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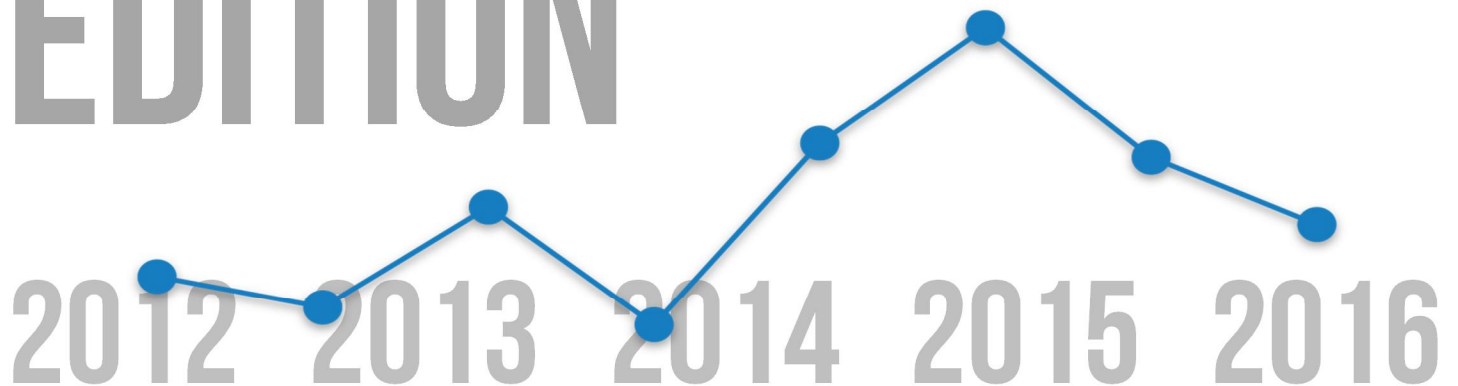
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FRASER
VALLEY
EDITION



Neighbourhood	2012	2013	2014	2015	2016	Variance 2016 vs 2015	Variance 2016 vs 2012
Bear Creek Green Timbers	\$494,000	\$555,000	\$560,000	\$606,500	\$830,000	37%	68%
Bolivar Heights	\$430,000	\$430,000	\$450,000	\$496,000	\$690,000	39%	60%
Bridgeview	\$297,000	\$330,000	\$300,500	\$375,000	\$564,500	51%	90%
Cedar Hills	\$460,000	\$462,000	\$480,000	\$542,500	\$765,000	41%	66%
East Newton	\$528,051	\$561,000	\$585,750	\$637,000	\$829,000	30%	57%
Fleetwood Tynehead	\$532,500	\$590,000	\$604,000	\$692,500	\$888,000	28%	67%
Fraser Heights	\$660,000	\$710,000	\$740,250	\$850,000	\$1,130,000	33%	71%
Guildford	\$494,000	\$500,000	\$505,500	\$574,250	\$757,500	32%	53%
Panorama Ridge	\$578,500	\$610,000	\$631,000	\$677,000	\$915,000	35%	58%
Port Kells	\$613,000	\$518,000	\$410,000	\$650,000	\$817,500	26%	33%
Queen Mary Park	\$489,700	\$505,000	\$522,000	\$590,500	\$785,000	33%	60%
Royal Heights	\$437,250	\$463,750	\$485,000	\$560,000	\$748,000	34%	71%
Sullivan Station	\$618,000	\$612,000	\$642,500	\$700,000	\$882,500	26%	43%
West Newton	\$478,000	\$518,250	\$540,000	\$596,000	\$775,000	30%	62%
Whalley	\$425,000	\$474,000	\$485,500	\$561,380	\$780,000	39%	84%
Sale Price	\$540,000	\$554,500	\$570,471	\$662,389	\$825,350	25%	53%
Sale Price SQFT	\$214	\$219	\$225	\$254	\$328	29%	54%
Sale to List Price %	97%	97%	98%	99%	101%	2%	4%
Days on Market	27	28	29	19	16	-16%	-41%
Units Sold	2,316*	2,040*	2,414	3,638	3,103	-15%	34%

*IMPORTANT: The REBGV MLS® database restricts detailed statistics of Sold properties to a **maximum** of 1,500 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, 2012 to 2013. Where total units sold exceed 1,500 in these years the values reported therefore are to be considered approximations only and not exact representations. Years 2014 to present solds were extracted from our Year-to-Date reports and do not include any collapsed sales reported in the year.

