

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

Compliments of:

Sterling Wong

Personal Real Estate Corporation

604.836.0506

wong.sterling@gmail.com

SterlingWong.ca

Oakwyn Realty

3195 Oak Street

Vancouver, BC V6H 2L2

SnapStats[®]

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

FRASER

Surrey
South Surrey
White Rock
North Delta
Cloverdale
Langley
Abbotsford
Mission

VALLEY

EDITION



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	1	NA*
500,001 – 600,000	0	0	NA
600,001 – 700,000	11	4	36%
700,001 – 800,000	58	25	43%
800,001 – 900,000	132	39	30%
900,001 – 1,000,000	116	38	33%
1,000,001 – 1,250,000	190	51	27%
1,250,001 – 1,500,000	155	17	11%
1,500,001 – 1,750,000	68	7	10%
1,750,001 – 2,000,000	37	2	5%
2,000,001 – 2,250,000	7	1	14%
2,250,001 – 2,500,000	11	1	9%
2,500,001 – 2,750,000	6	1	17%
2,750,001 – 3,000,000	3	0	NA
3,000,001 – 3,500,000	6	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	800	187	23%

2 Bedrooms & Less	38	5	13%
3 to 4 Bedrooms	290	80	28%
5 to 6 Bedrooms	256	69	27%
7 Bedrooms & More	216	33	15%
TOTAL	800	187	23%

SnapStats® Median Data	October	November	Variance
Inventory	833	800	-4%
Solds	181	187	3%
Sale Price	\$950,000	\$965,000	2%
Sale Price SQFT	\$380	\$373	-2%
Sale to List Price Ratio	97%	98%	1%
Days on Market	22	22	NA

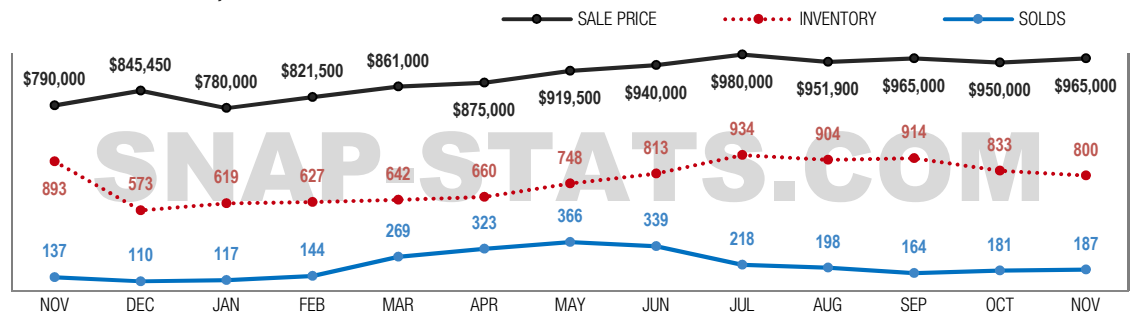
*Sales Ratio defines market speed (higher is faster) and suggests Market Type (ie Balanced 12-20%.) If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Market Type Indicator **SURREY DETACHED**: Sellers market at 23% Sales Ratio average (2.3 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 43% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Panorama Ridge, Queen Mary Park, Whalley and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Guildford, West Newton and 3 to 6 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



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Oakwyn Realty
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SterlingWong.ca
wong.sterling@gmail.com



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	1	2	200%*
200,001 – 300,000	37	49	132%*
300,001 – 400,000	119	115	97%*
400,001 – 500,000	71	79	111%*
500,001 – 600,000	91	66	73%
600,001 – 700,000	48	34	71%
700,001 – 800,000	22	2	9%
800,001 – 900,000	8	3	38%
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	398	350	88%

0 to 1 Bedroom	106	94	89%
2 Bedrooms	132	143	108%*
3 Bedrooms	118	90	76%
4 Bedrooms & Greater	42	23	55%
TOTAL	398	350	88%

SnapStats® Median Data	October	November	Variance
Inventory	430	398	-7%
Solds	383	350	-9%
Sale Price	\$377,500	\$415,000	10%
Sale Price SQFT	\$413	\$416	1%
Sale to List Price Ratio	102%	104%	2%
Days on Market	11	11	NA

