

# **Summary Report**

**For February 2017**

**Fraser Valley Real Estate Board**

# Fraser Valley Real Estate Board

2017-02

## 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>                  | 960,300         | 252.1       | 0.20      | -2.02        | -6.00      | 15.32    | 55.81       | 60.17      | 93.48     |
| <b>Fraser Valley Real Estate Board</b> | 752,200         | 232.6       | -0.09     | -0.85        | -3.53      | 21.27    | 56.21       | 61.98      | 76.48     |
| Area: N. Delta                         | 778,800         | 237.5       | -1.04     | -2.30        | -9.87      | 8.10     | 49.84       | 55.94      | 77.37     |
| Annieville                             | 714,500         | 232.7       | -1.40     | -3.52        | -12.25     | 3.33     | 47.56       | 50.81      | 71.23     |
| Nordel                                 | 795,100         | 238.8       | -0.29     | -1.44        | -8.54      | 14.37    | 51.52       | 60.59      | 82.57     |
| Scottsdale                             | 731,700         | 233.3       | -1.44     | -3.11        | -11.90     | 3.23     | 49.26       | 53.79      | 71.67     |
| Sunshine Hills Woods                   | 973,800         | 249.8       | -1.15     | -0.64        | -4.84      | 14.85    | 51.67       | 60.64      | 91.12     |
| Municipality: City of Surrey combined  | 832,300         | 246.7       | -0.12     | -2.06        | -5.91      | 20.93    | 56.73       | 62.09      | 85.21     |
| Area: North Surrey                     | 683,600         | 237.1       | -0.42     | -3.22        | -8.98      | 14.65    | 51.02       | 57.02      | 75.63     |
| Bolivar Heights                        | 639,900         | 226.0       | 0.00      | -4.52        | -9.92      | 11.00    | 44.78       | 53.22      | 70.44     |
| Bridgeview                             | 439,300         | 227.3       | -1.56     | -2.32        | -10.37     | 14.39    | 50.53       | 51.74      | 73.78     |
| Cedar Hills                            | 693,800         | 247.7       | 0.20      | -0.76        | -9.13      | 16.78    | 54.04       | 58.07      | 83.62     |
| Fraser Heights                         | 857,600         | 223.1       | -0.04     | -4.25        | -9.53      | 9.79     | 48.34       | 43.29      | 68.25     |
| Guildford                              | 740,000         | 241.6       | -0.90     | -3.55        | -7.72      | 16.66    | 54.48       | 62.37      | 73.81     |
| Port Kells                             | 1,049,900       | 205.2       | -0.48     | -0.29        | -7.15      | 12.93    | 44.81       | 57.85      | 54.75     |
| Royal Heights                          | 698,300         | 229.4       | -0.56     | -1.59        | -8.82      | 14.41    | 48.86       | 58.86      | 75.38     |
| Whalley                                | 686,800         | 257.7       | -1.30     | -5.33        | -8.26      | 18.70    | 61.67       | 69.99      | 85.40     |
| Area: Surrey                           | 792,200         | 237.4       | -0.04     | -1.00        | -4.20      | 21.87    | 53.16       | 61.39      | 79.17     |
| Bear Creek Green Timbers               | 780,100         | 243.0       | 1.50      | -0.78        | -1.42      | 24.94    | 53.41       | 65.76      | 81.48     |
| East Newton                            | 765,800         | 234.2       | 0.95      | 0.13         | -1.84      | 21.73    | 51.88       | 59.75      | 76.89     |
| Fleetwood Tynehead                     | 808,300         | 218.7       | 0.69      | -1.80        | -6.34      | 18.99    | 51.45       | 58.94      | 73.16     |
| Panorama Ridge                         | 818,600         | 250.1       | -0.24     | 1.96         | -4.76      | 16.16    | 49.22       | 58.79      | 91.35     |
| Queen Mary Park Surrey                 | 756,000         | 241.7       | 0.46      | -0.21        | -8.62      | 16.37    | 54.84       | 58.60      | 79.17     |
| Sullivan Station                       | 1,107,200       | 282.5       | 1.62      | -0.32        | -5.07      | 35.82    | 57.56       | 67.36      | 104.56    |
| West Newton                            | 794,900         | 236.2       | -3.71     | -4.10        | -1.71      | 27.88    | 53.88       | 63.46      | 75.87     |
| Area: Cloverdale                       | 847,500         | 241.4       | -1.39     | -2.82        | -3.05      | 22.48    | 55.84       | 67.76      | 86.84     |
| Clayton                                | 1,336,500       | 247.5       | -1.47     | -6.04        | -2.90      | 23.26    | 69.52       | 81.19      | 92.01     |
| Cloverdale BC                          | 744,200         | 233.2       | -1.23     | -3.20        | -3.40      | 20.64    | 52.12       | 63.08      | 80.92     |
| Serpentine                             | 2,727,900       | 428.9       | -1.04     | 7.09         | 1.32       | 51.66    | 102.12      | 141.09     | 210.57    |

