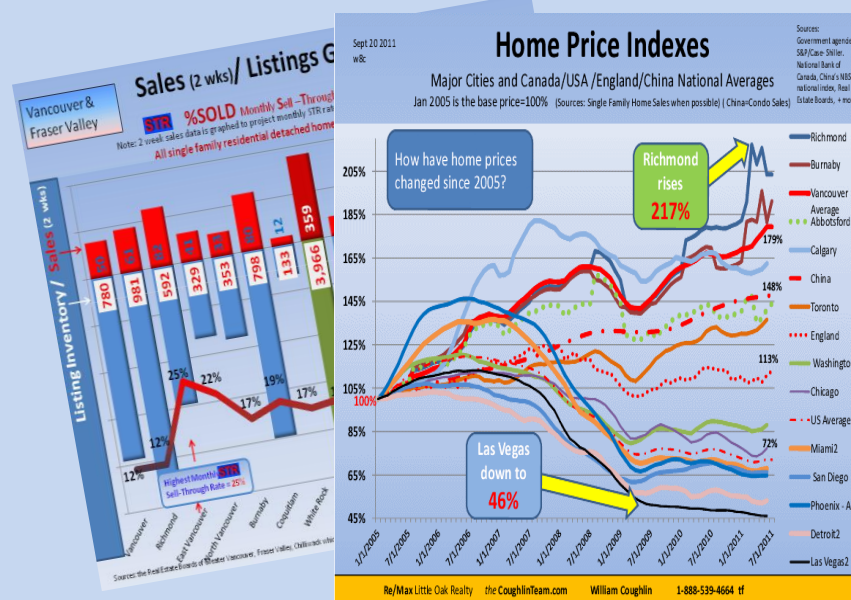


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Market Analysis and Forecasting

Mar 1/ 26 West Surrey

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

房地产价格变动(\$/%)

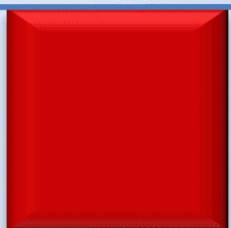
Housing Types: Year-To-Date March 2024 – March 2025 (Quarters)

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



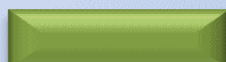
(\$41,202)

-2.5%



(\$29,105)

-2.4%



\$11,061

2.0%



(\$19,933)

-4.9%



(\$5,193)

-0.6%



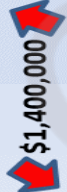
(\$9,184)

-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%



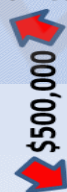
\$1,400,000

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

Mar 1/ 26 West Surrey

Monthly Market Activity - Feb 2026 - Single Family



Mar 1 2026 **West Surrey Market Update** (Detached)

Current: West Surrey is in a Buyer's Market with an average listing inventory, **6 %SOLD** rate and a 95% Sell/List Ratio. (This means that there is an average of a **\$63,000** sales discount from the original list price)

Most Active Price Range: Homes below \$1.35 mill. have **10.9 %SOLD** rate.

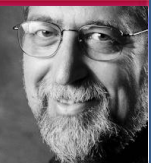
Least Active Price Range: Homes above \$2.6 mill. have **0.0 % SOLD** rate.

History: The Surrey West Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices decreased \$185,331. The Surrey West Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices decreased \$158,028. *The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.



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Market Analysis and Forecasting

Mar 1/ 26 West Surrey

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

West Surrey List Price Ranges Statistics - Feb 2026							Detached
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,350,000	256	28	27	95%	-\$58,994	10.9%	
\$1,350,001-\$1,500,000	109	3	85	92%	-\$114,000	2.8%	↓
\$1,500,000-\$1,700,000	92	3	60	97%	-\$45,000	3.3%	↓
\$1,700,000-\$1,850,000	53	1	17	92%	-\$145,000	1.9%	↓
\$1,850,000-\$2,200,000	74	2	26	100%	\$3,500	2.7%	↓
\$2,200,000-\$2,600,000	56	1	22	95%	-\$109,888	1.8%	↓
\$2,600,001 and more	49	0				0.0%	
Total Activity	689	38	28	95%	-\$63,000	6%	↓

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Feb-25	Jan-26	Feb-26	3/1/2026	Change	
Total Listings** (A,S,T,C,X)	680	681	689		8	↑
Active Listings (1st of the month)	512	532	546	580	34	↑
Solds	44	24	38		14	↑
Days on Market (DOM)	25	36	28		-8	↓
%SOLD (Sales/ Listings /monthly rate)	6.5%	3.5%	5.5%		2.0%	↑
(Top 50%) Home Price Index HPIp	\$1,614,100	\$1,444,852	\$1,428,769		-\$16,084	↓
(Lower 50%) Home Price Index HPIp	\$1,182,318	\$1,026,654	\$1,024,291		-\$2,363	↓



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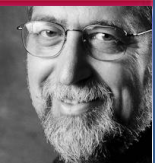
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Market Analysis and Forecasting

Mar 1/ 26 West Surrey

What Sold in your Neighbourhood and for What Price?

West Surrey Sub areas Statistics - Feb 2026					Detached	
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Bridgeview	17	1	28	98%	-\$19,888	5.9%
Bolivar Heights	93	5	77	92%	-\$105,000	5.4%
Royal Heights	24	4	27	95%	-\$66,500	3.7%
Cedar Hills	62	4	11	96%	-\$54,950	10.7%
Whalley	71	1	14	96%	-\$54,987	14.8%
Queen Mary Park Surrey	69	6	27	93%	-\$85,700	15.1%
Bear Creek Green Timbers	96	6	26	96%	-\$51,000	9.2%
West Newton	124	6	48	95%	-\$65,450	11.3%
East Newton	133	5	21	96%	-\$49,000	7.2%
Total Activity	689	38	28	95%	-\$63,000	6%



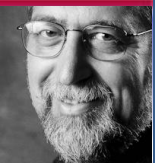
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Market Analysis and Forecasting

Mar 1/ 26 West Surrey



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Next Months Market Forecast

Forecast: West Surrey has average Listing supply; 580 homes are for sale and with the **6 %SOLD** monthly rate gives us a ~16 months of inventory. 12% of the active listings have reduced their price by \$63,546 on average or \$50,000 median in the last month. We project West Surrey to be a Buyer's market.

The housing market in the Fraser Valley is starting to improve faster than Metro Vancouver. Detached home prices dropped -\$1,027 in February, which is better than January's drop of -\$4,837. Also, 44% of detached markets are now going up, which shows growing strength. The condo market is getting stronger. Prices dropped just-\$2,356, but many more areas are improving. Now, 42% of condo markets are going up, compared to only 25% last month. Townhomes are weaker this month. Prices dropped -\$2,938, and only 16% of markets are going up, which is lower than last month. This means this part of the market is still struggling. Overall, the Fraser Valley market is moving toward a better balance. Buyers still have the advantage, but more areas are starting to improve. If this trend continues, the market could stabilize soon, especially as we move into the spring season.

