

Summary Report

For October 2021

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2021-10

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,406,400	376.3	2.01	4.76	6.54	30.75	37.24	47.28	141.84
Fraser Valley Real Estate Board	1,285,800	398.5	2.73	6.44	8.64	37.13	45.54	67.16	177.12
Area: N. Delta	1,216,800	371.1	2.03	6.27	6.45	32.30	36.94	51.53	144.63
Annieville	1,194,400	389.0	3.93	10.73	6.46	36.88	44.77	63.72	156.09
Nordel	1,165,700	350.1	-0.20	2.58	7.59	26.94	29.33	38.93	127.04
Scottsdale	1,237,900	394.7	3.81	10.75	6.79	38.83	46.46	66.19	165.61
Sunshine Hills Woods	1,334,300	342.3	-0.23	-1.35	5.36	23.84	23.31	32.88	123.43
Municipality: City of Surrey combined	1,384,200	410.3	2.65	5.91	8.69	37.18	44.62	59.96	172.81
Area: North Surrey	1,234,300	428.1	2.76	6.49	7.29	41.33	49.22	71.38	186.74
Bolivar Heights	1,194,300	421.8	3.23	9.33	7.19	46.00	54.96	77.75	188.11
Bridgeview	775,100	401.0	-0.47	-0.57	8.70	33.98	51.55	65.02	169.13
Cedar Hills	1,270,400	453.6	4.98	8.39	7.67	40.65	48.09	76.98	199.21
Fraser Heights	1,481,900	385.5	4.19	9.24	5.01	40.90	42.88	64.67	150.81
Guildford	1,260,100	411.4	0.83	2.06	4.28	36.91	41.91	60.33	174.82
Port Kells	2,241,500	438.1	4.96	9.80	11.76	60.36	68.69	108.52	212.26
Royal Heights	1,112,300	365.4	1.19	3.13	10.93	31.44	41.41	50.68	151.31
Whalley	1,260,100	472.8	-0.44	1.55	7.92	39.26	49.10	69.89	213.11
Area: Surrey	1,325,800	397.3	2.00	2.53	9.57	34.04	40.79	62.36	172.50
Bear Creek Green Timbers	1,322,000	411.8	1.25	-2.19	8.94	33.01	42.99	65.05	183.41
East Newton	1,257,800	384.7	0.16	2.81	10.45	29.70	39.84	57.47	166.23
Fleetwood Tynehead	1,391,200	376.4	2.01	3.69	8.75	34.14	41.13	63.65	170.01
Panorama Ridge	1,210,700	369.9	-0.38	-0.24	5.06	26.07	31.17	47.19	137.72
Queen Mary Park Surrey	1,354,400	433.0	4.21	7.68	7.98	41.60	47.33	74.74	192.37
Sullivan Station	1,770,400	451.7	5.46	0.18	11.20	43.08	58.99	54.22	167.59
West Newton	1,330,000	395.2	2.68	2.62	13.24	33.92	37.99	63.71	173.87
Area: Cloverdale	1,556,000	443.2	2.66	14.46	11.67	43.76	59.65	76.43	209.28
Clayton	2,631,500	487.3	3.97	13.46	11.71	45.64	64.02	88.51	261.23
Cloverdale BC	1,391,000	435.9	2.83	14.83	11.80	43.58	60.08	78.36	204.61
Serpentine	3,839,100	603.6	-3.02	9.43	9.37	40.80	40.01	48.60	258.43
Area: South Surrey White Rock	1,620,100	374.7	3.68	6.24	6.57	31.61	34.83	33.20	127.37

