



# **Summary Report**

**Fraser Valley Real Estate Board - For August 2012**

# Fraser Valley Real Estate Board

2012-08

## 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>                  | 767,500         | 163.1       | -0.61     | -1.57        | 0.68       | 1.30     | 21.99       | 18.19      |           |
| <b>Fraser Valley Real Estate Board</b> | 551,400         | 147.2       | 0.00      | 0.62         | 2.65       | 3.52     | 14.20       | 7.84       |           |
| Zone: Abbotsford                       | 432,000         | 135.8       | 0.37      | 2.57         | 5.43       | 3.98     | 6.34        | 0.67       |           |
| Abbotsford East                        | 465,700         | 135.2       | 0.37      | 4.64         | 8.59       | 4.00     | 7.56        | 2.35       |           |
| Abbotsford West                        | 394,400         | 135.8       | 0.30      | 0.67         | 2.80       | 4.06     | 4.70        | -0.44      |           |
| Aberdeen                               | 545,200         | 138.1       | -0.58     | 3.37         | 8.40       | 6.48     | 12.46       | 2.14       |           |
| Bradner                                | 849,300         | 138.8       | -0.57     | 2.74         | 3.04       | 0.80     | 4.99        | 0.00       |           |
| Central Abbotsford                     | 354,900         | 135.8       | 1.27      | 1.27         | 2.26       | 3.27     | 4.86        | -1.16      |           |
| Matsqui                                | 557,700         | 141.3       | 0.21      | 3.37         | 5.61       | 8.53     | 12.14       | 6.24       |           |
| Poplar                                 | 387,100         | 132.9       | 0.76      | -0.82        | 0.45       | 0.45     | 2.94        | -2.92      |           |
| Sumas Prairie                          | 627,100         | 142.9       | -5.99     | 2.07         | 7.28       | 6.01     | 12.17       | 7.36       |           |
| Zone: Cloverdale                       | 574,200         | 144.1       | -0.48     | 2.27         | 4.19       | 4.27     | 13.64       | 8.75       |           |
| Clayton                                | 593,100         | 137.3       | -1.36     | 3.39         | 6.19       | 6.85     | 15.48       | 9.75       |           |
| Cloverdale BC                          | 567,000         | 146.8       | -0.20     | 1.87         | 3.31       | 2.87     | 13.01       | 9.31       |           |
| Serpentine                             | 1,100,300       | 173.0       | 0.70      | -2.59        | -2.75      | 2.37     | 30.66       | 19.23      |           |
| Zone: Langley                          | 548,000         | 137.3       | 0.59      | 0.59         | 2.62       | 0.29     | 6.68        | 1.40       |           |
| Aldergrove Langley                     | 400,900         | 131.1       | 0.77      | 3.15         | 4.71       | 1.55     | 5.13        | -0.68      |           |
| Brookswood Langley                     | 517,000         | 148.5       | 0.00      | 2.84         | 3.05       | 3.20     | 12.76       | 9.43       |           |
| Campbell Valley                        | 946,500         | 133.9       | -0.74     | 1.21         | 6.78       | 5.77     | 8.16        | -1.18      |           |
| County Line Glen Valley                | 822,100         | 133.5       | 0.07      | 0.53         | 0.53       | 3.73     | 1.60        | -3.68      |           |
| Fort Langley                           | 602,000         | 137.0       | 1.18      | 2.47         | 2.62       | -1.65    | 4.34        | -1.23      |           |
| Langley City                           | 461,800         | 145.1       | 0.42      | -0.14        | 2.98       | -0.21    | 8.93        | 4.31       |           |
| Murrayville                            | 619,800         | 145.8       | 0.28      | 0.69         | 2.10       | 2.53     | 11.38       | 7.52       |           |

# Fraser Valley Real Estate Board

2012-08

## Single Family Detached

|                      | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                      |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Otter District       | 801,700         | 125.9       | -0.87     | -2.48        | 1.94       | -1.49    | 2.03        | -7.15      |           |
| Salmon River         | 697,400         | 135.9       | -0.44     | 3.42         | 9.07       | 7.77     | 9.95        | 0.30       |           |
| Walnut Grove         | 517,500         | 139.3       | 0.07      | 0.36         | 2.50       | 1.60     | 9.08        | 4.58       |           |
| Willoughby Heights   | 540,800         | 128.0       | 2.15      | -1.92        | -0.62      | -5.95    | -0.70       | -6.16      |           |
| Zone: Mission        | 359,800         | 128.3       | 0.00      | -1.38        | 1.74       | 0.31     | 0.08        | -7.50      |           |
| Dewdney Deroche      | 404,300         | 128.6       | -0.16     | -2.50        | 3.38       | 2.23     | 0.08        | -7.15      |           |
| Durieu               | 443,100         | 122.9       | -1.52     | -2.69        | 0.24       | -6.75    | -4.51       | -11.07     |           |
| Hatzic               | 370,800         | 131.3       | 0.31      | -2.09        | 0.69       | -0.68    | 2.66        | -5.13      |           |
| Lake Errock          | 279,700         | 132.0       | -0.23     | -1.05        | 4.68       | 1.46     | 4.10        | -4.49      |           |
| Mission BC           | 349,500         | 128.5       | 0.00      | -1.38        | 1.82       | 0.71     | 0.16        | -7.42      |           |
| Mission-West         | 521,400         | 123.4       | -0.16     | -0.96        | 2.32       | -0.96    | -3.22       | -10.51     |           |
| Stave Falls          | 525,300         | 120.1       | 0.17      | 0.25         | 2.65       | -2.44    | -4.83       | -12.27     |           |
| Steelhead            | 491,000         | 135.6       | 2.26      | 3.04         | -1.17      | 2.96     | 3.99        | -3.69      |           |
| Zone: N. Delta       | 526,200         | 153.5       | -0.20     | 0.39         | 1.45       | 1.93     | 14.47       | 10.59      |           |
| Annieville           | 481,600         | 155.4       | 0.32      | 1.77         | 2.04       | 3.60     | 14.43       | 10.29      |           |
| Nordel               | 516,200         | 151.2       | -1.37     | -1.69        | 0.93       | -0.26    | 14.72       | 10.45      |           |
| Scottsdale           | 491,400         | 153.8       | 0.52      | 1.72         | 1.99       | 3.78     | 13.17       | 9.23       |           |
| Sunshine Hills Woods | 627,700         | 154.0       | -0.19     | -0.13        | 0.85       | 1.05     | 15.53       | 13.24      |           |
| Zone: North Surrey   | 529,600         | 152.0       | 0.00      | -0.85        | 0.93       | 2.43     | 15.85       | 9.75       |           |
| Bolivar Heights      | 429,700         | 151.7       | -0.13     | 1.54         | 2.02       | 2.57     | 16.87       | 10.89      |           |
| Bridgeview           | 306,300         | 153.5       | -2.66     | -3.15        | -0.78      | 2.06     | 17.90       | 11.07      |           |
| Cedar Hills          | 459,700         | 160.6       | 1.32      | 1.32         | 2.82       | 7.93     | 21.76       | 14.47      |           |
| Fraser Heights       | 707,700         | 145.6       | -0.07     | -3.58        | -1.82      | -1.56    | 12.09       | 7.85       |           |

