

Compliments of:
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June 2026

Produced & Published by SnapStats Publishing Co.
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FRASER VALLEY

E D I T I O N

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	3	0	NA
800,001 - 900,000	11	1	9%
900,001 - 1,000,000	36	8	22%
1,000,001 - 1,250,000	193	36	19%
1,250,001 - 1,500,000	334	27	8%
1,500,001 - 1,750,000	195	16	8%
1,750,001 - 2,000,000	137	4	3%
2,000,001 - 2,250,000	58	4	7%
2,250,001 - 2,500,000	74	0	NA
2,500,001 - 2,750,000	28	0	NA
2,750,001 - 3,000,000	29	0	NA
3,000,001 - 3,500,000	14	0	NA
3,500,001 - 4,000,000	6	0	NA
4,000,001 - 4,500,000	8	0	NA
4,500,001 - 5,000,000	2	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*	1129	96	9%

2 Bedrooms & Less	34	0	NA
3 to 4 Bedrooms	310	41	13%
5 to 6 Bedrooms	391	32	8%
7 Bedrooms & More	394	23	6%
TOTAL*	1129	96	9%

SnapStats®	May	June	Variance
Inventory	1136	1129	-1%
Solds	97	96	-1%
Sale Price	\$1,300,000	\$1,278,333	-2%
Sale Price SQFT	\$493	\$490	-1%
Sale to List Price Ratio	98%	96%	-2%
Days on Market	29	26	-10%

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

Community DETACHED HOUSES

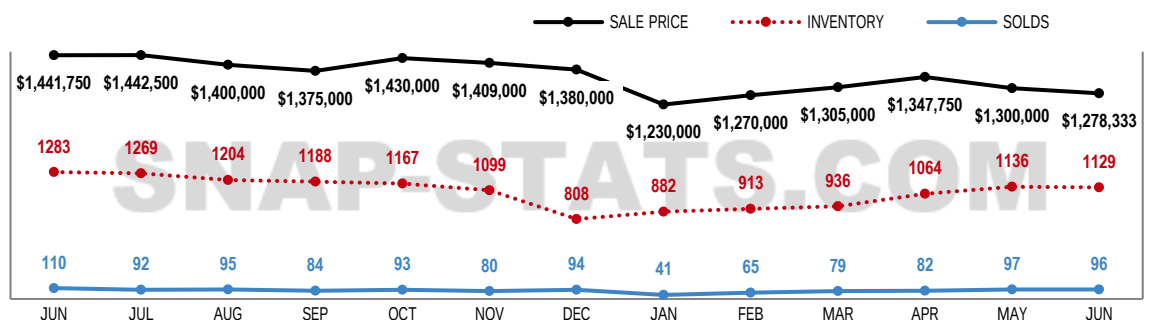
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	84	16	19%
Bolivar Heights	91	9	10%
Bridgeview	25	0	NA
Cedar Hills	73	5	7%
East Newton	134	10	7%
Fleetwood Tynehead	137	16	12%
Fraser Heights	86	9	10%
Guildford	37	3	8%
Panorama Ridge	94	7	7%
Port Kells	2	0	NA
Queen Mary Park	63	4	6%
Royal Heights	19	2	11%
Sullivan Station	92	5	5%
West Newton	106	8	8%
Whalley	86	2	2%
TOTAL*	1129	96	9%

Market Summary

- Market Type Indicator **SURREY DETACHED**: Buyers Market at 9% Sales Ratio average (9 in 100 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 22% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil, Whalley and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Bear Creek Green Timbers 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	2	0	NA
200,001 - 300,000	42	6	14%
300,001 - 400,000	183	35	19%
400,001 - 500,000	299	32	11%
500,001 - 600,000	314	34	11%
600,001 - 700,000	215	22	10%
700,001 - 800,000	206	29	14%
800,001 - 900,000	164	19	12%
900,001 - 1,000,000	65	6	9%
1,000,001 - 1,250,000	22	5	23%
1,250,001 - 1,500,000	3	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*	1515	188	12%

0 to 1 Bedroom	380	49	13%
2 Bedrooms	583	63	11%
3 Bedrooms	354	44	12%
4 Bedrooms & Greater	198	32	16%
TOTAL*	1515	188	12%

SnapStats®	May	June	Variance
Inventory	1565	1515	-3%
Solds	160	188	18%
Sale Price	\$627,000	\$559,900	-11%
Sale Price SQFT	\$489	\$528	8%
Sale to List Price Ratio	97%	98%	1%
Days on Market	25	23	-8%

