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FRASER
VALLEY
EDITION



DETACHED (HOUSES)

Median Sale Price	2017	2018	2019	2020	2021	Variance 2021 vs 2020	Variance 2021 vs 2017
Bear Creek Green Timbers	\$920,000	\$951,000	\$937,500	\$1,080,000	\$1,400,000	30%	52%
Bolivar Heights	\$765,000	\$835,000	\$825,000	\$937,500	\$1,220,000	30%	59%
Bridgeview	\$581,000	\$726,500	\$580,000	\$750,000	\$1,060,000	41%	82%
Cedar Hills	\$839,500	\$878,500	\$854,000	\$975,000	\$1,330,000	36%	58%
East Newton	\$973,500	\$1,025,000	\$1,072,500	\$1,110,000	\$1,470,000	32%	51%
Fleetwood Tynehead	\$1,022,500	\$1,047,000	\$981,000	\$1,100,000	\$1,489,900	35%	46%
Fraser Heights	\$1,193,750	\$1,239,000	\$1,160,000	\$1,288,888	\$1,620,000	26%	36%
Guildford	\$836,950	\$942,500	\$865,000	\$965,000	\$1,330,000	38%	59%
Panorama Ridge	\$987,500	\$1,076,000	\$1,025,000	\$1,141,000	\$1,499,000	31%	52%
Port Kells	\$1,195,000	\$1,295,000	\$935,000	\$935,000	\$1,500,000	60%	26%
Queen Mary Park	\$880,000	\$926,500	\$928,000	\$1,040,000	\$1,366,000	31%	55%
Royal Heights	\$844,047	\$938,000	\$852,000	\$940,000	\$1,255,000	34%	49%
Sullivan Station	\$1,020,000	\$1,130,000	\$1,090,000	\$1,238,095	\$1,450,000	17%	42%
West Newton	\$895,000	\$942,500	\$901,000	\$1,039,000	\$1,377,500	33%	54%
Whalley	\$850,000	\$989,000	\$910,000	\$1,014,000	\$1,452,500	43%	71%
Sale Price	\$914,575	\$994,542	\$983,783	\$1,064,940	\$1,427,937	34%	56%
Sale Price SQFT	\$370	\$390	\$372	\$393	\$537	37%	45%
Sale to List Price %	99%	99%	97%	99%	105%	6%	6%
Days on Market	18	22	28	20	10	-50%	-44%
Units Sold	2,673	1,679	1,761	2,661	3,352	26%	25%
Units Listed	9,091	9,637	10,174	8,137	6,535	-20%	-28%
Sales Ratio %	29%	17%	17%	33%	57%	74%	94%

ATTACHED (Condo & Townhome)

Median Sale Price	2017	2018	2019	2020	2021	Variance 2021 vs 2020	Variance 2021 vs 2017
Bear Creek Green Timbers	\$498,000	\$590,000	\$572,500	\$592,500	\$660,000	11%	33%
Bolivar Heights	\$265,500	\$359,000	\$325,000	\$402,250	\$424,900	6%	60%
Bridgeview	\$459,200	\$560,000	\$384,000	\$524,999	\$692,000	32%	51%
Cedar Hills	\$205,250	\$295,000	\$285,000	\$292,250	\$330,000	13%	61%
East Newton	\$390,000	\$455,000	\$463,000	\$499,000	\$551,000	10%	41%
Fleetwood Tynehead	\$515,000	\$595,000	\$560,000	\$600,000	\$735,000	23%	43%
Fraser Heights	\$663,950	\$624,500	\$643,500	\$699,900	\$799,900	14%	20%
Guildford	\$357,250	\$429,000	\$415,000	\$427,800	\$489,000	14%	37%
Panorama Ridge	\$620,000	\$665,000	\$645,000	\$666,000	\$845,000	27%	36%
Port Kells	\$0	\$0	\$0	\$0	\$0	NA	NA
Queen Mary Park	\$382,000	\$461,500	\$412,500	\$449,450	\$525,000	17%	37%
Royal Heights	\$610,000	\$642,650	\$617,500	\$630,000	\$790,000	25%	30%
Sullivan Station	\$545,000	\$605,000	\$588,944	\$609,950	\$750,000	23%	38%
West Newton	\$390,500	\$448,000	\$446,500	\$548,000	\$575,000	5%	47%
Whalley	\$321,786	\$395,000	\$375,500	\$400,000	\$450,000	13%	40%
Sale Price	\$375,491	\$451,346	\$443,500	\$494,888	\$539,158	9%	44%
Sale Price SQFT	\$360	\$431	\$407	\$410	\$490	20%	36%
Sale to List Price %	102%	100%	97%	98%	101%	3%	-1%
Days on Market	10	15	26	19	10	-47%	0%
Units Sold	4,208	2,795	2,637	3,118	4,929	58%	17%
Units Listed	5,222	8,179	10,801	10,127	7,382	-27%	41%
Sales Ratio %	81%	34%	24%	31%	73%	137%	-9%

