

Summary Report

For December 2018

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2018-12

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,025,500	268.1	-1.47	-3.84	-7.65	-5.16	27.91	67.35	107.83
Fraser Valley Real Estate Board	867,300	268.8	-1.10	-2.22	-5.82	-0.41	47.37	82.48	106.77
Area: N. Delta	859,700	262.2	-2.67	-3.78	-5.75	-2.42	28.09	71.15	98.94
Annieville	794,600	258.8	-3.00	-3.58	-7.31	-4.54	24.30	70.26	94.59
Nordel	861,700	258.8	-3.54	-5.96	-4.29	-1.37	31.24	70.83	98.47
Scottsdale	820,100	261.5	-2.79	-3.54	-7.14	-3.93	25.48	72.84	96.62
Sunshine Hills Woods	1,067,300	273.8	-0.69	-0.87	-4.00	1.33	33.63	70.06	110.94
Municipality: City of Surrey combined	948,000	281.0	-0.88	-1.23	-5.07	-0.95	44.40	79.90	119.36
Area: North Surrey	828,400	287.3	-1.10	0.31	-3.40	2.86	46.88	85.83	119.15
Bolivar Heights	810,300	286.2	3.47	6.20	0.81	6.75	47.75	91.69	111.53
Bridgeview	495,400	256.3	-2.92	-6.15	-4.08	0.00	34.75	75.79	96.55
Cedar Hills	821,500	293.3	-4.52	-1.41	-5.11	-1.51	46.58	87.89	127.72
Fraser Heights	1,099,800	286.1	3.77	5.85	1.53	7.07	48.39	96.09	111.46
Guildford	871,100	284.4	-4.05	-3.07	-7.57	0.92	47.05	75.99	121.32
Port Kells	1,377,900	269.3	4.75	5.36	0.07	9.43	52.41	101.87	99.04
Royal Heights	749,500	246.2	-4.35	-6.60	-4.91	-1.60	29.24	67.71	88.80
Whalley	830,800	311.7	-4.27	-3.83	-6.87	2.70	53.47	89.14	142.57
Area: Surrey	930,100	278.7	-1.10	-0.92	-3.63	0.54	50.57	81.68	118.42
Bear Creek Green Timbers	954,800	297.4	0.41	2.69	-0.47	4.79	62.51	91.99	128.77
East Newton	895,900	274.0	-0.51	-0.90	-3.93	2.35	51.21	75.75	124.41
Fleetwood Tynehead	929,900	251.6	-1.37	-5.87	-6.15	-2.59	45.43	76.56	97.80
Panorama Ridge	899,100	274.7	-2.07	-1.86	-4.29	0.96	32.96	66.38	111.63
Queen Mary Park Surrey	890,200	284.6	-4.01	-1.18	-4.46	-2.03	45.43	87.48	120.96
Sullivan Station	1,103,700	281.6	-2.83	-3.43	-12.25	-10.18	42.44	59.37	133.69
West Newton	986,700	293.2	1.95	3.28	0.96	4.83	61.72	89.77	126.58
Area: Cloverdale	959,500	273.3	0.04	-2.15	-6.37	-4.67	45.37	75.30	101.10
Clayton	1,584,400	293.4	0.31	-2.27	-4.09	-1.97	52.65	97.98	115.10
Cloverdale BC	853,600	267.5	0.00	-2.19	-6.47	-4.22	45.14	73.70	96.11
Serpentine	2,773,100	436.0	1.04	-6.54	-13.90	-10.53	63.11	109.31	261.83

Fraser Valley Real Estate Board

2018-12

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	1,189,000	275.0	-0.87	-2.52	-7.78	-5.76	28.50	70.60	132.66
Crescent Bch Ocean Pk.	1,051,600	268.4	-1.11	-0.19	-3.66	-2.86	24.09	65.27	129.01
Elgin Chantrell	1,739,700	296.9	-0.64	1.33	-2.62	-1.46	23.25	76.20	153.33
Grandview Surrey	2,038,500	305.2	-0.91	-5.69	-15.20	-12.58	34.92	81.88	153.28
Hazelmere	2,712,700	408.2	1.39	-8.82	-17.37	-4.56	58.03	143.12	238.76
King George Corridor	931,400	268.2	0.37	-5.36	-13.26	-11.34	37.05	67.00	122.57
Morgan Creek	1,909,000	242.1	-2.46	-5.65	-13.32	-12.16	19.09	34.87	100.91
Pacific Douglas	1,929,100	330.1	-3.82	-7.30	-14.88	-12.99	41.61	92.14	173.94
Sunnyside Park Surrey	1,075,700	270.6	-0.07	0.26	-3.36	-2.06	27.04	68.18	130.89
White Rock	1,048,600	257.8	-1.75	-0.54	-3.63	-3.30	21.26	67.29	119.97
Area: Langley	984,800	271.4	-0.51	-3.21	-6.61	2.18	55.17	88.73	109.09
Aldergrove Langley	718,800	239.3	-0.29	-3.12	-6.16	0.17	59.00	87.25	83.94
Brookwood Langley	918,000	283.6	-1.66	-5.81	-6.34	-3.01	39.98	76.81	114.04
Campbell Valley	1,946,500	291.7	-0.03	-0.17	-0.82	12.11	86.27	125.43	126.48
County Line Glen Valley	1,433,200	259.2	-4.42	-10.81	-11.78	-4.28	44.16	76.93	99.38
Fort Langley	1,097,700	276.9	-4.45	-7.82	-10.04	-2.64	52.48	85.34	113.00
Langley City	891,200	289.3	2.33	2.26	-7.57	6.63	62.44	97.88	126.19
Murrayville	1,026,800	241.3	-0.74	-7.19	-6.80	-3.60	28.42	55.18	82.11
Otter District	1,856,400	302.2	0.87	-0.20	0.94	13.48	84.83	131.75	134.63
Salmon River	1,445,500	289.0	-0.69	-1.93	-1.97	11.89	79.06	126.31	124.38
Walnut Grove	871,500	249.3	-3.78	-8.78	-10.06	-4.74	43.36	73.49	91.77
Willoughby Heights	801,700	271.9	2.41	2.26	-7.39	4.74	59.57	94.49	112.59
Area: Abbotsford	748,500	263.0	-1.98	-2.63	-5.94	0.08	60.56	90.99	102.78
Abbotsford East	734,100	251.5	-1.76	-6.33	-7.50	-2.10	46.22	84.79	88.25
Abbotsford West	746,600	271.6	-2.06	0.11	-1.88	5.19	69.01	99.27	111.69
Aberdeen	1,101,800	281.3	-1.75	-1.40	-2.50	10.79	65.76	101.22	118.40
Bradner	1,371,300	235.9	-6.24	-5.34	-7.60	-3.28	45.26	73.84	81.46
Central Abbotsford	667,300	266.4	-1.81	-1.84	-10.06	-5.09	72.09	88.27	111.09
Matsqui	707,300	247.1	-1.36	-7.00	-7.94	-5.25	48.23	87.34	84.96
Poplar	721,400	263.4	-1.20	-2.52	-10.95	-6.33	69.06	80.16	108.72
Sumas Mountain	752,100	239.2	-3.97	-7.82	-9.60	-3.00	44.18	80.39	79.04
Sumas Prairie	694,700	252.6	-5.99	-8.54	-11.18	-3.77	41.83	86.97	89.07