*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

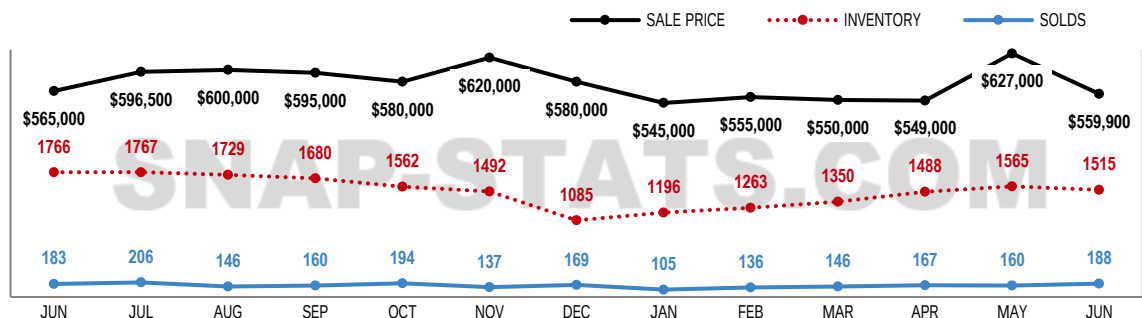
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	40	6	15%
Bolivar Heights	11	1	9%
Bridgeview	7	0	NA
Cedar Hills	7	3	43%
East Newton	137	5	4%
Fleetwood Tynehead	143	21	15%
Fraser Heights	13	2	15%
Guildford	156	23	15%
Panorama Ridge	34	9	26%
Port Kells	0	0	NA
Queen Mary Park	79	14	18%
Royal Heights	2	0	NA
Sullivan Station	147	34	23%
West Newton	121	5	4%
Whalley	618	65	11%
TOTAL*	1515	188	12%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 2% 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 \$900,000 to \$1 mil, Bolivar Heights, East Newton, West Newton and 2 bedroom properties
- Sellers Best Bet** Selling homes in Panorama Ridge, Sullivan Station and minimum 4 bedroom properties

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	1	1	100%
700,001 - 800,000	1	0	NA
800,001 - 900,000	2	0	NA
900,001 - 1,000,000	6	1	17%
1,000,001 - 1,250,000	25	8	32%
1,250,001 - 1,500,000	114	17	15%
1,500,001 - 1,750,000	90	13	14%
1,750,001 - 2,000,000	103	7	7%
2,000,001 - 2,250,000	54	5	9%
2,250,001 - 2,500,000	47	8	17%
2,500,001 - 2,750,000	46	2	4%
2,750,001 - 3,000,000	39	5	13%
3,000,001 - 3,500,000	30	2	7%
3,500,001 - 4,000,000	26	2	8%
4,000,001 - 4,500,000	9	0	NA
4,500,001 - 5,000,000	16	0	NA
5,000,001 - 5,500,000	5	0	NA
5,500,001 - 6,000,000	5	0	NA
6,000,001 - 6,500,000	3	0	NA
6,500,001 - 7,000,000	3	0	NA
7,000,001 & Greater	11	0	NA
TOTAL*	636	71	11%

2 Bedrooms & Less	42	2	5%
3 to 4 Bedrooms	277	35	13%
5 to 6 Bedrooms	238	26	11%
7 Bedrooms & More	79	8	10%
TOTAL*	636	71	11%

SnapStats®	May	June	Variance
Inventory	655	636	-3%
Solds	60	71	18%
Sale Price	\$1,682,500	\$1,685,000	0%
Sale Price SQFT	\$583	\$542	-7%
Sale to List Price Ratio	98%	94%	-4%
Days on Market	30	28	-7%

*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

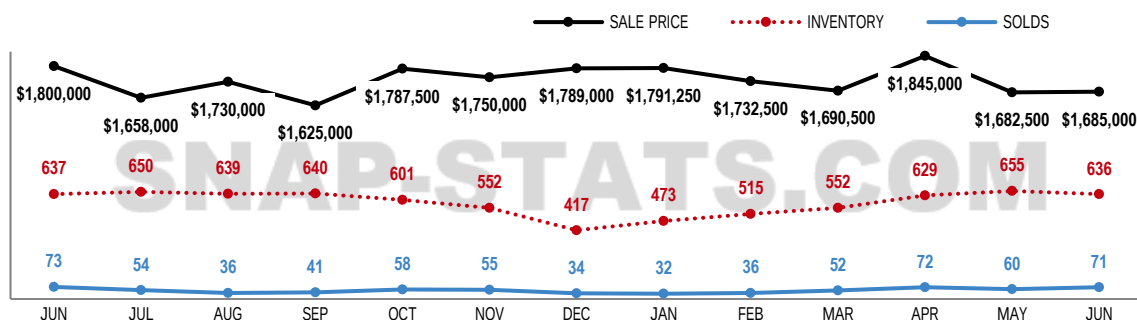
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	106	14	13%
Elgin Chantrell	80	7	9%
Grandview	71	11	15%
Hazelmere	9	0	NA
King George Corridor	87	14	16%
Morgan Creek	48	4	8%
Pacific Douglas	30	3	10%
Sunnyside Park	50	7	14%
White Rock	155	11	7%
TOTAL*	636	71	11%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Buyers Market at 11% Sales Ratio average (1.1 in 10 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 32% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.5 mil to \$2.75 mil, Elgin Chantrell, Morgan Creek, White Rock and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Grandview, King George Corridor, Sunnyside Park and 3 to 4 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	4	0	NA
300,001 - 400,000	23	4	17%
400,001 - 500,000	68	11	16%
500,001 - 600,000	104	21	20%
600,001 - 700,000	74	11	15%
700,001 - 800,000	88	25	28%
800,001 - 900,000	68	14	21%
900,001 - 1,000,000	76	7	9%
1,000,001 - 1,250,000	67	6	9%
1,250,001 - 1,500,000	34	5	15%
1,500,001 - 1,750,000	9	1	11%
1,750,001 - 2,000,000	14	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	1	0	NA
3,000,001 - 3,500,000	5	0	NA
3,500,001 - 4,000,000	1	0	NA
4,000,001 & Greater	2	0	NA
TOTAL*	639	105	16%

