

Summary Report

For January 2021

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2021-01

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,141,000	305.3	2.83	6.08	10.66	16.26	9.04	44.28	113.05
Fraser Valley Real Estate Board	1,006,700	312.0	3.38	7.36	11.91	17.82	14.20	67.11	127.24
Area: N. Delta	973,500	296.9	3.27	5.85	8.75	11.07	10.21	40.64	113.14
Annieville	934,600	304.4	4.14	7.11	10.49	12.04	12.74	41.06	119.15
Nordel	960,900	288.6	2.38	4.64	9.36	11.64	9.61	44.88	109.59
Scottsdale	964,100	307.4	5.13	8.13	10.97	12.68	13.14	42.12	121.47
Sunshine Hills Woods	1,096,900	281.4	0.04	1.81	1.22	5.31	1.99	31.93	96.37
Municipality: City of Surrey combined	1,080,600	320.3	2.99	7.09	11.33	17.37	11.68	61.44	129.77
Area: North Surrey	952,900	330.5	3.64	9.11	12.91	19.14	16.62	65.33	135.40
Bolivar Heights	895,600	316.3	2.20	9.48	13.13	17.89	15.73	61.30	130.37
Bridgeview	635,000	328.5	1.70	9.76	14.46	22.53	25.62	73.81	139.78
Cedar Hills	999,000	356.7	5.38	10.60	13.02	22.20	20.06	73.49	148.74
Fraser Heights	1,134,800	295.2	1.83	7.89	9.50	11.86	7.03	51.07	107.59
Guildford	998,500	326.0	5.03	8.49	13.08	19.15	13.59	62.19	129.58
Port Kells	1,485,800	290.4	4.99	6.30	10.25	21.30	16.96	62.42	118.35
Royal Heights	888,300	291.8	1.92	4.96	10.32	15.29	15.11	52.46	118.41
Whalley	974,400	365.6	3.89	7.69	14.54	20.46	17.78	73.02	154.42
Area: Surrey	1,049,200	314.4	2.48	6.07	8.79	14.04	13.17	66.00	127.83
Bear Creek Green Timbers	1,067,800	332.6	3.74	7.43	11.09	16.29	16.33	78.53	145.10
East Newton	1,023,100	312.9	2.69	5.50	9.33	12.19	16.15	66.97	127.23
Fleetwood Tynehead	1,078,900	291.9	1.46	4.03	8.59	12.10	13.01	66.99	121.30
Panorama Ridge	979,300	299.2	-0.86	1.98	3.17	9.36	7.86	40.54	109.38
Queen Mary Park Surrey	1,057,800	338.2	5.33	10.60	12.43	21.44	17.72	67.84	141.40
Sullivan Station	1,406,300	358.8	9.09	13.65	24.45	35.40	11.99	74.77	158.87
West Newton	1,037,200	308.2	0.13	4.44	3.95	9.41	10.70	67.32	117.04
Area: Cloverdale	1,151,900	328.1	2.15	6.42	11.11	18.75	14.28	72.14	139.31
Clayton	1,925,700	356.6	0.28	6.58	11.82	23.14	21.38	79.65	175.79
Cloverdale BC	1,026,300	321.6	1.97	5.93	10.29	17.72	14.78	72.62	135.09
Serpentine	3,086,000	485.2	4.25	13.18	20.04	21.27	-2.26	75.73	193.35

Fraser Valley Real Estate Board

2021-01

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	1,303,600	301.5	3.22	5.90	14.12	19.50	0.23	39.20	113.38
Crescent Bch Ocean Pk.	1,090,000	278.2	1.94	2.51	10.70	13.46	-3.44	25.71	98.86
Elgin Chantrell	1,725,600	294.5	1.31	2.08	9.15	11.09	-6.66	22.66	104.09
Grandview Surrey	2,451,900	367.1	4.74	9.32	19.30	28.22	5.55	58.57	170.13
Hazelmere	3,037,000	457.0	2.97	15.55	16.37	30.95	0.75	90.73	173.49
King George Corridor	1,157,400	333.3	5.34	9.60	21.11	29.44	9.06	67.40	128.60
Morgan Creek	1,895,600	240.4	4.98	8.39	1.69	13.34	-16.32	21.05	61.34
Pacific Douglas	2,462,600	421.4	6.25	10.69	21.97	36.82	12.25	80.78	180.37
Sunnyside Park Surrey	1,120,700	281.9	1.04	2.70	10.77	13.67	-2.59	28.90	107.43
White Rock	1,100,700	270.6	1.81	4.12	12.80	15.49	-2.35	26.04	95.80
Area: Langley	1,122,300	309.3	2.89	7.10	10.03	16.94	12.55	72.99	135.39
Aldergrove Langley	804,700	267.9	-0.63	3.16	4.53	9.71	10.38	68.92	115.87
Brookswood Langley	1,070,100	330.6	3.64	8.43	10.57	15.68	12.41	58.94	149.70
Campbell Valley	2,144,700	321.4	4.25	12.22	13.17	26.89	27.19	99.38	158.57
County Line Glen Valley	1,784,900	322.8	8.83	8.72	7.10	19.91	19.78	80.44	140.90
Fort Langley	1,329,600	335.4	2.88	6.37	9.39	15.10	18.64	81.69	145.18
Langley City	1,008,000	327.2	4.14	5.21	11.10	16.69	7.17	81.37	137.10
Murrayville	1,192,800	280.3	5.14	8.73	11.58	15.68	9.58	46.52	112.19
Otter District	2,092,300	340.6	2.25	16.52	14.03	33.36	31.00	105.55	169.25
Salmon River	1,596,000	319.1	2.24	10.45	15.87	29.03	25.38	94.69	157.34
Walnut Grove	1,030,200	294.7	2.43	7.28	7.20	14.00	13.13	67.63	124.28
Willoughby Heights	893,400	303.0	3.77	4.45	10.75	16.18	4.92	75.65	117.52
Area: Abbotsford	893,900	314.1	4.35	6.76	12.38	18.98	19.38	86.96	130.11
Abbotsford East	874,500	299.6	2.81	6.85	11.13	17.40	15.50	69.84	111.13
Abbotsford West	874,500	318.1	4.57	6.21	12.96	19.41	21.88	95.15	140.26
Aberdeen	1,220,900	311.7	3.28	12.20	17.49	27.54	25.74	84.99	135.78
Bradner	1,750,900	301.2	4.37	8.93	10.49	20.34	24.57	87.43	115.30
Central Abbotsford	832,100	332.2	6.07	5.93	12.76	19.11	20.89	103.93	147.54
Matsqui	875,900	306.0	2.17	10.07	8.01	17.69	18.74	76.88	117.33
Poplar	875,900	319.8	6.49	6.03	12.17	18.31	15.16	95.24	136.01
Sumas Mountain	927,600	295.0	3.18	8.22	9.26	19.92	16.05	72.11	112.54
Sumas Prairie	866,300	315.0	4.41	9.41	11.90	24.11	17.23	77.36	125.48

