



# **Summary Report**

**Fraser Valley Real Estate Board - For February 2015**

# Fraser Valley Real Estate Board

2015-02

## Composite

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 576,400         | 162.5       | 1.25      | 1.44         | 2.07       | 5.25     | 5.66        | 11.68      | 61.69     |
| <b>Fraser Valley Real Estate Board</b> | 437,700         | 146.5       | 1.31      | 0.62         | 0.69       | 2.23     | 3.97        | 5.93       | 45.92     |
| Zone: Abbotsford                       | 330,300         | 134.7       | 2.28      | 2.20         | 2.43       | 6.15     | 2.59        | -1.25      | 34.16     |
| Abbotsford East                        | 412,900         | 133.8       | 3.08      | 0.90         | 0.75       | 4.21     | 5.85        | 1.13       | 33.40     |
| Abbotsford West                        | 306,600         | 138.7       | 1.84      | 3.12         | 6.37       | 10.52    | 4.05        | -0.57      | 37.87     |
| Aberdeen                               | 563,400         | 142.7       | 2.59      | -0.07        | -1.52      | 3.26     | 12.01       | 9.77       | 42.42     |
| Bradner                                | 843,100         | 137.8       | -0.07     | 0.07         | -2.96      | 1.10     | 2.30        | -0.93      | 36.84     |
| Central Abbotsford                     | 232,200         | 127.9       | 1.99      | 3.15         | 1.43       | 5.35     | -4.84       | -6.64      | 27.39     |
| Matsqui                                | 580,900         | 147.2       | 7.76      | 3.88         | 3.01       | 6.28     | 10.01       | 9.69       | 46.61     |
| Poplar                                 | 297,400         | 140.3       | 2.33      | 2.78         | 0.50       | 1.81     | 4.70        | -0.50      | 39.60     |
| Sumas Mountain                         | 621,900         | 115.2       | 0.09      | -2.62        | 2.04       | 3.41     | 2.13        | -9.36      | 15.08     |
| Sumas Prairie                          | 637,700         | 145.3       | 1.47      | -0.55        | -2.81      | -0.89    | 9.08        | 9.17       | 44.87     |
| Zone: Cloverdale                       | 497,000         | 147.9       | 2.35      | 1.65         | 2.14       | 2.42     | 7.25        | 8.67       | 47.31     |
| Clayton                                | 498,200         | 140.2       | 0.86      | 0.86         | -0.36      | 0.79     | 6.29        | 5.41       | 39.92     |
| Cloverdale BC                          | 499,100         | 152.2       | 3.19      | 2.08         | 3.68       | 3.47     | 7.56        | 10.45      | 51.59     |
| Serpentine                             | 1,357,900       | 213.5       | 2.64      | 3.44         | -2.29      | 0.61     | 20.01       | 51.63      | 111.39    |
| Zone: Langley                          | 432,300         | 140.6       | 0.86      | 0.14         | -0.78      | 0.29     | 4.54        | 2.85       | 40.04     |
| Aldergrove Langley                     | 332,700         | 131.1       | 1.24      | 0.46         | 1.55       | 4.46     | 4.21        | -0.46      | 30.97     |
| Brookswood Langley                     | 590,100         | 169.5       | 0.65      | 1.38         | 3.16       | 4.63     | 17.63       | 20.30      | 68.66     |
| Campbell Valley                        | 947,200         | 134.0       | 2.60      | 0.22         | 1.21       | 0.22     | 6.86        | 3.40       | 34.13     |
| County Line Glen Valley                | 881,800         | 143.2       | 1.27      | 2.80         | 1.70       | 3.17     | 7.83        | 4.75       | 42.63     |
| Fort Langley                           | 631,900         | 143.8       | 2.93      | 1.99         | 0.49       | 4.51     | 7.72        | 5.97       | 43.23     |
| Langley City                           | 283,100         | 138.1       | -0.93     | -0.93        | -7.93      | -5.02    | -0.58       | -1.99      | 37.41     |

# Fraser Valley Real Estate Board

2015-02

## Composite

|                      | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                      |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Murrayville          | 481,100         | 152.3       | 0.07      | 1.13         | 0.93       | 0.26     | 7.71        | 8.79       | 51.39     |
| Otter District       | 618,700         | 129.3       | 0.23      | 1.81         | 1.97       | 4.87     | 2.62        | -5.90      | 29.04     |
| Salmon River         | 713,800         | 139.1       | 1.83      | 0.29         | 0.80       | 3.50     | 11.64       | 8.00       | 39.24     |
| Walnut Grove         | 433,600         | 140.7       | 1.30      | 0.21         | 1.37       | 2.18     | 5.79        | 3.46       | 40.28     |
| Willoughby Heights   | 452,700         | 136.0       | 1.80      | 0.00         | 1.12       | 0.22     | 2.33        | 0.82       | 35.46     |
| Zone: Mission        | 341,400         | 129.3       | 1.09      | 0.47         | -0.77      | 2.86     | 1.65        | -3.15      | 28.66     |
| Dewdney Deroche      | 399,900         | 127.2       | -0.31     | -0.39        | -1.47      | 1.11     | 2.25        | -3.64      | 26.57     |
| Durieu               | 390,400         | 122.6       | 1.74      | -0.97        | 0.08       | -0.41    | -1.92       | -8.44      | 21.99     |
| Hatzic               | 371,700         | 131.5       | -0.23     | -0.38        | -0.98      | 2.57     | 0.92        | -1.20      | 30.85     |
| Lake Errock          | 253,200         | 119.5       | -3.40     | -4.48        | -3.55      | -2.85    | -5.23       | -9.06      | 18.91     |
| Mission BC           | 332,200         | 130.1       | 1.40      | 0.77         | -0.69      | 3.09     | 2.04        | -2.69      | 29.45     |
| Mission-West         | 519,200         | 122.9       | -0.24     | 0.16         | -1.36      | 2.25     | 1.91        | -7.94      | 22.29     |
| Stave Falls          | 531,500         | 121.5       | -1.06     | -1.06        | -0.65      | 3.76     | 3.85        | -7.67      | 20.90     |
| Steelhead            | 476,500         | 131.6       | 6.65      | 5.03         | 1.39       | 10.03    | -4.08       | -2.37      | 30.95     |
| Zone: N. Delta       | 526,000         | 163.0       | 1.62      | 1.43         | 1.81       | 3.76     | 8.45        | 13.91      | 62.19     |
| Annieville           | 425,700         | 157.9       | 0.70      | 0.45         | 0.77       | 3.27     | 4.02        | 9.42       | 56.96     |
| Nordel               | 567,400         | 166.5       | 2.78      | 2.34         | 3.54       | 4.19     | 12.12       | 17.42      | 66.00     |
| Scottsdale           | 497,100         | 161.9       | 1.19      | 0.87         | 1.12       | 4.45     | 7.86        | 13.14      | 60.93     |
| Sunshine Hills Woods | 644,800         | 164.7       | 1.48      | 1.73         | 1.17       | 2.55     | 8.78        | 15.09      | 64.37     |
| Zone: North Surrey   | 371,600         | 153.2       | -0.52     | -0.13        | -1.92      | -1.92    | 2.47        | 3.86       | 52.59     |
| Bolivar Heights      | 453,900         | 161.3       | 1.26      | 1.32         | 2.61       | 3.27     | 7.32        | 17.05      | 61.14     |
| Bridgeview           | 317,500         | 159.1       | 4.05      | 3.92         | 5.29       | 4.88     | 2.84        | 12.76      | 58.62     |
| Cedar Hills          | 460,900         | 169.7       | 2.66      | 2.54         | 6.73       | 7.13     | 9.34        | 19.68      | 68.86     |

