

Summary Report

For April 2024

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2024-04

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,426,700	397.9	1.95	4.99	2.76	7.98	13.72	53.69	125.82
Fraser Valley Real Estate Board	1,320,500	430.6	1.08	4.49	2.21	7.03	13.32	58.37	168.62
Area: N. Delta	1,340,800	425.4	-2.09	3.58	0.76	4.50	9.98	49.63	154.88
Annieville	1,354,400	451.6	0.51	6.53	1.60	5.02	10.96	58.23	167.69
Nordel	1,289,300	406.2	-6.47	1.75	1.52	2.91	5.73	43.99	152.14
Scottsdale	1,348,900	448.9	0.38	6.45	1.49	4.79	10.62	57.84	166.41
Sunshine Hills Woods	1,394,800	377.9	-1.38	-0.58	-2.55	5.97	14.62	36.77	128.48
Municipality: City of Surrey combined	1,441,800	440.8	0.39	3.40	1.24	6.83	14.14	57.94	163.48
Area: North Surrey	1,299,100	476.0	-0.75	3.52	2.45	4.18	8.48	58.24	189.01
Bolivar Heights	1,229,600	458.8	-2.11	6.15	5.64	2.30	10.21	60.76	185.15
Bridgeview	908,700	487.5	-8.33	-1.57	-0.08	0.41	9.43	69.09	236.67
Cedar Hills	1,277,900	459.7	2.16	0.00	-0.20	7.99	9.09	56.63	182.72
Fraser Heights	1,443,200	410.0	-2.01	4.89	4.38	1.18	3.46	41.67	152.62
Guildford	1,341,600	491.4	2.40	4.87	1.59	7.88	5.36	55.36	183.39
Port Kells	2,294,000	488.1	-1.71	5.42	2.67	0.49	21.84	80.58	222.60
Royal Heights	1,239,200	444.8	-5.82	0.38	0.29	1.55	9.21	57.17	187.15
Whalley	1,448,500	571.2	3.01	5.17	3.29	8.72	10.10	66.63	227.71
Area: Surrey	1,402,200	441.8	1.35	2.27	-0.05	8.20	16.14	58.29	176.47
Bear Creek Green Timbers	1,350,500	452.3	1.73	6.12	-0.37	10.70	20.07	58.65	179.37
East Newton	1,347,400	449.3	3.15	-3.17	-0.71	4.42	15.98	51.74	184.73
Fleetwood Tynehead	1,357,000	399.1	0.94	4.48	1.19	7.05	17.21	57.68	162.74
Panorama Ridge	1,396,100	406.9	-1.07	-0.93	-2.47	8.02	19.92	52.63	151.64
Queen Mary Park Surrey	1,373,600	462.3	2.28	1.65	0.11	8.14	10.55	59.19	183.27
Sullivan Station	1,744,200	399.7	1.68	2.80	-3.08	17.94	14.92	62.48	149.50
West Newton	1,539,300	475.5	0.76	2.50	1.58	9.99	15.69	68.50	198.31
Area: Cloverdale	1,386,900	436.8	1.87	6.56	5.53	3.75	13.51	63.29	178.22
Clayton	1,430,900	460.5	1.95	6.47	5.84	3.39	13.14	64.64	195.00
Cloverdale BC	1,348,300	449.6	1.44	6.14	5.79	3.52	12.65	62.13	185.46
Serpentine	2,663,800	362.1	6.97	8.58	1.26	19.94	35.47	78.46	134.07
Area: South Surrey White Rock	1,666,200	370.0	-0.83	2.95	-0.27	7.75	15.16	50.53	124.92

