



# *Fraser Valley Real Estate Board*

---

Monthly Statistics Package

December 2015

# News Release



## *Fraser Valley Real Estate Board*

**For Immediate Release: January 5, 2016**

## **Fraser Valley real estate in hot demand throughout 2015**

SURREY, BC – Fraser Valley real estate experienced its strongest year in a decade in 2015. This was the second highest year for property sales in Fraser Valley’s history, just shy of the region’s previous sales high in 2005.

The Board’s Multiple Listing Service® (MLS®) processed 21,095 sales in 2015, 33 per cent more than the 15,840 sales in 2014, and 0.9 per cent fewer than the 21,282 sales in 2005. The total dollar volume of MLS® sales was a record setting \$12.1 billion, four billion more than was sold in 2014.

In contrast, the Board received a typical volume of new listings in 2015 – 30,998 – comparable to the average over the last ten years, set at 31,296 new listings.

Jorda Maisey, President of the Fraser Valley Real Estate Board, attributes 2015’s market strength to a strong economy elevating consumer housing demand. “The Fraser Valley has always appealed to consumers looking for competitive pricing and a diverse range of housing options.

“Last year shows that consumers recognize the long-term value of property ownership in the Fraser Valley, particularly valuing the single family home, which they recognize is becoming a limited commodity. Sales of single family detached increased across all of our communities, in some instances more than doubling 2014’s sales.”

Sales during December were the highest for that month in Fraser Valley’s history. The Board processed 1,543 sales, an increase of 44 per cent compared to December of 2014. December’s total inventory in the Fraser Valley was 4,280 active listings; 33 per cent fewer than were available in December 2014.

The MLS® Home Price Index benchmark price of a detached home in December was \$672,400, an increase of 17.3 per cent compared to December of last year when it was \$573,100. The MLS® HPI benchmark price of townhouses increased 9.6 per cent going from \$293,500 in December of last year to \$321,800 last month. The benchmark price of apartments was \$204,900, an increase of 7.3 per cent compared to \$191,100 in December 2014.

Maisey adds, “The market remains buoyant, and with very low inventory currently there is tremendous opportunity for sellers. For buyers finding it challenging in their search, REALTORS® are recommending they consider a variety of housing options and communities they may not have considered. There’s a lot of choice out there, you just need to know where to look.”

—30—

*The Fraser Valley Real Estate Board is an association of 2,934 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**

Michael Gleboff, Communications Coordinator  
Fraser Valley Real Estate Board

michael.gleboff@fvreb.bc.ca  
Telephone 604.930.7630  
Fax 604.930.7623  
www.fvreb.bc.ca



# MLS® Summary - Fraser Valley December 2015

Grand Totals	All Property Types				
	Dec-15	Dec-14	% change	Nov-15	% change
Sales	1,543	1,075	43.5%	1,766	-12.6%
New Listings	1,294	1,147	12.8%	1,854	-30.2%
Active Listings	4,280	6,380	-32.9%	5,761	-25.7%
Average Price	\$ 627,980	\$ 507,223	23.8%	\$ 599,025	4.8%

Grand Totals - year to date	All Property Types		
	2015	2014	% change
Sales - year to date	21,095	15,840	33.2%
New Listings - year to date	30,998	30,642	1.2%

All Areas Combined	Detached					Townhouse					Apartment				
	Dec-15	Dec-14	% change	Nov-15	% change	Dec-15	Dec-14	% change	Nov-15	% change	Dec-15	Dec-14	% change	Nov-15	% change
Sales	764	508	50.4%	906	-15.7%	296	216	37.0%	383	-22.7%	269	172	56.4%	282	-4.6%
New Listings	582	496	17.3%	803	-27.5%	234	196	19.4%	362	-35.4%	222	211	5.2%	377	-41.1%
Active Listings	1,125	2,067	-45.6%	1,656	-32.1%	553	977	-43.4%	756	-26.9%	978	1,319	-25.9%	1,329	-26.4%
Benchmark Price	\$ 672,400	\$ 573,100	17.3%	\$ 659,700	1.9%	\$ 321,800	\$ 293,500	9.6%	\$ 318,800	0.9%	\$ 204,900	\$ 191,100	7.2%	\$ 207,100	-1.1%
Median Price	\$ 702,000	\$ 590,000	19.0%	\$ 690,000	1.7%	\$ 354,900	\$ 321,000	10.6%	\$ 346,500	2.4%	\$ 210,000	\$ 202,250	3.8%	\$ 209,200	0.4%
Average Price	\$ 804,391	\$ 667,471	20.5%	\$ 781,808	2.9%	\$ 372,183	\$ 339,131	9.7%	\$ 357,268	4.2%	\$ 224,276	\$ 221,192	1.4%	\$ 242,771	-7.6%

Abbotsford	Detached					Townhouse					Apartment				
	Dec-15	Dec-14	% change	Nov-15	% change	Dec-15	Dec-14	% change	Nov-15	% change	Dec-15	Dec-14	% change	Nov-15	% change
Sales	119	80	48.8%	141	-15.6%	51	24	112.5%	63	-19.0%	53	29	82.8%	44	20.5%
New Listings	94	53	77.4%	108	-13.0%	37	31	19.4%	63	-41.3%	30	35	-14.3%	66	-54.5%
Active Listings	196	294	-33.3%	270	-27.4%	119	169	-29.6%	149	-20.1%	154	183	-15.8%	209	-26.3%
Benchmark Price	\$ 494,800	\$ 442,500	11.8%	\$ 489,700	1.0%	\$ 229,000	\$ 218,100	5.0%	\$ 226,200	1.2%	\$ 154,100	\$ 149,400	3.1%	\$ 151,600	1.6%
Median Price	\$ 485,000	\$ 410,000	18.3%	\$ 512,500	-5.4%	\$ 299,000	\$ 256,250	16.7%	\$ 279,900	6.8%	\$ 150,000	\$ 137,000	9.5%	\$ 155,000	-3.2%
Average Price	\$ 528,264	\$ 452,686	16.7%	\$ 526,618	0.3%	\$ 298,938	\$ 257,548	16.1%	\$ 280,644	6.5%	\$ 160,947	\$ 150,934	6.6%	\$ 151,863	6.0%

Mission	Detached					Townhouse					Apartment				
	Dec-15	Dec-14	% change	Nov-15	% change	Dec-15	Dec-14	% change	Nov-15	% change	Dec-15	Dec-14	% change	Nov-15	% change
Sales	48	36	33.3%	66	-27.3%	5	2	150.0%	6	-16.7%	5	1	400.0%	1	400.0%
New Listings	37	35	5.7%	58	-36.2%	3	1	200.0%	9	-66.7%	4	3	33.3%	7	-42.9%
Active Listings	113	206	-45.1%	141	-19.9%	16	20	-20.0%	28	-42.9%	21	43	-51.2%	26	-19.2%
Benchmark Price	\$ 415,600	\$ 354,200	17.3%	\$ 407,000	2.1%	\$ 242,800	\$ 227,200	6.9%	\$ 230,900	5.2%	\$ 177,600	\$ 152,900	16.2%	\$ 174,900	1.5%
Median Price	\$ 467,202	\$ 365,250	27.9%	\$ 435,000	7.4%	\$ 250,000	\$ 241,750	3.4%	\$ 221,450	12.9%	\$ 175,000	\$ 120,000	45.8%	\$ 95,000	84.2%
Average Price	\$ 478,347	\$ 385,260	24.2%	\$ 429,896	11.3%	\$ 287,546	\$ 241,750	18.9%	\$ 230,816	24.6%	\$ 194,200	\$ 120,000	61.8%	\$ 95,000	104.4%



