



Summary Report

Fraser Valley Real Estate Board - For January 2015

NOTE: The national MLS® Home Price Index (MLS® HPI) underwent its annual review in January, 2015. This led to two changes:

1. Neighbourhoods where home sales over the past three years totaled 12 or less have been removed from the model. Neighbourhoods where sales have increased to 20 or more over the past three years have been added. Composite and aggregate historical MLS® HPI data now reflect these changes.
2. Benchmark property descriptions have been updated to reflect current buying trends.

Background: MLS® HPI Benchmark prices represent the value of a 'typical' property within a market. When the national HPI was developed in 2011, a composite description was created for every neighborhood and property type based on MLS® sales data for that specific neighbourhood. What people typically purchase can change over time due to changes in affordability and buyer preferences. Therefore, it's necessary for these descriptions to be periodically updated.

The updated MLS® HPI methodology is available at: http://homepriceindex.ca/hpi_resources_en.html.

Fraser Valley Real Estate Board

2015-01

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	569,300	160.5	0.19	0.25	1.26	4.49	5.25	11.54	60.50
Fraser Valley Real Estate Board	432,000	144.6	-0.21	-0.69	-0.28	1.76	3.36	5.39	44.60
Zone: Abbotsford	323,000	131.7	-0.23	-0.38	1.93	5.11	1.31	-2.73	31.70
Abbotsford East	400,600	129.8	-0.46	0.00	-0.46	2.20	2.85	-0.92	29.80
Abbotsford West	301,100	136.2	0.67	-0.29	6.99	10.37	4.21	-2.01	36.20
Aberdeen	549,200	139.1	-2.59	-3.00	-2.39	2.88	10.13	7.83	39.10
Bradner	843,700	137.9	-0.79	-2.34	-1.36	4.23	3.22	2.00	37.90
Central Abbotsford	227,600	125.4	-0.63	-0.63	0.88	3.81	-6.07	-7.52	25.40
Matsqui	539,100	136.6	-3.87	-2.29	-3.33	2.09	3.88	5.16	36.60
Poplar	290,700	137.1	-0.22	0.37	-2.56	0.07	3.86	-2.63	37.10
Sumas Mountain	621,300	115.1	-5.42	4.45	9.72	6.57	-1.79	-9.30	15.10
Sumas Prairie	628,500	143.2	-2.72	-4.28	-7.85	0.56	8.40	9.15	43.20
Zone: Cloverdale	485,500	144.5	0.49	-0.89	-0.07	0.98	5.78	7.12	44.50
Clayton	493,900	139.0	0.14	-0.22	-1.14	0.80	5.54	5.70	39.00
Cloverdale BC	483,700	147.5	0.68	-1.27	0.61	1.24	5.73	7.90	47.50
Serpentine	1,322,900	208.0	0.43	2.51	-3.97	-4.67	20.79	47.10	108.00
Zone: Langley	428,600	139.4	-0.29	-0.21	-0.64	0.00	3.80	2.73	39.40
Aldergrove Langley	328,700	129.5	-0.31	0.23	1.57	3.11	5.46	-1.07	29.50
Brookwood Langley	586,200	168.4	1.26	1.08	5.18	4.53	15.66	17.84	68.40
Campbell Valley	923,200	130.6	-1.06	-1.80	-2.10	-2.83	5.41	2.35	30.60
County Line Glen Valley	870,700	141.4	-0.28	-0.07	-1.33	2.99	8.35	5.60	41.40
Fort Langley	613,900	139.7	-0.78	-3.32	-1.27	1.09	7.79	6.72	39.70
Langley City	285,800	139.4	-0.71	0.80	-4.72	-2.59	-1.34	0.00	39.40

Fraser Valley Real Estate Board

2015-01

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Murrayville	480,700	152.2	1.13	1.94	0.86	1.94	6.96	9.81	52.20
Otter District	617,200	129.0	1.74	1.42	-0.23	3.28	4.37	-4.94	29.00
Salmon River	700,900	136.6	-0.87	-1.87	-0.29	1.04	11.15	7.22	36.60
Walnut Grove	428,000	138.9	0.58	-0.64	1.39	0.07	5.23	3.04	38.90
Willoughby Heights	444,700	133.6	-1.18	-1.18	-0.96	-0.45	1.06	-0.60	33.60
Zone: Mission	337,700	127.9	1.35	-2.22	-2.29	2.65	2.40	-3.69	27.90
Dewdney Deroche	401,200	127.6	0.63	-2.00	-2.89	2.99	4.16	-3.55	27.60
Durieu	383,700	120.5	-4.37	-4.59	-1.15	-4.14	-3.68	-9.53	20.50
Hatzic	372,600	131.8	1.46	-1.42	-1.49	4.19	2.97	0.08	31.80
Lake Errock	262,100	123.7	2.23	-0.48	-1.59	2.66	-0.96	-4.63	23.70
Mission BC	327,600	128.3	1.42	-2.21	-2.28	2.48	2.56	-3.61	28.30
Mission-West	520,500	123.2	2.24	-2.69	-2.99	3.36	3.27	-6.67	23.20
Stave Falls	537,100	122.8	2.93	-1.92	-1.92	6.23	6.32	-5.90	22.80
Steelhead	446,800	123.4	0.33	-5.30	-2.06	9.40	-5.80	-6.23	23.40
Zone: N. Delta	517,600	160.4	-0.37	-0.50	0.88	4.63	8.89	14.41	60.40
Annieville	422,700	156.8	-1.38	-0.13	1.75	5.73	5.45	10.04	56.80
Nordel	552,100	162.0	1.06	-1.22	0.50	4.25	11.88	17.48	62.00
Scottsdale	491,200	160.0	-1.17	-0.19	1.20	5.96	8.92	13.07	60.00
Sunshine Hills Woods	635,400	162.3	-0.55	-0.49	-0.31	2.46	8.56	17.10	62.30
Zone: North Surrey	373,500	154.0	0.13	-1.16	-1.72	-1.60	3.08	5.12	54.00
Bolivar Heights	448,200	159.3	0.13	-2.21	0.13	1.53	6.13	15.52	59.30
Bridgeview	305,100	152.9	2.34	-1.04	-0.78	2.55	-1.42	8.67	52.90
Cedar Hills	448,900	165.3	-0.30	-0.54	4.16	5.15	7.76	18.32	65.30

