

Summary Report

For September 2023

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2023-09

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,403,600	391.4	-0.38	0.54	10.19	4.93	37.77	41.86	129.02
Fraser Valley Real Estate Board	1,312,500	427.9	0.00	0.33	11.26	4.54	44.32	50.67	173.42
Area: N. Delta	1,348,100	427.7	-1.02	-1.47	8.80	10.43	39.13	46.82	166.48
Annieville	1,356,600	452.4	-0.35	-0.59	8.96	16.84	43.98	56.76	177.55
Nordel	1,282,200	404.0	-3.14	-5.78	6.12	7.48	33.07	37.41	161.66
Scottsdale	1,354,200	450.6	-0.38	-0.57	8.89	16.92	44.01	56.62	176.61
Sunshine Hills Woods	1,434,700	388.7	0.83	3.02	12.60	-0.23	35.29	36.63	145.70
Municipality: City of Surrey combined	1,457,800	445.7	0.81	2.11	12.35	2.04	48.07	52.38	171.77
Area: North Surrey	1,302,300	477.2	0.78	-2.85	9.85	-1.18	46.02	55.59	198.81
Bolivar Heights	1,227,200	457.9	1.35	-5.45	9.49	6.96	46.29	60.55	197.92
Bridgeview	922,600	495.0	-4.38	-6.44	4.78	9.32	49.95	70.34	248.10
Cedar Hills	1,283,600	461.7	1.70	2.28	12.34	-1.64	43.97	49.85	186.41
Fraser Heights	1,452,300	412.6	1.13	-5.69	10.44	5.88	36.89	41.64	170.03
Guildford	1,330,200	487.3	0.08	1.12	8.94	-14.57	44.90	50.91	186.82
Port Kells	2,484,200	528.6	12.52	-2.38	20.91	18.60	82.97	96.94	266.83
Royal Heights	1,222,200	438.7	-4.42	-7.07	5.15	7.39	38.57	50.50	191.88
Whalley	1,407,400	555.0	-0.61	-1.37	8.57	-15.03	51.89	59.07	225.70
Area: Surrey	1,406,800	443.2	1.19	3.58	13.47	-1.27	46.66	51.94	181.22
Bear Creek Green Timbers	1,378,600	461.7	1.12	3.54	14.99	1.88	48.41	59.81	190.19
East Newton	1,368,200	456.2	0.97	7.70	12.53	-5.92	46.36	54.12	182.13
Fleetwood Tynehead	1,360,300	400.1	1.68	2.59	12.10	-1.21	46.56	46.56	177.27
Panorama Ridge	1,420,300	414.0	0.24	1.37	13.77	1.10	46.70	50.44	165.04
Queen Mary Park Surrey	1,356,700	456.6	2.31	1.94	12.35	-2.02	43.54	49.95	183.08
Sullivan Station	1,812,500	415.3	3.59	10.66	18.83	-7.92	52.74	64.48	170.73
West Newton	1,494,300	461.6	0.24	2.78	14.17	0.81	45.98	52.24	189.04
Area: Cloverdale	1,403,400	442.0	-0.56	0.50	8.81	11.34	47.24	65.36	179.22
Clayton	1,428,800	459.9	-1.71	-0.33	7.91	11.71	46.46	64.43	197.86
Cloverdale BC	1,355,200	451.9	-0.90	-0.22	8.53	12.69	46.20	62.96	188.94
Serpentine	2,964,100	402.9	5.39	19.84	28.52	-4.84	64.11	95.01	141.26
Area: South Surrey White Rock	1,717,500	381.4	0.50	5.33	13.85	6.45	48.69	41.68	143.55

