

# **Summary Report**

**For July 2021**

**Fraser Valley Real Estate Board**

# Fraser Valley Real Estate Board

2021-07

## 1 Storey Detached

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 1,342,400       | 359.2       | -0.17     | 1.70         | 17.65      | 30.19    | 25.59       | 35.80      | 130.26    |
| <b>Fraser Valley Real Estate Board</b> | 1,208,100       | 374.4       | -0.29     | 2.07         | 20.00      | 34.29    | 32.11       | 55.16      | 161.45    |
| Area: N. Delta                         | 1,145,000       | 349.2       | 0.78      | 0.17         | 17.62      | 27.91    | 25.52       | 32.42      | 130.65    |
| Annieville                             | 1,078,600       | 351.3       | 0.75      | -3.86        | 15.41      | 27.51    | 26.59       | 30.89      | 131.27    |
| Nordel                                 | 1,136,400       | 341.3       | 0.65      | 4.89         | 18.26      | 29.33    | 25.76       | 31.98      | 122.93    |
| Scottsdale                             | 1,117,800       | 356.4       | 0.54      | -3.57        | 15.94      | 28.66    | 27.10       | 33.38      | 139.52    |
| Sunshine Hills Woods                   | 1,352,700       | 347.0       | 1.40      | 6.80         | 23.31      | 24.82    | 20.61       | 34.13      | 127.54    |
| Municipality: City of Surrey combined  | 1,307,000       | 387.4       | -0.69     | 2.62         | 20.91      | 34.65    | 31.59       | 48.32      | 159.65    |
| Area: North Surrey                     | 1,159,100       | 402.0       | -0.84     | 0.75         | 21.63      | 37.34    | 34.54       | 55.03      | 169.80    |
| Bolivar Heights                        | 1,092,300       | 385.8       | -1.15     | -1.96        | 21.97      | 37.98    | 35.04       | 55.38      | 163.17    |
| Bridgeview                             | 779,500         | 403.3       | 0.15      | 9.33         | 22.77      | 40.52    | 46.34       | 62.03      | 168.87    |
| Cedar Hills                            | 1,172,100       | 418.5       | 0.53      | -0.66        | 17.33      | 32.60    | 37.17       | 52.35      | 179.93    |
| Fraser Heights                         | 1,356,600       | 352.9       | -2.22     | -3.87        | 19.55      | 30.90    | 24.04       | 42.59      | 131.41    |
| Guildford                              | 1,234,700       | 403.1       | -2.96     | 2.18         | 23.65      | 39.82    | 29.07       | 56.06      | 168.02    |
| Port Kells                             | 2,041,500       | 399.0       | 0.66      | 1.79         | 37.40      | 51.48    | 48.55       | 75.38      | 183.18    |
| Royal Heights                          | 1,078,500       | 354.3       | -0.56     | 7.56         | 21.42      | 33.95    | 36.16       | 41.95      | 142.67    |
| Whalley                                | 1,240,900       | 465.6       | -0.47     | 6.28         | 27.35      | 45.86    | 37.30       | 67.97      | 207.33    |
| Area: Surrey                           | 1,293,100       | 387.5       | 1.12      | 6.87         | 23.25      | 34.08    | 34.64       | 58.29      | 167.61    |
| Bear Creek Green Timbers               | 1,351,600       | 421.0       | 2.98      | 11.38        | 26.58      | 40.61    | 40.99       | 68.33      | 189.35    |
| East Newton                            | 1,223,500       | 374.2       | 0.19      | 7.44         | 19.59      | 30.75    | 31.58       | 59.37      | 161.31    |
| Fleetwood Tynehead                     | 1,341,600       | 363.0       | 0.03      | 4.88         | 24.36      | 35.04    | 35.25       | 59.70      | 159.84    |
| Panorama Ridge                         | 1,213,600       | 370.8       | 0.57      | 5.31         | 23.93      | 27.86    | 28.48       | 44.22      | 138.46    |
| Queen Mary Park Surrey                 | 1,257,700       | 402.1       | 0.55      | 0.27         | 18.89      | 33.68    | 36.63       | 51.39      | 175.03    |
| Sullivan Station                       | 1,767,200       | 450.9       | -0.09     | 11.00        | 25.67      | 56.40    | 47.74       | 54.68      | 174.10    |
| West Newton                            | 1,296,000       | 385.1       | 2.47      | 10.34        | 24.95      | 29.88    | 32.93       | 65.14      | 170.63    |
| Area: Cloverdale                       | 1,359,400       | 387.2       | -2.07     | -2.44        | 18.01      | 31.12    | 35.34       | 58.11      | 160.74    |
| Clayton                                | 2,319,300       | 429.5       | -0.42     | -1.54        | 20.44      | 34.68    | 38.68       | 70.37      | 206.13    |
| Cloverdale BC                          | 1,211,400       | 379.6       | -1.84     | -2.64        | 18.03      | 30.18    | 35.77       | 59.16      | 155.45    |
| Serpentine                             | 3,508,300       | 551.6       | -9.91     | -0.05        | 13.69      | 36.47    | 13.61       | 40.46      | 226.78    |
| Area: South Surrey White Rock          | 1,525,000       | 352.7       | -2.89     | 0.31         | 16.90      | 33.50    | 19.20       | 18.51      | 122.52    |

