



Summary Report

Fraser Valley Real Estate Board - For December 2013

Fraser Valley Real Estate Board

2013-12

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	540,900	152.7	-0.07	-0.26	-0.33	1.60	5.89	15.95	
Fraser Valley Real Estate Board	422,100	141.3	-0.28	-1.46	-1.46	0.36	4.59	6.64	
Zone: Abbotsford	306,500	125.3	-1.42	-5.29	-7.66	-6.28	-5.22	-4.71	
Abbotsford East	390,700	127.0	-1.40	-4.15	-8.37	-3.86	-3.42	1.60	
Abbotsford West	271,000	122.6	-0.97	-3.31	-6.20	-5.40	-6.91	-7.89	
Aberdeen	530,200	134.3	-2.54	-2.68	-5.56	1.28	4.60	5.09	
Bradner	807,600	132.0	-1.86	-0.75	-2.65	-2.65	-6.32	2.48	
Central Abbotsford	220,900	121.7	-1.78	-10.18	-11.10	-13.32	-8.29	-10.71	
Matsqui	530,800	134.5	-0.52	-1.54	-4.13	0.67	-1.10	7.95	
Poplar	289,800	136.7	-0.44	-2.57	0.74	2.70	-0.29	-1.23	
Sumas Prairie	638,500	145.5	2.39	-0.21	2.39	12.53	1.68	18.29	
Zone: Cloverdale	477,100	142.0	0.35	-0.14	0.71	2.16	6.13	7.98	
Clayton	484,300	136.3	0.52	-0.66	-0.51	-0.07	3.73	4.69	
Cloverdale BC	475,200	144.9	0.28	0.07	1.26	3.28	7.17	9.69	
Serpentine	1,324,800	208.3	-1.79	10.10	19.51	21.03	32.68	72.86	
Zone: Langley	422,200	137.3	-0.07	-0.36	-0.65	2.08	3.31	4.49	
Aldergrove Langley	314,200	123.8	-1.28	-0.96	-3.28	1.14	-1.82	-8.16	
Brookswood Langley	551,100	158.3	0.44	-0.31	0.96	4.21	19.20	20.38	
Campbell Valley	912,600	129.1	-4.16	-1.97	-6.18	2.79	7.94	2.06	
County Line Glen Valley	830,100	134.8	-1.53	2.67	-0.30	5.23	8.62	6.31	
Fort Langley	591,000	134.5	-2.54	1.43	-2.54	3.14	3.54	5.82	
Langley City	291,300	142.1	-0.14	-2.27	-2.13	0.00	2.60	4.64	
Murrayville	465,900	147.5	0.89	0.55	0.68	1.17	7.98	9.75	

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	586,600	122.6	-2.47	-2.23	-4.52	3.63	-5.98	-9.85	
Salmon River	673,200	131.2	-3.67	-2.09	-6.02	3.23	8.79	3.55	
Walnut Grove	416,000	135.0	0.52	0.67	0.37	-0.07	0.60	4.73	
Willoughby Heights	442,400	132.9	0.45	0.76	1.45	5.39	1.45	3.59	
Zone: Mission	329,200	124.1	-0.80	-4.61	-3.65	-1.12	-5.48	-7.94	
Dewdney Deroche	397,100	126.3	2.10	-2.40	-2.09	0.16	-2.47	-4.89	
Durieu	439,100	121.8	0.41	-3.41	-3.26	-0.49	-9.38	-8.56	
Hatzic	357,000	126.3	-1.17	-5.25	-4.25	-1.33	-4.82	-5.11	
Lake Errock	260,000	122.7	3.02	-4.66	-6.19	-4.96	-5.62	-7.47	
Mission BC	317,600	124.4	-1.11	-4.67	-3.64	-1.11	-5.40	-7.92	
Mission-West	499,800	118.3	0.00	-4.67	-3.51	-1.58	-5.06	-10.92	
Stave Falls	509,600	116.5	0.26	-5.13	-3.72	-0.43	-7.10	-11.94	
Steelhead	457,600	126.4	3.18	-2.62	-0.47	0.64	-6.85	-5.74	
Zone: N. Delta	492,700	152.7	-0.97	-0.65	1.26	1.73	7.99	13.45	
Annieville	399,500	148.2	-2.76	-2.69	-1.07	-0.47	4.96	8.25	
Nordel	525,500	154.2	1.58	2.05	3.07	1.85	8.67	16.38	
Scottsdale	462,700	150.7	-3.15	-2.52	0.00	0.94	7.80	11.63	
Sunshine Hills Woods	617,800	157.8	0.00	0.19	2.60	4.85	10.58	18.11	
Zone: North Surrey	374,300	154.3	0.33	-0.84	-0.13	0.85	9.59	8.59	
Bolivar Heights	422,100	150.0	1.15	1.08	-1.77	1.01	9.41	11.19	
Bridgeview	292,100	146.4	1.67	1.04	-2.59	-3.87	4.87	11.42	
Cedar Hills	417,400	153.7	-0.97	-3.64	-1.85	-1.73	10.42	16.44	
Fraser Heights	740,800	152.4	0.13	3.32	3.74	5.03	8.39	21.05	

