



# Summary Report

Fraser Valley Real Estate Board - For July 2012

Powered by Altus Group

**Fraser Valley Real Estate Board**

**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>                  | 772,200         | 164.1       | -0.73     | -0.55        | 2.56       | 2.05     | 24.79       | 19.61      |           |
| <b>Fraser Valley Real Estate Board</b> | 551,400         | 147.2       | 0.07      | 1.17         | 3.52       | 3.37     | 15.54       | 8.31       |           |
| Zone: Abbotsford                       | 430,400         | 135.3       | -0.37     | 2.73         | 5.70       | 3.52     | 7.04        | 1.12       |           |
| Abbotsford East                        | 464,000         | 134.7       | -0.30     | 5.56         | 8.28       | 3.62     | 8.28        | 2.82       |           |
| Abbotsford West                        | 393,200         | 135.4       | -0.29     | 0.74         | 2.73       | 3.12     | 5.95        | 0.00       |           |
| Aberdeen                               | 548,400         | 138.9       | -0.29     | 2.89         | 9.98       | 7.09     | 14.70       | 3.58       |           |
| Bradner                                | 854,100         | 139.6       | 0.14      | 3.18         | 4.49       | 3.41     | 7.30        | 1.97       |           |
| Central Abbotsford                     | 350,500         | 134.1       | -1.25     | -0.07        | 3.47       | 2.21     | 3.63        | -1.69      |           |
| Matsqui                                | 556,500         | 141.0       | 0.28      | 2.84         | 7.22       | 8.71     | 13.34       | 7.22       |           |
| Poplar                                 | 384,200         | 131.9       | 0.15      | -1.86        | 0.61       | 0.30     | 2.49        | -2.87      |           |
| Sumas Prairie                          | 667,100         | 152.0       | 6.67      | 10.95        | 15.06      | 9.67     | 20.54       | 15.77      |           |
| Zone: Cloverdale                       | 577,000         | 144.8       | 0.84      | 2.99         | 5.85       | 3.80     | 15.56       | 10.03      |           |
| Clayton                                | 601,300         | 139.2       | 1.68      | 5.06         | 7.08       | 7.91     | 17.97       | 11.99      |           |
| Cloverdale BC                          | 568,100         | 147.1       | 0.48      | 2.22         | 5.30       | 1.80     | 14.92       | 10.35      |           |
| Serpentine                             | 1,092,700       | 171.8       | -0.58     | -4.45        | -0.23      | 1.78     | 32.56       | 16.87      |           |
| Zone: Langley                          | 544,800         | 136.5       | 0.66      | 0.52         | 2.02       | 0.29     | 7.14        | 1.26       |           |
| Aldergrove Langley                     | 397,800         | 130.1       | 1.64      | 2.28         | 5.00       | 2.52     | 5.34        | -1.06      |           |
| Brookwood Langley                      | 517,000         | 148.5       | 0.27      | 3.27         | 1.99       | 2.84     | 14.06       | 9.51       |           |
| Campbell Valley                        | 953,600         | 134.9       | 3.29      | 1.05         | 8.88       | 8.44     | 10.39       | 0.22       |           |
| County Line Glen Valley                | 821,500         | 133.4       | 1.83      | -0.15        | 2.22       | 6.38     | 3.49        | -2.56      |           |
| Fort Langley                           | 595,000         | 135.4       | 0.97      | 2.65         | 4.48       | -0.37    | 4.56        | -1.10      |           |
| Langley City                           | 459,900         | 144.5       | 0.00      | 1.26         | -0.41      | -0.69    | 9.72        | 4.48       |           |
| Murrayville                            | 618,100         | 145.4       | 0.21      | 1.32         | -0.41      | 2.54     | 12.36       | 7.46       |           |

**Single Family Detached**

|                      | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                      |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Otter District       | 808,700         | 127.0       | 2.09      | -2.38        | 5.48       | 1.03     | 4.10        | -5.72      |           |
| Salmon River         | 700,400         | 136.5       | 2.63      | 3.41         | 11.07      | 9.38     | 11.70       | 1.49       |           |
| Walnut Grove         | 517,100         | 139.2       | 0.22      | 1.31         | 2.65       | 1.38     | 10.74       | 5.14       |           |
| Willoughby Heights   | 529,400         | 125.3       | 0.16      | -4.20        | -1.65      | -7.05    | -2.41       | -7.87      |           |
| Zone: Mission        | 359,800         | 128.3       | -1.61     | -0.23        | 3.30       | -1.61    | 0.94        | -7.16      |           |
| Dewdney Deroche      | 405,000         | 128.8       | -0.69     | -2.13        | 5.14       | 0.47     | 1.18        | -6.60      |           |
| Durieu               | 449,900         | 124.8       | -0.79     | -0.72        | 1.79       | -7.69    | -2.04       | -9.30      |           |
| Hatzic               | 369,700         | 130.9       | -2.02     | -2.02        | 2.19       | -2.97    | 3.07        | -5.01      |           |
| Lake Errock          | 280,300         | 132.3       | -1.56     | 0.84         | 5.92       | -1.34    | 5.08        | -3.85      |           |
| Mission BC           | 349,500         | 128.5       | -1.68     | -0.08        | 3.46       | -1.08    | 1.02        | -7.09      |           |
| Mission-West         | 522,200         | 123.6       | -0.56     | 0.32         | 3.60       | -3.13    | -2.22       | -9.98      |           |
| Stave Falls          | 524,500         | 119.9       | -2.12     | 0.76         | 3.81       | -5.81    | -4.31       | -12.03     |           |
| Steelhead            | 480,100         | 132.6       | -0.38     | 0.53         | 1.22       | -1.92    | 2.79        | -5.42      |           |
| Zone: N. Delta       | 527,200         | 153.8       | 0.52      | 0.72         | 3.50       | 2.12     | 16.25       | 11.29      |           |
| Annieville           | 480,000         | 154.9       | 0.32      | 1.57         | 4.17       | 3.06     | 15.17       | 10.72      |           |
| Nordel               | 523,300         | 153.3       | 1.52      | 0.00         | 3.30       | 1.25     | 18.38       | 12.14      |           |
| Scottsdale           | 488,800         | 153.0       | 0.26      | 1.12         | 3.94       | 2.96     | 13.59       | 9.44       |           |
| Sunshine Hills Woods | 629,000         | 154.3       | 0.13      | 0.26         | 2.59       | 1.51     | 17.79       | 13.37      |           |
| Zone: North Surrey   | 529,600         | 152.0       | 0.07      | 0.33         | 2.01       | 2.15     | 17.28       | 10.14      |           |
| Bolivar Heights      | 430,300         | 151.9       | 0.00      | 2.64         | 2.22       | 2.98     | 18.21       | 11.36      |           |
| Bridgeview           | 314,700         | 157.7       | 1.35      | 0.32         | 1.68       | 4.30     | 22.72       | 14.86      |           |
| Cedar Hills          | 453,700         | 158.5       | 0.70      | 1.21         | 2.66       | 6.16     | 21.46       | 13.38      |           |
| Fraser Heights       | 708,200         | 145.7       | -0.95     | -1.29        | -0.48      | -1.75    | 14.01       | 8.09       |           |

