

Summary Report

For February 2024

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2024-02

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,373,900	383.1	1.08	1.11	-2.49	9.15	17.77	49.47	119.67
Fraser Valley Real Estate Board	1,279,200	417.1	1.21	0.90	-2.52	9.39	19.21	55.46	160.04
Area: N. Delta	1,347,000	427.3	4.04	3.11	-1.11	12.01	21.05	53.32	161.19
Annieville	1,315,600	438.7	3.49	1.72	-3.37	11.12	17.58	56.23	167.01
Nordel	1,329,700	418.9	4.93	5.97	0.43	10.85	20.24	56.31	164.79
Scottsdale	1,311,200	436.3	3.46	1.65	-3.54	10.93	17.35	55.88	165.71
Sunshine Hills Woods	1,461,600	396.0	4.18	2.43	2.72	15.89	32.04	40.38	141.17
Municipality: City of Surrey combined	1,407,700	430.4	0.96	0.16	-2.65	8.30	21.10	54.49	157.57
Area: North Surrey	1,282,600	470.0	2.22	2.00	-0.74	4.47	14.49	59.65	189.77
Bolivar Heights	1,215,300	453.5	4.93	4.76	0.38	2.35	18.50	56.38	183.08
Bridgeview	955,700	512.7	3.51	5.06	-0.97	10.95	29.11	89.19	252.37
Cedar Hills	1,268,900	456.4	-0.72	1.44	0.53	13.76	18.36	56.62	189.59
Fraser Heights	1,429,800	406.2	3.91	2.29	-0.44	1.55	10.38	38.78	157.58
Guildford	1,293,500	473.8	1.11	-0.77	-2.69	1.63	4.15	63.38	176.43
Port Kells	2,174,100	462.6	-0.09	0.70	-1.53	1.25	21.70	70.95	207.17
Royal Heights	1,289,400	462.8	4.45	5.35	0.83	11.04	25.18	71.47	200.32
Whalley	1,392,200	549.0	1.09	-0.42	-1.68	2.03	9.21	75.40	216.97
Area: Surrey	1,369,200	431.4	-0.14	-1.78	-1.51	10.96	25.48	53.91	171.32
Bear Creek Green Timbers	1,302,400	436.2	2.35	-4.91	-4.47	13.09	20.86	48.82	170.09
East Newton	1,315,000	438.5	-5.50	-4.11	-2.94	7.06	26.73	53.70	177.18
Fleetwood Tynehead	1,303,700	383.4	0.37	-1.03	-2.57	5.82	24.68	48.95	157.49
Panorama Ridge	1,437,800	419.1	2.05	-0.40	1.48	15.87	39.51	54.71	163.75
Queen Mary Park Surrey	1,338,000	450.4	-0.97	0.22	0.92	13.14	17.35	55.74	183.27
Sullivan Station	1,637,800	375.3	-3.47	-5.92	-6.39	9.74	23.41	55.53	143.54
West Newton	1,526,100	471.5	1.64	0.36	2.39	16.13	31.56	65.73	186.63
Area: Cloverdale	1,315,600	414.4	1.10	-0.46	-6.77	5.77	16.60	52.52	162.11
Clayton	1,358,000	437.1	1.06	0.60	-6.58	7.37	16.65	53.48	183.46
Cloverdale BC	1,281,600	427.3	0.87	0.49	-6.29	7.44	16.49	51.31	174.26
Serpentine	2,571,200	349.5	4.80	-9.74	-8.58	-0.37	36.90	74.31	94.27
Area: South Surrey White Rock	1,631,900	362.4	0.83	0.81	-4.51	8.80	20.64	48.59	119.64

