

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

*Compliments of:*

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April 2020

Produced & Published by SnapStats® Publishing Co.  
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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	1	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	1	0	NA
500,001 – 600,000	1	0	NA
600,001 – 700,000	3	1	33%
700,001 – 800,000	21	10	48%
800,001 – 900,000	60	15	25%
900,001 – 1,000,000	89	14	16%
1,000,001 – 1,250,000	123	26	21%
1,250,001 – 1,500,000	131	11	8%
1,500,001 – 1,750,000	60	3	5%
1,750,001 – 2,000,000	43	1	2%
2,000,001 – 2,250,000	19	0	NA
2,250,001 – 2,500,000	10	1	10%
2,500,001 – 2,750,000	3	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 & Greater	1	0	NA
TOTAL*	573	82	14%

2 Bedrooms & Less	19	2	11%
3 to 4 Bedrooms	189	34	18%
5 to 6 Bedrooms	194	30	15%
7 Bedrooms & More	171	16	9%
TOTAL*	573	82	14%

SnapStats®	March	April	Variance
Inventory	589	573	-3%
Solds	199	82	-59%
Sale Price	\$1,059,000	\$1,015,500	-4%
Sale Price SQFT	\$386	\$402	4%
Sale to List Price Ratio	98%	98%	0%
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 DETACHED HOUSES

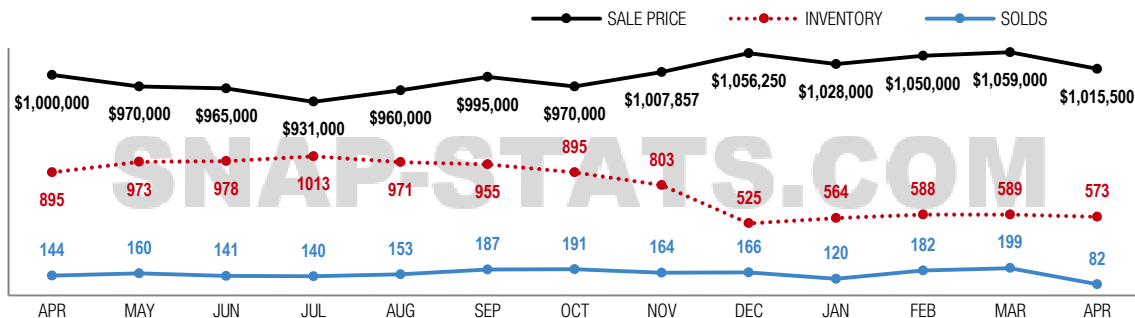
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	40	12	30%
Bolivar Heights	40	12	30%
Bridgeview	11	1	9%
Cedar Hills	38	3	8%
East Newton	56	10	18%
Fleetwood Tynehead	68	9	13%
Fraser Heights	55	8	15%
Guildford	17	3	18%
Panorama Ridge	52	9	17%
Port Kells	3	0	NA
Queen Mary Park	34	1	3%
Royal Heights	17	2	12%
Sullivan Station	42	5	12%
West Newton	53	7	13%
Whalley	47	0	NA
TOTAL*	573	82	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 48% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Bridgeview, Cedar Hills, Queen Mary Park and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Bear Creek Green Timbers, Bolivar Heights and 3 to 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	32	6	19%
300,001 – 400,000	157	23	15%
400,001 – 500,000	186	22	12%
500,001 – 600,000	153	31	20%
600,001 – 700,000	130	10	8%
700,001 – 800,000	38	0	NA
800,001 – 900,000	6	0	NA
900,001 – 1,000,000	11	2	18%
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	1	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*	714	94	13%

0 to 1 Bedroom	157	20	13%
2 Bedrooms	272	32	12%
3 Bedrooms	206	32	16%
4 Bedrooms & Greater	79	10	13%
TOTAL*	714	94	13%

SnapStats®	March	April	Variance
Inventory	717	714	0%
Solds	257	94	-63%
Sale Price	\$475,000	\$487,500	3%
Sale Price SQFT	\$433	\$387	-11%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	13	17	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 CONDOS & TOWNHOMES