**Single Family Detached**

|                               | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                               |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Guildford                     | 498,500         | 158.8       | 0.57      | 0.95         | 4.89       | 4.61     | 20.12       | 11.99      |           |
| Port Kells                    | 688,600         | 122.2       | 1.50      | -0.65        | -0.16      | -8.46    | -1.05       | -6.50      |           |
| Royal Heights                 | 491,900         | 147.0       | 1.31      | -1.01        | 1.94       | 1.94     | 14.13       | 7.53       |           |
| Whalley                       | 422,300         | 157.8       | 0.64      | -0.38        | 4.64       | 4.30     | 18.38       | 10.20      |           |
| Zone: South Surrey White Rock | 879,100         | 166.1       | -0.42     | -0.30        | 0.73       | 4.93     | 31.51       | 18.90      |           |
| Crescent Bch Ocean Pk.        | 784,800         | 170.4       | -1.73     | 1.07         | 4.35       | 2.71     | 31.79       | 20.25      |           |
| Elgin Chantrell               | 1,323,700       | 181.2       | -0.88     | -2.69        | -4.38      | 6.03     | 45.43       | 29.34      |           |
| Grandview Surrey              | 1,165,000       | 155.4       | 0.06      | -2.45        | -1.08      | 5.64     | 17.73       | 7.10       |           |
| Hazelmere                     | 1,059,000       | 164.5       | -0.78     | 0.30         | 4.05       | -0.18    | 25.48       | 13.06      |           |
| King George Corridor          | 646,500         | 164.4       | 3.07      | 1.99         | 4.05       | 10.34    | 25.40       | 13.07      |           |
| Morgan Creek                  | 1,015,400       | 159.2       | 1.08      | 1.40         | 0.51       | 10.33    | 37.72       | 26.05      |           |
| Pacific Douglas               | 940,100         | 163.8       | -0.36     | -1.38        | -0.49      | 3.21     | 25.13       | 12.58      |           |
| Sunnyside Park Surrey         | 784,000         | 172.8       | -1.48     | 0.00         | -0.80      | 5.69     | 38.80       | 23.25      |           |
| White Rock                    | 724,900         | 157.1       | -1.69     | -1.01        | 2.41       | -0.19    | 22.83       | 11.02      |           |
| Zone: Surrey                  | 567,400         | 151.6       | 0.26      | 2.16         | 4.99       | 5.64     | 18.90       | 12.21      |           |
| Bear Creek Green Timbers      | 529,300         | 153.8       | 1.79      | 3.85         | 6.29       | 7.78     | 17.32       | 12.26      |           |
| East Newton                   | 618,600         | 150.0       | 0.81      | 3.16         | 7.37       | 7.91     | 19.52       | 13.55      |           |
| Fleetwood Tynehead            | 602,800         | 146.3       | -0.07     | 0.00         | 4.95       | 4.20     | 17.04       | 10.17      |           |
| Panorama Ridge                | 591,600         | 152.0       | -0.98     | 4.40         | 5.04       | 4.11     | 21.31       | 16.21      |           |
| Queen Mary Park Surrey        | 485,400         | 155.3       | 0.19      | 1.37         | 3.19       | 6.22     | 19.46       | 11.49      |           |
| Sullivan Station              | 589,000         | 154.2       | 0.06      | -0.06        | -0.26      | 0.72     | 16.47       | 7.01       |           |
| West Newton                   | 503,000         | 153.8       | -0.19     | 2.47         | 5.92       | 6.51     | 19.88       | 11.77      |           |

**Townhouse**

|                                        | Benchmark<br>Price | Index<br>(HPI) | % Changes    |                 |               |             |                |               |              |
|----------------------------------------|--------------------|----------------|--------------|-----------------|---------------|-------------|----------------|---------------|--------------|
|                                        |                    |                | One<br>Month | Three<br>Months | Six<br>Months | One<br>Year | Three<br>Years | Five<br>Years | Ten<br>Years |
| <b>Lower Mainland</b>                  | 399,500            | 145.0          | -0.21        | -0.75           | 1.75          | -0.62       | 10.18          | 6.62          |              |
| <b>Fraser Valley Real Estate Board</b> | 303,400            | 134.7          | -0.52        | -0.81           | 1.20          | -0.59       | 4.99           | -0.96         |              |
| Zone: Abbotsford                       | 241,200            | 130.6          | 0.77         | 0.08            | 3.65          | -0.99       | 2.11           | -4.81         |              |
| Abbotsford East                        | 275,800            | 144.5          | -2.50        | 4.41            | 9.80          | 1.19        | 8.16           | 1.33          |              |
| Abbotsford West                        | 209,200            | 124.5          | 2.30         | -6.04           | -3.19         | -6.39       | -1.89          | -8.25         |              |
| Central Abbotsford                     | 226,800            | 119.0          | 4.75         | 2.94            | 4.66          | 4.85        | -0.50          | -9.16         |              |
| Poplar                                 | 289,700            | 138.4          | 0.07         | 0.87            | 9.23          | 4.45        | 5.01           | -1.21         |              |
| Zone: Cloverdale                       | 326,900            | 132.8          | -1.12        | 0.30            | 2.00          | -2.50       | 2.08           | -1.34         |              |
| Clayton                                | 325,700            | 132.4          | -1.05        | 1.69            | 3.04          | -1.71       | 1.77           | -1.63         |              |
| Cloverdale BC                          | 328,200            | 133.3          | -1.19        | -0.97           | 0.91          | -3.20       | 2.46           | -0.97         |              |
| Zone: Langley                          | 292,200            | 133.4          | 0.38         | -1.91           | -0.52         | -1.19       | 4.14           | -0.52         |              |
| Aldergrove Langley                     | 201,200            | 119.0          | -0.08        | -6.74           | -0.34         | -7.25       | -9.71          | -15.06        |              |
| Langley City                           | 265,600            | 148.6          | 2.34         | 9.02            | 6.52          | 5.46        | 13.44          | 6.07          |              |
| Murrayville                            | 329,300            | 149.9          | 1.70         | 8.94            | 8.39          | 6.92        | 14.43          | 7.00          |              |
| Walnut Grove                           | 322,300            | 130.1          | -0.23        | -5.11           | -0.91         | -4.76       | 3.67           | -0.15         |              |
| Willoughby Heights                     | 298,800            | 131.1          | 0.38         | -3.67           | -4.45         | -0.38       | 2.50           | -0.76         |              |
| Zone: Mission                          | 234,200            | 127.7          | 0.16         | -2.59           | 3.32          | -2.67       | -3.11          | -8.85         |              |
| Mission BC                             | 234,200            | 127.7          | 0.16         | -2.59           | 3.32          | -2.67       | -3.11          | -8.85         |              |
| Zone: N. Delta                         | 297,000            | 144.2          | 0.07         | -0.69           | 6.66          | 4.57        | 9.41           | 4.12          |              |
| Annieville                             | 254,100            | 132.8          | 1.68         | -5.55           | -5.21         | -5.35       | 0.76           | -4.12         |              |
| Nordel                                 | 386,900            | 153.0          | -1.29        | 3.38            | 18.97         | 11.84       | 16.08          | 10.47         |              |
| Scottsdale                             | 298,600            | 133.8          | 0.98         | -6.95           | -3.11         | -2.41       | 1.52           | -3.39         |              |

