

BCHomeHunters Housing Price Index Report for May/June 2004

Sales Price Range Index 1 mo 3 mo 6 mo 1 yr 3 yr 5 yr

May-04 May-04 May-04 Apr-04 Feb-04 Nov-03 May-03 May-01 May-99

Single Family Detached

Fraser Valley 997 \$333,920 0.8% 189.5 2.5% 7.5% 12.0% 19.3% 45.5% 46.6%
10 North Delta 66 \$353,040 2.7% 181.5 3.5% 10.8% 13.8% 23.2% 49.1% 48.1%
11 Anniesville 20 \$333,270 4.7% 194.4 1.2% 9.1% 11.0% 25.8% 55.0% 41.9%
13 Scottsdale 29 \$370,410 3.7% 198.8 6.9% 13.2% 17.0% 24.4% 59.2% 59.1%
14 Sunshine Hills/Woods 17 \$350,280 6.5% 145.3 1.2% 9.3% 12.1% 18.7% 29.9% 34.0%
20 North Surrey 138 \$323,920 2.3% 178.3 1.0% 5.7% 8.1% 16.4% 41.7% 41.5%
22 Bolivar Heights 17 \$309,260 4.9% 179.3 2.4% 7.8% 10.9% 21.0% 45.2% 44.0%
23 Fraser Heights 32 \$345,950 4.9% 181.9 -0.6% -0.4% 0.9% 9.7% 30.2% 47.2%
25 Cedar Heights 28 \$322,660 5.8% 182.7 1.3% 11.8% 8.4% 22.4% 41.1% 31.2%
27 Guildford 18 \$332,930 6.5% 200.6 2.0% 11.4% 17.3% 22.9% 51.7% 54.7%
21,24,26 North Surrey-Other 43 \$305,290 4.2% 152.5 1.1% 3.6% 8.3% 12.4% 47.6% 33.0%
30 Surrey 235 \$339,760 1.6% 183.8 3.0% 10.1% 14.6% 23.4% 44.5% 48.7%
31 Queen Mary Park 29 \$327,340 3.4% 193.6 4.5% 9.3% 16.0% 24.8% 48.7% 39.9%
33 Green Timbers 24 \$336,580 4.0% 182.7 2.6% 10.3% 13.0% 26.1% 46.5% 39.2%
34 Fleetwood 40 \$357,110 3.2% 198.6 4.4% 10.6% 16.9% 21.5% 48.3% 46.6%
36 West Newton 44 \$319,180 4.1% 174.5 0.2% 3.6% 11.1% 24.3% 44.0% 75.4%
37 East Newton 35 \$347,920 4.3% 200.7 2.7% 16.8% 18.5% 23.3% 41.8% 53.0%
38 Panorama Ridge 22 \$365,040 6.8% 162.3 7.1% 20.7% 14.4% 27.3% 46.0% 45.4%
32,35,39 Surrey-Other 41 \$334,660 4.1% 180.4 1.1% 6.4% 12.6% 19.1% 34.8% 48.1%
41 Cloverdale/Clayton H. 73 \$345,650 2.9% 186.5 4.0% 7.2% 9.6% 16.6% 48.5% 42.7%
50 White Rock & District 103 \$452,320 3.5% 213.3 2.3% 7.1% 15.6% 22.0% 56.3% 59.1%
53 Cres. Beach/Ocean Pa. 18 \$480,800 7.7% 236.1 7.2% -1.5% 20.8% 30.0% 66.5% 78.7%
54 White Rock 19 \$440,600 8.5% 223.6 0.3% 12.9% 10.5% 19.9% 60.1% 44.2%
55 Sunnyside 13 \$378,290 7.8% 183.0 -3.9% 7.8% 9.6% 18.3% 39.0% 31.1%
51,52,56 W.R.& Dist.-Other 53 \$480,070 4.6% 205.9 3.1% 9.4% 18.2% 19.8% 55.7% 82.2%
60 Langley 141 \$340,990 2.0% 198.3 2.6% 6.5% 9.2% 16.5% 41.8% 44.4%
61 Walnut Grove 42 \$342,580 3.4% 203.7 3.9% 10.7% 12.0% 14.9% 32.4% 44.5%
65 Langley C./Murrayville 48 \$348,990 3.6% 205.8 0.9% 2.9% 5.2% 13.9% 41.2% 49.3%
66 Aldergrove 26 \$308,860 4.1% 206.9 5.8% 8.7% 12.6% 22.0% 56.0% 50.4%
62-64,67-69 Langley-Other 25 \$350,460 4.5% 190.4 1.2% 6.6% 13.5% 24.2% 52.3% 43.0%
70 Abbotsford 160 \$277,080 1.8% 192.3 1.6% 6.3% 12.3% 16.5% 44.2% 39.7%
74 Clearbrook 85 \$276,110 2.2% 199.2 2.3% 6.3% 14.0% 20.6% 45.6% 45.0%
75 Abbotsford 75 \$278,110 3.0% 185.6 0.8% 6.2% 10.5% 12.3% 42.7% 34.4%
80 Mission 81 \$246,300 2.9% 185.1 3.7% 3.0% 10.7% 16.9% 43.2% 28.6%

