



# **Summary Report**

**Fraser Valley Real Estate Board - For June 2011**

# Fraser Valley Real Estate Board

2011-06

## Single Family Detached

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 752,500         | 159.9       | 0.95      | 5.27         | 10.12      | 8.26     | 10.66       | 29.79      |           |
| <b>Fraser Valley Real Estate Board</b> | 531,900         | 142.0       | 0.57      | 3.12         | 5.26       | 2.45     | 1.79        | 15.82      |           |
| Zone: Abbotsford                       | 417,000         | 131.1       | 0.23      | -0.68        | 0.69       | -3.03    | -5.07       | 8.17       |           |
| Abbotsford East                        | 449,500         | 130.5       | 0.46      | 1.32         | 1.56       | -0.38    | -3.12       | 12.11      |           |
| Abbotsford West                        | 379,900         | 130.8       | -0.15     | -1.21        | 1.87       | -5.08    | -6.50       | 4.22       |           |
| Aberdeen                               | 506,900         | 128.4       | 0.94      | -1.76        | 0.00       | -6.75    | -7.43       | 5.42       |           |
| Bradner                                | 825,400         | 134.9       | 1.58      | -1.82        | -4.26      | -5.20    | -4.05       | 9.67       |           |
| Central Abbotsford                     | 349,200         | 133.6       | -0.15     | -3.33        | -1.40      | -3.47    | -5.58       | 8.27       |           |
| Matsqui                                | 509,100         | 129.0       | 1.42      | -0.39        | -5.15      | -5.43    | -6.18       | 8.40       |           |
| Poplar                                 | 391,200         | 134.3       | 0.22      | -3.03        | -1.03      | -3.59    | -4.82       | 9.01       |           |
| Sumas Prairie                          | 611,300         | 139.3       | 2.35      | 3.03         | -2.66      | -4.00    | 1.60        | 18.76      |           |
| Zone: Cloverdale                       | 553,500         | 138.9       | 0.07      | 1.02         | 3.66       | 0.58     | 1.68        | 16.62      |           |
| Clayton                                | 563,300         | 130.4       | 0.62      | 1.72         | 3.08       | 1.48     | 0.54        | 16.43      |           |
| Cloverdale BC                          | 551,500         | 142.8       | -0.14     | 0.63         | 3.93       | 0.14     | 2.96        | 18.11      |           |
| Serpentine                             | 1,082,500       | 170.2       | 3.03      | 5.58         | 6.51       | 13.69    | 18.69       | 32.45      |           |
| Zone: Langley                          | 541,200         | 135.6       | 0.74      | 1.65         | 3.99       | -2.52    | -1.09       | 13.19      |           |
| Aldergrove Langley                     | 387,100         | 126.6       | 0.56      | 3.60         | 2.76       | -3.14    | -5.24       | 9.52       |           |
| Brookswood Langley                     | 502,300         | 144.3       | -0.48     | 0.21         | 8.66       | -0.89    | 4.11        | 17.13      |           |
| Campbell Valley                        | 875,100         | 123.8       | 1.14      | 0.90         | 3.51       | -6.50    | -7.20       | 2.40       |           |
| County Line Glen Valley                | 766,100         | 124.4       | 3.67      | 1.88         | 0.24       | -4.89    | -7.58       | 2.05       |           |
| Fort Langley                           | 582,200         | 132.5       | 2.95      | 1.77         | 2.00       | 0.91     | -2.57       | 8.61       |           |
| Langley City                           | 460,900         | 144.8       | 2.12      | 4.70         | 7.98       | 0.84     | 2.70        | 17.34      |           |
| Murrayville                            | 609,600         | 143.4       | -0.42     | 2.50         | 6.14       | 0.63     | 3.84        | 16.40      |           |

# Fraser Valley Real Estate Board

2011-06

## Single Family Detached

|                      | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                      |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Otter District       | 799,800         | 125.6       | 0.48      | 0.24         | 2.70       | -4.41    | -6.96       | 3.80       |           |
| Salmon River         | 633,200         | 123.4       | 0.65      | 0.41         | 2.32       | -7.22    | -7.77       | 2.07       |           |
| Walnut Grove         | 509,700         | 137.2       | 0.66      | 2.31         | 1.25       | -0.44    | 0.88        | 14.91      |           |
| Willoughby Heights   | 565,700         | 133.9       | 0.60      | -0.67        | 2.92       | -6.04    | -3.32       | 14.35      |           |
| Zone: Mission        | 369,400         | 131.7       | 0.77      | 3.29         | 1.23       | -1.50    | -8.98       | 8.40       |           |
| Dewdney Deroche      | 411,000         | 130.7       | 1.40      | 5.40         | 0.93       | -2.17    | -9.55       | 7.75       |           |
| Durieu               | 490,700         | 136.1       | 0.67      | 3.73         | 1.26       | 1.57     | -5.88       | 12.29      |           |
| Hatzic               | 384,100         | 136.0       | 0.59      | 4.21         | 2.41       | 1.87     | -5.95       | 12.12      |           |
| Lake Errock          | 285,800         | 134.9       | 0.37      | 4.74         | 3.77       | 1.97     | -6.51       | 11.30      |           |
| Mission BC           | 357,100         | 131.3       | 0.77      | 3.06         | 0.92       | -2.09    | -9.26       | 8.07       |           |
| Mission-West         | 542,100         | 128.3       | 1.02      | 4.48         | 2.97       | 0.23     | -11.09      | 5.95       |           |
| Stave Falls          | 560,300         | 128.1       | 0.31      | 4.06         | 2.15       | -2.88    | -11.04      | 6.22       |           |
| Steelhead            | 490,600         | 135.5       | 3.04      | 2.19         | -0.15      | 1.96     | -7.00       | 10.70      |           |
| Zone: N. Delta       | 510,800         | 149.0       | 0.54      | 2.62         | 5.30       | 3.40     | 6.43        | 18.35      |           |
| Annieville           | 463,600         | 149.6       | 0.13      | 2.75         | 6.63       | 2.47     | 5.95        | 16.69      |           |
| Nordel               | 503,900         | 147.6       | 0.61      | 3.07         | 3.94       | 5.58     | 6.96        | 18.36      |           |
| Scottsdale           | 472,800         | 148.0       | -0.13     | 1.09         | 5.41       | 2.14     | 4.74        | 15.63      |           |
| Sunshine Hills Woods | 616,700         | 151.3       | 1.68      | 3.49         | 5.66       | 3.07     | 8.69        | 23.71      |           |
| Zone: North Surrey   | 515,000         | 147.8       | 0.20      | 3.28         | 6.03       | 4.82     | 3.36        | 18.05      |           |
| Bolivar Heights      | 416,400         | 147.0       | 0.75      | 6.06         | 7.38       | 5.15     | 2.30        | 19.80      |           |
| Bridgeview           | 295,100         | 147.9       | 0.20      | 3.21         | 5.95       | 6.63     | 4.75        | 17.66      |           |
| Cedar Hills          | 425,900         | 148.8       | -0.20     | 1.85         | 6.90       | 3.62     | 4.94        | 14.73      |           |
| Fraser Heights       | 715,000         | 147.1       | -0.41     | 1.45         | 4.62       | 5.45     | 4.25        | 23.20      |           |