# Fraser Valley Real Estate Board

2017-02

## 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 | 1,183,800       | 273.8       | 0.96      | -1.44        | -5.91      | 24.34    | 70.59       | 64.84      | 105.71    |
| Crescent Bch Ocean Pk.        | 1,056,700       | 269.7       | 1.28      | -0.70        | -5.34      | 20.83    | 66.69       | 60.92      | 106.19    |
| Elgin Chantrell               | 1,733,800       | 295.9       | 1.23      | 1.13         | -5.04      | 21.67    | 77.72       | 64.12      | 126.22    |
| Grandview Surrey              | 2,035,100       | 304.7       | -3.39     | -6.16        | -8.20      | 28.57    | 77.15       | 81.48      | 120.64    |
| Hazelmere                     | 2,434,900       | 366.4       | 7.48      | 2.23         | -2.06      | 48.46    | 125.20      | 115.28     | 165.31    |
| King George Corridor          | 926,100         | 266.7       | -0.22     | -2.66        | -6.72      | 30.80    | 66.38       | 56.42      | 93.12     |
| Morgan Creek                  | 2,048,600       | 259.8       | 0.78      | -5.08        | -8.42      | 25.93    | 42.59       | 53.91      | 88.12     |
| Pacific Douglas               | 1,974,600       | 337.9       | 2.67      | 0.36         | -3.15      | 41.44    | 95.32       | 99.82      | 144.68    |
| Sunnyside Park Surrey         | 1,073,800       | 270.1       | 1.77      | -1.64        | -5.06      | 22.00    | 69.02       | 70.20      | 106.50    |
| White Rock                    | 1,045,300       | 257.0       | 1.06      | -0.96        | -6.48      | 17.89    | 68.86       | 60.93      | 96.48     |
| Area: Langley                 | 842,500         | 232.2       | 0.17      | -0.30        | 2.65       | 25.24    | 57.96       | 71.11      | 77.93     |
| Aldergrove Langley            | 613,900         | 204.4       | -2.11     | -1.64        | -0.63      | 23.21    | 58.08       | 63.39      | 60.82     |
| Brookswood Langley            | 839,000         | 259.2       | 0.19      | -1.37        | 0.93       | 22.90    | 57.76       | 79.13      | 95.77     |
| Campbell Valley               | 1,544,800       | 231.5       | 1.54      | 5.95         | 12.11      | 39.71    | 74.19       | 90.69      | 76.58     |
| County Line Glen Valley       | 1,288,900       | 233.1       | -2.06     | -3.12        | 1.35       | 23.86    | 57.82       | 60.43      | 80.00     |
| Fort Langley                  | 962,500         | 242.8       | -2.96     | -4.15        | 0.21       | 26.13    | 62.52       | 79.32      | 87.49     |
| Langley City                  | 719,600         | 233.6       | 1.52      | 0.21         | 0.95       | 22.30    | 53.58       | 64.51      | 77.51     |
| Murrayville                   | 992,000         | 233.1       | 1.04      | -1.10        | -0.09      | 19.48    | 45.32       | 65.08      | 76.06     |
| Otter District                | 1,467,000       | 238.8       | 4.92      | 4.01         | 17.00      | 40.47    | 83.41       | 94.78      | 82.15     |
| Salmon River                  | 1,171,900       | 234.3       | 2.94      | 5.02         | 13.57      | 39.13    | 79.40       | 89.10      | 78.72     |
| Walnut Grove                  | 792,800         | 226.8       | -2.83     | -2.45        | 1.16       | 24.34    | 56.31       | 67.38      | 75.14     |
| Willoughby Heights            | 661,600         | 224.4       | 1.08      | -0.04        | 1.58       | 23.77    | 54.44       | 58.70      | 70.52     |
| Area: Abbotsford              | 631,800         | 216.7       | -0.05     | 1.12         | -1.14      | 26.73    | 56.12       | 64.79      | 67.98     |
| Abbotsford East               | 632,000         | 204.4       | -1.64     | 1.95         | -1.49      | 21.23    | 49.52       | 61.20      | 63.13     |
| Abbotsford West               | 607,800         | 221.1       | 1.33      | -0.85        | -3.87      | 27.22    | 61.03       | 64.51      | 67.50     |
| Aberdeen                      | 914,600         | 233.5       | 2.05      | 1.65         | 7.95       | 32.67    | 61.37       | 78.79      | 78.11     |
| Bradner                       | 1,236,400       | 212.7       | -1.76     | 0.38         | 3.15       | 26.61    | 53.02       | 54.24      | 64.25     |
| Central Abbotsford            | 559,300         | 223.3       | -0.09     | 3.00         | 1.78       | 31.90    | 57.03       | 66.15      | 72.70     |
| Matsqui                       | 689,200         | 213.1       | -2.11     | 1.82         | -0.93      | 24.18    | 58.09       | 68.99      | 70.07     |
| Poplar                        | 620,100         | 226.4       | -0.44     | 2.86         | 1.03       | 32.24    | 54.75       | 69.33      | 75.10     |
| Sumas Prairie                 | 1,016,800       | 231.7       | -0.86     | 4.09         | 8.32       | 36.13    | 58.05       | 73.95      | 84.92     |
| Area: Mission                 | 533,400         | 201.6       | 0.00      | 0.45         | 0.85       | 26.16    | 57.62       | 54.84      | 52.38     |

# Fraser Valley Real Estate Board

2017-02

## 1 Storey Detached

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|-----------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                 |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Dewdney Deroche | 498,900         | 195.6       | -2.40     | -3.74        | -2.64      | 23.41    | 50.69       | 51.86      | 47.85     |
| Durieu          | 538,700         | 169.2       | -2.53     | -3.26        | -2.65      | 18.40    | 37.45       | 35.36      | 27.89     |
| Hatzic          | 548,300         | 204.8       | 0.44      | 0.15         | 0.79       | 25.03    | 55.74       | 54.33      | 54.80     |
| Lake Errock     | 326,000         | 177.4       | 0.62      | 0.57         | -1.39      | 19.62    | 44.34       | 36.67      | 34.09     |
| Mission BC      | 529,200         | 204.1       | 0.25      | 0.54         | 0.99       | 26.69    | 58.96       | 56.40      | 54.27     |
| Mission-West    | 737,700         | 183.7       | -1.97     | -1.92        | -0.27      | 22.63    | 52.32       | 47.08      | 38.85     |
| Stave Falls     | 757,100         | 180.2       | -2.07     | -1.53        | -0.66      | 24.45    | 54.28       | 50.29      | 36.21     |
| Steelhead       | 680,700         | 188.0       | -0.63     | 1.95         | 1.40       | 22.72    | 57.19       | 37.03      | 42.10     |

# Fraser Valley Real Estate Board

2017-02

## 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>                  | 1,389,700       | 255.2       | 0.04      | -1.31        | -5.02      | 15.06    | 55.99       | 54.48      | 97.68     |
| <b>Fraser Valley Real Estate Board</b> | 978,300         | 226.6       | 0.67      | 0.44         | -3.16      | 19.51    | 51.98       | 58.13      | 75.93     |
| Area: N. Delta                         | 918,000         | 242.1       | -1.02     | 0.12         | -5.69      | 13.13    | 50.84       | 61.83      | 82.85     |
| Annieville                             | 781,200         | 241.1       | -0.74     | 1.86         | -5.04      | 12.09    | 51.92       | 65.82      | 82.10     |
| Nordel                                 | 873,900         | 241.7       | -1.83     | -0.86        | -6.28      | 11.74    | 47.02       | 59.54      | 82.55     |
| Scottsdale                             | 827,500         | 240.5       | -0.58     | 1.14         | -4.71      | 14.52    | 52.70       | 62.39      | 81.65     |
| Sunshine Hills Woods                   | 1,030,700       | 243.6       | -0.69     | -0.41        | -5.91      | 13.99    | 51.97       | 61.97      | 83.99     |
| Municipality: City of Surrey combined  | 1,073,500       | 238.2       | 1.15      | 0.55         | -3.72      | 20.06    | 53.28       | 59.12      | 83.65     |
| Area: North Surrey                     | 991,500         | 234.1       | 0.39      | 0.04         | -5.22      | 16.35    | 52.91       | 55.86      | 77.89     |
| Bolivar Heights                        | 664,300         | 234.1       | -1.84     | -0.76        | -5.07      | 14.36    | 51.91       | 54.01      | 74.31     |
| Bridgeview                             | 517,700         | 240.2       | -1.23     | 0.04         | -4.15      | 21.25    | 56.58       | 43.83      | 78.85     |
| Cedar Hills                            | 757,200         | 243.6       | -0.57     | 1.97         | -3.10      | 17.68    | 56.25       | 57.67      | 81.38     |
| Fraser Heights                         | 1,142,200       | 229.7       | 1.19      | -1.03        | -6.78      | 15.20    | 50.03       | 55.62      | 76.29     |
| Guildford                              | 796,400         | 247.1       | 0.04      | 1.35         | -3.66      | 18.06    | 55.51       | 55.60      | 83.99     |
| Port Kells                             | 1,240,000       | 191.5       | 2.19      | 5.92         | 3.74       | 26.65    | 60.25       | 68.87      | 61.60     |
| Royal Heights                          | 927,200         | 226.3       | -0.83     | 1.57         | -5.71      | 12.20    | 51.27       | 53.84      | 70.92     |
| Whalley                                | 684,800         | 251.8       | -0.63     | 0.64         | -4.22      | 18.05    | 59.47       | 60.08      | 87.49     |
| Area: Surrey                           | 926,500         | 228.2       | 0.93      | 0.31         | -2.85      | 21.58    | 51.33       | 57.71      | 75.00     |
| Bear Creek Green Timbers               | 870,700         | 236.2       | 0.13      | -0.76        | -1.50      | 24.58    | 50.35       | 63.46      | 77.86     |
| East Newton                            | 1,029,200       | 226.9       | 1.52      | 1.16         | -2.78      | 18.55    | 53.31       | 62.89      | 78.24     |
| Fleetwood Tynehead                     | 969,100         | 223.5       | -0.45     | -0.80        | -4.28      | 19.01    | 49.00       | 55.97      | 73.52     |
| Panorama Ridge                         | 955,800         | 225.3       | 0.31      | -0.40        | 2.08       | 24.27    | 48.52       | 61.04      | 76.29     |
| Queen Mary Park Surrey                 | 767,800         | 246.3       | 1.44      | -0.04        | -4.05      | 24.27    | 60.35       | 62.25      | 84.22     |
| Sullivan Station                       | 836,800         | 220.5       | 1.75      | 1.85         | -5.89      | 21.55    | 47.29       | 44.59      | 59.09     |
| West Newton                            | 751,400         | 238.6       | 2.67      | 0.80         | -3.13      | 23.95    | 58.96       | 58.75      | 78.46     |
| Area: Cloverdale                       | 875,400         | 208.7       | 0.82      | -1.00        | -3.87      | 15.94    | 43.93       | 52.67      | 66.96     |
| Clayton                                | 815,500         | 196.6       | 0.72      | -0.30        | 0.31       | 18.58    | 45.09       | 52.64      | 65.91     |
| Cloverdale BC                          | 902,300         | 214.3       | 0.89      | -1.34        | -5.59      | 14.72    | 42.68       | 51.24      | 68.34     |
| Area: South Surrey White Rock          | 1,617,800       | 271.6       | 1.49      | 1.61         | -2.37      | 23.57    | 62.54       | 63.81      | 107.49    |

