



Summary Report

Fraser Valley Real Estate Board - For Dec 2011

Fraser Valley Real Estate Board

2011-12

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	752,500	159.9	-0.56	-0.81	0.00	10.12	24.05	25.91	
Fraser Valley Real Estate Board	532,700	142.2	-0.21	-0.14	0.14	5.41	11.27	10.83	
Zone: Abbotsford	407,800	128.2	-1.00	-2.06	-2.21	-1.54	3.05	2.07	
Abbotsford East	423,700	123.0	-1.91	-5.24	-5.75	-4.28	2.24	0.41	
Abbotsford West	385,700	132.8	0.45	0.91	1.53	3.43	3.83	3.91	
Aberdeen	511,300	129.5	1.57	0.78	0.86	0.86	1.33	1.65	
Bradner	829,100	135.5	-1.09	-0.44	0.44	-3.83	5.20	7.63	
Central Abbotsford	339,300	129.8	-3.64	-2.11	-2.84	-4.21	2.77	1.64	
Matsqui	533,200	135.1	4.16	3.29	4.73	-0.66	8.43	9.04	
Poplar	384,500	132.0	-2.15	-0.75	-1.71	-2.73	4.51	3.69	
Sumas Prairie	591,100	134.7	0.67	-1.97	-3.30	-5.87	9.51	9.07	
Zone: Cloverdale	551,500	138.4	0.36	-0.22	-0.36	3.28	8.04	10.45	
Clayton	555,900	128.7	0.23	1.58	-1.30	1.74	3.87	8.70	
Cloverdale BC	551,500	142.8	0.49	-1.04	0.00	3.93	10.19	12.35	
Serpentine	1,118,800	175.9	2.75	2.99	3.35	10.08	45.98	33.06	
Zone: Langley	534,800	134.0	-1.33	-1.69	-1.18	2.76	4.85	5.18	
Aldergrove Langley	383,400	125.4	-1.10	-1.95	-0.95	1.79	-2.41	-0.32	
Brookswood Langley	500,900	143.9	-2.24	-1.71	-0.28	8.36	9.43	12.07	
Campbell Valley	882,200	124.8	0.65	0.81	0.81	4.35	-1.34	-2.88	
County Line Glen Valley	819,000	133.0	4.48	4.48	6.91	7.17	4.89	4.72	
Fort Langley	583,100	132.7	0.23	-2.35	0.15	2.16	4.41	4.49	
Langley City	456,400	143.4	-1.17	-1.38	-0.97	6.94	11.77	10.39	
Murrayville	612,500	144.1	-1.44	0.14	0.49	6.66	10.34	13.29	

Fraser Valley Real Estate Board

2011-12

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Otter District	776,900	122.0	0.49	-2.17	-2.87	-0.25	-3.94	-5.13	
Salmon River	637,300	124.2	1.14	0.00	0.65	2.99	-1.97	-3.35	
Walnut Grove	507,100	136.5	-1.02	0.15	-0.51	0.74	8.85	9.46	
Willoughby Heights	538,700	127.5	-3.34	-5.27	-4.78	-2.00	-0.08	-0.55	
Zone: Mission	352,000	125.5	-1.49	-0.55	-4.71	-3.54	-5.71	-3.24	
Dewdney Deroche	390,200	124.1	-0.80	-1.12	-5.05	-4.17	-6.55	-4.24	
Durieu	446,300	123.8	-5.50	-4.84	-9.04	-7.89	-7.06	-4.40	
Hatzic	365,200	129.3	-1.97	-0.61	-4.93	-2.64	-2.85	-0.23	
Lake Errock	270,100	127.5	-1.54	-1.09	-5.49	-1.92	-3.85	-1.54	
Mission BC	341,300	125.5	-1.34	-0.24	-4.42	-3.54	-5.71	-3.24	
Mission-West	513,700	121.6	0.25	-0.16	-5.22	-2.41	-8.43	-6.10	
Stave Falls	519,200	118.7	-3.42	-2.47	-7.34	-5.34	-10.28	-8.13	
Steelhead	467,400	129.1	-3.01	-1.90	-4.72	-4.86	-3.73	-0.92	
Zone: N. Delta	503,600	146.9	-2.59	-2.84	-1.41	3.82	10.20	13.44	
Annieville	458,700	148.0	-2.05	-1.40	-1.07	5.49	10.70	12.46	
Nordel	498,400	146.0	-4.33	-4.64	-1.08	2.82	10.19	15.69	
Scottsdale	468,100	146.5	-1.41	-1.21	-1.01	4.34	9.66	11.41	
Sunshine Hills Woods	599,600	147.1	-2.32	-3.98	-2.78	2.72	10.35	14.65	
Zone: North Surrey	511,800	146.9	-0.14	-0.74	-0.61	5.38	13.09	13.00	
Bolivar Heights	416,400	147.0	0.14	-0.27	0.00	7.38	8.97	12.04	
Bridgeview	303,700	152.2	0.26	0.46	2.91	9.03	15.83	19.56	
Cedar Hills	437,100	152.7	1.53	2.69	2.62	9.70	17.64	14.81	
Fraser Heights	701,400	144.3	-0.21	-2.24	-1.90	2.63	14.61	14.34	