Fraser Valley Real Estate Board

2021-01

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Mission	770,800	306.9	3.54	10.59	16.74	23.65	25.27	95.48	122.39
Dewdney Deroche	572,700	301.2	3.75	10.94	17.61	27.20	28.28	90.15	117.47
Durieu	565,700	304.6	3.50	10.76	17.61	26.18	28.31	91.93	118.19
Hatzic	778,200	307.0	3.47	10.59	16.51	23.44	25.61	96.04	121.98
Mission BC	767,500	308.0	3.36	10.55	16.53	23.40	25.20	95.56	123.03
Mission-West	949,800	305.8	7.56	11.24	20.82	27.31	24.51	109.60	129.06
Stave Falls	868,600	294.2	2.69	10.81	16.65	24.29	24.34	85.97	116.01
Steelhead	1,188,900	277.5	2.59	10.51	16.79	24.05	23.33	89.03	102.11

Fraser Valley Real Estate Board

2021-01

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,556,300	286.8	1.41	3.61	6.78	10.95	2.76	31.56	90.69
Fraser Valley Real Estate Board	1,219,500	283.3	1.83	4.50	8.25	13.50	11.32	55.15	109.23
Area: N. Delta	1,108,000	292.2	0.17	1.39	7.35	9.19	2.56	39.54	103.48
Annieville	956,200	295.1	0.37	1.44	7.66	9.99	5.36	40.86	106.94
Nordel	1,038,800	287.3	0.21	1.59	6.72	9.12	1.63	36.36	100.49
Scottsdale	1,025,700	298.1	0.30	1.43	7.38	9.68	5.04	44.85	106.73
Sunshine Hills Woods	1,229,100	290.5	-0.21	1.08	7.67	7.99	0.24	38.20	101.60
Municipality: City of Surrey combined	1,300,900	289.8	1.76	3.98	7.13	12.59	9.57	51.89	109.85
Area: North Surrey	1,252,800	295.8	1.44	5.01	7.10	13.03	9.80	52.63	107.43
Bolivar Heights	883,000	311.2	1.07	2.50	4.22	13.78	11.30	54.60	125.18
Bridgeview	727,800	337.7	2.12	3.97	5.56	14.90	15.06	73.54	138.49
Cedar Hills	977,600	314.5	0.67	1.55	3.52	11.92	10.62	55.08	128.23
Fraser Heights	1,362,000	273.9	2.47	9.17	11.25	13.89	6.29	44.23	87.73
Guildford	1,022,000	317.1	0.60	1.73	3.83	12.25	10.18	55.52	125.85
Port Kells	1,793,000	276.9	-0.93	6.75	8.55	21.29	25.92	90.31	128.09
Royal Heights	1,215,200	296.6	0.24	2.17	9.85	12.82	8.64	51.48	126.93
Whalley	892,000	328.0	0.49	1.61	3.18	11.72	10.70	56.19	136.82
Area: Surrey	1,221,100	299.4	2.11	4.58	7.97	13.11	12.90	64.05	118.38
Bear Creek Green Timbers	1,135,400	308.0	2.26	3.95	5.59	12.53	11.03	63.83	124.82
East Newton	1,408,400	310.5	3.05	4.86	8.57	13.40	15.64	70.04	130.17
Fleetwood Tynehead	1,334,700	307.8	2.74	7.28	10.36	17.48	16.19	71.57	131.60
Panorama Ridge	1,200,100	282.9	0.07	2.65	7.12	8.77	10.64	61.56	103.97
Queen Mary Park Surrey	955,700	306.6	1.73	4.07	5.43	10.29	8.76	59.19	114.56
Sullivan Station	1,134,000	281.9	2.55	3.37	8.93	15.01	12.85	53.37	99.79
West Newton	941,900	299.1	1.32	3.64	5.73	10.29	10.25	59.86	112.43
Area: Cloverdale	1,155,800	277.3	2.06	5.60	7.94	12.72	13.83	61.79	110.71
Clayton	1,117,900	269.5	2.55	5.19	6.61	14.68	16.82	70.35	113.72
Cloverdale BC	1,180,200	280.3	1.85	5.73	8.39	11.85	12.43	57.92	107.48
Serpentine	882,600	278.8	2.88	3.45	8.69	14.83	12.01	51.93	103.95