Fraser Valley Real Estate Board

2024-04

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.	1,600,400	360.7	-1.90	4.04	2.76	6.15	16.96	51.30	119.67
Elgin Chantrell	2,300,100	387.9	-2.12	4.02	3.33	5.58	13.02	47.66	118.29
Grandview Surrey	2,715,400	370.7	0.30	5.31	-5.14	10.43	-0.03	37.40	123.72
Hazelmere	1,967,300	349.6	-2.29	1.42	-8.27	10.39	30.06	49.08	143.96
King George Corridor	1,339,400	355.4	2.78	2.27	-2.28	16.49	15.05	50.85	128.70
Morgan Creek	2,349,300	294.9	-0.03	2.93	-1.77	12.09	14.44	24.59	73.98
Pacific Douglas	3,009,300	441.4	-0.72	-2.88	-7.33	10.99	3.98	46.30	168.65
Sunnyside Park Surrey	1,550,500	377.8	-2.12	4.28	3.37	7.00	19.48	58.08	129.25
White Rock	1,489,700	386.7	-1.90	4.23	2.79	6.44	18.22	57.07	138.70
Area: Langley	1,468,300	430.1	2.38	3.49	-0.23	7.47	13.51	55.72	177.84
Aldergrove Langley	1,155,900	431.0	1.10	5.40	3.06	13.33	19.59	57.59	211.19
Brookswood Langley	1,457,300	450.8	3.61	6.40	2.20	3.23	15.50	65.86	197.95
Campbell Valley	2,432,300	404.2	-3.90	-5.69	-5.65	8.19	-0.20	44.67	164.53
County Line Glen Valley	2,279,200	375.2	1.27	3.53	0.43	10.78	15.95	59.80	178.34
Fort Langley	1,720,700	415.3	2.92	3.49	-1.00	10.89	8.43	49.55	177.24
Langley City	1,273,200	455.4	9.47	5.17	0.31	7.69	19.81	55.32	179.90
Murrayville	1,540,000	409.7	3.56	4.62	0.99	1.14	15.51	59.79	177.01
Otter District	2,250,500	400.4	-3.31	-3.73	-6.58	7.35	2.80	49.51	166.05
Salmon River	1,777,900	404.8	-4.23	-3.48	-5.44	8.21	4.49	47.74	162.86
Walnut Grove	1,361,500	386.4	3.29	4.29	-1.02	11.35	16.07	54.87	154.21
Willoughby Heights	1,269,400	457.8	7.39	4.78	-0.52	6.69	20.25	57.32	182.24
Area: Abbotsford	1,190,000	454.9	1.95	9.01	7.85	10.01	14.15	62.29	202.46
Abbotsford East	1,157,200	428.9	0.07	10.12	9.69	9.30	21.09	58.97	193.16
Abbotsford West	1,131,200	477.7	3.53	7.66	6.44	8.37	9.31	59.82	211.41
Aberdeen	1,454,600	388.4	-6.09	-2.02	-6.54	10.53	9.04	63.81	151.55
Bradner	2,310,600	385.4	1.55	3.69	0.39	12.23	17.39	66.48	184.64
Central Abbotsford	1,101,600	459.0	3.26	10.74	10.50	12.69	13.42	67.34	230.69
Matsqui	1,420,400	444.8	6.16	11.39	7.62	8.41	20.87	61.86	204.24
Poplar	1,107,500	447.7	2.64	10.60	10.52	12.23	13.06	65.20	221.16
Sumas Prairie	2,408,400	498.1	-0.24	13.36	8.40	7.98	15.11	67.54	237.92
Area: Mission	1,001,600	394.0	3.30	5.21	4.73	7.71	12.00	63.76	196.24
Dewdney Deroche	1,091,600	391.5	2.65	5.36	5.44	9.36	14.94	71.26	198.17

Fraser Valley Real Estate Board

2024-04

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Durieu	1,189,800	364.9	2.21	4.23	5.58	8.54	12.48	67.23	182.65
Hatzic	960,400	389.5	3.10	4.79	3.67	7.92	11.29	60.49	194.41
Mission BC	957,000	390.8	3.39	5.25	4.44	7.78	12.56	62.16	195.61
Mission-West	1,395,300	356.9	3.63	4.08	3.06	7.27	7.60	58.83	174.96
Stave Falls	1,383,300	375.6	0.86	2.93	4.95	8.15	13.58	64.16	186.06
Steelhead	1,682,200	359.6	-0.33	1.47	3.69	7.73	13.55	61.33	182.70