**Townhouse**

|                               | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                               |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Sunshine Hills Woods          | 298,700         | 141.5       | 0.14      | -2.14        | -0.28      | 2.02     | 7.36        | 2.17       |           |
| Zone: North Surrey            | 246,600         | 136.9       | 0.81      | -6.10        | -6.23      | -3.11    | 1.71        | -4.80      |           |
| Guildford                     | 237,100         | 135.0       | 1.35      | -6.70        | -8.72      | -2.88    | 0.37        | -6.32      |           |
| Royal Heights                 | 333,200         | 127.1       | -3.42     | -5.57        | -6.20      | -4.36    | -3.57       | -8.23      |           |
| Whalley                       | 264,800         | 142.7       | -0.14     | -4.36        | 0.92       | -3.45    | 5.86        | -0.35      |           |
| Zone: South Surrey White Rock | 464,100         | 141.2       | -2.96     | 2.17         | 3.75       | 0.43     | 17.08       | 8.20       |           |
| Crescent Bch Ocean Pk.        | 409,200         | 146.7       | -4.43     | -1.21        | 1.24       | 2.88     | 20.15       | 10.55      |           |
| Elgin Chantrell               | 676,000         | 159.3       | 3.04      | 8.59         | 8.37       | 10.32    | 30.47       | 20.05      |           |
| Grandview Surrey              | 459,200         | 132.6       | -1.92     | 5.74         | 4.74       | -5.82    | 12.18       | 5.32       |           |
| King George Corridor          | 416,000         | 144.5       | -4.43     | 0.42         | 1.55       | 3.81     | 18.35       | 8.89       |           |
| Morgan Creek                  | 476,700         | 137.0       | -3.11     | 3.95         | 8.30       | -0.65    | 15.91       | 8.82       |           |
| Sunnyside Park Surrey         | 544,400         | 152.3       | -2.06     | 1.80         | 4.10       | 4.89     | 24.73       | 14.77      |           |
| White Rock                    | 410,500         | 140.0       | -4.44     | -5.72        | -2.57      | -1.20    | 14.66       | 5.50       |           |
| Zone: Surrey                  | 304,500         | 134.0       | -0.67     | -1.11        | 0.98       | 0.60     | 4.04        | -1.76      |           |
| Bear Creek Green Timbers      | 298,100         | 139.0       | 0.29      | -5.83        | -0.07      | -2.39    | 3.12        | -2.93      |           |
| East Newton                   | 250,300         | 138.5       | 0.95      | 5.81         | 8.54       | 9.23     | 7.87        | -0.36      |           |
| Fleetwood Tynehead            | 319,500         | 127.6       | -1.16     | -4.20        | -4.99      | -3.99    | 0.08        | -3.92      |           |
| Panorama Ridge                | 369,100         | 133.8       | -3.53     | 2.29         | 6.53       | 3.24     | 6.61        | 0.60       |           |
| Queen Mary Park Surrey        | 266,100         | 139.2       | -0.29     | -6.45        | -1.49      | -2.73    | 3.26        | -2.79      |           |
| Sullivan Station              | 336,100         | 134.1       | -1.18     | 3.31         | 6.60       | 2.68     | 6.85        | 0.83       |           |
| West Newton                   | 310,200         | 137.0       | -0.29     | -4.20        | -1.15      | -0.15    | 3.95        | -1.08      |           |

**1 Storey Detached**

|                                        | Benchmark<br>Price | Index<br>(HPI) | % Changes    |                 |               |             |                |               |              |
|----------------------------------------|--------------------|----------------|--------------|-----------------|---------------|-------------|----------------|---------------|--------------|
|                                        |                    |                | One<br>Month | Three<br>Months | Six<br>Months | One<br>Year | Three<br>Years | Five<br>Years | Ten<br>Years |
| <b>Lower Mainland</b>                  | 615,900            | 161.9          | -0.49        | 0.06            | 3.72          | 3.25        | 23.68          | 17.49         |              |
| <b>Fraser Valley Real Estate Board</b> | 475,400            | 147.0          | 0.07         | 0.27            | 3.23          | 3.23        | 14.04          | 6.75          |              |
| Zone: Abbotsford                       | 401,500            | 137.7          | -0.43        | 2.23            | 5.03          | 3.77        | 7.16           | 1.92          |              |
| Abbotsford East                        | 428,300            | 138.5          | -0.22        | 5.64            | 9.75          | 4.77        | 9.83           | 5.48          |              |
| Abbotsford West                        | 376,600            | 137.0          | -0.36        | 0.44            | 1.56          | 2.93        | 5.63           | 0.29          |              |
| Aberdeen                               | 588,700            | 150.3          | -0.13        | 3.51            | 12.58         | 13.09       | 24.94          | 10.76         |              |
| Bradner                                | 841,100            | 144.7          | 0.98         | 4.40            | 5.54          | 4.48        | 7.82           | 3.51          |              |
| Central Abbotsford                     | 337,600            | 134.8          | -1.46        | -0.30           | 2.67          | 2.04        | 2.90           | -1.82         |              |
| Matsqui                                | 427,300            | 132.1          | -4.28        | 1.07            | 5.76          | 5.43        | 4.76           | 0.61          |              |
| Poplar                                 | 364,300            | 133.0          | 0.23         | -1.55           | -0.23         | -0.08       | 1.53           | -3.13         |              |
| Sumas Prairie                          | 667,100            | 152.0          | 6.67         | 10.95           | 15.06         | 9.67        | 20.54          | 15.77         |              |
| Zone: Cloverdale                       | 518,900            | 147.8          | 1.51         | -0.94           | 3.65          | -0.40       | 14.31          | 8.52          |              |
| Clayton                                | 755,500            | 139.9          | 1.75         | 0.94            | 3.32          | -0.29       | 8.20           | 3.02          |              |
| Cloverdale BC                          | 470,100            | 147.3          | 1.66         | -0.94           | 3.73          | -0.87       | 13.92          | 8.47          |              |
| Serpentine                             | 1,092,700          | 171.8          | -0.58        | -4.45           | -0.23         | 1.78        | 32.56          | 16.87         |              |
| Zone: Langley                          | 508,300            | 140.1          | 0.07         | 0.57            | 2.56          | 2.71        | 8.60           | 2.49          |              |
| Aldergrove Langley                     | 389,900            | 129.8          | 1.64         | 1.41            | 4.09          | 2.29        | 5.53           | -0.92         |              |
| Brookwood Langley                      | 471,000            | 145.5          | -0.55        | 1.61            | 0.55          | 1.82        | 10.98          | 6.91          |              |
| Campbell Valley                        | 935,600            | 140.2          | 2.34         | 2.94            | 16.16         | 17.13       | 16.54          | 3.32          |              |
| County Line Glen Valley                | 788,500            | 142.6          | 0.07         | -2.46           | -1.38         | 5.86        | 6.26           | 2.00          |              |
| Fort Langley                           | 574,400            | 144.9          | -0.62        | 5.54            | 8.78          | 4.77        | 7.97           | 3.65          |              |
| Langley City                           | 446,100            | 144.8          | -0.89        | 0.28            | -0.96         | -1.83       | 8.95           | 3.80          |              |
| Murrayville                            | 576,600            | 135.5          | -1.95        | -4.58           | -5.18         | -3.56       | 3.36           | -0.44         |              |

