



Fraser Valley Real Estate Board

Monthly Statistics Package

June 2010



Fraser Valley Real Estate Board

NEWS RELEASE

For immediate release: July 5, 2010

FRASER VALLEY REAL ESTATE MARKET PICKS UP IN JUNE

(Surrey, BC) – Sales processed on the Fraser Valley Real Estate Board’s Multiple Listing Service (MLS®) increased by 23 per cent in one month going from 1,477 sales in May to 1,815 in June. June’s numbers represent an 8 per cent decrease compared to the 1,982 sales during the same month last year.

Deanna Horn, president of the Board, says, “Historically, it’s not unusual for June sales to outperform May in the Fraser Valley. This has happened in nine of the last twenty years.

“However, a 23 per cent increase in one month is significant. We were busier than expected and it could be due to the combined effect of mortgage rates edging down, the Harmonized Sales Tax coming into effect July 1, as well as the tremendous selection of homes available in the Fraser Valley.

“Although we’re seeing a decrease in the number of new properties coming on stream, June buyers have only had this volume of homes to choose from two other times in our history, in 1995 and 2008.”

The total active inventory on Fraser Valley’s MLS® at month’s end was 11,110, 19 per cent more than was available in June 2009. The Board’s MLS® received 9 per cent fewer new listings in June compared to May, good news according to Horn.

“Listings typically do decrease in the summer, which will continue to stabilize the market.

“Over the last few months, we’ve seen residential benchmark prices leveling. Year-over-year, price increases may still appear dramatic depending on the property type and location because at this time last year, we hadn’t yet begun our recovery phase.

“In a stabilizing market, consumers know to rely on the expertise of a REALTOR® because prices are highly local and competitive.”

In June, the benchmark price for Fraser Valley detached homes was \$518,355, a 9.9 per cent increase compared to \$471,788 in June 2009.

The benchmark price of Fraser Valley townhouses in June was \$328,080, a 9 per cent increase compared to \$301,103 in June 2009. The benchmark price of apartments increased by 6.6 per cent year-over-year going from \$231,014 in June 2009 to \$246,351 in June 2010.

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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. Further market statistics can be found on the Board’s web page at www.fvreb.bc.ca. The Fraser Valley Real Estate Board is an association of 2,988 real estate professionals who live and work in the communities of North Delta, Surrey, White Rock, Langley, Abbotsford, and Mission.

Contact: Laurie Dawson, Communications Coordinator
Fraser Valley Real Estate Board, 15463 104 Avenue, Surrey, BC V3R 1N9
Tel: 604.930.7600 Fax: 604.930.7623 email: laurie.dawson@fvreb.bc.ca



MLS® Summary - Fraser Valley June 2010

Grand Totals	All Property Types				
	Jun-10	Jun-09	% change	May-10	% change
Sales	1,815	1,982	-8.4%	1,477	22.9%
New Listings	3,153	2,863	10.1%	3,457	-8.8%
Active Listings	11,110	9,300	19.5%	11,411	-2.6%
Average Price	\$ 459,969	\$ 416,192	10.5%	\$ 452,039	1.8%

Grand Totals - year to date	All Property Types		
	2010	2009	% change
Sales - year to date	8,796	6,828	28.8%
New Listings - year to date	19,588	15,533	26.1%

Residential Totals	Detached					Townhouse					Apartment				
	Jun-10	Jun-09	% change	May-10	% change	Jun-10	Jun-09	% change	May-10	% change	Jun-10	Jun-09	% change	May-10	% change
Sales	948	1,047	-9.5%	779	21.7%	353	413	-14.5%	271	30.3%	274	287	-4.5%	266	3.0%
New Listings	1,486	1,385	7.3%	1,753	-15.2%	465	449	3.6%	528	-11.9%	658	447	47.2%	616	6.8%
Active Listings	4,937	4,046	22.0%	5,175	-4.6%	1,278	1,219	4.8%	1,331	-4.0%	2,102	1,405	49.6%	2,039	3.1%
Benchmark Price	\$ 518,355	\$ 471,788	9.9%	\$ 515,375	0.6%	\$ 328,080	\$ 301,103	9.0%	\$ 328,295	-0.1%	\$ 246,351	\$ 231,014	6.6%	\$ 252,221	-2.3%
Median Price	\$ 524,000	\$ 475,000	10.3%	\$ 525,000	-0.2%	\$ 332,000	\$ 310,000	7.1%	\$ 330,000	0.6%	\$ 215,000	\$ 202,500	6.2%	\$ 222,500	-3.4%
Average Price	\$ 564,390	\$ 505,976	11.5%	\$ 565,396	-0.2%	\$ 340,487	\$ 318,598	6.9%	\$ 337,549	0.9%	\$ 228,865	\$ 211,120	8.4%	\$ 234,513	-2.4%

Abbotsford	Detached					Townhouse					Apartment				
	Jun-10	Jun-09	% change	May-10	% change	Jun-10	Jun-09	% change	May-10	% change	Jun-10	Jun-09	% change	May-10	% change
Sales	140	157	-10.8%	111	26.1%	52	44	18.2%	33	57.6%	57	60	-5.0%	46	23.9%
New Listings	232	214	8.4%	236	-1.7%	72	60	20.0%	69	4.3%	135	106	27.4%	112	20.5%
Active Listings	783	614	27.5%	810	-3.3%	198	178	11.2%	197	0.5%	441	284	55.3%	424	4.0%
Benchmark Price	\$ 446,410	\$ 406,583	9.8%	\$ 431,987	3.3%	\$ 273,713	\$ 258,149	6.0%	\$ 284,598	-3.8%	\$ 216,022	\$ 200,104	8.0%	\$ 220,475	-2.0%
Median Price	\$ 436,000	\$ 387,500	12.5%	\$ 430,000	1.4%	\$ 273,000	\$ 262,500	4.0%	\$ 259,900	5.0%	\$ 172,000	\$ 183,000	-6.0%	\$ 168,000	2.4%
Average Price	\$ 468,559	\$ 432,519	8.3%	\$ 459,734	1.9%	\$ 284,519	\$ 260,485	9.2%	\$ 278,873	2.0%	\$ 179,819	\$ 178,495	0.7%	\$ 178,310	0.8%