# Fraser Valley Real Estate Board

2021-07

## 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.  | 1,281,600       | 327.1       | -2.79     | -3.00        | 17.58      | 30.16    | 16.86       | 9.47       | 105.08    |
| Elgin Chantrell         | 2,044,900       | 349.0       | -2.60     | -2.73        | 18.51      | 29.36    | 12.54       | 9.99       | 106.26    |
| Grandview Surrey        | 2,786,500       | 417.2       | -1.46     | 3.68         | 13.65      | 35.59    | 22.53       | 22.89      | 175.56    |
| Hazelmere               | 3,551,300       | 534.4       | -4.23     | 7.35         | 16.94      | 36.08    | 14.83       | 46.89      | 207.48    |
| King George Corridor    | 1,364,000       | 392.8       | -3.11     | 6.80         | 17.85      | 42.73    | 30.50       | 38.55      | 150.19    |
| Morgan Creek            | 2,345,800       | 297.5       | 0.54      | 7.05         | 23.75      | 25.85    | 6.59        | 9.01       | 90.95     |
| Pacific Douglas         | 2,744,300       | 469.6       | -3.85     | 4.26         | 11.44      | 35.92    | 24.23       | 39.97      | 195.16    |
| Sunnyside Park Surrey   | 1,324,200       | 333.1       | -2.91     | -1.80        | 18.16      | 30.88    | 18.20       | 12.46      | 114.90    |
| White Rock              | 1,284,900       | 315.9       | -2.44     | -3.13        | 16.74      | 31.68    | 17.09       | 10.26      | 100.70    |
| Area: Langley           | 1,339,600       | 369.2       | 0.65      | 3.56         | 19.37      | 31.34    | 28.73       | 64.60      | 170.67    |
| Aldergrove Langley      | 984,900         | 327.9       | 0.00      | 3.28         | 22.40      | 27.94    | 27.94       | 62.73      | 158.39    |
| Brookwood Langley       | 1,334,200       | 412.2       | 1.95      | 7.48         | 24.68      | 37.86    | 36.04       | 59.71      | 188.45    |
| Campbell Valley         | 2,547,100       | 381.7       | 0.53      | 3.92         | 18.76      | 34.40    | 31.12       | 84.04      | 218.88    |
| County Line Glen Valley | 2,131,100       | 385.4       | 4.36      | 6.73         | 19.39      | 27.87    | 31.45       | 70.38      | 186.12    |
| Fort Langley            | 1,606,600       | 405.3       | 0.97      | 4.46         | 20.84      | 32.19    | 35.64       | 70.44      | 193.06    |
| Langley City            | 1,132,800       | 367.7       | -1.32     | -1.71        | 12.38      | 24.86    | 23.35       | 62.63      | 149.29    |
| Murrayville             | 1,496,700       | 351.7       | 1.44      | 9.50         | 25.47      | 40.01    | 35.17       | 50.88      | 150.32    |
| Otter District          | 2,556,100       | 416.1       | 6.15      | 9.27         | 22.17      | 39.30    | 33.88       | 101.21     | 239.95    |
| Salmon River            | 1,879,600       | 375.8       | 0.75      | 3.81         | 17.77      | 36.46    | 26.11       | 81.28      | 210.58    |
| Walnut Grove            | 1,229,100       | 351.6       | 1.15      | 3.87         | 19.31      | 27.90    | 28.79       | 58.02      | 164.16    |
| Willoughby Heights      | 1,000,700       | 339.4       | -1.11     | -1.54        | 12.01      | 24.05    | 21.13       | 56.77      | 129.17    |
| Area: Abbotsford        | 1,093,700       | 384.3       | -0.85     | 1.51         | 22.35      | 37.50    | 38.24       | 75.16      | 183.62    |
| Abbotsford East         | 1,082,600       | 370.9       | -0.13     | 8.32         | 23.80      | 37.57    | 37.57       | 69.13      | 165.88    |
| Abbotsford West         | 1,067,700       | 388.4       | -1.47     | -1.65        | 22.10      | 37.93    | 39.76       | 74.48      | 191.81    |
| Aberdeen                | 1,456,700       | 371.9       | 1.22      | 6.05         | 19.31      | 40.18    | 29.36       | 71.46      | 179.83    |
| Bradner                 | 2,133,400       | 367.0       | 4.08      | 5.64         | 21.85      | 34.63    | 48.28       | 78.24      | 164.98    |
| Central Abbotsford      | 1,006,700       | 401.9       | -1.66     | -2.69        | 20.98      | 36.42    | 37.73       | 86.15      | 204.24    |
| Matsqui                 | 1,108,900       | 387.4       | 1.84      | 7.49         | 26.60      | 36.75    | 44.82       | 80.10      | 172.62    |
| Poplar                  | 1,054,500       | 385.0       | -2.16     | -2.75        | 20.39      | 35.04    | 32.94       | 76.20      | 189.26    |
| Sumas Prairie           | 1,086,000       | 394.9       | -0.65     | -2.33        | 25.37      | 40.28    | 39.79       | 75.36      | 186.57    |
| Area: Mission           | 898,300         | 357.7       | 0.25      | 2.11         | 16.55      | 36.06    | 37.26       | 77.25      | 166.54    |
| Dewdney Deroche         | 689,300         | 362.5       | 1.91      | 3.07         | 20.35      | 41.55    | 45.35       | 83.92      | 173.58    |

# Fraser Valley Real Estate Board

2021-07

## 1 Storey Detached

|              | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|--------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|              |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Durieu       | 677,200         | 364.6       | 1.73      | 3.37         | 19.70      | 40.77    | 44.00       | 83.49      | 171.28    |
| Hatzic       | 905,200         | 357.1       | 0.03      | 1.91         | 16.32      | 35.52    | 37.19       | 77.84      | 165.70    |
| Mission BC   | 893,600         | 358.6       | 0.28      | 2.14         | 16.43      | 35.68    | 37.18       | 77.17      | 166.82    |
| Mission-West | 1,094,600       | 352.4       | -0.48     | 1.38         | 15.24      | 39.23    | 35.49       | 79.61      | 164.76    |
| Stave Falls  | 1,017,700       | 344.7       | -0.20     | 1.47         | 17.17      | 36.68    | 36.14       | 71.58      | 160.54    |
| Steelhead    | 1,393,200       | 325.2       | -0.52     | 1.56         | 17.19      | 36.87    | 35.22       | 68.41      | 144.51    |

# Fraser Valley Real Estate Board

2021-07

## 2 Storey Detached

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 1,805,500       | 332.1       | -0.21     | 2.06         | 15.11      | 23.05    | 18.78       | 23.05      | 101.27    |
| <b>Fraser Valley Real Estate Board</b> | 1,447,700       | 336.3       | -0.44     | 2.00         | 18.71      | 28.51    | 28.07       | 45.90      | 135.67    |
| Area: N. Delta                         | 1,310,100       | 345.5       | -2.35     | -3.30        | 18.24      | 26.93    | 25.96       | 33.40      | 131.72    |
| Annieville                             | 1,144,400       | 353.2       | -2.86     | -2.83        | 19.69      | 28.86    | 30.43       | 37.91      | 144.94    |
| Nordel                                 | 1,226,100       | 339.1       | -2.05     | -3.14        | 18.03      | 25.97    | 24.39       | 30.52      | 127.28    |
| Scottsdale                             | 1,227,000       | 356.6       | -2.70     | -2.25        | 19.62      | 28.46    | 30.86       | 39.90      | 140.95    |
| Sunshine Hills Woods                   | 1,431,400       | 338.3       | -1.80     | -4.35        | 16.45      | 25.39    | 21.39       | 29.27      | 123.15    |
| Municipality: City of Surrey combined  | 1,544,300       | 344.0       | -0.12     | 2.53         | 18.74      | 27.17    | 27.03       | 41.39      | 134.97    |
| Area: North Surrey                     | 1,504,800       | 355.3       | 1.11      | 3.16         | 20.11      | 28.64    | 31.16       | 41.72      | 139.26    |
| Bolivar Heights                        | 1,107,800       | 390.4       | 1.80      | 7.11         | 25.45      | 30.74    | 35.41       | 53.64      | 160.44    |
| Bridgeview                             | 896,100         | 415.8       | 0.51      | 8.11         | 23.13      | 29.98    | 40.05       | 63.32      | 169.65    |
| Cedar Hills                            | 1,217,900       | 391.8       | 0.54      | 5.81         | 24.58      | 28.97    | 33.08       | 51.68      | 163.84    |
| Fraser Heights                         | 1,564,400       | 314.6       | 1.13      | 0.13         | 14.86      | 27.78    | 25.04       | 26.24      | 112.71    |
| Guildford                              | 1,265,300       | 392.6       | 0.51      | 5.31         | 23.81      | 28.55    | 31.66       | 50.54      | 156.60    |
| Port Kells                             | 2,129,100       | 328.8       | 2.14      | -2.00        | 18.74      | 28.89    | 48.78       | 82.26      | 165.80    |
| Royal Heights                          | 1,426,200       | 348.1       | -2.47     | -2.38        | 17.36      | 28.93    | 33.01       | 42.61      | 148.29    |
| Whalley                                | 1,121,200       | 412.3       | 1.73      | 6.37         | 25.70      | 29.69    | 34.17       | 53.61      | 173.59    |
| Area: Surrey                           | 1,472,700       | 361.1       | 0.25      | 3.97         | 20.61      | 30.22    | 30.46       | 54.71      | 153.76    |
| Bear Creek Green Timbers               | 1,400,500       | 379.9       | -0.21     | 7.96         | 23.34      | 30.24    | 32.37       | 60.77      | 170.97    |
| East Newton                            | 1,694,600       | 373.6       | 1.08      | 0.43         | 20.32      | 30.63    | 34.82       | 60.14      | 172.10    |
| Fleetwood Tynehead                     | 1,559,700       | 359.7       | -1.10     | -1.88        | 16.86      | 28.97    | 28.24       | 51.90      | 155.65    |
| Panorama Ridge                         | 1,462,700       | 344.8       | 1.47      | 9.98         | 21.88      | 30.56    | 28.04       | 60.90      | 142.13    |
| Queen Mary Park Surrey                 | 1,188,600       | 381.3       | 2.28      | 11.43        | 24.36      | 31.12    | 28.13       | 51.73      | 161.34    |
| Sullivan Station                       | 1,341,600       | 333.5       | -1.01     | 1.06         | 18.30      | 28.86    | 29.92       | 42.89      | 123.83    |
| West Newton                            | 1,178,100       | 374.1       | 1.05      | 11.61        | 25.08      | 32.24    | 31.17       | 54.91      | 155.53    |
| Area: Cloverdale                       | 1,386,300       | 332.6       | 0.33      | 1.56         | 19.94      | 29.47    | 32.72       | 56.30      | 142.42    |
| Clayton                                | 1,313,700       | 316.7       | -0.28     | -0.09        | 17.51      | 25.28    | 30.44       | 64.01      | 147.04    |
| Cloverdale BC                          | 1,428,600       | 339.3       | 0.62      | 2.29         | 21.05      | 31.21    | 33.64       | 53.11      | 137.44    |
| Serpentine                             | 1,032,900       | 326.3       | -1.09     | 0.28         | 17.04      | 27.21    | 27.51       | 38.09      | 125.50    |
| Area: South Surrey White Rock          | 1,827,600       | 312.0       | -2.32     | 0.39         | 13.58      | 19.72    | 14.87       | 15.94      | 96.10     |

