



Fraser Valley Real Estate Board

Monthly Statistics Package

December 2012

News Release

Fraser Valley Real Estate Board



For Immediate Release: January 3, 2013

Fraser Valley real estate sales at lower levels in 2012

SURREY, BC – Fraser Valley’s real estate market in 2012 will be remembered as the year buyers and sellers took a breather reflecting quieter sales, an average number of new listings and prices overall remaining flat.

The president of Fraser Valley’s Real Estate Board, Scott Olson, says, “The last half of 2012 was like a Mexican stand-off. Buyers kept hoping for greater price drops while sellers who didn’t have to sell just took their home off the market rather than lower their price.

“With the economy so stable, we’re not in a situation where people have to sell their home, so they’re not. It’s a very different market than in 2008 when listings were at an all-time high and sales were at historical lows.”

The Board’s Multiple Listing Service® processed 13,878 sales in 2012 compared to 15,529 the previous year, a decrease of 11 per cent, while the number of new listings remained about the same – 31,009 in 2012 compared to 31,592 in 2011. Over the year, the number of active listings for buyers to choose from dropped by 3 per cent going from 7,399 properties in December 2011 to 7,187 in December 2012.

Although 2012 ranks the second slowest year for sales in Fraser Valley since 2003, the volume of new listings finished in the middle of the pack. Scott Olson, says, “Inventory levels are down, which is a sign of a healthy market where insufficient demand leads to reduced supply. This is also keeping prices in most areas either flat or down only slightly.”

In December, the benchmark price of a detached home in the Fraser Valley was \$539,000, an increase of 1.2 per cent compared to \$532,700 in December 2011 and a decrease of 1.0 per cent compared to November.

For townhouses, the benchmark price in December was \$296,400, a decrease of 2.2 per cent compared to the same month last year when it was \$303,000 and down 0.8 per cent compared to November. The benchmark price of apartments in December was \$200,100, an increase of 1.6 per cent compared to December 2011 when it was \$196,900 and a decrease of 1.3 per cent compared to November.

Average prices year over year show detached homes down 3 per cent – \$576,709 in 2012 compared to \$594,402 in 2011. The average price of townhomes increased by 3.7 per cent, going from \$316,259 in 2011 to \$327,935 in 2012 and the average price of apartments decreased by 0.2 per cent going from \$218,235 in 2011 to \$217,843 in 2012.

—30—

The Fraser Valley Real Estate Board is an association of 2,835 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.

Contact

Laurie Dawson, Communications Coordinator
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 2012

Grand Totals	All Property Types				
	Dec-12	Dec-11	% change	Nov-12	% change
Sales	664	890	-25.4%	905	-26.6%
New Listings	873	1,133	-22.9%	1,723	-49.3%
Active Listings	7,187	7,399	-2.9%	9,478	-24.2%
Average Price	\$ 458,517	\$ 506,393	-9.5%	\$ 442,203	3.7%

Grand Totals - year to date	All Property Types		
	2012	2011	% change
Sales - year to date	13,878	15,529	-10.6%
New Listings - year to date	31,009	31,592	-1.8%

All Areas Combined	Detached					Townhouse					Apartment				
	Dec-12	Dec-11	% change	Nov-12	% change	Dec-12	Dec-11	% change	Nov-12	% change	Dec-12	Dec-11	% change	Nov-12	% change
Sales	315	453	-30.5%	451	-30.2%	129	157	-17.8%	177	-27.1%	114	136	-16.2%	156	-26.9%
New Listings	333	453	-26.5%	762	-56.3%	146	164	-11.0%	294	-50.3%	189	242	-21.9%	321	-41.1%
Active Listings	2,774	2,839	-2.3%	3,773	-26.5%	1,063	960	10.7%	1,401	-24.1%	1,347	1,381	-2.5%	1,743	-22.7%
Benchmark Price	\$ 539,000	\$ 532,700	1.2%	\$ 544,700	-1.0%	\$ 296,400	\$ 303,000	-2.2%	\$ 298,900	-0.8%	\$ 200,100	\$ 196,900	1.6%	\$ 202,800	-1.3%
Median Price	\$ 529,000	\$ 520,000	1.7%	\$ 515,000	2.7%	\$ 319,900	\$ 311,000	2.9%	\$ 309,182	3.5%	\$ 203,750	\$ 209,000	-2.5%	\$ 195,900	4.0%
Average Price	\$ 576,709	\$ 594,402	-3.0%	\$ 552,456	4.4%	\$ 327,935	\$ 316,259	3.7%	\$ 320,970	2.2%	\$ 217,843	\$ 218,235	-0.2%	\$ 212,175	2.7%

Abbotsford	Detached					Townhouse					Apartment				
	Dec-12	Dec-11	% change	Nov-12	% change	Dec-12	Dec-11	% change	Nov-12	% change	Dec-12	Dec-11	% change	Nov-12	% change
Sales	44	43	2.3%	77	-42.9%	19	24	-20.8%	32	-40.6%	21	17	23.5%	35	-40.0%
New Listings	35	56	-37.5%	136	-74.3%	16	26	-38.5%	43	-62.8%	33	37	-10.8%	45	-26.7%
Active Listings	449	501	-10.4%	602	-25.4%	160	148	8.1%	211	-24.2%	237	265	-10.6%	303	-21.8%
Benchmark Price	\$ 421,200	\$ 407,800	3.3%	\$ 421,500	-0.1%	\$ 240,200	\$ 236,500	1.6%	\$ 236,200	1.7%	\$ 164,600	\$ 163,200	0.9%	\$ 170,500	-3.5%
Median Price	\$ 409,500	\$ 399,800	2.4%	\$ 420,000	-2.5%	\$ 284,000	\$ 215,400	31.8%	\$ 258,000	10.1%	\$ 141,500	\$ 155,000	-8.7%	\$ 153,000	-7.5%
Average Price	\$ 429,781	\$ 464,666	-7.5%	\$ 440,399	-2.4%	\$ 272,696	\$ 240,654	13.3%	\$ 257,346	6.0%	\$ 162,238	\$ 175,824	-7.7%	\$ 170,478	-4.8%

Mission	Detached					Townhouse					Apartment				
	Dec-12	Dec-11	% change	Nov-12	% change	Dec-12	Dec-11	% change	Nov-12	% change	Dec-12	Dec-11	% change	Nov-12	% change
Sales	26	39	-33.3%	35	-25.7%	2	2	0.0%	2	0.0%	-	2	-	3	-
New Listings	18	35	-48.6%	54	-66.7%	1	2	-50.0%	7	-85.7%	3	5	-40.0%	8	-62.5%
Active Listings	247	305	-19.0%	302	-18.2%	28	25	12.0%	30	-6.7%	35	28	25.0%	34	2.9%
Benchmark Price	\$ 351,100	\$ 352,000	-0.3%	\$ 354,200	-0.9%	\$ 227,600	\$ 234,500	-2.9%	\$ 224,100	1.6%	\$ 159,300	\$ 170,100	-6.3%	\$ 160,700	-0.9%
Median Price	\$ 354,450	\$ 332,000	6.8%	\$ 360,000	-1.5%	\$ 168,000	\$ 141,000	19.1%	\$ 292,500	-42.6%	\$ -	\$ 163,000	-	\$ 137,000	-
Average Price	\$ 370,781	\$ 364,550	1.7%	\$ 389,020	-4.7%	\$ 168,000	\$ 180,250	-6.8%	\$ 292,500	-42.6%	\$ -	\$ 171,500	-	\$ 153,333	-



