



# Monthly Statistics Package

Fraser Valley Real Estate Board

**August 2024**



# News Release

## Fraser Valley Real Estate Board



For Immediate Release: September 4, 2024

### Two rate cuts not enough to ignite summer home sales in the Fraser Valley

**SURREY, BC** – The Fraser Valley residential resale market slowed again in August, as homebuyers continue to face affordability challenges.

The Fraser Valley Real Estate Board recorded 1,067 sales in August, down by 13 per cent over last month and by 30 per cent over the 10-year seasonal average. August sales were the second slowest seasonally adjusted sales in a decade.

Inventory levels in the Fraser Valley dipped slightly in August with active listings at 8,626, down one per cent from July, but 37 per cent higher than August 2023.

“Despite two policy rate cuts by the Bank of Canada, buyers are still feeling the squeeze of overall affordability challenges in BC,” said Jeff Chadha, Chair of the Fraser Valley Real Estate Board. “With prices for single-family homes, townhouses and condos holding relatively flat year-over-year, many continue to face challenges buying their first home or moving up in the market, as reflected in seasonally slow August sales.”

New listings dropped nearly 20 per cent in August, to 2,778. With a sales-to-active listings ratio of 12 per cent, overall market conditions are just shy of a buyer’s market. The market is considered balanced when the ratio is between 12 per cent and 20 per cent. The last time the Fraser Valley dipped into buyer’s market territory was spring 2020.

“Buyers continue to wait on the sidelines in anticipation of more cuts to the Bank of Canada’s policy rate,” said FVREB CEO Baldev Gill. “However, we encourage anyone looking to get into the market to speak with their REALTOR® and lending professional to fully understand where interest rates may be heading in the coming months to determine the optimal long-term strategy.”

Across the Fraser Valley in August, the average number of days to sell a single-family detached home was 33, while for a condo it was 32. Townhomes took, on average, 28 days to sell.

Benchmark prices in the Fraser Valley dipped again in August, with the composite Benchmark price at \$992,800.

#### MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At \$1,523,500, the Benchmark price for an FVREB *single-family detached* home decreased 0.4 per cent compared to July 2024 and decreased 0.4 per cent compared to August 2023.
- **Townhomes:** At \$846,300, the Benchmark price for an FVREB *townhome* decreased 0.3 per cent compared to July 2024 and increased 0.1 per cent compared to August 2023.
- **Apartments:** At \$546,200, the Benchmark price for an FVREB *apartment/condo* decreased 0.9 per cent compared to July 2024 and decreased 0.8 per cent compared to August 2023.



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## MLS® Summary - Fraser Valley August 2024

| Grand Totals    | All Property Types |            |          |              |          |
|-----------------|--------------------|------------|----------|--------------|----------|
|                 | Aug-24             | Aug-23     | % change | Jul-24       | % change |
| Sales           | 1,067              | 1,273      | -16.2%   | 1,230        | -13.3%   |
| New Listings    | 2,778              | 2,622      | 5.9%     | 3,412        | -18.6%   |
| Active Listings | 8,626              | 6,291      | 37.1%    | 8,731        | -1.2%    |
| Average Price   | \$ 1,049,774       | \$ 972,479 | 7.9%     | \$ 1,015,501 | 3.4%     |

| Grand Totals - year to date | All Property Types |        |          |
|-----------------------------|--------------------|--------|----------|
|                             | 2024               | 2023   | % change |
| Sales - year to date        | 10,152             | 10,915 | -7.0%    |
| New Listings - year to date | 25,497             | 21,243 | 20.0%    |

| All Areas Combined | Detached     |              |          |              |          | Townhouse  |            |          |            |          | Apartment  |            |          |            |          |
|--------------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
|                    | Aug-24       | Aug-23       | % change | Jul-24       | % change | Aug-24     | Aug-23     | % change | Jul-24     | % change | Aug-24     | Aug-23     | % change | Jul-24     | % change |
| Sales              | 367          | 388          | -5.4%    | 382          | -3.9%    | 259        | 316        | -18.0%   | 354        | -26.8%   | 322        | 414        | -22.2%   | 372        | -13.4%   |
| New Listings       | 953          | 971          | -1.9%    | 1,238        | -23.0%   | 578        | 522        | 10.7%    | 760        | -23.9%   | 824        | 709        | 16.2%    | 996        | -17.3%   |
| Active Listings    | 3,140        | 2,477        | 26.8%    | 3,258        | -3.6%    | 1,371      | 839        | 63.4%    | 1,376      | -0.4%    | 2,080      | 1,311      | 58.7%    | 2,057      | 1.1%     |
| Benchmark Price    | \$ 1,523,500 | \$ 1,529,000 | -0.4%    | \$ 1,529,600 | -0.4%    | \$ 846,300 | \$ 845,500 | 0.1%     | \$ 848,800 | -0.3%    | \$ 546,200 | \$ 550,500 | -0.8%    | \$ 551,000 | -0.9%    |
| Median Price       | \$ 1,443,000 | \$ 1,475,000 | -2.2%    | \$ 1,426,000 | 1.2%     | \$ 828,000 | \$ 825,000 | 0.4%     | \$ 832,250 | -0.5%    | \$ 529,450 | \$ 540,000 | -2.0%    | \$ 525,000 | 0.8%     |
| Average Price      | \$ 1,546,542 | \$ 1,561,351 | -0.9%    | \$ 1,522,197 | 1.6%     | \$ 833,529 | \$ 834,696 | -0.1%    | \$ 854,317 | -2.4%    | \$ 546,772 | \$ 557,198 | -1.9%    | \$ 541,963 | 0.9%     |