Fraser Valley Real Estate Board

2024-04

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	2,017,000	378.6	1.31	5.02	2.13	5.96	15.01	43.41	94.25
Fraser Valley Real Estate Board	1,690,600	415.3	0.95	4.53	1.91	4.69	16.53	55.19	153.70
Area: N. Delta	1,495,000	395.7	-0.80	5.38	4.60	2.67	12.29	48.93	150.60
Annieville	1,470,500	429.1	0.05	5.74	4.97	3.45	15.10	56.15	180.46
Nordel	1,415,000	380.5	-1.50	4.50	3.88	1.85	10.77	46.52	136.78
Scottsdale	1,492,100	428.6	-1.47	5.49	4.66	2.63	14.51	56.37	174.22
Sunshine Hills Woods	1,569,600	390.0	-0.48	5.38	4.59	2.42	8.27	40.85	141.49
Municipality: City of Surrey combined	1,765,200	424.8	1.34	4.30	1.02	4.02	18.16	55.72	150.62
Area: North Surrey	1,693,800	434.1	1.00	3.53	1.43	6.27	18.44	53.07	165.83
Bolivar Heights	1,448,000	455.8	2.40	4.25	0.73	6.32	23.02	65.09	195.97
Bridgeview	1,116,700	496.8	3.09	3.07	1.37	8.16	25.93	70.20	221.55
Cedar Hills	1,627,800	436.3	1.61	3.71	0.16	5.41	18.92	54.88	184.61
Fraser Heights	1,853,600	442.2	0.34	2.38	1.94	5.36	15.94	44.51	160.88
Guildford	1,414,400	426.3	2.92	4.08	0.54	6.34	19.14	54.23	178.26
Port Kells	3,225,400	549.0	-3.00	4.06	0.02	12.50	35.29	110.51	254.19
Royal Heights	1,566,200	435.2	-1.49	4.59	3.50	3.42	14.53	57.97	168.15
Whalley	1,584,300	489.7	1.89	3.42	-1.17	5.77	24.26	63.12	211.32
Area: Surrey	1,616,000	428.4	0.82	3.08	-0.56	2.56	15.66	56.18	170.45
Bear Creek Green Timbers	1,618,600	460.7	3.09	9.53	3.32	2.65	14.63	62.33	185.09
East Newton	1,618,300	407.5	-1.47	-1.71	-4.52	-0.02	7.55	45.22	163.75
Fleetwood Tynehead	1,725,700	457.7	1.24	4.09	-0.28	3.79	17.72	64.82	191.71
Panorama Ridge	1,685,500	386.1	-1.05	1.21	-1.66	2.33	21.45	47.48	151.86
Queen Mary Park Surrey	1,483,300	456.3	1.60	1.20	1.40	3.10	10.16	54.94	180.45
Sullivan Station	1,657,700	412.0	2.59	6.40	-0.36	2.44	22.00	63.69	165.12
West Newton	1,305,500	444.7	1.44	2.07	2.99	4.05	11.26	56.14	176.21
Area: Cloverdale	1,608,200	429.8	-0.02	5.29	4.30	4.04	17.24	60.07	174.63
Clayton	1,528,000	421.7	0.76	3.94	1.32	5.53	19.33	64.28	182.07
Cloverdale BC	1,641,800	433.5	-0.34	5.76	5.53	3.49	16.41	58.04	169.59
Serpentine	1,518,300	416.2	1.59	6.34	-0.53	1.93	18.71	51.13	153.78
Area: South Surrey White Rock	2,101,700	370.3	2.95	5.62	2.49	5.32	19.26	47.41	117.82

