



Fraser Valley Real Estate Board

Monthly Statistics Package

September 2010



Fraser Valley Real Estate Board

NEWS RELEASE

For immediate release: October 4, 2010

SEPTEMBER PREVIEWS FALL REAL ESTATE MARKET IN THE FRASER VALLEY

(Surrey, BC) – After a slowdown in July and August, the Fraser Valley Real Estate Board (FVREB) saw a modest month-over-month increase in sales on its Multiple Listing Service (MLS®) in September and a decrease in overall inventory for the fourth month in a row.

Deanna Horn, FVREB President, says, “This is the beginning of the fall market. Our sales, while lower than a typical September, are up compared to the summer and the average days to sale for single detached homes decreased slightly compared to August.”

A total of 1,044 sales were processed on FVREB’s MLS® in September, an increase of 5 per cent compared to 997 sales in August, however a decrease of 34 per cent compared to 1,590 sales in September of last year. The Board received 2,411 new listings last month, a 15 per cent increase from August, yet a 9 per cent decrease compared to September 2009. The Board finished September with 9,959 active listings, 3 per cent fewer than in August and an increase of 13 per cent compared to the 8,799 properties available in September 2009.

Horn explains, “Although consumers have 13 per cent fewer properties to look at in Fraser Valley than they did in May, it remains a buyers’ market with a healthy selection, near-record low interest rates and stable prices.

“It’s important that both buyers and sellers recognize that as long as inventory levels continue to decline, there is less downward pressure on pricing.”

The benchmark price for Fraser Valley detached homes in September was \$507,429, down 0.5 per cent compared to August and 3.3 per cent higher compared to \$491,404 in September 2009.

The benchmark price of Fraser Valley townhouses in September was \$321,843, a 0.8 per cent decrease compared to August and a 3.1 per cent increase compared to September 2009 when it was \$312,143.

Year-over-year, the benchmark price of apartments decreased 0.3 per cent going from \$240,378 in September 2009 to \$239,625 last month. It remained unchanged from the benchmark price in August.

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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. Further market statistics can be found on the Board’s web page at www.fvreb.bc.ca. The Fraser Valley Real Estate Board is an association of 2,960 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 September 2010

Grand Totals	All Property Types				
	Sep-10	Sep-09	% change	Aug-10	% change
Sales	1,044	1,590	-34.3%	997	4.7%
New Listings	2,411	2,640	-8.7%	2,092	15.2%
Active Listings	9,959	8,799	13.2%	10,287	-3.2%
Average Price	\$ 444,494	\$ 431,399	3.0%	\$ 419,559	5.9%

Grand Totals - year to date	All Property Types		
	2010	2009	% change
Sales - year to date	11,916	12,270	-2.9%
New Listings - year to date	26,433	23,850	10.8%

Residential Totals	Detached					Townhouse					Apartment				
	Sep-10	Sep-09	% change	Aug-10	% change	Sep-10	Sep-09	% change	Aug-10	% change	Sep-10	Sep-09	% change	Aug-10	% change
Sales	485	823	-41.1%	456	6.4%	203	320	-36.6%	189	7.4%	205	244	-16.0%	239	-14.2%
New Listings	1,142	1,193	-4.3%	945	20.8%	384	425	-9.6%	383	0.3%	469	498	-5.8%	416	12.7%
Active Listings	4,233	3,547	19.3%	4,391	-3.6%	1,232	978	26.0%	1,262	-2.4%	1,805	1,455	24.1%	1,871	-3.5%
Benchmark Price	\$ 507,429	\$ 491,404	3.3%	\$ 510,107	-0.5%	\$ 321,843	\$ 312,143	3.1%	\$ 324,485	-0.8%	\$ 239,625	\$ 240,378	-0.3%	\$ 239,659	0.0%
Median Price	\$ 507,476	\$ 507,000	0.1%	\$ 526,000	-3.5%	\$ 328,000	\$ 318,000	3.1%	\$ 317,000	3.5%	\$ 200,000	\$ 213,000	-6.1%	\$ 216,500	-7.6%
Average Price	\$ 559,378	\$ 536,909	4.2%	\$ 558,103	0.2%	\$ 334,659	\$ 324,413	3.2%	\$ 321,471	4.1%	\$ 215,710	\$ 222,967	-3.3%	\$ 231,749	-6.9%

Abbotsford	Detached					Townhouse					Apartment				
	Sep-10	Sep-09	% change	Aug-10	% change	Sep-10	Sep-09	% change	Aug-10	% change	Sep-10	Sep-09	% change	Aug-10	% change
Sales	59	110	-46.4%	62	-4.8%	33	46	-28.3%	30	10.0%	61	57	7.0%	42	45.2%
New Listings	163	167	-2.4%	115	41.7%	45	57	-21.1%	57	-21.1%	103	93	10.8%	89	15.7%
Active Listings	673	569	18.3%	714	-5.7%	187	123	52.0%	202	-7.4%	367	296	24.0%	385	-4.7%
Benchmark Price	\$ 427,934	\$ 420,569	1.8%	\$ 418,532	2.2%	\$ 270,073	\$ 268,576	0.6%	\$ 280,609	-3.8%	\$ 206,013	\$ 205,477	0.3%	\$ 202,377	1.8%
Median Price	\$ 388,000	\$ 415,500	-6.6%	\$ 404,000	-4.0%	\$ 294,500	\$ 232,000	26.9%	\$ 247,000	19.2%	\$ 151,996	\$ 181,500	-16.3%	\$ 155,323	-2.1%
Average Price	\$ 442,259	\$ 426,270	3.8%	\$ 442,990	-0.2%	\$ 290,506	\$ 244,804	18.7%	\$ 255,833	13.6%	\$ 164,432	\$ 184,518	-10.9%	\$ 168,404	-2.4%

