

Summary Report

For December 2016

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2016-12

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	965,200	253.4	-1.52	-4.67	-4.23	21.24	58.18	62.23	98.28
Fraser Valley Real Estate Board	756,100	233.8	-0.34	-2.18	-0.30	28.96	59.05	63.96	80.26
Area: N. Delta	792,500	241.7	-0.58	-6.90	-9.78	18.08	57.77	63.75	85.50
Annieville	732,000	238.4	-1.16	-6.88	-13.25	14.51	56.84	59.36	80.06
Nordel	802,100	240.9	-0.58	-9.23	-6.95	22.16	59.01	65.68	91.95
Scottsdale	749,900	239.1	-0.71	-6.75	-13.12	14.73	58.03	62.54	80.59
Sunshine Hills Woods	985,500	252.8	0.56	-3.36	-2.66	23.38	57.02	70.47	95.97
Municipality: City of Surrey combined	841,100	249.3	-1.03	-3.67	-1.70	28.11	59.60	65.21	90.31
Area: North Surrey	692,800	240.3	-1.96	-5.95	-7.00	22.79	55.43	60.20	82.32
Bolivar Heights	646,100	228.2	-3.59	-6.90	-9.66	17.81	52.85	53.36	74.07
Bridgeview	448,800	232.2	-0.21	-8.11	-5.26	22.08	59.26	55.01	85.02
Cedar Hills	699,100	249.6	0.00	-3.59	-8.64	24.74	59.90	61.03	87.11
Fraser Heights	866,500	225.4	-3.26	-7.89	-11.22	16.91	54.49	41.85	71.93
Guildford	753,800	246.1	-1.76	-5.42	-2.69	27.25	52.29	70.31	84.21
Port Kells	1,065,200	208.2	1.17	-3.39	-7.30	17.83	56.07	54.45	58.81
Royal Heights	706,200	232.0	-0.47	-9.20	-7.16	21.78	58.04	63.04	84.86
Whalley	702,300	263.5	-3.20	-6.03	-1.86	29.74	59.89	77.32	97.23
Area: Surrey	795,500	238.4	-0.58	-2.85	-0.25	28.80	55.41	64.30	82.54
Bear Creek Green Timbers	774,700	241.3	-1.47	-3.56	0.67	31.86	55.78	69.33	81.16
East Newton	759,200	232.2	-0.73	-3.01	2.97	28.15	48.94	62.26	80.00
Fleetwood Tynehead	809,800	219.1	-1.62	-5.93	-1.13	26.65	53.75	57.85	76.13
Panorama Ridge	820,900	250.8	2.24	-2.45	-2.60	21.39	51.91	59.64	94.42
Queen Mary Park Surrey	759,700	242.9	0.29	-3.23	-8.31	24.12	60.01	60.86	82.08
Sullivan Station	1,102,100	281.2	-0.78	-6.14	7.53	42.24	59.14	64.64	112.71
West Newton	821,500	244.1	-0.89	2.01	5.44	34.64	57.99	73.24	84.23
Area: Cloverdale	862,300	245.6	-1.13	-1.96	1.99	30.64	57.54	70.20	90.98
Clayton	1,363,000	252.4	-4.18	-2.25	0.20	31.32	70.31	81.71	96.42
Cloverdale BC	757,300	237.3	-1.49	-2.18	1.15	28.76	54.09	65.48	84.67
Serpentine	2,788,300	438.4	9.46	0.83	19.26	64.01	110.47	149.23	231.62

