



Fraser Valley Real Estate Board

Monthly Statistics Package

November 2010



Fraser Valley Real Estate Board

NEWS RELEASE

For immediate release: December 2, 2010

CONSISTENT HOME SALES IN THE FRASER VALLEY SPEAK TO CONSUMER CONFIDENCE

(Surrey, BC) – For the fifth consecutive month, sales processed on the Fraser Valley Real Estate Board's Multiple Listing Service® (MLS®) have remained stable with November's figures showing a modest increase over October.

"Consumers are responding to how prices have moderated in the last six months, in addition to the double dip in mortgage rates," says Deanna Horn, Board president.

"Buyers are optimistic because of the improved economic conditions, which is why we're seeing consistency in homes sales in the Fraser Valley."

A total of 1,084 sales were processed on the Board's MLS® in November, an increase of 7 per cent compared to 1,014 sales in October and a decrease of 29 per cent compared to 1,522 sales in November of last year.

The Board received the fewest number of new listings this year to date with 1,773 new properties coming on stream in November, a 17 per cent decrease from October and a 15 per cent decrease compared to November 2009. The Board finished November with 9,049 active listings, 5 per cent fewer than in October and an increase of 9 per cent compared to the 8,334 properties available in November 2009.

Horn says, "It's not unusual to see a dip in new listings at this time of year, however the level of home-buying interest, in particular for homes priced competitively, is stronger than we expected given we're approaching the holiday season. That combination continues to have a stabilizing effect on home prices in the Fraser Valley."

The benchmark price for Fraser Valley detached homes in November was \$504,848, down 0.2 per cent compared to October and 1.4 per cent higher compared to \$497,697 in November 2009.

The benchmark price of Fraser Valley townhouses in November was \$319,623, a 0.2 per cent increase compared to October and a 1.2 per cent increase compared to November 2009 when it was \$315,890.

Year-over-year, the benchmark price of apartments increased 2.7 per cent going from \$235,842 in November 2009 to \$242,276 last month and 0.7 per cent higher compared to October 2010.

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Information and photos of all Fraser Valley Real Estate Board listings can be found on the national, public web site www.REALTOR.ca. Further market statistics can be found on the Board's web page at www.fvreb.bc.ca. The Fraser Valley Real Estate Board is an association of 2,918 real estate professionals who live and work in the communities of North Delta, Surrey, White Rock, Langley, Abbotsford, and Mission.

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MLS® Summary - Fraser Valley November 2010

Grand Totals	All Property Types				
	Nov-10	Nov-09	% change	Oct-10	% change
Sales	1,084	1,522	-28.8%	1,014	6.9%
New Listings	1,773	2,093	-15.3%	2,125	-16.6%
Active Listings	9,049	8,334	8.6%	9,561	-5.4%
Average Price	\$ 448,232	\$ 423,033	6.0%	\$ 448,190	0.0%

Grand Totals - year to date	All Property Types		
	2010	2009	% change
Sales - year to date	13,998	15,474	-9.5%
New Listings - year to date	30,333	28,768	5.4%

Residential Totals	Detached					Townhouse					Apartment				
	Nov-10	Nov-09	% change	Oct-10	% change	Nov-10	Nov-09	% change	Oct-10	% change	Nov-10	Nov-09	% change	Oct-10	% change
Sales	555	742	-25.2%	509	9.0%	197	300	-34.3%	186	5.9%	214	282	-24.1%	188	13.8%
New Listings	779	938	-17.0%	1,003	-22.3%	279	316	-11.7%	319	-12.5%	374	434	-13.8%	424	-11.8%
Active Listings	3,692	3,245	13.8%	4,048	-8.8%	1,098	878	25.1%	1,174	-6.5%	1,671	1,451	15.2%	1,752	-4.6%
Benchmark Price	\$ 504,848	\$ 497,697	1.4%	\$ 505,759	-0.2%	\$ 319,623	\$ 315,890	1.2%	\$ 319,058	0.2%	\$ 242,276	\$ 235,842	2.7%	\$ 240,542	0.7%
Median Price	\$ 517,000	\$ 515,000	0.4%	\$ 524,000	-1.3%	\$ 330,989	\$ 325,000	1.8%	\$ 330,000	0.3%	\$ 206,900	\$ 215,000	-3.8%	\$ 207,500	-0.3%
Average Price	\$ 565,888	\$ 545,488	3.7%	\$ 575,310	-1.6%	\$ 335,120	\$ 323,588	3.6%	\$ 338,773	-1.1%	\$ 210,495	\$ 225,522	-6.7%	\$ 213,890	-1.6%

Abbotsford	Detached					Townhouse					Apartment				
	Nov-10	Nov-09	% change	Oct-10	% change	Nov-10	Nov-09	% change	Oct-10	% change	Nov-10	Nov-09	% change	Oct-10	% change
Sales	86	104	-17.3%	63	36.5%	21	44	-52.3%	25	-16.0%	44	47	-6.4%	45	-2.2%
New Listings	108	125	-13.6%	152	-28.9%	32	44	-27.3%	37	-13.5%	58	61	-4.9%	104	-44.2%
Active Listings	581	519	11.9%	644	-9.8%	167	130	28.5%	171	-2.3%	365	263	38.8%	396	-7.8%
Benchmark Price	\$ 423,812	\$ 417,873	1.4%	\$ 430,085	-1.5%	\$ 265,783	\$ 273,362	-2.8%	\$ 278,057	-4.4%	\$ 216,059	\$ 202,739	6.6%	\$ 215,194	0.4%
Median Price	\$ 430,000	\$ 410,000	4.9%	\$ 435,000	-1.1%	\$ 230,000	\$ 275,000	-16.4%	\$ 263,000	-12.5%	\$ 155,000	\$ 167,000	-7.2%	\$ 157,000	-1.3%
Average Price	\$ 450,987	\$ 424,623	6.2%	\$ 463,065	-2.6%	\$ 237,952	\$ 290,790	-18.2%	\$ 270,140	-11.9%	\$ 161,798	\$ 186,198	-13.1%	\$ 173,606	-6.8%

