

Summary Report

For May 2021

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2021-05

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,351,000	361.5	2.35	13.64	23.84	33.64	25.13	42.66	134.89
Fraser Valley Real Estate Board	1,213,600	376.1	2.54	14.87	27.49	37.87	32.24	64.16	164.12
Area: N. Delta	1,160,100	353.8	1.49	11.33	24.53	34.17	26.54	34.37	137.13
Annieville	1,124,400	366.2	0.22	10.07	26.98	39.03	28.99	36.03	143.16
Nordel	1,117,800	335.7	3.17	11.49	19.55	30.52	24.10	30.62	127.29
Scottsdale	1,164,500	371.3	0.46	10.37	28.61	39.80	30.14	38.13	149.87
Sunshine Hills Woods	1,310,200	336.1	3.45	15.90	22.00	23.84	19.91	31.60	123.47
Municipality: City of Surrey combined	1,311,300	388.7	2.97	15.51	28.03	37.01	31.72	58.72	163.70
Area: North Surrey	1,165,400	404.2	1.30	15.95	30.60	37.81	36.00	60.46	174.59
Bolivar Heights	1,123,200	396.7	0.81	17.79	32.72	37.27	38.75	57.55	173.96
Bridgeview	753,600	389.9	5.69	14.44	24.09	44.94	44.25	60.39	165.60
Cedar Hills	1,202,400	429.3	1.90	14.45	31.20	34.53	39.47	69.35	187.16
Fraser Heights	1,426,200	371.0	1.06	16.92	32.78	31.23	31.42	48.28	146.02
Guildford	1,195,800	390.4	-1.04	14.89	28.68	41.40	27.29	58.12	165.22
Port Kells	2,010,200	392.9	0.23	22.82	41.79	49.00	46.71	77.70	176.89
Royal Heights	1,049,900	344.9	4.71	13.16	21.83	35.95	32.81	39.81	140.85
Whalley	1,188,200	445.8	1.76	16.58	29.82	43.39	34.28	68.23	199.60
Area: Surrey	1,259,100	377.3	4.05	15.17	26.31	31.46	31.51	64.62	162.56
Bear Creek Green Timbers	1,251,700	389.9	3.15	11.21	23.23	30.71	29.84	68.35	173.23
East Newton	1,209,100	369.8	6.17	15.53	24.55	32.17	33.41	69.48	162.46
Fleetwood Tynehead	1,306,900	353.6	2.17	16.51	27.10	32.04	34.09	63.02	154.21
Panorama Ridge	1,182,500	361.3	2.61	18.34	23.18	27.40	27.26	42.52	133.55
Queen Mary Park Surrey	1,284,300	410.6	2.39	14.95	32.54	34.58	38.39	66.64	181.81
Sullivan Station	1,748,400	446.1	9.82	16.81	33.68	67.64	36.59	77.38	181.10
West Newton	1,249,900	371.4	6.42	15.88	24.26	25.98	28.47	70.37	159.54
Area: Cloverdale	1,421,900	405.0	2.04	14.80	29.64	41.46	38.98	70.96	172.36
Clayton	2,463,500	456.2	4.59	19.80	33.04	50.71	47.49	86.66	225.39
Cloverdale BC	1,269,800	397.9	2.05	14.50	29.99	40.35	39.57	71.29	166.87
Serpentine	3,407,800	535.8	-2.92	12.12	14.46	33.52	5.47	61.68	224.33
Area: South Surrey White Rock	1,576,800	364.7	3.73	15.63	25.85	42.57	22.01	35.32	135.44

