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FRASER VALLEY MARKET REPORT

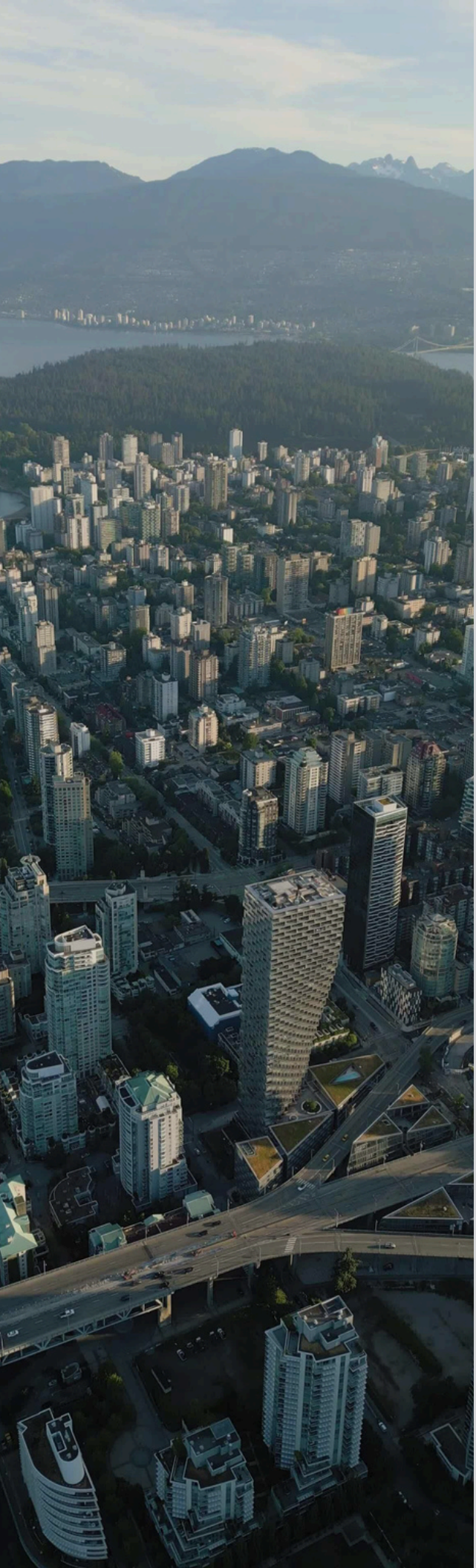


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WHY UNDERSTANDING
The Real Estate Market Matters

Understanding the real estate market is crucial for anyone involved in buying, selling, or investing in property. The market fluctuates based on a variety of factors such as interest rates, supply and demand, economic trends, and local conditions. Having a solid grasp of these dynamics allows you to make informed decisions, whether you're navigating a competitive buyer's market or preparing to sell your property at its peak value. By staying updated on market trends, like those in Burnaby, you can better predict price movements, identify investment opportunities, and minimize risks, ensuring your real estate decisions align with current market conditions and future forecasts.



News Release

Fraser Valley Real Estate Board

For Immediate Release: October 5, 2026

More choice, lower prices giving hesitant Fraser Valley homebuyers options

SURREY, BC – Fraser Valley home buyers remained cautious despite continued weakening prices, as September sales failed to keep pace with the seasonal rise in new listings.

The Fraser Valley Real Estate Board recorded 922 sales on its Multiple Listing Service® (MLS®) in September, a two per cent decrease from August and four per cent below sales from the same month last year. Subdued demand continues to weigh on prices, with the composite Benchmark price for a typical Fraser Valley home falling one per cent in September and seven per cent from one year ago.

"Prices continue to soften, with some areas of the Fraser Valley seeing more significant declines," said Ishaq Ismail, Chair of the Fraser Valley Real Estate Board. "The Benchmark price for a single-family home is now $460,000 below its March 2022 peak. For buyers who are in a position to act, this represents a significant shift in affordability and may create an opportunity for some households to move into a different segment of the market."

After a quieter summer, more sellers returned to the market in September, bringing 2,818 new listings, up 19 per cent from August, but 18 per cent below the same month last year. Overall inventory remained unchanged in September, with 9,763 active listings on the market, a 0.2 per cent decline from August, but still 31 per cent above the 10-year seasonal average.

The Fraser Valley has spent most of the last two years in a buyer's market with no change in September. A balanced market is typically defined by a ratio between 12 and 20 per cent.

"Buyers have been waiting for months for greater economic certainty," said Anthony Boone, Interim CEO of the Fraser Valley Real Estate Board. "But a succession of economic shocks have conspired to weigh on consumer confidence, keeping many buyers on the sidelines. Despite lower prices and more choice, buyers remain cautious, and that is being reflected in the pace of sales."

Across the Fraser Valley in September, the average number of days to sell a condo was 46 days, while a single-family detached home was 45 days. Townhomes took, on average, 38 days to sell.

MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At $1,300,000 the Benchmark price for an FVREB *single-family detached* home decreased 1.5 per cent compared to August 2026 and decreased 8.8 per cent compared to September 2025.
- **Townhomes:** At $745,300 the Benchmark price for an FVREB *townhome* decreased 0.7 per cent compared to August 2026 and decreased 6.2 per cent compared to September 2025.
- **Apartments:** At $461,800 the Benchmark price for an FVREB *apartment/condo* decreased 0.9 per cent compared to August 2026 and decreased 9.3 per cent compared to September 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
September 2026

Grand Totals	All Property Types				
	Sep-26	Sep-25	% change	Aug-26	% change
Sales	922	962	-4.2%	941	-2.0%
New Listings	2,818	3,447	-18.2%	2,373	18.8%
Active Listings	9,763	10,583	-7.7%	9,787	-0.2%
Average Price	$ 954,833	$ 986,674	-3.2%	$ 944,900	1.1%

Grand Totals - year to date	All Property Types		
	2026	2025	% change
Sales - year to date	8,742	9,250	-5.5%
New Listings - year to date	27,397	31,437	-12.9%

All Areas Combined	Detached					Townhouse					Apartment				
	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change
Sales	337	344	-2.0%	332	1.5%	225	244	-7.8%	244	-7.8%	220	262	-16.0%	234	-6.0%
New Listings	985	1,226	-19.7%	818	20.4%	626	757	-17.3%	493	27.0%	690	958	-28.0%	596	15.8%
Active Listings	3,261	3,758	-13.2%	3,281	-0.6%	1,630	1,833	-11.1%	1,579	3.2%	2,153	2,599	-17.2%	2,148	0.2%
Benchmark Price	$ 1,300,000	$ 1,425,800	-8.8%	$ 1,319,600	-1.5%	$ 745,300	$ 794,200	-6.2%	$ 750,600	-0.7%	$ 461,800	$ 509,100	-9.3%	$ 466,100	-0.9%
Median Price	$ 1,200,000	$ 1,290,000	-7.0%	$ 1,225,000	-2.0%	$ 749,000	$ 793,000	-5.5%	$ 735,000	1.9%	$ 465,000	$ 515,000	-9.7%	$ 475,000	-2.1%
Average Price	$ 1,332,989	$ 1,422,575	-6.3%	$ 1,299,418	2.6%	$ 759,162	$ 795,480	-4.6%	$ 748,884	1.4%	$ 483,184	$ 528,489	-8.6%	$ 503,044	-3.9%