0 to 1 Bedroom	69	8	12%
2 Bedrooms	323	53	16%
3 Bedrooms	146	28	19%
4 Bedrooms & Greater	101	16	16%
TOTAL*	639	105	16%

SnapStats®	May	June	Variance
Inventory	633	639	1%
Solds	110	105	-5%
Sale Price	\$718,750	\$743,000	3%
Sale Price SQFT	\$532	\$601	13%
Sale to List Price Ratio	98%	98%	0%
Days on Market	28	21	-25%

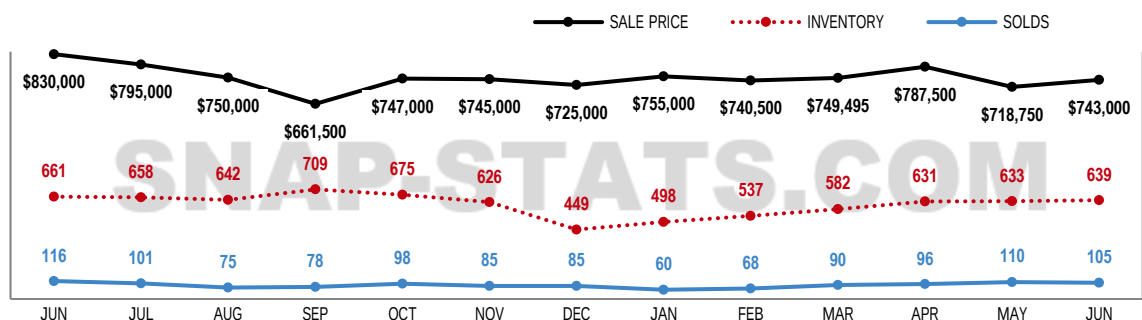
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 28% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$900,000 to \$1.25 mil, Morgan Creek and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Elgin Chantrell, Pacific Douglas, Sunnyside Park and 3 bedroom properties

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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	1	0	NA
900,001 - 1,000,000	4	0	NA
1,000,001 - 1,250,000	76	18	24%
1,250,001 - 1,500,000	87	7	8%
1,500,001 - 1,750,000	30	3	10%
1,750,001 - 2,000,000	19	3	16%
2,000,001 - 2,250,000	12	1	8%
2,250,001 - 2,500,000	10	1	10%
2,500,001 - 2,750,000	3	0	NA
2,750,001 - 3,000,000	1	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*	245	33	13%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	113	18	16%
5 to 6 Bedrooms	88	11	13%
7 Bedrooms & More	43	4	9%
TOTAL*	245	33	13%

SnapStats®	May	June	Variance
Inventory	263	245	-7%
Solds	32	33	3%
Sale Price	\$1,262,950	\$1,238,000	-2%
Sale Price SQFT	\$527	\$516	-2%
Sale to List Price Ratio	98%	96%	-2%
Days on Market	14	18	29%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	61	4	7%
Nordel	67	12	18%
Scottsdale	54	8	15%
Sunshine Hills Woods	63	9	14%
TOTAL*	245	33	13%

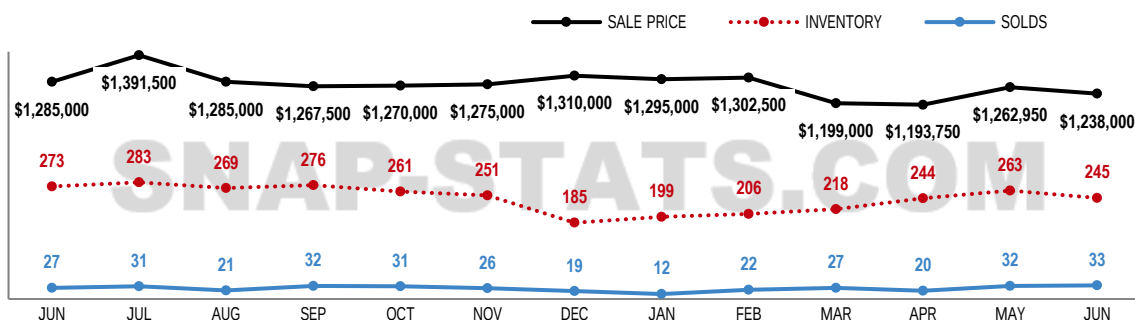
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 24% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil / \$2 mil to \$2.25 mil, Annieville and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Nordel and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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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	0	NA
300,001 - 400,000	14	0	NA
400,001 - 500,000	2	2	100%
500,001 - 600,000	15	1	7%
600,001 - 700,000	18	0	NA
700,001 - 800,000	4	0	NA
800,001 - 900,000	19	1	5%
900,001 - 1,000,000	9	3	33%
1,000,001 - 1,250,000	3	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*	90	7	8%

