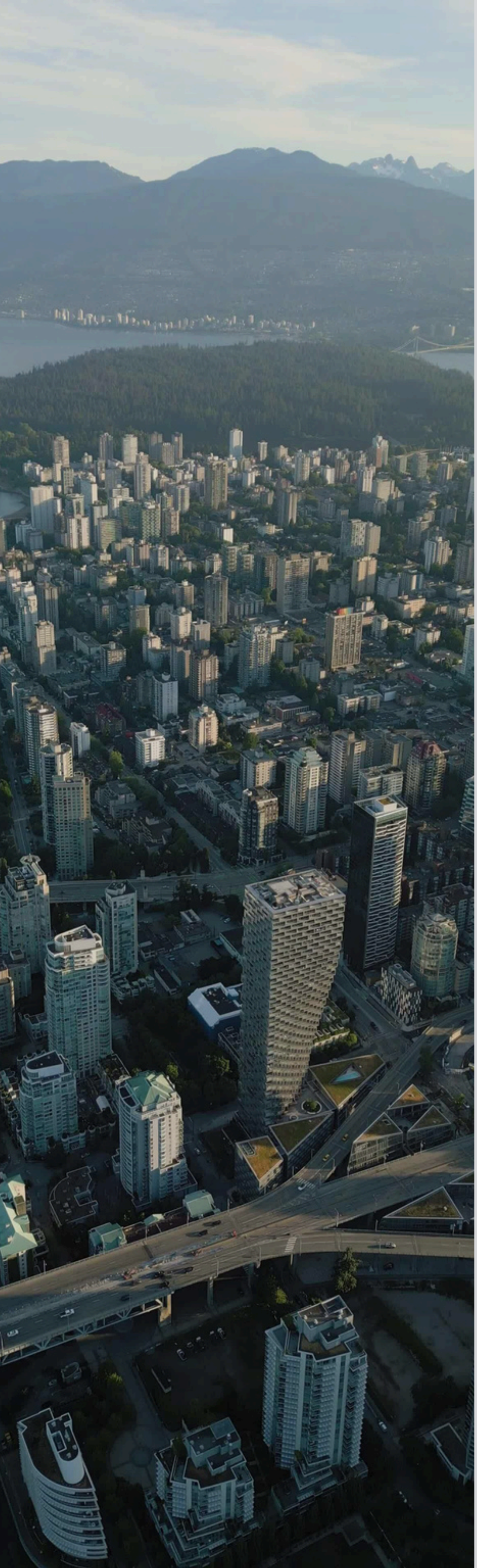
THE COLLECTIVE

REAL ESTATE TEAM

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: 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.*

Contact
Nikki Hewitt, Senior Communications Specialist
Fraser Valley Real Estate Board
nikki.hewitt@fvreb.bc.ca
Telephone: 604.930.7654
www.fvreb.bc.ca
FVREB Stats

MLS® Summary - Fraser Valley
August 2026

Grand Totals	Aug-26	Aug-25	% change	Jul-26	% change
	All Property Types				
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	2026	2025	% change
	All Property Types		
Sales - year to date	7,844	8,289	-5.4%
New Listings - year to date	24,579	27,990	-12.2%

All Areas Combined	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	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%

Abbotsford	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	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%

Mission	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	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%