Fraser Valley Real Estate Board

2015-01

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Fraser Heights	773,800	159.2	-2.27	3.18	2.78	3.44	8.74	16.89	59.20
Guildford	276,000	152.3	0.53	-1.36	-0.39	-0.13	-0.20	2.63	52.30
Port Kells	759,600	134.8	0.82	-1.68	1.89	3.53	10.13	2.74	34.80
Royal Heights	520,400	155.9	4.28	0.39	1.23	4.63	8.11	12.89	55.90
Whalley	240,200	149.0	0.68	-3.12	-7.80	-8.81	1.02	-4.12	49.00
Zone: South Surrey White Rock	610,600	152.1	-1.04	-1.74	-1.68	2.29	1.00	12.33	52.10
Crescent Bch Ocean Pk.	764,100	171.4	1.00	4.26	4.19	6.72	6.00	21.13	71.40
Elgin Chantrell	1,297,900	189.4	-2.77	-2.97	0.48	5.81	2.43	36.36	89.40
Grandview Surrey	975,600	133.2	-1.04	-6.79	-14.72	-10.66	-6.06	-1.91	33.20
Hazelmere	1,260,500	195.8	-2.25	2.62	3.49	13.38	23.85	38.47	95.80
King George Corridor	436,400	146.8	-2.65	-1.94	-0.47	2.30	-0.41	7.86	46.80
Morgan Creek	776,800	148.4	1.16	-1.53	-4.32	-2.11	2.70	18.53	48.40
Pacific Douglas	1,064,700	185.5	-1.49	-2.57	-1.90	9.50	12.70	31.28	85.50
Sunnyside Park Surrey	571,500	158.1	-2.83	-2.77	0.70	5.97	1.61	16.08	58.10
White Rock	398,100	133.3	0.68	-0.30	0.98	4.14	-1.62	-1.48	33.30
Zone: Surrey	457,900	148.0	-0.34	0.07	0.54	2.56	4.74	7.95	48.00
Bear Creek Green Timbers	541,700	161.2	0.75	1.07	0.81	3.67	11.71	18.01	61.20
East Newton	487,500	149.6	0.20	1.29	1.49	4.25	8.88	10.16	49.60
Fleetwood Tynehead	493,400	143.8	0.00	1.41	0.70	2.28	4.35	7.80	43.80
Panorama Ridge	559,900	150.5	0.20	0.80	-1.12	0.87	6.44	11.65	50.50
Queen Mary Park Surrey	374,200	154.3	-0.06	0.72	3.84	5.76	4.05	8.13	54.30
Sullivan Station	433,400	140.4	-2.02	-2.97	-2.09	0.14	-0.85	2.56	40.40
West Newton	379,800	147.4	-0.81	-1.27	0.68	2.36	2.79	4.61	47.40

Fraser Valley Real Estate Board

2015-01

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	812,700	172.6	0.29	0.70	2.01	6.67	7.87	21.12	72.60
Fraser Valley Real Estate Board	571,700	152.6	-0.26	-0.33	0.59	3.46	7.31	12.95	52.60
Zone: Abbotsford	437,800	137.4	-1.15	-1.22	-1.15	2.92	7.34	4.49	37.40
Abbotsford East	465,700	135.2	-0.29	0.07	-1.02	1.96	8.68	5.13	35.20
Abbotsford West	406,000	139.8	-0.78	-1.41	2.27	6.64	6.07	4.56	39.80
Aberdeen	549,200	139.1	-2.59	-3.00	-2.39	2.88	10.13	7.83	39.10
Bradner	844,400	138.0	-0.72	-2.27	-1.29	4.31	3.29	2.07	38.00
Central Abbotsford	363,600	139.1	-2.59	-2.66	-4.73	0.29	7.33	3.34	39.10
Matsqui	539,100	136.6	-3.87	-2.29	-3.33	2.09	3.88	5.16	36.60
Poplar	398,800	136.9	-3.18	-3.59	-7.06	-2.14	4.42	1.41	36.90
Sumas Mountain	621,300	115.1	-5.42	4.45	9.72	6.57	-1.79	-9.30	15.10
Sumas Prairie	628,500	143.2	-2.72	-4.28	-7.85	0.56	8.40	9.15	43.20
Zone: Cloverdale	597,400	149.9	0.47	-0.79	0.87	3.02	9.58	13.99	49.90
Clayton	613,400	142.0	0.21	1.50	0.35	5.50	9.23	15.73	42.00
Cloverdale BC	587,800	152.2	0.53	-1.62	1.13	2.15	8.95	12.49	52.20
Serpentine	1,322,900	208.0	0.43	2.51	-3.97	-4.67	20.79	47.10	108.00
Zone: Langley	580,000	145.3	0.00	-0.27	0.90	2.04	8.59	7.07	45.30
Aldergrove Langley	412,200	134.8	-0.88	-1.10	0.82	2.43	8.80	4.74	34.80
Brookwood Langley	586,200	168.4	1.26	1.08	5.18	4.53	15.66	17.84	68.40
Campbell Valley	923,200	130.6	-1.06	-1.80	-2.10	-2.83	5.41	2.35	30.60
County Line Glen Valley	870,700	141.4	-0.28	-0.07	-1.33	2.99	8.35	5.60	41.40
Fort Langley	613,900	139.7	-0.78	-3.32	-1.27	1.09	7.79	6.72	39.70
Langley City	480,000	150.8	0.60	1.21	0.94	3.79	3.93	5.16	50.80

