

Summary Report

For May 2023

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2023-05

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,358,400	378.8	2.80	7.92	6.31	-12.44	40.45	30.85	125.21
Fraser Valley Real Estate Board	1,267,000	413.1	2.68	8.34	5.79	-15.03	47.22	39.47	163.29
Area: N. Delta	1,288,300	408.7	0.39	7.13	3.39	-16.57	41.52	35.60	158.67
Annieville	1,278,600	426.3	-0.86	7.98	3.50	-16.23	44.80	38.72	165.77
Nordel	1,268,100	399.5	1.22	5.72	6.82	-16.67	43.04	36.77	158.58
Scottsdale	1,276,400	424.8	-0.84	8.01	3.48	-16.23	44.83	38.69	165.00
Sunshine Hills Woods	1,348,200	365.3	2.44	6.91	-1.80	-17.54	31.07	25.75	135.98
Municipality: City of Surrey combined	1,391,000	425.3	3.08	7.02	3.20	-15.95	48.14	39.35	157.13
Area: North Surrey	1,300,600	476.6	4.31	5.93	6.36	-15.32	52.46	48.75	195.66
Bolivar Heights	1,279,800	477.5	6.47	7.76	15.03	-10.19	57.49	57.02	199.00
Bridgeview	917,000	492.0	1.34	6.47	8.04	-15.16	63.13	66.27	236.53
Cedar Hills	1,229,400	442.2	3.88	10.22	1.14	-18.04	40.74	43.66	173.64
Fraser Heights	1,523,700	432.9	6.84	8.22	14.49	-11.65	44.93	39.47	171.41
Guildford	1,274,900	467.0	2.52	0.17	-3.23	-22.71	49.58	35.17	182.69
Port Kells	2,338,900	497.6	2.45	8.91	16.81	-8.36	79.57	76.58	237.13
Royal Heights	1,249,300	448.4	2.37	7.58	9.42	-14.69	55.69	54.51	193.26
Whalley	1,353,200	533.6	1.56	-0.84	-4.85	-21.69	57.08	44.57	221.06
Area: Surrey	1,323,900	417.1	2.16	7.28	-1.35	-18.92	42.74	41.87	164.83
Bear Creek Green Timbers	1,291,100	432.4	5.82	12.11	2.42	-20.29	44.71	47.12	177.89
East Newton	1,263,600	421.3	-2.09	2.86	-3.15	-22.14	42.43	43.01	164.97
Fleetwood Tynehead	1,281,700	377.0	1.13	4.06	-1.69	-20.26	42.37	39.06	155.77
Panorama Ridge	1,369,400	399.1	5.95	10.34	1.81	-13.52	45.34	41.88	163.26
Queen Mary Park Surrey	1,305,600	439.4	2.78	10.37	0.92	-17.96	41.47	43.83	170.40
Sullivan Station	1,612,100	369.4	9.00	8.01	-4.52	-21.79	47.70	26.99	127.18
West Newton	1,407,500	434.8	0.58	7.09	-5.46	-15.98	40.80	45.61	170.73
Area: Cloverdale	1,364,800	429.9	2.11	9.72	11.40	-13.29	53.21	56.55	176.82
Clayton	1,412,300	454.6	2.07	11.67	13.25	-12.81	55.47	58.78	198.10
Cloverdale BC	1,328,100	442.8	1.96	11.34	12.87	-12.94	52.64	55.81	187.16
Serpentine	2,380,100	323.5	7.15	-7.78	-10.04	-24.66	24.86	38.78	107.64
Area: South Surrey White Rock	1,595,200	354.3	3.17	6.36	2.84	-12.58	45.98	22.60	120.89