Delta - North	Detached					Townhouse					Apartment				
	Dec-15	Dec-14	% change	Nov-15	% change	Dec-15	Dec-14	% change	Nov-15	% change	Dec-15	Dec-14	% change	Nov-15	% change
Sales	41	37	10.8%	67	-38.8%	3	5	-40.0%	5	-40.0%	3	-	-	4	-25.0%
New Listings	34	25	36.0%	53	-35.8%	5	9	-44.4%	11	-55%	8	1	700.0%	9	-11.1%
Active Listings	52	82	-36.6%	69	-24.6%	18	31	-41.9%	20	-10.0%	31	16	93.8%	29	6.9%
Benchmark Price	\$ 703,100	\$ 558,400	25.9%	\$ 677,700	3.7%	\$ 349,500	\$ 319,000	9.6%	\$ 351,600	-0.6%	\$ 166,900	\$ 163,000	2.4%	\$ 169,600	-1.6%
Median Price	\$ 725,000	\$ 560,000	29.5%	\$ 693,000	4.6%	\$ 595,000	\$ 425,000	40.0%	\$ 465,500	27.8%	\$ 193,000	-	-	\$ 215,950	-10.6%
Average Price	\$ 771,563	\$ 583,601	32.2%	\$ 739,796	4.3%	\$ 539,500	\$ 407,600	32.4%	\$ 482,480	11.8%	\$ 169,666	-	-	\$ 204,900	-17.2%

Langley	Detached					Townhouse					Apartment				
	Dec-15	Dec-14	% change	Nov-15	% change	Dec-15	Dec-14	% change	Nov-15	% change	Dec-15	Dec-14	% change	Nov-15	% change
Sales	95	77	23.4%	110	-13.6%	46	55	-16.4%	78	-41.0%	52	30	73.3%	55	-5.5%
New Listings	67	70	-4.3%	101	-33.7%	32	47	-31.9%	47	-31.9%	26	31	-16.1%	55	-52.7%
Active Listings	98	229	-57.2%	149	-34.2%	48	186	-74.2%	79	-39.2%	118	185	-36.2%	168	-29.8%
Benchmark Price	\$ 677,700	\$ 580,000	16.8%	\$ 666,200	1.7%	\$ 332,900	\$ 291,100	14.4%	\$ 323,000	3.1%	\$ 213,600	\$ 199,200	7.2%	\$ 208,800	2.3%
Median Price	\$ 715,000	\$ 614,000	16.4%	\$ 711,150	0.5%	\$ 361,750	\$ 322,000	12.3%	\$ 340,450	6.3%	\$ 225,450	\$ 180,012	25.2%	\$ 210,000	7.4%
Average Price	\$ 779,984	\$ 653,221	19.4%	\$ 753,241	3.6%	\$ 358,009	\$ 341,798	4.7%	\$ 347,757	2.9%	\$ 224,190	\$ 214,420	4.6%	\$ 218,407	2.6%

White Rock / South Surrey	Detached					Townhouse					Apartment				
	Dec-15	Dec-14	% change	Nov-15	% change	Dec-15	Dec-14	% change	Nov-15	% change	Dec-15	Dec-14	% change	Nov-15	% change
Sales	131	94	39.4%	162	-19.1%	42	28	50.0%	55	-23.6%	47	46	2.2%	69	-31.9%
New Listings	102	91	12.1%	147	-30.6%	36	21	71.4%	51	-29.4%	43	51	-15.7%	73	-41.1%
Active Listings	232	358	-35.2%	337	-31.2%	89	138	-35.5%	117	-23.9%	186	312	-40.4%	252	-26.2%
Benchmark Price	\$ 1,102,000	\$ 930,500	18.4%	\$ 1,083,500	1.7%	\$ 449,300	\$ 413,800	8.6%	\$ 445,700	0.8%	\$ 267,200	\$ 240,200	11.2%	\$ 273,500	-2.3%
Median Price	\$ 1,235,000	\$ 893,250	38.3%	\$ 1,157,500	6.7%	\$ 497,950	\$ 423,500	17.6%	\$ 444,000	12.2%	\$ 297,000	\$ 277,750	6.9%	\$ 322,500	-7.9%
Average Price	\$ 1,365,662	\$ 1,122,915	21.6%	\$ 1,320,447	3.4%	\$ 548,317	\$ 482,742	13.6%	\$ 497,900	10.1%	\$ 330,770	\$ 291,927	13.3%	\$ 365,768	-9.6%



City of Surrey - Combined*	Detached					Townhouse					Apartment				
	Dec-15	Dec-14	% change	Nov-15	% change	Dec-15	Dec-14	% change	Nov-15	% change	Dec-15	Dec-14	% change	Nov-15	% change
Sales	429	255	68.2%	480	-10.6%	189	126	50.0%	227	-16.7%	133	93	43.0%	142	-6.3%
Benchmark Price	\$ 760,800	\$ 650,400	17.0%	\$ 745,900	2.0%	\$ 340,700	\$ 313,900	8.5%	\$ 340,400	0.1%	\$ 214,300	\$ 201,000	6.6%	\$ 219,800	-2.5%
Average Price	\$ 887,530	\$ 759,155	16.9%	\$ 872,258	1.8%	\$ 394,179	\$ 348,078	13.2%	\$ 380,398	3.6%	\$ 231,661	\$ 222,758	4.0%	\$ 245,542	-5.7%