Fraser Valley Real Estate Board

2015-01

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Murrayville	668,200	157.2	1.09	2.28	2.48	1.55	7.67	12.61	57.20
Otter District	818,300	128.5	0.78	-1.23	-0.62	1.66	6.73	2.55	28.50
Salmon River	700,900	136.6	-0.87	-1.87	-0.29	1.04	11.15	7.22	36.60
Walnut Grove	546,800	147.2	0.48	-0.54	1.03	2.29	8.55	6.98	47.20
Willoughby Heights	583,400	138.1	-0.72	-0.50	-0.36	1.25	8.40	3.29	38.10
Zone: Mission	357,600	128.1	1.43	-2.59	-2.59	2.81	3.14	-2.88	28.10
Dewdney Deroche	401,200	127.6	0.63	-2.00	-2.89	2.99	4.16	-3.55	27.60
Durieu	383,700	120.5	-4.37	-4.59	-1.15	-4.14	-3.68	-9.53	20.50
Hatzic	372,500	131.9	1.46	-1.42	-1.49	4.19	2.97	0.15	31.90
Lake Errock	262,100	123.7	2.23	-0.48	-1.59	2.66	-0.96	-4.63	23.70
Mission BC	349,700	128.6	1.50	-2.72	-2.65	2.63	3.54	-2.58	28.60
Mission-West	520,500	123.2	2.24	-2.69	-2.99	3.27	3.27	-6.67	23.20
Stave Falls	537,100	122.8	2.93	-1.92	-1.92	6.23	6.32	-5.90	22.80
Steelhead	446,800	123.4	0.33	-5.30	-2.06	9.40	-5.80	-6.23	23.40
Zone: N. Delta	559,400	163.2	0.18	0.12	0.93	5.09	9.83	16.99	63.20
Annieville	505,800	163.2	-1.03	0.18	1.62	6.81	9.75	16.32	63.20
Nordel	557,100	163.2	2.97	0.18	0.93	4.88	9.97	18.18	63.20
Scottsdale	518,200	162.2	-0.86	0.12	1.44	6.43	10.19	15.20	62.20
Sunshine Hills Woods	670,100	164.4	-0.30	0.06	-0.12	2.56	9.31	18.36	64.40
Zone: North Surrey	561,300	161.1	-0.31	0.12	2.16	3.60	8.12	16.74	61.10
Bolivar Heights	449,200	158.6	0.06	-2.34	0.06	1.54	6.73	15.01	58.60
Bridgeview	305,100	152.9	2.34	-1.04	-0.78	2.55	-1.42	8.67	52.90
Cedar Hills	477,800	166.9	-0.18	-0.65	4.44	5.30	8.10	21.38	66.90