# Fraser Valley Real Estate Board

2017-02

## 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.  | 1,559,000       | 297.4       | -1.46     | -3.10        | 5.84       | 29.19    | 82.12       | 83.58      | 123.44    |
| Elgin Chantrell         | 2,336,900       | 303.8       | 4.29      | 3.40         | -7.21      | 19.70    | 58.97       | 58.73      | 129.63    |
| Grandview Surrey        | 2,054,600       | 249.2       | 2.26      | 2.68         | -4.74      | 22.94    | 61.09       | 60.46      | 79.80     |
| Hazelmere               | 1,926,700       | 314.0       | 1.82      | 1.85         | -4.99      | 25.40    | 68.00       | 98.73      | 126.55    |
| King George Corridor    | 1,111,400       | 244.0       | 1.88      | 2.61         | -6.58      | 21.70    | 57.32       | 61.70      | 76.05     |
| Morgan Creek            | 1,510,300       | 239.4       | 1.48      | 6.02         | 3.37       | 25.01    | 55.25       | 52.48      | 96.88     |
| Pacific Douglas         | 1,603,600       | 286.7       | 1.85      | 2.65         | -6.00      | 22.78    | 64.58       | 73.02      | 106.85    |
| Sunnyside Park Surrey   | 1,370,300       | 281.0       | 4.46      | 3.58         | -7.02      | 22.17    | 56.02       | 53.64      | 112.40    |
| White Rock              | 1,369,900       | 252.0       | -1.56     | -1.56        | 5.35       | 27.08    | 72.25       | 68.00      | 89.33     |
| Area: Langley           | 888,200         | 206.4       | -0.15     | -0.82        | -5.32      | 15.82    | 45.76       | 56.01      | 62.65     |
| Aldergrove Langley      | 587,200         | 182.2       | -1.73     | -5.15        | -8.12      | 20.42    | 34.96       | 45.30      | 47.53     |
| Brookwood Langley       | 931,000         | 234.8       | -1.10     | 0.56         | 2.80       | 22.16    | 48.89       | 64.31      | 81.03     |
| Campbell Valley         | 1,480,800       | 194.2       | -1.07     | -3.86        | -5.22      | 25.13    | 44.39       | 49.73      | 57.25     |
| County Line Glen Valley | 1,286,600       | 183.9       | -2.49     | -6.17        | -7.77      | 24.34    | 41.57       | 50.61      | 48.91     |
| Fort Langley            | 994,000         | 198.9       | -2.26     | -4.74        | -6.88      | 27.01    | 52.53       | 50.34      | 61.05     |
| Langley City            | 765,400         | 219.6       | -0.72     | 0.83         | 2.43       | 22.34    | 51.76       | 59.13      | 69.31     |
| Murrayville             | 952,700         | 224.3       | -1.19     | -0.09        | 0.85       | 20.79    | 46.41       | 55.87      | 72.94     |
| Otter District          | 1,186,100       | 175.5       | -2.34     | -5.19        | -7.00      | 28.57    | 50.64       | 40.51      | 42.11     |
| Salmon River            | 1,115,200       | 210.1       | -0.24     | -4.33        | -5.40      | 27.80    | 49.96       | 67.28      | 70.12     |
| Walnut Grove            | 778,200         | 204.3       | 1.39      | 2.25         | -3.50      | 10.55    | 39.45       | 50.11      | 64.89     |
| Willoughby Heights      | 904,900         | 203.0       | 0.50      | -0.98        | -9.62      | 10.99    | 47.96       | 60.09      | 57.24     |
| Area: Abbotsford        | 759,600         | 202.0       | 1.30      | 2.28         | 4.61       | 26.57    | 53.61       | 63.30      | 61.08     |
| Abbotsford East         | 805,400         | 207.2       | 4.59      | 4.23         | 8.94       | 31.06    | 59.02       | 70.11      | 66.69     |
| Abbotsford West         | 679,100         | 200.4       | -1.76     | 0.30         | 0.75       | 23.93    | 52.51       | 61.61      | 58.29     |
| Aberdeen                | 802,600         | 200.8       | -1.67     | 1.01         | 1.01       | 22.36    | 48.30       | 60.00      | 58.61     |
| Bradner                 | 1,226,500       | 183.6       | -2.39     | 0.05         | -1.77      | 19.14    | 37.73       | 41.78      | 45.02     |
| Central Abbotsford      | 616,800         | 196.2       | -2.39     | 0.00         | -0.46      | 21.86    | 48.75       | 55.10      | 54.98     |
| Matsqui                 | 1,007,800       | 198.4       | -2.55     | -0.15        | -1.73      | 18.45    | 38.35       | 36.73      | 56.71     |
| Poplar                  | 632,400         | 187.5       | -3.20     | -1.88        | -2.50      | 17.41    | 43.79       | 46.83      | 48.10     |
| Sumas Mountain          | 989,500         | 183.3       | 3.68      | 6.20         | 13.92      | 32.06    | 64.54       | 62.50      | 47.47     |
| Area: Mission           | 587,400         | 183.0       | -0.54     | -1.24        | -5.38      | 18.29    | 51.99       | 57.76      | 41.86     |
| Hatzic                  | 583,100         | 183.6       | -2.29     | -3.57        | -6.33      | 18.68    | 50.25       | 44.68      | 42.33     |