Fraser Valley Real Estate Board

2011-12

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	-1.40	-1.40	-2.38	5.50	12.84	11.23	
Port Kells	701,000	124.4	-5.33	-4.45	-6.89	-4.09	-4.82	-0.96	
Royal Heights	476,100	142.3	-1.25	-2.13	0.92	4.94	8.05	12.85	
Whalley	397,400	148.5	-0.93	-1.00	-1.39	4.50	14.58	11.49	
Zone: South Surrey White Rock	879,700	166.2	2.59	3.81	5.52	19.74	32.96	28.14	
Crescent Bch Ocean Pk.	794,900	172.6	0.76	3.42	4.61	20.03	34.84	32.26	
Elgin Chantrell	1,346,400	184.3	5.13	4.84	7.78	32.21	53.71	41.44	
Grandview Surrey	1,168,800	155.9	7.22	6.85	7.44	15.23	20.95	16.60	
Hazelmere	1,055,800	164.0	-0.61	-2.26	-2.03	3.99	30.37	22.94	
King George Corridor	618,200	157.2	5.79	5.86	5.79	13.75	24.07	17.84	
Morgan Creek	987,300	154.8	1.44	3.68	9.01	15.35	21.13	28.46	
Pacific Douglas	945,300	164.7	4.17	4.44	4.77	12.50	31.44	23.46	
Sunnyside Park Surrey	783,100	172.6	2.74	3.29	5.82	26.26	44.80	32.06	
White Rock	741,100	160.6	-1.95	1.45	2.29	17.23	28.07	22.78	
Zone: Surrey	538,200	143.8	-0.07	0.07	0.35	4.81	13.14	11.13	
Bear Creek Green Timbers	492,800	143.2	-1.10	-0.42	0.77	5.29	11.09	8.32	
East Newton	572,000	138.7	-1.98	-1.91	0.58	2.14	11.14	9.38	
Fleetwood Tynehead	571,000	138.6	-0.22	0.22	-1.56	4.45	10.35	9.74	
Panorama Ridge	560,400	144.0	0.98	-0.76	-2.57	3.00	9.59	12.24	
Queen Mary Park Surrey	471,900	151.0	1.41	2.58	3.71	9.34	18.62	13.88	
Sullivan Station	590,100	154.5	2.86	2.39	1.05	7.29	16.96	14.87	
West Newton	475,200	145.3	-0.55	-0.07	1.04	4.01	15.23	10.66	

Fraser Valley Real Estate Board

2011-12

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	396,700	144.0	-0.21	-1.44	-0.96	2.42	9.59	12.59	
Fraser Valley Real Estate Board	303,000	134.5	-0.22	-0.88	-0.66	1.51	2.13	4.51	
Zone: Abbotsford	236,500	128.1	-2.14	-4.62	-3.25	-1.76	-5.32	-2.51	
Abbotsford East	257,600	135.0	-3.16	-6.05	-5.26	-3.57	-3.23	-0.66	
Abbotsford West	219,300	130.5	-2.17	-5.09	-1.58	4.65	1.79	-2.25	
Central Abbotsford	216,700	113.7	-0.09	-1.90	-2.57	-5.80	-16.15	-7.71	
Poplar	275,300	131.5	-1.42	-2.08	0.77	-2.38	-7.85	0.15	
Zone: Cloverdale	321,500	130.6	-0.46	-1.88	-4.18	-2.76	-1.28	1.63	
Clayton	316,900	128.8	-0.62	-1.90	-4.24	-2.65	-2.65	0.23	
Cloverdale BC	326,200	132.5	-0.30	-1.71	-3.99	-2.57	0.15	3.11	
Zone: Langley	296,800	135.5	0.59	0.59	0.37	0.89	3.12	5.53	
Aldergrove Langley	208,300	123.2	-4.94	-5.08	-2.38	-5.95	-13.67	-6.17	
Langley City	244,700	136.9	-3.59	-1.93	-4.67	-1.37	1.03	5.63	
Murrayville	295,200	134.4	-5.29	-3.17	-5.49	-1.75	-0.81	3.70	
Walnut Grove	339,900	137.2	1.86	1.03	1.40	0.44	5.62	8.20	
Willoughby Heights	310,000	136.0	3.42	3.11	2.95	3.82	6.75	6.08	
Zone: Mission	234,500	127.9	-2.59	-3.40	-1.39	-5.33	-10.37	-2.59	
Mission BC	234,500	127.9	-2.59	-3.40	-1.39	-5.33	-10.37	-2.59	
Zone: N. Delta	280,700	136.3	-0.87	-4.55	-0.80	-1.23	-0.29	3.81	
Annieville	269,600	140.9	-0.28	-3.36	1.44	4.37	3.07	7.31	
Nordel	327,400	129.5	-3.93	-8.80	-5.41	-8.35	-5.27	-1.37	
Scottsdale	312,400	140.0	2.49	-1.06	2.12	3.47	2.41	6.63	

