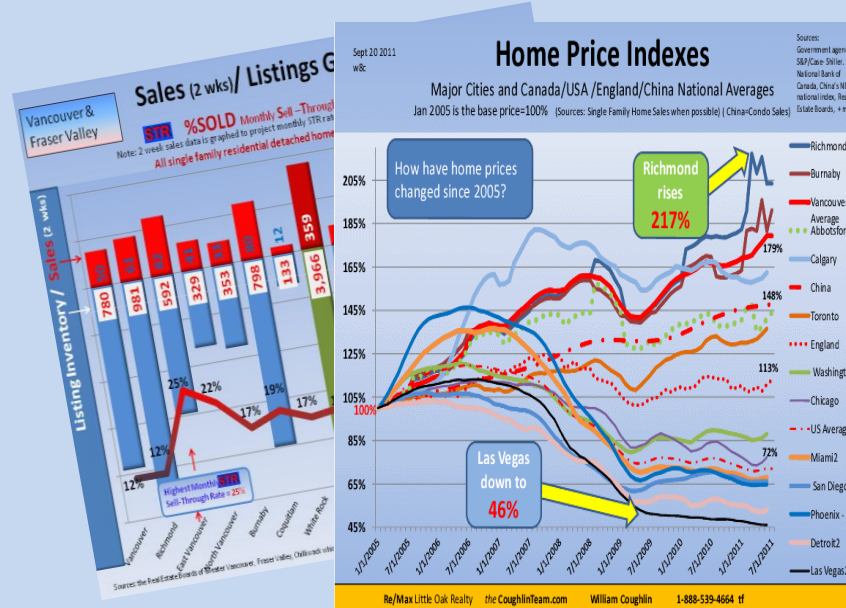


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Market Analysis and Forecasting

May 1/ 26 East Surrey

Surrey East Real Estate Price Changes (\$/%)

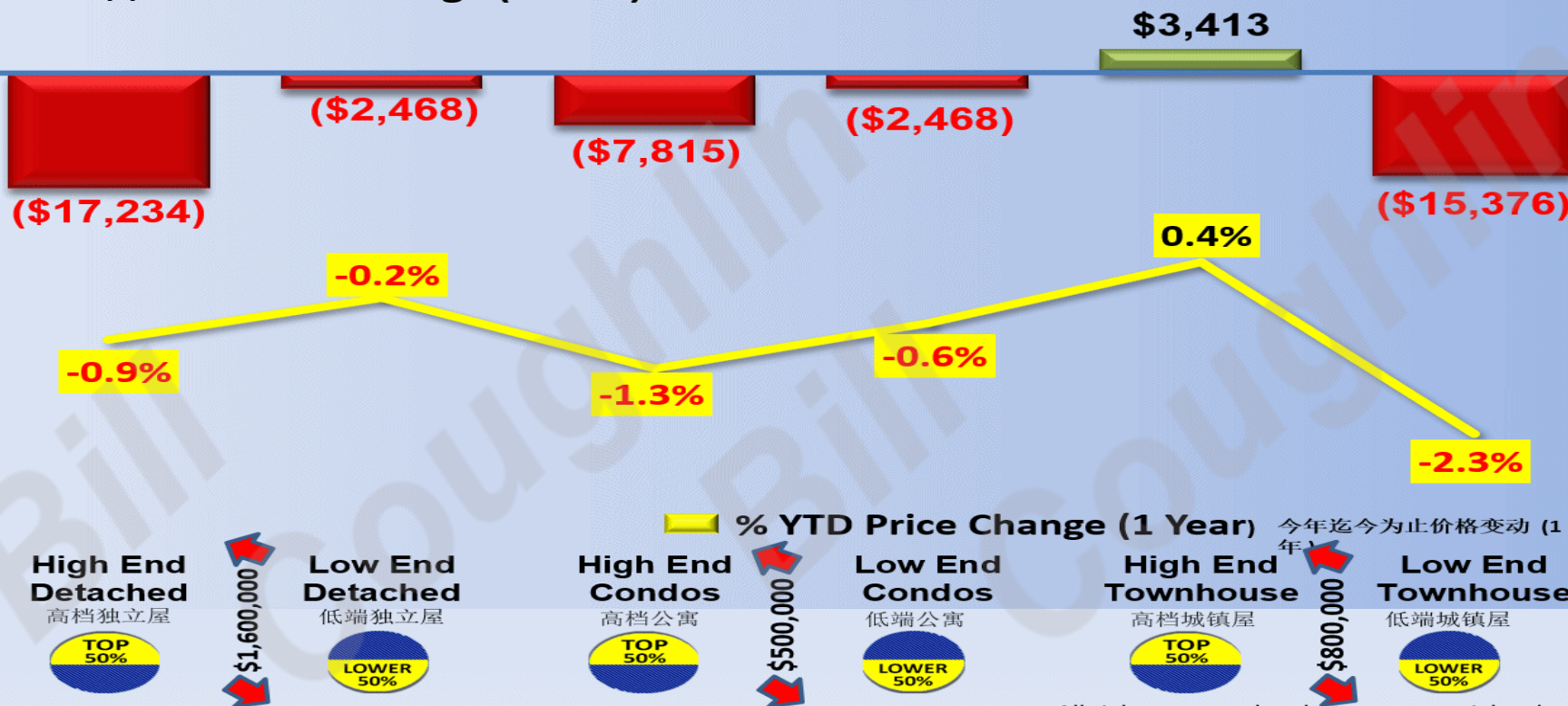
房地产价格变动(\$/%)

Housing Types: Year-To-Date March 2024 – March 2025 (Quarters)

房屋类型: 今年迄今为止 (每季) 由2024 三月至2025 三月

Powered by: Vancouver Market Reports HPIp

■ \$\$ YTD Price Change (1 Year) 价格变动 (1年)



房地產價格變動

YTD Home Price Changes \$\$\$

房地產價格變動

YTD Home Price Changes %%

■ % YTD Price Change (1 Year) 今年迄今为止价格变动 (1年)

High End Detached 高档独立屋 TOP 50% \$1,600,000

Low End Detached 低端独立屋 LOWER 50%

High End Condos 高档公寓 TOP 50% \$500,000

Low End Condos 低端公寓 LOWER 50%

High End Townhouse 高档城镇屋 TOP 50%

Low End Townhouse 低端城镇屋 LOWER 50% \$800,000

Data source: FVREB, REBGV, CADREB Real Estate Board & they assume no responsibility for accuracy. By: Vancouver Market Reports

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Market Analysis and Forecasting

May 1/ 26 East Surrey

Monthly Market Activity - Apr 2026 - Single Family



May 1 2026 East Surrey Market Update (Detached)

Current: East Surrey is in a Buyer Market with **8 % SOLD** rate, 34 DOM and 94% Sell/List Ratio.
(This means that there is an average (m) of a **\$115,500** decrease from the original list price)

Most Active Price Range: Homes between \$2.0 mill - \$2.3 mill. have **11.9 %SOLD** rate.

Least Active Price Range: Homes above \$3.2 mill. have **0.0 %SOLD** rate.

History: The Surrey East Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$168,201..
The Surrey East Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$126,273.
*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.



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Market Analysis and Forecasting

May 1/ 26 East Surrey

1. How Many Sold During the Month and at What Price Range?

East Surrey List Price Ranges Statistics - Apr 2026

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	Detached
0-\$1,500,000	203	20	0	93%	-\$102,250	9.9%	↓
\$1,500,001-\$1,800,000	134	10	0	94%	-\$101,000	7.5%	↓
\$1,800,001-\$2,000,000	59	5	0	93%	-\$139,000	8.5%	↓
\$2,000,001-\$2,300,000	42	5	0	93%	-\$153,000	11.9%	↓
\$2,300,001-\$3,200,000	61	3	0	94%	-\$139,888	4.9%	↓
\$3,200,001 and more	34	0	1	0%	\$0	0.0%	↓
Total Activity	533	43	24	94%	-\$115,500	8%	↓

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-25	Mar-26	Apr-26	5/1/2026	Change	
Total Listings** (A,S,T,C,X)	592	462	533		71	↑
Active Listings (1st of the month)	436	379	409	440	31	↑
Solds	38	28	43		15	↑
Days on Market (DOM)	26	34	24		-10	↓
%SOLD (Sales/ Listings /mthly rate)	6.4%	6.1%	8.1%		2.0%	↑
(Top 50%) Home Price Index HPIp	\$1,958,019	\$1,846,100	\$1,810,101		-\$35,999	↓
(Lower 50%) Home Price Index HPIp	\$1,320,101	\$1,198,100	\$1,193,828		-\$4,272	↓



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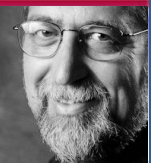
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Market Analysis and Forecasting

May 1/ 26 East Surrey

What Sold in your Neighbourhood and for What Price?

East Surrey Sub areas Statistics - Apr 2026

Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Fraser Heights	97	13	0	94%	-\$123,000	13.4%
Guildford	47	4	0	97%	-\$29,500	8.5%
Port Kells	16	2	2	81%	-\$379,000	12.5%
Fleetwood Tynehead	171	13	0	91%	-\$153,000	7.6%
Panorama Ridge	99	5	0	96%	-\$69,000	5.1%
Sullivan Station	103	6	0	96%	-\$68,950	5.8%
Total Activity	533	43	24	94%	-\$115,500	8%



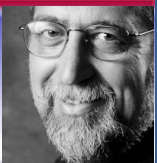
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Market Analysis and Forecasting

May 1/ 26 East Surrey



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Next Months Market Forecast

Forecast: East Surrey has an average Listing Supply; 409 homes are for sale and with the **6 %SOLD** monthly rate gives us a ~16 months of inventory. 17% of the active listings have reduced their price by \$77,320 on average and \$60,000 on median in the last month. We project East Surrey to be a continued Buyer market.

The Fraser Valley housing market has also slowed down this April. Detached home prices decreased by an average of \$3,825. About 44% of detached home markets in the Fraser Valley are still increasing, while the rest are either stable or decreasing. The condo market stayed more balanced this month. Condo prices went down slightly by an average of \$815, and 50% of condo markets are actually increasing. This makes condos one of the stronger housing types in the Fraser Valley right now. Townhomes saw a larger decrease, with prices dropping by an average of \$4,628. Only 25% of townhome markets are currently increasing, showing that this part of the market has become slower compared to earlier months. Even with the slower activity, some communities are still performing better than others. Market conditions can change quickly, so staying updated is important for both buyers and sellers.

Want to know which neighbourhoods are improving or slowing down? Visit VancouverMarketReports.com every Saturday at noon to check the latest Sell-Through Rates and see how all 17 cities are performing. For expert help or a free home market review, call Bill Coughlin and the Coughlin Team at 778-374-3744. We're here to help you make the best decision.

Analytical Methods: The Surrey East represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the market into two parts with the **Surrey East HPI Top 50%** representing the higher end sales and the **Surrey East HPI Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time. Note: For a more accurate price change for your home request a Comparative Market Analysis. Data is from : FVREB,



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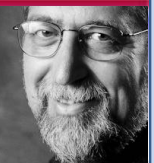
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Market Analysis and Forecasting

May 1/ 26 East Surrey

Detached East Surrey Home Price Index **HPIp (Top 50%)**, Sale Price-List Price (\$ Difference) (Average home sold for \$ less than their original list price)

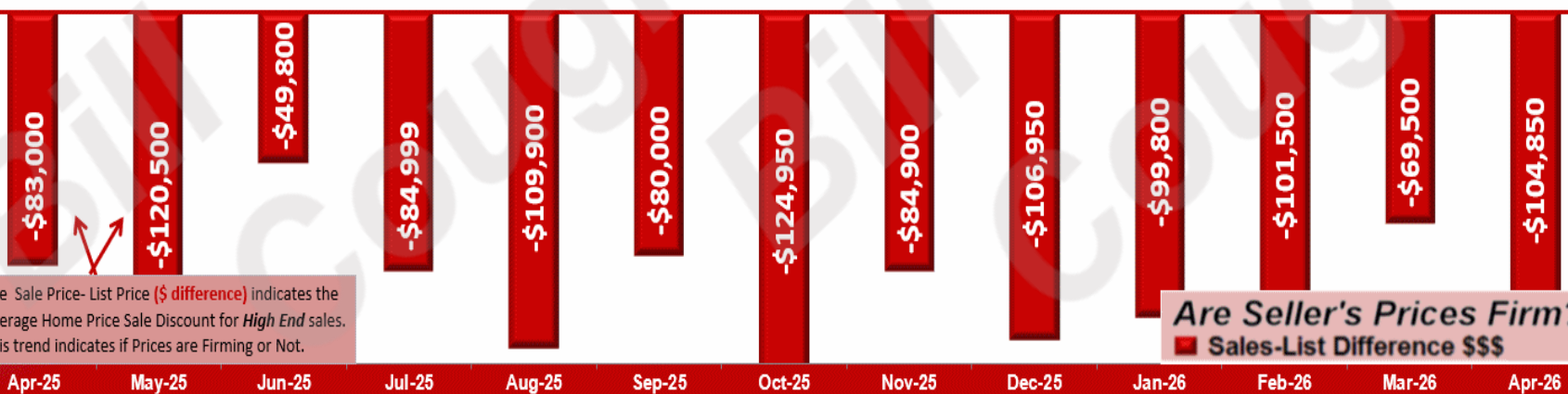
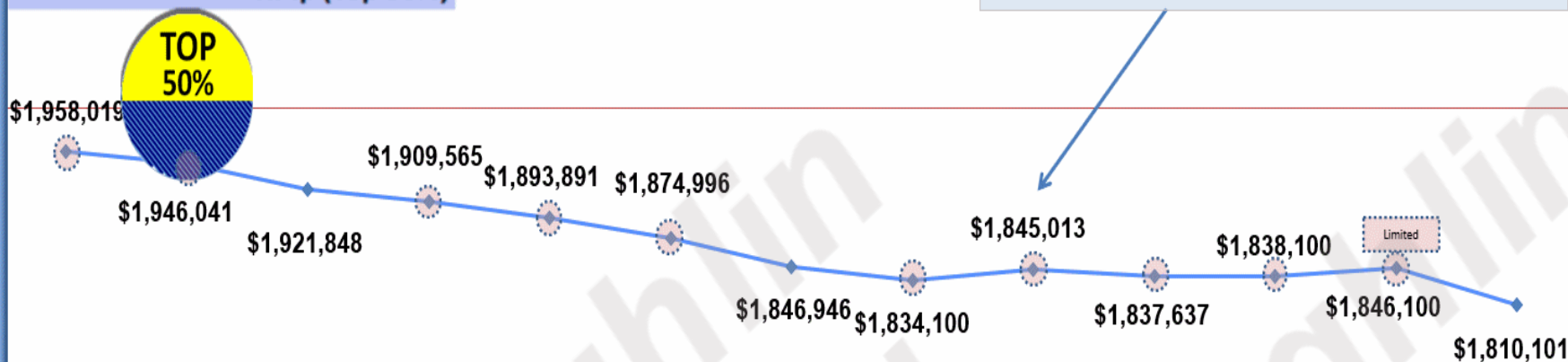
Home Price Changes
(Home Price Index Paired sales from 2005)

Are Home Prices Up?