Fraser Valley Real Estate Board

2017-02

2 Storey Detached

|              | Benchmark<br>Price | Index<br>(HPI) | % Changes    |                 |               |             |                |               |              |
|--------------|--------------------|----------------|--------------|-----------------|---------------|-------------|----------------|---------------|--------------|
|              |                    |                | One<br>Month | Three<br>Months | Six<br>Months | One<br>Year | Three<br>Years | Five<br>Years | Ten<br>Years |
| Lake Errock  | 487,800            | 178.6          | 0.90         | 2.06            | -1.16         | 21.00       | 45.09          | 45.80         | 38.45        |
| Mission BC   | 573,500            | 183.4          | -0.38        | -1.40           | -5.90         | 17.79       | 52.45          | 60.74         | 42.17        |
| Mission-West | 835,300            | 181.1          | -0.77        | -0.82           | -1.68         | 20.49       | 51.55          | 60.12         | 40.39        |
| Stave Falls  | 817,300            | 179.1          | -0.22        | -0.11           | -4.12         | 18.45       | 52.69          | 56.69         | 38.84        |

# Fraser Valley Real Estate Board

2017-02

## Apartment

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 476,000         | 207.8       | 2.57      | 2.82         | 2.92       | 16.87    | 39.84       | 40.31      | 53.02     |
| <b>Fraser Valley Real Estate Board</b> | 267,000         | 188.9       | 1.78      | 3.22         | 7.27       | 26.52    | 38.19       | 33.78      | 30.91     |
| Area: N. Delta                         | 202,800         | 173.6       | 2.42      | 4.52         | 2.90       | 23.21    | 29.55       | 14.81      | 17.38     |
| Annieville                             | 148,900         | 152.0       | 4.32      | 7.80         | 10.87      | 17.10    | 15.94       | -1.75      | 2.77      |
| Scottsdale                             | 314,200         | 180.6       | 2.03      | 3.50         | -0.77      | 16.52    | 29.83       | 26.03      | 22.11     |
| Municipality: City of Surrey combined  | 267,000         | 195.3       | 1.93      | 2.41         | 5.68       | 21.15    | 28.57       | 31.34      | 32.05     |
| Area: North Surrey                     | 244,800         | 195.9       | 2.03      | 3.11         | 5.38       | 19.60    | 19.74       | 31.12      | 28.97     |
| Cedar Hills                            | 150,400         | 166.3       | 0.85      | 2.21         | 4.33       | 14.93    | 24.10       | 13.83      | 12.44     |
| Guildford                              | 289,000         | 218.2       | 2.39      | 1.35         | 6.65       | 25.11    | 40.50       | 39.16      | 48.23     |
| Whalley                                | 221,500         | 183.4       | 2.00      | 4.74         | 4.92       | 16.67    | 7.88        | 27.01      | 18.17     |
| Area: Surrey                           | 242,300         | 183.8       | 1.77      | 1.83         | 3.43       | 17.22    | 28.62       | 21.96      | 24.36     |
| East Newton                            | 231,000         | 180.4       | 1.52      | 1.81         | 2.50       | 17.22    | 28.67       | 20.27      | 21.97     |
| Fleetwood Tynehead                     | 332,600         | 220.3       | 1.71      | 0.92         | 6.53       | 24.82    | 40.23       | 49.25      | 49.66     |
| Queen Mary Park Surrey                 | 199,700         | 163.5       | 1.62      | 2.25         | 1.74       | 11.76    | 17.37       | 5.08       | 10.55     |
| West Newton                            | 250,700         | 184.0       | 2.22      | 2.68         | 4.72       | 17.87    | 28.76       | 25.08      | 24.41     |
| Area: Cloverdale                       | 318,200         | 219.8       | 2.14      | 1.76         | 7.17       | 27.05    | 44.13       | 41.08      | 49.32     |
| Clayton                                | 361,100         | 222.7       | 2.25      | 1.32         | 6.81       | 24.62    | 39.62       | 45.27      | 51.29     |
| Cloverdale BC                          | 300,900         | 216.7       | 2.02      | 2.07         | 7.38       | 28.68    | 47.31       | 37.15      | 47.21     |
| Area: South Surrey White Rock          | 349,800         | 177.8       | 1.14      | -2.20        | 1.72       | 23.56    | 46.70       | 38.37      | 36.45     |
| King George Corridor                   | 371,100         | 185.1       | 0.98      | 0.71         | 6.14       | 23.81    | 43.71       | 31.84      | 41.73     |
| Sunnyside Park Surrey                  | 356,500         | 191.4       | 2.03      | 1.54         | 7.95       | 21.83    | 47.46       | 36.62      | 46.55     |
| White Rock                             | 339,800         | 171.9       | 1.00      | -4.23        | -1.55      | 23.94    | 48.70       | 44.33      | 32.13     |
| Area: Langley                          | 283,100         | 185.7       | 1.36      | 6.48         | 9.56       | 28.87    | 37.35       | 36.95      | 32.17     |
| Aldergrove Langley                     | 216,900         | 157.2       | 0.13      | 0.00         | 10.78      | 19.63    | 31.99       | 28.54      | 7.67      |
| Langley City                           | 278,300         | 184.2       | 1.04      | 4.66         | 7.34       | 30.55    | 31.67       | 33.09      | 31.10     |
| Murrayville                            | 352,600         | 207.0       | 3.24      | 11.11        | 13.86      | 30.52    | 56.11       | 47.86      | 49.14     |
| Otter District                         | 195,600         | 214.2       | 6.62      | 12.26        | 21.22      | 45.71    | 76.59       | 65.92      | 46.71     |
| Walnut Grove                           | 334,400         | 183.8       | 2.05      | 10.79        | 13.39      | 29.80    | 50.90       | 64.11      | 32.42     |

# Fraser Valley Real Estate Board

2017-02

## Apartment

|                    | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|--------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                    |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Willoughby Heights | 251,800         | 186.6       | 1.41      | 9.64         | 13.57      | 25.15    | 47.16       | 33.38      | 34.44     |
| Area: Abbotsford   | 222,600         | 188.7       | 2.06      | 6.49         | 15.77      | 41.56    | 63.94       | 34.98      | 28.98     |
| Abbotsford West    | 229,800         | 200.1       | 2.51      | 8.46         | 16.54      | 41.61    | 81.91       | 46.81      | 35.39     |
| Central Abbotsford | 217,800         | 180.3       | 1.92      | 5.93         | 16.25      | 45.29    | 55.03       | 26.53      | 24.17     |
| Poplar             | 224,500         | 193.6       | 1.15      | 2.06         | 11.33      | 26.70    | 42.14       | 42.14      | 32.60     |
| Area: Mission      | 227,800         | 193.9       | 1.73      | 4.08         | 10.48      | 25.18    | 45.03       | 36.36      | 32.81     |
| Mission BC         | 227,900         | 193.9       | 1.73      | 4.08         | 10.48      | 25.18    | 45.03       | 36.36      | 32.81     |