Mission	Detached					Townhouse					Apartment				
	Nov-10	Nov-09	% change	Oct-10	% change	Nov-10	Nov-09	% change	Oct-10	% change	Nov-10	Nov-09	% change	Oct-10	% change
Sales	27	60	-55.0%	37	-27.0%	1	3	-66.7%	5	-80.0%	3	5	-40.0%	1	-
New Listings	50	65	-23.1%	69	-27.5%	6	1	500.0%	4	50.0%	3	7	-57.1%	4	-25.0%
Active Listings	334	309	8.1%	349	-4.3%	28	44	-36.4%	26	7.7%	36	32	12.5%	38	-5.3%
Benchmark Price	\$ 354,852	\$ 343,275	3.4%	\$ 348,806	1.7%										
Median Price	\$ 387,000	\$ 398,000	-2.8%	\$ 350,000	10.6%	\$ 197,000	50,500	290.1%	\$ 247,500	-20.4%	\$ 140,000	\$ 153,500	-8.8%	\$ 200,000	-
Average Price	\$ 391,927	\$ 393,354	-0.4%	\$ 373,429	5.0%	\$ 197,000	175,500	12.3%	\$ 286,780	-31.3%	\$ 230,833	\$ 196,700	17.4%	\$ 200,000	-



MLS® Summary - Fraser Valley November 2010

White Rock / South Surrey	Detached					Townhouse					Apartment				
	Nov-10	Nov-09	% change	Oct-10	% change	Nov-10	Nov-09	% change	Oct-10	% change	Nov-10	Nov-09	% change	Oct-10	% change
Sales	87	95	-8.4%	94	-7.4%	27	38	-28.9%	26	3.8%	31	50	-38.0%	35	-11.4%
New Listings	112	117	-4.3%	130	-13.8%	49	40	22.5%	44	11.4%	89	81	9.9%	80	11.3%
Active Listings	456	356	28.1%	505	-9.7%	142	78	82.1%	140	1.4%	334	248	34.7%	327	2.1%
Benchmark Price	\$ 734,936	\$ 724,295	1.5%	\$ 719,607	2.1%	\$ 459,380	\$ 439,656	4.5%	\$ 450,288	2.0%	\$ 305,833	\$ 301,339	1.5%	\$ 304,019	0.6%
Median Price	\$ 692,187	\$ 765,000	-9.5%	\$ 735,000	-5.8%	\$ 432,500	\$ 399,900	8.2%	\$ 430,000	0.6%	\$ 233,000	\$ 267,000	-12.7%	\$ 267,500	-12.9%
Average Price	\$ 815,096	\$ 856,923	-4.9%	\$ 839,452	-2.9%	\$ 468,685	\$ 412,196	13.7%	\$ 455,578	2.9%	\$ 254,908	\$ 318,628	-20.0%	\$ 292,874	-13.0%

Langley	Detached					Townhouse					Apartment				
	Nov-10	Nov-09	% change	Oct-10	% change	Nov-10	Nov-09	% change	Oct-10	% change	Nov-10	Nov-09	% change	Oct-10	% change
Sales	82	104	-21.2%	68	20.6%	51	60	-15.0%	33	54.5%	39	58	-32.8%	29	34.5%
New Listings	116	121	-4.1%	164	-29.3%	61	57	7.0%	55	10.9%	50	70	-28.6%	69	-27.5%
Active Listings	525	269	95.2%	560	-6.3%	215	147	46.3%	241	-10.8%	226	235	-3.8%	253	-10.7%
Benchmark Price	\$ 508,735	\$ 518,526	-1.9%	\$ 508,885	0.0%	\$ 319,351	\$ 314,001	1.7%	\$ 314,973	1.4%	\$ 239,505	\$ 233,692	2.5%	\$ 241,148	-0.7%
Median Price	\$ 525,000	\$ 546,000	-3.8%	\$ 520,000	1.0%	\$ 319,500	\$ 315,000	1.4%	\$ 326,000	-2.0%	\$ 218,536	\$ 215,000	1.6%	\$ 198,500	10.1%
Average Price	\$ 584,854	\$ 545,607	7.2%	\$ 555,230	5.3%	\$ 323,253	\$ 318,945	1.4%	\$ 333,187	-3.0%	\$ 225,848	\$ 219,382	2.9%	\$ 204,272	10.6%

Delta - North	Detached					Townhouse					Apartment				
	Nov-10	Nov-09	% change	Oct-10	% change	Nov-10	Nov-09	% change	Oct-10	% change	Nov-10	Nov-09	% change	Oct-10	% change
Sales	37	28	32.1%	30	23.3%	12	1	1100.0%	12	0.0%	1	2	-50.0%	1	0.0%
New Listings	47	51	-7.8%	56	-16.1%	18	-	#DIV/0!	19	-5%	4	8	-50.0%	8	-50.0%
Active Listings	170	132	28.8%	186	-8.6%	36	7	414.3%	39	-7.7%	27	18	50.0%	27	0.0%
Benchmark Price	\$ 499,693	\$ 495,984	0.7%	\$ 510,163	-2.1%										
Median Price	\$ 475,000	\$ 495,000	-4.0%	\$ 502,500	-5.5%	379,900	212,500	78.8%	412,500	-7.9%	\$ 129,000	\$ 235,000	-45.1%	\$ 205,000	-37.1%
Average Price	\$ 535,667	\$ 506,689	5.7%	\$ 541,572	-1.1%	379,941	212,500	78.8%	436,783	-13.0%	\$ 129,000	\$ 270,500	-52.3%	\$ 205,000	-37.1%