Fraser Valley Real Estate Board

2023-09

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.	1,614,400	363.8	-0.49	2.62	10.88	13.76	49.65	38.64	137.16
Elgin Chantrell	2,355,200	397.2	-0.08	3.09	11.70	14.30	46.95	36.68	139.57
Grandview Surrey	2,848,600	388.8	2.10	7.79	19.67	-10.54	29.82	39.35	147.01
Hazelmere	1,991,800	354.0	-0.59	9.43	9.46	-12.79	37.42	55.47	149.47
King George Corridor	1,372,500	364.2	-0.74	10.23	20.04	-6.11	40.13	50.19	143.45
Morgan Creek	2,444,400	306.8	4.71	12.92	15.86	-9.34	36.60	24.26	91.39
Pacific Douglas	3,309,900	485.5	3.14	14.69	20.23	-4.03	42.17	57.89	213.63
Sunnyside Park Surrey	1,569,300	382.4	0.87	3.32	12.31	15.28	52.47	43.71	147.19
White Rock	1,495,400	388.2	-0.38	2.70	11.26	14.18	50.23	42.51	155.39
Area: Langley	1,463,400	428.6	1.16	1.44	11.15	5.02	41.41	48.66	184.97
Aldergrove Langley	1,130,900	421.7	2.11	3.71	11.98	1.81	45.01	57.29	203.38
Brookswood Langley	1,383,300	427.9	-1.70	-5.89	5.45	7.59	41.36	57.03	173.59
Campbell Valley	2,488,200	413.5	3.37	3.40	12.61	-1.71	29.54	36.69	172.04
County Line Glen Valley	2,322,600	382.3	-1.29	5.46	14.53	4.20	49.51	52.25	206.58
Fort Langley	1,739,100	419.8	-0.54	4.19	15.68	-0.57	37.01	40.12	203.76
Langley City	1,325,700	474.1	5.12	5.66	16.03	20.57	50.60	61.81	210.27
Murrayville	1,464,000	389.5	-4.02	-7.70	4.79	7.98	42.41	51.73	154.08
Otter District	2,265,200	403.0	1.38	2.99	10.23	-3.73	29.00	38.30	172.11
Salmon River	1,801,900	410.3	1.79	3.74	11.10	-2.93	31.25	36.95	170.65
Walnut Grove	1,364,700	387.3	-0.28	4.08	17.40	1.15	44.14	43.60	173.13
Willoughby Heights	1,336,700	482.0	4.92	6.12	16.93	20.50	52.63	67.59	215.03
Area: Abbotsford	1,123,400	429.4	-1.49	-4.24	10.87	4.89	39.82	50.24	192.51
Abbotsford East	1,071,200	397.0	-2.77	-6.68	10.34	2.64	38.62	44.94	174.55
Abbotsford West	1,084,400	457.9	-2.66	-5.55	8.95	5.60	39.73	49.79	216.67
Aberdeen	1,500,200	400.6	3.94	5.39	13.04	0.88	43.79	51.28	161.32
Bradner	2,334,800	389.5	-2.23	4.62	13.72	3.37	50.79	55.68	213.35
Central Abbotsford	1,035,900	431.6	0.30	-2.09	15.90	8.44	42.68	56.66	205.02
Matsqui	1,289,500	403.9	-2.25	-4.99	6.09	6.60	44.25	46.39	189.53
Poplar	1,050,600	424.7	1.00	-2.10	15.88	9.18	42.85	55.57	198.24
Sumas Prairie	2,112,100	436.8	2.13	-6.00	-3.36	3.93	50.41	39.91	214.92
Area: Mission	971,200	382.1	-1.24	1.27	9.86	6.46	40.12	54.38	199.69
Dewdney Deroche	1,065,700	382.2	0.79	2.27	10.37	8.18	48.83	62.36	211.24

Fraser Valley Real Estate Board

2023-09

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Durieu	1,174,200	360.1	1.18	4.17	9.99	8.11	46.32	59.41	195.65
Hatzic	936,400	379.7	-1.27	1.39	10.47	6.63	39.03	52.61	199.45
Mission BC	927,300	378.6	-1.71	1.20	10.35	6.44	39.45	52.54	200.24
Mission-West	1,397,500	357.4	1.42	2.23	8.80	6.18	44.17	51.18	186.61
Stave Falls	1,364,100	370.4	2.26	3.26	10.14	8.69	46.29	58.36	198.95
Steelhead	1,670,900	357.2	2.00	4.47	10.79	8.84	44.85	57.36	193.51

Fraser Valley Real Estate Board

2023-09

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,994,800	374.4	-0.19	1.08	8.02	5.73	33.67	33.38	100.00
Fraser Valley Real Estate Board	1,682,500	413.3	-0.86	-0.07	8.51	4.69	42.76	50.07	157.03
Area: N. Delta	1,445,100	382.5	-1.42	-3.97	7.41	3.55	36.36	44.39	146.14
Annieville	1,404,100	409.7	-2.78	-4.34	7.17	3.80	39.02	50.29	170.79
Nordel	1,378,600	370.7	-1.36	-4.38	7.29	3.66	34.85	42.36	134.32
Scottsdale	1,443,100	414.6	-1.71	-3.92	7.69	3.99	39.31	51.59	173.66
Sunshine Hills Woods	1,522,400	378.2	-0.71	-3.79	7.29	2.60	31.27	37.48	139.06
Municipality: City of Surrey combined	1,768,400	425.6	-0.58	-0.14	8.71	4.85	44.96	50.92	156.23
Area: North Surrey	1,661,500	425.8	-0.88	-1.64	8.73	-0.28	43.22	50.35	165.30
Bolivar Heights	1,456,600	458.5	0.50	3.24	13.88	-5.58	50.48	58.76	206.28
Bridgeview	1,131,100	503.2	-0.55	5.47	14.60	-5.75	55.98	62.69	240.46
Cedar Hills	1,660,900	445.2	0.36	5.27	13.48	-6.06	44.22	51.89	196.21
Fraser Heights	1,788,300	426.6	-2.56	-6.26	4.71	5.05	41.02	47.20	154.84
Guildford	1,419,700	427.9	1.47	2.79	13.95	-6.47	44.03	47.40	186.60
Port Kells	3,160,300	537.9	3.44	-0.61	11.23	11.74	65.15	96.03	257.17
Royal Heights	1,507,800	418.9	-2.58	-5.01	6.78	2.97	40.01	50.58	167.16
Whalley	1,604,800	496.1	-0.56	3.27	12.93	-5.88	51.62	57.04	221.73
Area: Surrey	1,657,100	439.3	0.32	0.92	10.35	6.09	48.41	56.06	181.60
Bear Creek Green Timbers	1,576,500	448.8	-1.36	-1.88	21.17	12.88	44.96	55.35	179.28
East Newton	1,712,800	431.3	-0.05	-0.80	8.78	5.68	42.02	53.54	184.69
Fleetwood Tynehead	1,783,400	473.1	2.94	3.27	14.33	11.79	55.11	61.69	203.46
Panorama Ridge	1,718,700	393.7	0.31	2.87	5.27	-3.76	44.48	46.03	167.82
Queen Mary Park Surrey	1,533,800	471.8	-0.02	0.15	8.14	3.81	46.93	53.58	183.02
Sullivan Station	1,667,400	414.4	-1.31	-0.38	7.00	5.50	50.80	62.96	172.81
West Newton	1,354,600	461.4	-0.69	-0.04	8.87	5.73	50.05	55.51	179.98
Area: Cloverdale	1,561,300	417.2	-2.75	-2.36	6.00	4.61	42.05	52.21	178.50
Clayton	1,507,400	416.1	1.61	-1.05	7.38	5.56	46.72	55.73	188.16
Cloverdale BC	1,583,200	418.1	-4.32	-2.86	5.47	4.26	40.11	50.56	172.38
Serpentine	1,544,700	423.4	-1.85	0.07	7.96	3.72	45.45	49.61	167.30
Area: South Surrey White Rock	2,088,500	368.0	-0.86	0.00	7.92	4.96	36.75	40.30	120.49

