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FRASER
VALLEY
EDITION



DETACHED (HOUSES)

Median Sale Price	2018	2019	2020	2021	2022	Variance 2022 vs 2021	Variance 2022 vs 2018
Bear Creek Green Timbers	\$951,000	\$937,500	\$1,080,000	\$1,400,000	\$1,649,500	18%	73%
Bolivar Heights	\$835,000	\$825,000	\$937,500	\$1,220,000	\$1,518,000	24%	82%
Bridgeview	\$726,500	\$580,000	\$750,000	\$1,060,000	\$1,270,000	20%	75%
Cedar Hills	\$878,500	\$854,000	\$975,000	\$1,330,000	\$1,625,000	22%	85%
East Newton	\$1,025,000	\$1,072,500	\$1,110,000	\$1,470,000	\$1,695,000	15%	65%
Fleetwood Tynehead	\$1,047,000	\$981,000	\$1,100,000	\$1,489,900	\$1,700,000	14%	62%
Fraser Heights	\$1,239,000	\$1,160,000	\$1,288,888	\$1,620,000	\$1,880,000	16%	52%
Guildford	\$942,500	\$865,000	\$965,000	\$1,330,000	\$1,581,500	19%	68%
Panorama Ridge	\$1,076,000	\$1,025,000	\$1,141,000	\$1,499,000	\$1,775,000	18%	65%
Port Kells	\$1,295,000	\$935,000	\$935,000	\$1,500,000	\$2,370,000	58%	83%
Queen Mary Park	\$926,500	\$928,000	\$1,040,000	\$1,366,000	\$1,671,313	22%	80%
Royal Heights	\$938,000	\$852,000	\$940,000	\$1,255,000	\$1,408,944	12%	50%
Sullivan Station	\$1,130,000	\$1,090,000	\$1,238,095	\$1,450,000	\$1,830,875	26%	62%
West Newton	\$942,500	\$901,000	\$1,039,000	\$1,377,500	\$1,677,500	22%	78%
Whalley	\$989,000	\$910,000	\$1,014,000	\$1,452,500	\$1,727,500	19%	75%
Sale Price	\$994,542	\$983,783	\$1,064,940	\$1,427,937	\$1,571,667	10%	58%
Sale Price SQFT	\$390	\$372	\$393	\$537	\$621	16%	59%
Sale to List Price %	99%	97%	99%	105%	100%	-5%	1%
Days on Market	22	28	20	10	16	60%	-27%
Units Sold	1,679	1,761	2,661	3,352	1,326	-60%	-21%
Units Listed	9,637	10,174	8,137	6,535	7,671	17%	-20%
Sales Ratio %	17%	17%	33%	57%	20%	-65%	15%

ATTACHED (Condo & Townhome)

Median Sale Price	2018	2019	2020	2021	2022	Variance 2022 vs 2021	Variance 2022 vs 2018
Bear Creek Green Timbers	\$590,000	\$572,500	\$592,500	\$660,000	\$700,000	6%	19%
Bolivar Heights	\$359,000	\$325,000	\$402,250	\$424,900	\$582,500	37%	62%
Bridgeview	\$560,000	\$384,000	\$524,999	\$692,000	\$730,500	6%	30%
Cedar Hills	\$295,000	\$285,000	\$292,250	\$330,000	\$425,000	29%	44%
East Newton	\$455,000	\$463,000	\$499,000	\$551,000	\$672,500	22%	48%
Fleetwood Tynehead	\$595,000	\$560,000	\$600,000	\$735,000	\$860,000	17%	45%
Fraser Heights	\$624,500	\$643,500	\$699,900	\$799,900	\$1,069,900	34%	71%
Guildford	\$429,000	\$415,000	\$427,800	\$489,000	\$595,000	22%	39%
Panorama Ridge	\$665,000	\$645,000	\$666,000	\$845,000	\$989,500	17%	49%
Port Kells	\$0	\$0	\$0	\$0	\$482,000	NA	NA
Queen Mary Park	\$461,500	\$412,500	\$449,450	\$525,000	\$637,500	21%	38%
Royal Heights	\$642,650	\$617,500	\$630,000	\$790,000	\$940,000	19%	46%
Sullivan Station	\$605,000	\$588,944	\$609,950	\$750,000	\$917,000	22%	52%
West Newton	\$448,000	\$446,500	\$548,000	\$575,000	\$625,000	9%	40%
Whalley	\$395,000	\$375,500	\$400,000	\$450,000	\$524,900	17%	33%
Sale Price	\$451,346	\$443,500	\$494,888	\$539,158	\$603,538	12%	34%
Sale Price SQFT	\$431	\$407	\$410	\$490	\$610	24%	42%
Sale to List Price %	100%	97%	98%	101%	101%	0%	1%
Days on Market	15	26	19	10	13	30%	-13%
Units Sold	2,795	2,637	3,118	4,929	2,949	-40%	6%
Units Listed	8,179	10,801	10,127	7,382	9,391	27%	15%
Sales Ratio %	34%	24%	31%	73%	36%	-51%	5%

