

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

*Compliments of:*

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January 2022

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 - 700,000	0	0	NA
700,001 - 800,000	1	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	1	0	NA
1,000,001 - 1,250,000	8	3	38%
1,250,001 - 1,500,000	46	9	20%
1,500,001 - 1,750,000	42	48	114%*
1,750,001 - 2,000,000	68	45	66%
2,000,001 - 2,250,000	30	20	67%
2,250,001 - 2,500,000	42	22	52%
2,500,001 - 2,750,000	22	9	41%
2,750,001 - 3,000,000	15	4	27%
3,000,001 - 3,500,000	9	2	22%
3,500,001 - 4,000,000	6	0	NA
4,000,001 - 4,500,000	4	0	NA
4,500,001 - 5,000,000	1	0	NA
5,000,001 - 5,500,000	1	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	296	162	55%

2 Bedrooms & Less	11	4	36%
3 to 4 Bedrooms	110	39	35%
5 to 6 Bedrooms	81	62	77%
7 Bedrooms & More	94	57	61%
TOTAL*	296	162	55%

SnapStats®	December	January	Variance
Inventory	219	296	35%
Solds	215	162	-25%
Sale Price	\$1,630,000	\$1,850,000	13%
Sale Price SQFT	\$681	\$651	-4%
Sale to List Price Ratio	109%	109%	0%
Days on Market	9	8	-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 DETACHED HOUSES

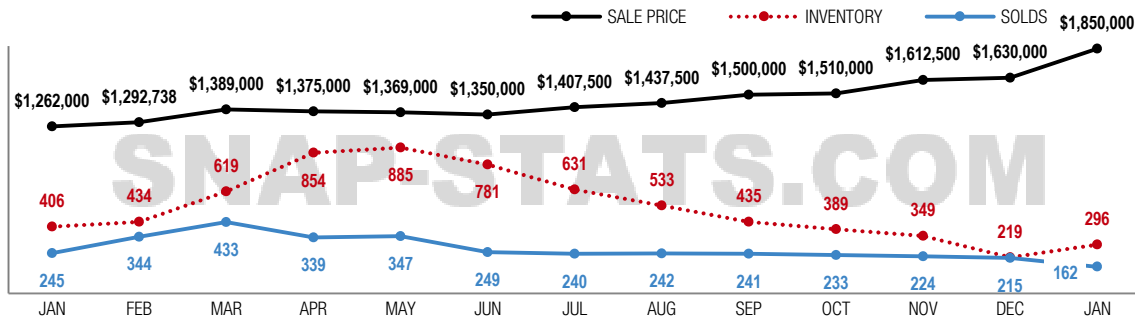
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	18	18	100%
Bolivar Heights	36	17	47%
Bridgeview	5	2	40%
Cedar Hills	13	5	38%
East Newton	32	14	44%
Fleetwood Tynehead	33	22	67%
Fraser Heights	17	16	94%
Guildford	36	6	17%
Panorama Ridge	18	14	78%
Port Kells	1	0	NA
Queen Mary Park	11	9	82%
Royal Heights	2	3	150%*
Sullivan Station	11	11	100%
West Newton	27	18	67%
Whalley	36	7	19%
TOTAL*	296	162	55%

## Market Summary

- Market Type Indicator **SURREY DETACHED**: Sellers Market at 55% Sales Ratio average (5.5 in 10 homes selling rate)
- Homes are selling on average 9% above list price
- Most Active Price Band\*\* \$1.5 mil to \$1.75 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Guildford, Whalley and up to 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Bear Creek, Fraser Heights, Sullivan Station 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	6	1	17%
300,001 – 400,000	36	13	36%
400,001 – 500,000	50	46	92%
500,001 – 600,000	52	62	119%*
600,001 – 700,000	29	52	179%*
700,001 – 800,000	45	17	38%
800,001 – 900,000	55	21	38%
900,001 – 1,000,000	29	28	97%
1,000,001 – 1,250,000	17	40	235%*
1,250,001 – 1,500,000	3	2	67%
1,500,001 – 1,750,000	1	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*	323	282	87%

0 to 1 Bedroom	81	84	104%*
2 Bedrooms	120	99	83%
3 Bedrooms	82	58	71%
4 Bedrooms & Greater	40	41	103%*
TOTAL*	323	282	87%

SnapStats®	December	January	Variance
Inventory	248	323	30%
Solds	370	282	-24%
Sale Price	\$570,000	\$640,000	12%
Sale Price SQFT	\$627	\$674	7%
Sale to List Price Ratio	104%	109%	5%
Days on Market	8	8	0%

