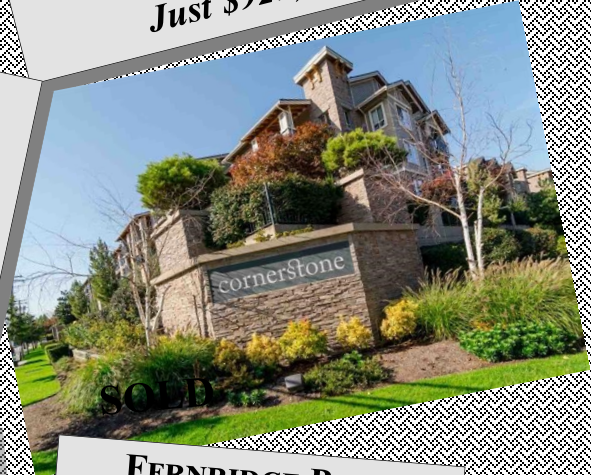


3BDRM, 1.5 BTH TOWNHOUSE.
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WHAT A DIFFERENCE A YEAR MAKES!

Yes, it has been nearly a year since my last newsletter. I apologize for the silence. However, given all the changing circumstances and concern about Covid-19 and print media, I thought it would be best.

What a year it has been. I'm sure you

have followed the explosion of value we have witnessed. Single family home prices are through the roof and strata properties are not far behind. With incredibly low inventory and low, low interest rates, it appears this trend is going to continue well into 2021.

These conditions require even more

attention to detail, whether Buying or Selling, so be sure to give us a call with your plans.

Paul and I have experienced an amazing year thanks to our Clients, friends and family and look forward to helping even more folks in the year coming.

Any questions? just Call,



604.649.0235

Call us!

604.862.4429



Market Monitor 02/2021 Volume 179

'Not intended to solicit properties already listed for sale'

MARKET MONITOR GOES DIGITAL

As of this month, February 2021, we are coming to you digitally!

That's right, this is the final 'print edition' of the Market Monitor. We are providing 2 methods of delivery. It will be available at 'www.Tebbutt.com' or I can email you a PDF directly to your inbox. It's your choice. If you prefer a PDF sent to your inbox please email me at; realservice@tebbutt.com with the word 'Monitor' in the subject line and I will add you to the list.

Many have been asking about the Market Monitor and where it may have gone. I'm very happy to say it's back!

FRASER VALLEY REAL ESTATE
MARKET FULL STEAM AHEAD IN
JANUARY; ANOTHER RECORD-
SETTER FOR PROPERTY SALES.

In a month that is usually one of the quietest in real estate, Fraser Valley's market continued at a breakneck pace, producing the strongest January sales on record as well as a modest uptick in new listings.

"Buyers are very motivated right now," said Chris Shields, President of the Board, "Lending rates are the lowest they've ever been, your housing dollar goes further in the Fraser Valley and we've seen a societal shift in the last year in how people value their

homes. People are asking us find them more space."

Baldev Gill, CEO of the Board, added, "Homeowners may be reluctant to sell because of concerns about buying and selling safety protocols; or the challenge of finding a new home to buy. The industry has worked hard to make it as easy as possible for you to thoroughly evaluate homes online first and then, for serious, final consideration, strict regulations are in place for in-person viewing."

"And note, we're already seeing an improvement in supply levels, compared to December, a trend we anticipate that will continue as spring approaches bringing

