



Fraser Valley Real Estate Board

Monthly Statistics Package

December 2011

News Release

Fraser Valley Real Estate Board



For Immediate Release: Jan. 4, 2012

2011 real estate market showcases regional variation

SURREY, BC – Overall, Fraser Valley’s real estate market in 2011 was below the 10-year average in property sales and above average in the number of new listings received, however, according to the president of the Fraser Valley Real Estate Board, results varied widely depending on the community and property type.

Sukh Sidhu observes, “I can’t remember a year that illustrates better how local real estate is and the importance of talking to your REALTOR® before making a decision to buy or sell. For example, in my community of Abbotsford, sales of single family homes dropped by almost 7 per cent compared to 2010, pushing prices down slightly, while in South Surrey/White Rock sales increased year over year by 45 per cent resulting in double-digit price increases.”

The Board’s Multiple Listing Service® processed 15,529 sales in 2011 compared to 14,891 the previous year, an increase of 4 per cent, while the number of new listings remained about the same – 31,592 in 2011 compared to 31,437 in 2010. Over the year, the number of active listings for buyers to choose from dropped by 9 per cent going from 8,139 properties in December 2010 to 7,399 in December 2011.

Although 2011 ranks the third slowest year for sales in Fraser Valley since 2002, it was only 10 per cent less than the 10-year average of 17,210 sales. The volume of new listings received in 2011 was 6 per cent more than the 10-year average of 29,867 new listings, placing last year third in ranking since 2002.

Sidhu adds, “One trend from 2011 that is clear was the preference for single family homes. For the most part in our region, both sales and prices of townhomes and condos either stayed on par with 2010 or decreased.”

In December, the benchmark price of a detached home in the Fraser Valley was \$522,998, an increase of 3.3 per cent compared to \$506,145 in December 2010 and a decrease of 1.7 per cent compared to November.

For townhouses, the benchmark price in December was \$315,330, a decrease of 2.1 per cent compared to the same month last year when it was \$322,054 and down 3.8 per cent compared to November. The benchmark price of apartments in December was \$237,285, a decrease of 1.2 per cent compared to December 2010 and a decrease of 0.5 per cent compared to November.

Average prices year over year show detached homes up 9.1 per cent – \$610,269 in 2011 compared to \$559,456 in 2010. The average price of townhomes increased by 2.6 per cent, going from \$336,484 in 2010 to \$345,138 in 2011 and the average price of apartments increased by 0.9 per cent going from \$223,910 in 2010 to \$225,976 in 2011.

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The Fraser Valley Real Estate Board is an association of 2,893 real estate professionals who live and work in the BC communities of North Delta, Surrey, White Rock, Langley, Abbotsford, and Mission. The FVREB marked its 90-year anniversary in 2011.

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MLS® Summary - Fraser Valley December 2011

Grand Totals	All Property Types				
	Dec-11	Dec-10	% change	Nov-11	% change
Sales	890	895	-0.6%	1,120	-20.5%
New Listings	1,133	1,104	2.6%	1,926	-41.2%
Active Listings	7,399	8,139	-9.1%	9,471	-21.9%
Average Price	\$ 506,393	\$ 445,401	13.7%	\$ 473,552	6.9%

Grand Totals - year to date	All Property Types		
	2011	2010	% change
Sales - year to date	15,529	14,891	4.3%
New Listings - year to date	31,592	31,437	0.5%

Residential Totals	Detached					Townhouse					Apartment				
	Dec-11	Dec-10	% change	Nov-11	% change	Dec-11	Dec-10	% change	Nov-11	% change	Dec-11	Dec-10	% change	Nov-11	% change
Sales	453	434	4.4%	539	-16.0%	157	165	-4.8%	225	-30.2%	136	166	-18.1%	194	-29.9%
New Listings	453	487	-7.0%	795	-43.0%	164	182	-9.9%	333	-50.8%	242	204	18.6%	360	-32.8%
Active Listings	2,839	3,236	-12.3%	3,741	-24.1%	960	981	-2.1%	1,283	-25.2%	1,381	1,508	-8.4%	1,736	-20.4%
Benchmark Price	\$ 522,998	\$ 506,145	3.3%	\$ 532,086	-1.7%	\$ 315,330	\$ 322,054	-2.1%	\$ 327,764	-3.8%	\$ 237,285	\$ 240,101	-1.2%	\$ 238,461	-0.5%
Median Price	\$ 520,000	\$ 513,000	1.4%	\$ 530,000	-1.9%	\$ 311,000	\$ 328,000	-5.2%	\$ 340,000	-8.5%	\$ 209,000	\$ 199,000	5.0%	\$ 210,000	-0.5%
Average Price	\$ 594,402	\$ 559,954	6.2%	\$ 596,158	-0.3%	\$ 316,259	\$ 341,696	-7.4%	\$ 348,341	-9.2%	\$ 218,235	\$ 206,636	5.6%	\$ 218,694	-0.2%

Abbotsford	Detached					Townhouse					Apartment				
	Dec-11	Dec-10	% change	Nov-11	% change	Dec-11	Dec-10	% change	Nov-11	% change	Dec-11	Dec-10	% change	Nov-11	% change
Sales	43	48	-10.4%	72	-40.3%	24	19	26.3%	32	-25.0%	17	33	-48.5%	37	-54.1%
New Listings	56	61	-8.2%	113	-50.4%	26	24	8.3%	53	-50.9%	37	35	5.7%	50	-26.0%
Active Listings	501	515	-2.7%	669	-25.1%	148	152	-2.6%	200	-26.0%	265	335	-20.9%	327	-19.0%
Benchmark Price	\$ 423,789	\$ 428,531	-1.1%	\$ 425,814	-0.5%	\$ 257,190	\$ 277,402	-7.3%	\$ 271,170	-5.2%	\$ 206,322	\$ 221,832	-7.0%	\$ 203,071	1.6%
Median Price	\$ 399,800	\$ 394,500	1.3%	\$ 415,000	-3.7%	\$ 215,400	\$ 262,400	-17.9%	\$ 275,000	-21.7%	\$ 155,000	\$ 176,000	-11.9%	\$ 155,000	0.0%
Average Price	\$ 464,666	\$ 412,678	12.6%	\$ 445,599	4.3%	\$ 240,654	\$ 268,305	-10.3%	\$ 280,371	-14.2%	\$ 175,824	\$ 179,362	-2.0%	\$ 161,105	9.1%

Mission	Detached					Townhouse					Apartment				
	Dec-11	Dec-10	% change	Nov-11	% change	Dec-11	Dec-10	% change	Nov-11	% change	Dec-11	Dec-10	% change	Nov-11	% change
Sales	39	23	69.6%	42	-7.1%	2	3	-33.3%	-	-	2	3	-33.3%	5	-60.0%
New Listings	35	28	25.0%	59	-40.7%	2	3	-33.3%	4	-50.0%	5	3	66.7%	5	0.0%
Active Listings	305	319	-4.4%	376	-18.9%	25	28	-10.7%	32	-21.9%	28	28	0.0%	30	-6.7%
Benchmark Price	\$ 343,613	\$ 342,928	0.2%	\$ 359,359	-4.4%										
Median Price	\$ 332,000	\$ 379,500	-12.5%	\$ 395,000	-15.9%	\$ 141,000	\$ 227,500	-38.0%	\$ -	-	\$ 163,000	\$ 94,150	73.1%	\$ 179,500	-9.2%
Average Price	\$ 364,550	\$ 389,476	-6.4%	\$ 396,476	-8.1%	\$ 180,250	\$ 241,849	-25.5%	\$ -	-	\$ 171,500	\$ 213,050	-19.5%	\$ 196,837	-12.9%



