



Fraser Valley Real Estate Board

Monthly Statistics Package

December 2021

News Release

Fraser Valley Real Estate Board



For Immediate Release: January 5, 2022

Fraser Valley real estate market sees busiest year in 100-year history

SURREY, BC – Fueled by the consumer response to the COVID-19 pandemic along with historically low interest rates, total property sales in the Fraser Valley in 2021 shattered the previous annual record last set in 2016.

The FVREB processed 27,692 sales its Multiple Listing Service® (MLS®) in 2021, an increase of 39.0 per cent compared 19,926 sales in 2020; and 15.5 per cent higher than 2016's 23,974 sales.

Larry Anderson, President of the Board, said, "No one could have predicted how the pandemic would impact the real estate market. Our region's relative affordability, combined with a newfound ability to work from home and the value for housing dollar in the Fraser Valley attracted buyers in numbers like we've never seen.

"Whether helping sellers list or helping buyers complete a sale, our Board averaged over 5,200 transactions every month. And even though our volume of new listings was also high, it just couldn't keep up with the demand."

Year-over-year, sales of detached homes soared by 31.8 per cent in 2021 compared to 2020; townhome sales increased by 33.7 per cent and sales of apartments increased by 68.9 per cent. Anderson added, "With the rapid escalation of prices in 2021, many buyers made decisions based on economic factors, resulting in an explosion of condo sales in our region."

In 2021, the FVREB received 35,629 new listings – the second highest on record (second only to 2008 at 35,651); and 12.4 per cent more than in 2020.

Baldev Gill, Chief Executive Officer of the Board, said, "Fraser Valley REALTORS® played an instrumental role in helping people navigate their real estate buying and selling needs, through uncharted territory. It's the professionalism and expertise of our members who have done a remarkable job serving the interests and needs of buyers and sellers throughout a most challenging and unusual year."

In the month of December, the Board's MLS® processed 1,808 sales, second only to December 2020's record-setting 2,086 sales. New listings in December were 1,278. By month's end, active inventory finished at 1,957 units, 60 per cent below the 10-year average, and the lowest in 41 years.

MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At \$1,500,000, the Benchmark price for an FVREB *single-family detached* home increased 3.6 per cent compared to November 2021 and increased 39.0 per cent compared to December 2020.
- **Townhomes:** At \$765,800, the Benchmark price for an FVREB *townhome* increased 3.5 per cent compared to November 2021 and increased 32.9 per cent compared to December 2020.
- **Apartments:** At \$549,200, the Benchmark price for an FVREB *apartment/condo* increased 3.5 per cent compared to November 2021 and increased 25.3 per cent compared to December 2020.

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The Fraser Valley Real Estate Board is an association of 4,379 real estate professionals who live and work in the BC communities of North Delta, Surrey, White Rock, Langley, Abbotsford, and Mission.

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MLS® Summary - Fraser Valley December 2021

Grand Totals	All Property Types				
	Dec-21	Dec-20	% change	Nov-21	% change
Sales	1,808	2,086	-13.3%	1,972	-8.3%
New Listings	1,278	1,502	-14.9%	2,096	-39.0%
Active Listings	1,957	3,949	-50.4%	3,048	-35.8%
Average Price	\$1,142,946	\$ 906,606	26.1%	\$ 1,101,329	3.8%

Grand Totals - year to date	All Property Types		
	2021	2020	% change
Sales - year to date	27,692	19,926	39.0%
New Listings - year to date	35,629	31,693	12.4%

All Areas Combined	Detached					Townhouse					Apartment				
	Dec-21	Dec-20	% change	Nov-21	% change	Dec-21	Dec-20	% change	Nov-21	% change	Dec-21	Dec-20	% change	Nov-21	% change
Sales	635	881	-27.9%	713	-10.9%	414	501	-17.4%	436	-5.0%	544	457	19.0%	614	-11.4%
New Listings	448	553	-19.0%	758	-40.9%	282	318	-11.3%	445	-36.6%	336	407	-17.4%	615	-45.4%
Active Listings	610	1,116	-45.3%	989	-38.3%	192	604	-68.2%	370	-48.1%	345	1,113	-69.0%	643	-46.3%
Benchmark Price	\$1,500,000	\$1,079,500	39.0%	\$1,448,000	3.6%	\$765,800	\$576,200	32.9%	\$740,100	3.5%	\$549,200	\$438,300	25.3%	\$530,400	3.5%
Median Price	\$1,580,000	\$1,126,000	40.3%	\$1,548,000	2.1%	\$870,000	\$615,000	41.5%	\$821,500	5.9%	\$528,750	\$405,000	30.6%	\$510,000	3.7%
Average Price	\$1,674,255	\$1,220,796	37.1%	\$1,633,917	2.5%	\$863,387	\$615,553	40.3%	\$822,119	5.0%	\$549,821	\$422,032	30.3%	\$528,696	4.0%

Abbotsford	Detached					Townhouse					Apartment				
	Dec-21	Dec-20	% change	Nov-21	% change	Dec-21	Dec-20	% change	Nov-21	% change	Dec-21	Dec-20	% change	Nov-21	% change
Sales	102	133	-23.3%	114	-10.5%	45	75	-40.0%	63	-28.6%	82	84	-2.4%	106	-22.6%
New Listings	82	81	1.2%	101	-18.8%	36	33	9.1%	67	-46.3%	53	39	35.9%	93	-43.0%
Active Listings	69	150	-54.0%	113	-38.9%	29	80	-63.8%	49	-40.8%	36	146	-75.3%	80	-55.0%
Benchmark Price	\$1,314,100	\$896,500	46.6%	\$1,252,200	4.9%	\$644,200	\$487,600	32.1%	\$617,300	4.4%	\$432,100	\$325,300	32.8%	\$415,300	4.0%
Median Price	\$1,350,000	\$910,000	48.4%	\$1,292,500	4.4%	\$780,000	\$495,500	57.4%	\$675,500	15.5%	\$433,000	\$314,250	37.8%	\$450,000	-3.8%
Average Price	\$1,366,438	\$969,375	41.0%	\$1,330,368	2.7%	\$765,386	\$490,746	56.0%	\$660,658	15.9%	\$446,693	\$327,186	36.5%	\$443,955	0.6%

Mission	Detached					Townhouse					Apartment				
	Dec-21	Dec-20	% change	Nov-21	% change	Dec-21	Dec-20	% change	Nov-21	% change	Dec-21	Dec-20	% change	Nov-21	% change
Sales	43	56	-23.2%	50	-14.0%	7	2	250.0%	5	40.0%	-	5	-100.0%	7	-100.0%
New Listings	26	37	-29.7%	50	-48.0%	1	1	0.0%	1	0.0%	2	5	-60.0%	5	-60.0%
Active Listings	31	57	-45.6%	52	-40.4%	-	10	-100.0%	6	-100.0%	6	8	-25.0%	4	50.0%
Benchmark Price	\$1,072,400	\$765,900	40.0%	\$1,027,400	4.4%	\$636,800	\$481,300	32.3%	\$618,300	3.0%	\$453,900	\$359,700	26.2%	\$443,200	2.4%
Median Price	\$1,175,000	\$777,000	51.2%	\$1,050,000	11.9%	\$730,000	\$336,250	117.1%	\$755,000	-3.3%	\$-	\$345,000	-100.0%	\$367,500	-100.0%
Average Price	\$1,192,789	\$801,257	48.9%	\$1,083,651	10.1%	\$702,857	\$336,250	109.0%	\$653,000	7.6%	\$-	\$288,480	-100.0%	\$362,714	-100.0%



