



Fraser Valley Real Estate Board

Monthly Statistics Package

June 2006



Fraser Valley Real Estate Board

NEWS RELEASE

For Immediate Release: July 5, 2006

MORE OPPORTUNITY FOR FRASER VALLEY BUYERS

(Surrey, BC) – June MLS® statistics for the Fraser Valley reveal that selection improved slightly for buyers and prices remained strong for sellers, as sales declined compared to the same month last year.

The Fraser Valley Real Estate Board reports there were 2,126 sales processed on the MLS® in June, compared to 2,517 sales in June 2005, which was the best June and second best performing month on record.

“While residential real estate sales are lower than last year, you have to put that into perspective,” says Board President David Rishel. “Last month’s sales still out-performed all other Junes except for last year indicating demand in the Fraser Valley still remains healthy after more than four years of growth.

“Another positive for those house-hunting is that a few more new listings have come on stream, keeping the number of active listings at status quo which is a definite improvement over the decreases in supply we were experiencing earlier in the year,” added Rishel.

There were 2,938 new listings received in June, an increase of 8 per cent compared to the number of new listings added in June 2005. This brought the total number of active listings in June 2006 to 5,893, almost matching the number active this time last year.

Year over year price increases remained in the double digits for single-family homes and townhouses with apartments staying on par. The average price of a single-family detached home in the Fraser Valley in June was \$475,075, an increase of 22 per cent from last year’s \$389,330.

Townhouse prices increased by 26 per cent going from an average of \$230,210 in June 2005 to \$290,016 last month. Apartments averaged \$189,226 last month, only 1 per cent higher than last year’s \$187,302.

Information and photos of all Fraser Valley Real Estate Board listings can be found on the national, public MLS® advertising web site www.mls.ca. Using the services of a REALTOR®, who has detailed access to the full, private MLS® database, is the most effective way to purchase your new home. 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 2,651 real estate professionals who live and work in the communities of North Delta, Surrey, White Rock, Langley, Abbotsford, and Mission.

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Contact: Laurie Dawson, Communications Coordinator Fraser Valley Real Estate Board
Tel: 604.930.7600 Fax: 604.930.7623 email: laurie.dawson@fvreb.bc.ca



MLS SUMMARY

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June 2006

RESIDENTIAL DETACHED

	N. Delta	Surrey	W. Rock	Langley	Abbotsford	Mission	All Areas
Average Price							
Jun-06	449,359	476,293	738,066	471,741	388,280	341,928	475,075
May-06	448,130	458,477	732,459	453,456	390,541	310,188	463,100
change	0.3%	3.9%	0.8%	4.0%	-0.6%	10.2%	2.6%
Jun-05	364,785	388,377	591,324	393,153	332,729	285,044	389,330
change	23.2%	22.6%	24.8%	20.0%	16.7%	20.0%	22.0%
Median Price							
Jun-06	428,000	465,000	636,000	439,900	369,900	334,500	430,500
May-06	414,900	444,000	625,000	449,000	368,900	305,000	425,000
change	3.2%	4.7%	1.8%	-2.0%	0.3%	9.7%	1.3%
Jun-05	340,000	371,500	526,666	390,000	319,900	283,000	357,500
change	25.9%	25.2%	20.8%	12.8%	15.6%	18.2%	20.4%
Housing Price Index							
Jun-06	204.5	194.8	196.4	177.8	191.6	197.6	192.1
ch. 1 mo.	4.5%	2.1%	-3.7%	0.5%	2.4%	4.2%	1.7%
ch. 1 yr.	25.1%	24.4%	23.5%	15.4%	19.1%	22.1%	22.0%
ch. 5 yr.	108.2%	96.2%	95.0%	77.3%	92.9%	94.0%	92.6%
Unit Sales							
Jun-06	83	505	115	167	188	89	1147
May-06	77	566	125	178	184	97	1227
Jun-05	90	585	109	160	198	83	1225

UNITS LISTED/SOLD: All Sales, FVREB

	June-06	May-06	change	June-05	change	YTD 06	YTD 05	change
New Listings	2,938	2,750	6.8%	2,728	7.7%	15,496	15,538	-0.3%
Sales	2,126	2,245	-5.3%	2,517	-15.5%	11,088	10,686	3.8%
Active Listings	5,893	5,496	7.2%	5,869	0.4%			

Footnote: The Housing Price Index – MLSSLink-HPI – was updated in January 2005. As a result, the raw index values published will be significantly different from previous data. Our historical data has been regenerated, and all references to percentage price change are accurate. If you require further assistance with the Housing Price Index, please contact the communications department at 604.930.7600.

