

# **Summary Report**

**For April 2020**

**Fraser Valley Real Estate Board**

# Fraser Valley Real Estate Board

2020-04

## 1 Storey Detached

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 1,029,100       | 270.8       | 0.63      | 2.93         | 4.27       | 3.36     | 3.12        | 49.28      | 85.10     |
| <b>Fraser Valley Real Estate Board</b> | 881,500         | 273.2       | 0.40      | 3.17         | 4.20       | 3.37     | 11.42       | 69.69      | 94.59     |
| Area: N. Delta                         | 873,500         | 266.4       | -0.89     | -0.34        | 4.55       | 2.70     | 8.47        | 54.79      | 88.54     |
| Annieville                             | 823,800         | 268.3       | 0.41      | -1.25        | 4.85       | 3.07     | 9.69        | 55.09      | 85.67     |
| Nordel                                 | 866,700         | 260.3       | -1.03     | 0.70         | 4.66       | 4.00     | 7.16        | 56.90      | 94.25     |
| Scottsdale                             | 845,900         | 269.7       | -0.26     | -1.14        | 4.94       | 2.70     | 10.62       | 55.36      | 88.34     |
| Sunshine Hills Woods                   | 1,045,900       | 268.3       | -3.63     | 0.41         | 3.19       | 0.22     | 5.26        | 51.75      | 86.71     |
| Municipality: City of Surrey combined  | 958,800         | 284.2       | 1.25      | 4.14         | 3.80       | 2.93     | 9.90        | 66.10      | 101.85    |
| Area: North Surrey                     | 841,100         | 291.7       | 1.92      | 5.23         | 4.33       | 6.73     | 18.58       | 72.50      | 108.51    |
| Bolivar Heights                        | 799,900         | 282.5       | 2.02      | 5.29         | 3.78       | 5.06     | 18.65       | 70.69      | 106.20    |
| Bridgeview                             | 533,500         | 276.0       | 0.47      | 2.95         | 8.28       | 12.33    | 19.58       | 74.90      | 104.29    |
| Cedar Hills                            | 885,300         | 316.1       | 2.13      | 8.29         | 8.74       | 6.83     | 22.09       | 81.25      | 121.36    |
| Fraser Heights                         | 1,066,400       | 277.4       | 2.10      | 5.12         | 3.39       | 3.43     | 16.26       | 71.23      | 100.87    |
| Guildford                              | 857,300         | 279.9       | 1.74      | 2.30         | -0.50      | 6.75     | 14.01       | 63.88      | 97.95     |
| Port Kells                             | 1,333,300       | 260.6       | 2.92      | 8.86         | 2.64       | 4.87     | 17.65       | 73.27      | 88.29     |
| Royal Heights                          | 775,300         | 254.7       | -1.89     | 0.63         | 6.88       | 6.88     | 10.69       | 56.16      | 90.22     |
| Whalley                                | 838,000         | 314.4       | 2.91      | 3.59         | 0.70       | 7.71     | 18.91       | 76.53      | 119.40    |
| Area: Surrey                           | 953,100         | 285.6       | 0.92      | 3.59         | 4.58       | 3.63     | 14.84       | 71.84      | 105.17    |
| Bear Creek Green Timbers               | 949,300         | 295.7       | 1.83      | 3.39         | 3.94       | 2.07     | 16.28       | 78.35      | 114.28    |
| East Newton                            | 930,500         | 284.6       | 2.37      | 2.04         | 3.27       | 2.82     | 18.09       | 75.35      | 103.72    |
| Fleetwood Tynehead                     | 999,400         | 270.4       | 1.85      | 3.84         | 6.04       | 6.96     | 16.60       | 71.57      | 100.44    |
| Panorama Ridge                         | 897,500         | 274.2       | -4.09     | 0.22         | 2.39       | 0.73     | 8.38        | 52.93      | 91.61     |
| Queen Mary Park Surrey                 | 947,100         | 302.8       | 1.78      | 8.73         | 9.91       | 7.53     | 19.83       | 76.97      | 112.34    |
| Sullivan Station                       | 1,039,400       | 265.2       | 1.73      | 0.08         | -3.98      | -13.31   | -12.73      | 37.98      | 83.53     |
| West Newton                            | 969,500         | 288.1       | -0.45     | 2.27         | 2.49       | 3.97     | 14.74       | 75.99      | 108.47    |
| Area: Cloverdale                       | 1,018,800       | 290.2       | -0.62     | 4.99         | 5.37       | 5.18     | 10.68       | 69.41      | 102.51    |
| Clayton                                | 1,641,600       | 304.0       | -0.85     | 4.97         | 5.26       | 2.22     | 13.64       | 77.05      | 114.24    |
| Cloverdale BC                          | 915,900         | 287.0       | -0.66     | 5.05         | 5.86       | 6.53     | 12.99       | 70.23      | 100.14    |
| Serpentine                             | 2,632,500       | 413.9       | 1.27      | 3.45         | -1.12      | -11.03   | -10.89      | 78.10      | 186.83    |

# Fraser Valley Real Estate Board

2020-04

## 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 | 1,122,900       | 259.7       | 2.16      | 2.93         | 0.85       | -4.13    | -8.68       | 43.88      | 79.60     |
| Crescent Bch Ocean Pk.        | 1,005,400       | 256.6       | 3.59      | 4.65         | 3.22       | 3.05     | -6.89       | 42.71      | 75.75     |
| Elgin Chantrell               | 1,614,300       | 275.5       | 3.07      | 3.92         | 2.30       | 1.51     | -8.77       | 42.52      | 90.13     |
| Grandview Surrey              | 1,930,300       | 289.0       | 1.01      | 0.94         | -1.40      | -13.16   | -11.38      | 48.13      | 100.00    |
| Hazelmere                     | 2,460,100       | 370.2       | 1.73      | 6.07         | -4.24      | -16.02   | -15.46      | 70.76      | 162.55    |
| King George Corridor          | 896,300         | 258.1       | 2.06      | 0.23         | -2.12      | -10.29   | -9.82       | 45.82      | 80.24     |
| Morgan Creek                  | 1,707,100       | 216.5       | -2.08     | 2.07         | 0.14       | -13.23   | -20.14      | 9.12       | 50.35     |
| Pacific Douglas               | 1,878,800       | 321.5       | 2.88      | 4.38         | -2.90      | -14.11   | -8.82       | 66.32      | 123.42    |
| Sunnyside Park Surrey         | 1,026,900       | 258.3       | 2.66      | 4.15         | 3.11       | 3.40     | -6.18       | 45.69      | 77.04     |
| White Rock                    | 991,200         | 243.7       | 1.63      | 4.01         | 3.61       | 1.75     | -6.95       | 39.50      | 69.00     |
| Area: Langley                 | 989,500         | 272.7       | 0.96      | 3.10         | 4.40       | 7.28     | 14.97       | 77.77      | 94.23     |
| Aldergrove Langley            | 760,500         | 253.2       | 2.06      | 3.69         | 6.21       | 3.60     | 23.03       | 83.88      | 94.02     |
| Brookwood Langley             | 961,300         | 297.0       | 1.12      | 3.92         | 4.84       | 12.41    | 11.74       | 72.27      | 106.11    |
| Campbell Valley               | 1,756,400       | 263.2       | 2.89      | 3.91         | 3.99       | -1.13    | 13.01       | 102.00     | 92.96     |
| County Line Glen Valley       | 1,543,300       | 279.1       | 1.27      | 3.68         | 6.53       | 8.26     | 15.81       | 69.77      | 96.13     |
| Fort Langley                  | 1,211,800       | 305.7       | 2.55      | 4.91         | 6.18       | 11.69    | 22.53       | 86.86      | 113.33    |
| Langley City                  | 876,800         | 284.6       | -0.63     | 1.50         | 3.60       | 11.00    | 18.09       | 80.70      | 96.01     |
| Murrayville                   | 1,063,900       | 250.0       | -0.24     | 3.18         | 3.09       | 10.86    | 4.65        | 55.09      | 73.85     |
| Otter District                | 1,657,400       | 269.8       | 1.54      | 5.64         | 4.82       | 1.85     | 17.41       | 94.94      | 100.59    |
| Salmon River                  | 1,277,900       | 255.5       | 1.43      | 3.32         | 3.27       | -2.59    | 8.72        | 88.84      | 88.98     |
| Walnut Grove                  | 937,500         | 268.2       | 1.86      | 3.75         | 5.47       | 8.76     | 14.08       | 71.59      | 86.90     |
| Willoughby Heights            | 781,100         | 264.9       | -0.56     | 1.57         | 3.52       | 10.33    | 14.63       | 76.95      | 82.06     |
| Area: Abbotsford              | 775,800         | 272.6       | -0.29     | 3.22         | 4.28       | 1.26     | 16.10       | 81.01      | 95.83     |
| Abbotsford East               | 780,200         | 267.3       | 0.30      | 4.74         | 2.41       | 1.71     | 15.76       | 72.34      | 88.90     |
| Abbotsford West               | 755,400         | 274.8       | -0.29     | 3.15         | 5.86       | 1.40     | 16.00       | 86.31      | 101.47    |
| Aberdeen                      | 980,800         | 250.4       | 1.87      | 2.45         | 3.00       | -1.34    | 6.51        | 75.97      | 84.52     |
| Bradner                       | 1,515,400       | 260.7       | 4.11      | 4.16         | 10.70      | 11.22    | 19.26       | 76.99      | 81.93     |
| Central Abbotsford            | 710,300         | 283.6       | -1.56     | 1.69         | 4.15       | 1.00     | 19.06       | 90.34      | 102.43    |
| Matsqui                       | 789,800         | 275.9       | 3.68      | 6.12         | 6.40       | 4.07     | 19.18       | 81.51      | 94.43     |
| Poplar                        | 747,200         | 272.8       | -2.15     | 0.92         | 3.18       | -2.15    | 13.15       | 81.62      | 93.75     |
| Sumas Mountain                | 811,900         | 258.2       | 1.22      | 4.96         | 2.91       | 1.33     | 17.36       | 71.11      | 83.77     |
| Sumas Prairie                 | 742,000         | 269.8       | 1.50      | 6.30         | 2.00       | 0.11     | 16.90       | 71.41      | 90.27     |

