



Fraser Valley Real Estate Board

Monthly Statistics Package

December 2019

News Release

Fraser Valley Real Estate Board



For Immediate Release: January 3, 2020

Strong finish for mediocre year in Fraser Valley real estate

SURREY, BC – After a sluggish first half of the year, property sales in the Fraser Valley started picking up speed in the summer and finished strong in December, but not enough to surpass last year’s sales totals.

The Board’s Multiple Listing Service® (MLS®) processed 15,487 sales in 2019, a 0.6 per cent decrease compared to 2018’s 15,586 sales and the lowest total sales volume for the Fraser Valley since 2013. The total dollar volume of MLS® transactions for the year was \$11.2 billion, dropping from \$11.8 billion sold during the year prior.

In 2019, total sales of the three main residential property types – detached, townhome and apartment – was 13,773. Of that total, 5,770 were detached, 3,888 were townhomes and 4,115 were apartments. Year-over-year, sales of detached and townhomes increased by 0.6 per cent compared to 2018, while apartment sales dropped by 4.2 per cent.

“Comparatively, 2019 was slower than normal for our region,” said Darin Germyn, President of the Board. “Earlier in the year, we were still feeling the impact of the stress test introduced in 2018, but with steady job growth in our region and a stable economy, we’ve seen sales in the last few months return to above-average levels.”

In December the Board processed a total of 1,247 sales, the third best December since 2010. Active inventory finished at 4,686 units in December, 20.3 per cent lower than the 10-year average for the month, with a total of 948 new listings entering the market throughout the month.

Germyn added, “Some sellers have been holding back on listing, waiting until the market improves, with the result that supply in many areas currently is quite tight; so if you’re looking to enter the market in 2020, now is a good time. Without a healthy supply of inventory in the coming months, we could see upward pressure on prices.”

A total of 30,568 new listings were received by the Board’s MLS® system in 2019. This year was the second lowest for new inventory for the Board in the last decade.

MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At \$953,700, the Benchmark price for a *single-family detached* home in the Fraser Valley increased 0.2 per cent compared to November 2019 and decreased 1.2 per cent compared to December 2018.
- **Townhomes:** At \$514,900, the Benchmark price for a *townhome* in the Fraser Valley in the Fraser Valley remained on par with November 2019 and decreased 3.2 per cent compared to December 2018.
- **Apartments:** At \$405,500, the Benchmark price for *apartments/condos* in the Fraser Valley increased 0.2 per cent compared to November 2019 and decreased 3.1 per cent compared to December 2018.

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The Fraser Valley Real Estate Board is an association of 3,691 real estate professionals who live and work in the BC communities of North Delta, Surrey, White Rock, Langley, Abbotsford, and Mission. The FVREB will mark its 100-year anniversary in 2021.

Contact

Laurie Dawson, Communications Specialist
Fraser Valley Real Estate Board

laurie.dawson@fvreb.bc.ca
Telephone 604.930.7657
Fax 604.930.7623
www.fvreb.bc.ca



MLS® Summary - Fraser Valley December 2019

Grand Totals	All Property Types				
	Dec-19	Dec-18	% change	Nov-19	% change
Sales	1,247	800	55.9%	1,405	-11.2%
New Listings	948	978	-3.1%	1,877	-49.5%
Active Listings	4,686	5,454	-14.1%	6,733	-30.4%
Average Price	\$ 750,917	\$ 710,593	5.7%	\$ 736,982	1.9%

Grand Totals - year to date	All Property Types		
	2019	2018	% change
Sales - year to date	15,487	15,586	-0.6%
New Listings - year to date	30,568	32,058	-4.6%

All Areas Combined	Detached					Townhouse					Apartment				
	Dec-19	Dec-18	% change	Nov-19	% change	Dec-19	Dec-18	% change	Nov-19	% change	Dec-19	Dec-18	% change	Nov-19	% change
Sales	463	271	70.8%	514	-9.9%	286	213	34.3%	352	-18.8%	313	213	46.9%	373	-16.1%
New Listings	315	309	1.9%	634	-50.3%	205	222	-7.7%	383	-46.5%	241	260	-7.3%	439	-45.1%
Active Listings	1,593	1,954	-18.5%	2,393	-33.4%	723	898	-19.5%	1,063	-32.0%	889	1,121	-20.7%	1,272	-30.1%
Benchmark Price	\$ 953,700	\$ 965,300	-1.2%	\$ 952,200	0.2%	\$ 514,900	\$ 531,900	-3.2%	\$ 514,700	0.0%	\$ 405,500	\$ 418,300	-3.1%	\$ 404,500	0.2%
Median Price	\$ 970,000	\$ 920,000	5.4%	\$ 947,000	2.4%	\$ 570,000	\$ 557,500	2.2%	\$ 565,000	0.9%	\$ 380,000	\$ 360,000	5.6%	\$ 368,000	3.3%
Average Price	\$ 1,035,588	\$ 1,016,692	1.9%	\$ 1,038,382	-0.3%	\$ 568,004	\$ 558,641	1.7%	\$ 566,742	0.2%	\$ 398,879	\$ 376,913	5.8%	\$ 386,919	3.1%

Abbotsford	Detached					Townhouse					Apartment				
	Dec-19	Dec-18	% change	Nov-19	% change	Dec-19	Dec-18	% change	Nov-19	% change	Dec-19	Dec-18	% change	Nov-19	% change
Sales	75	51	47.1%	74	1.4%	31	35	-11.4%	48	-35.4%	54	50	8.0%	73	-26.0%
New Listings	36	39	-7.7%	87	-58.6%	29	29	0.0%	56	-48.2%	39	51	-23.5%	81	-51.9%
Active Listings	216	272	-20.6%	379	-43.0%	108	113	-4.4%	148	-27.0%	150	217	-30.9%	223	-32.7%
Benchmark Price	\$ 787,600	\$ 792,600	-0.6%	\$ 785,100	0.3%	\$ 376,200	\$ 383,400	-1.9%	\$ 377,700	-0.4%	\$ 309,200	\$ 314,000	-1.5%	\$ 309,200	0.0%
Median Price	\$ 750,000	\$ 774,000	-3.1%	\$ 763,250	-1.7%	\$ 470,000	\$ 481,000	-2.3%	\$ 474,095	-0.9%	\$ 284,000	\$ 297,450	-4.5%	\$ 310,000	-8.4%
Average Price	\$ 788,546	\$ 824,350	-4.3%	\$ 780,044	1.1%	\$ 444,212	\$ 461,572	-3.8%	\$ 454,733	-2.3%	\$ 302,907	\$ 302,523	0.1%	\$ 318,812	-5.0%