Fraser Valley Real Estate Board

2021-10

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.	1,394,500	355.9	3.94	8.80	5.55	31.13	31.38	30.70	111.22
Elgin Chantrell	2,193,800	374.4	4.26	7.28	4.35	29.77	26.15	27.26	111.29
Grandview Surrey	2,775,900	415.6	1.56	-0.38	3.28	23.76	34.37	23.54	171.99
Hazelmere	3,832,400	576.7	2.56	7.92	15.85	45.82	37.90	60.60	216.52
King George Corridor	1,387,700	399.6	2.75	1.73	8.65	31.40	47.51	39.67	150.53
Morgan Creek	2,316,700	293.8	4.85	-1.24	5.72	32.46	22.72	5.65	81.58
Pacific Douglas	2,840,100	486.0	1.99	3.49	7.90	27.66	38.58	38.98	194.55
Sunnyside Park Surrey	1,444,300	363.3	4.79	9.07	7.10	32.35	33.86	33.96	124.12
White Rock	1,398,800	343.9	4.18	8.86	5.46	32.32	32.93	32.37	109.18
Area: Langley	1,425,300	392.8	2.00	6.39	10.18	36.01	41.50	68.15	187.98
Aldergrove Langley	1,032,600	343.8	1.15	4.85	8.28	32.38	40.61	69.61	171.35
Brookwood Langley	1,400,600	432.7	2.66	4.97	12.83	41.92	43.85	65.09	198.41
Campbell Valley	2,628,500	393.9	1.16	3.20	7.24	37.53	33.62	76.40	231.84
County Line Glen Valley	2,043,700	369.6	-1.68	-4.10	2.35	24.49	30.88	49.88	170.97
Fort Langley	1,580,100	398.6	-0.57	-1.65	2.73	26.42	36.41	54.50	191.16
Langley City	1,319,100	428.2	4.21	16.45	14.46	37.68	52.28	81.67	193.29
Murrayville	1,554,500	365.3	1.87	3.87	13.73	41.70	40.61	56.31	153.33
Otter District	2,558,000	416.4	2.23	0.07	9.35	42.46	40.01	86.39	243.85
Salmon River	1,972,100	394.3	0.51	4.92	8.92	36.48	35.08	77.05	229.41
Walnut Grove	1,229,400	351.7	-0.87	0.03	3.90	28.03	32.52	47.71	164.24
Willoughby Heights	1,160,800	393.7	3.96	16.00	14.22	35.71	49.53	74.13	168.92
Area: Abbotsford	1,166,300	409.8	3.15	6.64	8.24	39.29	51.89	86.53	200.44
Abbotsford East	1,142,800	391.5	4.85	5.55	14.34	39.62	51.22	78.20	178.25
Abbotsford West	1,146,400	417.0	2.41	7.36	5.60	39.23	51.58	87.25	211.66
Aberdeen	1,525,200	389.4	1.64	4.71	11.04	40.17	35.68	71.16	194.55
Bradner	2,107,800	362.6	1.34	-1.20	4.38	31.14	45.92	69.68	161.81
Central Abbotsford	1,080,100	431.2	2.50	7.29	4.41	37.50	56.29	101.31	223.48
Matsqui	1,203,400	420.4	4.84	8.52	16.65	51.22	59.73	93.47	196.47
Poplar	1,126,500	411.3	2.01	6.83	3.89	36.37	50.49	89.10	206.03
Sumas Prairie	1,272,200	462.6	5.06	17.14	14.42	60.68	69.95	106.79	230.43
Area: Mission	966,400	384.8	3.58	7.58	9.85	38.67	53.49	88.35	194.87
Dewdney Deroche	739,700	389.0	3.62	7.31	10.61	43.28	63.58	96.27	192.92

Fraser Valley Real Estate Board

2021-10

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Durieu	729,000	392.5	3.70	7.65	11.28	42.73	61.86	95.66	190.31
Hatzic	974,200	384.3	3.36	7.62	9.67	38.44	53.66	88.47	195.39
Mission BC	959,700	385.1	3.44	7.39	9.68	38.23	53.24	87.76	195.78
Mission-West	1,197,700	385.6	6.67	9.42	10.93	40.27	49.28	98.05	190.14
Stave Falls	1,117,400	378.5	4.33	9.81	11.42	42.56	56.73	87.75	188.05
Steelhead	1,534,600	358.2	4.13	10.15	11.87	42.65	55.20	84.26	172.19

Fraser Valley Real Estate Board

2021-10

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,876,700	345.2	1.74	3.94	6.08	24.08	27.52	31.11	108.33
Fraser Valley Real Estate Board	1,526,500	354.6	2.37	5.44	7.55	30.80	39.94	55.32	148.49
Area: N. Delta	1,396,600	368.3	4.75	6.60	3.08	27.79	39.35	52.51	146.68
Annieville	1,227,700	378.9	4.70	7.28	4.24	30.25	44.62	58.34	158.81
Nordel	1,307,800	361.7	4.69	6.66	3.31	27.90	37.01	48.24	139.38
Scottsdale	1,311,700	381.2	4.44	6.90	4.50	29.70	45.05	59.70	160.56
Sunshine Hills Woods	1,519,000	359.0	5.19	6.12	1.50	24.91	34.66	48.41	138.54
Municipality: City of Surrey combined	1,622,800	361.5	2.03	5.09	7.75	29.71	37.35	50.56	146.42
Area: North Surrey	1,589,900	375.4	2.62	5.66	9.00	33.26	41.66	54.17	157.30
Bolivar Heights	1,163,700	410.1	3.12	5.05	12.51	35.08	43.19	70.59	179.55
Bridgeview	960,400	445.6	3.29	7.17	15.86	37.19	48.48	83.22	185.82
Cedar Hills	1,287,500	414.2	3.06	5.72	11.86	33.74	40.88	70.38	185.46
Fraser Heights	1,637,000	329.2	1.42	4.64	4.77	31.21	37.91	33.28	126.10
Guildford	1,345,900	417.6	3.55	6.37	12.02	33.97	39.48	69.69	179.14
Port Kells	2,278,100	351.8	2.36	7.00	4.86	35.62	60.05	92.77	203.54
Royal Heights	1,525,000	372.2	4.35	6.92	4.37	28.21	45.16	65.94	164.72
Whalley	1,184,900	435.7	3.05	5.68	12.41	34.98	41.92	71.33	193.80
Area: Surrey	1,547,000	379.3	1.63	5.04	9.21	32.48	39.71	65.71	166.18
Bear Creek Green Timbers	1,447,600	392.7	0.77	3.37	11.59	32.53	41.16	64.86	174.04
East Newton	1,760,400	388.1	1.62	3.88	4.33	31.07	41.13	68.52	178.01
Fleetwood Tynehead	1,683,300	388.2	2.35	7.92	5.89	35.31	43.35	74.47	182.33
Panorama Ridge	1,529,300	360.5	0.92	4.55	14.99	30.81	32.20	60.01	154.23
Queen Mary Park Surrey	1,197,000	384.0	-0.62	0.71	12.22	30.35	33.75	56.73	159.28
Sullivan Station	1,466,300	364.5	4.38	9.30	10.45	33.66	46.56	63.53	144.96
West Newton	1,192,300	378.6	-0.08	1.20	12.95	31.19	34.11	60.29	158.25
Area: Cloverdale	1,477,600	354.5	3.65	6.58	8.24	35.00	45.94	63.89	158.38
Clayton	1,401,300	337.8	2.49	6.66	6.56	31.85	43.68	70.26	167.46
Cloverdale BC	1,521,700	361.4	4.06	6.51	8.95	36.33	46.67	60.84	150.62
Serpentine	1,129,500	356.8	5.16	9.35	9.65	32.39	43.35	59.07	147.95
Area: South Surrey White Rock	1,901,400	324.6	1.03	4.04	4.44	19.29	24.65	21.21	101.49

