



# *Fraser Valley Real Estate Board*

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## Monthly Statistics Package

December 2009



# *Fraser Valley Real Estate Board*

## NEWS RELEASE

**For immediate release: January 5, 2010**

### **YEAR OF THE REAL ESTATE REBOUND FOR FRASER VALLEY**

(Surrey, BC) – Results from Fraser Valley Real Estate Board’s Multiple Listing Service (MLS®) in December reflect the real estate story of 2009: recovery.

“In 12 months, we went from the worst January in 20 years to the third best December,” said Paul Penner, President of the Board. “Home buyers took Boxing Day shopping to new levels with some Fraser Valley REALTORS® showing multiple homes per day between Christmas and New Years.”

According to Penner, a significant portion of the 148 per cent increase in activity in December’s sales, 1,260 compared to 508 in December 2008, can be attributed to first-time home buyers confident with the current economic conditions and taking advantage of all-time low interest rates. “An informal poll of our members in December revealed 40 per cent of home sales were by first-time buyers when it would normally be in the 25 per cent range.”

The trend overall for 2009 was one of increasing sales, decreasing inventory and prices rebounding. The Board’s MLS® processed 16,721 sales in 2009, compared to 13,194 the previous year, an increase of 26 per cent. However, it received 15 per cent fewer new listings during the same time period – 30,221 in 2009 compared to 35,651 in 2008. Over the year, the number of active listings for buyers to choose from dropped by 34 per cent going from 9,960 properties in December 2008 to 6,534 in December 2009.

“We’re seeing the combined effect of fewer homes being listed, which is normal for this time of year, a flurry of buying activity, plus a decrease in the number of new homes being built. This has put pressure on prices in the Fraser Valley, particularly on homes in the lower to mid-range markets,” explained Penner.

The MLSLink Housing Price Index (HPI) benchmark price for detached homes was \$497,732 in December compared to \$464,189 in December 2008, an increase of 7.2 per cent. Although prices have gradually recovered, they have not yet reached the previous benchmark high of \$513,798 in May 2008.

The benchmark price of Fraser Valley townhouses in December 2009 was \$318,174, a 7.4 per cent increase compared to \$296,296 in December 2008. That price also last peaked at \$335,991 in May 2008.

The benchmark price of apartments decreased by 0.3 per cent year-over-year going from \$237,786 in December 2008 to \$237,157 in December 2009. It’s previous high was in April 2008, at \$260,037.

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*Information and photos of all Fraser Valley Real Estate Board listings can be found on the national, public web site [www.REALTOR.ca](http://www.REALTOR.ca). Further market statistics can be found on the Board’s web page at [www.fvreb.bc.ca](http://www.fvreb.bc.ca). The Fraser Valley Real Estate Board is an association of 2,961 real estate professionals who live and work in the communities of North Delta, Surrey, White Rock, Langley, Abbotsford, and Mission.*

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# MLS® Summary - Fraser Valley December 2009

Grand Totals	All Property Types				
	Dec-09	Dec-08	% change	Nov-09	% change
Sales	1,260	508	148.0%	1,522	-17.2%
New Listings	1,453	1,108	31.1%	2,093	-30.6%
Active Listings	6,534	9,960	-34.4%	8,334	-21.6%
Average Price	\$ 430,827	\$ 401,397	7.3%	\$ 423,033	1.8%

Grand Totals - year to date	All Property Types		
	2009	2008	% change
Sales - year to date	16,721	13,194	26.7%
New Listings - year to date	30,221	35,651	-15.2%

Residential Totals	Detached					Townhouse					Apartment				
	Dec-09	Dec-08	% change	Nov-09	% change	Dec-09	Dec-08	% change	Nov-09	% change	Dec-09	Dec-08	% change	Nov-09	% change
Sales	571	235	143.0%	742	-23.0%	212	77	175.3%	300	-29.3%	221	101	118.8%	282	-21.6%
New Listings	625	483	29.4%	938	-33.4%	206	206	0.0%	316	-34.8%	264	186	41.9%	434	-39.2%
Active Listings	2,474	4,485	-44.8%	3,245	-23.8%	702	1,386	-49.4%	878	-20.0%	1,198	1,445	-17.1%	1,451	-17.4%
Benchmark Price	\$ 497,732	\$ 464,189	7.2%	\$ 497,697	0.0%	\$ 318,174	\$ 296,296	7.4%	\$ 315,890	0.7%	\$ 237,157	\$ 237,786	-0.3%	\$ 235,842	0.6%
Median Price	\$ 509,000	\$ 462,500	10.1%	\$ 515,000	-1.2%	\$ 319,900	\$ 300,000	6.6%	\$ 325,000	-1.6%	\$ 210,000	\$ 207,000	1.4%	\$ 215,000	-2.3%
Average Price	\$ 549,885	\$ 493,098	11.5%	\$ 545,488	0.8%	\$ 325,444	\$ 300,823	8.2%	\$ 323,588	0.6%	\$ 226,896	\$ 212,884	6.6%	\$ 225,522	0.6%

Abbotsford	Detached					Townhouse					Apartment				
	Dec-09	Dec-08	% change	Nov-09	% change	Dec-09	Dec-08	% change	Nov-09	% change	Dec-09	Dec-08	% change	Nov-09	% change
Sales	87	49	77.6%	104	-16.3%	26	9	188.9%	44	-40.9%	32	23	39.1%	47	-31.9%
New Listings	83	79	5.1%	125	-33.6%	27	21	28.6%	44	-38.6%	67	39	71.8%	61	9.8%
Active Listings	394	687	-42.6%	519	-24.1%	107	217	-50.7%	130	-17.7%	254	254	0.0%	263	-3.4%
Benchmark Price	\$ 421,476	\$ 384,944	9.5%	\$ 417,873	0.9%	\$ 267,523	\$ 264,872	1.0%	\$ 273,362	-2.1%	\$ 209,364	\$ 203,274	3.0%	\$ 202,739	3.3%
Median Price	\$ 420,000	\$ 385,000	9.1%	\$ 410,000	2.4%	\$ 265,000	\$ 173,500	52.7%	\$ 275,000	-3.6%	\$ 190,000	\$ 168,000	13.1%	\$ 167,000	13.8%
Average Price	\$ 454,338	\$ 409,638	10.9%	\$ 424,623	7.0%	\$ 259,139	\$ 243,111	6.6%	\$ 290,790	-10.9%	\$ 187,219	\$ 195,610	-4.3%	\$ 186,198	0.5%

Mission	Detached					Townhouse					Apartment				
	Dec-09	Dec-08	% change	Nov-09	% change	Dec-09	Dec-08	% change	Nov-09	% change	Dec-09	Dec-08	% change	Nov-09	% change
Sales	47	26	80.8%	60	-21.7%	7	3	n/a	3	133.3%	2	2	0.0%	5	-60.0%
New Listings	57	32	78.1%	65	-12.3%	4	1	300.0%	1	300.0%	4	3	33.3%	7	-42.9%
Active Listings	251	393	-36.1%	309	-18.8%	24	59	-59.3%	44	-45.5%	26	34	-23.5%	32	-18.8%
Benchmark Price	\$ 348,194	\$ 360,632	-3.4%	\$ 343,275	1.4%										
Median Price	\$ 396,000	\$ 360,000	10.0%	\$ 398,000	-0.5%	243,000	\$ 198,000	n/a	50,500	381.2%	\$ 75,000	\$ 180,000	-58.3%	\$ 153,500	-51.1%
Average Price	\$ 393,682	\$ 359,076	9.6%	\$ 393,354	0.1%	263,428	\$ 261,333	n/a	175,500	50.1%	\$ 110,000	\$ 194,000	-43.3%	\$ 196,700	-44.1%