White Rock / South Surrey	Detached					Townhouse					Apartment				
	Dec-11	Dec-10	% change	Nov-11	% change	Dec-11	Dec-10	% change	Nov-11	% change	Dec-11	Dec-10	% change	Nov-11	% change
Sales	70	66	6.1%	74	-5.4%	17	25	-32.0%	32	-46.9%	25	23	8.7%	40	-37.5%
New Listings	66	57	15.8%	113	-41.6%	26	21	23.8%	45	-42.2%	41	31	32.3%	92	-55.4%
Active Listings	410	381	7.6%	532	-22.9%	133	120	10.8%	179	-25.7%	284	302	-6.0%	377	-24.7%
Benchmark Price	\$ 818,082	\$ 738,537	10.8%	\$ 857,682	-4.6%	\$ 475,436	\$ 460,349	3.3%	\$ 488,274	-2.6%	\$ 281,837	\$ 305,924	-7.9%	\$ 299,308	-5.8%
Median Price	\$ 789,000	\$ 710,000	11.1%	\$ 785,000	0.5%	\$ 385,000	\$ 465,000	-17.2%	\$ 439,900	-12.5%	\$ 221,000	\$ 269,900	-18.1%	\$ 276,000	-19.9%
Average Price	\$ 944,155	\$ 836,930	12.8%	\$ 1,004,060	-6.0%	\$ 467,418	\$ 493,338	-5.3%	\$ 489,493	-4.5%	\$ 231,409	\$ 283,104	-18.3%	\$ 282,648	-18.1%

Langley	Detached					Townhouse					Apartment				
	Dec-11	Dec-10	% change	Nov-11	% change	Dec-11	Dec-10	% change	Nov-11	% change	Dec-11	Dec-10	% change	Nov-11	% change
Sales	68	70	-2.9%	91	-25.3%	31	27	14.8%	40	-22.5%	22	25	-12.0%	30	-26.7%
New Listings	66	60	10.0%	123	-46.3%	27	39	-30.8%	73	-63.0%	45	32	40.6%	55	-18.2%
Active Listings	390	436	-10.6%	491	-20.6%	202	200	1.0%	263	-23.2%	221	195	13.3%	265	-16.6%
Benchmark Price	\$ 510,743	\$ 501,838	1.8%	\$ 521,727	-2.1%	\$ 316,120	\$ 319,340	-1.0%	\$ 326,249	-3.1%	\$ 237,448	\$ 235,658	0.8%	\$ 238,711	-0.5%
Median Price	\$ 520,000	\$ 500,000	4.0%	\$ 530,000	-1.9%	\$ 302,300	\$ 318,900	-5.2%	\$ 340,000	-11.1%	\$ 216,211	\$ 220,000	-1.7%	\$ 212,000	2.0%
Average Price	\$ 581,918	\$ 516,982	12.6%	\$ 562,930	3.4%	\$ 298,312	\$ 322,062	-7.4%	\$ 353,511	-15.6%	\$ 226,988	\$ 217,661	4.3%	\$ 222,054	2.2%

Delta - North	Detached					Townhouse					Apartment				
	Dec-11	Dec-10	% change	Nov-11	% change	Dec-11	Dec-10	% change	Nov-11	% change	Dec-11	Dec-10	% change	Nov-11	% change
Sales	41	40	2.5%	38	7.9%	2	8	-75.0%	8	-75.0%	1	4	-75.0%	2	-50.0%
New Listings	29	42	-31.0%	58	-50.0%	3	8	-62.5%	14	-79%	-	3	-100.0%	-	-
Active Listings	126	143	-11.9%	186	-32.3%	16	28	-42.9%	23	-30.4%	19	26	-26.9%	23	-17.4%
Benchmark Price	\$ 529,222	\$ 519,212	1.9%	\$ 538,747	-1.8%										
Median Price	\$ 491,000	\$ 490,000	0.2%	\$ 495,000	-0.8%	264,000	389,900	-32.3%	396,000	-33.3%	\$ 106,000	\$ 106,000	0.0%	\$ 250,000	-57.6%
Average Price	\$ 530,767	\$ 548,354	-3.2%	\$ 526,500	0.8%	340,000	375,187	-9.4%	397,837	-14.5%	\$ 106,000	\$ 156,725	-32.4%	\$ 255,500	-58.5%



Surrey - Combined*	Detached					Townhouse					Apartment				
	Dec-11	Dec-10	% change	Nov-11	% change	Dec-11	Dec-10	% change	Nov-11	% change	Dec-11	Dec-10	% change	Nov-11	% change
Sales	192	187	2.7%	222	-13.5%	81	83	-2.4%	113	-28.3%	69	78	-11.5%	80	-13.8%
Average Price	\$ 560,642	\$ 539,537	3.9%	\$ 572,342	-2.0%	\$ 316,577	\$ 319,590	-0.9%	\$ 322,283	-1.8%	\$ 224,102	\$ 194,407	15.3%	\$ 212,538	5.4%

*Central Surrey, Cloverdale and North Surrey

Surrey - Central	Detached					Townhouse					Apartment				
	Dec-11	Dec-10	% change	Nov-11	% change	Dec-11	Dec-10	% change	Nov-11	% change	Dec-11	Dec-10	% change	Nov-11	% change
Sales	106	110	-3.6%	128	-17.2%	49	45	8.9%	73	-32.9%	27	15	80.0%	30	-10.0%
New Listings	111	127	-12.6%	169	-34.3%	44	49	-10.2%	97	-54.6%	22	24	-8.3%	44	-50.0%
Active Listings	621	790	-21.4%	840	-26.1%	244	248	-1.6%	337	-27.6%	154	195	-21.0%	205	-24.9%
Benchmark Price	\$ 550,917	\$ 524,671	5.0%	\$ 555,853	-0.9%	\$ 322,399	\$ 320,553	0.6%	\$ 327,981	-1.7%					
Median Price	\$ 531,000	\$ 525,000	1.1%	\$ 555,000	-4.3%	\$ 321,500	\$ 327,946	-2.0%	\$ 340,000	-5.4%	\$ 205,000	\$ 185,000	10.8%	\$ 202,000	1.5%
Average Price	\$ 590,649	\$ 555,013	6.4%	\$ 578,200	2.2%	\$ 319,199	\$ 330,334	-3.4%	\$ 327,999	-2.7%	\$ 204,166	\$ 198,650	2.8%	\$ 212,549	-3.9%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Dec-11	Dec-10	% change	Nov-11	% change	Dec-11	Dec-10	% change	Nov-11	% change	Dec-11	Dec-10	% change	Nov-11	% change
Sales	39	31	25.8%	41	-4.9%	24	25	-4.0%	27	-11.1%	5	7	-28.6%	10	-50.0%
New Listings	36	48	-25.0%	70	-48.6%	19	20	-5.0%	27	-29.6%	16	13	23.1%	10	60.0%
Active Listings	216	271	-20.3%	279	-22.6%	123	122	0.8%	166	-25.9%	72	88	-18.2%	87	-17.2%
Benchmark Price	\$ 564,540	\$ 535,884	5.3%	\$ 554,263	1.9%										
Median Price	\$ 527,000	\$ 525,000	0.4%	\$ 566,964	-7.0%	\$ 310,000	\$ 330,000	-6.1%	\$ 329,900	-6.0%	\$ 172,800	\$ 200,000	-13.6%	\$ 249,900	-30.9%
Average Price	\$ 548,174	\$ 539,615	1.6%	\$ 575,662	-4.8%	\$ 334,914	\$ 328,687	1.9%	\$ 343,695	-2.6%	\$ 219,860	\$ 218,128	0.8%	\$ 298,297	-26.3%

