



# *Fraser Valley Real Estate Board*

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Monthly Statistics Package

December 2016



# MLS® Summary - Fraser Valley December 2016

Grand Totals	All Property Types				
	Dec-16	Dec-15	% change	Nov-16	% change
Sales	966	1,543	-37.4%	1,247	-22.5%
New Listings	829	1,294	-35.9%	1,792	-53.7%
Active Listings	3,930	4,280	-8.2%	5,602	-29.8%
Average Price	\$ 658,313	\$ 627,980	4.8%	\$ 615,273	7.0%

Grand Totals - year to date	All Property Types		
	2016	2015	% change
Sales - year to date	23,974	21,095	13.6%
New Listings - year to date	34,768	30,998	12.2%

All Areas Combined	Detached					Townhouse					Apartment				
	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change
Sales	349	764	-54.3%	472	-26.1%	226	296	-23.6%	291	-22.3%	279	269	3.7%	348	-19.8%
New Listings	312	582	-46.4%	708	-55.9%	143	234	-38.9%	362	-60.5%	182	222	-18.0%	373	-51.2%
Active Listings	1,628	1,125	44.7%	2,413	-32.5%	408	553	-26.2%	649	-37.1%	420	978	-57.1%	654	-35.8%
Benchmark Price	\$ 856,700	\$ 672,400	27.4%	\$ 860,800	-0.5%	\$ 416,600	\$ 321,800	29.5%	\$ 424,300	-1.8%	\$ 259,000	\$ 204,900	26.4%	\$ 258,600	0.2%
Median Price	\$ 795,238	\$ 702,000	13.3%	\$ 785,000	1.3%	\$ 461,750	\$ 354,900	30.1%	\$ 462,000	-0.1%	\$ 240,800	\$ 210,000	14.7%	\$ 249,700	-3.6%
Average Price	\$ 914,763	\$ 804,391	13.7%	\$ 904,205	1.2%	\$ 471,086	\$ 372,183	26.6%	\$ 469,483	0.3%	\$ 260,139	\$ 224,276	16.0%	\$ 270,989	-4.0%

Abbotsford	Detached					Townhouse					Apartment				
	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change
Sales	45	119	-62.2%	80	-43.8%	27	51	-47.1%	30	-10.0%	60	53	13.2%	76	-21.1%
New Listings	35	94	-62.8%	94	-62.8%	16	37	-56.8%	37	-56.8%	42	30	40.0%	81	-48.1%
Active Listings	223	196	13.8%	313	-28.8%	58	119	-51.3%	86	-32.6%	88	154	-42.9%	127	-30.7%
Benchmark Price	\$ 666,500	\$ 494,800	34.7%	\$ 663,000	0.5%	\$ 295,000	\$ 229,000	28.8%	\$ 304,200	-3.0%	\$ 213,700	\$ 154,100	38.7%	\$ 209,100	2.2%
Median Price	\$ 649,900	\$ 485,000	34.0%	\$ 643,750	1.0%	\$ 378,000	\$ 299,000	26.4%	\$ 375,000	0.8%	\$ 200,750	\$ 150,000	33.8%	\$ 190,000	5.7%
Average Price	\$ 670,677	\$ 528,264	27.0%	\$ 675,877	-0.8%	\$ 393,951	\$ 298,938	31.8%	\$ 362,336	8.7%	\$ 198,765	\$ 160,947	23.5%	\$ 198,119	0.3%

Mission	Detached					Townhouse					Apartment				
	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change
Sales	34	48	-29.2%	35	-2.9%	4	5	-20.0%	6	-33.3%	2	5	-60.0%	4	-50.0%
New Listings	20	37	-45.9%	37	-45.9%	3	3	0.0%	1	200.0%	2	4	-50.0%	4	-50.0%
Active Listings	113	113	0.0%	153	-26.1%	16	16	0.0%	19	-15.8%	6	21	-71.4%	7	-14.3%
Benchmark Price	\$ 544,200	\$ 415,600	30.9%	\$ 544,800	-0.1%	\$ 336,500	\$ 242,800	38.6%	\$ 338,200	-0.5%	\$ 218,900	\$ 177,600	23.3%	\$ 218,900	0.0%
Median Price	\$ 550,250	\$ 467,202	17.8%	\$ 532,000	3.4%	\$ 383,925	\$ 250,000	53.6%	\$ 330,500	16.2%	\$ 148,500	\$ 175,000	-15.1%	\$ 214,500	-30.8%
Average Price	\$ 536,918	\$ 478,347	12.2%	\$ 531,411	1.0%	\$ 359,712	\$ 287,546	25.1%	\$ 315,178	14.1%	\$ 148,500	\$ 194,200	-23.5%	\$ 203,725	-27.1%



White Rock / South Surrey	Detached					Townhouse					Apartment				
	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change
Sales	47	131	-64.1%	62	-24.2%	37	42	-11.9%	54	-31.5%	50	47	6.4%	64	-21.9%
New Listings	60	102	-41.2%	127	-52.8%	25	36	-30.6%	60	-58.3%	33	43	-23.3%	74	-55.4%
Active Listings	324	232	39.7%	467	-30.6%	71	89	-20.2%	118	-39.8%	97	186	-47.8%	153	-36.6%
Benchmark Price	\$1,430,200	\$1,102,000	29.8%	\$1,433,900	-0.3%	\$573,300	\$449,300	27.6%	\$584,100	-1.8%	\$343,400	\$267,200	28.5%	\$357,400	-3.9%
Median Price	\$1,380,952	\$1,235,000	11.8%	\$1,390,000	-0.7%	\$575,000	\$497,950	15.5%	\$556,894	3.3%	\$365,750	\$297,000	23.1%	\$364,000	0.5%
Average Price	\$1,563,707	\$1,365,662	14.5%	\$1,648,288	-5.1%	\$623,378	\$548,317	13.7%	\$612,364	1.8%	\$369,250	\$330,770	11.6%	\$385,615	-4.2%

Langley	Detached					Townhouse					Apartment				
	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change
Sales	62	95	-34.7%	82	-24.4%	49	46	6.5%	72	-31.9%	41	52	-21.2%	70	-41.4%
New Listings	43	67	-35.8%	102	-57.8%	24	32	-25.0%	102	-76.5%	24	26	-7.7%	73	-67.1%
Active Listings	175	98	78.6%	263	-33.5%	71	48	47.9%	128	-44.5%	48	118	-59.3%	91	-47.3%
Benchmark Price	\$865,200	\$677,700	27.7%	\$871,600	-0.7%	\$427,500	\$332,900	28.4%	\$437,100	-2.2%	\$274,800	\$213,600	28.7%	\$265,800	3.4%
Median Price	\$812,450	\$715,000	13.6%	\$785,000	3.5%	\$489,900	\$361,750	35.4%	\$471,750	3.8%	\$270,000	\$225,450	19.8%	\$246,860	9.4%
Average Price	\$873,024	\$779,984	11.9%	\$813,067	7.4%	\$477,420	\$358,009	33.4%	\$489,887	-2.5%	\$267,593	\$224,190	19.4%	\$281,974	-5.1%