# Fraser Valley Real Estate Board

2011-06

## Single Family Detached

|                               | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                               |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Guildford                     | 474,600         | 151.2       | 1.27      | 5.73         | 8.08       | 5.37     | 2.58        | 16.40      |           |
| Port Kells                    | 752,800         | 133.6       | -2.20     | 0.23         | 3.01       | 1.37     | -2.34       | 13.70      |           |
| Royal Heights                 | 471,800         | 141.0       | 0.50      | 2.92         | 3.98       | 3.45     | 2.17        | 13.07      |           |
| Whalley                       | 403,100         | 150.6       | 1.01      | 4.15         | 5.98       | 4.37     | 2.80        | 14.09      |           |
|                               |                 |             |           |              |            |          |             |            |           |
| Zone: South Surrey White Rock | 833,600         | 157.5       | 0.96      | 8.70         | 13.47      | 10.99    | 10.60       | 24.90      |           |
| Crescent Bch Ocean Pk.        | 759,900         | 165.0       | 2.23      | 12.86        | 14.74      | 14.27    | 12.63       | 28.30      |           |
| Elgin Chantrell               | 1,249,200       | 171.0       | -0.87     | 8.37         | 22.67      | 19.16    | 19.66       | 34.54      |           |
| Grandview Surrey              | 1,087,800       | 145.1       | 0.35      | 7.32         | 7.24       | 1.33     | -0.21       | 12.83      |           |
| Hazelmere                     | 1,077,700       | 167.4       | 3.91      | 6.15         | 6.15       | 13.80    | 15.61       | 30.17      |           |
| King George Corridor          | 584,400         | 148.6       | 1.43      | 6.45         | 7.53       | 3.41     | 2.55        | 15.55      |           |
| Morgan Creek                  | 905,700         | 142.0       | 0.57      | 6.77         | 5.81       | 6.93     | 10.33       | 24.34      |           |
| Pacific Douglas               | 902,200         | 157.2       | 0.58      | 6.58         | 7.38       | 7.45     | 8.71        | 22.24      |           |
| Sunnyside Park Surrey         | 740,000         | 163.1       | -0.49     | 7.02         | 19.31      | 14.86    | 14.06       | 27.92      |           |
| White Rock                    | 724,500         | 157.0       | 2.41      | 10.56        | 14.60      | 11.19    | 7.76        | 22.08      |           |
|                               |                 |             |           |              |            |          |             |            |           |
| Zone: Surrey                  | 536,400         | 143.3       | 0.35      | 3.09         | 4.45       | 3.92     | 3.69        | 16.22      |           |
| Bear Creek Green Timbers      | 489,000         | 142.1       | 0.71      | 2.82         | 4.49       | 2.16     | 1.43        | 13.05      |           |
| East Newton                   | 568,700         | 137.9       | 0.29      | 3.45         | 1.55       | 2.38     | 1.62        | 11.84      |           |
| Fleetwood Tynehead            | 580,100         | 140.8       | 0.64      | 3.23         | 6.10       | 3.30     | 3.07        | 18.02      |           |
| Panorama Ridge                | 575,200         | 147.8       | 1.65      | 4.08         | 5.72       | 9.40     | 7.88        | 24.73      |           |
| Queen Mary Park Surrey        | 455,100         | 145.6       | -0.34     | 0.97         | 5.43       | 1.96     | 4.37        | 12.43      |           |
| Sullivan Station              | 584,000         | 152.9       | 0.26      | 6.77         | 6.18       | 6.33     | 4.65        | 18.80      |           |
| West Newton                   | 470,300         | 143.8       | -0.69     | 0.42         | 2.93       | 3.98     | 3.53        | 16.53      |           |

# Fraser Valley Real Estate Board

2011-06

## Townhouse

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 400,600         | 145.4       | 0.41      | 1.32         | 3.41       | 1.68     | 0.83        | 18.31      |           |
| <b>Fraser Valley Real Estate Board</b> | 305,000         | 135.4       | 0.15      | 0.89         | 2.19       | -1.02    | -4.31       | 10.26      |           |
| Zone: Abbotsford                       | 244,500         | 132.4       | -2.43     | -3.15        | 1.53       | -2.93    | -8.94       | 6.95       |           |
| Abbotsford East                        | 272,000         | 142.5       | -2.40     | -5.00        | 1.79       | 1.42     | -2.86       | 12.74      |           |
| Abbotsford West                        | 222,800         | 132.6       | -3.84     | -1.92        | 6.34       | -3.14    | -10.16      | 1.84       |           |
| Central Abbotsford                     | 222,400         | 116.7       | -0.77     | -0.85        | -3.31      | -9.32    | -17.23      | 2.01       |           |
| Poplar                                 | 273,200         | 130.5       | -0.15     | -2.76        | -3.12      | -5.57    | -11.28      | 9.76       |           |
| Zone: Cloverdale                       | 335,500         | 136.3       | 0.15      | 0.89         | 1.49       | -2.78    | -2.29       | 10.19      |           |
| Clayton                                | 330,900         | 134.5       | 0.07      | 0.90         | 1.66       | -4.47    | -3.58       | 8.73       |           |
| Cloverdale BC                          | 339,700         | 138.0       | 0.15      | 0.73         | 1.47       | -1.22    | -1.08       | 11.56      |           |
| Zone: Langley                          | 295,700         | 135.0       | 0.30      | 1.96         | 0.52       | -0.81    | -3.57       | 9.76       |           |
| Aldergrove Langley                     | 213,300         | 126.2       | 0.16      | -2.25        | -3.66      | -6.59    | -14.21      | 6.14       |           |
| Langley City                           | 256,700         | 143.6       | 0.14      | 3.46         | 3.46       | 2.21     | -0.49       | 14.15      |           |
| Murrayville                            | 312,400         | 142.2       | 1.14      | 4.25         | 3.95       | -0.84    | -1.46       | 13.04      |           |
| Walnut Grove                           | 335,200         | 135.3       | 0.45      | 1.88         | -0.95      | 0.52     | -2.38       | 11.73      |           |
| Willoughby Heights                     | 301,100         | 132.1       | 0.08      | 1.93         | 0.84       | -2.15    | -3.37       | 6.36       |           |
| Zone: Mission                          | 237,800         | 129.7       | -0.99     | -2.04        | -4.00      | -4.28    | -11.83      | 9.08       |           |
| Mission BC                             | 237,800         | 129.7       | -0.99     | -2.04        | -4.00      | -4.28    | -11.83      | 9.08       |           |
| Zone: N. Delta                         | 283,000         | 137.4       | -0.58     | -2.76        | -0.43      | -2.69    | -4.52       | 8.02       |           |
| Annieville                             | 265,800         | 138.9       | -0.71     | -2.66        | 2.89       | -2.39    | -3.47       | 9.20       |           |
| Nordel                                 | 346,100         | 136.9       | -0.73     | -4.00        | -3.11      | -3.11    | -4.86       | 7.63       |           |
| Scottsdale                             | 305,900         | 137.1       | 0.00      | -1.44        | 1.33       | -2.14    | -4.73       | 7.78       |           |

