

Summary Report

For April 2023

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2023-04

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,306,700	365.2	3.28	5.95	-0.41	-17.38	34.91	26.15	116.86
Fraser Valley Real Estate Board	1,214,800	396.1	3.45	6.39	-1.47	-20.95	40.41	34.36	152.78
Area: N. Delta	1,265,500	400.3	1.39	6.89	1.60	-20.90	38.37	33.92	156.27
Annieville	1,280,200	426.3	1.91	9.59	5.26	-20.39	43.10	37.92	169.30
Nordel	1,239,600	389.8	1.91	9.65	5.58	-22.32	39.76	34.79	156.45
Scottsdale	1,272,700	422.7	1.95	9.54	5.12	-20.53	42.85	37.60	167.53
Sunshine Hills Woods	1,276,700	343.6	-0.87	-3.02	-12.03	-19.85	24.76	22.80	120.96
Municipality: City of Surrey combined	1,341,800	408.6	3.47	4.96	-4.33	-20.88	40.75	33.79	148.09
Area: North Surrey	1,241,200	452.3	3.45	9.12	-4.44	-22.39	41.88	40.20	181.63
Bolivar Heights	1,165,300	434.7	4.65	13.32	1.95	-21.38	36.48	41.18	174.43
Bridgeview	883,500	475.5	1.11	8.81	4.14	-21.93	59.56	65.28	235.33
Cedar Hills	1,208,400	434.8	6.02	1.26	-6.57	-21.90	39.23	41.81	170.40
Fraser Heights	1,371,900	389.9	2.79	11.69	0.23	-23.26	22.88	24.25	145.84
Guildford	1,280,900	453.7	-0.61	8.72	-14.40	-25.59	47.16	31.05	171.19
Port Kells	2,341,000	470.5	9.32	14.70	3.41	-17.50	58.20	62.63	215.35
Royal Heights	1,190,700	427.8	2.69	10.00	5.66	-21.49	49.74	48.28	189.25
Whalley	1,352,500	534.2	1.12	8.18	-13.87	-24.60	57.53	42.72	218.36
Area: Surrey	1,290,900	408.0	5.43	2.93	-6.55	-22.48	38.02	38.49	159.71
Bear Creek Green Timbers	1,196,900	398.0	2.03	3.46	-11.24	-27.05	35.47	36.72	155.46
East Newton	1,305,400	430.8	7.40	5.15	-4.54	-19.70	42.93	47.08	179.20
Fleetwood Tynehead	1,264,900	378.0	6.06	0.93	-0.71	-22.98	36.76	34.28	148.52
Panorama Ridge	1,252,500	365.7	-1.19	-3.59	-11.71	-17.65	35.49	37.02	136.55
Queen Mary Park Surrey	1,293,900	435.1	7.33	2.93	-6.79	-21.77	39.99	42.14	169.58
Sullivan Station	1,441,500	362.1	3.99	-0.90	-15.65	-24.25	47.92	20.18	126.74
West Newton	1,384,500	427.3	7.15	6.82	-7.23	-22.76	35.18	41.40	170.61
Area: Cloverdale	1,345,100	409.6	3.25	9.90	5.43	-18.16	45.04	47.23	163.41
Clayton	1,779,100	458.9	4.01	12.34	6.62	-15.67	50.61	56.57	224.77
Cloverdale BC	1,275,100	421.4	3.41	10.95	6.49	-18.59	43.33	46.88	177.97
Serpentine	2,466,100	315.6	3.10	-1.19	-16.84	-23.27	17.54	37.22	68.14
Area: South Surrey White Rock	1,521,300	336.6	1.20	1.26	-4.59	-17.42	38.92	18.02	110.64

