Fraser Valley Real Estate Board

Monthly Statistics Package

December 2016

News Release

Fraser Valley Real Estate Board

For Immediate Release: January 4, 2017

Record-setting year for Fraser Valley real estate

SURREY, BC – Fraser Valley real estate experienced the strongest year in its history in 2016, with record-setting numbers seen in both total MLS® transactions and overall dollar volume sold.

The Board's Multiple Listing Service® (MLS®) processed 23,974 sales in 2016, 13.6 per cent more than the 21,095 sales in 2015, and 12.6 per cent more than the previous record of 21,282 sales in 2005. The total dollar volume of MLS® sales was a record setting $16.2 billion, four billion more than the previous record set in 2015.

Of the total transactions for the year, 5,369 were townhouses sold and 5,069 were apartments, the highest each category has reached in the Board's history.

Charles Wiebe, President of the Fraser Valley Real Estate Board, attributes this year's extraordinary market activity to a strong provincial economy and the diverse inventory available to consumers entering the Valley. "Our region boasts a vast range of homes available at all price points, which made it a very enticing option for buyers of all types last year."

For inventory, a total of 34,768 new listings were received by the Board's MLS® system during 2016, the second highest in the Board's history and only 883 behind the 35,651 received in 2008.

In December the Board processed 966 sales, a decrease of 37.4 per cent compared to December of 2015, but level with the ten-year average for the month. December's total inventory in the Fraser Valley was 3,930 active listings; 29.8 per cent fewer than were available in November 2016 and 8 per cent fewer than December 2015.

Wiebe adds, "The Fraser Valley market was consistently strong throughout 2016, and at times tremendously active. However, at year's end, we see sales returning to more typical levels and low overall inventory.

"Moving into 2017 and the spring market, would-be sellers are in a great position to take advantage of strong pricing and, depending on the area, a limited selection for buyers. Talk to a REALTOR® who can help you kick-off the New Year with incredible opportunity."

HPI® Benchmark Price Activity

- **Single Family Detached:** At $856,700, the Benchmark price for a *single family detached home* in the Valley decreased 0.5 per cent compared to November 2016, and increased 27.4 per cent compared to December 2015.
- **Townhomes:** At $416,600, the Benchmark price for a *townhouse* in the Valley decreased 1.8 per cent compared to November 2016, and increased 29.5 per cent compared to December 2015.
- **Apartments:** At $259,000, the Benchmark price for an *apartment* in the Valley increased 0.2 per cent compared to November 2016, and increased 26.4 per cent compared to December 2015.

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The Fraser Valley Real Estate Board is an association of 3,273 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 2016

Grand Totals	All Property Types				
	Dec-16	Dec-15	% change	Nov-16	% change
Sales	966	1,543	-37.4%	1,247	-22.5%
New Listings	829	1,294	-35.9%	1,792	-53.7%
Active Listings	3,930	4,280	-8.2%	5,602	-29.8%
Average Price	$ 658,313	$ 627,980	4.8%	$ 615,273	7.0%

Grand Totals - year to date	All Property Types		
	2016	2015	% change
Sales - year to date	23,974	21,095	13.6%
New Listings - year to date	34,768	30,998	12.2%

All Areas Combined	Detached					Townhouse					Apartment				
	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change
Sales	349	764	-54.3%	472	-26.1%	226	296	-23.6%	291	-22.3%	279	269	3.7%	348	-19.8%
New Listings	312	582	-46.4%	708	-55.9%	143	234	-38.9%	362	-60.5%	182	222	-18.0%	373	-51.2%
Active Listings	1,628	1,125	44.7%	2,413	-32.5%	408	553	-26.2%	649	-37.1%	420	978	-57.1%	654	-35.8%
Benchmark Price	$ 856,700	$ 672,400	27.4%	$ 860,800	-0.5%	$ 416,600	$ 321,800	29.5%	$ 424,300	-1.8%	$ 259,000	$ 204,900	26.4%	$ 258,600	0.2%
Median Price	$ 795,238	$ 702,000	13.3%	$ 785,000	1.3%	$ 461,750	$ 354,900	30.1%	$ 462,000	-0.1%	$ 240,800	$ 210,000	14.7%	$ 249,700	-3.6%
Average Price	$ 914,763	$ 804,391	13.7%	$ 904,205	1.2%	$ 471,086	$ 372,183	26.6%	$ 469,483	0.3%	$ 260,139	$ 224,276	16.0%	$ 270,989	-4.0%

Abbotsford	Detached					Townhouse					Apartment				
	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change
Sales	45	119	-62.2%	80	-43.8%	27	51	-47.1%	30	-10.0%	60	53	13.2%	76	-21.1%
New Listings	35	94	-62.8%	94	-62.8%	16	37	-56.8%	37	-56.8%	42	30	40.0%	81	-48.1%
Active Listings	223	196	13.8%	313	-28.8%	58	119	-51.3%	86	-32.6%	88	154	-42.9%	127	-30.7%
Benchmark Price	$ 666,500	$ 494,800	34.7%	$ 663,000	0.5%	$ 295,000	$ 229,000	28.8%	$ 304,200	-3.0%	$ 213,700	$ 154,100	38.7%	$ 209,100	2.2%
Median Price	$ 649,900	$ 485,000	34.0%	$ 643,750	1.0%	$ 378,000	$ 299,000	26.4%	$ 375,000	0.8%	$ 200,750	$ 150,000	33.8%	$ 190,000	5.7%
Average Price	$ 670,677	$ 528,264	27.0%	$ 675,877	-0.8%	$ 393,951	$ 298,938	31.8%	$ 362,336	8.7%	$ 198,765	$ 160,947	23.5%	$ 198,119	0.3%

Mission	Detached					Townhouse					Apartment				
	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change
Sales	34	48	-29.2%	35	-2.9%	4	5	-20.0%	6	-33.3%	2	5	-60.0%	4	-50.0%
New Listings	20	37	-45.9%	37	-45.9%	3	3	0.0%	1	200.0%	2	4	-50.0%	4	-50.0%
Active Listings	113	113	0.0%	153	-26.1%	16	16	0.0%	19	-15.8%	6	21	-71.4%	7	-14.3%
Benchmark Price	$ 544,200	$ 415,600	30.9%	$ 544,800	-0.1%	$ 336,500	$ 242,800	38.6%	$ 338,200	-0.5%	$ 218,900	$ 177,600	23.3%	$ 218,900	0.0%
Median Price	$ 550,250	$ 467,202	17.8%	$ 532,000	3.4%	$ 383,925	$ 250,000	53.6%	$ 330,500	16.2%	$ 148,500	$ 175,000	-15.1%	$ 214,500	-30.8%
Average Price	$ 536,918	$ 478,347	12.2%	$ 531,411	1.0%	$ 359,712	$ 287,546	25.1%	$ 315,178	14.1%	$ 148,500	$ 194,200	-23.5%	$ 203,725	-27.1%

