# Fraser Valley Housing Market Statistics

August 2026

# News Release

*Fraser Valley Real Estate Board*

**For Immediate Release: September 2, 2026**

## Fraser Valley sellers feel the squeeze as buyers take their time

**SURREY, BC** – A deepening buyer's market in the Fraser Valley is giving buyers more time to make their move, as sales continued to slow in August.

The Fraser Valley Real Estate Board recorded 941 sales on its Multiple Listing Service® (MLS®) in August, a 14 per cent decrease from July but one per cent above sales from the same month last year. The year-over-year increase marks only the second annual gain since the beginning of 2025, a modest bright spot in a market where overall demand remains subdued and prices continue to ease.

"We're seeing a bit of a tug-of-war between buyers and sellers right now," said Ishaq Ismail, Chair of the Fraser Valley Real Estate Board. "Some buyers are seeing an opportunity to negotiate below asking price, while sellers who *need* to sell are more likely to accept lower offers. That dynamic is contributing to the gradual decline in home prices we are seeing across the Fraser Valley, which ultimately creates more opportunities for those looking to get into the market."

The summer slowdown was also reflected in fewer homes coming to market, as some sellers held off on listing. The Fraser Valley saw 2,373 new listings in August—a 16 per cent decline from July and 15 per cent below the same month last year. Overall inventory also edged down in August, with 9,787 active listings on the market, a three per cent decline from July, but still 33 per cent above the 10-year seasonal average.

The Fraser Valley remains in a buyer's market with a sales-to-active listings ratio of 10 per cent in August. A balanced market is typically defined by a ratio between 12 and 20 per cent.

"While some buyers remain on the sidelines amid headlines about tariffs and high gas prices, the Fraser Valley housing market continues to offer some compelling choices hiding in plain sight," said Anthony Boone, Interim CEO of the Fraser Valley Real Estate Board. "Prices are now as much as 15 per cent lower than they were three years ago, and these conditions are expected to continue to favour buyers for the foreseeable future."

Across the Fraser Valley in August, the average number of days to sell both a single-family detached home and a condo was 45 days. Townhomes took, on average, 37 days to sell.

The composite Benchmark price for a typical Fraser Valley home declined 0.9 per cent in August to $869,900, a seven per cent decrease compared to August 2025.

**MLS® HPI Benchmark Price Activity**

- **Single Family Detached:** At $1,319,600 the Benchmark price for an FVREB *single-family detached* home decreased 1.2 per cent compared to July 2026 and decreased 8.4 per cent compared to August 2025.
- **Townhomes:** At $750,600 the Benchmark price for an FVREB *townhome* decreased 0.9 per cent compared to July 2026 and decreased 7.1 per cent compared to August 2025.
- **Apartments:** At $466,100 the Benchmark price for an FVREB *apartment/condo* decreased 0.7 per cent compared to July 2026 and decreased 8.9 per cent compared to August 2025.

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** The Fraser Valley Real Estate Board represents some 5,000 real estate professionals, and is the exclusive source of statistics and information for the Fraser Valley real estate market including, Surrey, Langley, Abbotsford, Mission, White Rock and North Delta.*


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FVREB Stats

# MLS® Summary - Fraser Valley
# August 2026

| Grand Totals | All Property Types Aug-26 | Aug-25 | % change | Jul-26 | % change |
|---|---|---|---|---|---|
| Sales | 941 | 931 | 1.1% | 1,089 | -13.6% |
| New Listings | 2,373 | 2,793 | -15.0% | 2,836 | -16.3% |
| Active Listings | 9,787 | 10,445 | -6.3% | 10,044 | -2.6% |
| Average Price | $ 944,900 | $ 1,008,091 | -6.3% | $ 940,355 | 0.5% |

| Grand Totals - year to date | All Property Types 2026 | 2025 | % change |
|---|---|---|---|
| Sales - year to date | 7,844 | 8,289 | -5.4% |
| New Listings - year to date | 24,579 | 27,990 | -12.2% |

| | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| All Areas Combined | Aug-26 | Aug-25 | % change | Jul-26 | % change | Aug-26 | Aug-25 | % change | Jul-26 | % change | Aug-26 | Aug-25 | % change | Jul-26 | % change |
| Sales | 332 | 332 | 0.0% | 393 | -15.5% | 244 | 249 | -2.0% | 272 | -10.3% | 234 | 253 | -7.5% | 278 | -15.8% |
| New Listings | 818 | 991 | -17.5% | 1,035 | -21.0% | 493 | 635 | -22.4% | 602 | -18.1% | 596 | 735 | -18.9% | 674 | -11.6% |
| Active Listings | 3,281 | 3,769 | -12.9% | 3,404 | -3.6% | 1,579 | 1,781 | -11.3% | 1,668 | -5.3% | 2,148 | 2,540 | -15.4% | 2,200 | -2.4% |
| Benchmark Price | $ 1,319,600 | $ 1,439,900 | -8.4% | $ 1,335,200 | -1.2% | $ 750,600 | $ 807,800 | -7.1% | $ 757,300 | -0.9% | $ 466,100 | $ 511,600 | -8.9% | $ 469,500 | -0.7% |
| Median Price | $ 1,225,000 | $ 1,349,950 | -9.3% | $ 1,260,000 | -2.8% | $ 735,000 | $ 790,000 | -7.0% | $ 775,000 | -5.2% | $ 475,000 | $ 510,000 | -6.9% | $ 465,000 | 2.2% |
| Average Price | $ 1,299,418 | $ 1,423,097 | -8.7% | $ 1,312,029 | -1.0% | $ 748,884 | $ 818,162 | -8.5% | $ 760,271 | -1.5% | $ 503,044 | $ 522,577 | -3.7% | $ 496,291 | 1.4% |

| | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Abbotsford | Aug-26 | Aug-25 | % change | Jul-26 | % change | Aug-26 | Aug-25 | % change | Jul-26 | % change | Aug-26 | Aug-25 | % change | Jul-26 | % change |
| Sales | 56 | 50 | 12.0% | 51 | 9.8% | 43 | 42 | 2.4% | 34 | 26.5% | 36 | 49 | -26.5% | 47 | -23.4% |
| New Listings | 105 | 140 | -25.0% | 145 | -27.6% | 55 | 88 | -37.5% | 103 | -46.6% | 96 | 130 | -26.2% | 92 | 4.3% |
| Active Listings | 438 | 513 | -14.6% | 458 | -4.4% | 241 | 250 | -3.6% | 269 | -10.4% | 323 | 391 | -17.4% | 329 | -1.8% |
| Benchmark Price | $ 1,117,700 | $ 1,213,600 | -7.9% | $ 1,143,000 | -2.2% | $ 596,600 | $ 651,200 | -8.4% | $ 602,000 | -0.9% | $ 374,600 | $ 420,200 | -10.9% | $ 380,900 | -1.7% |
| Median Price | $ 1,017,500 | $ 1,095,000 | -7.1% | $ 1,050,000 | -3.1% | $ 624,900 | $ 715,250 | -12.6% | $ 633,750 | -1.4% | $ 351,250 | $ 398,500 | -11.9% | $ 390,000 | -9.9% |
| Average Price | $ 1,027,856 | $ 1,153,428 | -10.9% | $ 1,066,910 | -3.7% | $ 613,662 | $ 682,726 | -10.1% | $ 663,661 | -7.5% | $ 375,094 | $ 424,567 | -11.7% | $ 384,321 | -2.4% |

| | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Mission | Aug-26 | Aug-25 | % change | Jul-26 | % change | Aug-26 | Aug-25 | % change | Jul-26 | % change | Aug-26 | Aug-25 | % change | Jul-26 | % change |
| Sales | 27 | 38 | -28.9% | 36 | -25.0% | 9 | 8 | 12.5% | 4 | 125.0% | 3 | 6 | -50.0% | 4 | -25.0% |
| New Listings | 59 | 75 | -21.3% | 59 | 0.0% | 12 | 17 | -29.4% | 12 | 0.0% | 5 | 9 | -44.4% | 16 | -68.8% |
| Active Listings | 239 | 293 | -18.4% | 245 | -2.4% | 54 | 49 | 10.2% | 62 | -12.9% | 57 | 41 | 39.0% | 67 | -14.9% |
| Benchmark Price | $ 892,700 | $ 1,011,800 | -11.8% | $ 934,800 | -4.5% | $ 621,700 | $ 650,200 | -4.4% | $ 630,500 | -1.4% | $ 414,600 | $ 435,100 | -4.7% | $ 425,800 | -2.6% |
| Median Price | $ 872,000 | $ 949,000 | -8.1% | $ 887,500 | -1.7% | $ 665,000 | $ 669,500 | -0.7% | $ 545,000 | 22.0% | $ 399,000 | $ 432,500 | -7.7% | $ 386,250 | 3.3% |
| Average Price | $ 923,136 | $ 1,029,603 | -10.3% | $ 901,599 | 2.4% | $ 638,155 | $ 684,250 | -6.7% | $ 552,500 | 15.5% | $ 418,000 | $ 464,333 | -10.0% | $ 429,750 | -2.7% |

Source: Fraser Valley Real Estate Board

| White Rock / South Surrey | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Aug-26 | Aug-25 | % change | Jul-26 | % change | Aug-26 | Aug-25 | % change | Jul-26 | % change | Aug-26 | Aug-25 | % change | Jul-26 | % change |
| Sales | 48 | 36 | 33.3% | 61 | -21.3% | 33 | 34 | -2.9% | 38 | -13.2% | 52 | 41 | 26.8% | 57 | -8.8% |
| New Listings | 137 | 153 | -10.5% | 176 | -22.2% | 89 | 107 | -16.8% | 99 | -10.1% | 99 | 110 | -10.0% | 100 | -1.0% |
| Active Listings | 616 | 654 | -5.8% | 633 | -2.7% | 280 | 291 | -3.8% | 283 | -1.1% | 321 | 369 | -13.0% | 329 | -2.4% |
| Benchmark Price | $1,649,200 | $1,782,200 | -7.5% | $1,647,200 | 0.1% | $820,300 | $922,500 | -11.1% | $834,900 | -1.7% | $550,800 | $587,000 | -6.2% | $546,900 | 0.7% |
| Median Price | $1,623,523 | $1,730,000 | -6.2% | $1,645,000 | -1.3% | $855,000 | $987,850 | -13.4% | $794,950 | 7.6% | $552,500 | $590,000 | -6.4% | $515,000 | 7.3% |
| Average Price | $1,790,326 | $1,949,122 | -8.1% | $1,669,696 | 7.2% | $904,178 | $1,054,646 | -14.3% | $810,802 | 11.5% | $647,209 | $654,576 | -1.1% | $661,012 | -2.1% |

| Langley | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Aug-26 | Aug-25 | % change | Jul-26 | % change | Aug-26 | Aug-25 | % change | Jul-26 | % change | Aug-26 | Aug-25 | % change | Jul-26 | % change |
| Sales | 69 | 72 | -4.2% | 79 | -12.7% | 62 | 72 | -13.9% | 83 | -25.3% | 65 | 48 | 35.4% | 64 | 1.6% |
| New Listings | 128 | 144 | -11.1% | 171 | -25.1% | 117 | 150 | -22.0% | 148 | -20.9% | 159 | 158 | 0.6% | 164 | -3.0% |
| Active Listings | 425 | 545 | -22.0% | 460 | -7.6% | 266 | 316 | -15.8% | 281 | -5.3% | 420 | 528 | -20.5% | 413 | 1.7% |
| Benchmark Price | $1,479,400 | $1,592,800 | -7.1% | $1,500,900 | -1.4% | $806,400 | $848,900 | -5.0% | $811,400 | -0.6% | $534,000 | $585,700 | -8.8% | $534,200 | 0.0% |
| Median Price | $1,315,000 | $1,422,500 | -7.6% | $1,350,000 | -2.6% | $792,500 | $822,500 | -3.6% | $819,900 | -3.3% | $521,600 | $520,000 | 0.3% | $504,000 | 3.5% |
| Average Price | $1,367,948 | $1,480,381 | -7.6% | $1,404,903 | -2.6% | $807,346 | $841,670 | -4.1% | $825,259 | -2.2% | $540,492 | $545,458 | -0.9% | $529,787 | 2.0% |