Fraser Valley Real Estate Board

2024-02

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.	1,569,300	353.7	2.02	3.18	-3.25	9.07	19.13	54.25	113.33
Elgin Chantrell	2,279,600	384.5	3.11	3.56	-3.27	8.95	16.90	48.74	116.99
Grandview Surrey	2,591,800	353.8	0.51	-4.20	-7.09	4.40	8.76	30.12	119.75
Hazelmere	1,996,800	354.9	2.96	5.44	-0.34	12.67	27.39	47.08	147.14
King George Corridor	1,280,100	339.6	-2.27	-2.50	-7.44	10.98	21.33	45.38	126.40
Morgan Creek	2,230,300	279.9	-2.30	-7.04	-4.47	7.70	21.06	21.96	71.61
Pacific Douglas	3,015,700	442.4	-2.66	-2.96	-6.01	11.16	21.57	46.98	184.32
Sunnyside Park Surrey	1,498,000	365.0	0.75	3.05	-3.72	8.63	20.74	55.06	118.30
White Rock	1,445,800	375.3	1.16	1.73	-3.70	8.66	19.33	56.31	128.70
Area: Langley	1,398,700	409.7	-1.42	-2.71	-3.30	7.56	17.19	53.22	159.30
Aldergrove Langley	1,093,400	407.7	-0.29	0.12	-1.28	7.71	27.93	56.39	193.10
Brookswood Langley	1,365,100	422.2	-0.35	-5.61	-3.01	7.65	18.46	60.84	160.78
Campbell Valley	2,481,600	412.4	-3.78	-0.48	3.10	10.06	10.92	52.06	167.10
County Line Glen Valley	2,214,300	364.5	0.58	-3.62	-5.89	11.20	27.05	55.70	177.82
Fort Langley	1,684,900	406.7	1.35	-3.85	-3.65	12.88	21.15	50.69	175.54
Langley City	1,122,600	401.5	-7.27	-6.78	-10.98	2.27	9.55	45.31	144.37
Murrayville	1,487,100	395.6	1.02	-4.65	-2.51	8.26	21.99	63.88	148.49
Otter District	2,318,800	412.5	-0.82	2.51	3.77	12.06	14.08	57.26	172.28
Salmon River	1,847,000	420.5	0.26	3.70	4.32	12.22	15.68	58.92	166.65
Walnut Grove	1,328,200	376.9	1.73	-3.06	-2.96	14.04	26.82	51.61	152.95
Willoughby Heights	1,136,700	409.9	-6.18	-6.01	-10.77	2.48	11.05	49.49	151.63
Area: Abbotsford	1,128,100	431.2	3.33	4.66	-1.08	11.39	16.64	59.23	190.57
Abbotsford East	1,096,500	406.4	4.34	4.66	-0.47	13.49	24.66	54.52	177.03
Abbotsford West	1,081,300	456.6	2.91	3.14	-2.93	7.74	9.34	59.99	209.35
Aberdeen	1,485,200	396.6	0.05	-1.12	2.91	12.16	17.55	68.41	156.53
Bradner	2,233,800	372.6	0.24	-4.34	-6.48	10.86	28.66	59.98	181.63
Central Abbotsford	1,037,800	432.4	4.32	10.25	0.49	17.34	18.21	63.23	215.62
Matsqui	1,279,700	400.8	0.38	3.25	-3.00	5.00	22.98	49.50	190.01
Poplar	1,040,000	420.4	3.85	9.68	-0.02	16.49	17.36	60.40	205.52
Sumas Prairie	2,213,200	457.7	4.16	1.46	7.01	-3.56	28.93	55.79	216.53
Area: Mission	971,800	382.3	2.08	3.13	-1.19	14.46	19.10	57.91	190.94
Dewdney Deroche	1,066,200	382.4	2.91	3.13	0.84	16.51	25.50	65.97	196.89

Fraser Valley Real Estate Board

2024-02

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Durieu	1,175,500	360.5	2.97	3.62	1.29	16.40	25.61	63.79	182.75
Hatzic	933,200	378.4	1.80	2.63	-1.61	14.56	18.47	55.02	189.96
Mission BC	926,900	378.5	1.94	2.77	-1.74	14.32	18.99	56.21	190.04
Mission-West	1,374,400	351.5	2.51	5.21	-0.26	13.79	16.82	54.64	167.10
Stave Falls	1,362,400	369.9	1.37	3.58	2.13	16.69	25.43	60.20	186.52
Steelhead	1,678,200	358.7	1.21	4.24	2.43	17.61	27.97	59.14	184.68

Fraser Valley Real Estate Board

2024-02

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,952,200	366.4	1.64	-0.76	-2.32	7.73	19.70	37.80	90.24
Fraser Valley Real Estate Board	1,639,900	402.8	1.38	-0.79	-3.38	8.19	23.67	48.58	147.72
Area: N. Delta	1,478,500	391.3	4.21	3.06	0.85	11.74	22.01	46.12	147.50
Annieville	1,454,800	424.5	4.61	3.13	0.74	12.30	24.60	52.75	177.09
Nordel	1,401,200	376.8	3.49	2.39	0.27	11.58	19.66	43.32	133.46
Scottsdale	1,468,000	421.7	3.79	2.80	-0.02	11.65	24.69	53.74	171.89
Sunshine Hills Woods	1,558,800	387.3	4.65	3.58	1.68	11.39	18.51	39.02	139.37
Municipality: City of Surrey combined	1,707,300	410.9	0.88	-1.18	-4.02	6.78	24.74	47.33	144.15
Area: North Surrey	1,647,800	422.3	0.72	-2.00	-1.70	8.76	24.06	47.09	160.52
Bolivar Heights	1,403,700	441.8	1.05	-2.56	-3.16	8.60	32.16	59.84	198.11
Bridgeview	1,086,500	483.3	0.27	-1.19	-4.49	7.88	34.85	66.77	219.85
Cedar Hills	1,596,300	427.8	1.69	-1.34	-3.56	8.47	28.12	52.89	186.35
Fraser Heights	1,805,200	430.6	-0.30	-2.67	-1.64	7.68	19.48	38.59	153.00
Guildford	1,358,200	409.3	-0.07	-2.83	-2.94	8.05	28.11	46.91	175.99
Port Kells	3,312,100	563.8	6.86	2.06	8.42	16.70	42.27	106.37	277.38
Royal Heights	1,552,600	431.4	3.68	3.23	0.33	11.27	25.70	53.96	171.15
Whalley	1,533,600	474.1	0.13	-2.17	-4.97	8.76	32.36	55.85	210.07
Area: Surrey	1,587,500	420.9	1.28	0.79	-3.88	8.01	26.40	53.00	167.24
Bear Creek Green Timbers	1,575,500	448.5	6.63	4.13	-1.43	22.94	27.05	58.54	185.31
East Newton	1,663,800	419.0	1.06	1.67	-2.90	8.94	22.05	49.27	173.50
Fleetwood Tynehead	1,691,600	448.7	2.05	4.28	-2.37	10.79	28.38	62.16	183.45
Panorama Ridge	1,664,500	381.2	-0.08	-2.93	-2.88	4.27	31.68	43.09	148.34
Queen Mary Park Surrey	1,420,500	436.9	-3.10	-1.00	-7.42	1.13	19.37	52.23	174.09
Sullivan Station	1,578,300	392.2	1.29	-2.05	-6.60	3.46	28.00	51.60	153.85
West Newton	1,260,500	429.3	-1.47	-1.11	-7.60	2.26	20.83	54.87	169.66
Area: Cloverdale	1,582,000	422.8	3.58	3.63	-1.45	8.30	24.28	56.07	174.01
Clayton	1,523,500	420.5	3.65	0.67	2.69	8.71	26.85	63.87	189.00
Cloverdale BC	1,607,600	424.5	3.56	4.87	-2.86	8.21	23.33	52.81	166.14
Serpentine	1,470,700	403.2	3.01	-1.80	-6.54	3.84	25.02	40.34	150.59
Area: South Surrey White Rock	1,986,600	350.1	-0.14	-4.27	-5.68	5.07	21.35	32.87	107.65

