

Summary Report

For February 2021

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2021-02

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,188,800	318.1	4.19	8.98	13.89	20.04	12.76	45.12	119.08
Fraser Valley Real Estate Board	1,056,400	327.4	4.94	10.98	16.31	22.16	18.45	69.02	139.50
Area: N. Delta	1,042,100	317.8	7.04	11.86	17.01	19.74	16.20	44.65	123.49
Annieville	1,021,500	332.7	9.30	15.36	21.29	24.98	19.76	47.74	129.61
Nordel	1,002,500	301.1	4.33	7.23	12.81	14.40	13.67	44.20	122.05
Scottsdale	1,055,100	336.4	9.43	16.52	22.46	25.29	21.09	48.85	131.52
Sunshine Hills Woods	1,130,500	290.0	3.06	5.26	7.33	10.14	5.34	33.33	103.37
Municipality: City of Surrey combined	1,135,200	336.5	5.02	10.84	15.76	22.45	15.76	64.95	141.56
Area: North Surrey	1,005,100	348.6	5.48	12.63	16.74	24.68	22.53	68.57	148.47
Bolivar Heights	953,600	336.8	6.48	12.68	15.86	24.79	22.16	65.42	147.10
Bridgeview	658,500	340.7	3.71	8.43	19.63	26.09	29.89	71.46	152.00
Cedar Hills	1,050,600	375.1	5.16	14.64	18.52	23.71	25.58	76.85	158.69
Fraser Heights	1,219,800	317.3	7.49	13.56	13.81	20.14	15.55	56.15	124.08
Guildford	1,040,800	339.8	4.23	12.00	15.23	26.65	18.36	64.08	140.48
Port Kells	1,636,700	319.9	10.16	15.45	19.54	29.83	27.35	76.06	137.14
Royal Heights	927,900	304.8	4.46	7.67	14.63	17.14	19.34	52.02	129.17
Whalley	1,019,200	382.4	4.60	11.36	18.32	28.62	23.71	76.14	167.04
Area: Surrey	1,093,300	327.6	4.20	9.68	12.54	17.63	17.04	68.17	137.56
Bear Creek Green Timbers	1,125,600	350.6	5.41	10.81	14.73	19.66	21.23	80.26	160.09
East Newton	1,046,600	320.1	2.30	7.81	10.46	17.60	20.61	66.37	136.41
Fleetwood Tynehead	1,121,700	303.5	3.97	9.09	10.85	15.53	15.36	65.13	128.37
Panorama Ridge	999,300	305.3	2.04	4.09	9.70	12.37	10.06	41.80	114.85
Queen Mary Park Surrey	1,117,300	357.2	5.62	15.30	18.36	23.47	23.60	71.98	151.90
Sullivan Station	1,496,800	381.9	6.44	14.44	32.93	47.62	12.39	83.61	177.34
West Newton	1,078,600	320.5	3.99	7.23	7.15	12.46	14.59	73.52	125.86
Area: Cloverdale	1,238,600	352.8	7.53	12.93	19.27	27.41	19.31	79.00	158.27
Clayton	2,056,400	380.8	6.79	11.05	18.59	27.83	19.75	89.64	194.97
Cloverdale BC	1,108,900	347.5	8.05	13.52	19.58	26.18	20.91	79.77	154.77
Serpentine	3,039,600	477.9	-1.50	2.09	11.79	20.32	-6.71	68.99	186.68

Fraser Valley Real Estate Board

2021-02

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	1,363,700	315.4	4.54	8.83	17.91	25.36	2.47	43.23	123.06
Crescent Bch Ocean Pk.	1,154,300	294.6	5.90	8.15	13.61	18.93	1.13	31.99	109.38
Elgin Chantrell	1,851,000	315.9	7.27	6.98	11.66	19.03	-1.50	29.89	118.62
Grandview Surrey	2,514,000	376.4	2.53	8.10	24.55	35.59	2.56	58.82	178.20
Hazelmere	3,001,700	451.7	-1.16	8.74	14.18	25.75	-0.48	83.02	169.83
King George Corridor	1,190,100	342.7	2.82	8.83	27.02	38.30	8.24	68.07	135.21
Morgan Creek	1,932,700	245.1	1.96	6.43	12.53	12.28	-18.60	18.81	65.94
Pacific Douglas	2,450,300	419.3	-0.50	9.22	26.11	36.27	2.59	75.51	181.98
Sunnyside Park Surrey	1,191,400	299.7	6.31	8.08	13.44	19.83	2.32	35.37	119.88
White Rock	1,168,600	287.3	6.17	9.53	15.99	20.82	3.05	31.79	107.89
Area: Langley	1,148,400	316.5	2.33	7.58	11.92	19.30	16.02	70.71	141.23
Aldergrove Langley	838,900	279.3	4.26	5.16	6.93	12.62	14.99	68.35	124.34
Brookwood Langley	1,100,500	340.0	2.84	7.05	12.03	20.78	18.01	61.21	160.34
Campbell Valley	2,168,100	324.9	1.09	9.10	19.93	24.67	25.93	96.08	163.08
County Line Glen Valley	1,788,200	323.4	0.19	12.25	9.15	18.37	21.95	71.84	141.16
Fort Langley	1,352,900	341.3	1.76	7.63	10.88	16.60	20.35	77.30	150.40
Langley City	1,031,400	334.8	2.32	8.24	12.31	19.23	11.97	75.29	142.61
Murrayville	1,220,000	286.7	2.28	8.03	11.56	20.26	14.82	46.95	116.70
Otter District	2,108,300	343.2	0.76	9.93	18.92	32.92	28.88	101.88	169.60
Salmon River	1,611,500	322.2	0.97	7.58	18.59	28.88	24.21	91.33	160.89
Walnut Grove	1,044,900	298.9	1.43	8.53	8.85	14.83	14.17	63.87	127.30
Willoughby Heights	914,000	310.0	2.31	7.45	11.19	18.55	9.19	70.99	122.86
Area: Abbotsford	951,100	334.2	6.40	12.64	17.84	23.28	24.56	88.71	146.10
Abbotsford East	923,500	316.4	5.61	10.67	16.11	20.76	19.44	70.38	126.32
Abbotsford West	930,800	338.6	6.44	12.87	17.24	23.58	27.15	94.82	154.78
Aberdeen	1,235,800	315.5	1.22	7.97	20.33	27.89	24.26	79.26	134.40
Bradner	1,764,200	303.5	0.76	9.45	13.93	20.01	24.74	80.65	119.29
Central Abbotsford	906,500	361.9	8.94	16.07	20.47	26.10	29.02	113.76	171.09
Matsqui	918,000	320.7	4.80	10.24	16.66	19.89	22.73	72.60	133.75
Poplar	946,000	345.4	8.01	15.87	19.85	24.47	23.01	101.75	156.61
Sumas Mountain	991,100	315.2	6.85	11.42	18.94	26.79	21.65	74.14	129.24
Sumas Prairie	922,400	335.4	6.48	11.17	21.35	29.80	23.63	75.60	141.64

