

# **Summary Report**

**For April 2022**

**Fraser Valley Real Estate Board**

# Fraser Valley Real Estate Board

2022-04

## 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>                  | 1,722,500       | 460.9       | -0.02     | 9.92         | 22.48      | 30.49    | 76.32       | 77.47      | 186.45    |
| <b>Fraser Valley Real Estate Board</b> | 1,605,300       | 497.5       | -0.44     | 9.61         | 24.84      | 35.63    | 88.23       | 102.90     | 237.75    |
| Area: N. Delta                         | 1,535,500       | 468.3       | 0.60      | 12.90        | 26.19      | 34.34    | 80.53       | 90.68      | 204.09    |
| Annieville                             | 1,494,600       | 486.8       | -0.41     | 10.96        | 25.14      | 33.22    | 87.01       | 99.02      | 215.69    |
| Nordel                                 | 1,504,000       | 451.7       | 2.52      | 19.24        | 29.02      | 38.81    | 80.46       | 85.96      | 191.98    |
| Scottsdale                             | 1,557,500       | 496.6       | -0.82     | 11.07        | 25.82      | 34.36    | 89.11       | 103.69     | 227.36    |
| Sunshine Hills Woods                   | 1,669,200       | 428.2       | 1.93      | 9.63         | 25.09      | 31.79    | 59.96       | 67.99      | 172.39    |
| Municipality: City of Surrey combined  | 1,728,300       | 512.3       | 0.81      | 11.39        | 24.86      | 35.71    | 85.55       | 98.11      | 230.52    |
| Area: North Surrey                     | 1,559,900       | 541.0       | 0.22      | 11.92        | 26.37      | 35.59    | 97.95       | 119.92     | 252.90    |
| Bolivar Heights                        | 1,434,400       | 506.6       | -3.69     | 8.81         | 20.10      | 28.74    | 88.40       | 112.77     | 246.27    |
| Bridgeview                             | 1,013,200       | 524.2       | 1.63      | 16.20        | 30.72      | 42.10    | 113.35      | 127.12     | 241.94    |
| Cedar Hills                            | 1,582,400       | 565.0       | -1.38     | 9.31         | 24.56      | 34.11    | 90.94       | 118.23     | 258.28    |
| Fraser Heights                         | 1,753,300       | 456.1       | -2.63     | 7.17         | 18.31      | 24.24    | 70.06       | 91.16      | 198.89    |
| Guildford                              | 1,722,600       | 562.4       | 7.33      | 17.26        | 36.70      | 42.56    | 114.49      | 129.08     | 261.44    |
| Port Kells                             | 2,578,200       | 503.9       | -4.69     | 9.35         | 15.02      | 28.55    | 102.78      | 127.49     | 292.75    |
| Royal Heights                          | 1,461,200       | 480.0       | 3.00      | 20.51        | 31.36      | 45.72    | 101.43      | 108.60     | 220.43    |
| Whalley                                | 1,723,100       | 646.5       | 6.93      | 16.89        | 36.74      | 47.57    | 121.48      | 144.52     | 306.35    |
| Area: Surrey                           | 1,697,600       | 508.7       | 2.21      | 12.02        | 28.04      | 40.29    | 84.58       | 104.54     | 240.50    |
| Bear Creek Green Timbers               | 1,760,600       | 548.4       | 2.75      | 20.40        | 33.17      | 45.08    | 89.30       | 115.65     | 265.36    |
| East Newton                            | 1,654,800       | 506.1       | 1.54      | 10.33        | 31.56      | 45.31    | 82.84       | 110.00     | 235.39    |
| Fleetwood Tynehead                     | 1,739,300       | 470.6       | 4.39      | 10.65        | 25.03      | 35.97    | 86.16       | 102.93     | 236.38    |
| Panorama Ridge                         | 1,547,500       | 472.8       | 2.03      | 12.12        | 27.82      | 34.28    | 73.70       | 86.88      | 195.50    |
| Queen Mary Park Surrey                 | 1,684,600       | 538.6       | -2.55     | 9.52         | 24.39      | 34.31    | 91.26       | 113.14     | 253.64    |
| Sullivan Station                       | 2,272,400       | 579.8       | 11.24     | 14.83        | 28.36      | 42.74    | 89.54       | 90.79      | 240.26    |
| West Newton                            | 1,690,400       | 502.3       | 2.64      | 9.46         | 27.10      | 43.93    | 81.27       | 100.04     | 242.17    |
| Area: Cloverdale                       | 1,801,400       | 513.1       | -4.86     | 7.52         | 15.77      | 29.28    | 85.97       | 95.69      | 243.90    |
| Clayton                                | 2,875,000       | 532.4       | -7.25     | 3.10         | 9.26       | 22.05    | 79.02       | 99.03      | 284.13    |
| Cloverdale BC                          | 1,607,700       | 503.8       | -4.47     | 7.37         | 15.58      | 29.21    | 87.01       | 98.35      | 238.80    |
| Serpentine                             | 4,966,700       | 780.9       | -11.94    | 12.07        | 29.37      | 41.49    | 67.86       | 68.12      | 334.32    |
| Area: South Surrey White Rock          | 1,985,900       | 459.3       | 2.59      | 11.70        | 22.58      | 30.63    | 69.55       | 61.50      | 169.70    |

