# *Fraser Valley Real Estate Board*

## Monthly Statistics Package

### January 2015

# News Release

*Fraser Valley Real Estate Board*

**For Immediate Release: February 3, 2015**

## New Year kicks off with average activity for Fraser Valley real estate market

SURREY, BC – Fraser Valley's real estate market improved in January compared to 2014 with sales and new listings reflecting levels close to seasonal norms.

The Fraser Valley Real Estate Board processed 853 sales on its Multiple Listing Service® (MLS®) in January, an increase of 10 per cent compared to January 2014 and 21 per cent fewer then were processed in December. Sales in January ranked in the middle of the pack for the last ten years coming in 2 per cent under the 10-year average.

Ray Werger, President of the Board said, "We're typically a little slower post-holiday season and this year echoed that trend until about mid-month, when we noticed inquiries from interested buyers start to pick up at a number of our offices – including an increase in calls from first-timers.

"Can we attribute it to the interest rate drop? We can't know what specifically motivated them to act, but we do know that stability generates confidence in the economy and confidence stimulates the housing market."

The Board received 2,714 new listings in January, an increase of 1 per cent compared to January of last year and more than doubling the listings received in December 2014. From a historical perspective, January 2015's new listings – similar to sales – finished 5 per cent above the 10-year average.

Werger explained, "It's normal for us to see inventory start to climb at the beginning of the year in preparation for a busier spring market. What's different this year is with sales as strong as they are for detached homes; particularly in the mid-price point, the shortage that we started to see late last year in certain areas isn't diminishing."

Across Fraser Valley, the average number of days to sell a single family detached home in January 2015 ranged anywhere from 30 to 80 days depending on the community. "That's a big difference. Ask your REALTOR® to show you the impact of supply and demand on prices and average days to sale in your neighbourhood," added Werger.

The MLS® HPI benchmark* price of a Fraser Valley single family detached home in January was $571,700, an increase of 3.5 per cent compared to January 2014 when it was $552,500.

In January, the benchmark price of townhouses was $293,800, a decrease of 1.3 per cent compared to $297,600 in January 2014. The benchmark price of apartments also decreased year-over-year by 1.5 per cent, going from $192,300 in January 2014 to $189,500 in January 2015.

Continued...

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# News Release

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***Note:** The national MLS® Home Price Index (MLS® HPI) underwent its annual review in January, 2015. This led to two changes:

1. Neighbourhoods where home sales over the past three years totaled 12 or less have been removed from the model. Neighbourhoods where sales have increased to 20 or more over the past three years have been added. Composite and aggregate historical MLS® HPI data now reflect these changes.
2. Benchmark property descriptions have been updated to reflect current buying trends.

**Background:** MLS® HPI Benchmark prices represent the value of a 'typical' property within a market. When the national HPI was developed in 2011, a composite description was created for every neighborhood and property type based on MLS® sales data for that specific neighbourhood. What people typically purchase can change over time due to changes in affordability and buyer preferences. Therefore, it's necessary for these descriptions to be periodically updated.

The updated MLS® HPI methodology is available at: http://homepriceindex.ca/hpi_resources_en.html.

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*The Fraser Valley Real Estate Board is an association of 2,772 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

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# MLS® Summary - Fraser Valley
# January 2015

| Grand Totals | All Property Types | | | | |
|---|---|---|---|---|---|
| | Jan-15 | Jan-14 | % change | Dec-14 | % change |
| Sales | 853 | 772 | 10.5% | 1,075 | -20.7% |
| New Listings | 2,714 | 2,676 | 1.4% | 1,147 | 136.6% |
| Active Listings | 7,307 | 7,384 | -1.0% | 6,380 | 14.5% |
| Average Price | $ 520,954 | $ 490,830 | 6.1% | $ 507,223 | 2.7% |

| Grand Totals - year to date | All Property Types | | |
|---|---|---|---|
| | 2015 | 2014 | % change |
| Sales - year to date | 853 | 772 | 10.5% |
| New Listings - year to date | 2,714 | 2,676 | 1.4% |

| All Areas Combined | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Jan-15 | Jan-14 | % change | Dec-14 | % change | Jan-15 | Jan-14 | % change | Dec-14 | % change | Jan-15 | Jan-14 | % change | Dec-14 | % change |
| Sales | 423 | 395 | 7.1% | 508 | -16.7% | 175 | 143 | 22.4% | 216 | -19.0% | 133 | 128 | 3.9% | 172 | -22.7% |
| New Listings | 1,065 | 1,180 | -9.7% | 496 | 114.7% | 502 | 437 | 14.9% | 196 | 156.1% | 545 | 554 | -1.6% | 211 | 158.3% |
| Active Listings | 2,380 | 2,806 | -15.2% | 2,067 | 15.1% | 1,157 | 1,081 | 7.0% | 977 | 18.4% | 1,502 | 1,401 | 7.2% | 1,319 | 13.9% |
| Benchmark Price | $ 571,700 | $ 552,500 | 3.5% | $ 573,100 | -0.2% | $ 293,800 | $ 297,600 | -1.3% | $ 293,500 | 0.1% | $ 189,500 | $ 192,300 | -1.5% | $ 191,100 | -0.8% |
| Median Price | $ 582,000 | $ 549,065 | 6.0% | $ 590,000 | -1.4% | $ 334,000 | $ 316,000 | 5.7% | $ 321,000 | 4.0% | $ 197,000 | $ 190,000 | 3.7% | $ 202,250 | -2.6% |
| Average Price | $ 659,522 | $ 606,431 | 8.8% | $ 667,471 | -1.2% | $ 345,845 | $ 325,016 | 6.4% | $ 339,131 | 2.0% | $ 246,163 | $ 203,212 | 21.1% | $ 221,192 | 11.3% |