White Rock / South Surrey	Detached					Townhouse					Apartment				
	Dec-12	Dec-11	% change	Nov-12	% change	Dec-12	Dec-11	% change	Nov-12	% change	Dec-12	Dec-11	% change	Nov-12	% change
Sales	43	70	-38.6%	49	-12.2%	13	17	-23.5%	24	-45.8%	23	25	-8.0%	25	-8.0%
New Listings	48	66	-27.3%	129	-62.8%	22	26	-15.4%	46	-52.2%	32	41	-22.0%	69	-53.6%
Active Listings	437	410	6.6%	603	-27.5%	181	133	36.1%	225	-19.6%	303	284	6.7%	390	-22.3%
Benchmark Price	\$ 822,500	\$ 879,700	-6.5%	\$ 850,000	-3.2%	\$ 437,800	\$ 453,300	-3.4%	\$ 457,500	-4.3%	\$ 227,000	\$ 251,600	-9.8%	\$ 229,400	-1.0%
Median Price	\$ 782,000	\$ 789,000	-0.9%	\$ 730,000	7.1%	\$ 435,000	\$ 385,000	13.0%	\$ 362,000	20.2%	\$ 238,000	\$ 221,000	7.7%	\$ 257,000	-7.4%
Average Price	\$ 952,028	\$ 944,155	0.8%	\$ 819,978	16.1%	\$ 470,342	\$ 467,418	0.6%	\$ 422,625	11.3%	\$ 286,206	\$ 231,409	23.7%	\$ 309,016	-7.4%

Langley	Detached					Townhouse					Apartment				
	Dec-12	Dec-11	% change	Nov-12	% change	Dec-12	Dec-11	% change	Nov-12	% change	Dec-12	Dec-11	% change	Nov-12	% change
Sales	52	68	-23.5%	89	-41.6%	29	31	-6.5%	36	-19.4%	18	22	-18.2%	28	-35.7%
New Listings	59	66	-10.6%	115	-48.7%	27	27	0.0%	60	-55.0%	28	45	-37.8%	55	-49.1%
Active Listings	399	390	2.3%	532	-25.0%	185	202	-8.4%	236	-21.6%	218	221	-1.4%	266	-18.0%
Benchmark Price	\$ 540,000	\$ 534,800	1.0%	\$ 540,800	-0.1%	\$ 292,400	\$ 296,800	-1.5%	\$ 289,100	1.1%	\$ 206,200	\$ 204,300	0.9%	\$ 207,900	-0.8%
Median Price	\$ 540,654	\$ 520,000	4.0%	\$ 547,000	-1.2%	\$ 319,900	\$ 302,300	5.8%	\$ 287,011	11.5%	\$ 199,500	\$ 216,211	-7.7%	\$ 195,750	1.9%
Average Price	\$ 541,246	\$ 581,918	-7.0%	\$ 564,626	-4.1%	\$ 339,886	\$ 298,312	13.9%	\$ 309,274	9.9%	\$ 202,916	\$ 226,988	-10.6%	\$ 197,638	2.7%

Delta - North	Detached					Townhouse					Apartment				
	Dec-12	Dec-11	% change	Nov-12	% change	Dec-12	Dec-11	% change	Nov-12	% change	Dec-12	Dec-11	% change	Nov-12	% change
Sales	23	41	-43.9%	19	21.1%	4	2	100.0%	6	-33.3%	-	1	-	2	-
New Listings	29	29	0.0%	46	-37.0%	2	3	-33.3%	12	-83%	3	-	-	5	-40.0%
Active Listings	130	126	3.2%	195	-33.3%	21	16	31.3%	31	-32.3%	25	19	31.6%	32	-21.9%
Benchmark Price	\$ 519,300	\$ 503,600	3.1%	\$ 519,300	0.0%	\$ 292,700	\$ 280,700	4.3%	\$ 291,000	0.6%	\$ 165,300	\$ 170,600	-3.1%	\$ 165,700	-0.2%
Median Price	\$ 521,250	\$ 491,000	6.2%	\$ 499,900	4.3%	\$ 366,250	\$ 264,000	38.7%	\$ 400,000	-8.4%	\$ -	\$ 106,000	-	\$ 112,000	-
Average Price	\$ 559,276	\$ 530,767	5.4%	\$ 510,468	9.6%	\$ 378,100	\$ 340,000	11.2%	\$ 392,966	-3.8%	\$ -	\$ 106,000	-	\$ 112,000	-



Surrey - Combined*	Detached					Townhouse					Apartment				
	Dec-12	Dec-11	% change	Nov-12	% change	Dec-12	Dec-11	% change	Nov-12	% change	Dec-12	Dec-11	% change	Nov-12	% change
Sales	127	192	-33.9%	182	-30.2%	62	81	-23.5%	77	-19.5%	52	69	-24.6%	63	-17.5%
Average Price	\$ 560,374	\$ 560,642	0.0%	\$ 557,702	0.5%	\$ 311,337	\$ 316,577	-1.7%	\$ 316,325	-1.6%	\$ 215,229	\$ 224,102	-4.0%	\$ 209,356	2.8%

*Central Surrey, Cloverdale and North Surrey

Surrey - Central	Detached					Townhouse					Apartment				
	Dec-12	Dec-11	% change	Nov-12	% change	Dec-12	Dec-11	% change	Nov-12	% change	Dec-12	Dec-11	% change	Nov-12	% change
Sales	63	106	-40.6%	96	-34.4%	39	49	-20.4%	48	-18.8%	9	27	-66.7%	20	-55.0%
New Listings	84	111	-24.3%	146	-42.5%	53	44	20.5%	77	-31.2%	28	22	27.3%	33	-15.2%
Active Listings	627	621	1.0%	851	-26.3%	281	244	15.2%	379	-25.9%	152	154	-1.3%	206	-26.2%
Benchmark Price	\$ 565,600	\$ 538,200	5.1%	\$ 568,200	-0.5%	\$ 297,500	\$ 306,500	-2.9%	\$ 300,900	-1.1%	\$ 190,800	\$ 193,500	-1.4%	\$ 190,800	0.0%
Median Price	\$ 560,000	\$ 531,000	5.5%	\$ 562,000	-0.4%	\$ 309,000	\$ 321,500	-3.9%	\$ 312,000	-1.0%	\$ 163,000	\$ 205,000	-20.5%	\$ 216,500	-24.7%
Average Price	\$ 579,452	\$ 590,649	-1.9%	\$ 586,878	-1.3%	\$ 311,060	\$ 319,199	-2.5%	\$ 316,482	-1.7%	\$ 180,839	\$ 204,166	-11.4%	\$ 214,425	-15.7%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Dec-12	Dec-11	% change	Nov-12	% change	Dec-12	Dec-11	% change	Nov-12	% change	Dec-12	Dec-11	% change	Nov-12	% change
Sales	33	39	-15.4%	42	-21.4%	15	24	-37.5%	20	-25.0%	10	5	100.0%	8	25.0%
New Listings	23	36	-36.1%	61	-62.3%	22	19	15.8%	27	-18.5%	9	16	-43.8%	26	-65.4%
Active Listings	185	216	-14.4%	271	-31.7%	121	123	-1.6%	167	-27.5%	77	72	6.9%	92	-16.3%
Benchmark Price	\$ 562,300	\$ 551,500	2.0%	\$ 564,300	-0.4%	\$ 318,500	\$ 321,500	-0.9%	\$ 320,000	-0.5%	\$ 225,400	\$ 221,500	1.8%	\$ 227,000	-0.7%
Median Price	\$ 531,000	\$ 527,000	0.8%	\$ 523,700	1.4%	\$ 322,000	\$ 310,000	3.9%	\$ 322,500	-0.2%	\$ 193,047	\$ 172,800	11.7%	\$ 199,562	-3.3%
Average Price	\$ 565,213	\$ 548,174	3.1%	\$ 535,935	5.5%	\$ 323,967	\$ 334,914	-3.3%	\$ 323,933	0.0%	\$ 248,267	\$ 219,860	12.9%	\$ 189,148	31.3%

