

Summary Report

For January 2024

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2024-01

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,359,000	379.0	0.29	-2.12	-4.03	9.86	23.25	46.62	117.44
Fraser Valley Real Estate Board	1,263,800	412.1	0.68	-2.18	-4.19	10.54	25.95	52.86	160.99
Area: N. Delta	1,294,500	410.7	0.69	-2.72	-5.41	7.68	25.37	46.05	157.49
Annieville	1,271,200	423.9	2.19	-4.63	-7.26	6.56	24.79	52.15	162.80
Nordel	1,267,000	399.2	-0.50	-0.22	-4.36	8.10	22.79	43.65	159.39
Scottsdale	1,267,300	421.7	2.03	-4.66	-7.36	6.41	24.65	51.91	161.60
Sunshine Hills Woods	1,403,000	380.1	-0.99	-1.99	-1.99	9.92	29.55	33.46	139.96
Municipality: City of Surrey combined	1,394,400	426.3	0.07	-2.09	-3.16	10.87	28.91	53.35	158.83
Area: North Surrey	1,254,900	459.8	0.86	-1.03	-5.88	12.75	23.11	57.47	185.59
Bolivar Heights	1,158,300	432.2	0.44	-0.48	-9.68	15.72	22.75	51.28	176.17
Bridgeview	923,200	495.3	0.22	1.52	-4.38	11.58	33.68	77.85	248.07
Cedar Hills	1,278,100	459.7	4.69	-0.20	0.86	16.47	28.73	60.12	184.12
Fraser Heights	1,375,900	390.9	1.35	-0.48	-9.03	16.24	15.99	35.35	151.06
Guildford	1,279,300	468.6	1.12	-3.12	-3.74	6.74	15.36	62.31	178.60
Port Kells	2,176,300	463.0	-2.55	-2.61	-7.70	16.95	40.64	70.91	209.91
Royal Heights	1,234,600	443.1	-0.07	-0.09	-4.38	9.25	29.83	60.25	195.40
Whalley	1,377,200	543.1	-1.06	-1.79	-5.02	7.31	22.02	74.52	218.91
Area: Surrey	1,371,200	432.0	-0.12	-2.26	0.07	11.74	32.64	54.18	172.04
Bear Creek Green Timbers	1,272,700	426.2	-5.23	-6.12	-5.12	12.66	24.84	46.31	164.89
East Newton	1,391,500	464.0	4.04	2.54	5.22	12.70	38.67	61.62	191.27
Fleetwood Tynehead	1,298,900	382.0	-1.06	-3.14	0.66	4.71	32.00	49.69	160.22
Panorama Ridge	1,409,000	410.7	-1.37	-1.56	-0.82	11.85	40.08	50.49	165.48
Queen Mary Park Surrey	1,351,100	454.8	3.93	-1.52	0.73	15.99	28.29	59.69	179.88
Sullivan Station	1,696,900	388.8	-2.63	-5.72	0.41	11.85	32.15	63.84	154.45
West Newton	1,501,700	463.9	0.63	-0.90	1.22	17.26	37.05	59.53	183.38
Area: Cloverdale	1,301,300	409.9	-0.63	-0.97	-9.05	7.14	24.67	54.27	162.76
Clayton	1,343,800	432.5	0.09	-0.60	-9.06	8.23	26.46	55.18	179.03
Cloverdale BC	1,270,300	423.6	-0.40	-0.33	-8.75	8.67	26.18	53.48	171.19
Serpentine	2,453,500	333.5	-1.48	-6.74	-4.33	4.78	19.96	72.17	117.97
Area: South Surrey White Rock	1,618,400	359.4	0.00	-3.13	-2.42	8.38	28.86	44.74	128.92

