



Summary Report

Fraser Valley Real Estate Board - For Apr 2011

Fraser Valley Real Estate Board

2011-04

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	735,100	156.2	2.83	6.11	7.72	5.75	8.70	31.59	
Fraser Valley Real Estate Board	523,700	139.8	1.53	3.33	2.79	1.08	0.29	18.37	
Zone: Abbotsford	416,400	130.9	-0.83	0.23	-0.61	-2.39	-5.35	11.03	
Abbotsford East	439,900	127.7	-0.85	-1.08	0.08	-0.93	-5.13	12.41	
Abbotsford West	379,000	130.5	-1.44	-0.38	-2.32	-4.33	-6.92	6.97	
Aberdeen	513,300	130.0	-0.54	0.15	-3.77	-5.73	-6.41	9.80	
Bradner	832,100	136.0	-1.02	0.29	-3.27	-5.16	-4.43	14.67	
Central Abbotsford	361,700	138.4	0.14	4.22	2.82	-0.72	-2.60	16.01	
Matsqui	511,900	129.7	0.15	-2.11	-5.81	-4.91	-5.81	11.91	
Poplar	403,500	138.5	0.00	3.59	2.21	-1.28	-2.19	16.19	
Sumas Prairie	607,800	138.5	2.44	-3.08	0.80	-1.70	0.80	21.28	
Zone: Cloverdale	549,500	137.9	0.29	3.84	1.70	0.73	1.92	20.54	
Clayton	560,200	129.7	1.17	2.69	1.73	1.33	0.62	19.43	
Cloverdale BC	546,900	141.6	-0.21	4.42	1.51	0.43	3.36	22.28	
Serpentine	1,040,500	163.6	1.49	-1.09	14.01	13.37	10.77	30.78	
Zone: Langley	530,900	133.0	-0.30	1.92	-0.67	-3.83	-3.76	15.15	
Aldergrove Langley	372,400	121.8	-0.33	0.66	-6.31	-6.09	-9.10	7.50	
Brookswood Langley	503,400	144.6	0.42	7.19	4.03	0.49	3.73	24.23	
Campbell Valley	861,700	121.9	-0.65	0.66	-1.93	-8.69	-10.50	3.22	
County Line Glen Valley	747,000	121.3	-0.66	2.10	-0.41	-6.48	-12.86	2.54	
Fort Langley	566,800	129.0	-0.92	3.37	2.14	-1.30	-7.59	9.04	
Langley City	437,600	137.5	-0.58	0.88	0.07	-4.05	-2.69	15.94	
Murrayville	597,200	140.5	0.43	5.01	2.63	-1.06	0.79	21.12	

Fraser Valley Real Estate Board

2011-04

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Otter District	789,600	124.0	-1.04	0.32	2.99	-4.91	-9.36	5.00	
Salmon River	618,800	120.6	-1.87	-0.58	-2.90	-8.98	-11.39	2.12	
Walnut Grove	504,100	135.7	1.19	1.34	0.15	-1.88	-1.52	19.04	
Willoughby Heights	562,300	133.1	-1.26	0.83	-2.20	-5.20	-4.04	16.65	
Zone: Mission	364,000	129.8	1.80	0.93	-1.22	-3.49	-9.55	11.32	
Dewdney Deroche	399,600	127.1	2.50	-1.32	-4.79	-5.15	-11.18	9.10	
Durieu	481,700	133.6	1.83	-0.15	0.23	-1.76	-6.70	14.78	
Hatzic	377,100	133.5	2.30	1.99	2.22	-0.82	-6.90	14.69	
Lake Errock	280,300	132.3	2.72	3.76	-1.78	-0.23	-7.48	13.66	
Mission BC	351,900	129.4	1.57	0.62	-1.37	-3.79	-9.89	10.98	
Mission-West	536,600	127.0	3.42	3.08	-0.86	-5.72	-11.00	9.20	
Stave Falls	555,100	126.9	3.09	2.75	-4.23	-4.87	-10.95	9.49	
Steelhead	488,400	134.9	1.73	-2.39	-0.88	1.35	-6.97	14.91	
Zone: N. Delta	507,700	148.1	2.00	5.11	2.35	3.49	5.18	22.40	
Annieville	458,400	147.9	1.58	5.79	2.35	2.21	3.94	19.76	
Nordel	501,100	146.8	2.51	4.63	1.73	5.54	5.92	24.41	
Scottsdale	475,700	148.9	1.71	6.28	2.48	3.40	4.64	20.66	
Sunshine Hills Woods	609,400	149.5	2.26	4.04	3.10	2.75	7.09	26.27	
Zone: North Surrey	508,400	145.9	1.96	3.11	3.84	4.21	3.18	21.89	
Bolivar Heights	408,700	144.3	4.11	4.95	3.96	4.87	2.12	22.08	
Bridgeview	293,100	146.9	2.51	6.22	0.75	6.84	4.63	23.55	
Cedar Hills	425,400	148.6	1.71	4.65	6.37	4.72	4.87	20.52	
Fraser Heights	706,700	145.4	0.28	-0.14	3.78	3.71	5.13	25.89	