Fraser Valley Real Estate Board

2021-01

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	1,609,100	274.7	1.22	0.96	5.41	11.44	1.74	30.62	93.45
Crescent Bch Ocean Pk.	1,560,600	297.7	2.16	-0.73	8.57	12.51	5.87	35.44	103.63
Elgin Chantrell	2,063,000	268.2	-0.19	3.87	1.59	11.38	-10.36	9.78	82.70
Grandview Surrey	1,736,300	287.0	1.63	1.77	5.75	6.53	-0.35	33.18	99.58
Hazelmere	2,147,900	358.1	4.04	0.93	7.57	16.34	15.67	61.45	142.12
King George Corridor	1,373,900	298.9	1.94	1.39	5.43	10.62	6.29	46.95	107.86
Morgan Creek	1,445,400	229.1	-1.04	-3.21	-1.46	4.80	-0.69	21.02	71.87
Pacific Douglas	1,326,400	276.8	2.03	1.80	6.05	11.70	9.93	52.00	103.53
Sunnyside Park Surrey	1,346,400	276.1	-1.78	0.80	2.91	14.23	-2.16	25.44	89.11
White Rock	1,347,000	247.8	2.91	-0.52	8.97	14.67	6.35	30.15	81.41
Area: Langley	1,199,800	278.8	1.83	6.33	9.29	17.09	14.97	61.72	114.79
Aldergrove Langley	810,800	251.6	1.08	5.32	10.01	20.56	20.67	67.73	123.45
Brookswood Langley	1,213,300	306.0	0.82	8.43	9.09	19.02	18.51	64.52	119.04
Campbell Valley	1,804,900	236.7	0.42	4.37	4.60	18.05	9.94	55.52	101.62
County Line Glen Valley	1,749,700	250.1	3.99	6.93	9.55	23.02	18.25	69.22	131.79
Fort Langley	1,373,900	274.9	0.07	5.65	9.13	19.89	18.08	72.57	137.39
Langley City	1,019,800	292.6	1.11	7.69	9.38	19.14	19.72	69.43	121.16
Murrayville	1,246,700	293.5	1.28	8.34	9.56	18.49	19.16	64.43	117.89
Otter District	1,634,200	241.8	3.64	7.42	10.31	24.57	20.84	76.50	104.57
Salmon River	1,456,500	274.4	2.20	5.38	9.19	19.62	17.32	63.04	134.13
Walnut Grove	1,070,800	281.1	3.12	5.01	11.11	18.36	14.73	57.57	108.38
Willoughby Heights	1,263,800	283.5	2.09	6.66	9.08	13.49	12.28	62.65	116.58
Area: Abbotsford	1,008,500	268.2	1.75	5.30	10.64	12.93	18.20	74.95	112.35
Abbotsford East	1,031,600	265.4	1.49	6.03	10.63	10.58	20.80	75.07	112.15
Abbotsford West	953,900	281.5	2.10	4.38	10.57	15.84	15.94	81.73	122.35
Aberdeen	1,047,600	262.1	0.58	3.52	7.29	11.01	10.13	66.62	104.45
Bradner	1,500,400	224.6	2.84	6.29	11.02	14.53	9.35	50.74	74.38
Central Abbotsford	864,600	275.0	1.74	4.25	11.20	15.98	16.67	76.96	116.54
Matsqui	1,323,200	260.5	3.99	5.00	10.62	11.80	11.56	61.00	88.36
Poplar	856,100	253.8	1.52	4.83	10.54	13.20	13.20	65.34	98.44
Sumas Mountain	1,495,200	277.0	5.73	4.14	10.45	24.38	37.54	106.56	107.34
Area: Mission	881,700	269.5	4.38	7.11	12.86	18.20	19.20	86.63	107.15

Fraser Valley Real Estate Board

2021-01

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Durieu	926,900	261.5	8.46	8.60	15.86	22.54	21.97	89.77	96.47
Hatzic	882,500	270.6	3.92	6.66	12.52	17.96	18.79	88.70	108.15
Mission BC	873,000	270.8	4.03	6.87	12.46	18.15	19.35	87.15	109.44
Mission-West	905,900	262.2	5.34	9.11	15.81	14.65	20.61	81.58	88.23
Stave Falls	1,080,400	261.3	6.52	8.47	15.31	20.47	14.86	79.22	94.71

