

Compliments of:

Andrew Way

Personal Real Estate Corporation

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Oakwyn Realty

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Vancouver, BC V6B 2Y5



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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	3	1	33%
700,001 - 800,000	1	2	200%*
800,001 - 900,000	13	2	15%
900,001 - 1,000,000	37	13	35%
1,000,001 - 1,250,000	204	19	9%
1,250,001 - 1,500,000	306	25	8%
1,500,001 - 1,750,000	184	12	7%
1,750,001 - 2,000,000	159	5	3%
2,000,001 - 2,250,000	46	1	2%
2,250,001 - 2,500,000	64	0	NA
2,500,001 - 2,750,000	31	0	NA
2,750,001 - 3,000,000	25	0	NA
3,000,001 - 3,500,000	15	0	NA
3,500,001 - 4,000,000	5	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	1	0	NA
7,000,001 & Greater	2	0	NA
TOTAL*	1106	80	7%

2 Bedrooms & Less	32	0	NA
3 to 4 Bedrooms	307	27	9%
5 to 6 Bedrooms	390	29	7%
7 Bedrooms & More	377	24	6%
TOTAL*	1106	80	7%

SnapStats®	July	August	Variance
Inventory	1107	1106	0%
Solds	91	80	-12%
Sale Price	\$1,300,000	\$1,317,500	1%
Sale Price SQFT	\$514	\$481	-6%
Sale to List Price Ratio	96%	96%	0%
Days on Market	40	40	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

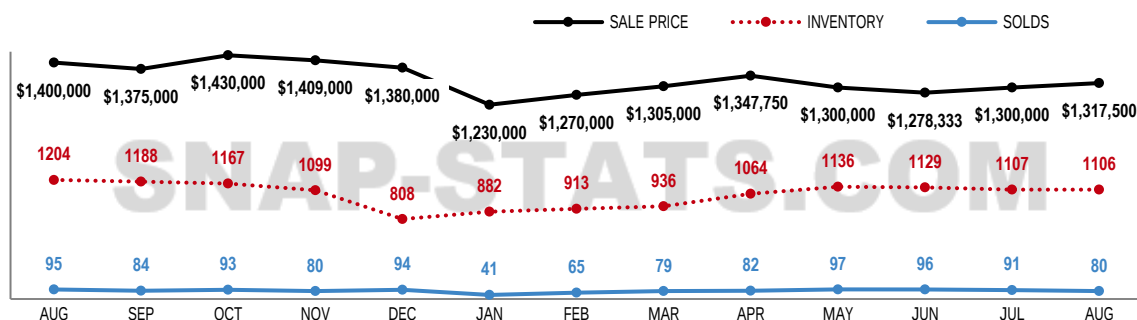
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	85	2	2%
Bolivar Heights	81	6	7%
Bridgeview	24	3	13%
Cedar Hills	68	6	9%
East Newton	119	9	8%
Fleetwood Tynehead	141	6	4%
Fraser Heights	92	9	10%
Guildford	40	4	10%
Panorama Ridge	92	7	8%
Port Kells	3	0	NA
Queen Mary Park	66	4	6%
Royal Heights	18	3	17%
Sullivan Station	94	7	7%
West Newton	100	10	10%
Whalley	83	4	5%
TOTAL*	1106	80	7%

Market Summary

- Market Type Indicator **SURREY DETACHED**: Buyers Market at 7% Sales Ratio average (7 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 35% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2 mil to \$2.25 mil, Bear Creek Green Timbers and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Bridgeview, Royal Heights and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 100,000	0	0	NA
100,001 - 200,000	1	1	100%
200,001 - 300,000	52	3	6%
300,001 - 400,000	191	28	15%
400,001 - 500,000	276	21	8%
500,001 - 600,000	313	18	6%
600,001 - 700,000	209	17	8%
700,001 - 800,000	203	22	11%
800,001 - 900,000	146	12	8%
900,001 - 1,000,000	44	5	11%
1,000,001 - 1,250,000	12	1	8%
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*	1449	128	9%

0 to 1 Bedroom	370	28	8%
2 Bedrooms	586	50	9%
3 Bedrooms	313	33	11%
4 Bedrooms & Greater	180	17	9%
TOTAL*	1449	128	9%

SnapStats®	July	August	Variance
Inventory	1490	1449	-3%
Solds	161	128	-20%
Sale Price	\$553,500	\$560,000	1%
Sale Price SQFT	\$462	\$487	5%
Sale to List Price Ratio	95%	97%	2%
Days on Market	34	32	-6%