Fraser Valley Real Estate Board

2018-12

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Mission	621,100	247.3	0.24	-1.83	-6.36	1.31	63.56	92.45	79.20
Dewdney Deroche	446,800	235.0	-0.38	-2.29	-6.60	0.60	56.98	82.74	70.29
Durieu	444,600	239.4	0.42	-1.72	-6.78	0.88	58.33	85.01	73.48
Hatzic	627,600	247.6	0.45	-1.51	-5.96	1.77	64.19	93.14	79.42
Mission BC	619,000	248.4	0.32	-1.74	-6.26	1.39	63.85	93.01	80.00
Mission-West	731,200	235.4	-4.50	-5.73	-11.54	-3.21	63.25	91.07	70.58
Stave Falls	714,500	242.0	1.51	-0.62	-5.02	1.55	58.48	87.16	75.36
Steelhead	999,500	233.3	3.64	0.78	-3.28	3.55	61.79	85.90	69.06

Fraser Valley Real Estate Board

2018-12

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,433,200	264.2	-1.16	-2.72	-5.61	-5.20	25.63	63.29	104.02
Fraser Valley Real Estate Board	1,067,100	247.9	-1.12	-2.21	-5.20	-2.48	39.58	69.68	95.35
Area: N. Delta	963,500	254.1	-2.94	-5.85	-9.89	-5.71	23.47	60.21	86.15
Annieville	824,000	254.3	-3.16	-5.11	-8.98	-4.54	22.85	63.22	86.30
Nordel	913,000	252.5	-2.62	-5.89	-10.46	-5.71	21.34	55.48	84.98
Scottsdale	877,400	255.0	-3.56	-5.13	-9.35	-4.42	26.55	63.99	86.81
Sunshine Hills Woods	1,079,800	255.2	-2.78	-6.55	-10.05	-6.69	24.18	60.81	86.96
Municipality: City of Surrey combined	1,155,500	257.4	-1.08	-2.20	-4.56	-2.76	38.31	69.01	103.16
Area: North Surrey	1,146,100	270.6	-0.04	1.39	-0.66	2.27	43.48	78.73	110.91
Bolivar Heights	786,600	277.2	-1.39	-3.21	-3.75	-0.04	44.00	86.17	107.64
Bridgeview	647,600	300.5	0.81	2.49	1.04	3.19	61.47	103.18	125.09
Cedar Hills	892,400	287.1	-1.75	-1.85	-3.14	1.48	46.70	88.88	115.06
Fraser Heights	1,275,900	256.6	2.11	5.12	1.87	2.31	37.88	67.71	105.61
Guildford	934,000	289.8	-1.83	-2.65	-3.78	0.76	47.26	87.82	117.08
Port Kells	1,495,200	230.9	0.09	3.92	3.59	4.53	60.24	91.78	88.34
Royal Heights	999,700	244.0	-3.79	-4.72	-9.33	-4.65	28.49	64.42	78.75
Whalley	812,300	298.7	-1.74	-2.51	-3.74	1.05	47.58	93.71	123.75
Area: Surrey	1,071,800	262.8	-1.17	-3.56	-4.58	-1.20	47.06	74.50	108.08
Bear Creek Green Timbers	988,700	268.2	-0.96	-4.62	-6.09	-3.84	45.84	65.66	109.86
East Newton	1,207,500	266.2	-3.27	-2.74	-3.38	-1.26	49.47	81.95	111.27
Fleetwood Tynehead	1,133,900	261.5	-0.49	-5.05	-5.63	-1.40	46.50	72.95	109.70
Panorama Ridge	1,107,600	261.1	-2.36	-4.22	-2.54	0.50	51.98	77.26	97.21
Queen Mary Park Surrey	889,000	285.2	0.42	-1.42	-2.76	1.82	54.50	82.35	133.20
Sullivan Station	967,000	240.4	1.09	-2.44	-7.75	-3.53	33.93	63.54	85.64
West Newton	869,500	276.1	-0.75	-2.78	-2.06	1.73	52.29	79.75	125.76
Area: Cloverdale	990,800	237.7	0.08	-1.98	-4.58	-1.16	40.82	66.69	89.70
Clayton	947,500	228.4	-0.65	-2.48	-4.11	0.75	45.39	71.34	86.30
Cloverdale BC	1,018,500	241.9	0.42	-1.75	-4.61	-1.91	38.78	64.00	91.38
Serpentine	763,900	241.3	0.75	-2.86	-7.44	-3.36	35.33	63.26	86.33