Fraser Valley Real Estate Board

2013-12

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Guildford	272,600	150.4	0.27	-2.08	0.07	0.53	5.10	2.66	
Port Kells	706,600	125.4	0.56	0.00	4.76	3.38	-3.32	-4.06	
Royal Heights	469,900	145.5	1.54	1.54	1.89	0.34	7.54	9.98	
Whalley	262,300	162.7	0.43	-1.45	-1.03	0.25	15.39	7.18	
Zone: South Surrey White Rock	597,400	148.8	0.00	-0.87	-0.07	4.42	11.21	18.47	
Crescent Bch Ocean Pk.	699,500	156.9	1.55	-4.21	-1.63	2.75	9.72	23.06	
Elgin Chantrell	1,199,300	175.0	-1.63	-2.83	-2.67	5.74	26.26	45.71	
Grandview Surrey	1,081,000	147.6	-0.61	2.93	4.90	5.58	16.68	17.61	
Hazelmere	1,139,500	177.0	1.84	4.06	3.39	6.63	25.27	40.70	
King George Corridor	435,500	146.5	0.69	-0.48	-1.94	3.02	9.08	14.45	
Morgan Creek	792,000	151.3	0.33	2.23	3.42	2.72	19.04	23.91	
Pacific Douglas	976,800	170.2	0.18	-0.99	2.41	6.11	16.74	35.83	
Sunnyside Park Surrey	544,400	150.6	-0.66	-1.05	-1.38	5.68	14.18	21.26	
White Rock	386,400	129.4	-0.08	-1.82	-0.23	4.19	-2.56	1.65	
Zone: Surrey	445,200	143.9	-0.48	-0.76	-1.17	-0.62	5.27	9.43	
Bear Creek Green Timbers	529,300	157.5	0.00	0.83	1.88	3.82	15.64	21.72	
East Newton	467,600	143.5	-0.90	-0.90	-1.64	0.21	6.61	9.63	
Fleetwood Tynehead	479,000	139.6	0.36	0.22	0.87	1.68	4.57	8.39	
Panorama Ridge	549,100	147.6	-0.27	1.65	-1.27	-1.07	7.19	13.63	
Queen Mary Park Surrey	351,900	145.1	-0.82	-2.29	-1.76	-2.94	2.98	6.38	
Sullivan Station	430,000	139.3	0.58	-0.85	-2.59	0.14	1.16	9.17	
West Newton	372,100	144.4	-1.77	-2.56	-3.09	-4.24	3.51	6.10	

Fraser Valley Real Estate Board

2013-12

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	759,100	161.3	0.12	0.12	0.37	2.35	11.09	25.14	
Fraser Valley Real Estate Board	549,500	146.7	-0.14	-0.61	-0.47	1.95	8.75	14.79	
Zone: Abbotsford	428,200	134.6	-0.59	-1.17	-1.97	1.66	3.38	8.20	
Abbotsford East	458,500	133.1	0.00	0.23	-1.11	3.74	3.58	10.64	
Abbotsford West	389,500	134.1	-0.67	-0.96	-3.66	-2.05	4.44	4.85	
Aberdeen	530,200	134.3	-2.54	-2.68	-5.56	1.28	4.60	5.09	
Bradner	807,600	132.0	-1.86	-0.75	-2.65	-2.65	-6.32	2.48	
Central Abbotsford	363,000	138.9	-0.64	-4.01	0.14	2.97	2.51	9.98	
Matsqui	530,800	134.5	-0.52	-1.54	-4.13	0.67	-1.10	7.95	
Poplar	407,800	140.0	-0.14	-4.24	3.17	6.30	3.17	10.85	
Sumas Prairie	638,500	145.5	2.39	-0.21	2.39	12.53	1.68	18.29	
Zone: Cloverdale	580,600	145.7	0.41	0.41	1.18	3.26	8.73	13.74	
Clayton	580,100	134.3	0.67	-0.81	-2.11	-1.90	6.17	8.39	
Cloverdale BC	577,400	149.5	0.40	0.81	2.19	4.99	8.81	15.35	
Serpentine	1,324,800	208.3	-1.79	10.10	19.51	21.03	30.35	72.86	
Zone: Langley	559,200	140.1	-0.50	0.21	-0.14	3.55	7.44	9.62	
Aldergrove Langley	392,600	128.4	-1.46	-0.93	-3.68	2.07	4.22	-0.08	
Brookswood Langley	551,100	158.3	0.44	-0.31	0.96	4.21	19.20	20.38	
Campbell Valley	912,600	129.1	-4.16	-1.97	-6.18	2.79	7.94	2.06	
County Line Glen Valley	830,100	134.8	-1.53	2.67	-0.30	5.23	8.62	6.31	
Fort Langley	591,000	134.5	-2.54	1.43	-2.54	3.14	3.54	5.82	
Langley City	461,500	145.0	0.35	1.83	1.54	1.26	8.13	13.02	
Murrayville	649,500	152.8	0.92	0.86	1.60	3.80	13.10	17.00	