Fraser Valley Real Estate Board

2011-04

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Guildford	463,300	147.6	3.22	4.61	4.38	4.90	1.17	19.22	
Port Kells	772,000	137.0	2.78	7.28	2.01	3.24	1.41	20.92	
Royal Heights	465,400	139.1	1.53	4.74	-1.83	1.53	0.36	17.88	
Whalley	395,000	147.6	2.07	3.80	3.00	3.58	1.03	18.74	
Zone: South Surrey White Rock	811,400	153.3	5.80	8.96	11.01	6.61	7.81	26.17	
Crescent Bch Ocean Pk.	727,200	157.9	8.00	9.96	13.11	7.27	8.60	28.17	
Elgin Chantrell	1,242,600	170.1	7.79	16.27	20.64	15.40	20.30	39.66	
Grandview Surrey	1,044,300	139.3	3.03	2.65	2.20	-4.13	-5.30	10.64	
Hazelmere	1,023,600	159.0	0.82	1.34	14.22	11.89	7.94	26.49	
King George Corridor	560,000	142.4	2.01	2.67	2.08	-1.66	-3.26	13.20	
Morgan Creek	880,200	138.0	3.76	2.76	2.22	5.99	7.06	23.99	
Pacific Douglas	882,100	153.7	4.20	4.70	9.55	7.03	4.34	22.18	
Sunnyside Park Surrey	738,600	162.8	6.82	14.49	18.57	11.66	14.89	33.77	
White Rock	702,800	152.3	7.25	10.76	12.23	5.33	5.18	24.02	
Zone: Surrey	528,500	141.2	1.58	2.54	3.29	2.32	2.39	19.06	
Bear Creek Green Timbers	480,700	139.7	1.09	2.42	1.75	-0.14	-0.14	16.13	
East Newton	561,600	136.2	2.18	0.37	1.95	2.10	1.11	15.62	
Fleetwood Tynehead	568,600	138.0	1.17	4.07	3.37	1.47	1.17	19.48	
Panorama Ridge	553,400	142.2	0.14	1.57	4.56	5.88	4.33	24.08	
Queen Mary Park Surrey	456,300	146.0	1.25	3.69	3.77	2.03	4.14	18.89	
Sullivan Station	566,400	148.3	3.56	3.78	6.84	2.21	0.95	17.33	
West Newton	473,600	144.8	1.12	2.40	2.19	3.21	4.40	21.99	

Fraser Valley Real Estate Board

2011-04

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	397,300	144.2	0.49	2.56	2.78	1.05	0.70	22.00	
Fraser Valley Real Estate Board	303,900	134.9	0.52	2.27	0.90	-0.81	-4.26	14.52	
Zone: Abbotsford	250,400	135.6	-0.80	3.20	1.57	-1.09	-6.48	13.00	
Abbotsford East	280,600	147.0	-2.00	5.08	7.22	3.38	-1.01	19.80	
Abbotsford West	228,500	136.0	0.59	7.00	0.52	-1.31	-6.98	8.54	
Central Abbotsford	223,400	117.2	-0.42	-4.40	-6.01	-8.51	-15.56	5.11	
Poplar	279,500	133.5	-0.52	-0.52	-2.84	-0.45	-8.31	16.70	
Zone: Cloverdale	333,000	135.3	0.15	0.37	0.45	-2.59	-3.36	14.56	
Clayton	328,400	133.5	0.15	0.53	-0.82	-3.89	-4.64	13.04	
Cloverdale BC	337,300	137.0	0.00	0.29	1.63	-1.44	-2.14	16.00	
Zone: Langley	293,700	134.1	1.28	1.51	-0.30	-1.40	-3.39	14.91	
Aldergrove Langley	215,700	127.6	-1.16	-2.22	-2.74	-1.31	-12.36	11.54	
Langley City	256,100	143.3	3.24	3.62	2.80	5.06	0.77	18.04	
Murrayville	311,500	141.8	3.96	3.65	-1.12	2.68	-0.28	16.80	
Walnut Grove	331,900	134.0	0.90	0.90	-0.15	-2.12	-1.90	16.32	
Willoughby Heights	298,100	130.8	0.93	1.71	-1.06	-4.11	-4.39	12.86	
Zone: Mission	240,800	131.3	-0.83	-1.06	1.23	1.86	-9.82	14.77	
Mission BC	240,800	131.3	-0.83	-1.06	1.23	1.86	-9.82	14.77	
Zone: N. Delta	290,200	140.9	-0.28	-0.98	4.22	1.44	-1.74	16.74	
Annieville	274,200	143.3	0.42	-0.90	2.87	2.14	-0.07	18.72	
Nordel	355,500	140.6	-1.40	-1.95	8.32	1.44	-1.95	16.49	
Scottsdale	311,300	139.5	0.29	-0.36	2.88	0.58	-2.72	15.58	