| Delta - North | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Aug-26 | Aug-25 | % change | Jul-26 | % change | Aug-26 | Aug-25 | % change | Jul-26 | % change | Aug-26 | Aug-25 | % change | Jul-26 | % change |
| Sales | 19 | 21 | -9.5% | 40 | -52.5% | 4 | 3 | 33.3% | 8 | -50.0% | 2 | 9 | -77.8% | 6 | -66.7% |
| New Listings | 57 | 65 | -12.3% | 69 | -17.4% | 9 | 6 | 50.0% | 9 | 0% | 8 | 15 | -46.7% | 10 | -20.0% |
| Active Listings | 211 | 275 | -23.3% | 228 | -7.5% | 29 | 35 | -17.1% | 35 | -17.1% | 41 | 53 | -22.6% | 45 | -8.9% |
| Benchmark Price | $1,186,400 | $1,323,000 | -10.3% | $1,213,000 | -2.2% | $850,300 | $928,600 | -8.4% | $848,900 | 0.2% | $485,100 | $537,600 | -9.8% | $496,100 | -2.2% |
| Median Price | $1,095,000 | $1,285,000 | -14.8% | $1,219,000 | -10.2% | $727,500 | $885,000 | -17.8% | $795,000 | -8.5% | $512,500 | $560,000 | -8.5% | $527,000 | -2.8% |
| Average Price | $1,176,447 | $1,354,083 | -13.1% | $1,256,015 | -6.3% | $716,250 | $880,000 | -18.6% | $801,625 | -10.7% | $512,500 | $493,799 | 3.8% | $512,500 | 0.0% |

| | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **City of Surrey - Combined*** | Aug-26 | Aug-25 | % change | Jul-26 | % change | Aug-26 | Aug-25 | % change | Jul-26 | % change | Aug-26 | Aug-25 | % change | Jul-26 | % change |
| Sales | 152 | 138 | 10.1% | 179 | -15.1% | 124 | 123 | 0.8% | 142 | -12.7% | 107 | 125 | -14.4% | 128 | -16.4% |
| Benchmark Price | $1,407,800 | $1,535,900 | -8.3% | $ 1,412,000 | -0.3% | $ 764,900 | $ 829,500 | -7.8% | $ 772,700 | -1.0% | $ 450,800 | $ 498,100 | -9.5% | $ 456,100 | -1.2% |
| Average Price | $1,418,924 | $1,574,392 | -9.9% | $ 1,425,084 | -0.4% | $ 763,841 | $ 856,782 | -10.8% | $ 749,220 | 2.0% | $ 476,570 | $ 541,333 | -12.0% | $ 459,271 | 3.8% |

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

| | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Surrey - Central** | Aug-26 | Aug-25 | % change | Jul-26 | % change | Aug-26 | Aug-25 | % change | Jul-26 | % change | Aug-26 | Aug-25 | % change | Jul-26 | % change |
| Sales | 45 | 63 | -28.6% | 61 | -26.2% | 53 | 53 | 0.0% | 67 | -20.9% | 9 | 21 | -57.1% | 16 | -43.8% |
| New Listings | 181 | 226 | -19.9% | 209 | -13.4% | 130 | 166 | -21.7% | 132 | -1.5% | 52 | 70 | -25.7% | 56 | -7.1% |
| Active Listings | 718 | 788 | -8.9% | 723 | -0.7% | 445 | 543 | -18.0% | 460 | -3.3% | 228 | 237 | -3.8% | 224 | 1.8% |
| Benchmark Price | $1,322,800 | $1,450,800 | -8.8% | $ 1,325,500 | -0.2% | $ 748,000 | $ 794,500 | -5.9% | $ 753,000 | -0.7% | $ 462,800 | $ 520,900 | -11.2% | $ 474,100 | -2.4% |
| Median Price | $1,375,000 | $1,460,000 | -5.8% | $ 1,320,000 | 4.2% | $ 755,000 | $ 785,000 | -3.8% | $ 735,000 | 2.7% | $ 495,000 | $ 568,500 | -12.9% | $ 472,500 | 4.8% |
| Average Price | $1,356,522 | $1,532,990 | -11.5% | $ 1,364,811 | -0.6% | $ 735,126 | $ 784,918 | -6.3% | $ 718,941 | 2.3% | $ 475,555 | $ 530,614 | -10.4% | $ 470,718 | 1.0% |

| | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Surrey - Cloverdale** | Aug-26 | Aug-25 | % change | Jul-26 | % change | Aug-26 | Aug-25 | % change | Jul-26 | % change | Aug-26 | Aug-25 | % change | Jul-26 | % change |
| Sales | 33 | 20 | 65.0% | 34 | -2.9% | 26 | 24 | 8.3% | 22 | 18.2% | 12 | 20 | -40.0% | 21 | -42.9% |
| New Listings | 62 | 77 | -19.5% | 105 | -41.0% | 47 | 56 | -16.1% | 60 | -21.7% | 16 | 35 | -54.3% | 29 | -44.8% |
| Active Listings | 201 | 225 | -10.7% | 220 | -8.6% | 142 | 150 | -5.3% | 148 | -4.1% | 58 | 82 | -29.3% | 66 | -12.1% |
| Benchmark Price | $1,339,700 | $1,429,000 | -6.2% | $ 1,354,400 | -1.1% | $ 757,200 | $ 809,300 | -6.4% | $ 762,500 | -0.7% | $ 505,700 | $ 569,900 | -11.3% | $ 506,700 | -0.2% |
| Median Price | $1,258,000 | $1,397,500 | -10.0% | $ 1,272,000 | -1.1% | $ 729,500 | $ 740,000 | -1.4% | $ 797,400 | -8.5% | $ 510,000 | $ 515,000 | -1.0% | $ 446,500 | 14.2% |
| Average Price | $1,310,575 | $1,447,725 | -9.5% | $ 1,306,608 | 0.3% | $ 720,650 | $ 760,416 | -5.2% | $ 765,604 | -5.9% | $ 485,666 | $ 522,065 | -7.0% | $ 438,823 | 10.7% |

| | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Surrey - North** | Aug-26 | Aug-25 | % change | Jul-26 | % change | Aug-26 | Aug-25 | % change | Jul-26 | % change | Aug-26 | Aug-25 | % change | Jul-26 | % change |
| Sales | 35 | 32 | 9.4% | 30 | 16.7% | 13 | 13 | 0.0% | 16 | -18.8% | 53 | 59 | -10.2% | 62 | -14.5% |
| New Listings | 88 | 111 | -20.7% | 99 | -11.1% | 34 | 44 | -22.7% | 38 | -10.5% | 161 | 208 | -22.6% | 206 | -21.8% |
| Active Listings | 423 | 463 | -8.6% | 427 | -0.9% | 119 | 145 | -17.9% | 126 | -5.6% | 699 | 838 | -16.6% | 724 | -3.5% |
| Benchmark Price | $1,262,400 | $1,426,900 | -11.5% | $ 1,264,900 | -0.2% | $ 681,400 | $ 761,500 | -10.5% | $ 686,100 | -0.7% | $ 401,400 | $ 445,900 | -10.0% | $ 408,300 | -1.7% |
| Median Price | $1,110,000 | $1,307,000 | -15.1% | $ 1,145,000 | -3.1% | $ 625,000 | $ 820,000 | -23.8% | $ 688,500 | -9.2% | $ 395,000 | $ 497,900 | -20.7% | $ 412,500 | -4.2% |
| Average Price | $1,198,665 | $1,404,602 | -14.7% | $ 1,251,733 | -4.2% | $ 681,146 | $ 817,307 | -16.7% | $ 705,437 | -3.4% | $ 419,814 | $ 501,259 | -16.2% | $ 424,774 | -1.2% |

