



*Fraser Valley Real Estate Board*

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**Monthly Statistics Package**

**December 2020**

# News Release

## Fraser Valley Real Estate Board



For Immediate Release: January 5, 2021

## Record-shattering December caps unexpected year in Fraser Valley real estate

SURREY, BC – In a year when the real estate market was at a standstill for months due to COVID-19, total annual sales in the Fraser Valley still finished 12.4 per cent above the 10-year average due to unrelenting, pent-up consumer demand during the second half of 2020.

In December, the Board's Multiple Listing Service® (MLS®) processed a staggering 2,086 sales, the strongest December on record and 81.2 per cent above normal for the month. New listings in December, were the second highest on record at 1,502. By month's end, active inventory finished below typical levels, at 3,949 units.

The total sales volume for the year in Fraser Valley was 19,926; an increase of 28.7 per cent compared to 2019's 15,487 sales and placing it fourth highest for annual sales since 2011.

In 2020, sales of the three main residential property types were as follows: 8,176 single-family detached; 5,102 townhouses; and 4,357 apartments. Year-over-year, sales of detached soared by 41.7 per cent compared to 2019; townhome sales increased by 31.2 per cent and sales of apartments increased by 5.9 per cent.

Chris Shields, President of the Board, observes, "The pandemic upended everything in 2020 and how the real estate market responded to it was nothing short of remarkable. No one could have anticipated a six-month stretch like we've just experienced. Typical seasonal cycles did not apply, how we conduct business had to change to keep the public safe; and most unexpected, has been the unwavering demand for family-sized homes in our region and so far, there is no sign of it slowing down."

A total of 31,693 new listings were received by the Board's MLS® in 2020, an increase of 3.7 per cent compared to 2019. As with annual sales, 2020 saw the fourth highest volume of new inventory for the Board in the last decade.

Baldev Gill, Chief Executive Officer of the Board, adds, "Although listing volumes appear healthy, our region's current overall inventory is 28 per cent below normal. For those who have been thinking of selling but have held off due to the pandemic, the industry has mastered how to keep consumers safe using technology and strictly following provincial health guidelines. Ask your REALTOR® if now is a prudent time to list because the market currently is favouring sellers."

### MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At \$1,079,500, the Benchmark price for an FVREB *single-family detached* home increased 1.7 per cent compared to November 2020 and increased 13.3 per cent compared to December 2019.
- **Townhomes:** At \$576,200, the Benchmark price for an FVREB *townhome* increased 1.1 per cent compared to November 2020 and increased 6.9 per cent compared to December 2019.
- **Apartments:** At \$438,300, the Benchmark price for an FVREB *apartment/condo* increased 0.6 per cent compared to November 2020 and increased 4.7 per cent compared to December 2019.

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*The Fraser Valley Real Estate Board is an association of 3,796 real estate professionals who live and work in the BC communities of North Delta, Surrey, White Rock, Langley, Abbotsford, and Mission. The FVREB will mark its 100-year anniversary in 2021.*

### Contact

Laurie Dawson, Communications Specialist  
Fraser Valley Real Estate Board

laurie.dawson@fvreb.bc.ca

Telephone 604.930.7657

Fax 604.930.7623

[www.fvreb.bc.ca](http://www.fvreb.bc.ca)

<http://fvreb.bc.ca/statistics/eStats-2020-12.html>



## MLS® Summary - Fraser Valley December 2020

Grand Totals	All Property Types				
	Dec-20	Dec-19	% change	Nov-20	% change
Sales	2,086	1,247	67.3%	2,173	-4.0%
New Listings	1,502	948	58.4%	2,217	-32.3%
Active Listings	3,949	4,686	-15.7%	5,847	-32.5%
Average Price	\$ 906,606	\$ 750,917	20.7%	\$ 906,755	0.0%

Grand Totals - year to date	All Property Types		
	2020	2019	% change
Sales - year to date	19,926	15,487	28.7%
New Listings - year to date	31,693	30,568	3.7%

All Areas Combined	Detached					Townhouse					Apartment			
	Dec-20	Dec-19	% change	Nov-20	% change	Dec-20	Dec-19	% change	Nov-20	% change	Dec-20	Dec-19	% change	Nov-20
Sales	881	463	90.3%	978	-9.9%	501	286	75.2%	532	-5.8%	457	313	46.0%	430
New Listings	553	315	75.6%	804	-31.2%	318	205	55.1%	546	-41.8%	407	241	68.9%	605
Active Listings	1,116	1,593	-29.9%	1,806	-38.2%	604	723	-16.5%	987	-38.8%	1,113	889	25.2%	1,549
Benchmark Price	\$ 1,079,500	\$ 952,600	13.3%	\$ 1,061,500	1.7%	\$ 576,200	\$ 538,900	6.9%	\$ 570,100	1.1%	\$ 438,300	\$ 418,600	4.7%	\$ 435,900
Median Price	\$ 1,126,000	\$ 970,000	16.1%	\$ 1,100,000	2.4%	\$ 615,000	\$ 570,000	7.9%	\$ 607,500	1.2%	\$ 405,000	\$ 380,000	6.6%	\$ 397,000
Average Price	\$ 1,220,796	\$ 1,035,588	17.9%	\$ 1,182,253	3.3%	\$ 615,553	\$ 568,004	8.4%	\$ 621,750	-1.0%	\$ 422,032	\$ 398,879	5.8%	\$ 414,609

Abbotsford	Detached					Townhouse					Apartment			
	Dec-20	Dec-19	% change	Nov-20	% change	Dec-20	Dec-19	% change	Nov-20	% change	Dec-20	Dec-19	% change	Nov-20
Sales	133	75	77.3%	151	-11.9%	75	31	141.9%	61	23.0%	84	54	55.6%	67
New Listings	81	36	125.0%	111	-27.0%	33	29	13.8%	71	-53.5%	39	39	0.0%	97
Active Listings	150	216	-30.6%	257	-41.6%	80	108	-25.9%	144	-44.4%	146	150	-2.7%	237
Benchmark Price	\$ 896,500	\$ 785,100	14.2%	\$ 881,500	1.7%	\$ 487,600	\$ 451,500	8.0%	\$ 480,900	1.4%	\$ 325,300	\$ 309,100	5.2%	\$ 323,400
Median Price	\$ 910,000	\$ 750,000	21.3%	\$ 850,000	7.1%	\$ 495,500	\$ 470,000	5.4%	\$ 539,800	-8.2%	\$ 314,250	\$ 284,000	10.7%	\$ 325,000
Average Price	\$ 969,375	\$ 788,546	22.9%	\$ 920,618	5.3%	\$ 490,746	\$ 444,212	10.5%	\$ 532,475	-7.8%	\$ 327,186	\$ 302,907	8.0%	\$ 340,325