White Rock / South Surrey	Detached					Townhouse					Apartment				
	Dec-21	Dec-20	% change	Nov-21	% change	Dec-21	Dec-20	% change	Nov-21	% change	Dec-21	Dec-20	% change	Nov-21	% change
Sales	100	160	-37.5%	120	-16.7%	63	81	-22.2%	72	-12.5%	81	88	-8.0%	91	-11.0%
New Listings	62	85	-27.1%	119	-47.9%	45	51	-11.8%	64	-29.7%	46	92	-50.0%	115	-60.0%
Active Listings	155	273	-43.2%	241	-35.7%	28	92	-69.6%	50	-44.0%	83	255	-67.5%	142	-41.5%
Benchmark Price	\$1,877,700	\$1,450,900	29.4%	\$1,822,200	3.0%	\$921,600	\$672,900	37.0%	\$889,400	3.6%	\$619,500	\$514,600	20.4%	\$607,600	2.0%
Median Price	\$1,779,000	\$1,460,000	21.8%	\$1,945,000	-8.5%	\$980,000	\$699,900	40.0%	\$922,500	6.2%	\$615,000	\$474,450	29.6%	\$579,000	6.2%
Average Price	\$2,073,110	\$1,615,223	28.3%	\$2,172,460	-4.6%	\$992,608	\$719,090	38.0%	\$971,967	2.1%	\$714,309	\$570,071	25.3%	\$654,542	9.1%

Langley	Detached					Townhouse					Apartment				
	Dec-21	Dec-20	% change	Nov-21	% change	Dec-21	Dec-20	% change	Nov-21	% change	Dec-21	Dec-20	% change	Nov-21	% change
Sales	89	82	8.5%	113	-21.2%	90	95	-5.3%	94	-4.3%	120	101	18.8%	137	-12.4%
New Listings	63	60	5.0%	112	-43.8%	48	75	-36.0%	93	-48.4%	70	84	-16.7%	121	-42.1%
Active Listings	75	114	-34.2%	127	-40.9%	20	131	-84.7%	71	-71.8%	57	246	-76.8%	118	-51.7%
Benchmark Price	\$1,560,600	\$1,136,800	37.3%	\$1,519,900	2.7%	\$771,200	\$586,800	31.4%	\$753,000	2.4%	\$520,700	\$400,300	30.1%	\$506,900	2.7%
Median Price	\$1,610,000	\$1,195,000	34.7%	\$1,585,000	1.6%	\$899,500	\$632,000	42.3%	\$850,450	5.8%	\$555,000	\$420,000	32.1%	\$588,750	-5.7%
Average Price	\$1,756,037	\$1,285,880	36.6%	\$1,673,988	4.9%	\$891,498	\$647,866	37.6%	\$875,348	1.8%	\$564,805	\$413,476	36.6%	\$578,328	-2.3%

Delta - North	Detached					Townhouse					Apartment				
	Dec-21	Dec-20	% change	Nov-21	% change	Dec-21	Dec-20	% change	Nov-21	% change	Dec-21	Dec-20	% change	Nov-21	% change
Sales	48	67	-28.4%	50	-4.0%	12	6	100.0%	3	300.0%	15	8	87.5%	13	15.4%
New Listings	29	39	-25.6%	62	-53.2%	8	6	33.3%	9	-11%	7	10	-30.0%	13	-46.2%
Active Listings	35	67	-47.8%	62	-43.5%	8	19	-57.9%	12	-33.3%	9	30	-70.0%	21	-57.1%
Benchmark Price	\$1,397,900	\$991,700	41.0%	\$1,351,300	3.4%	\$766,300	\$579,700	32.2%	\$725,700	5.6%	\$445,000	\$377,500	17.9%	\$432,000	3.0%
Median Price	\$1,586,500	\$1,090,000	45.6%	\$1,502,500	5.6%	\$940,500	\$702,500	33.9%	\$661,500	42.2%	\$582,000	\$443,500	31.2%	\$515,500	12.9%
Average Price	\$1,667,755	\$1,126,500	48.0%	\$1,536,074	8.6%	\$913,917	\$686,000	33.2%	\$781,500	16.9%	\$554,753	\$399,600	38.8%	\$514,838	7.8%



City of Surrey - Combined*	Detached					Townhouse					Apartment				
	Dec-21	Dec-20	% change	Nov-21	% change	Dec-21	Dec-20	% change	Nov-21	% change	Dec-21	Dec-20	% change	Nov-21	% change
Sales	332	507	-34.5%	362	-8.3%	254	317	-19.9%	266	-4.5%	291	230	26.5%	305	-4.6%
Benchmark Price	\$1,610,000	\$1,174,000	37.1%	\$1,557,900	3.3%	\$798,800	\$597,000	33.8%	\$770,300	3.7%	\$497,400	\$403,600	23.2%	\$477,400	4.2%
Average Price	\$1,783,066	\$1,296,274	37.6%	\$1,774,983	0.5%	\$875,484	\$635,235	37.8%	\$843,806	3.8%	\$540,618	\$425,795	27.0%	\$519,502	4.1%

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

Surrey - Central	Detached					Townhouse					Apartment				
	Dec-21	Dec-20	% change	Nov-21	% change	Dec-21	Dec-20	% change	Nov-21	% change	Dec-21	Dec-20	% change	Nov-21	% change
Sales	139	205	-32.2%	140	-0.7%	114	154	-26.0%	115	-0.9%	58	26	123.1%	56	3.6%
New Listings	94	140	-32.9%	160	-41.3%	99	108	-8.3%	117	-15.4%	43	45	-4.4%	49	-12.2%
Active Listings	102	231	-55.8%	190	-46.3%	82	186	-55.9%	110	-25.5%	35	117	-70.1%	59	-40.7%
Benchmark Price	\$1,549,900	\$1,115,600	38.9%	\$1,499,600	3.4%	\$785,500	\$586,900	33.8%	\$755,700	3.9%	\$543,400	\$422,300	28.7%	\$527,000	3.1%
Median Price	\$1,630,000	\$1,195,000	36.4%	\$1,645,000	-0.9%	\$878,500	\$615,000	42.8%	\$830,000	5.8%	\$519,500	\$364,000	42.7%	\$498,506	4.2%
Average Price	\$1,682,600	\$1,236,228	36.1%	\$1,661,767	1.3%	\$859,517	\$617,970	39.1%	\$820,946	4.7%	\$528,224	\$374,527	41.0%	\$497,221	6.2%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Dec-21	Dec-20	% change	Nov-21	% change	Dec-21	Dec-20	% change	Nov-21	% change	Dec-21	Dec-20	% change	Nov-21	% change
Sales	37	59	-37.3%	41	-9.8%	53	55	-3.6%	44	20.5%	19	23	-17.4%	17	11.8%
New Listings	29	40	-27.5%	58	-50.0%	28	26	7.7%	55	-49.1%	15	17	-11.8%	18	-16.7%
Active Listings	25	40	-37.5%	44	-43.2%	6	41	-85.4%	35	-82.9%	7	29	-75.9%	11	-36.4%
Benchmark Price	\$1,582,500	\$1,128,300	40.3%	\$1,527,300	3.6%	\$827,300	\$630,400	31.2%	\$791,100	4.6%	\$589,000	\$476,700	23.6%	\$558,600	5.4%
Median Price	\$1,650,000	\$1,125,000	46.7%	\$1,525,000	8.2%	\$849,999	\$639,000	33.0%	\$820,500	3.6%	\$592,000	\$416,500	42.1%	\$550,000	7.6%
Average Price	\$1,695,305	\$1,217,622	39.2%	\$1,561,570	8.6%	\$832,512	\$621,847	33.9%	\$829,663	0.3%	\$572,008	\$425,886	34.3%	\$551,928	3.6%