DETACHED (HOUSES)

Median Sale Price	2017	2018	2019	2020	2021	Variance 2021 vs 2020	Variance 2021 vs 2017
Crescent Beach Ocean Park	\$1,465,000	\$1,375,000	\$1,274,000	\$1,432,500	\$1,725,000	20%	18%
Elgin Chantrell	\$1,944,000	\$1,992,500	\$1,785,000	\$1,838,000	\$2,300,000	25%	18%
Grandview Surrey	\$1,500,000	\$1,420,000	\$1,370,220	\$1,450,000	\$1,680,000	16%	12%
Hazelmere	\$2,075,000	\$1,565,000	\$1,525,000	\$0	\$1,694,500	NA	-18%
King George Corridor	\$1,053,000	\$1,065,000	\$1,020,000	\$1,150,000	\$1,415,000	23%	34%
Morgan Creek	\$1,468,900	\$1,530,000	\$1,488,888	\$1,520,600	\$1,836,750	21%	25%
Pacific Douglas	\$1,232,500	\$1,315,000	\$1,190,000	\$1,348,500	\$1,645,000	22%	33%
Sunnyside Park Surrey	\$1,350,000	\$1,239,000	\$1,127,000	\$1,269,000	\$1,490,000	17%	10%
White Rock	\$1,319,000	\$1,285,000	\$1,250,000	\$1,333,000	\$1,605,000	20%	22%
Sale Price	\$1,358,708	\$1,335,324	\$1,251,692	\$1,357,568	\$1,667,030	23%	23%
Sale Price SQFT	\$493	\$481	\$435	\$451	\$562	25%	14%
Sale to List Price %	97%	95%	95%	98%	101%	3%	4%
Days on Market	30	37	40	28	15	-46%	-50%
Units Sold	1,094	738	726	1,192	1,753	47%	60%
Units Listed	6,591	7,045	6,996	5,713	4,459	-22%	-32%
Sales Ratio %	17%	10%	10%	21%	42%	101%	153%

ATTACHED (Condo & Townhome)