Surrey - North	Detached					Townhouse					Apartment				
	Dec-11	Dec-10	% change	Nov-11	% change	Dec-11	Dec-10	% change	Nov-11	% change	Dec-11	Dec-10	% change	Nov-11	% change
Sales	47	46	2.2%	53	-11.3%	8	13	-38.5%	13	-38.5%	37	56	-33.9%	40	-7.5%
New Listings	53	64	-17.2%	89	-40.4%	17	18	-5.6%	20	-15.0%	76	63	20.6%	101	-24.8%
Active Listings	265	379	-30.1%	364	-27.2%	69	83	-16.9%	83	-16.9%	333	336	-0.9%	417	-20.1%
Benchmark Price	\$ 497,680	\$ 484,754	2.7%	\$ 506,682	-1.8%	\$ 262,060	\$ 285,088	-8.1%	\$ 293,002	-10.6%	\$ 241,895	\$ 223,838	8.1%	\$ 239,164	1.1%
Median Price	\$ 461,000	\$ 447,000	3.1%	\$ 528,000	-12.7%	\$ 210,000	\$ 242,500	-13.4%	\$ 225,000	-6.7%	\$ 224,000	\$ 184,765	21.2%	\$ 200,000	12.0%
Average Price	\$ 503,312	\$ 502,477	0.2%	\$ 555,623	-9.4%	\$ 245,500	\$ 264,902	-7.3%	\$ 245,714	-0.1%	\$ 239,222	\$ 190,305	25.7%	\$ 191,088	25.2%



MLS® 5-year summary - Fraser Valley Year-end 2011

Grand Totals	All Sales						
	2011	2010	% change	2008	% change	2006	% change
Sales	15,529	14,891	4.3%	13,194	17.7%	19,000	-18.3%
New Listings	31,592	31,437	0.5%	35,651	-11.4%	29,115	8.5%
Number of FVREB members	2,893	2,895	-0.1%	3,027	-4.4%	2,814	2.8%

All areas combined	Detached						
	2011	2010	% change	2008	% change	2006	% change
Sales	8,269	7,443	11.1%	6,298	31.3%	9,650	-14.3%
New Listings	14,887	14,855	0.2%	17,625	-15.5%	14,886	0.0%
Median Price	\$ 542,000	\$ 519,000	4.4%	\$ 499,000	8.6%	\$ 430,000	26.0%
Average Price	\$ 610,269	\$ 559,456	9.1%	\$ 537,960	13.4%	\$ 467,252	30.6%

Abbotsford	Detached						
	2011	2010	% change	2008	% change	2006	% change
Sales	965	1,032	-6.5%	1,108	-12.9%	1,638	-41.1%
New Listings	2,167	2,187	-0.9%	2,720	-20.3%	2,548	-15.0%
Median Price	\$ 424,000	\$ 424,000	0.0%	\$ 424,000	0.0%	\$ 363,500	16.6%
Average Price	\$ 447,205	\$ 451,361	-0.9%	\$ 450,184	-0.7%	\$ 386,118	15.8%

Mission	Detached						
	2011	2010	% change	2008	% change	2006	% change
Sales	492	479	2.7%	508	-3.1%	750	-34.4%
New Listings	1,010	988	2.2%	1,213	-16.7%	988	2.2%
Median Price	\$ 360,000	\$ 384,000	-6.3%	\$ 385,000	-6.5%	\$ 317,500	13.4%
Average Price	\$ 370,670	\$ 385,536	-3.9%	\$ 392,890	-5.7%	\$ 324,987	14.1%



MLS® 5-year summary - Fraser Valley Year-end 2011

White Rock	Detached						
	2011	2010	% change	2008	% change	2006	% change
Sales	1,581	1,088	45.3%	678	133.2%	973	62.5%
New Listings	2,455	2,057	19.3%	2,259	8.7%	1,570	56.4%
Median Price	\$ 820,000	\$ 735,000	11.6%	\$ 765,000	7.2%	\$ 634,000	29.3%
Average Price	\$ 953,181	\$ 834,593	14.2%	\$ 853,268	11.7%	\$ 736,421	29.4%

Langley	Detached						
	2011	2010	% change	2008	% change	2006	% change
Sales	1,236	1,007	22.7%	1,099	12.5%	1,487	-16.9%
New Listings	2,166	1,975	9.7%	2,524	-14.2%	1,932	12.1%
Median Price	\$ 540,000	\$ 525,000	2.9%	\$ 524,900	2.9%	\$ 447,000	20.8%
Average Price	\$ 565,154	\$ 544,832	3.7%	\$ 536,909	5.3%	\$ 460,137	22.8%

Delta - North	Detached						
	2011	2010	% change	2008	% change	2006	% change
Sales	596	520	14.6%	454	31.3%	633	-5.8%
New Listings	927	888	4.4%	1,056	-12.2%	961	-3.5%
Median Price	\$ 507,500	\$ 475,000	6.8%	\$ 475,000	6.8%	\$ 418,000	21.4%
Average Price	\$ 546,047	\$ 521,391	4.7%	\$ 499,812	9.3%	\$ 437,840	24.7%



MLS® 5-year summary - Fraser Valley Year-end 2011

Surrey - Combined*	Detached						
	2011	2010	% change	2008	% change	2006	% change
Sales	3,398	3,318	2.4%	2,449	38.8%	4,160	-18.3%
Average Price	\$ 559,490	\$ 538,316	3.9%	\$ 528,177	5.9%	\$ 469,029	19.3%

*Central Surrey, Cloverdale and North Surrey

Surrey - Central	Detached						
	2011	2010	% change	2008	% change	2006	% change
Sales	1,776	1,768	0.5%	1,273	39.5%	2,264	-21.6%
New Listings	3,321	3,763	-11.7%	4,288	-22.6%	3,845	-13.6%
Median Price	\$ 542,000	\$ 525,000	3.2%	\$ 519,500	4.3%	\$ 460,000	17.8%
Average Price	\$ 566,373	\$ 540,779	4.7%	\$ 535,433	5.8%	\$ 478,680	18.3%

Surrey - Cloverdale	Detached						
	2011	2010	% change	2008	% change	2006	% change
Sales	722	733	-1.5%	522	38.3%	678	6.5%
New Listings	1,219	1,279	-4.7%	1,296	-5.9%	1,017	19.9%
Median Price	\$ 545,758	\$ 548,000	-0.4%	\$ 529,000	3.2%	\$ 452,000	20.7%
Average Price	\$ 564,050	\$ 555,502	1.5%	\$ 537,955	4.9%	\$ 474,161	19.0%

Surrey - North	Detached						
	2011	2010	% change	2008	% change	2006	% change
Sales	900	817	10.2%	654	37.6%	1,218	-26.1%
New Listings	1,613	1,707	-5.5%	2,248	-28.2%	1,998	-19.3%
Median Price	\$ 485,000	\$ 452,500	7.2%	\$ 453,500	6.9%	\$ 399,500	21.4%
Average Price	\$ 542,249	\$ 517,566	4.8%	\$ 506,245	7.1%	\$ 448,232	21.0%



