

Summary Report

For January 2023

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2023-01

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,233,400	344.7	-1.06	-6.00	-14.15	-18.55	31.41	19.94	108.78
Fraser Valley Real Estate Board	1,141,700	372.3	-1.48	-7.39	-16.86	-22.94	36.02	29.59	141.60
Area: N. Delta	1,183,900	374.5	-3.18	-4.95	-13.19	-20.79	28.96	27.34	143.18
Annieville	1,168,100	389.0	-5.33	-3.95	-12.31	-22.48	28.68	29.24	151.78
Nordel	1,130,400	355.5	0.40	-3.71	-12.03	-24.05	26.96	24.61	129.80
Scottsdale	1,162,000	385.9	-5.44	-4.03	-12.34	-22.43	28.72	29.06	150.26
Sunshine Hills Woods	1,316,700	354.3	-2.50	-9.29	-16.75	-11.20	31.03	26.40	132.79
Municipality: City of Surrey combined	1,278,600	389.3	-1.62	-8.85	-17.10	-19.80	39.38	29.98	140.46
Area: North Surrey	1,137,400	414.5	-2.93	-12.42	-19.11	-27.15	37.62	36.44	158.90
Bolivar Heights	1,028,400	383.6	-2.74	-10.04	-22.32	-29.60	27.23	30.08	145.27
Bridgeview	811,900	437.0	1.51	-4.29	-11.39	-22.75	46.89	53.87	206.88
Cedar Hills	1,193,200	429.4	-4.85	-7.74	-10.13	-18.18	43.47	45.46	168.21
Fraser Heights	1,228,500	349.1	-2.21	-10.26	-22.53	-31.14	14.91	16.37	122.92
Guildford	1,177,900	417.3	-2.68	-21.26	-24.00	-32.07	45.91	34.74	149.43
Port Kells	2,041,000	410.2	-4.27	-9.85	-18.79	-29.64	48.19	47.55	171.66
Royal Heights	1,082,200	388.9	1.54	-3.95	-11.87	-23.98	36.26	36.17	161.53
Whalley	1,250,400	493.8	-2.81	-20.38	-21.00	-28.79	57.61	48.47	195.51
Area: Surrey	1,254,100	396.4	-2.24	-9.21	-17.54	-16.83	37.59	37.93	157.24
Bear Creek Green Timbers	1,156,800	384.7	-4.02	-14.21	-26.22	-14.19	31.97	33.86	148.19
East Newton	1,241,500	409.7	0.84	-9.22	-23.42	-13.66	41.47	44.06	166.04
Fleetwood Tynehead	1,253,100	374.5	0.00	-1.63	-14.73	-18.27	36.18	35.54	155.28
Panorama Ridge	1,299,100	379.3	-2.04	-8.43	-15.54	-8.56	43.67	39.81	153.20
Queen Mary Park Surrey	1,257,100	422.7	-6.48	-9.45	-11.29	-18.93	41.94	43.43	162.06
Sullivan Station	1,454,600	365.4	-2.51	-14.88	-22.32	-13.04	53.92	24.75	136.20
West Newton	1,296,100	400.0	-2.53	-13.16	-12.99	-21.88	31.93	37.93	161.27
Area: Cloverdale	1,223,900	372.7	-0.96	-4.07	-14.58	-25.95	38.86	31.19	157.21
Clayton	1,583,800	408.5	-3.11	-5.09	-17.09	-28.47	39.18	36.58	205.99
Cloverdale BC	1,149,300	379.8	-1.09	-4.02	-14.67	-27.59	35.11	30.92	166.53
Serpentine	2,496,200	319.4	1.40	-15.84	-25.32	-11.45	57.65	39.05	99.38
Area: South Surrey White Rock	1,502,000	332.4	0.57	-5.78	-14.59	-10.91	42.91	15.98	108.14