Fraser Valley Real Estate Board

2021-05

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,350,200	344.6	2.19	16.97	26.51	37.46	23.29	24.95	118.79
Elgin Chantrell	2,148,700	366.7	2.20	16.08	24.18	35.97	20.86	21.75	121.04
Grandview Surrey	2,799,200	419.1	4.15	11.34	20.36	47.67	17.10	48.56	190.03
Hazelmere	3,341,300	502.8	1.00	11.31	21.04	35.12	0.98	75.44	200.00
King George Corridor	1,382,100	398.0	8.21	16.14	26.39	57.75	28.06	65.15	162.53
Morgan Creek	2,349,000	297.9	7.20	21.54	29.35	39.40	3.62	24.49	94.96
Pacific Douglas	2,810,900	481.0	6.79	14.72	25.29	54.36	22.74	63.88	214.58
Sunnyside Park Surrey	1,382,300	347.7	2.51	16.02	25.39	36.84	24.13	25.93	128.00
White Rock	1,348,800	331.6	1.69	15.42	26.42	35.73	23.87	22.50	114.63
Area: Langley	1,329,900	366.5	2.81	15.80	24.58	34.99	27.70	73.86	170.48
Aldergrove Langley	989,700	329.5	3.78	17.97	24.06	29.06	30.91	74.34	157.82
Brookwood Langley	1,297,700	400.9	4.54	17.91	26.23	32.22	35.30	67.32	178.98
Campbell Valley	2,417,700	362.3	-1.36	11.51	21.66	40.59	32.66	98.63	197.94
County Line Glen Valley	2,012,700	364.0	0.80	12.55	26.35	27.72	25.21	64.41	173.27
Fort Langley	1,599,100	403.4	3.97	18.20	27.22	30.68	34.20	74.18	195.96
Langley City	1,190,700	386.5	3.31	15.44	24.96	41.32	21.01	78.94	171.23
Murrayville	1,435,800	337.4	5.04	17.68	27.13	32.94	33.36	55.41	133.66
Otter District	2,342,900	381.4	0.16	11.13	22.17	41.36	35.78	104.61	202.46
Salmon River	1,805,100	360.9	-0.30	12.01	20.50	43.38	29.22	96.78	195.34
Walnut Grove	1,195,200	341.9	1.00	14.39	24.15	25.84	24.19	58.80	158.04
Willoughby Heights	1,055,300	357.9	3.83	15.45	24.06	40.08	18.86	71.82	150.45
Area: Abbotsford	1,106,500	388.8	2.69	16.34	31.04	42.78	39.76	87.19	183.80
Abbotsford East	1,086,100	372.1	8.67	17.60	30.15	38.38	35.56	75.93	164.28
Abbotsford West	1,080,700	393.1	-0.46	16.10	31.03	43.36	43.99	88.45	194.46
Aberdeen	1,399,900	357.4	1.91	13.28	22.31	43.94	31.54	85.09	167.72
Bradner	2,036,300	350.3	0.83	15.42	26.33	34.78	41.19	75.41	154.76
Central Abbotsford	1,044,500	417.0	0.97	15.23	33.74	47.82	41.16	105.32	205.05
Matsqui	1,093,800	382.1	6.02	19.15	31.35	39.91	39.05	83.79	166.64
Poplar	1,087,600	397.1	0.30	14.97	33.21	46.26	34.75	92.86	188.38
Sumas Prairie	1,151,500	418.7	3.56	24.84	38.78	53.76	46.86	95.84	202.97
Area: Mission	895,300	356.5	1.77	11.76	25.48	37.91	34.63	83.95	163.10
Dewdney Deroche	676,900	356.0	1.22	13.41	28.20	49.58	42.80	90.88	163.70

Fraser Valley Real Estate Board

2021-05

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Durieu	664,500	357.8	1.45	13.80	26.88	48.03	40.92	87.62	163.28
Hatzic	905,200	357.1	1.91	11.73	25.39	37.08	34.91	85.22	163.54
Mission BC	891,100	357.6	1.85	11.61	25.21	36.85	34.49	83.95	163.91
Mission-West	1,087,800	350.2	0.75	11.10	28.42	46.47	32.75	86.47	156.74
Stave Falls	1,012,300	342.9	0.94	13.28	25.70	44.56	34.95	76.66	154.75
Steelhead	1,388,900	324.2	1.25	14.20	25.90	43.90	33.53	75.81	138.73

Fraser Valley Real Estate Board

2021-05

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,802,800	331.6	1.91	10.83	18.18	24.61	17.09	27.83	104.06
Fraser Valley Real Estate Board	1,449,800	336.8	2.15	12.87	22.52	30.69	27.87	54.28	138.87
Area: N. Delta	1,353,700	357.0	-0.08	17.63	22.72	31.11	27.73	45.89	143.85
Annieville	1,177,200	363.3	-0.06	18.18	23.57	31.92	30.78	49.08	150.21
Nordel	1,269,500	351.1	0.29	16.92	22.85	31.11	25.84	41.63	140.97
Scottsdale	1,264,200	367.4	0.71	18.78	23.45	32.49	31.68	52.45	149.76
Sunshine Hills Woods	1,483,400	350.6	-0.88	17.18	21.27	29.23	24.68	43.34	137.69
Municipality: City of Surrey combined	1,538,000	342.6	2.12	12.25	21.49	29.23	25.82	48.63	135.46
Area: North Surrey	1,485,700	350.8	1.86	12.94	22.32	29.07	27.24	47.83	137.51
Bolivar Heights	1,059,500	373.4	2.44	13.56	22.11	30.51	31.90	57.29	150.10
Bridgeview	870,100	403.7	4.97	14.23	23.42	32.27	37.92	76.21	169.31
Cedar Hills	1,182,700	380.5	2.75	15.20	22.03	29.77	30.09	57.43	157.27
Fraser Heights	1,590,200	319.8	1.78	11.78	23.43	28.69	21.55	33.92	116.96
Guildford	1,229,900	381.6	2.36	14.80	21.41	29.49	28.48	57.04	152.38
Port Kells	2,002,200	309.2	-7.84	1.68	15.81	23.14	37.06	80.92	138.40
Royal Heights	1,477,500	360.6	1.12	16.14	22.53	32.43	34.00	60.55	170.31
Whalley	1,070,700	393.7	1.57	13.62	21.14	28.83	29.00	57.67	162.82
Area: Surrey	1,455,200	356.8	2.74	14.07	22.91	30.31	29.42	61.81	151.80
Bear Creek Green Timbers	1,352,500	366.9	4.26	16.48	22.34	30.80	29.37	70.18	162.63
East Newton	1,710,100	377.0	1.34	13.35	25.79	30.13	36.10	72.86	176.80
Fleetwood Tynehead	1,595,700	368.0	0.38	14.68	25.04	33.67	32.56	65.10	162.30
Panorama Ridge	1,387,600	327.1	4.34	12.72	18.34	23.39	24.04	58.25	130.51
Queen Mary Park Surrey	1,121,900	359.9	5.17	13.57	20.89	26.06	23.25	49.65	144.33
Sullivan Station	1,363,300	338.9	2.70	13.80	22.52	36.65	27.79	52.31	128.37
West Newton	1,113,300	353.5	5.46	14.00	21.10	26.75	25.04	52.50	141.63
Area: Cloverdale	1,379,200	330.9	1.04	10.01	23.29	29.56	30.74	62.76	142.77
Clayton	1,292,600	311.6	-1.70	7.23	20.68	25.54	30.16	65.39	141.74
Cloverdale BC	1,426,100	338.7	2.11	11.09	24.29	30.87	30.82	61.29	140.55
Serpentine	1,050,000	331.7	1.94	12.48	21.64	36.22	25.31	46.77	123.67
Area: South Surrey White Rock	1,866,800	318.7	2.54	10.58	17.43	27.12	15.68	25.28	102.35