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

Community CONDOS & TOWNHOMES

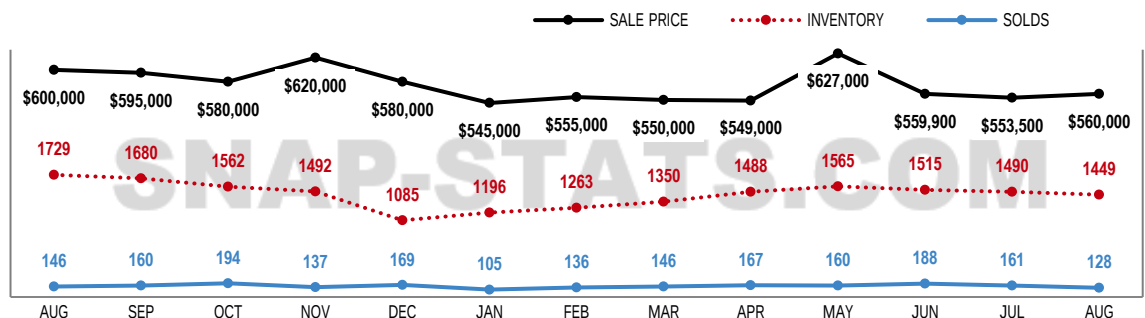
SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	35	0	NA
Bolivar Heights	15	0	NA
Bridgeview	5	1	20%
Cedar Hills	5	0	NA
East Newton	132	10	8%
Fleetwood Tynehead	128	16	13%
Fraser Heights	14	1	7%
Guildford	152	14	9%
Panorama Ridge	27	3	11%
Port Kells	0	0	NA
Queen Mary Park	82	5	6%
Royal Heights	1	0	NA
Sullivan Station	117	21	18%
West Newton	126	7	6%
Whalley	610	50	8%
TOTAL*	1449	128	9%

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Buyers Market at 9% Sales Ratio average (9 in 100 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$300,000 to \$400,000 with average 15% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$200,000 to \$300,000 / \$500,000 to \$600,000, Queen Mary Park and West Newton
- Sellers Best Bet** Selling homes in Fleetwood Tynehead, Sullivan Station and 3 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	1	0	NA
800,001 - 900,000	3	1	33%
900,001 - 1,000,000	7	2	29%
1,000,001 - 1,250,000	27	8	30%
1,250,001 - 1,500,000	103	10	10%
1,500,001 - 1,750,000	92	7	8%
1,750,001 - 2,000,000	88	3	3%
2,000,001 - 2,250,000	40	9	23%
2,250,001 - 2,500,000	46	3	7%
2,500,001 - 2,750,000	41	1	2%
2,750,001 - 3,000,000	35	0	NA
3,000,001 - 3,500,000	34	3	9%
3,500,001 - 4,000,000	27	1	4%
4,000,001 - 4,500,000	9	0	NA
4,500,001 - 5,000,000	15	0	NA
5,000,001 - 5,500,000	6	0	NA
5,500,001 - 6,000,000	5	0	NA
6,000,001 - 6,500,000	1	0	NA
6,500,001 - 7,000,000	4	0	NA
7,000,001 & Greater	11	0	NA
TOTAL*	595	48	8%

2 Bedrooms & Less	35	4	11%
3 to 4 Bedrooms	256	22	9%
5 to 6 Bedrooms	230	19	8%
7 Bedrooms & More	74	3	4%
TOTAL*	595	48	8%

SnapStats®	July	August	Variance
Inventory	620	595	-4%
Solds	61	48	-21%
Sale Price	\$1,645,000	\$1,623,523	-1%
Sale Price SQFT	\$545	\$558	2%
Sale to List Price Ratio	99%	94%	-5%
Days on Market	30	43	43%

*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

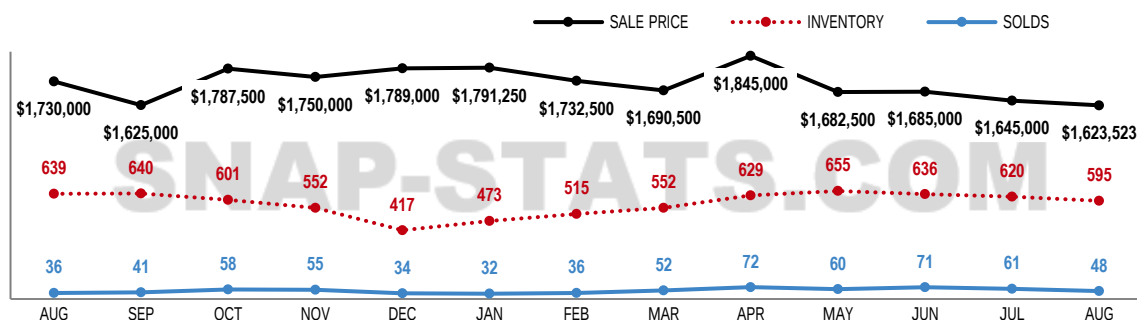
SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	88	9	10%
Elgin Chantrell	81	8	10%
Grandview	60	5	8%
Hazelmere	8	1	13%
King George Corridor	85	8	9%
Morgan Creek	45	3	7%
Pacific Douglas	38	2	5%
Sunnyside Park	46	3	7%
White Rock	144	9	6%
TOTAL*	595	48	8%