# Fraser Valley Real Estate Board

2020-04

## 1 Storey Detached

|                 | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-----------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                 |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Area: Mission   | 640,400         | 255.0       | -0.70     | 2.74         | 5.20       | 4.34     | 14.15       | 83.19      | 81.88     |
| Dewdney Deroche | 470,000         | 247.2       | 1.44      | 4.39         | 6.46       | 6.55     | 16.66       | 81.76      | 79.39     |
| Durieu          | 463,800         | 249.7       | 0.69      | 3.44         | 5.67       | 5.27     | 16.52       | 78.61      | 80.68     |
| Hatzic          | 646,900         | 255.2       | -0.74     | 2.61         | 4.98       | 4.38     | 14.29       | 85.06      | 81.77     |
| Mission BC      | 638,700         | 256.3       | -0.89     | 2.68         | 5.13       | 4.40     | 14.16       | 83.73      | 82.68     |
| Mission-West    | 771,900         | 248.5       | 0.98      | 3.46         | 6.79       | 5.07     | 14.99       | 84.62      | 71.14     |
| Stave Falls     | 717,100         | 242.9       | 0.70      | 2.62         | 4.03       | 2.53     | 11.42       | 73.01      | 78.08     |
| Steelhead       | 957,500         | 223.5       | -0.71     | -0.09        | 2.66       | -0.75    | 7.04        | 65.56      | 66.29     |

# Fraser Valley Real Estate Board

2020-04

## 2 Storey Detached

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 1,441,200       | 265.3       | 0.64      | 2.59         | 3.75       | 2.20     | 0.76        | 43.64      | 77.22     |
| <b>Fraser Valley Real Estate Board</b> | 1,114,100       | 258.8       | 0.58      | 3.73         | 4.52       | 2.86     | 11.26       | 63.49      | 87.94     |
| Area: N. Delta                         | 1,048,900       | 276.6       | 0.44      | 3.36         | 4.54       | 2.71     | 11.67       | 61.28      | 89.06     |
| Annieville                             | 901,400         | 278.2       | 0.69      | 3.69         | 4.86       | 3.00     | 13.55       | 62.79      | 91.60     |
| Nordel                                 | 984,200         | 272.2       | 0.48      | 3.38         | 3.73       | 2.48     | 10.29       | 55.19      | 86.57     |
| Scottsdale                             | 972,700         | 282.7       | 0.28      | 4.01         | 5.41       | 4.32     | 13.81       | 68.98      | 92.84     |
| Sunshine Hills Woods                   | 1,167,400       | 275.9       | 0.29      | 2.57         | 4.43       | 1.40     | 10.67       | 61.35      | 87.56     |
| Municipality: City of Surrey combined  | 1,192,800       | 265.7       | 0.64      | 3.22         | 3.51       | 2.59     | 9.21        | 60.64      | 91.84     |
| Area: North Surrey                     | 1,154,100       | 272.5       | -0.47     | 4.21         | 5.66       | 0.59     | 15.61       | 66.97      | 94.37     |
| Bolivar Heights                        | 804,400         | 283.5       | -0.80     | 3.66         | 4.00       | 2.38     | 16.09       | 69.35      | 102.79    |
| Bridgeview                             | 657,800         | 305.2       | 2.62      | 3.84         | 4.52       | 2.04     | 21.30       | 80.91      | 113.13    |
| Cedar Hills                            | 905,500         | 291.3       | -1.05     | 3.67         | 3.96       | 1.60     | 16.15       | 70.85      | 109.42    |
| Fraser Heights                         | 1,253,600       | 252.1       | -0.04     | 4.82         | 8.57       | -2.32    | 11.50       | 57.37      | 79.43     |
| Guildford                              | 941,700         | 292.2       | -1.08     | 3.43         | 3.47       | 1.42     | 15.36       | 69.00      | 108.57    |
| Port Kells                             | 1,618,200       | 249.9       | 2.92      | 9.46         | 10.62      | 16.34    | 27.11       | 104.67     | 99.76     |
| Royal Heights                          | 1,121,800       | 273.8       | 0.51      | 4.15         | 4.94       | 4.82     | 20.19       | 69.12      | 87.92     |
| Whalley                                | 828,300         | 304.6       | -1.14     | 3.75         | 3.71       | 2.08     | 17.06       | 75.16      | 117.88    |
| Area: Surrey                           | 1,115,500       | 273.5       | 1.37      | 3.32         | 3.17       | 3.99     | 15.40       | 72.88      | 99.49     |
| Bear Creek Green Timbers               | 1,028,900       | 279.1       | 1.49      | 1.97         | 3.26       | 3.45     | 16.83       | 69.05      | 96.83     |
| East Newton                            | 1,317,700       | 290.5       | 1.50      | 6.10         | 7.39       | 6.84     | 24.79       | 87.78      | 122.09    |
| Fleetwood Tynehead                     | 1,169,900       | 269.8       | 1.43      | 2.98         | 1.93       | 4.21     | 13.79       | 70.11      | 97.66     |
| Panorama Ridge                         | 1,133,900       | 267.3       | 1.40      | 2.77         | 2.65       | 3.44     | 14.82       | 77.73      | 105.62    |
| Queen Mary Park Surrey                 | 885,300         | 284.0       | 0.57      | 2.16         | 2.49       | 1.94     | 14.06       | 72.75      | 96.54     |
| Sullivan Station                       | 1,012,500       | 251.7       | 2.15      | 2.69         | 0.28       | 3.11     | 6.88        | 55.85      | 74.55     |
| West Newton                            | 877,100         | 278.5       | 0.80      | 2.69         | 2.65       | 2.09     | 13.95       | 74.06      | 95.58     |
| Area: Cloverdale                       | 1,072,400       | 257.3       | 0.63      | 4.59         | 6.23       | 7.57     | 19.56       | 68.94      | 90.31     |
| Clayton                                | 1,024,200       | 246.9       | 0.12      | 5.06         | 6.42       | 7.49     | 20.32       | 73.63      | 94.26     |
| Cloverdale BC                          | 1,103,200       | 262.0       | 0.81      | 4.55         | 6.29       | 7.64     | 19.42       | 66.56      | 87.14     |
| Serpentine                             | 785,700         | 248.2       | 0.69      | 2.22         | -0.88      | 1.60     | 5.44        | 55.32      | 74.05     |