MLS® Summary - Fraser Valley

November 2010

Surrey - Combined*	Detached					Townhouse					Apartment				
	Nov-10	Nov-09	% change	Oct-10	% change	Nov-10	Nov-09	% change	Oct-10	% change	Nov-10	Nov-09	% change	Oct-10	% change
Sales	236	350	-32.6%	217	8.8%	85	154	-44.8%	85	0.0%	96	120	-20.0%	77	24.7%
Average Price	\$ 533,941	\$ 526,777	1.4%	\$ 538,854	-0.9%	\$ 319,118	\$ 316,510	0.8%	\$ 314,621	1.4%	\$ 212,449	\$ 205,549	3.4%	\$ 205,450	3.4%

*Central Surrey, Cloverdale and North Surrey

Surrey - Central	Detached					Townhouse					Apartment				
	Nov-10	Nov-09	% change	Oct-10	% change	Nov-10	Nov-09	% change	Oct-10	% change	Nov-10	Nov-09	% change	Oct-10	% change
Sales	133	190	-30.0%	102	30.4%	50	100	-50.0%	48	4.2%	21	36	-41.7%	20	5.0%
New Listings	190	247	-23.1%	232	-18.1%	62	96	-35.4%	76	-18.4%	61	67	-9.0%	44	38.6%
Active Listings	912	965	-5.5%	1,023	-10.9%	274	289	-5.2%	298	-8.1%	200	166	20.5%	179	11.7%
Benchmark Price	\$ 521,823	\$ 506,547	3.0%	\$ 529,296	-1.4%	\$ 326,650	\$ 315,868	3.4%	\$ 321,300	1.7%					
Median Price	\$ 525,000	\$ 516,000	1.7%	\$ 516,000	1.7%	\$ 330,798	\$ 330,000	0.2%	\$ 325,000	1.8%	\$ 220,000	\$ 216,000	1.9%	\$ 215,000	2.3%
Average Price	\$ 542,481	\$ 518,241	4.7%	\$ 540,025	0.5%	\$ 332,487	\$ 320,673	3.7%	\$ 326,729	1.8%	\$ 219,757	\$ 208,397	5.5%	\$ 207,400	6.0%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Nov-10	Nov-09	% change	Oct-10	% change	Nov-10	Nov-09	% change	Oct-10	% change	Nov-10	Nov-09	% change	Oct-10	% change
Sales	43	95	-54.7%	50	-14.0%	17	28	-39.3%	21	-19.0%	7	11	-36.4%	10	-30.0%
New Listings	82	92	-10.9%	89	-7.9%	29	40	-27.5%	51	-43.1%	22	18	22.2%	21	4.8%
Active Listings	290	259	12.0%	312	-7.1%	147	86	70.9%	157	-6.4%	94	44	113.6%	95	-1.1%
Benchmark Price	\$ 538,516	\$ 530,670	1.5%	\$ 534,952	0.7%										
Median Price	\$ 545,000	\$ 535,000	1.9%	\$ 539,900	0.9%	\$ 330,000	\$ 310,000	6.5%	\$ 313,000	5.4%	\$ 225,000	\$ 218,000	3.2%	\$ 226,000	-0.4%
Average Price	\$ 556,161	\$ 539,890	3.0%	\$ 549,988	1.1%	\$ 343,405	\$ 327,575	4.8%	\$ 326,259	5.3%	\$ 242,916	\$ 196,563	23.6%	\$ 207,113	17.3%

Surrey - North	Detached					Townhouse					Apartment				
	Nov-10	Nov-09	% change	Oct-10	% change	Nov-10	Nov-09	% change	Oct-10	% change	Nov-10	Nov-09	% change	Oct-10	% change
Sales	60	65	-7.7%	65	-7.7%	18	26	-30.8%	16	12.5%	68	73	-6.8%	47	44.7%
New Listings	74	119	-37.8%	111	-33.3%	22	38	-42.1%	33	-33.3%	87	122	-28.7%	93	-6.5%
Active Listings	420	432	-2.8%	464	-9.5%	89	94	-5.3%	102	-12.7%	386	442	-12.7%	434	-11.1%
Benchmark Price	\$ 484,298	\$ 475,721	1.8%	\$ 478,018	1.3%	\$ 274,643	\$ 281,307	-2.4%	\$ 272,283	0.9%	\$ 233,769	\$ 233,305	0.2%	\$ 229,193	2.0%
Median Price	\$ 425,000	\$ 485,000	-12.4%	\$ 459,000	-7.4%	\$ 255,000	\$ 297,000	-14.1%	\$ 245,000	4.1%	\$ 200,000	\$ 197,000	1.5%	\$ 200,000	0.0%
Average Price	\$ 499,085	\$ 532,562	-6.3%	\$ 528,451	-5.6%	\$ 259,044	\$ 288,580	-10.2%	\$ 263,018	-1.5%	\$ 207,056	\$ 205,497	0.8%	\$ 204,265	1.4%