Fraser Valley Real Estate Board

2011-12

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Sunshine Hills Woods	302,100	143.1	1.27	-0.07	4.38	3.62	4.68	8.99	
Zone: North Surrey	260,300	144.5	1.83	-0.41	3.07	5.78	3.21	8.16	
Guildford	258,200	147.0	4.70	1.94	6.91	9.46	3.96	10.44	
Royal Heights	360,700	137.6	1.40	-1.36	4.32	4.40	0.66	4.80	
Whalley	256,200	138.1	-5.60	-6.44	-6.44	-3.22	1.92	1.77	
Zone: South Surrey White Rock	453,300	137.9	-2.20	-1.85	-1.36	9.71	15.69	15.01	
Crescent Bch Ocean Pk.	409,800	146.9	-1.08	-1.34	3.38	9.79	20.51	21.40	
Elgin Chantrell	619,100	145.9	-2.93	-2.47	3.77	10.45	19.69	20.58	
Grandview Surrey	453,700	131.0	-4.10	-2.60	-6.29	12.35	14.21	11.39	
King George Corridor	410,500	142.6	-1.45	-1.31	3.48	8.28	16.98	17.85	
Morgan Creek	454,400	130.6	-1.80	-1.14	-6.18	10.30	13.86	11.05	
Sunnyside Park Surrey	517,900	144.9	-2.42	-3.08	1.26	9.36	18.87	19.75	
White Rock	421,100	143.6	-0.76	-1.58	1.56	6.77	17.80	18.68	
Zone: Surrey	306,500	134.9	0.97	1.28	0.97	1.73	2.74	4.90	
Bear Creek Green Timbers	295,300	137.7	-2.27	-3.30	-3.23	-0.29	1.62	1.47	
East Newton	236,700	131.0	0.61	2.50	2.99	2.91	-1.21	1.71	
Fleetwood Tynehead	337,300	134.7	0.15	1.66	0.45	1.20	3.22	7.42	
Panorama Ridge	369,400	133.9	5.02	5.10	1.52	3.40	7.98	6.10	
Queen Mary Park Surrey	269,000	140.7	-0.57	-1.61	-1.33	1.88	3.84	3.68	
Sullivan Station	326,600	130.3	2.52	3.00	-0.84	0.23	5.08	3.25	
West Newton	318,100	140.5	1.44	-1.06	3.69	2.48	2.78	7.01	

Fraser Valley Real Estate Board

2011-12

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	594,600	156.3	-0.13	-0.13	0.06	10.23	21.82	22.30	
Fraser Valley Real Estate Board	461,200	142.6	-0.63	-0.21	0.14	5.16	10.80	9.95	
Zone: Abbotsford	383,100	131.4	-1.50	-1.79	-1.50	-0.98	4.37	3.55	
Abbotsford East	396,400	128.2	-1.84	-3.97	-3.10	-3.97	4.23	3.81	
Abbotsford West	370,600	134.8	0.37	0.90	1.43	4.90	5.07	4.66	
Aberdeen	517,800	132.2	0.53	-0.75	-0.08	2.80	2.64	2.24	
Bradner	796,400	137.0	-2.35	-1.37	-1.72	-6.04	5.38	8.13	
Central Abbotsford	325,900	130.1	-4.69	-2.91	-3.99	-5.17	3.09	1.40	
Matsqui	410,800	127.0	3.08	0.55	1.52	-2.98	3.25	2.83	
Poplar	362,900	132.5	-3.78	-2.14	-3.07	-3.92	4.99	3.27	
Sumas Prairie	591,100	134.7	0.67	-1.97	-3.30	-5.87	9.51	9.07	
Zone: Cloverdale	506,600	144.3	2.56	-1.97	-3.02	4.49	6.18	12.21	
Clayton	750,100	138.9	5.23	-0.64	-1.21	5.47	1.83	8.09	
Cloverdale BC	457,600	143.4	2.21	-2.45	-3.76	3.84	5.13	11.60	
Serpentine	1,118,800	175.9	2.75	2.99	3.35	10.08	45.98	33.06	
Zone: Langley	495,600	136.6	0.07	-0.15	0.29	4.51	5.32	6.06	
Aldergrove Langley	375,800	125.1	-1.50	-2.27	-2.11	0.00	-3.84	-0.24	
Brookswood Langley	468,400	144.7	0.00	0.07	1.83	11.48	9.21	11.39	
Campbell Valley	803,400	120.4	1.09	1.95	0.08	1.09	-6.52	-6.88	
County Line Glen Valley	804,500	145.5	6.99	5.05	6.36	5.59	11.92	14.84	
Fort Langley	529,200	133.5	-2.91	-3.26	-3.89	-5.72	2.69	5.37	
Langley City	446,700	145.0	-0.34	-1.09	-0.68	7.73	13.37	10.35	
Murrayville	608,100	142.9	-1.38	0.42	0.35	7.69	7.85	10.01	