| Abbotsford | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Jan-15 | Jan-14 | % change | Dec-14 | % change | Jan-15 | Jan-14 | % change | Dec-14 | % change | Jan-15 | Jan-14 | % change | Dec-14 | % change |
| Sales | 50 | 47 | 6.4% | 80 | -37.5% | 24 | 20 | 20.0% | 24 | 0.0% | 25 | 23 | 8.7% | 29 | -13.8% |
| New Listings | 129 | 122 | 5.7% | 53 | 143.4% | 60 | 58 | 3.4% | 31 | 93.5% | 83 | 77 | 7.8% | 35 | 137.1% |
| Active Listings | 338 | 374 | -9.6% | 294 | 15.0% | 195 | 173 | 12.7% | 169 | 15.4% | 220 | 244 | -9.8% | 183 | 20.2% |
| Benchmark Price | $ 437,800 | $ 425,000 | 3.0% | $ 442,500 | -1.1% | $ 224,200 | $ 209,600 | 7.0% | $ 218,100 | 2.8% | $ 148,900 | $ 137,600 | 8.2% | $ 149,400 | -0.3% |
| Median Price | $ 443,500 | $ 425,000 | 4.4% | $ 410,000 | 8.2% | $ 270,000 | $ 245,000 | 10.2% | $ 256,250 | 5.4% | $ 163,000 | $ 135,000 | 20.7% | $ 137,000 | 19.0% |
| Average Price | $ 451,482 | $ 456,182 | -1.0% | $ 452,686 | -0.3% | $ 289,521 | $ 240,899 | 20.2% | $ 257,548 | 12.4% | $ 188,304 | $ 142,847 | 31.8% | $ 150,934 | 24.8% |

| Mission | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Jan-15 | Jan-14 | % change | Dec-14 | % change | Jan-15 | Jan-14 | % change | Dec-14 | % change | Jan-15 | Jan-14 | % change | Dec-14 | % change |
| Sales | 29 | 29 | 0.0% | 36 | -19.4% | 2 | 2 | 0.0% | 2 | 0.0% | 1 | 3 | -66.7% | 1 | 0.0% |
| New Listings | 76 | 68 | 11.8% | 35 | 117.1% | 7 | 2 | 250.0% | 1 | 600.0% | 4 | 14 | -71.4% | 3 | 33.3% |
| Active Listings | 236 | 233 | 1.3% | 206 | 14.6% | 22 | 18 | 22.2% | 20 | 10.0% | 43 | 36 | 19.4% | 43 | 0.0% |
| Benchmark Price | $ 357,600 | $ 349,200 | 2.4% | $ 354,200 | 1.0% | $ 224,100 | $ 218,600 | 2.5% | $ 227,200 | -1.4% | $ 160,300 | $ 157,400 | 1.8% | $ 152,900 | 4.8% |
| Median Price | $ 387,000 | $ 360,000 | 7.5% | $ 365,250 | 6.0% | $ 245,000 | $ 205,500 | 19.2% | $ 241,750 | 1.3% | $ 165,000 | $ 82,500 | 100.0% | $ 120,000 | 37.5% |
| Average Price | $ 373,662 | $ 371,059 | 0.7% | $ 385,260 | -3.0% | $ 245,000 | $ 205,500 | 19.2% | $ 241,750 | 1.3% | $ 165,000 | $ 119,462 | 38.1% | $ 120,000 | 37.5% |

Source: Fraser Valley Real Estate Board

| White Rock / South Surrey | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Jan-15 | Jan-14 | % change | Dec-14 | % change | Jan-15 | Jan-14 | % change | Dec-14 | % change | Jan-15 | Jan-14 | % change | Dec-14 | % change |
| Sales | 71 | 73 | -2.7% | 94 | -24.5% | 27 | 18 | 50.0% | 28 | -3.6% | 43 | 24 | 79.2% | 46 | -6.5% |
| New Listings | 226 | 245 | -7.8% | 91 | 148.4% | 84 | 73 | 15.1% | 21 | 300.0% | 110 | 141 | -22.0% | 51 | 115.7% |
| Active Listings | 446 | 522 | -14.6% | 358 | 24.6% | 173 | 189 | -8.5% | 138 | 25.4% | 326 | 317 | 2.8% | 312 | 4.5% |
| Benchmark Price | $ 919,400 | $ 862,700 | 6.6% | $ 930,500 | -1.2% | $ 418,100 | $ 458,500 | -8.8% | $ 413,800 | 1.0% | $ 232,700 | $ 228,200 | 2.0% | $ 240,200 | -3.1% |
| Median Price | $ 857,000 | $ 820,000 | 4.5% | $ 893,250 | -4.1% | $ 409,800 | $ 475,000 | -13.7% | $ 423,500 | -3.2% | $ 309,000 | $ 263,381 | 17.3% | $ 277,750 | 11.3% |
| Average Price | $1,098,306 | $ 929,395 | 18.2% | $1,122,915 | -2.2% | $ 466,227 | $ 474,497 | -1.7% | $ 482,742 | -3.4% | $ 344,321 | $ 302,877 | 13.7% | $ 291,927 | 17.9% |

| Langley | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Jan-15 | Jan-14 | % change | Dec-14 | % change | Jan-15 | Jan-14 | % change | Dec-14 | % change | Jan-15 | Jan-14 | % change | Dec-14 | % change |
| Sales | 66 | 57 | 15.8% | 77 | -14.3% | 43 | 30 | 43.3% | 55 | -21.8% | 20 | 33 | -39.4% | 30 | -33.3% |
| New Listings | 139 | 170 | -18.2% | 70 | 98.6% | 103 | 87 | 18.4% | 47 | 119.1% | 82 | 80 | 2.5% | 31 | 164.5% |
| Active Listings | 261 | 342 | -23.7% | 229 | 14.0% | 220 | 191 | 15.2% | 186 | 18.3% | 204 | 201 | 1.5% | 185 | 10.3% |
| Benchmark Price | $ 580,000 | $ 568,400 | 2.0% | $ 580,000 | 0.0% | $ 289,800 | $ 295,400 | -1.9% | $ 291,100 | -0.4% | $ 197,400 | $ 207,600 | -4.9% | $ 199,200 | -0.9% |
| Median Price | $ 608,162 | $ 565,400 | 7.6% | $ 614,000 | -1.0% | $ 335,000 | $ 297,500 | 12.6% | $ 322,000 | 4.0% | $ 185,000 | $ 185,000 | 0.0% | $ 180,012 | 2.8% |
| Average Price | $ 634,398 | $ 585,784 | 8.3% | $ 653,221 | -2.9% | $ 349,362 | $ 301,610 | 15.8% | $ 341,798 | 2.2% | $ 226,719 | $ 189,809 | 19.4% | $ 214,420 | 5.7% |

