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SnapStats®

October 2026

Produced & Published by SnapStats Publishing Co.
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FRASER VALLEY

EDITION

Surrey
South Surrey
White Rock
North Delta
Cloverdale
Langley
Abbotsford
Mission

SnapStats® SURREY OCTOBER 2026

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 700,000	3	2	67%
700,001 - 800,000	3	1	33%
800,001 - 900,000	17	4	24%
900,001 - 1,000,000	44	12	27%
1,000,001 - 1,250,000	203	38	19%
1,250,001 - 1,500,000	287	29	10%
1,500,001 - 1,750,000	168	15	9%
1,750,001 - 2,000,000	116	7	6%
2,000,001 - 2,250,000	45	2	4%
2,250,001 - 2,500,000	61	2	3%
2,500,001 - 2,750,000	27	1	4%
2,750,001 - 3,000,000	27	0	NA
3,000,001 - 3,500,000	13	0	NA
3,500,001 - 4,000,000	6	0	NA
4,000,001 - 4,500,000	7	0	NA
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	1	0	NA
7,000,001 & Greater	2	0	NA
TOTAL*	1033	113	11%
2 Bedrooms & Less	38	6	16%
3 to 4 Bedrooms	293	39	13%
5 to 6 Bedrooms	332	42	13%
7 Bedrooms & More	370	26	7%
TOTAL*	1033	113	11%

SnapStats®	September	October	Variance
Inventory	1120	1033	-8%
Solds	84	113	35%
Sale Price	$1,215,000	$1,248,000	3%
Sale Price SQFT	$454	$433	-5%
Sale to List Price Ratio	95%	96%	1%
Days on Market	28	44	57%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	94	6	6%
Bolivar Heights	71	3	4%
Bridgeview	32	0	NA
Cedar Hills	51	14	27%
East Newton	110	16	15%
Fleetwood Tynehead	122	14	11%
Fraser Heights	84	10	12%
Guildford	41	6	15%
Panorama Ridge	91	12	13%
Port Kells	3	0	NA
Queen Mary Park	66	2	3%
Royal Heights	19	2	11%
Sullivan Station	79	16	20%
West Newton	89	8	9%
Whalley	81	4	5%
TOTAL*	1033	113	11%

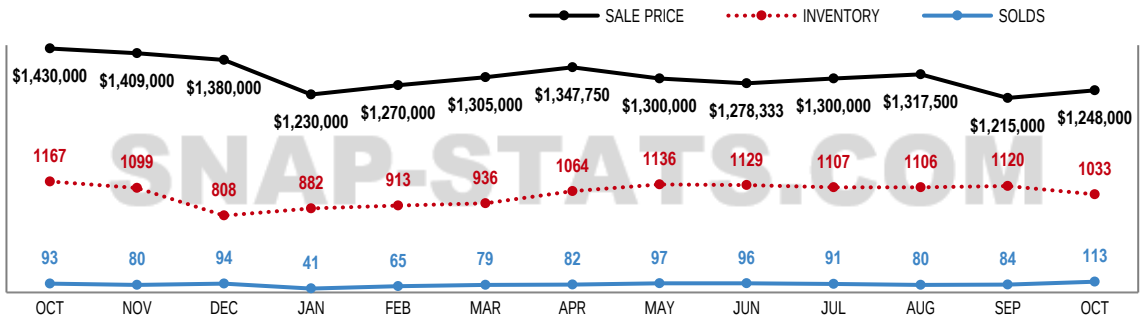
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **SURREY DETACHED**: Buyers Market at 11% Sales Ratio average (1.1 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 27% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $2 mil to $2.75 mil, Bear Creek Green Timbers, Bolivar Heights, Queen Mary Park and Whalley
- Sellers Best Bet** Selling homes in Cedar Hills, Sullivan Station and up to 2 bedroom properties

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

13 Month Market Trend



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SnapStats® SURREY OCTOBER 2026

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	46	6	13%
300,001 - 400,000	192	27	14%
400,001 - 500,000	304	27	9%
500,001 - 600,000	304	19	6%
600,001 - 700,000	211	22	10%
700,001 - 800,000	208	27	13%
800,001 - 900,000	120	12	10%
900,001 - 1,000,000	31	5	16%
1,000,001 - 1,250,000	16	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*	1434	146	10%
0 to 1 Bedroom	354	29	8%
2 Bedrooms	615	55	9%
3 Bedrooms	303	34	11%
4 Bedrooms & Greater	162	28	17%
TOTAL*	1434	146	10%

SnapStats®	September	October	Variance
Inventory	1523	1434	-6%
Solds	114	146	28%
Sale Price	$512,944	$547,500	7%
Sale Price SQFT	$491	$458	-7%
Sale to List Price Ratio	99%	95%	-4%
Days on Market	25	28	12%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	34	4	12%
Bolivar Heights	14	0	NA
Bridgeview	3	0	NA
Cedar Hills	9	0	NA
East Newton	113	20	18%
Fleetwood Tynehead	141	15	11%
Fraser Heights	16	3	19%
Guildford	164	16	10%
Panorama Ridge	20	5	25%
Port Kells	0	0	NA
Queen Mary Park	84	7	8%
Royal Heights	2	0	NA
Sullivan Station	123	16	13%
West Newton	107	18	17%
Whalley	604	42	7%
TOTAL*	1434	146	10%