Abbotsford	Detached					Townhouse					Apartment				
	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change
Sales	45	49	-8.2%	56	-19.6%	27	37	-27.0%	43	-37.2%	31	41	-24.4%	36	-13.9%
New Listings	139	166	-16.3%	105	32.4%	93	86	8.1%	55	69.1%	87	143	-39.2%	96	-9.4%
Active Listings	440	507	-13.2%	438	0.5%	254	250	1.6%	241	5.4%	318	376	-15.4%	323	-1.5%
Benchmark Price	$ 1,087,000	$ 1,222,400	-11.1%	$ 1,117,700	-2.7%	$ 592,600	$ 648,700	-8.6%	$ 596,600	-0.7%	$ 370,200	$ 415,900	-11.0%	$ 374,600	-1.2%
Median Price	$ 949,000	$ 1,050,000	-9.6%	$ 1,017,500	-6.7%	$ 624,900	$ 660,000	-5.3%	$ 624,900	0.0%	$ 410,000	$ 415,000	-1.2%	$ 351,250	16.7%
Average Price	$ 995,282	$ 1,092,428	-8.9%	$ 1,027,856	-3.2%	$ 600,100	$ 646,289	-7.1%	$ 613,662	-2.2%	$ 409,648	$ 407,310	0.6%	$ 375,094	9.2%

Mission	Detached					Townhouse					Apartment				
	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change
Sales	28	33	-15.2%	27	3.7%	5	9	-44.4%	9	-44.4%	5	7	-28.6%	3	66.7%
New Listings	52	80	-35.0%	59	-11.9%	24	13	84.6%	12	100.0%	20	9	122.2%	5	300.0%
Active Listings	231	295	-21.7%	239	-3.3%	67	46	45.7%	54	24.1%	55	39	41.0%	57	-3.5%
Benchmark Price	$ 889,200	$ 1,025,000	-13.2%	$ 892,700	-0.4%	$ 618,000	$ 644,100	-4.1%	$ 621,700	-0.6%	$ 411,500	$ 431,900	-4.7%	$ 414,600	-0.7%
Median Price	$ 814,000	$ 995,000	-18.2%	$ 872,000	-6.7%	$ 460,000	$ 715,000	-35.7%	$ 665,000	-30.8%	$ 380,000	$ 410,000	-7.3%	$ 399,000	-4.8%
Average Price	$ 924,517	$ 1,001,157	-7.7%	$ 923,136	0.1%	$ 517,000	$ 698,533	-26.0%	$ 638,155	-19.0%	$ 428,700	$ 404,914	5.9%	$ 418,000	2.6%

Source: Fraser Valley Real Estate Board

White Rock / South Surrey	Detached					Townhouse					Apartment				
	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change
Sales	60	41	46.3%	48	25.0%	47	29	62.1%	33	42.4%	43	49	-12.2%	52	-17.3%
New Listings	175	209	-16.3%	137	27.7%	122	153	-20.3%	89	37.1%	125	178	-29.8%	99	26.3%
Active Listings	600	664	-9.6%	616	-2.6%	283	340	-16.8%	280	1.1%	310	389	-20.3%	321	-3.4%
Benchmark Price	$1,612,500	$ 1,741,400	-7.4%	$ 1,649,200	-2.2%	$ 797,100	$ 897,900	-11.2%	$ 820,300	-2.8%	$ 544,400	$ 589,800	-7.7%	$ 550,800	-1.2%
Median Price	$1,628,000	$ 1,625,000	0.2%	$ 1,623,523	0.3%	$ 800,000	$ 882,000	-9.3%	$ 855,000	-6.4%	$ 510,500	$ 595,000	-14.2%	$ 552,500	-7.6%
Average Price	$1,845,228	$ 2,008,273	-8.1%	$ 1,790,326	3.1%	$ 876,697	$ 932,817	-6.0%	$ 904,178	-3.0%	$ 605,574	$ 653,209	-7.3%	$ 647,209	-6.4%

Langley	Detached					Townhouse					Apartment				
	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change
Sales	64	68	-5.9%	69	-7.2%	61	59	3.4%	62	-1.6%	67	66	1.5%	65	3.1%
New Listings	189	206	-8.3%	128	47.7%	150	178	-15.7%	117	28.2%	159	265	-40.0%	159	0.0%
Active Listings	449	539	-16.7%	425	5.6%	283	330	-14.2%	266	6.4%	416	589	-29.4%	420	-1.0%
Benchmark Price	$1,471,100	$ 1,576,500	-6.7%	$ 1,479,400	-0.6%	$ 802,600	$ 839,800	-4.4%	$ 806,400	-0.5%	$ 525,900	$ 579,300	-9.2%	$ 534,000	-1.5%
Median Price	$1,345,000	$ 1,432,950	-6.1%	$ 1,315,000	2.3%	$ 795,000	$ 826,405	-3.8%	$ 792,500	0.3%	$ 480,000	$ 552,000	-13.0%	$ 521,600	-8.0%
Average Price	$1,435,921	$ 1,477,700	-2.8%	$ 1,367,948	5.0%	$ 807,410	$ 856,850	-5.8%	$ 807,346	0.0%	$ 498,728	$ 552,792	-9.8%	$ 540,492	-7.7%

Delta - North	Detached					Townhouse					Apartment				
	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change
Sales	24	32	-25.0%	19	26.3%	5	2	150.0%	4	25.0%	3	6	-50.0%	2	50.0%
New Listings	70	103	-32.0%	57	22.8%	9	13	-30.8%	9	0%	17	20	-15.0%	8	112.5%
Active Listings	209	287	-27.2%	211	-0.9%	26	34	-23.5%	29	-10.3%	45	59	-23.7%	41	9.8%
Benchmark Price	$1,159,600	$ 1,302,300	-11.0%	$ 1,186,400	-2.3%	$ 845,600	$ 887,600	-4.7%	$ 850,300	-0.6%	$ 479,000	$ 542,000	-11.6%	$ 485,100	-1.3%
Median Price	$1,100,000	$ 1,267,500	-13.2%	$ 1,095,000	0.5%	$ 725,000	$ 1,050,000	-31.0%	$ 727,500	-0.3%	$ 395,000	$ 672,500	-41.3%	$ 512,500	-22.9%
Average Price	$1,149,399	$ 1,338,843	-14.1%	$ 1,176,447	-2.3%	$ 703,000	$ 1,050,000	-33.0%	$ 716,250	-1.8%	$ 425,595	$ 623,000	-31.7%	$ 512,500	-17.0%

