

# **Summary Report**

**For December 2022**

**Fraser Valley Real Estate Board**

# Fraser Valley Real Estate Board

2022-12

## 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>                  | 1,246,700       | 348.4       | -2.27     | -6.60        | -16.71     | -12.22   | 32.98       | 22.55      | 110.77    |
| <b>Fraser Valley Real Estate Board</b> | 1,159,100       | 377.9       | -2.95     | -7.45        | -19.87     | -16.00   | 37.92       | 33.58      | 145.71    |
| Area: N. Delta                         | 1,222,800       | 386.8       | -2.00     | 0.05         | -16.00     | -16.08   | 34.21       | 32.51      | 149.23    |
| Annieville                             | 1,233,800       | 410.9       | -0.34     | 6.04         | -12.28     | -15.16   | 39.62       | 37.33      | 165.27    |
| Nordel                                 | 1,125,900       | 354.1       | -5.24     | -5.72        | -21.26     | -24.13   | 24.03       | 24.95      | 125.11    |
| Scottsdale                             | 1,228,700       | 408.1       | -0.37     | 6.25         | -12.16     | -15.14   | 39.71       | 37.22      | 163.63    |
| Sunshine Hills Woods                   | 1,350,300       | 363.4       | -2.00     | -6.34        | -17.75     | -5.63    | 34.59       | 31.10      | 135.67    |
| Municipality: City of Surrey combined  | 1,299,600       | 395.7       | -3.46     | -9.01        | -19.31     | -12.78   | 41.73       | 33.10      | 144.86    |
| Area: North Surrey                     | 1,171,600       | 427.0       | -4.64     | -11.56       | -22.36     | -18.48   | 41.91       | 42.38      | 167.21    |
| Bolivar Heights                        | 1,057,500       | 394.4       | -5.01     | -7.89        | -23.91     | -18.39   | 36.90       | 37.66      | 153.96    |
| Bridgeview                             | 799,800         | 430.5       | -5.78     | -5.16        | -20.99     | -22.85   | 43.55       | 52.82      | 189.31    |
| Cedar Hills                            | 1,254,300       | 451.3       | 3.23      | -3.86        | -14.46     | -10.24   | 53.50       | 51.65      | 182.59    |
| Fraser Heights                         | 1,256,200       | 357.0       | -5.68     | -8.51        | -23.80     | -21.35   | 25.22       | 23.61      | 130.32    |
| Guildford                              | 1,210,600       | 428.8       | -9.31     | -23.84       | -27.48     | -24.88   | 38.19       | 38.06      | 156.15    |
| Port Kells                             | 2,132,200       | 428.5       | -0.28     | -5.45        | -21.51     | -10.84   | 59.47       | 58.41      | 189.53    |
| Royal Heights                          | 1,065,900       | 383.0       | -6.65     | -6.33        | -21.69     | -23.99   | 33.12       | 35.00      | 150.98    |
| Whalley                                | 1,286,600       | 508.1       | -9.30     | -22.14       | -25.22     | -22.50   | 48.74       | 53.69      | 204.98    |
| Area: Surrey                           | 1,283,000       | 405.5       | -3.15     | -8.75        | -18.46     | -11.00   | 42.08       | 41.44      | 161.44    |
| Bear Creek Green Timbers               | 1,205,200       | 400.8       | -4.78     | -11.35       | -22.14     | -5.09    | 39.99       | 40.68      | 154.64    |
| East Newton                            | 1,231,000       | 406.3       | -5.91     | -15.46       | -24.42     | -9.19    | 38.67       | 42.86      | 165.04    |
| Fleetwood Tynehead                     | 1,253,000       | 374.5       | 1.13      | -4.17        | -20.13     | -13.19   | 39.48       | 34.76      | 153.73    |
| Panorama Ridge                         | 1,326,100       | 387.2       | -1.02     | -5.19        | -17.46     | -3.49    | 47.00       | 45.13      | 155.92    |
| Queen Mary Park Surrey                 | 1,344,300       | 452.0       | 3.81      | -3.00        | -14.47     | -10.39   | 55.59       | 52.65      | 180.75    |
| Sullivan Station                       | 1,491,900       | 374.8       | -5.97     | -19.29       | -22.91     | -7.02    | 50.95       | 30.00      | 141.81    |
| West Newton                            | 1,329,600       | 410.4       | -10.72    | -10.31       | -10.12     | -17.90   | 35.27       | 41.81      | 164.43    |
| Area: Cloverdale                       | 1,235,800       | 376.3       | -1.34     | -4.18        | -17.11     | -16.04   | 39.42       | 36.44      | 151.87    |
| Clayton                                | 1,634,500       | 421.6       | 0.55      | -3.68        | -19.31     | -18.06   | 43.50       | 45.98      | 204.18    |
| Cloverdale BC                          | 1,162,100       | 384.0       | -1.36     | -3.37        | -17.37     | -17.54   | 36.32       | 36.51      | 159.28    |
| Serpentine                             | 2,461,400       | 315.0       | -9.61     | -24.39       | -22.55     | -5.06    | 49.15       | 42.66      | 100.64    |
| Area: South Surrey White Rock          | 1,493,700       | 330.5       | -3.67     | -7.53        | -17.35     | -6.37    | 40.10       | 15.92      | 112.54    |