# Fraser Valley Real Estate Board

2020-04

## 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 | 1,473,200       | 251.5       | 0.20      | 2.07         | 1.04       | -2.78    | -7.60       | 38.04      | 75.38     |
| Crescent Bch Ocean Pk.        | 1,480,400       | 282.4       | -0.39     | 6.73         | 6.97       | -2.86    | -3.98       | 54.15      | 90.81     |
| Elgin Chantrell               | 1,784,600       | 232.0       | -2.52     | -3.65        | -4.61      | -9.87    | -24.60      | 7.66       | 56.65     |
| Grandview Surrey              | 1,631,000       | 269.6       | 1.70      | 0.07         | -3.27      | -2.11    | -1.43       | 43.18      | 83.15     |
| Hazelmere                     | 1,924,800       | 320.9       | 4.97      | 4.26         | 1.91       | 5.14     | 11.54       | 70.24      | 120.25    |
| King George Corridor          | 1,271,900       | 276.7       | 3.87      | 2.41         | -1.07      | 1.32     | 4.49        | 58.20      | 90.30     |
| Morgan Creek                  | 1,355,100       | 214.8       | -2.59     | -1.74        | 1.37       | 1.75     | -10.76      | 26.95      | 66.13     |
| Pacific Douglas               | 1,207,100       | 251.9       | 2.27      | 1.65         | -0.04      | 1.98     | 6.65        | 59.94      | 78.02     |
| Sunnyside Park Surrey         | 1,147,000       | 235.2       | -2.61     | -2.69        | -2.08      | -8.20    | -17.15      | 23.08      | 61.43     |
| White Rock                    | 1,271,500       | 233.9       | 0.91      | 8.24         | 6.32       | -1.97    | -5.53       | 44.92      | 61.09     |
| Area: Langley                 | 1,082,300       | 251.5       | 1.58      | 5.63         | 6.88       | 4.10     | 16.22       | 69.93      | 83.98     |
| Aldergrove Langley            | 707,700         | 219.6       | 1.29      | 5.22         | 6.60       | -2.31    | 18.64       | 64.25      | 72.37     |
| Brookwood Langley             | 1,112,600       | 280.6       | 0.54      | 9.14         | 7.14       | 8.93     | 18.85       | 71.31      | 95.40     |
| Campbell Valley               | 1,612,000       | 211.4       | -0.84     | 5.44         | 3.88       | -6.29    | 7.97        | 61.01      | 62.87     |
| County Line Glen Valley       | 1,525,100       | 218.0       | 1.25      | 7.23         | 6.34       | -2.07    | 15.40       | 73.98      | 82.27     |
| Fort Langley                  | 1,204,900       | 241.1       | 2.90      | 5.15         | 5.10       | 0.08     | 20.19       | 78.20      | 99.75     |
| Langley City                  | 930,200         | 266.9       | -0.07     | 8.67         | 7.32       | 9.88     | 20.23       | 76.06      | 92.71     |
| Murrayville                   | 1,121,800       | 264.1       | 0.00      | 6.62         | 6.49       | 8.10     | 16.96       | 68.32      | 87.17     |
| Otter District                | 1,411,200       | 208.8       | 1.66      | 7.57         | 7.08       | -1.97    | 16.19       | 79.38      | 68.52     |
| Salmon River                  | 1,282,900       | 241.7       | -0.12     | 5.36         | 6.01       | -2.54    | 14.50       | 67.61      | 88.53     |
| Walnut Grove                  | 992,700         | 260.6       | 4.12      | 9.73         | 11.42      | 8.45     | 21.78       | 66.31      | 91.34     |
| Willoughby Heights            | 1,129,200       | 253.3       | 1.48      | 1.40         | 4.80       | 3.22     | 13.03       | 75.05      | 81.32     |
| Area: Abbotsford              | 925,000         | 246.0       | 0.57      | 3.62         | 6.54       | 5.90     | 20.47       | 75.34      | 87.64     |
| Abbotsford East               | 966,300         | 248.6       | -0.16     | 3.58         | 7.25       | 6.42     | 20.80       | 80.41      | 97.93     |
| Abbotsford West               | 856,000         | 252.6       | 1.85      | 3.95         | 6.49       | 5.73     | 21.44       | 78.64      | 85.46     |
| Aberdeen                      | 969,300         | 242.5       | 0.87      | 2.71         | 4.44       | 2.67     | 17.60       | 65.98      | 73.21     |
| Bradner                       | 1,357,400       | 203.2       | 2.89      | 3.62         | 4.21       | 4.21     | 12.51       | 42.80      | 41.60     |
| Central Abbotsford            | 768,400         | 244.4       | 0.53      | 3.08         | 5.44       | 4.18     | 20.04       | 71.99      | 78.92     |
| Matsqui                       | 1,238,900       | 243.9       | 2.87      | 4.68         | 6.04       | 5.36     | 20.56       | 61.20      | 71.40     |
| Poplar                        | 773,800         | 229.4       | 0.92      | 2.32         | 4.18       | 3.75     | 17.58       | 64.09      | 65.27     |
| Sumas Mountain                | 1,264,800       | 234.3       | -1.93     | 5.21         | 10.21      | 11.57    | 31.85       | 90.95      | 72.79     |
| Area: Mission                 | 745,900         | 228.0       | -4.32     | 0.00         | 1.15       | -5.16    | 14.06       | 72.08      | 68.64     |

# Fraser Valley Real Estate Board

2020-04

## 2 Storey Detached

|              | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|--------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|              |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Durieu       | 761,800         | 214.9       | -2.76     | 0.70         | 4.32       | -4.83    | 14.01       | 65.05      | 58.71     |
| Hatzic       | 746,200         | 228.8       | -4.83     | -0.26        | 1.02       | -5.65    | 14.17       | 73.46      | 70.11     |
| Mission BC   | 737,900         | 228.9       | -4.78     | -0.13        | 0.97       | -5.10    | 14.11       | 73.15      | 69.68     |
| Mission-West | 798,800         | 231.2       | 2.30      | 1.09         | 1.81       | -4.23    | 17.96       | 75.82      | 64.44     |
| Stave Falls  | 909,600         | 220.0       | -3.34     | 1.43         | 2.95       | -5.66    | 11.39       | 59.42      | 62.84     |