Delta - North	Detached					Townhouse					Apartment				
	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change
Sales	20	41	-51.2%	29	-31.0%	5	3	66.7%	5	0.0%	6	3	100.0%	3	100.0%
New Listings	27	34	-20.6%	52	-48.1%	3	5	-40.0%	9	-67%	-	8	-100.0%	1	-100.0%
Active Listings	125	52	140.4%	184	-32.1%	12	18	-33.3%	17	-29.4%	7	31	-77.4%	19	-63.2%
Benchmark Price	\$833,300	\$703,100	18.5%	\$832,000	0.2%	\$477,700	\$349,500	36.7%	\$495,800	-3.7%	\$196,700	\$166,900	17.9%	\$194,100	1.3%
Median Price	\$813,000	\$725,000	12.1%	\$822,000	-1.1%	\$602,000	\$595,000	1.2%	\$410,000	46.8%	\$182,450	\$193,000	-5.5%	\$419,900	-56.5%
Average Price	\$907,541	\$771,563	17.6%	\$898,291	1.0%	\$596,660	\$539,500	10.6%	\$501,700	18.9%	\$247,733	\$169,666	46.0%	\$417,266	-40.6%



City of Surrey - Combined*	Detached					Townhouse					Apartment				
	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change
Sales	180	425	-57.6%	239	-24.7%	140	188	-25.5%	174	-19.5%	151	133	13.5%	172	-12.2%
Benchmark Price	\$ 965,200	\$ 760,800	26.9%	\$ 973,200	-0.8%	\$ 442,100	\$ 340,700	29.8%	\$ 448,300	-1.4%	\$ 259,200	\$ 214,300	21.0%	\$ 260,700	-0.6%
Average Price	\$1,016,717	\$ 886,181	14.7%	\$ 1,047,474	-2.9%	\$ 483,443	\$ 392,795	23.1%	\$ 480,336	0.6%	\$ 268,433	\$ 231,661	15.9%	\$ 275,579	-2.6%

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

Surrey - Central	Detached					Townhouse					Apartment				
	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change
Sales	69	182	-62.1%	91	-24.2%	70	88	-20.5%	65	7.7%	26	30	-13.3%	23	13.0%
New Listings	60	148	-59.5%	153	-60.8%	38	77	-50.6%	97	-60.8%	12	24	-50.0%	28	-57.1%
Active Listings	347	266	30.5%	539	-35.6%	113	172	-34.3%	193	-41.5%	30	123	-75.6%	52	-42.3%
Benchmark Price	\$ 862,800	\$ 676,400	27.6%	\$ 868,800	-0.7%	\$ 432,100	\$ 327,700	31.9%	\$ 436,200	-0.9%	\$ 237,400	\$ 204,000	16.4%	\$ 237,900	-0.2%
Median Price	\$ 897,000	\$ 720,000	24.6%	\$ 830,000	8.1%	\$ 444,500	\$ 352,166	26.2%	\$ 435,000	2.2%	\$ 221,150	\$ 195,000	13.4%	\$ 210,000	5.3%
Average Price	\$ 939,293	\$ 748,596	25.5%	\$ 888,963	5.7%	\$ 439,493	\$ 363,608	20.9%	\$ 439,816	-0.1%	\$ 223,973	\$ 204,139	9.7%	\$ 220,660	1.5%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change
Sales	31	49	-36.7%	47	-34.0%	23	42	-45.2%	31	-25.8%	21	16	31.3%	26	-19.2%
New Listings	19	34	-44.1%	47	-59.6%	23	29	-20.7%	32	-28.1%	17	22	-22.7%	32	-46.9%
Active Listings	76	47	61.7%	130	-41.5%	31	39	-20.5%	43	-27.9%	25	58	-56.9%	35	-28.6%
Benchmark Price	\$ 860,400	\$ 690,600	24.6%	\$ 877,500	-1.9%	\$ 451,100	\$ 353,500	27.6%	\$ 465,100	-3.0%	\$ 309,800	\$ 248,300	24.8%	\$ 312,600	-0.9%
Median Price	\$ 815,000	\$ 662,000	23.1%	\$ 826,000	-1.3%	\$ 456,800	\$ 347,944	31.3%	\$ 429,900	6.3%	\$ 294,000	\$ 199,000	47.7%	\$ 294,500	-0.2%
Average Price	\$ 856,767	\$ 702,259	22.0%	\$ 878,628	-2.5%	\$ 452,617	\$ 346,525	30.6%	\$ 447,536	1.1%	\$ 289,580	\$ 239,162	21.1%	\$ 285,011	1.6%

Surrey - North	Detached					Townhouse					Apartment				
	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change
Sales	41	99	-58.6%	46	-10.9%	11	19	-42.1%	28	-60.7%	73	63	15.9%	82	-11.0%
New Listings	45	65	-30.8%	96	-53.1%	10	15	-33.3%	24	-58.3%	52	65	-20.0%	80	-35.0%
Active Listings	230	116	98.3%	352	-34.7%	35	51	-31.4%	44	-20.5%	119	287	-58.5%	170	-30.0%
Benchmark Price	\$ 826,400	\$ 670,000	23.3%	\$ 836,200	-1.2%	\$ 342,500	\$ 263,200	30.1%	\$ 336,900	1.7%	\$ 237,300	\$ 200,000	18.7%	\$ 237,300	0.0%
Median Price	\$ 760,000	\$ 690,000	10.1%	\$ 723,750	5.0%	\$ 330,000	\$ 315,000	4.8%	\$ 374,750	-11.9%	\$ 231,500	\$ 209,900	10.3%	\$ 254,450	-9.0%
Average Price	\$ 821,293	\$ 741,832	10.7%	\$ 804,527	2.1%	\$ 343,027	\$ 306,042	12.1%	\$ 376,735	-8.9%	\$ 240,154	\$ 208,975	14.9%	\$ 247,284	-2.9%



## MLS® 5-year summary - Fraser Valley Year-end 2016

Grand Totals	All Sales						
	2016	2015	% change	2013	% change	2011	% change
Sales	23,974	21,095	13.6%	13,663	75.5%	15,529	54.4%
New Listings	34,768	30,998	12.2%	29,338	18.5%	31,592	10.1%
Number of FVREB members	3,273	2,934	11.6%	2,769	18.2%	2,893	13.1%