Mission	Detached					Townhouse					Apartment				
	Jun-10	Jun-09	% change	May-10	% change	Jun-10	Jun-09	% change	May-10	% change	Jun-10	Jun-09	% change	May-10	% change
Sales	58	76	-23.7%	42	38.1%	5	10	-50.0%	1	400.0%	1	1	0.0%	9	-88.9%
New Listings	114	103	10.7%	102	11.8%	13	5	160.0%	6	116.7%	7	6	16.7%	7	0.0%
Active Listings	408	352	15.9%	404	1.0%	33	50	-34.0%	27	22.2%	43	30	43.3%	37	16.2%
Benchmark Price	\$ 350,074	\$ 339,846	3.0%	\$ 352,380	-0.7%										
Median Price	\$ 384,000	\$ 362,500	5.9%	\$ 357,500	7.4%	\$ 209,900	238,000	-11.8%	\$ 218,000	-3.7%	\$ 299,900	\$ 115,000	160.8%	\$ 162,000	85.1%
Average Price	\$ 375,523	\$ 369,598	1.6%	\$ 360,647	4.1%	\$ 247,159	233,120	6.0%	\$ 218,000	13.4%	\$ 299,900	\$ 115,000	160.8%	\$ 182,977	63.9%



MLS® Summary - Fraser Valley

June 2010

White Rock / South Surrey	Detached					Townhouse					Apartment				
	Jun-10	Jun-09	% change	May-10	% change	Jun-10	Jun-09	% change	May-10	% change	Jun-10	Jun-09	% change	May-10	% change
Sales	138	135	2.2%	105	31.4%	47	54	-13.0%	33	42.4%	58	54	7.4%	60	-3.3%
New Listings	224	160	40.0%	230	-2.6%	62	67	-7.5%	72	-13.9%	96	86	11.6%	138	-30.4%
Active Listings	695	514	35.2%	706	-1.6%	146	161	-9.3%	155	-5.8%	405	278	45.7%	420	-3.6%
Benchmark Price	\$ 751,532	\$ 662,581	13.4%	\$ 768,670	-2.2%	\$ 481,048	\$ 418,646	14.9%	\$ 466,913	3.0%	\$ 315,388	\$ 310,978	1.4%	\$ 329,278	-4.2%
Median Price	\$ 758,000	\$ 650,000	16.6%	\$ 770,000	-1.6%	\$ 423,000	\$ 415,000	1.9%	\$ 422,900	0.0%	\$ 279,850	\$ 255,000	9.7%	\$ 294,000	-4.8%
Average Price	\$ 831,396	\$ 719,315	15.6%	\$ 887,347	-6.3%	\$ 466,816	\$ 432,825	7.9%	\$ 456,175	2.3%	\$ 303,843	\$ 274,964	10.5%	\$ 316,445	-4.0%

Langley	Detached					Townhouse					Apartment				
	Jun-10	Jun-09	% change	May-10	% change	Jun-10	Jun-09	% change	May-10	% change	Jun-10	Jun-09	% change	May-10	% change
Sales	126	206	-38.8%	108	16.7%	74	88	-15.9%	52	42.3%	48	63	-23.8%	42	14.3%
New Listings	193	197	-2.0%	269	-28.3%	82	85	-3.5%	122	-32.8%	88	74	18.9%	107	-17.8%
Active Listings	593	435	36.3%	621	-4.5%	256	226	13.3%	273	-6.2%	283	209	35.4%	277	2.2%
Benchmark Price	\$ 523,327	\$ 479,960	9.0%	\$ 522,233	0.2%	\$ 328,117	\$ 300,791	9.1%	\$ 330,855	-0.8%	\$ 241,491	\$ 224,920	7.4%	\$ 244,456	-1.2%
Median Price	\$ 553,800	\$ 485,000	14.2%	\$ 510,000	8.6%	\$ 322,000	\$ 301,500	6.8%	\$ 324,000	-0.6%	\$ 225,000	\$ 200,000	12.5%	\$ 224,000	0.4%
Average Price	\$ 564,836	\$ 505,249	11.8%	\$ 532,296	6.1%	\$ 329,195	\$ 305,556	7.7%	\$ 332,249	-0.9%	\$ 222,483	\$ 201,211	10.6%	\$ 224,826	-1.0%