| Delta - North | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Jan-15 | Jan-14 | % change | Dec-14 | % change | Jan-15 | Jan-14 | % change | Dec-14 | % change | Jan-15 | Jan-14 | % change | Dec-14 | % change |
| Sales | 43 | 21 | 104.8% | 37 | 16.2% | 4 | 3 | 33.3% | 5 | -20.0% | 2 | 2 | 0.0% | - | - |
| New Listings | 76 | 83 | -8.4% | 25 | 204.0% | 25 | 12 | 108.3% | 9 | 178% | 17 | 15 | 13.3% | 1 | 1600.0% |
| Active Listings | 101 | 153 | -34.0% | 82 | 23.2% | 44 | 29 | 51.7% | 31 | 41.9% | 28 | 25 | 12.0% | 16 | 75.0% |
| Benchmark Price | $ 559,400 | $ 532,400 | 5.1% | $ 558,400 | 0.2% | $ 306,300 | $ 301,700 | 1.5% | $ 319,000 | -4.0% | $ 157,300 | $ 153,500 | 2.5% | $ 163,000 | -3.5% |
| Median Price | $ 548,000 | $ 585,000 | -6.3% | $ 560,000 | -2.1% | $ 531,500 | $ 220,000 | 141.6% | $ 425,000 | 25.1% | $ 282,400 | $ 191,950 | 47.1% | $ - | - |
| Average Price | $ 584,787 | $ 596,212 | -1.9% | $ 583,601 | 0.2% | $ 550,250 | $ 252,333 | 118.1% | $ 407,600 | 35.0% | $ 282,400 | $ 191,950 | 47.1% | $ - | - |

| Surrey - Combined* | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Jan-15 | Jan-14 | % change | Dec-14 | % change | Jan-15 | Jan-14 | % change | Dec-14 | % change | Jan-15 | Jan-14 | % change | Dec-14 | % change |
| Sales | 164 | 166 | -1.2% | 184 | -10.9% | 75 | 70 | 7.1% | 102 | -26.5% | 42 | 43 | -2.3% | 66 | -36.4% |
| Average Price | $ 613,242 | $ 558,694 | 9.8% | $ 606,228 | 1.2% | $ 310,302 | $ 327,172 | -5.2% | $ 316,020 | -1.8% | $ 189,575 | $ 196,526 | -3.5% | $ 207,374 | -8.6% |

*Central Surrey, Cloverdale and North Surrey

| Surrey - Central | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Jan-15 | Jan-14 | % change | Dec-14 | % change | Jan-15 | Jan-14 | % change | Dec-14 | % change | Jan-15 | Jan-14 | % change | Dec-14 | % change |
| Sales | 104 | 75 | 38.7% | 101 | 3.0% | 44 | 48 | -8.3% | 60 | -26.7% | 9 | 16 | -43.8% | 24 | -62.5% |
| New Listings | 253 | 286 | -11.5% | 138 | 83.3% | 147 | 115 | 27.8% | 55 | 167.3% | 71 | 73 | -2.7% | 32 | 121.9% |
| Active Listings | 607 | 695 | -12.7% | 563 | 7.8% | 290 | 283 | 2.5% | 240 | 20.8% | 184 | 172 | 7.0% | 158 | 16.5% |
| Benchmark Price | $ 586,200 | $ 566,700 | 3.4% | $ 586,200 | 0.0% | $ 299,500 | $ 298,600 | 0.3% | $ 300,900 | -0.5% | $ 191,200 | $ 183,700 | 4.1% | $ 195,700 | -2.3% |
| Median Price | $ 589,500 | $ 585,000 | 0.8% | $ 620,000 | -4.9% | $ 321,000 | $ 322,750 | -0.5% | $ 323,000 | -0.6% | $ 172,000 | $ 191,950 | -10.4% | $ 213,189 | -19.3% |
| Average Price | $ 610,875 | $ 589,464 | 3.6% | $ 627,228 | -2.6% | $ 321,052 | $ 324,102 | -0.9% | $ 326,650 | -1.7% | $ 162,766 | $ 185,383 | -12.2% | $ 213,668 | -23.8% |

| Surrey - Cloverdale | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Jan-15 | Jan-14 | % change | Dec-14 | % change | Jan-15 | Jan-14 | % change | Dec-14 | % change | Jan-15 | Jan-14 | % change | Dec-14 | % change |
| Sales | 27 | 41 | -34.1% | 33 | -18.2% | 20 | 15 | 33.3% | 26 | -23.1% | 7 | 5 | 40.0% | 6 | 16.7% |
| New Listings | 58 | 90 | -35.6% | 32 | 81.3% | 43 | 60 | -28.3% | 19 | 126.3% | 26 | 32 | -18.8% | 9 | 188.9% |
| Active Listings | 139 | 191 | -27.2% | 125 | 11.2% | 122 | 114 | 7.0% | 110 | 10.9% | 75 | 75 | 0.0% | 68 | 10.3% |
| Benchmark Price | $ 597,400 | $ 579,800 | 3.0% | $ 594,600 | 0.5% | $ 322,900 | $ 330,800 | -2.4% | $ 322,900 | 0.0% | $ 227,800 | $ 227,500 | 0.1% | $ 224,600 | 1.4% |
| Median Price | $ 650,000 | $ 540,000 | 20.4% | $ 616,190 | 5.5% | $ 309,000 | $ 339,500 | -9.0% | $ 328,000 | -5.8% | $ 193,000 | $ 185,000 | 4.3% | $ 243,000 | -20.6% |
| Average Price | $ 660,364 | $ 556,692 | 18.6% | $ 600,698 | 9.9% | $ 314,478 | $ 346,546 | -9.3% | $ 328,749 | -4.3% | $ 262,928 | $ 206,615 | 27.3% | $ 272,500 | -3.5% |

| Surrey - North | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Jan-15 | Jan-14 | % change | Dec-14 | % change | Jan-15 | Jan-14 | % change | Dec-14 | % change | Jan-15 | Jan-14 | % change | Dec-14 | % change |
| Sales | 33 | 50 | -34.0% | 50 | -34.0% | 11 | 7 | 57.1% | 16 | -31.3% | 26 | 22 | 18.2% | 36 | -27.8% |
| New Listings | 108 | 115 | -6.1% | 52 | 107.7% | 33 | 30 | 10.0% | 13 | 153.8% | 152 | 122 | 24.6% | 49 | 210.2% |
| Active Listings | 252 | 293 | -14.0% | 207 | 21.7% | 91 | 84 | 8.3% | 83 | 9.6% | 422 | 331 | 27.5% | 353 | 19.5% |
| Benchmark Price | $ 561,300 | $ 541,800 | 3.6% | $ 563,100 | -0.3% | $ 245,400 | $ 249,600 | -1.7% | $ 246,800 | -0.6% | $ 185,700 | $ 204,800 | -9.3% | $ 184,500 | 0.7% |
| Median Price | $ 490,000 | $ 461,000 | 6.3% | $ 508,000 | -3.5% | $ 236,000 | $ 305,000 | -22.6% | $ 247,000 | -4.5% | $ 193,750 | $ 192,850 | 0.5% | $ 191,500 | 1.2% |
| Average Price | $ 582,148 | $ 514,181 | 13.2% | $ 567,455 | 2.6% | $ 259,709 | $ 306,700 | -15.3% | $ 255,469 | 1.7% | $ 179,106 | $ 202,336 | -11.5% | $ 192,322 | -6.9% |