Mission	Detached					Townhouse					Apartment				
	Sep-10	Sep-09	% change	Aug-10	% change	Sep-10	Sep-09	% change	Aug-10	% change	Sep-10	Sep-09	% change	Aug-10	% change
Sales	36	54	-33.3%	25	44.0%	4	9	-55.6%	2	100.0%	-	3	-	2	-
New Listings	79	69	14.5%	62	27.4%	5	10	-50.0%	1	400.0%	5	8	-37.5%	13	-61.5%
Active Listings	371	342	8.5%	388	-4.4%	31	53	-41.5%	36	-13.9%	41	34	20.6%	43	-4.7%
Benchmark Price	\$ 359,742	\$ 345,968	4.0%	\$ 357,883	0.5%										
Median Price	\$ 379,000	\$ 362,000	4.7%	\$ 345,000	9.9%	\$ 245,800	240,000	2.4%	\$ 177,500	38.5%	-	\$ 138,000	-	\$ 155,000	-
Average Price	\$ 392,216	\$ 390,631	0.4%	\$ 378,660	3.6%	\$ 250,525	248,366	0.9%	\$ 236,250	6.0%	-	\$ 217,000	-	\$ 165,000	-



MLS® Summary - Fraser Valley September 2010

White Rock / South Surrey	Detached					Townhouse					Apartment				
	Sep-10	Sep-09	% change	Aug-10	% change	Sep-10	Sep-09	% change	Aug-10	% change	Sep-10	Sep-09	% change	Aug-10	% change
Sales	79	120	-34.2%	83	-4.8%	28	49	-42.9%	24	16.7%	38	49	-22.4%	55	-30.9%
New Listings	157	148	6.1%	118	33.1%	44	60	-26.7%	50	-12.0%	96	82	17.1%	66	45.5%
Active Listings	557	393	41.7%	591	-5.8%	151	112	34.8%	154	-1.9%	337	236	42.8%	343	-1.7%
Benchmark Price	\$ 761,405	\$ 709,780	7.3%	\$ 746,031	2.1%	\$ 471,249	\$ 437,854	7.6%	\$ 449,482	4.8%	\$ 308,363	\$ 316,557	-2.6%	\$ 320,710	-3.8%
Median Price	\$ 716,000	\$ 730,000	-1.9%	\$ 700,000	2.3%	\$ 445,000	\$ 402,500	10.6%	\$ 381,000	16.8%	\$ 280,000	\$ 265,000	5.7%	\$ 309,000	-9.4%
Average Price	\$ 873,870	\$ 787,705	10.9%	\$ 760,202	15.0%	\$ 454,110	\$ 443,748	2.3%	\$ 401,195	13.2%	\$ 314,514	\$ 294,324	6.9%	\$ 323,076	-2.7%

Langley	Detached					Townhouse					Apartment				
	Sep-10	Sep-09	% change	Aug-10	% change	Sep-10	Sep-09	% change	Aug-10	% change	Sep-10	Sep-09	% change	Aug-10	% change
Sales	74	127	-41.7%	47	57.4%	45	64	-29.7%	42	7.1%	25	49	-49.0%	46	-45.7%
New Listings	175	135	29.6%	138	26.8%	78	77	1.3%	90	-13.3%	68	91	-25.3%	51	33.3%
Active Listings	549	305	80.0%	543	1.1%	249	157	58.6%	253	-1.6%	240	225	6.7%	238	0.8%
Benchmark Price	\$ 518,231	\$ 496,854	4.3%	\$ 517,744	0.1%	\$ 326,783	\$ 310,984	5.1%	\$ 326,887	0.0%	\$ 235,981	\$ 236,224	-0.1%	\$ 235,099	0.4%
Median Price	\$ 516,000	\$ 520,000	-0.8%	\$ 545,000	-5.3%	\$ 315,000	\$ 305,000	3.3%	\$ 324,000	-2.8%	\$ 208,000	\$ 207,900	0.0%	\$ 207,000	0.5%
Average Price	\$ 519,885	\$ 529,846	-1.9%	\$ 566,638	-8.3%	\$ 332,868	\$ 315,896	5.4%	\$ 336,910	-1.2%	\$ 215,434	\$ 210,957	2.1%	\$ 213,242	1.0%

Delta - North	Detached					Townhouse					Apartment				
	Sep-10	Sep-09	% change	Aug-10	% change	Sep-10	Sep-09	% change	Aug-10	% change	Sep-10	Sep-09	% change	Aug-10	% change
Sales	40	53	-24.5%	28	42.9%	8	3	166.7%	5	60.0%	2	4	-50.0%	1	100.0%
New Listings	66	80	-17.5%	74	-10.8%	20	4	400.0%	21	-5%	4	6	-33.3%	5	-20.0%
Active Listings	198	146	35.6%	208	-4.8%	41	11	272.7%	36	13.9%	24	17	41.2%	26	-7.7%
Benchmark Price	\$ 525,391	\$ 501,903	4.7%	\$ 519,061	1.2%										
Median Price	\$ 474,000	\$ 448,000	5.8%	\$ 475,000	-0.2%	446,000	275,000	62.2%	274,000	62.8%	\$ 189,000	\$ 225,000	-16.0%	\$ 118,000	60.2%
Average Price	\$ 511,093	\$ 483,411	5.7%	\$ 510,800	0.1%	413,950	353,633	17.1%	368,560	12.3%	\$ 203,500	\$ 213,233	-4.6%	\$ 118,000	72.5%



