THE COLLECTIVE

REAL ESTATE TEAM

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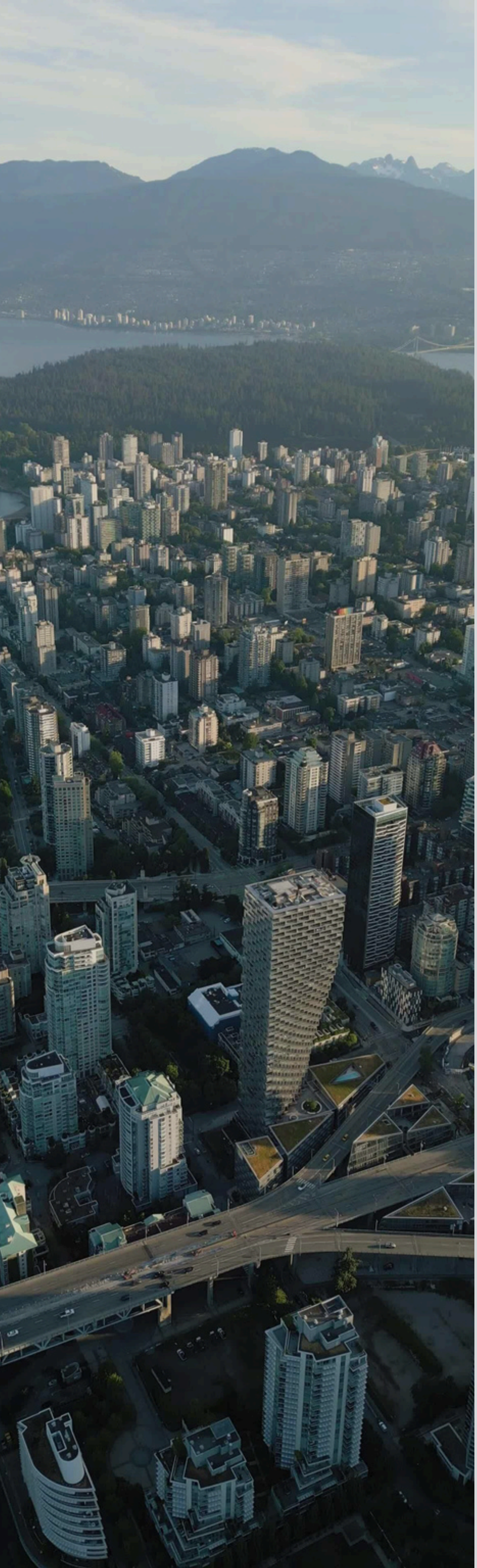
FRASER VALLEY MARKET REPORT



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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: July 3, 2026

Fraser Valley is becoming more affordable — but buyers are still holding back

SURREY, BC –Home prices in the Fraser Valley continued to become more affordable in June, with Benchmark prices now sitting 26 per cent below their 2022 peak. Prices edged down another 0.9 per cent during the month, reinforcing buyer-friendly conditions despite a sluggish market.

The Fraser Valley Real Estate Board recorded 1,147 sales on its Multiple Listing Service® (MLS®) in June, a two per cent increase from May, but four per cent below the same month last year. After pulling back in May, seller activity levelled off in June, with 3,303 new listings—virtually unchanged from May—but still nine per cent below last year's pace.

“The Fraser Valley spring market has underperformed expectations despite improving affordability and more choice for buyers,” said Ishaq Ismail, Chair of the Fraser Valley Real Estate Board. “Opportunities are clearly there. The question is whether qualified buyers on the sidelines recognize the value available today. For those looking to enter the market or move up, current conditions present a compelling opportunity.”
The Fraser Valley enters the summer market with 10,377 active listings, maintaining a level of supply that continues to keep competition in check and create favourable conditions for buyers.

With a sales-to-active listings ratio of 11 per cent in June, the Fraser Valley remains in buyer’s market territory. A balanced market is typically defined by a ratio between 12 and 20 per cent.

“Buyers are still holding back despite some improving conditions,” said Baldev Gill, CEO of the Fraser Valley Real Estate Board. “The recent agreement between Build Canada Homes and BC Housing may help add supply and improve access to ownership, however, with details still unclear it’s difficult to assess the practical impact for buyers.”

Across the Fraser Valley in June, the average number of days to sell a single-family detached home was 37 days, while for a townhome, it was 33 days. Condos took, on average, 38 days to sell.

The composite Benchmark price for a typical Fraser Valley home declined seven per cent year-over-year to $884,800.

MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At $1,350,200 the Benchmark price for an FVREB *single-family detached* home decreased 1.2 per cent compared to May 2026 and decreased 7.7 per cent compared to June 2025.
- **Townhomes:** At $764,100 the Benchmark price for an FVREB *townhome* decreased 0.7 per cent compared to May 2026 and decreased 7.3 per cent compared to June 2025.
- **Apartments:** At $476,400 the Benchmark price for an FVREB *apartment/condo* decreased 1.5 per cent compared to May 2026 and decreased 9.1 per cent compared to June 2025.

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**The Fraser ValleyReal Estate Board represents some 5,000realestateprofessionals,and istheexclusivesourceof 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
June 2026

Grand Totals	All Property Types Jun-26	Jun-25	% change	May-26	% change
Sales	1,147	1,195	-4.0%	1,124	2.0%
New Listings	3,303	3,618	-8.7%	3,300	0.1%
Active Listings	10,377	10,842	-4.3%	10,140	2.3%
Average Price	$ 954,679	$ 1,047,863	-8.9%	$ 965,551	-1.1%

Grand Totals - year to date	All Property Types 2026	2025	% change
Sales - year to date	5,850	6,182	-5.4%
New Listings - year to date	19,371	21,741	-10.9%

All Areas Combined	Detached Jun-26	Jun-25	% change	May-26	% change	Townhouse Jun-26	Jun-25	% change	May-26	% change	Apartment Jun-26	Jun-25	% change	May-26	% change
Sales	420	431	-2.6%	413	1.7%	317	314	1.0%	308	2.9%	293	341	-14.1%	263	11.4%
New Listings	1,190	1,341	-11.3%	1,265	-5.9%	717	785	-8.7%	719	-0.3%	796	992	-19.8%	758	5.0%
Active Listings	3,515	3,907	-10.0%	3,470	1.3%	1,728	1,818	-5.0%	1,720	0.5%	2,310	2,676	-13.7%	2,304	0.3%
Benchmark Price	$ 1,350,200	$ 1,462,300	-7.7%	$ 1,366,500	-1.2%	$ 764,100	$ 824,700	-7.3%	$ 769,500	-0.7%	$ 476,400	$ 524,000	-9.1%	$ 483,800	-1.5%
Median Price	$ 1,304,500	$ 1,370,000	-4.8%	$ 1,290,000	1.1%	$ 780,000	$ 812,500	-4.0%	$ 771,500	1.1%	$ 474,990	$ 519,900	-8.6%	$ 485,000	-2.1%
Average Price	$ 1,398,093	$ 1,489,089	-6.1%	$ 1,359,190	2.9%	$ 788,698	$ 825,820	-4.5%	$ 779,922	1.1%	$ 485,576	$ 554,270	-12.4%	$ 500,278	-2.9%