# Fraser Valley Real Estate Board

2012-08

## Single Family Detached

|                               | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                               |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Guildford                     | 496,600         | 158.2       | -0.38     | -0.06        | 2.53       | 4.42     | 18.32       | 10.86      |           |
| Port Kells                    | 685,800         | 121.7       | -0.41     | -1.14        | 0.33       | -5.44    | -2.25       | -7.17      |           |
| Royal Heights                 | 485,800         | 145.2       | -1.22     | -2.16        | 0.00       | 1.33     | 11.01       | 6.06       |           |
| Whalley                       | 421,300         | 157.4       | -0.25     | -0.63        | 2.81       | 4.31     | 16.85       | 9.53       |           |
|                               |                 |             |           |              |            |          |             |            |           |
| Zone: South Surrey White Rock | 875,400         | 165.4       | -0.42     | -0.90        | -0.30      | 4.16     | 28.72       | 18.06      |           |
| Crescent Bch Ocean Pk.        | 782,500         | 169.9       | -0.29     | 0.30         | 3.41       | 1.68     | 29.40       | 19.06      |           |
| Elgin Chantrell               | 1,326,600       | 181.6       | 0.22      | -2.37        | -3.92      | 6.32     | 43.33       | 28.61      |           |
| Grandview Surrey              | 1,143,300       | 152.5       | -1.87     | -5.28        | -3.60      | 4.60     | 13.64       | 6.05       |           |
| Hazelmere                     | 1,086,700       | 168.8       | 2.61      | 3.30         | 3.18       | 1.14     | 26.35       | 17.14      |           |
| King George Corridor          | 634,700         | 161.4       | -1.82     | -0.25        | 0.94       | 9.13     | 20.81       | 12.01      |           |
| Morgan Creek                  | 1,011,600       | 158.6       | -0.38     | 2.19         | 0.44       | 7.96     | 35.56       | 25.18      |           |
| Pacific Douglas               | 918,300         | 160.0       | -2.32     | -3.90        | -4.02      | 1.07     | 19.85       | 11.03      |           |
| Sunnyside Park Surrey         | 787,600         | 173.6       | 0.46      | 0.06         | -0.46      | 6.31     | 36.80       | 22.95      |           |
| White Rock                    | 728,600         | 157.9       | 0.51      | -0.44        | 1.48       | -0.75    | 21.18       | 10.88      |           |
|                               |                 |             |           |              |            |          |             |            |           |
| Zone: Surrey                  | 567,800         | 151.7       | 0.07      | 1.47         | 4.19       | 5.86     | 17.78       | 11.96      |           |
| Bear Creek Green Timbers      | 528,600         | 153.6       | -0.13     | 3.30         | 5.57       | 7.04     | 16.54       | 11.14      |           |
| East Newton                   | 613,600         | 148.8       | -0.80     | 2.55         | 5.23       | 6.51     | 17.54       | 12.56      |           |
| Fleetwood Tynehead            | 599,500         | 145.5       | -0.55     | -1.22        | 2.97       | 4.38     | 15.11       | 8.99       |           |
| Panorama Ridge                | 595,500         | 153.0       | 0.66      | 2.82         | 5.88       | 4.94     | 20.95       | 16.26      |           |
| Queen Mary Park Surrey        | 495,400         | 158.5       | 2.06      | 2.06         | 4.14       | 8.86     | 20.62       | 13.62      |           |
| Sullivan Station              | 575,600         | 150.7       | -2.27     | -2.84        | -2.14      | -0.07    | 12.04       | 5.31       |           |
| West Newton                   | 512,200         | 156.6       | 1.82      | 3.30         | 6.24       | 8.37     | 20.74       | 13.89      |           |

# Fraser Valley Real Estate Board

2012-08

## Townhouse

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 395,900         | 143.7       | -0.90     | -1.58        | 0.63       | -1.58    | 7.88        | 4.89       |           |
| <b>Fraser Valley Real Estate Board</b> | 303,000         | 134.5       | -0.15     | -1.25        | 0.82       | -0.74    | 3.70        | -1.75      |           |
| Zone: Abbotsford                       | 243,200         | 131.7       | 0.84      | 0.92         | 3.21       | 0.08     | 2.01        | -5.25      |           |
| Abbotsford East                        | 276,700         | 145.0       | 0.35      | 3.06         | 9.60       | 1.54     | 7.09        | 0.35       |           |
| Abbotsford West                        | 211,600         | 125.9       | 1.12      | -3.08        | -4.26      | -3.30    | -1.56       | -9.23      |           |
| Central Abbotsford                     | 230,200         | 120.8       | 1.51      | 3.60         | 5.59       | 5.23     | 0.67        | -8.28      |           |
| Poplar                                 | 282,800         | 135.1       | -2.38     | -1.24        | 0.37       | 0.07     | 2.74        | -3.91      |           |
| Zone: Cloverdale                       | 322,900         | 131.2       | -1.20     | -1.28        | -0.46      | -2.02    | -0.23       | -3.17      |           |
| Clayton                                | 321,500         | 130.7       | -1.28     | -0.08        | 0.85       | -1.28    | -0.61       | -3.54      |           |
| Cloverdale BC                          | 324,200         | 131.7       | -1.20     | -2.59        | -1.79      | -2.73    | 0.15        | -2.80      |           |
| Zone: Langley                          | 289,100         | 132.0       | -1.05     | -2.00        | -2.37      | -2.22    | 1.93        | -2.15      |           |
| Aldergrove Langley                     | 195,100         | 115.4       | -3.03     | -9.91        | -9.91      | -11.57   | -12.24      | -17.92     |           |
| Langley City                           | 262,000         | 146.6       | -1.35     | 8.51         | 6.93       | 3.90     | 11.06       | 4.19       |           |
| Murrayville                            | 323,600         | 147.3       | -1.73     | 6.89         | 5.52       | 5.59     | 11.59       | 4.69       |           |
| Walnut Grove                           | 318,600         | 128.6       | -1.15     | -3.45        | -3.45      | -4.95    | 0.47        | -2.28      |           |
| Willoughby Heights                     | 297,200         | 130.4       | -0.53     | -4.75        | -4.89      | -1.51    | 1.09        | -1.58      |           |
| Zone: Mission                          | 228,100         | 124.4       | -2.58     | -5.40        | -5.90      | -6.11    | -5.40       | -11.52     |           |
| Mission BC                             | 228,100         | 124.4       | -2.58     | -5.40        | -5.90      | -6.11    | -5.40       | -11.52     |           |
| Zone: N. Delta                         | 299,100         | 145.2       | 0.69      | 0.35         | 3.71       | 3.86     | 9.58        | 3.86       |           |
| Annieville                             | 255,400         | 133.5       | 0.53      | -4.71        | -1.55      | -6.32    | 0.75        | -4.51      |           |
| Nordel                                 | 390,600         | 154.5       | 0.98      | 4.25         | 8.50       | 11.23    | 16.60       | 10.52      |           |
| Scottsdale                             | 299,900         | 134.4       | 0.45      | -5.08        | -3.03      | -2.75    | 1.43        | -3.86      |           |

