

Summary Report

For February 2023

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2023-02

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,243,600	347.6	0.84	-2.50	-9.43	-21.25	30.09	20.82	109.78
Fraser Valley Real Estate Board	1,151,500	375.4	0.83	-3.60	-11.25	-25.68	34.41	30.26	142.19
Area: N. Delta	1,190,800	376.7	0.59	-4.56	-6.48	-23.70	30.26	27.05	142.88
Annieville	1,170,800	389.9	0.23	-5.43	-5.18	-25.86	30.18	28.34	147.08
Nordel	1,188,700	373.8	5.15	0.03	1.71	-23.90	33.64	30.20	151.04
Scottsdale	1,166,200	387.3	0.36	-5.44	-5.14	-25.83	30.40	28.37	145.59
Sunshine Hills Woods	1,254,800	337.7	-4.69	-8.93	-19.38	-17.23	24.61	19.37	116.06
Municipality: City of Surrey combined	1,283,300	390.8	0.39	-4.66	-12.38	-22.69	36.98	30.44	140.05
Area: North Surrey	1,175,600	428.4	3.35	-4.33	-9.12	-26.01	36.22	38.73	168.76
Bolivar Heights	1,082,500	403.8	5.27	-2.75	-8.85	-27.15	30.05	35.55	157.03
Bridgeview	850,000	457.5	4.69	0.13	2.19	-21.70	53.01	58.74	228.90
Cedar Hills	1,160,300	417.5	-2.77	-4.51	-4.79	-24.56	37.02	40.19	164.91
Fraser Heights	1,268,800	360.6	3.29	-4.73	-10.96	-29.72	16.96	19.29	128.37
Guildford	1,233,600	437.0	4.72	-7.57	-16.52	-27.89	38.25	35.97	159.96
Port Kells	2,097,900	421.6	2.78	-1.89	-7.34	-26.82	48.50	51.49	174.48
Royal Heights	1,156,400	415.5	6.84	1.27	2.14	-22.00	45.03	44.52	191.99
Whalley	1,312,800	518.5	5.00	-7.44	-14.04	-25.01	48.70	50.29	208.26
Area: Surrey	1,237,400	391.1	-1.34	-6.59	-15.20	-23.42	34.58	35.61	152.65
Bear Creek Green Timbers	1,164,100	387.1	0.62	-8.03	-19.25	-21.40	30.69	34.36	146.88
East Newton	1,216,800	401.6	-1.98	-6.99	-21.24	-19.42	38.10	41.01	163.00
Fleetwood Tynehead	1,263,200	377.5	0.80	1.94	-9.32	-24.53	37.98	36.92	153.53
Panorama Ridge	1,223,700	357.3	-5.80	-8.67	-19.16	-15.83	35.03	31.31	131.86
Queen Mary Park Surrey	1,230,100	413.6	-2.15	-5.01	-5.33	-25.34	37.59	39.73	161.77
Sullivan Station	1,381,600	347.0	-5.04	-12.95	-28.23	-18.12	46.17	21.84	122.44
West Newton	1,274,800	393.5	-1.63	-14.40	-16.49	-28.79	26.24	32.67	154.86
Area: Cloverdale	1,224,000	372.7	0.00	-2.28	-9.93	-27.46	35.82	31.42	144.55
Clayton	1,579,700	407.5	-0.24	-2.81	-13.15	-30.58	38.37	36.33	197.88
Cloverdale BC	1,149,500	379.9	0.03	-2.41	-9.22	-28.75	32.05	30.86	156.69
Serpentine	2,563,900	328.1	2.72	-5.85	-28.41	-10.79	60.83	42.78	74.89
Area: South Surrey White Rock	1,502,600	332.5	0.03	-3.09	-11.33	-14.46	39.88	17.78	108.86