Fraser Valley Real Estate Board

2023-05

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.	1,547,600	348.8	2.65	7.55	7.62	-5.45	45.64	32.02	123.88
Elgin Chantrell	2,264,800	382.0	3.97	8.25	8.25	-5.07	46.02	29.36	130.96
Grandview Surrey	2,560,500	349.5	4.11	3.13	-9.39	-27.64	26.13	6.98	115.74
Hazelmere	1,821,500	323.7	2.21	2.76	-7.67	-26.13	44.38	13.90	123.55
King George Corridor	1,198,400	318.0	4.23	3.92	-7.48	-25.00	36.66	13.01	103.72
Morgan Creek	2,124,100	266.6	1.33	2.58	-8.23	-26.80	18.75	-8.10	58.31
Pacific Douglas	2,855,300	418.8	5.31	5.23	-2.99	-23.16	36.20	16.33	162.24
Sunnyside Park Surrey	1,481,000	360.9	2.21	7.41	8.02	-5.52	46.47	35.02	130.31
White Rock	1,433,500	372.1	2.42	7.73	7.95	-6.11	47.60	37.00	141.78
Area: Langley	1,398,300	409.6	2.35	7.53	6.69	-15.74	42.77	34.30	175.08
Aldergrove Langley	1,025,500	382.4	0.55	1.03	-2.47	-22.40	34.74	36.82	175.31
Brookwood Langley	1,445,700	447.2	2.40	14.02	19.64	-11.25	53.26	55.93	191.15
Campbell Valley	2,334,400	388.0	3.85	3.55	0.31	-24.28	34.26	24.92	159.88
County Line Glen Valley	2,069,200	340.6	0.56	3.90	-1.65	-12.40	38.40	34.94	170.32
Fort Langley	1,564,500	377.6	0.83	4.80	-1.90	-16.44	27.65	26.50	173.82
Langley City	1,237,500	442.6	4.66	12.74	15.86	-8.23	52.67	31.57	186.66
Murrayville	1,558,200	414.5	2.32	13.44	20.01	-9.81	55.71	53.06	168.46
Otter District	2,135,900	380.0	1.88	3.23	0.16	-23.86	34.90	26.96	161.71
Salmon River	1,686,000	383.9	2.62	2.46	0.13	-23.16	35.56	24.56	156.45
Walnut Grove	1,220,800	346.4	-0.17	4.81	-2.42	-15.20	30.08	25.92	149.03
Willoughby Heights	1,257,500	453.5	5.69	13.38	16.37	-7.28	54.62	36.72	195.25
Area: Abbotsford	1,123,100	429.3	3.82	10.90	11.02	-12.60	49.01	46.47	195.05
Abbotsford East	1,085,600	402.4	2.55	12.37	10.37	-11.75	45.01	42.85	187.02
Abbotsford West	1,107,600	467.7	6.10	10.36	14.30	-5.13	55.74	53.34	212.84
Aberdeen	1,390,600	371.3	5.66	5.01	0.65	-20.24	45.84	35.07	150.03
Bradner	2,086,700	348.1	1.37	3.57	-2.19	-12.32	41.45	38.24	176.27
Central Abbotsford	1,019,200	424.7	4.27	15.25	13.56	-20.03	52.93	45.20	207.09
Matsqui	1,291,100	404.4	-1.44	5.95	5.29	-12.47	45.57	42.14	210.60
Poplar	1,023,600	413.7	3.71	14.63	13.56	-20.20	50.99	41.82	196.56
Sumas Prairie	2,161,800	447.1	-3.08	-5.79	6.91	-14.28	53.43	41.71	229.96
Area: Mission	948,500	373.1	2.00	11.71	6.91	-15.87	45.63	43.72	191.71
Dewdney Deroche	1,031,300	369.9	3.32	12.71	7.19	-14.61	59.23	50.73	199.03

Fraser Valley Real Estate Board

2023-05

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Durieu	1,135,500	348.2	3.57	12.43	7.04	-14.87	56.21	47.98	187.06
Hatzic	908,900	368.6	2.13	11.60	6.96	-15.86	42.21	40.63	190.24
Mission BC	904,500	369.3	1.85	11.54	6.83	-16.11	43.53	41.87	191.94
Mission-West	1,333,400	341.0	2.49	10.39	6.07	-17.79	49.96	36.13	171.93
Stave Falls	1,311,900	356.2	2.56	12.37	7.48	-14.64	55.61	45.57	190.78
Steelhead	1,599,600	341.9	2.43	12.10	7.96	-13.86	53.25	43.23	186.35

Fraser Valley Real Estate Board

2023-05

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,938,700	363.9	1.85	7.00	5.48	-7.76	33.98	24.62	95.33
Fraser Valley Real Estate Board	1,654,100	406.3	2.42	9.13	6.64	-11.38	46.52	42.71	152.36
Area: N. Delta	1,504,000	398.1	3.30	13.68	15.26	-8.46	43.05	45.72	160.20
Annieville	1,478,700	431.5	4.03	14.15	15.37	-8.09	48.54	53.61	186.90
Nordel	1,434,400	385.7	3.24	14.21	16.03	-8.41	41.18	43.12	149.16
Scottsdale	1,502,400	431.6	3.35	14.27	16.02	-7.94	48.11	55.76	188.50
Sunshine Hills Woods	1,579,100	392.3	3.02	12.83	14.07	-9.08	36.50	37.84	151.47
Municipality: City of Surrey combined	1,732,600	417.0	2.11	8.37	7.06	-10.09	47.92	42.61	151.05
Area: North Surrey	1,624,200	416.2	1.88	7.19	1.69	-12.82	42.39	41.23	166.79
Bolivar Heights	1,387,300	436.7	1.87	7.35	-1.67	-16.26	50.33	51.90	191.52
Bridgeview	1,065,900	474.2	3.24	5.85	-2.53	-16.35	55.32	56.86	226.81
Cedar Hills	1,583,000	424.3	2.51	7.58	-1.49	-16.71	43.88	44.66	184.00
Fraser Heights	1,775,800	423.6	0.93	5.93	3.77	-9.60	38.89	35.86	162.94
Guildford	1,376,200	414.8	3.47	9.50	-1.52	-16.17	43.63	42.94	178.02
Port Kells	3,068,300	522.3	7.03	8.11	8.59	-8.29	69.85	83.01	249.36
Royal Heights	1,582,700	439.8	4.52	13.44	16.16	-7.99	49.80	56.01	183.38
Whalley	1,537,300	475.2	2.63	9.02	-2.48	-16.35	50.81	51.58	208.77
Area: Surrey	1,621,200	429.8	2.90	10.29	10.55	-10.06	50.54	48.82	178.01
Bear Creek Green Timbers	1,579,800	449.7	0.20	23.27	13.50	-11.81	52.18	48.71	186.98
East Newton	1,701,600	428.5	5.13	11.41	9.76	-13.29	46.15	50.04	182.28
Fleetwood Tynehead	1,710,900	453.8	2.90	12.05	13.00	-5.73	56.32	52.90	195.25
Panorama Ridge	1,638,800	375.4	-0.50	2.68	6.38	-15.26	41.61	40.92	152.96
Queen Mary Park Surrey	1,522,900	468.4	5.83	8.43	14.47	-9.91	43.55	48.27	193.30
Sullivan Station	1,647,300	409.4	1.79	7.99	6.50	-6.42	60.93	49.69	167.93
West Newton	1,349,500	459.6	7.53	9.48	14.84	-9.03	46.60	50.15	190.89
Area: Cloverdale	1,567,200	418.8	1.38	7.27	8.95	-11.14	44.17	47.10	180.13
Clayton	1,485,000	409.9	2.58	5.97	9.22	-10.33	47.18	51.31	184.85
Cloverdale BC	1,601,000	422.8	0.93	7.77	8.88	-11.57	42.74	45.29	175.98
Serpentine	1,529,500	419.3	2.69	7.98	6.50	-7.23	53.03	37.52	163.54
Area: South Surrey White Rock	2,031,000	357.9	1.79	7.41	4.31	-9.21	42.76	30.38	110.65