# Fraser Valley Real Estate Board

2015-02

## Composite

|                               | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                               |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Fraser Heights                | 738,800         | 152.0       | -4.52     | -4.04        | -0.98      | -0.52    | 2.49        | 9.20       | 51.85     |
| Guildford                     | 277,600         | 153.2       | 0.59      | 1.19         | -0.20      | 1.59     | 0.66        | 2.96       | 52.89     |
| Port Kells                    | 758,500         | 134.6       | -0.15     | 2.44         | 0.00       | 4.67     | 10.96       | 2.67       | 34.60     |
| Royal Heights                 | 535,500         | 160.4       | 2.89      | 3.42         | 5.39       | 4.91     | 10.39       | 12.96      | 59.92     |
| Whalley                       | 236,000         | 146.4       | -1.74     | -1.48        | -9.12      | -10.79   | 0.00        | -6.03      | 45.24     |
|                               |                 |             |           |              |            |          |             |            |           |
| Zone: South Surrey White Rock | 627,900         | 156.4       | 2.83      | 0.39         | 1.82       | 3.78     | 3.37        | 13.99      | 55.78     |
| Crescent Bch Ocean Pk.        | 779,700         | 174.9       | 2.04      | 3.25         | 8.57       | 9.18     | 7.83        | 21.80      | 73.86     |
| Elgin Chantrell               | 1,366,500       | 199.4       | 5.28      | -1.09        | 6.97       | 10.23    | 8.37        | 42.33      | 98.80     |
| Grandview Surrey              | 980,700         | 133.9       | 0.53      | -4.83        | -14.33     | -10.55   | -3.67       | -1.11      | 32.71     |
| Hazelmere                     | 1,300,400       | 202.0       | 3.17      | 3.38         | 7.28       | 15.43    | 23.47       | 41.26      | 100.00    |
| King George Corridor          | 447,700         | 150.6       | 2.59      | -0.07        | 3.51       | 3.36     | 0.33        | 9.29       | 49.70     |
| Morgan Creek                  | 787,300         | 150.4       | 1.35      | 1.01         | -4.20      | -1.12    | 4.37        | 18.33      | 50.40     |
| Pacific Douglas               | 1,083,600       | 188.8       | 1.78      | -1.00        | 0.00       | 8.51     | 13.26       | 32.31      | 87.12     |
| Sunnyside Park Surrey         | 592,800         | 164.0       | 3.73      | 0.18         | 6.08       | 6.98     | 4.13        | 18.67      | 63.35     |
| White Rock                    | 413,000         | 138.3       | 3.75      | 3.29         | 4.85       | 5.98     | 1.77        | 0.51       | 37.75     |
|                               |                 |             |           |              |            |          |             |            |           |
| Zone: Surrey                  | 460,000         | 148.7       | 0.47      | 0.13         | 0.81       | 2.34     | 4.50        | 8.15       | 48.26     |
| Bear Creek Green Timbers      | 546,800         | 162.7       | 0.93      | 1.18         | 1.94       | 3.63     | 12.13       | 16.88      | 62.21     |
| East Newton                   | 484,600         | 148.7       | -0.60     | -0.60        | 0.07       | 2.20     | 6.21        | 10.48      | 48.26     |
| Fleetwood Tynehead            | 495,800         | 144.5       | 0.49      | 1.55         | 1.19       | 3.29     | 5.17        | 7.84       | 44.36     |
| Panorama Ridge                | 559,600         | 150.4       | -0.07     | -0.66        | -0.27      | -0.59    | 6.14        | 12.66      | 50.40     |
| Queen Mary Park Surrey        | 374,900         | 154.6       | 0.19      | -0.19        | 3.41       | 5.53     | 2.93        | 7.44       | 53.98     |
| Sullivan Station              | 442,100         | 143.2       | 1.99      | -1.17        | 0.49       | 0.70     | 1.06        | 3.84       | 42.49     |
| West Newton                   | 381,600         | 148.1       | 0.47      | 0.41         | -0.13      | 1.93     | 2.28        | 4.66       | 47.66     |

# Fraser Valley Real Estate Board

2015-02

## 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>                  | 825,800         | 175.4       | 1.62      | 2.04         | 3.36       | 7.74     | 8.27        | 21.47      | 74.70     |
| <b>Fraser Valley Real Estate Board</b> | 581,400         | 155.2       | 1.70      | 1.11         | 2.04       | 4.16     | 8.23        | 13.70      | 54.58     |
| Zone: Abbotsford                       | 450,200         | 141.3       | 2.84      | 1.36         | -0.28      | 3.90     | 9.79        | 6.64       | 40.74     |
| Abbotsford East                        | 481,600         | 139.8       | 3.40      | 1.82         | 0.43       | 4.41     | 12.29       | 8.04       | 39.52     |
| Abbotsford West                        | 415,000         | 142.9       | 2.22      | 1.93         | 0.49       | 5.15     | 8.18        | 6.09       | 42.05     |
| Aberdeen                               | 563,400         | 142.7       | 2.59      | -0.07        | -1.52      | 3.26     | 12.01       | 9.77       | 42.42     |
| Bradner                                | 843,100         | 137.8       | -0.14     | 0.07         | -2.96      | 1.10     | 2.30        | -0.93      | 36.84     |
| Central Abbotsford                     | 373,000         | 142.7       | 2.59      | 0.35         | -1.99      | 1.78     | 7.45        | 5.63       | 42.13     |
| Matsqui                                | 580,900         | 147.2       | 7.76      | 3.88         | 3.01       | 6.28     | 10.01       | 9.69       | 46.61     |
| Poplar                                 | 412,500         | 141.6       | 3.43      | 0.57         | -3.15      | 0.28     | 7.03        | 3.96       | 41.04     |
| Sumas Mountain                         | 621,900         | 115.2       | 0.09      | -2.62        | 2.04       | 3.41     | 2.13        | -9.36      | 15.08     |
| Sumas Prairie                          | 637,700         | 145.3       | 1.47      | -0.55        | -2.81      | -0.89    | 9.08        | 9.17       | 44.87     |
| Zone: Cloverdale                       | 618,500         | 155.2       | 3.54      | 2.92         | 4.58       | 5.29     | 12.22       | 16.52      | 54.58     |
| Clayton                                | 622,000         | 144.0       | 1.41      | 2.86         | 1.84       | 5.65     | 11.37       | 15.38      | 43.86     |
| Cloverdale BC                          | 613,300         | 158.8       | 4.34      | 3.05         | 5.51       | 5.10     | 11.75       | 16.08      | 58.17     |
| Serpentine                             | 1,357,900       | 213.5       | 2.64      | 3.44         | -2.29      | 0.61     | 20.01       | 51.63      | 111.39    |
| Zone: Langley                          | 585,900         | 146.8       | 1.03      | 0.55         | 1.17       | 2.02     | 9.72        | 7.70       | 46.36     |
| Aldergrove Langley                     | 416,500         | 136.2       | 1.04      | -0.73        | 0.07       | 3.89     | 8.79        | 4.37       | 36.20     |
| Brookwood Langley                      | 590,100         | 169.5       | 0.65      | 1.38         | 3.16       | 4.63     | 17.63       | 20.30      | 68.66     |
| Campbell Valley                        | 947,200         | 134.0       | 2.60      | 0.22         | 1.21       | 0.22     | 6.86        | 3.40       | 34.13     |
| County Line Glen Valley                | 881,800         | 143.2       | 1.27      | 2.80         | 1.70       | 3.17     | 7.83        | 4.75       | 42.63     |
| Fort Langley                           | 631,900         | 143.8       | 2.93      | 1.99         | 0.49       | 4.51     | 7.72        | 5.97       | 43.23     |
| Langley City                           | 482,200         | 151.5       | 0.46      | 1.00         | 1.54       | 1.07     | 7.52        | 5.06       | 50.45     |

