

Summary Report

For October 2023

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2023-10

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,388,500	387.2	-1.07	-1.95	5.07	5.68	34.82	41.88	126.17
Fraser Valley Real Estate Board	1,292,200	421.3	-1.54	-2.05	4.72	4.57	39.97	49.82	169.20
Area: N. Delta	1,330,800	422.2	-1.29	-2.76	3.71	6.97	37.03	46.55	161.75
Annieville	1,333,100	444.5	-1.75	-2.76	3.37	9.86	39.91	55.15	167.77
Nordel	1,270,000	400.1	-0.97	-4.14	1.37	8.25	33.10	40.44	162.02
Scottsdale	1,329,200	442.3	-1.84	-2.83	3.24	9.72	39.88	54.87	166.77
Sunshine Hills Woods	1,431,500	387.8	-0.23	0.00	8.75	-1.20	35.74	35.03	146.38
Municipality: City of Surrey combined	1,424,100	435.4	-2.31	-1.09	5.53	1.59	43.22	50.24	165.65
Area: North Surrey	1,268,000	464.6	-2.64	-4.89	1.69	-1.92	42.25	54.30	191.29
Bolivar Heights	1,163,800	434.3	-5.15	-9.24	-3.17	1.88	38.36	51.43	175.40
Bridgeview	909,400	487.9	-1.43	-5.81	0.49	7.14	45.38	71.19	244.56
Cedar Hills	1,280,600	460.6	-0.24	1.05	8.20	-1.03	42.03	52.62	184.50
Fraser Heights	1,382,700	392.8	-4.80	-8.59	-3.06	1.13	29.38	34.38	150.19
Guildford	1,320,600	483.7	-0.74	-0.64	6.19	-10.76	47.29	56.84	192.27
Port Kells	2,234,300	475.4	-10.06	-5.22	-2.12	5.25	62.20	77.65	226.06
Royal Heights	1,235,600	443.5	1.09	-4.29	1.26	9.64	39.64	56.16	200.07
Whalley	1,402,400	553.0	-0.36	-3.29	5.25	-10.92	55.47	66.27	234.54
Area: Surrey	1,402,900	442.0	-0.27	2.39	8.25	0.64	44.87	53.21	181.17
Bear Creek Green Timbers	1,355,700	454.0	-1.67	1.07	11.11	0.93	42.99	54.42	186.62
East Newton	1,356,900	452.5	-0.81	2.61	5.16	-0.35	42.30	54.07	180.88
Fleetwood Tynehead	1,340,900	394.4	-1.42	3.93	5.79	1.52	46.40	48.05	175.61
Panorama Ridge	1,431,400	417.2	0.77	0.75	10.75	0.34	47.89	52.88	171.79
Queen Mary Park Surrey	1,372,000	461.8	1.14	2.28	8.02	-0.99	43.51	54.19	182.97
Sullivan Station	1,799,700	412.4	-0.70	6.51	21.69	-0.36	51.67	58.98	167.27
West Newton	1,515,100	468.1	1.41	2.14	8.28	1.56	45.19	58.89	193.85
Area: Cloverdale	1,314,100	413.9	-6.36	-8.17	-1.69	5.13	33.90	55.31	162.96
Clayton	1,352,000	435.1	-5.39	-8.52	-2.31	6.56	35.04	56.01	187.76
Cloverdale BC	1,274,700	425.0	-5.95	-8.44	-2.14	6.62	33.98	53.93	178.32
Serpentine	2,630,900	357.6	-11.24	2.58	18.45	-7.53	38.66	69.24	82.73
Area: South Surrey White Rock	1,670,800	371.0	-2.73	0.73	8.04	4.77	42.91	38.95	135.56

