



# *Fraser Valley Real Estate Board*

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## Monthly Statistics Package

December 2014

# News Release

*Fraser Valley Real Estate Board*



**For Immediate Release: January 5, 2015**

## Steady home sales in December cap solid year for Fraser Valley real estate

SURREY, BC – Fraser’s Valley’s real estate market returned to normal activity levels in 2014 with sales of single family detached homes leading the way.

Ray Werger, President of the Board, says, “It was a busy year for both buyers and sellers. In 2014, both sales and new listings were stronger in Fraser Valley compared to 2013 – most notably for detached homes and townhomes – with the result that we’ve returned to normal market activity for our region on par with our 10-year average.”

The Board’s Multiple Listing Service® (MLS®) processed 15,840 sales in 2014, compared to 13,663 the previous year, an increase of 16 per cent. It also received 4 per cent more new listings during the same time period – 30,642 in 2014 compared to 29,338 in 2013. Over the year, the number of active listings for buyers to choose from dropped by 23 per cent going from 7,541 properties in December 2013 to 6,380 in December 2014.

According to Werger, sales during the month of December followed the same trend as every month in 2014 with sales surpassing the same month compared to 2013. “It was the third busiest December we’ve experienced in the last decade with sales almost keeping pace with the number of new listings.

“As a result, we’ve seen our inventory deplete, which is normal for this time of year however, our selection hasn’t been this low for almost eight years. We hope to see the usual influx of new listings during the first quarter of 2015 because we’re currently seeing a shortage of affordably priced single family detached homes in certain areas.”

In December, sales increased by 21 per cent, going from 890 in 2013 to 1,075 last month. New listings increased by 13 per cent in December compared to 2013 going from 1,013 to 1,147.

Home prices in December continued along the same trends as seen for most of 2014, with prices of single family detached homes continuing to rise; townhouse prices remaining steady, and apartment prices decreasing slightly. The MLS® Home Price Index (MLS® HPI) benchmark price of a detached home in December was \$573,100 an increase of 4.3 per cent compared to December 2013, when it was \$549,500.

The MLS® HPI benchmark price of townhouses in December was \$293,500 on par with \$293,300 in December 2013. The benchmark price of apartments decreased year-over-year by 0.8 per cent, going from \$192,600 in December 2013 to \$191,100 in December 2014.

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*The Fraser Valley Real Estate Board is an association of 2,757 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 December 2014

Grand Totals	All Property Types				
	Dec-14	Dec-13	% change	Nov-14	% change
Sales	1,075	890	20.8%	1,136	-5.4%
New Listings	1,147	1,013	13.2%	1,748	-34.4%
Active Listings	6,380	7,541	-15.4%	8,302	-23.2%
Average Price	\$ 507,223	\$ 486,701	4.2%	\$ 511,770	-0.9%

Grand Totals - year to date	All Property Types		
	2014	2013	% change
Sales - year to date	15,840	13,663	15.9%
New Listings - year to date	30,642	29,338	4.4%

All Areas Combined	Detached					Townhouse					Apartment				
	Dec-14	Dec-13	% change	Nov-14	% change	Dec-14	Dec-13	% change	Nov-14	% change	Dec-14	Dec-13	% change	Nov-14	% change
Sales	508	406	25.1%	584	-13.0%	216	204	5.9%	222	-2.7%	172	148	16.2%	163	5.5%
New Listings	496	442	12.2%	701	-29.2%	196	189	3.7%	310	-36.8%	211	171	23.4%	348	-39.4%
Active Listings	2,067	2,818	-26.7%	2,771	-25.4%	977	1,053	-7.2%	1,301	-24.9%	1,319	1,420	-7.1%	1,675	-21.3%
Benchmark Price	\$ 573,100	\$ 549,500	4.3%	\$ 575,400	-0.4%	\$ 293,500	\$ 293,300	0.1%	\$ 298,900	-1.8%	\$ 191,100	\$ 192,600	-0.8%	\$ 189,400	0.9%
Median Price	\$ 590,000	\$ 548,000	7.7%	\$ 572,000	3.1%	\$ 321,000	\$ 338,000	-5.0%	\$ 318,950	0.6%	\$ 202,250	\$ 193,375	4.6%	\$ 200,000	1.1%
Average Price	\$ 667,471	\$ 613,921	8.7%	\$ 653,426	2.1%	\$ 339,131	\$ 354,502	-4.3%	\$ 332,782	1.9%	\$ 221,192	\$ 208,557	6.1%	\$ 229,369	-3.6%

Abbotsford	Detached					Townhouse					Apartment				
	Dec-14	Dec-13	% change	Nov-14	% change	Dec-14	Dec-13	% change	Nov-14	% change	Dec-14	Dec-13	% change	Nov-14	% change
Sales	80	54	48.1%	73	9.6%	24	25	-4.0%	35	-31.4%	29	26	11.5%	32	-9.4%
New Listings	53	56	-5.4%	110	-51.8%	31	31	0.0%	57	-45.6%	35	25	40.0%	56	-37.5%
Active Listings	294	423	-30.5%	395	-25.6%	169	183	-7.7%	202	-16.3%	183	250	-26.8%	216	-15.3%
Benchmark Price	\$ 442,500	\$ 428,200	3.3%	\$ 443,700	-0.3%	\$ 218,100	\$ 206,400	5.7%	\$ 217,000	0.5%	\$ 149,400	\$ 136,700	9.3%	\$ 148,000	0.9%
Median Price	\$ 410,000	\$ 389,500	5.3%	\$ 445,000	-7.9%	\$ 256,250	\$ 310,000	-17.3%	\$ 245,000	4.6%	\$ 137,000	\$ 134,500	1.9%	\$ 127,250	7.7%
Average Price	\$ 452,686	\$ 417,437	8.4%	\$ 468,097	-3.3%	\$ 257,548	\$ 301,078	-14.5%	\$ 242,582	6.2%	\$ 150,934	\$ 139,584	8.1%	\$ 143,282	5.3%

Mission	Detached					Townhouse					Apartment				
	Dec-14	Dec-13	% change	Nov-14	% change	Dec-14	Dec-13	% change	Nov-14	% change	Dec-14	Dec-13	% change	Nov-14	% change
Sales	36	24	50.0%	47	-23.4%	2	5	-60.0%	1	100.0%	1	1	0.0%	4	-75.0%
New Listings	35	39	-10.3%	54	-35.2%	1	2	-50.0%	4	-75.0%	3	1	200.0%	17	-82.4%
Active Listings	206	234	-12.0%	246	-16.3%	20	22	-9.1%	24	-16.7%	43	26	65.4%	45	-4.4%
Benchmark Price	\$ 354,200	\$ 348,300	1.7%	\$ 362,400	-2.3%	\$ 227,200	\$ 218,600	3.9%	\$ 221,900	2.4%	\$ 152,900	\$ 155,200	-1.5%	\$ 151,400	1.0%
Median Price	\$ 365,250	\$ 335,750	8.8%	\$ 375,000	-2.6%	\$ 241,750	\$ 225,000	7.4%	\$ 129,900	86.1%	\$ 120,000	\$ 167,000	-28.1%	\$ 105,420	13.8%
Average Price	\$ 385,260	\$ 355,716	8.3%	\$ 375,712	2.5%	\$ 241,750	\$ 225,100	7.4%	\$ 129,900	86.1%	\$ 120,000	\$ 167,000	-28.1%	\$ 103,210	16.3%