Delta - North	Detached					Townhouse					Apartment				
	Jun-10	Jun-09	% change	May-10	% change	Jun-10	Jun-09	% change	May-10	% change	Jun-10	Jun-09	% change	May-10	% change
Sales	69	57	21.1%	53	30.2%	9	10	-10.0%	4	125.0%	2	3	-33.3%	4	-50.0%
New Listings	95	67	41.8%	88	8.0%	20	9	122.2%	8	150%	9	8	12.5%	6	50.0%
Active Listings	225	153	47.1%	232	-3.0%	31	18	72.2%	21	47.6%	31	16	93.8%	28	10.7%
Benchmark Price	\$ 525,200	\$ 475,849	10.4%	\$ 529,607	-0.8%										
Median Price	\$ 464,500	\$ 442,500	5.0%	\$ 480,500	-3.3%	328,500	369,900	-11.2%	305,000	7.7%	\$ 142,000	\$ 220,000	-35.5%	\$ 130,000	9.2%
Average Price	\$ 515,657	\$ 466,230	10.6%	\$ 517,083	-0.3%	398,900	355,910	12.1%	324,475	22.9%	\$ 228,950	\$ 246,666	-7.2%	\$ 168,475	35.9%



MLS® Summary - Fraser Valley

June 2010

Surrey - Combined*	Detached					Townhouse					Apartment				
	Jun-10	Jun-09	% change	May-10	% change	Jun-10	Jun-09	% change	May-10	% change	Jun-10	Jun-09	% change	May-10	% change
Sales	417	416	0.2%	360	15.8%	164	207	-20.8%	148	10.8%	141	106	33.0%	105	34.3%
Average Price	\$ 542,401	\$ 495,188	9.5%	\$ 545,003	-0.5%	\$ 326,594	\$ 309,025	5.7%	\$ 327,204	-0.2%	\$ 165,953	\$ 202,852	-18.2%	\$ 223,125	-25.6%

*Central Surrey, Cloverdale and North Surrey

Surrey - Central	Detached					Townhouse					Apartment				
	Jun-10	Jun-09	% change	May-10	% change	Jun-10	Jun-09	% change	May-10	% change	Jun-10	Jun-09	% change	May-10	% change
Sales	235	193	21.8%	177	32.8%	97	116	-16.4%	83	16.9%	30	30	0.0%	31	-3.2%
New Listings	334	363	-8.0%	492	-32.1%	99	127	-22.0%	135	-26.7%	63	36	75.0%	55	14.5%
Active Listings	1,320	1,211	9.0%	1,455	-9.3%	327	357	-8.4%	377	-13.3%	213	151	41.1%	211	0.9%
Benchmark Price	\$ 530,763	\$ 484,997	9.4%	\$ 522,229	1.6%	\$ 330,194	\$ 304,675	8.4%	\$ 325,903	1.3%					
Median Price	\$ 540,000	\$ 503,000	7.4%	\$ 525,000	2.9%	\$ 335,000	\$ 315,000	6.3%	\$ 339,900	-1.4%	\$ 225,000	\$ 190,000	18.4%	\$ 200,000	12.5%
Average Price	\$ 556,670	\$ 502,455	10.8%	\$ 540,155	3.1%	\$ 332,023	\$ 316,371	4.9%	\$ 329,475	0.8%	\$ 220,514	\$ 202,339	9.0%	\$ 208,162	5.9%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Jun-10	Jun-09	% change	May-10	% change	Jun-10	Jun-09	% change	May-10	% change	Jun-10	Jun-09	% change	May-10	% change
Sales	83	102	-18.6%	93	-10.8%	44	58	-24.1%	48	-8.3%	14	5	180.0%	8	75.0%
New Listings	124	114	8.8%	153	-19.0%	68	59	15.3%	75	-9.3%	58	9	544.4%	24	141.7%
Active Listings	343	280	22.5%	353	-2.8%	165	124	33.1%	160	3.1%	90	40	125.0%	82	9.8%
Benchmark Price	\$ 556,610	\$ 502,438	10.8%	\$ 551,050	1.0%										
Median Price	\$ 555,000	\$ 499,900	11.0%	\$ 562,000	-1.2%	\$ 329,500	\$ 324,000	1.7%	\$ 347,000	-5.0%	\$ 249,000	\$ 212,500	17.2%	\$ 253,000	-1.6%
Average Price	\$ 559,287	\$ 502,342	11.3%	\$ 570,489	-2.0%	\$ 335,230	\$ 318,991	5.1%	\$ 340,716	-1.6%	\$ 248,903	\$ 224,400	10.9%	\$ 263,650	-5.6%

Surrey - North	Detached					Townhouse					Apartment				
	Jun-10	Jun-09	% change	May-10	% change	Jun-10	Jun-09	% change	May-10	% change	Jun-10	Jun-09	% change	May-10	% change
Sales	99	121	-18.2%	90	10.0%	23	33	-30.3%	17	35.3%	64	71	-9.9%	66	-3.0%
New Listings	170	166	2.4%	183	-7.1%	49	34	44.1%	39	25.6%	201	122	64.8%	165	21.8%
Active Listings	566	483	17.2%	587	-3.6%	120	101	18.8%	117	2.6%	585	395	48.1%	550	6.4%
Benchmark Price	\$ 491,803	\$ 441,707	11.3%	\$ 493,068	-0.3%	\$ 284,955	\$ 260,683	9.3%	\$ 278,440	2.3%	\$ 240,562	\$ 221,886	8.4%	\$ 245,685	-2.1%
Median Price	\$ 440,000	\$ 430,000	2.3%	\$ 445,000	-1.1%	\$ 279,900	\$ 257,896	8.5%	\$ 272,000	2.9%	\$ 206,000	\$ 198,900	3.6%	\$ 218,000	-5.5%
Average Price	\$ 494,370	\$ 477,564	3.5%	\$ 528,199	-6.4%	\$ 287,173	\$ 265,684	8.1%	\$ 277,964	3.3%	\$ 207,801	\$ 201,551	3.1%	\$ 225,240	-7.7%