Source: Fraser Valley Real Estate Board

# MLS® Home Price Index - Fraser Valley
## January 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** | 569,300 | 160.5 | 0.2 | 0.3 | 1.3 | 4.5 | 5.3 | 11.5 | 60.5 |
| | **FRASER VALLEY BOARD** | 432,000 | 144.6 | -0.2 | -0.7 | -0.3 | 1.8 | 3.4 | 5.4 | 44.6 |
| | NORTH DELTA | 517,600 | 160.4 | -0.4 | -0.5 | 0.9 | 4.6 | 8.9 | 14.4 | 60.4 |
| | NORTH SURREY | 373,500 | 154.0 | 0.1 | -1.2 | -1.7 | -1.6 | 3.1 | 5.1 | 54.0 |
| | SURREY | 457,900 | 148.0 | -0.3 | 0.1 | 0.5 | 2.6 | 4.7 | 8.0 | 48.0 |
| | CLOVERDALE | 485,500 | 144.5 | 0.5 | -0.9 | -0.1 | 1.0 | 5.8 | 7.1 | 44.5 |
| | SOUTH SURREY & WHITE ROCK | 610,600 | 152.1 | -1.0 | -1.7 | -1.7 | 2.3 | 1.0 | 12.3 | 52.1 |
| | LANGLEY | 428,600 | 139.4 | -0.3 | -0.2 | -0.6 | 0.0 | 3.8 | 2.7 | 39.4 |
| | ABBOTSFORD | 323,000 | 131.7 | -0.2 | -0.4 | 1.9 | 5.1 | 1.3 | -2.7 | 31.7 |
| | MISSION | 337,700 | 127.9 | 1.4 | -2.2 | -2.3 | 2.7 | 2.4 | -3.7 | 27.9 |
| DETACHED | **LOWER MAINLAND** | 812,700 | 172.6 | 0.3 | 0.7 | 2.0 | 6.7 | 7.9 | 21.1 | 72.6 |
| | **FRASER VALLEY BOARD** | 571,700 | 152.6 | -0.3 | -0.3 | 0.6 | 3.5 | 7.3 | 13.0 | 52.6 |
| | NORTH DELTA | 559,400 | 163.2 | 0.2 | 0.1 | 0.9 | 5.1 | 9.8 | 17.0 | 63.2 |
| | NORTH SURREY | 561,300 | 161.1 | -0.3 | 0.1 | 2.2 | 3.6 | 8.1 | 16.7 | 61.1 |
| | SURREY | 586,200 | 156.6 | 0.0 | 0.6 | 0.8 | 3.4 | 8.5 | 15.8 | 56.6 |
| | CLOVERDALE | 597,400 | 149.9 | 0.5 | -0.8 | 0.9 | 3.0 | 9.6 | 14.0 | 49.9 |
| | SOUTH SURREY & WHITE ROCK | 919,400 | 173.7 | -1.2 | 0.1 | 1.5 | 6.6 | 5.3 | 24.9 | 73.7 |
| | LANGLEY | 580,000 | 145.3 | 0.0 | -0.3 | 0.9 | 2.0 | 8.6 | 7.1 | 45.3 |
| | ABBOTSFORD | 437,800 | 137.4 | -1.2 | -1.2 | -1.2 | 2.9 | 7.3 | 4.5 | 37.4 |
| | MISSION | 357,600 | 128.1 | 1.4 | -2.6 | -2.6 | 2.8 | 3.1 | -2.9 | 28.1 |
| TOWNHOUSE | **LOWER MAINLAND** | 399,200 | 144.5 | 0.1 | -0.8 | 0.1 | 2.0 | 1.6 | 3.9 | 44.5 |
| | **FRASER VALLEY BOARD** | 293,800 | 130.5 | 0.2 | -1.5 | -1.5 | -1.2 | -2.0 | -2.3 | 30.5 |
| | NORTH DELTA | 306,300 | 148.7 | -4.0 | -5.8 | -0.9 | 1.5 | 10.0 | 10.6 | 48.7 |
| | NORTH SURREY | 245,400 | 137.9 | 0.6 | -1.7 | 1.6 | -0.6 | -5.6 | -3.4 | 37.9 |
| | SURREY | 299,500 | 131.8 | -0.5 | -1.2 | 0.0 | 0.3 | -0.7 | -1.1 | 31.8 |
| | CLOVERDALE | 322,900 | 131.2 | 0.0 | -1.1 | -1.4 | -2.4 | 0.8 | -3.8 | 31.2 |
| | SOUTH SURREY & WHITE ROCK | 418,100 | 127.2 | 1.0 | -4.4 | -10.7 | -8.8 | -6.5 | -1.2 | 27.2 |
| | LANGLEY | 289,800 | 132.3 | -0.5 | -1.0 | -1.3 | -1.9 | -1.3 | 0.1 | 32.3 |
| | ABBOTSFORD | 224,200 | 121.4 | 2.8 | 1.2 | 5.3 | 7.0 | -3.7 | -9.2 | 21.4 |
| | MISSION | 224,100 | 122.2 | -1.4 | 1.3 | 1.0 | 2.5 | -1.1 | -5.8 | 22.2 |
| APARTMENT | **LOWER MAINLAND** | 345,400 | 150.8 | -0.1 | -0.1 | 0.6 | 1.9 | 2.5 | 2.0 | 50.8 |
| | **FRASER VALLEY BOARD** | 189,500 | 134.1 | -0.8 | -1.6 | -2.7 | -1.5 | -4.3 | -8.9 | 34.1 |
| | NORTH DELTA | 157,300 | 134.7 | -3.5 | 0.1 | 1.4 | 2.5 | -8.9 | -15.0 | 34.7 |
| | NORTH SURREY | 185,700 | 148.7 | 0.7 | -3.0 | -8.4 | -9.3 | -1.3 | -6.4 | 48.7 |
| | SURREY | 191,200 | 145.1 | -2.3 | 1.0 | 1.0 | 4.1 | -2.3 | -8.4 | 45.1 |
| | CLOVERDALE | 227,800 | 157.4 | 1.4 | 0.2 | -1.1 | 0.1 | 1.4 | 2.3 | 57.4 |
| | SOUTH SURREY & WHITE ROCK | 232,700 | 118.3 | -3.1 | -6.1 | -3.4 | 2.0 | -5.1 | -11.1 | 18.3 |
| | LANGLEY | 197,400 | 129.5 | -0.9 | 1.3 | -5.2 | -4.9 | -4.8 | -7.7 | 29.5 |
| | ABBOTSFORD | 148,900 | 126.2 | -0.3 | 0.4 | 7.6 | 8.3 | -8.2 | -12.7 | 26.2 |
| | MISSION | 160,300 | 136.4 | 4.8 | 4.5 | 2.3 | 1.9 | -4.2 | -10.0 | 36.4 |

