

Summary Report

For May 2020

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2020-05

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,010,900	270.5	0.07	2.08	3.96	2.77	0.93	48.30	84.52
Fraser Valley Real Estate Board	880,200	272.8	-0.07	1.79	3.96	2.40	7.70	67.26	94.03
Area: N. Delta	864,700	263.7	-1.01	-0.64	2.49	1.85	3.17	50.51	85.70
Annieville	808,700	263.4	-1.83	-1.05	2.25	1.93	2.77	50.00	80.53
Nordel	856,400	257.2	-1.19	-2.28	3.09	0.23	3.75	50.06	91.94
Scottsdale	833,000	265.6	-1.52	-1.08	2.47	2.31	3.71	50.91	84.06
Sunshine Hills Woods	1,058,000	271.4	1.16	3.08	1.72	3.47	1.76	51.96	89.00
Municipality: City of Surrey combined	957,100	283.7	-0.18	3.24	3.24	2.23	6.29	64.56	100.49
Area: North Surrey	845,700	293.3	0.58	4.90	5.24	6.04	15.06	70.72	108.75
Bolivar Heights	818,300	289.0	2.30	7.08	6.96	6.96	16.49	70.30	110.18
Bridgeview	520,000	269.0	-2.54	-0.44	3.98	5.78	12.60	65.33	97.94
Cedar Hills	893,700	319.1	0.95	5.24	8.02	10.34	20.01	81.00	123.30
Fraser Heights	1,086,800	282.7	1.91	7.04	7.00	4.78	12.50	69.99	105.15
Guildford	845,700	276.1	-1.36	2.91	0.47	1.06	8.15	61.18	93.48
Port Kells	1,349,200	263.7	1.19	7.02	6.50	6.89	16.99	73.72	94.04
Royal Heights	772,300	253.7	-0.39	-2.50	6.06	3.72	6.46	51.28	87.09
Whalley	828,600	310.9	-1.11	4.57	0.42	2.14	14.13	73.01	115.60
Area: Surrey	957,800	287.0	0.49	3.05	4.29	5.21	12.07	71.65	105.59
Bear Creek Green Timbers	957,700	298.3	0.88	1.81	4.05	4.34	12.52	79.27	114.60
East Newton	914,900	279.8	-1.69	2.79	1.60	0.47	11.83	68.76	99.15
Fleetwood Tynehead	989,800	267.8	-0.96	1.94	4.65	5.98	12.62	69.71	97.49
Panorama Ridge	928,200	283.6	3.43	4.38	2.49	7.34	7.46	60.95	96.13
Queen Mary Park Surrey	954,300	305.1	0.76	5.46	8.04	10.26	18.30	76.56	114.11
Sullivan Station	1,042,900	266.1	0.34	2.86	-0.45	-14.38	-15.15	37.02	80.77
West Newton	992,100	294.8	2.33	3.44	5.36	8.54	15.56	79.21	114.87
Area: Cloverdale	1,005,200	286.3	-1.34	3.39	0.35	2.91	6.55	68.21	96.50
Clayton	1,634,600	302.7	-0.43	1.61	2.40	1.17	9.87	78.37	110.79
Cloverdale BC	904,700	283.5	-1.22	2.94	0.60	4.27	9.21	69.25	94.05
Serpentine	2,552,400	401.3	-3.04	1.03	-1.04	-15.69	-17.19	74.18	185.22

Fraser Valley Real Estate Board

2020-05

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	1,106,000	255.8	-1.54	1.67	0.79	-7.72	-12.90	41.09	76.29
Crescent Bch Ocean Pk.	982,300	250.7	-2.30	1.21	1.95	-2.53	-10.94	37.60	72.42
Elgin Chantrell	1,580,300	269.7	-2.11	1.62	0.60	-5.04	-13.39	37.04	86.13
Grandview Surrey	1,895,500	283.8	-1.80	2.23	-2.21	-15.51	-18.42	44.21	94.38
Hazelmere	2,472,800	372.1	0.51	3.59	1.39	-19.72	-19.23	69.29	158.40
King George Corridor	876,100	252.3	-2.25	1.82	-2.74	-12.52	-15.36	43.35	73.40
Morgan Creek	1,685,100	213.7	-1.29	-2.11	-1.61	-17.43	-25.23	7.33	46.37
Pacific Douglas	1,820,900	311.6	-3.08	1.27	-0.16	-16.73	-14.51	59.88	111.40
Sunnyside Park Surrey	1,010,200	254.1	-1.63	1.60	2.58	-1.63	-10.28	42.43	75.36
White Rock	993,700	244.3	0.25	2.73	4.58	-1.13	-8.91	39.60	69.07
Area: Langley	985,100	271.5	-0.44	2.34	3.94	4.70	11.18	73.04	92.96
Aldergrove Langley	766,800	255.3	0.83	2.94	4.16	1.03	22.15	82.36	93.12
Brookwood Langley	981,400	303.2	2.09	7.71	7.14	9.78	10.37	71.69	112.03
Campbell Valley	1,719,700	257.7	-2.09	-1.11	5.66	-1.30	3.37	85.26	87.96
County Line Glen Valley	1,575,900	285.0	2.11	4.32	4.32	9.87	15.90	67.94	97.10
Fort Langley	1,223,700	308.7	0.98	5.47	6.85	12.38	20.96	84.85	115.27
Langley City	842,600	273.5	-3.90	-2.60	-0.36	4.15	12.27	70.72	89.27
Murrayville	1,080,000	253.8	1.52	6.46	6.77	7.27	3.55	55.23	75.76
Otter District	1,657,400	269.8	0.00	4.49	7.66	2.00	4.61	94.66	99.70
Salmon River	1,258,900	251.7	-1.49	0.68	3.92	-2.02	1.29	77.75	83.19
Walnut Grove	949,800	271.7	1.30	4.38	7.48	10.31	13.35	69.60	89.21
Willoughby Heights	753,300	255.5	-3.55	-2.29	-0.23	3.90	9.05	66.78	76.33
Area: Abbotsford	774,900	272.3	-0.07	0.44	4.37	1.38	11.55	76.82	95.06
Abbotsford East	784,900	268.9	0.60	2.63	4.31	2.20	12.14	69.12	91.39
Abbotsford West	753,800	274.2	-0.22	0.07	5.42	0.96	10.83	82.19	98.12
Aberdeen	972,500	248.3	-0.84	0.65	2.65	-1.74	-0.08	69.37	80.98
Bradner	1,510,800	259.9	-0.31	2.77	6.04	9.89	15.25	73.50	81.49
Central Abbotsford	706,600	282.1	-0.53	-1.71	3.52	1.29	14.77	84.74	101.79
Matsqui	781,800	273.1	-1.01	2.09	5.85	5.53	14.75	78.15	92.87
Poplar	743,600	271.5	-0.48	-2.16	2.03	-0.66	9.08	77.45	93.10
Sumas Mountain	817,500	260.0	0.70	4.59	4.88	2.04	12.90	67.63	85.85
Sumas Prairie	748,800	272.3	0.93	5.38	5.09	2.33	13.13	69.55	94.50