Median Sale Price	2017	2018	2019	2020	2021	Variance 2021 vs 2020	Variance 2021 vs 2017
Crescent Beach Ocean Park	\$720,000	\$757,500	\$462,000	\$665,500	\$719,500	8%	0%
Elgin Chantrell	\$787,750	\$907,500	\$752,500	\$886,500	\$839,000	-5%	7%
Grandview Surrey	\$582,500	\$655,000	\$620,000	\$638,100	\$820,000	29%	41%
Hazelmere	\$995,750	\$0	\$865,000	\$1,075,000	\$1,210,000	13%	22%
King George Corridor	\$484,950	\$525,000	\$505,000	\$525,250	\$649,900	24%	34%
Morgan Creek	\$475,000	\$581,000	\$537,500	\$539,500	\$634,000	18%	33%
Pacific Douglas	\$574,000	\$660,000	\$652,000	\$629,999	\$757,500	20%	32%
Sunnyside Park Surrey	\$367,500	\$499,000	\$544,500	\$595,000	\$592,500	0%	61%
White Rock	\$415,900	\$475,000	\$461,000	\$474,450	\$585,000	23%	41%
Sale Price	\$515,945	\$592,971	\$551,679	\$586,246	\$720,033	23%	40%
Sale Price SQFT	\$429	\$464	\$433	\$450	\$568	26%	32%
Sale to List Price %	100%	99%	97%	98%	102%	4%	2%
Days on Market	12	21	30	26	9	-65%	-25%
Units Sold	1,766	1,284	1,265	1,590	2,352	48%	33%
Units Listed	3,012	4,590	6,310	5,808	3,041	-48%	1%
Sales Ratio %	59%	28%	20%	27%	81%	196%	38%

DETACHED (HOUSES)

Median Sale Price	2017	2018	2019	2020	2021	Variance 2021 vs 2020	Variance 2021 vs 2017
Annieville	\$880,000	\$898,000	\$865,500	\$950,000	\$1,257,000	32%	43%
Nordel	\$898,500	\$935,000	\$890,000	\$990,500	\$1,272,000	28%	42%
Scottsdale	\$897,500	\$927,000	\$900,000	\$977,000	\$1,272,500	30%	42%
Sunshine Hills Woods	\$1,049,500	\$1,070,000	\$1,042,500	\$1,113,000	\$1,390,000	25%	32%
Sale Price	\$912,454	\$930,738	\$907,691	\$978,479	\$1,315,000	34%	44%
Sale Price SQFT	\$399	\$408	\$397	\$419	\$571	36%	43%
Sale to List Price %	100%	98%	98%	99%	106%	7%	6%
Days on Market	17	18	26	10	9	-10%	-47%
Units Sold	619	383	452	554	764	38%	23%
Units Listed	1,699	1,991	2,067	1,489	1,307	-12%	-23%
Sales Ratio %	36%	19%	22%	37%	66%	77%	81%

ATTACHED (Condo & Townhome)

Median Sale Price	2017	2018	2019	2020	2021	Variance 2021 vs 2020	Variance 2021 vs 2017
Annieville	\$353,000	\$430,000	\$359,400	\$509,400	\$488,000	-4%	38%
Nordel	\$680,000	\$720,100	\$639,000	\$675,000	\$829,000	23%	22%
Scottsdale	\$385,000	\$490,000	\$425,000	\$434,079	\$555,000	28%	44%
Sunshine Hills Woods	\$508,297	\$550,000	\$567,500	\$707,000	\$716,000	1%	41%
Sale Price	\$460,954	\$529,625	\$483,892	\$569,757	\$591,017	4%	28%
Sale Price SQFT	\$396	\$422	\$461	\$433	\$538	24%	36%
Sale to List Price %	100%	100%	98%	97%	101%	4%	1%
Days on Market	22	16	28	22	13	-41%	-41%
Units Sold	203	146	167	175	310	77%	53%
Units Listed	402	508	747	748	536	-28%	33%
Sales Ratio %	50%	29%	22%	23%	65%	178%	29%

DETACHED (HOUSES)

Median Sale Price	2017	2018	2019	2020	2021	Variance 2021 vs 2020	Variance 2021 vs 2017
Clayton	\$932,500	\$968,000	\$957,500	\$1,060,000	\$1,347,500	27%	45%
Cloverdale	\$915,000	\$975,000	\$960,000	\$1,041,000	\$1,355,000	30%	48%
Serpentine	\$0	\$687,500	\$1,325,000	\$1,142,500	\$0	NA	NA
Sale Price	\$913,079	\$970,862	\$960,104	\$1,046,623	\$1,388,703	33%	52%
Sale Price SQFT	\$344	\$363	\$352	\$377	\$499	32%	45%
Sale to List Price %	101%	99%	99%	99%	105%	6%	4%
Days on Market	11	18	26	16	7	-56%	-36%
Units Sold	714	491	468	623	796	28%	11%
Units Listed	1,323	1,803	1,772	1,392	881	-37%	-33%
Sales Ratio %	54%	27%	26%	45%	97%	117%	80%