# Fraser Valley Real Estate Board

2021-07

## 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.  | 1,771,300       | 337.9       | -3.35     | 1.78         | 13.50      | 23.23    | 18.31       | 18.52      | 98.18     |
| Elgin Chantrell         | 2,303,800       | 299.5       | -2.38     | -2.00        | 11.67      | 13.45    | 3.60        | -4.44      | 74.74     |
| Grandview Surrey        | 1,968,600       | 325.4       | -1.21     | 0.22         | 13.38      | 19.90    | 11.74       | 18.89      | 107.79    |
| Hazelmere               | 2,458,000       | 409.8       | 0.00      | -2.50        | 14.44      | 23.10    | 25.71       | 43.79      | 153.90    |
| King George Corridor    | 1,594,100       | 346.8       | -1.39     | 0.46         | 16.03      | 22.33    | 20.08       | 32.67      | 130.28    |
| Morgan Creek            | 1,702,100       | 269.8       | -0.37     | 4.90         | 17.77      | 16.04    | 14.66       | 19.43      | 88.15     |
| Pacific Douglas         | 1,522,400       | 317.7       | -1.49     | -0.50        | 14.78      | 21.72    | 23.14       | 36.18      | 122.79    |
| Sunnyside Park Surrey   | 1,526,900       | 313.1       | -2.79     | 0.16         | 13.40      | 16.70    | 12.75       | 6.21       | 86.15     |
| White Rock              | 1,482,900       | 272.8       | -4.18     | 0.81         | 10.09      | 19.96    | 14.43       | 13.43      | 73.32     |
| Area: Langley           | 1,410,600       | 327.8       | -1.24     | 1.45         | 17.58      | 28.50    | 30.03       | 52.54      | 141.21    |
| Aldergrove Langley      | 1,000,000       | 310.3       | -2.27     | 5.87         | 23.33      | 35.68    | 37.67       | 63.49      | 144.72    |
| Brookwood Langley       | 1,426,300       | 359.7       | 0.45      | 2.01         | 17.55      | 28.24    | 26.97       | 59.23      | 144.69    |
| Campbell Valley         | 2,174,000       | 285.1       | -1.49     | 4.01         | 20.45      | 25.98    | 25.65       | 44.79      | 119.48    |
| County Line Glen Valley | 2,089,700       | 298.7       | -2.99     | 4.66         | 19.43      | 30.84    | 34.01       | 51.62      | 151.22    |
| Fort Langley            | 1,665,200       | 333.2       | -2.46     | 4.78         | 21.21      | 32.27    | 35.94       | 61.75      | 148.29    |
| Langley City            | 1,191,600       | 341.9       | -0.44     | 0.74         | 16.85      | 27.81    | 28.49       | 63.12      | 144.21    |
| Murrayville             | 1,457,800       | 343.2       | 1.87      | 0.65         | 16.93      | 28.11    | 27.02       | 58.08      | 140.67    |
| Otter District          | 1,945,100       | 287.8       | -3.46     | 4.77         | 19.02      | 31.30    | 35.05       | 59.62      | 120.54    |
| Salmon River            | 1,755,300       | 330.7       | -2.82     | 5.25         | 20.52      | 31.60    | 33.24       | 53.53      | 153.99    |
| Walnut Grove            | 1,227,000       | 322.1       | -0.56     | 2.71         | 14.59      | 27.31    | 27.87       | 53.97      | 131.73    |
| Willoughby Heights      | 1,471,500       | 330.1       | -1.84     | -1.81        | 16.44      | 27.01    | 30.58       | 46.97      | 148.38    |
| Area: Abbotsford        | 1,240,100       | 329.8       | 0.46      | 2.11         | 22.97      | 36.06    | 32.45       | 72.67      | 159.48    |
| Abbotsford East         | 1,286,300       | 330.9       | 1.47      | 3.21         | 24.68      | 37.93    | 32.78       | 78.29      | 159.94    |
| Abbotsford West         | 1,168,700       | 344.9       | -0.66     | 1.68         | 22.52      | 35.47    | 34.78       | 73.58      | 175.26    |
| Aberdeen                | 1,258,700       | 314.9       | -0.69     | 0.64         | 20.14      | 28.90    | 23.93       | 58.72      | 146.59    |
| Bradner                 | 1,812,400       | 271.3       | -2.97     | 2.34         | 20.79      | 34.11    | 23.88       | 41.75      | 111.29    |
| Central Abbotsford      | 1,059,200       | 336.9       | -0.59     | 1.35         | 22.51      | 36.23    | 33.80       | 70.84      | 164.44    |
| Matsqui                 | 1,599,600       | 314.9       | -0.54     | -1.10        | 20.88      | 33.72    | 28.16       | 57.45      | 132.06    |
| Poplar                  | 1,047,300       | 310.5       | -0.32     | 2.68         | 22.34      | 35.24    | 29.38       | 60.71      | 145.65    |
| Sumas Mountain          | 1,631,300       | 302.2       | 4.64      | -4.15        | 9.10       | 20.49    | 39.71       | 89.11      | 140.61    |
| Area: Mission           | 1,037,400       | 317.1       | 0.89      | 5.03         | 17.66      | 32.79    | 31.58       | 75.48      | 137.35    |
| Durieu                  | 1,096,700       | 309.4       | 2.62      | 6.84         | 18.32      | 37.08    | 36.48       | 79.15      | 122.43    |

# Fraser Valley Real Estate Board

2021-07

## 2 Storey Detached

|              | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|--------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|              |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Hatzic       | 1,035,200       | 317.4       | 0.86      | 4.72         | 17.29      | 31.98    | 30.56       | 75.84      | 138.83    |
| Mission BC   | 1,027,400       | 318.7       | 0.89      | 4.97         | 17.69      | 32.35    | 31.69       | 76.37      | 139.80    |
| Mission-West | 1,055,500       | 305.5       | -0.42     | 4.98         | 16.51      | 34.94    | 31.51       | 64.69      | 120.26    |
| Stave Falls  | 1,295,400       | 313.3       | 1.72      | 6.38         | 19.90      | 38.26    | 31.80       | 72.05      | 122.83    |