Surrey - North	Detached					Townhouse					Apartment				
	Dec-21	Dec-20	% change	Nov-21	% change	Dec-21	Dec-20	% change	Nov-21	% change	Dec-21	Dec-20	% change	Nov-21	% change
Sales	76	117	-35.0%	84	-9.5%	29	33	-12.1%	40	-27.5%	169	122	38.5%	187	-9.6%
New Listings	63	71	-11.3%	95	-33.7%	17	18	-5.6%	38	-55.3%	100	115	-13.0%	201	-50.2%
Active Listings	117	182	-35.7%	158	-25.9%	19	45	-57.8%	36	-47.2%	112	282	-60.3%	208	-46.2%
Benchmark Price	\$1,488,100	\$1,059,900	40.4%	\$1,438,300	3.5%	\$735,900	\$561,200	31.1%	\$726,400	1.3%	\$508,800	\$419,700	21.2%	\$487,700	4.3%
Median Price	\$1,639,500	\$1,060,000	54.7%	\$1,510,000	8.6%	\$763,000	\$515,000	48.2%	\$731,500	4.3%	\$505,000	\$399,999	26.3%	\$485,000	4.1%
Average Price	\$1,675,359	\$1,163,013	44.1%	\$1,605,444	4.4%	\$753,263	\$534,398	41.0%	\$700,869	7.5%	\$514,861	\$403,979	27.4%	\$493,620	4.3%



MLS® 5-year summary - Fraser Valley Year-end 2021

Grand Totals	All Sales						
	2021	2020	% change	2018	% change	2016	% change
Sales	27,692	19,926	39.0%	15,586	77.7%	23,974	15.5%
New Listings	35,629	31,693	12.4%	32,058	11.1%	34,768	2.5%
Number of FVREB members	4,379	3,796	15.4%	3,642	20.2%	3,273	33.8%

All areas combined	Detached						
	2021	2020	% change	2018	% change	2016	% change
Sales	10,772	8,176	31.8%	5,733	87.9%	10,916	-1.3%
New Listings	14,402	12,164	18.4%	12,733	13.1%	16,883	-14.7%
Median Price	\$ 1,350,000	\$ 1,030,000	31.1%	\$ 950,000	42.1%	\$ 810,000	66.7%
Average Price	\$ 1,438,129	\$ 1,119,029	28.5%	\$ 1,045,379	37.6%	\$ 918,851	56.5%

Abbotsford	Detached						
	2021	2020	% change	2018	% change	2016	% change
Sales	1,726	1,322	30.6%	1,000	72.6%	1,906	-9.4%
New Listings	2,183	1,847	18.2%	1,926	13.3%	2,568	-15.0%
Median Price	\$ 1,120,000	\$ 836,050	34.0%	\$ 774,000	44.7%	\$ 610,000	83.6%
Average Price	\$ 1,161,630	\$ 881,930	31.7%	\$ 822,742	41.2%	\$ 637,758	82.1%

Mission	Detached						
	2021	2020	% change	2018	% change	2016	% change
Sales	795	604	31.6%	500	59.0%	932	-14.7%
New Listings	905	750	20.7%	844	7.2%	1,178	-23.2%
Median Price	\$ 945,000	\$ 745,000	26.8%	\$ 677,750	39.4%	\$ 515,000	83.5%
Average Price	\$ 1,001,711	\$ 771,747	29.8%	\$ 707,793	41.5%	\$ 528,662	89.5%



MLS® 5-year summary - Fraser Valley Year-end 2021

White Rock	Detached						
	2021	2020	% change	2018	% change	2016	% change
Sales	1,752	1,189	47.4%	736	138.0%	1,586	10.5%
New Listings	2,553	2,140	19.3%	2,274	12.3%	2,799	-8.8%
Median Price	\$ 1,650,000	\$ 1,385,000	19.1%	\$ 1,350,000	22.2%	\$ 1,399,950	17.9%
Average Price	\$ 1,855,285	\$ 1,528,300	21.4%	\$ 1,510,704	22.8%	\$ 1,591,544	16.6%

Langley	Detached						
	2021	2020	% change	2018	% change	2016	% change
Sales	1,592	1,236	28.8%	949	67.8%	1,790	-11.1%
New Listings	1,991	1,678	18.7%	1,916	3.9%	2,352	-15.3%
Median Price	\$ 1,350,000	\$ 1,048,500	28.8%	\$ 999,000	35.1%	\$ 845,000	59.8%
Average Price	\$ 1,463,453	\$ 1,136,737	28.7%	\$ 1,091,825	34.0%	\$ 904,039	61.9%

Delta - North	Detached						
	2021	2020	% change	2018	% change	2016	% change
Sales	763	552	38.2%	383	99.2%	698	9.3%
New Listings	1,054	813	29.6%	924	14.1%	1,185	-11.1%
Median Price	\$ 1,295,000	\$ 990,000	30.8%	\$ 937,000	38.2%	\$ 862,750	50.1%
Average Price	\$ 1,354,247	\$ 1,054,016	30.8%	\$ 1,000,841	35.3%	\$ 920,056	47.2%



MLS® 5-year summary - Fraser Valley Year-end 2021

City of Surrey - Combined*	Detached						
	2021	2020	% change	2018	% change	2016	% change
Sales	5,512	4,240	30.0%	2,761	99.6%	5,233	5.3%
Average Price	\$ 1,562,963	\$ 1,222,452	27.9%	\$ 1,155,790	35.2%	\$ 1,047,400	49.2%

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

Surrey - Central	Detached						
	2021	2020	% change	2018	% change	2016	% change
Sales	2,202	1,802	22.2%	1,088	102.4%	2,016	9.2%
New Listings	3,050	2,747	11.0%	2,573	18.5%	3,500	-12.9%
Median Price	\$ 1,436,256	\$ 1,110,000	29.4%	\$ 1,012,400	41.9%	\$ 850,000	69.0%
Average Price	\$ 1,500,438	\$ 1,158,384	29.5%	\$ 1,088,878	37.8%	\$ 902,653	66.2%