Fraser Valley Real Estate Board

2018-12

2 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	1,476,100	252.0	-2.93	-2.48	-6.39	-8.43	24.20	58.39	95.96
Crescent Bch Ocean Pk.	1,405,900	268.2	-6.91	-2.61	-4.89	-9.39	27.96	71.16	96.05
Elgin Chantrell	1,983,800	257.9	-3.84	-4.23	-8.09	-15.72	9.79	41.70	113.85
Grandview Surrey	1,652,800	273.2	1.45	-2.71	-7.33	-5.01	28.99	66.79	110.97
Hazelmere	1,804,800	300.9	0.77	-0.59	-7.59	-2.37	40.15	83.14	132.36
King George Corridor	1,231,900	268.0	1.32	-1.90	-7.94	-3.35	36.25	72.90	106.95
Morgan Creek	1,398,700	221.7	-2.08	-1.34	-5.09	-3.19	20.36	43.31	72.93
Pacific Douglas	1,167,800	243.7	0.99	-1.97	-7.13	-2.64	37.06	72.71	88.19
Sunnyside Park Surrey	1,232,800	252.8	-3.66	-2.09	-7.02	-12.77	18.91	47.58	109.62
White Rock	1,206,300	221.9	-6.37	-3.10	-4.44	-9.06	23.90	57.94	62.21
Area: Langley	1,015,600	236.0	-0.55	-1.21	-6.24	-1.67	41.91	71.76	86.86
Aldergrove Langley	683,800	212.2	0.71	0.62	-3.81	1.77	39.06	63.48	71.68
Brookswood Langley	1,059,100	267.1	-2.91	-1.00	-5.52	3.25	48.14	72.77	106.25
Campbell Valley	1,627,300	213.4	-2.24	-0.19	-3.96	-1.16	36.36	65.94	72.65
County Line Glen Valley	1,470,600	210.2	-0.28	0.62	-5.02	-1.55	38.75	70.06	70.06
Fort Langley	1,147,500	229.6	-0.17	-2.13	-5.79	-0.56	48.90	83.83	85.76
Langley City	882,500	253.2	-2.80	-1.21	-5.42	3.52	51.16	78.31	95.52
Murrayville	1,065,700	250.9	-3.09	-1.53	-5.85	2.70	44.61	66.27	93.75
Otter District	1,361,900	201.5	-0.35	0.80	-4.55	-0.64	43.42	72.37	63.03
Salmon River	1,236,700	233.0	-0.38	-0.34	-4.63	-0.68	37.54	71.20	88.51
Walnut Grove	883,000	231.8	-2.03	-3.78	-7.69	-4.18	35.79	68.21	87.84
Willoughby Heights	1,055,600	236.8	1.89	-0.92	-7.39	-4.13	43.60	75.28	85.58
Area: Abbotsford	876,900	233.2	0.39	-0.98	-5.01	0.13	55.57	78.29	92.41
Abbotsford East	931,000	239.5	2.13	5.04	-0.79	6.07	62.59	80.35	104.70
Abbotsford West	791,600	233.6	-1.60	-7.12	-9.67	-5.96	54.19	83.22	84.52
Aberdeen	922,900	230.9	-1.62	-6.78	-9.52	-5.45	46.88	75.06	82.39
Bradner	1,287,300	192.7	-3.51	-8.59	-8.19	-8.41	29.50	50.90	52.21
Central Abbotsford	723,700	230.2	-1.07	-6.76	-9.23	-4.92	51.25	79.70	81.83
Matsqui	1,136,800	223.8	-0.36	-7.33	-9.06	-5.69	39.09	63.72	76.78
Poplar	737,000	218.5	-2.19	-7.02	-9.82	-5.70	47.73	73.14	72.59
Sumas Mountain	1,123,300	208.1	4.63	5.47	-3.12	1.02	63.73	87.65	77.86
Area: Mission	749,500	229.1	-1.97	-3.98	-3.98	3.76	63.41	92.36	69.96

Fraser Valley Real Estate Board

2018-12

2 Storey Detached

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			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Durieu	758,200	213.9	-4.08	-3.99	-3.87	4.19	58.92	72.78	58.68
Hatzic	752,400	230.7	-2.20	-4.00	-4.00	3.73	65.14	96.01	71.14
Mission BC	741,100	229.9	-1.84	-4.01	-4.01	3.70	63.98	94.17	70.55
Mission-West	795,700	230.3	-0.73	-1.83	-1.79	7.12	63.33	92.24	70.85
Stave Falls	918,300	222.1	-3.22	-4.51	-4.39	2.07	55.42	73.52	64.76