Fraser Valley Real Estate Board

2024-02

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.	2,000,200	353.1	2.08	-2.24	-2.59	9.22	22.43	40.68	108.20
Elgin Chantrell	2,343,900	354.1	-2.37	-9.32	-7.67	1.23	13.68	14.97	80.94
Grandview Surrey	1,901,300	348.4	1.19	-2.19	-6.27	3.47	18.18	24.83	106.89
Hazelmere	2,253,200	441.5	0.66	-1.80	-8.17	-0.99	18.05	37.20	158.94
King George Corridor	1,842,600	373.2	-0.35	-2.30	-7.35	1.91	18.82	34.73	133.98
Morgan Creek	2,119,800	354.7	-5.39	-5.34	-7.80	6.64	30.26	48.85	119.49
Pacific Douglas	1,751,800	362.6	1.74	-1.73	-6.50	3.45	22.96	42.70	148.36
Sunnyside Park Surrey	1,693,500	402.4	-1.08	-8.00	-6.87	2.97	19.98	26.50	114.84
White Rock	2,093,900	333.2	2.52	-3.22	-3.36	9.43	23.22	35.45	102.92
Area: Langley	1,724,900	415.7	1.29	-1.59	-2.78	8.23	21.94	51.77	171.88
Aldergrove Langley	1,286,200	376.3	-2.03	-0.40	-4.64	6.18	31.48	53.78	168.21
Brookwood Langley	1,664,000	386.8	4.99	-5.38	-0.10	9.76	24.69	56.60	159.77
Campbell Valley	3,030,500	348.8	-2.90	-0.06	-5.68	2.92	15.65	28.57	125.32
County Line Glen Valley	2,640,000	346.0	0.09	0.41	-4.18	7.86	26.14	49.20	164.53
Fort Langley	2,421,700	375.2	-0.58	-0.71	-0.64	9.58	22.45	37.29	160.19
Langley City	1,361,400	410.7	5.71	-4.97	1.03	10.37	29.40	61.44	173.62
Murrayville	1,648,900	381.2	4.93	-5.15	0.47	10.01	24.94	56.81	154.64
Otter District	2,698,400	345.3	0.41	0.70	-4.16	7.57	25.98	49.22	161.79
Salmon River	2,044,000	350.7	-0.28	1.59	-4.02	8.95	28.56	47.79	155.61
Walnut Grove	1,542,700	402.1	7.60	7.06	1.75	13.56	27.73	54.42	170.59
Willoughby Heights	1,570,900	425.9	-1.73	-3.25	-5.73	6.63	17.88	53.04	173.36
Area: Abbotsford	1,296,700	366.8	0.27	0.82	-1.85	13.67	18.25	47.49	160.88
Abbotsford East	1,320,700	354.4	1.06	4.45	-1.86	9.15	20.46	48.91	160.21
Abbotsford West	1,197,900	383.3	-0.54	-2.54	-1.54	19.59	19.97	54.31	181.01
Aberdeen	1,424,700	356.5	0.56	-2.65	-1.66	19.39	16.73	45.69	161.94
Bradner	1,361,200	366.6	0.05	-1.48	-1.64	20.43	15.72	43.65	162.23
Central Abbotsford	1,160,600	396.4	-0.25	-2.24	-1.64	19.76	20.56	56.74	192.55
Matsqui	1,838,100	351.0	0.14	-0.93	-1.38	21.12	10.59	29.23	134.78
Poplar	1,167,900	363.6	-0.52	-2.73	-1.33	19.88	17.98	46.44	155.16
Sumas Mountain	1,829,200	380.4	-5.82	2.34	-3.48	5.40	17.01	52.65	167.51
Area: Mission	1,175,900	351.4	10.57	6.74	-3.67	12.56	25.01	49.47	186.16
Durieu	1,479,400	320.9	11.15	7.94	-3.14	10.77	21.60	44.68	171.03

Fraser Valley Real Estate Board

2024-02

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	1,202,200	338.6	10.83	6.31	-3.53	11.64	22.24	44.64	180.30
Mission BC	1,106,500	344.9	10.97	7.05	-3.47	12.09	23.84	47.65	184.10
Mission-West	1,455,500	328.9	8.94	5.15	-5.43	12.52	25.63	41.46	185.75
Stave Falls	1,359,700	327.4	10.98	6.96	-3.02	11.28	23.50	46.95	170.13