# Fraser Valley Real Estate Board

2021-07

## Apartment

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 728,800         | 307.8       | -0.06     | 1.75         | 9.34       | 9.54     | 3.99        | 47.20      | 99.09     |
| <b>Fraser Valley Real Estate Board</b> | 494,000         | 344.9       | 0.12      | 3.20         | 12.35      | 12.97    | 6.48        | 86.74      | 124.98    |
| Area: N. Delta                         | 402,300         | 381.3       | -1.06     | -0.47        | 3.59       | 3.28     | -7.43       | 72.38      | 124.69    |
| Annieville                             | 343,000         | 381.4       | -0.78     | 3.28         | 10.78      | 12.57    | 14.91       | 126.48     | 127.57    |
| Scottsdale                             | 589,400         | 381.3       | -1.24     | -3.13        | -1.24      | -2.31    | -12.77      | 57.11      | 120.79    |
| Municipality: City of Surrey combined  | 446,800         | 375.5       | -0.21     | 1.90         | 10.73      | 10.47    | 4.98        | 87.00      | 126.61    |
| Area: North Surrey                     | 459,100         | 398.6       | 0.15      | 1.40         | 9.81       | 9.66     | 4.76        | 86.79      | 128.42    |
| Bolivar Heights                        | 465,300         | 391.8       | 0.13      | 2.16         | 9.87       | 9.17     | 3.62        | 83.26      | 113.17    |
| Cedar Hills                            | 347,800         | 406.2       | 0.10      | 5.70         | 13.65      | 13.27    | 10.83       | 118.98     | 140.07    |
| Guildford                              | 504,800         | 381.1       | -0.24     | 2.03         | 13.29      | 14.58    | 6.87        | 89.98      | 144.77    |
| Port Kells                             | 405,300         | 319.1       | 0.73      | 4.04         | 16.50      | 20.92    | 13.48       | 90.62      | 108.15    |
| Whalley                                | 417,200         | 406.4       | 0.25      | 1.02         | 8.34       | 7.83     | 3.57        | 83.73      | 118.26    |
| Area: Surrey                           | 485,900         | 384.0       | -0.13     | 4.01         | 12.25      | 11.56    | 4.66        | 95.92      | 132.02    |
| Bear Creek Green Timbers               | 482,800         | 381.4       | 0.95      | 5.24         | 13.18      | 12.34    | 5.39        | 105.72     | 128.66    |
| East Newton                            | 490,300         | 399.8       | -0.45     | 3.79         | 11.83      | 10.23    | 4.22        | 97.53      | 138.97    |
| Fleetwood Tynehead                     | 551,100         | 365.0       | -0.68     | 2.70         | 14.10      | 15.43    | 4.95        | 81.68      | 142.69    |
| Queen Mary Park Surrey                 | 438,700         | 378.1       | -0.24     | 3.93         | 12.33      | 12.03    | 7.20        | 97.24      | 124.66    |
| Sullivan Station                       | 574,400         | 391.1       | -0.69     | 2.81         | 8.19       | 7.53     | -2.42       | 85.27      | 130.47    |
| West Newton                            | 501,200         | 385.1       | 0.18      | 4.31         | 11.72      | 10.92    | 3.94        | 99.53      | 131.99    |
| Area: Cloverdale                       | 530,400         | 366.4       | -0.62     | 1.66         | 12.29      | 13.05    | 3.83        | 82.47      | 137.61    |
| Clayton                                | 595,600         | 367.3       | -0.35     | 1.49         | 12.29      | 13.36    | 3.35        | 80.23      | 137.27    |
| Cloverdale BC                          | 506,800         | 365.0       | -1.06     | 1.87         | 12.27      | 12.52    | 4.32        | 84.44      | 137.63    |
| Area: South Surrey White Rock          | 559,300         | 281.5       | -1.44     | 1.00         | 9.66       | 15.13    | 8.06        | 60.31      | 101.22    |
| Crescent Bch Ocean Pk.                 | 595,900         | 316.6       | -2.55     | 4.77         | 7.98       | 14.01    | 2.53        | 58.94      | 106.39    |
| Grandview Surrey                       | 592,900         | 317.8       | -1.06     | 1.96         | 14.03      | 16.28    | 8.35        | 74.14      | 104.50    |
| King George Corridor                   | 610,800         | 301.6       | -1.28     | 1.65         | 12.79      | 14.81    | 5.27        | 65.44      | 102.96    |
| Morgan Creek                           | 593,100         | 326.2       | -1.30     | 1.34         | 11.87      | 13.58    | 7.20        | 71.32      | 100.62    |
| Sunnyside Park Surrey                  | 588,300         | 298.5       | -1.26     | 1.98         | 13.67      | 17.33    | 9.66        | 71.35      | 106.72    |
| White Rock                             | 490,000         | 247.9       | -1.78     | -0.32        | 4.82       | 14.03    | 9.30        | 47.38      | 86.81     |



# Fraser Valley Real Estate Board

2021-07

## Apartment

|                    | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|--------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                    |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Area: Langley      | 472,400         | 324.4       | 0.37      | 5.63         | 16.31      | 18.39    | 12.06       | 86.87      | 117.72    |
| Aldergrove Langley | 429,700         | 337.2       | 1.47      | 7.53         | 14.07      | 25.77    | 15.52       | 105.36     | 136.96    |
| Fort Langley       | 818,600         | 391.2       | 1.61      | 6.02         | 13.46      | 13.89    | 4.54        | 77.50      | 174.91    |
| Langley City       | 484,400         | 333.0       | 0.09      | 4.52         | 15.63      | 19.01    | 11.45       | 92.15      | 120.53    |
| Murrayville        | 523,500         | 315.4       | 0.48      | 6.66         | 17.51      | 17.95    | 11.88       | 78.49      | 114.85    |
| Salmon River       | 449,900         | 287.3       | 0.60      | 6.84         | 17.60      | 17.84    | 10.33       | 68.80      | 96.78     |
| Walnut Grove       | 529,600         | 284.7       | 0.53      | 6.71         | 17.11      | 17.45    | 12.75       | 77.27      | 99.93     |
| Willoughby Heights | 473,800         | 320.3       | 0.60      | 6.80         | 17.80      | 17.89    | 14.03       | 83.55      | 118.78    |
|                    |                 |             |           |              |            |          |             |            |           |
| Area: Abbotsford   | 383,800         | 326.3       | 1.49      | 5.80         | 17.25      | 19.09    | 9.57        | 106.13     | 137.48    |
| Abbotsford East    | 425,300         | 339.7       | 2.07      | 6.39         | 10.33      | 10.15    | 6.19        | 74.21      | 131.40    |
| Abbotsford West    | 383,800         | 334.2       | 0.54      | 4.54         | 15.52      | 20.82    | 6.47        | 104.78     | 153.95    |
| Central Abbotsford | 379,900         | 314.5       | 2.31      | 6.86         | 19.81      | 17.75    | 10.78       | 108.55     | 125.45    |
| Poplar             | 427,300         | 380.9       | 1.52      | 6.84         | 13.43      | 23.75    | 16.09       | 112.44     | 157.54    |
|                    |                 |             |           |              |            |          |             |            |           |
| Area: Mission      | 425,000         | 333.3       | 3.35      | 8.28         | 12.53      | 20.41    | 13.10       | 107.92     | 128.44    |
| Mission BC         | 425,000         | 333.3       | 3.35      | 8.28         | 12.53      | 20.41    | 13.10       | 107.92     | 128.44    |

