	56%
700,001 – 800,000	45	12	27%
800,001 – 900,000	50	11	22%
900,001 – 1,000,000	60	14	23%
1,000,001 – 1,250,000	124	20	16%
1,250,001 – 1,500,000	71	3	4%
1,500,001 – 1,750,000	31	5	16%
1,750,001 – 2,000,000	16	1	6%
2,000,001 – 2,250,000	4	0	NA
2,250,001 – 2,500,000	3	1	33%
2,500,001 – 2,750,000	7	0	NA
2,750,001 – 3,000,000	5	0	NA
3,000,001 – 3,500,000	6	1	17%
3,500,001 – 4,000,000	2	1	50%
4,000,001 & Greater	11	0	NA
TOTAL*	450	76	17%

2 Bedrooms & Less	19	3	16%
3 to 4 Bedrooms	235	45	19%
5 to 6 Bedrooms	174	27	16%
7 Bedrooms & More	22	1	5%
TOTAL*	450	76	17%

SnapStats®	May	June	Variance
Inventory	434	450	4%
Solds	87	76	-13%
Sale Price	\$949,888	\$950,000	0%
Sale Price SQFT	\$418	\$365	-13%
Sale to List Price Ratio	97%	97%	0%
Days on Market	13	25	92%

*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

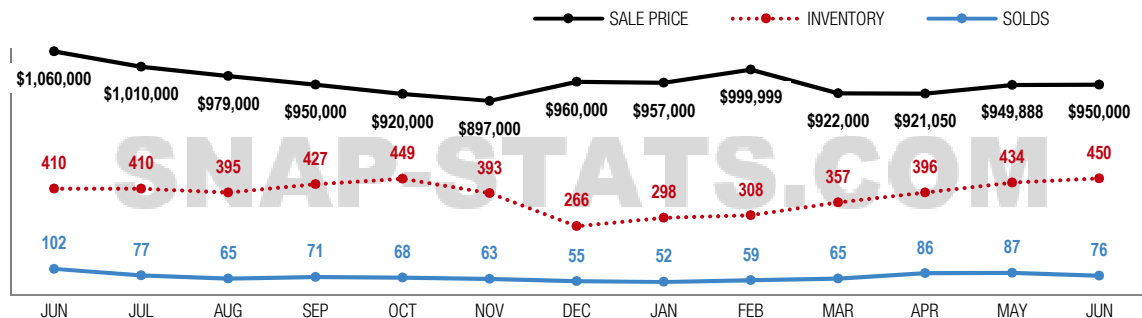
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	52	9	17%
Brookwood	55	9	16%
Campbell Valley	15	1	7%
County Line Glen Valley	0	0	NA
Fort Langley	26	3	12%
Langley City	87	9	10%
Murrayville	19	3	16%
Otter District	4	0	NA
Salmon River	20	6	30%
Walnut Grove	63	13	21%
Willoughby Heights	109	23	21%
TOTAL*	450	76	17%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Balanced Market at 17% Sales Ratio average (1.7 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$600,000 to \$700,000 with average 56% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Campbell Valley and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Salmon River and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Steve Birkic Personal Real Estate Corporation
Keller Williams Realty - VanCentral
778.882.5700

stevebirkic.com
steve@stevebirkic.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	13	6	46%
300,001 – 400,000	120	34	28%
400,001 – 500,000	149	25	17%
500,001 – 600,000	149	42	28%
600,001 – 700,000	102	20	20%
700,001 – 800,000	24	1	4%
800,001 – 900,000	7	2	29%
900,001 – 1,000,000	3	3	100%
1,000,001 – 1,250,000	1	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*	570	133	23%

0 to 1 Bedroom	68	9	13%
2 Bedrooms	294	68	23%
3 Bedrooms	178	47	26%
4 Bedrooms & Greater	30	9	30%
TOTAL*	570	133	23%

SnapStats®	May	June	Variance
Inventory	598	570	-5%
Solds	166	133	-20%
Sale Price	\$474,950	\$505,000	6%
Sale Price SQFT	\$398	\$417	5%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	20	22	10%