Fraser Valley Real Estate Board

2023-01

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,440,400	323.2	2.34	-0.65	-10.05	-8.42	41.57	18.30	106.39
Elgin Chantrell	2,060,800	345.4	1.95	-2.18	-9.91	-8.77	38.94	15.98	111.38
Grandview Surrey	2,248,100	333.8	-5.97	-20.30	-27.24	-20.52	22.14	3.47	113.02
Hazelmere	2,284,600	345.3	6.54	-4.38	-15.31	-11.26	64.82	27.46	138.47
King George Corridor	1,183,200	313.3	-2.43	-13.00	-22.37	-15.53	40.43	17.17	105.85
Morgan Creek	2,129,100	267.8	0.56	-13.59	-21.35	-10.25	26.80	-5.47	66.75
Pacific Douglas	2,768,000	404.7	0.57	-15.12	-22.72	-16.97	39.41	17.17	161.94
Sunnyside Park Surrey	1,379,700	327.4	1.33	-0.73	-10.25	-8.39	43.98	22.26	110.14
White Rock	1,312,400	339.2	1.25	-2.02	-11.04	-9.16	43.24	21.36	117.99
Area: Langley	1,267,000	374.3	-1.19	-6.19	-15.85	-19.42	34.06	28.71	158.49
Aldergrove Langley	1,003,100	374.3	-2.68	-6.38	-16.75	-12.97	41.19	39.61	173.01
Brookswood Langley	1,219,300	377.1	0.77	-2.10	-14.02	-21.19	29.41	31.35	153.77
Campbell Valley	2,190,400	376.8	-2.38	-5.40	-21.45	-25.10	28.91	29.26	148.22
County Line Glen Valley	1,905,200	328.0	-3.95	-10.97	-15.92	-11.99	37.41	41.20	157.25
Fort Langley	1,499,300	360.8	-3.50	-12.91	-18.20	-14.36	27.09	30.35	167.06
Langley City	1,047,600	373.1	-0.64	-6.77	-12.00	-23.02	32.78	15.87	151.25
Murrayville	1,318,900	350.3	3.33	-0.82	-12.07	-18.48	34.11	34.78	137.65
Otter District	2,105,700	375.6	0.83	-5.46	-19.47	-22.43	35.40	35.94	161.38
Salmon River	1,658,400	377.1	0.16	-5.32	-19.42	-21.40	32.78	31.99	152.24
Walnut Grove	1,118,700	330.4	-3.70	-11.66	-16.98	-12.62	30.49	30.70	143.30
Willoughby Heights	1,054,200	376.4	-2.13	-8.53	-12.91	-23.48	33.33	17.51	151.94
Area: Abbotsford	979,700	372.2	-0.43	-5.82	-19.59	-29.43	34.37	33.60	157.04
Abbotsford East	937,700	344.5	-2.55	-7.57	-18.19	-26.04	32.40	30.94	145.37
Abbotsford West	955,600	402.2	2.16	-1.35	-17.63	-33.53	35.74	34.79	171.94
Aberdeen	1,305,100	350.8	-1.90	-6.65	-18.19	-20.31	40.83	40.54	126.47
Bradner	1,976,400	328.1	-3.78	-10.77	-15.59	-11.85	37.51	41.36	159.57
Central Abbotsford	860,000	355.7	-0.75	-9.61	-25.74	-33.33	30.87	27.31	160.59
Matsqui	1,165,500	386.6	1.82	-6.82	-13.32	-21.79	41.92	40.84	173.99
Poplar	860,400	348.5	-0.83	-9.39	-25.65	-33.45	29.41	25.18	152.90
Sumas Prairie	2,517,400	476.1	6.04	12.23	-2.84	-7.82	77.65	54.78	254.24
Area: Mission	810,300	324.6	-2.76	-10.33	-17.19	-33.47	30.62	33.75	158.03
Dewdney Deroche	840,200	318.3	-3.43	-10.72	-17.58	-32.41	36.96	38.27	164.15

Fraser Valley Real Estate Board

2023-01

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Durieu	939,500	301.5	-3.64	-10.16	-15.71	-32.03	35.87	35.81	153.79
Hatzic	789,700	321.0	-2.49	-10.23	-17.20	-33.26	29.85	32.92	157.83
Mission BC	774,200	322.2	-2.51	-10.18	-17.34	-33.37	29.81	32.65	158.17
Mission-West	1,151,500	302.4	-2.10	-11.45	-18.31	-35.91	32.34	29.67	145.65
Stave Falls	1,140,300	304.2	-4.58	-10.56	-16.20	-32.50	34.90	34.96	156.06
Steelhead	1,391,200	295.7	-3.81	-10.31	-14.17	-31.28	33.74	34.17	152.74

Fraser Valley Real Estate Board

2023-01

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,785,900	334.7	-1.30	-4.62	-10.94	-10.08	26.78	12.32	85.53
Fraser Valley Real Estate Board	1,516,000	370.8	-1.33	-4.26	-13.55	-14.19	38.67	33.09	139.84
Area: N. Delta	1,282,500	340.4	-1.82	-1.99	-13.05	-23.97	26.83	20.28	124.24
Annieville	1,280,100	369.3	-0.62	-1.76	-12.47	-22.68	31.38	26.99	149.02
Nordel	1,226,100	328.4	-2.17	-1.88	-13.08	-24.40	25.34	17.41	112.56
Scottsdale	1,270,600	366.1	-2.27	-2.22	-13.29	-24.27	30.47	27.92	145.38
Sunshine Hills Woods	1,337,400	335.6	-2.13	-2.27	-13.35	-24.62	21.42	15.05	117.36
Municipality: City of Surrey combined	1,589,500	380.5	-1.01	-4.54	-12.55	-12.39	39.22	33.37	139.01
Area: North Surrey	1,528,400	389.5	-0.23	-6.08	-16.79	-11.17	38.22	34.26	153.75
Bolivar Heights	1,311,400	425.4	-3.32	-11.15	-20.86	-10.99	47.61	48.79	179.32
Bridgeview	990,800	452.2	-3.11	-12.55	-21.90	-11.56	48.65	51.95	216.45
Cedar Hills	1,474,700	398.4	-3.04	-11.07	-20.70	-12.52	40.08	41.58	167.56
Fraser Heights	1,684,300	397.9	2.66	-1.44	-13.58	-9.24	34.38	29.65	151.36
Guildford	1,278,200	383.0	-4.08	-12.38	-21.53	-13.43	36.83	36.20	153.47
Port Kells	2,813,100	489.3	2.86	5.29	-3.43	-9.79	69.84	82.30	245.06
Royal Heights	1,433,900	374.0	-1.08	-1.86	-12.88	-23.47	31.88	28.52	146.54
Whalley	1,447,900	449.0	-3.23	-11.58	-21.23	-12.63	46.59	47.41	192.13
Area: Surrey	1,476,200	390.2	0.28	-3.25	-12.73	-13.94	41.02	42.62	158.93
Bear Creek Green Timbers	1,414,100	400.0	-1.21	1.55	-13.33	-18.55	40.55	46.52	159.57
East Newton	1,596,400	398.7	1.17	-1.19	-11.44	-14.05	41.03	45.40	175.73
Fleetwood Tynehead	1,499,800	394.3	-2.40	-4.37	-12.36	-17.13	38.30	41.99	162.69
Panorama Ridge	1,518,600	354.7	1.28	-7.07	-18.52	-8.16	34.46	36.27	136.62
Queen Mary Park Surrey	1,388,900	424.9	5.02	-3.80	-13.66	-18.05	41.07	39.17	175.19
Sullivan Station	1,541,200	383.0	-0.55	-2.52	-7.06	-7.31	52.17	49.09	154.82
West Newton	1,198,000	408.6	4.13	-3.93	-14.12	-17.90	40.56	37.90	167.93
Area: Cloverdale	1,398,900	369.1	-1.39	-4.40	-14.16	-18.48	31.45	34.22	153.68
Clayton	1,423,000	389.9	2.09	1.09	-5.52	-12.44	42.72	50.31	180.50
Cloverdale BC	1,389,900	361.0	-2.80	-6.57	-17.45	-21.01	26.93	27.79	140.67
Serpentine	1,352,500	392.0	-1.28	-2.68	-7.76	-7.96	45.13	39.90	150.96
Area: South Surrey White Rock	1,907,400	334.9	-2.13	-4.72	-9.24	-8.10	36.47	22.23	106.98

