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Prela Property Group

604 355 5408
admin@prela.ca
prela.ca

Stonehaus Realty
1126 Austin Avenue
Coquitlam, BC V3K 3P5

SnapStats®

September 2026

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FRASER VALLEY

EDITION

Surrey
South Surrey
White Rock
North Delta
Cloverdale
Langley
Abbotsford
Mission

SnapStats® SURREY SEPTEMBER 2026

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 700,000	4	0	NA
700,001 - 800,000	3	0	NA
800,001 - 900,000	13	4	31%
900,001 - 1,000,000	42	7	17%
1,000,001 - 1,250,000	213	33	15%
1,250,001 - 1,500,000	312	25	8%
1,500,001 - 1,750,000	178	10	6%
1,750,001 - 2,000,000	150	1	1%
2,000,001 - 2,250,000	48	3	6%
2,250,001 - 2,500,000	61	0	NA
2,500,001 - 2,750,000	32	1	3%
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	3	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*	1120	84	8%
2 Bedrooms & Less	39	0	NA
3 to 4 Bedrooms	300	35	12%
5 to 6 Bedrooms	391	34	9%
7 Bedrooms & More	390	15	4%
TOTAL*	1120	84	8%

SnapStats®	August	September	Variance
Inventory	1106	1120	1%
Solds	80	84	5%
Sale Price	$1,317,500	$1,215,000	-8%
Sale Price SQFT	$481	$454	-6%
Sale to List Price Ratio	96%	95%	-1%
Days on Market	40	28	-30%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	93	5	5%
Bolivar Heights	79	8	10%
Bridgeview	30	0	NA
Cedar Hills	66	7	11%
East Newton	120	7	6%
Fleetwood Tynehead	137	14	10%
Fraser Heights	88	9	10%
Guildford	49	2	4%
Panorama Ridge	101	5	5%
Port Kells	4	0	NA
Queen Mary Park	71	2	3%
Royal Heights	20	2	10%
Sullivan Station	93	6	6%
West Newton	83	17	20%
Whalley	86	0	NA
TOTAL*	1120	84	8%

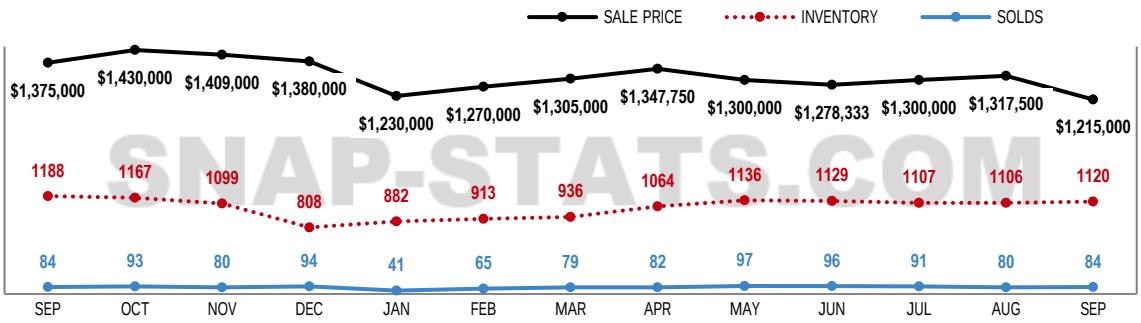
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **SURREY DETACHED**: Buyers Market at 8% Sales Ratio average (8 in 100 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** $800,000 to $900,000 with average 31% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.75 mil to $2 mil, Bear Creek, East Newton, Guildford, Panorama Ridge, and Sullivan Station
- Sellers Best Bet** Selling homes in West Newton and 3 to 4 bedroom properties

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

13 Month Market Trend



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Stonehaus Realty
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prela.ca
admin@prela.ca

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SnapStats® SURREY SEPTEMBER 2026

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 100,000	0	0	NA
100,001 - 200,000	3	0	NA
200,001 - 300,000	54	7	13%
300,001 - 400,000	192	25	13%
400,001 - 500,000	294	24	8%
500,001 - 600,000	343	14	4%
600,001 - 700,000	214	15	7%
700,001 - 800,000	226	16	7%
800,001 - 900,000	140	11	8%
900,001 - 1,000,000	39	2	5%
1,000,001 - 1,250,000	17	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*	1523	114	7%
0 to 1 Bedroom	376	25	7%
2 Bedrooms	632	42	7%
3 Bedrooms	337	32	9%
4 Bedrooms & Greater	178	15	8%
TOTAL*	1523	114	7%

SnapStats®	August	September	Variance
Inventory	1449	1523	5%
Solds	128	114	-11%
Sale Price	$560,000	$512,944	-8%
Sale Price SQFT	$487	$491	1%
Sale to List Price Ratio	97%	99%	2%
Days on Market	32	25	-22%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Bear Creek Green Timbers	37	3	8%
Bolivar Heights	14	1	7%
Bridgeview	4	1	25%
Cedar Hills	9	0	NA
East Newton	132	11	8%
Fleetwood Tynehead	136	15	11%
Fraser Heights	19	0	NA
Guildford	161	12	7%
Panorama Ridge	27	5	19%
Port Kells	0	0	NA
Queen Mary Park	89	8	9%
Royal Heights	2	0	NA
Sullivan Station	128	10	8%
West Newton	130	8	6%
Whalley	635	40	6%
TOTAL*	1523	114	7%