Fraser Valley Real Estate Board

2023-02

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.	1,453,800	326.2	0.93	0.59	-3.41	-12.10	38.16	22.77	109.37
Elgin Chantrell	2,080,600	348.7	0.96	-0.23	-3.97	-12.06	35.63	19.70	114.32
Grandview Surrey	2,261,600	335.8	0.60	-14.77	-26.20	-23.21	24.09	3.13	108.31
Hazelmere	2,043,400	308.8	-10.57	-8.37	-25.80	-23.73	45.18	22.69	125.24
King George Corridor	1,152,300	305.2	-2.59	-10.55	-24.88	-19.11	35.83	13.88	103.87
Morgan Creek	2,126,800	267.5	-0.11	-7.31	-21.25	-12.89	28.79	-5.07	68.24
Pacific Douglas	2,727,900	398.9	-1.43	-6.27	-22.89	-18.06	35.08	15.16	155.87
Sunnyside Park Surrey	1,389,900	329.8	0.73	0.52	-3.11	-12.08	40.10	25.73	110.73
White Rock	1,330,300	343.8	1.36	-0.29	-3.83	-13.01	39.53	25.52	122.09
Area: Langley	1,270,800	375.4	0.29	-2.29	-10.83	-24.57	32.04	28.91	159.43
Aldergrove Langley	1,016,300	379.2	1.31	-3.29	-11.32	-19.27	38.14	39.16	180.27
Brookwood Langley	1,259,700	389.6	3.31	3.64	-6.14	-25.02	35.28	35.56	159.73
Campbell Valley	2,114,700	363.8	-3.45	-6.09	-18.63	-31.09	24.72	21.96	144.00
County Line Glen Valley	1,938,000	333.7	1.74	-5.84	-14.46	-14.33	38.06	48.77	161.11
Fort Langley	1,481,900	356.6	-1.16	-7.50	-17.26	-19.74	24.47	32.47	162.79
Langley City	1,061,500	378.0	1.31	-0.58	-1.69	-27.21	27.75	20.42	158.37
Murrayville	1,349,300	358.4	2.31	3.64	-6.74	-23.86	39.84	36.64	138.62
Otter District	2,027,800	361.7	-3.70	-4.44	-18.90	-29.94	27.81	23.32	152.23
Salmon River	1,598,500	363.5	-3.61	-5.02	-18.52	-29.60	25.39	20.64	145.77
Walnut Grove	1,101,200	325.2	-1.57	-7.43	-17.50	-17.40	26.68	32.30	138.77
Willoughby Heights	1,085,000	387.4	2.92	-0.87	-1.07	-27.13	30.00	24.37	165.16
Area: Abbotsford	1,005,600	382.1	2.66	-0.78	-12.04	-29.88	34.02	36.03	161.35
Abbotsford East	966,100	354.9	3.02	-1.42	-9.74	-28.71	32.72	32.28	148.01
Abbotsford West	1,003,400	422.3	5.00	3.38	-10.62	-28.69	41.43	41.90	189.05
Aberdeen	1,279,200	343.9	-1.97	-6.40	-15.61	-27.03	29.29	27.61	130.96
Bradner	2,015,800	334.6	1.98	-5.83	-14.09	-14.16	38.78	49.31	163.26
Central Abbotsford	872,800	361.0	1.49	-3.27	-16.20	-36.00	25.22	28.42	156.57
Matsqui	1,133,000	375.8	-2.79	-4.43	-7.28	-27.79	32.51	35.33	165.40
Poplar	872,600	353.4	1.41	-3.13	-16.32	-36.02	23.61	26.21	149.58
Sumas Prairie	2,284,600	432.0	-9.26	2.18	-3.98	-21.99	57.15	41.78	215.79
Area: Mission	817,100	327.4	0.86	-6.46	-11.20	-35.21	28.04	32.02	155.78
Dewdney Deroche	853,800	323.4	1.60	-7.31	-11.37	-35.07	36.63	37.85	160.81

Fraser Valley Real Estate Board

2023-02

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Durieu	949,200	304.6	1.03	-7.25	-12.19	-35.05	36.16	37.39	147.24
Hatzic	796,000	323.6	0.81	-6.15	-11.32	-35.12	26.95	30.91	156.22
Mission BC	780,600	324.8	0.81	-6.24	-11.23	-35.13	26.73	30.55	156.76
Mission-West	1,157,700	304.0	0.53	-5.94	-9.90	-35.78	32.17	28.27	137.69
Stave Falls	1,156,400	308.5	1.41	-6.74	-11.93	-35.32	35.37	35.25	149.80
Steelhead	1,395,000	296.5	0.27	-6.29	-11.68	-34.75	33.14	33.08	141.25

Fraser Valley Real Estate Board

2023-02

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,795,000	336.4	0.51	-2.52	-7.68	-13.72	26.09	12.89	82.83
Fraser Valley Real Estate Board	1,519,300	371.6	0.22	-2.49	-9.01	-18.95	36.22	32.29	135.79
Area: N. Delta	1,311,300	348.0	2.23	0.49	-8.85	-23.62	29.51	24.78	125.68
Annieville	1,309,400	377.8	2.30	0.64	-8.72	-22.91	33.69	31.64	149.04
Nordel	1,257,400	336.8	2.56	1.17	-8.92	-23.87	27.82	22.65	116.04
Scottsdale	1,300,300	374.6	2.32	0.46	-9.03	-23.27	33.03	31.76	146.93
Sunshine Hills Woods	1,361,900	341.8	1.85	-0.20	-8.90	-24.23	24.25	19.09	117.29
Municipality: City of Surrey combined	1,601,300	383.4	0.76	-1.46	-8.04	-17.08	37.91	33.36	136.23
Area: North Surrey	1,521,200	387.7	-0.46	-5.05	-12.86	-17.74	34.90	34.71	147.89
Bolivar Heights	1,275,800	413.8	-2.73	-9.51	-20.30	-16.99	42.69	44.53	168.70
Bridgeview	983,900	449.1	-0.69	-8.14	-20.63	-16.57	52.86	54.28	214.72
Cedar Hills	1,441,000	389.2	-2.31	-9.70	-21.12	-18.25	36.27	37.48	158.95
Fraser Heights	1,712,400	404.5	1.66	-0.52	-5.02	-16.84	32.23	34.25	149.69
Guildford	1,235,500	370.2	-3.34	-12.05	-21.32	-19.63	31.60	30.91	143.39
Port Kells	2,816,700	489.9	0.12	2.60	-5.09	-16.67	66.07	78.34	246.22
Royal Heights	1,467,200	382.7	2.33	0.74	-9.18	-22.73	33.44	31.60	148.18
Whalley	1,386,100	429.8	-4.28	-11.93	-21.18	-18.95	39.64	39.27	177.83
Area: Surrey	1,487,400	393.2	0.77	1.34	-7.20	-18.64	40.93	42.15	156.49
Bear Creek Green Timbers	1,451,600	410.6	2.65	3.69	-6.34	-22.32	42.42	47.59	161.36
East Newton	1,549,100	386.9	-2.96	-0.57	-5.77	-24.61	31.91	39.22	156.74
Fleetwood Tynehead	1,531,600	402.6	2.10	0.45	-5.65	-19.37	44.30	42.66	168.94
Panorama Ridge	1,524,500	356.1	0.39	0.62	-17.07	-11.04	36.18	36.59	135.67
Queen Mary Park Surrey	1,425,400	436.0	2.61	6.58	-3.58	-19.14	41.60	41.10	176.30
Sullivan Station	1,539,000	382.5	-0.13	-0.57	-4.76	-13.73	49.36	48.08	154.32
West Newton	1,252,100	427.0	4.50	6.75	-3.15	-18.20	44.94	43.58	170.94
Area: Cloverdale	1,463,500	386.1	4.61	0.57	-5.92	-21.67	35.00	38.19	165.00
Clayton	1,406,600	385.4	-1.15	2.94	-7.84	-17.31	38.73	45.93	173.53
Cloverdale BC	1,488,900	386.7	7.12	-0.28	-5.17	-23.43	33.39	34.88	159.01
Serpentine	1,355,900	393.0	0.26	-0.68	-5.48	-14.62	42.49	39.31	151.44
Area: South Surrey White Rock	1,873,000	328.9	-1.79	-4.19	-8.46	-13.61	30.26	17.67	97.89

