



# Summary Report

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

# Fraser Valley Real Estate Board

2012-11

## 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>                  | 749,600         | 159.3       | -1.06     | -2.33        | -3.86      | -0.93    | 14.77       | 14.36      |           |
| <b>Fraser Valley Real Estate Board</b> | 544,700         | 145.4       | -0.41     | -1.22        | -0.62      | 2.04     | 9.98        | 6.13       |           |
| Zone: Abbotsford                       | 421,500         | 132.5       | -0.60     | -2.43        | 0.08       | 2.32     | 2.16        | -2.65      |           |
| Abbotsford East                        | 440,600         | 127.9       | -1.24     | -5.40        | -1.01      | 1.99     | 0.95        | -3.98      |           |
| Abbotsford West                        | 394,700         | 135.9       | -0.29     | 0.07         | 0.74       | 2.80     | 2.57        | -1.52      |           |
| Aberdeen                               | 530,200         | 134.3       | -1.18     | -2.75        | 0.52       | 5.33     | 6.33        | -2.18      |           |
| Bradner                                | 839,500         | 137.2       | -0.29     | -1.15        | 1.55       | 0.15     | 1.18        | 0.15       |           |
| Central Abbotsford                     | 357,000         | 136.6       | 0.66      | 0.59         | 1.86       | 1.41     | 3.25        | -1.30      |           |
| Matsqui                                | 530,800         | 134.5       | -0.88     | -4.81        | -1.61      | 3.70     | 5.32        | -0.37      |           |
| Poplar                                 | 390,100         | 133.9       | 0.45      | 0.75         | -0.07      | -0.74    | 1.52        | -2.90      |           |
| Sumas Prairie                          | 605,200         | 137.9       | -4.37     | -3.50        | -1.50      | 3.06     | 8.33        | 1.92       |           |
| Zone: Cloverdale                       | 564,300         | 141.6       | 0.14      | -1.73        | 0.50       | 2.68     | 9.77        | 6.23       |           |
| Clayton                                | 596,100         | 138.0       | 1.77      | 0.51         | 3.92       | 7.48     | 13.58       | 9.00       |           |
| Cloverdale BC                          | 550,400         | 142.5       | -0.56     | -2.93        | -1.11      | 0.28     | 7.79        | 5.56       |           |
| Serpentine                             | 1,149,300       | 180.7       | 3.38      | 4.45         | 1.75       | 5.55     | 32.67       | 27.25      |           |
| Zone: Langley                          | 540,800         | 135.5       | -0.22     | -1.31        | -0.73      | -0.22    | 2.19        | -0.59      |           |
| Aldergrove Langley                     | 387,400         | 126.7       | -2.16     | -3.36        | -0.31      | -0.08    | 0.64        | -3.94      |           |
| Brookswood Langley                     | 520,400         | 149.5       | 0.47      | 0.67         | 3.53       | 1.56     | 7.79        | 7.79       |           |
| Campbell Valley                        | 902,000         | 127.6       | -1.54     | -4.71        | -3.55      | 2.90     | 2.65        | -6.04      |           |
| County Line Glen Valley                | 791,300         | 128.5       | -2.95     | -3.75        | -3.24      | 0.94     | -2.43       | -5.03      |           |
| Fort Langley                           | 575,600         | 131.0       | -2.17     | -4.38        | -2.02      | -1.06    | 0.00        | -3.25      |           |
| Langley City                           | 456,400         | 143.4       | -0.07     | -1.17        | -1.31      | -1.17    | 3.24        | 2.43       |           |
| Murrayville                            | 615,100         | 144.7       | -0.07     | -0.75        | -0.07      | -1.03    | 6.48        | 3.95       |           |

# Fraser Valley Real Estate Board

2012-11

## Single Family Detached

|                      | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                      |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Otter District       | 769,900         | 120.9       | -1.55     | -3.97        | -6.35      | -0.41    | -2.81       | -11.23     |           |
| Salmon River         | 660,400         | 128.7       | -1.98     | -5.30        | -2.05      | 4.80     | 3.46        | -5.23      |           |
| Walnut Grove         | 526,400         | 141.7       | 1.07      | 1.72         | 2.09       | 2.76     | 6.46        | 6.22       |           |
| Willoughby Heights   | 529,400         | 125.3       | 0.08      | -2.11        | -3.98      | -5.00    | -5.22       | -8.74      |           |
| Zone: Mission        | 354,200         | 126.3       | 0.80      | -1.56        | -2.92      | -0.86    | -2.70       | -9.85      |           |
| Dewdney Deroche      | 399,300         | 127.0       | 1.36      | -1.24        | -3.71      | 1.52     | -2.01       | -9.22      |           |
| Durieu               | 442,700         | 122.8       | 0.41      | -0.08        | -2.77      | -6.26    | -5.39       | -12.03     |           |
| Hatzic               | 363,800         | 128.8       | 0.39      | -1.90        | -3.95      | -2.35    | -0.62       | -7.87      |           |
| Lake Errock          | 273,900         | 129.3       | -0.15     | -2.05        | -3.07      | -0.15    | 0.39        | -7.38      |           |
| Mission BC           | 344,000         | 126.5       | 0.80      | -1.56        | -2.92      | -0.55    | -2.62       | -9.77      |           |
| Mission-West         | 515,400         | 122.0       | 1.67      | -1.13        | -2.09      | 0.58     | -5.57       | -12.42     |           |
| Stave Falls          | 514,000         | 117.5       | 0.95      | -2.16        | -1.92      | -4.39    | -8.70       | -15.04     |           |
| Steelhead            | 468,900         | 129.5       | -0.31     | -4.50        | -1.60      | -2.70    | -1.15       | -8.93      |           |
| Zone: N. Delta       | 519,300         | 151.5       | -0.79     | -1.30        | -0.92      | 0.46     | 10.75       | 9.47       |           |
| Annieville           | 474,200         | 153.0       | -0.71     | -1.54        | 0.20       | 1.26     | 10.07       | 9.13       |           |
| Nordel               | 512,400         | 150.1       | -0.92     | -0.73        | -2.41      | -1.64    | 12.86       | 9.88       |           |
| Scottsdale           | 483,700         | 151.4       | -0.72     | -1.56        | 0.13       | 1.88     | 8.76        | 8.14       |           |
| Sunshine Hills Woods | 618,400         | 151.7       | -0.72     | -1.49        | -1.62      | 0.73     | 11.05       | 11.38      |           |
| Zone: North Surrey   | 534,500         | 153.4       | 0.07      | 0.92         | 0.07       | 4.28     | 13.71       | 11.40      |           |
| Bolivar Heights      | 437,300         | 154.4       | 1.78      | 1.78         | 3.35       | 5.18     | 15.22       | 13.11      |           |
| Bridgeview           | 302,300         | 151.5       | -2.76     | -1.30        | -4.42      | -0.20    | 14.25       | 10.10      |           |
| Cedar Hills          | 450,300         | 157.3       | -0.82     | -2.05        | -0.76      | 4.59     | 15.92       | 13.41      |           |
| Fraser Heights       | 725,700         | 149.3       | 0.20      | 2.54         | -1.13      | 3.25     | 12.59       | 11.42      |           |