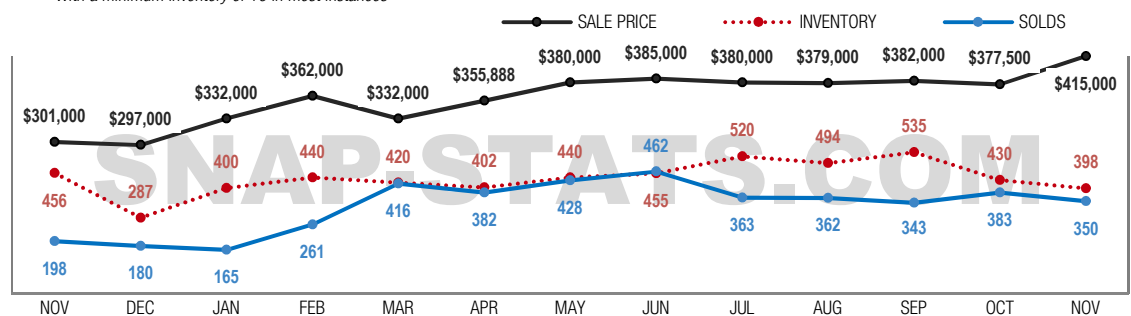
*Sales Ratio defines market speed (higher is faster) and suggests Market Type (ie Balanced 12-20%.) If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Sellers market at 88% Sales Ratio average (8.8 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band** \$200,000 to \$500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000, Fleetwood Tynehead, Sullivan Station and 4 plus bedroom properties
- Sellers Best Bet** Selling homes in East Newton, Guildford, Panorama Ridge and 2 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 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	0	NA
600,001 – 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	3	4	133%*
900,001 – 1,000,000	13	3	23%
1,000,001 – 1,250,000	81	25	31%
1,250,001 – 1,500,000	111	16	14%
1,500,001 – 1,750,000	61	7	11%
1,750,001 – 2,000,000	63	10	16%
2,000,001 – 2,250,000	35	4	11%
2,250,001 – 2,500,000	49	1	2%
2,500,001 – 2,750,000	34	0	NA
2,750,001 – 3,000,000	38	2	5%
3,000,001 – 3,500,000	21	1	5%
3,500,001 – 4,000,000	26	0	NA
4,000,001 & Greater	31	0	NA
TOTAL	567	73	13%

2 Bedrooms & Less	44	4	9%
3 to 4 Bedrooms	298	48	16%
5 to 6 Bedrooms	197	20	10%
7 Bedrooms & More	28	1	4%
TOTAL	567	73	13%

SnapStats® Median Data	October	November	Variance
Inventory	607	567	-7%
Solds	63	73	16%
Sale Price	\$1,309,000	\$1,330,000	2%
Sale Price SQFT	\$435	\$483	11%
Sale to List Price Ratio	94%	95%	1%
Days on Market	29	29	NA

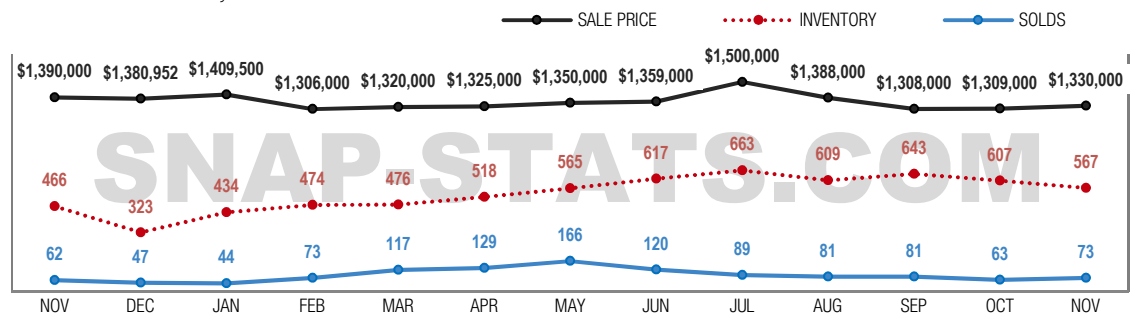
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Market Summary

- Market Type Indicator **SOUTH SURREY DETACHED**: Balanced market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 5% below price
- Most Active Price Band** (+/- \$1.5 mil): \$1 mil to \$1.25 mil (31% Sales Ratio) / \$1.75 mil to \$2 mil (16% Sales Ratio)
- Buyers Best Bet** (+/- \$1.5 mil): Homes between \$1.25 mil to \$1.5 mil / \$2.25 to \$2.5 mil and Elgin Chantrell
- Sellers Best Bet** Selling homes in Sunnyside Park

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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	3	7	233%*
300,001 – 400,000	15	20	133%*
400,001 – 500,000	18	33	183%*
500,001 – 600,000	31	24	77%
600,001 – 700,000	48	23	48%
700,001 – 800,000	49	16	33%
800,001 – 900,000	49	7	14%
900,001 – 1,000,000	20	2	10%
1,000,001 – 1,250,000	14	4	29%
1,250,001 – 1,500,000	6	1	17%
1,500,001 – 1,750,000	2	0	NA
1,750,001 – 2,000,000	2	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	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	2	0	NA
4,000,001 & Greater	2	0	NA
TOTAL	262	137	52%

