



Summary Report

Fraser Valley Real Estate Board - For May 2011

Fraser Valley Real Estate Board

2011-05

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	745,400	158.4	1.41	6.59	8.94	6.88	9.92	31.02	
Fraser Valley Real Estate Board	528,900	141.2	1.00	4.52	4.05	1.73	1.22	17.37	
Zone: Abbotsford	416,100	130.8	-0.08	0.08	-0.46	-3.11	-5.35	9.46	
Abbotsford East	447,500	129.9	1.72	0.31	3.26	0.00	-3.56	12.96	
Abbotsford West	380,500	131.0	0.38	-0.08	-2.09	-5.00	-6.43	5.90	
Aberdeen	502,200	127.2	-2.15	-2.00	-5.92	-7.83	-8.36	5.91	
Bradner	812,500	132.8	-2.35	-1.70	-7.26	-6.41	-6.08	9.93	
Central Abbotsford	349,700	133.8	-3.32	1.36	-2.05	-3.88	-5.64	10.31	
Matsqui	502,000	127.2	-1.93	-2.53	-7.96	-6.88	-7.56	8.35	
Poplar	390,400	134.0	-3.25	0.90	-2.62	-4.49	-5.17	10.56	
Sumas Prairie	597,300	136.1	-1.73	-2.65	-7.23	-4.49	-0.87	17.53	
Zone: Cloverdale	553,100	138.8	0.65	4.75	3.20	0.51	2.13	18.94	
Clayton	559,800	129.6	-0.08	4.68	2.86	1.49	0.23	17.50	
Cloverdale BC	552,300	143.0	0.99	4.76	3.10	0.00	3.70	20.88	
Serpentine	1,050,700	165.2	0.98	-0.90	17.41	17.41	13.54	30.28	
Zone: Langley	537,200	134.6	1.20	3.70	0.75	-2.89	-2.25	14.46	
Aldergrove Langley	385,000	125.9	3.37	3.45	-2.85	-3.52	-5.90	10.05	
Brookswood Langley	504,800	145.0	0.28	9.43	5.00	1.26	4.32	21.04	
Campbell Valley	865,200	122.4	0.41	1.49	-1.13	-8.18	-9.13	2.43	
County Line Glen Valley	739,000	120.0	-1.07	1.87	-4.23	-7.69	-12.47	-0.08	
Fort Langley	565,500	128.7	-0.23	2.63	-0.31	-1.83	-6.60	7.16	
Langley City	451,300	141.8	3.13	4.65	3.28	-0.77	0.50	17.19	
Murrayville	612,100	144.0	2.49	9.09	6.12	1.48	3.82	20.40	

Fraser Valley Real Estate Board

2011-05

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Otter District	796,000	125.0	0.81	1.05	4.60	-4.58	-7.95	4.60	
Salmon River	629,100	122.6	1.66	1.07	-1.61	-8.30	-9.05	2.68	
Walnut Grove	506,300	136.3	0.44	2.87	0.81	-1.16	-0.44	16.80	
Willoughby Heights	562,300	133.1	0.00	1.14	-1.77	-6.07	-3.97	15.14	
Zone: Mission	366,600	130.7	0.69	2.91	-0.76	-2.17	-9.30	9.83	
Dewdney Deroche	405,300	128.9	1.42	2.55	-3.66	-3.73	-10.36	8.41	
Durieu	487,400	135.2	1.20	3.05	1.35	0.45	-6.05	13.80	
Hatzic	381,900	135.2	1.27	4.48	3.21	1.05	-6.18	13.80	
Lake Errock	284,800	134.4	1.59	6.84	0.22	1.51	-6.41	13.13	
Mission BC	354,400	130.3	0.70	2.68	-0.99	-2.62	-9.58	9.50	
Mission-West	536,600	127.0	0.00	4.27	-0.94	-1.17	-11.50	6.99	
Stave Falls	558,600	127.7	0.63	5.36	-3.84	-3.55	-10.82	8.04	
Steelhead	476,100	131.5	-2.52	-6.07	-3.87	-2.66	-9.56	9.77	
Zone: N. Delta	508,000	148.2	0.07	3.64	2.99	3.20	5.56	20.10	
Annieville	463,000	149.4	1.01	3.32	4.77	2.54	5.36	18.76	
Nordel	500,800	146.7	-0.07	5.09	1.38	5.31	6.07	20.94	
Scottsdale	473,500	148.2	-0.47	2.07	2.85	2.28	4.51	17.90	
Sunshine Hills Woods	606,500	148.8	-0.47	3.48	3.26	2.41	6.74	23.69	
Zone: North Surrey	513,900	147.5	1.10	4.54	5.21	4.68	3.73	20.51	
Bolivar Heights	413,300	145.9	1.11	7.04	5.65	5.12	2.39	21.18	
Bridgeview	294,500	147.6	0.48	8.53	2.71	5.96	4.76	20.79	
Cedar Hills	426,800	149.1	0.34	4.41	7.19	4.41	5.22	17.87	
Fraser Heights	717,900	147.7	1.58	1.44	5.05	5.12	5.73	25.81	