Fraser Valley Real Estate Board

2024-01

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.	1,538,100	346.7	0.99	-1.23	-3.10	7.94	30.49	42.97	126.45
Elgin Chantrell	2,211,200	372.9	0.49	-0.67	-4.16	5.52	26.11	38.11	126.27
Grandview Surrey	2,579,000	352.0	-4.99	-9.93	-0.54	13.84	10.55	31.98	123.07
Hazelmere	1,939,900	344.7	-3.63	-9.55	-3.66	-0.52	38.71	47.69	147.10
King George Corridor	1,309,900	347.5	0.12	-4.45	1.25	11.92	26.46	54.10	133.38
Morgan Creek	2,282,300	286.5	-2.19	-4.56	3.84	9.98	26.94	26.10	74.38
Pacific Douglas	3,098,200	454.5	0.78	-4.58	2.90	6.14	27.78	53.50	192.10
Sunnyside Park Surrey	1,487,000	362.3	0.50	-0.88	-3.10	8.31	33.05	48.42	135.11
White Rock	1,429,200	371.0	1.01	-1.38	-3.86	8.54	29.81	47.99	144.56
Area: Langley	1,418,800	415.6	-0.26	-3.60	-2.26	10.47	24.43	53.19	162.37
Aldergrove Langley	1,096,800	408.9	-0.92	-2.22	0.27	6.68	36.25	59.73	190.21
Brookswood Langley	1,369,800	423.7	4.18	-3.94	-6.61	7.89	29.57	63.65	160.10
Campbell Valley	2,578,900	428.6	0.42	0.05	5.91	17.55	14.66	58.33	166.71
County Line Glen Valley	2,201,600	362.4	-1.71	-3.00	-1.60	12.23	32.70	54.21	181.59
Fort Langley	1,662,500	401.3	-3.02	-4.34	-1.91	11.23	23.93	47.43	175.43
Langley City	1,210,600	433.0	-1.86	-4.63	-4.39	15.13	26.09	47.13	165.48
Murrayville	1,472,200	391.6	5.58	-3.48	-7.47	7.02	29.20	60.36	146.75
Otter District	2,337,500	415.9	-0.57	-2.96	3.48	14.13	16.11	59.65	166.26
Salmon River	1,842,100	419.4	-1.27	-2.03	3.45	14.12	15.22	56.43	161.63
Walnut Grove	1,305,600	370.5	-3.16	-5.10	-1.07	12.07	29.27	48.08	151.36
Willoughby Heights	1,211,400	436.9	-2.78	-5.06	-4.25	16.23	25.91	50.55	171.03
Area: Abbotsford	1,091,700	417.3	1.41	-1.07	-6.96	10.93	22.27	56.64	187.00
Abbotsford East	1,050,900	389.5	-0.74	-0.38	-7.46	9.56	25.24	55.24	178.61
Abbotsford West	1,050,600	443.7	0.73	-1.14	-8.04	9.69	19.34	55.14	196.99
Aberdeen	1,484,400	396.4	-2.03	-4.62	2.72	17.04	20.01	71.23	146.82
Bradner	2,228,500	371.7	-2.29	-3.18	-0.85	13.60	33.85	58.24	187.03
Central Abbotsford	994,900	414.5	6.83	-0.22	-7.33	14.03	24.18	57.42	213.07
Matsqui	1,275,000	399.3	0.91	-3.39	-8.65	7.19	27.69	54.11	181.59
Poplar	1,001,500	404.8	6.30	-0.07	-7.30	13.93	23.79	55.10	205.05
Sumas Prairie	2,124,300	439.4	-1.37	-4.37	-8.50	5.30	30.93	44.16	259.57
Area: Mission	952,000	374.5	3.05	-0.45	-3.95	13.62	21.63	49.26	190.54
Dewdney Deroche	1,036,100	371.6	2.40	0.08	-3.95	17.30	26.96	55.09	191.68

Fraser Valley Real Estate Board

2024-01

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Durieu	1,141,700	350.1	2.79	1.30	-3.55	17.21	26.21	52.48	181.43
Hatzic	916,700	371.7	3.05	-1.06	-3.48	13.70	21.51	47.27	189.04
Mission BC	909,200	371.3	3.08	-0.77	-3.71	13.34	21.90	47.75	190.53
Mission-West	1,340,900	342.9	1.45	-0.98	-6.57	9.94	17.71	47.61	167.47
Stave Falls	1,344,000	364.9	3.99	1.96	-2.17	19.09	27.72	51.60	185.75
Steelhead	1,658,100	354.4	3.87	2.19	-1.77	19.69	29.48	51.91	187.66

Fraser Valley Real Estate Board

2024-01

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,920,700	360.5	-1.15	-2.75	-3.71	7.58	22.41	35.99	89.24
Fraser Valley Real Estate Board	1,617,500	397.3	-0.92	-2.50	-5.22	7.76	28.78	49.02	147.69
Area: N. Delta	1,418,600	375.5	-0.24	-0.74	-5.80	9.89	25.00	44.42	145.75
Annieville	1,390,700	405.8	-0.05	-0.73	-5.91	10.36	28.54	52.50	173.27
Nordel	1,354,100	364.1	-0.30	-0.60	-5.77	10.10	23.59	42.23	134.90
Scottsdale	1,414,500	406.3	-0.61	-0.78	-5.71	10.08	28.21	51.60	170.33
Sunshine Hills Woods	1,489,700	370.1	-0.16	-0.75	-5.78	9.14	19.85	36.77	137.40
Municipality: City of Surrey combined	1,692,300	407.3	-0.17	-3.14	-5.56	7.33	30.80	49.47	145.36
Area: North Surrey	1,636,000	419.3	0.02	-2.03	-4.14	8.77	31.44	46.81	159.79
Bolivar Heights	1,389,000	437.2	-0.75	-3.38	-4.89	8.76	36.28	55.04	197.41
Bridgeview	1,083,600	482.0	3.04	-1.65	-3.56	8.85	38.59	61.26	226.78
Cedar Hills	1,569,700	420.7	0.38	-3.42	-4.84	7.29	31.92	47.20	186.78
Fraser Heights	1,810,700	431.9	0.68	-0.44	-4.24	9.20	29.82	41.65	153.61
Guildford	1,359,100	409.6	-0.61	-3.40	-4.41	7.99	33.16	45.40	179.02
Port Kells	3,099,700	527.6	-5.79	-3.88	-0.13	8.94	49.42	99.32	245.74
Royal Heights	1,497,400	416.1	-0.17	-1.05	-5.32	11.05	29.34	54.11	165.03
Whalley	1,531,900	473.5	0.36	-4.44	-5.22	7.03	37.29	53.78	212.95
Area: Surrey	1,567,600	415.6	0.14	-3.53	-5.97	7.11	30.82	53.47	166.92
Bear Creek Green Timbers	1,477,700	420.6	0.19	-5.67	-10.45	7.52	24.59	51.13	168.75
East Newton	1,646,400	414.6	-0.24	-2.86	-5.41	7.21	28.12	48.87	166.97
Fleetwood Tynehead	1,657,700	439.7	1.66	-4.20	-4.91	10.26	32.44	65.24	179.35
Panorama Ridge	1,665,800	381.5	-1.78	-2.83	-0.05	8.63	32.83	45.39	154.33
Queen Mary Park Surrey	1,465,800	450.9	2.83	0.20	-10.18	4.42	30.13	53.52	189.60
Sullivan Station	1,557,900	387.2	-1.48	-6.36	-7.21	2.11	33.33	54.63	159.17
West Newton	1,279,300	435.7	1.56	0.90	-9.89	5.50	30.57	52.98	182.56
Area: Cloverdale	1,527,400	408.2	0.82	-0.95	-5.49	7.70	28.81	51.47	168.73
Clayton	1,469,900	405.7	0.37	-2.52	-2.99	5.35	35.05	58.35	176.36
Cloverdale BC	1,552,200	409.9	1.01	-0.22	-6.39	8.70	26.67	48.46	163.77
Serpentine	1,427,900	391.4	-1.90	-6.45	-7.65	2.35	27.95	41.76	151.22
Area: South Surrey White Rock	1,989,700	350.6	-1.21	-2.96	-5.98	6.18	28.00	39.46	112.48