Fraser Valley Real Estate Board

2013-12

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Otter District	797,300	125.2	-3.02	-0.63	-5.22	5.92	2.37	-1.42	
Salmon River	673,200	131.2	-3.67	-2.09	-6.02	3.23	8.79	3.55	
Walnut Grove	518,200	139.5	-0.21	0.50	-0.07	-1.20	2.95	11.24	
Willoughby Heights	573,300	135.7	0.07	0.30	2.03	9.00	4.30	6.35	
Zone: Mission	348,300	124.2	-0.64	-4.90	-3.65	-0.80	-4.53	-6.69	
Dewdney Deroche	397,100	126.3	2.10	-2.40	-2.09	0.16	-2.47	-4.89	
Durieu	439,100	121.8	0.41	-3.41	-3.26	-0.49	-9.38	-8.56	
Hatzic	357,000	126.4	-1.17	-5.25	-4.24	-1.25	-4.82	-5.03	
Lake Errock	260,000	122.7	3.02	-4.66	-6.19	-4.96	-5.62	-7.47	
Mission BC	338,600	124.5	-1.03	-5.11	-3.64	-0.72	-4.30	-6.46	
Mission-West	500,200	118.4	0.00	-4.59	-3.35	-1.50	-4.98	-10.84	
Stave Falls	509,600	116.5	0.26	-5.13	-3.72	-0.43	-7.10	-11.94	
Steelhead	457,600	126.4	3.18	-2.62	-0.47	0.64	-6.85	-5.74	
Zone: N. Delta	531,000	154.9	-1.21	-0.51	1.51	2.24	9.47	16.20	
Annieville	473,500	152.8	-3.47	-2.74	-0.33	0.86	8.91	14.29	
Nordel	528,500	154.8	1.98	2.65	3.48	1.71	9.01	16.83	
Scottsdale	486,600	152.3	-3.30	-2.68	-0.13	1.40	8.48	14.00	
Sunshine Hills Woods	651,800	159.9	-0.06	0.44	2.83	5.20	11.66	19.95	
Zone: North Surrey	533,400	153.1	0.26	0.13	0.46	1.66	9.83	17.86	
Bolivar Heights	422,600	149.2	1.08	1.02	-2.04	0.95	8.98	10.60	
Bridgeview	292,100	146.4	1.67	1.04	-2.59	-3.87	4.87	11.42	
Cedar Hills	444,300	155.2	-0.89	-3.66	-1.71	-1.65	11.49	19.57	
Fraser Heights	740,800	152.4	0.13	3.32	3.74	5.03	8.39	21.05	

Fraser Valley Real Estate Board

2013-12

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Guildford	495,400	157.8	0.00	-2.17	-1.19	0.83	12.79	20.64	
Port Kells	706,600	125.4	0.56	0.00	4.76	3.38	-3.32	-4.06	
Royal Heights	492,900	147.3	1.17	1.87	2.01	0.34	8.63	11.85	
Whalley	435,200	162.6	0.68	-0.43	1.43	3.04	14.43	25.46	
Zone: South Surrey White Rock	854,300	161.4	1.00	-0.62	0.37	3.86	16.28	29.12	
Crescent Bch Ocean Pk.	732,300	159.0	1.92	-4.16	-1.18	2.91	10.57	24.22	
Elgin Chantrell	1,309,800	179.3	-1.75	-2.71	-1.91	6.79	28.62	49.54	
Grandview Surrey	1,158,300	154.5	-0.13	-0.45	1.91	2.05	14.19	19.86	
Hazelmere	1,139,500	177.0	1.84	4.06	3.39	6.63	12.24	40.70	
King George Corridor	613,500	156.0	2.16	0.19	-1.27	-1.08	12.88	23.13	
Morgan Creek	999,400	156.7	1.16	0.97	2.62	0.64	16.77	22.61	
Pacific Douglas	976,800	170.2	0.18	-0.99	2.41	6.11	16.26	35.83	
Sunnyside Park Surrey	759,900	167.5	-0.24	-0.95	-1.59	5.21	22.53	40.52	
White Rock	683,400	148.1	3.57	2.70	2.63	5.48	8.10	18.10	
Zone: Surrey	567,800	151.7	-0.39	-0.13	-0.78	0.40	10.57	19.35	
Bear Creek Green Timbers	544,700	158.3	-0.13	0.76	1.87	3.94	16.40	22.81	
East Newton	616,900	149.6	0.07	0.94	-1.45	1.56	10.16	19.87	
Fleetwood Tynehead	609,800	148.0	0.89	1.44	1.65	4.82	11.53	17.83	
Panorama Ridge	589,600	151.5	-0.46	1.88	-0.20	-0.53	8.37	15.30	
Queen Mary Park Surrey	478,200	153.0	-1.48	-3.41	-2.49	-4.02	10.79	20.19	
Sullivan Station	574,800	150.5	-0.13	-1.51	-2.53	-0.73	4.51	13.93	
West Newton	504,000	154.1	-2.34	-2.71	-3.81	-4.52	10.31	22.20	

