



Fraser Valley Real Estate Board

Monthly Statistics Package

October 2019

News Release

Fraser Valley Real Estate Board



For Immediate Release: November 4, 2019

Real estate rebound continues for Fraser Valley

SURREY, BC – The demand for Fraser Valley real estate is the strongest it's been since the spring of 2018.

The Fraser Valley Real Estate Board processed 1,592 sales of all property types on its Multiple Listing Service® (MLS®) in October, a 18.5 per cent increase compared to sales in September 2019, and a 37.8 per cent increase compared to the 1,155 sales in October of last year.

Darin Germyn, President of the Board, says, "Our market started to pick up in the summer and we've been steadily improving since. It's rare to see October home sales in the Fraser Valley outpace April and that's what we've seen this year; our typical spring and fall markets have flipped.

"Consumers are feeling more confident. Buyers have grown accustomed to the government's regulation changes. Interest rates have thankfully remained stable and we're likely seeing some pent-up demand from buyers who were holding off earlier this year. October's beautiful, sunny weather didn't hurt either."

There were 7,398 active listings available in the Fraser Valley at the end of October, a decrease of 4.5 per cent compared to October of last year and a decrease of 6.9 per cent compared to September 2019. The Board received 2,383 new listings in October, a 13.9 per cent decrease compared to September 2019's intake of 2,769 new listings and a 14.2 per cent decrease compared to October of last year.

Germyn adds, "We're still seeing some hesitation from sellers to list as they continue to watch for further price erosion, however, it's important to talk to your local market expert because prices in some areas have turned the corner and are starting to creep up again."

MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At \$952,600, the Benchmark price for a *single-family detached* home in the Fraser Valley increased 0.3 per cent compared to September 2019 and decreased 3.5 per cent compared to October 2018.
- **Townhomes:** At \$516,000 the Benchmark price for a *townhome* in the Fraser Valley in the Fraser Valley decreased 0.8 per cent compared to September 2019 and decreased 4.2 per cent compared to October 2018.
- **Apartments:** At \$405,100, the Benchmark price for *apartments/condos* in the Fraser Valley decreased 0.1 per cent compared to September 2019 and decreased 6.4 per cent compared to October 2018.

For the Fraser Valley region, the average number of days to sell an apartment in October was 34, and 37 for townhomes. Single family detached homes remained on the market for an average of 46 days before selling.

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The Fraser Valley Real Estate Board is an association of 3,692 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 October 2019

| Grand Totals | All Property Types | | | | |
|-----------------|--------------------|------------|----------|------------|----------|
| | Oct-19 | Oct-18 | % change | Sept-19 | % change |
| Sales | 1,592 | 1,155 | 37.8% | 1,343 | 18.5% |
| New Listings | 2,383 | 2,776 | -14.2% | 2,769 | -13.9% |
| Active Listings | 7,398 | 7,746 | -4.5% | 7,946 | -6.9% |
| Average Price | \$ 720,383 | \$ 723,825 | -0.5% | \$ 733,304 | -1.8% |

| Grand Totals - year to date | All Property Types | | |
|-----------------------------|--------------------|--------|----------|
| | 2019 | 2018 | % change |
| Sales - year to date | 12,845 | 13,767 | -6.7% |
| New Listings - year to date | 27,745 | 29,001 | -4.3% |

| All Areas Combined | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|--------------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Oct-19 | Oct-18 | % change | Sept-19 | % change | Oct-19 | Oct-18 | % change | Sept-19 | % change | Oct-19 | Oct-18 | % change | Sept-19 | % change |
| Sales | 609 | 438 | 39.0% | 521 | 16.9% | 396 | 306 | 29.4% | 319 | 24.1% | 415 | 292 | 42.1% | 361 | 15.0% |
| New Listings | 896 | 1,060 | -15.5% | 1,088 | -17.6% | 529 | 609 | -13.1% | 593 | -10.8% | 598 | 684 | -12.6% | 681 | -12.2% |
| Active Listings | 2,723 | 3,037 | -10.3% | 2,992 | -9.0% | 1,247 | 1,286 | -3.0% | 1,365 | -8.6% | 1,417 | 1,506 | -5.9% | 1,487 | -4.7% |
| Benchmark Price | \$ 952,600 | \$ 986,700 | -3.5% | \$ 950,000 | 0.3% | \$ 516,000 | \$ 538,400 | -4.2% | \$ 520,000 | -0.8% | \$ 405,100 | \$ 432,800 | -6.4% | \$ 405,500 | -0.1% |
| Median Price | \$ 925,000 | \$ 920,000 | 0.5% | \$ 936,900 | -1.3% | \$ 570,500 | \$ 550,000 | 3.7% | \$ 558,000 | 2.2% | \$ 366,000 | \$ 380,000 | -3.7% | \$ 370,000 | -1.1% |
| Average Price | \$ 1,000,760 | \$ 1,010,183 | -0.9% | \$ 1,034,667 | -3.3% | \$ 574,220 | \$ 563,371 | 1.9% | \$ 563,551 | 1.9% | \$ 383,780 | \$ 395,143 | -2.9% | \$ 393,142 | -2.4% |