Fraser Valley Real Estate Board

2011-04

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Sunshine Hills Woods	297,300	140.8	0.50	0.07	0.50	1.88	-1.81	16.65	
Zone: North Surrey	257,600	143.0	0.85	4.46	4.08	1.06	-4.92	18.48	
Guildford	249,900	142.3	1.14	5.96	3.12	0.49	-6.32	17.80	
Royal Heights	348,900	133.1	-0.75	-0.67	0.99	0.30	-7.18	10.27	
Whalley	269,600	145.3	0.07	1.18	6.92	2.76	-0.41	20.58	
Zone: South Surrey White Rock	430,300	130.9	1.87	4.55	2.35	0.69	-1.73	16.98	
Crescent Bch Ocean Pk.	393,000	140.9	2.47	6.18	8.97	9.39	4.37	23.06	
Elgin Chantrell	605,600	142.7	3.78	5.94	7.78	8.77	5.70	24.63	
Grandview Surrey	410,400	118.5	0.77	3.77	-4.82	-10.50	-8.78	11.37	
King George Corridor	397,300	138.0	2.53	4.47	7.73	7.90	2.22	20.52	
Morgan Creek	419,600	120.6	0.25	3.97	-3.98	-6.94	-7.16	13.35	
Sunnyside Park Surrey	511,500	143.1	3.25	6.08	6.63	8.99	6.00	24.98	
White Rock	414,900	141.5	2.76	3.59	10.46	7.85	4.81	23.58	
Zone: Surrey	305,600	134.5	0.22	2.20	-0.07	-0.66	-4.00	13.60	
Bear Creek Green Timbers	301,700	140.7	0.07	1.01	5.24	0.07	-3.56	16.76	
East Newton	236,900	131.1	-0.23	4.38	-3.53	-2.38	-6.42	11.01	
Fleetwood Tynehead	336,800	134.5	0.45	2.83	-1.32	-0.44	-2.11	14.76	
Panorama Ridge	361,400	131.0	0.61	3.15	1.79	0.61	-4.52	12.06	
Queen Mary Park Surrey	268,800	140.6	0.00	1.01	4.30	-1.06	-3.63	16.68	
Sullivan Station	329,100	131.3	0.77	2.42	1.47	-0.15	-4.30	12.32	
West Newton	312,900	138.2	-0.07	-0.65	0.58	0.00	-3.63	14.50	

Fraser Valley Real Estate Board

2011-04

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	579,800	152.4	3.04	6.35	7.02	4.60	6.05	27.75	
Fraser Valley Real Estate Board	454,100	140.4	1.59	3.24	2.71	1.01	-0.57	17.79	
Zone: Abbotsford	389,000	133.4	0.30	0.30	0.08	-1.77	-4.85	12.10	
Abbotsford East	404,100	130.7	2.99	-1.28	-2.17	-0.68	-4.88	14.45	
Abbotsford West	361,000	131.3	-1.87	-0.83	-1.13	-3.74	-6.81	6.66	
Aberdeen	509,600	130.1	-2.40	-1.59	2.28	-4.13	-6.74	10.07	
Bradner	815,600	140.3	-0.07	0.29	0.14	-2.09	-3.04	18.30	
Central Abbotsford	352,900	140.9	0.14	4.99	5.15	0.57	-1.40	18.01	
Matsqui	402,000	124.3	2.81	-3.12	-7.10	-5.19	-9.53	8.84	
Poplar	387,800	141.6	0.07	4.50	5.36	0.57	-0.91	18.59	
Sumas Prairie	607,800	138.5	2.44	-3.08	0.80	-1.70	0.80	21.28	
Zone: Cloverdale	520,000	148.1	1.09	8.10	5.41	3.42	7.16	25.72	
Clayton	754,400	139.7	0.72	8.04	2.42	-1.55	1.31	18.89	
Cloverdale BC	473,600	148.4	1.02	8.48	5.40	3.49	7.61	26.30	
Serpentine	1,040,500	163.6	1.49	-1.09	14.01	13.37	10.77	30.78	
Zone: Langley	485,500	133.8	-0.15	1.83	-1.83	-4.70	-4.56	14.16	
Aldergrove Langley	368,200	122.6	-0.16	-1.21	-8.10	-6.05	-8.98	9.66	
Brookswood Langley	472,300	145.9	1.18	10.20	4.89	1.25	4.66	24.70	
Campbell Valley	804,100	120.5	-1.47	-3.06	-5.19	-11.66	-13.62	1.95	
County Line Glen Valley	740,400	133.9	-1.25	-0.07	-2.19	-5.90	-7.46	12.90	
Fort Langley	549,000	138.5	-0.50	1.24	-1.42	-3.35	-4.28	16.78	
Langley City	426,400	138.4	-0.43	0.29	-0.57	-4.68	-2.47	15.62	
Murrayville	612,800	144.0	2.06	9.01	4.73	0.14	3.30	23.08	

