



Fraser Valley Real Estate Board

Monthly Statistics Package

June 2015

News Release

Fraser Valley Real Estate Board



For Immediate Release: July 3, 2015

Strongest June market in Fraser Valley in 10 years

SURREY, BC – Last month's sales volumes on the Fraser Valley Real Estate Board's Multiple Listing Service® (MLS®) were the highest for June since 2005 and rank as the fourth busiest month ever for MLS® sales in the Fraser Valley.

There were 2,413 sales processed on the MLS® in June, an increase of 45 per cent compared to the 1,668 sales processed in June of last year and also an increase of 23 per cent compared to May.

Jorda Maisey is the Board's President. "This is the strongest residential market we've experienced since 2005 and prior to that in the early 90's. What's generating all this activity?"

"Our informal market research shows that the majority of homebuyers in the Fraser Valley are families with children moving within their same community or moving within the Fraser Valley region. Our clients are telling us that they're feeling confident with the current economic climate in BC and the long-term value of investing in real estate."

In addition to a surge in sales, the number of new listings also picked up in June increasing by 11 per cent going from 2,989 last year to 3,316 last month; taking the number of active listings to 8,105.

Maisey adds, "With demand for detached homes and townhomes at peak levels, our advice to prospective buyers is interview a number of REALTORS® for help navigating what can be a stressful market. With the average home selling in just over a month and many homes receiving multiple offers, you need an expert to find you a home, protect you and position you for success."

In June, the MLS® Home Price Index (MLS® HPI) benchmark price of a detached home was \$609,900, an increase of 7.3 per cent compared to June 2014 when it was \$568,600. The benchmark price of townhouses in June was \$302,600, an increase of 1.6 per cent compared to \$297,800 in June 2014. The benchmark price of apartments decreased year-over-year by 2.6 per cent, going from \$197,000 in June 2014, to \$191,900 last month.

Now available for the first time, are residential benchmark prices for the municipality of Surrey, as it is geographically defined encompassing the FVREB MLS® areas of North Surrey, Surrey-Central, Cloverdale, South Surrey, but excluding White Rock, which is its own municipality. Find the new City of Surrey – Combined prices for detached, townhouse and apartment on page four of this package.

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The Fraser Valley Real Estate Board is an association of 2,863 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 June 2015

| Grand Totals | All Property Types | | | | |
|-----------------|--------------------|------------|----------|------------|----------|
| | June-15 | June-14 | % change | May-15 | % change |
| Sales | 2,413 | 1,668 | 44.7% | 1,969 | 22.5% |
| New Listings | 3,316 | 2,974 | 11.5% | 2,989 | 10.9% |
| Active Listings | 8,105 | 9,853 | -17.7% | 8,512 | -4.8% |
| Average Price | \$ 569,996 | \$ 514,450 | 10.8% | \$ 577,359 | -1.3% |

| Grand Totals - year to date | All Property Types | | |
|-----------------------------|--------------------|--------|----------|
| | 2015 | 2014 | % change |
| Sales - year to date | 10,421 | 7,888 | 32.1% |
| New Listings - year to date | 17,942 | 17,487 | 2.6% |

| All Areas Combined | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|--------------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | June-15 | June-14 | % change | May-15 | % change | June-15 | June-14 | % change | May-15 | % change | June-15 | June-14 | % change | May-15 | % change |
| Sales | 1,307 | 872 | 49.9% | 1,087 | 20.2% | 483 | 378 | 27.8% | 394 | 22.6% | 313 | 242 | 29.3% | 262 | 19.5% |
| New Listings | 1,628 | 1,358 | 19.9% | 1,432 | 13.7% | 563 | 561 | 0.4% | 512 | 10.0% | 569 | 539 | 5.6% | 532 | 7.0% |
| Active Listings | 2,725 | 3,703 | -26.4% | 2,826 | -3.6% | 1,199 | 1,633 | -26.6% | 1,321 | -9.2% | 1,726 | 1,849 | -6.7% | 1,776 | -2.8% |
| Benchmark Price | \$ 609,900 | \$ 568,600 | 7.3% | \$ 603,100 | 1.1% | \$ 302,600 | \$ 297,800 | 1.6% | \$ 303,100 | -0.2% | \$ 191,900 | \$ 197,000 | -2.6% | \$ 192,500 | -0.3% |
| Median Price | \$ 633,333 | \$ 570,000 | 11.1% | \$ 625,000 | 1.3% | \$ 343,895 | \$ 338,701 | 1.5% | \$ 345,450 | -0.5% | \$ 224,000 | \$ 206,000 | 8.7% | \$ 210,450 | 6.4% |
| Average Price | \$ 710,086 | \$ 636,356 | 11.6% | \$ 694,142 | 2.3% | \$ 365,723 | \$ 359,922 | 1.6% | \$ 364,750 | 0.3% | \$ 235,837 | \$ 234,220 | 0.7% | \$ 240,253 | -1.8% |

| Abbotsford | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|-----------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | June-15 | June-14 | % change | May-15 | % change | June-15 | June-14 | % change | May-15 | % change | June-15 | June-14 | % change | May-15 | % change |
| Sales | 166 | 123 | 35.0% | 136 | 22.1% | 59 | 48 | 22.9% | 40 | 47.5% | 65 | 39 | 66.7% | 40 | 62.5% |
| New Listings | 206 | 173 | 19.1% | 183 | 12.6% | 69 | 77 | -10.4% | 54 | 27.8% | 83 | 101 | -17.8% | 76 | 9.2% |
| Active Listings | 379 | 480 | -21.0% | 393 | -3.6% | 184 | 226 | -18.6% | 212 | -13.2% | 253 | 322 | -21.4% | 278 | -9.0% |
| Benchmark Price | \$ 468,700 | \$ 445,000 | 5.3% | \$ 464,900 | 0.8% | \$ 224,400 | \$ 213,500 | 5.1% | \$ 229,000 | -2.0% | \$ 150,000 | \$ 139,300 | 7.7% | \$ 150,600 | -0.4% |
| Median Price | \$ 453,250 | \$ 437,000 | 3.7% | \$ 454,500 | -0.3% | \$ 280,000 | \$ 288,000 | -2.8% | \$ 266,000 | 5.3% | \$ 135,000 | \$ 155,000 | -12.9% | \$ 151,000 | -10.6% |
| Average Price | \$ 483,381 | \$ 455,631 | 6.1% | \$ 481,206 | 0.5% | \$ 284,985 | \$ 289,633 | -1.6% | \$ 278,430 | 2.4% | \$ 143,403 | \$ 154,851 | -7.4% | \$ 154,992 | -7.5% |