Fraser Valley Real Estate Board

2013-12

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	609,100	160.1	0.19	0.38	1.07	2.50	12.91	24.79	
Fraser Valley Real Estate Board	475,400	147.0	-0.20	-0.61	-0.20	1.52	8.41	14.22	
Zone: Abbotsford	398,600	136.7	-0.29	-2.01	-1.23	0.74	3.01	8.58	
Abbotsford East	412,200	133.3	-0.82	-2.84	-2.34	1.52	-0.15	8.37	
Abbotsford West	374,700	136.3	0.15	-0.07	-2.85	-2.71	6.07	6.24	
Aberdeen	547,600	139.8	-3.25	-2.17	-4.64	1.53	8.71	8.54	
Bradner	788,800	135.7	0.52	4.22	1.80	-4.37	-6.93	4.38	
Central Abbotsford	354,400	141.5	0.07	-3.87	1.80	3.66	3.13	12.12	
Matsqui	429,500	132.8	1.37	1.07	0.99	5.99	1.45	7.97	
Poplar	400,400	146.2	1.11	-3.88	7.42	8.94	6.02	15.85	
Sumas Prairie	638,500	145.5	2.39	-0.21	2.39	12.53	1.68	18.29	
Zone: Cloverdale	547,400	155.9	0.58	1.90	4.63	6.13	12.89	14.72	
Clayton	800,300	148.2	-0.94	2.56	6.16	8.41	12.53	8.65	
Cloverdale BC	491,400	154.0	0.85	1.32	3.63	5.05	11.51	12.90	
Serpentine	1,324,800	208.3	-1.79	10.10	19.51	21.03	30.35	72.86	
Zone: Langley	521,700	143.8	-0.21	0.49	0.35	2.13	10.02	10.87	
Aldergrove Langley	383,900	127.8	-0.31	-0.70	-1.77	0.55	2.16	-1.77	
Brookswood Langley	519,200	160.4	0.06	-1.53	0.56	4.97	23.57	21.06	
Campbell Valley	863,500	129.4	-4.15	-2.63	-6.03	-0.38	8.65	0.47	
County Line Glen Valley	810,100	146.5	1.60	7.56	6.55	3.68	6.31	12.69	
Fort Langley	592,200	149.4	1.29	5.36	5.96	3.46	5.51	14.92	
Langley City	450,400	146.2	0.21	1.95	1.46	0.41	8.62	14.31	
Murrayville	661,700	155.5	0.32	-1.58	0.32	4.15	17.18	17.36	

Fraser Valley Real Estate Board

2013-12

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Otter District	801,000	130.4	-4.26	-1.73	-3.48	6.02	5.93	1.24	
Salmon River	638,700	127.7	-3.77	-3.11	-5.27	2.08	6.33	-0.85	
Walnut Grove	502,300	143.7	1.05	4.06	3.38	0.98	4.36	10.54	
Willoughby Heights	412,200	139.8	0.43	1.45	-0.64	-1.62	2.95	9.30	
Zone: Mission	335,400	126.8	-1.01	-3.87	-2.31	-0.47	-5.37	-5.44	
Dewdney Deroche	340,300	133.4	4.14	0.30	0.38	2.07	-0.82	-0.52	
Durieu	405,000	127.2	1.44	-1.09	-1.47	1.03	-7.83	-5.15	
Hatzic	347,500	129.8	-1.59	-4.42	-2.92	-1.29	-2.77	-3.21	
Lake Errock	231,900	126.2	6.05	-2.40	-7.27	-6.79	-6.86	-5.89	
Mission BC	329,000	126.9	-1.48	-4.15	-2.38	-0.39	-5.37	-5.37	
Mission-West	481,100	119.8	-0.25	-3.00	-1.48	-0.75	-6.70	-10.66	
Stave Falls	484,800	115.4	-0.94	-3.27	-1.79	-1.03	-10.19	-13.94	
Steelhead	457,600	126.4	3.18	-2.62	-0.47	0.64	-6.85	-5.74	
Zone: N. Delta	502,400	153.2	-2.36	-1.42	-0.07	0.46	9.19	16.24	
Annieville	466,700	152.0	-4.64	-3.92	-1.68	-0.26	8.73	14.29	
Nordel	504,400	151.5	2.02	3.27	2.85	-0.79	7.52	16.18	
Scottsdale	474,500	151.3	-4.60	-3.94	-1.63	-0.07	8.61	13.76	
Sunshine Hills Woods	627,600	161.0	-1.65	-0.25	0.63	3.87	13.30	24.04	
Zone: North Surrey	445,800	154.6	0.19	-0.13	-0.13	0.59	10.11	17.93	
Bolivar Heights	422,700	149.3	1.36	2.68	-1.32	1.29	8.42	10.35	
Bridgeview	281,800	145.8	2.17	3.26	-0.48	-3.44	3.70	11.81	
Cedar Hills	437,200	156.1	-1.51	-3.76	-1.64	-2.32	11.10	21.20	
Fraser Heights	560,900	145.9	2.31	2.82	-1.62	2.39	2.39	7.83	