Fraser Valley Real Estate Board

2023-02

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.	1,814,600	322.3	-7.78	-5.37	-9.62	-14.37	27.44	16.31	87.49
Elgin Chantrell	2,315,100	345.5	1.35	-4.00	-9.37	-10.45	30.28	8.14	80.51
Grandview Surrey	1,860,600	339.7	-0.56	-0.32	-5.24	-15.18	27.42	19.61	109.82
Hazelmere	2,409,400	451.3	1.58	-1.29	-2.97	-12.18	42.68	43.63	186.18
King George Corridor	1,836,300	369.2	-0.70	-1.47	-5.28	-14.24	36.49	32.76	142.58
Morgan Creek	1,757,600	293.4	3.53	-11.49	-13.20	-15.69	20.94	13.41	92.65
Pacific Douglas	1,718,400	353.7	0.23	-1.06	-5.55	-14.61	40.86	40.36	147.34
Sunnyside Park Surrey	1,645,500	388.4	4.35	-3.09	-8.83	-9.88	39.16	19.47	107.48
White Rock	1,899,200	303.6	-8.61	-5.66	-9.94	-14.19	23.11	11.25	84.00
Area: Langley	1,609,200	387.3	0.36	-3.03	-8.72	-17.19	37.68	35.75	166.55
Aldergrove Langley	1,288,500	367.5	2.88	-1.29	-12.31	-8.08	55.46	57.73	161.38
Brookswood Langley	1,516,200	351.7	-3.27	-5.25	-4.17	-21.00	33.37	32.47	144.75
Campbell Valley	3,052,600	353.2	2.67	-0.08	-13.75	-10.51	37.22	31.50	132.37
County Line Glen Valley	2,526,700	335.4	2.60	-1.27	-12.31	-8.88	48.54	49.47	159.80
Fort Langley	2,298,900	356.7	1.68	-2.25	-12.96	-11.31	39.17	35.42	159.99
Langley City	1,247,200	373.5	-1.87	-5.01	-3.49	-19.69	38.08	36.31	160.28
Murrayville	1,508,100	345.8	-2.81	-4.71	-3.84	-20.29	33.20	31.18	140.81
Otter District	2,585,800	335.8	2.94	-1.03	-12.35	-9.32	48.78	49.24	159.31
Salmon River	1,982,200	338.5	4.44	-0.79	-11.01	-7.92	48.99	46.47	151.11
Walnut Grove	1,325,300	342.7	-0.20	-3.52	-9.17	-23.28	26.27	26.64	141.00
Willoughby Heights	1,463,300	396.7	-0.10	-2.96	-4.52	-18.05	35.53	33.12	177.22
Area: Abbotsford	1,148,200	322.3	-0.95	-7.23	-14.71	-29.92	24.97	29.07	128.42
Abbotsford East	1,180,000	313.9	0.64	-3.47	-12.05	-25.12	25.61	33.92	122.31
Abbotsford West	1,040,700	328.1	-1.97	-10.23	-16.70	-33.88	28.11	29.84	146.51
Aberdeen	1,211,900	301.6	-1.50	-10.61	-16.66	-34.25	20.83	20.69	126.43
Bradner	1,179,800	316.7	-4.29	-11.19	-18.23	-35.98	23.09	23.28	132.53
Central Abbotsford	991,400	336.1	-2.27	-10.37	-16.85	-34.20	28.58	31.24	153.09
Matsqui	1,491,100	304.0	-7.77	-12.32	-20.38	-38.50	16.97	13.14	107.93
Poplar	993,000	311.8	-3.05	-10.66	-17.29	-34.69	23.58	22.66	126.93
Sumas Mountain	2,156,600	425.4	-1.69	-9.82	-17.43	-21.96	34.92	51.33	206.04
Area: Mission	1,026,100	304.0	1.37	-5.38	-12.42	-28.10	30.64	35.23	145.56
Durieu	1,331,500	283.4	-0.94	-5.28	-12.88	-28.23	29.41	36.58	134.21

Fraser Valley Real Estate Board

2023-02

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	1,038,800	293.6	0.31	-6.20	-12.88	-29.01	26.66	30.66	141.85
Mission BC	966,600	298.7	1.22	-5.68	-12.58	-28.57	28.86	32.64	144.64
Mission-West	1,298,800	294.9	4.83	-2.48	-10.99	-26.15	37.48	38.32	141.13
Stave Falls	1,227,500	286.1	-0.45	-5.30	-13.01	-27.92	30.16	35.79	131.47