| Mission | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|-----------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | June-15 | June-14 | % change | May-15 | % change | June-15 | June-14 | % change | May-15 | % change | June-15 | June-14 | % change | May-15 | % change |
| Sales | 83 | 59 | 40.7% | 60 | 38.3% | 8 | 6 | 33.3% | 3 | 166.7% | 3 | 2 | 50.0% | 2 | 50.0% |
| New Listings | 96 | 92 | 4.3% | 76 | 26.3% | 5 | 4 | 25.0% | 6 | -16.7% | 7 | 2 | 250.0% | 8 | -12.5% |
| Active Listings | 231 | 286 | -19.2% | 237 | -2.5% | 25 | 24 | 4.2% | 29 | -13.8% | 27 | 37 | -27.0% | 23 | 17.4% |
| Benchmark Price | \$ 380,200 | \$ 361,800 | 5.1% | \$ 379,400 | 0.2% | \$ 224,800 | \$ 218,900 | 2.7% | \$ 224,100 | 0.3% | \$ 163,900 | \$ 157,600 | 4.0% | \$ 161,400 | 1.5% |
| Median Price | \$ 410,000 | \$ 379,000 | 8.2% | \$ 350,500 | 17.0% | \$ 211,250 | \$ 232,500 | -9.1% | \$ 244,500 | -13.6% | \$ 197,000 | \$ 213,250 | -7.6% | \$ 165,500 | 19.0% |
| Average Price | \$ 404,408 | \$ 385,588 | 4.9% | \$ 398,896 | 1.4% | \$ 217,812 | \$ 227,666 | -4.3% | \$ 236,166 | -7.8% | \$ 208,843 | \$ 213,250 | -2.1% | \$ 165,500 | 26.2% |



| Delta - North | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|-----------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | June-15 | June-14 | % change | May-15 | % change | June-15 | June-14 | % change | May-15 | % change | June-15 | June-14 | % change | May-15 | % change |
| Sales | 82 | 61 | 34.4% | 90 | -8.9% | 9 | 6 | 50.0% | 15 | -40.0% | 5 | 2 | 150.0% | 2 | 150.0% |
| New Listings | 106 | 102 | 3.9% | 88 | 20.5% | 20 | 29 | -31.0% | 15 | 33% | 3 | 8 | -62.5% | 10 | -70.0% |
| Active Listings | 118 | 212 | -44.3% | 112 | 5.4% | 37 | 52 | -28.8% | 34 | 8.8% | 35 | 28 | 25.0% | 42 | -16.7% |
| Benchmark Price | \$ 612,900 | \$ 557,100 | 10.0% | \$ 599,200 | 2.3% | \$ 323,000 | \$ 312,000 | 3.5% | \$ 324,800 | -0.6% | \$ 160,200 | \$ 158,400 | 1.1% | \$ 154,600 | 3.6% |
| Median Price | \$ 640,500 | \$ 559,000 | 14.6% | \$ 615,000 | 4.1% | \$ 445,000 | \$ 362,500 | 22.8% | \$ 499,980 | -11.0% | \$ 229,000 | \$ 231,500 | -1.1% | \$ 183,500 | 24.8% |
| Average Price | \$ 683,434 | \$ 589,127 | 16.0% | \$ 652,881 | 4.7% | \$ 442,944 | \$ 407,500 | 8.7% | \$ 475,265 | -6.8% | \$ 184,980 | \$ 231,500 | -20.1% | \$ 183,500 | 0.8% |

| Langley | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|-----------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | June-15 | June-14 | % change | May-15 | % change | June-15 | June-14 | % change | May-15 | % change | June-15 | June-14 | % change | May-15 | % change |
| Sales | 212 | 152 | 39.5% | 177 | 19.8% | 112 | 88 | 27.3% | 80 | 40.0% | 51 | 34 | 50.0% | 56 | -8.9% |
| New Listings | 213 | 184 | 15.8% | 222 | -4.1% | 109 | 112 | -2.7% | 98 | 11.2% | 90 | 74 | 21.6% | 78 | 15.4% |
| Active Listings | 274 | 433 | -36.7% | 318 | -13.8% | 167 | 309 | -46.0% | 202 | -17.3% | 232 | 246 | -5.7% | 238 | -2.5% |
| Benchmark Price | \$ 612,300 | \$ 577,200 | 6.1% | \$ 606,700 | 0.9% | \$ 298,300 | \$ 291,300 | 2.4% | \$ 300,000 | -0.6% | \$ 197,100 | \$ 213,700 | -7.8% | \$ 196,300 | 0.4% |
| Median Price | \$ 654,400 | \$ 600,000 | 9.1% | \$ 641,904 | 1.9% | \$ 330,000 | \$ 334,950 | -1.5% | \$ 318,450 | 3.6% | \$ 218,000 | \$ 190,000 | 14.7% | \$ 201,250 | 8.3% |
| Average Price | \$ 712,150 | \$ 614,802 | 15.8% | \$ 682,591 | 4.3% | \$ 340,147 | \$ 347,955 | -2.2% | \$ 328,468 | 3.6% | \$ 255,252 | \$ 203,441 | 25.5% | \$ 215,552 | 18.4% |