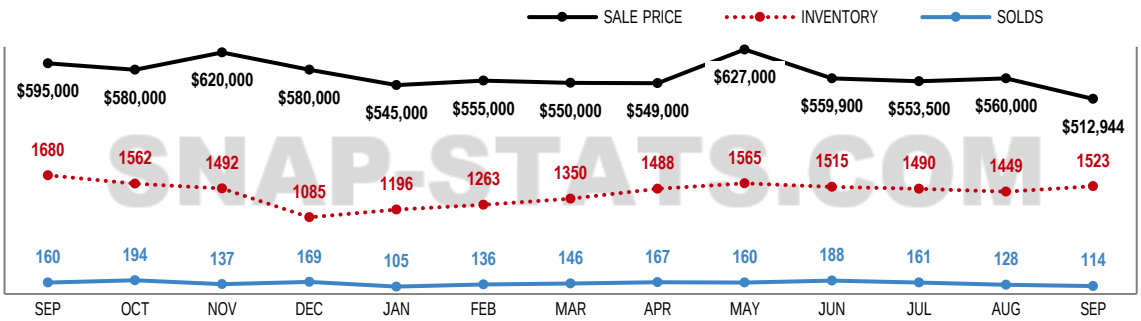
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Market Summary

- Market Type Indicator **SURREY ATTACHED**: Buyers Market at 7% Sales Ratio average (7 in 100 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** $200,000 to $400,000 with average 13% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between $500,000 to $600,000, West Newton, Whalley and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Panorama Ridge and 3 bedroom properties

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

13 Month Market Trend



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SnapStats® S SURREY WHITE ROCK SEPTEMBER 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	3	0	NA
900,001 - 1,000,000	8	4	50%
1,000,001 - 1,250,000	27	9	33%
1,250,001 - 1,500,000	102	14	14%
1,500,001 - 1,750,000	100	9	9%
1,750,001 - 2,000,000	81	4	5%
2,000,001 - 2,250,000	44	6	14%
2,250,001 - 2,500,000	46	2	4%
2,500,001 - 2,750,000	32	7	22%
2,750,001 - 3,000,000	39	2	5%
3,000,001 - 3,500,000	33	1	3%
3,500,001 - 4,000,000	30	0	NA
4,000,001 - 4,500,000	10	1	10%
4,500,001 - 5,000,000	14	0	NA
5,000,001 - 5,500,000	8	0	NA
5,500,001 - 6,000,000	4	0	NA
6,000,001 - 6,500,000	2	1	50%
6,500,001 - 7,000,000	4	0	NA
7,000,001 & Greater	12	0	NA
TOTAL*	600	60	10%
2 Bedrooms & Less	34	5	15%
3 to 4 Bedrooms	255	30	12%
5 to 6 Bedrooms	234	22	9%
7 Bedrooms & More	77	3	4%
TOTAL*	600	60	10%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	94	7	7%
Elgin Chantrell	74	10	14%
Grandview	66	9	14%
Hazelmere	7	2	29%
King George Corridor	85	8	9%
Morgan Creek	45	5	11%
Pacific Douglas	39	6	15%
Sunnyside Park	46	3	7%
White Rock	144	10	7%
TOTAL*	600	60	10%

SnapStats®	August	September	Variance
Inventory	595	600	1%
Solds	48	60	25%
Sale Price	$1,623,523	$1,628,000	0%
Sale Price SQFT	$558	$545	-2%
Sale to List Price Ratio	94%	102%	9%
Days on Market	43	30	-30%

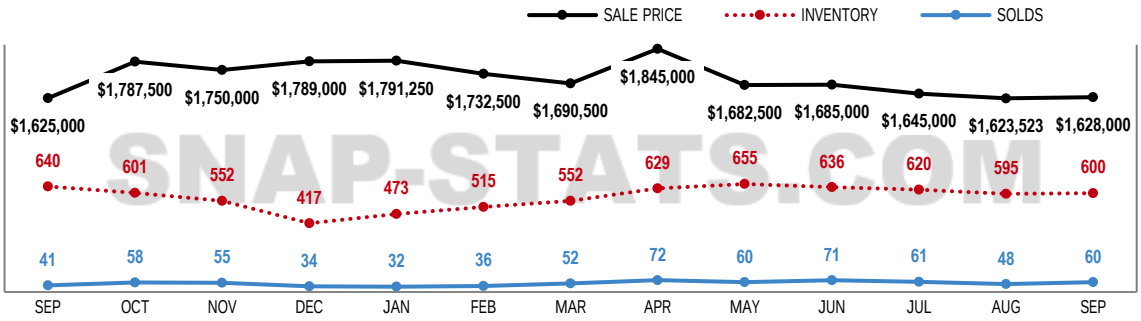
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Buyers Market at 10% Sales Ratio average (1 in 10 homes selling rate)
- Homes are selling on average 2% above list price
- Most Active Price Band** $900,000 to $1.25 mil with average 42% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $3 mil to $3.5 mil, Crescent Beach, Sunnyside Park, White Rock and minimum 7 bedrooms
- Sellers Best Bet** Selling homes in Elgin Chantrell, Grandview, Pacific Douglas and up to 2 bedrooms