Fraser Valley Real Estate Board

2011-04

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Otter District	763,600	124.3	-1.27	-1.74	0.57	-7.58	-10.90	5.16	
Salmon River	596,700	119.3	-2.13	-3.79	-5.39	-11.76	-14.48	0.93	
Walnut Grove	469,800	134.4	0.22	2.28	-4.34	-6.34	-7.12	13.32	
Willoughby Heights	411,000	139.4	-0.43	0.07	-0.71	-4.19	-1.76	16.46	
Zone: Mission	346,500	131.0	0.77	-1.36	-1.21	-2.67	-9.66	11.58	
Dewdney Deroche	326,000	127.8	1.75	-3.98	-5.40	-4.56	-11.86	8.86	
Durieu	428,600	134.6	0.67	-1.90	0.52	-1.10	-7.17	14.65	
Hatzic	349,900	130.7	0.54	-1.43	-1.21	-2.97	-9.86	11.33	
Lake Errock	246,600	134.2	1.13	-0.81	0.15	0.68	-7.45	14.31	
Mission BC	339,900	131.1	0.69	-1.35	-1.06	-2.60	-9.59	11.67	
Mission-West	516,000	128.5	2.23	0.71	-2.13	-5.03	-11.38	9.45	
Stave Falls	524,700	124.9	0.32	-1.73	-5.16	-5.66	-13.86	6.39	
Steelhead	488,400	134.9	1.73	-2.39	-0.88	1.35	-6.97	14.91	
Zone: N. Delta	488,900	149.1	1.98	6.96	4.27	5.52	5.30	22.62	
Annieville	457,200	148.9	1.57	7.20	3.91	3.04	3.98	19.69	
Nordel	492,400	147.9	2.92	7.41	5.12	10.37	6.86	25.98	
Scottsdale	467,900	149.2	1.36	7.49	3.18	4.19	4.19	19.94	
Sunshine Hills Woods	589,800	151.3	2.65	5.58	5.73	5.29	7.76	28.99	
Zone: North Surrey	420,700	145.9	2.17	3.92	3.77	4.29	2.67	20.58	
Bolivar Heights	405,500	143.2	3.92	4.30	3.84	4.53	1.99	22.29	
Bridgeview	280,300	145.0	1.47	5.84	-1.29	7.33	4.77	23.51	
Cedar Hills	417,300	149.0	1.02	3.91	6.89	4.34	5.90	20.75	
Fraser Heights	572,000	148.8	3.41	4.64	5.23	7.75	5.98	27.07	

Fraser Valley Real Estate Board

2011-04

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Guildford	444,400	145.1	1.54	2.18	1.75	2.62	-0.82	16.36	
Port Kells	720,400	140.8	3.76	5.86	3.15	1.73	0.28	20.24	
Royal Heights	429,500	141.1	1.36	5.61	-0.63	5.38	1.95	20.19	
Whalley	393,700	147.7	1.44	2.78	2.71	3.07	0.96	18.44	
Zone: South Surrey White Rock	662,400	153.2	4.50	8.42	12.65	5.95	6.09	24.96	
Crescent Bch Ocean Pk.	612,000	156.2	5.47	11.65	16.83	6.99	9.23	28.67	
Elgin Chantrell	963,900	164.5	6.96	14.00	22.94	13.53	15.03	35.50	
Grandview Surrey	920,400	137.8	0.88	1.40	-3.57	-4.64	-6.70	10.15	
Hazelmere	1,114,400	167.7	0.90	0.36	19.70	18.94	13.54	34.05	
King George Corridor	511,200	147.2	0.82	0.96	3.88	2.79	-0.34	17.67	
Morgan Creek	1,176,500	149.2	2.97	0.13	2.75	3.61	1.02	19.26	
Pacific Douglas	887,700	151.9	2.43	1.06	5.34	5.56	2.84	21.42	
Sunnyside Park Surrey	603,100	151.7	5.49	11.63	13.89	3.98	6.08	24.96	
White Rock	626,800	154.1	5.98	11.51	16.30	6.87	7.76	26.94	
Zone: Surrey	476,900	142.9	2.22	3.55	3.48	2.66	2.88	20.49	
Bear Creek Green Timbers	451,400	140.6	2.70	3.61	2.33	1.88	1.01	18.25	
East Newton	470,200	143.8	6.99	4.43	2.86	2.93	4.89	19.14	
Fleetwood Tynehead	505,600	136.8	0.66	3.71	3.95	1.41	0.44	22.69	
Panorama Ridge	497,200	151.9	3.40	6.30	5.41	6.15	8.19	29.50	
Queen Mary Park Surrey	455,100	145.5	0.97	3.85	4.75	2.03	3.41	17.91	
Sullivan Station	552,600	141.0	2.32	1.73	-0.28	-2.42	-4.54	12.71	
West Newton	483,900	143.8	0.28	1.27	2.64	4.05	3.45	22.59	