Fraser Valley Real Estate Board

2023-02

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	678,100	336.0	1.51	0.99	-2.04	-4.44	18.48	13.06	104.88
Fraser Valley Real Estate Board	510,100	412.4	1.28	-1.60	-5.89	-10.45	33.25	30.22	166.58
Area: N. Delta	547,400	523.8	-0.55	0.61	-3.46	-11.01	21.87	11.05	209.21
Annieville	415,300	460.9	-0.13	0.59	-2.78	-9.93	41.82	54.30	196.97
Scottsdale	620,400	416.1	-0.62	0.85	-2.94	-12.36	13.84	10.75	154.34
Municipality: City of Surrey combined	522,700	432.7	1.43	1.48	-1.95	-9.04	31.96	28.97	167.10
Area: North Surrey	484,500	436.5	1.49	1.25	-1.71	-8.45	30.14	29.60	166.00
Bolivar Heights	466,700	506.7	0.78	1.00	-1.61	-5.08	38.82	45.60	199.29
Cedar Hills	371,000	516.0	-0.64	0.90	-2.77	-8.58	47.94	55.05	229.29
Guildford	542,200	449.2	2.04	3.65	-0.60	-9.89	31.15	31.19	184.48
Port Kells	468,400	362.3	1.37	-3.59	-6.89	-12.02	34.14	30.65	165.03
Whalley	466,600	435.7	1.35	0.39	-2.07	-7.69	30.45	29.79	159.04
Area: Surrey	534,500	480.7	-0.43	0.97	-2.91	-10.82	37.19	39.09	200.81
Bear Creek Green Timbers	617,100	466.1	-1.04	0.26	-4.17	-11.79	33.71	29.47	185.25
East Newton	469,900	459.3	-0.33	0.20	-2.90	-10.38	36.29	41.11	182.99
Fleetwood Tynehead	572,900	404.3	1.89	3.27	-1.46	-11.43	26.42	22.48	164.08
Queen Mary Park Surrey	523,600	488.9	-0.73	0.80	-2.94	-10.49	39.01	43.92	205.75
Sullivan Station	701,700	467.2	-0.19	0.21	-4.14	-12.48	27.37	23.11	179.43
West Newton	530,700	479.8	-0.79	0.82	-3.03	-10.60	38.75	42.80	202.33
Area: Cloverdale	571,900	412.6	2.46	3.69	-0.43	-10.46	27.27	22.76	156.91
Clayton	573,400	408.1	2.62	3.71	-0.34	-10.47	27.17	22.59	154.11
Cloverdale BC	569,800	413.2	2.25	3.69	-0.51	-10.45	27.37	22.87	159.06
Area: South Surrey White Rock	574,100	341.1	2.19	-0.67	-5.88	-7.79	33.45	27.09	142.26
Crescent Bch Ocean Pk.	506,600	361.3	4.30	-1.71	-0.08	-3.86	32.30	33.17	142.32
Grandview Surrey	619,900	358.5	2.22	1.19	-2.50	-7.41	35.18	29.38	159.22
King George Corridor	633,300	339.6	2.47	1.31	-3.08	-7.72	30.92	24.21	143.09
Morgan Creek	634,700	393.0	2.37	1.26	-2.19	-7.49	32.77	29.11	157.20
Sunnyside Park Surrey	488,800	330.9	1.91	1.41	-2.88	-6.05	38.80	35.56	139.61
White Rock	542,100	327.8	2.09	-2.93	-9.45	-8.05	32.28	25.83	130.36

Fraser Valley Real Estate Board

2023-02

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Langley	557,800	385.2	1.53	-3.48	-8.46	-11.49	33.20	32.10	176.72
Aldergrove Langley	465,200	412.0	-1.27	-2.49	-8.97	1.83	56.77	65.33	207.00
Fort Langley	807,500	406.6	4.23	-3.99	-9.52	-11.45	20.90	17.48	179.83
Langley City	524,900	374.4	1.91	-3.18	-6.61	-12.67	32.53	28.35	172.89
Murrayville	513,700	355.0	1.23	-3.64	-9.53	-10.35	34.78	35.14	157.62
Salmon River	469,500	325.8	1.88	-3.55	-9.37	-10.49	33.47	31.16	138.86
Walnut Grove	544,800	310.3	1.11	-4.14	-9.64	-10.81	32.16	31.54	136.33
Willoughby Heights	600,000	363.2	1.14	-3.84	-9.99	-11.20	28.61	26.55	159.99
Area: Abbotsford	394,100	409.7	0.27	-8.06	-12.76	-16.69	31.74	31.15	156.38
Abbotsford East	548,200	370.9	-0.46	-3.16	-10.97	-4.18	33.66	37.27	143.85
Abbotsford West	391,100	401.5	0.55	-9.00	-16.16	-17.37	33.48	34.96	180.18
Central Abbotsford	386,900	409.9	0.34	-8.16	-10.52	-18.05	29.39	25.97	138.73
Poplar	427,500	439.8	-2.14	-3.32	-9.64	-2.40	45.68	60.51	214.59
Area: Mission	435,400	391.2	-0.53	-1.78	-8.49	-0.91	43.35	58.83	201.62
Mission BC	435,400	391.2	-0.53	-1.78	-8.49	-0.91	43.35	58.83	201.62