MLS® Summary - Fraser Valley September 2010

Surrey - Combined*	Detached					Townhouse					Apartment				
	Sep-10	Sep-09	% change	Aug-10	% change	Sep-10	Sep-09	% change	Aug-10	% change	Sep-10	Sep-09	% change	Aug-10	% change
Sales	197	359	-45.1%	211	-6.6%	85	149	-43.0%	86	-1.2%	79	82	-3.7%	92	-14.1%
Average Price	\$ 523,526	\$ 519,378	0.8%	\$ 538,068	-2.7%	\$ 309,898	\$ 317,410	-2.4%	\$ 313,824	-1.3%	\$ 208,175	\$ 214,925	-3.1%	\$ 217,585	-4.3%

*Central Surrey, Cloverdale and North Surrey

Surrey - Central	Detached					Townhouse					Apartment				
	Sep-10	Sep-09	% change	Aug-10	% change	Sep-10	Sep-09	% change	Aug-10	% change	Sep-10	Sep-09	% change	Aug-10	% change
Sales	110	202	-45.5%	109	0.9%	46	83	-44.6%	49	-6.1%	23	25	-8.0%	20	15.0%
New Listings	264	328	-19.5%	227	16.3%	115	133	-13.5%	88	30.7%	54	41	31.7%	70	-22.9%
Active Listings	1,057	1,058	-0.1%	1,131	-6.5%	327	328	-0.3%	320	2.2%	222	147	51.0%	225	-1.3%
Benchmark Price	\$ 509,974	\$ 501,305	1.7%	\$ 519,943	-1.9%	\$ 321,747	\$ 312,885	2.8%	\$ 325,654	-1.2%					
Median Price	\$ 510,000	\$ 525,000	-2.9%	\$ 524,000	-2.7%	\$ 328,000	\$ 321,000	2.2%	\$ 317,000	3.5%	\$ 199,900	\$ 196,000	2.0%	\$ 205,000	-2.5%
Average Price	\$ 521,883	\$ 520,729	0.2%	\$ 537,869	-3.0%	\$ 319,572	\$ 322,692	-1.0%	\$ 317,207	0.7%	\$ 206,381	\$ 207,818	-0.7%	\$ 218,740	-5.7%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Sep-10	Sep-09	% change	Aug-10	% change	Sep-10	Sep-09	% change	Aug-10	% change	Sep-10	Sep-09	% change	Aug-10	% change
Sales	32	76	-57.9%	43	-25.6%	24	44	-45.5%	22	9.1%	12	4	200.0%	7	71.4%
New Listings	100	131	-23.7%	90	11.1%	49	45	8.9%	47	4.3%	25	20	25.0%	23	8.7%
Active Listings	329	279	17.9%	315	4.4%	145	99	46.5%	148	-2.0%	99	45	120.0%	102	-2.9%
Benchmark Price	\$ 543,087	\$ 522,888	3.9%	\$ 550,974	-1.4%										
Median Price	\$ 535,000	\$ 529,900	1.0%	\$ 540,000	-0.9%	\$ 327,000	\$ 319,000	2.5%	\$ 352,420	-7.2%	\$ 214,000	\$ 245,000	-12.7%	\$ 184,900	15.7%
Average Price	\$ 544,223	\$ 529,345	2.8%	\$ 554,058	-1.8%	\$ 326,312	\$ 326,183	0.0%	\$ 345,024	-5.4%	\$ 213,669	\$ 241,750	-11.6%	\$ 237,639	-10.1%

Surrey - North	Detached					Townhouse					Apartment				
	Sep-10	Sep-09	% change	Aug-10	% change	Sep-10	Sep-09	% change	Aug-10	% change	Sep-10	Sep-09	% change	Aug-10	% change
Sales	55	81	-32.1%	59	-6.8%	15	22	-31.8%	15	0.0%	44	53	-17.0%	65	-32.3%
New Listings	138	135	2.2%	120	15.0%	27	38	-28.9%	29	-6.9%	114	155	-26.5%	99	15.2%
Active Listings	494	452	9.3%	496	-0.4%	100	91	9.9%	113	-11.5%	467	452	3.3%	501	-6.8%
Benchmark Price	\$ 470,753	\$ 463,361	1.6%	\$ 498,014	-5.5%	\$ 271,221	\$ 274,746	-1.3%	\$ 277,866	-2.4%	\$ 236,862	\$ 235,675	0.5%	\$ 235,486	0.6%
Median Price	\$ 450,000	\$ 469,900	-4.2%	\$ 479,900	-6.2%	\$ 233,000	\$ 280,500	-16.9%	\$ 232,000	0.4%	\$ 200,000	\$ 210,000	-4.8%	\$ 205,800	-2.8%
Average Price	\$ 514,767	\$ 506,652	1.6%	\$ 526,779	-2.3%	\$ 253,966	\$ 279,936	-9.3%	\$ 257,006	-1.2%	\$ 207,615	\$ 216,253	-4.0%	\$ 215,070	-3.5%