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

Surrey - Central	Detached					Townhouse					Apartment				
	Dec-15	Dec-14	% change	Nov-15	% change	Dec-15	Dec-14	% change	Nov-15	% change	Dec-15	Dec-14	% change	Nov-15	% change
Sales	182	101	80.2%	208	-12.5%	88	60	46.7%	102	-13.7%	30	24	25.0%	27	11.1%
New Listings	148	138	7.2%	192	-22.9%	77	55	40.0%	115	-33.0%	24	32	-25.0%	48	-50.0%
Active Listings	266	563	-52.8%	395	-32.7%	172	240	-28.3%	223	-22.9%	123	158	-22.2%	177	-30.5%
Benchmark Price	\$ 676,400	\$ 586,200	15.4%	\$ 664,400	1.8%	\$ 327,700	\$ 300,900	8.9%	\$ 327,700	0.0%	\$ 204,000	\$ 195,700	4.2%	\$ 210,500	-3.1%
Median Price	\$ 720,000	\$ 620,000	16.1%	\$ 726,000	-0.8%	\$ 352,166	\$ 323,000	9.0%	\$ 353,950	-0.5%	\$ 195,000	\$ 213,189	-8.5%	\$ 197,000	-1.0%
Average Price	\$ 748,596	\$ 627,228	19.3%	\$ 739,948	1.2%	\$ 363,608	\$ 326,650	11.3%	\$ 359,488	1.1%	\$ 204,139	\$ 213,668	-4.5%	\$ 203,572	0.3%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Dec-15	Dec-14	% change	Nov-15	% change	Dec-15	Dec-14	% change	Nov-15	% change	Dec-15	Dec-14	% change	Nov-15	% change
Sales	49	33	48.5%	77	-36.4%	42	26	61.5%	50	-16.0%	16	6	166.7%	18	-11.1%
New Listings	34	32	6.3%	54	-37.0%	29	19	52.6%	36	-19.4%	22	9	144.4%	19	15.8%
Active Listings	47	125	-62.4%	88	-46.6%	39	110	-64.5%	60	-35.0%	58	68	-14.7%	68	-14.7%
Benchmark Price	\$ 690,600	\$ 594,600	16.1%	\$ 679,000	1.7%	\$ 353,500	\$ 322,900	9.5%	\$ 357,600	-1.1%	\$ 248,300	\$ 224,600	10.6%	\$ 255,000	-2.6%
Median Price	\$ 662,000	\$ 616,190	7.4%	\$ 665,000	-0.5%	\$ 347,944	\$ 328,000	6.1%	\$ 338,000	2.9%	\$ 199,000	\$ 243,000	-18.1%	\$ 240,000	-17.1%
Average Price	\$ 702,259	\$ 600,698	16.9%	\$ 680,114	3.3%	\$ 346,525	\$ 328,749	5.4%	\$ 343,265	0.9%	\$ 239,162	\$ 272,500	-12.2%	\$ 257,400	-7.1%

Surrey - North	Detached					Townhouse					Apartment				
	Dec-15	Dec-14	% change	Nov-15	% change	Dec-15	Dec-14	% change	Nov-15	% change	Dec-15	Dec-14	% change	Nov-15	% change
Sales	99	50	98.0%	75	32.0%	19	16	18.8%	24	-20.8%	63	36	75.0%	64	-1.6%
New Listings	65	52	25.0%	89	-27.0%	15	13	15.4%	29	-48.3%	65	49	32.7%	100	-35.0%
Active Listings	116	207	-44.0%	202	-42.6%	51	83	-38.6%	79	-35.4%	287	353	-18.7%	399	-28.1%
Benchmark Price	\$ 670,000	\$ 563,100	19.0%	\$ 653,300	2.6%	\$ 263,200	\$ 246,800	6.6%	\$ 260,000	1.2%	\$ 200,000	\$ 184,500	8.4%	\$ 205,500	-2.7%
Median Price	\$ 690,000	\$ 508,000	35.8%	\$ 620,000	11.3%	\$ 315,000	\$ 247,000	27.5%	\$ 288,750	9.1%	\$ 209,900	\$ 191,500	9.6%	\$ 194,291	8.0%
Average Price	\$ 741,832	\$ 567,455	30.7%	\$ 707,717	4.8%	\$ 306,042	\$ 255,469	19.8%	\$ 292,300	4.7%	\$ 208,975	\$ 192,322	8.7%	\$ 210,702	-0.8%



## MLS® 5-year summary - Fraser Valley Year-end 2015

Grand Totals	All Sales						
	2015	2014	% change	2012	% change	2010	% change
Sales	21,095	15,840	33.2%	13,878	52.0%	14,891	41.7%
New Listings	30,998	30,642	1.2%	31,009	0.0%	31,437	-1.4%
Number of FVREB members	2,934	2,757	6.4%	2,835	3.5%	2,895	1.3%

All areas combined	Detached						
	2015	2014	% change	2012	% change	2010	% change
Sales	11,077	8,095	36.8%	7,062	56.9%	7,443	48.8%
New Listings	14,335	13,734	4.4%	14,414	-0.5%	14,855	-3.5%
Median Price	\$ 639,000	\$ 574,000	11.3%	\$ 536,000	19.2%	\$ 519,000	23.1%
Average Price	\$ 720,788	\$ 642,871	12.1%	\$ 597,608	20.6%	\$ 559,456	28.8%

Abbotsford	Detached						
	2015	2014	% change	2012	% change	2010	% change
Sales	1,488	1,114	33.6%	990	50.3%	1,032	44.2%
New Listings	1,906	1,744	9.3%	2,075	-8.1%	2,187	-12.8%
Median Price	\$ 465,600	\$ 425,000	9.6%	\$ 415,250	12.1%	\$ 424,000	9.8%
Average Price	\$ 495,709	\$ 452,876	9.5%	\$ 444,252	11.6%	\$ 451,361	9.8%

Mission	Detached						
	2015	2014	% change	2012	% change	2010	% change
Sales	765	558	37.1%	448	70.8%	479	59.7%
New Listings	915	883	3.6%	889	2.9%	988	-7.4%
Median Price	\$ 409,600	\$ 383,000	6.9%	\$ 350,000	17.0%	\$ 384,000	6.7%
Average Price	\$ 414,785	\$ 390,087	6.3%	\$ 367,804	12.8%	\$ 385,536	7.6%



## MLS® 5-year summary - Fraser Valley Year-end 2015

White Rock	Detached						
	2015	2014	% change	2012	% change	2010	% change
Sales	1,785	1,335	33.7%	981	82.0%	1,088	64.1%
New Listings	2,506	2,349	6.7%	2,362	6.1%	2,057	21.8%
Median Price	\$ 1,035,000	\$ 873,000	18.6%	\$ 835,000	24.0%	\$ 735,000	40.8%
Average Price	\$ 1,211,747	\$ 1,050,937	15.3%	\$ 1,010,233	19.9%	\$ 834,593	45.2%

Langley	Detached						
	2015	2014	% change	2012	% change	2010	% change
Sales	1,692	1,357	24.7%	1,223	38.3%	1,007	68.0%
New Listings	1,954	1,964	-0.5%	2,276	-14.1%	1,975	-1.1%
Median Price	\$ 650,000	\$ 594,900	9.3%	\$ 554,500	17.2%	\$ 525,000	23.8%
Average Price	\$ 688,174	\$ 613,568	12.2%	\$ 565,045	21.8%	\$ 544,832	26.3%

Delta - North	Detached						
	2015	2014	% change	2012	% change	2010	% change
Sales	783	586	33.6%	479	63.5%	520	50.6%
New Listings	936	905	3.4%	862	8.6%	888	5.4%
Median Price	\$ 638,000	\$ 557,250	14.5%	\$ 521,000	22.5%	\$ 475,000	34.3%
Average Price	\$ 679,330	\$ 589,121	15.3%	\$ 550,725	23.4%	\$ 521,391	30.3%



## MLS® 5-year summary - Fraser Valley Year-end 2015

City of Surrey - Combined*	Detached						
	2015	2014	% change	2012	% change	2010	% change
Sales	5,978	4,185	42.8%	3,720	60.7%	4,188	42.7%
Average Price	\$ 800,386	\$ 718,999	11.3%	\$ 663,634	20.6%	\$ 604,527	32.4%

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

Surrey - Central	Detached						
	2015	2014	% change	2012	% change	2010	% change
Sales	2,577	1,598	61.3%	1,577	63.4%	1,768	45.8%
New Listings	3,521	3,380	4.2%	3,290	7.0%	3,763	-6.4%
Median Price	\$ 649,000	\$ 587,750	10.4%	\$ 552,000	17.6%	\$ 525,000	23.6%
Average Price	\$ 680,297	\$ 617,929	10.1%	\$ 577,978	17.7%	\$ 540,779	25.8%

