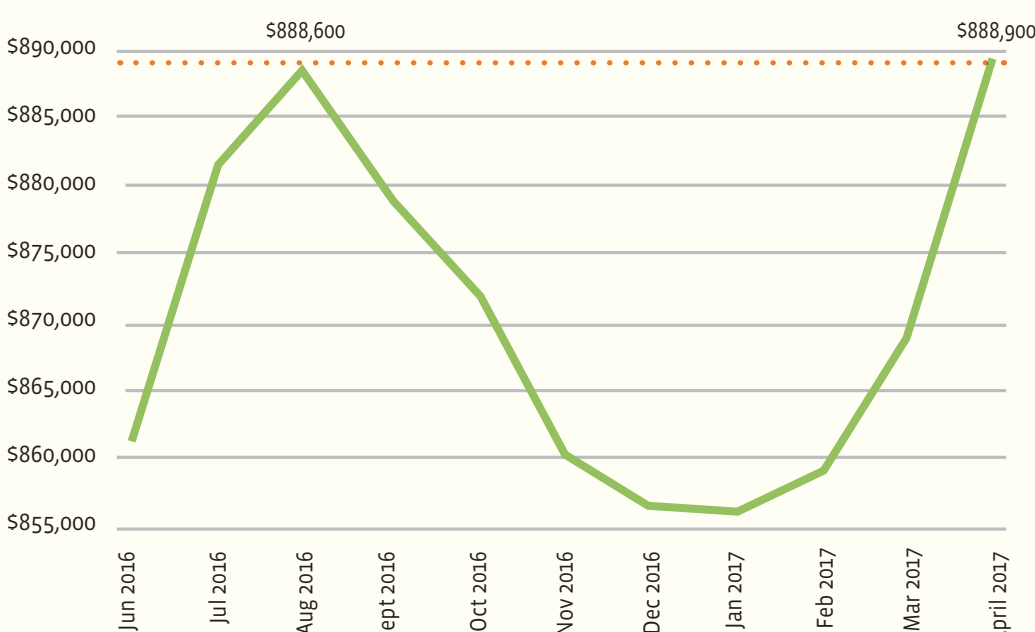


NERD-OUT ON FRASER VALLEY REAL ESTATE STATS

SPOTLIGHT STATS

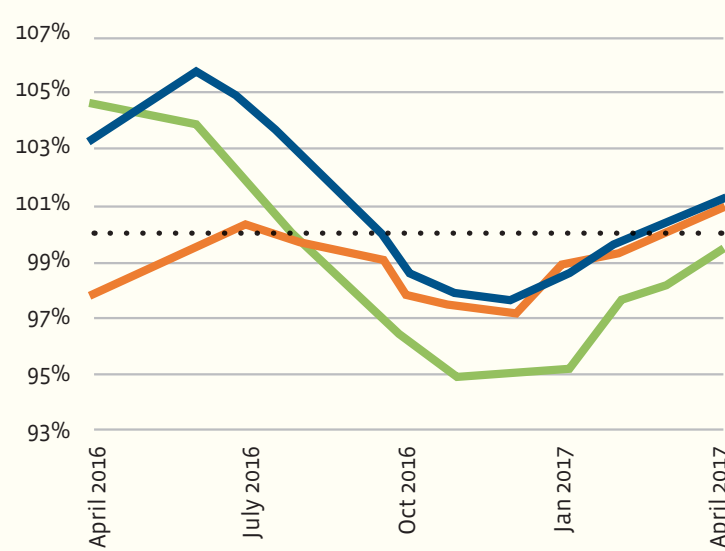
HPI BENCHMARK PRICE OF DETACHED HOMES

The HPI Benchmark price of a detached home in the Fraser Valley in April surpassed the previous record set at the height of the market last August



SALE PRICE AS A % OF ASKING PRICE

DETACHED HOMES TOWNHOMES CONDOS LIST PRICE



PERCENT OF ORIGINAL SALE PRICE CONTINUES TO TREND UPWARD for all product categories as multiple offers become the norm again.