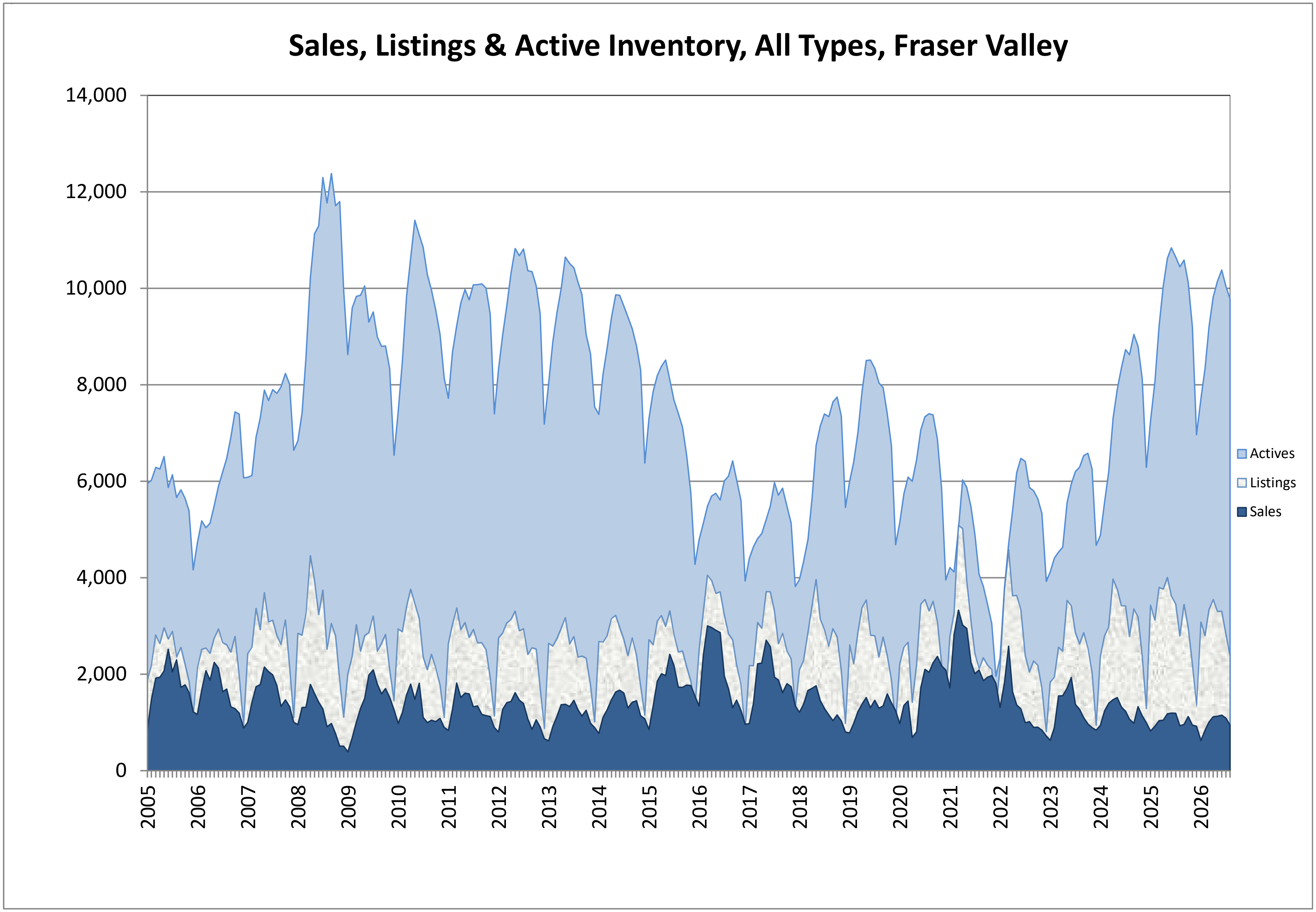
Source: Fraser Valley Real Estate Board

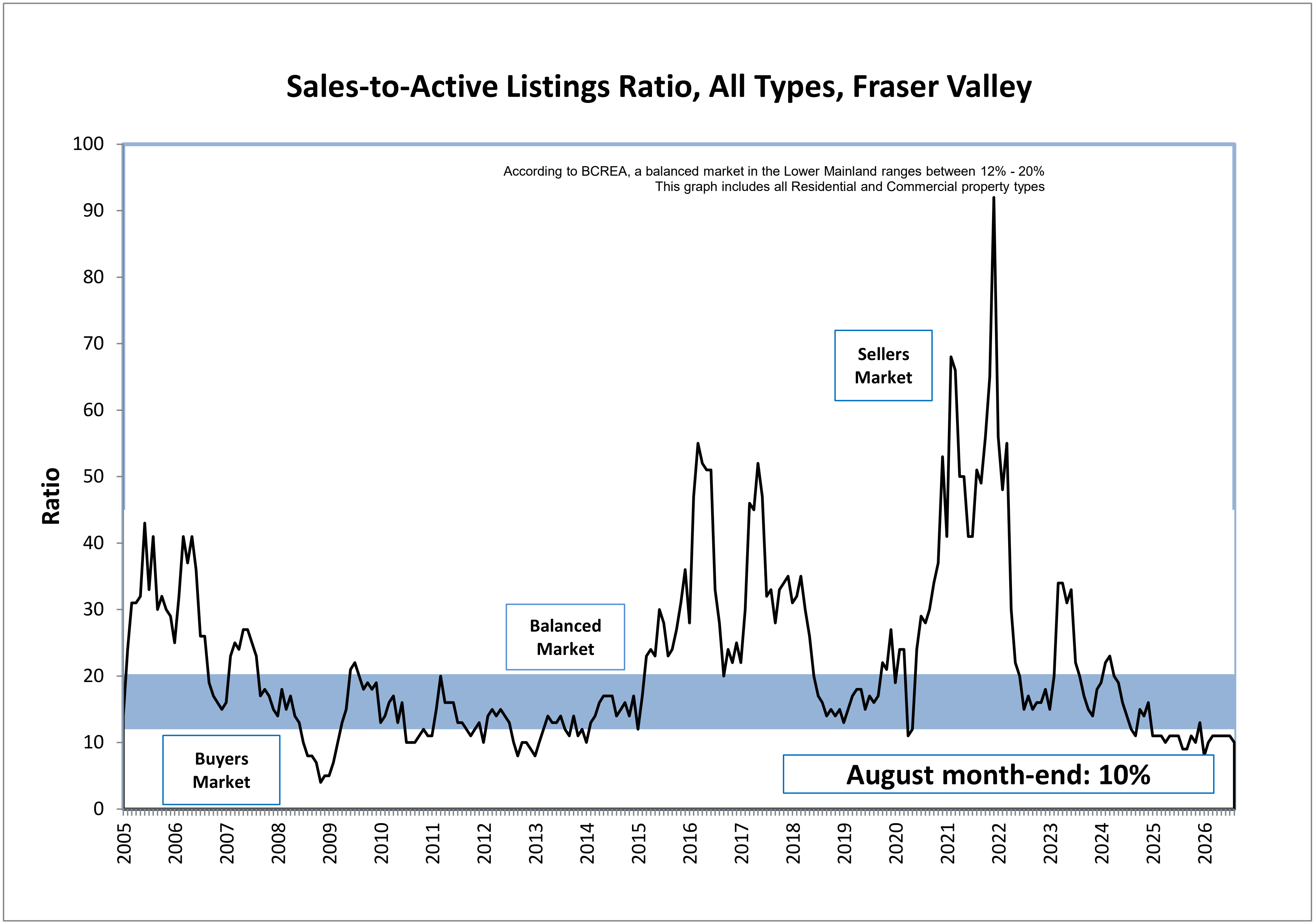
# MLS® Home Price Index - Fraser Valley
# August 2026