Mission	Detached					Townhouse					Apartment			
	Dec-20	Dec-19	% change	Nov-20	% change	Dec-20	Dec-19	% change	Nov-20	% change	Dec-20	Dec-19	% change	Nov-20
Sales	56	21	166.7%	52	7.7%	2	7	-71.4%	6	-66.7%	5	6	-16.7%	5
New Listings	37	31	19.4%	50	-26.0%	1	8	-87.5%	7	-85.7%	5	6	-16.7%	4
Active Listings	57	139	-59.0%	90	-36.7%	10	24	-58.3%	13	-23.1%	8	10	-20.0%	15
Benchmark Price	\$ 765,900	\$ 643,500	19.0%	\$ 739,000	3.6%	\$ 481,300	\$ 448,700	7.3%	\$ 476,800	0.9%	\$ 359,700	\$ 337,500	6.6%	\$ 361,200
Median Price	\$ 777,000	\$ 675,000	15.1%	\$ 805,500	-3.5%	\$ 336,250	\$ 485,900	-30.8%	\$ 357,000	-5.8%	\$ 345,000	\$ 298,700	15.5%	\$ 292,000
Average Price	\$ 801,257	\$ 716,544	11.8%	\$ 840,369	-4.7%	\$ 336,250	\$ 502,142	-33.0%	\$ 400,983	-16.1%	\$ 288,480	\$ 328,566	-12.2%	\$ 310,100



White Rock / South Surrey	Detached					Townhouse					Apartment			
	Dec-20	Dec-19	% change	Nov-20	% change	Dec-20	Dec-19	% change	Nov-20	% change	Dec-20	Dec-19	% change	Nov-20
Sales	160	61	162.3%	137	16.8%	81	43	88.4%	78	3.8%	88	49	79.6%	72
New Listings	85	63	34.9%	133	-36.1%	51	27	88.9%	79	-35.4%	92	34	170.6%	100
Active Listings	273	359	-24.0%	454	-39.9%	92	147	-37.4%	155	-40.6%	255	178	43.3%	334
Benchmark Price	\$ 1,450,900	\$ 1,299,500	11.7%	\$ 1,447,700	0.2%	\$ 672,900	\$ 623,100	8.0%	\$ 674,800	-0.3%	\$ 514,600	\$ 479,400	7.3%	\$ 507,200
Median Price	\$ 1,460,000	\$ 1,298,800	12.4%	\$ 1,462,387	-0.2%	\$ 699,900	\$ 670,000	4.5%	\$ 676,394	3.5%	\$ 474,450	\$ 425,000	11.6%	\$ 459,500
Average Price	\$ 1,615,223	\$ 1,369,323	18.0%	\$ 1,557,080	3.7%	\$ 719,090	\$ 671,402	7.1%	\$ 753,581	-4.6%	\$ 570,071	\$ 504,391	13.0%	\$ 538,013

Langley	Detached					Townhouse					Apartment			
	Dec-20	Dec-19	% change	Nov-20	% change	Dec-20	Dec-19	% change	Nov-20	% change	Dec-20	Dec-19	% change	Nov-20
Sales	82	65	26.2%	143	-42.7%	95	72	31.9%	121	-21.5%	101	57	77.2%	127
New Listings	60	35	71.4%	115	-47.8%	75	39	92.3%	139	-46.0%	84	54	55.6%	164
Active Listings	114	197	-42.1%	167	-31.7%	131	105	24.8%	186	-29.6%	246	209	17.7%	346
Benchmark Price	\$ 1,136,800	\$ 996,700	14.1%	\$ 1,115,200	1.9%	\$ 586,800	\$ 554,100	5.9%	\$ 579,200	1.3%	\$ 400,300	\$ 383,500	4.4%	\$ 398,000
Median Price	\$ 1,195,000	\$ 975,000	22.6%	\$ 1,107,000	7.9%	\$ 632,000	\$ 587,400	7.6%	\$ 614,900	2.8%	\$ 420,000	\$ 389,000	8.0%	\$ 405,000
Average Price	\$ 1,285,880	\$ 1,005,304	27.9%	\$ 1,242,314	3.5%	\$ 647,866	\$ 573,078	13.1%	\$ 612,650	5.7%	\$ 413,476	\$ 417,960	-1.1%	\$ 417,645

Delta - North	Detached					Townhouse					Apartment			
	Dec-20	Dec-19	% change	Nov-20	% change	Dec-20	Dec-19	% change	Nov-20	% change	Dec-20	Dec-19	% change	Nov-20
Sales	67	45	48.9%	70	-4.3%	6	5	20.0%	6	0.0%	8	7	14.3%	2
New Listings	39	29	34.5%	65	-40.0%	6	4	50.0%	12	-50%	10	-	#DIV/0!	14
Active Listings	67	86	-22.1%	116	-42.2%	19	22	-13.6%	28	-32.1%	30	18	66.7%	40
Benchmark Price	\$ 991,700	\$ 904,600	9.6%	\$ 983,800	0.8%	\$ 579,700	\$ 548,200	5.7%	\$ 581,800	-0.4%	\$ 377,500	\$ 370,500	1.9%	\$ 381,200
Median Price	\$ 1,090,000	\$ 900,000	21.1%	\$ 1,045,500	4.3%	\$ 702,500	\$ 658,000	6.8%	\$ 540,500	30.0%	\$ 443,500	\$ 390,000	13.7%	\$ 512,500
Average Price	\$ 1,126,500	\$ 985,535	14.3%	\$ 1,125,914	0.1%	\$ 686,000	\$ 677,180	1.3%	\$ 570,416	20.3%	\$ 399,600	\$ 377,700	5.8%	\$ 512,500



City of Surrey - Combined*	Detached					Townhouse					Apartment			
	Dec-20	Dec-19	% change	Nov-20	% change	Dec-20	Dec-19	% change	Nov-20	% change	Dec-20	Dec-19	% change	Nov-20
Sales	507	245	106.9%	541	-6.3%	317	170	86.5%	334	-5.1%	230	170	35.3%	200
Benchmark Price	\$ 1,174,000	\$ 1,044,600	12.4%	\$ 1,156,800	1.5%	\$ 597,000	\$ 557,600	7.1%	\$ 591,300	1.0%	\$ 403,600	\$ 384,200	5.0%	\$ 402,000
Average Price	\$ 1,296,274	\$ 1,141,753	13.5%	\$ 1,252,609	3.5%	\$ 635,235	\$ 587,741	8.1%	\$ 640,035	-0.7%	\$ 425,795	\$ 401,032	6.2%	\$ 413,279

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

Surrey - Central	Detached					Townhouse					Apartment			
	Dec-20	Dec-19	% change	Nov-20	% change	Dec-20	Dec-19	% change	Nov-20	% change	Dec-20	Dec-19	% change	Nov-20
Sales	205	118	73.7%	234	-12.4%	154	69	123.2%	166	-7.2%	26	28	-7.1%	31
New Listings	140	66	112.1%	176	-20.5%	108	69	56.5%	148	-27.0%	45	20	125.0%	61
Active Listings	231	329	-29.8%	375	-38.4%	186	202	-7.9%	309	-39.8%	117	53	120.8%	136
Benchmark Price	\$ 1,115,600	\$ 998,800	11.7%	\$ 1,099,100	1.5%	\$ 586,900	\$ 554,200	5.9%	\$ 586,000	0.2%	\$ 422,300	\$ 409,300	3.2%	\$ 427,600
Median Price	\$ 1,195,000	\$ 1,058,950	12.8%	\$ 1,167,500	2.4%	\$ 615,000	\$ 580,000	6.0%	\$ 605,000	1.7%	\$ 364,000	\$ 384,000	-5.2%	\$ 390,000
Average Price	\$ 1,236,228	\$ 1,100,057	12.4%	\$ 1,209,160	2.2%	\$ 617,970	\$ 575,244	7.4%	\$ 621,303	-0.5%	\$ 374,527	\$ 378,107	-0.9%	\$ 393,435