White Rock / South Surrey	Detached					Townhouse					Apartment				
	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change
Sales	47	131	-64.1%	62	-24.2%	37	42	-11.9%	54	-31.5%	50	47	6.4%	64	-21.9%
New Listings	60	102	-41.2%	127	-52.8%	25	36	-30.6%	60	-58.3%	33	43	-23.3%	74	-55.4%
Active Listings	324	232	39.7%	467	-30.6%	71	89	-20.2%	118	-39.8%	97	186	-47.8%	153	-36.6%
Benchmark Price	$1,430,200	$ 1,102,000	29.8%	$ 1,433,900	-0.3%	$ 573,300	$ 449,300	27.6%	$ 584,100	-1.8%	$ 343,400	$ 267,200	28.5%	$ 357,400	-3.9%
Median Price	$1,380,952	$ 1,235,000	11.8%	$ 1,390,000	-0.7%	$ 575,000	$ 497,950	15.5%	$ 556,894	3.3%	$ 365,750	$ 297,000	23.1%	$ 364,000	0.5%
Average Price	$1,563,707	$ 1,365,662	14.5%	$ 1,648,288	-5.1%	$ 623,378	$ 548,317	13.7%	$ 612,364	1.8%	$ 369,250	$ 330,770	11.6%	$ 385,615	-4.2%

Langley	Detached					Townhouse					Apartment				
	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change
Sales	62	95	-34.7%	82	-24.4%	49	46	6.5%	72	-31.9%	41	52	-21.2%	70	-41.4%
New Listings	43	67	-35.8%	102	-57.8%	24	32	-25.0%	102	-76.5%	24	26	-7.7%	73	-67.1%
Active Listings	175	98	78.6%	263	-33.5%	71	48	47.9%	128	-44.5%	48	118	-59.3%	91	-47.3%
Benchmark Price	$ 865,200	$ 677,700	27.7%	$ 871,600	-0.7%	$ 427,500	$ 332,900	28.4%	$ 437,100	-2.2%	$ 274,800	$ 213,600	28.7%	$ 265,800	3.4%
Median Price	$ 812,450	$ 715,000	13.6%	$ 785,000	3.5%	$ 489,900	$ 361,750	35.4%	$ 471,750	3.8%	$ 270,000	$ 225,450	19.8%	$ 246,860	9.4%
Average Price	$ 873,024	$ 779,984	11.9%	$ 813,067	7.4%	$ 477,420	$ 358,009	33.4%	$ 489,887	-2.5%	$ 267,593	$ 224,190	19.4%	$ 281,974	-5.1%

Delta - North	Detached					Townhouse					Apartment				
	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change
Sales	20	41	-51.2%	29	-31.0%	5	3	66.7%	5	0.0%	6	3	100.0%	3	100.0%
New Listings	27	34	-20.6%	52	-48.1%	3	5	-40.0%	9	-67%	-	8	-100.0%	1	-100.0%
Active Listings	125	52	140.4%	184	-32.1%	12	18	-33.3%	17	-29.4%	7	31	-77.4%	19	-63.2%
Benchmark Price	$ 833,300	$ 703,100	18.5%	$ 832,000	0.2%	$ 477,700	$ 349,500	36.7%	$ 495,800	-3.7%	$ 196,700	$ 166,900	17.9%	$ 194,100	1.3%
Median Price	$ 813,000	$ 725,000	12.1%	$ 822,000	-1.1%	$ 602,000	$ 595,000	1.2%	$ 410,000	46.8%	$ 182,450	$ 193,000	-5.5%	$ 419,900	-56.5%
Average Price	$ 907,541	$ 771,563	17.6%	$ 898,291	1.0%	$ 596,660	$ 539,500	10.6%	$ 501,700	18.9%	$ 247,733	$ 169,666	46.0%	$ 417,266	-40.6%

City of Surrey - Combined*	Detached					Townhouse					Apartment				
	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change
Sales	180	425	-57.6%	239	-24.7%	140	188	-25.5%	174	-19.5%	151	133	13.5%	172	-12.2%
Benchmark Price	$ 965,200	$ 760,800	26.9%	$ 973,200	-0.8%	$ 442,100	$ 340,700	29.8%	$ 448,300	-1.4%	$ 259,200	$ 214,300	21.0%	$ 260,700	-0.6%
Average Price	$1,016,717	$ 886,181	14.7%	$ 1,047,474	-2.9%	$ 483,443	$ 392,795	23.1%	$ 480,336	0.6%	$ 268,433	$ 231,661	15.9%	$ 275,579	-2.6%

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

Surrey - Central	Detached					Townhouse					Apartment				
	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change
Sales	69	182	-62.1%	91	-24.2%	70	88	-20.5%	65	7.7%	26	30	-13.3%	23	13.0%
New Listings	60	148	-59.5%	153	-60.8%	38	77	-50.6%	97	-60.8%	12	24	-50.0%	28	-57.1%
Active Listings	347	266	30.5%	539	-35.6%	113	172	-34.3%	193	-41.5%	30	123	-75.6%	52	-42.3%
Benchmark Price	$ 862,800	$ 676,400	27.6%	$ 868,800	-0.7%	$ 432,100	$ 327,700	31.9%	$ 436,200	-0.9%	$ 237,400	$ 204,000	16.4%	$ 237,900	-0.2%
Median Price	$ 897,000	$ 720,000	24.6%	$ 830,000	8.1%	$ 444,500	$ 352,166	26.2%	$ 435,000	2.2%	$ 221,150	$ 195,000	13.4%	$ 210,000	5.3%
Average Price	$ 939,293	$ 748,596	25.5%	$ 888,963	5.7%	$ 439,493	$ 363,608	20.9%	$ 439,816	-0.1%	$ 223,973	$ 204,139	9.7%	$ 220,660	1.5%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change
Sales	31	49	-36.7%	47	-34.0%	23	42	-45.2%	31	-25.8%	21	16	31.3%	26	-19.2%
New Listings	19	34	-44.1%	47	-59.6%	23	29	-20.7%	32	-28.1%	17	22	-22.7%	32	-46.9%
Active Listings	76	47	61.7%	130	-41.5%	31	39	-20.5%	43	-27.9%	25	58	-56.9%	35	-28.6%
Benchmark Price	$ 860,400	$ 690,600	24.6%	$ 877,500	-1.9%	$ 451,100	$ 353,500	27.6%	$ 465,100	-3.0%	$ 309,800	$ 248,300	24.8%	$ 312,600	-0.9%
Median Price	$ 815,000	$ 662,000	23.1%	$ 826,000	-1.3%	$ 456,800	$ 347,944	31.3%	$ 429,900	6.3%	$ 294,000	$ 199,000	47.7%	$ 294,500	-0.2%
Average Price	$ 856,767	$ 702,259	22.0%	$ 878,628	-2.5%	$ 452,617	$ 346,525	30.6%	$ 447,536	1.1%	$ 289,580	$ 239,162	21.1%	$ 285,011	1.6%

Surrey - North	Detached					Townhouse					Apartment				
	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change	Dec-16	Dec-15	% change	Nov-16	% change
Sales	41	99	-58.6%	46	-10.9%	11	19	-42.1%	28	-60.7%	73	63	15.9%	82	-11.0%
New Listings	45	65	-30.8%	96	-53.1%	10	15	-33.3%	24	-58.3%	52	65	-20.0%	80	-35.0%
Active Listings	230	116	98.3%	352	-34.7%	35	51	-31.4%	44	-20.5%	119	287	-58.5%	170	-30.0%
Benchmark Price	$ 826,400	$ 670,000	23.3%	$ 836,200	-1.2%	$ 342,500	$ 263,200	30.1%	$ 336,900	1.7%	$ 237,300	$ 200,000	18.7%	$ 237,300	0.0%
Median Price	$ 760,000	$ 690,000	10.1%	$ 723,750	5.0%	$ 330,000	$ 315,000	4.8%	$ 374,750	-11.9%	$ 231,500	$ 209,900	10.3%	$ 254,450	-9.0%
Average Price	$ 821,293	$ 741,832	10.7%	$ 804,527	2.1%	$ 343,027	$ 306,042	12.1%	$ 376,735	-8.9%	$ 240,154	$ 208,975	14.9%	$ 247,284	-2.9%