Home Price Index → **HPIp (Top 50%)**

Homes **Over \$1,600,000**

The Home Price Index **HPIp** is our **MOST** Accurate Indication of Price Changes. (Note: Each Sale is *paired* to it's previous sale)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for **High End** sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?
■ Sales-List Difference \$\$\$

Detached
TOP 50%

Sales Discount \$\$\$
Sale Price - Original List Price (- \$\$ difference)



Detached



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Market Analysis and Forecasting

May 1/26 East Surrey

Detached East Surrey Total Listings **, Sales, and %SOLD Rates

← Total Listings
 ■ Sales
 Homes Over \$1,600,000

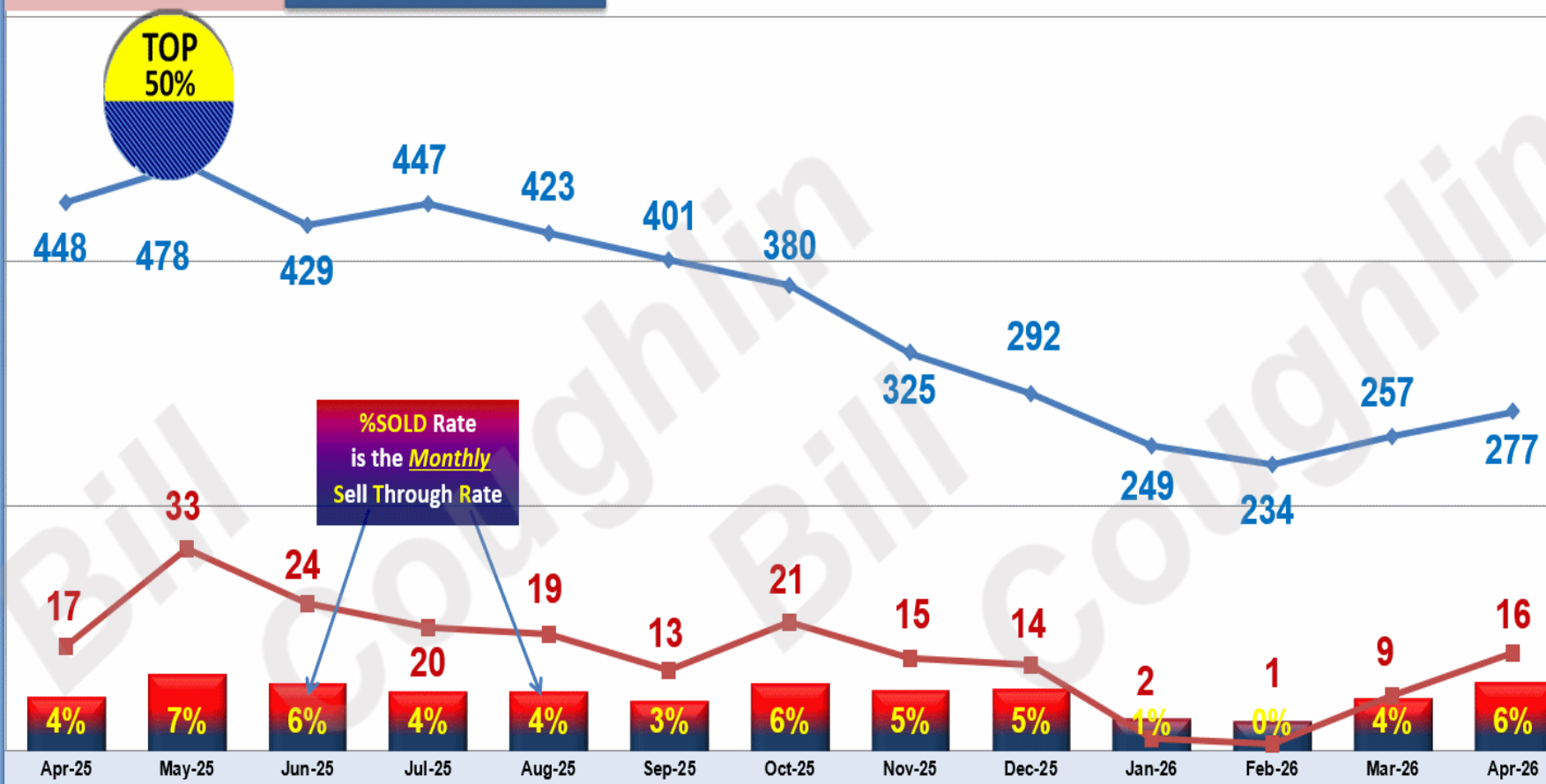
Sales / Listings
Monthly Totals



Detached



%SOLD (STR)
Sales/Listings (Monthly Rate)



Detached



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May 1/ 26 East Surrey

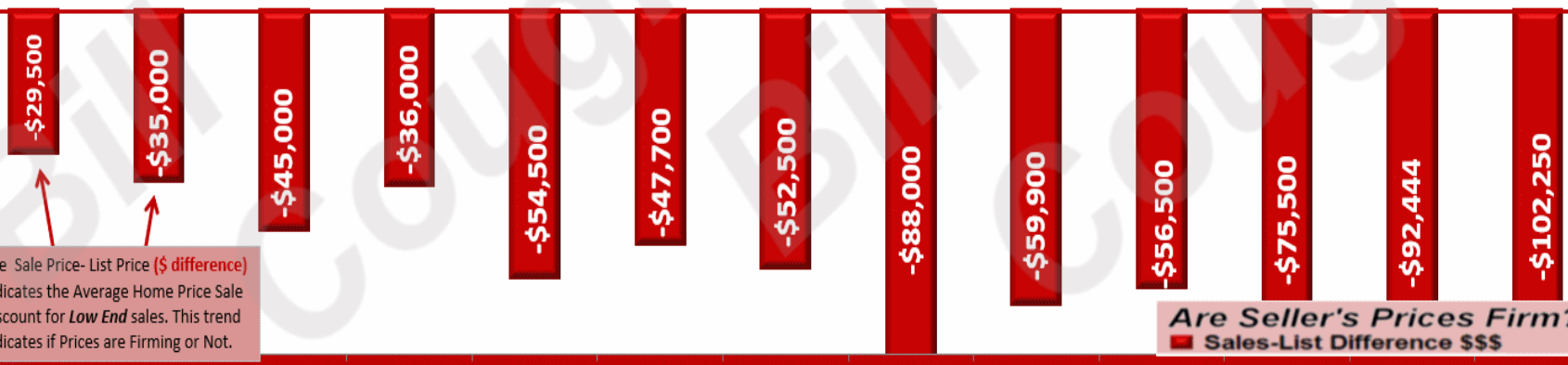
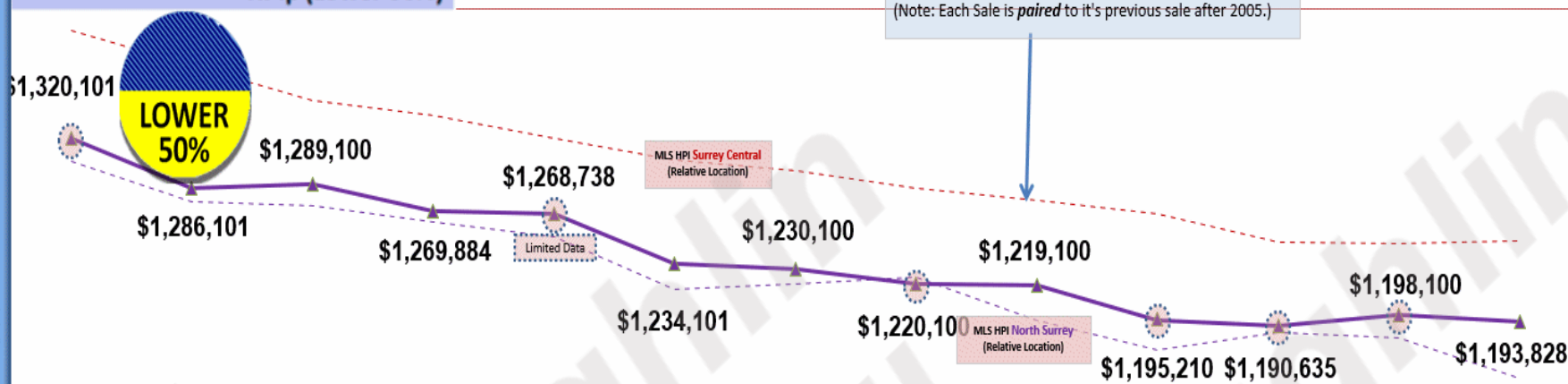
Detached East Surrey Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (Average home sold for \$ less than their original list price)

Home Price Changes
(Home Price Index Paired sales from 2005)

Are Home Prices Up?
Home Price Index → HPIp (Lower 50%)

Homes Below \$1,600,000

The Home Price Index HPIp is the MOST Accurate Indication of Price Changes.
(Note: Each Sale is paired to its previous sale after 2005.)



The Sale Price - List Price (\$ difference) indicates the Average Home Price Sale Discount for Low End sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?
Sales-List Difference \$\$\$



Detached



Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)



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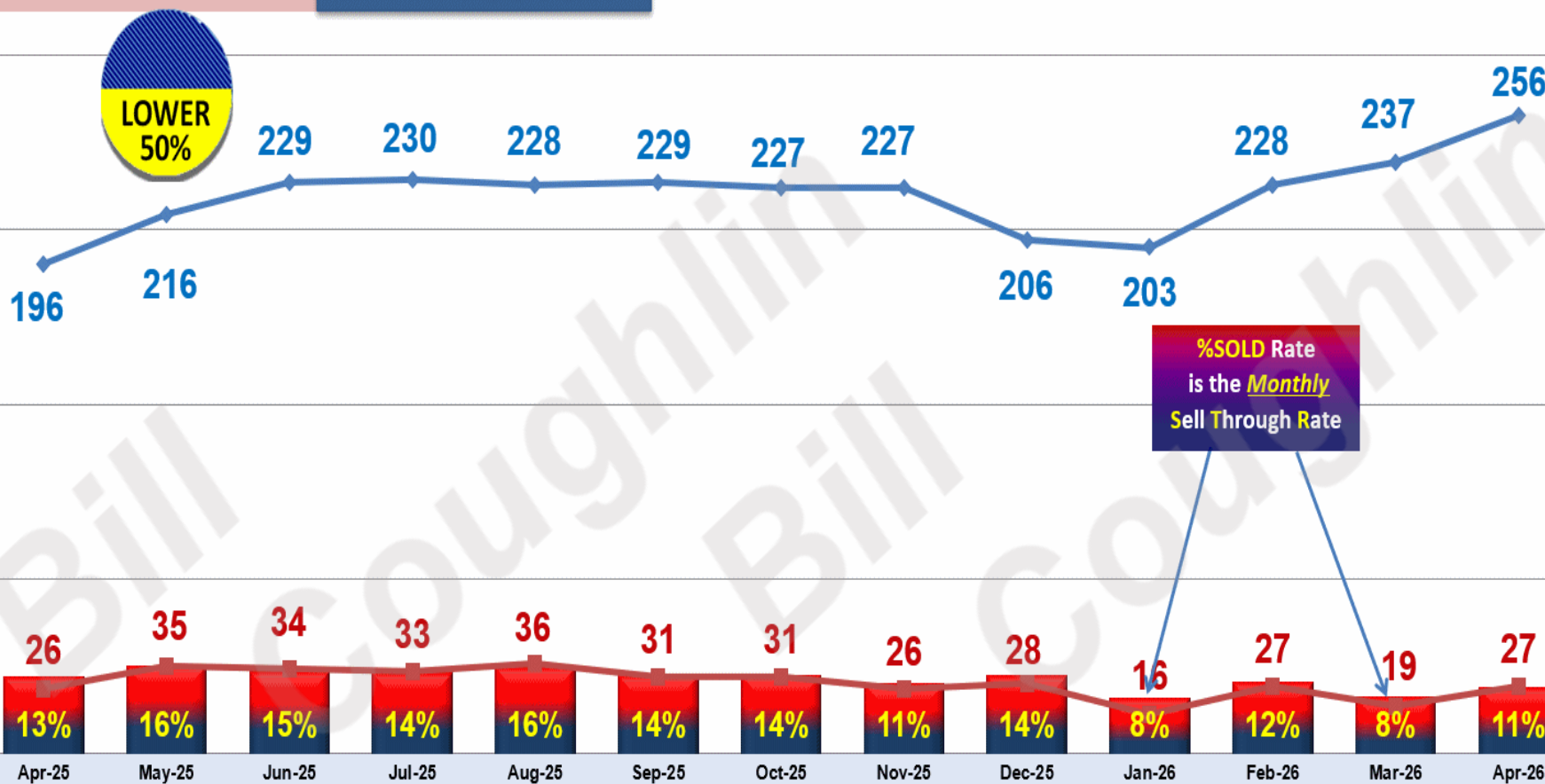
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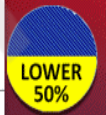
Detached East Surrey Total Listings **, Sales, and %SOLD Rates

← Total Listings → Sales Homes Below \$1,600,000

Sales / Listings
Monthly Totals



Detached



%SOLD (STR)
Sales/Listings (Monthly Rate)



Detached



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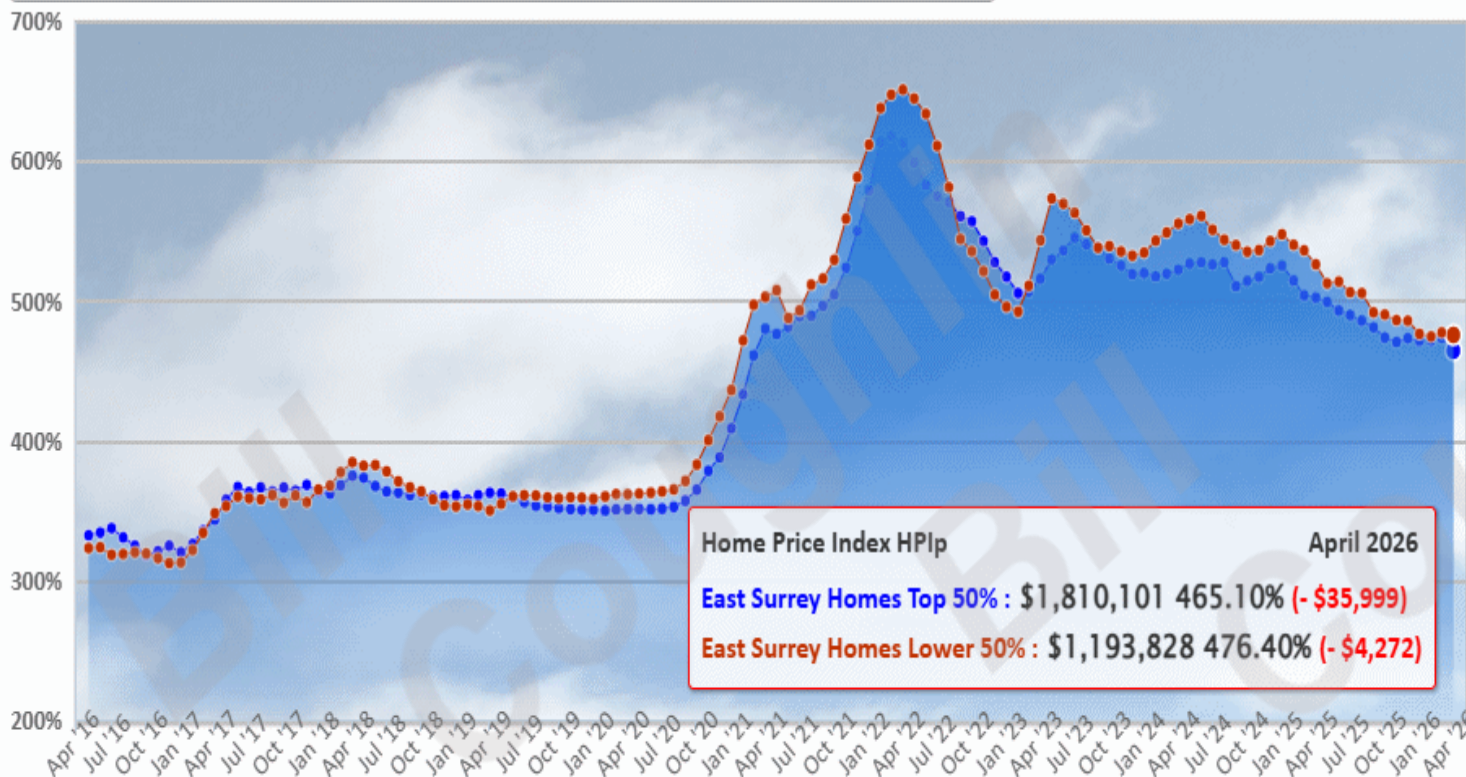
Market Analysis and Forecasting

