



# Fraser Valley Real Estate Board

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## Monthly Statistics Package

June 2009



# Fraser Valley Real Estate Board

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## NEWS RELEASE

**For Immediate Release: July 3, 2009**

### FRASER VALLEY HOME BUYERS TAKE ADVANTAGE OF GREATER AFFORDABILITY

(Surrey, BC) – Crediting low interest rates and reductions in house prices, Fraser Valley REALTORS® had their fourth busiest June on record.

The Fraser Valley Real Estate Board's Multiple Listing Service® (MLS®) processed 1,982 sales in June, an increase of 40 per cent compared to the 1,418 sales in June 2008 and 32 per cent higher than sales in May 2009. June's numbers were comparable to sales achieved during the same month in 2006 and 2007 during the strongest real estate cycle in the Lower Mainland's history.

“The combination of historically low interest rates and sellers reducing their asking prices has created greater affordability,” Board President Paul Penner said.

“Buyers are looking at monthly mortgage costs that are 20 to 25 per cent less than they were a year ago. For a home in Fraser Valley, that translates into hundreds of dollars a month in savings.”

A recent market poll conducted by the Board confirms that first-time homebuyers and people ‘buying-up’ are taking advantage of the current market conditions. The survey, looking at buying trends, was issued to Fraser Valley REALTORS® who completed a sale during the first two weeks of June. Results show that 32 per cent of buyers were first-time homebuyers and 22 per cent were buyers moving from an apartment or townhouse to a detached house.

Penner observed, “We’re essentially seeing two markets right now. Sellers have the advantage when it comes to more affordable homes, but buyers hold more sway with higher-end properties.”

The benchmark price measures the value of a ‘typical’ Fraser Valley home as determined by the MLSLink® Housing Price Index (HPI). The HPI benchmark price of a detached home in June was \$471,788, a decrease of 8 per cent compared to June 2008 when it was \$512,850 and a 1.3 per cent increase compared to May 2009 when it was \$465,939.

The HPI benchmark price of Fraser Valley townhouses decreased 10.1 per cent from \$335,090 in June 2008 to \$301,103 in June 2009, and increased 0.9 per cent compared to May 2009 when it was \$298,308. The benchmark price of apartments also decreased year-over-year by 9.6 per cent, going from \$255,670 in June of last year to \$231,014 in June 2009, and decreased 0.5 per cent compared to \$232,170 in May 2009.

The Fraser Valley Board's MLS® showed 9,300 active listings at the end of June, a decrease of 17.7 per cent compared to the 11,295 listings available in June of last year. It received 11.5 per cent fewer new listings in June, 2,863 compared to the 3,236 new listings received during the same month last year.

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*Information and photos of all Fraser Valley Real Estate Board listings can be found on the national, public web site [www.REALTOR.ca](http://www.REALTOR.ca). Further market statistics can be found on the Board's web page at [www.fvreb.bc.ca](http://www.fvreb.bc.ca).*

*The Fraser Valley Real Estate Board is an association of 2,902 real estate professionals who live and work in the communities of North Delta, Surrey, White Rock, Langley, Abbotsford, and Mission.*

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# MLS® Summary - Fraser Valley June 2009

| Grand Totals    | All Property Types |            |          |            |          |
|-----------------|--------------------|------------|----------|------------|----------|
|                 | Jun-09             | Jun-08     | % change | May-09     | % change |
| Sales           | 1,982              | 1,418      | 39.8%    | 1,501      | 32.0%    |
| New Listings    | 2,863              | 3,236      | -11.5%   | 2,797      | 2.4%     |
| Active Listings | 9,300              | 11,295     | -17.7%   | 10,047     | -7.4%    |
| Average Price   | \$ 416,192         | \$ 446,707 | -6.8%    | \$ 408,907 | 1.8%     |

| Grand Totals - year to date | All Property Types |        |          |
|-----------------------------|--------------------|--------|----------|
|                             | 2009               | 2008   | % change |
| Sales - year to date        | 6,828              | 8,332  | -18.1%   |
| New Listings - year to date | 15,533             | 20,572 | -24.5%   |

| Residential Totals | Detached   |            |          |            |          | Townhouse  |            |          |            |          | Apartment  |            |          |            |          |
|--------------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
|                    | Jun-09     | Jun-08     | % change | May-09     | % change | Jun-09     | Jun-08     | % change | May-09     | % change | Jun-09     | Jun-08     | % change | May-09     | % change |
| Sales              | 1,047      | 671        | 56.0%    | 779        | 34.4%    | 413        | 300        | 37.7%    | 330        | 25.2%    | 287        | 260        | 10.4%    | 215        | 33.5%    |
| New Listings       | 1,385      | 1,652      | -16.2%   | 1,350      | 2.6%     | 449        | 477        | -5.9%    | 492        | -8.7%    | 447        | 490        | -8.8%    | 437        | 2.3%     |
| Active Listings    | 4,046      | 5,460      | -25.9%   | 4,321      | -6.4%    | 1,219      | 1,259      | -3.2%    | 1,358      | -10.2%   | 1,405      | 1,593      | -11.8%   | 1,451      | -3.2%    |
| Benchmark Price    | \$ 471,788 | \$ 512,850 | -8.0%    | \$ 465,939 | 1.3%     | \$ 301,103 | \$ 335,090 | -10.1%   | \$ 298,308 | 0.9%     | \$ 231,014 | \$ 255,670 | -9.6%    | \$ 232,170 | -0.5%    |
| Median Price       | \$ 475,000 | \$ 527,500 | -10.0%   | \$ 477,350 | -0.5%    | \$ 310,000 | \$ 328,500 | -5.6%    | \$ 299,000 | 3.7%     | \$ 202,500 | \$ 226,800 | -10.7%   | \$ 209,500 | -3.3%    |
| Average Price      | \$ 505,976 | \$ 561,771 | -9.9%    | \$ 502,336 | 0.7%     | \$ 318,598 | \$ 337,054 | -5.5%    | \$ 304,737 | 4.5%     | \$ 211,120 | \$ 237,155 | -11.0%   | \$ 222,165 | -5.0%    |