Fraser Valley Real Estate Board

2021-01

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	655,400	280.8	0.54	0.00	-0.11	2.59	1.45	56.87	89.09
Fraser Valley Real Estate Board	439,800	307.0	0.33	1.19	0.56	4.39	5.50	98.19	105.76
Area: N. Delta	388,300	368.0	2.85	1.52	-0.33	4.81	3.55	122.63	122.90
Annieville	309,600	344.3	3.18	1.89	1.62	7.93	24.88	131.07	110.20
Scottsdale	596,800	386.1	2.63	1.39	-1.08	4.10	1.69	107.36	131.34
Municipality: City of Surrey combined	403,400	339.1	-0.03	0.68	-0.24	3.89	5.38	96.92	112.87
Area: North Surrey	418,100	363.0	-0.38	0.95	-0.14	4.73	6.83	102.45	120.27
Bolivar Heights	423,500	356.6	0.08	0.93	-0.64	4.21	6.86	91.31	109.64
Cedar Hills	306,000	357.4	3.00	1.77	-0.33	10.27	14.55	126.06	119.00
Guildford	445,600	336.4	-0.47	0.06	1.14	3.86	3.83	98.23	119.73
Port Kells	347,900	273.9	2.20	4.14	3.79	6.16	6.66	96.34	76.37
Whalley	385,000	375.1	-0.45	1.27	-0.48	4.81	7.57	102.32	117.07
Area: Surrey	432,900	342.1	2.52	1.24	-0.61	5.10	7.68	100.29	111.83
Bear Creek Green Timbers	426,600	337.0	3.47	1.97	-0.74	6.21	9.34	99.05	105.86
East Newton	438,400	357.5	2.52	0.87	-1.43	5.30	8.60	104.75	120.27
Fleetwood Tynehead	483,000	319.9	0.16	-0.25	1.17	2.20	0.31	85.34	115.13
Queen Mary Park Surrey	390,600	336.6	3.22	1.66	-0.27	6.93	11.60	101.08	105.62
Sullivan Station	530,900	361.5	3.17	1.01	-0.60	4.81	3.14	99.94	118.96
West Newton	448,600	344.7	2.90	1.71	-0.72	5.41	8.36	103.72	112.12
Area: Cloverdale	472,300	326.3	-0.91	-0.46	0.68	3.26	0.65	94.00	114.81
Clayton	530,400	327.1	-0.70	-0.24	0.96	3.41	0.00	87.99	114.49
Cloverdale BC	451,400	325.1	-1.22	-0.76	0.22	3.01	1.44	98.96	114.73
Area: South Surrey White Rock	510,000	256.7	-0.89	3.26	4.99	7.05	0.51	74.03	89.73
Crescent Bch Ocean Pk.	551,800	293.2	-0.91	5.28	5.58	3.82	-3.81	70.37	94.56
Grandview Surrey	519,900	278.7	-0.21	1.53	1.98	2.80	-0.68	72.46	85.06
King George Corridor	541,600	267.4	-0.41	1.48	1.79	1.40	-3.57	63.65	83.40
Morgan Creek	530,200	291.6	-0.07	1.14	1.53	3.33	-0.38	71.93	85.61
Sunnyside Park Surrey	517,500	262.6	-0.15	2.26	3.22	4.75	-0.19	68.44	85.45

Fraser Valley Real Estate Board

2021-01

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
White Rock	467,400	236.5	-1.74	5.39	8.79	11.45	3.37	78.22	85.49
Area: Langley	406,100	278.9	1.46	2.16	1.79	5.13	4.65	90.51	85.56
Aldergrove Langley	376,700	295.6	4.30	8.16	10.26	11.09	21.85	97.73	102.19
Fort Langley	721,500	344.8	3.08	-1.54	0.38	1.77	-0.06	87.09	143.33
Langley City	419,000	288.0	2.27	4.58	2.93	5.69	5.22	101.12	87.38
Murrayville	445,500	268.4	0.60	-0.70	0.37	4.03	2.09	76.70	85.36
Salmon River	382,500	244.3	0.83	-0.61	0.21	3.21	0.62	63.30	69.65
Walnut Grove	452,200	243.1	0.33	-0.57	0.29	4.51	3.45	77.32	71.92
Willoughby Heights	402,200	271.9	0.26	-0.37	0.07	4.66	3.74	82.85	88.82
Area: Abbotsford	327,300	278.3	0.61	1.20	1.57	4.90	9.05	109.88	105.54
Abbotsford East	385,500	307.9	4.62	1.92	-0.16	7.73	13.78	93.53	113.08
Abbotsford West	332,200	289.3	0.28	0.70	4.59	9.67	9.58	109.94	111.63
Central Abbotsford	317,100	262.5	0.34	0.88	-1.72	0.19	5.93	110.51	97.81
Poplar	376,700	335.8	3.80	7.63	9.10	10.79	25.39	114.16	127.51
Area: Mission	377,700	296.2	5.00	6.89	7.01	9.34	22.80	113.86	101.91
Mission BC	377,700	296.2	5.00	6.89	7.01	9.34	22.80	113.86	101.91