MLS® Home Price Index - Fraser Valley
September 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**	1,004,700	306.7	-0.7	-2.3	-2.9	-5.9	-11.7	-4.1	11.6
	FRASER VALLEY BOARD	861,300	309.9	-1.0	-2.7	-4.1	-7.2	-15.7	-9.0	26.9
	NORTH DELTA	1,011,500	321.7	-1.8	-5.0	-6.4	-9.1	-17.2	-10.9	31.0
	NORTH SURREY	639,100	291.0	-0.3	-1.1	-4.6	-8.8	-20.1	-16.6	13.5
	SURREY	906,200	318.1	-0.7	-1.8	-4.2	-7.0	-18.8	-10.7	36.5
	CLOVERDALE	921,900	309.4	-1.0	-2.5	-4.5	-5.8	-11.7	-3.8	48.7
	SOUTH SURREY & WHITE ROCK	990,300	262.1	-2.0	-4.4	-5.3	-7.3	-21.4	-10.5	0.9
	LANGLEY	941,800	316.6	-0.7	-1.3	-2.5	-6.2	-9.6	-1.9	37.9
	ABBOTSFORD	701,900	314.8	-1.6	-4.9	-6.1	-9.0	-12.7	-11.0	43.7
	MISSION	797,500	317.7	-0.4	-4.8	-5.9	-11.6	-16.7	-12.6	56.3
DETACHED	**LOWER MAINLAND**	1,584,500	347.8	-1.1	-3.4	-4.3	-7.8	-11.6	-2.8	15.2
	FRASER VALLEY BOARD	1,300,000	370.5	-1.5	-3.7	-5.5	-8.8	-14.4	-6.8	41.9
	NORTH DELTA	1,159,600	348.3	-2.3	-5.9	-7.4	-11.0	-17.1	-11.1	33.9
	NORTH SURREY	1,252,600	387.2	-0.8	-2.0	-6.8	-10.9	-16.1	-10.3	44.3
	SURREY	1,304,100	374.6	-1.4	-2.5	-4.9	-9.0	-17.5	-8.0	50.1
	CLOVERDALE	1,317,200	379.2	-1.7	-2.7	-5.3	-6.9	-11.3	-5.1	57.3
	SOUTH SURREY & WHITE ROCK	1,612,500	316.0	-2.2	-4.9	-6.2	-7.4	-17.9	-5.3	10.5
	LANGLEY	1,471,100	388.5	-0.6	-1.6	-2.8	-6.7	-9.6	-2.9	57.4
	ABBOTSFORD	1,087,000	370.5	-2.7	-7.3	-8.6	-11.1	-9.7	-9.5	63.2
	MISSION	889,200	333.5	-0.4	-5.6	-6.9	-13.3	-14.2	-10.6	62.6
TOWNHOUSE	**LOWER MAINLAND**	890,400	340.0	-1.0	-2.6	-2.9	-5.0	-8.9	5.0	53.2
	FRASER VALLEY BOARD	745,300	334.5	-0.7	-2.5	-3.6	-6.2	-12.1	1.5	63.8
	NORTH DELTA	845,600	369.7	-0.6	-2.7	-5.3	-4.7	-12.9	2.1	44.4
	NORTH SURREY	680,400	390.8	-0.2	-1.8	-0.8	-8.1	-11.1	4.2	83.3
	SURREY	749,600	345.0	0.2	-1.1	-3.0	-3.9	-12.4	1.7	73.8
	CLOVERDALE	754,300	310.0	-0.4	-1.8	-3.1	-5.6	-11.0	1.0	64.9
	SOUTH SURREY & WHITE ROCK	797,100	252.1	-2.8	-6.6	-8.2	-11.2	-19.8	-5.6	29.8
	LANGLEY	802,600	346.2	-0.5	-1.3	-1.1	-4.4	-7.5	7.0	76.0
	ABBOTSFORD	592,600	326.7	-0.7	-2.3	-5.1	-8.6	-9.1	-0.5	79.5
	MISSION	618,000	338.4	-0.6	-4.3	-4.9	-4.1	-5.2	5.2	89.1
APARTMENT	**LOWER MAINLAND**	630,600	316.4	-0.6	-2.0	-3.6	-6.5	-11.5	0.6	37.3
	FRASER VALLEY BOARD	461,800	380.4	-0.9	-3.1	-5.6	-9.3	-14.5	1.3	83.9
	NORTH DELTA	479,000	463.7	-1.3	-5.2	-5.4	-11.6	-17.4	1.3	62.1
	NORTH SURREY	398,900	370.4	-0.6	-2.5	-6.6	-10.4	-19.3	-6.0	81.1
	SURREY	460,200	428.5	-0.6	-4.5	-6.8	-11.5	-16.7	4.2	116.3
	CLOVERDALE	506,700	375.6	0.2	-2.3	-7.7	-8.9	-11.9	-0.3	82.5
	SOUTH SURREY & WHITE ROCK	544,400	322.3	-1.2	-2.9	-4.7	-7.7	-12.5	3.3	70.2
	LANGLEY	525,900	367.2	-1.5	-3.0	-5.6	-9.2	-12.5	3.5	92.7
	ABBOTSFORD	370,200	398.1	-1.2	-5.1	-6.5	-11.0	-15.4	2.3	99.4
	MISSION	411,500	368.1	-0.7	-2.7	-3.6	-4.7	-9.5	6.6	117.7

© Fraser Valley Real Estate Board

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.

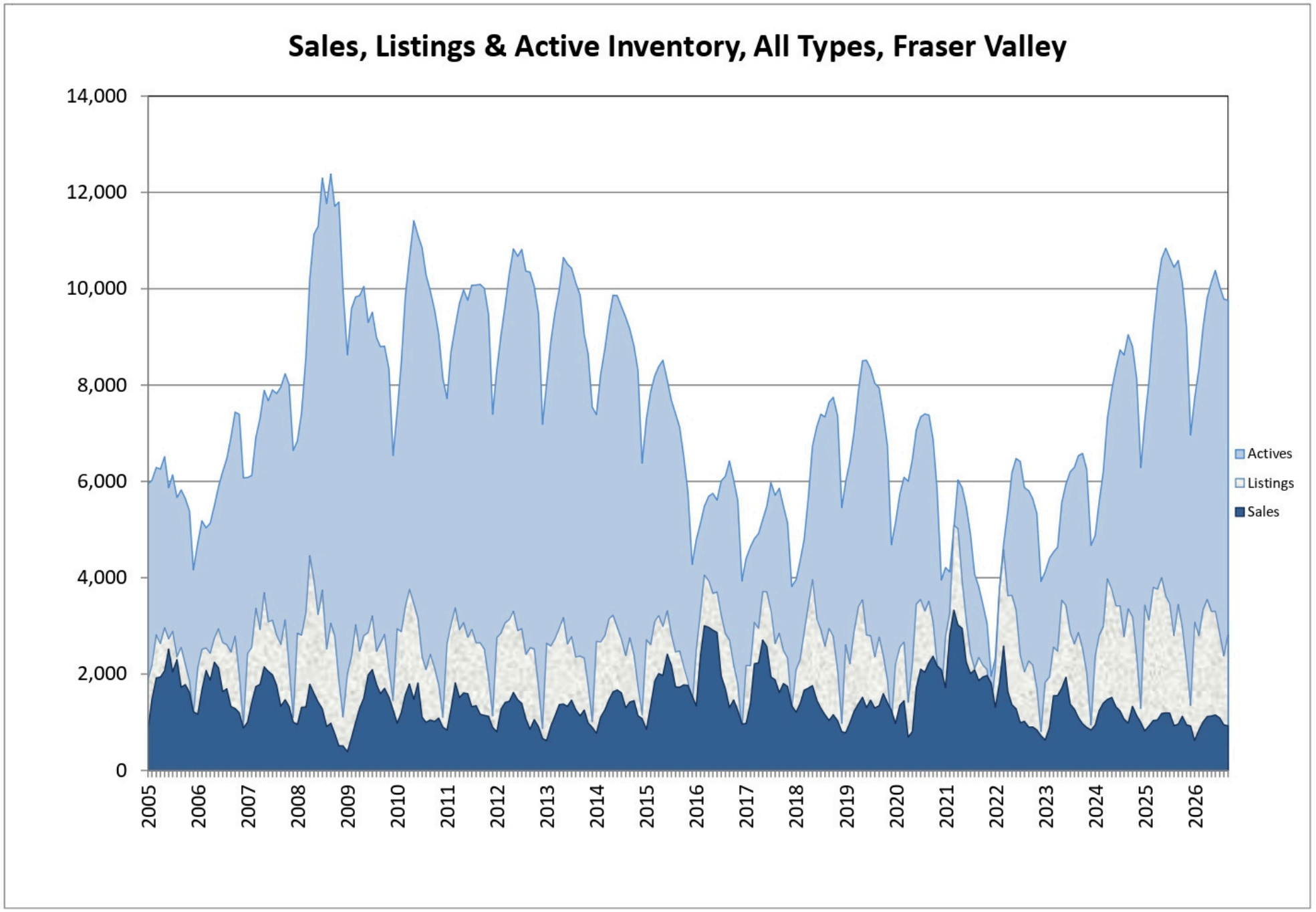
City of Surrey - Combined*	Detached					Townhouse					Apartment				
	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change
Sales	166	155	7.1%	152	9.2%	126	136	-7.4%	124	1.6%	95	123	-22.8%	107	-11.2%
Benchmark Price	$1,386,200	$ 1,510,900	-8.3%	$ 1,407,800	-1.5%	$ 758,600	$ 812,100	-6.6%	$ 764,900	-0.8%	$ 447,600	$ 497,100	-10.0%	$ 450,800	-0.7%
Average Price	$1,456,893	$ 1,623,733	-10.3%	$ 1,418,924	2.7%	$ 782,752	$ 811,481	-3.5%	$ 763,841	2.5%	$ 479,069	$ 540,715	-11.4%	$ 476,570	0.5%