| Abbotsford      | Detached     |              |          |              |          | Townhouse  |            |          |            |          | Apartment  |            |          |            |          |
|-----------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
|                 | Aug-24       | Aug-23       | % change | Jul-24       | % change | Aug-24     | Aug-23     | % change | Jul-24     | % change | Aug-24     | Aug-23     | % change | Jul-24     | % change |
| Sales           | 54           | 59           | -8.5%    | 66           | -18.2%   | 29         | 36         | -19.4%   | 43         | -32.6%   | 60         | 62         | -3.2%    | 66         | -9.1%    |
| New Listings    | 132          | 138          | -4.3%    | 166          | -20.5%   | 68         | 60         | 13.3%    | 85         | -20.0%   | 113        | 116        | -2.6%    | 127        | -11.0%   |
| Active Listings | 421          | 380          | 10.8%    | 438          | -3.9%    | 166        | 102        | 62.7%    | 160        | 3.8%     | 264        | 175        | 50.9%    | 265        | -0.4%    |
| Benchmark Price | \$ 1,222,000 | \$ 1,212,300 | 0.8%     | \$ 1,234,700 | -1.0%    | \$ 664,500 | \$ 643,900 | 3.2%     | \$ 666,700 | -0.3%    | \$ 443,100 | \$ 444,000 | -0.2%    | \$ 448,200 | -1.1%    |
| Median Price    | \$ 1,087,500 | \$ 1,131,031 | -3.8%    | \$ 1,150,000 | -5.4%    | \$ 642,000 | \$ 642,500 | -0.1%    | \$ 712,000 | -9.8%    | \$ 447,500 | \$ 421,250 | 6.2%     | \$ 426,250 | 5.0%     |
| Average Price   | \$ 1,146,787 | \$ 1,199,025 | -4.4%    | \$ 1,246,232 | -8.0%    | \$ 638,772 | \$ 648,361 | -1.5%    | \$ 710,668 | -10.1%   | \$ 447,980 | \$ 438,461 | 2.2%     | \$ 436,361 | 2.7%     |

| Mission         | Detached     |              |          |              |          | Townhouse  |            |          |            |          | Apartment  |            |          |            |          |
|-----------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
|                 | Aug-24       | Aug-23       | % change | Jul-24       | % change | Aug-24     | Aug-23     | % change | Jul-24     | % change | Aug-24     | Aug-23     | % change | Jul-24     | % change |
| Sales           | 25           | 33           | -24.2%   | 38           | -34.2%   | 7          | 7          | 0.0%     | 15         | -53.3%   | 5          | 9          | -44.4%   | 8          | -37.5%   |
| New Listings    | 61           | 71           | -14.1%   | 107          | -43.0%   | 15         | 19         | -21.1%   | 20         | -25.0%   | 16         | 20         | -20.0%   | 28         | -42.9%   |
| Active Listings | 246          | 199          | 23.6%    | 247          | -0.4%    | 42         | 29         | 44.8%    | 36         | 16.7%    | 35         | 61         | -42.6%   | 39         | -10.3%   |
| Benchmark Price | \$ 1,045,900 | \$ 1,060,100 | -1.3%    | \$ 1,048,900 | -0.3%    | \$ 684,400 | \$ 656,900 | 4.2%     | \$ 685,700 | -0.2%    | \$ 462,000 | \$ 457,400 | 1.0%     | \$ 466,700 | -1.0%    |
| Median Price    | \$ 875,000   | \$ 975,000   | -10.3%   | \$ 999,450   | -12.5%   | \$ 714,900 | \$ 705,000 | 1.4%     | \$ 655,000 | 9.1%     | \$ 450,000 | \$ 465,000 | -3.2%    | \$ 425,000 | 5.9%     |
| Average Price   | \$ 957,079   | \$ 1,006,755 | -4.9%    | \$ 1,097,961 | -12.8%   | \$ 680,117 | \$ 699,971 | -2.8%    | \$ 641,205 | 6.1%     | \$ 450,380 | \$ 467,433 | -3.6%    | \$ 475,437 | -5.3%    |





| White Rock / South Surrey | Detached     |              |          |              |          | Townhouse    |              |          |              |          | Apartment  |            |          |            |          |
|---------------------------|--------------|--------------|----------|--------------|----------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|
|                           | Aug-24       | Aug-23       | % change | Jul-24       | % change | Aug-24       | Aug-23       | % change | Jul-24       | % change | Aug-24     | Aug-23     | % change | Jul-24     | % change |
| Sales                     | 60           | 59           | 1.7%     | 49           | 22.4%    | 34           | 43           | -20.9%   | 46           | -26.1%   | 39         | 65         | -40.0%   | 43         | -9.3%    |
| New Listings              | 148          | 121          | 22.3%    | 184          | -19.6%   | 102          | 84           | 21.4%    | 105          | -2.9%    | 114        | 100        | 14.0%    | 143        | -20.3%   |
| Active Listings           | 536          | 376          | 42.6%    | 581          | -7.7%    | 232          | 120          | 93.3%    | 236          | -1.7%    | 315        | 195        | 61.5%    | 299        | 5.4%     |
| Benchmark Price           | \$ 1,966,700 | \$ 1,992,300 | -1.3%    | \$ 1,980,500 | -0.7%    | \$ 969,600   | \$ 975,300   | -0.6%    | \$ 969,500   | 0.0%     | \$ 623,900 | \$ 632,300 | -1.3%    | \$ 635,100 | -1.8%    |
| Median Price              | \$ 1,892,500 | \$ 1,940,000 | -2.4%    | \$ 1,900,000 | -0.4%    | \$ 1,044,950 | \$ 1,035,000 | 1.0%     | \$ 979,000   | 6.7%     | \$ 620,000 | \$ 642,000 | -3.4%    | \$ 599,900 | 3.4%     |
| Average Price             | \$ 2,189,815 | \$ 2,124,833 | 3.1%     | \$ 2,105,257 | 4.0%     | \$ 1,093,788 | \$ 1,041,946 | 5.0%     | \$ 1,042,435 | 4.9%     | \$ 700,187 | \$ 684,673 | 2.3%     | \$ 715,532 | -2.1%    |

| Langley         | Detached     |              |          |              |          | Townhouse  |            |          |            |          | Apartment  |            |          |            |          |
|-----------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
|                 | Aug-24       | Aug-23       | % change | Jul-24       | % change | Aug-24     | Aug-23     | % change | Jul-24     | % change | Aug-24     | Aug-23     | % change | Jul-24     | % change |
| Sales           | 75           | 83           | -9.6%    | 78           | -3.8%    | 63         | 77         | -18.2%   | 105        | -40.0%   | 86         | 100        | -14.0%   | 96         | -10.4%   |
| New Listings    | 174          | 162          | 7.4%     | 208          | -16.3%   | 127        | 101        | 25.7%    | 160        | -20.6%   | 212        | 161        | 31.7%    | 252        | -15.9%   |
| Active Listings | 463          | 346          | 33.8%    | 482          | -3.9%    | 248        | 135        | 83.7%    | 243        | 2.1%     | 401        | 259        | 54.8%    | 392        | 2.3%     |
| Benchmark Price | \$ 1,647,300 | \$ 1,627,300 | 1.2%     | \$ 1,635,100 | 0.7%     | \$ 884,700 | \$ 862,200 | 2.6%     | \$ 878,900 | 0.7%     | \$ 611,600 | \$ 610,000 | 0.3%     | \$ 618,300 | -1.1%    |
| Median Price    | \$ 1,539,000 | \$ 1,475,000 | 4.3%     | \$ 1,515,000 | 1.6%     | \$ 840,000 | \$ 840,000 | 0.0%     | \$ 871,000 | -3.6%    | \$ 556,250 | \$ 567,500 | -2.0%    | \$ 566,500 | -1.8%    |
| Average Price   | \$ 1,586,509 | \$ 1,578,560 | 0.5%     | \$ 1,608,600 | -1.4%    | \$ 855,870 | \$ 864,722 | -1.0%    | \$ 904,518 | -5.4%    | \$ 579,605 | \$ 599,676 | -3.3%    | \$ 585,293 | -1.0%    |