Fraser Valley Real Estate Board

2016-12

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: South Surrey White Rock	1,196,900	276.8	-0.36	-1.91	-0.72	29.35	71.71	66.85	109.54
Crescent Bch Ocean Pk.	1,069,700	273.0	0.52	1.64	-3.64	26.21	68.10	59.46	106.82
Elgin Chantrell	1,755,500	299.6	2.39	2.46	-2.88	24.37	77.80	67.84	126.97
Grandview Surrey	2,130,700	319.0	-1.76	-7.72	6.30	41.03	90.11	91.48	141.30
Hazelmere	2,292,000	344.9	-3.77	-9.52	6.22	33.53	105.42	100.17	160.89
King George Corridor	939,000	270.4	-1.31	-7.74	5.42	38.17	68.37	63.98	104.54
Morgan Creek	2,056,500	260.8	-4.71	-7.29	3.16	28.28	45.29	60.79	97.28
Pacific Douglas	1,946,000	333.0	-1.10	-7.24	8.22	42.86	93.83	103.17	151.89
Sunnyside Park Surrey	1,081,300	272.0	-0.95	1.61	-3.34	27.70	69.05	70.32	106.06
White Rock	1,060,000	260.6	0.42	1.16	-4.75	22.58	69.11	60.47	97.42
Area: Langley	839,200	231.3	-0.69	0.00	6.74	32.25	60.85	69.33	79.58
Aldergrove Langley	623,500	207.6	-0.10	2.42	8.01	37.94	62.44	65.95	65.55
Brookwood Langley	834,500	257.8	-1.90	-1.64	3.99	27.25	60.72	78.16	98.46
Campbell Valley	1,509,500	226.2	3.52	6.35	16.18	44.44	74.81	87.87	74.94
County Line Glen Valley	1,309,400	236.8	-1.58	-2.83	4.32	31.70	61.64	62.75	86.90
Fort Langley	987,100	249.0	-1.70	-3.08	7.00	37.11	66.67	86.52	96.53
Langley City	710,400	230.6	-1.07	-1.16	4.72	29.48	57.73	59.03	75.49
Murrayville	978,300	229.9	-2.46	-2.38	2.82	22.35	47.85	60.88	76.98
Otter District	1,387,700	225.9	-1.61	6.16	12.22	38.17	73.24	87.16	74.71
Salmon River	1,129,400	225.8	1.21	4.39	15.79	39.90	76.82	82.10	74.63
Walnut Grove	811,700	232.2	-0.13	-2.07	6.03	33.53	61.59	70.86	83.27
Willoughby Heights	656,000	222.5	-0.89	-0.04	5.55	30.58	59.16	51.98	69.33
Area: Abbotsford	629,900	216.0	0.79	-0.41	2.56	36.28	58.01	64.38	70.21
Abbotsford East	637,300	206.1	2.79	-0.24	2.95	31.27	54.61	60.76	66.88
Abbotsford West	603,700	219.6	-1.52	-1.92	-0.72	36.65	61.12	62.91	70.50
Aberdeen	889,100	227.0	-1.18	3.46	11.82	33.77	62.37	71.71	75.56
Bradner	1,252,700	215.5	1.70	1.75	4.97	32.70	58.81	57.30	70.09
Central Abbotsford	553,800	221.1	1.98	0.68	5.39	42.83	56.25	69.95	72.33
Matsqui	698,300	215.9	3.15	1.31	6.41	32.86	62.58	70.00	74.82
Poplar	616,300	225.0	2.23	0.85	5.24	44.42	53.90	69.81	75.37
Sumas Prairie	1,017,300	231.8	4.13	8.27	11.71	45.69	59.31	72.09	87.69
Area: Mission	533,500	201.7	0.50	1.26	4.02	33.05	59.07	56.60	54.80

Fraser Valley Real Estate Board

2016-12

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	513,000	201.1	-1.03	1.62	1.31	32.13	50.75	58.10	54.34
Durieu	554,700	174.2	-0.40	1.75	0.87	29.81	36.95	38.58	33.69
Hatzic	547,700	204.6	0.05	0.84	4.33	32.43	57.63	56.66	57.02
Lake Errock	325,100	176.9	0.28	0.17	4.43	28.00	40.17	35.24	35.76
Mission BC	529,700	204.3	0.64	1.29	4.23	33.44	60.99	58.25	56.79
Mission-West	754,900	188.0	0.37	1.13	3.41	32.86	56.93	50.64	44.28
Stave Falls	775,600	184.6	0.87	1.54	3.88	37.97	59.97	54.35	41.67
Steelhead	687,200	189.8	2.93	3.83	5.80	30.63	50.16	47.02	45.66

Fraser Valley Real Estate Board

2016-12

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,390,700	255.4	-1.24	-4.13	-3.07	21.27	57.56	57.27	102.22
Fraser Valley Real Estate Board	967,900	224.2	-0.62	-2.65	-0.88	26.03	53.04	58.00	76.95
Area: N. Delta	931,700	245.7	1.61	-0.73	-4.40	19.39	54.92	68.75	92.40
Annieville	790,600	244.0	3.08	-0.33	-3.90	17.87	56.61	71.23	91.07
Nordel	894,200	247.3	1.44	-0.84	-4.30	18.84	52.28	68.35	93.66
Scottsdale	836,500	243.1	2.23	-1.02	-3.99	20.65	56.33	68.00	90.37
Sunshine Hills Woods	1,042,500	246.4	0.74	-0.81	-4.97	19.90	55.26	68.65	92.95
Municipality: City of Surrey combined	1,060,000	235.2	-0.72	-3.33	-1.71	25.98	53.63	58.92	84.47
Area: North Surrey	989,300	233.6	-0.17	-3.95	-4.61	23.86	54.29	62.33	82.79
Bolivar Heights	676,500	238.4	1.06	-2.09	-5.06	23.84	60.11	67.65	81.02
Bridgeview	523,700	243.0	1.21	-1.42	0.04	30.57	64.30	52.83	84.51
Cedar Hills	760,900	244.8	2.47	-1.17	-4.11	25.09	61.05	68.36	85.88
Fraser Heights	1,133,700	228.0	-1.77	-6.60	-5.98	22.51	49.02	59.66	81.38
Guildford	795,400	246.8	1.23	-1.16	-3.06	25.41	59.95	64.53	87.40
Port Kells	1,213,500	187.4	3.65	4.87	6.24	30.05	55.65	64.39	60.45
Royal Heights	939,100	229.2	2.87	-0.43	-5.25	20.70	54.45	61.07	79.48
Whalley	688,600	253.2	1.20	-0.55	-4.02	25.10	64.20	70.97	92.26
Area: Surrey	916,700	225.8	-0.75	-2.55	-0.62	26.78	49.93	58.01	75.72
Bear Creek Green Timbers	870,000	236.0	-0.84	-2.80	4.80	28.33	45.77	64.00	79.74
East Newton	1,009,700	222.6	-0.76	-2.58	-2.07	24.99	52.15	62.48	77.09
Fleetwood Tynehead	977,000	225.3	0.00	-0.35	-2.34	26.22	49.01	62.67	76.98
Panorama Ridge	948,600	223.6	-1.15	-0.04	4.93	30.15	51.80	60.52	74.82
Queen Mary Park Surrey	755,900	242.5	-1.58	-4.86	-2.02	31.37	55.05	60.70	86.97
Sullivan Station	820,500	216.2	-0.14	-5.01	-3.09	22.77	47.38	41.49	60.03
West Newton	730,900	232.1	-1.94	-5.03	-2.60	28.02	51.11	55.04	78.95
Area: Cloverdale	864,400	206.1	-2.23	-3.38	-1.76	22.17	44.63	50.66	66.34
Clayton	809,700	195.2	-1.01	-0.91	1.67	24.25	46.44	52.50	67.12
Cloverdale BC	889,300	211.2	-2.76	-4.43	-3.21	21.17	43.19	48.21	67.09
Area: South Surrey White Rock	1,589,300	266.8	-0.19	-2.06	-0.37	30.02	65.30	60.43	108.27