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Buyers Market at 8% Sales Ratio average (8 in 100 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 30% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.5 mil to \$2.75 mil, Pacific Douglas and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Hazelmere 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	4	1	25%
300,001 - 400,000	27	3	11%
400,001 - 500,000	61	18	30%
500,001 - 600,000	84	13	15%
600,001 - 700,000	64	14	22%
700,001 - 800,000	72	9	13%
800,001 - 900,000	87	9	10%
900,001 - 1,000,000	76	5	7%
1,000,001 - 1,250,000	50	8	16%
1,250,001 - 1,500,000	32	1	3%
1,500,001 - 1,750,000	7	3	43%
1,750,001 - 2,000,000	13	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	1	0	NA
2,750,001 - 3,000,000	2	0	NA
3,000,001 - 3,500,000	4	1	25%
3,500,001 - 4,000,000	0	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	586	85	15%

0 to 1 Bedroom	67	8	12%
2 Bedrooms	277	50	18%
3 Bedrooms	146	17	12%
4 Bedrooms & Greater	96	10	10%
TOTAL*	586	85	15%

SnapStats®	July	August	Variance
Inventory	602	586	-3%
Solds	95	85	-11%
Sale Price	\$668,800	\$655,000	-2%
Sale Price SQFT	\$535	\$527	-1%
Sale to List Price Ratio	96%	98%	2%
Days on Market	28	38	36%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	16	2	13%
Elgin Chantrell	7	2	29%
Grandview	150	24	16%
Hazelmere	2	0	NA
King George Corridor	141	22	16%
Morgan Creek	37	5	14%
Pacific Douglas	23	1	4%
Sunnyside Park	32	9	28%
White Rock	178	20	11%
TOTAL*	586	85	15%

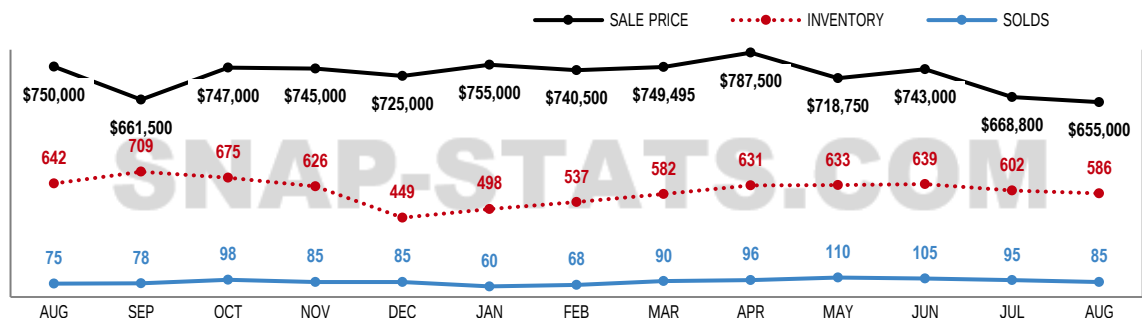
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Balanced Market at 15% Sales Ratio average (1.5 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 30% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Pacific Douglas and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Sunnyside Park and 2 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	5	5	100%
1,000,001 - 1,250,000	69	8	12%
1,250,001 - 1,500,000	64	4	6%
1,500,001 - 1,750,000	24	2	8%
1,750,001 - 2,000,000	13	0	NA
2,000,001 - 2,250,000	14	0	NA
2,250,001 - 2,500,000	9	0	NA
2,500,001 - 2,750,000	1	0	NA
2,750,001 - 3,000,000	1	0	NA
3,000,001 - 3,500,000	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*	203	19	9%

2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	101	10	10%
5 to 6 Bedrooms	65	8	12%
7 Bedrooms & More	36	1	3%
TOTAL*	203	19	9%

SnapStats®	July	August	Variance
Inventory	222	203	-9%
Solds	40	19	-53%
Sale Price	\$1,219,000	\$1,095,000	-10%
Sale Price SQFT	\$496	\$453	-9%
Sale to List Price Ratio	96%	95%	-1%
Days on Market	31	27	-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 DETACHED HOUSES

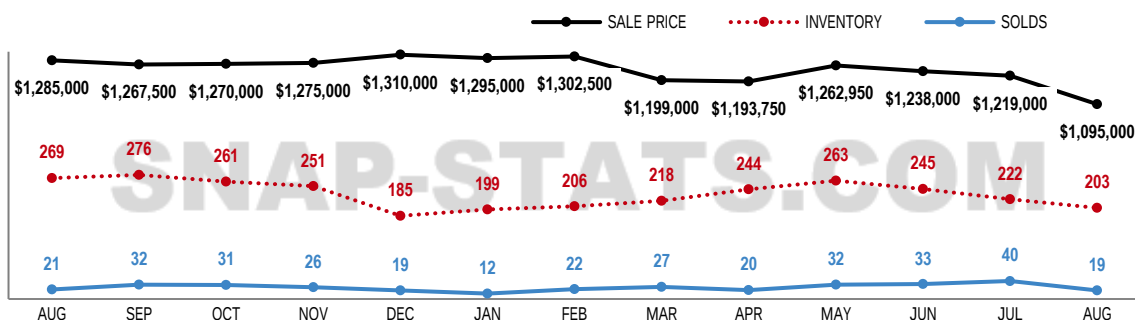
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	52	1	2%
Nordel	50	9	18%
Scottsdale	50	4	8%
Sunshine Hills Woods	51	5	10%
TOTAL*	203	19	9%