| Abbotsford      | Detached   |            |          |            |          | Townhouse  |            |          |            |          | Apartment  |            |          |            |          |
|-----------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
|                 | Jun-09     | Jun-08     | % change | May-09     | % change | Jun-09     | Jun-08     | % change | May-09     | % change | Jun-09     | Jun-08     | % change | May-09     | % change |
| Sales           | 157        | 99         | 58.6%    | 129        | 21.7%    | 44         | 28         | 57.1%    | 56         | -21.4%   | 60         | 55         | 9.1%     | 46         | 30.4%    |
| New Listings    | 214        | 238        | -10.1%   | 211        | 1.4%     | 60         | 64         | -6.3%    | 61         | -1.6%    | 106        | 87         | 21.8%    | 90         | 17.8%    |
| Active Listings | 614        | 789        | -22.2%   | 638        | -3.8%    | 178        | 194        | -8.2%    | 185        | -3.8%    | 284        | 313        | -9.3%    | 276        | 2.9%     |
| Benchmark Price | \$ 406,583 | \$ 437,907 | -7.2%    | \$ 400,849 | 1.4%     | \$ 258,149 | \$ 304,192 | -15.1%   | \$ 258,537 | -0.2%    | \$ 200,104 | \$ 228,936 | -12.6%   | \$ 199,537 | 0.3%     |
| Median Price    | \$ 387,500 | \$ 435,000 | -10.9%   | \$ 432,000 | -10.3%   | \$ 262,500 | \$ 267,900 | -2.0%    | \$ 248,250 | 5.7%     | \$ 183,000 | \$ 200,000 | -8.5%    | \$ 182,000 | 0.5%     |
| Average Price   | \$ 432,519 | \$ 476,335 | -9.2%    | \$ 443,978 | -2.6%    | \$ 260,485 | \$ 286,067 | -8.9%    | \$ 252,553 | 3.1%     | \$ 178,495 | \$ 214,491 | -16.8%   | \$ 180,516 | -1.1%    |

| Mission         | Detached   |            |          |            |          | Townhouse |            |          |         |          | Apartment  |            |          |            |          |
|-----------------|------------|------------|----------|------------|----------|-----------|------------|----------|---------|----------|------------|------------|----------|------------|----------|
|                 | Jun-09     | Jun-08     | % change | May-09     | % change | Jun-09    | Jun-08     | % change | May-09  | % change | Jun-09     | Jun-08     | % change | May-09     | % change |
| Sales           | 76         | 46         | 65.2%    | 40         | 90.0%    | 10        | 6          | 66.7%    | 7       | 42.9%    | 1          | 3          | -66.7%   | 1          | 0.0%     |
| New Listings    | 103        | 106        | -2.8%    | 87         | 18.4%    | 5         | 7          | -28.6%   | 14      | -64.3%   | 6          | 10         | -40.0%   | 5          | 20.0%    |
| Active Listings | 352        | 421        | -16.4%   | 365        | -3.6%    | 50        | 39         | 28.2%    | 59      | -15.3%   | 30         | 29         | 3.4%     | 31         | -3.2%    |
| Benchmark Price | \$ 339,846 | \$ 381,712 | -11.0%   | \$ 351,013 | -3.2%    |           |            |          |         |          |            |            |          |            |          |
| Median Price    | \$ 362,500 | \$ 385,000 | -5.8%    | \$ 340,000 | 6.6%     | 238,000   | \$ 287,500 | -17.2%   | 220,000 | 8.2%     | \$ 115,000 | \$ 206,000 | -44.2%   | \$ 205,000 | -43.9%   |
| Average Price   | \$ 369,598 | \$ 389,856 | -5.2%    | \$ 347,130 | 6.5%     | 233,120   | \$ 308,050 | -24.3%   | 233,928 | -0.3%    | \$ 115,000 | \$ 222,666 | -48.4%   | \$ 205,000 | -43.9%   |



# MLS® Summary - Fraser Valley

## June 2009

| White Rock / South Surrey | Detached   |            |          |            |          | Townhouse  |            |          |            |          | Apartment  |            |          |            |          |
|---------------------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
|                           | Jun-09     | Jun-08     | % change | May-09     | % change | Jun-09     | Jun-08     | % change | May-09     | % change | Jun-09     | Jun-08     | % change | May-09     | % change |
| Sales                     | 135        | 81         | 66.7%    | 104        | 29.8%    | 54         | 30         | 80.0%    | 50         | 8.0%     | 54         | 44         | 22.7%    | 49         | 10.2%    |
| New Listings              | 160        | 218        | -26.6%   | 173        | -7.5%    | 67         | 51         | 31.4%    | 62         | 8.1%     | 86         | 99         | -13.1%   | 69         | 24.6%    |
| Active Listings           | 514        | 725        | -29.1%   | 567        | -9.3%    | 161        | 168        | -4.2%    | 169        | -4.7%    | 278        | 315        | -11.7%   | 298        | -6.7%    |
| Benchmark Price           | \$ 662,581 | \$ 741,139 | -10.6%   | \$ 642,337 | 3.2%     | \$ 418,646 | \$ 442,320 | -5.4%    | \$ 406,382 | 3.0%     | \$ 310,978 | \$ 344,670 | -9.8%    | \$ 317,730 | -2.1%    |
| Median Price              | \$ 650,000 | \$ 760,000 | -14.5%   | \$ 645,000 | 0.8%     | \$ 415,000 | \$ 421,900 | -1.6%    | \$ 380,000 | 9.2%     | \$ 255,000 | \$ 290,000 | -12.1%   | \$ 272,500 | -6.4%    |
| Average Price             | \$ 719,315 | \$ 849,154 | -15.3%   | \$ 688,918 | 4.4%     | \$ 432,825 | \$ 454,970 | -4.9%    | \$ 393,577 | 10.0%    | \$ 274,964 | \$ 317,798 | -13.5%   | \$ 297,401 | -7.5%    |

| Langley         | Detached   |            |          |            |          | Townhouse  |            |          |            |          | Apartment  |            |          |            |          |
|-----------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
|                 | Jun-09     | Jun-08     | % change | May-09     | % change | Jun-09     | Jun-08     | % change | May-09     | % change | Jun-09     | Jun-08     | % change | May-09     | % change |
| Sales           | 206        | 142        | 45.1%    | 148        | 39.2%    | 88         | 74         | 18.9%    | 62         | 41.9%    | 63         | 47         | 34.0%    | 39         | 61.5%    |
| New Listings    | 197        | 218        | -9.6%    | 194        | 1.5%     | 85         | 85         | 0.0%     | 95         | -10.5%   | 74         | 58         | 27.6%    | 79         | -6.3%    |
| Active Listings | 435        | 658        | -33.9%   | 511        | -14.9%   | 226        | 201        | 12.4%    | 257        | -12.1%   | 209        | 191        | 9.4%     | 233        | -10.3%   |
| Benchmark Price | \$ 479,960 | \$ 521,247 | -7.9%    | \$ 475,516 | 0.9%     | \$ 300,791 | \$ 331,097 | -9.2%    | \$ 298,485 | 0.8%     | \$ 224,920 | \$ 245,537 | -8.4%    | \$ 227,410 | -1.1%    |
| Median Price    | \$ 485,000 | \$ 536,000 | -9.5%    | \$ 483,000 | 0.4%     | \$ 301,500 | \$ 320,000 | -5.8%    | \$ 284,000 | 6.2%     | \$ 200,000 | \$ 227,900 | -12.2%   | \$ 203,000 | -1.5%    |
| Average Price   | \$ 505,249 | \$ 548,122 | -7.8%    | \$ 489,156 | 3.3%     | \$ 305,556 | \$ 330,122 | -7.4%    | \$ 289,027 | 5.7%     | \$ 201,211 | \$ 236,690 | -15.0%   | \$ 206,364 | -2.5%    |