White Rock / South Surrey	Detached					Townhouse					Apartment				
	Dec-14	Dec-13	% change	Nov-14	% change	Dec-14	Dec-13	% change	Nov-14	% change	Dec-14	Dec-13	% change	Nov-14	% change
Sales	94	72	30.6%	96	-2.1%	28	35	-20.0%	28	0.0%	46	38	21.1%	37	24.3%
New Listings	91	65	40.0%	118	-22.9%	21	32	-34.4%	32	-34.4%	51	37	37.8%	71	-28.2%
Active Listings	358	496	-27.8%	487	-26.5%	138	181	-23.8%	185	-25.4%	312	289	8.0%	388	-19.6%
Benchmark Price	\$ 930,500	\$ 854,300	8.9%	\$ 934,200	-0.4%	\$ 413,800	\$ 458,900	-9.8%	\$ 433,900	-4.6%	\$ 240,200	\$ 238,000	0.9%	\$ 244,100	-1.6%
Median Price	\$ 893,250	\$ 845,560	5.6%	\$ 846,750	5.5%	\$ 423,500	\$ 470,000	-9.9%	\$ 406,649	4.1%	\$ 277,750	\$ 243,000	14.3%	\$ 284,220	-2.3%
Average Price	\$ 1,122,915	\$ 969,456	15.8%	\$ 1,099,618	2.1%	\$ 482,742	\$ 499,192	-3.3%	\$ 470,119	2.7%	\$ 291,927	\$ 262,005	11.4%	\$ 360,211	-19.0%

Langley	Detached					Townhouse					Apartment				
	Dec-14	Dec-13	% change	Nov-14	% change	Dec-14	Dec-13	% change	Nov-14	% change	Dec-14	Dec-13	% change	Nov-14	% change
Sales	77	70	10.0%	94	-18.1%	55	43	27.9%	45	22.2%	30	23	30.4%	35	-14.3%
New Listings	70	66	6.1%	98	-28.6%	47	28	67.9%	79	-40.5%	31	27	14.8%	46	-32.6%
Active Listings	229	303	-24.4%	295	-22.4%	186	162	14.8%	258	-27.9%	185	223	-17.0%	237	-21.9%
Benchmark Price	\$ 580,000	\$ 559,200	3.7%	\$ 582,700	-0.5%	\$ 291,100	\$ 289,500	0.6%	\$ 295,400	-1.5%	\$ 199,200	\$ 206,400	-3.5%	\$ 196,200	1.5%
Median Price	\$ 614,000	\$ 587,500	4.5%	\$ 580,450	5.8%	\$ 322,000	\$ 328,000	-1.8%	\$ 319,000	0.9%	\$ 180,012	\$ 191,500	-6.0%	\$ 200,000	-10.0%
Average Price	\$ 653,221	\$ 610,444	7.0%	\$ 576,220	13.4%	\$ 341,798	\$ 322,689	5.9%	\$ 347,907	-1.8%	\$ 214,420	\$ 193,243	11.0%	\$ 208,288	2.9%

Delta - North	Detached					Townhouse					Apartment				
	Dec-14	Dec-13	% change	Nov-14	% change	Dec-14	Dec-13	% change	Nov-14	% change	Dec-14	Dec-13	% change	Nov-14	% change
Sales	37	21	76.2%	45	-17.8%	5	6	-16.7%	7	-28.6%	-	2	-	2	-
New Listings	25	21	19.0%	40	-37.5%	9	2	350.0%	9	0%	1	6	-83.3%	6	-83.3%
Active Listings	82	142	-42.3%	134	-38.8%	31	26	19.2%	41	-24.4%	16	17	-5.9%	23	-30.4%
Benchmark Price	\$ 558,400	\$ 531,000	5.2%	\$ 558,100	0.1%	\$ 319,000	\$ 298,000	7.0%	\$ 320,700	-0.5%	\$ 163,000	\$ 152,000	7.2%	\$ 155,700	4.7%
Median Price	\$ 560,000	\$ 505,000	10.9%	\$ 564,000	-0.7%	\$ 425,000	\$ 441,750	-3.8%	\$ 298,000	42.6%	\$ -	\$ 145,625	-	\$ 238,750	-
Average Price	\$ 583,601	\$ 519,754	12.3%	\$ 611,586	-4.6%	\$ 407,600	\$ 457,250	-10.9%	\$ 347,142	17.4%	\$ -	\$ 145,625	-	\$ 238,750	-



Surrey - Combined*	Detached					Townhouse					Apartment				
	Dec-14	Dec-13	% change	Nov-14	% change	Dec-14	Dec-13	% change	Nov-14	% change	Dec-14	Dec-13	% change	Nov-14	% change
Sales	184	165	11.5%	229	-19.7%	102	90	13.3%	106	-3.8%	66	58	13.8%	53	24.5%
Average Price	\$ 606,228	\$ 574,099	5.6%	\$ 622,368	-2.6%	\$ 316,020	\$ 328,614	-3.8%	\$ 320,832	-1.5%	\$ 207,374	\$ 213,418	-2.8%	\$ 213,092	-2.7%

\*Central Surrey, Cloverdale and North Surrey

Surrey - Central	Detached					Townhouse					Apartment				
	Dec-14	Dec-13	% change	Nov-14	% change	Dec-14	Dec-13	% change	Nov-14	% change	Dec-14	Dec-13	% change	Nov-14	% change
Sales	101	94	7.4%	107	-5.6%	60	41	46.3%	59	1.7%	24	11	118.2%	16	50.0%
New Listings	138	100	38.0%	163	-15.3%	55	61	-9.8%	76	-27.6%	32	21	52.4%	35	-8.6%
Active Listings	563	714	-21.1%	753	-25.2%	240	296	-18.9%	335	-28.4%	158	173	-8.7%	216	-26.9%
Benchmark Price	\$ 586,200	\$ 567,800	3.2%	\$ 585,400	0.1%	\$ 300,900	\$ 294,700	2.1%	\$ 304,900	-1.3%	\$ 195,700	\$ 183,700	6.5%	\$ 188,500	3.8%
Median Price	\$ 620,000	\$ 556,000	11.5%	\$ 601,000	3.2%	\$ 323,000	\$ 330,000	-2.1%	\$ 316,000	2.2%	\$ 213,189	\$ 193,000	10.5%	\$ 200,666	6.2%
Average Price	\$ 627,228	\$ 587,276	6.8%	\$ 633,165	-0.9%	\$ 326,650	\$ 323,217	1.1%	\$ 325,506	0.4%	\$ 213,668	\$ 213,696	0.0%	\$ 208,401	2.5%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Dec-14	Dec-13	% change	Nov-14	% change	Dec-14	Dec-13	% change	Nov-14	% change	Dec-14	Dec-13	% change	Nov-14	% change
Sales	33	30	10.0%	50	-34.0%	26	29	-10.3%	30	-13.3%	6	7	-14.3%	6	0.0%
New Listings	32	33	-3.0%	50	-36.0%	19	18	5.6%	32	-40.6%	9	5	80.0%	16	-43.8%
Active Listings	125	176	-29.0%	165	-24.2%	110	89	23.6%	142	-22.5%	68	75	-9.3%	84	-19.0%
Benchmark Price	\$ 594,600	\$ 580,600	2.4%	\$ 600,900	-1.0%	\$ 322,900	\$ 323,900	-0.3%	\$ 329,100	-1.9%	\$ 224,600	\$ 222,700	0.9%	\$ 222,600	0.9%
Median Price	\$ 616,190	\$ 561,750	9.7%	\$ 605,309	1.8%	\$ 328,000	\$ 327,500	0.2%	\$ 330,320	-0.7%	\$ 243,000	\$ 217,000	12.0%	\$ 267,400	-9.1%
Average Price	\$ 600,698	\$ 562,118	6.9%	\$ 636,090	-5.6%	\$ 328,749	\$ 348,904	-5.8%	\$ 344,027	-4.4%	\$ 272,500	\$ 271,850	0.2%	\$ 303,966	-10.4%