Housing Price Index - Fraser Valley

June 2010

	BENCHMARK PRICE	INDEX (HPI)	ONE MONTH % CHANGE	THREE MONTH % CHANGE	SIX MONTH % CHANGE	ONE YEAR % CHANGE	THREE YEAR % CHANGE	FIVE YEAR % CHANGE	
RESIDENTIAL	FRASER VALLEY BOARD	457,546	223.9	0.2	0.6	4.0	9.0	3.3	41.2
DETACHED	FRASER VALLEY BOARD	518,355	220.9	0.6	0.7	4.1	9.9	4.8	40.3
	NORTH DELTA	525,200	231.5	-0.8	1.8	7.8	10.4	6.9	41.6
	NORTH DELTA ANNIEVILLE	439,204	217.4	-5.4	-4.4	2.6	3.9	0.2	30.4
	NORTH DELTA NORDEL	539,381	232.2	-1.0	4.3	13.0	17.6	12.8	39.2
	NORTH DELTA SCOTTSDALE	466,498	232.3	-2.9	1.4	3.7	7.8	3.0	40.9
	NORTH DELTA SUNSHINE HILLS & WOODS	665,332	234.3	5.4	5.2	11.5	11.9	11.3	54.7
	NORTH SURREY	491,803	213.9	-0.3	5.4	4.8	11.3	5.4	44.6
	NORTH SURREY BOLIVAR HEIGHTS	407,794	206.6	0.6	2.5	3.2	11.4	1.8	38.9
	NORTH SURREY CEDAR HILLS	433,153	227.6	0.0	2.8	6.7	9.7	7.6	49.0
	NORTH SURREY FRASER HEIGHTS	715,807	212.8	0.3	6.5	6.1	16.8	10.3	53.2
	NORTH SURREY GUILDFORD	498,919	228.1	7.5	4.5	9.3	17.2	7.3	41.4
	NORTH SURREY OTHER	388,800	202.1	-6.8	8.9	0.1	2.1	-0.2	38.3
	SURREY	530,763	220.6	1.6	-0.1	3.5	9.4	4.7	40.9
	SURREY BEAR CREEK GREEN TIMBERS	512,437	207.7	-1.1	-5.2	-0.2	3.4	-0.2	38.2
	SURREY EAST NEWTON	516,497	223.4	1.4	0.7	4.6	9.6	5.5	40.5
	SURREY FLEETWOOD TYNEHEAD	587,489	218.6	3.8	-0.4	3.6	13.3	7.0	45.0
	SURREY PANORAMA RIDGE SULLIVAN	600,680	218.5	2.6	5.7	3.6	8.6	5.2	41.2
	SURREY QUEEN MARY PARK	459,489	215.4	-0.4	-0.6	5.7	9.1	5.7	37.3
	SURREY WEST NEWTON	502,382	223.8	2.6	1.0	4.1	11.0	4.5	41.2
	CLOVERDALE	556,610	218.8	1.0	-0.6	4.8	10.8	7.2	43.1
	SOUTH SURREY & WHITE ROCK	751,532	228.0	-2.2	-2.2	3.0	13.4	2.7	43.4
	SOUTH SURREY CRESCENT BCH OCEAN PRK	760,095	245.7	-10.4	-12.2	-4.9	6.5	-0.5	33.1
	SOUTH SURREY ELGIN CHANTRELL	1,166,256	231.8	-10.3	-8.0	5.8	12.5	17.0	61.5
	SOUTH SURREY KING GEORGE CORRIDOR	565,342	212.5	-0.5	3.9	0.0	16.2	5.9	38.8
	SOUTH SURREY SOUTH-EAST	992,074	215.7	2.2	3.2	3.5	14.2	5.5	50.5
	SOUTH SURREY SUNNYSIDE PARK	712,676	214.9	2.6	4.0	3.9	15.0	3.6	41.5
	SOUTH SURREY WHITE ROCK	674,840	230.5	4.9	0.4	11.4	17.4	-5.7	46.2
	LANGLEY	523,327	212.2	0.2	-2.9	2.9	9.0	5.9	37.7
	LANGLEY ALDERGROVE	422,279	213.4	0.3	-5.0	4.9	6.1	4.9	30.8
	LANGLEY CITY MURRYVL WILLOBY BRKSWD	543,687	229.0	1.0	-3.5	2.9	10.5	7.8	41.7
	LANGLEY WALNUT GROVE	547,843	196.8	-1.3	-0.7	1.9	8.0	3.2	34.6