Average Price: the dollar volume of all sales in a category, divided by the number of sales.

Median Price: the sale price at the mid-point of all sales in that category.

Housing Price Index: the index is an indicator of price trends for a "typical" house in the Fraser Valley as compared to a baseline index of 100 set in 2001. "Typical" has been defined by the residential property features that occur most frequently in MLS® sales for that area.



MLS SUMMARY

June 2006

TOWNHOUSES

	N. Delta	Surrey	W. Rock	Langley	Abbotsford	Mission	All Areas
Average Price							
Jun-06	269,250	288,183	373,730	289,324	263,637	205,066	290,016
May-06	336,585	287,290	383,241	282,734	258,829	219,600	291,079
change	-20.0%	0.3%	-2.5%	2.3%	1.9%	-6.6%	-0.4%
Jun-05	188,500	233,159	336,143	225,903	203,614	183,722	230,210
change	42.8%	23.6%	11.2%	28.1%	29.5%	11.6%	26.0%
Median Price							
Jun-06	252,500	293,000	334,900	286,500	252,500	169,900	288,000
May-06	249,900	294,000	346,500	282,000	251,500	207,500	287,000
change	1.0%	-0.3%	-3.3%	1.6%	0.4%	-18.1%	0.3%
Jun-05	185,000	239,500	309,500	226,000	191,000	188,000	229,500
change	36.5%	22.3%	8.2%	26.8%	32.2%	-9.6%	25.5%
Housing Price Index							
Jun-06		176.6	172.8	184.1	182.8		183
ch. 1 mo.		3.2%	3.0%	0.9%	1.9%		2.3%
ch. 1 yr.		22.7%	17.4%	23.4%	20.2%		22.0%
ch. 5 yr.		77.9%	76.5%	87.7%	86.2%		86.7%
Unit Sales							
Jun-06	4	206	33	74	66	6	389
May-06	11	223	39	86	63	7	429
Jun-05	7	208	23	80	75	9	402

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MLS SUMMARY

June 2006

APARTMENTS

	N. Delta	Surrey	W. Rock	Langley	Abbotsford	Mission	All Areas
Average Price							
Jun-06	159,833	174,668	259,979	190,362	162,340	142,685	189,226
May-06	202,666	167,622	303,688	190,569	156,181	168,699	191,671
change	-21.1%	4.2%	-14.4%	-0.1%	3.9%	-15.4%	-1.3%
Jun-05	141,750	193,024	233,406	162,753	131,242	127,357	187,302
change	12.8%	-9.5%	11.4%	17.0%	23.7%	12.0%	1.0%
Median Price							
Jun-06	119,000	161,900	244,000	188,000	157,000	125,000	179,900
May-06	118,500	169,800	258,000	189,000	153,500	157,000	176,000
change	0.4%	-4.7%	-5.4%	-0.5%	2.3%	-20.4%	2.2%
Jun-05	136,500	199,400	206,000	161,000	128,000	113,000	181,900
change	-12.8%	-18.8%	18.4%	16.8%	22.7%	10.6%	-1.1%
Housing Price Index							
Jun-06		239.3	221.4	208.3	255.6		233.9
ch. 1 mo.		3.3%	5.7%	4.3%	6.1%		4.8%
ch. 1 yr.		38.8%	33.8%	28.2%	35.6%		34.7%
ch. 5 yr.		142.2%	131.1%	105.1%	147.0%		136.1%
Unit Sales							
Jun-06	3	152	64	54	73	7	353
May-06	3	149	55	54	68	6	335
Jun-05	4	415	66	66	57	7	615