Fraser Valley Real Estate Board

2021-02

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Mission	801,200	319.0	3.94	12.28	19.92	24.61	27.29	91.71	141.48
Dewdney Deroche	596,900	313.9	4.22	13.04	22.24	29.66	31.89	85.74	142.39
Durieu	583,900	314.4	3.22	11.49	19.73	26.77	29.44	83.64	140.00
Hatzic	810,100	319.6	4.10	12.22	20.02	24.55	27.94	93.00	141.39
Mission BC	798,400	320.4	4.03	12.18	19.82	24.19	27.34	92.20	142.18
Mission-West	979,000	315.2	3.07	15.58	23.51	29.34	25.53	103.22	147.80
Stave Falls	893,700	302.7	2.89	10.96	18.61	24.93	25.03	79.11	130.54
Steelhead	1,216,300	283.9	2.31	10.25	16.83	25.68	24.96	81.41	109.83

Fraser Valley Real Estate Board

2021-02

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,613,800	297.4	3.66	6.33	9.66	14.61	6.29	31.71	95.27
Fraser Valley Real Estate Board	1,284,500	298.4	5.33	8.55	12.52	18.55	16.47	56.97	120.71
Area: N. Delta	1,150,900	303.5	3.87	4.33	10.52	12.32	8.35	41.82	110.18
Annieville	996,000	307.4	4.17	4.56	10.89	12.93	11.54	42.91	113.77
Nordel	1,085,800	300.3	4.52	5.07	10.93	12.98	7.29	38.83	108.40
Scottsdale	1,064,300	309.3	3.76	3.93	10.50	12.11	10.74	47.29	113.46
Sunshine Hills Woods	1,265,900	299.2	2.99	3.49	9.64	10.98	5.80	40.01	106.49
Municipality: City of Surrey combined	1,370,100	305.2	5.35	8.23	11.55	17.47	14.95	53.06	121.32
Area: North Surrey	1,315,500	310.6	5.00	8.30	11.61	16.50	14.40	54.37	118.89
Bolivar Heights	933,000	328.8	5.66	7.52	9.71	18.92	19.22	60.63	141.23
Bridgeview	761,700	353.4	4.65	8.04	11.84	22.24	23.52	78.39	155.90
Cedar Hills	1,026,700	330.3	5.02	5.93	8.01	16.02	16.18	59.57	142.87
Fraser Heights	1,422,600	286.1	4.45	10.42	14.81	15.60	8.62	43.48	95.96
Guildford	1,071,300	332.4	4.82	5.76	7.64	15.86	15.10	58.82	141.04
Port Kells	1,969,200	304.1	9.82	13.90	20.87	29.46	37.48	101.12	154.69
Royal Heights	1,272,200	310.5	4.69	5.50	11.57	15.64	16.29	53.94	138.48
Whalley	942,300	346.5	5.64	6.62	8.21	16.28	17.22	62.45	152.92
Area: Surrey	1,275,800	312.8	4.48	7.75	11.67	17.86	17.42	64.46	129.33
Bear Creek Green Timbers	1,161,200	315.0	2.27	5.04	9.64	16.45	14.25	66.14	130.60
East Newton	1,508,700	332.6	7.12	10.98	12.94	18.57	23.37	73.77	148.95
Fleetwood Tynehead	1,391,500	320.9	4.26	9.04	13.55	24.86	21.78	70.87	141.10
Panorama Ridge	1,231,100	290.2	2.58	4.99	8.69	11.40	11.79	60.07	110.29
Queen Mary Park Surrey	987,800	316.9	3.36	6.45	8.83	13.34	10.73	59.89	122.54
Sullivan Station	1,197,900	297.8	5.64	7.66	14.01	20.27	19.12	51.78	114.55
West Newton	976,600	310.1	3.68	6.24	9.42	13.51	11.75	61.09	119.77
Area: Cloverdale	1,253,800	300.8	8.47	12.07	15.92	19.41	21.29	66.93	128.75
Clayton	1,205,500	290.6	7.83	12.55	15.59	20.93	24.99	75.27	135.49
Cloverdale BC	1,283,800	304.9	8.78	11.89	16.02	18.64	19.62	63.22	123.21
Serpentine	933,500	294.9	5.77	8.14	14.35	18.96	17.26	52.01	115.73