0 to 1 Bedroom	13	21	162%*
2 Bedrooms	109	62	57%
3 Bedrooms	86	31	36%
4 Bedrooms & Greater	54	23	43%
TOTAL	262	137	52%

SnapStats® Median Data	October	November	Variance
Inventory	286	262	-8%
Solds	137	137	NA
Sale Price	\$550,000	\$545,000	-1%
Sale Price SQFT	\$449	\$434	-3%
Sale to List Price Ratio	100%	99%	-1%
Days on Market	13	15	15%

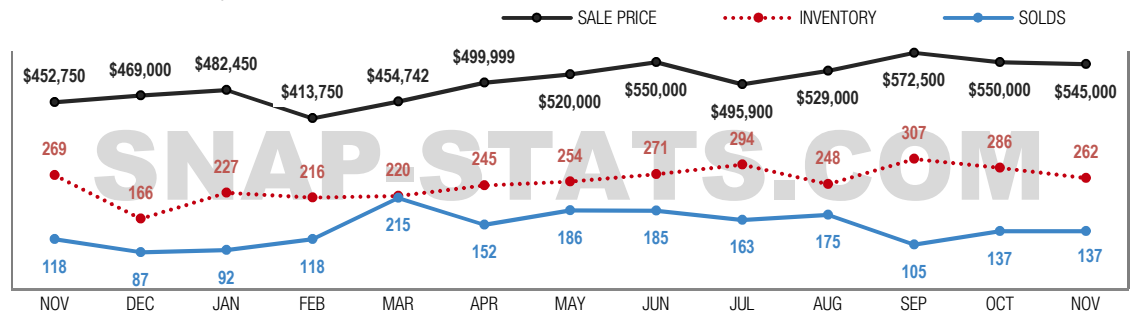
*Sales Ratio defines market speed (higher is faster) and suggests Market Type (ie Balanced 12-20%.) If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Market Type Indicator **SOUTH SURREY ATTACHED**: Sellers market at 52% Sales Ratio average (5.2 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$200,000 to \$500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Grandview, White Rock and 3 bedroom properties
- Sellers Best Bet** Selling homes in King George Corridor, Sunnyside Park and up to 1 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 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	0	NA
600,001 – 700,000	0	2	NA*
700,001 – 800,000	3	8	267%*
800,001 – 900,000	22	14	64%
900,001 – 1,000,000	32	15	47%
1,000,001 – 1,250,000	39	7	18%
1,250,001 – 1,500,000	23	5	22%
1,500,001 – 1,750,000	8	1	13%
1,750,001 – 2,000,000	5	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	2	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	138	52	38%

2 Bedrooms & Less	6	2	33%
3 to 4 Bedrooms	68	24	35%
5 to 6 Bedrooms	46	24	52%
7 Bedrooms & More	18	2	11%
TOTAL	138	52	38%

SnapStats® Median Data	October	November	Variance
Inventory	157	138	-12%
Solds	37	52	41%
Sale Price	\$975,000	\$912,500	-6%
Sale Price SQFT	\$387	\$399	3%
Sale to List Price Ratio	98%	99%	1%
Days on Market	15	16	7%

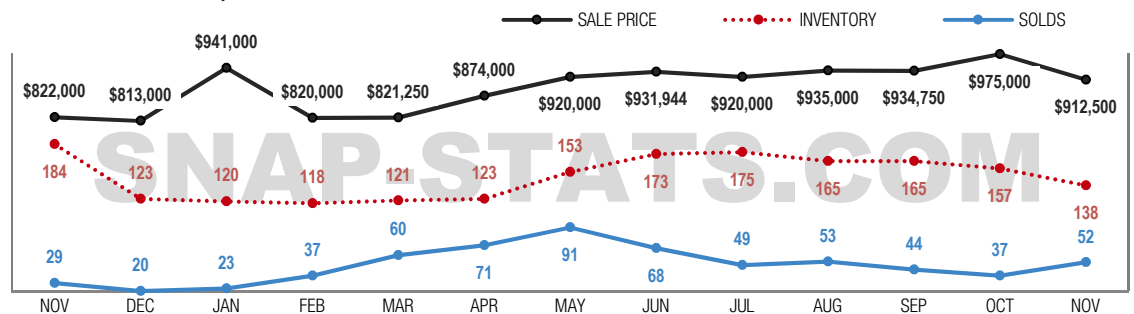
*Sales Ratio defines market speed (higher is faster) and suggests Market Type (ie Balanced 12-20%.) If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED:** 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** \$700,000 to \$800,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Annieville and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Scottsdale and 5 to 6 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	2	NA*
200,001 – 300,000	0	5	NA*
300,001 – 400,000	2	1	50%
400,001 – 500,000	4	1	25%
500,001 – 600,000	3	4	133%*
600,001 – 700,000	5	2	40%
700,001 – 800,000	5	1	20%
800,001 – 900,000	11	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	1	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	30	17	57%