May 1/ 26 East Surrey

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East Surrey Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 East Surrey Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Apr 2026	% 465.10
Mar 2026	% 474.30
Feb 2026	% 472.30
Jan 2026	% 472.20
Dec 2025	% 474.00
Nov 2025	% 471.20
Oct 2025	% 474.50
Sep 2025	% 481.80
Aug 2025	% 486.60
Jul 2025	% 490.60
Jun 2025	% 493.80
May 2025	% 500.00



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Market Analysis and Forecasting

May 1/ 26 East Surrey

East Surrey Sub areas Statistics - Apr 2026

Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Fraser Heights	21	2	52	97%	-\$32,444	9.5%
Guildford	181	18	30	97%	-\$14,450	9.9%
Fleetwood Tynehead	205	31	26	97%	-\$16,000	15.1%
Panorama Ridge	39	4	7	98%	-\$20,344	10.3%
Sullivan Station	193	12	13	98%	-\$16,500	6.2%
Total Activity	639	67	24	97%	-\$18,000	10%

East Surrey List Price Ranges Statistics - Apr 2026

Home Price Range	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
\$0-\$575,000	156	12	47	97%	-\$13,450	7.7%
\$575,001-\$775,000	190	22	24	97%	-\$20,000	11.6%
\$775,001-\$850,000	130	16	27	99%	-\$10,900	12.3%
\$850,001-\$950,000	95	13	16	97%	-\$23,888	13.7%
\$950,001-\$1,000,000	30	2	6	98%	-\$20,344	6.7%
\$1,000,001 and more	38	2	4	97%	-\$32,450	5.3%
Total Activity	639	67	24	97%	-\$18,000	10%

Monthly Changes Summary	Apr-25	Mar-26	Apr-26	5/1/2026	Change
Total Listings** (A,S,T,C,X)	676	585	639		54 ↑
Active Listings (1st of the month)	411	413	457	512	55 ↑
Solds	78	52	67		15 ↑
Days on Market (DOM)	15	16	24		8 ↑
% SOLD (Sales/ Listings /mnlthly rate)	12%	9%	10%		1.6% ↑
Condos (Top 50%) Home Price Index HPIp	\$580,101	\$527,899	\$526,718		-\$1,182 ↓
Condos (Lower 50%) Home Price Index HPIp	\$421,101	\$382,924	\$375,436		-\$7,488 ↓
Twnhs (Top 50%) Home Price Index HPIp	\$864,101	\$802,863	\$804,301		\$1,438 ↑
Twnhs (Lower 50%) Home Price Index HPIp	\$641,513	\$581,769	\$574,202		-\$7,567 ↓

Analytical Methods: The East Surrey represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the Condos and Townhouse markets into two parts with the **East Surrey HPIp Top 50%** representing the higher end sales and the **East Surrey HPIp Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time.

May 1 2026 East Surrey Market Update Attached Townhomes/ Condos

Current: East Surrey is a Buyer Market with average listing inventory, a **10 %SOLD** rate and a 97% Sell/List Ratio.

(This means the discount on a sale from the original list price is averaging \$18,000)

Most Active Price Range: Homes between \$850,000 \$950,000 have **13.7 %SOLD** rate

Least Active Price Range: Homes above \$1.0 mill. have **5.3 %SOLD** rate.

History: The East Surrey's **Condos** Year-To-Date Home Price Index

HPIp (Top 50%) shows that prices are decreased \$53,383.

The East Surrey's **Condos** Year-To-Date Home Price Index

HPIp (Lower 50%) shows that prices decreased \$45,665.

The East Surrey's **Townhouses** Year-To-Date Home Price Index

HPIp (Top 50%) shows that prices decreased \$59,800.

The East Surrey's **Townhouses** Year-To-Date Home Price Index

HPIp (Lower 50%) shows that prices are decreased \$67,310.

*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Forecast: The listing inventory is 5% less than the same month last year.

The Fraser Valley housing market has also slowed down this April. Detached home prices decreased by an average of \$3,825. About 44% of detached home markets in the Fraser Valley are still increasing, while the rest are either stable or decreasing.

The condo market stayed more balanced this month. Condo prices went down slightly by an average of \$815, and 50% of condo markets are actually increasing. This makes condos one of the stronger housing types in the Fraser Valley right now. Townhomes saw a larger decrease, with prices dropping by an average of \$4,628. Only 25% of townhome markets are currently increasing, showing that this part of the market has become slower compared to earlier months. Even with the slower activity, some communities are still performing better than others. Market conditions can change quickly, so staying updated is important for both buyers and sellers. Want to know which neighbourhoods are improving or slowing down? Visit VancouverMarketReports.com every Saturday at noon to check the latest Sell-Through Rates and see how all 17 cities are performing. For expert help or a free home market review, call Bill Coughlin and the Coughlin Team at 778-374-3744. We're here to help you make the best decision.

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May 1/ 26 East Surrey

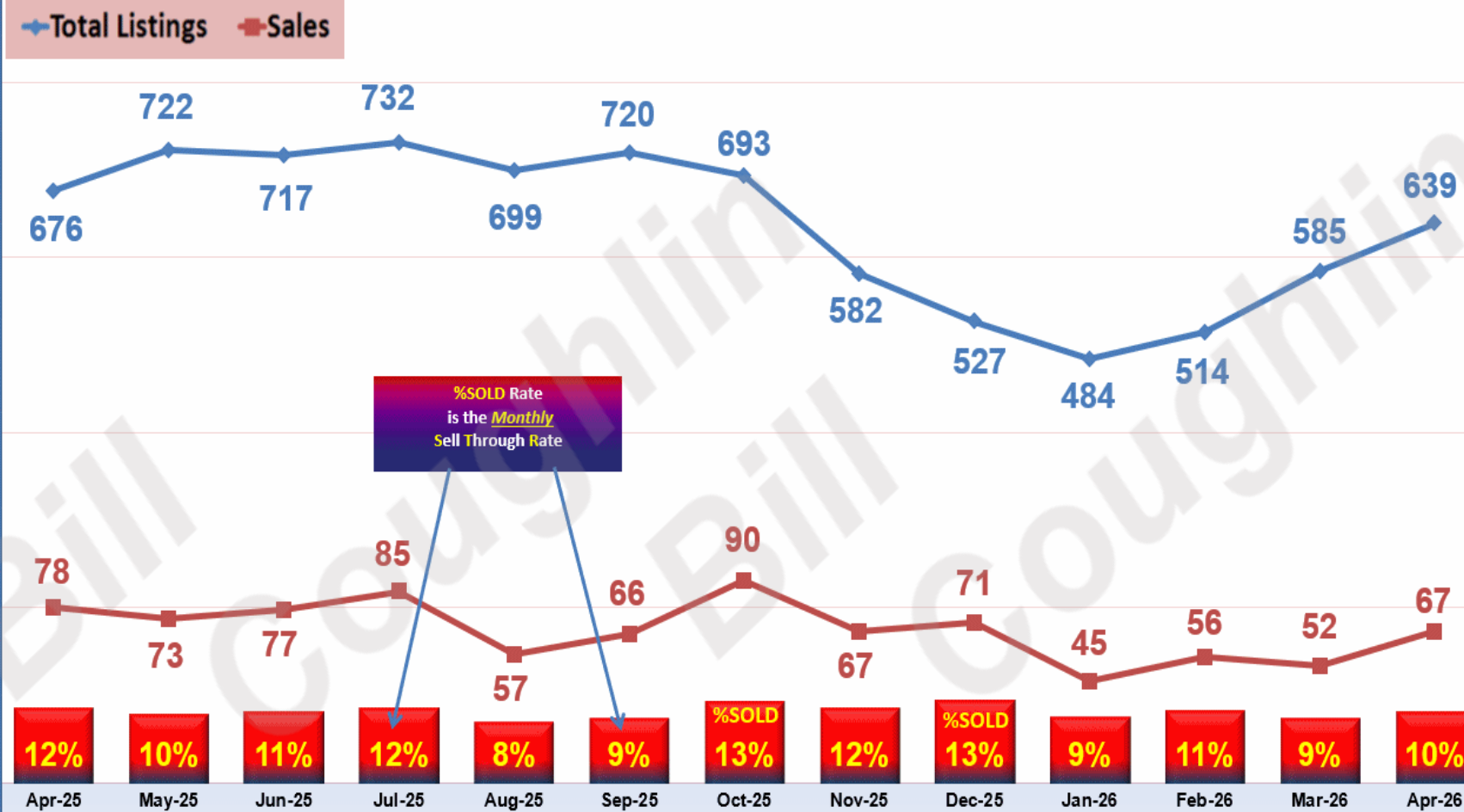
Attached Townhomes/ Condos East Surrey Total Listings*, Sales, and %SOLD rates

Sales / Listings
Monthly Totals



Attached

%SOLD (STR)
Sales/Listings (Monthly Rate)



Attached



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Market Analysis and Forecasting

May 1/ 26 East Surrey

Attached East Surrey Townhouse Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

Home Price Changes
(Home Price Index Paired sales from 2005)

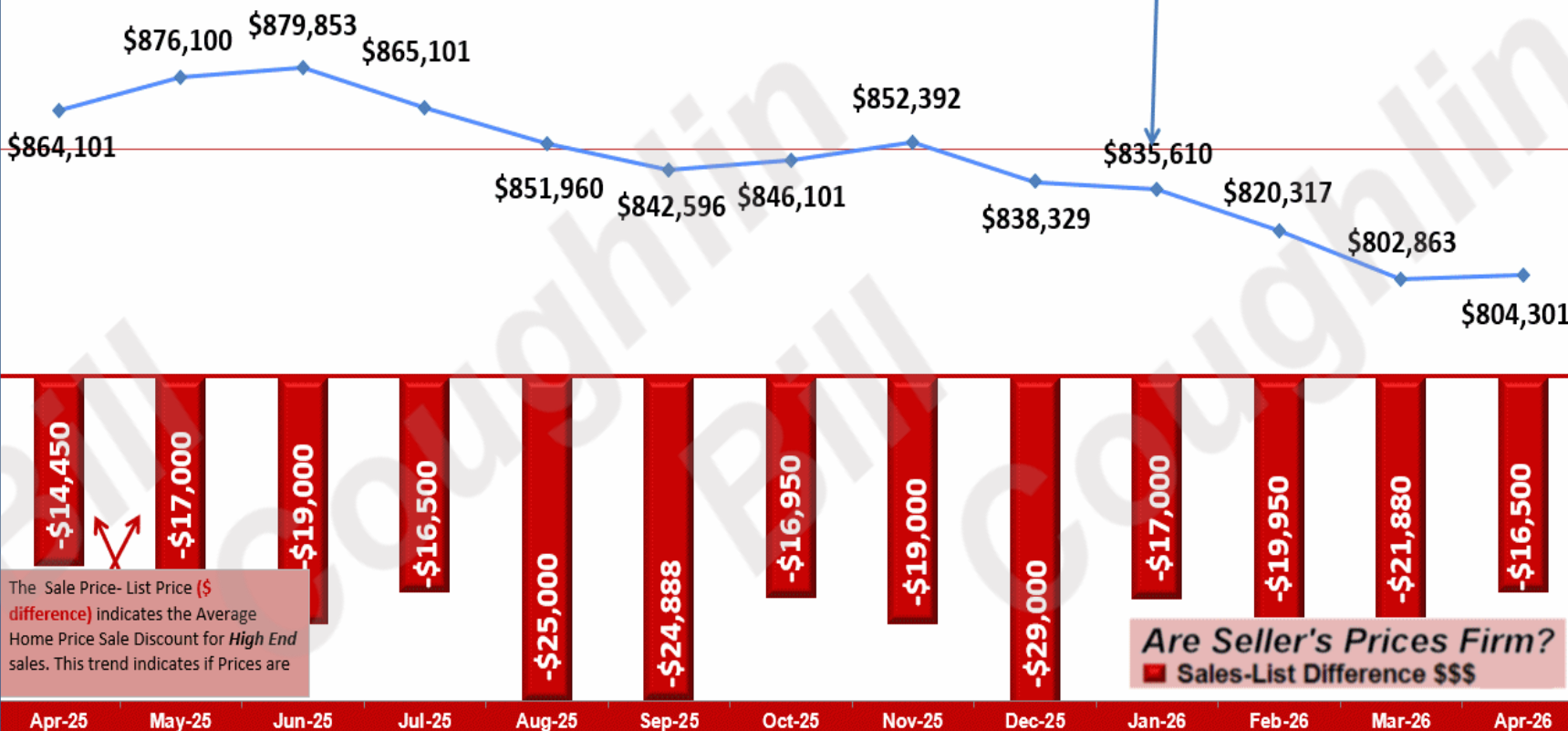


Sales Discount \$\$
Sale Price - Original List Price (\$ \$ difference)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

The Home Price Index HPIp is our MOST Accurate Indication of Price Changes.
(Note: Each Sale is *paired* to it's previous sale after 2005)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for High End sales. This trend indicates if Prices are

Are Seller's Prices Firm?
Sales-List Price Difference \$\$\$



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May 1/ 26 East Surrey

Attached East Surrey Townhouse Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

Home Price Changes
(Home Price Index Paired sales from 2005)

Are Home Prices Up? Home Price Index → HPIp (Lower 50%)

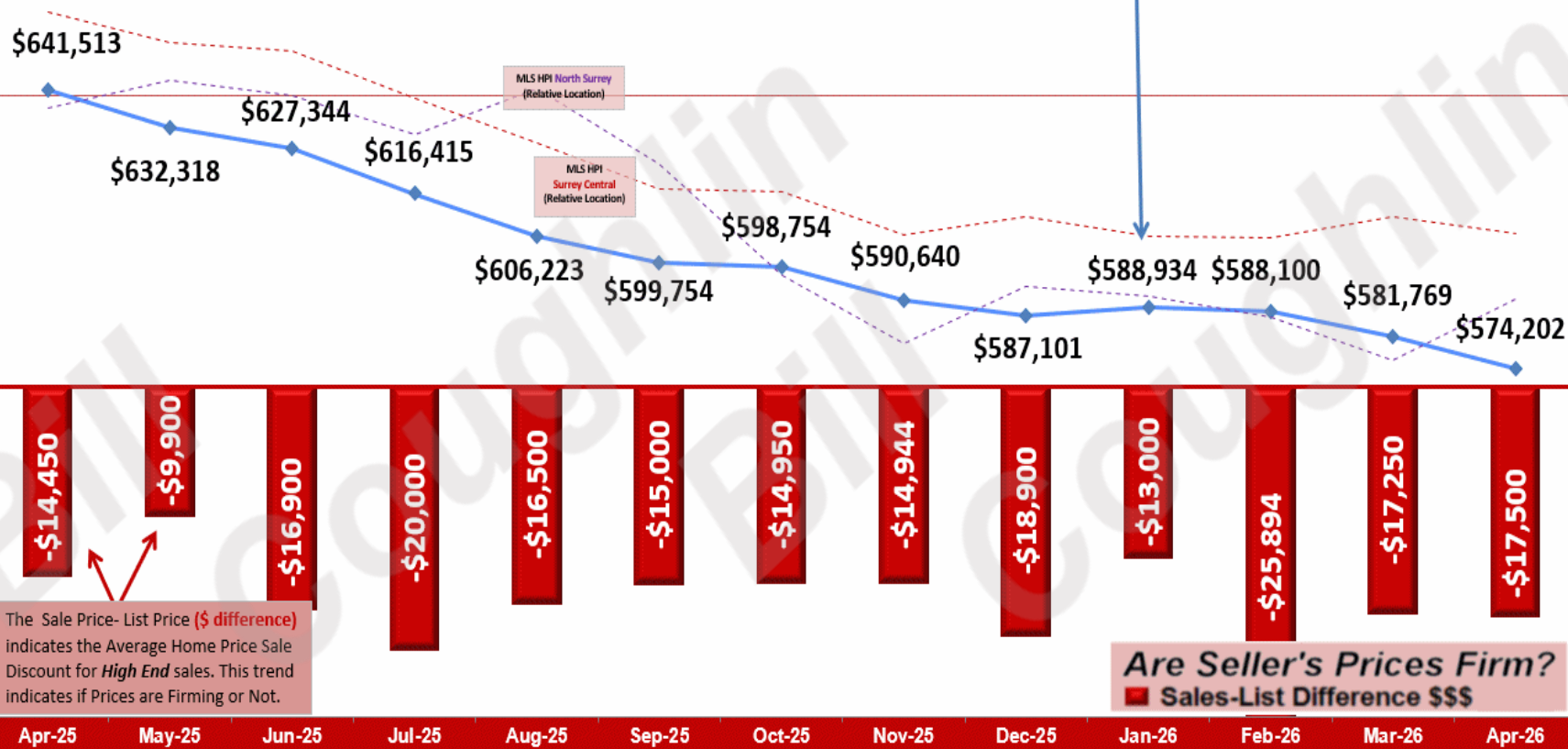
The Home Price Index HPIp is our MOST Accurate Indication of Price Changes.
(Note: Each Sale is paired to it's previous sale after 2005)