# Fraser Valley Real Estate Board

2021-07

## Composite

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 1,146,700       | 319.4       | 0.09      | 2.34         | 13.18      | 17.13    | 12.11       | 35.28      | 103.96    |
| <b>Fraser Valley Real Estate Board</b> | 1,053,900       | 336.2       | 0.24      | 3.26         | 17.06      | 22.79    | 19.26       | 56.88      | 134.12    |
| Area: N. Delta                         | 1,124,400       | 349.4       | -0.46     | -0.74        | 15.77      | 22.17    | 16.31       | 37.13      | 132.01    |
| Annieville                             | 950,300         | 355.1       | -0.56     | -1.53        | 16.20      | 23.73    | 25.30       | 42.38      | 133.31    |
| Nordel                                 | 1,164,500       | 341.7       | -0.09     | 1.49         | 17.50      | 24.75    | 18.60       | 33.53      | 129.33    |
| Scottsdale                             | 1,106,200       | 361.3       | -0.85     | -3.24        | 11.48      | 17.08    | 7.47        | 40.31      | 139.75    |
| Sunshine Hills Woods                   | 1,318,500       | 336.8       | -0.24     | 0.93         | 19.05      | 24.14    | 18.38       | 31.87      | 123.79    |
| Municipality: City of Surrey combined  | 1,075,100       | 342.0       | 0.09      | 2.83         | 16.21      | 20.13    | 17.20       | 52.47      | 131.55    |
| Area: North Surrey                     | 926,200         | 385.3       | 0.47      | 2.23         | 13.36      | 15.29    | 13.69       | 65.44      | 143.71    |
| Bolivar Heights                        | 970,600         | 388.7       | 0.00      | 1.28         | 20.30      | 28.41    | 28.28       | 60.16      | 153.72    |
| Bridgeview                             | 814,300         | 408.1       | 0.29      | 8.97         | 23.03      | 37.08    | 45.08       | 62.72      | 169.91    |
| Cedar Hills                            | 1,104,900       | 407.4       | 0.49      | 2.05         | 19.68      | 29.21    | 33.18       | 52.99      | 171.24    |
| Fraser Heights                         | 1,553,300       | 321.0       | 0.94      | 0.09         | 15.22      | 26.73    | 23.37       | 29.64      | 116.45    |
| Guildford                              | 702,100         | 375.5       | 0.59      | 3.82         | 14.97      | 16.98    | 10.60       | 77.21      | 146.55    |
| Port Kells                             | 1,944,000       | 348.5       | 2.08      | 2.11         | 24.64      | 33.58    | 36.72       | 69.42      | 159.88    |
| Royal Heights                          | 1,175,700       | 352.2       | -1.45     | 2.35         | 19.31      | 31.27    | 34.79       | 41.73      | 144.41    |
| Whalley                                | 612,800         | 403.0       | 0.40      | 1.82         | 9.84       | 9.75     | 6.64        | 75.60      | 130.42    |
| Area: Surrey                           | 1,069,400       | 345.7       | 0.73      | 4.66         | 19.04      | 23.91    | 21.04       | 58.14      | 142.60    |
| Bear Creek Green Timbers               | 1,269,600       | 380.3       | 1.28      | 8.75         | 22.48      | 29.66    | 28.78       | 59.12      | 165.39    |
| East Newton                            | 1,174,200       | 361.7       | 0.50      | 3.52         | 16.90      | 20.97    | 19.18       | 65.08      | 160.97    |
| Fleetwood Tynehead                     | 1,153,500       | 336.2       | 0.78      | 2.47         | 19.69      | 26.44    | 24.66       | 58.58      | 143.98    |
| Panorama Ridge                         | 1,251,900       | 336.5       | 0.96      | 7.20         | 21.26      | 28.14    | 24.68       | 52.12      | 135.64    |
| Queen Mary Park Surrey                 | 882,600         | 365.3       | 0.94      | 5.27         | 17.01      | 21.20    | 19.54       | 58.55      | 141.28    |
| Sullivan Station                       | 984,200         | 309.9       | -0.26     | 2.99         | 19.33      | 25.36    | 22.78       | 47.78      | 118.86    |
| West Newton                            | 919,600         | 358.5       | 1.30      | 6.98         | 19.70      | 21.44    | 17.20       | 66.43      | 145.04    |
| Area: Cloverdale                       | 1,112,100       | 331.2       | -0.15     | 1.75         | 17.03      | 23.21    | 21.72       | 59.92      | 137.08    |
| Clayton                                | 1,146,700       | 322.7       | 0.09      | 2.18         | 15.91      | 20.32    | 18.29       | 67.29      | 141.00    |
| Cloverdale BC                          | 1,104,500       | 336.8       | -0.21     | 1.51         | 18.01      | 25.30    | 24.33       | 56.58      | 135.03    |
| Serpentine                             | 1,845,400       | 422.9       | -6.23     | -1.63        | 9.42       | 37.35    | 28.00       | 38.11      | 172.66    |
| Area: South Surrey White Rock          | 1,149,500       | 290.3       | -1.53     | 1.11         | 14.38      | 21.16    | 13.09       | 25.78      | 93.53     |

# Fraser Valley Real Estate Board

2021-07

## Composite

|                         | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                         |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Crescent Bch Ocean Pk.  | 1,443,300       | 329.1       | -3.03     | 0.83         | 15.19      | 25.66    | 17.49       | 17.91      | 101.04    |
| Elgin Chantrell         | 2,097,000       | 306.0       | -2.27     | -1.42        | 13.46      | 17.33    | 6.21        | 1.39       | 81.82     |
| Grandview Surrey        | 1,674,800       | 271.8       | 0.00      | 1.61         | 17.41      | 22.54    | 15.96       | 34.96      | 88.62     |
| Hazelmere               | 2,952,700       | 457.9       | -1.97     | 1.80         | 13.09      | 26.91    | 15.72       | 40.72      | 175.02    |
| King George Corridor    | 956,800         | 318.0       | -1.55     | 2.58         | 15.89      | 22.92    | 14.43       | 41.65      | 114.29    |
| Morgan Creek            | 1,434,400       | 280.9       | -0.39     | 2.44         | 16.99      | 18.62    | 14.09       | 40.45      | 101.36    |
| Pacific Douglas         | 1,423,500       | 287.3       | -1.07     | 0.49         | 14.92      | 21.74    | 10.93       | 18.87      | 95.98     |
| Sunnyside Park Surrey   | 1,114,200       | 304.2       | -2.16     | 0.83         | 14.92      | 19.95    | 11.80       | 22.66      | 98.05     |
| White Rock              | 779,700         | 261.1       | -2.36     | -0.04        | 8.52       | 18.31    | 10.45       | 23.98      | 81.95     |
| Area: Langley           | 1,046,500       | 326.7       | 0.55      | 4.64         | 17.94      | 23.94    | 20.82       | 62.46      | 135.37    |
| Aldergrove Langley      | 885,300         | 336.5       | 0.24      | 6.22         | 22.32      | 30.38    | 31.81       | 75.72      | 153.96    |
| Brookwood Langley       | 1,366,000       | 392.4       | 1.42      | 5.60         | 22.17      | 34.43    | 32.57       | 59.84      | 171.75    |
| Campbell Valley         | 2,268,400       | 320.9       | -1.05     | 3.75         | 19.21      | 29.08    | 25.79       | 59.49      | 157.96    |
| County Line Glen Valley | 2,044,400       | 332.0       | 0.55      | 6.10         | 19.73      | 26.86    | 32.11       | 57.72      | 164.96    |
| Fort Langley            | 1,563,400       | 361.5       | -0.33     | 4.84         | 18.14      | 25.22    | 26.84       | 65.29      | 165.03    |
| Langley City            | 696,900         | 334.1       | 0.39      | 4.28         | 15.69      | 20.18    | 14.46       | 77.90      | 126.82    |
| Murrayville             | 1,221,900       | 320.8       | 1.62      | 4.94         | 17.08      | 21.61    | 17.08       | 60.24      | 125.28    |
| Otter District          | 2,202,900       | 348.6       | 2.08      | 7.56         | 21.80      | 35.33    | 27.79       | 77.49      | 176.89    |
| Salmon River            | 1,738,100       | 339.5       | -0.79     | 5.14         | 19.25      | 31.28    | 25.32       | 66.50      | 168.59    |
| Walnut Grove            | 994,100         | 306.4       | 0.89      | 3.72         | 16.32      | 23.20    | 19.83       | 51.98      | 125.63    |
| Willoughby Heights      | 1,101,200       | 316.0       | 0.60      | 4.67         | 18.49      | 22.86    | 21.59       | 58.08      | 130.66    |
| Area: Abbotsford        | 812,200         | 340.0       | 0.71      | 4.39         | 20.44      | 28.50    | 23.10       | 78.01      | 151.67    |
| Abbotsford East         | 1,063,400       | 343.9       | 1.09      | 7.00         | 22.69      | 33.09    | 30.02       | 72.38      | 151.21    |
| Abbotsford West         | 776,200         | 345.7       | -0.06     | 3.04         | 19.45      | 28.04    | 21.09       | 77.46      | 160.12    |
| Aberdeen                | 1,318,300       | 333.9       | 0.63      | 4.38         | 20.50      | 31.82    | 25.81       | 64.48      | 157.44    |
| Bradner                 | 2,040,500       | 333.5       | 2.18      | 3.64         | 20.83      | 34.91    | 41.98       | 66.58      | 147.22    |
| Central Abbotsford      | 575,000         | 326.5       | 1.46      | 4.31         | 20.52      | 24.38    | 17.62       | 91.16      | 140.96    |
| Matsqui                 | 1,299,600       | 348.1       | 0.84      | 3.17         | 23.66      | 34.19    | 34.92       | 66.95      | 149.89    |
| Poplar                  | 1,001,900       | 362.9       | 0.28      | 4.13         | 18.05      | 28.19    | 23.94       | 84.31      | 161.46    |
| Sumas Mountain          | 1,371,800       | 302.2       | 4.64      | -6.96        | 7.35       | 17.50    | 27.51       | 66.14      | 128.77    |
| Sumas Prairie           | 1,086,000       | 394.9       | -0.65     | -2.33        | 25.37      | 40.28    | 39.79       | 75.36      | 186.57    |
| Area: Mission           | 903,300         | 341.8       | 0.92      | 4.21         | 17.58      | 33.99    | 33.31       | 78.02      | 153.19    |