Fraser Valley Real Estate Board

2021-01

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,002,600	280.9	1.04	1.89	3.39	6.85	3.04	44.35	90.96
Fraser Valley Real Estate Board	900,600	287.3	1.41	3.31	4.93	9.28	8.99	67.91	107.44
Area: N. Delta	971,200	301.8	1.72	2.83	5.52	8.06	6.19	47.65	112.24
Annieville	817,800	305.6	2.31	3.56	6.48	9.85	13.40	50.69	113.41
Nordel	991,000	290.8	1.01	2.11	6.17	8.39	5.21	46.13	106.68
Scottsdale	992,300	324.1	3.09	3.88	5.02	7.67	5.16	54.63	128.40
Sunshine Hills Woods	1,107,500	282.9	-0.04	1.43	4.28	5.84	0.96	36.21	97.28
Municipality: City of Surrey combined	925,100	294.3	1.06	2.44	3.37	7.92	7.53	64.97	108.87
Area: North Surrey	817,000	339.9	0.71	2.50	1.71	7.09	10.50	82.25	125.85
Bolivar Heights	806,800	323.1	1.60	5.66	6.74	13.33	14.01	66.03	126.42
Bridgeview	661,700	331.6	1.84	7.59	11.39	19.97	22.23	73.98	139.77
Cedar Hills	923,200	340.4	3.31	6.44	7.96	17.06	15.66	67.68	137.38
Fraser Heights	1,348,100	278.6	2.39	8.53	9.99	12.70	6.46	46.79	91.48
Guildford	610,600	326.6	1.18	1.94	1.74	5.08	6.07	86.84	121.12
Port Kells	1,559,100	279.5	1.97	5.67	7.13	15.83	17.54	71.58	117.85
Royal Heights	985,400	295.2	0.99	3.62	10.03	14.20	13.28	53.11	122.29
Whalley	558,100	367.0	-0.22	1.38	-0.05	5.58	9.03	95.63	124.60
Area: Surrey	898,400	290.4	1.61	2.76	4.09	7.92	8.72	68.45	110.13
Bear Creek Green Timbers	1,036,200	310.4	2.65	4.51	5.83	11.37	10.27	67.42	126.24
East Newton	1,004,400	309.4	2.04	2.82	3.48	7.51	10.74	74.41	127.33
Fleetwood Tynehead	963,700	280.9	1.92	4.11	5.64	8.58	8.96	71.28	111.84
Panorama Ridge	1,032,400	277.5	-0.18	1.80	5.67	8.10	7.31	55.29	102.11
Queen Mary Park Surrey	754,300	312.2	2.70	3.89	3.58	10.12	11.34	74.02	113.40
Sullivan Station	824,800	259.7	1.05	1.21	5.06	8.71	5.87	59.03	92.09
West Newton	768,200	299.5	0.91	1.46	1.46	5.49	9.31	73.62	106.98
Area: Cloverdale	950,300	283.0	0.75	3.32	5.28	10.85	9.18	71.00	109.63
Clayton	989,300	278.4	0.47	2.35	3.80	9.78	9.31	79.84	111.23
Cloverdale BC	936,000	285.4	0.88	3.93	6.18	11.40	9.31	66.61	108.17
Serpentine	1,686,500	386.5	7.33	16.00	25.53	32.00	12.45	70.56	171.23

Fraser Valley Real Estate Board

2021-01

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	1,005,400	253.9	0.83	2.30	5.97	10.54	-0.31	38.44	83.99
Crescent Bch Ocean Pk.	1,253,400	285.8	2.14	0.63	9.13	12.61	2.51	33.99	99.86
Elgin Chantrell	1,848,900	269.8	0.26	2.70	3.45	10.98	-8.57	15.10	85.94
Grandview Surrey	1,426,500	231.5	1.45	2.66	4.37	9.04	1.45	38.21	67.88
Hazelmere	2,601,900	403.5	4.18	8.21	11.83	23.93	7.23	75.51	187.80
King George Corridor	825,900	274.5	1.37	2.01	6.11	10.06	1.03	53.44	94.54
Morgan Creek	1,226,100	240.1	-0.50	-0.41	1.39	8.89	0.84	41.07	79.72
Pacific Douglas	1,240,100	250.3	2.58	2.75	6.06	11.69	-2.57	35.08	79.56
Sunnyside Park Surrey	969,500	264.7	-0.11	1.30	4.38	9.61	-2.43	36.94	88.94
White Rock	718,500	240.6	-0.29	3.71	9.02	12.22	1.01	46.26	82.41
Area: Langley	887,300	277.0	1.65	4.10	5.08	10.10	8.93	70.46	104.13
Aldergrove Langley	723,700	275.1	0.77	4.40	6.59	12.42	15.98	77.94	113.26
Brookwood Langley	1,118,200	321.2	2.59	8.33	10.04	16.50	14.39	60.76	138.28
Campbell Valley	1,903,000	269.2	2.28	7.90	8.29	22.53	16.18	72.67	122.30
County Line Glen Valley	1,707,600	277.3	5.88	7.36	5.96	17.85	16.27	70.02	133.61
Fort Langley	1,323,400	306.0	1.90	3.27	5.99	11.56	13.80	78.53	140.19
Langley City	602,400	288.8	1.98	4.34	3.88	7.64	6.10	85.84	99.17
Murrayville	1,044,000	274.1	0.66	3.55	3.90	8.86	8.00	62.77	101.10
Otter District	1,808,600	286.2	2.32	11.23	11.10	27.82	20.15	84.53	130.25
Salmon River	1,457,000	284.6	2.01	6.15	10.05	19.48	16.50	75.79	132.33
Walnut Grove	854,600	263.4	2.13	3.91	5.91	10.12	7.47	59.44	95.26
Willoughby Heights	929,400	266.7	1.21	2.81	3.69	8.64	7.50	69.44	98.14
Area: Abbotsford	674,300	282.3	1.77	3.71	6.69	9.97	13.60	84.39	110.04
Abbotsford East	866,500	280.2	1.52	5.06	8.44	10.97	16.22	72.54	105.27
Abbotsford West	649,800	289.4	1.72	2.99	7.19	11.65	13.09	89.65	117.43
Aberdeen	1,094,800	277.3	1.32	5.76	9.47	14.02	14.30	72.67	113.64
Bradner	1,686,900	275.7	4.71	9.97	11.53	20.97	22.15	76.17	103.47
Central Abbotsford	477,300	271.0	1.54	2.46	3.24	5.37	9.81	95.95	103.91
Matsqui	1,051,000	281.5	2.70	7.24	8.52	15.32	13.97	67.56	101.50
Poplar	849,000	307.5	3.57	5.20	8.62	11.45	16.92	93.88	120.11
Sumas Mountain	1,278,800	281.7	5.31	5.11	9.53	20.49	25.59	86.43	105.77
Sumas Prairie	866,300	315.0	4.41	9.41	11.90	24.11	17.23	77.36	125.48