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HOUSING PRICE INDEX

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June 2006

	Price June-06	Index June-06	Percentage Change					3 yr June-03	5 yr June-01
			1 mo May-06	3 mo Mar-06	6 mo Dec-05	1 yr June-05			
FRASER VALLEY BOARD	400,620	196.0	2.1	7.6	14.9	23.6	62.7	94.4	
FRASER VALLEY BOARD DETACHED	450,827	192.1	1.7	7.5	14.8	22.0	58.8	92.6	
NORTH DELTA	464,029	204.5	4.5	6.6	20.6	25.1	67.0	108.2	
NORTH DELTA ANNIEVILLE	409,665	202.8	0.2	6.2	16.8	21.6	66.3	114.7	
NORTH DELTA NORDEL	480,041	206.6	8.2	13.1	24.7	23.9	68.7	96.4	
NORTH DELTA SCOTTSDALE	412,527	205.4	3.7	6.4	15.3	24.6	61.9	107.8	
NORTH DELTA SUNSHINE HILLS & WOODS	557,898	196.5	5.5	1.5	25.4	29.7	68.7	94.1	
NORTH SURREY	434,519	189.0	3.3	9.4	16.7	27.8	62.2	90.9	
NORTH SURREY BOLIVAR HEIGHTS	369,968	187.5	0.3	7.1	15.6	26.0	62.4	87.3	
NORTH SURREY CEDAR HILLS	392,857	206.4	4.4	15.0	23.7	35.1	77.8	116.9	
NORTH SURREY FRASER HEIGHTS	575,970	171.2	3.3	5.9	13.4	23.2	39.5	69.7	
NORTH SURREY GUILDFORD	432,144	197.6	4.4	14.0	20.9	22.5	66.2	92.9	
NORTH SURREY OTHER	376,255	195.6	4.5	8.9	14.1	33.9	80.0	103.7	
SURREY	468,718	194.8	2.1	7.2	15.2	24.4	68.0	96.2	
SURREY BEAR CREEK GREEN TIMBERS	486,010	196.9	0.9	8.9	18.6	31.1	67.4	93.2	
SURREY EAST NEWTON	454,070	196.4	2.8	7.5	14.1	23.5	65.9	95.9	
SURREY FLEETWOOD TYNEHEAD	490,683	182.6	0.9	5.4	12.0	21.1	52.6	82.2	
SURREY PANORAMA RIDGE SULLIVAN	519,934	189.1	3.5	6.5	17.5	22.2	53.0	94.2	
SURREY QUEEN MARY PARK	420,948	197.4	3.8	9.3	18.5	25.8	69.5	100.8	
SURREY WEST NEWTON	441,647	196.8	2.3	6.9	13.1	24.1	76.7	101.6	
CLOVERDALE	455,928	179.2	1.1	5.6	14.2	17.2	46.9	79.0	
SOUTH SURREY & WHITE ROCK	647,272	196.4	-3.7	6.9	14.4	23.5	56.3	95.0	
S SURREY CRESCENT BEACH OCEAN PARK	680,356	219.9	-7.1	11.7	23.4	19.1	75.9	117.3	
SOUTH SURREY ELGIN CHANTRELL	956,530	190.1	-0.7	7.4	20.3	32.4	68.6	101.1	
SOUTH SURREY KING GEORGE CORRIDOR	476,665	179.2	-5.3	2.4	2.1	17.0	52.1	75.0	
SOUTH SURREY SOUTH-EAST	781,407	169.9	1.2	4.1	11.3	18.5	36.5	70.2	
SOUTH SURREY SUNNYSIDE PARK	593,174	178.9	1.3	3.3	9.5	17.8	42.3	76.3	
SOUTH SURREY WHITE ROCK	620,632	212.0	-6.3	9.6	17.8	34.5	57.1	118.8	
LANGLEY	438,667	177.8	0.5	7.4	11.1	15.4	44.6	77.3	
LANGLEY ALDERGROVE	362,638	183.2	-1.9	6.0	12.2	12.3	49.6	84.7	
L CITY MURRAYVILLE WILLOUGHBY BRKSWD	449,952	189.6	1.9	9.6	11.2	17.3	52.7	89.8	
LANGLEY WALNUT GROVE	463,795	166.6	-0.8	4.3	10.3	13.9	38.4	67.4	
ABBOTSFORD	381,483	191.6	2.4	6.9	14.1	19.1	56.1	92.9	
ABBOTSFORD CENTRAL POPLAR	340,735	192.0	3.8	8.3	16.3	17.2	60.0	90.0	
ABBOTSFORD EAST	410,490	187.7	2.7	6.2	15.5	17.9	54.0	92.6	
ABBOTSFORD WEST	376,646	195.1	1.3	7.0	11.5	21.3	58.9	90.1	
MISSION	332,936	197.6	4.2	10.4	14.0	22.1	64.3	94.0	