**1 Storey Detached**

|                      | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                      |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Otter District       | 813,300         | 132.4       | 1.15      | -2.14        | 9.24       | 8.17     | 10.06       | -2.43      |           |
| Salmon River         | 677,200         | 135.4       | 1.73      | -1.31        | 9.99       | 11.90    | 12.55       | -0.22      |           |
| Walnut Grove         | 495,000         | 141.6       | 0.21      | 1.94         | 5.28       | 6.39     | 5.51        | 1.29       |           |
| Willoughby Heights   | 416,300         | 141.2       | 0.43      | -2.15        | -3.16      | -4.66    | 6.25        | 1.22       |           |
| Zone: Mission        | 344,700         | 130.3       | -1.29     | -1.44        | 1.88       | -0.99    | 1.01        | -7.06      |           |
| Dewdney Deroche      | 340,500         | 133.5       | -0.67     | -1.33        | 5.87       | 3.33     | 3.49        | -4.78      |           |
| Durieu               | 407,600         | 128.0       | -1.46     | -0.08        | 2.32       | -6.23    | -0.78       | -8.70      |           |
| Hatzic               | 360,600         | 134.7       | -1.32     | -0.44        | 3.70       | 1.58     | 4.42        | -3.92      |           |
| Lake Errock          | 257,700         | 140.2       | -0.57     | 4.39         | 8.94       | 2.71     | 8.68        | 0.00       |           |
| Mission BC           | 337,600         | 130.2       | -1.29     | -1.66        | 1.56       | -0.99    | 0.93        | -7.13      |           |
| Mission-West         | 493,900         | 123.0       | -1.68     | -3.45        | -0.16      | -4.73    | -4.65       | -12.27     |           |
| Stave Falls          | 499,500         | 118.9       | -1.74     | -1.82        | 1.89       | -5.03    | -7.83       | -15.19     |           |
| Steelhead            | 480,100         | 132.6       | -0.38     | 0.53         | 1.22       | -1.92    | 2.79        | -5.42      |           |
| Zone: N. Delta       | 508,600         | 155.1       | 1.11      | 0.71         | 2.78       | 2.44     | 17.06       | 11.74      |           |
| Annieville           | 478,700         | 155.9       | 0.65      | 1.10         | 3.38       | 2.63     | 15.14       | 10.96      |           |
| Nordel               | 509,100         | 152.9       | 2.82      | -1.16        | 1.53       | -0.13    | 19.64       | 11.93      |           |
| Scottsdale           | 483,900         | 154.3       | 0.46      | 1.71         | 3.98       | 3.70     | 13.96       | 9.82       |           |
| Sunshine Hills Woods | 618,600         | 158.7       | 0.70      | 0.95         | 1.47       | 4.07     | 22.08       | 17.38      |           |
| Zone: North Surrey   | 445,200         | 154.4       | 0.39      | 0.72         | 2.39       | 3.62     | 18.40       | 10.68      |           |
| Bolivar Heights      | 427,500         | 151.0       | -0.53     | 3.21         | 1.55       | 3.00     | 17.88       | 11.19      |           |
| Bridgeview           | 295,200         | 152.7       | 1.26      | -0.39        | 0.99       | 1.80     | 19.48       | 11.79      |           |
| Cedar Hills          | 446,200         | 159.3       | 0.89      | 1.01         | 2.25       | 6.56     | 21.98       | 13.79      |           |
| Fraser Heights       | 557,000         | 144.9       | -0.89     | -5.05        | -7.77      | -4.98    | 13.11       | 6.70       |           |

**1 Storey Detached**

|                               | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                               |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Guildford                     | 480,600         | 156.9       | 0.97      | 0.84         | 6.73       | 4.32     | 16.92       | 8.73       |           |
| Port Kells                    | 667,700         | 130.5       | 0.62      | 1.71         | -0.76      | -7.38    | 1.87        | -3.90      |           |
| Royal Heights                 | 451,800         | 148.4       | 1.78      | -0.93        | 1.99       | 1.64     | 16.12       | 8.64       |           |
| Whalley                       | 421,400         | 158.1       | 0.32      | -0.63        | 5.33       | 4.36     | 17.81       | 9.56       |           |
| Zone: South Surrey White Rock | 710,000         | 164.2       | -0.73     | -3.58        | 1.11       | 3.60     | 30.52       | 15.07      |           |
| Crescent Bch Ocean Pk.        | 648,800         | 165.6       | -1.02     | -4.61        | 0.98       | 3.82     | 33.33       | 17.70      |           |
| Elgin Chantrell               | 1,022,500       | 174.5       | -1.36     | -5.83        | -0.68      | 3.13     | 40.50       | 24.02      |           |
| Grandview Surrey              | 1,058,000       | 158.4       | -1.92     | -7.80        | -3.83      | 4.62     | 22.22       | 7.76       |           |
| Hazelmere                     | 1,108,500       | 166.8       | -1.65     | -2.80        | 4.84       | -4.03    | 28.70       | 13.47      |           |
| King George Corridor          | 570,200         | 164.2       | 0.00      | -4.37        | -0.85      | 4.59     | 26.70       | 11.70      |           |
| Morgan Creek                  | 1,394,100       | 176.8       | -1.56     | 3.21         | 7.28       | 13.48    | 36.42       | 20.27      |           |
| Pacific Douglas               | 964,800         | 165.1       | 0.73      | -2.37        | 0.30       | 3.77     | 27.39       | 12.31      |           |
| Sunnyside Park Surrey         | 655,900         | 165.0       | -0.30     | 0.86         | 5.50       | 6.45     | 32.85       | 17.27      |           |
| White Rock                    | 648,400         | 159.4       | -0.99     | -3.51        | 1.66       | 1.27     | 28.34       | 13.29      |           |
| Zone: Surrey                  | 507,300         | 152.0       | 0.73      | 1.74         | 4.40       | 4.97     | 18.47       | 11.36      |           |
| Bear Creek Green Timbers      | 487,700         | 151.9       | 1.88      | 1.20         | 5.71       | 4.40     | 16.58       | 12.02      |           |
| East Newton                   | 506,500         | 154.9       | 0.39      | 2.65         | 9.24       | 8.17     | 21.21       | 13.90      |           |
| Fleetwood Tynehead            | 530,000         | 143.4       | 0.56      | 2.50         | 4.06       | 2.65     | 15.74       | 9.63       |           |
| Panorama Ridge                | 536,400         | 163.9       | -2.03     | 2.44         | 2.57       | 5.40     | 26.08       | 21.23      |           |
| Queen Mary Park Surrey        | 479,800         | 153.4       | 0.85      | 0.72         | 1.25       | 4.92     | 17.46       | 9.57       |           |
| Sullivan Station              | 663,900         | 169.4       | -0.82     | -0.59        | 2.42       | 2.98     | 30.71       | 15.24      |           |
| West Newton                   | 503,400         | 149.6       | 1.36      | 1.91         | 4.40       | 5.13     | 16.51       | 8.41       |           |

