



# *Fraser Valley Real Estate Board*

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Monthly Statistics Package

December 2010



# Fraser Valley Real Estate Board

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## NEWS RELEASE

For immediate release: January 5, 2011

### STABILITY REIGNS IN LATTER HALF OF 2010 REAL ESTATE MARKET

(Surrey, BC) – Stable property sales and a steady erosion of inventory for the last seven months of 2010 have brought equilibrium to Fraser Valley’s real estate market.

“Our market was a bit of a rollercoaster in 2010 with buyers appearing earlier than expected in the year, tapering in the summer and returning in the fall,” says Deanna Horn, Board president.

“As consumers regained their confidence in the overall economy, we saw a normalization of the market with sales at or slightly below average, inventory dropping and modest changes in home prices.”

A total of 895 sales were processed on the Board’s Multiple Listing Service® (MLS®) in December, a decrease of 17 per cent compared to November and a decrease of 29 per cent compared to 1,260 sales in December of last year. The Board’s 10-year average for December sales in the last decade is 1,020.

In terms of listings, the Board finished 2010 with 8,139 active listings, 10 per cent fewer than in November and an increase of 25 per cent compared to the 6,534 properties available in December 2009. December’s inventory represents a 28 per cent drop from 2010’s peak of 11,411 active listings reached in May.

Horn adds, “If there’s one lesson buyers and sellers can take from our market in 2010, it’s to recognize there are real differences in home values based on their type and location making it prudent to have your REALTOR® show you comparisons specific to your property type and neighbourhood.

“For example, benchmark prices of condominiums in North Surrey have decreased by 3.8 per cent in the last year while benchmark prices of detached homes in west Abbotsford have increased by 4 per cent.”

Overall, the benchmark price for Fraser Valley detached homes in December was \$506,145, an increase of 0.3 per cent compared to November and 1.7 per cent higher compared to \$497,732 in December 2009.

The benchmark price of Fraser Valley townhouses in December was \$322,054, an increase of 0.8 per cent compared to November and a 1.2 per cent increase compared to December 2009 when it was \$318,174. Year-over-year, the benchmark price of apartments increased 1.2 per cent going from \$237,157 in December 2009 to \$240,101 in December 2010 and 0.9 per cent lower compared to November 2010.

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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 2,895 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 2010

Grand Totals	All Property Types				
	Dec-10	Dec-09	% change	Nov-10	% change
Sales	895	1,260	-29.0%	1,084	-17.4%
New Listings	1,104	1,453	-24.0%	1,773	-37.7%
Active Listings	8,139	6,534	24.6%	9,049	-10.1%
Average Price	\$ 445,401	\$ 430,827	3.4%	\$ 448,232	-0.6%

Grand Totals - year to date	All Property Types		
	2010	2009	% change
Sales - year to date	14,891	16,721	-10.9%
New Listings - year to date	31,437	30,221	4.0%

Residential Totals	Detached					Townhouse					Apartment				
	Dec-10	Dec-09	% change	Nov-10	% change	Dec-10	Dec-09	% change	Nov-10	% change	Dec-10	Dec-09	% change	Nov-10	% change
Sales	434	571	-24.0%	555	-21.8%	165	212	-22.2%	197	-16.2%	166	221	-24.9%	214	-22.4%
New Listings	487	625	-22.1%	779	-37.5%	182	206	-11.7%	279	-34.8%	204	264	-22.7%	374	-45.5%
Active Listings	3,236	2,474	30.8%	3,692	-12.4%	981	702	39.7%	1,098	-10.7%	1,508	1,198	25.9%	1,671	-9.8%
Benchmark Price	\$ 506,145	\$ 497,732	1.7%	\$ 504,848	0.3%	\$ 322,054	\$ 318,174	1.2%	\$ 319,623	0.8%	\$ 240,101	\$ 237,157	1.2%	\$ 242,276	-0.9%
Median Price	\$ 513,000	\$ 509,000	0.8%	\$ 517,000	-0.8%	\$ 328,000	\$ 319,900	2.5%	\$ 330,989	-0.9%	\$ 199,000	\$ 210,000	-5.2%	\$ 206,900	-3.8%
Average Price	\$ 559,954	\$ 549,885	1.8%	\$ 565,888	-1.0%	\$ 341,696	\$ 325,444	5.0%	\$ 335,120	2.0%	\$ 206,636	\$ 226,896	-8.9%	\$ 210,495	-1.8%

Abbotsford	Detached					Townhouse					Apartment				
	Dec-10	Dec-09	% change	Nov-10	% change	Dec-10	Dec-09	% change	Nov-10	% change	Dec-10	Dec-09	% change	Nov-10	% change
Sales	48	87	-44.8%	86	-44.2%	19	26	-26.9%	21	-9.5%	33	32	3.1%	44	-25.0%
New Listings	61	83	-26.5%	108	-43.5%	24	27	-11.1%	32	-25.0%	35	67	-47.8%	58	-39.7%
Active Listings	515	394	30.7%	581	-11.4%	152	107	42.1%	167	-9.0%	335	254	31.9%	365	-8.2%
Benchmark Price	\$ 428,531	\$ 421,476	1.7%	\$ 423,812	1.1%	\$ 277,402	\$ 267,523	3.7%	\$ 265,783	4.4%	\$ 221,832	\$ 209,364	6.0%	\$ 216,059	2.7%
Median Price	\$ 394,500	\$ 420,000	-6.1%	\$ 430,000	-8.3%	\$ 262,400	\$ 265,000	-1.0%	\$ 230,000	14.1%	\$ 176,000	\$ 190,000	-7.4%	\$ 155,000	13.5%
Average Price	\$ 412,678	\$ 454,338	-9.2%	\$ 450,987	-8.5%	\$ 268,305	\$ 259,139	3.5%	\$ 237,952	12.8%	\$ 179,362	\$ 187,219	-4.2%	\$ 161,798	10.9%

Mission	Detached					Townhouse					Apartment				
	Dec-10	Dec-09	% change	Nov-10	% change	Dec-10	Dec-09	% change	Nov-10	% change	Dec-10	Dec-09	% change	Nov-10	% change
Sales	23	47	-51.1%	27	-14.8%	3	7	-57.1%	1	200.0%	3	2	50.0%	3	-
New Listings	28	57	-50.9%	50	-44.0%	3	4	-25.0%	6	-50.0%	3	4	-25.0%	3	0.0%
Active Listings	319	251	27.1%	334	-4.5%	28	24	16.7%	28	0.0%	28	26	7.7%	36	-22.2%
Benchmark Price	\$ 342,928	\$ 348,194	-1.5%	\$ 354,852	-3.4%										
Median Price	\$ 379,500	\$ 396,000	-4.2%	\$ 387,000	-1.9%	\$ 227,500	243,000	-6.4%	\$ 197,000	15.5%	\$ 94,150	\$ 75,000	25.5%	\$ 140,000	-
Average Price	\$ 389,476	\$ 393,682	-1.1%	\$ 391,927	-0.6%	\$ 241,849	263,428	-8.2%	\$ 197,000	22.8%	\$ 213,050	\$ 110,000	93.7%	\$ 230,833	-