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%

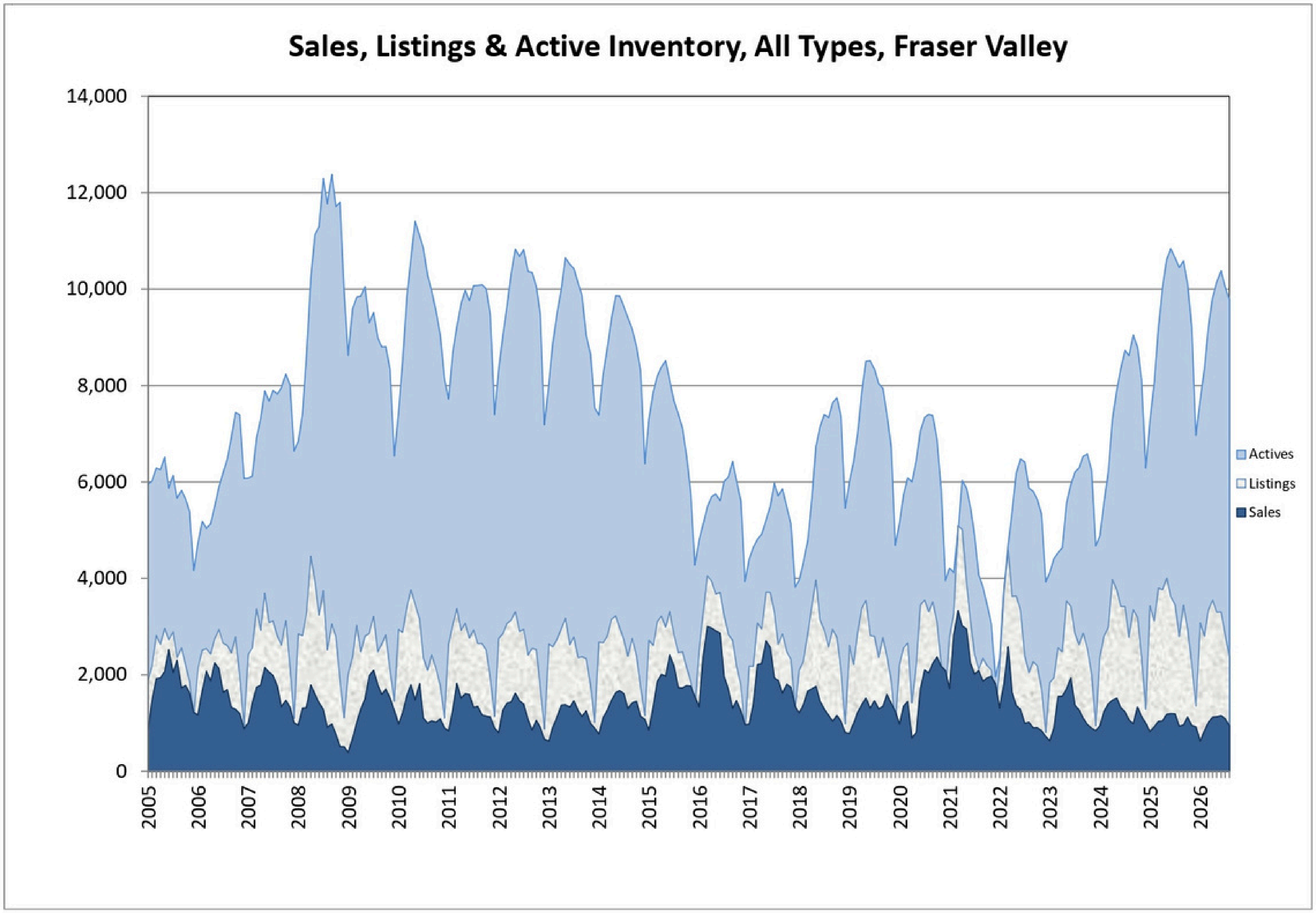
	Detached					Townhouse					Apartment				
Surrey - Cloverdale	Aug-26	Aug-25	% change	Jul-26	% change	Aug-26	Aug-25	% change	Jul-26	% change	Aug-26	Aug-25	% change	Jul-26	% change
Sales	33	20	65.0%	34	-2.9%	26	24	8.3%	22	18.2%	12	20	-40.0%	21	-42.9%
New Listings	62	77	-19.5%	105	-41.0%	47	56	-16.1%	60	-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%