Fraser Valley Real Estate Board

2023-04

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.	1,480,900	332.3	2.15	2.82	2.15	-13.26	36.97	26.40	114.94
Elgin Chantrell	2,100,200	352.0	0.20	1.91	-0.31	-13.92	33.94	22.95	116.35
Grandview Surrey	2,270,300	337.1	3.37	0.99	-19.51	-29.93	22.36	0.18	103.32
Hazelmere	1,939,000	293.0	0.34	-15.15	-18.86	-27.10	38.53	5.24	103.90
King George Corridor	1,150,400	304.7	2.45	-2.74	-15.38	-25.21	32.94	10.36	98.11
Morgan Creek	2,060,700	259.2	0.27	-3.21	-16.36	-23.94	23.55	-7.89	58.63
Pacific Douglas	2,688,500	393.1	-9.40	-2.87	-17.55	-27.07	31.47	9.47	149.75
Sunnyside Park Surrey	1,429,900	339.3	1.86	3.63	2.88	-12.10	40.26	31.61	117.64
White Rock	1,372,400	354.7	2.57	4.57	2.46	-13.15	40.31	30.98	130.62
Area: Langley	1,346,000	397.6	3.62	6.22	-0.35	-20.72	36.26	31.70	168.47
Aldergrove Langley	1,035,500	386.4	2.96	3.23	-3.35	-21.05	38.15	40.36	175.80
Brookwood Langley	1,426,400	441.2	9.64	17.00	14.54	-13.71	46.72	49.56	184.10
Campbell Valley	2,106,900	362.4	-2.82	-3.82	-9.01	-32.43	17.70	16.19	138.11
County Line Glen Valley	1,918,800	330.4	-0.57	0.73	-10.31	-20.35	33.06	34.42	166.45
Fort Langley	1,525,700	367.1	0.19	1.75	-11.39	-21.14	25.46	24.44	176.64
Langley City	1,170,600	416.9	6.19	11.74	4.17	-18.45	43.41	29.59	168.97
Murrayville	1,508,600	400.7	7.86	14.39	13.45	-13.94	49.18	48.79	161.04
Otter District	2,048,700	365.4	-0.46	-2.72	-8.03	-29.01	23.20	22.66	152.00
Salmon River	1,617,800	367.8	-0.78	-2.47	-7.66	-28.80	22.07	19.80	146.51
Walnut Grove	1,134,000	334.9	1.00	1.36	-10.45	-19.59	27.24	25.06	151.62
Willoughby Heights	1,193,900	426.2	4.90	13.23	3.57	-17.91	47.07	33.81	174.97
Area: Abbotsford	1,050,400	399.1	4.37	7.23	0.99	-21.13	40.48	38.67	174.48
Abbotsford East	1,011,500	371.6	5.84	7.87	-0.30	-20.58	35.82	34.30	166.38
Abbotsford West	1,010,100	425.1	1.33	5.69	4.27	-15.60	45.58	40.44	184.92
Aberdeen	1,295,800	348.3	-0.85	-0.71	-7.32	-27.00	28.15	32.03	126.02
Bradner	1,990,600	330.4	-0.30	0.70	-10.14	-20.56	33.60	34.58	169.49
Central Abbotsford	968,100	400.4	7.63	12.57	1.75	-27.73	44.97	39.46	188.89
Matsqui	1,213,800	402.6	7.13	4.14	-2.96	-16.63	38.16	39.60	195.16
Poplar	967,200	391.7	6.70	12.40	1.85	-27.77	43.48	37.15	181.60
Sumas Prairie	2,357,300	445.8	7.40	-6.36	5.09	-14.52	52.36	47.32	234.43
Area: Mission	905,500	362.8	3.45	11.77	0.22	-23.77	42.33	39.27	175.89
Dewdney Deroche	948,000	359.1	3.01	12.82	0.73	-23.63	50.31	45.56	183.43

Fraser Valley Real Estate Board

2023-04

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Durieu	1,044,200	335.1	2.16	11.14	-0.15	-23.79	48.08	41.99	167.44
Hatzic	879,800	357.6	3.53	11.40	0.00	-23.87	40.84	37.54	175.29
Mission BC	863,000	359.1	3.52	11.45	0.11	-23.84	40.66	37.32	175.59
Mission-West	1,283,400	337.0	3.31	11.44	-1.32	-25.56	43.96	35.02	162.46
Stave Falls	1,270,000	338.8	1.74	11.37	-0.38	-24.43	48.47	39.77	170.82
Steelhead	1,537,000	326.7	2.13	10.48	-0.91	-23.74	48.37	37.04	163.26

Fraser Valley Real Estate Board

2023-04

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,900,500	356.2	3.22	6.42	1.51	-10.57	31.29	20.62	91.40
Fraser Valley Real Estate Board	1,608,500	393.4	3.94	6.09	1.58	-15.92	42.18	37.94	145.26
Area: N. Delta	1,428,000	379.0	7.82	11.34	9.13	-15.53	39.70	38.27	142.33
Annieville	1,419,300	409.5	8.19	10.89	8.94	-15.27	43.89	45.52	167.30
Nordel	1,368,400	366.6	7.73	11.63	9.53	-15.67	38.29	35.73	130.86
Scottsdale	1,422,900	409.9	7.44	11.96	9.48	-15.12	44.08	47.02	166.34
Sunshine Hills Woods	1,484,300	372.5	7.81	11.00	8.47	-15.97	33.61	31.44	134.57
Municipality: City of Surrey combined	1,685,000	403.4	3.92	6.02	1.20	-14.61	43.66	37.96	144.19
Area: North Surrey	1,608,500	409.9	6.05	5.24	-1.16	-15.33	41.54	40.09	164.28
Bolivar Heights	1,352,200	438.6	6.10	3.10	-8.40	-17.09	47.68	50.05	192.99
Bridgeview	998,000	455.5	2.73	0.73	-11.91	-19.86	48.47	50.93	220.10
Cedar Hills	1,509,800	407.8	4.08	2.36	-8.97	-18.05	39.23	40.09	177.41
Fraser Heights	1,811,000	427.8	6.90	7.51	5.97	-12.82	41.66	38.81	165.55
Guildford	1,319,600	395.4	5.24	3.24	-9.54	-18.31	38.54	36.91	167.16
Port Kells	2,799,000	486.9	2.85	-0.49	4.78	-14.77	61.07	77.05	239.78
Royal Heights	1,590,600	414.9	7.85	10.94	8.87	-15.48	43.81	46.45	169.24
Whalley	1,491,900	462.6	5.66	3.03	-8.90	-18.01	48.70	46.72	205.35
Area: Surrey	1,557,100	411.6	3.68	5.48	2.06	-16.05	44.67	43.46	167.45
Bear Creek Green Timbers	1,529,800	432.8	12.83	8.20	9.88	-17.34	45.33	43.69	178.15
East Newton	1,635,600	408.5	3.55	2.46	1.24	-20.39	38.15	43.74	171.97
Fleetwood Tynehead	1,649,300	433.6	5.68	9.97	5.17	-14.43	50.50	47.94	182.11
Panorama Ridge	1,605,000	374.9	0.89	5.69	-1.78	-13.70	41.95	40.41	148.44
Queen Mary Park Surrey	1,426,300	436.3	-1.07	2.68	-1.22	-18.74	38.46	39.88	179.86
Sullivan Station	1,590,900	395.4	3.10	3.24	0.64	-12.50	53.43	44.46	160.65
West Newton	1,236,800	421.8	-1.31	3.23	-0.82	-17.91	37.48	39.53	171.08
Area: Cloverdale	1,531,000	404.0	2.18	9.46	4.64	-17.26	40.47	42.25	170.05
Clayton	1,425,500	390.5	0.96	0.15	1.24	-16.93	38.87	46.31	174.04
Cloverdale BC	1,575,900	409.3	2.58	13.38	5.93	-17.65	40.65	40.27	165.09
Serpentine	1,391,000	403.2	3.31	2.86	0.10	-13.20	46.46	34.76	156.82
Area: South Surrey White Rock	1,986,200	348.8	3.87	4.15	-0.77	-12.01	37.65	25.47	107.13