# Fraser Valley Real Estate Board

2022-04

## 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.  | 1,640,900       | 418.8       | -0.24     | 8.92         | 17.67      | 24.20    | 68.19       | 51.96      | 141.24    |
| Elgin Chantrell         | 2,554,100       | 435.9       | -0.48     | 8.16         | 16.43      | 21.49    | 60.61       | 44.34      | 135.24    |
| Grandview Surrey        | 3,578,000       | 535.7       | 8.44      | 14.54        | 28.90      | 33.13    | 60.97       | 64.27      | 211.82    |
| Hazelmere               | 4,871,800       | 733.1       | -4.51     | 14.30        | 27.12      | 47.27    | 66.31       | 67.41      | 327.21    |
| King George Corridor    | 1,791,500       | 515.9       | 8.82      | 15.59        | 29.10      | 40.27    | 79.32       | 80.26      | 200.47    |
| Morgan Creek            | 3,018,500       | 382.8       | 11.05     | 15.09        | 30.29      | 37.75    | 53.43       | 41.20      | 123.47    |
| Pacific Douglas         | 3,776,300       | 646.2       | 8.39      | 13.53        | 32.96      | 43.47    | 72.64       | 83.27      | 282.14    |
| Sunnyside Park Surrey   | 1,693,900       | 426.1       | -0.16     | 9.06         | 17.29      | 25.62    | 70.58       | 54.78      | 160.45    |
| White Rock              | 1,658,700       | 407.8       | 0.22      | 10.22        | 18.58      | 25.05    | 70.27       | 55.71      | 146.85    |
| Area: Langley           | 1,754,400       | 483.5       | 1.36      | 9.89         | 23.09      | 35.62    | 90.20       | 103.84     | 247.09    |
| Aldergrove Langley      | 1,322,500       | 440.3       | 2.54      | 10.96        | 28.07      | 38.68    | 80.16       | 113.95     | 243.98    |
| Brookwood Langley       | 1,725,900       | 533.2       | 3.65      | 10.92        | 23.23      | 39.04    | 101.82      | 100.60     | 272.35    |
| Campbell Valley         | 3,336,500       | 500.0       | -0.58     | 15.42        | 26.94      | 36.13    | 87.83       | 114.68     | 267.11    |
| County Line Glen Valley | 2,463,400       | 445.5       | -3.55     | 12.96        | 20.54      | 23.37    | 72.81       | 84.85      | 204.72    |
| Fort Langley            | 1,886,500       | 475.9       | -2.64     | 12.69        | 19.39      | 22.65    | 73.88       | 90.74      | 246.61    |
| Langley City            | 1,561,000       | 506.7       | 1.42      | 3.13         | 18.33      | 35.45    | 97.62       | 110.25     | 250.90    |
| Murrayville             | 1,930,300       | 453.6       | 3.89      | 10.04        | 24.17      | 41.22    | 101.15      | 89.87      | 219.44    |
| Otter District          | 3,233,700       | 526.4       | -0.25     | 12.65        | 26.42      | 38.24    | 98.72       | 129.07     | 289.06    |
| Salmon River            | 2,456,800       | 491.2       | -0.14     | 14.31        | 24.58      | 35.69    | 87.27       | 109.02     | 258.02    |
| Walnut Grove            | 1,498,600       | 428.7       | -1.06     | 14.38        | 21.89      | 26.65    | 73.84       | 82.35      | 208.64    |
| Willoughby Heights      | 1,373,100       | 465.7       | 1.06      | 2.87         | 18.29      | 35.10    | 93.96       | 101.51     | 222.73    |
| Area: Abbotsford        | 1,465,900       | 515.1       | -1.45     | 7.76         | 25.70      | 36.05    | 91.34       | 119.38     | 272.45    |
| Abbotsford East         | 1,352,000       | 463.2       | -2.69     | 5.34         | 18.31      | 35.28    | 76.26       | 100.61     | 228.51    |
| Abbotsford West         | 1,470,500       | 534.9       | -0.80     | 6.55         | 28.27      | 35.45    | 97.38       | 125.79     | 292.16    |
| Aberdeen                | 1,918,100       | 489.7       | -1.15     | 14.66        | 25.76      | 39.64    | 92.95       | 108.29     | 237.26    |
| Bradner                 | 2,557,100       | 439.9       | -0.59     | 12.48        | 21.32      | 26.63    | 87.67       | 101.24     | 217.39    |
| Central Abbotsford      | 1,422,700       | 568.0       | -0.87     | 11.48        | 31.73      | 37.53    | 102.28      | 138.46     | 320.12    |
| Matsqui                 | 1,361,100       | 475.5       | -2.54     | -1.43        | 13.11      | 31.94    | 79.37       | 105.40     | 236.04    |
| Poplar                  | 1,474,400       | 538.3       | -1.91     | 10.35        | 30.88      | 35.97    | 93.08       | 123.27     | 298.45    |
| Sumas Prairie           | 1,422,900       | 517.4       | -0.37     | -0.04        | 11.85      | 27.97    | 91.99       | 124.18     | 271.70    |
| Area: Mission           | 1,211,000       | 482.2       | -4.97     | 5.38         | 25.31      | 37.65    | 97.30       | 115.85     | 260.12    |
| Dewdney Deroche         | 927,900         | 488.0       | -4.84     | 5.26         | 25.45      | 38.75    | 110.34      | 130.30     | 259.09    |

# Fraser Valley Real Estate Board

2022-04

## 1 Storey Detached

|              | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|--------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|              |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Durieu       | 909,900         | 489.9       | -5.59     | 4.57         | 24.82      | 38.90    | 106.53      | 128.60     | 259.96    |
| Hatzic       | 1,221,100       | 481.7       | -4.84     | 5.40         | 25.34      | 37.47    | 97.01       | 115.72     | 259.75    |
| Mission BC   | 1,203,900       | 483.1       | -4.85     | 5.55         | 25.45      | 37.60    | 96.78       | 115.19     | 260.79    |
| Mission-West | 1,494,700       | 481.2       | -6.03     | 4.63         | 24.79      | 38.43    | 103.47      | 122.67     | 263.44    |
| Stave Falls  | 1,377,200       | 466.5       | -6.14     | 3.87         | 23.25      | 37.33    | 96.92       | 113.99     | 251.28    |
| Steelhead    | 1,887,600       | 440.6       | -6.67     | 3.40         | 23.00      | 37.60    | 95.65       | 111.02     | 240.49    |

# Fraser Valley Real Estate Board

2022-04

## 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>                  | 2,214,300       | 407.3       | 0.97      | 9.84         | 17.99      | 25.17    | 56.23       | 53.41      | 142.01    |
| <b>Fraser Valley Real Estate Board</b> | 1,880,700       | 436.9       | 0.83      | 10.89        | 23.21      | 32.51    | 73.65       | 87.83      | 202.14    |
| Area: N. Delta                         | 1,721,900       | 454.1       | -1.11     | 3.51         | 23.30      | 27.09    | 68.62       | 83.33      | 202.33    |
| Annieville                             | 1,511,200       | 466.4       | -1.06     | 3.35         | 23.09      | 28.31    | 72.68       | 90.37      | 219.02    |
| Nordel                                 | 1,607,200       | 444.5       | -1.22     | 3.49         | 22.89      | 26.96    | 67.36       | 80.11      | 194.37    |
| Scottsdale                             | 1,627,900       | 473.1       | -1.56     | 4.48         | 24.11      | 29.69    | 74.58       | 90.46      | 215.40    |
| Sunshine Hills Woods                   | 1,873,500       | 442.8       | -0.85     | 3.07         | 23.34      | 25.19    | 62.73       | 77.62      | 192.86    |
| Municipality: City of Surrey combined  | 2,002,100       | 446.0       | 0.95      | 11.67        | 23.37      | 32.94    | 72.20       | 83.31      | 195.95    |
| Area: North Surrey                     | 1,978,700       | 467.2       | 2.68      | 13.40        | 24.45      | 35.66    | 72.46       | 98.22      | 211.88    |
| Bolivar Heights                        | 1,439,200       | 507.2       | 3.53      | 13.44        | 23.68      | 39.15    | 83.17       | 107.70     | 232.59    |
| Bridgeview                             | 1,167,700       | 541.8       | 0.91      | 12.43        | 21.59      | 40.87    | 81.14       | 115.34     | 224.43    |
| Cedar Hills                            | 1,566,000       | 503.8       | 3.34      | 12.73        | 21.63      | 36.05    | 75.72       | 100.88     | 228.64    |
| Fraser Heights                         | 2,075,500       | 417.4       | 1.95      | 14.42        | 26.79      | 32.85    | 61.72       | 84.61      | 183.75    |
| Guildford                              | 1,629,800       | 505.7       | 3.97      | 13.36        | 21.10      | 35.65    | 75.53       | 99.64      | 218.65    |
| Port Kells                             | 2,880,300       | 444.8       | 0.98      | 14.20        | 26.44      | 32.58    | 107.08      | 126.25     | 273.47    |
| Royal Heights                          | 1,881,400       | 459.2       | -0.97     | 3.49         | 23.37      | 28.77    | 75.80       | 101.58     | 214.52    |
| Whalley                                | 1,444,600       | 531.2       | 3.19      | 12.40        | 21.92      | 37.05    | 78.02       | 104.15     | 239.64    |
| Area: Surrey                           | 1,927,900       | 472.7       | 1.37      | 11.62        | 24.62      | 36.11    | 79.73       | 99.45      | 220.04    |
| Bear Creek Green Timbers               | 1,828,800       | 496.1       | 2.84      | 15.18        | 26.33      | 40.98    | 83.88       | 107.66     | 239.33    |
| East Newton                            | 2,315,200       | 510.4       | -1.26     | 10.02        | 31.51      | 37.20    | 87.72       | 119.24     | 256.42    |
| Fleetwood Tynehead                     | 2,045,800       | 471.8       | 0.25      | 9.39         | 21.54      | 28.70    | 82.23       | 98.99      | 214.53    |
| Panorama Ridge                         | 1,868,300       | 440.4       | 5.18      | 13.83        | 22.16      | 40.48    | 70.43       | 89.18      | 213.45    |
| Queen Mary Park Surrey                 | 1,492,800       | 478.9       | 2.70      | 12.79        | 24.71      | 39.95    | 71.90       | 92.33      | 208.17    |
| Sullivan Station                       | 1,781,200       | 442.8       | 0.68      | 11.34        | 21.48      | 34.18    | 81.40       | 88.03      | 191.70    |
| West Newton                            | 1,481,400       | 470.4       | 2.93      | 12.43        | 24.25      | 40.33    | 72.43       | 92.47      | 206.65    |
| Area: Cloverdale                       | 1,826,400       | 438.2       | -1.84     | 11.36        | 23.61      | 33.80    | 83.19       | 103.62     | 216.62    |
| Clayton                                | 1,756,400       | 423.4       | -0.84     | 11.39        | 25.34      | 33.56    | 84.33       | 106.34     | 220.76    |
| Cloverdale BC                          | 1,872,000       | 444.6       | -2.29     | 11.34        | 23.02      | 34.04    | 82.66       | 102.64     | 212.88    |
| Serpentine                             | 1,369,800       | 432.7       | 0.35      | 11.75        | 21.27      | 32.97    | 77.12       | 83.81      | 190.01    |
| Area: South Surrey White Rock          | 2,298,600       | 392.4       | 0.98      | 11.32        | 20.89      | 26.25    | 51.68       | 44.16      | 139.12    |