# Fraser Valley Real Estate Board

2012-11

## 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       | -0.75     | 0.38         | 0.32       | 6.08     | 14.16       | 12.31      |           |
| Port Kells                    | 720,700         | 127.9       | 5.53      | 5.09         | 3.90       | -2.66    | 0.39        | -3.11      |           |
| Royal Heights                 | 483,200         | 144.4       | -0.62     | -0.55        | -2.70      | 0.21     | 9.48        | 5.63       |           |
| Whalley                       | 425,800         | 159.1       | -0.25     | 1.08         | 0.44       | 6.14     | 13.81       | 10.79      |           |
|                               |                 |             |           |              |            |          |             |            |           |
| Zone: South Surrey White Rock | 850,000         | 160.6       | -2.31     | -2.90        | -3.77      | -0.86    | 19.67       | 15.21      |           |
| Crescent Bch Ocean Pk.        | 741,100         | 160.9       | -4.68     | -5.30        | -5.02      | -6.07    | 17.10       | 14.11      |           |
| Elgin Chantrell               | 1,269,600       | 173.8       | -2.58     | -4.30        | -6.56      | -0.86    | 30.09       | 24.14      |           |
| Grandview Surrey              | 1,144,800       | 152.7       | 0.53      | 0.13         | -5.16      | 5.02     | 10.57       | 5.67       |           |
| Hazelmere                     | 1,071,300       | 166.4       | -1.19     | -1.42        | 1.84       | 0.85     | 21.19       | 15.64      |           |
| King George Corridor          | 625,300         | 159.0       | -0.87     | -1.49        | -1.73      | 7.00     | 15.72       | 10.42      |           |
| Morgan Creek                  | 1,010,300       | 158.4       | -1.49     | -0.13        | 2.06       | 3.80     | 30.80       | 23.56      |           |
| Pacific Douglas               | 921,200         | 160.5       | -0.19     | 0.31         | -3.60      | 1.52     | 16.81       | 11.46      |           |
| Sunnyside Park Surrey         | 753,100         | 166.0       | -2.81     | -4.38        | -4.32      | -1.19    | 23.97       | 18.49      |           |
| White Rock                    | 700,500         | 151.8       | -3.31     | -3.86        | -4.29      | -7.33    | 10.96       | 7.74       |           |
|                               |                 |             |           |              |            |          |             |            |           |
| Zone: Surrey                  | 568,200         | 151.8       | 0.40      | 0.07         | 1.54       | 5.49     | 14.65       | 11.54      |           |
| Bear Creek Green Timbers      | 527,900         | 153.4       | 0.07      | -0.13        | 3.16       | 5.94     | 14.73       | 10.04      |           |
| East Newton                   | 615,700         | 149.3       | -1.19     | 0.34         | 2.89       | 5.51     | 14.14       | 12.76      |           |
| Fleetwood Tynehead            | 590,800         | 143.4       | 0.91      | -1.44        | -2.65      | 3.24     | 10.14       | 7.09       |           |
| Panorama Ridge                | 595,500         | 153.0       | 0.13      | 0.00         | 2.82       | 7.29     | 17.42       | 14.01      |           |
| Queen Mary Park Surrey        | 491,900         | 157.4       | -0.06     | -0.69        | 1.35       | 5.71     | 17.11       | 13.65      |           |
| Sullivan Station              | 580,600         | 152.0       | 1.67      | 0.86         | -2.00      | 1.20     | 9.91        | 4.25       |           |
| West Newton                   | 524,000         | 160.2       | 1.84      | 2.30         | 5.67       | 9.65     | 20.36       | 16.51      |           |

# Fraser Valley Real Estate Board

2012-11

## Townhouse

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 389,500         | 141.4       | -0.14     | -1.60        | -3.15      | -2.01    | 3.06        | 1.95       |           |
| <b>Fraser Valley Real Estate Board</b> | 298,900         | 132.7       | 0.61      | -1.34        | -2.57      | -1.56    | 0.08        | -3.98      |           |
| Zone: Abbotsford                       | 236,200         | 127.9       | 2.32      | -2.89        | -1.99      | -2.29    | -2.81       | -9.74      |           |
| Abbotsford East                        | 274,800         | 144.0       | 3.23      | -0.69        | 2.35       | 3.30     | 4.42        | -1.71      |           |
| Abbotsford West                        | 202,800         | 120.7       | 0.33      | -4.13        | -7.08      | -9.52    | -8.63       | -15.65     |           |
| Central Abbotsford                     | 219,500         | 115.2       | 3.97      | -4.64        | -1.20      | 1.23     | -4.87       | -13.90     |           |
| Poplar                                 | 277,600         | 132.6       | 0.08      | -1.85        | -3.07      | -0.60    | 1.53        | -6.69      |           |
| Zone: Cloverdale                       | 320,000         | 130.0       | -0.08     | -0.91        | -2.18      | -0.91    | -4.06       | -4.90      |           |
| Clayton                                | 318,300         | 129.4       | -0.15     | -0.99        | -1.07      | -0.15    | -4.50       | -5.34      |           |
| Cloverdale BC                          | 321,500         | 130.6       | -0.08     | -0.84        | -3.40      | -1.73    | -3.62       | -4.46      |           |
| Zone: Langley                          | 289,100         | 132.0       | -0.15     | 0.00         | -2.00      | -2.00    | 0.15        | -3.37      |           |
| Aldergrove Langley                     | 191,700         | 113.4       | 0.09      | -1.73        | -11.48     | -12.50   | -13.17      | -20.20     |           |
| Langley City                           | 262,700         | 147.0       | 2.30      | 0.27         | 8.81       | 3.52     | 11.20       | 5.45       |           |
| Murrayville                            | 322,700         | 146.9       | 1.17      | -0.27        | 6.60       | 3.52     | 11.12       | 5.38       |           |
| Walnut Grove                           | 316,800         | 127.9       | -2.22     | -0.54        | -3.98      | -5.05    | -2.14       | -5.68      |           |
| Willoughby Heights                     | 298,300         | 130.9       | 0.08      | 0.38         | -4.38      | -0.46    | -1.50       | -2.31      |           |
| Zone: Mission                          | 224,100         | 122.2       | -0.08     | -1.77        | -7.07      | -6.93    | -6.43       | -14.00     |           |
| Mission BC                             | 224,100         | 122.2       | -0.08     | -1.77        | -7.07      | -6.93    | -6.43       | -14.00     |           |
| Zone: N. Delta                         | 291,000         | 141.3       | 3.37      | -2.69        | -2.35      | 2.76     | 4.67        | 0.00       |           |
| Annieville                             | 244,700         | 127.9       | 2.08      | -4.19        | -8.71      | -9.48    | -5.26       | -9.48      |           |
| Nordel                                 | 374,500         | 148.1       | 2.49      | -4.14        | -0.07      | 9.87     | 9.70        | 4.81       |           |
| Scottsdale                             | 286,300         | 128.3       | 0.86      | -4.54        | -9.39      | -6.08    | -4.96       | -9.20      |           |