Neighbourhood	2012	2013	2014	2015	2016	Variance 2016 vs 2015	Variance 2016 vs 2012
Bear Creek Green Timbers	\$356,824	\$257,500	\$320,125	\$304,750	\$345,000	13%	-3%
Bolivar Heights	\$140,000	\$239,000	\$198,000	\$212,000	\$234,000	10%	67%
Bridgeview	\$328,000	\$0	\$319,900	\$305,250	\$345,000	13%	5%
Cedar Hills	\$177,450	\$155,000	\$166,250	\$158,000	\$150,000	-5%	-15%
East Newton	\$223,000	\$238,177	\$245,000	\$253,500	\$282,900	12%	27%
Fleetwood Tynehead	\$315,000	\$328,000	\$327,500	\$334,000	\$405,000	21%	29%
Fraser Heights	\$469,800	\$396,450	\$345,900	\$419,900	\$500,000	19%	6%
Guildford	\$226,950	\$219,000	\$234,000	\$234,450	\$269,000	15%	19%
Panorama Ridge	\$352,500	\$387,608	\$385,000	\$384,000	\$492,000	28%	40%
Port Kells	\$0	\$0	\$0	\$0	\$0	NA	NA
Queen Mary Park	\$205,000	\$255,000	\$242,750	\$247,000	\$260,000	5%	27%
Royal Heights	\$367,550	\$381,000	\$388,000	\$390,000	\$532,000	36%	45%
Sullivan Station	\$319,950	\$323,096	\$325,000	\$349,000	\$445,000	28%	39%
West Newton	\$245,247	\$291,500	\$270,000	\$286,000	\$311,000	9%	27%
Whalley	\$200,000	\$213,500	\$210,000	\$205,000	\$242,000	18%	21%
Sale Price	\$263,000	\$264,500	\$249,335	\$280,521	\$306,563	9%	17%
Sale Price SQFT	\$214	\$208	\$213	\$218	\$263	21%	23%
Sale to List Price %	97%	97%	97%	97%	100%	3%	3%
Days on Market	42	45	40	39	16	-59%	-62%
Units Sold	1,726*	1,701*	1,792	2,282	3,423	50%	98%

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Neighbourhood	2012	2013	2014	2015	2016	Variance 2016 vs 2015	Variance 2016 vs 2012
Crescent Beach Ocean Park	\$788,250	\$886,000	\$881,000	\$1,099,000	\$1,509,000	37%	91%
Elgin Chantrell	\$1,490,000	\$1,477,500	\$1,486,900	\$1,657,500	\$2,199,250	33%	48%
Grandview Surrey	\$1,052,000	\$1,045,000	\$1,085,000	\$1,129,000	\$1,515,250	34%	44%
Hazelmere	\$1,138,000	\$1,050,000	\$1,927,500	\$1,010,000	\$1,818,000	80%	60%
King George Corridor	\$575,000	\$630,000	\$640,000	\$782,000	\$981,000	25%	71%
Morgan Creek	\$1,132,000	\$1,001,900	\$1,080,000	\$1,400,000	\$1,471,000	5%	30%
Pacific Douglas	\$705,608	\$691,541	\$735,714	\$801,796	\$1,150,000	43%	63%
Sunnyside Park Surrey	\$766,250	\$775,000	\$792,000	\$918,000	\$1,290,000	41%	68%
White Rock	\$720,000	\$737,000	\$850,000	\$1,046,000	\$1,405,000	34%	95%
Sale Price	\$835,000	\$820,000	\$873,196	\$1,036,483	\$1,392,104	34%	67%
Sale Price SQFT	\$326	\$280	\$300	\$358	\$488	36%	50%
Sale to List Price %	97%	97%	97%	98%	99%	1%	2%
Days on Market	35	42	34	22	20	-9%	-43%
Units Sold	981	1,081	1,339	1,788	1,601	-10%	63%