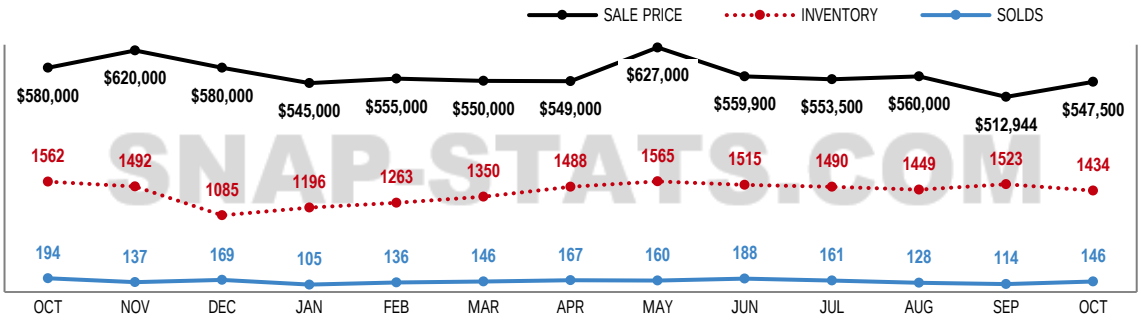
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **SURREY ATTACHED**: Buyers Market at 10% Sales Ratio average (1 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** $900,000 to $1 mil with average 16% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between $500,000 to $600,000, Queen Mary Park, Whalley and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Panorama Ridge and minimum 4 bedroom properties

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

13 Month Market Trend



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SnapStats® S SURREY WHITE ROCK OCTOBER 2026

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 700,000	1	0	NA
700,001 - 800,000	1	1	100%
800,001 - 900,000	1	1	100%
900,001 - 1,000,000	9	0	NA
1,000,001 - 1,250,000	30	8	27%
1,250,001 - 1,500,000	98	12	12%
1,500,001 - 1,750,000	82	13	16%
1,750,001 - 2,000,000	79	10	13%
2,000,001 - 2,250,000	41	4	10%
2,250,001 - 2,500,000	45	2	4%
2,500,001 - 2,750,000	31	1	3%
2,750,001 - 3,000,000	36	0	NA
3,000,001 - 3,500,000	39	0	NA
3,500,001 - 4,000,000	23	1	4%
4,000,001 - 4,500,000	10	1	10%
4,500,001 - 5,000,000	13	0	NA
5,000,001 - 5,500,000	7	0	NA
5,500,001 - 6,000,000	4	0	NA
6,000,001 - 6,500,000	3	0	NA
6,500,001 - 7,000,000	4	0	NA
7,000,001 & Greater	13	0	NA
TOTAL*	570	54	9%
2 Bedrooms & Less	30	5	17%
3 to 4 Bedrooms	240	26	11%
5 to 6 Bedrooms	223	20	9%
7 Bedrooms & More	77	3	4%
TOTAL*	570	54	9%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	82	9	11%
Elgin Chantrell	74	8	11%
Grandview	67	2	3%
Hazelmere	8	0	NA
King George Corridor	84	3	4%
Morgan Creek	45	1	2%
Pacific Douglas	35	8	23%
Sunnyside Park	44	11	25%
White Rock	131	12	9%
TOTAL*	570	54	9%

SnapStats®	September	October	Variance
Inventory	600	570	-5%
Solds	60	54	-10%
Sale Price	$1,628,000	$1,552,500	-5%
Sale Price SQFT	$545	$537	-1%
Sale to List Price Ratio	102%	95%	-7%
Days on Market	30	32	7%

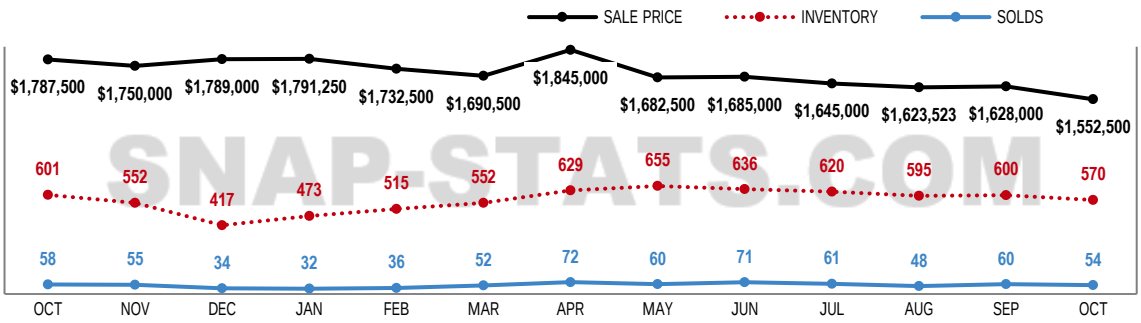
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Market Summary