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

13 Month Market Trend



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SnapStats® S SURREY WHITE ROCK SEPTEMBER 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	1	2	200%*
300,001 - 400,000	32	3	9%
400,001 - 500,000	58	15	26%
500,001 - 600,000	86	14	16%
600,001 - 700,000	57	13	23%
700,001 - 800,000	76	15	20%
800,001 - 900,000	96	9	9%
900,001 - 1,000,000	69	6	9%
1,000,001 - 1,250,000	51	8	16%
1,250,001 - 1,500,000	40	2	5%
1,500,001 - 1,750,000	7	2	29%
1,750,001 - 2,000,000	11	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	1	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	2	0	NA
TOTAL*	593	90	15%

0 to 1 Bedroom	60	11	18%
2 Bedrooms	283	40	14%
3 Bedrooms	157	21	13%
4 Bedrooms & Greater	93	18	19%
TOTAL*	593	90	15%

SnapStats®	August	September	Variance
Inventory	586	593	1%
Solds	85	90	6%
Sale Price	$655,000	$700,000	7%
Sale Price SQFT	$527	$524	-1%
Sale to List Price Ratio	98%	99%	1%
Days on Market	38	33	-13%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	16	1	6%
Elgin Chantrell	13	0	NA
Grandview	146	20	14%
Hazelmere	2	0	NA
King George Corridor	131	27	21%
Morgan Creek	39	9	23%
Pacific Douglas	25	4	16%
Sunnyside Park	28	9	32%
White Rock	193	20	10%
TOTAL*	593	90	15%

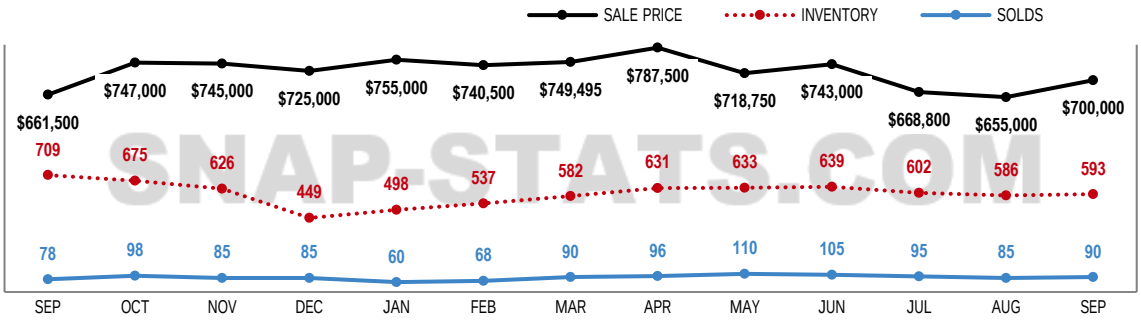
Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

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 1% below list price
- Most Active Price Band** $400,000 to $500,000 with average 26% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.25 mil to $1.5 mil, Crescent Beach Ocean Park and 3 bedroom properties
- Sellers Best Bet** Selling homes in King George Corridor, Morgan Creek, Sunnyside Park and minimum 4 bedroom properties

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

13 Month Market Trend



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SnapStats® NORTH DELTA SEPTEMBER 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	1	0	NA
900,001 - 1,000,000	6	1	17%
1,000,001 - 1,250,000	70	18	26%
1,250,001 - 1,500,000	63	4	6%
1,500,001 - 1,750,000	25	1	4%
1,750,001 - 2,000,000	16	0	NA
2,000,001 - 2,250,000	13	0	NA
2,250,001 - 2,500,000	11	0	NA
2,500,001 - 2,750,000	2	0	NA
2,750,001 - 3,000,000	0	0	NA
3,000,001 - 3,500,000	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*	209	24	11%
2 Bedrooms & Less	1	0	NA
3 to 4 Bedrooms	98	18	18%
5 to 6 Bedrooms	72	5	7%
7 Bedrooms & More	38	1	3%
TOTAL*	209	24	11%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	50	5	10%
Nordel	56	6	11%
Scottsdale	53	10	19%
Sunshine Hills Woods	50	3	6%
TOTAL*	209	24	11%

SnapStats®	August	September	Variance
Inventory	203	209	3%
Solds	19	24	26%
Sale Price	$1,095,000	$1,100,000	0%
Sale Price SQFT	$453	$471	4%
Sale to List Price Ratio	95%	96%	1%
Days on Market	27	39	44%

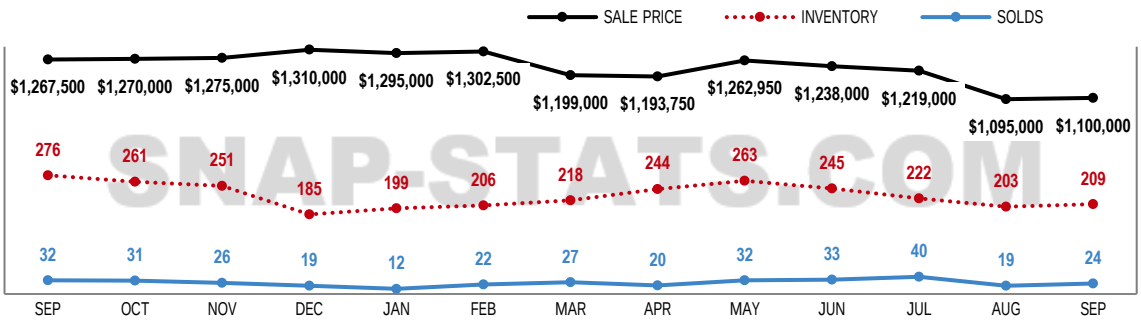
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **NORTH DELTA DETACHED**: 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** $1 mil to $1.25 mil with average 26% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.5 mil to $1.75 mil, Sunshine Hills Woods and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Scottsdale and 3 to 4 bedroom properties