Fraser Valley Real Estate Board

2015-01

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Fraser Heights	773,800	159.2	-2.27	3.18	2.78	3.44	8.74	16.89	59.20
Guildford	518,300	165.1	0.43	-0.78	2.04	4.03	9.05	17.18	65.10
Port Kells	759,600	134.8	0.82	-1.68	1.89	3.53	10.13	2.74	34.80
Royal Heights	521,000	155.7	4.29	0.39	1.24	4.64	7.98	12.74	55.70
Whalley	454,700	169.9	0.06	-0.99	1.98	5.59	12.67	20.84	69.90
Zone: South Surrey White Rock	919,400	173.7	-1.19	0.12	1.52	6.56	5.34	24.87	73.70
Crescent Bch Ocean Pk.	806,900	175.2	0.81	4.35	4.53	7.29	7.29	22.78	75.20
Elgin Chantrell	1,421,600	194.6	-3.38	-3.85	-0.10	5.82	2.69	38.60	94.60
Grandview Surrey	1,264,800	168.7	-1.52	-1.98	-0.41	8.91	7.38	17.32	68.70
Hazelmere	1,260,500	195.8	-2.25	2.62	3.49	13.38	23.85	38.47	95.80
King George Corridor	628,400	159.8	-2.32	-0.75	-0.75	2.70	1.14	12.61	59.80
Morgan Creek	1,070,900	167.9	1.76	4.35	4.87	8.25	6.00	34.00	67.90
Pacific Douglas	1,064,700	185.5	-1.49	-2.57	-1.90	9.50	12.70	31.28	85.50
Sunnyside Park Surrey	795,300	175.3	-2.83	-2.67	-0.51	3.24	0.63	26.30	75.30
White Rock	749,900	162.5	0.31	3.50	5.31	8.33	5.93	15.66	62.50
Zone: Surrey	586,200	156.6	0.00	0.58	0.77	3.43	8.45	15.83	56.60
Bear Creek Green Timbers	556,800	161.8	0.68	0.81	0.68	3.59	11.82	18.53	61.80
East Newton	637,500	154.6	-0.06	1.24	1.18	3.14	10.67	16.59	54.60
Fleetwood Tynehead	619,200	150.3	-0.79	0.80	-0.33	1.83	7.82	13.18	50.30
Panorama Ridge	604,000	155.2	0.65	1.97	-0.89	1.37	7.26	14.03	55.20
Queen Mary Park Surrey	516,000	165.1	-0.06	-0.60	5.23	6.72	9.70	20.78	65.10
Sullivan Station	597,000	156.3	-1.57	-1.82	-0.82	4.06	1.10	9.92	56.30
West Newton	524,300	160.3	1.71	0.88	1.71	5.39	10.40	17.95	60.30

Fraser Valley Real Estate Board

2015-01

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	648,400	170.2	0.18	0.41	1.43	5.91	9.03	20.62	70.20
Fraser Valley Real Estate Board	493,800	152.7	-0.20	-0.33	0.59	3.60	7.23	12.20	52.70
Zone: Abbotsford	405,600	139.1	-1.21	-0.50	-1.49	2.35	6.10	4.82	39.10
Abbotsford East	417,400	135.0	-1.17	0.30	-2.88	0.37	6.97	4.49	35.00
Abbotsford West	390,600	142.1	-0.21	-0.35	3.80	7.73	5.34	5.34	42.10
Aberdeen	566,800	144.7	-2.43	1.62	-1.56	0.70	8.39	14.84	44.70
Bradner	822,000	141.4	1.73	0.07	-0.56	3.44	3.14	2.69	41.40
Central Abbotsford	352,200	140.6	-2.63	-2.23	-5.13	-0.28	7.08	3.92	40.60
Matsqui	430,500	133.1	-2.28	0.53	-4.52	0.91	6.57	3.42	33.10
Poplar	382,600	139.7	-3.19	-2.92	-8.63	-4.18	4.80	2.72	39.70
Sumas Prairie	628,500	143.2	-2.72	-4.28	-7.85	0.56	8.40	9.15	43.20
Zone: Cloverdale	572,600	163.1	-0.31	0.37	3.42	4.95	14.38	20.90	63.10
Clayton	873,700	161.8	1.51	1.25	4.86	9.47	19.50	21.47	61.80
Cloverdale BC	515,700	161.6	-0.37	0.25	3.79	5.35	13.80	19.79	61.60
Serpentine	1,322,900	208.0	0.43	2.51	-3.97	-4.67	20.79	47.10	108.00
Zone: Langley	545,000	150.2	-0.07	0.07	0.81	3.37	9.96	8.68	50.20
Aldergrove Langley	408,200	135.9	-1.45	-0.51	1.42	4.62	8.98	5.43	35.90
Brookswood Langley	561,900	173.6	1.40	1.17	7.09	5.60	19.97	18.90	73.60
Campbell Valley	880,800	132.0	-1.42	1.30	-1.05	-0.53	9.36	5.35	32.00
County Line Glen Valley	847,100	153.2	0.07	0.39	-1.35	5.66	5.95	11.18	53.20
Fort Langley	604,100	152.4	-2.68	-1.49	-2.68	3.18	14.41	10.68	52.40
Langley City	469,500	152.4	0.53	0.66	-0.20	3.96	4.24	4.31	52.40
Murrayville	692,400	162.7	2.01	2.26	1.06	1.24	13.86	11.98	62.70