MLS® 5-year summary - Fraser Valley
Year-end 2016

	All Sales						
Grand Totals	2016	2015	% change	2013	% change	2011	% change
Sales	23,974	21,095	13.6%	13,663	75.5%	15,529	54.4%
New Listings	34,768	30,998	12.2%	29,338	18.5%	31,592	10.1%
Number of FVREB members	3,273	2,934	11.6%	2,769	18.2%	2,893	13.1%

	Detached						
All areas combined	2016	2015	% change	2013	% change	2011	% change
Sales	10,916	11,077	-1.5%	6,890	58.4%	8,269	32.0%
New Listings	16,883	14,335	17.8%	13,525	24.8%	14,887	13.4%
Median Price	$ 810,000	$ 639,000	26.8%	$ 548,000	47.8%	$ 542,000	49.4%
Average Price	$ 918,851	$ 720,788	27.5%	$ 615,852	49.2%	$ 610,269	50.6%

	Detached						
Abbotsford	2016	2015	% change	2013	% change	2011	% change
Sales	1,906	1,488	28.1%	985	93.5%	965	97.5%
New Listings	2,568	1,906	34.7%	1,799	42.7%	2,167	18.5%
Median Price	$ 610,000	$ 465,600	31.0%	$ 418,500	45.8%	$ 424,000	43.9%
Average Price	$ 637,758	$ 495,709	28.7%	$ 452,361	41.0%	$ 447,205	42.6%

	Detached						
Mission	2016	2015	% change	2013	% change	2011	% change
Sales	932	765	21.8%	475	96.2%	492	89.4%
New Listings	1,178	915	28.7%	841	40.1%	1,010	16.6%
Median Price	$ 515,000	$ 409,600	25.7%	$ 355,000	45.1%	$ 360,000	43.1%
Average Price	$ 528,662	$ 414,785	27.5%	$ 361,217	46.4%	$ 370,670	42.6%

MLS® 5-year summary - Fraser Valley
Year-end 2016

	Detached						
White Rock	2016	2015	% change	2013	% change	2011	% change
Sales	1,586	1,785	-11.1%	1,082	46.6%	1,581	0.3%
New Listings	2,799	2,506	11.7%	2,432	15.1%	2,455	14.0%
Median Price	$ 1,399,950	$ 1,035,000	35.3%	$ 820,000	70.7%	$ 820,000	70.7%
Average Price	$ 1,591,544	$ 1,211,747	31.3%	$ 1,019,986	56.0%	$ 953,181	67.0%

	Detached						
Langley	2016	2015	% change	2013	% change	2011	% change
Sales	1,790	1,692	5.8%	1,251	43.1%	1,236	44.8%
New Listings	2,352	1,954	20.4%	1,930	21.9%	2,166	8.6%
Median Price	$ 845,000	$ 650,000	30.0%	$ 560,000	50.9%	$ 540,000	56.5%
Average Price	$ 904,039	$ 688,174	31.4%	$ 589,894	53.3%	$ 565,154	60.0%

	Detached						
Delta - North	2016	2015	% change	2013	% change	2011	% change
Sales	698	783	-10.9%	464	50.4%	596	17.1%
New Listings	1,185	936	26.6%	862	37.5%	927	27.8%
Median Price	$ 862,750	$ 638,000	35.2%	$ 529,500	62.9%	$ 507,500	70.0%
Average Price	$ 920,056	$ 679,330	35.4%	$ 563,619	63.2%	$ 546,047	68.5%

MLS® 5-year summary - Fraser Valley
Year-end 2016

	Detached						
City of Surrey - Combined*	2016	2015	% change	2013	% change	2011	% change
Sales	5,233	5,978	-12.5%	3,493	49.8%	4,656	12.4%
Average Price	$ 1,047,400	$ 800,386	30.9%	$ 692,067	51.3%	$ 670,370	56.2%

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

	Detached						
Surrey - Central	2016	2015	% change	2013	% change	2011	% change
Sales	2,016	2,577	-21.8%	1,352	49.1%	1,776	13.5%
New Listings	3,500	3,521	-0.6%	3,184	9.9%	3,321	5.4%
Median Price	$ 850,000	$ 649,000	31.0%	$ 574,450	48.0%	$ 542,000	56.8%
Average Price	$ 902,653	$ 680,297	32.7%	$ 589,505	53.1%	$ 566,373	59.4%

	Detached						
Surrey - Cloverdale	2016	2015	% change	2013	% change	2011	% change
Sales	925	870	6.3%	586	57.8%	722	28.1%
New Listings	1,308	1,047	24.9%	1,027	27.4%	1,219	7.3%
Median Price	$ 825,000	$ 647,500	27.4%	$ 551,000	49.7%	$ 545,758	51.2%
Average Price	$ 871,610	$ 669,360	30.2%	$ 569,600	53.0%	$ 564,050	54.5%

	Detached						
Surrey - North	2016	2015	% change	2013	% change	2011	% change
Sales	1,058	1,115	-5.1%	692	52.9%	900	17.6%
New Listings	1,971	1,541	27.9%	1,445	36.4%	1,613	22.2%
Median Price	$ 790,500	$ 588,000	34.4%	$ 505,000	56.5%	$ 485,000	63.0%
Average Price	$ 858,851	$ 658,083	30.5%	$ 565,079	52.0%	$ 542,249	58.4%

MLS® 5-year summary - Fraser Valley
Year-end 2016

Grand Totals	All Sales 2016	2015	% change	2013	% change	2011	% change
Sales	23,974	21,095	13.6%	13,663	75.5%	15,529	54.4%
New Listings	34,768	30,998	12.2%	29,338	18.5%	31,592	10.1%
Number of FVREB members	3,273	2,934	11.6%	2,769	18.2%	2,893	13.1%

All areas combined	Townhouse 2016	2015	% change	2013	% change	2011	% change	Apartment 2016	2015	% change	2013	% change	2011	% change
Sales	5,369	4,362	23.1%	2,856	88.0%	2,793	92.2%	5,069	3,046	66.4%	2,321	118.4%	2,513	101.7%
New Listings	6,313	5,640	11.9%	5,181	21.8%	5,044	25.2%	5,980	5,572	7.3%	5,186	15.3%	5,757	3.9%
Median Price	$ 422,000	$ 344,000	22.7%	$ 324,700	30.0%	$ 329,000	28.3%	$ 240,000	$ 210,000	14.3%	$ 200,000	20.0%	$ 212,000	13.2%
Average Price	$ 440,223	$ 362,713	21.4%	$ 337,811	30.3%	$ 345,138	27.5%	$ 263,259	$ 232,976	13.0%	$ 219,196	20.1%	$ 225,976	16.5%