All areas combined	Detached						
	2016	2015	% change	2013	% change	2011	% change
Sales	10,916	11,077	-1.5%	6,890	58.4%	8,269	32.0%
New Listings	16,883	14,335	17.8%	13,525	24.8%	14,887	13.4%
Median Price	\$ 810,000	\$ 639,000	26.8%	\$ 548,000	47.8%	\$ 542,000	49.4%
Average Price	\$ 918,851	\$ 720,788	27.5%	\$ 615,852	49.2%	\$ 610,269	50.6%

Abbotsford	Detached						
	2016	2015	% change	2013	% change	2011	% change
Sales	1,906	1,488	28.1%	985	93.5%	965	97.5%
New Listings	2,568	1,906	34.7%	1,799	42.7%	2,167	18.5%
Median Price	\$ 610,000	\$ 465,600	31.0%	\$ 418,500	45.8%	\$ 424,000	43.9%
Average Price	\$ 637,758	\$ 495,709	28.7%	\$ 452,361	41.0%	\$ 447,205	42.6%

Mission	Detached						
	2016	2015	% change	2013	% change	2011	% change
Sales	932	765	21.8%	475	96.2%	492	89.4%
New Listings	1,178	915	28.7%	841	40.1%	1,010	16.6%
Median Price	\$ 515,000	\$ 409,600	25.7%	\$ 355,000	45.1%	\$ 360,000	43.1%
Average Price	\$ 528,662	\$ 414,785	27.5%	\$ 361,217	46.4%	\$ 370,670	42.6%



## MLS® 5-year summary - Fraser Valley Year-end 2016

White Rock	Detached						
	2016	2015	% change	2013	% change	2011	% change
Sales	1,586	1,785	-11.1%	1,082	46.6%	1,581	0.3%
New Listings	2,799	2,506	11.7%	2,432	15.1%	2,455	14.0%
Median Price	\$ 1,399,950	\$ 1,035,000	35.3%	\$ 820,000	70.7%	\$ 820,000	70.7%
Average Price	\$ 1,591,544	\$ 1,211,747	31.3%	\$ 1,019,986	56.0%	\$ 953,181	67.0%

Langley	Detached						
	2016	2015	% change	2013	% change	2011	% change
Sales	1,790	1,692	5.8%	1,251	43.1%	1,236	44.8%
New Listings	2,352	1,954	20.4%	1,930	21.9%	2,166	8.6%
Median Price	\$ 845,000	\$ 650,000	30.0%	\$ 560,000	50.9%	\$ 540,000	56.5%
Average Price	\$ 904,039	\$ 688,174	31.4%	\$ 589,894	53.3%	\$ 565,154	60.0%

Delta - North	Detached						
	2016	2015	% change	2013	% change	2011	% change
Sales	698	783	-10.9%	464	50.4%	596	17.1%
New Listings	1,185	936	26.6%	862	37.5%	927	27.8%
Median Price	\$ 862,750	\$ 638,000	35.2%	\$ 529,500	62.9%	\$ 507,500	70.0%
Average Price	\$ 920,056	\$ 679,330	35.4%	\$ 563,619	63.2%	\$ 546,047	68.5%



## MLS® 5-year summary - Fraser Valley Year-end 2016

City of Surrey - Combined*	Detached						
	2016	2015	% change	2013	% change	2011	% change
Sales	5,233	5,978	-12.5%	3,493	49.8%	4,656	12.4%
Average Price	\$ 1,047,400	\$ 800,386	30.9%	\$ 692,067	51.3%	\$ 670,370	56.2%

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

Surrey - Central	Detached						
	2016	2015	% change	2013	% change	2011	% change
Sales	2,016	2,577	-21.8%	1,352	49.1%	1,776	13.5%
New Listings	3,500	3,521	-0.6%	3,184	9.9%	3,321	5.4%
Median Price	\$ 850,000	\$ 649,000	31.0%	\$ 574,450	48.0%	\$ 542,000	56.8%
Average Price	\$ 902,653	\$ 680,297	32.7%	\$ 589,505	53.1%	\$ 566,373	59.4%

Surrey - Cloverdale	Detached						
	2016	2015	% change	2013	% change	2011	% change
Sales	925	870	6.3%	586	57.8%	722	28.1%
New Listings	1,308	1,047	24.9%	1,027	27.4%	1,219	7.3%
Median Price	\$ 825,000	\$ 647,500	27.4%	\$ 551,000	49.7%	\$ 545,758	51.2%
Average Price	\$ 871,610	\$ 669,360	30.2%	\$ 569,600	53.0%	\$ 564,050	54.5%

Surrey - North	Detached						
	2016	2015	% change	2013	% change	2011	% change
Sales	1,058	1,115	-5.1%	692	52.9%	900	17.6%
New Listings	1,971	1,541	27.9%	1,445	36.4%	1,613	22.2%
Median Price	\$ 790,500	\$ 588,000	34.4%	\$ 505,000	56.5%	\$ 485,000	63.0%
Average Price	\$ 858,851	\$ 658,083	30.5%	\$ 565,079	52.0%	\$ 542,249	58.4%



## MLS® 5-year summary - Fraser Valley Year-end 2016

Grand Totals	All Sales						
	2016	2015	% change	2013	% change	2011	% change
Sales	23,974	21,095	13.6%	13,663	75.5%	15,529	54.4%
New Listings	34,768	30,998	12.2%	29,338	18.5%	31,592	10.1%
Number of FVREB members	3,273	2,934	11.6%	2,769	18.2%	2,893	13.1%

All areas combined	Townhouse							Apartment						
	2016	2015	% change	2013	% change	2011	% change	2016	2015	% change	2013	% change	2011	% change
Sales	5,369	4,362	23.1%	2,856	88.0%	2,793	92.2%	5,069	3,046	66.4%	2,321	118.4%	2,513	101.7%
New Listings	6,313	5,640	11.9%	5,181	21.8%	5,044	25.2%	5,980	5,572	7.3%	5,186	15.3%	5,757	3.9%
Median Price	\$ 422,000	\$ 344,000	22.7%	\$ 324,700	30.0%	\$ 329,000	28.3%	\$ 240,000	\$ 210,000	14.3%	\$ 200,000	20.0%	\$ 212,000	13.2%
Average Price	\$ 440,223	\$ 362,713	21.4%	\$ 337,811	30.3%	\$ 345,138	27.5%	\$ 263,259	\$ 232,976	13.0%	\$ 219,196	20.1%	\$ 225,976	16.5%