Fraser Valley Real Estate Board

2023-10

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.	1,557,300	351.0	-3.52	-1.90	3.30	7.97	41.65	38.57	127.04
Elgin Chantrell	2,226,000	375.4	-5.49	-3.52	2.18	5.30	36.06	33.78	124.93
Grandview Surrey	2,863,000	390.8	0.51	10.43	16.41	-4.59	32.83	36.50	154.76
Hazelmere	2,144,500	381.1	7.66	6.51	20.33	0.40	50.81	55.55	179.81
King George Corridor	1,370,600	363.7	-0.14	5.97	19.21	0.19	38.76	45.89	141.82
Morgan Creek	2,392,000	300.2	-2.15	8.81	14.10	-3.78	38.15	17.63	87.74
Pacific Douglas	3,246,900	476.3	-1.89	7.83	19.76	-1.65	39.19	46.15	209.29
Sunnyside Park Surrey	1,500,200	365.5	-4.42	-2.25	3.51	8.68	44.01	42.72	132.06
White Rock	1,449,100	376.2	-3.09	-2.51	3.55	8.73	42.93	43.37	143.97
Area: Langley	1,471,800	431.1	0.58	1.39	7.72	7.96	37.82	48.25	188.94
Aldergrove Langley	1,121,500	418.2	-0.83	2.55	9.97	4.60	44.46	55.64	204.15
Brookwood Langley	1,426,200	441.1	3.08	-2.78	1.01	14.81	40.43	53.05	186.61
Campbell Valley	2,577,800	428.4	3.60	5.86	14.67	7.64	27.58	40.87	195.24
County Line Glen Valley	2,269,400	373.6	-2.28	1.44	10.30	2.95	43.97	51.01	192.33
Fort Langley	1,737,900	419.5	-0.07	2.54	12.02	1.13	36.02	44.76	200.29
Langley City	1,269,500	454.0	-4.24	0.24	7.35	12.82	37.20	51.59	193.09
Murrayville	1,524,900	405.7	4.16	-4.14	0.15	15.03	42.20	51.83	169.39
Otter District	2,408,900	428.6	6.35	6.64	14.91	7.88	31.96	47.84	201.62
Salmon River	1,880,400	428.1	4.34	5.60	14.43	7.32	32.09	43.18	194.02
Walnut Grove	1,375,900	390.4	0.80	4.25	12.51	2.23	43.64	49.18	176.10
Willoughby Heights	1,276,100	460.2	-4.52	0.85	7.25	12.19	39.20	55.63	196.90
Area: Abbotsford	1,103,500	421.8	-1.77	-5.95	2.01	6.25	36.46	51.40	188.11
Abbotsford East	1,055,000	391.0	-1.51	-7.10	-0.36	3.47	34.92	48.16	177.11
Abbotsford West	1,062,800	448.8	-1.99	-6.98	1.81	9.89	37.21	50.55	198.01
Aberdeen	1,556,600	415.6	3.74	7.70	18.27	10.27	44.46	59.97	183.69
Bradner	2,301,400	383.9	-1.44	2.40	11.79	4.26	47.03	57.21	200.39
Central Abbotsford	996,900	415.4	-3.75	-7.13	1.99	5.38	36.51	53.85	201.01
Matsqui	1,319,600	413.3	2.33	-5.44	0.73	1.52	45.89	50.24	202.34
Poplar	1,002,200	405.1	-4.62	-7.24	1.55	5.49	35.39	51.55	191.02
Sumas Prairie	2,221,700	459.5	5.20	-4.31	-0.39	9.07	49.48	46.57	227.05
Area: Mission	956,200	376.2	-1.54	-3.51	2.84	4.36	35.47	52.37	192.53
Dewdney Deroche	1,035,300	371.3	-2.85	-4.03	3.72	5.15	40.75	59.56	198.47

Fraser Valley Real Estate Board

2023-10

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Durieu	1,127,000	345.6	-4.03	-4.79	2.80	3.85	37.69	53.94	180.52
Hatzic	926,400	375.7	-1.05	-2.44	4.10	5.06	35.88	51.68	193.75
Mission BC	916,400	374.2	-1.16	-2.96	3.20	4.82	35.92	51.56	194.18
Mission-West	1,354,000	346.3	-3.11	-5.64	4.09	1.85	32.38	41.12	170.12
Stave Falls	1,318,000	357.9	-3.37	-4.05	3.05	4.71	39.26	53.61	187.47
Steelhead	1,622,300	346.8	-2.91	-3.88	3.89	5.06	39.61	53.05	184.50

Fraser Valley Real Estate Board

2023-10

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,975,100	370.7	-0.99	-0.99	3.75	5.64	31.08	33.06	97.18
Fraser Valley Real Estate Board	1,658,900	407.5	-1.40	-2.79	2.72	5.16	39.03	49.16	154.21
Area: N. Delta	1,429,300	378.3	-1.10	-5.09	-1.84	9.18	32.64	45.78	140.19
Annieville	1,401,100	408.8	-0.22	-5.22	-1.45	9.33	36.22	52.25	167.36
Nordel	1,362,100	366.3	-1.19	-5.20	-1.95	9.64	31.29	43.65	128.51
Scottsdale	1,425,400	409.5	-1.23	-4.97	-1.94	9.64	35.24	52.80	166.08
Sunshine Hills Woods	1,500,800	372.9	-1.40	-5.07	-2.07	8.02	27.05	38.06	132.77
Municipality: City of Surrey combined	1,747,000	420.5	-1.20	-2.50	2.96	5.31	41.68	51.59	155.00
Area: North Surrey	1,670,200	428.0	0.52	-2.15	4.77	2.88	42.33	51.50	165.51
Bolivar Heights	1,437,500	452.5	-1.31	-1.57	5.55	-2.69	47.39	58.22	206.57
Bridgeview	1,101,800	490.1	-2.60	-1.94	6.71	-5.00	50.15	59.95	240.82
Cedar Hills	1,625,200	435.6	-2.16	-1.47	5.24	-2.70	40.88	49.49	194.32
Fraser Heights	1,818,600	433.8	1.69	-3.81	3.36	7.03	40.57	49.64	155.33
Guildford	1,406,700	424.0	-0.91	-1.05	5.76	-3.06	41.85	46.06	190.61
Port Kells	3,224,500	548.9	2.04	3.90	12.48	17.51	71.85	95.34	264.23
Royal Heights	1,513,200	420.5	0.38	-4.32	-0.07	10.48	39.33	55.57	165.63
Whalley	1,603,100	495.5	-0.12	-0.82	7.02	-2.31	50.20	58.31	229.02
Area: Surrey	1,625,000	430.8	-1.93	-2.53	3.14	6.50	43.31	56.43	177.22
Bear Creek Green Timbers	1,566,400	445.9	-0.65	-5.07	-0.65	13.03	41.69	54.72	175.76
East Newton	1,694,900	426.8	-1.04	-2.62	4.71	5.41	39.43	54.97	182.46
Fleetwood Tynehead	1,730,400	459.0	-2.98	-0.74	4.08	11.16	48.54	64.58	196.13
Panorama Ridge	1,714,000	392.6	-0.28	2.86	4.06	2.80	42.30	46.66	166.17
Queen Mary Park Surrey	1,463,000	450.0	-4.62	-10.36	1.67	1.88	37.20	55.07	173.39
Sullivan Station	1,663,900	413.5	-0.22	-0.91	2.81	5.32	47.78	61.52	175.30
West Newton	1,267,800	431.8	-6.42	-10.69	1.03	1.48	36.39	52.63	163.61
Area: Cloverdale	1,542,000	412.1	-1.22	-4.58	-0.24	6.62	37.50	51.40	172.55
Clayton	1,508,000	416.2	0.02	-0.48	4.15	7.68	44.82	56.00	186.64
Cloverdale BC	1,555,700	410.8	-1.75	-6.19	-1.93	6.23	34.69	49.33	164.52
Serpentine	1,526,500	418.4	-1.18	-1.27	2.47	4.50	40.17	45.43	169.41
Area: South Surrey White Rock	2,050,200	361.3	-1.82	-3.11	2.76	2.82	34.51	40.26	120.84