0 to 1 Bedroom	18	0	NA
2 Bedrooms	27	2	7%
3 Bedrooms	27	1	4%
4 Bedrooms & Greater	18	4	22%
TOTAL*	90	7	8%

SnapStats®	May	June	Variance
Inventory	79	90	14%
Solds	5	7	40%
Sale Price	\$412,000	\$899,900	118%
Sale Price SQFT	\$552	\$470	-15%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	27	24	-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

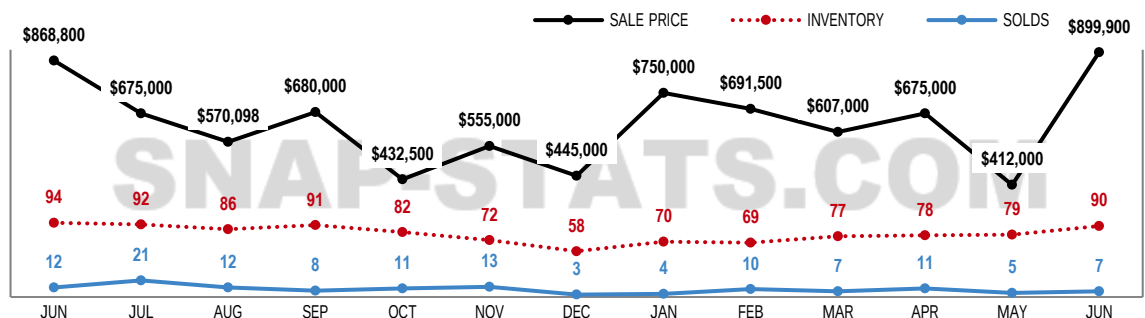
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	22	3	14%
Nordel	15	2	13%
Scottsdale	30	0	NA
Sunshine Hills Woods	23	2	9%
TOTAL*	90	7	8%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: 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** \$900,000 to \$1 mil with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Sunshine Hills Woods and 3 bedroom properties
- Sellers Best Bet** Selling homes in Annieville, Nordel and minimum 4 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 - 700,000	0	0	NA
700,001 - 800,000	0	0	NA
800,001 - 900,000	0	1	NA*
900,001 - 1,000,000	1	2	200%*
1,000,001 - 1,250,000	57	14	25%
1,250,001 - 1,500,000	78	15	19%
1,500,001 - 1,750,000	32	2	6%
1,750,001 - 2,000,000	14	1	7%
2,000,001 - 2,250,000	11	1	9%
2,250,001 - 2,500,000	9	1	11%
2,500,001 - 2,750,000	6	0	NA
2,750,001 - 3,000,000	5	0	NA
3,000,001 - 3,500,000	1	0	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	2	0	NA
TOTAL*	217	37	17%

2 Bedrooms & Less	2	0	NA
3 to 4 Bedrooms	83	20	24%
5 to 6 Bedrooms	87	14	16%
7 Bedrooms & More	45	3	7%
TOTAL*	217	37	17%

SnapStats®	May	June	Variance
Inventory	216	217	0%
Solds	36	37	3%
Sale Price	\$1,380,000	\$1,340,000	-3%
Sale Price SQFT	\$509	\$472	-7%
Sale to List Price Ratio	97%	99%	2%
Days on Market	13	24	85%

*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

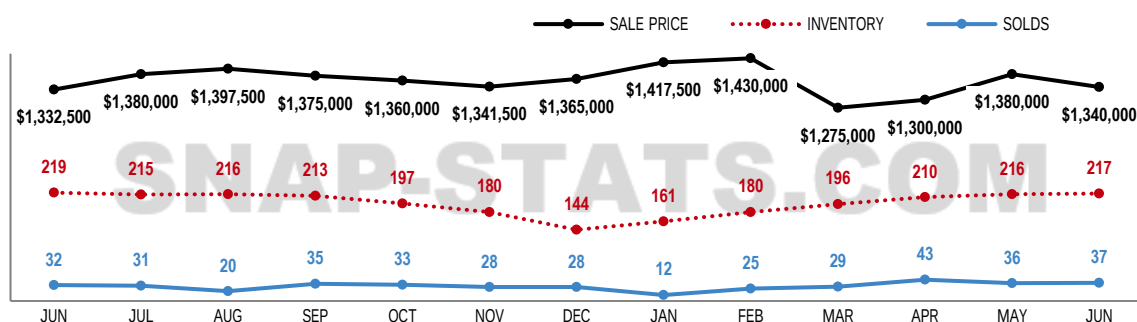
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	53	8	15%
Cloverdale	164	29	18%
Serpentine	0	0	NA
TOTAL*	217	37	17%