Abbotsford	Townhouse							Apartment						
	2016	2015	% change	2013	% change	2011	% change	2016	2015	% change	2013	% change	2011	% change
Sales	731	565	29.4%	378	93.4%	375	94.9%	922	527	75.0%	469	96.6%	493	87.0%
New Listings	795	759	4.7%	699	13.7%	682	16.6%	1,045	845	23.7%	951	9.9%	995	5.0%
Median Price	\$ 350,000	\$ 284,900	22.9%	\$ 261,000	34.1%	\$ 270,000	29.6%	\$ 180,000	\$ 150,000	20.0%	\$ 150,600	19.5%	\$ 171,000	5.3%
Average Price	\$ 284,339	\$ 284,339	0.0%	\$ 264,458	7.5%	\$ 273,637	3.9%	\$ 188,993	\$ 158,747	19.1%	\$ 162,075	16.6%	\$ 173,104	9.2%

Mission	Townhouse							Apartment						
	2016	2015	% change	2013	% change	2011	% change	2016	2015	% change	2013	% change	2011	% change
Sales	100	62	61.3%	32	212.5%	27	270.4%	65	50	30.0%	38	71.1%	41	58.5%
New Listings	122	93	31.2%	59	106.8%	67	82.1%	62	62	0.0%	65	-4.6%	85	-27.1%
Median Price	\$ 320,633	\$ 229,500	39.7%	\$ 219,500	46.1%	\$ 229,562	39.7%	\$ 190,000	\$ 175,000	8.6%	\$ 150,500	26.2%	\$ 165,000	15.2%
Average Price	\$ 304,798	\$ 233,061	30.8%	\$ 213,887	42.5%	\$ 227,367	34.1%	\$ 187,711	\$ 186,404	0.7%	\$ 162,050	15.8%	\$ 176,654	6.3%





## MLS® 5-year summary - Fraser Valley Year-end 2016

White Rock	Townhouse							Apartment						
	2016	2015	% change	2013	% change	2011	% change	2016	2015	% change	2013	% change	2011	% change
Sales	841	731	15.0%	444	89.4%	402	109.2%	1,028	742	38.5%	519	98.1%	528	94.7%
New Listings	1,026	953	7.7%	869	18.1%	707	45.1%	1,231	1,239	-0.6%	1,184	4.0%	1,246	-1.2%
Median Price	\$ 549,900	\$ 470,000	17.0%	\$ 420,000	30.9%	\$ 445,900	23.3%	\$ 334,102	\$ 290,950	14.8%	\$ 271,768	22.9%	\$ 270,500	23.5%
Average Price	\$ 598,556	\$ 511,505	17.0%	\$ 464,111	29.0%	\$ 498,781	20.0%	\$ 368,772	\$ 330,930	11.4%	\$ 308,309	19.6%	\$ 304,533	21.1%

Langley	Townhouse							Apartment						
	2016	2015	% change	2013	% change	2011	% change	2016	2015	% change	2013	% change	2011	% change
Sales	1,057	934	13.2%	623	69.7%	604	75.0%	918	579	58.5%	390	135.4%	393	133.6%
New Listings	1,263	1,036	21.9%	1,000	26.3%	1,060	19.2%	1,028	878	17.1%	810	26.9%	897	14.6%
Median Price	\$ 435,000	\$ 331,950	31.0%	\$ 317,000	37.2%	\$ 320,000	35.9%	\$ 238,750	\$ 207,000	15.3%	\$ 202,950	17.6%	\$ 218,000	9.5%
Average Price	\$ 444,693	\$ 342,911	29.7%	\$ 321,277	38.4%	\$ 328,709	35.3%	\$ 254,465	\$ 218,606	16.4%	\$ 205,704	23.7%	\$ 222,961	14.1%

Delta - North	Townhouse							Apartment						
	2016	2015	% change	2013	% change	2011	% change	2016	2015	% change	2013	% change	2011	% change
Sales	121	144	-16.0%	81	49.4%	78	55.1%	182	44	313.6%	39	366.7%	34	435.3%
New Listings	134	189	-29.1%	146	-8.2%	121	10.7%	232	111	109.0%	72	222.2%	74	213.5%
Median Price	\$ 561,000	\$ 444,500	26.2%	\$ 470,000	19.4%	\$ 399,900	40.3%	\$ 347,150	\$ 220,000	57.8%	\$ 193,250	79.6%	\$ 219,500	58.2%
Average Price	\$ 535,237	\$ 451,607	18.5%	\$ 472,671	13.2%	\$ 390,212	37.2%	\$ 322,965	\$ 201,381	60.4%	\$ 175,939	83.6%	\$ 205,976	56.8%



## MLS® 5-year summary - Fraser Valley Year-end 2016

City of Surrey - Combined*	Townhouse							Apartment						
	2016	2015	% change	2013	% change	2011	% change	2016	2015	% change	2013	% change	2011	% change
Sales	3,319	2,618	26.8%	1,708	94.3%	1,676	98.0%	2,535	1,465	73.0%	1,113	127.8%	1,284	97.4%
Average Price	\$ 455,826	\$ 382,443	19.2%	\$ 353,971	28.8%	\$ 365,646	24.7%	\$ 266,377	\$ 237,753	12.0%	\$ 225,211	18.3%	\$ 229,395	16.1%

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

Surrey - Central	Townhouse							Apartment						
	2016	2015	% change	2013	% change	2011	% change	2016	2015	% change	2013	% change	2011	% change
Sales	1,401	1,089	28.7%	755	85.6%	770	81.9%	491	306	60.5%	219	124.2%	293	67.6%
New Listings	1,717	1,554	10.5%	1,457	17.8%	1,397	22.9%	582	648	-10.2%	563	3.4%	679	-14.3%
Median Price	\$ 418,000	\$ 336,000	24.4%	\$ 323,193	29.3%	\$ 331,250	26.2%	\$ 221,900	\$ 203,500	9.0%	\$ 195,000	13.8%	\$ 207,000	7.2%
Average Price	\$ 418,258	\$ 341,777	22.4%	\$ 322,165	29.8%	\$ 332,777	25.7%	\$ 225,771	\$ 203,006	11.2%	\$ 198,831	13.5%	\$ 210,694	7.2%

Surrey - Cloverdale	Townhouse							Apartment						
	2016	2015	% change	2013	% change	2011	% change	2016	2015	% change	2013	% change	2011	% change
Sales	737	587	25.6%	334	120.7%	342	115.5%	322	172	87.2%	129	149.6%	127	153.5%
New Listings	812	663	22.5%	544	49.3%	658	23.4%	359	302	18.9%	257	39.7%	311	15.4%
Median Price	\$ 420,000	\$ 338,178	24.2%	\$ 319,450	31.5%	\$ 329,900	27.3%	\$ 260,000	\$ 220,450	17.9%	\$ 215,000	20.9%	\$ 229,000	13.5%
Average Price	\$ 429,437	\$ 345,999	24.1%	\$ 331,182	29.7%	\$ 337,949	27.1%	\$ 284,489	\$ 252,452	12.7%	\$ 226,251	25.7%	\$ 249,301	14.1%