Fraser Valley Real Estate Board

2021-05

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,831,600	349.4	5.24	12.75	17.60	24.21	17.72	27.89	112.92
Elgin Chantrell	2,339,200	304.1	-0.49	6.18	17.28	26.66	9.55	1.98	74.67
Grandview Surrey	2,003,700	331.2	2.00	10.99	17.78	25.88	9.85	27.29	113.40
Hazelmere	2,510,800	418.6	-0.40	10.65	18.15	31.35	24.88	57.01	174.49
King George Corridor	1,618,500	352.1	2.00	12.03	19.68	30.46	18.79	42.84	134.26
Morgan Creek	1,657,300	262.7	2.14	10.84	13.87	23.28	10.05	25.27	87.38
Pacific Douglas	1,568,000	327.2	2.47	12.09	19.24	31.94	23.29	47.92	130.58
Sunnyside Park Surrey	1,544,900	316.8	1.34	8.01	15.54	31.23	17.86	15.45	85.70
White Rock	1,552,000	285.5	5.51	11.39	15.21	22.95	15.03	24.62	88.32
Area: Langley	1,422,300	330.5	2.29	12.41	22.86	33.75	30.74	63.45	147.01
Aldergrove Langley	990,000	307.2	4.81	19.67	23.52	36.65	35.51	81.56	153.47
Brookwood Langley	1,445,300	364.5	3.37	12.29	24.53	32.93	33.32	68.83	147.29
Campbell Valley	2,200,700	288.6	5.29	17.51	19.85	33.80	24.29	61.23	133.68
County Line Glen Valley	2,114,200	302.2	5.89	20.35	24.21	35.45	32.78	76.73	170.79
Fort Langley	1,693,700	338.9	6.57	20.18	22.35	37.82	38.21	84.89	173.97
Langley City	1,223,000	350.9	3.39	12.94	25.86	33.93	36.32	73.80	150.64
Murrayville	1,482,900	349.1	2.38	13.75	25.98	34.58	36.05	66.00	142.77
Otter District	1,976,900	292.5	6.48	20.32	24.79	36.75	34.30	83.50	137.42
Salmon River	1,753,200	330.3	5.12	17.34	22.06	33.13	31.33	74.95	168.10
Walnut Grove	1,219,300	320.1	2.07	9.92	17.64	26.82	23.02	53.45	132.12
Willoughby Heights	1,489,400	334.1	-0.62	8.12	24.39	36.76	31.02	60.47	153.68
Area: Abbotsford	1,237,100	329.0	1.86	14.63	27.52	31.86	34.40	81.77	162.36
Abbotsford East	1,265,700	325.6	1.56	14.37	29.26	33.66	34.16	82.51	155.57
Abbotsford West	1,180,900	348.5	2.74	16.01	26.68	30.28	36.13	87.37	183.79
Aberdeen	1,279,900	320.2	2.33	14.32	24.74	25.57	27.06	71.32	159.90
Bradner	1,845,800	276.3	4.22	13.52	24.24	30.45	30.21	58.07	122.64
Central Abbotsford	1,068,000	339.7	2.20	15.86	26.85	31.41	35.55	84.72	178.67
Matsqui	1,606,200	316.2	-0.69	12.81	26.73	25.53	29.11	70.55	142.67
Poplar	1,064,500	315.6	4.37	15.86	26.90	29.93	32.55	75.04	156.38
Sumas Mountain	1,581,100	292.9	-7.10	3.39	12.01	27.68	42.32	91.94	130.63
Area: Mission	1,033,800	316.0	4.67	14.41	25.00	35.74	34.24	84.47	151.79
Durieu	1,110,200	313.2	8.15	17.74	29.05	43.08	42.43	86.99	141.48

Fraser Valley Real Estate Board

2021-05

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	1,027,700	315.1	3.96	13.67	23.91	34.49	32.17	83.95	150.88
Mission BC	1,021,200	316.8	4.35	14.08	24.53	35.56	33.84	84.83	154.25
Mission-West	1,078,000	312.0	7.22	17.47	28.93	32.20	40.60	83.96	136.36
Stave Falls	1,297,100	313.7	6.52	16.57	27.57	40.80	35.86	81.12	137.29