Mission	Detached					Townhouse					Apartment				
	Dec-19	Dec-18	% change	Nov-19	% change	Dec-19	Dec-18	% change	Nov-19	% change	Dec-19	Dec-18	% change	Nov-19	% change
Sales	21	15	40.0%	52	-59.6%	7	3	133.3%	12	-41.7%	6	4	50.0%	3	100.0%
New Listings	31	19	63.2%	30	3.3%	8	3	166.7%	9	-11.1%	6	1	500.0%	2	200.0%
Active Listings	139	157	-11.5%	150	-7.3%	24	16	50.0%	26	-7.7%	10	8	25.0%	11	-9.1%
Benchmark Price	\$ 644,100	\$ 651,900	-1.2%	\$ 639,200	0.8%	\$ 438,400	\$ 455,900	-3.8%	\$ 439,800	-0.3%	\$ 337,500	\$ 343,100	-1.6%	\$ 335,100	0.7%
Median Price	\$ 675,000	\$ 605,000	11.6%	\$ 640,000	5.5%	\$ 485,900	\$ 245,000	98.3%	\$ 458,450	6.0%	\$ 298,700	\$ 223,000	33.9%	\$ 290,000	3.0%
Average Price	\$ 716,544	\$ 693,520	3.3%	\$ 673,152	6.4%	\$ 502,142	\$ 235,000	113.7%	\$ 444,041	13.1%	\$ 328,566	\$ 209,000	57.2%	\$ 286,333	14.7%



White Rock / South Surrey	Detached					Townhouse					Apartment				
	Dec-19	Dec-18	% change	Nov-19	% change	Dec-19	Dec-18	% change	Nov-19	% change	Dec-19	Dec-18	% change	Nov-19	% change
Sales	61	33	84.8%	73	-16.4%	43	31	38.7%	63	-31.7%	49	27	81.5%	57	-14.0%
New Listings	63	63	0.0%	111	-43.2%	27	38	-28.9%	76	-64.5%	34	43	-20.9%	82	-58.5%
Active Listings	359	411	-12.7%	502	-28.5%	147	172	-14.5%	220	-33.2%	178	206	-13.6%	264	-32.6%
Benchmark Price	\$1,299,500	\$1,360,200	-4.5%	\$1,311,500	-0.9%	\$625,000	\$674,100	-7.3%	\$632,000	-1.1%	\$475,800	\$500,100	-4.9%	\$471,100	1.0%
Median Price	\$1,298,800	\$1,160,000	12.0%	\$1,190,000	9.1%	\$670,000	\$650,000	3.1%	\$611,000	9.7%	\$425,000	\$433,000	-1.8%	\$437,500	-2.9%
Average Price	\$1,369,323	\$1,448,153	-5.4%	\$1,452,140	-5.7%	\$671,402	\$674,112	-0.4%	\$664,923	1.0%	\$504,391	\$466,703	8.1%	\$525,929	-4.1%

Langley	Detached					Townhouse					Apartment				
	Dec-19	Dec-18	% change	Nov-19	% change	Dec-19	Dec-18	% change	Nov-19	% change	Dec-19	Dec-18	% change	Nov-19	% change
Sales	65	55	18.2%	82	-20.7%	72	40	80.0%	94	-23.4%	57	54	5.6%	65	-12.3%
New Listings	35	41	-14.6%	90	-61.1%	39	50	-22.0%	68	-42.6%	54	45	20.0%	95	-43.2%
Active Listings	197	268	-26.5%	298	-33.9%	105	162	-35.2%	180	-41.7%	209	192	8.9%	269	-22.3%
Benchmark Price	\$996,700	\$1,003,000	-0.6%	\$990,300	0.6%	\$490,100	\$494,700	-0.9%	\$490,400	-0.1%	\$407,300	\$413,000	-1.4%	\$399,200	2.0%
Median Price	\$975,000	\$960,000	1.6%	\$980,750	-0.6%	\$587,400	\$532,500	10.3%	\$580,000	1.3%	\$389,000	\$392,550	-0.9%	\$374,000	4.0%
Average Price	\$1,005,304	\$1,076,420	-6.6%	\$1,058,575	-5.0%	\$573,078	\$525,657	9.0%	\$585,952	-2.2%	\$417,960	\$399,587	4.6%	\$394,389	6.0%

Delta - North	Detached					Townhouse					Apartment				
	Dec-19	Dec-18	% change	Nov-19	% change	Dec-19	Dec-18	% change	Nov-19	% change	Dec-19	Dec-18	% change	Nov-19	% change
Sales	45	16	181.3%	33	36.4%	5	8	-37.5%	4	25.0%	7	7	0.0%	13	-46.2%
New Listings	29	24	20.8%	43	-32.6%	4	4	0.0%	12	-67%	-	9	-100.0%	12	-100.0%
Active Listings	86	142	-39.4%	141	-39.0%	22	18	22.2%	30	-26.7%	18	32	-43.8%	30	-40.0%
Benchmark Price	\$904,600	\$887,800	1.9%	\$890,600	1.6%	\$549,200	\$603,600	-9.0%	\$530,700	3.5%	\$370,400	\$400,000	-7.4%	\$369,100	0.4%
Median Price	\$900,000	\$854,000	5.4%	\$937,000	-3.9%	\$658,000	\$556,250	18.3%	\$659,000	-0.2%	\$390,000	\$410,000	-4.9%	\$394,900	-1.2%
Average Price	\$985,535	\$892,000	10.5%	\$1,015,357	-2.9%	\$677,180	\$608,437	11.3%	\$720,750	-6.0%	\$377,700	\$420,642	-10.2%	\$400,669	-5.7%



City of Surrey - Combined*	Detached					Townhouse					Apartment				
	Dec-19	Dec-18	% change	Nov-19	% change	Dec-19	Dec-18	% change	Nov-19	% change	Dec-19	Dec-18	% change	Nov-19	% change
Sales	245	129	89.9%	258	-5.0%	170	126	34.9%	190	-10.5%	170	91	86.8%	191	-11.0%
Benchmark Price	\$1,045,400	\$1,065,800	-1.9%	\$1,049,800	-0.4%	\$559,200	\$581,700	-3.9%	\$559,200	0.0%	\$424,800	\$438,500	-3.1%	\$426,700	-0.4%
Average Price	\$1,141,753	\$1,089,696	4.8%	\$1,163,281	-1.9%	\$587,741	\$599,735	-2.0%	\$589,132	-0.2%	\$401,032	\$392,508	2.2%	\$376,382	6.5%