Fraser Valley Real Estate Board

2023-01

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,967,800	349.5	-2.02	-0.34	-5.49	-3.02	43.30	37.11	110.29
Elgin Chantrell	2,284,200	340.9	-2.49	-7.06	-10.92	-11.13	33.32	5.22	82.69
Grandview Surrey	1,870,700	341.6	-0.35	-2.65	-7.48	-9.49	29.20	20.32	110.99
Hazelmere	2,372,300	444.3	-2.69	-3.03	-6.60	-7.63	45.10	41.90	181.20
King George Corridor	1,849,100	371.8	-1.20	-2.44	-7.54	-8.27	40.04	33.74	145.41
Morgan Creek	1,697,600	283.4	-8.31	-16.62	-21.08	-14.74	18.63	8.37	96.40
Pacific Douglas	1,714,700	352.9	-1.29	-3.10	-7.86	-8.39	41.90	39.76	146.78
Sunnyside Park Surrey	1,576,800	372.2	-2.21	-8.44	-12.32	-11.97	38.26	14.10	107.47
White Rock	2,078,100	332.2	-0.21	-0.18	-4.38	-1.98	40.70	31.93	109.46
Area: Langley	1,603,400	385.9	-1.63	-3.19	-14.47	-14.21	40.89	36.31	169.30
Aldergrove Langley	1,252,300	357.2	-2.51	-7.29	-18.04	-9.06	53.50	50.08	154.42
Brookwood Langley	1,567,400	363.6	-0.11	5.27	-9.75	-15.99	47.39	38.94	155.16
Campbell Valley	2,972,900	344.0	-1.35	-6.42	-18.66	-9.66	37.71	24.46	136.43
County Line Glen Valley	2,462,600	326.9	-2.77	-8.43	-17.86	-11.29	46.59	43.06	152.04
Fort Langley	2,260,600	350.8	-3.17	-8.43	-18.80	-13.43	36.34	28.26	154.94
Langley City	1,270,800	380.6	-0.94	5.02	-9.55	-16.30	49.90	40.60	168.98
Murrayville	1,551,600	355.8	-0.11	5.17	-9.56	-16.01	45.34	36.79	149.68
Otter District	2,512,300	326.2	-2.71	-8.81	-17.85	-11.45	45.89	42.26	149.96
Salmon River	1,898,000	324.1	-3.22	-7.61	-18.47	-9.22	43.41	36.75	140.97
Walnut Grove	1,327,900	343.4	-1.07	-1.32	-11.93	-19.37	29.19	30.08	146.34
Willoughby Heights	1,464,800	397.1	-1.46	-2.93	-12.40	-11.18	37.93	36.65	183.04
Area: Abbotsford	1,159,300	325.4	-2.34	-6.12	-19.85	-23.25	29.80	31.47	138.21
Abbotsford East	1,172,400	311.9	-1.70	-4.41	-19.84	-19.05	29.31	34.79	127.33
Abbotsford West	1,061,800	334.7	-3.77	-7.62	-19.58	-26.83	33.08	33.40	161.48
Aberdeen	1,230,500	306.2	-3.53	-8.30	-19.76	-27.60	25.29	23.77	138.29
Bradner	1,232,500	330.9	-1.98	-8.01	-19.94	-27.05	31.94	29.16	155.32
Central Abbotsford	1,014,400	343.9	-3.59	-7.65	-19.72	-26.91	34.07	35.71	168.67
Matsqui	1,616,900	329.6	0.70	-8.27	-20.31	-27.24	31.37	21.71	142.89
Poplar	1,024,200	321.6	-2.37	-7.72	-19.60	-26.84	29.63	27.01	142.90
Sumas Mountain	2,193,200	432.7	1.93	-6.48	-23.17	-17.01	44.14	54.54	213.78
Area: Mission	1,012,300	299.9	-4.40	-8.79	-20.49	-19.88	30.39	31.08	142.05
Durieu	1,344,500	286.1	-1.24	-7.08	-20.11	-19.84	34.19	34.19	134.32

Fraser Valley Real Estate Board

2023-01

2 Storey Detached

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			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	1,035,700	292.7	-4.35	-8.73	-20.40	-20.14	28.15	28.15	141.50
Mission BC	955,100	295.1	-4.84	-8.61	-20.42	-20.39	28.92	28.86	141.49
Mission-West	1,238,700	281.3	-3.99	-10.16	-21.23	-17.17	25.75	30.84	124.14
Stave Falls	1,233,400	287.4	-2.24	-7.74	-20.96	-18.93	34.36	32.32	133.66