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

Community CONDOS & TOWNHOMES

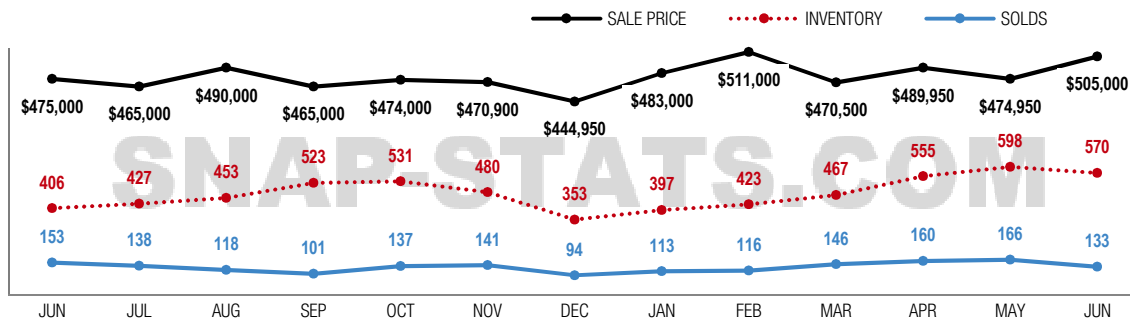
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	19	6	32%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	17	2	12%
Langley City	214	44	21%
Murrayville	33	11	33%
Otter District	0	0	NA
Salmon River	6	1	17%
Walnut Grove	73	13	18%
Willoughby Heights	208	56	27%
TOTAL*	570	133	23%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 23% Sales Ratio average (2.3 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$200,000 to \$300,000 with average 46% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Fort Langley and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Aldergrove, Murrayville and minimum 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Steve Birkic Personal Real Estate Corporation
Keller Williams Realty - VanCentral
778.882.5700

stevebirkic.com
steve@stevebirkic.com



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	5	0	NA
500,001 – 600,000	6	5	83%
600,001 – 700,000	73	13	18%
700,001 – 800,000	121	21	17%
800,001 – 900,000	106	18	17%
900,001 – 1,000,000	59	11	19%
1,000,001 – 1,250,000	82	11	13%
1,250,001 – 1,500,000	35	4	11%
1,500,001 – 1,750,000	10	0	NA
1,750,001 – 2,000,000	7	0	NA
2,000,001 – 2,250,000	5	0	NA
2,250,001 – 2,500,000	3	0	NA
2,500,001 – 2,750,000	1	0	NA
2,750,001 – 3,000,000	2	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*	518	83	16%

2 Bedrooms & Less	19	2	11%
3 to 4 Bedrooms	246	43	17%
5 to 6 Bedrooms	205	31	15%
7 Bedrooms & More	48	7	15%
TOTAL*	518	83	16%

SnapStats®	May	June	Variance
Inventory	472	518	10%
Solds	100	83	-17%
Sale Price	\$790,500	\$815,000	3%
Sale Price SQFT	\$291	\$305	5%
Sale to List Price Ratio	99%	99%	0%
Days on Market	13	16	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

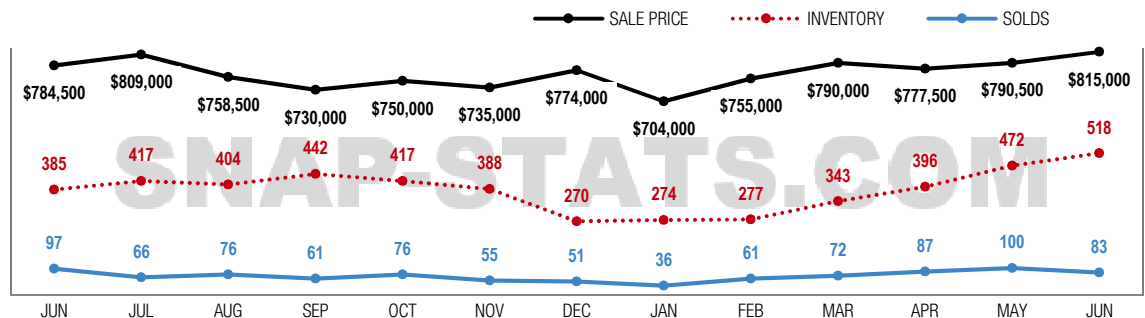
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	206	39	19%
Abbotsford West	150	18	12%
Aberdeen	36	11	31%
Bradner	2	0	NA
Central Abbotsford	85	13	15%
Matsqui	9	0	NA
Poplar	25	1	4%
Sumas Mountain	4	1	25%
Sumas Prairie	1	0	NA
TOTAL*	518	83	16%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 19% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Poplar and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Aberdeen and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Steve Birkic Personal Real Estate Corporation
Keller Williams Realty - VanCentral
778.882.5700