Townhouse

Fraser Valley 298 \$223,530 1.3% 172.5 0.9% 5.9% 10.8% 16.7% 34.3% 34.8%
27 Guildford 24 \$229,720 4.8% 167.4 3.1% 8.7% 10.3% 19.0% 40.7% 41.2%
30 Surrey 101 \$223,240 1.8% 175.8 1.1% 5.2% 11.9% 18.4% 33.8% 35.9%
34 Fleetwood 27 \$231,220 2.7% 199.5 1.9% 3.5% 12.6% 13.8% 34.8% 35.8%
31-33,35-39 Surrey-Other 74 \$219,460 2.2% 157.1 0.6% 6.0% 11.5% 20.7% 33.3% 37.1%

50 White Rock & District 28 \$286,050 4.4% 204.2 -1.6% 1.8% 3.9% 13.9% 25.7% 33.3%
 60 Langley 84 \$223,710 2.2% 174.1 2.9% 8.7% 11.9% 12.1% 34.3% 34.9%
 70 Abbotsford 61 \$194,350 3.7% 152.9 -0.9% 4.9% 12.3% 19.9% 36.9% 30.9%
 74 Clearbrook 36 \$192,080 4.7% 162.4 -2.2% 4.0% 10.5% 22.9% 29.6% 40.6%
 75 Abbotsford 25 \$197,540 6.2% 144.0 0.9% 6.2% 14.9% 16.0% 47.6% 21.9%

Apartment

Fraser Valley 206 \$149,810 1.8% 147.5 1.5% 5.7% 10.6% 14.4% 47.6% 32.7%
 20 North Surrey 61 \$147,510 3.3% 154.5 4.4% 9.4% 9.2% 18.9% 53.0% 40.2%
 26 Whalley 37 \$138,990 5.2% 147.8 2.5% 3.5% 6.9% 14.5% 64.2% 30.5%
 27 Guildford 24 \$155,910 4.2% 156.7 6.2% 15.3% 11.3% 23.1% 43.3% 46.0%
 50 White Rock 49 \$211,480 3.7% 157.7 0.2% 3.4% 12.4% 8.7% 40.1% 46.8%
 60 Langley C./Murrayville 44 \$137,090 3.2% 128.1 -1.2% 3.5% 9.9% 11.6% 29.6% 15.5%
 74 Clearbrook 52 \$122,280 3.9% 144.9 1.3% 4.7% 11.4% 16.0% 64.1% 20.8%

House with Acreage

60 Langley 30 \$558,790 8.2% 230.0 -4.5% 4.9% 19.8% 46.5% 67.0%

BCHomeHunters MLS Statistics - A 5 Year Analysis

For 2003 with 2002, 2000, and 1998

UNITS LISTED/SOLD: All Sales, FVREB

2003 2002 change 2000 change 1998 change
 New Listings 26,409 24,676 7.0% 23,343 13.1% 26,472 -0.2%
 Sales 18,351 16,106 13.9% 10,132 81.1% 10,467 75.3%

Number of FVREB members

2003 2002 change 2000 change 1998 change
 Members 1,973 1,818 8.5% 1,783 10.7% 2,147 -8.1%

N. Delta Surrey W. Rock Langley Abbotsford Mission All Areas
 Average Price: Residential Detached

2003 285,191 301,078 450,969 300,957 249,868 208,787 301,121
 1 yr 2002 257,270 271,728 403,181 270,907 223,217 184,163 271,464
 change 10.9% 10.8% 11.9% 11.1% 11.9% 13.4% 10.9%
 3 yr 2000 237,619 241,064 352,122 239,597 199,828 166,278 245,977
 change 20.0% 24.9% 28.1% 25.6% 25.0% 25.6% 22.4%
 5 yr 1998 241,532 241,835 347,089 238,240 200,202 167,954 242,303
 change 18.1% 24.5% 29.9% 26.3% 24.8% 24.3% 24.3%