## MLS® Summary - Fraser Valley December 2009

White Rock / South Surrey	Detached					Townhouse					Apartment				
	Dec-09	Dec-08	% change	Nov-09	% change	Dec-09	Dec-08	% change	Nov-09	% change	Dec-09	Dec-08	% change	Nov-09	% change
Sales	68	23	195.7%	95	-28.4%	18	10	80.0%	38	-52.6%	37	17	117.6%	50	-26.0%
New Listings	63	61	3.3%	117	-46.2%	31	19	63.2%	40	-22.5%	53	38	39.5%	81	-34.6%
Active Listings	277	555	-50.1%	356	-22.2%	71	172	-58.7%	78	-9.0%	199	267	-25.5%	248	-19.8%
Benchmark Price	\$ 729,432	\$ 626,951	16.3%	\$ 724,295	0.7%	\$ 451,615	\$ 414,430	9.0%	\$ 439,656	2.7%	\$ 298,954	\$ 329,089	-9.2%	\$ 301,339	-0.8%
Median Price	\$ 742,500	\$ 630,000	17.9%	\$ 765,000	-2.9%	\$ 475,000	\$ 439,000	8.2%	\$ 399,900	18.8%	\$ 260,000	\$ 230,000	13.0%	\$ 267,000	-2.6%
Average Price	\$ 948,277	\$ 754,516	25.7%	\$ 856,923	10.7%	\$ 479,883	\$ 438,980	9.3%	\$ 412,196	16.4%	\$ 319,348	\$ 247,323	29.1%	\$ 318,628	0.2%

Langley	Detached					Townhouse					Apartment				
	Dec-09	Dec-08	% change	Nov-09	% change	Dec-09	Dec-08	% change	Nov-09	% change	Dec-09	Dec-08	% change	Nov-09	% change
Sales	77	39	97.4%	104	-26.0%	50	14	257.1%	60	-16.7%	50	23	117.4%	58	-13.8%
New Listings	64	59	8.5%	121	-47.1%	32	35	-8.6%	57	-43.9%	35	37	-5.4%	70	-50.0%
Active Listings	201	578	-65.2%	269	-25.3%	109	259	-57.9%	147	-25.9%	177	249	-28.9%	235	-24.7%
Benchmark Price	\$ 508,496	\$ 470,068	8.2%	\$ 518,526	-1.9%	\$ 314,526	\$ 293,050	7.3%	\$ 314,001	0.2%	\$ 232,227	\$ 228,409	1.7%	\$ 233,692	-0.6%
Median Price	\$ 500,000	\$ 525,000	-4.8%	\$ 546,000	-8.4%	\$ 304,000	\$ 293,000	3.8%	\$ 315,000	-3.5%	\$ 210,000	\$ 226,500	-7.3%	\$ 215,000	-2.3%
Average Price	\$ 506,907	\$ 524,935	-3.4%	\$ 545,607	-7.1%	\$ 319,358	\$ 299,057	6.8%	\$ 318,945	0.1%	\$ 217,794	\$ 241,130	-9.7%	\$ 219,382	-0.7%

Delta - North	Detached					Townhouse					Apartment				
	Dec-09	Dec-08	% change	Nov-09	% change	Dec-09	Dec-08	% change	Nov-09	% change	Dec-09	Dec-08	% change	Nov-09	% change
Sales	30	16	87.5%	28	7.1%	1	1	0.0%	1	0.0%	1	1	0.0%	2	-50.0%
New Listings	33	22	50.0%	51	-35.3%	2	4	-50.0%	-	-	1	1	0.0%	8	-87.5%
Active Listings	104	207	-49.8%	132	-21.2%	7	16	-56.3%	7	0.0%	14	17	-17.6%	18	-22.2%
Benchmark Price	\$ 487,245	\$ 456,087	6.8%	\$ 495,984	-1.8%										
Median Price	\$ 452,000	\$ 461,000	-2.0%	\$ 495,000	-8.7%	218,000	232,000	-6.0%	212,500	2.6%	\$ 268,000	\$ 222,808	20.3%	\$ 235,000	14.0%
Average Price	\$ 476,510	\$ 469,537	1.5%	\$ 506,689	-6.0%	218,000	232,000	-6.0%	212,500	2.6%	\$ 268,000	\$ 222,808	20.3%	\$ 270,500	-0.9%



## MLS® Summary - Fraser Valley December 2009

Surrey - Combined*	Detached					Townhouse					Apartment				
	Dec-09	Dec-08	% change	Nov-09	% change	Dec-09	Dec-08	% change	Nov-09	% change	Dec-09	Dec-08	% change	Nov-09	% change
Sales	262	82	219.5%	350	-25.1%	110	40	175.0%	154	-28.6%	99	968	-89.8%	34	191.2%
Average Price	\$ 527,267	\$ 501,596	5.1%	\$ 526,777	0.1%	\$ 323,534	\$ 284,570	13.7%	\$ 316,510	2.2%	\$ 211,712	\$ 215,815	-1.9%	\$ 194,588	8.8%

\*Central Surrey, Cloverdale and North Surrey

Surrey - Central	Detached					Townhouse					Apartment				
	Dec-09	Dec-08	% change	Nov-09	% change	Dec-09	Dec-08	% change	Nov-09	% change	Dec-09	Dec-08	% change	Nov-09	% change
Sales	139	43	223.3%	190	-26.8%	56	21	166.7%	100	-44.0%	30	7	328.6%	36	-16.7%
New Listings	197	125	57.6%	247	-20.2%	59	65	-9.2%	96	-38.5%	31	12	158.3%	67	-53.7%
Active Listings	737	1,111	-33.7%	965	-23.6%	238	373	-36.2%	289	-17.6%	141	134	5.2%	166	-15.1%
Benchmark Price	\$ 512,952	\$ 475,219	7.9%	\$ 506,547	1.3%	\$ 321,729	\$ 296,440	8.5%	\$ 315,868	1.9%					
Median Price	\$ 530,000	\$ 480,000	10.4%	\$ 516,000	2.7%	\$ 332,500	\$ 300,000	10.8%	\$ 330,000	0.8%	\$ 205,000	\$ 185,000	10.8%	\$ 216,000	-5.1%
Average Price	\$ 531,299	\$ 524,437	1.3%	\$ 518,241	2.5%	\$ 333,417	\$ 290,880	14.6%	\$ 320,673	4.0%	\$ 209,096	\$ 186,314	12.2%	\$ 208,397	0.3%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Dec-09	Dec-08	% change	Nov-09	% change	Dec-09	Dec-08	% change	Nov-09	% change	Dec-09	Dec-08	% change	Nov-09	% change
Sales	57	26	119.2%	95	-40.0%	32	12	166.7%	28	14.3%	8	5	60.0%	11	-27.3%
New Listings	54	40	35.0%	92	-41.3%	31	20	55.0%	40	-22.5%	15	7	114.3%	18	-16.7%
Active Listings	200	324	-38.3%	259	-22.8%	72	135	-46.7%	86	-16.3%	50	58	-13.8%	44	13.6%
Benchmark Price	\$ 531,078	\$ 486,832	9.1%	\$ 530,670	0.1%										
Median Price	\$ 535,000	\$ 475,000	12.6%	\$ 535,000	0.0%	\$ 328,500	\$ 300,000	9.5%	\$ 310,000	6.0%	\$ 246,000	\$ 190,000	29.5%	\$ 218,000	12.8%
Average Price	\$ 530,661	\$ 479,886	10.6%	\$ 539,890	-1.7%	\$ 341,665	\$ 294,208	16.1%	\$ 327,575	4.3%	\$ 261,462	\$ 204,780	27.7%	\$ 196,563	33.0%