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2022-12

## 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.  | 1,407,400       | 315.8       | -2.62     | -1.28        | -13.79     | -4.88    | 38.08       | 17.97      | 110.96    |
| Elgin Chantrell         | 2,021,500       | 338.8       | -3.06     | -1.48        | -13.64     | -6.51    | 35.96       | 14.96      | 114.97    |
| Grandview Surrey        | 2,390,400       | 355.0       | -9.90     | -19.99       | -22.56     | -13.10   | 25.53       | 9.03       | 121.60    |
| Hazelmere               | 2,144,400       | 324.1       | -3.83     | -15.27       | -25.17     | -10.62   | 42.71       | 24.22      | 125.07    |
| King George Corridor    | 1,212,400       | 321.1       | -5.89     | -16.66       | -23.09     | -8.23    | 41.20       | 18.75      | 111.25    |
| Morgan Creek            | 2,117,400       | 266.3       | -7.73     | -20.89       | -23.87     | -8.30    | 21.88       | -10.25     | 61.88     |
| Pacific Douglas         | 2,752,100       | 402.4       | -5.45     | -19.37       | -28.49     | -14.84   | 36.13       | 17.59      | 161.81    |
| Sunnyside Park Surrey   | 1,361,500       | 323.1       | -1.52     | -0.92        | -13.33     | -5.28    | 41.83       | 23.27      | 117.58    |
| White Rock              | 1,296,000       | 335.0       | -2.84     | -1.50        | -13.99     | -5.05    | 39.35       | 21.42      | 124.38    |
| Area: Langley           | 1,282,100       | 378.8       | -1.41     | -7.34        | -20.47     | -13.42   | 33.52       | 34.33      | 161.60    |
| Aldergrove Langley      | 1,030,700       | 384.6       | -1.91     | -7.15        | -19.82     | -6.10    | 42.92       | 45.08      | 180.53    |
| Brookwood Langley       | 1,209,700       | 374.2       | -0.45     | -6.59        | -22.61     | -18.60   | 29.66       | 31.99      | 157.01    |
| Campbell Valley         | 2,244,000       | 386.0       | -0.36     | -8.38        | -26.50     | -15.41   | 26.43       | 41.34      | 156.14    |
| County Line Glen Valley | 1,983,300       | 341.5       | -3.64     | -9.46        | -17.03     | -5.06    | 42.35       | 47.45      | 160.69    |
| Fort Langley            | 1,553,900       | 373.9       | -3.01     | -11.38       | -15.98     | -9.14    | 33.68       | 35.32      | 168.99    |
| Langley City            | 1,054,500       | 375.5       | -1.24     | -4.01        | -16.61     | -17.96   | 29.48       | 22.19      | 153.89    |
| Murrayville             | 1,276,200       | 339.0       | -1.97     | -6.09        | -22.27     | -18.37   | 28.85       | 30.08      | 132.83    |
| Otter District          | 2,088,400       | 372.5       | -1.59     | -10.76       | -26.96     | -15.51   | 26.70       | 43.27      | 161.04    |
| Salmon River            | 1,656,000       | 376.5       | -1.62     | -10.74       | -26.00     | -14.10   | 25.37       | 39.44      | 156.82    |
| Walnut Grove            | 1,161,600       | 343.1       | -2.33     | -9.54        | -14.76     | -6.00    | 36.64       | 37.02      | 146.66    |
| Willoughby Heights      | 1,077,200       | 384.6       | -1.59     | -4.14        | -16.90     | -16.74   | 33.50       | 26.35      | 158.82    |
| Area: Abbotsford        | 983,800         | 373.8       | -2.93     | -8.29        | -23.05     | -23.42   | 34.46       | 38.04      | 163.80    |
| Abbotsford East         | 962,200         | 353.5       | -1.81     | -7.32        | -18.94     | -19.97   | 39.01       | 35.54      | 158.78    |
| Abbotsford West         | 935,400         | 393.7       | -3.62     | -8.99        | -21.95     | -27.07   | 33.05       | 36.56      | 175.51    |
| Aberdeen                | 1,330,400       | 357.6       | -2.67     | -9.54        | -26.57     | -13.52   | 30.37       | 48.69      | 140.48    |
| Bradner                 | 2,054,300       | 341.0       | -4.02     | -9.40        | -17.39     | -5.15    | 42.80       | 47.81      | 161.10    |
| Central Abbotsford      | 866,600         | 358.4       | -3.97     | -9.81        | -30.68     | -27.30   | 28.97       | 34.18      | 160.28    |
| Matsqui                 | 1,144,900       | 379.7       | -3.43     | -3.04        | -16.97     | -21.04   | 43.17       | 38.88      | 177.36    |
| Poplar                  | 867,500         | 351.4       | -3.67     | -9.78        | -30.53     | -27.53   | 27.64       | 31.81      | 153.54    |
| Sumas Prairie           | 2,374,300       | 449.0       | 6.20      | 6.30         | -8.74      | -18.17   | 69.56       | 61.92      | 250.78    |
| Area: Mission           | 833,200         | 333.8       | -4.63     | -7.41        | -19.89     | -21.90   | 37.08       | 38.11      | 153.26    |
| Dewdney Deroche         | 870,200         | 329.6       | -5.53     | -7.57        | -20.52     | -21.45   | 45.71       | 43.12      | 157.70    |

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2022-12

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|--------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|              |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Durieu       | 974,900         | 312.9       | -4.72     | -6.76        | -19.15     | -20.58   | 46.69       | 42.62      | 147.74    |
| Hatzic       | 809,800         | 329.2       | -4.52     | -7.58        | -19.96     | -21.82   | 35.58       | 36.94      | 153.43    |
| Mission BC   | 794,100         | 330.5       | -4.59     | -7.53        | -20.05     | -21.85   | 35.51       | 36.63      | 153.65    |
| Mission-West | 1,176,300       | 308.9       | -4.42     | -8.58        | -22.74     | -24.03   | 40.22       | 34.30      | 133.66    |
| Stave Falls  | 1,195,000       | 318.8       | -3.63     | -5.99        | -18.92     | -20.36   | 46.31       | 42.38      | 150.63    |
| Steelhead    | 1,446,200       | 307.4       | -2.84     | -6.31        | -18.00     | -19.61   | 45.34       | 39.85      | 143.97    |

# Fraser Valley Real Estate Board

2022-12

## 2 Storey Detached

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 1,809,700       | 339.1       | -1.74     | -4.26        | -12.26     | -5.67    | 29.67       | 13.56      | 87.56     |
| <b>Fraser Valley Real Estate Board</b> | 1,536,500       | 375.8       | -1.39     | -4.76        | -14.73     | -8.30    | 42.35       | 35.57      | 142.92    |
| Area: N. Delta                         | 1,306,300       | 346.7       | 0.12      | -6.37        | -18.39     | -16.46   | 31.33       | 26.86      | 128.84    |
| Annieville                             | 1,287,800       | 371.6       | -1.01     | -6.52        | -18.86     | -16.04   | 34.83       | 32.24      | 146.75    |
| Nordel                                 | 1,253,200       | 335.7       | 0.84      | -6.33        | -18.16     | -16.76   | 29.56       | 24.93      | 119.13    |
| Scottsdale                             | 1,300,100       | 374.6       | 0.46      | -6.28        | -18.51     | -16.22   | 36.57       | 35.38      | 150.90    |
| Sunshine Hills Woods                   | 1,366,300       | 342.9       | 0.12      | -6.41        | -18.22     | -17.05   | 26.02       | 21.55      | 122.66    |
| Municipality: City of Surrey combined  | 1,605,500       | 384.4       | -1.21     | -5.13        | -13.68     | -6.63    | 43.06       | 35.59      | 141.91    |
| Area: North Surrey                     | 1,531,900       | 390.4       | -4.38     | -8.29        | -17.25     | -6.04    | 41.35       | 35.04      | 146.31    |
| Bolivar Heights                        | 1,356,600       | 440.0       | -3.78     | -12.18       | -18.74     | -3.59    | 53.74       | 56.58      | 187.77    |
| Bridgeview                             | 1,022,500       | 466.7       | -4.54     | -12.70       | -19.52     | -4.46    | 58.36       | 59.56      | 207.85    |
| Cedar Hills                            | 1,521,200       | 410.9       | -4.66     | -13.35       | -19.46     | -5.91    | 45.81       | 46.96      | 175.22    |
| Fraser Heights                         | 1,640,600       | 387.6       | -4.67     | -4.11        | -15.32     | -5.97    | 34.40       | 25.93      | 134.06    |
| Guildford                              | 1,332,500       | 399.3       | -5.13     | -12.64       | -19.48     | -5.94    | 44.05       | 43.17      | 162.52    |
| Port Kells                             | 2,734,600       | 475.7       | -0.38     | -0.59        | -11.30     | -5.97    | 72.04       | 81.63      | 219.05    |
| Royal Heights                          | 1,449,700       | 378.1       | -0.47     | -6.76        | -19.09     | -16.66   | 34.65       | 34.27      | 146.32    |
| Whalley                                | 1,496,300       | 464.0       | -4.92     | -12.05       | -18.94     | -4.68    | 53.39       | 52.73      | 201.49    |
| Area: Surrey                           | 1,472,100       | 389.1       | 0.28      | -5.74        | -15.45     | -9.36    | 42.58       | 42.89      | 159.05    |
| Bear Creek Green Timbers               | 1,431,300       | 404.9       | 2.25      | 1.89         | -15.87     | -10.95   | 42.77       | 47.45      | 169.57    |
| East Newton                            | 1,578,100       | 394.1       | 1.29      | -3.19        | -18.57     | -10.76   | 40.50       | 43.99      | 172.92    |
| Fleetwood Tynehead                     | 1,537,000       | 404.0       | 0.80      | -4.36        | -12.97     | -10.84   | 45.43       | 45.80      | 174.46    |
| Panorama Ridge                         | 1,499,200       | 350.2       | -1.05     | -14.36       | -20.82     | -6.16    | 33.51       | 35.06      | 133.16    |
| Queen Mary Park Surrey                 | 1,322,800       | 404.6       | -1.10     | -10.90       | -17.75     | -15.25   | 34.55       | 34.91      | 154.79    |
| Sullivan Station                       | 1,549,500       | 385.1       | 0.10      | -1.99        | -6.64      | -2.01    | 57.31       | 50.49      | 157.76    |
| West Newton                            | 1,150,600       | 392.4       | -1.90     | -10.04       | -17.63     | -14.97   | 36.11       | 36.39      | 147.73    |
| Area: Cloverdale                       | 1,418,600       | 374.3       | -2.50     | -6.07        | -16.39     | -11.76   | 36.61       | 37.81      | 157.60    |
| Clayton                                | 1,394,000       | 381.9       | 2.00      | -2.90        | -13.85     | -9.03    | 42.61       | 48.83      | 166.32    |
| Cloverdale BC                          | 1,429,700       | 371.4       | -4.23     | -7.31        | -17.52     | -13.00   | 34.03       | 33.21      | 152.14    |
| Serpentine                             | 1,370,100       | 397.1       | 0.35      | -2.70        | -7.07      | -2.70    | 52.03       | 41.97      | 156.69    |
| Area: South Surrey White Rock          | 1,948,700       | 342.2       | -0.32     | -2.42        | -8.94      | -1.61    | 41.06       | 24.71      | 113.08    |