Fraser Valley Real Estate Board

2021-10

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.	1,844,700	351.9	-1.62	4.14	5.99	17.34	27.41	18.48	108.10
Elgin Chantrell	2,218,400	288.4	-1.74	-3.71	-5.63	11.70	6.66	-5.94	65.75
Grandview Surrey	2,127,100	351.6	5.02	8.05	8.28	24.68	23.67	33.89	121.13
Hazelmere	2,642,100	440.5	3.36	7.49	4.81	24.15	43.49	61.83	173.60
King George Corridor	1,725,600	375.4	4.77	8.25	8.75	27.34	35.28	50.46	145.52
Morgan Creek	1,727,400	273.8	-0.22	1.48	6.45	15.67	20.99	16.31	81.08
Pacific Douglas	1,664,300	347.3	4.20	9.32	8.77	27.73	37.82	55.32	142.53
Sunnyside Park Surrey	1,493,700	306.3	-1.98	-2.17	-2.02	11.83	17.31	8.12	80.49
White Rock	1,549,800	285.1	-0.90	4.51	5.36	14.45	24.28	12.47	81.94
Area: Langley	1,487,200	345.6	2.80	5.43	6.96	31.81	46.44	63.02	153.00
Aldergrove Langley	1,042,200	323.4	-0.55	4.22	10.34	35.37	50.70	64.25	146.49
Brookwood Langley	1,568,600	395.6	7.09	9.98	12.20	40.18	55.08	68.70	156.72
Campbell Valley	2,178,600	285.7	0.07	0.21	4.23	25.97	29.98	38.82	113.05
County Line Glen Valley	2,124,700	303.7	-0.39	1.67	6.41	29.84	43.53	56.30	141.99
Fort Langley	1,691,200	338.4	-0.85	1.56	6.42	30.05	44.55	56.88	152.73
Langley City	1,319,900	378.7	7.01	10.76	11.58	39.38	57.66	71.36	159.74
Murrayville	1,580,600	372.1	6.47	8.42	9.12	37.36	53.06	64.07	150.07
Otter District	1,984,300	293.6	-0.20	2.02	6.88	30.43	45.42	52.36	132.09
Salmon River	1,795,100	338.2	-0.82	2.27	7.64	29.88	42.64	51.73	157.58
Walnut Grove	1,270,000	333.4	2.90	3.51	6.31	24.54	38.11	66.95	143.18
Willoughby Heights	1,557,600	349.4	2.34	5.85	3.93	31.45	47.93	65.20	166.51
Area: Abbotsford	1,316,500	350.1	3.27	6.16	8.39	37.46	47.66	79.08	180.53
Abbotsford East	1,325,900	341.1	1.61	3.08	6.39	36.28	44.66	73.59	179.59
Abbotsford West	1,275,100	376.3	4.94	9.10	10.94	39.53	52.84	90.82	197.71
Aberdeen	1,377,000	344.5	5.45	9.40	10.10	36.06	42.24	75.23	170.41
Bradner	2,074,900	310.6	6.59	14.49	17.16	46.99	46.44	66.90	131.62
Central Abbotsford	1,159,100	368.7	4.54	9.44	10.92	39.76	53.18	88.30	185.37
Matsqui	1,831,200	360.5	6.34	14.48	13.22	45.30	52.62	80.97	153.69
Poplar	1,139,100	337.7	5.10	8.76	11.67	39.49	46.76	79.44	165.28
Sumas Mountain	1,508,200	279.4	-3.56	-7.54	-11.39	5.04	35.17	62.06	129.58
Area: Mission	1,113,700	340.4	2.07	7.35	12.75	35.29	35.83	79.82	163.06
Durieu	1,151,300	324.8	-0.55	4.98	12.15	34.88	38.39	79.05	140.95

Fraser Valley Real Estate Board

2021-10

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	1,111,800	340.9	2.22	7.40	12.47	34.37	35.33	80.37	165.50
Mission BC	1,103,400	342.3	2.27	7.41	12.75	35.08	36.05	80.54	166.59
Mission-West	1,145,300	331.5	1.56	8.51	13.92	37.95	33.99	78.61	140.39
Stave Falls	1,373,600	332.2	0.88	6.03	12.80	37.90	35.70	71.50	142.48