# Fraser Valley Real Estate Board

2015-02

## Single Family Detached

|                      | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                      |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Murrayville          | 672,900         | 158.3       | 0.70      | 1.47         | 2.06       | 1.41     | 10.85       | 13.31      | 57.67     |
| Otter District       | 811,900         | 127.5       | -0.78     | -1.01        | -0.47      | 2.00     | 3.24        | -0.39      | 27.50     |
| Salmon River         | 713,800         | 139.1       | 1.83      | 0.29         | 0.80       | 3.50     | 11.64       | 8.00       | 39.24     |
| Walnut Grove         | 548,700         | 147.7       | 0.34      | 0.14         | 0.54       | 1.10     | 8.68        | 7.42       | 47.26     |
| Willoughby Heights   | 594,000         | 140.6       | 1.81      | 0.64         | 1.52       | 1.74     | 9.16        | 4.69       | 40.04     |
| Zone: Mission        | 361,800         | 129.6       | 1.17      | 0.23         | -1.07      | 3.02     | 2.78        | -2.56      | 28.96     |
| Dewdney Deroche      | 399,900         | 127.2       | -0.31     | -0.39        | -1.47      | 1.11     | 2.25        | -3.64      | 26.57     |
| Durieu               | 390,400         | 122.6       | 1.74      | -0.97        | 0.08       | -0.41    | -1.92       | -8.44      | 21.99     |
| Hatzic               | 371,700         | 131.6       | -0.23     | -0.38        | -0.98      | 2.57     | 0.92        | -1.13      | 30.95     |
| Lake Errock          | 253,200         | 119.5       | -3.40     | -4.48        | -3.55      | -2.85    | -5.23       | -9.06      | 18.91     |
| Mission BC           | 354,900         | 130.5       | 1.48      | 0.46         | -1.06      | 3.24     | 3.41        | -1.88      | 29.85     |
| Mission-West         | 520,100         | 123.1       | -0.08     | 0.33         | -1.20      | 2.41     | 2.07        | -7.79      | 22.49     |
| Stave Falls          | 531,500         | 121.5       | -1.06     | -1.06        | -0.65      | 3.76     | 3.85        | -7.67      | 20.90     |
| Steelhead            | 476,500         | 131.6       | 6.65      | 5.03         | 1.39       | 10.03    | -4.08       | -2.37      | 30.95     |
| Zone: N. Delta       | 569,700         | 166.2       | 1.84      | 2.09         | 2.53       | 4.46     | 9.85        | 16.31      | 65.37     |
| Annieville           | 512,300         | 165.3       | 1.29      | 0.85         | 1.91       | 4.69     | 8.54        | 15.84      | 64.15     |
| Nordel               | 573,500         | 168.0       | 2.94      | 4.22         | 4.93       | 5.26     | 12.15       | 17.89      | 67.50     |
| Scottsdale           | 525,900         | 164.6       | 1.48      | 1.11         | 1.86       | 5.11     | 9.15        | 15.43      | 63.62     |
| Sunshine Hills Woods | 679,500         | 166.7       | 1.40      | 1.89         | 1.15       | 2.58     | 9.17        | 15.84      | 66.37     |
| Zone: North Surrey   | 560,600         | 160.9       | -0.12     | 0.06         | 2.61       | 3.67     | 6.84        | 15.09      | 60.42     |
| Bolivar Heights      | 454,900         | 160.6       | 1.26      | 1.20         | 2.49       | 3.15     | 8.00        | 16.55      | 60.44     |
| Bridgeview           | 317,500         | 159.1       | 4.05      | 3.92         | 5.29       | 4.88     | 2.84        | 12.76      | 58.62     |
| Cedar Hills          | 490,600         | 171.4       | 2.70      | 2.39         | 7.06       | 7.33     | 9.73        | 22.43      | 70.72     |

# Fraser Valley Real Estate Board

2015-02

## Single Family Detached

|                               | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                               |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Fraser Heights                | 738,800         | 152.0       | -4.52     | -4.04        | -0.98      | -0.52    | 2.49        | 9.20       | 51.85     |
| Guildford                     | 524,200         | 167.0       | 1.15      | 1.58         | 3.34       | 5.90     | 8.23        | 17.61      | 66.17     |
| Port Kells                    | 758,500         | 134.6       | -0.15     | 2.44         | 0.00       | 4.67     | 10.96       | 2.67       | 34.60     |
| Royal Heights                 | 536,000         | 160.2       | 2.89      | 3.42         | 5.39       | 4.91     | 10.33       | 12.82      | 59.72     |
| Whalley                       | 456,600         | 170.6       | 0.41      | -0.06        | 2.46       | 7.23     | 11.43       | 19.97      | 69.75     |
|                               |                 |             |           |              |            |          |             |            |           |
| Zone: South Surrey White Rock | 945,300         | 178.6       | 2.82      | 1.19         | 4.81       | 8.37     | 7.66        | 26.58      | 77.53     |
| Crescent Bch Ocean Pk.        | 822,600         | 178.6       | 1.94      | 3.60         | 8.64       | 9.77     | 8.70        | 23.26      | 77.36     |
| Elgin Chantrell               | 1,501,200       | 205.5       | 5.60      | -1.72        | 6.59       | 10.31    | 8.73        | 45.02      | 104.68    |
| Grandview Surrey              | 1,290,200       | 172.1       | 2.02      | -1.38        | 0.76       | 8.51     | 8.79        | 19.93      | 70.56     |
| Hazelmere                     | 1,300,400       | 202.0       | 3.17      | 3.38         | 7.28       | 15.43    | 23.47       | 41.26      | 100.00    |
| King George Corridor          | 646,500         | 164.4       | 2.88      | 0.74         | 1.86       | 4.18     | 2.81        | 14.41      | 62.93     |
| Morgan Creek                  | 1,084,900       | 170.1       | 1.31      | 4.23         | 4.29       | 8.69     | 7.73        | 33.83      | 70.10     |
| Pacific Douglas               | 1,083,600       | 188.8       | 1.78      | -1.00        | 0.00       | 8.51     | 13.26       | 32.31      | 87.12     |
| Sunnyside Park Surrey         | 826,200         | 182.1       | 3.88      | 0.00         | 5.20       | 5.20     | 4.42        | 29.24      | 81.37     |
| White Rock                    | 766,900         | 166.2       | 2.28      | 4.53         | 7.71       | 11.10    | 6.81        | 15.58      | 65.04     |
|                               |                 |             |           |              |            |          |             |            |           |
| Zone: Surrey                  | 590,300         | 157.7       | 0.70      | 0.83         | 1.28       | 3.48     | 8.31        | 15.79      | 57.23     |
| Bear Creek Green Timbers      | 562,600         | 163.5       | 1.05      | 1.43         | 1.87       | 3.68     | 12.37       | 17.37      | 63.01     |
| East Newton                   | 636,700         | 154.4       | -0.13     | -0.83        | -0.26      | 2.86     | 9.19        | 17.33      | 54.09     |
| Fleetwood Tynehead            | 628,300         | 152.5       | 1.46      | 2.01         | 1.46       | 3.04     | 7.93        | 14.06      | 52.20     |
| Panorama Ridge                | 600,500         | 154.3       | -0.58     | -0.26        | -0.32      | -0.77    | 6.78        | 14.98      | 54.30     |
| Queen Mary Park Surrey        | 524,100         | 167.7       | 1.57      | 1.70         | 6.14       | 7.92     | 10.18       | 19.79      | 67.03     |
| Sullivan Station              | 603,500         | 158.0       | 1.09      | -0.75        | 0.19       | 3.00     | 2.60        | 9.95       | 56.59     |
| West Newton                   | 526,300         | 160.9       | 0.37      | 2.68         | 1.32       | 5.92     | 9.16        | 16.34      | 60.58     |