# Fraser Valley Real Estate Board

2022-12

## 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.  | 2,008,700       | 356.7       | 4.73      | 2.24         | -5.73      | 4.54     | 45.30       | 32.90      | 113.72    |
| Elgin Chantrell         | 2,342,600       | 349.6       | -2.86     | -4.38        | -9.83      | -2.92    | 37.80       | 11.55      | 94.55     |
| Grandview Surrey        | 1,877,400       | 342.8       | 0.59      | -2.72        | -7.25      | -4.83    | 33.28       | 20.83      | 113.98    |
| Hazelmere               | 2,437,800       | 456.6       | -0.13     | 0.48         | -5.23      | -2.00    | 56.10       | 47.58      | 187.89    |
| King George Corridor    | 1,871,900       | 376.3       | 0.43      | -1.65        | -7.13      | -2.97    | 45.18       | 36.69      | 148.55    |
| Morgan Creek            | 1,852,100       | 309.1       | -6.76     | -10.12       | -18.74     | -6.79    | 29.28       | 23.00      | 105.93    |
| Pacific Douglas         | 1,737,300       | 357.5       | 0.00      | -2.08        | -6.68      | -2.85    | 49.27       | 42.37      | 152.29    |
| Sunnyside Park Surrey   | 1,612,700       | 380.6       | -5.04     | -5.04        | -10.78     | -4.52    | 43.68       | 19.61      | 118.36    |
| White Rock              | 2,082,500       | 332.9       | 3.45      | 1.37         | -6.75      | 3.51     | 40.58       | 25.81      | 107.41    |
| Area: Langley           | 1,629,800       | 392.3       | -1.78     | -2.94        | -14.94     | -9.17    | 44.49       | 39.51      | 173.00    |
| Aldergrove Langley      | 1,284,500       | 366.4       | -1.58     | -7.38        | -16.69     | -2.97    | 56.65       | 52.99      | 163.22    |
| Brookwood Langley       | 1,569,300       | 364.0       | -1.94     | 7.82         | -10.48     | -10.01   | 46.95       | 40.32      | 162.06    |
| Campbell Valley         | 3,013,700       | 348.7       | -1.36     | -10.45       | -17.47     | -5.35    | 36.21       | 25.48      | 133.56    |
| County Line Glen Valley | 2,532,800       | 336.2       | -1.03     | -7.81        | -14.84     | -4.76    | 50.83       | 46.36      | 160.42    |
| Fort Langley            | 2,334,800       | 362.3       | -0.71     | -8.58        | -17.45     | -7.79    | 41.58       | 33.25      | 162.92    |
| Langley City            | 1,282,900       | 384.2       | -2.29     | 7.59         | -11.21     | -10.38   | 49.32       | 42.98      | 178.61    |
| Murrayville             | 1,553,400       | 356.2       | -1.85     | 8.04         | -10.32     | -10.07   | 44.44       | 38.55      | 157.74    |
| Otter District          | 2,582,200       | 335.3       | -1.18     | -8.29        | -15.05     | -5.44    | 49.82       | 44.96      | 159.12    |
| Salmon River            | 1,961,100       | 334.9       | -1.85     | -7.79        | -15.73     | -4.75    | 48.45       | 39.37      | 152.18    |
| Walnut Grove            | 1,342,100       | 347.1       | -2.28     | -2.64        | -14.11     | -12.28   | 35.85       | 34.12      | 144.44    |
| Willoughby Heights      | 1,486,500       | 403.0       | -1.42     | -1.52        | -15.10     | -8.53    | 41.90       | 40.08      | 184.20    |
| Area: Abbotsford        | 1,187,100       | 333.2       | -4.09     | -5.66        | -21.01     | -16.53   | 33.49       | 34.25      | 145.00    |
| Abbotsford East         | 1,192,700       | 317.3       | -2.43     | -5.85        | -18.91     | -12.69   | 34.11       | 35.89      | 137.14    |
| Abbotsford West         | 1,103,300       | 347.8       | -4.84     | -5.21        | -22.05     | -18.93   | 37.20       | 38.62      | 167.13    |
| Aberdeen                | 1,275,400       | 317.4       | -5.93     | -5.34        | -22.70     | -20.19   | 27.83       | 28.61      | 142.66    |
| Bradner                 | 1,257,500       | 337.6       | -5.33     | -5.17        | -23.84     | -21.20   | 32.29       | 32.13      | 155.76    |
| Central Abbotsford      | 1,052,400       | 356.7       | -4.88     | -5.21        | -22.17     | -19.17   | 37.99       | 40.77      | 174.38    |
| Matsqui                 | 1,605,600       | 327.3       | -5.60     | -4.52        | -26.43     | -23.60   | 24.78       | 20.55      | 138.38    |
| Poplar                  | 1,049,200       | 329.4       | -5.62     | -5.86        | -23.06     | -20.22   | 31.34       | 29.79      | 145.45    |
| Sumas Mountain          | 2,152,000       | 424.5       | -10.01    | -8.51        | -23.26     | -12.62   | 42.26       | 54.93      | 218.22    |
| Area: Mission           | 1,058,800       | 313.7       | -2.37     | -11.21       | -18.50     | -10.78   | 35.98       | 40.61      | 147.79    |
| Durieu                  | 1,361,300       | 289.7       | -3.18     | -11.27       | -20.56     | -13.13   | 36.72       | 42.85      | 129.37    |

# Fraser Valley Real Estate Board

2022-12

## 2 Storey Detached

|              | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|--------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|              |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Hatzic       | 1,082,800       | 306.0       | -2.24     | -11.51       | -18.79     | -11.38   | 32.99       | 37.04      | 147.17    |
| Mission BC   | 1,003,500       | 310.1       | -2.08     | -11.10       | -18.29     | -10.69   | 35.47       | 38.25      | 148.68    |
| Mission-West | 1,290,400       | 293.0       | -3.11     | -10.73       | -18.97     | -10.18   | 28.17       | 39.32      | 131.44    |
| Stave Falls  | 1,261,400       | 294.0       | -2.68     | -11.63       | -19.89     | -12.37   | 36.68       | 42.51      | 130.95    |