| Delta - North   | Detached     |              |          |              |          | Townhouse  |            |          |            |          | Apartment  |            |          |            |          |
|-----------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
|                 | Aug-24       | Aug-23       | % change | Jul-24       | % change | Aug-24     | Aug-23     | % change | Jul-24     | % change | Aug-24     | Aug-23     | % change | Jul-24     | % change |
| Sales           | 33           | 25           | 32.0%    | 22           | 50.0%    | 5          | 6          | -16.7%   | 6          | -16.7%   | 9          | 10         | -10.0%   | 11         | -18.2%   |
| New Listings    | 59           | 65           | -9.2%    | 82           | -28.0%   | 9          | 9          | 0.0%     | 17         | -47%     | 17         | 19         | -10.5%   | 30         | -43.3%   |
| Active Listings | 172          | 180          | -4.4%    | 193          | -10.9%   | 29         | 17         | 70.6%    | 30         | -3.3%    | 48         | 39         | 23.1%    | 50         | -4.0%    |
| Benchmark Price | \$ 1,473,600 | \$ 1,414,000 | 4.2%     | \$ 1,474,300 | 0.0%     | \$ 956,900 | \$ 988,400 | -3.2%    | \$ 987,100 | -3.1%    | \$ 575,500 | \$ 602,800 | -4.5%    | \$ 583,900 | -1.4%    |
| Median Price    | \$ 1,360,000 | \$ 1,510,000 | -9.9%    | \$ 1,385,000 | -1.8%    | \$ 795,000 | \$ 905,000 | -12.2%   | \$ 872,500 | -8.9%    | \$ 610,000 | \$ 510,000 | 19.6%    | \$ 535,000 | 14.0%    |
| Average Price   | \$ 1,388,773 | \$ 1,668,824 | -16.8%   | \$ 1,428,290 | -2.8%    | \$ 890,020 | \$ 939,481 | -5.3%    | \$ 943,166 | -5.6%    | \$ 586,122 | \$ 543,200 | 7.9%     | \$ 547,580 | 7.0%     |



| City of Surrey - Combined* | Detached     |              |          |              |          | Townhouse  |            |          |            |          | Apartment  |            |          |            |          |
|----------------------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
|                            | Aug-24       | Aug-23       | % change | Jul-24       | % change | Aug-24     | Aug-23     | % change | Jul-24     | % change | Aug-24     | Aug-23     | % change | Jul-24     | % change |
| Sales                      | 178          | 175          | 1.7%     | 176          | 1.1%     | 155        | 189        | -18.0%   | 185        | -16.2%   | 162        | 207        | -21.7%   | 191        | -15.2%   |
| Benchmark Price            | \$ 1,647,200 | \$ 1,667,900 | -1.2%    | \$ 1,663,100 | -1.0%    | \$ 872,600 | \$ 879,700 | -0.8%    | \$ 877,500 | -0.6%    | \$ 541,800 | \$ 547,200 | -1.0%    | \$ 544,000 | -0.4%    |
| Average Price              | \$ 1,773,988 | \$ 1,734,039 | 2.3%     | \$ 1,699,246 | 4.4%     | \$ 865,994 | \$ 861,183 | 0.6%     | \$ 873,610 | -0.9%    | \$ 566,720 | \$ 550,334 | 3.0%     | \$ 559,138 | 1.4%     |

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

| Surrey - Central | Detached     |              |          |              |          | Townhouse  |            |          |            |          | Apartment  |            |          |            |          |
|------------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
|                  | Aug-24       | Aug-23       | % change | Jul-24       | % change | Aug-24     | Aug-23     | % change | Jul-24     | % change | Aug-24     | Aug-23     | % change | Jul-24     | % change |
| Sales            | 48           | 62           | -22.6%   | 57           | -15.8%   | 65         | 85         | -23.5%   | 73         | -11.0%   | 23         | 37         | -37.8%   | 30         | -23.3%   |
| New Listings     | 202          | 243          | -16.9%   | 232          | -12.9%   | 144        | 148        | -2.7%    | 239        | -39.7%   | 75         | 61         | 23.0%    | 88         | -14.8%   |
| Active Listings  | 698          | 571          | 22.2%    | 688          | 1.5%     | 431        | 277        | 55.6%    | 437        | -1.4%    | 206        | 115        | 79.1%    | 196        | 5.1%     |
| Benchmark Price  | \$ 1,541,200 | \$ 1,571,900 | -2.0%    | \$ 1,563,800 | -1.4%    | \$ 854,000 | \$ 856,200 | -0.3%    | \$ 857,100 | -0.4%    | \$ 571,300 | \$ 582,100 | -1.9%    | \$ 572,200 | -0.2%    |
| Median Price     | \$ 1,605,000 | \$ 1,570,500 | 2.2%     | \$ 1,550,000 | 3.5%     | \$ 830,000 | \$ 820,000 | 1.2%     | \$ 825,000 | 0.6%     | \$ 560,000 | \$ 555,000 | 0.9%     | \$ 549,000 | 2.0%     |
| Average Price    | \$ 1,632,985 | \$ 1,663,185 | -1.8%    | \$ 1,587,105 | 2.9%     | \$ 822,368 | \$ 816,819 | 0.7%     | \$ 821,164 | 0.1%     | \$ 539,561 | \$ 563,286 | -4.2%    | \$ 549,623 | -1.8%    |


