



Fraser Valley Real Estate Board

Monthly Statistics Package

March 2018

News Release

Fraser Valley Real Estate Board



For Immediate Release: April 4, 2018

Spring market kicks-off with slim supply in March

SURREY, BC – While sales reached slightly above the ten-year average for the month, a lack of sufficient inventory in the Fraser Valley continued to put pressure on homebuyers in March.

The Fraser Valley Real Estate Board processed 1,664 sales of all property types on its Multiple Listing Service® (MLS®) in March, a decrease of 24.8 per cent compared to the 2,213 sales in March of last year, and a 20.1 per cent increase compared to the 1,385 sales in February 2018. The ten-year average for sales in the Fraser Valley in March is 1,658 transactions.

Of the 1,664 sales processed last month 410 were townhouses and 460 were apartments, together representing 52 per cent of all transactions in March.

Active inventory for the Fraser Valley finished at 4,796 listings last month, increasing 10.5 per cent month-over-month, and decreasing 0.2 per cent when compared to March 2017.

"We continue to see demand capped-off due to an inadequate amount of supply," said John Barbisan, Board President. "March is typically when we see our market kick into gear, but we need to see higher levels of new listings coming in and greater overall inventory if we want more homebuyers to find success in the Valley."

The Board received 2,865 new listings in March, a 24.9 per cent increase from February 2018's 2,293 new listings, and a 6.7 per cent decrease compared to March 2017.

"On the plus side, despite a tighter market pricing has remained relatively stable for our region. Talk to your REALTOR® who can help show you the best options at the price level you're looking for."

For the Fraser Valley region the average number of days to sell an apartment in March was 13, and 16 for townhomes. Single family detached homes remained on the market for an average of 30 days before selling.

HPI® Benchmark Price Activity

- **Single Family Detached:** At \$1,001,400, the Benchmark price for a *single family detached* home in the Valley increased 0.9 per cent compared to February 2018, and increased 15.2 per cent compared to March 2017.
- **Townhomes:** At \$541,800, the Benchmark price for a *townhome* in the Fraser Valley increased 2 per cent compared to February 2018, and increased 24.9 per cent compared to March 2017.
- **Apartments:** At \$440,400, the Benchmark price for *apartments/condos* in the Fraser Valley increased 4.3 per cent compared to February 2018, and increased 48 per cent compared to March 2017.

— 30 —

The Fraser Valley Real Estate Board is an association of 3,557 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 March 2018

| Grand Totals | All Property Types | | | | |
|-----------------|--------------------|------------|----------|------------|----------|
| | Mar-18 | Mar-17 | % change | Feb-18 | % change |
| Sales | 1,664 | 2,213 | -24.8% | 1,385 | 20.1% |
| New Listings | 2,865 | 3,072 | -6.7% | 2,293 | 24.9% |
| Active Listings | 4,796 | 4,808 | -0.2% | 4,340 | 10.5% |
| Average Price | \$ 757,845 | \$ 637,287 | 18.9% | \$ 774,627 | -2.2% |

| Grand Totals - year to date | All Property Types | | |
|-----------------------------|--------------------|-------|----------|
| | 2018 | 2017 | % change |
| Sales - year to date | 4,255 | 4,578 | -7.1% |
| New Listings - year to date | 7,250 | 7,421 | -2.3% |

| All Areas Combined | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|--------------------|-------------|------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Mar-18 | Mar-17 | % change | Feb-18 | % change | Mar-18 | Mar-17 | % change | Feb-18 | % change | Mar-18 | Mar-17 | % change | Feb-18 | % change |
| Sales | 620 | 856 | -27.6% | 522 | 18.8% | 410 | 526 | -22.1% | 336 | 22.0% | 460 | 638 | -27.9% | 379 | 21.4% |
| New Listings | 1,152 | 1,271 | -9.4% | 911 | 26.5% | 597 | 607 | -1.6% | 470 | 27.0% | 684 | 733 | -6.7% | 519 | 31.8% |
| Active Listings | 1,990 | 1,948 | 2.2% | 1,838 | 8.3% | 607 | 501 | 21.2% | 499 | 21.6% | 649 | 630 | 3.0% | 504 | 28.8% |
| Benchmark Price | \$1,001,400 | \$ 869,000 | 15.2% | \$ 992,100 | 0.9% | \$ 541,800 | \$ 433,800 | 24.9% | \$ 531,000 | 2.0% | \$ 440,400 | \$ 297,500 | 48.0% | \$ 422,300 | 4.3% |
| Median Price | \$ 960,000 | \$ 850,000 | 12.9% | \$ 957,737 | 0.2% | \$ 602,750 | \$ 490,539 | 22.9% | \$ 602,900 | 0.0% | \$ 390,000 | \$ 284,400 | 37.1% | \$ 385,000 | 1.3% |
| Average Price | \$1,050,694 | \$ 937,698 | 12.1% | \$ 1,062,777 | -1.1% | \$ 610,708 | \$ 501,018 | 21.9% | \$ 609,046 | 0.3% | \$ 403,074 | \$ 299,724 | 34.5% | \$ 410,276 | -1.8% |