| Delta - North   | Detached   |            |          |            |          | Townhouse |         |          |         |          | Apartment  |            |          |            |          |
|-----------------|------------|------------|----------|------------|----------|-----------|---------|----------|---------|----------|------------|------------|----------|------------|----------|
|                 | Jun-09     | Jun-08     | % change | May-09     | % change | Jun-09    | Jun-08  | % change | May-09  | % change | Jun-09     | Jun-08     | % change | May-09     | % change |
| Sales           | 57         | 42         | 35.7%    | 56         | 1.8%     | 10        | 1       | 900.0%   | 14      | -28.6%   | 3          | 1          | 200.0%   | 4          | -25.0%   |
| New Listings    | 67         | 121        | -44.6%   | 72         | -6.9%    | 9         | 4       | 125.0%   | 17      | -47.1%   | 8          | 6          | 33.3%    | 2          | 300.0%   |
| Active Listings | 153        | 322        | -52.5%   | 178        | -14.0%   | 18        | 11      | 63.6%    | 22      | -18.2%   | 16         | 15         | 6.7%     | 13         | 23.1%    |
| Benchmark Price | \$ 475,849 | \$ 495,189 | -3.9%    | \$ 472,234 | 0.8%     |           |         |          |         |          |            |            |          |            |          |
| Median Price    | \$ 442,500 | \$ 474,000 | -6.6%    | \$ 455,000 | -2.7%    | 369,900   | 325,000 | 13.8%    | 349,900 | 5.7%     | \$ 220,000 | \$ 260,000 | -15.4%   | \$ 177,000 | 24.3%    |
| Average Price   | \$ 466,230 | \$ 495,514 | -5.9%    | \$ 480,119 | -2.9%    | 355,910   | 325,000 | 9.5%     | 352,842 | 0.9%     | \$ 246,666 | \$ 260,000 | -5.1%    | \$ 207,500 | 18.9%    |



# MLS® Summary - Fraser Valley

## June 2009

| Surrey - Combined* | Detached   |            |          |            |          | Townhouse  |            |          |            |          | Apartment  |            |          |            |          |
|--------------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
|                    | Jun-09     | Jun-08     | % change | May-09     | % change | Jun-09     | Jun-08     | % change | May-09     | % change | Jun-09     | Jun-08     | % change | May-09     | % change |
| Sales              | 416        | 261        | 59.4%    | 302        | 37.7%    | 207        | 161        | 28.6%    | 141        | 46.8%    | 106        | 110        | -3.6%    | 76         | 39.5%    |
| Average Price      | \$ 495,188 | \$ 553,378 | -10.5%   | \$ 496,593 | -0.3%    | \$ 309,025 | \$ 328,293 | -5.9%    | \$ 299,606 | 3.1%     | \$ 202,852 | \$ 216,616 | -6.4%    | \$ 207,974 | -2.5%    |

\*Central Surrey, Cloverdale and North Surrey

| Surrey - Central | Detached   |            |          |            |          | Townhouse  |            |          |            |          | Apartment  |            |          |            |          |
|------------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
|                  | Jun-09     | Jun-08     | % change | May-09     | % change | Jun-09     | Jun-08     | % change | May-09     | % change | Jun-09     | Jun-08     | % change | May-09     | % change |
| Sales            | 193        | 138        | 39.9%    | 149        | 29.5%    | 116        | 95         | 22.1%    | 80         | 45.0%    | 30         | 34         | -11.8%   | 18         | 66.7%    |
| New Listings     | 363        | 414        | -12.3%   | 353        | 2.8%     | 127        | 154        | -17.5%   | 144        | -11.8%   | 36         | 54         | -33.3%   | 51         | -29.4%   |
| Active Listings  | 1,211      | 1,430      | -15.3%   | 1,218      | -0.6%    | 357        | 379        | -5.8%    | 396        | -9.8%    | 151        | 140        | 7.9%     | 161        | -6.2%    |
| Benchmark Price  | \$ 484,997 | \$ 520,354 | -6.8%    | \$ 479,034 | 1.2%     | \$ 304,675 | \$ 331,487 | -8.1%    | \$ 299,487 | 1.7%     |            |            |          |            |          |
| Median Price     | \$ 503,000 | \$ 540,000 | -6.9%    | \$ 480,000 | 4.8%     | \$ 315,000 | \$ 330,000 | -4.5%    | \$ 302,000 | 4.3%     | \$ 190,000 | \$ 208,000 | -8.7%    | \$ 212,000 | -10.4%   |
| Average Price    | \$ 502,455 | \$ 557,068 | -9.8%    | \$ 490,757 | 2.4%     | \$ 316,371 | \$ 333,997 | -5.3%    | \$ 305,742 | 3.5%     | \$ 202,339 | \$ 216,617 | -6.6%    | \$ 198,388 | 2.0%     |

| Surrey - Cloverdale | Detached   |            |          |            |          | Townhouse  |            |          |            |          | Apartment  |            |          |            |          |
|---------------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
|                     | Jun-09     | Jun-08     | % change | May-09     | % change | Jun-09     | Jun-08     | % change | May-09     | % change | Jun-09     | Jun-08     | % change | May-09     | % change |
| Sales               | 102        | 55         | 85.5%    | 75         | 36.0%    | 58         | 40         | 45.0%    | 40         | 45.0%    | 5          | 11         | -54.5%   | 6          | -16.7%   |
| New Listings        | 114        | 126        | -9.5%    | 106        | 7.5%     | 59         | 66         | -10.6%   | 62         | -4.8%    | 9          | 25         | -64.0%   | 9          | 0.0%     |
| Active Listings     | 280        | 359        | -22.0%   | 300        | -6.7%    | 124        | 125        | -0.8%    | 137        | -9.5%    | 40         | 65         | -38.5%   | 46         | -13.0%   |
| Benchmark Price     | \$ 502,438 | \$ 544,075 | -7.7%    | \$ 495,890 | 1.3%     |            |            |          |            |          |            |            |          |            |          |
| Median Price        | \$ 499,900 | \$ 540,000 | -7.4%    | \$ 478,000 | 4.6%     | \$ 324,000 | \$ 335,000 | -3.3%    | \$ 315,000 | 2.9%     | \$ 212,500 | \$ 237,000 | -10.3%   | \$ 229,000 | -7.2%    |
| Average Price       | \$ 502,342 | \$ 543,151 | -7.5%    | \$ 491,929 | 2.1%     | \$ 318,991 | \$ 334,732 | -4.7%    | \$ 313,930 | 1.6%     | \$ 224,400 | \$ 265,681 | -15.5%   | \$ 280,840 | -20.1%   |