Fraser Valley Real Estate Board

2021-02

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	1,688,200	288.2	4.91	6.19	8.35	16.16	6.90	30.94	101.12
Crescent Bch Ocean Pk.	1,624,500	309.9	4.10	4.31	8.58	14.61	4.03	34.62	112.55
Elgin Chantrell	2,203,000	286.4	6.79	10.45	6.27	22.60	3.32	12.84	87.56
Grandview Surrey	1,805,200	298.4	3.97	6.12	9.30	10.48	3.61	30.31	111.63
Hazelmere	2,269,100	378.3	5.64	6.77	15.02	19.60	20.02	58.42	165.10
King George Corridor	1,444,700	314.3	5.15	6.83	10.20	15.34	11.65	44.44	122.91
Morgan Creek	1,495,200	237.0	3.45	2.73	2.46	7.43	0.72	23.76	77.79
Pacific Douglas	1,398,800	291.9	5.46	6.38	12.10	17.18	16.29	50.85	119.64
Sunnyside Park Surrey	1,430,300	293.3	6.23	6.97	3.13	24.97	11.27	27.52	93.47
White Rock	1,393,200	256.3	3.43	3.43	8.42	15.24	4.44	29.25	83.73
Area: Langley	1,265,200	294.0	5.45	9.29	14.89	22.14	19.76	64.98	128.62
Aldergrove Langley	827,200	256.7	2.03	3.22	12.39	21.83	22.47	69.66	124.78
Brookswood Langley	1,287,100	324.6	6.08	10.90	16.22	22.72	20.62	68.89	138.33
Campbell Valley	1,872,800	245.6	3.76	1.99	9.69	16.90	11.79	58.25	109.38
County Line Glen Valley	1,756,700	251.1	0.40	3.21	10.91	19.57	18.56	69.78	133.36
Fort Langley	1,409,300	282.0	2.58	1.81	12.57	22.72	22.56	80.08	140.82
Langley City	1,082,900	310.7	6.19	11.44	16.37	22.71	21.84	73.09	140.11
Murrayville	1,303,600	306.9	4.57	10.75	16.38	21.64	20.45	65.27	132.85
Otter District	1,643,000	243.1	0.54	3.71	12.03	20.95	20.77	78.10	107.07
Salmon River	1,494,100	281.5	2.59	4.03	12.38	20.25	19.53	71.23	138.36
Walnut Grove	1,109,300	291.2	3.59	7.02	11.70	18.52	17.99	57.58	118.95
Willoughby Heights	1,377,500	309.0	8.99	15.04	18.66	26.28	21.80	68.94	136.96
Area: Abbotsford	1,079,200	287.0	7.01	11.24	14.34	20.44	23.33	79.82	125.27
Abbotsford East	1,106,700	284.7	7.27	13.02	12.13	17.16	22.19	80.08	122.42
Abbotsford West	1,017,900	300.4	6.71	9.20	16.52	24.23	24.44	85.78	139.17
Aberdeen	1,119,600	280.1	6.87	9.12	14.37	21.10	19.09	70.69	121.07
Bradner	1,626,000	243.4	8.37	9.44	17.93	22.93	21.09	57.95	87.37
Central Abbotsford	921,800	293.2	6.62	9.48	16.95	24.87	24.98	82.11	132.70
Matsqui	1,423,800	280.3	7.60	12.34	19.68	21.87	22.08	67.34	101.65
Poplar	918,800	272.4	7.33	9.53	16.56	22.10	22.32	70.57	114.32
Sumas Mountain	1,529,300	283.3	2.27	8.34	7.15	25.69	35.62	104.11	112.69
Area: Mission	903,600	276.2	2.49	9.26	14.09	19.67	24.25	84.13	114.44

Fraser Valley Real Estate Board

2021-02

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Durieu	942,900	266.0	1.72	9.60	14.90	21.35	27.64	85.37	105.88
Hatzic	904,000	277.2	2.44	9.01	13.61	19.17	23.53	85.92	114.22
Mission BC	895,200	277.7	2.55	9.16	13.86	19.65	24.47	84.89	116.45
Mission-West	917,600	265.6	1.30	9.75	16.19	20.95	23.02	75.43	100.15
Stave Falls	1,112,700	269.1	2.99	9.43	14.80	20.46	21.93	79.64	103.71