Wondering which neighbourhoods are gaining momentum—or slowing? Visit VancouverMarketReports.com every Saturday at noon for the latest Sell-Through-Rates showing the Winners and Losers across all 17 cities. 📞 For expert guidance or a free Home Market Analysis, call Bill Coughlin and the Coughlin Team at 778-374-3744—we're here to help you make the right move.

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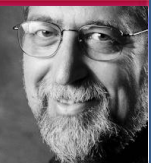


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Market Analysis and Forecasting

Mar 1/ 26 West Surrey

Detached

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)

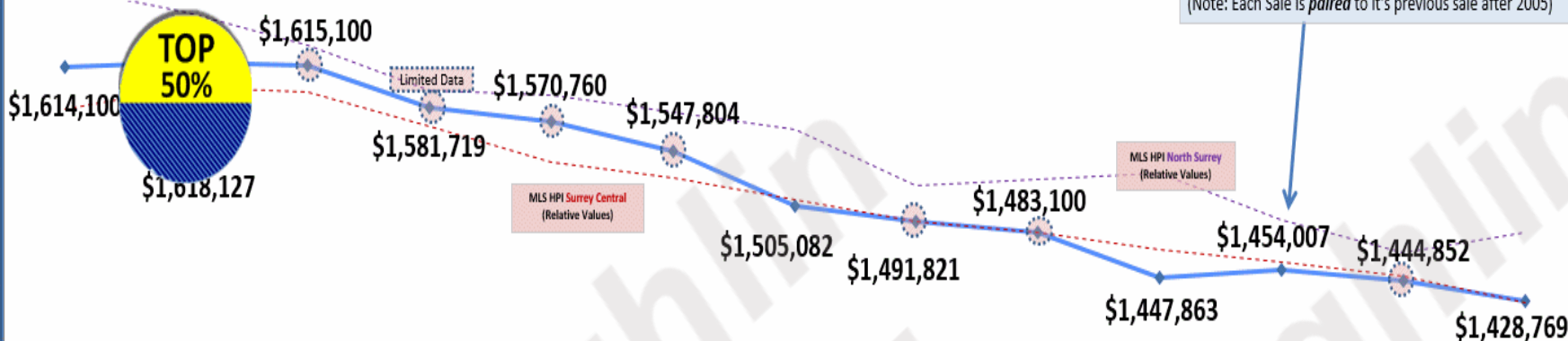
Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

Homes Over \$1,400,000

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

(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?

Sale-List Difference \$\$\$

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



Detached



Detached

TOP 50%

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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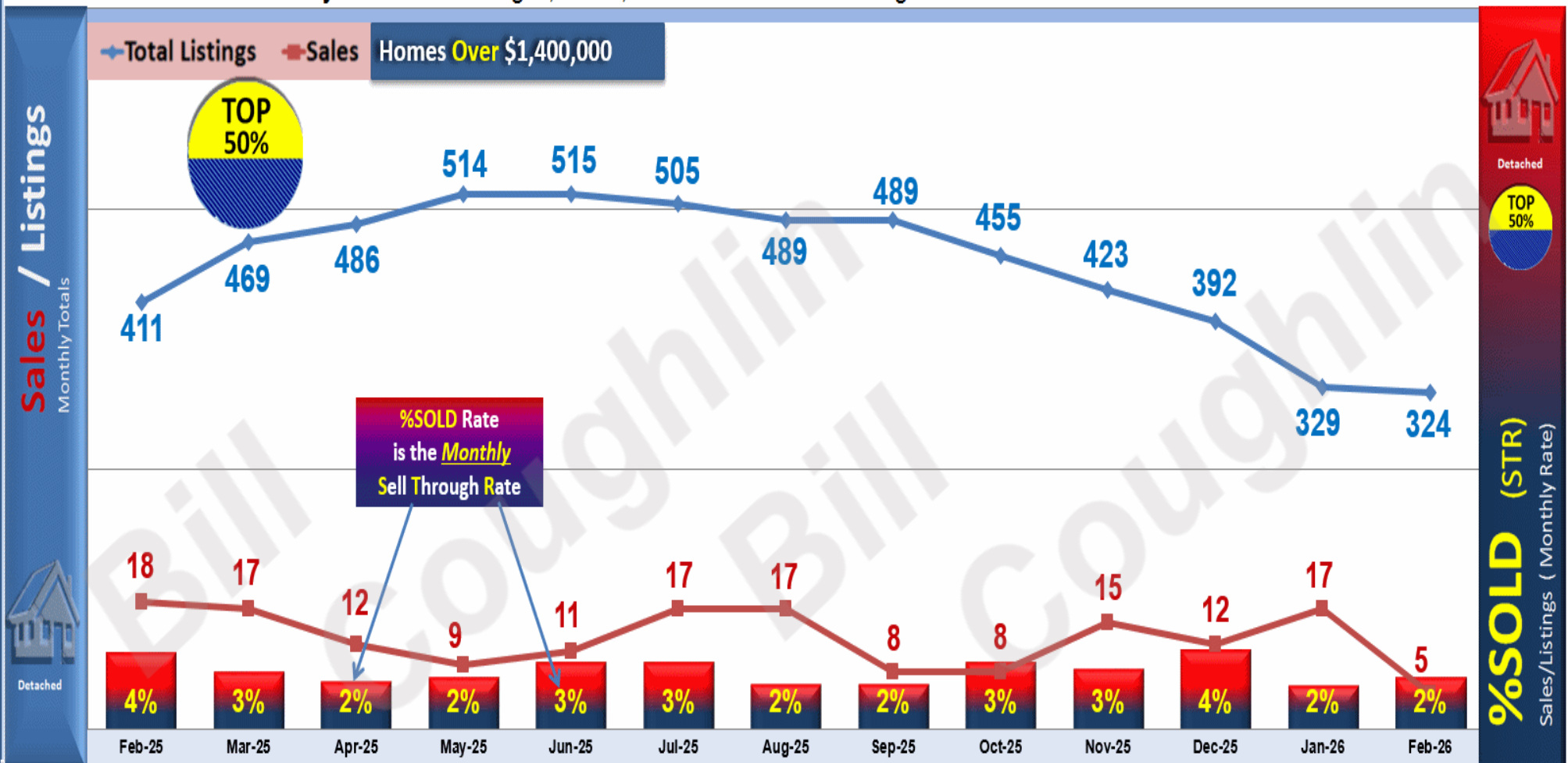


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Market Analysis and Forecasting

Mar 1/ 26 West Surrey

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



Sales / Listings
Monthly Totals



Detached



Detached

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



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Market Analysis and Forecasting