# Fraser Valley Real Estate Board

2017-02

## Composite

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 811,800         | 228.9       | 0.97      | -0.09        | -2.43      | 15.84    | 48.16       | 48.83      | 73.67     |
| <b>Fraser Valley Real Estate Board</b> | 634,200         | 212.3       | 0.52      | 0.14         | -1.35      | 21.38    | 48.15       | 50.67      | 59.38     |
| Area: N. Delta                         | 751,200         | 232.8       | -0.47     | -1.31        | -7.07      | 10.91    | 48.19       | 54.89      | 73.60     |
| Annieville                             | 602,200         | 223.4       | -0.84     | -1.54        | -8.44      | 7.40     | 46.11       | 47.17      | 63.42     |
| Nordel                                 | 830,900         | 243.8       | -0.04     | -1.81        | -5.76      | 17.78    | 52.57       | 64.18      | 85.68     |
| Scottsdale                             | 675,800         | 220.1       | -0.50     | -1.34        | -9.20      | 2.80     | 42.00       | 46.64      | 62.32     |
| Sunshine Hills Woods                   | 954,100         | 243.7       | -0.65     | -0.53        | -4.95      | 15.22    | 51.74       | 60.96      | 85.18     |
| Municipality: City of Surrey combined  | 693,400         | 219.4       | 0.83      | -0.05        | -2.45      | 20.62    | 45.88       | 50.07      | 63.73     |
| Area: North Surrey                     | 525,800         | 216.8       | 0.79      | 0.28         | -2.87      | 17.32    | 38.80       | 45.02      | 53.98     |
| Bolivar Heights                        | 643,000         | 228.5       | -0.39     | -3.67        | -8.93      | 11.85    | 46.29       | 52.03      | 71.93     |
| Bridgeview                             | 461,700         | 231.4       | -1.45     | -1.62        | -8.39      | 16.57    | 52.54       | 49.68      | 75.57     |
| Cedar Hills                            | 658,100         | 242.3       | -0.12     | -0.12        | -7.45      | 16.32    | 52.97       | 56.12      | 78.42     |
| Fraser Heights                         | 1,113,100       | 229.0       | 1.06      | -1.38        | -7.06      | 14.67    | 49.77       | 54.31      | 75.48     |
| Guildford                              | 393,100         | 216.9       | 1.69      | 1.78         | 3.14       | 24.80    | 43.83       | 42.60      | 52.64     |
| Port Kells                             | 1,121,900       | 199.1       | 0.81      | 2.21         | -2.88      | 18.65    | 54.82       | 64.14      | 56.53     |
| Royal Heights                          | 764,100         | 228.9       | -0.65     | -0.74        | -8.00      | 13.82    | 49.80       | 57.54      | 74.33     |
| Whalley                                | 322,600         | 200.1       | 1.06      | 2.25         | 0.60       | 17.57    | 22.01       | 36.68      | 33.94     |
| Area: Surrey                           | 667,300         | 215.7       | 0.89      | 0.37         | -1.78      | 22.49    | 48.45       | 51.58      | 62.42     |
| Bear Creek Green Timbers               | 799,800         | 238.0       | 0.76      | -0.46        | -1.29      | 25.00    | 51.59       | 64.02      | 78.14     |
| East Newton                            | 720,500         | 221.1       | 1.70      | 2.17         | 0.77       | 22.09    | 51.96       | 57.93      | 67.50     |
| Fleetwood Tynehead                     | 716,400         | 208.8       | 0.82      | -0.38        | -2.02      | 21.68    | 49.25       | 51.97      | 61.86     |
| Panorama Ridge                         | 841,200         | 226.1       | 0.04      | 0.18         | -0.40      | 22.88    | 49.44       | 59.56      | 75.95     |
| Queen Mary Park Surrey                 | 524,800         | 216.4       | 0.93      | 1.88         | -3.52      | 20.36    | 47.71       | 44.07      | 56.58     |
| Sullivan Station                       | 627,900         | 203.4       | 0.94      | 0.89         | -4.55      | 22.97    | 42.94       | 43.54      | 54.09     |
| West Newton                            | 549,900         | 213.4       | 0.38      | -1.89        | -1.57      | 23.21    | 46.87       | 47.38      | 56.68     |
| Area: Cloverdale                       | 693,500         | 206.4       | 0.44      | -1.05        | -2.09      | 19.44    | 42.94       | 49.67      | 60.37     |
| Clayton                                | 697,500         | 196.3       | 0.72      | -0.51        | 0.05       | 21.47    | 41.12       | 48.82      | 57.04     |
| Cloverdale BC                          | 693,900         | 211.6       | 0.38      | -1.58        | -3.56      | 18.08    | 43.85       | 49.54      | 63.27     |
| Serpentine                             | 2,727,900       | 428.9       | -1.04     | 7.09         | 1.32       | 51.66    | 102.12      | 141.09     | 210.57    |

# Fraser Valley Real Estate Board

2017-02

## 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 | 923,300         | 230.0       | 0.88      | -0.65        | -2.54      | 21.95    | 52.52       | 52.02      | 77.06     |
| Crescent Bch Ocean Pk.        | 1,246,000       | 279.5       | -0.50     | -1.93        | 1.82       | 25.90    | 74.36       | 72.32      | 112.87    |
| Elgin Chantrell               | 1,997,600       | 291.5       | 3.22      | 2.28         | -6.27      | 20.21    | 61.14       | 58.42      | 122.86    |
| Grandview Surrey              | 1,369,600       | 187.0       | 0.43      | -1.73        | -4.05      | 20.49    | 24.92       | 34.44      | 35.90     |
| Hazelmere                     | 2,169,500       | 337.0       | 4.43      | 1.60         | -4.04      | 35.45    | 92.57       | 105.99     | 143.67    |
| King George Corridor          | 666,500         | 224.2       | 0.72      | -0.44        | -1.71      | 24.49    | 53.88       | 49.37      | 69.85     |
| Morgan Creek                  | 1,085,100       | 207.3       | 0.88      | 2.17         | 1.32       | 22.45    | 36.29       | 43.86      | 70.62     |
| Pacific Douglas               | 1,706,900       | 297.4       | 2.06      | 2.34         | -4.95      | 26.93    | 70.92       | 78.40      | 115.04    |
| Sunnyside Park Surrey         | 884,500         | 244.7       | 2.17      | 0.82         | -2.28      | 22.11    | 59.62       | 55.37      | 88.52     |
| White Rock                    | 621,500         | 208.1       | 0.19      | -2.57        | -1.19      | 21.98    | 59.46       | 53.13      | 59.46     |
| Area: Langley                 | 632,500         | 205.7       | 0.19      | 0.15         | -0.29      | 21.36    | 46.72       | 52.94      | 56.78     |
| Aldergrove Langley            | 481,200         | 189.6       | -1.40     | -1.61        | 0.53       | 24.33    | 51.20       | 50.72      | 45.51     |
| Brookswood Langley            | 868,900         | 249.6       | -0.20     | -0.76        | 1.59       | 22.47    | 54.07       | 73.21      | 89.81     |
| Campbell Valley               | 1,481,700       | 209.6       | 0.10      | 0.43         | 1.95       | 31.49    | 56.77       | 67.15      | 63.88     |
| County Line Glen Valley       | 1,269,200       | 206.1       | -2.09     | -4.58        | -3.47      | 22.68    | 48.49       | 55.20      | 62.41     |
| Fort Langley                  | 946,500         | 215.4       | -2.71     | -4.90        | -4.31      | 26.86    | 56.43       | 61.23      | 69.61     |
| Langley City                  | 411,900         | 200.9       | 0.10      | 1.26         | 2.40       | 24.01    | 38.17       | 44.53      | 46.86     |
| Murrayville                   | 701,800         | 222.2       | -0.18     | 0.18         | 1.69       | 23.10    | 46.28       | 57.14      | 65.94     |
| Otter District                | 1,029,700       | 215.2       | 2.82      | 3.66         | 11.21      | 39.29    | 74.53       | 70.79      | 61.32     |
| Salmon River                  | 1,139,200       | 222.0       | 1.42      | 0.27         | 3.74       | 33.25    | 65.18       | 78.17      | 73.57     |
| Walnut Grove                  | 635,400         | 206.2       | 0.05      | 0.15         | -1.10      | 16.43    | 49.85       | 54.92      | 62.49     |
| Willoughby Heights            | 654,100         | 196.5       | 1.18      | 0.77         | -3.01      | 19.02    | 44.80       | 47.86      | 51.04     |
| Area: Abbotsford              | 480,900         | 196.1       | 0.46      | 1.87         | 3.54       | 29.10    | 54.53       | 49.35      | 47.22     |
| Abbotsford East               | 599,000         | 194.1       | 0.78      | 1.30         | 2.97       | 25.31    | 51.17       | 53.44      | 52.24     |
| Abbotsford West               | 449,700         | 203.4       | 0.99      | 2.52         | 2.78       | 32.16    | 62.07       | 52.59      | 49.67     |
| Aberdeen                      | 831,900         | 210.7       | -0.38     | 1.15         | 3.18       | 25.64    | 52.46       | 65.38      | 62.95     |
| Bradner                       | 1,232,900       | 201.5       | -1.76     | 0.35         | 1.36       | 23.62    | 47.84       | 49.59      | 56.81     |
| Central Abbotsford            | 334,900         | 184.5       | 0.22      | 2.44         | 6.22       | 33.12    | 52.10       | 37.28      | 35.76     |
| Matsqui                       | 816,200         | 206.8       | -2.22     | 1.08         | -1.24      | 21.86    | 49.31       | 54.56      | 64.39     |
| Poplar                        | 438,600         | 206.9       | -0.58     | 1.52         | 4.23       | 27.79    | 50.15       | 54.40      | 51.91     |
| Sumas Mountain                | 989,500         | 183.3       | 3.68      | 6.20         | 13.92      | 32.06    | 64.54       | 62.50      | 47.47     |
| Sumas Prairie                 | 1,016,800       | 231.7       | -0.86     | 4.09         | 8.32       | 36.13    | 58.05       | 73.95      | 84.92     |