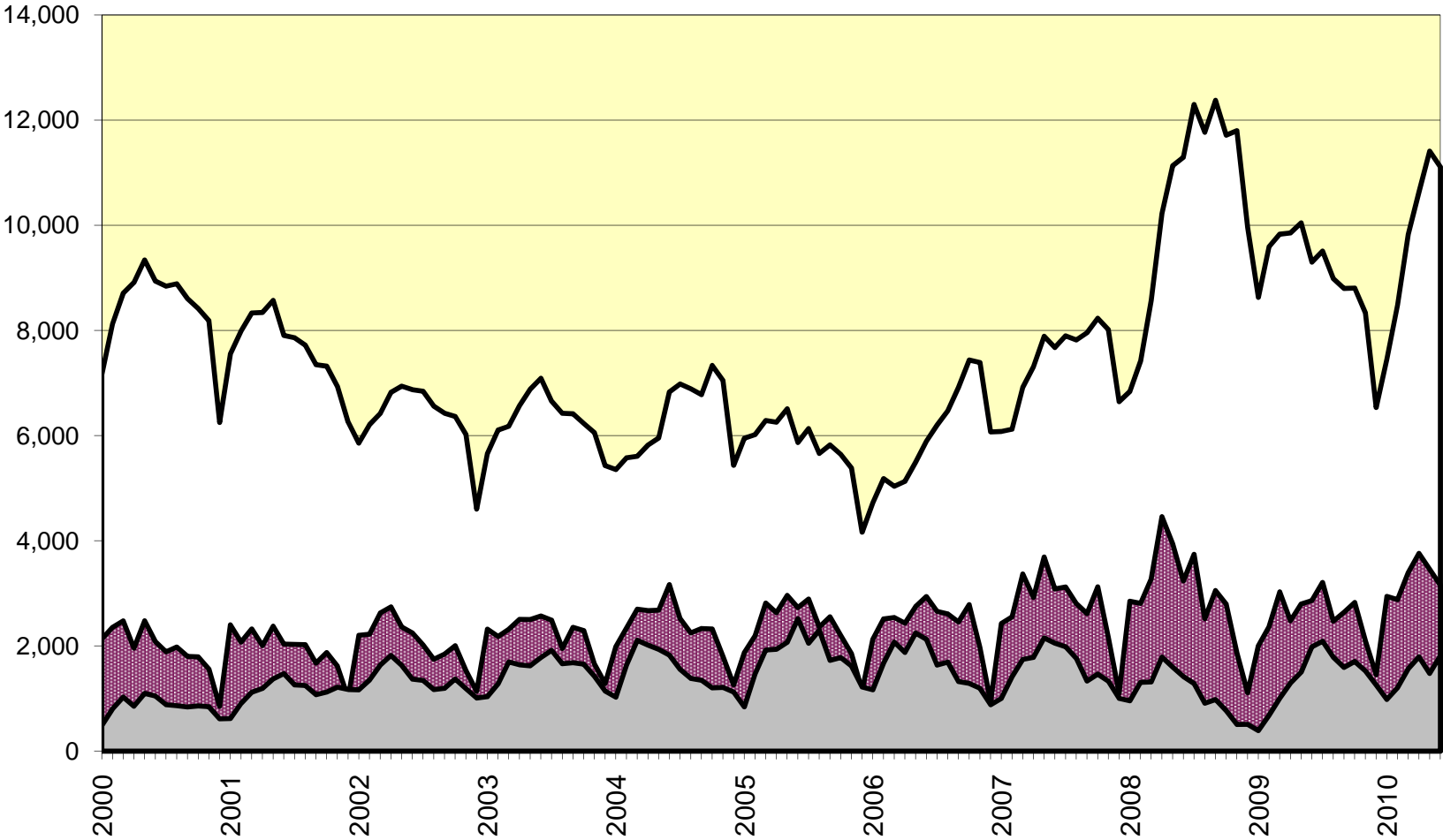
Housing Price Index - Fraser Valley

June 2010

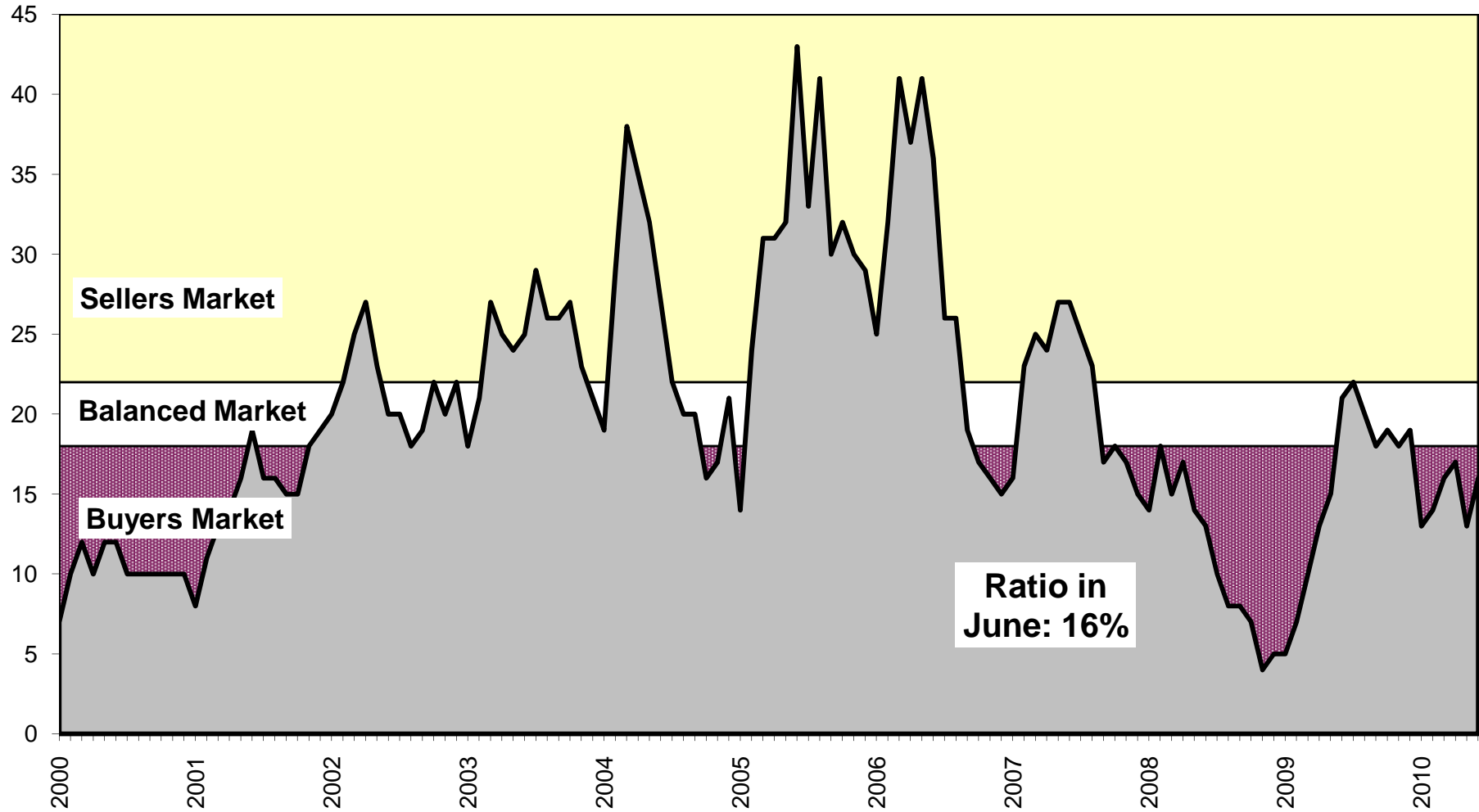
	BENCHMARK PRICE	INDEX (HPI)	ONE MONTH % CHANGE	THREE MONTH % CHANGE	SIX MONTH % CHANGE	ONE YEAR % CHANGE	THREE YEAR % CHANGE	FIVE YEAR % CHANGE	
DETACHED									
continued	ABBOTSFORD	446,410	224.3	3.3	4.1	5.9	9.8	7.2	39.3
	ABBOTSFORD CENTRAL POPLAR	406,000	228.8	8.5	5.5	7.6	11.8	11.8	39.6
	ABBOTSFORD EAST	492,003	225.0	5.7	3.9	5.6	10.3	6.6	41.3
	ABBOTSFORD WEST	425,682	220.5	-1.7	3.6	5.4	8.2	5.5	37.1
	MISSION	350,074	207.8	-0.7	-0.5	0.5	3.0	-5.0	28.4
TOWNHOUSE									
	FRASER VALLEY BOARD	328,080	208.5	-0.1	0.5	3.1	9.0	3.8	39.0
	NORTH SURREY GUILDFORD	284,955	244.2	2.3	3.8	-1.3	9.3	-0.1	43.2
	SURREY	330,194	205.0	1.3	1.0	2.6	8.4	4.8	42.4
	SURREY FLEETWOOD	374,632	199.8	0.8	1.5	5.1	12.1	7.0	45.8
	SURREY OTHER	312,285	207.2	1.6	0.7	1.5	6.8	3.9	40.9
	SOUTH SURREY & WHITE ROCK	481,048	203.3	3.0	2.8	6.5	14.9	10.8	38.1