Mar 1/ 26 West Surrey

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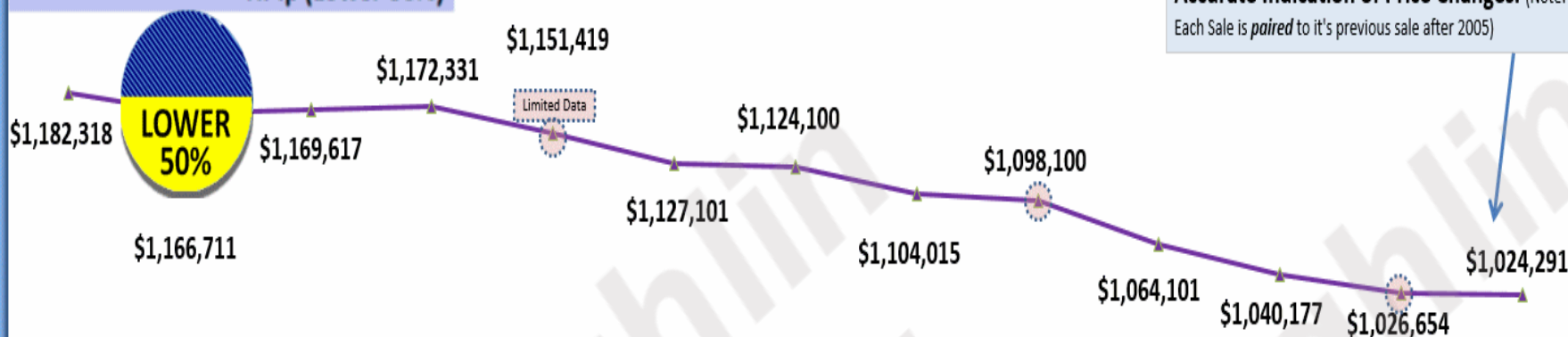
West Surrey Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

Homes Below \$1,400,000

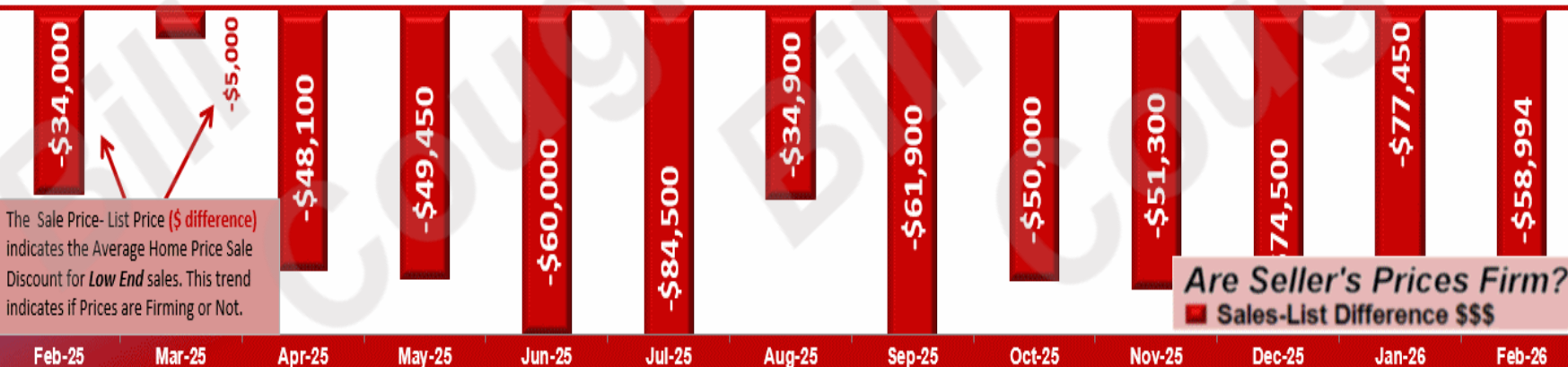
The Home Price Index HPIp is the MOST Accurate Indication of Price Changes. (Note: Each Sale is paired to it's previous sale after 2005)



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 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)



*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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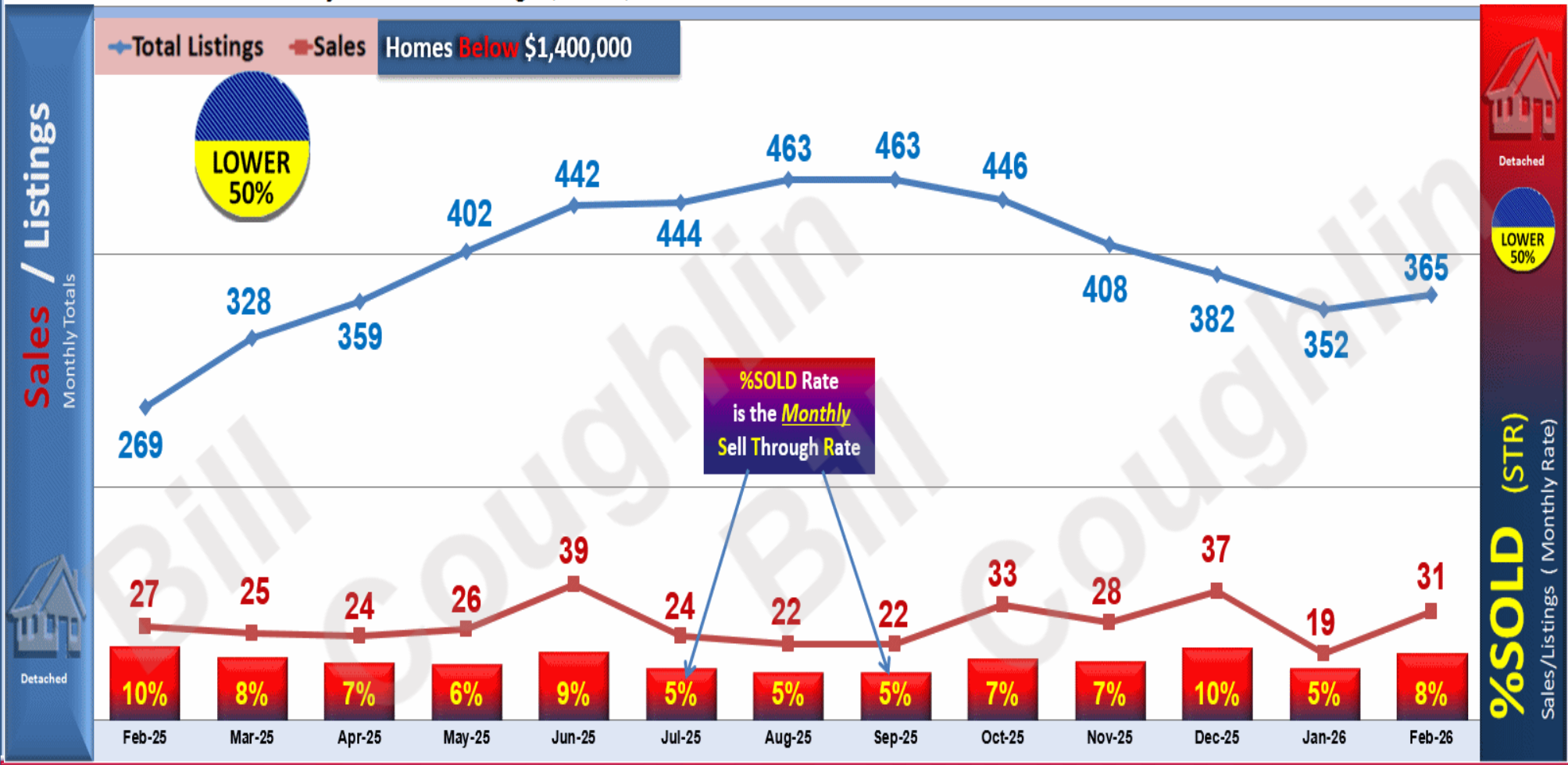