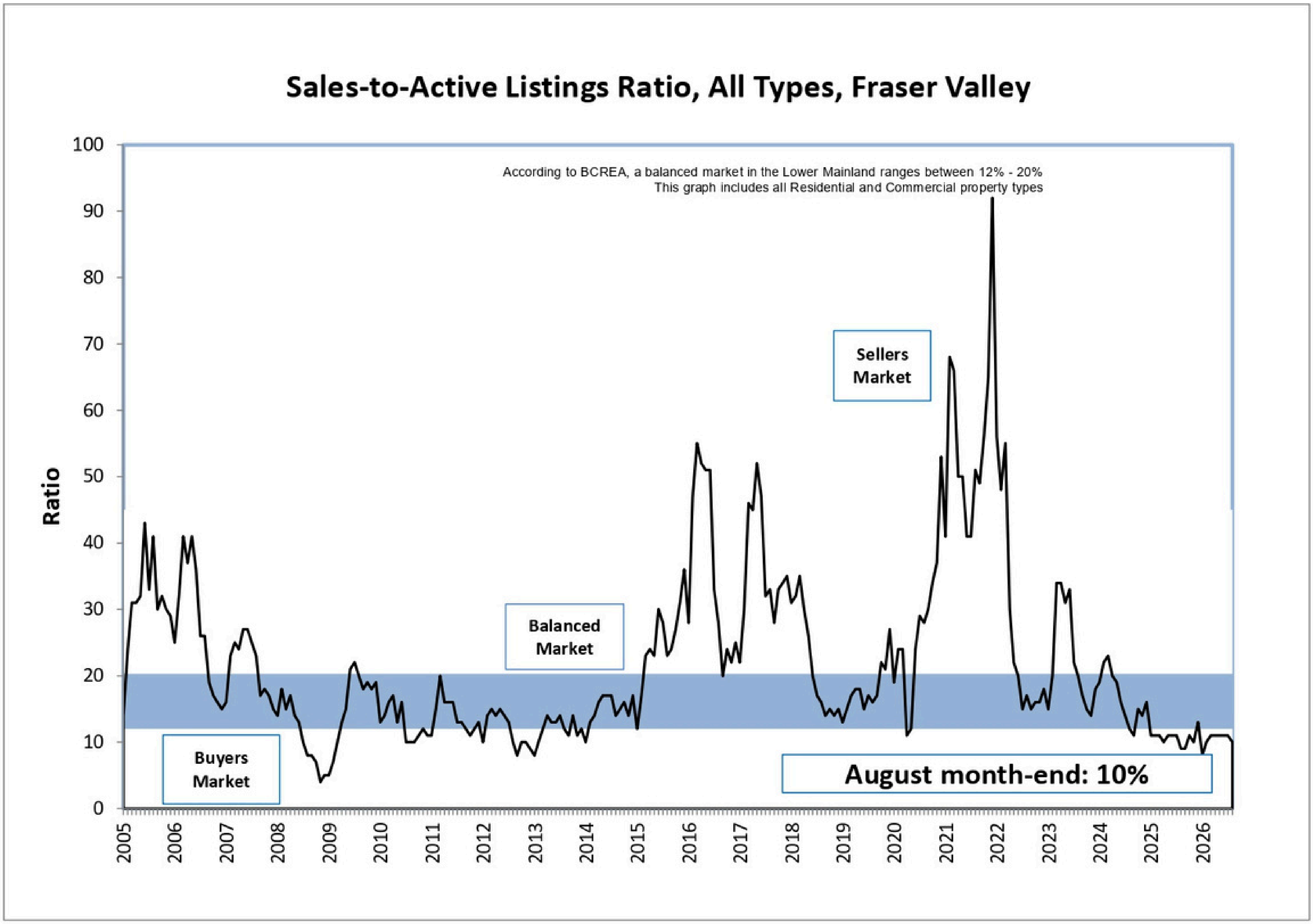
	Detached					Townhouse					Apartment				
Surrey - North	Aug-26	Aug-25	% change	Jul-26	% change	Aug-26	Aug-25	% change	Jul-26	% change	Aug-26	Aug-25	% change	Jul-26	% change
Sales	35	32	9.4%	30	16.7%	13	13	0.0%	16	-18.8%	53	59	-10.2%	62	-14.5%
New Listings	88	111	-20.7%	99	-11.1%	34	44	-22.7%	38	-10.5%	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%