Surrey - Cloverdale	Detached					Townhouse					Apartment			
	Dec-20	Dec-19	% change	Nov-20	% change	Dec-20	Dec-19	% change	Nov-20	% change	Dec-20	Dec-19	% change	Nov-20
Sales	59	30	96.7%	84	-29.8%	55	37	48.6%	70	-21.4%	23	21	9.5%	18
New Listings	40	18	122.2%	61	-34.4%	26	16	62.5%	56	-53.6%	17	11	54.5%	26
Active Listings	40	70	-42.9%	75	-46.7%	41	55	-25.5%	80	-48.8%	29	29	0.0%	47
Benchmark Price	\$ 1,128,300	\$ 994,900	13.4%	\$ 1,109,300	1.7%	\$ 630,400	\$ 560,500	12.5%	\$ 604,300	4.3%	\$ 476,700	\$ 448,700	6.2%	\$ 469,400
Median Price	\$ 1,125,000	\$ 977,500	15.1%	\$ 1,084,500	3.7%	\$ 639,000	\$ 535,000	19.4%	\$ 638,500	0.1%	\$ 416,500	\$ 392,500	6.1%	\$ 379,500
Average Price	\$ 1,217,622	\$ 1,027,617	18.5%	\$ 1,122,614	8.5%	\$ 621,847	\$ 554,800	12.1%	\$ 617,430	0.7%	\$ 425,886	\$ 412,990	3.1%	\$ 383,916

Surrey - North	Detached					Townhouse					Apartment			
	Dec-20	Dec-19	% change	Nov-20	% change	Dec-20	Dec-19	% change	Nov-20	% change	Dec-20	Dec-19	% change	Nov-20
Sales	117	48	143.8%	107	9.3%	33	22	50.0%	24	37.5%	122	91	34.1%	108
New Listings	71	36	97.2%	91	-22.0%	18	13	38.5%	34	-47.1%	115	77	49.4%	139
Active Listings	182	196	-7.1%	266	-31.6%	45	60	-25.0%	72	-37.5%	282	241	17.0%	393
Benchmark Price	\$ 1,059,900	\$ 933,100	13.6%	\$ 1,035,900	2.3%	\$ 561,200	\$ 552,000	1.7%	\$ 560,400	0.1%	\$ 419,700	\$ 395,900	6.0%	\$ 415,500
Median Price	\$ 1,060,000	\$ 1,038,750	2.0%	\$ 1,105,000	-4.1%	\$ 515,000	\$ 502,500	2.5%	\$ 532,500	-3.3%	\$ 399,999	\$ 400,000	0.0%	\$ 380,400
Average Price	\$ 1,163,013	\$ 1,071,478	8.5%	\$ 1,182,270	-1.6%	\$ 534,398	\$ 519,372	2.9%	\$ 549,795	-2.8%	\$ 403,979	\$ 396,463	1.9%	\$ 389,073



## MLS® 5-year summary - Fraser Valley Year-end 2020

Grand Totals	All Sales						
	2020	2019	% change	2017	% change	2015	% change
Sales	19,926	15,487	28.7%	22,338	-10.8%	21,095	-5.5%
New Listings	31,693	30,568	3.7%	32,651	-2.9%	30,998	2.2%
Number of FVREB members	3,796	3,691	2.8%	3,532	7.5%	2,934	29.4%

All areas combined	Detached						
	2020	2019	% change	2017	% change	2015	% change
Sales	8,176	5,770	41.7%	8,683	-5.8%	11,077	-26.2%
New Listings	12,164	11,746	3.6%	14,334	-15.1%	14,335	-15.1%
Median Price	\$ 1,030,000	\$ 930,000	10.8%	\$ 895,000	15.1%	\$ 639,000	61.2%
Average Price	\$ 1,119,029	\$ 1,007,124	11.1%	\$ 987,709	13.3%	\$ 720,788	55.3%

Abbotsford	Detached						
	2020	2019	% change	2017	% change	2015	% change
Sales	1,322	917	44.2%	1,463	-9.6%	1,488	-11.2%
New Listings	1,847	1,783	3.6%	2,196	-15.9%	1,906	-3.1%
Median Price	\$ 836,050	\$ 765,000	9.3%	\$ 721,000	16.0%	\$ 465,600	79.6%
Average Price	\$ 881,930	\$ 811,077	8.7%	\$ 757,080	16.5%	\$ 495,709	77.9%

Mission	Detached						
	2020	2019	% change	2017	% change	2015	% change
Sales	604	502	20.3%	729	-17.1%	765	-21.0%
New Listings	750	853	-12.1%	915	-18.0%	915	-18.0%
Median Price	\$ 745,000	\$ 660,000	12.9%	\$ 619,000	20.4%	\$ 409,600	81.9%
Average Price	\$ 771,747	\$ 675,918	14.2%	\$ 639,894	20.6%	\$ 414,785	86.1%



## MLS® 5-year summary - Fraser Valley Year-end 2020

White Rock	Detached						
	2020	2019	% change	2017	% change	2015	% change
Sales	1,189	725	64.0%	1,088	9.3%	1,785	-33.4%
New Listings	2,140	2,087	2.5%	2,600	-17.7%	2,506	-14.6%
Median Price	\$ 1,385,000	\$ 1,250,000	10.8%	\$ 1,350,000	2.6%	\$ 1,035,000	33.8%
Average Price	\$ 1,528,300	\$ 1,403,524	8.9%	\$ 1,543,456	-1.0%	\$ 1,211,747	26.1%

Langley	Detached						
	2020	2019	% change	2017	% change	2015	% change
Sales	1,236	956	29.3%	1,404	-12.0%	1,692	-27.0%
New Listings	1,678	1,689	-0.7%	1,942	-13.6%	1,954	-14.1%
Median Price	\$ 1,048,500	\$ 950,000	10.4%	\$ 930,000	12.7%	\$ 650,000	61.3%
Average Price	\$ 1,136,737	\$ 1,027,506	10.6%	\$ 1,006,310	13.0%	\$ 688,174	65.2%

Delta - North	Detached						
	2020	2019	% change	2017	% change	2015	% change
Sales	552	452	22.1%	619	-10.8%	783	-29.5%
New Listings	813	798	1.9%	989	-17.8%	936	-13.1%
Median Price	\$ 990,000	\$ 917,250	7.9%	\$ 910,000	8.8%	\$ 638,000	55.2%
Average Price	\$ 1,054,016	\$ 973,438	7.9%	\$ 961,741	9.6%	\$ 679,330	55.2%



## MLS® 5-year summary - Fraser Valley Year-end 2020

City of Surrey - Combined*	Detached						
	2020	2019	% change	2017	% change	2015	% change
Sales	4,240	2,797	51.6%	4,237	0.1%	5,978	-29.1%
Average Price	\$ 1,222,452	\$ 1,108,754	10.3%	\$ 1,094,022	11.7%	\$ 800,386	52.7%