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Market Analysis and Forecasting

Mar 1/ 26 West Surrey

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



Sales / Listings
Monthly Totals



Detached



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



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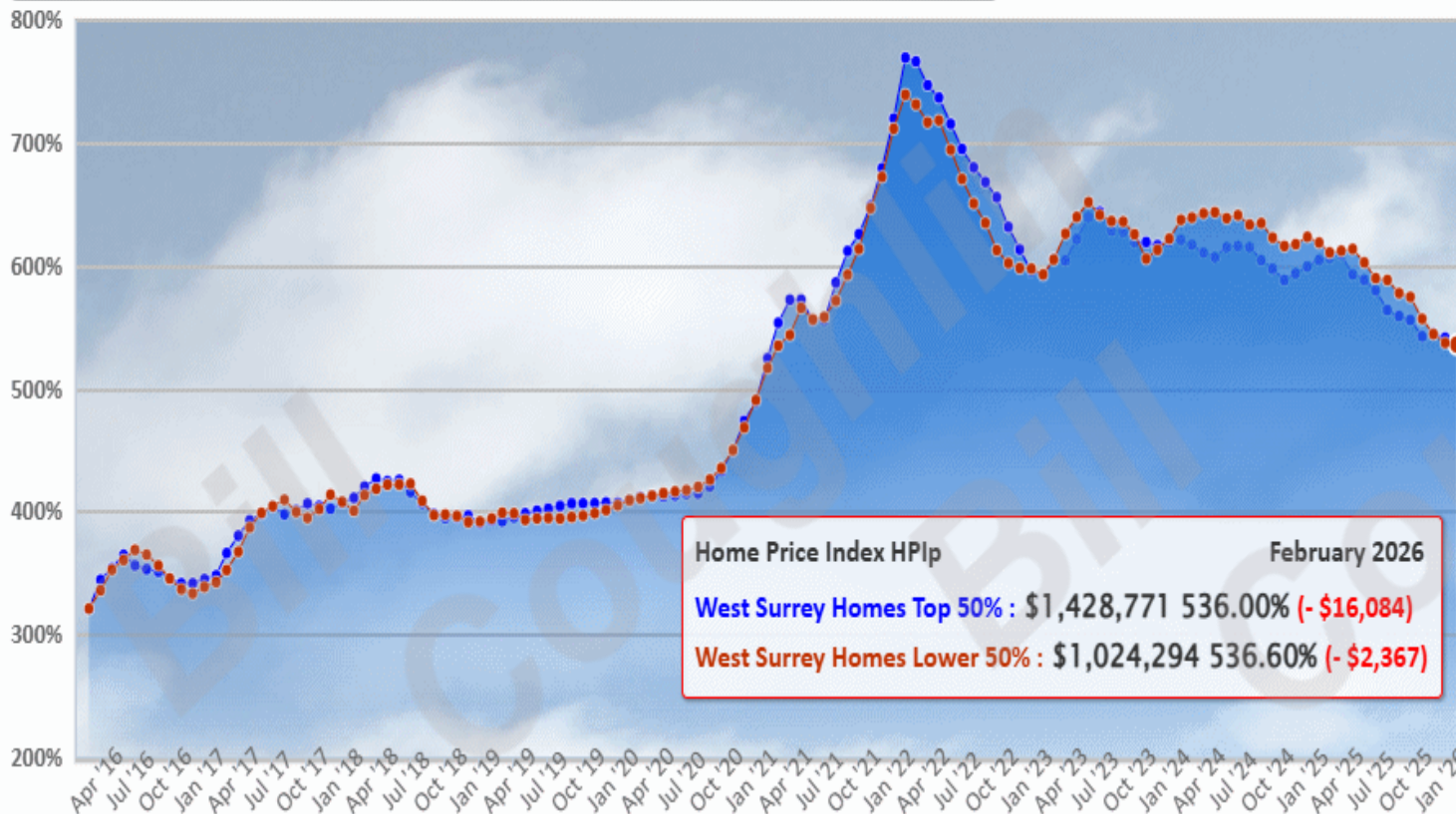
Market Analysis and Forecasting

Mar 1/ 26 West Surrey

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
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
Apr 2025	% 609.60
Mar 2025	% 607.00



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Market Analysis and Forecasting

Mar 1/26 West Surrey

West Surrey Sub areas Statistics - Feb 2026

Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Bridgeview	10	0				0.0%
Bolivar Heights	20	1	83	100%	\$0	5.0%
Royal Heights	3	0				0.0%
Cedar Hills	14	3	20	98%	-\$19,000	21.4%
Whalley	613	49	44	96%	-\$15,000	8.0%
Queen Mary Park Surrey	111	6	54	96%	-\$24,950	5.4%
Bear Creek Green Timbe	45	6	50	98%	-\$16,500	13.3%
West Newton	148	7	20	97%	-\$16,500	4.7%
East Newton	132	8	32	95%	-\$27,400	6.1%
Total Activity	1096	80	46	97%	-\$19,000	7%

Attached

Mar 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 \$19,000).

Most Active Price Range: Homes between \$490,000 - \$550,000 have **12.0 % SOLD** rate.
Least Active Price Range: Homes above \$900,000 have **3.6 % SOLD** rate.

History: The West Surrey's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$56,433.
The West Surrey's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$63,275.
The West Surrey's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$54,646.
The West Surrey's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$57,586.

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

Forecast: Current month's listing inventory is 13% less than same month last yr. The housing market in the Fraser Valley is starting to improve faster than Metro Vancouver. Detached home prices dropped -\$1,027 in February, which is better than January's drop of -\$4,837. Also, 44% of detached markets are now going up, which shows growing strength. The condo market is getting stronger. Prices dropped just-\$2,356, but many more areas are improving. Now, 42% of condo markets are going up, compared to only 25% last month. Townhomes are weaker this month. Prices dropped -\$2,938, and only 16% of markets are going up, which is lower than last month. This means this part of the market is still struggling. Overall, the Fraser Valley market is moving toward a better balance. Buyers still have the advantage, but more areas are starting to improve. If this trend continues, the market could stabilize soon, especially as we move into the spring season.