Abbotsford	Townhouse 2016	2015	% change	2013	% change	2011	% change	Apartment 2016	2015	% change	2013	% change	2011	% change
Sales	731	565	29.4%	378	93.4%	375	94.9%	922	527	75.0%	469	96.6%	493	87.0%
New Listings	795	759	4.7%	699	13.7%	682	16.6%	1,045	845	23.7%	951	9.9%	995	5.0%
Median Price	$ 350,000	$ 284,900	22.9%	$ 261,000	34.1%	$ 270,000	29.6%	$ 180,000	$ 150,000	20.0%	$ 150,600	19.5%	$ 171,000	5.3%
Average Price	$ 284,339	$ 284,339	0.0%	$ 264,458	7.5%	$ 273,637	3.9%	$ 188,993	$ 158,747	19.1%	$ 162,075	16.6%	$ 173,104	9.2%

Mission	Townhouse 2016	2015	% change	2013	% change	2011	% change	Apartment 2016	2015	% change	2013	% change	2011	% change
Sales	100	62	61.3%	32	212.5%	27	270.4%	65	50	30.0%	38	71.1%	41	58.5%
New Listings	122	93	31.2%	59	106.8%	67	82.1%	62	62	0.0%	65	-4.6%	85	-27.1%
Median Price	$ 320,633	$ 229,500	39.7%	$ 219,500	46.1%	$ 229,562	39.7%	$ 190,000	$ 175,000	8.6%	$ 150,500	26.2%	$ 165,000	15.2%
Average Price	$ 304,798	$ 233,061	30.8%	$ 213,887	42.5%	$ 227,367	34.1%	$ 187,711	$ 186,404	0.7%	$ 162,050	15.8%	$ 176,654	6.3%

MLS® 5-year summary - Fraser Valley
Year-end 2016

	Townhouse							Apartment						
White Rock	2016	2015	% change	2013	% change	2011	% change	2016	2015	% change	2013	% change	2011	% change
Sales	841	731	15.0%	444	89.4%	402	109.2%	1,028	742	38.5%	519	98.1%	528	94.7%
New Listings	1,026	953	7.7%	869	18.1%	707	45.1%	1,231	1,239	-0.6%	1,184	4.0%	1,246	-1.2%
Median Price	$ 549,900	$ 470,000	17.0%	$ 420,000	30.9%	$ 445,900	23.3%	$ 334,102	$ 290,950	14.8%	$ 271,768	22.9%	$ 270,500	23.5%
Average Price	$ 598,556	$ 511,505	17.0%	$ 464,111	29.0%	$ 498,781	20.0%	$ 368,772	$ 330,930	11.4%	$ 308,309	19.6%	$ 304,533	21.1%

	Townhouse							Apartment						
Langley	2016	2015	% change	2013	% change	2011	% change	2016	2015	% change	2013	% change	2011	% change
Sales	1,057	934	13.2%	623	69.7%	604	75.0%	918	579	58.5%	390	135.4%	393	133.6%
New Listings	1,263	1,036	21.9%	1,000	26.3%	1,060	19.2%	1,028	878	17.1%	810	26.9%	897	14.6%
Median Price	$ 435,000	$ 331,950	31.0%	$ 317,000	37.2%	$ 320,000	35.9%	$ 238,750	$ 207,000	15.3%	$ 202,950	17.6%	$ 218,000	9.5%
Average Price	$ 444,693	$ 342,911	29.7%	$ 321,277	38.4%	$ 328,709	35.3%	$ 254,465	$ 218,606	16.4%	$ 205,704	23.7%	$ 222,961	14.1%

	Townhouse							Apartment						
Delta - North	2016	2015	% change	2013	% change	2011	% change	2016	2015	% change	2013	% change	2011	% change
Sales	121	144	-16.0%	81	49.4%	78	55.1%	182	44	313.6%	39	366.7%	34	435.3%
New Listings	134	189	-29.1%	146	-8.2%	121	10.7%	232	111	109.0%	72	222.2%	74	213.5%
Median Price	$ 561,000	$ 444,500	26.2%	$ 470,000	19.4%	$ 399,900	40.3%	$ 347,150	$ 220,000	57.8%	$ 193,250	79.6%	$ 219,500	58.2%
Average Price	$ 535,237	$ 451,607	18.5%	$ 472,671	13.2%	$ 390,212	37.2%	$ 322,965	$ 201,381	60.4%	$ 175,939	83.6%	$ 205,976	56.8%

MLS® 5-year summary - Fraser Valley
Year-end 2016

	Townhouse							Apartment						
City of Surrey - Combined*	2016	2015	% change	2013	% change	2011	% change	2016	2015	% change	2013	% change	2011	% change
Sales	3,319	2,618	26.8%	1,708	94.3%	1,676	98.0%	2,535	1,465	73.0%	1,113	127.8%	1,284	97.4%
Average Price	$ 455,826	$ 382,443	19.2%	$ 353,971	28.8%	$ 365,646	24.7%	$ 266,377	$ 237,753	12.0%	$ 225,211	18.3%	$ 229,395	16.1%

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

	Townhouse							Apartment						
Surrey - Central	2016	2015	% change	2013	% change	2011	% change	2016	2015	% change	2013	% change	2011	% change
Sales	1,401	1,089	28.7%	755	85.6%	770	81.9%	491	306	60.5%	219	124.2%	293	67.6%
New Listings	1,717	1,554	10.5%	1,457	17.8%	1,397	22.9%	582	648	-10.2%	563	3.4%	679	-14.3%
Median Price	$ 418,000	$ 336,000	24.4%	$ 323,193	29.3%	$ 331,250	26.2%	$ 221,900	$ 203,500	9.0%	$ 195,000	13.8%	$ 207,000	7.2%
Average Price	$ 418,258	$ 341,777	22.4%	$ 322,165	29.8%	$ 332,777	25.7%	$ 225,771	$ 203,006	11.2%	$ 198,831	13.5%	$ 210,694	7.2%

	Townhouse							Apartment						
Surrey - Cloverdale	2016	2015	% change	2013	% change	2011	% change	2016	2015	% change	2013	% change	2011	% change
Sales	737	587	25.6%	334	120.7%	342	115.5%	322	172	87.2%	129	149.6%	127	153.5%
New Listings	812	663	22.5%	544	49.3%	658	23.4%	359	302	18.9%	257	39.7%	311	15.4%
Median Price	$ 420,000	$ 338,178	24.2%	$ 319,450	31.5%	$ 329,900	27.3%	$ 260,000	$ 220,450	17.9%	$ 215,000	20.9%	$ 229,000	13.5%
Average Price	$ 429,437	$ 345,999	24.1%	$ 331,182	29.7%	$ 337,949	27.1%	$ 284,489	$ 252,452	12.7%	$ 226,251	25.7%	$ 249,301	14.1%

	Townhouse							Apartment						
Surrey - North	2016	2015	% change	2013	% change	2011	% change	2016	2015	% change	2013	% change	2011	% change
Sales	381	250	52.4%	209	82.3%	195	95.4%	1,140	625	82.4%	518	120.1%	604	88.7%
New Listings	442	392	12.8%	406	8.9%	352	25.6%	1,441	1,486	-3.0%	1,284	12.2%	1,464	-1.6%
Median Price	$ 339,000	$ 291,150	16.4%	$ 285,000	18.9%	$ 276,000	22.8%	$ 233,000	$ 200,000	16.5%	$ 197,425	18.0%	$ 207,000	12.6%
Average Price	$ 350,041	$ 290,147	20.6%	$ 285,272	22.7%	$ 276,483	26.6%	$ 240,310	$ 207,806	15.6%	$ 206,088	16.6%	$ 209,402	14.8%