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

13 Month Market Trend



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SnapStats® NORTH DELTA SEPTEMBER 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	4	0	NA
300,001 - 400,000	9	2	22%
400,001 - 500,000	8	1	13%
500,001 - 600,000	16	0	NA
600,001 - 700,000	6	2	33%
700,001 - 800,000	9	3	33%
800,001 - 900,000	10	0	NA
900,001 - 1,000,000	5	0	NA
1,000,001 - 1,250,000	3	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*	71	8	11%
0 to 1 Bedroom	15	2	13%
2 Bedrooms	29	3	10%
3 Bedrooms	13	3	23%
4 Bedrooms & Greater	14	0	NA
TOTAL*	71	8	11%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Annieville	13	2	15%
Nordel	12	2	17%
Scottsdale	24	2	8%
Sunshine Hills Woods	22	2	9%
TOTAL*	71	8	11%

SnapStats®	August	September	Variance
Inventory	69	71	3%
Solds	6	8	33%
Sale Price	$637,500	$622,500	-2%
Sale Price SQFT	$485	$479	-1%
Sale to List Price Ratio	97%	98%	1%
Days on Market	11	48	336%

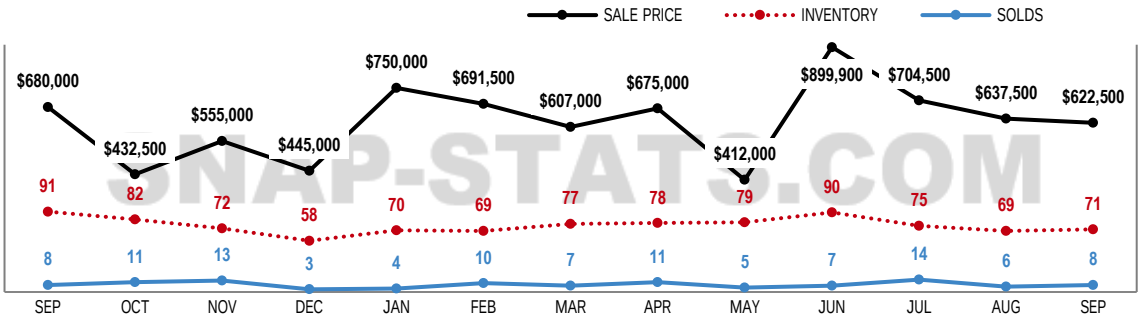
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **NORTH DELTA ATTACHED**: Buyers Market at 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 33% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $400,000 to $500,000, Scottsdale, Sunshine Hills Woods and 2 bedroom properties
- Sellers Best Bet** Selling homes in Annieville, Nordel and 3 bedroom properties

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

13 Month Market Trend



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SnapStats® CLOVERDALE SEPTEMBER 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	1	0	NA
900,001 - 1,000,000	5	1	20%
1,000,001 - 1,250,000	63	18	29%
1,250,001 - 1,500,000	63	9	14%
1,500,001 - 1,750,000	28	2	7%
1,750,001 - 2,000,000	8	0	NA
2,000,001 - 2,250,000	7	2	29%
2,250,001 - 2,500,000	11	0	NA
2,500,001 - 2,750,000	6	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	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	3	0	NA
TOTAL*	201	32	16%
2 Bedrooms & Less	3	0	NA
3 to 4 Bedrooms	74	15	20%
5 to 6 Bedrooms	78	15	19%
7 Bedrooms & More	46	2	4%
TOTAL*	201	32	16%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	34	10	29%
Cloverdale	167	22	13%
Serpentine	0	0	NA
TOTAL*	201	32	16%

SnapStats®	August	September	Variance
Inventory	195	201	3%
Solds	33	32	-3%
Sale Price	$1,258,000	$1,212,500	-4%
Sale Price SQFT	$461	$466	1%
Sale to List Price Ratio	97%	98%	1%
Days on Market	19	19	0%

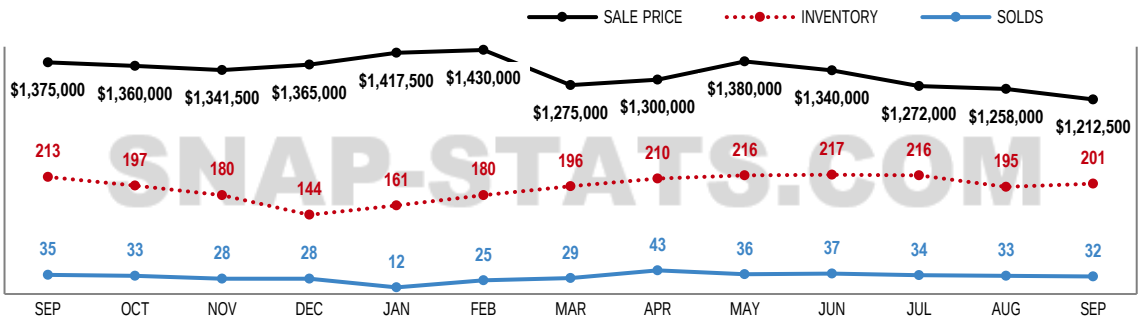
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