Fraser Valley Real Estate Board

2018-12

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	650,300	274.8	-0.61	-3.61	-6.53	2.58	58.02	84.31	101.32
Fraser Valley Real Estate Board	418,300	300.6	-0.99	-4.66	-7.76	7.63	95.32	110.21	101.07
Area: N. Delta	400,000	379.1	-0.81	-6.92	-7.67	10.56	130.32	145.05	131.87
Annieville	278,400	309.6	-0.96	-6.30	-6.92	15.31	105.85	107.09	89.36
Scottsdale	615,200	398.0	-0.85	-7.20	-8.72	8.92	117.49	142.54	143.43
Municipality: City of Surrey combined	438,500	333.3	-0.74	-4.72	-7.47	7.93	93.33	107.15	110.15
Area: North Surrey	409,600	355.7	-1.00	-5.17	-7.71	9.08	96.85	105.84	120.25
Bolivar Heights	426,200	358.8	-0.14	-5.33	-6.95	11.43	92.39	99.00	115.88
Cedar Hills	284,500	332.3	-2.41	-6.39	-7.02	12.99	113.29	122.57	103.24
Guildford	432,100	326.2	-1.03	-5.37	-8.78	5.77	88.01	106.72	109.37
Whalley	378,800	369.0	-1.02	-5.07	-7.40	9.99	98.92	102.64	122.02
Area: Surrey	428,100	338.3	-0.91	-6.13	-7.80	11.98	99.82	117.14	107.67
Bear Creek Green Timbers	421,200	332.7	-2.38	-5.86	-7.12	12.86	101.88	115.34	103.49
East Newton	435,100	354.8	0.06	-6.41	-7.70	13.54	104.73	126.85	117.00
Fleetwood Tynehead	478,600	317.0	-1.25	-5.57	-10.02	4.24	81.66	99.25	103.47
Queen Mary Park Surrey	378,600	326.3	-1.24	-6.07	-6.64	13.34	96.45	106.00	99.57
Sullivan Station	536,900	365.6	-0.81	-6.78	-8.09	11.19	107.61	127.50	123.61
West Newton	445,000	341.9	-1.13	-6.15	-7.72	13.14	105.35	124.34	109.11
Area: Cloverdale	468,100	323.4	-0.71	-5.41	-8.75	4.36	88.46	110.14	107.57
Clayton	524,100	323.2	-1.13	-5.94	-9.34	3.00	81.88	100.37	107.45
Cloverdale BC	449,500	323.7	-0.15	-4.74	-8.01	6.06	94.53	118.57	107.77
Area: South Surrey White Rock	500,100	251.7	-0.20	-0.51	-3.08	1.41	72.40	97.10	87.42
Crescent Bch Ocean Pk.	548,500	291.4	-1.45	-1.12	-5.05	1.89	70.11	90.21	104.63
Grandview Surrey	509,800	273.3	0.22	-1.37	-6.15	0.15	70.60	92.60	91.92
King George Corridor	543,600	268.4	0.98	-1.14	-6.38	-0.96	66.50	87.30	88.48
Morgan Creek	517,100	284.4	-0.04	-0.94	-6.26	0.25	69.99	96.82	99.72
Sunnyside Park Surrey	501,000	254.2	-0.16	-0.90	-7.12	-1.05	64.53	84.47	78.51
White Rock	453,800	229.6	-0.91	0.26	1.50	3.47	74.07	101.23	78.26

Fraser Valley Real Estate Board

2018-12

Apartment

	Benchmark Price	Index (HPI)	% Changes						
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Area: Langley	413,000	267.1	-0.60	-4.37	-7.93	4.05	85.87	92.85	86.39
Aldergrove Langley	346,800	272.1	-0.69	-6.66	-9.39	13.66	82.49	97.17	70.92
Fort Langley	701,900	335.4	-2.36	-8.16	-9.42	-1.90	81.30	124.80	128.79
Langley City	421,600	279.0	0.29	-2.55	-7.37	6.77	101.30	100.43	98.86
Murrayville	422,700	254.7	-1.85	-7.28	-9.36	-0.24	67.90	83.77	73.74
Salmon River	366,900	234.3	-2.21	-6.95	-9.29	-0.76	56.93	68.93	59.82
Walnut Grove	426,500	229.3	-1.59	-6.98	-8.75	0.70	66.16	76.79	56.41
Willoughby Heights	377,800	255.4	-1.88	-6.48	-8.10	0.00	72.92	87.24	74.22
Area: Abbotsford	314,000	267.0	-1.95	-5.75	-12.00	9.56	103.66	128.79	84.52
Abbotsford East	363,100	290.0	-3.85	-9.60	-9.94	9.15	81.02	104.66	82.16
Abbotsford West	310,400	270.3	-2.70	-5.06	-12.72	7.13	96.72	148.90	87.84
Central Abbotsford	314,100	260.0	-1.52	-6.04	-12.10	10.54	111.55	119.41	82.33
Poplar	346,800	309.2	-0.77	-5.79	-7.12	16.33	102.75	114.28	94.22
Area: Mission	343,100	269.1	-1.72	-8.09	-8.41	13.64	100.37	107.32	69.03
Mission BC	343,100	269.1	-1.72	-8.09	-8.41	13.64	100.37	107.32	69.03

