



Fraser Valley Real Estate Board

Monthly Statistics Package

December 2013

News Release

Fraser Valley Real Estate Board



For Immediate Release: Jan. 3, 2014

Fraser Valley's housing market quiet, yet stable in 2013

SURREY, BC – Neither predictions of a huge crash or notable recovery came to pass in 2013 as Fraser Valley's real estate market stayed slow and steady, similar to 2012's market.

Fraser Valley's total sales volume last year was 13,663 a decrease of 1.5 per cent compared to 13,878 in 2012. Over the course of the year, Fraser Valley REALTORS® listed 29,338 properties on the Multiple Listing Service® (MLS®), a 5.4 per cent decrease compared to 2012's 31,009 listings. The number of active listings at year's end finished at 7,541, 5 per cent higher compared to 7,187 active listings in December 2012.

Ron Todson, President of the Fraser Valley Board, says, "It wasn't the best of years, nor was it the worst. Generally speaking, 2013 overall was quiet. Earlier in the year, our market felt the impact of the tighter mortgage regulations, rebounded some in the summer and then flattened again come fall.

"The positive for both buyers and sellers has been the stability in home prices. Although our sales last year were amongst the lowest they've been in last decade, we didn't see significant price declines because our inventory also remained lower. When both buyers and sellers take a breather it has a balancing effect on the market where neither has the upper hand."

In December, the benchmark price of a detached home in the Fraser Valley was \$549,500, an increase of 1.9 per cent compared to \$539,000 in December 2012 and a decrease of -0.1 per cent compared to November.

For townhouses, the benchmark price in December was \$293,300, a decrease of 1.0 per cent compared to the same month last year when it was \$296,400 and up 0.3 per cent compared to November. The benchmark price of apartments in December was \$192,600, a decrease of 3.7 per cent compared to December 2012 when it was \$200,100 and a decrease of 1.8 per cent compared to November.

Annual average prices year over year show detached homes up 3 per cent – \$615,852 in 2013 compared to \$597,608 in 2012. Townhome average prices decreased by 0.7 per cent, going from \$340,253 in 2012 to \$337,811 in 2013 and the average price of apartments decreased by 0.4 per cent going from \$220,033 in 2012 to \$219,196 in 2013.

For the month of December, property sales were down compared to November, as is the seasonal norm – 890 compared to 986; however, they were a 34 per cent improvement over the 664 sales in December 2012.

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The Fraser Valley Real Estate Board is an association of 2,769 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 2013

Grand Totals	All Property Types				
	Dec-13	Dec-12	% change	Nov-13	% change
Sales	890	664	34.0%	986	-9.7%
New Listings	1,013	873	16.0%	1,774	-42.9%
Active Listings	7,541	7,187	4.9%	8,641	-12.7%
Average Price	\$ 486,701	\$ 458,517	6.1%	\$ 507,394	-4.1%

Grand Totals - year to date	All Property Types		
	2013	2012	% change
Sales - year to date	13,663	13,878	-1.5%
New Listings - year to date	29,338	31,009	-5.4%

All Areas Combined	Detached					Townhouse					Apartment				
	Dec-13	Dec-12	% change	Nov-13	% change	Dec-13	Dec-12	% change	Nov-13	% change	Dec-13	Dec-12	% change	Nov-13	% change
Sales	406	315	28.9%	497	-18.3%	204	129	58.1%	213	-4.2%	148	114	29.8%	154	-3.9%
New Listings	442	333	32.7%	767	-42.4%	189	146	29.5%	313	-39.6%	171	189	-9.5%	320	-46.6%
Active Listings	2,818	2,774	1.6%	3,233	-12.8%	1,053	1,063	-0.9%	1,232	-14.5%	1,420	1,347	5.4%	1,557	-8.8%
Benchmark Price	\$ 549,500	\$ 539,000	1.9%	\$ 550,300	-0.1%	\$ 293,300	\$ 296,400	-1.0%	\$ 292,400	0.3%	\$ 192,600	\$ 200,100	-3.7%	\$ 196,200	-1.8%
Median Price	\$ 548,000	\$ 529,000	3.6%	\$ 565,000	-3.0%	\$ 338,000	\$ 319,900	5.7%	\$ 315,000	7.3%	\$ 193,375	\$ 203,750	-5.1%	\$ 200,950	-3.8%
Average Price	\$ 613,921	\$ 576,709	6.5%	\$ 658,639	-6.8%	\$ 354,502	\$ 327,935	8.1%	\$ 337,871	4.9%	\$ 208,557	\$ 217,843	-4.3%	\$ 224,480	-7.1%

Abbotsford	Detached					Townhouse					Apartment				
	Dec-13	Dec-12	% change	Nov-13	% change	Dec-13	Dec-12	% change	Nov-13	% change	Dec-13	Dec-12	% change	Nov-13	% change
Sales	54	44	22.7%	74	-27.0%	25	19	31.6%	31	-19.4%	26	21	23.8%	24	8.3%
New Listings	56	35	60.0%	96	-41.7%	31	16	93.8%	45	-31.1%	25	33	-24.2%	50	-50.0%
Active Listings	423	449	-5.8%	467	-9.4%	183	160	14.4%	195	-6.2%	250	237	5.5%	274	-8.8%
Benchmark Price	\$ 428,200	\$ 421,200	1.7%	\$ 430,700	-0.6%	\$ 206,400	\$ 240,200	-14.1%	\$ 210,100	-1.8%	\$ 136,700	\$ 164,600	-17.0%	\$ 141,000	-3.0%
Median Price	\$ 389,500	\$ 409,500	-4.9%	\$ 434,200	-10.3%	\$ 310,000	\$ 284,000	9.2%	\$ 259,746	19.3%	\$ 134,500	\$ 141,500	-4.9%	\$ 134,000	0.4%
Average Price	\$ 417,437	\$ 429,781	-2.9%	\$ 490,347	-14.9%	\$ 301,078	\$ 272,696	10.4%	\$ 265,198	13.5%	\$ 139,584	\$ 162,238	-14.0%	\$ 146,284	-4.6%

Mission	Detached					Townhouse					Apartment				
	Dec-13	Dec-12	% change	Nov-13	% change	Dec-13	Dec-12	% change	Nov-13	% change	Dec-13	Dec-12	% change	Nov-13	% change
Sales	24	26	-7.7%	32	-25.0%	5	2	150.0%	2	150.0%	1	-	-	2	-50.0%
New Listings	39	18	116.7%	39	0.0%	2	1	100.0%	2	0.0%	1	3	-66.7%	1	0.0%
Active Listings	234	247	-5.3%	250	-6.4%	22	28	-21.4%	26	-15.4%	26	35	-25.7%	28	-7.1%
Benchmark Price	\$ 348,300	\$ 351,100	-0.8%	\$ 350,600	-0.7%	\$ 218,600	\$ 227,600	-4.0%	\$ 226,300	-3.4%	\$ 155,200	\$ 159,300	-2.6%	\$ 155,500	-0.2%
Median Price	\$ 335,750	\$ 354,450	-5.3%	\$ 330,000	1.7%	\$ 225,000	\$ 168,000	33.9%	\$ 242,500	-7.2%	\$ 167,000	\$ -	-	\$ 129,000	29.5%
Average Price	\$ 355,716	\$ 370,781	-4.1%	\$ 325,543	9.3%	\$ 225,100	\$ 168,000	34.0%	\$ 242,500	-7.2%	\$ 167,000	\$ -	-	\$ 129,000	29.5%