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Buyers Market at 9% Sales Ratio average (9 in 100 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 12% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$1.25 mil to \$1.5 mil, Annieville and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Nordel and 3 to 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	3	0	NA
300,001 - 400,000	11	1	9%
400,001 - 500,000	5	0	NA
500,001 - 600,000	13	1	8%
600,001 - 700,000	10	2	20%
700,001 - 800,000	8	0	NA
800,001 - 900,000	8	2	25%
900,001 - 1,000,000	8	0	NA
1,000,001 - 1,250,000	2	0	NA
1,250,001 - 1,500,000	1	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*	69	6	9%

0 to 1 Bedroom	15	1	7%
2 Bedrooms	26	0	NA
3 Bedrooms	14	5	36%
4 Bedrooms & Greater	14	0	NA
TOTAL*	69	6	9%

SnapStats®	July	August	Variance
Inventory	75	69	-8%
Solds	14	6	-57%
Sale Price	\$704,500	\$637,500	-10%
Sale Price SQFT	\$537	\$485	-10%
Sale to List Price Ratio	104%	97%	-7%
Days on Market	19	11	-42%

*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

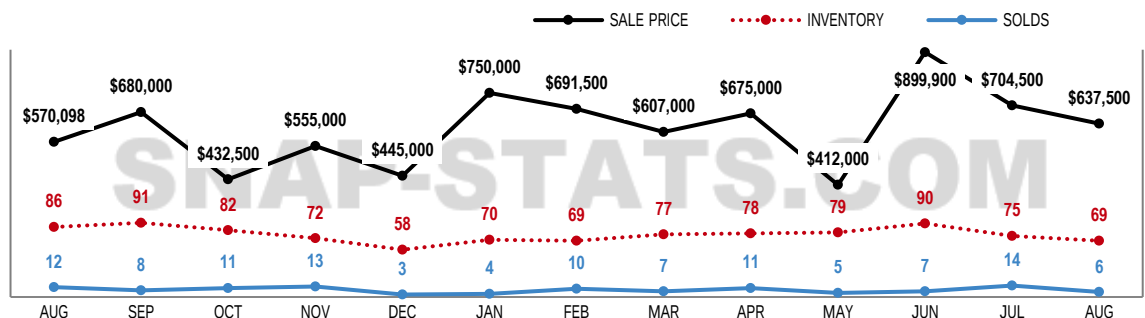
SnapStats®	Inventory	Sales	Sales Ratio
Annieville	13	0	NA
Nordel	11	1	9%
Scottsdale	22	1	5%
Sunshine Hills Woods	23	4	17%
TOTAL*	69	6	9%

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Buyers Market at 9% Sales Ratio average (9 in 100 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$800,000 to \$900,000 with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$500,000 to \$600,000, Scottsdale and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Sunshine Hills Woods and 3 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	1	1	100%
900,001 - 1,000,000	3	3	100%
1,000,001 - 1,250,000	63	12	19%
1,250,001 - 1,500,000	64	13	20%
1,500,001 - 1,750,000	25	2	8%
1,750,001 - 2,000,000	10	0	NA
2,000,001 - 2,250,000	10	0	NA
2,250,001 - 2,500,000	9	2	22%
2,500,001 - 2,750,000	3	0	NA
2,750,001 - 3,000,000	3	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	2	0	NA
TOTAL*	195	33	17%
2 Bedrooms & Less	3	1	33%
3 to 4 Bedrooms	75	17	23%
5 to 6 Bedrooms	75	11	15%
7 Bedrooms & More	42	4	10%
TOTAL*	195	33	17%

SnapStats®	July	August	Variance
Inventory	216	195	-10%
Solds	34	33	-3%
Sale Price	\$1,272,000	\$1,258,000	-1%
Sale Price SQFT	\$435	\$461	6%
Sale to List Price Ratio	97%	97%	0%
Days on Market	19	19	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

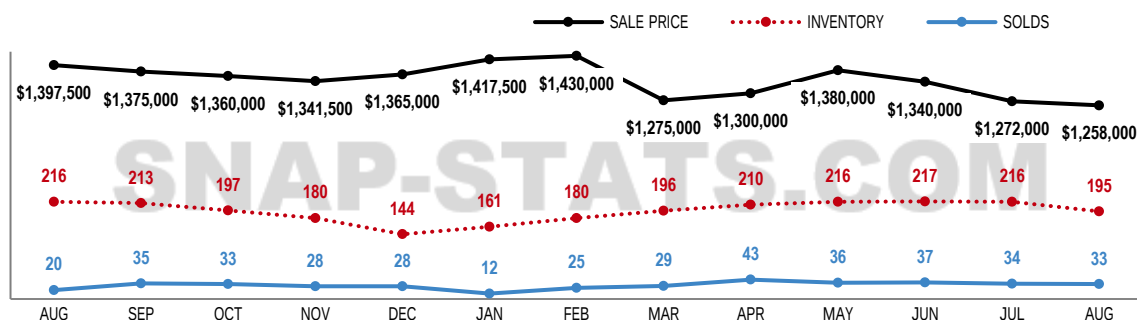
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	35	10	29%
Cloverdale	160	23	14%
Serpentine	0	0	NA
TOTAL*	195	33	17%