- Market Type Indicator **S SURREY WHITE ROCK 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 27% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $2.5 mil to $2.75 mil, Grandview, King George Corridor, Morgan Creek and 7 plus bedrooms
- Sellers Best Bet** Selling homes in Pacific Douglas, Sunnyside Park and up to 2 bedroom properties

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

13 Month Market Trend



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SnapStats® S SURREY WHITE ROCK OCTOBER 2026

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	0	NA
300,001 - 400,000	32	4	13%
400,001 - 500,000	53	10	19%
500,001 - 600,000	91	15	16%
600,001 - 700,000	49	13	27%
700,001 - 800,000	68	11	16%
800,001 - 900,000	93	12	13%
900,001 - 1,000,000	62	6	10%
1,000,001 - 1,250,000	51	5	10%
1,250,001 - 1,500,000	35	4	11%
1,500,001 - 1,750,000	4	1	25%
1,750,001 - 2,000,000	9	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	3	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*	561	81	14%
0 to 1 Bedroom	64	7	11%
2 Bedrooms	258	47	18%
3 Bedrooms	147	19	13%
4 Bedrooms & Greater	92	8	9%
TOTAL*	561	81	14%

SnapStats®	September	October	Variance
Inventory	593	561	-5%
Solds	90	81	-10%
Sale Price	$700,000	$700,000	0%
Sale Price SQFT	$524	$540	3%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	33	19	-42%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	15	2	13%
Elgin Chantrell	16	2	13%
Grandview	143	23	16%
Hazelmere	0	0	NA
King George Corridor	115	18	16%
Morgan Creek	34	6	18%
Pacific Douglas	27	0	NA
Sunnyside Park	22	8	36%
White Rock	189	22	12%
TOTAL*	561	81	14%

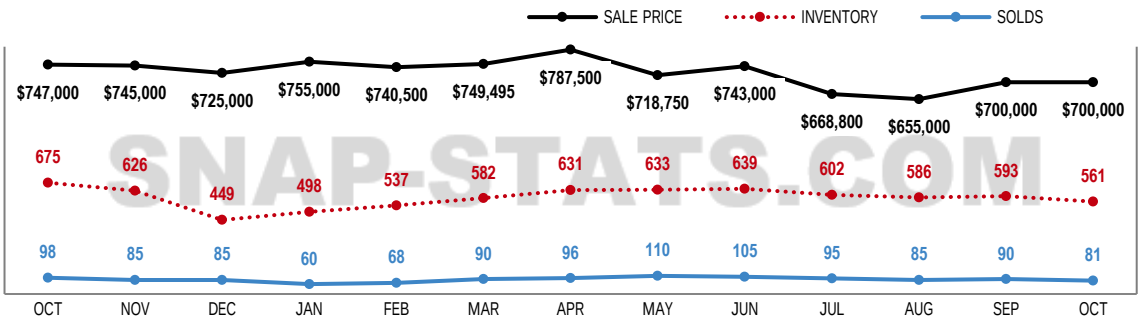
Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK ATTACHED**: Balanced Market at 14% Sales Ratio average (1.4 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 27% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $900,000 to $1.5 mil, Crescent Beach, Elgin Chantrell, White Rock and minimum 4 bedrooms
- Sellers Best Bet** Selling homes in Sunnyside Park and 2 bedroom properties

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

13 Month Market Trend



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SnapStats® NORTH DELTA OCTOBER 2026

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	1	0	NA
900,001 - 1,000,000	9	5	56%
1,000,001 - 1,250,000	59	20	34%
1,250,001 - 1,500,000	57	8	14%
1,500,001 - 1,750,000	23	2	9%
1,750,001 - 2,000,000	16	1	6%
2,000,001 - 2,250,000	11	1	9%
2,250,001 - 2,500,000	6	1	17%
2,500,001 - 2,750,000	1	0	NA
2,750,001 - 3,000,000	0	0	NA
3,000,001 - 3,500,000	2	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*	187	38	20%
2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	87	21	24%
5 to 6 Bedrooms	60	13	22%
7 Bedrooms & More	39	4	10%
TOTAL*	187	38	20%

SnapStats®	September	October	Variance
Inventory	209	187	-11%
Solds	24	38	58%
Sale Price	$1,100,000	$1,182,500	8%
Sale Price SQFT	$471	$491	4%
Sale to List Price Ratio	96%	95%	-1%
Days on Market	39	24	-38%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	46	8	17%
Nordel	57	10	18%
Scottsdale	41	8	20%
Sunshine Hills Woods	43	12	28%
TOTAL*	187	38	20%