White Rock / South Surrey	Detached					Townhouse					Apartment				
	Dec-13	Dec-12	% change	Nov-13	% change	Dec-13	Dec-12	% change	Nov-13	% change	Dec-13	Dec-12	% change	Nov-13	% change
Sales	72	43	67.4%	98	-26.5%	35	13	169.2%	32	9.4%	38	23	65.2%	43	-11.6%
New Listings	65	48	35.4%	153	-57.5%	32	22	45.5%	47	-31.9%	37	32	15.6%	68	-45.6%
Active Listings	496	437	13.5%	596	-16.8%	181	181	0.0%	216	-16.2%	289	303	-4.6%	347	-16.7%
Benchmark Price	\$ 854,300	\$ 822,500	3.9%	\$ 845,800	1.0%	\$ 458,900	\$ 437,800	4.8%	\$ 460,800	-0.4%	\$ 238,000	\$ 227,000	4.8%	\$ 245,700	-3.1%
Median Price	\$ 845,560	\$ 782,000	8.1%	\$ 786,500	7.5%	\$ 470,000	\$ 435,000	8.0%	\$ 382,000	23.0%	\$ 243,000	\$ 238,000	2.1%	\$ 278,000	-12.6%
Average Price	\$ 969,456	\$ 952,028	1.8%	\$ 1,056,958	-8.3%	\$ 499,192	\$ 470,342	6.1%	\$ 437,723	14.0%	\$ 262,005	\$ 286,206	-8.5%	\$ 312,762	-16.2%

Langley	Detached					Townhouse					Apartment				
	Dec-13	Dec-12	% change	Nov-13	% change	Dec-13	Dec-12	% change	Nov-13	% change	Dec-13	Dec-12	% change	Nov-13	% change
Sales	70	52	34.6%	85	-17.6%	43	29	48.3%	49	-12.2%	23	18	27.8%	28	-17.9%
New Listings	66	59	11.9%	106	-37.7%	28	27	3.7%	60	-53.3%	27	28	-3.6%	57	-52.6%
Active Listings	303	399	-24.1%	370	-18.1%	162	185	-12.4%	199	-18.6%	223	218	2.3%	237	-5.9%
Benchmark Price	\$ 559,200	\$ 540,000	3.6%	\$ 562,000	-0.5%	\$ 289,500	\$ 292,400	-1.0%	\$ 285,800	1.3%	\$ 206,400	\$ 206,200	0.1%	\$ 208,400	-1.0%
Median Price	\$ 587,500	\$ 540,654	8.7%	\$ 591,000	-0.6%	\$ 328,000	\$ 319,900	2.5%	\$ 305,000	7.5%	\$ 191,500	\$ 199,500	-4.0%	\$ 199,700	-4.1%
Average Price	\$ 610,444	\$ 541,246	12.8%	\$ 668,276	-8.7%	\$ 322,689	\$ 339,886	-5.1%	\$ 312,316	3.3%	\$ 193,243	\$ 202,916	-4.8%	\$ 205,451	-5.9%

Delta - North	Detached					Townhouse					Apartment				
	Dec-13	Dec-12	% change	Nov-13	% change	Dec-13	Dec-12	% change	Nov-13	% change	Dec-13	Dec-12	% change	Nov-13	% change
Sales	21	23	-8.7%	26	-19.2%	6	4	50.0%	11	-45.5%	2	-	-	1	100.0%
New Listings	21	29	-27.6%	42	-50.0%	2	2	0.0%	15	-87%	6	3	100.0%	4	50.0%
Active Listings	142	130	9.2%	167	-15.0%	26	21	23.8%	32	-18.8%	17	25	-32.0%	17	0.0%
Benchmark Price	\$ 531,000	\$ 519,300	2.3%	\$ 537,500	-1.2%	\$ 298,000	\$ 292,700	1.8%	\$ 294,700	1.1%	\$ 152,000	\$ 165,300	-8.0%	\$ 157,400	-3.4%
Median Price	\$ 505,000	\$ 521,250	-3.1%	\$ 550,000	-8.2%	\$ 441,750	\$ 366,250	20.6%	\$ 628,000	-29.7%	\$ 145,625	\$ -	-	\$ 274,000	-46.9%
Average Price	\$ 519,754	\$ 559,276	-7.1%	\$ 563,990	-7.8%	\$ 457,250	\$ 378,100	20.9%	\$ 585,318	-21.9%	\$ 145,625	\$ -	-	\$ 274,000	-46.9%



Surrey - Combined*	Detached					Townhouse					Apartment				
	Dec-13	Dec-12	% change	Nov-13	% change	Dec-13	Dec-12	% change	Nov-13	% change	Dec-13	Dec-12	% change	Nov-13	% change
Sales	165	127	29.9%	182	-9.3%	90	62	45.2%	88	2.3%	58	52	11.5%	56	3.6%
Average Price	\$ 574,099	\$ 560,374	2.4%	\$ 580,173	-1.0%	\$ 328,614	\$ 311,337	5.5%	\$ 312,628	5.1%	\$ 213,418	\$ 215,229	-0.8%	\$ 202,244	5.5%

*Central Surrey, Cloverdale and North Surrey

Surrey - Central	Detached					Townhouse					Apartment				
	Dec-13	Dec-12	% change	Nov-13	% change	Dec-13	Dec-12	% change	Nov-13	% change	Dec-13	Dec-12	% change	Nov-13	% change
Sales	94	63	49.2%	87	8.0%	41	39	5.1%	51	-19.6%	11	9	22.2%	18	-38.9%
New Listings	100	84	19.0%	180	-44.4%	61	53	15.1%	77	-20.8%	21	28	-25.0%	41	-48.8%
Active Listings	714	627	13.9%	820	-12.9%	296	281	5.3%	334	-11.4%	173	152	13.8%	177	-2.3%
Benchmark Price	\$ 567,800	\$ 565,600	0.4%	\$ 570,100	-0.4%	\$ 294,700	\$ 297,500	-0.9%	\$ 293,600	0.4%	\$ 183,700	\$ 190,800	-3.7%	\$ 190,300	-3.5%
Median Price	\$ 556,000	\$ 560,000	-0.7%	\$ 567,000	-1.9%	\$ 330,000	\$ 309,000	6.8%	\$ 309,000	6.8%	\$ 193,000	\$ 163,000	18.4%	\$ 192,750	0.1%
Average Price	\$ 587,276	\$ 579,452	1.4%	\$ 579,521	1.3%	\$ 323,217	\$ 311,060	3.9%	\$ 313,607	3.1%	\$ 213,696	\$ 180,839	18.2%	\$ 209,228	2.1%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Dec-13	Dec-12	% change	Nov-13	% change	Dec-13	Dec-12	% change	Nov-13	% change	Dec-13	Dec-12	% change	Nov-13	% change
Sales	30	33	-9.1%	39	-23.1%	29	15	93.3%	23	26.1%	7	10	-30.0%	11	-36.4%
New Listings	33	23	43.5%	66	-50.0%	18	22	-18.2%	33	-45.5%	5	9	-44.4%	22	-77.3%
Active Listings	176	185	-4.9%	206	-14.6%	89	121	-26.4%	118	-24.6%	75	77	-2.6%	82	-8.5%
Benchmark Price	\$ 580,600	\$ 562,300	3.3%	\$ 578,200	0.4%	\$ 323,900	\$ 318,500	1.7%	\$ 321,200	0.8%	\$ 222,700	\$ 225,400	-1.2%	\$ 225,000	-1.0%
Median Price	\$ 561,750	\$ 531,000	5.8%	\$ 555,000	1.2%	\$ 327,500	\$ 322,000	1.7%	\$ 326,000	0.5%	\$ 217,000	\$ 193,047	12.4%	\$ 239,900	-9.5%
Average Price	\$ 562,118	\$ 565,213	-0.5%	\$ 575,880	-2.4%	\$ 348,904	\$ 323,967	7.7%	\$ 337,280	3.4%	\$ 271,850	\$ 248,267	9.5%	\$ 232,563	16.9%