Fraser Valley Real Estate Board

2023-04

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.	1,934,500	343.5	2.35	-1.72	-2.05	-11.81	34.81	27.70	113.89
Elgin Chantrell	2,469,500	368.6	5.74	8.13	0.49	-8.40	37.90	20.85	80.95
Grandview Surrey	1,927,500	351.9	3.17	3.02	0.28	-13.54	33.14	16.83	114.44
Hazelmere	2,421,200	453.5	1.93	2.07	-1.03	-12.99	43.56	36.02	173.85
King George Corridor	1,914,900	385.0	2.80	3.55	1.02	-12.76	41.80	30.95	146.48
Morgan Creek	2,001,300	334.1	8.26	17.89	-1.71	-15.18	40.20	26.12	112.13
Pacific Douglas	1,773,900	365.1	3.22	3.46	0.25	-12.74	45.34	36.18	153.37
Sunnyside Park Surrey	1,722,700	406.6	4.79	9.24	0.02	-8.94	42.97	32.53	107.55
White Rock	2,041,500	326.3	2.32	-1.78	-1.95	-11.31	31.04	23.55	108.37
Area: Langley	1,680,400	404.4	3.85	4.79	1.46	-15.91	40.91	39.93	169.06
Aldergrove Langley	1,320,300	376.6	6.96	5.43	-2.26	-12.26	53.03	55.94	150.40
Brookswood Langley	1,539,800	357.2	-0.72	-1.76	3.42	-16.97	31.71	30.17	151.55
Campbell Valley	3,123,200	361.4	7.88	5.06	-1.69	-12.87	35.15	31.71	127.73
County Line Glen Valley	2,634,500	349.7	9.25	6.97	-2.04	-12.03	46.20	51.25	155.07
Fort Langley	2,410,600	374.0	8.44	6.61	-2.38	-13.33	39.97	39.81	152.19
Langley City	1,251,300	374.8	-2.45	-1.52	3.42	-16.71	34.63	32.53	161.55
Murrayville	1,534,100	351.8	-0.31	-1.12	3.99	-16.65	31.32	29.96	147.40
Otter District	2,688,700	349.1	9.40	7.02	-2.40	-11.93	46.25	50.99	154.26
Salmon River	2,039,900	348.3	8.17	7.47	-0.71	-9.93	44.58	46.10	145.97
Walnut Grove	1,456,500	376.6	6.75	9.67	8.22	-16.77	40.05	34.12	154.46
Willoughby Heights	1,542,200	418.1	1.28	5.29	2.20	-16.90	43.53	43.09	182.31
Area: Abbotsford	1,261,000	353.9	3.63	8.76	2.11	-24.12	32.40	35.02	148.70
Abbotsford East	1,260,600	335.4	2.60	7.53	2.79	-22.47	31.02	32.99	136.36
Abbotsford West	1,176,100	370.8	4.54	10.79	2.35	-24.98	37.54	44.90	176.72
Aberdeen	1,367,100	340.2	5.00	11.10	1.89	-24.98	30.34	34.79	152.00
Bradner	1,352,400	363.1	4.91	9.73	0.95	-26.42	34.33	38.38	164.84
Central Abbotsford	1,123,600	380.9	4.53	10.76	2.28	-25.56	38.41	47.01	185.10
Matsqui	1,742,800	355.3	5.40	7.80	-1.11	-27.77	29.48	26.98	140.88
Poplar	1,131,200	355.2	5.18	10.45	1.92	-24.98	33.99	37.62	155.36
Sumas Mountain	2,297,900	453.3	2.93	4.76	-2.03	-19.61	33.21	43.18	212.84
Area: Mission	1,140,200	337.8	2.93	12.64	2.74	-20.87	46.04	44.36	165.15
Durieu	1,473,200	313.5	2.59	9.58	1.82	-21.68	46.02	47.46	150.00

Fraser Valley Real Estate Board

2023-04

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	1,163,300	328.8	2.56	12.33	2.53	-21.49	43.27	40.51	163.67
Mission BC	1,076,000	332.5	2.91	12.67	2.97	-21.19	45.07	41.61	163.89
Mission-West	1,430,800	324.9	4.64	15.50	3.77	-18.88	43.70	44.85	174.87
Stave Falls	1,359,300	316.8	2.00	10.23	1.70	-21.15	46.73	45.45	148.47