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

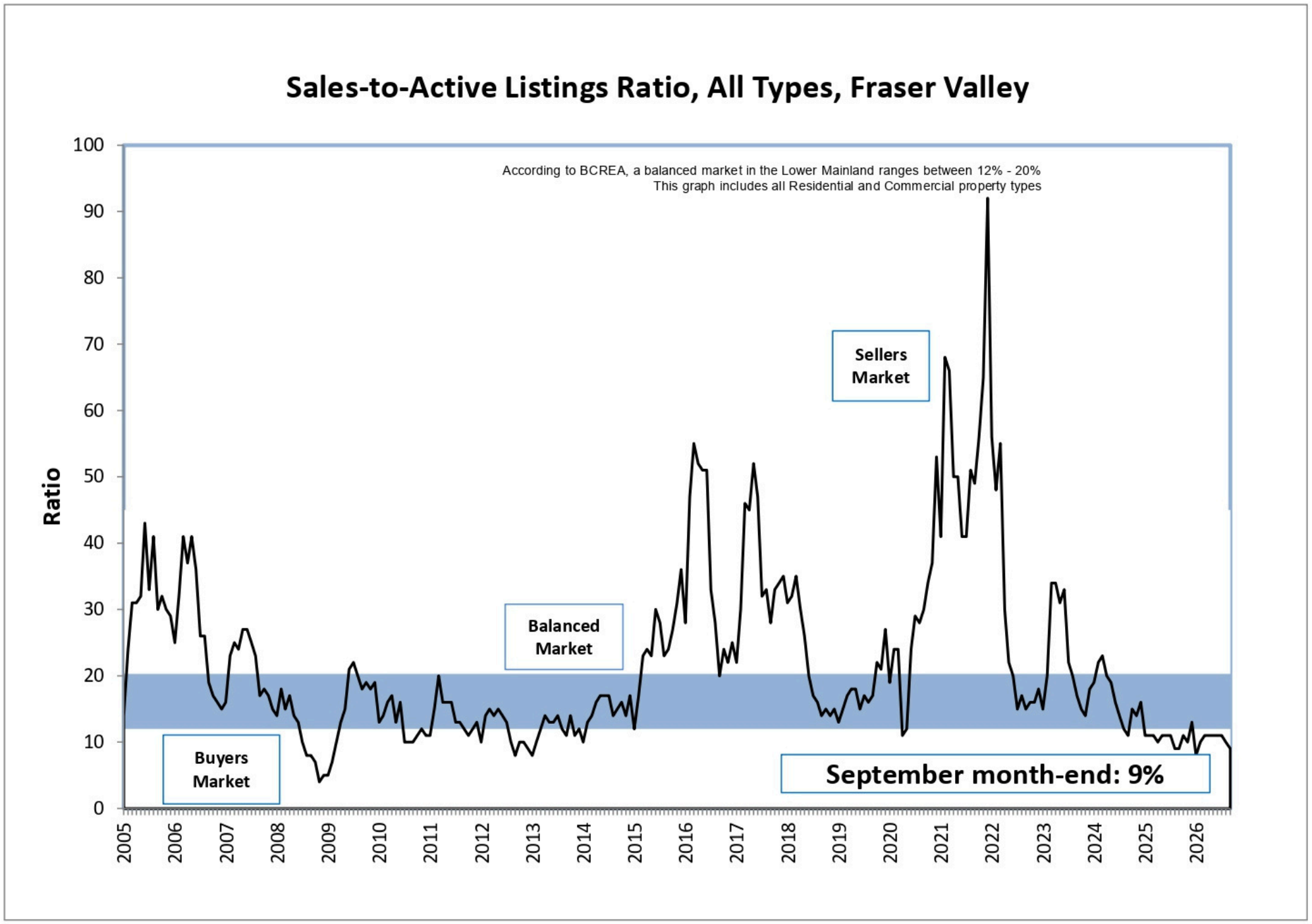
Surrey - Central	Detached					Townhouse					Apartment				
	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change
Sales	56	45	24.4%	45	24.4%	47	63	-25.4%	53	-11.3%	13	22	-40.9%	9	44.4%
New Listings	179	254	-29.5%	181	-1.1%	134	211	-36.5%	130	3.1%	68	87	-21.8%	52	30.8%
Active Listings	698	786	-11.2%	718	-2.8%	442	552	-19.9%	445	-0.7%	237	241	-1.7%	228	3.9%
Benchmark Price	$1,304,100	$ 1,433,300	-9.0%	$ 1,322,800	-1.4%	$ 749,600	$ 780,300	-3.9%	$ 748,000	0.2%	$ 460,200	$ 519,800	-11.5%	$ 462,800	-0.6%
Median Price	$1,246,500	$ 1,450,000	-14.0%	$ 1,375,000	-9.3%	$ 710,000	$ 810,000	-12.3%	$ 755,000	-6.0%	$ 462,000	$ 538,500	-14.2%	$ 495,000	-6.7%
Average Price	$1,283,054	$ 1,545,808	-17.0%	$ 1,356,522	-5.4%	$ 710,125	$ 794,612	-10.6%	$ 735,126	-3.4%	$ 443,430	$ 527,195	-15.9%	$ 475,555	-6.8%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change
Sales	32	35	-8.6%	33	-3.0%	28	34	-17.6%	26	7.7%	9	7	28.6%	12	-25.0%
New Listings	74	88	-15.9%	62	19.4%	57	68	-16.2%	47	21.3%	25	38	-34.2%	16	56.3%
Active Listings	201	218	-7.8%	201	0.0%	138	142	-2.8%	142	-2.8%	60	92	-34.8%	58	3.4%
Benchmark Price	$1,317,200	$ 1,414,600	-6.9%	$ 1,339,700	-1.7%	$ 754,300	$ 799,100	-5.6%	$ 757,200	-0.4%	$ 506,700	$ 555,900	-8.9%	$ 505,700	0.2%
Median Price	$1,212,500	$ 1,375,000	-11.8%	$ 1,258,000	-3.6%	$ 762,500	$ 780,900	-2.4%	$ 729,500	4.5%	$ 475,000	$ 530,000	-10.4%	$ 510,000	-6.9%
Average Price	$1,270,824	$ 1,420,530	-10.5%	$ 1,310,575	-3.0%	$ 772,288	$ 775,082	-0.4%	$ 720,650	7.2%	$ 491,988	$ 521,357	-5.6%	$ 485,666	1.3%