Housing Price Index - Fraser Valley

November 2010

	BENCHMARK PRICE	INDEX (HPI)	ONE MONTH % CHANGE	THREE MONTH % CHANGE	SIX MONTH % CHANGE	ONE YEAR % CHANGE	THREE YEAR % CHANGE	FIVE YEAR % CHANGE	
RESIDENTIAL	FRASER VALLEY BOARD	448,425	219.4	-0.2	-0.1	-1.8	2.3	0.1	29.7
DETACHED	FRASER VALLEY BOARD	504,848	215.2	-0.2	-1.0	-2.0	1.4	0.9	28.7
	NORTH DELTA	499,693	220.2	-2.1	-3.7	-5.6	0.7	-1.8	26.5
	NORTH DELTA ANNIEVILLE	452,546	224.0	4.5	-0.2	-2.5	0.5	0.2	26.5
	NORTH DELTA NORDEL	546,163	235.1	-0.1	1.7	0.2	8.3	9.8	38.1
	NORTH DELTA SCOTTSDALE	443,034	220.6	-7.1	-5.4	-7.8	-4.3	-4.0	25.3
	NORTH DELTA SUNSHINE HILLS & WOODS	560,660	197.5	-4.1	-9.7	-11.2	-0.8	-10.9	17.9
	NORTH SURREY	484,298	210.7	1.3	-2.8	-1.8	1.8	5.0	31.9
	NORTH SURREY BOLIVAR HEIGHTS	384,151	194.7	0.6	-5.6	-5.2	-4.0	0.4	20.0
	NORTH SURREY CEDAR HILLS	428,818	225.3	-4.1	1.9	-1.0	2.2	11.4	36.0
	NORTH SURREY FRASER HEIGHTS	700,488	208.3	1.8	-3.6	-1.8	2.9	6.0	38.8
	NORTH SURREY GUILDFORD	497,095	227.2	4.5	-0.9	7.1	4.4	7.8	38.0
	NORTH SURREY OTHER	396,100	205.9	3.1	-3.8	-5.1	3.5	1.6	27.0
	SURREY	521,823	216.9	-1.4	0.4	-0.1	3.0	2.9	29.7
	SURREY BEAR CREEK GREEN TIMBERS	502,118	203.5	-5.3	1.8	-3.1	1.7	-2.0	22.6
	SURREY EAST NEWTON	510,833	221.0	1.6	0.2	0.2	1.2	3.9	31.3
	SURREY FLEETWOOD TYNEHEAD	574,506	213.7	-1.6	3.2	1.5	2.7	4.4	32.9
	SURREY PANORAMA RIDGE SULLIVAN	578,019	210.2	-3.2	-2.7	-1.3	-1.2	3.9	30.7
	SURREY QUEEN MARY PARK	461,738	216.5	-0.1	0.1	0.1	7.8	6.2	35.4
	SURREY WEST NEWTON	495,763	220.9	0.7	-2.0	1.2	5.3	1.8	25.8
	CLOVERDALE	538,516	211.7	0.7	-2.3	-2.3	1.5	4.0	32.9
	SOUTH SURREY & WHITE ROCK	734,936	222.9	2.1	-1.5	-4.4	1.5	0.4	30.3
	SOUTH SURREY CRESCENT BCH OCEAN PRK	815,499	263.6	17.0	10.0	-3.9	10.8	6.5	37.6
	SOUTH SURREY ELGIN CHANTRELL	1,194,650	237.4	-0.5	-1.1	-8.1	10.3	7.8	57.6
	SOUTH SURREY KING GEORGE CORRIDOR	573,701	215.7	8.1	2.3	1.0	4.6	1.6	25.4
	SOUTH SURREY SOUTH-EAST	939,074	204.2	-2.6	-3.2	-3.3	-1.3	3.3	33.0
	SOUTH SURREY SUNNYSIDE PARK	684,036	206.3	-1.5	-2.3	-1.5	-0.1	2.4	25.6
	SOUTH SURREY WHITE ROCK	585,103	199.9	-9.0	-13.1	-9.1	-11.5	-12.0	16.1
	LANGLEY	508,735	206.2	0.0	-1.7	-2.6	-1.9	-0.7	30.1
	LANGLEY ALDERGROVE	420,634	212.5	6.5	-5.4	-0.1	1.1	3.5	27.1
	LANGLEY CITY MURRYVL WILLOBY BRKSWD	519,073	218.7	-0.2	-2.4	-3.5	-1.7	-2.1	31.4
	LANGLEY WALNUT GROVE	542,920	195.1	-3.0	1.4	-2.2	-3.8	-0.2	29.5