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

Surrey - Central	Detached						
	2020	2019	% change	2017	% change	2015	% change
Sales	1,802	1,188	51.7%	1,735	3.9%	2,577	-30.1%
New Listings	2,747	2,468	11.3%	3,102	-11.4%	3,521	-22.0%
Median Price	\$ 1,110,000	\$ 999,000	11.1%	\$ 955,000	16.2%	\$ 649,000	71.0%
Average Price	\$ 1,158,384	\$ 1,057,224	9.6%	\$ 1,010,579	14.6%	\$ 680,297	70.3%

Surrey - Cloverdale	Detached						
	2020	2019	% change	2017	% change	2015	% change
Sales	620	466	33.0%	712	-12.9%	870	-28.7%
New Listings	863	803	7.5%	966	-10.7%	1,047	-17.6%
Median Price	\$ 1,050,000	\$ 960,000	9.4%	\$ 920,000	14.1%	\$ 647,500	62.2%
Average Price	\$ 1,101,007	\$ 1,001,634	9.9%	\$ 986,426	11.6%	\$ 669,360	64.5%

Surrey - North	Detached						
	2020	2019	% change	2017	% change	2015	% change
Sales	847	561	51.0%	930	-8.9%	1,115	-24.0%
New Listings	1,317	1,257	4.8%	1,616	-18.5%	1,541	-14.5%
Median Price	\$ 1,015,000	\$ 920,000	10.3%	\$ 848,400	19.6%	\$ 588,000	72.6%
Average Price	\$ 1,111,266	\$ 1,004,602	10.6%	\$ 922,455	20.5%	\$ 658,083	68.9%





## MLS® 5-year summary - Fraser Valley Year-end 2020

Grand Totals	All Sales						
	2020	2019	% change	2017	% change	2015	% change
Sales	19,926	15,487	28.7%	22,338	-10.8%	21,095	-5.5%
New Listings	31,693	30,568	3.7%	32,651	-2.9%	30,998	2.2%
Number of FVREB members	3,796	3,691	2.8%	3,532	7.5%	2,934	29.4%

All areas combined	Townhouse							Apartment						
	2020	2019	% change	2017	% change	2015	% change	2020	2019	% change	2017	% change	2015	% change
Sales	5,102	3,888	31.2%	5,198	-1.8%	4,362	17.0%	4,357	4,115	5.9%	6,183	-29.5%	3,046	43.0%
New Listings	7,241	6,638	9.1%	6,323	14.5%	5,640	28.4%	7,817	7,172	9.0%	7,066	10.6%	5,572	40.3%
Median Price	\$ 592,000	\$ 564,950	4.8%	\$ 525,000	12.8%	\$ 344,000	72.1%	\$ 390,000	\$ 370,000	5.4%	\$ 310,000	25.8%	\$ 210,000	85.7%
Average Price	\$ 603,374	\$ 569,732	5.9%	\$ 531,195	13.6%	\$ 362,713	66.4%	\$ 410,485	\$ 391,345	4.9%	\$ 326,828	25.6%	\$ 232,976	76.2%

Abbotsford	Townhouse							Apartment						
	2020	2019	% change	2017	% change	2015	% change	2020	2019	% change	2017	% change	2015	% change
Sales	704	506	39.1%	630	11.7%	565	24.6%	737	834	-11.6%	1,172	-37.1%	527	39.8%
New Listings	933	947	-1.5%	740	26.1%	759	22.9%	1,265	1,313	-3.7%	1,261	0.3%	845	49.7%
Median Price	\$ 494,100	\$ 466,500	5.9%	\$ 434,450	13.7%	\$ 284,900	73.4%	\$ 305,000	\$ 300,000	1.7%	\$ 230,250	32.5%	\$ 150,000	103.3%
Average Price	\$ 491,939	\$ 458,995	7.2%	\$ 421,015	16.8%	\$ 284,339	73.0%	\$ 317,910	\$ 308,821	2.9%	\$ 243,853	30.4%	\$ 158,747	100.3%

Mission	Townhouse							Apartment						
	2020	2019	% change	2017	% change	2015	% change	2020	2019	% change	2017	% change	2015	% change
Sales	96	87	10.3%	85	12.9%	62	54.8%	53	37	43.2%	63	-15.9%	50	6.0%
New Listings	106	132	-19.7%	81	30.9%	93	14.0%	81	64	26.6%	67	20.9%	62	30.6%
Median Price	\$ 509,000	\$ 485,000	4.9%	\$ 375,094	35.7%	\$ 229,500	121.8%	\$ 320,000	\$ 290,000	10.3%	\$ 222,000	44.1%	\$ 175,000	82.9%
Average Price	\$ 481,133	\$ 480,052	0.2%	\$ 368,490	30.6%	\$ 233,061	106.4%	\$ 304,651	\$ 298,989	1.9%	\$ 224,989	35.4%	\$ 186,404	63.4%

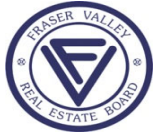


## MLS® 5-year summary - Fraser Valley Year-end 2020

White Rock	Townhouse							Apartment						
	2020	2019	% change	2017	% change	2015	% change	2020	2019	% change	2017	% change	2015	% change
Sales	806	609	32.3%	789	2.2%	731	10.3%	782	650	20.3%	975	-19.8%	742	5.4%
New Listings	1,216	1,178	3.2%	1,139	6.8%	953	27.6%	1,451	1,300	11.6%	1,177	23.3%	1,239	17.1%
Median Price	\$ 678,500	\$ 665,000	2.0%	\$ 635,000	6.9%	\$ 470,000	44.4%	\$ 454,000	\$ 447,637	1.4%	\$ 399,000	13.8%	\$ 290,950	56.0%
Average Price	\$ 727,326	\$ 689,691	5.5%	\$ 677,786	7.3%	\$ 511,505	42.2%	\$ 530,157	\$ 504,148	5.2%	\$ 439,752	20.6%	\$ 330,930	60.2%

Langley	Townhouse							Apartment						
	2020	2019	% change	2017	% change	2015	% change	2020	2019	% change	2017	% change	2015	% change
Sales	1,102	922	19.5%	1,143	-3.6%	934	18.0%	1,040	827	25.8%	1,095	-5.0%	579	79.6%
New Listings	1,494	1,372	8.9%	1,297	15.2%	1,036	44.2%	1,911	1,485	28.7%	1,215	57.3%	878	117.7%
Median Price	\$ 595,000	\$ 569,950	4.4%	\$ 530,000	12.3%	\$ 331,950	79.2%	\$ 396,500	\$ 385,000	3.0%	\$ 320,000	23.9%	\$ 207,000	91.5%
Average Price	\$ 608,044	\$ 571,215	6.4%	\$ 537,333	13.2%	\$ 342,911	77.3%	\$ 412,241	\$ 413,855	-0.4%	\$ 329,315	25.2%	\$ 218,606	88.6%