Fraser Valley Real Estate Board

2021-02

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	671,800	287.8	2.49	3.19	2.06	3.23	0.91	55.90	92.90
Fraser Valley Real Estate Board	450,900	314.8	2.54	3.45	3.11	5.25	3.55	97.37	109.31
Area: N. Delta	397,200	376.5	2.28	4.21	2.67	5.31	0.80	120.05	122.12
Annieville	319,700	355.5	3.25	5.71	4.99	10.58	19.54	132.66	112.87
Scottsdale	608,200	393.5	1.92	3.85	1.97	3.66	-0.83	105.70	127.98
Municipality: City of Surrey combined	416,500	350.1	3.24	3.61	3.37	5.52	4.04	97.57	118.27
Area: North Surrey	433,000	375.9	3.55	4.21	3.78	6.28	5.56	101.99	126.04
Bolivar Heights	435,900	367.0	2.92	3.50	2.17	5.34	4.65	93.16	112.63
Cedar Hills	317,000	370.2	3.58	4.96	3.58	9.24	9.46	129.80	122.88
Guildford	462,700	349.3	3.83	4.58	5.24	6.04	3.19	100.29	131.63
Port Kells	356,100	280.3	2.34	6.78	5.30	6.38	3.32	95.06	80.14
Whalley	398,400	388.1	3.47	4.08	3.47	6.39	6.15	100.67	120.39
Area: Surrey	447,400	353.5	3.33	4.62	3.42	6.22	4.68	104.10	114.50
Bear Creek Green Timbers	441,800	349.0	3.56	4.40	3.78	7.38	5.50	104.45	109.86
East Newton	450,800	367.6	2.83	4.34	1.88	5.45	5.33	106.52	121.05
Fleetwood Tynehead	505,200	334.6	4.60	5.22	5.75	5.55	0.69	89.58	127.77
Queen Mary Park Surrey	403,300	347.6	3.27	4.95	4.01	8.39	7.75	105.19	106.54
Sullivan Station	541,000	368.4	1.91	4.10	2.22	4.66	-0.22	101.86	117.86
West Newton	462,900	355.7	3.19	4.34	3.31	5.99	4.68	108.13	115.18
Area: Cloverdale	489,800	338.4	3.71	4.35	5.00	5.29	0.36	95.61	125.30
Clayton	549,700	339.0	3.64	4.18	4.66	5.25	-0.59	89.70	125.25
Cloverdale BC	468,600	337.5	3.81	4.59	5.53	5.37	1.47	100.42	125.15
Area: South Surrey White Rock	512,400	257.9	0.47	1.02	4.79	5.52	-1.26	68.45	90.47
Crescent Bch Ocean Pk.	558,800	296.9	1.26	7.81	8.16	3.99	-2.69	67.27	101.56
Grandview Surrey	535,000	286.8	2.91	1.20	4.48	6.38	-0.28	72.98	91.58
King George Corridor	550,300	271.7	1.61	0.63	2.92	4.06	-3.62	62.21	87.51
Morgan Creek	540,200	297.1	1.89	0.75	4.17	6.26	0.20	68.90	89.72
Sunnyside Park Surrey	524,600	266.2	1.37	1.26	3.90	6.39	-2.28	67.11	90.14

Fraser Valley Real Estate Board

2021-02

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
White Rock	460,500	233.0	-1.48	0.87	5.81	5.24	-0.68	67.99	81.46
Area: Langley	415,600	285.4	2.33	4.43	3.67	5.90	2.88	88.76	89.13
Aldergrove Langley	368,500	289.2	-2.17	1.76	8.52	11.49	14.58	90.77	93.57
Fort Langley	728,200	348.0	0.93	1.19	-0.23	2.47	-1.19	80.50	151.45
Langley City	426,500	293.2	1.81	6.08	4.38	5.70	1.81	99.05	90.76
Murrayville	461,500	278.1	3.61	3.23	2.77	6.19	3.96	76.68	88.54
Salmon River	397,400	253.8	3.89	3.30	3.05	5.93	2.67	64.38	72.54
Walnut Grove	467,600	251.4	3.41	3.37	3.54	6.75	5.32	76.79	76.54
Willoughby Heights	415,500	280.9	3.31	3.16	2.97	6.52	4.04	81.46	90.83
Area: Abbotsford	335,700	285.4	2.55	3.78	3.26	7.13	6.25	112.99	109.39
Abbotsford East	394,500	315.1	2.34	3.65	8.39	8.43	16.92	94.75	114.06
Abbotsford West	331,400	288.6	-0.24	0.91	2.34	4.75	5.91	104.25	113.15
Central Abbotsford	334,400	276.8	5.45	6.50	3.25	8.17	4.49	123.05	105.34
Poplar	370,400	330.2	-1.67	1.91	6.31	10.03	17.63	107.54	119.11
Area: Mission	372,800	292.4	-1.28	3.21	7.07	9.76	18.19	104.62	90.36
Mission BC	372,800	292.4	-1.28	3.21	7.07	9.76	18.19	104.62	90.36