| Surrey - Cloverdale | Detached     |              |          |              |          | Townhouse  |            |          |            |          | Apartment  |            |          |            |          |
|---------------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
|                     | Aug-24       | Aug-23       | % change | Jul-24       | % change | Aug-24     | Aug-23     | % change | Jul-24     | % change | Aug-24     | Aug-23     | % change | Jul-24     | % change |
| Sales               | 37           | 27           | 37.0%    | 37           | 0.0%     | 34         | 38         | -10.5%   | 40         | -15.0%   | 9          | 14         | -35.7%   | 16         | -43.8%   |
| New Listings        | 85           | 66           | 28.8%    | 113          | -24.8%   | 72         | 59         | 22.0%    | 86         | -16.3%   | 26         | 29         | -10.3%   | 27         | -3.7%    |
| Active Listings     | 199          | 131          | 51.9%    | 214          | -7.0%    | 116        | 80         | 45.0%    | 122        | -4.9%    | 62         | 39         | 59.0%    | 56         | 10.7%    |
| Benchmark Price     | \$ 1,510,600 | \$ 1,534,200 | -1.5%    | \$ 1,521,900 | -0.7%    | \$ 845,900 | \$ 858,200 | -1.4%    | \$ 858,200 | -1.4%    | \$ 606,700 | \$ 592,400 | 2.4%     | \$ 598,500 | 1.4%     |
| Median Price        | \$ 1,498,000 | \$ 1,480,000 | 1.2%     | \$ 1,410,000 | 6.2%     | \$ 808,500 | \$ 836,000 | -3.3%    | \$ 845,000 | -4.3%    | \$ 530,000 | \$ 522,000 | 1.5%     | \$ 595,000 | -10.9%   |
| Average Price       | \$ 1,526,760 | \$ 1,449,333 | 5.3%     | \$ 1,462,867 | 4.4%     | \$ 800,577 | \$ 821,997 | -2.6%    | \$ 855,185 | -6.4%    | \$ 523,333 | \$ 504,285 | 3.8%     | \$ 583,018 | -10.2%   |

| Surrey - North  | Detached     |              |          |              |          | Townhouse  |            |          |            |          | Apartment  |            |          |            |          |
|-----------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
|                 | Aug-24       | Aug-23       | % change | Jul-24       | % change | Aug-24     | Aug-23     | % change | Jul-24     | % change | Aug-24     | Aug-23     | % change | Jul-24     | % change |
| Sales           | 33           | 39           | -15.4%   | 33           | 0.0%     | 22         | 24         | -8.3%    | 26         | -15.4%   | 91         | 117        | -22.2%   | 102        | -10.8%   |
| New Listings    | 90           | 104          | -13.5%   | 145          | -37.9%   | 41         | 42         | -2.4%    | 48         | -14.6%   | 250        | 202        | 23.8%    | 301        | -16.9%   |
| Active Listings | 393          | 290          | 35.5%    | 403          | -2.5%    | 107        | 79         | 35.4%    | 112        | -4.5%    | 745        | 425        | 75.3%    | 757        | -1.6%    |
| Benchmark Price | \$ 1,510,900 | \$ 1,492,200 | 1.3%     | \$ 1,512,500 | -0.1%    | \$ 754,200 | \$ 783,500 | -3.7%    | \$ 765,200 | -1.4%    | \$ 495,800 | \$ 500,400 | -0.9%    | \$ 497,400 | -0.3%    |
| Median Price    | \$ 1,354,000 | \$ 1,440,000 | -6.0%    | \$ 1,512,000 | -10.4%   | \$ 690,900 | \$ 672,500 | 2.7%     | \$ 733,000 | -5.7%    | \$ 508,000 | \$ 520,000 | -2.3%    | \$ 471,000 | 7.9%     |
| Average Price   | \$ 1,500,227 | \$ 1,528,412 | -1.8%    | \$ 1,555,108 | -3.5%    | \$ 743,940 | \$ 743,062 | 0.1%     | \$ 750,518 | -0.9%    | \$ 520,675 | \$ 525,501 | -0.9%    | \$ 492,260 | 5.8%     |