# Fraser Valley Real Estate Board

2015-02

## 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>                  | 659,500         | 173.1       | 1.70      | 2.30         | 2.91       | 6.98     | 10.04       | 21.13      | 72.41     |
| <b>Fraser Valley Real Estate Board</b> | 502,900         | 155.5       | 1.83      | 1.37         | 2.10       | 4.43     | 8.29        | 13.34      | 54.88     |
| Zone: Abbotsford                       | 417,800         | 143.3       | 3.02      | 1.85         | -0.35      | 3.24     | 8.97        | 7.10       | 42.73     |
| Abbotsford East                        | 441,900         | 142.9       | 5.85      | 4.00         | 0.99       | 4.54     | 12.70       | 8.67       | 42.47     |
| Abbotsford West                        | 397,000         | 144.4       | 1.62      | 1.91         | 0.77       | 5.17     | 7.44        | 6.80       | 43.40     |
| Aberdeen                               | 546,800         | 139.6       | -3.52     | -5.42        | -5.99      | -3.52    | 6.89        | 11.32      | 39.60     |
| Bradner                                | 800,500         | 137.7       | -2.62     | 0.95         | -3.50      | -0.94    | -0.15       | -2.34      | 36.61     |
| Central Abbotsford                     | 360,400         | 143.9       | 2.35      | 0.07         | -2.24      | 1.20     | 7.07        | 6.43       | 43.47     |
| Matsqui                                | 465,700         | 144.0       | 8.19      | 5.73         | 3.08       | 6.82     | 14.20       | 9.42       | 43.57     |
| Poplar                                 | 393,600         | 143.7       | 2.86      | 0.07         | -4.58      | -1.78    | 7.48        | 5.20       | 43.27     |
| Sumas Prairie                          | 637,700         | 145.3       | 1.47      | -0.55        | -2.81      | -0.89    | 9.08        | 9.17       | 44.87     |
| Zone: Cloverdale                       | 579,300         | 165.0       | 1.16      | 0.79         | 2.29       | 6.52     | 14.66       | 21.86      | 64.02     |
| Clayton                                | 884,000         | 163.7       | 1.17      | 3.54         | 5.14       | 12.12    | 19.84       | 21.53      | 62.72     |
| Cloverdale BC                          | 521,800         | 163.5       | 1.18      | 0.62         | 2.32       | 6.65     | 14.34       | 20.84      | 62.52     |
| Serpentine                             | 1,357,900       | 213.5       | 2.64      | 3.44         | -2.29      | 0.61     | 20.01       | 51.63      | 111.39    |
| Zone: Langley                          | 544,200         | 150.0       | -0.13     | -0.60        | 0.00       | 2.04     | 10.54       | 8.62       | 49.25     |
| Aldergrove Langley                     | 406,700         | 135.4       | -0.37     | -2.10        | -0.73      | 4.72     | 8.23        | 4.39       | 35.40     |
| Brookswood Langley                     | 565,200         | 174.6       | 0.58      | 1.16         | 3.62       | 6.27     | 20.66       | 23.39      | 73.73     |
| Campbell Valley                        | 864,200         | 129.5       | -1.89     | -3.72        | -1.22      | -2.56    | 6.67        | 2.61       | 29.50     |
| County Line Glen Valley                | 844,400         | 152.7       | -0.33     | 1.26         | 1.87       | 3.39     | 5.09        | 6.93       | 51.49     |
| Fort Langley                           | 611,300         | 154.2       | 1.18      | -0.06        | -0.32      | 3.21     | 13.88       | 9.21       | 52.98     |
| Langley City                           | 471,600         | 153.1       | 0.46      | 0.79         | 0.79       | 0.66     | 7.82        | 4.65       | 52.04     |
| Murrayville                            | 692,400         | 162.7       | 0.00      | 0.93         | -0.97      | 1.43     | 15.23       | 15.80      | 61.89     |



# Fraser Valley Real Estate Board

2015-02

## 1 Storey Detached

|                      | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                      |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Otter District       | 801,700         | 130.5       | -3.33     | -4.04        | -1.81      | 0.23     | 6.44        | 4.15       | 30.50     |
| Salmon River         | 661,700         | 132.3       | -1.71     | -3.36        | -2.43      | 1.30     | 6.78        | 5.92       | 32.30     |
| Walnut Grove         | 518,100         | 148.2       | 0.47      | -0.87        | -1.79      | 2.14     | 9.37        | 4.96       | 47.02     |
| Willoughby Heights   | 430,800         | 146.1       | -0.14     | 0.69         | 0.00       | 0.55     | 3.32        | -0.14      | 45.08     |
| Zone: Mission        | 350,800         | 132.6       | 2.47      | 1.77         | -0.08      | 3.67     | 1.84        | -0.82      | 31.94     |
| Dewdney Deroche      | 343,100         | 134.5       | 3.07      | 2.91         | 1.13       | 3.62     | 4.43        | 1.05       | 33.83     |
| Durieu               | 390,400         | 122.6       | 1.74      | -0.97        | 0.08       | -0.41    | -1.92       | -8.44      | 21.99     |
| Hatzic               | 360,600         | 134.7       | 1.05      | 1.05         | -0.15      | 2.43     | 1.51        | 0.37       | 34.03     |
| Lake Errock          | 219,400         | 119.4       | -3.86     | -4.40        | -1.16      | -2.85    | -8.01       | -10.36     | 18.81     |
| Mission BC           | 346,400         | 133.6       | 2.85      | 2.06         | 0.00       | 4.05     | 2.38        | -0.07      | 32.94     |
| Mission-West         | 503,500         | 125.4       | 2.20      | 2.70         | 1.29       | 3.98     | 0.40        | -6.49      | 24.78     |
| Stave Falls          | 502,500         | 119.6       | 1.44      | 1.01         | -0.17      | 2.40     | -0.25       | -10.08     | 19.00     |
| Steelhead            | 476,500         | 131.6       | 6.65      | 5.03         | 1.39       | 10.03    | -4.08       | -2.37      | 30.95     |
| Zone: N. Delta       | 544,000         | 165.9       | 1.78      | 1.65         | 3.17       | 4.67     | 8.93        | 17.08      | 65.07     |
| Annieville           | 507,500         | 165.3       | 1.29      | 0.61         | 2.29       | 4.82     | 7.13        | 16.49      | 64.15     |
| Nordel               | 554,700         | 166.6       | 3.35      | 4.65         | 6.86       | 5.71     | 12.04       | 18.58      | 66.10     |
| Scottsdale           | 517,500         | 165.0       | 1.41      | 0.43         | 2.17       | 5.57     | 8.77        | 16.44      | 63.85     |
| Sunshine Hills Woods | 651,800         | 167.2       | 0.91      | 1.03         | 0.91       | 1.52     | 7.52        | 17.09      | 67.20     |
| Zone: North Surrey   | 475,800         | 165.0       | 1.16      | 0.49         | 3.71       | 5.03     | 9.27        | 18.45      | 64.51     |
| Bolivar Heights      | 452,700         | 159.9       | 0.95      | 0.44         | 1.85       | 2.43     | 8.41        | 17.66      | 59.90     |
| Bridgeview           | 304,400         | 157.5       | 3.69      | 3.41         | 5.56       | 4.30     | 5.14        | 11.94      | 57.03     |
| Cedar Hills          | 485,100         | 173.2       | 2.85      | 1.76         | 7.58       | 7.71     | 10.53       | 24.16      | 72.51     |
| Fraser Heights       | 603,900         | 157.1       | 0.58      | 0.90         | 3.29       | 4.45     | 0.90        | 14.25      | 57.10     |