Surrey - Cloverdale	Detached						
	2015	2014	% change	2012	% change	2010	% change
Sales	870	733	18.7%	622	39.9%	733	18.7%
New Listings	1,047	1,058	-1.0%	1,137	-7.9%	1,279	-18.1%
Median Price	\$ 647,500	\$ 587,500	10.2%	\$ 545,000	18.8%	\$ 548,000	18.2%
Average Price	\$ 669,360	\$ 601,501	11.3%	\$ 567,326	18.0%	\$ 555,502	20.5%

Surrey - North	Detached						
	2015	2014	% change	2012	% change	2010	% change
Sales	1,115	808	38.0%	740	50.7%	817	36.5%
New Listings	1,541	1,445	6.6%	1,512	1.9%	1,707	-9.7%
Median Price	\$ 588,000	\$ 510,000	15.3%	\$ 492,000	19.5%	\$ 452,500	29.9%
Average Price	\$ 658,083	\$ 580,011	13.5%	\$ 547,179	20.3%	\$ 517,566	27.1%





## MLS® 5-year summary - Fraser Valley Year-end 2015

Grand Totals	All Sales						
	2015	2014	% change	2012	% change	2010	% change
Sales	21,095	15,840	33.2%	13,878	52.0%	14,891	41.7%
New Listings	30,998	30,642	1.2%	31,009	0.0%	31,437	-1.4%
Number of FVREB members	2,934	2,757	6.4%	2,835	3.5%	2,895	1.3%

All areas combined	Townhouse							Apartment						
	2015	2014	% change	2012	% change	2010	% change	2015	2014	% change	2012	% change	2010	% change
Sales	4,362	3,320	31.4%	2,767	57.6%	2,865	52.3%	3,046	2,431	25.3%	2,284	33.4%	2,716	12.2%
New Listings	5,640	5,774	-2.3%	5,443	3.6%	4,838	16.6%	5,572	5,545	0.5%	5,621	-0.9%	5,991	-7.0%
Median Price	\$ 344,000	\$ 331,000	3.9%	\$ 325,000	5.8%	\$ 328,000	4.9%	\$ 210,000	\$ 207,000	1.4%	\$ 207,000	1.4%	\$ 213,900	-1.8%
Average Price	\$ 362,713	\$ 349,074	3.9%	\$ 340,253	6.6%	\$ 336,484	7.8%	\$ 232,976	\$ 228,718	1.9%	\$ 220,033	5.9%	\$ 223,910	4.0%

Abbotsford	Townhouse							Apartment						
	2015	2014	% change	2012	% change	2010	% change	2015	2014	% change	2012	% change	2010	% change
Sales	565	411	37.5%	391	44.5%	376	50.3%	527	422	24.9%	432	22.0%	571	-7.7%
New Listings	759	745	1.9%	713	6.5%	651	16.6%	845	806	4.8%	956	-11.6%	1,158	-27.0%
Median Price	\$ 284,900	\$ 272,000	4.7%	\$ 267,500	6.5%	\$ 265,000	7.5%	\$ 150,000	\$ 146,000	2.7%	\$ 152,000	-1.3%	\$ 166,500	-9.9%
Average Price	\$ 284,339	\$ 270,439	5.1%	\$ 262,568	8.3%	\$ 273,053	4.1%	\$ 158,747	\$ 156,317	1.6%	\$ 159,813	-0.7%	\$ 174,861	-9.2%

Mission	Townhouse							Apartment						
	2015	2014	% change	2012	% change	2010	% change	2015	2014	% change	2012	% change	2010	% change
Sales	62	27	129.6%	23	169.6%	53	17.0%	50	27	85.2%	26	92.3%	42	19.0%
New Listings	93	58	60.3%	71	31.0%	81	14.8%	62	84	-26.2%	72	-13.9%	94	-34.0%
Median Price	\$ 229,500	\$ 226,000	1.5%	\$ 233,900	-1.9%	\$ 249,000	-7.8%	\$ 175,000	\$ 159,000	10.1%	\$ 153,500	14.0%	\$ 183,500	-4.6%
Average Price	\$ 233,061	\$ 216,327	7.7%	\$ 231,492	0.7%	\$ 249,385	-6.5%	\$ 186,404	\$ 158,209	17.8%	\$ 162,738	14.5%	\$ 191,170	-2.5%



## MLS® 5-year summary - Fraser Valley Year-end 2015

White Rock	Townhouse							Apartment						
	2015	2014	% change	2012	% change	2010	% change	2015	2014	% change	2012	% change	2010	% change
Sales	731	523	39.8%	413	77.0%	374	95.5%	742	632	17.4%	469	58.2%	522	42.1%
New Listings	953	874	9.0%	834	14.3%	618	54.2%	1,239	1,358	-8.8%	1,224	1.2%	1,161	6.7%
Median Price	\$ 470,000	\$ 440,000	6.8%	\$ 433,000	8.5%	\$ 430,000	9.3%	\$ 290,950	\$ 281,250	3.4%	\$ 274,715	5.9%	\$ 280,000	3.9%
Average Price	\$ 511,505	\$ 480,981	6.3%	\$ 480,522	6.4%	\$ 468,688	9.1%	\$ 330,930	\$ 321,339	3.0%	\$ 302,068	9.6%	\$ 305,174	8.4%

Langley	Townhouse							Apartment						
	2015	2014	% change	2012	% change	2010	% change	2015	2014	% change	2012	% change	2010	% change
Sales	934	800	16.8%	614	52.1%	582	60.5%	579	479	20.9%	388	49.2%	437	32.5%
New Listings	1,036	1,280	-19.1%	1,064	-2.6%	962	7.7%	878	872	0.7%	936	-6.2%	856	2.6%
Median Price	\$ 331,950	\$ 329,900	0.6%	\$ 315,000	5.4%	\$ 321,000	3.4%	\$ 207,000	\$ 199,900	3.6%	\$ 212,713	-2.7%	\$ 218,000	-5.0%
Average Price	\$ 342,911	\$ 342,280	0.2%	\$ 325,249	5.4%	\$ 327,342	4.8%	\$ 218,606	\$ 211,022	3.6%	\$ 213,788	2.3%	\$ 217,538	0.5%

Delta - North	Townhouse							Apartment						
	2015	2014	% change	2012	% change	2010	% change	2015	2014	% change	2012	% change	2010	% change
Sales	144	88	63.6%	62	132.3%	88	63.6%	44	33	33.3%	28	57.1%	31	41.9%
New Listings	189	189	0.0%	148	27.7%	172	9.9%	111	85	30.6%	85	30.6%	78	42.3%
Median Price	\$ 444,500	\$ 431,400	3.0%	\$ 431,450	3.0%	\$ 389,900	14.0%	\$ 220,000	\$ 212,000	3.8%	\$ 149,250	47.4%	\$ 207,000	6.3%
Average Price	\$ 451,607	\$ 461,236	-2.1%	\$ 440,099	2.6%	\$ 396,825	13.8%	\$ 201,381	\$ 198,350	1.5%	\$ 180,178	11.8%	\$ 206,500	-2.5%