Fraser Valley Real Estate Board

2021-10

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	744,200	314.3	1.29	2.11	3.90	11.85	9.93	48.32	107.05
Fraser Valley Real Estate Board	514,200	359.0	1.93	4.09	7.42	18.33	15.47	83.16	139.65
Area: N. Delta	418,300	396.5	3.12	3.99	3.50	9.38	-0.03	69.37	134.34
Annieville	359,900	400.2	3.25	4.93	8.37	18.44	23.75	126.87	139.64
Scottsdale	609,000	394.0	3.06	3.33	0.10	3.47	-5.54	55.61	128.67
Municipality: City of Surrey combined	462,200	388.5	1.60	3.46	5.43	15.35	12.54	83.86	139.67
Area: North Surrey	474,100	411.6	0.93	3.26	4.71	14.46	11.36	86.58	143.41
Bolivar Heights	481,700	405.6	1.27	3.52	5.76	14.80	9.27	84.53	127.87
Cedar Hills	366,300	427.8	3.31	5.32	11.32	21.81	22.58	124.92	154.34
Guildford	520,300	392.8	1.32	3.07	5.17	16.84	15.06	87.94	162.92
Port Kells	421,300	331.7	3.17	3.95	8.15	26.12	24.51	88.57	117.79
Whalley	430,700	419.6	0.72	3.25	4.30	13.28	9.56	84.04	131.70
Area: Surrey	506,200	400.0	2.83	4.17	8.34	18.38	13.86	93.99	141.40
Bear Creek Green Timbers	501,100	395.8	2.51	3.78	9.22	19.76	13.67	106.36	138.15
East Newton	510,900	416.6	2.97	4.20	8.15	17.55	13.79	94.04	147.68
Fleetwood Tynehead	567,600	375.9	1.84	2.99	5.77	17.21	13.60	76.56	159.78
Queen Mary Park Surrey	460,300	396.7	3.25	4.92	9.04	19.81	17.16	96.39	134.18
Sullivan Station	597,400	406.8	2.73	4.01	6.94	13.66	6.63	85.58	137.76
West Newton	522,000	401.1	2.95	4.15	8.64	18.35	12.89	98.66	140.32
Area: Cloverdale	545,700	377.0	1.15	2.89	4.61	15.01	12.17	78.50	154.04
Clayton	613,600	378.4	1.28	3.02	4.56	15.40	12.28	76.49	153.45
Cloverdale BC	520,700	375.0	0.94	2.74	4.66	14.47	11.94	80.29	154.07
Area: South Surrey White Rock	590,300	297.1	2.13	5.54	6.60	19.51	17.15	57.86	115.45
Crescent Bch Ocean Pk.	614,700	326.6	4.71	3.16	8.07	17.27	8.18	50.92	110.17
Grandview Surrey	613,800	329.0	2.59	3.52	5.55	19.85	17.71	65.16	114.33
King George Corridor	630,500	311.3	2.40	3.22	4.92	18.14	14.20	56.67	111.77
Morgan Creek	617,500	339.6	3.10	4.11	5.50	17.79	16.74	62.64	111.99
Sunnyside Park Surrey	613,300	311.2	3.46	4.25	6.32	21.18	19.69	66.06	118.23
White Rock	531,100	268.7	1.21	8.39	8.04	19.74	18.27	52.50	106.53

Fraser Valley Real Estate Board

2021-10

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Langley	486,500	334.1	2.20	2.99	8.79	22.38	22.02	81.28	128.21
Aldergrove Langley	451,300	354.1	2.19	5.01	12.91	29.56	21.35	93.39	154.93
Fort Langley	823,400	393.5	2.71	0.59	6.64	12.36	11.22	68.09	176.72
Langley City	504,500	346.8	2.79	4.14	8.85	25.93	22.98	88.58	131.51
Murrayville	536,700	323.4	1.92	2.54	9.37	19.64	20.40	72.11	130.34
Salmon River	463,600	296.1	1.72	3.06	10.12	20.46	20.02	65.05	111.05
Walnut Grove	539,400	290.0	1.51	1.86	8.70	18.61	20.78	70.89	110.76
Willoughby Heights	483,600	326.9	1.65	2.06	9.00	19.79	23.45	77.18	135.52
Area: Abbotsford	406,700	345.8	2.76	5.98	12.13	25.75	23.54	98.74	160.98
Abbotsford East	442,500	353.4	0.17	4.03	10.68	16.98	14.41	76.00	144.57
Abbotsford West	415,000	361.4	5.27	8.14	13.04	25.79	27.79	99.67	174.41
Central Abbotsford	397,800	329.3	1.23	4.71	11.89	26.56	20.98	99.33	150.80
Poplar	443,300	395.2	0.28	3.75	10.86	26.67	19.72	102.67	176.56
Area: Mission	432,100	338.9	-0.03	1.68	10.10	22.30	18.04	91.25	140.53
Mission BC	432,100	338.9	-0.03	1.68	10.10	22.30	18.04	91.25	140.53