*North Surrey, Central Surrey, Cloverdale and South Surrey, excl. White Rock

Surrey - Central	Detached					Townhouse					Apartment				
	Dec-19	Dec-18	% change	Nov-19	% change	Dec-19	Dec-18	% change	Nov-19	% change	Dec-19	Dec-18	% change	Nov-19	% change
Sales	118	58	103.4%	114	3.5%	69	58	19.0%	83	-16.9%	28	12	133.3%	40	-30.0%
New Listings	66	68	-2.9%	166	-60.2%	69	58	19.0%	104	-33.7%	20	19	5.3%	30	-33.3%
Active Listings	329	363	-9.4%	519	-36.6%	202	265	-23.8%	275	-26.5%	53	90	-41.1%	84	-36.9%
Benchmark Price	\$999,200	\$1,007,800	-0.9%	\$1,002,200	-0.3%	\$554,400	\$581,000	-4.6%	\$554,400	0.0%	\$409,300	\$428,100	-4.4%	\$409,600	-0.1%
Median Price	\$1,058,950	\$1,000,000	5.9%	\$1,015,000	4.3%	\$580,000	\$593,500	-2.3%	\$571,000	1.6%	\$384,000	\$337,500	13.8%	\$350,000	9.7%
Average Price	\$1,100,057	\$1,051,979	4.6%	\$1,089,504	1.0%	\$575,244	\$588,980	-2.3%	\$566,077	1.6%	\$378,107	\$346,666	9.1%	\$346,012	9.3%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Dec-19	Dec-18	% change	Nov-19	% change	Dec-19	Dec-18	% change	Nov-19	% change	Dec-19	Dec-18	% change	Nov-19	% change
Sales	30	24	25.0%	35	-14.3%	37	34	8.8%	29	27.6%	21	14	50.0%	27	-22.2%
New Listings	18	25	-28.0%	37	-51.4%	16	26	-38.5%	38	-57.9%	11	19	-42.1%	27	-59.3%
Active Listings	70	114	-38.6%	115	-39.1%	55	94	-41.5%	96	-42.7%	29	65	-55.4%	49	-40.8%
Benchmark Price	\$998,100	\$982,200	1.6%	\$998,900	-0.1%	\$560,700	\$550,400	1.9%	\$552,900	1.4%	\$448,700	\$468,100	-4.1%	\$451,200	-0.6%
Median Price	\$977,500	\$928,000	5.3%	\$960,000	1.8%	\$535,000	\$536,000	-0.2%	\$540,000	-0.9%	\$392,500	\$377,150	4.1%	\$369,900	6.1%
Average Price	\$1,027,617	\$932,870	10.2%	\$1,030,029	-0.2%	\$554,800	\$564,013	-1.6%	\$546,079	1.6%	\$412,990	\$394,894	4.6%	\$384,588	7.4%

Surrey - North	Detached					Townhouse					Apartment				
	Dec-19	Dec-18	% change	Nov-19	% change	Dec-19	Dec-18	% change	Nov-19	% change	Dec-19	Dec-18	% change	Nov-19	% change
Sales	48	19	152.6%	50	-4.0%	22	4	450.0%	19	15.8%	91	45	102.2%	95	-4.2%
New Listings	36	30	20.0%	70	-48.6%	13	14	-7.1%	20	-35.0%	77	73	5.5%	110	-30.0%
Active Listings	196	224	-12.5%	289	-32.2%	60	58	3.4%	88	-31.8%	241	309	-22.0%	333	-27.6%
Benchmark Price	\$933,400	\$973,500	-4.1%	\$935,500	-0.2%	\$552,200	\$577,600	-4.4%	\$554,300	-0.4%	\$395,700	\$409,600	-3.4%	\$398,200	-0.6%
Median Price	\$1,038,750	\$915,000	13.5%	\$965,000	7.6%	\$502,500	\$477,500	5.2%	\$515,000	-2.4%	\$400,000	\$393,000	1.8%	\$362,000	10.5%
Average Price	\$1,071,478	\$969,002	10.6%	\$1,072,417	-0.1%	\$519,372	\$500,475	3.8%	\$508,636	2.1%	\$396,463	\$389,084	1.9%	\$369,919	7.2%



MLS® 5-year summary - Fraser Valley Year-end 2019

Grand Totals	All Sales						
	2019	2018	% change	2016	% change	2014	% change
Sales	15,487	15,586	-0.6%	23,974	-35.4%	15,840	-2.2%
New Listings	30,568	32,058	-4.6%	34,768	-12.1%	30,642	-0.2%
Number of FVREB members	3,691	3,642	1.3%	3,273	12.8%	2,757	33.9%

All areas combined	Detached						
	2019	2018	% change	2016	% change	2014	% change
Sales	5,770	5,733	0.6%	10,916	-47.1%	8,095	-28.7%
New Listings	11,746	12,733	-7.8%	16,883	-30.4%	13,734	-14.5%
Median Price	\$ 930,000	\$ 950,000	-2.1%	\$ 810,000	14.8%	\$ 574,000	62.0%
Average Price	\$ 1,007,124	\$ 1,045,379	-3.7%	\$ 918,851	9.6%	\$ 642,871	56.7%

Abbotsford	Detached						
	2019	2018	% change	2016	% change	2014	% change
Sales	917	1,000	-8.3%	1,906	-51.9%	1,114	-17.7%
New Listings	1,783	1,926	-7.4%	2,568	-30.6%	1,744	2.2%
Median Price	\$ 765,000	\$ 774,000	-1.2%	\$ 610,000	25.4%	\$ 425,000	80.0%
Average Price	\$ 811,077	\$ 822,742	-1.4%	\$ 637,758	27.2%	\$ 452,876	79.1%

Mission	Detached						
	2019	2018	% change	2016	% change	2014	% change
Sales	502	500	0.4%	932	-46.1%	558	-10.0%
New Listings	853	844	1.1%	1,178	-27.6%	883	-3.4%
Median Price	\$ 660,000	\$ 677,750	-2.6%	\$ 515,000	28.2%	\$ 383,000	72.3%
Average Price	\$ 675,918	\$ 707,793	-4.5%	\$ 528,662	27.9%	\$ 390,087	73.3%



MLS® 5-year summary - Fraser Valley Year-end 2019

White Rock	Detached						
	2019	2018	% change	2016	% change	2014	% change
Sales	725	736	-1.5%	1,586	-54.3%	1,335	-45.7%
New Listings	2,087	2,274	-8.2%	2,799	-25.4%	2,349	-11.2%
Median Price	\$ 1,250,000	\$ 1,350,000	-7.4%	\$ 1,399,950	-10.7%	\$ 873,000	43.2%
Average Price	\$ 1,403,524	\$ 1,510,704	-7.1%	\$ 1,591,544	-11.8%	\$ 1,050,937	33.5%

Langley	Detached						
	2019	2018	% change	2016	% change	2014	% change
Sales	956	949	0.7%	1,790	-46.6%	1,357	-29.6%
New Listings	1,689	1,916	-11.8%	2,352	-28.2%	1,964	-14.0%
Median Price	\$ 950,000	\$ 999,000	-4.9%	\$ 845,000	12.4%	\$ 594,900	59.7%
Average Price	\$ 1,027,506	\$ 1,091,825	-5.9%	\$ 904,039	13.7%	\$ 613,568	67.5%

Delta - North	Detached						
	2019	2018	% change	2016	% change	2014	% change
Sales	452	383	18.0%	698	-35.2%	586	-22.9%
New Listings	798	924	-13.6%	1,185	-32.7%	905	-11.8%
Median Price	\$ 917,250	\$ 937,000	-2.1%	\$ 862,750	6.3%	\$ 557,250	64.6%
Average Price	\$ 973,438	\$ 1,000,841	-2.1%	\$ 920,056	5.8%	\$ 589,121	65.2%



MLS® 5-year summary - Fraser Valley Year-end 2019

City of Surrey - Combined*	Detached						
	2019	2018	% change	2016	% change	2014	% change
Sales	2,797	2,761	1.3%	5,233	-46.6%	4,185	-33.2%
Average Price	\$ 1,108,754	\$ 1,155,790	-4.1%	\$ 1,047,400	5.9%	\$ 718,999	54.2%

*North Surrey, Central Surrey, Cloverdale and South Surrey, excl. White Rock

Surrey - Central	Detached						
	2019	2018	% change	2016	% change	2014	% change
Sales	1,188	1,088	9.2%	2,016	-41.1%	1,598	-25.7%
New Listings	2,468	2,573	-4.1%	3,500	-29.5%	3,380	-27.0%
Median Price	\$ 999,000	\$ 1,012,400	-1.3%	\$ 850,000	17.5%	\$ 587,750	70.0%
Average Price	\$ 1,057,224	\$ 1,088,878	-2.9%	\$ 902,653	17.1%	\$ 617,929	71.1%