# Fraser Valley Real Estate Board

2021-07

## Composite

|                 | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-----------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                 |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Dewdney Deroche | 689,300         | 362.5       | 1.91      | 3.07         | 20.35      | 41.55    | 45.35       | 83.92      | 173.58    |
| Durieu          | 827,200         | 344.3       | 1.98      | 4.59         | 20.13      | 40.82    | 41.51       | 81.12      | 154.47    |
| Hatzic          | 926,800         | 338.6       | 0.36      | 2.79         | 16.24      | 33.36    | 32.63       | 73.29      | 152.88    |
| Lake Errock     | 784,700         | 343.8       | 2.41      | 5.30         | 20.89      | 40.50    | 42.07       | 82.19      | 150.95    |
| Mission BC      | 892,800         | 342.6       | 0.94      | 4.45         | 17.57      | 33.26    | 33.05       | 78.62      | 153.78    |
| Mission-West    | 1,068,200       | 330.8       | -0.72     | 1.75         | 14.31      | 36.36    | 32.32       | 72.11      | 144.86    |
| Stave Falls     | 1,151,800       | 330.3       | 0.67      | 3.41         | 18.30      | 37.97    | 34.10       | 73.39      | 142.87    |
| Steelhead       | 1,393,200       | 325.2       | -0.52     | 1.56         | 17.19      | 36.87    | 35.22       | 68.41      | 144.51    |

# Fraser Valley Real Estate Board

2021-07

## Single Family Detached

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 1,601,800       | 341.3       | -0.18     | 1.91         | 15.97      | 25.48    | 20.99       | 27.59      | 111.46    |
| <b>Fraser Valley Real Estate Board</b> | 1,319,200       | 352.3       | -0.40     | 2.00         | 19.22      | 30.87    | 29.14       | 49.60      | 146.54    |
| Area: N. Delta                         | 1,191,600       | 347.6       | -0.57     | -1.33        | 17.87      | 27.47    | 25.53       | 32.62      | 130.81    |
| Annieville                             | 1,091,200       | 352.1       | -0.73     | -3.43        | 17.05      | 28.04    | 27.66       | 32.67      | 134.26    |
| Nordel                                 | 1,162,000       | 340.4       | -0.50     | 1.31         | 18.19      | 27.87    | 25.24       | 31.43      | 124.83    |
| Scottsdale                             | 1,139,000       | 356.5       | -0.61     | -3.13        | 17.15      | 28.61    | 28.01       | 34.99      | 139.91    |
| Sunshine Hills Woods                   | 1,394,500       | 342.1       | -0.41     | 0.38         | 19.49      | 25.04    | 20.71       | 31.43      | 125.07    |
| Municipality: City of Surrey combined  | 1,431,300       | 357.2       | -0.33     | 2.53         | 19.39      | 29.42    | 27.57       | 42.94      | 142.50    |
| Area: North Surrey                     | 1,312,500       | 376.7       | 0.11      | 1.89         | 20.85      | 32.69    | 31.21       | 47.55      | 153.16    |
| Bolivar Heights                        | 1,097,000       | 387.3       | -0.23     | 0.81         | 23.11      | 35.42    | 35.32       | 55.23      | 162.58    |
| Bridgeview                             | 814,300         | 408.1       | 0.29      | 8.97         | 23.03      | 37.08    | 45.08       | 62.72      | 169.91    |
| Cedar Hills                            | 1,166,200       | 407.4       | 0.49      | 1.80         | 20.11      | 31.08    | 34.77       | 50.61      | 173.06    |
| Fraser Heights                         | 1,551,500       | 319.2       | 0.76      | -0.44        | 15.44      | 28.24    | 24.93       | 28.19      | 115.24    |
| Guildford                              | 1,248,800       | 397.8       | -1.36     | 3.62         | 23.73      | 33.80    | 29.96       | 53.29      | 162.06    |
| Port Kells                             | 2,050,600       | 363.9       | 2.02      | 0.55         | 28.59      | 40.50    | 46.14       | 76.56      | 172.58    |
| Royal Heights                          | 1,175,800       | 351.4       | -1.46     | 2.39         | 19.44      | 31.46    | 34.79       | 41.64      | 143.69    |
| Whalley                                | 1,183,500       | 442.2       | 0.36      | 5.92         | 26.09      | 38.75    | 33.80       | 60.74      | 192.27    |
| Area: Surrey                           | 1,384,300       | 368.8       | 0.52      | 4.83         | 21.40      | 31.29    | 31.25       | 55.15      | 157.54    |
| Bear Creek Green Timbers               | 1,360,700       | 395.4       | 1.07      | 9.29         | 24.61      | 34.12    | 35.36       | 62.85      | 177.08    |
| East Newton                            | 1,541,400       | 373.8       | 0.86      | 2.16         | 20.15      | 30.65    | 33.74       | 59.88      | 168.92    |
| Fleetwood Tynehead                     | 1,486,500       | 360.8       | -0.74     | 0.19         | 19.19      | 30.91    | 30.63       | 54.52      | 156.98    |
| Panorama Ridge                         | 1,361,800       | 349.9       | 1.24      | 8.87         | 22.30      | 30.07    | 27.33       | 55.30      | 139.66    |
| Queen Mary Park Surrey                 | 1,224,900       | 391.9       | 1.34      | 5.15         | 21.14      | 32.18    | 32.67       | 50.33      | 168.24    |
| Sullivan Station                       | 1,368,100       | 341.8       | -0.96     | 2.00         | 19.14      | 31.01    | 29.67       | 42.48      | 127.41    |
| West Newton                            | 1,237,000       | 378.2       | 1.58      | 11.10        | 24.98      | 31.23    | 31.55       | 59.38      | 161.91    |
| Area: Cloverdale                       | 1,376,500       | 346.7       | -0.34     | 0.38         | 19.51      | 30.19    | 33.04       | 57.09      | 148.35    |
| Clayton                                | 1,400,000       | 324.1       | -0.22     | 0.00         | 18.63      | 26.80    | 29.59       | 63.60      | 151.24    |
| Cloverdale BC                          | 1,359,100       | 351.9       | -0.20     | 0.57         | 20.10      | 30.96    | 34.01       | 55.23      | 143.53    |
| Serpentine                             | 1,845,400       | 422.9       | -6.23     | -1.63        | 9.42       | 37.35    | 28.00       | 38.11      | 172.66    |
| Area: South Surrey White Rock          | 1,689,700       | 322.6       | -2.42     | 0.34         | 14.44      | 23.27    | 15.13       | 15.63      | 103.02    |