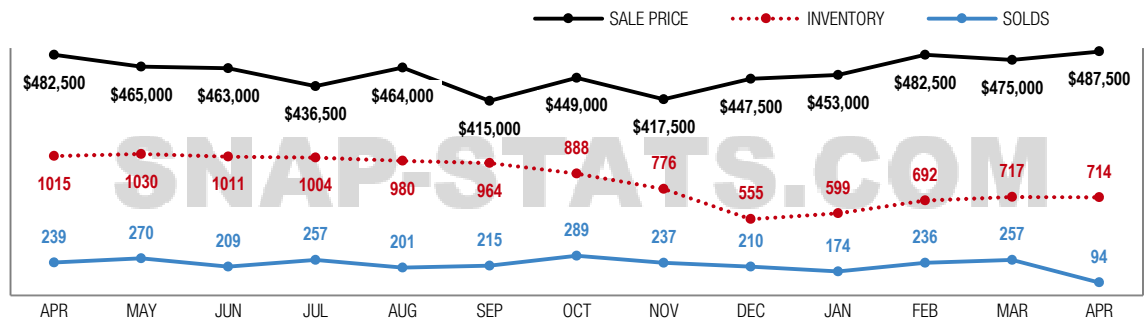
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	5	2	40%
Bolivar Heights	5	2	40%
Bridgeview	2	0	NA
Cedar Hills	4	0	NA
East Newton	77	5	6%
Fleetwood Tynehead	66	9	14%
Fraser Heights	7	0	NA
Guildford	109	15	14%
Panorama Ridge	13	1	8%
Port Kells	0	0	NA
Queen Mary Park	43	7	16%
Royal Heights	2	0	NA
Sullivan Station	71	16	23%
West Newton	74	11	15%
Whalley	236	26	11%
TOTAL*	714	94	13%

## Market Summary

- Market Type Indicator **SURREY ATTACHED**: Balanced Market at 13% Sales Ratio average (1.3 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 20% Sales Ratio (Balanced market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000, East Newton, Panorama Ridge and up to 2 / minimum 4 bedrooms
- Sellers Best Bet\*\* Selling homes in Sullivan Station and 3 bedrooms

\*\*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	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	6	3	50%
900,001 – 1,000,000	19	1	5%
1,000,001 – 1,250,000	62	14	23%
1,250,001 – 1,500,000	113	8	7%
1,500,001 – 1,750,000	48	3	6%
1,750,001 – 2,000,000	52	1	2%
2,000,001 – 2,250,000	23	4	17%
2,250,001 – 2,500,000	40	1	3%
2,500,001 – 2,750,000	13	0	NA
2,750,001 – 3,000,000	18	1	6%
3,000,001 – 3,500,000	18	0	NA
3,500,001 – 4,000,000	10	0	NA
4,000,001 & Greater	21	0	NA
TOTAL*	444	36	8%

2 Bedrooms & Less	31	3	10%
3 to 4 Bedrooms	191	22	12%
5 to 6 Bedrooms	188	10	5%
7 Bedrooms & More	34	1	3%
TOTAL*	444	36	8%

SnapStats®	March	April	Variance
Inventory	452	444	-2%
Solds	87	36	-59%
Sale Price	\$1,360,000	\$1,253,500	-8%
Sale Price SQFT	\$469	\$433	-8%
Sale to List Price Ratio	97%	97%	0%
Days on Market	25	30	20%

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

## Community DETACHED HOUSES

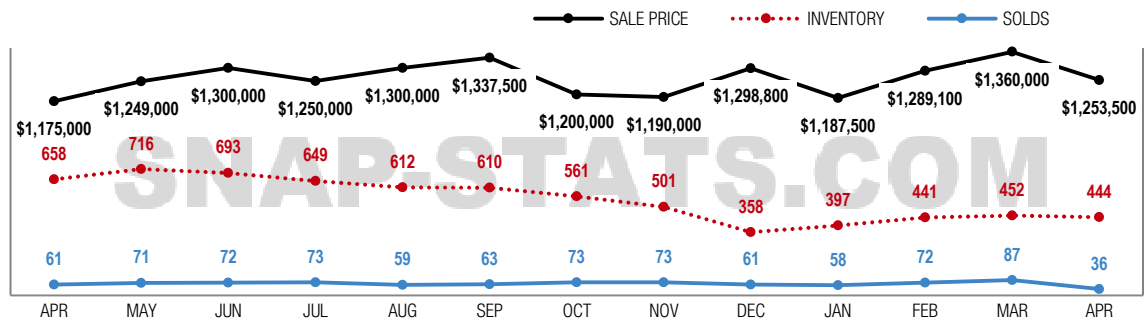
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	56	3	5%
Elgin Chantrell	50	9	18%
Grandview	55	3	5%
Hazelmere	2	0	NA
King George Corridor	56	5	9%
Morgan Creek	42	2	5%
Pacific Douglas	30	1	3%
Sunnyside Park	48	4	8%
White Rock	105	9	9%
TOTAL*	444	36	8%