# Fraser Valley Real Estate Board

2015-02

## 1 Storey Detached

|                               | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                               |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Guildford                     | 504,200         | 164.6       | -0.96     | -1.73        | 1.11       | 5.24     | 10.62       | 15.92      | 63.62     |
| Port Kells                    | 747,000         | 146.0       | -2.86     | 0.00         | 3.40       | 3.03     | 12.31       | 6.57       | 46.00     |
| Royal Heights                 | 492,800         | 161.9       | 3.25      | 3.45         | 6.79       | 5.06     | 12.12       | 14.58      | 61.42     |
| Whalley                       | 456,600         | 171.3       | -0.12     | -1.21        | 1.90       | 7.47     | 12.99       | 20.46      | 70.28     |
|                               |                 |             |           |              |            |          |             |            |           |
| Zone: South Surrey White Rock | 753,700         | 174.3       | 3.01      | 3.01         | 6.41       | 8.67     | 4.94        | 21.46      | 73.09     |
| Crescent Bch Ocean Pk.        | 694,300         | 177.2       | 2.49      | 3.20         | 7.39       | 9.52     | 5.73        | 23.23      | 76.32     |
| Elgin Chantrell               | 1,121,500       | 191.4       | 2.74      | 3.46         | 8.87       | 14.95    | 6.16        | 33.01      | 90.45     |
| Grandview Surrey              | 1,190,200       | 178.2       | 5.32      | 1.08         | 2.35       | 3.60     | 6.13        | 22.14      | 76.44     |
| Hazelmere                     | 1,336,400       | 201.1       | 6.23      | 8.47         | 11.04      | 23.60    | 18.16       | 39.07      | 99.11     |
| King George Corridor          | 572,300         | 164.8       | 4.24      | 1.79         | 3.19       | 2.81     | -3.34       | 15.89      | 63.17     |
| Morgan Creek                  | 1,508,400       | 191.3       | 3.91      | 3.18         | 4.36       | 4.99     | 13.33       | 34.81      | 89.41     |
| Pacific Douglas               | 1,046,600       | 179.1       | 4.43      | 3.17         | 4.80       | 3.53     | 5.91        | 24.72      | 77.33     |
| Sunnyside Park Surrey         | 694,900         | 174.8       | 1.39      | 2.16         | 6.20       | 9.39     | 10.14       | 21.73      | 73.93     |
| White Rock                    | 697,200         | 171.4       | 2.39      | 3.88         | 8.41       | 12.61    | 7.33        | 19.36      | 70.55     |
|                               |                 |             |           |              |            |          |             |            |           |
| Zone: Surrey                  | 542,300         | 162.5       | 1.44      | 1.56         | 2.85       | 4.84     | 10.47       | 18.87      | 62.18     |
| Bear Creek Green Timbers      | 523,300         | 163.0       | 1.94      | 1.37         | 2.26       | 2.90     | 11.19       | 19.07      | 63.00     |
| East Newton                   | 521,200         | 159.4       | 0.19      | -1.06        | -0.87      | 3.37     | 8.73        | 17.46      | 58.92     |
| Fleetwood Tynehead            | 558,500         | 151.1       | 0.87      | 2.44         | 2.30       | 4.64     | 9.81        | 14.38      | 51.10     |
| Panorama Ridge                | 558,400         | 170.6       | 0.18      | 0.53         | -0.06      | 1.79     | 8.32        | 20.91      | 70.60     |
| Queen Mary Park Surrey        | 530,800         | 169.7       | 2.60      | 1.74         | 8.78       | 8.71     | 11.35       | 21.65      | 69.02     |
| Sullivan Station              | 711,800         | 181.6       | 2.60      | 0.39         | 2.83       | 1.28     | 7.58        | 26.29      | 79.80     |
| West Newton                   | 550,200         | 163.5       | 1.93      | 4.01         | 2.51       | 6.51     | 13.15       | 19.87      | 63.50     |