Abbotsford	Detached Jun-26	Jun-25	% change	May-26	% change	Townhouse Jun-26	Jun-25	% change	May-26	% change	Apartment Jun-26	Jun-25	% change	May-26	% change
Sales	63	58	8.6%	60	5.0%	40	45	-11.1%	47	-14.9%	60	57	5.3%	41	46.3%
New Listings	172	181	-5.0%	157	9.6%	99	107	-7.5%	101	-2.0%	128	151	-15.2%	129	-0.8%
Active Listings	458	534	-14.2%	440	4.1%	267	252	6.0%	270	-1.1%	355	378	-6.1%	364	-2.5%
Benchmark Price	$ 1,172,600	$ 1,233,900	-5.0%	$ 1,175,000	-0.2%	$ 606,500	$ 661,700	-8.3%	$ 620,800	-2.3%	$ 390,100	$ 439,900	-11.3%	$ 389,000	0.3%
Median Price	$ 1,040,000	$ 1,053,500	-1.3%	$ 1,037,500	0.2%	$ 645,000	$ 700,000	-7.9%	$ 655,000	-1.5%	$ 390,000	$ 420,000	-7.1%	$ 385,000	1.3%
Average Price	$ 1,175,461	$ 1,131,623	3.9%	$ 1,137,168	3.4%	$ 627,722	$ 690,971	-9.2%	$ 653,589	-4.0%	$ 410,596	$ 438,880	-6.4%	$ 411,451	-0.2%

Mission	Detached Jun-26	Jun-25	% change	May-26	% change	Townhouse Jun-26	Jun-25	% change	May-26	% change	Apartment Jun-26	Jun-25	% change	May-26	% change
Sales	33	37		-10.8%		-10.8%	6	-33.3%	10	-60.0%	3	9	-66.7%	3	0.0%
New Listings	84	94		-10.6%		3.7%	12	91.7%	17	35.3%	19	11	72.7%	16	18.8%
Active Listings	263	291		-9.6%		0.0%	44	34.1%	48	22.9%	60	49	22.4%	52	15.4%
Benchmark Price	$ 941,700	$ 1,012,400	-7.0%	$ 940,900	0.1%	$ 645,400	$ 652,500	-1.1%	$ 649,400	-0.6%	$ 422,900	$ 453,800	-6.8%	$ 427,400	-1.1%
Median Price	$ 875,000	$ 1,020,000	-14.2%	$ 950,000	-7.9%	$ 669,500	$ 640,000	4.6%	$ 704,950	-5.0%	$ 490,000	$ 484,000	1.2%	$ 490,000	0.0%
Average Price	$ 907,429	$ 1,007,268	-9.9%	$ 906,659	0.1%	$ 638,675	$ 654,166	-2.4%	$ 713,270	-10.5%	$ 484,566	$ 502,433	-3.5%	$ 483,333	0.3%

White Rock / South Surrey	Detached					Townhouse					Apartment				
	Jun-26	Jun-25	% change	May-26	% change	Jun-26	Jun-25	% change	May-26	% change	Jun-26	Jun-25	% change	May-26	% change
Sales	71	73	-2.7%	60	18.3%	50	54	-7.4%	61	-18.0%	55	62	-11.3%	49	12.2%
New Listings	204	217	-6.0%	221	-7.7%	139	116	19.8%	126	10.3%	136	166	-18.1%	121	12.4%
Active Listings	660	661	-0.2%	656	0.6%	292	267	9.4%	271	7.7%	364	421	-13.5%	364	0.0%
Benchmark Price	$ 1,696,300	$ 1,835,300	-7.6%	$ 1,727,000	-1.8%	$ 853,400	$ 936,700	-8.9%	$ 863,100	-1.1%	$ 560,800	$ 587,600	-4.6%	$ 576,800	-2.8%
Median Price	$ 1,685,000	$ 1,800,000	-6.4%	$ 1,682,500	0.1%	$ 810,000	$ 927,500	-12.7%	$ 869,900	-6.9%	$ 555,000	$ 634,950	-12.6%	$ 545,000	1.8%
Average Price	$ 1,868,814	$ 2,041,629	-8.5%	$ 1,756,524	6.4%	$ 884,831	$ 974,880	-9.2%	$ 870,015	1.7%	$ 614,445	$ 751,208	-18.2%	$ 638,661	-3.8%

Langley	Detached					Townhouse					Apartment				
	Jun-26	Jun-25	% change	May-26	% change	Jun-26	Jun-25	% change	May-26	% change	Jun-26	Jun-25	% change	May-26	% change
Sales	86	93	-7.5%	90	-4.4%	92	88	4.5%	74		[illegible]	89	-28.1%	83	-22.9%
New Listings	196	240	-18.3%	222	-11.7%	165	182	-9.3%	157		[illegible]	223	-24.7%	161	4.3%
Active Listings	486	576	-15.6%	486	0.0%	299	352	-15.1%	311		[illegible]	522	-12.8%	464	-1.9%
Benchmark Price	$ 1,494,800	$ 1,604,800	-6.9%	$ 1,522,700	-1.8%	$ 813,200	$ 860,500	-5.5%	$ 817,100	-0.5%	$ 542,100	$ 596,100	-9.1%	$ 549,100	-1.3%
Median Price	$ 1,435,000	$ 1,425,000	0.7%	$ 1,376,200	4.3%	$ 820,000	$ 830,000	-1.2%	$ 810,000	1.2%	$ 506,500	$ 540,000	-6.2%	$ 500,000	1.3%
Average Price	$ 1,496,203	$ 1,526,300	-2.0%	$ 1,412,104	6.0%	$ 838,170	$ 850,629	-1.5%	$ 808,765	3.6%	$ 515,579	$ 576,319	-10.5%	$ 518,474	-0.6%

Delta - North	Detached					Townhouse					Apartment				
	Jun-26	Jun-25	% change	May-26	% change	Jun-26	Jun-25	% change	May-26	% change	Jun-26	Jun-25	% change	May-26	% change
Sales	33	27		[illegible]		[illegible]	7	-28.6%	2	150.0%	2	5	-60.0%	3	-33.3%
New Listings	83	118		[illegible]		[illegible]	8	125.0%	13	38%	18	25	-28.0%	15	20.0%
Active Listings	256	281		[illegible]		[illegible]	42	2.4%	39	10.3%	48	58	-17.2%	40	20.0%
Benchmark Price	$ 1,232,700	$ 1,325,600	-7.0%	$ 1,255,900	-1.8%	$ 868,600	$ 916,700	-5.2%	$ 852,600	1.9%	$ 505,000	$ 554,700	-9.0%	$ 502,300	0.5%
Median Price	$ 1,238,000	$ 1,285,000	-3.7%	$ 1,262,950	-2.0%	$ 975,000	$ 928,888	5.0%	$ 812,500	20.0%	$ 491,500	$ 580,000	-15.3%	$ 404,000	21.7%
Average Price	$ 1,346,883	$ 1,350,166	-0.2%	$ 1,289,870	4.4%	$ 864,780	$ 936,641	-7.7%	$ 812,500	6.4%	$ 491,500	$ 611,029	-19.6%	$ 362,333	35.6%