Surrey - North	Detached					Townhouse					Apartment				
	Dec-12	Dec-11	% change	Nov-12	% change	Dec-12	Dec-11	% change	Nov-12	% change	Dec-12	Dec-11	% change	Nov-12	% change
Sales	31	47	-34.0%	44	-29.5%	8	8	0.0%	9	-11.1%	33	37	-10.8%	35	-5.7%
New Listings	35	53	-34.0%	75	-53.3%	3	17	-82.4%	22	-86.4%	53	76	-30.3%	80	-33.8%
Active Listings	294	265	10.9%	413	-28.8%	86	69	24.6%	122	-29.5%	299	333	-10.2%	418	-28.5%
Benchmark Price	\$ 524,700	\$ 511,800	2.5%	\$ 534,500	-1.8%	\$ 234,700	\$ 260,300	-9.8%	\$ 244,400	-4.0%	\$ 204,800	\$ 183,400	11.7%	\$ 207,000	-1.1%
Median Price	\$ 449,900	\$ 461,000	-2.4%	\$ 457,450	-1.7%	\$ 291,500	\$ 210,000	38.8%	\$ 322,500	-9.6%	\$ 210,000	\$ 224,000	-6.3%	\$ 204,000	2.9%
Average Price	\$ 516,451	\$ 503,312	2.6%	\$ 514,820	0.3%	\$ 289,000	\$ 245,500	17.7%	\$ 298,581	-3.2%	\$ 214,596	\$ 239,222	-10.3%	\$ 211,077	1.7%



MLS® 5-year summary - Fraser Valley Year-end 2012

Grand Totals	All Sales						
	2012	2011	% change	2009	% change	2007	% change
Sales	13,878	15,529	-10.6%	16,721	-17.0%	18,862	-26.4%
New Listings	31,009	31,592	-1.8%	30,221	2.6%	32,953	-5.9%
Number of FVREB members	2,835	2,893	-2.0%	2,961	-4.3%	3,092	-8.3%

All areas combined	Detached						
	2012	2011	% change	2009	% change	2007	% change
Sales	7,062	8,269	-14.6%	8,545	-17.4%	9,202	-23.3%
New Listings	14,414	14,887	-3.2%	14,235	1.3%	16,527	-12.8%
Median Price	\$ 536,000	\$ 542,000	-1.1%	\$ 489,000	9.6%	\$ 476,000	12.6%
Average Price	\$ 597,608	\$ 610,269	-2.1%	\$ 520,624	14.8%	\$ 520,317	14.9%

Abbotsford	Detached						
	2012	2011	% change	2009	% change	2007	% change
Sales	990	965	2.6%	1,242	-20.3%	1,607	-38.4%
New Listings	2,075	2,167	-4.2%	2,073	0.1%	2,676	-22.5%
Median Price	\$ 415,250	\$ 424,000	-2.1%	\$ 405,000	2.5%	\$ 398,500	4.2%
Average Price	\$ 444,252	\$ 447,205	-0.7%	\$ 429,966	3.3%	\$ 427,740	3.9%

Mission	Detached						
	2012	2011	% change	2009	% change	2007	% change
Sales	448	492	-8.9%	575	-22.1%	694	-35.4%
New Listings	889	1,010	-12.0%	984	-9.7%	1,071	-17.0%
Median Price	\$ 350,000	\$ 360,000	-2.8%	\$ 368,000	-4.9%	\$ 374,900	-6.6%
Average Price	\$ 367,804	\$ 370,670	-0.8%	\$ 372,992	-1.4%	\$ 382,965	-4.0%



MLS® 5-year summary - Fraser Valley Year-end 2012

White Rock	Detached						
	2012	2011	% change	2009	% change	2007	% change
Sales	981	1,581	-38.0%	1,137	-13.7%	1,072	-8.5%
New Listings	2,362	2,455	-3.8%	1,768	33.6%	1,793	31.7%
Median Price	\$ 835,000	\$ 820,000	1.8%	\$ 690,000	21.0%	\$ 695,900	20.0%
Average Price	\$ 1,010,233	\$ 953,181	6.0%	\$ 765,994	31.9%	\$ 801,190	26.1%

Langley	Detached						
	2012	2011	% change	2009	% change	2007	% change
Sales	1,223	1,236	-1.1%	1,391	-12.1%	1,546	-20.9%
New Listings	2,276	2,166	5.1%	1,884	20.8%	2,421	-6.0%
Median Price	\$ 554,500	\$ 540,000	2.7%	\$ 500,000	10.9%	\$ 505,000	9.8%
Average Price	\$ 565,045	\$ 565,154	0.0%	\$ 508,478	11.1%	\$ 517,005	9.3%

Delta - North	Detached						
	2012	2011	% change	2009	% change	2007	% change
Sales	479	596	-19.6%	540	-11.3%	563	-14.9%
New Listings	862	927	-7.0%	752	14.6%	1,062	-18.8%
Median Price	\$ 521,000	\$ 507,500	2.7%	\$ 455,000	14.5%	\$ 458,000	13.8%
Average Price	\$ 550,725	\$ 546,047	0.9%	\$ 480,769	14.6%	\$ 482,615	14.1%



MLS® 5-year summary - Fraser Valley Year-end 2012

Surrey - Combined*	Detached						
	2012	2011	% change	2009	% change	2007	% change
Sales	2,939	3,398	-13.5%	3,657	-19.6%	3,715	-20.9%
Average Price	\$ 567,970	\$ 559,490	1.5%	\$ 509,027	11.6%	\$ 511,939	10.9%

*Central Surrey, Cloverdale and North Surrey

Surrey - Central	Detached						
	2012	2011	% change	2009	% change	2007	% change
Sales	1,577	1,776	-11.2%	1,893	-16.7%	2,012	-21.6%
New Listings	3,290	3,321	-0.9%	3,790	-13.2%	4,230	-22.2%
Median Price	\$ 552,000	\$ 542,000	1.8%	\$ 510,000	8.2%	\$ 506,000	9.1%
Average Price	\$ 577,978	\$ 566,373	2.0%	\$ 509,246	13.5%	\$ 522,831	10.5%