Housing Price Index

The Housing Price Index numbers estimate the percentage change in price on a "typical" and constant-quality property over time. All indices equal 100 in 2001. An index of 120 indicates a 20% increase in price since 2001.



HOUSING PRICE INDEX

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June 2006

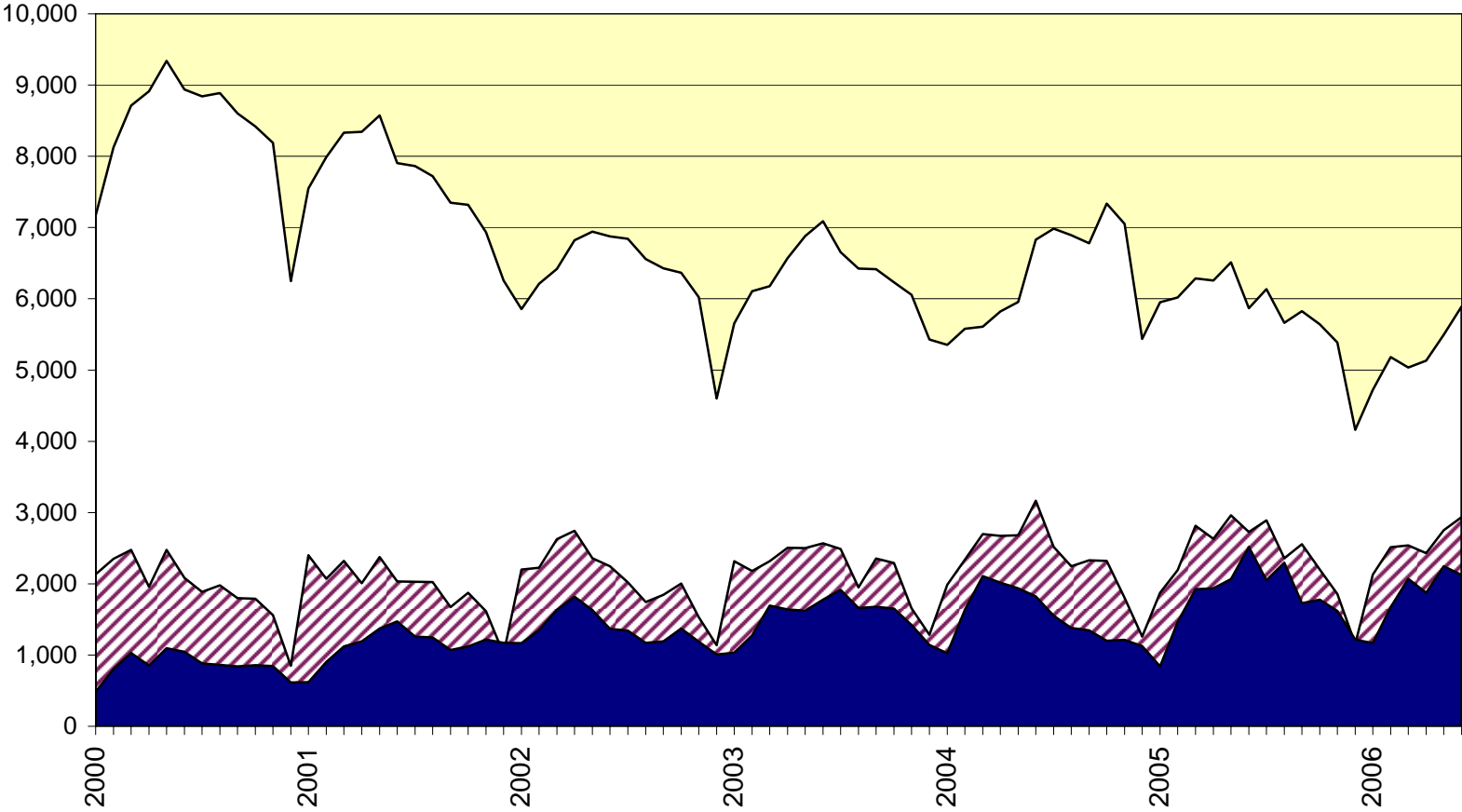
	Price June-06	Index June-06	Percentage Change					3 yr June-03	5 yr June-01
			1 mo May-06	3 mo Mar-06	6 mo Dec-05	1 yr June-05			
FRASER VALLEY BOARD TOWNHOUSE	287,831	183.0	2.3	8.3	13.1	22.0	53.5	86.7	
NORTH SURREY GUILDFORD	252,614	216.5	2.9	11.7	15.1	27.0	77.2	122.1	
SURREY	284,564	176.6	3.2	7.8	15.9	22.7	49.6	77.9	
SURREY FLEETWOOD	317,951	169.6	1.6	8.4	13.0	23.8	44.8	70.7	
SURREY OTHER	270,958	179.8	3.9	7.6	17.2	22.3	51.7	81.2	
SOUTH SURREY & WHITE ROCK	409,000	172.8	3.0	8.7	10.4	17.4	56.9	76.5	
LANGLEY	290,101	184.1	0.9	8.4	13.3	23.4	52.9	87.7	