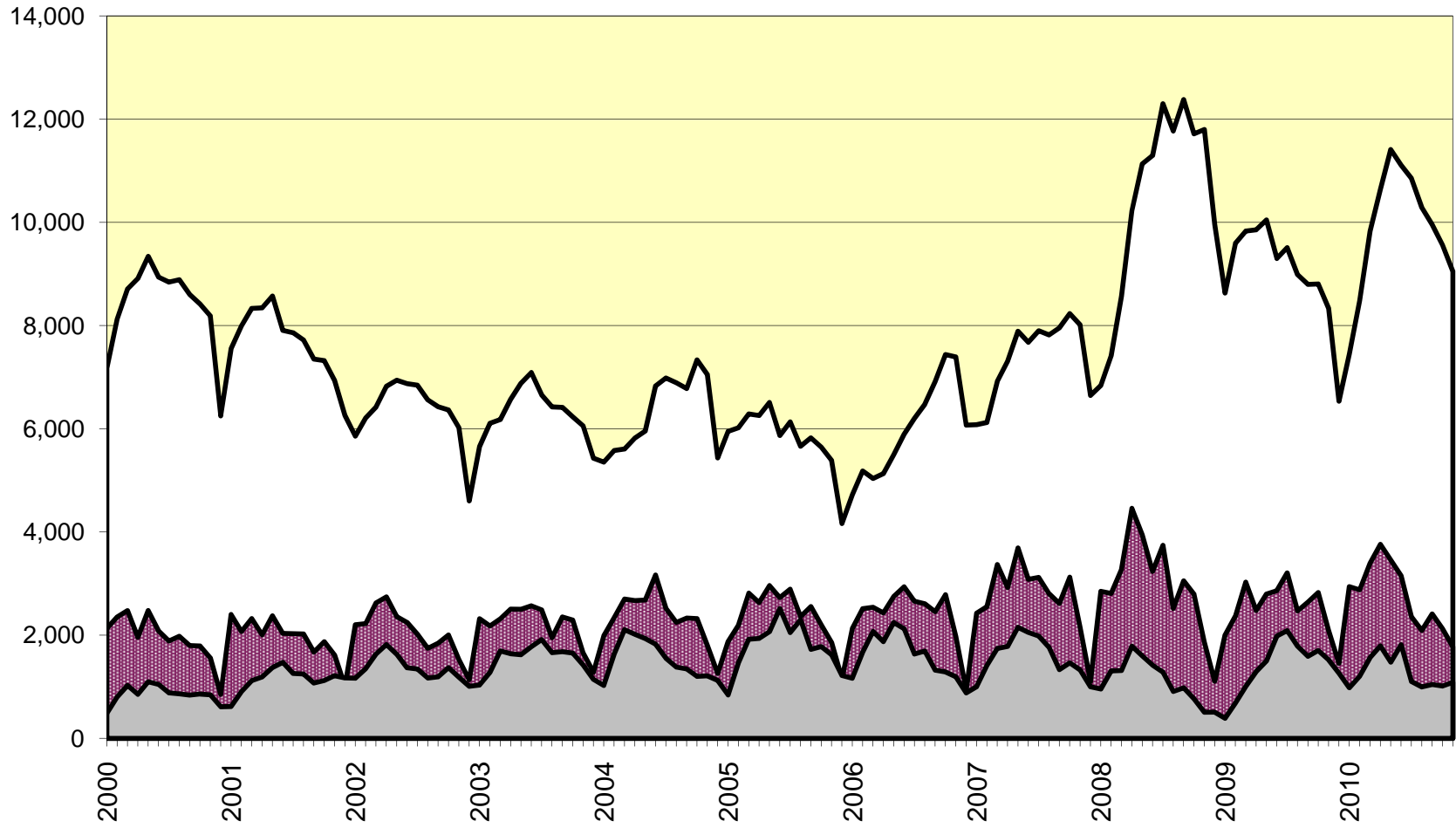
Housing Price Index - Fraser Valley

November 2010

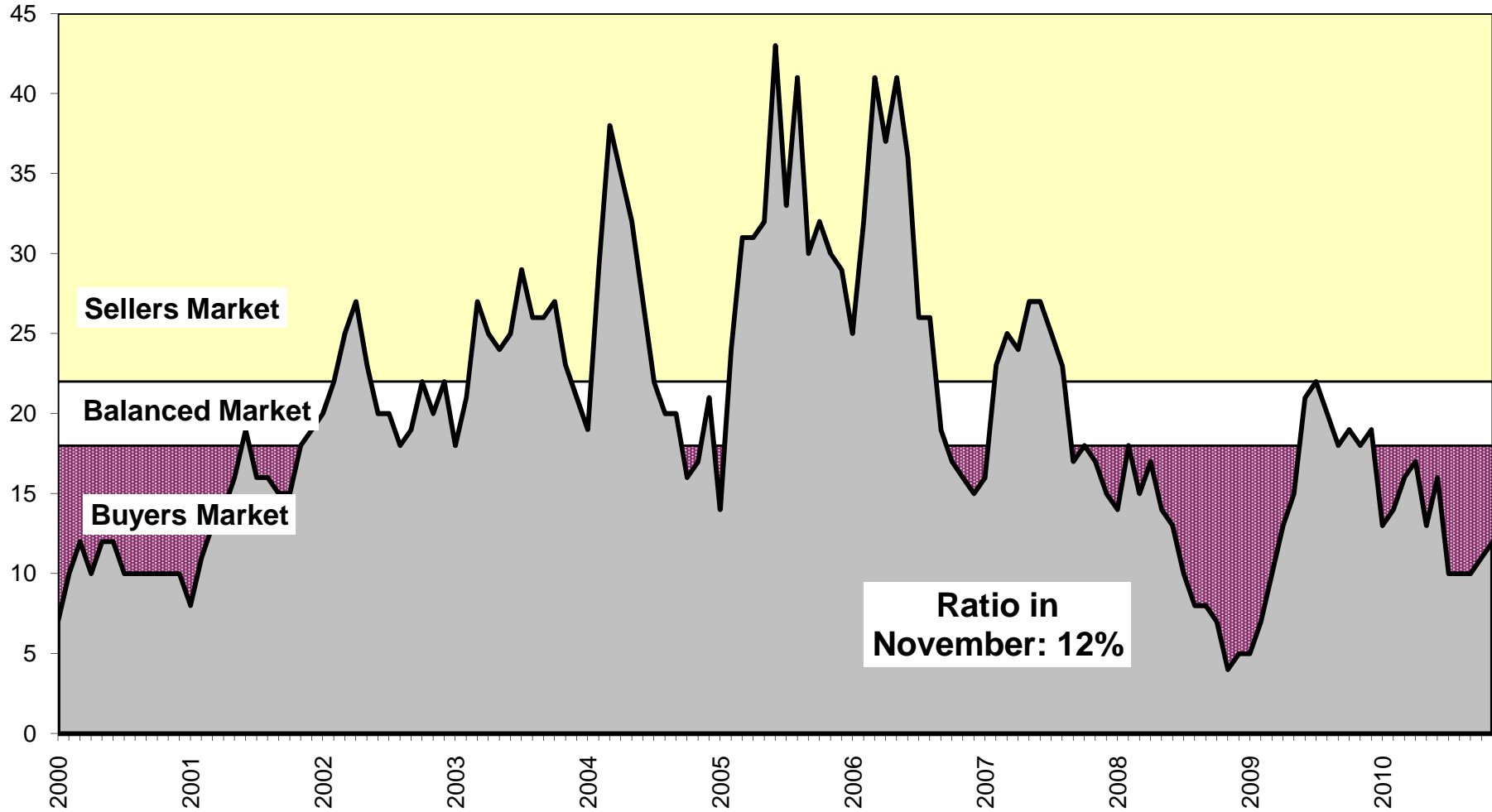
		BENCHMARK PRICE	INDEX (HPI)	ONE MONTH % CHANGE	THREE MONTH % CHANGE	SIX MONTH % CHANGE	ONE YEAR % CHANGE	THREE YEAR % CHANGE	FIVE YEAR % CHANGE	
DETACHED continued	ABBOTSFORD	423,812	212.9	-1.5	1.3	-1.9	1.4	-0.8	22.9	
	ABBOTSFORD CENTRAL POPLAR	377,961	213.0	0.3	3.6	1.0	0.6	-1.5	26.8	
	ABBOTSFORD EAST	454,400	207.8	-5.6	-1.5	-2.4	1.3	-1.2	24.1	
	ABBOTSFORD WEST	420,353	217.7	2.0	2.9	-2.9	2.0	-0.1	19.5	
	MISSION	354,852	210.6	1.7	-0.8	0.7	3.4	-5.1	26.1	
TOWNHOUSE	FRASER VALLEY BOARD	319,623	203.2	0.2	-1.5	-2.6	1.2	-1.6	28.3	
	NORTH SURREY GUILDFORD	274,643	235.4	0.9	-1.2	-1.4	-2.4	-5.4	26.8	
	SURREY	326,650	202.8	1.7	0.3	0.2	3.4	3.2	34.6	
	SURREY FLEETWOOD	361,889	193.0	-2.0	-3.9	-2.7	1.2	4.4	30.6	
	SURREY OTHER	312,200	207.2	3.3	2.2	1.5	4.4	2.7	36.4	
	SOUTH SURREY & WHITE ROCK	459,380	194.1	2.0	2.2	-1.6	4.5	0.7	26.3	