Fraser Valley Real Estate Board

2023-01

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	668,000	331.0	0.76	-1.61	-5.43	-1.95	19.06	12.93	105.33
Fraser Valley Real Estate Board	503,700	407.2	-0.22	-4.59	-8.99	-5.91	33.33	33.51	166.32
Area: N. Delta	550,400	526.7	2.45	-1.14	-7.19	-3.06	25.55	17.38	208.73
Annieville	415,800	461.5	2.46	-1.09	-6.22	-3.73	43.99	66.19	197.36
Scottsdale	624,300	418.7	2.52	-1.46	-7.10	-4.54	17.65	16.76	157.82
Municipality: City of Surrey combined	515,300	426.6	2.52	-2.34	-4.80	-5.26	31.95	31.75	161.72
Area: North Surrey	477,400	430.1	2.65	-2.65	-4.34	-4.85	30.41	33.08	160.51
Bolivar Heights	463,100	502.8	1.31	-1.64	-4.75	0.48	40.64	52.55	186.17
Cedar Hills	373,400	519.3	1.25	-1.18	-4.70	-0.65	55.43	69.32	227.02
Guildford	531,300	440.2	7.84	-2.70	-0.41	-8.56	30.74	31.44	181.46
Port Kells	462,100	357.4	-1.81	-4.67	-11.14	-6.02	35.38	36.67	154.74
Whalley	460,400	429.9	0.80	-2.72	-5.77	-3.15	30.87	34.81	151.70
Area: Surrey	536,900	482.8	3.07	-1.61	-5.70	-3.54	41.17	48.23	202.70
Bear Creek Green Timbers	623,600	471.0	1.93	-1.42	-7.25	-3.64	38.65	38.57	182.54
East Newton	471,400	460.8	1.77	-1.37	-6.19	-3.42	40.27	50.83	185.15
Fleetwood Tynehead	562,200	396.8	7.83	-3.22	-1.37	-10.27	26.65	23.34	161.22
Queen Mary Park Surrey	527,500	492.5	2.78	-1.58	-6.03	-2.34	43.59	54.83	208.39
Sullivan Station	703,100	468.1	1.72	-1.54	-6.64	-5.03	30.24	31.12	178.63
West Newton	534,900	483.6	2.85	-1.53	-6.12	-2.36	43.33	53.87	205.30
Area: Cloverdale	558,200	402.7	7.62	-2.92	-1.15	-9.75	26.56	21.85	153.43
Clayton	558,800	397.7	7.69	-2.98	-1.17	-9.86	26.37	21.55	150.44
Cloverdale BC	557,300	404.1	7.47	-2.84	-1.10	-9.60	26.88	22.16	155.92
Area: South Surrey White Rock	561,800	333.8	-1.68	-2.85	-9.39	-4.79	28.98	25.49	142.94
Crescent Bch Ocean Pk.	485,700	346.4	-3.46	-2.59	-8.60	-3.05	30.72	29.54	129.10
Grandview Surrey	606,300	350.7	-0.51	-1.85	-6.58	-3.57	31.84	29.79	144.39
King George Corridor	618,100	331.4	-0.99	-2.07	-7.69	-4.82	27.02	23.33	132.72
Morgan Creek	620,000	383.9	-0.39	-2.07	-7.36	-4.55	29.00	26.99	144.21
Sunnyside Park Surrey	479,600	324.7	-0.79	-2.11	-6.64	-2.26	37.76	37.94	129.79
White Rock	531,100	321.1	-2.81	-3.92	-12.08	-5.48	26.32	22.70	141.43

Fraser Valley Real Estate Board

2023-01

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Langley	549,400	379.4	-3.24	-6.71	-11.75	-6.57	33.26	34.54	168.13
Aldergrove Langley	471,100	417.3	0.31	-4.20	-10.49	10.08	55.59	72.87	214.71
Fort Langley	774,800	390.1	-5.95	-9.07	-14.75	-9.80	16.31	15.14	167.56
Langley City	515,100	367.4	-2.29	-5.31	-11.68	-7.34	32.49	32.64	161.12
Murrayville	507,400	350.7	-3.81	-7.49	-11.75	-5.55	35.14	35.77	152.30
Salmon River	460,900	319.8	-4.93	-7.68	-11.44	-5.89	32.64	31.07	133.94
Walnut Grove	538,900	306.9	-4.33	-8.03	-12.19	-5.71	32.40	32.17	130.75
Willoughby Heights	593,200	359.1	-3.78	-7.71	-11.81	-6.63	28.89	26.13	158.16
Area: Abbotsford	393,100	408.6	-2.76	-9.60	-16.66	-9.94	34.19	41.73	172.04
Abbotsford East	550,700	372.6	-1.61	-6.57	-13.61	3.36	35.89	38.93	140.54
Abbotsford West	388,900	399.3	-6.07	-9.72	-19.45	-11.09	36.23	41.00	182.19
Central Abbotsford	385,600	408.5	-0.63	-10.06	-15.27	-11.25	31.73	39.56	160.03
Poplar	436,800	449.4	-0.40	-4.81	-11.26	7.77	48.27	70.36	227.55
Area: Mission	437,700	393.3	-1.11	-3.13	-11.50	6.18	42.50	62.39	212.64
Mission BC	437,700	393.3	-1.11	-3.13	-11.50	6.18	42.50	62.39	212.64