Fraser Valley Real Estate Board

2023-02

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,059,300	321.0	0.88	-1.44	-6.28	-12.75	25.69	11.77	82.49
Fraser Valley Real Estate Board	946,700	337.0	0.48	-2.94	-9.21	-19.36	36.11	24.26	114.79
Area: N. Delta	1,093,000	348.5	1.37	-1.91	-7.51	-23.00	28.50	24.15	124.55
Annieville	1,004,700	379.8	1.01	-3.04	-8.04	-24.31	32.47	24.16	136.19
Nordel	1,161,600	349.1	3.71	0.61	-3.40	-22.83	31.19	28.11	136.52
Scottsdale	987,500	333.5	0.69	-2.88	-6.71	-24.55	24.12	26.18	114.19
Sunshine Hills Woods	1,234,100	328.8	-0.06	-2.92	-11.99	-20.77	24.17	16.39	110.63
Municipality: City of Surrey combined	1,002,700	340.0	0.71	-2.02	-7.83	-18.11	39.00	25.14	108.97
Area: North Surrey	765,300	345.2	1.35	-2.92	-8.34	-18.45	34.84	22.07	113.35
Bolivar Heights	1,003,600	419.4	2.12	-5.35	-12.75	-23.98	34.99	37.55	162.45
Bridgeview	905,500	467.5	2.30	-3.79	-10.04	-19.34	55.21	58.85	232.50
Cedar Hills	1,179,700	429.9	-2.63	-6.58	-13.20	-22.05	37.39	39.99	168.86
Fraser Heights	1,585,000	382.7	1.84	-1.06	-5.76	-18.07	30.13	29.42	136.23
Guildford	684,500	398.0	1.89	-2.12	-8.27	-15.27	35.42	28.06	152.54
Port Kells	1,758,800	336.7	2.53	2.19	-1.98	-21.31	50.85	30.66	130.62
Royal Heights	1,285,600	429.5	4.50	0.40	-3.79	-22.65	38.10	43.79	190.40
Whalley	545,800	361.7	1.46	-2.06	-5.12	-11.95	33.32	24.42	120.68
Area: Surrey	1,029,100	358.1	0.14	-1.19	-8.51	-19.46	38.69	32.88	133.44
Bear Creek Green Timbers	1,133,900	360.2	1.61	-1.26	-10.49	-21.25	30.41	28.97	131.49
East Newton	1,014,000	348.0	-2.47	-3.09	-10.81	-24.50	34.94	28.32	131.38
Fleetwood Tynehead	1,086,000	356.4	1.25	0.39	-6.04	-19.33	40.70	34.69	142.94
Panorama Ridge	1,289,600	344.5	-0.40	-1.12	-15.36	-12.56	37.36	32.45	122.55
Queen Mary Park Surrey	898,500	388.6	0.78	-1.09	-5.36	-18.79	38.74	30.58	150.87
Sullivan Station	1,018,200	316.1	-0.60	-1.56	-6.73	-16.90	40.18	33.49	115.03
West Newton	879,000	369.6	1.45	-0.94	-7.39	-20.31	39.31	36.64	136.92
Area: Cloverdale	1,002,100	317.4	2.16	-0.41	-5.51	-20.71	35.76	28.87	128.84
Clayton	863,500	278.1	-0.18	0.22	-5.05	-17.70	35.46	28.45	119.67
Cloverdale BC	1,095,000	350.8	3.66	-0.74	-5.65	-22.78	34.56	28.55	140.60
Serpentine	1,908,100	369.1	0.82	-2.02	-16.32	-7.84	62.38	50.78	105.51
Area: South Surrey White Rock	1,157,600	301.8	-0.36	-3.45	-8.21	-14.26	39.46	16.89	80.39

Fraser Valley Real Estate Board

2023-02

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,579,100	333.3	-5.26	-3.75	-7.85	-13.56	33.53	18.74	99.22
Elgin Chantrell	2,046,400	333.2	1.03	-3.87	-8.69	-12.34	32.38	8.92	79.91
Grandview Surrey	1,080,200	180.8	0.78	-2.27	-6.37	-15.28	45.10	25.64	67.56
Hazelmere	2,223,100	360.6	-4.53	-4.80	-15.17	-18.08	41.91	32.92	153.23
King George Corridor	1,012,100	332.4	-0.03	-2.75	-8.33	-14.68	41.87	24.92	116.69
Morgan Creek	1,165,400	234.5	3.40	-7.39	-10.08	-14.20	29.49	21.82	59.09
Pacific Douglas	1,366,700	253.3	0.32	-1.86	-7.35	-16.90	32.27	8.85	82.10
Sunnyside Park Surrey	1,122,900	339.0	2.79	-1.08	-5.81	-11.28	48.16	19.07	108.23
White Rock	919,000	326.5	-2.94	-4.42	-9.53	-13.83	35.03	12.28	89.83
Area: Langley	963,400	323.2	0.53	-3.29	-9.64	-16.27	31.92	20.19	124.29
Aldergrove Langley	914,900	396.2	1.54	-2.84	-12.07	-13.13	42.26	42.42	177.65
Brookwood Langley	1,360,900	379.5	0.26	-0.45	-5.22	-23.16	35.20	34.62	156.94
Campbell Valley	2,675,600	385.8	0.78	-1.93	-15.86	-18.47	31.81	29.25	143.71
County Line Glen Valley	2,309,000	352.7	1.88	-2.89	-13.28	-10.91	48.13	51.63	170.48
Fort Langley	1,700,600	350.0	1.13	-4.19	-13.86	-11.84	37.74	30.26	169.85
Langley City	690,300	346.4	1.23	-2.89	-5.23	-15.82	35.58	24.69	142.75
Murrayville	975,100	315.6	0.35	-1.80	-6.21	-14.36	23.14	16.16	111.67
Otter District	2,247,200	353.1	-0.81	-3.13	-16.88	-21.81	35.29	34.00	155.13
Salmon River	1,460,500	293.9	1.03	-2.88	-14.44	-19.74	37.53	25.87	156.68
Walnut Grove	938,100	301.2	-0.10	-4.38	-11.36	-17.18	28.66	24.41	123.94
Willoughby Heights	864,500	288.2	0.03	-3.84	-8.86	-14.10	27.24	14.32	103.10
Area: Abbotsford	737,400	330.8	0.06	-5.30	-13.90	-25.58	32.96	26.12	131.49
Abbotsford East	958,500	337.6	1.08	-2.82	-11.90	-23.41	31.82	34.66	139.09
Abbotsford West	678,900	337.9	0.30	-4.87	-14.20	-24.66	36.86	27.56	149.01
Aberdeen	1,111,200	290.9	-1.59	-8.55	-15.97	-30.26	20.56	14.03	106.17
Bradner	1,665,500	319.9	-0.40	-8.57	-15.30	-22.34	33.35	42.69	157.78
Central Abbotsford	522,400	328.3	-0.03	-6.94	-13.65	-26.72	33.51	24.36	141.57
Matsqui	1,298,800	348.8	-5.19	-8.50	-14.68	-33.94	18.64	24.66	145.98
Poplar	687,100	358.4	-0.78	-5.46	-14.20	-26.01	29.15	24.88	141.67
Sumas Mountain	2,156,600	425.4	-1.69	-9.82	-17.43	-21.96	34.92	51.33	206.04
Sumas Prairie	2,284,600	432.0	-9.26	2.18	-3.98	-21.99	57.15	41.78	215.79
Area: Mission	830,000	325.5	0.87	-5.68	-11.38	-30.45	30.78	33.90	153.31