Housing Price Index - Fraser Valley

September 2010

	BENCHMARK PRICE	INDEX (HPI)	ONE MONTH % CHANGE	THREE MONTH % CHANGE	SIX MONTH % CHANGE	ONE YEAR % CHANGE	THREE YEAR % CHANGE	FIVE YEAR % CHANGE	
RESIDENTIAL	FRASER VALLEY BOARD	448,631	219.5	0.0	-1.9	-1.4	3.0	0.5	31.5
DETACHED	FRASER VALLEY BOARD	507,429	216.3	-0.5	-2.1	-1.4	3.3	1.7	31.3
	NORTH DELTA	525,391	231.5	1.2	0.0	1.8	4.7	3.8	30.7
	NORTH DELTA ANNIEVILLE	459,829	227.6	1.4	4.7	0.1	5.1	6.2	30.0
	NORTH DELTA NORDEL	530,943	228.5	-1.1	-1.6	2.7	1.1	5.1	34.0
	NORTH DELTA SCOTTSDALE	483,051	240.5	3.2	3.5	5.0	11.7	6.4	36.1
	NORTH DELTA SUNSHINE HILLS & WOODS	629,483	221.7	1.4	-5.4	-0.5	1.2	-1.9	23.4
	NORTH SURREY	470,753	204.8	-5.5	-4.3	0.9	1.6	-0.5	30.6
	NORTH SURREY BOLIVAR HEIGHTS	388,848	197.0	-4.4	-4.6	-2.2	4.2	-6.0	21.4
	NORTH SURREY CEDAR HILLS	429,423	225.6	2.1	-0.9	1.9	2.3	5.1	38.0
	NORTH SURREY FRASER HEIGHTS	690,542	205.3	-5.0	-3.5	2.7	6.0	5.4	40.0
	NORTH SURREY GUILDFORD	460,042	210.3	-8.3	-7.8	-3.6	-4.6	1.0	27.2
	NORTH SURREY OTHER	370,121	192.4	-10.1	-4.8	3.7	-2.1	-7.7	24.6
	SURREY	509,974	212.0	-1.9	-3.9	-4.0	1.7	0.6	29.7
	SURREY BEAR CREEK GREEN TIMBERS	492,469	199.6	-0.1	-3.9	-8.9	-1.6	-6.1	22.3
	SURREY EAST NEWTON	494,983	214.1	-2.9	-4.2	-3.5	1.7	1.6	33.5
	SURREY FLEETWOOD TYNEHEAD	566,920	210.9	1.8	-3.5	-3.9	3.5	2.5	35.6
	SURREY PANORAMA RIDGE SULLIVAN	568,022	206.6	-4.4	-5.4	-0.1	-2.1	2.2	28.7
	SURREY QUEEN MARY PARK	447,431	209.8	-3.0	-2.6	-3.2	3.9	2.3	26.6
	SURREY WEST NEWTON	481,038	214.3	-5.0	-4.2	-3.3	3.6	1.3	29.6
	CLOVERDALE	543,087	213.5	-1.4	-2.4	-3.0	3.9	2.5	35.3
	SOUTH SURREY & WHITE ROCK	761,405	231.0	2.1	1.3	-1.0	7.3	6.8	36.8
	SOUTH SURREY CRESCENT BCH OCEAN PRK	806,839	260.8	8.8	6.1	-6.8	6.5	4.4	31.8
	SOUTH SURREY ELGIN CHANTRELL	1,251,261	248.7	3.6	7.3	-1.3	17.6	13.1	60.1
	SOUTH SURREY KING GEORGE CORRIDOR	549,438	206.5	-2.0	-2.8	1.0	8.4	2.3	28.8
	SOUTH SURREY SOUTH-EAST	957,625	208.3	-1.3	-3.5	-0.4	3.2	5.9	40.7
	SOUTH SURREY SUNNYSIDE PARK	690,283	208.2	-1.4	-3.1	0.7	4.0	4.6	31.1
	SOUTH SURREY WHITE ROCK	686,605	234.6	2.0	1.7	2.2	5.2	11.0	38.2
	LANGLEY	518,231	210.1	0.1	-1.0	-3.9	4.3	3.0	33.9
	LANGLEY ALDERGROVE	441,624	223.1	-0.6	4.6	-0.6	6.7	6.7	32.5
	LANGLEY CITY MURRYVL WILLOBY BRKSWD	532,368	224.3	0.1	-2.1	-5.5	4.7	2.7	35.0
	LANGLEY WALNUT GROVE	537,702	193.2	0.5	-1.9	-2.5	2.3	1.5	32.8