Surrey - North	Detached					Townhouse					Apartment				
	Dec-14	Dec-13	% change	Nov-14	% change	Dec-14	Dec-13	% change	Nov-14	% change	Dec-14	Dec-13	% change	Nov-14	% change
Sales	50	41	22.0%	72	-30.6%	16	20	-20.0%	17	-5.9%	36	40	-10.0%	31	16.1%
New Listings	52	61	-14.8%	68	-23.5%	13	15	-13.3%	21	-38.1%	49	49	0.0%	100	-51.0%
Active Listings	207	325	-36.3%	292	-29.1%	83	93	-10.8%	114	-27.2%	353	367	-3.8%	465	-24.1%
Benchmark Price	\$ 563,100	\$ 533,400	5.6%	\$ 560,300	0.5%	\$ 246,800	\$ 244,200	1.1%	\$ 254,900	-3.2%	\$ 184,500	\$ 203,100	-9.2%	\$ 182,700	1.0%
Median Price	\$ 508,000	\$ 485,000	4.7%	\$ 512,000	-0.8%	\$ 247,000	\$ 334,450	-26.1%	\$ 264,500	-6.6%	\$ 191,500	\$ 204,250	-6.2%	\$ 187,500	2.1%
Average Price	\$ 567,455	\$ 552,653	2.7%	\$ 596,791	-4.9%	\$ 255,469	\$ 310,255	-17.7%	\$ 263,676	-3.1%	\$ 192,322	\$ 203,116	-5.3%	\$ 197,923	-2.8%



## MLS® 5-year summary - Fraser Valley Year-end 2014

Grand Totals	All Sales						
	2014	2013	% change	2011	% change	2009	% change
Sales	15,840	13,663	15.9%	15,529	2.0%	16,721	-5.3%
New Listings	30,642	29,338	4.4%	31,592	-3.0%	30,221	1.4%
Number of FVREB members	2,757	2,769	-0.4%	2,893	-4.7%	2,961	-6.9%

All areas combined	Detached						
	2014	2013	% change	2011	% change	2009	% change
Sales	8,095	6,890	17.5%	8,269	-2.1%	8,545	-5.3%
New Listings	13,734	13,525	1.5%	14,887	-7.7%	14,235	-3.5%
Median Price	\$ 574,000	\$ 548,000	4.7%	\$ 542,000	5.9%	\$ 489,000	17.4%
Average Price	\$ 642,871	\$ 615,852	4.4%	\$ 610,269	5.3%	\$ 520,624	23.5%

Abbotsford	Detached						
	2014	2013	% change	2011	% change	2009	% change
Sales	1,114	985	13.1%	965	15.4%	1,242	-10.3%
New Listings	1,744	1,799	-3.1%	2,167	-19.5%	2,073	-15.9%
Median Price	\$ 425,000	\$ 418,500	1.6%	\$ 424,000	0.2%	\$ 405,000	4.9%
Average Price	\$ 452,876	\$ 452,361	0.1%	\$ 447,205	1.3%	\$ 429,966	5.3%

Mission	Detached						
	2014	2013	% change	2011	% change	2009	% change
Sales	558	475	17.5%	492	13.4%	575	-3.0%
New Listings	883	841	5.0%	1,010	-12.6%	984	-10.3%
Median Price	\$ 383,000	\$ 355,000	7.9%	\$ 360,000	6.4%	\$ 368,000	4.1%
Average Price	\$ 390,087	\$ 361,217	8.0%	\$ 370,670	5.2%	\$ 372,992	4.6%



## MLS® 5-year summary - Fraser Valley Year-end 2014

White Rock	Detached						
	2014	2013	% change	2011	% change	2009	% change
Sales	1,335	1,082	23.4%	1,581	-15.6%	1,137	17.4%
New Listings	2,349	2,432	-3.4%	2,455	-4.3%	1,768	32.9%
Median Price	\$ 873,000	\$ 820,000	6.5%	\$ 820,000	6.5%	\$ 690,000	26.5%
Average Price	\$ 1,050,937	\$ 1,019,986	3.0%	\$ 953,181	10.3%	\$ 765,994	37.2%

Langley	Detached						
	2014	2013	% change	2011	% change	2009	% change
Sales	1,357	1,251	8.5%	1,236	9.8%	1,391	-2.4%
New Listings	1,964	1,930	1.8%	2,166	-9.3%	1,884	4.2%
Median Price	\$ 594,900	\$ 560,000	6.2%	\$ 540,000	10.2%	\$ 500,000	19.0%
Average Price	\$ 613,568	\$ 589,894	4.0%	\$ 565,154	8.6%	\$ 508,478	20.7%

Delta - North	Detached						
	2014	2013	% change	2011	% change	2009	% change
Sales	586	464	26.3%	596	-1.7%	540	8.5%
New Listings	905	862	5.0%	927	-2.4%	752	20.3%
Median Price	\$ 557,250	\$ 529,500	5.2%	\$ 507,500	9.8%	\$ 455,000	22.5%
Average Price	\$ 589,121	\$ 563,619	4.5%	\$ 546,047	7.9%	\$ 480,769	22.5%



## MLS® 5-year summary - Fraser Valley Year-end 2014

Surrey - Combined*	Detached						
	2014	2013	% change	2011	% change	2009	% change
Sales	3,139	2,630	19.4%	3,398	-7.6%	3,657	-14.2%
Average Price	\$ 604,333	\$ 578,643	4.4%	\$ 559,490	8.0%	\$ 509,027	18.7%

\*Central Surrey, Cloverdale and North Surrey

Surrey - Central	Detached						
	2014	2013	% change	2011	% change	2009	% change
Sales	1,598	1,352	18.2%	1,776	-10.0%	1,893	-15.6%
New Listings	3,380	3,184	6.2%	3,321	1.8%	3,790	-10.8%
Median Price	\$ 587,750	\$ 574,450	2.3%	\$ 542,000	8.4%	\$ 510,000	15.2%
Average Price	\$ 617,929	\$ 589,505	4.8%	\$ 566,373	9.1%	\$ 509,246	21.3%