City of Surrey - Combined*	Detached					Townhouse					Apartment				
	Jun-26	Jun-25	% change	May-26	% change	Jun-26	Jun-25	% change	May-26	% change	Jun-26	Jun-25	% change	May-26	% change
Sales	193	198	-2.5%	185	4.3%	174	167	4.2%	173	0.6%	141	151	-6.6%	111	27.0%
Benchmark Price	$ 1,431,700	$ 1,567,800	-8.7%	$ 1,448,300	-1.1%	$ 781,500	$ 851,000	-8.2%	$ 786,600	-0.6%	$ 460,400	$ 511,100	-9.9%	$ 467,500	-1.5%
Average Price	$ 1,491,567	$ 1,649,730	-9.6%	$ 1,503,625	-0.8%	$ 796,152	$ 849,533	-6.3%	$ 804,716	-1.1%	$ 472,070	$ 531,882	-11.2%	$ 485,725	-2.8%

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

Surrey - Central	Detached					Townhouse					Apartment				
	Jun-26	Jun-25	% change	May-26	% change	Jun-26	Jun-25	% change	May-26	% change	Jun-26	Jun-25	% change	May-26	% change
Sales	66	61	8.2%	67	-1.5%	75	61		23.0% 71	5.6%	19	25		-24.0% 18	5.6%
New Listings	225	253	-11.1%	232	-3.0%	165	227		-27.3% 184	-10.3%	73	74		-1.4% 64	14.1%
Active Listings	731	839	-12.9%	717	2.0%	491	544		-9.7% 490	0.2%	234	244		-4.1% 242	-3.3%
Benchmark Price	$ 1,336,800	$ 1,480,200	-9.7%	$ 1,356,500	-1.5%	$ 758,000	$ 822,500	-7.8%	$ 758,600	-0.1%	$ 481,900	$ 535,000	-9.9%	$ 488,100	-1.3%
Median Price	$ 1,278,333	$ 1,475,000	-13.3%	$ 1,335,000	-4.2%	$ 760,000	$ 810,000	-6.2%	$ 761,000	-0.1%	$ 462,500	$ 537,500	-14.0%	$ 489,000	-5.4%
Average Price	$ 1,329,866	$ 1,501,407	-11.4%	$ 1,417,995	-6.2%	$ 772,041	$ 811,277	-4.8%	$ 762,169	1.3%	$ 447,210	$ 527,520	-15.2%	$ 491,642	-9.0%

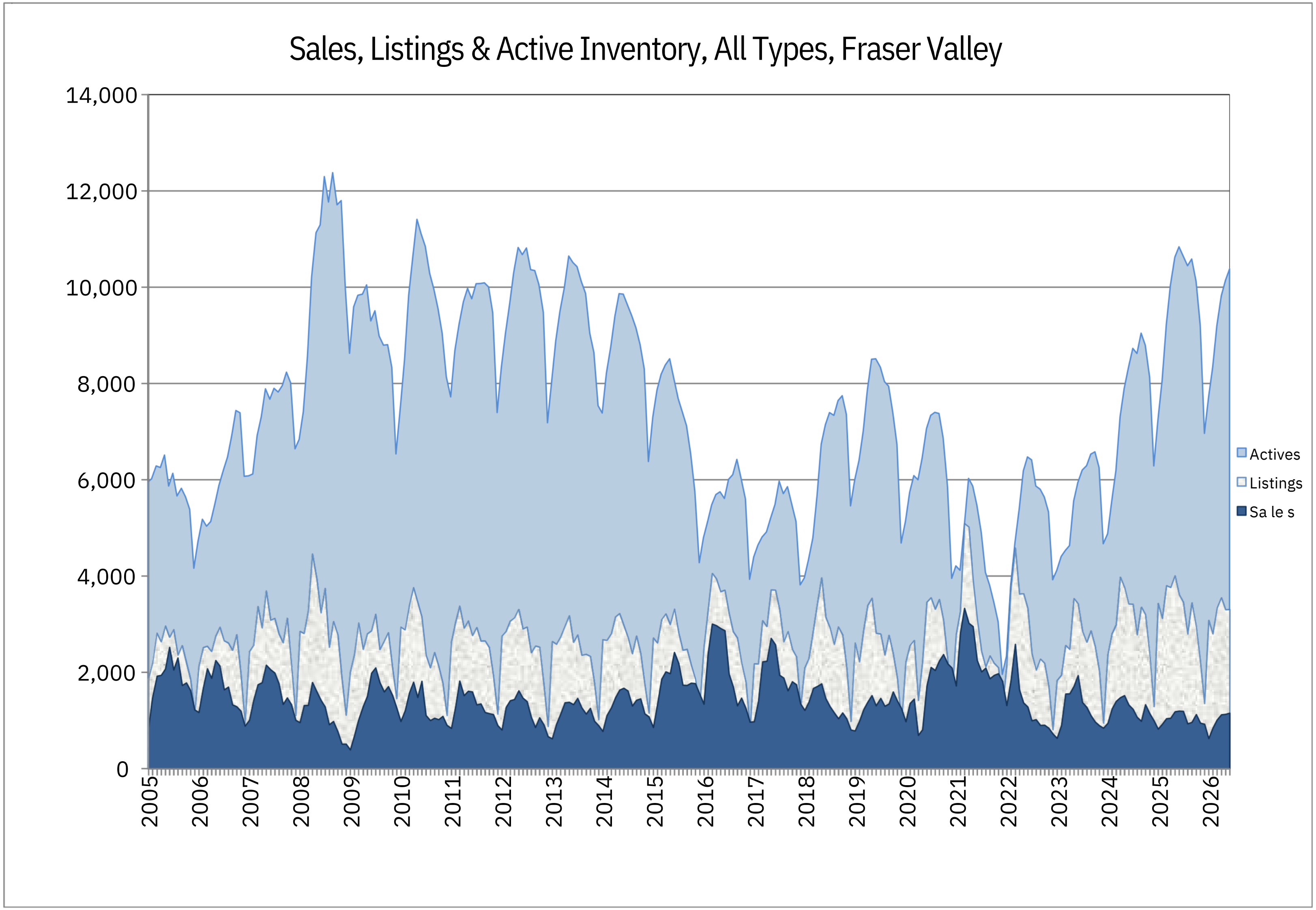
Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Jun-26	Jun-25	% change	May-26	% change	Jun-26	Jun-25	% change	May-26	% change	Jun-26	Jun-25	% change	May-26	% change
Sales	37	32		15.6% 36	2.8%	37	34	8.8%	28	32.1%	10	16	-37.5%	10	0.0%
New Listings	101	97		4.1% 103	-1.9%	75	85	-11.8%	66	13.6%	33	51	-35.3%	30	10.0%
Active Listings	222	225		-1.3% 216	2.8%	146	164	-11.0%	154	-5.2%	74	98	-24.5%	75	-1.3%
Benchmark Price	$ 1,354,500	$ 1,448,500	-6.5%	$ 1,378,100	-1.7%	$ 768,100	$ 838,700	-8.4%	$ 766,200	0.2%	$ 518,600	$ 572,500	-9.4%	$ 539,000	-3.8%
Median Price	$ 1,340,000	$ 1,332,500	0.6%	$ 1,380,000	-2.9%	$ 815,000	$ 811,000	0.5%	$ 763,500	6.7%	$ 425,000	$ 562,500	-24.4%	$ 502,500	-15.4%
Average Price	$ 1,335,406	$ 1,435,697	-7.0%	$ 1,387,444	-3.8%	$ 795,016	$ 788,125	0.9%	$ 765,642	3.8%	$ 475,180	$ 598,250	-20.6%	$ 492,850	-3.6%