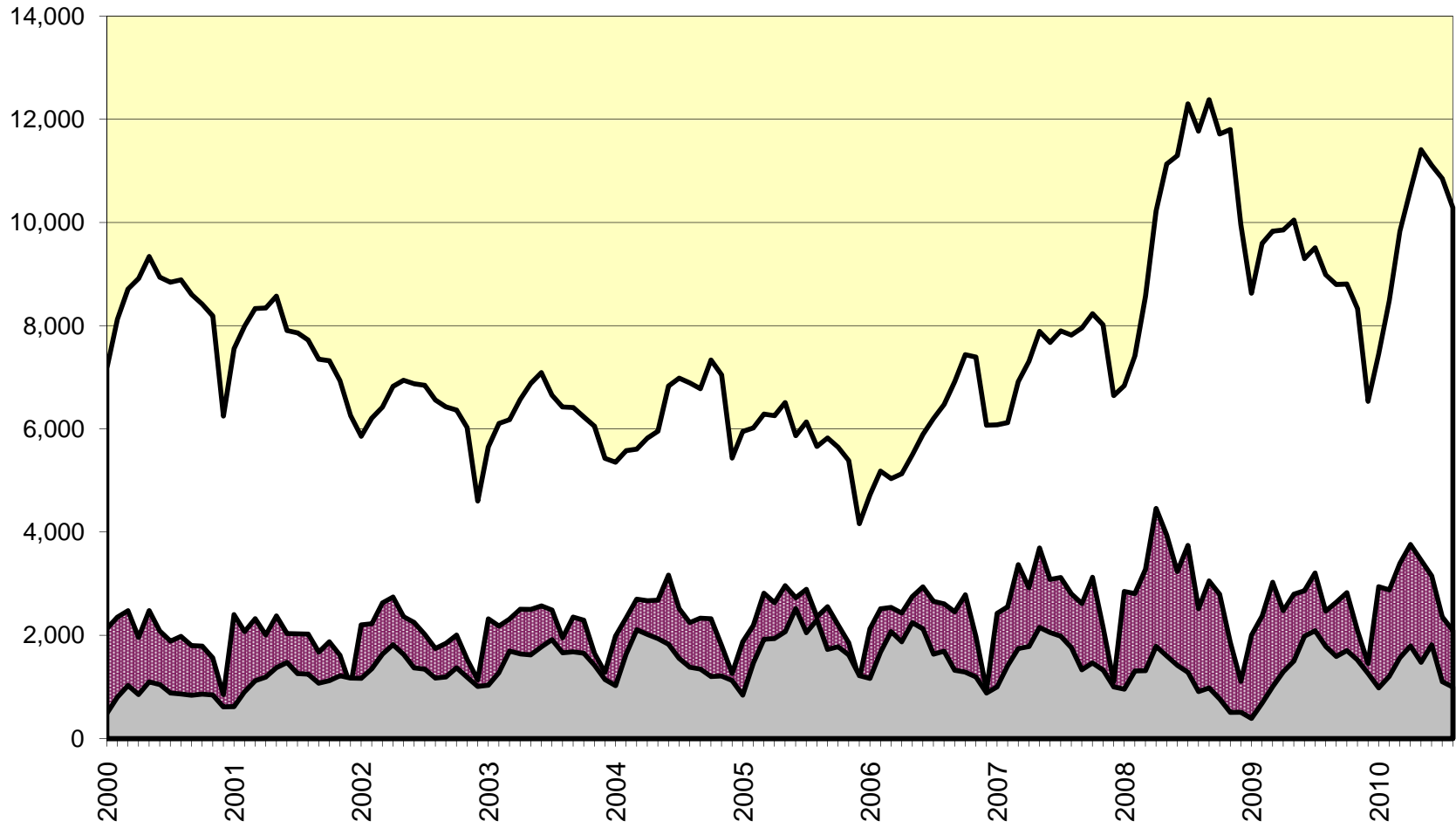
Housing Price Index - Fraser Valley

September 2010

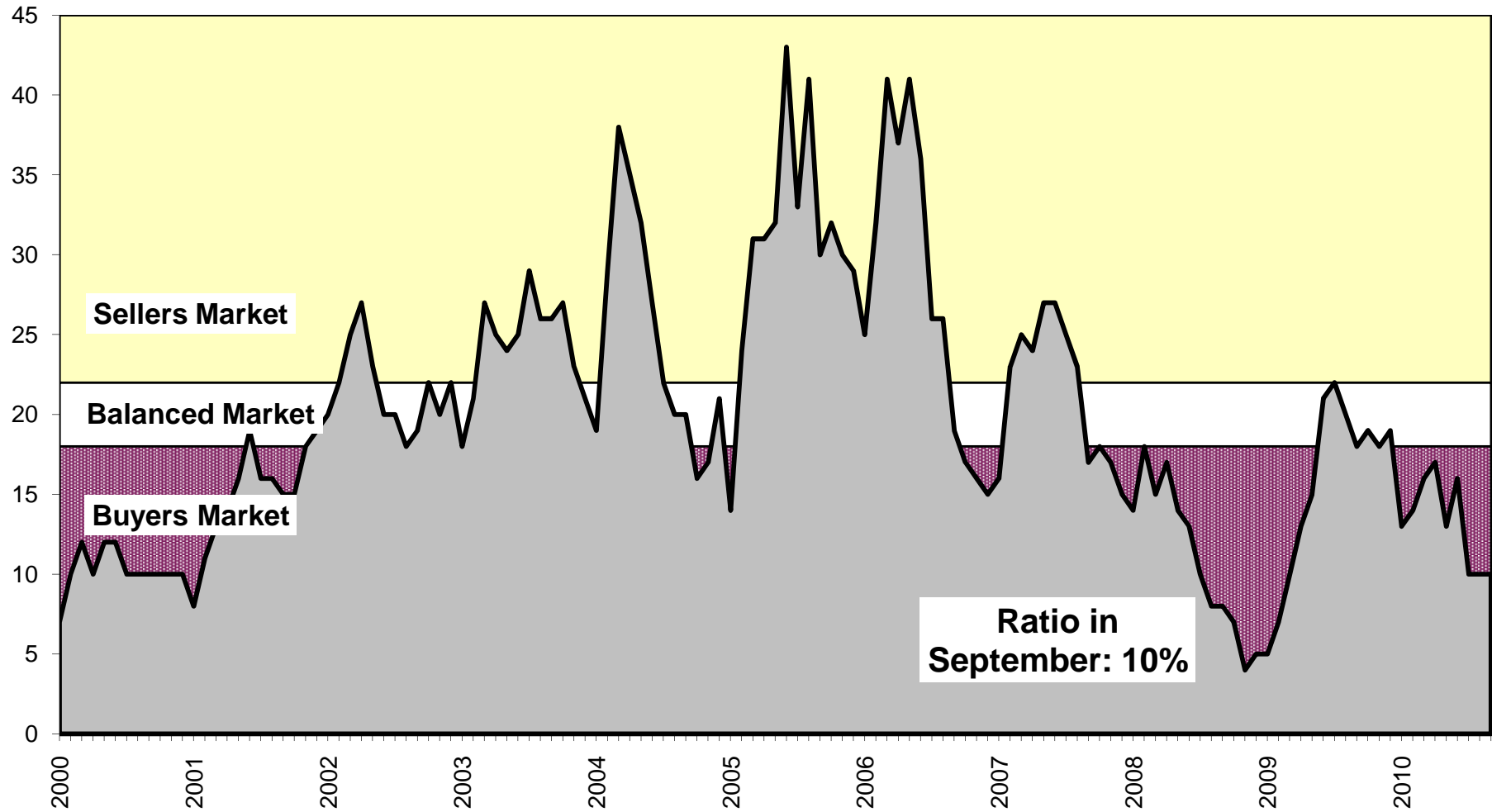
		BENCHMARK PRICE	INDEX (HPI)	ONE MONTH % CHANGE	THREE MONTH % CHANGE	SIX MONTH % CHANGE	ONE YEAR % CHANGE	THREE YEAR % CHANGE	FIVE YEAR % CHANGE
DETACHED continued	ABBOTSFORD	427,934	215.0	2.2	-4.1	-0.2	1.8	0.7	27.8
	ABBOTSFORD CENTRAL POPLAR	374,433	211.0	2.7	-7.8	-2.7	-0.3	-0.7	26.9
	ABBOTSFORD EAST	469,803	214.9	1.8	-4.5	-0.8	2.6	-0.8	30.5
	ABBOTSFORD WEST	418,622	216.8	2.5	-1.7	1.9	2.0	3.2	25.5
	MISSION	359,742	213.5	0.5	2.8	2.3	4.0	-1.8	28.9
TOWNHOUSE	FRASER VALLEY BOARD	321,843	204.6	-0.8	-1.9	-1.4	3.1	0.6	32.6
	NORTH SURREY GUILDFORD	271,221	232.5	-2.4	-4.8	-1.2	-1.3	-6.0	32.1
	SURREY	321,747	199.7	-1.2	-2.6	-1.6	2.8	0.8	37.1
	SURREY FLEETWOOD	369,690	197.2	-1.9	-1.3	0.2	7.0	5.2	36.4
	SURREY OTHER	302,602	200.8	-0.9	-3.1	-2.4	1.0	-1.1	37.4
	SOUTH SURREY & WHITE ROCK	471,249	199.1	4.8	-2.0	0.7	7.6	6.8	34.3