MLS® 5-year summary - Fraser Valley Year-end 2011

Grand Totals	All Sales						
	2011	2010	% change	2008	% change	2006	% change
Sales	15,529	14,891	4.3%	13,194	17.7%	19,000	-18.3%
New Listings	31,592	31,437	0.5%	35,651	-11.4%	29,115	8.5%
Number of FVREB members	2,893	2,895	-0.1%	3,027	-4.4%	2,814	2.8%

All areas combined	Townhouse							Apartment						
	2011	2010	% change	2008	% change	2006	% change	2011	2010	% change	2008	% change	2006	% change
Sales	2,793	2,865	-2.5%	2,692	3.8%	3,420	-18.3%	2,513	2,716	-7.5%	2,569	-2.2%	3,374	-25.5%
New Listings	5,044	4,838	4.3%	5,479	-7.9%	4,414	14.3%	5,757	5,991	-3.9%	5,815	-1.0%	4,420	30.2%
Median Price	\$ 329,000	\$ 328,000	0.3%	\$ 326,500	0.8%	\$ 284,000	15.8%	\$ 212,000	\$ 213,900	-0.9%	\$ 220,000	-3.6%	\$ 178,000	19.1%
Average Price	\$ 345,138	\$ 336,484	2.6%	\$ 334,259	3.3%	\$ 286,127	20.6%	\$ 225,976	\$ 223,910	0.9%	\$ 229,488	-1.5%	\$ 188,789	19.7%

Abbotsford	Townhouse							Apartment						
	2011	2010	% change	2008	% change	2006	% change	2011	2010	% change	2008	% change	2006	% change
Sales	375	376	-0.3%	358	4.7%	526	-28.7%	493	571	-13.7%	594	-17.0%	764	-35.5%
New Listings	682	651	4.8%	760	-10.3%	671	1.6%	995	1,158	-14.1%	1,141	-12.8%	989	0.6%
Median Price	\$ 270,000	\$ 265,000	1.9%	\$ 285,000	-5.3%	\$ 247,000	9.3%	\$ 171,000	\$ 166,500	2.7%	\$ 191,000	-10.5%	\$ 153,100	11.7%
Average Price	\$ 273,637	\$ 273,053	0.2%	\$ 287,604	-4.9%	\$ 252,670	8.3%	\$ 173,104	\$ 174,861	-1.0%	\$ 197,707	-12.4%	\$ 154,098	12.3%

Mission	Townhouse							Apartment						
	2011	2010	% change	2008	% change	2006	% change	2011	2010	% change	2008	% change	2006	% change
Sales	27	53	-49.1%	34	-20.6%	52	-48.1%	41	42	-2.4%	37	10.8%	53	-22.6%
New Listings	67	81	-17.3%	112	-40.2%	65	3.1%	85	94	-9.6%	102	-16.7%	105	-19.0%
Median Price	\$ 229,562	\$ 249,000	-7.8%	\$ 293,000	-21.7%	\$ 226,700	1.3%	\$ 165,000	\$ 183,500	-10.1%	\$ 196,500	-16.0%	\$ 157,000	5.1%
Average Price	\$ 227,367	\$ 249,385	-8.8%	\$ 292,302	-22.2%	\$ 221,972	2.4%	\$ 176,654	\$ 191,170	-7.6%	\$ 196,765	-10.2%	\$ 154,793	14.1%



MLS® 5-year summary - Fraser Valley Year-end 2011

White Rock	Townhouse							Apartment						
	2011	2010	% change	2008	% change	2006	% change	2011	2010	% change	2008	% change	2006	% change
Sales	402	374	7.5%	290	38.6%	330	21.8%	528	522	1.1%	439	20.3%	586	-9.9%
New Listings	707	618	14.4%	693	2.0%	432	63.7%	1,246	1,161	7.3%	1,042	19.6%	831	49.9%
Median Price	\$ 445,900	\$ 430,000	3.7%	\$ 414,700	7.5%	\$ 356,000	25.3%	\$ 270,500	\$ 280,000	-3.4%	\$ 279,000	-3.0%	\$ 244,000	10.9%
Average Price	\$ 498,781	\$ 468,688	6.4%	\$ 461,678	8.0%	\$ 405,572	23.0%	\$ 304,533	\$ 305,174	-0.2%	\$ 305,420	-0.3%	\$ 273,395	11.4%

Langley	Townhouse							Apartment						
	2011	2010	% change	2008	% change	2006	% change	2011	2010	% change	2008	% change	2006	% change
Sales	604	582	3.8%	581	4.0%	732	-17.5%	393	437	-10.1%	502	-21.7%	577	-31.9%
New Listings	1,060	962	10.2%	1,070	-0.9%	929	14.1%	897	856	4.8%	919	-2.4%	642	39.7%
Median Price	\$ 320,000	\$ 321,000	-0.3%	\$ 318,000	0.6%	\$ 280,000	14.3%	\$ 218,000	\$ 218,000	0.0%	\$ 228,000	-4.4%	\$ 190,000	14.7%
Average Price	\$ 328,709	\$ 327,342	0.4%	\$ 324,766	1.2%	\$ 278,782	17.9%	\$ 222,961	\$ 217,538	2.5%	\$ 229,825	-3.0%	\$ 194,491	14.6%

Delta - North	Townhouse							Apartment						
	2011	2010	% change	2008	% change	2006	% change	2011	2010	% change	2008	% change	2006	% change
Sales	78	88	-11.4%	26	200.0%	51	52.9%	34	31	9.7%	27	25.9%	28	21.4%
New Listings	121	172	-29.7%	68	77.9%	56	116.1%	74	78	-5.1%	64	15.6%	48	54.2%
Median Price	\$ 399,900	\$ 389,900	2.6%	\$ 320,000	25.0%	\$ 252,500	58.4%	\$ 219,500	\$ 207,000	6.0%	\$ 242,000	-9.3%	\$ 128,000	71.5%
Average Price	\$ 390,212	\$ 396,825	-1.7%	\$ 322,334	21.1%	\$ 260,153	50.0%	\$ 205,976	\$ 206,500	-0.3%	\$ 231,358	-11.0%	\$ 169,821	21.3%



MLS® 5-year summary - Fraser Valley Year-end 2011

Surrey - Combined*	Townhouse							Apartment						
	2011	2010	% change	2008	% change	2006	% change	2011	2010	% change	2008	% change	2006	% change
Sales	1,307	1,387	-5.8%	1,402	-6.8%	1,729	-24.4%	1,024	1,112	-7.9%	968	5.8%	1,366	-25.0%
Average Price	\$ 325,732	\$ 321,509	1.3%	\$ 324,986	0.2%	\$ 279,314	16.6%	\$ 214,720	\$ 215,132	-0.2%	\$ 215,815	-0.5%	171,197	25.4%

*Central Surrey, Cloverdale and North Surrey

Surrey - Central	Townhouse							Apartment						
	2011	2010	% change	2008	% change	2006	% change	2011	2010	% change	2008	% change	2006	% change
Sales	770	783	-1.7%	816	-5.6%	1,066	-27.8%	293	300	-2.3%	275	6.5%	405	-27.7%
New Listings	1,397	1,285	8.7%	1,586	-11.9%	1,384	0.9%	679	692	-1.9%	583	16.5%	512	32.6%
Median Price	\$ 331,250	\$ 330,000	0.4%	\$ 330,000	0.4%	\$ 290,000	14.2%	\$ 207,000	\$ 215,000	-3.7%	\$ 209,500	-1.2%	\$ 175,000	18.3%
Average Price	\$ 332,777	\$ 327,178	1.7%	\$ 328,899	1.2%	\$ 288,810	15.2%	\$ 210,694	\$ 211,887	-0.6%	\$ 209,366	0.6%	\$ 173,967	21.1%