## MLS® 5-year summary - Fraser Valley Year-end 2015

City of Surrey - Combined*	Townhouse							Apartment						
	2015	2014	% change	2012	% change	2010	% change	2015	2014	% change	2012	% change	2010	% change
Sales	2,618	1,957	33.8%	1,651	58.6%	1,739	50.5%	1,465	1,155	26.8%	1,147	27.7%	1,359	7.8%
Average Price	\$ 382,443	\$ 362,146	5.6%	\$ 360,345	6.1%	\$ 351,933	8.7%	\$ 237,753	\$ 234,486	1.4%	\$ 226,683	4.9%	\$ 230,018	3.4%

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

Surrey - Central	Townhouse							Apartment						
	2015	2014	% change	2012	% change	2010	% change	2015	2014	% change	2012	% change	2010	% change
Sales	1,089	859	26.8%	722	50.8%	783	39.1%	306	235	30.2%	224	36.6%	300	2.0%
New Listings	1,554	1,506	3.2%	1,521	2.2%	1,285	20.9%	648	628	3.2%	629	3.0%	692	-6.4%
Median Price	\$ 336,000	\$ 324,000	3.7%	\$ 329,000	2.1%	\$ 330,000	1.8%	\$ 203,500	\$ 200,000	1.8%	\$ 201,500	1.0%	\$ 215,000	-5.3%
Average Price	\$ 341,777	\$ 323,845	5.5%	\$ 326,960	4.5%	\$ 327,178	4.5%	\$ 203,006	\$ 201,737	0.6%	\$ 201,545	0.7%	\$ 211,887	-4.2%

Surrey - Cloverdale	Townhouse							Apartment						
	2015	2014	% change	2012	% change	2010	% change	2015	2014	% change	2012	% change	2010	% change
Sales	587	405	44.9%	361	62.6%	377	55.7%	172	115	49.6%	118	45.8%	118	45.8%
New Listings	663	699	-5.2%	703	-5.7%	640	3.6%	302	260	16.2%	278	8.6%	332	-9.0%
Median Price	\$ 338,178	\$ 335,800	0.7%	\$ 326,901	3.4%	\$ 333,000	1.6%	\$ 220,450	\$ 222,000	-0.7%	\$ 215,380	2.4%	\$ 242,900	-9.2%
Average Price	\$ 345,999	\$ 341,551	1.3%	\$ 334,429	3.5%	\$ 340,385	1.6%	\$ 252,452	\$ 243,718	3.6%	\$ 225,110	12.1%	\$ 244,691	3.2%

Surrey - North	Townhouse							Apartment						
	2015	2014	% change	2012	% change	2010	% change	2015	2014	% change	2012	% change	2010	% change
Sales	250	207	20.8%	181	38.1%	227	10.1%	625	488	28.1%	599	4.3%	694	-9.9%
New Listings	392	423	-7.3%	389	0.8%	424	-7.5%	1,486	1,451	2.4%	1,439	3.3%	1,608	-7.6%
Median Price	\$ 291,150	\$ 288,000	1.1%	\$ 270,000	7.8%	\$ 272,800	6.7%	\$ 200,000	\$ 195,750	2.2%	\$ 207,000	-3.4%	\$ 206,000	-2.9%
Average Price	\$ 290,147	\$ 287,231	1.0%	\$ 283,165	2.5%	\$ 270,601	7.2%	\$ 207,806	\$ 204,157	1.8%	\$ 213,542	-2.7%	\$ 211,508	-1.8%