Fraser Valley Real Estate Board

2023-04

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	697,800	345.8	1.95	4.47	2.79	-4.50	22.54	13.97	110.09
Fraser Valley Real Estate Board	530,200	428.6	1.61	5.26	0.42	-9.84	37.20	29.72	179.58
Area: N. Delta	558,000	534.0	1.19	1.39	0.23	-13.77	17.57	5.91	215.23
Annieville	424,100	470.7	1.12	1.99	0.88	-12.41	33.91	45.82	204.66
Scottsdale	635,800	426.4	1.77	1.84	0.35	-14.22	10.81	5.91	160.95
Municipality: City of Surrey combined	537,000	444.5	1.00	4.20	1.76	-8.80	34.90	27.18	170.21
Area: North Surrey	497,800	448.5	1.08	4.28	1.52	-8.02	33.64	27.45	166.96
Bolivar Heights	477,900	518.9	1.94	3.20	1.51	-6.49	38.67	40.21	194.49
Cedar Hills	384,600	534.9	1.48	3.00	1.79	-9.87	44.10	52.74	239.83
Guildford	562,300	465.9	0.63	5.84	2.98	-6.97	42.13	32.66	192.10
Port Kells	476,300	368.4	-0.41	3.08	-1.73	-11.51	35.39	26.12	177.41
Whalley	477,800	446.1	1.27	3.77	0.95	-8.27	30.82	25.95	156.67
Area: Surrey	550,200	494.8	1.44	2.49	0.84	-12.00	35.97	34.35	209.25
Bear Creek Green Timbers	638,100	481.9	1.35	2.31	0.86	-12.51	31.27	25.14	186.16
East Newton	481,500	470.7	0.84	2.15	0.75	-12.62	31.44	34.14	188.77
Fleetwood Tynehead	595,400	420.2	0.43	5.90	2.49	-8.29	37.68	24.87	172.50
Queen Mary Park Surrey	538,600	502.9	1.86	2.11	0.50	-12.31	35.77	37.22	215.10
Sullivan Station	721,700	480.5	0.90	2.65	1.07	-12.79	23.78	19.11	182.48
West Newton	545,600	493.3	1.86	2.01	0.45	-12.36	35.26	36.23	211.82
Area: Cloverdale	595,500	429.7	1.06	6.70	3.59	-6.91	38.30	25.24	165.57
Clayton	598,000	425.6	1.31	7.02	3.83	-6.83	38.41	25.32	163.86
Cloverdale BC	591,800	429.2	0.68	6.21	3.20	-7.08	38.14	25.02	166.09
Area: South Surrey White Rock	599,400	356.1	1.31	6.68	3.64	-7.60	38.67	31.06	150.60
Crescent Bch Ocean Pk.	503,600	359.2	-1.70	3.70	1.01	-10.98	33.63	26.66	142.05
Grandview Surrey	630,500	364.7	0.27	3.99	2.07	-8.32	34.28	27.07	154.32
King George Corridor	647,500	347.2	0.55	4.77	2.60	-8.75	31.22	22.56	147.12
Morgan Creek	644,900	399.3	1.04	4.01	1.86	-8.52	30.83	25.41	154.33
Sunnyside Park Surrey	499,600	338.3	0.80	4.19	1.99	-7.85	39.39	35.00	144.26
White Rock	583,200	352.6	2.35	9.81	5.51	-6.20	44.69	38.11	145.54

Fraser Valley Real Estate Board

2023-04

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Langley	575,500	397.4	1.79	4.74	-2.29	-10.92	33.31	29.19	190.71
Aldergrove Langley	464,900	411.8	4.15	-1.32	-5.46	-8.35	54.64	50.07	211.26
Fort Langley	844,400	425.2	2.36	9.00	-0.89	-8.03	17.82	16.17	194.46
Langley City	534,100	381.0	-0.08	3.70	-1.80	-12.17	33.54	24.19	184.33
Murrayville	535,300	369.9	2.81	5.47	-2.43	-9.80	35.00	33.01	175.43
Salmon River	486,000	337.3	2.49	5.47	-2.63	-10.44	33.11	28.84	149.85
Walnut Grove	567,400	323.1	3.00	5.28	-3.18	-10.15	31.29	29.19	151.44
Willoughby Heights	624,100	377.8	3.00	5.21	-2.90	-10.58	27.55	24.44	173.57
Area: Abbotsford	426,300	443.1	2.81	8.44	-1.97	-14.49	41.57	32.39	206.86
Abbotsford East	551,200	372.9	3.61	0.08	-6.49	-13.54	33.99	22.10	157.35
Abbotsford West	426,800	438.2	2.03	9.74	-0.93	-14.26	44.05	35.67	210.34
Central Abbotsford	420,800	445.8	3.19	9.13	-1.85	-15.05	40.37	29.67	202.24
Poplar	430,000	442.4	4.24	-1.56	-6.29	-9.79	45.05	46.49	219.42
Area: Mission	432,500	388.6	3.43	-1.20	-4.29	-8.76	42.19	43.66	208.90
Mission BC	432,500	388.6	3.43	-1.20	-4.29	-8.76	42.19	43.66	208.90

