



Fraser Valley Edition

Everything You Need To Know About Your Real Estate Market Today!



## Five Year Trend 2013

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Neighbourhood	2008	2009	2010	2011	2012	Variance 2012 vs 2011	Variance 2012 vs 2008
Bear Creek Green Timbers	\$485,000	\$440,000	\$474,000	\$504,000	\$494,000	-2%	2%
Bolivar Heights	\$390,500	\$357,750	\$407,000	\$422,750	\$430,000	2%	10%
Bridgeview	\$290,000	\$237,000	\$285,000	\$270,000	\$297,000	10%	2%
Cedar Hills	\$416,000	\$393,500	\$420,000	\$435,000	\$460,000	6%	11%
East Newton	\$509,900	\$535,500	\$559,129	\$560,000	\$528,051	-6%	4%
Fleetwood Tynehead	\$546,000	\$507,000	\$556,250	\$570,750	\$532,500	-7%	-2%
Fraser Heights	\$595,000	\$570,000	\$663,500	\$715,000	\$660,000	-8%	11%
Guildford	\$458,000	\$424,500	\$459,750	\$470,000	\$494,000	5%	8%
Panorama Ridge	\$575,000	\$569,950	\$569,500	\$585,500	\$578,500	-1%	1%
Port Kells	\$830,000	\$415,000	\$452,500	\$747,250	\$613,000	-18%	-26%
Queen Mary Park	\$425,000	\$472,930	\$440,000	\$464,000	\$489,700	6%	15%
Royal Heights	\$415,000	\$405,000	\$420,000	\$433,000	\$437,250	1%	5%
Sullivan Station	\$575,000	\$530,000	\$590,150	\$509,000	\$618,000	21%	7%
West Newton	\$420,000	\$449,000	\$465,000	\$481,000	\$478,000	-1%	14%
Whalley	\$375,000	\$389,950	\$400,000	\$421,450	\$425,000	1%	13%
Sale Price (Median)	\$500,000	\$495,000	\$511,500	\$528,656	\$540,000	2%	8%
Sale Price/SQFT	\$197	\$184	\$198	\$205	\$214	4%	8%
Sale to List Price %	96%	97%	98%	96%	97%	1%	1%
Days on Market	40	41	38	30	27	-10%	-33%
Units Sold	1,925	2,802*	2,581*	2,672*	2,316	-13%	20%

\*IMPORTANT: The REBGV MLS® database restricts detailed statistics of Sold properties to a maximum of 2,500 search results (homes sold.) To provide a value to the reader SnapStats™ averaged the sales data between Jan 1 to Jun 30 and July 1 to Dec 31. Where total units sold exceed 2,500, the values reported therefore are to be considered approximations only and not exact representations.

Neighbourhood	2008	2009	2010	2011	2012	Variance 2012 vs 2011	Variance 2012 vs 2008
Bear Creek Green Timbers	\$335,900	\$307,000	\$209,250	\$302,500	\$356,824	18%	6%
Bolivar Heights	\$233,000	\$241,000	\$233,500	\$215,000	\$140,000	-35%	-40%
Bridgeview	\$315,000	\$0	\$335,000	\$295,000	\$328,000	11%	4%
Cedar Hills	\$151,500	\$159,000	\$157,500	\$174,000	\$177,450	2%	17%
East Newton	\$220,250	\$242,000	\$224,000	\$228,000	\$223,000	-2%	1%
Fleetwood Tynehead	\$320,000	\$302,000	\$336,500	\$310,200	\$315,000	2%	-2%
Fraser Heights	\$442,000	\$413,500	\$464,000	\$466,250	\$469,800	1%	6%
Guildford	\$215,000	\$206,000	\$225,000	\$220,000	\$226,950	3%	6%
Panorama Ridge	\$370,500	\$340,000	\$350,000	\$365,000	\$352,500	-3%	-5%
Port Kells	\$309,999	\$0	\$0	\$0	\$0	NA	NA
Queen Mary Park	\$240,500	\$201,999	\$233,250	\$215,950	\$205,000	-5%	-15%
Royal Heights	\$380,925	\$340,000	\$374,440	\$395,000	\$367,550	-7%	-4%
Sullivan Station	\$336,000	\$324,488	\$332,250	\$324,000	\$319,950	-1%	-5%
West Newton	\$258,000	\$275,000	\$275,000	\$280,000	\$245,247	-12%	-5%
Whalley	\$191,500	\$205,000	\$209,550	\$213,500	\$200,000	-6%	4%
Sale Price (Median)	\$262,000	\$255,000	\$254,200	\$260,000	\$263,000	1%	0%
Sale Price/SQFT	\$221	\$207	\$217	\$217	\$214	-2%	-3%
Sale to List Price %	97%	96%	98%	96%	97%	1%	0%
Days on Market	31	41	37	38	42	11%	35%
Units Sold	1,911	2,093	2,001	1,857	1,726	-7%	-10%