Fraser Valley Real Estate Board

2021-10

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,183,600	329.7	1.54	3.22	5.64	19.24	19.80	41.14	111.75
Fraser Valley Real Estate Board	1,107,200	353.2	2.20	5.06	8.48	27.00	29.81	63.14	146.82
Area: N. Delta	1,191,000	370.1	3.01	5.92	5.14	26.10	28.37	53.00	144.94
Annieville	1,029,800	384.8	4.00	8.36	6.71	30.40	41.37	68.70	152.16
Nordel	1,212,200	355.7	1.60	4.10	5.64	24.89	28.83	41.94	136.03
Scottsdale	1,189,800	388.6	3.63	7.56	4.07	24.55	20.12	61.11	158.55
Sunshine Hills Woods	1,359,200	347.2	2.75	3.09	4.05	24.49	27.98	41.25	130.54
Municipality: City of Surrey combined	1,126,900	358.5	2.17	4.82	7.79	24.78	26.81	59.33	142.89
Area: North Surrey	966,100	401.9	1.67	4.31	6.63	21.20	21.64	73.23	157.79
Bolivar Heights	1,040,800	416.8	2.96	7.23	8.60	36.30	42.30	78.27	174.93
Bridgeview	835,300	418.6	1.04	2.57	11.78	35.82	53.00	72.19	177.59
Cedar Hills	1,184,100	436.6	4.20	7.17	9.37	36.52	42.87	74.85	189.71
Fraser Heights	1,633,100	337.5	1.93	5.14	5.24	31.48	36.25	37.92	130.69
Guildford	729,600	390.2	1.99	3.91	7.88	21.79	19.33	79.16	159.27
Port Kells	2,082,400	373.3	3.93	7.12	9.38	41.13	50.71	89.30	186.93
Royal Heights	1,233,500	369.5	2.67	4.91	7.38	29.69	43.05	55.38	156.95
Whalley	631,800	415.5	0.70	3.10	4.98	14.78	12.60	77.87	142.98
Area: Surrey	1,115,800	360.7	1.95	4.34	9.20	27.64	30.03	65.08	152.59
Bear Creek Green Timbers	1,285,900	385.2	0.97	1.29	10.15	29.70	34.59	60.97	166.39
East Newton	1,223,900	377.0	1.43	4.23	7.90	25.29	26.17	67.18	168.33
Fleetwood Tynehead	1,214,500	354.0	2.05	5.29	7.89	31.21	35.84	70.19	158.77
Panorama Ridge	1,303,300	350.3	1.27	4.10	11.60	28.50	30.71	54.66	146.52
Queen Mary Park Surrey	917,800	379.9	2.07	4.00	9.48	26.42	26.38	69.98	149.77
Sullivan Station	1,049,300	330.4	3.44	6.62	9.80	28.76	35.86	60.86	136.00
West Newton	947,500	369.4	1.82	3.04	10.24	25.14	26.51	68.52	150.10
Area: Cloverdale	1,178,200	350.9	2.87	5.95	7.80	28.11	34.91	66.62	154.83
Clayton	1,198,200	337.2	2.43	4.49	6.78	23.97	30.29	71.60	157.60
Cloverdale BC	1,181,600	360.3	3.18	6.98	8.59	31.21	38.36	64.60	153.91
Serpentine	1,980,200	453.8	0.73	7.31	5.56	36.19	45.73	46.67	193.72
Area: South Surrey White Rock	1,215,200	306.9	2.23	5.72	6.90	23.65	24.05	32.11	101.51

Fraser Valley Real Estate Board

2021-10

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,527,100	348.2	0.64	5.80	6.68	22.61	28.39	25.30	108.88
Elgin Chantrell	2,092,900	305.4	0.10	-0.20	-1.61	16.25	12.36	3.91	77.56
Grandview Surrey	1,790,700	290.6	3.31	6.92	8.64	28.87	26.62	41.00	98.77
Hazelmere	3,214,500	498.5	3.23	8.87	10.83	33.68	37.48	59.37	194.80
King George Corridor	1,011,200	336.1	3.54	5.69	8.42	24.90	28.43	44.87	124.07
Morgan Creek	1,489,100	291.6	1.89	3.81	6.35	20.95	21.60	37.81	100.69
Pacific Douglas	1,539,900	310.8	3.67	8.18	8.71	27.59	25.53	30.81	108.59
Sunnyside Park Surrey	1,156,000	315.6	2.07	3.75	4.61	20.78	21.95	28.97	102.83
White Rock	839,200	281.0	1.22	7.62	7.58	21.12	20.96	32.80	95.00
Area: Langley	1,092,000	340.9	1.82	4.35	9.19	28.11	32.08	64.53	146.49
Aldergrove Langley	923,700	351.1	0.83	4.34	10.83	33.24	41.57	76.88	164.18
Brookwood Langley	1,456,200	418.3	4.24	6.60	12.57	41.08	46.88	66.32	182.06
Campbell Valley	2,305,900	326.2	0.71	1.65	5.46	30.74	29.19	53.22	158.89
County Line Glen Valley	2,027,200	329.2	-0.93	-0.84	5.21	27.45	37.05	51.22	152.84
Fort Langley	1,566,900	362.3	0.08	0.22	5.08	22.27	31.55	57.04	164.65
Langley City	744,500	356.9	2.97	6.82	11.39	28.94	30.07	79.44	143.78
Murrayville	1,295,400	340.1	2.44	6.02	11.25	28.49	32.96	61.34	137.50
Otter District	2,226,900	352.4	1.59	1.09	8.73	36.96	35.12	67.25	185.34
Salmon River	1,802,600	352.1	0.34	3.71	9.04	31.33	35.06	63.84	178.56
Walnut Grove	1,023,000	315.3	0.80	2.90	6.74	24.38	28.12	53.73	133.21
Willoughby Heights	1,139,500	327.0	1.49	3.48	8.31	26.06	31.64	62.85	142.40
Area: Abbotsford	858,700	359.5	2.57	5.74	10.38	32.07	35.61	81.29	168.68
Abbotsford East	1,102,400	356.5	2.32	3.66	10.92	33.67	40.30	72.47	162.33
Abbotsford West	828,300	368.9	3.22	6.71	9.96	31.28	35.18	82.26	176.74
Aberdeen	1,407,500	356.5	3.42	6.77	11.44	35.96	38.02	72.47	175.93
Bradner	2,093,800	342.2	2.49	2.61	6.34	36.50	47.06	68.82	149.96
Central Abbotsford	610,600	346.7	1.91	6.19	10.77	31.08	30.53	92.40	163.65
Matsqui	1,455,700	389.9	5.69	12.01	15.56	48.53	55.09	86.20	174.77
Poplar	1,056,900	382.8	1.81	5.48	9.84	30.96	33.15	88.66	178.81
Sumas Mountain	1,268,300	279.4	-3.56	-7.54	-13.98	4.25	22.22	46.98	112.15
Sumas Prairie	1,272,200	462.6	5.06	17.14	14.42	60.68	69.95	106.79	230.43
Area: Mission	964,600	365.0	2.82	6.79	11.28	36.45	44.61	84.72	178.20