| Abbotsford | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|-----------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Oct-19 | Oct-18 | % change | Sept-19 | % change | Oct-19 | Oct-18 | % change | Sept-19 | % change | Oct-19 | Oct-18 | % change | Sept-19 | % change |
| Sales | 86 | 76 | 13.2% | 65 | 32.3% | 40 | 43 | -7.0% | 40 | 0.0% | 79 | 51 | 54.9% | 69 | 14.5% |
| New Listings | 133 | 172 | -22.7% | 166 | -19.9% | 64 | 58 | 10.3% | 74 | -13.5% | 115 | 123 | -6.5% | 130 | -11.5% |
| Active Listings | 437 | 420 | 4.0% | 463 | -5.6% | 180 | 158 | 13.9% | 200 | -10.0% | 253 | 314 | -19.4% | 257 | -1.6% |
| Benchmark Price | \$ 786,700 | \$ 812,100 | -3.1% | \$ 791,700 | -0.6% | \$ 381,200 | \$ 403,300 | -5.5% | \$ 382,100 | -0.2% | \$ 308,600 | \$ 329,200 | -6.3% | \$ 312,200 | -1.2% |
| Median Price | \$ 770,000 | \$ 750,000 | 2.7% | \$ 769,000 | 0.1% | \$ 473,500 | \$ 463,700 | 2.1% | \$ 455,000 | 4.1% | \$ 318,000 | \$ 290,000 | 9.7% | \$ 298,000 | 6.7% |
| Average Price | \$ 850,790 | \$ 795,457 | 7.0% | \$ 797,607 | 6.7% | \$ 459,477 | \$ 450,858 | 1.9% | \$ 450,200 | 2.1% | \$ 314,843 | \$ 301,553 | 4.4% | \$ 307,462 | 2.4% |

| Mission | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|-----------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Oct-19 | Oct-18 | % change | Sept-19 | % change | Oct-19 | Oct-18 | % change | Sept-19 | % change | Oct-19 | Oct-18 | % change | Sept-19 | % change |
| Sales | 48 | 36 | 33.3% | 40 | 20.0% | 11 | 2 | 450.0% | 4 | 175.0% | 3 | 4 | -25.0% | 2 | 50.0% |
| New Listings | 65 | 62 | 4.8% | 81 | -19.8% | 10 | 10 | 0.0% | 10 | 0.0% | 3 | 6 | -50.0% | 7 | -57.1% |
| Active Listings | 207 | 209 | -1.0% | 229 | -9.6% | 31 | 21 | 47.6% | 33 | -6.1% | 15 | 12 | 25.0% | 19 | -21.1% |
| Benchmark Price | \$ 639,700 | \$ 675,900 | -5.4% | \$ 637,600 | 0.3% | \$ 435,400 | \$ 444,900 | -2.1% | \$ 429,700 | 1.3% | \$ 340,000 | \$ 366,100 | -7.1% | \$ 349,500 | -2.7% |
| Median Price | \$ 678,000 | \$ 659,500 | 2.8% | \$ 629,500 | 7.7% | \$ 529,900 | \$ 476,450 | 11.2% | \$ 519,900 | 1.9% | \$ 285,000 | \$ 272,500 | 4.6% | \$ 238,500 | 19.5% |
| Average Price | \$ 698,926 | \$ 694,571 | 0.6% | \$ 636,738 | 9.8% | \$ 496,640 | \$ 476,450 | 4.2% | \$ 525,550 | -5.5% | \$ 262,500 | \$ 276,250 | -5.0% | \$ 238,500 | 10.1% |



| White Rock / South Surrey | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---------------------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Oct-19 | Oct-18 | % change | Sept-19 | % change | Oct-19 | Oct-18 | % change | Sept-19 | % change | Oct-19 | Oct-18 | % change | Sept-19 | % change |
| Sales | 73 | 58 | 25.9% | 63 | 15.9% | 69 | 35 | 97.1% | 50 | 38.0% | 62 | 47 | 31.9% | 69 | -10.1% |
| New Listings | 140 | 178 | -21.3% | 205 | -31.7% | 100 | 112 | -10.7% | 121 | -17.4% | 86 | 130 | -33.8% | 139 | -38.1% |
| Active Listings | 560 | 626 | -10.5% | 612 | -8.5% | 252 | 242 | 4.1% | 273 | -7.7% | 291 | 268 | 8.6% | 309 | -5.8% |
| Benchmark Price | \$ 1,318,300 | \$ 1,396,900 | -5.6% | \$ 1,306,800 | 0.9% | \$ 640,300 | \$ 662,700 | -3.4% | \$ 638,400 | 0.3% | \$ 474,800 | \$ 503,900 | -5.8% | \$ 491,300 | -3.4% |
| Median Price | \$ 1,200,000 | \$ 1,209,000 | -0.7% | \$ 1,337,500 | -10.3% | \$ 615,000 | \$ 690,000 | -10.9% | \$ 654,200 | -6.0% | \$ 406,000 | \$ 469,000 | -13.4% | \$ 440,000 | -7.7% |
| Average Price | \$ 1,326,591 | \$ 1,347,356 | -1.5% | \$ 1,446,089 | -8.3% | \$ 650,470 | \$ 736,825 | -11.7% | \$ 680,467 | -4.4% | \$ 448,737 | \$ 504,140 | -11.0% | \$ 527,973 | -15.0% |

| Langley | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|-----------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Oct-19 | Oct-18 | % change | Sept-19 | % change | Oct-19 | Oct-18 | % change | Sept-19 | % change | Oct-19 | Oct-18 | % change | Sept-19 | % change |
| Sales | 119 | 68 | 75.0% | 88 | 35.2% | 88 | 69 | 27.5% | 87 | 1.1% | 86 | 68 | 26.5% | 74 | 16.2% |
| New Listings | 131 | 178 | -26.4% | 160 | -18.1% | 116 | 130 | -10.8% | 121 | -4.1% | 135 | 135 | 0.0% | 133 | 1.5% |
| Active Listings | 336 | 448 | -25.0% | 392 | -14.3% | 234 | 257 | -8.9% | 243 | -3.7% | 269 | 276 | -2.5% | 287 | -6.3% |
| Benchmark Price | \$ 983,500 | \$ 1,015,800 | -3.2% | \$ 982,300 | 0.1% | \$ 484,100 | \$ 510,600 | -5.2% | \$ 486,300 | -0.5% | \$ 399,700 | \$ 423,000 | -5.5% | \$ 400,200 | -0.1% |
| Median Price | \$ 975,000 | \$ 920,000 | 6.0% | \$ 960,000 | 1.6% | \$ 575,250 | \$ 528,000 | 8.9% | \$ 555,000 | 3.6% | \$ 380,000 | \$ 389,500 | -2.4% | \$ 370,000 | 2.7% |
| Average Price | \$ 1,006,743 | \$ 1,054,683 | -4.5% | \$ 1,093,132 | -7.9% | \$ 572,340 | \$ 562,690 | 1.7% | \$ 559,139 | 2.4% | \$ 415,155 | \$ 407,254 | 1.9% | \$ 387,397 | 7.2% |