## MLS® Summary - Fraser Valley December 2010

White Rock / South Surrey	Detached					Townhouse					Apartment				
	Dec-10	Dec-09	% change	Nov-10	% change	Dec-10	Dec-09	% change	Nov-10	% change	Dec-10	Dec-09	% change	Nov-10	% change
Sales	66	68	-2.9%	87	-24.1%	25	18	38.9%	27	-7.4%	23	37	-37.8%	31	-25.8%
New Listings	57	63	-9.5%	112	-49.1%	21	31	-32.3%	49	-57.1%	31	53	-41.5%	89	-65.2%
Active Listings	381	277	37.5%	456	-16.4%	120	71	69.0%	142	-15.5%	302	199	51.8%	334	-9.6%
Benchmark Price	\$ 738,537	\$ 729,432	1.2%	\$ 734,936	0.5%	\$ 460,349	\$ 451,615	1.9%	\$ 459,380	0.2%	\$ 305,924	\$ 298,954	2.3%	\$ 305,833	0.0%
Median Price	\$ 710,000	\$ 742,500	-4.4%	\$ 692,187	2.6%	\$ 465,000	\$ 475,000	-2.1%	\$ 432,500	7.5%	\$ 269,900	\$ 260,000	3.8%	\$ 233,000	15.8%
Average Price	\$ 836,930	\$ 948,277	-11.7%	\$ 815,096	2.7%	\$ 493,338	\$ 479,883	2.8%	\$ 468,685	5.3%	\$ 283,104	\$ 319,348	-11.3%	\$ 254,908	11.1%

Langley	Detached					Townhouse					Apartment				
	Dec-10	Dec-09	% change	Nov-10	% change	Dec-10	Dec-09	% change	Nov-10	% change	Dec-10	Dec-09	% change	Nov-10	% change
Sales	70	77	-9.1%	82	-14.6%	27	50	-46.0%	51	-47.1%	25	50	-50.0%	39	-35.9%
New Listings	60	64	-6.3%	116	-48.3%	39	32	21.9%	61	-36.1%	32	35	-8.6%	50	-36.0%
Active Listings	436	201	116.9%	525	-17.0%	200	109	83.5%	215	-7.0%	195	177	10.2%	226	-13.7%
Benchmark Price	\$ 501,838	\$ 508,496	-1.3%	\$ 508,735	-1.4%	\$ 319,340	\$ 314,526	1.5%	\$ 319,351	0.0%	\$ 235,658	\$ 232,227	1.5%	\$ 239,505	-1.6%
Median Price	\$ 500,000	\$ 500,000	0.0%	\$ 525,000	-4.8%	\$ 318,900	\$ 304,000	4.9%	\$ 319,500	-0.2%	\$ 220,000	\$ 210,000	4.8%	\$ 218,536	0.7%
Average Price	\$ 516,982	\$ 506,907	2.0%	\$ 584,854	-11.6%	\$ 322,062	\$ 319,358	0.8%	\$ 323,253	-0.4%	\$ 217,661	\$ 217,794	-0.1%	\$ 225,848	-3.6%

Delta - North	Detached					Townhouse					Apartment				
	Dec-10	Dec-09	% change	Nov-10	% change	Dec-10	Dec-09	% change	Nov-10	% change	Dec-10	Dec-09	% change	Nov-10	% change
Sales	40	30	33.3%	37	8.1%	8	1	700.0%	12	-33.3%	4	1	300.0%	1	300.0%
New Listings	42	33	27.3%	47	-10.6%	8	2	300.0%	18	-56%	3	1	200.0%	4	-25.0%
Active Listings	143	104	37.5%	170	-15.9%	28	7	300.0%	36	-22.2%	26	14	85.7%	27	-3.7%
Benchmark Price	\$ 519,212	\$ 487,245	6.6%	\$ 499,693	3.9%										
Median Price	\$ 490,000	\$ 452,000	8.4%	\$ 475,000	3.2%	389,900	218,000	78.9%	379,900	2.6%	\$ 106,000	\$ 268,000	-60.4%	\$ 129,000	-17.8%
Average Price	\$ 548,354	\$ 476,510	15.1%	\$ 535,667	2.4%	375,187	218,000	72.1%	379,941	-1.3%	\$ 156,725	\$ 268,000	-41.5%	\$ 129,000	21.5%



## MLS® Summary - Fraser Valley December 2010

Surrey - Combined*	Detached					Townhouse					Apartment				
	Dec-10	Dec-09	% change	Nov-10	% change	Dec-10	Dec-09	% change	Nov-10	% change	Dec-10	Dec-09	% change	Nov-10	% change
Sales	187	262	-28.6%	236	-20.8%	83	110	-24.5%	85	-2.4%	78	99	-21.2%	96	-18.8%
Average Price	\$ 539,537	\$ 527,267	2.3%	\$ 533,941	1.0%	\$ 319,590	\$ 323,534	-1.2%	\$ 319,118	0.1%	\$ 194,407	\$ 211,712	-8.2%	\$ 212,449	-8.5%

\*Central Surrey, Cloverdale and North Surrey

Surrey - Central	Detached					Townhouse					Apartment				
	Dec-10	Dec-09	% change	Nov-10	% change	Dec-10	Dec-09	% change	Nov-10	% change	Dec-10	Dec-09	% change	Nov-10	% change
Sales	110	139	-20.9%	133	-17.3%	45	56	-19.6%	50	-10.0%	15	30	-50.0%	21	-28.6%
New Listings	127	197	-35.5%	190	-33.2%	49	59	-16.9%	62	-21.0%	24	31	-22.6%	61	-60.7%
Active Listings	790	737	7.2%	912	-13.4%	248	238	4.2%	274	-9.5%	195	141	38.3%	200	-2.5%
Benchmark Price	\$ 524,671	\$ 512,952	2.3%	\$ 521,823	0.5%	\$ 320,553	\$ 321,729	-0.4%	\$ 326,650	-1.9%					
Median Price	\$ 525,000	\$ 530,000	-0.9%	\$ 525,000	0.0%	\$ 327,946	\$ 332,500	-1.4%	\$ 330,798	-0.9%	\$ 185,000	\$ 205,000	-9.8%	\$ 220,000	-15.9%
Average Price	\$ 555,013	\$ 531,299	4.5%	\$ 542,481	2.3%	\$ 330,334	\$ 333,417	-0.9%	\$ 332,487	-0.6%	\$ 198,650	\$ 209,096	-5.0%	\$ 219,757	-9.6%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Dec-10	Dec-09	% change	Nov-10	% change	Dec-10	Dec-09	% change	Nov-10	% change	Dec-10	Dec-09	% change	Nov-10	% change
Sales	31	57	-45.6%	43	-27.9%	25	32	-21.9%	17	47.1%	7	8	-12.5%	7	0.0%
New Listings	48	54	-11.1%	82	-41.5%	20	31	-35.5%	29	-31.0%	13	15	-13.3%	22	-40.9%
Active Listings	271	200	35.5%	290	-6.6%	122	72	69.4%	147	-17.0%	88	50	76.0%	94	-6.4%
Benchmark Price	\$ 535,884	\$ 531,078	0.9%	\$ 538,516	-0.5%										
Median Price	\$ 525,000	\$ 535,000	-1.9%	\$ 545,000	-3.7%	\$ 330,000	\$ 328,500	0.5%	\$ 330,000	0.0%	\$ 200,000	\$ 246,000	-18.7%	\$ 225,000	-11.1%
Average Price	\$ 539,615	\$ 530,661	1.7%	\$ 556,161	-3.0%	\$ 328,687	\$ 341,665	-3.8%	\$ 343,405	-4.3%	\$ 218,128	\$ 261,462	-16.6%	\$ 242,916	-10.2%