# Fraser Valley Real Estate Board

2011-06

## Townhouse

|                               | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                               |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Sunshine Hills Woods          | 289,400         | 137.1       | -0.87     | -2.14        | -0.72      | -2.63    | -4.73       | 7.78       |           |
| Zone: North Surrey            | 252,500         | 140.2       | -2.23     | -1.13        | 2.64       | -1.96    | -7.03       | 11.01      |           |
| Guildford                     | 241,500         | 137.5       | -3.64     | -2.27        | 2.38       | -3.64    | -9.66       | 8.44       |           |
| Royal Heights                 | 345,800         | 131.9       | -0.08     | -1.64        | 0.08       | -2.37    | -8.34       | 3.69       |           |
| Whalley                       | 273,900         | 147.6       | 1.23      | 1.65         | 3.43       | 2.36     | 0.75        | 18.46      |           |
| Zone: South Surrey White Rock | 459,500         | 139.8       | 4.56      | 8.79         | 11.22      | 7.54     | 4.95        | 19.90      |           |
| Crescent Bch Ocean Pk.        | 396,400         | 142.1       | -0.56     | 3.35         | 6.20       | 8.64     | 5.34        | 18.71      |           |
| Elgin Chantrell               | 596,600         | 140.6       | -1.26     | 2.25         | 6.43       | 5.32     | 4.23        | 17.46      |           |
| Grandview Surrey              | 484,200         | 139.8       | 13.84     | 18.88        | 19.90      | 9.30     | 7.54        | 26.98      |           |
| King George Corridor          | 396,700         | 137.8       | -1.29     | 2.38         | 4.63       | 5.92     | 2.15        | 15.12      |           |
| Morgan Creek                  | 484,300         | 139.2       | 10.83     | 15.71        | 17.57      | 9.01     | 7.08        | 26.43      |           |
| Sunnyside Park Surrey         | 511,500         | 143.1       | -1.31     | 3.25         | 8.00       | 6.16     | 6.08        | 19.55      |           |
| White Rock                    | 414,600         | 141.4       | -1.26     | 2.69         | 5.13       | 7.53     | 4.82        | 18.13      |           |
| Zone: Surrey                  | 303,600         | 133.6       | 0.00      | -0.45        | 0.75       | -2.34    | -5.25       | 8.71       |           |
| Bear Creek Green Timbers      | 305,100         | 142.3       | 1.21      | 1.21         | 3.04       | -0.42    | -2.87       | 14.21      |           |
| East Newton                   | 229,800         | 127.2       | 0.00      | -3.20        | -0.08      | -5.43    | -9.27       | 3.16       |           |
| Fleetwood Tynehead            | 335,800         | 134.1       | -0.59     | 0.15         | 0.75       | -2.61    | -4.42       | 11.29      |           |
| Panorama Ridge                | 363,900         | 131.9       | 0.46      | 1.31         | 1.85       | 0.61     | -3.58       | 9.46       |           |
| Queen Mary Park Surrey        | 272,600         | 142.6       | 1.21      | 1.42         | 3.26       | -1.04    | -2.66       | 14.45      |           |
| Sullivan Station              | 329,400         | 131.4       | 0.08      | 0.84         | 1.08       | 0.23     | -3.95       | 9.05       |           |
| West Newton                   | 306,800         | 135.5       | -0.29     | -2.02        | -1.17      | -3.28    | -5.84       | 6.53       |           |

# Fraser Valley Real Estate Board

2011-06

## 1 Storey Detached

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 594,300         | 156.2       | 1.03      | 5.61         | 10.16      | 7.13     | 8.17        | 25.76      |           |
| <b>Fraser Valley Real Estate Board</b> | 460,500         | 142.4       | 0.71      | 3.04         | 5.01       | 2.23     | 0.92        | 14.65      |           |
| Zone: Abbotsford                       | 389,000         | 133.4       | -0.30     | 0.30         | 0.53       | -2.27    | -4.58       | 8.81       |           |
| Abbotsford East                        | 409,100         | 132.3       | 0.23      | 4.26         | -0.90      | 0.00     | -3.50       | 12.79      |           |
| Abbotsford West                        | 365,400         | 132.9       | -0.45     | -0.67        | 3.42       | -4.11    | -5.41       | 4.89       |           |
| Aberdeen                               | 518,200         | 132.3       | -0.90     | -0.75        | 2.88       | -3.15    | -5.03       | 8.53       |           |
| Bradner                                | 810,300         | 139.4       | 1.38      | -0.71        | -4.39      | -3.13    | -2.04       | 12.69      |           |
| Central Abbotsford                     | 339,400         | 135.5       | -0.88     | -3.70        | -1.24      | -2.45    | -4.71       | 9.54       |           |
| Matsqui                                | 404,600         | 125.1       | 0.00      | 3.47         | -4.43      | -5.80    | -8.75       | 6.65       |           |
| Poplar                                 | 374,400         | 136.7       | -0.73     | -3.39        | -0.87      | -2.15    | -3.87       | 10.51      |           |
| Sumas Prairie                          | 611,300         | 139.3       | 2.35      | 3.03         | -2.66      | -4.00    | 1.60        | 18.76      |           |
| Zone: Cloverdale                       | 522,400         | 148.8       | 0.00      | 1.57         | 7.75       | 3.55     | 7.36        | 20.98      |           |
| Clayton                                | 759,300         | 140.6       | 0.29      | 1.37         | 6.76       | -1.19    | 1.52        | 14.50      |           |
| Cloverdale BC                          | 475,500         | 149.0       | -0.07     | 1.43         | 7.89       | 3.76     | 7.58        | 21.34      |           |
| Serpentine                             | 1,082,500       | 170.2       | 3.03      | 5.58         | 6.51       | 13.69    | 18.69       | 32.45      |           |
| Zone: Langley                          | 494,200         | 136.2       | 0.52      | 1.64         | 4.21       | -3.47    | -2.71       | 12.10      |           |
| Aldergrove Langley                     | 383,900         | 127.8       | 0.00      | 4.07         | 2.16       | -3.40    | -5.89       | 11.81      |           |
| Brookswood Langley                     | 460,000         | 142.1       | -1.11     | -1.46        | 9.48       | -2.40    | 2.23        | 15.34      |           |
| Campbell Valley                        | 802,800         | 120.3       | -1.07     | -1.64        | 1.01       | -11.28   | -13.64      | -1.31      |           |
| County Line Glen Valley                | 756,400         | 136.8       | 2.70      | 0.88         | -0.73      | -4.40    | -3.87       | 10.59      |           |
| Fort Langley                           | 550,600         | 138.9       | 1.91      | -0.22        | -1.91      | -3.14    | -2.39       | 12.29      |           |
| Langley City                           | 449,800         | 146.0       | 2.46      | 5.04         | 8.47       | 0.55     | 2.67        | 18.31      |           |
| Murrayville                            | 606,000         | 142.4       | -1.39     | 0.92         | 7.31       | -1.73    | 2.45        | 15.68      |           |