Townhouses



Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for High End sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?
Sales-List Difference \$\$\$



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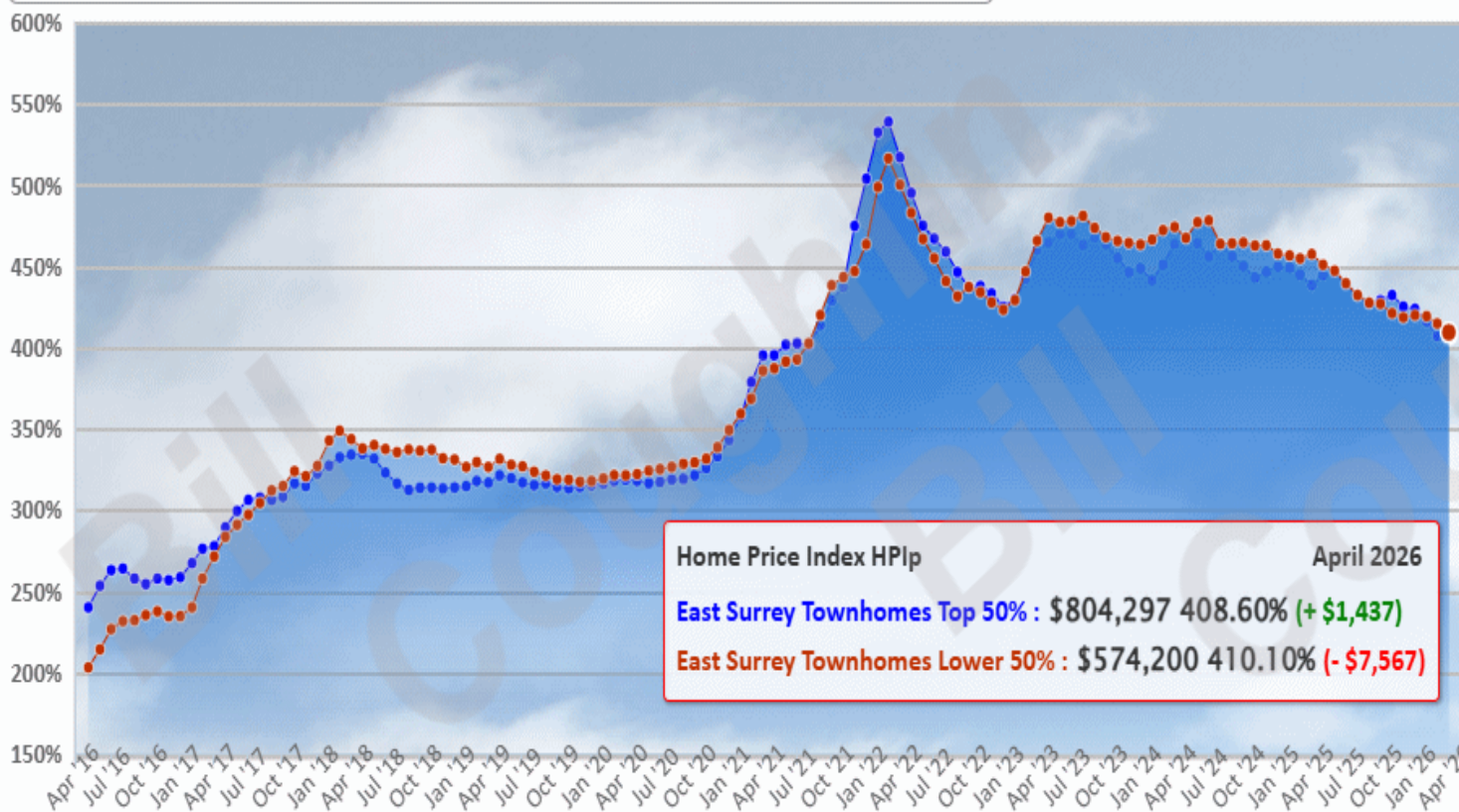
Market Analysis and Forecasting

May 1/ 26 East Surrey

Powered by the Greater Vancouver Market Reports HPIp



East Surrey Townhomes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 East Surrey Townhomes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Apr 2026	% 408.60
Mar 2026	% 407.90
Feb 2026	% 416.70
Jan 2026	% 424.50
Dec 2025	% 425.90
Nov 2025	% 433.00
Oct 2025	% 429.80
Sep 2025	% 428.10
Aug 2025	% 432.80
Jul 2025	% 439.50
Jun 2025	% 447.00
May 2025	% 445.10



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Market Analysis and Forecasting

May 1/ 26 East Surrey

Attached East Surrey Condos Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

Home Price Changes
(Home Price Index Paired sales from 2005)



Townhouses

TOP 50%

Sales Discount \$\$
Sale Price - Original List Price (\$ \$ difference)

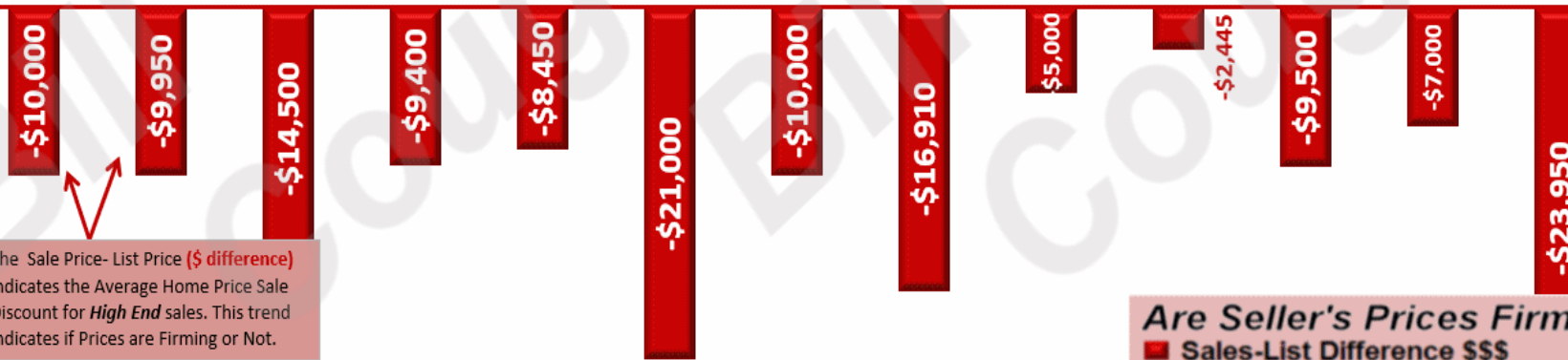
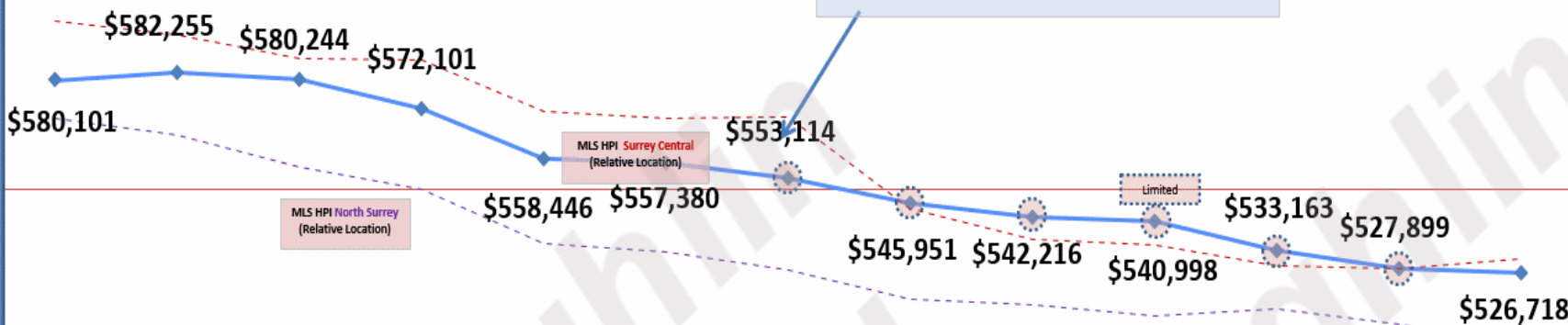


Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

The Home Price Index HPIp is our MOST Accurate Indication of Price Changes.

(Note: Each Sale is paired to it's previous sale after 2005)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for High End sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?
Sales-List Difference \$\$\$

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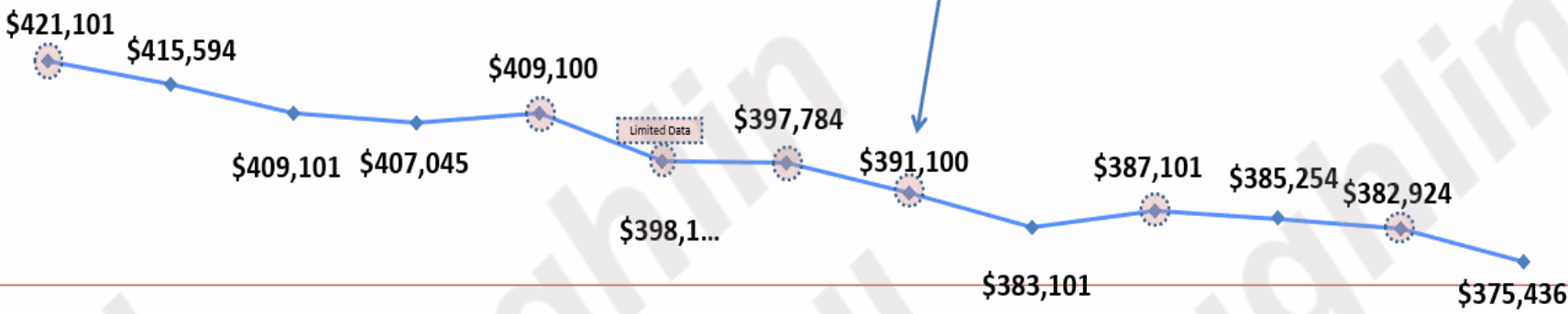
Market Analysis and Forecasting

May 1/ 26 East Surrey

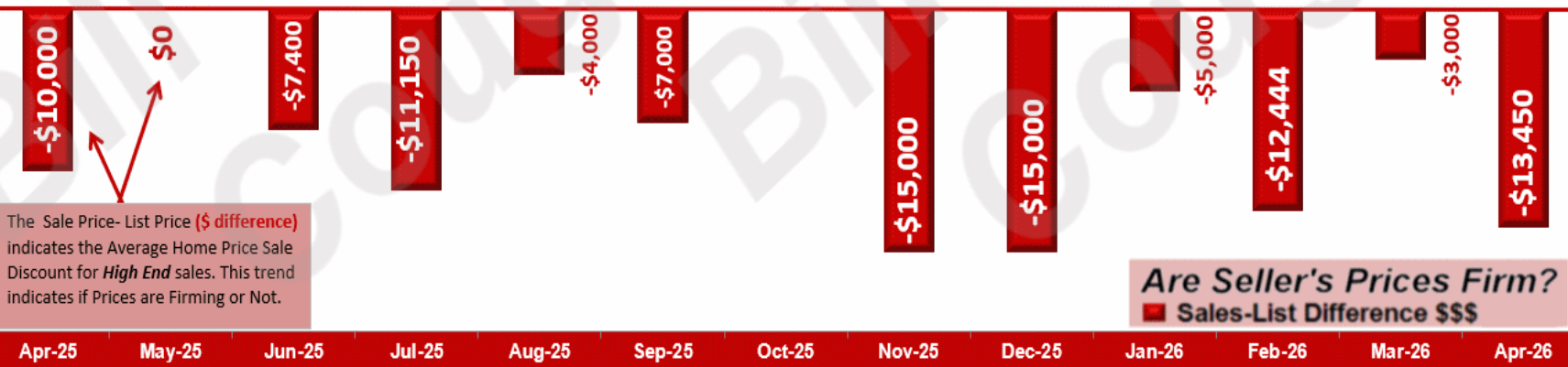
Attached East Surrey Condos Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

Home Price Changes
(Home Price Index Paired sales from 2005)

Are Home Prices Up? Home Price Index → HPIp (Lower 50%)



The Home Price Index HPIp is our MOST Accurate Indication of Price Changes .
(Note: Each Sale is paired to it's previous sale after 2005.)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for *High End* sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?
■ Sales-List Difference \$\$\$



Townhouses



Sales Discount \$\$
Sale Price - Original List Price (\$ \$ difference)



Townhouses



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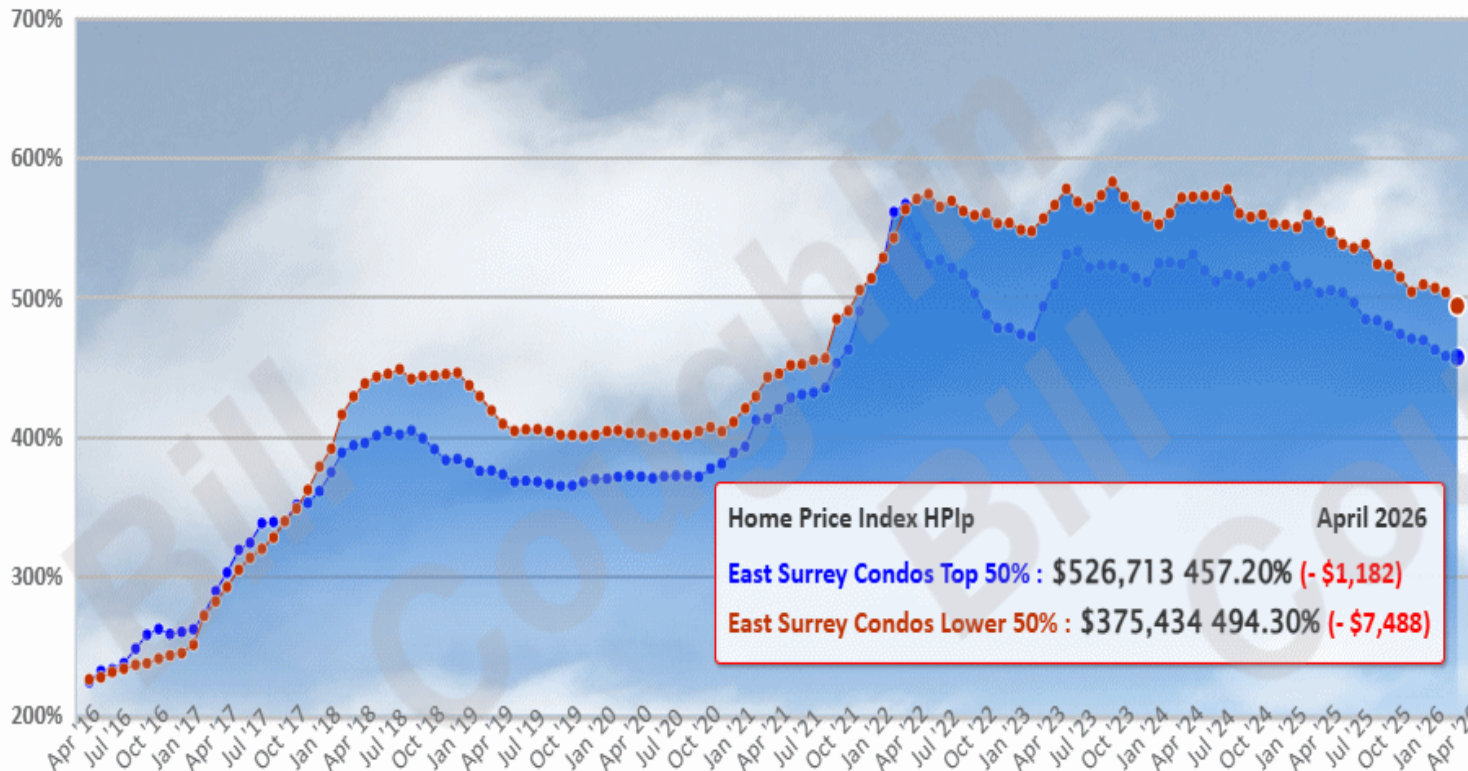
Market Analysis and Forecasting