	LANGLEY	319,351	202.7	1.4	-2.3	-3.5	1.7	0.2	30.2	
	ABBOTSFORD	265,783	196.3	-4.4	-5.3	-6.6	-2.8	-9.5	19.9	
	APARTMENT	FRASER VALLEY BOARD	242,276	261.5	0.7	1.1	-3.9	2.7	-1.7	36.9
		NORTH SURREY	233,769	273.2	2.0	-0.7	-4.9	0.2	-2.8	38.3
NORTH SURREY WHALLEY		233,512	294.7	4.7	0.7	-6.9	2.4	-6.5	34.8	
NORTH SURREY GUILDFORD		233,994	255.0	-0.3	-1.9	-3.0	-1.7	0.6	41.5	
SOUTH SURREY WHITE ROCK		305,833	224.6	0.6	-4.6	-7.1	1.5	-6.5	26.9	
LANGLEY		239,505	235.2	-0.7	1.9	-2.0	2.5	4.1	33.5	
ABBOTSFORD		216,059	296.8	0.4	6.8	-2.0	6.6	-0.9	45.1	
ACREAGE		FRASER VALLEY BOARD	830,515	245.6	-3.2	12.1	6.9	13.5	-1.3	31.6
	SURREY, CLOVERDALE & N. SURREY	947,564	266.5	-9.2	17.4	7.2	27.7	12.9	48.2	
	SOUTH SURREY & WHITE ROCK	1,112,580	281.5	-9.0	13.3	6.5	28.6	19.4	44.7	
	LANGLEY	874,156	251.3	-4.9	3.3	-3.2	3.0	-3.7	21.5	
	ABBOTSFORD	760,146	215.5	-4.5	36.6	27.5	28.3	-20.2	24.9	
	MISSION	596,905	240.8	11.2	8.5	14.6	5.6	-3.2	37.1	