Surrey - Cloverdale	Detached						
	2019	2018	% change	2016	% change	2014	% change
Sales	466	491	-5.1%	925	-49.6%	733	-36.4%
New Listings	803	934	-14.0%	1,308	-38.6%	1,058	-24.1%
Median Price	\$ 960,000	\$ 975,000	-1.5%	\$ 825,000	16.4%	\$ 587,500	63.4%
Average Price	\$ 1,001,634	\$ 1,004,613	-0.3%	\$ 871,610	14.9%	\$ 601,501	66.5%

Surrey - North	Detached						
	2019	2018	% change	2016	% change	2014	% change
Sales	561	582	-3.6%	1,058	-47.0%	808	-30.6%
New Listings	1,257	1,336	-5.9%	1,971	-36.2%	1,445	-13.0%
Median Price	\$ 920,000	\$ 945,000	-2.6%	\$ 790,500	16.4%	\$ 510,000	80.4%
Average Price	\$ 1,004,602	\$ 1,040,151	-3.4%	\$ 858,851	17.0%	\$ 580,011	73.2%



MLS® 5-year summary - Fraser Valley Year-end 2019

Grand Totals	All Sales						
	2019	2018	% change	2016	% change	2014	% change
Sales	15,487	15,586	-0.6%	23,974	-35.4%	15,840	-2.2%
New Listings	30,568	32,058	-4.6%	34,768	-12.1%	30,642	-0.2%
Number of FVREB members	3,691	3,642	1.3%	3,273	12.8%	2,757	33.9%

All areas combined	Townhouse				Apartment									
	2019	2018	% change	2016	% change	2014	% change	2019	2018	% change	2016	% change	2014	% change
Sales	3,888	3,866	0.6%	5,369	-27.6%	3,320	17.1%	4,115	4,296	-4.2%	5,069	-18.8%	2,431	69.3%
New Listings	6,638	6,924	-4.1%	6,313	5.1%	5,774	15.0%	7,172	7,518	-4.6%	5,980	19.9%	5,545	29.3%
Median Price	\$ 564,950	\$ 582,250	-3.0%	\$ 422,000	33.9%	\$ 331,000	70.7%	\$ 370,000	\$ 389,150	-4.9%	\$ 240,000	54.2%	\$ 207,000	78.7%
Average Price	\$ 569,732	\$ 590,777	-3.6%	\$ 440,223	29.4%	\$ 349,074	63.2%	\$ 391,345	\$ 404,102	-3.2%	\$ 263,259	48.7%	\$ 228,718	71.1%

Abbotsford	Townhouse				Apartment									
	2019	2018	% change	2016	% change	2014	% change	2019	2018	% change	2016	% change	2014	% change
Sales	506	516	-1.9%	731	-30.8%	411	23.1%	834	832	0.2%	922	-9.5%	422	97.6%
New Listings	947	870	8.9%	795	19.1%	745	27.1%	1,313	1,510	-13.0%	1,045	25.6%	806	62.9%
Median Price	\$ 466,500	\$ 488,800	-4.6%	\$ 350,000	33.3%	\$ 272,000	71.5%	\$ 300,000	\$ 311,000	-3.5%	\$ 180,000	66.7%	\$ 146,000	105.5%
Average Price	\$ 458,995	\$ 473,399	-3.0%	\$ 284,339	61.4%	\$ 270,439	69.7%	\$ 308,821	\$ 318,573	-3.1%	\$ 188,993	63.4%	\$ 156,317	97.6%

Mission	Townhouse				Apartment									
	2019	2018	% change	2016	% change	2014	% change	2019	2018	% change	2016	% change	2014	% change
Sales	87	68	27.9%	100	-13.0%	27	222.2%	37	54	-31.5%	65	-43.1%	27	37.0%
New Listings	132	101	30.7%	122	8.2%	58	127.6%	64	68	-5.9%	62	3.2%	84	-23.8%
Median Price	\$ 485,000	\$ 467,000	3.9%	\$ 320,633	51.3%	\$ 226,000	114.6%	\$ 290,000	\$ 319,000	-9.1%	\$ 190,000	52.6%	\$ 159,000	82.4%
Average Price	\$ 480,052	\$ 465,813	3.1%	\$ 304,798	57.5%	\$ 216,327	121.9%	\$ 298,989	\$ 304,688	-1.9%	\$ 187,711	59.3%	\$ 158,209	89.0%



MLS® 5-year summary - Fraser Valley Year-end 2019

White Rock	Townhouse							Apartment						
	2019	2018	% change	2016	% change	2014	% change	2019	2018	% change	2016	% change	2014	% change
Sales	609	624	-2.4%	841	-27.6%	523	16.4%	650	657	-1.1%	1,028	-36.8%	632	2.8%
New Listings	1,178	1,153	2.2%	1,026	14.8%	874	34.8%	1,300	1,269	2.4%	1,231	5.6%	1,358	-4.3%
Median Price	\$ 665,000	\$ 690,000	-3.6%	\$ 549,900	20.9%	\$ 440,000	51.1%	\$ 447,637	\$ 469,900	-4.7%	\$ 334,102	34.0%	\$ 281,250	59.2%
Average Price	\$ 689,691	\$ 729,705	-5.5%	\$ 598,556	15.2%	\$ 480,981	43.4%	\$ 504,148	\$ 512,513	-1.6%	\$ 368,772	36.7%	\$ 321,339	56.9%

Langley	Townhouse							Apartment						
	2019	2018	% change	2016	% change	2014	% change	2019	2018	% change	2016	% change	2014	% change
Sales	922	798	15.5%	1,057	-12.8%	800	15.3%	827	850	-2.7%	918	-9.9%	479	72.7%
New Listings	1,372	1,464	-6.3%	1,263	8.6%	1,280	7.2%	1,485	1,425	4.2%	1,028	44.5%	872	70.3%
Median Price	\$ 569,950	\$ 587,750	-3.0%	\$ 435,000	31.0%	\$ 329,900	72.8%	\$ 385,000	\$ 395,000	-2.5%	\$ 238,750	61.3%	\$ 199,900	92.6%
Average Price	\$ 571,215	\$ 591,152	-3.4%	\$ 444,693	28.5%	\$ 342,280	66.9%	\$ 413,855	\$ 408,204	1.4%	\$ 254,465	62.6%	\$ 211,022	96.1%

Delta - North	Townhouse							Apartment						
	2019	2018	% change	2016	% change	2014	% change	2019	2018	% change	2016	% change	2014	% change
Sales	66	72	-8.3%	121	-45.5%	88	-25.0%	101	74	36.5%	182	-44.5%	33	206.1%
New Listings	141	129	9.3%	134	5.2%	189	-25.4%	161	147	9.5%	232	-30.6%	85	89.4%
Median Price	\$ 639,000	\$ 632,450	1.0%	\$ 561,000	13.9%	\$ 431,400	48.1%	\$ 380,000	\$ 426,500	-10.9%	\$ 347,150	9.5%	\$ 212,000	79.2%
Average Price	\$ 662,856	\$ 653,659	1.4%	\$ 535,237	23.8%	\$ 461,236	43.7%	\$ 381,888	\$ 440,271	-13.3%	\$ 322,965	18.2%	\$ 198,350	92.5%