0 to 1 Bedroom	2	6	300%*
2 Bedrooms	12	3	25%
3 Bedrooms	6	7	117%*
4 Bedrooms & Greater	10	1	10%
TOTAL	30	17	57%

SnapStats® Median Data	October	November	Variance
Inventory	40	30	-25%
Solds	15	17	13%
Sale Price	\$405,000	\$450,000	11%
Sale Price SQFT	\$459	\$409	-11%
Sale to List Price Ratio	96%	98%	2%
Days on Market	30	24	-20%

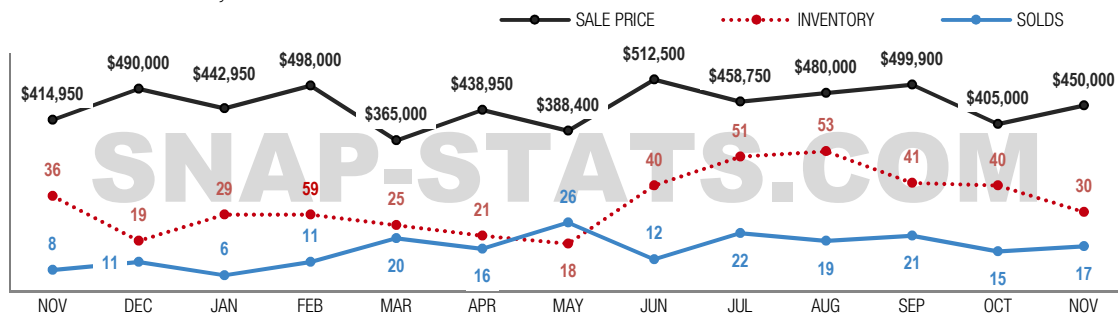
*Sales Ratio defines market speed (higher is faster) and suggests Market Type (ie Balanced 12-20%.) If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Sellers market at 57% Sales Ratio average (5.7 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** *Insufficient data but based on number of sales \$200,000 to \$300,000 (5)*
- Buyers Best Bet** Homes in Nordel and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Scottsdale and 2 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 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	1	NA*
600,001 – 700,000	0	0	NA
700,001 – 800,000	7	1	14%
800,001 – 900,000	17	19	112%*
900,001 – 1,000,000	28	21	75%
1,000,001 – 1,250,000	26	10	38%
1,250,001 – 1,500,000	15	3	20%
1,500,001 – 1,750,000	6	2	33%
1,750,001 – 2,000,000	5	0	NA
2,000,001 – 2,250,000	1	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	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	1	0	NA
TOTAL	110	57	52%

2 Bedrooms & Less	8	1	13%
3 to 4 Bedrooms	27	27	100%
5 to 6 Bedrooms	50	27	54%
7 Bedrooms & More	25	2	8%
TOTAL	110	57	52%

SnapStats® Median Data	October	November	Variance
Inventory	133	110	-17%
Solds	51	57	12%
Sale Price	\$915,000	\$950,000	4%
Sale Price SQFT	\$354	\$355	NA
Sale to List Price Ratio	102%	100%	-2%
Days on Market	18	16	-11%

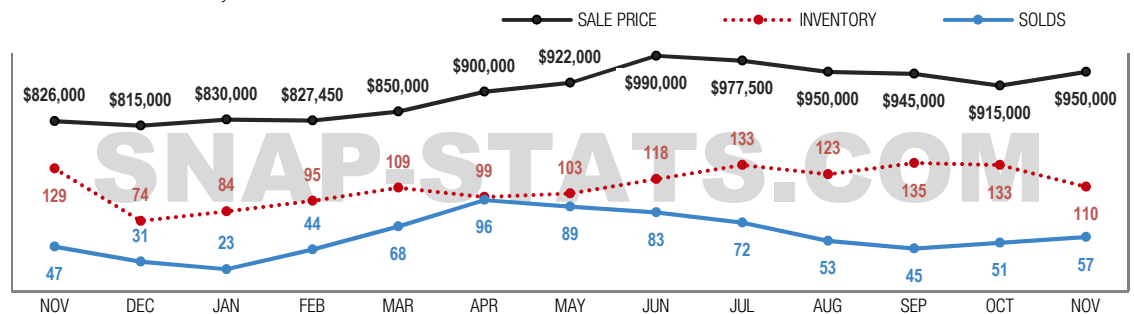
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Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Sellers market at 52% Sales Ratio average (5.2 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band** \$800,000 to \$900,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Cloverdale and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and 3 to 4 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	2	2	100%
200,001 – 300,000	6	4	67%
300,001 – 400,000	14	24	171%*
400,001 – 500,000	8	15	188%*
500,001 – 600,000	23	30	130%*
600,001 – 700,000	27	14	52%
700,001 – 800,000	1	3	300%*
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	81	92	114%*