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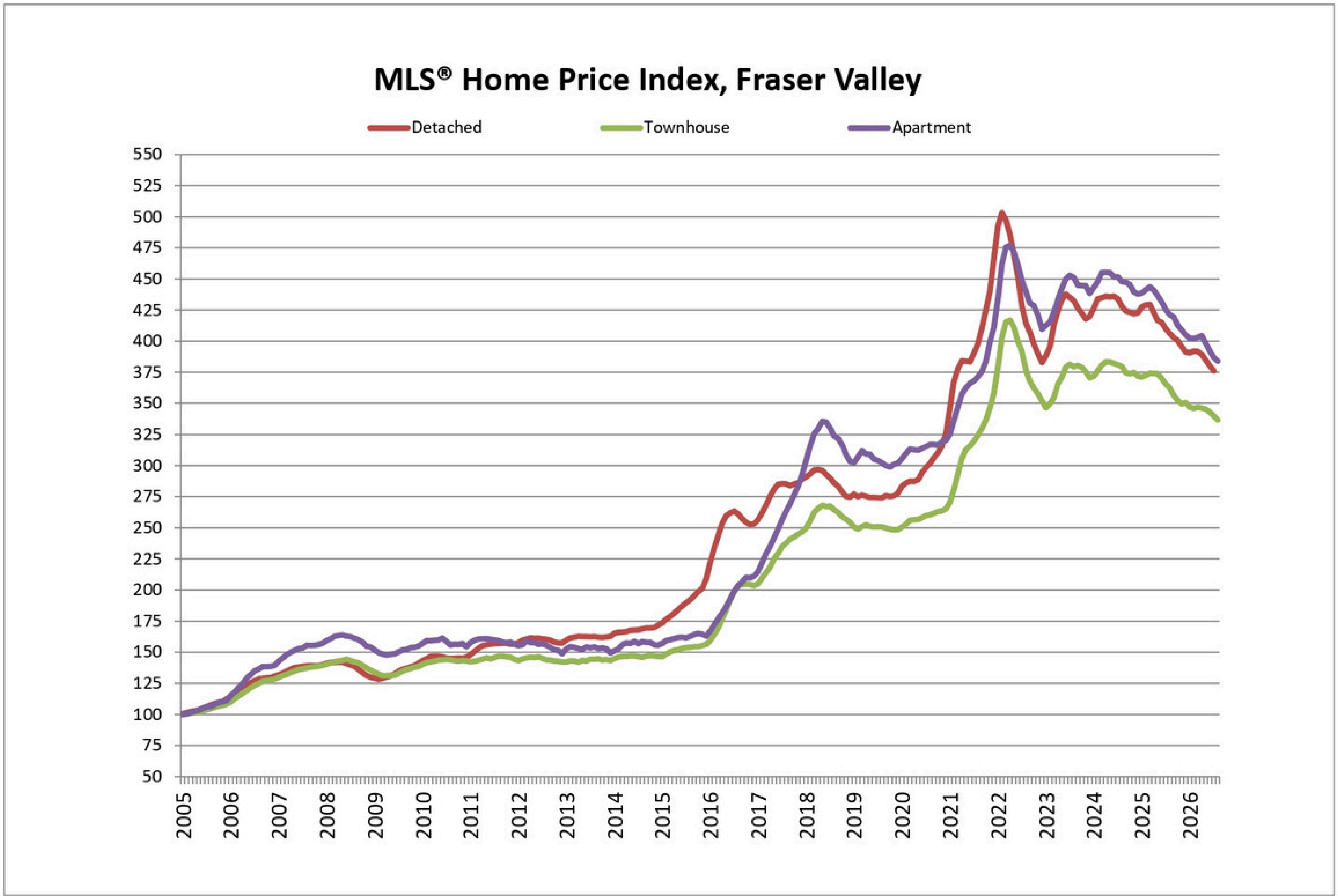
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026