Fraser Valley Real Estate Board

2013-12

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Guildford	495,000	161.6	-0.19	-0.49	1.44	2.34	13.24	25.76	
Port Kells	682,500	133.4	1.14	-3.89	1.60	4.63	0.23	-1.40	
Royal Heights	446,900	146.8	0.89	2.51	1.59	-1.28	7.08	12.58	
Whalley	439,200	164.8	0.37	0.18	2.36	3.39	14.29	28.25	
Zone: South Surrey White Rock	697,000	161.2	2.54	2.74	1.96	5.77	16.22	36.38	
Crescent Bch Ocean Pk.	636,300	162.4	0.93	2.07	2.01	7.19	18.63	38.57	
Elgin Chantrell	987,300	168.5	-0.12	1.51	4.08	10.20	19.08	43.77	
Grandview Surrey	1,120,800	167.8	5.34	2.38	1.88	3.33	23.11	39.25	
Hazelmere	1,115,800	167.9	7.22	13.06	2.75	4.55	3.26	39.34	
King George Corridor	557,700	160.6	5.52	2.82	0.37	1.45	10.91	33.28	
Morgan Creek	1,415,400	179.5	4.97	1.99	2.34	4.12	24.65	48.96	
Pacific Douglas	1,004,000	171.8	4.95	3.00	5.85	7.31	15.92	42.57	
Sunnyside Park Surrey	639,600	160.9	1.39	2.42	1.58	7.12	21.25	37.29	
White Rock	626,800	154.1	1.38	3.01	1.78	6.79	14.49	31.48	
Zone: Surrey	511,900	153.4	-0.78	-1.16	-0.90	0.52	12.05	20.22	
Bear Creek Green Timbers	497,300	154.9	-1.46	-0.71	0.52	0.65	15.00	19.15	
East Newton	509,700	155.9	-0.06	-0.06	-0.19	0.78	13.22	27.68	
Fleetwood Tynehead	526,700	142.5	1.14	1.14	-1.52	1.42	9.70	12.03	
Panorama Ridge	540,400	165.1	-1.49	0.61	0.73	3.12	15.21	27.20	
Queen Mary Park Surrey	474,800	151.8	-1.36	-3.86	-1.49	-1.75	10.32	17.86	
Sullivan Station	692,500	176.7	4.12	2.79	0.51	1.61	28.32	46.64	
West Newton	519,900	154.5	-2.65	-3.07	-2.59	0.65	9.26	19.40	

Fraser Valley Real Estate Board

2013-12

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	882,400	162.1	0.00	-0.12	-0.18	2.21	9.90	25.27	
Fraser Valley Real Estate Board	632,400	146.5	-0.07	-0.54	-0.61	2.30	9.08	15.45	
Zone: Abbotsford	490,900	131.0	-1.06	0.15	-3.11	3.56	4.30	8.00	
Abbotsford East	516,200	132.8	1.07	4.48	0.45	6.75	8.23	13.50	
Abbotsford West	432,000	127.5	-3.26	-3.85	-6.11	0.71	-0.47	0.71	
Aberdeen	527,200	131.9	-2.30	-3.01	-6.05	1.31	2.81	4.19	
Bradner	853,100	127.7	-4.56	-6.45	-7.66	-0.47	-4.13	0.87	
Central Abbotsford	402,700	128.1	-3.54	-3.83	-6.77	0.31	-0.31	1.18	
Matsqui	694,400	136.7	-2.70	-4.20	-10.42	-6.05	-4.41	7.98	
Poplar	425,700	126.2	-3.30	-4.03	-6.10	0.88	-2.25	-0.32	
Zone: Cloverdale	597,700	142.5	0.42	0.00	0.07	2.22	7.22	13.82	
Clayton	553,000	133.3	0.91	-0.97	-2.70	-2.70	5.71	8.73	
Cloverdale BC	621,100	147.5	0.14	0.55	1.44	4.83	7.51	16.69	
Zone: Langley	591,300	137.4	-0.72	0.07	-0.51	4.89	5.61	8.79	
Aldergrove Langley	418,300	129.8	-3.85	-1.29	-7.68	5.87	10.09	5.02	
Brookwood Langley	613,000	154.6	1.18	2.25	1.84	3.07	11.46	19.38	
Campbell Valley	980,600	128.6	-4.32	-1.53	-6.47	6.02	6.99	4.05	
County Line Glen Valley	864,700	123.6	-4.70	-2.68	-7.21	6.83	8.23	0.00	
Fort Langley	624,200	124.9	-5.16	-1.50	-8.09	4.00	3.57	1.05	
Langley City	494,900	142.0	0.50	1.65	1.79	3.80	6.93	9.65	
Murrayville	641,000	150.9	1.21	2.58	2.31	3.43	10.63	16.53	
Otter District	790,100	116.9	-1.35	0.43	-8.53	5.13	-3.31	-5.42	
Salmon River	722,400	136.1	-3.61	-0.58	-6.84	5.10	12.20	10.11	