Surrey - North	Detached					Townhouse					Apartment				
	Jun-26	Jun-25	% change	May-26	% change	Jun-26	Jun-25	% change	May-26	% change	Jun-26	Jun-25	% change	May-26	% change
Sales	30	49		-38.8% 30		0.0% 14	19	-26.3%	15		-6.7% 80	78		2.6% 56	42.9%
New Listings	123	140		-12.1% 136		-9.6% 33	48	-31.3%	54		-38.9% 220	291		-24.4% 222	-0.9%
Active Listings	430	484		-11.2% 421		2.1% 128	153	-16.3%	134		-4.5% 717	903		-20.6% 701	2.3%
Benchmark Price	$ 1,278,300	$ 1,450,700	-11.9%	$ 1,270,000	0.7%	$ 692,600	$ 760,000	-8.9%	$ 718,800	-3.6%	$ 408,900	$ 463,400	-11.8%	$ 416,400	-1.8%
Median Price	$ 1,277,500	$ 1,350,000	-5.4%	$ 1,202,500	6.2%	$ 620,000	$ 696,000	-10.9%	$ 899,900	-31.1%	$ 434,950	$ 447,250	-2.8%	$ 389,500	11.7%
Average Price	$ 1,318,913	$ 1,498,611	-12.0%	$ 1,335,913	-1.3%	$ 668,431	$ 734,178	-9.0%	$ 817,866	-18.3%	$ 439,511	$ 458,790	-4.2%	$ 429,660	2.3%