0 to 1 Bedroom	14	21	150%*
2 Bedrooms	24	31	129%*
3 Bedrooms	33	32	97%
4 Bedrooms & Greater	10	8	80%
TOTAL	81	92	114%*

SnapStats® Median Data	October	November	Variance
Inventory	79	81	3%
Solds	87	92	6%
Sale Price	\$500,000	\$506,500	1%
Sale Price SQFT	\$397	\$430	8%
Sale to List Price Ratio	100%	101%	1%
Days on Market	8	8	NA

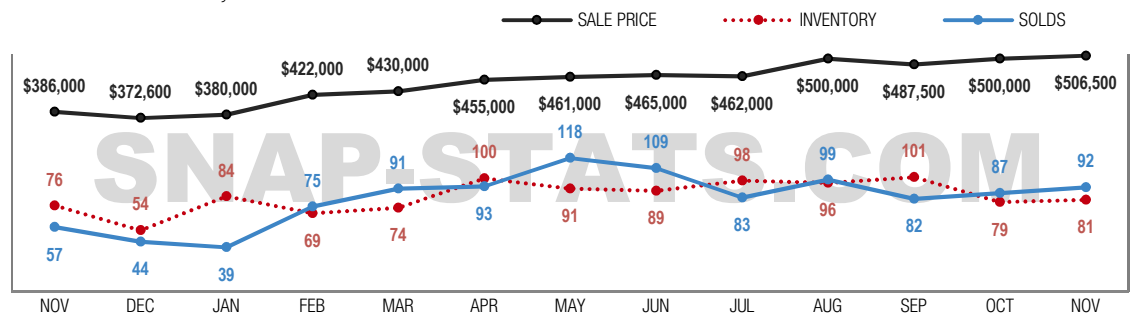
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Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers market at >100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$300,000 to \$600,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$600,000 to \$700,000, Cloverdale and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and up to 2 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	1	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	3	1	33%
600,001 – 700,000	8	10	125%*
700,001 – 800,000	22	14	64%
800,001 – 900,000	32	19	59%
900,001 – 1,000,000	30	12	40%
1,000,001 – 1,250,000	62	22	35%
1,250,001 – 1,500,000	43	5	12%
1,500,001 – 1,750,000	14	5	36%
1,750,001 – 2,000,000	9	0	NA
2,000,001 – 2,250,000	6	2	33%
2,250,001 – 2,500,000	6	1	17%
2,500,001 – 2,750,000	6	1	17%
2,750,001 – 3,000,000	4	0	NA
3,000,001 – 3,500,000	5	1	20%
3,500,001 – 4,000,000	3	0	NA
4,000,001 & Greater	9	0	NA
TOTAL	263	93	35%

2 Bedrooms & Less	12	3	25%
3 to 4 Bedrooms	133	53	40%
5 to 6 Bedrooms	106	34	32%
7 Bedrooms & More	12	3	25%
TOTAL	263	93	35%

SnapStats® Median Data	October	November	Variance
Inventory	274	263	-4%
Solds	110	93	-15%
Sale Price	\$949,000	\$935,000	-1%
Sale Price SQFT	\$400	\$370	-8%
Sale to List Price Ratio	99%	98%	-1%
Days on Market	15	15	NA