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
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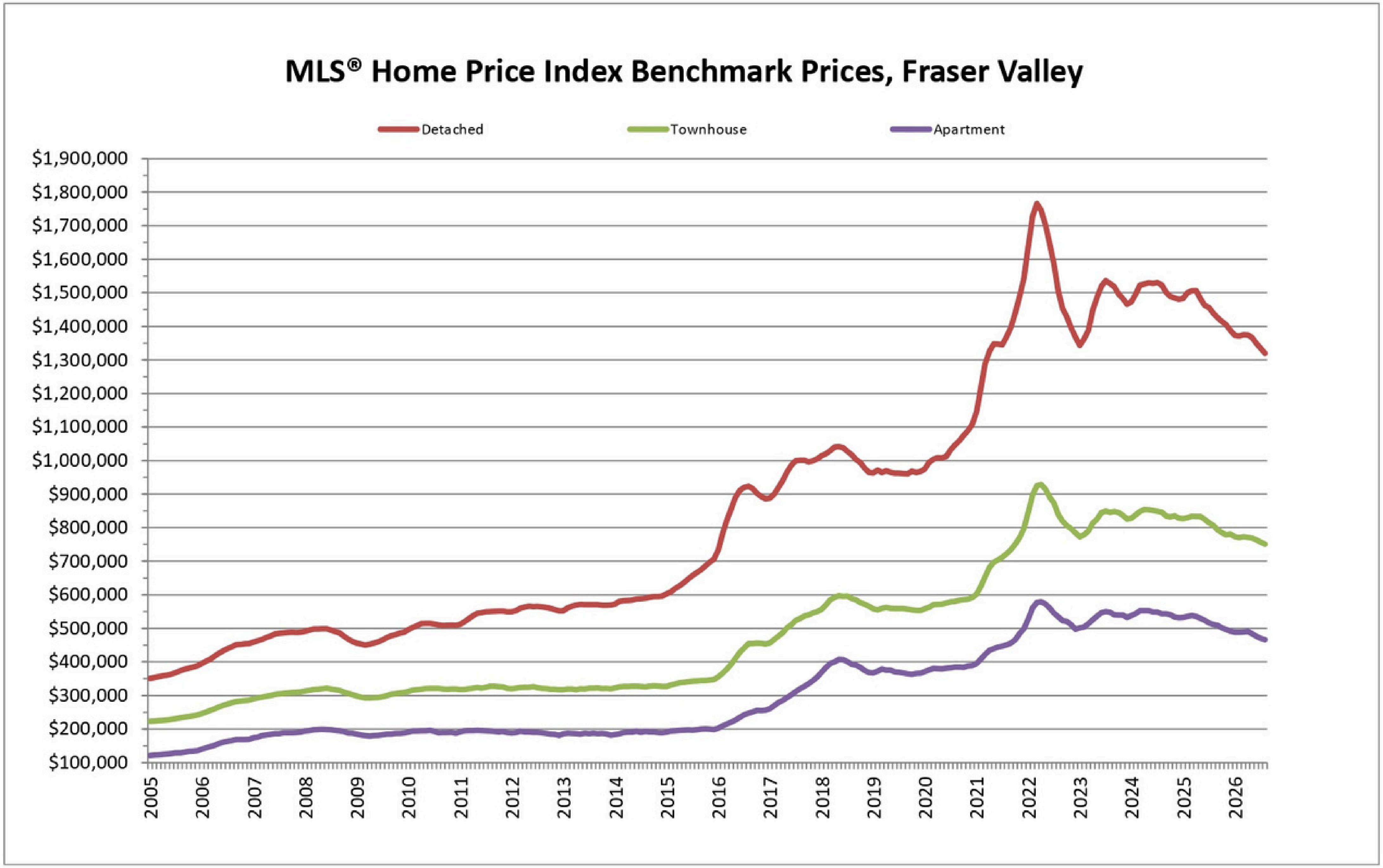
2021
2022
2023
2024
2025
2026


