



Fraser Valley Real Estate Board

Monthly Statistics Package

May 2014

News Release

Fraser Valley Real Estate Board



For Immediate Release: June 3, 2014

Market strength solidifies in the Fraser Valley

SURREY, BC – May's property sales in the Fraser Valley reached the highest they've been in seven years with the Fraser Valley Real Estate Board posting 1,633 sales on its Multiple Listing Service (MLS®), an increase of 18 per cent compared to May 2013 and 11 per cent more than in April.

Previous record-setting Mays were in the mid-2000s during the market peak, with last month's sales coming in just below the 10-year average.

Ray Werger, President of the Board, says, "For the second month in a row, we're experiencing healthy sales volumes with the most popular choice being single family detached homes followed by townhouses. For single family homes, that market is at the upper-end of a balanced market with certain areas in a sellers' market where over 30 per cent of available inventory is selling."

Werger adds that the market for apartments has not picked up to the same degree. "We've seen an improvement in condo sales in specific areas, however in many communities the market continues to favour buyers due to inventory levels that remain elevated and buyer preference for homes that offer more space and amenities.

"Last month in the Fraser Valley, 60 per cent of our residential sales were single family detached homes and we're starting to see that preference reflected in prices. Prices are up three per cent over the past year, even higher in the most sought-after communities and most of that increase has taken place in the last six months."

The benchmark price as determined by the MLS® Home Price Index (MLS® HPI) of a single family detached home in Fraser Valley increased 3.1 per cent in one year. It went from \$549,200 in May 2013 to \$566,400 last month.

In May, the benchmark price of a Fraser Valley townhouse was \$297,300, a decrease of 0.2 per cent compared to \$298,000 in May 2013. The benchmark price of an apartment decreased by 2.6 per cent year-over-year; going from \$203,400 in May of last year to \$198,100 in May 2014.

In May, the Board received 3,218 new listings, an increase of 2 per cent compared to April and 1 per cent more than were received during the same month last year. The new inventory took the number of active listings in Fraser Valley to 9,870, a decrease of 7 per cent compared to the volume available in May 2013.

Werger says, "Our home supply is the best it's been since last fall, with the highest demand for priced-right, quality properties. If your home fits that description, anticipate a lot of interest."

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The Fraser Valley Real Estate Board is an association of 2795 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 May 2014

| Grand Totals | All Property Types | | | | |
|-----------------|--------------------|------------|----------|------------|----------|
| | May-14 | May-13 | % change | Apr-14 | % change |
| Sales | 1,633 | 1,379 | 18.4% | 1,470 | 11.1% |
| New Listings | 3,218 | 3,172 | 1.5% | 3,153 | 2.1% |
| Active Listings | 9,870 | 10,651 | -7.3% | 9,400 | 5.0% |
| Average Price | \$ 527,735 | \$ 498,273 | 5.9% | \$ 499,739 | 5.6% |

| Grand Totals - year to date | All Property Types | | |
|-----------------------------|--------------------|--------|----------|
| | 2014 | 2013 | % change |
| Sales - year to date | 6,222 | 5,393 | 15.4% |
| New Listings - year to date | 14,512 | 14,085 | 3.0% |

| All Areas Combined | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|--------------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | May-14 | May-13 | % change | Apr-14 | % change | May-14 | May-13 | % change | Apr-14 | % change | May-14 | May-13 | % change | Apr-14 | % change |
| Sales | 851 | 718 | 18.5% | 753 | 13.0% | 326 | 273 | 19.4% | 321 | 1.6% | 243 | 228 | 6.6% | 225 | 8.0% |
| New Listings | 1,493 | 1,537 | -2.9% | 1,479 | 0.9% | 654 | 534 | 22.5% | 613 | 6.7% | 509 | 537 | -5.2% | 557 | -8.6% |
| Active Listings | 3,762 | 4,353 | -13.6% | 3,602 | 4.4% | 1,644 | 1,633 | 0.7% | 1,507 | 9.1% | 1,831 | 1,986 | -7.8% | 1,786 | 2.5% |
| Benchmark Price | \$ 566,400 | \$ 549,200 | 3.1% | \$ 566,000 | 0.1% | \$ 297,300 | \$ 298,000 | -0.2% | \$ 298,700 | -0.5% | \$ 198,100 | \$ 203,400 | -2.6% | \$ 196,300 | 0.9% |
| Median Price | \$ 580,000 | \$ 546,000 | 6.2% | \$ 568,000 | 2.1% | \$ 332,182 | \$ 323,500 | 2.7% | \$ 330,000 | 0.7% | \$ 206,000 | \$ 195,850 | 5.2% | \$ 205,000 | 0.5% |
| Average Price | \$ 654,624 | \$ 634,107 | 3.2% | \$ 626,038 | 4.6% | \$ 352,972 | \$ 337,510 | 4.6% | \$ 344,765 | 2.4% | \$ 233,214 | \$ 217,297 | 7.3% | \$ 224,511 | 3.9% |