# Fraser Valley Real Estate Board

2015-02

## 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>                  | 964,300         | 177.1       | 1.61      | 1.84         | 3.63       | 8.25     | 7.20        | 21.63      | 76.39     |
| <b>Fraser Valley Real Estate Board</b> | 668,800         | 154.9       | 1.57      | 0.85         | 1.97       | 3.89     | 8.17        | 14.06      | 54.44     |
| Zone: Abbotsford                       | 518,200         | 137.8       | 2.45      | 0.44         | -0.22      | 4.79     | 11.40       | 6.00       | 37.39     |
| Abbotsford East                        | 528,300         | 135.9       | 0.30      | -0.95        | -0.37      | 4.30     | 11.58       | 7.01       | 35.76     |
| Abbotsford West                        | 468,600         | 138.3       | 4.30      | 1.99         | -0.36      | 5.25     | 11.53       | 4.06       | 37.61     |
| Aberdeen                               | 575,600         | 144.0       | 5.34      | 2.27         | 0.28       | 6.35     | 14.74       | 6.82       | 43.28     |
| Bradner                                | 921,900         | 138.0       | 4.07      | -1.15        | -2.06      | 3.53     | 6.56        | 1.69       | 37.31     |
| Central Abbotsford                     | 433,900         | 138.0       | 3.92      | 2.22         | -0.72      | 4.62     | 9.09        | 2.76       | 37.31     |
| Matsqui                                | 765,000         | 150.6       | 7.19      | 1.96         | 2.38       | 5.02     | 3.79        | 10.25      | 49.85     |
| Poplar                                 | 461,800         | 136.9       | 4.82      | 2.01         | 0.00       | 4.98     | 7.20        | 1.18       | 36.22     |
| Sumas Mountain                         | 621,900         | 115.2       | 0.09      | -2.62        | 2.04       | 3.41     | 2.13        | -9.36      | 15.08     |
| Zone: Cloverdale                       | 638,000         | 152.1       | 4.39      | 3.75         | 5.33       | 4.90     | 11.27       | 14.79      | 51.65     |
| Clayton                                | 592,800         | 142.9       | 1.42      | 2.88         | 1.56       | 5.46     | 10.95       | 15.15      | 42.90     |
| Cloverdale BC                          | 660,200         | 156.8       | 5.80      | 4.19         | 7.18       | 4.39     | 10.66       | 14.12      | 56.18     |
| Zone: Langley                          | 622,300         | 144.6       | 1.90      | 1.47         | 2.19       | 2.12     | 9.30        | 7.19       | 44.31     |
| Aldergrove Langley                     | 446,000         | 138.4       | 5.09      | 3.13         | 2.29       | 2.52     | 10.37       | 4.22       | 38.54     |
| Brookswood Langley                     | 640,000         | 161.4       | 1.00      | 2.28         | 2.80       | 2.35     | 12.95       | 15.29      | 60.76     |
| Campbell Valley                        | 1,050,000       | 137.7       | 6.41      | 3.46         | 3.07       | 2.38     | 6.17        | 2.84       | 37.84     |
| County Line Glen Valley                | 923,500         | 132.0       | 5.10      | 6.54         | 2.64       | 1.62     | 8.11        | 0.84       | 32.13     |
| Fort Langley                           | 686,700         | 137.4       | 4.09      | 3.46         | 1.25       | 5.37     | 3.85        | 4.97       | 37.54     |
| Langley City                           | 515,800         | 148.0       | 0.54      | 1.58         | 3.28       | 2.28     | 7.25        | 6.55       | 47.41     |
| Murrayville                            | 662,600         | 156.0       | 1.17      | 1.89         | 3.86       | 1.83     | 8.41        | 12.07      | 55.38     |
| Otter District                         | 823,900         | 121.9       | 5.09      | 5.72         | 3.39       | 4.64     | -2.40       | -8.14      | 22.02     |

# Fraser Valley Real Estate Board

2015-02

## 2 Storey Detached

|                      | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                      |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Salmon River         | 789,300         | 148.7       | 6.52      | 5.24         | 5.31       | 6.14     | 18.39       | 10.23      | 48.85     |
| Walnut Grove         | 561,500         | 147.4       | 0.27      | 0.55         | 1.45       | 0.61     | 8.30        | 8.30       | 47.40     |
| Willoughby Heights   | 623,200         | 139.8       | 2.04      | 0.58         | 1.67       | 1.90     | 10.25       | 5.35       | 39.24     |
| Zone: Mission        | 396,900         | 122.4       | -2.24     | -3.39        | -3.32      | 1.75     | 5.61        | -6.56      | 21.79     |
| Dewdney Deroche      | 528,900         | 113.8       | -6.18     | -6.03        | -4.93      | -2.82    | -1.22       | -12.12     | 13.23     |
| Hatzic               | 396,400         | 124.8       | -3.03     | -3.18        | -3.03      | 2.13     | -1.65       | -4.66      | 24.18     |
| Lake Errock          | 326,900         | 119.7       | -2.84     | -4.47        | -6.04      | -2.76    | -2.29       | -7.71      | 19.10     |
| Mission BC           | 384,000         | 122.8       | -1.84     | -3.38        | -3.23      | 2.08     | 7.62        | -6.33      | 22.19     |
| Mission-West         | 548,900         | 119.0       | -4.03     | -3.64        | -5.41      | -0.42    | 5.22        | -10.19     | 18.41     |
| Stave Falls          | 559,000         | 122.5       | -2.39     | -2.00        | -0.89      | 4.43     | 7.17        | -5.84      | 21.89     |
| Zone: N. Delta       | 632,500         | 166.8       | 1.83      | 2.84         | 1.15       | 3.93     | 11.50       | 14.88      | 66.14     |
| Annieville           | 536,300         | 165.5       | 1.22      | 1.85         | 0.67       | 4.28     | 13.82       | 14.22      | 64.84     |
| Nordel               | 617,200         | 170.7       | 2.34      | 3.27         | 1.31       | 3.83     | 12.67       | 17.48      | 70.02     |
| Scottsdale           | 561,500         | 163.2       | 1.56      | 3.16         | 0.80       | 3.62     | 10.20       | 12.09      | 62.55     |
| Sunshine Hills Woods | 703,200         | 166.2       | 1.84      | 2.66         | 1.40       | 3.68     | 10.51       | 14.70      | 65.54     |
| Zone: North Surrey   | 661,500         | 156.2       | -1.64     | -0.57        | 1.23       | 2.02     | 3.99        | 11.25      | 55.89     |
| Bolivar Heights      | 462,800         | 163.1       | 2.32      | 3.89         | 4.82       | 5.84     | 7.30        | 13.03      | 62.45     |
| Bridgeview           | 351,700         | 163.2       | 4.95      | 5.36         | 4.82       | 6.39     | -2.28       | 14.93      | 62.55     |
| Cedar Hills          | 513,500         | 165.2       | 2.10      | 4.16         | 4.96       | 5.97     | 6.93        | 16.34      | 64.54     |
| Fraser Heights       | 753,300         | 151.5       | -5.02     | -4.54        | -1.37      | -1.05    | 2.64        | 8.68       | 51.35     |
| Guildford            | 545,300         | 169.2       | 3.11      | 4.90         | 5.42       | 6.48     | 6.55        | 19.15      | 68.53     |
| Port Kells           | 800,400         | 123.6       | 2.66      | 3.69         | -4.26      | 3.43     | 8.99        | 0.90       | 23.60     |
| Royal Heights        | 636,300         | 155.3       | 1.84      | 3.40         | 1.57       | 3.81     | 5.57        | 7.77       | 54.68     |