Neighbourhood	2012	2013	2014	2015	2016	Variance 2016 vs 2015	Variance 2016 vs 2012
Crescent Beach Ocean Park	\$471,500	\$410,500	\$477,000	\$562,000	\$481,000	-14%	2%
Elgin Chantrell	\$695,000	\$569,000	\$679,000	\$673,750	\$478,500	-29%	-31%
Grandview Surrey	\$379,900	\$391,500	\$384,900	\$424,900	\$500,000	18%	32%
Hazelmere	\$832,500	\$672,500	\$665,000	\$697,500	\$955,000	37%	15%
King George Corridor	\$310,000	\$315,000	\$319,900	\$356,450	\$398,950	12%	29%
Morgan Creek	\$417,500	\$378,000	\$388,250	\$418,000	\$386,000	-8%	-8%
Pacific Douglas	\$390,000	\$409,500	\$393,000	\$426,750	\$474,000	11%	22%
Sunnyside Park Surrey	\$418,250	\$406,800	\$424,950	\$387,450	\$440,000	14%	5%
White Rock	\$250,000	\$278,000	\$295,000	\$312,000	\$349,000	12%	40%
Sale Price	\$351,750	\$359,900	\$357,652	\$370,665	\$428,492	16%	22%
Sale Price SQFT	\$266	\$284	\$290	\$293	\$357	22%	34%
Sale to List Price %	96%	97%	97%	98%	100%	2%	4%
Days on Market	42	48	41	35	15	-57%	-64%
Units Sold	882	963	1,159	1,473	1,874	27%	112%

Neighbourhood	2012	2013	2014	2015	2016	Variance 2016 vs 2015	Variance 2016 vs 2012
Annieville	\$491,000	\$493,000	\$519,000	\$605,000	\$817,500	35%	66%
Nordel	\$527,250	\$518,000	\$565,000	\$636,500	\$864,000	36%	64%
Scottsdale	\$505,000	\$505,000	\$528,000	\$610,600	\$831,000	36%	65%
Sunshine Hills Woods	\$617,000	\$644,500	\$650,000	\$746,000	\$1,027,000	38%	66%
Sale Price	\$521,000	\$529,500	\$559,021	\$639,625	\$839,396	31%	61%
Sale Price SQFT	\$241	\$236	\$249	\$284	\$371	31%	54%
Sale to List Price %	98%	98%	98%	101%	101%	0%	3%
Days on Market	21	22	22	9	15	67%	-29%
Units Sold	479	464	589	785	708	-10%	48%

Neighbourhood	2012	2013	2014	2015	2016	Variance 2016 vs 2015	Variance 2016 vs 2012
Annieville	\$143,500	\$200,000	\$220,000	\$207,000	\$240,000	16%	67%
Nordel	\$509,950	\$559,900	\$581,500	\$469,900	\$600,000	28%	18%
Scottsdale	\$300,000	\$239,000	\$263,500	\$272,450	\$369,900	36%	23%
Sunshine Hills Woods	\$389,000	\$313,000	\$343,000	\$306,000	\$422,500	38%	9%
Sale Price	\$386,500	\$354,250	\$357,713	\$396,729	\$386,467	-3%	0%
Sale Price SQFT	\$232	\$246	\$250	\$280	\$410	46%	76%
Sale to List Price %	97%	96%	98%	99%	101%	2%	4%
Days on Market	26	36	41	24	28	17%	8%
Units Sold	90	120	122	188	304	62%	238%

Neighbourhood	2012	2013	2014	2015	2016	Variance 2016 vs 2015	Variance 2016 vs 2012
Clayton	\$540,000	\$550,000	\$585,000	\$640,000	\$817,000	28%	51%
Cloverdale	\$510,000	\$552,627	\$590,250	\$655,000	\$830,000	27%	63%
Serpentine	\$780,000	\$1,900,000	\$1,300,000	\$936,500	\$1,267,500	35%	63%
Sale Price	\$545,000	\$550,000	\$587,792	\$646,653	\$819,822	27%	50%
Sale Price SQFT	\$200	\$204	\$215	\$228	\$299	31%	49%
Sale to List Price %	98%	97%	99%	99%	101%	2%	4%
Days on Market	31	33	26	14	13	-7%	-58%
Units Sold	620	585	735	872	927	6%	50%

Neighbourhood	2012	2013	2014	2015	2016	Variance 2016 vs 2015	Variance 2016 vs 2012
Clayton	\$300,665	\$299,900	\$311,787	\$320,000	\$391,000	22%	30%
Cloverdale	\$305,000	\$319,500	\$341,000	\$341,500	\$386,250	13%	27%
Serpentine	\$0	\$0	\$344,990	\$0	\$0	NA	NA
Sale Price	\$312,250	\$305,000	\$319,223	\$324,241	\$387,488	20%	24%
Sale Price SQFT	\$223	\$222	\$225	\$231	\$300	30%	35%
Sale to List Price %	98%	98%	98%	99%	103%	4%	5%
Days on Market	42	48	40	29	10	-66%	-76%
Units Sold	479	463	521	761	1,060	39%	121%