# Fraser Valley Real Estate Board

2022-04

## 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.  | 2,228,400       | 425.1       | 0.88      | 12.85        | 20.80      | 28.04    | 46.23       | 44.54      | 157.64    |
| Elgin Chantrell         | 2,820,700       | 366.7       | 2.75      | 12.76        | 27.15      | 19.99    | 42.46       | 19.17      | 96.62     |
| Grandview Surrey        | 2,507,600       | 414.5       | 0.36      | 9.25         | 17.89      | 27.66    | 50.51       | 51.55      | 153.05    |
| Hazelmere               | 3,182,600       | 530.6       | -1.25     | 10.70        | 20.45      | 26.24    | 73.85       | 84.43      | 219.25    |
| King George Corridor    | 2,057,500       | 447.6       | 0.13      | 10.38        | 19.23      | 29.66    | 63.90       | 69.03      | 185.10    |
| Morgan Creek            | 2,014,400       | 319.3       | 2.41      | 11.96        | 16.62      | 24.14    | 51.26       | 32.65      | 104.94    |
| Pacific Douglas         | 2,003,100       | 418.0       | 0.31      | 10.52        | 20.36      | 30.91    | 69.23       | 76.97      | 189.47    |
| Sunnyside Park Surrey   | 1,918,500       | 393.4       | 1.97      | 12.43        | 28.44      | 25.85    | 53.55       | 38.57      | 121.01    |
| White Rock              | 1,861,800       | 342.5       | 0.56      | 11.71        | 20.13      | 26.57    | 43.55       | 38.33      | 128.18    |
| Area: Langley           | 1,812,600       | 421.2       | 0.55      | 7.72         | 21.88      | 30.36    | 74.34       | 94.64      | 216.45    |
| Aldergrove Langley      | 1,286,800       | 399.3       | 3.18      | 8.77         | 23.47      | 36.23    | 77.62       | 115.72     | 218.93    |
| Brookwood Langley       | 1,758,600       | 443.5       | -4.56     | -1.33        | 12.11      | 25.78    | 72.17       | 87.84      | 205.65    |
| Campbell Valley         | 2,672,700       | 350.5       | 3.00      | 6.53         | 22.68      | 27.87    | 55.36       | 79.01      | 168.58    |
| County Line Glen Valley | 2,612,300       | 373.4       | 4.24      | 8.93         | 22.95      | 30.83    | 67.74       | 97.67      | 203.82    |
| Fort Langley            | 2,060,500       | 412.3       | 3.65      | 8.30         | 21.84      | 29.65    | 71.15       | 105.53     | 220.36    |
| Langley City            | 1,499,700       | 430.3       | -4.46     | -0.94        | 13.63      | 26.78    | 77.15       | 93.83      | 211.14    |
| Murrayville             | 1,826,900       | 430.1       | -2.87     | 0.63         | 15.59      | 26.13    | 76.05       | 90.48      | 197.65    |
| Otter District          | 2,432,400       | 359.9       | 4.29      | 8.73         | 22.58      | 31.02    | 68.97       | 100.28     | 194.28    |
| Salmon River            | 2,220,800       | 418.4       | 4.05      | 9.87         | 23.71      | 33.16    | 68.71       | 98.20      | 233.12    |
| Walnut Grove            | 1,620,100       | 425.3       | 0.66      | 13.26        | 27.56      | 35.62    | 76.99       | 98.74      | 210.89    |
| Willoughby Heights      | 1,933,400       | 433.7       | 1.64      | 10.50        | 24.13      | 29.00    | 76.73       | 93.53      | 236.99    |
| Area: Abbotsford        | 1,633,500       | 434.4       | 0.60      | 13.54        | 24.08      | 34.49    | 87.00       | 112.73     | 243.94    |
| Abbotsford East         | 1,665,300       | 428.4       | 1.47      | 19.93        | 25.59      | 33.62    | 83.39       | 108.16     | 246.88    |
| Abbotsford West         | 1,575,700       | 465.0       | 0.32      | 8.54         | 23.57      | 37.09    | 94.64       | 123.56     | 263.85    |
| Aberdeen                | 1,656,400       | 414.4       | -1.24     | 7.33         | 20.29      | 32.44    | 75.44       | 100.97     | 220.74    |
| Bradner                 | 2,409,600       | 360.7       | -3.12     | 5.81         | 16.13      | 36.06    | 84.97       | 99.72      | 176.40    |
| Central Abbotsford      | 1,426,700       | 453.8       | -0.22     | 8.20         | 23.08      | 36.52    | 93.44       | 122.89     | 248.01    |
| Matsqui                 | 2,177,600       | 428.7       | -1.76     | 7.34         | 18.92      | 34.64    | 85.18       | 111.91     | 191.83    |
| Poplar                  | 1,392,700       | 412.9       | -0.07     | 8.37         | 22.27      | 36.54    | 86.75       | 111.64     | 212.57    |
| Sumas Mountain          | 2,101,400       | 389.3       | 5.73      | 20.79        | 39.33      | 23.47    | 85.38       | 119.08     | 239.70    |
| Area: Mission           | 1,397,300       | 427.1       | 3.77      | 15.43        | 25.47      | 41.47    | 77.66       | 113.66     | 246.39    |
| Durieu                  | 1,487,000       | 419.5       | 5.99      | 17.80        | 29.16      | 44.85    | 85.78       | 122.55     | 228.76    |

Fraser Valley Real Estate Board

2022-04

2 Storey Detached

|              | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|--------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|              |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Hatzic       | 1,389,700       | 426.1       | 3.52      | 15.41        | 24.99      | 40.58    | 75.71       | 112.62     | 248.12    |
| Mission BC   | 1,381,300       | 428.5       | 3.58      | 15.47        | 25.18      | 41.14    | 77.65       | 113.61     | 251.23    |
| Mission-West | 1,461,800       | 423.1       | 4.88      | 13.55        | 27.63      | 45.40    | 75.27       | 115.87     | 219.56    |
| Stave Falls  | 1,726,700       | 417.6       | 4.40      | 15.71        | 25.71      | 41.80    | 79.07       | 111.44     | 213.28    |