Fraser Valley Real Estate Board

2023-02

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	853,800	323.4	1.60	-7.31	-11.37	-35.07	36.63	37.85	160.81
Durieu	1,081,300	296.7	-0.07	-6.79	-13.55	-32.72	31.63	36.79	149.54
Hatzic	907,000	329.8	0.43	-6.12	-12.03	-31.96	28.63	35.27	156.65
Lake Errock	744,900	352.9	2.47	-6.32	-10.29	-30.53	32.32	37.85	159.10
Mission BC	782,900	319.9	0.69	-5.55	-11.43	-30.18	29.41	31.65	153.29
Mission-West	1,240,500	309.8	3.20	-3.64	-10.33	-30.34	37.44	35.05	147.25
Stave Falls	1,184,600	298.2	0.68	-6.17	-12.55	-32.37	31.66	34.93	137.42
Steelhead	1,395,000	296.5	0.27	-6.29	-11.68	-34.75	33.14	33.08	141.25

Fraser Valley Real Estate Board

2023-02

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,610,500	352.6	0.60	-2.52	-8.18	-15.81	28.31	16.41	93.10
Fraser Valley Real Estate Board	1,364,300	385.3	0.47	-2.90	-9.85	-21.51	36.68	33.00	141.57
Area: N. Delta	1,243,700	373.7	1.36	-2.28	-7.59	-23.67	30.35	26.85	139.09
Annieville	1,229,200	399.5	1.14	-2.80	-6.59	-24.51	32.90	31.24	153.97
Nordel	1,217,700	365.5	3.98	0.52	-3.20	-23.89	30.91	27.31	137.18
Scottsdale	1,208,100	391.5	1.03	-3.57	-6.83	-25.17	30.76	29.59	148.57
Sunshine Hills Woods	1,317,600	341.6	-0.84	-3.86	-13.37	-21.47	25.08	19.94	117.58
Municipality: City of Surrey combined	1,503,200	397.3	0.68	-2.29	-9.21	-18.69	38.63	33.91	140.79
Area: North Surrey	1,357,600	417.3	1.09	-4.75	-11.55	-21.49	36.24	38.45	160.49
Bolivar Heights	1,141,200	416.2	2.51	-5.13	-13.18	-24.05	34.04	39.43	162.92
Bridgeview	905,500	467.5	2.30	-3.79	-10.04	-19.34	55.21	58.85	232.50
Cedar Hills	1,281,600	435.9	-2.48	-6.98	-13.41	-21.49	38.78	43.06	176.06
Fraser Heights	1,660,200	399.0	1.79	-0.92	-5.65	-18.22	30.61	32.60	146.75
Guildford	1,234,600	403.1	0.35	-9.96	-19.09	-23.73	34.64	33.48	151.00
Port Kells	2,448,900	464.2	0.89	0.56	-6.39	-21.60	56.30	65.67	213.23
Royal Heights	1,300,900	426.8	4.74	0.92	-3.77	-22.34	38.53	43.75	188.77
Whalley	1,341,500	505.1	1.08	-9.35	-17.22	-22.63	45.77	47.13	204.28
Area: Surrey	1,414,900	403.5	0.25	-0.79	-9.35	-19.94	40.06	41.78	160.15
Bear Creek Green Timbers	1,345,300	412.5	2.10	-0.31	-10.85	-21.85	39.55	44.33	162.74
East Newton	1,462,800	396.6	-2.77	-2.07	-9.70	-23.96	33.72	41.34	161.61
Fleetwood Tynehead	1,449,900	397.7	1.79	0.94	-6.62	-20.81	43.06	41.63	166.73
Panorama Ridge	1,469,700	370.3	-0.56	-0.91	-17.36	-11.75	37.05	37.76	138.14
Queen Mary Park Surrey	1,318,000	434.6	0.18	0.35	-4.42	-22.46	40.37	41.98	173.16
Sullivan Station	1,527,100	380.3	-0.50	-1.53	-6.83	-14.11	49.43	45.21	151.52
West Newton	1,260,500	404.7	2.15	-2.25	-8.71	-22.62	36.26	37.84	160.76
Area: Cloverdale	1,398,400	384.7	3.53	-0.05	-6.85	-23.21	35.03	36.42	158.88
Clayton	1,419,600	385.7	-1.08	2.44	-8.28	-18.47	38.74	43.97	175.50
Cloverdale BC	1,378,500	386.7	5.17	-0.72	-6.14	-25.09	32.98	33.48	156.94
Serpentine	1,908,100	369.1	0.82	-2.02	-16.32	-7.84	62.38	50.78	105.51
Area: South Surrey White Rock	1,776,300	341.3	-1.36	-3.97	-9.08	-13.79	34.21	19.42	104.98