# MLS® Home Price Index - Fraser Valley

## August 2024



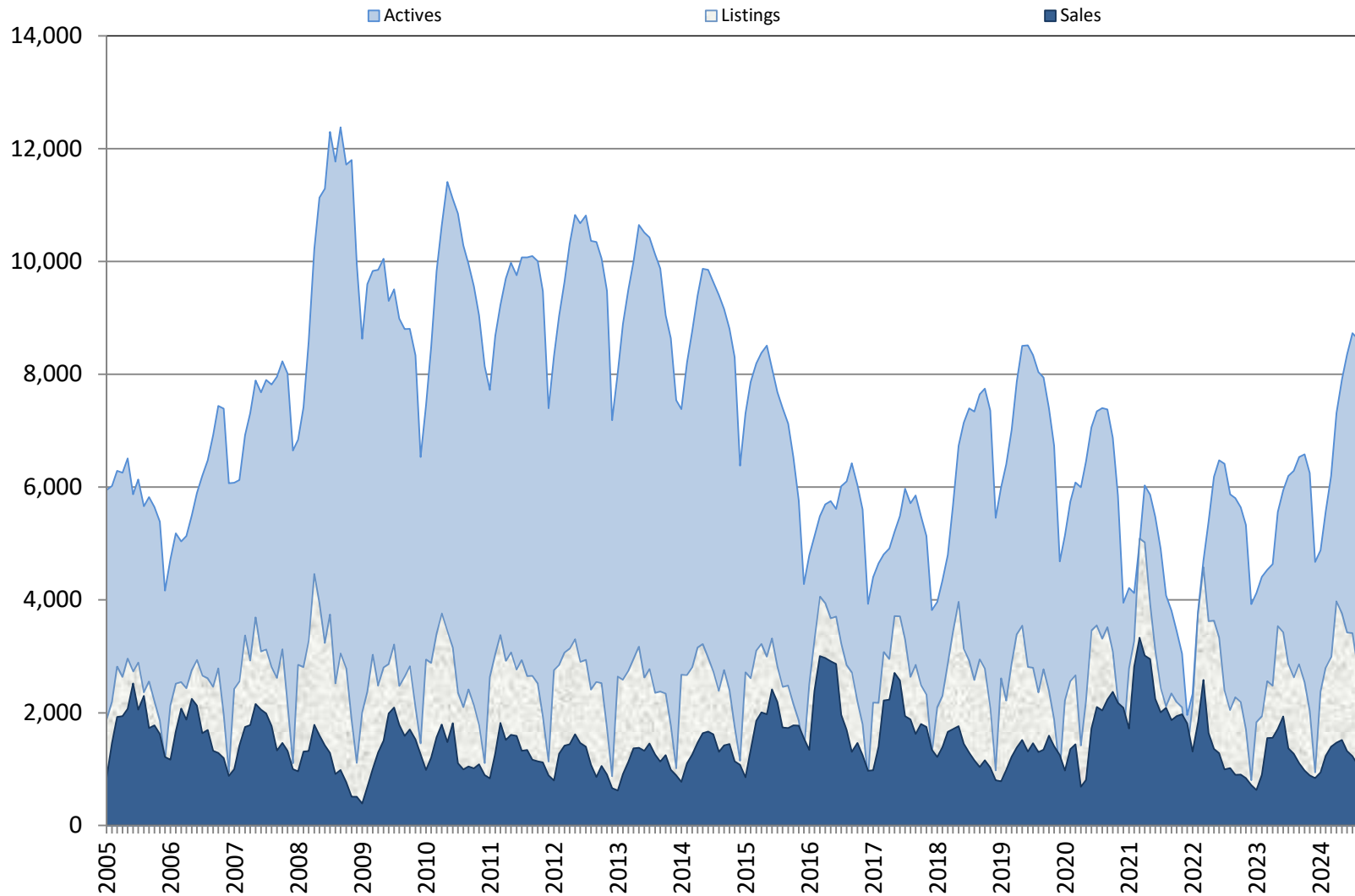
|                         |                           | BENCHMARK<br>PRICE | INDEX<br>(HPI) | ONE MONTH<br>% CHANGE | THREE MONTH<br>% CHANGE | SIX MONTH<br>% CHANGE | ONE YEAR<br>% CHANGE | THREE YEAR<br>% CHANGE | FIVE YEAR<br>% CHANGE | TEN YEAR<br>% CHANGE |
|-------------------------|---------------------------|--------------------|----------------|-----------------------|-------------------------|-----------------------|----------------------|------------------------|-----------------------|----------------------|
| RESIDENTIAL<br>COMBINED | LOWER MAINLAND            | 1,126,200          | 343.8          | -0.3                  | -1.3                    | 0.8                   | -1.5                 | 8.9                    | 39.8                  | 84.2                 |
|                         | FRASER VALLEY BOARD       | 992,800            | 356.4          | -0.6                  | -1.3                    | -0.7                  | -3.8                 | 6.6                    | 48.0                  | 118.7                |
|                         | NORTH DELTA               | 1,256,300          | 399.1          | -0.6                  | 1.7                     | 3.8                   | 1.1                  | 13.1                   | 52.3                  | 144.0                |
|                         | NORTH SURREY              | 753,100            | 342.3          | -0.9                  | -2.7                    | -2.8                  | -6.9                 | -0.1                   | 39.2                  | 101.4                |
|                         | SURREY                    | 1,064,500          | 372.2          | -1.2                  | -2.2                    | -1.1                  | -5.0                 | 6.8                    | 49.1                  | 136.8                |
|                         | CLOVERDALE                | 1,045,100          | 346.3          | -0.8                  | -2.2                    | -1.3                  | -2.6                 | 10.8                   | 52.6                  | 137.0                |
|                         | SOUTH SURREY & WHITE ROCK | 1,200,200          | 314.8          | -0.8                  | -0.8                    | -0.6                  | -5.5                 | 8.8                    | 46.2                  | 89.1                 |
|                         | LANGLEY                   | 1,050,300          | 352.8          | 0.3                   | -0.3                    | 1.3                   | 0.3                  | 10.8                   | 48.1                  | 126.7                |
|                         | ABBOTSFORD                | 788,500            | 358.2          | -1.2                  | -1.7                    | -1.0                  | -2.9                 | 3.2                    | 47.8                  | 140.2                |
|                         | MISSION                   | 939,700            | 369.1          | -0.4                  | -0.4                    | -1.8                  | -3.5                 | 3.0                    | 51.7                  | 169.0                |
| DETACHED                | LOWER MAINLAND            | 1,826,500          | 400.9          | -0.1                  | -0.5                    | 3.5                   | 1.7                  | 13.8                   | 51.2                  | 105.3                |
|                         | FRASER VALLEY BOARD       | 1,523,500          | 433.1          | -0.4                  | -0.4                    | 1.7                   | -0.4                 | 11.2                   | 59.1                  | 159.0                |
|                         | NORTH DELTA               | 1,473,600          | 442.5          | -0.1                  | 2.3                     | 5.2                   | 4.2                  | 16.3                   | 60.4                  | 166.3                |
|                         | NORTH SURREY              | 1,510,900          | 467.2          | -0.1                  | -0.4                    | 2.1                   | 1.3                  | 11.1                   | 60.7                  | 176.9                |
|                         | SURREY                    | 1,541,200          | 441.9          | -1.4                  | -2.2                    | 0.8                   | -2.0                 | 11.0                   | 57.8                  | 171.9                |
|                         | CLOVERDALE                | 1,510,600          | 430.5          | -0.7                  | -1.4                    | 0.4                   | -1.5                 | 11.4                   | 57.2                  | 169.2                |
|                         | SOUTH SURREY & WHITE ROCK | 1,966,700          | 379.7          | -0.7                  | 1.0                     | 2.3                   | -1.3                 | 14.5                   | 52.2                  | 120.6                |
|                         | LANGLEY                   | 1,647,300          | 435.3          | 0.7                   | -0.2                    | 2.8                   | 1.2                  | 11.5                   | 59.7                  | 173.4                |
|                         | ABBOTSFORD                | 1,222,000          | 422.7          | -1.0                  | -1.5                    | 0.8                   | 0.8                  | 5.8                    | 56.0                  | 175.7                |