Fraser Valley Real Estate Board

2024-01

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.	1,959,300	345.9	-3.62	2.19	-6.01	2.73	26.56	39.93	108.50
Elgin Chantrell	2,400,800	362.7	-0.14	-4.70	-6.95	7.28	21.10	32.52	88.02
Grandview Surrey	1,879,300	344.3	-1.18	-6.11	-7.37	1.98	21.70	27.38	112.27
Hazelmere	2,238,800	438.6	-1.59	-7.08	-7.99	0.64	24.25	39.37	161.23
King George Corridor	1,848,800	374.5	-0.53	-5.69	-6.49	1.60	25.63	38.09	143.02
Morgan Creek	2,240,200	374.9	1.57	-3.92	-2.55	28.17	50.26	61.46	135.79
Pacific Douglas	1,721,700	356.4	-0.97	-5.91	-7.28	1.77	27.19	43.88	152.41
Sunnyside Park Surrey	1,712,300	406.8	0.35	-4.60	-5.48	9.15	26.45	46.02	121.69
White Rock	2,042,600	325.0	-3.93	1.88	-7.20	2.33	26.76	32.82	104.27
Area: Langley	1,702,600	410.4	-1.91	-2.45	-3.09	7.43	26.32	50.33	173.05
Aldergrove Langley	1,313,000	384.1	1.40	0.13	-0.47	8.26	36.59	58.59	177.53
Brookswood Langley	1,584,800	368.4	-6.73	-5.73	-3.64	2.73	28.45	51.42	143.49
Campbell Valley	3,120,800	359.2	0.93	0.45	-2.23	5.37	22.64	32.84	138.04
County Line Glen Valley	2,638,300	345.7	-0.40	-1.98	-2.70	6.80	28.80	50.57	171.78
Fort Langley	2,436,200	377.4	0.88	-0.40	-1.23	8.60	23.86	42.52	169.19
Langley City	1,287,900	388.5	-7.96	-5.59	-3.29	3.30	31.65	54.66	154.75
Murrayville	1,571,800	363.3	-6.70	-5.37	-3.58	3.06	29.06	51.31	139.49
Otter District	2,687,100	343.9	-0.78	-2.25	-2.83	6.77	28.32	49.26	168.04
Salmon River	2,049,800	351.7	-0.68	-0.23	-0.73	8.65	30.94	49.15	166.24
Walnut Grove	1,433,800	373.7	-2.68	-2.56	-4.94	11.49	20.20	43.79	155.09
Willoughby Heights	1,598,400	433.4	0.74	-1.10	-3.28	9.56	31.25	55.28	185.13
Area: Abbotsford	1,293,000	365.8	-0.87	0.16	-4.39	14.13	24.13	48.10	157.79
Abbotsford East	1,306,900	350.7	1.27	3.94	-3.68	10.14	25.52	50.26	147.15
Abbotsford West	1,204,300	385.4	-3.19	-3.14	-4.84	19.69	26.82	53.67	189.99
Aberdeen	1,416,600	354.5	-2.90	-3.22	-4.91	19.56	22.88	43.29	164.55
Bradner	1,360,300	366.4	-2.66	-4.03	-5.40	16.61	21.40	43.35	171.21
Central Abbotsford	1,163,600	397.4	-3.50	-3.52	-5.04	18.91	27.01	55.97	201.52
Matsqui	1,835,800	350.5	-0.31	-4.37	-5.53	12.92	15.07	30.49	146.83
Poplar	1,174,000	365.5	-2.92	-3.00	-4.84	19.56	24.62	45.21	163.71
Sumas Mountain	1,942,000	403.9	6.60	6.26	-3.79	15.43	33.12	63.99	177.98
Area: Mission	1,063,300	317.8	-4.59	-4.25	-10.73	3.28	15.52	39.32	157.12
Durieu	1,330,700	288.7	-4.37	-5.31	-11.11	1.37	11.47	36.70	141.79

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	1,084,600	305.5	-4.77	-4.65	-10.80	1.80	12.65	34.29	151.65
Mission BC	997,000	310.8	-4.72	-4.13	-10.64	2.68	13.93	36.92	154.96
Mission-West	1,336,000	301.9	-4.55	-4.01	-12.52	3.85	17.38	33.64	149.09
Stave Falls	1,225,200	295.0	-4.75	-5.63	-10.44	1.72	14.12	39.09	142.20