Fraser Valley Real Estate Board

2023-02

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.	1,700,900	336.4	-5.45	-3.61	-7.61	-13.50	31.41	19.16	99.05
Elgin Chantrell	2,273,100	347.5	1.28	-3.47	-8.48	-10.74	31.38	10.46	86.73
Grandview Surrey	1,899,000	309.2	-0.39	-2.06	-7.98	-16.07	26.67	13.84	102.89
Hazelmere	2,223,100	360.6	-4.53	-4.80	-15.17	-18.08	41.91	32.92	153.23
King George Corridor	1,583,500	368.3	-0.94	-3.74	-11.17	-15.08	44.66	32.15	139.62
Morgan Creek	1,776,200	292.1	3.40	-11.24	-13.40	-15.48	21.05	10.73	89.31
Pacific Douglas	1,828,600	305.8	0.20	-1.04	-7.72	-14.60	38.12	27.20	137.98
Sunnyside Park Surrey	1,558,900	368.6	3.28	-1.99	-7.27	-10.60	40.05	21.49	109.67
White Rock	1,682,400	355.5	-5.73	-4.46	-8.49	-14.13	31.47	20.43	112.49
Area: Langley	1,467,800	386.7	0.39	-2.72	-9.50	-20.04	35.73	33.48	165.23
Aldergrove Langley	1,114,000	387.6	2.08	-2.37	-11.41	-14.72	45.22	46.65	180.67
Brookwood Langley	1,360,900	379.5	0.26	-0.45	-5.22	-23.16	35.20	34.62	156.94
Campbell Valley	2,675,600	385.8	0.78	-1.93	-15.86	-18.47	31.81	29.25	143.71
County Line Glen Valley	2,309,800	352.7	1.88	-2.89	-13.28	-10.93	48.32	51.57	170.48
Fort Langley	2,025,000	396.1	1.05	-3.93	-14.50	-14.08	38.11	37.82	171.67
Langley City	1,132,800	385.2	0.08	-2.46	-2.51	-24.16	32.46	27.13	164.20
Murrayville	1,459,300	353.9	-1.37	-2.32	-4.45	-21.18	36.12	33.40	142.07
Otter District	2,247,200	353.8	-0.81	-3.12	-16.89	-21.83	35.30	33.96	155.08
Salmon River	1,788,500	358.5	0.65	-2.90	-14.64	-19.13	37.36	33.52	153.54
Walnut Grove	1,257,100	337.5	-0.53	-4.55	-11.56	-21.78	26.12	28.13	140.21
Willoughby Heights	1,415,800	398.8	0.23	-2.64	-4.11	-19.06	34.73	32.27	176.75
Area: Abbotsford	1,064,500	364.6	1.03	-3.80	-13.33	-29.91	30.63	33.75	149.04
Abbotsford East	1,074,900	338.6	1.71	-2.73	-11.22	-26.88	28.55	33.15	139.29
Abbotsford West	1,015,200	397.5	2.66	-1.49	-12.75	-30.43	38.07	39.62	178.75
Aberdeen	1,236,000	322.8	-1.71	-9.10	-16.26	-31.81	23.87	23.16	128.45
Bradner	1,665,500	319.9	-0.40	-8.57	-15.30	-22.34	33.35	42.69	157.78
Central Abbotsford	902,900	360.3	0.39	-5.33	-16.36	-35.42	26.73	29.93	157.17
Matsqui	1,298,800	348.8	-5.19	-8.50	-14.68	-33.94	18.64	24.66	145.98
Poplar	922,600	346.5	-0.29	-6.17	-16.34	-34.99	26.23	25.77	146.97
Sumas Mountain	2,156,600	425.4	-1.69	-9.82	-17.43	-21.96	34.92	51.33	206.04
Sumas Prairie	2,284,600	432.0	-9.26	2.18	-3.98	-21.99	57.15	41.78	215.79
Area: Mission	884,200	327.6	1.05	-6.05	-11.67	-32.70	29.03	33.55	156.54

Fraser Valley Real Estate Board

2023-02

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	853,800	323.4	1.60	-7.31	-11.37	-35.07	36.63	37.85	160.81
Durieu	1,081,300	296.7	-0.07	-6.79	-13.55	-32.72	31.63	36.79	149.54
Hatzic	907,000	329.7	0.43	-6.12	-12.03	-31.95	28.54	35.12	156.58
Mission BC	835,800	322.5	0.97	-6.03	-11.72	-33.02	27.17	31.15	156.56
Mission-West	1,240,500	309.8	3.20	-3.64	-10.33	-30.34	37.44	35.05	147.05
Stave Falls	1,184,600	298.2	0.68	-6.17	-12.55	-32.37	31.66	34.93	137.42
Steelhead	1,395,000	296.5	0.27	-6.29	-11.68	-34.75	33.14	33.08	141.25