**Composite**

|                                        | Benchmark<br>Price | Index<br>(HPI) | % Changes    |                 |               |             |                |               |              |
|----------------------------------------|--------------------|----------------|--------------|-----------------|---------------|-------------|----------------|---------------|--------------|
|                                        |                    |                | One<br>Month | Three<br>Months | Six<br>Months | One<br>Year | Three<br>Years | Five<br>Years | Ten<br>Years |
| <b>Lower Mainland</b>                  | 553,300            | 156.2          | -0.45        | -0.38           | 2.23          | 1.17        | 16.13          | 12.05         |              |
| <b>Fraser Valley Real Estate Board</b> | 431,700            | 144.5          | 0.14         | 0.91            | 3.29          | 2.48        | 10.64          | 3.81          |              |
| Zone: Abbotsford                       | 336,100            | 137.4          | -0.29        | 2.00            | 5.69          | 3.62        | 5.45           | -1.29         |              |
| Abbotsford East                        | 421,200            | 136.9          | -0.87        | 5.07            | 8.31          | 2.62        | 7.97           | 2.32          |              |
| Abbotsford West                        | 295,100            | 133.5          | 0.53         | -1.98           | 2.14          | 1.21        | 1.75           | -4.64         |              |
| Aberdeen                               | 548,400            | 138.9          | -0.29        | 2.89            | 9.98          | 7.09        | 14.70          | 3.58          |              |
| Bradner                                | 854,100            | 139.6          | 0.14         | 3.18            | 4.49          | 3.41        | 7.30           | 1.97          |              |
| Central Abbotsford                     | 258,300            | 142.3          | -0.63        | 3.49            | 6.59          | 7.56        | 6.91           | -0.56         |              |
| Matsqui                                | 556,500            | 141.0          | 0.28         | 2.84            | 7.22          | 8.71        | 13.34          | 7.22          |              |
| Poplar                                 | 287,100            | 135.4          | -0.29        | 0.00            | 2.58          | -0.07       | -0.07          | -7.32         |              |
| Sumas Prairie                          | 667,100            | 152.0          | 6.67         | 10.95           | 15.06         | 9.67        | 20.54          | 15.77         |              |
| Zone: Cloverdale                       | 478,800            | 142.5          | 0.56         | 2.22            | 4.32          | 2.00        | 10.64          | 6.42          |              |
| Clayton                                | 493,900            | 139.0          | 0.72         | 4.04            | 5.54          | 3.81        | 9.97           | 7.25          |              |
| Cloverdale BC                          | 473,600            | 144.4          | 0.42         | 1.12            | 3.51          | 0.70        | 11.08          | 7.04          |              |
| Serpentine                             | 1,092,700          | 171.8          | -0.58        | -4.45           | -0.23         | 1.78        | 32.56          | 16.87         |              |
| Zone: Langley                          | 419,100            | 136.3          | 0.44         | 0.22            | 1.49          | 0.07        | 5.33           | -0.37         |              |
| Aldergrove Langley                     | 321,100            | 126.5          | 1.12         | -0.39           | 3.01          | -0.78       | -0.78          | -7.46         |              |
| Brookwood Langley                      | 517,000            | 148.5          | 0.27         | 3.27            | 1.99          | 2.84        | 14.06          | 9.51          |              |
| Campbell Valley                        | 953,600            | 134.9          | 3.29         | 1.05            | 8.79          | 8.44        | 10.39          | 0.22          |              |
| County Line Glen Valley                | 821,500            | 133.4          | 1.83         | -0.15           | 2.46          | 6.38        | 3.49           | -2.56         |              |
| Fort Langley                           | 595,000            | 135.4          | 0.97         | 2.65            | 4.48          | -0.37       | 4.56           | -1.10         |              |
| Langley City                           | 300,700            | 146.7          | 0.34         | 5.16            | 3.90          | 3.31        | 9.40           | 3.53          |              |
| Murrayville                            | 458,300            | 145.1          | 0.69         | 2.33            | 1.97          | 3.20        | 10.51          | 4.16          |              |

**Composite**

|                      | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                      |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Otter District       | 610,100         | 127.5       | 0.55      | -1.01        | 3.16       | -3.92    | -2.45       | -10.27     |           |
| Salmon River         | 700,400         | 136.5       | 2.63      | 3.41         | 11.07      | 9.38     | 11.70       | 1.49       |           |
| Walnut Grove         | 413,300         | 134.1       | 0.07      | -1.40        | 1.59       | -1.18    | 5.84        | 0.98       |           |
| Willoughby Heights   | 422,100         | 126.8       | 0.32      | -5.16        | -4.08      | -5.09    | -1.40       | -6.21      |           |
| Zone: Mission        | 341,400         | 128.7       | -1.53     | -0.46        | 3.04       | -2.05    | 0.23        | -7.68      |           |
| Dewdney Deroche      | 405,000         | 128.8       | -0.69     | -2.13        | 5.14       | 0.47     | 1.18        | -6.60      |           |
| Durieu               | 449,900         | 124.8       | -0.79     | -0.72        | 1.79       | -7.69    | -2.04       | -9.30      |           |
| Hatzic               | 369,800         | 130.8       | -2.02     | -2.02        | 2.19       | -3.04    | 2.99        | -5.08      |           |
| Lake Errock          | 280,300         | 132.3       | -1.56     | 0.84         | 5.92       | -1.34    | 5.08        | -3.85      |           |
| Mission BC           | 329,400         | 129.0       | -1.60     | -0.39        | 3.12       | -1.68    | 0.16        | -7.66      |           |
| Mission-West         | 522,200         | 123.6       | -0.48     | 0.32         | 3.60       | -3.13    | -2.22       | -9.98      |           |
| Stave Falls          | 524,500         | 119.9       | -2.12     | 0.76         | 3.81       | -5.81    | -4.31       | -12.03     |           |
| Steelhead            | 480,100         | 132.6       | -0.38     | 0.53         | 1.22       | -1.92    | 2.79        | -5.42      |           |
| Zone: N. Delta       | 492,700         | 152.7       | 0.33      | 0.39         | 3.67       | 2.00     | 14.55       | 9.78       |           |
| Annieville           | 411,600         | 152.7       | 0.00      | 0.39         | 2.69       | 1.33     | 11.87       | 7.61       |           |
| Nordel               | 522,400         | 153.3       | 0.99      | 0.66         | 5.87       | 2.89     | 18.29       | 12.14      |           |
| Scottsdale           | 466,100         | 151.8       | 0.07      | 0.33         | 3.41       | 2.08     | 12.03       | 8.12       |           |
| Sunshine Hills Woods | 599,400         | 153.1       | 0.07      | 0.07         | 2.41       | 1.73     | 16.78       | 12.33      |           |
| Zone: North Surrey   | 377,200         | 155.5       | 2.44      | 2.71         | 4.08       | 4.50     | 11.47       | 5.21       |           |
| Bolivar Heights      | 429,700         | 152.7       | 0.07      | 2.07         | 1.73       | 3.25     | 18.83       | 11.87      |           |
| Bridgeview           | 314,700         | 157.7       | 1.35      | 0.32         | 1.61       | 4.30     | 22.72       | 14.86      |           |
| Cedar Hills          | 428,300         | 157.7       | 0.83      | 1.22         | 2.80       | 5.91     | 19.29       | 11.76      |           |
| Fraser Heights       | 708,200         | 145.7       | -0.95     | -1.29        | -0.48      | -1.75    | 14.01       | 8.09       |           |