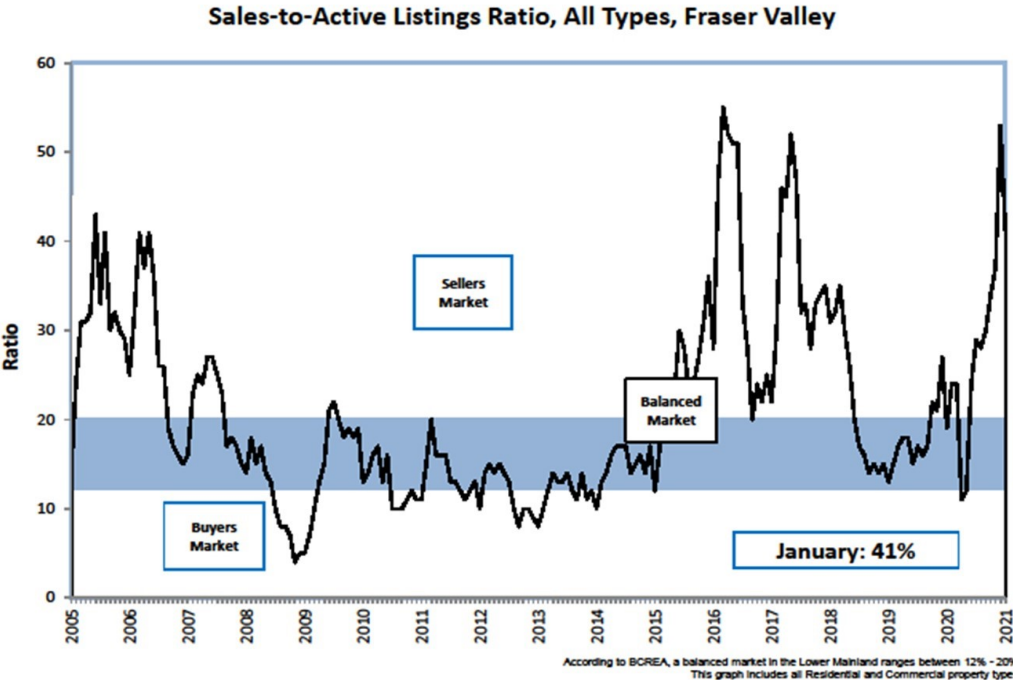
what is typically one of the busiest markets of the year."

Fraser Valley Real Estate
Board
February 02, 2021

The Fraser Valley Real Estate Board is an association of 3,811 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.

"Always remember that you are absolutely unique. Just like everyone else."

.....Margaret Mead



MLS Statistics for January, 2021 - All Properties

| Period | Jan / 21 | Jan / 20 | Change | Dec / 20 | Change | YTD 21 | YTD 20 | Change | |
|-----------------|----------|----------|--------|----------|--------|--------|--------|--------|--|
| New Listings | 2,784 | 2,216 | 25.6% | 1,502 | 85.4% | 2,784 | 2,216 | 25.6% | |
| Sales | 1,718 | 974 | 76.4% | 2,086 | -17.6% | 1,718 | 974 | 25.6% | |
| Active Listings | 4,210 | 5,143 | 27.6% | 3,949 | 4.6% | | | | |
| Avg Price | 948,610 | 743,174 | 27.6% | 906,606 | 4.6% | | | | |

Single Family Homes - Average Price

| Period | Jan / 21 | Jan / 20 | Change | Dec / 20 | Change |
|------------|-----------|-----------|--------|-----------|--------|
| Abbotsford | 1,009,782 | 825,095 | 22.4% | 969,375 | 4.2% |
| Langley | 1,246,214 | 1,101,487 | 13.1% | 1,285,880 | -3.1% |
| Surrey | 1,389,647 | 1,132,686 | 22.7% | 1,296,274 | 7.2% |

Town Houses - Average Price

| Period | Jan / 21 | Jan / 20 | Change | Dec / 20 | Change |
|------------|----------|----------|--------|----------|--------|
| Abbotsford | 544,522 | 467,834 | 16.4% | 490,746 | 11.0% |
| Langley | 663,208 | 577,062 | 14.9% | 647,866 | 2.4% |
| Surrey | 670,044 | 602,285 | 11.3% | 635,235 | 5.5% |

Condos - Average Price

| Period | Jan / 21 | Jan / 20 | Change | Dec / 20 | Change |
|------------|----------|----------|--------|----------|--------|
| Abbotsford | 305,064 | 305,239 | -0.1% | 327,186 | -6.8% |
| Langley | 431,545 | 409,821 | 5.3% | 413,476 | 4.4% |
| Surrey | 424,401 | 402,073 | 5.6% | 425,795 | -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