Sales, Listings & Active Inventory, All Types, Fraser Valley

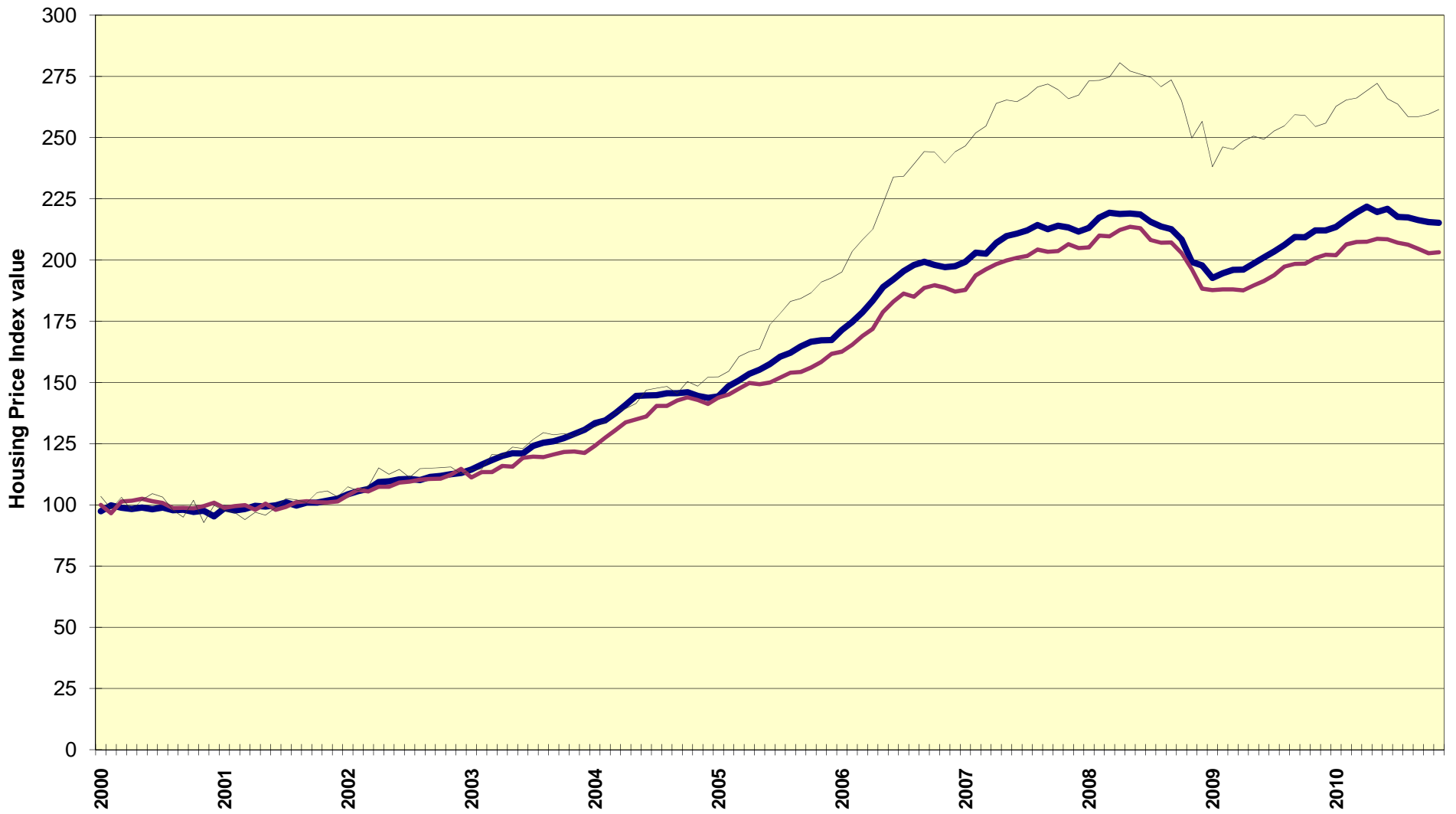
Active Listings Sales



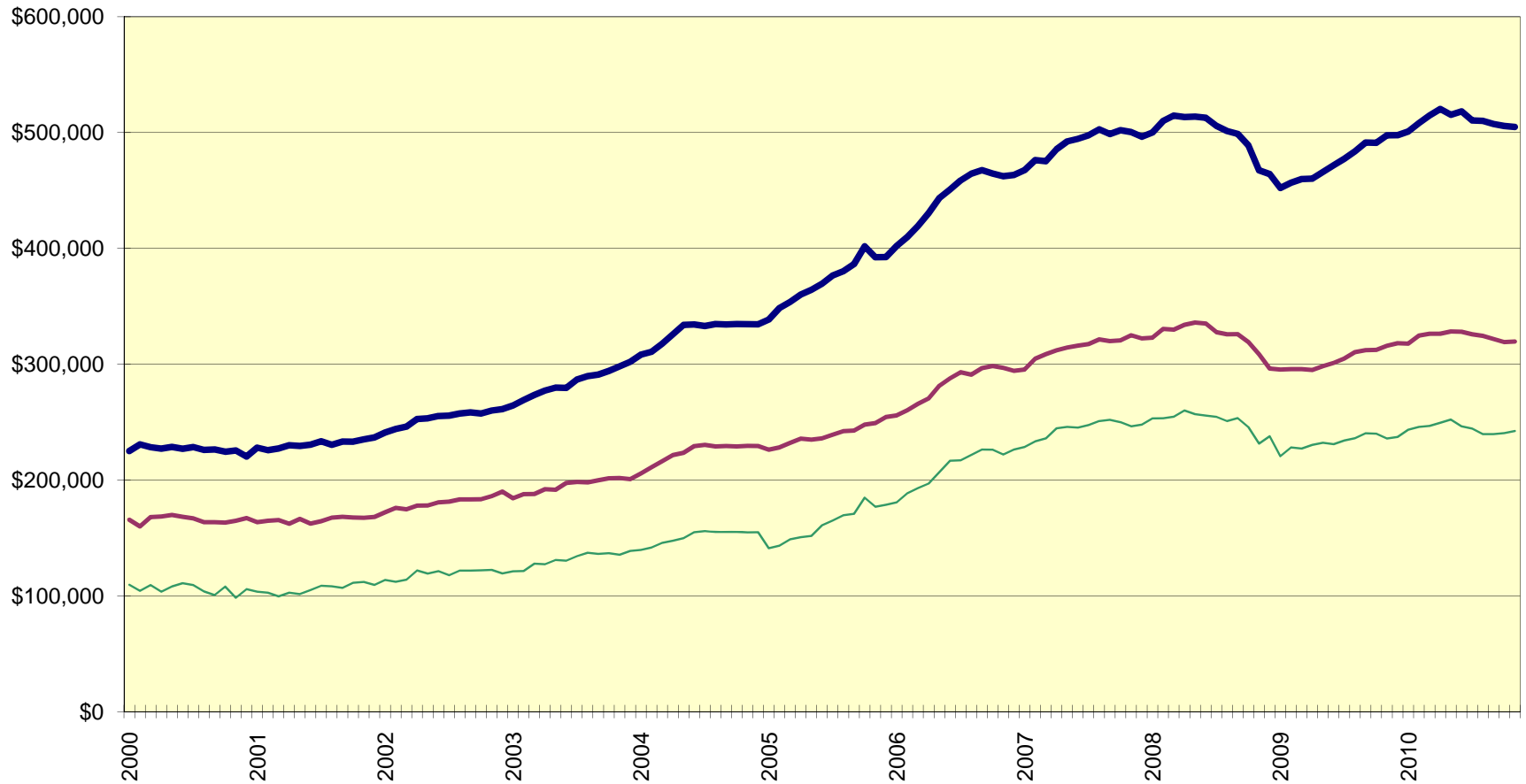
Sales-to-Active Listings Ratio, All Types, Fraser Valley