# Fraser Valley Real Estate Board

2012-08

## Townhouse

|                               | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                               |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Sunshine Hills Woods          | 300,000         | 142.1       | 0.42      | -1.39        | 1.21       | 0.50     | 7.25        | 1.65       |           |
| Zone: North Surrey            | 245,000         | 136.0       | -0.66     | -5.69        | -5.09      | -5.56    | -1.45       | -5.49      |           |
| Guildford                     | 234,600         | 133.6       | -1.04     | -6.18        | -6.90      | -6.18    | -3.40       | -7.29      |           |
| Royal Heights                 | 337,400         | 128.7       | 1.26      | -4.38        | -1.30      | -5.92    | -2.87       | -7.94      |           |
| Whalley                       | 265,500         | 143.1       | 0.28      | -4.15        | -0.21      | -3.64    | 4.30        | -0.42      |           |
| Zone: South Surrey White Rock | 468,400         | 142.5       | 0.92      | 0.56         | 7.63       | 1.50     | 17.00       | 8.28       |           |
| Crescent Bch Ocean Pk.        | 403,300         | 144.6       | -1.43     | -6.35        | 2.05       | -0.07    | 16.99       | 8.48       |           |
| Elgin Chantrell               | 672,600         | 158.5       | -0.50     | 6.38         | 12.57      | 9.16     | 28.24       | 18.90      |           |
| Grandview Surrey              | 478,300         | 138.1       | 4.15      | 8.06         | 14.23      | -0.22    | 16.05       | 7.97       |           |
| King George Corridor          | 412,800         | 143.4       | -0.76     | -4.14        | 3.61       | 1.99     | 16.02       | 7.58       |           |
| Morgan Creek                  | 492,300         | 141.5       | 3.28      | 5.20         | 12.12      | 3.74     | 18.91       | 10.63      |           |
| Sunnyside Park Surrey         | 533,700         | 149.3       | -1.97     | -3.18        | 5.07       | 2.19     | 20.79       | 12.00      |           |
| White Rock                    | 397,900         | 135.7       | -3.07     | -10.19       | -2.86      | -4.91    | 9.79        | 1.80       |           |
| Zone: Surrey                  | 304,900         | 134.2       | 0.15      | -1.47        | 0.90       | 0.30     | 3.31        | -2.04      |           |
| Bear Creek Green Timbers      | 299,100         | 139.5       | 0.36      | -5.17        | -1.20      | -2.38    | 1.68        | -2.92      |           |
| East Newton                   | 249,400         | 138.0       | -0.36     | 5.10         | 3.68       | 7.73     | 6.73        | -1.00      |           |
| Fleetwood Tynehead            | 319,800         | 127.7       | 0.08      | -5.69        | -2.30      | -4.63    | -0.62       | -3.48      |           |
| Panorama Ridge                | 371,900         | 134.8       | 0.75      | 2.28         | 5.64       | 4.98     | 6.48        | 0.15       |           |
| Queen Mary Park Surrey        | 267,100         | 139.7       | 0.36      | -5.54        | -2.24      | -2.78    | 1.82        | -2.78      |           |
| Sullivan Station              | 337,400         | 134.6       | 0.37      | 3.06         | 5.98       | 4.50     | 6.32        | 0.00       |           |
| West Newton                   | 311,800         | 137.7       | 0.51      | -3.37        | -0.43      | -1.36    | 3.92        | -1.50      |           |

# Fraser Valley Real Estate Board

2012-08

## 1 Storey Detached

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 614,800         | 161.6       | -0.19     | -0.68        | 2.67       | 3.13     | 21.60       | 16.68      |           |
| <b>Fraser Valley Real Estate Board</b> | 476,400         | 147.3       | 0.20      | 0.00         | 2.58       | 3.51     | 12.96       | 6.43       |           |
| Zone: Abbotsford                       | 403,000         | 138.2       | 0.36      | 1.77         | 5.10       | 4.22     | 6.64        | 1.39       |           |
| Abbotsford East                        | 430,100         | 139.1       | 0.43      | 4.19         | 9.70       | 4.67     | 9.18        | 4.51       |           |
| Abbotsford West                        | 377,700         | 137.4       | 0.29      | 0.00         | 2.23       | 4.25     | 4.49        | -0.07      |           |
| Aberdeen                               | 577,700         | 147.5       | -1.86     | 2.79         | 12.94      | 10.24    | 21.50       | 8.06       |           |
| Bradner                                | 830,700         | 142.9       | -1.24     | 2.51         | 3.63       | 2.07     | 5.07        | 0.63       |           |
| Central Abbotsford                     | 342,200         | 136.6       | 1.34      | 1.04         | 1.64       | 3.17     | 4.51        | -1.23      |           |
| Matsqui                                | 429,800         | 132.9       | 0.61      | 1.14         | 5.39       | 6.58     | 4.32        | -0.15      |           |
| Poplar                                 | 367,600         | 134.2       | 0.90      | -0.45        | 0.37       | 0.07     | 2.68        | -2.96      |           |
| Sumas Prairie                          | 627,100         | 142.9       | -5.99     | 2.07         | 7.28       | 6.01     | 12.17       | 7.36       |           |
| Zone: Cloverdale                       | 523,500         | 149.1       | 0.88      | -1.13        | 3.61       | 1.57     | 13.64       | 8.44       |           |
| Clayton                                | 773,300         | 143.2       | 2.36      | 0.56         | 4.83       | 3.32     | 9.23        | 4.37       |           |
| Cloverdale BC                          | 473,600         | 148.4       | 0.75      | -1.13        | 3.78       | 1.02     | 13.20       | 8.16       |           |
| Serpentine                             | 1,100,300       | 173.0       | 0.70      | -2.59        | -2.75      | 2.37     | 30.66       | 19.23      |           |
| Zone: Langley                          | 507,200         | 139.8       | -0.21     | -0.43        | 3.02       | 2.27     | 7.13        | 1.67       |           |
| Aldergrove Langley                     | 391,100         | 130.2       | 0.31      | 1.80         | 4.08       | 1.64     | 5.08        | -0.84      |           |
| Brookswood Langley                     | 469,000         | 144.9       | -0.41     | 1.19         | 0.14       | 2.26     | 9.19        | 6.70       |           |
| Campbell Valley                        | 910,200         | 136.4       | -2.71     | 1.11         | 12.36      | 14.53    | 12.36       | -0.07      |           |
| County Line Glen Valley                | 782,400         | 141.5       | -0.77     | -3.74        | -2.62      | 2.61     | 4.04        | -0.35      |           |
| Fort Langley                           | 573,600         | 144.7       | -0.14     | 4.10         | 6.87       | 4.03     | 6.40        | 1.90       |           |
| Langley City                           | 448,500         | 145.6       | 0.55      | -1.22        | 2.54       | -0.95    | 8.25        | 3.70       |           |
| Murrayville                            | 577,500         | 135.7       | 0.15      | -5.57        | -3.90      | -3.35    | 2.26        | -0.07      |           |