Fraser Valley Real Estate Board

2021-01

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Mission	768,000	290.6	3.53	8.64	13.92	19.24	21.49	91.56	112.89
Dewdney Deroche	572,700	301.2	3.75	10.94	17.61	27.20	28.28	90.15	117.47
Durieu	688,600	286.6	5.41	9.93	17.22	24.23	25.10	88.80	106.78
Hatzic	797,900	291.5	3.70	8.97	14.81	20.11	21.71	90.52	114.81
Lake Errock	648,200	284.0	3.99	9.82	16.06	23.10	22.73	88.33	107.45
Mission BC	759,100	291.3	3.26	8.33	13.30	18.75	21.38	91.90	113.41
Mission-West	934,500	289.4	7.03	10.63	19.29	22.78	23.25	99.04	113.58
Stave Falls	973,600	279.2	4.33	10.05	16.62	23.59	20.09	84.41	106.51
Steelhead	1,188,900	277.5	2.59	10.51	16.79	24.05	23.33	89.03	102.11

Fraser Valley Real Estate Board

2021-01

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,374,900	293.2	1.91	4.45	8.11	12.77	4.90	36.06	98.64
Fraser Valley Real Estate Board	1,106,500	295.5	2.50	5.69	9.77	15.16	12.14	60.16	116.80
Area: N. Delta	1,010,900	294.9	1.94	3.95	8.14	10.28	7.43	40.10	109.30
Annieville	932,200	300.8	2.70	4.95	9.38	11.16	10.43	40.36	115.16
Nordel	983,200	288.0	1.41	3.26	8.19	10.56	6.82	41.80	105.27
Scottsdale	972,200	304.3	3.47	5.77	9.78	11.71	10.82	42.33	117.20
Sunshine Hills Woods	1,167,000	286.3	-0.07	1.52	4.64	6.75	1.27	35.24	99.23
Municipality: City of Surrey combined	1,198,900	299.2	2.12	4.95	8.41	13.85	9.56	54.55	115.87
Area: North Surrey	1,086,100	311.7	2.47	6.93	9.79	15.66	12.41	58.14	120.28
Bolivar Heights	891,100	314.6	1.85	7.04	10.00	16.56	14.61	59.61	128.80
Bridgeview	661,700	331.6	1.84	7.59	11.39	19.97	22.23	73.98	139.77
Cedar Hills	971,000	339.2	3.38	6.94	9.14	17.78	15.49	65.54	138.87
Fraser Heights	1,344,000	276.5	2.29	8.90	11.09	13.65	6.47	45.22	90.03
Guildford	1,009,200	321.5	2.75	4.93	8.14	15.61	11.86	58.84	127.85
Port Kells	1,593,600	282.8	1.65	6.52	9.19	21.17	19.93	73.28	121.63
Royal Heights	984,400	294.2	1.03	3.63	10.06	14.21	13.24	52.75	121.54
Whalley	938,300	350.6	2.75	5.25	10.01	16.79	14.20	66.16	146.38
Area: Surrey	1,140,400	303.8	2.22	4.98	8.15	13.23	12.52	64.13	120.95
Bear Creek Green Timbers	1,091,900	317.3	2.85	5.31	7.63	13.77	12.84	69.50	132.62
East Newton	1,282,900	311.1	2.95	5.03	8.74	13.05	15.74	68.80	129.26
Fleetwood Tynehead	1,247,100	302.7	2.37	6.25	9.83	15.80	15.23	70.15	128.28
Panorama Ridge	1,113,900	286.2	-0.10	2.51	6.39	8.78	9.36	55.54	104.57
Queen Mary Park Surrey	1,011,700	323.7	3.72	7.58	9.17	16.31	13.42	62.99	129.90
Sullivan Station	1,148,400	286.9	3.05	4.10	9.97	16.06	10.43	54.08	103.62
West Newton	989,700	302.6	0.83	3.91	5.00	9.76	10.08	63.04	114.00
Area: Cloverdale	1,151,800	290.1	2.08	5.91	8.94	14.21	13.54	64.83	118.45
Clayton	1,180,100	273.2	2.51	5.32	6.89	14.21	14.84	69.48	116.31
Cloverdale BC	1,132,000	293.1	1.91	5.89	9.08	13.65	12.99	62.74	116.15
Serpentine	1,686,500	386.5	7.33	16.00	25.53	32.00	12.45	70.56	155.96