Surrey - North	Detached					Townhouse					Apartment				
	Dec-09	Dec-08	% change	Nov-09	% change	Dec-09	Dec-08	% change	Nov-09	% change	Dec-09	Dec-08	% change	Nov-09	% change
Sales	66	13	407.7%	65	1.5%	22	7	214.3%	26	-15.4%	61	22	177.3%	73	-16.4%
New Listings	74	64	15.6%	119	-37.8%	19	41	-53.7%	38	-50.0%	58	49	18.4%	122	-52.5%
Active Listings	308	616	-50.0%	432	-28.7%	72	151	-52.3%	94	-23.4%	334	430	-22.3%	442	-24.4%
Benchmark Price	\$ 469,495	\$ 471,538	-0.4%	\$ 475,721	-1.3%	\$ 288,842	\$ 244,828	18.0%	\$ 281,307	2.7%	\$ 232,594	\$ 229,074	1.5%	\$ 233,305	-0.3%
Median Price	\$ 434,500	\$ 385,000	12.9%	\$ 485,000	-10.4%	\$ 269,000	\$ 197,000	36.5%	\$ 297,000	-9.4%	\$ 203,000	\$ 175,000	16.0%	\$ 197,000	3.0%
Average Price	\$ 515,840	\$ 469,461	9.9%	\$ 532,562	-3.1%	\$ 272,000	\$ 249,114	9.2%	\$ 288,580	-5.7%	\$ 206,473	\$ 194,904	5.9%	\$ 205,497	0.5%



## MLS® 5-year summary - Fraser Valley Year-end 2009

Grand Totals	All Sales						
	2009	2008	% change	2006	% change	2004	% change
Sales	16,721	13,194	26.7%	19,000	-12.0%	18,167	-8.0%
New Listings	30,221	35,651	-15.2%	29,115	3.8%	27,866	8.5%
Number of FVREB members	2,961	3,027	-2.2%	2,814	5.2%	2,221	33.3%

All areas combined	Detached						
	2009	2008	% change	2006	% change	2004	% change
Sales	8,545	6,298	35.7%	9,650	-11.5%	9,601	-11.0%
New Listings	14,235	17,625	-19.2%	14,886	-4.4%	14,880	-4.3%
Median Price	\$ 489,000	\$ 499,000	-2.0%	\$ 430,000	13.7%	\$ 321,000	52.3%
Average Price	\$ 520,624	\$ 537,960	-3.2%	\$ 467,252	11.4%	\$ 348,018	49.6%

Abbotsford	Detached						
	2009	2008	% change	2006	% change	2004	% change
Sales	1,242	1,108	12.1%	1,638	-24.2%	1,634	-24.0%
New Listings	2,073	2,720	-23.8%	2,548	-18.6%	2,297	-9.8%
Median Price	\$ 405,000	\$ 424,000	-4.5%	\$ 363,500	11.4%	\$ 277,900	45.7%
Average Price	\$ 429,966	\$ 450,184	-4.5%	\$ 386,118	11.4%	\$ 291,122	47.7%

Mission	Detached						
	2009	2008	% change	2006	% change	2004	% change
Sales	575	508	13.2%	750	-23.3%	813	-29.3%
New Listings	984	1,213	-18.9%	988	-0.4%	1,047	-6.0%
Median Price	\$ 368,000	\$ 385,000	-4.4%	\$ 317,500	15.9%	245,900	49.7%
Average Price	\$ 372,992	\$ 392,890	-5.1%	\$ 324,987	14.8%	248,850	49.9%



## MLS® 5-year summary - Fraser Valley Year-end 2009

White Rock	Detached						
	2009	2008	% change	2006	% change	2004	% change
Sales	1,137	678	67.7%	973	16.9%	1,014	12.1%
New Listings	1,768	2,259	-21.7%	1,570	12.6%	1,531	15.5%
Median Price	\$ 690,000	\$ 765,000	-9.8%	\$ 634,000	8.8%	475,000	45.3%
Average Price	\$ 765,994	\$ 853,268	-10.2%	\$ 736,421	4.0%	536,181	42.9%

Langley	Detached						
	2009	2008	% change	2006	% change	2004	% change
Sales	1,391	1,099	26.6%	1,487	-6.5%	1,289	7.9%
New Listings	1,884	2,524	-25.4%	1,932	-2.5%	1,756	7.3%
Median Price	\$ 500,000	\$ 524,900	-4.7%	\$ 447,000	11.9%	\$ 339,900	47.1%
Average Price	\$ 508,478	\$ 536,909	-5.3%	\$ 460,137	10.5%	\$ 346,661	46.7%

Delta - North	Detached						
	2009	2008	% change	2006	% change	2004	% change
Sales	540	454	18.9%	633	-14.7%	735	-26.5%
New Listings	752	1,056	-28.8%	961	-21.7%	1,123	-33.0%
Median Price	\$ 455,000	\$ 475,000	-4.2%	\$ 418,000	8.9%	315,000	44.4%
Average Price	\$ 480,769	\$ 499,812	-3.8%	\$ 437,840	9.8%	331,117	45.2%



## MLS® 5-year summary - Fraser Valley Year-end 2009

Surrey - Combined*	Detached						
	2009	2008	% change	2006	% change	2004	% change
Sales	3,657	2,449	49.3%	4,160	-12.1%	4,115	-11.1%
Average Price	\$ 509,027	\$ 528,177	-3.6%	\$ 469,029	8.5%	\$ 347,283	46.6%

\*Central Surrey, Cloverdale and North Surrey

Surrey - Central	Detached						
	2009	2008	% change	2006	% change	2004	% change
Sales	1,893	1,273	48.7%	2,264	-16.4%	2,204	-14.1%
New Listings	3,790	4,288	-11.6%	3,845	-1.4%	4,077	-7.0%
Median Price	\$ 510,000	\$ 519,500	-1.8%	\$ 460,000	10.9%	\$ 342,000	49.1%
Average Price	\$ 509,246	\$ 535,433	-4.9%	\$ 478,680	6.4%	\$ 356,535	42.8%

Surrey - Cloverdale	Detached						
	2009	2008	% change	2006	% change	2004	% change
Sales	849	522	62.6%	678	25.2%	635	33.7%
New Listings	1,272	1,296	-1.9%	1,017	25.1%	870	46.2%
Median Price	\$ 515,000	\$ 529,000	-2.6%	\$ 452,000	13.9%	\$ 349,900	47.2%
Average Price	\$ 515,516	\$ 537,955	-4.2%	\$ 474,161	8.7%	\$ 357,116	44.4%

Surrey - North	Detached						
	2009	2008	% change	2006	% change	2004	% change
Sales	915	654	39.9%	1,218	-24.9%	1,276	-28.3%
New Listings	1,703	2,248	-24.2%	1,998	-14.8%	2,179	-21.8%
Median Price	\$ 463,000	\$ 453,500	2.1%	\$ 399,500	15.9%	\$ 290,000	59.7%
Average Price	\$ 502,550	\$ 506,245	-0.7%	\$ 448,232	12.1%	\$ 326,406	54.0%