ATTACHED (Condo & Townhome)

Median Sale Price	2017	2018	2019	2020	2021	Variance 2021 vs 2020	Variance 2021 vs 2017
Clayton	\$462,000	\$540,000	\$510,000	\$555,000	\$670,000	21%	45%
Cloverdale	\$460,000	\$544,900	\$525,000	\$545,000	\$670,000	23%	46%
Serpentine	\$0	\$0	\$0	\$0	\$0	NA	NA
Sale Price	\$464,083	\$541,021	\$509,500	\$549,342	\$685,255	25%	48%
Sale Price SQFT	\$382	\$417	\$405	\$401	\$518	29%	36%
Sale to List Price %	102%	101%	99%	99%	105%	6%	3%
Days on Market	8	14	21	12	7	-42%	-13%
Units Sold	1,029	827	731	853	1,065	25%	3%
Units Listed	1,013	1,910	2,030	1,669	842	-50%	-17%
Sales Ratio %	102%	43%	36%	51%	162%	217%	59%

DETACHED (HOUSES)

Median Sale Price	2017	2018	2019	2020	2021	Variance 2021 vs 2020	Variance 2021 vs 2017
Aldergrove	\$736,450	\$789,000	\$737,000	\$833,750	\$1,061,000	27%	44%
Brookswood	\$955,000	\$968,500	\$945,750	\$1,045,000	\$1,400,000	34%	47%
Campbell Valley	\$1,986,000	\$2,316,250	\$1,925,000	\$1,670,000	\$2,575,000	54%	30%
County Line Glen Valley	\$1,300,000	\$1,312,500	\$650,000	\$1,580,000	\$2,320,000	47%	78%
Fort Langley	\$1,220,000	\$1,299,000	\$1,322,500	\$1,470,000	\$1,700,000	16%	39%
Langley City	\$810,000	\$972,500	\$847,500	\$920,000	\$1,194,000	30%	47%
Murrayville	\$1,000,000	\$1,067,500	\$1,050,000	\$1,170,000	\$1,458,500	25%	46%
Otter District	\$1,040,000	\$1,499,900	\$1,682,738	\$1,350,000	\$1,562,500	16%	50%
Salmon River	\$1,340,000	\$1,369,000	\$1,250,000	\$1,450,000	\$1,805,000	24%	35%
Walnut Grove	\$915,000	\$925,000	\$923,500	\$982,000	\$1,281,000	30%	40%
Willoughby Heights	\$1,010,000	\$1,068,800	\$1,035,000	\$1,126,250	\$1,477,500	31%	46%
Sale Price	\$927,396	\$994,038	\$955,328	\$1,042,146	\$1,366,880	31%	47%
Sale Price SQFT	\$387	\$407	\$384	\$412	\$541	31%	40%
Sale to List Price %	100%	98%	97%	99%	103%	4%	3%
Days on Market	15	21	27	13	8	-38%	-47%
Units Sold	1,407	949	963	1,238	1,599	29%	14%
Units Listed	2,827	4,062	4,264	2,955	2,126	-28%	-25%
Sales Ratio %	50%	23%	23%	42%	77%	84%	55%

ATTACHED (Condo & Townhome)