	LANGLEY	326,783	207.4	0.0	-0.4	-0.1	5.1	3.6	34.0
	ABBOTSFORD	270,073	199.5	-3.8	-1.3	-3.7	0.6	-3.7	24.6
	APARTMENT	FRASER VALLEY BOARD	239,625	258.6	0.0	-2.7	-2.9	-0.3	-4.9
NORTH SURREY		236,862	276.8	0.6	-1.5	-1.5	0.5	-2.4	48.5
NORTH SURREY WHALLEY		237,834	300.2	2.5	0.0	2.1	4.2	-4.7	50.3
NORTH SURREY GUILDFORD		236,016	257.2	-1.1	-2.8	-4.5	-2.6	-0.4	46.9
SOUTH SURREY WHITE ROCK		308,363	226.5	-3.8	-2.2	-6.2	-2.6	-10.9	29.9
LANGLEY		235,981	231.7	0.4	-2.3	-1.6	-0.1	1.5	36.1
ABBOTSFORD		206,013	283.0	1.8	-4.6	-2.8	0.3	-7.4	42.2
ACREAGE		FRASER VALLEY BOARD	794,222	234.9	7.2	1.0	1.5	6.2	-3.6
	SURREY, CLOVERDALE & N. SURREY	827,036	232.6	2.5	-4.0	-4.3	16.3	1.8	7.7
	SOUTH SURREY & WHITE ROCK	985,352	249.3	0.3	-4.8	-6.1	15.3	5.7	9.2
	LANGLEY	778,109	223.7	-8.0	-8.1	-11.9	-14.8	-13.0	8.3
	ABBOTSFORD	867,415	246.0	55.9	8.8	22.2	21.1	-3.2	29.7
	MISSION	655,445	264.4	19.1	25.2	30.2	32.6	6.5	47.8