Fraser Valley Real Estate Board

2015-01

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Otter District	829,300	135.0	0.60	0.22	-0.74	4.17	11.39	8.43	35.00
Salmon River	673,200	134.6	-1.32	0.07	-0.07	3.54	9.34	7.59	34.60
Walnut Grove	515,600	147.5	-1.07	-1.93	-2.77	2.57	9.67	6.73	47.50
Willoughby Heights	431,400	146.3	0.62	0.62	0.27	3.69	0.34	0.41	46.30
Zone: Mission	342,300	129.4	1.41	-2.56	-2.04	1.57	1.17	-2.41	29.40
Dewdney Deroche	332,900	130.5	-1.14	-3.40	-2.68	1.40	3.49	-2.47	30.50
Durieu	383,700	120.5	-4.37	-4.59	-1.15	-4.14	-3.68	-9.53	20.50
Hatzic	356,900	133.3	1.45	-1.04	-1.77	2.07	2.62	0.53	33.30
Lake Errock	228,300	124.2	1.39	0.00	0.00	1.72	-3.50	-5.84	24.20
Mission BC	336,800	129.9	1.64	-2.70	-2.11	1.48	1.33	-2.04	29.90
Mission-West	492,700	122.7	1.91	-2.85	-2.31	1.66	-0.41	-8.77	22.70
Stave Falls	495,300	117.9	1.03	-3.52	-2.88	1.73	1.03	-10.88	17.90
Steelhead	446,800	123.4	0.33	-5.30	-2.06	9.40	-5.80	-6.23	23.40
Zone: N. Delta	534,500	163.0	0.80	0.62	0.87	5.64	8.02	15.44	63.00
Annieville	501,100	163.2	-0.91	0.55	1.81	7.16	8.22	15.01	63.20
Nordel	536,700	161.2	4.61	0.75	0.75	5.29	7.04	15.89	61.20
Scottsdale	510,300	162.7	-0.85	0.31	1.62	7.32	9.64	14.66	62.70
Sunshine Hills Woods	645,900	165.7	0.55	0.85	-2.01	1.28	5.95	16.69	65.70
Zone: North Surrey	470,300	163.1	0.31	-1.33	1.87	3.89	8.16	18.45	63.10
Bolivar Heights	448,500	158.4	-0.25	-2.82	-0.31	1.02	6.52	16.30	58.40
Bridgeview	293,600	151.9	3.62	0.20	-1.04	3.12	0.46	8.81	51.90
Cedar Hills	471,700	168.4	-0.82	-0.82	5.05	5.78	8.09	23.46	68.40
Fraser Heights	600,500	156.2	0.51	-1.88	-0.06	2.63	-0.57	14.68	56.20

Fraser Valley Real Estate Board

2015-01

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Guildford	509,100	166.2	-0.06	-0.48	2.28	4.99	13.06	18.88	66.20
Port Kells	769,000	150.3	2.66	0.54	8.05	7.74	14.30	9.63	50.30
Royal Heights	477,300	156.8	5.66	0.64	0.64	4.53	7.77	13.13	56.80
Whalley	457,100	171.5	-0.23	-1.10	2.27	6.39	14.26	22.24	71.50
Zone: South Surrey White Rock	731,600	169.2	-0.94	1.01	2.17	5.62	4.19	20.94	69.20
Crescent Bch Ocean Pk.	677,500	172.9	-0.69	1.11	2.79	7.39	5.43	22.89	72.90
Elgin Chantrell	1,091,600	186.3	-1.01	0.98	4.84	13.11	6.03	32.50	86.30
Grandview Surrey	1,130,100	169.2	-3.20	0.83	-2.48	-0.99	2.73	21.64	69.20
Hazelmere	1,258,000	189.3	-2.52	6.71	6.29	19.13	18.98	35.31	89.30
King George Corridor	549,000	158.1	-3.30	0.51	-0.44	-0.50	-4.53	13.74	58.10
Morgan Creek	1,451,700	184.1	-3.66	2.11	2.45	1.60	11.71	29.47	84.10
Pacific Douglas	1,002,200	171.5	-2.06	3.06	-2.56	-0.29	4.19	22.94	71.50
Sunnyside Park Surrey	685,400	172.4	-0.17	0.41	3.17	7.55	10.23	22.88	72.40
White Rock	680,900	167.4	1.21	0.72	4.10	8.84	6.76	20.00	67.40
Zone: Surrey	534,600	160.2	-0.19	0.31	1.39	4.23	10.03	17.97	60.20
Bear Creek Green Timbers	513,300	159.9	0.31	0.88	-0.06	2.63	11.27	16.72	59.90
East Newton	520,200	159.1	0.19	-0.93	0.82	2.12	12.20	16.99	59.10
Fleetwood Tynehead	553,700	149.8	-0.07	1.28	1.56	4.68	8.71	14.97	49.80
Panorama Ridge	557,400	170.3	0.71	0.95	-2.41	2.10	6.57	20.78	70.30
Queen Mary Park Surrey	517,300	165.4	-1.14	-1.19	6.09	7.26	9.17	21.17	65.40
Sullivan Station	693,700	177.0	-3.86	0.23	-1.06	-0.06	7.01	26.34	77.00
West Newton	539,800	160.4	0.69	1.26	0.50	5.94	11.93	17.34	60.40