Fraser Valley Real Estate Board

2023-09

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.	2,019,500	356.6	-1.63	-0.78	7.09	2.62	31.98	42.70	117.44
Elgin Chantrell	2,518,300	380.5	-0.78	-2.36	7.64	3.37	31.34	26.75	94.93
Grandview Surrey	2,015,300	369.2	-0.67	-0.46	7.39	4.80	34.55	33.72	126.09
Hazelmere	2,439,900	478.0	-0.58	0.10	4.50	5.08	41.88	54.34	183.68
King George Corridor	1,971,100	399.3	-0.87	-0.42	5.44	4.39	38.65	47.13	154.66
Morgan Creek	2,356,700	394.4	2.52	7.38	15.02	14.85	53.11	57.26	141.22
Pacific Douglas	1,843,600	381.6	-1.60	-0.47	7.13	4.55	42.97	52.76	168.35
Sunnyside Park Surrey	1,795,200	426.5	-1.30	-1.18	8.94	6.04	35.87	38.43	129.55
White Rock	2,112,100	336.1	-2.52	-1.23	6.26	2.63	30.42	37.13	113.80
Area: Langley	1,760,100	424.2	-0.80	1.73	9.16	5.00	40.42	50.27	179.63
Aldergrove Langley	1,309,700	383.2	-2.89	0.55	9.27	-3.35	40.57	53.28	157.01
Brookwood Langley	1,655,600	384.8	-0.62	1.02	7.43	14.22	42.10	45.59	161.77
Campbell Valley	3,185,100	366.6	-0.87	3.09	8.01	-6.00	27.91	33.12	128.41
County Line Glen Valley	2,686,800	352.1	-2.49	1.67	8.51	-3.53	37.22	48.82	155.89
Fort Langley	2,442,400	378.4	0.21	2.02	8.15	-4.52	27.15	35.05	152.60
Langley City	1,359,400	410.1	0.89	1.13	8.01	15.10	47.20	50.50	176.16
Murrayville	1,642,200	379.6	0.05	1.04	7.99	15.10	41.59	45.44	157.18
Otter District	2,767,100	354.1	-1.72	2.52	9.39	-3.07	37.51	49.09	154.75
Salmon River	2,093,200	359.1	-1.72	2.78	10.05	-1.16	38.65	46.27	151.82
Walnut Grove	1,503,500	391.8	-0.86	1.01	9.99	9.66	40.88	50.69	170.58
Willoughby Heights	1,638,000	444.1	-1.70	1.00	9.22	8.64	45.94	59.12	193.14
Area: Abbotsford	1,288,500	364.5	-2.46	-4.33	4.53	3.88	33.08	43.96	163.75
Abbotsford East	1,309,700	351.4	-2.69	-2.98	6.07	3.93	35.62	45.81	159.72
Abbotsford West	1,199,100	383.7	-1.44	-5.38	3.62	5.01	36.16	51.60	189.80
Aberdeen	1,402,500	351.0	-3.17	-5.90	2.99	4.37	29.52	41.30	164.71
Bradner	1,346,400	362.6	-2.71	-5.94	3.36	2.98	29.96	39.73	165.84
Central Abbotsford	1,163,900	397.5	-1.36	-5.29	3.84	5.19	37.93	54.73	202.05
Matsqui	1,769,000	337.8	-5.09	-6.92	1.78	-0.62	19.87	22.30	129.95
Poplar	1,158,800	360.8	-2.09	-5.57	3.09	3.86	31.20	41.60	162.40
Sumas Mountain	1,774,900	369.2	-6.32	-5.77	0.00	-1.39	29.18	43.27	170.67
Area: Mission	1,220,700	364.8	0.00	7.29	13.19	2.99	47.57	51.75	184.11
Durieu	1,527,500	331.3	0.00	7.85	11.10	1.31	45.12	49.98	162.73

Fraser Valley Real Estate Board

2023-09

2 Storey Detached

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			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	1,241,000	349.6	-0.40	5.97	11.27	1.13	42.40	45.91	178.12
Mission BC	1,140,100	355.4	-0.53	6.53	11.87	1.83	45.24	47.96	180.95
Mission-West	1,563,600	353.4	1.61	9.58	17.29	6.74	55.20	49.81	179.59
Stave Falls	1,410,400	339.6	0.59	7.98	11.49	1.74	46.89	52.63	165.73