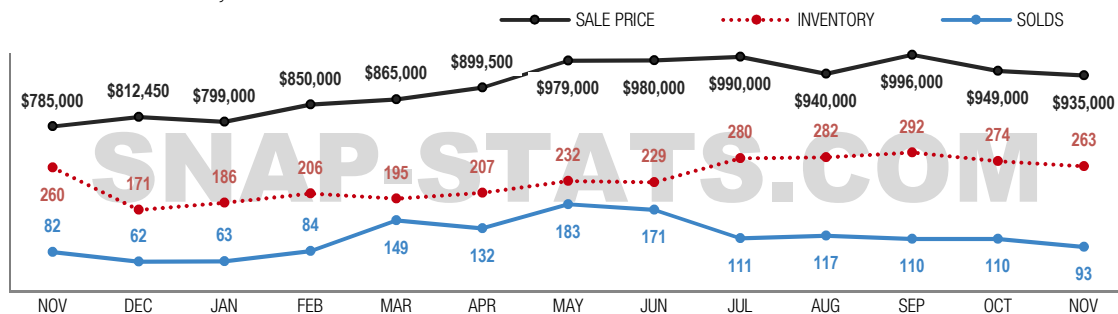
*Sales Ratio defines market speed (higher is faster) and suggests Market Type (ie Balanced 12-20%.) If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Sellers market at 35% Sales Ratio average (3.5 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$600,000 to \$700,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 to \$1.5 mil, Salmon River and up to 2 / minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Aldergrove, Walnut Grove and 3 to 4 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Sterling Wong Personal Real Estate Corporation
Oakwyn Realty
604.836.0506

SterlingWong.ca
wong.sterling@gmail.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	17	170%*
300,001 – 400,000	29	47	162%*
400,001 – 500,000	24	34	142%*
500,001 – 600,000	42	51	121%*
600,001 – 700,000	30	20	67%
700,001 – 800,000	8	4	50%
800,001 – 900,000	2	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	0	0	NA
1,250,001 – 1,500,000	0	0	NA
1,500,001 – 1,750,000	0	0	NA
1,750,001 – 2,000,000	0	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL	146	173	118%*

0 to 1 Bedroom	15	31	207%*
2 Bedrooms	70	75	107%*
3 Bedrooms	53	56	106%*
4 Bedrooms & Greater	8	11	138%*
TOTAL	146	173	118%*

SnapStats® Median Data	October	November	Variance
Inventory	149	146	-2%
Solds	198	173	-13%
Sale Price	\$428,500	\$475,000	11%
Sale Price SQFT	\$378	\$403	7%
Sale to List Price Ratio	102%	99%	-3%
Days on Market	7	7	NA

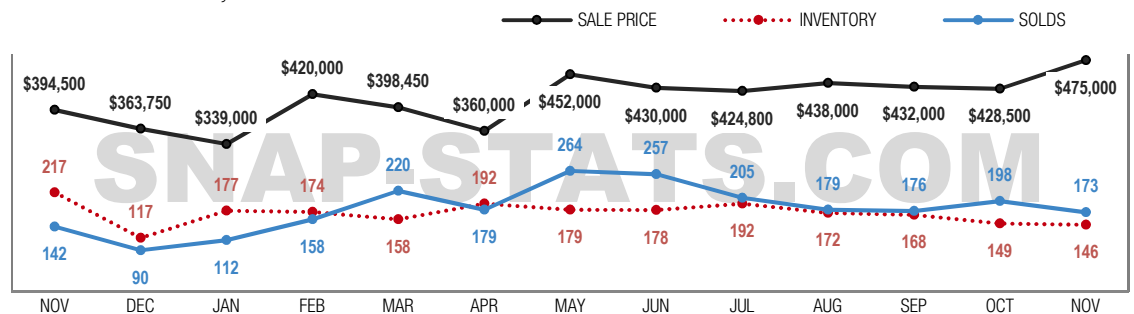
*Sales Ratio defines market speed (higher is faster) and suggests Market Type (ie Balanced 12-20%.) If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers market at >100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$200,000 to \$600,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$700,000 to \$800,000
- Sellers Best Bet** Selling homes in Aldergrove, Langley City, Walnut Grove, Willoughby Heights and all bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



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Oakwyn Realty
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SterlingWong.ca
wong.sterling@gmail.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	3	2	67%
500,001 – 600,000	11	7	64%
600,001 – 700,000	63	37	59%
700,001 – 800,000	63	30	48%
800,001 – 900,000	61	10	16%
900,001 – 1,000,000	37	4	11%
1,000,001 – 1,250,000	44	7	16%
1,250,001 – 1,500,000	24	5	21%
1,500,001 – 1,750,000	8	2	25%
1,750,001 – 2,000,000	3	0	NA
2,000,001 – 2,250,000	4	0	NA
2,250,001 – 2,500,000	4	0	NA
2,500,001 – 2,750,000	3	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	1	0	NA
TOTAL	332	104	31%

2 Bedrooms & Less	9	5	56%
3 to 4 Bedrooms	142	57	40%
5 to 6 Bedrooms	141	42	30%
7 Bedrooms & More	40	0	NA
TOTAL	332	104	31%