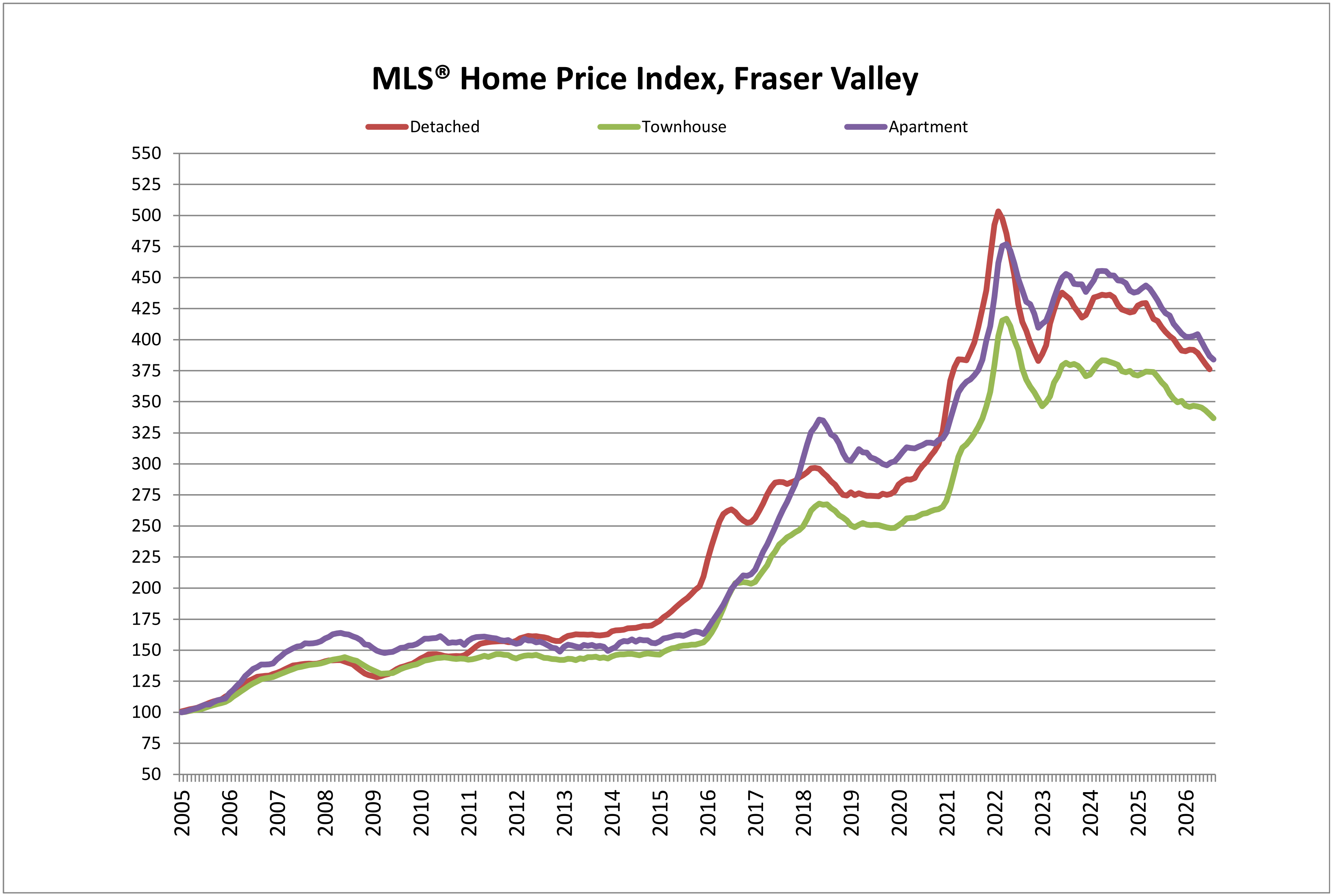
| | | BENCHMARK PRICE | INDEX (HPI) | ONE MONTH % CHANGE | THREE MONTH % CHANGE | SIX MONTH % CHANGE | ONE YEAR % CHANGE | THREE YEAR % CHANGE | FIVE YEAR % CHANGE | TEN YEAR % CHANGE |
|---|---|---|---|---|---|---|---|---|---|---|
| **RESIDENTIAL COMBINED** | **LOWER MAINLAND** | 1,011,700 | 308.8 | -0.7 | -1.9 | -1.9 | -5.9 | -11.5 | -2.2 | 11.0 |
| | **FRASER VALLEY BOARD** | 869,900 | 313.0 | -0.9 | -2.6 | -2.8 | -7.2 | -15.6 | -6.6 | 27.3 |
| | NORTH DELTA | 1,030,400 | 327.7 | -2.0 | -4.2 | -5.8 | -8.9 | -17.1 | -7.1 | 29.3 |
| | NORTH SURREY | 640,800 | 291.8 | -0.7 | -1.7 | -5.1 | -9.4 | -20.8 | -15.1 | 12.6 |
| | SURREY | 912,700 | 320.4 | -0.4 | -1.9 | -3.4 | -7.6 | -18.3 | -8.2 | 36.4 |
| | CLOVERDALE | 930,900 | 312.4 | -1.0 | -2.5 | -1.4 | -6.0 | -12.3 | -0.1 | 48.1 |
| | SOUTH SURREY & WHITE ROCK | 1,010,000 | 267.3 | -0.1 | -4.0 | -3.0 | -7.2 | -20.1 | -8.1 | 2.4 |
| | LANGLEY | 948,600 | 318.9 | -0.8 | -1.9 | -1.6 | -6.6 | -9.2 | 0.2 | 38.2 |
| | ABBOTSFORD | 713,300 | 319.9 | -1.6 | -3.5 | -3.6 | -7.2 | -13.0 | -8.0 | 46.4 |
| | MISSION | 800,200 | 318.8 | -3.8 | -4.6 | -5.2 | -10.5 | -17.0 | -11.3 | 59.1 |
| **DETACHED** | **LOWER MAINLAND** | 1,601,400 | 351.5 | -1.2 | -2.9 | -2.5 | -7.5 | -10.9 | -0.3 | 14.6 |
| | **FRASER VALLEY BOARD** | 1,319,600 | 376.1 | -1.2 | -3.4 | -3.7 | -8.3 | -13.6 | -3.7 | 42.9 |
| | NORTH DELTA | 1,186,400 | 356.4 | -2.2 | -5.5 | -7.1 | -10.3 | -16.3 | -6.4 | 32.1 |
| | NORTH SURREY | 1,262,400 | 390.2 | -0.2 | -0.6 | -6.4 | -11.5 | -15.5 | -7.4 | 43.4 |
| | SURREY | 1,322,800 | 380.0 | -0.2 | -2.5 | -3.6 | -8.8 | -15.8 | -4.7 | 51.2 |
| | CLOVERDALE | 1,339,700 | 385.6 | -1.1 | -2.8 | -0.5 | -6.3 | -11.9 | -0.3 | 57.3 |
| | SOUTH SURREY & WHITE ROCK | 1,649,200 | 323.2 | 0.1 | -4.5 | -4.3 | -7.5 | -16.6 | -3.1 | 13.1 |
| | LANGLEY | 1,479,400 | 390.7 | -1.4 | -2.8 | -2.4 | -7.1 | -9.2 | 0.0 | 56.9 |