Fraser Valley Real Estate Board

2021-10

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	739,700	389.0	3.62	7.31	10.61	43.28	63.58	96.27	192.92
Durieu	886,000	368.8	2.19	7.12	12.03	41.47	53.99	90.20	172.98
Hatzic	998,500	364.8	2.93	7.74	10.75	36.37	45.51	82.58	181.70
Lake Errock	833,300	365.1	3.72	6.20	11.82	41.18	49.82	84.86	164.95
Mission BC	951,500	365.1	2.70	6.57	11.31	35.78	44.08	84.58	178.49
Mission-West	1,159,600	359.1	4.12	8.56	10.46	37.27	41.16	87.91	166.79
Stave Falls	1,247,400	357.7	2.94	8.30	11.99	40.99	47.14	81.30	167.14
Steelhead	1,534,600	358.2	4.13	10.15	11.87	42.65	55.20	84.26	172.19

Fraser Valley Real Estate Board

2021-10

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,669,400	355.7	1.83	4.22	6.21	26.36	30.72	36.81	120.11
Fraser Valley Real Estate Board	1,396,700	373.0	2.53	5.88	7.99	33.40	41.56	60.09	160.47
Area: N. Delta	1,268,000	369.9	3.18	6.42	5.00	30.38	37.61	51.78	145.13
Annieville	1,193,100	385.0	4.22	9.34	5.60	34.33	44.14	61.76	155.47
Nordel	1,211,900	355.0	1.84	4.29	5.65	27.29	32.27	42.46	132.18
Scottsdale	1,246,300	390.1	4.03	9.42	6.01	35.59	45.61	64.05	163.58
Sunshine Hills Woods	1,434,400	351.9	2.86	2.86	3.26	24.79	29.19	41.21	131.82
Municipality: City of Surrey combined	1,507,400	376.2	2.23	5.32	7.98	31.95	38.67	52.86	154.19
Area: North Surrey	1,393,000	399.8	2.78	6.13	8.14	37.15	44.02	61.93	170.87
Bolivar Heights	1,184,500	418.2	3.21	7.98	8.85	42.29	52.13	75.79	185.46
Bridgeview	835,300	418.6	1.04	2.57	11.78	35.82	53.00	72.19	177.59
Cedar Hills	1,251,500	437.2	4.24	7.31	9.25	37.83	44.34	72.87	191.47
Fraser Heights	1,631,200	335.6	1.82	5.14	4.68	32.18	38.33	36.64	129.39
Guildford	1,301,500	414.6	2.22	4.22	8.00	35.31	40.92	64.79	177.14
Port Kells	2,236,500	396.9	4.31	9.07	9.67	49.49	63.27	101.06	206.25
Royal Heights	1,233,300	368.6	2.65	4.89	7.40	29.83	43.03	55.20	156.33
Whalley	1,221,500	456.4	1.02	3.21	9.32	37.02	45.26	67.55	203.66
Area: Surrey	1,442,900	384.4	1.75	4.23	9.27	32.83	39.48	63.71	167.32
Bear Creek Green Timbers	1,376,200	399.9	0.96	1.14	10.53	32.72	41.56	64.30	177.13
East Newton	1,597,100	387.3	1.28	3.61	5.85	30.76	40.79	64.74	174.68
Fleetwood Tynehead	1,584,600	384.6	2.23	6.60	6.80	34.99	42.81	70.86	178.29
Panorama Ridge	1,409,600	362.2	0.67	3.52	12.69	29.73	31.57	56.12	148.93
Queen Mary Park Surrey	1,278,900	409.2	1.97	4.41	9.79	35.99	40.28	65.80	176.30
Sullivan Station	1,483,000	370.5	4.45	8.40	10.56	34.43	45.92	60.67	146.02
West Newton	1,257,900	384.6	0.92	1.69	12.98	32.07	35.23	61.06	164.33
Area: Cloverdale	1,498,400	377.4	3.40	8.85	9.26	37.79	49.23	67.73	172.49
Clayton	1,504,900	348.4	2.62	7.50	7.50	34.31	44.15	71.12	174.55
Cloverdale BC	1,486,100	384.8	3.72	9.35	9.97	39.02	50.72	66.80	167.41
Serpentine	1,980,200	453.8	0.73	7.31	5.56	36.19	45.73	46.67	193.72
Area: South Surrey White Rock	1,767,200	337.4	1.75	4.59	4.95	22.42	26.51	23.82	107.76