SnapStats® Median Data	October	November	Variance
Inventory	352	332	-6%
Solds	114	104	-9%
Sale Price	\$755,000	\$731,500	-3%
Sale Price SQFT	\$287	\$298	4%
Sale to List Price Ratio	99%	101%	2%
Days on Market	14	14	NA

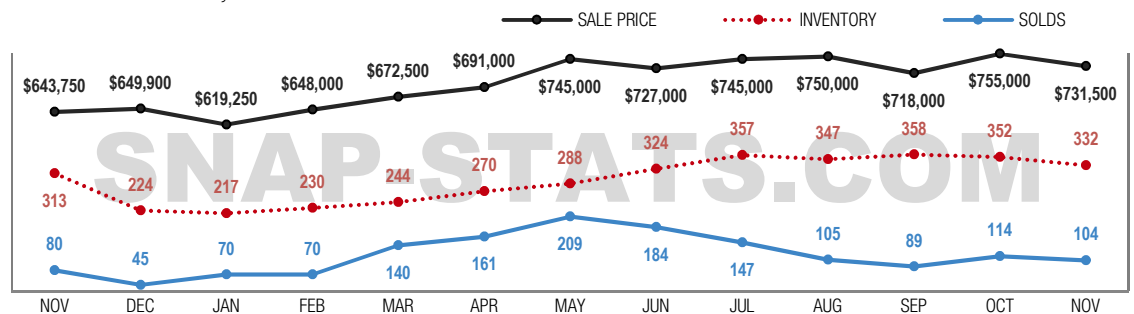
*Sales Ratio defines market speed (higher is faster) and suggests Market Type (ie Balanced 12-20%.) If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Sellers market at 31% Sales Ratio average (3.1 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$500,000 to \$600,000 with average 64% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1 mil, Aberdeen and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East and up to 2 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	0	0	NA
100,001 – 200,000	12	14	117%*
200,001 – 300,000	36	56	156%*
300,001 – 400,000	22	29	132%*
400,001 – 500,000	26	30	115%*
500,001 – 600,000	25	10	40%
600,001 – 700,000	6	2	33%
700,001 – 800,000	2	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	2	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	131	141	108%*

0 to 1 Bedroom	11	23	209%*
2 Bedrooms	72	79	110%*
3 Bedrooms	37	33	89%
4 Bedrooms & Greater	11	6	55%
TOTAL	131	141	108%*

SnapStats® Median Data	October	November	Variance
Inventory	173	131	-24%
Solds	175	141	-19%
Sale Price	\$288,000	\$301,000	5%
Sale Price SQFT	\$290	\$283	-2%
Sale to List Price Ratio	97%	100%	3%
Days on Market	10	7	-30%

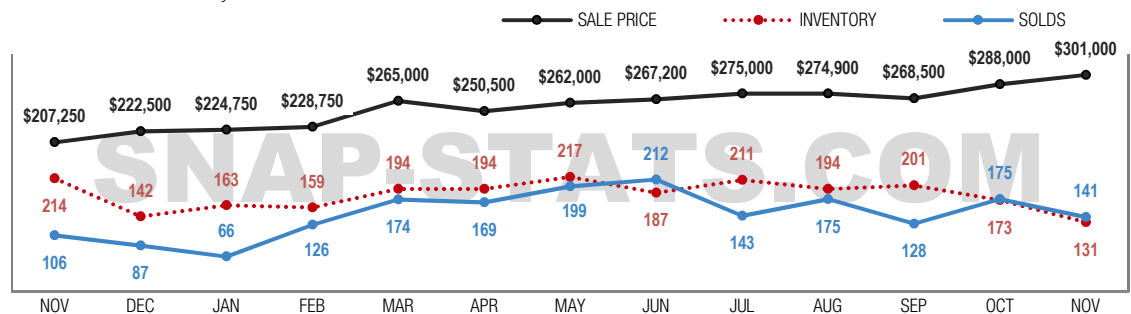
*Sales Ratio defines market speed (higher is faster) and suggests Market Type (ie Balanced 12-20%.) If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Sellers market at >100% Sales Ratio average (10 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band** \$100,000 to \$500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Abbotsford West and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Central / East Abbotsford and up to 2 bedroom properties

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13 Month Market Trend



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wong.sterling@gmail.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	4	2	50%
400,001 – 500,000	12	2	17%
500,001 – 600,000	20	9	45%
600,001 – 700,000	30	15	50%
700,001 – 800,000	23	11	48%
800,001 – 900,000	23	1	4%
900,001 – 1,000,000	12	1	8%
1,000,001 – 1,250,000	7	2	29%
1,250,001 – 1,500,000	3	1	33%
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	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	2	0	NA
TOTAL	139	44	32%