Fraser Valley Real Estate Board

2011-05

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Guildford	468,700	149.3	1.15	7.03	6.41	4.63	1.84	17.74	
Port Kells	769,700	136.6	-0.29	6.89	2.78	5.56	0.59	18.37	
Royal Heights	469,400	140.3	0.86	6.05	-1.20	2.04	1.45	15.66	
Whalley	399,000	149.1	1.02	5.37	4.19	3.54	1.91	16.39	
Zone: South Surrey White Rock	825,700	156.0	1.76	10.17	13.37	7.81	9.63	26.01	
Crescent Bch Ocean Pk.	743,400	161.4	2.22	12.32	13.50	8.91	10.62	28.20	
Elgin Chantrell	1,260,200	172.5	1.41	14.16	26.10	16.87	21.31	38.55	
Grandview Surrey	1,084,100	144.6	3.80	8.40	5.24	-2.10	-1.09	13.59	
Hazelmere	1,037,100	161.1	1.32	4.14	14.91	11.88	10.34	26.65	
King George Corridor	576,100	146.5	2.88	6.70	4.64	0.21	0.27	15.17	
Morgan Creek	900,600	141.2	2.32	5.14	6.17	7.21	9.63	25.29	
Pacific Douglas	897,100	156.3	1.69	8.02	9.99	8.24	7.05	22.88	
Sunnyside Park Surrey	743,600	163.9	0.68	12.41	22.68	12.65	15.10	31.54	
White Rock	707,400	153.3	0.66	10.53	12.31	5.22	5.51	21.96	
Zone: Surrey	534,500	142.8	1.13	4.08	4.46	3.48	3.48	18.11	
Bear Creek Green Timbers	485,600	141.1	1.00	3.90	3.14	1.00	0.79	14.72	
East Newton	567,000	137.5	0.95	2.54	3.15	2.54	1.70	14.11	
Fleetwood Tynehead	576,400	139.9	1.38	5.19	5.03	2.57	2.49	19.17	
Panorama Ridge	565,900	145.4	2.25	4.45	7.86	7.39	6.36	24.81	
Queen Mary Park Surrey	456,600	146.1	0.07	2.89	3.84	2.38	4.43	15.86	
Sullivan Station	582,500	152.5	2.83	8.54	8.70	5.83	4.10	19.61	
West Newton	473,600	144.8	0.00	2.33	1.61	3.72	4.32	19.67	

Fraser Valley Real Estate Board

2011-05

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	398,900	144.8	0.42	2.33	3.21	1.19	0.77	20.17	
Fraser Valley Real Estate Board	304,500	135.2	0.22	2.35	1.65	-0.81	-4.25	12.39	
Zone: Abbotsford	250,600	135.7	0.07	3.35	1.57	0.52	-6.54	11.32	
Abbotsford East	278,600	146.0	-0.68	4.43	6.18	4.96	-1.08	17.27	
Abbotsford West	231,700	137.9	1.40	7.15	1.85	2.53	-6.13	7.99	
Central Abbotsford	224,100	117.6	0.34	-2.33	-5.92	-8.77	-15.94	4.16	
Poplar	273,600	130.7	-2.10	-1.95	-2.90	-4.18	-10.66	12.09	
Zone: Cloverdale	335,000	136.1	0.59	1.11	1.11	-2.92	-2.65	12.57	
Clayton	330,600	134.4	0.67	1.28	0.22	-4.61	-3.86	11.17	
Cloverdale BC	339,200	137.8	0.58	0.95	2.07	-1.36	-1.43	13.98	
Zone: Langley	294,800	134.6	0.37	2.83	1.97	-0.81	-3.44	12.35	
Aldergrove Langley	213,000	126.0	-1.25	-2.40	-2.25	-5.33	-13.88	8.06	
Langley City	256,300	143.4	0.07	5.36	9.05	2.65	0.07	16.02	
Murrayville	308,900	140.6	-0.85	5.16	4.30	-0.85	-1.88	13.75	
Walnut Grove	333,700	134.7	0.52	3.14	2.20	1.13	-2.11	14.06	
Willoughby Heights	300,800	132.0	0.92	2.09	-0.53	-3.08	-3.44	10.00	
Zone: Mission	240,200	131.0	-0.23	0.00	2.83	-2.38	-10.46	12.35	
Mission BC	240,200	131.0	-0.23	0.00	2.83	-2.38	-10.46	12.35	
Zone: N. Delta	284,600	138.2	-1.92	-2.74	1.69	-1.99	-3.83	11.54	
Annieville	267,700	139.9	-2.37	-1.96	-0.21	-2.10	-2.64	12.91	
Nordel	348,700	137.9	-1.92	-5.16	5.75	-1.29	-4.04	11.30	
Scottsdale	305,900	137.1	-1.72	-0.65	-0.07	-2.07	-4.59	10.65	