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

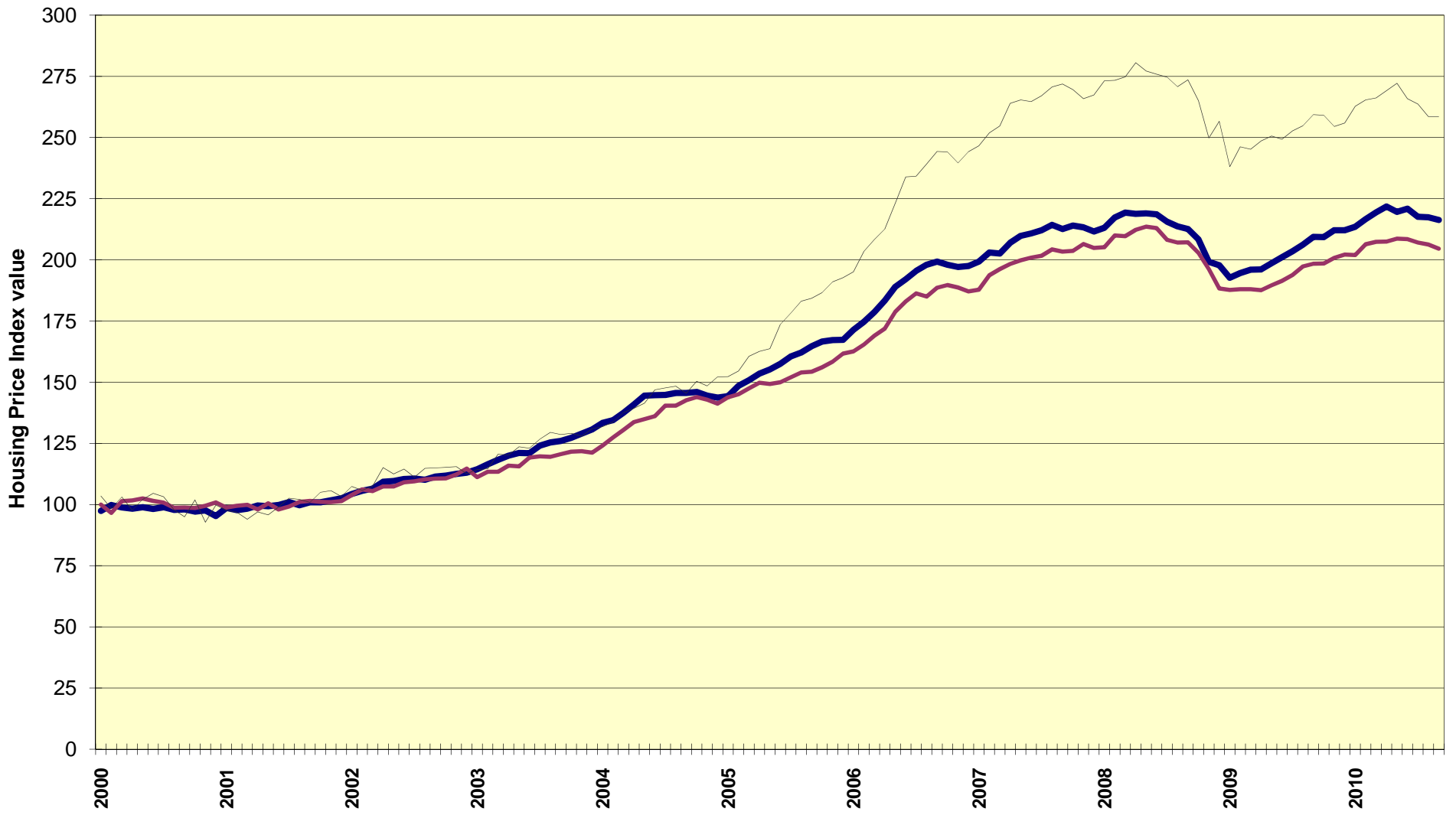
Active Listings Sales



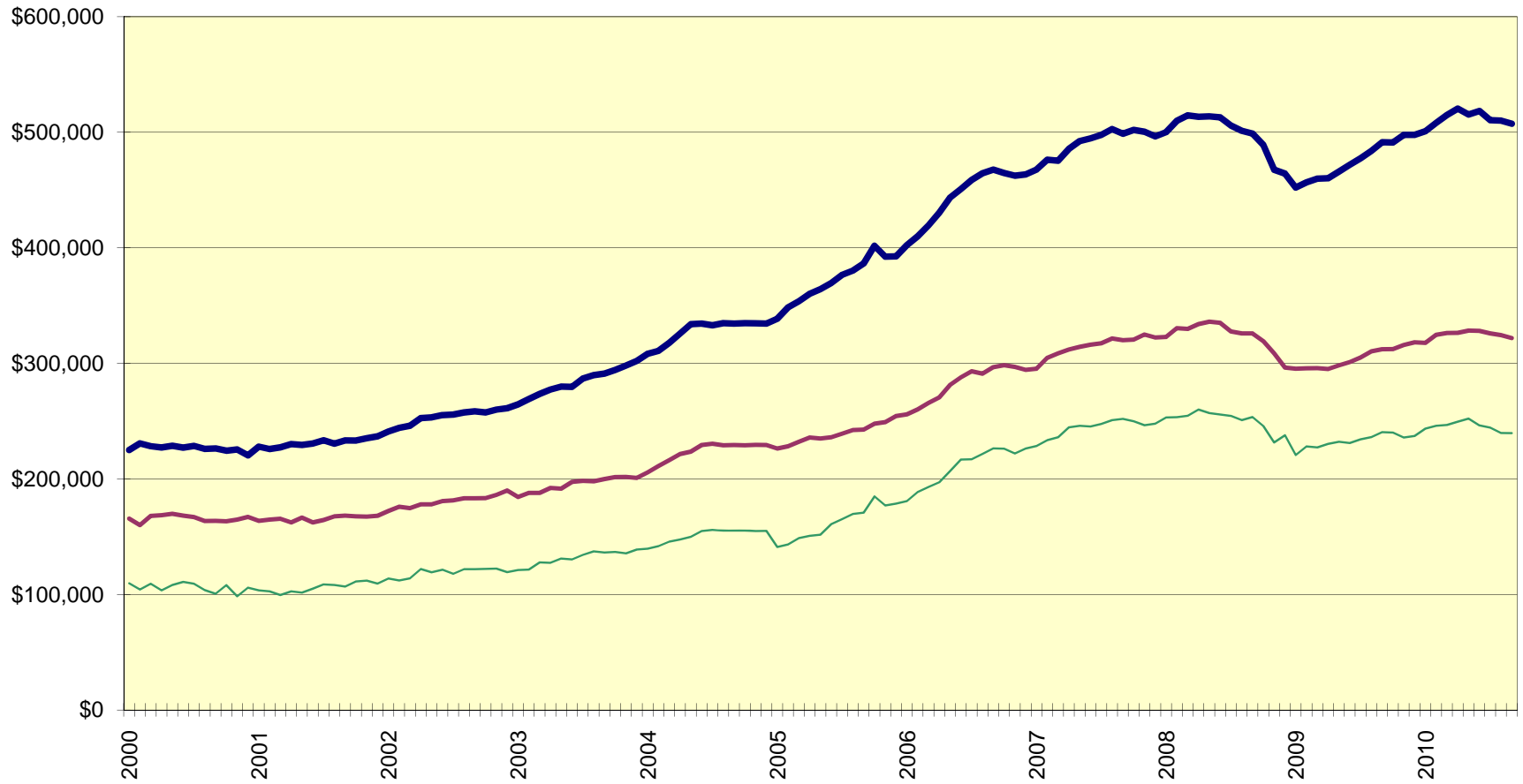
Sales-to-Active Listings Ratio, All Types, Fraser Valley