Fraser Valley Real Estate Board

2023-10

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.	1,917,300	338.5	-5.08	-8.02	0.33	-3.01	27.83	35.67	111.43
Elgin Chantrell	2,519,200	380.6	0.03	-2.36	2.26	3.09	31.60	37.15	99.48
Grandview Surrey	2,001,200	366.7	-0.68	-1.35	1.92	4.53	31.95	31.06	126.78
Hazelmere	2,409,100	472.0	-1.26	-0.99	2.43	3.33	34.40	48.06	182.80
King George Corridor	1,960,600	397.1	-0.55	-0.85	2.08	4.34	36.09	44.45	156.36
Morgan Creek	2,331,900	390.2	-1.06	1.43	11.87	15.07	53.26	55.09	145.10
Pacific Douglas	1,829,800	378.8	-0.73	-1.46	1.86	4.09	39.26	49.66	166.95
Sunnyside Park Surrey	1,794,900	426.4	-0.02	-0.93	3.67	4.54	37.59	50.35	133.90
White Rock	2,004,700	319.0	-5.09	-8.91	-0.53	-3.86	25.05	30.36	104.23
Area: Langley	1,745,300	420.7	-0.83	-0.66	4.57	5.49	36.86	48.81	174.79
Aldergrove Langley	1,311,100	383.6	0.10	-0.60	4.15	-0.78	38.58	49.79	157.80
Brookswood Langley	1,681,300	390.8	1.56	2.22	7.39	13.31	41.59	52.54	158.98
Campbell Valley	3,107,600	357.6	-2.45	-2.67	3.86	-3.06	23.82	24.51	122.25
County Line Glen Valley	2,691,600	352.7	0.17	-0.73	4.53	-1.32	33.65	45.92	159.15
Fort Langley	2,446,000	378.9	0.13	-0.84	3.92	-1.07	26.13	32.58	153.78
Langley City	1,364,200	411.5	0.34	2.44	7.95	13.64	43.93	55.22	171.80
Murrayville	1,660,800	383.9	1.13	1.88	7.35	13.41	41.19	51.62	153.90
Otter District	2,748,700	351.8	-0.65	-0.59	4.61	-1.51	33.51	45.37	156.23
Salmon River	2,054,900	352.5	-1.84	-0.51	5.04	0.43	34.23	40.77	150.71
Walnut Grove	1,471,300	383.5	-2.12	-2.44	0.71	10.01	34.56	47.16	159.65
Willoughby Heights	1,616,100	438.2	-1.33	-2.21	3.94	7.22	43.20	57.74	186.22
Area: Abbotsford	1,290,900	365.2	0.19	-4.55	0.80	6.04	31.70	43.72	166.37
Abbotsford East	1,257,400	337.4	-3.98	-7.33	-3.82	3.05	30.22	38.68	147.00
Abbotsford West	1,243,300	397.9	3.70	-1.75	5.99	10.13	37.82	57.90	207.02
Aberdeen	1,463,800	366.3	4.36	-1.74	5.08	9.41	31.86	47.40	182.86
Bradner	1,417,800	381.8	5.30	-1.42	5.50	7.13	32.94	46.85	192.79
Central Abbotsford	1,205,900	411.9	3.62	-1.58	5.81	10.19	39.11	59.71	220.79
Matsqui	1,919,400	366.5	8.50	-1.21	4.36	2.37	26.03	32.69	173.10
Poplar	1,210,300	376.8	4.43	-1.90	6.29	8.90	33.76	50.18	178.90
Sumas Mountain	1,827,600	380.1	2.95	-9.46	-2.86	3.51	27.38	48.13	170.53
Area: Mission	1,110,500	331.9	-9.02	-6.77	-1.10	0.76	29.50	31.55	160.31
Durieu	1,405,500	304.9	-7.97	-6.13	-2.96	-1.13	27.73	29.69	142.18

Fraser Valley Real Estate Board

2023-10

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	1,137,500	320.4	-8.35	-6.45	-1.57	-0.09	26.29	27.65	157.35
Mission BC	1,039,900	324.2	-8.78	-6.79	-1.43	0.31	27.69	28.80	157.71
Mission-West	1,391,700	314.5	-11.01	-8.87	-2.27	0.03	33.43	25.40	153.42
Stave Falls	1,298,400	312.6	-7.95	-5.10	-2.50	0.13	31.01	33.02	148.29