	LANGLEY	328,117	208.2	-0.8	0.3	4.3	9.1	6.8	39.5
	ABBOTSFORD	273,713	202.2	-3.8	-2.4	2.3	6.0	-3.0	32.9
APARTMENT									
	FRASER VALLEY BOARD	246,351	265.9	-2.3	-0.1	3.9	6.6	0.4	53.1
	NORTH SURREY	240,562	281.1	-2.1	0.1	3.4	8.4	-2.4	63.0
	NORTH SURREY WHALLEY	237,931	300.3	-5.2	2.1	5.6	8.5	-9.4	62.9
	NORTH SURREY GUILDFORD	242,885	264.7	0.7	-1.7	1.6	8.3	4.2	63.1
	SOUTH SURREY WHITE ROCK	315,388	231.6	-4.2	-4.0	5.5	1.4	-2.1	40.0
	LANGLEY	241,491	237.1	-1.2	0.7	4.0	7.4	4.2	46.0
	ABBOTSFORD	216,022	296.7	-2.0	1.9	3.2	8.0	2.9	57.4
ACREAGE									
	FRASER VALLEY BOARD	786,404	232.6	1.2	0.5	5.3	3.9	-8.7	37.2
	SURREY, CLOVERDALE & N. SURREY	861,275	242.3	-2.6	-0.3	5.1	5.8	-7.5	39.7
	SOUTH SURREY & WHITE ROCK	1,035,226	261.9	-0.9	-1.3	7.5	18.5	-3.5	42.9
	LANGLEY	846,341	243.3	-6.3	-4.2	-5.3	2.0	-12.9	45.3
	ABBOTSFORD	796,971	226.0	33.7	12.2	32.3	-3.1	-3.9	34.2
	MISSION	523,312	211.1	0.5	4.0	8.6	3.5	-7.4	19.1