**Composite**

|                               | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                               |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Guildford                     | 277,100         | 152.9       | 1.06      | 0.39         | 0.20       | 2.27     | 8.21        | 2.89       |           |
| Port Kells                    | 688,600         | 122.2       | 1.50      | -0.65        | -0.16      | -8.46    | -1.05       | -6.50      |           |
| Royal Heights                 | 468,900         | 145.2       | 0.76      | -1.63        | 1.11       | 1.33     | 12.47       | 5.99       |           |
| Whalley                       | 265,700         | 164.8       | 6.53      | 8.07         | 11.73      | 10.38    | 9.65        | 3.00       |           |
|                               |                 |             |           |              |            |          |             |            |           |
| Zone: South Surrey White Rock | 611,800         | 152.4       | -0.85     | -0.97        | 1.20       | 2.01     | 21.05       | 10.27      |           |
| Crescent Bch Ocean Pk.        | 748,000         | 167.8       | -1.99     | 0.66         | 3.77       | 2.25     | 30.48       | 19.01      |           |
| Elgin Chantrell               | 1,227,400       | 179.1       | -0.56     | -1.76        | -3.14      | 6.48     | 44.20       | 28.85      |           |
| Grandview Surrey              | 1,048,100       | 143.1       | -1.11     | 0.92         | 1.06       | -0.56    | 12.77       | -0.83      |           |
| Hazelmere                     | 1,057,100       | 164.2       | -0.79     | 0.12         | 3.86       | -0.36    | 25.25       | 12.85      |           |
| King George Corridor          | 444,400         | 149.5       | -1.58     | -2.92        | 1.42       | 3.53     | 17.25       | 6.94       |           |
| Morgan Creek                  | 782,600         | 149.5       | -0.60     | 2.40         | 3.53       | 5.65     | 28.00       | 18.56      |           |
| Pacific Douglas               | 940,100         | 163.8       | -0.36     | -1.38        | -0.49      | 3.21     | 25.13       | 12.58      |           |
| Sunnyside Park Surrey         | 557,000         | 154.1       | -1.97     | -3.08        | -0.96      | 2.94     | 23.38       | 11.51      |           |
| White Rock                    | 416,000         | 139.3       | 0.80      | -0.50        | 2.80       | -2.93    | 8.15        | -0.92      |           |
|                               |                 |             |           |              |            |          |             |            |           |
| Zone: Surrey                  | 452,900         | 146.4       | -0.20     | 1.10         | 3.61       | 3.68     | 12.27       | 6.32       |           |
| Bear Creek Green Timbers      | 514,200         | 153.0       | 1.73      | 3.31         | 6.10       | 7.22     | 16.44       | 11.35      |           |
| East Newton                   | 478,100         | 146.7       | 0.34      | 3.31         | 6.77       | 7.39     | 13.02       | 7.39       |           |
| Fleetwood Tynehead            | 479,300         | 139.7       | 0.00      | -1.06        | 1.45       | 1.38     | 10.09       | 4.33       |           |
| Panorama Ridge                | 557,700         | 149.9       | -1.32     | 4.75         | 6.01       | 4.97     | 19.63       | 14.34      |           |
| Queen Mary Park Surrey        | 361,100         | 148.9       | -0.60     | -2.30        | 0.40       | 0.34     | 9.16        | 3.40       |           |
| Sullivan Station              | 446,400         | 144.6       | -0.48     | 1.33         | 2.12       | 1.05     | 12.44       | 4.86       |           |
| West Newton                   | 383,400         | 148.8       | -0.93     | 0.74         | 3.84       | 4.42     | 10.63       | 5.01       |           |

**Apartment**

|                                        | Benchmark<br>Price | Index<br>(HPI) | % Changes    |                 |               |             |                |               |              |
|----------------------------------------|--------------------|----------------|--------------|-----------------|---------------|-------------|----------------|---------------|--------------|
|                                        |                    |                | One<br>Month | Three<br>Months | Six<br>Months | One<br>Year | Three<br>Years | Five<br>Years | Ten<br>Years |
| <b>Lower Mainland</b>                  | 342,800            | 150.4          | -0.33        | -0.20           | 1.76          | 0.33        | 7.74           | 4.44          |              |
| <b>Fraser Valley Real Estate Board</b> | 206,200            | 145.9          | 0.97         | 1.18            | 4.14          | 2.46        | 2.46           | -4.45         |              |
| Zone: Abbotsford                       | 174,100            | 147.5          | 2.86         | 2.01            | 7.27          | 7.74        | 5.21           | -3.66         |              |
| Abbotsford East                        | 170,900            | 134.6          | -2.60        | -5.87           | -5.87         | -8.56       | -7.43          | -15.93        |              |
| Abbotsford West                        | 156,600            | 136.4          | 0.74         | -3.81           | 5.17          | 3.65        | -1.59          | -9.91         |              |
| Central Abbotsford                     | 188,000            | 155.6          | 4.78         | 5.56            | 9.12          | 11.54       | 10.67          | 1.77          |              |
| Poplar                                 | 161,600            | 139.4          | -1.41        | 2.65            | 2.42          | -2.24       | -4.13          | -12.93        |              |
| Zone: Cloverdale                       | 227,600            | 157.3          | 1.94         | 1.88            | 1.35          | 2.01        | 5.57           | 1.94          |              |
| Clayton                                | 263,500            | 162.5          | 1.25         | 6.98            | 6.49          | 4.97        | 9.06           | 5.31          |              |
| Cloverdale BC                          | 212,400            | 153.0          | 2.41         | -2.17           | -2.80         | -0.39       | 2.68           | -0.84         |              |
| Zone: Langley                          | 216,300            | 141.9          | 0.07         | 3.88            | 4.34          | 2.83        | 3.88           | -2.87         |              |
| Aldergrove Langley                     | 164,200            | 119.0          | -0.50        | -2.86           | -3.25         | -8.95       | -18.16         | -25.67        |              |
| Langley City                           | 221,800            | 146.8          | 0.07         | 5.99            | 5.08          | 4.48        | 7.62           | 1.73          |              |
| Murrayville                            | 235,600            | 138.3          | 0.88         | -3.15           | 0.14          | 0.00        | 2.67           | -5.34         |              |
| Otter District                         | 117,700            | 128.9          | -1.75        | 1.90            | 0.78          | -9.73       | -11.35         | -19.49        |              |
| Walnut Grove                           | 223,400            | 122.8          | 0.16         | 3.80            | 10.13         | 2.33        | -8.83          | -15.95        |              |
| Willoughby Heights                     | 187,000            | 138.6          | 1.39         | -2.53           | 0.00          | 1.46        | 2.90           | -5.13         |              |
| Zone: Mission                          | 165,200            | 140.5          | -1.89        | -0.99           | -1.26         | -7.57       | -3.37          | -12.24        |              |
| Mission BC                             | 165,200            | 140.5          | -1.89        | -0.99           | -1.26         | -7.57       | -3.37          | -12.24        |              |
| Zone: N. Delta                         | 172,500            | 147.7          | -3.90        | -1.80           | -0.07         | -3.65       | -1.93          | -5.50         |              |
| Annieville                             | 147,400            | 150.5          | -3.40        | -1.63           | 0.07          | -3.15       | -0.07          | -3.71         |              |
| Scottsdale                             | 246,300            | 141.6          | -4.71        | -2.01           | -0.28         | -4.84       | -5.98          | -9.40         |              |