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 3% below list price
- Most Active Price Band** \$2.25 mil to \$2.5 mil with average 22% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Cloverdale and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and 3 to 4 bedroom properties

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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	4	1	25%
300,001 - 400,000	10	1	10%
400,001 - 500,000	22	6	27%
500,001 - 600,000	16	8	50%
600,001 - 700,000	29	5	17%
700,001 - 800,000	65	11	17%
800,001 - 900,000	37	5	14%
900,001 - 1,000,000	6	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*	192	38	20%

0 to 1 Bedroom	22	4	18%
2 Bedrooms	64	16	25%
3 Bedrooms	73	14	19%
4 Bedrooms & Greater	33	4	12%
TOTAL*	192	38	20%

SnapStats®	July	August	Variance
Inventory	213	192	-10%
Solds	43	38	-12%
Sale Price	\$575,000	\$673,250	17%
Sale Price SQFT	\$521	\$517	-1%
Sale to List Price Ratio	96%	98%	2%
Days on Market	23	24	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

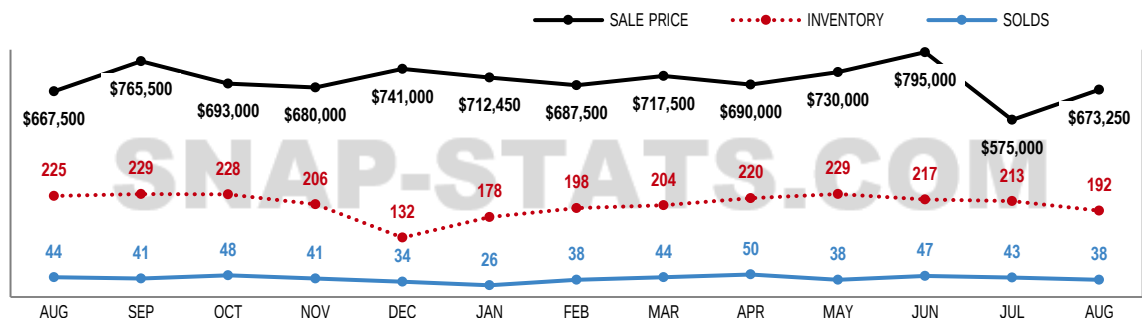
SnapStats®	Inventory	Sales	Sales Ratio
Clayton	95	19	20%
Cloverdale	97	19	20%
Serpentine	0	0	NA
TOTAL*	192	38	20%

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Balanced Market at 20% Sales Ratio average (2 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$300,000 to \$400,000 and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Clayton, Cloverdale and 2 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	2	0	NA
700,001 - 800,000	1	0	NA
800,001 - 900,000	5	5	100%
900,001 - 1,000,000	15	6	40%
1,000,001 - 1,250,000	71	19	27%
1,250,001 - 1,500,000	86	16	19%
1,500,001 - 1,750,000	71	13	18%
1,750,001 - 2,000,000	53	7	13%
2,000,001 - 2,250,000	25	1	4%
2,250,001 - 2,500,000	27	1	4%
2,500,001 - 2,750,000	13	1	8%
2,750,001 - 3,000,000	11	0	NA
3,000,001 - 3,500,000	10	0	NA
3,500,001 - 4,000,000	11	0	NA
4,000,001 - 4,500,000	5	0	NA
4,500,001 - 5,000,000	4	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	3	0	NA
TOTAL*	414	69	17%

2 Bedrooms & Less	17	2	12%
3 to 4 Bedrooms	164	30	18%
5 to 6 Bedrooms	149	33	22%
7 Bedrooms & More	84	4	5%
TOTAL*	414	69	17%

SnapStats®	July	August	Variance
Inventory	443	414	-7%
Solds	79	69	-13%
Sale Price	\$1,350,000	\$1,315,000	-3%
Sale Price SQFT	\$527	\$540	2%
Sale to List Price Ratio	96%	96%	0%
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 DETACHED HOUSES