|                         | MISSION                   | 1,045,900          | 385.9          | -0.3                  | -0.1                    | -0.6                  | -1.4                 | 4.8                    | 55.7                  | 183.1                |
| TOWNHOUSE               | LOWER MAINLAND            | 986,500            | 376.7          | -0.4                  | -1.7                    | 1.4                   | 0.8                  | 18.1                   | 47.6                  | 135.3                |
|                         | FRASER VALLEY BOARD       | 846,300            | 379.8          | -0.3                  | -0.9                    | 0.9                   | 0.1                  | 17.1                   | 51.5                  | 160.5                |
|                         | NORTH DELTA               | 956,900            | 416.9          | -3.1                  | 0.2                     | 4.3                   | -3.2                 | 16.8                   | 41.5                  | 137.0                |
|                         | NORTH SURREY              | 754,200            | 430.0          | -1.4                  | -5.6                    | -3.6                  | -3.7                 | 16.7                   | 42.1                  | 177.8                |
|                         | SURREY                    | 854,000            | 392.1          | -0.4                  | -0.6                    | 0.6                   | -0.3                 | 18.0                   | 53.3                  | 175.7                |
|                         | CLOVERDALE                | 845,900            | 347.0          | -1.4                  | -3.3                    | -1.3                  | -1.4                 | 15.2                   | 49.7                  | 156.9                |
|                         | SOUTH SURREY & WHITE ROCK | 969,600            | 308.0          | 0.0                   | -0.8                    | 1.2                   | -0.6                 | 16.9                   | 50.7                  | 119.4                |
|                         | LANGLEY                   | 884,700            | 382.3          | 0.7                   | 1.2                     | 3.1                   | 2.6                  | 19.3                   | 55.0                  | 175.8                |
|                         | ABBOTSFORD                | 664,500            | 367.5          | -0.4                  | -0.8                    | 2.8                   | 3.2                  | 14.8                   | 49.8                  | 179.0                |
|                         | MISSION                   | 684,400            | 365.0          | -0.2                  | 1.5                     | 2.6                   | 4.2                  | 17.4                   | 57.1                  | 180.1                |
| APARTMENT               | LOWER MAINLAND            | 713,300            | 357.9          | -0.2                  | -1.1                    | 0.0                   | -0.3                 | 14.8                   | 32.2                  | 108.3                |
|                         | FRASER VALLEY BOARD       | 546,200            | 447.3          | -0.9                  | -1.6                    | 0.0                   | -0.8                 | 20.5                   | 48.0                  | 182.4                |
|                         | NORTH DELTA               | 575,500            | 551.2          | -1.5                  | -2.0                    | -0.7                  | -4.5                 | 21.3                   | 28.9                  | 212.5                |
|                         | NORTH SURREY              | 495,800            | 457.8          | -0.3                  | -1.3                    | -0.7                  | -0.9                 | 18.0                   | 40.5                  | 172.0                |
|                         | SURREY                    | 571,300            | 520.8          | -0.2                  | -0.4                    | 0.6                   | -1.9                 | 28.0                   | 56.1                  | 221.3                |
|                         | CLOVERDALE                | 606,700            | 447.4          | 1.4                   | -0.1                    | -0.3                  | 2.4                  | 21.6                   | 46.5                  | 176.9                |
|                         | SOUTH SURREY & WHITE ROCK | 623,900            | 368.3          | -1.8                  | -3.1                    | 0.4                   | -1.3                 | 19.6                   | 41.9                  | 150.7                |
|                         | LANGLEY                   | 611,600            | 425.6          | -1.1                  | -1.3                    | 0.2                   | 0.3                  | 20.1                   | 50.7                  | 196.8                |
|                         | ABBOTSFORD                | 443,100            | 474.9          | -1.1                  | -1.9                    | 0.2                   | -0.2                 | 23.7                   | 55.7                  | 230.5                |
|                         | MISSION                   | 462,000            | 414.0          | -1.0                  | 2.2                     | 4.2                   | 1.0                  | 21.0                   | 47.7                  | 239.1                |