**Apartment**

|                               | Benchmark<br>Price | Index<br>(HPI) | % Changes    |                 |               |             |                |               |              |
|-------------------------------|--------------------|----------------|--------------|-----------------|---------------|-------------|----------------|---------------|--------------|
|                               |                    |                | One<br>Month | Three<br>Months | Six<br>Months | One<br>Year | Three<br>Years | Five<br>Years | Ten<br>Years |
| Zone: North Surrey            | 199,000            | 159.3          | 1.40         | 4.46            | 5.71          | 5.15        | 3.51           | -1.97         |              |
| Cedar Hills                   | 134,000            | 148.2          | 0.00         | 1.09            | 2.85          | 0.75        | -1.59          | -5.18         |              |
| Guildford                     | 213,700            | 161.3          | 1.13         | 4.06            | 3.33          | 3.60        | 8.26           | 4.54          |              |
| Whalley                       | 191,200            | 158.3          | 1.67         | 4.83            | 7.47          | 6.38        | 0.19           | -6.00         |              |
| Zone: South Surrey White Rock | 248,700            | 126.4          | 1.28         | -5.39           | 1.36          | -4.89       | -2.02          | -9.65         |              |
| King George Corridor          | 261,800            | 130.6          | -1.66        | -10.61          | -0.61         | -3.19       | 2.19           | -5.84         |              |
| Sunnyside Park Surrey         | 237,300            | 127.4          | -1.92        | -13.16          | -2.52         | -2.15       | -0.31          | -8.15         |              |
| White Rock                    | 245,100            | 124.0          | 3.77         | 0.32            | 3.77          | -6.56       | -4.47          | -11.81        |              |
| Zone: Surrey                  | 195,600            | 148.4          | -3.07        | -1.72           | -0.07         | -1.66       | -1.40          | -4.93         |              |
| East Newton                   | 190,700            | 148.9          | -3.94        | -1.06           | 1.02          | 1.36        | -1.13          | -4.73         |              |
| Fleetwood Tynehead            | 221,400            | 146.6          | 0.00         | 0.48            | -0.27         | -2.53       | -1.61          | -4.99         |              |
| Queen Mary Park Surrey        | 178,700            | 146.3          | -2.92        | -6.87           | -4.38         | -7.52       | -2.86          | -6.40         |              |
| West Newton                   | 205,800            | 151.0          | -3.45        | 2.86            | 4.28          | 3.85        | 0.27           | -3.39         |              |

**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>                  | 901,500         | 165.6       | -0.96     | -0.96        | 1.78       | 1.22     | 25.45       | 21.05      |           |
| <b>Fraser Valley Real Estate Board</b> | 635,900         | 147.3       | 0.07      | 1.94         | 3.66       | 3.44     | 16.90       | 10.01      |           |
| Zone: Abbotsford                       | 491,300         | 131.1       | -0.23     | 3.64         | 7.02       | 3.15     | 7.20        | 0.00       |           |
| Abbotsford East                        | 505,300         | 130.0       | -0.46     | 5.26         | 6.21       | 2.12     | 6.30        | -0.38      |           |
| Abbotsford West                        | 440,900         | 130.1       | -0.23     | 1.80         | 7.79       | 3.83     | 6.46        | -1.21      |           |
| Aberdeen                               | 532,400         | 133.2       | -0.15     | 3.10         | 9.18       | 4.31     | 9.00        | 1.14       |           |
| Bradner                                | 889,800         | 133.2       | -0.37     | 2.07         | 4.23       | 3.74     | 9.00        | 1.14       |           |
| Central Abbotsford                     | 413,700         | 131.6       | -0.23     | 0.92         | 6.90       | 3.30     | 7.69        | -0.08      |           |
| Matsqui                                | 770,100         | 151.6       | 5.20      | 3.20         | 6.01       | 11.72    | 24.06       | 15.11      |           |
| Poplar                                 | 434,800         | 128.9       | 0.08      | -2.42        | 3.53       | 1.98     | 5.48        | -2.13      |           |
| Zone: Cloverdale                       | 604,000         | 144.0       | 0.63      | 4.20         | 6.51       | 4.96     | 16.22       | 11.20      |           |
| Clayton                                | 577,400         | 139.2       | 1.68      | 5.45         | 7.32       | 8.58     | 18.87       | 13.63      |           |
| Cloverdale BC                          | 618,900         | 147.0       | 0.00      | 3.45         | 5.91       | 2.87     | 15.29       | 11.36      |           |
| Zone: Langley                          | 574,900         | 133.6       | 1.14      | 0.38         | 1.52       | -1.69    | 5.95        | 0.30       |           |
| Aldergrove Langley                     | 421,800         | 130.9       | 1.79      | 4.55         | 7.38       | 3.23     | 4.89        | -1.58      |           |
| Brookwood Langley                      | 615,400         | 155.2       | 2.04      | 6.96         | 5.29       | 5.58     | 20.87       | 15.13      |           |
| Campbell Valley                        | 986,700         | 129.4       | 4.19      | -0.84        | 1.65       | -0.38    | 3.69        | -2.71      |           |
| County Line Glen Valley                | 868,900         | 124.2       | 3.41      | 1.06         | 3.93       | 4.46     | -0.48       | -6.62      |           |
| Fort Langley                           | 644,200         | 128.9       | 1.98      | 0.16         | 1.34       | -3.95    | 3.29        | -3.08      |           |
| Langley City                           | 500,800         | 143.7       | 2.13      | 3.90         | 1.27       | 2.64     | 11.92       | 6.60       |           |
| Murrayville                            | 644,400         | 151.7       | 1.54      | 4.98         | 2.50       | 6.38     | 18.15       | 12.54      |           |
| Otter District                         | 808,300         | 119.6       | 3.64      | -2.21        | 0.25       | -8.35    | -4.17       | -10.08     |           |
| Salmon River                           | 731,900         | 137.9       | 3.84      | 9.79         | 12.48      | 5.91     | 10.50       | 3.68       |           |

