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Basement.

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nity including pool, and
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HAPPY NEW YEAR!!

Just when does it
become too late to
wish people a Happy
New Year? I must be
at the very tail end of
what is acceptable. I
know I'm late but it
is a sincere wish!

I wish to thank so
many for their
loyalty & trust . I am
honoured every time
I think about how
much faith my

Client's have put in
me over the years. It
doesn't matter if it's
a first time Buyer or
an experienced
Seller, so much is at
stake in every trans-
action.

I want to thank you
all for this gift of
faith that you have
shown me. Even if it
was years ago, it
means so much.

I want to wish ever
one a Healthy and
most Prosperous
New Year.

I look forward to
what 2020 has to
offer.

Any questions?
just Call,

.....all the best.



Don

604.649.0235

Call me!

Market Monitor
02/2020 Volume 177

'Not intended to solicit properties already listed for sale'



THE VARSITY
Spotless 2 Bdrm, 2
Bthrm, east facing
unit in this
secure, well run
development.
Well away from any
traffic noise.
Just \$419,900

Call for details.

FRASER VALLEY JANUARY
HOME SALES TYPICAL; NEW
LISTINGS LAGGING

January’s property sales in the Fraser Valley came in 6% above the 10 year average for the month, while new listings finished 11% below historical norms.

Of the 974 total MLS sales of residential and commercial combined in the Fraser Valley, 363 were single family detached homes, 241 were townhouses and 248 were apartments.

“Considering our record shattering snow and cold, the pace of home sales remained surprisingly balanced in

January,” said Darin Germyn, President of the Board. “Sales in our region have steadily improved since July of last year and January’s numbers remained consistent with that trend.”

“Where the weather may have had an impact in January, is on our housing supply,” observed Germyn. “For certain property types, listings in the Fraser Valley are not keeping pace with sales. In areas of Surrey and Langley for example, for every two townhomes listed, one is selling. So, if you’re thinking of buying, talk to your Realtor about local market conditions to understand the variances”.

For the Fraser Valley region,

the average number of days to sell an apartment in January was 49, and 47 for townhouses. Single family detached homes remained on the market for an average of 60 day before selling.

Fraser Valley Real Estate
Board
February 4, 2019

The Fraser Valley Real Estate Board is an association of 3,679 real estate professionals who live and work in the BC communities of North Delta, Surrey, White Rock, Langley, Abbotsford and Mission. The FVREB will mark its 100 year anniversary in 2021.

MLS Statistics for January 2020 - All Properties

Period	Jan / 20	Jan / 19	Change	Dec / 19	Change	YTD 20	YTD 19	Change	
New Listings	2,216	2,609	-15.1%	4,686	9.8%	2,216	2,609	-15.1%	
Sales	974	784	24.2%	1,247	-21.9%	974	784	24.2%	
Active Listings	5,143	5,995	-14.2%	4,686	9.8%				
Avg Price	743,174	662,911	12.1%	750,917	-1.0%				

Single Family Homes - Average Price

Period	Jan / 20	Jan / 19	Change	Dec / 19	Change
Abbotsford	825,095	731,044	12.9%	788,546	4.6%
Langley	1,101,487	1,021,932	7.8%	1,005,304	9.6%
Surrey	1,132,686	1,027,428	10.2%	1,141,753	-0.8%

Town Houses - Average Price

Period	Jan / 20	Jan / 19	Change	Dec / 19	Change
Abbotsford	467,834	400,735	16.7%	444,212	5.3%
Langley	577,062	550,344	4.9%	573,078	0.7%
Surrey	602,285	569,735	2.5%	587,741	2.5%

Condos - Average Price

Period	Jan / 20	Jan / 19	Change	Dec / 19	Change
Abbotsford	305,239	322,567	-5.4%	328,566	-6.3%
Langley	409,821	408,600	0.3%	417,960	-1.9%
Surrey	402,073	379,003	6.1%	401,032	0.3%

These numbers represent averages only in a broad market area. If you have questions regarding how these figures might relate to your property in particular, please call me. I will be glad to discuss how *your* property has been affected and its current value. 604.649.0235 e-mail: RealService@TEBBUTT.com

“Age is an issue of mind over matter. If you don’t mind, it doesn’t matter.”

.....Mark Twain

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