| Delta - North | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|-----------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Oct-19 | Oct-18 | % change | Sept-19 | % change | Oct-19 | Oct-18 | % change | Sept-19 | % change | Oct-19 | Oct-18 | % change | Sept-19 | % change |
| Sales | 52 | 30 | 73.3% | 33 | 57.6% | 9 | 5 | 80.0% | 10 | -10.0% | 6 | 6 | 0.0% | 3 | 100.0% |
| New Listings | 54 | 74 | -27.0% | 61 | -11.5% | 15 | 15 | 0.0% | 8 | 88% | 13 | 10 | 30.0% | 17 | -23.5% |
| Active Listings | 153 | 196 | -21.9% | 183 | -16.4% | 31 | 22 | 40.9% | 28 | 10.7% | 36 | 33 | 9.1% | 35 | 2.9% |
| Benchmark Price | \$ 886,800 | \$ 921,400 | -3.8% | \$ 875,500 | 1.3% | \$ 547,800 | \$ 569,600 | -3.8% | \$ 556,200 | -1.5% | \$ 372,100 | \$ 418,400 | -11.1% | \$ 365,700 | 1.8% |
| Median Price | \$ 886,500 | \$ 869,000 | 2.0% | \$ 881,000 | 0.6% | \$ 790,000 | \$ 532,000 | 48.5% | \$ 641,500 | 23.1% | \$ 414,400 | \$ 473,000 | -12.4% | \$ 365,000 | 13.5% |
| Average Price | \$ 963,598 | \$ 982,360 | -1.9% | \$ 942,951 | 2.2% | \$ 733,666 | \$ 581,400 | 26.2% | \$ 648,350 | 13.2% | \$ 418,300 | \$ 469,333 | -10.9% | \$ 351,666 | 18.9% |



| City of Surrey - Combined* | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|----------------------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Oct-19 | Oct-18 | % change | Sept-19 | % change | Oct-19 | Oct-18 | % change | Sept-19 | % change | Oct-19 | Oct-18 | % change | Sept-19 | % change |
| Sales | 292 | 218 | 33.9% | 286 | 2.1% | 246 | 185 | 33.0% | 173 | 42.2% | 209 | 139 | 50.4% | 178 | 17.4% |
| Benchmark Price | \$ 1,052,600 | \$ 1,087,100 | -3.2% | \$ 1,049,000 | 0.3% | \$ 562,800 | \$ 583,600 | -3.6% | \$ 568,300 | -1.0% | \$ 427,500 | \$ 454,400 | -5.9% | \$ 424,800 | 0.6% |
| Average Price | \$ 1,092,189 | \$ 1,115,746 | -2.1% | \$ 1,130,758 | -3.4% | \$ 591,575 | \$ 590,011 | 0.3% | \$ 586,112 | 0.9% | \$ 382,952 | \$ 396,472 | -3.4% | \$ 387,906 | -1.3% |

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

| Surrey - Central | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|------------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Oct-19 | Oct-18 | % change | Sept-19 | % change | Oct-19 | Oct-18 | % change | Sept-19 | % change | Oct-19 | Oct-18 | % change | Sept-19 | % change |
| Sales | 128 | 72 | 77.8% | 127 | 0.8% | 112 | 87 | 28.7% | 75 | 49.3% | 39 | 21 | 85.7% | 35 | 11.4% |
| New Listings | 221 | 203 | 8.9% | 229 | -3.5% | 142 | 168 | -15.5% | 140 | 1.4% | 48 | 53 | -9.4% | 49 | -2.0% |
| Active Listings | 569 | 595 | -4.4% | 598 | -4.8% | 312 | 358 | -12.8% | 352 | -11.4% | 107 | 131 | -18.3% | 116 | -7.8% |
| Benchmark Price | \$ 1,005,200 | \$ 1,034,500 | -2.8% | \$ 1,003,000 | 0.2% | \$ 558,700 | \$ 575,100 | -2.9% | \$ 566,000 | -1.3% | \$ 410,400 | \$ 444,600 | -7.7% | \$ 402,000 | 2.1% |
| Median Price | \$ 986,500 | \$ 956,000 | 3.2% | \$ 1,033,000 | -4.5% | \$ 581,250 | \$ 575,000 | 1.1% | \$ 578,000 | 0.6% | \$ 365,000 | \$ 419,500 | -13.0% | \$ 358,000 | 2.0% |
| Average Price | \$ 1,043,375 | \$ 1,017,872 | 2.5% | \$ 1,083,150 | -3.7% | \$ 584,341 | \$ 562,143 | 3.9% | \$ 560,109 | 4.3% | \$ 366,935 | \$ 392,800 | -6.6% | \$ 361,968 | 1.4% |

| Surrey - Cloverdale | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---------------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Oct-19 | Oct-18 | % change | Sept-19 | % change | Oct-19 | Oct-18 | % change | Sept-19 | % change | Oct-19 | Oct-18 | % change | Sept-19 | % change |
| Sales | 40 | 36 | 11.1% | 44 | -9.1% | 43 | 45 | -4.4% | 37 | 16.2% | 24 | 19 | 26.3% | 19 | 26.3% |
| New Listings | 53 | 77 | -31.2% | 53 | 0.0% | 50 | 92 | -45.7% | 75 | -33.3% | 32 | 42 | -23.8% | 32 | 0.0% |
| Active Listings | 131 | 191 | -31.4% | 155 | -15.5% | 106 | 144 | -26.4% | 127 | -16.5% | 61 | 81 | -24.7% | 58 | 5.2% |
| Benchmark Price | \$ 996,500 | \$ 1,004,100 | -0.8% | \$ 985,800 | 1.1% | \$ 559,300 | \$ 570,600 | -2.0% | \$ 564,700 | -1.0% | \$ 453,500 | \$ 486,500 | -6.8% | \$ 450,200 | 0.7% |
| Median Price | \$ 950,000 | \$ 998,900 | -4.9% | \$ 944,250 | 0.6% | \$ 545,000 | \$ 549,900 | -0.9% | \$ 553,500 | -1.5% | \$ 375,500 | \$ 380,000 | -1.2% | \$ 425,000 | -11.6% |
| Average Price | \$ 1,000,031 | \$ 1,015,762 | -1.5% | \$ 1,014,605 | -1.4% | \$ 569,869 | \$ 569,870 | 0.0% | \$ 557,208 | 2.3% | \$ 380,250 | \$ 396,547 | -4.1% | \$ 432,373 | -12.1% |