Fraser Valley Real Estate Board

2023-04

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,105,800	335.1	2.51	5.31	1.18	-10.69	30.34	16.84	88.68
Fraser Valley Real Estate Board	992,000	353.2	2.79	5.31	-0.34	-16.80	41.11	28.20	122.98
Area: N. Delta	1,167,900	372.4	3.67	8.32	4.28	-18.76	36.51	32.34	139.02
Annieville	1,083,500	409.6	3.80	8.94	5.21	-19.45	43.02	34.03	155.68
Nordel	1,234,000	370.9	3.92	10.19	6.80	-18.70	39.23	34.92	148.59
Scottsdale	1,059,600	357.9	3.08	8.06	4.25	-20.15	31.44	33.45	129.87
Sunshine Hills Woods	1,310,400	349.2	3.90	6.14	0.63	-16.82	30.40	24.63	123.56
Municipality: City of Surrey combined	1,048,500	355.5	2.75	5.30	0.03	-15.72	43.81	29.18	115.72
Area: North Surrey	797,100	359.5	2.83	5.55	-1.64	-16.30	40.05	24.70	121.37
Bolivar Heights	1,069,800	447.1	4.61	8.86	-2.49	-20.02	41.80	42.62	178.57
Bridgeview	931,200	480.7	1.84	5.19	-3.71	-21.07	57.30	61.04	237.57
Cedar Hills	1,231,700	448.9	5.01	1.68	-7.73	-20.53	39.93	41.97	177.96
Fraser Heights	1,674,600	404.3	6.14	7.58	4.66	-14.11	38.55	33.83	150.50
Guildford	718,200	417.6	1.16	6.91	-1.23	-13.02	45.91	31.03	165.48
Port Kells	1,858,500	355.8	6.05	8.34	8.67	-15.63	55.78	36.06	146.91
Royal Heights	1,360,200	454.5	4.87	10.58	6.64	-19.07	44.84	52.98	203.81
Whalley	559,900	371.0	1.12	4.07	-2.03	-12.36	34.96	21.40	124.30
Area: Surrey	1,077,400	374.9	3.36	4.84	0.24	-17.13	42.82	35.78	143.60
Bear Creek Green Timbers	1,177,700	374.1	7.19	5.53	0.56	-20.57	32.99	27.68	142.14
East Newton	1,072,800	368.2	4.16	3.20	-0.41	-20.75	40.75	33.50	143.84
Fleetwood Tynehead	1,150,900	377.7	4.95	7.30	3.31	-14.89	47.08	39.37	155.89
Panorama Ridge	1,350,100	360.7	0.75	4.28	-2.54	-14.04	42.12	37.30	132.41
Queen Mary Park Surrey	920,200	398.0	2.26	3.22	-3.84	-19.12	38.15	30.49	154.48
Sullivan Station	1,063,300	330.1	2.23	3.81	0.89	-14.30	45.29	35.51	122.89
West Newton	909,800	382.6	1.81	5.02	-0.75	-18.20	40.56	37.43	146.68
Area: Cloverdale	1,054,000	333.9	2.02	7.47	3.79	-15.75	43.00	34.26	135.97
Clayton	894,400	288.1	1.52	3.41	2.34	-14.51	40.88	31.13	125.08
Cloverdale BC	1,165,200	373.3	2.36	10.31	5.01	-16.56	43.25	35.65	149.87
Serpentine	1,879,700	363.6	2.25	-0.68	-7.81	-15.28	41.04	48.29	106.24
Area: South Surrey White Rock	1,212,800	316.2	2.36	4.39	-0.72	-13.04	43.92	22.80	86.99

Fraser Valley Real Estate Board

2023-04

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,667,700	352.0	2.41	0.06	-0.54	-11.67	40.18	27.58	119.86
Elgin Chantrell	2,156,800	351.2	4.21	6.49	-0.37	-10.89	38.10	17.65	80.10
Grandview Surrey	1,127,800	188.8	2.00	5.24	0.11	-13.12	47.38	28.09	74.65
Hazelmere	2,184,700	354.4	1.43	-6.17	-9.61	-19.84	39.80	20.87	137.85
King George Corridor	1,043,300	342.6	1.63	3.04	-2.00	-14.41	43.47	22.97	120.18
Morgan Creek	1,273,200	256.2	5.22	12.96	-1.08	-13.88	37.30	30.65	67.89
Pacific Douglas	1,417,500	262.7	1.43	4.04	-0.83	-14.76	36.89	8.33	88.18
Sunnyside Park Surrey	1,163,100	351.2	2.06	6.49	1.33	-10.41	50.21	27.06	109.30
White Rock	974,800	346.3	2.18	2.94	-0.06	-12.06	42.39	23.28	105.52
Area: Langley	996,700	334.4	2.70	4.01	-1.62	-16.36	33.81	21.73	126.25
Aldergrove Langley	930,700	403.1	3.97	3.31	-3.45	-17.40	42.89	41.24	173.29
Brookwood Langley	1,471,700	410.4	5.04	8.43	9.73	-14.96	40.50	41.61	173.05
Campbell Valley	2,723,600	392.7	4.52	2.59	-3.75	-20.07	29.14	27.67	136.99
County Line Glen Valley	2,362,900	361.0	5.93	4.27	-5.32	-15.14	44.28	46.57	172.66
Fort Langley	1,778,500	366.0	5.93	5.75	-4.39	-14.61	38.69	32.51	173.34
Langley City	710,200	356.3	1.25	4.12	-0.64	-14.68	37.83	23.20	143.37
Murrayville	1,005,300	325.3	2.26	3.43	2.20	-13.02	22.85	15.77	117.30
Otter District	2,296,500	360.9	3.56	1.38	-6.26	-22.45	31.62	34.16	152.03
Salmon River	1,498,300	301.5	4.36	3.64	-4.07	-19.58	35.75	26.05	158.35
Walnut Grove	989,900	317.8	3.69	5.41	-0.22	-15.34	35.52	26.41	132.14
Willoughby Heights	892,700	297.6	1.81	3.30	-2.68	-15.72	30.47	17.81	104.26
Area: Abbotsford	778,700	349.3	3.01	5.66	-1.49	-21.01	39.39	28.66	148.79
Abbotsford East	998,400	351.7	2.84	5.30	-0.48	-20.93	35.01	32.92	151.03
Abbotsford West	709,500	353.2	2.08	4.84	-1.15	-18.49	43.05	29.47	160.86
Aberdeen	1,195,300	312.9	2.89	5.85	-2.16	-25.20	25.36	22.61	118.66
Bradner	1,720,600	330.4	1.19	2.86	-7.06	-22.50	32.53	37.67	169.93
Central Abbotsford	567,400	356.6	4.21	8.59	-1.41	-21.35	46.75	31.15	182.57
Matsqui	1,464,400	393.2	6.18	6.88	-0.93	-23.99	29.85	34.20	180.06
Poplar	743,100	387.6	5.10	7.31	-0.64	-21.04	41.67	31.17	167.31
Sumas Mountain	2,297,900	453.3	2.93	4.76	-2.03	-19.61	33.21	43.18	212.84
Sumas Prairie	2,357,300	445.8	7.40	-6.36	5.09	-14.52	52.36	47.32	234.43
Area: Mission	912,500	357.8	3.11	10.88	0.99	-21.66	44.27	40.76	172.30