| Abbotsford | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|-----------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | May-14 | May-13 | % change | Apr-14 | % change | May-14 | May-13 | % change | Apr-14 | % change | May-14 | May-13 | % change | Apr-14 | % change |
| Sales | 113 | 95 | 18.9% | 107 | 5.6% | 44 | 35 | 25.7% | 41 | 7.3% | 34 | 54 | -37.0% | 38 | -10.5% |
| New Listings | 199 | 198 | 0.5% | 186 | 7.0% | 90 | 57 | 57.9% | 62 | 45.2% | 61 | 109 | -44.0% | 90 | -32.2% |
| Active Listings | 494 | 592 | -16.6% | 465 | 6.2% | 227 | 227 | 0.0% | 202 | 12.4% | 296 | 366 | -19.1% | 300 | -1.3% |
| Benchmark Price | \$ 442,800 | \$ 431,000 | 2.7% | \$ 439,900 | 0.7% | \$ 210,900 | \$ 238,200 | -11.5% | \$ 214,200 | -1.5% | \$ 140,900 | \$ 167,900 | -16.1% | \$ 135,800 | 3.8% |
| Median Price | \$ 441,500 | \$ 402,000 | 9.8% | \$ 413,600 | 6.7% | \$ 262,000 | \$ 252,000 | 4.0% | \$ 280,000 | -6.4% | \$ 157,450 | \$ 151,000 | 4.3% | \$ 148,500 | 6.0% |
| Average Price | \$ 463,570 | \$ 465,000 | -0.3% | \$ 436,716 | 6.1% | \$ 262,387 | \$ 254,699 | 3.0% | \$ 284,531 | -7.8% | \$ 174,660 | \$ 161,960 | 7.8% | \$ 160,229 | 9.0% |

| Mission | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|-----------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | May-14 | May-13 | % change | Apr-14 | % change | May-14 | May-13 | % change | Apr-14 | % change | May-14 | May-13 | % change | Apr-14 | % change |
| Sales | 49 | 54 | -9.3% | 51 | -3.9% | 3 | 1 | 200.0% | 3 | 0.0% | 2 | 8 | -75.0% | 2 | 0.0% |
| New Listings | 91 | 113 | -19.5% | 104 | -12.5% | 2 | 9 | -77.8% | 10 | -80.0% | 5 | 10 | -50.0% | 11 | -54.5% |
| Active Listings | 284 | 323 | -12.1% | 265 | 7.2% | 28 | 38 | -26.3% | 32 | -12.5% | 38 | 34 | 11.8% | 37 | 2.7% |
| Benchmark Price | \$ 362,600 | \$ 352,800 | 2.8% | \$ 362,400 | 0.1% | \$ 215,600 | \$ 227,600 | -5.3% | \$ 214,000 | 0.7% | \$ 158,600 | \$ 157,700 | 0.6% | \$ 156,500 | 1.3% |
| Median Price | \$ 370,000 | \$ 368,450 | 0.4% | \$ 385,000 | -3.9% | \$ 146,000 | \$ 267,500 | -45.4% | \$ 289,750 | -49.6% | \$ 177,500 | \$ 170,250 | 4.3% | \$ 200,000 | -11.3% |
| Average Price | \$ 383,001 | \$ 388,711 | -1.5% | \$ 403,933 | -5.2% | \$ 162,833 | \$ 267,500 | -39.1% | \$ 291,550 | -44.1% | \$ 177,500 | \$ 166,837 | 6.4% | \$ 200,000 | -11.3% |



| White Rock / South Surrey | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---------------------------|-------------|-------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | May-14 | May-13 | % change | Apr-14 | % change | May-14 | May-13 | % change | Apr-14 | % change | May-14 | May-13 | % change | Apr-14 | % change |
| Sales | 149 | 114 | 30.7% | 125 | 19.2% | 61 | 42 | 45.2% | 39 | 56.4% | 55 | 51 | 7.8% | 65 | -15.4% |
| New Listings | 234 | 256 | -8.6% | 254 | -7.9% | 113 | 71 | 59.2% | 104 | 8.7% | 122 | 135 | -9.6% | 134 | -9.0% |
| Active Listings | 640 | 807 | -20.7% | 640 | 0.0% | 284 | 275 | 3.3% | 266 | 6.8% | 414 | 481 | -13.9% | 405 | 2.2% |
| Benchmark Price | \$ 896,600 | \$ 851,600 | 5.3% | \$ 901,400 | -0.5% | \$ 456,900 | \$ 452,300 | 1.0% | \$ 456,200 | 0.2% | \$ 242,800 | \$ 238,200 | 1.9% | \$ 235,700 | 3.0% |
| Median Price | \$ 925,000 | \$ 843,500 | 9.7% | \$ 878,000 | 5.4% | \$ 435,000 | \$ 450,379 | -3.4% | \$ 424,900 | 2.4% | \$ 302,500 | \$ 251,000 | 20.5% | \$ 285,000 | 6.1% |
| Average Price | \$1,066,388 | \$1,141,922 | -6.6% | \$ 974,456 | 9.4% | \$ 476,314 | \$ 475,630 | 0.1% | \$ 452,297 | 5.3% | \$ 345,291 | \$ 315,624 | 9.4% | \$ 306,510 | 12.7% |

| Langley | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|-----------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | May-14 | May-13 | % change | Apr-14 | % change | May-14 | May-13 | % change | Apr-14 | % change | May-14 | May-13 | % change | Apr-14 | % change |
| Sales | 146 | 134 | 9.0% | 136 | 7.4% | 77 | 76 | 1.3% | 80 | -3.8% | 71 | 32 | 121.9% | 44 | 61.4% |
| New Listings | 213 | 204 | 4.4% | 224 | -4.9% | 139 | 115 | 20.9% | 147 | -5.4% | 88 | 77 | 14.3% | 79 | 11.4% |
| Active Listings | 464 | 568 | -18.3% | 447 | 3.8% | 319 | 284 | 12.3% | 288 | 10.8% | 241 | 280 | -13.9% | 255 | -5.5% |
| Benchmark Price | \$ 576,000 | \$ 554,400 | 3.9% | \$ 575,200 | 0.1% | \$ 291,300 | \$ 291,300 | 0.0% | \$ 293,700 | -0.8% | \$ 217,700 | \$ 210,500 | 3.4% | \$ 210,200 | 3.6% |
| Median Price | \$ 588,500 | \$ 546,271 | 7.7% | \$ 578,000 | 1.8% | \$ 335,000 | \$ 317,950 | 5.4% | \$ 327,450 | 2.3% | \$ 204,000 | \$ 202,500 | 0.7% | \$ 199,000 | 2.5% |
| Average Price | \$ 609,826 | \$ 567,433 | 7.5% | \$ 609,407 | 0.1% | \$ 346,821 | \$ 328,941 | 5.4% | \$ 346,929 | 0.0% | \$ 207,189 | \$ 204,289 | 1.4% | \$ 205,887 | 0.6% |