Fraser Valley Real Estate Board

2021-05

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	726,700	306.9	1.45	6.41	9.84	9.06	3.58	54.77	99.03
Fraser Valley Real Estate Board	488,500	341.0	2.03	8.32	12.06	12.62	4.79	97.57	123.02
Area: N. Delta	405,000	383.9	0.21	1.97	6.26	2.29	-6.55	88.00	123.85
Annieville	338,600	376.5	1.95	5.91	11.95	10.57	14.47	127.77	122.91
Scottsdale	601,800	389.3	-1.09	-1.07	2.74	-2.14	-10.73	71.05	122.20
Municipality: City of Surrey combined	446,000	374.9	1.74	7.08	10.95	11.74	4.17	96.49	129.86
Area: North Surrey	459,600	399.0	1.50	6.15	10.62	12.14	4.61	99.40	135.12
Bolivar Heights	463,000	389.8	1.64	6.21	9.93	10.86	2.20	92.49	121.48
Cedar Hills	340,700	397.9	3.54	7.48	12.82	10.87	10.84	128.02	135.86
Guildford	504,000	380.5	1.87	8.93	13.92	15.72	7.58	100.79	146.44
Port Kells	394,700	310.7	1.30	10.85	18.36	16.37	8.33	99.29	100.32
Whalley	418,600	407.8	1.37	5.08	9.36	10.91	3.19	97.10	127.44
Area: Surrey	475,700	375.9	1.81	6.34	11.25	7.89	1.98	98.26	125.36
Bear Creek Green Timbers	470,300	371.5	2.51	6.45	11.13	8.59	4.27	100.70	118.92
East Newton	477,600	389.4	1.09	5.93	10.53	5.70	0.65	98.77	131.65
Fleetwood Tynehead	552,600	366.0	2.98	9.38	15.09	16.26	4.63	93.24	144.82
Queen Mary Park Surrey	428,100	369.0	1.43	6.16	11.41	8.75	3.83	98.07	116.80
Sullivan Station	567,500	386.4	1.58	4.89	9.18	4.01	-3.18	89.97	122.84
West Newton	489,400	376.0	1.84	5.71	10.30	6.43	1.38	100.43	124.48
Area: Cloverdale	531,400	367.1	1.86	8.48	13.20	14.40	4.17	95.16	139.15
Clayton	596,400	367.8	1.63	8.50	13.03	14.69	3.75	90.08	138.83
Cloverdale BC	508,500	366.2	2.20	8.50	13.48	14.01	4.69	99.78	139.35
Area: South Surrey White Rock	565,100	284.4	2.05	10.28	11.40	16.56	7.97	75.23	105.05
Crescent Bch Ocean Pk.	621,900	330.4	9.33	11.28	19.97	21.03	0.58	71.90	113.85
Grandview Surrey	597,000	320.0	2.66	11.58	12.91	18.52	5.61	80.89	109.56
King George Corridor	613,300	302.8	2.06	11.45	12.15	16.60	2.51	70.88	106.13
Morgan Creek	598,200	329.0	2.21	10.74	11.56	17.21	5.01	77.93	106.40
Sunnyside Park Surrey	591,000	299.9	2.46	12.66	14.07	19.72	6.01	78.41	112.24
White Rock	498,100	252.0	1.33	8.15	9.09	13.67	13.00	71.55	90.48

Fraser Valley Real Estate Board

2021-05

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Langley	459,100	315.3	2.67	10.48	15.37	14.03	7.43	93.44	108.12
Aldergrove Langley	414,800	325.5	3.79	12.55	14.53	20.91	11.82	103.18	124.64
Fort Langley	778,000	371.8	0.76	6.84	8.11	4.79	-0.59	81.99	159.46
Langley City	474,000	325.8	2.26	11.12	17.87	15.70	7.00	102.36	113.08
Murrayville	507,500	305.8	3.42	9.96	13.51	12.76	8.29	83.11	103.32
Salmon River	433,700	277.0	3.01	9.14	12.74	12.15	5.97	69.01	82.72
Walnut Grove	511,500	275.0	3.07	9.39	13.08	12.52	8.70	81.52	87.71
Willoughby Heights	457,800	309.5	3.20	10.18	13.66	12.59	9.13	86.90	107.30
Area: Abbotsford	371,600	316.0	2.46	10.72	14.91	18.26	5.16	115.11	126.85
Abbotsford East	411,800	328.9	3.01	4.38	8.19	11.68	1.32	88.48	123.44
Abbotsford West	375,700	327.2	2.35	13.37	14.41	19.59	8.13	115.40	138.31
Central Abbotsford	364,800	302.0	2.62	9.10	16.20	17.24	2.06	117.11	116.64
Poplar	412,800	368.0	3.23	11.45	13.58	18.59	13.23	116.73	149.66
Area: Mission	405,600	318.1	3.35	8.79	12.28	16.14	11.42	109.55	113.06
Mission BC	405,600	318.1	3.35	8.79	12.28	16.14	11.42	109.55	113.06