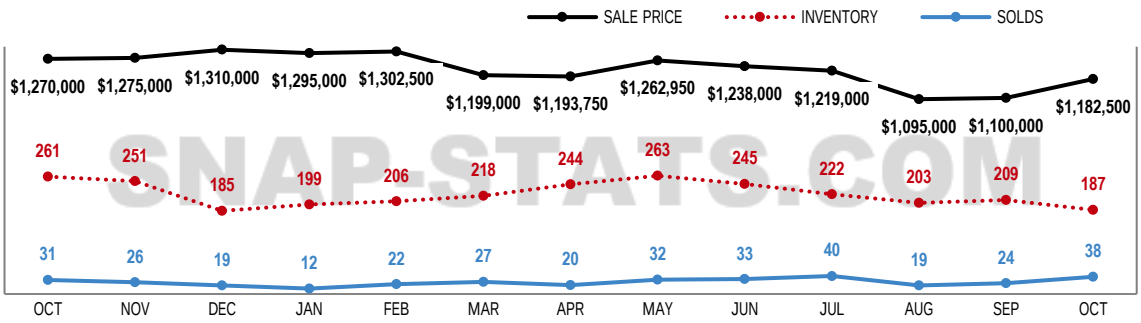
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: Balanced Market at 20% Sales Ratio average (2 in 10 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** $900,000 to $1 mil with average 56% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.75 mil to $2 mil, Annieville, Nordel and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Sunshine Hills Woods and up to 6 bedroom properties

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

13 Month Market Trend



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SnapStats® NORTH DELTA OCTOBER 2026

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	0	NA
300,001 - 400,000	6	1	17%
400,001 - 500,000	12	0	NA
500,001 - 600,000	16	2	13%
600,001 - 700,000	6	0	NA
700,001 - 800,000	9	2	22%
800,001 - 900,000	10	2	20%
900,001 - 1,000,000	6	0	NA
1,000,001 - 1,250,000	4	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*	76	7	9%
0 to 1 Bedroom	18	0	NA
2 Bedrooms	25	3	12%
3 Bedrooms	14	4	29%
4 Bedrooms & Greater	19	0	NA
TOTAL*	76	7	9%

SnapStats®	September	October	Variance
Inventory	71	76	7%
Solds	8	7	-13%
Sale Price	$622,500	$715,000	15%
Sale Price SQFT	$479	$550	15%
Sale to List Price Ratio	98%	98%	0%
Days on Market	48	38	-21%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	15	1	7%
Nordel	16	2	13%
Scottsdale	25	2	8%
Sunshine Hills Woods	20	2	10%
TOTAL*	76	7	9%

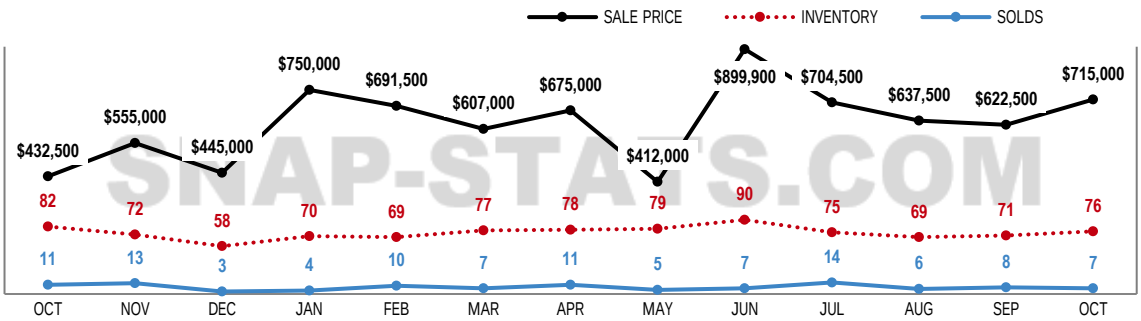
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Buyers Market at 9% Sales Ratio average (9 in 100 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** $700,000 to $900,000 with average 21% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $500,000 to $600,000, Annieville, Scottsdale and 2 bedroom properties
- Sellers Best Bet** Selling homes in Nordel and 3 bedroom properties

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

13 Month Market Trend



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SnapStats® CLOVERDALE OCTOBER 2026

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	2	2	100%
900,001 - 1,000,000	7	1	14%
1,000,001 - 1,250,000	63	15	24%
1,250,001 - 1,500,000	58	10	17%
1,500,001 - 1,750,000	23	1	4%
1,750,001 - 2,000,000	11	1	9%
2,000,001 - 2,250,000	7	1	14%
2,250,001 - 2,500,000	10	0	NA
2,500,001 - 2,750,000	5	0	NA
2,750,001 - 3,000,000	3	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*	193	31	16%
2 Bedrooms & Less	2	1	50%
3 to 4 Bedrooms	74	14	19%
5 to 6 Bedrooms	78	12	15%
7 Bedrooms & More	39	4	10%
TOTAL*	193	31	16%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	34	5	15%
Cloverdale	158	26	16%
Serpentine	1	0	NA
TOTAL*	193	31	16%

SnapStats®	September	October	Variance
Inventory	201	193	-4%
Solds	32	31	-3%
Sale Price	$1,212,500	$1,190,000	-2%
Sale Price SQFT	$466	$483	4%
Sale to List Price Ratio	98%	93%	-5%
Days on Market	19	22	16%