Surrey - North	Detached					Townhouse					Apartment				
	Dec-10	Dec-09	% change	Nov-10	% change	Dec-10	Dec-09	% change	Nov-10	% change	Dec-10	Dec-09	% change	Nov-10	% change
Sales	46	66	-30.3%	60	-23.3%	13	22	-40.9%	18	-27.8%	56	61	-8.2%	68	-17.6%
New Listings	64	74	-13.5%	74	-13.5%	18	19	-5.3%	22	-18.2%	63	58	8.6%	87	-27.6%
Active Listings	379	308	23.1%	420	-9.8%	83	72	15.3%	89	-6.7%	336	334	0.6%	386	-13.0%
Benchmark Price	\$ 484,754	\$ 469,495	3.3%	\$ 484,298	0.1%	\$ 285,088	\$ 288,842	-1.3%	\$ 274,643	3.8%	\$ 223,838	\$ 232,594	-3.8%	\$ 233,769	-4.2%
Median Price	\$ 447,000	\$ 434,500	2.9%	\$ 425,000	5.2%	\$ 242,500	\$ 269,000	-9.9%	\$ 255,000	-4.9%	\$ 184,765	\$ 203,000	-9.0%	\$ 200,000	-7.6%
Average Price	\$ 502,477	\$ 515,840	-2.6%	\$ 499,085	0.7%	\$ 264,902	\$ 272,000	-2.6%	\$ 259,044	2.3%	\$ 190,305	\$ 206,473	-7.8%	\$ 207,056	-8.1%



## MLS® 5-year summary - Fraser Valley Year-end 2010

Grand Totals	All Sales						
	2010	2009	% change	2007	% change	2005	% change
Sales	14,891	16,721	-10.9%	18,862	-21.1%	21,282	-30.0%
New Listings	31,437	30,221	4.0%	32,953	-4.6%	28,745	9.4%
Number of FVREB members	2,895	2,961	-2.2%	3,092	-6.4%	2,482	16.6%

All areas combined	Detached						
	2010	2009	% change	2007	% change	2005	% change
Sales	7,443	8,545	-12.9%	9,202	-19.1%	10,793	-31.0%
New Listings	14,855	14,235	4.4%	16,527	-10.1%	14,612	1.7%
Median Price	\$ 519,000	\$ 489,000	6.1%	\$ 476,000	9.0%	\$ 364,000	42.6%
Average Price	\$ 559,456	\$ 520,624	7.5%	\$ 520,317	7.5%	\$ 391,570	42.9%

Abbotsford	Detached						
	2010	2009	% change	2007	% change	2005	% change
Sales	1,032	1,242	-16.9%	1,607	-35.8%	1,735	-40.5%
New Listings	2,187	2,073	5.5%	2,676	-18.3%	2,272	-3.7%
Median Price	\$ 424,000	\$ 405,000	4.7%	\$ 398,500	6.4%	\$ 316,500	34.0%
Average Price	\$ 451,361	\$ 429,966	5.0%	\$ 427,740	5.5%	\$ 330,163	36.7%

Mission	Detached						
	2010	2009	% change	2007	% change	2005	% change
Sales	479	575	-16.7%	694	-31.0%	849	-43.6%
New Listings	988	984	0.4%	1,071	-7.7%	1,009	-2.1%
Median Price	\$ 384,000	\$ 368,000	4.3%	\$ 374,900	2.4%	277,000	38.6%
Average Price	\$ 385,536	\$ 372,992	3.4%	\$ 382,965	0.7%	282,285	36.6%



## MLS® 5-year summary - Fraser Valley Year-end 2010

White Rock	Detached						
	2010	2009	% change	2007	% change	2005	% change
Sales	1,088	1,137	-4.3%	1,072	1.5%	1,114	-2.3%
New Listings	2,057	1,768	16.3%	1,793	14.7%	1,458	41.1%
Median Price	\$ 735,000	\$ 690,000	6.5%	\$ 695,900	5.6%	530,000	38.7%
Average Price	\$ 834,593	\$ 765,994	9.0%	\$ 801,190	4.2%	593,738	40.6%

Langley	Detached						
	2010	2009	% change	2007	% change	2005	% change
Sales	1,007	1,391	-27.6%	1,546	-34.9%	1,507	-33.2%
New Listings	1,975	1,884	4.8%	2,421	-18.4%	1,931	2.3%
Median Price	\$ 525,000	\$ 500,000	5.0%	\$ 505,000	4.0%	\$ 385,000	36.4%
Average Price	\$ 544,832	\$ 508,478	7.1%	\$ 517,005	5.4%	\$ 392,497	38.8%

Delta - North	Detached						
	2010	2009	% change	2007	% change	2005	% change
Sales	520	540	-3.7%	563	-7.6%	735	-29.3%
New Listings	888	752	18.1%	1,062	-16.4%	934	-4.9%
Median Price	\$ 475,000	\$ 455,000	4.4%	\$ 458,000	3.7%	350,000	35.7%
Average Price	\$ 521,391	\$ 480,769	8.4%	\$ 482,615	8.0%	366,908	42.1%



## MLS® 5-year summary - Fraser Valley Year-end 2010

Surrey - Combined*	Detached						
	2010	2009	% change	2007	% change	2005	% change
Sales	3,318	3,657	-9.3%	3,715	-10.7%	4,853	-31.6%
Average Price	\$ 538,316	\$ 509,027	5.8%	\$ 511,939	5.2%	\$ 389,682	38.1%

\*Central Surrey, Cloverdale and North Surrey

Surrey - Central	Detached						
	2010	2009	% change	2007	% change	2005	% change
Sales	1,768	1,893	-6.6%	2,012	-12.1%	2,723	-35.1%
New Listings	3,763	3,790	-0.7%	4,230	-11.0%	4,035	-6.7%
Median Price	\$ 525,000	\$ 510,000	2.9%	\$ 506,000	3.8%	\$ 382,000	37.4%
Average Price	\$ 540,779	\$ 509,246	6.2%	\$ 522,831	3.4%	\$ 397,405	36.1%

Surrey - Cloverdale	Detached						
	2010	2009	% change	2007	% change	2005	% change
Sales	733	849	-13.7%	673	8.9%	716	2.4%
New Listings	1,279	1,272	0.6%	1,061	20.5%	967	32.3%
Median Price	\$ 548,000	\$ 515,000	6.4%	\$ 498,500	9.9%	\$ 382,800	43.2%
Average Price	\$ 555,502	\$ 515,516	7.8%	\$ 510,571	8.8%	\$ 391,922	41.7%

Surrey - North	Detached						
	2010	2009	% change	2007	% change	2005	% change
Sales	817	915	-10.7%	1,030	-20.7%	1,414	-42.2%
New Listings	1,707	1,703	0.2%	2,197	-22.3%	2,006	-14.9%
Median Price	\$ 452,500	\$ 463,000	-2.3%	\$ 433,000	4.5%	\$ 335,000	35.1%
Average Price	\$ 517,566	\$ 502,550	3.0%	\$ 491,553	5.3%	\$ 373,673	38.5%