Surrey - Cloverdale	Detached						
	2014	2013	% change	2011	% change	2009	% change
Sales	733	586	25.1%	722	1.5%	849	-13.7%
New Listings	1,058	1,027	3.0%	1,219	-13.2%	1,272	-16.8%
Median Price	\$ 587,500	\$ 551,000	6.6%	\$ 545,758	7.6%	\$ 515,000	14.1%
Average Price	\$ 601,501	\$ 569,600	5.6%	\$ 564,050	6.6%	\$ 515,516	16.7%

Surrey - North	Detached						
	2014	2013	% change	2011	% change	2009	% change
Sales	808	692	16.8%	900	-10.2%	915	-11.7%
New Listings	1,445	1,445	0.0%	1,613	-10.4%	1,703	-15.1%
Median Price	\$ 510,000	\$ 505,000	1.0%	\$ 485,000	5.2%	\$ 463,000	10.2%
Average Price	\$ 580,011	\$ 565,079	2.6%	\$ 542,249	7.0%	\$ 502,550	15.4%





## MLS® 5-year summary - Fraser Valley Year-end 2014

Grand Totals	All Sales						
	2014	2013	% change	2011	% change	2009	% change
Sales	15,840	13,663	15.9%	15,529	2.0%	16,721	-5.3%
New Listings	30,642	29,338	4.4%	31,592	-3.0%	30,221	1.4%
Number of FVREB members	2,757	2,769	-0.4%	2,893	-4.7%	2,961	-6.9%

All areas combined	Townhouse							Apartment						
	2014	2013	% change	2011	% change	2009	% change	2014	2013	% change	2011	% change	2009	% change
Sales	3,320	2,856	16.2%	2,793	18.9%	3,321	0.0%	2,431	2,321	4.7%	2,513	-3.3%	2,701	-10.0%
New Listings	5,774	5,181	11.4%	5,044	14.5%	4,786	20.6%	5,545	5,186	6.9%	5,757	-3.7%	5,223	6.2%
Median Price	\$ 331,000	\$ 324,700	1.9%	\$ 329,000	0.6%	\$ 312,000	6.1%	\$ 207,000	\$ 200,000	3.5%	\$ 212,000	-2.4%	\$ 210,000	-1.4%
Average Price	\$ 349,074	\$ 337,811	3.3%	\$ 345,138	1.1%	\$ 317,841	9.8%	\$ 228,718	\$ 219,196	4.3%	\$ 225,976	1.2%	\$ 220,063	3.9%

Abbotsford	Townhouse							Apartment						
	2014	2013	% change	2011	% change	2009	% change	2014	2013	% change	2011	% change	2009	% change
Sales	411	378	8.7%	375	9.6%	442	-7.0%	422	469	-10.0%	493	-14.4%	531	-20.5%
New Listings	745	699	6.6%	682	9.2%	639	16.6%	806	951	-15.2%	995	-19.0%	996	-19.1%
Median Price	\$ 272,000	\$ 261,000	4.2%	\$ 270,000	0.7%	\$ 263,000	3.4%	\$ 146,000	\$ 150,600	-3.1%	\$ 171,000	-14.6%	\$ 173,900	-16.0%
Average Price	\$ 270,439	\$ 264,458	2.3%	\$ 273,637	-1.2%	\$ 265,472	1.9%	\$ 156,317	\$ 162,075	-3.6%	\$ 173,104	-9.7%	\$ 177,941	-12.2%

Mission	Townhouse							Apartment						
	2014	2013	% change	2011	% change	2009	% change	2014	2013	% change	2011	% change	2009	% change
Sales	27	32	-15.6%	27	0.0%	60	-55.0%	27	38	-28.9%	41	-34.1%	27	0.0%
New Listings	58	59	-1.7%	67	-13.4%	81	-28.4%	84	65	29.2%	85	-1.2%	70	20.0%
Median Price	\$ 226,000	\$ 219,500	3.0%	\$ 229,562	-1.6%	\$ 245,000	-7.8%	\$ 159,000	\$ 150,500	5.6%	\$ 165,000	-3.6%	\$ 170,000	-6.5%
Average Price	\$ 216,327	\$ 213,887	1.1%	\$ 227,367	-4.9%	\$ 236,890	-8.7%	\$ 158,209	\$ 162,050	-2.4%	\$ 176,654	-10.4%	\$ 191,983	-17.6%



## MLS® 5-year summary - Fraser Valley Year-end 2014

White Rock	Townhouse							Apartment						
	2014	2013	% change	2011	% change	2009	% change	2014	2013	% change	2011	% change	2009	% change
Sales	523	444	17.8%	402	30.1%	440	18.9%	632	519	21.8%	528	19.7%	546	15.8%
New Listings	874	869	0.6%	707	23.6%	628	39.2%	1,358	1,184	14.7%	1,246	9.0%	1,007	34.9%
Median Price	\$ 440,000	\$ 420,000	4.8%	\$ 445,900	-1.3%	\$ 399,900	10.0%	\$ 281,250	\$ 271,768	3.5%	\$ 270,500	4.0%	\$ 265,000	6.1%
Average Price	\$ 480,981	\$ 464,111	3.6%	\$ 498,781	-3.6%	\$ 424,200	13.4%	\$ 321,339	\$ 308,309	4.2%	\$ 304,533	5.5%	\$ 291,312	10.3%

Langley	Townhouse							Apartment						
	2014	2013	% change	2011	% change	2009	% change	2014	2013	% change	2011	% change	2009	% change
Sales	800	623	28.4%	604	32.5%	709	12.8%	479	390	22.8%	393	21.9%	534	-10.3%
New Listings	1,280	1,000	28.0%	1,060	20.8%	906	41.3%	872	810	7.7%	897	-2.8%	867	0.6%
Median Price	\$ 329,900	\$ 317,000	4.1%	\$ 320,000	3.1%	\$ 303,000	8.9%	\$ 199,900	\$ 202,950	-1.5%	\$ 218,000	-8.3%	\$ 212,000	-5.7%
Average Price	\$ 342,280	\$ 321,277	6.5%	\$ 328,709	4.1%	\$ 308,425	11.0%	\$ 211,022	\$ 205,704	2.6%	\$ 222,961	-5.4%	\$ 212,955	-0.9%

Delta - North	Townhouse							Apartment						
	2014	2013	% change	2011	% change	2009	% change	2014	2013	% change	2011	% change	2009	% change
Sales	88	81	8.6%	78	12.8%	62	41.9%	33	39	-15.4%	34	-2.9%	33	0.0%
New Listings	189	146	29.5%	121	56.2%	103	83.5%	85	72	18.1%	74	14.9%	66	28.8%
Median Price	\$ 431,400	\$ 470,000	-8.2%	\$ 399,900	7.9%	\$ 340,000	26.9%	\$ 212,000	\$ 193,250	9.7%	\$ 219,500	-3.4%	\$ 219,500	-3.4%
Average Price	\$ 461,236	\$ 472,671	-2.4%	\$ 390,212	18.2%	\$ 340,170	35.6%	\$ 198,350	\$ 175,939	12.7%	\$ 205,976	-3.7%	\$ 205,570	-3.5%