| White Rock / South Surrey | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---------------------------|-------------|-------------|----------|-------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | June-15 | June-14 | % change | May-15 | % change | June-15 | June-14 | % change | May-15 | % change | June-15 | June-14 | % change | May-15 | % change |
| Sales | 215 | 136 | 58.1% | 165 | 30.3% | 81 | 71 | 14.1% | 74 | 9.5% | 84 | 69 | 21.7% | 68 | 23.5% |
| New Listings | 280 | 219 | 27.9% | 254 | 10.2% | 82 | 84 | -2.4% | 82 | 0.0% | 123 | 131 | -6.1% | 125 | -1.6% |
| Active Listings | 505 | 635 | -20.5% | 523 | -3.4% | 186 | 280 | -33.6% | 210 | -11.4% | 370 | 408 | -9.3% | 388 | -4.6% |
| Benchmark Price | \$ 983,900 | \$ 902,400 | 9.0% | \$ 980,800 | 0.3% | \$ 429,900 | \$ 463,100 | -7.2% | \$ 429,300 | 0.1% | \$ 243,600 | \$ 240,600 | 1.2% | \$ 246,900 | -1.3% |
| Median Price | \$ 975,000 | \$ 860,000 | 13.4% | \$ 960,000 | 1.6% | \$ 510,000 | \$ 465,000 | 9.7% | \$ 507,000 | 0.6% | \$ 292,500 | \$ 269,900 | 8.4% | \$ 314,500 | -7.0% |
| Average Price | \$1,154,505 | \$1,043,734 | 10.6% | \$1,114,155 | 3.6% | \$ 529,251 | \$ 494,334 | 7.1% | \$ 518,926 | 2.0% | \$ 314,332 | \$ 320,863 | -2.0% | \$ 348,219 | -9.7% |



| City of Surrey - Combined* | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|----------------------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | June-15 | June-14 | % change | May-15 | % change | June-15 | June-14 | % change | May-15 | % change | June-15 | June-14 | % change | May-15 | % change |
| Sales | 733 | 443 | 65.5% | 592 | 23.8% | 291 | 223 | 30.5% | 248 | 17.3% | 145 | 126 | 15.1% | 125 | 16.0% |
| Benchmark Price | \$ 689,700 | \$ 641,200 | 7.6% | \$ 682,100 | 1.1% | \$ 324,200 | \$ 323,500 | 0.2% | \$ 323,000 | 0.4% | \$ 201,500 | \$ 210,500 | -4.3% | \$ 202,600 | -0.5% |
| Average Price | \$ 777,741 | \$ 714,814 | 8.8% | \$ 766,090 | 1.5% | \$ 390,604 | \$ 379,416 | 2.9% | \$ 380,137 | 2.8% | \$ 247,810 | \$ 242,605 | 2.1% | \$ 243,699 | 1.7% |

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

| Surrey - Central | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|------------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | June-15 | June-14 | % change | May-15 | % change | June-15 | June-14 | % change | May-15 | % change | June-15 | June-14 | % change | May-15 | % change |
| Sales | 328 | 170 | 92.9% | 270 | 21.5% | 125 | 100 | 25.0% | 109 | 14.7% | 30 | 37 | -18.9% | 24 | 25.0% |
| New Listings | 432 | 351 | 23.1% | 339 | 27.4% | 164 | 145 | 13.1% | 154 | 6.5% | 68 | 61 | 11.5% | 46 | 47.8% |
| Active Listings | 686 | 993 | -30.9% | 724 | -5.2% | 373 | 424 | -12.0% | 392 | -4.8% | 218 | 207 | 5.3% | 218 | 0.0% |
| Benchmark Price | \$ 618,000 | \$ 582,000 | 6.2% | \$ 608,200 | 1.6% | \$ 310,600 | \$ 302,200 | 2.8% | \$ 306,100 | 1.5% | \$ 195,600 | \$ 190,300 | 2.8% | \$ 189,400 | 3.3% |
| Median Price | \$ 635,000 | \$ 580,000 | 9.5% | \$ 625,000 | 1.6% | \$ 336,000 | \$ 329,900 | 1.8% | \$ 325,900 | 3.1% | \$ 222,984 | \$ 200,000 | 11.5% | \$ 195,500 | 14.1% |
| Average Price | \$ 667,477 | \$ 622,223 | 7.3% | \$ 652,896 | 2.2% | \$ 344,790 | \$ 331,010 | 4.2% | \$ 327,678 | 5.2% | \$ 218,268 | \$ 196,324 | 11.2% | \$ 191,869 | 13.8% |

| Surrey - Cloverdale | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---------------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | June-15 | June-14 | % change | May-15 | % change | June-15 | June-14 | % change | May-15 | % change | June-15 | June-14 | % change | May-15 | % change |
| Sales | 100 | 92 | 8.7% | 67 | 49.3% | 68 | 42 | 61.9% | 56 | 21.4% | 19 | 16 | 18.8% | 13 | 46.2% |
| New Listings | 113 | 104 | 8.7% | 111 | 1.8% | 71 | 67 | 6.0% | 81 | -12.3% | 35 | 26 | 34.6% | 30 | 16.7% |
| Active Listings | 179 | 249 | -28.1% | 186 | -3.8% | 128 | 189 | -32.3% | 143 | -10.5% | 90 | 74 | 21.6% | 88 | 2.3% |
| Benchmark Price | \$ 638,400 | \$ 594,600 | 7.4% | \$ 631,200 | 1.1% | \$ 337,700 | \$ 322,700 | 4.6% | \$ 340,400 | -0.8% | \$ 231,700 | \$ 229,200 | 1.1% | \$ 231,800 | 0.0% |
| Median Price | \$ 645,000 | \$ 577,500 | 11.7% | \$ 650,000 | -0.8% | \$ 337,089 | \$ 358,125 | -5.9% | \$ 337,500 | -0.1% | \$ 231,900 | \$ 231,750 | 0.1% | \$ 223,500 | 3.8% |
| Average Price | \$ 653,039 | \$ 585,725 | 11.5% | \$ 677,428 | -3.6% | \$ 349,408 | \$ 355,280 | -1.7% | \$ 343,294 | 1.8% | \$ 274,596 | \$ 259,206 | 5.9% | \$ 268,473 | 2.3% |