Surrey - Cloverdale	Detached						
	2021	2020	% change	2018	% change	2016	% change
Sales	796	620	28.4%	491	62.1%	925	-13.9%
New Listings	1,004	863	16.3%	934	7.5%	1,308	-23.2%
Median Price	\$ 1,351,250	\$ 1,050,000	28.7%	\$ 975,000	38.6%	\$ 825,000	63.8%
Average Price	\$ 1,414,445	\$ 1,101,007	28.5%	\$ 1,004,613	40.8%	\$ 871,610	62.3%

Surrey - North	Detached						
	2021	2020	% change	2018	% change	2016	% change
Sales	1,143	847	34.9%	582	96.4%	1,058	8.0%
New Listings	1,658	1,317	25.9%	1,336	24.1%	1,971	-15.9%
Median Price	\$ 1,374,000	\$ 1,015,000	35.4%	\$ 945,000	45.4%	\$ 790,500	73.8%
Average Price	\$ 1,434,306	\$ 1,111,266	29.1%	\$ 1,040,151	37.9%	\$ 858,851	67.0%



MLS® 5-year summary - Fraser Valley Year-end 2021

Grand Totals	All Sales						
	2021	2020	% change	2018	% change	2016	% change
Sales	27,692	19,926	39.0%	15,586	77.7%	23,974	15.5%
New Listings	35,629	31,693	12.4%	32,058	11.1%	34,768	2.5%
Number of FVREB members	4,379	3,796	15.4%	3,642	20.2%	3,273	33.8%

All areas combined	Townhouse							Apartment						
	2021	2020	% change	2018	% change	2016	% change	2021	2020	% change	2018	% change	2016	% change
Sales	6,819	5,102	33.7%	3,866	76.4%	5,369	27.0%	7,357	4,357	68.9%	4,296	71.3%	5,069	45.1%
New Listings	7,668	7,241	5.9%	6,924	10.7%	6,313	21.5%	8,865	7,817	13.4%	7,518	17.9%	5,980	48.2%
Median Price	\$ 730,000	\$ 592,000	23.3%	\$ 582,250	25.4%	\$ 422,000	73.0%	\$ 460,000	\$ 390,000	17.9%	\$ 389,150	18.2%	\$ 240,000	91.7%
Average Price	\$ 738,510	\$ 603,374	22.4%	\$ 590,777	25.0%	\$ 440,223	67.8%	\$ 479,868	\$ 410,485	16.9%	\$ 404,102	18.7%	\$ 263,259	82.3%

Abbotsford	Townhouse							Apartment						
	2021	2020	% change	2018	% change	2016	% change	2021	2020	% change	2018	% change	2016	% change
Sales	792	704	12.5%	516	53.5%	731	8.3%	1,271	737	72.5%	832	52.8%	922	37.9%
New Listings	926	933	-0.8%	870	6.4%	795	16.5%	1,476	1,265	16.7%	1,510	-2.3%	1,045	41.2%
Median Price	\$ 615,000	\$ 494,100	24.5%	\$ 488,800	25.8%	\$ 350,000	75.7%	\$ 370,000	\$ 305,000	21.3%	\$ 311,000	19.0%	\$ 180,000	105.6%
Average Price	\$ 614,833	\$ 491,939	25.0%	\$ 473,399	29.9%	\$ 284,339	116.2%	\$ 380,686	\$ 317,910	19.7%	\$ 318,573	19.5%	\$ 188,993	101.4%

Mission	Townhouse							Apartment						
	2021	2020	% change	2018	% change	2016	% change	2021	2020	% change	2018	% change	2016	% change
Sales	82	96	-14.6%	68	20.6%	100	-18.0%	65	53	22.6%	54	20.4%	65	0.0%
New Listings	82	106	-22.6%	101	-18.8%	122	-32.8%	70	81	-13.6%	68	2.9%	62	12.9%
Median Price	\$ 625,000	\$ 509,000	22.8%	\$ 467,000	33.8%	\$ 320,633	94.9%	\$ 350,000	\$ 320,000	9.4%	\$ 319,000	9.7%	\$ 190,000	84.2%
Average Price	\$ 592,389	\$ 481,133	23.1%	\$ 465,813	27.2%	\$ 304,798	94.4%	\$ 361,127	\$ 304,651	18.5%	\$ 304,688	18.5%	\$ 187,711	92.4%



MLS® 5-year summary - Fraser Valley Year-end 2021

White Rock	Townhouse							Apartment						
	2021	2020	% change	2018	% change	2016	% change	2021	2020	% change	2018	% change	2016	% change
Sales	1,116	806	38.5%	624	78.8%	841	32.7%	1,232	782	57.5%	657	87.5%	1,028	19.8%
New Listings	1,216	1,216	0.0%	1,153	5.5%	1,026	18.5%	1,481	1,451	2.1%	1,269	16.7%	1,231	20.3%
Median Price	\$ 838,400	\$ 678,500	23.6%	\$ 690,000	21.5%	\$ 549,900	52.5%	\$ 539,500	\$ 454,000	18.8%	\$ 469,900	14.8%	\$ 334,102	61.5%
Average Price	\$ 872,111	\$ 727,326	19.9%	\$ 729,705	19.5%	\$ 598,556	45.7%	\$ 612,801	\$ 530,157	15.6%	\$ 512,513	19.6%	\$ 368,772	66.2%

Langley	Townhouse							Apartment						
	2021	2020	% change	2018	% change	2016	% change	2021	2020	% change	2018	% change	2016	% change
Sales	1,593	1,102	44.6%	798	99.6%	1,057	50.7%	1,727	1,040	66.1%	850	103.2%	918	88.1%
New Listings	1,737	1,494	16.3%	1,464	18.6%	1,263	37.5%	2,055	1,911	7.5%	1,425	44.2%	1,028	99.9%
Median Price	\$ 745,000	\$ 595,000	25.2%	\$ 587,750	26.8%	\$ 435,000	71.3%	\$ 486,000	\$ 396,500	22.6%	\$ 395,000	23.0%	\$ 238,750	103.6%
Average Price	\$ 756,175	\$ 608,044	24.4%	\$ 591,152	27.9%	\$ 444,693	70.0%	\$ 502,406	\$ 412,241	21.9%	\$ 408,204	23.1%	\$ 254,465	97.4%

Delta - North	Townhouse							Apartment						
	2021	2020	% change	2018	% change	2016	% change	2021	2020	% change	2018	% change	2016	% change
Sales	134	104	28.8%	72	86.1%	121	10.7%	176	71	147.9%	74	137.8%	182	-3.3%
New Listings	149	164	-9.1%	129	15.5%	134	11.2%	239	187	27.8%	147	62.6%	232	3.0%
Median Price	\$ 772,950	\$ 681,500	13.4%	\$ 632,450	22.2%	\$ 561,000	37.8%	\$ 503,750	\$ 447,900	12.5%	\$ 426,500	18.1%	\$ 347,150	45.1%
Average Price	\$ 786,520	\$ 677,494	16.1%	\$ 653,659	20.3%	\$ 535,237	46.9%	\$ 492,101	\$ 438,522	12.2%	\$ 440,271	11.8%	\$ 322,965	52.4%