Fraser Valley Real Estate Board

2023-10

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	714,800	357.0	0.17	-0.53	2.35	5.72	26.73	23.74	116.36
Fraser Valley Real Estate Board	545,400	443.1	-0.09	-1.82	2.62	3.75	40.31	39.91	188.48
Area: N. Delta	578,200	551.7	-1.41	-3.87	0.88	2.11	26.42	5.69	228.98
Annieville	440,000	496.1	-1.43	-2.63	3.98	5.80	45.44	52.74	227.89
Scottsdale	670,900	433.1	-1.14	-3.13	1.50	2.95	17.85	8.14	163.12
Municipality: City of Surrey combined	535,100	445.5	-0.82	-3.30	-0.25	2.02	34.75	33.02	171.65
Area: North Surrey	489,800	449.4	-0.82	-3.31	-0.88	1.03	32.80	30.56	173.03
Bolivar Heights	481,400	528.4	-0.92	-2.27	0.71	3.14	43.04	40.46	204.03
Cedar Hills	390,200	549.6	-2.47	-2.64	1.66	4.29	50.41	57.03	262.29
Guildford	541,000	460.8	-0.35	-5.55	-2.50	0.96	35.85	40.96	203.56
Port Kells	512,500	394.5	2.60	-0.33	4.70	5.09	47.20	45.57	183.41
Whalley	474,500	447.6	-0.97	-2.36	-0.20	1.15	31.84	26.69	159.03
Area: Surrey	560,900	509.4	-1.20	-3.39	2.37	4.13	43.94	42.81	223.63
Bear Creek Green Timbers	640,000	511.6	-1.95	-3.44	2.22	4.11	41.60	33.26	205.07
East Newton	497,000	491.6	-1.36	-2.79	3.08	4.93	42.41	42.20	205.91
Fleetwood Tynehead	573,800	410.7	-0.61	-6.28	-2.77	-0.27	31.17	32.27	173.07
Queen Mary Park Surrey	560,400	522.8	-1.04	-3.08	2.93	4.54	45.51	44.10	231.94
Sullivan Station	668,400	486.8	-1.70	-3.09	2.46	3.86	37.83	28.65	197.37
West Newton	562,300	515.4	-1.04	-3.08	2.98	4.52	45.76	44.13	230.81
Area: Cloverdale	580,500	419.1	-0.31	-5.61	-2.47	1.26	32.33	32.75	168.65
Clayton	578,200	416.9	-0.41	-5.68	-2.68	1.24	32.10	32.86	166.39
Cloverdale BC	583,700	421.4	-0.19	-5.54	-2.18	1.25	32.68	32.72	171.35
Area: South Surrey White Rock	642,700	377.4	2.25	0.94	5.21	10.45	42.15	44.05	164.84
Crescent Bch Ocean Pk.	477,100	386.3	0.10	-2.62	0.99	2.25	33.62	36.69	151.83
Grandview Surrey	638,500	374.9	-1.00	-1.42	1.30	4.43	37.83	38.39	158.02
King George Corridor	654,400	354.9	-0.42	-1.61	1.84	4.54	34.38	33.57	142.58
Morgan Creek	654,600	407.9	-0.83	-1.76	1.19	3.92	33.08	34.98	159.15
Sunnyside Park Surrey	572,200	339.4	-0.93	-1.57	0.62	3.07	37.52	37.91	138.18
White Rock	654,400	395.6	5.58	3.80	9.74	18.37	50.48	55.81	182.98

Fraser Valley Real Estate Board

2023-10

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Langley	609,500	422.4	0.50	-0.54	5.28	3.66	42.46	45.10	193.54
Aldergrove Langley	491,800	429.5	-1.74	0.26	5.12	-1.15	54.50	49.18	224.64
Fort Langley	906,200	412.3	-0.65	-0.27	4.25	2.82	28.80	27.77	198.98
Langley City	568,900	406.4	2.26	-0.49	4.34	4.69	44.83	41.80	188.23
Murrayville	560,800	393.3	-0.43	-0.30	6.15	3.26	42.76	46.64	179.53
Salmon River	500,000	352.9	-1.34	-1.01	4.35	1.38	39.71	40.99	151.53
Walnut Grove	589,700	344.2	-0.46	-0.43	5.45	1.89	39.41	43.06	158.41
Willoughby Heights	656,200	397.2	-0.58	-0.75	5.41	2.11	36.07	38.45	166.58
Area: Abbotsford	438,600	460.2	-1.94	-2.48	3.53	1.63	44.17	46.37	226.15
Abbotsford East	563,500	391.0	-1.09	1.69	4.46	-1.26	33.81	23.73	142.41
Abbotsford West	439,400	458.7	-1.50	-3.27	4.01	3.61	45.80	52.90	242.31
Central Abbotsford	433,700	459.4	-2.32	-2.34	3.26	1.14	44.42	44.56	216.39
Poplar	439,400	460.6	-1.48	-0.13	4.07	-2.83	44.52	42.73	232.80
Area: Mission	452,800	401.4	-1.11	-1.25	4.15	-0.96	40.79	40.45	222.67
Mission BC	452,800	401.4	-1.11	-1.25	4.15	-0.96	40.79	40.45	222.67