# Fraser Valley Real Estate Board

2012-08

## 1 Storey Detached

|                      | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                      |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Otter District       | 794,300         | 129.3       | -2.34     | -3.79        | 5.46       | 5.98     | 6.51        | -5.27      |           |
| Salmon River         | 663,700         | 132.7       | -1.99     | -2.64        | 7.10       | 9.67     | 9.31        | -2.78      |           |
| Walnut Grove         | 494,600         | 141.5       | -0.07     | 0.64         | 4.43       | 4.20     | 4.04        | -0.35      |           |
| Willoughby Heights   | 418,400         | 141.9       | 0.50      | -3.14        | 0.35       | -3.67    | 5.50        | 1.07       |           |
|                      |                 |             |           |              |            |          |             |            |           |
| Zone: Mission        | 344,200         | 130.1       | -0.15     | -2.77        | -0.08      | -0.38    | -0.23       | -7.60      |           |
| Dewdney Deroche      | 339,800         | 133.2       | -0.22     | -2.20        | 3.42       | 3.74     | 2.15        | -5.40      |           |
| Durieu               | 398,000         | 125.0       | -2.34     | -3.33        | 0.00       | -7.13    | -4.14       | -11.22     |           |
| Hatzic               | 359,800         | 134.4       | -0.22     | -0.88        | 1.28       | 2.13     | 3.07        | -4.55      |           |
| Lake Errock          | 252,900         | 137.6       | -1.85     | 0.29         | 6.01       | 2.38     | 5.52        | -2.27      |           |
| Mission BC           | 337,300         | 130.1       | -0.08     | -2.98        | -0.31      | -0.38    | -0.23       | -7.60      |           |
| Mission-West         | 493,500         | 122.9       | -0.08     | -4.58        | -1.60      | -4.06    | -5.75       | -12.71     |           |
| Stave Falls          | 497,900         | 118.5       | -0.34     | -3.03        | -1.17      | -4.13    | -9.13       | -15.84     |           |
| Steelhead            | 491,000         | 135.6       | 2.26      | 3.04         | -1.17      | 2.96     | 3.99        | -3.69      |           |
|                      |                 |             |           |              |            |          |             |            |           |
| Zone: N. Delta       | 507,900         | 154.9       | -0.13     | 0.39         | 1.71       | 2.99     | 15.86       | 10.64      |           |
| Annieville           | 480,800         | 156.6       | 0.45      | 1.42         | 1.49       | 3.78     | 15.06       | 10.36      |           |
| Nordel               | 498,800         | 149.8       | -2.03     | -3.17        | 0.74       | -0.93    | 15.59       | 9.10       |           |
| Scottsdale           | 487,700         | 155.5       | 0.78      | 2.37         | 2.50       | 5.21     | 14.25       | 9.58       |           |
| Sunshine Hills Woods | 620,200         | 159.1       | 0.25      | 0.63         | 2.32       | 4.33     | 20.80       | 16.90      |           |
|                      |                 |             |           |              |            |          |             |            |           |
| Zone: North Surrey   | 446,600         | 154.9       | 0.32      | 0.72         | 2.58       | 4.10     | 17.53       | 10.80      |           |
| Bolivar Heights      | 428,400         | 151.3       | 0.20      | 2.58         | 2.58       | 2.93     | 17.01       | 11.33      |           |
| Bridgeview           | 288,800         | 149.4       | -2.16     | -3.24        | -0.27      | 0.81     | 15.28       | 8.81       |           |
| Cedar Hills          | 454,300         | 162.2       | 1.82      | 2.01         | 3.51       | 8.93     | 22.97       | 15.69      |           |
| Fraser Heights       | 557,800         | 145.1       | 0.14      | -5.41        | -6.81      | -5.84    | 12.22       | 6.77       |           |

# Fraser Valley Real Estate Board

2012-08

## 1 Storey Detached

|                               | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                               |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Guildford                     | 481,500         | 157.2       | 0.19      | 1.48         | 5.65       | 4.59     | 15.93       | 8.79       |           |
| Port Kells                    | 671,300         | 131.2       | 0.54      | 1.16         | 0.92       | -6.95    | 1.47        | -3.46      |           |
| Royal Heights                 | 445,100         | 146.2       | -1.48     | -2.14        | 1.25       | 1.04     | 12.81       | 6.48       |           |
| Whalley                       | 420,300         | 157.7       | -0.25     | -0.25        | 4.02       | 4.51     | 16.30       | 9.13       |           |
|                               |                 |             |           |              |            |          |             |            |           |
| Zone: South Surrey White Rock | 710,000         | 164.2       | 0.00      | -2.73        | -1.14      | 2.69     | 27.29       | 15.15      |           |
| Crescent Bch Ocean Pk.        | 652,800         | 166.6       | 0.60      | -3.08        | -0.60      | 2.46     | 30.67       | 17.82      |           |
| Elgin Chantrell               | 988,500         | 168.7       | -3.32     | -7.46        | -6.43      | -2.03    | 32.31       | 19.31      |           |
| Grandview Surrey              | 1,070,000       | 160.2       | 1.14      | -6.04        | -4.59      | 7.01     | 21.00       | 10.41      |           |
| Hazelmere                     | 1,119,100       | 168.4       | 0.96      | -0.71        | -1.06      | -3.38    | 27.19       | 16.06      |           |
| King George Corridor          | 569,900         | 164.1       | -0.06     | -4.76        | -3.75      | 5.26     | 23.94       | 13.09      |           |
| Morgan Creek                  | 1,401,200       | 177.7       | 0.51      | 4.04         | 5.27       | 14.06    | 34.21       | 22.47      |           |
| Pacific Douglas               | 968,300         | 165.7       | 0.36      | -2.41        | -2.01      | 4.94     | 25.15       | 14.20      |           |
| Sunnyside Park Surrey         | 657,900         | 165.5       | 0.30      | 2.29         | 4.28       | 5.15     | 29.80       | 17.04      |           |
| White Rock                    | 650,400         | 159.9       | 0.31      | -1.36        | 0.13       | 0.13     | 25.41       | 13.08      |           |
|                               |                 |             |           |              |            |          |             |            |           |
| Zone: Surrey                  | 509,900         | 152.8       | 0.53      | 1.60         | 3.87       | 5.60     | 17.90       | 11.70      |           |
| Bear Creek Green Timbers      | 490,500         | 152.8       | 0.59      | 1.87         | 4.23       | 5.60     | 16.46       | 12.35      |           |
| East Newton                   | 503,900         | 154.1       | -0.52     | 1.38         | 5.12       | 7.84     | 19.36       | 12.73      |           |
| Fleetwood Tynehead            | 530,700         | 143.6       | 0.14      | 0.70         | 4.36       | 2.35     | 14.88       | 9.37       |           |
| Panorama Ridge                | 536,400         | 163.9       | 0.00      | 1.30         | 4.06       | 5.54     | 24.45       | 20.43      |           |
| Queen Mary Park Surrey        | 488,300         | 156.1       | 1.76      | 1.50         | 2.43       | 7.21     | 18.35       | 11.34      |           |
| Sullivan Station              | 669,000         | 170.7       | 0.77      | 0.47         | 1.13       | 4.21     | 28.93       | 17.64      |           |
| West Newton                   | 504,800         | 150.0       | 0.27      | 2.46         | 3.81       | 5.04     | 15.65       | 8.62       |           |