ABBOTSFORD	247,522	182.8	1.9	7.2	10.2	20.2	53.9	86.2	
FRASER VALLEY BOARD APARTMENT	216,710	233.9	4.8	12.3	21.3	34.7	90.1	136.1	
NORTH SURREY	204,776	239.3	3.3	7.5	17.3	38.8	100.2	142.2	
NORTH SURREY WHALLEY	214,485	270.7	4.0	9.6	17.2	46.9	124.3	167.3	
NORTH SURREY GUILDFORD	196,656	214.3	2.7	5.6	17.3	32.0	81.0	122.0	
SOUTH SURREY WHITE ROCK	301,429	221.4	5.7	19.4	29.1	33.8	77.5	131.1	
LANGLEY	212,111	208.3	4.3	11.4	18.6	28.2	74.6	105.1	
ABBOTSFORD	186,102	255.6	6.1	13.4	22.5	35.6	105.9	147.0	
FRASER VALLEY BOARD HOUSE W ACREAGE	729,726	215.8	1.4	0.2	8.8	27.3	80.1	97.6	
SURREY, CLOVERDALE & N. SURREY	655,177	184.3	-9.3	-12.3	0.9	6.3	56.8	65.9	
SOUTH SURREY & WHITE ROCK	813,271	205.7	-9.4	-11.2	-0.1	12.3	74.8	86.2	
LANGLEY	889,690	255.8	7.5	6.8	17.7	52.8	99.6	152.4	
ABBOTSFORD	682,672	193.6	7.1	-1.5	-8.9	14.9	92.1	67.3	
MISSION	525,890	212.1	1.8	7.6	19.0	19.7	61.1	104.7	