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Buyers Market at 8% Sales Ratio average (8 in 100 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average 23% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.75 mil to \$2 mil, Pacific Douglas and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Elgin Chantrell and 3 to 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	12	0	NA
300,001 – 400,000	35	13	37%
400,001 – 500,000	105	11	10%
500,001 – 600,000	74	13	18%
600,001 – 700,000	72	14	19%
700,001 – 800,000	60	7	12%
800,001 – 900,000	35	4	11%
900,001 – 1,000,000	30	1	3%
1,000,001 – 1,250,000	21	2	10%
1,250,001 – 1,500,000	7	2	29%
1,500,001 – 1,750,000	6	0	NA
1,750,001 – 2,000,000	3	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	1	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	461	67	15%

0 to 1 Bedroom	53	9	17%
2 Bedrooms	252	32	13%
3 Bedrooms	99	15	15%
4 Bedrooms & Greater	57	11	19%
TOTAL*	461	67	15%

SnapStats®	March	April	Variance
Inventory	476	461	-3%
Solds	114	67	-41%
Sale Price	\$570,000	\$580,000	2%
Sale Price SQFT	\$421	\$446	6%
Sale to List Price Ratio	97%	97%	0%
Days on Market	16	33	106%

\*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

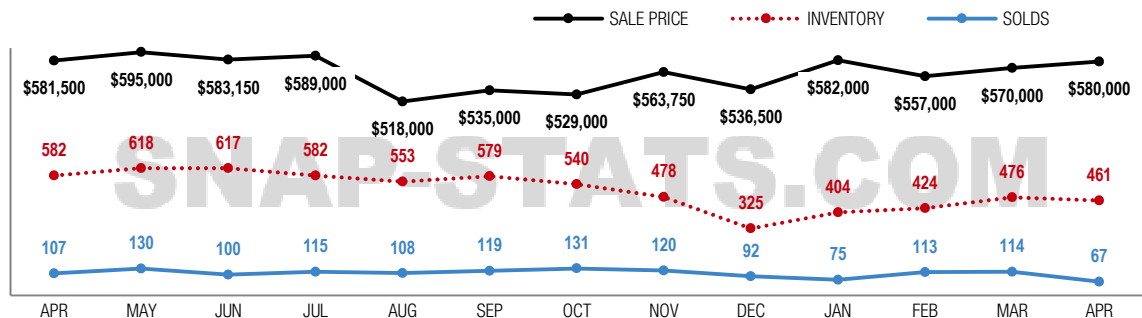
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	7	4	57%
Elgin Chantrell	12	1	8%
Grandview	101	17	17%
Hazelmere	0	0	NA
King George Corridor	95	13	14%
Morgan Creek	36	9	25%
Pacific Douglas	27	4	15%
Sunnyside Park	35	5	14%
White Rock	148	14	9%
TOTAL*	461	67	15%

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$300,000 to \$400,000 with average 37% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, Elgin Chantrell, White Rock and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Morgan Creek and minimum 4 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	0	1	NA*
800,001 – 900,000	17	4	24%
900,001 – 1,000,000	28	10	36%
1,000,001 – 1,250,000	30	2	7%
1,250,001 – 1,500,000	27	1	4%
1,500,001 – 1,750,000	7	0	NA
1,750,001 – 2,000,000	7	0	NA
2,000,001 – 2,250,000	1	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	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*	118	18	15%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	59	14	24%
5 to 6 Bedrooms	48	4	8%
7 Bedrooms & More	10	0	NA
TOTAL*	118	18	15%

SnapStats®	March	April	Variance
Inventory	125	118	-6%
Solds	40	18	-55%
Sale Price	\$950,000	\$943,500	-1%
Sale Price SQFT	\$404	\$391	-3%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	6	6	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

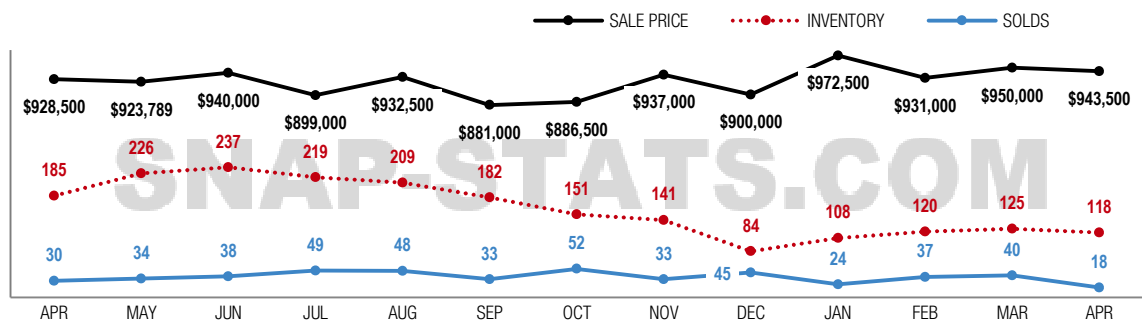
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	26	3	12%
Nordel	35	5	14%
Scottsdale	30	5	17%
Sunshine Hills Woods	27	5	19%
TOTAL*	118	18	15%

## Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Annieville and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Sunshine Hills Woods and 3 to 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	4	1	25%
300,001 – 400,000	1	0	NA
400,001 – 500,000	11	0	NA
500,001 – 600,000	20	0	NA
600,001 – 700,000	14	0	NA
700,001 – 800,000	5	2	40%
800,001 – 900,000	4	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	60	3	5%
0 to 1 Bedroom	9	0	NA
2 Bedrooms	38	1	3%
3 Bedrooms	11	0	NA
4 Bedrooms & Greater	2	2	100%
TOTAL*	60	3	5%

SnapStats®	March	April	Variance
Inventory	51	60	18%
Solds	22	3	-86%
Sale Price	\$554,500	\$705,000	27%
Sale Price SQFT	\$396	\$385	-3%
Sale to List Price Ratio	96%	98%	2%
Days on Market	10	20	100%

\*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

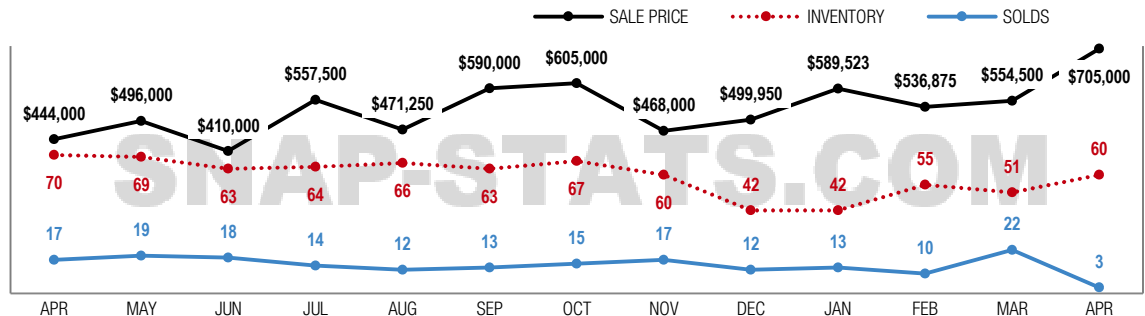
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	26	0	NA
Nordel	8	3	38%
Scottsdale	18	0	NA
Sunshine Hills Woods	8	0	NA
TOTAL*	60	3	5%

## Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Buyers Market at 5% Sales Ratio average (5 in 100 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band\*\* Insufficient data but with 2 sales \$700,000 to \$800,000 price band
- Buyers Best Bet\*\* Insufficient data
- Sellers Best Bet\*\* Selling homes in Nordel and 2 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	1	0	NA
800,001 – 900,000	7	6	86%
900,001 – 1,000,000	19	3	16%
1,000,001 – 1,250,000	36	9	25%
1,250,001 – 1,500,000	19	2	11%
1,500,001 – 1,750,000	12	1	8%
1,750,001 – 2,000,000	3	1	33%
2,000,001 – 2,250,000	1	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	1	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*	102	22	22%

2 Bedrooms & Less	4	0	NA
3 to 4 Bedrooms	29	9	31%
5 to 6 Bedrooms	44	9	20%
7 Bedrooms & More	25	4	16%
TOTAL*	102	22	22%

SnapStats®	March	April	Variance
Inventory	116	102	-12%
Solds	49	22	-55%
Sale Price	\$1,009,523	\$1,090,000	8%
Sale Price SQFT	\$385	\$352	-9%
Sale to List Price Ratio	101%	97%	-4%
Days on Market	12	10	-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

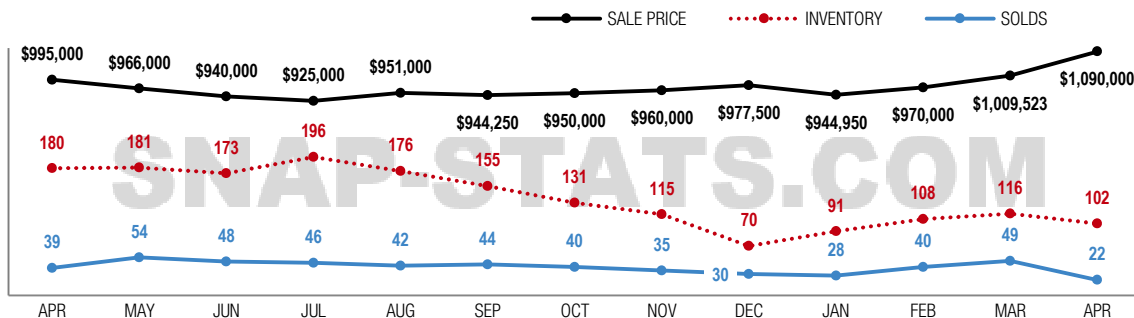
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	16	6	38%
Cloverdale	86	16	19%
Serpentine	0	0	NA
TOTAL*	102	22	22%

## Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 22% Sales Ratio average (2.2 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 25% 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

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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	2	0	NA
300,001 – 400,000	15	3	20%
400,001 – 500,000	23	10	43%
500,001 – 600,000	32	21	66%
600,001 – 700,000	40	6	15%
700,001 – 800,000	16	1	6%
800,001 – 900,000	1	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*	129	41	32%

0 to 1 Bedroom	10	2	20%
2 Bedrooms	44	22	50%
3 Bedrooms	59	13	22%
4 Bedrooms & Greater	16	4	25%
TOTAL*	129	41	32%

SnapStats®	March	April	Variance
Inventory	135	129	-4%
Solds	60	41	-32%
Sale Price	\$548,750	\$520,000	-5%
Sale Price SQFT	\$404	\$392	-3%
Sale to List Price Ratio	100%	96%	-4%
Days on Market	9	17	89%

\*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

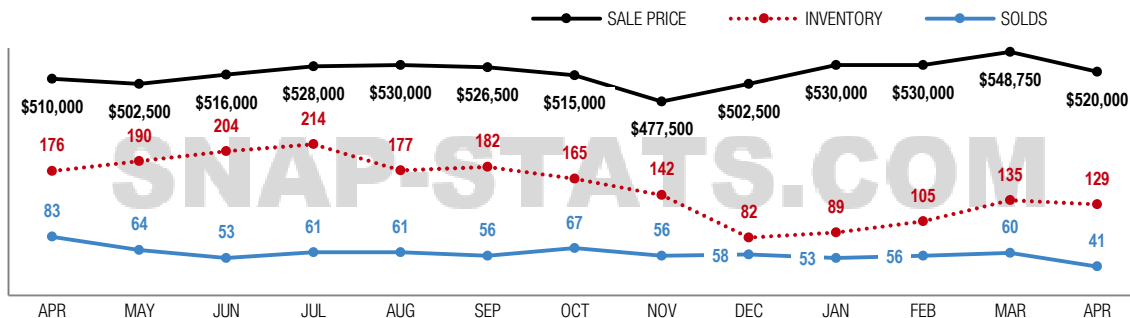
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	67	24	36%
Cloverdale	62	17	27%
Serpentine	0	0	NA
TOTAL*	129	41	32%

## Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 32% Sales Ratio average (3.2 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band\*\* \$500,000 to \$600,000 with average 66% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$700,000 to \$800,000, 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...

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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	1	0	NA
700,001 – 800,000	21	5	24%
800,001 – 900,000	37	6	16%
900,001 – 1,000,000	35	9	26%
1,000,001 – 1,250,000	86	13	15%
1,250,001 – 1,500,000	38	2	5%
1,500,001 – 1,750,000	16	3	19%
1,750,001 – 2,000,000	15	1	7%
2,000,001 – 2,250,000	5	0	NA
2,250,001 – 2,500,000	7	0	NA
2,500,001 – 2,750,000	4	0	NA
2,750,001 – 3,000,000	4	0	NA
3,000,001 – 3,500,000	3	0	NA
3,500,001 – 4,000,000	6	0	NA
4,000,001 & Greater	6	0	NA
TOTAL*	284	39	14%

2 Bedrooms & Less	19	0	NA
3 to 4 Bedrooms	140	22	16%
5 to 6 Bedrooms	106	15	14%
7 Bedrooms & More	19	2	11%
TOTAL*	284	39	14%

SnapStats®	March	April	Variance
Inventory	278	284	2%
Solds	72	39	-46%
Sale Price	\$987,500	\$997,000	1%
Sale Price SQFT	\$424	\$405	-4%
Sale to List Price Ratio	100%	98%	-2%
Days on Market	9	11	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 DETACHED HOUSES