DETACHED (HOUSES)

Median Sale Price	2018	2019	2020	2021	2022	Variance 2022 vs 2021	Variance 2022 vs 2018
Crescent Beach Ocean Park	\$1,375,000	\$1,274,000	\$1,432,500	\$1,725,000	\$1,998,000	16%	45%
Elgin Chantrell	\$1,992,500	\$1,785,000	\$1,838,000	\$2,300,000	\$2,675,000	16%	34%
Grandview Surrey	\$1,420,000	\$1,370,220	\$1,450,000	\$1,680,000	\$2,069,268	23%	46%
Hazelmere	\$1,565,000	\$1,525,000	\$0	\$1,694,500	\$2,999,900	77%	92%
King George Corridor	\$1,065,000	\$1,020,000	\$1,150,000	\$1,415,000	\$1,650,000	17%	55%
Morgan Creek	\$1,530,000	\$1,488,888	\$1,520,600	\$1,836,750	\$2,310,000	26%	51%
Pacific Douglas	\$1,315,000	\$1,190,000	\$1,348,500	\$1,645,000	\$1,832,500	11%	39%
Sunnyside Park Surrey	\$1,239,000	\$1,127,000	\$1,269,000	\$1,490,000	\$1,775,000	19%	43%
White Rock	\$1,285,000	\$1,250,000	\$1,333,000	\$1,605,000	\$1,800,000	12%	40%
Sale Price	\$1,335,324	\$1,251,692	\$1,357,568	\$1,667,030	\$1,859,979	12%	39%
Sale Price SQFT	\$481	\$435	\$451	\$562	\$641	14%	33%
Sale to List Price %	95%	95%	98%	101%	99%	-2%	4%
Days on Market	37	40	28	15	19	27%	-49%
Units Sold	738	726	1,192	1,753	801	-54%	9%
Units Listed	7,045	6,996	5,713	4,459	4,006	-10%	-43%
Sales Ratio %	10%	10%	21%	42%	22%	-48%	110%

ATTACHED (Condo & Townhome)