# Fraser Valley Real Estate Board

2012-08

## Composite

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 548,300         | 154.8       | -0.90     | -1.78        | 0.45       | 0.26     | 13.41       | 10.10      |           |
| <b>Fraser Valley Real Estate Board</b> | 430,800         | 144.2       | -0.21     | 0.35         | 2.34       | 2.49     | 9.24        | 3.00       |           |
| Zone: Abbotsford                       | 337,400         | 137.9       | 0.36      | 2.38         | 4.95       | 4.63     | 4.95        | -1.71      |           |
| Abbotsford East                        | 422,700         | 137.4       | 0.37      | 4.09         | 8.62       | 3.00     | 7.18        | 1.70       |           |
| Abbotsford West                        | 294,300         | 133.1       | -0.30     | -0.89        | -0.15      | 2.78     | 0.30        | -5.80      |           |
| Aberdeen                               | 545,200         | 138.1       | -0.58     | 3.37         | 8.40       | 6.48     | 12.46       | 2.14       |           |
| Bradner                                | 849,300         | 138.8       | -0.57     | 2.74         | 3.04       | 0.80     | 4.99        | 0.00       |           |
| Central Abbotsford                     | 261,800         | 144.2       | 1.34      | 4.42         | 7.29       | 9.41     | 8.01        | 0.28       |           |
| Matsqui                                | 557,700         | 141.3       | 0.21      | 3.37         | 5.61       | 8.53     | 12.14       | 6.24       |           |
| Poplar                                 | 287,300         | 135.5       | 0.07      | 0.00         | 1.12       | -0.15    | -0.51       | -8.01      |           |
| Sumas Prairie                          | 627,100         | 142.9       | -5.99     | 2.07         | 7.28       | 6.01     | 12.17       | 7.36       |           |
| Zone: Cloverdale                       | 476,100         | 141.7       | -0.56     | 1.29         | 2.76       | 2.53     | 8.83        | 5.20       |           |
| Clayton                                | 489,000         | 137.6       | -1.01     | 2.61         | 4.32       | 3.69     | 7.92        | 5.52       |           |
| Cloverdale BC                          | 472,200         | 144.0       | -0.28     | 0.56         | 1.77       | 1.69     | 9.42        | 5.96       |           |
| Serpentine                             | 1,100,300       | 173.0       | 0.70      | -2.59        | -2.75      | 2.37     | 30.66       | 19.23      |           |
| Zone: Langley                          | 419,100         | 136.3       | 0.00      | 0.00         | 1.34       | -0.07    | 4.28        | -0.80      |           |
| Aldergrove Langley                     | 320,800         | 126.4       | -0.08     | -0.55        | 0.48       | -2.47    | -1.48       | -7.94      |           |
| Brookswood Langley                     | 517,000         | 148.5       | 0.00      | 2.84         | 3.05       | 3.20     | 12.76       | 9.43       |           |
| Campbell Valley                        | 946,500         | 133.9       | -0.74     | 1.21         | 6.78       | 5.77     | 8.16        | -1.18      |           |
| County Line Glen Valley                | 822,100         | 133.5       | 0.07      | 0.53         | 0.53       | 3.73     | 1.60        | -3.68      |           |
| Fort Langley                           | 602,000         | 137.0       | 1.18      | 2.47         | 2.62       | -1.65    | 4.34        | -1.23      |           |
| Langley City                           | 299,500         | 146.1       | -0.41     | 3.47         | 5.18       | 2.74     | 8.06        | 2.74       |           |
| Murrayville                            | 455,500         | 144.2       | -0.62     | 1.26         | 1.98       | 3.44     | 8.83        | 3.22       |           |

# Fraser Valley Real Estate Board

2012-08

## Composite

|                      | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                      |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Otter District       | 611,000         | 127.7       | 0.16      | -1.01        | 1.35       | -4.13    | -3.48       | -10.82     |           |
| Salmon River         | 697,400         | 135.9       | -0.44     | 3.42         | 9.07       | 7.77     | 9.95        | 0.30       |           |
| Walnut Grove         | 413,300         | 134.1       | 0.00      | -0.59        | 0.83       | -0.52    | 4.11        | 0.30       |           |
| Willoughby Heights   | 425,100         | 127.7       | 0.71      | -4.56        | -3.91      | -4.84    | -1.31       | -5.90      |           |
| Zone: Mission        | 341,400         | 128.7       | 0.00      | -1.53        | 1.26       | -0.39    | -0.54       | -8.14      |           |
| Dewdney Deroche      | 404,300         | 128.6       | -0.16     | -2.50        | 3.38       | 2.23     | 0.08        | -7.15      |           |
| Durieu               | 443,100         | 122.9       | -1.52     | -2.69        | 0.24       | -6.75    | -4.51       | -11.07     |           |
| Hatzic               | 370,900         | 131.2       | 0.31      | -2.09        | 0.69       | -0.68    | 2.58        | -5.13      |           |
| Lake Errock          | 279,700         | 132.0       | -0.23     | -1.05        | 4.68       | 1.46     | 4.10        | -4.49      |           |
| Mission BC           | 329,100         | 128.9       | -0.08     | -1.60        | 1.10       | -0.31    | -0.69       | -8.19      |           |
| Mission-West         | 521,400         | 123.4       | -0.16     | -0.80        | 2.32       | -0.96    | -3.22       | -10.51     |           |
| Stave Falls          | 525,300         | 120.1       | 0.17      | 0.25         | 2.65       | -2.44    | -4.83       | -12.27     |           |
| Steelhead            | 491,000         | 135.6       | 2.26      | 3.04         | -1.17      | 2.96     | 3.99        | -3.69      |           |
| Zone: N. Delta       | 492,100         | 152.5       | -0.13     | 0.07         | 1.46       | 1.80     | 12.96       | 9.08       |           |
| Annieville           | 412,500         | 153.0       | 0.20      | 0.20         | 0.79       | 1.66     | 11.03       | 6.92       |           |
| Nordel               | 517,700         | 151.9       | -0.91     | -0.59        | 2.29       | 1.67     | 15.25       | 10.96      |           |
| Scottsdale           | 467,900         | 152.4       | 0.40      | 0.79         | 1.53       | 2.63     | 11.57       | 7.70       |           |
| Sunshine Hills Woods | 598,600         | 152.9       | -0.13     | -0.13        | 0.99       | 1.12     | 14.79       | 12.18      |           |
| Zone: North Surrey   | 372,600         | 153.6       | -1.22     | 0.99         | 2.81       | 3.23     | 8.86        | 3.43       |           |
| Bolivar Heights      | 429,100         | 152.5       | -0.13     | 0.99         | 1.46       | 2.83     | 17.49       | 11.48      |           |
| Bridgeview           | 306,300         | 153.5       | -2.66     | -3.15        | -0.78      | 2.06     | 17.90       | 11.07      |           |
| Cedar Hills          | 432,900         | 159.4       | 1.08      | 1.14         | 2.71       | 7.34     | 19.31       | 12.49      |           |
| Fraser Heights       | 707,700         | 145.6       | -0.07     | -3.58        | -1.82      | -1.56    | 12.09       | 7.85       |           |