# Fraser Valley Real Estate Board

2020-04

## Apartment

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 670,900         | 282.1       | -0.07     | 3.48         | 4.95       | 2.25     | 22.71       | 75.65      | 84.62     |
| <b>Fraser Valley Real Estate Board</b> | 424,100         | 304.8       | 0.23      | 3.85         | 4.71       | 0.83     | 38.17       | 108.20     | 100.39    |
| Area: N. Delta                         | 400,600         | 379.7       | 2.76      | 8.18         | 7.66       | 2.21     | 36.83       | 136.43     | 125.21    |
| Annieville                             | 314,000         | 349.2       | 3.56      | 9.47         | 11.03      | 12.03    | 70.26       | 133.42     | 108.23    |
| Scottsdale                             | 616,600         | 398.9       | 2.49      | 7.55         | 6.12       | 1.55     | 33.01       | 129.38     | 134.92    |
| Municipality: City of Surrey combined  | 448,800         | 341.1       | 0.83      | 4.44         | 4.99       | 2.40     | 40.60       | 106.48     | 110.30    |
| Area: North Surrey                     | 416,600         | 361.8       | 0.33      | 4.21         | 4.72       | 2.06     | 42.95       | 106.98     | 117.17    |
| Bolivar Heights                        | 424,700         | 357.6       | 0.03      | 4.50         | 3.89       | 1.33     | 43.15       | 95.41      | 105.64    |
| Cedar Hills                            | 307,500         | 359.1       | 4.91      | 10.80        | 7.42       | 5.46     | 56.27       | 134.40     | 111.48    |
| Guildford                              | 443,800         | 335.0       | -0.53     | 3.43         | 4.98       | 1.98     | 39.53       | 107.05     | 115.99    |
| Whalley                                | 383,500         | 373.6       | 0.59      | 4.39         | 4.53       | 1.99     | 43.36       | 103.93     | 113.00    |
| Area: Surrey                           | 443,300         | 350.3       | 3.18      | 7.65         | 8.02       | 4.69     | 45.35       | 115.57     | 109.51    |
| Bear Creek Green Timbers               | 436,100         | 344.5       | 4.24      | 8.57         | 7.62       | 4.33     | 50.63       | 116.39     | 104.09    |
| East Newton                            | 453,100         | 369.5       | 3.47      | 8.84         | 9.48       | 5.48     | 47.39       | 124.48     | 117.61    |
| Fleetwood Tynehead                     | 486,500         | 322.2       | 0.50      | 2.94         | 5.67       | 1.35     | 33.58       | 93.86      | 109.90    |
| Queen Mary Park Surrey                 | 398,000         | 343.0       | 4.07      | 8.96         | 9.51       | 7.59     | 48.94       | 109.91     | 105.64    |
| Sullivan Station                       | 547,500         | 372.8       | 3.87      | 8.09         | 7.90       | 3.30     | 40.36       | 121.51     | 117.63    |
| West Newton                            | 459,000         | 352.7       | 3.43      | 7.86         | 7.40       | 4.16     | 46.29       | 121.41     | 108.57    |
| Area: Cloverdale                       | 473,800         | 327.3       | -0.18     | 3.58         | 4.47       | 0.99     | 35.30       | 103.67     | 110.89    |
| Clayton                                | 530,600         | 327.2       | -0.37     | 3.45         | 4.30       | 0.80     | 33.44       | 95.23      | 110.55    |
| Cloverdale BC                          | 454,500         | 327.3       | 0.00      | 3.71         | 4.67       | 1.17     | 37.41       | 111.71     | 111.03    |
| Area: South Surrey White Rock          | 476,200         | 239.7       | -1.07     | -0.04        | 0.29       | -5.48    | 17.56       | 77.56      | 69.88     |
| Crescent Bch Ocean Pk.                 | 530,200         | 281.7       | -3.59     | -0.25        | -1.09      | -2.39    | 14.14       | 72.40      | 92.55     |
| Grandview Surrey                       | 514,100         | 275.6       | 1.10      | 1.66         | 1.47       | -0.43    | 22.76       | 80.13      | 87.23     |
| King George Corridor                   | 538,300         | 265.8       | 0.91      | 0.80         | 0.61       | -1.34    | 19.30       | 75.68      | 83.18     |
| Morgan Creek                           | 522,900         | 287.6       | 1.16      | 1.91         | 1.88       | 0.10     | 23.33       | 80.09      | 94.19     |
| Sunnyside Park Surrey                  | 504,700         | 256.1       | 1.15      | 2.15         | 2.24       | 0.35     | 19.51       | 75.17      | 77.23     |
| White Rock                             | 414,300         | 209.6       | -3.59     | -1.23        | 0.48       | -9.62    | 16.25       | 76.13      | 51.66     |



# Fraser Valley Real Estate Board

2020-04

## Apartment

|                    | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|--------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                    |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Area: Langley      | 425,500         | 275.2       | 0.00      | 4.84         | 6.46       | 1.36     | 36.78       | 104.91     | 91.51     |
| Aldergrove Langley | 337,600         | 264.9       | -0.49     | -0.45        | -1.34      | -3.00    | 31.66       | 88.01      | 72.57     |
| Fort Langley       | 762,800         | 364.5       | 2.10      | 7.59         | 6.49       | -1.22    | 36.72       | 111.06     | 156.51    |
| Langley City       | 419,500         | 277.6       | -1.25     | 3.89         | 4.91       | 0.69     | 38.52       | 118.07     | 96.18     |
| Murrayville        | 451,900         | 272.3       | 0.70      | 5.54         | 7.76       | 0.85     | 32.25       | 86.00      | 84.49     |
| Salmon River       | 389,400         | 248.7       | 1.06      | 5.07         | 7.29       | 0.69     | 29.26       | 73.43      | 68.04     |
| Walnut Grove       | 459,100         | 246.8       | 1.73      | 6.10         | 8.82       | 1.44     | 32.90       | 86.55      | 68.35     |
| Willoughby Heights | 409,200         | 276.6       | 1.65      | 6.47         | 9.07       | 2.60     | 36.93       | 96.73      | 86.14     |
| Area: Abbotsford   | 320,200         | 272.3       | -0.18     | 2.64         | 3.77       | -0.15    | 38.36       | 112.07     | 88.44     |
| Abbotsford East    | 361,900         | 289.0       | 1.47      | 1.12         | 2.08       | 2.45     | 31.36       | 85.97      | 91.26     |
| Abbotsford West    | 315,800         | 275.0       | -1.33     | 4.25         | 3.15       | -0.43    | 33.89       | 107.39     | 89.00     |
| Central Abbotsford | 322,200         | 266.7       | 0.53      | 1.79         | 4.71       | -0.07    | 42.70       | 117.54     | 87.16     |
| Poplar             | 342,900         | 305.7       | 0.33      | 0.86         | -0.75      | -0.52    | 35.87       | 110.83     | 101.25    |
| Area: Mission      | 343,000         | 269.0       | 0.07      | -0.70        | 0.86       | -0.22    | 34.50       | 108.69     | 78.98     |
| Mission BC         | 343,000         | 269.0       | 0.07      | -0.70        | 0.86       | -0.22    | 34.50       | 108.69     | 78.98     |