Fraser Valley Real Estate Board

2020-05

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Mission	649,200	258.5	1.41	0.98	7.17	3.28	12.83	84.64	87.32
Dewdney Deroche	452,500	238.0	-3.72	-1.69	4.29	2.01	11.42	69.64	75.91
Durieu	448,900	241.7	-3.20	-2.54	4.23	1.21	11.69	69.97	78.64
Hatzic	660,300	260.5	2.08	1.52	7.73	3.83	13.46	87.54	87.95
Mission BC	651,200	261.3	1.95	1.28	7.62	3.94	13.36	86.38	89.07
Mission-West	742,700	239.1	-3.78	-1.89	3.24	-3.24	10.59	75.55	73.64
Stave Falls	700,300	237.2	-2.35	-2.10	3.13	-1.21	6.56	65.99	76.75
Steelhead	965,200	225.3	0.81	-0.27	3.73	-1.87	3.21	66.52	68.13

Fraser Valley Real Estate Board

2020-05

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,438,000	265.0	0.08	2.12	3.64	2.95	-1.89	40.21	76.67
Fraser Valley Real Estate Board	1,109,300	257.7	-0.27	2.38	4.16	3.33	8.28	61.06	86.47
Area: N. Delta	1,032,600	272.3	-1.55	0.78	3.38	3.73	8.96	56.58	86.00
Annieville	892,400	275.4	-1.01	1.18	3.53	4.24	11.91	57.28	90.06
Nordel	968,300	267.8	-1.62	0.75	2.84	2.68	6.99	51.38	83.05
Scottsdale	954,100	277.3	-1.91	0.51	3.86	5.28	12.00	63.31	88.77
Sunshine Hills Woods	1,147,900	271.3	-1.67	0.63	3.23	3.20	7.49	56.55	84.56
Municipality: City of Surrey combined	1,190,100	265.1	-0.19	2.04	3.96	2.83	6.68	58.36	90.72
Area: North Surrey	1,151,200	271.8	-0.18	1.95	5.43	1.91	12.92	63.93	92.22
Bolivar Heights	811,800	286.1	0.92	3.47	5.22	3.55	16.82	70.40	99.79
Bridgeview	657,800	305.2	0.00	5.57	5.86	4.56	18.52	86.21	108.19
Cedar Hills	911,400	293.2	0.65	2.99	4.27	2.48	16.26	72.98	105.90
Fraser Heights	1,235,700	248.5	-1.43	0.40	6.33	0.44	6.42	51.06	76.49
Guildford	949,800	294.7	0.86	2.72	4.95	2.47	15.93	69.08	106.52
Port Kells	1,626,000	251.1	0.48	6.90	12.15	8.47	20.49	100.72	106.33
Royal Heights	1,115,700	272.3	-0.55	1.42	4.41	5.71	18.65	65.53	90.02
Whalley	831,100	305.6	0.33	2.55	5.13	2.76	16.77	76.24	112.96
Area: Surrey	1,116,700	273.8	0.15	3.17	4.19	3.75	11.85	71.13	99.56
Bear Creek Green Timbers	1,034,000	280.5	0.50	3.70	3.05	2.52	13.52	66.67	99.79
East Newton	1,314,100	289.7	-0.28	3.28	7.30	6.39	19.17	84.05	120.30
Fleetwood Tynehead	1,193,800	275.3	2.04	7.12	4.08	4.56	12.41	74.35	101.24
Panorama Ridge	1,124,600	265.1	-0.82	1.77	3.31	0.88	10.78	73.95	102.06
Queen Mary Park Surrey	889,900	285.5	0.53	2.11	3.97	3.89	9.30	69.14	98.95
Sullivan Station	997,600	248.0	-1.47	0.16	2.39	2.61	4.03	52.52	71.51
West Newton	878,300	278.9	0.14	2.09	3.83	3.87	9.89	69.85	96.69
Area: Cloverdale	1,064,500	255.4	-0.74	1.39	6.64	5.54	15.46	65.09	87.79
Clayton	1,029,600	248.2	0.53	3.29	5.75	7.45	16.31	73.93	96.05
Cloverdale BC	1,089,700	258.8	-1.22	0.70	7.16	4.78	15.33	61.15	82.51
Serpentine	770,800	243.5	-1.89	-1.77	1.08	-0.25	1.37	49.39	72.45