Fraser Valley Real Estate Board

2011-04

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	537,000	151.6	2.02	4.41	4.91	2.50	3.20	25.91	
Fraser Valley Real Estate Board	416,400	139.4	1.31	2.95	2.20	-0.29	-2.86	16.75	
Zone: Abbotsford	327,800	134.0	-0.15	1.59	0.90	-2.47	-7.46	11.57	
Abbotsford East	408,600	132.8	-1.26	0.68	2.15	0.38	-3.77	14.78	
Abbotsford West	295,600	133.7	-0.82	1.29	-0.96	-4.36	-8.49	9.05	
Aberdeen	513,300	130.0	-0.54	0.15	-3.77	-5.73	-6.41	9.80	
Bradner	832,100	136.0	-1.02	0.29	-3.27	-5.16	-4.43	14.67	
Central Abbotsford	245,800	135.4	2.03	3.44	2.97	-2.59	-9.85	11.17	
Matsqui	511,900	129.7	0.15	-2.11	-5.81	-4.91	-5.81	11.91	
Poplar	291,500	137.5	-0.79	0.00	-0.65	-3.03	-9.06	13.54	
Sumas Prairie	607,800	138.5	2.44	-3.08	0.80	-1.70	0.80	21.28	
Zone: Cloverdale	464,700	138.3	0.22	2.44	1.39	-0.65	-0.36	18.92	
Clayton	475,400	133.8	0.75	1.52	0.90	-1.04	-1.40	18.51	
Cloverdale BC	463,100	141.2	-0.07	3.07	1.80	-0.14	1.07	20.48	
Serpentine	992,800	156.1	0.90	5.26	8.78	8.18	5.69	24.78	
Zone: Langley	413,900	134.6	0.07	1.13	-0.22	-2.96	-4.27	14.94	
Aldergrove Langley	315,000	124.1	-0.80	-0.64	-5.34	-5.19	-11.55	8.01	
Brookswood Langley	503,400	144.6	0.42	7.19	4.03	0.49	3.73	24.23	
Campbell Valley	861,700	121.9	-0.65	0.66	-1.93	-8.69	-10.50	3.22	
County Line Glen Valley	747,000	121.3	-0.66	2.10	-0.41	-6.48	-12.86	2.54	
Fort Langley	566,800	129.0	-0.92	3.37	2.14	-1.30	-7.59	9.04	
Langley City	287,800	140.4	0.79	0.50	2.03	-0.57	-3.11	16.13	
Murrayville	446,600	141.4	0.00	2.84	2.46	-0.56	-1.33	18.92	

Fraser Valley Real Estate Board

2011-04

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Otter District	630,600	131.8	-1.49	-1.86	2.97	-4.22	-9.04	9.74	
Salmon River	618,800	120.6	-1.87	-0.58	-2.90	-8.98	-11.39	2.12	
Walnut Grove	413,300	134.1	0.83	1.06	-1.25	-3.25	-3.39	16.41	
Willoughby Heights	441,700	132.7	-0.67	0.91	-1.56	-4.67	-4.33	15.09	
Zone: Mission	346,500	130.6	1.32	0.46	-0.91	-3.04	-9.74	11.72	
Dewdney Deroche	399,600	127.1	2.50	-1.32	-4.79	-5.15	-11.18	9.10	
Durieu	481,700	133.6	1.83	-0.15	0.23	-1.76	-6.70	14.78	
Hatzic	377,100	133.4	2.22	1.91	2.14	-0.89	-6.97	14.60	
Lake Errock	280,300	132.3	2.72	3.76	-1.78	-0.23	-7.48	13.66	
Mission BC	333,200	130.5	1.08	0.15	-0.99	-3.19	-10.00	11.54	
Mission-West	536,600	127.0	3.42	3.08	-0.86	-5.72	-11.00	9.20	
Stave Falls	555,100	126.9	3.09	2.75	-4.23	-4.87	-10.95	9.49	
Steelhead	488,400	134.9	1.73	-2.39	-0.88	1.35	-6.97	14.91	
Zone: N. Delta	475,300	147.3	1.80	4.25	2.36	2.58	3.66	21.43	
Annieville	399,800	148.3	1.51	4.66	2.42	1.78	1.99	19.89	
Nordel	496,900	145.8	1.89	3.55	2.32	4.89	5.19	23.56	
Scottsdale	451,000	146.9	1.59	5.00	2.08	1.10	2.44	19.04	
Sunshine Hills Woods	581,400	148.5	1.99	3.56	2.77	2.56	6.15	25.21	
Zone: North Surrey	357,800	147.5	1.58	3.29	3.15	-0.14	-3.66	19.14	
Bolivar Heights	407,200	144.7	4.03	5.08	4.03	4.86	2.33	22.42	
Bridgeview	293,100	146.9	2.51	6.22	0.75	6.84	4.63	23.55	
Cedar Hills	402,800	148.3	1.78	4.44	5.18	3.34	3.34	20.08	
Fraser Heights	706,700	145.4	0.28	-0.14	3.78	3.71	5.13	25.89	