West Surrey List Price Ranges Statistics - Feb 2026

Home Price Range	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
\$0-\$400,000	75	4	32	94%	-\$20,000	5.3%
\$400,001-\$490,000	131	10	57	97%	-\$13,000	7.6%
\$490,001-\$550,000	167	20	48	96%	-\$16,500	12.0%
\$550,001-\$600,000	149	14	31	97%	-\$16,950	9.4%
\$600,001-\$750,000	216	14	40	96%	-\$26,700	6.5%
\$750,001-\$900,000	192	12	18	98%	-\$18,200	6.3%
\$900,001 and more	166	6	64	98%	-\$19,500	3.6%
Total Activity	1096	80	46	97%	-\$19,000	7%

Attached

Monthly Changes Summary	Feb-25	Jan-26	Feb-26	3/1/2026	Change
Total Listings** (A,S,T,C,X)	1266	1067	1096		29 ↑
Active Listings (1st of the month)	946	778	854	885	31 ↑
Solds	97	62	80		18 ↑
Days on Market (DOM)	35	35	46		11 ↑
%SOLD (Sales/ Listings /mthly rate)	8%	6%	7%		1.5% ↑
Condos (Top 50%) Home Price Index HPIp	\$564,536	\$521,100	\$508,103		-\$12,997 ↓
Condos (Lower 50%) Home Price Index HPI	\$387,984	\$334,239	\$324,709		-\$9,530 ↓
Twnhs (Top 50%) Home Price Index HPIp	\$863,071	\$812,100	\$808,425		-\$3,675 ↓
Twnhs (Lower 50%) Home Price Index HPIp	\$636,373	\$578,855	\$578,787		-\$69 ↓

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Market Analysis and Forecasting

Mar 1/26 West Surrey

Attached Townhomes/ Condos

West Surrey

Total Listings*, Sales, and %SOLD rates

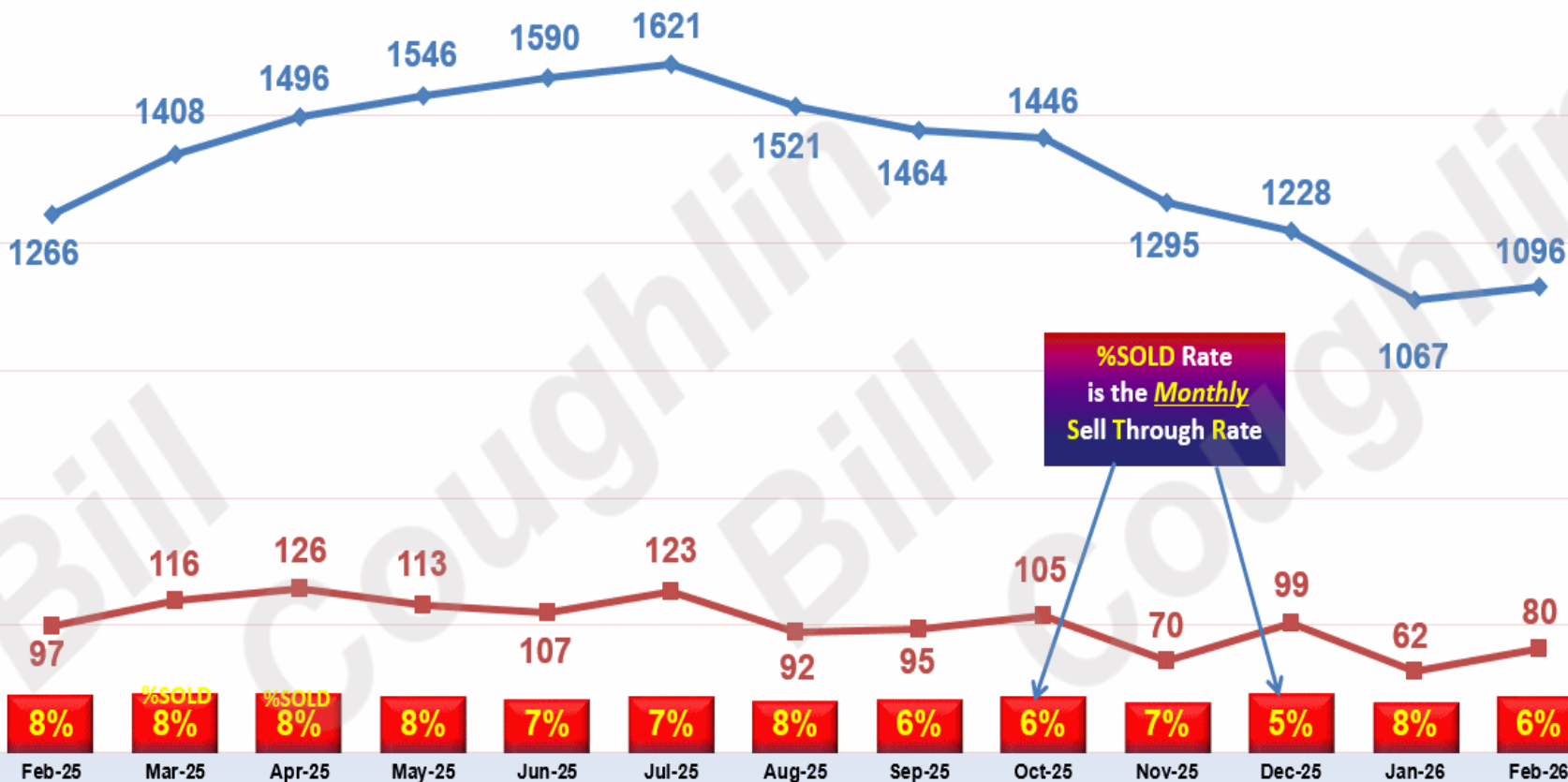
Sales / Listings
Monthly Totals



Attached

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

◆ Total Listings ■ Sales



%SOLD Rate is the Monthly Sell Through Rate



Attached



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Market Analysis and Forecasting

Mar 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)