| Surrey - North | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|-----------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | June-15 | June-14 | % change | May-15 | % change | June-15 | June-14 | % change | May-15 | % change | June-15 | June-14 | % change | May-15 | % change |
| Sales | 121 | 78 | 55.1% | 122 | -0.8% | 21 | 17 | 23.5% | 17 | 23.5% | 56 | 43 | 30.2% | 57 | -1.8% |
| New Listings | 181 | 133 | 36.1% | 157 | 15.3% | 43 | 43 | 0.0% | 22 | 95.5% | 160 | 136 | 17.6% | 159 | 0.6% |
| Active Listings | 348 | 412 | -15.5% | 330 | 5.5% | 99 | 129 | -23.3% | 99 | 0.0% | 501 | 527 | -4.9% | 501 | 0.0% |
| Benchmark Price | \$ 599,300 | \$ 549,500 | 9.1% | \$ 588,800 | 1.8% | \$ 245,700 | \$ 246,600 | -0.4% | \$ 249,600 | -1.6% | \$ 185,700 | \$ 206,800 | -10.2% | \$ 188,500 | -1.5% |
| Median Price | \$ 551,500 | \$ 518,300 | 6.4% | \$ 582,500 | -5.3% | \$ 285,000 | \$ 270,000 | 5.6% | \$ 315,000 | -9.5% | \$ 222,450 | \$ 212,000 | 4.9% | \$ 205,000 | 8.5% |
| Average Price | \$ 618,200 | \$ 570,968 | 8.3% | \$ 656,320 | -5.8% | \$ 298,899 | \$ 270,394 | 10.5% | \$ 301,037 | -0.7% | \$ 209,950 | \$ 215,924 | -2.8% | \$ 214,101 | -1.9% |