Fraser Valley Real Estate Board

2024-01

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	699,200	349.3	0.11	-2.16	-2.67	4.64	21.50	24.75	109.41
Fraser Valley Real Estate Board	539,700	438.4	0.39	-1.06	-2.86	6.54	35.02	44.97	190.14
Area: N. Delta	573,400	547.1	0.00	-0.83	-4.67	2.41	24.65	12.32	228.59
Annieville	435,100	490.5	-0.51	-1.13	-3.73	5.73	40.67	62.20	229.86
Scottsdale	660,900	426.7	-0.12	-1.48	-4.56	3.14	14.46	14.98	165.53
Municipality: City of Surrey combined	540,300	449.9	2.13	0.99	-2.34	4.17	32.13	39.37	174.66
Area: North Surrey	495,900	455.0	2.76	1.25	-2.11	3.55	31.01	37.17	176.60
Bolivar Heights	486,500	534.0	1.77	1.06	-1.24	5.16	41.80	51.32	207.96
Cedar Hills	383,800	540.6	-1.01	-1.64	-4.23	3.98	44.93	65.02	261.85
Guildford	570,600	486.0	8.46	5.47	-0.39	6.95	36.06	49.22	223.78
Port Kells	488,200	375.8	-1.13	-4.74	-5.05	4.97	34.02	39.24	191.09
Whalley	474,300	447.5	0.90	-0.02	-2.38	2.68	30.01	33.46	157.33
Area: Surrey	559,000	507.7	0.95	-0.33	-3.72	5.35	40.21	50.03	225.66
Bear Creek Green Timbers	628,200	502.2	-1.43	-1.84	-5.21	4.04	36.36	40.63	204.36
East Newton	487,100	481.8	-0.84	-1.99	-4.73	3.75	37.97	46.94	203.59
Fleetwood Tynehead	602,200	431.1	8.43	4.97	-1.62	5.82	31.03	39.33	188.36
Queen Mary Park Surrey	553,900	516.7	-0.02	-1.17	-4.21	5.15	40.79	51.52	232.28
Sullivan Station	658,500	479.6	-0.62	-1.48	-4.52	4.74	33.85	34.23	195.68
West Newton	555,500	509.2	-0.02	-1.20	-4.25	5.14	41.05	51.68	230.86
Area: Cloverdale	611,300	441.4	8.29	5.32	-0.59	7.03	32.87	41.07	185.88
Clayton	609,100	439.1	8.07	5.33	-0.66	7.05	32.74	41.10	182.56
Cloverdale BC	614,500	443.7	8.59	5.29	-0.54	6.97	33.04	41.08	189.43
Area: South Surrey White Rock	606,600	356.2	-3.34	-5.62	-4.73	5.92	30.38	43.80	155.34
Crescent Bch Ocean Pk.	477,700	386.8	0.94	0.13	-2.50	4.46	25.58	38.49	156.50
Grandview Surrey	636,500	373.8	-1.35	-0.29	-1.71	5.36	35.14	43.38	157.62
King George Corridor	652,700	354.0	-1.31	-0.25	-1.86	5.14	31.89	38.01	143.63
Morgan Creek	651,000	405.6	-1.07	-0.56	-2.31	4.91	30.71	39.62	155.42
Sunnyside Park Surrey	576,300	341.8	-0.67	0.71	-0.87	4.69	36.23	43.79	143.27
White Rock	580,900	351.2	-5.74	-11.22	-7.85	7.50	28.08	50.66	160.92

Fraser Valley Real Estate Board

2024-01

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Langley	596,700	413.5	0.05	-2.11	-2.64	7.91	36.88	47.21	200.95
Aldergrove Langley	493,900	431.4	1.17	0.44	0.70	4.23	45.69	63.22	234.94
Fort Langley	900,900	409.9	0.84	-0.58	-0.85	6.61	29.63	35.55	197.68
Langley City	546,400	390.3	-0.96	-3.96	-4.43	5.80	32.94	37.72	198.85
Murrayville	556,200	390.0	0.44	-0.84	-1.14	9.74	42.23	55.07	179.17
Salmon River	498,700	351.9	0.54	-0.28	-1.29	8.14	40.03	50.00	156.67
Walnut Grove	580,400	338.8	0.33	-1.57	-2.00	7.80	37.89	50.24	158.23
Willoughby Heights	647,300	391.8	0.62	-1.36	-2.10	8.29	35.15	45.76	164.37
Area: Abbotsford	443,400	465.3	-0.66	1.11	-1.40	13.63	42.42	58.16	234.03
Abbotsford East	550,000	381.7	-1.62	-2.38	-0.73	4.20	25.72	37.06	156.17
Abbotsford West	460,700	480.9	3.35	4.84	1.41	20.83	49.26	71.81	282.58
Central Abbotsford	428,900	454.3	-3.24	-1.11	-3.42	10.62	40.39	51.53	206.96
Poplar	437,900	459.0	-0.58	-0.35	-0.48	3.49	36.73	53.67	241.77
Area: Mission	450,900	399.7	-0.32	-0.42	-1.67	2.23	33.14	48.53	229.51
Mission BC	450,900	399.7	-0.32	-0.42	-1.67	2.23	33.14	48.53	229.51