Surrey - North	Detached					Townhouse					Apartment				
	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change
Sales	28	39	-28.2%	35	-20.0%	5	11	-54.5%	13	-61.5%	49	64	-23.4%	53	-7.5%
New Listings	105	117	-10.3%	88	19.3%	36	35	2.9%	34	5.9%	188	218	-13.8%	161	16.8%
Active Listings	422	449	-6.0%	423	-0.2%	134	137	-2.2%	119	12.6%	711	814	-12.7%	699	1.7%
Benchmark Price	$1,252,600	$ 1,405,800	-10.9%	$ 1,262,400	-0.8%	$ 680,400	$ 739,900	-8.0%	$ 681,400	-0.1%	$ 398,900	$ 445,500	-10.5%	$ 401,400	-0.6%
Median Price	$1,176,000	$ 1,300,000	-9.5%	$ 1,110,000	5.9%	$ 610,000	$ 705,000	-13.5%	$ 625,000	-2.4%	$ 409,990	$ 471,250	-13.0%	$ 395,000	3.8%
Average Price	$1,279,550	$ 1,457,380	-12.2%	$ 1,198,665	6.7%	$ 610,400	$ 707,127	-13.7%	$ 681,146	-10.4%	$ 419,065	$ 491,447	-14.7%	$ 419,814	-0.2%

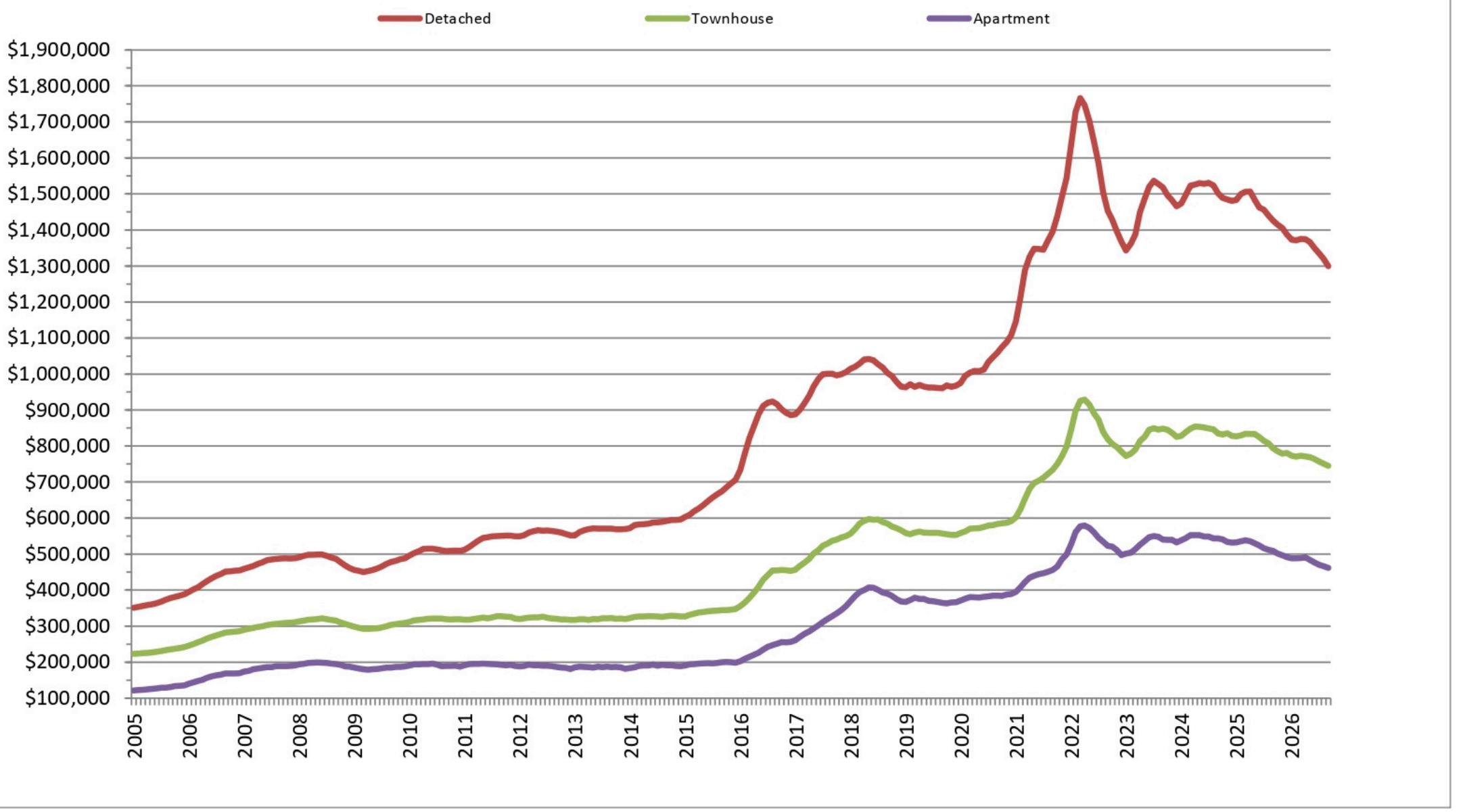


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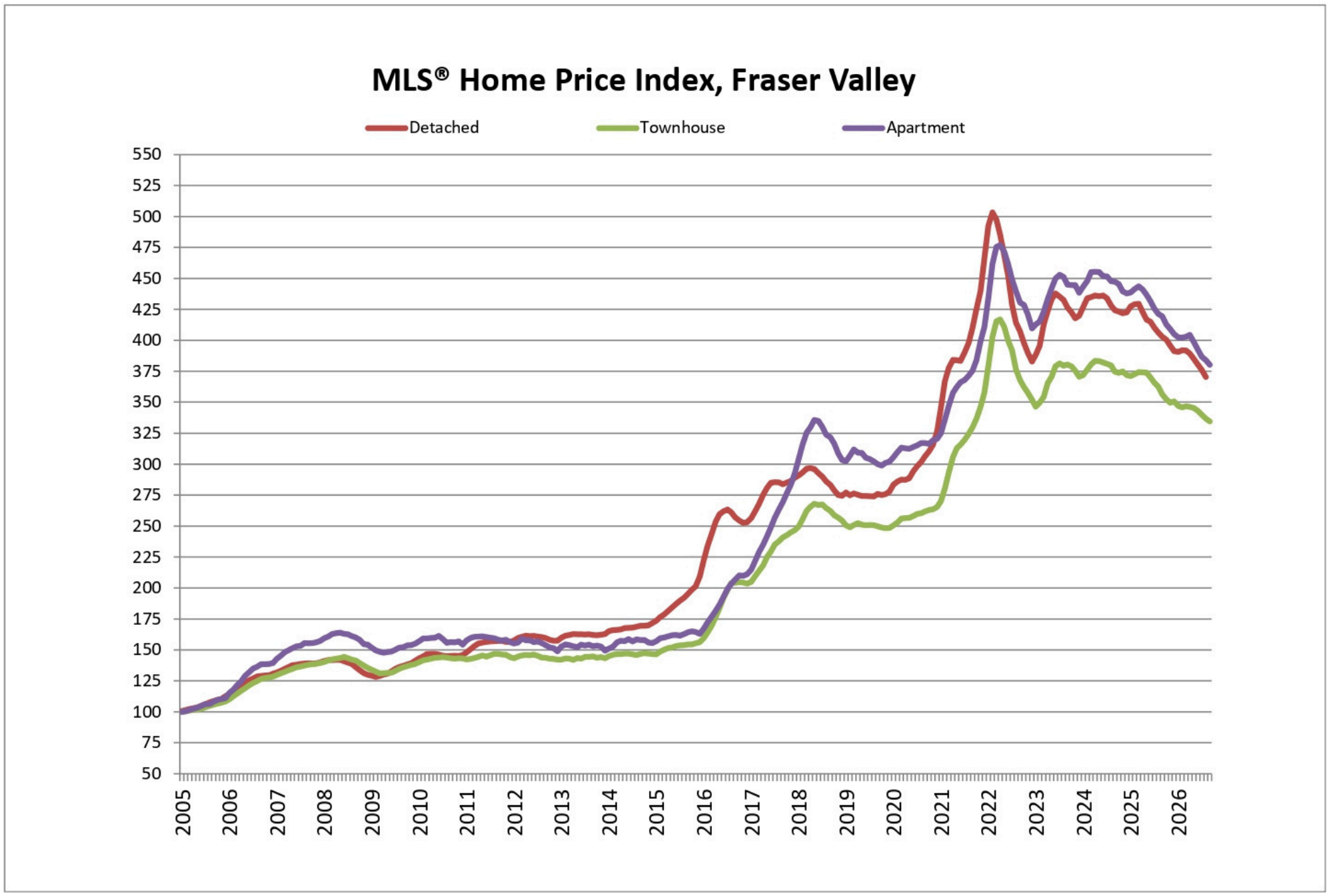