Surrey - Cloverdale	Townhouse							Apartment						
	2011	2010	% change	2008	% change	2006	% change	2011	2010	% change	2008	% change	2006	% change
Sales	342	377	-9.3%	358	-4.5%	290	17.9%	127	118	7.6%	98	29.6%	68	86.8%
New Listings	658	640	2.8%	619	6.3%	373	76.4%	311	332	-6.3%	258	20.5%	88	253.4%
Median Price	\$ 329,900	\$ 333,000	-0.9%	\$ 336,000	-1.8%	\$ 310,000	6.4%	\$ 229,000	\$ 242,900	-5.7%	\$ 237,000	-3.4%	\$ 177,000	29.4%
Average Price	\$ 337,949	\$ 340,385	-0.7%	\$ 343,709	-1.7%	\$ 301,859	12.0%	\$ 249,301	\$ 244,691	1.9%	\$ 243,281	2.5%	\$ 177,703	40.3%

Surrey - North	Townhouse							Apartment						
	2011	2010	% change	2008	% change	2006	% change	2011	2010	% change	2008	% change	2006	% change
Sales	195	227	-14.1%	228	-14.5%	373	-47.7%	604	694	-13.0%	595	1.5%	893	-32.4%
New Listings	352	424	-17.0%	564	-37.6%	500	-29.6%	1,464	1,608	-9.0%	1,702	-14.0%	1,196	22.4%
Median Price	\$ 276,000	\$ 272,800	1.2%	\$ 283,000	-2.5%	\$ 235,000	17.4%	\$ 207,000	\$ 206,000	0.5%	\$ 207,000	0.0%	\$ 165,000	25.5%
Average Price	\$ 276,483	\$ 270,601	2.2%	\$ 281,582	-1.8%	\$ 234,646	17.8%	\$ 209,402	\$ 211,508	-1.0%	\$ 214,271	-2.3%	\$ 169,445	23.6%



Housing Price Index - Fraser Valley

December 2011

	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	457,695	223.9	-1.2	-2.0	-2.0	1.9	9.9	11.3
DETACHED	FRASER VALLEY BOARD	522,998	222.9	-1.7	-1.4	-1.0	3.3	12.7	12.8
	NORTH DELTA	529,222	233.2	-1.8	-1.4	-3.6	1.9	16.0	16.8
	NORTH DELTA ANNIEVILLE	469,493	232.4	-0.6	-1.5	-3.5	2.1	6.2	13.5
	NORTH DELTA NORDEL	517,216	222.6	-5.3	-3.5	-9.4	-1.2	9.9	21.3
	NORTH DELTA SCOTTSDALE	511,204	254.5	0.5	1.6	-1.0	9.0	40.3	19.9
	NORTH DELTA SUNSHINE HILLS & WOODS	616,791	217.2	-1.6	-2.3	-0.5	-1.8	9.4	12.7
	NORTH SURREY	497,680	216.5	-1.8	-0.4	-2.5	2.7	5.5	11.7
	NORTH SURREY BOLIVAR HEIGHTS	437,942	221.9	1.3	7.1	2.3	12.8	18.7	15.9
	NORTH SURREY CEDAR HILLS	476,561	250.4	2.6	7.3	6.8	7.7	20.7	29.4
	NORTH SURREY FRASER HEIGHTS	652,312	193.9	-3.4	-7.8	-10.3	-6.2	-2.6	5.7
	NORTH SURREY GUILDFORD	506,927	231.7	-1.9	-3.0	-3.1	-0.2	10.6	18.0
	NORTH SURREY OTHER	401,253	208.5	-5.2	-0.5	-2.3	4.7	-7.0	0.5
	SURREY	550,917	229.0	-0.9	1.2	0.8	5.0	15.9	13.2
	SURREY BEAR CREEK GREEN TIMBERS	552,542	223.9	0.5	-0.4	2.7	4.4	15.1	8.1
	SURREY EAST NEWTON	512,987	221.9	-2.7	-1.5	-1.0	1.5	11.7	9.6
	SURREY FLEETWOOD TYNEHEAD	588,717	219.0	-2.3	-0.3	-4.6	5.7	15.2	12.3
	SURREY PANORAMA RIDGE SULLIVAN	596,490	216.9	-1.8	-0.3	-1.4	1.8	6.5	10.5
	SURREY QUEEN MARY PARK	515,312	241.6	4.3	7.2	8.2	12.7	21.1	19.0
	SURREY WEST NEWTON	527,412	235.0	-2.5	3.0	3.4	3.5	24.0	19.3
	CLOVERDALE	564,540	221.9	1.9	1.3	-0.2	5.3	16.0	16.2
	SOUTH SURREY & WHITE ROCK	818,082	248.2	-4.6	-7.4	0.3	10.8	30.5	26.0
	SOUTH SURREY CRESCENT BCH OCEAN PRK	875,704	283.1	-4.4	-5.9	-1.0	12.4	33.0	31.4
	SOUTH SURREY ELGIN CHANTRELL	1,297,939	258.0	-5.6	-16.3	-3.0	11.9	36.2	40.3
	SOUTH SURREY KING GEORGE CORRIDOR	584,946	219.9	-13.3	-9.9	-0.3	8.2	32.5	22.4
	SOUTH SURREY SOUTH-EAST	1,123,621	244.4	1.5	-1.0	3.7	17.4	23.2	29.4
	SOUTH SURREY SUNNYSIDE PARK	841,046	253.7	2.1	0.0	6.2	20.2	33.2	34.6
	SOUTH SURREY WHITE ROCK	662,646	226.4	-4.1	-8.9	-1.3	1.9	23.9	9.5
	LANGLEY	510,743	207.1	-2.1	-3.9	-2.5	1.8	8.7	10.6
	LANGLEY ALDERGROVE	446,668	225.7	5.6	0.0	0.9	5.8	13.7	11.3
	LANGLEY CITY MURRYVL WILLOBY BRKSWD	516,804	217.7	-1.9	-5.9	-4.6	3.5	5.9	11.5
	LANGLEY WALNUT GROVE	536,980	192.9	-6.4	-2.2	-0.3	-3.2	11.0	8.6