| Delta - North | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|-----------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | May-14 | May-13 | % change | Apr-14 | % change | May-14 | May-13 | % change | Apr-14 | % change | May-14 | May-13 | % change | Apr-14 | % change |
| Sales | 65 | 47 | 38.3% | 58 | 12.1% | 10 | 4 | 150.0% | 8 | 25.0% | 3 | 3 | 0.0% | 5 | -40.0% |
| New Listings | 103 | 110 | -6.4% | 96 | 7.3% | 13 | 9 | 44.4% | 15 | -13% | 7 | 9 | -22.2% | 6 | 16.7% |
| Active Listings | 205 | 244 | -16.0% | 198 | 3.5% | 39 | 37 | 5.4% | 43 | -9.3% | 32 | 34 | -5.9% | 30 | 6.7% |
| Benchmark Price | \$ 553,600 | \$ 516,900 | 7.1% | \$ 555,000 | -0.3% | \$ 312,500 | \$ 296,800 | 5.3% | \$ 309,200 | 1.1% | \$ 162,500 | \$ 163,600 | -0.7% | \$ 167,500 | -3.0% |
| Median Price | \$ 535,000 | \$ 528,000 | 1.3% | \$ 547,500 | -2.3% | \$ 516,250 | \$ 315,250 | 63.8% | \$ 551,500 | -6.4% | \$ 176,000 | \$ 185,000 | -4.9% | \$ 99,000 | 77.8% |
| Average Price | \$ 561,824 | \$ 569,548 | -1.4% | \$ 573,282 | -2.0% | \$ 529,000 | \$ 342,125 | 54.6% | \$ 511,812 | 3.4% | \$ 147,666 | \$ 174,666 | -15.5% | \$ 125,000 | 18.1% |



| Surrey - Combined* | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|--------------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | May-14 | May-13 | % change | Apr-14 | % change | May-14 | May-13 | % change | Apr-14 | % change | May-14 | May-13 | % change | Apr-14 | % change |
| Sales | 328 | 274 | 19.7% | 275 | 19.3% | 131 | 115 | 13.9% | 150 | -12.7% | 78 | 80 | -2.5% | 71 | 9.9% |
| Average Price | \$ 613,184 | \$ 573,503 | 6.9% | \$ 602,059 | 1.8% | \$ 320,497 | \$ 318,382 | 0.7% | \$ 324,273 | -1.2% | \$ 208,117 | \$ 203,815 | 2.1% | \$ 203,085 | 2.5% |

*Central Surrey, Cloverdale and North Surrey

| Surrey - Central | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|------------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | May-14 | May-13 | % change | Apr-14 | % change | May-14 | May-13 | % change | Apr-14 | % change | May-14 | May-13 | % change | Apr-14 | % change |
| Sales | 161 | 128 | 25.8% | 135 | 19.3% | 77 | 71 | 8.5% | 86 | -10.5% | 19 | 24 | -20.8% | 16 | 18.8% |
| New Listings | 357 | 343 | 4.1% | 356 | 0.3% | 175 | 170 | 2.9% | 152 | 15.1% | 62 | 46 | 34.8% | 54 | 14.8% |
| Active Listings | 989 | 1,049 | -5.7% | 950 | 4.1% | 440 | 471 | -6.6% | 398 | 10.6% | 217 | 227 | -4.4% | 205 | 5.9% |
| Benchmark Price | \$ 579,000 | \$ 570,800 | 1.4% | \$ 574,200 | 0.8% | \$ 302,000 | \$ 296,800 | 1.8% | \$ 302,400 | -0.1% | \$ 193,400 | \$ 191,500 | 1.0% | \$ 199,300 | -3.0% |
| Median Price | \$ 600,000 | \$ 559,373 | 7.3% | \$ 570,000 | 5.3% | \$ 324,900 | \$ 317,000 | 2.5% | \$ 319,450 | 1.7% | \$ 188,000 | \$ 207,000 | -9.2% | \$ 200,000 | -6.0% |
| Average Price | \$ 631,384 | \$ 584,672 | 8.0% | \$ 588,062 | 7.4% | \$ 326,613 | \$ 315,404 | 3.6% | \$ 316,006 | 3.4% | \$ 191,389 | \$ 194,072 | -1.4% | \$ 204,561 | -6.4% |

| Surrey - Cloverdale | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---------------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | May-14 | May-13 | % change | Apr-14 | % change | May-14 | May-13 | % change | Apr-14 | % change | May-14 | May-13 | % change | Apr-14 | % change |
| Sales | 68 | 73 | -6.8% | 73 | -6.8% | 34 | 24 | 41.7% | 34 | 0.0% | 13 | 6 | 116.7% | 13 | 0.0% |
| New Listings | 131 | 120 | 9.2% | 125 | 4.8% | 89 | 55 | 61.8% | 70 | 27.1% | 20 | 23 | -13.0% | 22 | -9.1% |
| Active Listings | 277 | 291 | -4.8% | 237 | 16.9% | 192 | 171 | 12.3% | 158 | 21.5% | 75 | 103 | -27.2% | 79 | -5.1% |
| Benchmark Price | \$ 597,800 | \$ 579,000 | 3.2% | \$ 594,600 | 0.5% | \$ 326,600 | \$ 318,000 | 2.7% | \$ 330,800 | -1.3% | \$ 224,700 | \$ 225,900 | -0.5% | \$ 230,400 | -2.5% |
| Median Price | \$ 587,750 | \$ 572,000 | 2.8% | \$ 580,000 | 1.3% | \$ 309,000 | \$ 322,718 | -4.3% | \$ 349,500 | -11.6% | \$ 215,000 | \$ 186,627 | 15.2% | \$ 222,000 | -3.2% |
| Average Price | \$ 610,449 | \$ 586,920 | 4.0% | \$ 615,741 | -0.9% | \$ 320,925 | \$ 356,025 | -9.9% | \$ 355,305 | -9.7% | \$ 225,307 | \$ 189,875 | 18.7% | \$ 220,930 | 2.0% |