Fraser Valley Real Estate Board

2011-12

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Otter District	741,500	120.7	-0.58	0.25	-3.13	-1.95	-6.29	-6.65	
Salmon River	620,200	124.0	3.33	3.16	2.14	3.25	-3.73	-4.10	
Walnut Grove	475,100	135.9	1.57	1.42	1.49	-1.31	4.54	7.26	
Willoughby Heights	431,700	146.4	0.62	-0.20	0.55	7.81	14.46	11.42	
Zone: Mission	340,700	128.8	-1.00	-0.16	-3.45	-3.88	-3.95	-1.15	
Dewdney Deroche	324,500	127.2	-0.24	-1.09	-3.71	-5.43	-5.15	-2.38	
Durieu	400,200	125.7	-6.05	-5.56	-8.38	-8.91	-6.26	-3.53	
Hatzic	349,600	130.6	-1.06	0.38	-2.61	-2.17	-2.61	0.23	
Lake Errock	240,400	130.8	-2.61	-2.90	-5.42	-3.47	-2.46	0.38	
Mission BC	334,700	129.1	-0.92	0.08	-3.22	-3.73	-3.73	-0.92	
Mission-West	501,100	124.8	2.13	0.65	-4.00	-2.80	-6.94	-4.22	
Stave Falls	502,500	119.6	-2.13	-1.89	-5.45	-6.93	-10.81	-8.21	
Steelhead	467,400	129.1	-3.01	-1.90	-4.72	-4.86	-3.73	-0.92	
Zone: N. Delta	483,700	147.5	-2.83	-2.70	-1.67	5.13	11.91	13.20	
Annieville	459,300	149.6	-2.09	-0.99	-0.80	7.01	12.48	12.99	
Nordel	484,100	145.4	-5.28	-5.77	-2.02	3.19	11.50	15.86	
Scottsdale	461,400	147.1	-1.61	-0.74	-1.01	5.60	10.60	11.10	
Sunshine Hills Woods	578,100	148.3	-2.31	-4.14	-3.45	4.36	14.25	14.96	
Zone: North Surrey	432,500	150.0	-0.07	0.40	1.42	6.84	14.42	13.81	
Bolivar Heights	421,300	148.8	1.02	0.88	2.13	8.06	9.98	13.50	
Bridgeview	289,500	149.8	0.20	-0.27	2.25	6.54	14.88	19.36	
Cedar Hills	434,100	155.0	1.71	3.40	4.10	10.32	20.34	16.19	
Fraser Heights	610,800	158.9	2.25	2.32	4.88	11.51	17.44	21.21	

Fraser Valley Real Estate Board

2011-12

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Guildford	442,600	144.5	-4.18	-3.60	-3.28	1.26	12.45	8.16	
Port Kells	689,700	134.8	-5.93	-5.80	-3.16	1.28	-0.37	2.82	
Royal Heights	433,200	142.3	-2.67	-3.53	-0.56	3.79	9.13	13.39	
Whalley	396,100	148.6	-1.46	-1.52	-1.26	3.05	15.64	11.23	
Zone: South Surrey White Rock	717,300	165.9	0.12	3.11	4.27	19.61	40.36	25.68	
Crescent Bch Ocean Pk.	670,800	171.2	0.23	4.84	6.27	25.05	46.08	29.70	
Elgin Chantrell	1,045,900	178.5	-0.72	2.59	6.06	26.15	52.30	35.23	
Grandview Surrey	1,112,700	166.6	9.10	10.62	10.40	22.23	38.26	26.02	
Hazelmere	1,145,000	172.3	-3.47	-2.60	-2.60	5.97	42.99	30.33	
King George Corridor	572,600	164.9	4.43	4.76	5.37	13.88	36.85	24.74	
Morgan Creek	1,279,000	162.2	1.37	3.18	3.64	12.64	34.61	22.69	
Pacific Douglas	957,800	163.9	1.36	2.44	2.57	10.59	36.02	23.98	
Sunnyside Park Surrey	634,900	159.7	-2.80	1.33	2.31	20.35	36.26	20.98	
White Rock	660,600	162.4	-2.52	1.44	2.53	20.65	38.57	23.03	
Zone: Surrey	484,200	145.1	-0.96	-0.21	0.48	5.99	13.71	11.10	
Bear Creek Green Timbers	457,500	142.5	-2.20	-1.86	-1.11	5.79	9.62	6.98	
East Newton	467,900	143.1	-3.38	-1.24	0.21	3.92	17.20	10.93	
Fleetwood Tynehead	513,000	138.8	0.22	-0.93	-0.14	6.85	9.12	11.58	
Panorama Ridge	514,200	157.1	1.62	0.77	0.45	9.63	21.03	21.78	
Queen Mary Park Surrey	472,300	151.0	1.34	3.00	3.64	9.74	17.24	13.19	
Sullivan Station	669,400	170.8	2.46	3.45	3.96	24.04	41.74	29.20	
West Newton	474,200	140.9	-2.83	-1.61	-0.91	-0.35	8.89	6.34	