| | ABBOTSFORD | 1,117,700 | 380.9 | -2.2 | -4.9 | -3.9 | -7.9 | -9.2 | -5.4 | 68.0 |
| | MISSION | 892,700 | 334.8 | -4.5 | -5.1 | -5.9 | -11.8 | -14.6 | -9.2 | 65.6 |
| **TOWNHOUSE** | **LOWER MAINLAND** | 899,500 | 343.5 | -0.4 | -1.9 | -1.7 | -5.1 | -8.1 | 7.7 | 54.4 |
| | **FRASER VALLEY BOARD** | 750,600 | 336.9 | -0.9 | -2.5 | -2.6 | -7.1 | -11.3 | 3.9 | 65.1 |
| | NORTH DELTA | 850,300 | 371.8 | 0.2 | -0.3 | -2.7 | -8.4 | -13.6 | 4.2 | 46.8 |
| | NORTH SURREY | 681,400 | 391.4 | -0.7 | -5.2 | -2.4 | -10.5 | -12.7 | 6.0 | 87.1 |
| | SURREY | 748,000 | 344.2 | -0.7 | -1.4 | -2.5 | -5.9 | -12.4 | 3.6 | 73.8 |
| | CLOVERDALE | 757,200 | 311.2 | -0.7 | -1.2 | -2.9 | -6.4 | -11.5 | 3.4 | 62.5 |
| | SOUTH SURREY & WHITE ROCK | 820,300 | 259.4 | -1.7 | -5.0 | -5.0 | -11.1 | -16.1 | -1.4 | 30.9 |
| | LANGLEY | 806,400 | 347.9 | -0.6 | -1.3 | -0.5 | -5.0 | -6.6 | 8.6 | 79.7 |
| | ABBOTSFORD | 596,600 | 328.9 | -0.9 | -3.9 | -4.7 | -8.4 | -8.3 | 2.1 | 84.6 |
| | MISSION | 621,700 | 340.5 | -1.4 | -4.3 | -4.8 | -4.4 | -4.7 | 7.0 | 98.5 |
| **APARTMENT** | **LOWER MAINLAND** | 634,300 | 318.3 | -0.3 | -1.9 | -3.1 | -6.7 | -11.3 | 2.1 | 38.8 |
| | **FRASER VALLEY BOARD** | 466,100 | 383.9 | -0.7 | -3.7 | -4.6 | -8.9 | -14.9 | 3.4 | 88.8 |
| | NORTH DELTA | 485,100 | 469.6 | -2.2 | -3.4 | -4.9 | -9.8 | -19.0 | 3.1 | 68.7 |
| | NORTH SURREY | 401,400 | 372.7 | -1.7 | -3.6 | -6.9 | -10.0 | -19.8 | -4.5 | 83.8 |
| | SURREY | 462,800 | 430.9 | -2.4 | -5.2 | -6.4 | -11.2 | -18.5 | 6.5 | 120.1 |
| | CLOVERDALE | 505,700 | 374.9 | -0.2 | -6.2 | -7.5 | -11.3 | -14.2 | 1.9 | 91.7 |
| | SOUTH SURREY & WHITE ROCK | 550,800 | 326.1 | 0.7 | -4.5 | -1.6 | -6.2 | -12.6 | 6.0 | 74.6 |
| | LANGLEY | 534,000 | 372.9 | 0.0 | -2.7 | -3.4 | -8.8 | -11.9 | 5.6 | 99.1 |
| | ABBOTSFORD | 374,600 | 402.8 | -1.7 | -3.7 | -6.5 | -10.9 | -15.3 | 5.1 | 108.3 |
| | MISSION | 414,600 | 370.8 | -2.7 | -3.0 | -3.7 | -4.7 | -9.6 | 8.2 | 123.9 |