## MLS® 5-year summary - Fraser Valley Year-end 2010

Grand Totals	All Sales						
	2010	2009	% change	2007	% change	2005	% change
Sales	14,891	16,721	-10.9%	18,862	-21.1%	21,282	-30.0%
New Listings	31,437	30,221	4.0%	32,953	-4.6%	28,745	9.4%
Number of FVREB members	2,895	2,961	-2.2%	3,092	-6.4%	2,482	16.6%

All areas combined	Townhouse							Apartment						
	2010	2009	% change	2007	% change	2005	% change	2010	2009	% change	2007	% change	2005	% change
Sales	2,865	3,321	-13.7%	3,721	-23.0%	3,612	-20.7%	2,716	2,701	0.6%	3,624	-25.1%	4,257	-36.2%
New Listings	4,838	4,786	1.1%	5,116	-5.4%	4,288	12.8%	5,991	5,223	14.7%	5,244	14.2%	4,973	20.5%
Median Price	\$ 328,000	\$ 312,000	5.1%	\$ 315,000	4.1%	\$ 239,000	37.2%	\$ 213,900	\$ 210,000	1.9%	\$ 209,000	2.3%	\$ 160,000	33.7%
Average Price	\$ 336,484	\$ 317,841	5.9%	\$ 322,578	4.3%	\$ 244,622	37.6%	\$ 223,910	\$ 220,063	1.7%	\$ 216,990	3.2%	\$ 172,179	30.0%

Abbotsford	Townhouse							Apartment						
	2010	2009	% change	2007	% change	2005	% change	2010	2009	% change	2007	% change	2005	% change
Sales	376	442	-14.9%	558	-32.6%	555	-32.3%	571	531	7.5%	820	-30.4%	705	-19.0%
New Listings	651	639	1.9%	730	-10.8%	661	-1.5%	1,158	996	16.3%	1,222	-5.2%	759	52.6%
Median Price	\$ 265,000	\$ 263,000	0.8%	\$ 266,000	-0.4%	\$ 195,000	35.9%	\$ 166,500	\$ 173,900	-4.3%	\$ 178,500	-6.7%	\$ 121,500	37.0%
Average Price	\$ 273,053	\$ 265,472	2.9%	\$ 276,410	-1.2%	\$ 205,370	33.0%	\$ 174,861	\$ 177,941	-1.7%	\$ 186,031	-6.0%	\$ 124,942	40.0%

Mission	Townhouse							Apartment						
	2010	2009	% change	2007	% change	2005	% change	2010	2009	% change	2007	% change	2005	% change
Sales	53	60	-11.7%	44	20.5%	101	-47.5%	42	27	55.6%	71	-40.8%	56	-25.0%
New Listings	81	81	0.0%	66	22.7%	118	-31.4%	94	70	34.3%	107	-12.1%	131	-28.2%
Median Price	\$ 249,000	\$ 245,000	1.6%	\$ 266,000	-6.4%	198,000	25.8%	\$ 183,500	\$ 170,000	7.9%	\$ 196,000	-6.4%	\$ 112,000	63.8%
Average Price	\$ 249,385	\$ 236,890	5.3%	\$ 261,345	-4.6%	204,640	21.9%	\$ 191,170	\$ 191,983	-0.4%	\$ 214,387	-10.8%	\$ 110,513	73.0%



## MLS® 5-year summary - Fraser Valley Year-end 2010

White Rock	Townhouse							Apartment						
	2010	2009	% change	2007	% change	2005	% change	2010	2009	% change	2007	% change	2005	% change
Sales	374	440	-15.0%	401	-6.7%	373	0.3%	522	546	-4.4%	561	-7.0%	631	-17.3%
New Listings	618	628	-1.6%	556	11.2%	466	32.6%	1,161	1,007	15.3%	848	36.9%	776	49.6%
Median Price	\$ 430,000	\$ 399,900	7.5%	\$ 416,500	3.2%	324,500	32.5%	\$ 280,000	\$ 265,000	5.7%	\$ 272,000	2.9%	\$ 209,900	33.4%
Average Price	\$ 468,688	\$ 424,200	10.5%	\$ 458,589	2.2%	356,382	31.5%	\$ 305,174	\$ 291,312	4.8%	\$ 302,561	0.9%	\$ 225,877	35.1%

Langley	Townhouse							Apartment						
	2010	2009	% change	2007	% change	2005	% change	2010	2009	% change	2007	% change	2005	% change
Sales	582	709	-17.9%	862	-32.5%	777	-25.1%	437	534	-18.2%	668	-34.6%	556	-21.4%
New Listings	962	906	6.2%	1,141	-15.7%	909	5.8%	856	867	-1.3%	932	-8.2%	703	21.8%
Median Price	\$ 321,000	\$ 303,000	5.9%	\$ 308,000	4.2%	\$ 236,500	35.7%	\$ 218,000	\$ 212,000	2.8%	\$ 223,000	-2.2%	\$ 160,000	36.3%
Average Price	\$ 327,342	\$ 308,425	6.1%	\$ 311,631	5.0%	\$ 240,171	36.3%	\$ 217,538	\$ 212,955	2.2%	\$ 223,823	-2.8%	\$ 162,151	34.2%

Delta - North	Townhouse							Apartment						
	2010	2009	% change	2007	% change	2005	% change	2010	2009	% change	2007	% change	2005	% change
Sales	88	62	41.9%	33	166.7%	47	87.2%	31	33	-6.1%	48	-35.4%	40	-22.5%
New Listings	172	103	67.0%	45	282.2%	61	182.0%	78	66	18.2%	54	44.4%	48	62.5%
Median Price	\$ 389,900	\$ 340,000	14.7%	\$ 270,000	44.4%	214,000	82.2%	\$ 207,000	\$ 219,500	-5.7%	\$ 155,000	33.5%	\$ 97,500	112.3%
Average Price	\$ 396,825	\$ 340,170	16.7%	\$ 283,963	39.7%	238,755	66.2%	\$ 206,500	\$ 205,570	0.5%	\$ 176,884	16.7%	\$ 120,542	71.3%



## MLS® 5-year summary - Fraser Valley Year-end 2010

Surrey - Combined*	Townhouse							Apartment						
	2010	2009	% change	2007	% change	2005	% change	2010	2009	% change	2007	% change	2005	% change
Sales	1,387	1,608	-13.7%	1,822	-23.9%	1,759	-21.1%	1,112	1,030	8.0%	1,454	-23.5%	2,269	-51.0%
Average Price	\$ 321,509	\$ 309,444	3.9%	\$ 313,919	2.4%	\$ 237,728	35.2%	\$ 215,132	\$ 208,896	3.0%	199,663	7.7%	\$ 176,812	21.7%

\*Central Surrey, Cloverdale and North Surrey

Surrey - Central	Townhouse							Apartment						
	2010	2009	% change	2007	% change	2005	% change	2010	2009	% change	2007	% change	2005	% change
Sales	783	926	-15.4%	1,059	-26.1%	1,031	-24.1%	300	296	1.4%	432	-30.6%	402	-25.4%
New Listings	1,285	1,411	-8.9%	1,472	-12.7%	1,224	5.0%	692	579	19.5%	610	13.4%	473	46.3%
Median Price	\$ 330,000	\$ 316,000	4.4%	\$ 320,000	3.1%	\$ 243,999	35.2%	\$ 215,000	\$ 203,000	5.9%	\$ 199,900	7.6%	\$ 147,777	45.5%
Average Price	\$ 327,178	\$ 314,047	4.2%	\$ 320,978	1.9%	\$ 241,928	35.2%	\$ 211,887	\$ 203,169	4.3%	\$ 201,194	5.3%	\$ 147,351	43.8%