Surrey - North	Townhouse							Apartment						
	2016	2015	% change	2013	% change	2011	% change	2016	2015	% change	2013	% change	2011	% change
Sales	381	250	52.4%	209	82.3%	195	95.4%	1,140	625	82.4%	518	120.1%	604	88.7%
New Listings	442	392	12.8%	406	8.9%	352	25.6%	1,441	1,486	-3.0%	1,284	12.2%	1,464	-1.6%
Median Price	\$ 339,000	\$ 291,150	16.4%	\$ 285,000	18.9%	\$ 276,000	22.8%	\$ 233,000	\$ 200,000	16.5%	\$ 197,425	18.0%	\$ 207,000	12.6%
Average Price	\$ 350,041	\$ 290,147	20.6%	\$ 285,272	22.7%	\$ 276,483	26.6%	\$ 240,310	\$ 207,806	15.6%	\$ 206,088	16.6%	\$ 209,402	14.8%



# MLS® Home Price Index - Fraser Valley

## December 2016

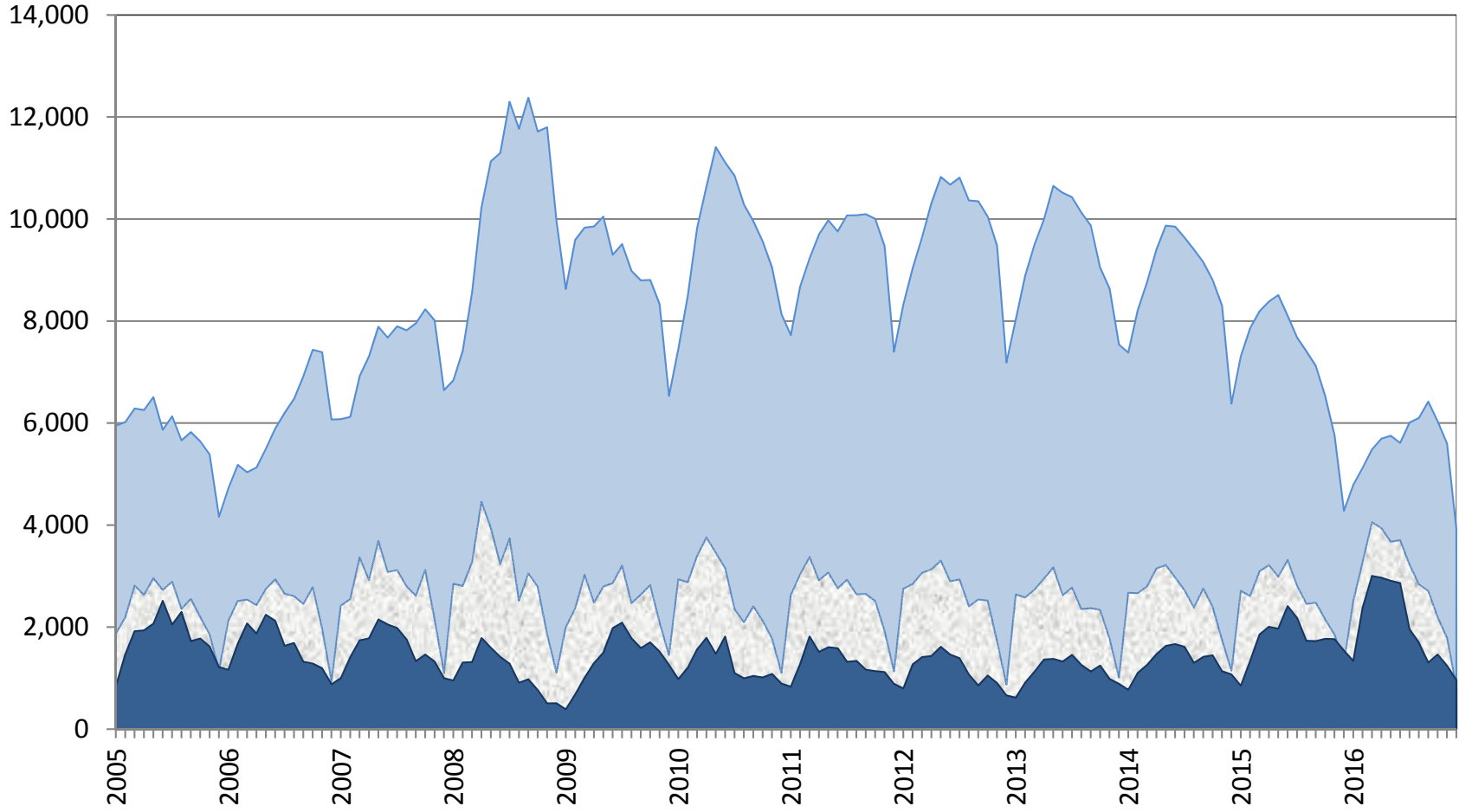
	BENCHMARK PRICE	INDEX (HPI)	ONE MONTH % CHANGE	THREE MONTH % CHANGE	SIX MONTH % CHANGE	ONE YEAR % CHANGE	THREE YEAR % CHANGE	FIVE YEAR % CHANGE	TEN YEAR % CHANGE	
<b>RESIDENTIAL COMBINED</b>	<b>LOWER MAINLAND</b>	803,900	226.7	-1.1	-2.7	-1.0	20.1	48.5	48.7	75.9
	<b>FRASER VALLEY BOARD</b>	628,800	210.5	-0.7	-1.4	2.2	27.0	49.0	50.3	61.2
	NORTH DELTA	759,000	235.2	-0.3	-4.5	-6.4	19.1	54.0	61.2	80.7
	NORTH SURREY	521,400	215.0	-0.6	-2.4	-1.2	21.7	39.3	46.6	57.2
	SURREY	660,000	213.3	-0.8	-2.1	1.6	27.1	48.2	51.0	63.6
	CLOVERDALE	685,400	204.0	-2.2	-2.2	1.4	25.0	43.7	48.4	60.3
	SOUTH SURREY & WHITE ROCK	918,800	228.9	-1.1	-1.2	2.3	28.4	53.8	50.1	81.4
	LANGLEY	628,200	204.3	-0.5	-0.7	4.4	27.4	48.8	52.0	57.5
	ABBOTSFORD	473,000	192.9	0.2	0.9	7.7	34.2	54.0	47.6	47.4
	MISSION	510,400	194.0	-0.2	0.1	4.0	31.3	56.1	53.2	48.6
<b>DETACHED</b>	<b>LOWER MAINLAND</b>	1,198,700	254.6	-1.3	-4.3	-3.6	21.3	57.8	59.2	100.5
	<b>FRASER VALLEY BOARD</b>	856,700	228.7	-0.5	-2.4	-0.6	27.4	55.9	60.8	78.3
	NORTH DELTA	833,300	243.1	0.2	-4.9	-8.0	18.5	56.9	65.5	87.7
	NORTH SURREY	826,400	237.2	-1.2	-5.1	-5.9	23.4	54.9	61.5	82.5
	SURREY	862,800	230.5	-0.7	-2.7	-0.5	27.6	51.9	60.3	78.1
	CLOVERDALE	860,400	215.9	-2.0	-3.1	-0.7	24.5	48.2	56.0	72.2
	SOUTH SURREY & WHITE ROCK	1,430,200	270.2	-0.3	-2.0	-0.5	29.8	67.4	62.6	108.3
	LANGLEY	865,200	216.8	-0.7	-1.9	2.6	27.7	54.8	61.8	70.2
	ABBOTSFORD	666,500	209.2	0.5	-0.2	3.8	34.7	55.5	63.3	66.6
	MISSION	544,200	195.7	-0.1	-0.4	2.9	31.4	57.3	55.8	50.9
<b>TOWNHOUSE</b>	<b>LOWER MAINLAND</b>	553,700	200.4	-1.2	-1.6	3.3	23.2	42.5	39.3	56.8
	<b>FRASER VALLEY BOARD</b>	416,600	185.0	-1.8	-0.6	7.6	29.5	42.1	37.6	43.8
	NORTH DELTA	477,700	231.9	-3.7	-2.9	6.7	36.7	60.3	70.1	76.6
	NORTH SURREY	342,500	192.5	1.6	-0.9	11.9	30.2	41.8	33.2	44.0
	SURREY	432,100	190.2	-0.9	-0.4	8.4	31.9	46.7	41.0	47.9
	CLOVERDALE	451,100	183.3	-3.0	-2.8	2.6	27.7	39.3	40.4	42.7
	SOUTH SURREY & WHITE ROCK	573,300	174.4	-1.9	1.3	10.0	27.7	24.9	26.5	45.5
	LANGLEY	427,500	195.2	-2.2	-0.7	4.7	28.4	47.5	44.1	52.0
	ABBOTSFORD	295,000	159.7	-3.0	-1.5	11.7	28.8	42.8	24.7	21.5
	MISSION	336,500	183.5	-0.5	5.3	16.7	38.6	53.9	43.5	39.8
<b>APARTMENT</b>	<b>LOWER MAINLAND</b>	461,700	201.6	-0.3	0.4	3.0	18.2	37.4	37.5	52.6
	<b>FRASER VALLEY BOARD</b>	259,000	183.3	0.2	3.6	11.7	26.3	34.5	31.6	31.2
	NORTH DELTA	196,700	168.4	1.3	-1.3	0.6	17.9	29.4	15.3	19.2
	NORTH SURREY	237,300	190.0	0.0	3.6	8.0	18.8	16.9	29.4	29.3
	SURREY	237,400	180.1	-0.2	-0.6	5.2	16.3	29.2	22.7	27.4
	CLOVERDALE	309,800	214.1	-0.9	4.2	10.9	24.8	39.1	39.8	50.4
	SOUTH SURREY & WHITE ROCK	343,400	174.6	-3.9	1.0	10.6	28.6	44.3	36.5	42.0
	LANGLEY	274,800	180.3	3.4	5.1	15.1	28.7	33.2	34.6	30.3
	ABBOTSFORD	213,700	181.1	2.2	7.6	19.9	38.7	56.5	31.0	26.7
	MISSION	218,900	186.3	0.0	5.1	14.5	23.3	41.1	28.8	29.6