MLS® Home Price Index - Fraser Valley

June 2015

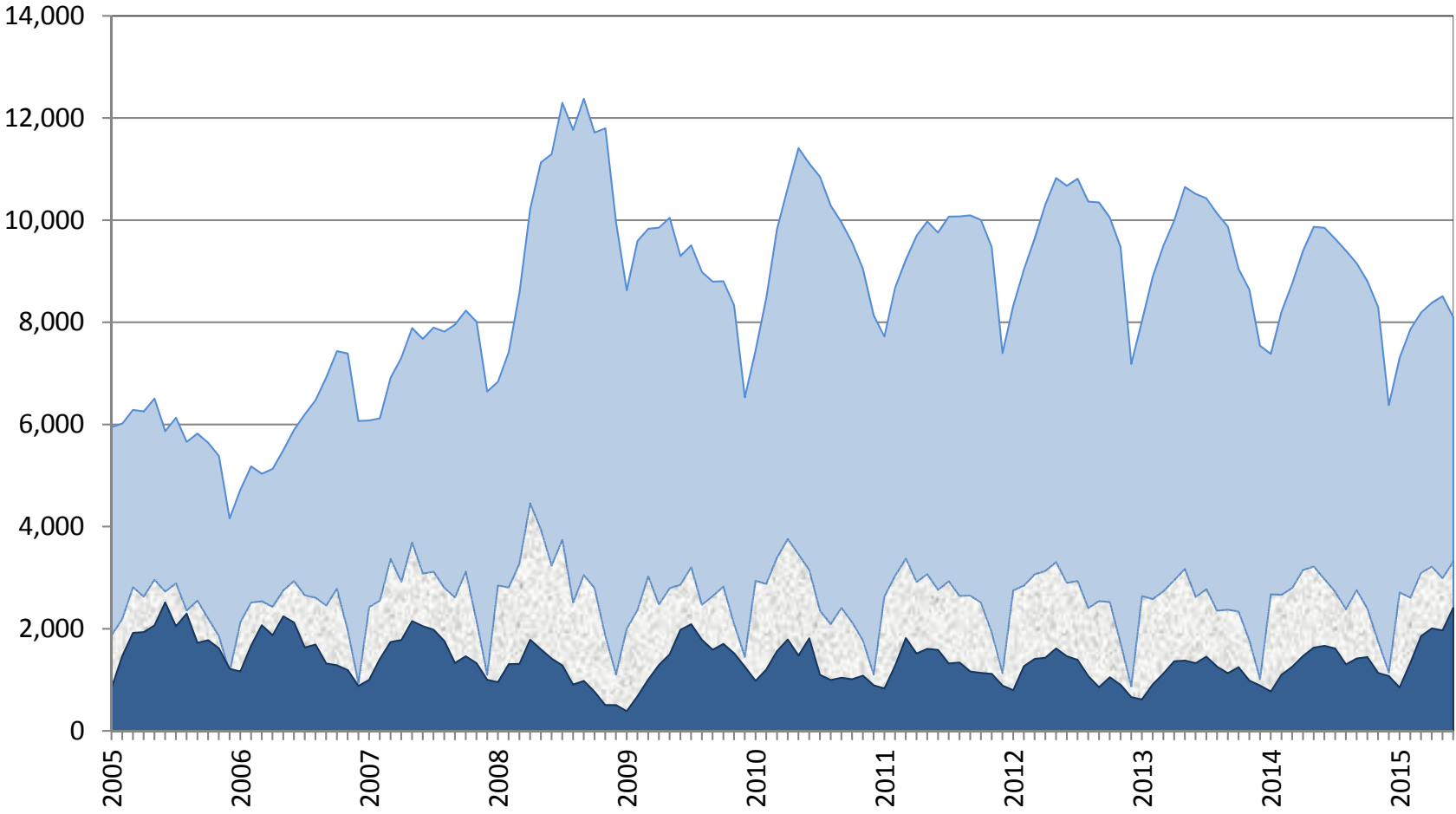
| | BENCHMARK PRICE | INDEX (HPI) | ONE MONTH % CHANGE | THREE MONTH % CHANGE | SIX MONTH % CHANGE | ONE YEAR % CHANGE | THREE YEAR % CHANGE | FIVE YEAR % CHANGE | TEN YEAR % CHANGE | |
|-----------------------------|----------------------------|-------------|--------------------|----------------------|--------------------|-------------------|---------------------|--------------------|-------------------|------|
| RESIDENTIAL COMBINED | LOWER MAINLAND | 610,800 | 172.2 | 1.2 | 4.4 | 7.5 | 8.6 | 10.0 | 17.0 | 65.1 |
| | FRASER VALLEY BOARD | 454,200 | 152.0 | 0.7 | 2.7 | 4.9 | 4.6 | 5.5 | 8.7 | 46.9 |
| | NORTH DELTA | 562,100 | 174.2 | 2.0 | 5.3 | 8.2 | 8.8 | 14.5 | 20.3 | 67.2 |
| | NORTH SURREY | 388,300 | 160.1 | 0.4 | 2.8 | 4.1 | 1.3 | 5.4 | 9.4 | 54.2 |
| | SURREY | 480,200 | 155.2 | 1.8 | 3.5 | 4.5 | 5.1 | 5.8 | 11.4 | 51.6 |
| | CLOVERDALE | 512,400 | 152.5 | 0.4 | 3.0 | 6.1 | 5.6 | 7.6 | 8.6 | 47.2 |
| | SOUTH SURREY & WHITE ROCK | 648,700 | 161.6 | 0.1 | 1.6 | 5.1 | 4.9 | 5.1 | 17.0 | 55.8 |
| | LANGLEY | 446,100 | 145.1 | 0.5 | 2.5 | 3.8 | 3.0 | 6.9 | 4.1 | 40.5 |
| | ABBOTSFORD | 337,400 | 137.6 | 0.1 | 1.4 | 4.2 | 5.9 | 1.0 | 0.1 | 32.2 |
| | MISSION | 357,500 | 135.4 | 0.2 | 2.5 | 7.3 | 5.2 | 3.5 | 0.6 | 29.7 |
| DETACHED | LOWER MAINLAND | 891,800 | 189.4 | 1.5 | 5.7 | 10.1 | 12.2 | 14.6 | 28.2 | 83.0 |
| | FRASER VALLEY BOARD | 609,900 | 162.8 | 1.1 | 3.6 | 6.4 | 7.3 | 10.7 | 17.5 | 57.5 |
| | NORTH DELTA | 612,900 | 178.8 | 2.3 | 5.9 | 9.8 | 10.0 | 16.9 | 24.1 | 71.4 |
| | NORTH SURREY | 599,300 | 172.0 | 1.8 | 5.1 | 6.4 | 9.1 | 13.2 | 22.0 | 67.8 |
| | SURREY | 618,000 | 165.1 | 1.6 | 3.7 | 5.4 | 6.2 | 9.2 | 19.7 | 61.4 |
| | CLOVERDALE | 638,400 | 160.2 | 1.1 | 3.3 | 7.4 | 7.4 | 11.6 | 16.0 | 54.9 |
| | SOUTH SURREY & WHITE ROCK | 983,900 | 185.9 | 0.3 | 2.5 | 5.8 | 9.0 | 11.5 | 31.0 | 76.5 |
| | LANGLEY | 612,300 | 153.4 | 0.9 | 3.5 | 5.6 | 6.1 | 13.1 | 10.3 | 49.1 |
| | ABBOTSFORD | 468,700 | 147.1 | 0.8 | 2.9 | 5.8 | 5.2 | 8.5 | 8.8 | 42.0 |
| | MISSION | 380,200 | 136.2 | 0.2 | 2.6 | 7.8 | 5.5 | 4.4 | 1.9 | 30.2 |
| TOWNHOUSE | LOWER MAINLAND | 418,300 | 151.4 | 0.7 | 3.2 | 4.9 | 5.1 | 4.5 | 6.1 | 46.7 |
| | FRASER VALLEY BOARD | 302,600 | 134.4 | -0.2 | 1.0 | 3.2 | 1.7 | -0.7 | -1.8 | 31.5 |
| | NORTH DELTA | 323,000 | 156.8 | -0.6 | 0.3 | 1.2 | 3.5 | 8.8 | 11.1 | 54.6 |
| | NORTH SURREY | 245,700 | 138.1 | -1.6 | -3.0 | 0.7 | 0.9 | 1.7 | -3.5 | 35.7 |
| | SURREY | 310,600 | 136.7 | 1.5 | 1.7 | 3.3 | 2.8 | 1.3 | -0.1 | 35.0 |
| | CLOVERDALE | 337,700 | 137.2 | -0.8 | 2.9 | 4.6 | 4.7 | 2.2 | -2.1 | 31.3 |
| | SOUTH SURREY & WHITE ROCK | 429,900 | 130.8 | 0.2 | 2.3 | 3.9 | -7.2 | -10.1 | 0.6 | 30.8 |
| | LANGLEY | 298,300 | 136.2 | -0.6 | 0.7 | 2.5 | 2.4 | 2.5 | 0.1 | 32.9 |
| | ABBOTSFORD | 224,400 | 121.5 | -2.0 | -1.7 | 2.9 | 5.1 | -6.3 | -10.9 | 16.6 |
| | MISSION | 224,800 | 122.6 | 0.3 | -1.3 | -1.1 | 2.7 | -3.8 | -9.5 | 22.6 |
| APARTMENT | LOWER MAINLAND | 359,800 | 157.1 | 0.7 | 2.4 | 4.1 | 4.3 | 4.8 | 5.9 | 48.5 |
| | FRASER VALLEY BOARD | 191,900 | 135.8 | -0.3 | 0.6 | 0.4 | -2.6 | -6.0 | -7.3 | 29.2 |
| | NORTH DELTA | 160,200 | 137.2 | 3.6 | 7.2 | -1.7 | 1.2 | -10.7 | -12.7 | 29.7 |
| | NORTH SURREY | 185,700 | 148.7 | -1.5 | 0.5 | 0.7 | -10.2 | -5.4 | -3.8 | 40.0 |
| | SURREY | 195,600 | 148.4 | 3.3 | 6.5 | -0.1 | 2.8 | -3.1 | -4.1 | 40.9 |
| | CLOVERDALE | 231,700 | 160.1 | -0.1 | 3.1 | 3.2 | 1.1 | 3.8 | 2.4 | 57.4 |
| | SOUTH SURREY & WHITE ROCK | 243,600 | 123.8 | -1.4 | -3.3 | 1.4 | 1.2 | -0.8 | -8.8 | 20.3 |
| | LANGLEY | 197,100 | 129.3 | 0.4 | 1.7 | -1.1 | -7.8 | -8.8 | -10.3 | 22.7 |
| | ABBOTSFORD | 150,000 | 127.2 | -0.4 | -0.4 | 0.5 | 7.9 | -11.3 | -10.9 | 21.0 |
| | MISSION | 163,900 | 139.4 | 1.5 | 4.1 | 7.2 | 4.0 | -2.7 | -6.1 | 30.7 |