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

## Community CONDOS & TOWNHOMES

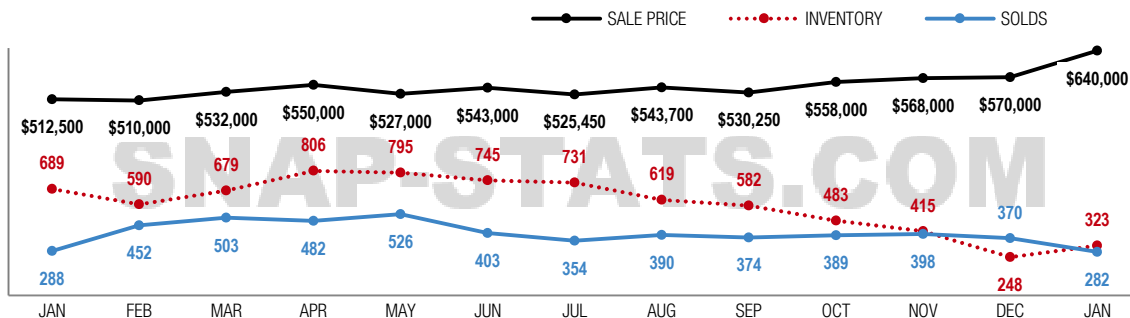
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	9	15	167%*
Bolivar Heights	7	3	43%
Bridgeview	2	0	NA
Cedar Hills	3	2	67%
East Newton	30	12	40%
Fleetwood Tynehead	46	20	43%
Fraser Heights	15	6	40%
Guildford	30	28	93%
Panorama Ridge	6	6	100%
Port Kells	0	0	NA
Queen Mary Park	16	19	119%*
Royal Heights	0	0	NA
Sullivan Station	20	28	140%*
West Newton	34	38	112%*
Whalley	105	105	100%
TOTAL*	323	282	87%

## Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers Market at 87% Sales Ratio average (8.7 in 10 homes selling rate)
- Homes are selling on average 9% above list price
- Most Active Price Band\*\* \$1 mil to \$1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$300,000 to \$400,000, East Newton, Fleetwood Tynehead, Fraser Heights and 3 bedrooms
- Sellers Best Bet\*\* Selling homes in Bear Creek, Queen Mary Park, Sullivan Station, West Newton, Whalley and up to 1 bedrooms

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

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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	0	2	NA*
1,250,001 - 1,500,000	11	2	18%
1,500,001 - 1,750,000	16	24	150%*
1,750,001 - 2,000,000	28	19	68%
2,000,001 - 2,250,000	8	9	113%*
2,250,001 - 2,500,000	13	11	85%
2,500,001 - 2,750,000	11	5	45%
2,750,001 - 3,000,000	22	4	18%
3,000,001 - 3,500,000	29	5	17%
3,500,001 - 4,000,000	13	2	15%
4,000,001 - 4,500,000	8	1	13%
4,500,001 - 5,000,000	12	0	NA
5,000,001 - 5,500,000	2	0	NA
5,500,001 - 6,000,000	4	0	NA
6,000,001 - 6,500,000	1	0	NA
6,500,001 - 7,000,000	6	1	17%
7,000,001 & Greater	6	0	NA
TOTAL*	190	85	45%

2 Bedrooms & Less	9	6	67%
3 to 4 Bedrooms	74	43	58%
5 to 6 Bedrooms	88	31	35%
7 Bedrooms & More	19	5	26%
TOTAL*	190	85	45%

SnapStats®	December	January	Variance
Inventory	154	190	23%
Solds	100	85	-15%
Sale Price	\$1,779,000	\$1,925,000	8%
Sale Price SQFT	\$633	\$712	12%
Sale to List Price Ratio	100%	102%	2%
Days on Market	20	8	-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

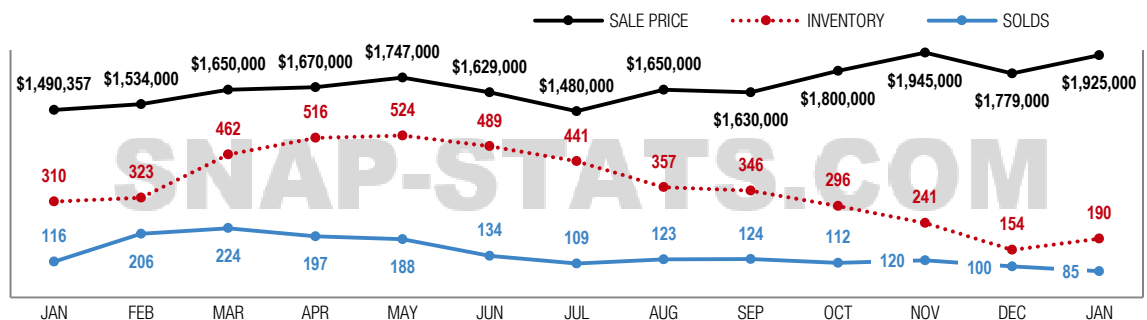
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	35	19	54%
Elgin Chantrell	41	7	17%
Grandview	16	15	94%
Hazelmere	3	2	67%
King George Corridor	23	8	35%
Morgan Creek	13	3	23%
Pacific Douglas	5	5	100%
Sunnyside Park	17	9	53%
White Rock	37	17	46%
TOTAL*	190	85	45%