| Abbotsford | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|-----------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Mar-18 | Mar-17 | % change | Feb-18 | % change | Mar-18 | Mar-17 | % change | Feb-18 | % change | Mar-18 | Mar-17 | % change | Feb-18 | % change |
| Sales | 120 | 140 | -14.3% | 107 | 12.1% | 55 | 64 | -14.1% | 46 | 19.6% | 99 | 110 | -10.0% | 68 | 45.6% |
| New Listings | 158 | 200 | -21.0% | 155 | 1.9% | 83 | 100 | -17.0% | 58 | 43.1% | 145 | 139 | 4.3% | 99 | 46.5% |
| Active Listings | 252 | 247 | 2.0% | 263 | -4.2% | 73 | 76 | -3.9% | 54 | 35.2% | 113 | 125 | -9.6% | 79 | 43.0% |
| Benchmark Price | \$ 814,000 | \$ 687,200 | 18.5% | \$ 803,300 | 1.3% | \$ 383,000 | \$ 297,800 | 28.6% | \$ 371,600 | 3.1% | \$ 336,600 | \$ 227,700 | 47.8% | \$ 315,900 | 6.6% |
| Median Price | \$ 786,000 | \$ 672,500 | 16.9% | \$ 770,000 | 2.1% | \$ 526,000 | \$ 431,500 | 21.9% | \$ 497,400 | 5.7% | \$ 333,300 | \$ 216,500 | 53.9% | \$ 304,950 | 9.3% |
| Average Price | \$ 842,075 | \$ 706,242 | 19.2% | \$ 838,706 | 0.4% | \$ 519,020 | \$ 415,653 | 24.9% | \$ 480,050 | 8.1% | \$ 333,680 | \$ 228,426 | 46.1% | \$ 313,535 | 6.4% |

| Mission | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|-----------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Mar-18 | Mar-17 | % change | Feb-18 | % change | Mar-18 | Mar-17 | % change | Feb-18 | % change | Mar-18 | Mar-17 | % change | Feb-18 | % change |
| Sales | 52 | 52 | 0.0% | 45 | 15.6% | 11 | 16 | -31.3% | 2 | 450.0% | 5 | 11 | -54.5% | 5 | 0.0% |
| New Listings | 63 | 81 | -22.2% | 63 | 0.0% | 16 | 5 | 220.0% | 5 | 220.0% | 5 | 8 | -37.5% | 6 | -16.7% |
| Active Listings | 111 | 129 | -14.0% | 107 | 3.7% | 21 | 5 | 320.0% | 16 | 31.3% | 4 | 9 | -55.6% | 4 | 0.0% |
| Benchmark Price | \$ 676,700 | \$ 563,300 | 20.1% | \$ 653,500 | 3.6% | \$ 446,500 | \$ 363,800 | 22.7% | \$ 433,400 | 3.0% | \$ 329,500 | \$ 240,600 | 36.9% | \$ 315,400 | 4.5% |
| Median Price | \$ 679,500 | \$ 571,250 | 18.9% | \$ 685,000 | -0.8% | \$ 569,900 | \$ 367,225 | 55.2% | \$ 415,000 | 37.3% | \$ 309,000 | \$ 219,900 | 40.5% | \$ 329,500 | -6.2% |
| Average Price | \$ 700,624 | \$ 594,555 | 17.8% | \$ 713,333 | -1.8% | \$ 493,981 | \$ 373,342 | 32.3% | \$ 415,000 | 19.0% | \$ 254,260 | \$ 215,345 | 18.1% | \$ 368,400 | -31.0% |



| White Rock / South Surrey | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---------------------------|-------------|-------------|----------|-------------|----------|-----------|-----------|----------|-----------|----------|-----------|-----------|----------|-----------|----------|
| | Mar-18 | Mar-17 | % change | Feb-18 | % change | Mar-18 | Mar-17 | % change | Feb-18 | % change | Mar-18 | Mar-17 | % change | Feb-18 | % change |
| Sales | 82 | 117 | -29.9% | 80 | 2.5% | 64 | 86 | -25.6% | 57 | 12.3% | 57 | 129 | -55.8% | 60 | -5.0% |
| New Listings | 206 | 195 | 5.6% | 203 | 1.5% | 98 | 106 | -7.5% | 80 | 22.5% | 122 | 150 | -18.7% | 99 | 23.2% |
| Active Listings | 540 | 481 | 12.3% | 512 | 5.5% | 129 | 105 | 22.9% | 114 | 13.2% | 166 | 118 | 40.7% | 118 | 40.7% |
| Benchmark Price | \$1,490,100 | \$1,428,900 | 4.3% | \$1,482,800 | 0.5% | \$678,000 | \$579,700 | 17.0% | \$656,000 | 3.4% | \$524,100 | \$398,200 | 31.6% | \$519,000 | 1.0% |
| Median Price | \$1,357,976 | \$1,320,000 | 2.9% | \$1,349,000 | 0.7% | \$710,500 | \$574,000 | 23.8% | \$751,000 | -5.4% | \$465,000 | \$375,000 | 24.0% | \$485,000 | -4.1% |
| Average Price | \$1,489,840 | \$1,439,693 | 3.5% | \$1,512,472 | -1.5% | \$748,401 | \$629,834 | 18.8% | \$762,771 | -1.9% | \$536,494 | \$402,260 | 33.4% | \$550,657 | -2.6% |

| Langley | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|-----------------|-------------|-----------|----------|-------------|----------|-----------|-----------|----------|-----------|----------|-----------|-----------|----------|-----------|----------|
| | Mar-18 | Mar-17 | % change | Feb-18 | % change | Mar-18 | Mar-17 | % change | Feb-18 | % change | Mar-18 | Mar-17 | % change | Feb-18 | % change |
| Sales | 90 | 149 | -39.6% | 82 | 9.8% | 97 | 112 | -13.4% | 71 | 36.6% | 85 | 108 | -21.3% | 72 | 18.1% |
| New Listings | 177 | 178 | -0.6% | 129 | 37.2% | 116 | 108 | 7.4% | 107 | 8.4% | 125 | 141 | -11.3% | 87 | 43.7% |
| Active Listings | 233 | 203 | 14.8% | 193 | 20.7% | 95 | 70 | 35.7% | 91 | 4.4% | 102 | 97 | 5.2% | 73 | 39.7% |
| Benchmark Price | \$1,026,600 | \$875,300 | 17.3% | \$1,028,200 | -0.2% | \$514,900 | \$421,200 | 22.2% | \$508,500 | 1.3% | \$444,500 | \$300,600 | 47.9% | \$424,300 | 4.8% |
| Median Price | \$1,012,450 | \$865,000 | 17.0% | \$1,010,000 | 0.2% | \$605,000 | \$499,950 | 21.0% | \$598,000 | 1.2% | \$410,000 | \$296,500 | 38.3% | \$380,000 | 7.9% |
| Average Price | \$1,088,339 | \$975,860 | 11.5% | \$1,113,677 | -2.3% | \$603,316 | \$506,437 | 19.1% | \$616,367 | -2.1% | \$409,901 | \$309,893 | 32.3% | \$390,574 | 4.9% |