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
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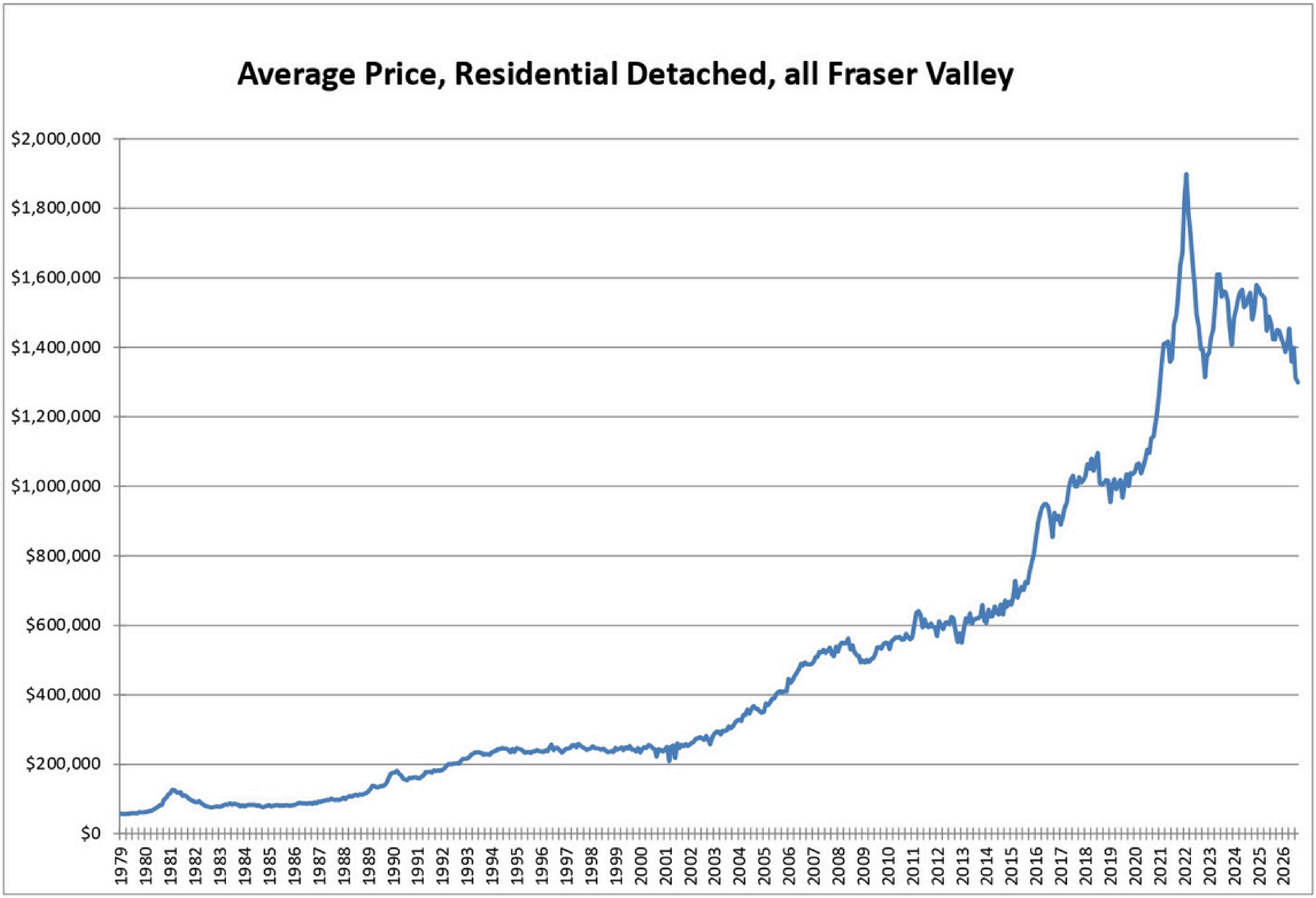
Average Price, Residential Detached, all Fraser Valley
$2,000,000
$1,800,000
$1,600,000
$1,400,000
$1,200,000
$1,000,000
$800,000
$600,000
$400,000
$200,000
$0
1979
1980
1981
1982
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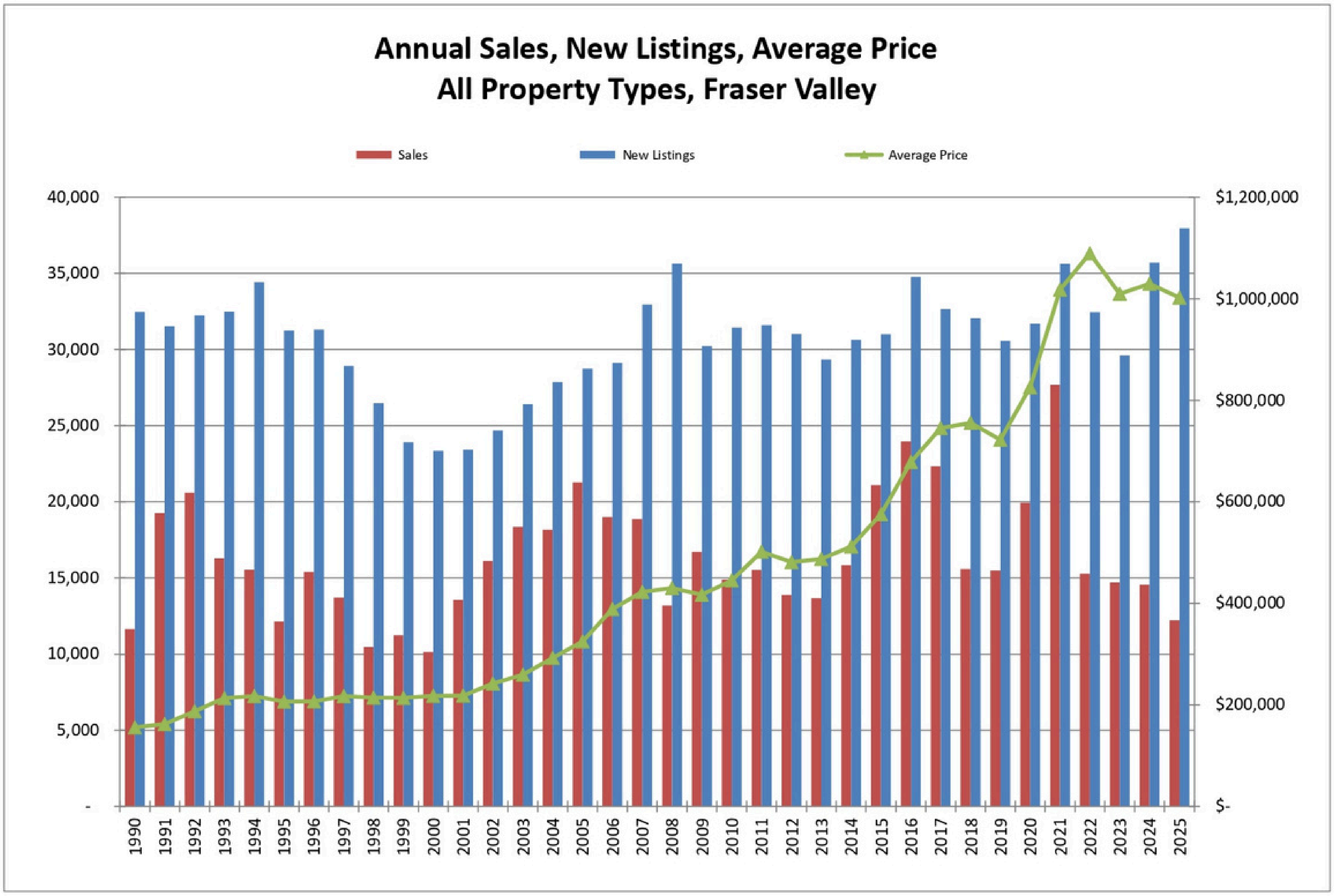