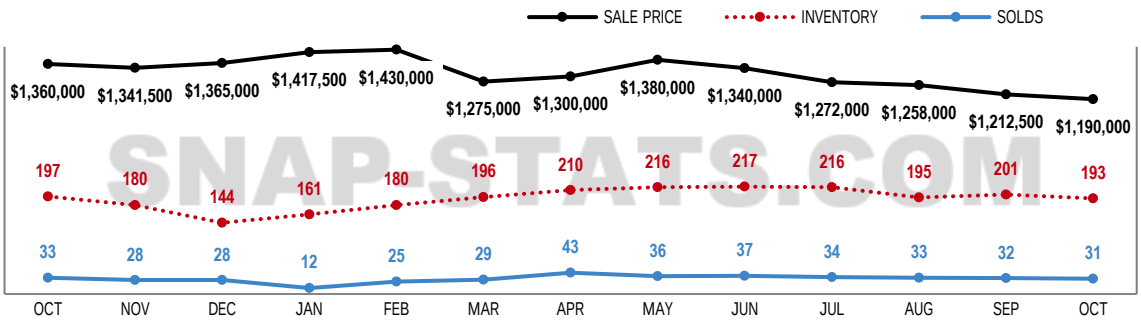
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **CLOVERDALE DETACHED**: 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** $1 mil to $1.25 mil with average 24% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.5 mil to $1.75 mil and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Clayton, Cloverdale and 3 to 4 bedroom properties

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

13 Month Market Trend



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SnapStats® CLOVERDALE OCTOBER 2026

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	7	0	NA
300,001 - 400,000	13	0	NA
400,001 - 500,000	25	2	8%
500,001 - 600,000	23	0	NA
600,001 - 700,000	39	8	21%
700,001 - 800,000	65	13	20%
800,001 - 900,000	21	4	19%
900,001 - 1,000,000	7	1	14%
1,000,001 - 1,250,000	4	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*	204	28	14%
0 to 1 Bedroom	25	1	4%
2 Bedrooms	77	8	10%
3 Bedrooms	72	11	15%
4 Bedrooms & Greater	30	8	27%
TOTAL*	204	28	14%

SnapStats®	September	October	Variance
Inventory	194	204	5%
Solds	37	28	-24%
Sale Price	$740,000	$742,500	0%
Sale Price SQFT	$503	$505	0%
Sale to List Price Ratio	96%	97%	1%
Days on Market	32	16	-50%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	99	17	17%
Cloverdale	105	11	10%
Serpentine	0	0	NA
TOTAL*	204	28	14%

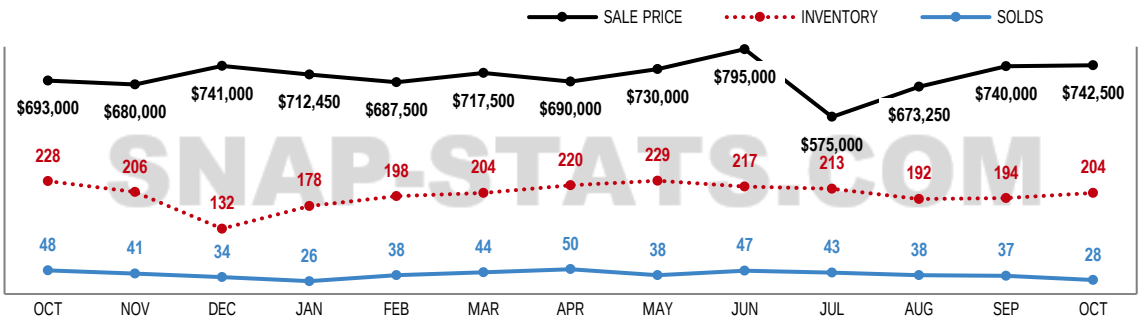
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** $600,000 to $800,000 with average 21% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $400,000 to $500,000, Cloverdale and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Clayton and minimum 4 bedroom properties

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

13 Month Market Trend



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SnapStats® LANGLEY OCTOBER 2026

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 700,000	4	0	NA
700,001 - 800,000	3	1	33%
800,001 - 900,000	7	2	29%
900,001 - 1,000,000	22	4	18%
1,000,001 - 1,250,000	72	20	28%
1,250,001 - 1,500,000	92	20	22%
1,500,001 - 1,750,000	84	5	6%
1,750,001 - 2,000,000	48	2	4%
2,000,001 - 2,250,000	27	1	4%
2,250,001 - 2,500,000	25	2	8%
2,500,001 - 2,750,000	13	2	15%
2,750,001 - 3,000,000	10	0	NA
3,000,001 - 3,500,000	17	0	NA
3,500,001 - 4,000,000	10	0	NA
4,000,001 - 4,500,000	5	0	NA
4,500,001 - 5,000,000	2	0	NA
5,000,001 - 5,500,000	1	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	2	0	NA
TOTAL*	445	59	13%
2 Bedrooms & Less	21	0	NA
3 to 4 Bedrooms	172	32	19%
5 to 6 Bedrooms	173	20	12%
7 Bedrooms & More	79	7	9%
TOTAL*	445	59	13%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	53	9	17%
Brookswood	94	11	12%
Campbell Valley	19	2	11%
County Line Glen Valley	0	0	NA
Fort Langley	16	2	13%
Langley City	67	5	7%
Murrayville	37	3	8%
Otter District	4	0	NA
Salmon River	28	2	7%
Walnut Grove	38	12	32%
Willoughby Heights	89	13	15%
TOTAL*	445	59	13%