Fraser Valley Real Estate Board

2023-10

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,131,800	343.9	-0.81	-1.74	1.99	3.80	28.80	28.56	91.27
Fraser Valley Real Estate Board	1,015,200	362.6	-1.36	-3.00	1.68	2.31	37.04	40.38	128.19
Area: N. Delta	1,197,900	382.6	-1.24	-4.23	0.84	6.99	32.94	41.86	140.33
Annieville	1,071,700	407.0	-1.90	-5.98	-1.57	5.17	33.27	42.41	147.72
Nordel	1,261,700	380.3	-0.65	-4.01	0.82	9.44	35.34	42.70	153.03
Scottsdale	1,095,000	369.9	-1.73	-4.02	1.20	7.00	26.90	43.59	129.47
Sunshine Hills Woods	1,377,100	367.0	-0.70	-3.12	2.29	5.31	33.02	33.45	132.28
Municipality: City of Surrey combined	1,063,000	362.3	-1.66	-3.41	0.81	1.80	38.65	42.08	120.24
Area: North Surrey	790,800	359.1	-1.05	-4.65	-0.53	-1.97	34.65	33.94	117.77
Bolivar Heights	1,061,300	447.6	-3.74	-7.21	-1.97	-2.48	38.32	50.76	177.84
Bridgeview	978,600	500.6	-2.30	-4.79	2.16	0.18	47.45	68.78	251.79
Cedar Hills	1,329,800	480.9	-1.41	-0.87	6.14	-2.00	40.53	52.42	192.87
Fraser Heights	1,678,700	408.9	1.21	-3.86	2.40	5.47	38.33	44.54	140.81
Guildford	730,300	430.1	0.54	-2.65	1.97	1.39	46.04	43.32	177.30
Port Kells	2,173,300	425.9	-1.34	4.93	15.61	28.48	92.02	76.06	192.92
Royal Heights	1,355,400	453.8	0.60	-4.56	0.49	9.32	37.64	57.13	195.83
Whalley	559,300	371.9	-0.96	-3.05	0.05	-1.56	34.84	26.32	126.77
Area: Surrey	1,102,700	384.3	-1.69	-3.13	1.59	2.70	39.49	47.81	149.06
Bear Creek Green Timbers	1,222,200	390.7	-0.66	-3.91	1.67	5.03	32.49	37.43	145.11
East Newton	1,086,700	375.9	-1.57	-3.54	1.68	1.48	36.15	45.81	147.96
Fleetwood Tynehead	1,164,000	382.6	-2.07	-1.54	0.68	4.34	44.16	52.19	161.70
Panorama Ridge	1,430,100	377.5	-0.89	0.51	3.85	1.89	41.33	44.58	147.22
Queen Mary Park Surrey	943,000	408.4	-1.35	-4.02	2.25	-1.16	37.37	40.73	155.41
Sullivan Station	1,086,000	334.1	-1.97	-3.58	1.33	3.31	39.50	48.03	128.68
West Newton	936,300	396.6	-2.00	-5.37	1.80	2.72	39.40	52.66	152.93
Area: Cloverdale	1,058,000	340.0	-1.71	-4.84	-0.44	5.30	39.00	45.61	139.61
Clayton	909,800	301.3	-0.50	-3.12	1.38	5.57	41.46	42.86	131.77
Cloverdale BC	1,162,500	376.6	-2.21	-5.90	-1.47	5.73	37.40	46.88	151.91
Serpentine	2,032,700	397.9	-8.68	-1.09	11.58	-1.02	42.06	66.28	126.34
Area: South Surrey White Rock	1,252,400	327.2	-1.77	-2.15	2.44	2.73	39.41	38.41	97.82

Fraser Valley Real Estate Board

2023-10

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,682,800	353.2	-4.72	-6.24	1.06	0.37	34.65	36.21	122.28
Elgin Chantrell	2,206,000	362.8	-1.79	-2.71	1.80	2.37	31.78	33.04	96.32
Grandview Surrey	1,168,100	190.1	-0.89	0.21	2.31	3.82	45.89	42.61	89.53
Hazelmere	2,293,300	421.4	2.21	1.62	10.66	2.58	40.89	51.36	184.35
King George Corridor	1,063,900	353.7	-1.89	-2.05	2.08	0.74	37.52	40.30	128.05
Morgan Creek	1,403,800	283.1	-1.60	0.71	7.23	9.26	46.08	55.12	87.36
Pacific Douglas	1,463,500	272.5	-1.27	-0.84	2.68	2.91	34.17	23.58	103.06
Sunnyside Park Surrey	1,201,400	359.3	-2.55	-2.81	0.93	3.07	41.46	40.13	120.43
White Rock	1,010,300	358.5	-0.94	-3.58	2.81	3.49	38.20	35.80	112.76
Area: Langley	1,045,200	351.1	-0.06	-0.26	4.81	3.39	34.62	34.99	132.82
Aldergrove Langley	974,600	423.2	-1.03	-0.35	6.73	1.49	40.41	49.65	190.46
Brookswood Langley	1,531,900	428.0	2.39	-0.49	3.98	14.56	41.86	53.96	178.46
Campbell Valley	2,920,800	410.2	-0.49	0.37	8.18	1.31	25.79	32.19	158.15
County Line Glen Valley	2,537,700	377.3	-0.37	0.11	7.01	0.27	38.00	48.95	183.47
Fort Langley	1,866,600	384.1	-0.10	0.58	5.90	0.21	35.06	38.61	176.73
Langley City	760,700	382.5	0.58	0.90	5.90	6.69	44.23	44.18	152.48
Murrayville	1,099,800	358.7	2.05	2.22	9.06	12.16	38.71	34.80	134.14
Otter District	2,547,900	397.7	3.16	3.27	10.60	3.16	31.08	47.02	183.67
Salmon River	1,585,900	320.1	1.07	0.98	7.67	2.40	30.28	33.99	182.52
Walnut Grove	1,053,900	337.8	-0.12	0.09	4.55	5.76	38.73	42.65	143.55
Willoughby Heights	928,100	313.8	-0.66	-0.82	4.29	2.02	34.56	31.85	109.20
Area: Abbotsford	792,100	357.4	-1.62	-5.00	0.00	0.73	33.51	37.83	154.02
Abbotsford East	1,017,200	361.9	-2.64	-5.76	-1.15	1.74	35.34	41.81	157.40
Abbotsford West	728,700	364.0	-1.46	-5.43	0.72	1.53	35.47	36.89	170.83
Aberdeen	1,296,700	338.7	2.57	0.21	7.15	6.24	29.03	36.74	149.96
Bradner	1,903,200	367.1	0.41	0.93	8.67	3.44	38.63	53.09	197.73
Central Abbotsford	579,100	365.8	-1.96	-4.39	1.19	1.08	40.64	43.85	189.63
Matsqui	1,606,500	405.8	6.12	-3.10	2.94	2.89	32.35	42.09	199.04
Poplar	765,900	400.4	-1.55	-2.86	2.80	2.90	37.31	42.69	175.95
Sumas Mountain	1,827,600	380.1	2.95	-9.46	-2.86	3.51	27.38	48.13	170.53
Sumas Prairie	2,221,700	459.5	5.20	-4.31	-0.39	9.07	49.48	46.57	227.05
Area: Mission	930,700	361.7	-4.26	-4.72	1.17	2.49	35.06	44.10	179.95