| Delta - North | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|-----------------|-------------|-----------|----------|-------------|----------|-----------|-----------|----------|-----------|----------|-----------|-----------|----------|-----------|----------|
| | Mar-18 | Mar-17 | % change | Feb-18 | % change | Mar-18 | Mar-17 | % change | Feb-18 | % change | Mar-18 | Mar-17 | % change | Feb-18 | % change |
| Sales | 42 | 60 | -30.0% | 39 | 7.7% | 3 | 9 | -66.7% | 7 | -57.1% | 6 | 11 | -45.5% | 6 | 0.0% |
| New Listings | 97 | 94 | 3.2% | 55 | 76.4% | 12 | 9 | 33.3% | 6 | 100% | 14 | 12 | 16.7% | 4 | 250.0% |
| Active Listings | 119 | 123 | -3.3% | 95 | 25.3% | 16 | 13 | 23.1% | 9 | 77.8% | 15 | 12 | 25.0% | 11 | 36.4% |
| Benchmark Price | \$950,200 | \$820,000 | 15.9% | \$944,800 | 0.6% | \$591,300 | \$497,800 | 18.8% | \$581,000 | 1.8% | \$425,900 | \$283,000 | 50.5% | \$394,100 | 8.1% |
| Median Price | \$963,000 | \$851,250 | 13.1% | \$975,000 | -1.2% | \$720,100 | \$618,000 | 16.5% | \$685,000 | 5.1% | \$411,500 | \$284,900 | 44.4% | \$482,500 | -14.7% |
| Average Price | \$1,044,263 | \$889,713 | 17.4% | \$1,035,792 | 0.8% | \$701,366 | \$655,977 | 6.9% | \$646,128 | 8.5% | \$415,900 | \$260,190 | 59.8% | \$481,466 | -13.6% |



| City of Surrey - Combined* | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|----------------------------|-------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Mar-18 | Mar-17 | % change | Feb-18 | % change | Mar-18 | Mar-17 | % change | Feb-18 | % change | Mar-18 | Mar-17 | % change | Feb-18 | % change |
| Sales | 296 | 433 | -31.6% | 232 | 27.6% | 244 | 323 | -24.5% | 208 | 17.3% | 242 | 353 | -31.4% | 206 | 17.5% |
| Benchmark Price | \$1,112,700 | \$ 976,500 | 13.9% | \$ 1,102,700 | 0.9% | \$ 591,500 | \$ 470,500 | 25.7% | \$ 579,100 | 2.1% | \$ 459,700 | \$ 307,300 | 49.6% | \$ 442,900 | 3.8% |
| Average Price | \$1,172,368 | \$ 1,020,561 | 14.9% | \$ 1,184,920 | -1.1% | \$ 638,462 | \$ 518,137 | 23.2% | \$ 633,463 | 0.8% | \$ 408,605 | \$ 305,020 | 34.0% | \$ 420,683 | -2.9% |

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

| Surrey - Central | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|------------------|-------------|------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Mar-18 | Mar-17 | % change | Feb-18 | % change | Mar-18 | Mar-17 | % change | Feb-18 | % change | Mar-18 | Mar-17 | % change | Feb-18 | % change |
| Sales | 111 | 174 | -36.2% | 94 | 18.1% | 96 | 149 | -35.6% | 86 | 11.6% | 36 | 51 | -29.4% | 31 | 16.1% |
| New Listings | 221 | 268 | -17.5% | 164 | 34.8% | 139 | 160 | -13.1% | 117 | 18.8% | 50 | 64 | -21.9% | 45 | 11.1% |
| Active Listings | 395 | 372 | 6.2% | 381 | 3.7% | 150 | 143 | 4.9% | 119 | 26.1% | 41 | 63 | -34.9% | 35 | 17.1% |
| Benchmark Price | \$1,031,500 | \$ 882,900 | 16.8% | \$ 1,019,500 | 1.2% | \$ 577,800 | \$ 456,900 | 26.5% | \$ 569,000 | 1.5% | \$ 452,300 | \$ 293,600 | 54.1% | \$ 427,400 | 5.8% |
| Median Price | \$1,051,000 | \$ 881,500 | 19.2% | \$ 1,066,500 | -1.5% | \$ 610,000 | \$ 490,079 | 24.5% | \$ 605,000 | 0.8% | \$ 407,500 | \$ 271,000 | 50.4% | \$ 415,000 | -1.8% |
| Average Price | \$1,109,942 | \$ 940,088 | 18.1% | \$ 1,118,237 | -0.7% | \$ 608,439 | \$ 487,625 | 24.8% | \$ 604,858 | 0.6% | \$ 397,376 | \$ 265,403 | 49.7% | \$ 410,425 | -3.2% |