Fraser Valley Real Estate Board

2021-02

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,034,000	289.7	3.13	4.89	5.92	8.91	4.51	43.99	95.35
Fraser Valley Real Estate Board	935,400	298.4	3.90	6.53	8.47	12.26	10.81	68.40	115.45
Area: N. Delta	1,017,900	316.3	4.80	7.04	10.59	12.68	9.64	49.83	119.50
Annieville	870,000	325.1	6.38	9.46	13.28	17.28	17.45	54.59	120.86
Nordel	1,028,900	301.9	3.82	5.05	9.19	10.75	8.29	45.85	114.88
Scottsdale	1,047,700	342.2	5.58	8.95	11.54	13.16	7.95	57.84	134.38
Sunshine Hills Woods	1,138,400	290.8	2.79	3.71	7.54	8.95	4.83	37.49	102.79
Municipality: City of Surrey combined	963,100	306.4	4.11	6.17	7.40	11.18	9.55	65.80	117.15
Area: North Surrey	846,300	352.1	3.59	5.48	5.45	8.67	10.97	82.62	133.02
Bolivar Heights	849,300	340.1	5.26	9.04	10.49	17.97	18.25	69.54	138.83
Bridgeview	688,200	344.9	3.98	8.22	16.92	24.92	27.98	73.75	153.60
Cedar Hills	970,100	357.7	5.08	10.61	13.16	19.31	20.52	71.31	148.23
Fraser Heights	1,408,100	291.0	4.45	10.14	13.54	14.75	8.99	46.23	99.86
Guildford	628,600	336.2	2.94	5.00	4.96	6.36	5.33	87.40	128.86
Port Kells	1,675,700	300.4	7.44	12.09	14.70	21.13	24.13	79.34	133.77
Royal Heights	1,030,500	308.7	4.57	6.67	12.99	16.49	18.96	53.51	133.51
Whalley	576,600	379.2	3.35	4.06	3.72	7.18	8.28	95.26	128.71
Area: Surrey	932,400	301.4	3.79	6.05	7.76	11.55	10.81	69.04	117.77
Bear Creek Green Timbers	1,069,000	320.2	3.12	6.27	9.66	14.60	13.26	68.70	134.41
East Newton	1,044,000	321.6	3.94	6.49	6.77	10.33	13.12	75.35	136.12
Fleetwood Tynehead	1,007,300	293.6	4.52	8.14	9.55	14.73	13.01	71.10	120.26
Panorama Ridge	1,062,200	285.5	2.88	4.50	8.68	11.57	9.14	55.16	108.39
Queen Mary Park Surrey	779,400	322.6	3.33	6.72	7.50	12.21	12.44	75.42	118.12
Sullivan Station	862,600	271.6	4.58	5.35	9.47	14.12	8.51	58.00	101.78
West Newton	793,600	309.4	3.31	4.32	4.88	7.21	9.02	76.10	113.67
Area: Cloverdale	1,005,300	299.4	5.80	9.35	11.38	15.02	12.39	73.06	122.27
Clayton	1,037,200	291.9	4.85	8.03	9.16	13.05	11.24	80.63	124.19
Cloverdale BC	997,300	304.1	6.55	10.34	12.92	16.02	13.43	69.70	121.16
Serpentine	1,703,600	390.4	1.01	8.84	18.81	57.48	14.09	68.64	169.61

Fraser Valley Real Estate Board

2021-02

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	1,041,800	263.1	3.66	5.03	8.32	13.80	1.94	38.84	90.24
Crescent Bch Ocean Pk.	1,309,100	298.5	4.48	5.63	10.07	15.65	2.97	35.44	108.74
Elgin Chantrell	1,968,800	287.3	6.53	8.91	7.44	20.97	1.81	18.47	92.43
Grandview Surrey	1,495,500	242.7	4.84	6.54	8.83	14.54	4.84	41.43	78.46
Hazelmere	2,652,200	411.3	1.58	8.38	14.06	22.81	8.35	69.61	195.26
King George Corridor	855,100	284.2	3.57	4.33	9.10	14.60	2.67	52.55	103.15
Morgan Creek	1,274,100	249.5	3.92	4.13	5.77	10.59	3.14	44.47	87.31
Pacific Douglas	1,292,200	260.8	4.32	6.06	10.65	16.32	-0.76	34.36	90.23
Sunnyside Park Surrey	1,013,100	276.6	4.50	4.89	5.94	15.11	2.90	38.02	95.34
White Rock	724,200	242.5	0.79	2.62	7.68	9.23	-0.82	42.15	82.61
Area: Langley	916,100	286.0	3.25	6.36	8.17	12.60	10.72	70.44	111.23
Aldergrove Langley	747,700	284.2	3.31	5.10	8.93	15.01	18.66	78.29	118.28
Brookwood Langley	1,163,100	334.1	4.02	8.40	13.56	21.36	18.85	63.94	152.15
Campbell Valley	1,948,200	275.6	2.38	4.79	13.84	20.51	16.48	72.90	128.52
County Line Glen Valley	1,708,200	277.4	0.04	6.45	8.74	15.49	17.64	65.12	135.48
Fort Langley	1,347,600	311.6	1.83	3.38	7.45	14.01	16.18	78.98	144.39
Langley City	615,600	295.1	2.18	6.19	5.85	8.45	5.32	82.27	103.94
Murrayville	1,081,400	283.9	3.61	6.57	7.46	11.95	10.42	62.60	108.75
Otter District	1,830,100	289.6	1.19	7.18	15.89	26.80	19.62	84.58	132.61
Salmon River	1,489,300	290.9	2.18	5.32	12.93	20.41	17.44	77.38	136.89
Walnut Grove	877,300	270.4	2.66	5.87	7.39	11.55	9.52	57.94	102.09
Willoughby Heights	971,200	278.7	4.50	7.07	8.36	13.06	10.64	71.19	106.90
Area: Abbotsford	704,400	294.9	4.46	7.67	10.00	13.95	14.97	86.06	119.42
Abbotsford East	911,900	294.9	5.21	9.14	11.28	15.38	18.24	74.39	115.26
Abbotsford West	670,500	298.6	3.18	6.04	9.22	12.42	14.23	87.92	125.36
Aberdeen	1,143,400	289.6	4.51	8.02	14.60	20.27	19.08	73.00	123.11
Bradner	1,741,300	284.6	3.12	11.00	16.54	23.58	26.55	74.60	110.81
Central Abbotsford	505,500	287.0	5.94	8.47	8.42	12.90	10.64	104.85	115.95
Matsqui	1,117,800	299.4	6.36	10.97	17.60	21.66	21.07	68.68	116.96
Poplar	876,000	317.3	3.22	7.09	10.94	14.38	17.87	94.54	125.68
Sumas Mountain	1,315,100	289.7	2.91	8.54	9.49	28.53	25.79	83.59	113.01
Sumas Prairie	922,400	335.4	6.48	11.17	21.35	29.80	23.63	75.60	141.64