Fraser Valley Real Estate Board

2023-10

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,035,300	371.3	-2.85	-4.03	3.72	5.15	40.75	59.56	198.47
Durieu	1,211,500	326.5	-5.80	-5.61	-0.52	0.34	28.59	41.16	169.61
Hatzic	1,018,900	369.6	-5.06	-4.84	0.90	1.73	31.20	44.71	185.19
Lake Errock	836,100	405.7	-6.95	-4.00	1.15	4.53	43.71	51.32	213.28
Mission BC	876,200	354.9	-3.59	-4.24	1.34	2.54	34.84	42.24	178.79
Mission-West	1,377,700	337.8	-8.33	-7.58	0.51	0.96	33.68	35.01	167.88
Stave Falls	1,310,300	338.1	-5.19	-4.44	0.87	2.83	35.40	42.54	165.80
Steelhead	1,622,300	346.8	-2.91	-3.88	3.89	5.06	39.61	53.05	184.50

Fraser Valley Real Estate Board

2023-10

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,779,900	389.7	-1.02	-1.24	4.11	5.67	32.64	37.46	107.62
Fraser Valley Real Estate Board	1,503,300	425.5	-1.48	-2.59	3.33	4.85	39.60	50.99	162.98
Area: N. Delta	1,374,600	413.4	-1.22	-3.79	1.13	7.99	35.36	46.80	156.29
Annieville	1,359,800	443.4	-1.18	-3.82	1.21	9.51	38.65	54.71	170.53
Nordel	1,309,600	394.1	-1.05	-4.67	-0.13	8.90	32.20	41.92	151.50
Scottsdale	1,360,700	441.5	-1.63	-3.43	1.56	9.72	37.80	54.48	168.39
Sunshine Hills Woods	1,473,600	381.2	-0.91	-2.93	2.09	4.21	31.68	37.27	139.75
Municipality: City of Surrey combined	1,646,400	437.3	-1.53	-2.19	3.58	4.24	42.17	52.74	161.23
Area: North Surrey	1,478,000	456.9	-0.95	-3.42	3.30	0.68	41.54	54.93	179.45
Bolivar Heights	1,244,400	451.5	-4.04	-6.95	-0.48	0.00	40.17	54.73	187.03
Bridgeview	978,600	500.6	-2.30	-4.79	2.16	0.18	47.45	68.78	251.79
Cedar Hills	1,421,800	482.5	-1.31	-0.47	5.95	-2.31	41.21	54.40	199.69
Fraser Heights	1,776,800	430.8	1.22	-4.01	3.14	6.95	40.46	49.07	154.16
Guildford	1,367,300	455.0	-0.81	-0.81	6.09	-6.67	44.54	51.67	192.04
Port Kells	2,750,900	533.7	-2.54	1.35	6.83	12.71	66.21	90.13	261.34
Royal Heights	1,354,100	452.9	0.60	-4.57	0.49	9.16	37.79	57.31	196.98
Whalley	1,479,700	556.1	-0.48	-2.39	5.78	-7.58	52.69	64.24	242.43
Area: Surrey	1,561,700	445.6	-1.46	-1.26	4.53	5.00	44.16	57.07	183.10
Bear Creek Green Timbers	1,486,900	458.9	-0.86	-3.17	3.01	8.56	42.38	55.56	185.92
East Newton	1,612,700	441.2	-0.99	-1.45	5.22	4.33	40.91	56.79	186.87
Fleetwood Tynehead	1,612,200	442.7	-2.55	0.41	4.58	8.66	48.76	61.10	193.76
Panorama Ridge	1,663,000	413.2	-0.02	2.63	5.11	2.38	43.72	50.25	170.07
Queen Mary Park Surrey	1,414,300	467.2	-1.64	-4.12	5.01	0.45	40.72	55.58	184.18
Sullivan Station	1,673,900	409.0	-0.22	-0.34	4.10	4.87	48.13	60.39	172.85
West Newton	1,359,500	436.4	-3.45	-5.89	3.83	1.54	39.47	53.02	171.73
Area: Cloverdale	1,480,400	414.8	-2.54	-5.49	-0.65	6.33	36.27	52.44	169.18
Clayton	1,495,700	421.0	-0.38	-1.08	3.67	7.56	43.88	56.51	186.78
Cloverdale BC	1,465,100	416.9	-2.98	-6.86	-2.04	6.49	34.14	50.89	166.90
Serpentine	2,032,700	397.9	-8.68	-1.09	11.58	-1.02	42.06	66.28	126.34
Area: South Surrey White Rock	1,946,700	375.3	-2.09	-2.37	3.73	2.99	36.52	41.46	128.15