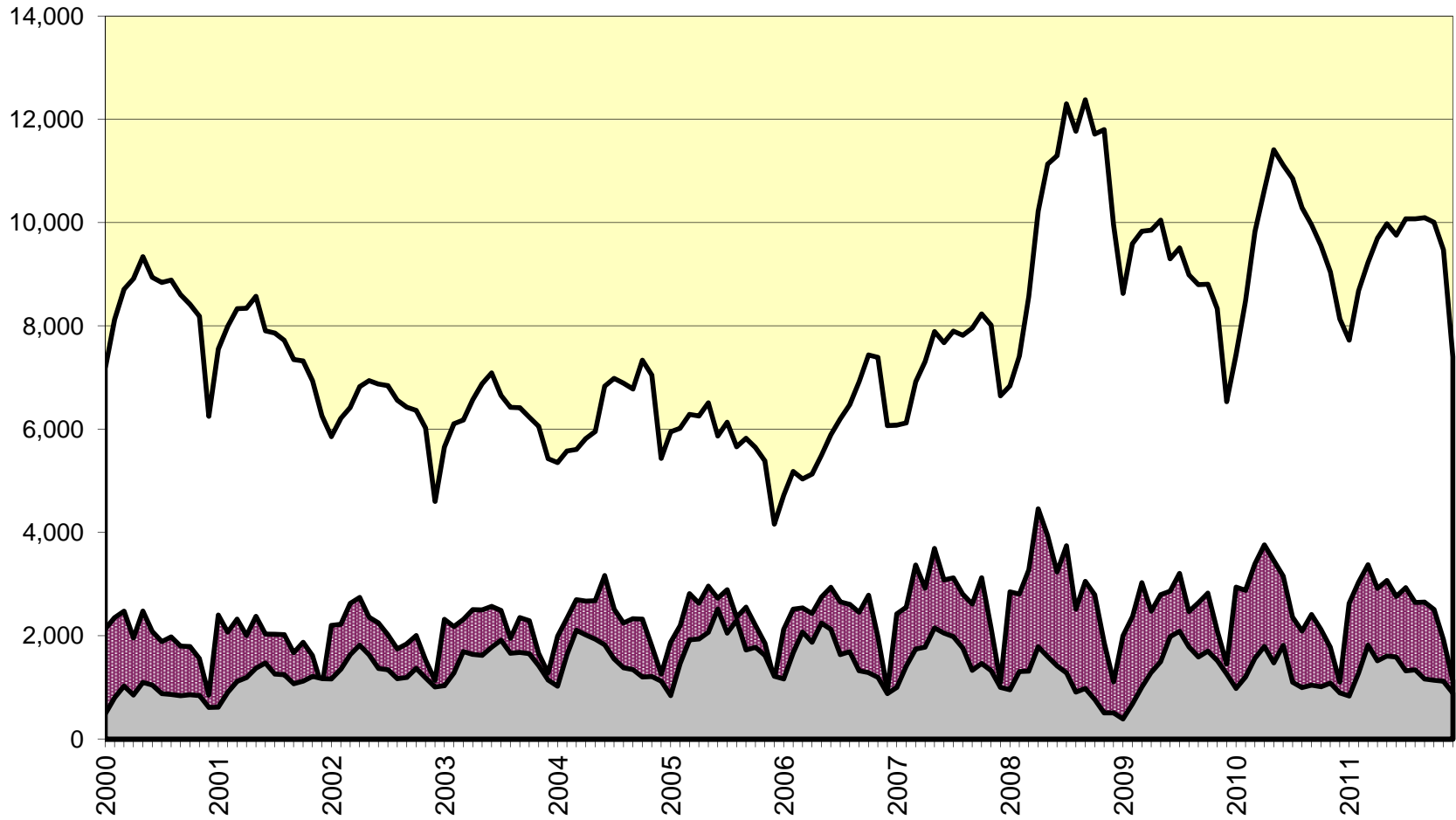
Housing Price Index - Fraser Valley

December 2011

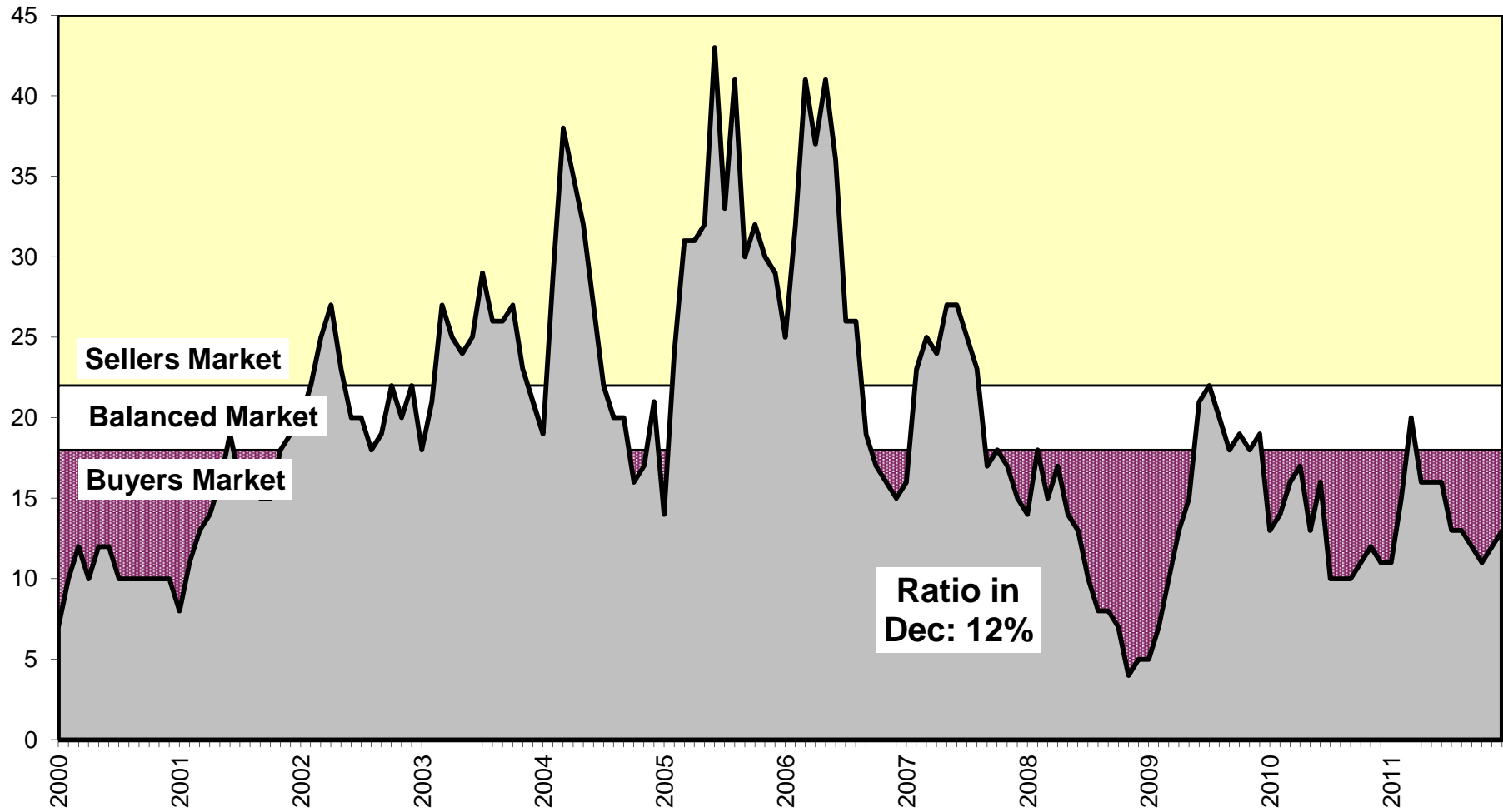
		BENCHMARK PRICE	INDEX (HPI)	ONE MONTH % CHANGE	THREE MONTH % CHANGE	SIX MONTH % CHANGE	ONE YEAR % CHANGE	THREE YEAR % CHANGE	FIVE YEAR % CHANGE
DETACHED continued	ABBOTSFORD	423,789	212.9	-0.5	-0.3	1.0	-1.1	10.1	8.4
	ABBOTSFORD CENTRAL POPLAR	382,150	215.3	0.4	2.7	6.9	0.8	11.0	11.5
	ABBOTSFORD EAST	450,139	205.9	-0.5	-3.8	-2.5	-3.5	8.7	7.3
	ABBOTSFORD WEST	421,806	218.5	-0.9	1.8	1.3	0.4	11.1	7.7
	MISSION	343,613	203.9	-4.4	-0.7	-4.7	0.2	-4.7	0.1
TOWNHOUSE	FRASER VALLEY BOARD	315,330	200.4	-3.8	-3.7	-3.7	-2.1	6.4	7.1
	NORTH SURREY GUILDFORD	262,060	224.6	-10.6	-10.6	-4.6	-8.1	7.0	7.6
	SURREY	322,399	200.1	-1.7	-1.4	-3.9	0.6	8.8	10.7
	SURREY FLEETWOOD	362,627	193.4	-2.4	-4.6	-5.3	-3.2	7.5	11.8
	SURREY OTHER	306,083	203.1	-1.4	0.1	-3.3	2.3	9.3	10.2
	SOUTH SURREY & WHITE ROCK	475,436	200.9	-2.6	-1.6	0.6	3.3	14.7	19.2
	LANGLEY	316,120	200.6	-3.1	-3.0	-2.7	-1.0	7.9	6.0
	ABBOTSFORD	257,190	190.0	-5.2	-6.0	-6.6	-7.3	-2.9	-2.9
	FRASER VALLEY BOARD	237,285	256.1	-0.5	-2.5	-4.9	-1.2	-0.2	4.9
APARTMENT	NORTH SURREY	241,895	282.7	1.1	0.5	-1.9	8.1	5.6	11.5
	NORTH SURREY WHALLEY	239,602	302.4	-2.0	-2.6	-4.1	7.4	9.4	4.7
	NORTH SURREY GUILDFORD	243,915	265.8	4.0	3.2	0.0	8.6	2.3	17.8
	SOUTH SURREY WHITE ROCK	281,837	207.0	-5.8	-7.6	-12.8	-7.9	-14.4	-3.2
	LANGLEY	237,448	233.2	-0.5	-2.4	-0.9	0.8	4.0	8.4
	ABBOTSFORD	206,322	283.4	1.6	-2.1	-5.1	-7.0	1.5	1.4
	FRASER VALLEY BOARD	844,165	249.6	9.1	-3.0	-3.5	2.0	7.1	16.8
ACREAGE	SURREY, CLOVERDALE & N. SURREY	1,260,917	354.7	41.8	36.8	23.2	17.3	31.2	95.4
	SOUTH SURREY & WHITE ROCK	1,605,983	406.3	40.7	30.6	24.0	34.2	54.7	108.9
	LANGLEY	801,304	230.4	-3.1	-13.7	-15.2	-6.9	-12.2	-4.8
	ABBOTSFORD	654,035	185.5	-2.2	-37.9	-18.6	-6.6	0.0	-14.8
	MISSION	543,830	219.3	3.4	7.4	-0.7	-1.2	13.9	1.1