Fraser Valley Real Estate Board

2024-04

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.	2,061,600	364.0	4.39	5.23	7.53	7.88	17.69	51.54	119.28
Elgin Chantrell	2,697,300	407.5	4.35	12.35	7.07	9.48	23.26	47.64	99.75
Grandview Surrey	1,996,500	365.8	2.58	6.24	-0.25	1.67	14.60	34.98	115.68
Hazelmere	2,406,200	471.4	1.05	7.48	-0.13	2.30	14.11	51.38	177.62
King George Corridor	1,947,600	394.5	2.18	5.34	-0.65	1.41	16.13	45.20	143.82
Morgan Creek	2,037,900	341.0	-3.07	-9.04	-12.61	-2.24	14.81	40.10	108.82
Pacific Douglas	1,844,300	381.8	3.08	7.13	0.79	2.66	18.79	53.27	159.20
Sunnyside Park Surrey	1,917,100	455.5	3.73	11.97	6.82	10.75	27.66	61.87	133.71
White Rock	2,177,500	346.5	5.10	6.62	8.62	8.04	19.85	44.56	115.08
Area: Langley	1,771,200	426.9	0.92	4.02	1.47	6.11	14.54	55.58	173.83
Aldergrove Langley	1,309,000	383.0	0.08	-0.29	-0.16	3.99	21.59	57.74	166.53
Brookswood Langley	1,738,500	404.1	0.20	9.69	3.40	11.05	15.26	61.45	164.29
Campbell Valley	3,029,500	348.7	-1.33	-2.92	-2.49	1.28	8.29	30.99	118.76
County Line Glen Valley	2,636,700	345.5	-0.52	-0.06	-2.04	2.40	16.60	50.87	165.36
Fort Langley	2,429,900	376.4	0.59	-0.26	-0.66	3.24	13.65	42.58	159.59
Langley City	1,419,000	428.1	0.12	10.19	4.03	12.30	19.15	65.67	178.89
Murrayville	1,723,300	398.4	0.45	9.66	3.78	11.41	16.08	61.49	160.05
Otter District	2,696,300	345.1	-0.52	0.35	-1.90	2.62	17.26	50.37	163.44
Salmon River	2,029,100	348.1	-1.69	-1.02	-1.25	3.72	18.81	46.63	155.21
Walnut Grove	1,576,500	410.9	2.62	9.95	7.14	7.90	20.53	57.49	171.94
Willoughby Heights	1,659,900	450.1	2.93	3.85	2.72	6.76	15.32	59.55	183.97
Area: Abbotsford	1,340,200	379.1	-0.50	3.64	3.81	4.64	9.76	51.16	168.67
Abbotsford East	1,355,500	363.7	-1.14	3.71	7.79	3.68	12.18	52.49	166.25
Abbotsford West	1,250,800	400.3	0.70	3.87	0.60	6.63	11.26	58.16	193.48
Aberdeen	1,476,800	369.6	0.46	4.26	0.90	6.02	7.79	49.27	169.39
Bradner	1,419,800	382.4	0.05	4.37	0.16	5.66	6.94	48.97	171.01
Central Abbotsford	1,212,300	414.0	0.66	4.18	0.51	6.34	11.83	60.28	205.31
Matsqui	1,906,200	364.0	-1.52	3.85	-0.68	3.64	-0.33	37.10	142.50
Poplar	1,218,600	379.4	0.80	3.80	0.69	7.02	9.24	50.74	167.18
Sumas Mountain	1,901,600	395.5	-0.38	-2.08	4.05	1.07	13.55	55.83	172.38
Area: Mission	1,199,600	358.5	-3.63	12.81	8.01	6.82	16.13	48.32	178.12
Durieu	1,507,600	327.0	-1.83	13.27	7.25	4.07	13.38	45.33	169.14

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	1,227,400	345.7	-3.62	13.16	7.90	6.21	13.57	43.74	171.78
Mission BC	1,125,300	350.8	-4.05	12.87	8.20	6.66	14.75	46.29	174.71
Mission-West	1,512,600	341.8	-1.75	13.22	8.68	6.22	18.80	40.95	183.65
Stave Falls	1,394,900	335.9	-1.93	13.86	7.45	4.77	15.55	48.04	171.32