# Fraser Valley Real Estate Board

2011-06

## 1 Storey Detached

|                      | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                      |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Otter District       | 765,400         | 124.6       | -1.19     | -1.03        | 1.22       | -7.91    | -10.55      | 2.21       |           |
| Salmon River         | 607,200         | 121.4       | -0.65     | -0.41        | 1.08       | -10.41   | -12.85      | -0.41      |           |
| Walnut Grove         | 468,100         | 133.9       | 1.06      | -0.15        | -2.76      | -6.62    | -5.90       | 8.25       |           |
| Willoughby Heights   | 429,300         | 145.6       | 1.89      | 4.00         | 7.22       | 0.00     | 2.39        | 17.99      |           |
| Zone: Mission        | 352,900         | 133.4       | 1.29      | 2.62         | -0.45      | -0.89    | -8.44       | 8.99       |           |
| Dewdney Deroche      | 337,000         | 132.1       | 1.54      | 5.18         | -1.78      | -1.12    | -9.33       | 7.92       |           |
| Durieu               | 436,900         | 137.2       | 0.51      | 2.62         | -0.58      | 2.54     | -5.83       | 12.09      |           |
| Hatzic               | 359,000         | 134.1       | 1.36      | 3.15         | 0.45       | -0.22    | -7.96       | 9.56       |           |
| Lake Errock          | 254,200         | 138.3       | 1.47      | 4.22         | 2.07       | 3.29     | -5.08       | 12.99      |           |
| Mission BC           | 345,900         | 133.4       | 1.21      | 2.46         | -0.52      | -1.04    | -8.44       | 8.99       |           |
| Mission-West         | 522,000         | 130.0       | 1.64      | 3.42         | 1.25       | -2.26    | -10.78      | 6.21       |           |
| Stave Falls          | 531,500         | 126.5       | 0.40      | 1.61         | -1.56      | -3.95    | -13.18      | 3.35       |           |
| Steelhead            | 490,600         | 135.5       | 3.04      | 2.19         | -0.15      | 1.96     | -7.00       | 10.70      |           |
| Zone: N. Delta       | 491,900         | 150.0       | 0.54      | 2.60         | 6.91       | 5.63     | 6.53        | 17.92      |           |
| Annieville           | 463,000         | 150.8       | 0.13      | 2.86         | 7.87       | 3.57     | 6.12        | 16.63      |           |
| Nordel               | 494,100         | 148.4       | 0.47      | 3.27         | 5.32       | 10.99    | 7.54        | 18.25      |           |
| Scottsdale           | 466,100         | 148.6       | 0.00      | 0.95         | 6.68       | 3.19     | 4.57        | 14.93      |           |
| Sunshine Hills Woods | 598,800         | 153.6       | 2.13      | 4.21         | 8.09       | 6.00     | 9.25        | 26.11      |           |
| Zone: North Surrey   | 426,500         | 147.9       | 0.48      | 3.57         | 5.34       | 5.04     | 3.86        | 15.55      |           |
| Bolivar Heights      | 412,500         | 145.7       | 0.62      | 5.73         | 5.81       | 5.20     | 2.32        | 19.52      |           |
| Bridgeview           | 283,200         | 146.5       | -0.20     | 2.52         | 4.20       | 8.52     | 6.16        | 16.73      |           |
| Cedar Hills          | 417,000         | 148.9       | -0.40     | 0.95         | 5.98       | 3.62     | 6.43        | 13.93      |           |
| Fraser Heights       | 582,400         | 151.5       | 0.46      | 5.28         | 6.32       | 8.91     | 6.39        | 24.28      |           |

# Fraser Valley Real Estate Board

2011-06

## 1 Storey Detached

|                               | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                               |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Guildford                     | 457,600         | 149.4       | 1.49      | 4.55         | 4.70       | 4.84     | 2.47        | 11.91      |           |
| Port Kells                    | 712,200         | 139.2       | -1.90     | 2.58         | 4.58       | 2.05     | -2.25       | 14.19      |           |
| Royal Heights                 | 435,600         | 143.1       | -0.07     | 2.80         | 4.38       | 6.79     | 3.70        | 14.02      |           |
| Whalley                       | 401,100         | 150.5       | 1.14      | 3.37         | 4.37       | 4.51     | 3.22        | 12.73      |           |
|                               |                 |             |           |              |            |          |             |            |           |
| Zone: South Surrey White Rock | 687,900         | 159.1       | 2.71      | 8.53         | 14.71      | 12.04    | 10.87       | 23.62      |           |
| Crescent Bch Ocean Pk.        | 631,200         | 161.1       | 2.29      | 8.78         | 17.68      | 15.07    | 12.26       | 25.17      |           |
| Elgin Chantrell               | 986,100         | 168.3       | 1.45      | 9.43         | 18.94      | 19.96    | 17.28       | 30.77      |           |
| Grandview Surrey              | 1,007,900       | 150.9       | 4.43      | 10.47        | 10.71      | 1.41     | 5.23        | 17.43      |           |
| Hazelmere                     | 1,175,600       | 176.9       | 5.55      | 6.44         | 8.79       | 19.85    | 23.36       | 37.67      |           |
| King George Corridor          | 543,500         | 156.5       | 3.23      | 7.19         | 8.08       | 6.39     | 9.14        | 21.79      |           |
| Morgan Creek                  | 1,234,000       | 156.5       | 2.42      | 8.01         | 8.68       | 5.74     | 9.14        | 21.79      |           |
| Pacific Douglas               | 933,900         | 159.8       | 4.51      | 7.75         | 7.83       | 7.25     | 11.44       | 24.36      |           |
| Sunnyside Park Surrey         | 620,600         | 156.1       | 2.36      | 8.55         | 17.63      | 11.50    | 8.78        | 21.29      |           |
| White Rock                    | 644,300         | 158.4       | 2.52      | 8.94         | 17.68      | 14.20    | 10.38       | 23.08      |           |
|                               |                 |             |           |              |            |          |             |            |           |
| Zone: Surrey                  | 481,900         | 144.4       | 0.49      | 3.29         | 5.48       | 3.29     | 3.59        | 16.45      |           |
| Bear Creek Green Timbers      | 462,600         | 144.1       | 0.98      | 5.26         | 6.98       | 3.45     | 2.86        | 16.49      |           |
| East Newton                   | 466,900         | 142.8       | 1.35      | 6.25         | 3.70       | 1.42     | 2.73        | 12.35      |           |
| Fleetwood Tynehead            | 513,700         | 139.0       | -0.07     | 2.28         | 7.01       | 2.36     | 1.02        | 19.83      |           |
| Panorama Ridge                | 511,900         | 156.4       | 1.10      | 6.47         | 9.14       | 7.64     | 11.24       | 28.41      |           |
| Queen Mary Park Surrey        | 455,700         | 145.7       | 0.00      | 1.11         | 5.89       | 1.82     | 4.15        | 11.48      |           |
| Sullivan Station              | 643,900         | 164.3       | 3.53      | 19.23        | 19.32      | 12.38    | 14.57       | 27.86      |           |
| West Newton                   | 478,500         | 142.2       | -0.63     | -0.84        | 0.57       | 4.18     | 2.08        | 16.75      |           |