Median Sale Price	2018	2019	2020	2021	2022	Variance 2022 vs 2021	Variance 2022 vs 2018
Crescent Beach Ocean Park	\$757,500	\$462,000	\$665,500	\$719,500	\$525,000	-27%	-31%
Elgin Chantrell	\$907,500	\$752,500	\$886,500	\$839,000	\$920,701	10%	1%
Grandview Surrey	\$655,000	\$620,000	\$638,100	\$820,000	\$972,250	19%	48%
Hazelmere	\$0	\$865,000	\$1,075,000	\$1,210,000	\$1,508,500	25%	NA
King George Corridor	\$525,000	\$505,000	\$525,250	\$649,900	\$762,000	17%	45%
Morgan Creek	\$581,000	\$537,500	\$539,500	\$634,000	\$760,000	20%	31%
Pacific Douglas	\$660,000	\$652,000	\$629,999	\$757,500	\$925,000	22%	40%
Sunnyside Park Surrey	\$499,000	\$544,500	\$595,000	\$592,500	\$789,000	33%	58%
White Rock	\$475,000	\$461,000	\$474,450	\$585,000	\$670,000	15%	41%
Sale Price	\$592,971	\$551,679	\$586,246	\$720,033	\$813,454	13%	37%
Sale Price SQFT	\$464	\$433	\$450	\$568	\$629	11%	36%
Sale to List Price %	99%	97%	98%	102%	101%	-1%	2%
Days on Market	21	30	26	9	14	56%	-33%
Units Sold	1,284	1,265	1,590	2,352	1,485	-37%	16%
Units Listed	4,590	6,310	5,808	3,041	3,432	13%	-25%
Sales Ratio %	28%	20%	27%	81%	48%	-41%	72%

DETACHED (HOUSES)

Median Sale Price	2018	2019	2020	2021	2022	Variance 2022 vs 2021	Variance 2022 vs 2018
Annieville	\$898,000	\$865,500	\$950,000	\$1,257,000	\$1,500,000	19%	67%
Nordel	\$935,000	\$890,000	\$990,500	\$1,272,000	\$1,468,750	15%	57%
Scottsdale	\$927,000	\$900,000	\$977,000	\$1,272,500	\$1,597,500	26%	72%
Sunshine Hills Woods	\$1,070,000	\$1,042,500	\$1,113,000	\$1,390,000	\$1,600,000	15%	50%
Sale Price	\$930,738	\$907,691	\$978,479	\$1,315,000	\$1,441,954	10%	55%
Sale Price SQFT	\$408	\$397	\$419	\$571	\$616	8%	51%
Sale to List Price %	98%	98%	99%	106%	99%	-7%	1%
Days on Market	18	26	10	9	16	78%	-11%
Units Sold	383	452	554	764	339	-56%	-11%
Units Listed	1,991	2,067	1,489	1,307	1,260	-4%	-37%
Sales Ratio %	19%	22%	37%	66%	29%	-56%	51%

ATTACHED (Condo & Townhome)

Median Sale Price	2018	2019	2020	2021	2022	Variance 2022 vs 2021	Variance 2022 vs 2018
Annieville	\$430,000	\$359,400	\$509,400	\$488,000	\$594,900	22%	38%
Nordel	\$720,100	\$639,000	\$675,000	\$829,000	\$1,063,500	28%	48%
Scottsdale	\$490,000	\$425,000	\$434,079	\$555,000	\$655,000	18%	34%
Sunshine Hills Woods	\$550,000	\$567,500	\$707,000	\$716,000	\$739,499	3%	34%
Sale Price	\$529,625	\$483,892	\$569,757	\$591,017	\$677,417	15%	28%
Sale Price SQFT	\$422	\$461	\$433	\$538	\$625	16%	48%
Sale to List Price %	100%	98%	97%	101%	101%	0%	1%
Days on Market	16	28	22	13	16	23%	0%
Units Sold	146	167	175	310	183	-41%	25%
Units Listed	508	747	748	536	579	8%	14%
Sales Ratio %	29%	22%	23%	65%	33%	-49%	15%

DETACHED (HOUSES)