Fraser Valley Real Estate Board

2021-01

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	1,476,500	281.9	1.77	2.29	7.72	13.53	0.39	32.66	98.80
Crescent Bch Ocean Pk.	1,341,200	291.2	2.18	0.41	9.31	13.04	2.61	32.12	102.79
Elgin Chantrell	1,992,100	272.7	0.07	3.73	2.94	11.08	-9.94	11.99	86.40
Grandview Surrey	1,867,000	294.4	1.94	2.44	7.13	8.43	-1.47	35.11	106.74
Hazelmere	2,601,900	403.5	4.18	8.21	11.83	23.93	7.23	75.51	156.19
King George Corridor	1,242,100	312.5	3.31	4.55	11.77	18.55	6.47	55.32	115.96
Morgan Creek	1,467,000	230.0	-0.56	-2.38	-1.20	5.50	-2.13	21.05	71.13
Pacific Douglas	1,551,200	289.1	2.59	2.85	7.27	12.53	3.69	51.92	104.46
Sunnyside Park Surrey	1,261,700	278.1	-0.82	1.46	5.46	13.98	-2.39	26.64	95.57
White Rock	1,182,200	256.2	2.28	1.14	10.15	14.27	0.20	25.96	86.19
Area: Langley	1,163,100	291.4	2.32	6.62	9.55	16.84	13.52	66.42	123.30
Aldergrove Langley	801,400	262.1	-0.04	3.93	6.20	13.02	13.41	67.91	116.61
Brookwood Langley	1,118,200	321.2	2.59	8.33	10.04	16.50	14.39	60.76	138.28
Campbell Valley	1,903,000	269.2	2.28	7.90	8.29	22.53	16.18	72.67	122.30
County Line Glen Valley	1,709,500	277.6	5.91	7.31	5.87	17.73	16.39	70.20	133.87
Fort Langley	1,308,600	297.8	1.33	5.79	9.04	16.42	17.38	76.63	138.62
Langley City	1,003,600	315.3	3.21	5.98	10.44	17.39	9.21	76.94	131.16
Murrayville	1,227,600	288.8	2.45	8.41	10.19	17.54	15.71	57.81	115.84
Otter District	1,832,700	287.8	2.35	11.25	11.16	27.85	20.42	84.49	132.85
Salmon River	1,516,300	295.5	2.21	7.81	12.27	23.85	20.81	78.33	143.61
Walnut Grove	1,060,200	285.4	2.92	5.74	9.98	17.11	14.16	60.70	113.14
Willoughby Heights	1,206,600	285.6	2.26	6.37	9.22	13.74	11.04	64.04	116.36
Area: Abbotsford	927,000	295.3	3.40	6.11	11.48	16.08	17.88	81.61	122.20
Abbotsford East	943,800	281.7	2.18	6.34	10.82	13.63	17.08	70.62	109.75
Abbotsford West	892,500	307.3	3.89	5.60	11.99	17.83	19.43	90.75	134.58
Aberdeen	1,102,300	279.2	1.68	6.81	10.88	16.62	15.75	73.85	115.10
Bradner	1,686,300	275.6	4.67	9.93	11.49	20.93	22.11	75.99	103.39
Central Abbotsford	829,300	317.3	4.89	5.10	11.61	17.21	18.53	96.71	138.93
Matsqui	1,051,000	281.5	2.70	7.24	8.52	15.32	13.97	67.56	101.50
Poplar	881,200	302.5	5.55	6.40	11.95	17.20	15.90	88.83	126.42
Sumas Mountain	1,278,800	281.7	5.31	5.11	9.53	20.49	25.59	86.43	105.77
Sumas Prairie	866,300	315.0	4.41	9.41	11.90	24.11	17.23	77.36	125.48

Fraser Valley Real Estate Board

2021-01

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Mission	795,300	295.0	3.84	9.54	15.55	21.90	23.22	92.43	117.07
Dewdney Deroche	572,700	301.2	3.75	10.94	17.61	27.20	28.28	90.15	117.47
Durieu	688,600	286.6	5.41	9.93	17.22	24.23	25.10	88.80	106.78
Hatzic	797,200	291.5	3.70	8.97	14.81	20.16	21.66	90.52	114.81
Mission BC	790,300	296.6	3.56	9.45	15.27	21.81	23.43	92.97	118.41
Mission-West	935,500	289.4	7.03	10.63	19.34	22.78	23.25	99.17	113.58
Stave Falls	973,600	279.2	4.33	10.05	16.62	23.59	20.09	84.41	106.51
Steelhead	1,188,900	277.5	2.59	10.51	16.79	24.05	23.33	89.03	102.11