Fraser Valley Real Estate Board

2023-10

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.	1,801,900	355.9	-4.79	-6.47	1.08	-0.11	32.16	36.57	120.92
Elgin Chantrell	2,457,900	379.8	-1.09	-2.62	2.01	3.01	31.42	36.32	103.21
Grandview Surrey	2,069,900	321.2	-0.59	-0.31	2.95	2.78	30.94	27.01	121.21
Hazelmere	2,293,300	421.4	2.21	1.62	10.66	2.58	40.89	51.36	184.35
King George Corridor	1,728,800	403.9	-0.62	0.62	6.12	2.70	39.28	51.33	161.25
Morgan Creek	2,335,800	384.9	-1.13	1.85	12.02	13.98	52.01	50.94	139.07
Pacific Douglas	2,000,600	336.0	-1.18	0.75	5.56	5.03	42.49	40.29	169.66
Sunnyside Park Surrey	1,685,800	404.3	-1.56	-1.68	3.19	5.12	38.41	47.45	133.29
White Rock	1,794,300	379.2	-4.41	-7.06	0.64	-0.76	31.12	39.21	133.35
Area: Langley	1,632,100	428.7	-0.30	0.07	5.75	6.51	37.27	48.96	180.75
Aldergrove Langley	1,184,800	415.0	-0.55	0.95	7.26	2.14	41.45	52.63	192.05
Brookswood Langley	1,531,900	428.0	2.39	-0.49	3.98	14.56	41.86	53.96	178.46
Campbell Valley	2,920,800	410.2	-0.49	0.37	8.18	1.31	25.79	32.19	158.15
County Line Glen Valley	2,546,000	377.6	-0.37	0.11	7.00	0.21	38.16	49.13	183.70
Fort Langley	2,222,600	435.0	-0.07	0.12	6.20	-0.30	31.58	43.19	174.10
Langley City	1,306,300	446.6	-2.43	1.11	7.59	13.18	40.00	53.63	189.81
Murrayville	1,620,500	395.2	1.96	0.13	5.25	14.09	42.11	52.18	161.72
Otter District	2,547,900	398.5	3.16	3.27	10.60	3.16	31.04	46.99	183.63
Salmon River	1,964,500	395.0	1.23	2.41	9.21	3.46	32.86	41.17	177.58
Walnut Grove	1,442,700	385.3	-1.28	-0.57	3.97	7.66	37.26	47.74	163.90
Willoughby Heights	1,574,600	444.3	-1.59	-1.88	4.30	7.87	42.59	57.83	186.83
Area: Abbotsford	1,179,400	406.5	-0.95	-5.42	1.27	5.94	34.29	48.90	180.73
Abbotsford East	1,155,000	366.9	-2.91	-7.33	-2.45	2.86	31.69	42.43	165.29
Abbotsford West	1,119,600	441.3	-0.14	-5.30	3.11	9.89	37.95	54.73	204.14
Aberdeen	1,498,700	390.6	4.16	1.75	9.69	9.87	36.38	51.98	184.49
Bradner	1,903,200	367.1	0.41	0.93	8.67	3.44	38.63	53.09	197.73
Central Abbotsford	1,046,000	420.6	-1.91	-5.80	2.59	6.35	37.18	56.12	207.68
Matsqui	1,606,500	405.8	6.12	-3.10	2.94	2.89	32.35	42.09	199.04
Poplar	1,090,800	407.9	-0.46	-4.70	3.82	7.68	38.60	54.33	194.30
Sumas Mountain	1,827,600	380.1	2.95	-9.46	-2.86	3.51	27.38	48.13	170.53
Sumas Prairie	2,221,700	459.5	5.20	-4.31	-0.39	9.07	49.48	46.57	227.05
Area: Mission	1,004,700	368.2	-4.36	-4.86	1.24	2.94	33.16	44.56	186.09

Fraser Valley Real Estate Board

2023-10

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,035,300	371.3	-2.85	-4.03	3.72	5.15	40.75	59.56	198.47
Durieu	1,211,500	326.5	-5.80	-5.61	-0.52	0.34	28.59	41.16	169.61
Hatzic	1,018,900	369.3	-5.09	-4.84	0.90	1.74	31.19	44.43	185.17
Mission BC	951,500	362.9	-3.74	-4.40	1.40	3.13	32.74	42.71	185.97
Mission-West	1,377,700	337.8	-8.33	-7.58	0.51	0.96	33.68	35.01	167.67
Stave Falls	1,310,300	338.1	-5.19	-4.44	0.87	2.83	35.40	42.54	165.80
Steelhead	1,622,300	346.8	-2.91	-3.88	3.89	5.06	39.61	53.05	184.50