# Fraser Valley Real Estate Board

2022-12

## Apartment

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 663,000         | 328.5       | -1.26     | -2.58        | -7.75      | 1.42     | 20.15       | 15.10      | 103.53    |
| <b>Fraser Valley Real Estate Board</b> | 504,800         | 408.1       | -2.62     | -4.83        | -11.22     | -0.44    | 35.31       | 39.14      | 174.26    |
| Area: N. Delta                         | 537,200         | 514.1       | -1.25     | -3.11        | -13.31     | 2.47     | 21.85       | 18.70      | 205.10    |
| Annieville                             | 405,800         | 450.4       | -1.70     | -3.12        | -12.24     | 2.18     | 40.84       | 67.19      | 198.87    |
| Scottsdale                             | 608,900         | 408.4       | -1.02     | -2.92        | -13.53     | 0.67     | 13.89       | 18.24      | 155.57    |
| Municipality: City of Surrey combined  | 502,600         | 416.1       | -2.42     | -3.86        | -10.17     | -1.77    | 30.85       | 33.62      | 157.65    |
| Area: North Surrey                     | 465,100         | 419.0       | -2.81     | -4.40        | -9.54      | -0.69    | 28.92       | 34.94      | 156.74    |
| Bolivar Heights                        | 457,100         | 496.3       | -1.08     | -3.26        | -8.19      | 6.00     | 39.80       | 56.17      | 189.89    |
| Cedar Hills                            | 368,800         | 512.9       | 0.29      | -1.27        | -10.91     | 6.85     | 52.69       | 76.62      | 231.97    |
| Guildford                              | 492,700         | 408.2       | -5.81     | -6.68        | -10.15     | -9.79    | 26.89       | 28.73      | 162.17    |
| Port Kells                             | 470,700         | 364.0       | -3.14     | -4.64        | -10.43     | 0.50     | 40.38       | 45.02      | 173.89    |
| Whalley                                | 456,800         | 426.5       | -1.73     | -3.66        | -9.33      | 3.34     | 29.83       | 38.16      | 153.57    |
| Area: Surrey                           | 520,900         | 468.4       | -1.62     | -3.18        | -11.92     | 2.05     | 38.29       | 50.61      | 200.26    |
| Bear Creek Green Timbers               | 611,800         | 462.1       | -0.60     | -2.49        | -11.95     | 3.70     | 36.59       | 43.60      | 187.38    |
| East Newton                            | 463,200         | 452.8       | -1.22     | -2.67        | -12.18     | 3.19     | 37.21       | 54.59      | 186.76    |
| Fleetwood Tynehead                     | 521,500         | 368.0       | -6.00     | -6.69        | -10.87     | -11.47   | 22.58       | 20.07      | 143.87    |
| Queen Mary Park Surrey                 | 513,200         | 479.2       | -1.20     | -2.90        | -11.91     | 3.84     | 40.45       | 58.05      | 207.97    |
| Sullivan Station                       | 691,200         | 460.2       | -1.29     | -3.07        | -12.84     | 2.18     | 29.02       | 34.96      | 183.20    |
| West Newton                            | 520,000         | 470.2       | -1.20     | -2.85        | -12.01     | 3.68     | 40.19       | 56.89      | 204.34    |
| Area: Cloverdale                       | 518,700         | 374.2       | -5.96     | -6.59        | -10.24     | -10.97   | 23.13       | 19.55      | 136.24    |
| Clayton                                | 518,900         | 369.3       | -6.15     | -6.60        | -10.26     | -11.16   | 22.85       | 19.01      | 133.00    |
| Cloverdale BC                          | 518,500         | 376.0       | -5.65     | -6.56        | -10.13     | -10.63   | 23.60       | 20.24      | 139.03    |
| Area: South Surrey White Rock          | 571,400         | 339.5       | -1.14     | -1.99        | -10.73     | 0.06     | 32.93       | 31.54      | 150.55    |
| Crescent Bch Ocean Pk.                 | 503,000         | 358.8       | -2.39     | -1.43        | -4.19      | 4.48     | 37.84       | 42.89      | 141.94    |
| Grandview Surrey                       | 609,400         | 352.5       | -0.51     | -1.89        | -10.26     | -0.42    | 33.57       | 34.13      | 144.11    |
| King George Corridor                   | 624,200         | 334.7       | -0.15     | -1.73        | -10.46     | -1.33    | 29.68       | 27.41      | 134.22    |
| Morgan Creek                           | 622,500         | 385.4       | -0.70     | -2.03        | -10.33     | -1.51    | 30.69       | 31.76      | 141.33    |
| Sunnyside Park Surrey                  | 483,400         | 327.3       | 0.31      | -2.47        | -9.56      | 0.93     | 39.45       | 42.80      | 132.13    |
| White Rock                             | 546,500         | 330.4       | -2.16     | -2.13        | -11.40     | 1.44     | 32.74       | 30.70      | 155.73    |

# Fraser Valley Real Estate Board

2022-12

## Apartment

|                    | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|--------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                    |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Area: Langley      | 567,700         | 392.1       | -1.75     | -5.34        | -10.76     | 0.90     | 38.60       | 44.31      | 185.16    |
| Aldergrove Langley | 469,700         | 416.0       | -1.54     | -5.99        | -11.58     | 11.65    | 55.11       | 75.60      | 216.11    |
| Fort Langley       | 823,700         | 414.8       | -2.05     | -6.05        | -11.01     | -0.60    | 21.75       | 23.67      | 183.53    |
| Langley City       | 527,200         | 376.0       | -2.77     | -4.50        | -10.94     | -0.92    | 37.83       | 42.16      | 182.28    |
| Murrayville        | 527,600         | 364.6       | -1.03     | -5.91        | -10.68     | 2.91     | 39.37       | 45.72      | 161.36    |
| Salmon River       | 484,800         | 336.4       | -0.41     | -5.05        | -10.13     | 2.91     | 38.95       | 42.06      | 140.29    |
| Walnut Grove       | 563,400         | 320.8       | -0.90     | -5.62        | -10.04     | 2.95     | 38.16       | 42.77      | 137.98    |
| Willoughby Heights | 616,600         | 373.2       | -1.19     | -6.09        | -10.78     | 1.55     | 33.24       | 34.24      | 163.93    |
| Area: Abbotsford   | 404,200         | 420.2       | -5.70     | -9.46        | -16.38     | -2.55    | 38.41       | 52.52      | 205.82    |
| Abbotsford East    | 559,700         | 378.7       | -1.12     | -7.29        | -12.44     | 3.78     | 38.72       | 42.91      | 145.75    |
| Abbotsford West    | 414,000         | 425.1       | -3.65     | -6.53        | -14.07     | -0.44    | 46.69       | 57.68      | 231.85    |
| Central Abbotsford | 388,100         | 411.1       | -7.89     | -11.95       | -18.69     | -5.21    | 31.89       | 47.45      | 187.28    |
| Poplar             | 438,600         | 451.2       | -0.81     | -5.49        | -10.99     | 9.06     | 52.64       | 73.41      | 227.91    |
| Area: Mission      | 442,600         | 397.7       | -0.15     | -4.88        | -10.43     | 10.41    | 48.56       | 68.30      | 217.40    |
| Mission BC         | 442,600         | 397.7       | -0.15     | -4.88        | -10.43     | 10.41    | 48.56       | 68.30      | 217.40    |