Fraser Valley Real Estate Board

2016-12

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,571,100	299.7	-2.35	9.74	6.20	42.99	91.26	72.74	132.15
Elgin Chantrell	2,256,100	293.3	-0.17	-10.11	-4.93	24.86	61.15	57.86	125.79
Grandview Surrey	2,004,300	243.1	0.16	-4.55	-1.82	23.28	61.64	58.99	79.94
Hazelmere	1,888,000	307.7	-0.19	-4.97	-2.53	29.56	65.70	95.37	127.76
King George Corridor	1,088,100	238.9	0.46	-5.39	-3.32	25.74	58.11	58.32	76.83
Morgan Creek	1,466,800	232.5	2.97	1.75	5.20	26.22	50.29	50.78	93.75
Pacific Douglas	1,571,100	280.9	0.57	-4.94	-2.50	28.85	65.43	70.24	107.92
Sunnyside Park Surrey	1,320,600	270.8	-0.18	-9.85	-5.25	27.38	58.09	50.95	108.47
White Rock	1,381,800	254.2	-0.70	9.24	5.61	41.93	80.93	60.68	96.90
Area: Langley	889,000	206.6	-0.72	-3.37	-0.48	24.23	50.36	56.75	63.84
Aldergrove Langley	593,600	184.2	-4.11	-5.49	2.91	20.71	41.91	46.07	44.70
Brookwood Langley	936,200	236.1	1.11	0.98	7.71	30.95	52.72	65.92	88.28
Campbell Valley	1,486,900	195.0	-3.47	-3.66	5.12	24.60	51.63	50.81	53.18
County Line Glen Valley	1,310,300	187.3	-4.44	-3.80	3.77	23.63	51.54	52.28	47.13
Fort Langley	1,010,500	202.2	-3.16	-4.40	5.04	31.13	61.89	52.95	58.84
Langley City	766,800	220.0	1.01	0.55	6.80	31.34	54.93	58.62	75.44
Murrayville	959,100	225.8	0.58	0.27	6.76	30.14	49.64	55.83	80.06
Otter District	1,206,400	178.5	-3.57	-4.08	5.00	27.05	52.69	44.18	40.22
Salmon River	1,110,400	209.2	-4.74	-4.56	6.03	23.49	53.71	68.03	64.34
Walnut Grove	772,900	202.9	1.55	-0.78	-4.16	18.86	47.24	48.32	63.89
Willoughby Heights	906,700	203.4	-0.78	-6.18	-5.31	23.35	50.56	63.24	59.40
Area: Abbotsford	743,000	197.6	0.10	0.05	5.95	31.82	51.07	61.70	60.91
Abbotsford East	766,900	197.3	-0.75	1.60	7.87	33.94	48.57	68.92	62.65
Abbotsford West	681,400	201.1	0.65	-1.28	4.36	32.74	57.73	59.48	61.53
Aberdeen	804,600	201.3	1.26	-1.32	4.41	28.05	52.62	57.39	61.69
Bradner	1,239,200	185.5	1.09	-2.16	2.15	24.66	45.26	39.58	49.00
Central Abbotsford	623,100	198.2	1.02	-1.34	4.04	30.22	54.72	54.24	59.20
Matsqui	1,019,500	200.7	1.01	-4.61	4.21	24.74	46.82	34.70	61.20
Poplar	643,900	190.9	-0.10	-2.40	2.30	29.07	51.27	46.28	53.33
Sumas Mountain	950,000	176.0	1.97	5.20	10.14	38.47	58.70	44.86	45.09
Area: Mission	585,200	182.3	-1.62	-4.25	0.33	27.75	55.02	55.41	42.53
Hatzic	592,000	186.4	-2.10	-2.66	1.97	29.71	55.20	46.43	45.74