Fraser Valley Real Estate Board

2023-10

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	974,500	371.1	-0.05	-0.46	2.68	5.49	39.09	40.04	138.50
Fraser Valley Real Estate Board	845,300	380.4	-0.39	-0.60	3.74	4.74	44.36	46.65	164.17
Area: N. Delta	958,600	446.3	1.06	-1.93	4.54	11.99	39.86	43.27	152.00
Annieville	770,400	460.8	0.94	-1.37	4.18	12.01	55.20	75.48	182.18
Nordel	1,063,400	414.9	1.00	-1.87	4.69	12.38	41.94	39.74	153.14
Scottsdale	841,800	394.7	0.66	-1.77	4.34	11.75	43.74	55.09	162.08
Sunshine Hills Woods	1,027,100	374.2	1.46	-2.25	4.70	11.87	39.73	37.12	156.13
Municipality: City of Surrey combined	876,300	378.7	-0.81	-1.87	2.30	6.20	43.61	47.01	157.44
Area: North Surrey	787,200	447.3	2.50	-0.73	3.97	6.53	46.80	37.84	192.74
Bolivar Heights	664,500	475.7	2.72	0.00	3.80	7.89	55.51	52.61	238.10
Fraser Heights	911,200	403.2	2.91	-0.47	2.80	6.64	42.98	30.11	189.45
Guildford	776,200	447.1	2.36	-0.67	2.90	6.81	48.44	36.69	200.87
Whalley	803,700	426.4	2.70	-0.84	6.57	5.52	43.18	37.42	167.00
Area: Surrey	850,400	389.6	-0.97	-3.01	1.56	6.45	44.35	51.30	173.79
Bear Creek Green Timbers	886,800	403.8	1.30	-1.10	6.04	3.64	42.84	36.37	175.07
East Newton	763,500	419.5	1.13	-1.08	4.90	12.65	50.41	49.87	197.73
Fleetwood Tynehead	878,400	375.2	-1.34	-2.77	-1.44	5.01	44.03	49.78	173.87
Panorama Ridge	902,100	357.8	-2.69	-4.79	1.56	4.38	39.66	50.34	157.97
Queen Mary Park Surrey	804,600	438.0	1.06	-0.64	6.65	4.96	46.78	43.84	182.03
Sullivan Station	864,000	335.1	-2.84	-4.77	0.54	3.75	38.64	49.00	154.64
West Newton	860,200	416.4	1.04	-1.93	3.50	12.06	52.53	65.57	180.59
Area: Cloverdale	852,800	349.2	0.03	-2.78	1.87	6.85	41.03	45.74	165.15
Clayton	847,400	349.6	0.11	-2.81	1.92	6.88	41.60	46.58	166.67
Cloverdale BC	860,200	351.4	-0.03	-2.69	1.86	6.91	40.45	44.55	163.62
Area: South Surrey White Rock	971,600	308.7	-2.31	-0.16	3.07	5.36	43.12	43.65	118.47
Crescent Bch Ocean Pk.	929,900	319.8	-6.55	-1.93	2.47	4.75	33.81	31.07	123.01
Elgin Chantrell	1,165,200	289.6	-5.36	-1.90	4.44	7.90	35.52	34.45	119.39
Grandview Surrey	978,000	293.0	-0.95	0.90	2.77	4.76	45.41	46.06	111.86
King George Corridor	926,100	335.4	-4.50	-2.27	3.84	6.71	44.32	49.20	143.75
Morgan Creek	947,700	291.2	-0.75	1.04	2.86	4.11	42.26	40.68	102.08

Fraser Valley Real Estate Board

2023-10

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	927,800	305.5	-0.78	0.93	2.55	4.84	45.61	46.31	117.75
Sunnyside Park Surrey	1,056,400	297.7	-5.16	-2.20	3.37	6.17	34.46	30.97	119.38
White Rock	942,100	345.5	-5.34	-1.43	2.34	4.32	36.67	39.54	139.60
Area: Langley	869,600	382.7	0.98	2.49	7.26	2.66	47.93	49.14	182.85
Aldergrove Langley	590,600	433.9	-2.32	-1.14	3.11	0.74	47.84	56.08	214.88
Fort Langley	980,600	367.1	2.03	2.83	8.45	5.01	51.38	47.08	167.18
Langley City	796,400	374.6	2.60	4.84	7.37	1.35	50.44	54.54	185.95
Murrayville	924,200	339.5	1.37	3.82	7.30	1.65	36.62	34.03	156.03
Salmon River	1,048,800	361.7	1.17	1.57	7.33	4.57	51.40	49.46	149.97
Walnut Grove	883,600	344.2	2.14	2.84	7.29	4.27	48.55	48.23	178.48
Willoughby Heights	896,400	392.3	0.44	2.11	7.42	2.54	48.26	48.49	183.04
Area: Abbotsford	649,600	358.1	-0.78	0.59	4.13	-0.56	38.91	38.05	172.53
Abbotsford East	703,300	389.0	-0.87	2.99	5.16	-1.22	41.51	43.01	159.68
Abbotsford West	681,100	335.2	-1.59	-0.50	4.26	-0.92	37.38	32.39	183.11
Aberdeen	730,000	357.0	-2.72	-0.89	2.79	0.51	41.95	45.77	153.01
Central Abbotsford	492,300	313.2	3.09	0.51	4.30	4.68	42.43	39.01	174.74
Poplar	685,200	333.3	-1.97	0.76	3.13	0.60	36.71	34.23	150.41
Area: Mission	664,600	342.4	-1.27	-1.13	3.38	2.09	42.02	46.45	164.81
Mission BC	664,600	342.4	-1.27	-1.13	3.38	2.09	42.02	46.45	164.81