Fraser Valley Real Estate Board

2011-04

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Guildford	270,600	149.3	1.50	3.11	4.48	0.88	-5.09	19.82	
Port Kells	772,000	137.0	2.78	7.28	2.01	3.24	1.41	20.92	
Royal Heights	447,300	138.5	1.32	4.29	-1.84	1.32	-0.43	16.98	
Whalley	239,100	148.3	1.44	4.22	1.23	-5.54	-10.23	14.52	
Zone: South Surrey White Rock	579,300	144.3	4.49	7.45	7.05	3.29	2.20	21.36	
Crescent Bch Ocean Pk.	697,200	156.4	7.57	9.68	12.76	7.49	8.24	27.67	
Elgin Chantrell	1,146,500	167.3	7.45	15.30	19.50	15.30	19.16	38.61	
Grandview Surrey	942,600	128.7	1.02	2.71	-1.30	-7.48	-11.36	2.88	
Hazelmere	1,023,600	159.0	10.80	14.31	14.22	11.89	7.94	26.49	
King George Corridor	421,000	141.6	2.83	5.44	4.73	2.24	-0.70	17.02	
Morgan Creek	683,100	130.5	2.27	3.57	-0.23	0.46	0.93	19.29	
Pacific Douglas	882,100	153.7	3.50	5.64	9.55	7.03	4.34	22.18	
Sunnyside Park Surrey	536,800	148.5	5.54	10.00	9.68	5.24	5.47	23.85	
White Rock	419,600	140.5	4.31	6.52	5.32	0.14	-2.57	18.37	
Zone: Surrey	433,400	140.1	1.16	2.34	1.89	0.86	-0.92	17.34	
Bear Creek Green Timbers	469,800	139.8	1.01	2.27	2.04	-0.14	-0.36	16.11	
East Newton	443,500	136.1	1.42	1.34	-0.15	-0.29	-2.65	14.37	
Fleetwood Tynehead	470,400	137.1	0.88	3.39	1.41	0.51	-0.72	17.48	
Panorama Ridge	520,500	139.9	0.29	1.89	4.09	4.87	2.49	21.65	
Queen Mary Park Surrey	356,700	147.1	1.17	2.58	3.59	1.52	-0.14	19.40	
Sullivan Station	435,000	140.9	2.32	3.45	4.91	1.81	-0.42	16.35	
West Newton	368,500	143.0	0.78	1.20	0.70	0.14	-1.92	18.18	

Fraser Valley Real Estate Board

2011-04

Apartment

Apartment	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	339,900	149.1	1.43	2.97	2.33	-1.00	-2.49	20.44	
Fraser Valley Real Estate Board	202,200	143.1	1.27	2.21	1.78	-3.51	-9.89	14.30	
Zone: Abbotsford	164,300	139.2	1.53	2.96	3.42	-3.40	-12.45	11.00	
Abbotsford East	187,400	147.6	-1.99	-3.97	3.07	-0.14	-10.00	18.17	
Abbotsford West	158,300	137.9	-0.79	0.88	1.10	-5.22	-11.94	12.76	
Central Abbotsford	169,200	140.1	3.70	5.58	6.06	-1.68	-12.44	9.54	
Poplar	159,900	137.9	-2.20	-4.37	-3.23	-5.74	-15.91	10.41	
Zone: Cloverdale	222,100	153.5	0.99	1.05	4.21	-1.16	-7.31	20.39	
Clayton	249,500	153.9	1.05	0.92	3.92	-0.97	-7.07	20.71	
Cloverdale BC	212,700	153.2	0.99	1.19	4.50	-1.23	-7.49	20.16	
Zone: Langley	213,300	139.9	-0.64	-0.99	1.16	-2.17	-6.67	14.20	
Aldergrove Langley	185,900	134.7	-2.04	-5.14	-3.23	-6.46	-17.87	7.85	
Langley City	213,700	141.4	0.71	-0.70	2.76	-0.07	-4.39	15.90	
Murrayville	243,600	143.0	-4.60	-2.26	5.15	-1.85	-4.86	16.35	
Otter District	129,700	142.0	-1.80	-4.44	3.57	-3.20	-13.41	13.69	
Walnut Grove	224,900	123.6	-3.36	-2.91	-13.38	-15.17	-17.76	0.57	
Willoughby Heights	192,600	142.7	-4.68	-1.92	2.15	-2.33	-5.06	16.11	
Zone: Mission	173,300	147.4	-2.38	-4.84	3.29	0.61	-10.12	18.01	
Mission BC	173,300	147.4	-2.38	-4.84	3.29	0.61	-10.12	18.01	
Zone: N. Delta	178,200	152.6	1.19	2.35	1.13	-1.10	-7.68	20.25	
Annieville	151,100	154.2	1.45	2.39	1.11	-0.58	-6.72	21.51	
Scottsdale	259,700	149.3	0.74	1.98	0.88	-2.35	-9.68	17.65	