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

Active Listings Sales

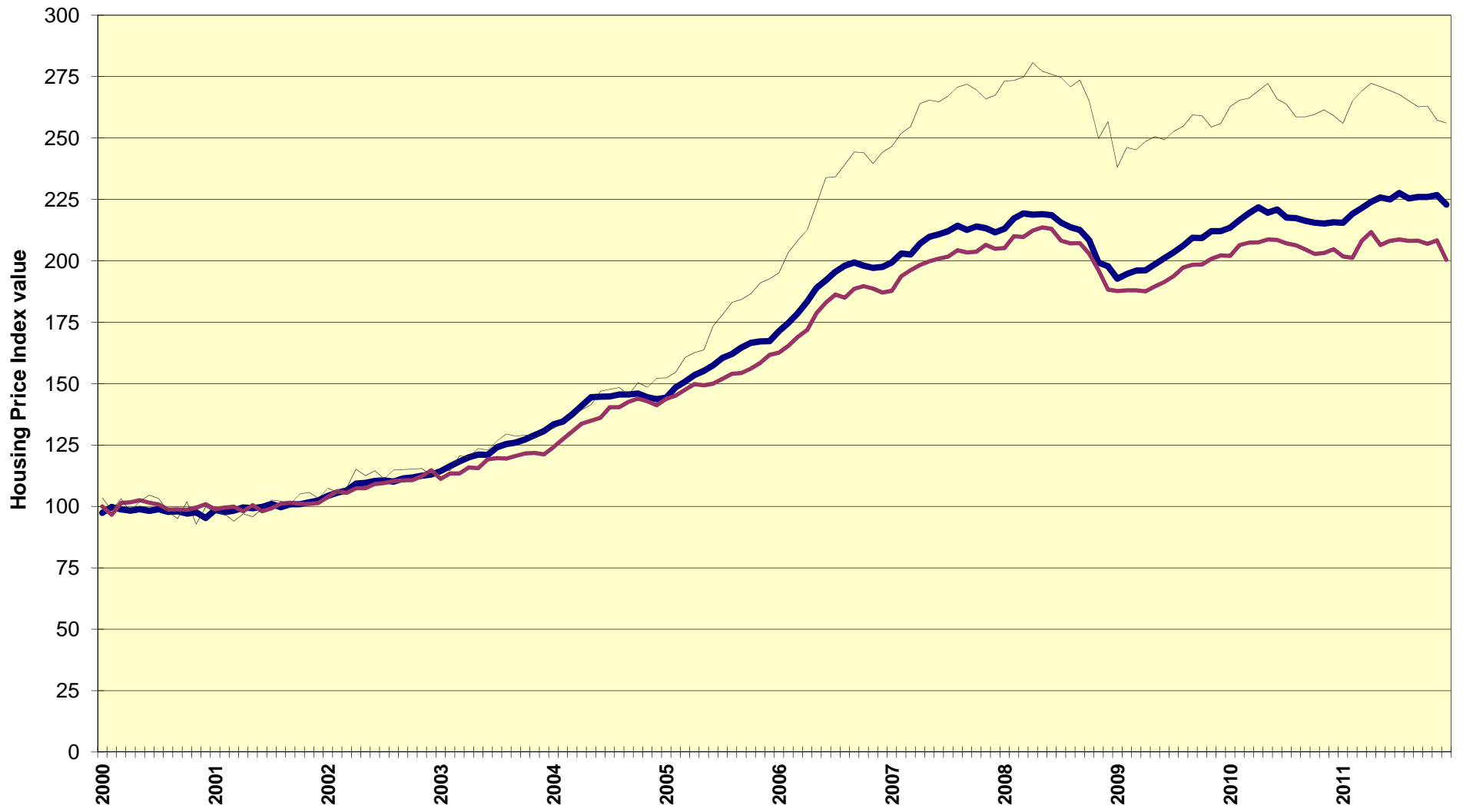


Sales-to-Active Listings Ratio, All Types, Fraser Valley



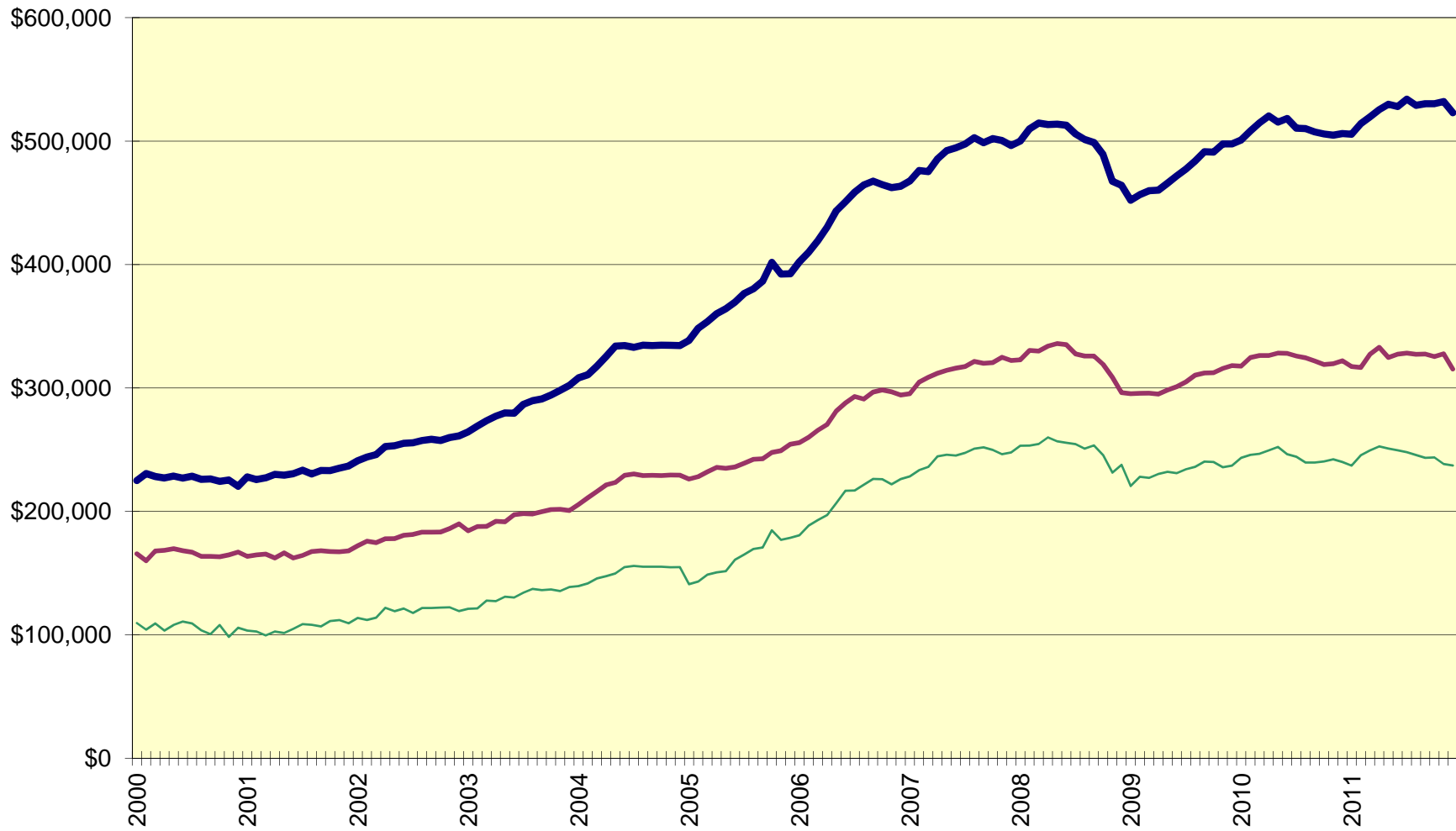
Housing Price Index, Fraser Valley

HPI - Detached HPI - Townhouse HPI - Apartment