Fraser Valley Real Estate Board

2020-05

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	1,468,500	250.7	-0.40	1.05	0.76	-0.44	-8.34	36.32	73.86
Crescent Bch Ocean Pk.	1,474,600	281.3	-0.39	4.03	3.19	0.93	-7.04	50.99	87.41
Elgin Chantrell	1,846,900	240.1	3.49	2.78	-2.44	-3.22	-21.72	10.59	61.90
Grandview Surrey	1,591,700	263.1	-2.41	-2.59	-1.46	-2.48	-5.05	38.91	80.08
Hazelmere	1,911,600	318.7	-0.69	0.76	4.05	3.11	9.37	70.15	113.61
King George Corridor	1,240,600	269.9	-2.46	-0.95	0.41	0.00	1.70	54.67	84.99
Morgan Creek	1,344,400	213.1	-0.79	-3.40	-1.07	0.57	-6.94	25.35	62.92
Pacific Douglas	1,188,400	248.0	-1.55	-0.44	1.56	1.64	3.51	56.47	77.40
Sunnyside Park Surrey	1,177,200	241.4	2.64	2.85	-1.03	-1.95	-15.03	23.99	65.57
White Rock	1,262,200	232.2	-0.73	4.41	3.99	0.61	-8.04	42.11	57.53
Area: Langley	1,063,400	247.1	-1.71	2.66	3.74	3.48	11.66	66.40	80.50
Aldergrove Langley	724,400	224.8	2.37	6.69	7.97	5.84	19.70	68.26	79.27
Brookswood Langley	1,087,300	274.2	-2.28	3.67	2.85	7.91	13.31	65.18	90.81
Campbell Valley	1,644,800	215.7	2.03	2.67	3.90	2.52	9.38	61.69	68.25
County Line Glen Valley	1,560,800	223.1	2.34	6.24	5.94	4.35	15.18	72.81	87.64
Fort Langley	1,228,900	245.9	1.99	7.01	6.27	5.49	22.22	82.15	103.06
Langley City	913,200	262.0	-1.84	3.48	2.50	8.04	15.22	70.13	88.62
Murrayville	1,101,800	259.4	-1.78	2.81	2.25	8.04	13.32	63.14	84.50
Otter District	1,445,700	213.9	2.44	6.42	6.52	4.49	15.50	75.04	73.06
Salmon River	1,316,900	248.1	2.65	5.98	7.31	5.13	14.44	71.58	94.13
Walnut Grove	961,500	252.4	-3.15	2.73	7.50	3.53	13.08	61.69	86.27
Willoughby Heights	1,089,000	244.3	-3.55	-0.16	0.29	-0.61	7.15	69.18	73.02
Area: Abbotsford	938,200	249.5	1.42	4.70	8.20	7.64	17.36	75.95	89.16
Abbotsford East	946,900	243.6	-2.01	0.25	3.97	5.00	13.73	73.88	91.36
Abbotsford West	906,400	267.5	5.90	10.63	14.12	11.50	23.50	88.38	96.26
Aberdeen	1,019,300	255.0	5.15	10.25	12.43	7.59	18.94	73.35	83.85
Bradner	1,414,900	211.8	4.23	6.97	7.90	5.74	10.77	47.80	51.50
Central Abbotsford	812,700	258.5	5.77	10.09	13.13	10.47	21.30	81.15	89.10
Matsqui	1,279,600	251.9	3.28	9.52	14.14	11.76	19.90	62.52	78.65
Poplar	819,300	242.9	5.88	8.87	11.42	9.46	19.60	73.75	74.25
Sumas Mountain	1,238,300	229.4	-2.09	1.77	8.41	12.62	24.61	91.97	56.16
Area: Mission	761,600	232.8	2.06	0.87	2.24	-0.72	11.65	72.32	71.94

Fraser Valley Real Estate Board

2020-05

2 Storey Detached

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Durieu	775,900	218.9	1.86	-0.14	3.45	-1.57	13.66	65.33	60.48
Hatzic	764,100	234.3	2.40	0.73	2.09	-1.18	11.57	73.94	72.79
Mission BC	753,400	233.7	2.10	0.69	2.23	-0.55	11.66	73.37	73.24
Mission-West	815,400	236.0	2.08	7.47	2.43	-0.25	13.68	72.64	69.42
Stave Falls	921,200	222.8	1.27	-0.27	1.92	-2.62	10.13	60.40	61.45