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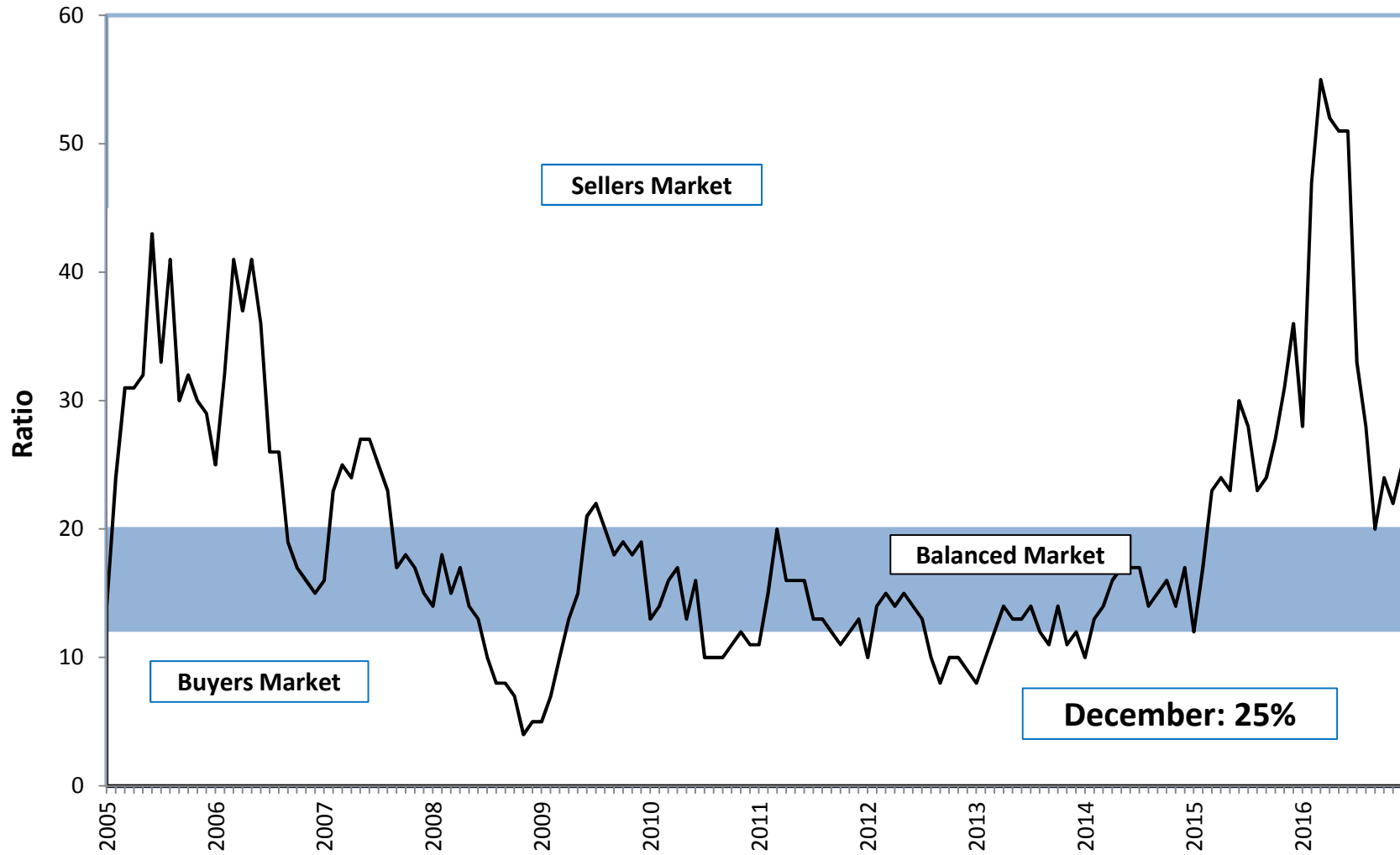
All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.  
Lower Mainland combines data across the Fraser Valley and Greater Vancouver real estate board areas.