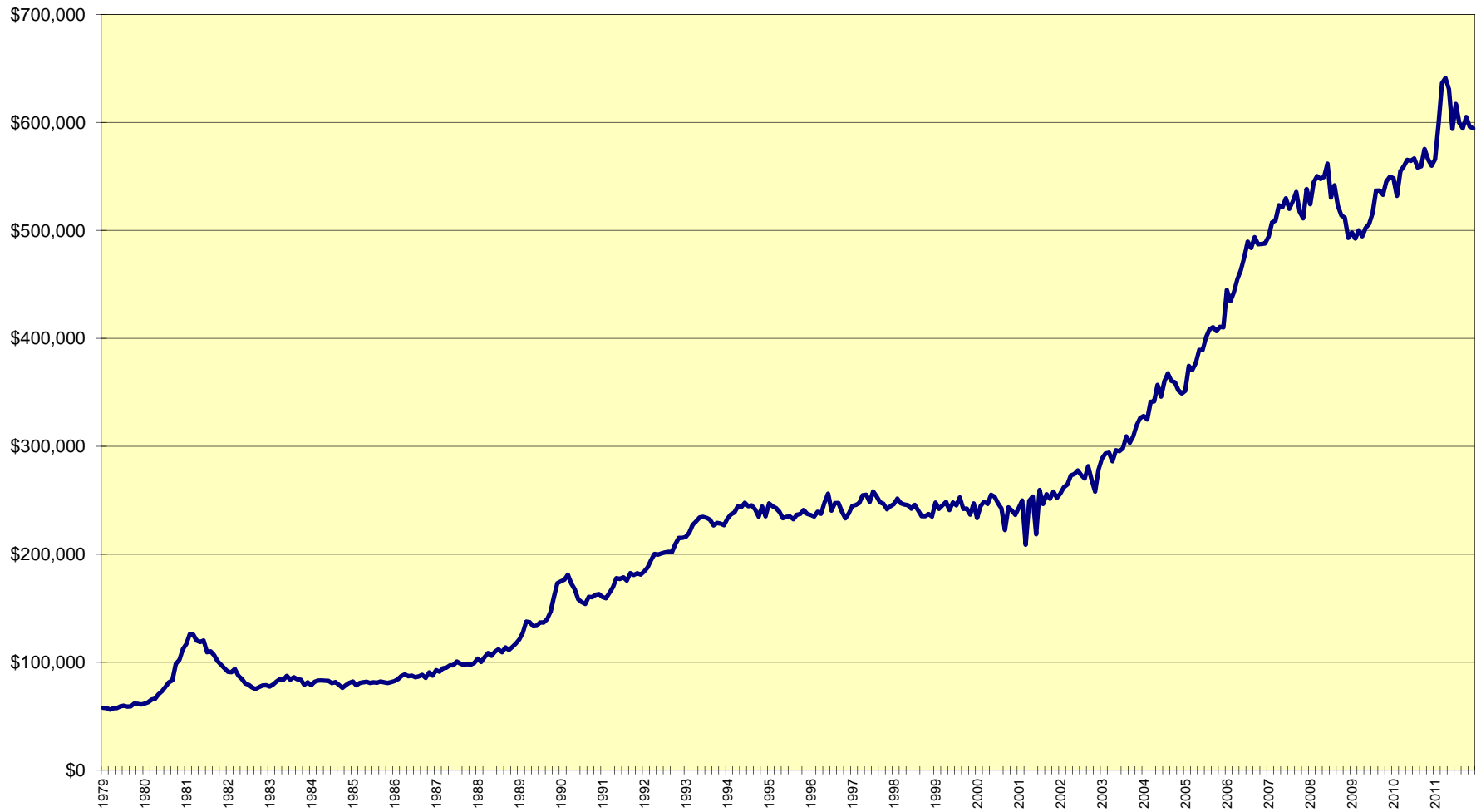


Benchmark Price, By Type, Fraser Valley

— Apartment — Townhouse — Detached



Average Price, residential detached homes, all Fraser Valley



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

■ Sales
 ▨ New Listings
 —●— Average Price