Fraser Valley Real Estate Board

2023-09

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	713,600	356.4	-0.45	-0.11	4.55	5.23	25.98	22.26	112.14
Fraser Valley Real Estate Board	545,900	443.5	-1.36	-1.14	5.12	3.36	40.26	37.90	189.87
Area: N. Delta	586,500	559.6	-4.10	-0.39	4.34	4.15	24.27	4.25	222.35
Annieville	446,400	503.3	-3.04	0.88	7.06	7.73	42.66	50.69	220.57
Scottsdale	678,600	438.1	-3.84	0.32	5.21	5.46	15.84	6.80	161.86
Municipality: City of Surrey combined	539,500	449.2	-1.60	-2.81	1.95	3.84	36.04	32.94	174.07
Area: North Surrey	493,900	453.1	-1.22	-2.89	1.27	2.70	34.17	30.09	174.94
Bolivar Heights	485,800	533.3	0.15	-1.00	3.94	3.73	43.86	40.01	204.92
Cedar Hills	400,100	563.5	-2.32	0.43	5.96	8.16	52.75	57.89	263.78
Guildford	542,900	462.4	-2.28	-7.52	-1.95	4.81	36.76	41.15	205.01
Port Kells	499,500	384.5	-1.36	-1.61	3.78	0.55	38.61	38.56	179.64
Whalley	479,100	452.0	-0.81	-1.03	2.63	2.01	33.45	25.91	160.67
Area: Surrey	567,700	515.6	-2.79	-0.23	5.53	6.93	43.02	40.95	218.47
Bear Creek Green Timbers	652,800	521.8	-1.95	0.56	6.34	6.99	42.49	33.35	204.43
East Newton	503,900	498.4	-2.81	0.89	5.86	6.84	40.43	39.14	197.73
Fleetwood Tynehead	577,200	413.2	-2.41	-7.60	-2.68	4.29	32.22	32.86	173.28
Queen Mary Park Surrey	566,300	528.3	-3.05	0.59	6.51	7.12	43.72	41.60	226.51
Sullivan Station	679,900	495.2	-3.28	0.67	6.45	6.86	37.90	27.17	193.71
West Newton	568,200	520.8	-3.11	0.62	6.61	7.16	43.99	41.68	225.09
Area: Cloverdale	582,200	420.4	-2.48	-7.48	-2.03	5.13	33.04	32.62	170.53
Clayton	580,600	418.6	-2.45	-7.45	-1.99	5.33	33.06	33.10	167.48
Cloverdale BC	584,700	422.2	-2.54	-7.53	-2.06	4.84	32.98	32.06	173.80
Area: South Surrey White Rock	628,600	369.1	-1.31	-1.26	6.92	7.17	40.66	39.60	162.14
Crescent Bch Ocean Pk.	476,600	385.9	0.49	1.18	-0.92	-0.31	40.07	40.48	155.73
Grandview Surrey	645,000	378.7	-1.02	-1.20	4.21	4.87	40.68	40.83	163.17
King George Corridor	657,200	356.4	-0.89	-1.74	3.57	4.30	35.62	34.59	148.02
Morgan Creek	660,200	411.3	-0.80	-1.03	3.63	4.39	36.37	38.77	165.87
Sunnyside Park Surrey	577,700	342.6	-0.52	-1.32	3.76	3.19	40.18	40.87	143.32
White Rock	619,800	374.7	-1.83	-1.03	11.02	10.99	44.45	42.36	170.35

Fraser Valley Real Estate Board

2023-09

Apartment

	Benchmark Price	Index (HPI)	% Changes						
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Area: Langley	606,500	420.3	-0.85	0.19	7.41	1.23	40.15	41.47	195.36
Aldergrove Langley	500,500	437.1	0.09	3.60	9.30	-1.00	58.71	48.72	221.16
Fort Langley	912,200	415.0	-1.24	1.87	7.10	0.27	31.79	23.95	204.48
Langley City	556,400	397.4	-1.37	-1.66	4.22	0.89	36.75	36.14	185.69
Murrayville	563,300	395.0	-0.38	1.33	9.42	1.46	43.58	44.06	181.54
Salmon River	506,900	357.7	-0.25	0.82	8.23	0.48	41.16	40.16	156.97
Walnut Grove	592,400	345.8	-0.55	1.29	8.91	0.49	41.37	40.11	161.97
Willoughby Heights	660,000	399.5	-0.62	1.06	9.00	0.55	37.85	35.56	170.66
Area: Abbotsford	447,200	469.3	-1.05	2.13	8.56	0.92	46.84	46.29	234.02
Abbotsford East	569,600	395.3	0.10	4.00	8.54	-2.78	38.02	24.43	154.38
Abbotsford West	446,100	465.7	-1.61	-0.26	6.96	2.33	49.65	53.75	254.95
Central Abbotsford	444,000	470.3	-0.91	3.70	9.86	0.73	46.06	44.04	223.45
Poplar	446,000	467.5	0.47	2.23	7.55	-2.38	46.87	41.11	230.62
Area: Mission	457,900	405.9	-0.73	1.65	7.35	-2.76	44.14	35.93	215.88
Mission BC	457,900	405.9	-0.73	1.65	7.35	-2.76	44.14	35.93	215.88