Fraser Valley Real Estate Board

2011-04

Apartment

Apartment	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Zone: North Surrey	188,900	151.2	1.34	3.21	1.96	-5.56	-11.63	15.86	
Cedar Hills	133,000	147.1	1.45	2.15	-2.65	-5.95	-11.01	15.92	
Guildford	205,100	154.8	1.18	1.11	5.59	-0.19	-6.52	21.41	
Whalley	179,800	148.9	1.50	4.79	-0.40	-9.26	-15.35	12.29	
Zone: South Surrey White Rock	261,500	132.9	3.02	4.73	0.23	-4.18	-7.77	12.72	
King George Corridor	273,500	136.4	4.84	7.23	2.40	-1.73	-4.88	13.29	
Sunnyside Park Surrey	243,500	130.7	3.98	4.98	-1.88	-6.84	-8.86	8.55	
White Rock	260,300	131.7	1.86	3.29	-0.38	-4.70	-8.86	13.14	
Zone: Surrey	198,100	150.3	1.42	1.49	-0.13	-2.47	-9.07	18.35	
East Newton	188,400	147.1	0.89	0.62	-3.16	-5.40	-11.01	15.92	
Fleetwood Tynehead	226,200	149.8	1.15	0.74	3.60	-2.41	-9.54	17.49	
Queen Mary Park Surrey	191,400	156.7	2.02	2.42	2.96	2.82	-5.20	23.48	
West Newton	198,800	145.9	1.18	1.11	-2.41	-5.63	-11.74	14.97	

Fraser Valley Real Estate Board

2011-04

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	864,400	158.8	2.78	6.01	8.10	6.43	10.51	34.46	
Fraser Valley Real Estate Board	601,800	139.4	1.60	3.49	2.95	1.23	1.46	19.35	
Zone: Abbotsford	473,700	126.4	-2.92	0.08	-1.71	-3.59	-5.88	9.53	
Abbotsford East	482,400	124.1	-5.27	-0.80	2.90	-1.19	-5.41	10.12	
Abbotsford West	433,100	127.8	-0.31	0.95	-6.17	-6.17	-7.53	7.76	
Aberdeen	519,600	130.0	0.78	1.40	-7.54	-7.14	-5.93	9.61	
Bradner	859,800	128.7	-3.01	-0.08	-8.98	-10.31	-6.87	8.52	
Central Abbotsford	403,700	128.4	-0.08	1.10	-6.21	-6.00	-7.09	8.26	
Matsqui	700,000	137.8	-2.96	-0.36	-3.43	-3.16	-0.29	16.19	
Poplar	437,100	129.6	0.00	1.33	-6.43	-6.63	-6.22	9.27	
Zone: Cloverdale	567,100	135.2	0.00	2.74	0.67	0.07	0.90	19.65	
Clayton	535,500	129.1	1.25	2.38	1.65	1.57	1.18	20.43	
Cloverdale BC	585,700	139.1	-0.64	2.96	0.07	-0.64	1.83	20.96	
Zone: Langley	569,800	132.4	-0.38	2.00	0.38	-3.15	-3.00	16.14	
Aldergrove Langley	385,400	119.6	-0.66	6.22	-0.99	-6.12	-9.19	1.53	
Brookwood Langley	564,200	142.3	-0.91	1.86	2.60	-0.91	2.08	23.31	
Campbell Valley	943,300	123.7	0.49	5.37	2.66	-4.70	-6.07	5.01	
County Line Glen Valley	791,900	113.2	-0.09	4.91	2.44	-5.35	-14.05	-3.90	
Fort Langley	612,700	122.6	-0.73	5.87	6.42	1.57	-6.91	4.07	
Langley City	472,300	135.5	-0.66	2.42	1.80	-2.17	-2.80	17.42	
Murrayville	588,700	138.6	-0.43	2.90	1.54	-1.77	-0.57	20.10	
Otter District	834,700	123.5	-0.40	4.48	7.67	-0.32	-6.23	4.84	
Salmon River	650,200	122.5	-1.61	4.52	0.91	-4.45	-6.99	3.99	