Fraser Valley Real Estate Board

2011-05

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Sunshine Hills Woods	292,000	138.3	-1.78	-1.28	-1.57	-2.33	-3.76	11.62	
Zone: North Surrey	258,300	143.4	0.28	4.37	3.99	1.13	-4.78	16.11	
Guildford	250,600	142.7	0.28	5.39	4.16	0.92	-6.18	15.36	
Royal Heights	346,000	132.0	-0.83	-1.27	-1.05	-3.15	-8.14	6.54	
Whalley	270,500	145.8	0.34	1.82	3.85	1.82	-0.27	18.92	
Zone: South Surrey White Rock	439,500	133.7	2.14	5.61	4.53	2.06	0.38	17.08	
Crescent Bch Ocean Pk.	398,600	142.9	1.42	6.56	9.59	8.18	5.85	22.03	
Elgin Chantrell	604,300	142.4	-0.21	6.43	7.23	6.19	5.48	21.61	
Grandview Surrey	425,300	122.8	3.63	5.05	-1.21	-5.54	-5.47	13.49	
King George Corridor	401,900	139.6	1.16	5.92	8.30	6.73	3.41	19.21	
Morgan Creek	437,000	125.6	4.15	5.55	1.21	-2.10	-3.31	16.08	
Sunnyside Park Surrey	518,300	145.0	1.33	6.30	7.57	7.25	7.41	23.83	
White Rock	419,900	143.2	1.20	5.92	10.66	7.99	6.07	22.29	
Zone: Surrey	303,600	133.6	-0.67	0.83	-0.15	-1.91	-4.91	10.78	
Bear Creek Green Timbers	301,500	140.6	-0.07	1.37	1.66	-1.19	-3.83	14.68	
East Newton	229,800	127.2	-2.97	-0.86	-3.34	-4.86	-9.21	5.47	
Fleetwood Tynehead	337,800	134.9	0.30	2.12	0.15	-0.74	-2.81	13.55	
Panorama Ridge	362,200	131.3	0.23	2.50	2.34	0.46	-4.16	10.61	
Queen Mary Park Surrey	269,400	140.9	0.21	1.73	1.88	-1.67	-3.63	14.93	
Sullivan Station	329,100	131.3	0.00	1.31	1.78	-0.76	-4.16	10.61	
West Newton	307,700	135.9	-1.66	-1.31	-1.31	-3.00	-5.43	9.69	

Fraser Valley Real Estate Board

2011-05

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	588,200	154.6	1.44	6.84	8.49	5.67	7.29	26.93	
Fraser Valley Real Estate Board	457,300	141.4	0.71	4.05	3.44	1.29	0.14	16.19	
Zone: Abbotsford	390,100	133.8	0.30	0.98	0.07	-2.05	-4.43	10.76	
Abbotsford East	408,200	132.0	0.99	0.92	-0.98	-0.08	-3.86	13.99	
Abbotsford West	367,000	133.5	1.68	0.45	0.60	-3.54	-5.12	6.89	
Aberdeen	522,900	133.5	2.61	-0.82	6.63	-2.70	-4.23	11.25	
Bradner	799,300	137.5	-2.00	-0.65	-3.78	-3.98	-4.18	13.54	
Central Abbotsford	342,400	136.7	-2.98	2.40	0.37	-2.22	-4.14	12.42	
Matsqui	404,600	125.1	0.64	0.40	-6.36	-5.73	-8.89	8.03	
Poplar	377,200	137.7	-2.75	2.30	0.66	-2.06	-3.44	13.24	
Sumas Prairie	597,300	136.1	-1.73	-2.65	-7.23	-4.49	-0.87	17.53	
Zone: Cloverdale	522,400	148.8	0.47	8.93	6.74	2.13	7.51	23.59	
Clayton	757,100	140.2	0.36	8.60	4.01	-2.37	1.45	16.74	
Cloverdale BC	475,800	149.1	0.47	9.31	6.65	2.05	7.89	24.15	
Serpentine	1,050,700	165.2	0.98	-0.90	17.41	17.41	13.54	30.28	
Zone: Langley	491,600	135.5	1.27	3.28	-0.37	-3.70	-3.28	13.58	
Aldergrove Langley	383,900	127.8	4.24	2.65	-2.74	-3.33	-5.47	13.10	
Brookswood Langley	465,100	143.7	-1.51	10.03	3.60	0.49	3.23	19.75	
Campbell Valley	811,400	121.6	0.91	-1.54	-1.30	-11.31	-12.77	1.33	
County Line Glen Valley	736,500	133.2	-0.52	-0.67	-5.80	-7.88	-7.18	9.99	
Fort Langley	540,300	136.3	-1.59	0.00	-4.82	-4.95	-5.02	12.55	
Langley City	439,000	142.5	2.96	3.26	2.22	-1.38	0.28	17.28	
Murrayville	614,500	144.4	0.28	9.15	5.94	0.00	3.74	20.33	