# Fraser Valley Real Estate Board

2017-02

## Composite

|                 | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-----------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                 |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Area: Mission   | 512,700         | 194.9       | -0.10     | 0.31         | 0.15       | 24.30    | 54.93       | 53.10      | 47.09     |
| Dewdney Deroche | 498,900         | 195.6       | -2.40     | -3.74        | -2.64      | 23.41    | 50.69       | 51.86      | 47.85     |
| Durieu          | 538,700         | 169.2       | -2.53     | -3.26        | -2.65      | 18.40    | 37.45       | 35.36      | 27.89     |
| Hatzic          | 562,300         | 198.9       | -0.20     | -0.45        | -1.00      | 23.54    | 55.03       | 52.65      | 51.49     |
| Lake Errock     | 377,500         | 178.2       | 0.79      | 1.37         | -1.16      | 20.41    | 44.88       | 41.32      | 35.72     |
| Mission BC      | 501,000         | 196.2       | 0.10      | 0.31         | 0.31       | 24.49    | 55.47       | 53.88      | 47.96     |
| Mission-West    | 772,300         | 182.8       | -1.51     | -1.40        | -0.76      | 21.87    | 52.08       | 51.58      | 39.44     |
| Stave Falls     | 785,600         | 179.6       | -1.16     | -0.61        | -2.81      | 20.70    | 53.37       | 53.64      | 37.41     |
| Steelhead       | 680,700         | 188.0       | -0.63     | 1.95         | 1.40       | 22.72    | 57.19       | 37.03      | 42.10     |

# Fraser Valley Real Estate Board

2017-02

## 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>                  | 1,195,400       | 253.9       | 0.12      | -1.59        | -5.44      | 15.15    | 55.96       | 56.73      | 95.76     |
| <b>Fraser Valley Real Estate Board</b> | 859,300         | 229.4       | 0.35      | -0.17        | -3.29      | 20.36    | 53.96       | 59.97      | 75.92     |
| Area: N. Delta                         | 819,600         | 239.1       | -1.03     | -1.48        | -8.46      | 9.78     | 50.28       | 58.03      | 79.10     |
| Annieville                             | 727,700         | 234.8       | -1.26     | -2.17        | -10.52     | 5.39     | 48.70       | 54.07      | 73.54     |
| Nordel                                 | 818,600         | 239.8       | -0.83     | -1.24        | -7.77      | 13.43    | 50.25       | 60.08      | 82.64     |
| Scottsdale                             | 750,800         | 235.0       | -1.22     | -2.12        | -10.27     | 5.76     | 50.06       | 55.84      | 73.82     |
| Sunshine Hills Woods                   | 1,004,800       | 246.5       | -0.92     | -0.52        | -5.41      | 14.39    | 51.69       | 61.43      | 87.31     |
| Municipality: City of Surrey combined  | 968,800         | 241.3       | 0.67      | -0.45        | -4.55      | 20.41    | 54.48       | 60.23      | 83.92     |
| Area: North Surrey                     | 821,600         | 235.8       | -0.04     | -1.75        | -7.27      | 15.48    | 51.93       | 56.57      | 76.63     |
| Bolivar Heights                        | 644,700         | 227.6       | -0.39     | -3.76        | -8.96      | 11.68    | 46.18       | 53.06      | 71.26     |
| Bridgeview                             | 461,700         | 231.4       | -1.45     | -1.62        | -8.39      | 16.57    | 52.54       | 49.68      | 75.57     |
| Cedar Hills                            | 705,900         | 246.6       | 0.00      | -0.08        | -7.71      | 16.98    | 54.41       | 57.87      | 82.94     |
| Fraser Heights                         | 1,113,100       | 229.0       | 1.06      | -1.38        | -7.06      | 14.67    | 49.77       | 54.31      | 75.48     |
| Guildford                              | 766,600         | 244.2       | -0.45     | -1.25        | -5.82      | 17.29    | 54.85       | 58.26      | 78.51     |
| Port Kells                             | 1,121,900       | 199.1       | 0.81      | 2.21         | -2.88      | 18.65    | 54.82       | 64.14      | 56.53     |
| Royal Heights                          | 764,900         | 228.6       | -0.61     | -0.74        | -8.01      | 13.84    | 49.71       | 57.44      | 74.11     |
| Whalley                                | 685,400         | 256.1       | -1.16     | -4.01        | -7.41      | 18.46    | 60.97       | 67.28      | 85.58     |
| Area: Surrey                           | 866,900         | 231.6       | 0.56      | -0.22        | -3.38      | 21.70    | 51.97       | 59.07      | 76.39     |
| Bear Creek Green Timbers               | 823,100         | 239.2       | 0.76      | -0.79        | -1.52      | 24.65    | 51.58       | 64.40      | 79.31     |
| East Newton                            | 945,600         | 229.3       | 1.33      | 0.75         | -2.51      | 19.61    | 52.76       | 62.28      | 77.75     |
| Fleetwood Tynehead                     | 913,800         | 221.8       | -0.09     | -1.16        | -5.01      | 18.93    | 49.86       | 56.97      | 73.28     |
| Panorama Ridge                         | 901,400         | 231.6       | 0.13      | 0.17         | 0.13       | 22.35    | 49.03       | 60.17      | 79.81     |
| Queen Mary Park Surrey                 | 760,400         | 243.3       | 0.83      | -0.12        | -7.07      | 18.91    | 56.56       | 59.86      | 80.76     |
| Sullivan Station                       | 870,500         | 227.9       | 1.79      | 1.83         | -5.47      | 23.59    | 48.57       | 47.99      | 64.55     |
| West Newton                            | 776,500         | 237.4       | -0.63     | -1.74        | -2.38      | 25.87    | 56.29       | 61.06      | 77.16     |
| Area: Cloverdale                       | 865,100         | 217.1       | 0.23      | -1.41        | -3.51      | 17.93    | 47.29       | 56.98      | 71.89     |
| Clayton                                | 869,500         | 201.3       | 0.50      | -0.84        | 0.05       | 19.54    | 47.69       | 55.68      | 67.89     |
| Cloverdale BC                          | 850,100         | 220.1       | 0.23      | -1.87        | -4.84      | 16.64    | 45.67       | 54.89      | 72.22     |
| Serpentine                             | 2,727,900       | 428.9       | -1.04     | 7.09         | 1.32       | 51.66    | 102.12      | 141.09     | 210.57    |