MLS® 5-year summary - Fraser Valley Year-end 2021

City of Surrey - Combined*	Townhouse							Apartment						
	2021	2020	% change	2018	% change	2016	% change	2021	2020	% change	2018	% change	2016	% change
Sales	4,164	3,064	35.9%	2,386	74.5%	3,319	25.5%	3,575	2,119	68.7%	2,196	62.8%	2,535	41.0%
Average Price	755,430	626,432	20.6%	616,435	22.5%	\$ 455,826	65.7%	475,589	412,702	15.2%	415,737	14.4%	\$ 266,377	78.5%

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

Surrey - Central	Townhouse							Apartment						
	2021	2020	% change	2018	% change	2016	% change	2021	2020	% change	2018	% change	2016	% change
Sales	1,926	1,383	39.3%	976	97.3%	1,401	37.5%	621	299	107.7%	337	84.3%	491	26.5%
New Listings	2,237	2,049	9.2%	1,867	19.8%	1,717	30.3%	767	591	29.8%	610	25.7%	582	31.8%
Median Price	\$ 726,000	\$ 598,500	21.3%	\$ 593,000	22.4%	\$ 418,000	73.7%	\$ 451,500	\$ 378,000	19.4%	\$ 403,000	12.0%	\$ 221,900	103.5%
Average Price	\$ 725,462	\$ 604,015	20.1%	\$ 588,476	23.3%	\$ 418,258	73.4%	\$ 451,712	\$ 380,173	18.8%	\$ 395,353	14.3%	\$ 225,771	100.1%

Surrey - Cloverdale	Townhouse							Apartment						
	2021	2020	% change	2018	% change	2016	% change	2021	2020	% change	2018	% change	2016	% change
Sales	727	600	21.2%	584	24.5%	737	-1.4%	337	253	33.2%	242	39.3%	322	4.7%
New Listings	802	787	1.9%	948	-15.4%	812	-1.2%	359	355	1.1%	413	-13.1%	359	0.0%
Median Price	\$ 724,000	\$ 589,500	22.8%	\$ 572,500	26.5%	\$ 420,000	72.4%	\$ 474,000	\$ 404,000	17.3%	\$ 406,189	16.7%	\$ 260,000	82.3%
Average Price	\$ 726,122	\$ 593,713	22.3%	\$ 581,408	24.9%	\$ 429,437	69.1%	\$ 488,048	\$ 413,208	18.1%	\$ 424,952	14.8%	\$ 284,489	71.6%

Surrey - North	Townhouse							Apartment						
	2021	2020	% change	2018	% change	2016	% change	2021	2020	% change	2018	% change	2016	% change
Sales	448	306	46.4%	228	96.5%	381	17.6%	1,927	1,122	71.7%	1,249	54.3%	1,140	69.0%
New Listings	518	491	5.5%	392	32.1%	442	17.2%	2,417	1,975	22.4%	2,072	16.7%	1,441	67.7%
Median Price	\$ 642,000	\$ 542,000	18.5%	\$ 515,000	24.7%	\$ 339,000	89.4%	\$ 441,000	\$ 393,225	12.1%	\$ 391,000	12.8%	\$ 233,000	89.3%
Average Price	\$ 650,890	\$ 546,310	19.1%	\$ 526,142	23.7%	\$ 350,041	85.9%	\$ 450,676	\$ 396,946	13.5%	\$ 401,658	12.2%	\$ 240,310	87.5%