Delta - North	Townhouse							Apartment						
	2020	2019	% change	2017	% change	2015	% change	2020	2019	% change	2017	% change	2015	% change
Sales	104	66	57.6%	100	4.0%	144	-27.8%	71	101	-29.7%	103	-31.1%	44	61.4%
New Listings	164	141	16.3%	132	24.2%	189	-13.2%	187	161	16.1%	143	30.8%	111	68.5%
Median Price	\$ 681,500	\$ 639,000	6.7%	\$ 616,500	10.5%	\$ 444,500	53.3%	\$ 447,900	\$ 380,000	17.9%	\$ 350,000	28.0%	\$ 220,000	103.6%
Average Price	\$ 677,494	\$ 662,856	2.2%	\$ 633,349	7.0%	\$ 451,607	50.0%	\$ 438,522	\$ 381,888	14.8%	\$ 346,869	26.4%	\$ 201,381	117.8%



## MLS® 5-year summary - Fraser Valley Year-end 2020

City of Surrey - Combined*	Townhouse							Apartment						
	2020	2019	% change	2017	% change	2015	% change	2020	2019	% change	2017	% change	2015	% change
Sales	3,064	2,275	34.7%	3,217	-4.8%	2,618	17.0%	2,119	2,020	4.9%	3,331	-36.4%	1,465	44.6%
Average Price	\$ 626,432	\$ 593,119	5.6%	\$ 550,885	13.7%	\$ 382,443	63.8%	\$ 412,702	\$ 393,244	4.9%	\$ 336,394	22.7%	\$ 237,753	73.6%

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

Surrey - Central	Townhouse							Apartment						
	2020	2019	% change	2017	% change	2015	% change	2020	2019	% change	2017	% change	2015	% change
Sales	1,383	1,021	35.5%	1,448	-4.5%	1,089	27.0%	299	386	-22.5%	537	-44.3%	306	-2.3%
New Listings	2,049	1,749	17.2%	1,752	17.0%	1,554	31.9%	591	628	-5.9%	614	-3.7%	648	-8.8%
Median Price	\$ 598,500	\$ 575,000	4.1%	\$ 530,000	12.9%	\$ 336,000	78.1%	\$ 378,000	\$ 369,000	2.4%	\$ 310,000	21.9%	\$ 203,500	85.7%
Average Price	\$ 604,015	\$ 570,352	5.9%	\$ 521,744	15.8%	\$ 341,777	76.7%	\$ 380,173	\$ 369,008	3.0%	\$ 311,050	22.2%	\$ 203,006	87.3%

Surrey - Cloverdale	Townhouse							Apartment						
	2020	2019	% change	2017	% change	2015	% change	2020	2019	% change	2017	% change	2015	% change
Sales	600	464	29.3%	640	-6.3%	587	2.2%	253	267	-5.2%	387	-34.6%	172	47.1%
New Listings	787	727	8.3%	755	4.2%	663	18.7%	355	350	1.4%	431	-17.6%	302	17.5%
Median Price	\$ 589,500	\$ 547,500	7.7%	\$ 523,000	12.7%	\$ 338,178	74.3%	\$ 404,000	\$ 380,000	6.3%	\$ 332,000	21.7%	\$ 220,450	83.3%
Average Price	\$ 593,713	\$ 556,991	6.6%	\$ 523,375	13.4%	\$ 345,999	71.6%	\$ 413,208	\$ 396,507	4.2%	\$ 339,016	21.9%	\$ 252,452	63.7%

Surrey - North	Townhouse							Apartment						
	2020	2019	% change	2017	% change	2015	% change	2020	2019	% change	2017	% change	2015	% change
Sales	306	213	43.7%	362	-15.5%	250	22.4%	1,122	1,013	10.8%	1,851	-39.4%	625	79.5%
New Listings	491	391	25.6%	427	15.0%	392	25.3%	1,975	1,853	6.6%	2,158	-8.5%	1,486	32.9%
Median Price	\$ 542,000	\$ 505,000	7.3%	\$ 438,900	23.5%	\$ 291,150	86.2%	\$ 393,225	\$ 374,000	5.1%	\$ 315,000	24.8%	\$ 200,000	96.6%
Average Price	\$ 546,310	\$ 515,955	5.9%	\$ 446,424	22.4%	\$ 290,147	88.3%	\$ 396,946	\$ 379,994	4.5%	\$ 322,793	23.0%	\$ 207,806	91.0%



# MLS® Home Price Index - Fraser Valley

## December 2020

	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	
<b>RESIDENTIAL COMBINED</b>	<b>LOWER MAINLAND</b>	992,300	278.0	0.7	1.3	3.0	6.6	3.1	46.0	90.8
	<b>FRASER VALLEY BOARD</b>	888,100	283.3	1.1	2.4	4.3	8.5	9.2	69.0	105.6
	NORTH DELTA	954,800	296.7	0.4	2.9	5.0	7.7	6.7	49.5	108.5
	NORTH SURREY	811,300	337.5	1.1	1.5	2.2	6.8	13.1	83.5	128.0
	SURREY	884,100	285.8	0.6	1.4	3.0	7.6	8.1	68.9	107.0
	CLOVERDALE	943,200	280.9	2.6	3.6	5.1	10.9	10.2	72.0	109.9
	SOUTH SURREY & WHITE ROCK	997,100	251.8	0.5	2.9	6.5	9.2	-0.6	40.6	83.5
	LANGLEY	872,900	272.5	1.3	2.4	4.2	8.6	9.6	70.9	101.7
	ABBOTSFORD	662,600	277.4	1.3	2.4	5.6	9.5	12.8	85.7	105.6
	MISSION	741,800	280.7	3.1	6.7	10.0	16.9	18.6	91.5	107.5
<b>DETACHED</b>	<b>LOWER MAINLAND</b>	1,349,100	287.7	1.3	3.8	7.2	11.6	3.2	37.1	98.1
	<b>FRASER VALLEY BOARD</b>	1,079,500	288.3	1.7	4.5	8.6	13.3	10.1	60.3	112.9
	NORTH DELTA	991,700	289.3	0.8	4.7	7.9	9.6	7.6	41.1	104.5
	NORTH SURREY	1,059,900	304.2	2.3	5.5	8.7	13.6	11.5	58.2	118.2
	SURREY	1,115,600	297.2	1.5	3.7	6.5	11.7	10.0	64.1	117.1
	CLOVERDALE	1,128,300	284.2	1.7	5.6	8.2	13.4	12.3	63.9	112.1
	SOUTH SURREY & WHITE ROCK	1,450,900	277.0	0.2	2.5	8.6	11.7	-1.5	34.0	97.9
	LANGLEY	1,136,800	284.8	1.9	5.4	8.9	14.1	13.4	67.7	118.4
	ABBOTSFORD	896,500	285.6	1.7	3.3	9.1	14.2	13.2	80.0	117.4
	MISSION	765,900	284.1	3.7	7.6	11.5	19.0	19.8	92.1	112.0
<b>TOWNHOUSE</b>	<b>LOWER MAINLAND</b>	708,800	257.1	0.5	1.1	3.0	5.9	5.0	56.2	80.4
	<b>FRASER VALLEY BOARD</b>	576,200	253.2	1.1	1.6	3.0	6.9	7.5	74.0	86.9
	NORTH DELTA	579,700	281.5	-0.4	2.7	4.8	5.8	3.3	66.0	104.0
	NORTH SURREY	561,200	293.9	0.1	-1.9	-1.2	1.7	5.2	88.4	106.4
	SURREY	586,900	258.3	0.2	0.8	2.2	5.9	6.8	79.1	94.8
	CLOVERDALE	630,400	256.1	4.3	3.4	4.2	12.5	10.1	78.3	90.8
	SOUTH SURREY & WHITE ROCK	672,900	211.0	-0.3	-0.4	2.7	8.0	3.9	46.6	60.1
	LANGLEY	586,800	255.2	1.3	1.7	2.2	5.9	7.1	75.4	87.4
	ABBOTSFORD	487,600	263.5	1.4	4.1	6.9	8.0	13.9	85.6	87.4
	MISSION	481,300	259.9	0.9	2.4	3.5	7.3	11.3	88.9	83.6
<b>APARTMENT</b>	<b>LOWER MAINLAND</b>	651,900	279.3	0.1	-0.7	-0.3	3.1	3.1	58.8	88.7
	<b>FRASER VALLEY BOARD</b>	438,300	306.0	0.6	0.3	0.7	4.7	9.6	98.2	106.2
	NORTH DELTA	377,500	357.8	-1.0	-4.2	-4.5	1.9	4.4	117.4	116.6
	NORTH SURREY	419,700	364.4	1.0	1.3	1.5	6.0	11.8	101.7	126.1
	SURREY	422,300	333.7	-1.2	-2.9	-2.5	3.2	10.5	97.1	107.1
	CLOVERDALE	476,700	329.3	1.5	1.1	2.4	6.2	6.3	91.9	120.6
	SOUTH SURREY & WHITE ROCK	514,600	259.0	1.5	5.6	6.1	7.3	4.4	77.4	89.9
	LANGLEY	400,300	274.9	0.6	-0.9	0.4	4.4	7.0	87.5	87.1
	ABBOTSFORD	325,300	276.6	0.6	0.3	1.0	5.3	13.5	111.0	99.6
	MISSION	359,700	282.1	-0.4	2.2	2.1	6.6	19.1	110.1	88.3