Fraser Valley Real Estate Board

2016-12

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lake Errock	479,600	175.6	0.34	-3.83	3.35	27.43	49.07	41.27	37.29
Mission BC	571,000	182.6	-1.83	-4.45	-0.05	27.60	55.54	58.37	42.77
Mission-West	834,800	181.0	-0.88	-4.54	0.95	28.28	56.57	55.63	41.52
Stave Falls	812,800	178.1	-0.67	-5.32	-0.22	25.25	51.70	51.19	39.25

Fraser Valley Real Estate Board

2016-12

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	461,700	201.6	-0.25	0.40	2.96	18.17	37.42	37.52	52.61
Fraser Valley Real Estate Board	259,000	183.3	0.16	3.62	11.70	26.33	34.48	31.59	31.21
Area: N. Delta	196,700	168.4	1.32	-1.29	0.60	17.93	29.44	15.26	19.18
Annieville	142,200	145.1	2.91	2.62	2.69	9.76	12.66	-2.09	2.69
Scottsdale	306,700	176.3	1.03	-2.92	-2.27	12.51	32.86	24.51	24.77
Municipality: City of Surrey combined	259,200	189.6	-0.58	2.82	8.47	20.92	25.40	31.03	33.05
Area: North Surrey	237,300	190.0	0.00	3.60	7.95	18.75	16.85	29.43	29.25
Cedar Hills	148,500	164.2	0.92	-0.42	3.47	16.45	27.29	14.11	16.21
Guildford	281,000	212.1	-1.49	3.82	10.01	22.25	34.41	37.82	48.95
Whalley	213,700	177.0	1.09	3.57	6.82	16.99	6.24	24.56	17.76
Area: Surrey	237,400	180.1	-0.22	-0.61	5.20	16.34	29.20	22.68	27.37
East Newton	226,700	177.0	-0.11	-1.12	4.86	17.76	29.96	21.23	25.27
Fleetwood Tynehead	325,400	215.5	-1.28	4.01	12.30	23.50	35.45	48.83	51.33
Queen Mary Park Surrey	195,700	160.2	0.19	-2.61	1.71	9.35	18.84	6.66	13.38
West Newton	244,300	179.3	0.06	-0.88	4.92	16.05	29.18	24.17	26.89
Area: Cloverdale	309,800	214.1	-0.88	4.24	10.88	24.77	39.12	39.84	50.35
Clayton	351,500	216.8	-1.36	4.03	10.39	22.00	34.41	43.86	52.25
Cloverdale BC	293,500	211.4	-0.42	4.45	11.20	27.04	42.74	36.30	48.46
Area: South Surrey White Rock	343,400	174.6	-3.91	1.04	10.58	28.57	44.30	36.51	41.95
King George Corridor	360,700	179.9	-2.12	3.75	11.32	28.96	36.81	36.70	44.38
Sunnyside Park Surrey	342,900	184.1	-2.33	3.49	11.17	25.75	41.51	39.26	47.75
White Rock	336,400	170.2	-5.18	-0.76	10.02	29.04	49.17	36.38	39.51
Area: Langley	274,800	180.3	3.38	5.13	15.06	28.69	33.16	34.55	30.27
Aldergrove Langley	211,700	153.4	-2.42	4.57	14.48	18.09	31.45	24.72	6.68
Langley City	270,600	179.1	1.76	4.49	14.88	29.22	28.66	30.63	29.59
Murrayville	336,200	197.4	5.96	6.70	15.37	30.90	48.87	45.15	43.67
Otter District	179,300	196.4	2.94	13.59	19.39	40.39	65.18	49.92	36.58
Walnut Grove	322,400	177.2	6.81	5.92	15.44	34.55	38.11	58.64	28.97

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2016-12

Apartment

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Willoughby Heights	244,400	181.1	6.40	5.60	16.02	23.96	39.52	32.58	31.80
Area: Abbotsford	213,700	181.1	2.20	7.61	19.93	38.67	56.53	31.04	26.73
Abbotsford West	218,900	190.6	3.31	7.38	21.56	38.72	75.51	47.64	30.73
Central Abbotsford	209,500	173.4	1.88	8.17	19.42	41.09	46.33	20.25	23.42
Poplar	216,900	187.1	-1.37	4.99	16.14	25.32	39.42	36.77	30.11
Area: Mission	218,900	186.3	0.00	5.08	14.51	23.30	41.14	28.75	29.55
Mission BC	219,000	186.3	0.00	5.08	14.51	23.30	41.14	28.75	29.55