# MLS® Home Price Index - Fraser Valley

## December 2015

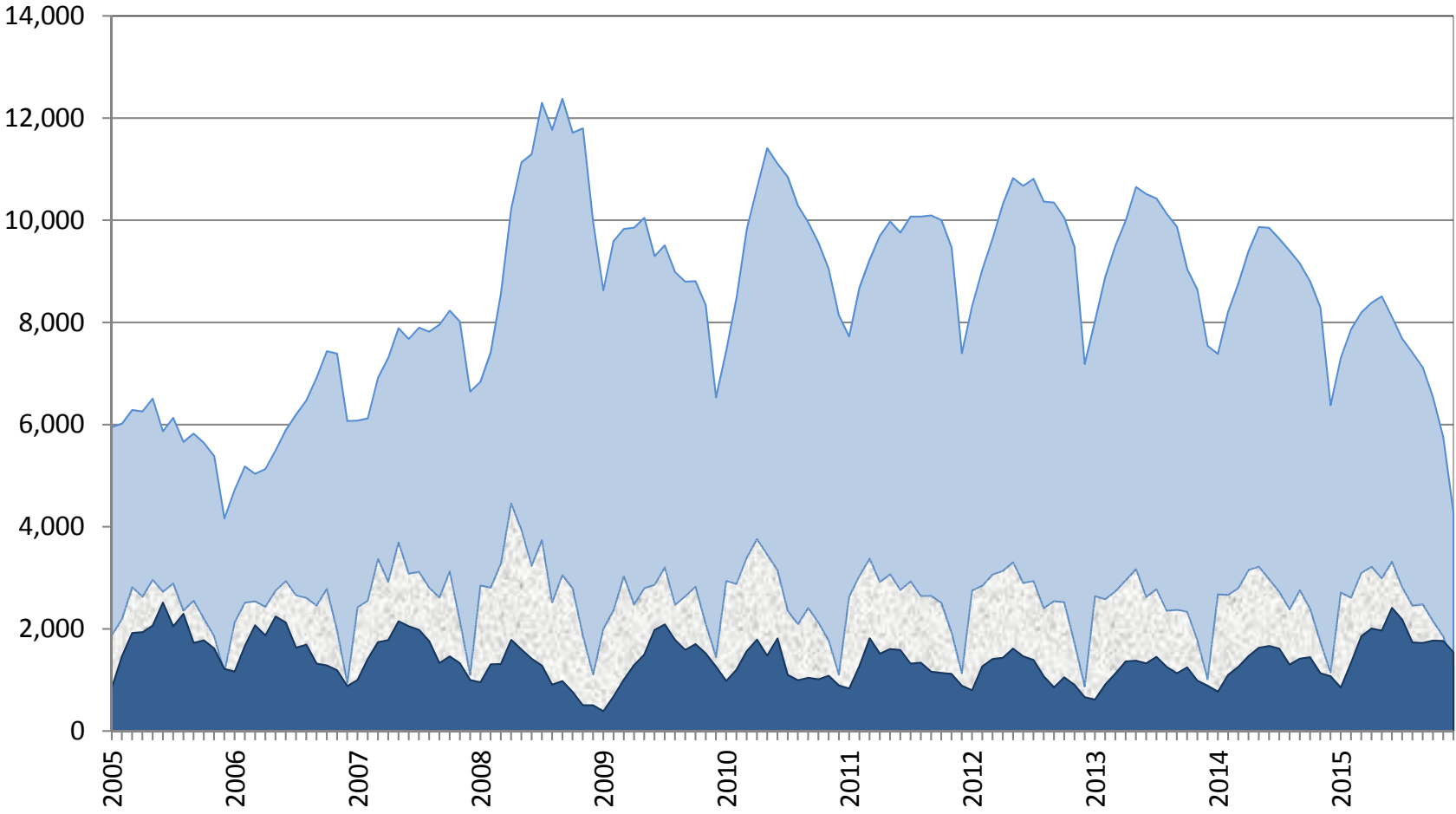
	BENCHMARK PRICE	INDEX (HPI)	ONE MONTH % CHANGE	THREE MONTH % CHANGE	SIX MONTH % CHANGE	ONE YEAR % CHANGE	THREE YEAR % CHANGE	FIVE YEAR % CHANGE	TEN YEAR % CHANGE	
<b>RESIDENTIAL COMBINED</b>	<b>LOWER MAINLAND</b>	669,000	188.6	1.2	5.2	9.5	17.7	25.5	31.1	69.2
	<b>FRASER VALLEY BOARD</b>	495,100	165.7	1.3	4.7	9.0	14.4	17.7	22.7	49.4
	NORTH DELTA	637,600	197.6	3.0	7.2	13.4	22.7	31.7	39.8	78.0
	NORTH SURREY	428,300	176.6	0.9	6.1	10.3	14.8	15.4	25.4	56.0
	SURREY	519,400	167.9	1.0	4.4	8.2	13.1	16.0	22.8	52.1
	CLOVERDALE	548,400	163.2	0.4	4.7	7.0	13.5	17.4	22.0	50.3
	SOUTH SURREY & WHITE ROCK	715,800	178.3	1.0	4.6	10.3	16.0	25.1	33.3	60.9
	LANGLEY	493,200	160.4	2.1	6.0	10.5	14.7	19.3	20.7	46.2
	ABBOTSFORD	352,400	143.7	1.2	2.2	4.4	8.9	7.6	8.7	27.4
	MISSION	390,000	147.7	2.2	2.9	9.1	17.0	17.6	12.5	35.6
<b>DETACHED</b>	<b>LOWER MAINLAND</b>	987,300	209.7	1.9	5.5	10.7	21.9	33.1	44.5	90.1
	<b>FRASER VALLEY BOARD</b>	672,400	179.5	1.9	5.2	10.3	17.3	24.7	33.1	62.6
	NORTH DELTA	703,100	205.1	3.7	7.8	14.7	25.9	35.4	45.0	84.8
	NORTH SURREY	670,000	192.3	2.6	7.2	11.8	19.0	27.7	38.0	74.2
	SURREY	676,400	180.7	1.8	5.2	9.5	15.4	19.6	31.7	63.5
	CLOVERDALE	690,600	173.3	1.7	5.0	8.2	16.2	22.8	29.3	61.8
	SOUTH SURREY & WHITE ROCK	1,102,000	208.2	1.7	4.6	12.0	18.4	34.0	50.0	84.7
	LANGLEY	677,700	169.8	1.7	5.7	10.7	16.9	25.5	30.2	55.8
	ABBOTSFORD	494,800	155.3	1.0	2.7	5.6	11.7	17.5	19.3	38.4
	MISSION	415,600	148.9	2.1	2.7	9.3	17.9	18.8	14.4	37.5
<b>TOWNHOUSE</b>	<b>LOWER MAINLAND</b>	446,800	161.7	1.2	4.6	6.8	12.1	15.3	15.2	47.1
	<b>FRASER VALLEY BOARD</b>	321,800	142.9	0.9	4.2	6.3	9.7	8.6	7.9	31.0
	NORTH DELTA	349,500	169.7	-0.6	4.3	8.2	9.6	19.4	23.0	55.1
	NORTH SURREY	263,200	147.9	1.2	3.0	7.1	7.9	13.5	8.3	34.1
	SURREY	327,700	144.2	0.0	3.6	5.5	8.9	10.2	8.8	32.3
	CLOVERDALE	353,500	143.6	-1.2	4.7	4.7	9.5	11.0	6.9	29.7
	SOUTH SURREY & WHITE ROCK	449,300	136.7	0.8	3.6	4.5	8.6	2.6	8.8	28.1
	LANGLEY	332,900	152.0	3.1	7.4	11.6	14.4	13.9	13.2	40.6
	ABBOTSFORD	229,000	124.0	1.2	0.3	2.1	5.0	-4.7	-4.9	11.4
	MISSION	242,800	132.4	5.2	6.2	8.0	6.9	6.7	-2.0	25.1
<b>APARTMENT</b>	<b>LOWER MAINLAND</b>	391,400	170.9	0.1	4.9	8.8	13.3	17.7	18.6	50.0
	<b>FRASER VALLEY BOARD</b>	204,900	145.0	-1.0	3.8	6.8	7.3	2.4	4.1	26.6
	NORTH DELTA	166,900	142.9	-1.6	-0.5	4.2	2.4	1.0	-3.6	26.6
	NORTH SURREY	200,000	160.1	-2.7	5.1	7.7	8.4	-2.4	11.0	35.8
	SURREY	204,000	154.8	-3.1	-1.1	4.3	4.2	6.9	6.1	37.0
	CLOVERDALE	248,300	171.6	-2.6	3.0	7.2	10.6	10.1	14.9	51.1
	SOUTH SURREY & WHITE ROCK	267,200	135.8	-2.3	5.2	9.7	11.2	17.7	5.8	24.1
	LANGLEY	213,600	140.1	2.3	5.7	8.4	7.2	3.6	1.5	23.3
	ABBOTSFORD	154,100	130.6	1.6	2.4	2.7	3.2	-6.5	-5.2	13.4
	MISSION	177,600	151.1	1.6	5.4	8.4	16.1	11.5	0.7	25.2