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Sellers Market at 45% Sales Ratio average (4.5 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band\*\* \$1.5 mil to \$1.75 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$4 mil to \$4.5 mil, Elgin Chantrell, Morgan Creek and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Grandview and up to 2 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	1	1	100%
300,001 – 400,000	4	6	150%*
400,001 – 500,000	9	8	89%
500,001 – 600,000	10	12	120%*
600,001 – 700,000	11	12	109%*
700,001 – 800,000	13	17	131%*
800,001 – 900,000	26	8	31%
900,001 – 1,000,000	18	19	106%*
1,000,001 – 1,250,000	23	29	126%*
1,250,001 – 1,500,000	8	3	38%
1,500,001 – 1,750,000	3	1	33%
1,750,001 – 2,000,000	2	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	1	0	NA
4,000,001 & Greater	0	0	NA
<b>TOTAL*</b>	<b>130</b>	<b>116</b>	<b>89%</b>

0 to 1 Bedroom	12	11	92%
2 Bedrooms	76	66	87%
3 Bedrooms	30	26	87%
4 Bedrooms & Greater	12	13	108%*
<b>TOTAL*</b>	<b>130</b>	<b>116</b>	<b>89%</b>

SnapStats®	December	January	Variance
Inventory	111	130	17%
Solds	144	116	-19%
Sale Price	\$818,950	\$825,500	1%
Sale Price SQFT	\$683	\$673	-1%
Sale to List Price Ratio	104%	105%	1%
Days on Market	8	9	13%

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

## Community CONDOS & TOWNHOMES

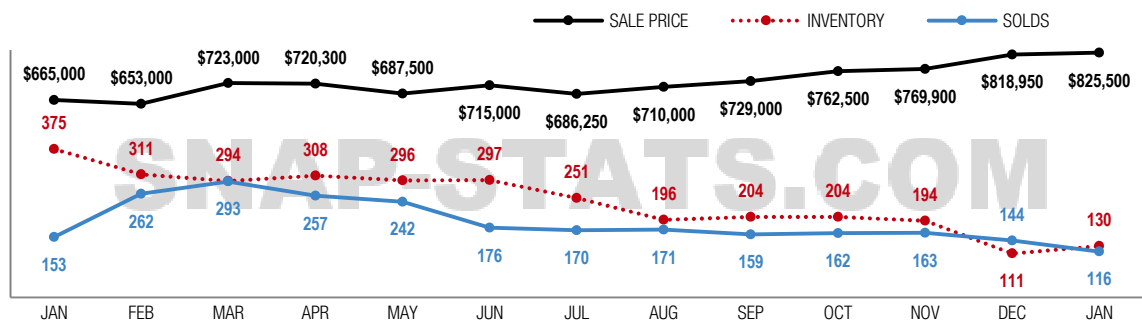
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	0	0	NA
Elgin Chantrell	6	10	167%*
Grandview	20	27	135%*
Hazelmere	0	0	NA
King George Corridor	24	23	96%
Morgan Creek	8	6	75%
Pacific Douglas	5	3	60%
Sunnyside Park	4	16	400%*
White Rock	63	31	49%
<b>TOTAL*</b>	<b>130</b>	<b>116</b>	<b>89%</b>

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Sellers Market at 89% Sales Ratio average (8.9 in 10 homes selling rate)
- Homes are selling on average 5% above list price
- Most Active Price Band\*\* \$700,000 to \$800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$800,000 to \$900,000, Pacific Douglas, White Rock and 2 to 3 bedroom properties
- Sellers Best Bet\*\* Selling homes in Elgin Chantrell, Grandview, Sunnyside Park 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 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	1	0	NA
1,250,001 - 1,500,000	12	5	42%
1,500,001 - 1,750,000	12	11	92%
1,750,001 - 2,000,000	11	6	55%
2,000,001 - 2,250,000	2	3	150%*
2,250,001 - 2,500,000	4	2	50%
2,500,001 - 2,750,000	3	0	NA
2,750,001 - 3,000,000	4	0	NA
3,000,001 - 3,500,000	0	1	NA*
3,500,001 - 4,000,000	1	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	50	28	56%

2 Bedrooms & Less	0	2	NA*
3 to 4 Bedrooms	25	16	64%
5 to 6 Bedrooms	14	8	57%
7 Bedrooms & More	11	2	18%
TOTAL*	50	28	56%

SnapStats®	December	January	Variance
Inventory	35	50	43%
Solds	48	28	-42%
Sale Price	\$1,586,500	\$1,730,000	9%
Sale Price SQFT	\$676	\$698	3%
Sale to List Price Ratio	113%	115%	2%
Days on Market	7	7	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

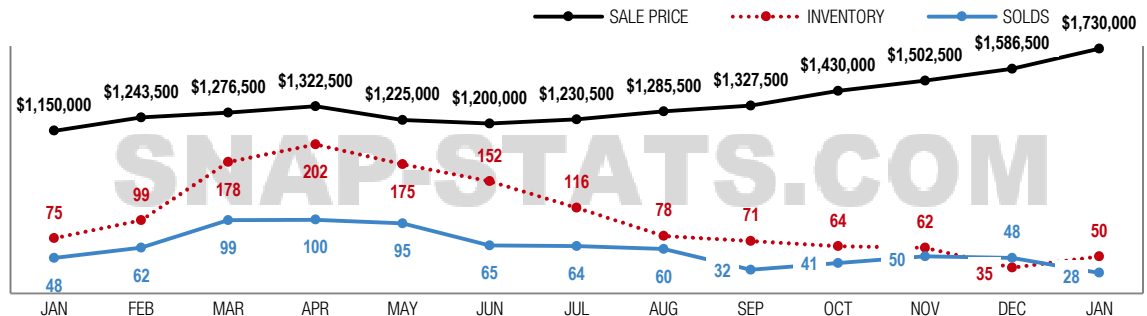
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	15	10	67%
Nordel	15	4	27%
Scottsdale	10	4	40%
Sunshine Hills Woods	10	10	100%
TOTAL*	50	28	56%

## Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Sellers Market at 56% Sales Ratio average (5.6 in 10 homes selling rate)
- Homes are selling on average 15% above list price
- Most Active Price Band\*\* \$1.5 mil to \$1.75 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Nordel and minimum 7 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	1	0	NA
300,001 – 400,000	0	2	NA*
400,001 – 500,000	2	0	NA
500,001 – 600,000	5	1	20%
600,001 – 700,000	5	3	60%
700,001 – 800,000	0	2	NA*
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	2	0	NA
1,000,001 – 1,250,000	3	1	33%
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*	19	9	47%

0 to 1 Bedroom	7	0	NA
2 Bedrooms	4	6	150%*
3 Bedrooms	4	1	25%
4 Bedrooms & Greater	4	2	50%
TOTAL*	19	9	47%

SnapStats®	December	January	Variance
Inventory	17	19	12%
Solds	27	9	-67%
Sale Price	\$643,000	\$675,000	5%
Sale Price SQFT	\$618	\$648	5%
Sale to List Price Ratio	107%	101%	-6%
Days on Market	9	8	-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

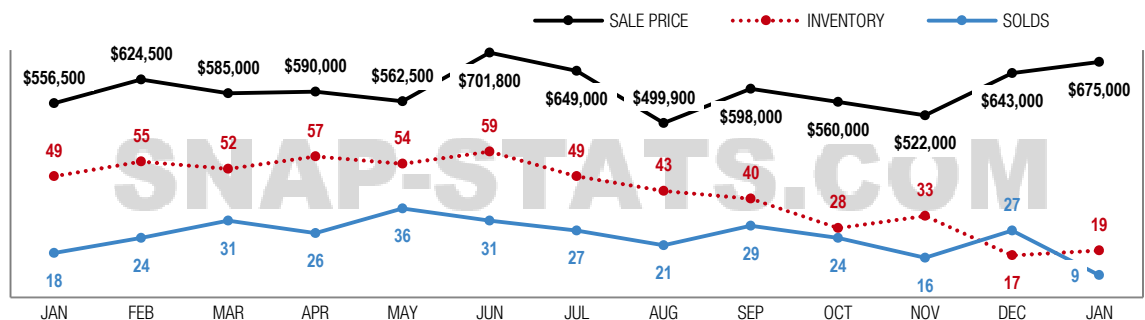
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	4	4	100%
Nordel	2	0	NA
Scottsdale	5	3	60%
Sunshine Hills Woods	8	2	25%
TOTAL*	19	9	47%

## Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers Market at 47% Sales Ratio average (4.7 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band\*\* Insufficient data but with 3 sales price band of \$600,000 to \$700,000
- Buyers Best Bet\*\* Insufficient data
- Sellers Best Bet\*\* Insufficient data

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

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## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	3	1	33%
1,250,001 - 1,500,000	18	1	6%
1,500,001 - 1,750,000	13	9	69%
1,750,001 - 2,000,000	5	10	200%*
2,000,001 - 2,250,000	2	1	50%
2,250,001 - 2,500,000	4	4	100%
2,500,001 - 2,750,000	1	0	NA
2,750,001 - 3,000,000	0	0	NA
3,000,001 - 3,500,000	0	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	1	0	NA
TOTAL*	47	26	55%

2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	19	9	47%
5 to 6 Bedrooms	14	9	64%
7 Bedrooms & More	11	8	73%
TOTAL*	47	26	55%

SnapStats®	December	January	Variance
Inventory	25	47	88%
Solds	37	26	-30%
Sale Price	\$1,650,000	\$1,795,656	9%
Sale Price SQFT	\$544	\$654	20%
Sale to List Price Ratio	107%	110%	3%
Days on Market	7	6	-14%

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

## Community DETACHED HOUSES

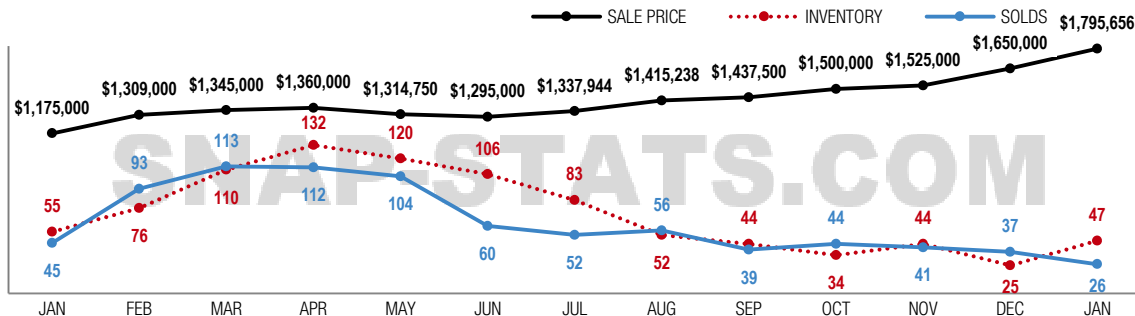
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	6	8	133%*
Cloverdale	40	18	45%
Serpentine	1	0	NA
TOTAL*	47	26	55%

## Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers Market at 55% Sales Ratio average (5.5 in 10 homes selling rate)
- Homes are selling on average 10% above list price
- Most Active Price Band\*\* \$1.75 mil to \$2 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.25 mil to \$1.5 mil, Cloverdale and 3 to 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Clayton and minimum 7 bedroom properties

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## Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	2	1	50%
300,001 – 400,000	3	0	NA
400,001 – 500,000	3	0	NA
500,001 – 600,000	9	6	67%
600,001 – 700,000	3	1	33%
700,001 – 800,000	4	2	50%
800,001 – 900,000	5	7	140%*
900,001 – 1,000,000	7	8	114%*
1,000,001 – 1,250,000	0	10	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*	36	35	97%

0 to 1 Bedroom	5	3	60%
2 Bedrooms	18	11	61%
3 Bedrooms	7	15	214%*
4 Bedrooms & Greater	6	6	100%
TOTAL*	36	35	97%

SnapStats®	December	January	Variance
Inventory	13	36	177%
Solds	72	35	-51%
Sale Price	\$806,165	\$920,000	14%
Sale Price SQFT	\$643	\$646	0%
Sale to List Price Ratio	110%	115%	5%
Days on Market	7	7	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

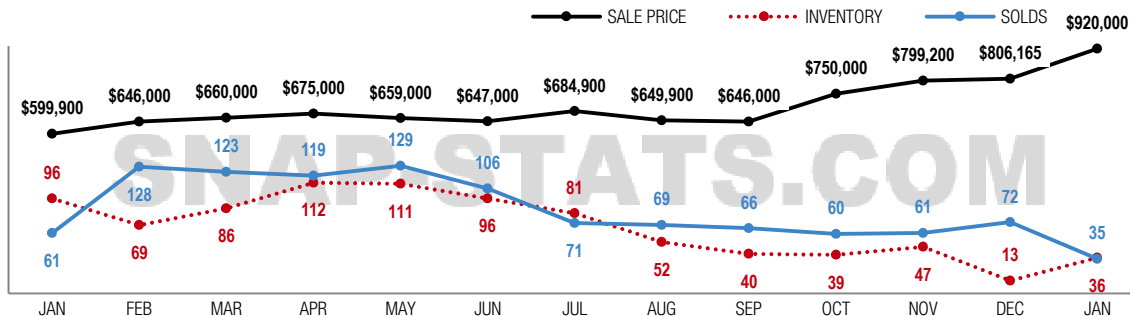
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	23	22	96%
Cloverdale	13	13	100%
Serpentine	0	0	NA
TOTAL*	36	35	97%

## Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 97% Sales Ratio average (9.7 in 10 homes selling rate)
- Homes are selling on average 15% above list price
- Most Active Price Band\*\* \$900,000 to \$1 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$500,000 to \$600,000 and 2 bedroom properties
- Sellers Best Bet\*\* Selling homes in Clayton, Cloverdale and 3 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 - 700,000	1	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	1	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	4	4	100%
1,250,001 - 1,500,000	18	10	56%
1,500,001 - 1,750,000	10	21	210%*
1,750,001 - 2,000,000	10	14	140%*
2,000,001 - 2,250,000	13	6	46%
2,250,001 - 2,500,000	9	4	44%
2,500,001 - 2,750,000	2	2	100%
2,750,001 - 3,000,000	3	1	33%
3,000,001 - 3,500,000	4	1	25%
3,500,001 - 4,000,000	5	0	NA
4,000,001 - 4,500,000	1	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	1	0	NA
5,500,001 - 6,000,000	2	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	2	0	NA
TOTAL*	86	63	73%

2 Bedrooms & Less	3	2	67%
3 to 4 Bedrooms	52	35	67%
5 to 6 Bedrooms	26	23	88%
7 Bedrooms & More	5	3	60%
TOTAL*	86	63	73%

SnapStats®	December	January	Variance
Inventory	75	86	15%
Solds	89	63	-29%
Sale Price	\$1,610,000	\$1,700,000	6%
Sale Price SQFT	\$581	\$634	9%
Sale to List Price Ratio	101%	106%	5%
Days on Market	7	7	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