## MLS® 5-year summary - Fraser Valley Year-end 2014

Surrey - Combined*	Townhouse							Apartment						
	2014	2013	% change	2011	% change	2009	% change	2014	2013	% change	2011	% change	2009	% change
Sales	1,471	1,298	13.3%	1,307	12.5%	1,608	-8.5%	838	866	-3.2%	1,024	-18.2%	1,030	-18.6%
Average Price	\$ 323,568	\$ 318,545	1.6%	\$ 325,732	-0.7%	\$ 309,444	4.6%	\$ 208,908	\$ 207,257	0.8%	\$ 214,720	-2.7%	\$ 208,896	0.0%

\*Central Surrey, Cloverdale and North Surrey

Surrey - Central	Townhouse							Apartment						
	2014	2013	% change	2011	% change	2009	% change	2014	2013	% change	2011	% change	2009	% change
Sales	859	755	13.8%	770	11.6%	926	-7.2%	235	219	7.3%	293	-19.8%	296	-20.6%
New Listings	1,506	1,457	3.4%	1,397	7.8%	1,411	6.7%	628	563	11.5%	679	-7.5%	579	8.5%
Median Price	\$ 324,000	\$ 323,193	0.2%	\$ 331,250	-2.2%	\$ 316,000	2.5%	\$ 200,000	\$ 195,000	2.6%	\$ 207,000	-3.4%	\$ 203,000	-1.5%
Average Price	\$ 323,845	\$ 322,165	0.5%	\$ 332,777	-2.7%	\$ 314,047	3.1%	\$ 201,737	\$ 198,831	1.5%	\$ 210,694	-4.3%	\$ 203,169	-0.7%

Surrey - Cloverdale	Townhouse							Apartment						
	2014	2013	% change	2011	% change	2009	% change	2014	2013	% change	2011	% change	2009	% change
Sales	405	334	21.3%	342	18.4%	437	-7.3%	115	129	-10.9%	127	-9.4%	103	11.7%
New Listings	699	544	28.5%	658	6.2%	590	18.5%	260	257	1.2%	311	-16.4%	179	45.3%
Median Price	\$ 335,800	\$ 319,450	5.1%	\$ 329,900	1.8%	\$ 319,000	5.3%	\$ 222,000	\$ 215,000	3.3%	\$ 229,000	-3.1%	\$ 230,000	-3.5%
Average Price	\$ 341,551	\$ 331,182	3.1%	\$ 337,949	1.1%	\$ 322,929	5.8%	\$ 243,718	\$ 226,251	7.7%	\$ 249,301	-2.2%	\$ 244,995	-0.5%

Surrey - North	Townhouse							Apartment						
	2014	2013	% change	2011	% change	2009	% change	2014	2013	% change	2011	% change	2009	% change
Sales	207	209	-1.0%	195	6.2%	245	-15.5%	488	518	-5.8%	604	-19.2%	631	-22.7%
New Listings	423	406	4.2%	352	20.2%	418	1.2%	1,451	1,284	13.0%	1,464	-0.9%	1,455	-0.3%
Median Price	\$ 288,000	\$ 285,000	1.1%	\$ 276,000	4.3%	\$ 265,500	8.5%	\$ 195,750	\$ 197,425	-0.8%	\$ 207,000	-5.4%	\$ 202,000	-3.1%
Average Price	\$ 287,231	\$ 285,272	0.7%	\$ 276,483	3.9%	\$ 267,995	7.2%	\$ 204,157	\$ 206,088	-0.9%	\$ 209,402	-2.5%	\$ 205,689	-0.7%