# Fraser Valley Real Estate Board

2012-08

## Composite

|                               | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                               |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Guildford                     | 277,300         | 153.0       | 0.07      | 0.39         | 0.53       | 2.20     | 6.69        | 2.62       |           |
| Port Kells                    | 685,800         | 121.7       | -0.41     | -1.14        | 0.33       | -5.44    | -2.25       | -7.17      |           |
| Royal Heights                 | 464,400         | 143.8       | -0.96     | -2.44        | -0.42      | 0.70     | 9.77        | 4.66       |           |
| Whalley                       | 255,500         | 158.5       | -3.82     | 4.07         | 8.27       | 5.95     | 4.69        | -1.67      |           |
|                               |                 |             |           |              |            |          |             |            |           |
| Zone: South Surrey White Rock | 609,800         | 151.9       | -0.33     | -1.49        | 0.40       | 1.67     | 18.95       | 9.36       |           |
| Crescent Bch Ocean Pk.        | 745,800         | 167.3       | -0.30     | -0.36        | 3.14       | 1.21     | 28.10       | 17.90      |           |
| Elgin Chantrell               | 1,229,400       | 179.4       | 0.17      | -1.70        | -2.50      | 6.66     | 42.16       | 28.14      |           |
| Grandview Surrey              | 1,059,100       | 144.6       | 1.05      | 0.77         | 4.03       | 1.76     | 12.53       | 0.98       |           |
| Hazelmere                     | 1,086,700       | 168.8       | 2.80      | 3.30         | 3.18       | 1.14     | 26.35       | 17.14      |           |
| King George Corridor          | 441,200         | 148.4       | -0.74     | -3.26        | -1.13      | 3.06     | 15.13       | 6.08       |           |
| Morgan Creek                  | 791,000         | 151.1       | 1.07      | 3.42         | 4.86       | 6.18     | 28.16       | 18.79      |           |
| Pacific Douglas               | 918,300         | 160.0       | -2.32     | -3.90        | -4.02      | 1.07     | 19.85       | 11.03      |           |
| Sunnyside Park Surrey         | 558,800         | 154.6       | 0.32      | -2.34        | -1.84      | 3.41     | 22.31       | 11.06      |           |
| White Rock                    | 409,700         | 137.2       | -1.51     | -2.76        | 0.96       | -4.46    | 4.65        | -3.04      |           |
|                               |                 |             |           |              |            |          |             |            |           |
| Zone: Surrey                  | 453,200         | 146.5       | 0.07      | 0.41         | 2.95       | 3.68     | 11.32       | 6.01       |           |
| Bear Creek Green Timbers      | 513,200         | 152.7       | -0.20     | 2.76         | 5.24       | 6.49     | 15.42       | 10.17      |           |
| East Newton                   | 475,100         | 145.8       | -0.61     | 2.39         | 4.14       | 6.04     | 11.55       | 6.42       |           |
| Fleetwood Tynehead            | 478,300         | 139.4       | -0.21     | -2.24        | 1.46       | 1.31     | 8.74        | 3.87       |           |
| Panorama Ridge                | 562,200         | 151.1       | 0.80      | 3.49         | 6.63       | 6.11     | 19.45       | 14.47      |           |
| Queen Mary Park Surrey        | 364,500         | 150.3       | 0.94      | -2.15        | 0.07       | 1.01     | 8.91        | 3.94       |           |
| Sullivan Station              | 441,500         | 143.0       | -1.11     | -0.21        | 0.92       | 1.27     | 9.83        | 3.32       |           |
| West Newton                   | 387,800         | 150.5       | 1.14      | 1.14         | 3.94       | 5.02     | 10.99       | 5.76       |           |

# Fraser Valley Real Estate Board

2012-08

## Apartment

| Apartment                              | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 339,900         | 149.1       | -0.86     | -1.91        | 0.20       | -0.27    | 5.37        | 2.26       |           |
| <b>Fraser Valley Real Estate Board</b> | 206,600         | 146.2       | 0.21      | 1.46         | 3.54       | 3.39     | 1.95        | -4.88      |           |
| Zone: Abbotsford                       | 174,100         | 147.5       | 0.00      | 3.00         | 5.43       | 9.91     | 4.68        | -4.10      |           |
| Abbotsford East                        | 172,300         | 135.7       | 0.82      | -6.22        | -4.57      | -7.50    | -7.62       | -16.03     |           |
| Abbotsford West                        | 153,000         | 133.2       | -2.35     | -1.99        | -2.27      | 4.96     | -4.52       | -12.60     |           |
| Central Abbotsford                     | 190,100         | 157.4       | 1.16      | 6.14         | 10.46      | 14.14    | 11.55       | 2.74       |           |
| Poplar                                 | 162,800         | 140.4       | 0.72      | 2.33         | 3.08       | -0.35    | -4.42       | -13.12     |           |
| Zone: Cloverdale                       | 229,500         | 158.6       | 0.83      | 2.19         | 1.80       | 3.52     | 5.66        | 2.19       |           |
| Clayton                                | 265,900         | 164.0       | 0.92      | 7.40         | 6.98       | 6.36     | 9.26        | 5.67       |           |
| Cloverdale BC                          | 214,000         | 154.1       | 0.72      | -2.03        | -2.47      | 1.18     | 2.66        | -0.71      |           |
| Zone: Langley                          | 216,200         | 141.8       | -0.07     | 2.90         | 4.65       | 3.35     | 3.13        | -3.21      |           |
| Aldergrove Langley                     | 165,900         | 120.2       | 1.01      | -2.36        | -1.72      | -7.82    | -18.18      | -25.62     |           |
| Langley City                           | 220,200         | 145.7       | -0.75     | 3.70         | 5.27       | 3.19     | 6.12        | 0.69       |           |
| Murrayville                            | 232,000         | 136.2       | -1.52     | -4.22        | -2.71      | 2.79     | 0.37        | -6.97      |           |
| Otter District                         | 120,100         | 131.5       | 2.02      | 2.41         | 1.86       | -6.67    | -10.48      | -18.63     |           |
| Walnut Grove                           | 240,900         | 132.4       | 7.82      | 12.20        | 18.21      | 13.94    | -2.43       | -9.56      |           |
| Willoughby Heights                     | 183,400         | 135.9       | -1.95     | -4.43        | -2.86      | 3.98     | 0.15        | -7.17      |           |
| Zone: Mission                          | 166,400         | 141.6       | 0.78      | -1.05        | -0.42      | -5.98    | -3.61       | -12.38     |           |
| Mission BC                             | 166,400         | 141.6       | 0.78      | -1.05        | -0.42      | -5.98    | -3.61       | -12.38     |           |
| Zone: N. Delta                         | 171,700         | 147.0       | -0.47     | -4.61        | -2.84      | -3.80    | -3.03       | -6.96      |           |
| Annieville                             | 146,400         | 149.4       | -0.73     | -4.84        | -3.43      | -3.24    | -1.45       | -5.44      |           |
| Scottsdale                             | 247,200         | 142.1       | 0.35      | -2.80        | -0.84      | -4.82    | -6.27       | -10.06     |           |