Surrey - Cloverdale	Townhouse							Apartment						
	2010	2009	% change	2007	% change	2005	% change	2010	2009	% change	2007	% change	2005	% change
Sales	377	437	-13.7%	416	-9.4%	258	46.1%	118	103	14.6%	86	37.2%	51	131.4%
New Listings	640	590	8.5%	561	14.1%	301	112.6%	332	179	85.5%	123	169.9%	67	395.5%
Median Price	\$ 333,000	\$ 319,000	4.4%	\$ 325,000	2.5%	\$ 255,296	30.4%	\$ 242,900	\$ 230,000	5.6%	\$ 222,500	9.2%	\$ 140,000	73.5%
Average Price	\$ 340,385	\$ 322,929	5.4%	\$ 330,702	2.9%	\$ 255,388	33.3%	\$ 244,691	\$ 244,995	-0.1%	\$ 220,220	11.1%	\$ 136,919	78.7%

Surrey - North	Townhouse							Apartment						
	2010	2009	% change	2007	% change	2005	% change	2010	2009	% change	2007	% change	2005	% change
Sales	227	245	-7.3%	347	-34.6%	470	-51.7%	694	631	10.0%	936	-25.9%	1,816	-61.8%
New Listings	424	418	1.4%	528	-19.7%	548	-22.6%	1,608	1,455	10.5%	1,337	20.3%	2,016	-20.2%
Median Price	\$ 272,800	\$ 265,500	2.7%	\$ 272,000	0.3%	\$ 205,500	32.7%	\$ 206,000	\$ 202,000	2.0%	\$ 195,000	5.6%	\$ 177,900	15.8%
Average Price	\$ 270,601	\$ 267,995	1.0%	\$ 272,252	-0.6%	\$ 218,818	23.7%	\$ 211,508	\$ 205,689	2.8%	\$ 197,067	7.3%	\$ 184,454	14.7%



# Housing Price Index - Fraser Valley

## December 2010

	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>	449,175	219.8	0.2	0.1	-1.8	2.1	-0.3	28.8
<b>DETACHED</b>	<b>FRASER VALLEY BOARD</b>	506,145	215.7	0.3	-0.3	-2.4	1.7	2.0	28.9
	<b>NORTH DELTA</b>	519,212	228.8	3.9	-1.2	-1.1	6.6	4.6	35.0
	NORTH DELTA ANNIEVILLE	459,977	227.7	1.6	0.0	4.7	7.4	4.6	31.1
	NORTH DELTA NORDEL	523,263	225.2	-4.2	-1.4	-3.0	9.6	5.1	35.9
	NORTH DELTA SCOTTSDALE	469,011	233.5	5.9	-2.9	0.5	4.3	2.9	31.1
	NORTH DELTA SUNSHINE HILLS & WOODS	627,962	221.2	12.0	-0.2	-5.6	5.3	5.8	41.2
	<b>NORTH SURREY</b>	484,754	210.9	0.1	3.0	-1.4	3.3	3.3	30.1
	NORTH SURREY BOLIVAR HEIGHTS	388,362	196.8	1.1	-0.1	-4.8	-1.7	-4.4	21.3
	NORTH SURREY CEDAR HILLS	442,686	232.6	3.2	3.1	2.2	9.1	8.5	39.3
	NORTH SURREY FRASER HEIGHTS	695,389	206.7	-0.7	0.7	-2.9	3.0	5.9	36.9
	NORTH SURREY GUILDFORD	507,823	232.1	2.2	10.4	1.8	11.2	12.0	42.1
	NORTH SURREY OTHER	383,129	199.1	-3.3	3.5	-1.5	-1.4	-2.4	16.2
	<b>SURREY</b>	524,671	218.1	0.5	2.9	-1.1	2.3	4.3	29.0
	SURREY BEAR CREEK GREEN TIMBERS	529,093	214.4	5.4	7.4	3.3	3.1	1.7	29.1
	SURREY EAST NEWTON	505,631	218.7	-1.0	2.2	-2.1	2.4	5.4	27.0
	SURREY FLEETWOOD TYNEHEAD	557,196	207.3	-3.0	-1.7	-5.2	-1.7	2.5	27.1
	SURREY PANORAMA RIDGE SULLIVAN	585,776	213.0	1.3	3.1	-2.5	1.0	-1.6	32.4
	SURREY QUEEN MARY PARK	457,107	214.3	-1.0	2.2	-0.5	5.1	9.9	28.6
	SURREY WEST NEWTON	509,750	227.1	2.8	6.0	1.5	5.6	8.0	30.6
	CLOVERDALE	535,884	210.6	-0.5	-1.3	-3.7	0.9	3.5	34.2
	<b>SOUTH SURREY &amp; WHITE ROCK</b>	738,537	224.0	0.5	-3.0	-1.7	1.2	2.7	30.5
	SOUTH SURREY CRESCENT BCH OCEAN PRK	778,876	251.8	-4.5	-3.5	2.5	-2.6	1.9	41.2
	SOUTH SURREY ELGIN CHANTRELL	1,159,726	230.5	-2.9	-7.3	-0.6	5.2	8.0	45.8
	SOUTH SURREY KING GEORGE CORRIDOR	540,803	203.3	-5.7	-1.6	-4.3	-4.4	-0.9	15.8
	SOUTH SURREY SOUTH-EAST	957,420	208.2	2.0	0.0	-3.5	-0.1	6.4	36.4
	SOUTH SURREY SUNNYSIDE PARK	699,957	211.1	2.3	1.4	-1.8	2.0	5.5	29.2
	SOUTH SURREY WHITE ROCK	650,285	222.1	11.1	-5.3	-3.6	7.3	-0.1	23.4
	<b>LANGLEY</b>	501,838	203.5	-1.4	-3.2	-4.1	-1.3	0.0	27.1
	LANGLEY ALDERGROVE	422,104	213.3	0.3	-4.4	0.0	4.9	1.9	30.6
	LANGLEY CITY MURRYVL WILLOBY BRKSWD	499,387	210.4	-3.8	-6.2	-8.1	-5.5	-4.2	23.4
	LANGLEY WALNUT GROVE	554,920	199.4	2.2	3.2	1.3	3.2	6.9	32.0