Fraser Valley Real Estate Board

2011-12

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	541,300	152.8	-0.33	-0.91	-0.78	5.96	16.02	18.54	
Fraser Valley Real Estate Board	418,500	140.1	-0.21	-0.43	-0.43	3.70	5.74	7.27	
Zone: Abbotsford	319,700	130.7	0.08	-1.13	-1.51	-1.13	-0.61	-0.15	
Abbotsford East	388,000	126.1	-2.25	-5.47	-5.68	-4.11	0.88	0.32	
Abbotsford West	290,500	131.4	-1.35	-1.05	0.08	-0.23	-1.28	-1.79	
Aberdeen	511,300	129.5	1.57	0.78	0.86	0.86	1.33	1.65	
Bradner	829,100	135.5	-1.09	-0.44	0.44	-3.83	5.20	7.63	
Central Abbotsford	244,100	134.5	4.91	3.38	1.20	1.36	-1.32	1.20	
Matsqui	534,000	135.3	4.32	3.44	4.88	-0.51	8.59	9.20	
Poplar	283,000	133.5	-2.05	-0.96	-2.70	-2.63	-3.54	-0.67	
Sumas Prairie	591,100	134.7	0.67	-1.97	-3.30	-5.87	9.51	9.07	
Zone: Cloverdale	462,000	137.5	0.29	-0.22	-1.29	2.77	4.56	8.01	
Clayton	465,500	131.0	-0.23	0.15	-2.60	-0.30	0.61	6.33	
Cloverdale BC	464,000	141.5	0.57	-0.42	-0.49	4.66	7.12	10.20	
Serpentine	1,106,100	173.9	1.58	1.81	2.17	10.76	44.32	31.54	
Zone: Langley	413,200	134.4	-1.03	-1.39	-1.32	1.13	2.28	3.62	
Aldergrove Langley	316,700	124.8	-2.12	-2.65	-1.58	-1.03	-7.42	-3.41	
Brookswood Langley	500,900	143.9	-2.24	-1.71	-0.28	8.36	9.43	12.07	
Campbell Valley	882,200	124.8	0.65	0.81	0.81	4.35	-1.34	-2.88	
County Line Glen Valley	817,800	132.8	4.32	4.32	6.75	7.01	4.73	4.57	
Fort Langley	583,100	132.7	0.23	-2.35	0.15	2.16	4.41	4.49	
Langley City	284,700	138.9	-1.63	-2.32	-2.94	0.29	2.28	3.58	
Murrayville	441,900	139.9	-3.05	-1.41	-1.69	2.42	4.09	7.12	

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	602,400	125.9	-1.64	-2.93	-6.11	-3.45	-7.43	-5.34	
Salmon River	637,300	124.2	1.14	0.00	0.65	2.99	-1.97	-3.35	
Walnut Grove	416,000	135.0	-0.22	0.00	-0.15	0.60	4.73	6.64	
Willoughby Heights	438,100	131.6	-0.45	-1.57	-1.42	0.46	2.57	2.17	
Zone: Mission	335,600	126.5	-1.71	-0.78	-4.60	-3.66	-6.16	-3.14	
Dewdney Deroche	390,200	124.1	-0.80	-1.12	-5.05	-4.17	-6.55	-4.24	
Durieu	446,300	123.8	-5.50	-4.84	-9.04	-7.89	-7.06	-4.40	
Hatzic	365,500	129.3	-1.90	-0.54	-4.86	-2.56	-2.85	-0.23	
Lake Errock	270,100	127.5	-1.54	-1.09	-5.49	-1.92	-3.85	-1.54	
Mission BC	323,800	126.8	-1.55	-0.55	-4.23	-3.57	-6.14	-3.06	
Mission-West	513,700	121.6	0.25	-0.16	-5.22	-2.41	-8.43	-6.10	
Stave Falls	519,200	118.7	-3.42	-2.47	-7.34	-5.34	-10.28	-8.13	
Steelhead	467,400	129.1	-3.01	-1.90	-4.72	-4.86	-3.73	-0.92	
Zone: N. Delta	470,800	145.9	-2.54	-3.19	-1.42	3.18	8.40	12.06	
Annieville	399,200	148.1	-2.05	-1.92	-0.87	4.89	8.18	11.44	
Nordel	487,700	143.1	-4.22	-5.36	-1.92	0.85	8.00	13.39	
Scottsdale	449,500	146.4	-1.55	-1.61	-0.81	4.72	8.44	10.99	
Sunshine Hills Woods	573,900	146.6	-1.94	-3.62	-2.07	2.73	9.73	14.09	
Zone: North Surrey	355,900	146.7	-0.14	-0.74	-1.15	4.19	3.24	7.24	
Bolivar Heights	417,600	148.4	0.82	0.47	0.68	8.24	10.01	13.11	
Bridgeview	303,700	152.2	0.20	0.46	2.91	9.03	15.83	19.56	
Cedar Hills	412,000	151.7	1.27	2.15	2.22	8.98	14.92	13.55	
Fraser Heights	701,400	144.3	-0.21	-2.24	-1.90	2.63	14.61	14.34	