# Fraser Valley Real Estate Board

2022-04

## Apartment

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 868,500         | 366.8       | 1.05      | 10.02        | 16.70      | 21.26    | 32.42       | 58.44      | 136.65    |
| <b>Fraser Valley Real Estate Board</b> | 649,500         | 453.4       | 1.00      | 13.10        | 26.30      | 35.67    | 49.88       | 104.42     | 195.76    |
| Area: N. Delta                         | 544,000         | 515.6       | 1.32      | 13.34        | 30.04      | 34.59    | 38.79       | 85.80      | 208.56    |
| Annieville                             | 473,400         | 526.4       | 1.90      | 13.74        | 31.53      | 42.54    | 68.88       | 156.66     | 220.98    |
| Scottsdale                             | 787,400         | 509.4       | 1.03      | 13.23        | 29.29      | 29.42    | 29.68       | 69.86      | 195.65    |
| Municipality: City of Surrey combined  | 587,600         | 493.9       | 1.27      | 12.56        | 27.13      | 34.03    | 48.36       | 103.59     | 199.33    |
| Area: North Surrey                     | 601,500         | 522.2       | 1.34      | 12.13        | 26.87      | 32.84    | 47.51       | 106.32     | 195.70    |
| Bolivar Heights                        | 616,700         | 519.2       | 2.06      | 12.82        | 28.01      | 35.38    | 47.12       | 107.85     | 181.56    |
| Cedar Hills                            | 481,300         | 562.1       | 1.68      | 13.35        | 31.39      | 46.27    | 65.08       | 144.60     | 235.38    |
| Guildford                              | 652,100         | 492.3       | 1.42      | 12.45        | 25.33      | 31.81    | 49.86       | 105.04     | 217.61    |
| Port Kells                             | 519,400         | 408.9       | -0.51     | 11.94        | 23.27      | 33.32    | 56.31       | 104.04     | 173.51    |
| Whalley                                | 547,600         | 533.5       | 1.29      | 11.94        | 27.14      | 32.61    | 45.65       | 104.72     | 181.23    |
| Area: Surrey                           | 666,500         | 526.7       | 1.37      | 14.38        | 31.68      | 42.66    | 57.41       | 118.55     | 219.41    |
| Bear Creek Green Timbers               | 673,500         | 532.0       | 1.88      | 15.65        | 34.41      | 46.80    | 61.11       | 132.62     | 217.80    |
| East Newton                            | 671,600         | 547.6       | 1.03      | 14.35        | 31.45      | 42.16    | 56.32       | 118.43     | 229.48    |
| Fleetwood Tynehead                     | 711,800         | 471.4       | 1.90      | 12.00        | 25.41      | 32.64    | 48.29       | 95.44      | 223.10    |
| Queen Mary Park Surrey                 | 609,000         | 524.9       | 1.16      | 14.33        | 32.32      | 44.28    | 64.65       | 127.92     | 207.68    |
| Sullivan Station                       | 787,400         | 536.2       | 1.04      | 14.06        | 31.81      | 40.96    | 48.57       | 101.88     | 216.72    |
| West Newton                            | 691,200         | 531.1       | 1.43      | 14.71        | 32.41      | 43.85    | 56.85       | 120.28     | 224.04    |
| Area: Cloverdale                       | 678,500         | 468.7       | 1.03      | 11.70        | 24.32      | 30.05    | 44.62       | 93.76      | 203.56    |
| Clayton                                | 765,200         | 471.9       | 1.33      | 12.25        | 24.71      | 30.40    | 45.38       | 92.46      | 210.66    |
| Cloverdale BC                          | 644,100         | 463.9       | 0.56      | 10.82        | 23.71      | 29.47    | 43.40       | 94.75      | 196.61    |
| Area: South Surrey White Rock          | 713,300         | 359.0       | 1.44      | 12.65        | 20.83      | 28.81    | 41.56       | 76.07      | 173.00    |
| Crescent Bch Ocean Pk.                 | 748,000         | 397.4       | 3.84      | 13.77        | 21.68      | 31.50    | 37.70       | 61.02      | 163.70    |
| Grandview Surrey                       | 755,000         | 404.7       | 0.22      | 12.04        | 23.01      | 29.84    | 46.21       | 80.27      | 179.10    |
| King George Corridor                   | 769,200         | 379.8       | 0.61      | 11.09        | 22.00      | 28.01    | 40.98       | 70.47      | 169.17    |
| Morgan Creek                           | 754,400         | 414.9       | 0.92      | 11.44        | 22.17      | 28.89    | 44.41       | 77.92      | 172.78    |
| Sunnyside Park Surrey                  | 753,600         | 382.4       | 1.46      | 11.65        | 22.88      | 30.65    | 49.84       | 78.44      | 183.89    |
| White Rock                             | 635,600         | 321.6       | 2.65      | 14.94        | 19.69      | 29.31    | 38.68       | 78.37      | 160.19    |



# Fraser Valley Real Estate Board

2022-04

## Apartment

|                    | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|--------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                    |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Area: Langley      | 599,600         | 411.8       | -0.02     | 12.21        | 23.26      | 34.09    | 50.95       | 98.46      | 181.28    |
| Aldergrove Langley | 567,200         | 445.1       | 6.48      | 19.94        | 25.70      | 41.93    | 62.98       | 121.22     | 230.93    |
| Fort Langley       | 1,013,900       | 484.5       | 2.34      | 13.95        | 23.13      | 31.30    | 31.30       | 81.73      | 220.44    |
| Langley City       | 617,500         | 424.5       | -1.12     | 11.15        | 22.40      | 33.24    | 52.64       | 100.24     | 186.82    |
| Murrayville        | 668,000         | 402.5       | 0.80      | 13.09        | 24.46      | 36.12    | 49.07       | 95.48      | 175.50    |
| Salmon River       | 578,300         | 369.3       | 0.63      | 13.21        | 24.72      | 37.34    | 49.51       | 91.94      | 148.52    |
| Walnut Grove       | 676,000         | 363.4       | 0.80      | 13.56        | 25.31      | 36.21    | 49.36       | 95.69      | 163.72    |
| Willoughby Heights | 599,800         | 405.5       | 0.60      | 12.80        | 24.04      | 35.21    | 50.41       | 100.74     | 181.01    |
| Area: Abbotsford   | 527,100         | 448.2       | 0.72      | 15.31        | 29.61      | 45.33    | 64.36       | 127.74     | 209.10    |
| Abbotsford East    | 551,000         | 440.1       | 7.95      | 17.42        | 24.53      | 37.83    | 56.01       | 100.05     | 208.63    |
| Abbotsford West    | 534,300         | 465.3       | -1.34     | 15.83        | 28.75      | 45.54    | 68.46       | 126.53     | 228.14    |
| Central Abbotsford | 522,100         | 432.2       | 1.50      | 14.76        | 31.25      | 46.86    | 61.93       | 131.25     | 193.22    |
| Poplar             | 550,100         | 490.4       | 6.24      | 16.29        | 24.09      | 37.56    | 59.58       | 117.96     | 244.87    |
| Area: Mission      | 533,500         | 418.4       | 6.35      | 14.76        | 23.46      | 35.93    | 55.19       | 109.20     | 206.52    |
| Mission BC         | 533,500         | 418.4       | 6.35      | 14.76        | 23.46      | 35.93    | 55.19       | 109.20     | 206.52    |