Neighbourhood	2012	2013	2014	2015	2016	Variance 2016 vs 2015	Variance 2016 vs 2012
Aldergrove	\$395,000	\$419,000	\$420,000	\$486,000	\$643,450	32%	63%
Brookswood	\$499,250	\$565,000	\$587,500	\$675,000	\$841,304	25%	69%
Campbell Valley	\$795,000	\$1,075,000	\$1,610,000	\$1,313,333	\$1,700,000	29%	114%
County Line Glen Valley	\$0	\$995,000	\$0	\$0	\$1,650,000	NA	NA
Fort Langley	\$672,500	\$715,000	\$718,000	\$845,000	\$1,061,000	26%	58%
Langley City	\$483,000	\$474,000	\$506,000	\$546,444	\$715,000	31%	48%
Murrayville	\$637,000	\$626,000	\$650,000	\$725,000	\$911,000	26%	43%
Otter District	\$801,000	\$2,225,000	\$612,500	\$522,999	\$1,620,000	210%	102%
Salmon River	\$687,500	\$716,250	\$718,800	\$857,000	\$1,246,428	45%	81%
Walnut Grove	\$541,500	\$527,000	\$569,000	\$635,000	\$829,950	31%	53%
Willoughby Heights	\$570,000	\$592,000	\$644,622	\$682,057	\$900,000	32%	58%
Sale Price	\$554,800	\$560,000	\$593,075	\$652,648	\$830,496	27%	50%
Sale Price SQFT	\$215	\$226	\$236	\$259	\$337	30%	57%
Sale to List Price %	98%	97%	98%	100%	102%	2%	5%
Days on Market	31	29	22	12	13	8%	-58%
Units Sold	1,225	1,251	1,359	1,698	1,794	6%	46%

Neighbourhood	2012	2013	2014	2015	2016	Variance 2016 vs 2015	Variance 2016 vs 2012
Aldergrove	\$205,000	\$201,000	\$202,750	\$204,800	\$245,500	20%	20%
Brookswood	\$0	\$0	\$0	\$0	\$0	NA	NA
Campbell Valley	\$0	\$0	\$0	\$0	\$0	NA	NA
County Line Glen Valley	\$262,500	\$0	\$0	\$0	\$0	NA	NA
Fort Langley	\$294,900	\$409,250	\$535,000	\$433,000	\$639,900	48%	117%
Langley City	\$199,700	\$205,000	\$198,500	\$200,000	\$234,250	17%	17%
Murrayville	\$247,000	\$265,000	\$324,900	\$308,400	\$357,950	16%	45%
Otter District	\$0	\$0	\$0	\$0	\$0	NA	NA
Salmon River	\$236,900	\$213,543	\$212,900	\$249,900	\$265,000	6%	12%
Walnut Grove	\$332,500	\$325,000	\$334,000	\$346,000	\$410,000	18%	23%
Willoughby Heights	\$298,000	\$305,000	\$319,900	\$321,000	\$419,950	31%	41%
Sale Price	\$277,000	\$275,000	\$283,303	\$292,075	\$339,763	16%	23%
Sale Price SQFT	\$215	\$214	\$222	\$236	\$284	20%	32%
Sale to List Price %	97%	98%	98%	99%	102%	3%	5%
Days on Market	41	39	32	29	11	-62%	-73%
Units Sold	1,000	1,013	1,281	1,516	1,982	31%	98%

Neighbourhood	2012	2013	2014	2015	2016	Variance 2016 vs 2015	Variance 2016 vs 2012
Abbotsford East	\$445,444	\$445,000	\$465,000	\$529,000	\$661,000	25%	48%
Abbotsford West	\$387,000	\$376,200	\$393,500	\$430,000	\$575,000	34%	49%
Aberdeen	\$537,383	\$557,004	\$553,000	\$615,000	\$765,000	24%	42%
Bradner	\$532,500	\$782,500	\$550,250	\$640,000	\$872,000	36%	64%
Central Abbotsford	\$372,566	\$379,500	\$378,450	\$412,000	\$550,000	33%	48%
Matsqui	\$571,250	\$368,000	\$344,900	\$411,500	\$625,000	52%	9%
Poplar	\$360,750	\$395,000	\$385,000	\$410,000	\$595,050	45%	65%
Sumas Mountain	\$385,000	\$130,000	\$342,500	\$599,950	\$699,900	17%	82%
Sumas Prairie	\$431,000	\$882,750	\$328,750	\$576,000	\$368,000	-36%	-15%
Sale Price	\$415,000	\$418,500	\$428,271	\$466,583	\$610,708	31%	47%
Sale Price SQFT	\$165	\$162	\$168	\$185	\$244	32%	48%
Sale to List Price %	97%	97%	98%	99%	103%	4%	6%
Days on Market	39	31	28	20	13	-35%	-67%
Units Sold	990	985	1,117	1,493	1,915	28%	93%