SnapStats®	September	October	Variance
Inventory	449	445	-1%
Solds	64	59	-8%
Sale Price	$1,345,000	$1,300,000	-3%
Sale Price SQFT	$482	$532	10%
Sale to List Price Ratio	97%	98%	1%
Days on Market	20	21	5%

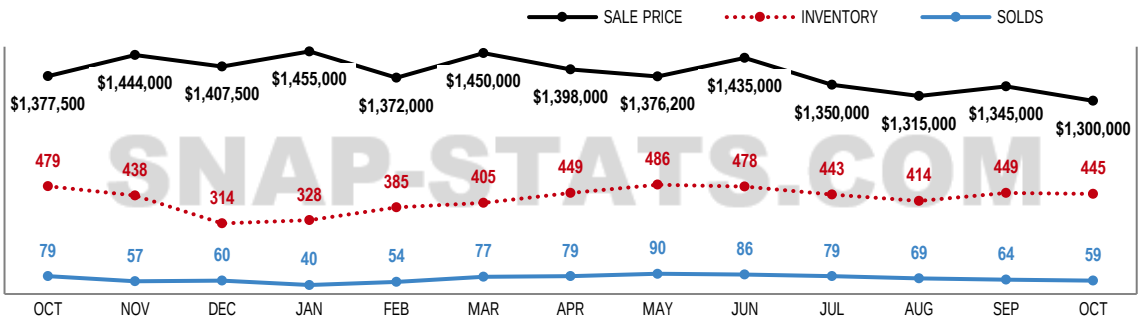
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: Balanced Market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** $1 mil to $1.25 mil with average 28% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.75 mil to $2.25 mil, Langley City, Murrayville, Salmon River and minimum 7 bedrooms
- Sellers Best Bet** Selling homes in Walnut Grove and 3 to 4 bedroom properties

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

13 Month Market Trend



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SnapStats® LANGLEY OCTOBER 2026

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	8	2	25%
300,001 - 400,000	67	17	25%
400,001 - 500,000	130	24	18%
500,001 - 600,000	120	18	15%
600,001 - 700,000	100	18	18%
700,001 - 800,000	76	28	37%
800,001 - 900,000	85	17	20%
900,001 - 1,000,000	48	5	10%
1,000,001 - 1,250,000	30	5	17%
1,250,001 - 1,500,000	3	1	33%
1,500,001 - 1,750,000	2	1	50%
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*	669	136	20%
0 to 1 Bedroom	136	22	16%
2 Bedrooms	281	51	18%
3 Bedrooms	167	40	24%
4 Bedrooms & Greater	85	23	27%
TOTAL*	669	136	20%

SnapStats®	September	October	Variance
Inventory	699	669	-4%
Solds	128	136	6%
Sale Price	$611,000	$664,500	9%
Sale Price SQFT	$513	$506	-1%
Sale to List Price Ratio	97%	98%	1%
Days on Market	25	27	8%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	33	3	9%
Brookswood	2	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	11	1	9%
Langley City	185	36	19%
Murrayville	31	7	23%
Otter District	0	0	NA
Salmon River	3	1	33%
Walnut Grove	51	17	33%
Willoughby Heights	353	71	20%
TOTAL*	669	136	20%

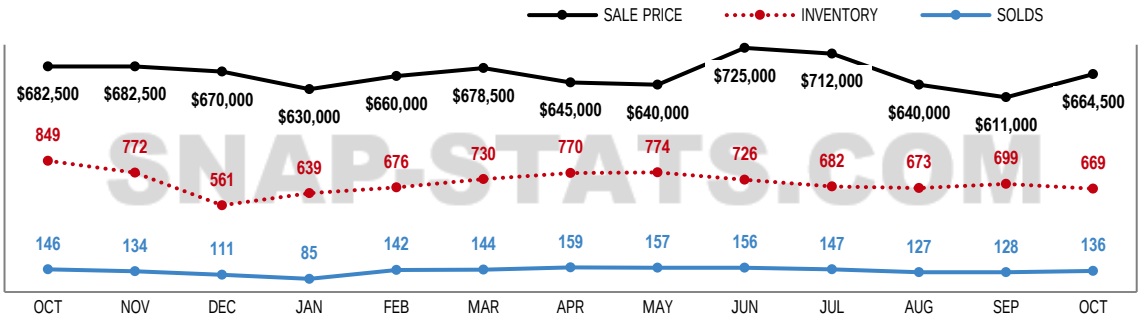
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **LANGLEY 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** $700,000 to $800,000 with average 37% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $900,000 to $1 mil, Aldergrove, Fort Langley and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Murrayville, Walnut Grove and minimum 3 bedroom properties

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

13 Month Market Trend



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SnapStats® ABBOTSFORD OCTOBER 2026