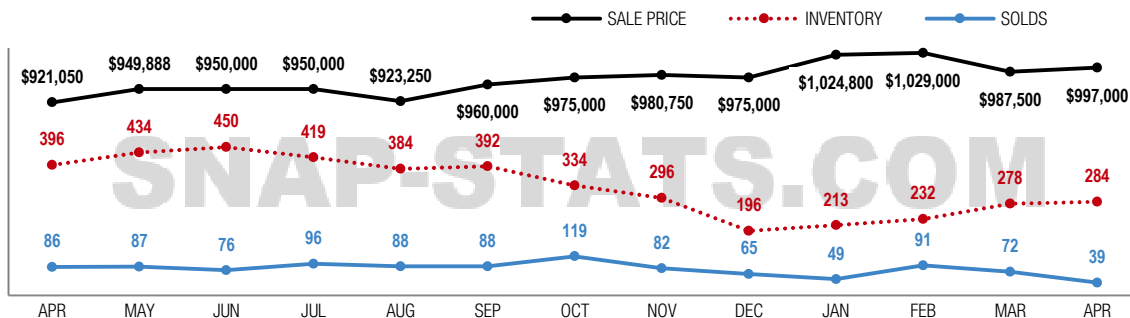
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	23	1	4%
Brookwood	39	2	5%
Campbell Valley	11	1	9%
County Line Glen Valley	2	0	NA
Fort Langley	11	0	NA
Langley City	58	9	16%
Murrayville	17	3	18%
Otter District	1	0	NA
Salmon River	15	3	20%
Walnut Grove	41	11	27%
Willoughby Heights	66	9	14%
TOTAL*	284	39	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 2% below list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average 26% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Aldergrove, Brookwood and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Salmon River, Walnut Grove and 3 to 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	10	3	30%
300,001 – 400,000	100	23	23%
400,001 – 500,000	142	10	7%
500,001 – 600,000	134	21	16%
600,001 – 700,000	74	14	19%
700,001 – 800,000	20	3	15%
800,001 – 900,000	6	2	33%
900,001 – 1,000,000	4	1	25%
1,000,001 – 1,250,000	2	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*	494	77	16%

0 to 1 Bedroom	91	15	16%
2 Bedrooms	274	27	10%
3 Bedrooms	98	23	23%
4 Bedrooms & Greater	31	12	39%
TOTAL*	494	77	16%

SnapStats®	March	April	Variance
Inventory	478	494	3%
Solds	144	77	-47%
Sale Price	\$474,250	\$529,000	12%
Sale Price SQFT	\$392	\$426	9%
Sale to List Price Ratio	98%	100%	2%
Days on Market	11	13	18%

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

## Community CONDOS & TOWNHOMES

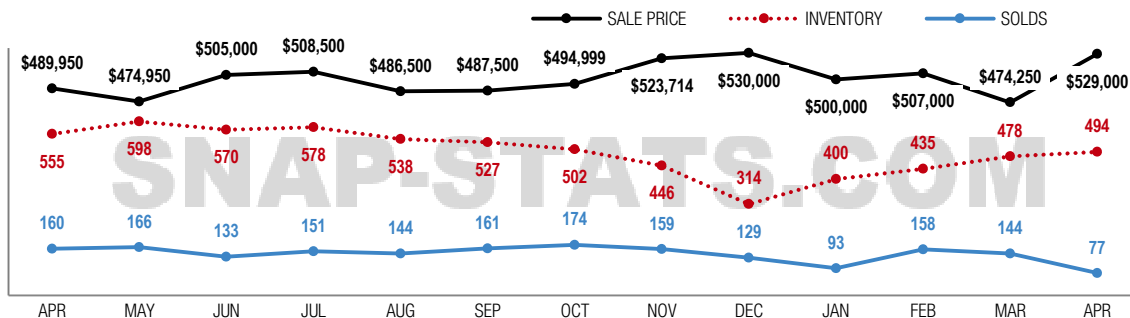
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	18	3	17%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	6	1	17%
Langley City	159	20	13%
Murrayville	39	3	8%
Otter District	0	0	NA
Salmon River	3	2	67%
Walnut Grove	39	9	23%
Willoughby Heights	230	39	17%
TOTAL*	494	77	16%

## Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$200,000 to \$300,000 with average 30% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$400,000 to \$500,000, Murrayville and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Walnut Grove and minimum 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 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	2	0	NA
500,001 – 600,000	6	0	NA
600,001 – 700,000	29	1	3%
700,001 – 800,000	49	8	16%
800,001 – 900,000	54	9	17%
900,001 – 1,000,000	39	16	41%
1,000,001 – 1,250,000	52	2	4%
1,250,001 – 1,500,000	22	4	18%
1,500,001 – 1,750,000	8	1	13%
1,750,001 – 2,000,000	6	0	NA
2,000,001 – 2,250,000	4	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	2	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*	274	41	15%

2 Bedrooms & Less	13	1	8%
3 to 4 Bedrooms	133	19	14%
5 to 6 Bedrooms	101	18	18%
7 Bedrooms & More	27	3	11%
TOTAL*	274	41	15%

SnapStats®	March	April	Variance
Inventory	271	274	1%
Solds	90	41	-54%
Sale Price	\$787,500	\$811,000	3%
Sale Price SQFT	\$304	\$316	4%
Sale to List Price Ratio	99%	99%	0%
Days on Market	13	11	-15%