MLS® Home Price Index - Fraser Valley
June 2026

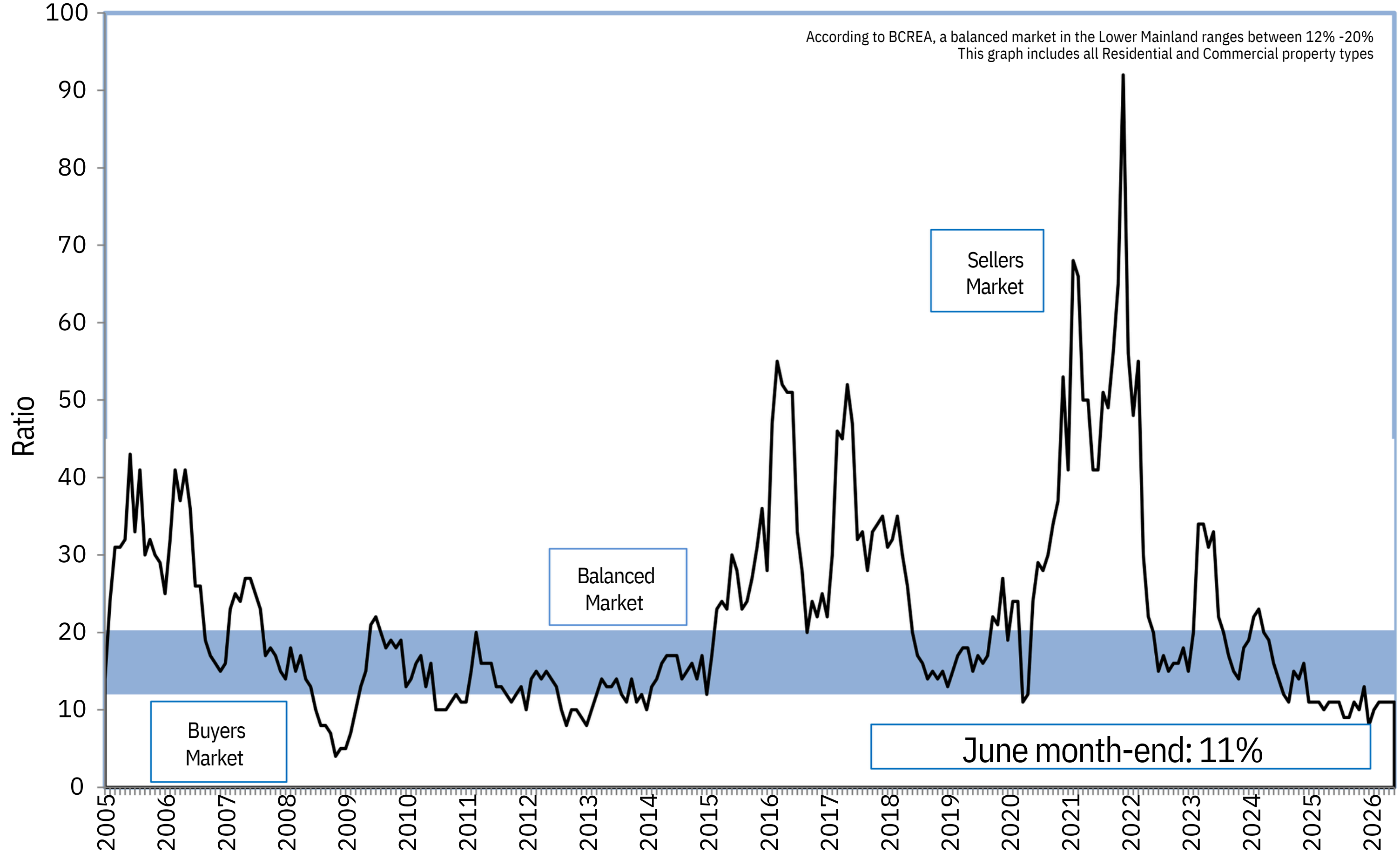
		BENCHMARK PRICE	INDEX (HPI)	ONE MONTH % CHANGE	THREE MONTH % CHANGE	SIX MONTH % CHANGE	ONE YEAR % CHANGE	THREE YEAR % CHANGE	FIVE YEAR % CHANGE	TEN YEAR % CHANGE
RESIDENTIAL COMBINED	LOWER MAINLAND	1,027,900	313.8	-0.4	-0.7	-1.5	-6.2	-9.9	0.1	12.7
	FRASER VALLEY BOARD	884,800	318.4	-0.9	-1.5	-2.3	-7.1	-14.4	-3.3	31.6
	NORTH DELTA	1,064,700	338.6	-1.0	-1.5	-2.8	-6.0	-15.3	-3.2	32.2
	NORTH SURREY	645,800	294.1	-0.9	-3.6	-5.0	-10.3	-22.5	-12.9	13.3
	SURREY	922,600	323.8	-0.8	-2.4	-3.8	-8.8	-17.8	-5.0	40.2
	CLOVERDALE	945,500	317.3	-1.0	-2.0	-1.4	-6.8	-12.0	3.6	52.8
	SOUTH SURREY & WHITE ROCK	1,036,000	274.1	-1.5	-0.9	-2.0	-6.3	-17.5	-4.7	7.3
	LANGLEY	954,000	320.7	-1.4	-1.2	-1.6	-7.0	-7.8	2.1	43.0
	ABBOTSFORD	738,000	330.9	-0.2	-1.3	-2.5	-6.2	-11.3	-2.8	55.1
	MISSION	837,900	333.8	-0.1	-1.2	-2.7	-6.5	-9.8	-3.8	73.7
DETACHED	LOWER MAINLAND	1,639,700	359.9	-0.6	-0.9	-2.1	-7.2	-7.7	2.7	17.3
	FRASER VALLEY BOARD	1,350,200	384.8	-1.2	-1.8	-2.8	-7.7	-11.2	0.2	48.2
	NORTH DELTA	1,232,700	370.3	-1.9	-1.6	-2.7	-7.0	-14.1	-1.6	36.0
	NORTH SURREY	1,278,300	395.1	0.6	-4.9	-5.8	-11.9	-16.3	-4.6	45.7
	SURREY	1,336,800	384.0	-1.5	-2.5	-4.8	-9.7	-14.1	-1.3	55.5
	CLOVERDALE	1,354,500	389.9	-1.7	-2.6	-2.2	-6.5	-10.6	3.1	61.5
	SOUTH SURREY & WHITE ROCK	1,696,300	332.4	-1.8	-1.3	-2.1	-7.6	-12.8	0.1	17.9
	LANGLEY	1,494,800	394.7	-1.8	-1.2	-1.3	-6.9	-6.8	1.9	63.1
	ABBOTSFORD	1,172,600	399.7	-0.2	-1.4	-2.2	-5.0	-6.9	1.2	77.8
	MISSION	941,700	353.2	0.1	-1.4	-3.3	-7.0	-6.1	-1.0	82.1
TOWNHOUSE	LOWER MAINLAND	914,100	349.0	-0.4	-0.4	-1.2	-5.7	-6.4	10.8	61.4
	FRASER VALLEY BOARD	764,100	343.0	-0.7	-1.1	-2.2	-7.4	-9.6	8.6	78.3
	NORTH DELTA	868,600	379.8	1.9	-2.7	-4.8	-5.2	-11.8	8.2	55.7
	NORTH SURREY	692,600	397.8	-3.7	1.0	-2.1	-8.9	-12.1	11.0	103.7
	SURREY	758,000	348.8	-0.1	-2.0	-2.0	-7.9	-12.7	6.4	85.0
	CLOVERDALE	768,100	315.7	0.3	-1.3	-1.7	-8.4	-11.9	5.6	73.8
	SOUTH SURREY & WHITE ROCK	853,400	269.9	-1.1	-1.7	-3.6	-8.9	-12.1	5.6	47.3
	LANGLEY	813,200	350.8	-0.5	0.2	-1.1	-5.5	-4.0	14.6	91.0
	ABBOTSFORD	606,500	334.3	-2.3	-2.9	-4.4	-8.4	-5.1	7.7	104.2
	MISSION	645,400	353.5	-0.6	-0.7	-1.5	-1.1	0.6	15.9	120.1
APARTMENT	LOWER MAINLAND	643,200	322.7	-0.6	-1.7	-2.1	-7.2	-9.8	3.9	42.3
	FRASER VALLEY BOARD	476,400	392.4	-1.5	-2.6	-3.1	-9.1	-12.8	7.2	103.2
	NORTH DELTA	505,000	408.9	0.5	-0.2	-3.0	-9.0	-12.9	7.0	82.8
	NORTH SURREY	408,900	379.7	-1.8	-4.3	-5.2	-11.8	-19.6	-0.8	91.7
	SURREY	481,900	448.7	-1.3	-2.4	-3.8	-9.9	-12.9	11.3	133.9
	CLOVERDALE	518,600	384.4	-3.8	-5.6	-3.4	-9.4	-16.6	6.6	93.2
	SOUTH SURREY & WHITE ROCK	560,800	332.0	-2.8	-1.8	-1.7	-4.6	-11.0	8.5	89.3
	LANGLEY	542,100	378.6	-1.3	-2.7	-2.5	-9.1	-9.6	8.0	116.2
	ABBOTSFORD	390,100	419.5	0.3	-1.5	-3.4	-11.3	-8.9	12.4	141.9
	MISSION	422,900	378.3	-1.1	-0.9	-1.6	-6.8	-5.6	15.3	143.6