# Fraser Valley Real Estate Board

2020-04

## Composite

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 979,000         | 270.2       | 0.33      | 2.93         | 4.16       | 2.35     | 11.19       | 58.57      | 80.98     |
| <b>Fraser Valley Real Estate Board</b> | 851,100         | 271.2       | 0.44      | 3.20         | 3.87       | 1.92     | 19.63       | 77.95      | 92.20     |
| Area: N. Delta                         | 915,900         | 284.6       | 0.04      | 1.90         | 4.75       | 0.53     | 13.89       | 67.91      | 97.09     |
| Annieville                             | 762,700         | 285.0       | 1.21      | 2.44         | 6.38       | 5.09     | 19.70       | 70.25      | 93.61     |
| Nordel                                 | 922,200         | 270.6       | -0.77     | 0.86         | 3.28       | -0.04    | 8.07        | 61.36      | 94.68     |
| Scottsdale                             | 947,600         | 309.5       | 0.58      | 2.86         | 5.63       | -0.86    | 19.27       | 80.36      | 110.83    |
| Sunshine Hills Woods                   | 1,055,100       | 269.5       | -1.46     | 0.82         | 3.14       | -0.26    | 7.84        | 57.05      | 86.12     |
| Municipality: City of Surrey combined  | 887,400         | 282.3       | 0.82      | 3.52         | 3.60       | 2.17     | 20.13       | 77.32      | 98.11     |
| Area: North Surrey                     | 794,200         | 330.4       | 0.55      | 4.00         | 4.59       | 2.61     | 34.97       | 97.61      | 119.68    |
| Bolivar Heights                        | 747,400         | 299.3       | 1.08      | 4.98         | 4.25       | 3.82     | 24.71       | 79.54      | 108.43    |
| Bridgeview                             | 569,700         | 285.5       | 1.35      | 3.33         | 7.45       | 9.01     | 20.41       | 77.55      | 107.64    |
| Cedar Hills                            | 842,100         | 310.5       | 1.27      | 6.81         | 6.96       | 4.79     | 21.67       | 80.10      | 114.88    |
| Fraser Heights                         | 1,251,300       | 258.6       | 0.39      | 4.57         | 7.53       | -1.34    | 13.32       | 61.42      | 84.32     |
| Guildford                              | 597,200         | 319.4       | 0.00      | 2.77         | 4.41       | 2.04     | 33.08       | 98.39      | 113.93    |
| Port Kells                             | 1,435,200       | 254.7       | 2.95      | 9.13         | 6.61       | 9.74     | 21.11       | 85.51      | 91.94     |
| Royal Heights                          | 885,600         | 265.3       | -0.56     | 2.67         | 6.38       | 6.72     | 15.45       | 62.76      | 93.65     |
| Whalley                                | 550,500         | 362.0       | 0.72      | 4.11         | 3.99       | 2.17     | 40.58       | 103.26     | 120.87    |
| Area: Surrey                           | 858,200         | 277.4       | 1.20      | 3.05         | 3.74       | 3.12     | 20.56       | 81.43      | 97.72     |
| Bear Creek Green Timbers               | 952,800         | 285.4       | 1.67      | 2.40         | 2.85       | 1.93     | 16.97       | 73.28      | 103.13    |
| East Newton                            | 980,400         | 302.0       | 1.68      | 4.93         | 5.23       | 4.72     | 28.46       | 98.82      | 118.37    |
| Fleetwood Tynehead                     | 904,700         | 263.7       | 1.58      | 1.93         | 4.02       | 5.10     | 19.70       | 77.10      | 93.47     |
| Panorama Ridge                         | 973,300         | 261.6       | 0.19      | 1.91         | 2.55       | 2.95     | 11.89       | 71.09      | 96.10     |
| Queen Mary Park Surrey                 | 722,200         | 298.9       | 2.33      | 5.43         | 5.43       | 3.68     | 26.38       | 85.77      | 101.14    |
| Sullivan Station                       | 772,400         | 243.2       | 0.75      | 1.80         | 1.33       | 2.75     | 11.20       | 63.77      | 76.23     |
| West Newton                            | 747,500         | 291.4       | 0.38      | 2.61         | 3.59       | 0.52     | 23.95       | 90.83      | 99.73     |
| Area: Cloverdale                       | 901,200         | 268.4       | 0.75      | 5.17         | 5.30       | 5.63     | 22.95       | 78.93      | 92.82     |
| Clayton                                | 948,800         | 267.0       | 1.06      | 5.33         | 5.08       | 5.74     | 27.69       | 88.29      | 97.49     |
| Cloverdale BC                          | 882,200         | 269.0       | 0.49      | 5.00         | 5.53       | 5.74     | 20.74       | 74.11      | 90.24     |
| Serpentine                             | 1,323,900       | 303.4       | 1.78      | 2.78         | -4.05      | -9.24    | -11.44      | 57.53      | 111.72    |

# Fraser Valley Real Estate Board

2020-04

## 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 | 927,000         | 234.1       | 0.09      | 1.92         | 0.52       | -4.18    | -1.47       | 44.95      | 66.86     |
| Crescent Bch Ocean Pk.        | 1,174,500       | 267.8       | 0.98      | 5.52         | 4.77       | -1.69    | -4.19       | 51.04      | 84.05     |
| Elgin Chantrell               | 1,635,100       | 238.6       | -1.40     | -1.81        | -3.56      | -7.73    | -19.93      | 16.85      | 64.44     |
| Grandview Surrey              | 1,348,300       | 218.8       | 0.41      | 3.11         | 0.60       | -2.45    | 4.19        | 42.82      | 57.52     |
| Hazelmere                     | 2,198,300       | 340.9       | 3.05      | 4.70         | -2.15      | -6.45    | -3.84       | 68.43      | 138.89    |
| King George Corridor          | 762,100         | 253.3       | 1.69      | 1.56         | -0.98      | -3.80    | 3.73        | 57.62      | 80.28     |
| Morgan Creek                  | 1,125,000       | 220.3       | -0.99     | -0.09        | -1.03      | -4.76    | 0.36        | 39.78      | 68.94     |
| Pacific Douglas               | 1,132,100       | 228.5       | 1.20      | 1.96         | -0.44      | -4.31    | -6.54       | 42.90      | 61.71     |
| Sunnyside Park Surrey         | 895,600         | 244.5       | 0.41      | 1.24         | 0.04       | -3.01    | -3.89       | 44.76      | 71.82     |
| White Rock                    | 648,300         | 217.1       | -1.94     | 1.26         | 1.78       | -6.78    | 2.02        | 53.86      | 54.74     |
| Area: Langley                 | 836,100         | 260.4       | 0.77      | 3.83         | 5.04       | 3.37     | 20.84       | 79.83      | 87.34     |
| Aldergrove Langley            | 664,000         | 252.4       | 1.08      | 3.15         | 4.95       | 1.37     | 25.32       | 82.77      | 86.96     |
| Brookswood Langley            | 1,012,300       | 290.8       | 0.87      | 5.48         | 5.48       | 11.08    | 14.31       | 71.97      | 102.08    |
| Campbell Valley               | 1,634,300       | 231.2       | 1.09      | 5.23         | 4.05       | -4.93    | 9.42        | 76.62      | 73.05     |
| County Line Glen Valley       | 1,516,100       | 246.2       | 1.28      | 4.63         | 5.62       | 3.45     | 16.46       | 67.94      | 89.82     |
| Fort Langley                  | 1,248,100       | 288.6       | 2.49      | 5.21         | 5.87       | 5.02     | 26.52       | 89.25      | 119.30    |
| Langley City                  | 582,300         | 275.3       | -0.54     | 3.93         | 5.16       | 3.65     | 30.23       | 98.92      | 95.94     |
| Murrayville                   | 1,005,600       | 264.0       | 0.42      | 4.85         | 5.98       | 6.49     | 19.40       | 73.68      | 86.57     |
| Otter District                | 1,512,200       | 239.3       | 1.79      | 6.88         | 4.82       | -0.33    | 13.57       | 84.08      | 81.98     |
| Salmon River                  | 1,272,700       | 248.6       | 0.73      | 4.37         | 5.07       | -1.89    | 14.09       | 77.32      | 87.20     |
| Walnut Grove                  | 805,600         | 248.3       | 1.31      | 3.80         | 5.44       | 3.93     | 16.96       | 67.54      | 80.58     |
| Willoughby Heights            | 884,400         | 253.8       | 1.56      | 3.38         | 4.75       | 3.05     | 18.99       | 77.61      | 79.87     |
| Area: Abbotsford              | 627,800         | 262.8       | -0.15     | 2.38         | 3.42       | 1.19     | 23.61       | 86.38      | 89.20     |
| Abbotsford East               | 804,900         | 260.3       | 0.04      | 3.09         | 3.87       | 3.66     | 19.90       | 76.71      | 90.14     |
| Abbotsford West               | 600,600         | 267.5       | -0.71     | 3.20         | 3.72       | 0.64     | 22.26       | 90.66      | 92.45     |
| Aberdeen                      | 981,500         | 248.6       | 1.06      | 2.22         | 3.54       | 0.89     | 15.25       | 70.74      | 80.28     |
| Bradner                       | 1,458,000       | 238.3       | 3.83      | 4.56         | 8.32       | 9.77     | 17.27       | 64.01      | 66.18     |
| Central Abbotsford            | 457,600         | 259.8       | 0.19      | 1.01         | 2.77       | -0.31    | 31.15       | 96.82      | 85.97     |
| Matsqui                       | 963,300         | 258.0       | 3.49      | 5.69         | 6.52       | 3.91     | 18.46       | 70.07      | 81.56     |
| Poplar                        | 770,800         | 279.2       | -0.46     | 1.20         | 1.71       | -0.43    | 24.92       | 92.95      | 92.95     |
| Sumas Mountain                | 1,108,500       | 244.2       | -0.65     | 4.45         | 7.15       | 6.92     | 24.09       | 83.20      | 76.19     |
| Sumas Prairie                 | 742,000         | 269.8       | 1.50      | 6.30         | 2.00       | 0.11     | 16.90       | 71.41      | 90.27     |