# Fraser Valley Real Estate Board

2012-08

## Apartment

| Apartment                     | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                               |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Zone: North Surrey            | 201,700         | 161.5       | 1.38      | 5.69         | 8.10       | 6.88     | 4.26        | -1.34      |           |
| Cedar Hills                   | 133,100         | 147.2       | -0.67     | -1.14        | 0.75       | -0.27    | -2.90       | -6.84      |           |
| Guildford                     | 215,500         | 162.7       | 0.87      | 4.23         | 3.76       | 5.65     | 8.39        | 4.83       |           |
| Whalley                       | 194,500         | 161.1       | 1.77      | 6.97         | 11.57      | 7.98     | 1.51        | -5.12      |           |
| Zone: South Surrey White Rock | 244,700         | 124.4       | -1.58     | -5.33        | -3.19      | -5.40    | -4.60       | -11.71     |           |
| King George Corridor          | 263,400         | 131.4       | 0.61      | -5.33        | -6.41      | -1.72    | 2.74        | -6.21      |           |
| Sunnyside Park Surrey         | 241,600         | 129.7       | 1.81      | -7.03        | -7.42      | 0.46     | 1.41        | -7.42      |           |
| White Rock                    | 236,000         | 119.4       | -3.71     | -4.94        | 0.25       | -8.92    | -9.61       | -15.56     |           |
| Zone: Surrey                  | 196,800         | 149.3       | 0.61      | -2.42        | -0.93      | -1.71    | -1.45       | -5.33      |           |
| East Newton                   | 189,900         | 148.3       | -0.40     | -4.01        | -1.13      | 0.61     | -2.18       | -6.14      |           |
| Fleetwood Tynehead            | 245,400         | 162.5       | 10.85     | 10.85        | 10.09      | 8.91     | 8.26        | 4.70       |           |
| Queen Mary Park Surrey        | 176,900         | 144.8       | -1.03     | -8.47        | -6.94      | -9.73    | -4.49       | -8.35      |           |
| West Newton                   | 204,700         | 150.2       | -0.53     | 0.94         | 2.11       | 2.88     | -0.92       | -4.94      |           |

# Fraser Valley Real Estate Board

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## 2 Storey Detached

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 893,800         | 164.2       | -0.85     | -2.15        | -0.61      | 0.12     | 22.35       | 19.33      |           |
| <b>Fraser Valley Real Estate Board</b> | 635,000         | 147.1       | -0.14     | 1.17         | 2.72       | 3.45     | 15.37       | 9.45       |           |
| Zone: Abbotsford                       | 493,200         | 131.6       | 0.38      | 4.20         | 6.30       | 3.70     | 6.13        | -0.23      |           |
| Abbotsford East                        | 507,700         | 130.6       | 0.46      | 5.41         | 7.22       | 3.24     | 5.58        | -0.23      |           |
| Abbotsford West                        | 442,900         | 130.7       | 0.46      | 2.91         | 5.40       | 3.73     | 4.98        | -1.73      |           |
| Aberdeen                               | 532,800         | 133.3       | 0.08      | 3.98         | 6.22       | 4.80     | 7.07        | 0.23       |           |
| Bradner                                | 893,800         | 133.8       | 0.45      | 4.37         | 3.32       | 0.45     | 7.47        | 0.60       |           |
| Central Abbotsford                     | 415,300         | 132.1       | 0.38      | 1.93         | 4.43       | 3.20     | 6.10        | -0.68      |           |
| Matsqui                                | 773,600         | 152.3       | 0.46      | 5.69         | 4.96       | 9.33     | 22.33       | 14.51      |           |
| Poplar                                 | 436,100         | 129.3       | 0.31      | -1.60        | 1.25       | 2.13     | 3.86        | -2.78      |           |
| Zone: Cloverdale                       | 598,500         | 142.7       | -0.90     | 3.33         | 4.39       | 5.00     | 13.80       | 9.52       |           |
| Clayton                                | 567,900         | 136.9       | -1.65     | 3.56         | 6.29       | 7.12     | 16.02       | 11.21      |           |
| Cloverdale BC                          | 615,600         | 146.2       | -0.54     | 3.10         | 3.18       | 3.61     | 12.98       | 10.09      |           |
| Zone: Langley                          | 581,800         | 135.2       | 1.20      | 1.35         | 2.19       | -1.39    | 6.12        | 1.12       |           |
| Aldergrove Langley                     | 429,600         | 133.3       | 1.83      | 6.73         | 6.30       | 1.29     | 5.04        | -0.52      |           |
| Brookwood Langley                      | 619,400         | 156.2       | 0.64      | 6.33         | 9.31       | 5.68     | 20.15       | 15.28      |           |
| Campbell Valley                        | 1,002,000       | 131.4       | 1.55      | 1.47         | 1.31       | -2.59    | 3.55        | -1.94      |           |
| County Line Glen Valley                | 882,900         | 126.2       | 1.61      | 3.87         | 3.36       | 2.94     | -0.55       | -5.82      |           |
| Fort Langley                           | 659,700         | 132.0       | 2.40      | 1.23         | -0.23      | -5.38    | 4.02        | -1.49      |           |
| Langley City                           | 501,500         | 143.9       | 0.14      | 2.93         | 4.28       | 2.13     | 10.69       | 6.20       |           |
| Murrayville                            | 646,900         | 152.3       | 0.40      | 4.67         | 5.84       | 6.28     | 17.15       | 12.40      |           |
| Otter District                         | 819,100         | 121.2       | 1.34      | -0.16        | -2.96      | -10.42   | -4.49       | -9.55      |           |
| Salmon River                           | 742,000         | 139.8       | 1.38      | 11.66        | 11.31      | 4.88     | 10.17       | 4.33       |           |