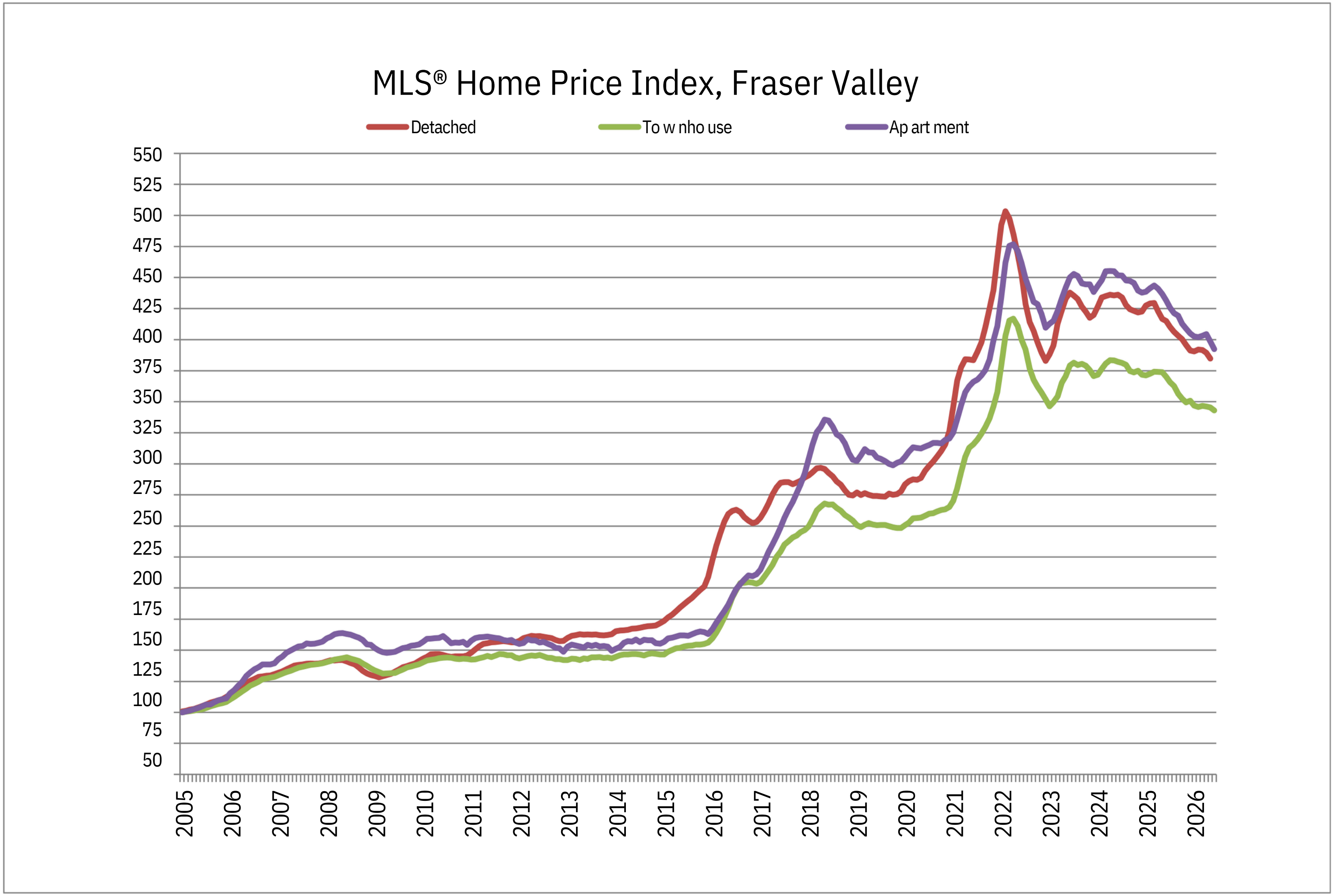
All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.
Lower Mainland combines data across the Fraser Valley and Greater Vancouver real estate board areas.