Annual Sales, New Listings, Average Price
All Property Types, Fraser Valley
Sales
New Listings
Average Price
40,000
35,000
30,000
25,000
20,000
15,000
10,000
5,000
-
$1,200,000
$1,000,000
$800,000
$600,000
$400,000
$200,000
$-
1990
1991
1992
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2025

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

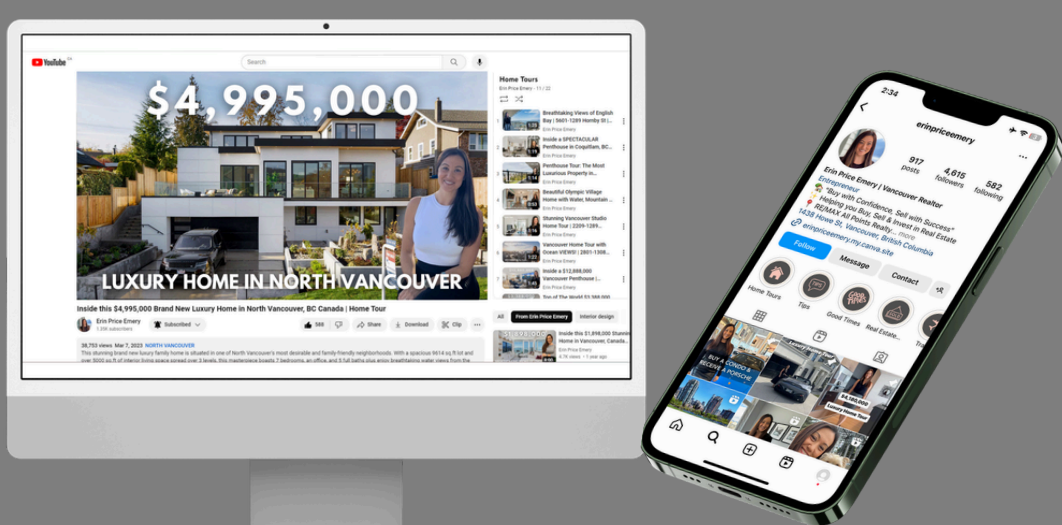
As a dedicated real estate professional, I am deeply passionate about helping clients navigate the complex process of buying a home. Whether you are a first-time homebuyer or a seasoned investor, I provide the utmost care and precise guidance tailored to your unique needs. Known for my trustworthiness, 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.