© Fraser Valley Real Estate Board

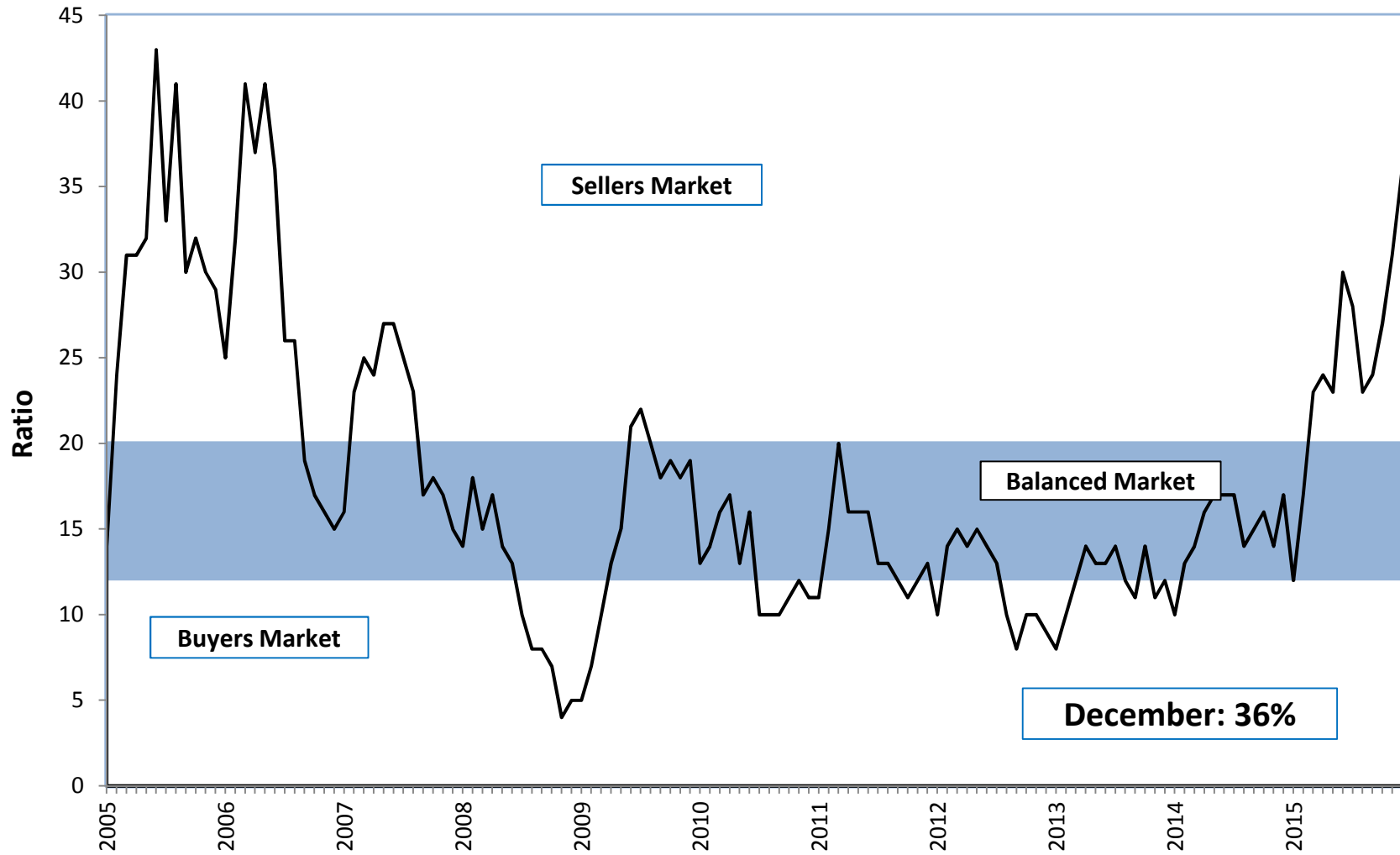
All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.  
Lower Mainland combines data across the Fraser Valley and Greater Vancouver real estate board areas.

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

■ Actives    ■ Listings    ■ Sales



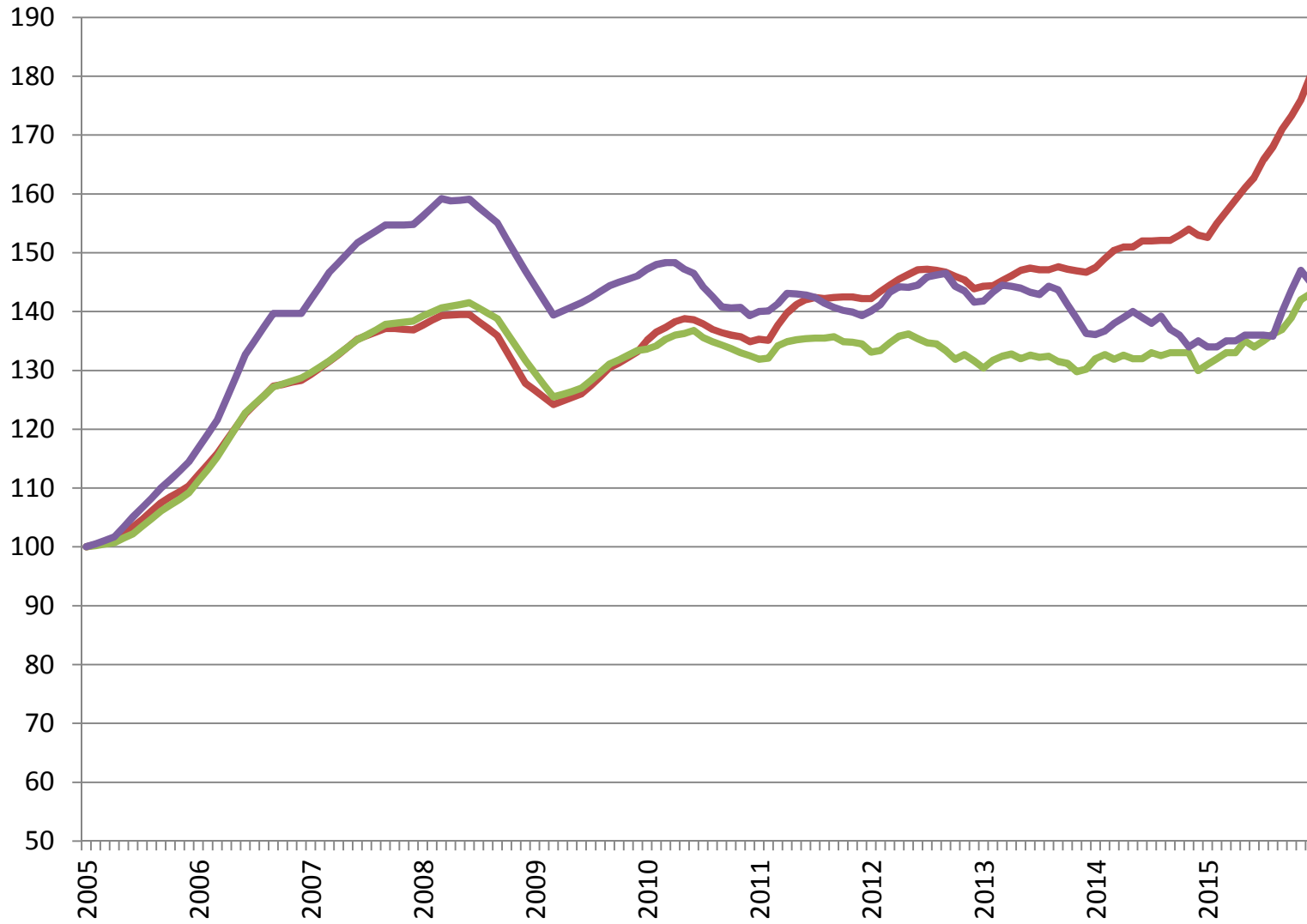
## Sales-to-Active Listings Ratio, All Types, Fraser Valley