## MLS® 5-year summary - Fraser Valley Year-end 2009

Grand Totals	All Sales						
	2009	2008	% change	2006	% change	2004	% change
Sales	16,721	13,194	26.7%	19,000	-12.0%	18,167	-8.0%
New Listings	30,221	35,651	-15.2%	29,115	3.8%	27,866	8.5%
Number of FVREB members	2,961	3,027	-2.2%	2,814	5.2%	2,221	33.3%

All areas combined	Townhouse							Apartment						
	2009	2008	% change	2006	% change	2004	% change	2009	2008	% change	2006	% change	2004	% change
Sales	3,321	2,692	23.4%	3,420	-2.9%	3,121	6.4%	2,701	2,569	5.1%	3,374	-19.9%	3,027	-10.8%
New Listings	4,786	5,479	-12.6%	4,414	8.4%	3,987	20.0%	5,223	5,815	-10.2%	4,420	18.2%	3,898	34.0%
Median Price	\$ 312,000	\$ 326,500	-4.4%	\$ 284,000	9.9%	\$ 215,900	44.5%	\$ 210,000	\$ 220,000	-4.5%	\$ 178,000	18.0%	\$ 125,500	67.3%
Average Price	\$ 317,841	\$ 334,259	-4.9%	\$ 286,127	11.1%	\$ 220,450	44.2%	\$ 220,063	\$ 229,488	-4.1%	\$ 188,789	16.6%	\$ 136,704	61.0%

Abbotsford	Townhouse							Apartment						
	2009	2008	% change	2006	% change	2004	% change	2009	2008	% change	2006	% change	2004	% change
Sales	442	358	23.5%	526	-16.0%	509	-13.2%	531	594	-10.6%	764	-30.5%	647	-17.9%
New Listings	639	760	-15.9%	671	-4.8%	634	0.8%	996	1,141	-12.7%	989	0.7%	779	27.9%
Median Price	\$ 263,000	\$ 285,000	-7.7%	\$ 247,000	6.5%	\$ 185,000	42.2%	\$ 173,900	\$ 191,000	-9.0%	\$ 153,100	13.6%	\$ 107,000	62.5%
Average Price	\$ 265,472	\$ 287,604	-7.7%	\$ 252,670	5.1%	\$ 191,643	38.5%	\$ 177,941	\$ 197,707	-10.0%	\$ 154,098	15.5%	\$ 109,260	62.9%

Mission	Townhouse							Apartment						
	2009	2008	% change	2006	% change	2004	% change	2009	2008	% change	2006	% change	2004	% change
Sales	60	34	76.5%	52	15.4%	68	-11.8%	27	37	-27.0%	53	-49.1%	55	-50.9%
New Listings	81	112	-27.7%	65	24.6%	89	-9.0%	70	102	-31.4%	105	-33.3%	65	7.7%
Median Price	\$ 245,000	\$ 293,000	-16.4%	\$ 226,700	8.1%	166,000	47.6%	\$ 170,000	\$ 196,500	-13.5%	\$ 157,000	8.3%	\$ 116,000	46.6%
Average Price	\$ 236,890	\$ 292,302	-19.0%	\$ 221,972	6.7%	171,325	38.3%	\$ 191,983	\$ 196,765	-2.4%	\$ 154,793	24.0%	\$ 113,764	68.8%



## MLS® 5-year summary - Fraser Valley Year-end 2009

White Rock	Townhouse							Apartment						
	2009	2008	% change	2006	% change	2004	% change	2009	2008	% change	2006	% change	2004	% change
Sales	440	290	51.7%	330	33.3%	326	35.0%	546	439	24.4%	586	-6.8%	568	-3.9%
New Listings	628	693	-9.4%	432	45.4%	460	36.5%	1,007	1,042	-3.4%	831	21.2%	747	34.8%
Median Price	\$ 399,900	\$ 414,700	-3.6%	\$ 356,000	12.3%	303,000	32.0%	\$ 265,000	\$ 279,000	-5.0%	\$ 244,000	8.6%	\$ 190,000	39.5%
Average Price	\$ 424,200	\$ 461,678	-8.1%	\$ 405,572	4.6%	319,056	33.0%	\$ 291,312	\$ 305,420	-4.6%	\$ 273,395	6.6%	\$ 214,575	35.8%

Langley	Townhouse							Apartment						
	2009	2008	% change	2006	% change	2004	% change	2009	2008	% change	2006	% change	2004	% change
Sales	709	581	22.0%	732	-3.1%	655	8.2%	534	502	6.4%	577	-7.5%	487	9.7%
New Listings	906	1,070	-15.3%	929	-2.5%	813	11.4%	867	919	-5.7%	642	35.0%	542	60.0%
Median Price	\$ 303,000	\$ 318,000	-4.7%	\$ 280,000	8.2%	\$ 219,900	37.8%	\$ 212,000	\$ 228,000	-7.0%	\$ 190,000	11.6%	\$ 137,000	54.7%
Average Price	\$ 308,425	\$ 324,766	-5.0%	\$ 278,782	10.6%	\$ 218,817	41.0%	\$ 212,955	\$ 229,825	-7.3%	\$ 194,491	9.5%	\$ 135,593	57.1%

Delta - North	Townhouse							Apartment						
	2009	2008	% change	2006	% change	2004	% change	2009	2008	% change	2006	% change	2004	% change
Sales	62	26	138.5%	51	21.6%	64	-3.1%	33	27	22.2%	28	17.9%	38	-13.2%
New Listings	103	68	51.5%	56	83.9%	88	17.0%	66	64	3.1%	48	37.5%	52	26.9%
Median Price	\$ 340,000	\$ 320,000	6.3%	\$ 252,500	34.7%	231,000	47.2%	\$ 219,500	\$ 242,000	-9.3%	\$ 128,000	71.5%	\$ 105,000	109.0%
Average Price	\$ 340,170	\$ 322,334	5.5%	\$ 260,153	30.8%	253,824	34.0%	\$ 205,570	\$ 231,358	-11.1%	\$ 169,821	21.1%	\$ 114,650	79.3%



## MLS® 5-year summary - Fraser Valley Year-end 2009

Surrey - Combined*	Townhouse							Apartment						
	2009	2008	% change	2006	% change	2004	% change	2009	2008	% change	2006	% change	2004	% change
Sales	1,608	1,402	14.7%	1,729	-7.0%	1,499	7.3%	1,030	968	6.4%	1,366	-24.6%	1,232	-16.4%
Average Price	\$ 309,444	\$ 324,986	-4.8%	\$ 279,314	10.8%	\$ 210,304	47.1%	\$ 208,896	\$ 215,815	-3.2%	171,197	22.0%	\$ 117,359	78.0%

\*Central Surrey, Cloverdale and North Surrey

Surrey - Central	Townhouse							Apartment						
	2009	2008	% change	2006	% change	2004	% change	2009	2008	% change	2006	% change	2004	% change
Sales	926	816	13.5%	1,066	-13.1%	935	-1.0%	296	275	7.6%	405	-26.9%	391	-24.3%
New Listings	1,411	1,586	-11.0%	1,384	2.0%	1,171	20.5%	579	583	-0.7%	512	13.1%	554	4.5%
Median Price	\$ 316,000	\$ 330,000	-4.2%	\$ 290,000	9.0%	\$ 215,400	46.7%	\$ 203,000	\$ 209,500	-3.1%	\$ 175,000	16.0%	\$ 127,000	59.8%
Average Price	\$ 314,047	\$ 328,899	-4.5%	\$ 288,810	8.7%	\$ 214,629	46.3%	\$ 203,169	\$ 209,366	-3.0%	\$ 173,967	16.8%	\$ 127,138	59.8%