Fraser Valley Real Estate Board

2023-05

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.	1,959,800	346.0	2.55	7.02	2.03	-10.32	42.68	33.59	108.81
Elgin Chantrell	2,483,400	375.2	0.81	7.26	3.62	-10.43	33.10	23.42	83.92
Grandview Surrey	1,991,400	364.9	1.42	8.38	7.10	-6.98	41.22	22.57	121.69
Hazelmere	2,433,600	476.8	3.47	6.93	5.07	-8.10	51.37	39.91	187.75
King George Corridor	1,949,900	395.0	1.54	7.86	5.53	-7.21	47.94	34.35	152.40
Morgan Creek	2,129,400	356.3	2.15	7.13	7.55	-9.27	51.17	33.75	124.23
Pacific Douglas	1,833,000	379.4	2.02	8.25	6.19	-6.69	53.54	42.15	163.66
Sunnyside Park Surrey	1,773,800	421.4	2.46	7.83	4.83	-9.82	40.05	36.20	115.22
White Rock	2,052,400	326.6	1.84	7.26	1.78	-9.85	39.16	28.38	103.49
Area: Langley	1,699,400	409.6	1.81	6.64	2.71	-13.82	42.67	41.53	170.54
Aldergrove Langley	1,251,500	366.1	-0.60	3.30	-1.85	-17.45	43.96	50.23	136.65
Brookswood Langley	1,643,900	382.1	5.00	8.43	3.10	-9.84	47.24	41.83	165.35
Campbell Valley	2,991,400	344.3	0.00	1.59	-2.71	-18.80	25.93	25.47	105.06
County Line Glen Valley	2,563,800	336.0	-0.41	4.74	-1.09	-16.29	37.14	43.34	138.13
Fort Langley	2,343,000	363.0	-0.44	6.02	-0.52	-17.85	29.97	32.77	137.10
Langley City	1,320,100	398.2	4.46	7.01	1.35	-10.17	49.59	42.98	173.68
Murrayville	1,618,600	374.2	4.64	7.99	3.03	-9.96	45.72	40.20	158.78
Otter District	2,615,700	334.7	-0.48	4.27	-1.24	-16.64	36.33	42.43	135.87
Salmon River	1,943,900	333.5	-0.63	3.60	-2.29	-17.57	35.57	36.74	126.72
Walnut Grove	1,491,700	388.8	2.10	9.80	9.31	-10.66	45.51	41.07	166.85
Willoughby Heights	1,597,100	433.1	2.73	8.44	6.10	-11.03	49.76	47.92	193.23
Area: Abbotsford	1,324,600	374.7	3.42	16.11	8.67	-16.34	41.61	43.67	165.74
Abbotsford East	1,344,500	360.7	2.82	11.09	10.58	-13.71	43.76	45.74	162.52
Abbotsford West	1,224,300	391.8	4.37	22.25	7.64	-17.71	44.95	50.17	188.30
Aberdeen	1,444,300	361.4	3.67	21.03	6.80	-18.46	37.31	40.84	163.99
Bradner	1,398,800	376.7	4.09	23.75	6.80	-19.11	40.19	40.56	171.40
Central Abbotsford	1,185,900	405.0	4.03	22.36	7.54	-17.77	46.47	52.60	199.33
Matsqui	1,908,200	364.4	3.76	25.74	5.93	-20.49	34.71	27.95	148.74
Poplar	1,195,300	372.1	4.96	22.68	7.36	-18.15	40.68	42.24	164.65
Sumas Mountain	1,903,800	396.0	1.20	9.73	6.62	-16.21	38.56	50.17	188.84
Area: Mission	1,212,100	362.3	7.96	16.05	12.52	-11.50	53.06	52.55	181.73
Durieu	1,555,800	337.5	7.42	16.50	12.76	-12.56	54.75	54.53	165.96

Fraser Valley Real Estate Board

2023-05

2 Storey Detached

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			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	1,243,500	350.3	7.62	15.50	11.95	-12.25	49.57	47.49	177.80
Mission BC	1,138,000	354.7	7.84	15.27	12.03	-12.01	51.84	48.78	179.95
Mission-West	1,548,500	349.9	8.73	19.71	14.68	-9.77	50.56	55.79	174.00
Stave Falls	1,422,900	342.6	6.86	16.45	12.51	-11.63	55.16	56.08	167.66