Fraser Valley Real Estate Board

2011-04

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Walnut Grove	519,200	136.3	1.64	1.04	2.17	0.07	0.96	21.70	
Willoughby Heights	589,300	132.2	-1.34	0.99	-2.44	-5.37	-4.27	16.99	
Zone: Mission	415,800	126.7	4.54	7.65	-1.17	-5.59	-8.78	10.85	
Dewdney Deroche	582,800	125.4	4.85	6.81	-3.24	-6.63	-9.72	9.71	
Durieu	590,100	130.9	5.23	6.86	-0.46	-3.47	-5.76	14.52	
Hatzic	439,600	138.4	5.33	8.21	8.98	2.98	-0.36	21.08	
Lake Errock	357,300	130.8	4.31	8.10	-3.25	-0.76	-5.83	14.44	
Mission BC	390,300	124.8	4.35	7.49	-2.19	-7.07	-10.15	9.19	
Mission-West	572,400	124.1	6.07	8.01	0.98	-7.25	-10.66	8.57	
Stave Falls	588,200	128.9	5.92	7.42	-3.23	-4.02	-7.20	12.77	
Zone: N. Delta	555,500	146.5	2.02	2.02	-0.88	0.14	5.47	22.70	
Annieville	468,500	144.6	1.62	1.40	-2.30	-0.41	4.10	21.11	
Nordel	526,100	145.5	1.89	1.54	-2.09	-0.27	4.75	21.86	
Scottsdale	508,600	147.8	2.78	2.50	0.20	0.82	6.41	23.79	
Sunshine Hills Woods	625,400	147.8	1.86	2.57	0.68	0.48	6.41	23.79	
Zone: North Surrey	617,500	145.8	1.60	2.17	3.92	3.99	3.70	23.56	
Bolivar Heights	418,500	147.5	4.68	6.73	3.87	5.51	1.44	20.11	
Bridgeview	327,200	151.8	5.20	7.20	5.86	6.01	4.40	23.62	
Cedar Hills	458,200	147.4	3.88	6.97	4.84	5.97	1.38	20.03	
Fraser Heights	721,500	145.1	0.00	-0.55	3.64	3.27	5.07	25.85	
Guildford	482,500	149.7	4.69	6.62	6.70	6.85	2.96	21.91	
Port Kells	857,300	132.4	1.46	9.06	0.84	5.84	3.76	23.51	
Royal Heights	546,200	133.3	1.99	1.99	-5.46	-8.51	-4.03	11.64	

Fraser Valley Real Estate Board

2011-04

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Whalley	401,100	147.5	3.73	6.50	3.80	5.51	1.44	20.11	
Zone: South Surrey White Rock	913,700	153.4	6.60	9.26	10.20	6.97	8.95	26.99	
Crescent Bch Ocean Pk.	834,000	159.1	9.80	8.82	10.87	7.50	7.79	27.38	
Elgin Chantrell	1,319,200	171.5	8.00	16.83	20.10	15.80	21.63	40.69	
Grandview Surrey	1,151,800	139.7	3.64	3.02	3.56	-3.99	-4.77	10.26	
Hazelmere	929,000	151.4	1.47	3.63	9.63	5.51	3.20	19.49	
King George Corridor	630,800	138.5	3.28	4.77	0.73	-5.33	-5.59	9.31	
Morgan Creek	864,900	137.1	3.86	2.85	2.08	6.03	7.11	23.85	
Pacific Douglas	864,100	154.5	5.10	6.63	12.04	7.82	5.32	21.94	
Sunnyside Park Surrey	826,100	169.4	7.56	16.03	21.43	16.27	20.14	38.97	
White Rock	813,800	149.7	9.19	9.59	6.62	3.10	1.42	19.86	
Zone: Surrey	568,800	140.1	1.08	1.97	3.17	2.11	2.19	18.23	
Bear Creek Green Timbers	512,400	139.0	-0.29	1.46	1.31	-1.97	-1.21	14.03	
East Newton	604,600	133.3	0.30	-1.19	1.60	1.91	-0.22	14.42	
Fleetwood Tynehead	601,400	138.7	1.46	4.36	3.12	1.61	1.61	17.94	
Panorama Ridge	587,100	138.4	-1.14	-0.22	4.53	6.46	3.36	22.37	
Queen Mary Park Surrey	459,500	147.4	2.15	3.15	1.24	2.01	6.50	22.22	
Sullivan Station	565,100	148.9	3.62	3.91	7.43	2.62	1.50	17.52	
West Newton	458,500	145.6	1.75	3.41	1.61	2.25	5.20	20.73	