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

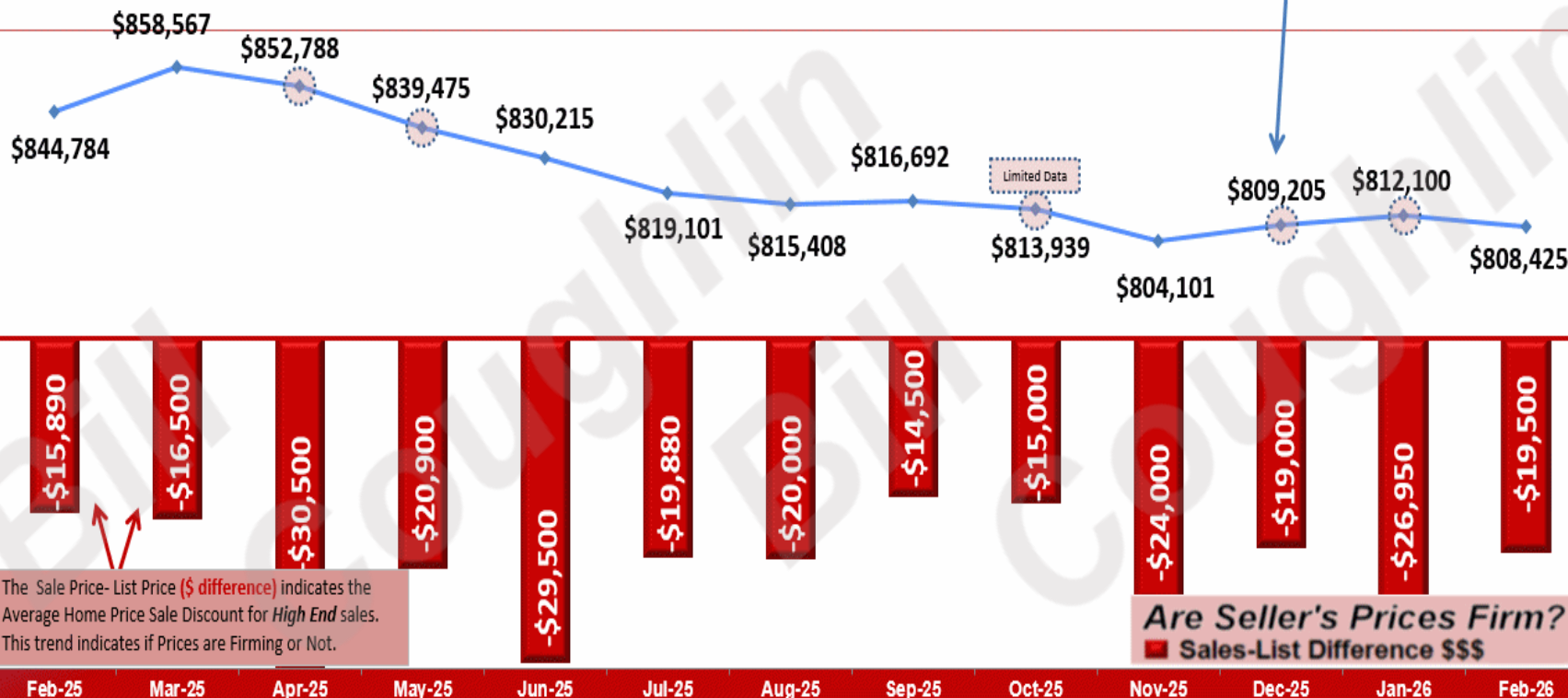


Townhouses

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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Market Analysis and Forecasting

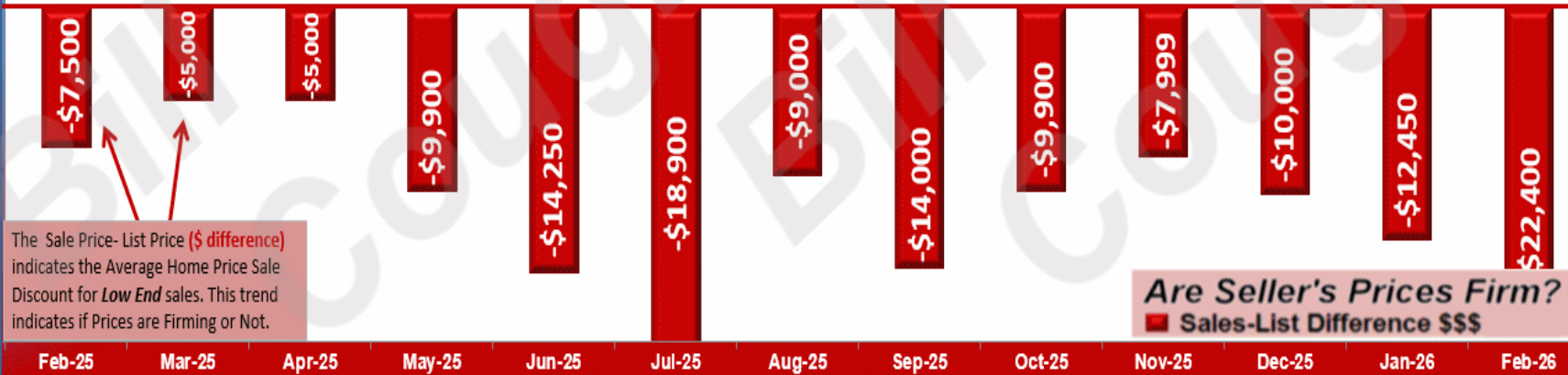
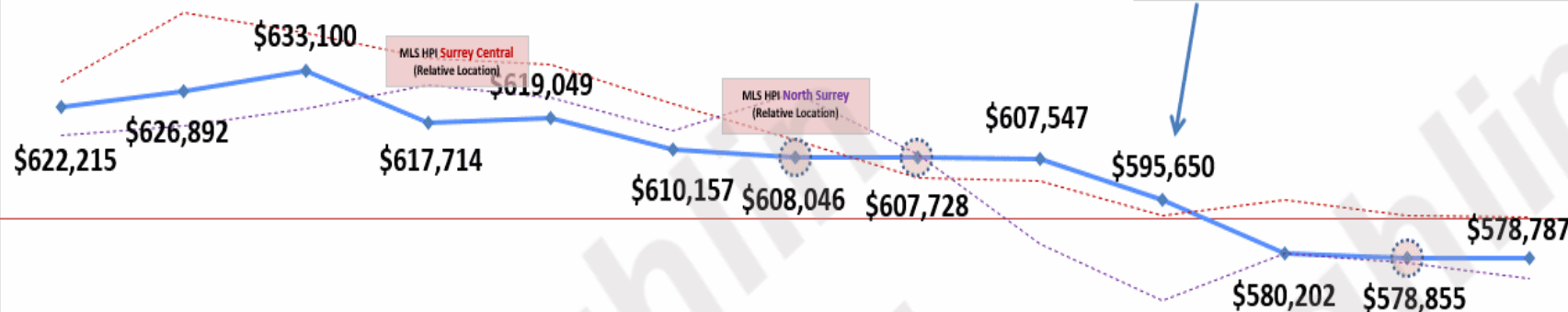
Mar 1/26 West Surrey

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)