Surrey - North	Detached					Townhouse					Apartment				
	Dec-13	Dec-12	% change	Nov-13	% change	Dec-13	Dec-12	% change	Nov-13	% change	Dec-13	Dec-12	% change	Nov-13	% change
Sales	41	31	32.3%	56	-26.8%	20	8	150.0%	14	42.9%	40	33	21.2%	27	48.1%
New Listings	61	35	74.3%	84	-27.4%	15	3	400.0%	34	-55.9%	49	53	-7.5%	77	-36.4%
Active Listings	325	294	10.5%	353	-7.9%	93	86	8.1%	111	-16.2%	367	299	22.7%	395	-7.1%
Benchmark Price	\$ 533,400	\$ 524,700	1.7%	\$ 532,100	0.2%	\$ 244,200	\$ 234,700	4.0%	\$ 240,500	1.5%	\$ 203,100	\$ 204,800	-0.8%	\$ 203,100	0.0%
Median Price	\$ 485,000	\$ 449,900	7.8%	\$ 516,500	-6.1%	\$ 334,450	\$ 291,500	14.7%	\$ 261,000	28.1%	\$ 204,250	\$ 210,000	-2.7%	\$ 188,000	8.6%
Average Price	\$ 552,653	\$ 516,451	7.0%	\$ 584,175	-5.4%	\$ 310,255	\$ 289,000	7.4%	\$ 268,558	15.5%	\$ 203,116	\$ 214,596	-5.3%	\$ 185,235	9.7%



MLS® 5-year summary - Fraser Valley Year-end 2013

Grand Totals	All Sales						
	2013	2012	% change	2010	% change	2008	% change
Sales	13,663	13,878	-1.5%	14,891	-8.2%	13,194	3.6%
New Listings	29,338	31,009	-5.4%	31,437	-6.7%	35,651	-17.7%
Number of FVREB members	2,769	2,835	-2.3%	2,895	-4.4%	3,027	-8.5%

All areas combined	Detached						
	2013	2012	% change	2010	% change	2008	% change
Sales	6,890	7,062	-2.4%	7,443	-7.4%	6,298	9.4%
New Listings	13,525	14,414	-6.2%	14,855	-9.0%	17,625	-23.3%
Median Price	\$ 548,000	\$ 536,000	2.2%	\$ 519,000	5.6%	\$ 499,000	9.8%
Average Price	\$ 615,852	\$ 597,608	3.1%	\$ 559,456	10.1%	\$ 537,960	14.5%

Abbotsford	Detached						
	2013	2012	% change	2010	% change	2008	% change
Sales	985	990	-0.5%	1,032	-4.6%	1,108	-11.1%
New Listings	1,799	2,075	-13.3%	2,187	-17.7%	2,720	-33.9%
Median Price	\$ 418,500	\$ 415,250	0.8%	\$ 424,000	-1.3%	\$ 424,000	-1.3%
Average Price	\$ 452,361	\$ 444,252	1.8%	\$ 451,361	0.2%	\$ 450,184	0.5%

Mission	Detached						
	2013	2012	% change	2010	% change	2008	% change
Sales	475	448	6.0%	479	-0.8%	508	-6.5%
New Listings	841	889	-5.4%	988	-14.9%	1,213	-30.7%
Median Price	\$ 355,000	\$ 350,000	1.4%	\$ 384,000	-7.6%	\$ 385,000	-7.8%
Average Price	\$ 361,217	\$ 367,804	-1.8%	\$ 385,536	-6.3%	\$ 392,890	-8.1%



MLS® 5-year summary - Fraser Valley Year-end 2013

White Rock	Detached						
	2013	2012	% change	2010	% change	2008	% change
Sales	1,082	981	10.3%	1,088	-0.6%	678	59.6%
New Listings	2,432	2,362	3.0%	2,057	18.2%	2,259	7.7%
Median Price	\$ 820,000	\$ 835,000	-1.8%	\$ 735,000	11.6%	\$ 765,000	7.2%
Average Price	\$ 1,019,986	\$ 1,010,233	1.0%	\$ 834,593	22.2%	\$ 853,268	19.5%

Langley	Detached						
	2013	2012	% change	2010	% change	2008	% change
Sales	1,251	1,223	2.3%	1,007	24.2%	1,099	13.8%
New Listings	1,930	2,276	-15.2%	1,975	-2.3%	2,524	-23.5%
Median Price	\$ 560,000	\$ 554,500	1.0%	\$ 525,000	6.7%	\$ 524,900	6.7%
Average Price	\$ 589,894	\$ 565,045	4.4%	\$ 544,832	8.3%	\$ 536,909	9.9%

Delta - North	Detached						
	2013	2012	% change	2010	% change	2008	% change
Sales	464	479	-3.1%	520	-10.8%	454	2.2%
New Listings	862	862	0.0%	888	-2.9%	1,056	-18.4%
Median Price	\$ 529,500	\$ 521,000	1.6%	\$ 475,000	11.5%	\$ 475,000	11.5%
Average Price	\$ 563,619	\$ 550,725	2.3%	\$ 521,391	8.1%	\$ 499,812	12.8%



MLS® 5-year summary - Fraser Valley Year-end 2013

Surrey - Combined*	Detached						
	2013	2012	% change	2010	% change	2008	% change
Sales	2,630	2,939	-10.5%	3,318	-20.7%	2,449	7.4%
Average Price	\$ 578,643	\$ 567,970	1.9%	\$ 538,316	7.5%	\$ 528,177	9.6%

*Central Surrey, Cloverdale and North Surrey

Surrey - Central	Detached						
	2013	2012	% change	2010	% change	2008	% change
Sales	1,352	1,577	-14.3%	1,768	-23.5%	1,273	6.2%
New Listings	3,184	3,290	-3.2%	3,763	-15.4%	4,288	-25.7%
Median Price	\$ 574,450	\$ 552,000	4.1%	\$ 525,000	9.4%	\$ 519,500	10.6%
Average Price	\$ 589,505	\$ 577,978	2.0%	\$ 540,779	9.0%	\$ 535,433	10.1%