Median Sale Price	2018	2019	2020	2021	2022	Variance 2022 vs 2021	Variance 2022 vs 2018
Clayton	\$968,000	\$957,500	\$1,060,000	\$1,347,500	\$1,588,000	18%	64%
Cloverdale	\$975,000	\$960,000	\$1,041,000	\$1,355,000	\$1,550,000	14%	59%
Serpentine	\$687,500	\$1,325,000	\$1,142,500	\$0	\$1,485,000	NA	116%
Sale Price	\$970,862	\$960,104	\$1,046,623	\$1,388,703	\$1,496,837	8%	54%
Sale Price SQFT	\$363	\$352	\$377	\$499	\$558	12%	54%
Sale to List Price %	99%	99%	99%	105%	101%	-4%	2%
Days on Market	18	26	16	7	13	86%	-28%
Units Sold	491	468	623	796	445	-44%	-9%
Units Listed	1,803	1,772	1,392	881	1,403	59%	-22%
Sales Ratio %	27%	26%	45%	97%	33%	-66%	21%

ATTACHED (Condo & Townhome)

Median Sale Price	2018	2019	2020	2021	2022	Variance 2022 vs 2021	Variance 2022 vs 2018
Clayton	\$540,000	\$510,000	\$555,000	\$670,000	\$778,450	16%	44%
Cloverdale	\$544,900	\$525,000	\$545,000	\$670,000	\$770,000	15%	41%
Serpentine	\$0	\$0	\$0	\$0	\$0	NA	NA
Sale Price	\$541,021	\$509,500	\$549,342	\$685,255	\$775,292	13%	43%
Sale Price SQFT	\$417	\$405	\$401	\$518	\$592	14%	42%
Sale to List Price %	101%	99%	99%	105%	102%	-3%	1%
Days on Market	14	21	12	7	13	86%	-7%
Units Sold	827	731	853	1,065	684	-36%	-17%
Units Listed	1,910	2,030	1,669	842	1,506	79%	-21%
Sales Ratio %	43%	36%	51%	162%	48%	-70%	11%

DETACHED (HOUSES)

Median Sale Price	2018	2019	2020	2021	2022	Variance 2022 vs 2021	Variance 2022 vs 2018
Aldergrove	\$789,000	\$737,000	\$833,750	\$1,061,000	\$1,200,000	13%	52%
Brookwood	\$968,500	\$945,750	\$1,045,000	\$1,400,000	\$1,600,000	14%	65%
Campbell Valley	\$2,316,250	\$1,925,000	\$1,670,000	\$2,575,000	\$2,999,500	16%	29%
County Line Glen Valley	\$1,312,500	\$650,000	\$1,580,000	\$2,320,000	\$3,000,000	29%	129%
Fort Langley	\$1,299,000	\$1,322,500	\$1,470,000	\$1,700,000	\$1,990,000	17%	53%
Langley City	\$972,500	\$847,500	\$920,000	\$1,194,000	\$1,425,000	19%	47%
Murrayville	\$1,067,500	\$1,050,000	\$1,170,000	\$1,458,500	\$1,650,000	13%	55%
Otter District	\$1,499,900	\$1,682,738	\$1,350,000	\$1,562,500	\$1,490,000	-5%	-1%
Salmon River	\$1,369,000	\$1,250,000	\$1,450,000	\$1,805,000	\$2,160,000	20%	58%
Walnut Grove	\$925,000	\$923,500	\$982,000	\$1,281,000	\$1,510,000	18%	63%
Willoughby Heights	\$1,068,800	\$1,035,000	\$1,126,250	\$1,477,500	\$1,680,000	14%	57%
Sale Price	\$994,038	\$955,328	\$1,042,146	\$1,366,880	\$1,489,875	9%	50%
Sale Price SQFT	\$407	\$384	\$412	\$541	\$594	10%	46%
Sale to List Price %	98%	97%	99%	103%	100%	-3%	2%
Days on Market	21	27	13	8	18	125%	-14%
Units Sold	949	963	1,238	1,599	955	-40%	1%
Units Listed	4,062	4,264	2,955	2,126	3,421	61%	-16%
Sales Ratio %	23%	23%	42%	77%	32%	-58%	37%

ATTACHED (Condo & Townhome)

