

THE REAL ESTATE

REVIEW

JULY 2026

10X REALTY GROUP
Get Accelerated Results

exp REALTY



SONNY BHINDER

PERSONAL REAL ESTATE CORPORATION

YOUR HOME SOLD AT YOUR PRICE!

778-234-2000
BUY • SELL • INVEST

RESIDENTIAL COMMERCIAL

COMMITTED TO PROVIDING 10X RESULTS



THE WINDOW IS OPEN

JUNE 2026 DATA

what this market means for homeowners & investors

26%

BELOW THE 2022 PEAK

Prices haven't been this accessible in four years. If you own, this is the window to plan an upgrade, a sale, or your next investment.

WHERE PRICES STAND

composite benchmark, all property types



1,147 homes sold ▲ 2% MoM

3,303 new listings — flat

10,377 active listings ▲ 2% MoM

WHO HOLDS THE LEVERAGE



Below 12%, buyers set the pace — sellers win with strategy.



DETACHED HOMES

\$1,350,200

MLS® HPI BENCHMARK

▼ 1.2% month-over-month

▼ 7.7% year-over-year

37 DAYS ON MARKET



TOWN HOUSE

\$764,100

MLS® HPI BENCHMARK

▼ 0.7% month-over-month

▼ 7.3% year-over-year

33 DAYS ON MARKET



APARTMENT & CONDO

\$476,400

MLS® HPI BENCHMARK

▼ 1.5% month-over-month

▼ 9.1% year-over-year

38 DAYS ON MARKET

inside this issue...

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THE OWNER'S PLAYBOOK

Why the upgrade math finally works in your favour.

3

RECENT RESULTS

What homes actually sold for — and a small favour.

4

SUMMER EQUITY CHECKLIST

Six numbers to know before fall. Keep this page.

Source: Fraser Valley Real Estate Board, MLS® HPI & June 2026 statistics package. Historic chart points derived from FVREB's published 1-, 3- and 5-year changes; 2022 peak per FVREB news release.



- Hall of Fame Award
- Top 200 Teams in North America (APREP)
- Top 3 Teams in C21 Canada
- 10-Year Centurion

- Pacesetter Platinum 2017, 2020, 2021
- Double Centurion Awards: 2011, 2015, 2017
- Medallion Club Awards: 2008 - 2023
- Outstanding Achievement: 2017 - 2021

- #1 Team in C21 Coastal Team
- Top 1% of Realtors in C21 Canada
- Top 1% in Fraser Valley Real Estate Board



THE OWNER'S PLAYBOOK

YOUR 3 LANES

reading a buyer's market as an owner



SELLING

win with strategy

- ✓ Buyers have 10,377 options — sharp pricing on day one is everything.
- ✓ Homes ARE selling: 1,147 found buyers in June.
- ✓ Presentation & marketing now separate sold from sitting.

33-38 DAYS ON MARKET



UPGRADING

the math finally works

- ✓ Yes, your sale price is lower — but your next home dropped more.
- ✓ You sell and buy in the same market. The spread is what matters.
- ✓ The gap to a detached home narrowed by \$51,500 in one year.

SEE THE MATH BELOW ▼



INVESTING

entry points are back

- ✓ Apartments are down 9.1% YoY — the deepest discount of any type.
- ✓ North Surrey condos: \$408,900 benchmark entry point.
- ✓ Suites & multiplex zoning add income potential to the right lot.

11% RATIO = NEGOTIATING POWER

THE UPGRADE MATH

why moving up costs less in a down market



Based on FVREB MLS® HPI benchmark prices, June 2025 vs June 2026 (townhouse and detached, all Fraser Valley). Every market is hyper-local — your numbers depend on your home.

WHERE THE DISCOUNTS ARE

1-year price change by area

NORTH SURREY	BIGGEST DISCOUNT		▼ 10.3%	\$645,800
SURREY (CENTRAL)			▼ 8.8%	\$922,600
LANGLEY			▼ 7.0%	\$954,000
CLOVERDALE			▼ 6.8%	\$945,500
MISSION			▼ 6.5%	\$837,900
S. SURREY / WHITE ROCK			▼ 6.3%	\$1,036,000
ABBOTSFORD			▼ 6.2%	\$738,000
NORTH DELTA			▼ 6.0%	\$1,064,700



THE TAKEAWAY — In a buyer's market, the home you're moving to is discounted more than the one you own. That's the window.

which lane are you in?