Surrey - Cloverdale	Detached						
	2013	2012	% change	2010	% change	2008	% change
Sales	586	622	-5.8%	733	-20.1%	522	12.3%
New Listings	1,027	1,137	-9.7%	1,279	-19.7%	1,296	-20.8%
Median Price	\$ 551,000	\$ 545,000	1.1%	\$ 548,000	0.5%	\$ 529,000	4.2%
Average Price	\$ 569,600	\$ 567,326	0.4%	\$ 555,502	2.5%	\$ 537,955	5.9%

Surrey - North	Detached						
	2013	2012	% change	2010	% change	2008	% change
Sales	692	740	-6.5%	817	-15.3%	654	5.8%
New Listings	1,445	1,512	-4.4%	1,707	-15.3%	2,248	-35.7%
Median Price	\$ 505,000	\$ 492,000	2.6%	\$ 452,500	11.6%	\$ 453,500	11.4%
Average Price	\$ 565,079	\$ 547,179	3.3%	\$ 517,566	9.2%	\$ 506,245	11.6%



MLS® 5-year summary - Fraser Valley Year-end 2013

Grand Totals	All Sales						
	2013	2012	% change	2010	% change	2008	% change
Sales	13,663	13,878	-1.5%	14,891	-8.2%	13,194	3.6%
New Listings	29,338	31,009	-5.4%	31,437	-6.7%	35,651	-17.7%
Number of FVREB members	2,769	2,835	-2.3%	2,895	-4.4%	3,027	-8.5%

All areas combined	Townhouse							Apartment						
	2013	2012	% change	2010	% change	2008	% change	2013	2012	% change	2010	% change	2008	% change
Sales	2,856	2,767	3.2%	2,865	-0.3%	2,692	6.1%	2,321	2,284	1.6%	2,716	-14.5%	2,569	-9.7%
New Listings	5,181	5,443	-4.8%	4,838	7.1%	5,479	-5.4%	5,186	5,621	-7.7%	5,991	-13.4%	5,815	-10.8%
Median Price	\$ 324,700	\$ 325,000	-0.1%	\$ 328,000	-1.0%	\$ 326,500	-0.6%	\$ 200,000	\$ 207,000	-3.4%	\$ 213,900	-6.5%	\$ 220,000	-9.1%
Average Price	\$ 337,811	\$ 340,253	-0.7%	\$ 336,484	0.4%	\$ 334,259	1.1%	\$ 219,196	\$ 220,033	-0.4%	\$ 223,910	-2.1%	\$ 229,488	-4.5%

Abbotsford	Townhouse							Apartment						
	2013	2012	% change	2010	% change	2008	% change	2013	2012	% change	2010	% change	2008	% change
Sales	378	391	-3.3%	376	0.5%	358	5.6%	469	432	8.6%	571	-17.9%	594	-21.0%
New Listings	699	713	-2.0%	651	7.4%	760	-8.0%	951	956	-0.5%	1,158	-17.9%	1,141	-16.7%
Median Price	\$ 261,000	\$ 267,500	-2.4%	\$ 265,000	-1.5%	\$ 285,000	-8.4%	\$ 150,600	\$ 152,000	-0.9%	\$ 166,500	-9.5%	\$ 191,000	-21.2%
Average Price	\$ 264,458	\$ 262,568	0.7%	\$ 273,053	-3.1%	\$ 287,604	-8.0%	\$ 162,075	\$ 159,813	1.4%	\$ 174,861	-7.3%	\$ 197,707	-18.0%

Mission	Townhouse							Apartment						
	2013	2012	% change	2010	% change	2008	% change	2013	2012	% change	2010	% change	2008	% change
Sales	32	23	39.1%	53	-39.6%	34	-5.9%	38	26	46.2%	42	-9.5%	37	2.7%
New Listings	59	71	-16.9%	81	-27.2%	112	-47.3%	65	72	-9.7%	94	-30.9%	102	-36.3%
Median Price	\$ 219,500	\$ 233,900	-6.2%	\$ 249,000	-11.8%	\$ 293,000	-25.1%	\$ 150,500	\$ 153,500	-2.0%	\$ 183,500	-18.0%	\$ 196,500	-23.4%
Average Price	\$ 213,887	\$ 231,492	-7.6%	\$ 249,385	-14.2%	\$ 292,302	-26.8%	\$ 162,050	\$ 162,738	-0.4%	\$ 191,170	-15.2%	\$ 196,765	-17.6%



MLS® 5-year summary - Fraser Valley Year-end 2013

White Rock	Townhouse							Apartment						
	2013	2012	% change	2010	% change	2008	% change	2013	2012	% change	2010	% change	2008	% change
Sales	444	413	7.5%	374	18.7%	290	53.1%	519	469	10.7%	522	-0.6%	439	18.2%
New Listings	869	834	4.2%	618	40.6%	693	25.4%	1,184	1,224	-3.3%	1,161	2.0%	1,042	13.6%
Median Price	\$ 420,000	\$ 433,000	-3.0%	\$ 430,000	-2.3%	\$ 414,700	1.3%	\$ 271,768	\$ 274,715	-1.1%	\$ 280,000	-2.9%	\$ 279,000	-2.6%
Average Price	\$ 464,111	\$ 480,522	-3.4%	\$ 468,688	-1.0%	\$ 461,678	0.5%	\$ 308,309	\$ 302,068	2.1%	\$ 305,174	1.0%	\$ 305,420	0.9%

Langley	Townhouse							Apartment						
	2013	2012	% change	2010	% change	2008	% change	2013	2012	% change	2010	% change	2008	% change
Sales	623	614	1.5%	582	7.0%	581	7.2%	390	388	0.5%	437	-10.8%	502	-22.3%
New Listings	1,000	1,064	-6.0%	962	4.0%	1,070	-6.5%	810	936	-13.5%	856	-5.4%	919	-11.9%
Median Price	\$ 317,000	\$ 315,000	0.6%	\$ 321,000	-1.2%	\$ 318,000	-0.3%	\$ 202,950	\$ 212,713	-4.6%	\$ 218,000	-6.9%	\$ 228,000	-11.0%
Average Price	\$ 321,277	\$ 325,249	-1.2%	\$ 327,342	-1.9%	\$ 324,766	-1.1%	\$ 205,704	\$ 213,788	-3.8%	\$ 217,538	-5.4%	\$ 229,825	-10.5%

Delta - North	Townhouse							Apartment						
	2013	2012	% change	2010	% change	2008	% change	2013	2012	% change	2010	% change	2008	% change
Sales	81	62	30.6%	88	-8.0%	26	211.5%	39	28	39.3%	31	25.8%	27	44.4%
New Listings	146	148	-1.4%	172	-15.1%	68	114.7%	72	85	-15.3%	78	-7.7%	64	12.5%
Median Price	\$ 470,000	\$ 431,450	8.9%	\$ 389,900	20.5%	\$ 320,000	46.9%	\$ 193,250	\$ 149,250	29.5%	\$ 207,000	-6.6%	\$ 242,000	-20.1%
Average Price	\$ 472,671	\$ 440,099	7.4%	\$ 396,825	19.1%	\$ 322,334	46.6%	\$ 175,939	\$ 180,178	-2.4%	\$ 206,500	-14.8%	\$ 231,358	-24.0%