Fraser Valley Real Estate Board

2016-12

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	803,900	226.7	-1.05	-2.66	-1.00	20.07	48.46	48.66	75.87
Fraser Valley Real Estate Board	628,800	210.5	-0.71	-1.36	2.18	27.04	48.97	50.25	61.18
Area: N. Delta	759,000	235.2	-0.30	-4.51	-6.41	19.09	54.03	61.21	80.65
Annieville	611,400	226.8	-0.04	-4.51	-9.17	16.73	53.04	53.14	70.78
Nordel	835,600	245.2	-1.25	-5.47	-2.47	25.94	59.01	71.35	94.29
Scottsdale	685,600	223.3	0.04	-5.26	-10.79	11.15	48.18	52.53	69.29
Sunshine Hills Woods	963,100	246.0	0.41	-2.07	-3.19	22.21	55.89	67.69	91.29
Municipality: City of Surrey combined	687,000	217.4	-0.96	-2.20	0.98	25.81	46.40	49.83	65.70
Area: North Surrey	521,400	215.0	-0.56	-2.41	-1.19	21.74	39.34	46.56	57.16
Bolivar Heights	650,600	231.2	-2.53	-5.94	-8.62	19.24	54.13	55.80	76.22
Bridgeview	470,700	235.9	0.30	-5.87	-3.44	24.81	61.13	54.99	85.46
Cedar Hills	663,200	244.2	0.66	-2.94	-7.36	24.15	58.98	61.08	82.65
Fraser Heights	1,106,800	227.7	-1.94	-6.76	-6.53	21.96	49.41	57.80	80.43
Guildford	383,800	211.8	-0.56	0.24	6.49	25.10	40.82	40.82	54.04
Port Kells	1,119,700	198.7	2.05	-0.20	-2.12	23.34	58.45	59.73	58.20
Royal Heights	773,100	231.6	0.43	-6.95	-6.61	21.51	56.91	62.75	83.66
Whalley	317,100	196.7	0.51	0.61	3.69	20.45	20.90	37.46	35.75
Area: Surrey	660,000	213.3	-0.79	-2.11	1.57	27.12	48.23	50.96	63.57
Bear Creek Green Timbers	796,100	236.9	-0.92	-2.95	3.22	29.81	50.51	66.01	78.79
East Newton	702,900	215.7	-0.32	-1.06	3.16	26.81	50.31	56.99	67.21
Fleetwood Tynehead	711,200	207.3	-1.10	-1.24	1.22	27.88	48.50	50.98	63.49
Panorama Ridge	837,500	225.1	-0.27	-1.05	3.21	29.00	52.51	58.30	75.86
Queen Mary Park Surrey	516,500	213.0	0.33	-3.01	-2.65	23.48	46.69	44.31	57.54
Sullivan Station	619,300	200.6	-0.45	-3.97	1.16	24.83	44.01	39.89	54.43
West Newton	549,700	213.3	-1.93	-1.98	2.16	28.49	47.71	48.23	60.02
Area: Cloverdale	685,400	204.0	-2.21	-2.16	1.39	25.00	43.66	48.36	60.25
Clayton	686,500	193.2	-2.08	-0.97	3.54	26.03	41.75	47.48	56.82
Cloverdale BC	688,400	209.9	-2.37	-2.87	0.00	24.42	44.86	48.34	63.47
Serpentine	2,788,300	438.4	9.46	0.83	19.26	64.01	110.47	152.10	231.62

Fraser Valley Real Estate Board

2016-12

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: South Surrey White Rock	918,800	228.9	-1.12	-1.21	2.32	28.38	53.83	50.10	81.38
Crescent Bch Ocean Pk.	1,255,400	281.6	-1.19	6.47	2.77	35.91	79.48	65.36	117.12
Elgin Chantrell	1,957,900	285.7	0.25	-6.97	-3.22	25.69	63.26	58.55	121.47
Grandview Surrey	1,382,100	188.7	-0.84	-2.48	4.20	24.23	27.93	31.68	41.88
Hazelmere	2,091,000	324.8	-2.08	-7.57	1.50	31.82	83.50	103.64	143.48
King George Corridor	659,400	221.8	-1.51	-2.55	5.37	31.71	51.40	50.17	74.37
Morgan Creek	1,071,500	204.7	0.89	0.29	6.50	25.43	35.29	41.66	71.44
Pacific Douglas	1,672,500	291.4	0.28	-5.11	-0.07	32.27	71.21	76.71	118.44
Sunnyside Park Surrey	868,300	240.2	-1.03	-2.91	0.67	28.72	59.50	55.17	89.13
White Rock	623,000	208.6	-2.30	2.31	3.99	29.57	61.21	47.63	66.61
Area: Langley	628,200	204.3	-0.54	-0.73	4.39	27.37	48.80	52.01	57.52
Aldergrove Langley	482,500	190.1	-1.35	1.06	8.75	31.92	53.68	52.32	47.14
Brookwood Langley	867,900	249.3	-0.87	-0.64	5.28	28.37	57.49	73.25	94.16
Campbell Valley	1,467,500	207.6	-0.53	0.48	9.67	32.65	60.93	66.35	61.56
County Line Glen Valley	1,291,900	209.8	-2.87	-3.05	3.81	26.77	55.64	57.74	65.20
Fort Langley	969,800	220.7	-2.56	-3.96	5.50	34.41	64.09	66.31	73.92
Langley City	405,900	198.0	-0.15	0.30	8.73	28.07	39.34	42.65	47.65
Murrayville	695,500	220.2	-0.68	-0.94	7.68	29.68	49.29	57.40	68.61
Otter District	978,500	204.5	-1.49	4.23	11.20	35.25	66.80	62.56	53.76
Salmon River	1,116,100	217.5	-1.76	-0.09	10.86	32.06	65.78	75.12	69.26
Walnut Grove	634,500	205.9	0.00	0.39	0.68	23.96	52.52	52.52	62.64
Willoughby Heights	648,100	194.7	-0.15	-2.21	0.99	25.86	46.50	47.95	51.16
Area: Abbotsford	473,000	192.9	0.21	0.89	7.71	34.24	53.95	47.59	47.36
Abbotsford East	589,800	191.1	-0.26	0.31	6.52	31.70	50.47	51.67	52.15
Abbotsford West	438,800	198.5	0.05	0.35	7.12	35.59	61.91	51.07	48.36
Aberdeen	825,900	209.2	0.48	0.10	6.73	30.10	55.65	61.54	64.21
Bradner	1,244,500	203.4	1.35	0.25	3.46	29.14	54.09	50.11	61.56
Central Abbotsford	329,500	181.5	0.72	2.31	10.67	37.71	49.26	35.04	36.57
Matsqui	824,800	209.0	2.15	-1.37	5.50	29.25	55.39	54.81	68.68
Poplar	433,800	204.6	0.44	2.04	8.77	34.87	49.67	53.26	52.23
Sumas Mountain	950,000	176.0	1.97	5.20	10.14	38.47	58.70	44.86	45.09
Sumas Prairie	1,017,300	231.8	4.13	8.27	11.71	45.69	59.31	72.09	87.69