Fraser Valley Real Estate Board

2023-04

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	948,000	359.1	3.01	12.82	0.73	-23.63	50.31	45.56	183.43
Durieu	1,182,100	324.4	2.14	9.26	-0.95	-23.78	43.16	42.72	158.90
Hatzic	1,008,900	366.9	2.86	11.72	1.21	-22.61	43.77	43.71	177.32
Lake Errock	827,100	391.8	2.86	13.76	3.82	-21.62	48.92	43.46	184.12
Mission BC	857,600	350.5	3.15	10.32	0.81	-21.71	42.54	37.88	170.87
Mission-West	1,366,800	341.4	4.09	13.72	1.61	-21.66	46.27	41.25	174.66
Stave Falls	1,304,800	328.5	1.77	10.90	0.34	-23.19	46.33	41.84	156.84
Steelhead	1,537,000	326.7	2.13	10.48	-0.91	-23.74	48.37	37.04	163.26

Fraser Valley Real Estate Board

2023-04

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,702,200	372.7	3.21	6.33	1.00	-12.43	33.39	23.78	101.46
Fraser Valley Real Estate Board	1,442,900	407.5	3.77	6.26	0.47	-17.81	42.63	38.14	151.70
Area: N. Delta	1,337,000	401.7	4.31	8.95	5.02	-18.49	39.48	36.59	154.72
Annieville	1,336,900	434.5	4.47	10.00	6.73	-18.25	44.54	41.85	174.83
Nordel	1,295,000	388.7	4.52	10.58	7.38	-19.42	38.97	35.62	147.42
Scottsdale	1,319,500	427.6	3.79	10.35	6.45	-18.92	42.68	40.70	170.46
Sunshine Hills Woods	1,399,100	362.7	4.37	5.28	-0.30	-17.44	30.89	28.80	130.43
Municipality: City of Surrey combined	1,579,100	417.3	3.78	5.75	-0.31	-16.37	43.65	38.27	148.99
Area: North Surrey	1,435,800	441.4	5.05	6.93	-2.58	-18.40	42.16	42.30	176.05
Bolivar Heights	1,221,800	445.6	5.14	9.75	-1.92	-20.09	39.86	44.82	181.85
Bridgeview	931,200	480.7	1.84	5.19	-3.71	-21.07	57.30	61.04	237.57
Cedar Hills	1,340,500	456.0	5.17	2.01	-7.64	-19.87	41.09	44.99	185.71
Fraser Heights	1,762,800	423.6	6.57	8.06	5.56	-13.73	39.94	37.53	162.94
Guildford	1,300,900	424.7	2.36	5.73	-11.89	-21.96	42.52	34.02	168.97
Port Kells	2,564,900	486.2	6.04	5.67	3.73	-16.47	58.22	70.00	232.33
Royal Heights	1,367,500	448.7	4.69	10.11	6.55	-19.07	43.86	51.33	201.75
Whalley	1,408,500	530.3	3.01	6.12	-11.82	-21.96	54.97	45.21	222.57
Area: Surrey	1,479,700	421.9	4.12	4.82	-0.28	-17.82	43.60	43.70	169.93
Bear Creek Green Timbers	1,405,300	430.9	9.25	6.66	2.16	-20.64	42.92	43.06	176.75
East Newton	1,549,300	420.1	4.45	2.99	-0.24	-20.53	39.61	45.77	177.29
Fleetwood Tynehead	1,532,400	420.3	5.79	7.58	3.78	-16.76	47.53	44.98	175.25
Panorama Ridge	1,540,400	388.1	0.54	4.22	-3.51	-14.29	41.59	42.42	149.90
Queen Mary Park Surrey	1,353,400	446.2	3.26	2.86	-4.19	-20.39	39.96	42.56	177.32
Sullivan Station	1,579,700	393.4	3.12	2.93	-0.68	-13.42	53.19	41.71	157.46
West Newton	1,292,400	414.9	1.97	4.72	-3.40	-19.78	35.94	38.81	165.11
Area: Cloverdale	1,481,000	407.4	2.41	9.63	4.86	-17.55	41.31	43.35	167.67
Clayton	1,452,700	394.6	1.26	1.21	1.81	-16.68	40.23	46.36	178.08
Cloverdale BC	1,479,400	415.0	2.82	12.86	6.27	-17.90	41.40	41.98	167.40
Serpentine	1,879,700	363.6	2.25	-0.68	-7.81	-15.28	41.04	48.29	106.24
Area: South Surrey White Rock	1,864,100	358.1	3.23	3.50	-1.67	-13.27	39.45	25.39	112.65