# Fraser Valley Real Estate Board

2012-11

## Townhouse

|                               | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                               |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Sunshine Hills Woods          | 288,000         | 136.4       | 1.87      | -4.01        | -5.34      | -3.47    | 1.04        | -3.47      |           |
| Zone: North Surrey            | 244,400         | 135.7       | 0.89      | -0.22        | -5.89      | -4.37    | -3.55       | -7.62      |           |
| Guildford                     | 232,900         | 132.6       | 0.00      | -0.75        | -6.88      | -5.56    | -6.22       | -10.04     |           |
| Royal Heights                 | 324,500         | 123.8       | 2.48      | -3.81        | -8.02      | -8.77    | -8.30       | -12.38     |           |
| Whalley                       | 268,700         | 144.8       | 2.99      | 1.19         | -3.01      | -1.03    | 4.02        | -0.89      |           |
| Zone: South Surrey White Rock | 457,500         | 139.2       | -1.00     | -2.32        | -1.76      | -1.28    | 10.56       | 6.83       |           |
| Crescent Bch Ocean Pk.        | 396,900         | 142.3       | -2.60     | -1.59        | -7.84      | -4.18    | 10.48       | 8.21       |           |
| Elgin Chantrell               | 660,700         | 155.7       | -0.64     | -1.77        | 4.50       | 3.59     | 20.89       | 18.40      |           |
| Grandview Surrey              | 462,300         | 133.5       | -0.37     | -3.33        | 4.46       | -2.27    | 9.88        | 4.38       |           |
| King George Corridor          | 403,900         | 140.3       | -1.47     | -2.16        | -6.22      | -3.04    | 8.93        | 6.69       |           |
| Morgan Creek                  | 481,200         | 138.3       | -0.72     | -2.26        | 2.83       | 3.98     | 13.83       | 8.13       |           |
| Sunnyside Park Surrey         | 519,400         | 145.3       | -2.22     | -2.68        | -5.77      | -2.15    | 12.81       | 10.49      |           |
| White Rock                    | 394,700         | 134.6       | 1.13      | -0.81        | -10.92     | -6.98    | 4.50        | 2.36       |           |
| Zone: Surrey                  | 300,900         | 132.4       | 1.30      | -1.34        | -2.79      | -0.90    | -0.38       | -3.71      |           |
| Bear Creek Green Timbers      | 300,800         | 140.3       | 2.78      | 0.57         | -4.62      | -0.43    | 0.79        | -3.97      |           |
| East Newton                   | 252,100         | 139.5       | 0.00      | 1.09         | 6.25       | 7.14     | 5.20        | 1.09       |           |
| Fleetwood Tynehead            | 322,500         | 128.8       | 4.29      | 0.86         | -4.87      | -4.24    | -2.13       | -2.72      |           |
| Panorama Ridge                | 352,300         | 127.7       | -2.22     | -5.27        | -3.11      | 0.16     | -1.77       | -5.83      |           |
| Queen Mary Park Surrey        | 270,300         | 141.4       | 3.44      | 1.22         | -4.39      | -0.07    | 1.58        | -3.22      |           |
| Sullivan Station              | 321,100         | 128.1       | -2.29     | -4.83        | -1.91      | 0.79     | -1.46       | -5.53      |           |
| West Newton                   | 298,900         | 132.0       | 1.77      | -4.14        | -7.37      | -4.69    | -2.22       | -6.58      |           |

# Fraser Valley Real Estate Board

2012-11

## 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>                  | 600,700         | 157.9       | -1.07     | -2.29        | -2.95      | 0.89     | 14.42       | 13.03      |           |
| <b>Fraser Valley Real Estate Board</b> | 471,800         | 145.9       | -0.07     | -0.95        | -0.95      | 1.67     | 9.12        | 5.04       |           |
| Zone: Abbotsford                       | 395,100         | 135.5       | -0.15     | -1.95        | -0.22      | 1.57     | 3.28        | -1.74      |           |
| Abbotsford East                        | 403,800         | 130.6       | -1.21     | -6.11        | -2.17      | 0.00     | 2.59        | -3.47      |           |
| Abbotsford West                        | 379,900         | 138.2       | 0.00      | 0.58         | 0.58       | 2.90     | 3.13        | -0.65      |           |
| Aberdeen                               | 549,900         | 140.4       | 0.21      | -4.81        | -2.16      | 6.77     | 12.50       | 0.93       |           |
| Bradner                                | 831,300         | 143.0       | 0.63      | 0.07         | 2.58       | 1.92     | 2.51        | 3.32       |           |
| Central Abbotsford                     | 346,200         | 138.2       | 1.17      | 1.17         | 2.22       | 1.25     | 3.75        | -0.72      |           |
| Matsqui                                | 401,700         | 124.2       | -1.66     | -6.55        | -5.48      | 0.81     | -2.44       | -8.20      |           |
| Poplar                                 | 374,100         | 136.6       | 1.19      | 1.79         | 1.34       | -0.80    | 2.55        | -1.87      |           |
| Sumas Prairie                          | 605,200         | 137.9       | -4.37     | -3.50        | -1.50      | 3.06     | 8.33        | 1.92       |           |
| Zone: Cloverdale                       | 520,300         | 148.2       | 1.30      | -0.60        | -1.72      | 5.33     | 10.93       | 8.65       |           |
| Clayton                                | 738,700         | 136.8       | 2.86      | -4.47        | -3.93      | 3.64     | 2.47        | 0.44       |           |
| Cloverdale BC                          | 470,700         | 147.5       | 1.03      | -0.61        | -1.73      | 5.13     | 10.49       | 8.30       |           |
| Serpentine                             | 1,149,300       | 180.7       | 3.38      | 4.45         | 1.75       | 5.55     | 32.67       | 27.25      |           |
| Zone: Langley                          | 508,000         | 140.0       | 0.72      | 0.14         | -0.28      | 2.56     | 3.02        | 1.67       |           |
| Aldergrove Langley                     | 386,000         | 128.5       | -1.31     | -1.31        | 0.47       | 1.18     | 1.42        | -2.80      |           |
| Brookswood Langley                     | 479,400         | 148.1       | 1.79      | 2.21         | 3.42       | 2.35     | 4.37        | 7.24       |           |
| Campbell Valley                        | 894,900         | 134.1       | 0.83      | -1.69        | -0.59      | 12.59    | 7.45        | -3.59      |           |
| County Line Glen Valley                | 788,500         | 142.6       | -0.28     | 0.78         | -2.99      | 4.85     | 2.22        | 3.03       |           |
| Fort Langley                           | 573,600         | 144.7       | 0.77      | 0.00         | 4.10       | 5.24     | 3.73        | 4.55       |           |
| Langley City                           | 446,700         | 145.0       | 0.76      | -0.41        | -1.63      | -0.34    | 2.69        | 3.57       |           |
| Murrayville                            | 589,400         | 138.5       | 2.37      | 2.06         | -3.62      | -4.42    | -2.40       | 0.29       |           |