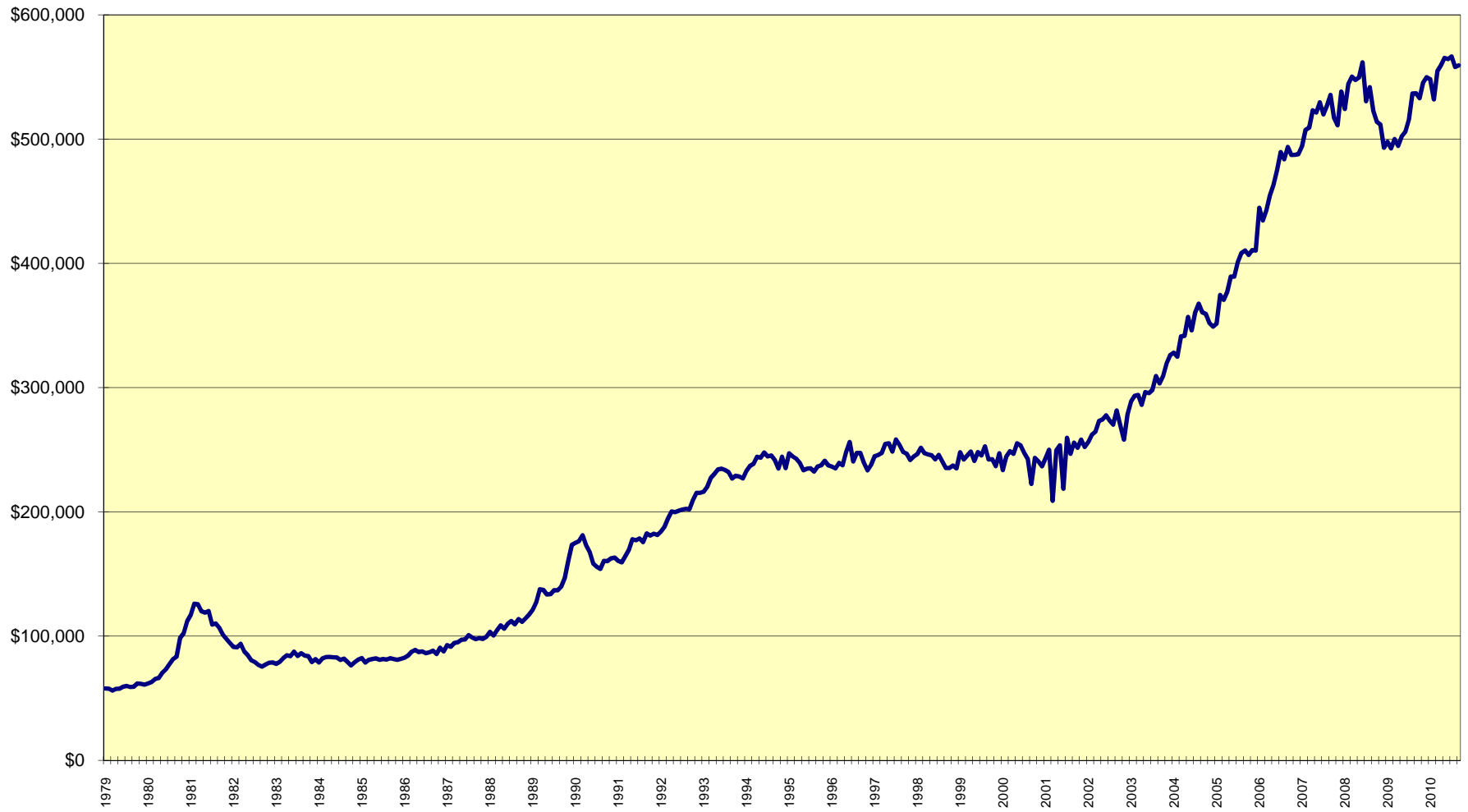
Housing Price Index, Fraser Valley



Benchmark Price, By Type, Fraser Valley



Average Price, residential detached homes, all Fraser Valley



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