May 1/ 26 East Surrey

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East Surrey Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 East Surrey Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Home Price Index HPIp April 2026
East Surrey Condos Top 50% : \$526,713 457.20% (-\$1,182)
East Surrey Condos Lower 50% : \$375,434 494.30% (-\$7,488)

Monthly Home values

Date	Value
Apr 2026	% 457.20
Mar 2026	% 458.20
Feb 2026	% 462.80
Jan 2026	% 469.60
Dec 2025	% 470.60
Nov 2025	% 473.90
Oct 2025	% 480.10
Sep 2025	% 483.80
Aug 2025	% 484.70
Jul 2025	% 496.50
Jun 2025	% 503.60
May 2025	% 505.40



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Market Analysis and Forecasting

May 1/ 26 West Surrey

Surrey West Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

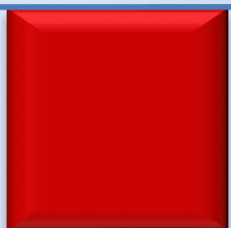
Housing Types: Year-To-Date March 2024 – March 2025 (Quarters)

房屋类型: 今年迄今为止 (每季) 由2024 三月至2025 三月

Powered by: Vancouver Market Reports HPIp

■ \$\$ YTD Price Change (1 Year) 价格变动 (1年)

\$11,061



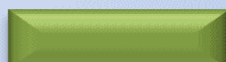
(\$41,202)

-2.5%



(\$29,105)

-2.4%



\$11,061

2.0%



(\$19,933)

-4.9%



(\$5,193)

-0.6%



(\$9,184)

-1.4%

■ % YTD Price Change (1 Year) 今年迄今为止价格变动 (1年)

High End Detached
高档独立屋

TOP 50%



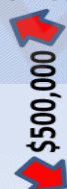
\$1,400,000

Low End Detached
低端独立屋

LOWER 50%

High End Condos
高档公寓

TOP 50%



\$500,000

Low End Condos
低端公寓

LOWER 50%

High End Townhouse
高档城镇屋

TOP 50%



\$800,000

Low End Townhouse
低端城镇屋

LOWER 50%

Data source: FVREB, REBGV, CADREB Real Estate Board & they assume no responsibility for accuracy. By: Vancouver Market Reports

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房地產價格變動

YTD Home Price Changes \$\$\$

房地產價格變動

YTD Home Price Changes %%

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Market Analysis and Forecasting

May 1/ 26 West Surrey

Monthly Market Activity - Apr 2026 - Single Family



May 1 2026 West Surrey Market Update (Detached)

Current: West Surrey is in a Buyer's Market with an average listing inventory, **5 %SOLD** rate and a 96% Sell/List Ratio. (This means that there is an average of a **\$49,999** sales discount from the original list price)
Most Active Price Range: Homes below \$1.35 mill. have **8.8 %SOLD** rate.
Least Active Price Range: Homes above \$2.6 mill. have **0.0 % SOLD** rate.

History: The Surrey West Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$209,422. The Surrey West Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$157,306.
 *The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.



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Market Analysis and Forecasting

May 1/ 26 West Surrey

1. How Many Sold During the Month and at What Price Range?

West Surrey List Price Ranges Statistics - Apr 2026							Detached
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,350,000	294	26	27	96%	-\$44,500	8.8%	↓
\$1,350,001-\$1,500,000	135	8	34	98%	-\$34,440	5.9%	↓
\$1,500,000-\$1,700,000	104	4	35	95%	-\$83,900	3.8%	↓
\$1,700,000-\$1,850,000	58	1	46	95%	-\$80,000	1.7%	↓
\$1,850,000-\$2,200,000	72	1	22	103%	\$61,000	1.4%	↓
\$2,200,000-\$2,600,000	51	1	14	93%	-\$164,900	2.0%	↓
\$2,600,001 and more	40	0				0.0%	
Total Activity	754	41	25	96%	-\$49,999	5%	↓

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-25	Mar-26	Apr-26	5/1/2026	Change	
Total Listings** (A,S,T,C,X)	845	721	754		33	↑
Active Listings (1st of the month)	675	580	575	652	77	↑
Solds	33	53	41		-12	↓
Days on Market (DOM)	32	21	25		4	↑
%SOLD (Sales/ Listings /mthly rate)	3.9%	7.4%	5.4%		-1.9%	↓
(Top 50%) Home Price Index HPIp	\$1,615,100	\$1,403,101	\$1,405,678		\$2,577	↑
(Lower 50%) Home Price Index HPIp	\$1,169,617	\$1,015,101	\$1,012,311		-\$2,790	↓



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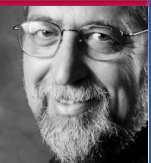
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Market Analysis and Forecasting

May 1/ 26 West Surrey

What Sold in your Neighbourhood and for What Price?

West Surrey Sub areas Statistics - Apr 2026					Detached	
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Bridgeview	26	2	35	97%	-\$52,000	7.7%
Bolivar Heights	105	6	13	97%	-\$37,000	5.7%
Royal Heights	21	0				3.7%
Cedar Hills	79	6	55	93%	-\$99,627	10.7%
Whalley	73	1	3	94%	-\$64,900	14.8%
Queen Mary Park Surrey	75	1	32	100%	-\$5,000	15.1%
Bear Creek Green Timbers	113	7	18	94%	-\$87,500	9.2%
West Newton	116	6	39	94%	-\$69,000	11.3%
East Newton	146	12	25	96%	-\$49,999	7.2%
Total Activity	754	41	25	96%	-\$49,999	5%



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Next Months Market Forecast

Forecast:

West Surrey has average Listing supply; 652 homes are for sale and with the **5 %SOLD** monthly rate gives us a ~20 months of inventory. 25% of the active listings have reduced their price by \$76,838 on average or \$51,000 median in the last month. We project West Surrey to be a Buyer's market.

The Fraser Valley housing market has also slowed down this April. Detached home prices decreased by an average of \$3,825. About 44% of detached home markets in the Fraser Valley are still increasing, while the rest are either stable or decreasing. The condo market stayed more balanced this month. Condo prices went down slightly by an average of \$815, and 50% of condo markets are actually increasing. This makes condos one of the stronger housing types in the Fraser Valley right now. Townhomes saw a larger decrease, with prices dropping by an average of \$4,628. Only 25% of townhome markets are currently increasing, showing that this part of the market has become slower compared to earlier months. Even with the slower activity, some communities are still performing better than others. Market conditions can change quickly, so staying updated is important for both buyers and sellers.

Want to know which neighbourhoods are improving or slowing down? Visit VancouverMarketReports.com every Saturday at noon to check the latest Sell-Through Rates and see how all 17 cities are performing. For expert help or a free home market review, call Bill Coughlin and the Coughlin Team at 778-374-3744. We're here to help you make the best decision.

Analytical Methods: The Surrey West represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the market into two parts with the **Surrey West HPI Top 50%** representing the higher end sales and the **Surrey West HPI Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time. Note: For a more accurate price change for your home request a Comparative Market Analysis. Data is from : FVREB, REBGV, CADREB Real Estate Board and they assume no responsibility for its accuracy. Copyright: VancouverMarketReports.com



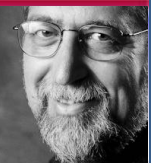
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West Surrey Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

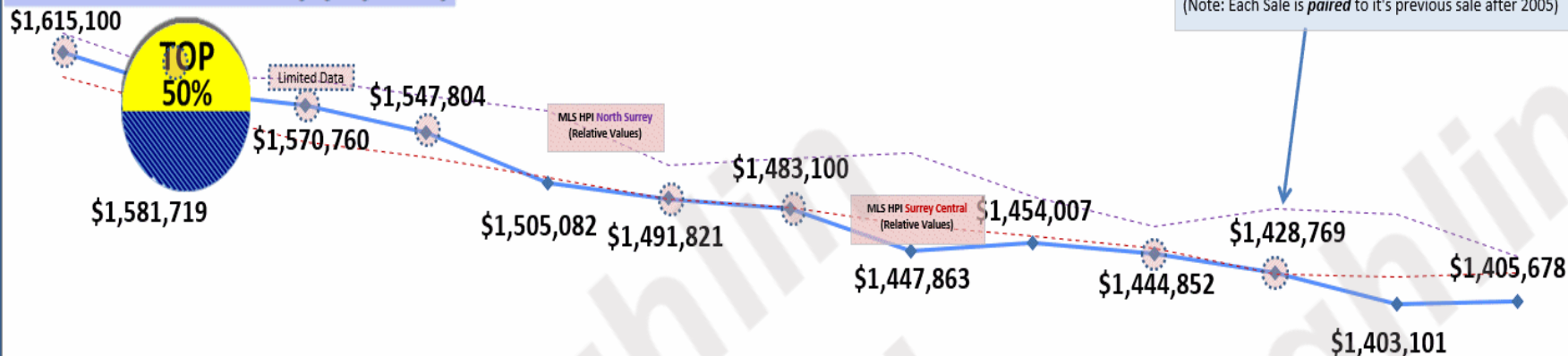
Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

Homes Over \$1,400,000

The Home Price Index HPIp is our MOST Accurate Indication of Price Changes.

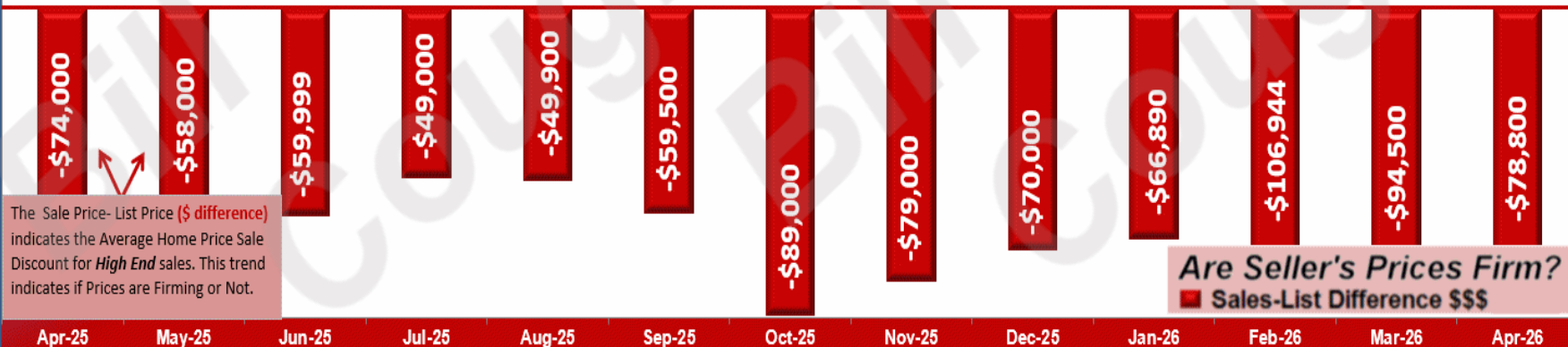
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Home Price Changes
(Home Price Index Paired sales from 2005)



Detached



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for High End sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Detached

TOP 50%

Sales Discount \$\$
Sale Price - Original List Price (\$ difference)



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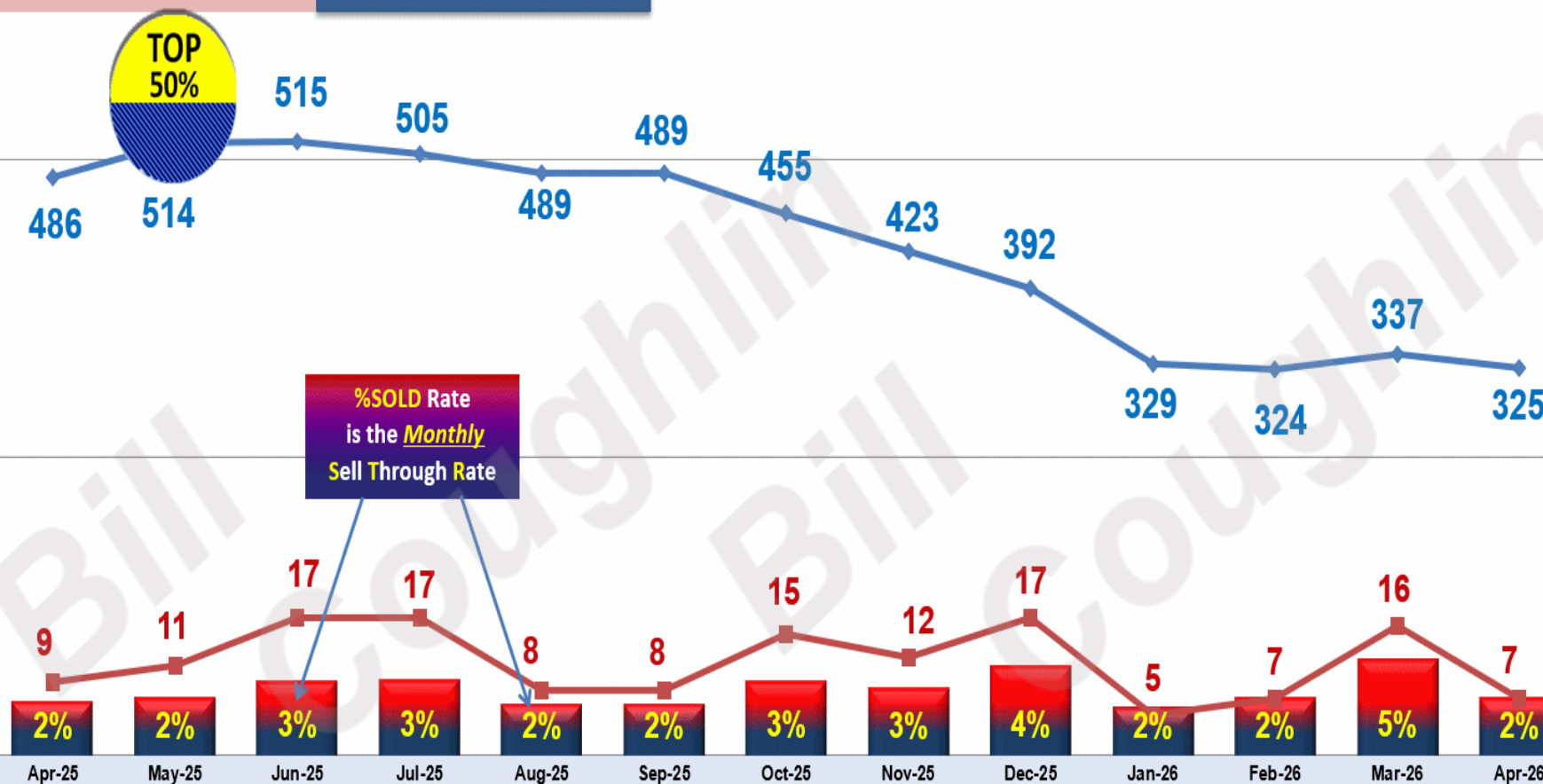
Detached West Surrey Total Listings^{**}, Sales, and %SOLD Rates for High End Homes

← Total Listings → Sales Homes Over \$1,400,000

Sales / Listings
Monthly Totals



Detached



%SOLD (STR)
Sales/Listings (Monthly Rate)



Detached



*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **all marketed listings /month. The Days-On-Market and Sale-List Price differences are based on medians, not averages. Market Share Reports include all property types. Sources: the respective Real Estate Boards, and other sources which assume no responsibility for accuracy.