# Fraser Valley Real Estate Board

2021-07

## 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.  | 1,539,200       | 334.2       | -3.21     | 0.15         | 14.77      | 25.45    | 17.84       | 15.00      | 101.45    |
| Elgin Chantrell         | 2,247,100       | 307.6       | -2.38     | -2.26        | 12.84      | 16.12    | 4.80        | -2.10      | 79.99     |
| Grandview Surrey        | 2,115,600       | 333.6       | -1.24     | 0.27         | 13.32      | 21.40    | 10.83       | 17.26      | 114.40    |
| Hazelmere               | 2,952,700       | 457.9       | -1.97     | 1.80         | 13.09      | 26.91    | 15.72       | 40.72      | 175.02    |
| King George Corridor    | 1,448,000       | 364.3       | -2.12     | 2.91         | 16.61      | 30.29    | 23.41       | 33.64      | 137.33    |
| Morgan Creek            | 1,730,400       | 271.3       | -0.33     | 4.95         | 17.96      | 16.54    | 13.51       | 17.85      | 87.88     |
| Pacific Douglas         | 1,775,000       | 330.8       | -1.84     | 0.12         | 14.42      | 22.75    | 15.79       | 30.91      | 123.82    |
| Sunnyside Park Surrey   | 1,450,000       | 319.6       | -2.80     | -0.44        | 14.92      | 21.20    | 14.47       | 8.23       | 95.47     |
| White Rock              | 1,331,300       | 288.5       | -3.51     | -0.79        | 12.61      | 24.03    | 13.27       | 9.24       | 83.29     |
| Area: Langley           | 1,377,000       | 345.0       | -0.43     | 2.37         | 18.39      | 29.70    | 29.02       | 57.68      | 153.49    |
| Aldergrove Langley      | 984,900         | 322.1       | -0.74     | 4.04         | 22.89      | 30.51    | 31.42       | 62.68      | 153.82    |
| Brookwood Langley       | 1,366,000       | 392.4       | 1.42      | 5.60         | 22.17      | 34.43    | 32.57       | 59.84      | 171.75    |
| Campbell Valley         | 2,268,400       | 320.9       | -1.05     | 3.75         | 19.21      | 29.08    | 25.79       | 59.49      | 157.96    |
| County Line Glen Valley | 2,043,800       | 331.9       | 0.55      | 6.00         | 19.56      | 26.58    | 31.92       | 57.67      | 164.88    |
| Fort Langley            | 1,563,900       | 355.9       | -1.19     | 4.19         | 19.51      | 30.32    | 31.57       | 62.51      | 161.88    |
| Langley City            | 1,141,100       | 358.5       | -1.16     | -0.88        | 13.70      | 25.57    | 23.96       | 61.92      | 146.39    |
| Murrayville             | 1,471,200       | 346.1       | 1.70      | 3.47         | 19.84      | 32.05    | 29.63       | 55.55      | 144.08    |
| Otter District          | 2,232,000       | 350.5       | 2.07      | 7.55         | 21.79      | 35.38    | 28.01       | 77.56      | 178.84    |
| Salmon River            | 1,807,800       | 352.3       | -1.01     | 4.66         | 19.18      | 33.85    | 29.00       | 66.65      | 182.52    |
| Walnut Grove            | 1,230,000       | 331.1       | -0.09     | 2.99         | 16.01      | 27.59    | 28.04       | 55.23      | 141.15    |
| Willoughby Heights      | 1,399,200       | 331.2       | -1.75     | -1.78        | 15.97      | 26.65    | 29.02       | 48.12      | 145.52    |
| Area: Abbotsford        | 1,136,100       | 361.9       | -0.36     | 1.69         | 22.55      | 36.62    | 35.04       | 73.32      | 173.13    |
| Abbotsford East         | 1,172,700       | 350.0       | 0.66      | 5.68         | 24.29      | 37.69    | 34.72       | 72.07      | 161.00    |
| Abbotsford West         | 1,090,800       | 375.6       | -1.26     | -0.74        | 22.23      | 36.88    | 37.33       | 72.85      | 186.06    |
| Aberdeen                | 1,323,400       | 335.2       | 0.03      | 2.92         | 20.10      | 33.12    | 26.49       | 64.31      | 158.44    |
| Bradner                 | 2,040,500       | 333.5       | 2.18      | 3.64         | 20.83      | 34.91    | 41.98       | 66.50      | 147.22    |
| Central Abbotsford      | 1,007,600       | 385.5       | -1.41     | -1.68        | 21.49      | 35.60    | 35.36       | 82.18      | 194.05    |
| Matsqui                 | 1,299,600       | 348.1       | 0.84      | 3.17         | 23.66      | 34.19    | 34.92       | 66.95      | 149.89    |
| Poplar                  | 1,052,800       | 361.4       | -1.79     | -1.53        | 19.47      | 33.75    | 31.18       | 72.67      | 175.04    |
| Sumas Mountain          | 1,371,800       | 302.2       | 4.64      | -6.96        | 7.35       | 17.50    | 27.51       | 66.14      | 128.77    |
| Sumas Prairie           | 1,086,000       | 394.9       | -0.65     | -2.33        | 25.37      | 40.28    | 39.79       | 75.36      | 186.57    |
| Area: Mission           | 929,600         | 344.8       | 0.44      | 2.96         | 16.88      | 35.06    | 35.27       | 76.28      | 157.12    |

# Fraser Valley Real Estate Board

2021-07

## Single Family Detached

|                 | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-----------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                 |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Dewdney Deroche | 689,300         | 362.5       | 1.91      | 3.07         | 20.35      | 41.55    | 45.35       | 83.92      | 173.58    |
| Durieu          | 827,200         | 344.3       | 1.98      | 4.59         | 20.13      | 40.82    | 41.51       | 81.12      | 154.47    |
| Hatzic          | 926,300         | 338.7       | 0.36      | 2.85         | 16.27      | 33.40    | 32.62       | 73.25      | 152.95    |
| Mission BC      | 923,800         | 346.7       | 0.43      | 3.00         | 16.89      | 34.75    | 35.54       | 76.80      | 158.73    |
| Mission-West    | 1,069,600       | 330.9       | -0.72     | 1.75         | 14.34      | 36.45    | 32.36       | 72.25      | 144.93    |
| Stave Falls     | 1,151,800       | 330.3       | 0.67      | 3.41         | 18.30      | 37.97    | 34.10       | 73.39      | 142.87    |
| Steelhead       | 1,393,200       | 325.2       | -0.52     | 1.56         | 17.19      | 36.87    | 35.22       | 68.41      | 144.51    |