Housing Price Index

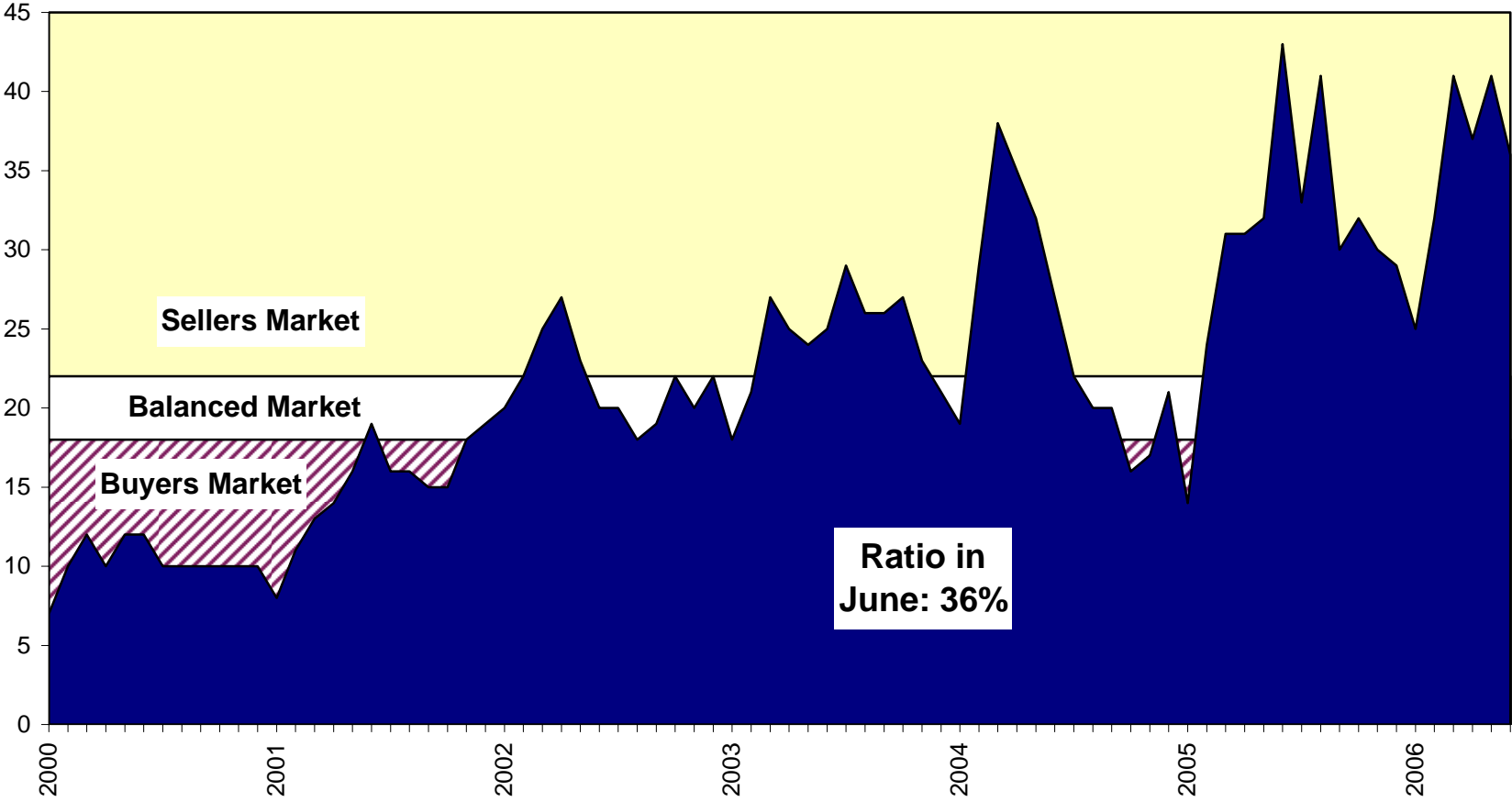
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Sales, Listings & Active Inventory, All Types, Fraser Valley