MLS® Home Price Index - Fraser Valley

December 2021

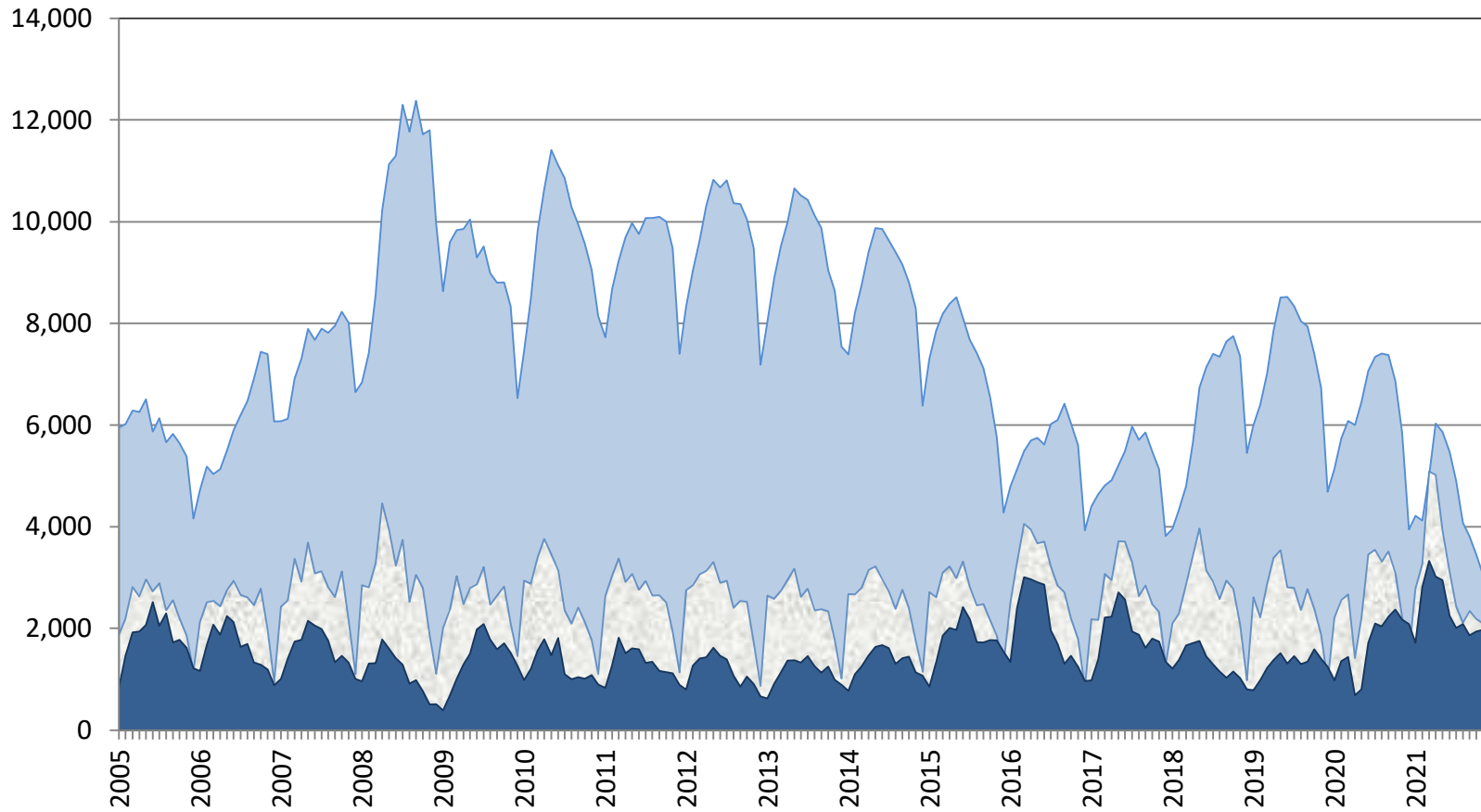
	BENCHMARK PRICE	INDEX (HPI)	ONE MONTH % CHANGE	THREE MONTH % CHANGE	SIX MONTH % CHANGE	ONE YEAR % CHANGE	THREE YEAR % CHANGE	FIVE YEAR % CHANGE	TEN YEAR % CHANGE	
RESIDENTIAL COMBINED	LOWER MAINLAND	1,234,600	343.9	2.4	5.9	7.8	23.3	28.0	49.5	122.5
	FRASER VALLEY BOARD	1,184,400	377.8	3.6	9.3	12.6	33.4	41.9	76.0	164.9
	NORTH DELTA	1,306,200	405.9	3.7	13.0	15.6	36.8	44.4	68.0	176.5
	NORTH SURREY	1,033,600	430.0	3.7	8.8	12.1	27.4	32.8	86.6	175.6
	SURREY	1,197,800	387.2	3.6	9.4	12.8	35.5	41.7	79.3	171.5
	CLOVERDALE	1,261,200	375.6	4.3	10.1	13.2	33.7	48.8	84.0	173.0
	SOUTH SURREY & WHITE ROCK	1,285,700	324.7	2.9	8.2	10.1	29.0	32.9	42.0	112.0
	LANGLEY	1,162,800	363.0	2.6	8.4	11.7	33.2	43.5	76.4	166.1
	ABBOTSFORD	920,800	385.5	4.5	10.0	14.2	39.0	49.9	92.5	189.0
	MISSION	1,029,100	389.4	4.1	9.7	15.0	38.7	59.8	95.3	200.0
DETACHED	LOWER MAINLAND	1,756,700	374.3	2.8	7.2	9.5	29.8	40.8	47.8	133.9
	FRASER VALLEY BOARD	1,500,000	400.6	3.6	10.1	13.3	39.0	55.4	74.8	180.7
	NORTH DELTA	1,397,900	407.8	3.5	13.8	16.7	41.0	57.5	67.8	177.6
	NORTH SURREY	1,488,100	427.1	3.5	9.8	13.5	40.4	52.9	80.1	190.7
	SURREY	1,549,900	412.9	3.4	9.3	12.5	38.9	53.8	78.8	187.5
	CLOVERDALE	1,582,500	398.6	3.6	9.2	14.6	40.3	61.1	84.5	187.8
	SOUTH SURREY & WHITE ROCK	1,877,700	358.5	3.1	8.1	8.4	29.4	38.0	33.7	116.1
	LANGLEY	1,560,600	391.0	2.7	9.7	12.8	37.3	55.6	80.4	191.8
	ABBOTSFORD	1,314,100	418.6	4.9	12.1	15.3	46.6	65.8	98.1	221.3
	MISSION	1,072,400	397.8	4.4	10.7	15.9	40.0	64.5	97.3	207.9
TOWNHOUSE	LOWER MAINLAND	914,200	329.5	2.5	6.3	9.5	26.9	30.6	59.1	125.1
	FRASER VALLEY BOARD	765,800	336.5	3.5	8.3	12.9	32.9	37.2	75.4	147.4
	NORTH DELTA	766,300	372.1	5.6	11.2	15.2	32.2	27.0	60.5	173.0
	NORTH SURREY	735,900	385.4	1.3	8.6	13.9	31.1	27.4	77.7	158.5
	SURREY	785,500	345.7	3.9	9.2	13.5	33.8	35.2	81.8	156.3
	CLOVERDALE	827,300	336.1	4.6	11.8	12.9	31.2	50.3	83.4	157.4
	SOUTH SURREY & WHITE ROCK	921,600	289.0	3.6	9.5	13.8	37.0	36.7	60.3	107.8
	LANGLEY	771,200	335.4	2.4	5.8	11.5	31.4	37.6	69.6	148.3
	ABBOTSFORD	644,200	348.1	4.4	6.5	11.9	32.1	37.9	84.8	157.7
	MISSION	636,800	343.9	3.0	4.2	9.9	32.3	39.9	81.9	164.1
APARTMENT	LOWER MAINLAND	769,500	325.0	1.9	4.7	5.5	16.2	16.8	53.7	114.2
	FRASER VALLEY BOARD	549,200	383.4	3.5	8.9	11.3	25.3	27.7	92.2	155.4
	NORTH DELTA	445,000	421.8	3.0	9.7	9.4	17.9	11.3	77.3	158.8
	NORTH SURREY	508,800	441.7	4.3	8.3	11.0	21.2	24.4	95.9	158.5
	SURREY	543,400	429.4	3.1	10.4	11.7	28.7	26.9	106.9	168.7
	CLOVERDALE	589,000	406.9	5.4	9.2	10.4	23.6	25.8	90.1	165.8
	SOUTH SURREY & WHITE ROCK	619,500	311.8	2.0	7.2	9.2	20.4	23.9	65.2	132.9
	LANGLEY	520,700	357.6	2.7	9.4	10.6	30.1	34.2	91.6	145.8
	ABBOTSFORD	432,100	367.4	4.1	9.2	14.3	32.8	37.6	101.4	164.7
	MISSION	453,900	356.0	2.4	5.0	10.4	26.2	32.3	99.6	154.8