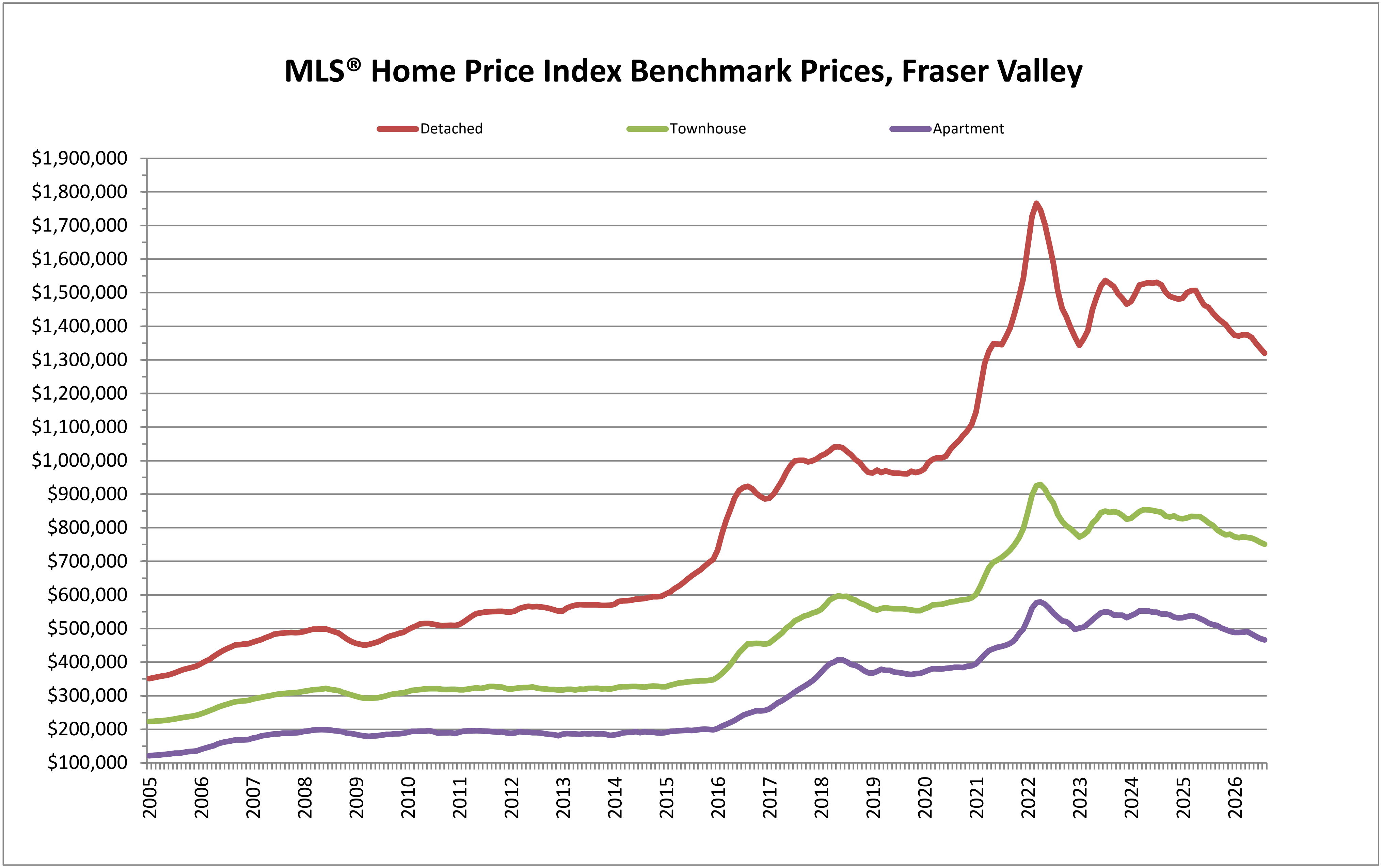


All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.
Lower Mainland combines data across the Fraser Valley and Greater Vancouver real estate board areas.