MLS® 5-year summary - Fraser Valley Year-end 2013

Surrey - Combined*	Townhouse							Apartment						
	2013	2012	% change	2010	% change	2008	% change	2013	2012	% change	2010	% change	2008	% change
Sales	1,298	1,264	2.7%	1,387	-6.4%	1,402	-7.4%	866	941	-8.0%	1,112	-22.1%	968	-10.5%
Average Price	\$ 318,545	\$ 322,822	-1.3%	\$ 321,509	-0.9%	\$ 324,986	-2.0%	\$ 207,257	\$ 212,137	-2.3%	\$ 215,132	-3.7%	\$ 215,815	-4.0%

*Central Surrey, Cloverdale and North Surrey

Surrey - Central	Townhouse							Apartment						
	2013	2012	% change	2010	% change	2008	% change	2013	2012	% change	2010	% change	2008	% change
Sales	755	722	4.6%	783	-3.6%	816	-7.5%	219	224	-2.2%	300	-27.0%	275	-20.4%
New Listings	1,457	1,521	-4.2%	1,285	13.4%	1,586	-8.1%	563	629	-10.5%	692	-18.6%	583	-3.4%
Median Price	\$ 323,193	\$ 329,000	-1.8%	\$ 330,000	-2.1%	\$ 330,000	-2.1%	\$ 195,000	\$ 201,500	-3.2%	\$ 215,000	-9.3%	\$ 209,500	-6.9%
Average Price	\$ 322,165	\$ 326,960	-1.5%	\$ 327,178	-1.5%	\$ 328,899	-2.0%	\$ 198,831	\$ 201,545	-1.3%	\$ 211,887	-6.2%	\$ 209,366	-5.0%

Surrey - Cloverdale	Townhouse							Apartment						
	2013	2012	% change	2010	% change	2008	% change	2013	2012	% change	2010	% change	2008	% change
Sales	334	361	-7.5%	377	-11.4%	358	-6.7%	129	118	9.3%	118	9.3%	98	31.6%
New Listings	544	703	-22.6%	640	-15.0%	619	-12.1%	257	278	-7.6%	332	-22.6%	258	-0.4%
Median Price	\$ 319,450	\$ 326,901	-2.3%	\$ 333,000	-4.1%	\$ 336,000	-4.9%	\$ 215,000	\$ 215,380	-0.2%	\$ 242,900	-11.5%	\$ 237,000	-9.3%
Average Price	\$ 331,182	\$ 334,429	-1.0%	\$ 340,385	-2.7%	\$ 343,709	-3.6%	\$ 226,251	\$ 225,110	0.5%	\$ 244,691	-7.5%	\$ 243,281	-7.0%

Surrey - North	Townhouse							Apartment						
	2013	2012	% change	2010	% change	2008	% change	2013	2012	% change	2010	% change	2008	% change
Sales	209	181	15.5%	227	-7.9%	228	-8.3%	518	599	-13.5%	694	-25.4%	595	-12.9%
New Listings	406	389	4.4%	424	-4.2%	564	-28.0%	1,284	1,439	-10.8%	1,608	-20.1%	1,702	-24.6%
Median Price	\$ 285,000	\$ 270,000	5.6%	\$ 272,800	4.5%	\$ 283,000	0.7%	\$ 197,425	\$ 207,000	-4.6%	\$ 206,000	-4.2%	\$ 207,000	-4.6%
Average Price	\$ 285,272	\$ 283,165	0.7%	\$ 270,601	5.4%	\$ 281,582	1.3%	\$ 206,088	\$ 213,542	-3.5%	\$ 211,508	-2.6%	\$ 214,271	-3.8%