Fraser Valley Real Estate Board

2013-12

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Walnut Grove	524,900	137.8	-0.72	-0.93	-1.43	-2.13	2.38	11.67	
Willoughby Heights	602,300	135.1	0.00	0.07	2.50	11.01	4.57	5.88	
Zone: Mission	384,900	117.3	0.26	-7.64	-7.20	-1.92	-2.49	-10.05	
Dewdney Deroche	523,800	112.7	-2.59	-8.22	-7.47	-2.93	-4.33	-13.57	
Durieu	498,100	110.5	-1.69	-8.37	-7.53	-3.83	-10.38	-15.26	
Hatzic	381,500	120.1	-0.25	-7.04	-6.97	-1.56	-8.53	-7.90	
Lake Errock	321,800	117.8	-1.34	-7.90	-6.21	-2.64	-6.28	-9.66	
Mission BC	367,100	117.4	0.51	-7.78	-7.41	-1.92	-1.01	-9.97	
Mission-West	533,200	115.6	0.61	-7.81	-7.37	-2.86	-1.78	-11.35	
Stave Falls	535,800	117.4	1.21	-6.68	-5.63	0.09	-4.08	-9.97	
Zone: N. Delta	601,400	158.6	1.41	1.41	4.96	6.23	10.52	16.19	
Annieville	504,800	155.8	1.50	2.03	5.27	5.48	9.72	14.14	
Nordel	587,200	162.4	1.75	2.01	5.59	7.12	13.33	18.97	
Scottsdale	535,100	155.5	0.84	1.57	5.14	6.43	8.21	13.92	
Sunshine Hills Woods	671,500	158.7	1.47	0.95	4.75	6.08	9.98	16.26	
Zone: North Surrey	641,600	151.5	0.26	0.46	1.20	2.92	9.47	18.08	
Bolivar Heights	422,500	148.9	0.20	-4.00	-4.18	-0.13	10.79	11.54	
Bridgeview	318,800	147.9	0.48	-4.21	-8.93	-4.76	7.56	10.79	
Cedar Hills	472,500	152.0	1.27	-3.37	-2.12	0.60	12.59	13.86	
Fraser Heights	760,800	153.0	-0.07	3.38	4.29	5.23	8.90	22.60	
Guildford	497,300	154.3	0.13	-3.74	-3.56	-0.64	12.30	15.58	
Port Kells	779,600	120.4	0.08	1.52	5.89	2.91	-3.83	-1.79	
Royal Heights	608,000	148.4	1.85	0.27	3.06	4.36	13.02	8.72	

Fraser Valley Real Estate Board

2013-12

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Whalley	419,300	154.2	1.92	-3.02	-2.16	1.18	13.13	15.51	
Zone: South Surrey White Rock	962,000	161.5	0.19	-2.36	-0.55	2.80	16.27	24.81	
Crescent Bch Ocean Pk.	821,400	156.7	2.69	-8.20	-3.39	0.06	5.52	14.55	
Elgin Chantrell	1,400,000	182.0	-2.20	-3.60	-3.29	5.88	31.03	50.91	
Grandview Surrey	1,240,000	150.4	-1.89	-1.44	1.76	2.04	11.41	12.24	
Hazelmere	1,139,400	185.7	-1.85	-0.70	4.68	8.34	22.01	38.58	
King George Corridor	688,200	151.1	-1.44	-2.58	-3.14	-3.82	14.30	12.76	
Morgan Creek	976,000	154.7	0.78	0.72	2.52	0.19	15.88	20.67	
Pacific Douglas	949,700	169.8	-0.88	-1.96	1.49	5.79	16.86	26.72	
Sunnyside Park Surrey	835,400	171.3	-1.04	-2.78	-3.22	4.20	23.24	42.04	
White Rock	763,800	140.5	6.76	2.41	4.38	3.77	0.07	2.70	
Zone: Surrey	611,500	150.6	-0.13	0.60	-0.73	0.33	9.61	18.77	
Bear Creek Green Timbers	596,800	161.9	1.31	2.27	3.19	7.36	18.00	26.68	
East Newton	663,600	146.3	0.00	1.32	-2.21	1.67	8.37	16.11	
Fleetwood Tynehead	655,600	151.2	0.80	1.75	3.42	6.78	12.67	21.25	
Panorama Ridge	624,900	147.3	-0.07	2.58	-0.41	-1.67	6.58	11.25	
Queen Mary Park Surrey	487,500	156.4	-1.57	-2.07	-4.46	-8.48	12.03	27.88	
Sullivan Station	556,700	146.7	-0.81	-2.27	-3.10	-1.21	1.45	9.48	
West Newton	483,700	153.6	-2.17	-2.41	-5.07	-9.38	11.22	25.59	