| Surrey - North  | Detached   |            |          |            |          | Townhouse  |            |          |            |          | Apartment  |            |          |            |          |
|-----------------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
|                 | Jun-09     | Jun-08     | % change | May-09     | % change | Jun-09     | Jun-08     | % change | May-09     | % change | Jun-09     | Jun-08     | % change | May-09     | % change |
| Sales           | 121        | 68         | 77.9%    | 78         | 55.1%    | 33         | 26         | 26.9%    | 21         | 57.1%    | 71         | 65         | 9.2%     | 52         | 36.5%    |
| New Listings    | 166        | 211        | -21.3%   | 154        | 7.8%     | 34         | 46         | -26.1%   | 37         | -8.1%    | 122        | 151        | -19.2%   | 131        | -6.9%    |
| Active Listings | 483        | 742        | -34.9%   | 540        | -10.6%   | 101        | 141        | -28.4%   | 132        | -23.5%   | 395        | 523        | -24.5%   | 391        | 1.0%     |
| Benchmark Price | \$ 441,707 | \$ 492,079 | -10.2%   | \$ 431,701 | 2.3%     | \$ 260,683 | \$ 302,144 | -13.7%   | \$ 264,832 | -1.6%    | \$ 221,886 | \$ 239,938 | -7.5%    | \$ 221,419 | 0.2%     |
| Median Price    | \$ 430,000 | \$ 487,500 | -11.8%   | \$ 470,000 | -8.5%    | \$ 257,896 | \$ 285,000 | -9.5%    | \$ 230,000 | 12.1%    | \$ 198,900 | \$ 192,000 | 3.6%     | \$ 201,250 | -1.2%    |
| Average Price   | \$ 477,564 | \$ 554,160 | -13.8%   | \$ 512,224 | -6.8%    | \$ 265,684 | \$ 297,538 | -10.7%   | \$ 248,947 | 6.7%     | \$ 201,551 | \$ 208,312 | -3.2%    | \$ 202,884 | -0.7%    |



# Housing Price Index - Fraser Valley

## June 2009

|                    | BENCHMARK PRICE                      | INDEX (HPI) | ONE MONTH % CHANGE | THREE MONTH % CHANGE | SIX MONTH % CHANGE | ONE YEAR % CHANGE | THREE YEAR % CHANGE | FIVE YEAR % CHANGE |      |
|--------------------|--------------------------------------|-------------|--------------------|----------------------|--------------------|-------------------|---------------------|--------------------|------|
| <b>RESIDENTIAL</b> | <b>FRASER VALLEY BOARD</b>           | 419,816     | 205.4              | 1.3                  | 2.5                | 0.8               | -8.6                | 4.8                | 42.9 |
| <b>DETACHED</b>    | <b>FRASER VALLEY BOARD</b>           | 471,788     | 201.1              | 1.3                  | 2.6                | 1.6               | -8.0                | 4.6                | 39.0 |
|                    | <b>NORTH DELTA</b>                   | 475,849     | 209.7              | 0.8                  | 2.2                | 4.3               | -3.9                | 2.5                | 42.5 |
|                    | NORTH DELTA ANNIEVILLE               | 422,765     | 209.3              | -3.5                 | 3.5                | -4.3              | -6.9                | 3.2                | 40.6 |
|                    | NORTH DELTA NORDEL                   | 458,576     | 197.4              | -2.0                 | -0.5               | -2.5              | -5.4                | -4.5               | 35.2 |
|                    | NORTH DELTA SCOTTSDALE               | 432,749     | 215.5              | 1.8                  | 5.4                | 18.7              | -2.6                | 4.9                | 45.2 |
|                    | NORTH DELTA SUNSHINE HILLS & WOODS   | 594,466     | 209.4              | 6.1                  | 0.8                | 5.4               | -1.2                | 6.6                | 48.4 |
|                    | <b>NORTH SURREY</b>                  | 441,707     | 192.1              | 2.3                  | 1.3                | -6.3              | -10.2               | 1.7                | 37.7 |
|                    | NORTH SURREY BOLIVAR HEIGHTS         | 365,983     | 185.4              | 4.8                  | 2.0                | -0.8              | -10.7               | -1.1               | 34.5 |
|                    | NORTH SURREY CEDAR HILLS             | 394,691     | 207.4              | 0.5                  | 7.4                | 0.0               | -5.9                | 0.5                | 37.4 |
|                    | NORTH SURREY FRASER HEIGHTS          | 613,099     | 182.3              | -1.6                 | 1.2                | -8.4              | -10.8               | 6.4                | 40.6 |
|                    | NORTH SURREY GUILDFORD               | 425,570     | 194.5              | 2.0                  | -10.2              | -7.2              | -12.5               | -1.5               | 37.5 |
|                    | NORTH SURREY OTHER                   | 380,730     | 197.9              | 6.9                  | 5.4                | -11.8             | -10.6               | 1.2                | 37.2 |
|                    | <b>SURREY</b>                        | 484,997     | 201.6              | 1.2                  | 4.7                | 2.1               | -6.8                | 3.5                | 38.9 |
|                    | SURREY BEAR CREEK GREEN TIMBERS      | 495,800     | 200.9              | 3.3                  | 7.5                | 3.2               | -6.3                | 2.0                | 40.1 |
|                    | SURREY EAST NEWTON                   | 471,179     | 203.8              | -0.1                 | 1.1                | 2.6               | -8.1                | 3.8                | 34.3 |
|                    | SURREY FLEETWOOD TYNEHEAD            | 518,686     | 193.0              | -0.3                 | 3.3                | 1.5               | -8.0                | 5.7                | 35.7 |
|                    | SURREY PANORAMA RIDGE SULLIVAN       | 553,272     | 201.2              | 0.7                  | 5.6                | -1.2              | -7.9                | 6.4                | 43.4 |
|                    | SURREY QUEEN MARY PARK               | 420,990     | 197.4              | 0.1                  | 7.7                | -1.1              | -2.4                | 0.0                | 39.0 |
|                    | SURREY WEST NEWTON                   | 452,576     | 201.6              | 3.8                  | 3.3                | 6.4               | -7.4                | 2.5                | 41.9 |
|                    | CLOVERDALE                           | 502,438     | 197.5              | 1.3                  | 2.1                | 3.2               | -7.7                | 10.2               | 40.5 |
|                    | <b>SOUTH SURREY &amp; WHITE ROCK</b> | 662,581     | 201.0              | 3.2                  | 3.8                | 5.7               | -10.6               | 2.4                | 38.5 |
|                    | SOUTH SURREY CRESCENT BCH OCEAN PRK  | 713,919     | 230.8              | 7.0                  | 2.6                | 8.4               | 2.0                 | 4.9                | 37.2 |
|                    | SOUTH SURREY ELGIN CHANTRELL         | 1,036,860   | 206.1              | 1.5                  | 6.6                | 8.8               | -6.0                | 8.4                | 53.6 |
|                    | SOUTH SURREY KING GEORGE CORRIDOR    | 486,473     | 182.9              | -0.6                 | 7.8                | 10.2              | -9.8                | 2.1                | 37.9 |
|                    | SOUTH SURREY SOUTH-EAST              | 868,649     | 188.9              | 2.4                  | 1.7                | -4.7              | -12.6               | 11.2               | 41.9 |
|                    | SOUTH SURREY SUNNYSIDE PARK          | 619,943     | 187.0              | 1.1                  | 0.9                | -1.8              | -11.7               | 4.5                | 35.4 |
|                    | SOUTH SURREY WHITE ROCK              | 574,756     | 196.3              | 5.3                  | 3.0                | 7.5               | -22.8               | -7.4               | 32.9 |
|                    | <b>LANGLEY</b>                       | 479,960     | 194.6              | 0.9                  | 1.4                | 2.1               | -7.9                | 9.4                | 36.5 |
|                    | LANGLEY ALDERGROVE                   | 398,067     | 201.1              | 2.2                  | 1.7                | 1.3               | -5.5                | 9.8                | 36.9 |
|                    | LANGLEY CITY MURRYVL WILLOBY BRKSWD  | 491,959     | 207.2              | -0.6                 | -0.3               | 0.8               | -8.4                | 9.3                | 38.9 |
|                    | LANGLEY WALNUT GROVE                 | 507,219     | 182.2              | 2.9                  | 4.4                | 4.8               | -8.4                | 9.4                | 32.1 |