MLS® 5-year summary - Fraser Valley Year-end 2019

City of Surrey - Combined*	Townhouse							Apartment						
	2019	2018	% change	2016	% change	2014	% change	2019	2018	% change	2016	% change	2014	% change
Sales	2,275	2,386	-4.7%	3,319	-31.5%	1,957	16.2%	2,020	2,196	-8.0%	2,535	-20.3%	1,155	74.9%
Average Price	593,119	616,435	-3.8%	\$ 455,826	30.1%	\$ 362,146	63.8%	393,244	415,737	-5.4%	\$ 266,377	47.6%	\$ 234,486	67.7%

*North Surrey, Central Surrey, Cloverdale and South Surrey, excl. White Rock

Surrey - Central	Townhouse							Apartment						
	2019	2018	% change	2016	% change	2014	% change	2019	2018	% change	2016	% change	2014	% change
Sales	1,021	976	4.6%	1,401	-27.1%	859	18.9%	386	337	14.5%	491	-21.4%	235	64.3%
New Listings	1,749	1,867	-6.3%	1,717	1.9%	1,506	16.1%	628	610	3.0%	582	7.9%	628	0.0%
Median Price	\$ 575,000	\$ 593,000	-3.0%	\$ 418,000	37.6%	\$ 324,000	77.5%	\$ 369,000	\$ 403,000	-8.4%	\$ 221,900	66.3%	\$ 200,000	84.5%
Average Price	\$ 570,352	\$ 588,476	-3.1%	\$ 418,258	36.4%	\$ 323,845	76.1%	\$ 369,008	\$ 395,353	-6.7%	\$ 225,771	63.4%	\$ 201,737	82.9%

Surrey - Cloverdale	Townhouse							Apartment						
	2019	2018	% change	2016	% change	2014	% change	2019	2018	% change	2016	% change	2014	% change
Sales	464	584	-20.5%	737	-37.0%	405	14.6%	267	242	10.3%	322	-17.1%	115	132.2%
New Listings	727	948	-23.3%	812	-10.5%	699	4.0%	350	413	-15.3%	359	-2.5%	260	34.6%
Median Price	\$ 547,500	\$ 572,500	-4.4%	\$ 420,000	30.4%	\$ 335,800	63.0%	\$ 380,000	\$ 406,189	-6.4%	\$ 260,000	46.2%	\$ 222,000	71.2%
Average Price	\$ 556,991	\$ 581,408	-4.2%	\$ 429,437	29.7%	\$ 341,551	63.1%	\$ 396,507	\$ 424,952	-6.7%	\$ 284,489	39.4%	\$ 243,718	62.7%

Surrey - North	Townhouse							Apartment						
	2019	2018	% change	2016	% change	2014	% change	2019	2018	% change	2016	% change	2014	% change
Sales	213	228	-6.6%	381	-44.1%	207	2.9%	1,013	1,249	-18.9%	1,140	-11.1%	488	107.6%
New Listings	391	392	-0.3%	442	-11.5%	423	-7.6%	1,853	2,072	-10.6%	1,441	28.6%	1,451	27.7%
Median Price	\$ 505,000	\$ 515,000	-1.9%	\$ 339,000	49.0%	\$ 288,000	75.3%	\$ 374,000	\$ 391,000	-4.3%	\$ 233,000	60.5%	\$ 195,750	91.1%
Average Price	\$ 515,955	\$ 526,142	-1.9%	\$ 350,041	47.4%	\$ 287,231	79.6%	\$ 379,994	\$ 401,658	-5.4%	\$ 240,310	58.1%	\$ 204,157	86.1%



MLS® Home Price Index - Fraser Valley

December 2019

	BENCHMARK PRICE	INDEX (HPI)	ONE MONTH % CHANGE	THREE MONTH % CHANGE	SIX MONTH % CHANGE	ONE YEAR % CHANGE	THREE YEAR % CHANGE	FIVE YEAR % CHANGE	TEN YEAR % CHANGE	
RESIDENTIAL COMBINED	LOWER MAINLAND	944,300	259.9	0.5	0.6	-0.3	-2.7	13.1	59.9	80.9
	FRASER VALLEY BOARD	818,000	259.0	0.1	-0.1	-1.2	-2.0	21.4	76.0	89.6
	NORTH DELTA	886,900	275.6	1.6	2.3	-0.4	-2.0	14.1	70.1	99.0
	NORTH SURREY	757,200	315.0	-0.5	0.0	0.5	-2.8	36.7	94.1	115.3
	SURREY	822,600	265.9	-0.1	-0.6	-1.0	-2.7	23.1	77.5	94.7
	CLOVERDALE	853,900	254.3	0.2	0.1	-0.7	0.8	24.6	76.7	90.1
	SOUTH SURREY & WHITE ROCK	911,900	230.3	-0.4	-1.9	-3.9	-5.8	0.7	49.3	72.3
	LANGLEY	759,100	246.9	0.9	1.4	-0.6	-0.9	22.0	74.4	82.8
	ABBOTSFORD	596,000	246.2	0.1	-0.9	-1.7	-1.1	26.7	84.0	82.2
	MISSION	649,700	241.1	0.7	0.8	-1.6	-1.4	21.0	85.2	79.9
DETACHED	LOWER MAINLAND	1,220,000	258.7	0.4	0.9	-0.3	-2.7	1.5	50.0	83.7
	FRASER VALLEY BOARD	953,700	254.7	0.2	0.4	-0.7	-1.2	11.1	66.0	90.5
	NORTH DELTA	904,600	263.9	1.6	3.3	1.9	1.9	8.6	62.0	92.2
	NORTH SURREY	933,400	267.9	-0.2	-0.9	0.1	-4.1	12.9	65.8	97.0
	SURREY	999,200	266.2	-0.3	-0.4	-0.5	-0.9	15.3	69.8	99.6
	CLOVERDALE	998,100	251.4	-0.1	1.3	-1.0	1.6	16.4	68.5	94.1
	SOUTH SURREY & WHITE ROCK	1,299,500	248.1	-0.9	-0.6	-3.1	-4.5	-7.5	43.2	82.7
	LANGLEY	996,700	249.7	0.6	1.5	1.5	-0.6	15.2	71.9	86.6
	ABBOTSFORD	787,600	250.9	0.3	-0.5	-2.5	-0.6	18.7	77.2	89.4
	MISSION	644,100	238.9	0.8	1.0	-1.6	-1.2	18.5	83.5	79.9
TOWNHOUSE	LOWER MAINLAND	664,700	239.5	0.4	0.3	-0.7	-2.8	18.6	62.6	71.8
	FRASER VALLEY BOARD	514,900	229.4	0.0	-1.0	-2.0	-3.2	23.4	72.4	71.2
	NORTH DELTA	549,200	266.7	3.5	-1.3	-5.8	-9.0	15.0	72.2	96.4
	NORTH SURREY	552,200	289.2	-0.4	-0.2	-0.4	-4.4	33.3	98.4	102.5
	SURREY	554,400	244.0	0.0	-2.1	-1.9	-4.6	28.3	84.3	82.2
	CLOVERDALE	560,700	227.8	1.4	-0.7	-1.3	1.9	24.3	73.6	66.6
	SOUTH SURREY & WHITE ROCK	625,000	196.0	-1.1	-2.1	-3.6	-7.3	8.7	47.3	54.1
	LANGLEY	490,100	227.5	0.0	0.8	-1.7	-0.9	21.3	66.3	70.2
	ABBOTSFORD	376,200	204.3	-0.4	-1.5	-1.0	-1.9	27.5	72.1	54.2
	MISSION	438,400	245.2	-0.3	2.0	-0.1	-3.8	31.5	82.4	81.0
APARTMENT	LOWER MAINLAND	642,400	270.1	0.6	0.6	-0.1	-2.6	28.4	73.3	81.0
	FRASER VALLEY BOARD	405,500	291.4	0.2	0.0	-1.1	-3.1	46.6	101.9	96.9
	NORTH DELTA	370,400	351.1	0.4	1.3	-2.0	-7.4	47.6	121.7	115.7
	NORTH SURREY	395,700	343.6	-0.6	0.3	0.8	-3.4	52.4	103.1	113.6
	SURREY	409,300	323.4	-0.1	1.8	-0.3	-4.4	55.9	100.1	99.6
	CLOVERDALE	448,700	310.0	-0.6	-0.3	0.7	-4.1	44.8	99.6	101.8
	SOUTH SURREY & WHITE ROCK	475,800	239.5	1.0	-3.2	-4.9	-4.9	26.9	83.8	78.2
	LANGLEY	407,300	263.4	2.0	1.8	-2.3	-1.4	44.0	93.0	87.7
	ABBOTSFORD	309,200	262.9	0.0	-1.0	-1.1	-1.5	44.1	106.0	84.2
	MISSION	337,500	264.7	0.7	-3.4	-3.9	-1.6	48.4	110.4	73.9