Neighbourhood	2008	2009	2010	2011	2012	Variance 2012 vs 2011	Variance 2012 vs 2008
Crescent Beach Ocean Park	\$780,000	\$687,500	\$744,500	\$855,000	\$788,250	-8%	1%
Elgin Chantrell	\$1,037,500	\$1,000,000	\$1,156,250	\$1,245,000	\$1,490,000	20%	44%
Grandview Surrey	\$942,000	\$819,500	\$877,000	\$969,000	\$1,052,000	9%	12%
Hazelmere	\$943,500	\$840,000	\$974,000	\$481,000	\$1,138,000	137%	21%
King George Secondary	\$567,500	\$529,800	\$594,500	\$610,500	\$575,000	-6%	1%
Morgan Creek	\$880,000	\$784,000	\$855,000	\$980,000	\$1,132,000	16%	29%
Pacific Douglas	\$905,000	\$547,375	\$600,218	\$683,035	\$705,608	3%	-22%
Sunnyside Park Surrey	\$641,600	\$621,000	\$668,000	\$718,800	\$766,250	7%	19%
White Rock	\$600,000	\$595,000	\$650,000	\$683,000	\$720,000	5%	20%
Sale Price (Median)	\$765,000	\$689,950	\$735,000	\$825,000	\$835,000	1%	9%
Sale Price/SQFT	\$282	\$259	\$286	\$312	\$326	5%	16%
Sale to List Price %	97%	99%	98%	97%	97%	0%	0%
Days on Market	40	45	33	22	35	59%	-13%
Units Sold	679	1,134	1,088	1,579	981	-38%	44%

Neighbourhood	2008	2009	2010	2011	2012	Variance 2012 vs 2011	Variance 2012 vs 2008
Crescent Beach Ocean Park	\$414,250	\$273,000	\$411,000	\$368,750	\$471,500	28%	14%
Elgin Chantrell	\$624,000	\$541,000	\$630,000	\$700,000	\$695,000	-1%	11%
Grandview Surrey	\$414,900	\$359,900	\$403,950	\$375,000	\$379,900	1%	-8%
Hazelmere	\$760,000	\$570,000	\$770,000	\$655,000	\$832,500	27%	10%
King George Secondary	\$331,250	\$290,000	\$314,450	\$301,500	\$310,000	3%	-6%
Morgan Creek	\$402,500	\$390,000	\$425,000	\$439,500	\$417,500	-5%	4%
Pacific Douglas	\$400,000	\$387,500	\$408,750	\$380,000	\$390,000	3%	-3%
Sunnyside Park Surrey	\$249,900	\$375,000	\$319,000	\$230,000	\$418,250	82%	67%
White Rock	\$283,250	\$258,000	\$259,000	\$250,000	\$250,000	0%	-12%
Sale Price (Median)	\$331,250	\$327,000	\$344,900	\$349,000	\$351,750	1%	6%
Sale Price/SQFT	\$268	\$250	\$267	\$269	\$266	-1%	-1%
Sale to List Price %	97%	98%	97%	97%	96%	-1%	-1%
Days on Market	40	43	35	41	42	2%	5%
Units Sold	729	983	897	929	882	-5%	21%