Surrey - Cloverdale	Detached						
	2012	2011	% change	2009	% change	2007	% change
Sales	622	722	-13.9%	849	-26.7%	673	-7.6%
New Listings	1,137	1,219	-6.7%	1,272	-10.6%	1,061	7.2%
Median Price	\$ 545,000	\$ 545,758	-0.1%	\$ 515,000	5.8%	\$ 498,500	9.3%
Average Price	\$ 567,326	\$ 564,050	0.6%	\$ 515,516	10.1%	\$ 510,571	11.1%

Surrey - North	Detached						
	2012	2011	% change	2009	% change	2007	% change
Sales	740	900	-17.8%	915	-19.1%	1,030	-28.2%
New Listings	1,512	1,613	-6.3%	1,703	-11.2%	2,197	-31.2%
Median Price	\$ 492,000	\$ 485,000	1.4%	\$ 463,000	6.3%	\$ 433,000	13.6%
Average Price	\$ 547,179	\$ 542,249	0.9%	\$ 502,550	8.9%	\$ 491,553	11.3%



MLS® 5-year summary - Fraser Valley Year-end 2012

Grand Totals	All Sales						
	2012	2011	% change	2009	% change	2007	% change
Sales	13,878	15,529	-10.6%	16,721	-17.0%	18,862	-26.4%
New Listings	31,009	31,592	-1.8%	30,221	2.6%	32,953	-5.9%
Number of FVREB members	2,835	2,893	-2.0%	2,961	-4.3%	3,092	-8.3%

All areas combined	Townhouse							Apartment						
	2012	2011	% change	2009	% change	2007	% change	2012	2011	% change	2009	% change	2007	% change
Sales	2,767	2,793	-0.9%	3,321	-16.7%	3,721	-25.6%	2,284	2,513	-9.1%	2,701	-15.4%	3,624	-37.0%
New Listings	5,443	5,044	7.9%	4,786	13.7%	5,116	6.4%	5,621	5,757	-2.4%	5,223	7.6%	5,244	7.2%
Median Price	\$ 325,000	\$ 329,000	-1.2%	\$ 312,000	4.2%	\$ 315,000	3.2%	\$ 207,000	\$ 212,000	-2.4%	\$ 210,000	-1.4%	\$ 209,000	-1.0%
Average Price	\$ 340,253	\$ 345,138	-1.4%	\$ 317,841	7.1%	\$ 322,578	5.5%	\$ 220,033	\$ 225,976	-2.6%	\$ 220,063	0.0%	\$ 216,990	1.4%

Abbotsford	Townhouse							Apartment						
	2012	2011	% change	2009	% change	2007	% change	2012	2011	% change	2009	% change	2007	% change
Sales	391	375	4.3%	442	-11.5%	558	-29.9%	432	493	-12.4%	531	-18.6%	820	-47.3%
New Listings	713	682	4.5%	639	11.6%	730	-2.3%	956	995	-3.9%	996	-4.0%	1,222	-21.8%
Median Price	\$ 267,500	\$ 270,000	-0.9%	\$ 263,000	1.7%	\$ 266,000	0.6%	\$ 152,000	\$ 171,000	-11.1%	\$ 173,900	-12.6%	\$ 178,500	-14.8%
Average Price	\$ 262,568	\$ 273,637	-4.0%	\$ 265,472	-1.1%	\$ 276,410	-5.0%	\$ 159,813	\$ 173,104	-7.7%	\$ 177,941	-10.2%	\$ 186,031	-14.1%

Mission	Townhouse							Apartment						
	2012	2011	% change	2009	% change	2007	% change	2012	2011	% change	2009	% change	2007	% change
Sales	23	27	-14.8%	60	-61.7%	44	-47.7%	26	41	-36.6%	27	-3.7%	71	-63.4%
New Listings	71	67	6.0%	81	-12.3%	66	7.6%	72	85	-15.3%	70	2.9%	107	-32.7%
Median Price	\$ 233,900	\$ 229,562	1.9%	\$ 245,000	-4.5%	\$ 266,000	-12.1%	\$ 153,500	\$ 165,000	-7.0%	\$ 170,000	-9.7%	\$ 196,000	-21.7%
Average Price	\$ 231,492	\$ 227,367	1.8%	\$ 236,890	-2.3%	\$ 261,345	-11.4%	\$ 162,738	\$ 176,654	-7.9%	\$ 191,983	-15.2%	\$ 214,387	-24.1%



MLS® 5-year summary - Fraser Valley Year-end 2012

White Rock	Townhouse							Apartment						
	2012	2011	% change	2009	% change	2007	% change	2012	2011	% change	2009	% change	2007	% change
Sales	413	402	2.7%	440	-6.1%	401	3.0%	469	528	-11.2%	546	-14.1%	561	-16.4%
New Listings	834	707	18.0%	628	32.8%	556	50.0%	1,224	1,246	-1.8%	1,007	21.5%	848	44.3%
Median Price	\$ 433,000	\$ 445,900	-2.9%	\$ 399,900	8.3%	\$ 416,500	4.0%	\$ 274,715	\$ 270,500	1.6%	\$ 265,000	3.7%	\$ 272,000	1.0%
Average Price	\$ 480,522	\$ 498,781	-3.7%	\$ 424,200	13.3%	\$ 458,589	4.8%	\$ 302,068	\$ 304,533	-0.8%	\$ 291,312	3.7%	\$ 302,561	-0.2%

Langley	Townhouse							Apartment						
	2012	2011	% change	2009	% change	2007	% change	2012	2011	% change	2009	% change	2007	% change
Sales	614	604	1.7%	709	-13.4%	862	-28.8%	388	393	-1.3%	534	-27.3%	668	-41.9%
New Listings	1,064	1,060	0.4%	906	17.4%	1,141	-6.7%	936	897	4.3%	867	8.0%	932	0.4%
Median Price	\$ 315,000	\$ 320,000	-1.6%	\$ 303,000	4.0%	\$ 308,000	2.3%	\$ 212,713	\$ 218,000	-2.4%	\$ 212,000	0.3%	\$ 223,000	-4.6%
Average Price	\$ 325,249	\$ 328,709	-1.1%	\$ 308,425	5.5%	\$ 311,631	4.4%	\$ 213,788	\$ 222,961	-4.1%	\$ 212,955	0.4%	\$ 223,823	-4.5%

Delta - North	Townhouse							Apartment						
	2012	2011	% change	2009	% change	2007	% change	2012	2011	% change	2009	% change	2007	% change
Sales	62	78	-20.5%	62	0.0%	33	87.9%	28	34	-17.6%	33	-15.2%	48	-41.7%
New Listings	148	121	22.3%	103	43.7%	45	228.9%	85	74	14.9%	66	28.8%	54	57.4%
Median Price	\$ 431,450	\$ 399,900	7.9%	\$ 340,000	26.9%	\$ 270,000	59.8%	\$ 149,250	\$ 219,500	-32.0%	\$ 219,500	-32.0%	\$ 155,000	-3.7%
Average Price	\$ 440,099	\$ 390,212	12.8%	\$ 340,170	29.4%	\$ 283,963	55.0%	\$ 180,178	\$ 205,976	-12.5%	\$ 205,570	-12.4%	\$ 176,884	1.9%