Fraser Valley Real Estate Board

2024-01

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,099,200	334.0	-0.51	-2.88	-4.57	4.57	20.40	31.29	83.52
Fraser Valley Real Estate Board	985,800	352.1	-0.31	-2.90	-5.81	4.95	25.97	42.38	120.89
Area: N. Delta	1,167,600	372.9	0.11	-2.54	-6.66	7.34	22.87	40.77	136.46
Annieville	1,034,800	393.0	0.72	-3.44	-9.22	3.78	20.92	41.11	143.34
Nordel	1,243,800	374.9	-0.50	-1.42	-5.38	9.27	25.26	41.47	147.46
Scottsdale	1,050,800	355.0	0.51	-4.03	-7.89	5.12	15.37	42.91	125.25
Sunshine Hills Woods	1,354,200	360.9	-0.25	-1.66	-4.73	10.06	26.72	31.57	131.05
Municipality: City of Surrey combined	1,028,100	350.4	0.06	-3.28	-6.58	3.76	26.68	42.90	111.72
Area: North Surrey	772,000	350.6	1.04	-2.37	-6.90	2.85	21.23	36.00	110.82
Bolivar Heights	1,043,100	439.9	0.37	-1.72	-8.81	9.18	24.48	50.86	173.74
Bridgeview	984,600	503.6	1.45	0.60	-4.22	9.86	36.37	73.06	249.24
Cedar Hills	1,299,600	470.0	2.20	-2.27	-3.11	10.59	28.98	54.30	185.37
Fraser Heights	1,661,600	404.8	0.60	-1.00	-4.82	8.55	26.58	37.97	138.26
Guildford	736,400	433.7	4.63	0.84	-1.83	8.78	36.94	50.33	178.19
Port Kells	2,089,900	409.5	-4.32	-3.85	0.89	25.00	60.78	78.04	176.88
Royal Heights	1,338,500	448.1	-0.49	-1.26	-5.76	8.81	26.26	56.24	186.88
Whalley	545,300	362.6	0.11	-2.50	-5.47	0.95	24.26	30.81	116.35
Area: Surrey	1,064,100	370.9	0.35	-3.49	-6.50	4.36	27.85	47.24	139.75
Bear Creek Green Timbers	1,146,100	366.4	-1.40	-6.22	-9.89	5.29	17.14	32.71	131.90
East Newton	1,051,900	363.9	0.80	-3.19	-6.62	3.41	24.92	46.79	139.09
Fleetwood Tynehead	1,129,800	371.4	1.98	-2.93	-4.43	4.94	32.03	53.73	150.78
Panorama Ridge	1,393,500	367.9	-1.23	-2.54	-2.05	7.38	32.24	44.10	138.28
Queen Mary Park Surrey	910,300	394.2	1.68	-3.48	-7.36	4.26	24.35	41.85	146.22
Sullivan Station	1,046,700	322.0	-0.77	-3.62	-7.07	2.52	30.26	46.10	122.84
West Newton	907,500	384.4	0.08	-3.08	-8.28	5.55	28.99	50.04	146.09
Area: Cloverdale	1,050,000	337.4	0.93	-0.76	-5.57	6.30	30.83	48.05	136.61
Clayton	901,800	298.6	1.15	-0.90	-3.99	5.40	34.44	47.97	127.25
Cloverdale BC	1,156,800	374.7	0.75	-0.50	-6.37	7.39	29.07	47.46	148.31
Serpentine	1,867,500	365.5	-3.05	-8.14	-9.15	1.36	15.30	61.08	140.30
Area: South Surrey White Rock	1,194,800	312.1	-1.73	-4.61	-6.67	3.52	27.75	39.08	88.58

Fraser Valley Real Estate Board

2024-01

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,702,700	357.4	-2.35	1.19	-5.12	4.56	30.34	40.54	120.75
Elgin Chantrell	2,125,400	349.6	-0.43	-3.64	-6.25	6.36	22.41	31.83	88.16
Grandview Surrey	1,108,900	180.5	-0.72	-5.05	-4.85	3.86	32.62	41.13	79.60
Hazelmere	2,105,100	386.8	-2.40	-8.21	-6.73	0.86	30.28	42.57	157.35
King George Corridor	1,004,100	333.8	-1.79	-5.63	-7.56	0.27	23.22	38.45	118.03
Morgan Creek	1,376,100	277.5	1.50	-1.98	-1.28	19.97	47.37	64.40	84.63
Pacific Douglas	1,384,900	257.8	-0.12	-5.39	-6.19	1.90	25.15	25.02	92.53
Sunnyside Park Surrey	1,148,500	343.5	-1.60	-4.40	-7.09	3.53	27.98	39.98	109.96
White Rock	948,600	336.6	-4.65	-6.11	-9.47	1.08	23.21	35.62	102.65
Area: Langley	1,019,200	342.4	-0.61	-2.48	-2.73	6.60	26.63	38.96	125.56
Aldergrove Langley	972,800	422.4	0.40	-0.19	-0.54	7.70	37.95	55.98	193.33
Brookswood Langley	1,459,800	407.9	-1.00	-4.70	-5.16	5.89	29.78	59.71	156.70
Campbell Valley	2,932,800	411.9	0.81	0.41	0.78	10.46	20.51	44.73	158.08
County Line Glen Valley	2,450,200	364.3	-1.59	-3.45	-3.34	7.27	28.77	51.85	182.62
Fort Langley	1,848,700	380.4	0.66	-0.96	-0.39	10.20	30.68	46.08	181.15
Langley City	725,800	364.9	-2.15	-4.60	-3.75	6.54	32.55	41.87	141.82
Murrayville	1,082,500	353.1	-1.12	-1.56	0.63	11.67	37.88	42.32	123.91
Otter District	2,475,600	386.5	-0.69	-2.82	0.36	11.00	20.52	54.72	168.96
Salmon River	1,568,100	316.5	-0.63	-1.12	-0.16	10.16	20.89	45.72	176.66
Walnut Grove	1,018,300	326.4	-1.51	-3.37	-3.29	9.27	26.51	42.41	134.15
Willoughby Heights	914,100	309.0	0.19	-1.53	-2.34	6.26	28.70	34.00	106.00
Area: Abbotsford	783,000	353.3	-0.25	-1.15	-6.09	7.00	23.75	43.97	149.33
Abbotsford East	1,024,800	364.6	-0.14	0.75	-5.05	7.20	28.02	49.43	156.94
Abbotsford West	721,500	360.4	0.31	-0.99	-6.37	7.45	24.53	43.13	172.00
Aberdeen	1,255,300	327.9	-2.15	-3.19	-2.99	15.21	18.59	39.65	130.43
Bradner	1,819,900	351.1	-2.72	-4.36	-3.46	10.90	22.89	51.08	178.21
Central Abbotsford	567,100	358.2	-0.53	-2.08	-6.38	8.28	30.54	48.45	181.60
Matsqui	1,511,800	381.9	-0.62	-5.89	-8.81	8.65	14.20	38.27	168.75
Poplar	750,200	392.2	0.41	-2.05	-4.85	10.11	27.46	45.69	176.39
Sumas Mountain	1,942,000	403.9	6.60	6.26	-3.79	15.43	33.12	63.99	177.98
Sumas Prairie	2,124,300	439.4	-1.37	-4.37	-8.50	5.30	30.93	44.16	259.57
Area: Mission	911,700	354.3	-0.08	-2.05	-6.66	8.38	21.29	45.03	176.15