Fraser Valley Real Estate Board

2021-05

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,140,900	317.8	1.83	9.21	14.73	17.40	11.08	40.93	104.77
Fraser Valley Real Estate Board	1,044,500	333.2	2.33	11.66	18.96	23.27	18.11	65.28	133.50
Area: N. Delta	1,144,700	355.7	1.05	12.46	20.37	26.49	18.80	44.36	139.69
Annieville	973,000	363.6	0.83	11.84	22.42	29.49	26.96	48.11	140.95
Nordel	1,171,000	343.6	2.05	13.81	19.55	28.79	20.43	41.75	136.31
Scottsdale	1,144,800	373.9	0.13	9.26	19.04	22.07	10.85	47.55	149.43
Sunshine Hills Woods	1,324,400	338.3	1.38	16.33	20.65	26.42	20.65	38.53	129.05
Municipality: City of Surrey combined	1,068,100	339.8	2.16	10.90	17.74	20.93	16.29	61.66	131.63
Area: North Surrey	921,800	383.5	1.75	8.92	14.89	16.74	13.70	73.61	146.15
Bolivar Heights	971,400	389.0	1.35	14.38	24.72	28.81	29.36	61.68	157.79
Bridgeview	788,200	395.0	5.47	14.53	23.94	40.62	42.39	65.69	167.43
Cedar Hills	1,107,400	408.3	2.28	14.15	26.25	30.32	33.08	65.37	172.20
Fraser Heights	1,578,900	326.3	1.75	12.13	23.50	27.06	21.62	36.87	120.92
Guildford	691,000	369.6	2.18	9.93	15.43	16.81	10.23	86.48	143.80
Port Kells	1,873,800	335.9	-1.58	11.82	25.34	29.04	31.98	69.90	145.00
Royal Heights	1,178,700	353.1	2.62	14.38	22.01	33.50	34.00	46.64	151.85
Whalley	611,000	401.8	1.52	5.96	10.26	12.14	6.07	87.41	136.77
Area: Surrey	1,048,700	339.0	2.63	12.48	19.28	21.94	19.28	66.75	138.23
Bear Creek Green Timbers	1,210,800	362.7	3.72	13.27	20.38	25.89	23.54	65.39	155.78
East Newton	1,162,500	358.1	2.49	11.35	18.58	18.81	19.45	75.71	159.49
Fleetwood Tynehead	1,141,100	332.6	1.37	13.28	22.50	25.56	23.41	68.23	140.49
Panorama Ridge	1,206,200	324.2	3.28	13.56	18.67	23.83	21.83	53.65	127.51
Queen Mary Park Surrey	863,000	357.2	2.94	10.73	18.16	18.36	17.38	67.31	136.24
Sullivan Station	978,200	308.0	2.36	13.40	19.47	26.70	19.66	59.75	117.98
West Newton	893,900	348.5	4.00	12.64	17.50	19.23	15.90	73.12	137.88
Area: Cloverdale	1,111,100	330.9	1.66	10.52	20.85	25.06	20.77	69.78	137.72
Clayton	1,136,400	319.8	1.27	9.56	18.36	21.69	17.49	76.88	138.66
Cloverdale BC	1,109,800	338.4	1.99	11.28	22.79	27.36	23.28	66.70	137.64
Serpentine	1,829,200	419.2	-2.49	7.38	16.87	40.11	23.44	52.83	168.72
Area: South Surrey White Rock	1,164,200	294.0	2.40	11.74	17.37	25.21	12.56	36.74	98.11

Fraser Valley Real Estate Board

2021-05

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,495,900	341.1	4.50	14.27	20.70	28.47	18.27	29.60	113.72
Elgin Chantrell	2,139,500	312.2	0.58	8.67	18.35	27.85	10.71	9.47	84.30
Grandview Surrey	1,674,800	271.8	1.61	11.99	19.32	25.31	13.77	43.28	90.60
Hazelmere	2,914,000	451.9	0.47	9.87	19.08	32.48	8.47	63.79	184.39
King George Corridor	964,900	320.7	3.45	12.84	17.73	27.92	11.20	55.60	118.31
Morgan Creek	1,424,200	278.9	1.71	11.78	16.40	24.34	11.60	48.51	102.54
Pacific Douglas	1,441,300	290.9	1.75	11.54	18.30	28.66	9.07	29.23	101.31
Sunnyside Park Surrey	1,131,100	308.8	2.35	11.64	17.10	26.14	12.33	33.51	101.57
White Rock	800,300	268.0	2.60	10.52	13.42	19.22	13.27	38.29	89.40
Area: Langley	1,027,000	320.6	2.69	12.10	19.23	23.31	18.13	69.36	132.15
Aldergrove Langley	870,000	330.7	4.39	16.36	22.30	28.43	30.66	85.89	151.48
Brookwood Langley	1,348,600	387.4	4.25	15.95	25.70	32.63	34.47	68.07	167.17
Campbell Valley	2,235,900	316.3	2.26	14.77	20.27	36.57	26.52	75.33	158.20
County Line Glen Valley	1,989,600	323.1	3.26	16.47	23.98	28.67	28.01	66.29	169.03
Fort Langley	1,550,400	358.5	3.97	15.05	18.94	24.26	25.26	76.51	174.50
Langley City	687,500	329.6	2.87	11.69	18.60	19.55	10.16	84.34	124.68
Murrayville	1,191,800	312.9	2.36	10.21	17.45	19.43	16.06	62.55	118.20
Otter District	2,114,500	334.6	3.24	15.54	23.83	38.90	30.55	89.47	167.25
Salmon River	1,696,100	331.3	2.60	13.89	19.95	32.95	25.07	82.03	165.89
Walnut Grove	971,400	299.4	1.35	10.72	17.23	21.76	15.82	54.17	121.61
Willoughby Heights	1,078,200	309.4	2.48	11.02	18.86	22.58	18.68	65.72	126.83
Area: Abbotsford	799,500	334.7	2.76	13.50	22.20	28.34	21.62	86.36	146.83
Abbotsford East	1,046,700	338.5	5.32	14.78	25.28	30.80	28.46	77.41	147.26
Abbotsford West	764,300	340.4	1.46	14.00	20.88	27.40	22.14	88.59	153.84
Aberdeen	1,297,300	328.6	2.72	13.47	22.57	29.27	26.38	74.69	158.33
Bradner	1,986,700	324.7	0.90	14.09	26.64	34.17	39.84	70.09	144.50
Central Abbotsford	564,100	320.3	2.33	11.60	21.05	26.40	12.70	100.69	134.65
Matsqui	1,290,700	345.7	2.46	15.46	28.13	32.05	32.20	74.95	150.87
Poplar	991,400	359.1	3.04	13.17	21.19	27.39	22.56	93.17	157.05
Sumas Mountain	1,329,600	292.9	-9.82	1.10	9.74	21.54	26.58	68.14	119.57
Sumas Prairie	1,151,500	418.7	3.56	24.84	38.78	53.76	46.86	95.84	202.97
Area: Mission	891,600	337.4	2.87	12.58	23.95	34.42	31.34	83.97	152.17