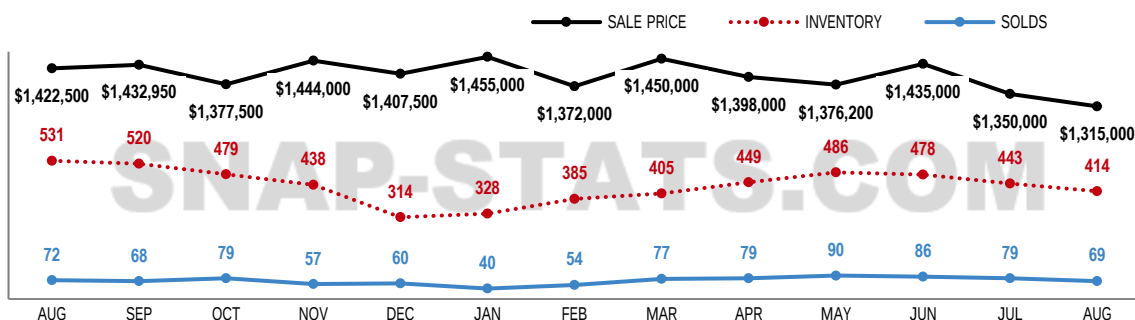
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	53	10	19%
Brookwood	80	6	8%
Campbell Valley	16	0	NA
County Line Glen Valley	1	0	NA
Fort Langley	19	2	11%
Langley City	65	12	18%
Murrayville	21	4	19%
Otter District	2	0	NA
Salmon River	23	5	22%
Walnut Grove	43	13	30%
Willoughby Heights	91	17	19%
TOTAL*	414	69	17%

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Balanced Market at 17% Sales Ratio average (1.7 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** \$900,000 to \$1 mil with average 40% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2 mil to \$2.5 mil, Brookwood and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Walnut Grove 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	5	1	20%
300,001 - 400,000	60	8	13%
400,001 - 500,000	144	21	15%
500,001 - 600,000	122	22	18%
600,001 - 700,000	96	29	30%
700,001 - 800,000	92	12	13%
800,001 - 900,000	76	16	21%
900,001 - 1,000,000	46	10	22%
1,000,001 - 1,250,000	27	7	26%
1,250,001 - 1,500,000	3	1	33%
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*	673	127	19%

0 to 1 Bedroom	132	15	11%
2 Bedrooms	291	58	20%
3 Bedrooms	182	35	19%
4 Bedrooms & Greater	68	19	28%
TOTAL*	673	127	19%

SnapStats®	July	August	Variance
Inventory	682	673	-1%
Solds	147	127	-14%
Sale Price	\$712,000	\$640,000	-10%
Sale Price SQFT	\$533	\$517	-3%
Sale to List Price Ratio	96%	98%	2%
Days on Market	21	27	29%

*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

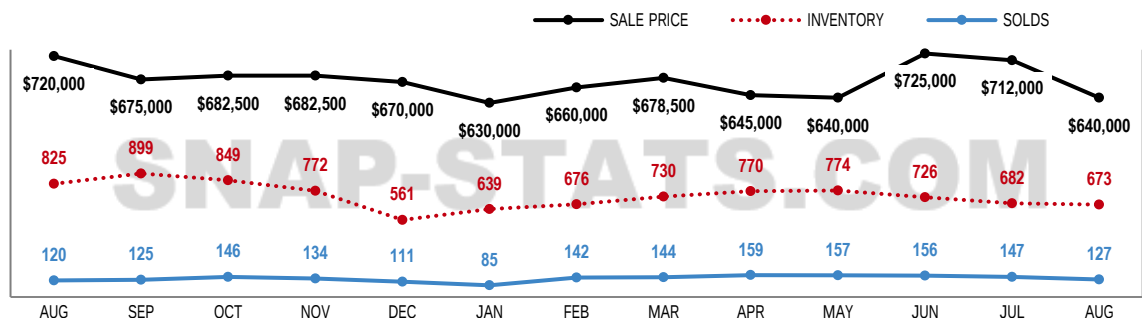
SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	33	8	24%
Brookwood	0	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	7	2	29%
Langley City	193	23	12%
Murrayville	32	6	19%
Otter District	0	0	NA
Salmon River	4	0	NA
Walnut Grove	45	16	36%
Willoughby Heights	359	72	20%
TOTAL*	673	127	19%

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Balanced Market at 19% Sales Ratio average (1.9 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 30% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$300,000 to \$400,000 / \$700,000 to \$800,000, Langley City and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Aldergrove, Walnut Grove and minimum 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	3	NA*
700,001 - 800,000	9	3	33%
800,001 - 900,000	41	11	27%
900,001 - 1,000,000	58	8	14%
1,000,001 - 1,250,000	140	23	16%
1,250,001 - 1,500,000	93	7	8%
1,500,001 - 1,750,000	36	1	3%
1,750,001 - 2,000,000	27	0	NA
2,000,001 - 2,250,000	11	0	NA
2,250,001 - 2,500,000	8	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	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	0	0	NA
TOTAL*	429	56	13%

2 Bedrooms & Less	21	1	5%
3 to 4 Bedrooms	140	24	17%
5 to 6 Bedrooms	198	30	15%
7 Bedrooms & More	70	1	1%
TOTAL*	429	56	13%