Fraser Valley Real Estate Board

2018-12

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	969,700	266.2	-0.89	-3.38	-6.27	-0.93	40.18	73.08	100.91
Fraser Valley Real Estate Board	834,700	264.3	-0.83	-2.97	-5.78	2.52	58.17	85.47	97.83
Area: N. Delta	904,900	281.2	-1.99	-3.57	-6.55	1.08	41.66	82.83	108.14
Annieville	708,400	264.7	-2.32	-3.32	-7.16	-0.71	34.78	75.41	91.95
Nordel	925,300	271.5	-2.09	-3.10	-6.06	-0.37	39.45	76.07	104.75
Scottsdale	958,900	313.2	-1.82	-4.63	-7.06	4.19	54.21	104.97	131.14
Sunshine Hills Woods	1,038,600	265.3	-1.59	-2.89	-6.65	-1.74	31.86	68.12	98.58
Municipality: City of Surrey combined	871,700	277.3	-0.57	-2.77	-5.07	2.86	58.28	85.11	106.79
Area: North Surrey	778,600	323.9	-0.92	-2.88	-4.57	8.51	76.13	102.31	125.40
Bolivar Heights	742,600	297.4	1.23	1.74	-1.43	7.17	55.54	93.24	111.07
Bridgeview	540,500	270.9	-1.49	-2.73	-1.99	1.46	43.33	85.04	106.16
Cedar Hills	797,100	293.9	-3.45	-2.00	-4.76	0.10	49.04	90.23	121.64
Fraser Heights	1,275,500	263.6	1.97	4.48	1.82	3.49	41.64	73.08	109.04
Guildford	589,100	315.1	-1.65	-4.75	-6.53	5.92	82.14	101.08	112.76
Port Kells	1,416,100	251.3	2.74	4.01	0.28	7.16	55.99	100.40	92.27
Royal Heights	820,900	245.9	-4.10	-5.97	-6.54	-2.69	29.01	66.60	86.57
Whalley	543,200	357.2	-1.11	-4.47	-6.52	9.91	91.84	105.88	132.10
Area: Surrey	845,500	273.3	-0.55	-2.39	-4.21	3.37	61.52	87.84	106.73
Bear Creek Green Timbers	948,800	284.2	-0.28	-1.52	-3.46	1.28	56.24	80.56	119.29
East Newton	956,100	294.5	-0.57	-2.71	-2.90	6.74	70.82	101.57	123.11
Fleetwood Tynehead	867,700	252.9	-0.63	-3.95	-5.95	-1.25	56.01	81.16	96.50
Panorama Ridge	966,600	259.8	-1.63	-3.35	-3.53	0.43	48.88	76.02	100.00
Queen Mary Park Surrey	712,500	294.9	-1.40	-2.35	-2.99	6.42	67.46	96.34	113.08
Sullivan Station	764,700	240.8	0.17	-2.19	-5.94	-0.29	48.55	72.37	91.11
West Newton	754,100	294.0	0.24	-0.20	-3.10	8.81	74.79	99.86	113.35
Area: Cloverdale	847,500	252.4	-0.43	-4.54	-7.65	-0.94	54.56	77.75	91.94
Clayton	886,900	249.6	-1.11	-5.60	-8.54	0.08	62.82	83.13	91.71
Cloverdale BC	832,300	253.8	0.04	-3.75	-6.96	-1.36	50.44	75.16	92.13
Serpentine	1,344,400	308.1	0.92	-2.78	-8.93	-10.10	38.97	79.34	143.94

Fraser Valley Real Estate Board

2018-12

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	967,800	244.4	-0.65	-1.77	-4.94	-3.48	36.46	66.26	92.90
Crescent Bch Ocean Pk.	1,170,500	266.9	-4.41	-1.33	-3.99	-5.46	29.56	70.22	108.35
Elgin Chantrell	1,818,800	265.4	-2.25	-2.14	-6.15	-10.52	16.76	51.66	120.80
Grandview Surrey	1,379,700	223.9	1.08	-3.41	-5.41	-2.31	36.11	54.73	79.70
Hazelmere	2,258,900	350.3	1.24	-6.39	-14.29	-3.66	49.64	110.90	185.03
King George Corridor	788,600	262.1	1.63	-1.09	-6.73	-2.06	50.63	77.09	100.84
Morgan Creek	1,200,500	235.1	-0.47	-1.67	-4.24	-0.08	40.78	60.70	89.75
Pacific Douglas	1,172,300	236.6	-0.55	-4.98	-10.14	-8.05	30.07	62.61	91.89
Sunnyside Park Surrey	941,300	257.0	-0.66	-0.43	-5.31	-4.46	36.48	68.64	103.48
White Rock	693,100	232.1	-2.03	-0.73	-1.15	-0.98	44.16	79.37	82.33
Area: Langley	766,200	249.2	-0.52	-3.00	-6.77	1.42	56.24	80.06	88.79
Aldergrove Langley	607,500	245.2	0.33	-1.13	-3.04	4.70	63.03	87.61	77.94
Brookswood Langley	965,700	277.4	-2.15	-4.38	-6.16	-0.89	42.77	75.24	110.95
Campbell Valley	1,759,500	248.9	-0.96	0.04	-1.66	5.65	59.04	92.95	96.76
County Line Glen Valley	1,417,600	230.2	-2.25	-4.95	-8.25	-3.68	39.09	70.77	81.69
Fort Langley	1,121,100	265.9	-1.99	-5.14	-7.77	-0.78	59.80	93.38	106.60
Langley City	564,600	275.4	0.47	-2.03	-7.37	6.21	78.14	93.81	102.80
Murrayville	812,100	258.2	-1.30	-4.86	-7.36	1.45	51.79	73.87	89.16
Otter District	1,641,100	259.7	-0.04	-0.84	-2.55	6.83	67.66	107.93	103.37
Salmon River	1,301,900	254.3	-0.90	-2.79	-5.08	3.84	57.95	90.63	100.71
Walnut Grove	678,500	221.4	-1.64	-4.65	-8.21	-3.57	39.86	62.08	70.70
Willoughby Heights	786,700	235.6	-0.34	-2.93	-7.21	-1.09	52.20	76.74	83.06
Area: Abbotsford	602,300	248.8	-1.66	-4.01	-7.82	4.14	70.88	97.62	86.93
Abbotsford East	707,900	235.7	-0.46	-2.52	-4.84	3.06	55.89	83.42	82.15
Abbotsford West	571,700	258.6	-2.16	-3.44	-7.35	5.12	76.64	110.93	94.29
Aberdeen	988,800	251.0	-1.41	-3.50	-5.53	1.58	57.56	86.62	96.25
Bradner	1,324,700	216.5	-5.25	-6.96	-7.91	-5.54	37.37	64.02	68.22
Central Abbotsford	448,200	246.9	-2.06	-5.66	-11.16	5.02	87.19	103.04	81.28
Matsqui	883,700	236.7	-0.84	-7.29	-8.36	-5.43	44.42	76.77	81.24
Poplar	579,600	277.5	-0.47	-3.21	-6.94	4.64	83.05	99.07	95.84
Sumas Mountain	1,005,500	221.5	0.18	-2.29	-6.62	-0.76	54.90	87.08	79.79
Sumas Prairie	694,700	252.6	-5.99	-8.54	-11.18	-3.77	41.83	86.97	89.07