# Fraser Valley Real Estate Board

2021-07

## Townhouse

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 842,400         | 303.6       | 0.86      | 4.37         | 16.06      | 18.97    | 13.96       | 48.24      | 105.14    |
| <b>Fraser Valley Real Estate Board</b> | 688,400         | 302.5       | 1.48      | 5.51         | 18.53      | 22.27    | 17.93       | 64.85      | 120.80    |
| Area: N. Delta                         | 673,200         | 326.9       | 1.18      | 2.70         | 16.75      | 18.10    | 4.71        | 42.01      | 137.06    |
| Annieville                             | 605,200         | 316.3       | 1.77      | 6.25         | 21.65      | 23.80    | 19.54       | 66.65      | 125.45    |
| Nordel                                 | 875,100         | 346.1       | 1.73      | 2.18         | 15.99      | 17.04    | 1.56        | 39.56      | 153.00    |
| Scottsdale                             | 698,900         | 313.2       | 1.23      | 1.10         | 15.87      | 19.00    | 13.07       | 58.02      | 128.45    |
| Sunshine Hills Woods                   | 669,900         | 317.3       | 0.54      | 3.32         | 17.74      | 21.06    | 7.41        | 54.55      | 128.77    |
| Municipality: City of Surrey combined  | 710,200         | 296.8       | 1.09      | 4.29         | 17.87      | 21.14    | 17.31       | 60.95      | 117.60    |
| Area: North Surrey                     | 666,000         | 348.8       | 3.04      | 7.62         | 15.04      | 15.88    | 10.24       | 79.15      | 136.31    |
| Bolivar Heights                        | 620,600         | 372.4       | 3.36      | 8.00         | 16.48      | 17.44    | 16.16       | 106.43     | 153.85    |
| Fraser Heights                         | 926,700         | 346.0       | 3.47      | 7.22         | 14.27      | 13.26    | 3.41        | 75.37      | 139.45    |
| Guildford                              | 686,800         | 355.9       | 3.31      | 7.56         | 14.95      | 16.16    | 9.78        | 82.51      | 141.12    |
| Whalley                                | 610,800         | 329.2       | 2.30      | 7.62         | 15.55      | 15.43    | 11.56       | 67.36      | 122.73    |
| Area: Surrey                           | 701,400         | 308.7       | 1.35      | 4.75         | 18.78      | 21.34    | 17.29       | 65.88      | 131.76    |
| Bear Creek Green Timbers               | 677,200         | 315.8       | 2.33      | 7.52         | 15.26      | 15.17    | 8.19        | 60.47      | 121.77    |
| East Newton                            | 599,200         | 331.6       | 0.48      | 6.15         | 15.10      | 15.66    | 7.66        | 81.90      | 161.51    |
| Fleetwood Tynehead                     | 768,800         | 307.0       | 2.74      | 4.96         | 21.01      | 25.05    | 24.59       | 70.46      | 131.00    |
| Panorama Ridge                         | 827,400         | 299.9       | 0.17      | 3.16         | 19.39      | 22.31    | 20.64       | 55.31      | 131.40    |
| Queen Mary Park Surrey                 | 608,200         | 318.1       | 2.32      | 7.54         | 15.50      | 15.55    | 11.73       | 66.28      | 122.29    |
| Sullivan Station                       | 735,700         | 293.5       | 0.10      | 3.45         | 19.84      | 23.53    | 21.94       | 59.34      | 124.73    |
| West Newton                            | 716,800         | 316.6       | 2.06      | 4.04         | 20.61      | 23.96    | 15.89       | 61.78      | 130.76    |
| Area: Cloverdale                       | 736,000         | 299.0       | 0.47      | 3.42         | 16.57      | 21.94    | 20.32       | 58.79      | 119.53    |
| Clayton                                | 738,300         | 300.1       | 0.57      | 3.59         | 16.77      | 22.14    | 21.40       | 61.00      | 122.79    |
| Cloverdale BC                          | 732,200         | 297.4       | 0.30      | 3.19         | 16.22      | 21.59    | 18.82       | 55.63      | 115.98    |
| Area: South Surrey White Rock          | 809,700         | 253.9       | -0.04     | 2.21         | 18.81      | 22.66    | 20.22       | 45.84      | 85.46     |
| Crescent Bch Ocean Pk.                 | 799,200         | 286.5       | -2.05     | 4.71         | 20.53      | 27.62    | 20.78       | 52.15      | 100.91    |
| Elgin Chantrell                        | 1,270,100       | 299.3       | -1.71     | 2.32         | 16.14      | 22.16    | 17.70       | 43.96      | 107.27    |
| Grandview Surrey                       | 773,300         | 239.0       | 0.76      | 1.75         | 19.38      | 22.75    | 21.88       | 45.82      | 83.28     |
| King George Corridor                   | 824,800         | 286.5       | -0.97     | 3.88         | 18.73      | 23.70    | 19.38       | 53.54      | 105.82    |
| Morgan Creek                           | 779,000         | 245.5       | 0.95      | 0.70         | 21.78      | 23.55    | 22.87       | 46.74      | 85.42     |



# Fraser Valley Real Estate Board

2021-07

## Townhouse

|                       | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-----------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                       |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Pacific Douglas       | 743,700         | 232.7       | 0.82      | 1.88         | 19.82      | 23.58    | 21.13       | 41.89      | 79.97     |
| Sunnyside Park Surrey | 1,006,200       | 281.5       | -1.81     | 1.81         | 15.61      | 19.28    | 11.18       | 43.48      | 93.87     |
| White Rock            | 686,200         | 234.0       | -1.60     | 5.36         | 19.75      | 21.24    | 14.82       | 43.65      | 65.14     |
| Area: Langley         | 706,100         | 307.1       | 2.13      | 6.74         | 19.03      | 22.40    | 18.43       | 67.45      | 124.49    |
| Aldergrove Langley    | 579,400         | 380.1       | 2.59      | 11.96        | 24.87      | 32.25    | 36.14       | 110.23     | 162.14    |
| Fort Langley          | 752,700         | 300.2       | 2.04      | 4.13         | 15.86      | 20.03    | 10.08       | 39.76      | 123.03    |
| Langley City          | 655,700         | 307.6       | 3.39      | 10.25        | 18.76      | 19.55    | 16.16       | 89.18      | 122.90    |
| Murrayville           | 720,800         | 301.7       | 2.38      | 5.31         | 14.37      | 14.58    | 6.91        | 72.89      | 116.27    |
| Walnut Grove          | 747,100         | 288.7       | 2.01      | 3.48         | 16.08      | 19.99    | 13.93       | 47.37      | 117.23    |
| Willoughby Heights    | 716,900         | 307.7       | 1.72      | 6.62         | 20.20      | 23.82    | 20.05       | 68.88      | 122.97    |
| Area: Abbotsford      | 587,300         | 317.4       | 1.99      | 8.62         | 20.41      | 26.91    | 20.59       | 84.64      | 128.02    |
| Abbotsford East       | 645,400         | 331.0       | 2.13      | 10.89        | 20.94      | 26.10    | 21.51       | 75.60      | 128.12    |
| Abbotsford West       | 613,800         | 321.5       | 1.10      | 7.63         | 20.41      | 25.68    | 20.46       | 83.92      | 132.30    |
| Aberdeen              | 726,900         | 328.8       | 3.07      | 10.74        | 22.73      | 26.12    | 21.87       | 71.88      | 115.47    |
| Central Abbotsford    | 458,100         | 282.1       | 3.41      | 5.81         | 18.93      | 31.52    | 16.04       | 100.36     | 116.00    |
| Poplar                | 730,000         | 340.7       | 2.62      | 12.29        | 23.89      | 28.32    | 24.07       | 84.96      | 143.18    |
| Area: Mission         | 598,300         | 323.1       | 3.26      | 12.34        | 23.94      | 31.23    | 31.23       | 91.41      | 134.47    |
| Mission BC            | 598,300         | 323.1       | 3.26      | 12.34        | 23.94      | 31.23    | 31.23       | 91.41      | 134.47    |