# Fraser Valley Real Estate Board

2022-12

## Composite

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 1,056,600       | 320.2       | -1.69     | -4.19        | -11.69     | -5.07    | 28.59       | 12.55      | 84.55     |
| <b>Fraser Valley Real Estate Board</b> | 955,700         | 340.2       | -2.02     | -5.50        | -15.31     | -8.72    | 41.10       | 27.99      | 120.19    |
| Area: N. Delta                         | 1,100,800       | 351.0       | -1.21     | -3.84        | -17.47     | -15.28   | 30.63       | 27.73      | 128.22    |
| Annieville                             | 1,025,200       | 387.6       | -1.05     | -1.32        | -16.50     | -14.78   | 37.84       | 28.47      | 145.01    |
| Nordel                                 | 1,125,600       | 338.3       | -2.51     | -6.21        | -19.18     | -19.39   | 27.08       | 27.18      | 125.38    |
| Scottsdale                             | 1,012,300       | 341.9       | -0.44     | -0.47        | -16.00     | -15.03   | 30.15       | 33.29      | 124.64    |
| Sunshine Hills Woods                   | 1,260,300       | 335.8       | -0.86     | -6.49        | -17.60     | -11.91   | 26.57       | 21.01      | 119.19    |
| Municipality: City of Surrey combined  | 1,005,200       | 340.9       | -1.76     | -5.20        | -13.94     | -7.51    | 43.66       | 27.63      | 112.53    |
| Area: North Surrey                     | 757,900         | 341.9       | -3.85     | -7.24        | -16.12     | -9.38    | 38.59       | 23.70      | 110.40    |
| Bolivar Heights                        | 1,011,200       | 422.6       | -4.63     | -9.35        | -21.38     | -13.65   | 42.77       | 43.45      | 166.79    |
| Bridgeview                             | 891,500         | 460.2       | -5.29     | -9.57        | -20.50     | -15.11   | 52.64       | 58.58      | 206.19    |
| Cedar Hills                            | 1,253,200       | 456.7       | -0.76     | -9.10        | -17.47     | -9.06    | 49.10       | 49.39      | 182.26    |
| Fraser Heights                         | 1,526,700       | 368.6       | -4.71     | -4.46        | -15.96     | -7.90    | 32.64       | 22.99      | 123.12    |
| Guildford                              | 664,800         | 386.5       | -4.94     | -8.48        | -14.15     | -9.61    | 36.57       | 30.66      | 147.44    |
| Port Kells                             | 1,704,400       | 326.3       | -0.97     | -2.77        | -17.97     | -8.70    | 50.86       | 26.72      | 125.66    |
| Royal Heights                          | 1,237,400       | 413.4       | -3.37     | -6.11        | -20.18     | -19.60   | 36.66       | 41.58      | 167.40    |
| Whalley                                | 540,100         | 357.9       | -3.09     | -5.89        | -12.15     | -2.03    | 34.45       | 30.24      | 119.17    |
| Area: Surrey                           | 1,033,300       | 359.5       | -0.80     | -5.67        | -15.19     | -8.31    | 42.72       | 36.12      | 137.45    |
| Bear Creek Green Timbers               | 1,135,400       | 360.7       | -1.12     | -3.45        | -17.70     | -9.39    | 33.10       | 30.97      | 137.15    |
| East Newton                            | 1,043,400       | 358.1       | -0.28     | -5.99        | -18.26     | -9.07    | 44.34       | 34.78      | 143.61    |
| Fleetwood Tynehead                     | 1,089,300       | 357.5       | 0.70      | -3.61        | -13.46     | -9.49    | 44.56       | 37.39      | 148.96    |
| Panorama Ridge                         | 1,288,400       | 344.2       | -1.21     | -11.45       | -18.74     | -5.02    | 38.12       | 33.26      | 124.67    |
| Queen Mary Park Surrey                 | 902,600         | 390.4       | -0.64     | -5.29        | -15.31     | -8.08    | 42.02       | 35.46      | 149.94    |
| Sullivan Station                       | 1,031,800       | 320.3       | -0.25     | -3.20        | -10.31     | -4.22    | 45.52       | 37.23      | 119.53    |
| West Newton                            | 852,800         | 358.6       | -3.89     | -8.75        | -15.48     | -12.32   | 39.05       | 38.08      | 129.14    |
| Area: Cloverdale                       | 984,000         | 311.7       | -2.20     | -4.53        | -14.01     | -10.48   | 38.72       | 30.58      | 126.36    |
| Clayton                                | 853,400         | 274.8       | -0.97     | -2.90        | -11.64     | -8.46    | 39.49       | 31.55      | 115.36    |
| Cloverdale BC                          | 1,070,500       | 343.0       | -2.94     | -5.35        | -15.66     | -12.16   | 36.71       | 29.68      | 137.53    |
| Serpentine                             | 1,885,400       | 364.7       | -3.19     | -13.06       | -12.12     | 4.59     | 62.31       | 47.41      | 128.51    |
| Area: South Surrey White Rock          | 1,185,600       | 309.1       | -1.12     | -3.26        | -10.77     | -2.92    | 46.28       | 20.79      | 90.22     |

# Fraser Valley Real Estate Board

2022-12

## Composite

|                         | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                         |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Crescent Bch Ocean Pk.  | 1,683,400       | 355.3       | 2.60      | 0.94         | -7.81      | 2.45     | 46.52       | 29.48      | 119.32    |
| Elgin Chantrell         | 2,066,800       | 336.6       | -2.89     | -3.94        | -11.05     | -4.54    | 38.75       | 11.42      | 91.90     |
| Grandview Surrey        | 1,095,900       | 183.4       | -0.86     | -3.22        | -8.67      | -2.81    | 49.11       | 28.07      | 69.50     |
| Hazelmere               | 2,291,100       | 371.6       | -1.90     | -7.61        | -15.43     | -6.42    | 49.18       | 36.07      | 152.79    |
| King George Corridor    | 1,030,600       | 338.5       | -0.97     | -4.70        | -11.48     | -4.70    | 46.98       | 27.64      | 120.38    |
| Morgan Creek            | 1,194,200       | 240.3       | -5.09     | -8.28        | -16.45     | -4.83    | 36.92       | 27.82      | 63.14     |
| Pacific Douglas         | 1,386,400       | 257.0       | -0.43     | -4.14        | -9.38      | -5.90    | 36.70       | 9.83       | 87.73     |
| Sunnyside Park Surrey   | 1,104,900       | 333.6       | -2.66     | -3.36        | -11.04     | -3.50    | 50.27       | 19.66      | 116.06    |
| White Rock              | 958,800         | 340.6       | -0.29     | -0.93        | -10.70     | -1.59    | 42.87       | 19.05      | 107.43    |
| Area: Langley           | 977,500         | 327.9       | -1.89     | -5.37        | -15.32     | -6.45    | 36.40       | 24.82      | 128.98    |
| Aldergrove Langley      | 917,400         | 397.3       | -2.57     | -7.82        | -18.69     | -4.33    | 44.26       | 45.74      | 177.06    |
| Brookswood Langley      | 1,352,300       | 377.1       | -1.08     | -0.40        | -17.36     | -14.72   | 37.93       | 36.19      | 163.89    |
| Campbell Valley         | 2,697,600       | 389.0       | -1.12     | -10.16       | -21.24     | -9.70    | 31.29       | 31.91      | 149.52    |
| County Line Glen Valley | 2,334,700       | 356.7       | -1.79     | -8.07        | -15.53     | -4.52    | 51.40       | 49.25      | 171.05    |
| Fort Langley            | 1,740,100       | 358.1       | -1.97     | -8.44        | -16.25     | -6.62    | 41.77       | 32.04      | 173.78    |
| Langley City            | 694,600         | 348.5       | -2.30     | -2.74        | -12.39     | -5.63    | 39.96       | 30.72      | 145.77    |
| Murrayville             | 979,300         | 316.9       | -1.40     | -0.60        | -11.75     | -5.54    | 25.60       | 19.27      | 117.95    |
| Otter District          | 2,287,000       | 359.4       | -1.40     | -10.26       | -22.19     | -12.13   | 35.83       | 44.69      | 160.43    |
| Salmon River            | 1,480,200       | 297.9       | -1.55     | -9.15        | -20.20     | -9.70    | 38.11       | 32.34      | 155.49    |
| Walnut Grove            | 962,700         | 309.1       | -1.87     | -5.96        | -13.44     | -6.02    | 36.71       | 31.42      | 129.30    |
| Willoughby Heights      | 883,300         | 294.4       | -1.77     | -5.25        | -14.42     | -3.19    | 32.49       | 19.53      | 108.35    |
| Area: Abbotsford        | 749,700         | 336.3       | -3.72     | -7.71        | -20.50     | -14.38   | 39.02       | 33.08      | 144.94    |
| Abbotsford East         | 962,300         | 339.0       | -2.42     | -7.00        | -18.65     | -12.58   | 38.59       | 37.86      | 150.18    |
| Abbotsford West         | 689,300         | 343.1       | -3.41     | -7.22        | -20.08     | -14.16   | 42.25       | 34.13      | 159.14    |
| Aberdeen                | 1,159,400       | 303.5       | -4.59     | -7.10        | -22.93     | -16.94   | 24.90       | 24.64      | 117.41    |
| Bradner                 | 1,731,300       | 332.5       | -4.97     | -7.12        | -18.38     | -10.59   | 39.35       | 45.71      | 165.36    |
| Central Abbotsford      | 531,900         | 334.3       | -5.24     | -9.53        | -22.09     | -14.30   | 39.00       | 37.86      | 165.74    |
| Matsqui                 | 1,354,300       | 363.7       | -4.59     | -3.78        | -23.64     | -23.46   | 27.03       | 30.22      | 164.51    |
| Poplar                  | 700,000         | 365.2       | -3.67     | -7.59        | -22.07     | -14.81   | 33.67       | 31.70      | 147.59    |
| Sumas Mountain          | 2,152,000       | 424.5       | -10.01    | -8.51        | -23.26     | -12.62   | 42.26       | 54.93      | 218.22    |
| Sumas Prairie           | 2,374,300       | 449.0       | 6.20      | 6.30         | -8.74      | -18.17   | 69.56       | 61.92      | 250.78    |
| Area: Mission           | 850,300         | 333.5       | -3.36     | -8.30        | -18.62     | -16.02   | 38.67       | 39.89      | 153.61    |