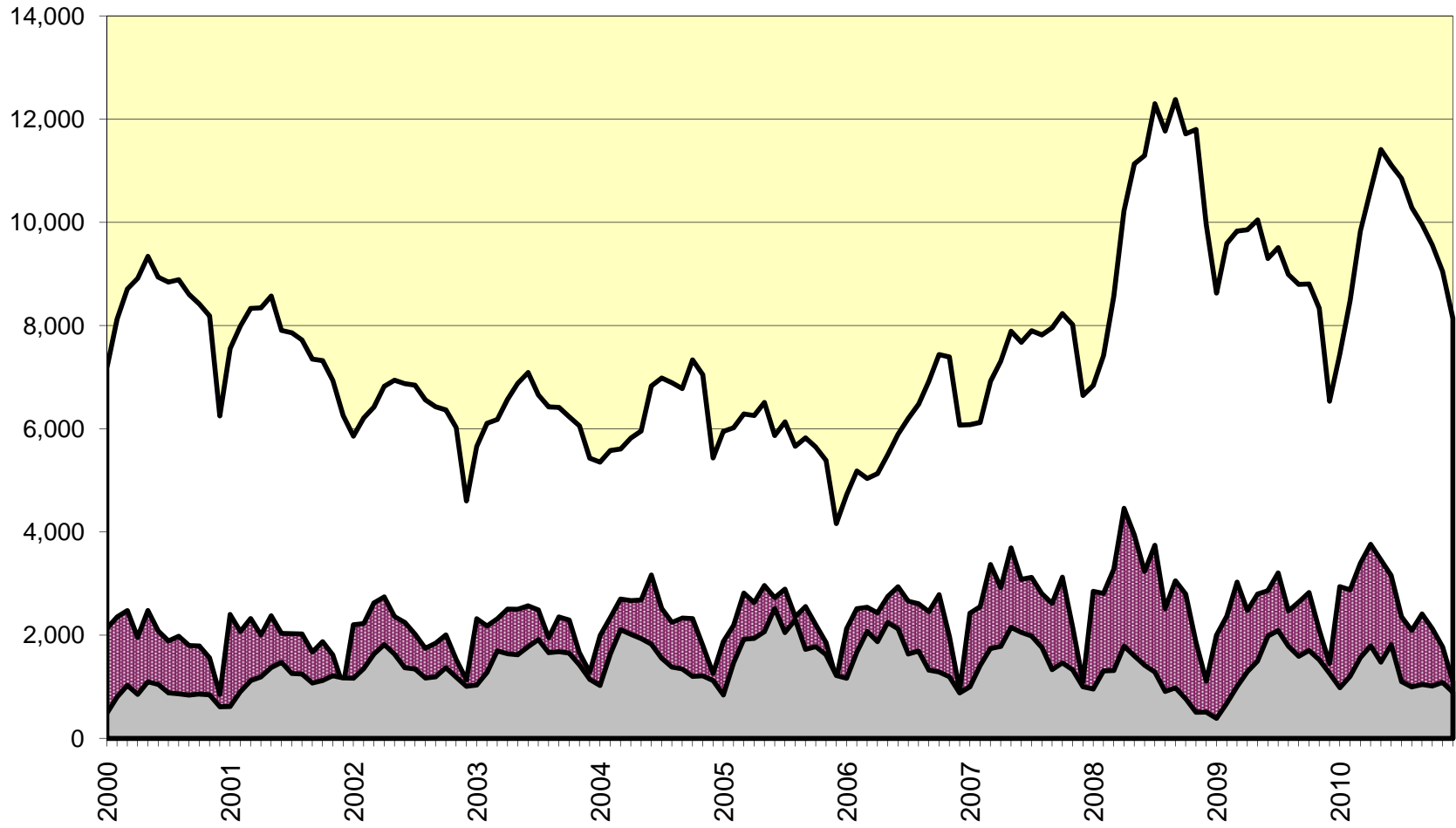
# Housing Price Index - Fraser Valley

## December 2010

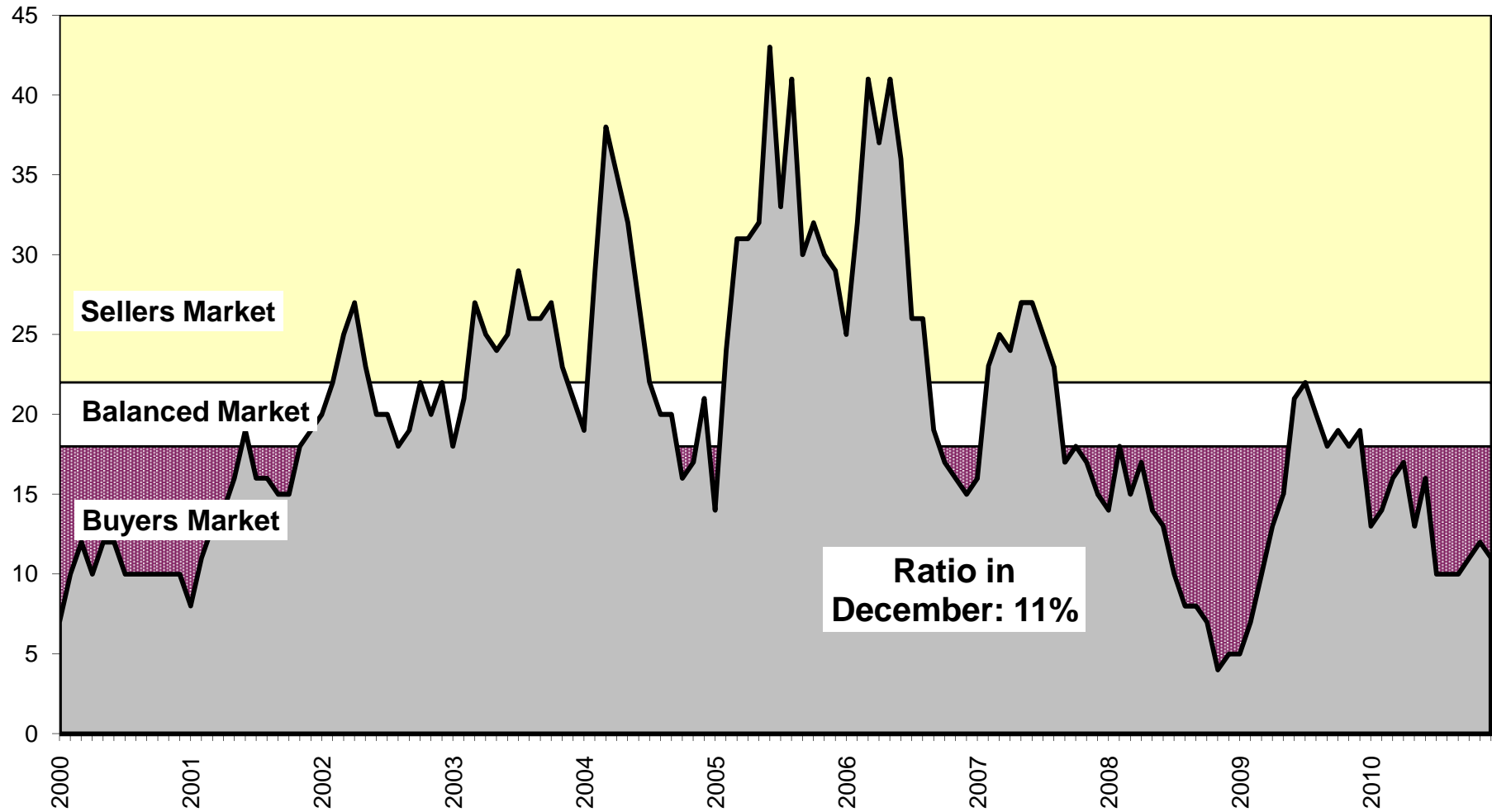
		BENCHMARK PRICE	INDEX (HPI)	ONE MONTH % CHANGE	THREE MONTH % CHANGE	SIX MONTH % CHANGE	ONE YEAR % CHANGE	THREE YEAR % CHANGE	FIVE YEAR % CHANGE
<b>DETACHED</b> continued	ABBOTSFORD	428,531	215.3	1.1	0.1	-4.0	1.7	1.5	28.2
	ABBOTSFORD CENTRAL POPLAR	379,271	213.7	0.3	1.3	-6.6	0.5	1.5	29.4
	ABBOTSFORD EAST	466,687	213.4	2.7	-0.7	-5.1	0.1	2.6	31.3
	ABBOTSFORD WEST	420,021	217.6	-0.1	0.3	-1.3	4.0	0.3	24.3
	MISSION	342,928	203.5	-3.4	-4.7	-2.0	-1.5	-8.7	17.4
<b>TOWNHOUSE</b>	FRASER VALLEY BOARD	322,054	204.7	0.8	0.1	-1.8	1.2	-0.1	26.6
	NORTH SURREY GUILDFORD	285,088	244.3	3.8	5.1	0.0	-1.3	-0.9	29.9
	SURREY	320,553	199.0	-1.9	-0.4	-2.9	-0.4	0.0	30.5
	SURREY FLEETWOOD	374,484	199.8	3.5	1.3	0.0	5.1	8.1	33.0
	SURREY OTHER	299,277	198.6	-4.1	-1.1	-4.2	-2.7	-3.4	29.4
	SOUTH SURREY & WHITE ROCK	460,349	194.5	0.2	-2.3	-4.3	1.9	12.3	24.3
	LANGLEY	319,340	202.7	0.0	-2.3	-2.7	1.5	-0.3	24.7
	ABBOTSFORD	277,402	204.9	4.4	2.7	1.3	3.7	-6.4	23.5
	FRASER VALLEY BOARD	240,101	259.1	-0.9	0.2	-2.5	1.2	-3.1	34.4
<b>APARTMENT</b>	NORTH SURREY	223,838	261.6	-4.2	-5.5	-7.0	-3.8	-8.2	28.2
	NORTH SURREY WHALLEY	223,026	281.5	-4.5	-6.2	-6.3	-1.0	-11.3	21.8
	NORTH SURREY GUILDFORD	224,549	244.7	-4.0	-4.9	-7.5	-6.1	-5.4	34.0
	SOUTH SURREY WHITE ROCK	305,924	224.7	0.0	-0.8	-3.0	2.3	-8.2	31.0
	LANGLEY	235,658	231.4	-1.6	-0.1	-2.4	1.5	3.2	31.7
	ABBOTSFORD	221,832	304.7	2.7	7.7	2.7	6.0	2.0	46.0
	FRASER VALLEY BOARD	827,237	244.6	-0.4	4.2	5.2	10.7	-18.1	23.3
<b>ACREAGE</b>	SURREY, CLOVERDALE & N. SURREY	1,075,103	302.4	13.5	30.0	24.8	31.2	-22.8	65.5
	SOUTH SURREY & WHITE ROCK	1,196,806	302.8	7.6	21.5	15.6	24.3	-20.7	47.1
	LANGLEY	860,559	247.4	-1.6	10.6	1.7	-3.7	-21.4	13.9
	ABBOTSFORD	700,515	198.6	-7.8	-19.2	-12.1	16.3	-25.0	-6.5
	MISSION	550,642	222.1	-7.8	-16.0	5.2	14.2	2.2	24.6