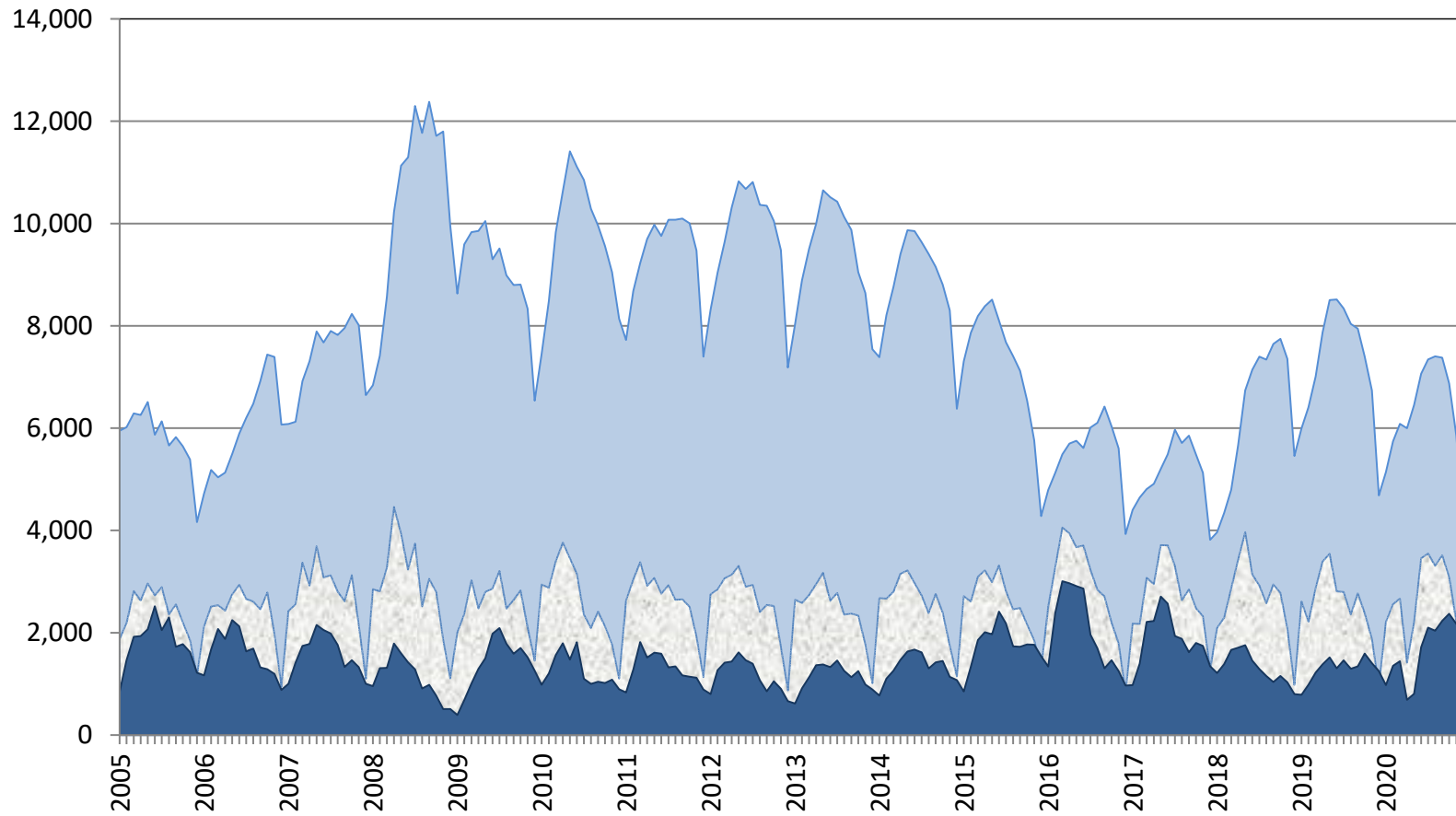
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All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.