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 2% below list price
- Most Active Price Band** $1 mil to $1.25 mil with average 29% 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 6 bedroom properties

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

13 Month Market Trend



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Stonehaus Realty
604 355 5408

prela.ca
admin@prela.ca

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SnapStats® CLOVERDALE SEPTEMBER 2026

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 100,000	0	0	NA
100,001 - 200,000	0	1	NA*
200,001 - 300,000	5	0	NA
300,001 - 400,000	9	1	11%
400,001 - 500,000	23	3	13%
500,001 - 600,000	22	3	14%
600,001 - 700,000	37	3	8%
700,001 - 800,000	63	17	27%
800,001 - 900,000	28	8	29%
900,001 - 1,000,000	4	1	25%
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*	194	37	19%
0 to 1 Bedroom	23	3	13%
2 Bedrooms	73	8	11%
3 Bedrooms	70	19	27%
4 Bedrooms & Greater	28	7	25%
TOTAL*	194	37	19%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Clayton	96	20	21%
Cloverdale	98	17	17%
Serpentine	0	0	NA
TOTAL*	194	37	19%

SnapStats®	August	September	Variance
Inventory	192	194	1%
Solds	38	37	-3%
Sale Price	$673,250	$740,000	10%
Sale Price SQFT	$517	$503	-3%
Sale to List Price Ratio	98%	96%	-2%
Days on Market	24	32	33%

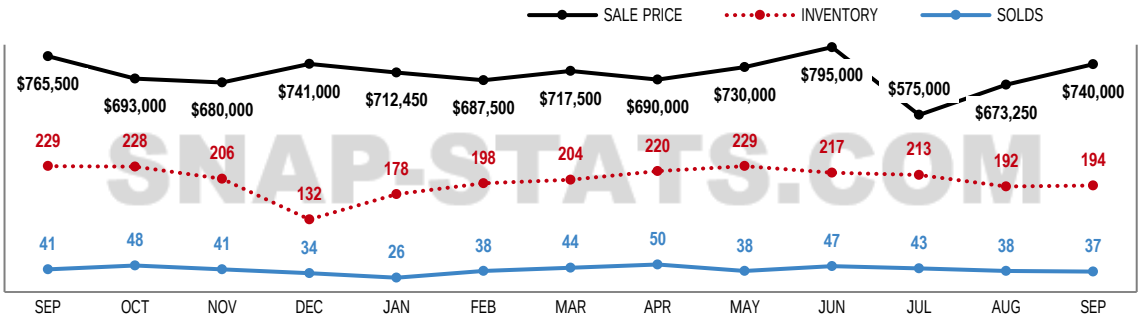
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **CLOVERDALE ATTACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 4% below list price
- Most Active Price Band** $700,000 to $900,000 with average 28% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $600,000 to $700,000, Cloverdale and up to 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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prela.ca
admin@prela.ca

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SnapStats® LANGLEY SEPTEMBER 2026

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 700,000	2	0	NA
700,001 - 800,000	2	0	NA
800,001 - 900,000	6	4	67%
900,001 - 1,000,000	17	4	24%
1,000,001 - 1,250,000	77	17	22%
1,250,001 - 1,500,000	98	20	20%
1,500,001 - 1,750,000	82	8	10%
1,750,001 - 2,000,000	52	4	8%
2,000,001 - 2,250,000	23	2	9%
2,250,001 - 2,500,000	31	2	6%
2,500,001 - 2,750,000	11	2	18%
2,750,001 - 3,000,000	11	1	9%
3,000,001 - 3,500,000	13	0	NA
3,500,001 - 4,000,000	12	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	2	0	NA
TOTAL*	449	64	14%
2 Bedrooms & Less	18	0	NA
3 to 4 Bedrooms	173	37	21%
5 to 6 Bedrooms	175	23	13%
7 Bedrooms & More	83	4	5%
TOTAL*	449	64	14%

SnapStats®	August	September	Variance
Inventory	414	449	8%
Solds	69	64	-7%
Sale Price	$1,315,000	$1,345,000	2%
Sale Price SQFT	$540	$482	-11%
Sale to List Price Ratio	96%	97%	1%
Days on Market	23	20	-13%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	55	9	16%
Brookswood	98	7	7%
Campbell Valley	16	0	NA
County Line Glen Valley	0	1	NA*
Fort Langley	19	3	16%
Langley City	64	8	13%
Murrayville	30	5	17%
Otter District	2	0	NA
Salmon River	22	5	23%
Walnut Grove	43	13	30%
Willoughby Heights	100	13	13%
TOTAL*	449	64	14%

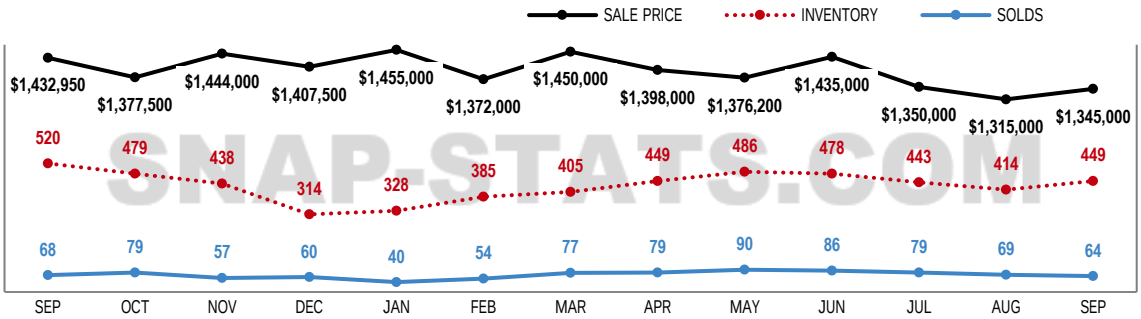
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **LANGLEY DETACHED**: 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** $900,000 to $1 mil with average 24% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $2.25 mil to $2.5 mil, Brookswood and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in 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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prela.ca
admin@prela.ca