MLS® 5-year summary - Fraser Valley Year-end 2012

Surrey - Combined*	Townhouse						Apartment							
	2012	2011	% change	2009	% change	2007	% change	2012	2011	% change	2009	% change	2007	% change
Sales	1,264	1,307	-3.3%	1,608	-21.4%	1,822	-30.6%	941	1,024	-8.1%	1,030	-8.6%	1,454	-35.3%
Average Price	\$ 322,822	\$ 325,732	-0.9%	\$ 309,444	4.3%	\$ 313,919	2.8%	\$ 212,137	\$ 214,720	-1.2%	\$ 208,896	1.6%	199,663	6.2%

*Central Surrey, Cloverdale and North Surrey

Surrey - Central	Townhouse						Apartment							
	2012	2011	% change	2009	% change	2007	% change	2012	2011	% change	2009	% change	2007	% change
Sales	722	770	-6.2%	926	-22.0%	1,059	-31.8%	224	293	-23.5%	296	-24.3%	432	-48.1%
New Listings	1,521	1,397	8.9%	1,411	7.8%	1,472	3.3%	629	679	-7.4%	579	8.6%	610	3.1%
Median Price	\$ 329,000	\$ 331,250	-0.7%	\$ 316,000	4.1%	\$ 320,000	2.8%	\$ 201,500	\$ 207,000	-2.7%	\$ 203,000	-0.7%	\$ 199,900	0.8%
Average Price	\$ 326,960	\$ 332,777	-1.7%	\$ 314,047	4.1%	\$ 320,978	1.9%	\$ 201,545	\$ 210,694	-4.3%	\$ 203,169	-0.8%	\$ 201,194	0.2%

Surrey - Cloverdale	Townhouse						Apartment							
	2012	2011	% change	2009	% change	2007	% change	2012	2011	% change	2009	% change	2007	% change
Sales	361	342	5.6%	437	-17.4%	416	-13.2%	118	127	-7.1%	103	14.6%	86	37.2%
New Listings	703	658	6.8%	590	19.2%	561	25.3%	278	311	-10.6%	179	55.3%	123	126.0%
Median Price	\$ 326,901	\$ 329,900	-0.9%	\$ 319,000	2.5%	\$ 325,000	0.6%	\$ 215,380	\$ 229,000	-5.9%	\$ 230,000	-6.4%	\$ 222,500	-3.2%
Average Price	\$ 334,429	\$ 337,949	-1.0%	\$ 322,929	3.6%	\$ 330,702	1.1%	\$ 225,110	\$ 249,301	-9.7%	\$ 244,995	-8.1%	\$ 220,220	2.2%

Surrey - North	Townhouse						Apartment							
	2012	2011	% change	2009	% change	2007	% change	2012	2011	% change	2009	% change	2007	% change
Sales	181	195	-7.2%	245	-26.1%	347	-47.8%	599	604	-0.8%	631	-5.1%	936	-36.0%
New Listings	389	352	10.5%	418	-6.9%	528	-26.3%	1,439	1,464	-1.7%	1,455	-1.1%	1,337	7.6%
Median Price	\$ 270,000	\$ 276,000	-2.2%	\$ 265,500	1.7%	\$ 272,000	-0.7%	\$ 207,000	\$ 207,000	0.0%	\$ 202,000	2.5%	\$ 195,000	6.2%
Average Price	\$ 283,165	\$ 276,483	2.4%	\$ 267,995	5.7%	\$ 272,252	4.0%	\$ 213,542	\$ 209,402	2.0%	\$ 205,689	3.8%	\$ 197,067	8.4%