Fraser Valley Real Estate Board

2023-05

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	707,300	353.3	1.29	4.59	5.68	-2.91	25.15	16.41	113.09
Fraser Valley Real Estate Board	542,300	440.5	2.01	6.43	5.01	-6.34	41.23	31.14	189.42
Area: N. Delta	581,400	554.8	1.44	2.63	5.20	-10.83	21.06	3.24	228.09
Annieville	435,200	490.6	2.83	4.16	6.56	-8.38	42.24	48.40	225.55
Scottsdale	664,900	429.2	0.59	2.21	5.07	-11.80	11.92	2.12	163.15
Municipality: City of Surrey combined	550,700	458.5	2.66	6.09	7.53	-4.68	40.82	29.23	182.15
Area: North Surrey	506,500	464.7	2.49	6.02	7.07	-3.89	39.72	29.26	182.49
Bolivar Heights	481,400	528.4	0.71	4.00	5.07	-4.38	43.08	37.93	204.73
Cedar Hills	386,800	544.8	0.78	3.14	6.20	-7.16	47.28	52.61	257.25
Guildford	591,300	503.7	6.58	12.28	15.18	1.86	52.54	43.22	231.38
Port Kells	485,300	373.6	-0.85	2.47	-0.74	-9.67	36.35	26.86	174.10
Whalley	479,900	452.7	0.94	3.71	4.16	-5.92	35.46	24.30	161.83
Area: Surrey	558,600	507.4	1.97	4.10	6.91	-8.41	40.28	35.52	223.80
Bear Creek Green Timbers	634,100	506.9	1.28	2.76	5.98	-9.92	35.32	29.41	199.06
East Newton	488,800	483.5	1.38	3.33	5.18	-9.13	35.62	32.43	200.87
Fleetwood Tynehead	628,200	449.7	6.46	11.67	14.34	-0.35	47.25	33.28	204.67
Queen Mary Park Surrey	551,200	514.2	1.24	3.07	6.06	-9.39	38.82	36.68	227.31
Sullivan Station	661,700	481.9	1.43	2.60	5.82	-10.54	29.93	22.12	195.28
West Newton	553,000	506.9	1.28	3.05	6.09	-9.45	38.91	36.74	226.19
Area: Cloverdale	635,600	458.9	6.80	12.50	15.53	1.96	47.65	34.10	196.83
Clayton	634,100	457.2	6.72	12.69	15.60	2.01	47.91	34.83	196.69
Cloverdale BC	637,800	460.5	6.89	12.23	15.47	1.93	47.31	33.29	197.29
Area: South Surrey White Rock	626,000	367.6	2.48	8.76	7.61	-3.16	42.59	33.00	157.06
Crescent Bch Ocean Pk.	489,800	396.6	3.69	3.20	1.67	-8.66	43.96	31.41	158.54
Grandview Surrey	640,200	375.9	1.57	4.88	5.62	-6.17	41.05	28.43	159.78
King George Corridor	653,900	354.6	1.75	4.85	5.44	-6.64	37.12	23.51	145.57
Morgan Creek	655,700	408.5	1.34	4.45	5.09	-6.54	37.40	26.75	156.11
Sunnyside Park Surrey	572,600	339.6	0.68	4.17	4.40	-6.88	40.62	27.53	144.14
White Rock	618,200	373.8	3.69	14.00	10.69	1.25	46.93	43.05	162.13

Fraser Valley Real Estate Board

2023-05

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Langley	584,200	404.9	0.92	5.17	1.20	-8.70	35.92	30.95	188.60
Aldergrove Langley	480,400	419.6	2.69	1.70	-0.36	-8.62	54.95	44.69	214.07
Fort Langley	891,000	405.4	2.50	7.73	1.96	-8.47	24.62	18.40	200.97
Langley City	541,000	386.4	-0.80	2.90	-0.10	-9.80	34.68	25.13	178.19
Murrayville	538,400	377.6	1.92	6.43	2.03	-7.68	37.66	35.24	181.58
Salmon River	487,600	344.1	1.74	6.14	1.41	-8.34	36.22	30.64	155.65
Walnut Grove	567,800	331.5	1.56	6.11	1.16	-8.32	34.65	31.44	157.58
Willoughby Heights	633,900	383.7	1.83	6.52	1.64	-8.51	31.00	26.84	168.70
Area: Abbotsford	426,100	447.1	0.58	5.85	0.11	-12.47	41.94	30.62	217.54
Abbotsford East	550,000	381.7	1.98	2.75	-0.37	-11.11	33.00	17.66	160.01
Abbotsford West	425,400	444.1	0.70	6.78	0.59	-11.13	45.42	33.40	222.51
Central Abbotsford	421,100	446.1	0.27	5.86	-0.04	-13.70	40.11	28.82	211.96
Poplar	435,100	456.1	3.05	2.06	-0.24	-9.02	46.23	41.51	235.86
Area: Mission	455,300	403.6	4.72	2.99	1.59	-7.90	44.87	40.53	225.48
Mission BC	455,300	403.6	4.72	2.99	1.59	-7.90	44.87	40.53	225.48