Fraser Valley Real Estate Board

2011-12

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Guildford	272,800	150.5	2.17	1.83	1.28	5.17	2.73	9.45	
Port Kells	703,800	124.9	-4.95	-4.07	-6.51	-3.70	-4.44	-0.56	
Royal Heights	458,300	141.9	-1.05	-2.07	1.14	4.88	7.26	11.82	
Whalley	230,700	143.1	-2.92	-3.51	-4.60	1.49	-5.73	-1.24	
Zone: South Surrey White Rock	612,200	152.5	0.73	1.40	2.42	13.98	21.42	20.84	
Crescent Bch Ocean Pk.	759,200	170.3	0.53	3.02	4.41	19.09	33.57	31.30	
Elgin Chantrell	1,235,600	180.3	4.40	4.16	7.32	30.09	50.12	39.88	
Grandview Surrey	1,048,800	143.2	1.63	2.14	0.56	13.20	14.10	7.67	
Hazelmere	1,026,800	159.5	-3.33	-4.95	-4.72	12.88	26.79	19.57	
King George Corridor	439,100	147.7	1.10	0.96	2.71	9.98	15.39	16.12	
Morgan Creek	756,400	144.5	0.35	1.98	2.70	13.69	18.35	21.02	
Pacific Douglas	946,400	164.9	4.30	4.57	4.90	13.10	31.60	23.61	
Sunnyside Park Surrey	559,600	154.8	0.98	0.98	3.48	17.36	24.64	21.99	
White Rock	422,000	141.3	-2.35	-1.12	-1.74	6.40	11.00	12.86	
Zone: Surrey	437,200	141.3	0.00	-0.07	0.21	3.37	7.45	8.36	
Bear Creek Green Timbers	479,600	142.7	-1.25	-0.70	0.42	4.77	10.28	7.70	
East Newton	447,400	137.3	-1.36	-1.01	1.03	2.01	4.89	6.43	
Fleetwood Tynehead	471,100	137.3	-0.15	0.81	-0.79	2.85	6.60	8.28	
Panorama Ridge	529,000	142.2	1.72	0.35	-1.66	3.27	9.47	11.09	
Queen Mary Park Surrey	357,900	147.6	-0.47	-1.14	-0.14	4.76	8.21	9.17	
Sullivan Station	442,700	143.4	2.58	2.36	0.00	4.14	12.38	10.39	
West Newton	370,800	143.9	0.07	-0.62	1.62	3.15	5.73	7.95	

Fraser Valley Real Estate Board

2011-12

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	335,800	147.3	-0.14	-0.81	-1.87	1.66	8.71	11.51	
Fraser Valley Real Estate Board	196,900	139.3	-0.43	-1.00	-2.45	0.00	-5.17	-0.29	
Zone: Abbotsford	163,200	138.3	4.46	3.75	1.62	0.29	-4.02	-3.29	
Abbotsford East	181,900	143.3	-3.04	0.28	-4.15	-3.04	-6.52	-0.35	
Abbotsford West	148,200	129.1	-3.87	-1.75	-1.30	-8.57	-10.28	-11.45	
Central Abbotsford	174,200	144.2	11.01	7.69	4.19	6.74	1.12	2.63	
Poplar	158,600	136.8	-2.29	-0.36	-5.20	-2.29	-10.76	-4.87	
Zone: Cloverdale	221,500	153.1	1.73	3.24	-0.33	2.55	-1.73	7.51	
Clayton	244,400	150.7	-0.40	1.01	-2.46	0.74	-3.27	5.83	
Cloverdale BC	215,400	155.1	3.61	5.22	1.57	4.09	-0.45	8.92	
Zone: Langley	204,300	134.0	-2.40	-3.32	-4.08	-2.97	-5.17	-3.25	
Aldergrove Langley	169,700	123.0	-3.61	-1.99	-6.46	-10.22	-19.77	-14.46	
Langley City	207,200	137.1	-1.30	-3.04	-3.52	-2.83	-2.28	-0.80	
Murrayville	231,600	136.0	-4.49	-3.20	-2.86	-2.72	-2.93	-1.02	
Otter District	119,600	131.0	-4.52	-4.10	-10.09	-7.09	-14.55	-8.90	
Walnut Grove	203,200	111.7	-8.44	-7.99	-7.91	-7.46	-20.27	-18.70	
Willoughby Heights	184,300	136.6	-2.50	-1.51	-1.94	-0.80	-2.50	-0.58	
Zone: Mission	170,100	144.7	-2.82	-1.23	-6.52	-3.53	-5.61	0.63	
Mission BC	170,100	144.7	-2.82	-1.23	-6.52	-3.53	-5.61	0.63	
Zone: N. Delta	170,600	146.1	-3.56	-5.13	-4.26	-1.42	-6.23	3.40	
Annieville	145,200	148.2	-3.39	-4.51	-3.89	-0.80	-4.88	4.88	
Scottsdale	246,300	141.6	-4.32	-6.47	-5.22	-3.01	-9.11	0.21	