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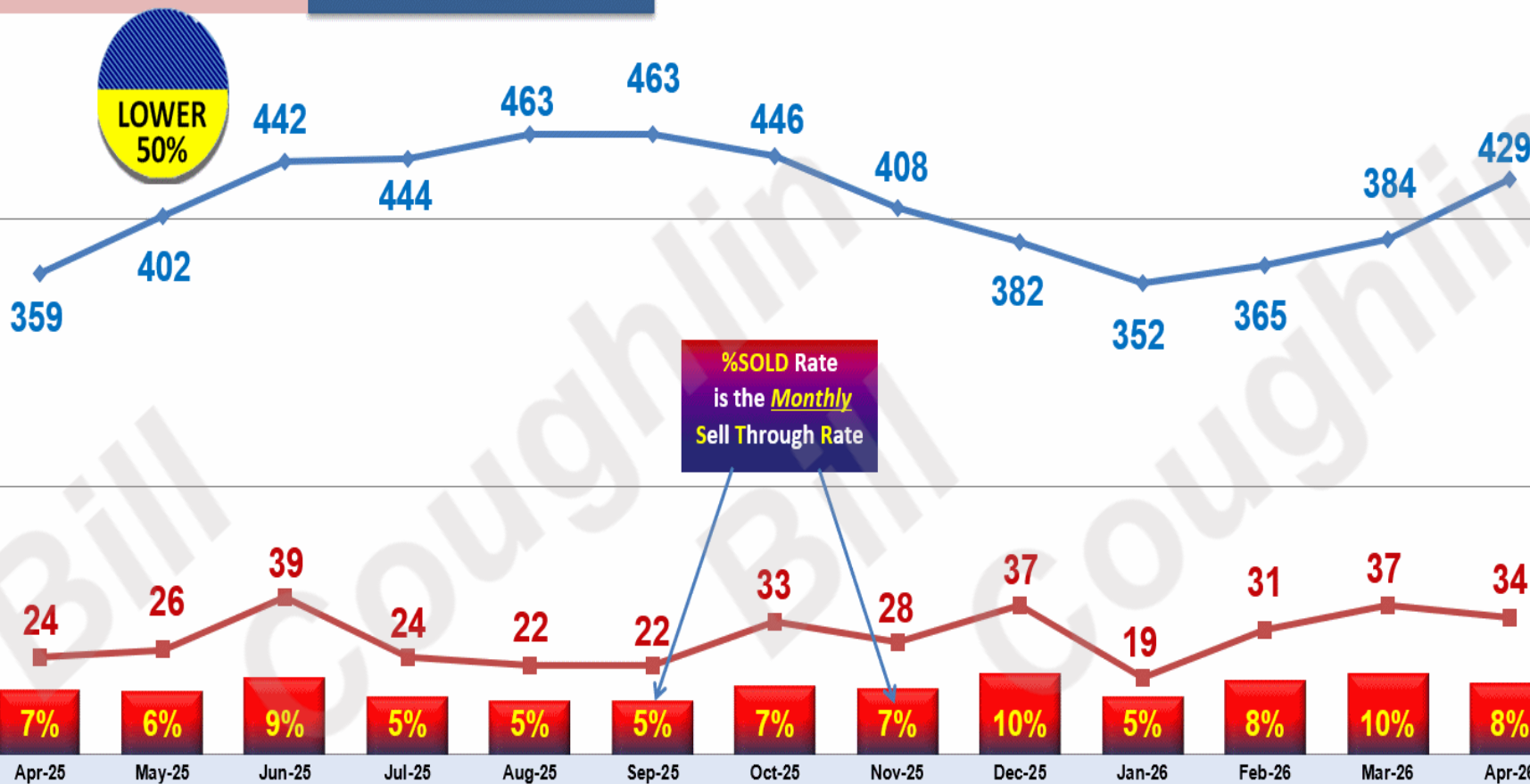
Market Analysis and Forecasting

May 1/ 26 West Surrey

Detached West Surrey Total Listings **, Sales, and %SOLD Rates for Low End Homes

← Total Listings → Sales Homes Below \$1,400,000

Sales / Listings
Monthly Totals



Detached



%SOLD (STR)

Sales/Listings (Monthly Rate)



Detached



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West Surrey Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

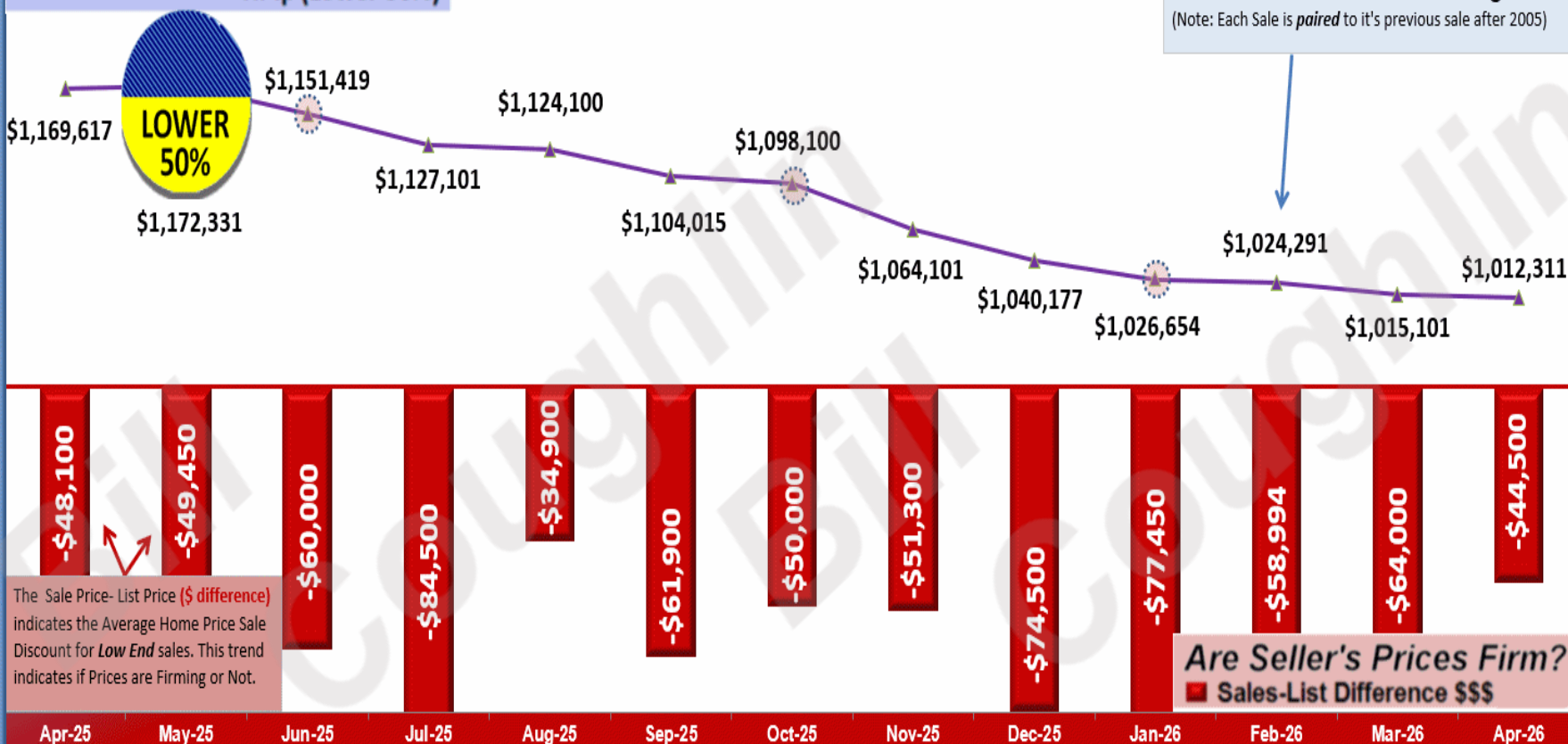
Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

Homes Below \$1,400,000

The Home Price Index HPIp is the MOST Accurate Indication of Price Changes.

(Note: Each Sale is paired to its previous sale after 2005)



Home Price Changes
(Home Price Index Paired sales from 2005)



Detached



Sales Discount \$\$\$
Sale Price - Original List Price (\$ \$ difference)

The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for Low End sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



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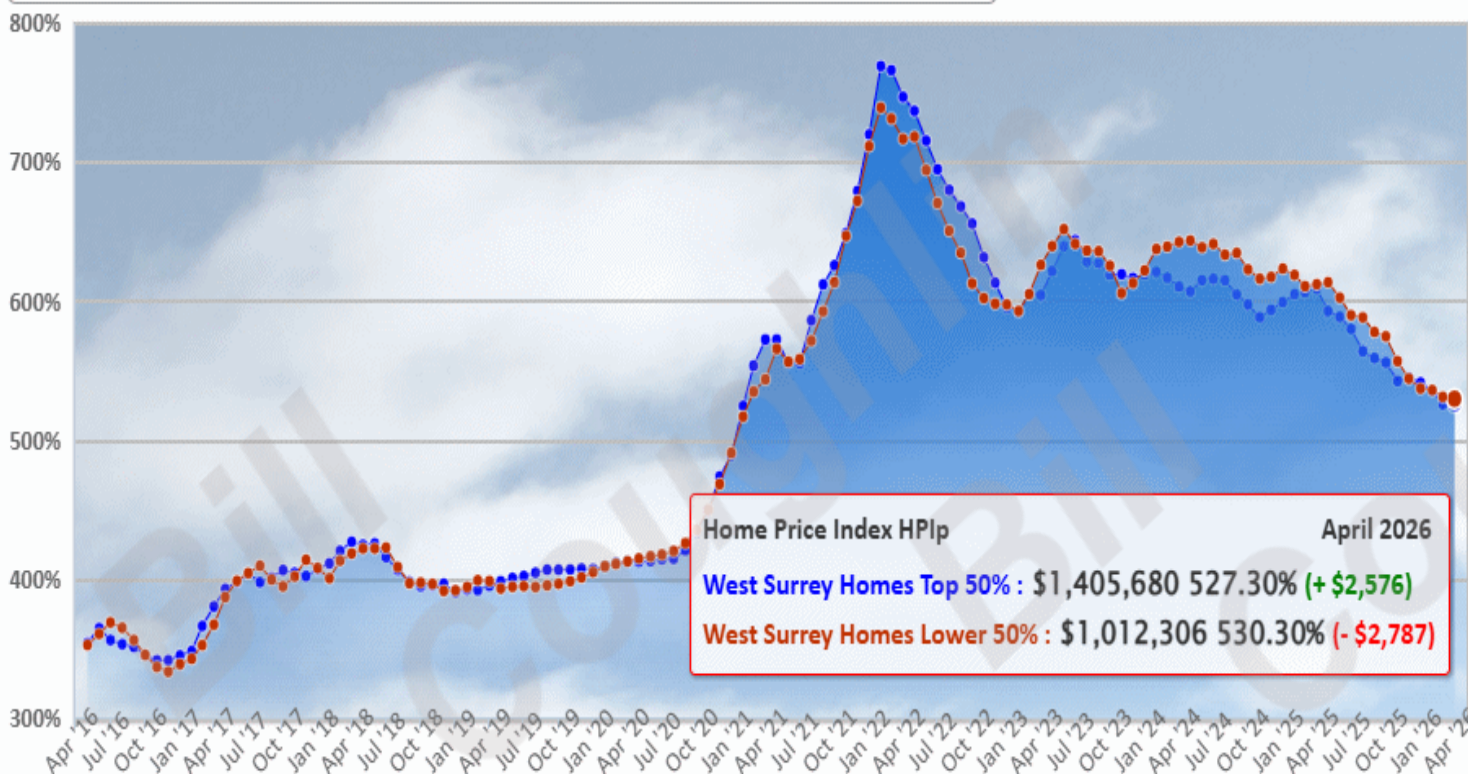
May 1/ 26 West Surrey

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West Surrey Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 West Surrey Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-

Monthly Home values



Date	Value
Apr 2026	% 527.30
Mar 2026	% 526.40
Feb 2026	% 536.00
Jan 2026	% 542.00
Dec 2025	% 545.50
Nov 2025	% 543.10
Oct 2025	% 556.40
Sep 2025	% 559.60
Aug 2025	% 564.60
Jul 2025	% 580.60
Jun 2025	% 589.30
May 2025	% 593.40



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Market Analysis and Forecasting

May 1/ 26 West Surrey

West Surrey Sub areas Statistics - Apr 2026

Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Bridgeview	11	1	27	99%	-\$10,000	9.1%
Bolivar Heights	22	2	142	97%	-\$23,000	9.1%
Royal Heights	5	1	12	98%	-\$14,000	20.0%
Cedar Hills	15	2	11	100%	\$0	13.3%
Whalley	673	60	26	97%	-\$14,885	8.9%
Queen Mary Park Surre	108	7	42	93%	-\$38,000	6.5%
Bear Creek Green Timbr	42	2	26	98%	-\$15,500	4.8%
West Newton	161	12	41	97%	-\$17,500	7.5%
East Newton	143	8	21	99%	-\$6,895	5.6%
Total Activity	1180	95	27	97%	-\$14,900	8%

West Surrey List Price Ranges Statistics - Apr 2026

Home Price Range	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
\$0-\$400,000	93	8	62	95%	-\$14,950	8.6%
\$400,001-\$490,000	147	20	24	96%	-\$13,635	13.6%
\$490,001-\$550,000	176	10	36	96%	-\$18,000	5.7%
\$550,001-\$600,000	171	20	21	98%	-\$12,694	11.7%
\$600,001-\$750,000	248	18	40	96%	-\$24,950	7.3%
\$750,001-\$900,000	194	13	25	98%	-\$14,000	6.7%
\$900,001 and more	151	6	20	99%	-\$12,000	4.0%
Total Activity	1180	95	27	97%	-\$14,900	8%

Monthly Changes Summary	Apr-25	Mar-26	Apr-26	5/1/2026	Change
Total Listings** (A,S,T,C,X)	1496	1174	1180		6 ↑
Active Listings (1st of the month)	1121	885	921	994	73 ↑
Solds	126	95	95		0
Days on Market (DOM)	22	36	27		-9 ↓
% SOLD (Sales/ Listings /mthly rate)	8%	8%	8%		0.0%
Condos (Top 50%) Home Price Index HPIp	\$569,274	\$508,096	\$496,988		-\$11,108 ↓
Condos (Lower 50%) Home Price Index HPIp	\$381,349	\$320,093	\$327,571		\$7,478 ↑
Twnhs (Top 50%) Home Price Index HPIp	\$844,784	\$807,643	\$801,581		-\$6,062 ↓
Twnhs (Lower 50%) Home Price Index HPIp	\$622,215	\$580,008	\$574,509		-\$5,499 ↑

May 1 2026 West Surrey Market Update Attached Townhomes/ Condos

Current: West Surrey is a Buyer 97% Sell/List Ratio.
(This means the discount on a sale from the original list price is averaging \$14,900.)