Fraser Valley Real Estate Board

2023-05

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,127,100	342.5	1.57	5.74	5.13	-7.83	33.42	20.34	92.20
Fraser Valley Real Estate Board	1,019,700	364.2	2.13	7.43	4.87	-12.26	45.80	32.24	129.20
Area: N. Delta	1,209,000	386.1	1.77	9.50	8.58	-13.26	40.30	35.76	148.30
Annieville	1,105,300	419.8	1.52	9.90	7.81	-13.94	47.97	38.69	159.78
Nordel	1,278,100	385.2	2.12	9.59	11.01	-12.43	43.20	38.02	159.74
Scottsdale	1,090,600	368.4	0.79	8.32	6.66	-15.13	33.53	34.40	136.00
Sunshine Hills Woods	1,382,700	368.5	2.70	10.40	8.41	-11.59	35.38	29.39	138.67
Municipality: City of Surrey combined	1,077,000	367.1	2.14	7.15	5.64	-10.92	48.99	33.73	121.95
Area: North Surrey	814,400	369.8	2.44	5.84	3.82	-11.83	45.13	28.45	128.41
Bolivar Heights	1,131,400	477.2	4.51	6.97	7.82	-12.90	55.54	52.90	194.75
Bridgeview	979,500	501.0	2.24	6.32	3.13	-15.77	62.61	63.89	243.15
Cedar Hills	1,294,600	468.2	3.33	8.83	0.60	-17.18	44.51	46.22	186.71
Fraser Heights	1,665,000	405.6	1.58	5.93	4.46	-10.13	38.81	33.11	151.15
Guildford	746,200	439.5	4.20	8.81	7.51	-7.38	52.66	38.73	185.95
Port Kells	1,953,600	382.8	3.91	9.18	14.68	-7.47	69.31	44.73	163.09
Royal Heights	1,396,500	467.5	3.52	10.00	12.22	-11.81	49.31	57.67	205.16
Whalley	564,000	375.0	0.89	3.48	1.79	-9.38	39.15	21.32	128.10
Area: Surrey	1,110,600	387.1	2.33	8.46	6.73	-11.82	48.14	40.15	151.36
Bear Creek Green Timbers	1,225,200	391.7	1.93	15.72	7.32	-14.90	39.79	33.05	152.06
East Newton	1,097,200	379.5	2.65	9.15	5.36	-15.35	46.41	37.05	149.84
Fleetwood Tynehead	1,184,000	389.2	2.42	9.48	9.05	-8.57	51.56	44.95	166.03
Panorama Ridge	1,391,100	367.2	1.02	4.17	5.61	-13.74	44.51	38.46	139.22
Queen Mary Park Surrey	942,700	408.3	2.23	6.44	3.92	-14.04	40.31	33.78	157.93
Sullivan Station	1,095,500	337.0	2.21	7.29	6.18	-8.47	50.72	39.26	126.02
West Newton	947,100	401.1	2.95	7.65	7.25	-11.98	48.45	43.10	158.27
Area: Cloverdale	1,084,900	348.6	2.08	7.73	8.90	-9.36	48.15	40.17	147.06
Clayton	923,600	305.8	2.89	7.45	8.59	-7.53	47.59	37.31	135.96
Cloverdale BC	1,200,200	388.8	1.73	8.48	9.77	-10.23	47.95	41.95	161.11
Serpentine	1,913,600	374.6	5.05	-1.78	-2.09	-14.04	43.52	46.96	137.24
Area: South Surrey White Rock	1,247,300	325.8	2.00	6.96	4.16	-9.30	49.18	27.27	90.86

Fraser Valley Real Estate Board

2023-05

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,706,300	358.2	2.49	7.60	4.01	-8.55	47.71	32.96	118.41
Elgin Chantrell	2,203,600	362.4	1.68	7.60	4.02	-10.30	37.59	21.29	84.80
Grandview Surrey	1,152,600	187.6	0.97	6.05	4.51	-8.71	52.27	31.37	79.01
Hazelmere	2,169,600	398.7	4.70	7.44	1.17	-15.26	50.51	29.36	161.44
King George Corridor	1,065,400	354.2	2.22	6.53	3.00	-10.83	50.15	26.55	123.75
Morgan Creek	1,332,000	268.6	1.74	6.00	6.25	-9.35	45.90	36.35	73.74
Pacific Douglas	1,451,000	270.2	1.81	6.84	4.36	-9.21	43.57	12.16	94.11
Sunnyside Park Surrey	1,218,500	364.4	2.36	7.02	5.87	-7.96	52.34	30.19	117.42
White Rock	1,010,400	358.6	2.84	9.30	4.88	-6.98	48.49	29.23	109.22
Area: Langley	1,011,600	339.8	1.43	5.36	1.83	-13.89	36.63	23.56	128.05
Aldergrove Langley	918,700	398.9	0.61	2.31	-1.80	-19.41	39.28	37.98	168.62
Brookswood Langley	1,525,600	426.3	3.57	11.66	12.15	-10.48	51.17	50.64	183.63
Campbell Valley	2,741,400	385.0	1.53	2.64	-1.05	-20.68	28.46	26.44	129.85
County Line Glen Valley	2,361,200	351.1	-0.43	3.91	-1.98	-15.68	38.94	40.27	158.35
Fort Langley	1,746,700	359.4	-0.91	5.55	-1.37	-16.94	31.84	29.00	161.38
Langley City	725,500	364.8	1.00	4.86	2.24	-10.96	41.78	24.72	146.15
Murrayville	1,043,300	340.3	3.47	7.89	5.16	-8.72	32.41	21.41	123.88
Otter District	2,323,600	362.7	0.86	3.63	-0.60	-21.31	33.69	33.25	151.00
Salmon River	1,485,800	299.9	0.87	3.13	-0.76	-19.86	38.78	24.54	152.44
Walnut Grove	1,018,000	326.3	0.99	6.98	3.39	-11.48	39.68	30.62	138.35
Willoughby Heights	908,300	307.1	2.06	5.79	1.89	-12.48	34.34	20.91	110.49
Area: Abbotsford	810,600	365.8	2.35	9.46	4.69	-15.46	45.56	33.41	160.54
Abbotsford East	1,053,500	374.8	2.38	8.99	7.36	-13.94	44.93	41.59	169.25
Abbotsford West	746,200	372.7	3.13	9.49	4.54	-13.41	48.49	34.31	171.65
Aberdeen	1,252,300	327.1	3.48	13.07	3.09	-19.15	33.84	25.81	130.03
Bradner	1,778,000	343.0	1.54	7.79	-1.44	-15.56	36.44	38.59	176.61
Central Abbotsford	581,000	367.0	1.52	10.04	3.82	-16.67	50.53	33.50	194.54
Matsqui	1,565,400	395.4	0.30	15.11	5.52	-19.22	32.82	34.31	190.52
Poplar	767,800	401.4	3.06	12.25	6.11	-16.18	46.71	33.18	174.37
Sumas Mountain	1,903,800	396.0	1.20	9.73	6.62	-16.21	38.56	50.17	188.84
Sumas Prairie	2,161,800	447.1	-3.08	-5.79	6.91	-14.28	53.43	41.71	229.96
Area: Mission	958,600	372.6	4.22	12.50	8.38	-13.85	49.10	46.40	187.72