# Fraser Valley Real Estate Board

2011-06

## Composite

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 545,500         | 154.0       | 0.65      | 3.63         | 6.80       | 4.55     | 4.41        | 23.10      |           |
| <b>Fraser Valley Real Estate Board</b> | 420,300         | 140.7       | 0.29      | 2.25         | 4.15       | 0.64     | -2.16       | 12.92      |           |
| Zone: Abbotsford                       | 324,600         | 132.7       | -0.75     | -1.12        | 0.38       | -3.49    | -8.23       | 6.42       |           |
| Abbotsford East                        | 411,400         | 133.7       | -0.30     | -0.59        | 1.67       | 0.22     | -2.90       | 12.54      |           |
| Abbotsford West                        | 290,300         | 131.3       | -2.09     | -2.60        | -0.30      | -6.01    | -9.82       | 2.82       |           |
| Aberdeen                               | 506,900         | 128.4       | 0.94      | -1.76        | 0.00       | -6.75    | -7.43       | 5.42       |           |
| Bradner                                | 825,400         | 134.9       | 1.58      | -1.82        | -4.26      | -5.20    | -4.05       | 9.67       |           |
| Central Abbotsford                     | 241,200         | 132.9       | -0.60     | 0.15         | 0.15       | -3.84    | -11.58      | 4.24       |           |
| Matsqui                                | 509,100         | 129.0       | 1.42      | -0.39        | -5.15      | -5.43    | -6.18       | 8.40       |           |
| Poplar                                 | 290,900         | 137.2       | 2.01      | -1.01        | 0.07       | -3.72    | -9.50       | 8.54       |           |
| Sumas Prairie                          | 611,300         | 139.3       | 2.35      | 3.03         | -2.66      | -4.00    | 1.60        | 18.76      |           |
| Zone: Cloverdale                       | 468,100         | 139.3       | 0.07      | 0.94         | 4.11       | -0.78    | -0.29       | 14.74      |           |
| Clayton                                | 477,900         | 134.5       | 0.37      | 1.28         | 2.36       | -1.39    | -1.39       | 14.66      |           |
| Cloverdale BC                          | 466,300         | 142.2       | -0.14     | 0.64         | 5.18       | -0.42    | 0.99        | 16.08      |           |
| Serpentine                             | 1,082,500       | 170.2       | 3.03      | 10.02        | 8.41       | 13.69    | 18.69       | 32.45      |           |
| Zone: Langley                          | 418,800         | 136.2       | 0.44      | 1.26         | 2.48       | -2.30    | -2.99       | 11.27      |           |
| Aldergrove Langley                     | 321,800         | 126.8       | 0.32      | 1.36         | 0.56       | -4.80    | -9.88       | 7.28       |           |
| Brookswood Langley                     | 502,300         | 144.3       | -0.48     | 0.21         | 8.66       | -0.89    | 4.11        | 17.13      |           |
| Campbell Valley                        | 875,100         | 123.8       | 1.14      | 0.90         | 3.51       | -6.50    | -7.20       | 2.40       |           |
| County Line Glen Valley                | 766,100         | 124.4       | 3.67      | 1.88         | 0.24       | -4.89    | -7.58       | 2.05       |           |
| Fort Langley                           | 582,200         | 132.5       | 2.95      | 1.77         | 2.00       | 0.91     | -2.57       | 8.61       |           |
| Langley City                           | 293,400         | 143.1       | 0.70      | 2.73         | 3.32       | 0.63     | -1.58       | 12.85      |           |
| Murrayville                            | 449,500         | 142.3       | -0.42     | 0.64         | 4.17       | -1.39    | -0.49       | 13.66      |           |

# Fraser Valley Real Estate Board

2011-06

## Composite

|                      | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                      |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Otter District       | 641,600         | 134.1       | 1.98      | 0.22         | 2.84       | -3.25    | -7.07       | 7.97       |           |
| Salmon River         | 633,200         | 123.4       | 0.65      | 0.41         | 2.32       | -7.22    | -7.77       | 2.07       |           |
| Walnut Grove         | 416,600         | 135.2       | 0.37      | 1.65         | 0.75       | -1.82    | -2.52       | 11.92      |           |
| Willoughby Heights   | 444,400         | 133.5       | 0.15      | -0.07        | 1.91       | -4.57    | -3.61       | 10.88      |           |
|                      |                 |             |           |              |            |          |             |            |           |
| Zone: Mission        | 351,800         | 132.6       | 0.91      | 2.87         | 0.99       | -1.49    | -9.18       | 8.78       |           |
| Dewdney Deroche      | 411,000         | 130.7       | 1.40      | 5.40         | 0.93       | -2.17    | -9.55       | 7.75       |           |
| Durieu               | 490,700         | 136.1       | 0.67      | 3.73         | 1.26       | 1.57     | -5.88       | 12.29      |           |
| Hatzic               | 384,200         | 135.9       | 0.59      | 4.14         | 2.41       | 1.80     | -6.02       | 12.04      |           |
| Lake Errock          | 285,800         | 134.9       | 0.37      | 4.74         | 3.77       | 1.97     | -6.51       | 11.30      |           |
| Mission BC           | 338,100         | 132.4       | 0.91      | 2.56         | 0.68       | -2.00    | -9.50       | 8.52       |           |
| Mission-West         | 542,100         | 128.3       | 1.02      | 4.48         | 2.97       | 0.23     | -11.09      | 5.95       |           |
| Stave Falls          | 560,300         | 128.1       | 0.31      | 4.06         | 2.15       | -2.88    | -11.04      | 6.22       |           |
| Steelhead            | 490,600         | 135.5       | 3.04      | 2.19         | -0.15      | 1.96     | -7.00       | 10.70      |           |
|                      |                 |             |           |              |            |          |             |            |           |
| Zone: N. Delta       | 477,600         | 148.0       | 0.41      | 2.28         | 4.67       | 2.21     | 4.59        | 17.09      |           |
| Annieville           | 402,700         | 149.4       | 0.20      | 2.26         | 5.81       | 1.36     | 3.18        | 15.99      |           |
| Nordel               | 497,200         | 145.9       | 0.34      | 1.96         | 2.82       | 4.29     | 5.72        | 17.00      |           |
| Scottsdale           | 453,200         | 147.6       | -0.07     | 2.07         | 5.58       | 0.82     | 3.51        | 15.13      |           |
| Sunshine Hills Woods | 586,100         | 149.7       | 1.35      | 2.82         | 4.91       | 2.32     | 7.23        | 22.00      |           |
|                      |                 |             |           |              |            |          |             |            |           |
| Zone: North Surrey   | 360,000         | 148.4       | 0.13      | 2.20         | 5.40       | 1.37     | -4.01       | 13.80      |           |
| Bolivar Heights      | 414,800         | 147.4       | 0.82      | 5.97         | 7.51       | 5.06     | 2.50        | 20.13      |           |
| Bridgeview           | 295,100         | 147.9       | 0.20      | 3.21         | 5.95       | 6.63     | 4.75        | 17.66      |           |
| Cedar Hills          | 403,000         | 148.4       | -0.13     | 1.85         | 6.61       | 2.42     | 2.98        | 14.15      |           |
| Fraser Heights       | 715,000         | 147.1       | -0.41     | 1.45         | 4.62       | 5.45     | 4.25        | 23.20      |           |