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

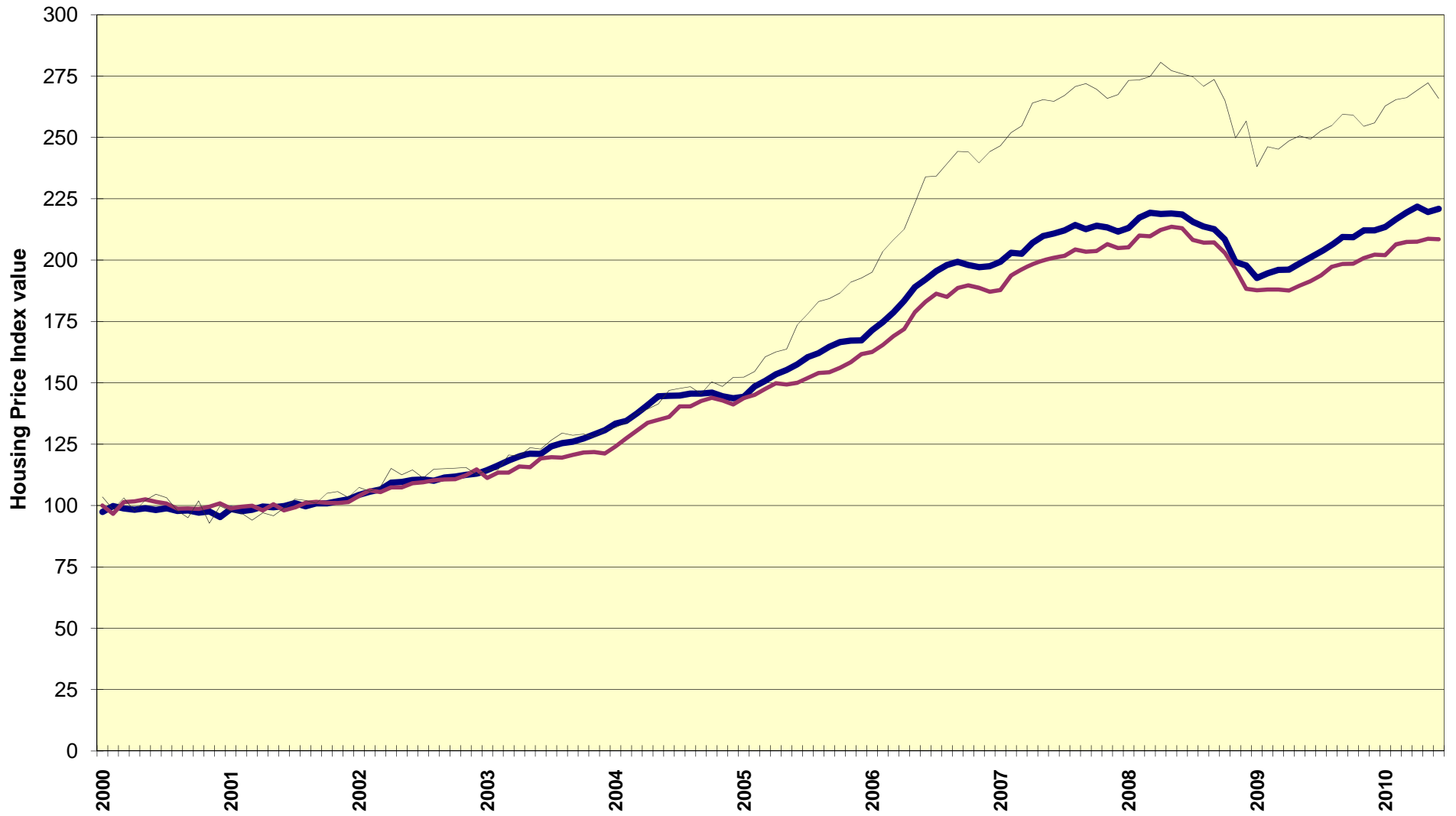
Active Listings Sales



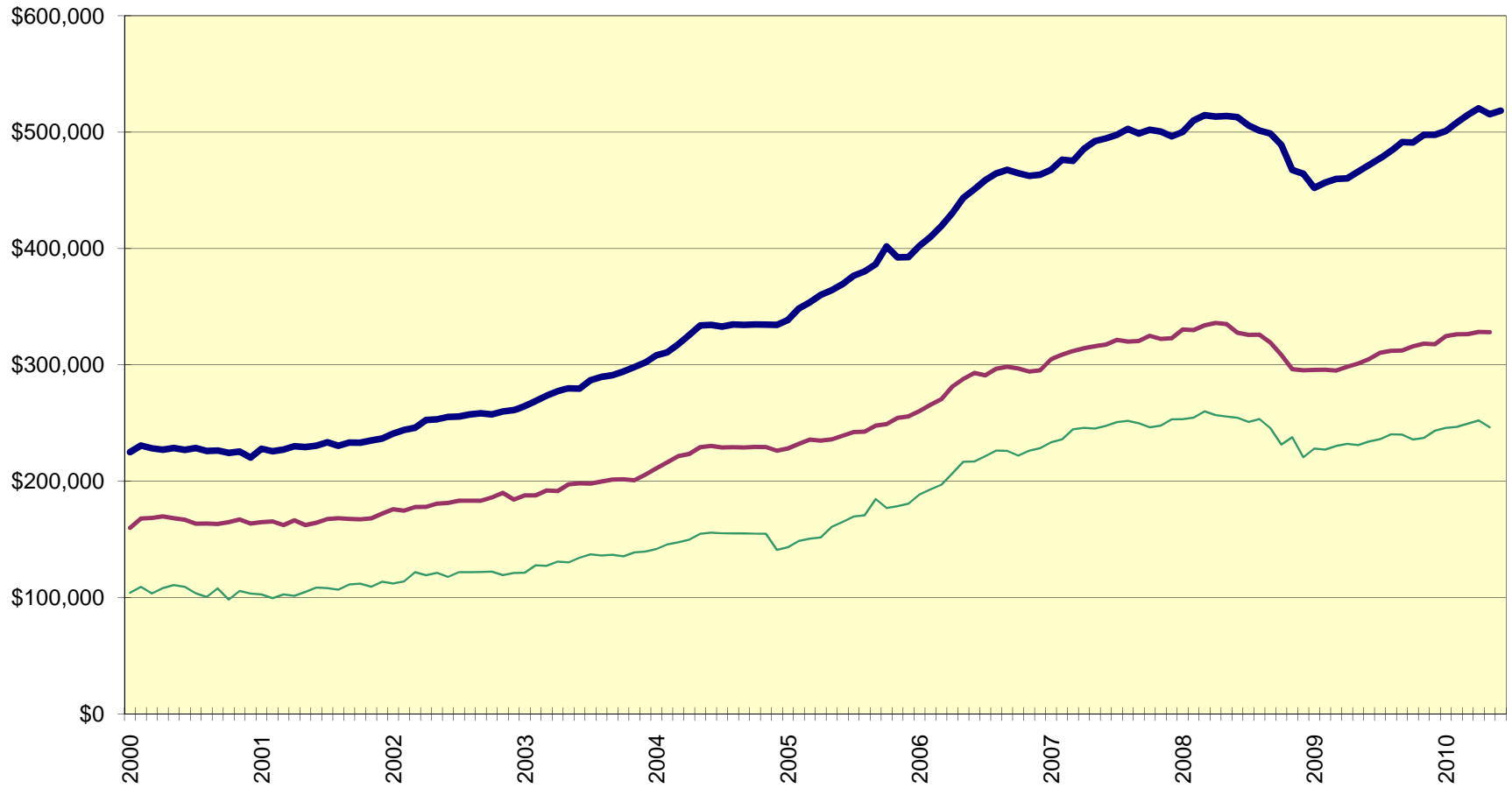
Sales-to-Active Listings Ratio, All Types, Fraser Valley