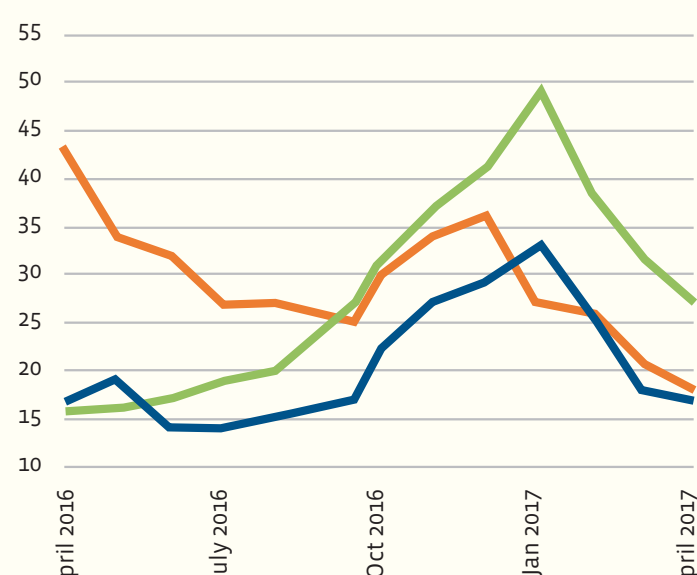
DAYS ON MARKET

DETACHED HOMES TOWNHOMES CONDOS

27 DAYS **17 DAYS** **18 DAYS**

↓ DOWN 15.6% ↓ DOWN 5.6% ↓ DOWN 14.3%

% changes are month over month



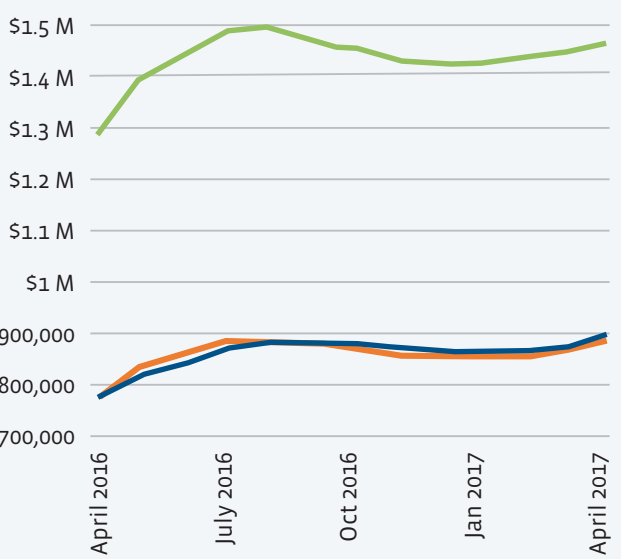
AVERAGE DAYS ON MARKET CONTINUES TO FALL across all product categories for the 4th straight month.

FRASER VALLEY HPI PRICES

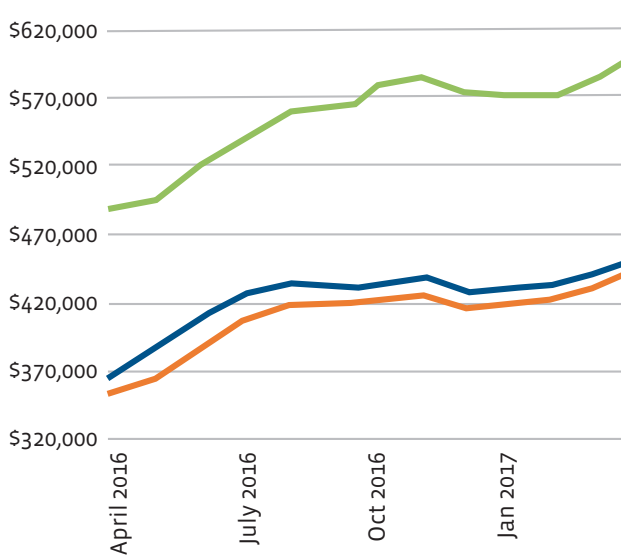
The Home Price Index measures the price of a benchmark, or typical, property in a given market and is not influenced by the change in composition of properties sold, which can fluctuate quite significantly from month to month. As a result, this metric is a more pure and stable representation of market price change than average or median prices.