| Surrey - Cloverdale | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---------------------|-------------|------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Mar-18 | Mar-17 | % change | Feb-18 | % change | Mar-18 | Mar-17 | % change | Feb-18 | % change | Mar-18 | Mar-17 | % change | Feb-18 | % change |
| Sales | 53 | 68 | -22.1% | 36 | 47.2% | 69 | 53 | 30.2% | 46 | 50.0% | 18 | 38 | -52.6% | 23 | -21.7% |
| New Listings | 89 | 108 | -17.6% | 65 | 36.9% | 104 | 73 | 42.5% | 72 | 44.4% | 35 | 36 | -2.8% | 24 | 45.8% |
| Active Listings | 112 | 113 | -0.9% | 93 | 20.4% | 89 | 51 | 74.5% | 69 | 29.0% | 29 | 27 | 7.4% | 16 | 81.3% |
| Benchmark Price | \$1,045,400 | \$ 876,600 | 19.3% | \$ 1,036,600 | 0.8% | \$ 607,800 | \$ 464,500 | 30.9% | \$ 595,000 | 2.2% | \$ 507,100 | \$ 334,700 | 51.5% | \$ 488,100 | 3.9% |
| Median Price | \$ 980,000 | \$ 850,000 | 15.3% | \$ 978,000 | 0.2% | \$ 595,900 | \$ 465,000 | 28.2% | \$ 607,500 | -1.9% | \$ 396,500 | \$ 278,750 | 42.2% | \$ 418,000 | -5.1% |
| Average Price | \$1,037,235 | \$ 901,049 | 15.1% | \$ 1,075,502 | -3.6% | \$ 595,766 | \$ 495,320 | 20.3% | \$ 593,585 | 0.4% | \$ 392,483 | \$ 276,876 | 41.8% | \$ 461,405 | -14.9% |

| Surrey - North | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|-----------------|-------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Mar-18 | Mar-17 | % change | Feb-18 | % change | Mar-18 | Mar-17 | % change | Feb-18 | % change | Mar-18 | Mar-17 | % change | Feb-18 | % change |
| Sales | 68 | 95 | -28.4% | 39 | 74.4% | 15 | 36 | -58.3% | 21 | -28.6% | 154 | 180 | -14.4% | 114 | 35.1% |
| New Listings | 140 | 147 | -4.8% | 77 | 81.8% | 29 | 46 | -37.0% | 25 | 16.0% | 188 | 183 | 2.7% | 155 | 21.3% |
| Active Listings | 226 | 276 | -18.1% | 190 | 18.9% | 34 | 38 | -10.5% | 27 | 25.9% | 179 | 179 | 0.0% | 168 | 6.5% |
| Benchmark Price | \$ 980,100 | \$ 826,800 | 18.5% | \$ 972,100 | 0.8% | \$ 573,800 | \$ 439,900 | 30.4% | \$ 560,200 | 2.4% | \$ 424,900 | \$ 279,700 | 51.9% | \$ 410,400 | 3.5% |
| Median Price | \$ 954,400 | \$ 765,000 | 24.8% | \$ 875,000 | 9.1% | \$ 590,000 | \$ 379,500 | 55.5% | \$ 525,000 | 12.4% | \$ 390,000 | \$ 281,000 | 38.8% | \$ 374,400 | 4.2% |
| Average Price | \$1,039,781 | \$ 845,998 | 22.9% | \$ 932,829 | 11.5% | \$ 557,933 | \$ 416,708 | 33.9% | \$ 506,740 | 10.1% | \$ 401,435 | \$ 285,830 | 40.4% | \$ 394,275 | 1.8% |