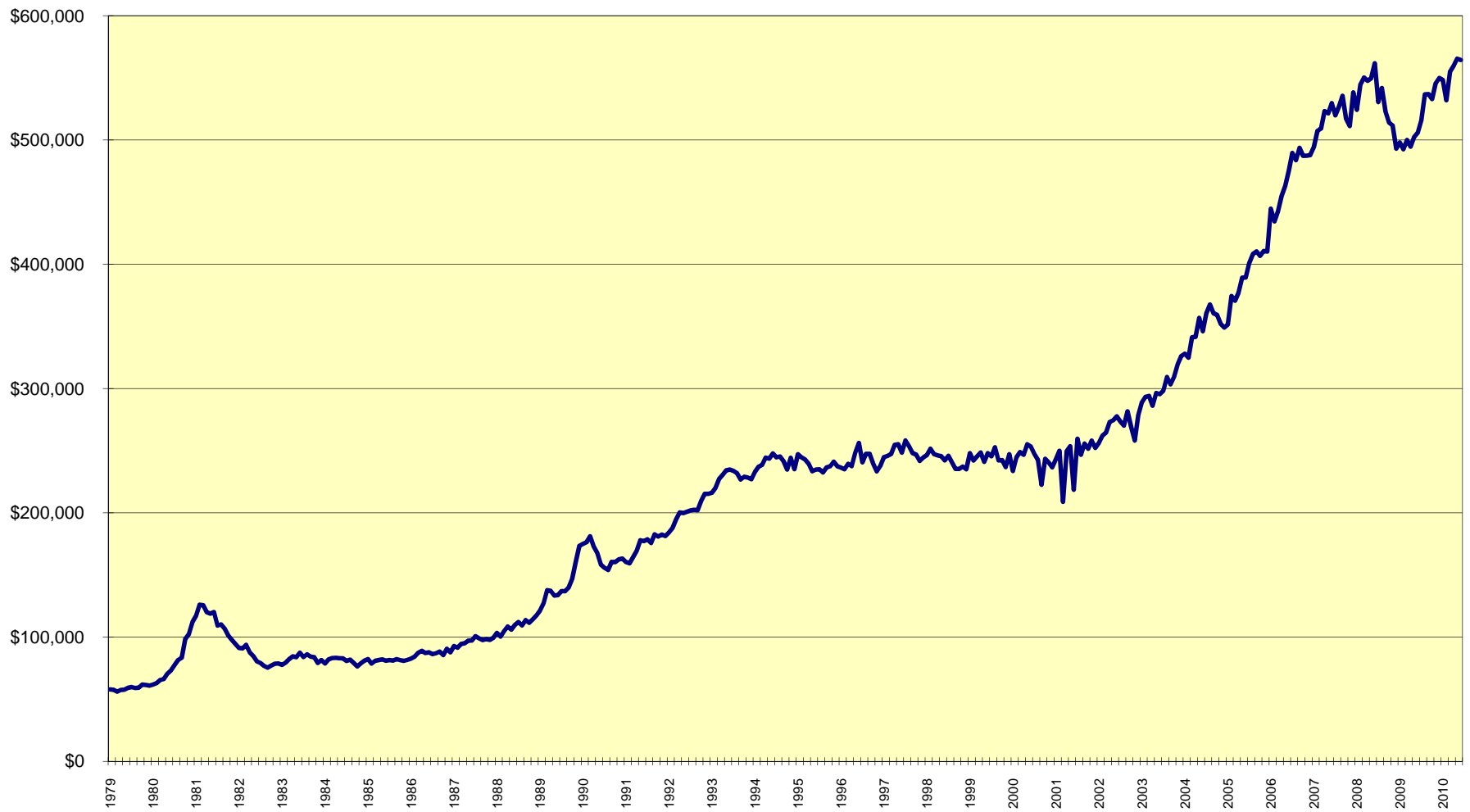
Housing Price Index, Fraser Valley



Benchmark Price, By Type, Fraser Valley



Average Price, residential detached homes, all Fraser Valley



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