| Surrey - North | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|-----------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | May-14 | May-13 | % change | Apr-14 | % change | May-14 | May-13 | % change | Apr-14 | % change | May-14 | May-13 | % change | Apr-14 | % change |
| Sales | 99 | 73 | 35.6% | 67 | 47.8% | 20 | 20 | 0.0% | 30 | -33.3% | 46 | 50 | -8.0% | 42 | 9.5% |
| New Listings | 165 | 193 | -14.5% | 133 | 24.1% | 33 | 48 | -31.3% | 53 | -37.7% | 144 | 128 | 12.5% | 161 | -10.6% |
| Active Listings | 406 | 477 | -14.9% | 396 | 2.5% | 115 | 130 | -11.5% | 120 | -4.2% | 518 | 461 | 12.4% | 475 | 9.1% |
| Benchmark Price | \$ 543,200 | \$ 530,300 | 2.4% | \$ 547,700 | -0.8% | \$ 253,100 | \$ 241,500 | 4.8% | \$ 248,900 | 1.7% | \$ 205,100 | \$ 205,500 | -0.2% | \$ 208,100 | -1.4% |
| Median Price | \$ 530,000 | \$ 496,000 | 6.9% | \$ 525,000 | 1.0% | \$ 290,000 | \$ 309,500 | -6.3% | \$ 336,228 | -13.7% | \$ 198,500 | \$ 209,500 | -5.3% | \$ 194,200 | 2.2% |
| Average Price | \$ 585,464 | \$ 540,498 | 8.3% | \$ 615,351 | -4.9% | \$ 296,217 | \$ 283,779 | 4.4% | \$ 312,799 | -5.3% | \$ 210,167 | \$ 210,164 | 0.0% | \$ 196,998 | 6.7% |