Fraser Valley Real Estate Board

2011-05

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Otter District	774,600	126.1	1.45	-0.94	5.08	-6.66	-9.54	5.08	
Salmon River	611,200	122.2	2.43	-1.05	-1.93	-11.06	-12.34	1.83	
Walnut Grove	463,200	132.5	-1.41	0.76	-7.54	-7.73	-7.67	9.41	
Willoughby Heights	421,300	142.9	2.51	2.73	2.07	-1.38	0.56	17.61	
Zone: Mission	348,400	131.7	0.53	0.08	-0.90	-2.15	-9.42	9.93	
Dewdney Deroche	331,900	130.1	1.80	0.08	-3.70	-3.49	-10.52	8.60	
Durieu	434,600	136.5	1.41	1.04	2.02	1.49	-6.12	13.94	
Hatzic	354,200	132.3	1.22	0.38	-0.45	-2.07	-9.01	10.43	
Lake Errock	250,500	136.3	1.56	2.02	1.94	1.19	-6.26	13.77	
Mission BC	341,700	131.8	0.53	0.15	-0.83	-2.08	-9.35	10.02	
Mission-West	513,600	127.9	-0.47	1.03	-2.07	-4.05	-12.04	6.76	
Stave Falls	529,400	126.0	0.88	0.16	-4.26	-4.69	-13.34	5.18	
Steelhead	476,100	131.5	-2.52	-6.07	-3.87	-2.66	-9.56	9.77	
Zone: N. Delta	489,200	149.2	0.07	4.92	5.89	5.07	5.67	19.94	
Annieville	462,400	150.6	1.14	3.93	7.11	3.22	5.61	18.77	
Nordel	491,800	147.7	-0.14	8.92	5.80	10.22	6.87	21.66	
Scottsdale	466,100	148.6	-0.40	2.27	4.13	2.98	4.21	17.19	
Sunshine Hills Woods	586,300	150.4	-0.59	5.47	7.05	4.74	7.05	25.86	
Zone: North Surrey	424,400	147.2	0.89	4.92	4.55	4.77	3.52	18.33	
Bolivar Heights	410,000	144.8	1.12	6.24	5.08	5.31	2.40	21.17	
Bridgeview	283,700	146.8	1.24	8.58	0.96	8.02	6.22	20.92	
Cedar Hills	418,700	149.5	0.34	3.10	7.02	4.62	6.56	17.72	
Fraser Heights	579,700	150.8	1.34	6.50	6.95	9.43	6.65	26.19	

Fraser Valley Real Estate Board

2011-05

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Guildford	450,900	147.2	1.45	4.18	2.36	3.15	0.82	14.11	
Port Kells	726,000	141.9	0.78	5.19	5.66	4.42	0.35	18.74	
Royal Heights	435,900	143.2	1.49	7.67	0.85	5.60	3.62	17.96	
Whalley	396,600	148.8	0.74	3.91	3.12	3.19	1.92	15.35	
Zone: South Surrey White Rock	669,800	154.9	1.11	9.55	13.48	6.75	7.64	23.33	
Crescent Bch Ocean Pk.	617,100	157.5	0.83	11.94	17.10	8.32	9.99	26.00	
Elgin Chantrell	972,100	165.9	0.85	14.81	23.71	14.49	15.85	32.72	
Grandview Surrey	965,100	144.5	4.86	6.80	1.55	-1.03	-0.69	13.96	
Hazelmere	1,113,800	167.6	-0.06	0.12	18.70	16.39	15.19	32.18	
King George Corridor	526,400	151.6	2.99	4.05	6.46	4.19	4.19	19.56	
Morgan Creek	1,204,900	152.8	2.41	3.45	4.30	4.66	5.02	20.50	
Pacific Douglas	893,500	152.9	0.66	2.82	6.03	3.73	5.09	20.58	
Sunnyside Park Surrey	606,300	152.5	0.53	11.89	14.40	5.24	6.49	22.00	
White Rock	628,400	154.5	0.26	11.79	16.34	6.92	7.89	23.60	
Zone: Surrey	479,600	143.7	0.56	4.21	3.68	2.94	3.23	18.56	
Bear Creek Green Timbers	458,100	142.7	1.49	5.86	3.93	2.66	2.22	17.64	
East Newton	460,700	140.9	-2.02	4.06	0.43	0.28	2.10	13.72	
Fleetwood Tynehead	514,100	139.1	1.68	4.67	5.46	2.58	1.61	22.34	
Panorama Ridge	506,300	154.7	1.84	8.87	7.58	6.98	10.11	29.46	
Queen Mary Park Surrey	455,700	145.7	0.14	2.75	4.74	2.25	3.85	14.72	
Sullivan Station	622,000	158.7	12.55	15.25	9.00	7.81	9.07	25.16	
West Newton	481,600	143.1	-0.49	0.85	1.27	4.30	2.80	19.75	