Median Sale Price	2018	2019	2020	2021	2022	Variance 2022 vs 2021	Variance 2022 vs 2018
Aldergrove	\$418,000	\$392,500	\$409,000	\$515,000	\$575,000	12%	38%
Brookswood	\$0	\$0	\$369,900	\$0	\$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	\$669,500	\$779,500	\$675,000	\$969,000	\$909,900	-6%	36%
Langley City	\$385,000	\$378,000	\$394,900	\$488,000	\$559,000	15%	45%
Murrayville	\$532,000	\$550,000	\$579,990	\$629,900	\$785,000	25%	48%
Otter District	\$0	\$0	\$0	\$0	\$0	NA	NA
Salmon River	\$406,500	\$385,000	\$355,800	\$435,750	\$500,000	15%	23%
Walnut Grove	\$557,000	\$557,500	\$550,000	\$660,000	\$800,000	21%	44%
Willoughby Heights	\$559,900	\$538,500	\$560,000	\$672,750	\$771,400	15%	38%
Sale Price	\$473,341	\$497,134	\$502,315	\$610,100	\$674,821	11%	43%
Sale Price SQFT	\$406	\$407	\$408	\$512	\$599	17%	48%
Sale to List Price %	99%	98%	99%	102%	102%	0%	3%
Days on Market	15	23	17	8	13	63%	-13%
Units Sold	1,650	1,752	2,143	3,327	2,000	-40%	21%
Units Listed	4,273	5,915	6,469	4,318	4,780	11%	12%
Sales Ratio %	39%	30%	33%	94%	47%	-50%	22%

DETACHED (HOUSES)

Median Sale Price	2018	2019	2020	2021	2022	Variance 2022 vs 2021	Variance 2022 vs 2018
Abbotsford East	\$810,000	\$815,000	\$867,500	\$1,150,000	\$1,289,000	12%	59%
Abbotsford West	\$753,000	\$735,000	\$825,000	\$1,120,000	\$1,375,000	23%	83%
Aberdeen	\$999,999	\$935,000	\$1,067,500	\$1,365,833	\$1,605,000	18%	61%
Bradner	\$1,050,000	\$722,500	\$939,000	\$1,266,000	\$1,615,000	28%	54%
Central Abbotsford	\$717,392	\$699,500	\$757,100	\$1,055,000	\$1,247,000	18%	74%
Matsqui	\$762,000	\$830,000	\$762,500	\$947,000	\$979,000	3%	28%
Poplar	\$720,000	\$709,576	\$731,000	\$988,750	\$1,212,500	23%	68%
Sumas Mountain	\$700,000	\$950,000	\$938,800	\$1,019,500	\$1,277,000	25%	82%
Sumas Prairie	\$925,000	\$730,000	\$945,000	\$1,000,000	\$2,400,000	140%	159%
Sale Price	\$766,917	\$767,438	\$824,667	\$1,135,613	\$1,216,729	7%	59%
Sale Price SQFT	\$307	\$294	\$324	\$439	\$470	7%	53%
Sale to List Price %	99%	98%	100%	107%	100%	-7%	1%
Days on Market	19	26	15	8	16	100%	-16%
Units Sold	1,002	919	1,323	1,728	839	-51%	-16%
Units Listed	4,145	4,698	3,506	2,289	3,509	53%	-15%
Sales Ratio %	24%	20%	38%	82%	28%	-66%	16%

ATTACHED (Condo & Townhome)