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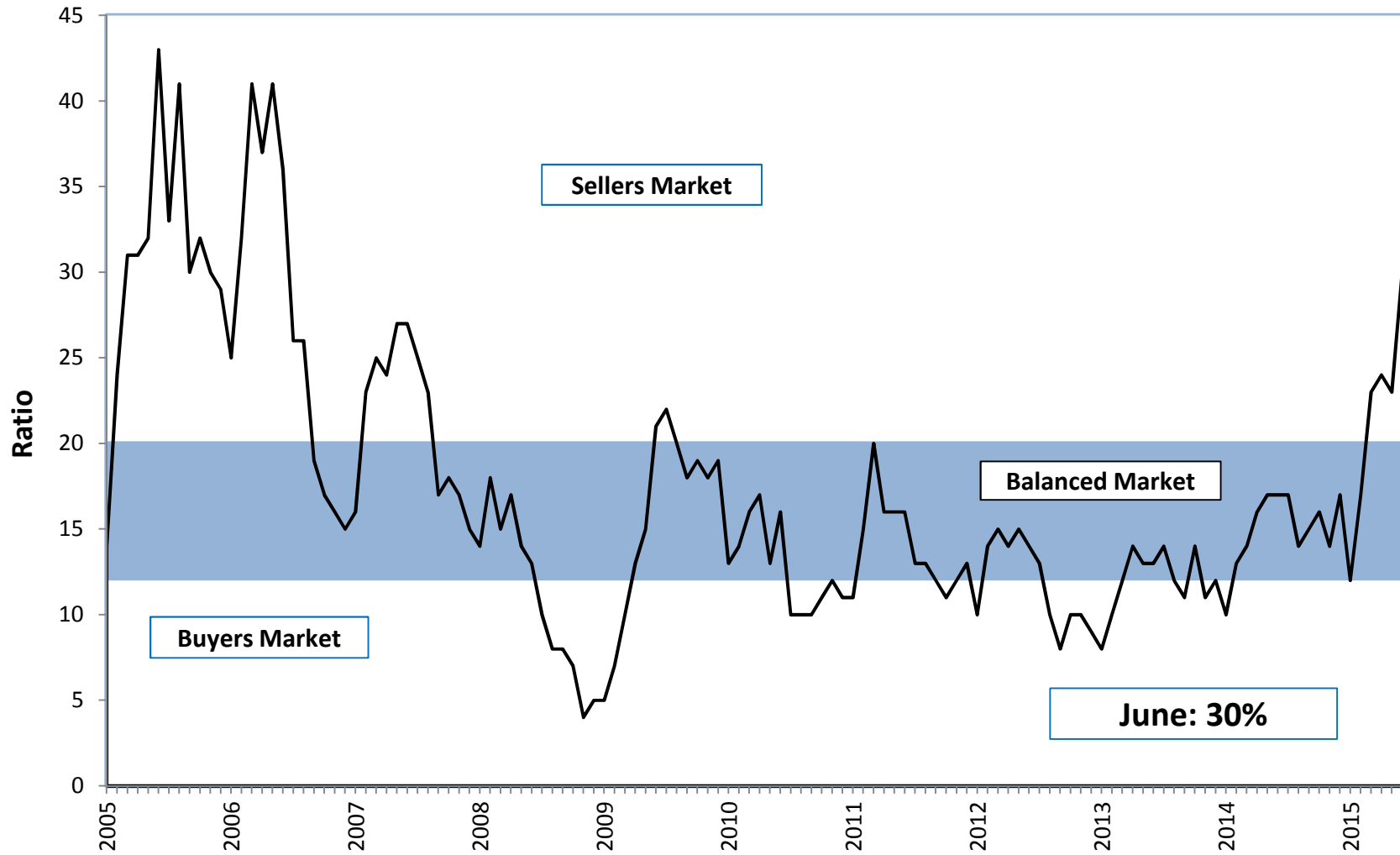
All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.
Lower Mainland combines data across the Fraser Valley and Greater Vancouver real estate board areas.