Fraser Valley Real Estate Board

2024-02

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	2.20	0.82	-0.28	5.68	21.68	27.96	111.37
Fraser Valley Real Estate Board	546,100	443.6	1.19	0.14	-1.33	7.18	32.22	44.68	190.12
Area: N. Delta	575,000	548.7	0.29	-0.16	-5.96	1.50	22.89	17.09	207.74
Annieville	436,300	491.9	0.29	-0.49	-5.24	4.44	35.96	66.80	215.73
Scottsdale	660,300	426.3	-0.09	-0.77	-6.43	1.52	12.13	18.58	146.27
Municipality: City of Surrey combined	544,200	453.1	0.71	1.71	-0.74	4.84	28.83	39.59	172.13
Area: North Surrey	500,500	459.2	0.92	2.29	0.11	4.77	27.66	38.06	174.64
Bolivar Heights	486,400	533.9	-0.02	1.35	0.26	5.08	37.71	49.26	205.96
Cedar Hills	384,900	542.1	0.28	-0.04	-6.03	2.63	39.46	64.77	243.97
Guildford	574,600	489.4	0.70	4.75	3.42	9.09	32.74	48.03	218.62
Port Kells	500,300	385.1	2.47	-1.63	-1.21	5.62	34.42	44.56	196.92
Whalley	479,600	452.5	1.12	1.64	-0.70	3.67	26.68	35.40	157.10
Area: Surrey	559,300	508.0	0.06	0.57	-4.22	4.23	35.29	53.10	210.89
Bear Creek Green Timbers	629,500	503.2	0.20	-0.16	-5.45	2.01	32.28	44.85	185.42
East Newton	488,400	483.1	0.27	-0.35	-5.79	3.25	33.97	51.63	189.63
Fleetwood Tynehead	606,100	433.9	0.65	4.38	2.48	7.75	27.66	38.80	184.52
Queen Mary Park Surrey	551,900	514.8	-0.37	-0.33	-5.52	3.19	34.98	54.13	215.25
Sullivan Station	660,800	481.3	0.35	-0.12	-6.00	2.47	31.00	39.39	180.81
West Newton	554,000	507.8	-0.27	-0.27	-5.53	3.23	35.38	54.53	213.84
Area: Cloverdale	616,000	444.8	0.77	4.98	3.18	9.05	29.64	39.96	181.16
Clayton	613,400	442.2	0.71	5.01	3.05	9.00	29.49	40.03	177.59
Cloverdale BC	619,900	447.6	0.88	4.97	3.32	9.09	29.81	39.92	184.73
Area: South Surrey White Rock	609,700	358.0	0.51	-5.76	-4.28	5.92	28.22	37.38	158.30
Crescent Bch Ocean Pk.	471,900	382.1	-1.22	-0.62	-0.49	-0.57	22.51	33.51	158.70
Grandview Surrey	647,000	379.9	1.63	0.50	-0.71	6.00	33.35	41.33	161.82
King George Corridor	660,800	358.4	1.24	0.48	-0.33	5.97	31.28	36.07	148.89
Morgan Creek	658,100	410.0	1.08	0.29	-1.11	4.83	29.54	37.45	150.31
Sunnyside Park Surrey	580,300	344.2	0.70	0.23	-0.06	5.58	34.56	40.26	152.72
White Rock	580,400	350.9	-0.09	-11.99	-8.07	7.01	25.10	38.15	161.28

Fraser Valley Real Estate Board

2024-02

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Langley	606,000	420.0	1.57	0.19	-0.92	9.09	35.35	47.16	204.79
Aldergrove Langley	483,500	422.3	-2.11	-2.11	-3.30	2.35	43.25	62.67	219.68
Fort Langley	914,000	415.8	1.44	0.29	-1.05	10.50	30.30	30.88	207.09
Langley City	561,000	400.7	2.66	-0.79	-0.55	6.71	34.06	42.85	206.11
Murrayville	563,000	394.8	1.23	1.15	-0.43	11.27	38.97	50.11	182.40
Salmon River	504,700	356.2	1.22	1.05	-0.67	9.87	36.42	45.74	160.95
Walnut Grove	589,100	343.9	1.51	1.21	-1.09	10.08	35.34	45.66	162.92
Willoughby Heights	653,100	395.3	0.89	0.61	-1.67	9.74	32.03	39.98	164.77
Area: Abbotsford	457,400	480.0	3.16	3.40	1.20	13.64	39.94	60.64	241.39
Abbotsford East	547,300	379.8	-0.50	-2.29	-3.82	2.23	26.26	32.75	143.46
Abbotsford West	449,800	469.5	-2.37	1.34	-0.80	12.89	39.98	64.22	255.68
Central Abbotsford	461,700	489.1	7.66	5.59	3.06	16.07	41.81	61.05	234.54
Poplar	432,700	453.6	-1.18	-2.39	-2.51	1.50	34.08	52.57	230.13
Area: Mission	443,800	393.4	-1.58	-1.90	-3.79	0.38	30.52	45.81	216.49
Mission BC	443,800	393.4	-1.58	-1.90	-3.79	0.38	30.52	45.81	216.49