Fraser Valley Real Estate Board

2023-02

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	908,800	343.9	1.24	-0.66	-5.03	-9.55	33.14	29.38	120.87
Fraser Valley Real Estate Board	776,200	348.2	0.40	-2.90	-7.81	-13.83	37.47	35.91	142.99
Area: N. Delta	835,000	395.5	2.12	0.84	-5.79	-18.12	25.64	23.52	120.58
Annieville	689,100	408.5	2.36	0.94	-3.86	-15.48	45.37	54.73	150.61
Nordel	934,500	365.5	2.15	1.42	-4.79	-17.57	26.38	22.77	125.48
Scottsdale	740,300	353.0	2.26	0.60	-4.10	-16.69	33.61	37.94	134.08
Sunshine Hills Woods	871,400	330.5	2.07	0.30	-6.16	-17.79	25.24	25.47	119.02
Municipality: City of Surrey combined	803,100	346.2	0.90	-2.23	-5.80	-16.34	37.22	34.34	137.45
Area: North Surrey	707,100	401.1	2.95	-4.11	-8.19	-12.75	30.65	29.55	164.58
Bolivar Heights	681,200	383.8	1.45	-3.81	-9.16	-12.27	30.77	32.89	171.43
Fraser Heights	803,800	359.5	1.67	-3.59	-9.63	-14.38	23.24	19.83	159.75
Guildford	693,300	403.1	2.78	-4.37	-9.44	-12.97	30.16	28.95	173.85
Whalley	720,400	382.4	3.74	-3.75	-5.09	-11.69	32.96	30.20	138.85
Area: Surrey	784,400	356.9	0.68	-1.05	-5.78	-17.06	37.16	37.48	148.88
Bear Creek Green Timbers	809,700	369.2	3.71	-4.20	-5.28	-12.35	32.52	32.95	147.62
East Newton	664,200	362.2	0.64	-3.93	-11.38	-22.76	32.33	29.26	158.35
Fleetwood Tynehead	818,400	349.0	0.20	0.35	-4.28	-15.39	35.27	34.70	146.47
Panorama Ridge	853,000	336.6	-0.53	-1.72	-5.82	-17.84	38.63	38.63	146.96
Queen Mary Park Surrey	726,000	393.1	3.72	-4.22	-5.55	-11.86	37.69	36.92	150.86
Sullivan Station	817,000	315.8	-0.44	-1.28	-5.93	-17.82	37.24	37.19	140.88
West Newton	776,000	368.1	2.48	1.69	-3.31	-15.75	41.20	47.71	145.56
Area: Cloverdale	783,500	320.1	0.06	-2.32	-4.82	-18.09	33.93	30.76	146.42
Clayton	778,700	320.6	0.12	-2.43	-4.75	-17.86	34.31	31.50	147.38
Cloverdale BC	789,800	321.8	-0.06	-2.22	-4.96	-18.45	33.31	29.39	145.65
Area: South Surrey White Rock	885,700	282.8	0.89	-3.42	-5.70	-15.48	41.19	33.21	102.43
Crescent Bch Ocean Pk.	835,600	314.7	-0.47	-4.52	-5.67	-16.66	34.49	29.24	121.00
Elgin Chantrell	1,045,400	260.6	-0.38	-3.84	-5.82	-15.14	28.00	21.21	98.93
Grandview Surrey	895,700	267.8	1.48	-3.32	-6.04	-15.44	44.37	36.28	95.33
King George Corridor	832,000	302.0	0.03	-3.33	-4.79	-15.43	42.32	37.21	124.70
Morgan Creek	874,600	268.3	1.55	-3.18	-6.52	-15.52	42.33	33.15	86.06

Fraser Valley Real Estate Board

2023-02

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	852,400	278.5	1.42	-3.13	-5.59	-15.25	43.78	36.05	103.73
Sunnyside Park Surrey	961,800	272.2	0.07	-3.20	-4.96	-16.07	30.05	21.09	103.74
White Rock	867,400	316.0	-1.53	-5.11	-6.37	-17.62	34.35	31.94	124.11
Area: Langley	801,300	350.5	0.09	-3.84	-9.85	-7.25	39.64	39.20	159.05
Aldergrove Langley	559,200	409.7	0.44	-3.44	-11.15	-5.36	46.69	54.43	194.75
Fort Langley	987,000	334.0	0.94	-4.30	-10.79	-7.45	36.22	28.02	136.21
Langley City	741,400	349.4	0.90	-3.19	-5.57	-4.54	43.14	52.24	173.18
Murrayville	875,500	321.9	2.32	-1.32	-6.42	-5.71	32.14	32.03	148.76
Salmon River	962,800	326.6	0.49	-4.08	-10.25	-6.39	38.21	31.01	127.60
Walnut Grove	793,500	308.9	0.39	-4.54	-11.89	-8.31	34.48	32.86	150.32
Willoughby Heights	826,800	356.1	-0.48	-4.04	-10.32	-7.84	40.86	38.51	154.36
Area: Abbotsford	607,000	334.3	-1.79	-5.11	-14.15	-11.84	36.00	41.53	152.68
Abbotsford East	681,600	373.7	-0.88	-3.21	-14.50	-7.09	40.33	48.00	167.31
Abbotsford West	619,600	309.0	-2.89	-6.05	-14.52	-14.29	32.39	38.13	153.69
Aberdeen	709,900	332.7	0.54	-2.20	-12.59	-6.23	38.39	39.21	118.31
Central Abbotsford	447,300	282.7	-2.18	-6.20	-11.85	-14.70	36.83	33.66	125.08
Poplar	653,600	313.3	0.55	-3.78	-12.44	-6.53	32.64	29.95	122.67
Area: Mission	625,200	320.1	-1.30	-3.96	-11.28	-6.68	37.26	36.97	132.97
Mission BC	625,200	320.1	-1.30	-3.96	-11.28	-6.68	37.26	36.97	132.97