Fraser Valley Real Estate Board

2021-02

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Mission	792,000	299.7	3.10	10.10	16.12	20.85	23.79	87.90	125.34
Dewdney Deroche	596,900	313.9	4.22	13.04	22.24	29.66	31.89	85.74	142.39
Durieu	708,700	295.0	2.93	11.24	18.28	24.37	27.98	82.21	125.71
Hatzic	824,100	301.1	3.36	10.78	17.25	21.90	24.16	87.02	129.15
Lake Errock	672,400	294.6	3.59	10.71	17.98	25.68	29.38	86.22	122.00
Mission BC	782,900	300.4	3.09	9.76	15.49	20.02	23.57	88.46	125.36
Mission-West	956,800	296.3	2.38	13.70	21.24	26.46	24.71	92.65	129.51
Stave Falls	1,003,300	287.7	3.04	10.57	17.62	23.64	23.85	81.40	118.45
Steelhead	1,216,300	283.9	2.31	10.25	16.83	25.68	24.96	81.41	109.83

Fraser Valley Real Estate Board

2021-02

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,428,300	304.6	3.85	7.25	11.13	16.48	8.48	36.47	103.75
Fraser Valley Real Estate Board	1,163,400	310.7	5.14	9.59	14.10	19.92	16.80	62.08	128.62
Area: N. Delta	1,068,500	311.7	5.70	8.61	14.26	16.57	13.10	43.11	117.97
Annieville	999,800	322.6	7.25	11.05	17.18	20.33	16.34	44.79	123.10
Nordel	1,026,500	300.7	4.41	6.25	11.95	13.77	11.45	42.24	115.40
Scottsdale	1,045,700	327.3	7.56	12.17	18.33	20.73	17.69	47.30	125.41
Sunshine Hills Woods	1,202,500	295.0	3.04	4.42	8.62	10.69	5.73	36.89	105.15
Municipality: City of Surrey combined	1,261,400	314.8	5.21	9.04	12.79	18.88	14.39	56.54	127.46
Area: North Surrey	1,143,200	328.1	5.26	10.36	14.00	20.14	17.60	60.68	132.53
Bolivar Heights	946,300	334.1	6.20	10.89	13.76	22.83	21.18	63.94	145.12
Bridgeview	688,200	344.9	3.98	8.22	16.92	24.92	27.98	73.75	153.60
Cedar Hills	1,021,300	356.8	5.19	11.12	14.29	20.34	20.95	69.26	149.86
Fraser Heights	1,409,100	289.9	4.85	10.73	14.68	16.24	9.56	45.17	99.11
Guildford	1,054,800	336.0	4.51	8.74	11.18	20.82	16.71	61.38	140.86
Port Kells	1,755,300	311.5	10.07	14.65	20.22	29.68	30.83	85.64	143.74
Royal Heights	1,029,900	307.8	4.62	6.73	13.12	16.55	18.89	53.29	132.83
Whalley	984,100	367.7	4.85	9.50	14.16	23.56	20.24	70.07	159.86
Area: Surrey	1,190,300	317.1	4.38	8.30	11.85	17.58	16.75	65.24	131.46
Bear Creek Green Timbers	1,130,100	328.4	3.50	7.25	11.51	17.20	16.54	71.13	141.83
East Newton	1,358,800	329.5	5.91	10.24	12.38	18.44	22.86	71.88	145.71
Fleetwood Tynehead	1,299,500	315.4	4.20	9.10	12.76	21.82	19.74	69.12	137.14
Panorama Ridge	1,141,100	293.2	2.48	4.79	8.96	11.48	10.81	54.89	110.63
Queen Mary Park Surrey	1,058,000	338.5	4.64	11.24	13.90	18.61	17.53	65.44	138.38
Sullivan Station	1,216,000	303.8	5.89	8.42	15.56	22.11	15.60	53.74	119.03
West Newton	1,027,000	314.0	3.77	6.59	8.46	12.87	12.71	66.49	121.91
Area: Cloverdale	1,245,900	313.8	8.17	12.31	16.87	21.44	20.18	70.36	136.83
Clayton	1,271,200	294.3	7.72	12.37	15.59	20.42	21.41	74.76	137.91
Cloverdale BC	1,227,800	317.9	8.50	12.41	17.18	20.92	19.74	68.47	132.89
Serpentine	1,703,600	390.4	1.01	8.84	18.81	57.48	14.09	68.64	160.27