Neighbourhood	2012	2013	2014	2015	2016	Variance 2016 vs 2015	Variance 2016 vs 2012
Abbotsford East	\$280,000	\$274,000	\$273,000	\$317,000	\$394,900	25%	41%
Abbotsford West	\$153,950	\$172,500	\$184,000	\$197,500	\$223,000	13%	45%
Aberdeen	\$333,914	\$280,418	\$278,279	\$269,723	\$330,000	22%	-1%
Bradner	\$0	\$0	\$0	\$0	\$0	NA	NA
Central Abbotsford	\$163,000	\$178,000	\$183,250	\$179,000	\$208,000	16%	28%
Matsqui	\$256,000	\$193,000	\$270,000	\$239,000	\$294,200	23%	15%
Poplar	\$169,000	\$156,000	\$161,000	\$164,000	\$205,000	25%	21%
Sumas Mountain	\$0	\$0	\$0	\$0	\$0	NA	NA
Sumas Prairie	\$0	\$0	\$441,250	\$0	\$0	NA	NA
Sale Price	\$193,000	\$191,000	\$198,325	\$206,813	\$231,108	12%	20%
Sale Price SQFT	\$155	\$164	\$167	\$173	\$205	18%	32%
Sale to List Price %	97%	96%	97%	97%	100%	3%	4%
Days on Market	49	44	50	37	16	-57%	-67%
Units Sold	823	847	828	1,096	1,656	51%	101%

Neighbourhood	2012	2013	2014	2015	2016	Variance 2016 vs 2015	Variance 2016 vs 2012
Dewdney Deroche	\$319,000	\$256,000	\$335,000	\$338,500	\$351,000	4%	10%
Durieu	\$285,000	\$415,000	\$243,500	\$354,000	\$377,000	6%	32%
Hatzic	\$395,000	\$355,300	\$409,000	\$442,450	\$527,500	19%	34%
Hemlock	\$0	\$0	\$270,000	\$215,000	\$311,000	45%	NA
Lake Errock	\$253,950	\$263,000	\$367,500	\$320,000	\$455,000	42%	79%
Mission	\$328,900	\$355,000	\$383,000	\$409,600	\$515,000	26%	57%
Mission West	\$495,000	\$525,000	\$800,000	\$520,000	\$620,500	19%	25%
Stave Falls	\$470,000	\$0	\$339,000	\$341,800	\$477,500	40%	2%
Steelhead	\$529,500	\$0	\$0	\$0	\$0	NA	NA
Sale Price	\$350,000	\$355,000	\$379,929	\$406,112	\$511,048	26%	46%
Sale Price SQFT	\$156	\$154	\$160	\$172	\$225	31%	44%
Sale to List Price %	97%	98%	97%	98%	102%	4%	5%
Days on Market	54	47	42	27	17	-37%	-69%
Units Sold	448	475	559	765	935	22%	108%

Neighbourhood	2012	2013	2014	2015	2016	Variance 2016 vs 2015	Variance 2016 vs 2012
Dewdney Deroche	\$0	\$0	\$0	\$0	\$0	NA	NA
Durieu	\$0	\$0	\$0	\$0	\$0	NA	NA
Hatzic	\$0	\$0	\$0	\$0	\$0	NA	NA
Hemlock	\$135,000	\$102,500	\$108,170	\$100,000	\$84,000	-16%	-38%
Lake Errock	\$0	\$0	\$0	\$0	\$0	NA	NA
Mission	\$186,500	\$182,250	\$195,000	\$218,250	\$264,000	21%	42%
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	\$185,000	\$181,000	\$181,408	\$212,804	\$265,634	25%	44%
Sale Price SQFT	\$169	\$157	\$155	\$166	\$215	30%	28%
Sale to List Price %	97%	95%	89%	98%	100%	2%	3%
Days on Market	58	87	101	72	26	-64%	-55%
Units Sold	49	70	54	113	165	46%	237%