# Fraser Valley Real Estate Board

2022-12

## Composite

|                 | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-----------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                 |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Dewdney Deroche | 870,200         | 329.6       | -5.53     | -7.57        | -20.52     | -21.45   | 45.71       | 43.12      | 157.70    |
| Durieu          | 1,112,900       | 305.4       | -4.05     | -9.59        | -20.18     | -17.53   | 42.11       | 44.12      | 148.29    |
| Hatzic          | 934,900         | 340.0       | -3.22     | -9.62        | -19.07     | -16.67   | 36.82       | 43.10      | 157.58    |
| Lake Errock     | 759,600         | 359.8       | -4.49     | -9.03        | -19.92     | -16.27   | 38.12       | 41.99      | 157.74    |
| Mission BC      | 802,300         | 327.9       | -3.19     | -8.10        | -18.66     | -15.79   | 37.48       | 37.72      | 153.79    |
| Mission-West    | 1,241,900       | 310.2       | -3.51     | -9.83        | -20.54     | -16.81   | 37.74       | 38.42      | 139.91    |
| Stave Falls     | 1,220,800       | 307.4       | -3.27     | -8.59        | -19.40     | -17.19   | 39.85       | 41.92      | 137.74    |
| Steelhead       | 1,446,200       | 307.4       | -2.84     | -6.31        | -18.00     | -19.61   | 45.34       | 39.85      | 143.97    |

# Fraser Valley Real Estate Board

2022-12

## 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>                  | 1,621,200       | 355.0       | -1.85     | -4.88        | -13.48     | -7.43    | 31.92       | 17.32      | 97.00     |
| <b>Fraser Valley Real Estate Board</b> | 1,377,200       | 388.9       | -1.99     | -5.81        | -16.69     | -11.27   | 41.88       | 36.22      | 147.39    |
| Area: N. Delta                         | 1,259,300       | 378.4       | -1.05     | -3.00        | -17.13     | -16.23   | 33.29       | 30.75      | 143.50    |
| Annieville                             | 1,256,400       | 408.3       | -0.66     | 0.27         | -15.17     | -15.50   | 38.59       | 36.37      | 163.76    |
| Nordel                                 | 1,180,100       | 354.2       | -2.59     | -5.97        | -19.90     | -20.97   | 26.45       | 25.42      | 124.04    |
| Scottsdale                             | 1,251,200       | 405.4       | -0.15     | 1.50         | -14.65     | -15.66   | 38.22       | 36.77      | 161.89    |
| Sunshine Hills Woods                   | 1,359,600       | 352.5       | -0.79     | -6.40        | -18.02     | -12.40   | 30.07       | 25.98      | 128.30    |
| Municipality: City of Surrey combined  | 1,510,400       | 399.2       | -1.82     | -6.23        | -15.30     | -8.46    | 43.70       | 36.20      | 145.96    |
| Area: North Surrey                     | 1,361,300       | 418.5       | -4.47     | -9.81        | -19.52     | -11.65   | 42.78       | 40.20      | 158.81    |
| Bolivar Heights                        | 1,147,200       | 418.4       | -4.63     | -9.67        | -22.29     | -13.82   | 42.22       | 45.03      | 166.67    |
| Bridgeview                             | 891,500         | 460.2       | -5.29     | -9.57        | -20.50     | -15.11   | 52.64       | 58.58      | 206.19    |
| Cedar Hills                            | 1,369,200       | 465.7       | -0.62     | -8.70        | -16.88     | -7.96    | 52.64       | 53.39      | 192.53    |
| Fraser Heights                         | 1,595,600       | 383.5       | -4.77     | -4.58        | -16.21     | -7.68    | 33.53       | 25.53      | 132.42    |
| Guildford                              | 1,274,300       | 416.0       | -7.08     | -18.09       | -23.32     | -15.58   | 41.40       | 41.06      | 159.68    |
| Port Kells                             | 2,433,400       | 461.3       | -0.06     | -2.99        | -16.19     | -8.56    | 65.28       | 70.85      | 214.88    |
| Royal Heights                          | 1,245,000       | 408.5       | -3.41     | -6.48        | -20.21     | -20.00   | 35.04       | 39.80      | 165.60    |
| Whalley                                | 1,369,800       | 515.7       | -7.45     | -18.09       | -22.72     | -15.51   | 51.99       | 55.19      | 213.30    |
| Area: Surrey                           | 1,416,900       | 404.0       | -0.66     | -6.55        | -16.30     | -9.88    | 43.26       | 43.77      | 163.71    |
| Bear Creek Green Timbers               | 1,346,400       | 412.9       | -0.22     | -2.96        | -18.06     | -9.09    | 42.87       | 46.16      | 168.64    |
| East Newton                            | 1,489,100       | 403.8       | -0.30     | -6.18        | -20.04     | -10.78   | 40.94       | 45.67      | 174.32    |
| Fleetwood Tynehead                     | 1,448,700       | 397.3       | 0.84      | -4.31        | -15.09     | -11.61   | 44.11       | 42.97      | 170.27    |
| Panorama Ridge                         | 1,467,500       | 369.7       | -1.07     | -13.05       | -20.32     | -5.76    | 36.62       | 38.72      | 139.91    |
| Queen Mary Park Surrey                 | 1,334,900       | 440.1       | 1.62      | -6.62        | -15.95     | -12.63   | 46.41       | 45.54      | 172.51    |
| Sullivan Station                       | 1,545,200       | 384.9       | -0.34     | -3.44        | -7.98      | -2.38    | 56.78       | 47.87      | 156.26    |
| West Newton                            | 1,216,600       | 390.6       | -5.65     | -10.25       | -14.75     | -16.18   | 34.55       | 36.86      | 150.55    |
| Area: Cloverdale                       | 1,368,000       | 376.3       | -2.23     | -5.62        | -16.67     | -13.03   | 36.99       | 37.24      | 154.95    |
| Clayton                                | 1,412,200       | 383.6       | 1.89      | -2.98        | -14.30     | -9.72    | 42.71       | 47.48      | 169.19    |
| Cloverdale BC                          | 1,341,000       | 376.2       | -3.41     | -6.18        | -17.59     | -14.62   | 34.36       | 33.64      | 152.31    |
| Serpentine                             | 1,885,400       | 364.7       | -3.19     | -13.06       | -12.12     | 4.59     | 62.31       | 47.41      | 128.51    |
| Area: South Surrey White Rock          | 1,829,400       | 351.5       | -1.10     | -3.59        | -10.88     | -2.71    | 42.83       | 24.29      | 117.92    |