MLS® Home Price Index - Fraser Valley
December 2016

		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**	803,900	226.7	-1.1	-2.7	-1.0	20.1	48.5	48.7	75.9
	FRASER VALLEY BOARD	628,800	210.5	-0.7	-1.4	2.2	27.0	49.0	50.3	61.2
	NORTH DELTA	759,000	235.2	-0.3	-4.5	-6.4	19.1	54.0	61.2	80.7
	NORTH SURREY	521,400	215.0	-0.6	-2.4	-1.2	21.7	39.3	46.6	57.2
	SURREY	660,000	213.3	-0.8	-2.1	1.6	27.1	48.2	51.0	63.6
	CLOVERDALE	685,400	204.0	-2.2	-2.2	1.4	25.0	43.7	48.4	60.3
	SOUTH SURREY & WHITE ROCK	918,800	228.9	-1.1	-1.2	2.3	28.4	53.8	50.1	81.4
	LANGLEY	628,200	204.3	-0.5	-0.7	4.4	27.4	48.8	52.0	57.5
	ABBOTSFORD	473,000	192.9	0.2	0.9	7.7	34.2	54.0	47.6	47.4
	MISSION	510,400	194.0	-0.2	0.1	4.0	31.3	56.1	53.2	48.6
DETACHED	**LOWER MAINLAND**	1,198,700	254.6	-1.3	-4.3	-3.6	21.3	57.8	59.2	100.5
	FRASER VALLEY BOARD	856,700	228.7	-0.5	-2.4	-0.6	27.4	55.9	60.8	78.3
	NORTH DELTA	833,300	243.1	0.2	-4.9	-8.0	18.5	56.9	65.5	87.7
	NORTH SURREY	826,400	237.2	-1.2	-5.1	-5.9	23.4	54.9	61.5	82.5
	SURREY	862,800	230.5	-0.7	-2.7	-0.5	27.6	51.9	60.3	78.1
	CLOVERDALE	860,400	215.9	-2.0	-3.1	-0.7	24.5	48.2	56.0	72.2
	SOUTH SURREY & WHITE ROCK	1,430,200	270.2	-0.3	-2.0	-0.5	29.8	67.4	62.6	108.3
	LANGLEY	865,200	216.8	-0.7	-1.9	2.6	27.7	54.8	61.8	70.2
	ABBOTSFORD	666,500	209.2	0.5	-0.2	3.8	34.7	55.5	63.3	66.6
	MISSION	544,200	195.7	-0.1	-0.4	2.9	31.4	57.3	55.8	50.9
TOWNHOUSE	**LOWER MAINLAND**	553,700	200.4	-1.2	-1.6	3.3	23.2	42.5	39.3	56.8
	FRASER VALLEY BOARD	416,600	185.0	-1.8	-0.6	7.6	29.5	42.1	37.6	43.8
	NORTH DELTA	477,700	231.9	-3.7	-2.9	6.7	36.7	60.3	70.1	76.6
	NORTH SURREY	342,500	192.5	1.6	-0.9	11.9	30.2	41.8	33.2	44.0
	SURREY	432,100	190.2	-0.9	-0.4	8.4	31.9	46.7	41.0	47.9
	CLOVERDALE	451,100	183.3	-3.0	-2.8	2.6	27.7	39.3	40.4	42.7
	SOUTH SURREY & WHITE ROCK	573,300	174.4	-1.9	1.3	10.0	27.7	24.9	26.5	45.5
	LANGLEY	427,500	195.2	-2.2	-0.7	4.7	28.4	47.5	44.1	52.0
	ABBOTSFORD	295,000	159.7	-3.0	-1.5	11.7	28.8	42.8	24.7	21.5
	MISSION	336,500	183.5	-0.5	5.3	16.7	38.6	53.9	43.5	39.8
APARTMENT	**LOWER MAINLAND**	461,700	201.6	-0.3	0.4	3.0	18.2	37.4	37.5	52.6
	FRASER VALLEY BOARD	259,000	183.3	0.2	3.6	11.7	26.3	34.5	31.6	31.2
	NORTH DELTA	196,700	168.4	1.3	-1.3	0.6	17.9	29.4	15.3	19.2
	NORTH SURREY	237,300	190.0	0.0	3.6	8.0	18.8	16.9	29.4	29.3
	SURREY	237,400	180.1	-0.2	-0.6	5.2	16.3	29.2	22.7	27.4
	CLOVERDALE	309,800	214.1	-0.9	4.2	10.9	24.8	39.1	39.8	50.4
	SOUTH SURREY & WHITE ROCK	343,400	174.6	-3.9	1.0	10.6	28.6	44.3	36.5	42.0
	LANGLEY	274,800	180.3	3.4	5.1	15.1	28.7	33.2	34.6	30.3
	ABBOTSFORD	213,700	181.1	2.2	7.6	19.9	38.7	56.5	31.0	26.7
	MISSION	218,900	186.3	0.0	5.1	14.5	23.3	41.1	28.8	29.6