Fraser Valley Real Estate Board

2016-12

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Mission	510,400	194.0	-0.15	0.05	3.97	31.26	56.07	53.24	48.55
Dewdney Deroche	513,000	201.1	-1.03	1.62	1.31	32.13	50.75	58.10	54.34
Durieu	554,700	174.2	-0.40	1.75	0.87	29.81	36.95	38.58	33.69
Hatzic	561,400	198.6	-0.55	-0.20	3.49	31.35	57.24	53.72	53.24
Lake Errock	373,500	176.3	0.28	-1.73	3.89	27.75	43.68	38.27	36.14
Mission BC	498,700	195.3	-0.15	0.21	4.22	31.43	56.87	54.02	49.31
Mission-West	782,900	185.3	-0.05	-1.12	2.43	30.95	56.64	52.38	43.09
Stave Falls	790,000	180.6	-0.06	-2.75	1.35	29.65	55.02	52.15	39.78
Steelhead	687,200	189.8	2.93	3.83	5.80	30.63	50.16	47.02	45.66

Fraser Valley Real Estate Board

2016-12

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,198,700	254.6	-1.32	-4.32	-3.56	21.30	57.84	59.22	100.47
Fraser Valley Real Estate Board	856,700	228.7	-0.48	-2.43	-0.57	27.41	55.90	60.83	78.25
Area: N. Delta	833,300	243.1	0.16	-4.85	-7.99	18.53	56.94	65.49	87.72
Annieville	743,200	239.8	-0.08	-5.25	-11.09	15.34	57.04	62.03	82.22
Nordel	829,900	243.1	0.08	-6.39	-6.03	20.95	57.04	66.51	92.78
Scottsdale	766,800	240.0	-0.04	-5.44	-10.98	16.05	57.58	63.82	82.51
Sunshine Hills Woods	1,016,600	249.4	0.65	-2.04	-3.89	21.54	56.07	69.54	94.39
Municipality: City of Surrey combined	965,200	240.4	-0.83	-3.45	-1.68	26.79	55.90	61.34	86.36
Area: North Surrey	826,400	237.2	-1.17	-5.08	-5.91	23.35	54.93	61.47	82.46
Bolivar Heights	652,300	230.3	-2.62	-5.92	-8.72	19.02	54.36	56.67	75.53
Bridgeview	470,700	235.9	0.30	-5.87	-3.44	24.81	61.13	54.99	85.46
Cedar Hills	710,800	248.3	0.61	-3.01	-7.56	24.77	60.09	62.71	86.55
Fraser Heights	1,106,800	227.7	-1.94	-6.76	-6.53	21.96	49.41	57.80	80.43
Guildford	773,500	246.4	-0.36	-3.45	-2.88	26.29	56.15	66.94	85.68
Port Kells	1,119,700	198.7	2.05	-0.20	-2.12	23.34	58.45	59.73	58.20
Royal Heights	773,600	231.2	0.39	-7.00	-6.62	21.43	56.96	62.47	83.35
Whalley	698,500	261.0	-2.17	-4.78	-2.39	28.63	60.52	75.76	95.95
Area: Surrey	862,800	230.5	-0.69	-2.66	-0.47	27.56	51.94	60.29	78.13
Bear Creek Green Timbers	820,400	238.4	-1.12	-3.17	2.76	29.92	50.60	66.48	80.20
East Newton	931,500	225.9	-0.75	-2.76	-0.35	26.06	51.00	62.87	78.15
Fleetwood Tynehead	919,600	223.2	-0.53	-2.28	-1.98	26.32	50.81	61.04	76.72
Panorama Ridge	897,500	230.6	-0.22	-0.73	2.76	28.11	52.21	60.25	79.73
Queen Mary Park Surrey	758,900	242.8	-0.33	-3.77	-6.25	26.33	58.59	60.79	83.11
Sullivan Station	853,300	223.4	-0.18	-5.02	-1.76	25.22	48.44	44.60	66.10
West Newton	779,100	238.2	-1.41	-1.49	1.45	31.38	54.57	63.94	81.42
Area: Cloverdale	860,400	215.9	-1.95	-3.05	-0.74	24.51	48.18	56.00	72.17
Clayton	864,300	200.1	-1.43	-1.09	1.52	25.30	48.88	55.48	69.00
Cloverdale BC	845,800	219.0	-2.36	-3.74	-1.84	23.59	46.49	53.36	72.31
Serpentine	2,788,300	438.4	9.46	0.83	19.26	64.01	110.47	149.23	231.62