Fraser Valley Real Estate Board

2013-12

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	387,300	140.6	-0.07	-0.71	-0.85	0.29	0.00	7.00	
Fraser Valley Real Estate Board	293,300	130.2	0.31	-0.99	-1.81	-1.06	-1.74	-1.14	
Zone: Abbotsford	206,400	111.8	-1.76	-7.60	-12.86	-14.07	-14.26	-17.37	
Abbotsford East	205,000	107.4	-6.69	-18.82	-29.57	-25.83	-23.29	-23.01	
Abbotsford West	196,900	117.2	-0.26	-2.25	-5.10	-3.30	-6.01	-8.58	
Central Abbotsford	203,000	106.5	3.00	0.57	3.30	-12.06	-11.76	-21.46	
Poplar	276,100	131.9	-3.37	-2.73	-3.79	-2.30	-2.08	-7.57	
Zone: Cloverdale	323,900	131.6	0.84	0.30	0.15	1.70	-2.01	-0.53	
Clayton	323,000	131.3	1.00	0.31	0.54	1.78	-0.76	-0.76	
Cloverdale BC	325,000	132.0	0.76	0.30	-0.08	1.69	-2.94	-0.23	
Zone: Langley	289,500	132.2	1.30	-0.08	-0.68	-0.97	-1.56	0.61	
Aldergrove Langley	191,900	113.5	-2.07	-1.48	-2.83	-1.48	-13.36	-20.46	
Langley City	252,900	141.5	3.28	-1.26	-3.94	-6.48	1.95	4.43	
Murrayville	324,200	147.6	1.23	-1.60	-0.94	-3.02	7.89	8.93	
Walnut Grove	323,000	130.4	1.16	0.08	0.23	1.48	-4.54	0.38	
Willoughby Heights	297,400	130.5	1.24	1.01	0.54	-0.46	-0.38	2.43	
Zone: Mission	218,600	119.2	-3.40	-2.38	-4.03	-3.95	-11.77	-16.47	
Mission BC	218,600	119.2	-3.40	-2.38	-4.03	-3.95	-11.77	-16.47	
Zone: N. Delta	298,000	144.7	1.12	0.56	1.83	1.83	4.86	5.85	
Annieville	251,400	131.4	3.63	1.70	1.55	1.15	-2.67	-3.88	
Nordel	385,600	152.5	0.46	0.39	2.01	2.49	7.93	11.56	
Scottsdale	293,200	131.4	1.55	0.61	2.10	1.47	-2.88	-3.88	

Fraser Valley Real Estate Board

2013-12

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Sunshine Hills Woods	291,100	137.9	1.40	-0.51	1.25	0.66	-0.14	0.88	
Zone: North Surrey	244,200	135.6	1.57	1.42	2.42	4.07	-0.73	-3.14	
Guildford	233,700	133.1	1.45	0.99	2.54	6.31	-0.89	-5.87	
Royal Heights	335,800	128.1	4.06	-1.76	3.56	1.75	-2.81	-6.29	
Whalley	263,100	141.8	1.65	2.46	1.87	-1.39	-0.63	4.65	
Zone: South Surrey White Rock	458,900	139.6	-0.43	0.79	0.14	4.80	11.06	17.11	
Crescent Bch Ocean Pk.	393,300	141.0	-1.47	-2.89	-4.67	2.92	5.38	15.67	
Elgin Chantrell	600,500	141.5	-0.77	-3.54	-7.64	-1.67	7.12	16.08	
Grandview Surrey	493,900	142.6	-1.04	5.94	7.95	9.69	22.30	24.32	
King George Corridor	394,400	137.0	1.11	-2.07	-4.06	3.79	4.02	12.39	
Morgan Creek	499,300	143.5	-0.97	4.36	4.74	5.67	21.20	25.11	
Sunnyside Park Surrey	503,300	140.8	0.43	-3.30	-3.56	3.07	6.26	15.50	
White Rock	356,300	121.5	-2.17	-4.48	-9.26	-2.80	-9.67	-0.33	
Zone: Surrey	294,700	129.7	0.39	-0.84	-0.69	-0.92	-2.19	-1.22	
Bear Creek Green Timbers	294,400	137.3	2.08	1.18	1.63	-1.01	-0.58	1.33	
East Newton	239,800	132.7	-1.92	-3.98	-0.08	-0.97	4.24	0.08	
Fleetwood Tynehead	312,300	124.7	-0.64	-1.50	0.08	-2.88	-6.31	-4.44	
Panorama Ridge	336,600	122.0	1.16	-0.16	-7.44	-3.40	-5.79	-1.61	
Queen Mary Park Surrey	267,100	139.7	3.33	1.90	1.67	0.43	1.16	3.10	
Sullivan Station	321,100	128.1	1.18	-0.31	-3.03	1.51	-1.46	3.31	
West Newton	301,100	133.0	0.99	0.15	0.83	-0.08	-2.99	-2.71	