Fraser Valley South Surrey + White Rock Langley

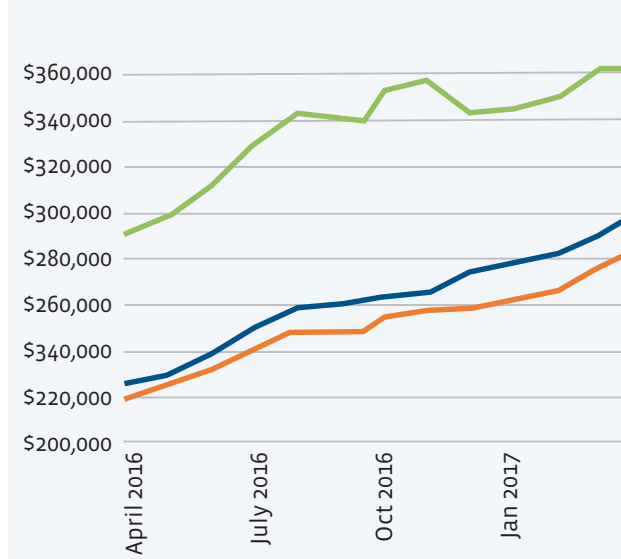
DETACHED HOMES



TOWNHOMES



CONDOS

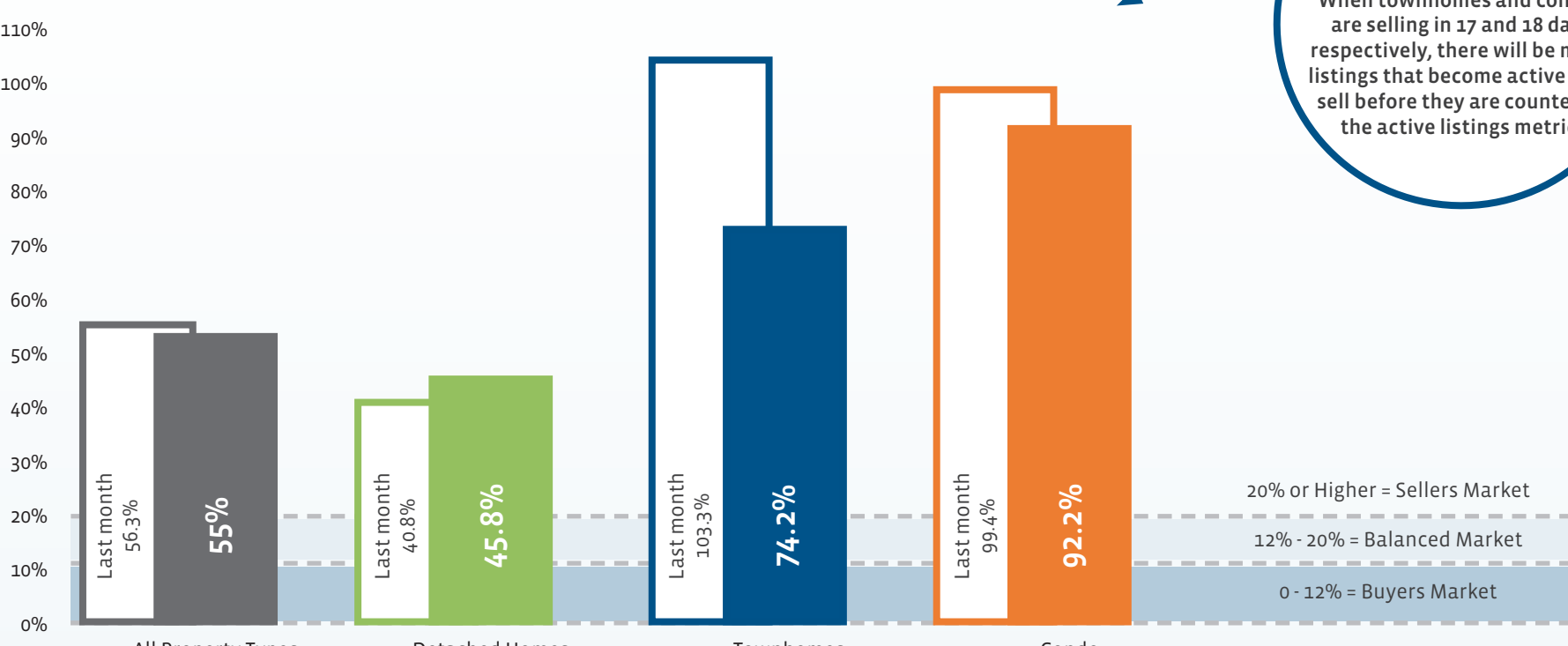


FRASER VALLEY SALES VS. ACTIVE LISTINGS

The quantity of sales, the level of active listings and the comparison of the two metrics are an indicator of market strength. The ratio represents the number of property sales divided by the active inventory at the end of the month.

In April, the increase in townhome listings coupled with a decrease in sales, resulted in a 28% reduction in