# Fraser Valley Real Estate Board

2022-12

## 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.  | 1,814,300       | 358.8       | 2.81      | 1.44         | -7.72      | 2.25     | 44.68       | 29.76      | 119.58    |
| Elgin Chantrell         | 2,284,700       | 349.2       | -3.00     | -4.01        | -10.48     | -3.64    | 37.64       | 12.61      | 98.63     |
| Grandview Surrey        | 1,924,400       | 313.3       | -0.76     | -5.06        | -9.29      | -5.92    | 31.09       | 15.48      | 107.21    |
| Hazelmere               | 2,291,100       | 371.6       | -1.90     | -7.61        | -15.43     | -6.42    | 49.18       | 36.07      | 152.79    |
| King George Corridor    | 1,623,100       | 377.5       | -1.33     | -6.21        | -11.96     | -4.45    | 52.28       | 35.45      | 144.18    |
| Morgan Creek            | 1,865,400       | 306.8       | -6.78     | -10.58       | -18.92     | -6.89    | 28.15       | 18.41      | 100.79    |
| Pacific Douglas         | 1,841,300       | 308.0       | -0.32     | -4.50        | -10.47     | -4.17    | 43.39       | 27.96      | 143.09    |
| Sunnyside Park Surrey   | 1,526,900       | 361.1       | -3.99     | -3.99        | -11.71     | -4.92    | 43.52       | 21.09      | 119.25    |
| White Rock              | 1,786,100       | 377.5       | 1.45      | 0.37         | -8.99      | 0.99     | 44.58       | 29.95      | 134.04    |
| Area: Langley           | 1,484,300       | 391.0       | -1.64     | -4.61        | -17.06     | -10.89   | 40.50       | 37.68      | 170.21    |
| Aldergrove Langley      | 1,120,800       | 390.0       | -1.76     | -7.12        | -18.46     | -4.51    | 48.23       | 48.46      | 181.39    |
| Brookswood Langley      | 1,352,300       | 377.1       | -1.08     | -0.40        | -17.36     | -14.72   | 37.93       | 36.19      | 163.89    |
| Campbell Valley         | 2,697,600       | 389.0       | -1.12     | -10.16       | -21.24     | -9.70    | 31.29       | 31.91      | 149.52    |
| County Line Glen Valley | 2,335,500       | 356.7       | -1.79     | -8.07        | -15.53     | -4.52    | 51.59       | 49.25      | 171.05    |
| Fort Langley            | 2,078,700       | 406.6       | -1.38     | -9.30        | -17.26     | -8.69    | 43.98       | 37.64      | 176.79    |
| Langley City            | 1,141,400       | 388.1       | -1.72     | 0.60         | -14.40     | -14.83   | 37.67       | 30.81      | 167.66    |
| Murrayville             | 1,466,900       | 355.7       | -1.82     | 3.85         | -13.83     | -12.37   | 40.37       | 36.81      | 152.09    |
| Otter District          | 2,287,000       | 360.1       | -1.40     | -10.27       | -22.21     | -12.13   | 35.78       | 44.68      | 160.38    |
| Salmon River            | 1,808,100       | 362.4       | -1.84     | -9.26        | -20.77     | -9.35    | 36.86       | 39.33      | 158.30    |
| Walnut Grove            | 1,287,000       | 345.5       | -2.29     | -4.66        | -14.33     | -10.58   | 35.92       | 34.80      | 144.86    |
| Willoughby Heights      | 1,433,400       | 403.8       | -1.42     | -1.85        | -15.29     | -9.64    | 40.55       | 38.38      | 181.79    |
| Area: Abbotsford        | 1,067,900       | 365.7       | -3.51     | -7.18        | -22.17     | -20.43   | 34.80       | 37.53      | 158.63    |
| Abbotsford East         | 1,080,100       | 340.2       | -2.27     | -6.64        | -19.04     | -16.17   | 36.19       | 36.08      | 152.37    |
| Abbotsford West         | 988,400         | 387.0       | -4.09     | -7.75        | -22.04     | -24.38   | 35.79       | 39.56      | 177.62    |
| Aberdeen                | 1,294,900       | 338.2       | -4.76     | -6.91        | -24.09     | -17.89   | 28.69       | 34.79      | 142.09    |
| Bradner                 | 1,731,300       | 332.5       | -4.97     | -7.12        | -18.38     | -10.59   | 39.35       | 45.71      | 165.36    |
| Central Abbotsford      | 913,900         | 364.7       | -4.18     | -8.48        | -28.35     | -24.99   | 32.33       | 37.00      | 166.79    |
| Matsqui                 | 1,354,300       | 363.7       | -4.59     | -3.78        | -23.64     | -23.46   | 27.03       | 30.22      | 164.51    |
| Poplar                  | 939,400         | 352.8       | -4.47     | -7.98        | -27.20     | -24.05   | 31.94       | 32.13      | 157.14    |
| Sumas Mountain          | 2,152,000       | 424.5       | -10.01    | -8.51        | -23.26     | -12.62   | 42.26       | 54.93      | 218.22    |
| Sumas Prairie           | 2,374,300       | 449.0       | 6.20      | 6.30         | -8.74      | -18.17   | 69.56       | 61.92      | 250.78    |
| Area: Mission           | 906,100         | 335.7       | -3.73     | -8.83        | -19.32     | -18.00   | 36.91       | 39.53      | 155.87    |

# Fraser Valley Real Estate Board

2022-12

## Single Family Detached

|                 | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-----------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                 |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Dewdney Deroche | 870,200         | 329.6       | -5.53     | -7.57        | -20.52     | -21.45   | 45.71       | 43.12      | 157.70    |
| Durieu          | 1,112,900       | 305.4       | -4.05     | -9.59        | -20.18     | -17.53   | 42.11       | 44.12      | 148.29    |
| Hatzic          | 934,900         | 339.8       | -3.25     | -9.63        | -19.10     | -16.70   | 36.69       | 42.89      | 157.62    |
| Mission BC      | 856,900         | 330.6       | -3.67     | -8.75        | -19.39     | -18.25   | 35.33       | 36.95      | 156.08    |
| Mission-West    | 1,241,900       | 310.2       | -3.51     | -9.83        | -20.54     | -16.81   | 37.74       | 38.42      | 139.91    |
| Stave Falls     | 1,220,800       | 307.4       | -3.27     | -8.59        | -19.40     | -17.19   | 39.85       | 41.92      | 137.74    |
| Steelhead       | 1,446,200       | 307.4       | -2.84     | -6.31        | -18.00     | -19.61   | 45.34       | 39.85      | 143.97    |