Fraser Valley Real Estate Board

2024-01

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,036,100	371.6	2.40	0.08	-3.95	17.30	26.96	55.09	191.68
Durieu	1,197,700	322.8	0.44	-1.13	-6.68	9.76	17.00	44.17	165.68
Hatzic	987,000	358.0	-1.13	-3.14	-7.83	6.71	16.69	43.83	179.69
Lake Errock	803,800	390.0	-3.23	-3.87	-7.71	7.29	22.83	55.50	200.46
Mission BC	858,500	347.7	0.14	-2.03	-6.18	8.08	21.36	43.09	174.64
Mission-West	1,337,900	328.0	-2.26	-2.90	-10.26	6.29	17.52	41.56	161.15
Stave Falls	1,294,700	334.0	0.36	-1.21	-5.60	11.78	21.94	46.56	163.82
Steelhead	1,658,100	354.4	3.87	2.19	-1.77	19.69	29.48	51.91	187.66

Fraser Valley Real Estate Board

2024-01

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,733,400	379.5	-0.81	-2.62	-3.83	8.18	22.93	40.97	99.32
Fraser Valley Real Estate Board	1,466,100	415.0	-0.36	-2.47	-4.99	8.58	27.61	52.07	155.38
Area: N. Delta	1,350,700	406.2	0.27	-1.74	-5.47	8.84	25.53	46.17	156.44
Annieville	1,317,500	429.6	1.20	-3.11	-6.81	7.89	26.28	53.32	169.68
Nordel	1,306,000	393.0	-0.38	-0.28	-4.93	9.11	23.24	43.17	153.06
Scottsdale	1,317,700	427.5	1.14	-3.17	-6.50	8.01	25.99	52.57	166.69
Sunshine Hills Woods	1,455,000	376.4	-0.48	-1.26	-4.15	9.61	24.39	35.84	139.75
Municipality: City of Surrey combined	1,599,100	424.7	-0.14	-2.88	-5.01	8.18	30.16	52.06	152.20
Area: North Surrey	1,453,500	449.3	0.33	-1.66	-5.03	10.23	27.32	53.55	174.13
Bolivar Heights	1,225,400	444.6	-0.02	-1.53	-8.37	13.01	26.31	53.26	184.82
Bridgeview	984,600	503.6	1.45	0.60	-4.22	9.86	36.37	73.06	249.24
Cedar Hills	1,396,000	473.7	2.51	-1.82	-2.29	11.22	29.85	57.58	195.32
Fraser Heights	1,771,800	429.6	0.75	-0.28	-4.28	10.55	29.48	42.49	153.15
Guildford	1,322,200	440.0	0.14	-3.30	-4.08	7.53	24.29	53.31	179.37
Port Kells	2,648,700	513.9	-4.52	-3.71	-2.41	13.09	43.95	88.04	243.75
Royal Heights	1,337,200	447.2	-0.49	-1.26	-5.77	8.65	26.22	56.36	187.77
Whalley	1,435,400	539.4	-0.44	-3.00	-5.32	7.05	27.76	67.41	224.74
Area: Surrey	1,511,300	431.2	0.09	-3.23	-4.45	8.37	31.42	55.11	172.74
Bear Creek Green Timbers	1,399,000	431.8	-1.73	-5.91	-8.88	9.10	24.55	49.88	171.74
East Newton	1,581,100	432.6	0.63	-1.95	-3.37	8.50	30.30	53.02	176.95
Fleetwood Tynehead	1,548,400	425.2	0.93	-3.95	-3.56	8.80	32.79	61.98	177.36
Panorama Ridge	1,622,800	403.2	-1.54	-2.42	0.15	9.42	34.85	48.67	159.29
Queen Mary Park Surrey	1,403,300	463.6	3.32	-0.77	-4.86	10.38	29.03	58.39	187.41
Sullivan Station	1,566,900	382.8	-1.62	-6.41	-6.73	2.74	33.15	54.92	156.91
West Newton	1,360,900	436.9	1.13	0.11	-5.78	9.97	32.92	53.68	174.78
Area: Cloverdale	1,467,300	411.1	0.42	-0.89	-6.33	7.67	27.59	52.20	166.43
Clayton	1,461,000	411.2	0.37	-2.33	-3.38	5.60	34.38	58.40	176.53
Cloverdale BC	1,461,800	416.0	0.56	-0.22	-7.06	8.82	26.18	50.07	164.80
Serpentine	1,867,500	365.5	-3.05	-8.14	-9.15	1.36	15.30	61.08	140.30
Area: South Surrey White Rock	1,885,900	363.6	-1.06	-3.12	-5.41	6.32	27.85	42.25	119.83