Fraser Valley Real Estate Board

2021-01

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	712,400	258.4	0.51	1.21	2.70	5.73	4.62	54.64	80.95
Fraser Valley Real Estate Board	580,800	255.2	0.79	2.04	3.15	7.18	7.32	71.97	88.90
Area: N. Delta	576,600	280.0	-0.53	-0.71	1.16	2.19	2.71	57.30	96.77
Annieville	497,500	260.0	-0.76	-0.08	1.76	8.02	15.81	69.27	79.81
Nordel	754,500	298.4	-0.53	-0.86	0.91	1.63	0.91	58.13	108.09
Scottsdale	603,100	270.3	-0.41	-0.62	2.70	6.63	14.87	75.86	93.07
Sunshine Hills Woods	569,000	269.5	0.34	1.05	2.82	2.59	5.31	64.63	91.54
Municipality: City of Surrey combined	602,500	251.8	0.92	1.74	2.78	7.33	6.42	69.68	87.91
Area: North Surrey	578,900	303.2	3.16	4.16	0.73	4.73	6.54	90.21	111.14
Bolivar Heights	532,800	319.7	3.73	6.04	0.82	7.75	13.29	113.85	122.32
Fraser Heights	811,000	302.8	3.24	4.74	-0.88	3.77	0.03	88.54	116.75
Guildford	597,400	309.6	4.10	5.23	1.04	4.52	6.43	91.70	115.60
Whalley	528,600	284.9	0.53	0.89	-0.11	4.40	6.86	84.04	98.40
Area: Surrey	590,500	259.9	0.62	0.93	2.16	4.38	6.00	77.89	97.49
Bear Creek Green Timbers	587,500	274.0	0.92	1.48	-0.07	3.12	3.71	83.89	96.70
East Newton	520,600	288.1	0.56	0.91	0.49	3.22	2.89	82.69	129.38
Fleetwood Tynehead	635,300	253.7	2.13	3.59	3.34	3.98	5.75	79.93	93.96
Panorama Ridge	693,000	251.2	-0.24	-0.67	2.45	5.37	3.76	74.93	97.80
Queen Mary Park Surrey	526,500	275.4	0.55	0.92	0.04	4.60	7.08	88.11	97.84
Sullivan Station	613,800	244.9	-0.04	-0.24	3.07	6.06	5.38	73.69	91.03
West Newton	594,400	262.5	-0.38	-0.23	2.78	4.50	11.28	70.79	88.71
Area: Cloverdale	631,400	256.5	0.16	3.14	4.61	14.66	9.10	74.49	90.28
Clayton	632,300	257.0	0.31	3.09	4.60	14.94	10.11	77.24	93.52
Cloverdale BC	630,000	255.9	-0.04	3.23	4.62	14.29	7.70	70.83	87.34
Area: South Surrey White Rock	681,500	213.7	1.28	0.47	3.24	10.50	5.79	44.29	60.92
Crescent Bch Ocean Pk.	663,000	237.7	2.59	-0.17	5.88	10.10	7.41	47.55	79.13
Elgin Chantrell	1,093,600	257.7	1.14	-1.53	5.18	11.17	4.25	49.13	91.31
Grandview Surrey	647,700	200.2	1.78	2.04	2.82	10.00	7.00	41.68	52.24
King George Corridor	694,700	241.3	1.22	-1.11	4.19	12.49	5.69	55.78	82.66

Fraser Valley Real Estate Board

2021-01

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Morgan Creek	639,700	201.6	-1.56	-1.75	1.46	9.27	6.05	40.98	52.50
Pacific Douglas	620,600	194.2	1.89	2.32	3.13	10.28	7.41	38.71	46.35
Sunnyside Park Surrey	870,400	243.5	1.33	-1.10	3.18	9.83	-0.33	50.12	80.50
White Rock	573,000	195.4	0.72	-3.55	1.24	8.44	2.25	43.68	43.05
Area: Langley	593,200	258.0	1.10	2.91	2.83	6.79	7.10	76.11	90.27
Aldergrove Langley	464,000	304.4	1.20	3.50	5.92	8.37	17.30	99.08	108.35
Fort Langley	649,700	259.1	2.94	3.56	3.60	3.76	-1.56	51.52	91.64
Langley City	552,100	259.0	-0.23	2.09	0.66	4.39	10.92	87.00	96.21
Murrayville	630,200	263.8	-0.83	1.97	0.19	2.65	4.27	76.57	98.35
Walnut Grove	643,500	248.7	1.76	3.20	3.37	4.85	2.43	60.35	85.32
Willoughby Heights	596,400	256.0	1.27	2.94	3.02	8.06	7.29	81.30	87.68
Area: Abbotsford	487,800	263.6	0.04	2.41	5.40	7.20	13.04	79.44	91.29
Abbotsford East	533,700	273.7	-0.55	2.32	4.27	5.35	13.57	76.92	91.00
Abbotsford West	509,700	267.0	0.53	2.57	4.38	7.79	11.30	77.76	100.30
Aberdeen	592,200	267.9	-0.45	0.56	2.76	2.68	1.94	82.00	81.50
Central Abbotsford	385,200	237.2	0.04	3.04	10.58	9.76	14.20	83.88	77.28
Poplar	589,200	275.0	-0.43	-0.47	3.58	3.15	6.10	75.94	95.59
Area: Mission	482,700	260.7	0.31	2.56	5.89	8.22	9.77	84.11	89.88
Mission BC	482,700	260.7	0.31	2.56	5.89	8.22	9.77	84.11	89.88