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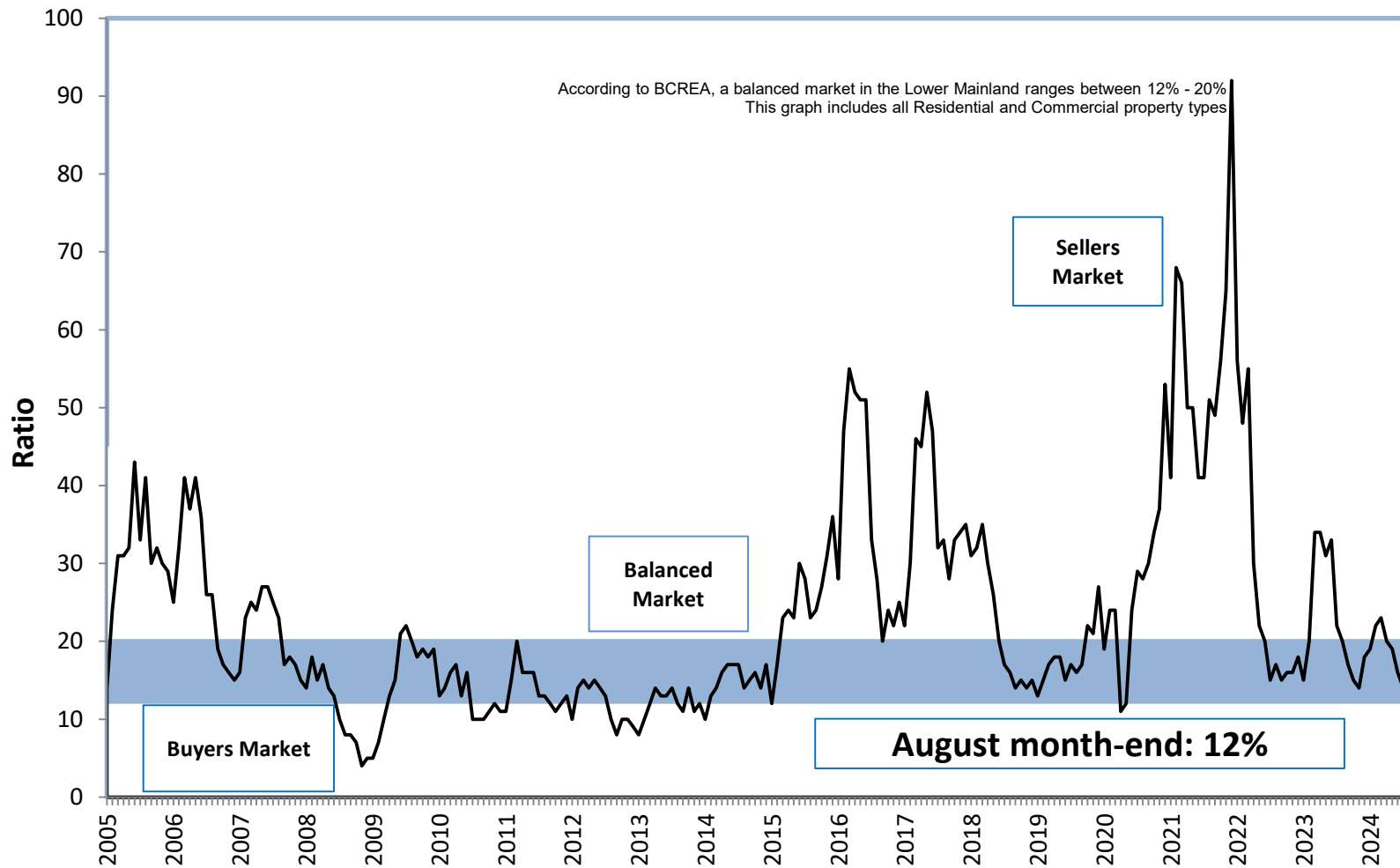
All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.