MLS® Home Price Index - Fraser Valley

December 2013

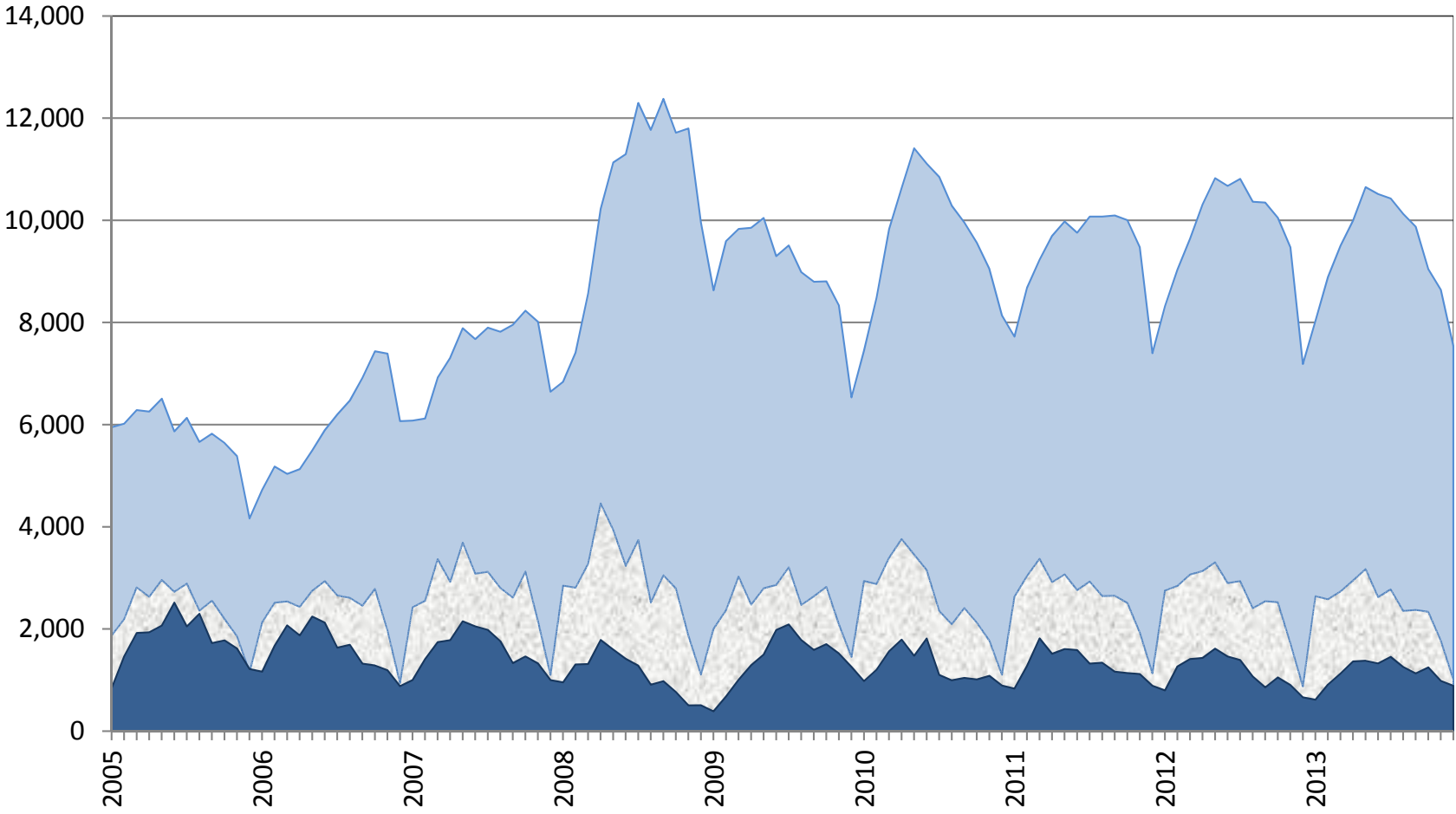
	BENCHMARK PRICE	INDEX (HPI)	ONE MONTH % CHANGE	THREE MONTH % CHANGE	SIX MONTH % CHANGE	ONE YEAR % CHANGE	THREE YEAR % CHANGE	FIVE YEAR % CHANGE	
RESIDENTIAL COMBINED	LOWER MAINLAND	540,900	152.7	-0.1	-0.3	-0.3	1.6	5.9	16.0
	FRASER VALLEY BOARD	422,100	141.3	-0.3	-1.5	-1.5	0.4	4.6	6.6
	NORTH DELTA	492,700	152.7	-1.0	-0.7	1.3	1.7	8.0	13.5
	NORTH SURREY	374,300	154.3	0.3	-0.8	-0.1	0.9	9.6	8.6
	SURREY	445,200	143.9	-0.5	-0.8	-1.2	-0.6	5.3	9.4
	CLOVERDALE	477,100	142.0	0.4	-0.1	0.7	2.2	6.1	8.0
	SOUTH SURREY & WHITE ROCK	597,400	148.8	0.0	-0.9	-0.1	4.4	11.2	18.5
	LANGLEY	422,200	137.3	-0.1	-0.4	-0.7	2.1	3.3	4.5
	ABBOTSFORD	306,500	125.3	-1.4	-5.3	-7.7	-6.3	-5.2	-4.7
MISSION	329,200	124.1	-0.8	-4.6	-3.7	-1.1	-5.5	-7.9	
DETACHED	LOWER MAINLAND	759,100	161.3	0.1	0.1	0.4	2.4	11.1	25.1
	FRASER VALLEY BOARD	549,500	146.7	-0.1	-0.6	-0.5	2.0	8.8	14.8
	NORTH DELTA	531,000	154.9	-1.2	-0.5	1.5	2.2	9.5	16.2
	NORTH SURREY	533,400	153.1	0.3	0.1	0.5	1.7	9.8	17.9
	SURREY	567,800	151.7	-0.4	-0.1	-0.8	0.4	10.6	19.4
	CLOVERDALE	580,600	145.7	0.4	0.4	1.2	3.3	8.7	13.7
	SOUTH SURREY & WHITE ROCK	854,300	161.4	1.0	-0.6	0.4	3.9	16.3	29.1
	LANGLEY	559,200	140.1	-0.5	0.2	-0.1	3.6	7.4	9.6
	ABBOTSFORD	428,200	134.6	-0.6	-1.2	-2.0	1.7	3.4	8.2
MISSION	348,300	124.2	-0.6	-4.9	-3.7	-0.8	-4.5	-6.7	
TOWNHOUSE	LOWER MAINLAND	387,300	140.6	-0.1	-0.7	-0.9	0.3	0.0	7.0
	FRASER VALLEY BOARD	293,300	130.2	0.3	-1.0	-1.8	-1.1	-1.7	-1.1
	NORTH DELTA	298,000	144.7	1.1	0.6	1.8	1.8	4.9	5.9
	NORTH SURREY	244,200	135.6	1.6	1.4	2.4	4.1	-0.7	-3.1
	SURREY	294,700	129.7	0.4	-0.8	-0.7	-0.9	-2.2	-1.2
	CLOVERDALE	323,900	131.6	0.8	0.3	0.2	1.7	-2.0	-0.5
	SOUTH SURREY & WHITE ROCK	458,900	139.6	-0.4	0.8	0.1	4.8	11.1	17.1
	LANGLEY	289,500	132.2	1.3	-0.1	-0.7	-1.0	-1.6	0.6
	ABBOTSFORD	206,400	111.8	-1.8	-7.6	-12.9	-14.1	-14.3	-17.4
MISSION	218,600	119.2	-3.4	-2.4	-4.0	-4.0	-11.8	-16.5	
APARTMENT	LOWER MAINLAND	334,400	146.7	-0.3	-0.5	-1.0	1.0	1.2	8.3
	FRASER VALLEY BOARD	192,600	136.3	-1.8	-5.2	-4.9	-3.7	-2.2	-7.2
	NORTH DELTA	152,000	130.1	-3.5	-5.6	-6.1	-8.1	-12.2	-16.5
	NORTH SURREY	203,100	162.6	0.0	-2.6	-1.3	-0.9	12.7	2.3
	SURREY	183,700	139.4	-3.5	-4.3	-3.9	-3.7	-4.5	-10.5
	CLOVERDALE	222,700	153.9	-1.0	-3.8	0.9	-1.2	3.1	-1.2
	SOUTH SURREY & WHITE ROCK	238,000	121.0	-3.1	-3.2	-1.2	4.9	-5.8	-7.6
	LANGLEY	206,400	135.4	-1.0	-3.1	-2.6	0.1	-2.0	-4.2
	ABBOTSFORD	136,700	115.8	-3.1	-12.9	-16.4	-17.0	-16.0	-19.6
MISSION	155,200	132.0	-0.2	-0.2	-1.9	-2.6	-12.0	-13.9	