Fraser Valley Real Estate Board

2023-05

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,031,300	369.9	3.32	12.71	7.19	-14.61	59.23	50.73	199.03
Durieu	1,280,400	345.1	5.15	14.27	9.00	-14.15	52.56	49.98	181.94
Hatzic	1,057,100	383.4	4.67	13.10	9.14	-14.02	46.45	48.84	191.12
Lake Errock	879,000	426.5	6.33	14.44	10.15	-10.19	66.86	59.80	211.77
Mission BC	898,000	363.7	3.85	11.74	7.76	-14.32	46.95	43.08	185.93
Mission-West	1,458,200	357.5	6.37	16.00	11.37	-12.95	53.96	47.91	186.00
Stave Falls	1,355,100	349.6	4.30	13.95	9.46	-13.47	53.67	49.59	175.28
Steelhead	1,599,600	341.9	2.43	12.10	7.96	-13.86	53.25	43.23	186.35

Fraser Valley Real Estate Board

2023-05

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,745,700	382.2	2.11	7.27	5.76	-9.00	36.79	28.04	106.37
Fraser Valley Real Estate Board	1,491,700	422.2	2.53	8.90	6.40	-12.71	47.83	43.07	160.14
Area: N. Delta	1,383,500	416.1	1.79	10.20	8.78	-12.86	42.79	40.91	164.02
Annieville	1,360,900	443.7	1.28	10.57	8.46	-12.76	47.65	45.67	179.06
Nordel	1,340,900	403.5	2.26	9.62	11.00	-12.96	42.18	40.01	157.50
Scottsdale	1,347,100	437.1	0.55	10.10	7.47	-13.68	44.98	44.26	174.91
Sunshine Hills Woods	1,483,100	383.6	2.73	10.48	7.48	-12.48	35.40	33.61	146.53
Municipality: City of Surrey combined	1,627,400	432.2	2.37	8.00	6.06	-11.72	48.57	43.21	156.50
Area: North Surrey	1,472,600	455.2	2.92	6.78	3.71	-13.90	46.74	46.56	183.44
Bolivar Heights	1,313,200	476.5	5.03	7.71	9.26	-12.30	54.76	56.43	199.31
Bridgeview	979,500	501.0	2.24	6.32	3.13	-15.77	62.61	63.89	243.15
Cedar Hills	1,383,200	469.4	3.07	8.96	0.02	-17.26	44.25	48.26	191.73
Fraser Heights	1,749,100	424.1	1.53	6.32	4.90	-9.71	39.87	36.37	163.09
Guildford	1,327,200	441.7	2.98	4.97	-2.39	-19.35	46.11	39.34	179.91
Port Kells	2,687,700	521.5	4.38	8.51	11.77	-9.38	69.70	80.08	253.08
Royal Heights	1,395,100	466.6	3.53	9.84	12.06	-11.95	49.55	57.85	206.17
Whalley	1,427,500	536.5	2.05	3.27	-3.80	-19.50	55.33	48.49	227.53
Area: Surrey	1,535,400	438.1	2.77	9.55	7.35	-12.45	49.17	48.66	179.22
Bear Creek Green Timbers	1,473,800	454.9	2.11	19.52	9.77	-14.64	50.58	49.93	191.04
East Newton	1,588,100	434.5	3.63	9.61	6.78	-15.52	45.66	50.03	182.51
Fleetwood Tynehead	1,580,100	433.9	2.50	9.99	9.05	-9.79	53.27	50.19	186.97
Panorama Ridge	1,588,500	394.7	0.41	3.68	5.53	-15.08	42.54	43.06	157.97
Queen Mary Park Surrey	1,403,800	463.8	4.25	9.52	7.19	-14.16	43.24	47.80	184.89
Sullivan Station	1,644,600	401.8	2.27	7.98	5.60	-7.70	59.76	46.38	162.44
West Newton	1,371,100	440.2	4.73	8.61	6.30	-11.78	43.90	47.22	177.03
Area: Cloverdale	1,513,100	424.0	1.56	7.94	9.70	-11.67	45.96	49.30	178.40
Clayton	1,479,500	416.4	2.54	6.36	9.49	-10.51	47.35	52.42	185.60
Cloverdale BC	1,513,700	430.8	1.22	8.87	10.29	-11.92	45.30	48.09	178.11
Serpentine	1,913,600	374.6	5.05	-1.78	-2.09	-14.04	43.52	46.96	137.24
Area: South Surrey White Rock	1,915,400	369.3	2.07	7.07	3.91	-10.01	44.60	30.04	117.75