# MLS® Home Price Index - Fraser Valley

## December 2014

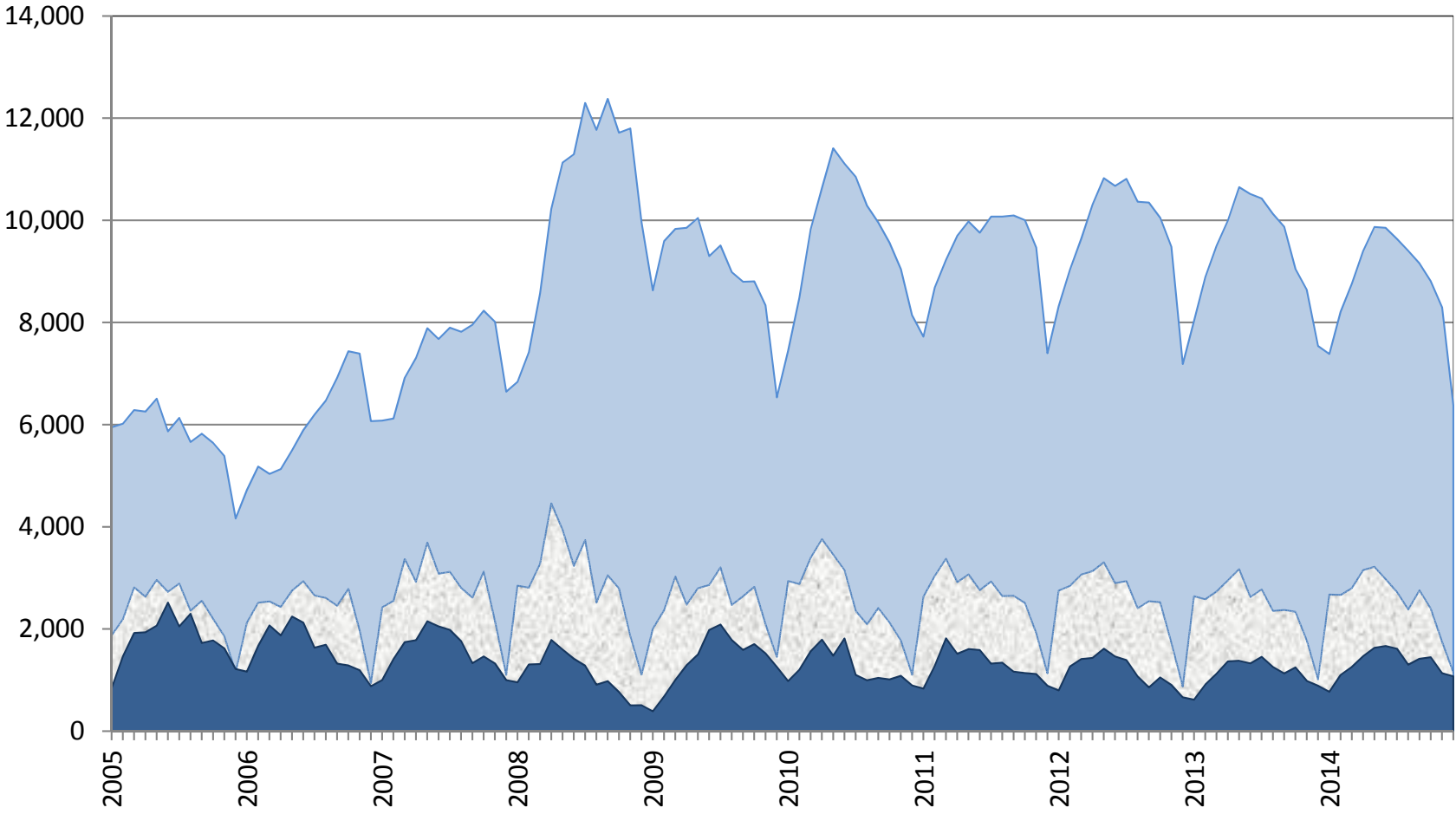
	BENCHMARK PRICE	INDEX (HPI)	ONE MONTH % CHANGE	THREE MONTH % CHANGE	SIX MONTH % CHANGE	ONE YEAR % CHANGE	THREE YEAR % CHANGE	FIVE YEAR % CHANGE	
<b>RESIDENTIAL COMBINED</b>	<b>LOWER MAINLAND</b>	567,500	160.2	0.0	0.5	1.1	4.9	4.8	12.4
	<b>FRASER VALLEY BOARD</b>	432,800	144.9	-0.5	-0.2	-0.3	2.6	3.4	6.7
	NORTH DELTA	519,500	161.0	0.2	1.0	0.6	5.4	10.4	16.6
	NORTH SURREY	373,100	153.8	0.3	-0.9	-2.7	-0.3	4.8	6.1
	SURREY	459,400	148.5	0.0	0.2	0.5	3.2	5.1	9.3
	CLOVERDALE	483,200	143.8	-1.2	-1.0	-0.4	1.3	4.6	7.5
	SOUTH SURREY & WHITE ROCK	617,000	153.7	-1.4	-0.1	-0.3	3.3	0.8	15.1
	LANGLEY	429,900	139.8	-0.4	-0.1	-0.8	1.8	4.0	3.8
	ABBOTSFORD	323,200	132.1	0.2	0.2	1.7	5.4	1.1	-1.2
	MISSION	334,500	126.1	-1.9	-3.0	-1.9	1.6	-0.3	-3.8
<b>DETACHED</b>	<b>LOWER MAINLAND</b>	809,900	172.1	0.1	1.0	2.0	6.7	7.6	22.7
	<b>FRASER VALLEY BOARD</b>	573,100	153.0	-0.4	0.6	0.8	4.3	7.6	14.9
	NORTH DELTA	558,400	162.9	0.1	1.3	0.3	5.2	10.9	18.7
	NORTH SURREY	563,100	161.6	0.5	1.6	2.5	5.6	10.0	18.8
	SURREY	586,200	156.6	0.1	0.5	0.7	3.2	8.9	17.3
	CLOVERDALE	594,600	149.2	-1.1	-0.9	0.0	2.4	7.8	15.3
	SOUTH SURREY & WHITE ROCK	930,500	175.8	-0.4	3.1	3.1	8.9	5.8	29.3
	LANGLEY	580,000	145.3	-0.5	0.9	0.5	3.7	8.4	8.6
	ABBOTSFORD	442,500	139.1	-0.3	-0.9	-0.6	3.3	8.5	7.0
	MISSION	354,200	126.3	-2.2	-3.4	-2.1	1.7	0.6	-2.9
<b>TOWNHOUSE</b>	<b>LOWER MAINLAND</b>	397,500	144.3	-1.1	-0.9	0.1	2.6	0.2	4.5
	<b>FRASER VALLEY BOARD</b>	293,500	130.3	-1.8	-2.0	-1.4	0.1	-3.1	-2.3
	NORTH DELTA	319,000	154.9	-0.5	-0.2	2.2	7.1	13.7	14.1
	NORTH SURREY	246,800	137.0	-3.2	-0.7	0.1	1.0	-5.2	-2.4
	SURREY	300,900	132.4	-1.3	-0.5	-0.5	2.1	-1.9	-1.1
	CLOVERDALE	322,900	131.2	-1.9	-0.9	0.1	-0.3	0.5	-4.0
	SOUTH SURREY & WHITE ROCK	413,800	125.9	-4.6	-9.2	-10.7	-9.8	-8.7	-1.2
	LANGLEY	291,100	132.9	-1.5	-1.2	-0.1	0.5	-1.9	0.5
	ABBOTSFORD	218,100	118.1	0.5	-0.8	2.2	5.6	-7.8	-10.7
	MISSION	227,200	123.9	2.4	5.5	3.8	3.9	-3.1	-5.0
<b>APARTMENT</b>	<b>LOWER MAINLAND</b>	344,000	150.9	0.4	0.2	0.2	2.9	2.4	2.5
	<b>FRASER VALLEY BOARD</b>	191,100	135.2	0.9	-1.3	-3.0	-0.8	-2.9	-7.5
	NORTH DELTA	163,000	139.6	4.7	0.3	3.0	7.3	-4.5	-10.3
	NORTH SURREY	184,500	147.7	1.0	-4.9	-10.8	-9.2	0.6	-6.6
	SURREY	195,700	148.5	3.9	0.8	2.8	6.5	1.2	-4.4
	CLOVERDALE	224,600	155.2	0.9	-0.6	-2.0	0.8	1.4	1.0
	SOUTH SURREY & WHITE ROCK	240,200	122.1	-1.6	-1.9	-0.2	0.9	-4.5	-8.2
	LANGLEY	199,200	130.7	1.6	-1.6	-6.8	-3.5	-2.5	-6.7
	ABBOTSFORD	149,400	126.6	1.0	4.0	7.3	9.3	-8.5	-11.2
	MISSION	152,900	130.1	1.0	-1.6	-3.0	-1.4	-10.1	-13.6