# Fraser Valley Real Estate Board

2017-02

## 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 | 1,441,200       | 272.3       | 1.30      | 0.52         | -3.64      | 23.77    | 65.23       | 64.14      | 106.60    |
| Crescent Bch Ocean Pk.        | 1,319,500       | 286.5       | -0.45     | -2.22        | 1.38       | 26.04    | 76.09       | 74.27      | 117.05    |
| Elgin Chantrell               | 2,207,600       | 302.2       | 3.67      | 2.93         | -6.79      | 20.06    | 62.21       | 59.89      | 128.94    |
| Grandview Surrey              | 1,940,200       | 258.8       | 1.09      | 1.17         | -5.13      | 24.60    | 63.18       | 63.69      | 86.99     |
| Hazelmere                     | 2,169,500       | 337.0       | 4.43      | 1.60         | -4.04      | 35.45    | 92.57       | 105.99     | 143.67    |
| King George Corridor          | 1,002,000       | 254.8       | 0.87      | -0.70        | -6.97      | 26.01    | 61.47       | 59.45      | 84.24     |
| Morgan Creek                  | 1,539,000       | 241.3       | 1.43      | 4.91         | 2.12       | 25.22    | 54.19       | 52.82      | 97.30     |
| Pacific Douglas               | 1,706,900       | 297.4       | 2.06      | 2.34         | -4.95      | 26.93    | 70.92       | 78.40      | 115.04    |
| Sunnyside Park Surrey         | 1,256,300       | 276.9       | 3.44      | 1.61         | -6.36      | 21.93    | 59.97       | 58.86      | 110.25    |
| White Rock                    | 1,174,400       | 254.5       | -0.24     | -1.28        | -1.13      | 21.83    | 70.12       | 63.56      | 93.24     |
| Area: Langley                 | 866,900         | 217.2       | 0.05      | -0.55        | -1.90      | 19.93    | 50.94       | 62.33      | 68.90     |
| Aldergrove Langley            | 604,500         | 197.7       | -2.03     | -2.56        | -2.85      | 22.26    | 50.92       | 57.91      | 56.66     |
| Brookswood Langley            | 868,900         | 249.6       | -0.20     | -0.76        | 1.59       | 22.47    | 54.07       | 73.21      | 89.81     |
| Campbell Valley               | 1,481,700       | 209.6       | 0.10      | 0.43         | 1.95       | 31.49    | 56.77       | 67.15      | 63.88     |
| County Line Glen Valley       | 1,269,200       | 206.1       | -2.09     | -4.58        | -3.47      | 22.68    | 48.49       | 55.20      | 62.41     |
| Fort Langley                  | 947,400         | 215.6       | -2.66     | -4.81        | -4.26      | 26.90    | 56.57       | 61.38      | 69.76     |
| Langley City                  | 731,100         | 229.7       | 0.92      | 0.35         | 1.37       | 22.31    | 53.24       | 63.02      | 75.21     |
| Murrayville                   | 965,800         | 227.2       | -0.44     | -0.44        | 0.58       | 20.21    | 45.55       | 59.10      | 73.70     |
| Otter District                | 1,375,500       | 216.0       | 2.76      | 1.65         | 8.65       | 36.88    | 72.80       | 74.76      | 68.36     |
| Salmon River                  | 1,139,200       | 222.0       | 1.42      | 0.27         | 3.74       | 33.25    | 65.18       | 78.17      | 73.57     |
| Walnut Grove                  | 784,900         | 211.3       | 0.14      | 0.67         | -1.99      | 14.77    | 44.63       | 55.48      | 68.23     |
| Willoughby Heights            | 869,000         | 205.7       | 0.59      | -0.77        | -8.25      | 12.59    | 48.84       | 59.70      | 58.84     |
| Area: Abbotsford              | 673,600         | 211.4       | 0.43      | 1.59         | 0.86       | 26.74    | 55.44       | 64.26      | 65.41     |
| Abbotsford East               | 708,600         | 205.7       | 1.23      | 3.00         | 3.21       | 25.66    | 53.62       | 65.22      | 64.69     |
| Abbotsford West               | 629,300         | 216.7       | 0.74      | -0.55        | -2.91      | 26.65    | 59.57       | 64.17      | 65.80     |
| Aberdeen                      | 831,900         | 210.7       | -0.38     | 1.15         | 3.18       | 25.64    | 52.46       | 65.38      | 62.95     |
| Bradner                       | 1,233,500       | 201.6       | -1.80     | 0.30         | 1.36       | 23.61    | 47.91       | 49.67      | 56.89     |
| Central Abbotsford            | 569,500         | 217.9       | -0.50     | 2.64         | 1.63       | 30.01    | 55.42       | 64.08      | 69.18     |
| Matsqui                       | 816,200         | 206.8       | -2.22     | 1.08         | -1.24      | 21.86    | 49.31       | 54.56      | 64.39     |
| Poplar                        | 620,800         | 213.1       | -1.43     | 1.57         | 0.38       | 27.45    | 50.92       | 61.20      | 65.71     |
| Sumas Mountain                | 989,500         | 183.3       | 3.68      | 6.20         | 13.92      | 32.06    | 64.54       | 62.50      | 47.47     |
| Sumas Prairie                 | 1,016,800       | 231.7       | -0.86     | 4.09         | 8.32       | 36.13    | 58.05       | 73.95      | 84.92     |

# Fraser Valley Real Estate Board

2017-02

## Single Family Detached

|                 | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-----------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                 |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Area: Mission   | 545,400         | 196.1       | -0.15     | 0.10         | -0.91      | 23.88    | 55.76       | 55.39      | 49.13     |
| Dewdney Deroche | 498,900         | 195.6       | -2.40     | -3.74        | -2.64      | 23.41    | 50.69       | 51.86      | 47.85     |
| Durieu          | 538,700         | 169.2       | -2.53     | -3.26        | -2.65      | 18.40    | 37.45       | 35.36      | 27.89     |
| Hatzic          | 562,300         | 199.1       | -0.25     | -0.45        | -0.95      | 23.59    | 55.06       | 52.68      | 51.64     |
| Lake Errock     | 377,500         | 178.2       | 0.79      | 1.37         | -1.16      | 20.41    | 44.88       | 41.32      | 35.72     |
| Mission BC      | 537,900         | 197.8       | 0.00      | -0.05        | -1.10      | 24.01    | 56.49       | 56.74      | 50.42     |
| Mission-West    | 771,900         | 182.7       | -1.51     | -1.46        | -0.81      | 21.80    | 52.00       | 51.49      | 39.36     |
| Stave Falls     | 785,600         | 179.6       | -1.16     | -0.61        | -2.81      | 20.70    | 53.37       | 53.64      | 37.41     |
| Steelhead       | 680,700         | 188.0       | -0.63     | 1.95         | 1.40       | 22.72    | 57.19       | 37.03      | 42.10     |