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SnapStats® LANGLEY SEPTEMBER 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	0	NA
300,001 - 400,000	62	13	21%
400,001 - 500,000	144	24	17%
500,001 - 600,000	122	25	20%
600,001 - 700,000	102	16	16%
700,001 - 800,000	97	21	22%
800,001 - 900,000	87	16	18%
900,001 - 1,000,000	45	7	16%
1,000,001 - 1,250,000	27	5	19%
1,250,001 - 1,500,000	3	0	NA
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*	699	128	18%
0 to 1 Bedroom	138	16	12%
2 Bedrooms	299	56	19%
3 Bedrooms	182	40	22%
4 Bedrooms & Greater	80	16	20%
TOTAL*	699	128	18%

SnapStats®	August	September	Variance
Inventory	673	699	4%
Solds	127	128	1%
Sale Price	$640,000	$611,000	-5%
Sale Price SQFT	$517	$513	-1%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	27	25	-7%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Aldergrove	30	5	17%
Brookswood	2	0	NA
Campbell Valley	0	0	NA
County Line Glen Valley	0	0	NA
Fort Langley	9	1	11%
Langley City	195	34	17%
Murrayville	35	8	23%
Otter District	0	0	NA
Salmon River	4	0	NA
Walnut Grove	55	10	18%
Willoughby Heights	369	70	19%
TOTAL*	699	128	18%

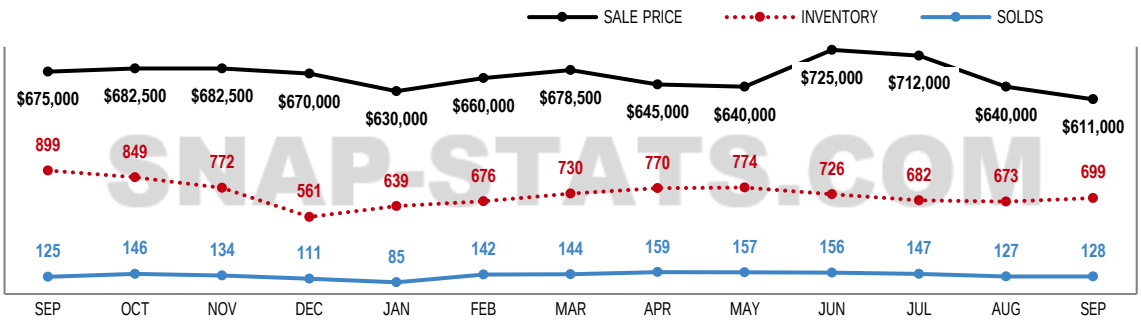
Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **LANGLEY ATTACHED**: Balanced Market at 18% Sales Ratio average (1.8 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** $700,000 to $800,000 with average 22% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $600,000 to $700,000 / $900,000 to $1 mil, Fort Langley and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Murrayville and 3 bedroom properties

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

13 Month Market Trend



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Stonehaus Realty
604 355 5408

prela.ca
admin@prela.ca

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SnapStats® ABBOTSFORD SEPTEMBER 2026

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 700,000	0	0	NA
700,001 - 800,000	10	5	50%
800,001 - 900,000	43	11	26%
900,001 - 1,000,000	57	11	19%
1,000,001 - 1,250,000	136	14	10%
1,250,001 - 1,500,000	110	4	4%
1,500,001 - 1,750,000	32	0	NA
1,750,001 - 2,000,000	28	0	NA
2,000,001 - 2,250,000	8	0	NA
2,250,001 - 2,500,000	10	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*	440	45	10%
2 Bedrooms & Less	20	1	5%
3 to 4 Bedrooms	155	16	10%
5 to 6 Bedrooms	195	25	13%
7 Bedrooms & More	70	3	4%
TOTAL*	440	45	10%

SnapStats®	August	September	Variance
Inventory	429	440	3%
Solds	56	45	-20%
Sale Price	$1,017,500	$949,000	-7%
Sale Price SQFT	$390	$383	-2%
Sale to List Price Ratio	96%	95%	-1%
Days on Market	30	39	30%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	165	15	9%
Abbotsford West	138	12	9%
Aberdeen	25	3	12%
Bradner	4	0	NA
Central Abbotsford	70	12	17%
Matsqui	6	1	17%
Poplar	27	2	7%
Sumas Mountain	3	0	NA
Sumas Prairie	2	0	NA
TOTAL*	440	45	10%