Fraser Valley Real Estate Board

2023-09

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,140,900	346.7	-0.55	-0.29	5.67	3.71	30.83	28.08	92.61
Fraser Valley Real Estate Board	1,029,200	367.6	-0.81	-1.13	6.74	2.08	40.79	40.31	130.90
Area: N. Delta	1,212,900	387.4	-1.63	-2.86	7.46	6.11	35.79	41.18	144.57
Annieville	1,092,400	414.9	-2.65	-3.71	5.57	6.33	38.95	43.27	154.54
Nordel	1,270,200	382.8	-2.20	-4.59	6.93	6.19	36.62	40.37	153.85
Scottsdale	1,114,000	376.4	-1.72	-1.98	7.60	8.91	30.29	43.72	136.88
Sunshine Hills Woods	1,386,700	369.6	-0.40	-1.36	9.09	2.70	34.74	33.14	134.82
Municipality: City of Surrey combined	1,080,800	368.4	-0.62	-1.52	6.01	2.28	42.85	41.91	122.87
Area: North Surrey	799,100	362.9	-1.25	-4.17	3.39	-1.81	37.41	33.37	121.28
Bolivar Heights	1,102,600	465.0	-0.06	-3.97	7.81	-0.49	44.28	55.88	194.30
Bridgeview	1,001,800	512.4	-2.77	-1.86	8.47	0.51	53.83	69.95	256.08
Cedar Hills	1,348,900	487.8	0.72	2.98	12.27	-3.67	43.68	52.34	196.90
Fraser Heights	1,658,500	404.0	-2.16	-6.52	4.50	4.26	38.78	42.81	141.77
Guildford	726,400	427.8	-1.54	-4.27	3.48	0.85	43.85	40.82	175.29
Port Kells	2,202,800	431.7	8.17	3.10	22.92	28.60	93.85	79.50	198.14
Royal Heights	1,347,300	451.1	-4.02	-6.29	5.40	4.54	37.61	51.89	193.11
Whalley	564,800	375.5	-0.90	-1.31	3.16	-1.16	36.74	24.71	127.58
Area: Surrey	1,121,400	390.9	-0.18	-0.64	7.86	2.52	43.82	47.23	151.87
Bear Creek Green Timbers	1,230,300	393.3	-1.01	-1.33	14.00	5.27	34.32	38.19	147.67
East Newton	1,104,000	381.9	-0.73	-0.62	7.94	0.05	40.82	44.28	148.96
Fleetwood Tynehead	1,188,600	390.7	1.69	0.05	8.44	4.77	47.60	50.15	164.52
Panorama Ridge	1,442,800	380.9	0.26	1.36	6.25	-2.08	44.66	44.44	149.93
Queen Mary Park Surrey	955,900	414.0	-0.41	-0.29	6.37	0.56	41.30	39.02	159.40
Sullivan Station	1,107,900	340.8	-0.53	-1.42	6.77	4.22	44.47	50.73	131.84
West Newton	955,400	404.7	-1.80	-1.46	7.46	3.03	45.37	50.73	156.63
Area: Cloverdale	1,076,300	345.9	-1.76	-2.81	5.17	5.59	44.37	46.38	144.28
Clayton	914,600	302.8	-0.33	-3.20	4.74	5.51	44.19	42.03	133.10
Cloverdale BC	1,188,700	385.1	-2.75	-2.85	5.45	6.03	43.59	48.29	157.59
Serpentine	2,226,000	435.7	2.66	10.84	20.79	3.12	63.74	85.56	165.67
Area: South Surrey White Rock	1,275,100	333.1	-0.45	0.30	7.07	4.22	42.90	38.45	98.75

Fraser Valley Real Estate Board

2023-09

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,765,800	370.7	-1.04	0.05	8.36	5.70	40.58	41.27	129.68
Elgin Chantrell	2,246,200	369.4	-0.30	-0.94	8.39	4.85	35.41	26.85	96.18
Grandview Surrey	1,178,800	191.8	0.52	0.89	6.38	4.35	47.99	43.35	87.86
Hazelmere	2,243,900	412.3	-0.58	3.02	8.02	-2.55	39.72	54.88	170.72
King George Corridor	1,084,300	360.5	-0.72	0.22	5.69	0.90	41.15	43.80	130.20
Morgan Creek	1,426,500	287.7	2.31	4.77	10.78	10.06	47.99	56.78	86.82
Pacific Douglas	1,482,400	276.0	-0.33	1.43	6.94	3.06	37.45	26.37	104.29
Sunnyside Park Surrey	1,232,900	368.7	-0.46	-0.99	6.87	6.28	45.44	37.01	123.32
White Rock	1,019,800	361.9	-2.06	-1.09	7.45	5.11	41.04	34.34	115.42
Area: Langley	1,045,800	351.3	-0.37	0.72	8.03	1.41	36.43	34.14	133.58
Aldergrove Langley	984,700	427.6	-0.33	2.32	10.38	-0.60	42.77	52.06	193.08
Brookwood Langley	1,496,100	418.0	-1.16	-2.81	6.61	10.82	42.81	53.51	173.02
Campbell Valley	2,935,200	412.2	0.83	3.49	10.60	-3.67	29.05	36.99	153.51
County Line Glen Valley	2,547,000	378.7	-2.12	3.02	10.67	-1.10	42.53	50.82	186.24
Fort Langley	1,868,600	384.5	0.52	3.58	10.39	-1.91	37.03	38.26	176.42
Langley City	756,500	380.3	1.06	1.22	7.55	6.08	43.29	41.48	153.53
Murrayville	1,077,800	351.5	0.00	0.54	10.47	9.60	36.29	30.33	129.89
Otter District	2,469,300	385.5	0.23	2.96	10.21	-3.94	31.21	43.20	166.78
Salmon River	1,569,400	316.7	-0.22	1.70	9.09	-3.24	33.46	33.40	172.08
Walnut Grove	1,055,200	338.2	-0.56	1.50	10.09	2.73	40.57	41.39	145.78
Willoughby Heights	934,400	315.9	-0.91	0.57	7.85	1.06	36.11	30.81	112.30
Area: Abbotsford	805,100	363.3	-1.78	-3.30	6.01	-0.27	37.41	37.72	158.39
Abbotsford East	1,044,800	371.7	-2.16	-3.40	7.15	1.39	39.95	43.35	163.43
Abbotsford West	739,500	369.4	-1.91	-4.13	5.30	-0.43	39.34	36.87	179.43
Aberdeen	1,263,900	330.2	-0.63	-1.90	5.73	1.35	29.34	32.13	135.86
Bradner	1,895,500	365.6	-2.71	0.66	8.74	2.38	39.60	50.39	197.24
Central Abbotsford	590,600	373.1	-1.14	-1.01	8.81	0.92	44.89	43.22	193.78
Matsqui	1,513,900	382.4	-3.51	-5.51	3.49	3.46	27.17	34.55	162.64
Poplar	778,000	406.7	-0.02	-1.19	8.77	3.07	40.87	41.71	177.42
Sumas Mountain	1,774,900	369.2	-6.32	-5.77	0.00	-1.39	29.18	43.27	170.67
Sumas Prairie	2,112,100	436.8	2.13	-6.00	-3.36	3.93	50.41	39.91	214.92
Area: Mission	972,100	377.8	-0.79	3.03	10.40	4.36	44.25	52.46	192.87