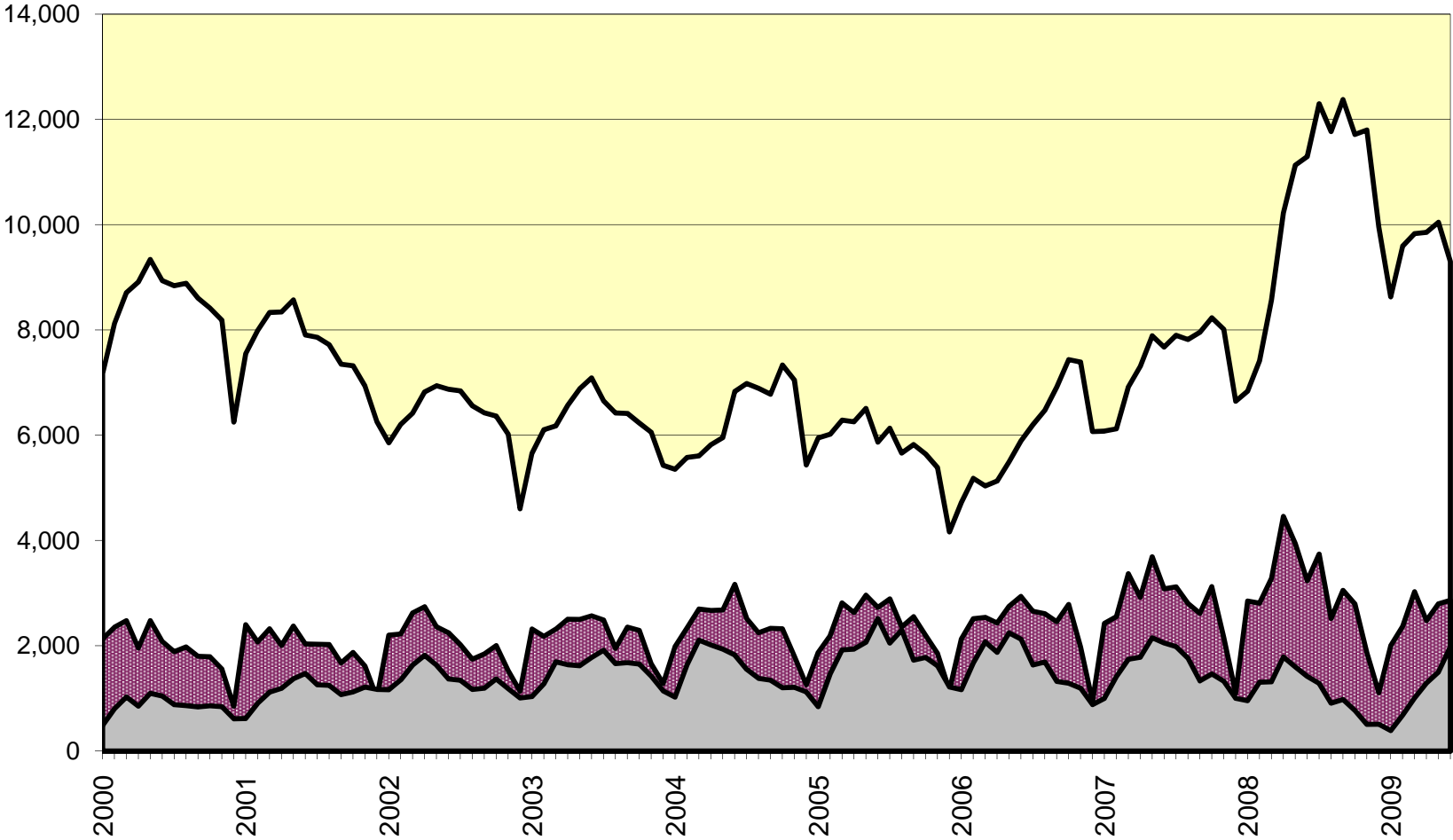
# Housing Price Index - Fraser Valley

## June 2009

|                  | BENCHMARK PRICE                | INDEX (HPI) | ONE MONTH % CHANGE | THREE MONTH % CHANGE | SIX MONTH % CHANGE | ONE YEAR % CHANGE | THREE YEAR % CHANGE | FIVE YEAR % CHANGE |      |
|------------------|--------------------------------|-------------|--------------------|----------------------|--------------------|-------------------|---------------------|--------------------|------|
| <b>DETACHED</b>  |                                |             |                    |                      |                    |                   |                     |                    |      |
| continued        | ABBOTSFORD                     | 406,583     | 204.2              | 1.4                  | 3.3                | 5.6               | -7.2                | 6.6                | 41.3 |
|                  | ABBOTSFORD CENTRAL POPLAR      | 363,003     | 204.6              | 1.2                  | 0.1                | 5.5               | -4.3                | 6.5                | 45.6 |
|                  | ABBOTSFORD EAST                | 446,045     | 204.0              | 1.7                  | 3.5                | 7.7               | -7.2                | 8.7                | 40.4 |
|                  | ABBOTSFORD WEST                | 393,586     | 203.9              | 1.2                  | 5.0                | 3.6               | -8.7                | 4.5                | 39.9 |
|                  | MISSION                        | 339,846     | 201.7              | -3.2                 | -2.4               | -5.8              | -11.0               | 2.1                | 37.1 |
| <b>TOWNHOUSE</b> |                                |             |                    |                      |                    |                   |                     |                    |      |
|                  | FRASER VALLEY BOARD            | 301,103     | 191.4              | 0.9                  | 1.8                | 1.6               | -10.1               | 4.6                | 40.7 |
|                  | NORTH SURREY GUILDFORD         | 260,683     | 223.4              | -1.6                 | 5.3                | 6.5               | -13.7               | 3.2                | 47.1 |
|                  | SURREY                         | 304,675     | 189.1              | 1.7                  | 1.3                | 2.8               | -8.1                | 7.1                | 45.6 |
|                  | SURREY FLEETWOOD               | 334,254     | 178.3              | 2.6                  | 1.5                | -0.9              | -9.2                | 5.1                | 30.7 |
|                  | SURREY OTHER                   | 292,459     | 194.1              | 1.4                  | 1.2                | 4.5               | -7.6                | 7.9                | 52.6 |
|                  | SOUTH SURREY & WHITE ROCK      | 418,646     | 176.9              | 3.0                  | 2.8                | 1.0               | -5.4                | 2.4                | 36.2 |
|                  | LANGLEY                        | 300,791     | 190.9              | 0.8                  | 0.6                | 2.6               | -9.2                | 3.7                | 39.1 |