Fraser Valley Real Estate Board

2018-12

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Mission	658,600	244.4	-0.29	-2.47	-5.20	3.30	66.49	93.20	75.45
Dewdney Deroche	446,800	235.0	-0.38	-2.29	-6.60	0.60	56.98	82.74	70.29
Durieu	552,600	230.0	-1.16	-2.34	-5.74	1.55	57.97	80.11	67.64
Hatzic	664,800	242.9	-0.25	-2.14	-5.38	2.32	64.34	94.79	77.04
Lake Errock	528,400	231.5	-1.11	-2.85	-4.85	2.16	55.89	77.53	69.72
Mission BC	655,300	246.0	-0.12	-2.34	-4.95	3.67	67.46	94.16	76.09
Mission-West	753,700	233.4	-2.91	-4.46	-8.33	0.26	63.22	91.15	70.49
Stave Falls	806,200	231.2	-1.07	-3.10	-5.56	1.18	57.28	79.78	69.38
Steelhead	999,500	233.3	3.64	0.78	-3.28	3.55	61.79	85.90	69.06

Fraser Valley Real Estate Board

2018-12

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,251,800	265.7	-1.26	-3.31	-6.61	-5.28	26.52	64.93	105.49
Fraser Valley Real Estate Board	965,300	257.8	-1.11	-2.39	-5.64	-1.53	43.38	75.73	100.62
Area: N. Delta	887,800	259.0	-2.78	-4.64	-7.30	-3.68	26.28	67.20	94.30
Annieville	797,700	257.4	-3.05	-4.06	-7.84	-4.67	23.81	68.57	92.38
Nordel	874,300	256.1	-3.18	-6.12	-6.67	-3.07	27.48	65.44	93.28
Scottsdale	829,100	259.5	-3.03	-4.07	-7.82	-4.21	25.48	70.39	94.09
Sunshine Hills Woods	1,076,900	264.2	-1.78	-3.82	-7.10	-2.83	28.75	65.33	98.20
Municipality: City of Surrey combined	1,065,800	266.0	-1.00	-2.03	-4.97	-2.21	40.59	72.95	108.96
Area: North Surrey	973,500	279.4	-0.64	0.43	-2.55	2.38	45.29	82.50	115.09
Bolivar Heights	804,100	283.9	2.23	4.07	-0.28	5.23	46.72	90.28	110.45
Bridgeview	540,500	270.9	-1.49	-2.73	-1.99	1.46	43.33	85.04	106.16
Cedar Hills	833,600	291.2	-3.64	-1.69	-4.71	-0.85	46.33	87.75	124.52
Fraser Heights	1,266,200	260.5	2.44	5.34	2.04	3.13	39.53	70.93	106.91
Guildford	901,300	287.1	-2.94	-2.78	-5.81	0.91	47.16	81.94	119.50
Port Kells	1,416,100	251.3	2.74	4.01	0.28	7.16	55.99	100.40	92.27
Royal Heights	820,800	245.3	-4.14	-5.98	-6.52	-2.70	28.90	66.53	86.26
Whalley	822,400	307.3	-3.46	-3.73	-6.37	1.89	51.45	88.99	137.11
Area: Surrey	1,007,800	268.5	-1.14	-2.68	-4.35	-0.67	48.26	76.99	111.58
Bear Creek Green Timbers	964,200	280.2	-0.39	-1.65	-3.88	-0.32	52.70	77.01	117.38
East Newton	1,107,600	268.6	-2.40	-2.18	-3.59	-0.15	49.89	79.55	115.22
Fleetwood Tynehead	1,063,000	258.0	-0.81	-5.32	-5.84	-1.86	46.01	74.32	105.58
Panorama Ridge	1,030,200	264.7	-2.25	-3.61	-3.15	0.57	47.14	74.72	101.45
Queen Mary Park Surrey	890,100	284.8	-2.50	-1.25	-3.91	-0.73	48.26	86.02	123.72
Sullivan Station	983,900	245.8	0.41	-2.81	-8.69	-4.80	35.43	63.00	91.58
West Newton	928,900	284.0	0.50	0.00	-0.77	3.05	56.65	84.30	125.04
Area: Cloverdale	982,200	247.4	0.08	-2.21	-5.25	-2.25	42.68	69.68	93.13
Clayton	1,014,700	234.9	-0.59	-2.61	-4.47	-0.04	47.09	74.78	89.59
Cloverdale BC	966,700	250.3	0.28	-2.07	-5.33	-2.68	41.25	67.42	93.13
Serpentine	1,344,400	308.1	0.92	-2.78	-8.93	-10.10	38.97	79.34	143.94