# Fraser Valley Real Estate Board

2012-11

## 1 Storey Detached

|                      | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                      |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Otter District       | 784,500         | 127.7       | -0.31     | -1.24        | -4.99      | 5.19     | 2.32        | -8.20      |           |
| Salmon River         | 645,200         | 129.0       | 0.31      | -2.79        | -5.36      | 7.50     | 3.37        | -7.26      |           |
| Walnut Grove         | 499,500         | 142.9       | 0.70      | 0.99         | 1.64       | 6.80     | 2.44        | 3.25       |           |
| Willoughby Heights   | 414,900         | 140.7       | 0.21      | -0.85        | -3.96      | -3.30    | -0.35       | 0.50       |           |
| Zone: Mission        | 340,700         | 128.8       | 0.86      | -1.00        | -3.74      | -1.00    | -1.68       | -9.42      |           |
| Dewdney Deroche      | 337,000         | 132.1       | 2.01      | -0.83        | -3.01      | 3.61     | 0.84        | -7.10      |           |
| Durieu               | 402,800         | 126.5       | 0.96      | 1.20         | -2.17      | -5.46    | -3.44       | -11.04     |           |
| Hatzic               | 355,500         | 132.8       | 0.38      | -1.19        | -2.06      | 0.61     | 1.37        | -6.61      |           |
| Lake Errock          | 249,900         | 136.0       | -0.44     | -1.16        | -0.87      | 1.27     | 3.82        | -4.36      |           |
| Mission BC           | 333,700         | 128.7       | 0.78      | -1.08        | -4.03      | -1.23    | -1.76       | -9.49      |           |
| Mission-West         | 491,500         | 122.4       | 1.16      | -0.41        | -4.97      | 0.16     | -6.56       | -13.92     |           |
| Stave Falls          | 496,600         | 118.2       | 1.37      | -0.25        | -3.27      | -3.27    | -9.77       | -16.88     |           |
| Steelhead            | 468,900         | 129.5       | -0.31     | -4.50        | -1.60      | -2.70    | -1.15       | -8.93      |           |
| Zone: N. Delta       | 502,700         | 153.3       | -0.58     | -1.03        | -0.65      | 0.99     | 11.82       | 9.34       |           |
| Annieville           | 474,700         | 154.6       | -0.64     | -1.28        | 0.13       | 1.18     | 10.43       | 9.26       |           |
| Nordel               | 498,400         | 149.7       | -0.86     | -0.07        | -3.23      | -2.48    | 14.54       | 8.64       |           |
| Scottsdale           | 481,400         | 153.5       | -0.58     | -1.29        | 1.05       | 2.68     | 9.64        | 8.48       |           |
| Sunshine Hills Woods | 610,500         | 156.6       | -0.25     | -1.57        | -0.95      | 3.16     | 14.31       | 12.66      |           |
| Zone: North Surrey   | 448,100         | 155.4       | 0.71      | 0.32         | 1.04       | 3.53     | 14.77       | 11.00      |           |
| Bolivar Heights      | 437,700         | 154.6       | 2.86      | 2.18         | 4.81       | 4.96     | 16.24       | 13.43      |           |
| Bridgeview           | 285,300         | 147.6       | -1.80     | -1.20        | -4.40      | -1.27    | 12.93       | 7.11       |           |
| Cedar Hills          | 442,200         | 157.9       | -0.63     | -2.65        | -0.69      | 3.61     | 16.96       | 13.52      |           |
| Fraser Heights       | 570,500         | 148.4       | 3.06      | 2.27         | -3.26      | -4.50    | 11.58       | 8.88       |           |

# Fraser Valley Real Estate Board

2012-11

## 1 Storey Detached

|                               | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                               |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Guildford                     | 484,900         | 158.3       | 0.32      | 0.70         | 2.19       | 4.97     | 12.83       | 8.95       |           |
| Port Kells                    | 701,000         | 137.0       | 4.74      | 4.42         | 5.63       | -4.40    | 3.01        | 0.51       |           |
| Royal Heights                 | 445,400         | 146.3       | -0.34     | 0.07         | -2.07      | 0.07     | 11.94       | 6.17       |           |
| Whalley                       | 425,900         | 159.8       | 0.06      | 1.33         | 1.08       | 5.97     | 13.90       | 9.98       |           |
|                               |                 |             |           |              |            |          |             |            |           |
| Zone: South Surrey White Rock | 687,900         | 159.1       | -2.75     | -3.11        | -5.75      | -3.98    | 17.50       | 12.84      |           |
| Crescent Bch Ocean Pk.        | 632,800         | 161.5       | -3.06     | -3.06        | -6.05      | -5.44    | 19.54       | 14.95      |           |
| Elgin Chantrell               | 953,300         | 162.7       | -3.15     | -3.56        | -10.75     | -9.51    | 20.43       | 15.80      |           |
| Grandview Surrey              | 1,086,000       | 162.6       | 0.12      | 1.50         | -4.63      | 6.48     | 19.38       | 14.51      |           |
| Hazelmere                     | 1,078,600       | 162.3       | -1.81     | -3.62        | -4.30      | -9.08    | 19.16       | 14.30      |           |
| King George Corridor          | 554,900         | 159.8       | -1.78     | -2.62        | -7.25      | 1.20     | 17.33       | 12.54      |           |
| Morgan Creek                  | 1,395,700       | 177.0       | 0.97      | -0.39        | 3.63       | 10.63    | 29.96       | 24.65      |           |
| Pacific Douglas               | 946,100         | 161.9       | -2.35     | -2.29        | -4.65      | 0.12     | 18.87       | 14.01      |           |
| Sunnyside Park Surrey         | 631,300         | 158.8       | -4.22     | -4.05        | -1.85      | -3.35    | 17.54       | 13.02      |           |
| White Rock                    | 624,800         | 153.6       | -3.52     | -3.94        | -5.24      | -7.80    | 13.69       | 9.32       |           |
|                               |                 |             |           |              |            |          |             |            |           |
| Zone: Surrey                  | 509,600         | 152.7       | 0.39      | -0.07        | 1.53       | 4.23     | 14.64       | 11.38      |           |
| Bear Creek Green Timbers      | 495,000         | 154.2       | 0.72      | 0.92         | 2.80       | 5.83     | 15.25       | 12.55      |           |
| East Newton                   | 508,100         | 155.4       | 0.00      | 0.84         | 2.24       | 4.93     | 16.32       | 14.60      |           |
| Fleetwood Tynehead            | 523,000         | 141.5       | -0.84     | -1.46        | -0.77      | 2.17     | 10.20       | 6.39       |           |
| Panorama Ridge                | 532,500         | 162.7       | -0.12     | -0.73        | 0.56       | 5.24     | 18.76       | 17.05      |           |
| Queen Mary Park Surrey        | 477,900         | 152.8       | -0.65     | -2.11        | -0.65      | 2.55     | 13.19       | 9.85       |           |
| Sullivan Station              | 686,700         | 175.2       | 4.22      | 2.64         | 3.12       | 5.10     | 28.63       | 23.38      |           |
| West Newton                   | 512,900         | 152.4       | 1.87      | 1.60         | 4.10       | 5.10     | 13.99       | 10.20      |           |