# Fraser Valley Real Estate Board

2020-04

## Composite

|                 | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-----------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                 |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Area: Mission   | 655,100         | 247.9       | -1.51     | 1.72         | 3.51       | 1.14     | 15.79       | 81.88      | 77.58     |
| Dewdney Deroche | 470,000         | 247.2       | 1.44      | 4.39         | 6.46       | 6.55     | 16.66       | 81.76      | 79.39     |
| Durieu          | 565,500         | 235.4       | -0.80     | 2.04         | 4.16       | 0.94     | 14.33       | 72.33      | 71.20     |
| Hatzic          | 674,100         | 246.3       | -2.11     | 1.48         | 3.57       | 0.98     | 13.45       | 80.97      | 77.71     |
| Lake Errock     | 541,400         | 237.2       | -1.98     | 2.82         | 3.90       | 1.15     | 15.26       | 68.59      | 72.26     |
| Mission BC      | 650,000         | 249.4       | -1.62     | 1.67         | 3.44       | 1.22     | 16.22       | 82.98      | 78.40     |
| Mission-West    | 779,800         | 241.5       | 1.26      | 2.46         | 4.68       | 1.26     | 15.27       | 80.90      | 68.41     |
| Stave Falls     | 804,100         | 230.6       | -1.37     | 2.08         | 3.13       | -1.83    | 11.24       | 66.14      | 69.93     |
| Steelhead       | 957,500         | 223.5       | -0.71     | -0.09        | 2.66       | -0.75    | 7.04        | 65.56      | 66.29     |

# Fraser Valley Real Estate Board

2020-04

## Single Family Detached

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 1,260,500       | 267.3       | 0.64      | 2.69         | 3.93       | 2.61     | 1.63        | 45.83      | 80.24     |
| <b>Fraser Valley Real Estate Board</b> | 993,400         | 265.3       | 0.49      | 3.39         | 4.28       | 2.99     | 11.24       | 66.33      | 90.86     |
| Area: N. Delta                         | 927,600         | 270.6       | -0.33     | 1.20         | 4.60       | 2.77     | 9.87        | 57.42      | 89.10     |
| Annieville                             | 841,700         | 271.6       | 0.56      | 0.37         | 4.95       | 3.11     | 10.99       | 57.36      | 87.70     |
| Nordel                                 | 906,400         | 265.5       | -0.38     | 1.88         | 4.28       | 3.31     | 8.72        | 57.01      | 91.01     |
| Scottsdale                             | 876,400         | 274.3       | -0.11     | 0.70         | 5.18       | 3.43     | 12.05       | 59.29      | 90.49     |
| Sunshine Hills Woods                   | 1,109,500       | 272.2       | -1.63     | 1.49         | 3.81       | 0.81     | 8.02        | 56.53      | 87.21     |
| Municipality: City of Surrey combined  | 1,089,900       | 272.0       | 0.85      | 3.50         | 3.54       | 2.60     | 9.19        | 62.39      | 95.26     |
| Area: North Surrey                     | 982,200         | 281.9       | 0.68      | 4.64         | 4.76       | 3.56     | 16.78       | 69.51      | 101.36    |
| Bolivar Heights                        | 801,000         | 282.8       | 1.11      | 4.78         | 3.86       | 4.35     | 18.18       | 70.46      | 105.52    |
| Bridgeview                             | 569,700         | 285.5       | 1.35      | 3.33         | 7.45       | 9.01     | 20.41       | 77.55      | 107.64    |
| Cedar Hills                            | 877,900         | 306.7       | 0.92      | 6.49         | 6.83       | 4.71     | 19.38       | 76.77      | 116.14    |
| Fraser Heights                         | 1,239,900       | 255.1       | 0.24      | 4.85         | 7.91       | -1.62    | 12.13       | 59.04      | 81.95     |
| Guildford                              | 898,400         | 286.2       | 0.21      | 2.91         | 1.56       | 3.70     | 14.89       | 66.49      | 103.27    |
| Port Kells                             | 1,435,200       | 254.7       | 2.95      | 9.13         | 6.61       | 9.74     | 21.11       | 85.51      | 91.94     |
| Royal Heights                          | 883,700         | 264.1       | -0.60     | 2.60         | 6.36       | 6.66     | 15.08       | 62.22      | 92.77     |
| Whalley                                | 832,300         | 311.0       | 1.50      | 3.56         | 1.57       | 5.75     | 18.12       | 75.51      | 118.25    |
| Area: Surrey                           | 1,041,300       | 277.4       | 1.17      | 3.35         | 3.58       | 3.74     | 14.91       | 72.08      | 101.16    |
| Bear Creek Green Timbers               | 984,200         | 286.0       | 1.60      | 2.58         | 3.55       | 2.91     | 16.35       | 72.91      | 104.43    |
| East Newton                            | 1,191,300       | 288.9       | 1.73      | 4.98         | 6.21       | 5.71     | 22.68       | 83.55      | 116.73    |
| Fleetwood Tynehead                     | 1,112,400       | 270.0       | 1.58      | 3.29         | 3.25       | 5.14     | 14.75       | 70.56      | 98.68     |
| Panorama Ridge                         | 1,046,100       | 268.8       | 0.15      | 2.17         | 2.56       | 2.79     | 12.89       | 71.43      | 100.15    |
| Queen Mary Park Surrey                 | 922,600         | 295.2       | 1.30      | 6.07         | 6.92       | 5.24     | 17.42       | 74.47      | 106.29    |
| Sullivan Station                       | 1,012,700       | 253.0       | 2.06      | 2.35         | -0.32      | 0.68     | 3.77        | 53.43      | 75.33     |
| West Newton                            | 923,700         | 282.4       | 0.21      | 2.43         | 2.50       | 2.77     | 13.96       | 74.43      | 101.14    |
| Area: Cloverdale                       | 1,055,700       | 265.9       | 0.19      | 4.69         | 5.94       | 6.74     | 16.93       | 69.58      | 94.09     |
| Clayton                                | 1,082,000       | 250.5       | -0.04     | 4.72         | 5.96       | 6.37     | 18.50       | 74.08      | 95.70     |
| Cloverdale BC                          | 1,043,200       | 270.1       | 0.26      | 4.77         | 6.17       | 7.23     | 17.38       | 68.08      | 91.56     |
| Serpentine                             | 1,323,900       | 303.4       | 1.78      | 2.78         | -4.05      | -9.24    | -11.44      | 57.53      | 111.72    |