MLS® Home Price Index - Fraser Valley

March 2018

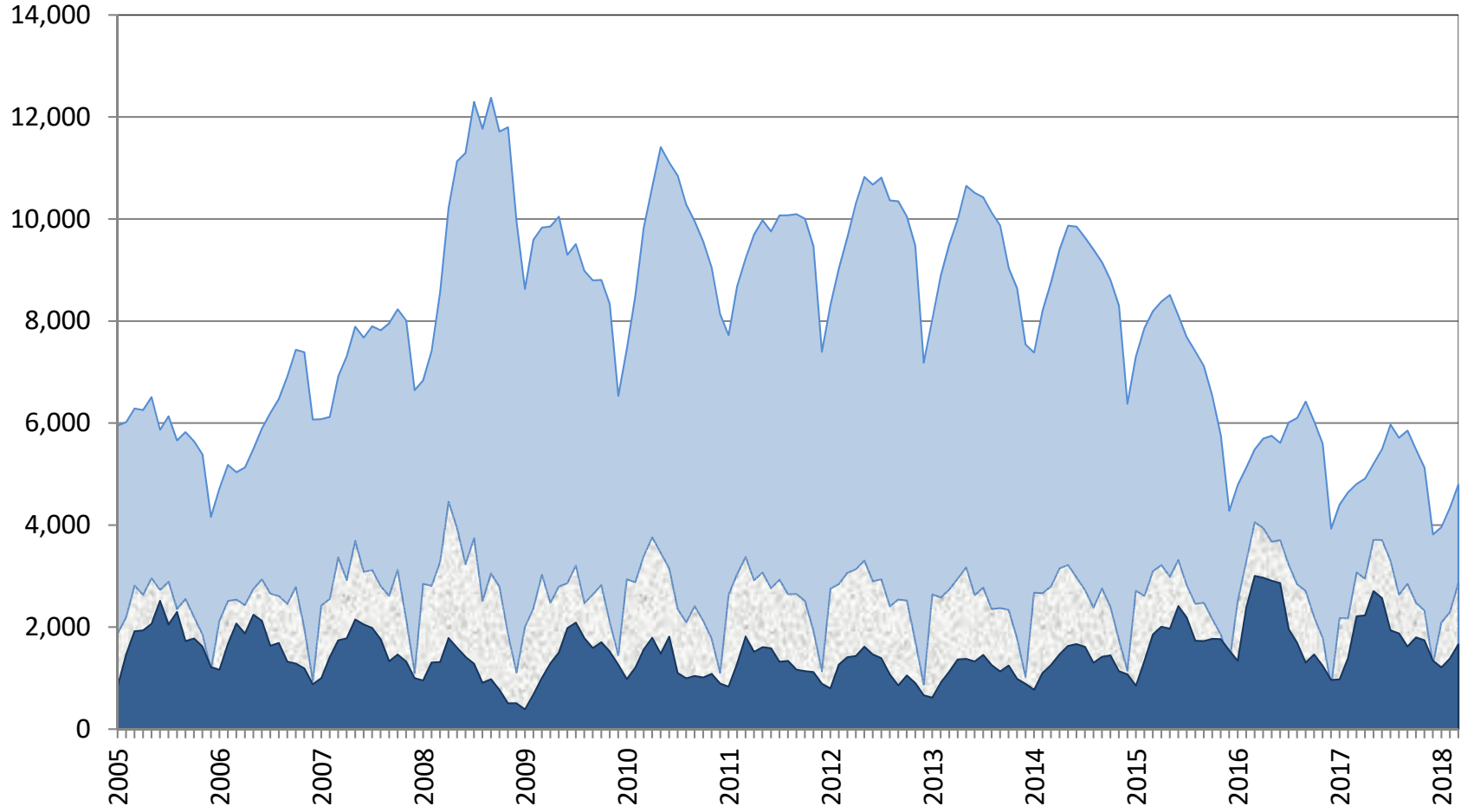
| | BENCHMARK PRICE | INDEX (HPI) | ONE MONTH % CHANGE | THREE MONTH % CHANGE | SIX MONTH % CHANGE | ONE YEAR % CHANGE | THREE YEAR % CHANGE | FIVE YEAR % CHANGE | TEN YEAR % CHANGE | |
|-----------------------------|----------------------------|-------------|--------------------|----------------------|--------------------|-------------------|---------------------|--------------------|-------------------|-------|
| RESIDENTIAL COMBINED | LOWER MAINLAND | 991,700 | 279.8 | 1.5 | 4.1 | 5.9 | 18.7 | 67.5 | 83.6 | 90.6 |
| | FRASER VALLEY BOARD | 812,000 | 273.4 | 2.1 | 6.0 | 8.8 | 24.4 | 81.5 | 90.0 | 89.6 |
| | NORTH DELTA | 947,100 | 294.3 | 2.0 | 5.8 | 6.8 | 21.2 | 76.1 | 94.5 | 106.0 |
| | NORTH SURREY | 783,600 | 326.0 | 2.7 | 9.2 | 15.6 | 36.5 | 96.4 | 104.5 | 111.0 |
| | SURREY | 858,500 | 277.5 | 2.0 | 5.0 | 7.9 | 23.9 | 82.7 | 88.8 | 95.6 |
| | CLOVERDALE | 910,600 | 271.2 | 1.8 | 6.4 | 8.7 | 28.6 | 83.1 | 94.8 | 96.0 |
| | SOUTH SURREY & WHITE ROCK | 1,033,500 | 261.0 | 1.1 | 3.1 | 2.7 | 11.9 | 63.2 | 77.9 | 84.2 |
| | LANGLEY | 796,300 | 259.0 | 1.5 | 5.4 | 8.7 | 24.7 | 80.5 | 89.1 | 84.2 |
| | ABBOTSFORD | 623,100 | 257.4 | 3.3 | 7.7 | 11.0 | 27.6 | 87.6 | 87.1 | 76.3 |
| | MISSION | 641,900 | 250.8 | 3.5 | 6.0 | 8.3 | 21.1 | 85.1 | 97.3 | 72.4 |
| DETACHED | LOWER MAINLAND | 1,335,900 | 283.4 | 0.6 | 1.1 | 0.7 | 10.1 | 58.0 | 78.9 | 97.5 |
| | FRASER VALLEY BOARD | 1,001,400 | 268.5 | 0.9 | 2.6 | 2.8 | 15.2 | 70.6 | 84.5 | 92.3 |
| | NORTH DELTA | 950,200 | 277.2 | 0.6 | 3.1 | 3.1 | 15.9 | 64.1 | 83.0 | 96.5 |
| | NORTH SURREY | 980,100 | 281.3 | 0.8 | 3.1 | 4.4 | 18.5 | 71.9 | 84.0 | 99.9 |
| | SURREY | 1,031,500 | 274.8 | 1.2 | 1.7 | 3.2 | 16.8 | 72.4 | 81.6 | 99.6 |
| | CLOVERDALE | 1,045,400 | 263.3 | 0.8 | 4.0 | 3.7 | 19.3 | 69.7 | 86.5 | 95.3 |
| | SOUTH SURREY & WHITE ROCK | 1,490,100 | 284.5 | 0.5 | 1.2 | -1.6 | 4.3 | 58.9 | 79.7 | 100.4 |
| | LANGLEY | 1,026,600 | 257.2 | -0.2 | 2.4 | 2.7 | 17.3 | 73.6 | 88.6 | 85.4 |
| | ABBOTSFORD | 814,000 | 259.3 | 1.3 | 2.7 | 3.6 | 18.5 | 78.5 | 89.7 | 84.8 |
| | MISSION | 676,700 | 250.8 | 3.6 | 5.7 | 7.5 | 20.1 | 84.3 | 97.8 | 74.1 |
| TOWNHOUSE | LOWER MAINLAND | 708,300 | 256.0 | 2.0 | 4.6 | 7.1 | 20.4 | 68.3 | 78.0 | 78.5 |
| | FRASER VALLEY BOARD | 541,800 | 241.4 | 2.0 | 5.6 | 8.6 | 24.9 | 77.1 | 80.3 | 71.0 |
| | NORTH DELTA | 591,300 | 287.1 | 1.8 | 5.3 | 2.9 | 18.8 | 83.5 | 98.8 | 100.5 |
| | NORTH SURREY | 573,800 | 300.5 | 2.4 | 7.6 | 13.0 | 30.4 | 97.2 | 105.7 | 98.6 |
| | SURREY | 577,800 | 254.3 | 1.6 | 5.1 | 8.2 | 26.5 | 89.2 | 92.5 | 82.2 |
| | CLOVERDALE | 607,800 | 246.9 | 2.2 | 6.2 | 8.5 | 30.8 | 85.2 | 90.7 | 76.0 |
| | SOUTH SURREY & WHITE ROCK | 678,000 | 212.6 | 3.4 | 4.7 | 3.9 | 16.9 | 55.5 | 54.7 | 58.7 |
| | LANGLEY | 514,900 | 239.0 | 1.3 | 5.1 | 10.7 | 22.3 | 71.1 | 76.4 | 71.7 |
| | ABBOTSFORD | 383,000 | 208.0 | 3.1 | 7.6 | 10.7 | 28.6 | 67.9 | 64.4 | 43.5 |
| | MISSION | 446,500 | 249.7 | 3.0 | 7.2 | 13.8 | 22.8 | 83.3 | 84.7 | 66.7 |
| APARTMENT | LOWER MAINLAND | 656,200 | 286.9 | 2.3 | 7.5 | 12.1 | 30.7 | 83.0 | 93.1 | 87.8 |
| | FRASER VALLEY BOARD | 440,400 | 316.5 | 4.3 | 13.3 | 23.0 | 48.0 | 116.5 | 110.9 | 97.0 |
| | NORTH DELTA | 425,900 | 403.7 | 8.1 | 17.7 | 27.9 | 50.5 | 151.4 | 150.9 | 133.8 |
| | NORTH SURREY | 424,900 | 369.0 | 3.5 | 13.2 | 23.5 | 51.9 | 111.3 | 115.0 | 112.3 |
| | SURREY | 452,300 | 357.4 | 5.8 | 18.3 | 28.9 | 54.1 | 122.7 | 119.5 | 107.8 |
| | CLOVERDALE | 507,100 | 350.3 | 3.9 | 13.0 | 22.1 | 51.5 | 125.3 | 125.4 | 111.9 |
| | SOUTH SURREY & WHITE ROCK | 524,100 | 263.8 | 1.0 | 6.3 | 13.4 | 31.6 | 93.3 | 109.7 | 80.8 |
| | LANGLEY | 444,500 | 287.5 | 4.8 | 12.0 | 20.7 | 47.9 | 115.2 | 103.9 | 94.5 |
| | ABBOTSFORD | 336,600 | 286.2 | 6.6 | 17.4 | 26.7 | 47.8 | 123.1 | 93.3 | 79.3 |
| | MISSION | 329,500 | 258.4 | 4.5 | 9.1 | 17.8 | 36.9 | 105.2 | 106.1 | 57.9 |