| Surrey - North | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|-----------------|------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Oct-19 | Oct-18 | % change | Sept-19 | % change | Oct-19 | Oct-18 | % change | Sept-19 | % change | Oct-19 | Oct-18 | % change | Sept-19 | % change |
| Sales | 63 | 62 | 1.6% | 60 | 5.0% | 24 | 20 | 20.0% | 16 | 50.0% | 114 | 76 | 50.0% | 90 | 26.7% |
| New Listings | 99 | 116 | -14.7% | 133 | -25.6% | 32 | 24 | 33.3% | 43 | -25.6% | 166 | 185 | -10.3% | 164 | 1.2% |
| Active Listings | 329 | 349 | -5.7% | 359 | -8.4% | 100 | 84 | 19.0% | 108 | -7.4% | 375 | 389 | -3.6% | 394 | -4.8% |
| Benchmark Price | \$ 937,600 | \$ 967,200 | -3.1% | \$ 941,500 | -0.4% | \$ 544,000 | \$ 591,900 | -8.1% | \$ 553,500 | -1.7% | \$ 397,900 | \$ 426,200 | -6.6% | \$ 394,500 | 0.9% |
| Median Price | \$ 920,000 | \$ 1,025,000 | -10.2% | \$ 929,000 | -1.0% | \$ 495,000 | \$ 505,000 | -2.0% | \$ 488,750 | 1.3% | \$ 365,000 | \$ 367,650 | -0.7% | \$ 362,500 | 0.7% |
| Average Price | \$ 991,156 | \$ 1,093,720 | -9.4% | \$ 1,015,808 | -2.4% | \$ 489,458 | \$ 498,980 | -1.9% | \$ 492,862 | -0.7% | \$ 375,107 | \$ 380,401 | -1.4% | \$ 368,842 | 1.7% |