Median Sale Price	2017	2018	2019	2020	2021	Variance 2021 vs 2020	Variance 2021 vs 2017
Aldergrove	\$355,750	\$418,000	\$392,500	\$409,000	\$515,000	26%	45%
Brookswood	\$0	\$0	\$0	\$369,900	\$0	NA	NA
Campbell Valley	\$0	\$0	\$0	\$0	\$0	NA	NA
County Line Glen Valley	\$0	\$0	\$0	\$0	\$0	NA	NA
Fort Langley	\$575,000	\$669,500	\$779,500	\$675,000	\$969,000	44%	69%
Langley City	\$319,500	\$385,000	\$378,000	\$394,900	\$488,000	24%	53%
Murrayville	\$449,900	\$532,000	\$550,000	\$579,990	\$629,900	9%	40%
Otter District	\$0	\$0	\$0	\$0	\$0	NA	NA
Salmon River	\$337,500	\$406,500	\$385,000	\$355,800	\$435,750	22%	29%
Walnut Grove	\$490,000	\$557,000	\$557,500	\$550,000	\$660,000	20%	35%
Willoughby Heights	\$519,950	\$559,900	\$538,500	\$560,000	\$672,750	20%	29%
Sale Price	\$422,108	\$473,341	\$497,134	\$502,315	\$610,100	21%	45%
Sale Price SQFT	\$358	\$406	\$407	\$408	\$512	25%	43%
Sale to List Price %	101%	99%	98%	99%	102%	3%	1%
Days on Market	7	15	23	17	8	-53%	14%
Units Sold	2,241	1,650	1,752	2,143	3,327	55%	48%
Units Listed	1,981	4,273	5,915	6,469	4,318	-33%	118%
Sales Ratio %	113%	39%	30%	33%	94%	184%	-17%

DETACHED (HOUSES)

Median Sale Price	2017	2018	2019	2020	2021	Variance 2021 vs 2020	Variance 2021 vs 2017
Abbotsford East	\$758,000	\$810,000	\$815,000	\$867,500	\$1,150,000	33%	52%
Abbotsford West	\$690,000	\$753,000	\$735,000	\$825,000	\$1,120,000	36%	62%
Aberdeen	\$860,000	\$999,999	\$935,000	\$1,067,500	\$1,365,833	28%	59%
Bradner	\$803,125	\$1,050,000	\$722,500	\$939,000	\$1,266,000	35%	58%
Central Abbotsford	\$696,700	\$717,392	\$699,500	\$757,100	\$1,055,000	39%	51%
Matsqui	\$595,000	\$762,000	\$830,000	\$762,500	\$947,000	24%	59%
Poplar	\$677,450	\$720,000	\$709,576	\$731,000	\$988,750	35%	46%
Sumas Mountain	\$772,500	\$700,000	\$950,000	\$938,800	\$1,019,500	9%	32%
Sumas Prairie	\$0	\$925,000	\$730,000	\$945,000	\$1,000,000	6%	NA
Sale Price	\$714,458	\$766,917	\$767,438	\$824,667	\$1,135,613	38%	59%
Sale Price SQFT	\$285	\$307	\$294	\$324	\$439	35%	54%
Sale to List Price %	101%	99%	98%	100%	107%	7%	6%
Days on Market	15	19	26	15	8	-47%	-47%
Units Sold	1,475	1,002	919	1,323	1,728	31%	17%
Units Listed	3,568	4,145	4,698	3,506	2,289	-35%	-36%
Sales Ratio %	41%	24%	20%	38%	82%	117%	98%

ATTACHED (Condo & Townhome)

Median Sale Price	2017	2018	2019	2020	2021	Variance 2021 vs 2020	Variance 2021 vs 2017
Abbotsford East	\$423,500	\$492,500	\$483,500	\$494,000	\$600,500	22%	42%
Abbotsford West	\$275,111	\$357,000	\$349,450	\$426,750	\$479,900	12%	74%
Aberdeen	\$445,050	\$524,950	\$509,900	\$527,500	\$635,000	20%	43%
Bradner	\$0	\$0	\$0	\$0	\$0	NA	NA
Central Abbotsford	\$250,000	\$317,000	\$322,000	\$337,500	\$399,900	18%	60%
Matsqui	\$420,000	\$441,750	\$0	\$0	\$0	NA	NA
Poplar	\$270,400	\$340,000	\$312,000	\$327,500	\$419,900	28%	55%
Sumas Mountain	\$0	\$356,000	\$0	\$0	\$0	NA	NA
Sumas Prairie	\$0	\$0	\$0	\$0	\$0	NA	NA
Sale Price	\$267,546	\$345,025	\$345,820	\$383,779	\$453,329	18%	69%
Sale Price SQFT	\$253	\$321	\$318	\$326	\$415	27%	64%
Sale to List Price %	100%	100%	97%	98%	101%	3%	1%
Days on Market	11	17	28	22	12	-45%	9%
Units Sold	1,808	1,349	1,342	1,442	2,069	43%	14%
Units Listed	2,108	3,989	5,161	4,614	2,692	-42%	28%
Sales Ratio %	86%	34%	26%	31%	88%	182%	3%