stevebirkic.com
steve@stevebirkic.com



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	13	9	69%
200,001 – 300,000	134	35	26%
300,001 – 400,000	113	40	35%
400,001 – 500,000	128	25	20%
500,001 – 600,000	83	10	12%
600,001 – 700,000	51	3	6%
700,001 – 800,000	10	2	20%
800,001 – 900,000	2	0	NA
900,001 – 1,000,000	0	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*	537	124	23%

0 to 1 Bedroom	55	21	38%
2 Bedrooms	312	75	24%
3 Bedrooms	139	22	16%
4 Bedrooms & Greater	31	6	19%
TOTAL*	537	124	23%

SnapStats®	May	June	Variance
Inventory	530	537	1%
Solds	143	124	-13%
Sale Price	\$370,056	\$353,700	-4%
Sale Price SQFT	\$305	\$347	14%
Sale to List Price Ratio	98%	99%	1%
Days on Market	27	16	-41%

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

Community CONDOS & TOWNHOMES

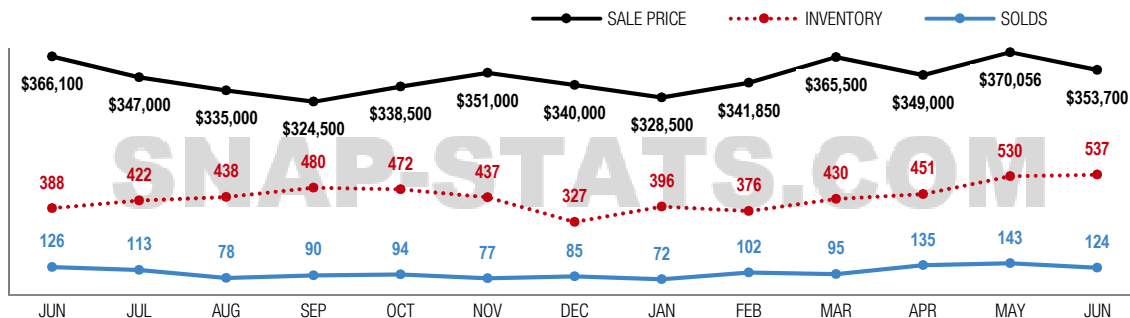
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	75	12	16%
Abbotsford West	207	67	32%
Aberdeen	6	0	NA
Bradner	0	0	NA
Central Abbotsford	225	41	18%
Matsqui	0	0	NA
Poplar	24	4	17%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	537	124	23%

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 23% Sales Ratio average (2.3 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$100,000 to \$200,000 with average 69% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Abbotsford East / Central, Poplar and 3 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford West and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Steve Birkic Personal Real Estate Corporation
Keller Williams Realty - VanCentral
778.882.5700

stevebirkic.com
steve@stevebirkic.com



Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	1	0	NA
300,001 – 400,000	1	0	NA
400,001 – 500,000	7	4	57%
500,001 – 600,000	32	9	28%
600,001 – 700,000	56	16	29%
700,001 – 800,000	59	11	19%
800,001 – 900,000	29	2	7%
900,001 – 1,000,000	18	1	6%
1,000,001 – 1,250,000	19	3	16%
1,250,001 – 1,500,000	7	0	NA
1,500,001 – 1,750,000	4	0	NA
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	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*	234	46	20%

2 Bedrooms & Less	11	4	36%
3 to 4 Bedrooms	130	27	21%
5 to 6 Bedrooms	79	13	16%
7 Bedrooms & More	14	2	14%
TOTAL*	234	46	20%

SnapStats®	May	June	Variance
Inventory	225	234	4%
Solds	55	46	-16%
Sale Price	\$640,000	\$666,250	4%
Sale Price SQFT	\$261	\$275	5%
Sale to List Price Ratio	98%	101%	3%
Days on Market	20	26	30%

