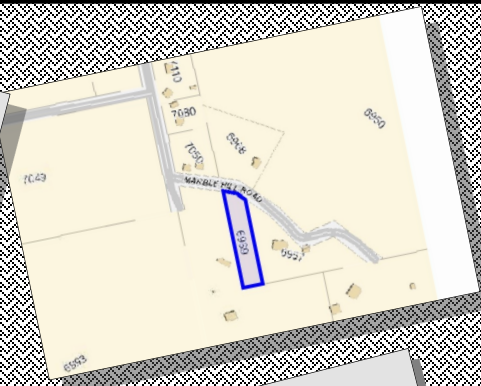


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RANCHER backing onto
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age, Private yard.

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**LOOKING AHEAD TO
A BRAND NEW YEAR**

As 2019 wraps up
and we reflect on the
year that was and
look forward to an-
other great year in
2020.

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

ent's have put in me
this past year. It
doesn't matter if it's
a first time Buyer or
an experienced Sell-
er, 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 every-
one a Very Merry
Christmas along with
Health and Happi-
ness in the New Year.

I look forward to
what 2020 has to
offer.

Any questions?
just Call,

.....all the best.



604.649.0235

Call me!

Market Monitor
12/19 Volume 176

'Not intended to solicit properties already listed for sale'

**Merry Christmas to all!**

**Wishing you all the
Season has to offer.**

**Time with Family,
Friends and loved
ones that can never be
replaced.**

**Relax, sit back and
enjoy!**

UNUSUAL END OF YEAR DEMAND FOR FRASER VALLEY REAL ESTATE.

A combination of unseasonably high demand and declining supply reinforced Fraser Valley’s real estate market in November.

The Fraser Valley Board processed, 1,405 sales of all property types on its Multiple Listing Service in November, an 11.7% decrease compared to sales in October2019, and a 36.7% increase compared to November of last year.

Darin Germyn, President of the Board, says, “Some listings are seeing a lot of activity depending on location and

property type. Realtors are reporting more showings, higher traffic at open houses and even some multiple offer situations, which is atypical for the time of year.”

“For our region, a balanced market is when 12 to 20% of active inventory is selling. In November, 33% of our supply of townhomes sold, as did 29% of Fraser Valley condos: indicating that the supply of attached properties isn’t keeping up with demand.”

Germyn adds, “Buyers are seeing the effect that tighter supply has on prices. In early summer, the combined residential benchmark price was down 6% compared to the same period last year; in

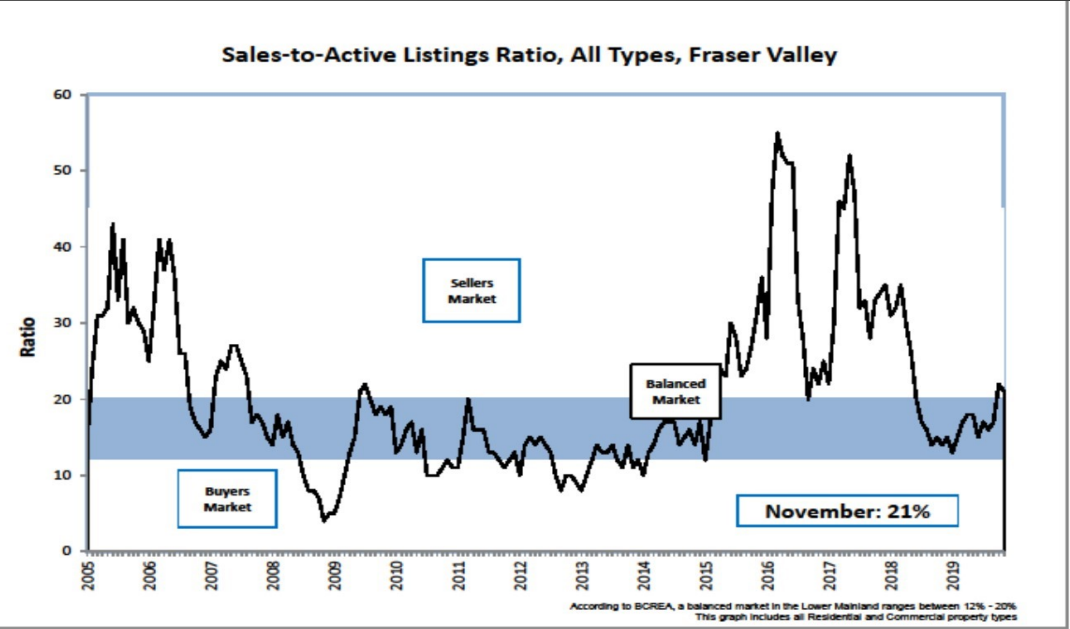
November it was down by 3%.

For the Fraser Valley region, the average number of days to sell an apartment in November was 40, and 38 for townhomes. Single family detached homes remained on the market for an average of 48 days.

Fraser Valley Real Estate Board
December 3, 2019

The Fraser Valley Real Estate Board is an association of 3,687 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.

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



MLS Statistics for November 2019 - All Properties

Period	Nov / 19	Nov / 18	Change	Oct / 19	Change	YTD 19	YTD 18	Change	
New Listings	1,877	2,077	-9.6%	2,383	-21.2%	29,620	31,078	-4.7%	
Sales	1,405	1,028	36.7%	1,592	-11.7%	29,620	31,078	-4.7%	
Active Listings	6,733	7,355	-8.5%	7,398	-9.0%				
Avg Price	736,982	759,472	-3.0%	720,383	2.3%				

Single Family Homes - Average Price

Period	Nov / 19	Nov / 18	Change	Oct / 19	Change
Abbotsford	780,044	781,294	-0.2%	850,790	-8.3%
Langley	1,058,575	960,533	10.2%	1,006,743	5.1%
Surrey	1,163,281	1,110,525	4.8%	1,092,189	6.5%

Town Houses - Average Price

Period	Nov / 19	Nov / 18	Change	Oct / 19	Change
Abbotsford	454,733	464,622	-2.1%	459,477	-1.0%
Langley	585,952	578,364	1.3%	572,340	2.4%
Surrey	588,493	591,029	-0.4%	591,575	-0.5%

Condos - Average Price

Period	Nov / 19	Nov / 18	Change	Oct / 19	Change
Abbotsford	318,812	306,606	4.0%	314,843	1.3%
Langley	394,389	404,638	-2.5%	415,155	-5.0%
Surrey	374,714	391,385	-4.3%	382,952	-2.2%

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