Fraser Valley Real Estate Board

2023-04

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.	1,791,100	354.3	2.22	-0.42	-0.67	-11.89	36.80	28.46	119.65
Elgin Chantrell	2,398,800	366.7	4.71	6.88	0.14	-9.52	36.93	21.42	86.62
Grandview Surrey	1,960,100	319.1	3.17	2.80	-2.21	-15.72	31.81	11.46	106.14
Hazelmere	2,184,700	354.4	1.43	-6.17	-9.61	-19.84	39.80	20.87	137.85
King George Corridor	1,629,300	378.9	2.57	1.91	-3.64	-15.97	46.12	29.85	140.42
Morgan Creek	2,004,300	329.6	7.82	16.67	-2.51	-15.64	38.66	21.98	106.65
Pacific Douglas	1,872,700	313.2	1.06	2.62	-2.09	-14.61	42.30	22.68	142.23
Sunnyside Park Surrey	1,621,700	383.5	3.82	7.45	0.68	-10.06	42.78	32.29	111.53
White Rock	1,790,700	378.4	2.63	0.34	-0.97	-12.04	36.80	30.89	133.58
Area: Langley	1,541,200	406.0	3.76	5.40	0.84	-17.70	39.38	37.12	170.13
Aldergrove Langley	1,137,000	395.6	4.52	4.19	-2.80	-17.43	44.54	46.36	173.77
Brookwood Langley	1,471,700	410.4	5.04	8.43	9.73	-14.96	40.50	41.61	173.05
Campbell Valley	2,723,600	392.7	4.52	2.59	-3.75	-20.07	29.14	27.67	136.99
County Line Glen Valley	2,363,700	361.0	5.93	4.27	-5.32	-15.14	44.52	46.57	172.66
Fort Langley	2,115,700	413.9	6.54	5.59	-4.98	-15.84	39.31	40.50	171.05
Langley City	1,202,200	408.8	2.58	6.21	3.91	-17.71	40.77	31.32	169.30
Murrayville	1,526,300	370.1	1.98	3.15	6.84	-15.71	37.23	35.87	152.80
Otter District	2,296,500	361.6	3.55	1.37	-6.27	-22.47	31.63	34.17	151.99
Salmon River	1,828,200	366.4	3.91	2.86	-3.98	-19.42	33.63	33.14	152.17
Walnut Grove	1,356,400	364.1	5.14	7.31	2.65	-17.62	36.11	31.40	152.85
Willoughby Heights	1,498,900	422.2	1.59	6.11	2.43	-16.87	43.70	42.25	182.03
Area: Abbotsford	1,137,700	389.6	4.00	7.95	1.46	-22.58	37.72	38.06	166.12
Abbotsford East	1,136,900	358.1	3.98	7.57	1.16	-21.98	32.78	33.17	155.60
Abbotsford West	1,063,600	416.4	2.44	7.54	3.61	-19.08	44.78	43.93	186.78
Aberdeen	1,342,400	350.6	3.00	6.76	-1.41	-25.66	29.80	33.82	143.13
Bradner	1,720,600	330.4	1.19	2.86	-7.06	-22.50	32.53	37.67	169.93
Central Abbotsford	1,008,300	402.4	6.79	12.12	2.00	-27.00	44.59	42.39	190.33
Matsqui	1,464,400	393.2	6.18	6.88	-0.93	-23.99	29.85	34.20	180.06
Poplar	1,036,400	389.2	5.96	12.00	2.37	-25.91	44.63	39.10	180.20
Sumas Mountain	2,297,900	453.3	2.93	4.76	-2.03	-19.61	33.21	43.18	212.84
Sumas Prairie	2,357,300	445.8	7.40	-6.36	5.09	-14.52	52.36	47.32	234.43
Area: Mission	981,500	363.7	3.32	12.18	1.22	-22.62	43.87	41.63	177.00

Fraser Valley Real Estate Board

2023-04

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	948,000	359.1	3.01	12.82	0.73	-23.63	50.31	45.56	183.43
Durieu	1,182,100	324.4	2.14	9.26	-0.95	-23.78	43.16	42.72	158.90
Hatzic	1,008,900	366.7	2.86	11.70	1.21	-22.62	43.69	43.52	177.38
Mission BC	927,300	357.8	3.41	12.02	1.22	-22.87	42.15	38.79	175.87
Mission-West	1,366,800	341.4	4.09	13.72	1.61	-21.66	46.27	41.25	174.44
Stave Falls	1,304,800	328.5	1.77	10.90	0.34	-23.19	46.33	41.84	156.84
Steelhead	1,537,000	326.7	2.13	10.48	-0.91	-23.74	48.37	37.04	163.26