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



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



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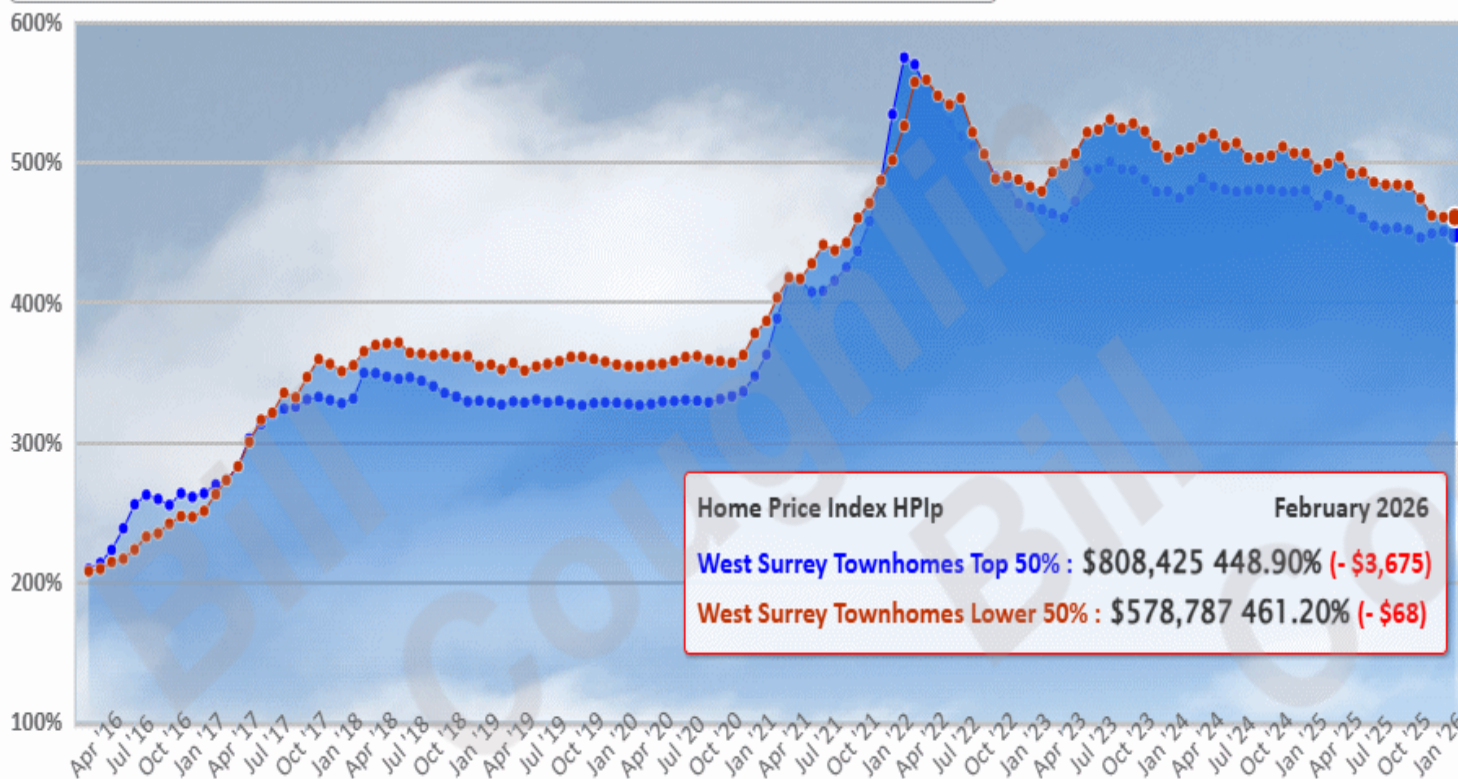
Market Analysis and Forecasting

Mar 1/26 West Surrey

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



Monthly Home values

Date	Value
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
Apr 2025	% 473.60
Mar 2025	% 476.80



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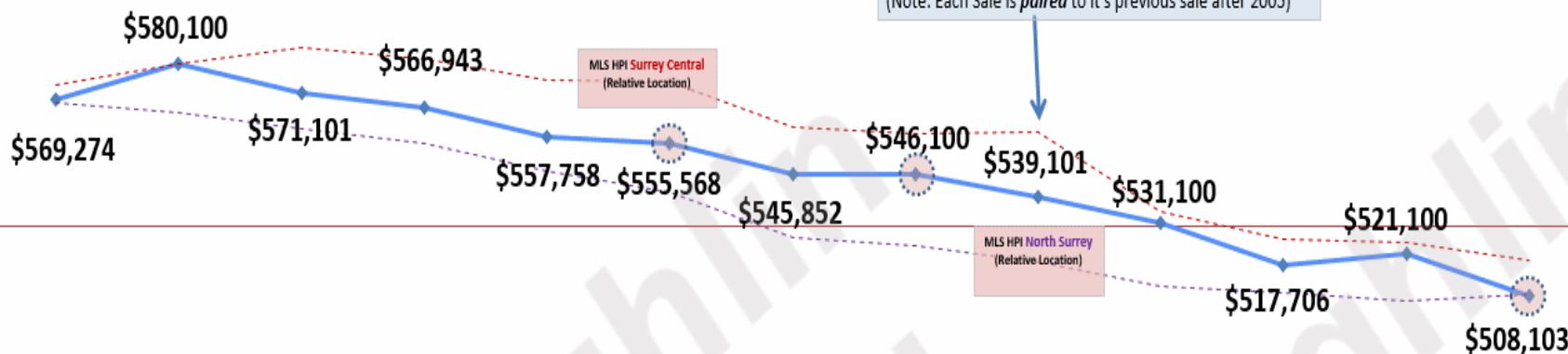
Market Analysis and Forecasting

Mar 1/26 West Surrey

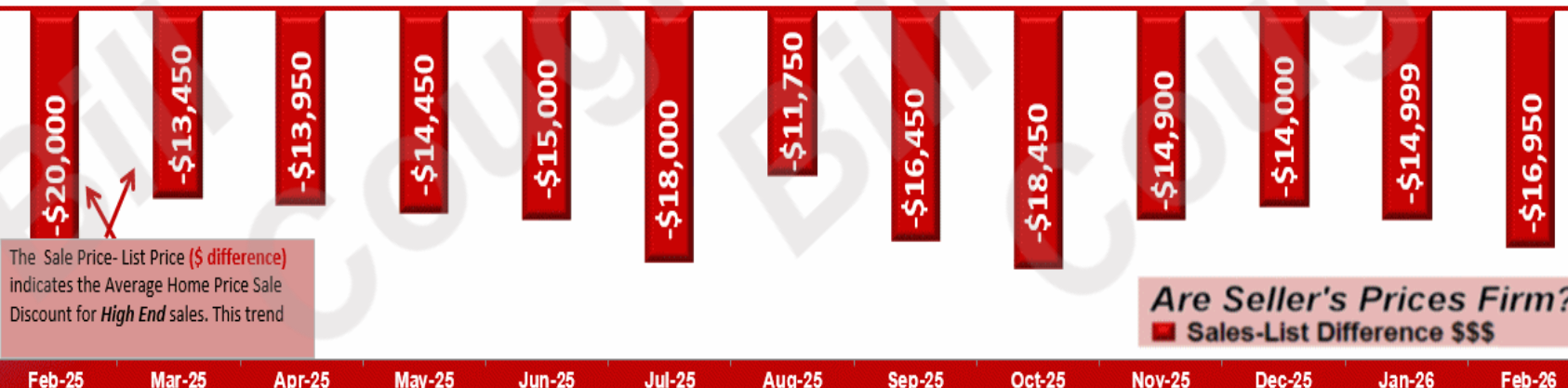
Attached West Surrey Condos Home Price Index HPI (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

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



The Home Price Index HPI is our 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 High End sales. This trend

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



Condominiums

TOP 50%

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



Condominiums



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Market Analysis and Forecasting