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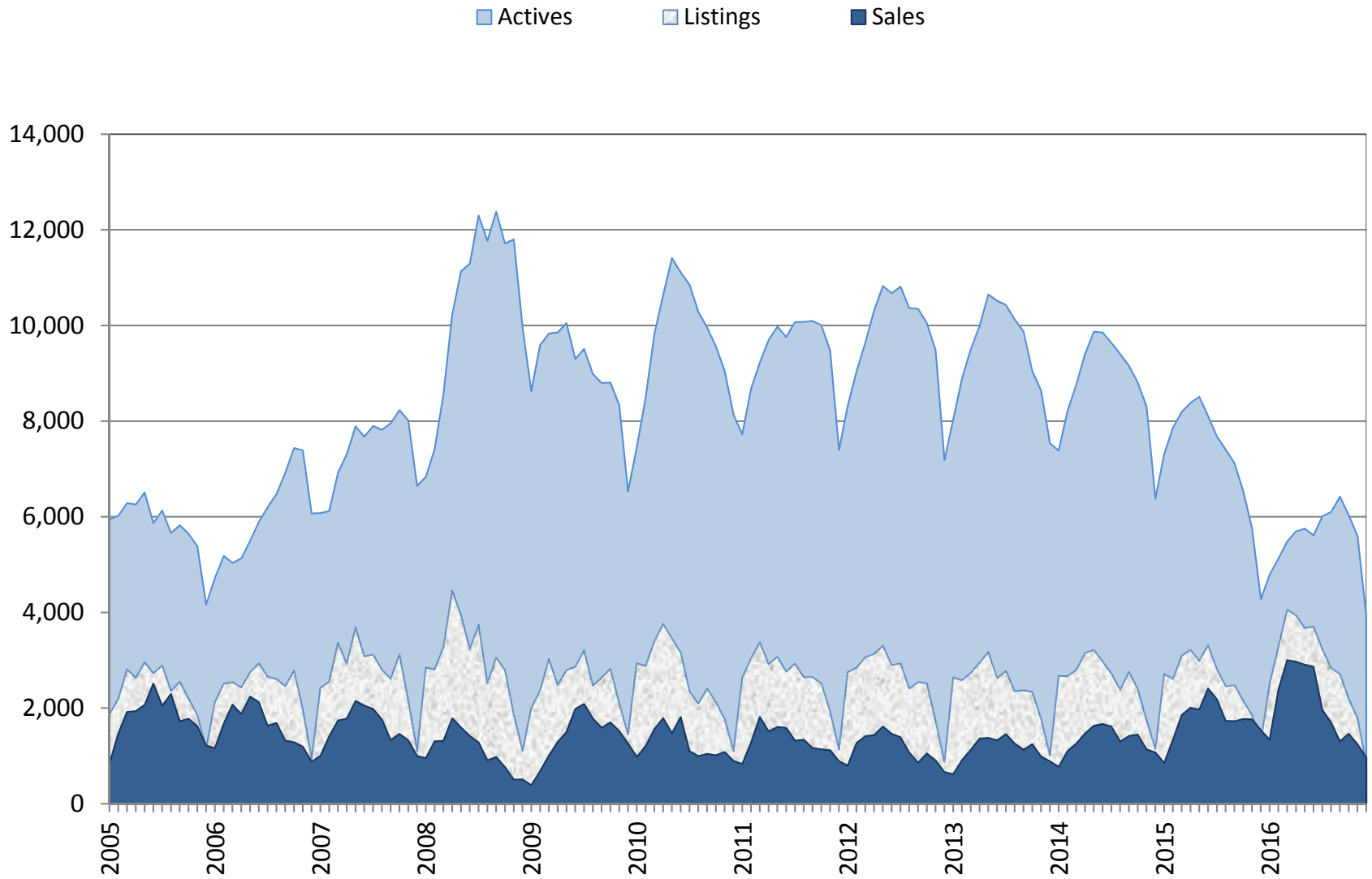
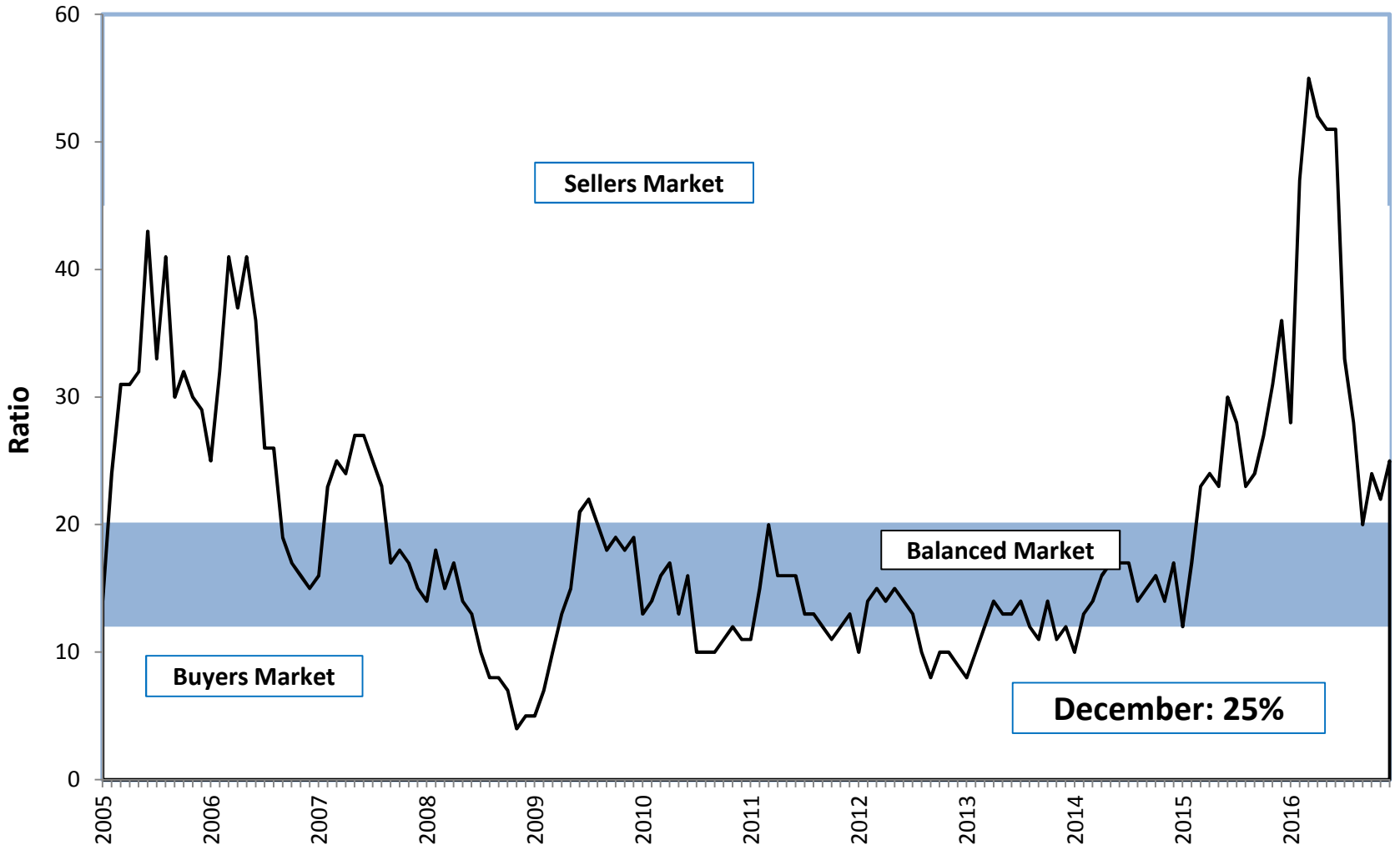
All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.
Lower Mainland combines data across the Fraser Valley and Greater Vancouver real estate board areas.