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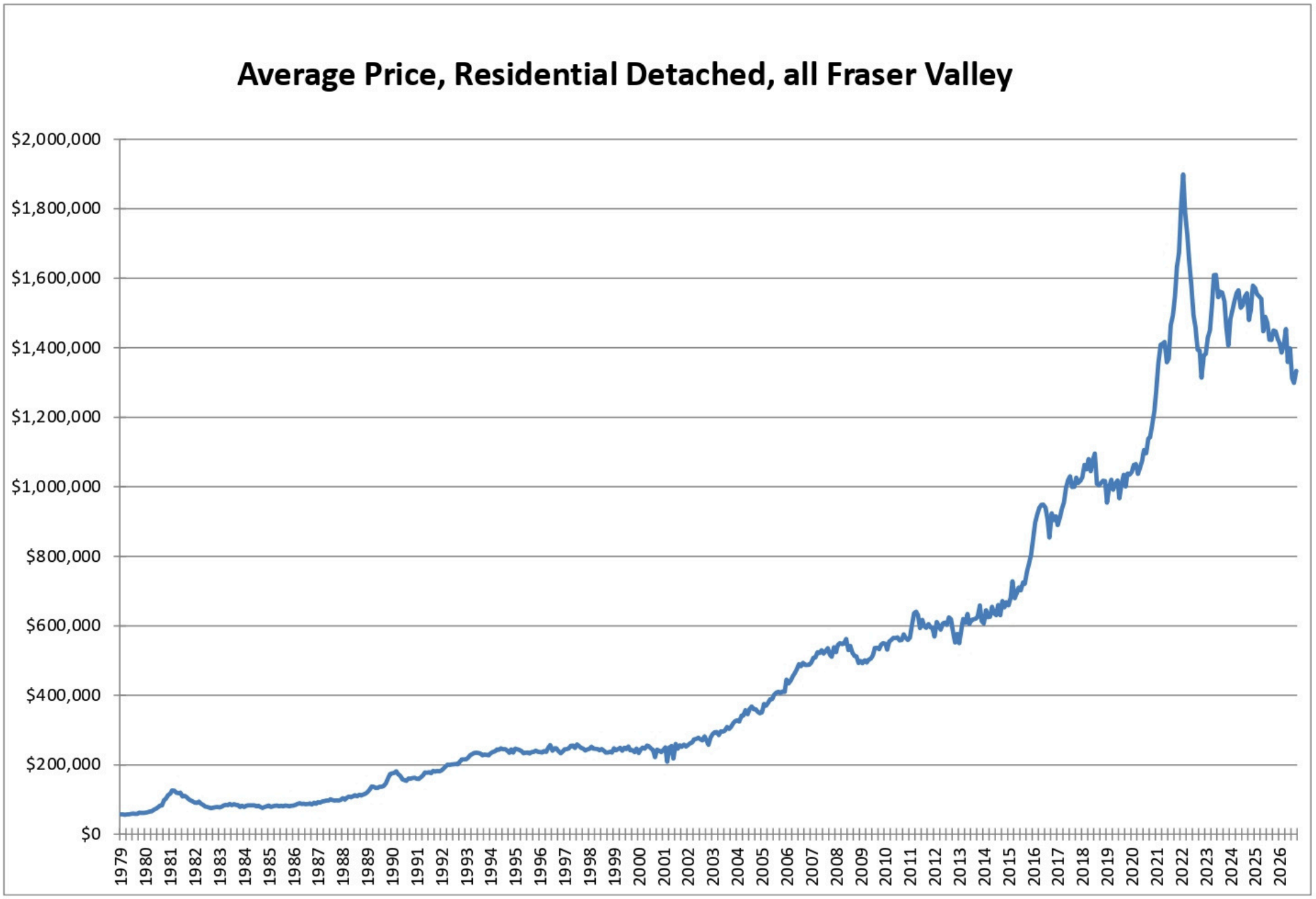
MLS® Home Price Index Benchmark Prices, Fraser Valley



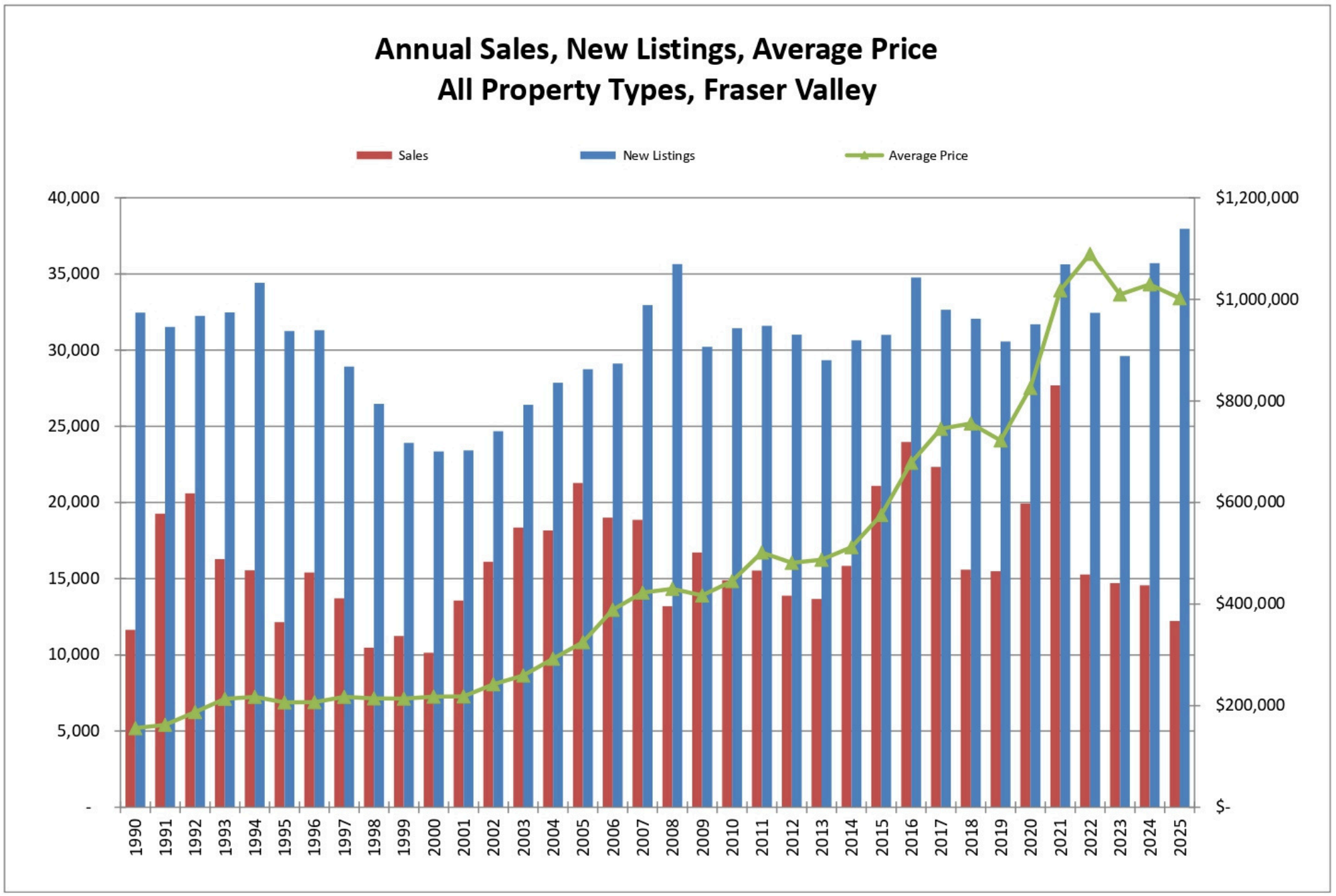
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MY COMMITMENT TO REAL ESTATE