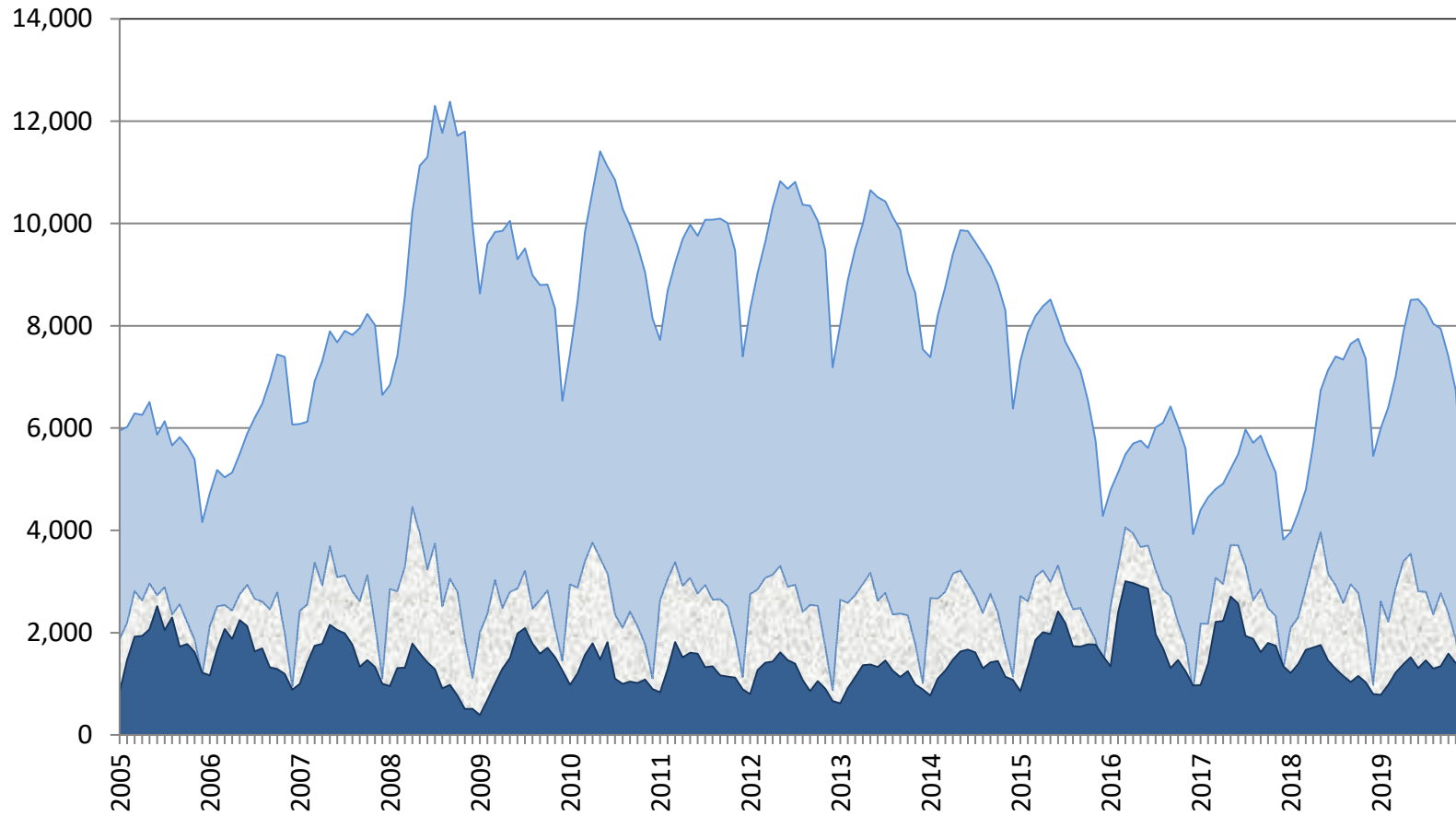
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All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.