# Fraser Valley Real Estate Board

2022-04

## Composite

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 1,403,700       | 391.0       | 0.93      | 10.36        | 18.59      | 25.28    | 47.44       | 60.44      | 146.22    |
| <b>Fraser Valley Real Estate Board</b> | 1,384,000       | 441.5       | 0.87      | 11.89        | 25.00      | 35.60    | 65.92       | 94.58      | 204.06    |
| Area: N. Delta                         | 1,500,900       | 466.4       | 0.06      | 9.53         | 26.02      | 32.50    | 64.75       | 86.63      | 205.04    |
| Annieville                             | 1,293,400       | 483.3       | -0.02     | 9.02         | 25.60      | 34.03    | 78.21       | 102.98     | 214.85    |
| Nordel                                 | 1,539,700       | 451.8       | 0.56      | 11.78        | 27.02      | 34.18    | 66.90       | 80.43      | 196.65    |
| Scottsdale                             | 1,507,000       | 492.2       | -0.40     | 10.19        | 26.66      | 31.82    | 57.66       | 89.67      | 221.70    |
| Sunshine Hills Woods                   | 1,699,800       | 434.2       | 0.30      | 6.97         | 25.06      | 30.12    | 60.70       | 73.75      | 183.79    |
| Municipality: City of Surrey combined  | 1,413,900       | 449.8       | 0.87      | 12.09        | 25.47      | 35.24    | 62.79       | 91.49      | 198.28    |
| Area: North Surrey                     | 1,222,100       | 508.4       | 1.38      | 13.03        | 26.50      | 34.89    | 57.99       | 107.68     | 215.97    |
| Bolivar Heights                        | 1,275,500       | 510.8       | -0.87     | 11.00        | 22.55      | 33.09    | 77.18       | 112.83     | 230.19    |
| Bridgeview                             | 1,060,900       | 531.7       | 1.37      | 14.66        | 27.02      | 41.98    | 103.02      | 124.25     | 238.23    |
| Cedar Hills                            | 1,465,100       | 540.2       | 0.43      | 10.74        | 23.73      | 35.32    | 82.32       | 111.68     | 244.30    |
| Fraser Heights                         | 2,057,500       | 425.2       | 1.24      | 13.90        | 25.99      | 32.58    | 62.23       | 86.33      | 188.08    |
| Guildford                              | 923,300         | 493.8       | 1.27      | 14.54        | 26.55      | 36.52    | 57.76       | 105.75     | 219.82    |
| Port Kells                             | 2,517,500       | 451.3       | -1.61     | 11.54        | 20.89      | 32.23    | 88.51       | 114.70     | 265.43    |
| Royal Heights                          | 1,573,000       | 471.2       | 1.09      | 12.16        | 27.52      | 36.94    | 89.54       | 105.05     | 217.09    |
| Whalley                                | 804,600         | 529.1       | 1.99      | 12.67        | 27.34      | 33.68    | 49.34       | 105.48     | 195.75    |
| Area: Surrey                           | 1,420,300       | 459.1       | 1.48      | 12.47        | 27.28      | 38.99    | 70.67       | 99.52      | 214.02    |
| Bear Creek Green Timbers               | 1,663,900       | 498.4       | 3.30      | 17.33        | 29.39      | 42.52    | 78.00       | 104.26     | 235.40    |
| East Newton                            | 1,607,600       | 495.2       | 2.19      | 14.05        | 31.35      | 41.73    | 71.71       | 110.63     | 244.61    |
| Fleetwood Tynehead                     | 1,493,800       | 435.4       | 0.23      | 10.34        | 22.99      | 32.70    | 73.54       | 97.64      | 208.36    |
| Panorama Ridge                         | 1,619,500       | 435.3       | 2.91      | 12.28        | 24.26      | 38.67    | 71.31       | 86.18      | 204.19    |
| Queen Mary Park Surrey                 | 1,171,300       | 484.8       | 2.06      | 13.75        | 27.61      | 39.71    | 68.16       | 104.99     | 210.57    |
| Sullivan Station                       | 1,325,000       | 417.2       | 0.14      | 10.43        | 26.27      | 38.65    | 76.26       | 90.76      | 192.57    |
| West Newton                            | 1,223,800       | 477.1       | 1.66      | 12.44        | 29.16      | 42.38    | 64.57       | 102.93     | 216.17    |
| Area: Cloverdale                       | 1,449,200       | 431.6       | -1.75     | 10.30        | 23.00      | 32.60    | 69.85       | 97.71      | 209.39    |
| Clayton                                | 1,489,200       | 419.1       | -0.97     | 10.49        | 24.29      | 32.71    | 65.98       | 100.43     | 213.70    |
| Cloverdale BC                          | 1,441,000       | 439.4       | -2.27     | 10.07        | 21.95      | 32.43    | 72.72       | 97.22      | 207.70    |
| Serpentine                             | 2,468,900       | 565.8       | -6.01     | 15.38        | 24.68      | 31.61    | 69.25       | 65.15      | 246.48    |
| Area: South Surrey White Rock          | 1,475,800       | 372.7       | 1.03      | 11.49        | 21.44      | 29.82    | 52.56       | 56.86      | 143.91    |

# Fraser Valley Real Estate Board

2022-04

## Composite

|                         | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                         |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Crescent Bch Ocean Pk.  | 1,829,300       | 417.1       | 0.41      | 11.49        | 19.79      | 27.79    | 53.12       | 49.23      | 150.66    |
| Elgin Chantrell         | 2,605,500       | 380.2       | 1.77      | 11.63        | 24.49      | 22.49    | 47.02       | 27.58      | 108.56    |
| Grandview Surrey        | 2,186,300       | 354.8       | 0.40      | 10.60        | 22.09      | 32.64    | 58.18       | 68.95      | 139.73    |
| Hazelmere               | 4,019,300       | 623.3       | -3.29     | 13.12        | 25.04      | 38.57    | 71.05       | 75.83      | 270.57    |
| King George Corridor    | 1,236,300       | 410.9       | 1.51      | 11.42        | 22.26      | 32.55    | 56.06       | 68.26      | 171.04    |
| Morgan Creek            | 1,784,700       | 349.5       | 1.30      | 10.99        | 19.86      | 27.46    | 51.10       | 59.23      | 136.79    |
| Pacific Douglas         | 1,883,300       | 380.1       | 0.58      | 9.95         | 22.30      | 32.95    | 59.17       | 55.46      | 153.23    |
| Sunnyside Park Surrey   | 1,424,800       | 389.0       | 0.99      | 11.14        | 23.26      | 28.94    | 54.30       | 52.91      | 150.32    |
| White Rock              | 1,001,900       | 335.5       | 1.67      | 13.15        | 19.40      | 28.45    | 44.05       | 57.66      | 139.64    |
| Area: Langley           | 1,347,000       | 420.5       | 1.57      | 11.66        | 23.35      | 34.69    | 66.67       | 94.05      | 205.15    |
| Aldergrove Langley      | 1,160,700       | 441.2       | 4.77      | 12.72        | 25.66      | 39.27    | 77.19       | 119.07     | 238.86    |
| Brookswood Langley      | 1,736,100       | 498.7       | 0.67      | 6.42         | 19.22      | 34.20    | 90.49       | 96.03      | 246.80    |
| Campbell Valley         | 2,878,500       | 407.2       | 1.29      | 10.80        | 24.83      | 31.65    | 67.43       | 92.71      | 205.25    |
| County Line Glen Valley | 2,460,700       | 399.6       | 1.16      | 10.33        | 21.39      | 27.71    | 67.90       | 89.03      | 199.10    |
| Fort Langley            | 1,906,800       | 440.9       | 1.57      | 10.81        | 21.69      | 27.87    | 60.44       | 93.29      | 222.30    |
| Langley City            | 902,000         | 432.4       | 0.16      | 9.41         | 21.15      | 34.96    | 61.89       | 98.90      | 199.86    |
| Murrayville             | 1,568,900       | 411.9       | 1.80      | 9.75         | 21.11      | 34.74    | 66.16       | 86.30      | 189.66    |
| Otter District          | 2,826,000       | 447.2       | 1.78      | 12.62        | 26.90      | 37.98    | 86.26       | 112.24     | 242.68    |
| Salmon River            | 2,240,300       | 437.6       | 1.46      | 12.29        | 24.28      | 35.52    | 72.69       | 100.83     | 224.87    |
| Walnut Grove            | 1,271,200       | 391.8       | 0.31      | 12.78        | 24.26      | 32.63    | 64.00       | 84.55      | 188.30    |
| Willoughby Heights      | 1,423,200       | 408.4       | 2.51      | 13.79        | 24.89      | 35.28    | 65.81       | 91.47      | 203.87    |
| Area: Abbotsford        | 1,085,900       | 454.6       | 0.73      | 12.75        | 26.45      | 39.58    | 75.05       | 113.83     | 232.55    |
| Abbotsford East         | 1,360,000       | 439.8       | 1.01      | 13.70        | 23.37      | 36.84    | 75.15       | 102.58     | 224.82    |
| Abbotsford West         | 1,052,000       | 468.5       | -0.30     | 11.89        | 27.00      | 39.64    | 76.26       | 114.12     | 243.98    |
| Aberdeen                | 1,723,000       | 436.4       | 0.62      | 11.67        | 22.41      | 36.42    | 77.11       | 102.32     | 223.26    |
| Bradner                 | 2,482,300       | 405.7       | -1.74     | 9.38         | 18.56      | 26.07    | 86.87       | 99.66      | 199.63    |
| Central Abbotsford      | 791,100         | 449.2       | 1.42      | 13.41        | 29.56      | 43.51    | 72.37       | 126.75     | 222.70    |
| Matsqui                 | 1,690,900       | 452.9       | -2.39     | 2.37         | 16.16      | 34.23    | 82.40       | 107.94     | 215.39    |
| Poplar                  | 1,325,500       | 480.1       | 3.45      | 13.98        | 25.42      | 37.76    | 71.22       | 114.81     | 251.21    |
| Sumas Mountain          | 1,767,200       | 389.3       | 5.73      | 20.79        | 39.33      | 19.86    | 70.45       | 97.82      | 206.54    |
| Sumas Prairie           | 1,422,900       | 517.4       | -0.37     | -0.04        | 11.85      | 27.97    | 91.99       | 124.18     | 271.70    |
| Area: Mission           | 1,206,400       | 456.5       | -1.00     | 9.34         | 25.07      | 39.18    | 86.25       | 113.22     | 247.94    |