# Fraser Valley Real Estate Board

2017-02

## Townhouse

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 563,600         | 204.0       | 0.99      | 0.54         | 0.10       | 20.35    | 43.66       | 43.26      | 57.16     |
| <b>Fraser Valley Real Estate Board</b> | 422,400         | 187.6       | 0.48      | -0.42        | 0.97       | 25.23    | 41.37       | 40.63      | 43.64     |
| Area: N. Delta                         | 482,900         | 234.5       | 1.78      | -2.58        | -0.97      | 28.07    | 55.92       | 67.38      | 78.06     |
| Annieville                             | 363,700         | 190.1       | 0.90      | -1.60        | -1.96      | 21.63    | 41.97       | 40.19      | 44.34     |
| Nordel                                 | 645,000         | 255.1       | 2.24      | -2.89        | -0.04      | 30.55    | 59.34       | 79.14      | 93.70     |
| Scottsdale                             | 451,600         | 202.4       | 0.60      | -1.70        | 0.05       | 28.43    | 49.93       | 46.03      | 53.68     |
| Sunshine Hills Woods                   | 455,200         | 215.6       | 2.08      | -1.10        | 0.00       | 28.41    | 53.02       | 53.56      | 63.71     |
| Municipality: City of Surrey combined  | 449,700         | 188.1       | 0.86      | 0.32         | 1.40       | 25.57    | 38.82       | 40.69      | 44.25     |
| Area: North Surrey                     | 355,500         | 199.8       | 2.04      | 5.49         | 5.66       | 32.93    | 44.26       | 39.23      | 45.10     |
| Guildford                              | 344,600         | 196.2       | 2.51      | 5.09         | 6.17       | 33.02    | 42.07       | 36.72      | 42.38     |
| Whalley                                | 389,100         | 209.7       | 1.01      | 6.66         | 4.69       | 32.64    | 50.43       | 46.23      | 52.73     |
| Area: Surrey                           | 443,500         | 195.2       | 1.51      | 1.67         | 2.31       | 29.27    | 48.44       | 46.77      | 49.58     |
| Bear Creek Green Timbers               | 449,900         | 209.8       | 1.60      | 6.23         | 5.59       | 37.39    | 54.95       | 48.58      | 52.80     |
| East Newton                            | 394,600         | 218.4       | 2.63      | 6.80         | 13.63      | 36.84    | 59.07       | 64.09      | 65.08     |
| Fleetwood Tynehead                     | 470,800         | 188.0       | 2.34      | 1.46         | 2.73       | 27.46    | 50.04       | 43.84      | 46.65     |
| Panorama Ridge                         | 525,500         | 190.5       | 0.00      | -0.26        | -3.15      | 27.68    | 52.28       | 49.29      | 50.24     |
| Queen Mary Park Surrey                 | 387,200         | 202.5       | 1.10      | 5.47         | 5.14       | 36.09    | 48.24       | 41.71      | 47.49     |
| Sullivan Station                       | 463,500         | 184.9       | 0.33      | 0.43         | -2.43      | 25.95    | 41.25       | 45.59      | 45.82     |
| West Newton                            | 452,600         | 199.9       | 1.58      | -2.68        | -0.45      | 26.60    | 46.66       | 44.54      | 51.78     |
| Area: Cloverdale                       | 457,100         | 185.7       | 0.16      | -1.75        | -3.03      | 20.27    | 35.75       | 40.90      | 42.63     |
| Clayton                                | 452,900         | 184.1       | 0.22      | -1.66        | -2.80      | 20.96    | 35.17       | 42.05      | 41.40     |
| Cloverdale BC                          | 463,100         | 188.1       | 0.11      | -1.98        | -3.39      | 19.43    | 36.80       | 40.27      | 44.47     |
| Area: South Surrey White Rock          | 570,600         | 173.6       | -0.29     | -2.31        | 2.12       | 21.06    | 24.89       | 31.12      | 41.37     |
| Crescent Bch Ocean Pk.                 | 557,000         | 199.7       | -1.24     | 0.71         | 4.12       | 19.51    | 41.73       | 40.93      | 61.05     |
| Elgin Chantrell                        | 938,200         | 221.1       | -0.99     | -0.76        | 4.74       | 23.31    | 57.70       | 57.03      | 78.31     |
| Grandview Surrey                       | 528,800         | 152.7       | 0.07      | -2.18        | 0.86       | 22.45    | 6.49        | 26.30      | 26.93     |
| King George Corridor                   | 580,100         | 201.5       | 0.00      | -2.52        | 3.76       | 23.32    | 50.71       | 45.59      | 62.50     |
| Morgan Creek                           | 568,900         | 163.5       | 0.06      | -1.80        | 1.43       | 21.83    | 12.29       | 29.56      | 35.91     |
| Sunnyside Park Surrey                  | 764,900         | 214.0       | -1.56     | -1.61        | 6.95       | 24.85    | 53.85       | 50.60      | 72.58     |

# Fraser Valley Real Estate Board

2017-02

## Townhouse

|                    | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|--------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                    |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| White Rock         | 510,000         | 173.9       | 0.87      | -0.74        | 8.55       | 25.02    | 45.77       | 24.48      | 40.24     |
| Area: Langley      | 430,500         | 196.6       | 0.15      | -1.50        | -0.96      | 23.57    | 45.74       | 45.41      | 51.00     |
| Aldergrove Langley | 298,200         | 176.4       | 0.63      | 1.15         | 12.21      | 33.84    | 57.64       | 37.70      | 31.64     |
| Langley City       | 345,700         | 193.4       | -3.92     | -6.30        | -6.84      | 18.94    | 30.06       | 41.06      | 42.73     |
| Murrayville        | 497,800         | 226.6       | -2.45     | -5.74        | -3.98      | 25.82    | 44.52       | 62.32      | 67.23     |
| Walnut Grove       | 510,100         | 205.9       | -0.44     | -2.46        | -2.09      | 17.52    | 59.24       | 54.58      | 63.28     |
| Willoughby Heights | 437,800         | 192.1       | 1.91      | 1.05         | 1.05       | 28.84    | 43.04       | 40.12      | 48.34     |
| Area: Abbotsford   | 294,500         | 159.5       | -1.24     | -3.16        | 0.50       | 24.51    | 38.21       | 25.00      | 20.74     |
| Abbotsford East    | 301,900         | 158.2       | -1.06     | -5.44        | 1.87       | 25.26    | 43.43       | 19.58      | 16.15     |
| Abbotsford West    | 290,900         | 173.1       | -0.12     | 1.41         | 1.88       | 32.24    | 40.05       | 31.63      | 30.15     |
| Central Abbotsford | 256,500         | 134.6       | -3.51     | -5.94        | -3.51      | 12.17    | 24.75       | 17.66      | 7.17      |
| Poplar             | 441,900         | 211.1       | -0.09     | 1.83         | 10.52      | 32.60    | 60.17       | 56.84      | 57.54     |
| Area: Mission      | 341,700         | 186.3       | -0.32     | 1.03         | 11.22      | 33.84    | 55.51       | 40.92      | 39.03     |
| Mission BC         | 341,600         | 186.3       | -0.32     | 1.03         | 11.22      | 33.84    | 55.51       | 40.92      | 39.03     |