Fraser Valley Real Estate Board

2015-01

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	949,100	174.3	0.29	0.87	2.41	7.13	7.13	21.38	74.30
Fraser Valley Real Estate Board	658,400	152.5	-0.33	-0.33	0.59	3.39	7.32	13.64	52.50
Zone: Abbotsford	505,700	134.5	-1.10	-2.47	-0.59	3.78	9.80	4.02	34.50
Abbotsford East	526,700	135.5	0.82	-0.29	1.35	4.07	10.70	5.86	35.50
Abbotsford West	449,300	132.6	-2.57	-4.67	-2.57	3.19	9.86	1.69	32.60
Aberdeen	546,400	136.7	-2.70	-4.94	-2.91	3.88	12.05	3.33	36.70
Bradner	885,800	132.6	-4.60	-5.89	-2.79	4.25	3.76	1.53	32.60
Central Abbotsford	417,500	132.8	-2.14	-4.39	-2.78	2.87	7.88	0.84	32.80
Matsqui	713,700	140.5	-5.20	-5.83	-2.57	3.16	-1.75	6.84	40.50
Poplar	440,500	130.6	-3.40	-5.29	-3.26	2.51	4.90	-1.14	30.60
Sumas Mountain	621,300	115.1	-5.42	4.45	9.72	6.57	-1.79	-9.30	15.10
Zone: Cloverdale	611,100	145.7	0.69	-1.22	0.00	2.39	7.77	11.65	45.70
Clayton	584,500	140.9	0.21	1.51	0.07	5.46	8.64	15.59	40.90
Cloverdale BC	624,000	148.2	1.02	-2.37	-0.07	0.82	6.77	9.45	48.20
Zone: Langley	610,600	141.9	0.14	-0.42	1.07	1.07	7.83	6.13	41.90
Aldergrove Langley	424,400	131.7	0.84	-2.66	-1.05	-2.66	8.04	2.57	31.70
Brookswood Langley	633,600	159.8	1.20	1.46	2.30	3.10	8.41	16.47	59.80
Campbell Valley	986,700	129.4	-0.69	-4.36	-3.00	-4.85	1.65	-0.77	29.40
County Line Glen Valley	878,700	125.6	-1.10	-1.02	-1.64	-3.31	5.10	-3.46	25.60
Fort Langley	659,700	132.0	0.69	-4.28	-0.30	-0.23	3.77	5.68	32.00
Langley City	513,000	147.2	0.68	2.29	3.81	3.37	3.74	7.84	47.20
Murrayville	655,000	154.2	0.59	2.25	3.42	2.19	4.19	12.88	54.20
Otter District	784,000	116.0	0.61	-4.37	-0.34	-4.29	-2.77	-8.52	16.00

Fraser Valley Real Estate Board

2015-01

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Salmon River	741,000	139.6	-0.14	-3.99	-0.29	-2.38	13.87	6.32	39.60
Walnut Grove	560,000	147.0	1.10	0.00	2.73	2.15	8.09	6.99	47.00
Willoughby Heights	610,700	137.0	-0.87	-0.65	-0.44	0.88	10.04	3.71	37.00
Zone: Mission	406,000	125.2	1.62	-2.42	-3.47	7.01	8.96	-3.69	25.20
Dewdney Deroche	563,800	121.3	5.30	1.17	-2.49	5.75	5.48	-5.75	21.30
Hatzic	408,800	128.7	1.58	-2.13	-0.92	7.79	2.71	-0.85	28.70
Lake Errock	336,500	123.2	3.10	-0.96	-3.45	4.05	1.48	-3.37	23.20
Mission BC	391,200	125.1	1.05	-2.80	-3.99	7.01	10.71	-4.06	25.10
Mission-West	571,900	124.0	2.73	-2.44	-4.02	6.62	9.83	-3.28	24.00
Stave Falls	572,700	125.5	4.15	-0.95	-1.26	8.75	9.80	-2.56	25.50
Zone: N. Delta	621,100	163.8	-0.85	-0.67	1.30	4.07	13.43	20.09	63.80
Annieville	529,800	163.5	-1.33	-0.91	1.11	5.62	15.96	20.04	63.50
Nordel	603,100	166.8	-0.30	-0.95	1.03	3.41	14.88	21.93	66.80
Scottsdale	552,900	160.7	-0.92	-0.25	0.82	3.88	11.91	17.47	60.70
Sunshine Hills Woods	690,500	163.2	-1.09	-0.73	1.75	3.88	12.16	20.18	63.20
Zone: North Surrey	672,500	158.8	-1.06	1.73	2.45	3.18	7.81	14.82	58.80
Bolivar Heights	452,300	159.4	1.40	-0.44	1.46	3.51	7.41	10.46	59.40
Bridgeview	335,100	155.5	-0.64	-3.54	0.00	1.30	-6.16	8.59	55.50
Cedar Hills	502,900	161.8	1.83	-0.49	2.41	3.52	7.79	14.43	61.80
Fraser Heights	793,100	159.5	-2.57	3.71	3.04	3.50	9.77	17.11	59.50
Guildford	528,900	164.1	0.92	-1.03	1.80	3.14	6.01	15.48	64.10
Port Kells	779,600	120.4	-1.23	-5.27	-5.35	-2.51	6.27	-2.03	20.40
Royal Heights	624,800	152.5	0.13	-0.39	2.42	4.38	7.85	11.72	52.50