Most Active Price Range: Homes between \$400,000 - \$490,000 have **13.6 % SOLD** rate.

Least Active Price Range: Homes above \$900,000 have **4.0 % SOLD** rate.

History: The West Surrey's **Condos** Year-To-Date Home Price Index

HPIp (Top 50%) shows that prices decreased \$72,286.

The West Surrey's **Condos** Year-To-Date Home Price Index

HPIp (Lower 50%) shows that prices decreased \$53,777.

The West Surrey's **Townhouses** Year-To-Date Home Price Index

HPIp (Top 50%) shows that prices decreased \$43,203.

The West Surrey's **Townhouses** Year-To-Date Home Price Index

HPIp (Lower 50%) shows that prices decreased \$47,706.

*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Forecast: Current month's listing inventory is 21% less than same month last yr.

The Fraser Valley housing market has also slowed down this April. Detached home prices decreased by an average of \$3,825. About 44% of detached home markets in the Fraser Valley are still increasing, while the rest are either stable or decreasing.

The condo market stayed more balanced this month. Condo prices went down slightly by an average of \$815, and 50% of condo markets are actually increasing. This makes condos one of the stronger housing types in the Fraser Valley right now.

Townhomes saw a larger decrease, with prices dropping by an average of \$4,628. Only 25% of townhome markets are currently increasing, showing that this part of the market has become slower compared to earlier months. Even with the slower activity, some communities are still performing better than others. Market conditions can change quickly, so staying updated is important for both buyers and sellers. Want to know which neighbourhoods are improving or slowing down? Visit VancouverMarketReports.com every Saturday at noon to check the latest Sell-Through Rates and see how all 17 cities are performing. For expert help or a free home market review, call Bill Coughlin and the Coughlin Team at 778-374-3744. We're here to help you make the best decision.

Analytical Methods: West Surrey represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the **Condos** and **Townhouse** markets into two parts with the **West Surrey HPIp Top 50%** representing the higher end sales and the **West Surrey HPIp Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time. Note: For a more accurate price change for your home request a Comparative Market Analysis. Data is from: FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: vancouvermarketreports.com



*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **all marketed listings /month. The Days-On-Market and Sale-List Price differences are based on medians, not averages. Market Share Reports include all property types. Sources: the respective Real Estate Boards, and other sources which assume no responsibility for accuracy.

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Market Analysis and Forecasting

May 1/26 West Surrey

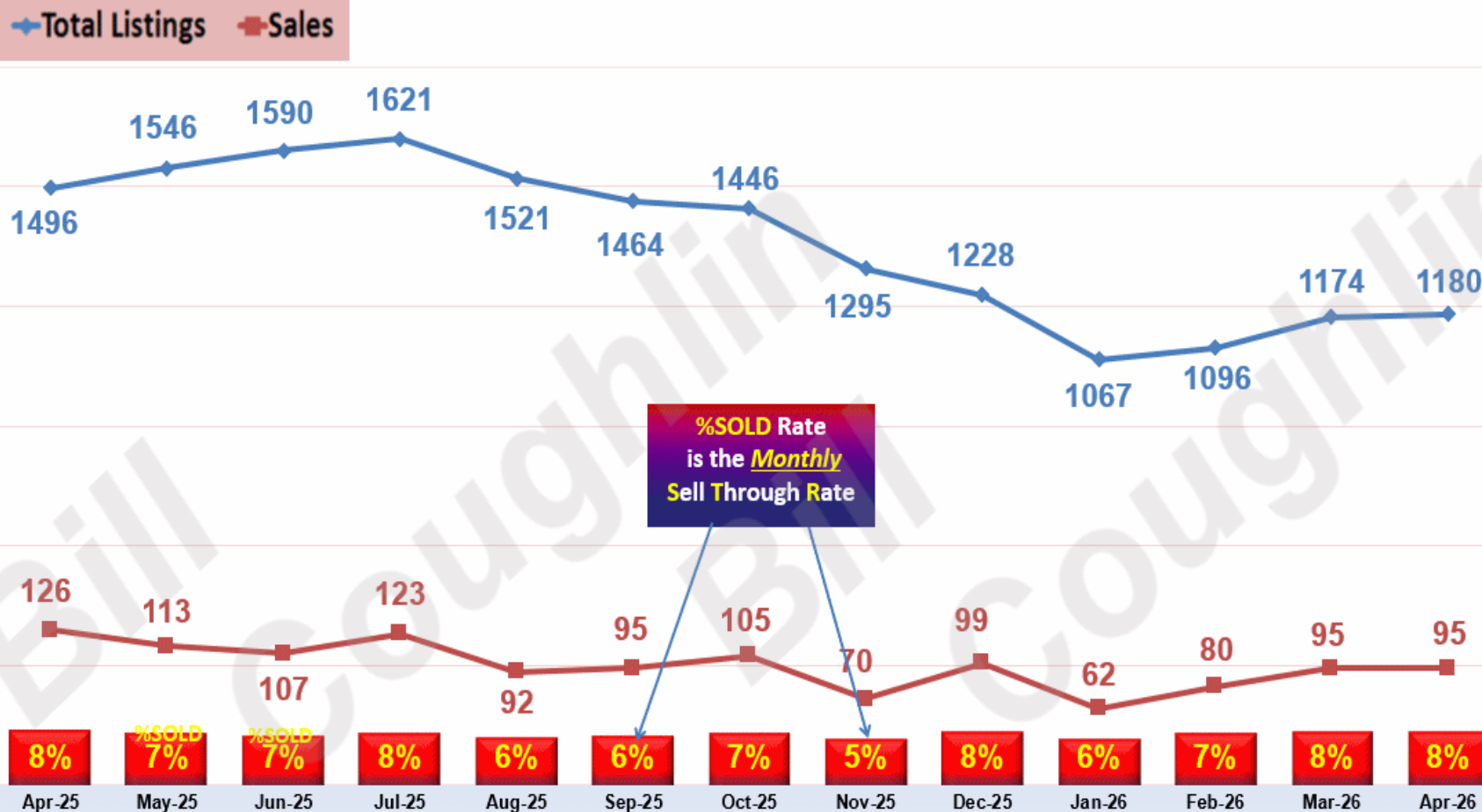
Attached Townhomes/ Condos West Surrey Total Listings, Sales, and %SOLD rates

Sales / Listings
Monthly Totals



Attached

%SOLD (STR)
Sales/Listings (Monthly Rate)



Attached



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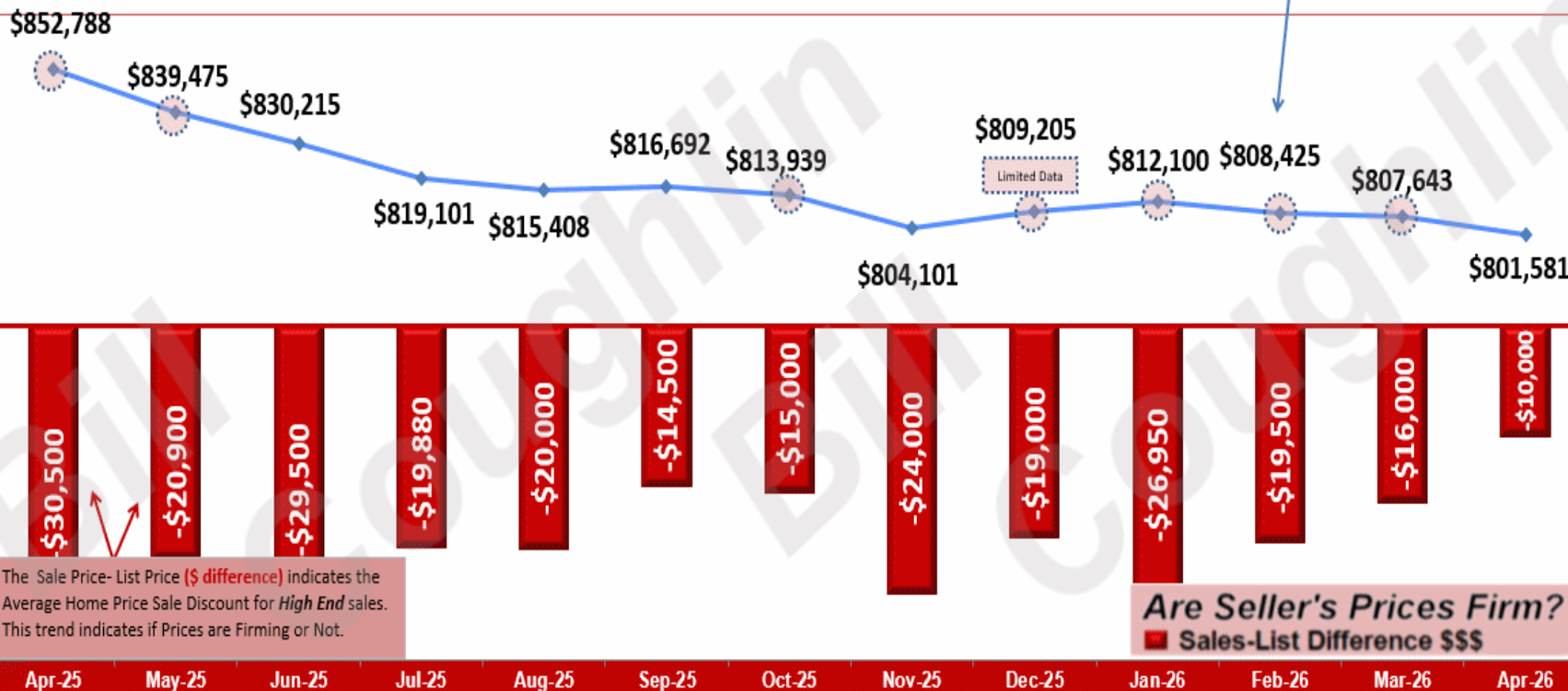
May 1/ 26 West Surrey

Attached West Surrey Townhouse Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

Are Home Prices Up? Home Price Index → HPIp (Top 50%)

The Home Price Index HPIp is our MOST Accurate Indication of Price Changes.

(Note: Each Sale is *paired* to it's previous sale after 2005)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for *High End* sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?
Sales-List Difference \$\$\$

Home Price Changes
(Home Price Index Paired sales from 2005)



Townhouses

TOP 50%

Sales Discount \$\$
Sale Price - Original List Price (\$ difference)



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Market Analysis and Forecasting

May 1/ 26 West Surrey

Attached West Surrey Townhouse Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

Home Price Changes

(Home Price Index Paired sales from 2005)



Townhouses



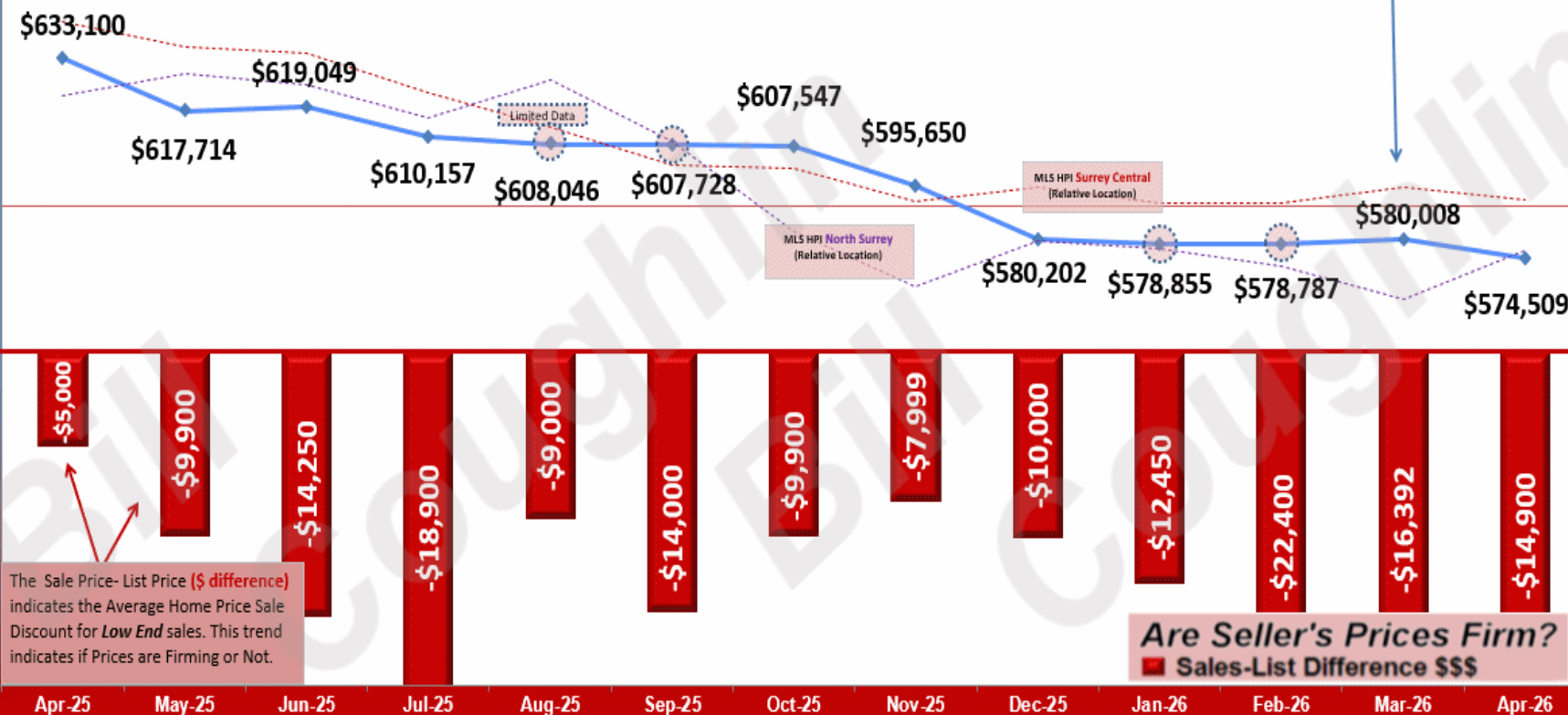
Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

The Home Price Index HPIp is our MOST Accurate Indication of Price Changes.