the sales to active ratio. The ratio decreased for condos as well but detached homes pushed further into a sellers market.

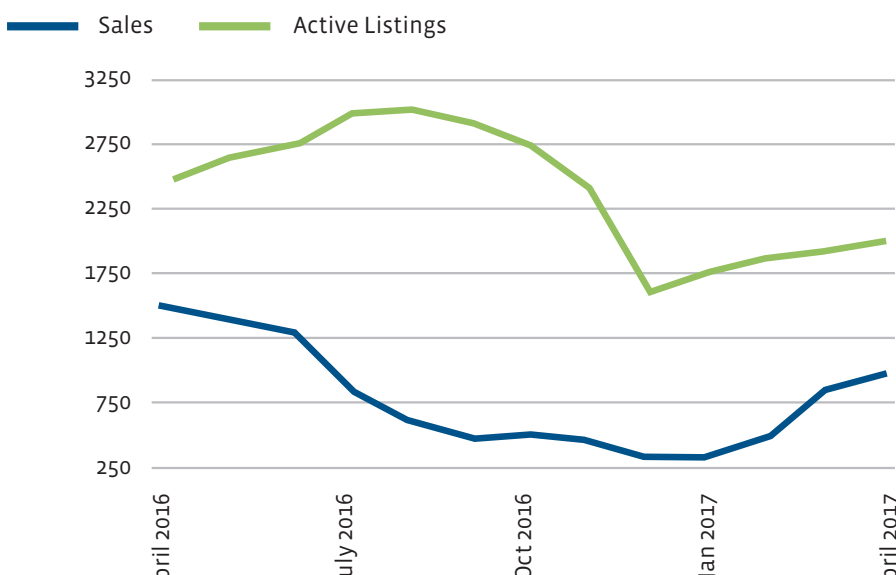
THE SALES TO ACTIVE LISTINGS RATIO



CAUTION
This metric may no longer be accurately representing today's market conditions. When townhomes and condos are selling in 17 and 18 days respectively, there will be many listings that become active then sell before they are counted in the active listings metric.

20% or Higher = Sellers Market
12% - 20% = Balanced Market
0 - 12% = Buyers Market