Fraser Valley Real Estate Board

2021-10

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.	1,626,700	353.2	0.17	5.69	5.84	21.79	28.72	22.94	109.12
Elgin Chantrell	2,206,200	302.0	-0.69	-1.82	-4.04	14.87	9.54	-0.69	72.87
Grandview Surrey	2,266,500	357.4	4.66	7.13	7.42	24.36	23.50	30.06	126.49
Hazelmere	3,214,500	498.5	3.23	8.87	10.83	33.68	37.48	59.37	194.80
King George Corridor	1,528,300	384.5	3.98	5.54	8.62	28.64	40.38	43.42	146.63
Morgan Creek	1,752,700	274.8	0.04	1.29	6.31	16.64	20.90	14.83	80.79
Pacific Douglas	1,923,600	358.5	3.88	8.37	8.50	27.53	30.55	44.15	138.84
Sunnyside Park Surrey	1,475,800	325.3	0.46	1.78	1.34	18.68	22.71	16.64	94.67
White Rock	1,415,700	306.8	1.15	6.34	5.50	21.12	25.43	19.52	90.32
Area: Langley	1,457,700	365.2	2.47	5.86	8.37	33.63	43.50	65.32	167.55
Aldergrove Langley	1,030,100	336.9	0.54	4.59	8.82	33.58	44.22	67.70	163.20
Brookwood Langley	1,456,200	418.3	4.24	6.60	12.57	41.08	46.88	66.32	182.06
Campbell Valley	2,305,900	326.2	0.71	1.65	5.46	30.74	29.19	53.22	158.89
County Line Glen Valley	2,026,600	329.1	-0.93	-0.84	5.11	27.21	36.84	51.17	152.76
Fort Langley	1,568,300	356.9	-0.86	0.28	4.48	26.79	36.43	53.37	164.17
Langley City	1,304,700	409.9	5.08	14.34	13.33	37.78	51.93	76.99	180.95
Murrayville	1,571,900	369.8	4.88	6.85	10.55	38.81	48.69	61.41	151.56
Otter District	2,255,500	354.2	1.55	1.06	8.68	36.92	35.35	67.31	187.27
Salmon River	1,877,600	365.9	0.03	3.86	8.70	33.49	38.70	64.23	193.66
Walnut Grove	1,259,700	339.1	1.65	2.42	5.47	25.64	36.13	60.33	149.34
Willoughby Heights	1,498,900	354.8	2.63	7.13	5.22	32.14	47.83	66.34	166.37
Area: Abbotsford	1,208,900	385.1	3.13	6.41	8.20	38.38	48.86	82.60	191.08
Abbotsford East	1,223,900	365.3	3.25	4.37	10.30	37.90	47.36	75.04	175.91
Abbotsford West	1,174,700	404.5	3.00	7.69	6.90	39.00	50.15	86.23	206.21
Aberdeen	1,421,700	360.1	3.89	7.43	10.56	37.76	40.06	74.38	178.72
Bradner	2,093,800	342.2	2.49	2.61	6.34	36.50	46.99	68.65	149.96
Central Abbotsford	1,086,300	415.6	2.87	7.81	5.99	37.66	54.10	97.81	213.90
Matsqui	1,455,700	389.9	5.69	12.01	15.56	48.53	55.09	86.20	174.77
Poplar	1,127,100	386.9	2.79	7.06	5.42	36.09	48.29	86.73	191.56
Sumas Mountain	1,268,300	279.4	-3.56	-7.54	-13.98	4.25	22.22	46.98	112.15
Sumas Prairie	1,272,200	462.6	5.06	17.14	14.42	60.68	69.95	106.79	230.43
Area: Mission	999,100	370.6	3.12	7.48	10.66	37.62	47.83	85.49	184.64

Fraser Valley Real Estate Board

2021-10

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	739,700	389.0	3.62	7.31	10.61	43.28	63.58	96.27	192.92
Durieu	886,000	368.8	2.19	7.12	12.03	41.47	53.99	90.20	172.98
Hatzic	997,700	364.8	2.93	7.71	10.78	36.37	45.57	82.49	181.70
Mission BC	991,700	372.2	3.10	7.36	10.58	37.34	48.05	85.64	186.75
Mission-West	1,161,100	359.2	4.12	8.55	10.46	37.31	41.19	88.06	166.86
Stave Falls	1,247,400	357.7	2.94	8.30	11.99	40.99	47.14	81.30	167.14
Steelhead	1,534,600	358.2	4.13	10.15	11.87	42.65	55.20	84.26	172.19