# Fraser Valley Real Estate Board

2011-06

## Composite

|                               | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                               |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Guildford                     | 269,300         | 148.6       | -0.67     | 1.02         | 3.84       | -0.54    | -6.01       | 12.92      |           |
| Port Kells                    | 752,800         | 133.6       | -2.20     | 0.23         | 3.01       | 1.37     | -2.34       | 13.70      |           |
| Royal Heights                 | 453,100         | 140.3       | 0.50      | 2.63         | 3.70       | 3.01     | 1.23        | 12.15      |           |
| Whalley                       | 241,800         | 150.0       | 0.94      | 2.60         | 6.38       | -0.40    | -9.86       | 9.17       |           |
|                               |                 |             |           |              |            |          |             |            |           |
| Zone: South Surrey White Rock | 597,800         | 148.9       | 1.50      | 7.82         | 11.29      | 7.82     | 5.53        | 19.98      |           |
| Crescent Bch Ocean Pk.        | 727,100         | 163.1       | 2.07      | 12.17        | 14.06      | 13.98    | 12.17       | 27.52      |           |
| Elgin Chantrell               | 1,151,300       | 168.0       | -0.83     | 7.90         | 21.21      | 18.06    | 18.64       | 33.33      |           |
| Grandview Surrey              | 1,043,000       | 142.4       | 6.67      | 11.77        | 12.57      | 4.86     | -0.56       | 11.42      |           |
| Hazelmere                     | 1,077,700       | 167.4       | 3.91      | 16.66        | 18.47      | 13.80    | 15.61       | 30.17      |           |
| King George Corridor          | 427,500         | 143.8       | 0.00      | 4.43         | 7.07       | 2.71     | 1.41        | 15.04      |           |
| Morgan Creek                  | 736,500         | 140.7       | 4.69      | 10.27        | 10.70      | 7.90     | 8.90        | 24.96      |           |
| Pacific Douglas               | 902,200         | 157.2       | 0.58      | 5.86         | 7.82       | 7.45     | 8.71        | 22.24      |           |
| Sunnyside Park Surrey         | 540,800         | 149.6       | -0.47     | 6.33         | 13.42      | 6.63     | 5.72        | 19.58      |           |
| White Rock                    | 429,400         | 143.8       | 1.63      | 6.76         | 8.28       | 6.28     | 0.00        | 14.22      |           |
|                               |                 |             |           |              |            |          |             |            |           |
| Zone: Surrey                  | 436,200         | 141.0       | 0.14      | 1.81         | 3.15       | 1.22     | -0.77       | 13.44      |           |
| Bear Creek Green Timbers      | 477,500         | 142.1       | 0.71      | 2.67         | 4.33       | 1.86     | 1.14        | 13.14      |           |
| East Newton                   | 442,900         | 135.9       | 0.07      | 1.27         | 0.97       | -0.95    | -3.48       | 9.16       |           |
| Fleetwood Tynehead            | 474,800         | 138.4       | 0.07      | 1.84         | 3.67       | 0.51     | -0.65       | 14.85      |           |
| Panorama Ridge                | 538,000         | 144.6       | 1.47      | 3.66         | 5.01       | 7.67     | 5.62        | 21.72      |           |
| Queen Mary Park Surrey        | 358,400         | 147.8       | 0.14      | 1.65         | 4.90       | 1.09     | 0.20        | 14.22      |           |
| Sullivan Station              | 442,700         | 143.4       | 0.28      | 4.14         | 4.14       | 4.29     | 1.70        | 15.46      |           |
| West Newton                   | 364,900         | 141.6       | -0.49     | -0.21        | 1.51       | -0.35    | -3.34       | 11.85      |           |

# Fraser Valley Real Estate Board

2011-06

## Apartment

| Apartment                              | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 342,200         | 150.1       | 0.27      | 2.11         | 3.59       | 0.87     | -1.96       | 16.63      |           |
| <b>Fraser Valley Real Estate Board</b> | 201,800         | 142.8       | -0.14     | 1.06         | 2.51       | -2.53    | -10.25      | 7.61       |           |
| Zone: Abbotsford                       | 160,600         | 136.1       | -1.73     | -0.73        | -1.31      | -4.69    | -13.92      | 2.02       |           |
| Abbotsford East                        | 189,800         | 149.5       | 0.81      | -0.73        | 1.15       | 1.15     | -9.78       | 13.26      |           |
| Abbotsford West                        | 150,200         | 130.8       | -4.73     | -5.90        | -7.37      | -8.85    | -15.28      | 0.00       |           |
| Central Abbotsford                     | 167,200         | 138.4       | -0.72     | 2.44         | 2.44       | -2.12    | -13.17      | 1.91       |           |
| Poplar                                 | 167,300         | 144.3       | 5.17      | 2.34         | 3.07       | -2.70    | -12.91      | 9.32       |           |
| Zone: Cloverdale                       | 222,300         | 153.6       | 0.07      | 1.05         | 2.88       | -1.73    | -7.53       | 13.36      |           |
| Clayton                                | 250,500         | 154.5       | 0.32      | 1.44         | 3.28       | -1.47    | -6.98       | 14.02      |           |
| Cloverdale BC                          | 212,000         | 152.7       | -0.20     | 0.66         | 2.48       | -1.99    | -8.07       | 12.69      |           |
| Zone: Langley                          | 213,000         | 139.7       | -0.36     | -0.78        | 1.16       | -3.05    | -7.11       | 8.21       |           |
| Aldergrove Langley                     | 181,500         | 131.5       | -1.42     | -4.36        | -4.01      | -10.54   | -20.64      | -0.38      |           |
| Langley City                           | 214,700         | 142.1       | 0.07      | 1.21         | 0.71       | 0.21     | -4.25       | 10.07      |           |
| Murrayville                            | 238,500         | 140.0       | -1.82     | -6.60        | 0.14       | -5.72    | -6.91       | 9.12       |           |
| Otter District                         | 133,000         | 145.7       | 3.77      | 0.76         | 3.33       | -1.22    | -12.07      | 10.38      |           |
| Walnut Grove                           | 220,700         | 121.3       | -2.33     | -5.16        | 0.50       | -18.81   | -19.35      | -5.46      |           |
| Willoughby Heights                     | 188,000         | 139.3       | -2.04     | -6.95        | 1.16       | -6.70    | -7.38       | 8.57       |           |
| Zone: Mission                          | 182,000         | 154.8       | 5.59      | 2.52         | 3.20       | 4.24     | -6.58       | 17.27      |           |
| Mission BC                             | 182,000         | 154.8       | 5.59      | 2.52         | 3.20       | 4.24     | -6.58       | 17.27      |           |
| Zone: N. Delta                         | 178,200         | 152.6       | 0.07      | 1.19         | 2.97       | -2.86    | -8.46       | 14.14      |           |
| Annieville                             | 151,100         | 154.2       | 0.06      | 1.45         | 3.21       | -3.26    | -7.50       | 15.33      |           |
| Scottsdale                             | 259,900         | 149.4       | 0.13      | 0.81         | 2.33       | -2.10    | -10.38      | 11.74      |           |