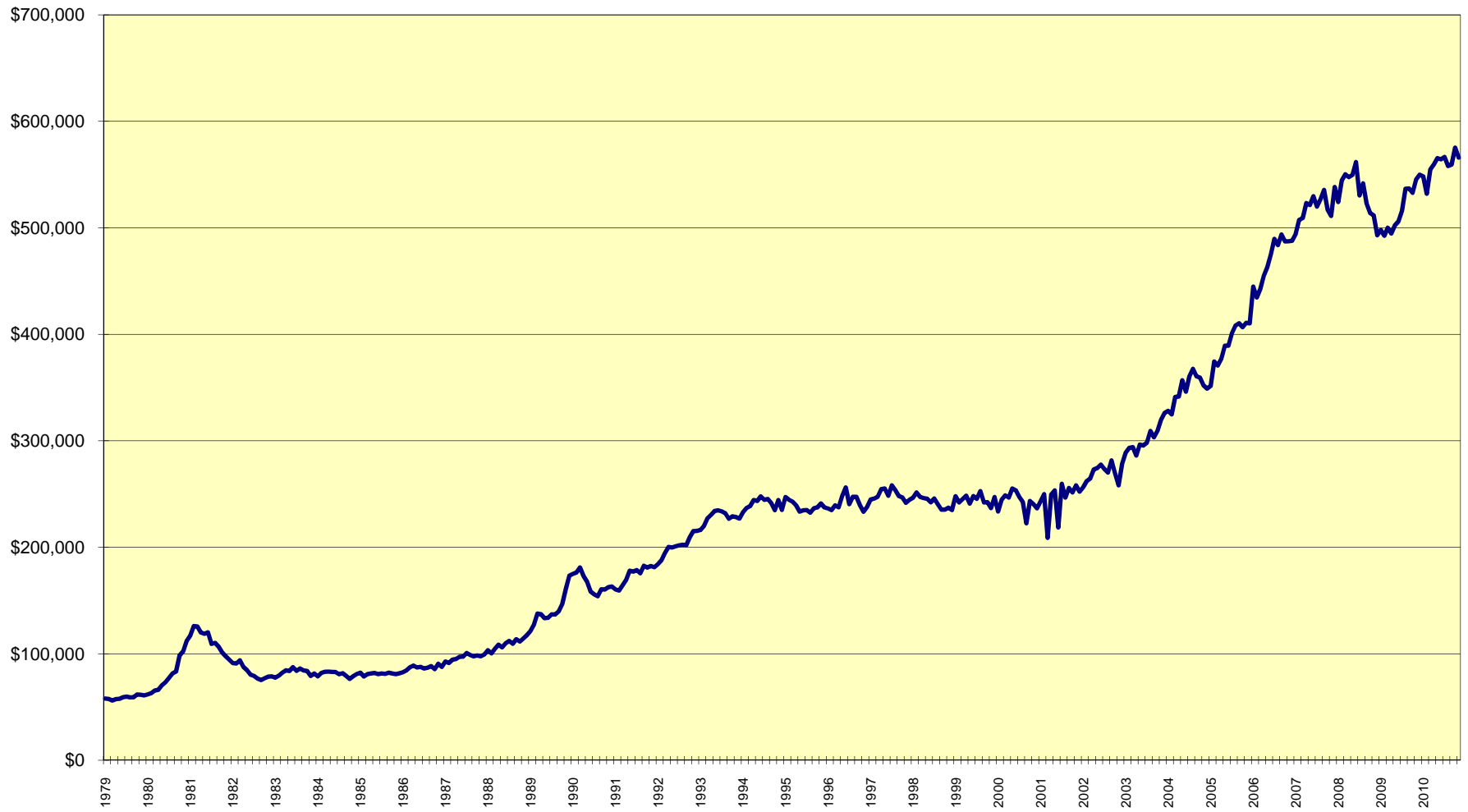
Housing Price Index, Fraser Valley



Benchmark Price, By Type, Fraser Valley



Average Price, residential detached homes, all Fraser Valley



Annual Sales, New Listings, Average Price; All Property Types; Fraser Valley