(Note: Each Sale is paired to it's previous sale after 2005)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for Low End sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?
Sales-List Difference \$\$\$



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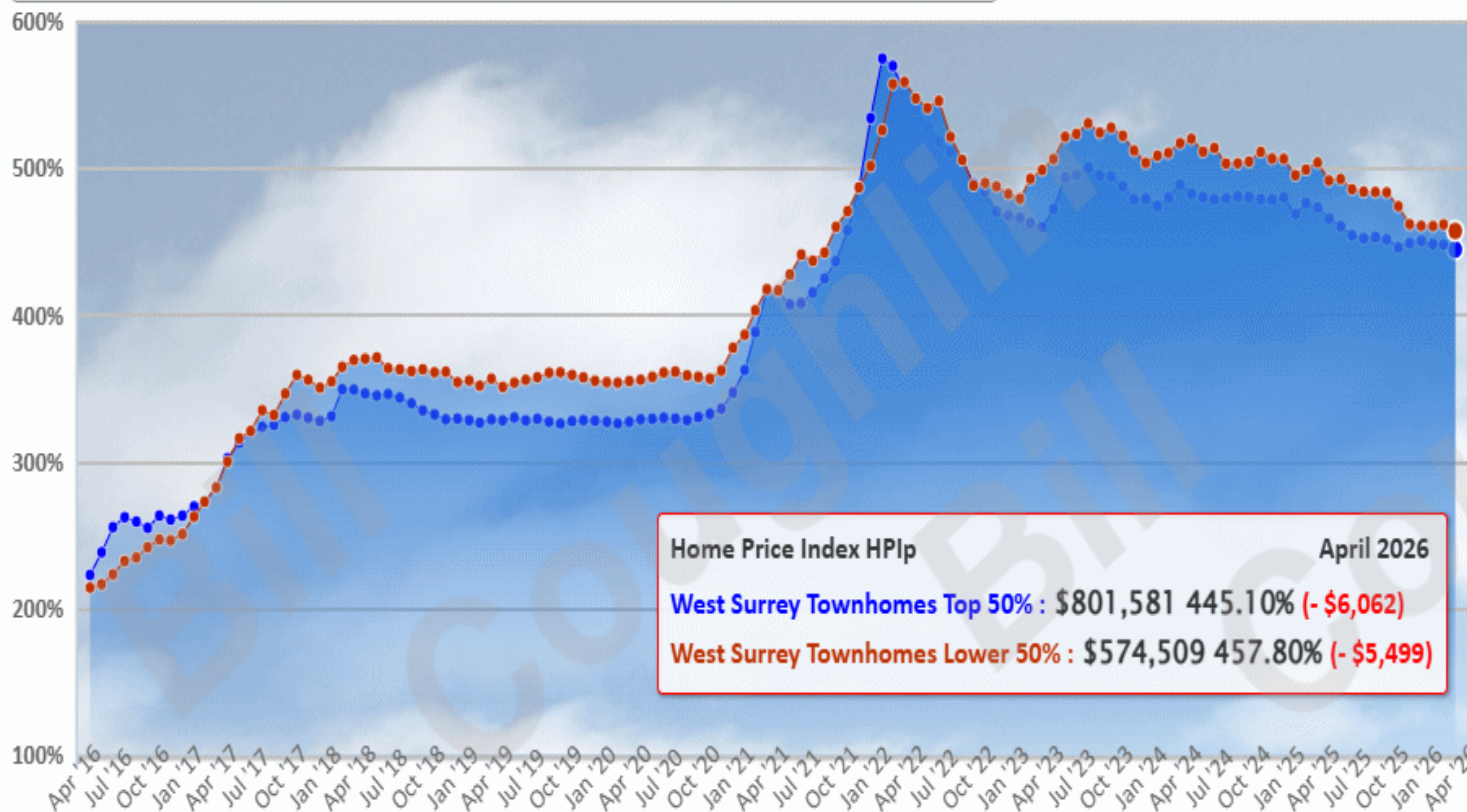
Market Analysis and Forecasting

May 1/ 26 West Surrey

Powered by the Greater Vancouver Market Reports HPIp



West Surrey Townhomes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 West Surrey Townhomes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Apr 2026	% 445.10
Mar 2026	% 448.50
Feb 2026	% 448.90
Jan 2026	% 451.00
Dec 2025	% 449.40
Nov 2025	% 446.50
Oct 2025	% 452.00
Sep 2025	% 453.50
Aug 2025	% 452.80
Jul 2025	% 454.90
Jun 2025	% 461.00
May 2025	% 466.20



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May 1/ 26 West Surrey

Attached West Surrey Condos Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

Home Price Changes
(Home Price Index Paired sales from 2005)



Condominiums



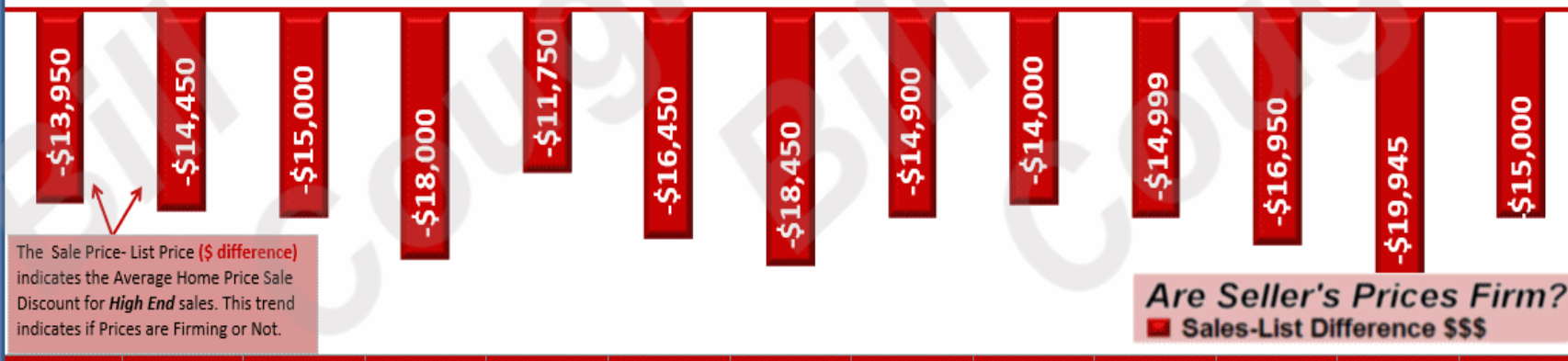
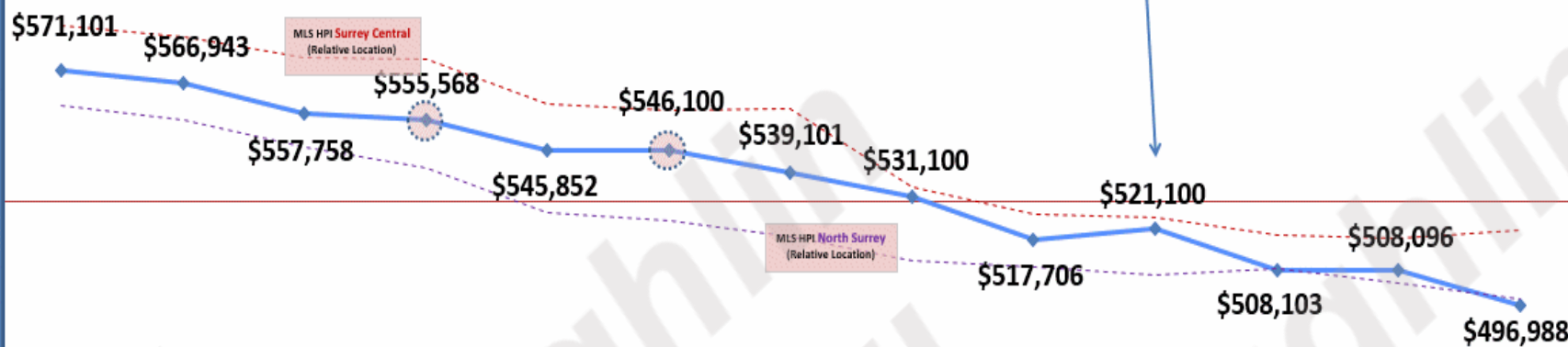
Condominiums

TOP 50%

Are Home Prices Up? Home Price Index → HPIp (Top 50%)

The Home Price Index HPIp is our MOST Accurate Indication of Price Changes.

(Note: Each Sale is paired to it's previous sale after 2005)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for High End sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?
Sales-List Difference \$\$\$

Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **all marketed listings /month. The Days-On-Market and Sale-List Price differences are based on medians, not averages. Market Share Reports include all property types. Sources: the respective Real Estate Boards, and other sources which assume no responsibility for accuracy.

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May 1/ 26 West Surrey

Attached West Surrey **Condos** Home Price Index **HPIp** (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

Home Price Changes

(Home Price Index Paired sales from 2005)



Townhouses

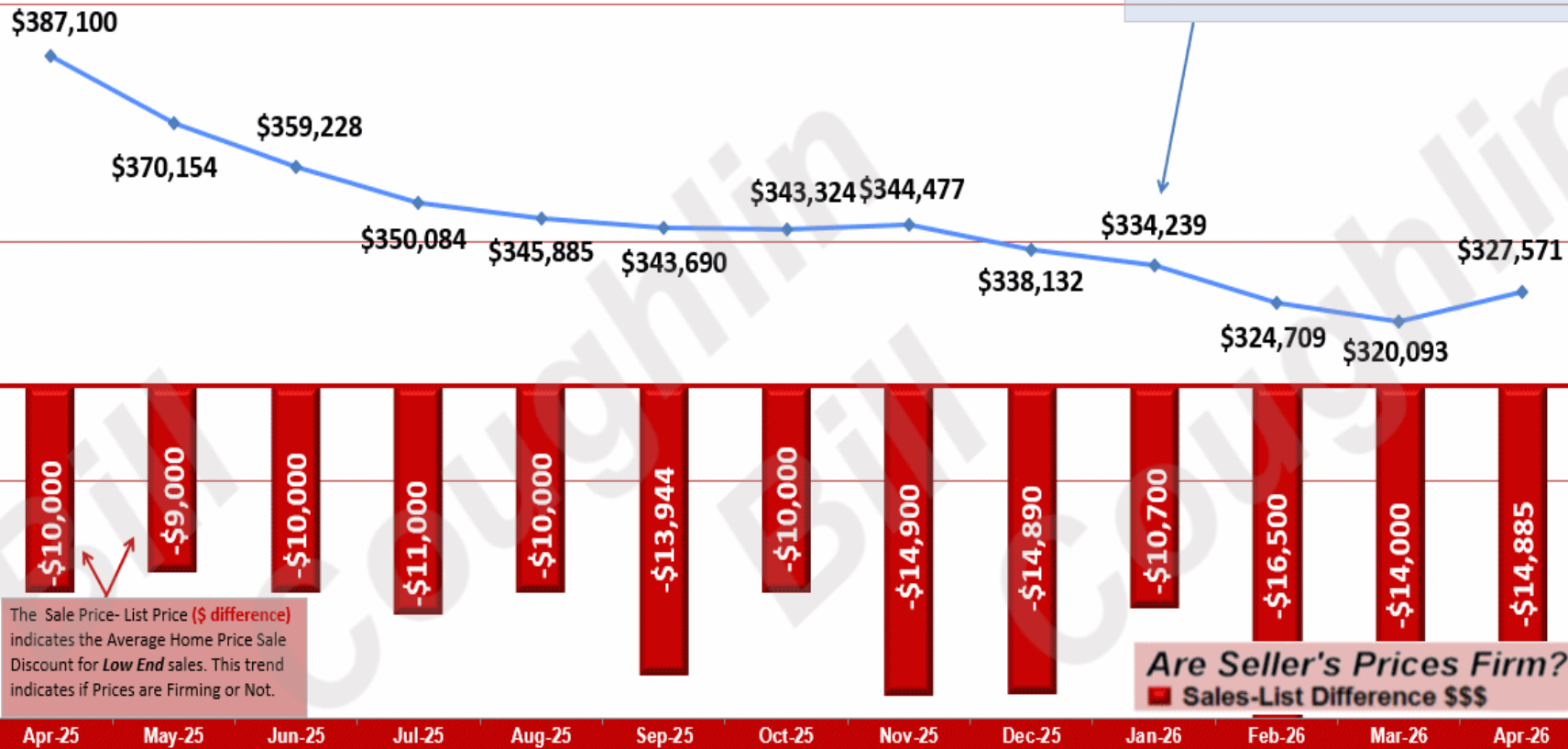


Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

The Home Price Index **HPIp** is our MOST Accurate Indication of Price Changes.
(Note: Each Sale is *paired* to it's previous sale after 2005)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for **Low End** sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?
■ Sales-List Difference \$\$\$



Townhouses



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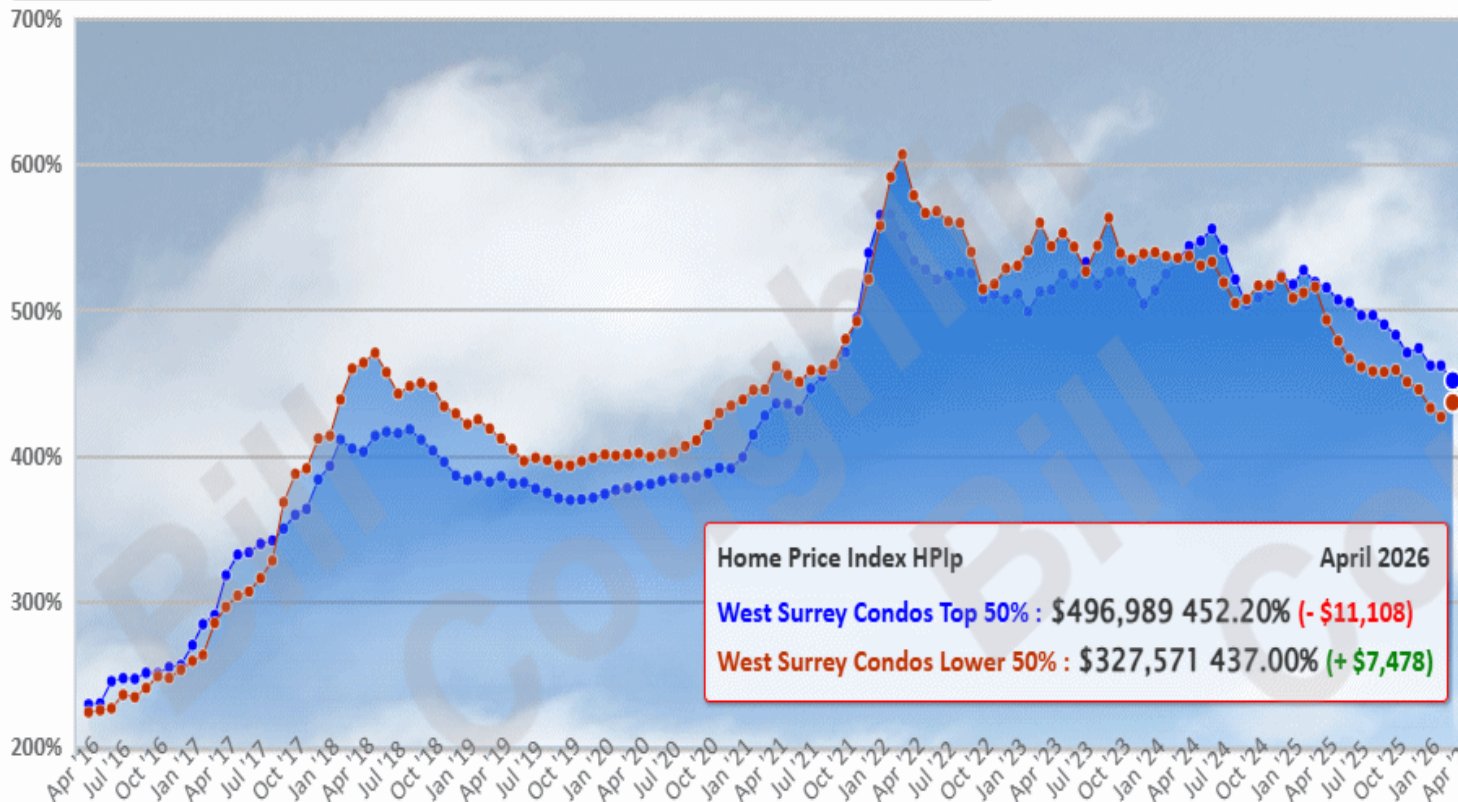
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West Surrey Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 West Surrey Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Apr 2026	% 452.20
Mar 2026	% 462.40
Feb 2026	% 462.40
Jan 2026	% 474.20
Dec 2025	% 471.10
Nov 2025	% 483.30
Oct 2025	% 490.60
Sep 2025	% 496.90
Aug 2025	% 496.70
Jul 2025	% 505.60
Jun 2025	% 507.50
May 2025	% 515.90



*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **all marketed listings /month. The Days-On-Market and Sale-List Price differences are based on medians, not averages. Market Share Reports include all property types. Sources: the respective Real Estate Boards, and other sources which assume no responsibility for accuracy.

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