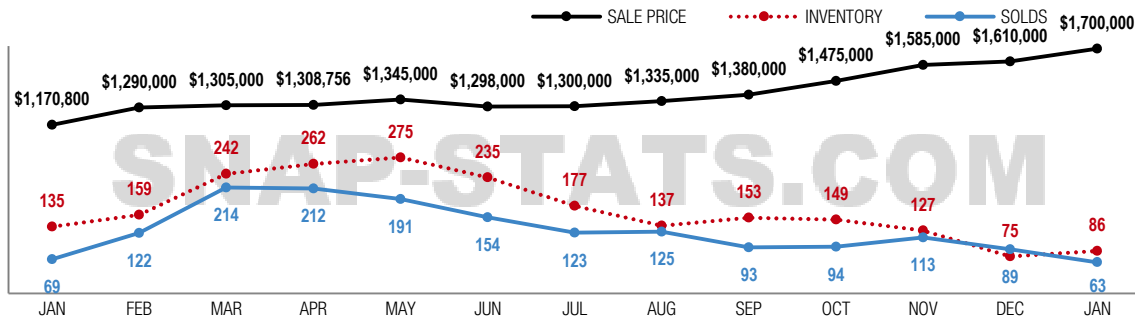
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	23	6	26%
Brookwood	12	8	67%
Campbell Valley	6	3	50%
County Line Glen Valley	1	0	NA
Fort Langley	2	1	50%
Langley City	16	11	69%
Murrayville	1	0	NA
Otter District	0	1	NA*
Salmon River	0	1	NA*
Walnut Grove	9	14	156%*
Willoughby Heights	16	18	113%*
TOTAL*	86	63	73%

## Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers Market at 73% Sales Ratio average (7.3 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band\*\* \$1.5 mil to \$2 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$2.25 mil to \$2.5 mil, Aldergrove and 3 to 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Walnut Grove, Willoughby Heights 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	0	0	NA
300,001 – 400,000	7	0	NA
400,001 – 500,000	21	22	105%*
500,001 – 600,000	23	26	113%*
600,001 – 700,000	28	30	107%*
700,001 – 800,000	21	21	100%
800,001 – 900,000	21	18	86%
900,001 – 1,000,000	17	13	76%
1,000,001 – 1,250,000	15	13	87%
1,250,001 – 1,500,000	6	2	33%
1,500,001 – 1,750,000	4	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*	163	145	89%

0 to 1 Bedroom	32	22	69%
2 Bedrooms	64	77	120%*
3 Bedrooms	51	37	73%
4 Bedrooms & Greater	16	9	56%
TOTAL*	163	145	89%

SnapStats®	December	January	Variance
Inventory	78	163	109%
Solds	210	145	-31%
Sale Price	\$677,000	\$684,900	1%
Sale Price SQFT	\$596	\$652	9%
Sale to List Price Ratio	108%	106%	-2%
Days on Market	7	7	0%

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

## Community CONDOS & TOWNHOMES

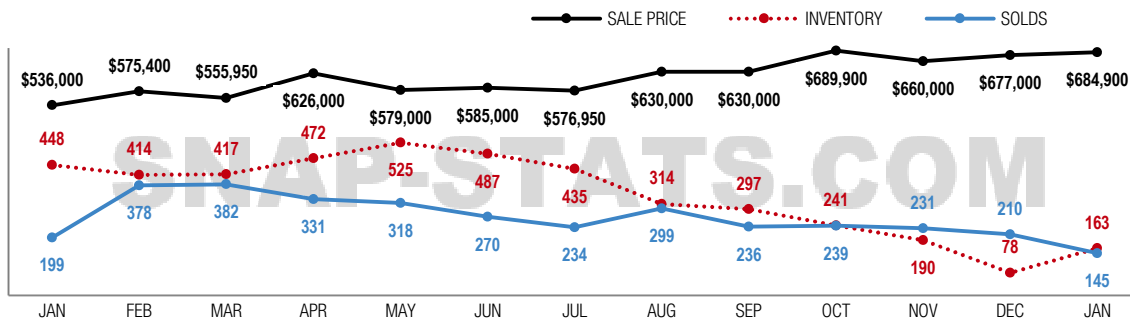
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	5	5	100%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	3	1	33%
Langley City	41	48	117%*
Murrayville	2	5	250%*
Otter District	0	0	NA
Salmon River	0	1	NA*
Walnut Grove	15	9	60%
Willoughby Heights	97	76	78%
TOTAL*	163	145	89%

## Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 89% Sales Ratio average (8.9 in 10 homes selling rate)
- Homes are selling on average 6% above list price
- Most Active Price Band\*\* \$400,000 to \$800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$900,000 to \$1 mil, Walnut Grove and minimum 4 bedroom properties
- Sellers Best Bet\*\* Selling homes in Langley City and 2 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 - 700,000	0	0	NA
700,001 - 800,000	3	1	33%
800,001 - 900,000	2	0	NA
900,001 - 1,000,000	2	1	50%
1,000,001 - 1,250,000	22	11	50%
1,250,001 - 1,500,000	28	39	139%*
1,500,001 - 1,750,000	16	14	88%
1,750,001 - 2,000,000	7	4	57%
2,000,001 - 2,250,000	2	4	200%*
2,250,001 - 2,500,000	5	0	NA
2,500,001 - 2,750,000	2	0	NA
2,750,001 - 3,000,000	2	0	NA
3,000,001 - 3,500,000	2	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	93	74	80%

2 Bedrooms & Less	3	2	67%
3 to 4 Bedrooms	42	39	93%
5 to 6 Bedrooms	38	31	82%
7 Bedrooms & More	10	2	20%
TOTAL*	93	74	80%

SnapStats®	December	January	Variance
Inventory	69	93	35%
Solds	102	74	-27%
Sale Price	\$1,350,000	\$1,393,000	3%
Sale Price SQFT	\$538	\$561	4%
Sale to List Price Ratio	111%	109%	-2%
Days on Market	7	7	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