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
Sa le s

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




MLS® Home Price Index, Fraser Valley
Detached
To w nho use
Ap art ment
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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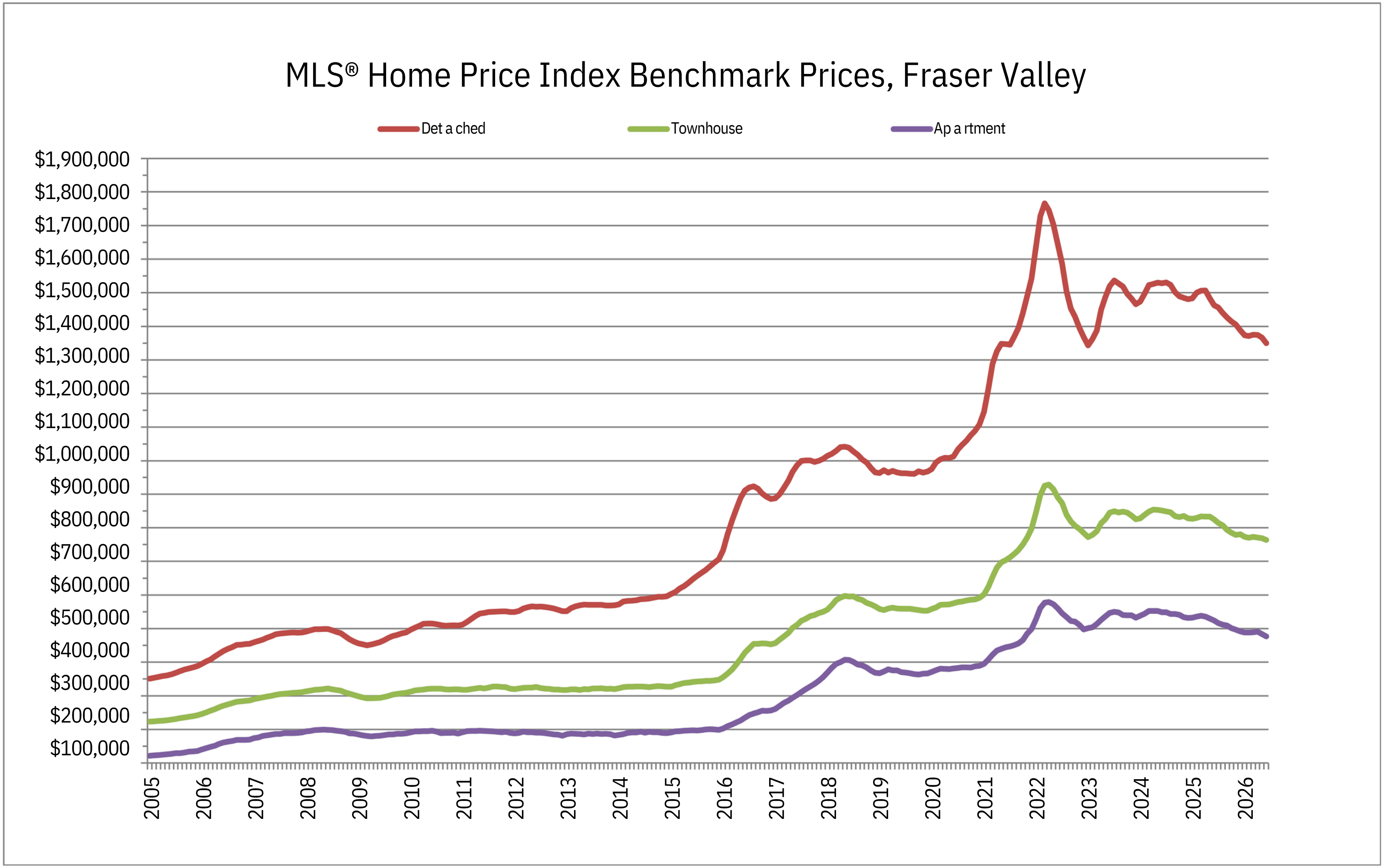
MLS® Home Price Index Benchmark Prices, Fraser Valley
Det a ched
Townhouse
Ap a rtment
$1,900,000
$1,800,000
$1,700,000
$1,600,000
$1,500,000
$1,400,000
$1,300,000
$1,200,000
$1,100,000
$1,000,000
$900,000
$800,000
$700,000
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
2005
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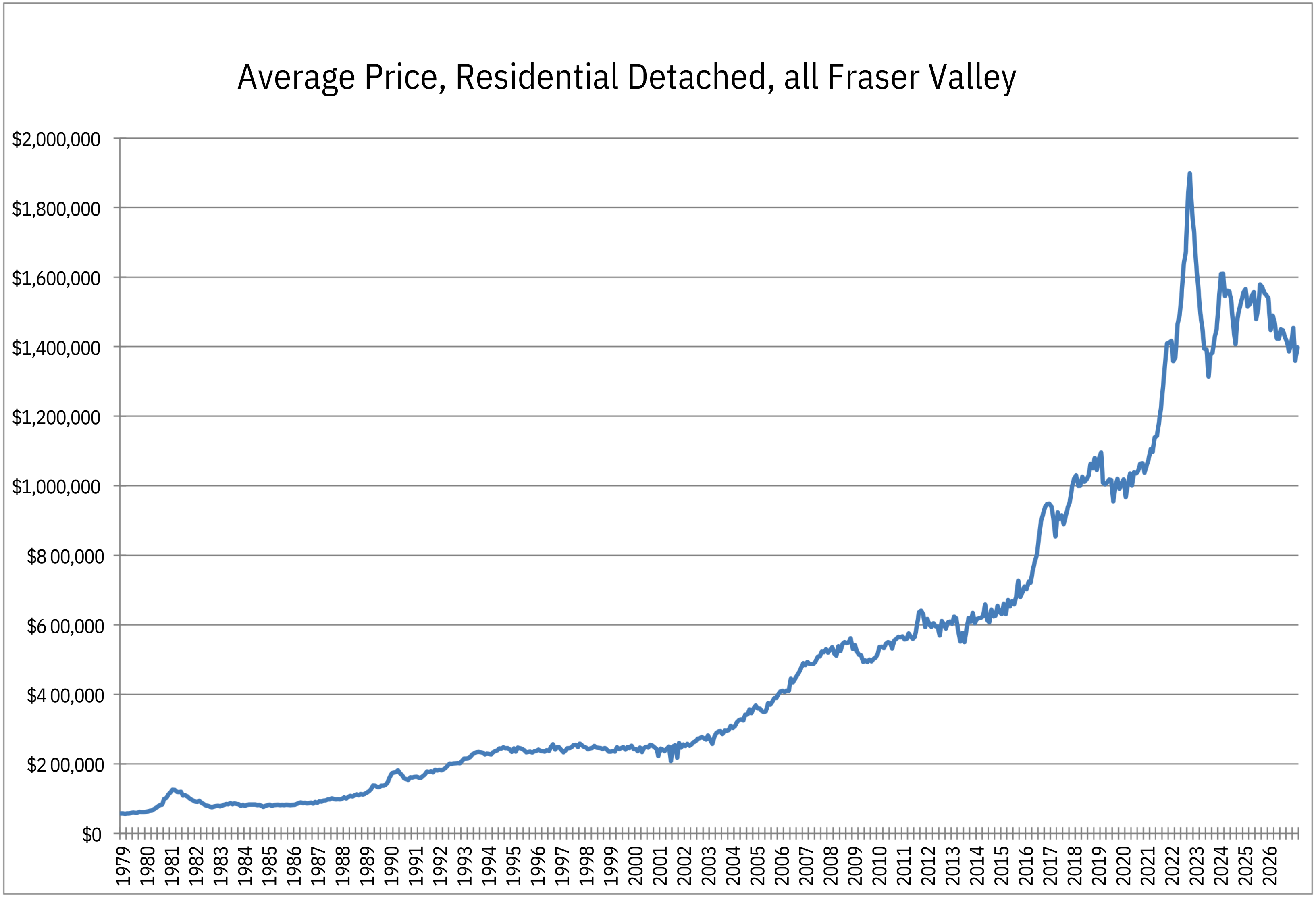
Average Price, Residential Detached, all Fraser Valley
$2,000,000
$1,800,000
$1,600,000
$1,400,000
$1,200,000
$1,000,000
$8 00,000
$6 00,000
$4 00,000
$2 00,000
$0
1979
1980
1981
1982
1983
1984
1985
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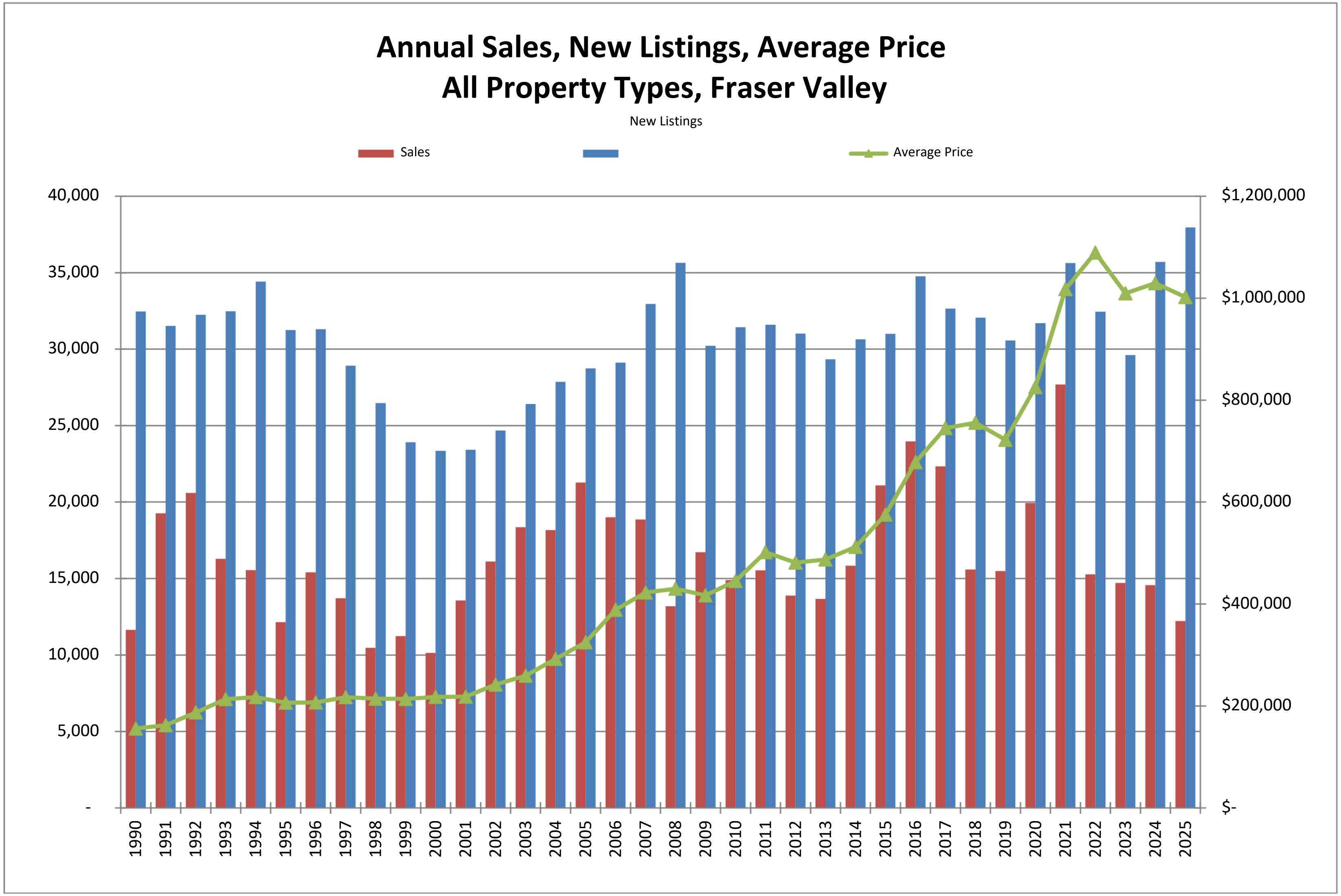