Surrey - Cloverdale	Townhouse							Apartment						
	2009	2008	% change	2006	% change	2004	% change	2009	2008	% change	2006	% change	2004	% change
Sales	437	358	22.1%	290	50.7%	195	124.1%	103	98	5.1%	68	51.5%	61	68.9%
New Listings	590	619	-4.7%	373	58.2%	233	153.2%	179	258	-30.6%	88	103.4%	70	155.7%
Median Price	\$ 319,000	\$ 336,000	-5.1%	\$ 310,000	2.9%	\$ 230,000	38.7%	\$ 230,000	\$ 237,000	-3.0%	\$ 177,000	29.9%	\$ 125,000	84.0%
Average Price	\$ 322,929	\$ 343,709	-6.0%	\$ 301,859	7.0%	\$ 228,420	41.4%	\$ 244,995	\$ 243,281	0.7%	\$ 177,703	37.9%	\$ 124,462	96.8%

Surrey - North	Townhouse							Apartment						
	2009	2008	% change	2006	% change	2004	% change	2009	2008	% change	2006	% change	2004	% change
Sales	245	228	7.5%	373	-34.3%	369	-33.6%	631	595	6.1%	893	-29.3%	780	-19.1%
New Listings	418	564	-25.9%	500	-16.4%	499	-16.2%	1,455	1,702	-14.5%	1,196	21.7%	1,089	33.6%
Median Price	\$ 265,500	\$ 283,000	-6.2%	\$ 235,000	13.0%	\$ 177,000	50.0%	\$ 202,000	\$ 207,000	-2.4%	\$ 165,000	22.4%	\$ 112,500	79.6%
Average Price	\$ 267,995	\$ 281,582	-4.8%	\$ 234,646	14.2%	\$ 189,770	41.2%	\$ 205,689	\$ 214,271	-4.0%	\$ 169,445	21.4%	\$ 111,901	83.8%



# Housing Price Index - Fraser Valley

## December 2009

	BENCHMARK PRICE	INDEX (HPI)	ONE MONTH % CHANGE	THREE MONTH % CHANGE	SIX MONTH % CHANGE	ONE YEAR % CHANGE	THREE YEAR % CHANGE	FIVE YEAR % CHANGE	
<b>RESIDENTIAL</b>	<b>FRASER VALLEY BOARD</b>	439,840	215.2	0.3	1.0	4.8	5.6	7.0	48.6
<b>DETACHED</b>	<b>FRASER VALLEY BOARD</b>	497,732	212.1	0.0	1.3	5.5	7.2	7.4	47.6
	<b>NORTH DELTA</b>	487,245	214.7	-1.8	-2.9	2.4	6.8	7.6	40.5
	NORTH DELTA ANNIEVILLE	428,098	211.9	-4.9	-2.1	1.3	-3.1	3.5	42.2
	NORTH DELTA NORDEL	477,295	205.4	-5.4	-9.1	4.1	1.4	12.0	30.0
	NORTH DELTA SCOTTSDALE	449,839	224.0	-2.8	4.1	3.9	23.4	5.5	47.9
	NORTH DELTA SUNSHINE HILLS & WOODS	596,480	210.1	5.5	-4.1	0.3	5.8	9.0	42.4
	<b>NORTH SURREY</b>	469,495	204.2	-1.3	1.3	6.3	-0.4	5.4	48.7
	NORTH SURREY BOLIVAR HEIGHTS	395,277	200.3	-1.2	5.9	8.0	7.1	4.6	39.9
	NORTH SURREY CEDAR HILLS	405,823	213.2	-3.3	-3.3	2.8	2.8	10.2	56.0
	NORTH SURREY FRASER HEIGHTS	674,852	200.6	-0.8	3.6	10.1	0.8	9.4	51.0
	NORTH SURREY GUILDFORD	456,633	208.7	-4.1	-5.3	7.3	-0.4	6.3	43.9
	NORTH SURREY OTHER	388,427	201.9	1.5	2.8	2.0	-10.0	-2.7	51.8
	<b>SURREY</b>	512,952	213.2	1.3	2.3	5.8	7.9	5.4	49.9
	SURREY BEAR CREEK GREEN TIMBERS	513,385	208.0	4.0	2.6	3.5	6.9	0.5	56.1
	SURREY EAST NEWTON	493,749	213.6	-2.2	1.5	4.8	7.5	5.5	44.9
	SURREY FLEETWOOD TYNEHEAD	566,945	210.9	1.3	3.5	9.3	11.0	8.1	53.7
	SURREY PANORAMA RIDGE SULLIVAN	579,817	210.9	-0.9	0.0	4.8	3.5	7.4	42.2
	SURREY QUEEN MARY PARK	434,849	203.9	1.5	0.9	3.3	2.2	0.4	43.4
	SURREY WEST NEWTON	482,744	215.1	2.5	4.0	6.7	13.5	9.2	54.1
	CLOVERDALE	531,078	208.7	0.1	1.6	5.7	9.1	9.3	48.9
	<b>SOUTH SURREY &amp; WHITE ROCK</b>	729,432	221.3	0.7	2.8	10.1	16.3	12.4	56.3
	SOUTH SURREY CRESCENT BCH OCEAN PRK	799,567	258.5	8.6	5.6	12.0	21.5	20.0	64.4
	SOUTH SURREY ELGIN CHANTRELL	1,102,379	219.1	1.8	3.6	6.3	15.7	19.1	47.9
	SOUTH SURREY KING GEORGE CORRIDOR	565,605	212.6	3.1	11.6	16.3	28.1	18.4	62.0
	SOUTH SURREY SOUTH-EAST	958,661	208.5	0.7	3.3	10.4	5.1	10.4	53.3
	SOUTH SURREY SUNNYSIDE PARK	686,144	206.9	0.2	3.4	10.7	8.7	9.8	46.2
	SOUTH SURREY WHITE ROCK	605,930	207.0	-8.3	-7.2	5.4	13.3	0.2	58.4
	<b>LANGLEY</b>	508,496	206.2	-1.9	2.3	5.9	8.2	10.1	45.3
	LANGLEY ALDERGROVE	402,409	203.3	-3.3	-2.8	1.1	2.4	0.3	39.0
	LANGLEY CITY MURRYVL WILLOBY BRKSWD	528,319	222.6	0.1	3.9	7.4	8.3	13.9	48.9
	LANGLEY WALNUT GROVE	537,767	193.2	-4.7	2.3	6.0	11.1	8.8	42.4