MLS® Home Price Index - Fraser Valley

May 2014

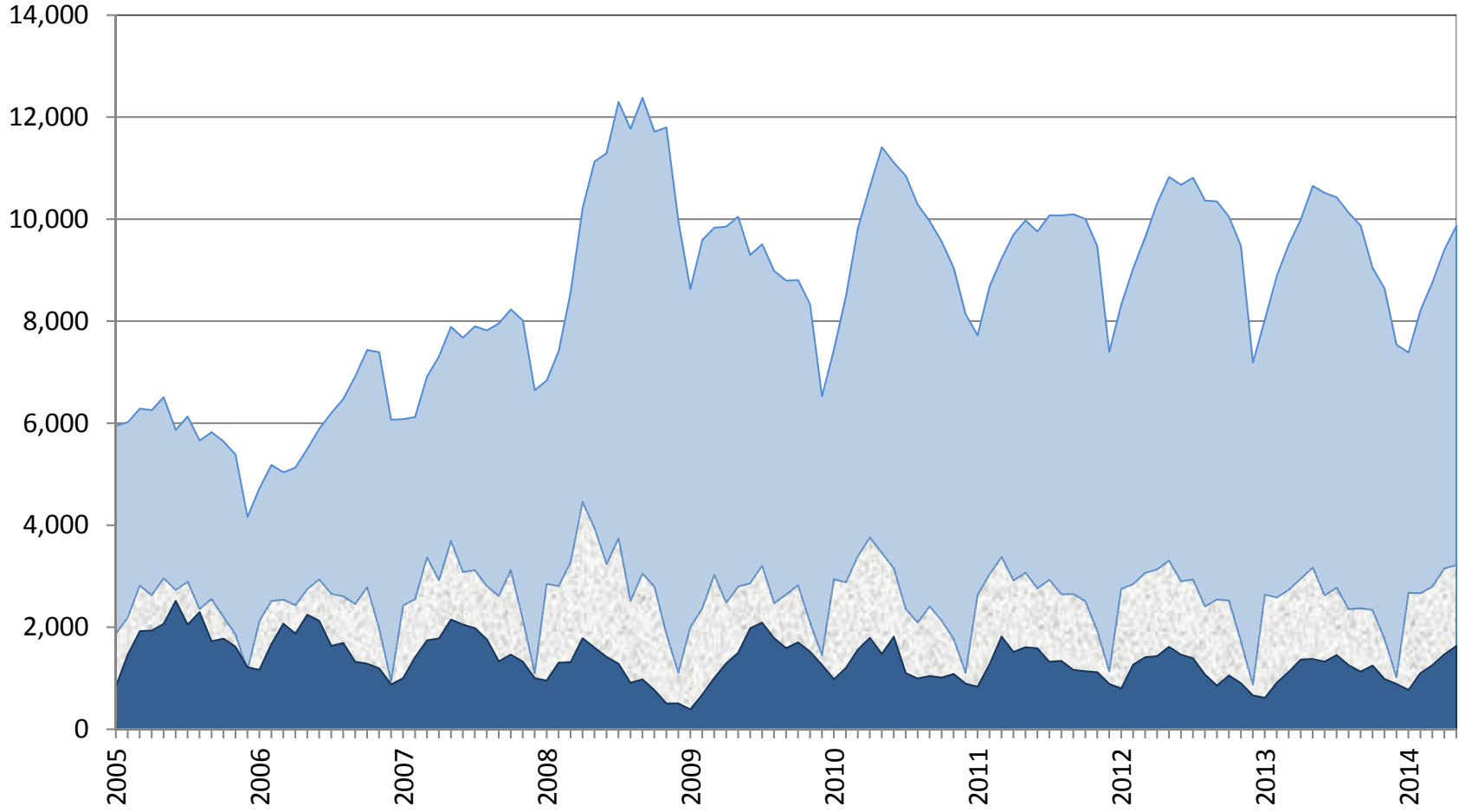
| | BENCHMARK PRICE | INDEX (HPI) | ONE MONTH % CHANGE | THREE MONTH % CHANGE | SIX MONTH % CHANGE | ONE YEAR % CHANGE | THREE YEAR % CHANGE | FIVE YEAR % CHANGE | |
|-----------------------------|----------------------------|-------------|--------------------|----------------------|--------------------|-------------------|---------------------|--------------------|-------|
| RESIDENTIAL COMBINED | LOWER MAINLAND | 558,600 | 157.7 | 0.6 | 2.1 | 3.2 | 3.5 | 3.1 | 20.4 |
| | FRASER VALLEY BOARD | 433,400 | 145.1 | 0.1 | 1.3 | 2.4 | 1.5 | 3.4 | 12.7 |
| | NORTH DELTA | 514,700 | 159.5 | -0.2 | 1.5 | 3.4 | 6.6 | 8.2 | 22.1 |
| | NORTH SURREY | 381,100 | 157.1 | -0.8 | 0.6 | 2.2 | 1.8 | 6.0 | 14.5 |
| | SURREY | 456,000 | 147.4 | 0.1 | 1.5 | 1.9 | 1.4 | 4.7 | 14.4 |
| | CLOVERDALE | 486,900 | 144.9 | -0.4 | 0.4 | 2.4 | 2.5 | 4.1 | 14.3 |
| | SOUTH SURREY & WHITE ROCK | 616,200 | 153.5 | 0.1 | 1.9 | 3.2 | 3.7 | 4.6 | 24.7 |
| | LANGLEY | 433,800 | 141.1 | 0.4 | 0.6 | 2.7 | 2.8 | 4.1 | 10.6 |
| | ABBOTSFORD | 316,800 | 129.5 | 0.9 | 2.1 | 1.9 | -4.7 | -3.1 | 0.7 |
| MISSION | 342,000 | 128.9 | 0.2 | 2.6 | 3.0 | 2.3 | -1.9 | 1.2 | |
| DETACHED | LOWER MAINLAND | 787,800 | 167.4 | 0.7 | 2.8 | 3.9 | 4.6 | 5.7 | 30.6 |
| | FRASER VALLEY BOARD | 566,400 | 151.2 | 0.1 | 1.5 | 2.9 | 3.1 | 7.1 | 20.6 |
| | NORTH DELTA | 553,600 | 161.5 | -0.3 | 1.5 | 3.0 | 7.1 | 9.0 | 24.7 |
| | NORTH SURREY | 543,200 | 155.9 | -0.8 | 0.5 | 2.1 | 2.4 | 5.7 | 22.8 |
| | SURREY | 579,000 | 154.7 | 0.9 | 1.5 | 1.6 | 1.4 | 8.3 | 22.9 |
| | CLOVERDALE | 597,800 | 150.0 | 0.5 | 1.8 | 3.4 | 3.2 | 8.1 | 21.9 |
| | SOUTH SURREY & WHITE ROCK | 896,600 | 169.4 | -0.5 | 2.8 | 6.0 | 5.3 | 8.6 | 36.9 |
| | LANGLEY | 576,000 | 144.3 | 0.1 | 0.3 | 2.5 | 3.9 | 7.2 | 15.4 |
| | ABBOTSFORD | 442,800 | 139.2 | 0.7 | 2.2 | 2.8 | 2.7 | 6.4 | 11.8 |
| MISSION | 362,600 | 129.3 | 0.1 | 2.8 | 3.4 | 2.8 | -1.1 | 2.6 | |
| TOWNHOUSE | LOWER MAINLAND | 395,600 | 143.6 | 0.4 | 1.1 | 2.1 | 1.6 | -0.8 | 11.2 |
| | FRASER VALLEY BOARD | 297,300 | 132.0 | -0.5 | -0.5 | 1.7 | -0.2 | -2.4 | 4.4 |
| | NORTH DELTA | 312,500 | 151.7 | 1.1 | 0.9 | 6.0 | 5.3 | 9.8 | 15.7 |
| | NORTH SURREY | 253,100 | 140.5 | 1.7 | 1.5 | 5.2 | 4.8 | -2.0 | 7.1 |
| | SURREY | 302,000 | 132.9 | -0.2 | 1.1 | 2.9 | 1.8 | -0.5 | 4.3 |
| | CLOVERDALE | 326,600 | 132.7 | -1.3 | -3.0 | 1.7 | 2.7 | -2.5 | 3.7 |
| | SOUTH SURREY & WHITE ROCK | 456,900 | 139.0 | 0.1 | 0.0 | -0.9 | 1.0 | 4.0 | 18.5 |
| | LANGLEY | 291,300 | 133.0 | -0.8 | -1.4 | 1.9 | 0.0 | -1.2 | 5.1 |
| | ABBOTSFORD | 210,900 | 114.2 | -1.6 | -1.0 | 0.4 | -11.5 | -15.8 | -9.6 |
| MISSION | 215,600 | 117.6 | 0.8 | -1.8 | -4.7 | -5.2 | -10.2 | -12.1 | |
| APARTMENT | LOWER MAINLAND | 343,300 | 150.6 | 0.6 | 1.4 | 2.4 | 2.4 | 0.6 | 11.1 |
| | FRASER VALLEY BOARD | 198,100 | 140.2 | 0.9 | 2.6 | 1.0 | -2.6 | -2.0 | -0.4 |
| | NORTH DELTA | 162,500 | 139.1 | -3.0 | 3.8 | 3.2 | -0.7 | -8.8 | -6.1 |
| | NORTH SURREY | 205,100 | 164.2 | -1.4 | 0.4 | 1.0 | -0.2 | 8.7 | 7.8 |
| | SURREY | 193,400 | 146.7 | -3.0 | 2.7 | 1.6 | 1.0 | -2.6 | -1.0 |
| | CLOVERDALE | 224,700 | 155.3 | -2.5 | 1.8 | -0.1 | -0.5 | 1.2 | 5.0 |
| | SOUTH SURREY & WHITE ROCK | 242,800 | 123.4 | 3.0 | 1.8 | -1.2 | 1.9 | -7.4 | -2.0 |
| | LANGLEY | 217,700 | 142.8 | 3.6 | 5.6 | 4.5 | 3.4 | 1.9 | 5.2 |
| | ABBOTSFORD | 140,900 | 119.4 | 3.7 | 3.6 | -0.1 | -16.1 | -13.8 | -13.9 |
| MISSION | 158,600 | 134.9 | 1.4 | 0.9 | 2.0 | 0.5 | -8.0 | -5.6 | |