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

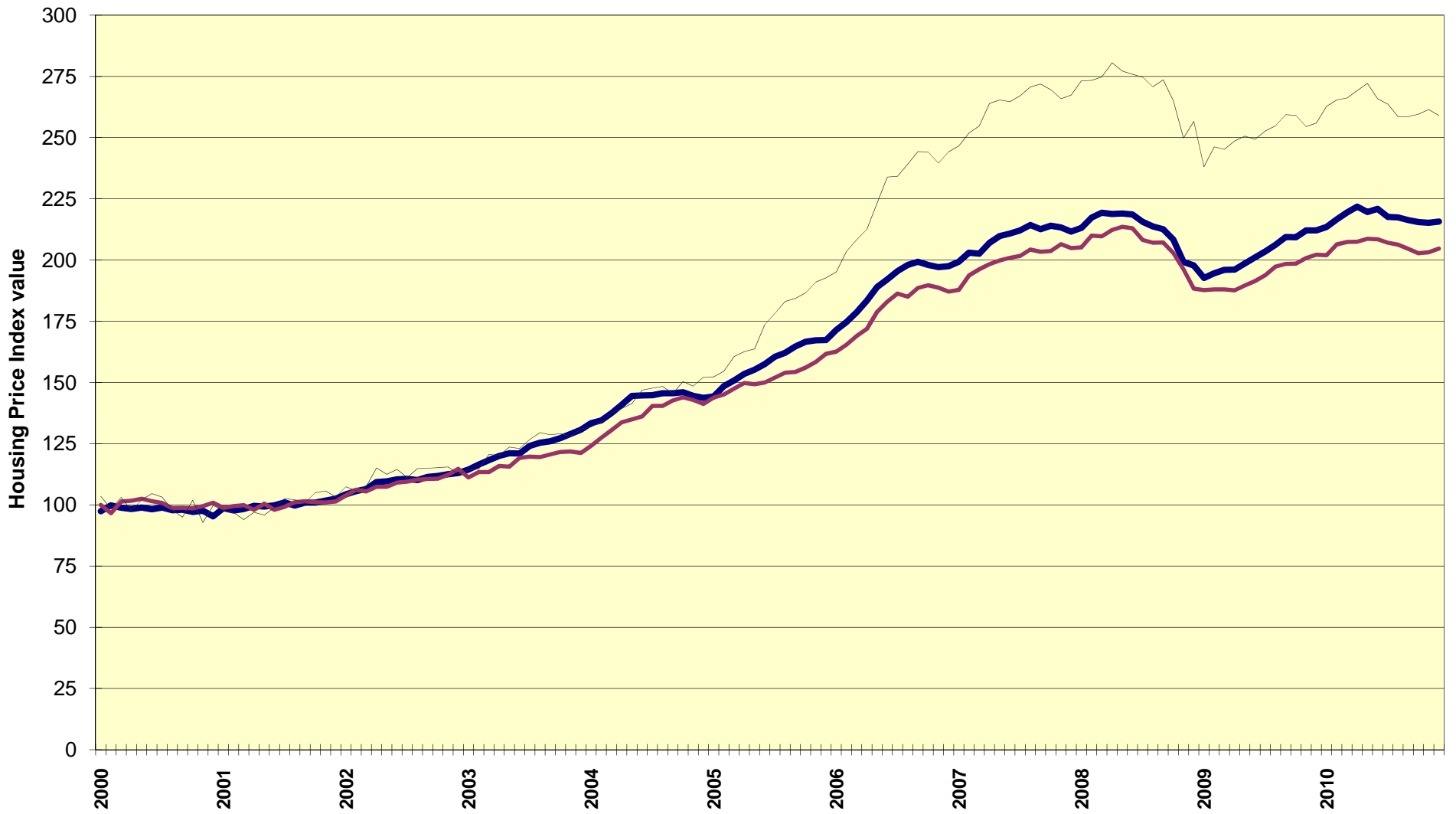
Active Listings Sales



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

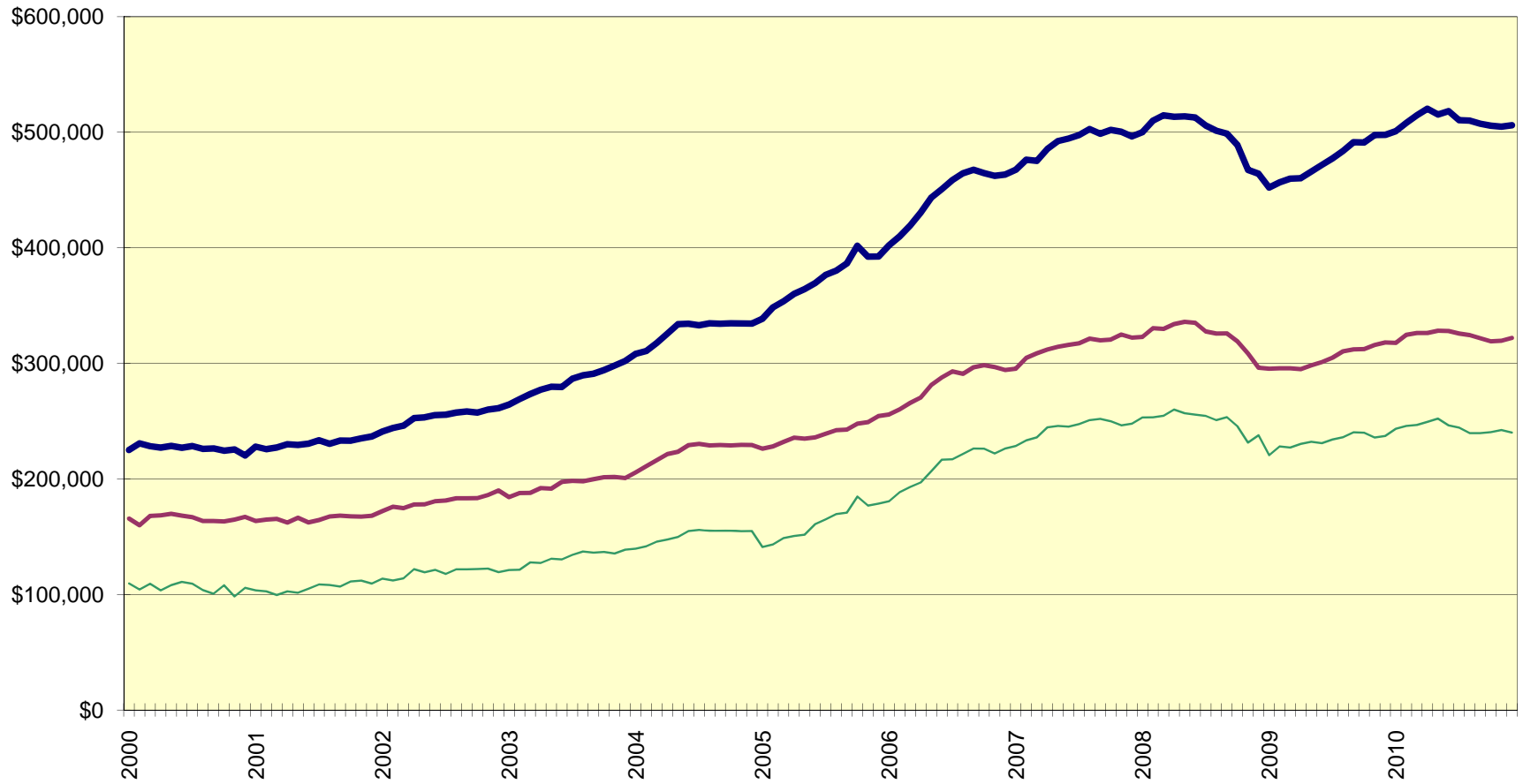