# Fraser Valley Real Estate Board

2020-04

## 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 | 1,330,900       | 254.1       | 0.83      | 2.34         | 0.95       | -3.31    | -8.07       | 39.92      | 76.70     |
| Crescent Bch Ocean Pk.        | 1,258,300       | 273.2       | 0.89      | 6.01         | 5.65       | -1.23    | -4.74       | 50.28      | 85.60     |
| Elgin Chantrell               | 1,751,800       | 239.8       | -1.40     | -2.28        | -3.35      | -7.73    | -21.76      | 13.38      | 62.69     |
| Grandview Surrey              | 1,723,700       | 271.8       | 1.61      | 0.07         | -3.14      | -4.60    | -3.89       | 43.51      | 85.15     |
| Hazelmere                     | 2,198,300       | 340.9       | 3.05      | 4.70         | -2.15      | -6.45    | -3.84       | 68.43      | 138.89    |
| King George Corridor          | 1,064,000       | 267.7       | 3.08      | 1.56         | -1.36      | -4.63    | -2.76       | 52.02      | 85.39     |
| Morgan Creek                  | 1,371,300       | 215.0       | -2.54     | -1.38        | 1.32       | 0.28     | -11.74      | 25.51      | 65.13     |
| Pacific Douglas               | 1,399,400       | 260.8       | 2.03      | 1.44         | -1.36      | -3.05    | -0.15       | 59.90      | 83.02     |
| Sunnyside Park Surrey         | 1,106,100       | 243.8       | -0.57     | -0.08        | -0.08      | -3.98    | -13.15      | 31.00      | 67.22     |
| White Rock                    | 1,098,700       | 238.1       | 1.19      | 6.25         | 4.98       | -0.38    | -6.52       | 41.05      | 64.66     |
| Area: Langley                 | 1,039,800       | 260.5       | 1.28      | 4.45         | 5.72       | 5.47     | 15.67       | 73.44      | 88.36     |
| Aldergrove Langley            | 740,600         | 242.2       | 1.81      | 4.49         | 6.93       | 2.15     | 21.71       | 77.31      | 86.74     |
| Brookswood Langley            | 1,012,300       | 290.8       | 0.87      | 5.48         | 5.48       | 11.08    | 14.31       | 71.97      | 102.08    |
| Campbell Valley               | 1,634,300       | 231.2       | 1.09      | 5.38         | 4.05       | -4.93    | 9.42        | 76.62      | 73.05     |
| County Line Glen Valley       | 1,518,600       | 246.6       | 1.27      | 4.40         | 5.61       | 3.48     | 16.65       | 68.21      | 90.13     |
| Fort Langley                  | 1,175,400       | 267.5       | 2.57      | 4.41         | 4.90       | 4.86     | 21.59       | 83.22      | 104.67    |
| Langley City                  | 887,100         | 278.7       | -0.46     | 3.76         | 4.70       | 10.55    | 18.19       | 78.88      | 94.49     |
| Murrayville                   | 1,100,900       | 259.0       | -0.08     | 5.41         | 5.24       | 8.82     | 12.46       | 63.51      | 82.39     |
| Otter District                | 1,531,500       | 240.5       | 1.78      | 6.65         | 4.84       | -0.33    | 13.71       | 84.29      | 84.43     |
| Salmon River                  | 1,275,700       | 248.6       | 0.65      | 4.15         | 4.45       | -2.66    | 11.43       | 78.98      | 87.48     |
| Walnut Grove                  | 976,200         | 262.8       | 3.42      | 7.88         | 9.50       | 8.51     | 19.13       | 67.82      | 90.02     |
| Willoughby Heights            | 1,076,000       | 254.7       | 1.23      | 1.47         | 4.69       | 4.04     | 13.20       | 75.29      | 81.41     |
| Area: Abbotsford              | 825,600         | 263.0       | 0.00      | 3.34         | 4.95       | 2.49     | 17.46       | 79.16      | 92.82     |
| Abbotsford East               | 865,100         | 258.2       | 0.08      | 4.15         | 4.49       | 3.69     | 17.79       | 74.93      | 92.40     |
| Abbotsford West               | 782,100         | 269.3       | 0.15      | 3.26         | 5.82       | 1.93     | 16.68       | 84.45      | 97.43     |
| Aberdeen                      | 970,100         | 245.7       | 1.28      | 2.59         | 3.89       | 1.15     | 14.39       | 69.45      | 78.17     |
| Bradner                       | 1,458,000       | 238.3       | 3.79      | 4.66         | 8.32       | 9.77     | 17.10       | 64.01      | 66.18     |
| Central Abbotsford            | 720,900         | 275.8       | -1.22     | 1.85         | 4.27       | 1.21     | 19.14       | 87.11      | 97.85     |
| Matsqui                       | 963,300         | 258.0       | 3.49      | 5.82         | 6.52       | 3.91     | 18.46       | 70.07      | 81.56     |
| Poplar                        | 763,500         | 262.1       | -1.58     | 1.47         | 3.80       | 0.15     | 16.28       | 78.54      | 86.81     |
| Sumas Mountain                | 1,108,500       | 244.2       | -0.65     | 4.45         | 7.15       | 6.92     | 24.09       | 83.20      | 76.19     |
| Sumas Prairie                 | 742,000         | 269.8       | 1.50      | 6.30         | 2.00       | 0.11     | 16.90       | 71.41      | 90.27     |

# Fraser Valley Real Estate Board

2020-04

## Single Family Detached

|                 | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-----------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                 |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Area: Mission   | 665,100         | 246.7       | -1.75     | 1.90         | 3.96       | 1.44     | 14.05       | 79.81      | 77.61     |
| Dewdney Deroche | 470,000         | 247.2       | 1.44      | 4.39         | 6.46       | 6.55     | 16.66       | 81.76      | 79.39     |
| Durieu          | 565,500         | 235.4       | -0.80     | 1.90         | 4.16       | 0.94     | 14.33       | 72.33      | 71.20     |
| Hatzic          | 673,400         | 246.2       | -2.15     | 1.48         | 3.53       | 0.94     | 13.30       | 80.90      | 77.63     |
| Mission BC      | 661,600         | 248.3       | -1.94     | 1.97         | 3.98       | 1.68     | 14.32       | 80.71      | 78.76     |
| Mission-West    | 780,600         | 241.5       | 1.26      | 2.50         | 4.68       | 1.26     | 15.33       | 81.03      | 68.53     |
| Stave Falls     | 804,100         | 230.6       | -1.37     | 2.08         | 3.13       | -1.83    | 11.24       | 66.14      | 69.93     |
| Steelhead       | 957,500         | 223.5       | -0.71     | -0.09        | 2.66       | -0.75    | 7.04        | 65.56      | 66.29     |