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: Balanced Market at 17% Sales Ratio average (1.7 in 10 homes selling rate)
- Homes are selling on average 1% 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 \$2 mil, Clayton and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Cloverdale and 3 to 4 bedroom properties

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SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 100,000	0	0	NA
100,001 - 200,000	0	0	NA
200,001 - 300,000	7	0	NA
300,001 - 400,000	15	2	13%
400,001 - 500,000	24	6	25%
500,001 - 600,000	24	2	8%
600,001 - 700,000	34	6	18%
700,001 - 800,000	38	9	24%
800,001 - 900,000	60	20	33%
900,001 - 1,000,000	9	1	11%
1,000,001 - 1,250,000	6	1	17%
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*	217	47	22%

0 to 1 Bedroom	31	6	19%
2 Bedrooms	74	11	15%
3 Bedrooms	69	19	28%
4 Bedrooms & Greater	43	11	26%
TOTAL*	217	47	22%

SnapStats®	May	June	Variance
Inventory	229	217	-5%
Solds	38	47	24%
Sale Price	\$730,000	\$795,000	9%
Sale Price SQFT	\$487	\$516	6%
Sale to List Price Ratio	97%	99%	2%
Days on Market	31	23	-26%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	108	28	26%
Cloverdale	109	19	17%
Serpentine	0	0	NA
TOTAL*	217	47	22%

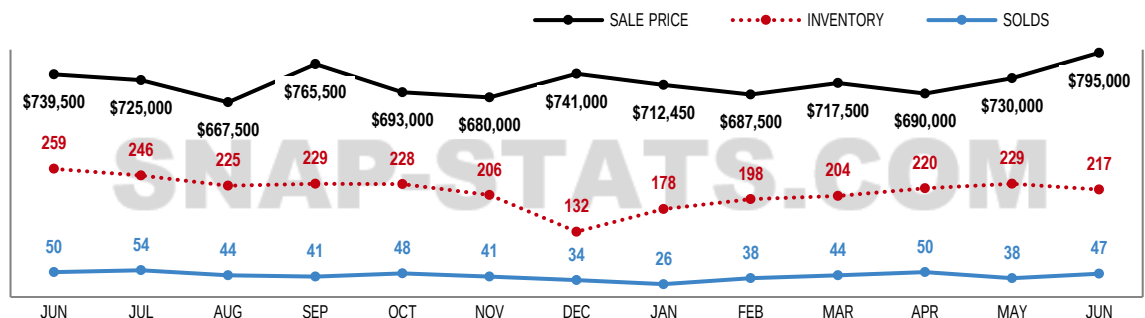
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Sellers Market at 22% Sales Ratio average (2.2 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Cloverdale and 2 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and minimum 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	0	0	NA
700,001 - 800,000	0	4	NA*
800,001 - 900,000	6	0	NA
900,001 - 1,000,000	24	7	29%
1,000,001 - 1,250,000	75	13	17%
1,250,001 - 1,500,000	117	30	26%
1,500,001 - 1,750,000	80	16	20%
1,750,001 - 2,000,000	57	7	12%
2,000,001 - 2,250,000	27	4	15%
2,250,001 - 2,500,000	35	1	3%
2,500,001 - 2,750,000	15	2	13%
2,750,001 - 3,000,000	16	0	NA
3,000,001 - 3,500,000	8	1	13%
3,500,001 - 4,000,000	8	0	NA
4,000,001 - 4,500,000	5	1	20%
4,500,001 - 5,000,000	2	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	2	0	NA
TOTAL*	478	86	18%

2 Bedrooms & Less	13	2	15%
3 to 4 Bedrooms	179	45	25%
5 to 6 Bedrooms	206	26	13%
7 Bedrooms & More	80	13	16%
TOTAL*	478	86	18%

SnapStats®	May	June	Variance
Inventory	486	478	-2%
Solds	90	86	-4%
Sale Price	\$1,376,200	\$1,435,000	4%
Sale Price SQFT	\$528	\$534	1%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	17	19	12%