Fraser Valley Real Estate Board

2021-05

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	676,900	356.0	1.22	13.41	28.20	49.58	42.80	90.88	163.70
Durieu	822,600	342.4	4.01	16.07	29.11	47.27	41.90	86.70	154.01
Hatzic	923,200	337.3	2.40	12.02	24.10	35.19	31.14	80.18	155.14
Lake Errock	769,200	337.0	3.22	14.39	26.64	44.82	41.06	89.86	150.56
Mission BC	879,500	337.5	2.90	12.35	23.31	32.82	30.76	84.22	152.05
Mission-West	1,078,200	333.9	2.71	12.69	28.13	40.41	34.80	84.68	147.52
Stave Falls	1,146,900	328.9	2.97	14.32	26.40	43.12	34.35	79.92	146.37
Steelhead	1,388,900	324.2	1.25	14.20	25.90	43.90	33.53	75.81	138.73

Fraser Valley Real Estate Board

2021-05

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,603,700	341.7	2.03	11.78	20.11	27.64	19.73	33.06	114.91
Fraser Valley Real Estate Board	1,323,300	353.4	2.32	13.74	24.66	33.61	29.17	58.26	149.40
Area: N. Delta	1,217,600	355.2	0.82	13.96	23.76	32.88	27.04	38.16	139.68
Annieville	1,131,200	365.0	0.11	13.14	25.65	36.45	29.25	38.73	144.31
Nordel	1,168,500	342.3	1.88	13.83	20.95	30.70	25.25	34.82	133.33
Scottsdale	1,181,800	369.9	0.52	13.02	26.76	37.10	30.34	41.18	149.60
Sunshine Hills Woods	1,402,600	344.1	0.97	16.64	21.81	26.83	22.59	37.75	131.09
Municipality: City of Surrey combined	1,429,300	356.7	2.38	13.31	23.55	31.48	26.85	51.27	144.15
Area: North Surrey	1,308,700	375.6	1.60	14.48	26.34	33.14	30.42	53.31	154.64
Bolivar Heights	1,103,000	389.4	1.35	16.55	29.24	35.21	36.44	56.45	166.71
Bridgeview	788,200	395.0	5.47	14.53	23.94	40.62	42.39	65.69	167.43
Cedar Hills	1,171,900	409.4	2.30	14.74	27.50	32.32	34.80	63.50	174.58
Fraser Heights	1,583,600	325.8	1.62	12.38	24.45	28.93	22.80	35.81	120.58
Guildford	1,212,000	386.1	0.57	14.91	24.95	35.00	27.72	57.59	158.61
Port Kells	1,978,400	351.1	-2.98	12.71	29.22	36.77	40.55	77.14	157.03
Royal Heights	1,178,800	352.3	2.65	14.46	22.16	33.75	34.06	46.55	151.10
Whalley	1,134,200	423.8	1.51	15.26	26.21	37.20	30.44	62.19	184.24
Area: Surrey	1,361,800	362.8	3.13	14.41	23.91	30.50	29.57	62.18	154.60
Bear Creek Green Timbers	1,292,200	375.5	3.79	14.34	22.63	30.52	28.99	68.31	166.12
East Newton	1,547,200	375.2	2.54	13.87	25.53	30.69	35.40	72.03	172.87
Fleetwood Tynehead	1,497,200	363.4	0.92	15.22	25.70	33.16	33.21	64.51	159.76
Panorama Ridge	1,300,300	334.1	3.95	13.95	19.41	24.29	23.97	52.91	129.94
Queen Mary Park Surrey	1,207,400	386.3	3.65	14.12	26.95	30.11	30.90	58.06	164.41
Sullivan Station	1,387,700	346.7	3.46	14.12	23.73	38.96	26.49	53.54	132.37
West Newton	1,178,800	360.4	5.88	14.78	22.34	26.28	26.01	60.39	148.90
Area: Cloverdale	1,389,600	350.0	1.33	11.54	25.27	32.88	32.63	65.41	151.98
Clayton	1,386,600	321.0	-0.96	9.07	22.57	27.94	29.64	66.32	147.69
Cloverdale BC	1,379,200	357.1	2.06	12.33	26.27	33.90	33.40	64.79	149.72
Serpentine	1,829,200	419.2	-2.49	7.38	16.87	40.11	23.44	52.83	168.72
Area: South Surrey White Rock	1,731,600	330.6	2.83	11.95	19.61	31.09	16.45	27.35	111.11