All indices =100 in January, 2005.
Lower Mainland incl. Fraser Valley and Greater Vancouver board areas.
MLS® HPI Benchmark descriptions and sub-areas last updated January 2015. www.homepriceindex.ca

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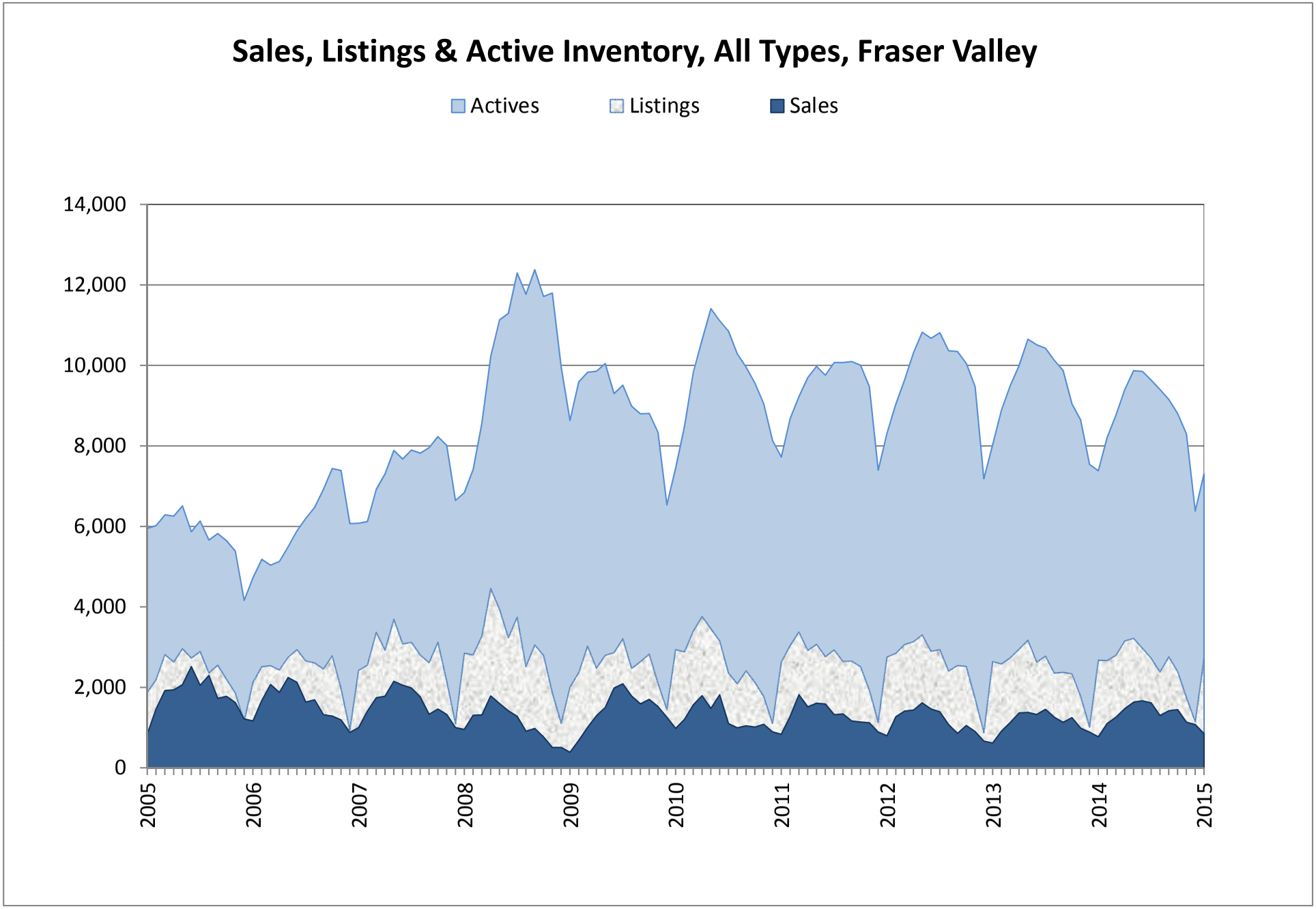
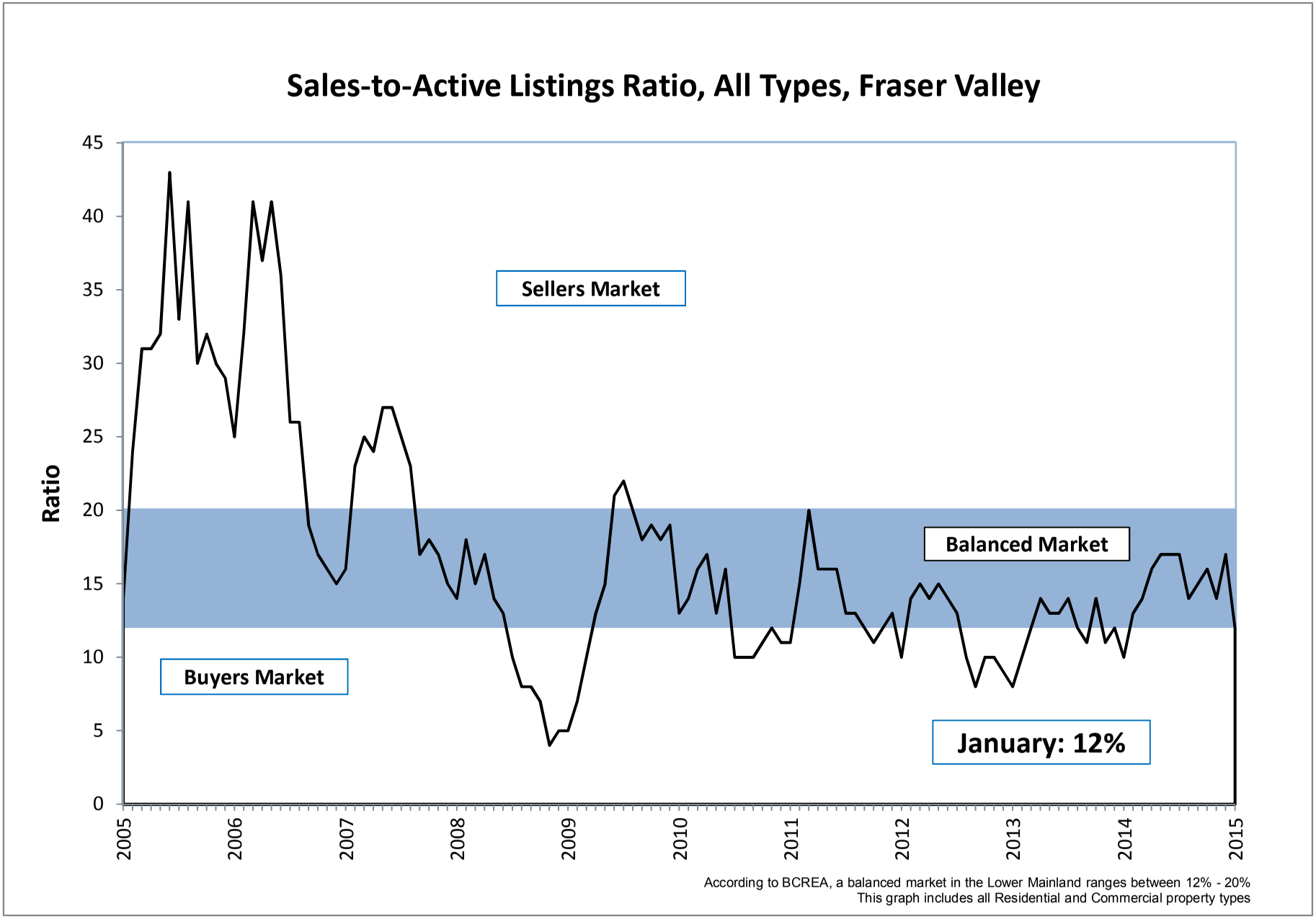