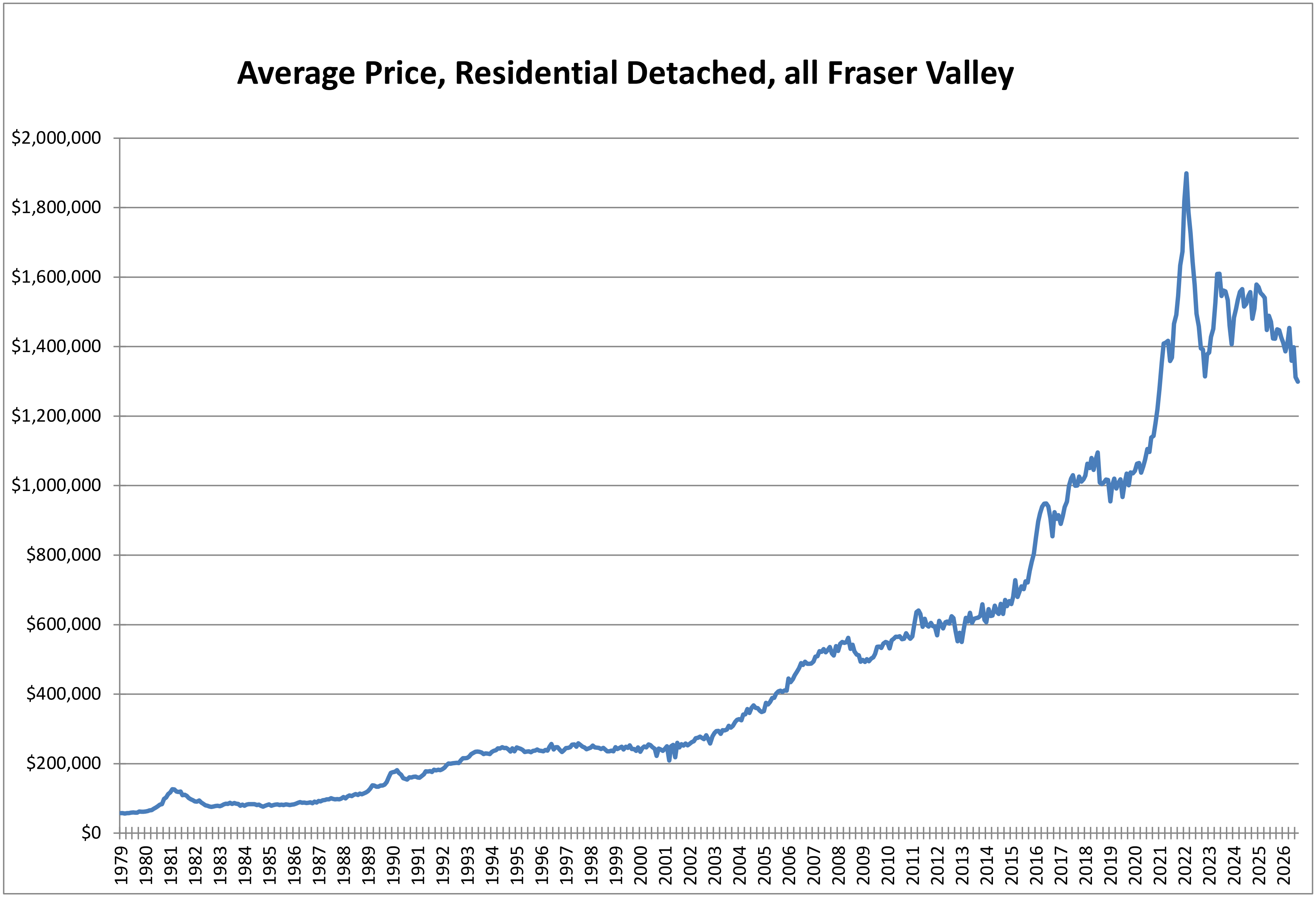

Sales, Listings & Active Inventory, All Types, Fraser Valley
14,000
12,000
10,000
8,000
6,000
4,000
2,000
0
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
Actives
Listings
Sales

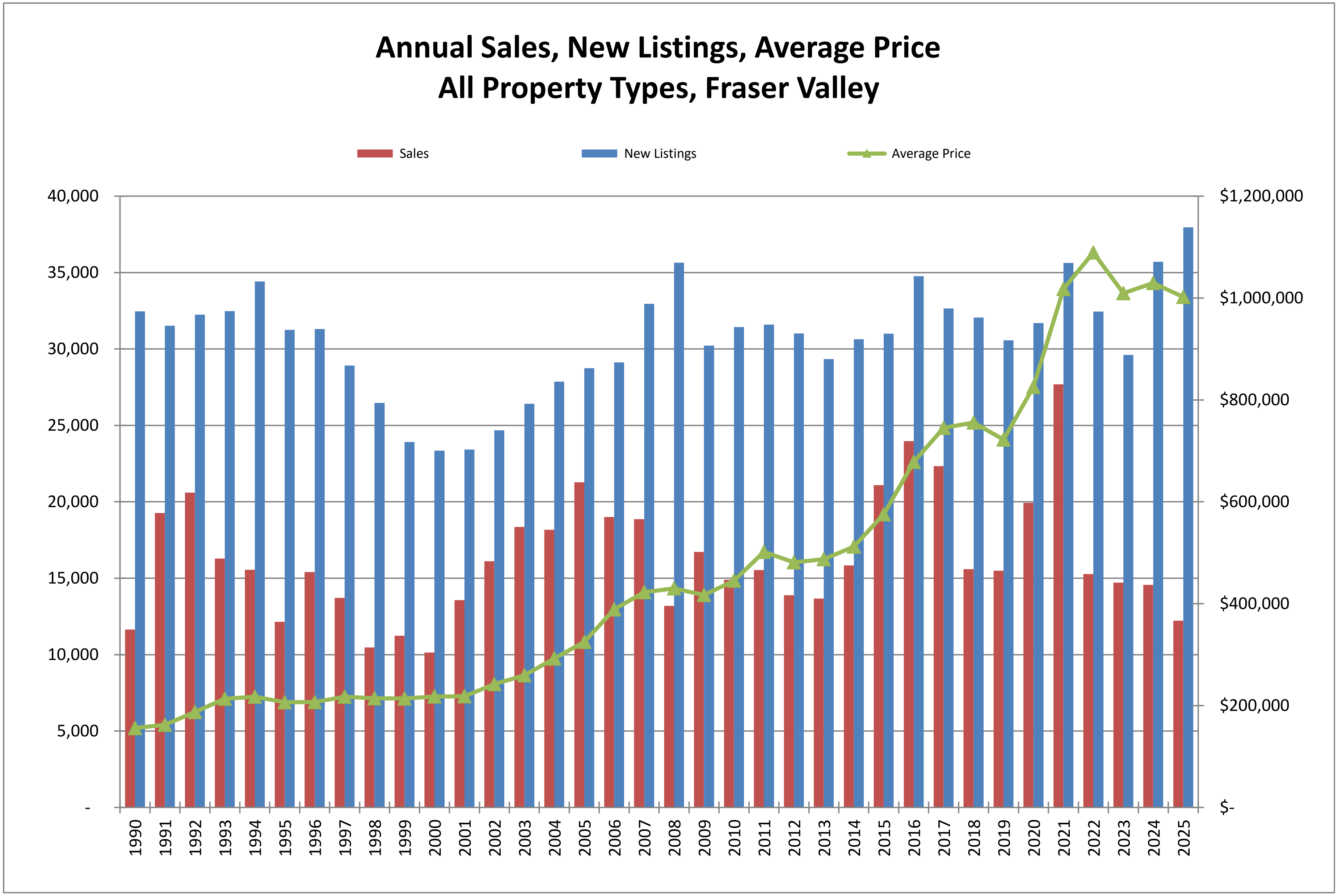

Sales-to-Active Listings Ratio, All Types, Fraser Valley
Ratio
100
90
80
70
60
50
40
30
20
10
0
According to BCREA, a balanced market in the Lower Mainland ranges between 12% - 20%
This graph includes all Residential and Commercial property types
Sellers Market
Balanced Market
Buyers Market
August month-end: 10%
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026


MLS® Home Price Index, Fraser Valley
Detached
Townhouse
Apartment
550
525
500
475
450
425
400
375
350
325
300
275
250
225
200
175
150
125
100
75
50
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026



MLS® Home Price Index Benchmark Prices, Fraser Valley
Detached
Townhouse
Apartment
$1,900,000
$1,800,000
$1,700,000
$1,600,000
$1,500,000
$1,400,000
$1,300,000
$1,200,000
$1,100,000
$1,000,000
$900,000
$800,000
$700,000
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026


Average Price, Residential Detached, all Fraser Valley
$2,000,000
$1,800,000
$1,600,000
$1,400,000
$1,200,000
$1,000,000
$800,000
$600,000
$400,000
$200,000
$0
1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026



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
-
$1,200,000
$1,000,000
$800,000
$600,000
$400,000
$200,000
$-
1990
1991
1992
1993
1994
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025