Fraser Valley Real Estate Board

2011-05

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	542,000	153.0	0.92	4.72	5.81	3.45	3.94	24.49	
Fraser Valley Real Estate Board	419,100	140.3	0.65	3.62	3.09	0.29	-2.37	15.00	
Zone: Abbotsford	327,100	133.7	-0.22	1.21	0.60	-2.76	-7.67	9.23	
Abbotsford East	412,600	134.1	0.98	1.36	4.20	1.36	-2.76	14.32	
Abbotsford West	296,500	134.1	0.30	1.67	-0.74	-3.94	-8.09	7.19	
Aberdeen	502,200	127.2	-2.15	-2.00	-5.92	-7.83	-8.36	5.91	
Bradner	812,500	132.8	-2.35	-1.70	-7.26	-6.41	-6.08	9.93	
Central Abbotsford	242,700	133.7	-1.26	1.75	0.53	-4.29	-11.04	7.30	
Matsqui	502,000	127.2	-1.93	-2.53	-7.96	-6.88	-7.56	8.35	
Poplar	285,200	134.5	-2.18	-1.39	-3.31	-5.68	-11.22	8.73	
Sumas Prairie	597,300	136.1	-1.73	-2.65	-7.23	-4.49	-0.87	17.53	
Zone: Cloverdale	467,700	139.2	0.65	3.34	2.50	-0.78	-0.07	17.17	
Clayton	476,200	134.0	0.15	2.92	1.67	-1.33	-1.54	16.42	
Cloverdale BC	467,000	142.4	0.85	3.56	2.96	-0.42	1.50	18.86	
Serpentine	1,050,700	165.2	5.83	6.58	17.41	17.41	13.54	30.28	
Zone: Langley	416,900	135.6	0.74	2.42	1.04	-2.38	-3.49	13.28	
Aldergrove Langley	320,800	126.4	1.85	1.20	-2.99	-4.60	-10.04	8.50	
Brookswood Langley	504,800	145.0	0.28	9.43	5.00	1.26	4.32	21.04	
Campbell Valley	865,200	122.4	0.41	1.49	-1.13	-8.18	-9.13	2.43	
County Line Glen Valley	739,000	120.0	-1.07	1.87	-4.23	-7.69	-12.47	-0.08	
Fort Langley	565,500	128.7	-0.23	2.63	-0.31	-1.83	-6.60	7.16	
Langley City	291,300	142.1	1.21	2.60	3.20	0.07	-2.07	14.78	
Murrayville	451,400	142.9	1.06	4.23	6.01	-0.28	-0.14	17.13	

Fraser Valley Real Estate Board

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Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Otter District	629,200	131.5	-0.23	-1.20	2.41	-4.85	-9.00	7.70	
Salmon River	629,100	122.6	1.66	1.07	-1.61	-8.30	-9.05	2.68	
Walnut Grove	415,100	134.7	0.45	2.28	0.37	-1.61	-2.88	14.15	
Willoughby Heights	443,700	133.3	0.45	1.06	-0.82	-4.65	-3.82	13.16	
Zone: Mission	348,600	131.4	0.61	2.34	-0.45	-2.23	-9.63	10.05	
Dewdney Deroche	405,300	128.9	1.42	2.55	-3.66	-3.73	-10.36	8.41	
Durieu	487,400	135.2	1.20	3.05	1.35	0.45	-6.05	13.80	
Hatzic	381,900	135.1	1.27	4.49	3.13	0.97	-6.25	13.72	
Lake Errock	284,800	134.4	1.59	6.84	0.22	1.51	-6.41	13.13	
Mission BC	335,000	131.2	0.54	1.94	-0.53	-2.60	-9.95	9.79	
Mission-West	536,600	127.0	0.00	4.27	-0.94	-1.17	-11.50	6.99	
Stave Falls	558,600	127.7	0.63	5.36	-3.84	-3.55	-10.82	8.04	
Steelhead	476,100	131.5	-2.52	-6.07	-3.87	-2.66	-9.56	9.77	
Zone: N. Delta	475,600	147.4	0.07	3.08	3.00	2.22	3.95	19.06	
Annieville	401,900	149.1	0.54	2.76	3.90	1.57	2.76	18.15	
Nordel	495,500	145.4	-0.27	3.49	1.75	4.30	5.13	19.87	
Scottsdale	453,500	147.7	0.54	2.93	3.79	0.96	3.29	17.41	
Sunshine Hills Woods	578,200	147.7	-0.54	3.00	2.78	1.86	5.65	22.47	
Zone: North Surrey	359,500	148.2	0.47	4.00	3.71	1.16	-3.70	16.69	
Bolivar Heights	411,400	146.2	1.04	7.11	5.71	4.95	2.52	21.43	
Bridgeview	294,500	147.6	0.48	8.53	2.71	5.96	4.76	20.79	
Cedar Hills	403,600	148.6	0.20	4.28	5.92	3.12	3.34	17.28	
Fraser Heights	717,900	147.7	1.58	1.44	5.05	5.12	5.73	25.81	