MLS® Home Price Index - Fraser Valley

October 2019

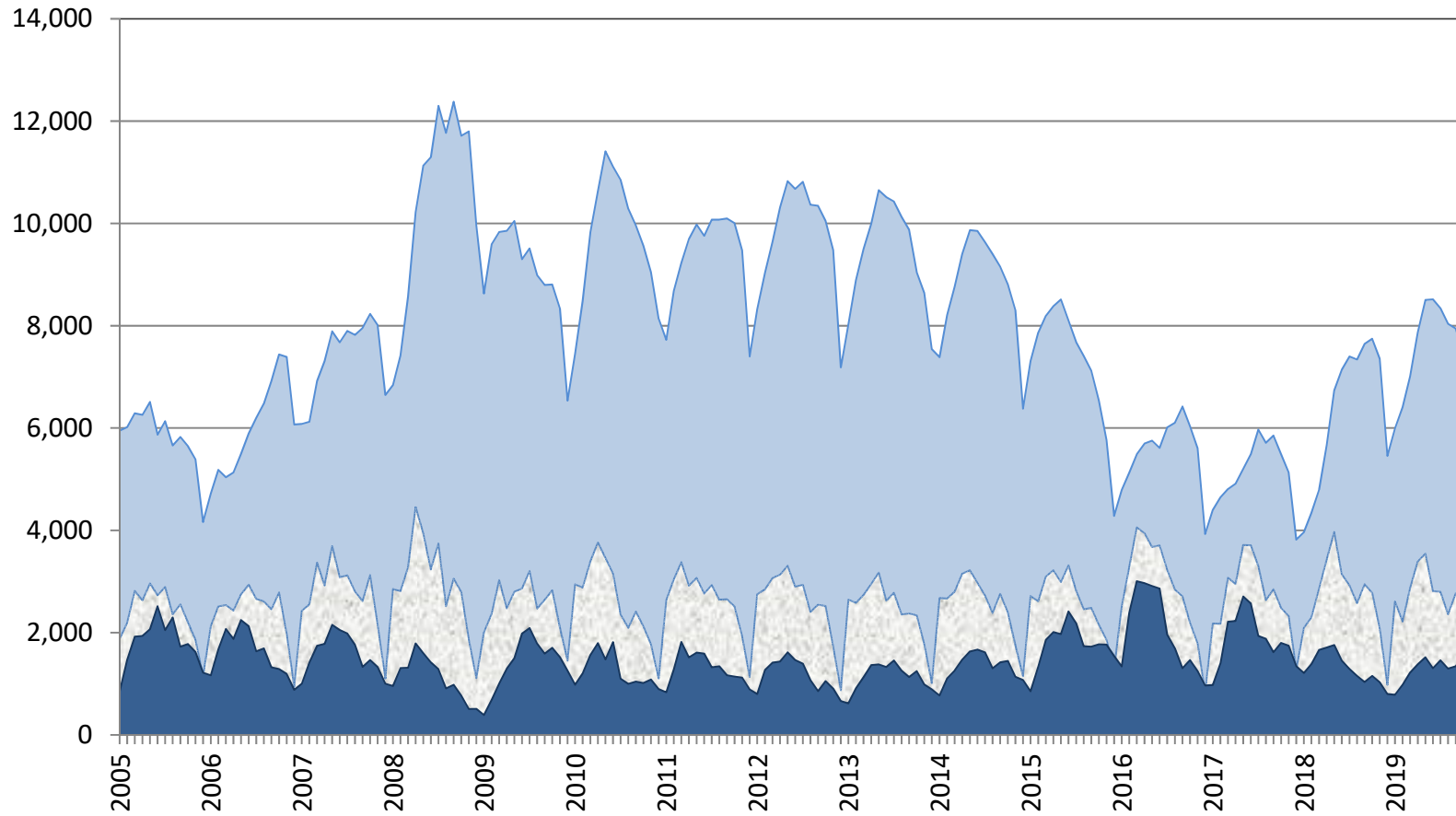
| | | BENCHMARK PRICE | INDEX (HPI) | ONE MONTH % CHANGE | THREE MONTH % CHANGE | SIX MONTH % CHANGE | ONE YEAR % CHANGE | THREE YEAR % CHANGE | FIVE YEAR % CHANGE | TEN YEAR % CHANGE |
|-----------------------------|----------------------------|-----------------|-------------|--------------------|----------------------|--------------------|-------------------|---------------------|--------------------|-------------------|
| RESIDENTIAL COMBINED | LOWER MAINLAND | 939,600 | 258.6 | 0.1 | -0.4 | -1.8 | -5.6 | 10.4 | 59.5 | 83.7 |
| | FRASER VALLEY BOARD | 818,000 | 259.0 | -0.1 | -0.8 | -2.0 | -4.2 | 20.1 | 75.5 | 91.9 |
| | NORTH DELTA | 874,400 | 271.7 | 0.9 | -0.8 | -4.0 | -5.8 | 12.3 | 67.3 | 97.3 |
| | NORTH SURREY | 759,300 | 315.9 | 0.3 | 0.4 | -1.9 | -4.5 | 36.2 | 92.5 | 118.5 |
| | SURREY | 827,200 | 267.4 | 0.0 | -0.6 | -0.6 | -3.6 | 22.4 | 79.0 | 98.5 |
| | CLOVERDALE | 855,900 | 254.9 | 0.4 | 1.0 | 0.3 | -2.0 | 21.0 | 74.7 | 92.5 |
| | SOUTH SURREY & WHITE ROCK | 922,200 | 232.9 | -0.8 | -1.6 | -4.7 | -5.9 | 0.3 | 51.2 | 77.4 |
| | LANGLEY | 748,100 | 243.3 | -0.1 | -1.4 | -2.1 | -4.3 | 18.0 | 71.9 | 82.5 |
| | ABBOTSFORD | 596,700 | 246.5 | -0.8 | -1.8 | -2.2 | -4.4 | 27.7 | 84.0 | 83.5 |
| | MISSION | 645,900 | 239.7 | 0.2 | -2.2 | -2.4 | -5.2 | 21.3 | 78.6 | 80.2 |
| DETACHED | LOWER MAINLAND | 1,212,900 | 257.2 | 0.3 | -0.5 | -1.3 | -5.7 | -2.2 | 49.9 | 86.7 |
| | FRASER VALLEY BOARD | 952,600 | 254.4 | 0.3 | -0.5 | -1.2 | -3.5 | 9.2 | 66.0 | 93.0 |
| | NORTH DELTA | 886,800 | 258.7 | 1.3 | 0.7 | -1.8 | -3.8 | 6.2 | 58.7 | 89.7 |
| | NORTH SURREY | 937,600 | 269.1 | -0.4 | 0.9 | -1.1 | -3.1 | 9.0 | 67.1 | 101.0 |
| | SURREY | 1,005,200 | 267.8 | 0.2 | 0.1 | 0.2 | -2.8 | 14.1 | 71.7 | 104.3 |
| | CLOVERDALE | 996,500 | 251.0 | 1.1 | 0.2 | 0.8 | -0.8 | 11.6 | 66.0 | 94.9 |
| | SOUTH SURREY & WHITE ROCK | 1,318,300 | 251.7 | 0.9 | -1.1 | -4.2 | -5.6 | -7.6 | 47.3 | 90.3 |
| | LANGLEY | 983,500 | 246.4 | 0.1 | 0.0 | -0.2 | -3.2 | 11.5 | 69.2 | 87.7 |
| | ABBOTSFORD | 786,700 | 250.6 | -0.6 | -2.6 | -2.3 | -3.1 | 18.8 | 76.9 | 90.4 |
| | MISSION | 639,700 | 237.3 | 0.3 | -2.0 | -2.4 | -5.4 | 18.8 | 76.3 | 80.3 |
| TOWNHOUSE | LOWER MAINLAND | 662,500 | 238.7 | -0.1 | -0.3 | -0.8 | -5.1 | 17.2 | 61.3 | 74.2 |
| | FRASER VALLEY BOARD | 516,000 | 229.9 | -0.8 | -0.9 | -1.1 | -4.2 | 21.5 | 71.4 | 73.5 |
| | NORTH DELTA | 547,800 | 266.0 | -1.5 | -5.6 | -7.7 | -3.8 | 13.8 | 68.5 | 98.4 |
| | NORTH SURREY | 544,000 | 284.9 | -1.7 | -1.5 | -2.8 | -8.1 | 38.9 | 92.8 | 97.4 |
| | SURREY | 558,700 | 245.9 | -1.3 | -1.2 | -0.2 | -2.8 | 29.0 | 84.3 | 86.3 |
| | CLOVERDALE | 559,300 | 227.2 | -1.0 | 1.2 | 1.5 | -2.0 | 20.3 | 71.2 | 69.3 |
| | SOUTH SURREY & WHITE ROCK | 640,300 | 200.8 | 0.3 | 0.7 | -2.7 | -3.4 | 8.2 | 50.9 | 61.7 |
| | LANGLEY | 484,100 | 224.7 | -0.4 | -2.1 | -1.8 | -5.2 | 14.3 | 63.1 | 69.3 |
| | ABBOTSFORD | 381,200 | 207.0 | -0.2 | 0.4 | 1.3 | -5.5 | 27.0 | 71.9 | 57.9 |
| | MISSION | 435,400 | 243.5 | 1.3 | -1.4 | -3.2 | -2.1 | 31.5 | 81.7 | 78.9 |
| APARTMENT | LOWER MAINLAND | 639,300 | 268.8 | 0.1 | -0.4 | -2.6 | -5.8 | 27.9 | 72.5 | 83.9 |
| | FRASER VALLEY BOARD | 405,100 | 291.1 | -0.1 | -1.1 | -3.7 | -6.4 | 49.5 | 99.5 | 97.9 |
| | NORTH DELTA | 372,100 | 352.7 | 1.8 | -0.9 | -5.1 | -11.1 | 50.7 | 122.4 | 116.4 |
| | NORTH SURREY | 397,900 | 345.5 | 0.9 | 0.6 | -2.5 | -6.7 | 56.6 | 98.2 | 118.1 |
| | SURREY | 410,400 | 324.3 | 2.1 | -0.7 | -3.1 | -7.7 | 57.3 | 103.6 | 100.2 |
| | CLOVERDALE | 453,500 | 313.3 | 0.7 | 1.5 | -3.3 | -6.8 | 48.3 | 99.4 | 106.1 |
| | SOUTH SURREY & WHITE ROCK | 474,800 | 239.0 | -3.4 | -3.7 | -5.8 | -5.8 | 27.0 | 77.4 | 77.7 |
| | LANGLEY | 399,700 | 258.5 | -0.1 | -2.6 | -4.8 | -5.5 | 45.7 | 94.2 | 85.2 |
| | ABBOTSFORD | 308,600 | 262.4 | -1.2 | -2.0 | -3.8 | -6.3 | 50.8 | 106.9 | 84.5 |
| | MISSION | 340,000 | 266.7 | -2.7 | -5.5 | -1.1 | -7.1 | 50.5 | 109.0 | 76.5 |