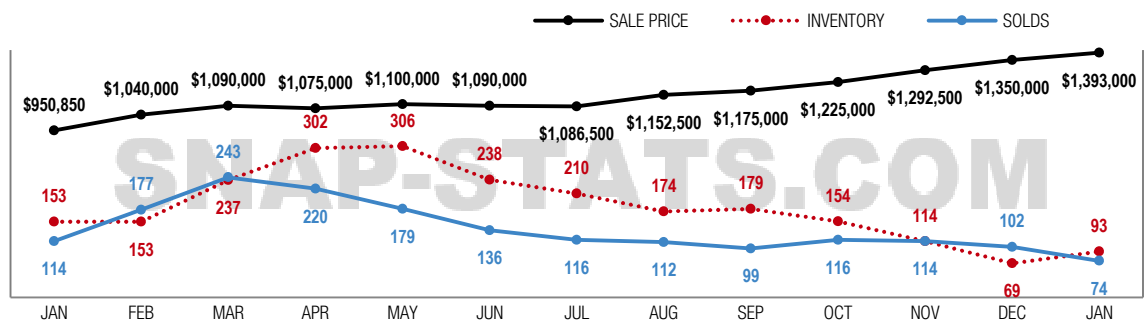
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	41	26	63%
Abbotsford West	20	25	125%*
Aberdeen	3	2	67%
Bradner	0	0	NA
Central Abbotsford	18	15	83%
Matsqui	1	1	100%
Poplar	7	5	71%
Sumas Mountain	1	0	NA
Sumas Prairie	2	0	NA
TOTAL*	93	74	80%

## Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers Market at 80% Sales Ratio average (8 in 10 homes selling rate)
- Homes are selling on average 9% above list price
- Most Active Price Band\*\* \$1.25 mil to \$1.5 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1 mil to \$1.25 mil, Abbotsford East and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Abbotsford West 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	6	3	50%
300,001 – 400,000	17	14	82%
400,001 – 500,000	18	20	111%*
500,001 – 600,000	10	18	180%*
600,001 – 700,000	6	12	200%*
700,001 – 800,000	8	15	188%*
800,001 – 900,000	8	20	250%*
900,001 – 1,000,000	2	5	250%*
1,000,001 – 1,250,000	0	4	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*	75	111	148%*

0 to 1 Bedroom	17	15	88%
2 Bedrooms	32	49	153%*
3 Bedrooms	20	40	200%*
4 Bedrooms & Greater	6	7	117%*
TOTAL*	75	111	148%*

SnapStats®	December	January	Variance
Inventory	64	75	17%
Solds	127	111	-13%
Sale Price	\$525,000	\$610,000	16%
Sale Price SQFT	\$487	\$530	9%
Sale to List Price Ratio	103%	103%	0%
Days on Market	7	7	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

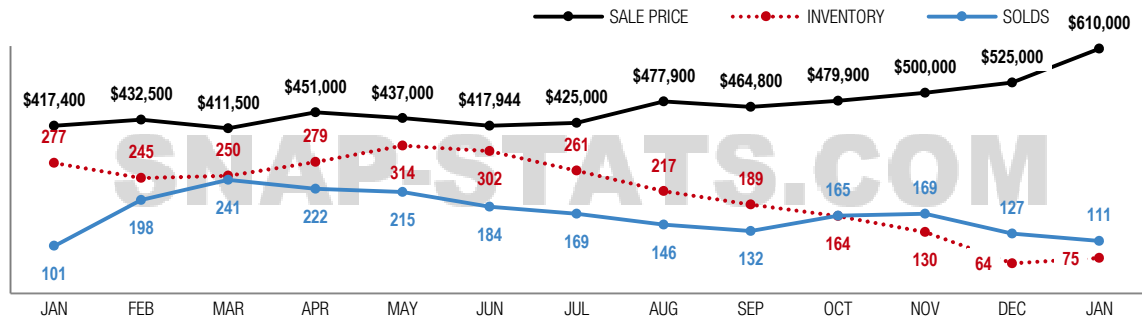
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	6	7	117%*
Abbotsford West	33	45	136%*
Aberdeen	2	2	100%
Bradner	0	0	NA
Central Abbotsford	29	52	179%*
Matsqui	0	0	NA
Poplar	5	5	100%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	75	111	148%*

## Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers Market at 148% Sales Ratio average (14.8 in 10 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band\*\* \$400,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$300,000 to \$400,000 and up to 1 bedroom properties
- Sellers Best Bet\*\* Selling homes in Abbotsford West, Central Abbotsford and 2 to 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 - 700,000	1	0	NA
700,001 - 800,000	1	0	NA
800,001 - 900,000	0	2	NA*
900,001 - 1,000,000	8	4	50%
1,000,001 - 1,250,000	12	10	83%
1,250,001 - 1,500,000	8	11	138%*
1,500,001 - 1,750,000	8	3	38%
1,750,001 - 2,000,000	4	0	NA
2,000,001 - 2,250,000	2	0	NA
2,250,001 - 2,500,000	0	1	NA*
2,500,001 - 2,750,000	1	0	NA
2,750,001 - 3,000,000	0	0	NA
3,000,001 - 3,500,000	0	0	NA
3,500,001 - 4,000,000	2	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	0	0	NA
TOTAL*	47	31	66%