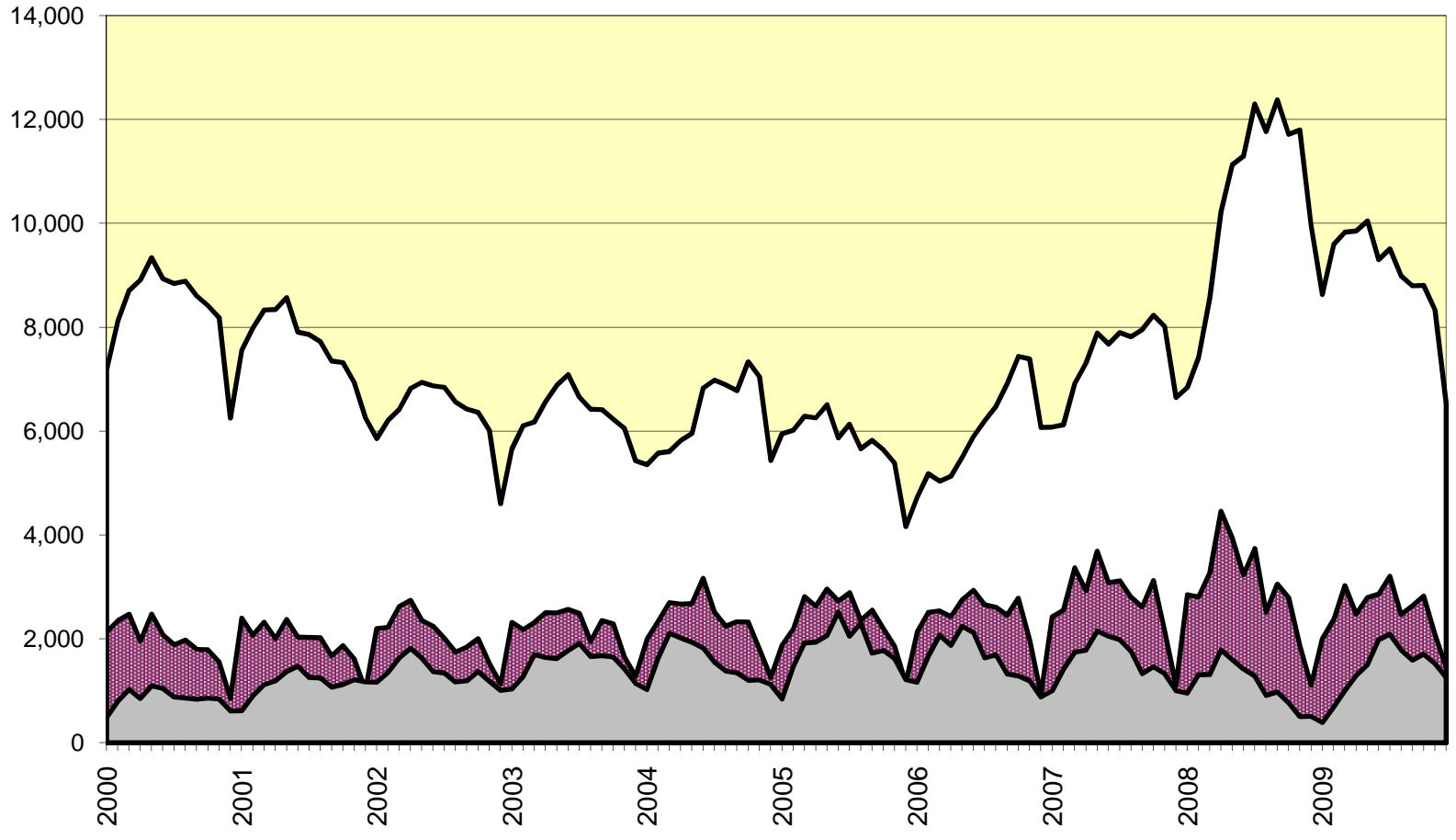
# Housing Price Index - Fraser Valley

## December 2009

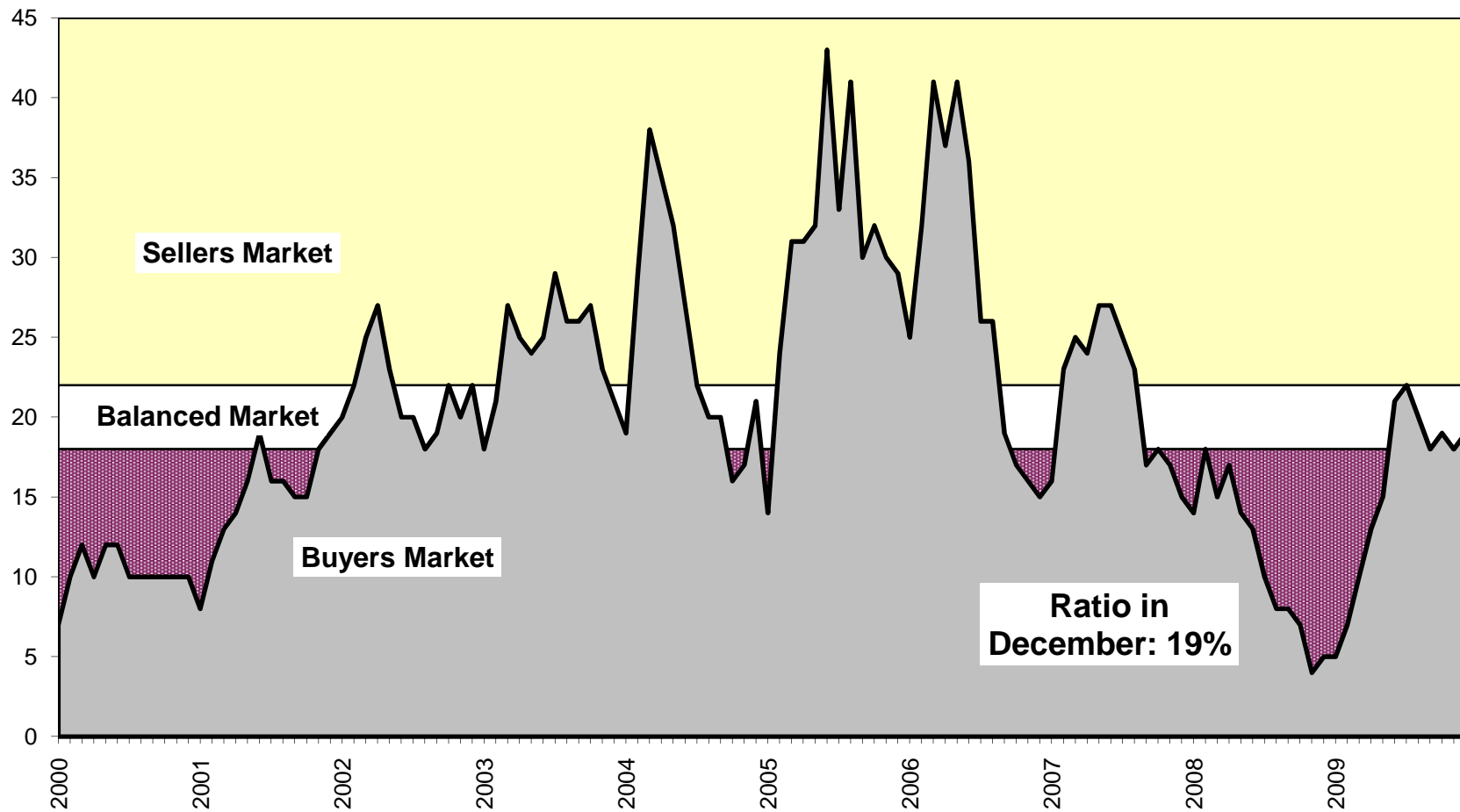
	BENCHMARK PRICE	INDEX (HPI)	ONE MONTH % CHANGE	THREE MONTH % CHANGE	SIX MONTH % CHANGE	ONE YEAR % CHANGE	THREE YEAR % CHANGE	FIVE YEAR % CHANGE	
<b>DETACHED</b> continued	ABBOTSFORD	421,476	211.7	0.9	0.2	3.7	9.5	7.8	43.1
	ABBOTSFORD CENTRAL POPLAR	377,424	212.7	0.4	0.5	4.0	9.6	10.1	43.5
	ABBOTSFORD EAST	466,072	213.2	3.9	1.8	4.5	12.5	11.1	46.8
	ABBOTSFORD WEST	403,999	209.3	-1.9	-1.5	2.6	6.4	3.2	39.0
	MISSION	348,194	206.7	1.4	0.6	2.5	-3.4	1.5	47.4
<b>TOWNHOUSE</b>	<b>FRASER VALLEY BOARD</b>	318,174	202.2	0.7	1.9	5.7	7.4	8.1	43.2
	NORTH SURREY GUILDFORD	288,842	247.6	2.7	5.1	10.8	18.0	18.6	58.1
	SURREY	321,729	199.7	1.9	2.8	5.6	8.5	10.5	49.2
	SURREY FLEETWOOD	356,326	190.1	-0.4	3.2	6.6	5.6	9.9	50.0
	SURREY OTHER	307,538	204.1	2.9	2.7	5.2	9.9	10.8	48.9
	SOUTH SURREY & WHITE ROCK	451,615	190.8	2.7	3.1	7.9	9.0	13.2	43.6
	LANGLEY	314,526	199.6	0.2	1.1	4.6	7.3	5.4	37.2
	ABBOTSFORD	267,523	197.6	-2.1	-0.4	3.6	1.0	1.0	35.9
	<b>FRASER VALLEY BOARD</b>	237,157	255.9	0.6	-1.3	2.7	-0.3	4.8	68.1
<b>APARTMENT</b>	NORTH SURREY	232,594	271.8	-0.3	-1.3	4.8	1.5	7.2	86.7
	NORTH SURREY WHALLEY	225,350	284.4	-1.2	-1.2	2.8	2.9	-1.6	90.2
	NORTH SURREY GUILDFORD	239,112	260.6	0.5	-1.4	6.7	0.3	15.5	83.8
	SOUTH SURREY WHITE ROCK	298,954	219.6	-0.8	-5.6	-3.9	-9.2	2.7	39.4
	LANGLEY	232,227	228.0	-0.6	-1.7	3.2	1.7	6.0	55.8
	ABBOTSFORD	209,364	287.6	3.3	1.9	4.6	3.0	2.9	79.9
	<b>FRASER VALLEY BOARD</b>	747,041	220.9	2.1	-0.1	-1.3	-5.2	3.3	41.3
<b>ACREAGE</b>	SURREY, CLOVERDALE & N. SURREY	819,398	230.5	10.4	15.2	0.6	-14.8	27.0	54.3
	SOUTH SURREY & WHITE ROCK	962,926	243.6	11.3	12.7	10.2	-7.2	25.2	52.9
	LANGLEY	893,719	256.9	5.3	-2.1	7.7	-2.1	6.2	42.5
	ABBOTSFORD	602,456	170.8	1.7	-15.9	-26.8	-7.9	-21.5	33.3
	MISSION	481,987	194.4	-14.7	-2.5	-4.7	0.9	-10.4	28.3