|                  | ABBOTSFORD                     | 258,149     | 190.7              | -0.1                 | 1.7                | -2.5              | -15.1               | 4.3                | 36.0 |
| <b>APARTMENT</b> |                                |             |                    |                      |                    |                   |                     |                    |      |
|                  | FRASER VALLEY BOARD            | 231,014     | 249.3              | -0.5                 | 1.7                | -2.8              | -9.6                | 6.6                | 69.7 |
|                  | NORTH SURREY                   | 221,886     | 259.3              | 0.2                  | 0.6                | -3.1              | -7.5                | 8.4                | 77.4 |
|                  | NORTH SURREY WHALLEY           | 219,277     | 276.7              | 1.2                  | 2.6                | 0.2               | -9.2                | 2.2                | 81.0 |
|                  | NORTH SURREY GUILDFORD         | 224,190     | 244.3              | -0.7                 | -1.1               | -5.9              | -6.0                | 14.0               | 74.3 |
|                  | SOUTH SURREY WHITE ROCK        | 310,978     | 228.4              | -2.1                 | 0.7                | -5.5              | -9.8                | 3.2                | 60.3 |
|                  | LANGLEY                        | 224,920     | 220.9              | -1.1                 | 1.7                | -1.5              | -8.4                | 6.0                | 58.0 |
|                  | ABBOTSFORD                     | 200,104     | 274.9              | 0.3                  | 3.5                | -1.6              | -12.6               | 7.5                | 76.8 |
| <b>ACREAGE</b>   |                                |             |                    |                      |                    |                   |                     |                    |      |
|                  | FRASER VALLEY BOARD            | 756,676     | 223.8              | 5.9                  | 4.3                | -4.0              | -9.2                | 3.7                | 48.2 |
|                  | SURREY, CLOVERDALE & N. SURREY | 814,289     | 229.1              | 0.4                  | -7.0               | -15.3             | -11.4               | 24.3               | 58.3 |
|                  | SOUTH SURREY & WHITE ROCK      | 873,409     | 220.9              | -2.4                 | -15.2              | -15.9             | -6.6                | 7.4                | 53.6 |
|                  | LANGLEY                        | 829,632     | 238.5              | 4.2                  | 4.0                | -9.1              | -10.8               | -6.8               | 43.4 |
|                  | ABBOTSFORD                     | 822,625     | 233.3              | 29.1                 | 40.5               | 25.8              | 9.9                 | 20.5               | 60.7 |
|                  | MISSION                        | 505,510     | 203.9              | 3.4                  | 4.5                | 5.9               | -18.0               | -3.9               | 37.8 |

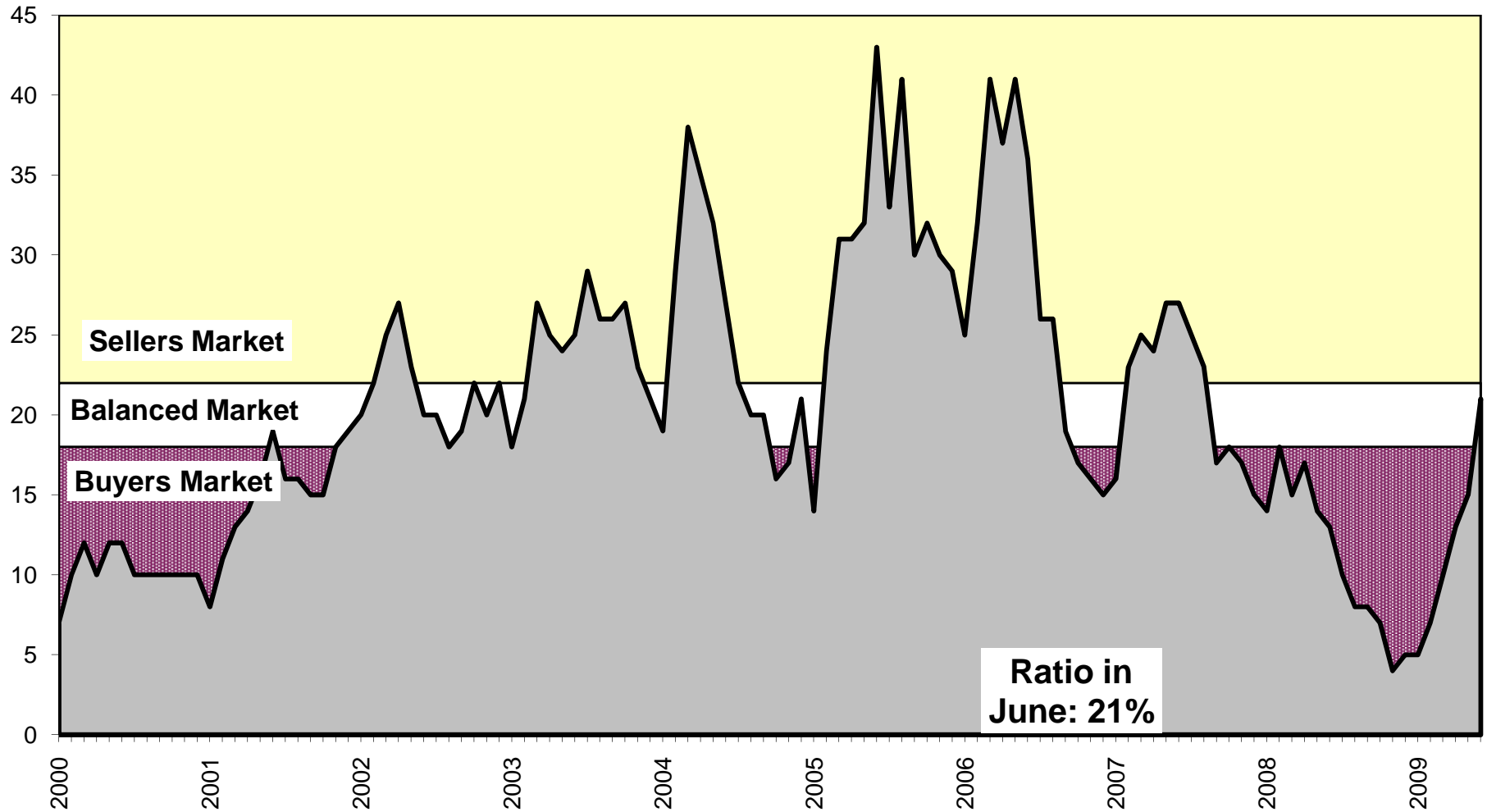
### Sales, Listings & Active Inventory, All Types, Fraser Valley