Fraser Valley Real Estate Board

2015-01

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Whalley	445,400	163.8	1.36	-0.43	1.36	2.63	6.99	15.76	63.80
Zone: South Surrey White Rock	1,049,000	176.1	-1.29	-0.34	1.15	7.05	5.96	26.96	76.10
Crescent Bch Ocean Pk.	926,800	176.8	1.84	6.70	5.80	7.22	8.67	22.61	76.80
Elgin Chantrell	1,510,000	196.3	-3.82	-4.71	-1.01	4.08	1.60	39.91	96.30
Grandview Surrey	1,390,100	168.6	-1.11	-2.66	0.24	12.33	8.77	16.44	68.60
Hazelmere	1,241,900	202.4	-1.51	0.10	2.07	8.76	28.59	41.34	102.40
King George Corridor	738,300	162.1	-1.04	-2.23	-1.04	6.57	6.93	12.02	62.10
Morgan Creek	1,051,100	166.6	2.21	4.45	4.91	9.10	5.58	34.14	66.60
Pacific Douglas	1,050,400	187.8	-1.42	-3.49	-2.14	11.26	14.09	31.51	87.80
Sunnyside Park Surrey	862,700	176.9	-4.17	-4.38	-2.48	1.09	-3.65	28.28	76.90
White Rock	851,300	156.6	-0.76	7.78	7.33	8.00	5.24	10.36	56.60
Zone: Surrey	626,900	154.4	0.13	0.78	0.39	2.93	7.52	14.46	54.40
Bear Creek Green Timbers	603,100	163.6	1.11	0.68	1.43	4.47	12.29	20.29	63.60
East Newton	689,900	152.1	-0.20	2.49	1.20	3.61	9.50	15.84	52.10
Fleetwood Tynehead	653,000	150.6	-1.12	0.60	-1.38	0.27	7.34	12.22	50.60
Panorama Ridge	640,600	151.0	0.67	2.37	-0.26	1.48	8.32	13.02	51.00
Queen Mary Park Surrey	512,500	164.4	2.94	0.98	2.94	5.38	11.16	19.83	64.40
Sullivan Station	582,900	153.6	-1.22	-2.04	-0.58	4.92	0.07	7.79	53.60
West Newton	504,500	160.2	2.82	0.50	3.02	4.84	8.91	18.58	60.20

Fraser Valley Real Estate Board

2015-01

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	399,200	144.5	0.14	-0.82	0.07	1.98	1.62	3.88	44.50
Fraser Valley Real Estate Board	293,800	130.5	0.15	-1.51	-1.51	-1.21	-1.95	-2.32	30.50
Zone: Abbotsford	224,200	121.4	2.79	1.17	5.29	6.96	-3.65	-9.20	21.40
Abbotsford East	210,900	110.5	-0.99	-0.27	1.19	1.66	-16.03	-20.22	10.50
Abbotsford West	222,500	132.4	4.09	2.00	5.33	8.70	2.95	-3.78	32.40
Central Abbotsford	221,800	116.4	6.40	1.13	10.12	10.54	2.37	-4.67	16.40
Poplar	290,600	138.8	-0.72	3.50	3.97	5.31	9.55	5.87	38.80
Zone: Cloverdale	322,900	131.2	0.00	-1.13	-1.43	-2.38	0.77	-3.81	31.20
Clayton	318,800	129.6	-0.15	-1.29	-1.82	-3.07	0.86	-4.78	29.60
Cloverdale BC	328,200	133.3	0.30	-0.97	-0.82	-1.48	0.91	-2.42	33.30
Zone: Langley	289,800	132.3	-0.45	-0.97	-1.34	-1.93	-1.34	0.08	32.30
Aldergrove Langley	198,100	117.2	0.00	3.44	3.53	4.74	-1.84	-9.92	17.20
Langley City	254,300	142.3	1.07	1.50	-3.13	0.35	2.01	6.83	42.30
Murrayville	331,700	151.0	1.00	-0.26	-5.03	0.00	9.18	13.53	51.00
Walnut Grove	325,000	131.2	0.54	-1.20	1.23	-2.38	-0.08	1.23	31.20
Willoughby Heights	293,800	128.9	-2.13	-2.42	-2.35	-3.37	-6.05	-4.02	28.90
Zone: Mission	224,100	122.2	-1.37	1.33	0.99	2.52	-1.13	-5.78	22.20
Mission BC	224,100	122.2	-1.37	1.33	0.99	2.52	-1.13	-5.78	22.20
Zone: N. Delta	306,300	148.7	-4.00	-5.83	-0.93	1.50	9.99	10.56	48.70
Annieville	250,800	131.1	-3.60	-4.65	-0.61	-0.83	-6.42	-2.67	31.10
Nordel	400,800	158.5	-4.06	-5.26	-0.69	2.39	23.25	18.46	58.50
Scottsdale	291,400	130.6	-4.25	-6.45	-1.51	-1.51	-5.43	-2.39	30.60

Fraser Valley Real Estate Board

2015-01

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	-3.84	-7.20	-1.92	-1.85	-2.82	1.77	37.90
Zone: North Surrey	245,400	137.9	0.58	-1.71	1.55	-0.58	-5.61	-3.43	37.90
Guildford	235,500	134.1	0.52	-3.25	0.98	-2.05	-9.33	-7.07	34.10
Whalley	272,400	146.8	0.69	1.87	2.80	2.73	3.82	6.38	46.80
Zone: South Surrey White Rock	418,100	127.2	1.03	-4.43	-10.74	-8.82	-6.54	-1.17	27.20
Crescent Bch Ocean Pk.	393,600	141.1	3.29	3.75	0.07	1.15	-2.62	8.62	41.10
Elgin Chantrell	651,000	153.4	1.66	3.37	3.51	8.49	4.35	16.83	53.40
Grandview Surrey	386,200	111.5	-0.98	-11.37	-24.76	-23.16	-11.93	-11.30	11.50
King George Corridor	406,800	141.3	2.76	2.76	3.14	5.84	-0.70	8.44	41.30
Morgan Creek	413,000	118.7	0.08	-12.27	-19.80	-18.92	-6.17	-5.04	18.70
Sunnyside Park Surrey	517,900	144.9	0.63	1.40	2.40	4.85	-0.96	9.94	44.90
White Rock	349,500	119.2	6.71	1.97	3.11	-1.08	-17.05	-10.24	19.20
Zone: Surrey	299,500	131.8	-0.45	-1.20	0.00	0.30	-0.68	-1.05	31.80
Bear Creek Green Timbers	305,300	142.4	2.08	3.64	3.71	3.49	2.37	2.67	42.40
East Newton	255,300	141.3	2.47	1.58	2.54	6.56	10.74	7.62	41.30
Fleetwood Tynehead	329,300	131.5	1.00	2.41	2.26	2.98	-2.08	-0.60	31.50
Panorama Ridge	338,800	122.8	-1.84	-4.06	-1.60	-1.60	-2.23	-5.61	22.80
Queen Mary Park Surrey	272,400	142.5	1.79	2.74	2.37	2.52	0.85	1.50	42.50
Sullivan Station	311,600	124.3	-2.66	-4.46	-3.94	-4.53	-1.19	-5.55	24.30
West Newton	297,500	131.4	-3.24	-5.94	-1.28	-2.52	-5.19	-2.52	31.40