Fraser Valley Real Estate Board

2020-05

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	657,300	281.6	-0.53	1.00	4.57	2.29	18.32	73.40	84.78
Fraser Valley Real Estate Board	433,700	302.8	-0.98	1.24	4.09	1.03	31.94	104.32	97.01
Area: N. Delta	396,000	375.3	-1.16	4.98	7.29	3.67	30.27	122.86	121.42
Annieville	306,200	340.5	-2.49	5.91	8.89	8.96	59.93	125.05	102.32
Scottsdale	614,900	397.8	-0.28	4.79	7.05	4.52	27.87	112.73	132.22
Municipality: City of Surrey combined	399,200	335.5	-1.61	1.12	3.52	1.73	32.66	101.74	104.95
Area: North Surrey	409,800	355.8	-1.63	0.59	3.07	1.37	34.62	106.98	110.66
Bolivar Heights	417,600	351.6	-1.68	0.92	1.65	-0.73	34.61	96.64	98.64
Cedar Hills	307,300	358.9	-0.06	5.90	10.36	8.40	48.37	126.72	114.01
Guildford	435,500	328.8	-1.85	-0.18	3.23	2.98	30.42	103.72	112.54
Port Kells	339,200	267.0	0.07	1.33	5.74	2.61	29.49	92.92	75.08
Whalley	377,500	367.7	-1.58	0.79	2.71	0.46	35.53	105.76	104.16
Area: Surrey	440,900	348.4	-0.54	4.69	7.63	4.97	37.33	107.38	109.12
Bear Creek Green Timbers	433,100	342.1	-0.70	5.26	7.44	4.49	42.90	106.46	100.18
East Newton	451,800	368.4	-0.30	5.68	8.74	6.08	37.87	115.06	119.94
Fleetwood Tynehead	475,300	314.8	-2.30	-0.69	3.04	2.04	24.13	89.98	105.35
Queen Mary Park Surrey	393,700	339.3	-1.08	5.80	8.58	5.44	40.03	102.21	102.21
Sullivan Station	545,600	371.5	-0.35	5.54	8.63	4.62	34.12	110.36	118.14
West Newton	459,800	353.3	0.17	5.27	8.11	5.46	39.92	112.19	109.67
Area: Cloverdale	464,500	320.9	-1.96	-0.16	2.95	2.20	26.34	100.44	106.90
Clayton	520,000	320.7	-1.99	-0.43	2.62	2.07	24.45	92.27	106.24
Cloverdale BC	446,000	321.2	-1.86	0.28	3.41	2.39	28.53	108.17	107.49
Area: South Surrey White Rock	484,800	244.0	1.04	-0.16	2.91	-2.87	18.50	78.62	74.16
Crescent Bch Ocean Pk.	513,800	273.0	-3.09	-4.38	-4.81	-10.37	14.04	61.16	83.22
Grandview Surrey	503,700	270.0	-2.03	0.15	1.09	-2.21	17.29	70.89	80.36
King George Corridor	526,000	259.7	-2.29	-0.54	0.31	-3.49	14.20	64.89	75.47
Morgan Creek	510,400	280.7	-2.40	0.39	1.15	-2.02	17.94	70.64	85.53
Sunnyside Park Surrey	493,700	250.5	-2.19	0.12	0.32	-2.57	14.44	65.46	71.93

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2020-05

Apartment

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White Rock	438,200	221.7	5.77	0.14	5.67	-1.82	23.92	89.81	64.59
Area: Langley	402,600	276.5	-0.11	2.60	6.43	1.80	29.21	95.41	84.09
Aldergrove Langley	343,100	269.2	1.62	3.78	1.47	-5.04	28.25	92.15	77.46
Fort Langley	742,500	354.8	-2.66	4.48	5.31	-2.07	26.71	106.88	138.76
Langley City	409,700	281.6	0.43	1.51	5.47	1.55	29.17	101.00	86.37
Murrayville	450,100	271.2	-0.40	3.55	7.15	1.38	27.80	86.14	83.24
Salmon River	386,800	247.0	-0.68	3.09	6.47	0.94	25.57	72.85	64.89
Walnut Grove	454,600	244.4	-0.97	3.78	7.57	1.50	27.23	83.35	66.60
Willoughby Heights	406,600	274.9	-0.61	4.25	8.48	2.73	31.47	94.96	83.76
Area: Abbotsford	314,200	267.2	-1.87	0.30	1.64	-1.04	31.95	107.94	84.79
Abbotsford East	368,700	294.5	1.90	1.34	4.58	-2.42	30.14	94.01	97.65
Abbotsford West	314,200	273.6	-0.51	-0.69	5.68	2.86	30.72	108.06	89.60
Central Abbotsford	311,200	257.6	-3.41	0.66	-1.57	-3.52	33.26	108.41	79.14
Poplar	348,100	310.3	1.50	3.40	3.47	-3.06	32.27	112.97	106.04
Area: Mission	349,200	273.9	1.82	2.82	4.22	-1.97	33.41	112.33	82.24
Mission BC	349,200	273.9	1.82	2.82	4.22	-1.97	33.41	112.33	82.24