Fraser Valley Real Estate Board

2013-12

Apartment

Apartment	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	334,400	146.7	-0.27	-0.54	-1.01	1.03	1.24	8.27	
Fraser Valley Real Estate Board	192,600	136.3	-1.80	-5.15	-4.88	-3.74	-2.15	-7.22	
Zone: Abbotsford	136,700	115.8	-3.10	-12.87	-16.39	-16.99	-16.03	-19.64	
Abbotsford East	164,300	129.4	0.31	0.23	0.94	-0.54	-12.45	-15.59	
Abbotsford West	124,700	108.6	-1.90	-8.04	-11.20	-11.71	-23.09	-24.53	
Central Abbotsford	143,200	118.5	-4.28	-17.19	-20.52	-21.16	-12.29	-16.90	
Poplar	155,600	134.2	0.98	0.37	-0.52	-0.15	-4.14	-12.46	
Zone: Cloverdale	222,700	153.9	-1.03	-3.75	0.85	-1.22	3.08	-1.22	
Clayton	261,500	161.3	-0.92	-3.36	1.70	0.19	7.82	3.53	
Cloverdale BC	205,600	148.1	-1.27	-4.14	0.07	-2.18	-0.60	-4.94	
Zone: Langley	206,400	135.4	-0.95	-3.08	-2.59	0.07	-1.96	-4.18	
Aldergrove Langley	161,000	116.7	1.92	-0.43	0.86	2.01	-14.82	-23.87	
Langley City	210,300	139.2	-1.83	-5.63	-4.07	1.16	-1.35	-0.78	
Murrayville	225,900	132.6	0.61	3.43	1.30	-0.90	-5.15	-5.35	
Otter District	108,600	118.9	-1.16	-5.33	-2.46	-0.25	-15.67	-22.44	
Walnut Grove	233,400	128.3	2.07	6.74	5.25	-2.66	6.30	-8.42	
Willoughby Heights	175,200	129.8	1.56	4.34	1.56	-2.92	-5.74	-7.35	
Zone: Mission	155,200	132.0	-0.23	-0.23	-1.93	-2.58	-12.00	-13.89	
Mission BC	155,200	132.0	-0.23	-0.23	-1.93	-2.58	-12.00	-13.89	
Zone: N. Delta	152,000	130.1	-3.49	-5.59	-6.06	-8.06	-12.21	-16.50	
Annieville	126,200	128.8	-2.50	-6.53	-8.59	-9.61	-13.79	-17.33	
Scottsdale	230,900	132.7	-5.28	-3.70	-0.82	-4.53	-9.11	-14.83	

Fraser Valley Real Estate Board

2013-12

Apartment

Apartment	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Zone: North Surrey	203,100	162.6	0.00	-2.58	-1.33	-0.85	12.68	2.26	
Cedar Hills	116,700	129.0	-3.66	-4.59	-7.53	-8.90	-9.35	-17.20	
Guildford	209,000	157.8	-0.19	-3.31	-0.38	-2.11	5.27	1.28	
Whalley	201,200	166.6	0.18	-2.06	-1.88	0.00	18.66	2.97	
Zone: South Surrey White Rock	238,000	121.0	-3.12	-3.20	-1.22	4.85	-5.76	-7.56	
King George Corridor	263,600	131.5	-2.30	0.46	0.00	6.91	3.30	-2.01	
Sunnyside Park Surrey	242,300	130.1	-2.25	1.25	0.23	6.64	3.91	-3.06	
White Rock	225,500	114.1	-3.79	-6.17	-1.98	3.82	-12.16	-11.41	
Zone: Surrey	183,700	139.4	-3.46	-4.26	-3.86	-3.73	-4.46	-10.53	
East Newton	174,400	136.2	-3.81	-4.42	-5.29	-4.82	-5.81	-12.58	
Fleetwood Tynehead	240,200	159.1	-0.56	-3.34	-0.13	-1.24	8.38	2.12	
Queen Mary Park Surrey	164,600	134.8	-4.26	-4.19	-3.30	-3.51	-10.01	-13.48	
West Newton	189,100	138.8	-3.94	-4.93	-5.06	-4.47	-2.73	-10.91	