Fraser Valley Real Estate Board

2023-09

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,065,700	382.2	0.79	2.27	10.37	8.18	48.83	62.36	211.24
Durieu	1,285,800	346.6	0.23	4.97	10.07	3.43	41.30	53.02	187.40
Hatzic	1,073,400	389.3	-0.59	3.62	10.50	3.34	41.77	54.79	199.23
Lake Errock	898,500	436.0	1.09	6.99	13.01	6.81	58.66	65.40	237.20
Mission BC	908,800	368.1	-1.34	2.42	9.88	3.69	42.62	48.91	189.84
Mission-West	1,503,000	368.5	1.68	7.12	14.55	7.31	52.65	54.31	196.46
Stave Falls	1,382,300	356.6	1.60	5.10	10.68	5.60	46.09	54.84	178.81
Steelhead	1,670,900	357.2	2.00	4.47	10.79	8.84	44.85	57.36	193.51

Fraser Valley Real Estate Board

2023-09

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,797,800	393.7	-0.23	0.92	8.64	5.55	35.39	37.71	110.65
Fraser Valley Real Estate Board	1,526,000	431.9	-0.55	-0.02	9.42	4.55	43.73	51.97	166.44
Area: N. Delta	1,391,400	418.5	-1.16	-2.58	8.22	7.23	38.21	46.48	161.40
Annieville	1,376,200	448.7	-1.34	-2.16	8.17	10.90	42.44	55.15	178.18
Nordel	1,323,400	398.3	-2.40	-5.23	6.67	5.82	33.75	39.66	153.05
Scottsdale	1,383,200	448.8	-0.69	-1.69	8.64	12.06	41.89	55.35	177.55
Sunshine Hills Woods	1,487,100	384.7	0.00	-0.95	9.45	1.53	33.81	37.79	143.17
Municipality: City of Surrey combined	1,671,900	444.1	-0.20	0.41	9.63	4.03	45.99	52.93	163.87
Area: North Surrey	1,492,200	461.3	-0.13	-2.23	9.18	-0.77	44.20	55.01	182.83
Bolivar Heights	1,296,800	470.5	0.99	-2.73	10.94	2.17	47.08	61.41	203.74
Bridgeview	1,001,800	512.4	-2.77	-1.86	8.47	0.51	53.83	69.95	256.08
Cedar Hills	1,440,800	488.9	1.05	3.23	12.31	-4.27	44.35	54.42	203.66
Fraser Heights	1,755,100	425.6	-2.16	-6.11	5.45	5.48	41.40	47.32	155.31
Guildford	1,378,300	458.7	0.88	2.09	11.71	-10.29	44.43	49.71	187.23
Port Kells	2,822,200	547.6	7.63	-0.94	15.28	14.27	70.06	97.62	272.01
Royal Heights	1,346,000	450.2	-4.05	-6.31	5.38	4.38	37.76	52.04	194.25
Whalley	1,486,900	558.8	-0.57	0.56	10.50	-11.29	52.39	59.66	234.21
Area: Surrey	1,584,800	452.2	0.56	1.57	11.19	4.15	48.31	56.47	186.38
Bear Creek Green Timbers	1,499,900	462.9	-0.75	-0.39	18.78	8.66	46.12	57.72	189.13
East Newton	1,628,600	445.6	0.29	1.11	10.00	3.10	43.93	55.70	188.60
Fleetwood Tynehead	1,654,700	454.3	2.57	3.09	13.72	8.32	53.69	58.62	199.08
Panorama Ridge	1,663,500	413.3	0.36	2.68	6.47	-3.21	45.12	48.94	170.31
Queen Mary Park Surrey	1,437,800	475.0	1.09	0.98	10.49	0.85	45.35	53.37	190.34
Sullivan Station	1,677,800	409.9	-0.97	0.39	7.81	4.30	50.98	62.27	171.10
West Newton	1,407,900	452.0	-0.35	1.12	11.03	3.76	48.34	52.60	180.22
Area: Cloverdale	1,518,900	425.6	-2.18	-1.66	6.69	6.35	42.91	55.39	177.81
Clayton	1,501,400	422.6	1.37	-1.01	7.40	5.97	46.48	56.81	188.86
Cloverdale BC	1,509,900	429.7	-3.33	-2.16	6.28	6.84	41.44	54.18	175.98
Serpentine	2,226,000	435.7	2.66	10.84	20.79	3.12	63.74	85.56	165.67
Area: South Surrey White Rock	1,988,100	383.3	-0.54	1.08	9.05	5.10	39.58	42.23	130.21