Fraser Valley Real Estate Board

2023-04

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	944,400	357.3	1.91	5.18	1.77	-9.29	37.63	30.35	131.41
Fraser Valley Real Estate Board	808,000	362.5	1.71	4.53	-0.22	-13.32	41.11	36.33	154.74
Area: N. Delta	886,100	419.8	1.38	8.39	4.69	-15.28	33.35	26.60	140.71
Annieville	731,000	433.3	1.76	8.57	5.68	-12.43	49.57	57.39	188.29
Nordel	993,000	388.3	1.70	8.52	4.97	-14.05	34.36	25.91	144.06
Scottsdale	777,400	370.7	-0.08	7.39	4.25	-15.69	41.92	38.22	150.81
Sunshine Hills Woods	924,700	350.7	0.98	8.31	4.28	-15.39	32.34	24.10	137.12
Municipality: City of Surrey combined	849,200	366.0	1.92	6.67	2.55	-12.54	42.58	37.54	152.07
Area: North Surrey	749,700	425.2	0.95	9.14	1.02	-12.82	38.73	32.54	178.64
Bolivar Heights	740,800	417.4	2.91	10.34	1.88	-11.25	44.43	40.59	195.19
Fraser Heights	870,000	389.1	2.42	10.04	2.34	-13.07	34.45	26.50	181.14
Guildford	741,800	431.3	0.96	9.97	2.57	-12.16	40.72	33.49	191.03
Whalley	741,200	393.4	0.10	6.73	-2.65	-14.37	33.81	28.35	144.65
Area: Surrey	831,500	378.3	2.52	6.71	3.47	-12.95	44.78	42.22	167.73
Bear Creek Green Timbers	828,100	377.6	-0.34	6.07	-3.08	-14.95	35.20	28.39	156.00
East Newton	718,400	391.7	4.51	8.84	5.52	-16.12	43.37	34.88	179.19
Fleetwood Tynehead	884,200	377.1	4.72	8.27	5.39	-8.82	46.33	43.06	178.51
Panorama Ridge	895,700	353.5	1.49	4.46	2.58	-14.12	44.46	43.58	154.68
Queen Mary Park Surrey	747,400	404.7	0.07	6.78	-2.76	-13.99	38.69	35.40	158.43
Sullivan Station	856,600	331.1	1.50	4.38	2.22	-14.18	43.46	42.16	150.08
West Newton	819,900	388.9	1.28	8.27	5.54	-12.88	48.15	49.63	168.39
Area: Cloverdale	822,100	335.8	2.07	4.97	2.66	-14.05	39.05	33.15	154.20
Clayton	817,500	336.6	2.19	5.12	2.78	-13.71	39.73	34.10	155.78
Cloverdale BC	828,100	337.4	1.90	4.78	2.52	-14.52	38.17	31.64	152.92
Area: South Surrey White Rock	937,000	299.2	1.29	6.74	1.53	-11.01	42.21	34.41	116.03
Crescent Bch Ocean Pk.	870,700	327.9	-0.18	3.70	0.40	-11.26	34.39	20.29	128.50
Elgin Chantrell	1,098,500	273.8	0.00	4.66	1.82	-10.99	30.44	15.82	111.27
Grandview Surrey	949,000	283.7	1.58	7.50	1.39	-11.45	45.49	40.72	109.53
King George Corridor	883,000	320.5	1.04	6.16	1.97	-9.49	42.51	33.71	139.18
Morgan Creek	918,700	281.8	1.77	6.66	0.71	-12.07	41.96	34.32	98.87

Fraser Valley Real Estate Board

2023-04

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	905,300	295.8	1.89	7.72	1.72	-10.93	45.64	40.99	117.98
Sunnyside Park Surrey	1,009,400	285.6	-0.04	5.00	1.78	-11.22	29.58	17.48	113.13
White Rock	914,100	333.0	0.18	3.77	0.21	-11.69	37.49	24.67	134.67
Area: Langley	811,200	354.9	1.87	1.34	-4.85	-13.23	39.23	34.79	161.92
Aldergrove Langley	567,500	415.8	1.09	1.94	-3.64	-14.04	47.97	48.71	214.29
Fort Langley	1,001,400	338.9	1.32	2.42	-5.36	-12.36	40.39	26.03	139.67
Langley City	745,000	351.1	3.42	1.39	-4.98	-11.23	39.38	37.04	170.49
Murrayville	864,600	317.9	2.55	1.05	-4.79	-12.76	24.52	17.13	138.48
Salmon River	979,200	332.2	2.25	2.22	-4.51	-10.36	42.39	32.14	131.02
Walnut Grove	806,600	314.0	1.39	2.05	-5.02	-12.02	37.78	31.22	154.05
Willoughby Heights	839,500	361.5	1.66	1.03	-4.89	-14.21	40.39	36.16	159.33
Area: Abbotsford	609,300	335.5	0.18	-1.44	-6.39	-17.85	37.27	33.56	162.73
Abbotsford East	668,100	366.3	-1.95	-2.84	-6.60	-17.11	37.14	37.40	162.96
Abbotsford West	632,300	315.4	1.71	-0.88	-6.47	-17.84	35.54	31.69	171.20
Aberdeen	714,500	334.8	0.75	1.18	-3.79	-15.41	38.92	35.88	136.94
Central Abbotsford	445,100	281.4	-0.21	-2.63	-5.63	-18.39	42.84	24.68	136.87
Poplar	665,100	318.8	0.89	2.31	-3.57	-16.37	32.94	26.26	140.06
Area: Mission	639,400	327.4	1.77	0.96	-2.73	-14.76	39.26	37.97	154.39
Mission BC	639,400	327.4	1.77	0.96	-2.73	-14.76	39.26	37.97	154.39