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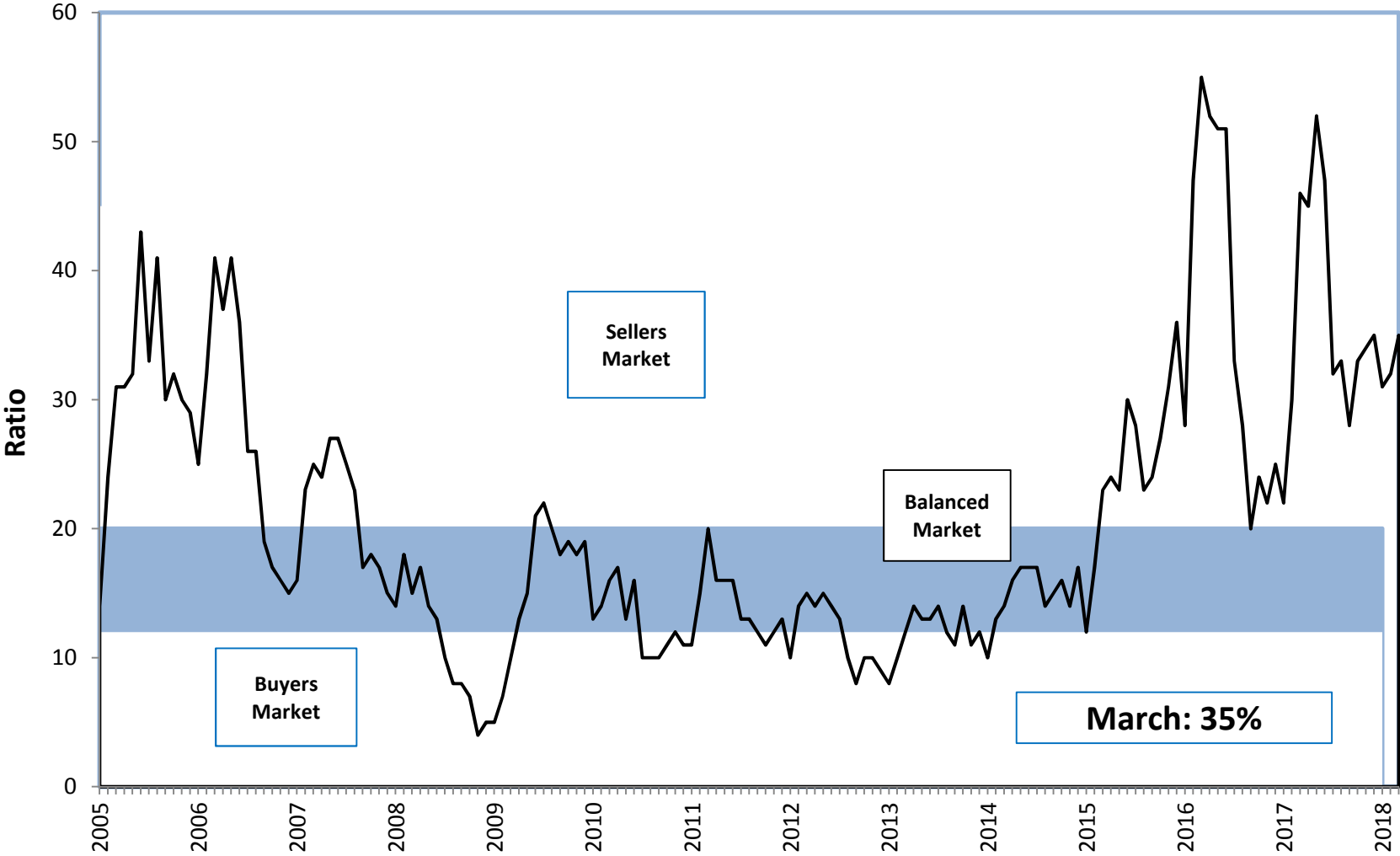
All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.
Lower Mainland combines data across the Fraser Valley and Greater Vancouver real estate board areas.