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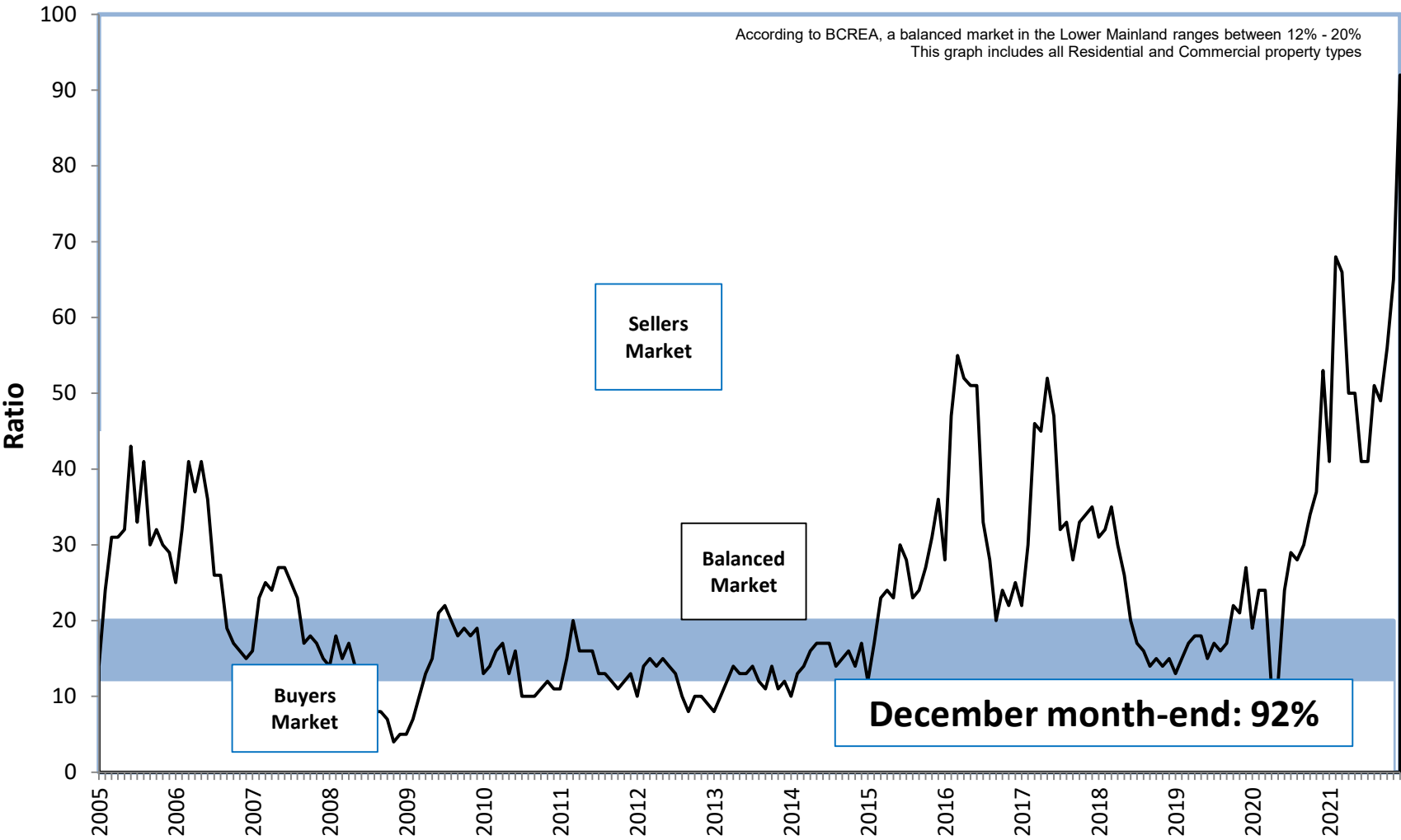
All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.
Lower Mainland combines data across the Fraser Valley and Greater Vancouver real estate board areas.