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

■ Actives    ■ Listings    ■ Sales



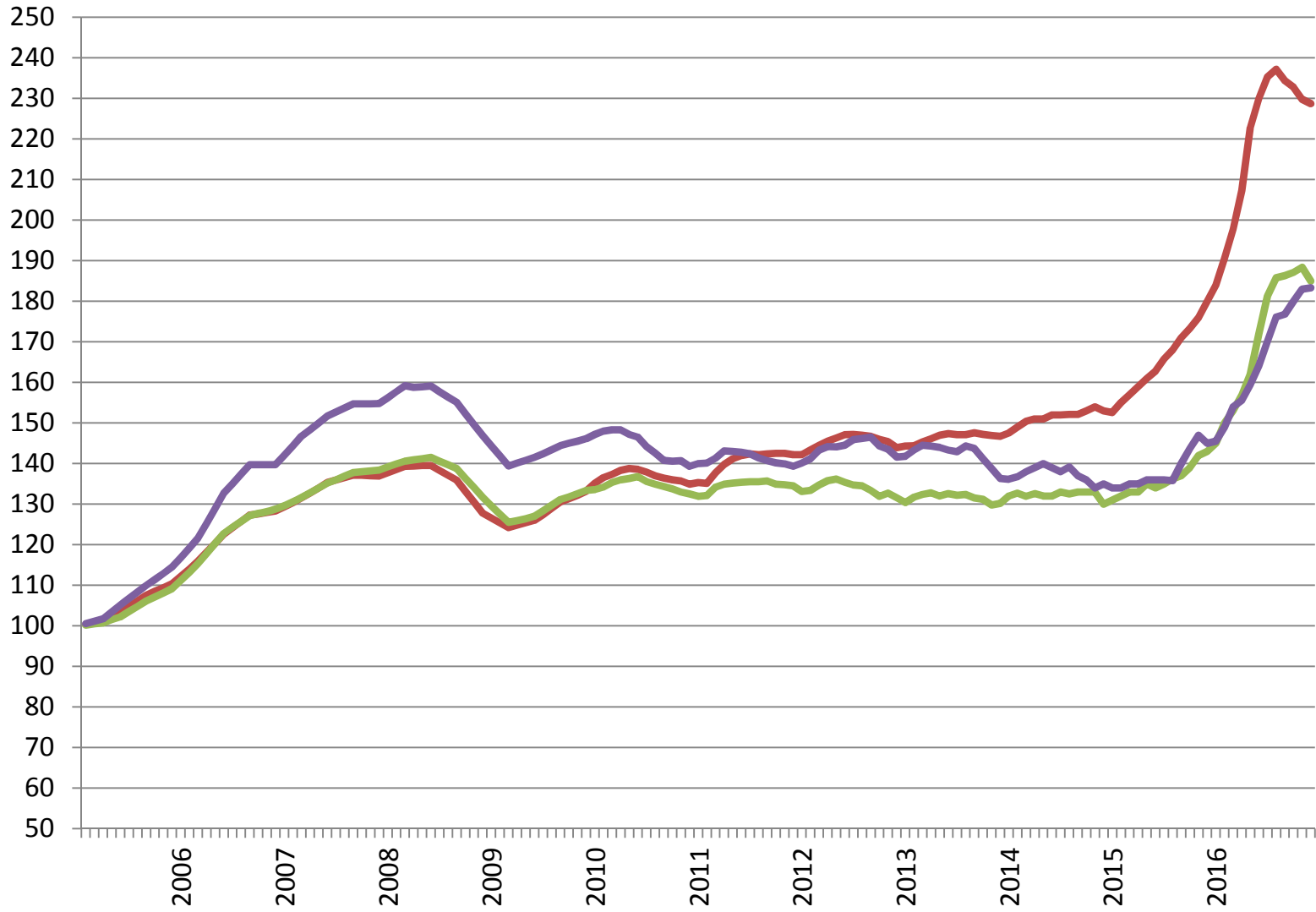
## Sales-to-Active Listings Ratio, All Types, Fraser Valley