*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

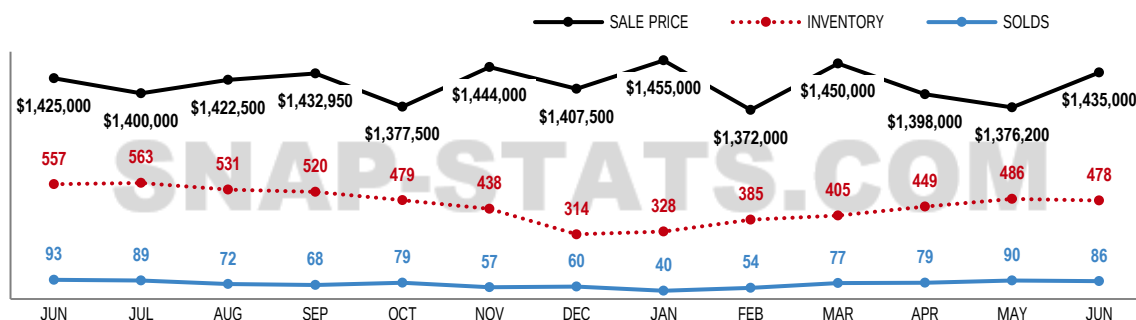
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	58	13	22%
Brookwood	86	8	9%
Campbell Valley	16	0	NA
County Line Glen Valley	2	0	NA
Fort Langley	18	5	28%
Langley City	78	10	13%
Murrayville	25	4	16%
Otter District	3	0	NA
Salmon River	20	7	35%
Walnut Grove	53	21	40%
Willoughby Heights	119	18	15%
TOTAL*	478	86	18%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 29% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Brookwood and 5 to 6 bedroom properties
- Sellers Best Bet** Selling homes in Fort Langley, 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	2	1	50%
300,001 - 400,000	43	7	16%
400,001 - 500,000	139	22	16%
500,001 - 600,000	150	23	15%
600,001 - 700,000	111	23	21%
700,001 - 800,000	92	24	26%
800,001 - 900,000	100	33	33%
900,001 - 1,000,000	54	14	26%
1,000,001 - 1,250,000	28	7	25%
1,250,001 - 1,500,000	5	2	40%
1,500,001 - 1,750,000	2	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*	726	156	21%

0 to 1 Bedroom	124	21	17%
2 Bedrooms	323	63	20%
3 Bedrooms	188	43	23%
4 Bedrooms & Greater	91	29	32%
TOTAL*	726	156	21%

SnapStats®	May	June	Variance
Inventory	774	726	-6%
Solds	157	156	-1%
Sale Price	\$640,000	\$725,000	13%
Sale Price SQFT	\$543	\$548	1%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	26	27	4%

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

Community CONDOS & TOWNHOMES

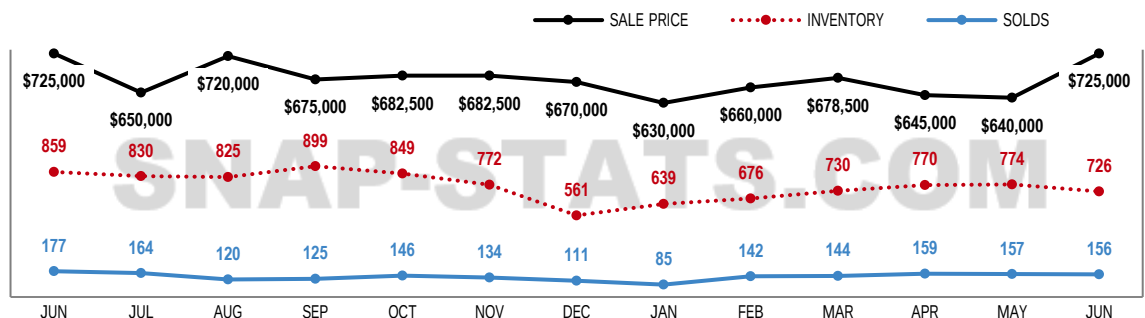
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	29	3	10%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	10	2	20%
Langley City	193	23	12%
Murrayville	23	6	26%
Otter District	0	0	NA
Salmon River	3	1	33%
Walnut Grove	63	18	29%
Willoughby Heights	405	103	25%
TOTAL*	726	156	21%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Sellers Market at 21% Sales Ratio average (2.1 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$300,000 to \$600,000, Aldergrove, Langley City and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Murrayville, Walnut Grove, Willoughby Heights 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 - 700,000	2	0	NA
700,001 - 800,000	9	4	44%
800,001 - 900,000	42	6	14%
900,001 - 1,000,000	57	15	26%
1,000,001 - 1,250,000	161	18	11%
1,250,001 - 1,500,000	98	9	9%
1,500,001 - 1,750,000	33	8	24%
1,750,001 - 2,000,000	16	2	13%
2,000,001 - 2,250,000	11	0	NA
2,250,001 - 2,500,000	9	0	NA
2,500,001 - 2,750,000	3	1	33%
2,750,001 - 3,000,000	3	0	NA
3,000,001 - 3,500,000	1	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	1	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*	446	63	14%