□ Actives ▨ Listings ■ Sales

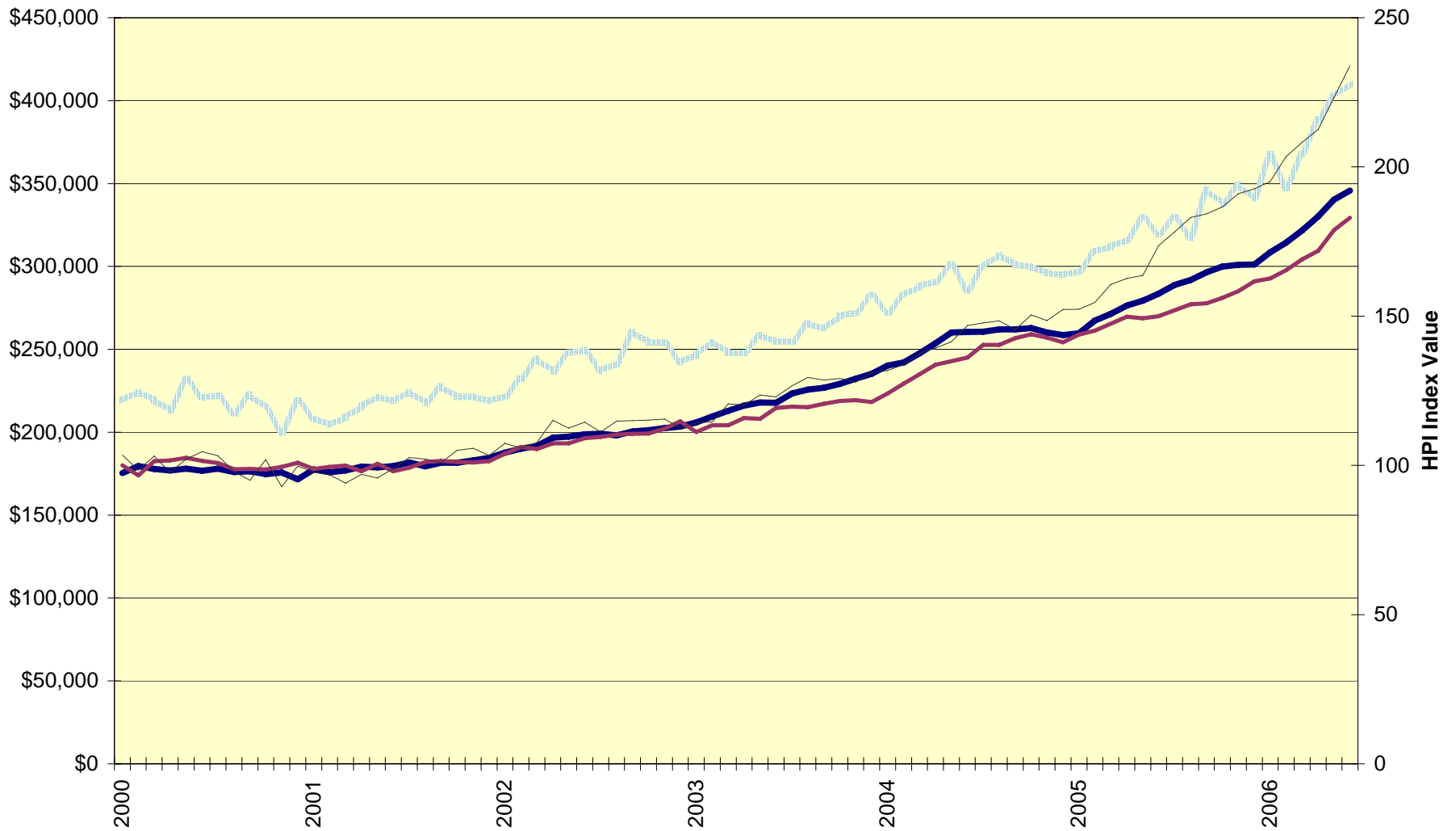


Sales-to-Active Listings Ratio, All Types, Fraser Valley

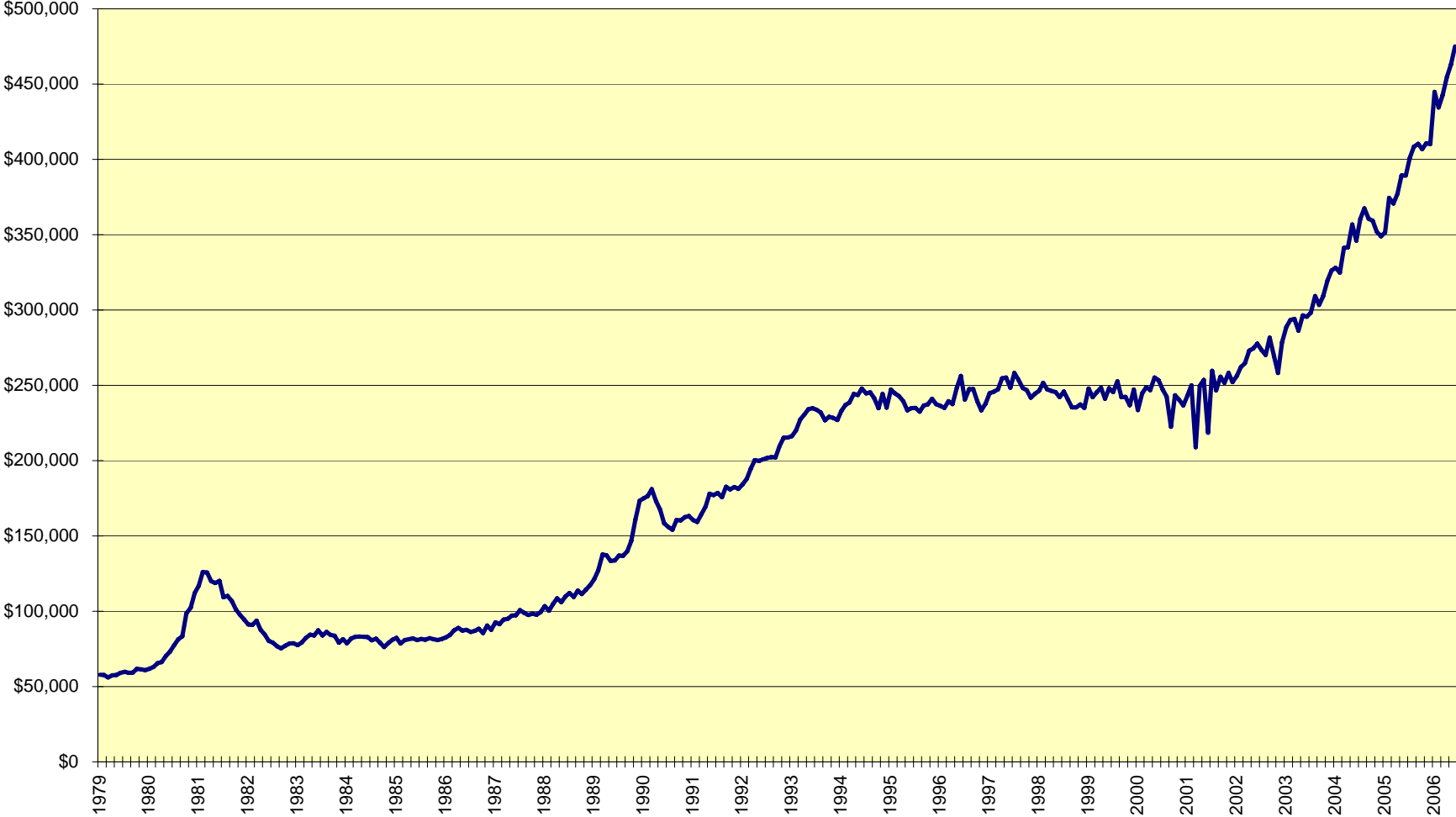


Average price and Housing Price Index, Fraser Valley

Average Price - all types HPI - Detached HPI - Townhouse HPI - Apartment



Average Price, residential detached homes, all Fraser Valley



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

Sales New Listings Average Price