MEET ERIN PRICE EMERY



My Highlights

- Top 1% agent at Oakwyn Realty
- Top 10% agent of the Real Estate Board of Greater Vancouver
- Over 15 years of Real Estate experience
- Ranked top 100 BC Real Estate Agents On Social Media
- Medallion Club member
- Member of Real Estate Board of Greater Vancouver REALTORS®
- Member of British Columbia Real Estate Association
- Member of The Canadian Real Estate Association
- Blockwatch Captain
- Long-term Strata Council member
- Community Volunteer

Erin Price Emery, Founder of The Collective Real Estate Team, is more than just a real estate agent—she's a visionary leader with over a decade of experience. Known for her business acumen, negotiation expertise, and personalized approach, Erin is dedicated to putting her clients' needs first. With a foundation built on transparency, honesty, and a relentless work ethic, she ensures every real estate journey is seamless and successful.

Buying with Erin

As a dedicated real estate professional, I am deeply passionate about helping clients navigate the complex process of buying a home. Whether you are a first-time homebuyer or a seasoned investor, I provide the utmost care and precise guidance tailored to your unique needs. Known for my trustworthiness, accountability, and attention to detail, I manage all aspects of the home-buying process efficiently, making it as seamless and stress-free as possible. Clients appreciate my helpful nature and commitment to their satisfaction, knowing they can count on me to support their interests and help them achieve their real estate goals.





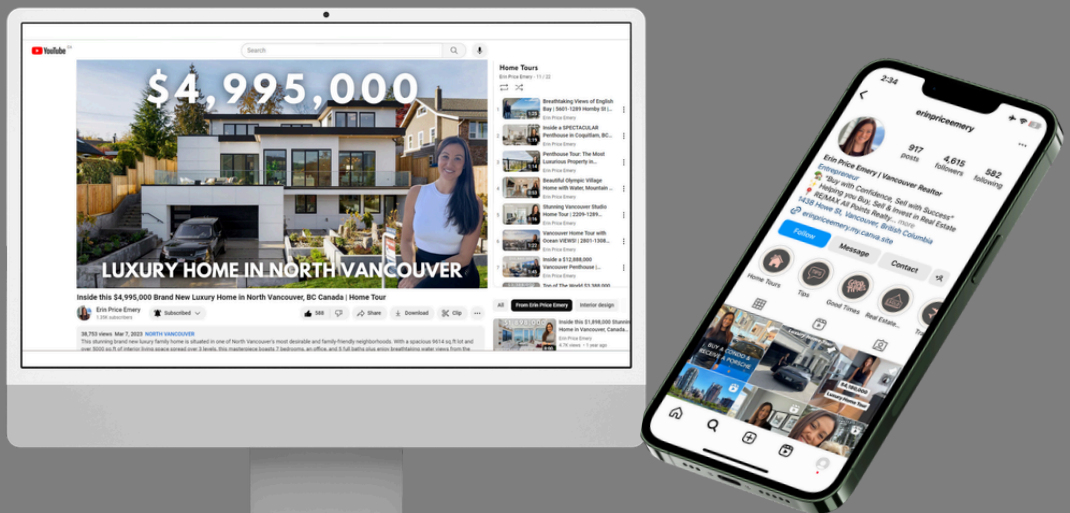
Selling with Erin

Erin's track record speaks for itself. Having sold over $50 million in real estate through strategic social media marketing in just under two years alone, she is recognized as a true game-changer in the industry. Her innovative approach to digital marketing and her dedication to showcasing properties through high-quality video content have set her apart as the go-to realtor for those looking to buy or sell luxury homes in Vancouver. Whether it's a multi-million-dollar penthouse or a family home in one of Vancouver's top neighborhoods, Erin knows how to get results.

Presales & New Development

Erin Price Emery is highly experienced in presales across the Lower Mainland, bringing unparalleled expertise and connections to the table. Having built strong relationships with some of the region's top developers, Erin ensures her clients receive exclusive access, priority opportunities, and special treatment in highly sought-after developments. As a trusted real estate agent to her investor clients, Erin goes above and beyond, offering her personal attention and years of experience to ensure their goals are met. With her in-depth knowledge of the presale process from start to finish, Erin expertly guides her clients every step of the way, making what can be a complex journey feel seamless and stress-free.









What neighbourhood matches your lifestyle?

Choosing a home is about more than the property itself. The neighbourhood you live in can shape your daily routine, from your morning coffee to your weekend plans. Love being close to restaurants and shops? A vibrant area like Yaletown or Mount Pleasant might suit you. Prefer parks, trails and a quieter pace? Consider neighbourhoods like North Vancouver or Kerrisdale. If being close to the water is important, Kitsilano, the West End or Coal Harbour could be a great fit. For families looking for more space and community, areas of Burnaby, Richmond and Coquitlam offer plenty of options. The best neighbourhood is the one that fits how you actually want to live.