# Fraser Valley Real Estate Board

2011-06

## Apartment

| Apartment                     | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                               |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Zone: North Surrey            | 189,900         | 152.0       | 0.66      | 1.88         | 5.34       | -1.62    | -11.63      | 9.51       |           |
| Cedar Hills                   | 132,600         | 146.6       | -0.41     | 1.10         | 3.02       | -4.50    | -12.06      | 9.65       |           |
| Guildford                     | 205,300         | 155.0       | 0.39      | 1.31         | 3.40       | -0.58    | -6.68       | 14.39      |           |
| Whalley                       | 181,300         | 150.1       | 0.87      | 2.32         | 6.91       | -2.21    | -15.20      | 6.23       |           |
| Zone: South Surrey White Rock | 263,000         | 133.7       | 0.30      | 3.64         | 4.13       | -1.47    | -6.83       | 7.22       |           |
| King George Corridor          | 270,500         | 134.9       | -1.03     | 3.69         | 5.97       | -3.92    | -6.25       | 8.01       |           |
| Sunnyside Park Surrey         | 243,800         | 130.9       | -0.46     | 4.14         | 4.55       | -7.56    | -9.03       | 4.80       |           |
| White Rock                    | 264,600         | 133.9       | 1.21      | 3.56         | 3.08       | 1.59     | -6.49       | 7.46       |           |
| Zone: Surrey                  | 198,000         | 150.2       | -0.27     | 1.35         | 2.95       | -2.91    | -9.84       | 12.17      |           |
| East Newton                   | 187,100         | 146.1       | -0.75     | 0.21         | 1.04       | -5.56    | -12.36      | 9.27       |           |
| Fleetwood Tynehead            | 222,600         | 147.4       | -1.40     | -0.47        | 0.41       | -4.29    | -11.26      | 8.78       |           |
| Queen Mary Park Surrey        | 193,100         | 158.1       | 0.19      | 2.93         | 5.54       | 1.09     | -5.16       | 18.25      |           |
| West Newton                   | 197,800         | 145.2       | -0.34     | 0.69         | 1.75       | -5.41    | -12.90      | 8.60       |           |

# Fraser Valley Real Estate Board

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## 2 Storey Detached

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 884,000         | 162.4       | 0.87      | 5.11         | 10.10      | 8.92     | 12.39       | 32.68      |           |
| <b>Fraser Valley Real Estate Board</b> | 611,300         | 141.6       | 0.35      | 3.21         | 5.44       | 2.68     | 2.76        | 17.22      |           |
| Zone: Abbotsford                       | 475,900         | 127.0       | 1.28      | -2.46        | 1.11       | -4.30    | -5.72       | 7.45       |           |
| Abbotsford East                        | 498,700         | 128.3       | 0.71      | -2.06        | 4.56       | -0.85    | -2.73       | 11.37      |           |
| Abbotsford West                        | 420,500         | 124.1       | 1.06      | -3.20        | -3.12      | -8.35    | -10.07      | 1.97       |           |
| Aberdeen                               | 503,200         | 125.9       | 2.19      | -2.40        | -1.87      | -9.16    | -8.77       | 3.45       |           |
| Bradner                                | 847,700         | 126.9       | 2.26      | -4.37        | -4.73      | -8.97    | -8.04       | 4.27       |           |
| Central Abbotsford                     | 394,900         | 125.6       | 3.04      | -2.26        | -2.26      | -7.71    | -8.99       | 3.20       |           |
| Matsqui                                | 681,700         | 134.2       | 2.99      | -5.49        | -6.15      | -4.35    | -2.75       | 10.27      |           |
| Poplar                                 | 425,300         | 126.1       | 2.44      | -2.70        | -2.32      | -8.69    | -8.62       | 3.62       |           |
| Zone: Cloverdale                       | 571,300         | 136.2       | 0.00      | 0.74         | 2.48       | -0.29    | 0.29        | 16.01      |           |
| Clayton                                | 538,400         | 129.8       | 0.70      | 1.80         | 2.93       | 1.72     | 1.01        | 17.68      |           |
| Cloverdale BC                          | 591,200         | 140.4       | -0.28     | 0.29         | 2.33       | -1.34    | 1.08        | 17.20      |           |
| Zone: Langley                          | 581,400         | 135.1       | 0.97      | 1.66         | 3.84       | -1.82    | 0.22        | 14.10      |           |
| Aldergrove Langley                     | 398,300         | 123.6       | 1.98      | 2.66         | 4.83       | -2.14    | -2.22       | 3.43       |           |
| Brookwood Langley                      | 588,000         | 148.3       | 0.61      | 3.27         | 6.92       | 1.92     | 7.78        | 20.28      |           |
| Campbell Valley                        | 973,800         | 127.7       | 3.40      | 3.74         | 6.24       | -0.23    | 1.03        | 6.86       |           |
| County Line Glen Valley                | 811,500         | 116.0       | 3.94      | 2.38         | 1.58       | -4.05    | -8.23       | -2.93      |           |
| Fort Langley                           | 640,700         | 128.2       | 3.64      | 3.81         | 6.30       | 5.78     | 1.42        | 7.28       |           |
| Langley City                           | 494,200         | 141.8       | 1.29      | 3.96         | 6.78       | 1.58     | 3.05        | 15.00      |           |
| Murrayville                            | 611,200         | 143.9       | 0.07      | 3.38         | 5.50       | 1.84     | 4.58        | 16.71      |           |
| Otter District                         | 860,400         | 127.3       | 3.33      | 2.66         | 5.29       | 2.50     | 0.71        | 6.53       |           |
| Salmon River                           | 670,900         | 126.4       | 2.60      | 1.53         | 4.20       | -2.24    | 0.00        | 5.77       |           |