Fraser Valley Real Estate Board

2016-12

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: South Surrey White Rock	1,430,200	270.2	-0.26	-2.03	-0.52	29.78	67.41	62.58	108.33
Crescent Bch Ocean Pk.	1,331,500	289.1	-1.30	6.56	2.30	36.11	81.82	67.59	121.53
Elgin Chantrell	2,152,100	294.6	0.34	-7.76	-4.51	24.78	64.31	59.93	126.09
Grandview Surrey	1,911,700	255.0	-0.31	-5.27	-0.27	26.55	65.16	63.57	90.73
Hazelmere	2,091,000	324.8	-2.08	-7.57	1.50	31.82	83.50	98.05	143.48
King George Corridor	1,004,000	255.3	-0.51	-6.62	1.35	32.35	63.65	62.40	91.38
Morgan Creek	1,498,200	234.9	2.13	0.60	4.96	26.43	49.90	51.74	94.94
Pacific Douglas	1,672,500	291.4	0.28	-5.11	-0.07	32.27	71.21	76.93	118.44
Sunnyside Park Surrey	1,230,800	271.3	-0.44	-5.93	-4.54	27.55	61.97	57.28	107.57
White Rock	1,187,800	257.4	-0.16	4.89	-0.08	30.66	73.68	60.27	96.79
Area: Langley	865,200	216.8	-0.73	-1.90	2.60	27.68	54.75	61.79	70.17
Aldergrove Langley	612,200	200.2	-1.28	-0.05	6.32	32.50	55.92	59.65	59.02
Brookswood Langley	867,900	249.3	-0.87	-0.64	5.28	28.37	57.49	73.25	94.16
Campbell Valley	1,467,500	207.6	-0.53	0.48	9.67	32.65	60.93	66.35	61.56
County Line Glen Valley	1,291,900	209.8	-2.87	-3.05	3.81	26.77	55.64	57.74	65.20
Fort Langley	970,200	220.8	-2.52	-3.92	5.54	34.47	64.16	66.39	74.00
Langley City	724,400	227.6	-0.57	-0.74	5.27	29.98	57.07	58.83	75.21
Murrayville	965,300	227.1	-0.44	-0.61	5.38	27.23	48.63	57.60	78.54
Otter District	1,320,700	207.4	-2.40	2.12	8.93	33.20	65.65	70.00	61.28
Salmon River	1,116,100	217.5	-1.76	-0.09	10.86	32.06	65.78	75.12	69.26
Walnut Grove	787,200	211.9	0.95	-1.26	-0.98	23.48	51.90	55.24	69.93
Willoughby Heights	869,000	205.7	-0.77	-5.43	-4.01	24.29	51.58	61.33	60.45
Area: Abbotsford	666,500	209.2	0.53	-0.24	3.77	34.71	55.54	63.31	66.56
Abbotsford East	695,500	201.9	1.10	0.60	5.16	32.31	51.69	64.15	64.82
Abbotsford West	626,100	215.6	-1.06	-1.78	0.37	35.94	60.78	62.35	68.70
Aberdeen	825,900	209.2	0.48	0.10	6.73	30.10	55.65	61.54	64.21
Bradner	1,245,700	203.6	1.34	0.20	3.46	29.19	54.24	50.26	61.72
Central Abbotsford	564,600	216.0	1.74	0.28	5.26	40.08	55.51	66.41	69.15
Matsqui	824,800	209.0	2.15	-1.37	5.50	29.25	55.39	54.81	68.68
Poplar	619,600	212.7	1.38	-0.19	4.26	38.93	52.04	61.14	67.09
Sumas Mountain	950,000	176.0	1.97	5.20	10.14	38.47	58.70	44.86	45.09
Sumas Prairie	1,017,300	231.8	4.13	8.27	11.71	45.69	59.31	72.09	87.69

Fraser Valley Real Estate Board

2016-12

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Mission	544,200	195.7	-0.10	-0.41	2.89	31.43	57.32	55.81	50.89
Dewdney Deroche	513,000	201.1	-1.03	1.62	1.31	32.13	50.75	58.10	54.34
Durieu	554,700	174.2	-0.40	1.75	0.87	29.81	36.95	38.58	33.69
Hatzic	561,500	198.8	-0.60	-0.20	3.54	31.39	57.28	53.75	53.40
Lake Errock	373,500	176.3	0.28	-1.73	3.89	27.75	43.68	38.27	36.14
Mission BC	537,700	197.7	-0.05	-0.40	2.97	31.71	58.80	57.53	52.43
Mission-West	782,400	185.2	-0.11	-1.17	2.38	31.07	56.42	52.30	43.01
Stave Falls	790,000	180.6	-0.06	-2.75	1.35	29.65	55.02	52.15	39.78
Steelhead	687,200	189.8	2.93	3.83	5.80	30.63	50.16	47.02	45.66