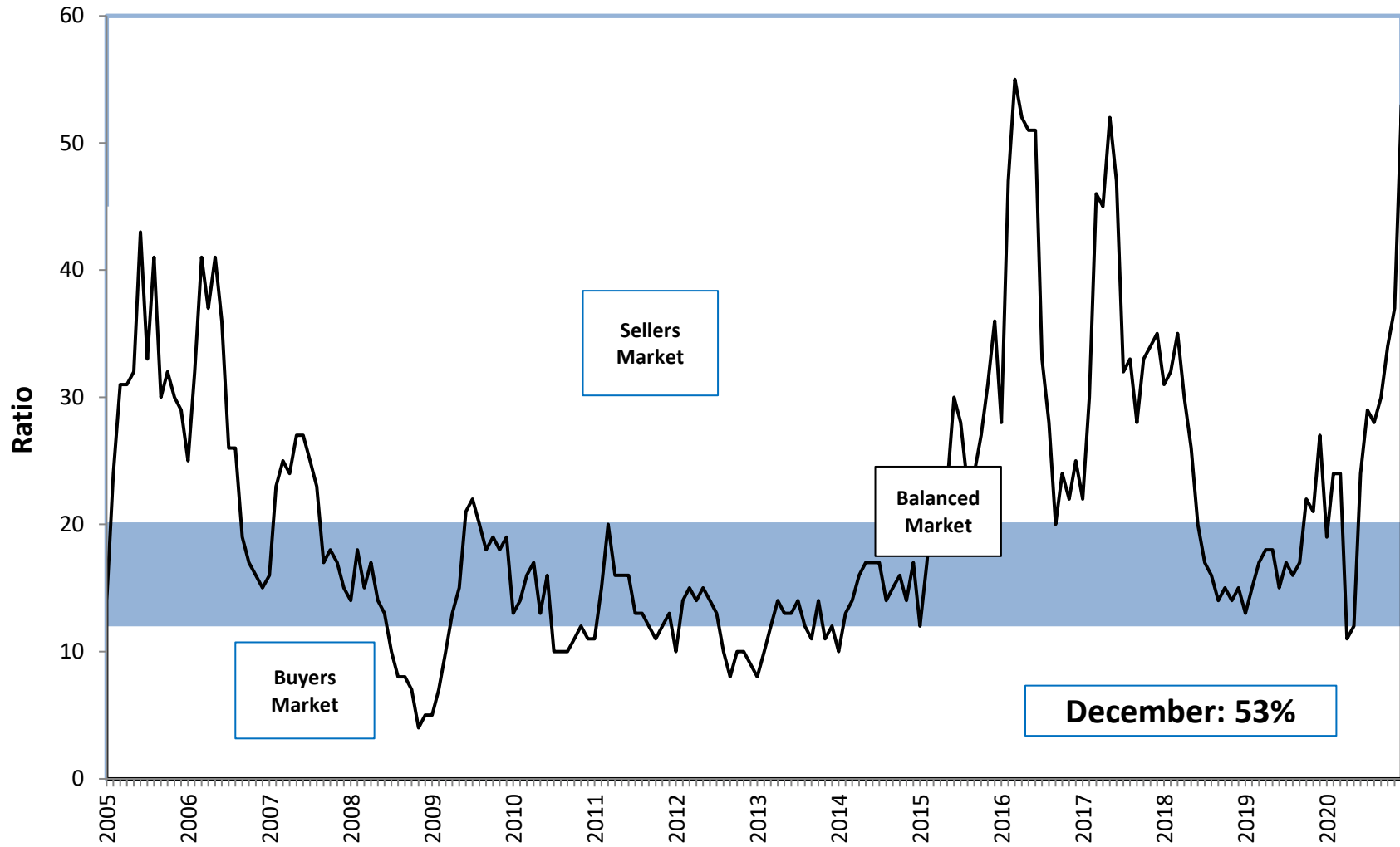
Lower Mainland combines data across the Fraser Valley and Greater Vancouver real estate board areas.

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

Actives Listings Sales



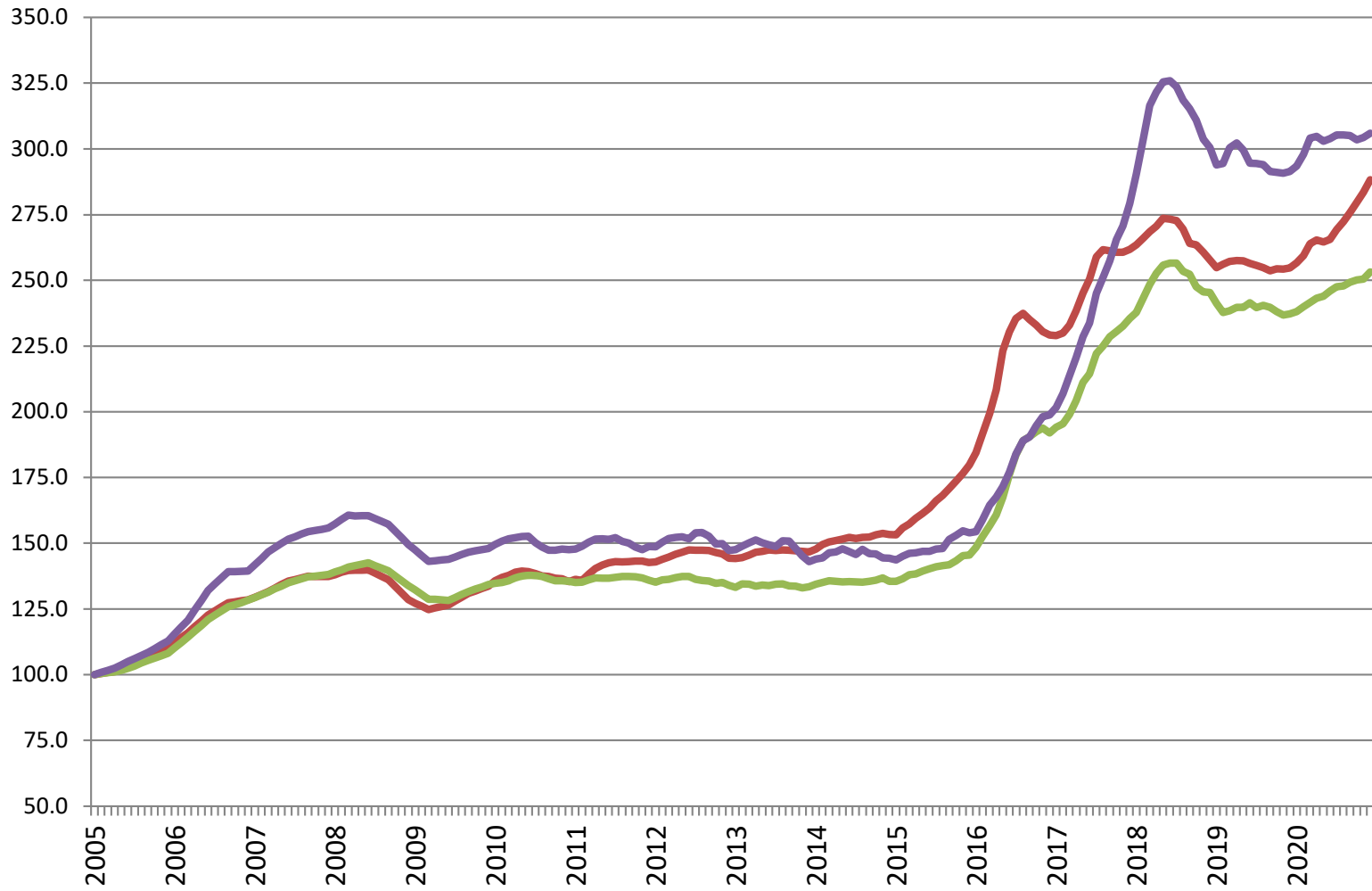
## Sales-to-Active Listings Ratio, All Types, Fraser Valley