# Fraser Valley Real Estate Board

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## Composite

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 538,100         | 151.9       | -0.91     | -1.87        | -3.62      | -0.91    | 7.58        | 6.60       |           |
| <b>Fraser Valley Real Estate Board</b> | 424,800         | 142.2       | -0.28     | -1.39        | -1.04      | 1.28     | 5.33        | 1.07       |           |
| Zone: Abbotsford                       | 329,300         | 134.6       | 0.07      | -2.39        | -0.07      | 3.06     | 0.98        | -5.14      |           |
| Abbotsford East                        | 405,200         | 131.7       | -0.08     | -4.15        | -0.23      | 2.09     | 1.62        | -3.45      |           |
| Abbotsford West                        | 290,300         | 131.3       | 0.54      | -1.35        | -2.23      | -1.43    | -3.24       | -8.76      |           |
| Aberdeen                               | 530,200         | 134.3       | -1.18     | -2.75        | 0.52       | 5.33     | 6.33        | -2.18      |           |
| Bradner                                | 839,500         | 137.2       | -0.29     | -1.15        | 1.55       | 0.15     | 1.18        | 0.15       |           |
| Central Abbotsford                     | 257,000         | 141.6       | 0.28      | -1.80        | 2.53       | 10.45    | 5.44        | -2.28      |           |
| Matsqui                                | 530,800         | 134.5       | -0.88     | -4.81        | -1.61      | 3.70     | 5.32        | -0.37      |           |
| Poplar                                 | 284,300         | 134.1       | -0.59     | -1.03        | -1.03      | -1.61    | -3.18       | -8.65      |           |
| Sumas Prairie                          | 605,200         | 137.9       | -4.37     | -3.50        | -1.50      | 3.06     | 8.33        | 1.92       |           |
| Zone: Cloverdale                       | 468,700         | 139.5       | -0.07     | -1.55        | -0.29      | 1.75     | 4.89        | 2.72       |           |
| Clayton                                | 487,500         | 137.2       | 0.73      | -0.29        | 2.31       | 4.49     | 5.21        | 3.94       |           |
| Cloverdale BC                          | 460,800         | 140.5       | -0.57     | -2.43        | -1.89      | -0.14    | 4.46        | 2.70       |           |
| Serpentine                             | 1,149,300       | 180.7       | 3.38      | 4.45         | 1.75       | 5.55     | 32.67       | 27.25      |           |
| Zone: Langley                          | 413,200         | 134.4       | -0.59     | -1.39        | -1.39      | -1.03    | 0.45        | -2.61      |           |
| Aldergrove Langley                     | 310,900         | 122.5       | -1.76     | -3.09        | -3.62      | -3.92    | -5.04       | -10.84     |           |
| Brookswood Langley                     | 520,400         | 149.5       | 0.47      | 0.67         | 3.53       | 1.56     | 7.79        | 7.79       |           |
| Campbell Valley                        | 902,000         | 127.6       | -1.54     | -4.71        | -3.55      | 2.90     | 2.65        | -6.04      |           |
| County Line Glen Valley                | 791,300         | 128.5       | -2.95     | -3.75        | -3.24      | 0.94     | -2.43       | -5.03      |           |
| Fort Langley                           | 575,600         | 131.0       | -2.17     | -4.38        | -2.02      | -1.06    | 0.00        | -3.25      |           |
| Langley City                           | 291,300         | 142.1       | -0.70     | -2.74        | 0.64       | 0.64     | 3.42        | 0.35       |           |
| Murrayville                            | 452,600         | 143.3       | -0.07     | -0.62        | 0.63       | -0.69    | 5.06        | 1.56       |           |

# Fraser Valley Real Estate Board

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## Composite

|                      | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                      |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Otter District       | 575,100         | 120.2       | -4.60     | -5.87        | -6.82      | -6.09    | -10.83      | -15.77     |           |
| Salmon River         | 660,400         | 128.7       | -1.98     | -5.30        | -2.05      | 4.80     | 3.46        | -5.23      |           |
| Walnut Grove         | 416,300         | 135.1       | -0.44     | 0.75         | 0.15       | -0.15    | 1.58        | -0.15      |           |
| Willoughby Heights   | 421,100         | 126.5       | -0.08     | -0.94        | -5.46      | -4.31    | -4.89       | -7.46      |           |
| Zone: Mission        | 335,300         | 126.4       | 0.48      | -1.79        | -3.29      | -1.79    | -3.44       | -10.48     |           |
| Dewdney Deroche      | 399,300         | 127.0       | 1.36      | -1.24        | -3.71      | 1.52     | -2.01       | -9.22      |           |
| Durieu               | 442,700         | 122.8       | 0.41      | -0.08        | -2.77      | -6.26    | -5.39       | -12.03     |           |
| Hatzic               | 363,800         | 128.7       | 0.39      | -1.91        | -3.96      | -2.35    | -0.69       | -7.87      |           |
| Lake Errock          | 273,900         | 129.3       | -0.15     | -2.05        | -3.07      | -0.15    | 0.39        | -7.38      |           |
| Mission BC           | 323,500         | 126.7       | 0.48      | -1.71        | -3.28      | -1.63    | -3.43       | -10.46     |           |
| Mission-West         | 515,000         | 121.9       | 1.58      | -1.22        | -2.01      | 0.49     | -5.65       | -12.49     |           |
| Stave Falls          | 514,000         | 117.5       | 0.95      | -2.16        | -1.92      | -4.39    | -8.70       | -15.04     |           |
| Steelhead            | 468,900         | 129.5       | -0.31     | -4.50        | -1.60      | -2.70    | -1.15       | -8.93      |           |
| Zone: N. Delta       | 484,000         | 150.0       | -0.40     | -1.64        | -1.57      | 0.20     | 8.93        | 7.53       |           |
| Annieville           | 404,100         | 149.9       | -0.66     | -2.03        | -1.83      | -0.86    | 6.39        | 5.05       |           |
| Nordel               | 510,200         | 149.7       | -0.27     | -1.45        | -2.03      | 0.20     | 12.47       | 9.59       |           |
| Scottsdale           | 461,800         | 150.4       | -0.13     | -1.31        | -0.53      | 1.14     | 7.51        | 6.82       |           |
| Sunshine Hills Woods | 587,600         | 150.1       | -0.53     | -1.83        | -1.96      | 0.40     | 9.96        | 9.88       |           |
| Zone: North Surrey   | 377,700         | 155.7       | 0.26      | 1.37         | 2.37       | 5.99     | 7.98        | 4.01       |           |
| Bolivar Heights      | 436,100         | 155.0       | 1.64      | 1.64         | 2.65       | 5.30     | 15.67       | 13.55      |           |
| Bridgeview           | 302,300         | 151.5       | -2.76     | -1.30        | -4.42      | -0.26    | 14.25       | 10.10      |           |
| Cedar Hills          | 423,700         | 156.0       | -0.95     | -2.13        | -1.02      | 4.14     | 13.70       | 11.27      |           |
| Fraser Heights       | 725,700         | 149.3       | 0.20      | 2.54         | -1.13      | 3.25     | 12.59       | 11.42      |           |