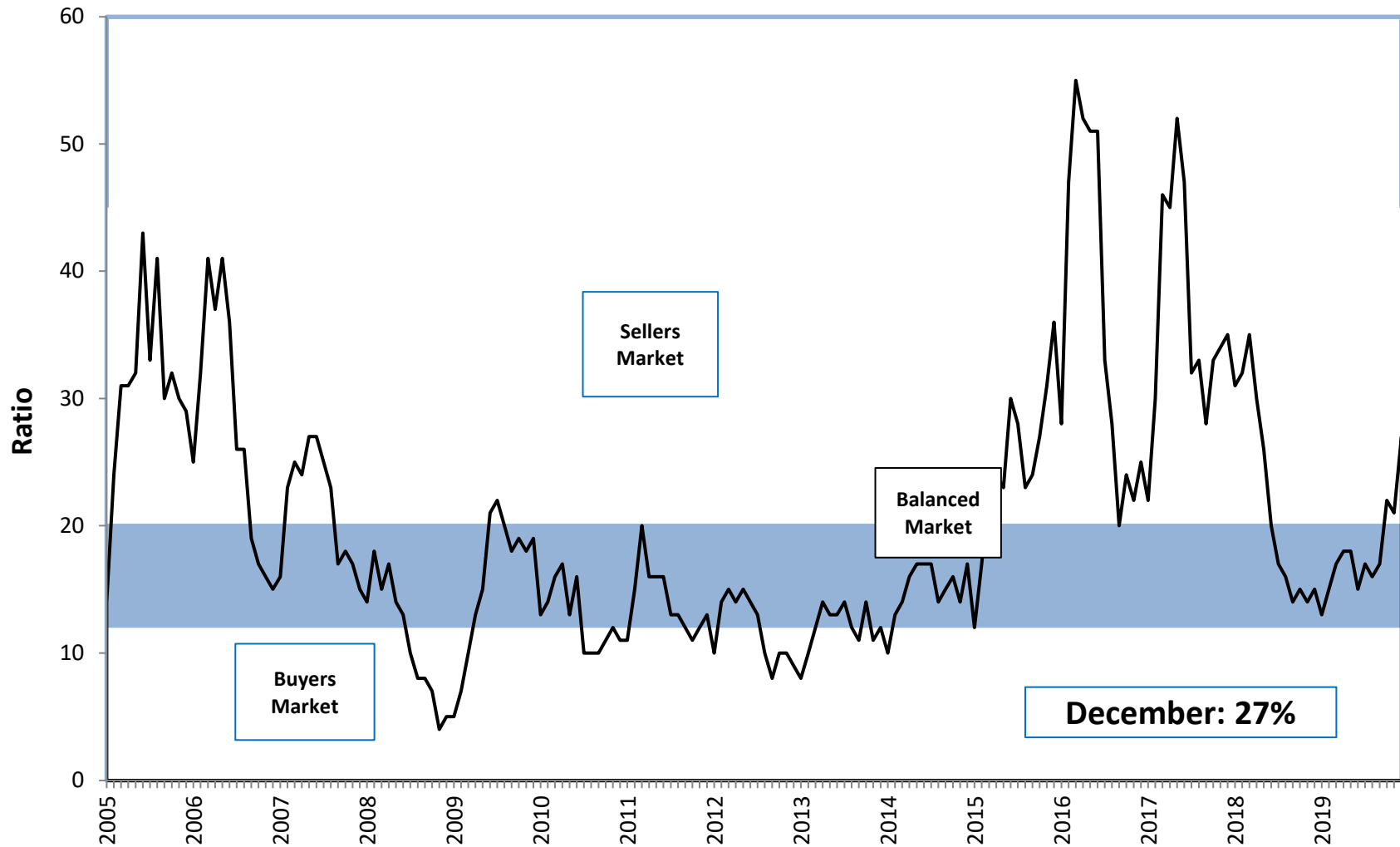
Lower Mainland combines data across the Fraser Valley and Greater Vancouver real estate board areas.

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

■ Actives ■ Listings ■ Sales



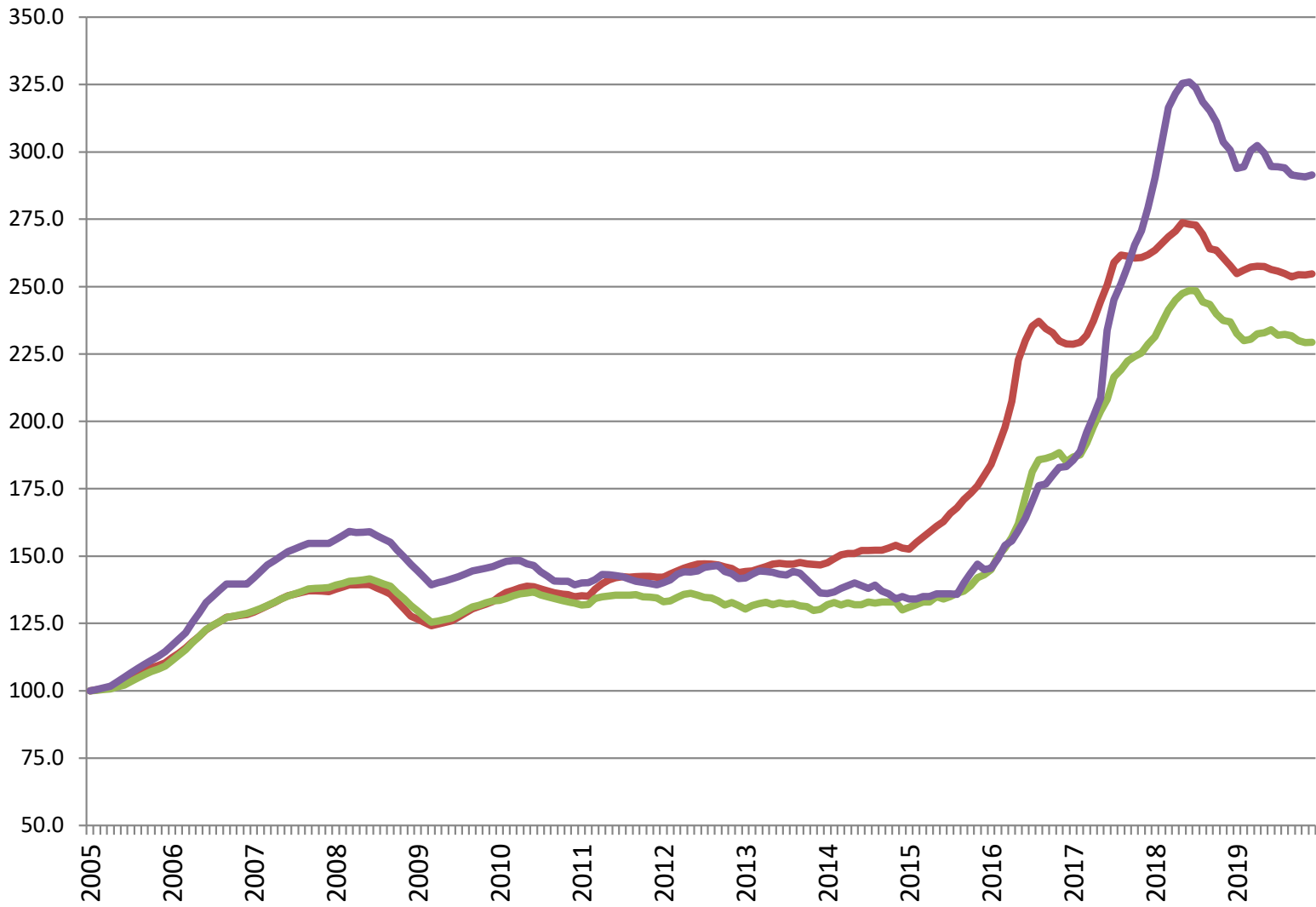
Sales-to-Active Listings Ratio, All Types, Fraser Valley



According to BCREA, a balanced market in the Lower Mainland ranges between 12% - 20%
This graph includes all Residential and Commercial property types