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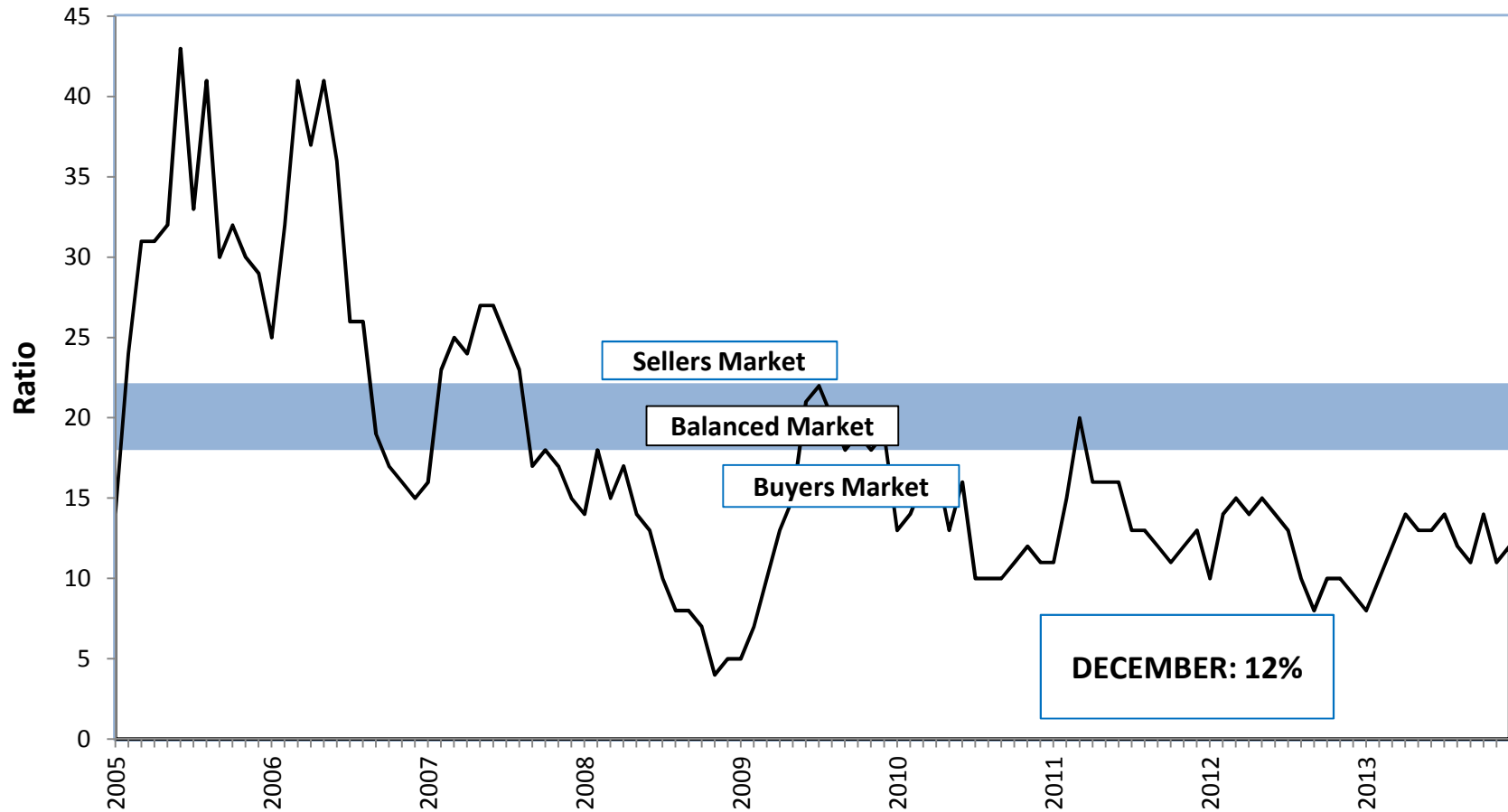
All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.
Lower Mainland combines data across the Fraser Valley and Greater Vancouver real estate board areas.