Fraser Valley Real Estate Board

2023-05

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.	1,827,200	360.9	2.50	7.00	3.62	-8.75	44.30	33.82	118.59
Elgin Chantrell	2,439,800	377.0	1.26	7.25	4.14	-9.77	34.64	24.50	90.79
Grandview Surrey	2,045,100	317.3	1.70	7.67	4.96	-9.86	39.96	15.63	112.24
Hazelmere	2,169,600	398.7	4.70	7.44	1.17	-15.26	50.51	29.36	161.44
King George Corridor	1,663,900	388.8	2.15	6.29	1.62	-12.63	50.17	32.43	144.99
Morgan Creek	2,129,100	350.9	2.12	6.88	6.66	-10.26	48.06	28.77	117.54
Pacific Douglas	1,943,800	326.4	2.54	7.83	5.22	-8.95	50.83	28.30	152.44
Sunnyside Park Surrey	1,672,900	401.2	2.40	7.62	5.69	-8.71	42.42	35.82	121.17
White Rock	1,818,400	384.3	1.99	7.47	3.39	-9.02	43.99	36.08	134.33
Area: Langley	1,575,000	413.7	2.05	7.07	4.23	-14.47	42.95	39.11	173.43
Aldergrove Langley	1,106,700	387.6	0.18	2.00	-2.15	-20.31	38.87	41.93	167.13
Brookswood Langley	1,525,600	426.3	3.57	11.66	12.15	-10.48	51.17	50.64	183.63
Campbell Valley	2,741,400	385.0	1.53	2.64	-1.05	-20.68	28.46	26.44	129.85
County Line Glen Valley	2,368,700	351.3	-0.45	3.90	-2.01	-15.71	39.13	40.41	158.50
Fort Langley	2,084,900	408.1	-0.37	6.06	-1.11	-17.94	31.77	36.08	156.02
Langley City	1,270,200	434.3	4.63	10.48	9.67	-8.89	52.12	35.80	185.72
Murrayville	1,600,100	390.3	3.94	9.57	7.73	-9.80	49.20	44.66	163.36
Otter District	2,323,600	363.5	0.89	3.65	-0.60	-21.29	33.69	33.30	151.04
Salmon River	1,815,400	365.0	0.91	3.05	-1.19	-20.25	35.74	30.78	146.79
Walnut Grove	1,408,900	376.3	1.54	8.51	5.94	-11.89	40.88	36.64	161.50
Willoughby Heights	1,554,700	438.7	2.98	8.94	7.26	-10.52	50.14	46.82	193.64
Area: Abbotsford	1,206,800	416.0	3.64	13.23	9.97	-14.35	46.53	46.22	184.93
Abbotsford East	1,216,300	386.4	2.74	11.55	10.31	-13.05	44.02	44.34	179.19
Abbotsford West	1,145,300	451.4	5.47	14.19	11.98	-9.83	53.69	54.22	208.76
Aberdeen	1,425,500	371.5	4.32	14.98	4.59	-19.06	40.61	38.83	159.25
Bradner	1,778,000	343.0	1.54	7.79	-1.44	-15.56	36.44	38.59	176.61
Central Abbotsford	1,061,300	426.7	4.07	17.16	11.79	-19.34	52.18	48.01	208.09
Matsqui	1,565,400	395.4	0.30	15.11	5.52	-19.22	32.82	34.31	190.52
Poplar	1,096,300	410.0	4.35	18.33	11.35	-18.60	52.53	43.81	193.70
Sumas Mountain	1,903,800	396.0	1.20	9.73	6.62	-16.21	38.56	50.17	188.84
Sumas Prairie	2,161,800	447.1	-3.08	-5.79	6.91	-14.28	53.43	41.71	229.96
Area: Mission	1,034,200	379.0	4.21	13.37	9.06	-14.12	48.69	47.41	193.57

Fraser Valley Real Estate Board

2023-05

Single Family Detached	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,031,300	369.9	3.32	12.71	7.19	-14.61	59.23	50.73	199.03
Durieu	1,280,400	345.1	5.15	14.27	9.00	-14.15	52.56	49.98	181.94
Hatzic	1,057,100	383.1	4.67	13.11	9.11	-14.03	46.33	48.66	191.11
Mission BC	975,100	371.9	3.91	12.94	8.71	-14.60	46.59	44.15	192.60
Mission-West	1,458,200	357.5	6.37	16.00	11.37	-12.95	53.96	47.91	185.77
Stave Falls	1,355,100	349.6	4.30	13.95	9.46	-13.47	53.67	49.59	175.28
Steelhead	1,599,600	341.9	2.43	12.10	7.96	-13.86	53.25	43.23	186.35