# Fraser Valley Real Estate Board

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## 2 Storey Detached

|                      | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                      |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Walnut Grove         | 528,000         | 138.6       | 0.51      | 3.36         | 2.97       | 2.36     | 3.98        | 17.86      |           |
| Willoughby Heights   | 589,300         | 132.2       | 0.38      | -1.34        | 2.32       | -6.97    | -4.13       | 13.97      |           |
| Zone: Mission        | 419,400         | 127.8       | -0.23     | 5.45         | 6.23       | -2.74    | -9.81       | 7.67       |           |
| Dewdney Deroche      | 594,000         | 127.8       | 1.35      | 6.86         | 8.49       | -4.27    | -9.81       | 7.67       |           |
| Durieu               | 598,700         | 132.8       | 1.14      | 6.75         | 7.70       | -1.26    | -6.28       | 11.88      |           |
| Hatzic               | 442,800         | 139.4       | -0.57     | 6.09         | 6.17       | 6.01     | -1.62       | 17.44      |           |
| Lake Errock          | 361,600         | 132.4       | -0.53     | 5.58         | 5.33       | 1.22     | -6.56       | 11.54      |           |
| Mission BC           | 393,400         | 125.8       | -0.32     | 5.18         | 6.07       | -4.62    | -11.22      | 5.98       |           |
| Mission-West         | 577,500         | 125.2       | -0.08     | 7.01         | 6.37       | 3.13     | -11.64      | 5.48       |           |
| Stave Falls          | 591,400         | 129.6       | 0.08      | 6.49         | 5.88       | -1.82    | -8.54       | 9.18       |           |
| Zone: N. Delta       | 558,200         | 147.2       | 0.55      | 2.51         | 2.58       | -0.47    | 6.67        | 19.97      |           |
| Annieville           | 471,800         | 145.6       | 0.28      | 2.32         | 2.54       | -1.02    | 5.51        | 18.66      |           |
| Nordel               | 530,400         | 146.7       | 0.69      | 2.73         | 2.37       | -0.47    | 6.30        | 19.56      |           |
| Scottsdale           | 503,100         | 146.2       | -0.61     | 1.67         | 1.74       | -1.08    | 5.94        | 19.15      |           |
| Sunshine Hills Woods | 631,300         | 149.2       | 1.15      | 2.83         | 3.40       | 0.20     | 8.12        | 21.60      |           |
| Zone: North Surrey   | 625,900         | 147.8       | 0.07      | 3.00         | 6.79       | 4.67     | 2.78        | 21.55      |           |
| Bolivar Heights      | 427,000         | 150.5       | 0.80      | 6.81         | 11.98      | 4.51     | 0.87        | 19.35      |           |
| Bridgeview           | 326,700         | 151.6       | 1.13      | 5.06         | 10.25      | 3.20     | 1.61        | 20.22      |           |
| Cedar Hills          | 462,500         | 148.8       | 0.61      | 4.86         | 10.22      | 3.91     | -0.27       | 18.00      |           |
| Fraser Heights       | 729,500         | 146.7       | -0.47     | 1.10         | 4.41       | 5.16     | 4.04        | 23.07      |           |
| Guildford            | 492,100         | 152.7       | 0.99      | 6.78         | 11.14      | 5.75     | 2.35        | 21.09      |           |
| Port Kells           | 816,600         | 126.1       | -2.78     | -3.37        | 0.72       | 0.16     | -1.87       | 14.32      |           |
| Royal Heights        | 558,400         | 136.3       | 2.17      | 4.28         | 3.81       | -4.28    | -1.23       | 11.08      |           |

# Fraser Valley Real Estate Board

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## 2 Storey Detached

|                               | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                               |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Whalley                       | 410,100         | 150.8       | 0.67      | 6.05         | 10.64      | 3.93     | 1.07        | 19.59      |           |
| Zone: South Surrey White Rock | 932,800         | 156.6       | 0.00      | 8.83         | 12.74      | 10.36    | 10.52       | 25.99      |           |
| Crescent Bch Ocean Pk.        | 879,600         | 167.8       | 2.25      | 15.80        | 13.00      | 13.84    | 12.62       | 30.58      |           |
| Elgin Chantrell               | 1,320,000       | 171.6       | -1.44     | 8.06         | 23.54      | 18.84    | 20.25       | 35.44      |           |
| Grandview Surrey              | 1,184,000       | 143.6       | -0.69     | 6.53         | 6.37       | 1.20     | -2.11       | 11.58      |           |
| Hazelmere                     | 973,200         | 158.6       | 1.80      | 6.30         | 4.20       | 8.33     | 8.11        | 23.23      |           |
| King George Corridor          | 647,200         | 142.1       | -0.14     | 5.97         | 7.49       | 1.14     | -3.14       | 10.41      |           |
| Morgan Creek                  | 887,700         | 140.7       | 0.36      | 6.59         | 5.39       | 6.83     | 9.92        | 23.96      |           |
| Pacific Douglas               | 872,500         | 156.0       | -1.20     | 6.12         | 7.36       | 7.96     | 6.34        | 21.21      |           |
| Sunnyside Park Surrey         | 814,900         | 167.1       | -2.05     | 6.10         | 20.22      | 16.61    | 17.10       | 31.89      |           |
| White Rock                    | 842,000         | 154.9       | 2.18      | 12.98        | 10.33      | 6.90     | 3.96        | 20.54      |           |
| Zone: Surrey                  | 579,400         | 142.7       | 0.28      | 2.96         | 3.86       | 4.39     | 4.01        | 16.21      |           |
| Bear Creek Green Timbers      | 517,200         | 140.3       | 0.43      | 0.65         | 2.26       | 0.94     | 0.14        | 9.87       |           |
| East Newton                   | 616,400         | 135.9       | -0.22     | 2.26         | 0.67       | 2.88     | 1.27        | 11.94      |           |
| Fleetwood Tynehead            | 614,900         | 141.8       | 1.07      | 3.73         | 5.66       | 3.81     | 4.19        | 17.19      |           |
| Panorama Ridge                | 613,400         | 144.6       | 1.90      | 3.29         | 4.63       | 10.72    | 7.27        | 24.01      |           |
| Queen Mary Park Surrey        | 452,300         | 145.1       | -1.49     | 0.55         | 3.94       | 2.18     | 4.84        | 15.71      |           |
| Sullivan Station              | 576,100         | 151.8       | -0.13     | 5.64         | 4.98       | 5.78     | 3.48        | 17.95      |           |
| West Newton                   | 457,600         | 145.3       | -0.68     | 1.54         | 5.21       | 3.79     | 4.99        | 15.87      |           |