Fraser Valley Real Estate Board

2020-05

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	963,700	270.0	-0.11	1.50	4.05	2.47	8.17	56.25	80.60
Fraser Valley Real Estate Board	847,400	270.3	-0.30	1.69	3.72	1.85	15.66	75.41	90.62
Area: N. Delta	904,900	281.2	-1.16	0.18	3.69	0.72	8.66	63.11	93.80
Annieville	751,500	280.8	-1.40	1.30	4.89	4.15	13.50	65.47	89.47
Nordel	909,200	266.8	-1.37	-2.13	2.77	-1.62	3.13	55.48	91.39
Scottsdale	937,800	306.3	-1.00	1.29	4.47	0.69	13.57	75.13	106.82
Sunshine Hills Woods	1,047,600	267.6	-0.67	0.26	2.02	1.59	3.88	54.24	84.55
Municipality: City of Surrey combined	883,300	281.0	-0.50	1.96	3.50	2.03	15.97	74.86	95.96
Area: North Surrey	789,600	328.5	-0.85	1.39	3.89	2.75	29.18	95.89	116.40
Bolivar Heights	754,100	302.0	0.90	4.75	5.59	4.68	21.63	78.28	107.99
Bridgeview	560,500	280.9	-1.61	1.74	5.05	5.56	14.89	72.33	101.65
Cedar Hills	849,700	313.3	0.90	4.50	7.22	7.66	20.04	80.26	115.77
Fraser Heights	1,242,600	256.8	-0.70	1.26	6.20	1.58	8.72	56.20	82.78
Guildford	591,600	316.4	-0.91	0.09	3.10	3.47	25.86	96.16	111.78
Port Kells	1,452,000	260.3	0.58	4.96	8.32	6.33	19.62	87.27	100.23
Royal Heights	883,000	264.5	-0.30	-0.19	5.88	5.42	12.03	58.38	92.36
Whalley	544,900	358.3	-1.21	1.27	2.84	0.99	34.09	104.63	113.66
Area: Surrey	860,000	278.0	0.29	2.89	4.43	3.27	16.76	79.70	97.86
Bear Creek Green Timbers	961,800	288.1	0.98	3.11	3.26	2.71	13.87	72.93	105.05
East Newton	978,400	301.4	-0.20	3.40	4.80	4.04	22.97	93.83	118.09
Fleetwood Tynehead	908,800	264.9	0.49	3.52	4.54	5.62	16.49	78.38	93.50
Panorama Ridge	974,000	261.8	0.08	2.31	3.44	2.03	8.68	70.00	94.79
Queen Mary Park Surrey	729,200	301.8	0.94	4.97	5.93	5.05	23.44	85.72	102.55
Sullivan Station	772,100	243.1	0.00	2.14	3.40	1.89	9.11	61.96	75.27
West Newton	749,800	292.3	0.31	1.28	5.30	1.78	19.06	87.13	100.48
Area: Cloverdale	888,500	264.6	-1.08	1.65	4.26	4.30	17.24	74.19	88.60
Clayton	933,800	262.8	-0.98	1.78	3.87	4.74	20.94	83.14	93.52
Cloverdale BC	871,400	265.7	-1.19	1.37	4.65	4.20	15.82	69.88	85.80
Serpentine	1,305,600	299.2	-1.38	20.69	-2.00	-11.16	-14.61	54.63	112.20

Fraser Valley Real Estate Board

2020-05

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	929,700	234.8	0.21	1.56	1.60	-2.81	-2.73	44.31	66.76
Crescent Bch Ocean Pk.	1,164,400	265.5	-0.86	2.87	2.12	-0.75	-7.30	47.17	80.86
Elgin Chantrell	1,673,500	244.2	2.48	2.82	-1.65	-3.97	-18.52	18.49	67.49
Grandview Surrey	1,336,600	216.9	-1.14	2.36	1.83	-2.12	0.00	39.94	56.61
Hazelmere	2,199,500	341.1	-0.15	1.85	2.34	-10.66	-7.84	67.86	133.63
King George Corridor	754,300	250.7	-0.99	1.09	0.08	-4.13	0.72	55.04	75.68
Morgan Creek	1,145,400	224.3	-1.02	-0.58	1.72	-3.15	2.05	41.16	70.83
Pacific Douglas	1,120,200	226.1	-1.35	0.85	1.07	-3.79	-9.23	40.61	59.34
Sunnyside Park Surrey	896,700	244.8	0.16	1.87	0.37	-2.39	-5.01	42.33	70.71
White Rock	671,300	224.8	3.55	1.26	4.80	-1.66	4.66	60.11	62.08
Area: Langley	832,800	260.0	-0.34	2.36	4.46	2.85	16.96	76.63	84.92
Aldergrove Langley	677,400	257.5	1.78	4.21	5.62	2.88	24.94	84.72	89.76
Brookswood Langley	1,016,800	292.1	0.45	6.10	5.41	8.87	11.45	69.43	103.98
Campbell Valley	1,637,200	231.6	0.13	1.27	4.70	-0.34	5.90	70.42	73.74
County Line Glen Valley	1,546,300	251.1	2.16	4.54	3.63	6.44	16.47	65.74	93.30
Fort Langley	1,247,700	288.5	0.10	5.56	5.76	6.22	23.71	88.56	117.57
Langley City	575,100	275.7	-0.51	1.32	4.27	2.83	24.25	89.35	89.22
Murrayville	998,000	262.0	-0.76	3.31	4.63	5.01	16.50	71.80	84.90
Otter District	1,522,300	240.9	0.67	5.47	6.40	2.16	5.10	81.54	82.92
Salmon River	1,275,800	249.2	0.24	3.15	5.68	1.05	9.78	74.51	85.69
Walnut Grove	797,800	245.9	-0.97	1.44	4.95	2.50	12.23	64.59	78.58
Willoughby Heights	879,500	252.4	-0.55	2.39	4.04	2.14	15.73	76.26	78.00
Area: Abbotsford	623,000	260.8	-0.57	0.77	2.92	0.93	18.44	82.76	87.49
Abbotsford East	800,300	258.8	-0.38	1.25	3.64	2.94	14.92	73.23	88.63
Abbotsford West	600,000	267.2	0.30	0.60	4.95	2.26	18.18	88.17	91.95
Aberdeen	1,003,600	254.2	2.50	5.56	7.08	3.33	12.58	72.46	84.20
Bradner	1,480,700	242.0	1.72	5.08	7.03	9.35	14.75	64.29	70.54
Central Abbotsford	446,300	253.4	-2.46	-0.31	-0.90	-2.73	23.67	90.38	81.00
Matsqui	977,400	261.8	1.16	6.38	10.51	8.14	16.61	70.00	85.28
Poplar	778,300	281.9	0.97	1.62	3.75	-0.25	21.20	93.21	95.22
Sumas Mountain	1,094,000	241.0	-0.99	6.92	5.98	6.26	18.02	79.58	69.36
Sumas Prairie	748,800	272.3	0.93	5.38	5.09	2.33	13.13	69.55	94.50