# Fraser Valley Real Estate Board

2020-04

## Townhouse

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 687,200         | 249.4       | 0.65      | 1.96         | 2.72       | 2.13     | 14.40       | 63.01      | 72.48     |
| <b>Fraser Valley Real Estate Board</b> | 553,200         | 243.1       | 0.66      | 2.10         | 2.10       | 1.42     | 18.99       | 75.65      | 77.70     |
| Area: N. Delta                         | 552,100         | 268.1       | -1.83     | -2.12        | 0.79       | -6.94    | 8.28        | 71.97      | 93.02     |
| Annieville                             | 463,800         | 242.4       | -1.58     | 0.71         | 4.26       | -3.89    | 19.00       | 78.37      | 72.77     |
| Nordel                                 | 724,400         | 286.5       | -2.19     | -2.42        | 0.10       | -8.38    | 6.94        | 74.27      | 106.71    |
| Scottsdale                             | 560,500         | 251.2       | -2.82     | -0.91        | 3.63       | -3.94    | 17.16       | 82.43      | 81.11     |
| Sunshine Hills Woods                   | 540,300         | 255.9       | -0.74     | -2.59        | -0.08      | -5.85    | 11.21       | 76.85      | 85.17     |
| Municipality: City of Surrey combined  | 576,900         | 241.1       | 0.88      | 2.81         | 2.51       | 1.60     | 19.18       | 75.60      | 76.76     |
| Area: North Surrey                     | 559,700         | 293.1       | 1.49      | 1.24         | 2.88       | -0.03    | 27.55       | 94.23      | 102.98    |
| Bolivar Heights                        | 510,500         | 306.3       | 2.72      | 3.24         | 4.83       | 2.79     | 37.79       | 119.57     | 115.10    |
| Fraser Heights                         | 796,800         | 297.5       | 1.92      | 1.95         | 3.77       | -1.13    | 20.74       | 102.24     | 107.03    |
| Guildford                              | 578,100         | 299.6       | 1.28      | 1.15         | 4.35       | 0.84     | 28.25       | 97.36      | 105.91    |
| Whalley                                | 510,800         | 275.3       | 1.62      | 0.88         | -1.11      | -2.38    | 25.65       | 82.32      | 94.70     |
| Area: Surrey                           | 569,600         | 250.7       | 0.32      | 0.68         | 1.95       | 1.70     | 21.58       | 87.79      | 85.16     |
| Bear Creek Green Timbers               | 570,000         | 265.8       | 1.45      | 0.04         | -1.37      | -3.70    | 21.26       | 83.69      | 89.05     |
| East Newton                            | 516,800         | 286.0       | 0.39      | 2.47         | 1.74       | 3.29     | 25.00       | 117.16     | 112.96    |
| Fleetwood Tynehead                     | 612,300         | 244.5       | 1.92      | 0.20         | 4.22       | 5.66     | 25.32       | 84.95      | 80.98     |
| Panorama Ridge                         | 665,400         | 241.2       | 0.29      | 1.17         | 2.25       | 3.83     | 16.30       | 88.00      | 85.25     |
| Queen Mary Park Surrey                 | 507,800         | 265.6       | 1.65      | 0.87         | -1.08      | -2.32    | 25.52       | 84.32      | 86.91     |
| Sullivan Station                       | 586,500         | 234.0       | -0.04     | 1.34         | 2.18       | 3.95     | 17.59       | 79.31      | 77.95     |
| West Newton                            | 559,000         | 246.9       | -2.30     | -1.71        | 2.15       | -4.97    | 16.57       | 81.14      | 78.65     |
| Area: Cloverdale                       | 590,800         | 240.0       | 2.21      | 7.29         | 5.63       | 7.19     | 22.39       | 78.04      | 72.66     |
| Clayton                                | 591,700         | 240.5       | 2.60      | 7.56         | 5.81       | 7.70     | 23.27       | 80.83      | 73.15     |
| Cloverdale BC                          | 589,600         | 239.5       | 1.78      | 6.97         | 5.51       | 6.59     | 21.14       | 74.44      | 72.30     |
| Area: South Surrey White Rock          | 642,900         | 201.6       | 0.35      | 4.29         | 0.40       | -2.33    | 6.44        | 45.24      | 55.20     |
| Crescent Bch Ocean Pk.                 | 628,200         | 225.2       | 3.87      | 4.31         | -0.13      | -4.58    | 8.43        | 56.06      | 74.84     |
| Elgin Chantrell                        | 991,700         | 233.7       | -1.18     | 0.82         | -4.38      | -7.52    | -2.79       | 47.26      | 78.13     |
| Grandview Surrey                       | 619,900         | 191.6       | -0.10     | 5.27         | 2.57       | 0.42     | 9.99        | 45.37      | 47.38     |
| King George Corridor                   | 635,700         | 220.8       | 1.05      | 2.94         | -2.95      | -5.52    | 3.13        | 52.80      | 72.63     |



# Fraser Valley Real Estate Board

2020-04

## Townhouse

|                       | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-----------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                       |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Morgan Creek          | 615,900         | 194.1       | -0.05     | 5.20         | 2.54       | 0.21     | 9.48        | 43.25      | 48.85     |
| Pacific Douglas       | 586,800         | 183.6       | -0.22     | 4.26         | 3.61       | -0.38    | 11.75       | 40.80      | 38.67     |
| Sunnyside Park Surrey | 812,100         | 227.2       | 1.07      | 2.48         | -4.01      | -6.96    | -0.57       | 50.46      | 73.04     |
| White Rock            | 549,500         | 187.4       | 0.59      | 4.00         | -1.37      | -6.86    | 2.35        | 50.16      | 42.84     |
|                       |                 |             |           |              |            |          |             |            |           |
| Area: Langley         | 566,300         | 246.3       | 0.90      | 1.95         | 2.58       | 2.63     | 18.41       | 75.80      | 79.91     |
| Aldergrove Langley    | 428,400         | 281.0       | -0.50     | 0.04         | 1.59       | 0.39     | 32.61       | 97.47      | 97.05     |
| Fort Langley          | 604,000         | 240.9       | -1.95     | -3.52        | -2.03      | -3.14    | 6.03        | 53.34      | 82.50     |
| Langley City          | 548,300         | 257.2       | 1.74      | 3.67         | 6.46       | 7.98     | 29.70       | 95.74      | 95.14     |
| Murrayville           | 634,000         | 265.4       | 0.87      | 3.27         | 5.69       | 6.97     | 21.91       | 89.03      | 101.21    |
| Walnut Grove          | 608,100         | 235.0       | -1.05     | -0.93        | 0.21       | 0.60     | 12.06       | 67.62      | 75.64     |
| Willoughby Heights    | 566,900         | 243.3       | 1.67      | 2.70         | 2.40       | 2.14     | 17.14       | 72.19      | 72.68     |
|                       |                 |             |           |              |            |          |             |            |           |
| Area: Abbotsford      | 454,100         | 245.4       | -0.28     | -0.20        | -0.41      | 0.66     | 22.46       | 77.18      | 78.08     |
| Abbotsford East       | 510,700         | 261.9       | -0.42     | 0.81         | 2.46       | 3.52     | 23.95       | 78.41      | 81.12     |
| Abbotsford West       | 477,800         | 250.3       | -0.95     | 1.05         | 1.25       | 0.20     | 20.68       | 82.17      | 88.48     |
| Aberdeen              | 577,600         | 261.3       | 0.27      | 0.15         | 1.75       | -2.90    | 16.24       | 73.28      | 87.99     |
| Central Abbotsford    | 334,500         | 206.0       | 1.03      | -4.67        | -9.49      | -4.32    | 20.61       | 63.36      | 55.82     |
| Poplar                | 577,400         | 269.5       | 0.41      | 1.09         | 2.74       | -0.81    | 25.99       | 94.87      | 91.54     |
|                       |                 |             |           |              |            |          |             |            |           |
| Area: Mission         | 455,700         | 246.1       | -0.08     | 2.16         | 1.99       | -0.57    | 22.56       | 89.31      | 74.05     |
| Mission BC            | 455,700         | 246.1       | -0.08     | 2.16         | 1.99       | -0.57    | 22.56       | 89.31      | 74.05     |