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 700,000	0	1	NA*
700,001 - 800,000	11	3	27%
800,001 - 900,000	37	13	35%
900,001 - 1,000,000	58	13	22%
1,000,001 - 1,250,000	121	23	19%
1,250,001 - 1,500,000	97	14	14%
1,500,001 - 1,750,000	32	2	6%
1,750,001 - 2,000,000	30	3	10%
2,000,001 - 2,250,000	10	0	NA
2,250,001 - 2,500,000	7	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	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*	410	72	18%
2 Bedrooms & Less	14	4	29%
3 to 4 Bedrooms	148	32	22%
5 to 6 Bedrooms	182	28	15%
7 Bedrooms & More	66	8	12%
TOTAL*	410	72	18%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	153	35	23%
Abbotsford West	115	21	18%
Aberdeen	23	7	30%
Bradner	2	1	50%
Central Abbotsford	79	6	8%
Matsqui	5	1	20%
Poplar	28	0	NA
Sumas Mountain	3	1	33%
Sumas Prairie	2	0	NA
TOTAL*	410	72	18%

SnapStats®	September	October	Variance
Inventory	440	410	-7%
Solds	45	72	60%
Sale Price	$949,000	$1,060,000	12%
Sale Price SQFT	$383	$400	4%
Sale to List Price Ratio	95%	97%	2%
Days on Market	39	38	-3%

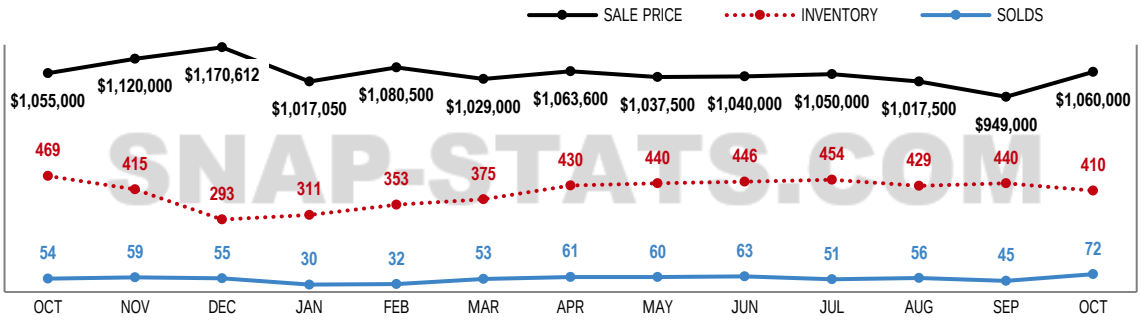
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: Balanced Market at 18% Sales Ratio average (1.8 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 35% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.5 mil to $1.75 mil, Central Abbotsford and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Abbotsford East, Aberdeen and up to 2 bedroom properties

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

13 Month Market Trend



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SnapStats® ABBOTSFORD OCTOBER 2026

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 100,000	0	0	NA
100,001 - 200,000	4	0	NA
200,001 - 300,000	72	17	24%
300,001 - 400,000	126	18	14%
400,001 - 500,000	94	16	17%
500,001 - 600,000	85	11	13%
600,001 - 700,000	81	16	20%
700,001 - 800,000	59	9	15%
800,001 - 900,000	16	1	6%
900,001 - 1,000,000	6	1	17%
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*	546	89	16%

0 to 1 Bedroom	71	12	17%
2 Bedrooms	306	42	14%
3 Bedrooms	123	24	20%
4 Bedrooms & Greater	46	11	24%
TOTAL*	546	89	16%

SnapStats®	September	October	Variance
Inventory	572	546	-5%
Solds	58	89	53%
Sale Price	$497,500	$440,000	-12%
Sale Price SQFT	$433	$367	-15%
Sale to List Price Ratio	97%	98%	1%
Days on Market	32	30	-6%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	65	14	22%
Abbotsford West	215	23	11%
Aberdeen	4	3	75%
Bradner	0	0	NA
Central Abbotsford	236	42	18%
Matsqui	0	0	NA
Poplar	26	7	27%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	546	89	16%

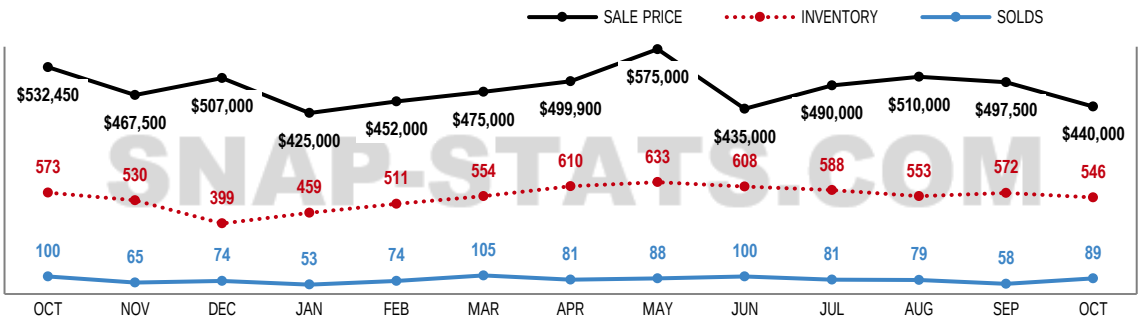
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** $200,000 to $300,000 with average 24% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $800,000 to $900,000, Abbotsford West and 2 bedroom properties
- Sellers Best Bet** Selling homes in Poplar and minimum 4 bedroom properties

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

13 Month Market Trend



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SnapStats® MISSION OCTOBER 2026