Fraser Valley Real Estate Board

2024-01

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.	1,822,600	360.0	-2.49	1.15	-5.39	3.90	27.70	40.52	118.58
Elgin Chantrell	2,362,500	365.1	-0.03	-3.87	-6.38	6.75	21.62	33.49	93.48
Grandview Surrey	1,933,000	299.9	-1.58	-6.63	-6.92	2.67	19.39	24.34	104.43
Hazelmere	2,105,100	386.8	-2.40	-8.21	-6.73	0.86	30.28	42.57	157.35
King George Corridor	1,621,600	378.9	-0.66	-6.19	-5.61	2.96	24.47	49.06	147.00
Morgan Creek	2,242,800	369.6	1.32	-3.98	-2.20	27.14	48.20	57.68	128.57
Pacific Douglas	1,900,700	319.2	-0.25	-5.00	-4.29	4.48	31.36	40.49	157.21
Sunnyside Park Surrey	1,628,200	390.5	0.23	-3.41	-5.03	8.44	27.66	46.47	125.59
White Rock	1,800,800	380.6	-2.78	0.37	-6.72	3.73	26.70	41.70	133.50
Area: Langley	1,585,400	416.4	-1.33	-2.87	-2.80	8.61	25.57	51.86	169.69
Aldergrove Langley	1,169,700	409.7	-0.02	-1.28	-0.34	6.94	35.84	58.43	190.77
Brookswood Langley	1,459,800	407.9	-1.00	-4.70	-5.16	5.89	29.78	59.71	156.70
Campbell Valley	2,932,800	411.9	0.81	0.41	0.78	10.46	20.51	44.73	158.08
County Line Glen Valley	2,457,000	364.4	-1.65	-3.50	-3.39	7.21	28.81	51.96	182.70
Fort Langley	2,199,100	430.4	0.05	-1.06	-0.94	10.39	27.04	51.34	180.03
Langley City	1,240,700	424.2	-4.46	-5.02	-3.96	10.18	28.39	50.21	164.46
Murrayville	1,540,200	375.7	-3.29	-4.93	-4.81	4.10	29.46	54.29	143.64
Otter District	2,475,600	387.2	-0.72	-2.84	0.34	10.98	20.47	54.69	168.89
Salmon River	1,944,000	390.8	-0.96	-1.06	1.32	11.12	22.93	51.88	166.94
Walnut Grove	1,394,500	372.5	-2.82	-3.32	-3.87	11.63	22.73	45.00	153.75
Willoughby Heights	1,553,600	438.4	0.48	-1.33	-3.18	10.51	30.48	55.19	183.94
Area: Abbotsford	1,171,400	403.8	0.37	-0.66	-6.05	12.04	22.74	53.83	175.82
Abbotsford East	1,174,300	373.0	0.27	1.66	-5.78	9.26	24.21	51.81	166.05
Abbotsford West	1,097,800	432.7	-0.62	-1.95	-7.15	12.83	21.85	56.83	198.00
Aberdeen	1,442,100	375.8	-2.57	-3.79	-2.11	18.74	22.01	52.70	159.35
Bradner	1,819,900	351.1	-2.72	-4.36	-3.46	10.90	22.89	51.08	178.21
Central Abbotsford	1,032,900	415.3	3.95	-1.26	-6.99	14.82	24.27	57.49	211.55
Matsqui	1,511,800	381.9	-0.62	-5.89	-8.81	8.65	14.20	38.27	168.75
Poplar	1,076,600	402.6	1.74	-1.30	-5.93	17.07	27.41	54.79	195.81
Sumas Mountain	1,942,000	403.9	6.60	6.26	-3.79	15.43	33.12	63.99	177.98
Sumas Prairie	2,124,300	439.4	-1.37	-4.37	-8.50	5.30	30.93	44.16	259.57
Area: Mission	986,700	361.6	0.36	-1.79	-6.56	9.71	19.34	45.75	182.50

Fraser Valley Real Estate Board

2024-01

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,036,100	371.6	2.40	0.08	-3.95	17.30	26.96	55.09	191.68
Durieu	1,197,700	322.8	0.44	-1.13	-6.68	9.76	17.00	44.17	165.68
Hatzic	987,000	357.7	-1.13	-3.14	-7.83	6.71	16.67	43.65	179.67
Mission BC	934,100	356.3	0.62	-1.82	-6.14	9.60	18.93	43.79	181.88
Mission-West	1,337,900	328.0	-2.26	-2.90	-10.26	6.29	17.52	41.56	160.94
Stave Falls	1,294,700	334.0	0.36	-1.21	-5.60	11.78	21.94	46.56	163.82
Steelhead	1,658,100	354.4	3.87	2.19	-1.77	19.69	29.48	51.91	187.66