# Fraser Valley Real Estate Board

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## 2 Storey Detached

|                      | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                      |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Walnut Grove         | 526,800         | 138.3       | 0.07      | 0.14         | 1.62       | 0.51     | 11.08       | 6.88       |           |
| Willoughby Heights   | 560,800         | 125.8       | 2.36      | -1.72        | -0.79      | -6.40    | -1.80       | -7.30      |           |
| Zone: Mission        | 405,900         | 123.7       | 0.49      | 2.57         | 6.73       | 1.89     | 1.06        | -6.71      |           |
| Dewdney Deroche      | 561,000         | 120.7       | 0.58      | -1.07        | 4.77       | 1.00     | -1.39       | -8.97      |           |
| Durieu               | 534,200         | 118.5       | -0.17     | -2.07        | 1.37       | -4.51    | -3.19       | -10.63     |           |
| Hatzic               | 400,800         | 126.2       | 0.88      | -4.03        | -0.55      | -5.18    | 3.10        | -4.83      |           |
| Lake Errock          | 340,900         | 124.8       | 1.30      | -2.42        | 1.88       | -1.11    | 1.96        | -5.88      |           |
| Mission BC           | 387,200         | 123.8       | 0.41      | 4.03         | 8.50       | 3.60     | 1.14        | -6.64      |           |
| Mission-West         | 574,700         | 124.6       | -0.16     | 7.41         | 10.17      | 5.15     | 1.80        | -6.03      |           |
| Stave Falls          | 553,500         | 121.3       | 0.50      | 3.15         | 6.12       | -1.14    | -0.90       | -8.52      |           |
| Zone: N. Delta       | 571,400         | 150.7       | -0.40     | 0.27         | 0.74       | -0.13    | 11.71       | 10.81      |           |
| Annieville           | 487,300         | 150.4       | -0.33     | 2.66         | 3.44       | 2.59     | 11.49       | 10.59      |           |
| Nordel               | 555,400         | 153.6       | -0.26     | 0.85         | 1.39       | 0.99     | 13.86       | 12.94      |           |
| Scottsdale           | 509,900         | 148.2       | -0.47     | -0.80        | 0.07       | -0.80    | 9.86        | 8.97       |           |
| Sunshine Hills Woods | 633,000         | 149.6       | -0.66     | -0.80        | -0.53      | -1.77    | 10.90       | 10.00      |           |
| Zone: North Surrey   | 631,000         | 149.0       | -0.40     | -2.49        | -0.80      | 0.68     | 14.09       | 8.84       |           |
| Bolivar Heights      | 433,600         | 152.8       | -0.91     | -1.29        | 0.53       | 1.80     | 15.93       | 8.68       |           |
| Bridgeview           | 349,600         | 162.2       | -3.85     | -4.02        | -2.87      | 3.58     | 23.07       | 15.36      |           |
| Cedar Hills          | 483,000         | 155.4       | -0.38     | -0.96        | 0.58       | 4.65     | 17.91       | 10.53      |           |
| Fraser Heights       | 724,500         | 145.7       | -0.07     | -3.32        | -1.29      | -1.09    | 12.08       | 8.01       |           |
| Guildford            | 512,800         | 159.1       | -0.87     | -1.36        | 0.19       | 4.40     | 20.71       | 13.16      |           |
| Port Kells           | 747,300         | 115.4       | -1.20     | -2.94        | 1.76       | 2.30     | -2.20       | -6.26      |           |
| Royal Heights        | 585,500         | 142.9       | -0.35     | -2.39        | -2.86      | 2.00     | 5.93        | 5.07       |           |

# Fraser Valley Real Estate Board

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## 2 Storey Detached

|                               | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                               |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Whalley                       | 425,600         | 156.5       | -0.13     | -1.63        | -0.51      | 3.78     | 18.74       | 11.31      |           |
| Zone: South Surrey White Rock | 989,400         | 166.1       | -0.66     | 0.18         | 0.18       | 5.06     | 29.56       | 20.01      |           |
| Crescent Bch Ocean Pk.        | 902,700         | 172.2       | -0.86     | 2.74         | 6.30       | 1.12     | 28.32       | 19.67      |           |
| Elgin Chantrell               | 1,425,300       | 185.3       | 1.26      | -0.96        | -3.19      | 8.74     | 46.48       | 31.33      |           |
| Grandview Surrey              | 1,235,900       | 149.9       | -2.98     | -5.19        | -3.48      | 3.52     | 11.28       | 5.05       |           |
| Hazelmere                     | 1,038,200       | 169.2       | 4.19      | 7.02         | 7.09       | 6.08     | 25.61       | 18.57      |           |
| King George Corridor          | 723,300         | 158.8       | -3.52     | 3.93         | 5.24       | 12.23    | 17.89       | 11.28      |           |
| Morgan Creek                  | 991,100         | 157.1       | -0.44     | 2.15         | 0.06       | 7.53     | 35.43       | 24.78      |           |
| Pacific Douglas               | 886,000         | 158.4       | -3.06     | -4.17        | -4.41      | 0.00     | 17.59       | 11.00      |           |
| Sunnyside Park Surrey         | 868,000         | 178.0       | 0.62      | -1.00        | -2.68      | 6.97     | 40.71       | 26.15      |           |
| White Rock                    | 844,800         | 155.4       | 0.78      | 0.65         | 3.60       | -1.89    | 15.80       | 7.99       |           |
| Zone: Surrey                  | 613,100         | 151.0       | -0.20     | 1.41         | 4.35       | 6.04     | 17.60       | 12.18      |           |
| Bear Creek Green Timbers      | 569,200         | 154.4       | -0.90     | 4.75         | 6.85       | 8.50     | 16.53       | 9.89       |           |
| East Newton                   | 665,000         | 146.6       | -0.95     | 3.02         | 5.24       | 5.85     | 16.72       | 12.77      |           |
| Fleetwood Tynehead            | 635,300         | 146.5       | -0.95     | -2.33        | 2.23       | 5.47     | 15.17       | 8.76       |           |
| Panorama Ridge                | 633,400         | 149.3       | 0.81      | 3.47         | 6.72       | 4.92     | 20.79       | 15.65      |           |
| Queen Mary Park Surrey        | 512,500         | 164.4       | 2.88      | 3.59         | 8.30       | 12.83    | 26.85       | 20.18      |           |
| Sullivan Station              | 563,200         | 148.4       | -2.69     | -3.32        | -2.69      | -0.80    | 10.17       | 3.99       |           |
| West Newton                   | 514,300         | 163.3       | 3.42      | 4.01         | 8.65       | 11.85    | 26.00       | 19.37      |           |