MLS® Home Price Index - Fraser Valley

December 2012

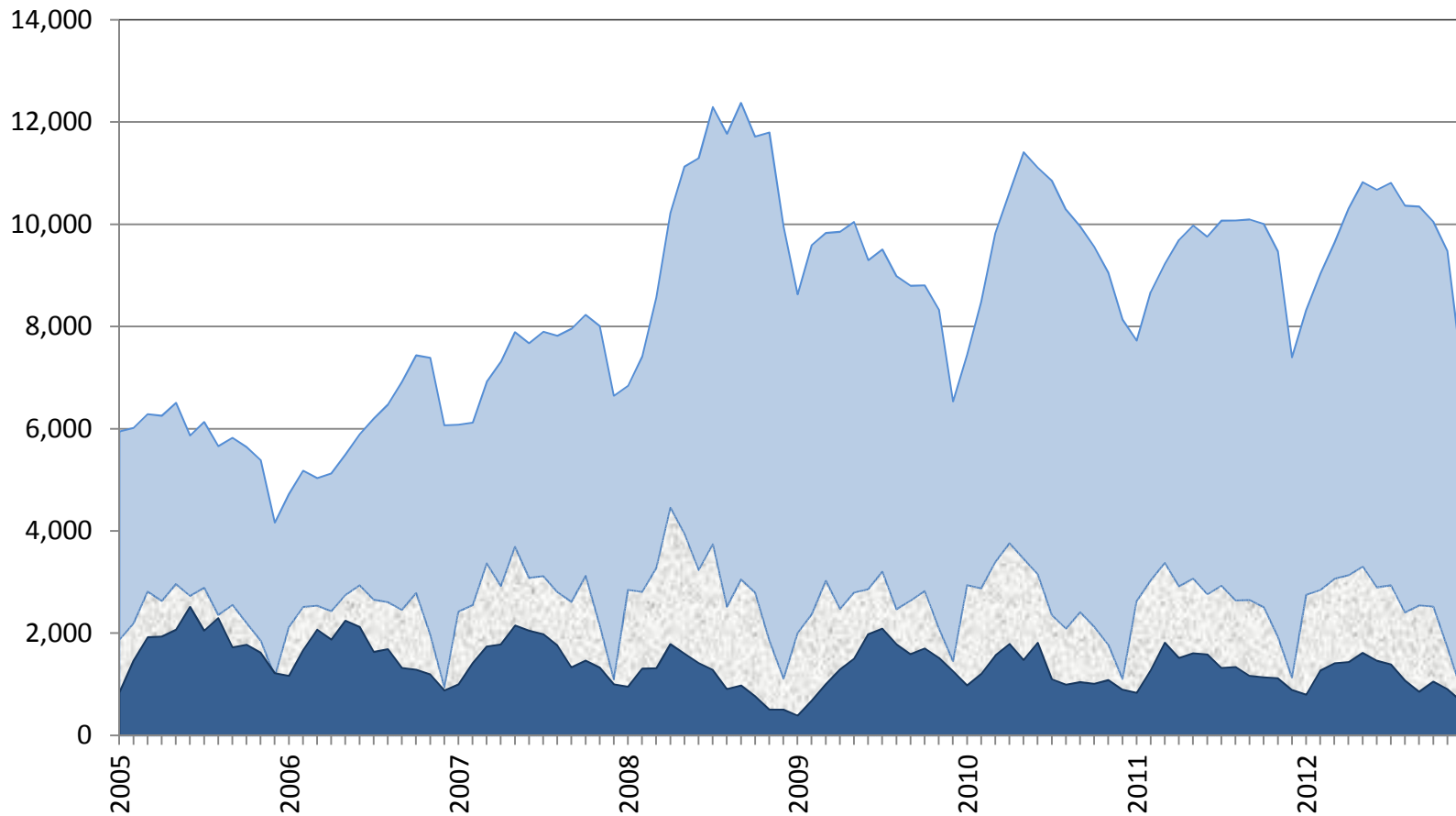
	BENCHMARK PRICE	INDEX (HPI)	ONE MONTH % CHANGE	THREE MONTH % CHANGE	SIX MONTH % CHANGE	ONE YEAR % CHANGE	THREE YEAR % CHANGE	FIVE YEAR % CHANGE	
RESIDENTIAL COMBINED	LOWER MAINLAND	532,400	150.3	-1.1	-2.5	-4.2	-1.6	5.5	5.2
	FRASER VALLEY BOARD	420,600	140.8	-1.0	-2.0	-2.4	0.5	3.7	0.1
	NORTH DELTA	484,300	150.1	0.1	-1.2	-1.4	2.9	8.7	7.9
	NORTH SURREY	371,200	153.0	-1.7	-1.9	0.8	4.3	5.6	2.1
	SURREY	448,000	144.8	-0.6	-1.0	-1.3	2.5	6.6	4.3
	CLOVERDALE	467,000	139.0	-0.4	-1.7	-1.9	1.1	3.9	2.3
	SOUTH SURREY & WHITE ROCK	572,100	142.5	-3.0	-5.5	-7.3	-6.6	6.7	3.5
	LANGLEY	413,600	134.5	0.1	-1.3	-0.9	0.1	-0.2	-2.5
	ABBOTSFORD	327,100	133.7	-0.7	-1.3	-3.0	2.3	0.0	-5.9
MISSION	332,900	125.5	-0.7	-0.7	-4.0	-0.8	-4.3	-11.3	
DETACHED	LOWER MAINLAND	741,600	157.6	-1.1	-2.8	-4.7	-1.4	12.3	12.9
	FRASER VALLEY BOARD	539,000	143.9	-1.0	-1.9	-2.2	1.2	8.0	5.1
	NORTH DELTA	519,300	151.5	0.0	-1.1	-1.0	3.1	10.3	9.9
	NORTH SURREY	524,700	150.6	-1.8	-1.0	-0.9	2.5	10.7	9.9
	SURREY	565,600	151.1	-0.5	-0.4	-0.1	5.1	13.2	10.9
	CLOVERDALE	562,300	141.1	-0.4	-2.0	-1.7	2.0	9.0	5.9
	SOUTH SURREY & WHITE ROCK	822,500	155.4	-3.2	-6.1	-6.8	-6.5	14.3	11.9
	LANGLEY	540,000	135.3	-0.2	-1.3	-0.2	1.0	1.1	-0.8
	ABBOTSFORD	421,200	132.4	-0.1	-1.0	-2.5	3.3	1.9	-2.8
MISSION	351,100	125.2	-0.9	-0.4	-4.0	-0.2	-3.7	-10.9	
TOWNHOUSE	LOWER MAINLAND	386,200	140.2	-0.9	-1.6	-3.5	-2.6	1.5	0.8
	FRASER VALLEY BOARD	296,400	131.6	-0.8	-1.4	-2.8	-2.2	-1.4	-4.9
	NORTH DELTA	292,700	142.1	0.6	-0.8	-1.4	4.3	4.6	0.5
	NORTH SURREY	234,700	130.3	-4.0	-4.5	-4.1	-9.8	-7.2	-12.2
	SURREY	297,500	130.9	-1.1	-1.7	-3.0	-3.0	-2.2	-4.8
	CLOVERDALE	318,500	129.4	-0.5	-0.8	-3.7	-0.9	-5.3	-5.5
	SOUTH SURREY & WHITE ROCK	437,800	133.2	-4.3	-5.7	-8.5	-3.4	4.6	3.1
	LANGLEY	292,400	133.5	1.1	1.0	0.5	-1.5	0.9	-2.6
	ABBOTSFORD	240,200	130.1	1.7	1.5	0.4	1.6	-1.7	-8.5
MISSION	227,600	124.1	1.6	0.8	-2.7	-3.0	-4.8	-13.0	
APARTMENT	LOWER MAINLAND	331,000	145.2	-1.1	-2.2	-3.8	-1.4	-1.4	-2.7
	FRASER VALLEY BOARD	200,100	141.6	-1.3	-3.3	-2.0	1.7	-3.1	-8.5
	NORTH DELTA	165,300	141.5	-0.3	-3.5	-7.9	-3.2	-9.1	-10.6
	NORTH SURREY	204,800	164.0	-1.0	-2.2	4.4	11.7	3.7	-2.3
	SURREY	190,800	144.8	0.0	-3.1	-5.4	-1.4	-6.8	-8.5
	CLOVERDALE	225,400	155.8	-0.7	-1.8	1.0	1.8	1.4	-2.1
	SOUTH SURREY & WHITE ROCK	227,000	115.4	-1.0	-4.4	-7.5	-9.8	-13.2	-17.8
	LANGLEY	206,200	135.3	-0.8	-4.5	-4.6	1.0	-3.4	-6.2
	ABBOTSFORD	164,600	139.5	-3.5	-3.6	-2.7	0.9	-2.1	-10.4
MISSION	159,300	135.5	-0.9	-5.6	-5.4	-6.4	-10.0	-13.4	