Yaletown



Mount Pleasant



Kitsilano



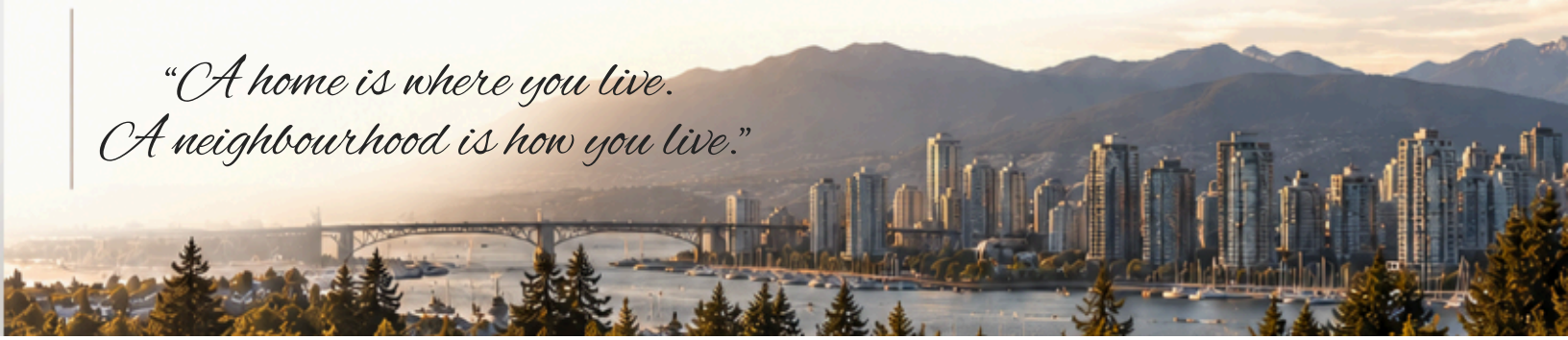
North van

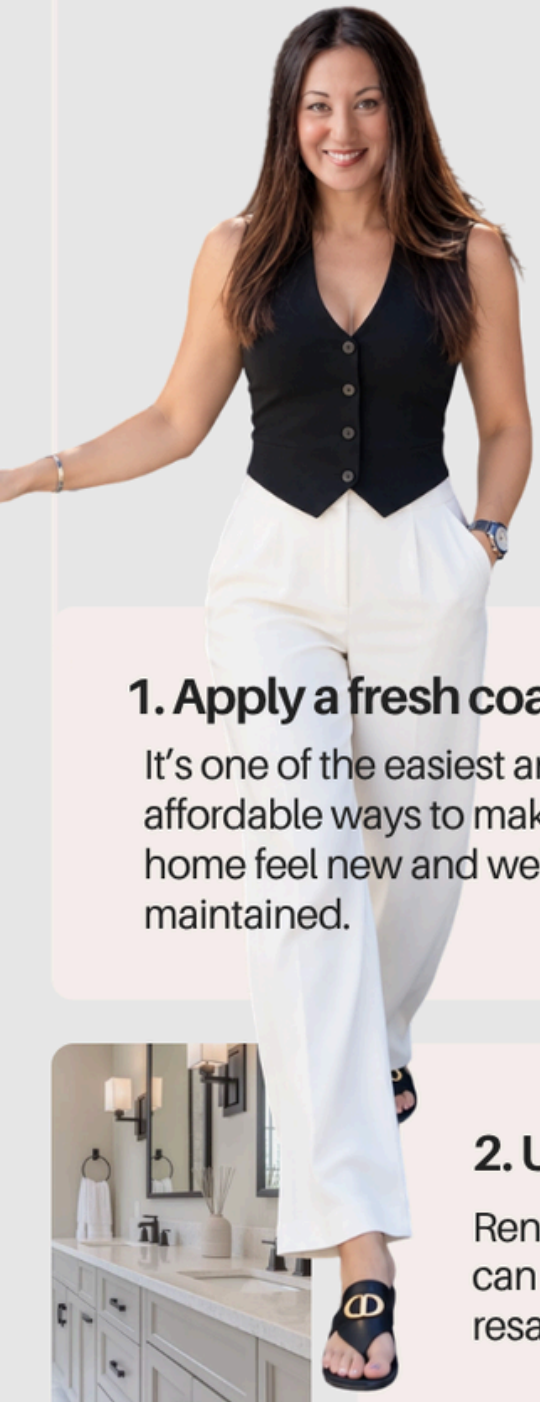


Burnaby



"A home is where you live.
A neighbourhood is how you live."





HOME TIPS WITH ERIN

HOW TO INCREASE THE PROPERTY VALUE OF YOUR HOME

1. Apply a fresh coat of paint

It's one of the easiest and most affordable ways to make your home feel new and well-maintained.





2. Upgrade key spaces

Renovating kitchens or bathrooms can significantly boost your home's resale value.





3. Improve energy efficiency

Installing smart thermostats or energy-efficient windows can make your home more appealing and lower utility costs.

JULIE TRAN

Leveraging her mortgage-planning expertise, Julie has helped hundreds of clients realize their goals of home-ownership, funding over $700 million in real estate financing. Having spent more than a decade working as a mortgage specialist at one of Canada's leading banks, Julie has accumulated extensive experience in the financial industry. Julie specializes in multi-family residential mortgages, addressing the growing demand within the real estate sector for more multi-family housing solutions. With a deep understanding of the missing middle housing crisis, she is committed to making a significant impact by facilitating the development of affordable housing options. This combination of experience, passion and vision led her to create The West Mortgage Group to best serve her clients and the industry with class and integrity.

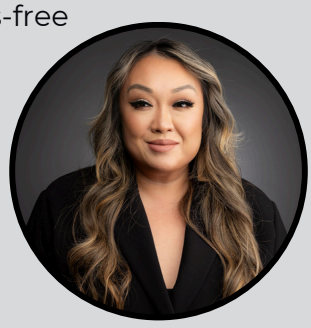


Mortgage Broker
West Mortgage Group
778-241-8191
julie@westmortgagegroup.com

TIANNA TRAN

With over a decade of experience in client relations, Tianna has built a strong reputation for reliability, exceptional service, and a dedication to exceeding client expectations. Transitioning from a successful career as a makeup artist, she brings the same passion and attention to detail to her new role in real estate. Known for her trustworthiness and keen eye for detail, Tianna works diligently to help individuals and families find the perfect home, always keeping their unique needs and lifestyle in mind. Whether helping a first-time homebuyer, navigating the complexities of the market, or ensuring a smooth selling process, Tianna is committed to providing a high level of service and making the real estate experience as stress-free and enjoyable as possible. Her goal is to guide clients through every step with professionalism, compassion, and a focus on achieving the best possible outcome.





TIANNA TRAN
Real Estate Agent
778-242-8726
tiannatranrealty@gmail.com
tiannatranrealty.com
thecollectivevancouver.com

OAKWYN REALTY

TIA HAUGHIAN

Tia is a dedicated real estate professional with deep roots in Vancouver, providing her with an insider's perspective on the local market and community. With a Bachelor's degree in Business Administration, she brings a strong foundation in marketing, business strategy, and the financial aspects of real estate, helping clients make informed, smart decisions. Passionate about real estate, Tia goes above and beyond to ensure every transaction is smooth, stress-free, and tailored to her clients' needs. Her fresh perspective, enthusiasm, and commitment to staying ahead of trends set her apart, offering a modern approach to real estate. When not working, Tia enjoys traveling, cheering on the Canucks, and exploring new foods. With her friendly personality and dedication, Tia is excited to help you on your real estate journey and make your next move a success.





TIA HAUGHIAN
Real Estate Agent
604-318-6282
connect@tiasellshomes.com

OAKWYN REALTY

TRACY LE

With over 15 years of experience in the mortgage industry, Tracy is committed to helping individuals and families turn their homeownership dreams into reality. As a Senior Mortgage Advisor at Onward Lending Group, she specializes in crafting personalized mortgage solutions that cater to a wide range of clients, from first-time buyers navigating the complexities of purchasing their first home to seasoned homeowners looking to refinance, and investors seeking to expand their real estate portfolios. Tracy's approach is built on professionalism, transparency, and a deep sense of care. She takes the time to thoroughly understand her clients' unique financial situations and long-term goals, ensuring that every mortgage solution is tailored to their specific needs.



Senior Mortgage Broker
DLC Onward Lending Group
778-968 9255
tracy@onwardlending.ca

THE COLLECTIVE REAL ESTATE TEAM



At The Collective Real Estate Team, we are more than just a group of real estate professionals – we are a passionate, driven, and dynamic team dedicated to helping clients achieve their real estate goals.
We bring together years of combined expertise in the local market, specializing in everything from Luxury Properties to Presales. Our team is built on a foundation of collaboration, innovation, and a shared commitment to excellence.

We understand that buying or selling a home is one of the most significant decisions in life, and we are here to make that journey seamless, successful, and even enjoyable. At The Collective Real Estate Team, we believe in making real estate personal. We pride ourselves on our ability to connect with clients on a deeper level, offering tailored advice and solutions that fit their unique circumstances. With a reputation for professionalism, passion, and success, we're here to guide you through every step of your real estate journey. When you work with us, you're not just hiring a team – you're gaining trusted partners committed to your success. Let's make your real estate dreams a reality, together.

FOLLOW ME ON SOCIAL MEDIA

Real Estate Tips, News, Home Tours and Fun!

@erinpriceemery

erin@priceemery.com

WELL-ESTABLISHED SOCIAL MEDIA PRESENCE ON INSTAGRAM, TIKTOK, FACEBOOK & YOUTUBE