Annual Sales, New Listings, Average Price
All Property Types, Fraser Valley
New Listings
Sales
Average Price
40,000
35,000
30,000
25,000
20,000
15,000
10,000
5,000
-
$1,200,000
$1,000,000
$800,000
$600,000
$400,000
$200,000
$-
1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025

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

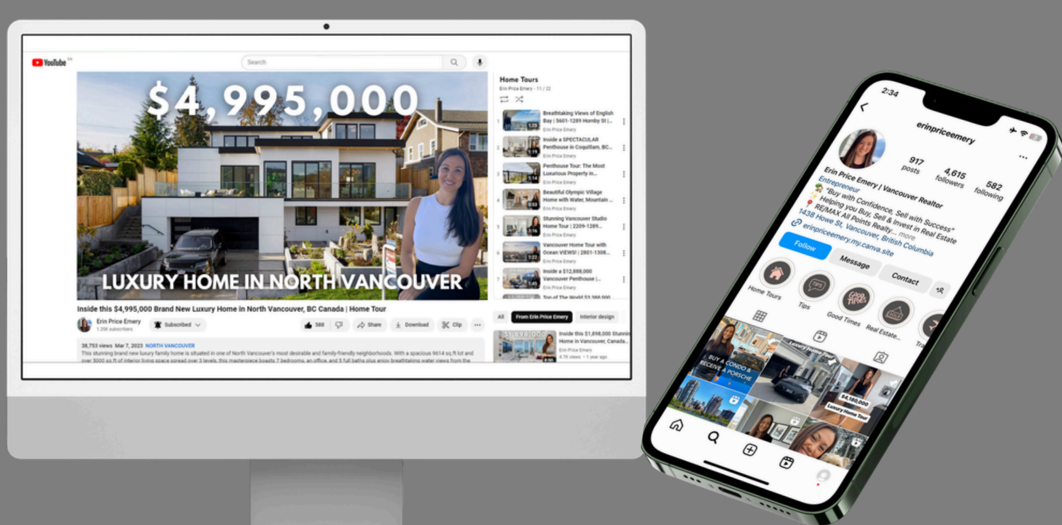
As a dedicated real estate professional, I am deeply passionate about helping clients navigate the complex process of buying a home. Whether you are a first-time homebuyer or a seasoned investor, I provide the utmost care and precise guidance tailored to your unique needs. Known for my trustworthiness,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



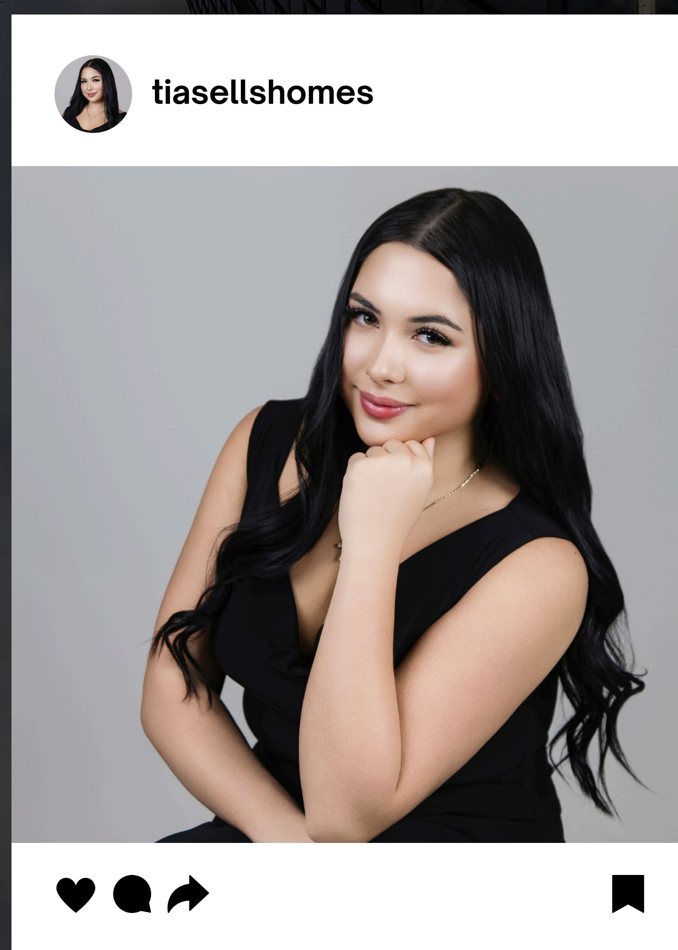
TIPS WITH TIA

DOWNSIZING OR UPSIZING: FINDING THE RIGHT FIT FOR YOUR NEXT CHAPTER

As life changes, so do our housing needs. Some homeowners choose to downsize, looking for a more manageable space, less maintenance, and a lifestyle that offers more freedom. Others decide to upsize, seeking additional bedrooms, larger living areas, or more room for a growing family. Whether you're looking for simplicity or more space, the right move starts with understanding how your home can support your current lifestyle and future goals.

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

Making the decision to move is about more than square footage, it's about creating a home that fits the way you live. Downsizing can provide flexibility and new opportunities, while upsizing can offer comfort and room to grow. With careful planning and the right real estate guidance, your next home can become the perfect reflection of your changing needs, priorities, and dreams.



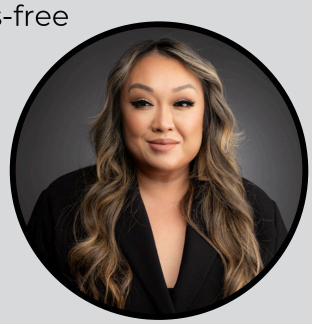
JULIE TRAN

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.

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Real Estate Tips, News, Home Tours and Fun!

@erinpriceemery

erin@priceemery.com

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