Fraser Valley Real Estate Board

2024-02

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,116,800	339.3	1.59	-0.35	-2.67	4.75	17.89	34.06	84.80
Fraser Valley Real Estate Board	994,600	355.2	0.88	-0.92	-4.16	4.78	20.82	43.52	119.94
Area: N. Delta	1,205,800	385.1	3.27	2.01	-2.21	9.22	19.19	45.38	137.72
Annieville	1,071,200	406.8	3.51	1.62	-4.55	6.49	15.86	45.55	145.95
Nordel	1,285,000	387.3	3.31	2.92	-1.05	10.18	21.64	47.37	149.87
Scottsdale	1,072,900	362.5	2.11	0.25	-5.35	6.59	9.62	45.76	124.88
Sunshine Hills Woods	1,408,300	375.3	3.99	2.77	1.13	12.43	26.88	35.88	131.38
Municipality: City of Surrey combined	1,032,600	351.9	0.43	-1.43	-5.07	2.71	20.31	43.05	109.84
Area: North Surrey	774,400	351.7	0.31	-0.90	-4.30	0.66	14.00	36.90	109.72
Bolivar Heights	1,065,000	449.2	2.11	1.47	-3.46	0.69	18.46	53.78	173.74
Bridgeview	1,002,100	512.6	1.79	2.44	-2.73	8.79	31.37	80.75	247.29
Cedar Hills	1,303,900	471.6	0.34	-0.32	-2.62	9.62	20.95	55.03	190.22
Fraser Heights	1,657,000	403.7	-0.27	-2.61	-2.23	5.43	16.51	35.20	137.47
Guildford	737,800	434.5	0.18	1.64	0.00	7.58	31.47	50.82	175.52
Port Kells	2,304,000	451.5	10.26	6.54	13.13	28.78	57.15	95.20	205.07
Royal Heights	1,391,500	465.9	3.97	3.76	-0.87	9.62	22.44	61.71	191.37
Whalley	549,500	365.4	0.77	-0.22	-3.56	0.83	18.98	33.31	115.83
Area: Surrey	1,069,700	372.8	0.51	-0.88	-4.80	4.46	22.75	48.00	138.36
Bear Creek Green Timbers	1,197,200	382.7	4.45	0.39	-3.67	13.06	17.68	37.51	140.99
East Newton	1,044,100	361.2	-0.74	-1.12	-6.11	3.88	17.50	48.22	138.42
Fleetwood Tynehead	1,140,700	375.0	0.97	0.91	-2.39	5.49	26.48	51.33	151.34
Panorama Ridge	1,392,400	367.6	-0.08	-2.73	-3.24	4.28	29.85	43.26	132.66
Queen Mary Park Surrey	907,500	393.0	-0.30	-0.41	-5.46	2.45	17.56	43.54	145.32
Sullivan Station	1,056,900	325.1	0.96	-1.31	-5.11	3.50	25.76	45.59	117.90
West Newton	898,400	380.5	-1.01	-2.44	-7.67	2.12	21.53	52.81	140.98
Area: Cloverdale	1,072,100	344.5	2.10	2.20	-2.16	6.46	25.14	50.63	138.41
Clayton	917,600	303.8	1.74	1.06	0.00	6.75	27.70	50.10	132.44
Cloverdale BC	1,184,000	383.5	2.35	3.09	-3.16	7.00	23.91	50.16	149.67
Serpentine	1,942,300	380.2	4.02	-8.23	-10.41	-0.31	26.02	60.49	126.58
Area: South Surrey White Rock	1,191,500	311.3	-0.26	-4.57	-6.96	2.20	20.71	36.42	84.31

Fraser Valley Real Estate Board

2024-02

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,741,800	365.6	2.29	-0.41	-2.40	9.82	24.52	44.85	117.88
Elgin Chantrell	2,100,100	345.4	-1.20	-6.80	-6.77	2.55	14.56	20.68	82.08
Grandview Surrey	1,111,000	180.8	0.17	-3.16	-5.24	2.20	25.82	41.80	77.78
Hazelmere	2,132,100	391.8	1.29	0.67	-5.52	5.58	21.19	40.58	154.09
King George Corridor	1,003,900	333.7	-0.03	-2.60	-8.10	0.36	18.04	36.15	114.74
Morgan Creek	1,333,700	268.9	-3.10	-2.92	-4.37	6.12	34.45	57.25	79.63
Pacific Douglas	1,403,600	261.3	1.36	-1.99	-5.63	3.32	21.93	25.81	90.59
Sunnyside Park Surrey	1,135,800	339.7	-1.11	-5.64	-8.29	-0.23	19.36	31.87	101.84
White Rock	944,100	335.0	-0.48	-8.57	-9.34	2.10	16.40	33.04	95.79
Area: Langley	1,027,000	345.0	0.76	-0.95	-2.16	6.98	23.26	41.05	124.90
Aldergrove Langley	974,200	423.0	0.14	1.32	-1.40	8.49	33.52	54.38	193.34
Brookswood Langley	1,492,100	416.9	2.21	-5.27	-1.42	9.19	22.19	60.97	165.03
Campbell Valley	2,841,100	399.0	-3.13	-0.27	-2.40	6.37	14.72	39.46	149.84
County Line Glen Valley	2,448,400	364.0	-0.08	-2.20	-5.92	7.72	25.13	51.35	176.60
Fort Langley	1,856,800	382.1	0.45	-0.29	-0.10	12.22	30.37	44.30	176.48
Langley City	729,700	366.9	0.55	-2.81	-2.50	5.46	28.29	46.06	142.18
Murrayville	1,120,800	365.6	3.54	-0.49	4.01	15.92	36.72	46.77	132.13
Otter District	2,467,800	385.2	-0.34	1.72	0.16	10.06	18.16	52.74	170.32
Salmon River	1,562,700	315.4	-0.35	1.68	-0.63	8.46	18.88	47.80	174.98
Walnut Grove	1,056,100	338.5	3.71	1.93	-0.47	10.98	28.61	48.01	138.88
Willoughby Heights	911,000	308.0	-0.32	-1.16	-3.39	6.10	22.47	34.26	101.97
Area: Abbotsford	796,300	359.3	1.70	1.61	-2.87	7.51	19.05	45.88	151.08
Abbotsford East	1,045,400	371.9	2.00	3.05	-2.11	8.14	25.09	49.36	160.98
Abbotsford West	719,600	359.4	-0.28	-0.11	-4.57	5.58	16.16	43.36	167.61
Aberdeen	1,263,600	330.1	0.67	-1.40	-0.66	14.10	14.66	41.01	132.63
Bradner	1,811,100	349.4	-0.48	-4.64	-7.03	9.81	15.96	51.26	169.18
Central Abbotsford	594,300	375.4	4.80	4.25	-0.53	12.56	27.60	55.19	190.78
Matsqui	1,515,500	382.8	0.24	-0.34	-3.41	11.44	10.73	34.88	164.36
Poplar	758,800	396.7	1.15	0.56	-2.48	10.93	22.10	48.58	169.50
Sumas Mountain	1,829,200	380.4	-5.82	2.34	-3.48	5.40	17.01	52.65	167.51
Sumas Prairie	2,213,200	457.7	4.16	1.46	7.01	-3.56	28.93	55.79	216.53
Area: Mission	948,200	368.5	4.01	3.11	-3.23	11.26	21.86	52.65	183.46