Fraser Valley Real Estate Board

2020-05

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Mission	663,300	251.0	1.62	1.21	4.98	1.41	13.78	82.28	81.36
Dewdney Deroche	452,500	238.0	-3.72	-1.69	4.29	2.01	11.42	69.64	75.91
Durieu	558,600	232.5	-1.44	-1.98	3.56	-0.04	11.40	67.27	71.46
Hatzic	682,900	249.5	2.13	1.01	4.88	1.09	11.28	81.32	81.19
Lake Errock	531,100	232.7	-0.56	-0.73	2.60	-0.51	11.29	62.84	71.73
Mission BC	662,200	254.1	2.01	1.52	5.52	2.13	14.77	84.67	83.33
Mission-West	767,900	237.8	-1.45	1.49	2.90	-2.06	11.54	74.21	71.82
Stave Falls	801,400	229.8	-0.61	-1.25	2.54	-1.58	8.29	63.79	68.60
Steelhead	965,200	225.3	0.81	-0.27	3.73	-1.87	3.21	66.52	68.13

Fraser Valley Real Estate Board

2020-05

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,252,000	267.0	0.07	2.10	3.73	2.85	-0.82	43.24	79.68
Fraser Valley Real Estate Board	990,400	264.5	-0.19	2.08	4.01	2.72	7.87	63.88	89.74
Area: N. Delta	916,300	267.3	-1.22	-0.04	2.89	2.69	5.36	52.92	86.14
Annieville	829,000	267.5	-1.51	-0.22	2.81	2.81	5.40	52.42	83.72
Nordel	894,100	261.9	-1.36	-0.91	3.03	1.35	5.31	51.13	88.01
Scottsdale	862,000	269.8	-1.64	-0.48	3.02	3.49	6.14	54.52	86.07
Sunshine Hills Woods	1,105,900	271.3	-0.33	1.80	2.49	3.31	4.63	54.24	86.72
Municipality: City of Surrey combined	1,087,100	271.3	-0.22	2.45	3.55	2.42	6.23	60.34	93.92
Area: North Surrey	982,900	282.1	0.18	3.30	5.07	3.75	13.48	66.92	100.21
Bolivar Heights	815,800	288.0	1.84	5.88	6.35	5.92	16.36	70.11	107.49
Bridgeview	560,500	280.9	-1.61	1.74	5.05	5.56	14.89	72.33	101.65
Cedar Hills	885,700	309.4	0.88	4.35	6.51	7.36	17.91	77.10	116.67
Fraser Heights	1,228,300	252.7	-0.90	1.32	6.44	1.04	7.30	53.43	79.86
Guildford	897,800	286.0	-0.07	2.84	2.95	1.85	12.24	65.41	100.42
Port Kells	1,446,500	256.7	0.75	6.87	9.42	7.36	17.86	84.68	98.38
Royal Heights	881,300	263.4	-0.27	-0.27	5.91	5.32	11.70	57.91	91.56
Whalley	826,700	308.9	-0.68	3.80	1.78	2.25	14.62	73.25	114.51
Area: Surrey	1,043,500	278.0	0.22	3.08	4.12	4.12	11.65	70.87	101.30
Bear Creek Green Timbers	990,000	287.7	0.63	2.68	3.38	3.23	12.74	71.86	105.94
East Newton	1,183,900	287.1	-0.62	3.20	5.75	4.78	16.95	78.99	114.09
Fleetwood Tynehead	1,124,400	272.9	1.07	5.41	4.32	5.12	12.58	72.83	100.07
Panorama Ridge	1,046,100	268.8	0.00	2.21	2.91	2.17	9.36	70.56	98.52
Queen Mary Park Surrey	928,000	296.9	0.58	4.03	6.30	7.57	14.59	73.02	107.91
Sullivan Station	998,700	249.5	-1.38	0.28	1.88	0.00	0.69	50.21	72.31
West Newton	933,500	285.4	1.06	2.59	4.35	5.70	12.14	73.60	104.44
Area: Cloverdale	1,045,800	263.4	-0.90	1.93	4.69	4.57	12.66	66.39	90.73
Clayton	1,083,800	250.9	0.20	2.66	4.76	6.04	14.10	73.99	96.63
Cloverdale BC	1,030,000	266.7	-1.22	1.45	4.83	4.47	13.25	64.02	86.50
Serpentine	1,305,600	299.2	-1.38	20.69	-2.00	-11.16	-14.61	54.63	112.20