2 Bedrooms & Less	21	1	5%
3 to 4 Bedrooms	155	28	18%
5 to 6 Bedrooms	205	29	14%
7 Bedrooms & More	65	5	8%
TOTAL*	446	63	14%

SnapStats®	May	June	Variance
Inventory	440	446	1%
Solds	60	63	5%
Sale Price	\$1,037,500	\$1,040,000	0%
Sale Price SQFT	\$404	\$367	-9%
Sale to List Price Ratio	95%	95%	0%
Days on Market	18	23	28%

*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

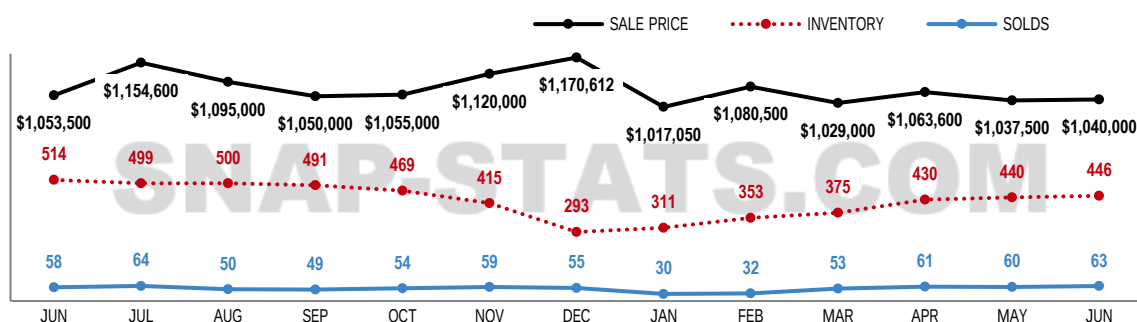
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	161	38	24%
Abbotsford West	141	9	6%
Aberdeen	29	5	17%
Bradner	3	1	33%
Central Abbotsford	73	6	8%
Matsqui	5	0	NA
Poplar	28	4	14%
Sumas Mountain	4	0	NA
Sumas Prairie	2	0	NA
TOTAL*	446	63	14%

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$700,000 to \$800,000 with average 44% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Abbotsford West, Central Abbotsford and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East 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	58	10	17%
300,001 - 400,000	138	28	20%
400,001 - 500,000	103	18	17%
500,001 - 600,000	94	15	16%
600,001 - 700,000	97	15	15%
700,001 - 800,000	80	9	11%
800,001 - 900,000	28	3	11%
900,001 - 1,000,000	5	1	20%
1,000,001 - 1,250,000	5	1	20%
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*	608	100	16%

0 to 1 Bedroom	75	11	15%
2 Bedrooms	320	61	19%
3 Bedrooms	153	20	13%
4 Bedrooms & Greater	60	8	13%
TOTAL*	608	100	16%

SnapStats®	May	June	Variance
Inventory	633	608	-4%
Solds	88	100	14%
Sale Price	\$575,000	\$435,000	-24%
Sale Price SQFT	\$452	\$363	-20%
Sale to List Price Ratio	98%	93%	-5%
Days on Market	32	26	-19%

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

Community CONDOS & TOWNHOMES

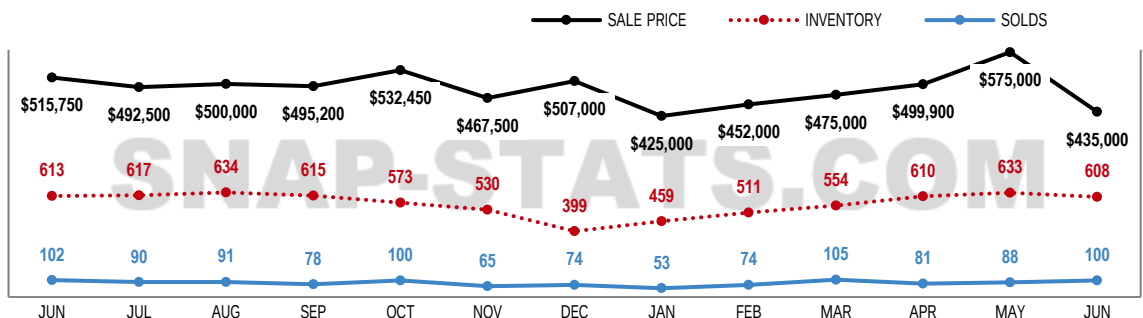
SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	71	14	20%
Abbotsford West	220	26	12%
Aberdeen	5	2	40%
Bradner	0	0	NA
Central Abbotsford	294	51	17%
Matsqui	0	0	NA
Poplar	18	7	39%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	608	100	16%

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 7% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 20% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$700,000 to \$900,000, Abbotsford East / West / Central and minimum 3 bedroom properties
- Sellers Best Bet** Selling homes in Poplar 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	24	3	13%
700,001 - 800,000	31	7	23%
800,001 - 900,000	36	8	22%
900,001 - 1,000,000	47	6	13%
1,000,001 - 1,250,000	66	7	11%
1,250,001 - 1,500,000	35	2	6%
1,500,001 - 1,750,000	7	0	NA
1,750,001 - 2,000,000	3	0	NA
2,000,001 - 2,250,000	2	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	3	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	1	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*	257	33	13%