**2 Storey Detached**

|                      | Benchmark<br>Price | Index<br>(HPI) | % Changes    |                 |               |             |                |               |              |
|----------------------|--------------------|----------------|--------------|-----------------|---------------|-------------|----------------|---------------|--------------|
|                      |                    |                | One<br>Month | Three<br>Months | Six<br>Months | One<br>Year | Three<br>Years | Five<br>Years | Ten<br>Years |
| Walnut Grove         | 526,400            | 138.2          | 0.22         | 1.02            | 1.62          | -0.58       | 12.91          | 6.97          |              |
| Willoughby Heights   | 547,900            | 122.9          | 0.16         | -4.51           | -1.29         | -7.52       | -3.76          | -9.16         |              |
| Zone: Mission        | 404,000            | 123.1          | -2.53        | 2.67            | 7.04          | -3.38       | 0.82           | -6.81         |              |
| Dewdney Deroche      | 557,700            | 120.0          | -0.58        | -1.23           | 4.35          | -4.61       | -1.72          | -9.16         |              |
| Durieu               | 535,100            | 118.7          | 0.76         | -1.41           | 1.54          | -9.53       | -2.78          | -10.14        |              |
| Hatzic               | 397,300            | 125.1          | -3.02        | -4.43           | -0.16         | -10.00      | 2.46           | -5.30         |              |
| Lake Errock          | 336,500            | 123.2          | -2.99        | -3.45           | 1.48          | -6.74       | 0.90           | -6.74         |              |
| Mission BC           | 385,600            | 123.3          | -2.84        | 4.31            | 9.12          | -1.67       | 0.98           | -6.66         |              |
| Mission-West         | 575,600            | 124.8          | 1.79         | 7.77            | 10.54         | -0.24       | 2.21           | -5.53         |              |
| Stave Falls          | 550,800            | 120.7          | -2.43        | 3.07            | 5.60          | -6.80       | -1.15          | -8.63         |              |
| Zone: N. Delta       | 573,700            | 151.3          | -0.59        | 0.73            | 4.78          | 1.48        | 14.62          | 10.52         |              |
| Annieville           | 488,900            | 150.9          | -1.18        | 3.21            | 7.02          | 4.65        | 14.32          | 10.23         |              |
| Nordel               | 556,800            | 154.0          | -0.52        | 1.99            | 6.06          | 3.22        | 16.67          | 12.49         |              |
| Scottsdale           | 512,300            | 148.9          | -0.60        | -0.73           | 3.69          | 0.61        | 12.80          | 8.77          |              |
| Sunshine Hills Woods | 637,200            | 150.6          | -0.40        | -0.40           | 3.51          | -0.66       | 14.09          | 10.01         |              |
| Zone: North Surrey   | 633,600            | 149.6          | -0.27        | -0.13           | 1.56          | 0.74        | 16.33          | 9.92          |              |
| Bolivar Heights      | 437,500            | 154.2          | 1.38         | 1.11            | 3.91          | 2.87        | 18.52          | 10.86         |              |
| Bridgeview           | 363,600            | 168.7          | 1.50         | 1.02            | 1.81          | 9.40        | 29.67          | 21.28         |              |
| Cedar Hills          | 484,900            | 156.0          | -0.06        | 1.76            | 3.93          | 5.05        | 19.91          | 12.15         |              |
| Fraser Heights       | 725,000            | 145.8          | -1.02        | -0.88           | 0.34          | -1.42       | 14.08          | 8.24          |              |
| Guildford            | 517,300            | 160.5          | 0.31         | 1.13            | 3.68          | 4.90        | 23.37          | 15.38         |              |
| Port Kells           | 756,300            | 116.8          | 2.28         | -1.93           | 3.09          | -5.58       | -0.26          | -4.65         |              |
| Royal Heights        | 587,500            | 143.4          | -0.14        | -1.78           | 1.41          | 2.28        | 8.64           | 4.75          |              |

**2 Storey Detached**

|                               | Benchmark<br>Price | Index<br>(HPI) | % Changes    |                 |               |             |                |               |              |
|-------------------------------|--------------------|----------------|--------------|-----------------|---------------|-------------|----------------|---------------|--------------|
|                               |                    |                | One<br>Month | Three<br>Months | Six<br>Months | One<br>Year | Three<br>Years | Five<br>Years | Ten<br>Years |
| Whalley                       | 426,100            | 156.7          | 1.36         | 0.19            | 2.35          | 3.98        | 20.45          | 12.65         |              |
| Zone: South Surrey White Rock | 995,900            | 167.2          | -0.18        | 1.58            | 0.60          | 5.69        | 32.07          | 21.42         |              |
| Crescent Bch Ocean Pk.        | 910,600            | 173.7          | -2.25        | 5.27            | 6.76          | 1.88        | 30.50          | 21.72         |              |
| Elgin Chantrell               | 1,407,700          | 183.0          | -0.81        | -1.88           | -5.28         | 6.77        | 46.75          | 30.71         |              |
| Grandview Surrey              | 1,273,800          | 154.5          | 0.65         | -0.71           | -0.32         | 5.75        | 16.43          | 7.74          |              |
| Hazelmere                     | 996,500            | 162.4          | 0.00         | 3.31            | 3.18          | 3.77        | 22.38          | 13.25         |              |
| King George Corridor          | 749,700            | 164.6          | 5.92         | 8.29            | 8.58          | 15.51       | 24.04          | 14.78         |              |
| Morgan Creek                  | 995,500            | 157.8          | 1.48         | 1.28            | 0.00          | 10.04       | 37.70          | 25.94         |              |
| Pacific Douglas               | 913,900            | 163.4          | -0.67        | -0.97           | -0.73         | 3.09        | 23.13          | 13.95         |              |
| Sunnyside Park Surrey         | 862,700            | 176.9          | -2.16        | -0.62           | -3.65         | 5.17        | 41.86          | 26.36         |              |
| White Rock                    | 838,200            | 154.2          | -2.65        | 2.73            | 3.63          | -2.03       | 15.85          | 8.06          |              |
| Zone: Surrey                  | 614,300            | 151.3          | 0.00         | 2.37            | 5.36          | 6.03        | 19.13          | 12.83         |              |
| Bear Creek Green Timbers      | 574,300            | 155.8          | 1.76         | 6.57            | 6.93          | 11.13       | 18.21          | 12.57         |              |
| East Newton                   | 671,300            | 148.0          | 0.95         | 3.35            | 6.55          | 7.79        | 18.88          | 13.67         |              |
| Fleetwood Tynehead            | 641,300            | 147.9          | -0.47        | -1.40           | 5.42          | 5.12        | 17.85          | 10.46         |              |
| Panorama Ridge                | 628,300            | 148.1          | -0.54        | 5.41            | 6.24          | 4.00        | 20.80          | 15.43         |              |
| Queen Mary Park Surrey        | 498,100            | 159.8          | -1.36        | 2.83            | 8.05          | 9.53        | 24.75          | 16.64         |              |
| Sullivan Station              | 578,700            | 152.5          | 0.13         | -0.07           | -0.65         | 0.26        | 14.92          | 6.35          |              |
| West Newton                   | 497,300            | 157.9          | -1.56        | 2.93            | 7.34          | 7.86        | 23.26          | 15.26         |              |