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

Active Listings Sales



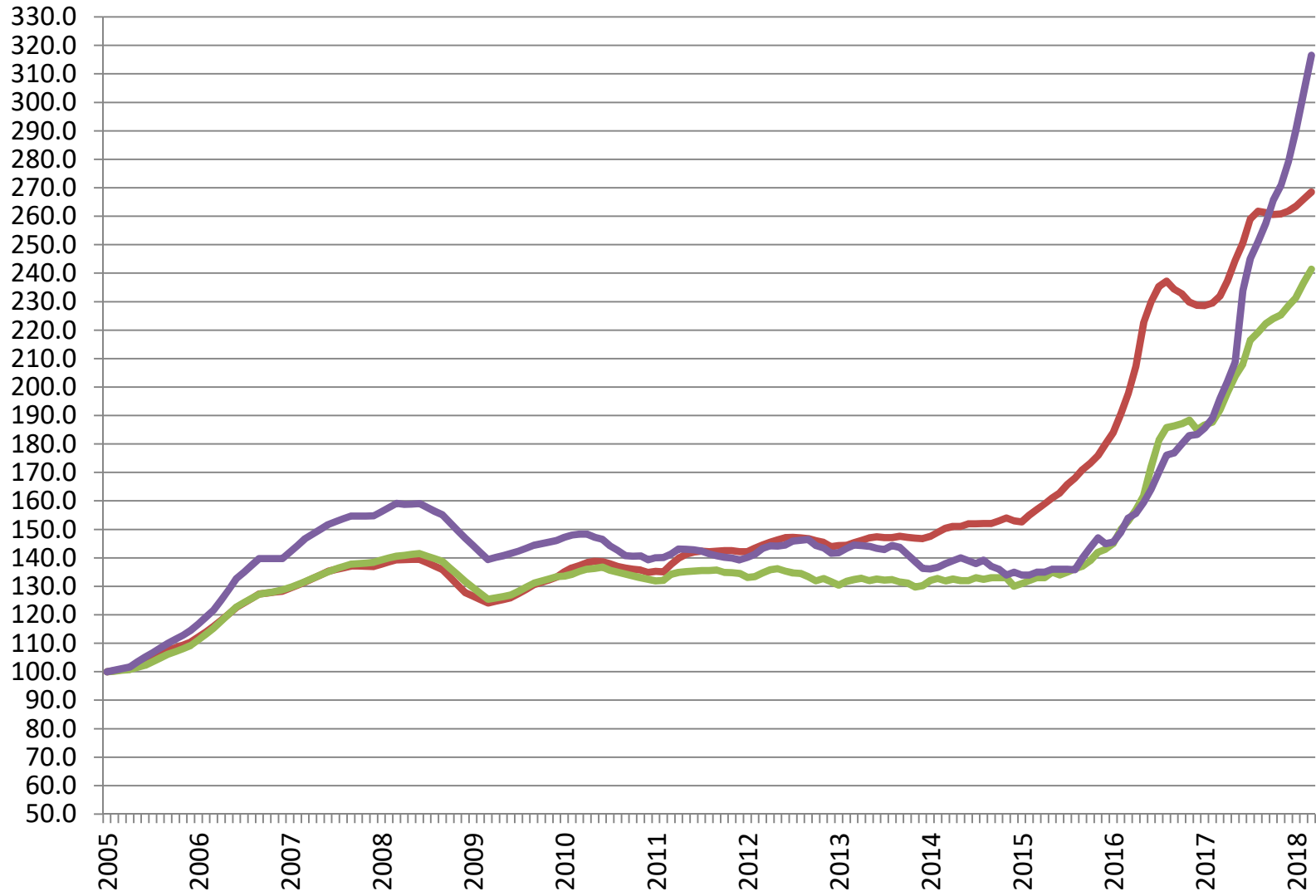
Sales-to-Active Listings Ratio, All Types, Fraser Valley