© Fraser Valley Real Estate Board

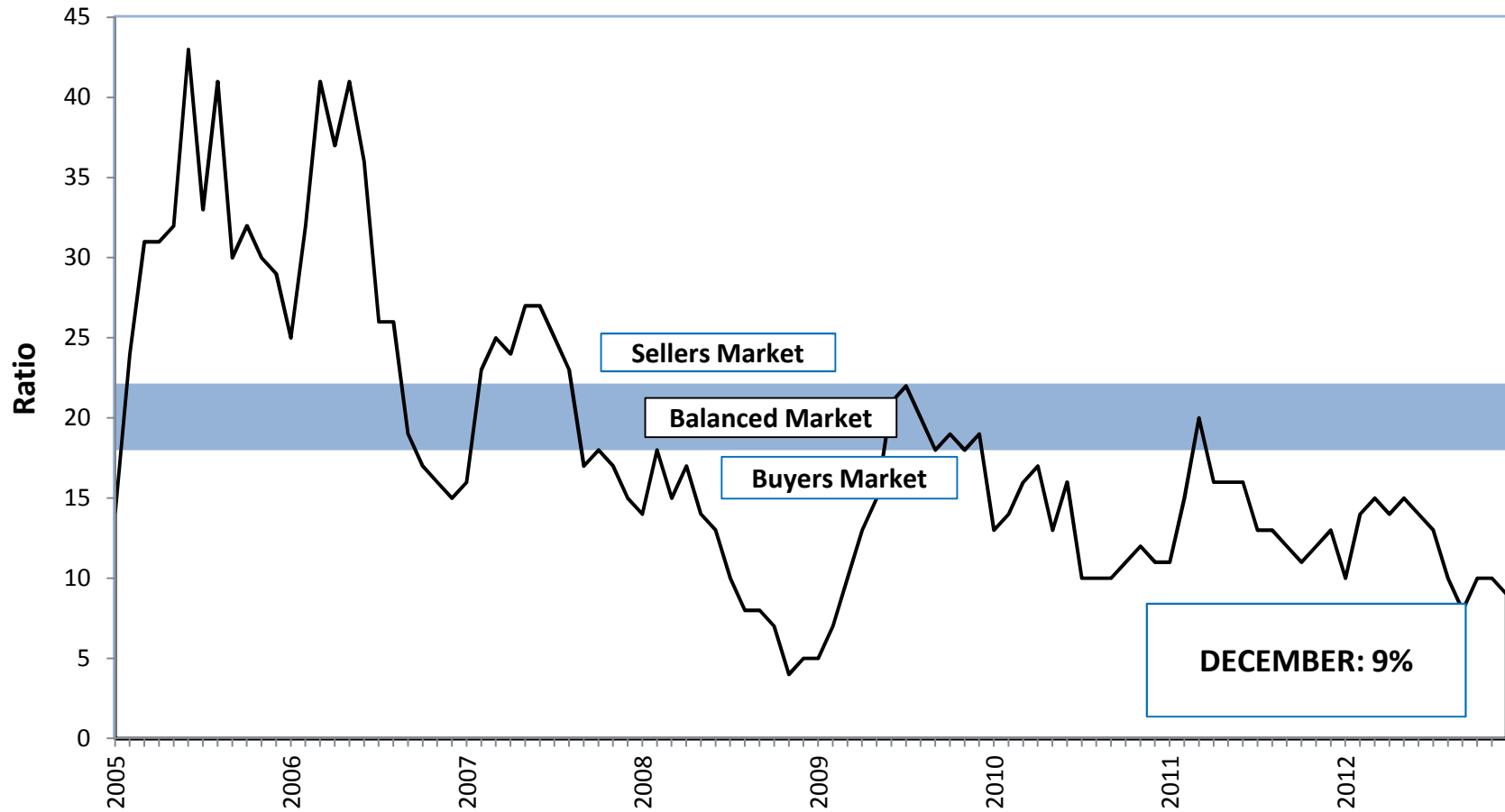
All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.
Lower Mainland combines data across the Fraser Valley and Greater Vancouver real estate board areas.