# Fraser Valley Real Estate Board

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## Composite

|                               | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                               |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Guildford                     | 276,400         | 152.5       | -0.13     | -0.33        | 0.07       | 3.53     | 3.95        | 0.73       |           |
| Port Kells                    | 720,700         | 127.9       | 5.53      | 5.09         | 3.90       | -2.66    | 0.39        | -3.11      |           |
| Royal Heights                 | 460,800         | 142.7       | -0.42     | -0.76        | -3.19      | -0.49    | 7.94        | 3.93       |           |
| Whalley                       | 264,900         | 164.3       | 0.67      | 3.66         | 7.88       | 11.47    | 6.69        | 0.49       |           |
|                               |                 |             |           |              |            |          |             |            |           |
| Zone: South Surrey White Rock | 589,700         | 146.9       | -1.74     | -3.29        | -4.73      | -2.97    | 11.20       | 6.22       |           |
| Crescent Bch Ocean Pk.        | 708,800         | 159.0       | -4.50     | -4.96        | -5.30      | -6.14    | 16.40       | 13.41      |           |
| Elgin Chantrell               | 1,178,700       | 172.0       | -2.44     | -4.12        | -5.75      | -0.41    | 29.42       | 24.01      |           |
| Grandview Surrey              | 1,042,200       | 142.3       | 0.07      | -1.59        | -0.84      | 0.99     | 8.63        | -1.04      |           |
| Hazelmere                     | 1,071,300       | 166.4       | -1.19     | -1.42        | 1.84       | 0.85     | 21.19       | 15.64      |           |
| King George Corridor          | 432,300         | 145.4       | -0.62     | -2.02        | -5.22      | -0.48    | 9.00        | 3.93       |           |
| Morgan Creek                  | 784,100         | 149.8       | -1.12     | -0.86        | 2.53       | 4.03     | 23.50       | 16.94      |           |
| Pacific Douglas               | 921,200         | 160.5       | -0.19     | 0.31         | -3.60      | 1.52     | 16.81       | 11.46      |           |
| Sunnyside Park Surrey         | 536,400         | 148.4       | -1.79     | -4.01        | -6.25      | -3.20    | 12.08       | 6.99       |           |
| White Rock                    | 387,300         | 129.7       | -2.26     | -5.47        | -8.08      | -10.37   | -3.28       | -7.49      |           |
|                               |                 |             |           |              |            |          |             |            |           |
| Zone: Surrey                  | 450,800         | 145.7       | 0.55      | -0.55        | -0.14      | 3.11     | 8.01        | 4.90       |           |
| Bear Creek Green Timbers      | 513,500         | 152.8       | 0.33      | 0.07         | 2.83       | 5.74     | 13.94       | 9.22       |           |
| East Newton                   | 475,500         | 145.9       | -0.88     | 0.07         | 2.46       | 4.81     | 8.56        | 6.57       |           |
| Fleetwood Tynehead            | 475,900         | 138.7       | 1.99      | -0.50        | -2.73      | 0.87     | 5.32        | 3.05       |           |
| Panorama Ridge                | 558,100         | 150.0       | -0.13     | -0.73        | 2.74       | 7.30     | 15.21       | 11.61      |           |
| Queen Mary Park Surrey        | 360,800         | 148.8       | 0.34      | -1.00        | -3.12      | 0.34     | 5.76        | 2.83       |           |
| Sullivan Station              | 433,700         | 140.5       | -0.14     | -1.75        | -1.95      | 0.50     | 4.85        | 0.21       |           |
| West Newton                   | 386,300         | 149.9       | 1.35      | -0.40        | 0.74       | 4.24     | 8.23        | 4.90       |           |

# Fraser Valley Real Estate Board

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## Apartment

| Apartment                              | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 334,600         | 146.8       | -1.01     | -1.54        | -3.42      | -0.47    | 0.62        | -1.21      |           |
| <b>Fraser Valley Real Estate Board</b> | 202,800         | 143.5       | -0.55     | -1.85        | -0.42      | 2.57     | -1.37       | -7.24      |           |
| Zone: Abbotsford                       | 170,500         | 144.5       | -0.07     | -2.03        | 0.91       | 9.14     | 1.62        | -6.95      |           |
| Abbotsford East                        | 167,600         | 132.0       | -2.08     | -2.73        | -8.78      | -10.69   | -11.82      | -16.82     |           |
| Abbotsford West                        | 150,500         | 131.1       | 2.26      | -1.58        | -3.53      | -2.38    | -8.00       | -15.91     |           |
| Central Abbotsford                     | 185,900         | 153.9       | -1.09     | -2.22        | 3.78       | 18.48    | 9.46        | -0.06      |           |
| Poplar                                 | 156,900         | 135.3       | -3.01     | -3.63        | -1.38      | -3.36    | -9.62       | -14.74     |           |
| Zone: Cloverdale                       | 227,000         | 156.9       | -0.38     | -1.07        | 1.10       | 4.25     | 2.68        | -0.82      |           |
| Clayton                                | 263,300         | 162.4       | -0.25     | -0.98        | 6.35       | 7.34     | 6.28        | 2.72       |           |
| Cloverdale BC                          | 211,200         | 152.1       | -0.65     | -1.30        | -3.31      | 1.60     | -0.46       | -3.86      |           |
| Zone: Langley                          | 207,900         | 136.4       | -2.29     | -3.81        | -1.02      | -0.66    | -2.22       | -6.00      |           |
| Aldergrove Langley                     | 159,800         | 115.8       | -4.30     | -3.66        | -5.93      | -9.25    | -22.65      | -27.03     |           |
| Langley City                           | 210,000         | 139.0       | -2.04     | -4.60        | -1.07      | 0.07     | 0.58        | -3.00      |           |
| Murrayville                            | 229,600         | 134.8       | -1.75     | -1.03        | -5.20      | -5.34    | -3.78       | -7.29      |           |
| Otter District                         | 109,300         | 119.7       | -9.86     | -8.97        | -6.78      | -12.76   | -20.04      | -24.57     |           |
| Walnut Grove                           | 242,000         | 133.0       | -1.34     | 0.45         | 12.71      | 9.02     | -5.07       | -8.53      |           |
| Willoughby Heights                     | 181,400         | 134.4       | -1.75     | -1.10        | -5.49      | -4.07    | -4.07       | -7.57      |           |
| Zone: Mission                          | 160,700         | 136.7       | -3.12     | -3.46        | -4.47      | -8.19    | -8.68       | -13.86     |           |
| Mission BC                             | 160,700         | 136.7       | -3.12     | -3.46        | -4.47      | -8.19    | -8.68       | -13.86     |           |
| Zone: N. Delta                         | 165,700         | 141.9       | -1.25     | -3.47        | -7.92      | -6.34    | -8.21       | -10.59     |           |
| Annieville                             | 140,200         | 143.1       | -1.65     | -4.22        | -8.85      | -6.71    | -7.44       | -9.83      |           |
| Scottsdale                             | 242,000         | 139.1       | -0.64     | -2.11        | -4.86      | -6.01    | -10.03      | -12.35     |           |