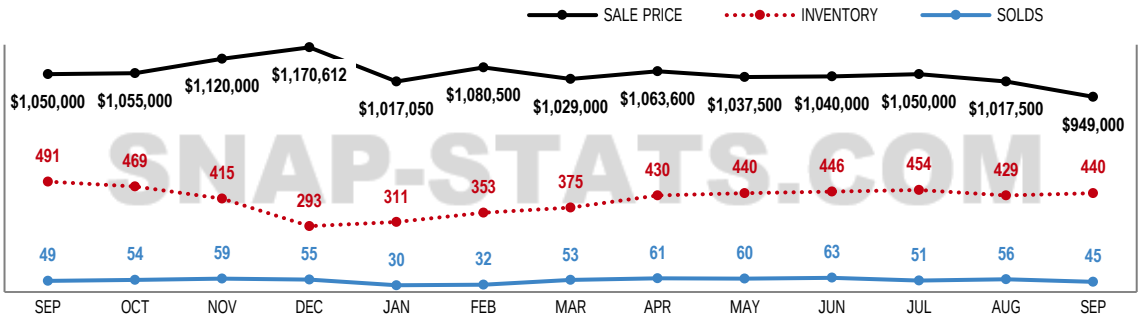
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **ABBOTSFORD DETACHED**: 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** $700,000 to $800,000 with average 50% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1.25 mil to $1.5 mil, Abbotsford East / West, Poplar and minimum 7 bedroom properties
- Sellers Best Bet** Selling homes in Central Abbotsford and 5 to 6 bedroom properties

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

13 Month Market Trend



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prela.ca
admin@prela.ca

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SnapStats® ABBOTSFORD SEPTEMBER 2026

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	68	5	7%
300,001 - 400,000	133	10	8%
400,001 - 500,000	103	15	15%
500,001 - 600,000	74	11	15%
600,001 - 700,000	99	12	12%
700,001 - 800,000	63	4	6%
800,001 - 900,000	22	1	5%
900,001 - 1,000,000	7	0	NA
1,000,001 - 1,250,000	2	0	NA
1,250,001 - 1,500,000	0	0	NA
1,500,001 - 1,750,000	0	0	NA
1,750,001 - 2,000,000	0	0	NA
2,000,001 - 2,250,000	0	0	NA
2,250,001 - 2,500,000	0	0	NA
2,500,001 - 2,750,000	0	0	NA
2,750,001 - 3,000,000	0	0	NA
3,000,001 - 3,500,000	0	0	NA
3,500,001 - 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	572	58	10%

0 to 1 Bedroom	68	5	7%
2 Bedrooms	308	33	11%
3 Bedrooms	144	16	11%
4 Bedrooms & Greater	52	4	8%
TOTAL*	572	58	10%

SnapStats®	August	September	Variance
Inventory	553	572	3%
Solds	79	58	-27%
Sale Price	$510,000	$497,500	-2%
Sale Price SQFT	$403	$433	7%
Sale to List Price Ratio	98%	97%	-1%
Days on Market	34	32	-6%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Abbotsford East	69	4	6%
Abbotsford West	210	16	8%
Aberdeen	7	0	NA
Bradner	0	0	NA
Central Abbotsford	256	35	14%
Matsqui	0	0	NA
Poplar	30	3	10%
Sumas Mountain	0	0	NA
Sumas Prairie	0	0	NA
TOTAL*	572	58	10%

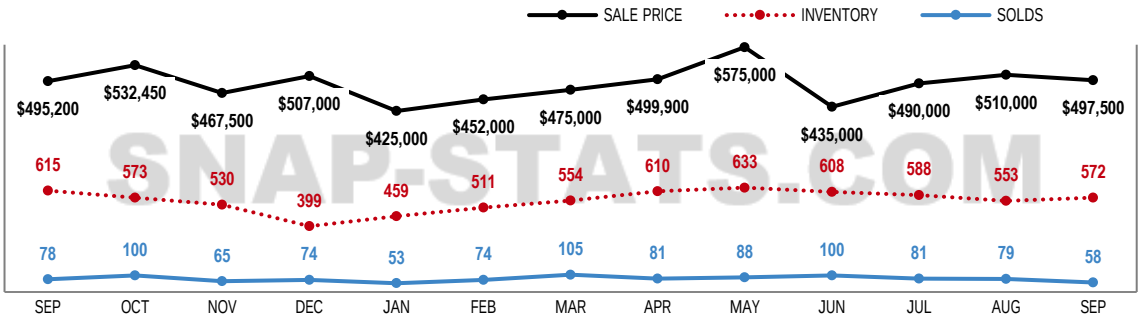
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **ABBOTSFORD ATTACHED**: Buyers Market at 10% Sales Ratio average (1 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** $400,000 to $600,000 with average 15% Sales Ratio (Balanced market)
- Buyers Best Bet** Homes between $800,000 to $900,000, Abbotsford East / West, Poplar and up to 1 bedroom properties
- Sellers Best Bet** Selling homes in Central Abbotsford and 2 to 3 bedroom properties

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

13 Month Market Trend



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SnapStats® MISSION SEPTEMBER 2026

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 700,000	24	5	21%
700,001 - 800,000	22	8	36%
800,001 - 900,000	33	5	15%
900,001 - 1,000,000	34	4	12%
1,000,001 - 1,250,000	67	2	3%
1,250,001 - 1,500,000	31	3	10%
1,500,001 - 1,750,000	9	0	NA
1,750,001 - 2,000,000	4	0	NA
2,000,001 - 2,250,000	3	0	NA
2,250,001 - 2,500,000	2	1	50%
2,500,001 - 2,750,000	0	0	NA
2,750,001 - 3,000,000	2	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*	231	28	12%
2 Bedrooms & Less	21	2	10%
3 to 4 Bedrooms	107	15	14%
5 to 6 Bedrooms	87	11	13%
7 Bedrooms & More	16	0	NA
TOTAL*	231	28	12%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	2	0	NA
Durieu	3	0	NA
Hatzic	20	3	15%
Hemlock	13	0	NA
Lake Errock	16	1	6%
Mission	170	23	14%
Mission West	5	1	20%
Stave Falls	2	0	NA
Steelhead	0	0	NA
TOTAL*	231	28	12%