Active Listings Sales



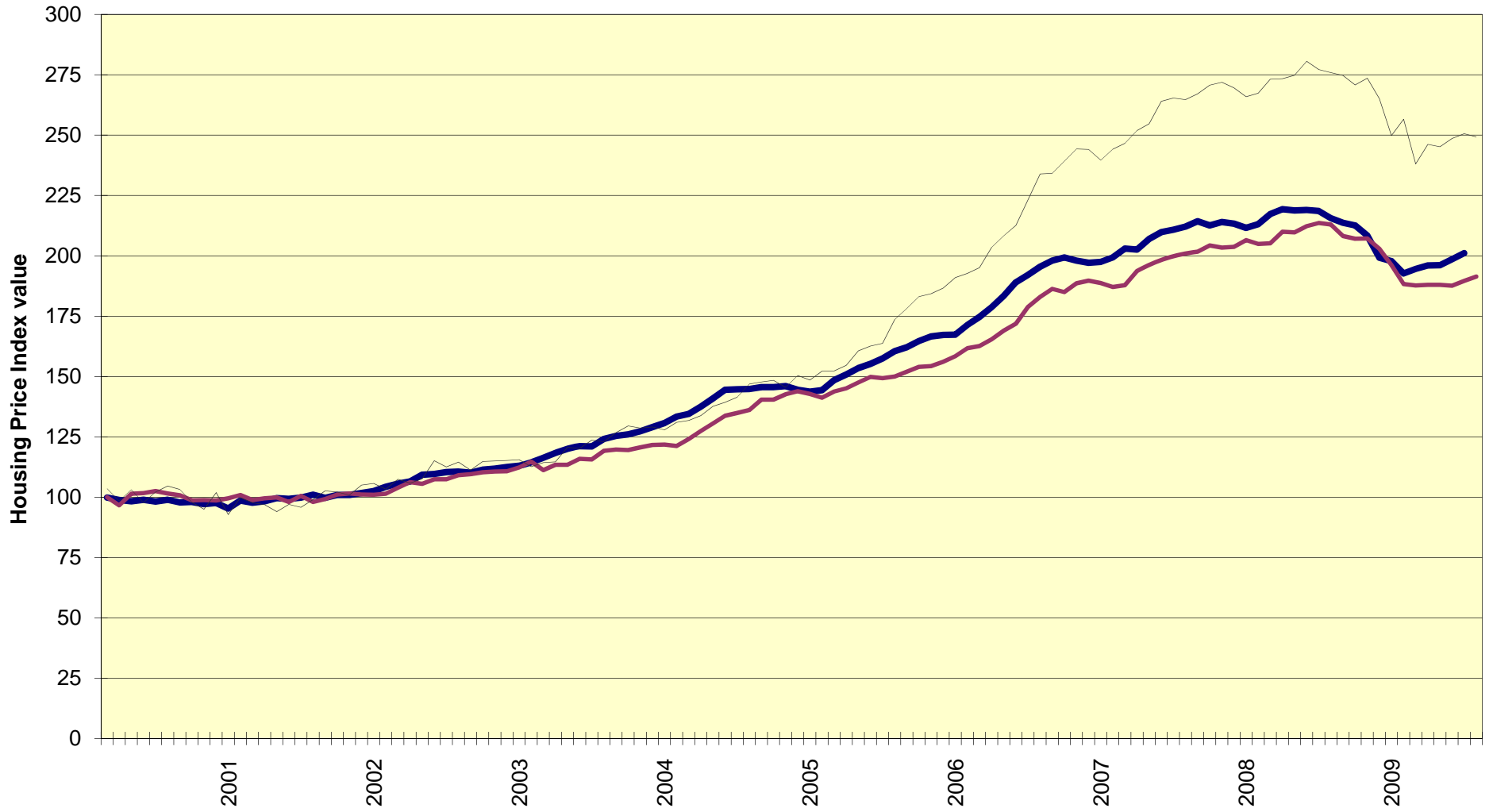


## Sales-to-Active Listings Ratio, All Types, Fraser Valley



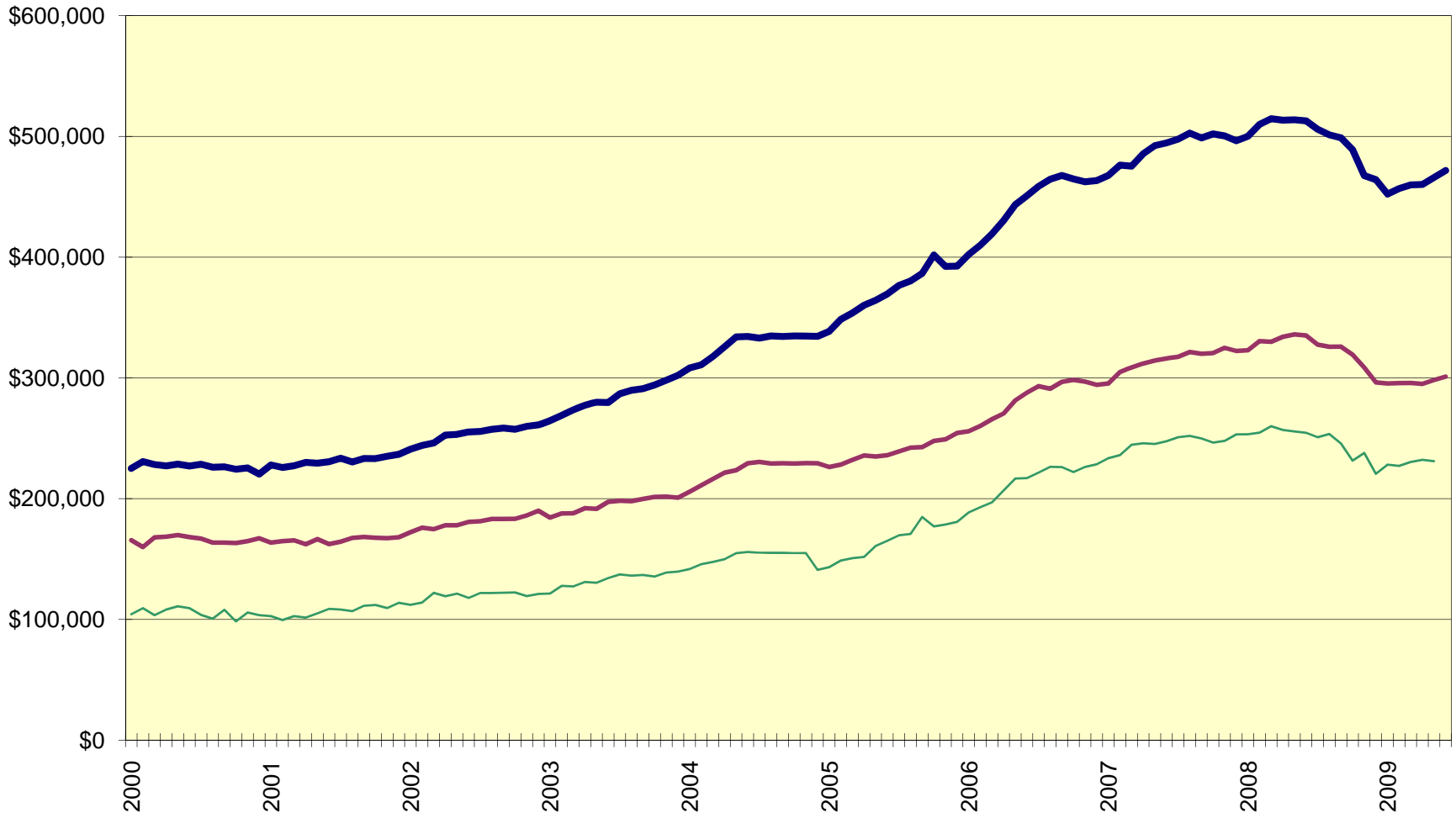
# Housing Price Index, Fraser Valley

HPI - Detached    HPI -Townhouse    HPI - Apartment