Median Sale Price	2018	2019	2020	2021	2022	Variance 2022 vs 2021	Variance 2022 vs 2018
Abbotsford East	\$492,500	\$483,500	\$494,000	\$600,500	\$735,000	22%	49%
Abbotsford West	\$357,000	\$349,450	\$426,750	\$479,900	\$552,500	15%	55%
Aberdeen	\$524,950	\$509,900	\$527,500	\$635,000	\$845,000	33%	61%
Bradner	\$0	\$0	\$0	\$0	\$980,000	NA	NA
Central Abbotsford	\$317,000	\$322,000	\$337,500	\$399,900	\$490,000	23%	55%
Matsqui	\$441,750	\$0	\$0	\$0	\$566,500	NA	28%
Poplar	\$340,000	\$312,000	\$327,500	\$419,900	\$522,000	24%	54%
Sumas Mountain	\$356,000	\$0	\$0	\$0	\$0	NA	NA
Sumas Prairie	\$0	\$0	\$0	\$0	\$0	NA	NA
Sale Price	\$345,025	\$345,820	\$383,779	\$453,329	\$519,166	15%	50%
Sale Price SQFT	\$321	\$318	\$326	\$415	\$469	13%	46%
Sale to List Price %	100%	97%	98%	101%	101%	0%	1%
Days on Market	17	28	22	12	18	50%	6%
Units Sold	1,349	1,342	1,442	2,069	1,263	-39%	-6%
Units Listed	3,989	5,161	4,614	2,692	3,935	46%	-1%
Sales Ratio %	34%	26%	31%	88%	44%	-50%	30%

DETACHED (HOUSES)

Median Sale Price	2018	2019	2020	2021	2022	Variance 2022 vs 2021	Variance 2022 vs 2018
Dewdney Deroche	\$570,000	\$732,000	\$587,000	\$715,000	\$637,500	-11%	12%
Durieu	\$437,500	\$576,200	\$1,136,250	\$762,450	\$1,000,000	31%	129%
Hatzic	\$729,500	\$698,500	\$911,904	\$1,049,900	\$1,167,500	11%	60%
Hemlock	\$467,500	\$570,000	\$647,450	\$710,000	\$934,000	32%	100%
Lake Errock	\$609,714	\$630,000	\$666,000	\$836,250	\$957,000	14%	57%
Mission	\$683,000	\$659,000	\$740,000	\$950,000	\$1,122,500	18%	64%
Mission West	\$2,150,000	\$740,000	\$855,000	\$1,123,000	\$1,380,952	23%	-36%
Stave Falls	\$745,000	\$940,000	\$837,500	\$995,000	\$1,305,000	31%	75%
Steelhead	\$860,000	\$0	\$900,000	\$1,360,000	\$999,000	-27%	16%
Sale Price	\$671,854	\$654,771	\$733,854	\$964,146	\$1,047,698	9%	56%
Sale Price SQFT	\$289	\$270	\$303	\$411	\$448	9%	55%
Sale to List Price %	99%	98%	100%	108%	101%	-6%	2%
Days on Market	25	38	22	8	16	100%	-36%
Units Sold	500	504	604	795	421	-47%	-16%
Units Listed	2,029	2,345	1,667	928	2,035	119%	0%
Sales Ratio %	25%	21%	36%	92%	25%	-73%	1%

ATTACHED (Condo & Townhome)

Median Sale Price	2018	2019	2020	2021	2022	Variance 2022 vs 2021	Variance 2022 vs 2018
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	\$170,000	\$223,500	\$203,000	\$296,250	\$462,500	56%	172%
Lake Errock	\$0	\$0	\$0	\$0	\$0	NA	NA
Mission	\$412,500	\$465,000	\$450,000	\$485,000	\$550,000	13%	33%
Mission West	\$0	\$0	\$428,450	\$699,900	\$802,500	15%	NA
Stave Falls	\$0	\$0	\$0	\$0	\$0	NA	NA
Steelhead	\$0	\$0	\$0	\$0	\$0	NA	NA
Sale Price	\$379,850	\$447,025	\$420,492	\$499,738	\$543,267	9%	43%
Sale Price SQFT	\$299	\$280	\$275	\$399	\$434	9%	45%
Sale to List Price %	100%	98%	98%	102%	99%	-3%	-1%
Days on Market	23	30	46	25	21	-16%	-9%
Units Sold	122	125	151	148	106	-28%	-13%
Units Listed	321	517	514	211	473	124%	47%
Sales Ratio %	38%	24%	29%	83%	33%	-60%	-13%