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

Actives Listings Sales

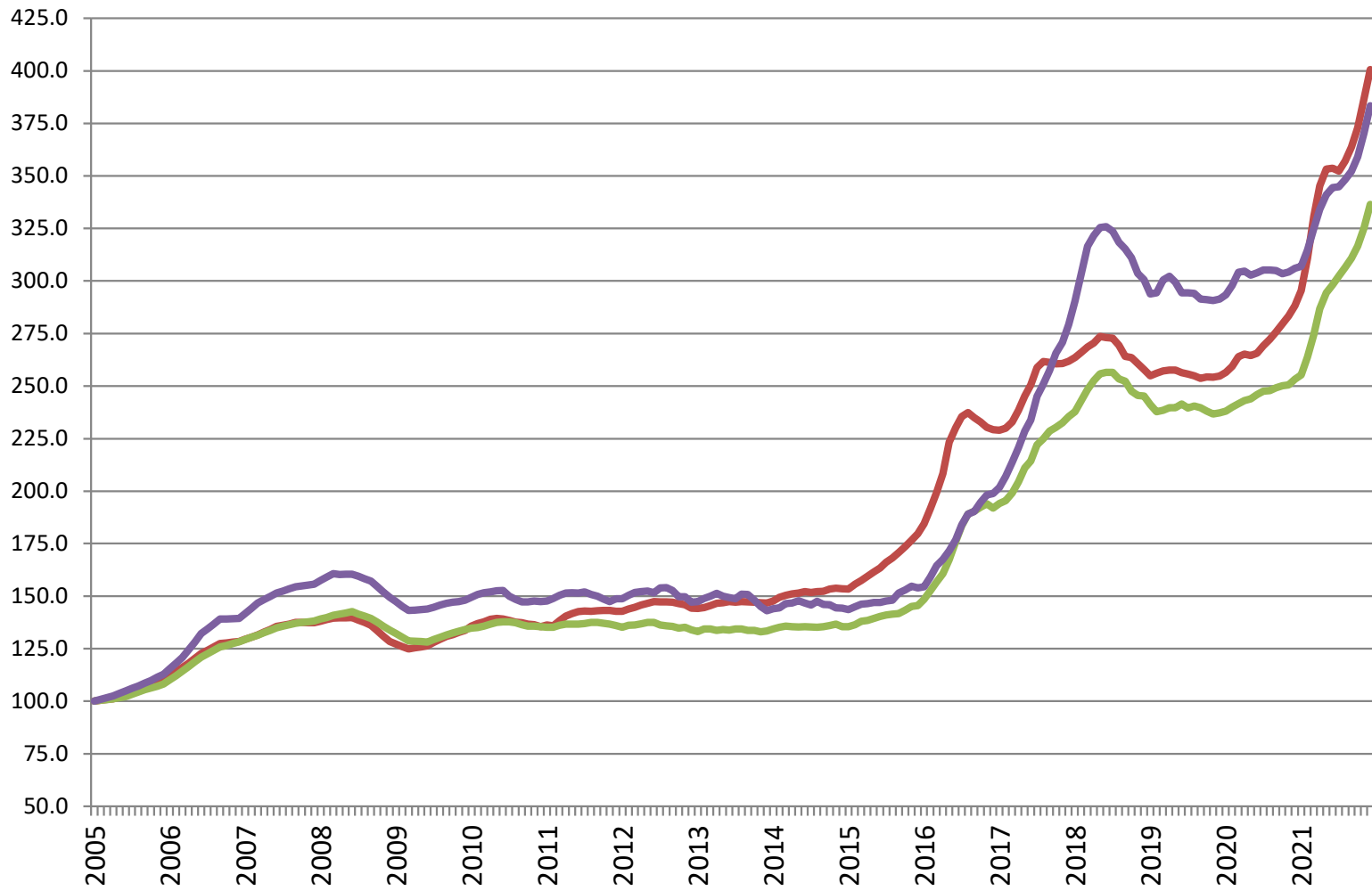


Sales-to-Active Listings Ratio, All Types, Fraser Valley

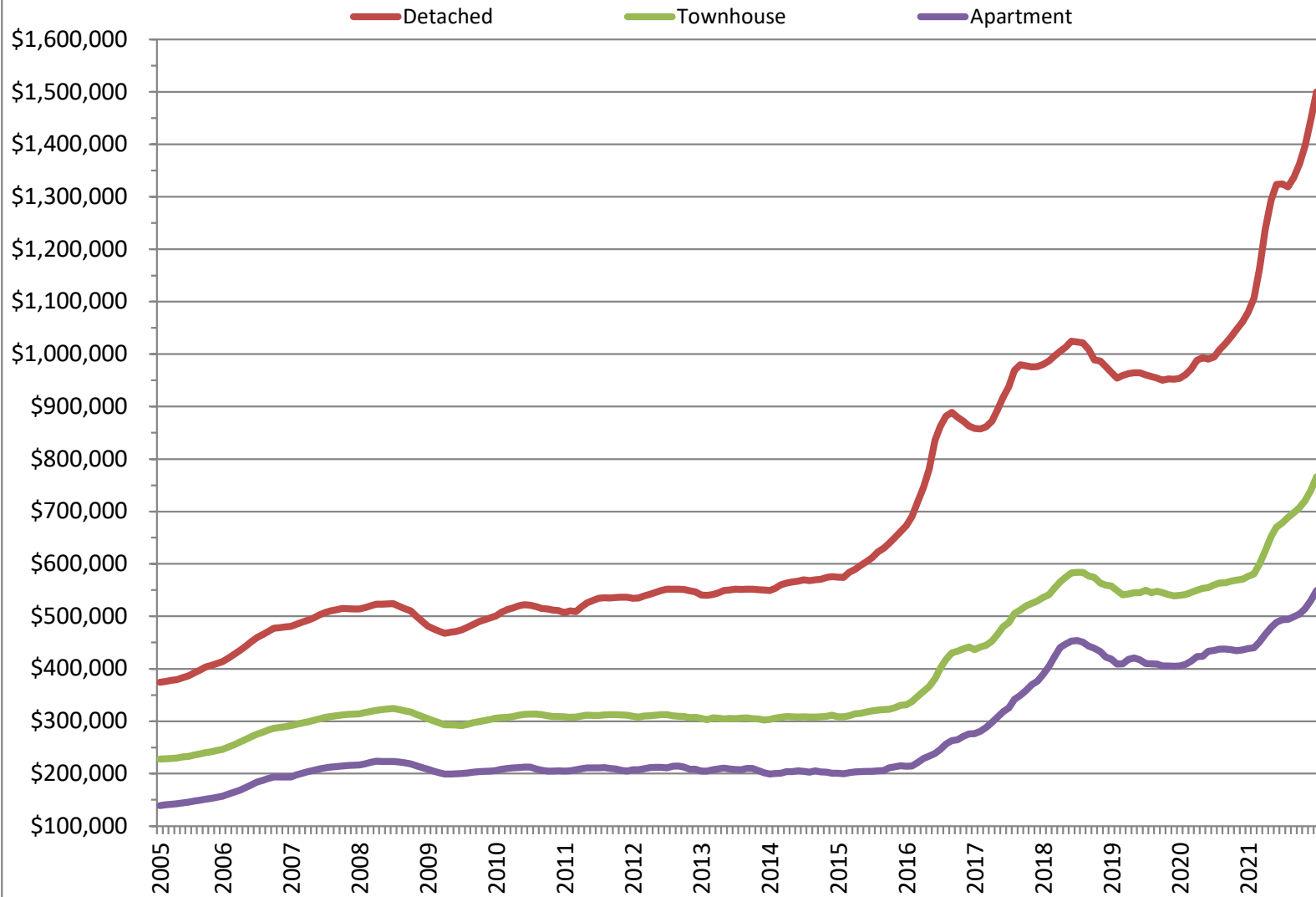


MLS® Home Price Index, Fraser Valley

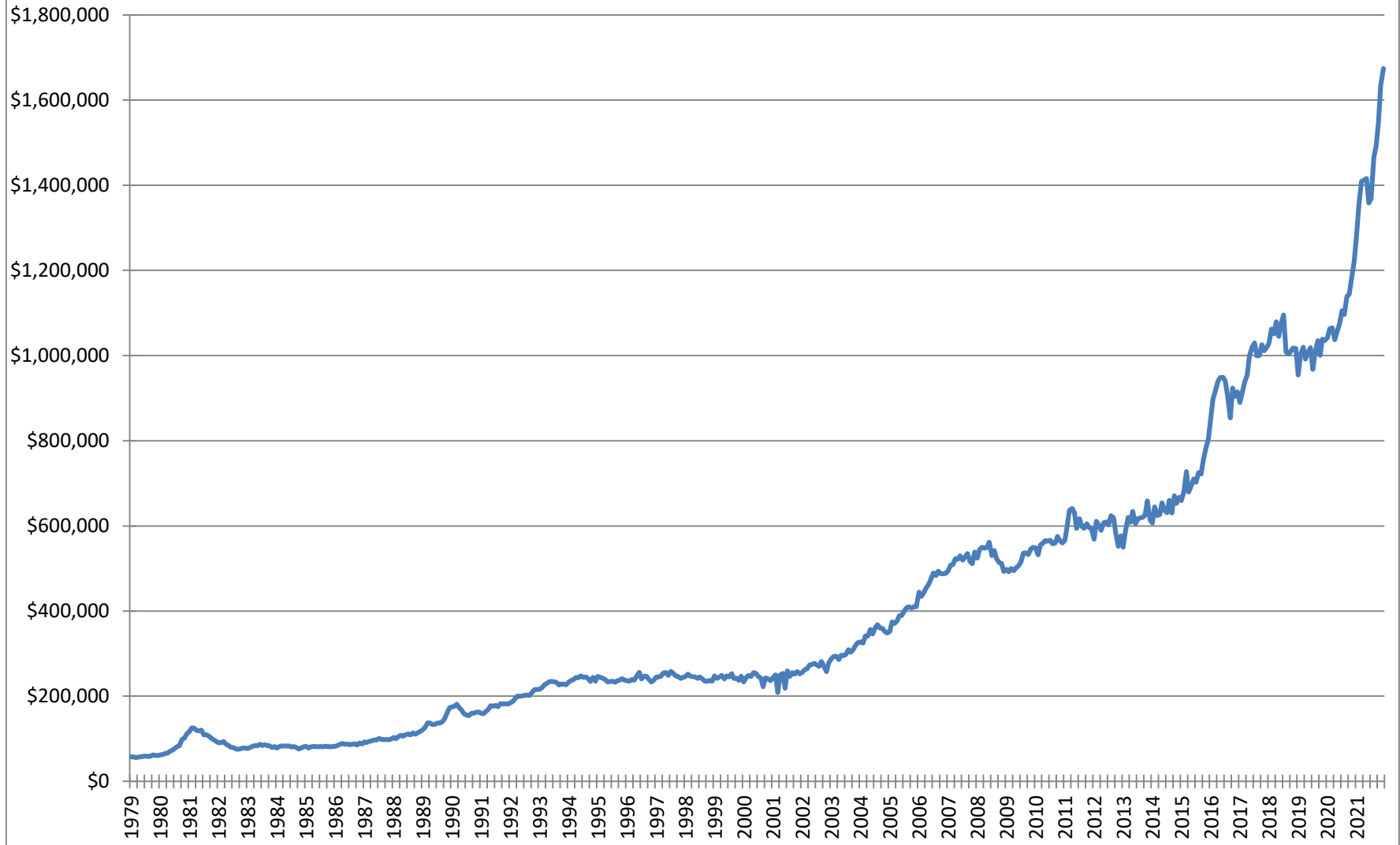
— Detached — Townhouse — Apartment



MLS® Home Price Index Benchmark Prices, Fraser Valley



Average Price, Residential Detached, all Fraser Valley



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

■ Sales
 ■ New Listings
 ▲ Average Price