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

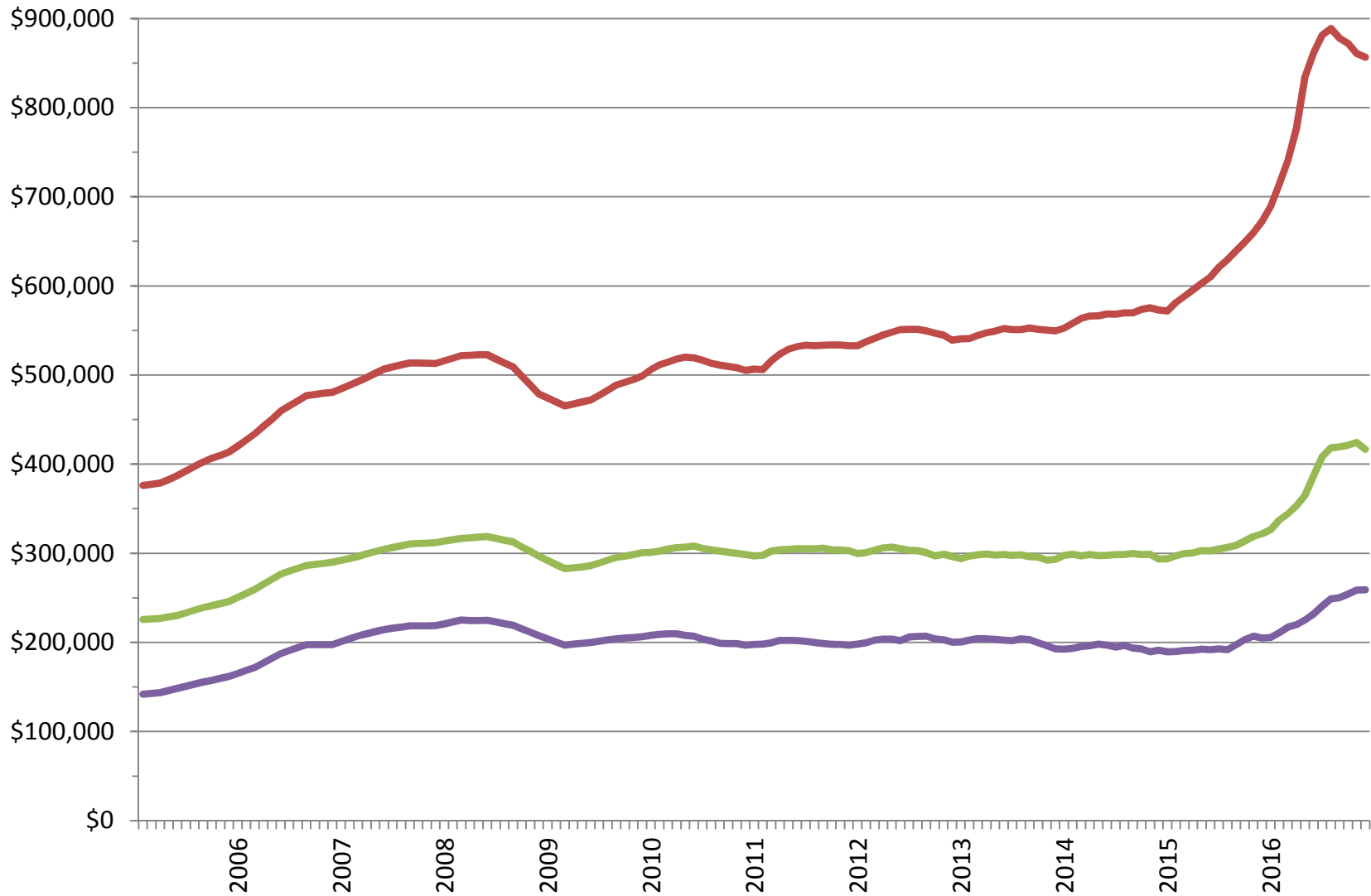
# MLS® Home Price Index, Fraser Valley

— Detached      — Townhouse      — Apartment

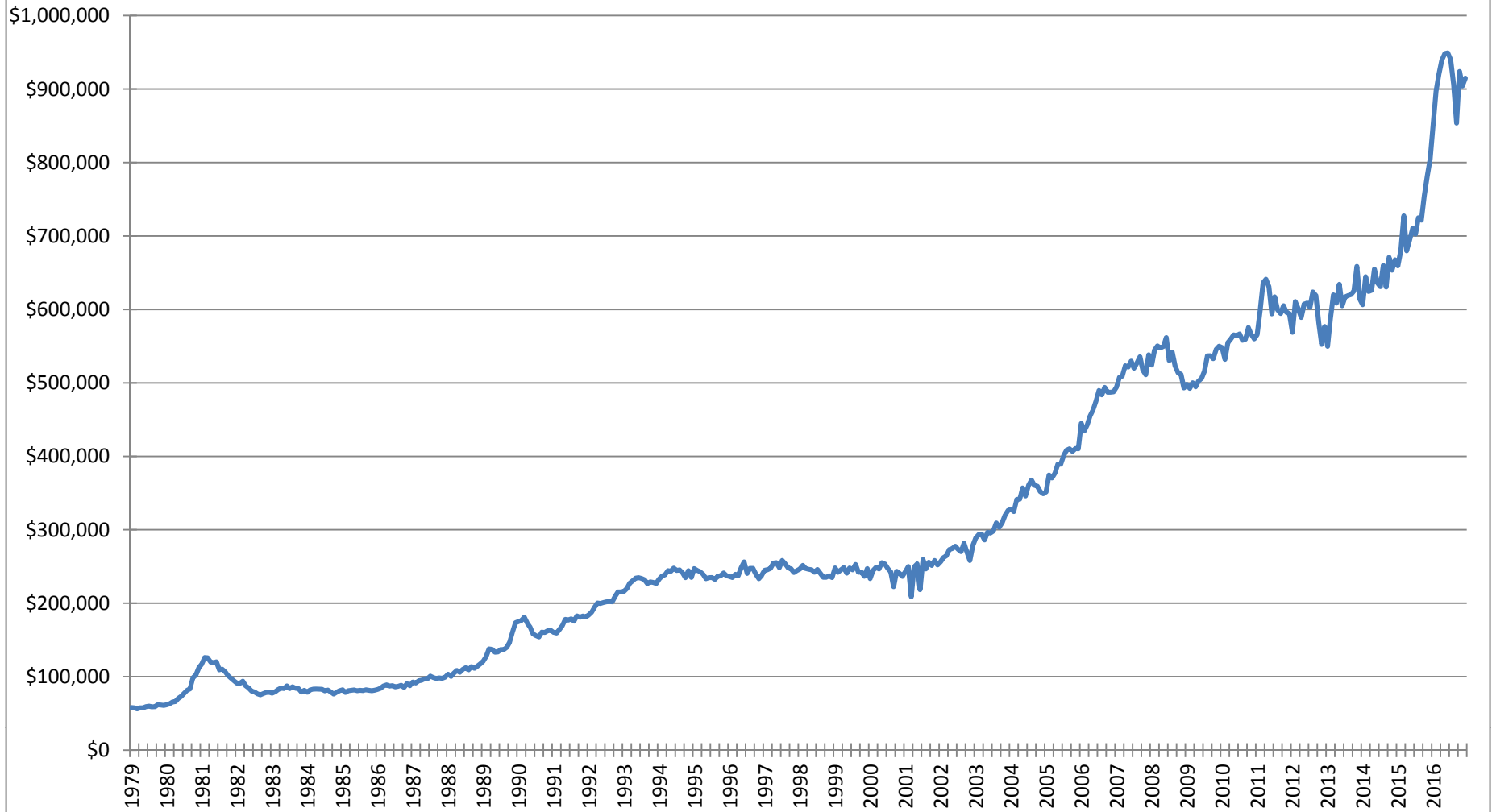


# MLS® Home Price Index Benchmark Prices, Fraser Valley

— 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