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

Actives Listings Sales



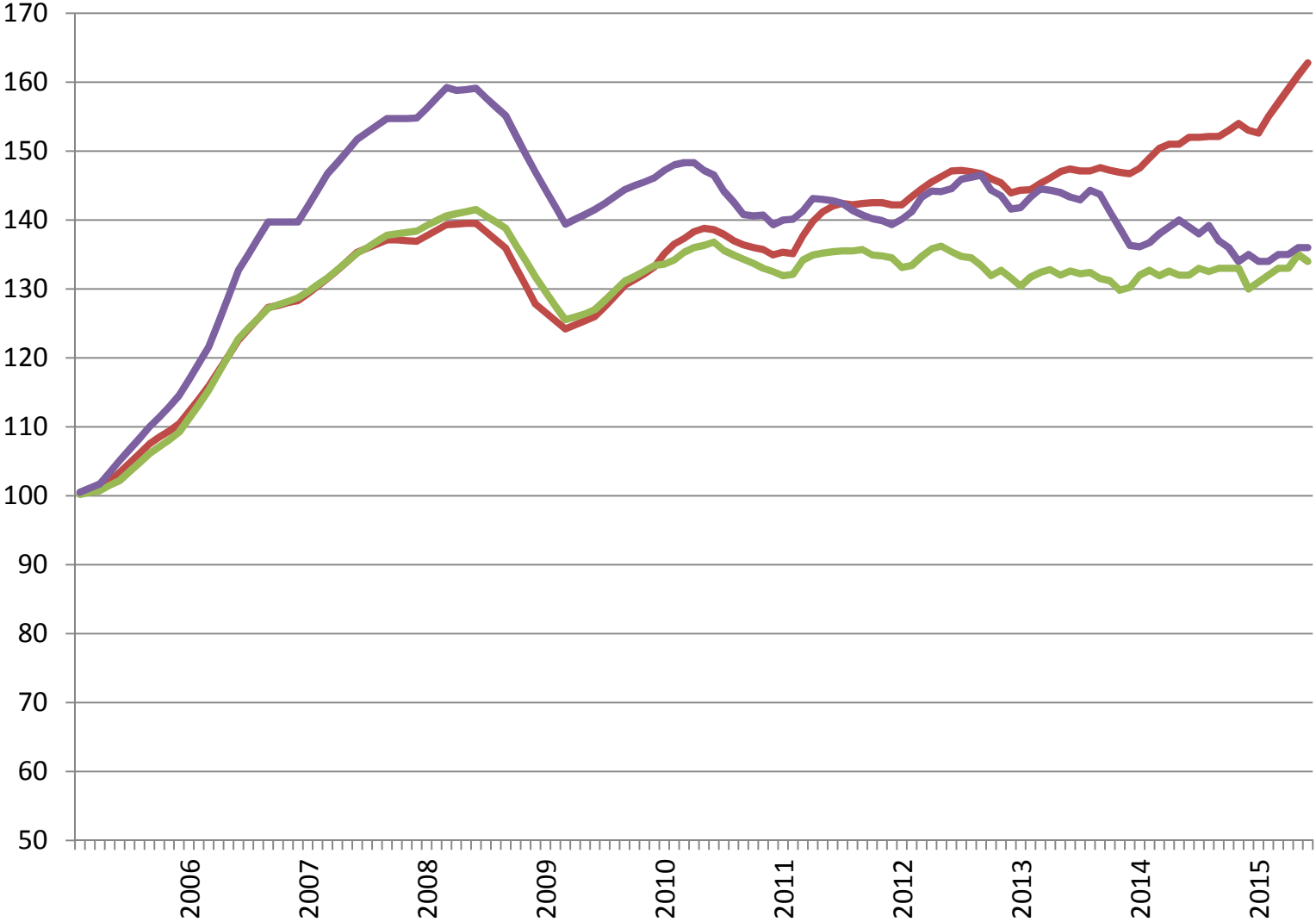
Sales-to-Active Listings Ratio, All Types, Fraser Valley