Fraser Valley Real Estate Board

2011-05

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Guildford	271,100	149.6	0.20	4.18	4.25	0.94	-5.14	16.88	
Port Kells	769,700	136.6	-0.29	6.89	2.78	5.56	0.59	18.37	
Royal Heights	450,800	139.6	0.79	5.52	-1.34	1.60	0.58	14.71	
Whalley	239,600	148.6	0.20	3.99	1.78	-2.24	-10.32	11.39	
Zone: South Surrey White Rock	588,900	146.7	1.66	8.51	9.23	4.71	3.97	20.74	
Crescent Bch Ocean Pk.	712,400	159.8	2.17	11.83	13.25	8.93	10.21	27.64	
Elgin Chantrell	1,160,900	169.4	1.26	13.46	24.19	16.27	20.06	37.28	
Grandview Surrey	977,800	133.5	3.73	6.54	1.99	-4.09	-7.48	5.53	
Hazelmere	1,037,100	161.1	1.32	16.40	14.91	11.88	10.34	26.65	
King George Corridor	427,500	143.8	1.55	7.63	6.44	2.57	1.13	16.91	
Morgan Creek	703,500	134.4	2.99	5.49	4.19	3.23	3.94	21.08	
Pacific Douglas	897,100	156.3	1.69	8.77	9.99	8.24	7.05	22.88	
Sunnyside Park Surrey	543,300	150.3	1.21	9.47	13.09	5.55	6.52	22.69	
White Rock	422,600	141.5	0.71	6.55	5.99	1.95	-1.74	15.79	
Zone: Surrey	435,600	140.8	0.50	3.00	2.70	1.22	-0.64	15.60	
Bear Creek Green Timbers	474,200	141.1	0.93	3.67	3.07	0.86	0.50	14.72	
East Newton	442,500	135.8	-0.22	1.42	0.74	-0.59	-3.14	11.59	
Fleetwood Tynehead	474,500	138.3	0.88	3.75	2.90	1.02	-0.29	16.61	
Panorama Ridge	530,200	142.5	1.86	4.01	6.74	6.03	4.24	21.90	
Queen Mary Park Surrey	357,900	147.6	0.34	2.93	3.51	1.58	0.14	16.86	
Sullivan Station	441,500	143.0	1.49	5.54	5.85	3.47	1.27	16.64	
West Newton	366,700	142.3	-0.49	1.07	0.07	-0.35	-2.67	14.94	

Fraser Valley Real Estate Board

2011-05

Apartment

Apartment	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	341,200	149.7	0.40	3.17	2.89	0.07	-2.09	18.15	
Fraser Valley Real Estate Board	202,100	143.0	-0.07	2.07	1.63	-2.85	-10.01	10.94	
Zone: Abbotsford	163,400	138.5	-0.50	2.06	2.21	-4.02	-12.67	7.12	
Abbotsford East	188,300	148.3	0.47	-2.50	2.77	0.61	-10.01	15.50	
Abbotsford West	157,700	137.3	-0.44	1.40	0.59	-4.85	-11.70	8.54	
Central Abbotsford	168,400	139.4	-0.50	3.41	4.34	-3.06	-12.71	5.77	
Poplar	159,100	137.2	-0.51	-3.99	-4.12	-7.30	-16.75	6.85	
Zone: Cloverdale	222,100	153.5	0.00	2.20	2.68	-1.03	-7.47	16.82	
Clayton	249,700	154.0	0.06	2.33	2.60	-0.96	-7.17	17.20	
Cloverdale BC	212,400	153.0	-0.13	2.07	2.75	-1.16	-7.78	16.44	
Zone: Langley	213,700	140.2	0.21	-1.06	0.94	-2.50	-6.60	11.45	
Aldergrove Langley	184,100	133.4	-0.97	-4.58	-5.12	-9.00	-19.05	3.89	
Langley City	214,600	142.0	0.42	0.64	1.36	-0.21	-4.12	13.15	
Murrayville	242,900	142.6	-0.28	-6.31	7.38	-3.32	-5.12	13.54	
Otter District	128,200	140.4	-1.13	-3.17	0.79	-4.36	-14.81	9.35	
Walnut Grove	226,000	124.2	0.49	-6.19	-10.00	-15.16	-17.37	-1.11	
Willoughby Heights	191,900	142.2	-0.35	-5.77	4.71	-3.53	-5.39	13.22	
Zone: Mission	172,300	146.6	-0.54	-4.25	2.09	-1.28	-11.04	14.17	
Mission BC	172,300	146.6	-0.54	-4.25	2.09	-1.28	-11.04	14.17	
Zone: N. Delta	178,100	152.5	-0.07	2.62	1.94	-1.36	-8.13	17.04	
Annieville	151,000	154.1	-0.06	3.01	1.65	-1.66	-7.17	18.27	
Scottsdale	259,600	149.2	-0.07	1.70	2.19	-0.86	-10.12	14.50	