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

## Community DETACHED HOUSES

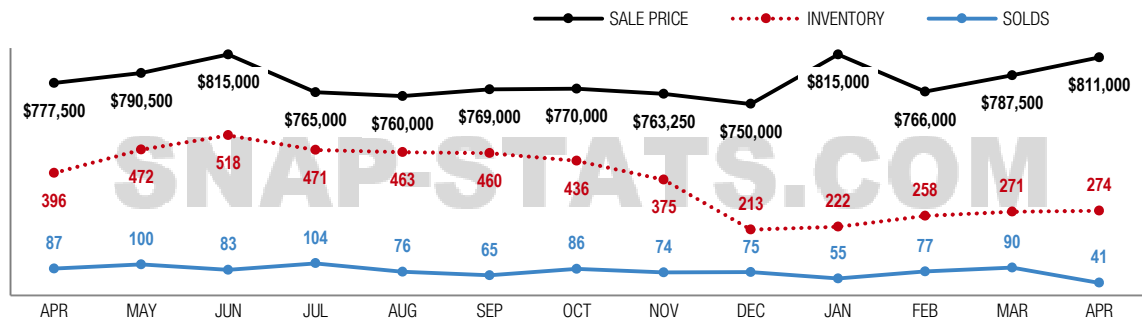
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	120	16	13%
Abbotsford West	67	14	21%
Aberdeen	27	3	11%
Bradner	0	0	NA
Central Abbotsford	36	7	19%
Matsqui	2	0	NA
Poplar	14	1	7%
Sumas Mountain	6	0	NA
Sumas Prairie	2	0	NA
TOTAL*	274	41	15%

## Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Balanced Market at 15% Sales Ratio average (1.5 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 41% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$600,000 to \$700,000, Poplar and up to 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Abbotsford West 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	13	4	31%
200,001 – 300,000	107	16	15%
300,001 – 400,000	87	19	22%
400,001 – 500,000	88	4	5%
500,001 – 600,000	46	12	26%
600,001 – 700,000	21	7	33%
700,001 – 800,000	4	1	25%
800,001 – 900,000	2	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	1	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	369	63	17%

0 to 1 Bedroom	56	3	5%
2 Bedrooms	228	36	16%
3 Bedrooms	69	16	23%
4 Bedrooms & Greater	16	8	50%
TOTAL*	369	63	17%

SnapStats®	March	April	Variance
Inventory	384	369	-4%
Solds	103	63	-39%
Sale Price	\$389,900	\$348,000	-11%
Sale Price SQFT	\$334	\$295	-12%
Sale to List Price Ratio	97%	97%	0%
Days on Market	17	25	47%

\*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

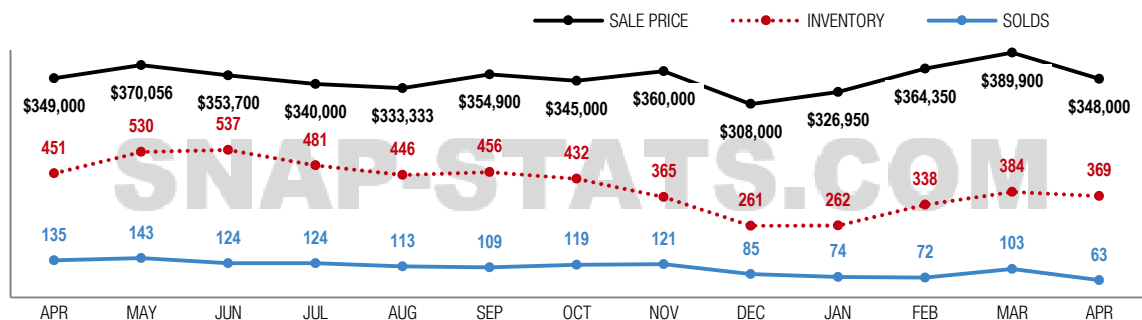
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	36	11	31%
Abbotsford West	137	24	18%
Aberdeen	4	1	25%
Bradner	0	0	NA
Central Abbotsford	184	19	10%
Matsqui	0	0	NA
Poplar	8	8	100%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	369	63	17%

## Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: 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 33% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$400,000 to \$500,000, Abbotsford Central / West and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Abbotsford East, Poplar and minimum 4 bedroom properties

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

## 13 Month Market Trend



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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	3	1	33%
400,001 – 500,000	4	1	25%
500,001 – 600,000	17	7	41%
600,001 – 700,000	29	7	24%
700,001 – 800,000	24	4	17%
800,001 – 900,000	35	2	6%
900,001 – 1,000,000	11	3	27%
1,000,001 – 1,250,000	13	2	15%
1,250,001 – 1,500,000	10	1	10%
1,500,001 – 1,750,000	2	0	NA
1,750,001 – 2,000,000	2	0	NA
2,000,001 – 2,250,000	2	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*	152	28	18%