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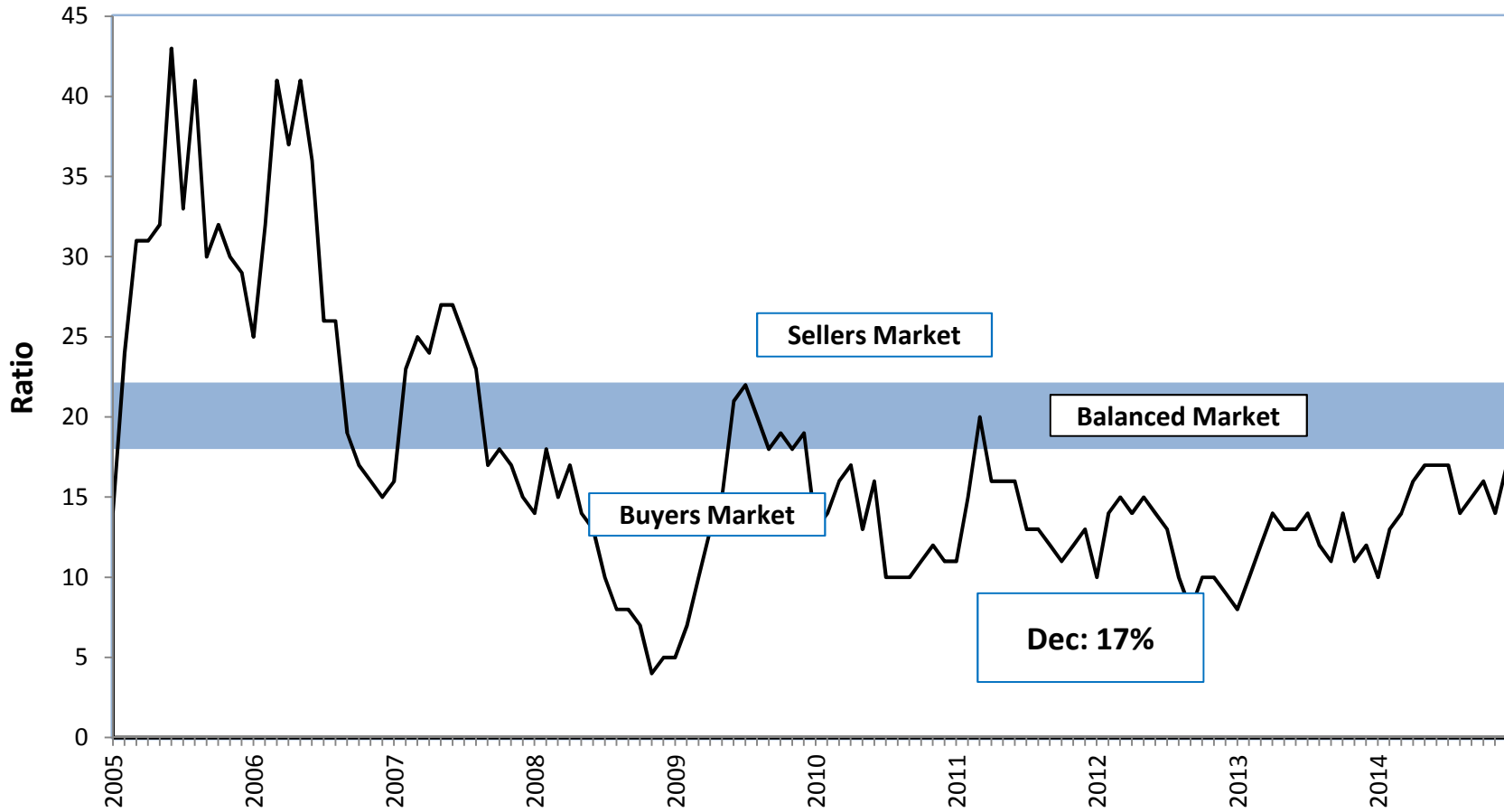
All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.  
Lower Mainland combines data across the Fraser Valley and Greater Vancouver real estate board areas.