### Sales, Listings & Active Inventory, All Types, Fraser Valley

Active Listings Sales

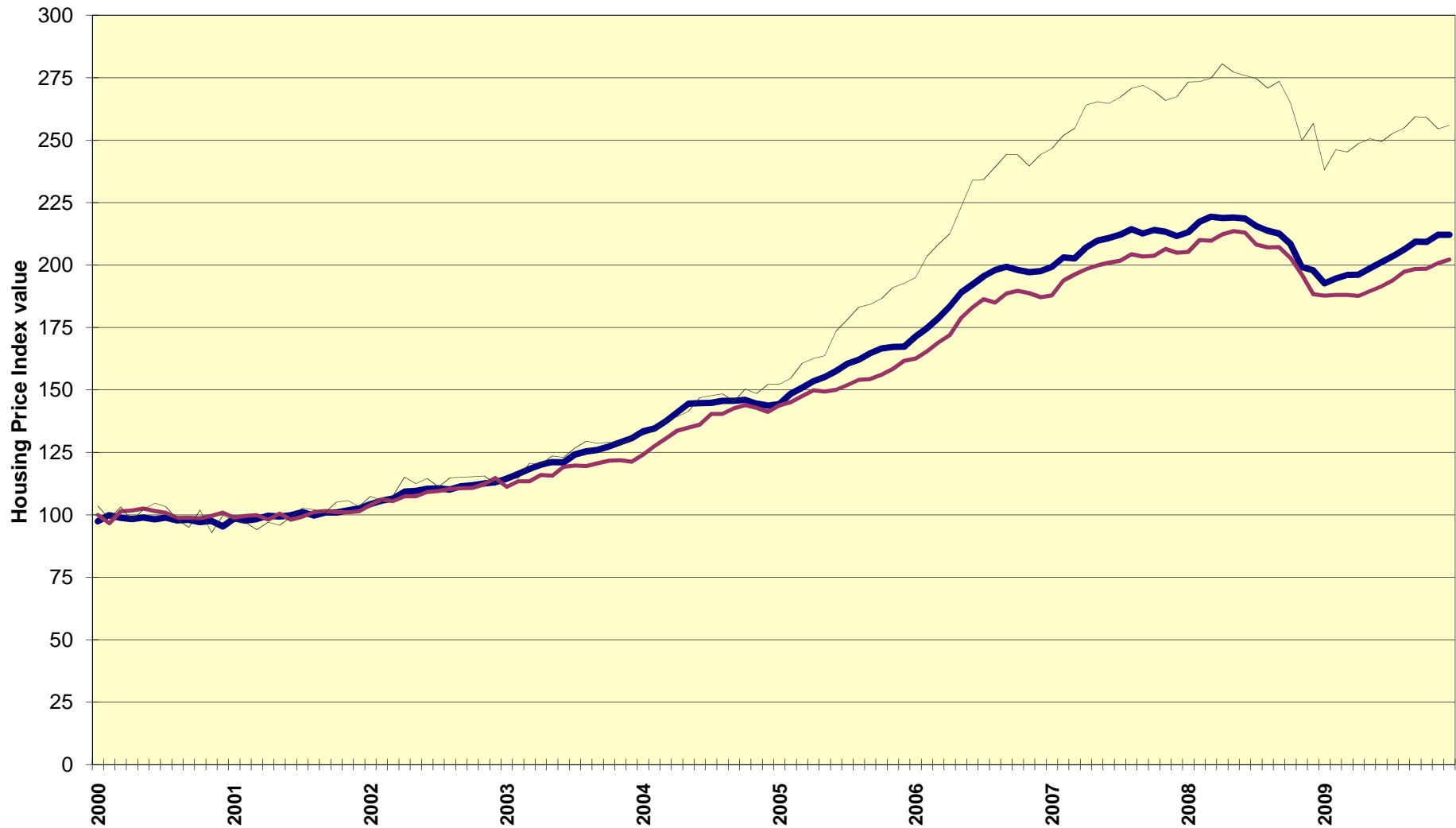


## Sales-to-Active Listings Ratio, All Types, Fraser Valley



## Housing Price Index, Fraser Valley

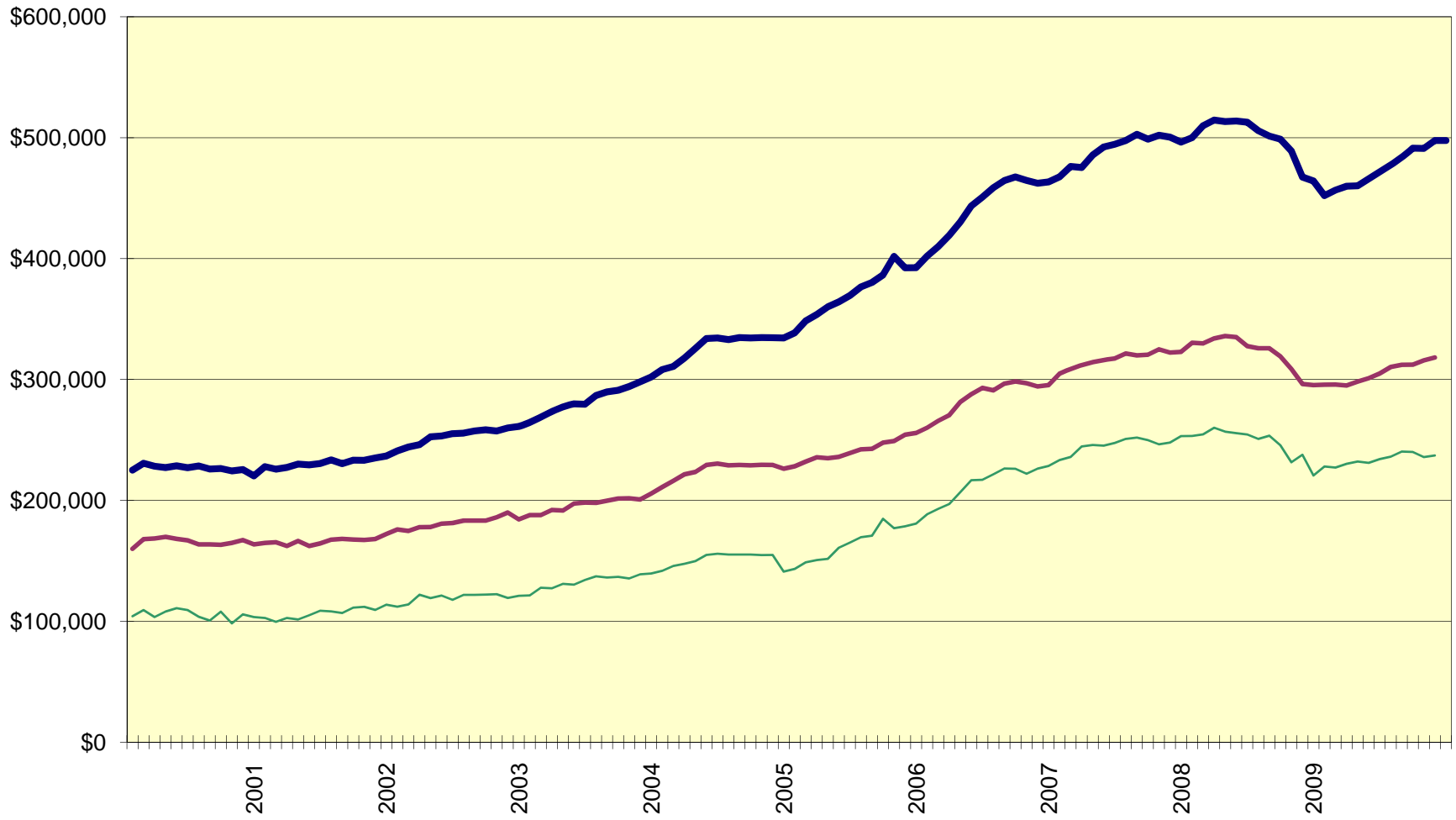