Fraser Valley Real Estate Board

2020-05

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	1,321,000	252.2	-0.79	1.20	0.72	-3.11	-10.09	37.81	74.53
Crescent Bch Ocean Pk.	1,245,800	270.5	-1.02	3.05	2.73	-0.33	-8.12	46.53	82.52
Elgin Chantrell	1,790,500	245.1	2.30	2.38	-2.04	-3.84	-20.34	14.91	66.06
Grandview Surrey	1,678,600	264.7	-2.50	-2.29	-2.00	-5.83	-8.53	38.95	81.18
Hazelmere	2,199,500	341.1	-0.15	1.85	2.34	-10.66	-7.84	67.86	133.63
King George Corridor	1,039,000	261.4	-2.35	0.54	-0.95	-6.48	-7.11	49.12	79.41
Morgan Creek	1,359,800	213.2	-0.84	-3.27	-1.11	-1.20	-8.89	23.88	61.88
Pacific Douglas	1,367,200	254.8	-2.00	-0.78	0.04	-3.99	-4.50	55.18	78.18
Sunnyside Park Surrey	1,116,100	246.0	0.90	2.37	0.29	-1.84	-13.32	30.23	69.07
White Rock	1,095,000	237.3	-0.34	3.49	4.12	-0.42	-8.87	39.75	62.87
Area: Langley	1,027,400	257.4	-1.19	2.51	3.75	3.92	11.43	69.45	85.71
Aldergrove Langley	749,800	245.2	1.24	4.16	5.83	3.20	21.39	77.42	87.89
Brookwood Langley	1,016,800	292.1	0.45	6.10	5.41	8.87	11.45	69.43	103.98
Campbell Valley	1,637,200	231.6	0.13	1.27	4.70	-0.34	5.90	70.42	73.74
County Line Glen Valley	1,549,300	251.6	2.19	4.57	3.62	6.47	16.70	66.07	93.69
Fort Langley	1,187,300	270.2	1.20	5.88	5.42	7.61	21.11	84.31	106.10
Langley City	857,800	269.5	-3.30	-0.77	0.41	5.11	12.71	70.14	88.59
Murrayville	1,094,100	257.4	-0.66	4.08	3.79	7.74	9.77	60.37	81.40
Otter District	1,542,300	242.2	0.71	5.49	6.41	2.19	5.26	81.70	84.89
Salmon River	1,282,300	249.9	0.52	3.18	5.49	1.05	7.30	75.00	86.91
Walnut Grove	958,800	258.1	-1.79	3.24	7.45	5.56	13.00	64.08	87.16
Willoughby Heights	1,038,000	245.7	-3.53	-0.41	0.29	-0.04	7.39	68.98	73.39
Area: Abbotsford	827,500	263.6	0.46	1.97	5.40	3.01	13.13	76.32	92.41
Abbotsford East	857,400	255.9	-0.70	1.43	3.81	3.02	12.29	69.81	90.26
Abbotsford West	791,400	272.5	1.23	2.44	7.24	2.87	13.02	83.50	97.61
Aberdeen	996,500	252.4	2.81	6.45	8.33	3.78	12.18	71.70	82.90
Bradner	1,480,700	242.0	1.72	5.08	6.98	9.35	14.64	64.29	70.54
Central Abbotsford	724,300	277.1	0.58	0.36	5.00	2.59	15.75	84.12	99.07
Matsqui	977,400	261.8	1.16	6.38	10.51	8.14	16.61	70.00	85.28
Poplar	770,800	264.6	1.03	0.42	4.34	2.68	13.37	77.94	88.60
Sumas Mountain	1,094,000	241.0	-0.99	6.92	5.98	6.26	18.02	79.58	69.36
Sumas Prairie	748,800	272.3	0.93	5.38	5.09	2.33	13.13	69.55	94.50

Fraser Valley Real Estate Board

2020-05

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Mission	675,100	250.4	1.62	1.01	5.61	2.00	12.39	80.79	82.37
Dewdney Deroche	452,500	238.0	-3.72	-1.69	4.29	2.01	11.42	69.64	75.91
Durieu	558,600	232.5	-1.44	-1.98	3.56	-0.04	11.40	67.27	71.46
Hatzic	682,100	249.4	2.09	1.01	4.88	1.09	11.14	81.25	81.12
Mission BC	674,400	253.1	2.06	1.24	6.08	2.59	12.99	82.61	84.21
Mission-West	768,700	237.8	-1.45	1.54	2.90	-2.06	11.54	74.34	71.82
Stave Falls	801,400	229.8	-0.61	-1.25	2.54	-1.58	8.29	63.79	68.60
Steelhead	965,200	225.3	0.81	-0.27	3.73	-1.87	3.21	66.52	68.13