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

Actives Listings Sales

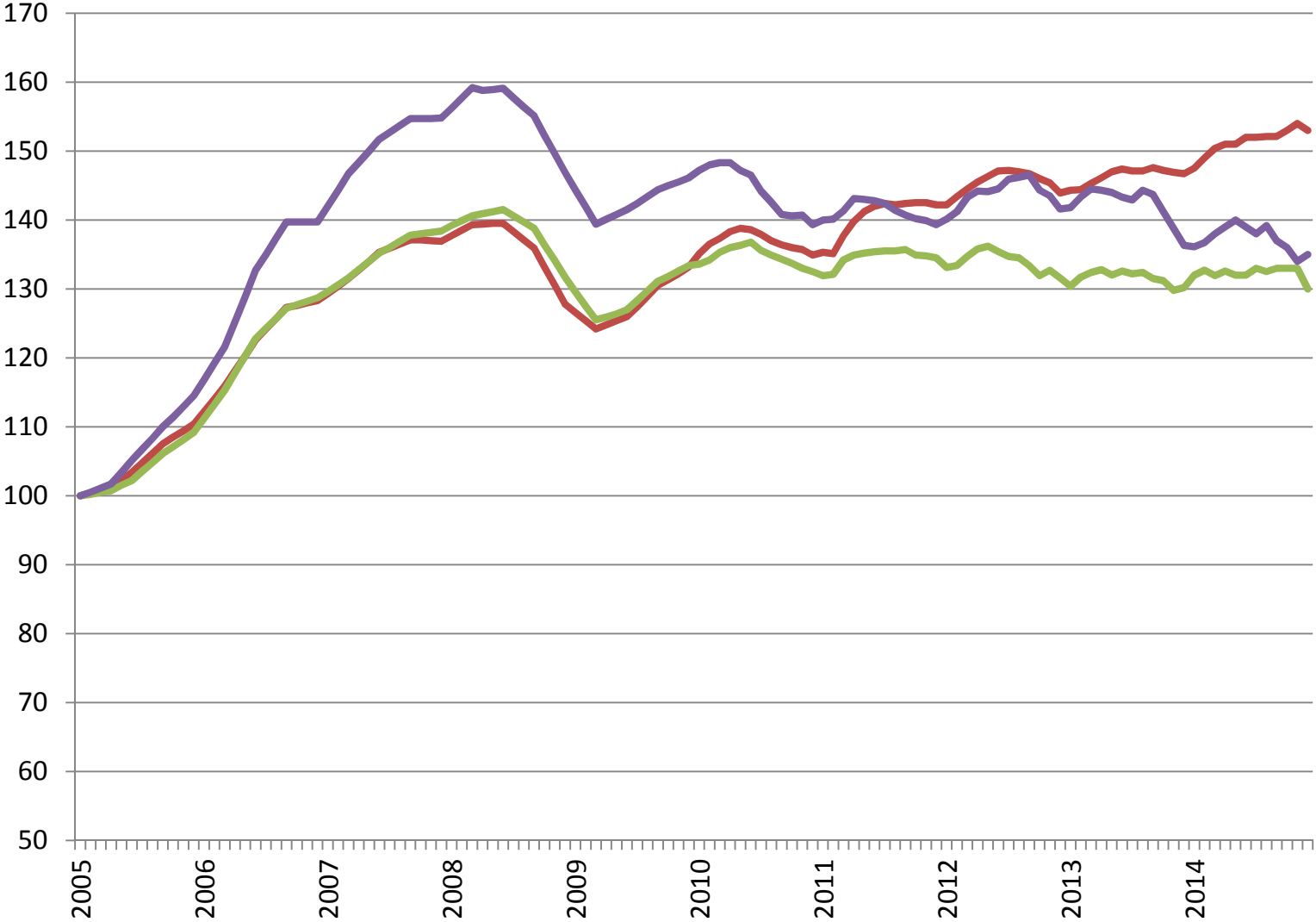


## Sales-to-Active Listings Ratio, All Types, Fraser Valley



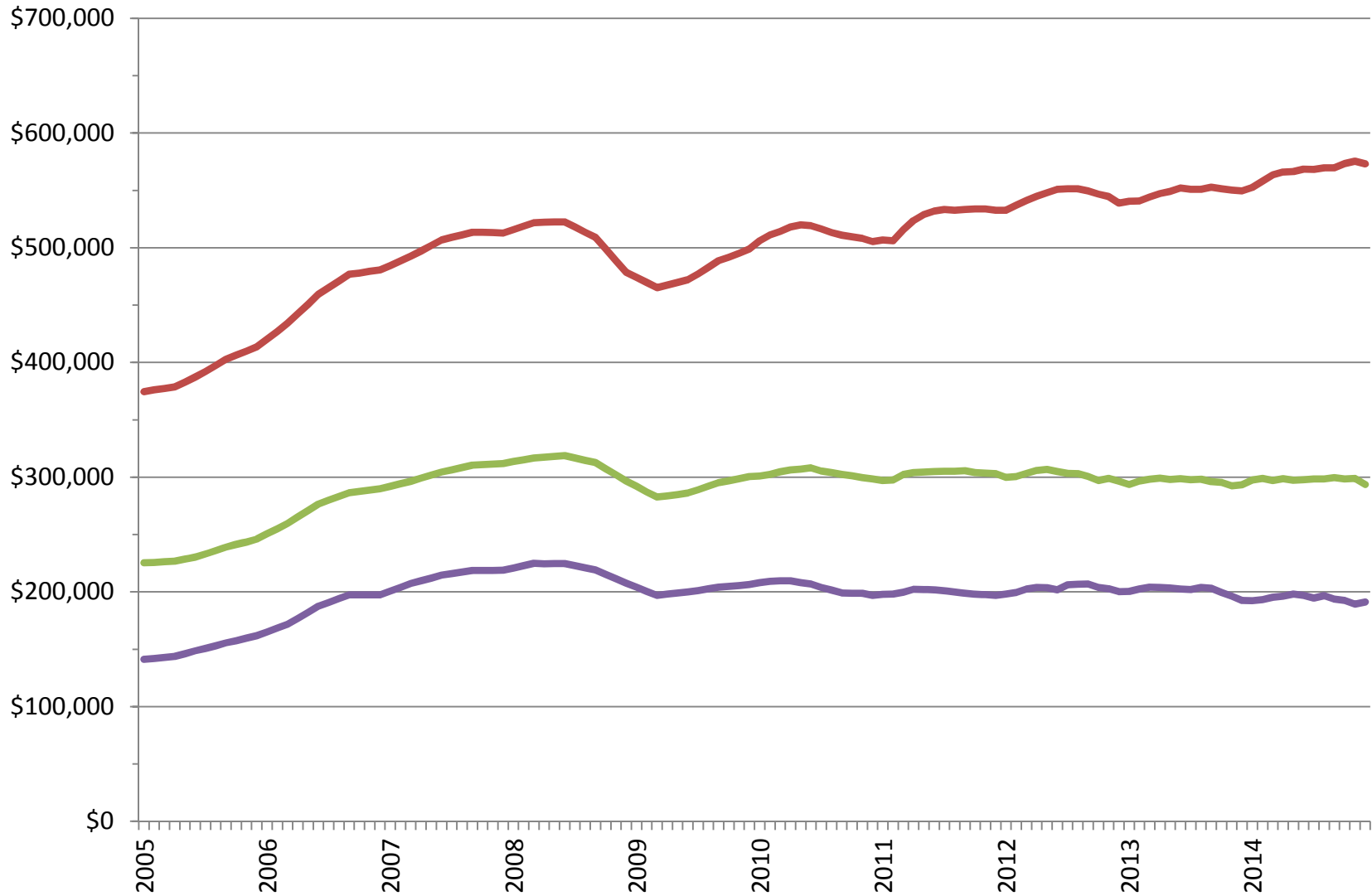
# MLS® Home Price Index, Fraser Valley

Detached      Townhouse      Apartment



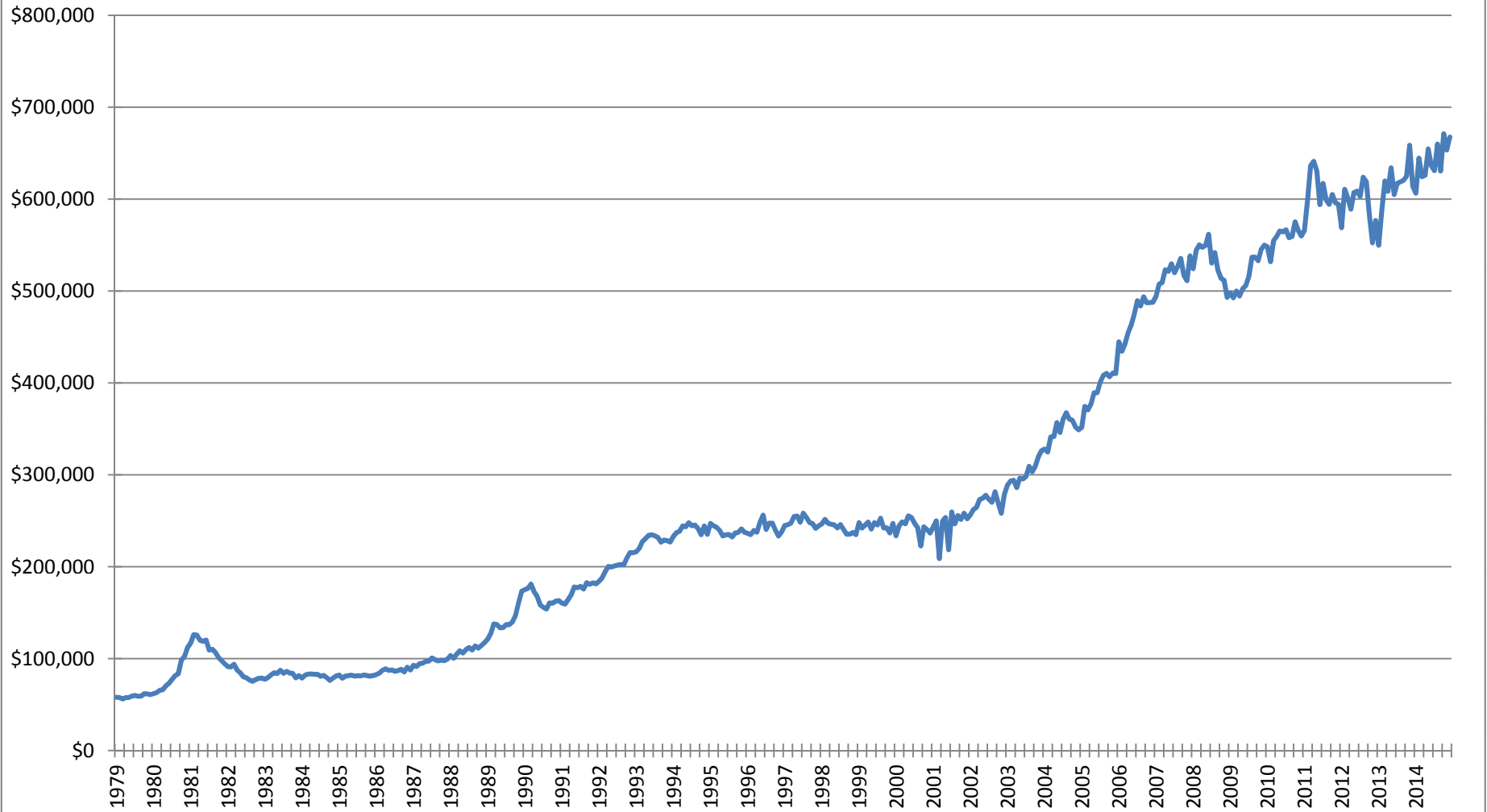
# MLS® Home Price Index Benchmark Prices, Fraser Valley

— 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