DETACHED (HOUSES)

Median Sale Price	2017	2018	2019	2020	2021	Variance 2021 vs 2020	Variance 2021 vs 2017
Dewdney Deroche	\$499,000	\$570,000	\$732,000	\$587,000	\$715,000	22%	43%
Durieu	\$565,000	\$437,500	\$576,200	\$1,136,250	\$762,450	-33%	35%
Hatzic	\$676,388	\$729,500	\$698,500	\$911,904	\$1,049,900	15%	55%
Hemlock	\$400,250	\$467,500	\$570,000	\$647,450	\$710,000	10%	77%
Lake Errock	\$579,450	\$609,714	\$630,000	\$666,000	\$836,250	26%	44%
Mission	\$620,000	\$683,000	\$659,000	\$740,000	\$950,000	28%	53%
Mission West	\$850,000	\$2,150,000	\$740,000	\$855,000	\$1,123,000	31%	32%
Stave Falls	\$0	\$745,000	\$940,000	\$837,500	\$995,000	19%	NA
Steelhead	\$780,000	\$860,000	\$0	\$900,000	\$1,360,000	51%	74%
Sale Price	\$615,658	\$671,854	\$654,771	\$733,854	\$964,146	31%	57%
Sale Price SQFT	\$262	\$289	\$270	\$303	\$411	36%	57%
Sale to List Price %	100%	99%	98%	100%	108%	8%	8%
Days on Market	17	25	38	22	8	-64%	-53%
Units Sold	731	500	504	604	795	32%	9%
Units Listed	1,668	2,029	2,345	1,667	928	-44%	-44%
Sales Ratio %	44%	25%	21%	36%	92%	154%	110%

ATTACHED (Condo & Townhome)

Median Sale Price	2017	2018	2019	2020	2021	Variance 2021 vs 2020	Variance 2021 vs 2017
Dewdney Deroche	\$0	\$0	\$0	\$0	\$0	NA	NA
Durieu	\$0	\$0	\$0	\$0	\$0	NA	NA
Hatzic	\$0	\$0	\$0	\$0	\$0	NA	NA
Hemlock	\$126,000	\$170,000	\$223,500	\$203,000	\$296,250	46%	135%
Lake Errock	\$0	\$0	\$0	\$0	\$0	NA	NA
Mission	\$330,000	\$412,500	\$465,000	\$450,000	\$485,000	8%	47%
Mission West	\$0	\$0	\$0	\$428,450	\$699,900	63%	NA
Stave Falls	\$0	\$0	\$0	\$0	\$0	NA	NA
Steelhead	\$0	\$0	\$0	\$0	\$0	NA	NA
Sale Price	\$317,800	\$379,850	\$447,025	\$420,492	\$499,738	19%	57%
Sale Price SQFT	\$261	\$299	\$280	\$275	\$399	45%	53%
Sale to List Price %	99%	100%	98%	98%	102%	4%	3%
Days on Market	11	23	30	46	25	-46%	127%
Units Sold	148	122	125	151	148	-2%	0%
Units Listed	220	321	517	514	211	-59%	-4%
Sales Ratio %	67%	38%	24%	29%	83%	183%	23%