Fraser Valley Real Estate Board

2023-09

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.	1,892,300	373.8	-1.27	0.21	8.07	5.74	37.48	41.91	129.18
Elgin Chantrell	2,484,900	384.0	-0.67	-1.36	8.20	4.86	33.06	28.43	101.57
Grandview Surrey	2,082,400	323.1	-0.40	0.00	8.20	2.18	32.69	29.86	119.50
Hazelmere	2,243,900	412.3	-0.58	3.02	8.02	-2.55	39.72	54.88	170.72
King George Corridor	1,739,200	406.4	-0.88	2.32	8.81	0.87	42.20	55.17	161.69
Morgan Creek	2,362,500	389.3	2.66	7.69	15.11	13.63	51.66	53.81	136.23
Pacific Douglas	2,024,800	340.0	-0.23	3.06	10.43	5.36	47.31	45.36	170.70
Sunnyside Park Surrey	1,712,600	410.7	-0.65	-0.10	9.64	8.22	39.74	39.88	135.63
White Rock	1,877,000	396.7	-1.90	-0.23	7.62	5.51	36.56	43.52	145.03
Area: Langley	1,636,900	430.0	-0.09	1.58	9.92	5.08	40.85	50.14	182.52
Aldergrove Langley	1,191,500	417.3	-0.07	2.25	10.54	-0.43	42.81	55.13	192.02
Brookswood Langley	1,496,100	418.0	-1.16	-2.81	6.61	10.82	42.81	53.51	173.02
Campbell Valley	2,935,200	412.2	0.83	3.49	10.60	-3.67	29.05	36.99	153.51
County Line Glen Valley	2,555,000	379.0	-2.12	3.02	10.69	-1.12	42.70	51.00	186.47
Fort Langley	2,223,800	435.3	0.09	3.15	10.88	-3.05	33.45	43.00	174.12
Langley City	1,338,900	457.7	3.36	3.81	12.76	18.42	49.62	58.48	201.52
Murrayville	1,589,200	387.6	-1.15	-1.50	7.13	13.23	42.60	48.05	158.92
Otter District	2,469,300	386.3	0.23	2.99	10.21	-3.93	31.22	43.23	166.78
Salmon River	1,941,000	390.2	-0.20	3.04	10.10	-2.45	34.37	41.02	166.35
Walnut Grove	1,461,100	390.3	-0.61	1.85	12.09	7.11	41.77	48.57	171.04
Willoughby Heights	1,600,100	451.5	-1.12	1.48	9.91	9.91	46.16	60.33	195.10
Area: Abbotsford	1,190,500	410.4	-1.96	-4.40	7.80	4.27	36.89	48.32	182.06
Abbotsford East	1,189,700	377.9	-2.80	-4.86	7.73	2.91	36.38	45.07	171.09
Abbotsford West	1,121,000	441.9	-2.26	-5.56	7.05	5.42	39.22	51.86	211.86
Aberdeen	1,439,000	375.0	-0.53	-1.91	6.59	3.19	34.55	45.01	165.02
Bradner	1,895,500	365.6	-2.71	0.66	8.74	2.38	39.60	50.39	197.24
Central Abbotsford	1,066,400	428.8	-0.16	-3.12	11.87	7.36	41.61	56.90	206.29
Matsqui	1,513,900	382.4	-3.51	-5.51	3.49	3.46	27.17	34.55	162.64
Poplar	1,095,700	409.8	-0.34	-3.69	9.60	7.28	40.92	52.06	190.23
Sumas Mountain	1,774,900	369.2	-6.32	-5.77	0.00	-1.39	29.18	43.27	170.67
Sumas Prairie	2,112,100	436.8	2.13	-6.00	-3.36	3.93	50.41	39.91	214.92
Area: Mission	1,050,800	385.0	-0.90	3.27	10.98	5.05	42.86	53.69	200.31

Fraser Valley Real Estate Board

2023-09

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,065,700	382.2	0.79	2.27	10.37	8.18	48.83	62.36	211.24
Durieu	1,285,800	346.6	0.23	4.97	10.07	3.43	41.30	53.02	187.40
Hatzic	1,073,400	389.1	-0.56	3.65	10.54	3.37	41.80	54.59	199.31
Mission BC	988,500	377.0	-1.46	2.72	10.62	4.58	41.09	50.38	198.50
Mission-West	1,503,000	368.5	1.68	7.12	14.55	7.31	52.65	54.31	196.46
Stave Falls	1,382,300	356.6	1.60	5.10	10.68	5.60	46.09	54.84	178.81
Steelhead	1,670,900	357.2	2.00	4.47	10.79	8.84	44.85	57.36	193.51