SnapStats®	July	August	Variance
Inventory	454	429	-6%
Solds	51	56	10%
Sale Price	\$1,050,000	\$1,017,500	-3%
Sale Price SQFT	\$379	\$390	3%
Sale to List Price Ratio	96%	96%	0%
Days on Market	20	30	50%

Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	156	28	18%
Abbotsford West	134	20	15%
Aberdeen	24	4	17%
Bradner	4	1	25%
Central Abbotsford	75	2	3%
Matsqui	4	0	NA
Poplar	26	1	4%
Sumas Mountain	4	0	NA
Sumas Prairie	2	0	NA
TOTAL*	429	56	13%

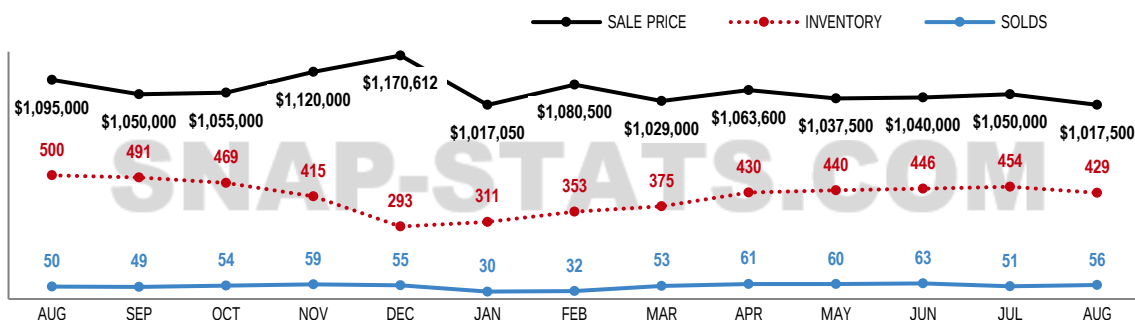
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **ABBOTSFORD 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** \$700,000 to \$800,000 with average 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.5 mil to \$1.75 mil, Central Abbotsford, Poplar and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East / West, Aberdeen and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 100,000	0	0	NA
100,001 - 200,000	1	0	NA
200,001 - 300,000	61	11	18%
300,001 - 400,000	130	15	12%
400,001 - 500,000	94	10	11%
500,001 - 600,000	75	13	17%
600,001 - 700,000	103	18	17%
700,001 - 800,000	55	10	18%
800,001 - 900,000	27	2	7%
900,001 - 1,000,000	4	0	NA
1,000,001 - 1,250,000	3	0	NA
1,250,001 - 1,500,000	0	0	NA
1,500,001 - 1,750,000	0	0	NA
1,750,001 - 2,000,000	0	0	NA
2,000,001 - 2,250,000	0	0	NA
2,250,001 - 2,500,000	0	0	NA
2,500,001 - 2,750,000	0	0	NA
2,750,001 - 3,000,000	0	0	NA
3,000,001 - 3,500,000	0	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	553	79	14%

0 to 1 Bedroom	63	10	16%
2 Bedrooms	297	36	12%
3 Bedrooms	142	26	18%
4 Bedrooms & Greater	51	7	14%
TOTAL*	553	79	14%

SnapStats®	July	August	Variance
Inventory	588	553	-6%
Solds	81	79	-2%
Sale Price	\$490,000	\$510,000	4%
Sale Price SQFT	\$415	\$403	-3%
Sale to List Price Ratio	95%	98%	3%
Days on Market	30	34	13%

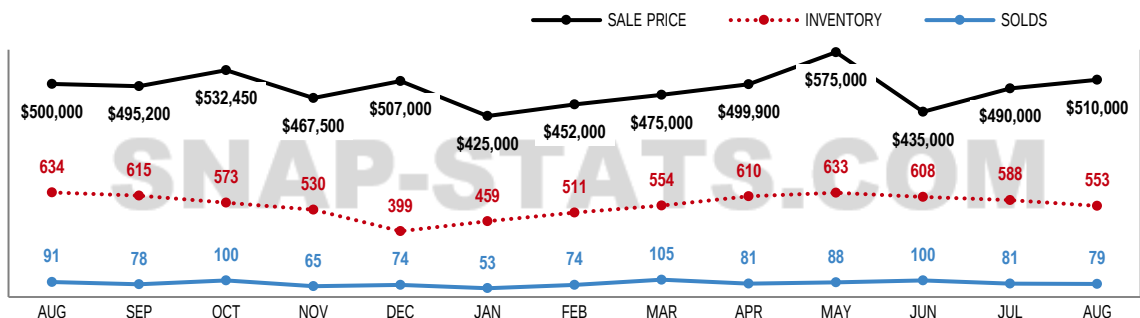
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$200,000 to \$300,000 / \$700,000 to \$800,000 with average 18% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between \$800,000 to \$900,000, Abbotsford West and 2 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East and 3 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	21	4	19%
700,001 - 800,000	27	6	22%
800,001 - 900,000	40	5	13%
900,001 - 1,000,000	37	5	14%
1,000,001 - 1,250,000	60	4	7%
1,250,001 - 1,500,000	29	2	7%
1,500,001 - 1,750,000	8	1	13%
1,750,001 - 2,000,000	5	0	NA
2,000,001 - 2,250,000	3	0	NA
2,250,001 - 2,500,000	2	0	NA
2,500,001 - 2,750,000	1	0	NA
2,750,001 - 3,000,000	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	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*	236	27	11%