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 700,000	22	4	18%
700,001 - 800,000	29	2	7%
800,001 - 900,000	27	2	7%
900,001 - 1,000,000	31	2	6%
1,000,001 - 1,250,000	60	5	8%
1,250,001 - 1,500,000	25	2	8%
1,500,001 - 1,750,000	7	0	NA
1,750,001 - 2,000,000	6	0	NA
2,000,001 - 2,250,000	3	0	NA
2,250,001 - 2,500,000	3	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	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*	216	17	8%

2 Bedrooms & Less	20	1	5%
3 to 4 Bedrooms	98	4	4%
5 to 6 Bedrooms	84	9	11%
7 Bedrooms & More	14	3	21%
TOTAL*	216	17	8%

SnapStats®	September	October	Variance
Inventory	231	216	-6%
Solds	28	17	-39%
Sale Price	$814,000	$910,000	12%
Sale Price SQFT	$353	$397	12%
Sale to List Price Ratio	94%	99%	5%
Days on Market	29	54	86%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	3	0	NA
Durieu	2	0	NA
Hatzic	18	2	11%
Hemlock	10	0	NA
Lake Errock	12	1	8%
Mission	164	14	9%
Mission West	6	0	NA
Stave Falls	1	0	NA
Steelhead	0	0	NA
TOTAL*	216	17	8%

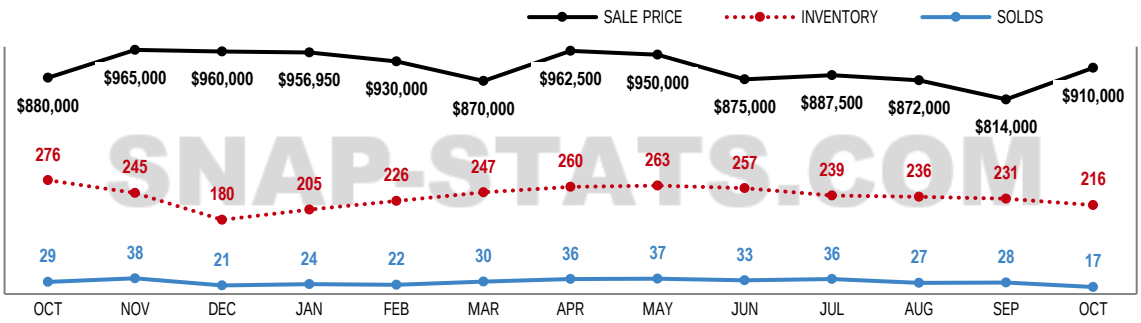
Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **MISSION DETACHED**: Buyers Market at 8% Sales Ratio average (8 in 100 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** $0 to $700,000 with average 18% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between $700,000 to $1.5 mil, Lake Errock, Mission and up to 4 bedroom properties
- Sellers Best Bet** Selling homes in Hatzic and minimum 7 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	8	0	NA
300,001 - 400,000	17	0	NA
400,001 - 500,000	32	4	13%
500,001 - 600,000	13	2	15%
600,001 - 700,000	33	3	9%
700,001 - 800,000	20	0	NA
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*	125	9	7%

0 to 1 Bedroom	14	1	7%
2 Bedrooms	48	3	6%
3 Bedrooms	53	5	9%
4 Bedrooms & Greater	10	0	NA
TOTAL*	125	9	7%

SnapStats®	September	October	Variance
Inventory	122	125	2%
Solds	10	9	-10%
Sale Price	$430,000	$525,000	22%
Sale Price SQFT	$368	$370	1%
Sale to List Price Ratio	95%	98%	3%
Days on Market	61	60	-2%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	8	0	NA
Lake Errock	1	0	NA
Mission	107	9	8%
Mission West	9	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	125	9	7%

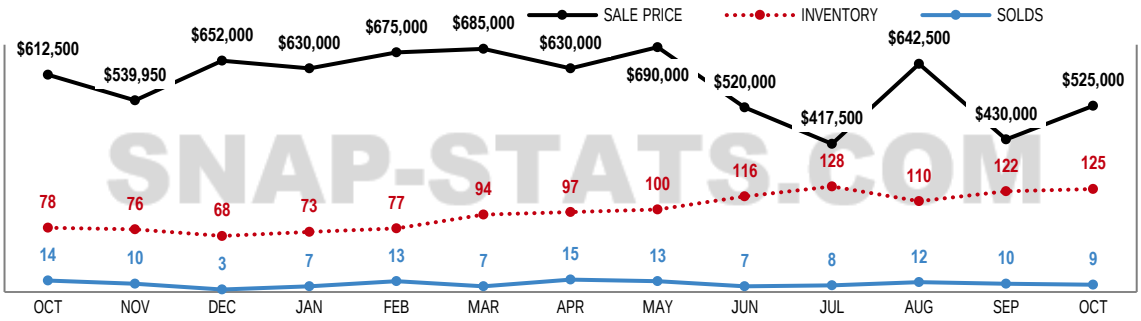
Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Buyers Market at 7% Sales Ratio average (7 in 100 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** $500,000 to $600,000 with average 15% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between $600,000 to $700,000 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



SNAP-STATS.COM

Compliments of...

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