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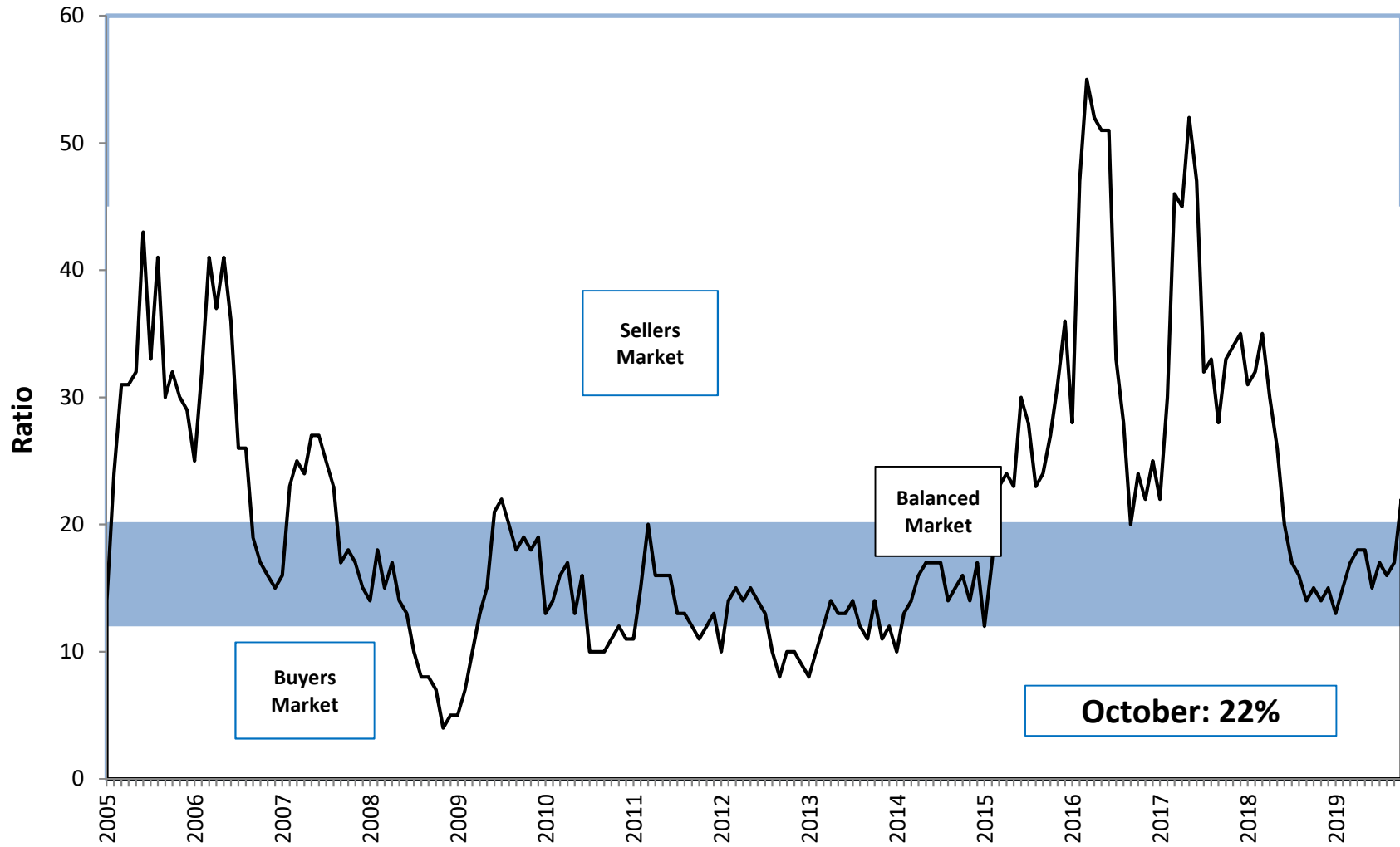
All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.
Lower Mainland combines data across the Fraser Valley and Greater Vancouver real estate board areas.