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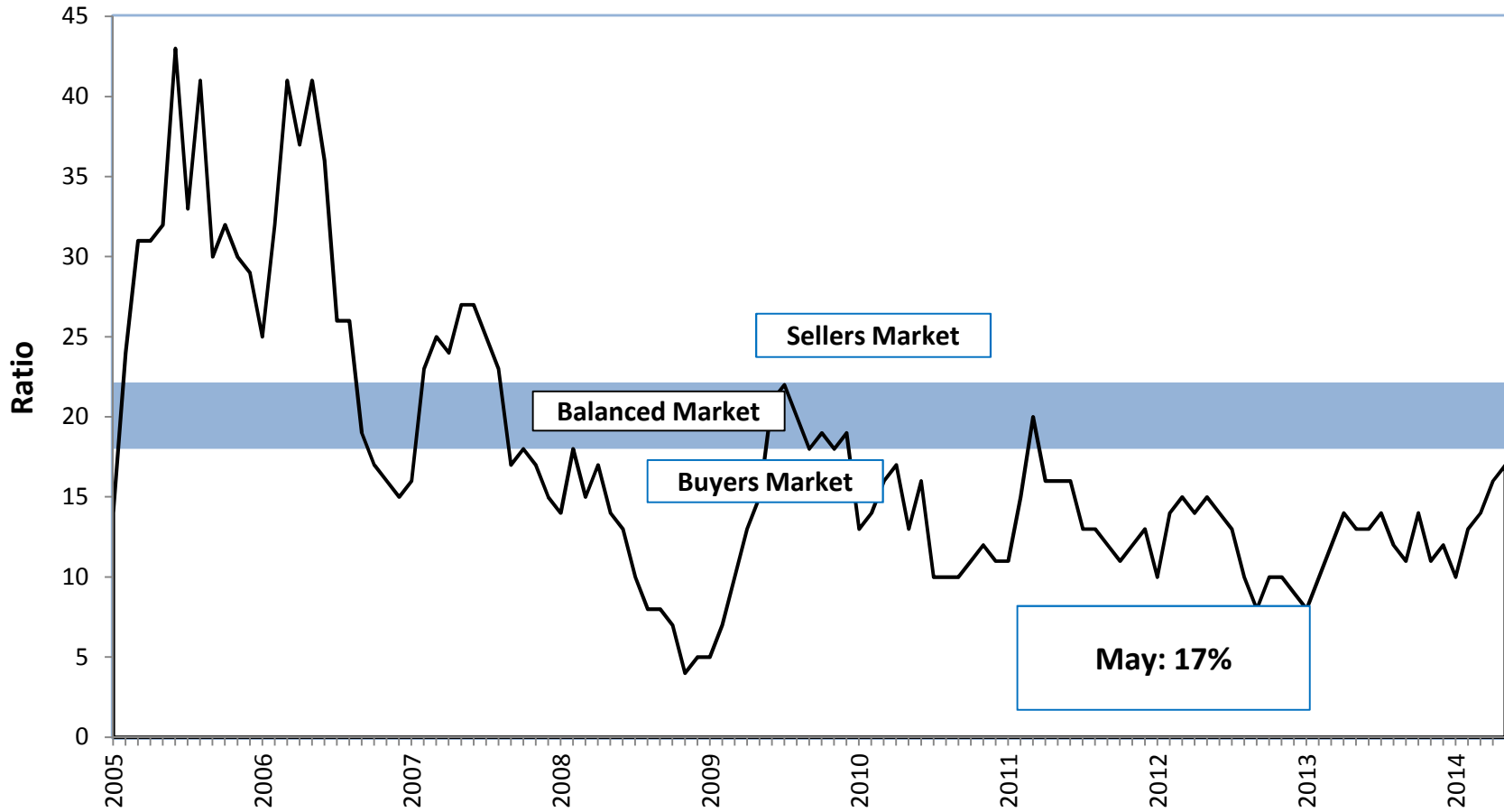
All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.
Lower Mainland combines data across the Fraser Valley and Greater Vancouver real estate board areas.