# Fraser Valley Real Estate Board

2015-02

## 2 Storey Detached

|                               | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                               |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Whalley                       | 458,000         | 168.4       | 2.81      | 5.05         | 5.91       | 6.65     | 7.06        | 18.42      | 67.73     |
| Zone: South Surrey White Rock | 1,078,200       | 181.0       | 2.78      | 0.39         | 4.08       | 8.32     | 9.17        | 29.47      | 80.10     |
| Crescent Bch Ocean Pk.        | 941,500         | 179.6       | 1.58      | 3.88         | 9.58       | 9.98     | 10.86       | 23.27      | 78.00     |
| Elgin Chantrell               | 1,603,000       | 208.4       | 6.16      | -2.57        | 6.22       | 9.05     | 8.88        | 47.70      | 107.57    |
| Grandview Surrey              | 1,408,200       | 170.8       | 1.30      | -1.90        | 0.53       | 10.41    | 9.98        | 19.44      | 69.44     |
| Hazelmere                     | 1,245,000       | 202.9       | 0.25      | -0.54        | 4.43       | 8.56     | 28.42       | 43.90      | 101.29    |
| King George Corridor          | 746,500         | 163.9       | 1.11      | -0.61        | 0.18       | 5.67     | 8.61        | 13.03      | 62.60     |
| Morgan Creek                  | 1,062,400       | 168.4       | 1.08      | 4.27         | 4.14       | 9.21     | 7.26        | 33.44      | 68.40     |
| Pacific Douglas               | 1,064,400       | 190.3       | 1.33      | -1.70        | -0.99      | 9.24     | 14.85       | 34.01      | 88.79     |
| Sunnyside Park Surrey         | 907,500         | 186.1       | 5.20      | -1.12        | 4.55       | 3.33     | 1.75        | 33.69      | 85.36     |
| White Rock                    | 868,100         | 159.7       | 1.98      | 5.41         | 6.89       | 9.16     | 6.47        | 10.83      | 58.28     |
| Zone: Surrey                  | 628,100         | 154.7       | 0.19      | 0.32         | 0.32       | 2.59     | 6.91        | 13.83      | 54.24     |
| Bear Creek Green Timbers      | 604,200         | 163.9       | 0.18      | 1.36         | 1.49       | 4.33     | 13.43       | 15.67      | 62.92     |
| East Newton                   | 687,700         | 151.6       | -0.33     | -0.85        | -0.07      | 2.43     | 8.83        | 16.71      | 51.30     |
| Fleetwood Tynehead            | 664,700         | 153.3       | 1.79      | 1.79         | 0.99       | 2.20     | 6.98        | 13.89      | 52.84     |
| Panorama Ridge                | 635,500         | 149.8       | -0.79     | -0.47        | -0.20      | -1.25    | 7.08        | 14.61      | 49.80     |
| Queen Mary Park Surrey        | 506,200         | 162.4       | -1.22     | 1.50         | -0.61      | 5.73     | 6.98        | 14.77      | 61.75     |
| Sullivan Station              | 587,500         | 154.8       | 0.78      | -1.02        | -0.19      | 3.41     | 1.51        | 7.72       | 53.57     |
| West Newton                   | 498,200         | 158.2       | -1.25     | 1.35         | 0.13       | 5.40     | 5.26        | 12.84      | 57.57     |

# Fraser Valley Real Estate Board

2015-02

## Townhouse

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 402,300         | 145.6       | 0.76      | -0.21        | 0.48       | 2.54     | 2.25        | 3.85       | 45.02     |
| <b>Fraser Valley Real Estate Board</b> | 297,200         | 132.0       | 1.15      | -0.53        | -0.38      | -0.53    | -1.05       | -1.64      | 31.74     |
| Zone: Abbotsford                       | 228,600         | 123.8       | 1.98      | 5.36         | 6.27       | 7.28     | -2.98       | -8.43      | 23.18     |
| Abbotsford East                        | 214,700         | 112.5       | 1.81      | -2.85        | 1.63       | 1.99     | -14.97      | -20.44     | 11.83     |
| Abbotsford West                        | 229,700         | 136.7       | 3.25      | 9.80         | 9.19       | 10.60    | 3.95        | -0.15      | 35.62     |
| Central Abbotsford                     | 222,400         | 116.7       | 0.26      | 9.37         | 7.06       | 8.16     | 2.01        | -5.74      | 16.70     |
| Poplar                                 | 296,200         | 141.5       | 1.95      | 4.43         | 6.39       | 7.36     | 5.13        | 7.69       | 41.50     |
| Zone: Cloverdale                       | 324,900         | 132.0       | 0.61      | -1.27        | -1.12      | -3.51    | 0.15        | -3.15      | 31.34     |
| Clayton                                | 320,600         | 130.3       | 0.54      | -1.59        | -1.44      | -4.33    | 0.54        | -4.75      | 29.65     |
| Cloverdale BC                          | 330,400         | 134.2       | 0.68      | -0.81        | -0.59      | -2.40    | 0.07        | -1.32      | 33.53     |
| Zone: Langley                          | 295,000         | 134.7       | 1.81      | -0.15        | 0.30       | -0.15    | -0.37       | 0.67       | 34.30     |
| Aldergrove Langley                     | 203,900         | 120.6       | 2.90      | 4.51         | 7.39       | 7.77     | -5.85       | -6.29      | 20.60     |
| Langley City                           | 251,500         | 140.7       | -1.12     | -1.88        | -4.09      | -5.38    | 2.63        | 3.08       | 40.00     |
| Murrayville                            | 328,200         | 149.4       | -1.06     | -0.20        | -3.49      | -4.72    | 7.02        | 8.42       | 48.66     |
| Walnut Grove                           | 335,700         | 135.5       | 3.28      | 0.52         | 2.03       | 4.80     | 1.73        | 2.42       | 35.09     |
| Willoughby Heights                     | 300,600         | 131.9       | 2.33      | -0.53        | 0.61       | -1.79    | -3.79       | -2.01      | 31.64     |
| Zone: Mission                          | 228,100         | 124.4       | 1.80      | 2.81         | 3.84       | 3.84     | -5.90       | -2.51      | 24.40     |
| Mission BC                             | 228,100         | 124.4       | 1.80      | 2.81         | 3.84       | 3.84     | -5.90       | -2.51      | 24.40     |
| Zone: N. Delta                         | 314,300         | 152.6       | 2.62      | -1.99        | 0.07       | 1.46     | 9.00        | 13.54      | 52.30     |
| Annieville                             | 251,400         | 131.4       | 0.23      | -2.67        | -1.65      | -1.87    | -3.10       | -3.17      | 31.14     |
| Nordel                                 | 410,600         | 162.4       | 2.46      | -2.87        | -0.18      | 1.44     | 14.04       | 22.75      | 62.08     |
| Scottsdale                             | 297,400         | 133.3       | 2.07      | -2.13        | -0.37      | -1.26    | -3.82       | -0.07      | 33.03     |

# Fraser Valley Real Estate Board

2015-02

## Townhouse

|                               | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                               |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Sunshine Hills Woods          | 300,200         | 142.2       | 3.12      | -0.42        | 0.35       | 0.92     | 1.28        | 4.56       | 41.92     |
| Zone: North Surrey            | 246,300         | 138.4       | 0.36      | -2.26        | 1.54       | -0.07    | -3.55       | -2.19      | 38.12     |
| Guildford                     | 236,700         | 134.8       | 0.52      | -1.82        | 0.82       | -2.39    | -6.06       | -5.40      | 34.53     |
| Whalley                       | 271,800         | 146.5       | -0.20     | -3.43        | 2.95       | 5.09     | 2.16        | 5.85       | 46.21     |
| Zone: South Surrey White Rock | 421,100         | 128.1       | 0.71      | -2.95        | -9.28      | -7.84    | -3.25       | -1.39      | 28.10     |
| Crescent Bch Ocean Pk.        | 401,700         | 144.0       | 2.06      | -0.89        | 5.80       | 2.20     | 1.62        | 9.51       | 44.00     |
| Elgin Chantrell               | 667,100         | 157.2       | 2.48      | 2.75         | 7.60       | 12.13    | 11.65       | 19.54      | 57.20     |
| Grandview Surrey              | 386,800         | 111.7       | 0.18      | -7.84        | -24.48     | -22.11   | -7.61       | -11.07     | 11.70     |
| King George Corridor          | 407,600         | 141.6       | 0.21      | 0.64         | 5.44       | 5.91     | 2.31        | 7.93       | 41.60     |
| Morgan Creek                  | 414,400         | 119.1       | 0.34      | -6.00        | -19.58     | -18.20   | -5.63       | -6.29      | 19.10     |
| Sunnyside Park Surrey         | 531,100         | 148.6       | 2.55      | 2.48         | 5.32       | 6.83     | 4.57        | 10.73      | 48.60     |
| White Rock                    | 354,200         | 120.8       | 1.34      | 1.51         | 7.47       | 1.26     | -13.53      | -8.69      | 20.80     |
| Zone: Surrey                  | 301,300         | 132.6       | 0.61      | -1.19        | 1.14       | 0.84     | -0.30       | -0.45      | 32.47     |
| Bear Creek Green Timbers      | 302,100         | 140.9       | -1.05     | -3.89        | 2.85       | 4.06     | -0.21       | 1.81       | 40.62     |
| East Newton                   | 252,200         | 139.6       | -1.20     | 0.58         | 3.33       | 1.68     | 4.88        | 6.97       | 39.46     |
| Fleetwood Tynehead            | 325,800         | 130.1       | -1.06     | 0.23         | 0.93       | 3.83     | -0.46       | -1.66      | 29.97     |
| Panorama Ridge                | 346,500         | 125.6       | 2.28      | -2.79        | 0.96       | 0.40     | -1.57       | -4.12      | 25.35     |
| Queen Mary Park Surrey        | 269,000         | 140.7       | -1.26     | -4.67        | 1.66       | 3.00     | -1.54       | 0.14       | 40.42     |
| Sullivan Station              | 320,800         | 128.0       | 2.98      | -1.84        | 0.31       | -2.22    | 0.79        | -3.10      | 27.74     |
| West Newton                   | 305,400         | 134.9       | 2.66      | -1.53        | 0.75       | -1.03    | -2.46       | 0.30       | 34.63     |