Fraser Valley Real Estate Board

2016-12

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	553,700	200.4	-1.23	-1.62	3.30	23.17	42.53	39.26	56.81
Fraser Valley Real Estate Board	416,600	185.0	-1.80	-0.64	7.62	29.46	42.09	37.55	43.75
Area: N. Delta	477,700	231.9	-3.66	-2.93	6.72	36.73	60.26	70.14	76.62
Annieville	362,200	189.3	-2.02	-3.12	5.34	29.75	44.06	34.35	44.17
Nordel	634,100	250.8	-4.53	-2.90	8.01	39.96	64.46	93.67	91.01
Scottsdale	451,200	202.2	-1.80	-2.27	5.97	36.16	53.88	44.43	54.00
Sunshine Hills Woods	448,000	212.2	-2.66	-2.62	7.33	34.73	53.88	48.29	61.61
Municipality: City of Surrey combined	442,100	184.9	-1.39	-0.54	7.88	29.75	38.61	36.36	44.45
Area: North Surrey	342,500	192.5	1.64	-0.88	11.92	30.16	41.75	33.22	43.98
Guildford	330,500	188.2	0.80	-1.67	12.02	30.42	41.40	28.03	41.40
Whalley	378,100	203.8	3.66	1.09	11.67	29.07	43.72	47.57	50.18
Area: Surrey	432,100	190.2	-0.94	-0.37	8.44	31.90	46.65	40.99	47.90
Bear Creek Green Timbers	434,600	202.7	2.63	1.30	14.07	34.06	47.63	47.20	49.37
East Newton	374,600	207.3	1.37	5.98	20.03	36.56	56.22	58.24	60.95
Fleetwood Tynehead	455,300	181.8	-1.89	-0.16	6.01	31.83	45.79	34.97	44.98
Panorama Ridge	521,700	189.1	-0.99	-3.13	6.18	36.34	55.00	41.22	49.84
Queen Mary Park Surrey	375,900	196.6	2.40	1.13	13.18	31.77	40.73	39.73	44.88
Sullivan Station	458,400	182.9	-0.65	-2.51	6.28	27.55	42.78	40.37	44.93
West Newton	447,900	197.8	-3.70	-2.56	4.60	33.20	48.72	40.78	50.65
Area: Cloverdale	451,100	183.3	-3.02	-2.76	2.63	27.65	39.29	40.35	42.65
Clayton	447,000	181.7	-2.94	-2.68	2.77	27.87	38.39	41.07	41.40
Cloverdale BC	457,400	185.8	-3.18	-2.93	2.48	27.43	40.76	40.23	44.59
Area: South Surrey White Rock	573,300	174.4	-1.86	1.34	10.03	27.67	24.93	26.47	45.45
Crescent Bch Ocean Pk.	557,000	199.7	0.71	2.31	10.27	26.39	41.63	35.94	65.04
Elgin Chantrell	936,100	220.6	-0.99	3.96	11.75	31.15	55.90	51.20	82.31
Grandview Surrey	533,300	154.0	-1.35	1.32	10.39	25.41	7.99	17.56	30.95
King George Corridor	573,200	199.1	-3.68	1.32	10.24	35.44	45.33	39.62	64.55
Morgan Creek	573,400	164.8	-1.02	0.55	10.83	27.46	14.84	26.19	40.14
Sunnyside Park Surrey	767,400	214.7	-1.29	3.62	13.66	36.58	52.49	48.17	77.44

Fraser Valley Real Estate Board

2016-12

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
White Rock	499,400	170.3	-2.80	1.73	8.96	26.34	40.16	18.59	40.74
Area: Langley	427,500	195.2	-2.20	-0.66	4.66	28.42	47.54	44.06	52.02
Aldergrove Langley	291,100	172.2	-1.26	5.06	17.70	35.27	51.72	39.77	31.15
Langley City	351,400	196.6	-4.75	-7.09	5.64	28.16	38.94	43.61	51.70
Murrayville	498,200	226.8	-5.66	-6.86	7.23	36.79	53.66	68.75	75.00
Walnut Grove	509,600	205.7	-2.56	1.78	1.08	24.14	57.75	49.93	62.22
Willoughby Heights	429,600	188.5	-0.84	0.32	5.60	30.54	44.44	38.60	47.04
Area: Abbotsford	295,000	159.7	-3.04	-1.54	11.68	28.79	42.84	24.67	21.54
Abbotsford East	303,100	158.8	-5.08	-0.19	13.43	30.70	47.86	17.63	16.85
Abbotsford West	285,300	169.8	-0.53	-1.11	13.28	30.62	44.88	30.11	27.19
Central Abbotsford	259,400	136.1	-4.89	-6.40	4.53	21.09	27.79	19.70	10.47
Poplar	434,400	207.5	0.10	6.74	16.90	37.24	57.32	57.79	58.04
Area: Mission	336,500	183.5	-0.49	5.28	16.66	38.60	53.94	43.47	39.76
Mission BC	336,500	183.5	-0.49	5.28	16.66	38.60	53.94	43.47	39.76