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

Actives Listings Sales

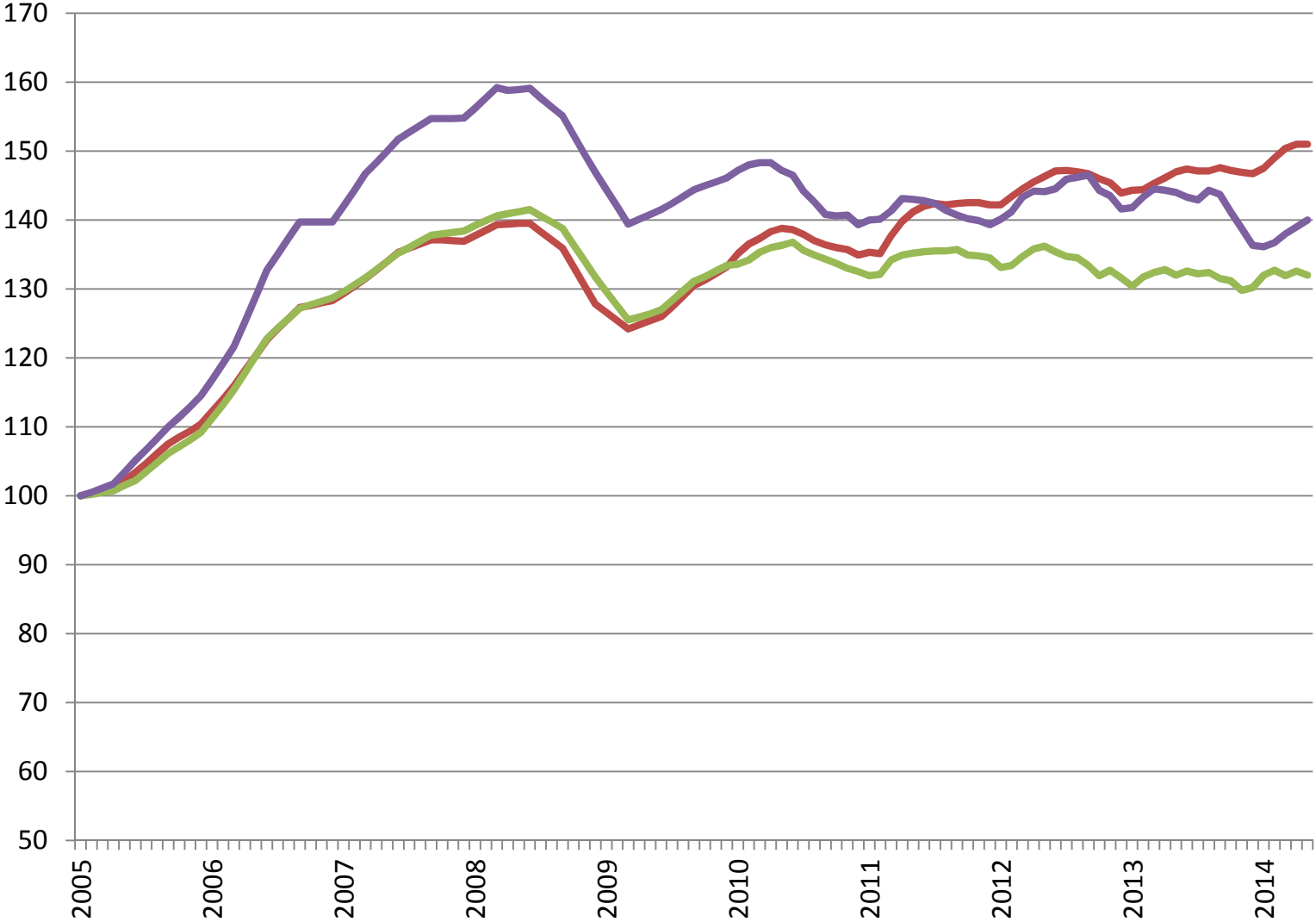


Sales-to-Active Listings Ratio, All Types, Fraser Valley



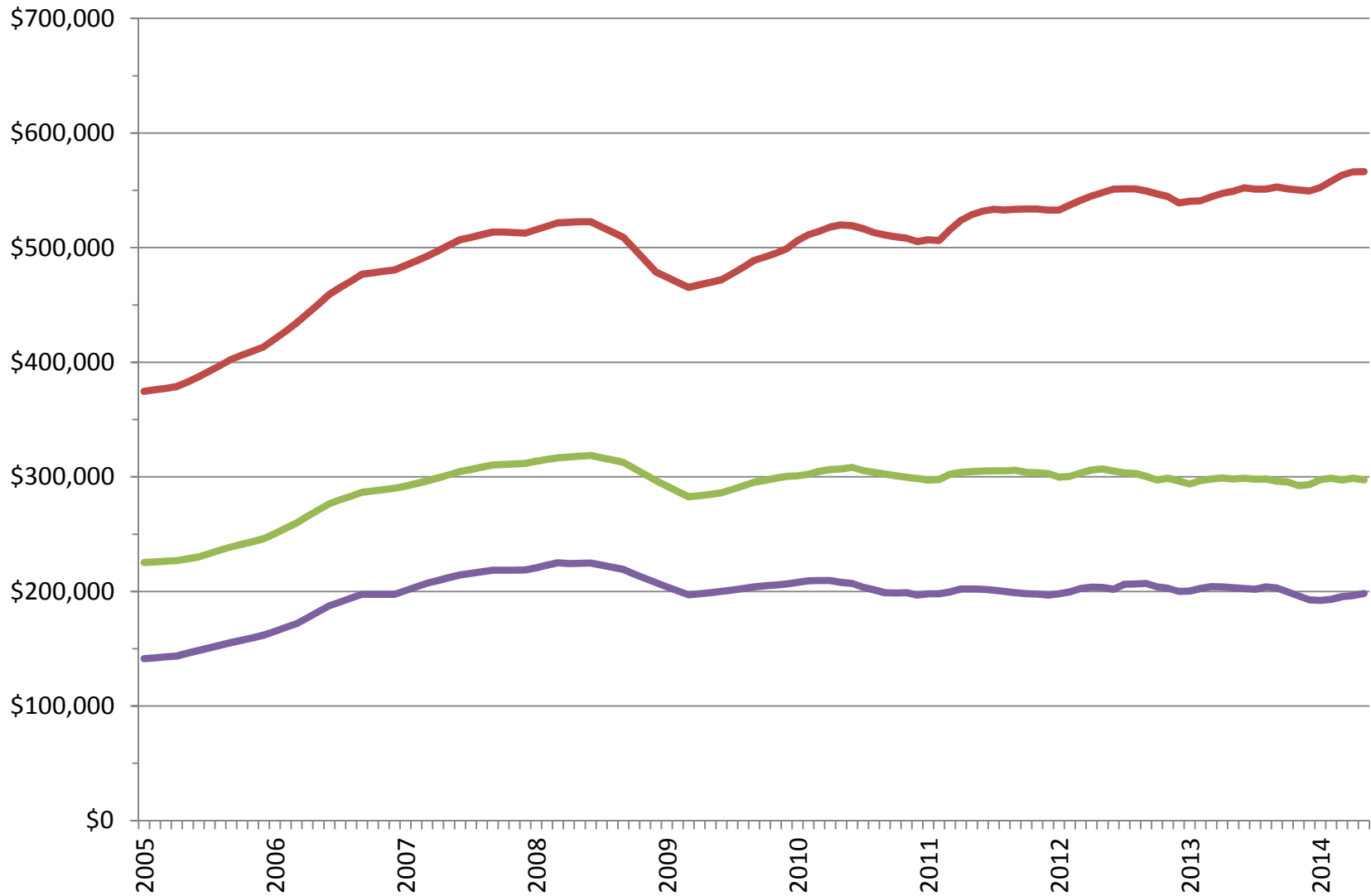