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

■ Actives ■ Listings ■ Sales



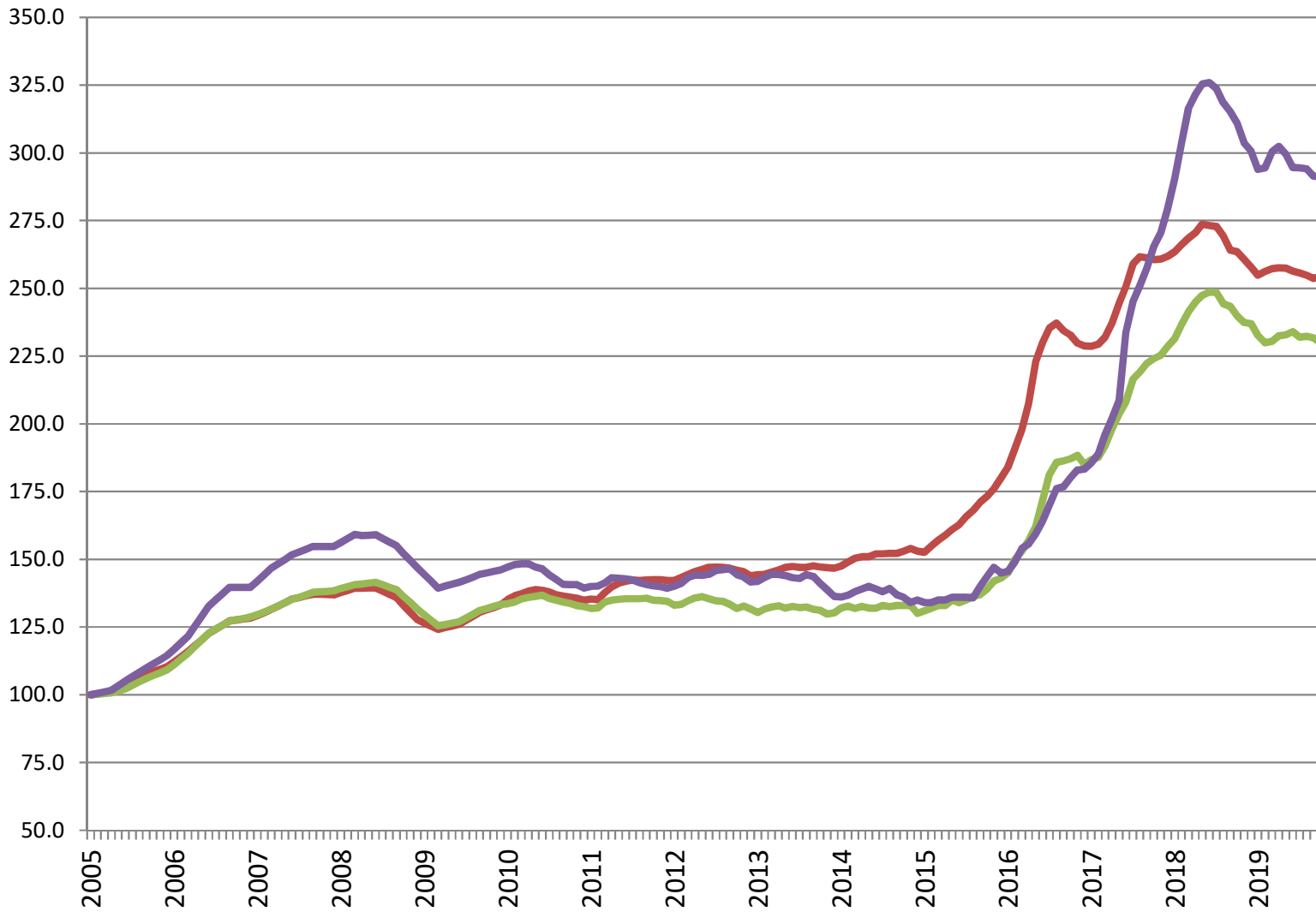
Sales-to-Active Listings Ratio, All Types, Fraser Valley