2 Bedrooms & Less	17	0	NA
3 to 4 Bedrooms	69	18	26%
5 to 6 Bedrooms	55	10	18%
7 Bedrooms & More	11	0	NA
TOTAL*	152	28	18%

SnapStats®	March	April	Variance
Inventory	148	152	3%
Solds	41	28	-32%
Sale Price	\$680,000	\$667,750	-2%
Sale Price SQFT	\$287	\$282	-2%
Sale to List Price Ratio	100%	100%	0%
Days on Market	20	17	-15%

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

## Community DETACHED HOUSES

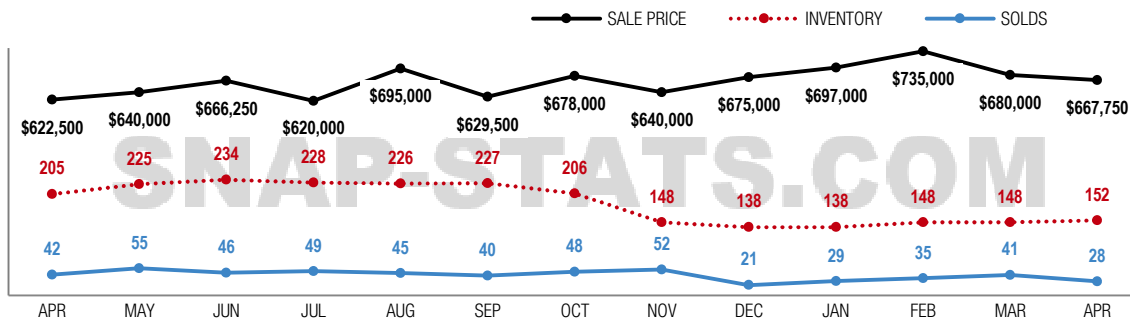
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	2	0	NA
Durieu	1	1	100%
Hatzic	13	0	NA
Hemlock	4	0	NA
Lake Errock	10	1	10%
Mission	110	25	23%
Mission West	10	0	NA
Stave Falls	2	1	50%
Steelhead	0	0	NA
TOTAL*	152	28	18%

## Market Summary

- Market Type Indicator **MISSION DETACHED**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$500,000 to \$600,000 with average 41% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Lake Errock and 5 to 6 bedroom properties
- Sellers Best Bet\*\* Selling homes in Mission 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	1	100%
200,001 – 300,000	10	1	10%
300,001 – 400,000	14	0	NA
400,001 – 500,000	8	0	NA
500,001 – 600,000	10	3	30%
600,001 – 700,000	4	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*	47	5	11%

0 to 1 Bedroom	3	1	33%
2 Bedrooms	25	1	4%
3 Bedrooms	15	3	20%
4 Bedrooms & Greater	4	0	NA
TOTAL*	47	5	11%

SnapStats®	March	April	Variance
Inventory	46	47	2%
Solds	15	5	-67%
Sale Price	\$310,000	\$549,900	77%
Sale Price SQFT	\$280	\$252	-10%
Sale to List Price Ratio	97%	100%	3%
Days on Market	32	90	181%

\*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

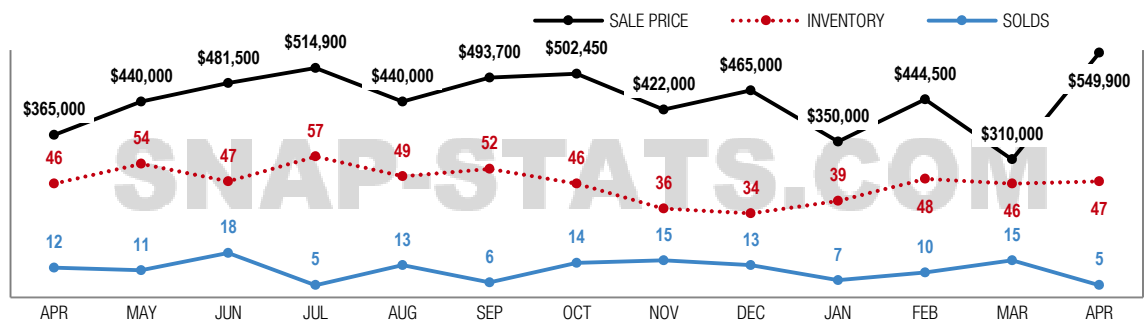
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	2	1	50%
Lake Errock	0	0	NA
Mission	45	4	9%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	47	5	11%

## Market Summary

- Market Type Indicator **MISSION ATTACHED**: Buyers Market at 11% Sales Ratio average (1.1 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band\*\* \$500,000 to \$600,000 with average 30% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$200,000 to \$300,000 and 2 bedroom properties
- 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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