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

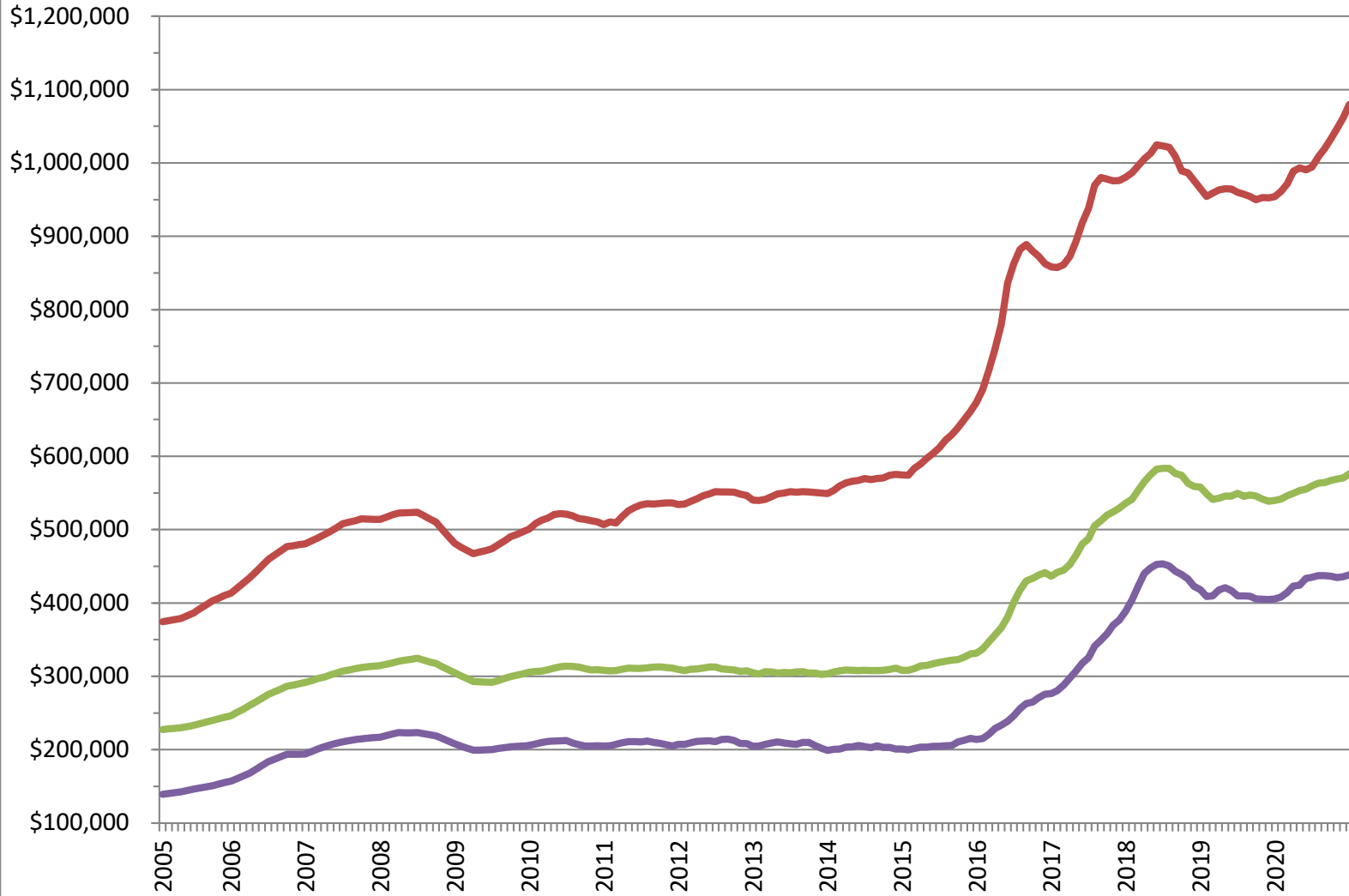
# MLS® Home Price Index, Fraser Valley

Detached      Townhouse      Apartment



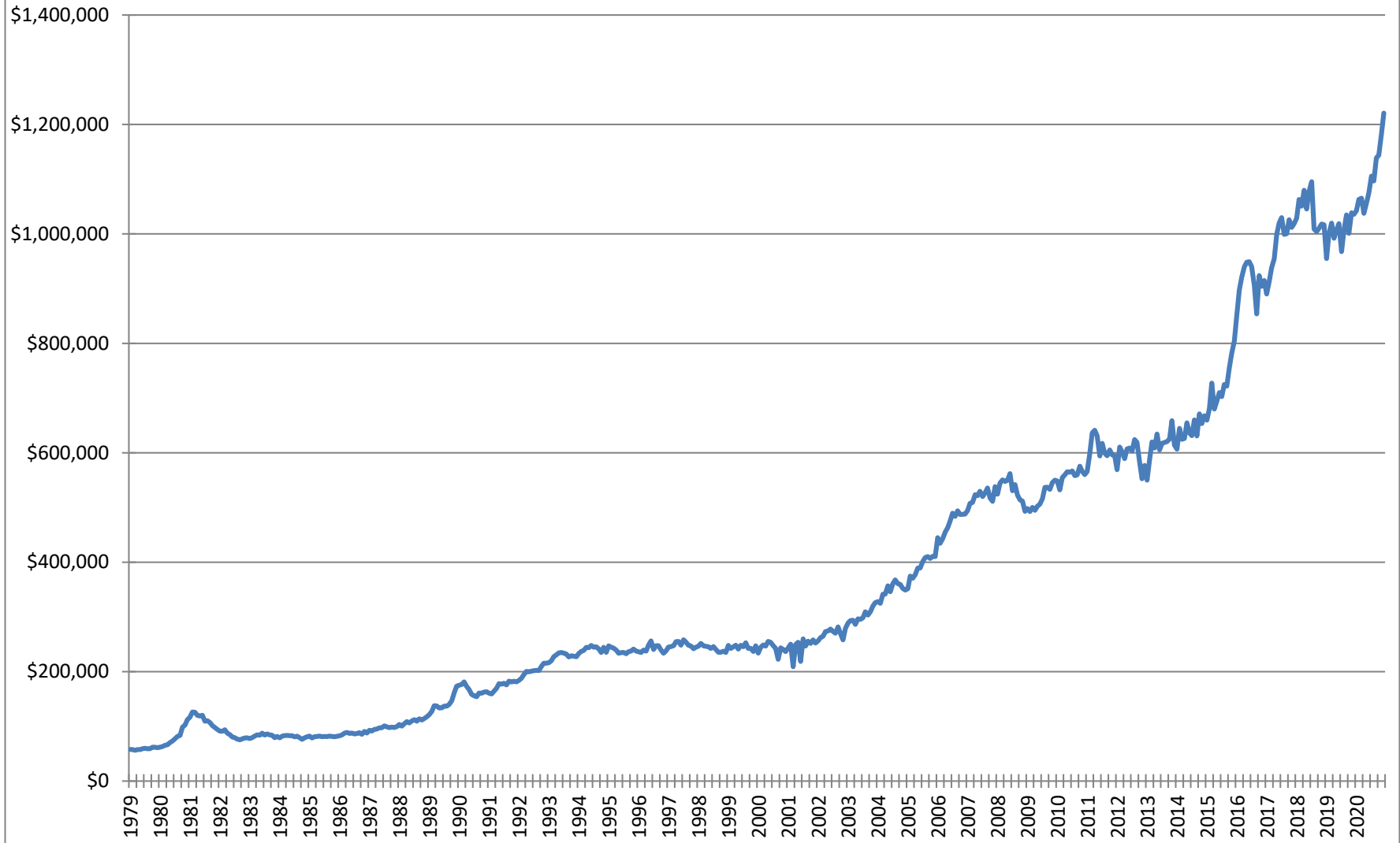
# MLS® Home Price Index Benchmark Prices, Fraser Valley

— 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