# Fraser Valley Real Estate Board

2022-04

## Composite

|                 | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-----------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                 |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Dewdney Deroche | 927,900         | 488.0       | -4.84     | 5.26         | 25.45      | 38.75    | 110.34      | 130.30     | 259.09    |
| Durieu          | 1,118,800       | 465.7       | -1.90     | 8.91         | 26.27      | 41.46    | 99.70       | 126.18     | 247.54    |
| Hatzic          | 1,248,400       | 456.1       | -1.62     | 9.25         | 25.03      | 38.46    | 87.00       | 110.09     | 250.85    |
| Lake Errock     | 1,049,000       | 459.6       | -0.07     | 12.62        | 25.88      | 40.77    | 95.99       | 123.32     | 242.22    |
| Mission BC      | 1,189,400       | 456.4       | -0.80     | 9.42         | 25.01      | 39.15    | 85.23       | 112.67     | 248.13    |
| Mission-West    | 1,454,400       | 450.4       | -1.31     | 8.11         | 25.42      | 38.54    | 88.85       | 114.99     | 240.18    |
| Stave Falls     | 1,555,300       | 446.0       | -2.13     | 8.28         | 24.69      | 39.64    | 89.87       | 115.15     | 235.34    |
| Steelhead       | 1,887,600       | 440.6       | -6.67     | 3.40         | 23.00      | 37.60    | 95.65       | 111.02     | 240.49    |

# Fraser Valley Real Estate Board

2022-04

## 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>                  | 1,995,600       | 425.2       | 0.59      | 9.84         | 19.54      | 26.96    | 62.97       | 61.73      | 157.38    |
| <b>Fraser Valley Real Estate Board</b> | 1,731,000       | 462.3       | 0.24      | 10.31        | 23.94      | 33.84    | 79.46       | 93.84      | 217.08    |
| Area: N. Delta                         | 1,584,100       | 462.1       | -0.13     | 8.65         | 24.93      | 31.17    | 75.50       | 87.62      | 202.62    |
| Annieville                             | 1,482,900       | 478.5       | -0.64     | 7.82         | 24.29      | 31.24    | 81.66       | 95.55      | 213.77    |
| Nordel                                 | 1,531,800       | 448.7       | 0.92      | 12.01        | 26.39      | 33.54    | 74.59       | 83.74      | 192.69    |
| Scottsdale                             | 1,560,400       | 488.4       | -1.11     | 8.78         | 25.20      | 32.72    | 84.16       | 99.51      | 222.80    |
| Sunshine Hills Woods                   | 1,779,700       | 436.6       | 0.25      | 5.84         | 24.07      | 28.11    | 61.70       | 73.25      | 183.69    |
| Municipality: City of Surrey combined  | 1,868,400       | 466.3       | 0.91      | 11.61        | 23.95      | 33.84    | 75.90       | 87.27      | 206.17    |
| Area: North Surrey                     | 1,747,400       | 501.5       | 1.44      | 12.75        | 25.44      | 35.65    | 84.24       | 107.75     | 231.02    |
| Bolivar Heights                        | 1,435,500       | 506.8       | -1.52     | 10.22        | 21.19      | 31.91    | 87.01       | 111.78     | 242.43    |
| Bridgeview                             | 1,060,900       | 531.7       | 1.37      | 14.66        | 27.02      | 41.98    | 103.02      | 124.25     | 238.23    |
| Cedar Hills                            | 1,542,300       | 538.8       | 0.28      | 10.50        | 23.24      | 34.63    | 83.95       | 109.73     | 244.06    |
| Fraser Heights                         | 2,050,700       | 421.9       | 1.39      | 13.60        | 25.72      | 31.60    | 62.71       | 85.45      | 185.84    |
| Guildford                              | 1,673,800       | 533.2       | 5.71      | 15.44        | 28.61      | 38.89    | 93.19       | 114.05     | 238.97    |
| Port Kells                             | 2,673,200       | 474.4       | -2.10     | 11.60        | 19.53      | 31.09    | 104.39      | 125.58     | 285.69    |
| Royal Heights                          | 1,573,000       | 470.1       | 1.10      | 12.17        | 27.54      | 36.98    | 89.86       | 104.84     | 216.35    |
| Whalley                                | 1,601,500       | 598.4       | 5.52      | 15.43        | 31.11      | 43.33    | 103.47      | 127.27     | 277.78    |
| Area: Surrey                           | 1,813,000       | 483.0       | 1.62      | 11.75        | 25.65      | 37.29    | 80.63       | 100.08     | 225.47    |
| Bear Creek Green Timbers               | 1,775,700       | 516.0       | 2.85      | 17.25        | 29.03      | 42.62    | 85.68       | 109.93     | 248.41    |
| East Newton                            | 2,100,600       | 509.4       | -0.57     | 10.12        | 31.53      | 39.22    | 86.39       | 116.31     | 250.34    |
| Fleetwood Tynehead                     | 1,942,200       | 471.4       | 1.46      | 9.76         | 22.57      | 30.91    | 83.57       | 100.34     | 221.99    |
| Panorama Ridge                         | 1,737,300       | 446.4       | 4.52      | 13.53        | 23.25      | 38.89    | 70.71       | 87.48      | 206.59    |
| Queen Mary Park Surrey                 | 1,598,700       | 511.5       | -0.29     | 10.86        | 25.00      | 37.24    | 82.35       | 103.46     | 233.88    |
| Sullivan Station                       | 1,810,800       | 452.4       | 1.59      | 11.62        | 22.11      | 35.00    | 80.02       | 85.56      | 194.72    |
| West Newton                            | 1,576,800       | 482.1       | 2.77      | 11.26        | 25.35      | 41.63    | 75.44       | 94.55      | 221.19    |
| Area: Cloverdale                       | 1,818,000       | 457.9       | -2.74     | 10.34        | 21.33      | 32.57    | 83.82       | 101.36     | 225.44    |
| Clayton                                | 1,862,200       | 431.1       | -1.42     | 10.62        | 23.74      | 33.01    | 83.06       | 103.93     | 225.60    |
| Cloverdale BC                          | 1,790,100       | 463.5       | -3.07     | 10.04        | 20.45      | 32.47    | 84.00       | 101.43     | 222.10    |
| Serpentine                             | 2,468,900       | 565.8       | -6.01     | 15.38        | 24.68      | 31.61    | 69.25       | 65.15      | 246.48    |
| Area: South Surrey White Rock          | 2,147,000       | 409.9       | 1.41      | 11.42        | 21.49      | 27.50    | 55.97       | 48.30      | 146.48    |