Fraser Valley Real Estate Board

2018-12

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	1,360,200	259.7	-2.22	-2.66	-7.08	-7.61	25.64	62.52	108.43
Crescent Bch Ocean Pk.	1,235,700	268.3	-5.03	-1.79	-4.45	-7.03	26.32	68.74	109.61
Elgin Chantrell	1,940,300	265.6	-3.10	-3.10	-7.07	-12.89	12.49	48.13	121.52
Grandview Surrey	1,768,700	278.9	0.94	-3.63	-9.33	-6.66	30.39	69.44	121.00
Hazelmere	2,258,900	350.3	1.24	-6.39	-14.29	-3.66	49.64	110.90	185.03
King George Corridor	1,065,600	268.1	0.83	-3.80	-10.78	-7.46	36.65	69.68	114.82
Morgan Creek	1,425,500	223.5	-2.10	-1.63	-5.86	-4.04	20.29	42.63	74.88
Pacific Douglas	1,403,700	261.6	-0.30	-4.39	-10.01	-6.27	40.12	78.57	110.63
Sunnyside Park Surrey	1,175,500	259.1	-2.37	-1.33	-5.75	-8.99	21.81	54.69	117.37
White Rock	1,102,400	238.9	-4.13	-2.37	-4.67	-6.53	21.27	61.20	90.51
Area: Langley	1,003,000	251.3	-0.55	-2.33	-6.58	0.08	48.00	79.37	96.64
Aldergrove Langley	701,700	229.5	0.04	-1.80	-5.40	0.39	51.89	78.74	78.60
Brookwood Langley	965,700	277.4	-2.15	-4.38	-6.16	-0.89	42.77	75.24	110.95
Campbell Valley	1,759,500	248.9	-0.96	0.04	-1.66	5.65	59.04	92.95	96.76
County Line Glen Valley	1,418,800	230.4	-2.25	-5.03	-8.28	-3.60	39.21	70.92	81.85
Fort Langley	1,104,700	251.4	-2.41	-5.42	-8.25	-0.71	53.01	86.91	97.80
Langley City	884,500	277.9	0.80	0.87	-7.46	5.31	58.71	91.79	116.60
Murrayville	1,052,100	247.5	-2.33	-3.51	-6.21	0.45	38.66	61.98	89.51
Otter District	1,660,800	260.8	0.00	-0.76	-2.36	6.93	67.50	108.31	105.35
Salmon River	1,328,500	258.9	-0.61	-1.86	-4.11	4.95	57.19	97.33	104.50
Walnut Grove	881,100	237.2	-2.59	-5.61	-8.59	-4.39	38.23	70.04	89.15
Willoughby Heights	1,019,800	241.4	1.94	-0.62	-7.51	-2.90	45.86	77.89	89.18
Area: Abbotsford	792,600	252.5	-1.29	-2.25	-5.71	0.04	59.11	86.90	98.98
Abbotsford East	823,200	245.7	0.04	-1.40	-4.51	1.45	52.89	82.41	94.85
Abbotsford West	766,100	263.8	-1.97	-1.31	-3.41	2.97	66.33	96.72	106.25
Aberdeen	983,500	249.1	-1.77	-4.16	-6.39	0.73	54.91	85.34	94.91
Bradner	1,324,700	216.5	-5.29	-6.96	-7.95	-5.54	37.37	64.02	68.22
Central Abbotsford	677,500	259.2	-1.71	-2.96	-10.22	-5.23	68.09	86.61	105.23
Matsqui	883,700	236.7	-0.84	-7.29	-8.36	-5.43	44.42	76.77	81.24
Poplar	728,900	250.2	-1.42	-3.81	-10.83	-5.80	63.42	78.84	98.10
Sumas Mountain	1,005,500	221.5	0.18	-2.29	-6.62	-0.76	54.90	87.08	79.79
Sumas Prairie	694,700	252.6	-5.99	-8.54	-11.18	-3.77	41.83	86.97	89.07

Fraser Valley Real Estate Board

2018-12

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Mission	651,900	241.8	-0.41	-2.46	-5.77	1.94	63.49	91.60	76.24
Dewdney Deroche	446,800	235.0	-0.38	-2.29	-6.60	0.60	56.98	82.74	70.29
Durieu	552,600	230.0	-1.16	-2.34	-5.74	1.55	57.97	80.11	67.64
Hatzic	664,100	242.8	-0.29	-2.22	-5.49	2.23	64.28	94.71	76.97
Mission BC	647,500	243.0	-0.29	-2.37	-5.63	2.06	63.86	92.40	77.11
Mission-West	754,100	233.3	-2.95	-4.50	-8.37	0.21	63.26	91.07	70.42
Stave Falls	806,200	231.2	-1.07	-3.10	-5.56	1.18	57.28	79.78	69.38
Steelhead	999,500	233.3	3.64	0.78	-3.28	3.55	61.79	85.90	69.06