Fraser Valley Real Estate Board

2023-09

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	975,000	371.3	-0.16	0.13	5.27	4.53	39.80	38.60	139.09
Fraser Valley Real Estate Board	848,600	381.9	0.29	0.37	7.40	3.52	45.49	45.15	163.56
Area: N. Delta	948,600	441.6	-1.43	-1.54	7.29	6.69	38.48	39.57	147.95
Annieville	763,200	456.5	-1.79	-1.47	6.46	7.82	57.09	74.90	175.17
Nordel	1,052,900	410.8	-1.51	-1.56	7.71	7.48	41.02	37.16	149.12
Scottsdale	836,400	392.1	-1.08	-1.73	6.35	7.19	44.05	51.10	158.13
Sunshine Hills Woods	1,012,400	368.8	-1.60	-1.23	7.46	6.65	36.90	31.34	155.93
Municipality: City of Surrey combined	883,500	381.8	0.21	-0.73	6.71	6.20	45.28	46.12	157.80
Area: North Surrey	768,000	436.4	-1.93	-2.81	4.18	4.83	39.25	32.97	190.16
Bolivar Heights	646,900	463.1	-2.01	-3.44	4.49	6.07	47.34	48.33	233.65
Fraser Heights	885,500	391.8	-2.05	-3.50	3.54	4.04	33.40	25.46	187.24
Guildford	758,300	436.8	-2.52	-4.25	2.92	4.25	40.18	32.52	199.38
Whalley	782,700	415.2	-0.76	0.31	6.74	5.81	37.80	31.06	161.46
Area: Surrey	858,800	393.4	0.10	-1.43	7.14	5.87	46.85	50.96	172.82
Bear Creek Green Timbers	875,300	398.6	0.43	1.12	6.29	5.37	41.45	30.65	172.45
East Newton	754,900	414.8	-0.43	0.10	12.08	5.49	50.56	46.26	179.70
Fleetwood Tynehead	890,300	380.3	1.28	-1.93	6.20	6.11	45.82	48.55	173.20
Panorama Ridge	927,000	367.7	0.11	-1.74	6.70	5.54	44.71	53.59	163.96
Queen Mary Park Surrey	796,200	433.4	0.37	1.67	7.22	6.88	45.34	40.90	180.34
Sullivan Station	889,200	344.9	0.32	-2.16	6.62	5.09	44.25	52.48	161.29
West Newton	851,300	412.1	-2.04	-1.93	6.68	7.57	52.74	63.01	175.65
Area: Cloverdale	852,400	349.1	-0.99	-2.95	5.98	5.85	43.19	43.43	164.67
Clayton	846,500	349.2	-1.10	-3.03	5.91	5.91	43.41	44.00	165.75
Cloverdale BC	860,500	351.5	-0.85	-2.85	6.03	5.78	42.83	42.25	163.69
Area: South Surrey White Rock	994,600	316.0	1.74	2.43	7.48	7.59	46.36	44.75	120.52
Crescent Bch Ocean Pk.	995,200	342.2	2.95	2.36	10.49	10.60	45.49	39.67	134.06
Elgin Chantrell	1,230,900	306.0	2.62	3.41	11.68	12.17	43.86	41.67	122.38
Grandview Surrey	987,400	295.8	1.30	2.39	5.91	5.79	46.15	44.29	115.13
King George Corridor	969,700	351.2	2.75	2.90	10.61	11.53	51.97	55.40	147.85
Morgan Creek	954,900	293.4	0.93	1.59	5.81	5.05	43.96	39.12	104.75

Fraser Valley Real Estate Board

2023-09

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	935,100	307.9	1.32	2.39	5.95	5.81	45.58	44.35	120.72
Sunnyside Park Surrey	1,113,800	313.9	2.68	1.85	9.45	9.30	41.59	37.80	122.15
White Rock	995,300	365.0	1.98	2.73	9.77	10.61	47.71	47.18	148.47
Area: Langley	861,200	379.0	0.58	2.46	8.78	-0.58	46.62	45.38	178.06
Aldergrove Langley	604,600	444.2	0.27	3.69	7.58	-0.67	51.09	58.53	225.42
Fort Langley	960,900	359.8	0.25	2.86	10.54	-0.22	48.13	42.38	158.85
Langley City	776,100	365.1	2.58	2.82	7.51	-0.41	46.80	45.63	174.92
Murrayville	911,500	334.9	1.73	2.32	8.10	-0.21	33.16	28.56	147.89
Salmon River	1,036,800	357.5	0.06	1.94	10.17	-0.39	49.39	44.04	146.38
Walnut Grove	865,200	337.0	0.18	2.12	8.92	-2.60	45.20	43.28	170.47
Willoughby Heights	892,500	390.6	0.21	2.47	9.05	-0.13	47.95	45.96	181.01
Area: Abbotsford	654,600	360.9	0.19	2.09	7.76	-3.45	41.64	37.64	177.40
Abbotsford East	709,500	392.4	1.55	4.56	4.75	-4.06	44.21	39.89	165.49
Abbotsford West	692,100	340.6	0.15	1.82	9.94	-2.60	40.22	35.48	186.22
Aberdeen	750,600	367.0	0.63	4.53	7.50	-1.66	46.74	48.16	162.89
Central Abbotsford	477,500	303.8	-2.88	-2.57	9.20	-2.28	42.83	32.20	175.68
Poplar	699,000	340.0	0.53	4.84	7.77	-1.59	41.14	36.11	151.11
Area: Mission	673,100	346.8	-0.09	1.61	7.30	-0.03	43.66	46.70	167.18
Mission BC	673,100	346.8	-0.09	1.61	7.30	-0.03	43.66	46.70	167.18