Fraser Valley Real Estate Board

2023-01

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,049,900	318.2	-0.62	-3.93	-9.88	-9.50	26.37	11.30	83.51
Fraser Valley Real Estate Board	942,200	335.4	-1.41	-5.36	-13.69	-15.11	37.80	24.87	116.39
Area: N. Delta	1,078,000	343.8	-2.05	-3.72	-13.38	-21.13	26.82	23.01	123.83
Annieville	994,600	376.0	-2.99	-3.42	-13.70	-21.80	30.51	23.28	138.88
Nordel	1,119,800	336.6	-0.50	-3.08	-12.39	-22.75	27.02	24.07	124.85
Scottsdale	980,700	331.2	-3.13	-3.52	-13.12	-21.89	23.91	27.14	117.18
Sunshine Hills Woods	1,234,800	329.0	-2.03	-5.19	-14.43	-18.58	23.36	16.21	115.31
Municipality: City of Surrey combined	995,700	337.6	-0.97	-5.01	-12.17	-13.79	40.37	25.32	109.95
Area: North Surrey	755,200	340.6	-0.38	-6.81	-13.44	-15.21	36.24	21.56	111.29
Bolivar Heights	982,700	410.7	-2.82	-10.43	-21.23	-23.26	35.05	35.99	157.17
Bridgeview	885,200	457.0	-0.70	-8.45	-16.92	-17.95	50.23	55.55	218.91
Cedar Hills	1,211,500	441.5	-3.33	-9.25	-15.53	-15.79	42.47	44.66	173.04
Fraser Heights	1,556,500	375.8	1.95	-2.72	-14.47	-11.83	31.40	25.22	137.10
Guildford	671,800	390.6	1.06	-7.62	-10.52	-13.01	36.14	28.11	148.47
Port Kells	1,715,100	328.4	0.64	0.31	-9.38	-20.47	49.00	26.94	127.11
Royal Heights	1,230,200	411.0	-0.58	-3.57	-12.65	-24.03	33.70	37.69	171.65
Whalley	538,000	356.5	-0.39	-5.86	-9.29	-8.73	34.73	27.05	117.51
Area: Surrey	1,027,800	357.6	-0.53	-4.39	-13.22	-14.08	39.85	34.44	135.73
Bear Creek Green Timbers	1,116,000	354.5	-1.72	-4.70	-17.23	-16.74	30.28	28.44	131.40
East Newton	1,039,600	356.8	-0.36	-3.49	-14.58	-14.80	42.26	33.78	141.73
Fleetwood Tynehead	1,072,600	352.0	-1.54	-3.72	-12.02	-15.61	37.61	35.12	142.59
Panorama Ridge	1,294,800	345.9	0.49	-6.54	-16.71	-8.56	37.48	33.04	126.23
Queen Mary Park Surrey	891,600	385.6	-1.23	-6.84	-12.50	-14.29	38.80	31.25	147.34
Sullivan Station	1,024,200	318.0	-0.72	-2.81	-9.79	-11.05	42.47	34.80	117.21
West Newton	866,200	364.3	1.59	-5.50	-12.89	-16.31	40.17	37.99	135.64
Area: Cloverdale	980,800	310.7	-0.32	-3.42	-10.92	-16.79	35.74	27.65	126.95
Clayton	865,200	278.6	1.38	-1.03	-5.97	-12.50	38.81	30.80	123.06
Cloverdale BC	1,056,000	338.4	-1.34	-4.81	-13.98	-19.72	32.39	25.38	134.19
Serpentine	1,892,500	366.1	0.38	-7.18	-14.16	-1.37	66.18	47.44	125.71
Area: South Surrey White Rock	1,161,900	302.9	-2.01	-4.90	-10.31	-9.80	42.21	18.18	84.13

Fraser Valley Real Estate Board

2023-01

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,666,800	351.8	-0.99	-0.59	-6.71	-4.32	46.16	31.86	114.25
Elgin Chantrell	2,025,600	329.8	-2.02	-6.44	-11.06	-12.10	35.27	6.25	81.41
Grandview Surrey	1,071,700	179.4	-2.18	-4.88	-9.21	-10.03	44.10	25.89	65.35
Hazelmere	2,328,400	377.7	1.64	-3.67	-11.13	-9.45	52.48	35.18	156.24
King George Corridor	1,012,500	332.5	-1.77	-4.89	-10.81	-11.33	43.38	25.09	115.91
Morgan Creek	1,127,300	226.8	-5.62	-12.43	-17.11	-12.20	26.85	17.45	58.93
Pacific Douglas	1,362,000	252.5	-1.75	-4.68	-9.53	-12.39	31.31	8.04	82.71
Sunnyside Park Surrey	1,092,200	329.8	-1.14	-4.85	-10.16	-10.60	48.03	15.56	107.94
White Rock	947,000	336.4	-1.23	-2.91	-9.15	-7.40	40.69	18.83	101.44
Area: Langley	958,400	321.5	-1.95	-5.41	-14.34	-12.18	33.35	20.55	124.51
Aldergrove Langley	900,900	390.2	-1.79	-6.54	-17.33	-9.63	42.98	41.48	170.60
Brookwood Langley	1,357,300	378.5	0.37	1.20	-11.96	-18.74	37.84	35.13	158.54
Campbell Valley	2,654,500	382.8	-1.59	-6.18	-20.28	-15.89	33.29	27.01	146.97
County Line Glen Valley	2,266,300	346.2	-2.94	-9.21	-16.76	-11.12	47.44	45.77	164.48
Fort Langley	1,681,700	346.1	-3.35	-9.59	-18.08	-12.14	36.58	26.36	165.62
Langley City	682,000	342.2	-1.81	-4.57	-11.39	-11.30	37.48	24.44	136.65
Murrayville	971,900	314.5	-0.76	-1.19	-10.27	-10.22	24.80	16.52	114.38
Otter District	2,265,600	356.0	-0.95	-7.53	-19.58	-18.33	38.47	39.12	155.20
Salmon River	1,445,300	290.9	-2.35	-7.45	-18.74	-16.41	37.22	26.64	149.06
Walnut Grove	939,200	301.5	-2.46	-5.34	-13.44	-13.16	30.41	26.20	127.20
Willoughby Heights	864,200	288.1	-2.14	-5.79	-13.69	-8.39	29.02	15.94	105.05
Area: Abbotsford	736,800	330.6	-1.69	-6.77	-18.97	-21.08	36.39	28.74	135.97
Abbotsford East	948,300	334.0	-1.47	-5.49	-18.66	-18.54	33.98	35.77	141.50
Abbotsford West	676,800	336.9	-1.81	-5.71	-18.70	-22.07	39.16	28.88	148.09
Aberdeen	1,129,100	295.6	-2.60	-7.57	-18.75	-23.89	26.38	19.68	111.29
Bradner	1,672,500	321.2	-3.40	-9.65	-16.74	-17.20	36.33	40.08	163.49
Central Abbotsford	522,500	328.4	-1.76	-9.21	-19.21	-21.11	37.75	30.58	152.81
Matsqui	1,369,900	367.9	1.15	-7.31	-17.53	-25.42	29.54	32.24	163.16
Poplar	692,500	361.2	-1.10	-7.41	-19.25	-20.37	33.78	27.95	146.55
Sumas Mountain	2,193,200	432.7	1.93	-6.48	-23.17	-17.01	44.14	54.54	213.78
Sumas Prairie	2,517,400	476.1	6.04	12.23	-2.84	-7.82	77.65	54.78	254.24
Area: Mission	822,900	322.7	-3.24	-8.92	-18.10	-26.53	32.63	33.62	154.50