Fraser Valley Real Estate Board

2011-12

Apartment

Apartment	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Zone: North Surrey	183,400	146.8	-1.01	-1.08	-3.42	1.73	-7.67	-0.14	
Cedar Hills	130,100	143.9	-1.77	-4.07	-1.84	1.12	-7.64	1.84	
Guildford	203,900	153.9	2.06	3.08	-0.71	2.67	-1.22	8.08	
Whalley	171,600	142.1	-3.14	-3.86	-5.33	1.21	-12.18	-5.46	
Zone: South Surrey White Rock	251,600	127.9	-2.59	-3.33	-4.34	-0.39	-2.29	4.07	
King George Corridor	263,800	131.6	-3.16	-3.80	-2.45	3.38	-1.94	5.62	
Sunnyside Park Surrey	246,300	132.2	-0.08	-0.68	0.99	5.59	-1.49	6.10	
White Rock	246,700	124.8	-3.03	-3.85	-6.80	-3.93	-3.11	2.30	
Zone: Surrey	193,500	146.8	-1.54	-3.23	-2.26	0.62	-5.78	3.82	
East Newton	187,000	146.0	-0.75	-1.88	-0.07	0.97	-6.29	3.33	
Fleetwood Tynehead	218,600	144.8	-1.23	1.05	-1.76	-1.36	-7.06	1.69	
Queen Mary Park Surrey	183,400	150.2	-2.91	-6.13	-5.00	0.27	-3.59	6.30	
West Newton	196,800	144.4	-0.55	-2.04	-0.55	1.19	-7.32	2.19	

Fraser Valley Real Estate Board

2011-12

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	884,000	162.4	-0.73	-1.22	0.00	10.10	25.50	28.58	
Fraser Valley Real Estate Board	612,600	141.9	0.28	-0.07	0.21	5.66	11.82	12.00	
Zone: Abbotsford	458,300	122.3	-0.24	-2.78	-3.70	-2.63	0.82	-0.41	
Abbotsford East	454,000	116.8	-2.01	-6.86	-8.96	-4.81	-0.17	-3.71	
Abbotsford West	427,300	126.1	0.72	0.96	1.61	-1.56	-0.39	1.29	
Aberdeen	511,200	127.9	2.24	1.75	1.59	-0.31	1.03	2.73	
Bradner	887,800	132.9	1.14	1.45	4.73	-0.23	4.98	6.75	
Central Abbotsford	404,000	128.5	0.55	1.10	2.31	0.00	1.50	3.21	
Matsqui	756,900	149.0	6.35	8.21	11.03	4.20	17.69	19.68	
Poplar	440,200	130.5	3.65	4.07	3.49	1.08	3.08	4.82	
Zone: Cloverdale	573,800	136.8	-0.22	0.29	0.44	2.93	9.27	10.41	
Clayton	531,000	128.0	-0.16	1.75	-1.39	1.51	4.40	9.59	
Cloverdale BC	600,000	142.5	-0.21	-0.56	1.50	3.86	12.74	12.74	
Zone: Langley	567,200	131.8	-2.59	-3.09	-2.44	1.31	4.35	4.52	
Aldergrove Langley	406,400	126.1	-0.08	-1.18	2.02	6.96	2.02	-0.94	
Brookwood Langley	564,200	142.3	-6.32	-4.94	-4.05	2.60	9.88	13.48	
Campbell Valley	986,000	129.3	0.15	-0.69	1.25	7.57	4.61	1.57	
County Line Glen Valley	860,500	123.0	2.16	2.93	6.03	7.71	-0.49	-3.38	
Fort Langley	660,700	132.2	2.56	-1.71	3.12	9.62	6.96	3.85	
Langley City	483,400	138.7	-3.55	-2.46	-2.19	4.44	7.10	10.61	
Murrayville	615,500	144.9	-1.50	0.00	0.69	6.23	11.89	15.55	
Otter District	836,700	123.8	1.98	-4.99	-2.75	2.40	0.16	-2.75	
Salmon River	660,800	124.5	-1.66	-4.08	-1.50	2.64	0.73	-2.20	