Fraser Valley Real Estate Board

2021-02

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	1,546,700	295.3	4.75	6.84	10.85	18.50	4.31	34.11	107.08
Crescent Bch Ocean Pk.	1,404,300	304.9	4.70	5.65	10.27	16.15	3.22	34.14	112.03
Elgin Chantrell	2,128,700	291.4	6.90	9.92	7.29	21.72	1.67	15.77	92.85
Grandview Surrey	1,936,700	305.4	3.74	6.08	10.77	12.74	0.93	32.72	118.30
Hazelmere	2,652,200	411.3	1.58	8.38	14.06	22.81	8.35	69.61	165.18
King George Corridor	1,292,600	325.2	4.10	7.33	17.02	25.08	8.65	54.42	127.09
Morgan Creek	1,515,400	237.6	3.30	2.99	3.13	7.80	-1.08	23.30	76.92
Pacific Douglas	1,623,100	302.5	4.64	6.63	13.25	17.80	6.18	50.72	117.94
Sunnyside Park Surrey	1,340,200	295.4	6.22	7.30	6.49	22.93	7.65	30.07	102.75
White Rock	1,236,700	268.0	4.61	5.72	11.25	16.88	2.02	28.29	93.22
Area: Langley	1,210,600	303.3	4.08	8.55	13.51	20.79	17.74	67.48	133.67
Aldergrove Langley	829,600	271.3	3.51	4.51	8.56	15.25	17.14	67.78	122.93
Brookwood Langley	1,163,100	334.1	4.02	8.40	13.56	21.36	18.85	63.94	152.15
Campbell Valley	1,948,200	275.6	2.38	4.79	13.84	20.51	16.48	72.90	128.52
County Line Glen Valley	1,710,100	277.7	0.04	6.48	8.65	15.42	17.77	65.30	135.74
Fort Langley	1,337,600	304.4	2.22	4.35	11.30	19.28	20.70	79.16	142.74
Langley City	1,038,600	326.3	3.49	9.24	13.42	20.14	13.73	73.75	140.81
Murrayville	1,274,400	299.8	3.81	9.78	14.69	21.23	18.45	58.62	127.12
Otter District	1,854,300	291.2	1.18	7.18	15.88	26.83	19.93	84.54	135.41
Salmon River	1,542,500	300.6	1.69	5.66	15.17	24.11	21.31	80.43	147.82
Walnut Grove	1,090,700	293.6	2.87	7.51	10.83	17.44	16.65	59.48	121.42
Willoughby Heights	1,305,900	309.1	8.23	14.14	17.75	25.29	19.90	69.18	134.88
Area: Abbotsford	988,800	315.0	6.67	12.18	16.36	21.86	23.09	84.53	137.02
Abbotsford East	1,005,100	300.0	6.53	11.90	14.11	18.91	20.19	73.41	123.05
Abbotsford West	950,800	327.4	6.54	11.86	16.68	23.08	25.34	91.35	149.73
Aberdeen	1,154,400	292.4	4.77	9.02	16.49	23.32	21.18	74.36	125.27
Bradner	1,740,700	284.5	3.08	10.96	16.50	23.53	26.50	74.43	110.74
Central Abbotsford	899,100	344.0	8.41	14.10	18.78	24.59	26.38	105.25	160.61
Matsqui	1,117,800	299.4	6.36	10.97	17.60	21.66	21.07	68.68	116.96
Poplar	946,800	325.0	7.44	14.36	18.83	23.34	23.90	94.38	144.73
Sumas Mountain	1,315,100	289.7	2.91	8.54	9.49	28.53	25.79	83.59	113.01
Sumas Prairie	922,400	335.4	6.48	11.17	21.35	29.80	23.63	75.60	141.64

Fraser Valley Real Estate Board

2021-02

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Mission	822,800	305.2	3.46	11.35	18.07	23.11	26.01	88.98	132.44
Dewdney Deroche	596,900	313.9	4.22	13.04	22.24	29.66	31.89	85.74	142.39
Durieu	708,700	295.0	2.93	11.24	18.28	24.37	27.98	82.21	125.71
Hatzic	823,500	301.1	3.36	10.78	17.25	21.95	24.06	87.02	129.15
Mission BC	818,500	307.2	3.57	11.26	17.88	22.88	26.32	89.75	133.97
Mission-West	958,100	296.4	2.42	13.74	21.33	26.56	24.75	92.84	129.59
Stave Falls	1,003,300	287.7	3.04	10.57	17.62	23.64	23.85	81.40	118.45
Steelhead	1,216,300	283.9	2.31	10.25	16.83	25.68	24.96	81.41	109.83