Fraser Valley Real Estate Board

2018-12

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	685,700	247.3	-0.68	-3.06	-5.10	2.11	50.24	73.06	86.08
Fraser Valley Real Estate Board	531,900	237.0	-0.17	-2.59	-4.67	3.67	64.93	80.78	78.60
Area: N. Delta	603,600	293.1	0.69	5.55	-3.84	7.52	72.82	102.56	114.41
Annieville	481,600	251.7	0.76	7.56	-1.33	11.72	72.52	91.55	84.13
Nordel	809,600	320.2	0.66	5.33	-4.47	8.62	78.68	109.97	134.24
Scottsdale	587,500	263.3	1.50	7.21	-3.80	10.96	77.31	100.38	92.61
Sunshine Hills Woods	580,400	274.9	-0.04	6.26	-2.76	9.52	74.54	99.35	101.10
Municipality: City of Surrey combined	581,700	243.1	0.16	-2.41	-4.06	3.76	67.19	81.82	84.59
Area: North Surrey	577,600	302.5	-1.85	-3.82	-2.01	8.27	93.91	101.40	109.78
Bolivar Heights	492,100	295.3	-2.86	-5.11	-3.81	7.73	101.85	102.26	101.71
Fraser Heights	830,300	310.0	-3.34	-5.95	-3.40	3.99	101.30	109.74	111.75
Guildford	591,300	306.4	-2.51	-4.96	-2.76	7.21	96.41	98.83	109.29
Whalley	545,300	293.9	0.31	-0.27	0.72	12.26	86.13	107.26	116.90
Area: Surrey	581,000	255.7	0.47	-0.43	-2.85	5.70	77.32	97.15	94.74
Bear Creek Green Timbers	621,000	289.6	0.66	-0.65	0.14	11.60	91.53	110.92	113.73
East Newton	548,000	303.3	1.13	-2.76	-2.29	10.25	99.80	128.56	128.73
Fleetwood Tynehead	585,500	233.8	-0.17	-1.85	-5.04	-1.64	69.54	87.49	79.16
Panorama Ridge	667,100	241.8	0.75	-1.43	-3.74	2.41	74.33	98.20	95.00
Queen Mary Park Surrey	542,000	283.5	0.32	-0.35	0.64	12.19	90.01	102.93	109.23
Sullivan Station	586,000	233.8	0.13	-1.39	-3.83	2.45	63.04	82.51	88.55
West Newton	592,300	261.6	1.16	5.61	-2.50	10.61	76.16	96.69	91.37
Area: Cloverdale	550,400	223.6	-0.93	-7.18	-10.99	-3.87	55.71	69.91	69.01
Clayton	546,600	222.2	-1.29	-7.26	-11.05	-3.64	56.37	69.23	67.95
Cloverdale BC	555,600	225.7	-0.40	-7.00	-10.86	-4.16	54.80	70.98	70.60
Area: South Surrey White Rock	674,100	211.4	2.17	-0.84	-0.98	4.14	46.91	57.76	75.00
Crescent Bch Ocean Pk.	692,000	248.1	1.89	4.16	2.44	13.44	57.03	75.96	103.53
Elgin Chantrell	1,122,000	264.4	2.92	4.18	0.72	8.58	57.19	86.86	116.90
Grandview Surrey	624,100	192.9	1.42	-4.03	-2.38	1.31	40.39	48.16	62.37
King George Corridor	705,000	244.9	3.86	3.60	0.86	9.04	66.60	78.76	100.90

Fraser Valley Real Estate Board

2018-12

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Morgan Creek	622,600	196.2	1.45	-3.92	-2.44	1.82	39.84	48.41	65.15
Pacific Douglas	593,500	185.7	-0.27	-3.53	-2.11	2.60	36.95	41.43	56.31
Sunnyside Park Surrey	926,100	259.1	3.64	3.56	-0.19	7.02	64.82	84.02	112.55
White Rock	622,600	212.3	2.66	3.97	0.62	10.92	57.49	74.73	74.16
Area: Langley	494,700	229.6	-0.43	-2.84	-6.29	0.92	55.66	70.07	73.68
Aldergrove Langley	430,100	286.3	1.31	2.03	4.18	12.58	91.76	111.29	88.36
Fort Langley	846,100	266.9	1.79	0.34	-5.95	2.26	72.19	93.27	105.94
Langley City	450,100	251.8	1.12	-4.77	-7.36	5.27	64.15	77.95	85.83
Murrayville	619,500	282.0	0.97	-5.56	-8.38	3.87	70.08	91.06	108.12
Walnut Grove	484,000	199.6	-0.35	-2.25	-7.25	-3.81	37.66	48.96	54.01
Willoughby Heights	513,900	225.5	-1.27	-3.14	-7.01	-0.40	56.16	72.80	77.00
Area: Abbotsford	383,400	208.2	-2.12	-5.88	-6.34	7.71	67.63	85.89	53.54
Abbotsford East	388,000	203.3	-1.26	-4.73	-4.96	8.83	67.33	89.29	45.73
Abbotsford West	378,900	225.5	-1.36	-5.57	-7.01	7.89	73.46	92.41	75.90
Aberdeen	592,900	268.2	1.67	2.25	3.00	9.47	86.51	95.77	76.45
Central Abbotsford	335,600	176.1	-5.78	-10.24	-10.11	4.82	56.67	65.35	29.87
Poplar	552,700	287.6	2.13	2.35	2.20	9.73	96.99	121.06	89.21
Area: Mission	455,900	255.0	2.66	2.66	3.20	9.49	80.21	94.95	67.76
Mission BC	456,000	255.0	2.66	2.66	3.20	9.49	80.21	94.95	67.76