TIPS WITH TIA

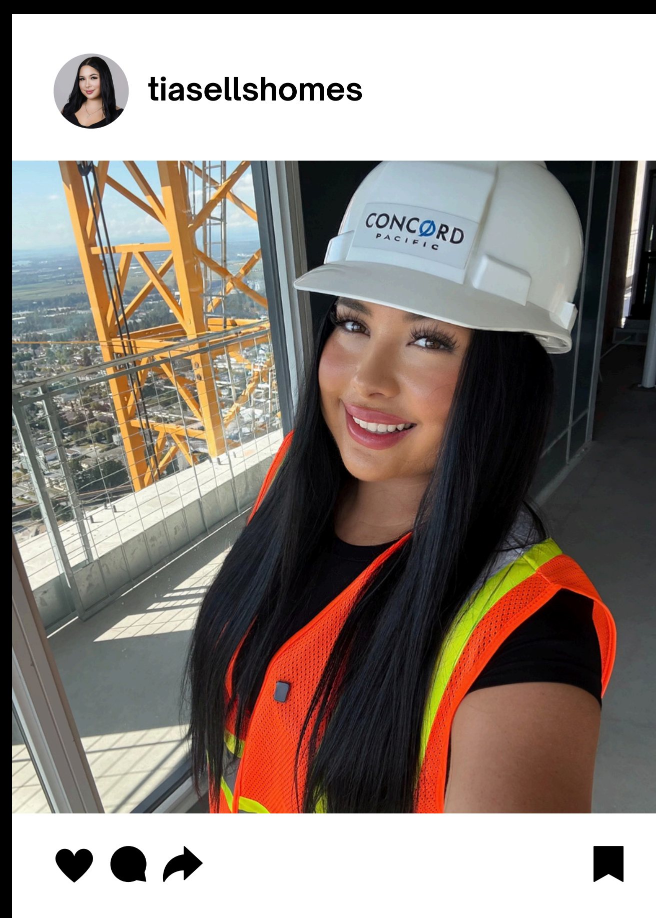
THE BALCONY THAT CHANGES CONDO LIVING

One of the coolest features I've seen in a new development lately is at Concord Metrotown in Burnaby: the retractable glass balcony.

You can open it up and enjoy the fresh air, or close it when the weather isn't cooperating. Even better, it creates more usable living space and makes your home feel bigger.

For Vancouver living, I love the idea of having an indoor-outdoor space you can actually enjoy year-round. It's a small feature that can make a big difference in how you experience your home.

Want to learn more about Concord Metrotown? Feel free to reach out for floor plans and pricing.



Tia Haughian
Real Estate Agent
Oakwyn Realty
604-318-6282
connect@tiasellshomes.com

The Real Estate Insider

September 2026

Homebuyers: Never Skip This First Step

The hard truth no one tells you about buying property. Falling in love with a home is easy. Discovering afterward that the financing does not work is the part no buyer wants.

Before the house hunt becomes serious, it is worth getting pre-approved for a mortgage. A pre-approval estimates how much a lender may be prepared to lend based on your income, debts, credit history and down payment. Depending on the lender, it may also include an interest-rate hold. The real benefit is clarity.

In Metro Vancouver, even a $50,000 difference can change the homes and neighbourhoods available. Knowing your realistic price range helps focus the search, clarify monthly costs and reduce the chance of pursuing a property that does not fit your financing. However, it is not final mortgage approval. The lender must still review the property and confirm your financial information, so a financing condition may still be important.

REAL ESTATE PRO TIP

"House hunting is more exciting, but pre-approval gives it a practical starting point."

House hunting may be the exciting part, but pre-approval creates a practical starting point and helps buyers search with realistic expectations.

ERIN PRICE EMERY
Vancouver REALTOR® | The Collective Real Estate Team
erin@priceemery.com | 604-767-7725

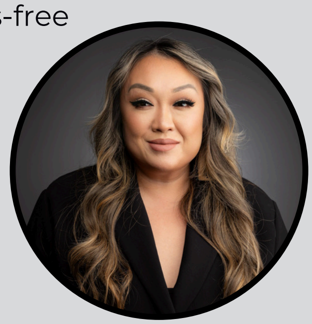
JULIE TRAN

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

OAKWYNREALTY

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