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

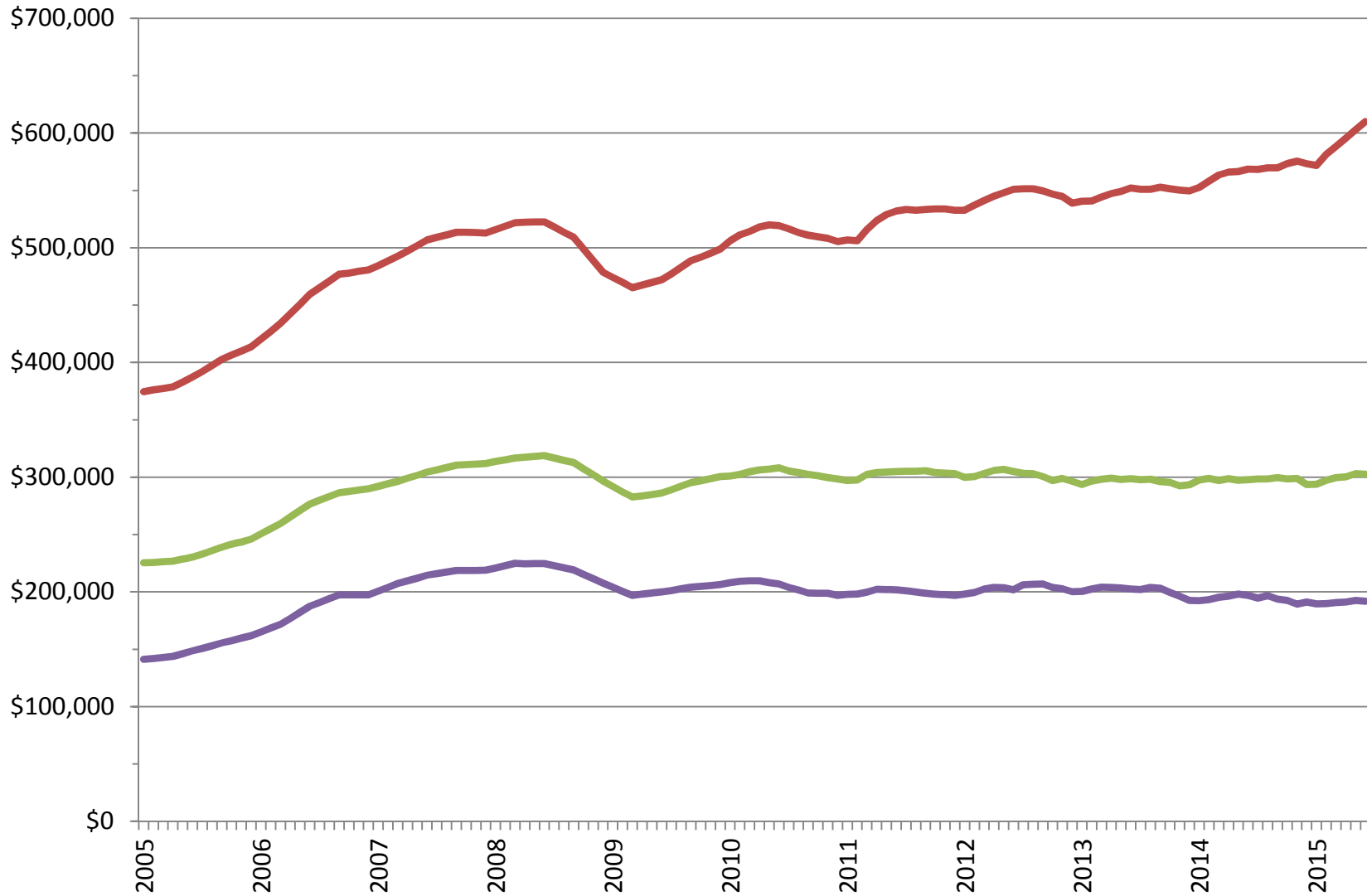
MLS® Home Price Index, Fraser Valley

— Detached — Townhouse — Apartment

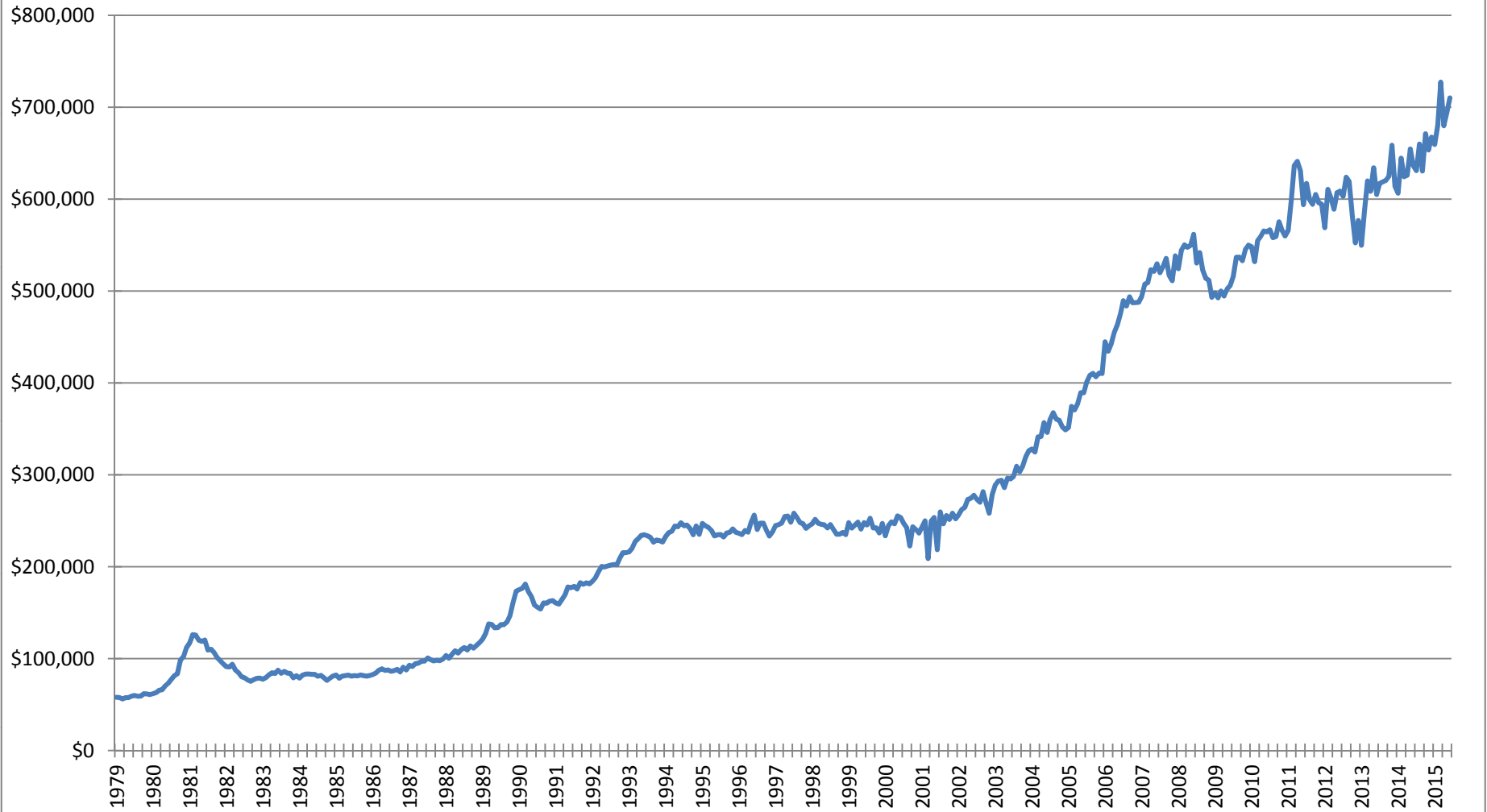


MLS® Home Price Index Benchmark Prices, Fraser Valley

— 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