# Fraser Valley Real Estate Board

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## Apartment

| Apartment                     | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                               |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Zone: North Surrey            | 207,000         | 165.7       | 0.36      | 2.60         | 8.44       | 11.73    | 5.27        | -0.66      |           |
| Cedar Hills                   | 128,100         | 141.6       | -1.46     | -3.80        | -4.90      | -3.34    | -8.41       | -10.78     |           |
| Guildford                     | 214,300         | 161.8       | -0.06     | -0.55        | 3.65       | 7.29     | 5.89        | 2.28       |           |
| Whalley                       | 204,200         | 169.1       | 0.71      | 4.97         | 12.28      | 15.27    | 5.03        | -2.31      |           |
| Zone: South Surrey White Rock | 229,400         | 116.6       | -0.68     | -6.27        | -11.26     | -11.20   | -12.07      | -17.25     |           |
| King George Corridor          | 252,800         | 126.1       | 0.16      | -4.03        | -9.15      | -7.21    | -4.76       | -10.95     |           |
| Sunnyside Park Surrey         | 232,300         | 124.7       | 0.65      | -3.86        | -10.61     | -5.74    | -5.82       | -11.94     |           |
| White Rock                    | 216,800         | 109.7       | -1.61     | -8.12        | -12.66     | -14.76   | -17.33      | -21.87     |           |
| Zone: Surrey                  | 190,800         | 144.8       | -0.82     | -3.01        | -5.36      | -2.88    | -6.22       | -8.76      |           |
| East Newton                   | 183,500         | 143.3       | -0.83     | -3.37        | -7.25      | -2.58    | -7.31       | -9.70      |           |
| Fleetwood Tynehead            | 244,200         | 161.7       | -0.19     | -0.49        | 10.30      | 10.30    | 5.82        | 2.21       |           |
| Queen Mary Park Surrey        | 170,700         | 139.8       | -1.13     | -3.45        | -11.63     | -9.63    | -9.57       | -11.91     |           |
| West Newton                   | 198,000         | 145.3       | -0.89     | -3.26        | -2.35      | 0.07     | -6.02       | -8.44      |           |

# 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>                  | 873,100         | 160.4       | -0.99     | -2.31        | -4.41      | -1.96    | 14.98       | 15.31      |           |
| <b>Fraser Valley Real Estate Board</b> | 625,500         | 144.9       | -0.75     | -1.50        | -0.34      | 2.40     | 10.70       | 7.41       |           |
| Zone: Abbotsford                       | 477,100         | 127.3       | -1.47     | -3.27        | 0.79       | 3.83     | 0.32        | -3.78      |           |
| Abbotsford East                        | 483,600         | 124.4       | -1.35     | -4.75        | 0.40       | 4.36     | -1.27       | -4.60      |           |
| Abbotsford West                        | 434,100         | 128.1       | -1.61     | -1.99        | 0.87       | 2.32     | 0.00        | -4.76      |           |
| Aberdeen                               | 524,400         | 131.2       | -1.94     | -1.58        | 2.34       | 4.88     | 2.42        | -2.45      |           |
| Bradner                                | 873,100         | 130.7       | -1.58     | -2.32        | 1.95       | -0.53    | 2.03        | -2.83      |           |
| Central Abbotsford                     | 407,400         | 129.6       | -1.59     | -1.89        | 0.00       | 1.41     | 1.17        | -3.64      |           |
| Matsqui                                | 757,400         | 149.1       | 0.54      | -2.10        | 3.47       | 6.42     | 16.39       | 10.86      |           |
| Poplar                                 | 426,400         | 126.4       | -1.79     | -2.24        | -3.81      | 0.40     | -1.33       | -6.02      |           |
| Zone: Cloverdale                       | 585,500         | 139.6       | -0.21     | -2.17        | 1.09       | 1.82     | 9.32        | 5.84       |           |
| Clayton                                | 572,900         | 138.1       | 1.69      | 0.88         | 4.46       | 7.72     | 14.51       | 10.39      |           |
| Cloverdale BC                          | 591,600         | 140.5       | -1.20     | -3.90        | -0.92      | -1.61    | 6.68        | 4.54       |           |
| Zone: Langley                          | 567,600         | 131.9       | -0.98     | -2.44        | -1.12      | -2.51    | 1.46        | -2.30      |           |
| Aldergrove Langley                     | 394,100         | 122.3       | -4.38     | -8.25        | -2.08      | -3.09    | -1.13       | -6.78      |           |
| Brookwood Langley                      | 603,900         | 152.3       | -1.99     | -2.50        | 3.68       | 0.26     | 14.68       | 8.79       |           |
| Campbell Valley                        | 926,500         | 121.5       | -3.80     | -7.53        | -6.18      | -5.89    | -1.78       | -7.39      |           |
| County Line Glen Valley                | 806,600         | 115.3       | -5.57     | -8.64        | -5.10      | -4.24    | -6.79       | -12.12     |           |
| Fort Langley                           | 604,200         | 120.9       | -4.50     | -8.41        | -7.29      | -6.21    | -2.26       | -7.85      |           |
| Langley City                           | 485,200         | 139.2       | -2.18     | -3.27        | -0.43      | -3.20    | 4.82        | -0.57      |           |
| Murrayville                            | 632,900         | 149.0       | -1.59     | -2.17        | 2.41       | 1.29     | 12.20       | 6.43       |           |
| Otter District                         | 751,600         | 111.2       | -3.47     | -8.25        | -8.40      | -8.40    | -10.11      | -15.24     |           |
| Salmon River                           | 681,000         | 128.3       | -4.61     | -8.23        | 2.48       | 1.34     | 3.72        | -2.21      |           |