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



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



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

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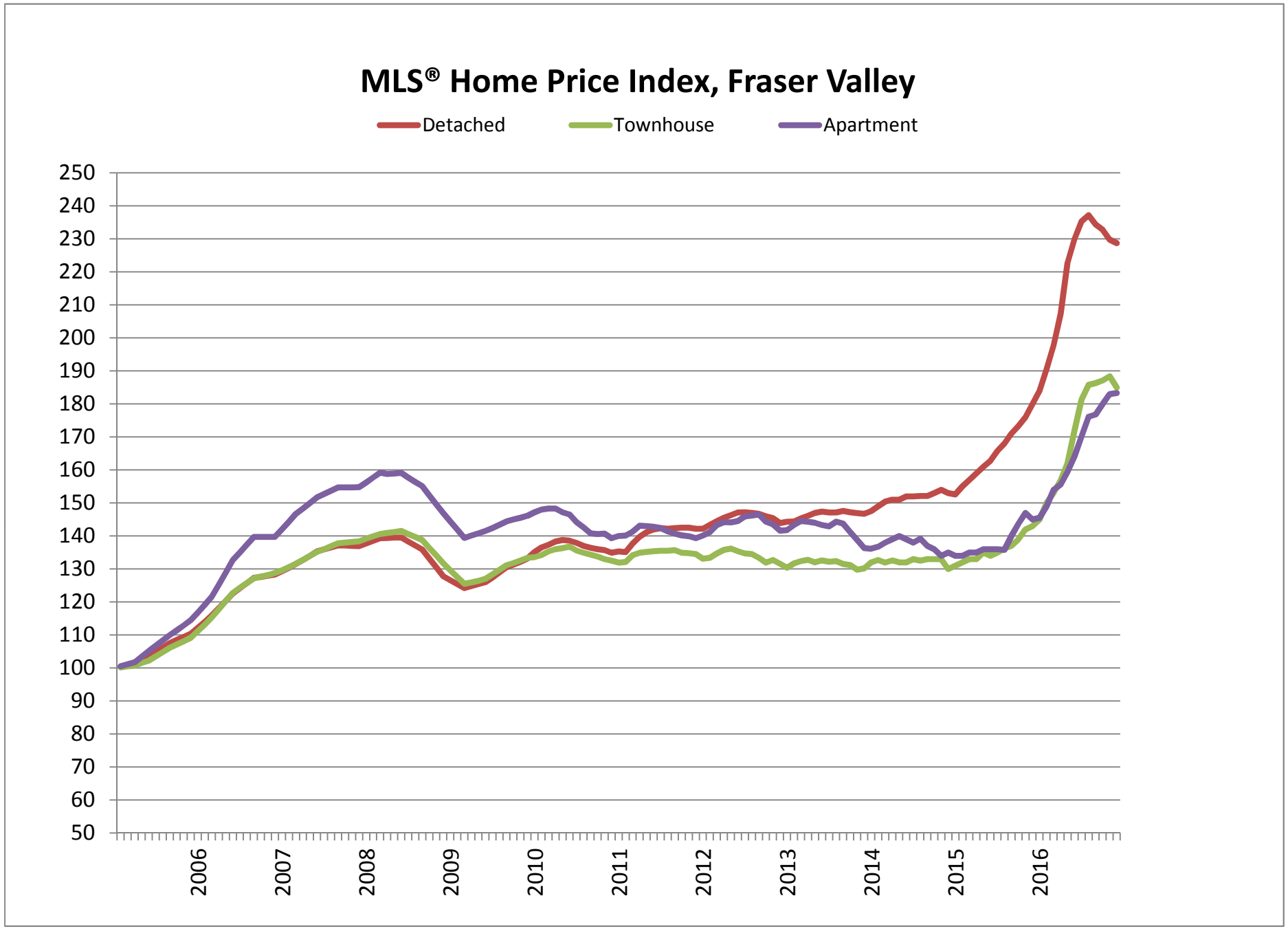
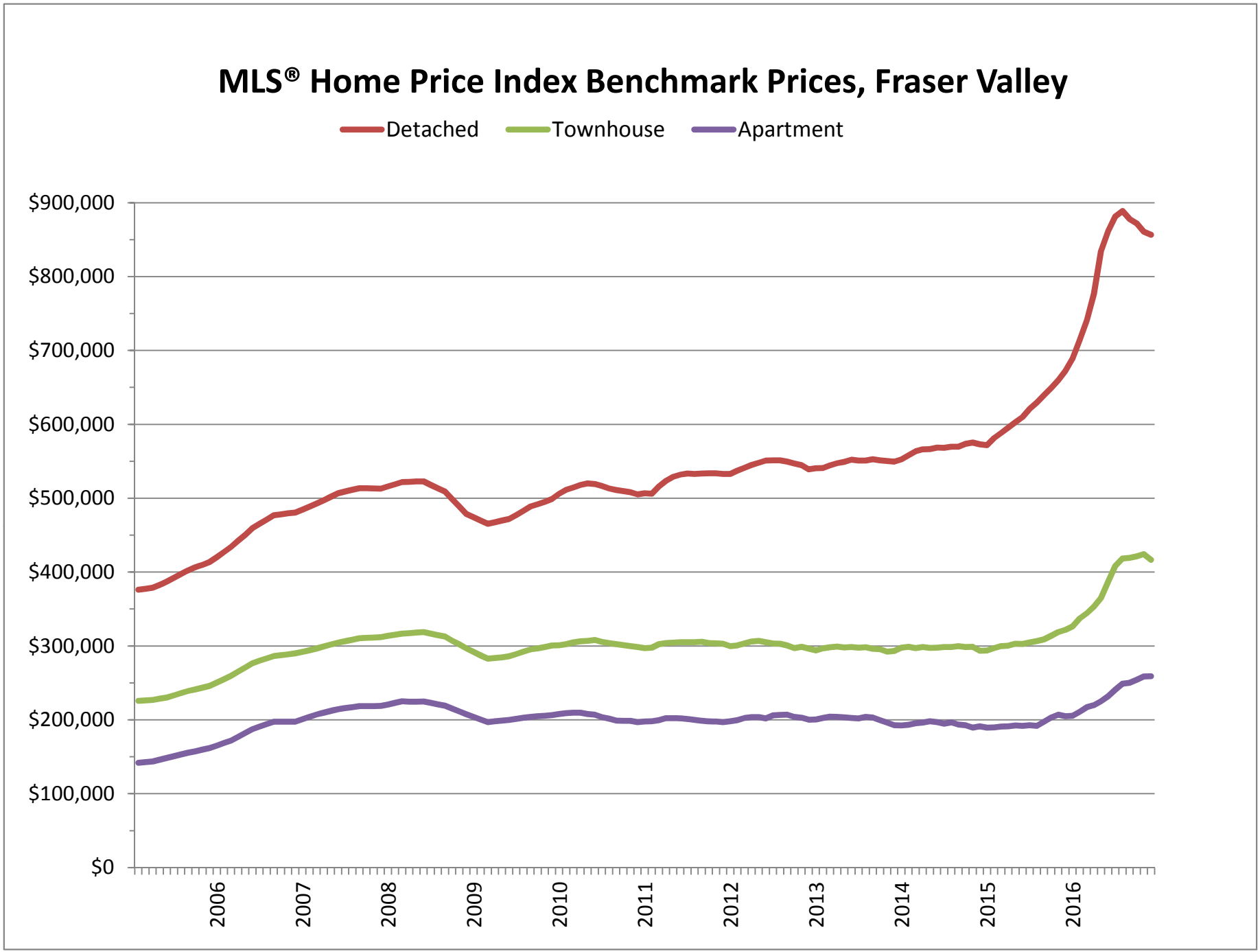
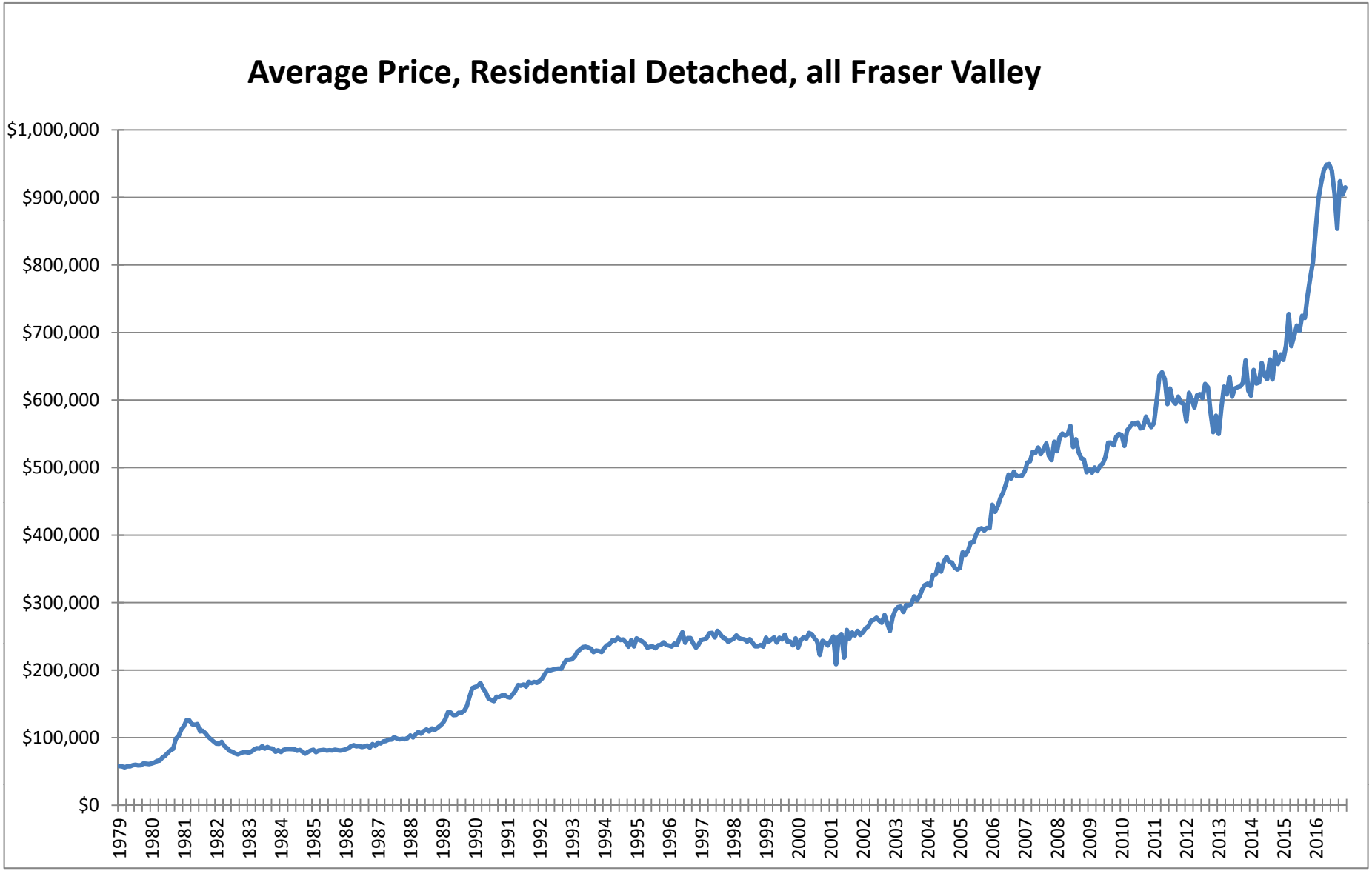