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

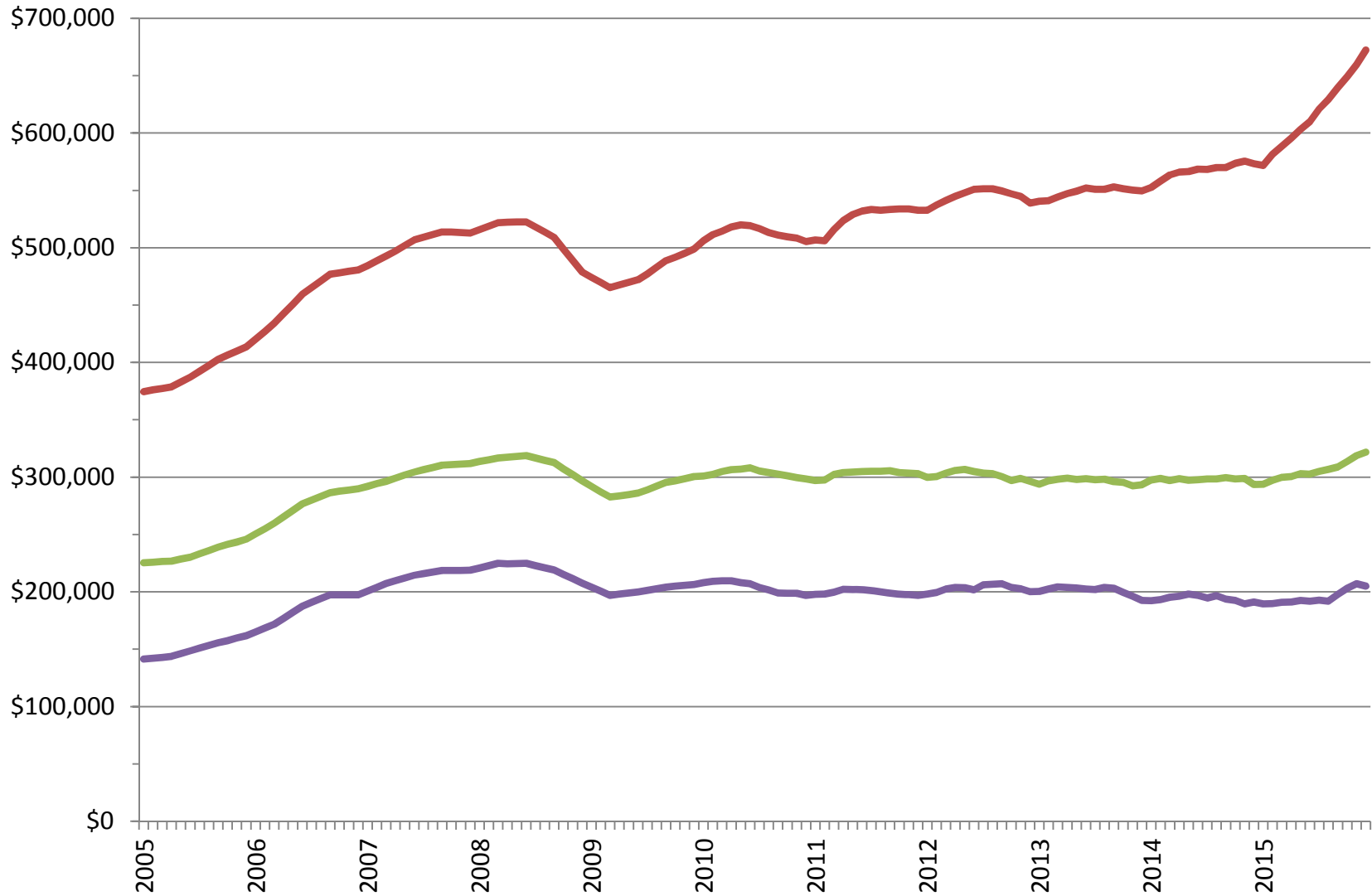
# MLS® Home Price Index, Fraser Valley

— Detached    — Townhouse    — Apartment



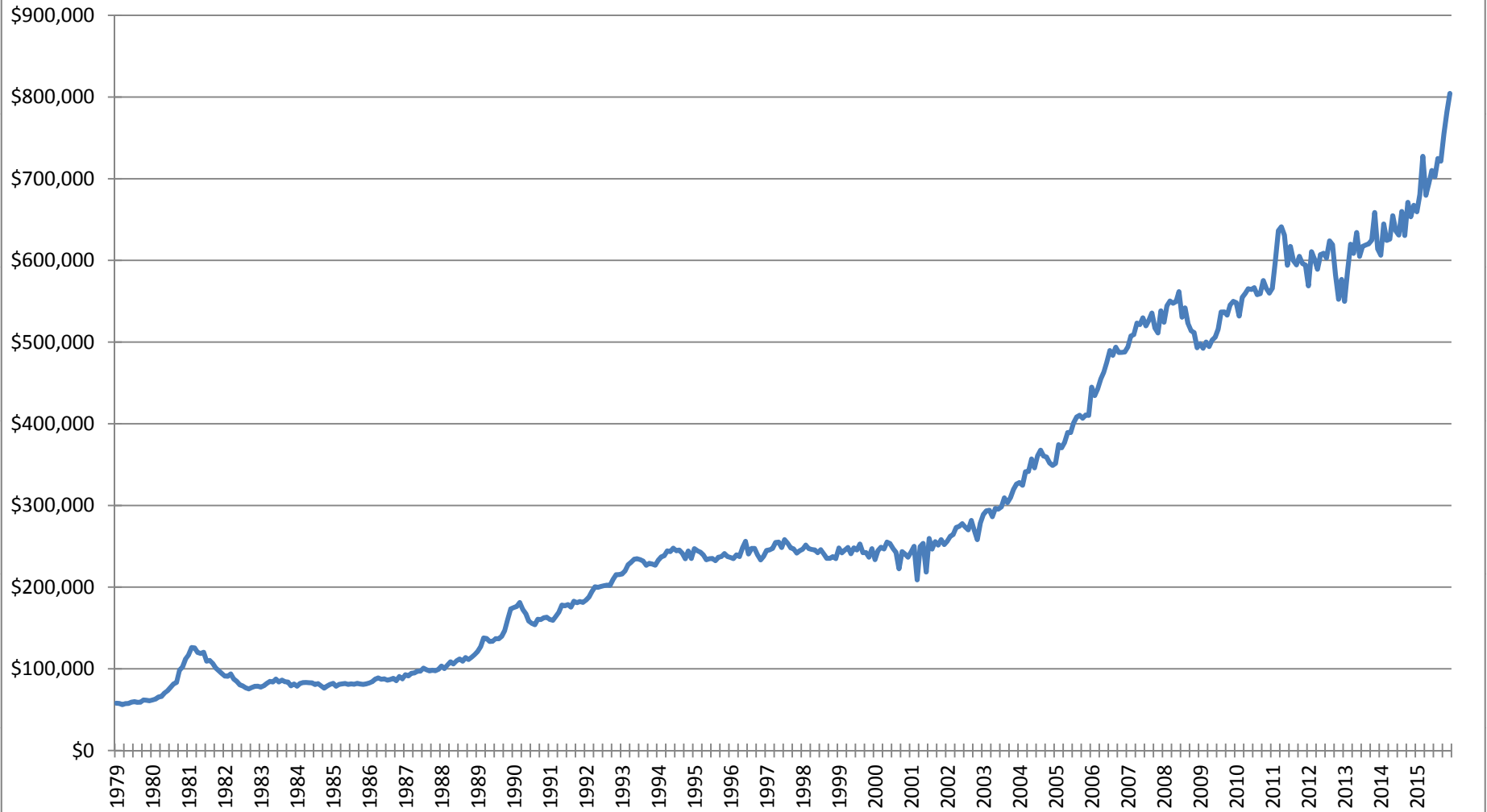
# MLS® Home Price Index Benchmark Prices, Fraser Valley

— 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