Mar 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



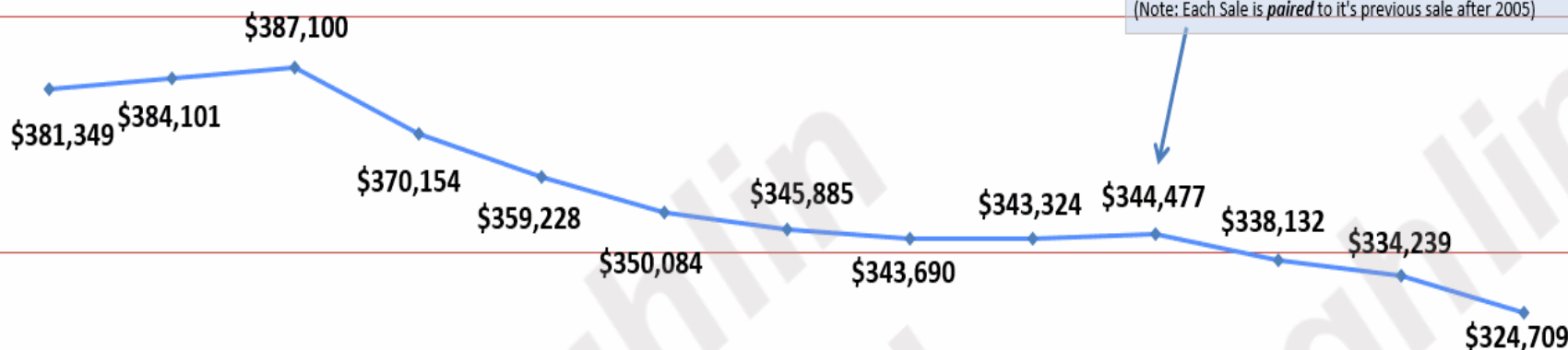
Townhouses



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

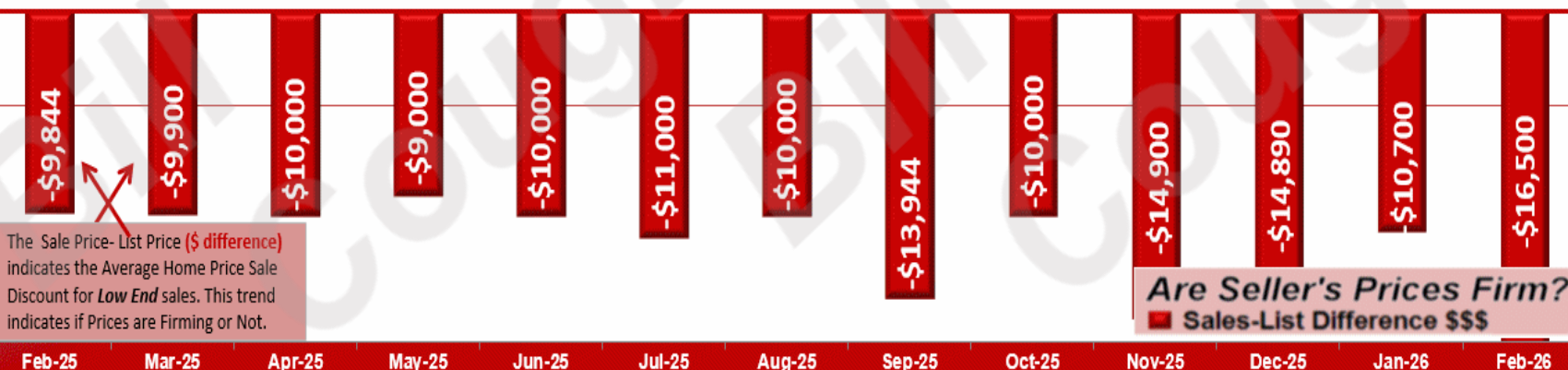
Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)



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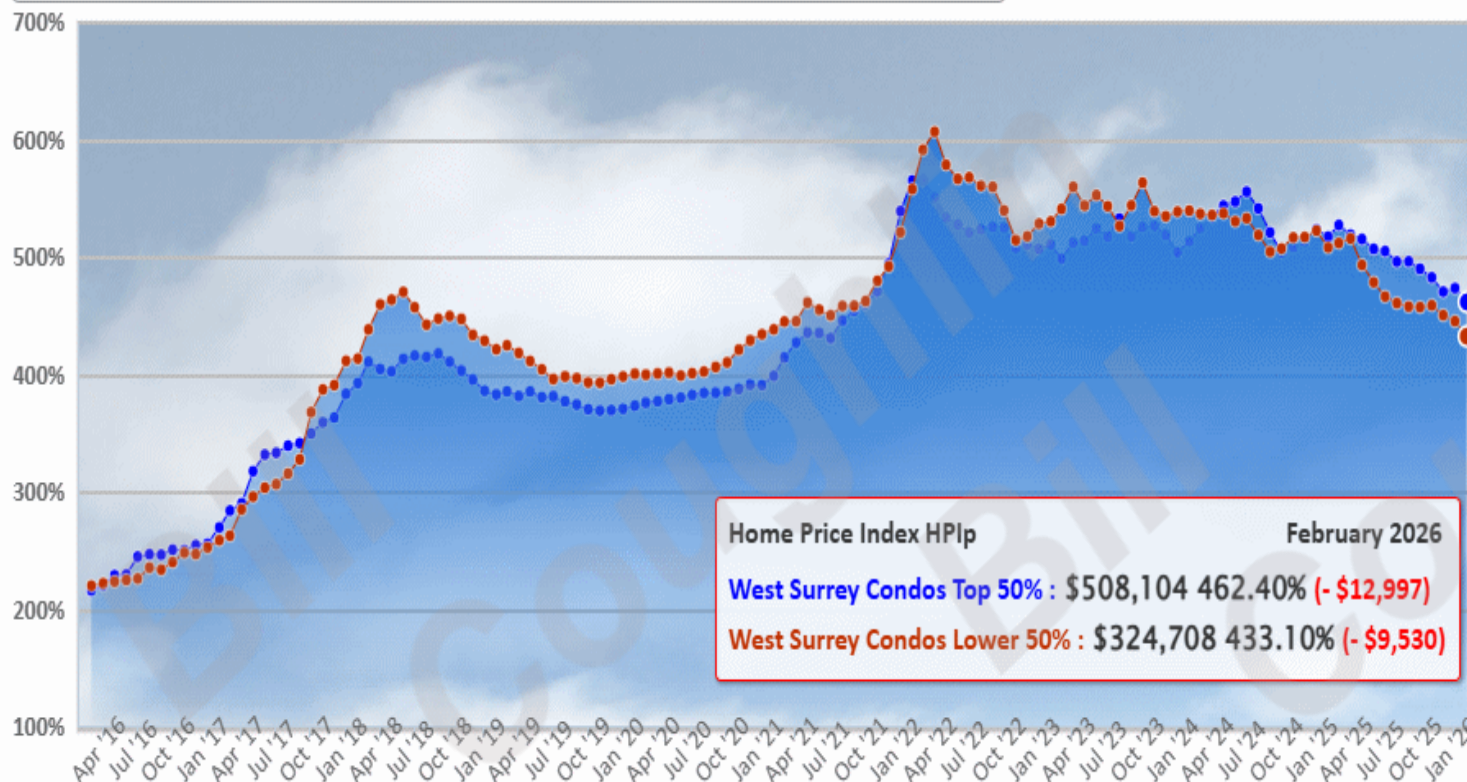
Market Analysis and Forecasting

Mar 1/26 West Surrey

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



Monthly Home values

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Jun 2025	% 507.50
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Apr 2025	% 519.70
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