MLS® Home Price Index, Fraser Valley

— Detached — Townhouse — Apartment

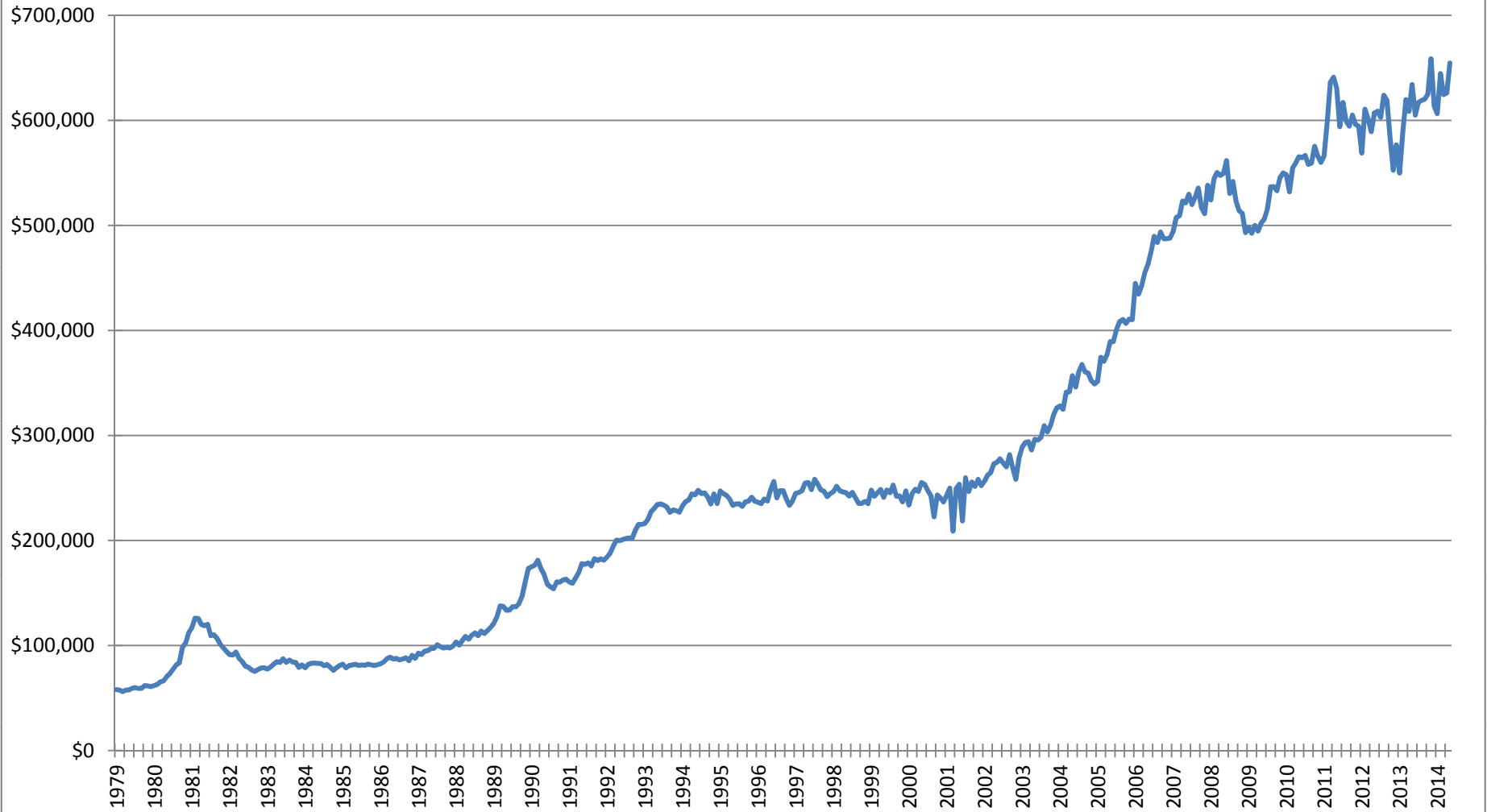


MLS® Home Price Index Benchmark Prices, Fraser Valley

— 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