# 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         | 537,500         | 141.1       | 1.15      | 2.02         | 2.17       | 1.07     | 8.04        | 7.55       |           |
| Willoughby Heights   | 547,000         | 122.7       | 0.00      | -2.46        | -4.14      | -5.47    | -6.34       | -10.31     |           |
| Zone: Mission        | 393,100         | 119.8       | 0.76      | -3.15        | -0.66      | -0.75    | -5.30       | -10.60     |           |
| Dewdney Deroche      | 539,600         | 116.1       | -0.85     | -3.81        | -4.84      | -3.33    | -8.22       | -13.36     |           |
| Durieu               | 516,600         | 114.6       | -0.95     | -3.29        | -5.29      | -7.80    | -9.41       | -14.48     |           |
| Hatzic               | 387,200         | 121.9       | 0.49      | -3.41        | -7.30      | -7.51    | -3.64       | -9.03      |           |
| Lake Errock          | 329,400         | 120.6       | 1.26      | -3.37        | -5.71      | -3.52    | -4.66       | -10.00     |           |
| Mission BC           | 375,300         | 120.0       | 0.84      | -3.07        | 0.84       | 1.27     | -5.14       | -10.45     |           |
| Mission-West         | 557,600         | 120.9       | 2.89      | -2.97        | 4.22       | 1.09     | -4.43       | -9.78      |           |
| Stave Falls          | 533,900         | 117.0       | 0.69      | -3.54        | -0.51      | -5.26    | -7.51       | -12.69     |           |
| Zone: N. Delta       | 560,800         | 147.9       | -1.14     | -1.86        | -1.60      | -0.67    | 8.51        | 10.54      |           |
| Annieville           | 474,000         | 146.3       | -1.08     | -2.73        | -0.14      | 0.76     | 7.34        | 9.34       |           |
| Nordel               | 545,300         | 150.8       | -1.11     | -1.82        | -0.98      | -0.40    | 10.64       | 12.71      |           |
| Scottsdale           | 498,200         | 144.8       | -1.23     | -2.29        | -3.08      | -0.75    | 6.24        | 8.22       |           |
| Sunshine Hills Woods | 624,500         | 147.6       | -1.14     | -1.34        | -2.12      | -1.34    | 8.29        | 10.31      |           |
| Zone: North Surrey   | 640,300         | 151.2       | -0.66     | 1.48         | -1.05      | 4.78     | 12.50       | 12.08      |           |
| Bolivar Heights      | 437,000         | 154.0       | -1.09     | 0.79         | -0.52      | 6.06     | 11.68       | 12.24      |           |
| Bridgeview           | 346,100         | 160.6       | -4.80     | -0.99        | -4.97      | 1.45     | 16.46       | 17.06      |           |
| Cedar Hills          | 482,100         | 155.1       | -1.77     | -0.19        | -1.15      | 7.63     | 12.47       | 13.05      |           |
| Fraser Heights       | 742,900         | 149.4       | -0.13     | 2.54         | -0.86      | 4.11     | 12.67       | 11.66      |           |
| Guildford            | 513,100         | 159.2       | -1.67     | 0.06         | -1.30      | 6.99     | 15.45       | 16.03      |           |
| Port Kells           | 780,900         | 120.6       | 5.88      | 4.51         | 1.43       | 2.55     | 0.00        | -3.60      |           |
| Royal Heights        | 574,000         | 140.1       | -1.20     | -1.96        | -4.30      | 0.29     | 2.79        | 4.71       |           |

# 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                       | 425,900         | 156.6       | -1.45     | 0.06         | -1.57      | 6.39     | 13.56       | 14.14      |           |
| Zone: South Surrey White Rock | 961,400         | 161.4       | -2.06     | -2.83        | -2.65      | 0.88     | 20.90       | 16.62      |           |
| Crescent Bch Ocean Pk.        | 841,900         | 160.6       | -5.70     | -6.74        | -4.18      | -6.46    | 15.29       | 13.50      |           |
| Elgin Chantrell               | 1,360,700       | 176.9       | -2.43     | -4.53        | -5.45      | 1.67     | 32.81       | 26.54      |           |
| Grandview Surrey              | 1,228,500       | 149.0       | 0.68      | -0.60        | -5.76      | 3.91     | 7.50        | 1.57       |           |
| Hazelmere                     | 1,045,600       | 170.4       | -0.58     | 0.71         | 7.78       | 10.36    | 22.94       | 16.16      |           |
| King George Corridor          | 721,000         | 158.3       | 0.00      | -0.31        | 3.60       | 12.43    | 14.21       | 7.91       |           |
| Morgan Creek                  | 990,500         | 157.0       | -1.63     | -0.06        | 2.08       | 3.22     | 30.62       | 23.14      |           |
| Pacific Douglas               | 895,500         | 160.1       | 0.44      | 1.07         | -3.15      | 2.23     | 15.51       | 9.13       |           |
| Sunnyside Park Surrey         | 830,000         | 170.2       | -1.96     | -4.38        | -5.34      | 0.12     | 27.78       | 21.75      |           |
| White Rock                    | 812,100         | 149.4       | -3.11     | -3.86        | -3.24      | -6.57    | 7.25        | 5.58       |           |
| Zone: Surrey                  | 614,300         | 151.3       | 0.46      | 0.20         | 1.61       | 6.32     | 14.80       | 11.74      |           |
| Bear Creek Green Timbers      | 562,200         | 152.5       | -0.65     | -1.23        | 3.46       | 5.98     | 14.15       | 7.39       |           |
| East Newton                   | 665,000         | 146.6       | -1.74     | 0.00         | 3.02       | 5.62     | 13.03       | 11.99      |           |
| Fleetwood Tynehead            | 626,600         | 144.5       | 1.90      | -1.37        | -3.67      | 3.88     | 10.05       | 7.59       |           |
| Panorama Ridge                | 636,300         | 150.0       | 0.27      | 0.47         | 3.95       | 8.54     | 18.48       | 14.07      |           |
| Queen Mary Park Surrey        | 526,500         | 168.9       | 1.38      | 2.74         | 6.43       | 13.66    | 27.47       | 23.74      |           |
| Sullivan Station              | 564,700         | 148.8       | 1.16      | 0.27         | -3.06      | 0.20     | 7.36        | 1.43       |           |
| West Newton                   | 529,700         | 168.2       | 1.94      | 3.00         | 7.13       | 14.19    | 26.94       | 23.22      |           |