SnapStats®	August	September	Variance
Inventory	236	231	-2%
Solds	27	28	4%
Sale Price	$872,000	$814,000	-7%
Sale Price SQFT	$399	$353	-12%
Sale to List Price Ratio	98%	94%	-4%
Days on Market	40	29	-28%

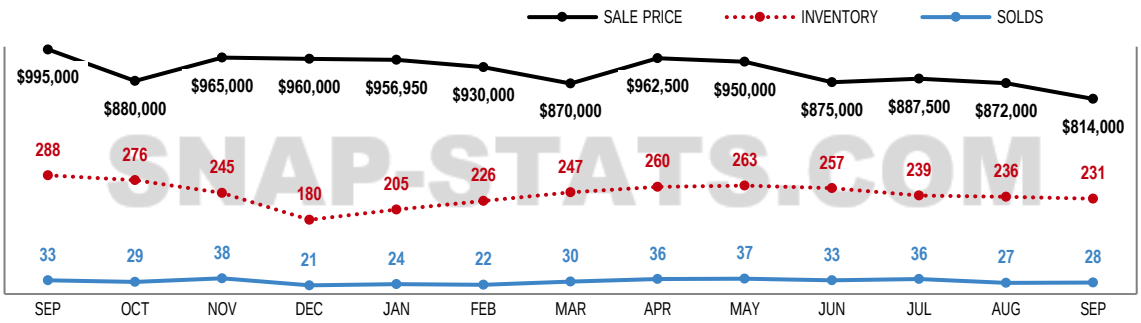
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Market Summary

- Market Type Indicator **MISSION DETACHED**: Balanced Market at 12% Sales Ratio average (1.2 in 10 homes selling rate)
- Homes are selling on average 6% below list price
- Most Active Price Band** $700,000 to $800,000 with average 36% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $1 mil to $1.25 mil, Lake Errock and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Hatzic, Mission and 3 to 6 bedroom properties

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13 Month Market Trend



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Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 - 100,000	0	0	NA
100,001 - 200,000	0	0	NA
200,001 - 300,000	7	0	NA
300,001 - 400,000	13	5	38%
400,001 - 500,000	32	2	6%
500,001 - 600,000	12	0	NA
600,001 - 700,000	34	3	9%
700,001 - 800,000	19	0	NA
800,001 - 900,000	5	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*	122	10	8%
0 to 1 Bedroom	13	0	NA
2 Bedrooms	46	6	13%
3 Bedrooms	54	3	6%
4 Bedrooms & Greater	9	1	11%
TOTAL*	122	10	8%

SnapStats®	August	September	Variance
Inventory	110	122	11%
Solds	12	10	-17%
Sale Price	$642,500	$430,000	-33%
Sale Price SQFT	$440	$368	-16%
Sale to List Price Ratio	97%	95%	-2%
Days on Market	20	61	205%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Dewdney Deroche	0	0	NA
Durieu	0	0	NA
Hatzic	0	0	NA
Hemlock	9	0	NA
Lake Errock	1	0	NA
Mission	104	10	10%
Mission West	8	0	NA
Stave Falls	0	0	NA
Steelhead	0	0	NA
TOTAL*	122	10	8%

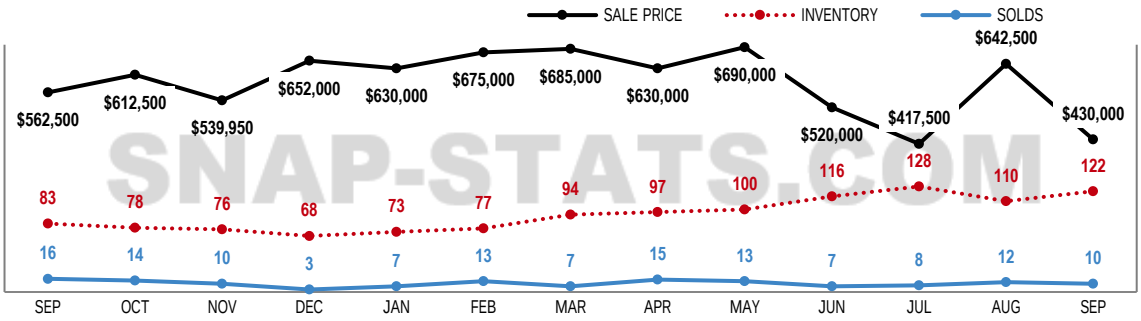
Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **MISSION ATTACHED**: Buyers Market at 8% Sales Ratio average (8 in 100 homes selling rate)
- Homes are selling on average 5% below list price
- Most Active Price Band** $300,000 to $400,000 with average 38% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $400,000 to $500,000 and 3 bedroom properties
- Sellers Best Bet** Selling homes in Mission and 2 bedroom properties

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

13 Month Market Trend



SNAP-STATS.COM

Compliments of...

Prela Property Group
Stonehaus Realty
604 355 5408

prela.ca
admin@prela.ca

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