Fraser Valley Real Estate Board

2024-02

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,066,200	382.4	2.91	3.13	0.84	16.51	25.50	65.97	196.89
Durieu	1,261,500	340.0	5.33	4.84	-1.68	12.58	20.23	52.74	178.23
Hatzic	1,041,200	377.7	5.50	3.37	-3.55	11.42	19.11	52.85	192.34
Lake Errock	869,100	421.7	8.13	5.14	-2.23	13.15	28.92	66.02	223.64
Mission BC	889,000	360.1	3.57	2.68	-3.48	10.63	21.41	50.29	180.23
Mission-West	1,422,700	348.8	6.34	5.16	-3.75	13.17	21.66	50.60	177.49
Stave Falls	1,361,200	351.2	5.15	4.87	0.06	14.47	24.58	52.63	176.97
Steelhead	1,678,200	358.7	1.21	4.24	2.43	17.61	27.97	59.14	184.68

Fraser Valley Real Estate Board

2024-02

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,759,700	385.3	1.53	-0.28	-2.36	8.14	19.47	43.23	100.78
Fraser Valley Real Estate Board	1,485,600	420.5	1.33	-0.24	-3.18	8.46	21.92	52.85	155.16
Area: N. Delta	1,406,700	423.1	4.16	3.17	-0.07	12.05	21.83	51.05	159.57
Annieville	1,367,700	445.9	3.79	2.08	-1.96	11.11	20.12	56.02	174.06
Nordel	1,361,500	409.7	4.25	4.36	0.39	11.30	20.01	50.35	155.74
Scottsdale	1,366,700	443.4	3.72	2.38	-1.88	11.69	20.20	56.13	170.37
Sunshine Hills Woods	1,520,800	393.4	4.52	3.20	2.26	13.31	24.61	40.35	141.65
Municipality: City of Surrey combined	1,613,800	428.6	0.92	-0.83	-3.69	7.10	23.66	50.97	150.94
Area: North Surrey	1,475,200	456.0	1.49	-0.18	-1.28	6.97	19.72	54.94	176.87
Bolivar Heights	1,271,400	461.3	3.76	2.49	-0.99	4.27	22.49	58.30	190.13
Bridgeview	1,002,100	512.6	1.79	2.44	-2.73	8.79	31.37	80.75	247.29
Cedar Hills	1,404,000	476.4	0.57	0.13	-1.53	10.58	22.66	58.43	201.14
Fraser Heights	1,773,400	430.0	0.09	-2.14	-1.15	7.80	19.54	40.07	153.39
Guildford	1,329,800	442.5	0.57	-1.80	-2.68	5.16	15.51	54.88	176.91
Port Kells	2,800,000	543.3	5.72	3.62	6.78	13.05	34.68	95.64	263.41
Royal Heights	1,389,800	464.8	3.94	3.73	-0.94	9.42	22.22	61.95	191.96
Whalley	1,444,300	542.8	0.63	-1.29	-3.42	4.49	17.69	68.73	221.95
Area: Surrey	1,524,900	435.1	0.90	0.09	-3.25	8.80	26.30	54.73	172.96
Bear Creek Green Timbers	1,472,400	454.4	5.23	0.96	-2.57	19.39	24.94	55.78	184.89
East Newton	1,573,800	430.6	-0.46	0.21	-3.08	8.63	22.99	51.46	179.07
Fleetwood Tynehead	1,574,800	432.4	1.69	2.95	-2.37	9.61	27.89	59.79	179.33
Panorama Ridge	1,625,700	403.9	0.17	-2.44	-1.92	6.09	33.65	47.30	154.03
Queen Mary Park Surrey	1,376,000	454.6	-1.94	-0.37	-3.26	7.34	18.29	55.31	184.30
Sullivan Station	1,582,600	386.7	1.02	-2.27	-6.57	3.92	27.67	51.77	151.92
West Newton	1,358,000	436.0	-0.21	-0.46	-3.88	7.57	24.89	57.12	169.97
Area: Cloverdale	1,510,900	423.3	2.97	2.62	-2.71	7.76	22.13	55.40	170.13
Clayton	1,512,900	425.8	3.55	0.76	2.13	8.76	26.13	63.52	189.07
Cloverdale BC	1,502,200	427.5	2.76	3.59	-3.82	8.04	21.00	52.73	167.02
Serpentine	1,942,300	380.2	4.02	-8.23	-10.41	-0.31	26.02	60.49	126.58
Area: South Surrey White Rock	1,887,100	363.8	0.06	-3.27	-5.60	5.48	20.78	38.33	113.37