Fraser Valley Real Estate Board

2024-01

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	948,500	361.2	-0.30	-2.67	-3.11	5.55	33.58	42.20	132.58
Fraser Valley Real Estate Board	825,600	371.6	-0.08	-2.31	-2.90	6.90	37.22	47.93	156.28
Area: N. Delta	890,600	414.6	-1.87	-7.10	-8.90	8.34	27.92	29.97	117.87
Annieville	720,300	430.8	-2.67	-6.51	-7.79	7.32	37.81	56.88	158.74
Nordel	991,100	386.7	-1.18	-6.80	-8.54	9.52	29.77	28.00	116.64
Scottsdale	778,600	365.0	-3.49	-7.52	-9.16	6.63	28.34	37.84	130.28
Sunshine Hills Woods	951,300	346.6	-1.25	-7.38	-9.46	8.11	29.28	23.61	125.65
Municipality: City of Surrey combined	855,100	369.5	0.27	-2.43	-4.25	7.19	35.80	47.74	149.33
Area: North Surrey	756,600	429.9	2.50	-3.89	-4.59	9.25	34.26	40.08	177.18
Bolivar Heights	641,500	459.2	2.89	-3.47	-3.47	9.15	41.68	56.88	224.75
Fraser Heights	881,500	390.0	2.39	-3.27	-3.73	8.57	31.85	34.67	178.37
Guildford	752,300	433.4	2.36	-3.06	-3.71	9.20	36.98	40.30	190.29
Whalley	756,700	401.4	2.63	-5.86	-6.65	9.08	28.32	36.02	143.13
Area: Surrey	831,400	380.9	0.93	-2.23	-5.18	6.55	36.47	50.91	165.99
Bear Creek Green Timbers	836,500	380.9	2.39	-5.67	-6.71	7.42	29.69	34.31	151.92
East Newton	747,600	410.8	1.36	-2.07	-3.14	12.30	42.64	59.10	201.62
Fleetwood Tynehead	866,700	370.2	2.46	-1.33	-4.07	4.93	36.30	50.92	168.65
Panorama Ridge	902,000	357.8	0.39	0.00	-4.79	5.45	36.15	51.74	160.41
Queen Mary Park Surrey	765,100	416.5	2.69	-4.91	-5.51	9.40	33.32	43.77	159.50
Sullivan Station	861,400	334.1	0.12	-0.30	-5.06	4.73	35.21	49.55	155.23
West Newton	806,300	390.3	-1.26	-6.27	-8.08	8.69	37.62	50.40	153.61
Area: Cloverdale	836,300	342.5	-0.90	-1.92	-4.65	6.86	33.53	50.29	156.55
Clayton	831,800	343.2	-0.87	-1.83	-4.59	6.98	34.32	51.32	158.43
Cloverdale BC	842,400	344.1	-0.95	-2.08	-4.71	6.66	32.55	48.58	154.89
Area: South Surrey White Rock	947,300	301.0	-0.66	-2.49	-2.65	7.81	36.94	42.72	113.02
Crescent Bch Ocean Pk.	907,800	312.2	-4.17	-2.38	-4.26	7.80	32.46	31.67	120.79
Elgin Chantrell	1,135,400	282.2	-3.32	-2.56	-4.40	9.00	30.89	33.43	114.44
Grandview Surrey	956,200	286.5	0.88	-2.22	-1.34	7.87	39.21	45.28	106.71
King George Corridor	895,600	324.4	-3.05	-3.28	-5.48	7.49	36.88	46.92	138.35
Morgan Creek	926,400	284.6	0.60	-2.27	-1.25	7.32	35.85	39.44	95.20

Fraser Valley Real Estate Board

2024-01

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	904,800	297.9	0.78	-2.49	-1.59	7.62	39.14	44.96	111.73
Sunnyside Park Surrey	1,024,000	288.6	-4.18	-3.06	-5.19	6.89	27.14	31.60	112.99
White Rock	921,400	337.9	-3.62	-2.20	-3.59	8.41	34.46	41.92	137.46
Area: Langley	849,800	374.0	-0.56	-2.27	0.16	6.86	41.03	52.09	174.80
Aldergrove Langley	588,300	432.3	-0.57	-0.37	-1.50	7.30	41.92	55.28	229.00
Fort Langley	935,900	350.4	-0.68	-4.55	-1.85	7.35	39.16	44.32	152.81
Langley City	762,700	358.7	-1.32	-4.24	0.39	4.43	40.89	57.46	176.35
Murrayville	898,300	330.0	-0.06	-2.80	0.92	5.94	31.21	41.09	145.90
Salmon River	1,002,900	345.8	-1.26	-4.40	-2.89	6.53	39.77	44.87	138.65
Walnut Grove	848,200	330.4	-0.30	-4.01	-1.28	7.34	39.17	49.03	163.69
Willoughby Heights	883,300	386.6	-0.54	-1.45	0.62	7.09	42.03	52.20	175.75
Area: Abbotsford	644,100	355.1	-0.42	-0.84	-0.25	4.56	35.43	43.13	171.69
Abbotsford East	681,800	377.1	-2.28	-3.06	-0.16	0.72	33.96	41.24	153.94
Abbotsford West	688,800	339.0	0.86	1.13	0.62	7.11	37.41	40.02	190.49
Aberdeen	725,200	354.6	-0.70	-0.67	-1.55	6.04	40.71	48.24	163.64
Central Abbotsford	481,000	306.0	-0.91	-2.30	-1.80	5.85	34.27	49.63	162.21
Poplar	671,300	326.5	-0.40	-2.04	-1.30	5.09	33.54	34.47	154.09
Area: Mission	667,500	343.9	-0.43	0.44	-0.69	8.28	39.63	47.79	177.34
Mission BC	667,500	343.9	-0.43	0.44	-0.69	8.28	39.63	47.79	177.34