Lower Mainland combines data across the Fraser Valley and Greater Vancouver real estate board areas.

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

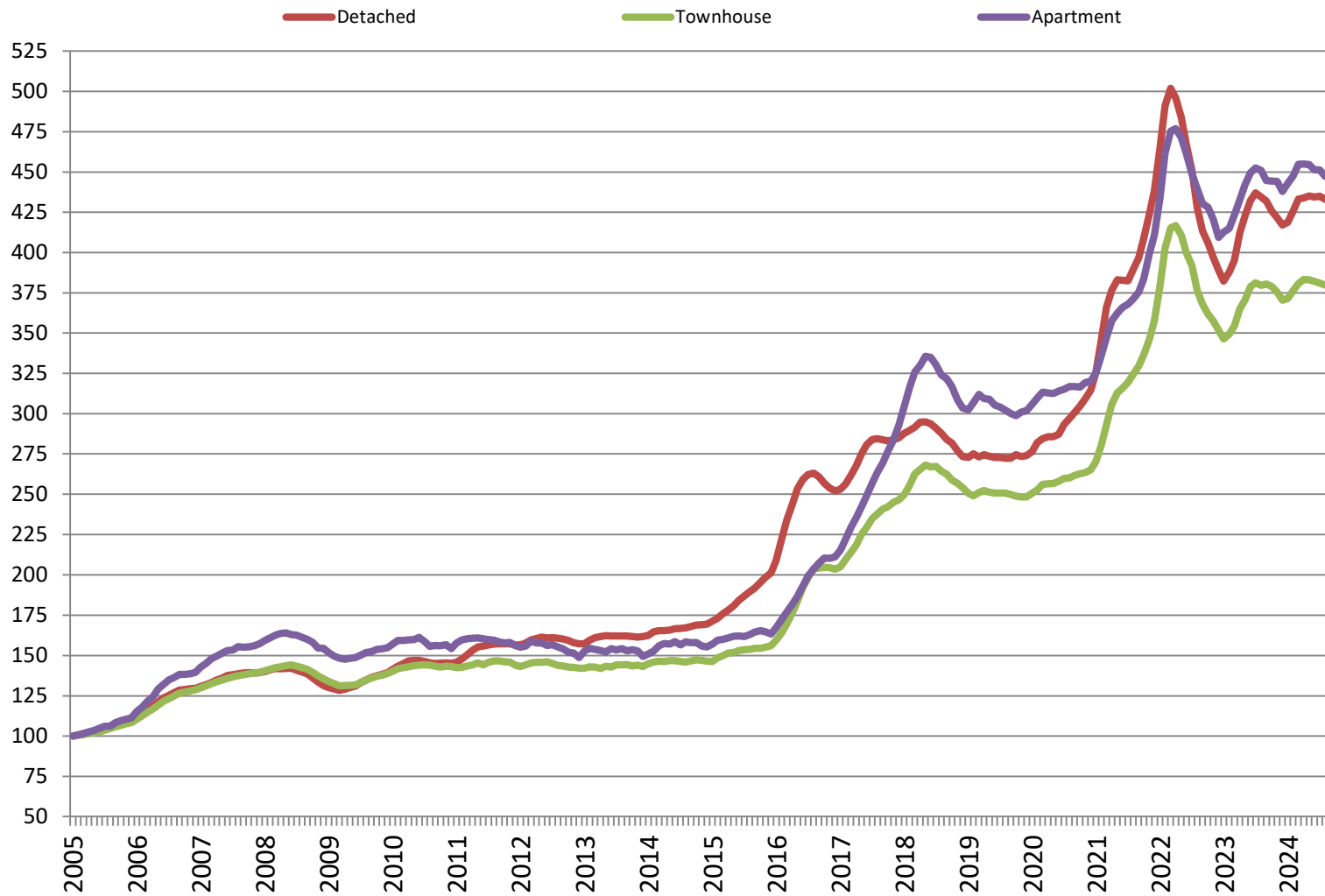


## Sales-to-Active Listings Ratio, All Types, Fraser Valley

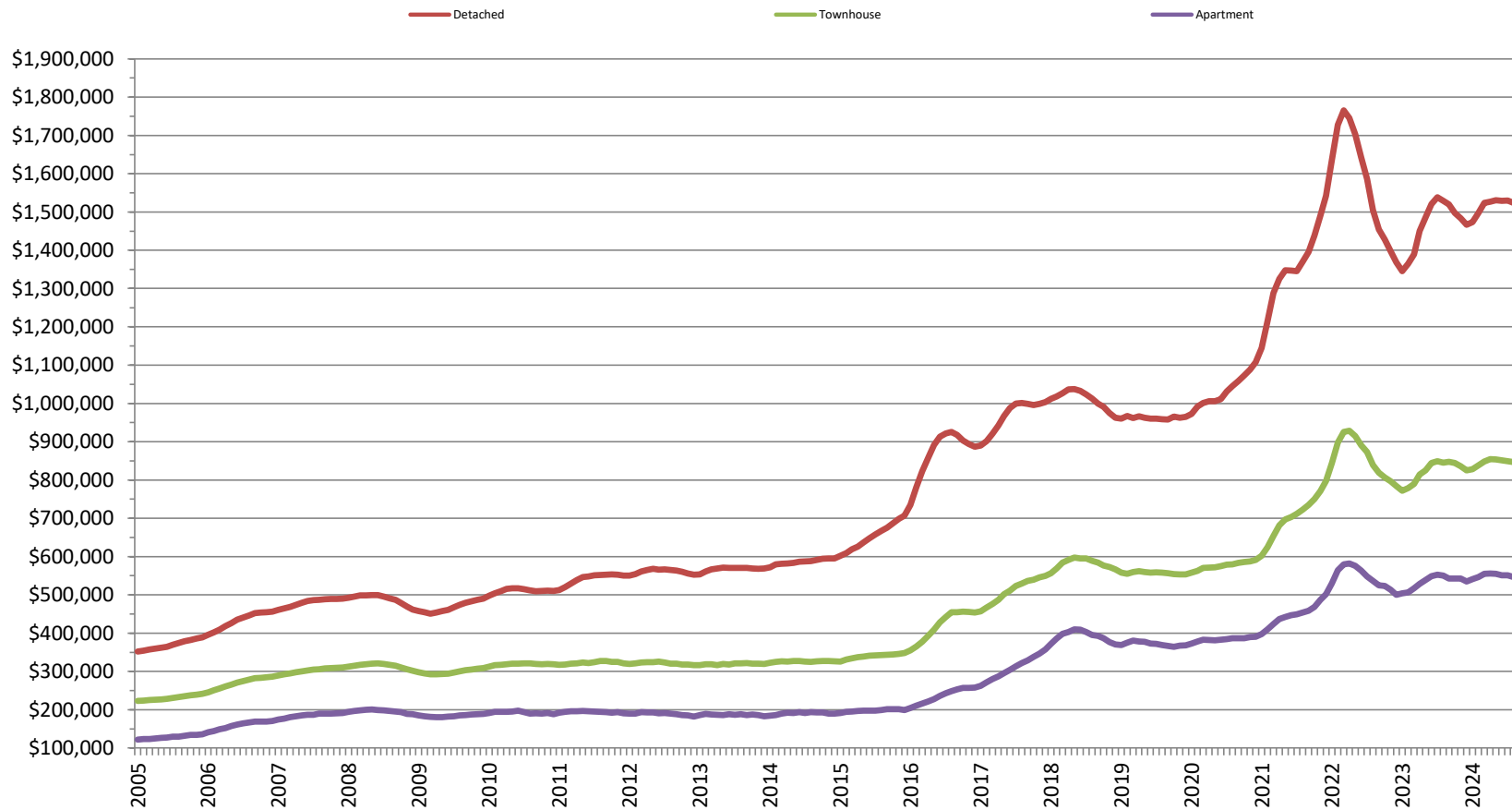




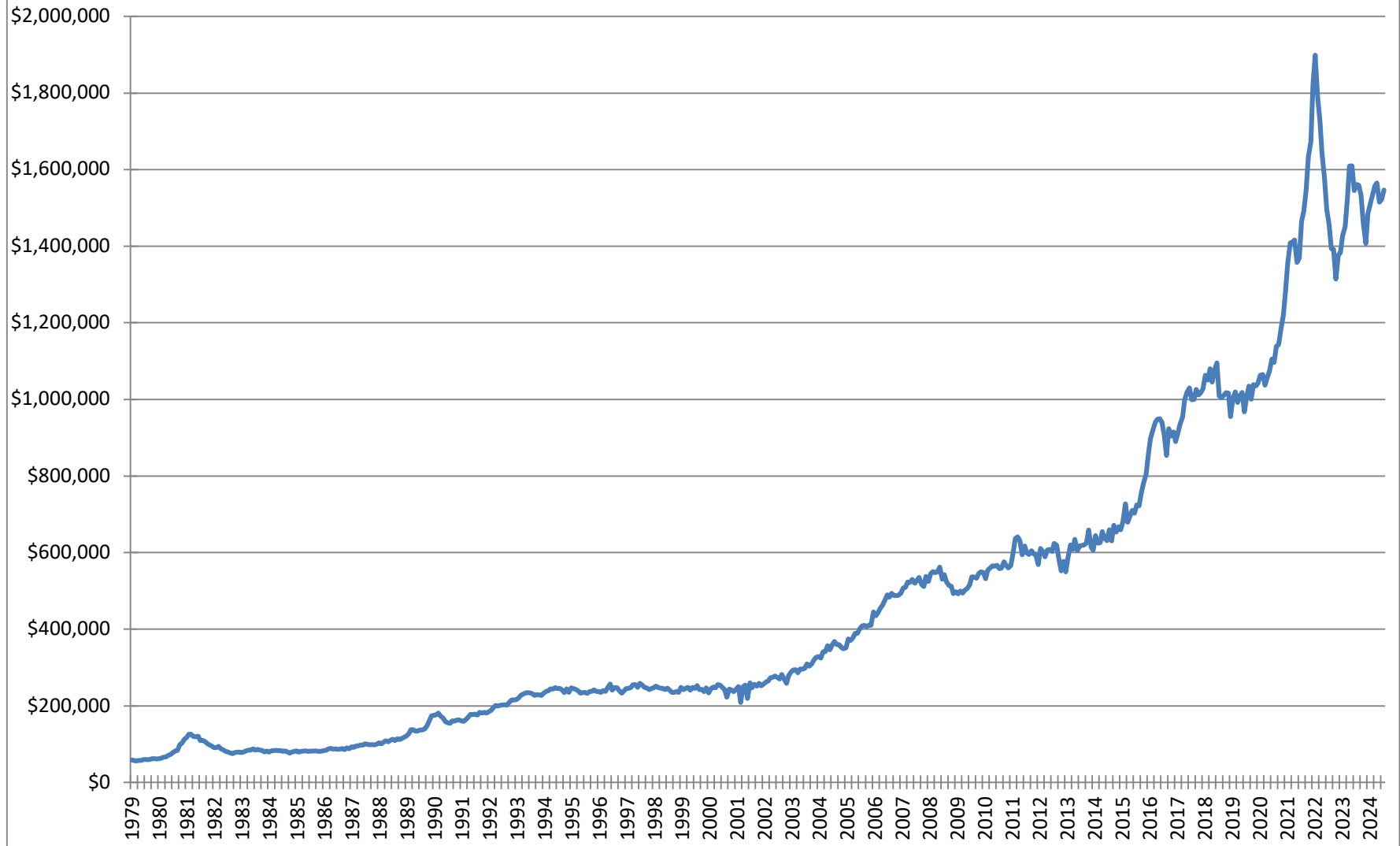
## MLS® Home Price Index, Fraser Valley



## MLS® Home Price Index Benchmark Prices, Fraser Valley



## Average Price, Residential Detached, all Fraser Valley



# Annual Sales, New Listings, Average Price All Property Types, Fraser Valley

Sales New Listings Average Price