Fraser Valley Real Estate Board

2024-02

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.	1,862,500	367.9	2.19	-0.78	-2.83	9.07	21.78	44.73	114.27
Elgin Chantrell	2,330,600	360.2	-1.34	-7.00	-6.83	2.48	14.10	20.23	86.54
Grandview Surrey	1,954,700	303.3	1.13	-2.44	-6.50	2.92	16.30	22.20	100.86
Hazelmere	2,132,100	391.8	1.29	0.67	-5.52	5.58	21.19	40.58	154.09
King George Corridor	1,601,300	374.1	-1.27	-3.18	-8.76	2.27	17.49	43.55	138.89
Morgan Creek	2,126,300	350.4	-5.19	-5.48	-7.59	6.73	29.44	45.70	113.66
Pacific Douglas	1,920,700	322.5	1.03	-1.32	-5.37	6.54	26.82	38.89	153.14
Sunnyside Park Surrey	1,619,200	388.3	-0.56	-4.78	-6.07	4.16	19.37	34.36	115.24
White Rock	1,839,600	388.8	2.15	-2.16	-3.86	8.72	21.35	46.28	127.24
Area: Langley	1,591,200	418.0	0.38	-1.90	-2.88	8.18	20.25	52.95	168.12
Aldergrove Langley	1,160,300	406.4	-0.81	0.20	-2.68	6.95	29.14	54.64	189.05
Brookwood Langley	1,492,100	416.9	2.21	-5.27	-1.42	9.19	22.19	60.97	165.03
Campbell Valley	2,841,100	399.0	-3.13	-0.27	-2.40	6.37	14.72	39.46	149.84
County Line Glen Valley	2,455,200	364.2	-0.05	-2.20	-5.94	7.72	25.20	51.56	176.75
Fort Langley	2,196,200	429.9	-0.12	-1.35	-1.15	11.72	25.15	48.24	172.78
Langley City	1,215,900	415.7	-2.00	-5.97	-6.12	5.75	17.53	53.00	158.84
Murrayville	1,596,200	389.3	3.62	-5.16	-0.71	9.29	24.26	59.16	154.11
Otter District	2,467,800	386.0	-0.31	1.71	0.16	10.07	18.15	52.75	170.50
Salmon River	1,942,100	390.5	-0.08	2.47	-0.13	10.25	21.92	52.72	165.11
Walnut Grove	1,478,500	394.9	6.01	4.14	0.56	13.87	27.72	53.60	165.57
Willoughby Heights	1,522,400	429.6	-2.01	-3.29	-5.91	6.68	17.15	53.37	171.73
Area: Abbotsford	1,195,000	411.9	2.01	2.87	-1.60	12.11	17.18	54.97	179.44
Abbotsford East	1,203,800	382.4	2.52	4.40	-1.65	10.39	21.40	50.73	171.59
Abbotsford West	1,117,100	440.3	1.76	1.13	-2.61	11.38	12.64	60.11	203.86
Aberdeen	1,447,500	377.2	0.37	-2.05	0.05	16.74	17.14	53.58	161.04
Bradner	1,811,100	349.4	-0.48	-4.64	-7.03	9.81	15.96	51.26	169.18
Central Abbotsford	1,066,800	429.0	3.30	6.74	-0.12	17.79	18.61	62.25	211.77
Matsqui	1,515,500	382.8	0.24	-0.34	-3.41	11.44	10.73	34.88	164.36
Poplar	1,095,000	409.5	1.71	3.67	-0.41	18.18	19.60	58.23	191.46
Sumas Mountain	1,829,200	380.4	-5.82	2.34	-3.48	5.40	17.01	52.65	167.51
Sumas Prairie	2,213,200	457.7	4.16	1.46	7.01	-3.56	28.93	55.79	216.53
Area: Mission	1,034,800	379.2	4.87	4.32	-2.39	13.43	20.88	54.71	193.04

Fraser Valley Real Estate Board

2024-02

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,066,200	382.4	2.91	3.13	0.84	16.51	25.50	65.97	196.89
Durieu	1,261,500	340.0	5.33	4.84	-1.68	12.58	20.23	52.74	178.23
Hatzic	1,042,100	377.7	5.59	3.45	-3.48	11.51	19.19	52.73	192.56
Mission BC	977,600	372.8	4.63	4.10	-2.56	13.21	20.06	52.54	191.02
Mission-West	1,422,700	348.8	6.34	5.16	-3.75	13.17	21.66	50.60	177.49
Stave Falls	1,361,200	351.2	5.15	4.87	0.06	14.47	24.58	52.63	176.97
Steelhead	1,678,200	358.7	1.21	4.24	2.43	17.61	27.97	59.14	184.68