Unit Sales: Residential Detached

2003 814 4,515 1,129 1,315 1,754 704 10,231
 1 yr 2002 788 4,049 1,080 1,187 1,538 646 9,288
 change 3.3% 11.5% 4.5% 10.8% 14.0% 9.0% 10.2%
 3 yr 2000 514 2,328 839 899 817 366 5,763
 change 58.4% 93.9% 34.6% 46.3% 114.7% 92.3% 77.5%
 5 yr 1998 542 2,496 689 976 919 370 5,992
 change 50.2% 80.9% 63.9% 34.7% 90.9% 90.3% 70.7%

N. Delta Surrey W. Rock Langley Abbotsford Mission All Areas
 Average Price: Townhouses
 2003 210,939 182,794 273,894 192,446 170,448 146,155 190,487
 1 yr 2002 190,935 174,891 275,014 181,838 151,327 143,686 184,780
 change 10.5% 4.5% -0.4% 5.8% 12.6% 1.7% 3.1%
 3 yr 2000 171,107 159,162 257,171 162,805 139,922 114,920 172,442
 change 23.3% 14.8% 6.5% 18.2% 21.8% 27.2% 10.5%
 5 yr 1998 190,758 164,206 238,565 167,079 149,629 134,600 171,277
 change 10.6% 11.3% 14.8% 15.2% 13.9% 8.6% 11.2%

N. Delta Surrey W. Rock Langley Abbotsford Mission All Areas
 Average Price: Apartments
 2003 100,022 108,253 180,280 117,813 92,561 94,907 122,691
 1 yr 2002 106,034 103,749 143,263 113,388 88,752 107,633 112,317
 change -5.7% 4.3% 25.8% 3.9% 4.3% -11.8% 9.2%
 3 yr 2000 92,692 87,679 141,767 105,489 95,030 85,900 100,287
 change 7.9% 23.5% 27.2% 11.7% -2.6% 10.5% 22.3%
 5 yr 1998 88,388 108,268 154,086 121,564 97,534 107,514 119,899
 change 13.2% 0.0% 17.0% -3.1% -5.1% -11.7% 2.3%

N. Delta Surrey W. Rock Langley Abbotsford Mission All Areas
 Unit Sales: Townhouses
 2003 58 1,361 315 633 523 84 2,974
 1 yr 2002 67 1,130 350 566 505 55 2,673
 change -13.4% 20.4% -10.0% 11.8% 3.6% 52.7% 11.3%
 3 yr 2000 47 636 266 337 256 32 1,574
 change 23.4% 114.0% 18.4% 87.8% 104.3% 162.5% 88.9%
 5 yr 1998 40 617 170 282 259 29 1,397
 change 45.0% 120.6% 85.3% 124.5% 101.9% 189.7% 112.9%

Unit Sales: Apartments
 2003 36 935 580 447 503 63 2,564
 1 yr 2002 24 671 479 334 374 22 1,904
 change 50.0% 39.3% 21.1% 33.8% 34.5% 186.4% 34.7%
 3 yr 2000 26 354 235 157 289 22 1,083
 change 38.5% 164.1% 146.8% 184.7% 74.0% 186.4% 136.7%
 5 yr 1998 18 435 321 228 235 20 1,257
 change 100.0% 114.9% 80.7% 96.1% 114.0% 215.0% 104.0%

Fraser Valley Communities

Currently, two-thirds of the Lower Mainland's population lives north of the Fraser River, but the area north of the Fraser contains only one-third of the developable land in the Lower Mainland. Thus, most of the new development and residential growth in the coming decade will occur in the Fraser Valley.

This area of growth and opportunity, from the Fraser River south to the U.S.A. border, is within the jurisdiction of the Fraser Valley Real Estate Board. The communities in this region - North Delta, Surrey, White Rock, Langley Township, Langley City, Abbotsford and Mission - are currently the most affordable areas to live in the Lower Mainland. With the severe increases in traffic, crime, costs, social issues and density Vancouver and its urban bedroom communities are

losing families, empty nesters and professionals of all kinds to the explosive growth throughout the Fraser Valley's Communities. This shift in demographics makes purchasing a home in the Fraser Valley an excellent and cost efficient investment. We have not seen any "real" slow down in any way shape form in our local markets, if anything we are now beginning to see the next seasonal acceleration that will take us to mid December historically speaking.

Whatever your lifestyle, you'll find something to suit you: from lovely apartment condominiums and townhouses in busy centres, to homes with pastoral acreage overlooking the most productive farmland in B.C., from brand new homes to heritage and ocean front homes. The infrastructure of schools, public transit, hospitals, retail centres, and recreation facilities is expanding rapidly to keep pace with the residential development.

North Delta
Surrey
The Langleys
White Rock
Abbotsford
Mission