# Housing Price Index, Fraser Valley

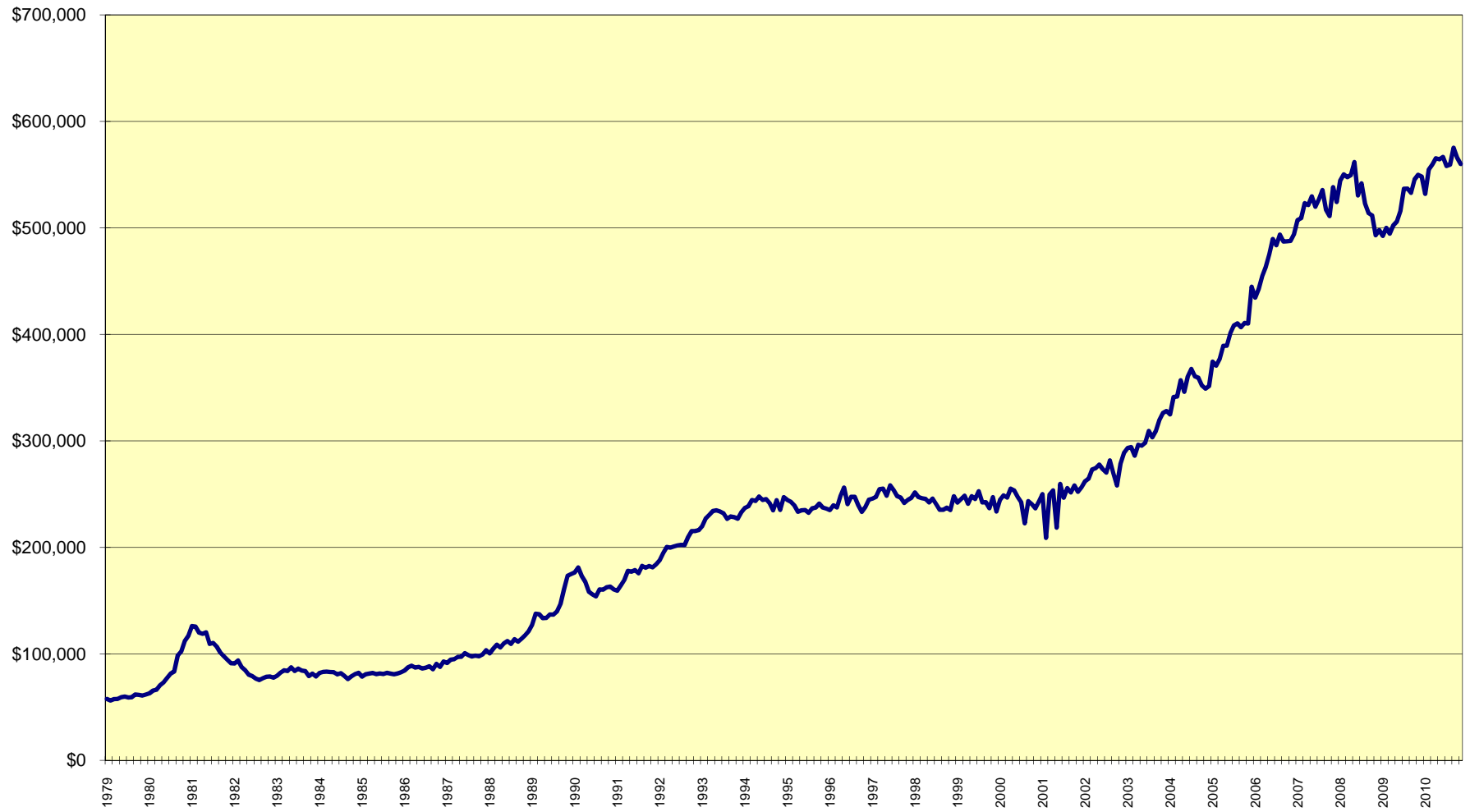




## Benchmark Price, By Type, Fraser Valley



Average Price, residential detached homes, all Fraser Valley



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

■ Sales   
 ▨ New Listings   
 ◆ Average Price