Fraser Valley Real Estate Board

2023-01

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	840,200	318.3	-3.43	-10.72	-17.58	-32.41	36.96	38.27	164.15
Durieu	1,082,000	296.9	-2.78	-9.34	-18.92	-27.37	34.28	35.20	156.17
Hatzic	903,200	328.4	-3.41	-9.41	-18.65	-26.83	31.73	35.87	159.19
Lake Errock	727,000	344.4	-4.28	-8.74	-18.85	-25.44	32.97	32.87	160.91
Mission BC	777,400	317.7	-3.11	-8.63	-17.95	-26.41	31.61	31.94	153.96
Mission-West	1,202,100	300.2	-3.22	-10.65	-20.01	-26.98	31.61	31.49	144.26
Stave Falls	1,176,500	296.2	-3.64	-9.53	-18.63	-27.31	33.18	32.88	141.01
Steelhead	1,391,200	295.7	-3.81	-10.31	-14.17	-31.28	33.74	34.17	152.74

Fraser Valley Real Estate Board

2023-01

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,600,900	350.5	-1.27	-5.01	-11.85	-12.44	29.24	15.68	94.94
Fraser Valley Real Estate Board	1,357,800	383.5	-1.39	-5.45	-14.83	-17.58	38.85	33.16	143.80
Area: N. Delta	1,226,900	368.7	-2.56	-3.61	-13.14	-22.28	28.38	24.98	138.33
Annieville	1,215,300	395.0	-3.26	-2.97	-12.30	-22.50	30.84	29.93	156.66
Nordel	1,171,200	351.5	-0.76	-2.90	-12.50	-24.23	26.26	21.92	123.60
Scottsdale	1,195,900	387.5	-4.42	-3.53	-12.90	-23.34	28.87	28.87	151.13
Sunshine Hills Woods	1,328,600	344.5	-2.27	-5.31	-14.79	-19.30	25.87	20.41	124.14
Municipality: City of Surrey combined	1,493,100	394.6	-1.15	-5.73	-13.82	-14.53	40.33	33.76	142.68
Area: North Surrey	1,342,700	412.8	-1.36	-8.89	-17.92	-18.47	38.94	37.28	159.62
Bolivar Heights	1,113,200	406.0	-2.96	-10.63	-22.01	-24.00	33.55	37.12	157.94
Bridgeview	885,200	457.0	-0.70	-8.45	-16.92	-17.95	50.23	55.55	218.91
Cedar Hills	1,314,200	447.0	-4.02	-9.46	-15.68	-15.40	44.15	47.82	180.25
Fraser Heights	1,631,100	392.0	2.22	-2.32	-14.45	-11.73	32.39	28.23	147.63
Guildford	1,230,300	401.7	-3.44	-16.66	-22.65	-23.06	41.10	35.89	151.53
Port Kells	2,427,000	460.1	-0.26	-1.83	-10.24	-19.29	58.93	66.10	214.06
Royal Heights	1,242,100	407.5	-0.24	-3.23	-12.52	-23.77	33.65	37.02	170.23
Whalley	1,327,100	499.7	-3.10	-16.91	-21.33	-22.56	54.32	49.43	203.03
Area: Surrey	1,411,500	402.5	-0.37	-4.87	-14.03	-14.76	40.88	42.63	162.73
Bear Creek Green Timbers	1,317,600	404.0	-2.16	-4.22	-18.02	-17.08	38.40	43.01	161.32
East Newton	1,504,200	407.9	1.02	-3.13	-14.45	-14.31	41.53	46.94	176.36
Fleetwood Tynehead	1,424,600	390.7	-1.66	-3.53	-12.98	-17.54	38.25	40.59	162.92
Panorama Ridge	1,478,000	372.4	0.73	-7.41	-18.05	-8.25	36.86	38.80	142.61
Queen Mary Park Surrey	1,315,600	433.8	-1.43	-6.85	-12.47	-18.58	42.14	42.84	170.45
Sullivan Station	1,534,700	382.2	-0.70	-3.51	-8.30	-7.75	52.57	45.99	153.11
West Newton	1,234,200	396.2	1.43	-7.75	-13.72	-19.50	35.87	36.67	160.32
Area: Cloverdale	1,350,800	371.6	-1.25	-4.35	-14.30	-20.53	33.00	33.29	153.13
Clayton	1,435,200	389.9	1.64	0.59	-6.52	-13.85	42.40	47.86	182.33
Cloverdale BC	1,310,700	367.7	-2.26	-5.84	-16.68	-23.14	29.02	28.30	145.46
Serpentine	1,892,500	366.1	0.38	-7.18	-14.16	-1.37	66.18	47.44	125.71
Area: South Surrey White Rock	1,800,900	346.0	-1.56	-5.00	-10.48	-8.71	39.91	22.30	111.75