Fraser Valley Real Estate Board

2020-05

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	686,500	249.0	0.28	1.47	2.89	1.76	11.26	60.65	71.61
Fraser Valley Real Estate Board	555,000	243.9	0.41	1.79	3.04	1.75	15.54	74.96	77.38
Area: N. Delta	544,300	264.3	-1.27	-5.23	2.56	-7.65	0.11	67.49	87.45
Annieville	462,600	241.8	-0.25	-1.99	8.43	-5.21	11.22	77.27	69.21
Nordel	712,000	281.6	-1.71	-5.85	1.66	-8.99	-1.92	68.32	101.57
Scottsdale	559,200	250.6	-0.24	-3.17	5.69	-3.09	9.53	82.92	79.00
Sunshine Hills Woods	528,600	250.4	-2.15	-6.71	0.97	-7.12	3.56	73.89	76.84
Municipality: City of Surrey combined	578,600	241.8	0.54	2.59	3.47	2.11	15.42	74.58	76.11
Area: North Surrey	569,200	298.1	1.71	1.26	2.69	4.16	23.44	97.68	106.15
Bolivar Heights	511,100	306.7	0.13	0.36	4.32	7.46	34.16	120.01	113.43
Fraser Heights	804,300	300.3	0.94	0.54	2.98	4.71	17.03	101.54	108.40
Guildford	584,500	302.9	1.10	-0.20	2.75	5.06	22.19	98.23	108.61
Whalley	529,000	285.1	3.56	5.09	2.11	1.35	26.54	93.03	99.09
Area: Surrey	573,500	252.4	0.72	1.82	3.44	1.77	18.33	87.38	85.32
Bear Creek Green Timbers	587,700	274.1	3.12	4.46	1.56	-0.22	22.26	92.76	92.62
East Newton	518,400	286.9	0.31	1.99	1.20	2.32	21.57	111.27	114.58
Fleetwood Tynehead	616,300	246.1	0.65	2.93	5.04	6.91	22.13	86.30	81.09
Panorama Ridge	670,700	243.1	0.79	2.88	4.83	2.57	15.32	86.71	86.00
Queen Mary Park Surrey	526,200	275.2	3.61	5.16	2.23	1.47	26.59	95.32	92.04
Sullivan Station	591,500	236.0	0.85	3.15	4.38	2.92	16.14	77.98	78.38
West Newton	551,800	243.7	-1.30	-4.77	4.37	-5.76	7.69	76.08	73.95
Area: Cloverdale	587,100	238.5	-0.67	2.80	6.19	6.52	17.60	72.45	70.11
Clayton	587,200	238.7	-0.75	2.93	6.42	6.94	18.52	74.62	69.41
Cloverdale BC	586,200	238.1	-0.58	2.59	5.87	5.96	16.15	69.59	70.44
Area: South Surrey White Rock	648,000	203.2	0.89	5.23	2.52	-0.34	4.05	46.08	54.41
Crescent Bch Ocean Pk.	639,600	229.3	1.82	6.26	1.24	-1.08	6.40	55.88	73.58
Elgin Chantrell	1,021,800	240.8	3.04	4.74	0.46	-4.48	-1.07	49.94	79.57
Grandview Surrey	617,700	190.9	-0.37	5.41	3.69	1.22	5.01	43.21	47.19
King George Corridor	654,400	227.3	2.94	4.84	1.20	-1.09	5.18	60.52	73.78

Fraser Valley Real Estate Board

2020-05

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Morgan Creek	613,700	193.4	-0.36	5.45	3.64	0.99	4.43	42.10	48.20
Pacific Douglas	589,300	184.4	0.44	5.61	4.42	0.66	9.89	39.38	38.54
Sunnyside Park Surrey	838,900	234.7	3.30	4.54	0.99	-2.98	1.03	55.64	73.59
White Rock	553,900	188.9	0.80	3.00	-0.74	-4.31	1.50	49.56	42.46
Area: Langley	569,500	247.7	0.53	1.85	3.25	2.36	16.29	76.05	80.15
Aldergrove Langley	440,900	289.2	2.92	3.06	4.59	3.54	30.68	101.53	100.97
Fort Langley	610,800	243.6	1.12	0.00	0.70	-3.52	3.18	52.54	82.06
Langley City	544,500	255.4	-0.70	2.65	3.91	5.89	27.06	95.56	92.90
Murrayville	625,400	261.8	-1.36	1.71	3.77	2.99	20.09	89.71	96.99
Walnut Grove	608,600	235.2	0.09	-1.01	1.77	0.17	9.19	65.28	74.09
Willoughby Heights	571,800	245.4	0.86	2.59	3.37	2.21	15.27	73.18	74.29
Area: Abbotsford	453,700	245.2	-0.33	-0.77	0.78	0.74	18.91	76.66	78.59
Abbotsford East	510,700	261.9	0.00	0.58	3.31	3.40	20.36	79.75	80.50
Abbotsford West	479,000	250.9	0.24	0.16	1.54	1.83	18.46	78.20	90.80
Aberdeen	582,700	263.6	0.88	1.19	2.33	-0.15	12.94	73.65	86.03
Central Abbotsford	325,100	200.2	-2.82	-6.84	-7.83	-8.42	13.49	61.71	53.41
Poplar	577,200	269.4	-0.04	0.60	3.02	0.41	19.36	93.67	88.79
Area: Mission	463,500	250.3	1.71	2.67	3.52	2.41	19.93	90.05	74.67
Mission BC	463,500	250.3	1.71	2.67	3.52	2.41	19.93	90.05	74.67