Neighbourhood	2008	2009	2010	2011	2012	Variance 2012 vs 2011	Variance 2012 vs 2008
Annieville	\$447,500	\$420,000	\$454,000	\$466,750	\$491,000	5%	10%
Nordel	\$505,000	\$461,900	\$539,000	\$546,000	\$527,250	-3%	4%
Scottsdale	\$435,000	\$430,000	\$454,000	\$477,750	\$505,000	6%	16%
Sunshine Hills Woods	\$561,000	\$527,500	\$587,500	\$638,000	\$617,000	-3%	10%
Sale Price (Median)	\$475,000	\$455,000	\$475,000	\$507,750	\$521,000	3%	10%
Sale Price/SQFT	\$224	\$213	\$220	\$228	\$241	5%	7%
Sale to List Price %	97%	97%	97%	98%	98%	0%	1%
Days on Market	29	27	19	15	21	40%	-28%
Units Sold	453	540	519	596	479	-20%	6%

Neighbourhood	2008	2009	2010	2011	2012	Variance 2012 vs 2011	Variance 2012 vs 2008
Annieville	\$246,000	\$219,000	\$215,000	\$212,000	\$143,500	-32%	-42%
Nordel	\$339,900	\$349,900	\$469,900	\$470,450	\$509,950	8%	50%
Scottsdale	\$287,500	\$315,000	\$340,000	\$290,000	\$300,000	3%	4%
Sunshine Hills Woods	\$313,250	\$285,000	\$305,000	\$291,750	\$389,000	33%	24%
Sale Price (Median)	\$280,000	\$284,000	\$379,900	\$296,450	\$386,500	30%	38%
Sale Price/SQFT	\$216	\$206	\$246	\$231	\$232	0%	8%
Sale to List Price %	95%	95%	103%	96%	97%	1%	2%
Days on Market	25	36	15	32	26	-19%	4%
Units Sold	53	95	119	112	90	-20%	70%

Neighbourhood	2008	2009	2010	2011	2012	Variance 2012 vs 2011	Variance 2012 vs 2008
Clayton	\$539,500	\$525,500	\$538,175	\$542,500	\$540,000	0%	0%
Cloverdale	\$500,000	\$477,000	\$540,000	\$502,500	\$510,000	1%	2%
Serpentine	\$850,000	\$0	\$1,588,000	\$0	\$780,000	NA	-8%
Sale Price (Median)	\$529,000	\$515,000	\$548,000	\$545,758	\$545,000	0%	3%
Sale Price/SQFT	\$196	\$187	\$197	\$196	\$200	3%	2%
Sale to List Price %	99%	99%	100%	97%	98%	0%	-1%
Days on Market	38	29	31	33	31	-6%	-18%
Units Sold	521	848	729	722	620	-14%	19%



Neighbourhood	2008	2009	2010	2011	2012	Variance 2012 vs 2011	Variance 2012 vs 2008
Clayton	\$324,000	\$312,450	\$324,000	\$309,900	\$300,665	-3%	-7%
Cloverdale	\$330,000	\$302,500	\$294,400	\$325,000	\$305,000	-6%	-8%
Serpentine	\$0	\$0	\$0	\$0	\$0	NA	NA
Sale Price (Median)	\$327,250	\$311,000	\$324,000	\$318,700	\$312,250	-2%	-5%
Sale Price/SQFT	\$231	\$214	\$233	\$227	\$223	-2%	-3%
Sale to List Price %	98%	98%	100%	98%	98%	0%	0%
Days on Market	32	32	30	38	42	11%	31%
Units Sold	456	539	495	468	479	2%	5%