2 Bedrooms & Less	5	6	120%*
3 to 4 Bedrooms	20	18	90%
5 to 6 Bedrooms	19	6	32%
7 Bedrooms & More	3	1	33%
TOTAL*	47	31	66%

SnapStats®	December	January	Variance
Inventory	31	47	52%
Solds	43	31	-28%
Sale Price	\$1,175,000	\$1,220,000	4%
Sale Price SQFT	\$492	\$577	17%
Sale to List Price Ratio	118%	122%	3%
Days on Market	7	7	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

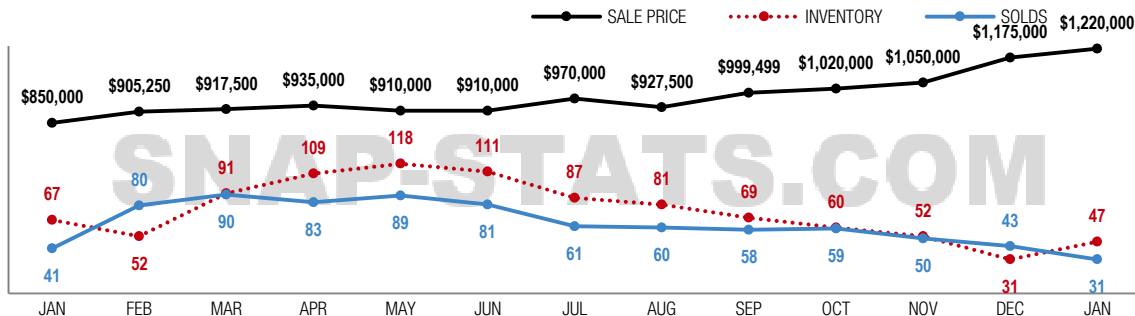
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	2	0	NA
Durieu	0	1	NA*
Hatzic	3	1	33%
Hemlock	0	0	NA
Lake Errock	4	3	75%
Mission	34	23	68%
Mission West	1	1	100%
Stave Falls	2	1	50%
Steelhead	1	1	100%
TOTAL*	47	31	66%

## Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers Market at 66% Sales Ratio average (6.6 in 10 homes selling rate)
- Homes are selling on average 22% above list price
- Most Active Price Band\*\* \$1.25 mil to \$1.5 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$1.5 mil to \$1.75 mil 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	0	0	NA
200,001 – 300,000	1	2	200%*
300,001 – 400,000	0	2	NA*
400,001 – 500,000	1	5	500%*
500,001 – 600,000	1	0	NA
600,001 – 700,000	1	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	4	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*	8	9	113%*

0 to 1 Bedroom	1	2	200%*
2 Bedrooms	1	7	700%*
3 Bedrooms	2	0	NA
4 Bedrooms & Greater	4	0	NA
TOTAL*	8	9	113%*

SnapStats®	December	January	Variance
Inventory	6	8	33%
Solds	7	9	29%
Sale Price	\$730,000	\$443,000	-39%
Sale Price SQFT	\$539	\$475	-12%
Sale to List Price Ratio	101%	111%	10%
Days on Market	179	12	-93%

\*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

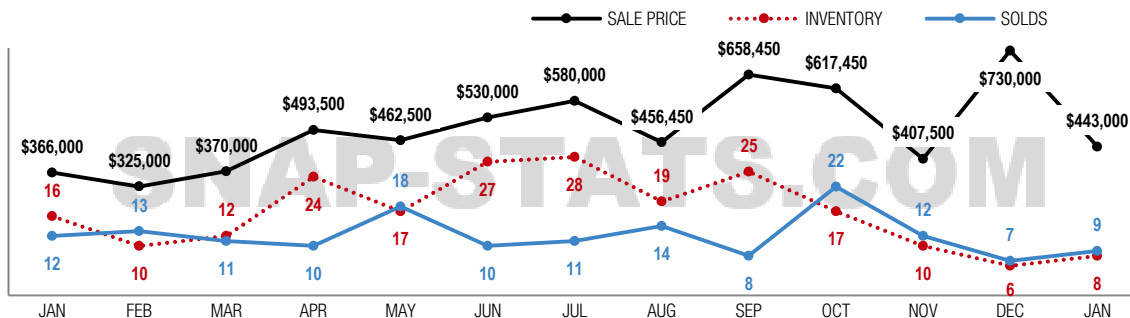
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	1	2	200%*
Lake Errock	0	0	NA
Mission	7	7	100%
Mission West	0	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	8	9	113%*

## Market Summary

- Market Type Indicator **MISSION ATTACHED**: Sellers Market at 112% Sales Ratio average (11.2 in 10 homes selling rate)
- Homes are selling on average 11% above list price
- Most Active Price Band\*\* Insufficient data but with 5 sales price band of \$400,000 to \$500,000
- Buyers Best Bet\*\* Insufficient data
- Sellers Best Bet\*\* Insufficient data

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

## 13 Month Market Trend



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