Fraser Valley Real Estate Board

2015-01

Apartment

Apartment	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	345,400	150.8	-0.07	-0.07	0.60	1.89	2.52	2.03	50.80
Fraser Valley Real Estate Board	189,500	134.1	-0.81	-1.61	-2.69	-1.47	-4.28	-8.90	34.10
Zone: Abbotsford	148,900	126.2	-0.32	0.40	7.59	8.33	-8.22	-12.72	26.20
Abbotsford West	152,500	132.8	0.68	-0.08	17.31	18.57	2.39	-9.66	32.80
Central Abbotsford	144,500	119.6	-1.97	0.08	1.27	1.87	-16.13	-15.36	19.60
Poplar	158,000	136.3	5.41	5.09	0.81	0.66	0.15	-10.15	36.30
Zone: Cloverdale	227,800	157.4	1.42	0.19	-1.13	0.13	1.42	2.34	57.40
Clayton	265,600	163.8	1.36	-0.49	-1.21	-0.55	7.34	6.50	63.80
Cloverdale BC	211,200	152.1	1.60	1.06	-0.91	0.33	-3.37	-1.04	52.10
Zone: Langley	197,400	129.5	-0.92	1.33	-5.20	-4.92	-4.78	-7.70	29.50
Aldergrove Langley	163,800	118.7	6.27	3.04	2.24	0.51	-3.50	-20.66	18.70
Langley City	195,100	129.1	-2.57	0.39	-9.59	-8.50	-7.59	-7.26	29.10
Murrayville	236,100	138.6	1.54	3.43	5.08	6.45	0.36	-1.42	38.60
Otter District	119,700	131.1	3.80	6.50	0.54	6.41	2.50	-12.48	31.10
Walnut Grove	222,000	122.0	1.58	1.58	3.65	-2.94	9.42	-13.04	22.00
Willoughby Heights	177,700	131.7	1.23	2.73	4.94	4.44	-4.98	-6.46	31.70
Zone: Mission	160,300	136.4	4.84	4.52	2.33	1.87	-4.15	-9.97	36.40
Mission BC	160,300	136.4	4.84	4.52	2.33	1.87	-4.15	-9.97	36.40
Zone: N. Delta	157,300	134.7	-3.51	0.07	1.35	2.51	-8.86	-15.02	34.70
Annieville	126,800	129.4	-4.43	-1.37	0.54	0.08	-13.96	-18.31	29.40
Scottsdale	246,000	141.4	-2.82	1.07	0.86	4.51	-0.42	-10.79	41.40

Fraser Valley Real Estate Board

2015-01

Apartment

Apartment	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Zone: North Surrey	185,700	148.7	0.68	-3.00	-8.38	-9.33	-1.33	-6.42	48.70
Cedar Hills	121,000	133.8	-3.11	1.75	0.98	3.48	-7.15	-16.79	33.80
Guildford	209,600	158.2	0.51	-0.50	-2.10	-0.69	1.35	2.99	58.20
Whalley	172,100	142.5	0.92	-4.87	-12.68	-15.08	-3.26	-12.58	42.50
Zone: South Surrey White Rock	232,700	118.3	-3.11	-6.11	-3.43	1.98	-5.13	-11.05	18.30
King George Corridor	255,200	127.3	-7.01	-7.15	-2.38	1.68	-3.12	-5.21	27.30
Sunnyside Park Surrey	247,000	132.6	-7.21	-6.88	-1.70	8.16	1.45	-1.49	32.60
White Rock	219,400	111.0	0.27	-5.29	-4.23	0.73	-7.11	-15.97	11.00
Zone: Surrey	191,200	145.1	-2.29	1.04	0.97	4.09	-2.29	-8.40	45.10
East Newton	181,200	141.5	-2.48	0.93	0.64	4.58	-4.00	-11.45	41.50
Fleetwood Tynehead	246,100	163.0	0.99	0.00	-0.43	1.05	10.88	5.84	63.00
Queen Mary Park Surrey	171,800	140.7	-2.22	1.96	1.01	4.07	-8.04	-10.33	40.70
West Newton	196,500	144.2	-3.55	0.70	1.05	4.12	-0.41	-9.65	44.20