HPI - Detached    HPI - Townhouse    HPI - Apartment



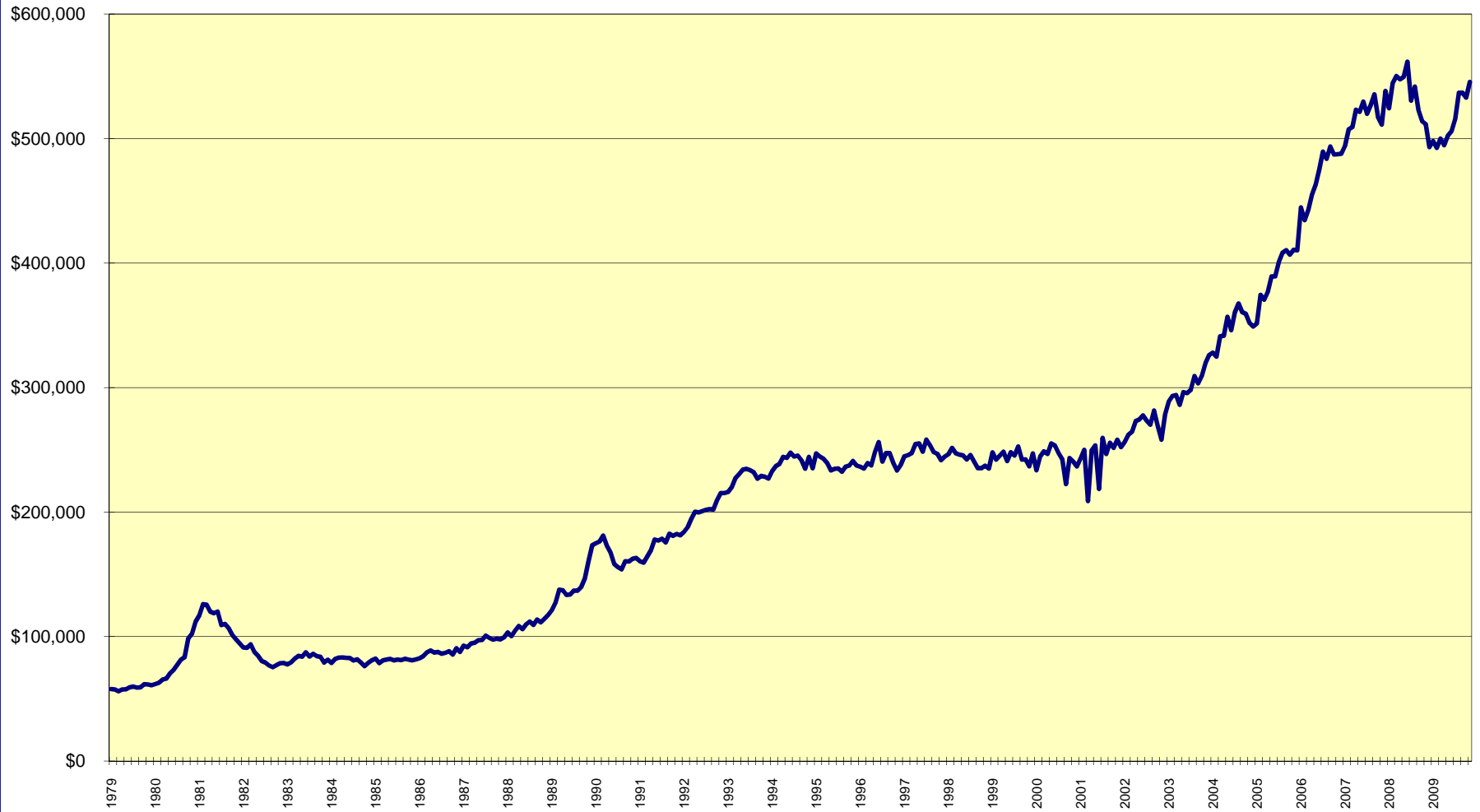


# Benchmark Price, By Type, Fraser Valley

— Apartment    — Townhouse    — Detached



Average Price, residential detached homes, all Fraser Valley



Annual Sales, New Listings, Average Price; All Property Types; Fraser Valley