Fraser Valley Real Estate Board

2023-05

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	956,000	364.1	0.75	4.36	4.96	-6.95	39.93	32.26	134.15
Fraser Valley Real Estate Board	826,200	371.8	1.39	6.08	3.68	-9.80	44.50	38.42	158.73
Area: N. Delta	927,700	431.9	1.17	8.98	10.72	-10.54	38.30	27.33	156.32
Annieville	750,900	449.1	1.54	8.14	10.56	-7.80	59.71	59.20	193.53
Nordel	1,030,400	402.0	1.44	9.75	11.67	-9.40	39.58	24.57	158.35
Scottsdale	814,500	381.9	0.95	8.25	9.65	-10.69	44.77	39.94	166.88
Sunshine Hills Woods	994,700	362.4	1.40	8.96	10.66	-9.56	38.16	25.40	160.72
Municipality: City of Surrey combined	870,600	376.2	1.62	7.33	6.33	-7.32	46.38	40.43	156.44
Area: North Surrey	761,400	432.6	0.56	6.34	3.59	-8.64	39.77	33.97	187.82
Bolivar Heights	647,500	463.5	1.13	7.39	6.19	-8.16	50.73	50.44	233.69
Fraser Heights	893,800	395.5	0.84	7.62	6.69	-9.04	35.26	28.83	190.17
Guildford	763,300	439.7	1.20	7.17	4.84	-8.87	42.90	36.17	203.66
Whalley	748,200	396.9	-0.80	4.01	-0.10	-8.02	33.14	26.16	146.52
Area: Surrey	850,300	389.5	1.54	7.92	7.81	-7.33	48.04	44.74	174.88
Bear Creek Green Timbers	842,700	383.7	0.76	3.87	-0.44	-8.45	35.58	27.26	157.52
East Newton	733,500	403.0	0.78	11.08	6.53	-8.62	46.87	36.47	185.82
Fleetwood Tynehead	908,000	387.9	1.89	9.64	11.63	-3.72	49.31	49.13	189.05
Panorama Ridge	911,600	361.6	2.64	6.35	5.95	-8.64	47.29	44.58	157.37
Queen Mary Park Surrey	759,300	413.3	0.63	4.26	0.44	-7.72	40.01	34.98	161.75
Sullivan Station	877,000	340.2	2.07	6.51	6.55	-8.57	46.51	44.58	153.31
West Newton	838,700	406.0	0.92	8.79	11.17	-8.29	54.90	50.43	181.16
Area: Cloverdale	854,700	350.0	2.10	7.13	6.90	-7.48	45.11	38.56	165.76
Clayton	848,900	350.2	2.10	7.06	6.70	-7.43	45.43	39.02	167.53
Cloverdale BC	862,500	352.3	2.12	7.21	7.18	-7.56	44.80	37.62	163.90
Area: South Surrey White Rock	960,400	305.2	1.90	7.16	4.84	-6.72	46.94	36.92	113.58
Crescent Bch Ocean Pk.	952,800	327.6	4.97	10.15	6.36	-4.99	46.71	25.04	121.65
Elgin Chantrell	1,177,700	292.7	5.55	12.32	8.17	-3.91	44.40	27.37	112.41
Grandview Surrey	956,400	286.5	0.49	4.95	3.43	-8.23	46.10	40.51	109.43
King George Corridor	934,300	338.4	4.77	12.09	8.29	-3.26	55.37	40.65	141.03
Morgan Creek	925,700	284.4	0.46	4.02	2.67	-8.85	42.34	34.85	95.87

Fraser Valley Real Estate Board

2023-05

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	904,700	297.9	0.00	4.60	3.40	-8.17	46.03	40.72	116.03
Sunnyside Park Surrey	1,069,400	301.4	4.65	11.34	7.22	-4.50	41.24	22.92	114.21
White Rock	957,400	351.1	4.00	11.53	5.88	-5.54	49.72	32.09	137.55
Area: Langley	821,000	361.4	1.29	3.73	-0.77	-12.64	41.45	35.97	166.13
Aldergrove Langley	574,900	422.4	0.38	3.05	-0.28	-14.36	46.72	51.78	213.35
Fort Langley	905,100	338.9	0.12	3.70	-0.96	-10.53	44.52	31.15	145.76
Langley City	742,500	349.2	0.09	2.65	-3.24	-13.69	39.18	32.27	166.36
Murrayville	866,800	318.4	0.63	0.79	-2.39	-13.34	26.85	13.88	137.08
Salmon River	978,900	337.6	0.18	4.36	-0.24	-9.08	46.21	33.49	134.28
Walnut Grove	823,600	320.8	0.00	4.29	-0.65	-10.67	40.83	34.51	159.13
Willoughby Heights	851,400	372.6	2.03	4.08	-0.19	-13.03	42.98	38.26	166.33
Area: Abbotsford	625,600	344.9	0.29	3.14	-2.63	-17.07	39.92	33.42	162.28
Abbotsford East	670,000	370.6	0.19	-0.56	-4.41	-18.23	38.54	34.32	162.09
Abbotsford West	659,900	324.8	1.03	4.71	-1.64	-17.67	36.99	31.87	162.36
Aberdeen	705,600	345.0	-0.66	2.34	-1.00	-15.59	39.68	40.59	147.31
Central Abbotsford	467,800	297.6	-0.90	6.97	-1.59	-11.35	54.84	30.01	153.06
Poplar	661,200	321.6	-0.50	3.01	-1.41	-16.36	34.28	26.96	139.11
Area: Mission	646,300	333.0	0.54	4.75	0.24	-14.35	39.68	39.33	159.75
Mission BC	646,300	333.0	0.54	4.75	0.24	-14.35	39.68	39.33	159.75