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

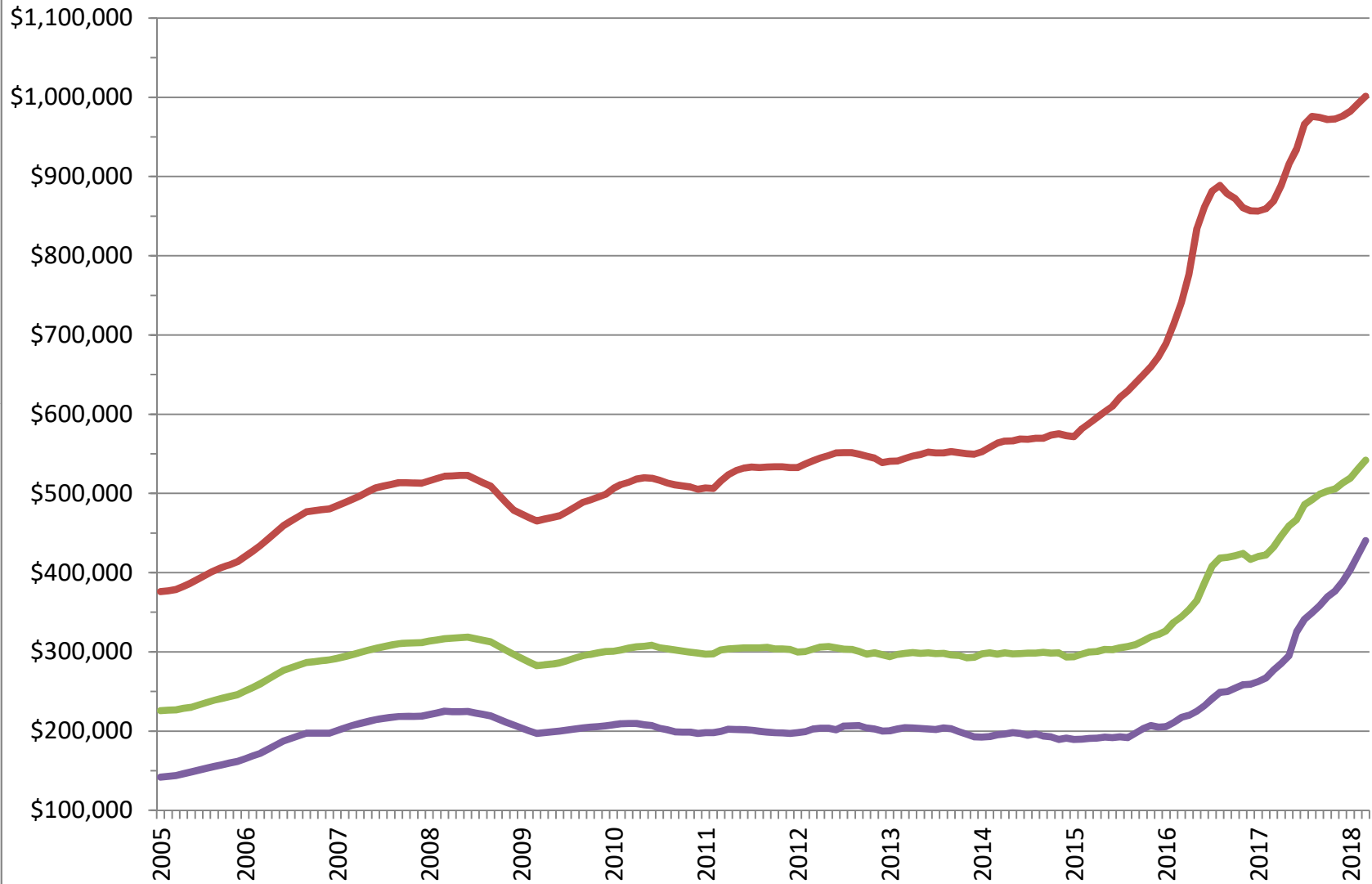
MLS® Home Price Index, Fraser Valley

— Detached — Townhouse — Apartment

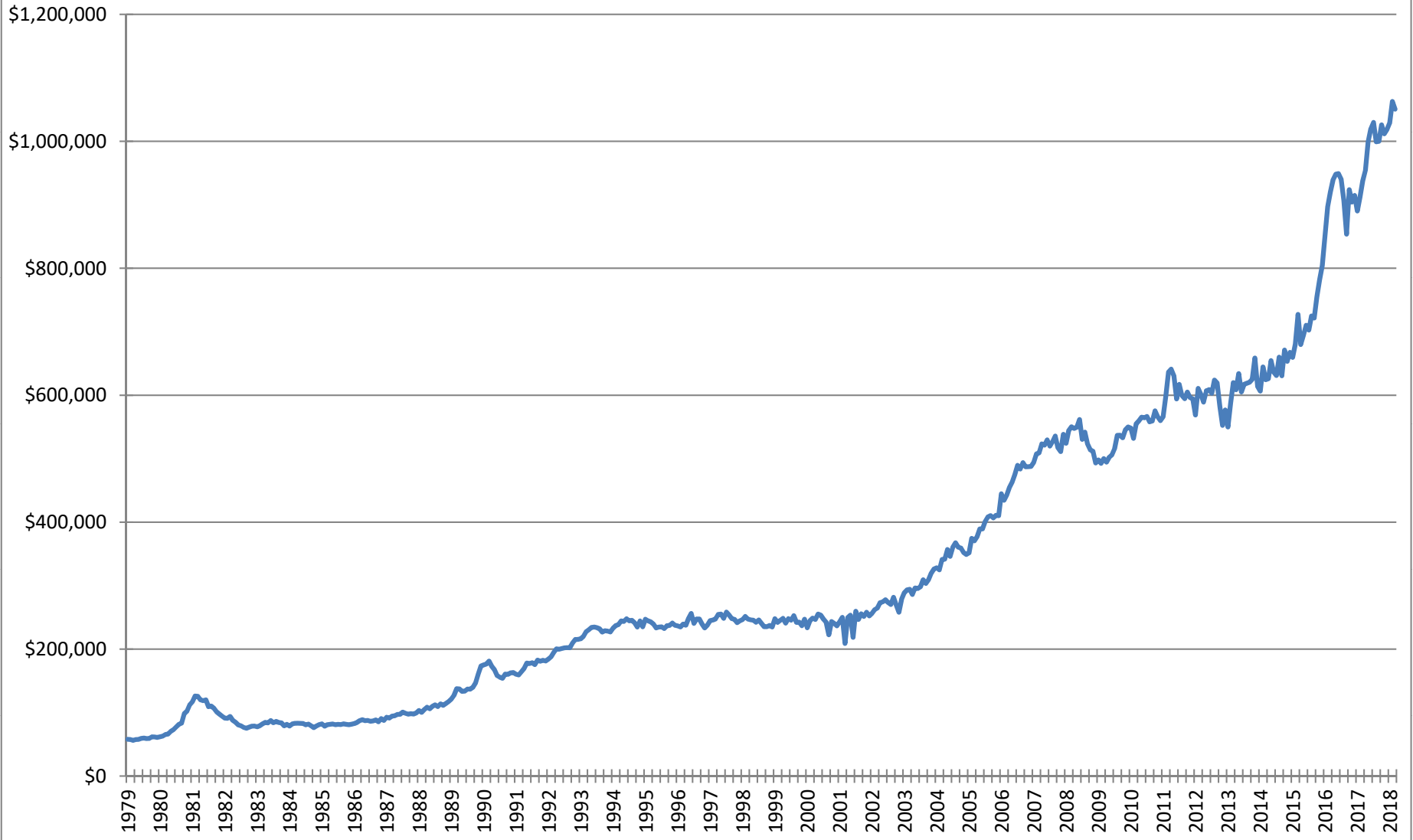


MLS® Home Price Index Benchmark Prices, Fraser Valley

— 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