Sales, Listings & Active Inventory, All Types, Fraser Valley
Actives
Listings
Sales
14,000
12,000
10,000
8,000
6,000
4,000
2,000
0
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015

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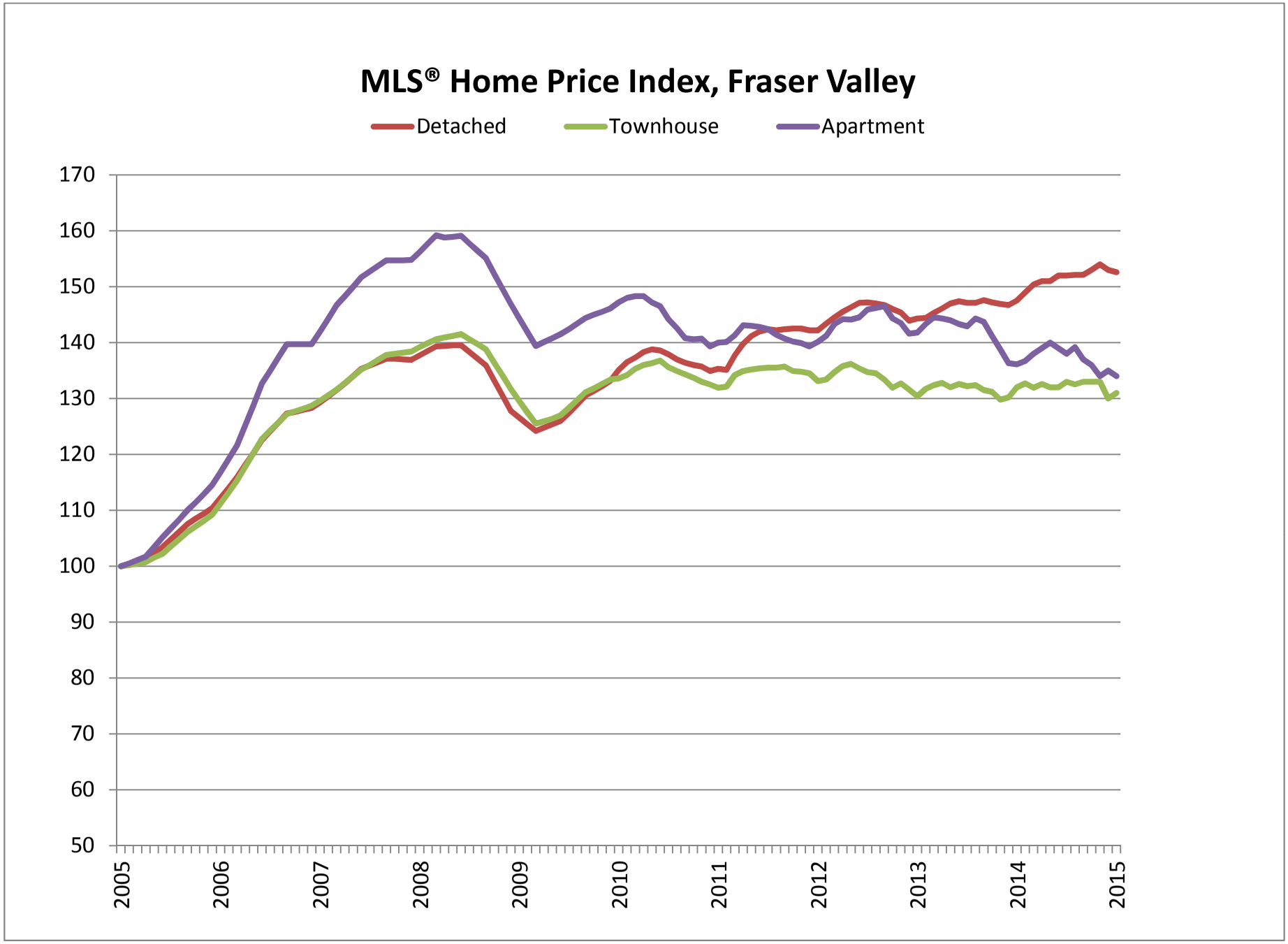
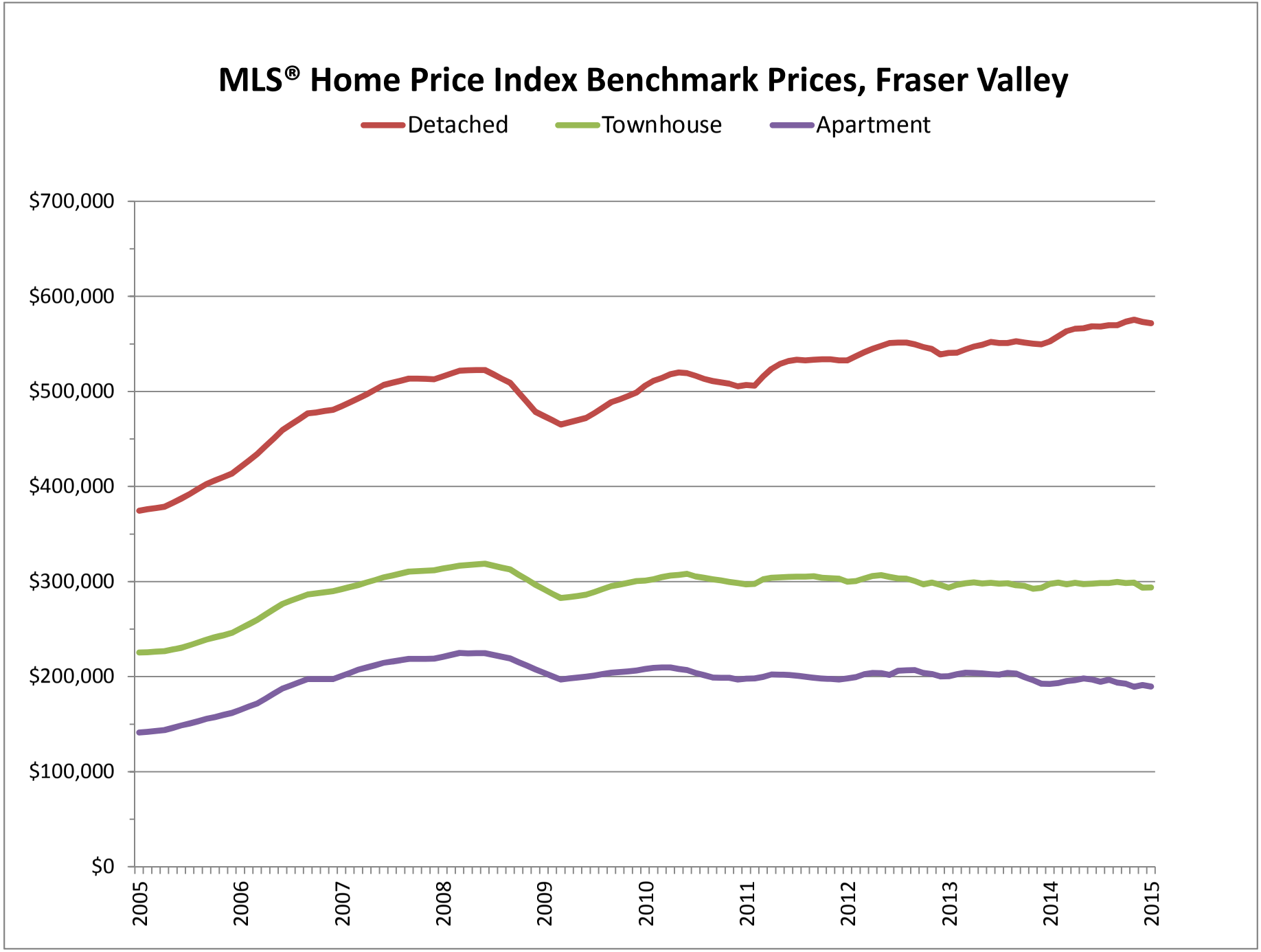
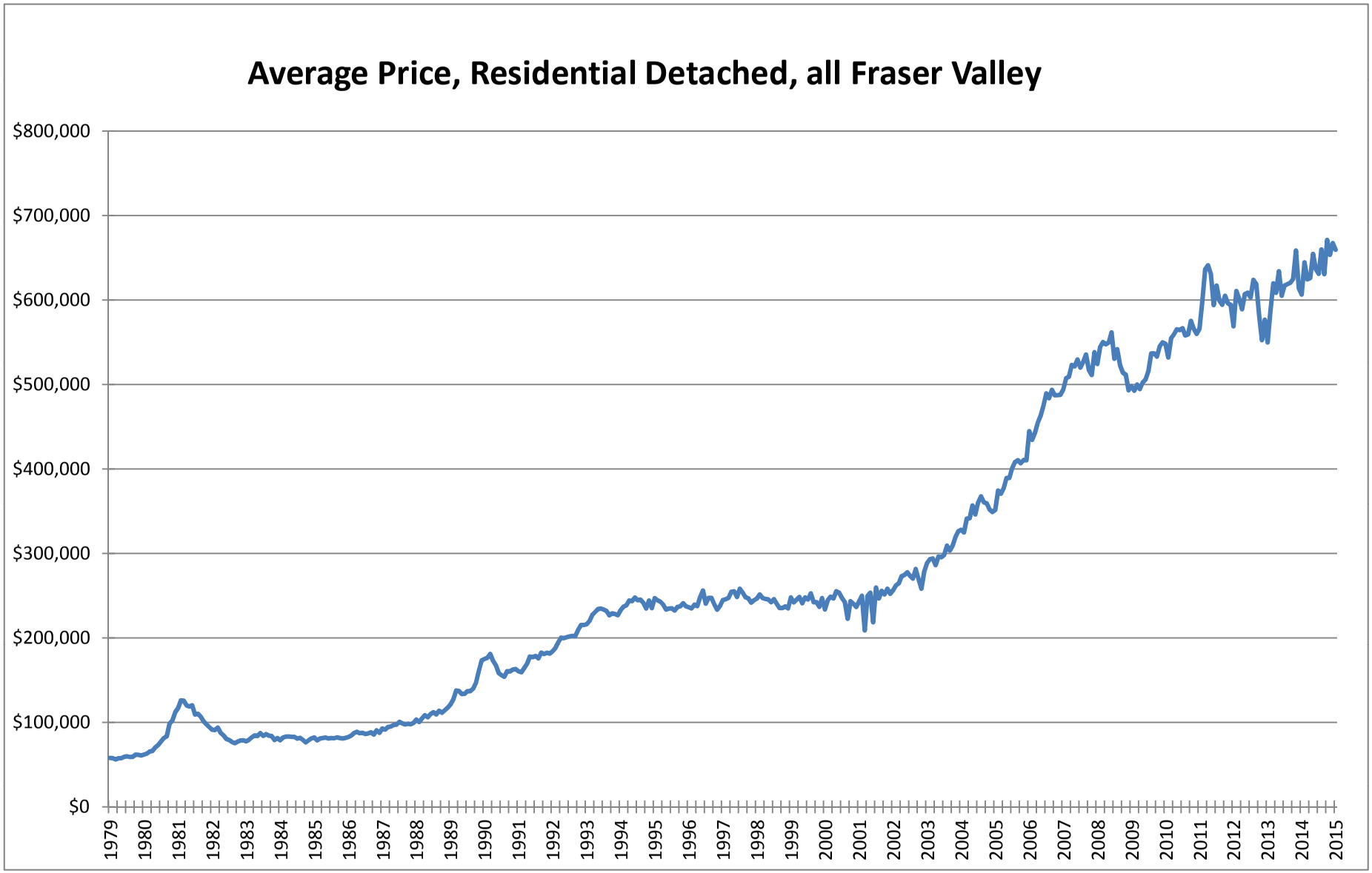
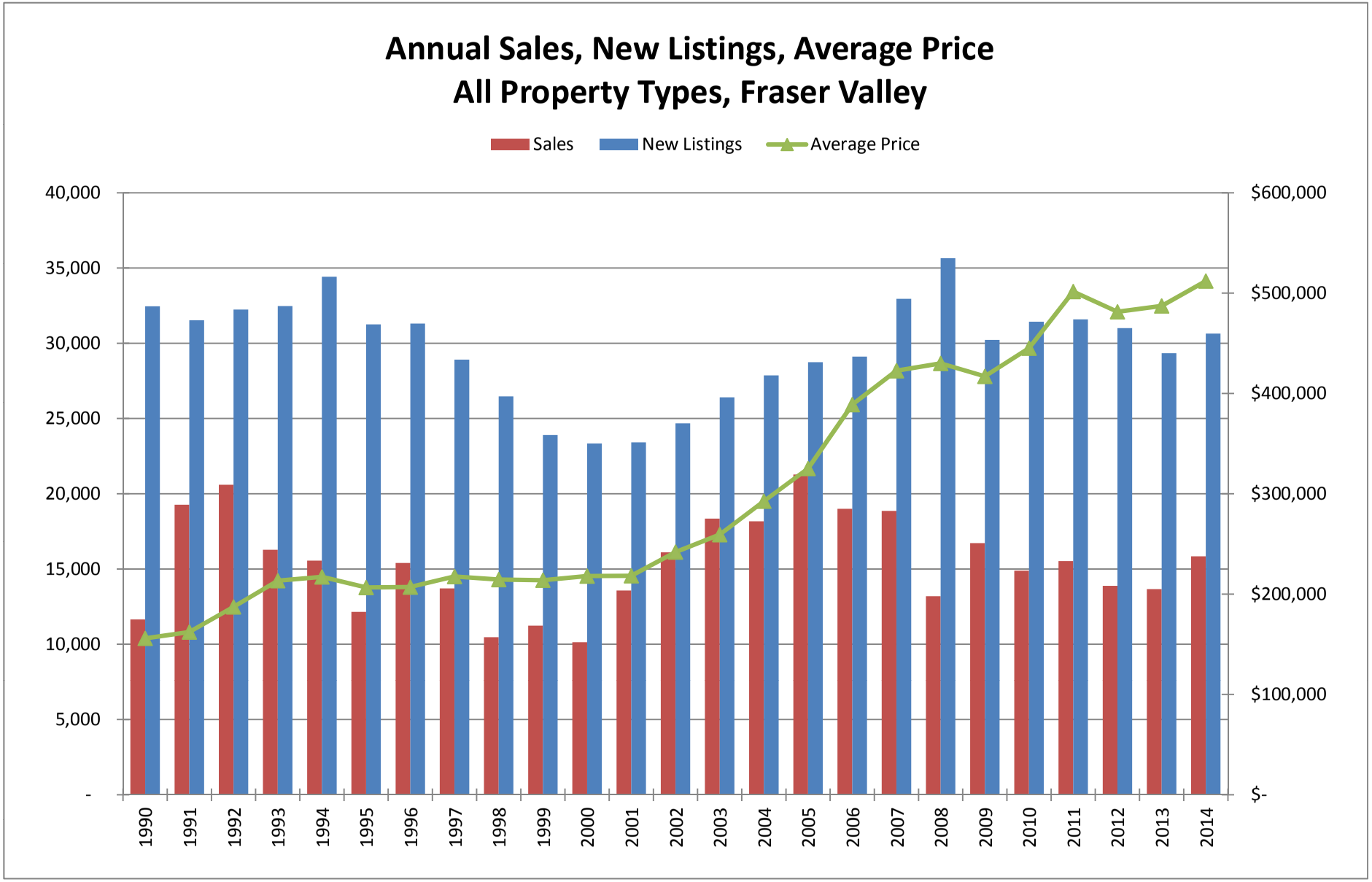

MLS® Home Price Index, Fraser Valley
Detached
Townhouse
Apartment
170
160
150
140
130
120
110
100
90
80
70
60
50
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015


MLS® Home Price Index Benchmark Prices, Fraser Valley
Detached
Townhouse
Apartment
$700,000
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
$0
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015


Average Price, Residential Detached, all Fraser Valley
$800,000
$700,000
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
$0
1979
1980
1981
1982
1983
1984
1985
1986
1987
1988
1989
1990
1991
1992
1993
1994
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015


Annual Sales, New Listings, Average Price
All Property Types, Fraser Valley
Sales
New Listings
Average Price
40,000
35,000
30,000
25,000
20,000
15,000
10,000
5,000
-
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
$-
1990
1991
1992
1993
1994
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014