Fraser Valley Real Estate Board

2021-10

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	873,200	314.7	1.52	3.66	8.18	22.02	21.98	51.96	112.64
Fraser Valley Real Estate Board	720,500	316.6	1.87	4.66	10.43	26.59	27.92	64.55	130.76
Area: N. Delta	700,600	340.2	1.67	4.07	6.88	20.64	22.99	45.51	141.96
Annieville	639,000	334.0	2.42	5.60	12.19	28.36	40.69	78.71	134.06
Nordel	904,400	357.7	0.68	3.35	5.61	18.84	18.92	40.83	154.95
Scottsdale	731,200	327.7	1.83	4.63	5.78	20.48	33.27	62.55	136.78
Sunshine Hills Woods	694,200	328.8	2.02	3.62	7.07	23.28	25.45	54.15	132.04
Municipality: City of Surrey combined	746,400	311.9	2.56	5.09	9.59	26.02	27.88	63.64	128.00
Area: North Surrey	694,300	363.6	2.48	4.24	12.19	24.91	17.29	77.28	141.11
Bolivar Heights	661,100	396.7	3.85	6.53	15.05	31.58	28.30	102.50	167.50
Fraser Heights	967,700	361.3	2.79	4.42	11.96	24.97	11.44	67.73	143.14
Guildford	723,300	374.8	3.08	5.31	13.27	27.40	18.65	80.19	145.45
Whalley	621,000	334.7	1.09	1.67	9.41	18.52	13.88	69.04	128.46
Area: Surrey	733,700	322.9	1.99	4.60	9.57	25.40	27.58	69.41	142.42
Bear Creek Green Timbers	684,500	319.2	0.79	1.08	8.68	18.22	10.83	62.86	126.38
East Newton	632,800	350.2	1.04	5.61	12.10	22.66	15.31	70.58	173.59
Fleetwood Tynehead	798,300	318.8	1.63	3.84	8.99	30.18	34.91	76.13	137.91
Panorama Ridge	878,900	318.6	3.14	6.24	9.60	25.98	32.81	67.24	149.88
Queen Mary Park Surrey	618,500	323.5	1.06	1.70	9.36	18.54	14.15	68.31	127.98
Sullivan Station	778,300	310.5	3.02	5.79	9.45	26.48	33.61	67.30	145.07
West Newton	746,700	329.8	2.14	4.17	8.38	25.35	34.56	63.92	136.59
Area: Cloverdale	762,300	309.7	2.99	3.58	7.13	24.53	33.61	63.95	133.21
Clayton	764,900	310.9	2.98	3.60	7.32	24.71	34.71	66.35	136.97
Cloverdale BC	758,500	308.1	3.01	3.60	6.90	24.28	32.06	60.39	129.24
Area: South Surrey White Rock	870,900	273.1	3.45	7.56	9.94	28.40	31.42	47.14	94.52
Crescent Bch Ocean Pk.	878,400	314.9	4.97	9.91	15.10	32.26	35.56	57.84	113.35
Elgin Chantrell	1,369,000	322.6	3.80	7.78	10.29	23.27	30.19	49.21	117.09
Grandview Surrey	830,500	256.7	3.01	7.41	9.28	30.84	30.57	47.61	93.01
King George Corridor	889,900	309.1	4.21	7.89	12.07	26.68	35.04	50.34	115.25
Morgan Creek	835,200	263.2	3.05	7.21	7.96	28.27	31.60	48.45	93.81

Fraser Valley Real Estate Board

2021-10

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	799,000	250.0	3.05	7.43	9.46	31.72	32.91	49.79	89.54
Sunnyside Park Surrey	1,083,400	303.1	4.12	7.67	9.62	23.11	25.61	43.45	103.70
White Rock	744,000	253.7	3.55	8.42	14.23	25.22	30.77	47.41	76.79
Area: Langley	733,700	319.1	0.63	3.91	10.91	27.28	27.39	63.14	134.29
Aldergrove Langley	597,700	392.1	0.85	3.16	15.49	33.32	40.89	98.73	169.86
Fort Langley	767,300	306.0	0.10	1.93	6.14	22.30	15.95	42.26	112.94
Langley City	700,900	328.8	0.74	6.89	17.85	29.60	32.74	85.14	142.84
Murrayville	774,300	324.1	0.19	7.42	13.12	25.28	24.99	67.58	135.54
Walnut Grove	776,000	299.9	-0.37	3.88	7.49	24.44	22.31	45.58	123.97
Willoughby Heights	737,200	316.4	0.89	2.83	9.63	27.22	26.92	63.18	132.13
Area: Abbotsford	611,400	330.4	1.10	4.10	13.07	28.36	28.11	75.74	136.51
Abbotsford East	655,100	336.0	-0.03	1.51	12.56	25.61	26.41	66.67	129.51
Abbotsford West	636,700	333.5	1.06	3.73	11.65	28.12	26.13	74.15	140.97
Aberdeen	757,800	342.8	1.60	4.26	15.46	28.68	26.78	63.55	134.47
Central Abbotsford	497,300	306.2	2.41	8.54	14.85	33.01	30.63	91.73	134.10
Poplar	768,100	358.5	2.34	5.22	18.16	29.75	29.28	77.21	159.03
Area: Mission	617,900	333.7	1.09	3.28	16.03	31.27	36.54	79.89	144.65
Mission BC	617,900	333.7	1.09	3.28	16.03	31.27	36.54	79.89	144.65