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

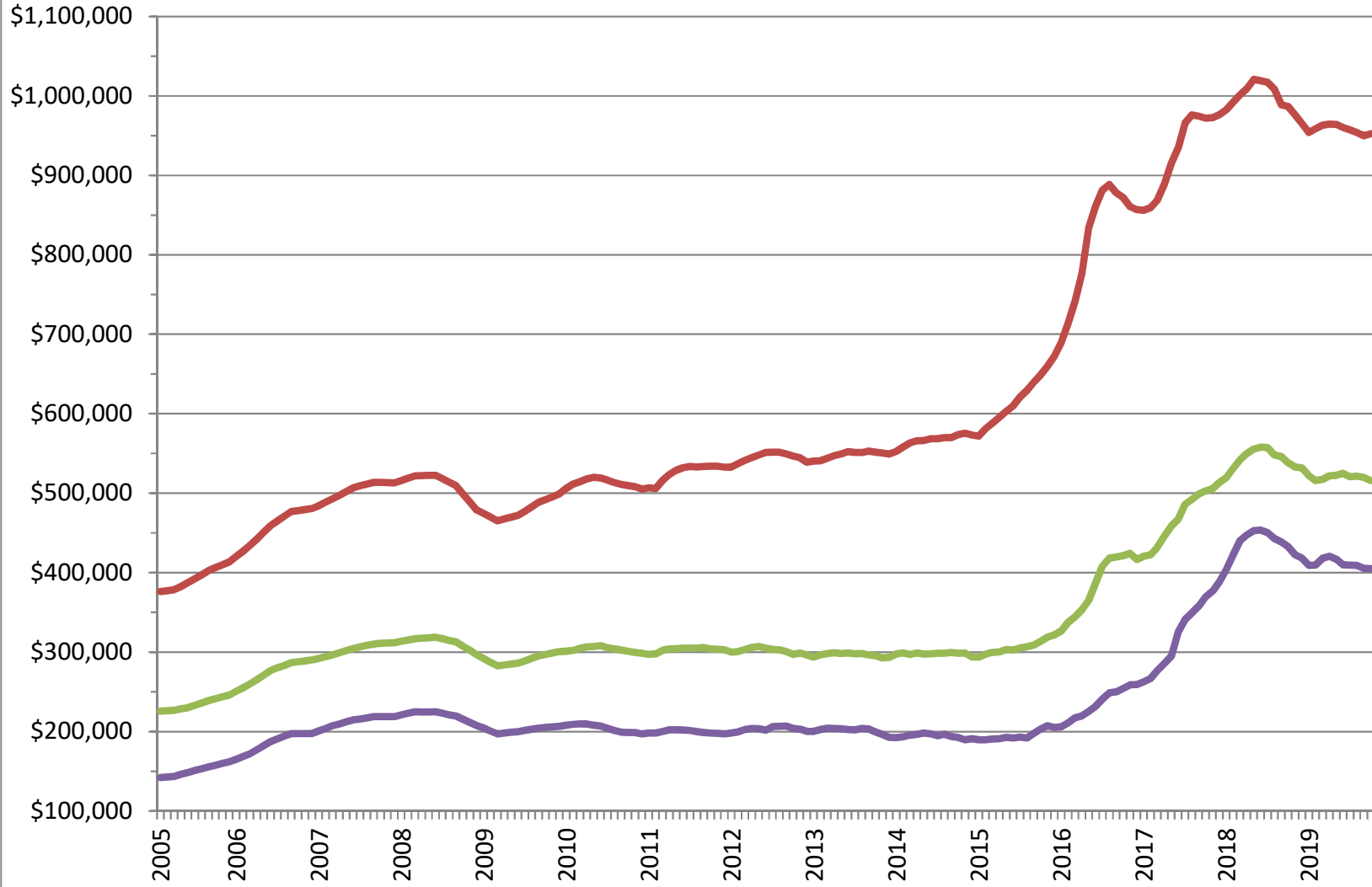
MLS® Home Price Index, Fraser Valley

— Detached — Townhouse — Apartment

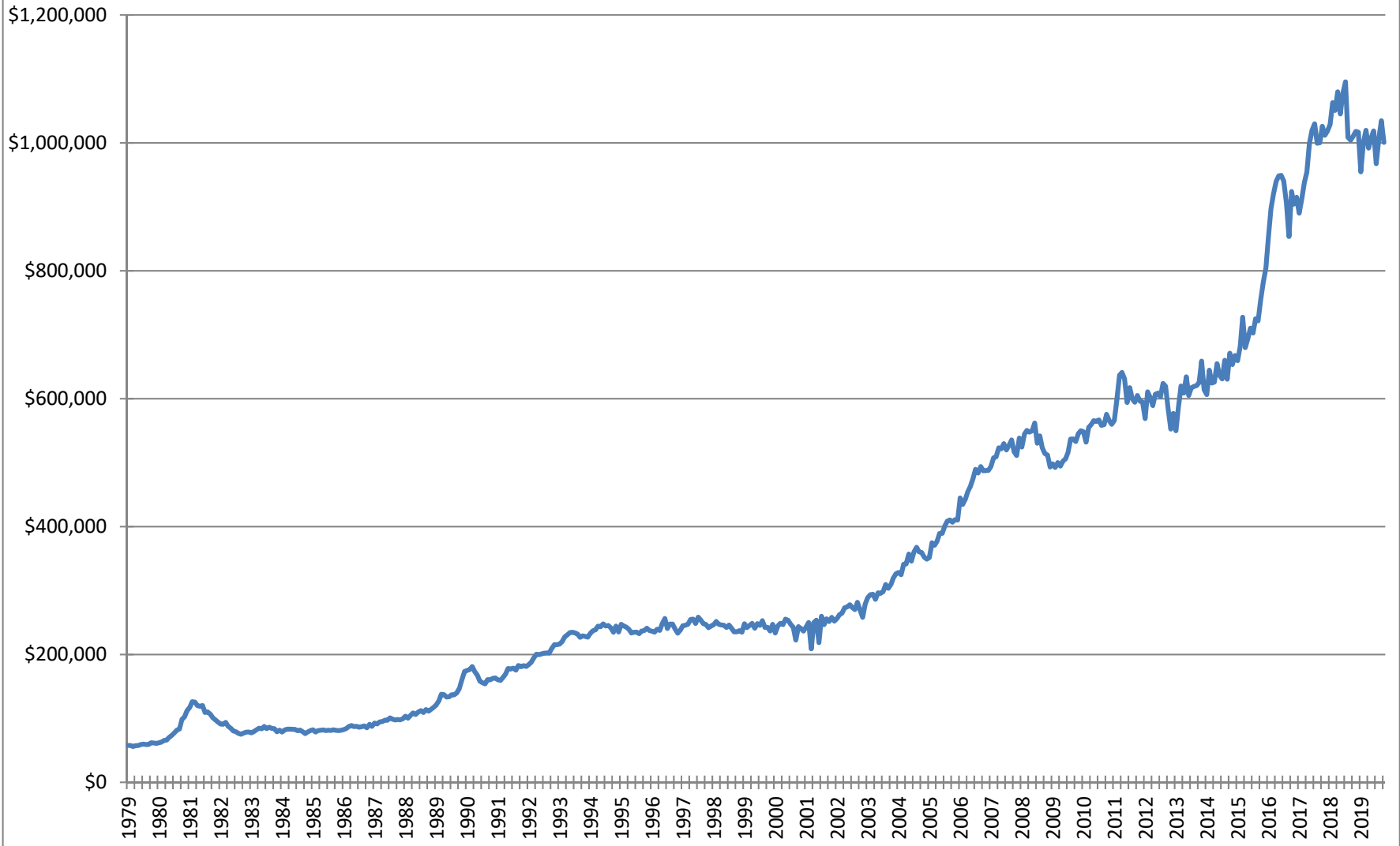


MLS® Home Price Index Benchmark Prices, Fraser Valley

— 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