# Fraser Valley Real Estate Board

2022-04

## 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.  | 1,948,200       | 423.0       | 0.50      | 11.52        | 19.76      | 26.76    | 52.93       | 47.49      | 150.89    |
| Elgin Chantrell         | 2,767,200       | 378.8       | 2.10      | 11.81        | 25.43      | 20.37    | 45.75       | 23.59      | 103.44    |
| Grandview Surrey        | 2,702,200       | 426.1       | 1.28      | 9.93         | 19.22      | 28.07    | 49.56       | 50.67      | 157.46    |
| Hazelmere               | 4,019,300       | 623.3       | -3.29     | 13.12        | 25.04      | 38.57    | 71.05       | 75.83      | 270.57    |
| King George Corridor    | 1,885,600       | 474.4       | 3.67      | 12.63        | 23.38      | 34.01    | 69.01       | 72.32      | 189.44    |
| Morgan Creek            | 2,055,600       | 322.3       | 2.87      | 12.03        | 17.29      | 24.68    | 50.33       | 32.31      | 105.29    |
| Pacific Douglas         | 2,358,300       | 439.5       | 1.10      | 10.84        | 22.59      | 33.02    | 63.38       | 68.26      | 190.48    |
| Sunnyside Park Surrey   | 1,834,200       | 404.3       | 1.20      | 11.29        | 24.29      | 25.95    | 59.24       | 44.03      | 133.97    |
| White Rock              | 1,691,700       | 366.6       | 0.36      | 10.99        | 19.49      | 26.07    | 53.39       | 43.93      | 131.00    |
| Area: Langley           | 1,785,000       | 447.2       | 0.93      | 8.75         | 22.45      | 32.70    | 81.05       | 98.58      | 229.31    |
| Aldergrove Langley      | 1,303,500       | 426.3       | 2.70      | 10.21        | 26.54      | 37.69    | 79.80       | 114.22     | 235.14    |
| Brookwood Langley       | 1,736,100       | 498.7       | 0.67      | 6.42         | 19.22      | 34.20    | 90.49       | 96.03      | 246.80    |
| Campbell Valley         | 2,878,500       | 407.2       | 1.29      | 10.80        | 24.83      | 31.65    | 67.43       | 92.71      | 205.25    |
| County Line Glen Valley | 2,460,100       | 399.5       | 1.16      | 10.33        | 21.39      | 27.60    | 67.65       | 88.98      | 199.03    |
| Fort Langley            | 1,898,700       | 432.1       | 1.36      | 9.73         | 21.07      | 26.49    | 69.38       | 96.41      | 227.35    |
| Langley City            | 1,519,500       | 477.4       | -0.77     | 1.57         | 16.47      | 31.99    | 89.37       | 102.46     | 234.55    |
| Murrayville             | 1,862,700       | 438.2       | -0.54     | 3.77         | 18.50      | 31.00    | 84.12       | 90.27      | 205.37    |
| Otter District          | 2,861,100       | 449.3       | 1.79      | 12.58        | 26.85      | 37.86    | 86.20       | 112.43     | 245.35    |
| Salmon River            | 2,330,700       | 454.2       | 1.66      | 12.20        | 24.13      | 34.94    | 77.84       | 103.59     | 243.83    |
| Walnut Grove            | 1,583,600       | 426.3       | 0.14      | 13.59        | 25.72      | 32.60    | 76.01       | 93.25      | 210.26    |
| Willoughby Heights      | 1,850,000       | 437.9       | 1.60      | 9.58         | 23.42      | 29.86    | 78.88       | 94.62      | 234.79    |
| Area: Abbotsford        | 1,511,200       | 481.4       | -0.74     | 9.86         | 25.01      | 35.26    | 87.61       | 115.01     | 258.99    |
| Abbotsford East         | 1,491,000       | 445.0       | -0.67     | 12.29        | 21.82      | 34.36    | 78.71       | 103.01     | 233.83    |
| Abbotsford West         | 1,488,700       | 512.6       | -0.50     | 7.08         | 26.72      | 35.47    | 94.02       | 122.10     | 281.40    |
| Aberdeen                | 1,738,700       | 440.4       | -1.26     | 10.07        | 22.30      | 35.22    | 81.31       | 105.03     | 226.22    |
| Bradner                 | 2,482,300       | 405.7       | -1.74     | 9.38         | 18.56      | 26.07    | 86.87       | 99.36      | 199.63    |
| Central Abbotsford      | 1,412,200       | 540.3       | -0.83     | 10.76        | 30.00      | 37.80    | 98.28       | 133.39     | 302.31    |
| Matsqui                 | 1,690,900       | 452.9       | -2.39     | 2.37         | 16.16      | 34.23    | 82.40       | 107.94     | 215.39    |
| Poplar                  | 1,438,800       | 493.9       | -1.48     | 9.32         | 27.66      | 34.58    | 88.73       | 119.12     | 267.49    |
| Sumas Mountain          | 1,767,200       | 389.3       | 5.73      | 20.79        | 39.33      | 19.86    | 70.45       | 97.82      | 206.54    |
| Sumas Prairie           | 1,422,900       | 517.4       | -0.37     | -0.04        | 11.85      | 27.97    | 91.99       | 124.18     | 271.70    |
| Area: Mission           | 1,252,500       | 464.6       | -2.54     | 8.07         | 25.36      | 38.73    | 91.04       | 114.79     | 254.39    |

Fraser Valley Real Estate Board

2022-04

| Single Family Detached | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Dewdney Deroche        | 927,900         | 488.0       | -4.84     | 5.26         | 25.45      | 38.75    | 110.34      | 130.30     | 259.09    |
| Durieu                 | 1,118,800       | 465.7       | -1.90     | 8.91         | 26.27      | 41.46    | 99.70       | 126.18     | 247.54    |
| Hatzic                 | 1,247,400       | 456.1       | -1.62     | 9.25         | 25.03      | 38.51    | 87.00       | 109.89     | 250.85    |
| Mission BC             | 1,243,800       | 466.8       | -2.61     | 8.03         | 25.42      | 38.68    | 91.15       | 114.92     | 256.34    |
| Mission-West           | 1,456,200       | 450.5       | -1.31     | 8.11         | 25.42      | 38.53    | 88.89       | 115.14     | 240.26    |
| Stave Falls            | 1,555,300       | 446.0       | -2.13     | 8.28         | 24.69      | 39.64    | 89.87       | 115.15     | 235.34    |
| Steelhead              | 1,887,600       | 440.6       | -6.67     | 3.40         | 23.00      | 37.60    | 95.65       | 111.02     | 240.49    |