MLS® Home Price Index, Fraser Valley
Detached
Townhouse
Apartment
250
240
230
220
210
200
190
180
170
160
150
140
130
120
110
100
90
80
70
60
50
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016


MLS® Home Price Index Benchmark Prices, Fraser Valley
Detached
Townhouse
Apartment
$900,000
$800,000
$700,000
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
$0
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016


Average Price, Residential Detached, all Fraser Valley
$1,000,000
$900,000
$800,000
$700,000
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
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1979
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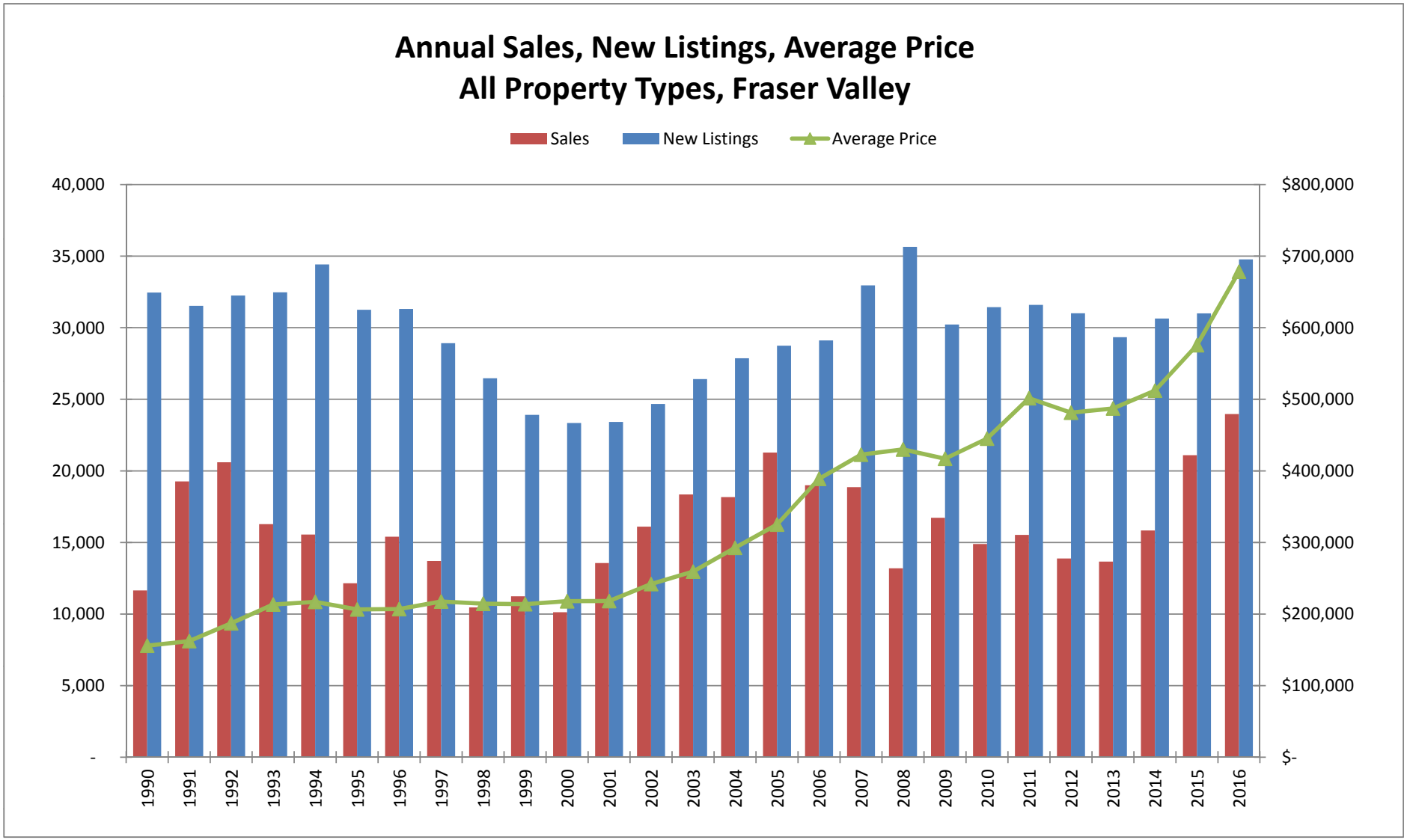
Annual Sales, New Listings, Average Price
All Property Types, Fraser Valley
Sales
New Listings
Average Price
40,000
35,000
30,000
25,000
20,000
15,000
10,000
5,000
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$700,000
$600,000
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