DETACHED HOMES

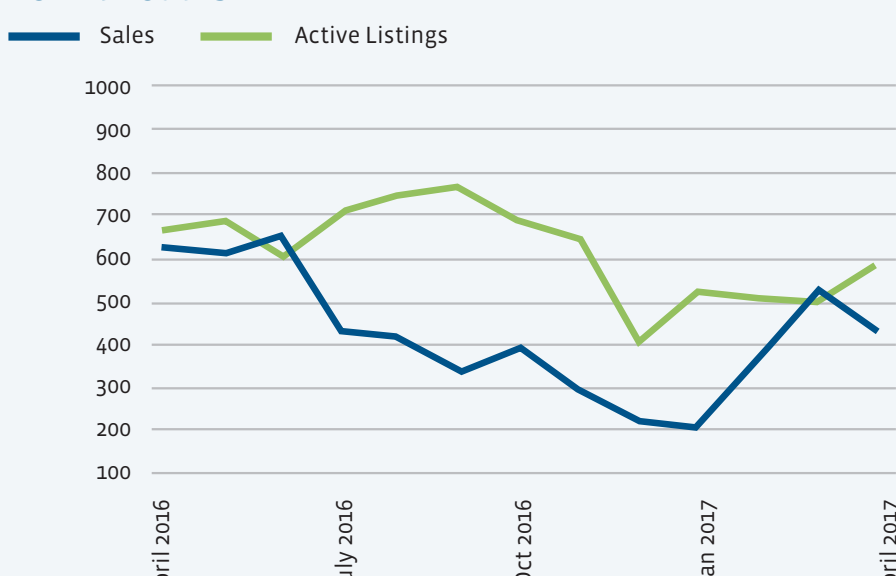


APRIL 2017 SALES DETACHED HOME
984
↑ UP 15%

MARCH 2017 ACTIVE LISTINGS DETACHED HOMES
2010
↑ UP 3.2%

% changes are month over month

TOWNHOMES

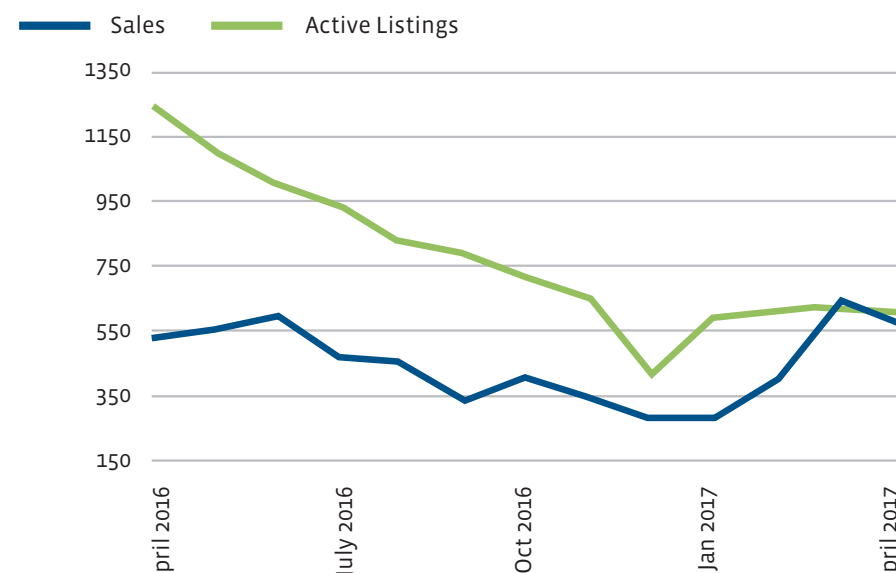


APRIL 2017 SALES TOWNHOMES
438
↓ DOWN 17%

APRIL 2017 ACTIVE LISTINGS TOWNHOMES
585
↑ UP 17%

% changes are month over month

CONDOS



APRIL 2017 SALES CONDOS
567
↓ DOWN 11%

APRIL 2017 ACTIVE LISTINGS CONDOS
605
↓ DOWN 4%

% changes are month over month

APRIL IN QUOTES

"PEOPLE WANT TO LIVE IN THE VALLEY RIGHT NOW AND WE NEED MORE LISTINGS TO SUPPORT THAT."

"Growing demand is catching up to the limited inventory we have available currently, and that's creating a less-than-ideal environment for both buyers and sellers. People want to live in the Valley right now and we need more listings to support that."

- Gopal Sahota, Board President Fraser Valley Real Estate Board

"Total active inventory for the Fraser Valley last month was 4,913 listings, the lowest seen for an April in ten years."

- Fraser Valley Real Estate Board

"Total inventory for the Valley remains at all-time lows as we push further into a strong Spring market reminiscent of 2016."

- Frontline Real Estate Services Ltd.