Fraser Valley Real Estate Board

2023-01

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,798,900	355.8	-0.84	-0.25	-6.39	-4.10	44.34	32.51	114.98
Elgin Chantrell	2,244,600	343.1	-1.75	-6.31	-10.74	-10.74	34.55	7.55	88.10
Grandview Surrey	1,906,400	310.4	-0.93	-4.87	-10.16	-10.78	27.68	14.71	105.02
Hazelmere	2,328,400	377.7	1.64	-3.67	-11.13	-9.45	52.48	35.18	156.24
King George Corridor	1,598,600	371.8	-1.51	-5.44	-11.92	-10.11	48.90	33.50	140.96
Morgan Creek	1,718,000	282.5	-7.92	-16.44	-20.91	-14.58	18.40	6.12	91.92
Pacific Douglas	1,825,000	305.2	-0.91	-4.60	-9.76	-9.44	38.73	26.64	138.81
Sunnyside Park Surrey	1,509,500	356.9	-1.16	-6.30	-11.85	-11.06	40.46	16.60	109.20
White Rock	1,784,400	377.1	-0.11	-1.31	-6.77	-4.51	45.26	33.35	130.78
Area: Langley	1,462,400	385.2	-1.48	-4.32	-15.06	-16.28	38.51	33.61	166.39
Aldergrove Langley	1,091,400	379.7	-2.64	-6.71	-17.20	-11.16	46.04	43.93	173.76
Brookswood Langley	1,357,300	378.5	0.37	1.20	-11.96	-18.74	37.84	35.13	158.54
Campbell Valley	2,654,500	382.8	-1.59	-6.18	-20.28	-15.89	33.29	27.01	146.97
County Line Glen Valley	2,267,200	346.2	-2.94	-9.21	-16.76	-11.12	47.63	45.77	164.48
Fort Langley	2,004,100	392.0	-3.59	-10.01	-19.26	-14.34	37.40	31.99	168.31
Langley City	1,131,900	384.9	-0.82	-2.16	-11.05	-20.33	39.91	25.21	162.55
Murrayville	1,479,700	358.8	0.87	3.58	-9.98	-16.46	42.72	36.95	148.30
Otter District	2,265,600	356.7	-0.94	-7.54	-19.59	-18.34	38.42	39.12	155.15
Salmon River	1,777,000	356.2	-1.71	-6.66	-18.92	-15.37	38.28	34.47	149.96
Walnut Grove	1,264,000	339.3	-1.79	-4.34	-13.42	-17.63	29.36	30.20	145.34
Willoughby Heights	1,412,500	397.9	-1.46	-3.47	-12.47	-12.63	37.07	34.52	180.41
Area: Abbotsford	1,053,700	360.9	-1.31	-6.02	-19.78	-26.78	32.98	33.62	151.32
Abbotsford East	1,057,100	332.9	-2.15	-5.96	-19.34	-22.44	30.45	33.11	140.36
Abbotsford West	988,800	387.2	0.05	-3.66	-18.40	-31.41	36.00	35.96	171.72
Aberdeen	1,257,400	328.4	-2.90	-7.65	-19.15	-25.07	30.78	29.19	134.74
Bradner	1,672,500	321.2	-3.40	-9.65	-16.74	-17.20	36.33	40.08	163.49
Central Abbotsford	899,400	358.9	-1.59	-9.02	-24.11	-31.52	32.73	30.32	164.87
Matsqui	1,369,900	367.9	1.15	-7.31	-17.53	-25.42	29.54	32.24	163.16
Poplar	925,400	347.5	-1.50	-8.60	-22.95	-30.47	32.48	26.78	155.70
Sumas Mountain	2,193,200	432.7	1.93	-6.48	-23.17	-17.01	44.14	54.54	213.78
Sumas Prairie	2,517,400	476.1	6.04	12.23	-2.84	-7.82	77.65	54.78	254.24
Area: Mission	875,100	324.2	-3.43	-9.77	-18.50	-28.98	30.67	33.14	157.10

Fraser Valley Real Estate Board

2023-01

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	840,200	318.3	-3.43	-10.72	-17.58	-32.41	36.96	38.27	164.15
Durieu	1,082,000	296.9	-2.78	-9.34	-18.92	-27.37	34.28	35.20	156.17
Hatzic	903,200	328.3	-3.38	-9.38	-18.64	-26.82	31.64	35.66	159.32
Mission BC	827,800	319.4	-3.39	-9.65	-18.48	-29.43	29.21	31.01	156.55
Mission-West	1,202,100	300.2	-3.22	-10.65	-20.01	-26.98	31.61	31.49	144.07
Stave Falls	1,176,500	296.2	-3.64	-9.53	-18.63	-27.31	33.18	32.88	141.01
Steelhead	1,391,200	295.7	-3.81	-10.31	-14.17	-31.28	33.74	34.17	152.74