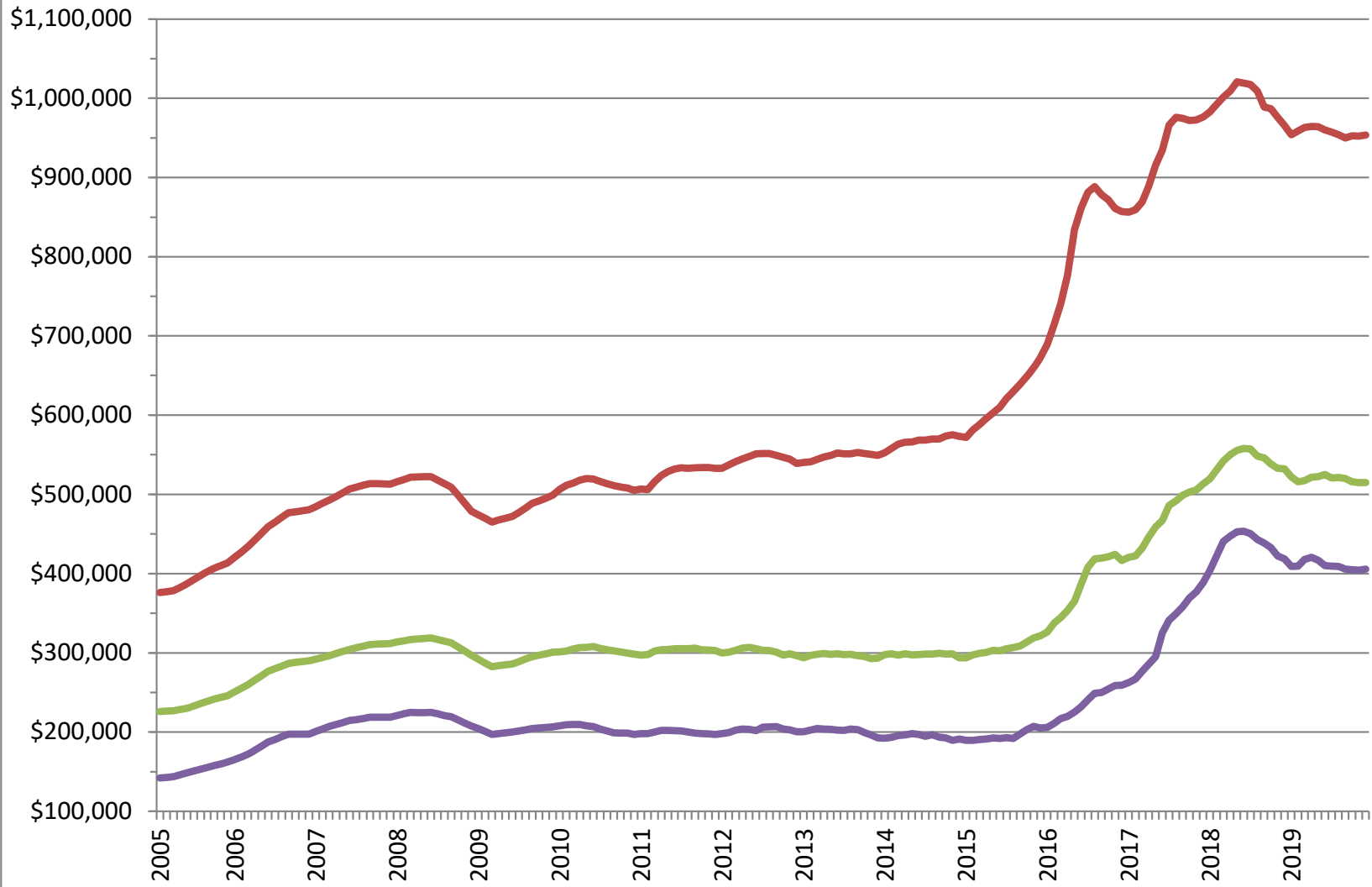
MLS® Home Price Index, Fraser Valley

— Detached — Townhouse — Apartment

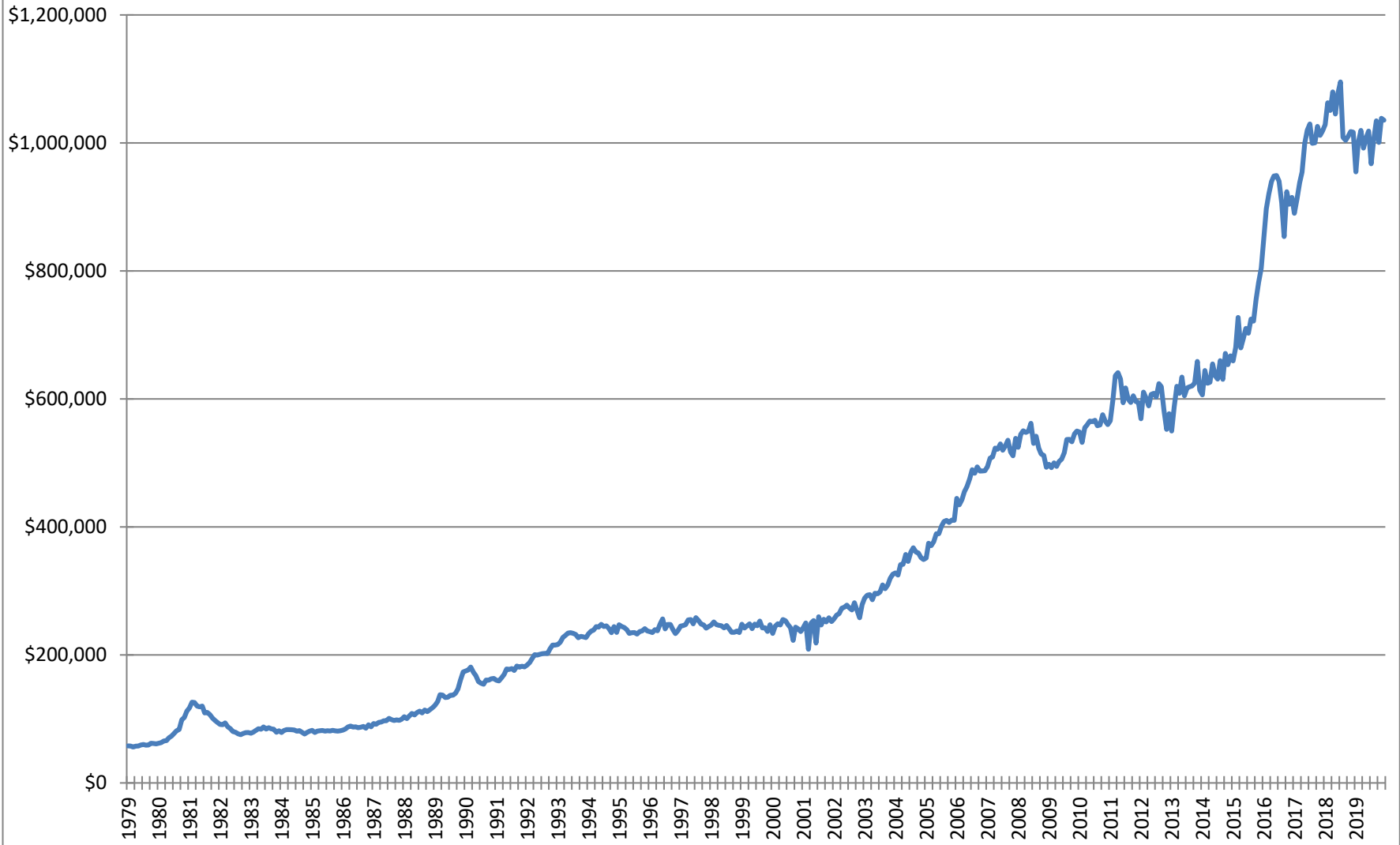


MLS® Home Price Index Benchmark Prices, Fraser Valley

— Detached — Townhouse — Apartment



Average Price, Residential Detached, all Fraser Valley



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

■ Sales
 ■ New Listings
 ▲ Average Price