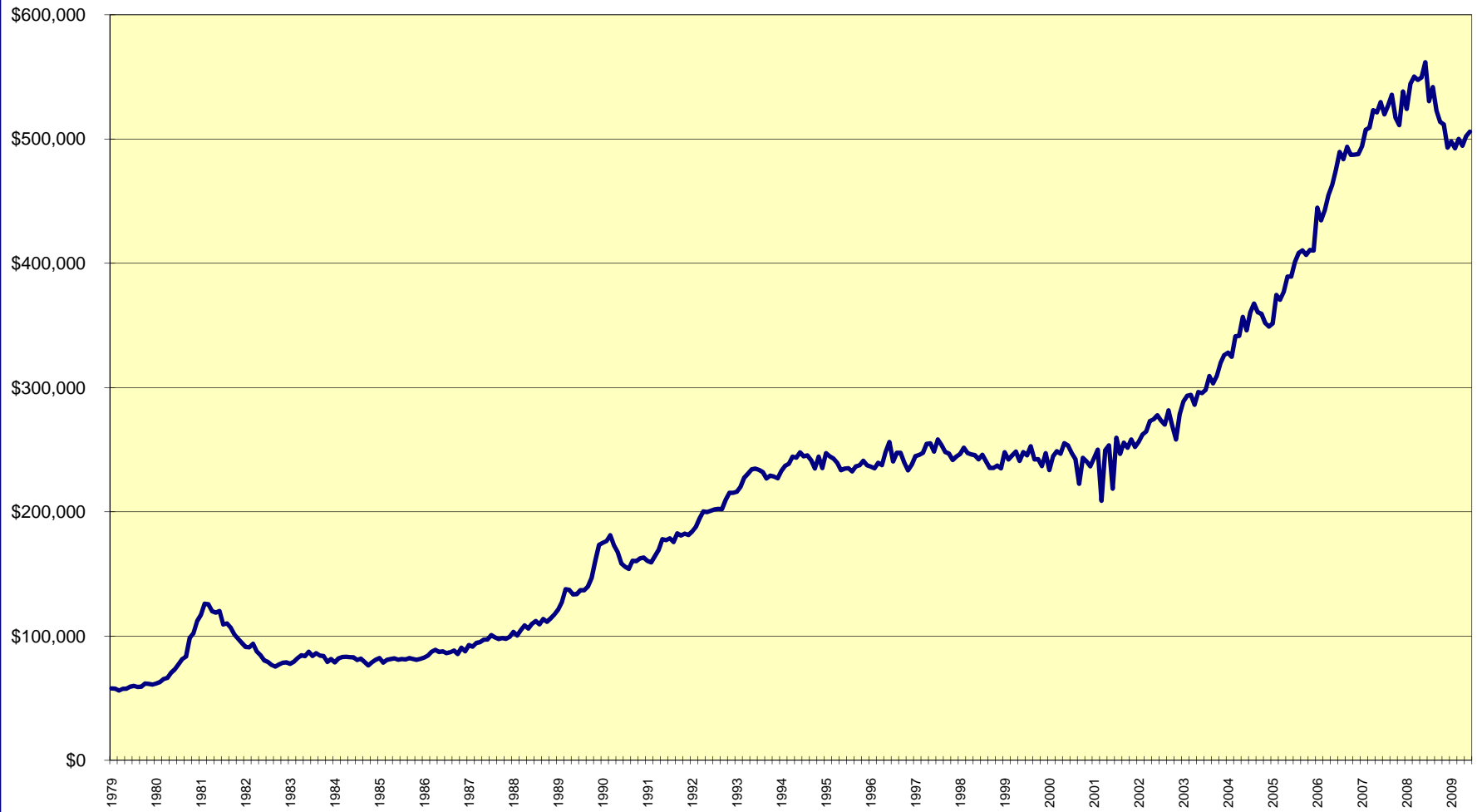


# Benchmark Price, By Type, Fraser Valley

— Apartment — Townhouse — Detached



Average Price, residential detached homes, all Fraser Valley



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

■ Sales ■ New Listings ◆ Average Price