Fraser Valley Real Estate Board

2023-01

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	897,900	339.7	-0.38	-3.25	-9.12	-5.51	32.39	30.60	120.73
Fraser Valley Real Estate Board	773,100	346.8	-1.81	-4.54	-11.80	-8.83	38.06	38.44	143.54
Area: N. Delta	817,500	387.3	0.49	-3.42	-13.20	-14.45	23.98	24.45	117.58
Annieville	673,200	399.1	1.22	-2.66	-11.49	-12.07	43.77	56.69	155.51
Nordel	915,000	357.8	0.82	-3.27	-12.26	-13.72	25.32	23.89	121.14
Scottsdale	723,900	345.2	0.44	-2.92	-12.41	-13.85	30.76	39.47	130.59
Sunshine Hills Woods	853,800	323.8	-0.09	-3.72	-13.00	-14.07	21.78	25.80	117.17
Municipality: City of Surrey combined	796,100	343.1	-2.00	-3.87	-9.99	-11.41	37.19	36.26	137.60
Area: North Surrey	686,900	389.6	-3.68	-7.44	-12.76	-8.16	29.01	28.54	158.53
Bolivar Heights	671,500	378.3	-4.28	-7.66	-13.23	-5.87	32.92	33.86	168.87
Fraser Heights	790,700	353.6	-3.97	-7.00	-13.42	-8.39	24.20	20.89	156.23
Guildford	674,500	392.2	-4.36	-6.73	-13.02	-7.02	29.44	28.55	166.08
Whalley	694,400	368.6	-2.20	-8.78	-11.88	-10.38	28.03	27.10	134.48
Area: Surrey	779,100	354.5	-1.31	-3.04	-10.95	-11.71	36.93	40.06	149.82
Bear Creek Green Timbers	780,700	356.0	-2.28	-8.62	-12.10	-10.30	30.31	29.78	145.86
East Newton	660,000	359.9	-4.41	-3.04	-13.40	-14.94	33.40	35.91	148.55
Fleetwood Tynehead	816,700	348.3	-1.91	-2.66	-9.98	-9.65	33.91	38.99	152.76
Panorama Ridge	857,600	338.4	-0.68	-1.80	-10.05	-12.01	40.12	39.83	149.56
Queen Mary Park Surrey	700,100	379.0	-2.45	-8.94	-12.37	-9.44	33.17	34.11	145.47
Sullivan Station	820,600	317.2	-0.72	-2.07	-10.22	-12.38	39.06	38.88	144.38
West Newton	757,100	359.2	1.55	-2.52	-11.64	-12.18	39.06	48.98	140.91
Area: Cloverdale	783,000	319.9	-1.11	-2.20	-8.23	-11.53	36.53	33.74	153.49
Clayton	777,700	320.2	-1.05	-2.23	-8.17	-11.33	37.01	34.59	154.53
Cloverdale BC	790,300	322.0	-1.20	-2.16	-8.34	-11.80	35.81	32.29	152.95
Area: South Surrey White Rock	877,900	280.3	-2.88	-4.89	-8.64	-12.16	40.43	34.69	99.93
Crescent Bch Ocean Pk.	839,600	316.2	-1.46	-3.18	-7.46	-15.18	37.96	31.48	120.81
Elgin Chantrell	1,049,500	261.6	-2.10	-2.71	-7.66	-14.29	32.86	23.81	100.00
Grandview Surrey	882,800	263.9	-3.44	-5.68	-9.16	-11.02	40.90	37.66	91.23
King George Corridor	831,700	301.9	-1.95	-3.95	-7.90	-13.99	45.99	38.42	123.63
Morgan Creek	861,200	264.2	-2.94	-5.58	-8.87	-10.89	38.25	33.91	82.58

Fraser Valley Real Estate Board

2023-01

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	840,700	274.6	-3.34	-5.57	-9.07	-11.05	40.10	37.30	98.70
Sunnyside Park Surrey	961,100	272.0	-2.37	-3.06	-8.42	-15.21	34.06	23.30	101.33
White Rock	881,000	320.9	-0.77	-3.43	-7.71	-15.44	41.80	34.83	127.43
Area: Langley	800,600	350.2	-1.79	-6.11	-13.49	-2.53	40.59	41.49	159.99
Aldergrove Langley	556,800	407.9	0.10	-5.47	-16.62	-3.27	44.59	57.13	188.06
Fort Langley	977,700	330.9	-1.84	-7.60	-14.12	-4.34	33.81	25.91	135.18
Langley City	734,900	346.3	-1.95	-6.28	-9.68	-0.69	42.10	51.62	170.76
Murrayville	855,800	314.6	-2.21	-5.78	-10.60	-2.27	28.51	28.57	143.12
Salmon River	958,000	325.0	-2.78	-6.58	-13.61	-2.78	35.87	30.42	127.59
Walnut Grove	790,600	307.7	-2.87	-6.93	-14.05	-4.94	35.61	34.54	152.63
Willoughby Heights	830,700	357.8	-1.43	-5.87	-14.16	-2.24	42.89	42.27	154.84
Area: Abbotsford	618,100	340.4	-1.16	-5.02	-17.22	-5.63	39.57	48.97	155.94
Abbotsford East	687,600	377.0	1.24	-3.88	-16.83	-2.58	41.78	53.19	172.20
Abbotsford West	637,900	318.2	-1.67	-5.63	-18.56	-6.63	39.01	46.97	159.54
Aberdeen	706,100	330.9	-0.18	-4.91	-16.46	-3.39	38.11	43.87	114.04
Central Abbotsford	457,200	289.0	-3.70	-3.09	-11.73	-7.52	38.88	44.28	123.17
Poplar	649,900	311.6	-1.36	-5.75	-16.77	-3.29	30.38	32.99	118.51
Area: Mission	633,400	324.3	-0.86	-3.65	-16.70	-3.63	40.57	40.51	135.00
Mission BC	633,400	324.3	-0.86	-3.65	-16.70	-3.63	40.57	40.51	135.00