Fraser Valley Real Estate Board

2024-02

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	965,900	367.8	1.83	-0.08	-1.10	5.42	30.80	45.03	134.27
Fraser Valley Real Estate Board	831,000	374.0	0.65	-0.74	-1.79	6.70	33.10	49.84	155.81
Area: N. Delta	873,600	406.7	-1.91	-4.62	-9.22	2.62	22.57	29.94	114.96
Annieville	717,900	429.4	-0.32	-2.98	-7.62	3.40	34.10	59.04	164.41
Nordel	968,000	377.7	-2.33	-5.01	-9.45	3.11	23.39	26.79	113.63
Scottsdale	770,100	361.0	-1.10	-4.55	-8.93	2.32	25.30	39.17	129.94
Sunshine Hills Woods	929,200	338.5	-2.34	-4.59	-9.69	1.77	23.05	24.31	117.27
Municipality: City of Surrey combined	864,400	373.6	1.11	-0.32	-1.94	6.59	31.73	50.40	150.40
Area: North Surrey	771,000	438.1	1.91	2.53	-1.55	7.69	35.72	44.49	183.74
Bolivar Heights	647,100	463.2	0.87	1.56	-1.99	7.32	43.05	56.80	228.98
Fraser Heights	884,500	391.4	0.36	1.14	-2.15	6.50	31.78	33.17	179.97
Guildford	761,200	438.5	1.18	1.22	-2.14	6.87	37.98	43.72	193.70
Whalley	785,200	416.6	3.79	5.23	-0.43	9.17	30.47	44.05	156.05
Area: Surrey	840,000	384.8	1.02	-0.29	-2.09	6.62	32.60	53.06	166.11
Bear Creek Green Timbers	864,600	393.7	3.36	4.04	-0.81	6.58	29.29	40.86	166.01
East Newton	750,900	412.6	0.44	-0.55	-0.96	13.73	37.44	64.78	198.34
Fleetwood Tynehead	879,500	375.7	1.49	-0.69	0.05	6.19	33.04	50.34	172.05
Panorama Ridge	906,200	359.5	0.48	-0.03	-2.12	5.74	30.35	52.40	151.93
Queen Mary Park Surrey	796,700	433.7	4.13	5.22	0.44	9.41	35.45	52.39	175.89
Sullivan Station	872,200	338.3	1.26	0.42	-1.60	5.92	30.97	51.03	149.67
West Newton	794,000	384.3	-1.54	-4.36	-8.65	2.97	31.84	50.71	152.83
Area: Cloverdale	851,200	348.6	1.78	1.16	-1.13	6.70	29.54	52.16	159.96
Clayton	846,700	349.3	1.78	1.16	-1.08	6.79	30.09	53.13	162.24
Cloverdale BC	857,300	350.2	1.77	1.13	-1.21	6.57	28.80	50.62	157.31
Area: South Surrey White Rock	952,200	302.6	0.53	-2.01	-2.58	6.25	30.94	45.76	112.65
Crescent Bch Ocean Pk.	941,500	323.8	3.72	1.00	-2.59	8.88	31.47	36.45	128.35
Elgin Chantrell	1,173,800	291.8	3.40	0.10	-2.15	11.97	28.26	39.48	117.76
Grandview Surrey	953,500	285.7	-0.28	-2.46	-2.16	4.65	30.87	47.88	104.80
King George Corridor	906,300	328.3	1.20	-1.97	-3.95	8.74	33.35	50.53	139.11
Morgan Creek	923,200	283.6	-0.35	-2.61	-2.44	3.73	27.63	42.73	95.99

Fraser Valley Real Estate Board

2024-02

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	899,500	296.2	-0.57	-2.76	-2.53	4.00	30.54	47.36	109.48
Sunnyside Park Surrey	1,044,100	294.3	1.98	-1.93	-3.73	8.72	26.20	34.51	115.45
White Rock	941,600	345.3	2.19	-0.55	-3.52	9.69	32.71	41.69	140.46
Area: Langley	848,900	373.6	-0.11	-1.63	-0.85	7.23	36.50	52.37	171.71
Aldergrove Langley	597,500	439.0	1.55	-0.20	-0.90	7.10	38.49	59.23	229.83
Fort Langley	944,900	353.8	0.97	-2.51	-1.42	8.26	38.85	48.72	154.72
Langley City	767,900	361.2	0.70	-0.85	1.49	6.17	38.60	59.12	177.63
Murrayville	910,600	334.5	1.36	0.72	1.61	5.89	30.36	41.68	148.70
Salmon River	1,010,000	348.3	0.72	-2.82	-2.52	7.67	38.88	48.40	141.71
Walnut Grove	844,200	328.9	-0.45	-3.18	-2.23	6.92	34.41	49.50	155.75
Willoughby Heights	879,300	384.8	-0.47	-1.66	-1.28	7.49	36.60	51.85	174.47
Area: Abbotsford	648,400	357.4	0.65	-0.03	-0.78	6.88	33.01	44.99	168.72
Abbotsford East	684,900	378.8	0.45	-2.19	-1.97	1.64	30.76	45.47	153.04
Abbotsford West	685,900	337.5	-0.44	0.78	-0.76	8.80	33.72	39.41	181.72
Aberdeen	740,200	362.0	2.09	0.86	-0.74	7.39	38.06	51.34	166.37
Central Abbotsford	489,700	311.5	1.80	-0.38	-0.42	11.97	32.84	50.92	161.11
Poplar	685,200	333.3	2.08	0.18	-1.45	6.76	32.00	36.37	155.01
Area: Mission	673,100	346.8	0.84	0.23	-0.09	9.09	37.62	50.78	174.15
Mission BC	673,100	346.8	0.84	0.23	-0.09	9.09	37.62	50.78	174.15