*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

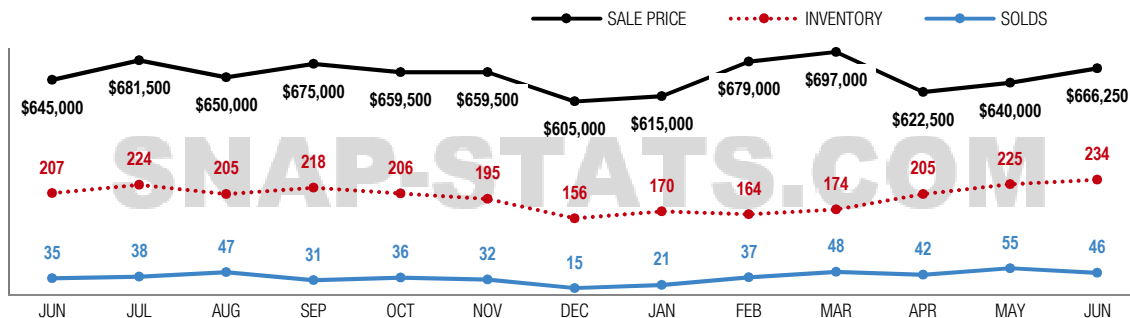
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	3	0	NA
Hatzic	24	6	25%
Hemlock	4	0	NA
Lake Errock	16	2	13%
Mission	178	37	21%
Mission West	7	1	14%
Stave Falls	1	0	NA
Steelhead	1	0	NA
TOTAL*	234	46	20%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Balanced Market at 20% Sales Ratio average (2 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$500,000 to \$700,000 with average 29% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$1 mil, Lake Errock, Mission West and minimum 7 bedrooms properties
- Sellers Best Bet** Selling homes in Hatzic, Mission and up to 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Steve Birkic Personal Real Estate Corporation
Keller Williams Realty - VanCentral
778.882.5700

stevebirkic.com
steve@stevebirkic.com



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	11	3	27%
300,001 – 400,000	9	1	11%
400,001 – 500,000	11	5	45%
500,001 – 600,000	9	3	33%
600,001 – 700,000	5	4	80%
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*	47	18	38%

0 to 1 Bedroom	4	2	50%
2 Bedrooms	12	5	42%
3 Bedrooms	24	5	21%
4 Bedrooms & Greater	7	6	86%
TOTAL*	47	18	38%

SnapStats®	May	June	Variance
Inventory	54	47	-13%
Solds	11	18	64%
Sale Price	\$440,000	\$481,500	9%
Sale Price SQFT	\$318	\$307	-3%
Sale to List Price Ratio	98%	99%	1%
Days on Market	14	17	21%

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

Community CONDOS & TOWNHOMES

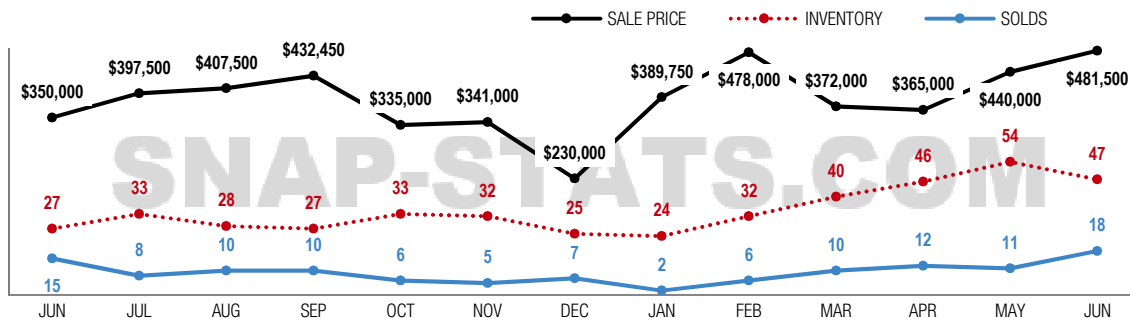
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	6	1	17%
Lake Errock	0	0	NA
Mission	41	17	41%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	47	18	38%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 38% Sales Ratio average (3.8 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$400,001 to \$500,000 with average 45% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$300,000 to \$400,000 and 3 bedroom properties
- Sellers Best Bet** Selling homes in Mission and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Steve Birkic Personal Real Estate Corporation
Keller Williams Realty - VanCentral
778.882.5700

stevebirkic.com
steve@stevebirkic.com