# Fraser Valley Real Estate Board

2015-02

## 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>                  | 348,400         | 152.1       | 0.86      | 1.20         | 0.73       | 2.36     | 2.70        | 2.01       | 51.04     |
| <b>Fraser Valley Real Estate Board</b> | 189,700         | 134.2       | 0.07      | 0.15         | -3.59      | -1.83    | -4.96       | -9.32      | 33.53     |
| Zone: Abbotsford                       | 150,500         | 127.6       | 1.11      | 1.75         | 7.14       | 10.76    | -8.73       | -12.36     | 26.84     |
| Abbotsford West                        | 152,500         | 132.8       | 0.00      | 0.15         | 15.78      | 20.73    | -2.57       | -9.97      | 32.40     |
| Central Abbotsford                     | 147,600         | 122.2       | 2.17      | 2.69         | 1.33       | 5.07     | -14.25      | -14.66     | 21.35     |
| Poplar                                 | 159,400         | 137.5       | 0.88      | 5.69         | 2.77       | 0.95     | 0.95        | -8.76      | 36.54     |
| Zone: Cloverdale                       | 228,600         | 158.0       | 0.38      | 2.73         | -0.69      | 3.61     | 1.41        | 1.54       | 57.68     |
| Clayton                                | 267,500         | 165.0       | 0.73      | 3.51         | -0.90      | 3.45     | 7.63        | 5.97       | 64.67     |
| Cloverdale BC                          | 211,300         | 152.2       | 0.07      | 2.22         | -0.39      | 3.47     | -3.67       | -2.12      | 51.90     |
| Zone: Langley                          | 193,700         | 127.1       | -1.85     | -1.24        | -9.99      | -5.99    | -6.20       | -10.24     | 26.34     |
| Aldergrove Langley                     | 164,300         | 119.1       | 0.34      | 4.75         | 0.34       | 0.00     | -2.62       | -20.49     | 18.27     |
| Langley City                           | 191,200         | 126.5       | -2.01     | -2.01        | -16.06     | -9.58    | -8.60       | -10.03     | 26.00     |
| Murrayville                            | 232,700         | 136.6       | -1.44     | 0.44         | 2.86       | 3.02     | -2.43       | -3.94      | 35.38     |
| Otter District                         | 123,400         | 135.1       | 3.05      | 8.25         | 7.56       | 11.38    | 4.65        | -10.05     | 34.16     |
| Walnut Grove                           | 218,300         | 120.0       | -1.64     | -0.66        | 3.45       | -1.48    | 7.14        | -15.07     | 18.93     |
| Willoughby Heights                     | 174,400         | 129.2       | -1.90     | -1.37        | 3.36       | 1.89     | -7.65       | -9.14      | 28.05     |
| Zone: Mission                          | 160,700         | 136.7       | 0.22      | 6.13         | 2.70       | 2.24     | -3.87       | -9.53      | 35.75     |
| Mission BC                             | 160,700         | 136.7       | 0.22      | 6.13         | 2.70       | 2.24     | -3.87       | -9.53      | 35.75     |
| Zone: N. Delta                         | 152,900         | 130.9       | -2.82     | -1.80        | -6.16      | -2.31    | -13.48      | -16.25     | 30.12     |
| Annieville                             | 121,800         | 124.3       | -3.94     | -4.38        | -8.20      | -5.19    | -19.65      | -20.58     | 23.56     |
| Scottsdale                             | 242,000         | 139.1       | -1.63     | 0.58         | -4.60      | 0.00     | -2.93       | -10.89     | 38.27     |



# Fraser Valley Real Estate Board

2015-02

## Apartment

| Apartment                     | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                               |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Zone: North Surrey            | 182,700         | 146.3       | -1.61     | 0.00         | -9.80      | -10.57   | -2.07       | -8.33      | 45.28     |
| Cedar Hills                   | 118,600         | 131.2       | -1.94     | -0.08        | -4.09      | -2.09    | -10.20      | -17.17     | 30.42     |
| Guildford                     | 210,200         | 158.7       | 0.32      | 2.72         | -2.04      | 2.19     | 1.21        | 2.12       | 58.38     |
| Whalley                       | 166,800         | 138.1       | -3.09     | -1.99        | -15.12     | -18.76   | -4.36       | -15.22     | 36.73     |
| Zone: South Surrey White Rock | 243,400         | 123.7       | 4.56      | -0.32        | 1.89       | 2.06     | -3.74       | -8.23      | 23.33     |
| King George Corridor          | 263,400         | 131.4       | 3.22      | -2.45        | 3.87       | 2.02     | -6.41       | -3.52      | 30.75     |
| Sunnyside Park Surrey         | 257,400         | 138.2       | 4.22      | -2.61        | 4.22       | 6.47     | -1.36       | 1.62       | 37.51     |
| White Rock                    | 231,200         | 117.0       | 5.41      | 1.30         | 0.52       | 1.21     | -1.76       | -12.62     | 16.77     |
| Zone: Surrey                  | 187,400         | 142.2       | -2.00     | -0.56        | -3.92      | -0.49    | -5.64       | -9.31      | 41.35     |
| East Newton                   | 176,600         | 137.9       | -2.54     | -1.64        | -4.83      | -1.64    | -8.07       | -12.61     | 37.08     |
| Fleetwood Tynehead            | 244,900         | 162.2       | -0.49     | 2.33         | -1.76      | 3.25     | 9.89        | 4.65       | 61.88     |
| Queen Mary Park Surrey        | 168,200         | 137.7       | -2.13     | 0.15         | -3.77      | -1.15    | -11.50      | -11.28     | 36.88     |
| West Newton                   | 191,900         | 140.8       | -2.36     | -1.88        | -4.86      | -1.47    | -4.28       | -10.77     | 39.96     |