Fraser Valley Real Estate Board

2021-02

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	734,700	266.5	3.13	4.14	5.29	8.60	6.01	54.58	85.20
Fraser Valley Real Estate Board	600,300	263.8	3.37	5.31	6.46	10.10	8.52	72.87	95.12
Area: N. Delta	592,100	287.5	2.68	1.77	2.61	3.08	1.91	57.02	102.18
Annieville	525,000	274.4	5.54	5.38	7.90	11.23	16.22	75.56	92.29
Nordel	769,700	304.4	2.01	1.16	1.47	1.77	-0.33	55.78	109.35
Scottsdale	618,300	277.1	2.52	2.55	3.01	7.07	12.00	75.82	100.80
Sunshine Hills Woods	581,000	275.2	2.12	1.33	3.50	2.53	5.04	63.91	96.43
Municipality: City of Surrey combined	624,300	260.9	3.61	5.58	6.40	10.69	7.81	70.41	93.98
Area: North Surrey	583,100	305.4	0.73	4.05	2.62	3.74	4.09	87.48	110.48
Bolivar Heights	533,900	320.4	0.22	5.81	4.23	4.84	8.50	110.79	119.00
Fraser Heights	815,100	304.3	0.50	4.36	1.98	1.87	-3.43	85.44	112.50
Guildford	601,100	311.5	0.61	4.81	2.74	2.64	3.04	88.56	113.80
Whalley	536,400	289.1	1.47	2.05	2.16	6.56	7.95	82.86	101.89
Area: Surrey	610,100	268.5	3.31	4.11	5.54	8.31	7.23	77.81	102.64
Bear Creek Green Timbers	595,000	277.5	1.28	2.13	2.66	5.75	5.19	81.73	100.07
East Newton	528,200	292.3	1.46	2.27	2.74	3.91	1.18	83.15	127.83
Fleetwood Tynehead	666,100	266.0	4.85	8.13	8.09	11.25	10.24	80.34	101.36
Panorama Ridge	722,000	261.7	4.18	3.48	6.60	10.75	6.30	75.40	104.29
Queen Mary Park Surrey	534,400	279.5	1.49	2.16	2.27	6.80	8.17	87.84	101.81
Sullivan Station	638,700	254.8	4.04	3.96	6.92	11.36	6.92	73.57	96.60
West Newton	612,500	270.5	3.05	2.50	4.89	5.71	10.41	71.31	96.44
Area: Cloverdale	658,500	267.5	4.29	8.96	9.41	15.30	10.67	73.25	98.59
Clayton	659,800	268.2	4.36	8.76	9.56	15.65	11.80	76.22	102.11
Cloverdale BC	656,600	266.7	4.22	9.21	9.21	14.91	9.21	69.33	95.38
Area: South Surrey White Rock	718,100	225.2	5.38	6.43	7.09	16.62	9.48	49.24	70.09
Crescent Bch Ocean Pk.	693,700	248.7	4.63	4.32	6.51	15.25	8.56	48.83	85.46
Elgin Chantrell	1,144,500	269.7	4.66	4.33	7.15	17.31	5.31	50.42	101.57
Grandview Surrey	686,200	212.1	5.94	7.94	7.83	17.12	11.63	50.64	62.90
King George Corridor	726,900	252.5	4.64	4.60	6.45	16.47	8.60	54.53	91.58

Fraser Valley Real Estate Board

2021-02

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Morgan Creek	680,600	214.5	6.40	7.25	6.93	16.96	11.31	49.58	63.24
Pacific Douglas	658,700	206.1	6.13	8.25	8.25	18.04	11.59	49.67	56.97
Sunnyside Park Surrey	909,300	254.4	4.48	3.71	5.69	13.32	2.42	48.42	86.51
White Rock	595,900	203.2	3.99	2.01	3.46	10.80	1.40	46.08	50.30
Area: Langley	611,600	266.0	3.10	5.60	6.15	9.38	8.75	76.39	96.75
Aldergrove Langley	484,300	317.7	4.37	6.57	9.29	13.22	19.39	103.52	116.27
Fort Langley	653,200	260.5	0.54	2.00	5.08	6.94	0.58	49.03	93.39
Langley City	565,100	265.1	2.36	3.84	3.80	6.55	12.90	81.20	102.37
Murrayville	652,700	273.2	3.56	6.51	3.80	6.14	7.26	73.35	105.57
Walnut Grove	657,800	254.2	2.21	4.82	4.91	6.99	4.14	57.89	91.42
Willoughby Heights	616,700	264.7	3.40	6.01	7.04	10.66	8.57	84.85	93.78
Area: Abbotsford	501,900	271.2	2.88	4.35	7.88	9.75	12.67	83.00	98.54
Abbotsford East	547,300	280.7	2.56	3.16	4.93	7.80	13.14	78.68	94.80
Abbotsford West	524,800	274.9	2.96	4.84	8.61	9.74	12.34	81.45	108.10
Aberdeen	614,800	278.1	3.81	3.92	6.35	6.76	3.19	69.68	89.83
Central Abbotsford	396,900	244.4	3.04	5.80	12.42	13.73	11.34	90.79	89.60
Poplar	610,600	285.0	3.64	3.04	5.52	6.42	6.03	81.53	101.41
Area: Mission	495,300	267.5	2.61	3.88	6.40	9.72	10.67	82.47	93.14
Mission BC	495,300	267.5	2.61	3.88	6.40	9.72	10.67	82.47	93.14