Neighbourhood	2008	2009	2010	2011	2012	Variance 2012 vs 2011	Variance 2012 vs 2008
Aldergrove	\$410,000	\$368,000	\$395,000	\$380,000	\$395,000	4%	-4%
Brookwood	\$510,000	\$502,500	\$525,000	\$520,000	\$499,250	-4%	-2%
Campbell Valley	\$1,200,000	\$867,500	\$1,010,000	\$1,328,900	\$795,000	-40%	-34%
County Line Glen Valley	\$0	\$279,500	\$517,500	\$1,150,000	\$0	NA	NA
Fort Langley	\$566,475	\$569,300	\$613,900	\$590,000	\$672,500	14%	19%
Langley City	\$441,000	\$419,000	\$460,000	\$474,000	\$483,000	2%	10%
Murrayville	\$582,000	\$553,000	\$612,000	\$611,750	\$637,000	4%	9%
Otter District	\$443,000	\$0	\$445,000	\$448,500	\$801,000	79%	81%
Salmon River	\$690,000	\$598,800	\$636,500	\$700,000	\$687,500	-2%	0%
Walnut Grove	\$523,000	\$467,000	\$505,000	\$480,000	\$541,500	13%	4%
Willoughby Heights	\$574,000	\$555,000	\$601,000	\$580,000	\$570,000	-2%	-1%
Sale Price (Median)	\$524,900	\$500,000	\$525,000	\$540,000	\$554,800	3%	6%
Sale Price/SQFT	\$209	\$199	\$216	\$215	\$215	0%	3%
Sale to List Price %	99%	98%	98%	98%	98%	-1%	-2%
Days on Market	38	34	30	29	31	7%	-18%
Units Sold	1,098	1,389	1,006	1,236	1,225	-1%	12%

Neighbourhood	2008	2009	2010	2011	2012	Variance 2012 vs 2011	Variance 2012 vs 2008
Aldergrove	\$230,000	\$190,000	\$222,500	\$201,500	\$205,000	2%	-11%
Brookwood	\$0	\$0	\$0	\$262,900	\$0	NA	NA
Campbell Valley	\$0	\$0	\$0	\$0	\$0	NA	NA
County Line Glen Valley	\$0	\$0	\$0	\$0	\$262,500	NA	NA
Fort Langley	\$447,500	\$362,500	\$480,000	\$379,900	\$294,900	-22%	-34%
Langley City	\$225,000	\$212,500	\$210,000	\$216,000	\$199,700	-8%	-11%
Murrayville	\$260,000	\$251,250	\$249,000	\$322,000	\$247,000	-23%	-5%
Otter District	\$0	\$0	\$0	\$0	\$0	NA	NA
Salmon River	\$0	\$0	\$254,900	\$292,900	\$236,900	-19%	NA
Walnut Grove	\$306,900	\$305,000	\$330,000	\$302,500	\$332,500	10%	8%
Willoughby Heights	\$304,000	\$287,000	\$300,000	\$308,935	\$298,000	-4%	-2%
Sale Price (Median)	\$270,000	\$265,000	\$274,000	\$284,000	\$277,000	-2%	3%
Sale Price/SQFT	\$228	\$213	\$221	\$216	\$215	0%	-6%
Sale to List Price %	98%	98%	98%	98%	97%	-1%	-1%
Days on Market	27	36	33	38	41	8%	52%
Units Sold	1,082	1,239	1,018	996	1,000	0%	-8%

Neighbourhood	2008	2009	2010	2011	2012	Variance 2012 vs 2011	Variance 2012 vs 2008
Abbotsford East	\$480,000	\$415,500	\$444,800	\$455,000	\$445,444	-2%	-7%
Abbotsford West	\$385,000	\$349,999	\$390,000	\$399,000	\$387,000	-3%	1%
Aberdeen	\$542,500	\$486,000	\$534,911	\$495,234	\$537,383	9%	-1%
Bradner	\$454,000	\$500,000	\$462,115	\$508,000	\$532,500	5%	17%
Central Abbotsford	\$368,000	\$354,000	\$374,000	\$377,650	\$372,566	-1%	1%
Matsqui	\$522,500	\$315,000	\$326,000	\$475,000	\$571,250	20%	9%
Poplar	\$397,500	\$355,000	\$377,500	\$371,000	\$360,750	-3%	-9%
Sumas Mountain	\$0	\$625,000	\$0	\$437,500	\$385,000	-12%	NA
Sumas Prairie	\$434,000	\$545,000	\$503,500	\$416,500	\$431,000	3%	-1%
Sale Price (Median)	\$424,000	\$404,000	\$424,000	\$424,000	\$415,000	-2%	-2%
Sale Price/SQFT	\$172	\$162	\$168	\$165	\$165	0%	-4%
Sale to List Price %	97%	96%	98%	97%	97%	0%	0%
Days on Market	39	38	34	39	39	0%	0%
Units Sold	1,107	1,235	1,034	965	990	3%	-11%