Fraser Valley Real Estate Board

2021-05

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,601,900	347.8	4.23	14.07	20.51	28.58	19.72	26.80	115.49
Elgin Chantrell	2,299,000	314.7	0.00	8.00	18.71	28.40	11.16	5.32	82.43
Grandview Surrey	2,153,000	339.5	2.04	11.17	17.92	28.26	8.61	28.79	121.61
Hazelmere	2,914,000	451.9	0.47	9.87	19.08	32.48	8.47	63.79	184.39
King George Corridor	1,468,200	369.4	4.35	13.59	21.91	41.32	21.55	51.58	144.80
Morgan Creek	1,688,900	264.8	2.44	11.45	14.78	24.20	9.06	24.67	87.54
Pacific Douglas	1,823,300	339.8	2.85	12.33	19.77	33.36	15.93	45.03	133.38
Sunnyside Park Surrey	1,482,600	326.8	1.81	10.63	18.71	32.85	19.71	18.84	99.39
White Rock	1,394,500	302.2	3.92	12.76	19.21	27.35	17.00	20.59	97.13
Area: Langley	1,379,000	345.5	2.52	13.91	23.66	34.23	28.97	67.96	156.69
Aldergrove Langley	985,200	322.2	4.07	18.76	24.11	31.40	32.70	75.68	155.92
Brookswood Langley	1,348,600	387.4	4.25	15.95	25.70	32.63	34.47	68.07	167.17
Campbell Valley	2,235,900	316.3	2.26	14.77	20.27	36.57	26.52	75.33	158.20
County Line Glen Valley	1,989,000	323.0	3.16	16.31	23.85	28.38	27.82	66.24	168.94
Fort Langley	1,581,000	359.8	5.33	18.20	23.35	33.16	33.01	77.24	179.56
Langley City	1,190,100	373.9	3.37	14.59	25.18	38.74	23.77	76.37	163.68
Murrayville	1,466,900	345.1	3.17	15.11	26.36	34.07	35.17	62.32	139.65
Otter District	2,142,200	336.4	3.22	15.52	23.81	38.89	30.95	89.63	169.12
Salmon River	1,769,300	344.8	2.44	14.70	21.20	37.98	29.82	85.28	181.24
Walnut Grove	1,215,100	327.1	1.74	11.41	19.77	26.73	23.43	55.24	139.99
Willoughby Heights	1,423,300	336.9	-0.09	8.99	24.41	37.12	28.93	61.82	153.12
Area: Abbotsford	1,143,600	364.3	2.36	15.65	29.74	38.20	36.70	84.18	174.12
Abbotsford East	1,166,000	348.0	5.07	16.00	29.80	35.99	34.26	77.46	158.16
Abbotsford West	1,103,900	380.1	0.45	16.10	29.86	39.49	41.04	86.78	190.15
Aberdeen	1,315,500	333.2	2.30	13.95	24.24	32.01	28.90	76.48	161.95
Bradner	1,986,700	324.7	0.90	14.13	26.64	34.17	39.84	69.91	144.50
Central Abbotsford	1,037,100	396.8	1.20	15.35	31.61	43.20	38.07	99.80	196.56
Matsqui	1,290,700	345.7	2.46	15.46	28.13	32.05	32.20	74.95	150.87
Poplar	1,084,800	372.4	1.47	14.58	31.03	40.74	34.44	89.42	177.91
Sumas Mountain	1,329,600	292.9	-9.82	1.10	9.74	21.54	26.58	68.14	119.57
Sumas Prairie	1,151,500	418.7	3.56	24.84	38.78	53.76	46.86	95.84	202.97
Area: Mission	926,100	343.5	2.57	12.55	25.32	37.18	34.13	83.59	158.66

Fraser Valley Real Estate Board

2021-05

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	676,900	356.0	1.22	13.41	28.20	49.58	42.80	90.88	163.70
Durieu	822,600	342.4	4.01	16.07	29.11	47.27	41.90	86.70	154.01
Hatzic	922,500	337.3	2.43	12.02	24.10	35.24	31.04	80.09	155.14
Mission BC	919,800	345.2	2.55	12.37	25.03	36.39	34.16	84.01	160.14
Mission-West	1,079,600	334.0	2.71	12.69	28.17	40.45	34.84	84.73	147.59
Stave Falls	1,146,900	328.9	2.97	14.32	26.40	43.12	34.35	79.92	146.37
Steelhead	1,388,900	324.2	1.25	14.20	25.90	43.90	33.53	75.81	138.73