Fraser Valley Real Estate Board

2011-12

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Walnut Grove	521,100	136.8	-2.01	-0.36	-1.30	1.63	10.86	10.50	
Willoughby Heights	555,400	124.6	-4.01	-6.17	-5.75	-3.56	-2.35	-2.35	
Zone: Mission	384,900	117.3	-2.82	-1.51	-8.22	-2.49	-10.05	-8.29	
Dewdney Deroche	546,600	117.6	-2.08	-0.84	-7.98	-0.17	-9.82	-8.05	
Durieu	539,600	119.7	-3.70	-2.37	-9.86	-2.92	-8.21	-6.41	
Hatzic	404,300	127.3	-3.41	-2.23	-8.68	-3.05	-2.38	-0.47	
Lake Errock	339,500	124.3	-0.56	0.40	-6.12	-1.11	-4.68	-2.81	
Mission BC	360,600	115.3	-2.70	-1.45	-8.35	-2.78	-11.58	-9.85	
Mission-West	536,400	116.3	-2.76	-1.27	-7.11	-1.19	-10.81	-9.07	
Stave Falls	537,600	117.8	-4.62	-3.13	-9.10	-3.76	-9.66	-7.90	
Zone: N. Delta	552,100	145.6	-2.22	-3.19	-1.09	1.46	6.67	14.02	
Annieville	461,700	142.5	-1.86	-2.80	-2.13	0.35	4.40	11.59	
Nordel	531,200	146.9	-2.97	-3.04	0.14	2.51	7.62	15.04	
Scottsdale	497,900	144.7	-0.82	-2.56	-1.03	0.70	6.01	13.31	
Sunshine Hills Woods	618,200	146.1	-2.34	-3.82	-2.08	1.25	7.03	14.41	
Zone: North Surrey	609,400	143.9	-0.28	-1.91	-2.64	3.97	12.16	12.60	
Bolivar Heights	403,500	142.2	-2.07	-3.46	-5.51	5.80	6.52	7.97	
Bridgeview	342,700	159.0	0.44	2.38	4.88	15.64	19.10	20.73	
Cedar Hills	452,000	145.4	0.90	0.14	-2.28	7.70	8.91	10.40	
Fraser Heights	710,100	142.8	-0.49	-2.79	-2.66	1.64	14.42	13.60	
Guildford	483,400	150.0	0.81	0.33	-1.77	9.17	12.36	13.90	
Port Kells	738,200	114.0	-3.06	0.26	-9.60	-8.95	-7.01	-2.40	
Royal Heights	583,000	142.3	1.86	1.07	4.40	8.38	4.25	11.43	

Fraser Valley Real Estate Board

2011-12

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Whalley	402,800	148.1	0.61	0.41	-1.79	8.66	10.94	12.45	
Zone: South Surrey White Rock	990,600	166.3	3.94	4.20	6.19	19.73	28.52	29.82	
Crescent Bch Ocean Pk.	909,500	173.5	1.05	2.36	3.40	16.84	26.83	34.39	
Elgin Chantrell	1,429,200	185.8	6.78	5.45	8.28	33.77	54.06	43.03	
Grandview Surrey	1,260,600	152.9	6.62	5.67	6.48	13.26	14.10	13.18	
Hazelmere	966,400	157.5	2.01	-1.38	-0.69	3.48	17.54	16.58	
King George Corridor	687,300	150.9	7.17	6.87	6.19	14.15	12.61	11.70	
Morgan Creek	972,800	154.2	1.38	3.77	9.59	15.51	20.28	28.50	
Pacific Douglas	922,900	165.0	5.36	5.30	5.77	13.56	23.13	22.13	
Sunnyside Park Surrey	874,900	179.4	5.53	4.24	7.36	29.06	48.76	38.11	
White Rock	860,000	158.2	-1.06	1.54	2.13	12.68	15.64	22.54	
Zone: Surrey	580,200	142.9	0.42	0.14	0.14	4.00	12.70	11.21	
Bear Creek Green Timbers	530,500	143.9	0.00	0.98	2.57	4.88	12.60	9.60	
East Newton	621,400	137.0	-1.30	-2.14	0.81	1.48	8.73	8.99	
Fleetwood Tynehead	600,600	138.5	-0.43	0.80	-2.33	3.20	11.07	8.80	
Panorama Ridge	590,900	139.3	0.80	-1.28	-3.67	0.80	5.21	8.91	
Queen Mary Park Surrey	470,400	150.9	1.55	1.34	4.00	8.09	23.39	16.35	
Sullivan Station	579,900	152.8	2.90	2.21	0.66	5.67	14.03	13.10	
West Newton	471,400	149.7	1.63	1.49	3.03	8.40	22.40	15.42	