2 Bedrooms & Less	25	6	24%
3 to 4 Bedrooms	109	11	10%
5 to 6 Bedrooms	83	9	11%
7 Bedrooms & More	19	1	5%
TOTAL*	236	27	11%

SnapStats®	July	August	Variance
Inventory	239	236	-1%
Solds	36	27	-25%
Sale Price	\$887,500	\$872,000	-2%
Sale Price SQFT	\$401	\$399	0%
Sale to List Price Ratio	95%	98%	3%
Days on Market	31	40	29%

*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

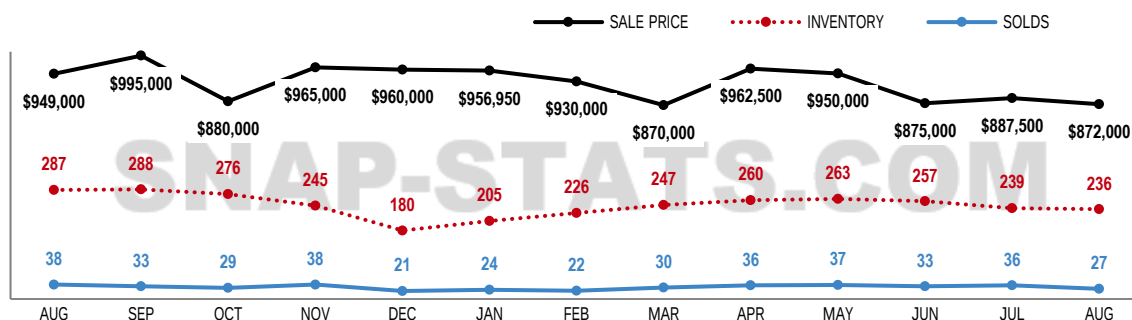
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	2	0	NA
Durieu	3	0	NA
Hatzic	20	2	10%
Hemlock	14	0	NA
Lake Errock	14	1	7%
Mission	175	23	13%
Mission West	5	1	20%
Stave Falls	2	0	NA
Steelhead	1	0	NA
TOTAL*	236	27	11%

Market Summary

- Market Type Indicator **MISSION DETACHED**: Buyers Market at 11% Sales Ratio average (1.1 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 22% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.5 mil, Lake Errock and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Mission and up to 2 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	18	2	11%
400,001 - 500,000	27	1	4%
500,001 - 600,000	18	2	11%
600,001 - 700,000	25	6	24%
700,001 - 800,000	12	1	8%
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*	110	12	11%

0 to 1 Bedroom	15	0	NA
2 Bedrooms	45	3	7%
3 Bedrooms	43	7	16%
4 Bedrooms & Greater	7	2	29%
TOTAL*	110	12	11%

SnapStats®	July	August	Variance
Inventory	128	110	-14%
Solds	8	12	50%
Sale Price	\$417,500	\$642,500	54%
Sale Price SQFT	\$323	\$440	36%
Sale to List Price Ratio	94%	97%	3%
Days on Market	23	20	-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

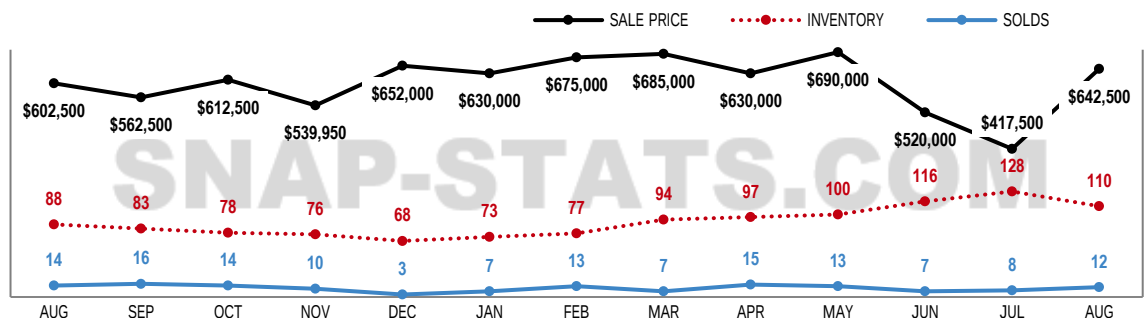
SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	11	0	NA
Lake Errock	1	0	NA
Mission	92	10	11%
Mission West	6	2	33%
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	110	12	11%

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Buyers Market at 11% Sales Ratio average (1.1 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$600,000 to \$700,000 with average 24% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$400,000 to \$500,000 and 2 bedroom properties
- Sellers Best Bet** Selling homes in Mission and 3 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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