Fraser Valley Real Estate Board

2021-05

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	825,200	297.4	2.23	9.94	15.09	17.92	11.89	54.25	101.90
Fraser Valley Real Estate Board	670,000	294.4	2.69	11.60	17.52	20.71	15.04	75.87	115.36
Area: N. Delta	675,700	328.1	3.08	14.12	16.14	24.14	10.77	64.54	137.41
Annieville	600,600	313.9	5.44	14.40	20.55	29.82	25.41	83.78	124.37
Nordel	877,900	347.2	2.51	14.06	15.39	23.30	7.39	64.01	151.78
Scottsdale	709,800	318.1	2.68	14.80	17.73	26.94	22.96	81.36	132.02
Sunshine Hills Woods	666,900	315.9	2.87	14.79	16.31	26.16	13.71	71.03	128.42
Municipality: City of Surrey combined	696,600	291.1	2.28	11.58	17.81	20.39	15.06	75.05	113.10
Area: North Surrey	640,600	335.5	3.52	9.86	14.31	12.55	7.95	92.93	126.54
Bolivar Heights	588,100	352.9	2.35	10.14	16.55	15.06	14.50	114.14	136.69
Fraser Heights	894,100	333.8	3.44	9.69	14.47	11.16	3.73	87.63	129.26
Guildford	660,900	342.5	3.51	9.95	15.24	13.07	7.57	94.60	130.02
Whalley	589,300	317.6	3.82	9.86	12.11	11.40	9.10	87.26	117.83
Area: Surrey	685,500	301.7	2.38	12.36	16.98	19.53	15.68	83.18	125.82
Bear Creek Green Timbers	650,800	303.5	3.34	9.37	11.70	10.73	5.86	83.05	115.86
East Newton	582,400	322.3	3.17	10.26	12.77	12.34	7.08	97.85	153.38
Fleetwood Tynehead	744,000	297.1	1.57	11.69	20.77	20.72	19.27	81.94	120.24
Panorama Ridge	814,700	295.3	1.58	12.84	16.77	21.47	18.03	77.36	124.90
Queen Mary Park Surrey	587,500	307.3	3.89	9.95	12.32	11.66	9.48	89.22	118.10
Sullivan Station	723,900	288.8	1.80	13.34	17.83	22.37	19.14	77.50	119.95
West Newton	713,900	315.3	3.61	16.56	19.48	29.38	20.80	83.21	132.01
Area: Cloverdale	725,900	294.9	2.01	10.24	20.12	23.65	17.54	72.86	116.68
Clayton	728,200	296.0	2.17	10.37	20.03	24.01	18.73	75.25	120.24
Cloverdale BC	722,300	293.4	1.80	10.01	20.15	23.23	15.88	69.50	112.92
Area: South Surrey White Rock	805,800	252.7	1.73	12.21	19.42	24.36	16.67	56.08	84.59
Crescent Bch Ocean Pk.	796,400	285.5	4.35	14.80	19.76	24.51	10.06	63.89	99.79
Elgin Chantrell	1,280,300	301.7	3.15	11.87	16.71	25.29	10.03	62.03	111.87
Grandview Surrey	766,500	236.9	0.85	11.69	20.56	24.10	20.81	53.23	81.95
King George Corridor	825,100	286.6	3.92	13.50	18.72	26.09	13.01	68.39	105.30
Morgan Creek	773,900	243.9	0.04	13.71	21.95	26.11	22.19	55.25	84.35

Fraser Valley Real Estate Board

2021-05

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	736,300	230.4	0.88	11.79	21.01	24.95	20.88	48.36	76.55
Sunnyside Park Surrey	1,013,300	283.5	2.53	11.44	15.57	20.79	4.92	57.68	95.52
White Rock	683,600	233.1	4.95	14.71	17.02	23.40	5.57	56.44	62.78
Area: Langley	680,600	296.0	2.88	11.28	17.51	19.50	14.33	72.09	118.45
Aldergrove Langley	545,600	357.9	5.42	12.65	20.06	23.76	28.42	112.66	150.28
Fort Langley	726,900	289.9	0.55	11.29	13.51	19.01	5.27	43.09	116.67
Langley City	621,000	291.3	4.41	9.88	14.10	14.06	7.97	82.75	117.23
Murrayville	689,700	288.7	0.77	5.67	12.55	10.28	1.37	66.98	113.69
Walnut Grove	724,300	279.9	0.32	10.11	15.42	19.01	10.68	53.62	112.53
Willoughby Heights	695,000	298.3	3.36	12.69	19.46	21.56	17.16	76.61	116.00
Area: Abbotsford	561,600	303.5	3.87	11.91	16.78	23.78	16.64	90.40	118.66
Abbotsford East	618,500	317.2	6.26	13.00	16.57	21.11	17.26	80.95	121.97
Abbotsford West	582,400	305.1	2.14	10.99	16.36	21.60	16.05	93.59	120.45
Aberdeen	686,200	310.4	4.55	11.61	15.99	17.75	10.90	72.64	114.22
Central Abbotsford	447,200	275.4	3.30	12.68	19.22	37.56	15.91	104.61	107.69
Poplar	693,500	323.7	6.69	13.58	17.03	20.16	15.40	83.19	132.71
Area: Mission	557,600	301.1	4.69	12.56	16.93	20.30	20.97	89.01	121.40
Mission BC	557,600	301.1	4.69	12.56	16.93	20.30	20.97	89.01	121.40