# Fraser Valley Real Estate Board

2022-12

## Townhouse

|                                        | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|----------------------------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                                        |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| <b>Lower Mainland</b>                  | 901,200         | 341.0       | -1.50     | -3.81        | -10.45     | -0.70    | 33.99       | 31.51      | 121.86    |
| <b>Fraser Valley Real Estate Board</b> | 787,300         | 353.2       | -1.51     | -4.28        | -11.96     | -1.64    | 41.73       | 42.71      | 148.21    |
| Area: N. Delta                         | 813,600         | 385.4       | -1.73     | -7.40        | -16.34     | -10.39   | 23.96       | 23.68      | 121.49    |
| Annieville                             | 665,100         | 394.3       | -2.57     | -6.59        | -14.60     | -8.47    | 45.34       | 55.79      | 159.41    |
| Nordel                                 | 907,500         | 354.9       | -1.53     | -7.29        | -15.24     | -9.28    | 24.83       | 23.31      | 123.77    |
| Scottsdale                             | 720,800         | 343.7       | -2.05     | -6.63        | -16.25     | -9.05    | 31.58       | 40.17      | 133.49    |
| Sunshine Hills Woods                   | 854,600         | 324.1       | -1.64     | -6.73        | -15.84     | -10.07   | 20.44       | 24.99      | 122.75    |
| Municipality: City of Surrey combined  | 812,200         | 350.1       | -1.13     | -2.70        | -10.16     | -3.34    | 41.40       | 41.11      | 143.80    |
| Area: North Surrey                     | 713,200         | 404.5       | -3.30     | -3.04        | -10.57     | -1.12    | 34.12       | 37.96      | 169.49    |
| Bolivar Heights                        | 701,400         | 395.2       | -0.95     | -2.56        | -9.90      | 0.53     | 39.60       | 46.21      | 181.08    |
| Fraser Heights                         | 823,400         | 368.2       | -1.26     | -2.80        | -10.57     | -3.08    | 29.60       | 30.75      | 168.17    |
| Guildford                              | 705,300         | 410.1       | -2.70     | -2.57        | -10.01     | -0.99    | 35.57       | 39.16      | 182.44    |
| Whalley                                | 710,000         | 376.9       | -5.13     | -3.95        | -11.55     | -1.13    | 30.82       | 33.75      | 133.52    |
| Area: Surrey                           | 789,600         | 359.2       | -0.42     | -3.23        | -11.42     | -3.80    | 41.31       | 43.97      | 156.02    |
| Bear Creek Green Timbers               | 799,000         | 364.3       | -5.47     | -3.68        | -11.98     | -0.68    | 31.28       | 36.03      | 143.19    |
| East Newton                            | 690,500         | 376.5       | -0.13     | -3.95        | -11.01     | -3.29    | 43.92       | 42.78      | 167.40    |
| Fleetwood Tynehead                     | 832,800         | 355.1       | 2.10      | -1.00        | -9.90      | -2.87    | 43.13       | 42.61      | 161.30    |
| Panorama Ridge                         | 863,400         | 340.7       | -0.53     | -2.71        | -10.93     | -3.78    | 42.02       | 42.61      | 156.55    |
| Queen Mary Park Surrey                 | 717,600         | 388.5       | -5.34     | -3.98        | -11.94     | -0.41    | 36.51       | 43.68      | 145.27    |
| Sullivan Station                       | 826,600         | 319.5       | -0.13     | -2.92        | -11.03     | -3.94    | 40.87       | 42.32      | 149.61    |
| West Newton                            | 745,500         | 353.7       | -2.29     | -6.95        | -15.00     | -7.89    | 38.16       | 48.61      | 141.10    |
| Area: Cloverdale                       | 791,900         | 323.5       | -1.28     | -2.06        | -10.54     | -5.74    | 39.50       | 37.89      | 153.13    |
| Clayton                                | 786,100         | 323.6       | -1.52     | -2.03        | -10.36     | -5.57    | 39.78       | 38.53      | 153.80    |
| Cloverdale BC                          | 799,700         | 325.9       | -0.97     | -2.07        | -10.79     | -5.95    | 39.04       | 36.76      | 152.83    |
| Area: South Surrey White Rock          | 903,800         | 288.6       | -1.43     | -2.27        | -8.06      | -2.30    | 44.59       | 39.56      | 106.88    |
| Crescent Bch Ocean Pk.                 | 852,000         | 320.9       | -2.64     | -2.10        | -9.22      | -5.70    | 37.84       | 35.69      | 128.89    |
| Elgin Chantrell                        | 1,071,900       | 267.2       | -1.40     | -2.20        | -8.68      | -4.26    | 33.67       | 29.02      | 105.22    |
| Grandview Surrey                       | 914,300         | 273.3       | -1.34     | -2.25        | -7.70      | -1.48    | 46.46       | 42.20      | 98.47     |
| King George Corridor                   | 848,300         | 307.9       | -1.44     | -2.16        | -8.61      | -3.05    | 48.10       | 44.89      | 131.68    |
| Morgan Creek                           | 887,300         | 272.2       | -1.77     | -2.61        | -7.92      | -1.73    | 43.49       | 38.74      | 86.82     |

# Fraser Valley Real Estate Board

2022-12

## Townhouse

|                       | Benchmark Price | Index (HPI) | % Changes |              |            |          |             |            |           |
|-----------------------|-----------------|-------------|-----------|--------------|------------|----------|-------------|------------|-----------|
|                       |                 |             | One Month | Three Months | Six Months | One Year | Three Years | Five Years | Ten Years |
| Pacific Douglas       | 869,500         | 284.1       | -1.18     | -2.17        | -7.64      | -1.04    | 46.29       | 41.98      | 105.13    |
| Sunnyside Park Surrey | 984,500         | 278.6       | -0.92     | -3.03        | -9.55      | -5.01    | 35.97       | 28.98      | 108.69    |
| White Rock            | 887,800         | 323.4       | -2.88     | -2.36        | -9.84      | -6.45    | 40.24       | 38.92      | 132.83    |
| Area: Langley         | 815,100         | 356.6       | -2.17     | -6.48        | -13.13     | 3.21     | 43.67       | 45.67      | 160.67    |
| Aldergrove Langley    | 556,300         | 407.5       | -3.96     | -9.06        | -16.70     | 0.00     | 46.42       | 61.13      | 190.24    |
| Fort Langley          | 996,200         | 337.1       | -3.41     | -7.36        | -12.05     | 1.48     | 36.98       | 33.24      | 139.42    |
| Langley City          | 749,400         | 353.2       | -2.13     | -3.63        | -10.17     | 3.52     | 45.11       | 52.64      | 162.99    |
| Murrayville           | 875,100         | 321.7       | -1.38     | -4.11        | -9.99      | 2.71     | 32.01       | 32.01      | 134.13    |
| Salmon River          | 985,500         | 334.3       | -1.82     | -7.27        | -11.98     | 4.08     | 44.03       | 38.43      | 135.26    |
| Walnut Grove          | 813,900         | 316.8       | -2.10     | -8.55        | -12.20     | 1.51     | 40.99       | 40.80      | 157.56    |
| Willoughby Heights    | 842,800         | 363.0       | -2.18     | -6.56        | -14.18     | 3.89     | 45.08       | 45.96      | 157.08    |
| Area: Abbotsford      | 625,500         | 344.4       | -2.24     | -7.42        | -18.08     | -0.58    | 42.26       | 50.99      | 157.78    |
| Abbotsford East       | 679,300         | 372.4       | -3.55     | -8.64        | -17.96     | 1.28     | 42.96       | 51.08      | 165.81    |
| Abbotsford West       | 648,900         | 323.6       | -1.61     | -7.25        | -20.53     | -0.83    | 41.99       | 49.47      | 159.71    |
| Aberdeen              | 707,400         | 331.5       | -2.56     | -9.35        | -16.31     | 0.33     | 39.17       | 44.76      | 118.67    |
| Central Abbotsford    | 474,800         | 300.1       | -0.43     | -3.19        | -10.07     | -2.44    | 41.62       | 51.41      | 137.80    |
| Poplar                | 658,900         | 315.9       | -2.98     | -8.46        | -16.25     | 0.19     | 34.43       | 36.87      | 122.94    |
| Area: Mission         | 638,900         | 327.1       | -1.86     | -6.06        | -16.21     | 0.15     | 41.17       | 44.29      | 138.06    |
| Mission BC            | 638,900         | 327.1       | -1.86     | -6.06        | -16.21     | 0.15     | 41.17       | 44.29      | 138.06    |