2 Bedrooms & Less	16	1	6%
3 to 4 Bedrooms	58	30	52%
5 to 6 Bedrooms	61	13	21%
7 Bedrooms & More	4	0	NA
TOTAL	139	44	32%

SnapStats® Median Data	October	November	Variance
Inventory	144	139	-3%
Solds	77	44	-43%
Sale Price	\$615,000	\$665,000	8%
Sale Price SQFT	\$252	\$274	9%
Sale to List Price Ratio	98%	99%	1%
Days on Market	20	27	35%

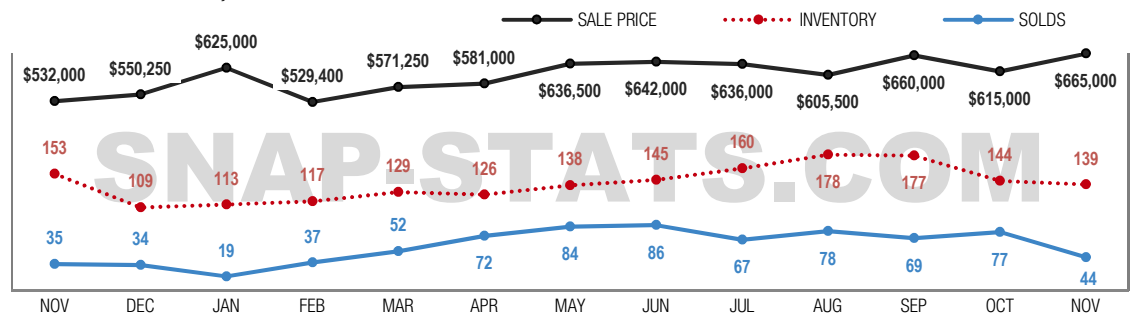
*Sales Ratio defines market speed (higher is faster) and suggests Market Type (ie Balanced 12-20%). If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Market Type Indicator **MISSION DETACHED**: Sellers market at 32% Sales Ratio average (3.2 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$600,000 to \$700,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Lake Errock and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Mission and 3 to 4 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



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Oakwyn Realty
604.836.0506

SterlingWong.ca
wong.sterling@gmail.com



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 100,000	1	0	NA
100,001 – 200,000	3	3	100%
200,001 – 300,000	6	5	83%
300,001 – 400,000	1	1	100%
400,001 – 500,000	0	2	NA*
500,001 – 600,000	2	1	50%
600,001 – 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	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	13	12	92%

0 to 1 Bedroom	4	2	50%
2 Bedrooms	4	6	150%*
3 Bedrooms	5	4	80%
4 Bedrooms & Greater	0	0	NA
TOTAL	13	12	92%

SnapStats® Median Data	October	November	Variance
Inventory	17	13	-24%
Solds	13	12	-8%
Sale Price	\$330,000	\$265,500	-20%
Sale Price SQFT	\$292	\$240	-18%
Sale to List Price Ratio	95%	97%	2%
Days on Market	8	7	-13%

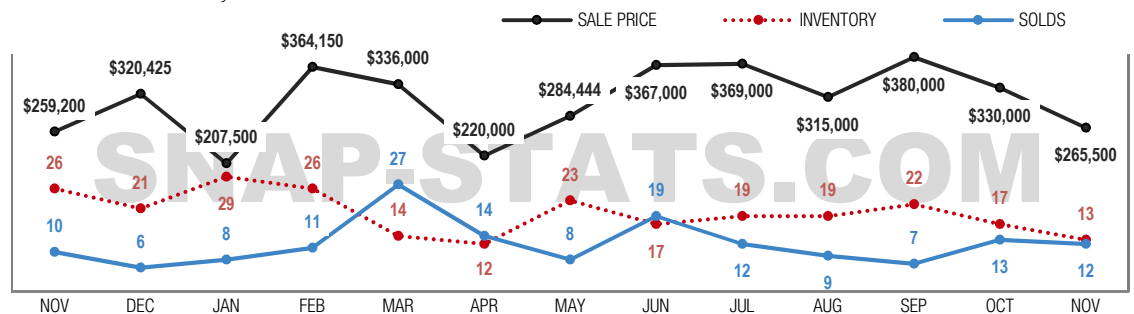
*Sales Ratio defines market speed (higher is faster) and suggests Market Type (ie Balanced 12-20%.) If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Market Type Indicator **MISSION ATTACHED:** Sellers market at 92% Sales Ratio average (9.2 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** *Insufficient data but based on sales \$200,000 to \$300,000 (5)*
- Buyers Best Bet** *Insufficient data*
- Sellers Best Bet** Selling homes in Mission and 2 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



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wong.sterling@gmail.com