2 Bedrooms & Less	34	1	3%
3 to 4 Bedrooms	120	17	14%
5 to 6 Bedrooms	81	14	17%
7 Bedrooms & More	22	1	5%
TOTAL*	257	33	13%

SnapStats®	May	June	Variance
Inventory	263	257	-2%
Solds	37	33	-11%
Sale Price	\$950,000	\$875,000	-8%
Sale Price SQFT	\$386	\$344	-11%
Sale to List Price Ratio	97%	97%	0%
Days on Market	49	39	-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

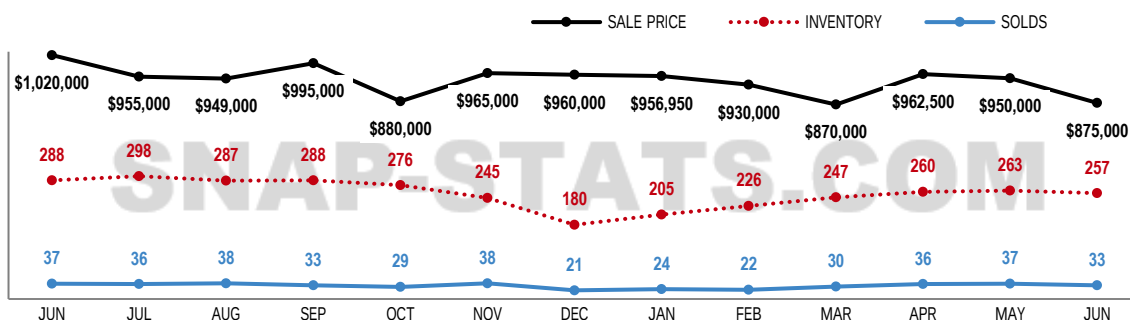
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	4	0	NA
Durieu	4	0	NA
Hatzic	25	3	12%
Hemlock	12	0	NA
Lake Errock	16	1	6%
Mission	182	28	15%
Mission West	12	0	NA
Stave Falls	1	1	100%
Steelhead	1	0	NA
TOTAL*	257	33	13%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$700,000 to \$900,000 with average 23% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Lake Errock and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Hatzic, Mission 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	0	NA
300,001 - 400,000	15	0	NA
400,001 - 500,000	31	3	10%
500,001 - 600,000	22	1	5%
600,001 - 700,000	24	3	13%
700,001 - 800,000	14	0	NA
800,001 - 900,000	4	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*	116	7	6%

0 to 1 Bedroom	16	0	NA
2 Bedrooms	49	3	6%
3 Bedrooms	43	3	7%
4 Bedrooms & Greater	8	1	13%
TOTAL*	116	7	6%

SnapStats®	May	June	Variance
Inventory	100	116	16%
Solds	13	7	-46%
Sale Price	\$690,000	\$520,000	-25%
Sale Price SQFT	\$483	\$345	-29%
Sale to List Price Ratio	97%	95%	-2%
Days on Market	15	37	147%

*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

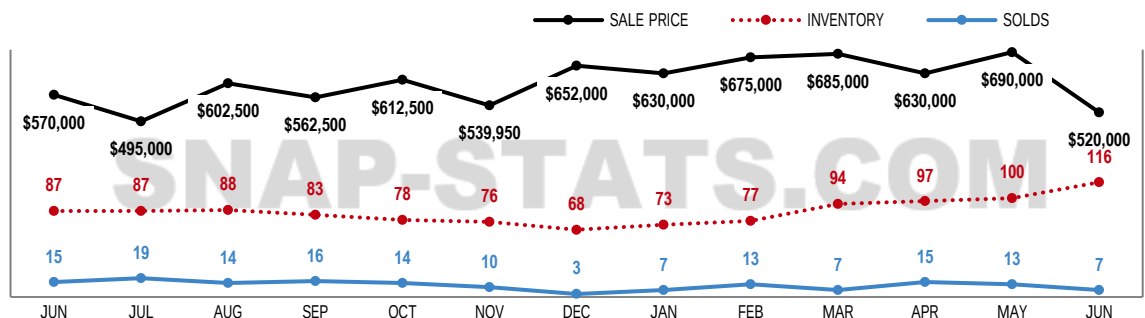
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	12	0	NA
Lake Errock	1	0	NA
Mission	98	7	7%
Mission West	5	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	116	7	6%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Buyers Market at 6% Sales Ratio average (6 in 100 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$600,000 to \$700,000 with average 13% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000 and 2 to 3 bedroom properties
- Sellers Best Bet** Selling homes in Mission and minimum 4 bedroom properties

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13 Month Market Trend



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