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

■ Actives ■ Listings ■ Sales

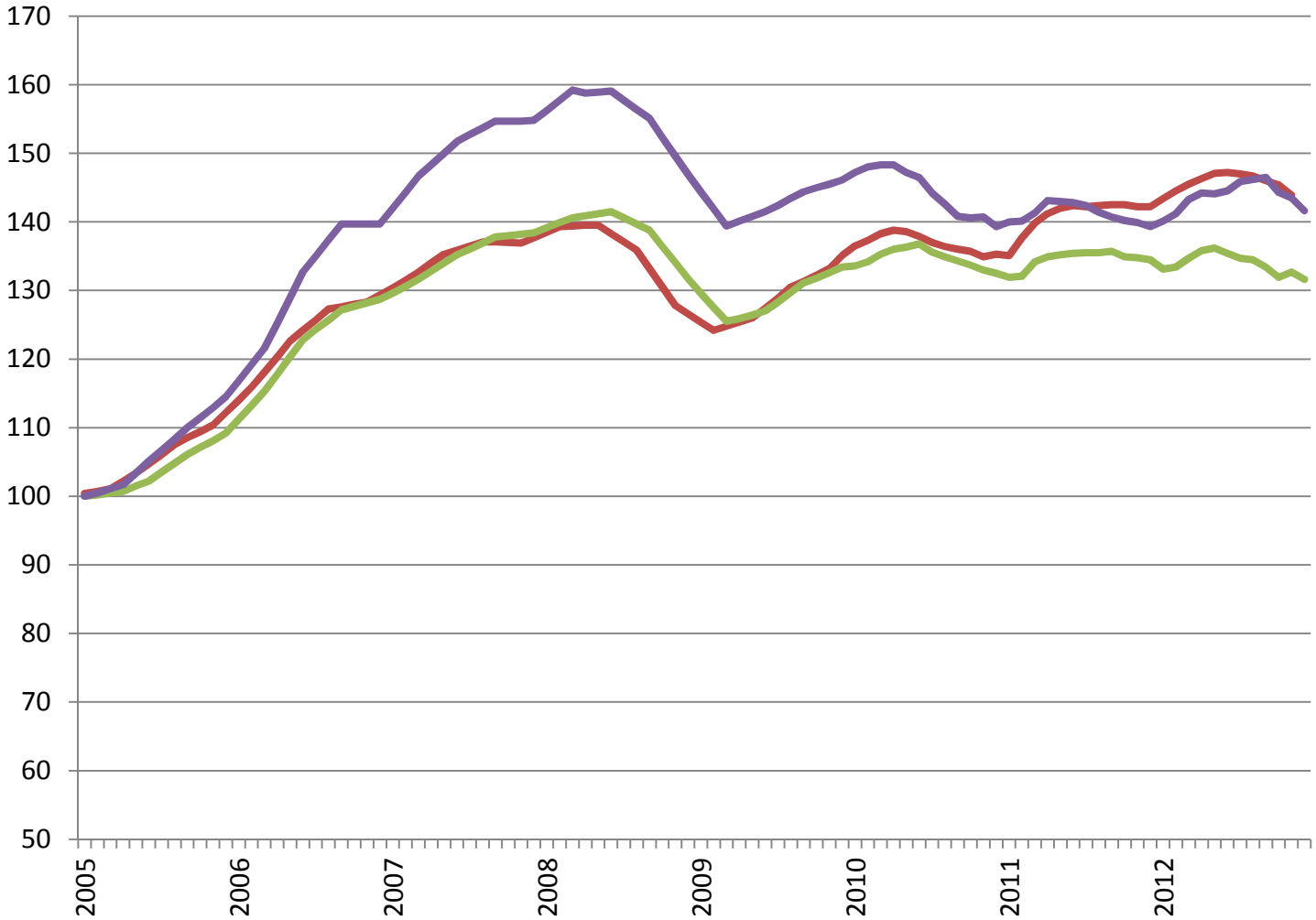


Sales-to-Active Listings Ratio, All Types, Fraser Valley



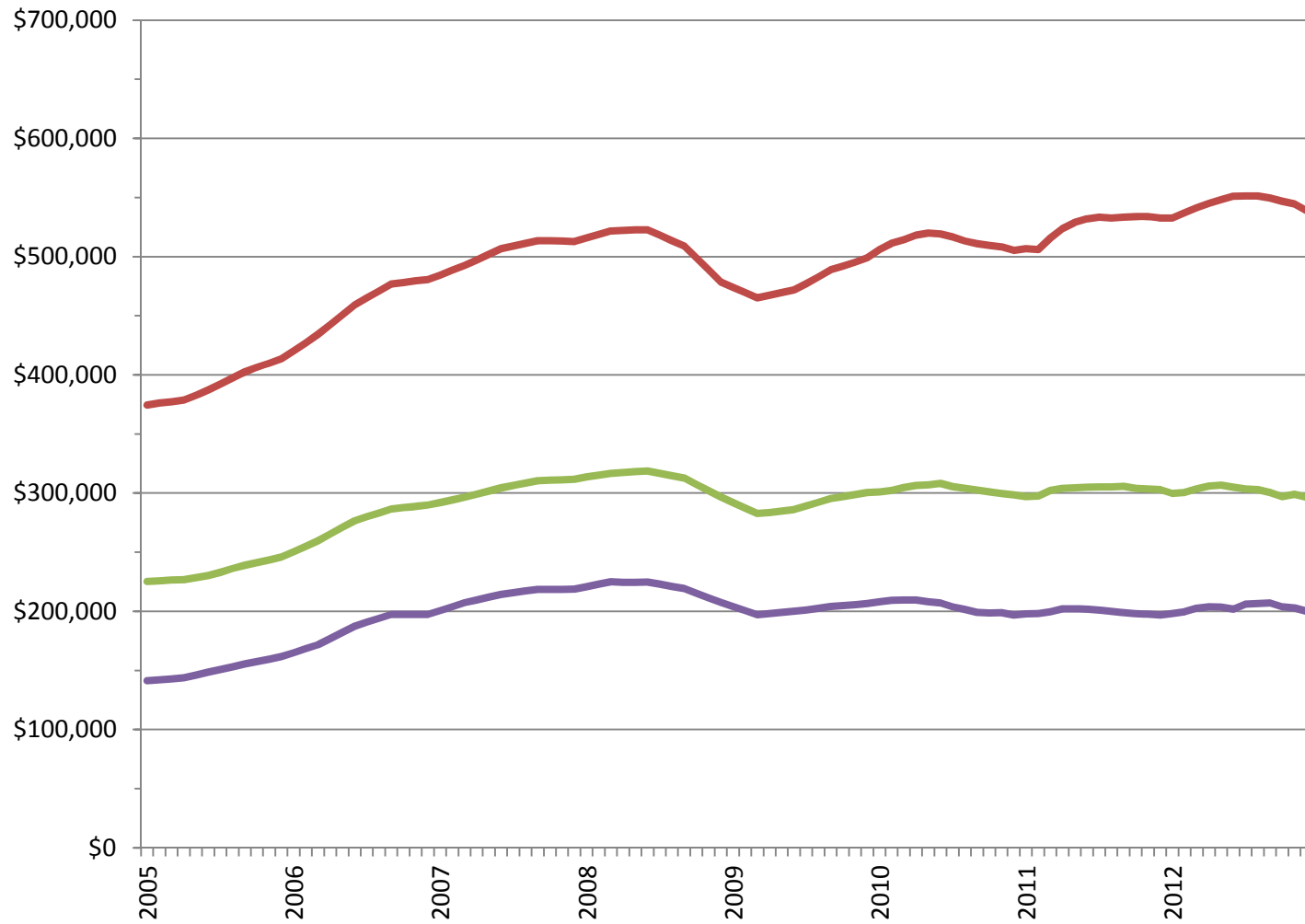
MLS® Home Price Index, Fraser Valley

— Detached — Townhouse — Apartment

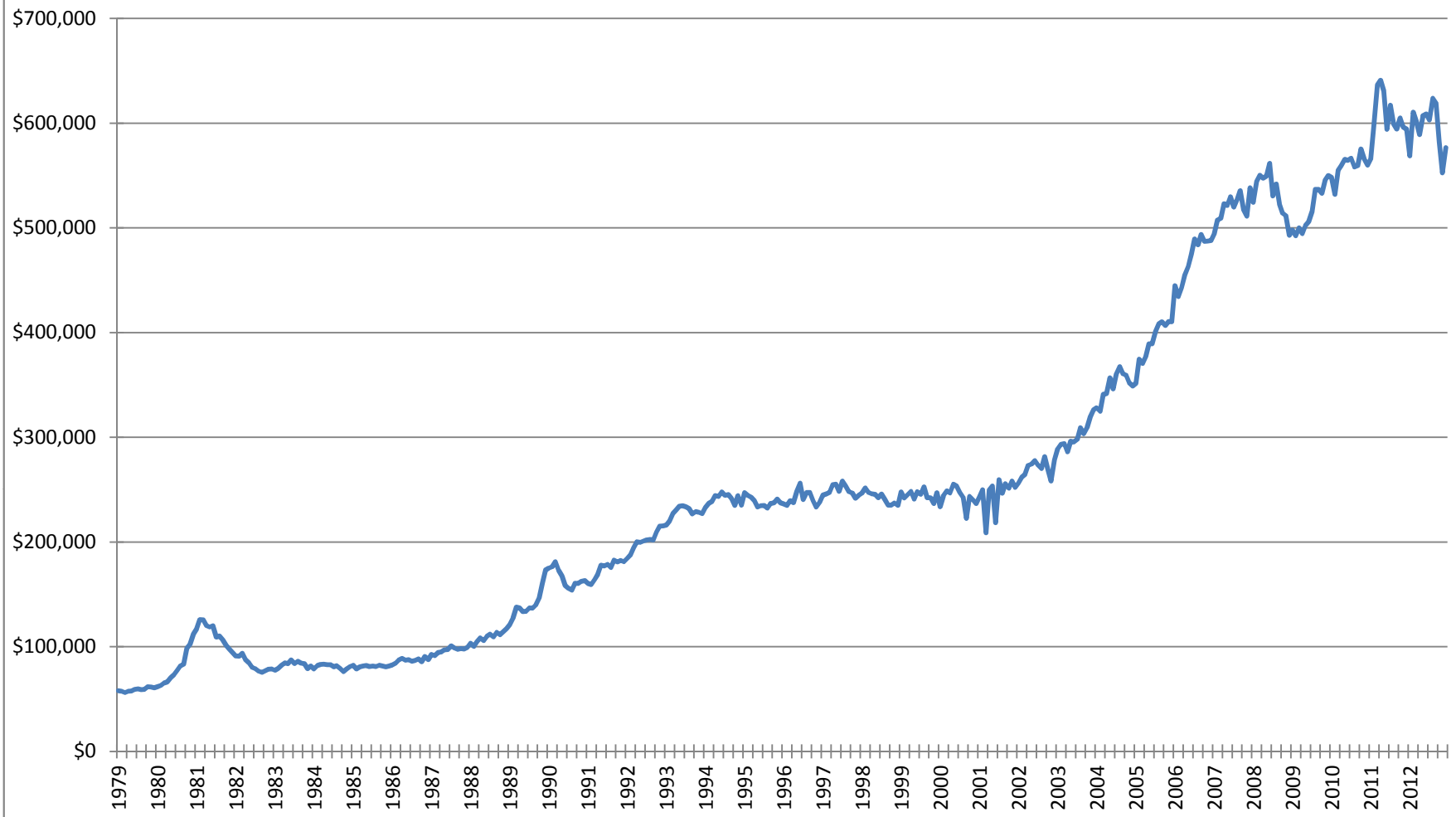


MLS® Home Price Index Benchmark Prices, Fraser Valley

— 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