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

■ Actives ■ Listings ■ Sales

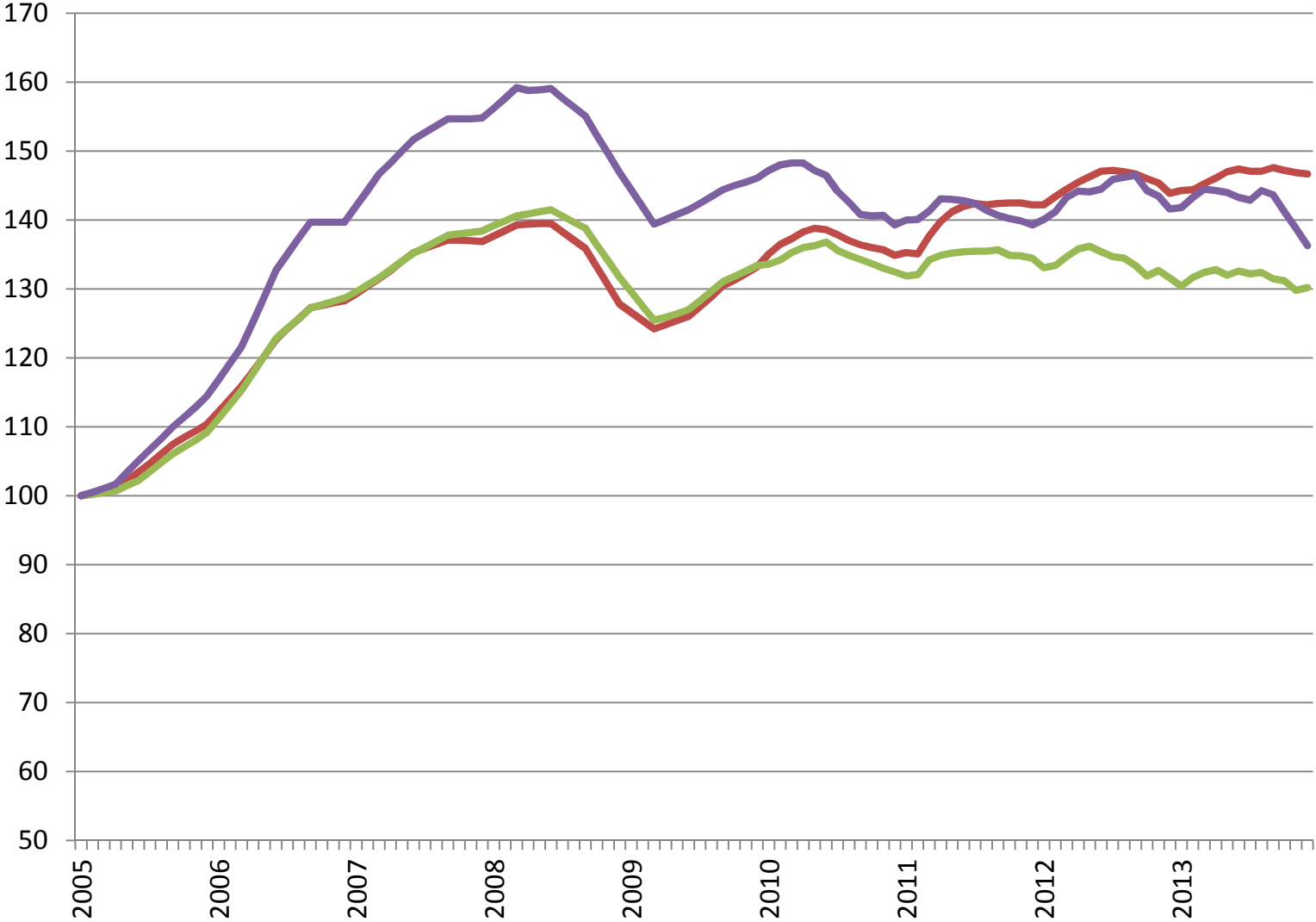


Sales-to-Active Listings Ratio, All Types, Fraser Valley



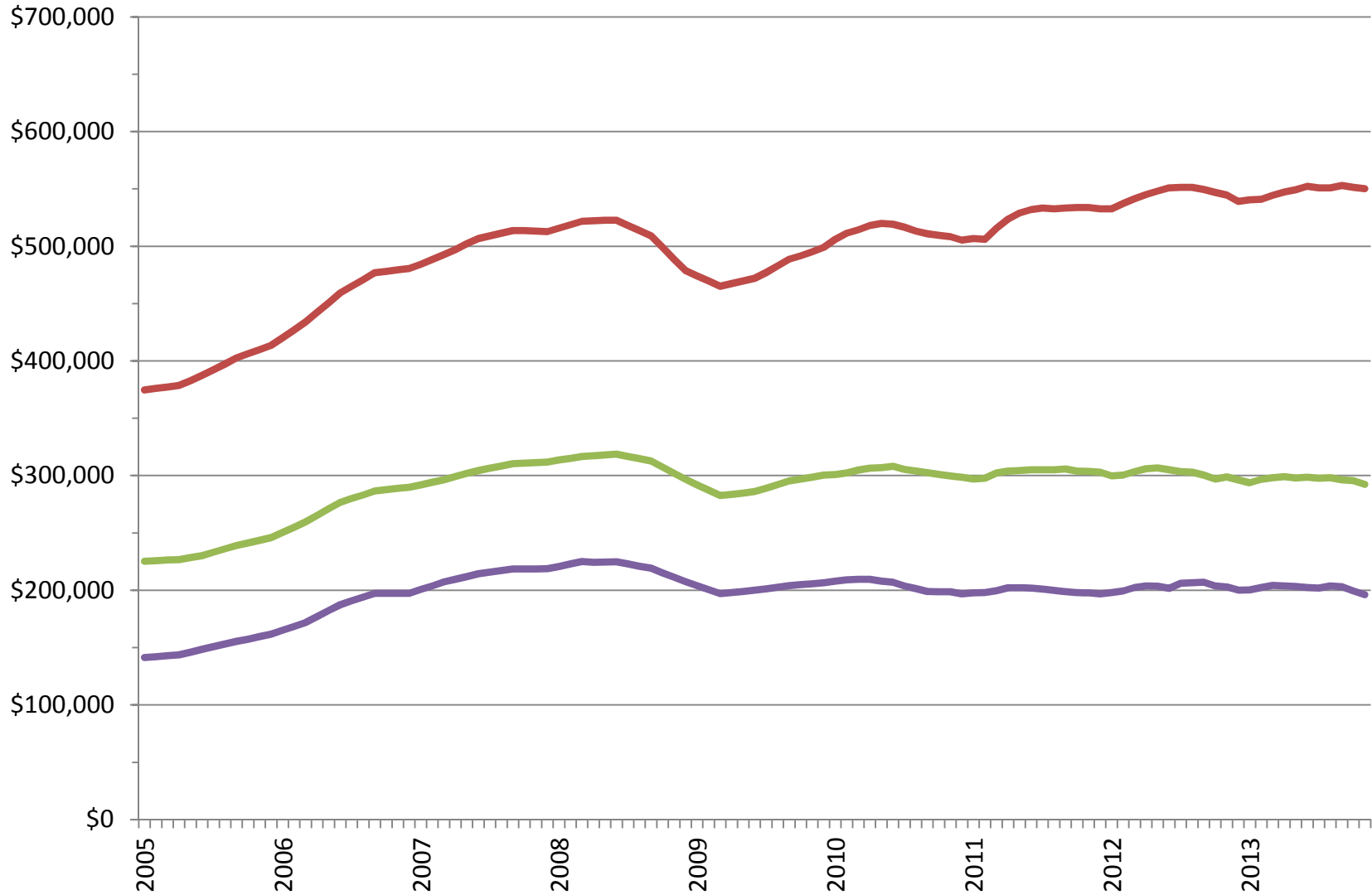
MLS® Home Price Index, Fraser Valley

Detached Townhouse Apartment

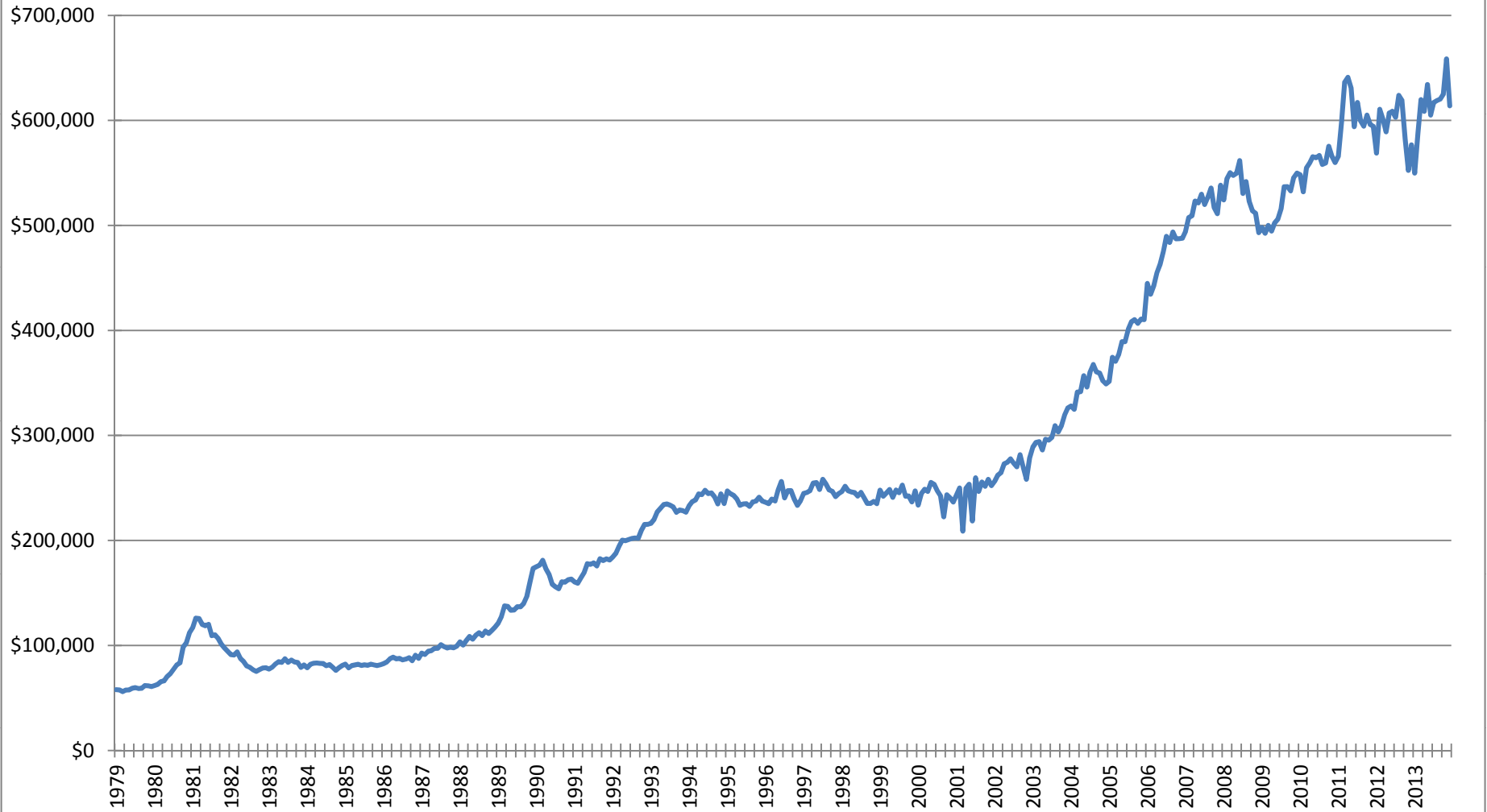


MLS® Home Price Index Benchmark Prices, Fraser Valley

— 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