Fraser Valley Real Estate Board

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Apartment

Apartment	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Zone: North Surrey	188,600	151.0	-0.13	3.28	1.82	-2.77	-11.95	12.18	
Cedar Hills	133,100	147.2	0.07	2.72	-0.94	-4.10	-11.33	12.97	
Guildford	204,500	154.4	-0.26	2.39	3.76	-0.19	-6.93	17.50	
Whalley	179,700	148.8	-0.07	3.91	0.54	-4.55	-15.69	8.69	
Zone: South Surrey White Rock	262,200	133.3	0.30	4.22	1.52	-3.12	-7.30	9.98	
King George Corridor	273,300	136.3	-0.07	6.48	4.13	-3.67	-5.08	11.17	
Sunnyside Park Surrey	245,000	131.5	0.61	4.61	0.77	-7.46	-8.43	7.26	
White Rock	261,500	132.3	0.46	3.04	0.46	-1.78	-8.06	9.88	
Zone: Surrey	198,500	150.6	0.20	2.17	0.60	-2.02	-9.28	15.49	
East Newton	188,500	147.2	0.07	1.17	-2.00	-4.42	-11.33	12.97	
Fleetwood Tynehead	225,700	149.5	-0.20	1.77	1.70	-2.48	-9.89	13.69	
Queen Mary Park Surrey	192,700	157.8	0.70	3.82	4.30	2.67	-4.94	21.11	
West Newton	198,500	145.7	-0.14	1.18	-1.95	-5.08	-12.23	11.82	

Fraser Valley Real Estate Board

2011-05

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	876,400	161.0	1.39	6.41	9.30	7.62	11.73	33.94	
Fraser Valley Real Estate Board	609,100	141.1	1.22	4.91	4.67	2.25	2.54	18.77	
Zone: Abbotsford	469,900	125.4	-0.79	-1.57	-1.42	-4.86	-6.77	7.36	
Abbotsford East	495,200	127.4	2.66	-0.47	9.26	0.08	-3.12	11.75	
Abbotsford West	416,100	122.8	-3.91	-2.23	-10.50	-9.90	-11.08	2.25	
Aberdeen	492,400	123.2	-5.23	-2.76	-13.12	-11.18	-10.79	2.58	
Bradner	829,000	124.1	-3.57	-4.46	-13.64	-11.23	-10.14	3.33	
Central Abbotsford	383,200	121.9	-5.06	-3.25	-11.73	-10.83	-11.73	1.50	
Matsqui	661,900	130.3	-5.44	-6.26	-9.70	-7.59	-5.65	8.49	
Poplar	415,200	123.1	-5.02	-3.15	-11.88	-11.69	-10.86	2.50	
Zone: Cloverdale	571,300	136.2	0.74	3.57	2.18	0.15	0.96	18.33	
Clayton	534,700	128.9	-0.15	4.46	2.79	1.82	0.70	18.58	
Cloverdale BC	592,800	140.8	1.22	3.07	1.88	-0.71	2.25	19.93	
Zone: Langley	575,800	133.8	1.06	4.04	1.59	-2.26	-1.33	15.15	
Aldergrove Langley	390,600	121.2	1.34	6.13	-2.65	-3.35	-6.05	2.11	
Brookwood Langley	584,500	147.4	3.58	8.22	7.75	2.57	6.43	23.55	
Campbell Valley	941,700	123.5	-0.16	5.29	-0.88	-3.67	-4.26	4.04	
County Line Glen Valley	780,800	111.6	-1.41	3.72	-2.19	-6.14	-13.49	-5.98	
Fort Langley	618,200	123.7	0.90	5.64	4.74	2.15	-4.11	4.21	
Langley City	487,900	140.0	3.32	8.19	5.74	0.79	1.08	17.35	
Murrayville	610,800	143.8	3.75	9.10	6.28	2.28	3.83	20.54	
Otter District	832,700	123.2	-0.24	4.94	4.05	-0.32	-4.50	3.79	
Salmon River	653,900	123.2	0.57	4.32	-1.12	-3.60	-4.50	3.79	