Let's run YOUR numbers — a 15-minute call, zero pressure, no strings attached.

778-234-2000

sonnybhinder.ca

RESULTS THAT MOVE YOU

PROOF, NOT PROMISES

real clients, real numbers



"After doing some research and meeting with other realtors in our neighborhood, we decided to give Sonny a call. We are very glad that we did. Sonny came to our first visit very well prepared with a presentation on how he planned to sell our home. He had outstanding marketing skills for reaching target audiences and buyers. He generated several views almost every day in the short time it was listed. Best of all, he had our house sold in just 4 days!"

✓ ROD FOSTER



"Amazing service! Above and beyond."

✓ LEE-ANNE FOSTER

RECENT RESULTS *sold — and sold fast*

SOLD IN 8 DAYS



6707 122A Street, Surrey

6 Bed · 3 Bath · 7,300 sqft lot

SOLD FOR

\$1,278,000

SOLD IN 4 DAYS



10014 127B Street, Surrey

4 Bed · 2 Bath · 1,878 sqft

SOLD FOR

\$950,000



Know someone thinking about their next move? A warm introduction is the best compliment we can receive. And every referral gives back — a portion of every commission is donated to BC Children's Hospital. You refer. We sell. Kids win.

YOU'RE PART OF OUR STORY

come see what we've been up to



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/SBRLTY



@Sonny_Bhinder



@sonny_bhinder



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Scan with your phone camera to follow — and share with someone thinking about their next move.

Impressed by the results above? Yours could be the next success story!
Call Sonny Bhinder today at **778-234-2000**

SUMMER EQUITY CHECKLIST

KEEP THIS PAGE

six numbers every homeowner should know before fall

 **Why now:** prices are 26% below the 2022 peak and the Fraser Valley is a buyer's market. The owners who win in the next cycle are the ones who know their numbers **today**.

1

 **KNOW YOUR NUMBER**

☐

What would your home actually sell for this month? Benchmark prices move every month — which means your equity moved too.

2

 **THREE “VALUES” ≠ ONE**

☐

BC Assessment, insured value, and market value are three different numbers for three different jobs. Know all three — and never mix them up.

3

 **RENEWAL DATE CHECK**

☐

Mortgage renewing in the next 12–18 months? That date shapes every option you have. Plan before it arrives, not after.

4

 **SUITE & MULTIPLEX POTENTIAL**

☐

BC's small-scale multi-housing zoning may allow a suite or extra units on your lot. Ten minutes of checking could uncover an income stream.

5

 **RUN THE NEXT-MOVE MATH**

☐

Upgrade, downsize, or invest — the spread between what you'd sell for and what you'd buy is unusually narrow right now. Run it while it lasts.

6

 **GET LIST-READY**

☐

Title, floor plans, permits for past renos — owners with paperwork ready can move the moment the market does. The rest wait weeks.

YOUR 60-SECOND EQUITY MATH*grab a pen — right now, while you're holding this*

\$

—

\$

=

\$

MY HOME'S VALUE TODAY

WHAT I STILL OWE

MY WORKING EQUITY

 **Equity you don't measure is equity you can't use. Ten minutes with this list puts you back in control.**

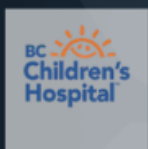
Market context: Fraser Valley Real Estate Board, MLS® HPI & June 2026 statistics package. General information only — not financial, lending, or legal advice.

EVERY MOVE MAKES A DIFFERENCE

A portion of every commission is donated to BC Children's Hospital to support kids and families in our community

You buy or sell a home

We make a donation

Kids get the care they need

Book a free consultation

 Home Evaluation

 Buyer Strategy Session

 Investment Property Advice

Scan the QR code or call me today at **778-234-2000** to get started!

**SCAN ME**