Neighbourhood	2008	2009	2010	2011	2012	Variance 2012 vs 2011	Variance 2012 vs 2008
Abbotsford East	\$289,900	\$280,000	\$286,000	\$290,000	\$280,000	-3%	-3%
Abbotsford West	\$197,500	\$184,900	\$187,500	\$190,000	\$153,950	-19%	-22%
Aberdeen	\$0	\$0	\$0	\$0	\$333,914	NA	NA
Bradner	\$0	\$0	\$0	\$0	\$0	NA	NA
Central Abbotsford	\$209,000	\$178,000	\$161,500	\$175,000	\$163,000	-7%	-22%
Matsqui	\$248,625	\$226,500	\$219,000	\$239,000	\$256,000	7%	3%
Poplar	\$192,000	\$177,000	\$183,000	\$176,500	\$169,000	-4%	-12%
Sumas Mountain	\$0	\$0	\$0	\$0	\$0	NA	NA
Sumas Prairie	\$0	\$380,000	\$403,750	\$435,000	\$0	NA	NA
Sale Price (Median)	\$210,000	\$198,000	\$195,000	\$199,619	\$193,000	-3%	-8%
Sale Price/SQFT	\$187	\$165	\$172	\$165	\$155	-6%	-17%
Sale to List Price %	96%	97%	98%	97%	97%	0%	1%
Days on Market	34	44	42	49	49	0%	44%
Units Sold	952	971	946	867	823	-5%	-14%

Neighbourhood	2008	2009	2010	2011	2012	Variance 2012 vs 2011	Variance 2012 vs 2008
Dewdney Deroche	\$375,000	\$263,750	\$286,000	\$220,400	\$319,000	45%	-15%
Durieu	\$301,000	\$225,000	\$395,000	\$295,875	\$285,000	-4%	-5%
Hatzic	\$389,000	\$387,350	\$380,500	\$382,500	\$395,000	3%	2%
Hemlock	\$319,000	\$369,000	\$0	\$0	\$0	NA	NA
Lake Errock	\$353,250	\$340,476	\$380,000	\$360,000	\$253,950	-29%	-28%
Mission	\$358,000	\$365,000	\$347,900	\$325,000	\$328,900	1%	-8%
Mission West	\$465,000	\$588,888	\$376,000	\$264,000	\$495,000	88%	6%
Stave Falls	\$605,000	\$660,000	\$365,000	\$386,800	\$470,000	22%	-22%
Steelhead	\$0	\$175,000	\$0	\$395,000	\$529,500	34%	NA
Sale Price (Median)	\$385,000	\$368,000	\$384,000	\$360,300	\$350,000	-3%	-9%
Sale Price/SQFT	\$168	\$154	\$158	\$159	\$156	-2%	-7%
Sale to List Price %	99%	98%	97%	97%	97%	0%	-1%
Days on Market	44	49	43	50	54	8%	23%
Units Sold	507	575	478	492	448	-9%	-12%

Neighbourhood	2008	2009	2010	2011	2012	Variance 2012 vs 2011	Variance 2012 vs 2008
Dewdney Deroche	\$0	\$0	\$0	\$0	\$0	NA	NA
Durieu	\$148,000	\$0	\$0	\$0	\$0	NA	NA
Hatzic	\$0	\$0	\$0	\$0	\$0	NA	NA
Hemlock	\$189,000	\$50,500	\$94,150	\$0	\$135,000	NA	-29%
Lake Errock	\$0	\$0	\$0	\$0	\$0	NA	NA
Mission	\$223,000	\$213,500	\$219,000	\$191,000	\$186,500	-2%	-16%
Mission West	\$0	\$0	\$0	\$0	\$0	NA	NA
Stave Falls	\$0	\$0	\$0	\$0	\$0	NA	NA
Steelhead	\$0	\$0	\$0	\$0	\$0	NA	NA
Sale Price (Median)	\$239,450	\$235,000	\$218,000	\$191,000	\$185,000	-3%	-23%
Sale Price/SQFT	\$195	\$167	\$171	\$164	\$169	3%	-13%
Sale to List Price %	96%	98%	97%	96%	97%	1%	1%
Days on Market	41	110	74	51	58	14%	41%
Units Sold	70	87	95	68	49	-28%	-30%