Fraser Valley Real Estate Board

2011-05

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Walnut Grove	525,300	137.9	1.17	3.68	4.55	1.77	2.83	20.12	
Willoughby Heights	587,100	131.7	-0.38	1.00	-2.30	-6.73	-4.57	15.02	
Zone: Mission	420,400	128.1	1.10	11.10	-0.31	-2.21	-8.70	10.05	
Dewdney Deroche	586,100	126.1	0.56	9.46	-3.52	-4.11	-10.12	8.33	
Durieu	591,900	131.3	0.31	9.60	-0.68	-2.52	-6.41	12.80	
Hatzic	445,300	140.2	1.30	12.16	10.31	6.86	-0.07	20.45	
Lake Errock	363,500	133.1	1.76	11.57	-0.97	2.23	-5.13	14.35	
Mission BC	394,700	126.2	1.12	10.99	-1.41	-3.88	-10.05	8.42	
Mission-West	577,900	125.3	0.97	11.38	1.13	3.04	-10.69	7.65	
Stave Falls	591,000	129.5	0.47	10.78	-3.29	-2.26	-7.70	11.25	
Zone: N. Delta	555,100	146.4	-0.07	1.39	-1.81	0.00	5.78	20.99	
Annieville	470,500	145.2	0.41	0.97	-2.55	0.21	4.91	20.00	
Nordel	526,800	145.7	0.14	1.11	-3.25	-0.41	5.27	20.41	
Scottsdale	506,100	147.1	-0.47	1.52	-1.01	0.14	6.29	21.57	
Sunshine Hills Woods	624,100	147.5	-0.20	1.79	0.00	0.34	6.58	21.90	
Zone: North Surrey	625,500	147.7	1.30	4.09	5.80	4.46	3.87	23.29	
Bolivar Heights	423,600	149.3	1.22	9.54	7.56	4.26	1.36	20.02	
Bridgeview	323,100	149.9	-1.25	8.54	7.22	2.25	1.77	20.50	
Cedar Hills	459,700	147.9	0.34	8.75	7.56	3.86	0.41	18.89	
Fraser Heights	732,900	147.4	1.59	0.96	4.84	4.69	5.66	25.77	
Guildford	487,300	151.2	1.00	9.64	10.20	5.96	2.65	21.54	
Port Kells	839,900	129.7	-2.04	8.63	-0.99	6.57	1.33	19.32	
Royal Heights	546,600	133.4	0.08	2.46	-6.12	-6.91	-3.61	10.25	

Fraser Valley Real Estate Board

2011-05

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Whalley	407,400	149.8	1.56	9.34	7.15	4.39	1.70	20.42	
Zone: South Surrey White Rock	932,800	156.6	2.09	10.44	13.31	8.37	10.83	27.84	
Crescent Bch Ocean Pk.	860,200	164.1	3.14	12.55	11.33	9.33	10.65	29.52	
Elgin Chantrell	1,339,200	174.1	1.52	14.01	26.62	17.40	22.78	40.06	
Grandview Surrey	1,192,200	144.6	3.51	8.72	6.09	-2.36	-1.43	13.23	
Hazelmere	956,000	155.8	2.91	10.34	11.93	8.19	6.20	22.00	
King George Corridor	648,200	142.3	2.74	9.71	3.19	-3.07	-3.00	11.43	
Morgan Creek	884,500	140.2	2.26	5.18	6.13	7.19	9.53	25.07	
Pacific Douglas	883,200	157.9	2.20	10.73	12.07	10.88	7.63	23.65	
Sunnyside Park Surrey	831,900	170.6	0.71	12.53	27.50	17.01	20.31	37.25	
White Rock	824,100	151.6	1.27	8.67	6.84	2.85	2.23	19.65	
Zone: Surrey	577,800	142.3	1.57	4.10	5.02	3.87	3.72	17.99	
Bear Creek Green Timbers	515,000	139.7	0.50	2.27	2.49	-0.50	-0.50	11.94	
East Newton	617,800	136.2	2.18	1.95	4.29	3.57	1.72	14.55	
Fleetwood Tynehead	608,400	140.3	1.15	5.41	4.86	2.56	2.93	17.60	
Panorama Ridge	602,000	141.9	2.53	2.83	8.40	8.16	5.66	23.61	
Queen Mary Park Surrey	459,200	147.3	-0.07	3.44	1.31	2.65	6.43	19.76	
Sullivan Station	576,800	152.0	2.08	7.95	8.73	5.70	3.61	19.03	
West Newton	460,700	146.3	0.48	3.69	1.81	3.17	5.71	18.94	