# Fraser Valley Real Estate Board

2022-04

## Townhouse

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 1,061,800       | 382.7       | 1.43      | 12.49        | 21.61      | 31.56    | 54.94       | 73.32      | 155.99    |
| <b>Fraser Valley Real Estate Board</b> | 902,500         | 396.6       | 1.82      | 13.31        | 25.27      | 38.33    | 65.46       | 94.13      | 189.70    |
| Area: N. Delta                         | 903,000         | 438.5       | 0.14      | 11.52        | 28.89      | 37.76    | 52.20       | 77.10      | 202.00    |
| Annieville                             | 812,800         | 424.8       | 1.55      | 11.47        | 27.19      | 42.69    | 68.44       | 108.54     | 202.13    |
| Nordel                                 | 1,170,400       | 462.9       | -0.67     | 11.01        | 29.41      | 36.67    | 48.03       | 72.79      | 212.77    |
| Scottsdale                             | 943,400         | 422.8       | -0.24     | 12.03        | 29.02      | 36.48    | 61.68       | 97.20      | 194.02    |
| Sunshine Hills Woods                   | 896,000         | 424.4       | 0.59      | 12.01        | 29.08      | 38.20    | 56.14       | 84.44      | 193.50    |
| Municipality: City of Surrey combined  | 938,000         | 392.0       | 0.31      | 12.13        | 25.68      | 37.74    | 65.19       | 93.77      | 184.88    |
| Area: North Surrey                     | 882,200         | 462.0       | 1.05      | 18.07        | 27.06      | 42.55    | 57.57       | 101.04     | 206.77    |
| Bolivar Heights                        | 847,900         | 508.8       | -0.84     | 15.90        | 28.26      | 47.56    | 70.74       | 128.88     | 250.90    |
| Fraser Heights                         | 1,230,700       | 459.5       | -0.13     | 16.51        | 27.18      | 42.39    | 52.71       | 86.49      | 214.73    |
| Guildford                              | 923,400         | 478.5       | -1.14     | 18.21        | 27.67      | 44.61    | 61.06       | 104.84     | 215.63    |
| Whalley                                | 783,500         | 422.3       | 7.13      | 17.99        | 26.17      | 38.05    | 49.75       | 92.74      | 183.04    |
| Area: Surrey                           | 936,200         | 412.0       | 1.28      | 12.75        | 27.59      | 39.80    | 67.14       | 99.81      | 203.83    |
| Bear Creek Green Timbers               | 861,600         | 401.8       | 7.20      | 17.93        | 25.88      | 36.81    | 45.58       | 83.30      | 172.22    |
| East Newton                            | 829,900         | 459.3       | 7.16      | 20.90        | 31.15      | 47.02    | 65.87       | 100.74     | 250.88    |
| Fleetwood Tynehead                     | 986,900         | 394.1       | -1.47     | 11.11        | 23.62      | 34.74    | 70.31       | 102.00     | 195.87    |
| Panorama Ridge                         | 1,117,600       | 405.1       | -1.05     | 9.28         | 27.15      | 39.35    | 74.39       | 95.32      | 209.71    |
| Queen Mary Park Surrey                 | 780,800         | 408.4       | 7.19      | 18.21        | 26.24      | 38.07    | 50.20       | 93.01      | 174.46    |
| Sullivan Station                       | 996,100         | 397.4       | -0.63     | 9.57         | 27.99      | 40.08    | 76.54       | 99.70      | 206.16    |
| West Newton                            | 973,400         | 429.9       | 0.49      | 11.34        | 30.35      | 41.28    | 65.47       | 102.97     | 200.63    |
| Area: Cloverdale                       | 947,700         | 385.0       | -2.16     | 9.28         | 24.31      | 33.17    | 71.95       | 96.33      | 191.01    |
| Clayton                                | 951,600         | 386.8       | -2.18     | 9.36         | 24.41      | 33.52    | 73.22       | 98.26      | 197.08    |
| Cloverdale BC                          | 941,900         | 382.6       | -2.15     | 9.19         | 24.18      | 32.76    | 70.27       | 93.53      | 184.25    |
| Area: South Surrey White Rock          | 1,058,400       | 331.9       | -0.27     | 10.05        | 21.53      | 33.62    | 60.80       | 75.24      | 136.90    |
| Crescent Bch Ocean Pk.                 | 1,028,700       | 368.8       | -1.63     | 8.57         | 17.12      | 34.80    | 56.27       | 77.56      | 148.35    |
| Elgin Chantrell                        | 1,645,200       | 387.7       | 0.15      | 10.64        | 20.18      | 32.55    | 53.42       | 61.27      | 164.28    |
| Grandview Surrey                       | 1,018,500       | 314.8       | -0.06     | 10.34        | 22.63      | 34.01    | 64.99       | 80.71      | 139.39    |
| King George Corridor                   | 1,078,700       | 374.7       | -0.48     | 10.01        | 21.22      | 35.86    | 60.33       | 75.01      | 160.39    |
| Morgan Creek                           | 1,020,800       | 321.7       | -0.16     | 10.25        | 22.23      | 31.95    | 66.08       | 81.44      | 138.47    |



# Fraser Valley Real Estate Board

2022-04

## Townhouse

|                       | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-----------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                       |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Pacific Douglas       | 981,500         | 307.1       | -0.13     | 10.51        | 22.84      | 34.46    | 66.63       | 86.91      | 134.43    |
| Sunnyside Park Surrey | 1,302,100       | 364.3       | -0.44     | 9.60         | 20.19      | 31.75    | 49.18       | 59.43      | 143.52    |
| White Rock            | 865,700         | 295.2       | -1.24     | 7.86         | 16.36      | 32.91    | 46.72       | 61.22      | 98.79     |
|                       |                 |             |           |              |            |          |             |            |           |
| Area: Langley         | 914,200         | 397.6       | 4.17      | 15.21        | 24.60      | 38.20    | 65.67       | 91.15      | 192.78    |
| Aldergrove Langley    | 741,000         | 486.1       | 9.56      | 16.65        | 23.97      | 43.18    | 73.67       | 129.40     | 254.30    |
| Fort Langley          | 954,100         | 380.5       | 0.85      | 12.18        | 24.35      | 31.98    | 53.00       | 67.47      | 155.03    |
| Langley City          | 859,500         | 403.2       | 5.61      | 13.93        | 22.63      | 44.52    | 69.27       | 103.33     | 200.00    |
| Murrayville           | 943,600         | 395.0       | 5.08      | 13.87        | 21.88      | 37.87    | 59.21       | 81.44      | 189.38    |
| Walnut Grove          | 955,600         | 369.3       | 0.46      | 11.88        | 23.14      | 32.37    | 58.09       | 76.11      | 175.60    |
| Willoughby Heights    | 928,900         | 398.7       | 4.43      | 16.75        | 26.01      | 38.15    | 67.38       | 91.96      | 190.60    |
|                       |                 |             |           |              |            |          |             |            |           |
| Area: Abbotsford      | 763,300         | 412.5       | 4.27      | 15.48        | 24.85      | 41.17    | 69.20       | 105.84     | 208.30    |
| Abbotsford East       | 835,700         | 428.6       | 5.28      | 17.39        | 27.56      | 43.58    | 69.41       | 102.84     | 201.62    |
| Abbotsford West       | 799,700         | 418.9       | 1.43      | 14.42        | 25.61      | 40.24    | 67.69       | 101.98     | 216.15    |
| Aberdeen              | 932,200         | 421.7       | 9.11      | 18.79        | 23.02      | 42.03    | 56.71       | 87.59      | 196.76    |
| Central Abbotsford    | 592,300         | 364.7       | 7.71      | 13.19        | 19.11      | 36.80    | 69.39       | 113.52     | 195.54    |
| Poplar                | 940,600         | 439.0       | 10.91     | 19.81        | 22.45      | 44.69    | 61.58       | 105.24     | 230.82    |
|                       |                 |             |           |              |            |          |             |            |           |
| Area: Mission         | 759,600         | 410.2       | 9.71      | 16.77        | 22.92      | 42.63    | 65.74       | 104.28     | 216.02    |
| Mission BC            | 759,600         | 410.2       | 9.71      | 16.77        | 22.92      | 42.63    | 65.74       | 104.28     | 216.02    |