Fraser Valley Real Estate Board

2024-04

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	723,000	361.1	0.14	3.38	1.15	3.53	17.16	30.36	111.91
Fraser Valley Real Estate Board	561,900	456.5	1.24	4.13	3.02	5.72	27.87	47.64	189.84
Area: N. Delta	586,900	560.0	-0.78	2.36	1.50	2.40	22.57	16.33	206.68
Annieville	446,100	502.9	-1.57	2.53	1.37	5.41	32.97	59.70	218.09
Scottsdale	672,500	434.2	-0.73	1.76	0.25	1.76	14.05	15.08	146.28
Municipality: City of Surrey combined	560,500	466.7	2.17	3.73	4.76	4.50	25.19	44.76	175.99
Area: North Surrey	510,900	468.7	2.16	3.01	4.29	3.37	24.55	41.99	178.82
Bolivar Heights	492,600	540.7	0.41	1.25	2.33	3.05	32.98	49.53	210.21
Cedar Hills	402,400	566.8	-0.32	4.85	3.13	4.85	40.26	64.34	249.01
Guildford	610,700	520.2	7.86	7.04	12.89	10.07	31.70	64.36	233.46
Port Kells	522,300	402.1	1.23	7.00	1.93	6.71	29.00	49.87	193.08
Whalley	483,300	455.9	0.37	1.88	1.85	1.65	23.38	35.32	159.62
Area: Surrey	578,700	525.6	0.48	3.53	3.18	5.63	33.88	54.18	215.30
Bear Creek Green Timbers	648,100	518.1	-0.80	3.17	1.27	3.52	32.30	42.53	188.47
East Newton	502,800	497.3	-1.74	3.22	1.16	4.28	31.53	51.29	195.66
Fleetwood Tynehead	641,000	458.8	8.00	6.43	11.71	8.62	26.08	54.27	191.67
Queen Mary Park Surrey	568,900	530.7	-0.90	2.71	1.51	4.49	34.12	52.02	217.78
Sullivan Station	676,100	492.4	-0.97	2.67	1.15	3.64	29.85	37.01	182.02
West Newton	570,500	522.9	-0.89	2.69	1.46	4.48	34.21	52.01	216.33
Area: Cloverdale	653,400	471.8	7.94	6.89	12.57	9.80	28.87	55.86	194.69
Clayton	650,300	468.9	7.89	6.79	12.47	9.45	28.92	55.88	190.70
Cloverdale BC	658,000	475.1	8.00	7.08	12.74	10.28	28.86	55.87	198.62
Area: South Surrey White Rock	641,500	376.7	0.94	5.76	-0.19	5.02	23.79	42.26	160.51
Crescent Bch Ocean Pk.	503,500	407.7	1.54	5.40	5.54	6.59	28.69	48.42	176.59
Grandview Surrey	671,000	394.0	0.77	5.40	5.09	6.46	27.14	46.31	168.21
King George Corridor	688,900	373.6	1.03	5.54	5.27	7.20	25.16	41.62	154.67
Morgan Creek	687,300	428.2	1.93	5.57	4.98	6.23	24.77	42.50	160.94
Sunnyside Park Surrey	603,300	357.8	0.79	4.68	5.42	6.08	26.34	47.00	154.30
White Rock	618,700	374.1	0.92	6.52	-5.43	3.77	22.78	41.97	161.24

Fraser Valley Real Estate Board

2024-04

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Langley	625,100	433.2	0.28	4.76	2.56	7.98	29.97	48.31	202.51
Aldergrove Langley	497,500	434.5	-0.07	0.72	1.16	6.34	39.40	60.45	225.22
Fort Langley	909,200	413.6	-0.70	0.90	0.32	4.58	21.08	23.83	195.22
Langley City	583,500	416.8	0.48	6.79	2.56	7.01	28.29	47.49	198.57
Murrayville	578,300	405.5	0.17	3.97	3.10	9.45	33.65	49.52	192.57
Salmon River	516,000	364.1	-0.60	3.47	3.17	7.66	31.30	44.77	164.03
Walnut Grove	603,400	352.2	-0.14	3.96	2.32	7.90	30.40	44.05	169.89
Willoughby Heights	670,300	405.8	0.15	3.57	2.17	7.70	28.09	39.16	172.90
Area: Abbotsford	457,800	480.4	0.42	3.25	4.39	8.08	33.63	55.97	234.08
Abbotsford East	565,700	392.6	-0.98	2.86	0.41	4.89	25.91	42.50	148.17
Abbotsford West	449,100	468.8	0.28	-2.52	2.20	6.30	32.17	61.66	242.19
Central Abbotsford	460,600	487.9	0.52	7.40	6.20	9.67	35.49	53.57	227.45
Poplar	448,200	469.8	0.11	2.35	2.00	6.15	33.31	55.31	242.92
Area: Mission	454,200	402.7	0.17	0.75	0.32	4.49	30.11	49.26	221.13
Mission BC	454,200	402.7	0.17	0.75	0.32	4.49	30.11	49.26	221.13

Fraser Valley Real Estate Board

2024-04

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,138,800	346.0	0.73	3.59	0.61	2.61	11.87	38.18	86.52
Fraser Valley Real Estate Board	1,013,600	362.0	0.53	2.81	-0.17	1.51	12.49	47.69	123.32
Area: N. Delta	1,209,500	386.3	-1.15	3.59	0.97	1.82	8.79	44.09	137.14
Annieville	1,089,000	413.6	0.44	5.24	1.62	0.02	7.12	48.24	147.81
Nordel	1,273,300	383.8	-3.42	2.37	0.92	1.75	9.22	42.94	146.82
Scottsdale	1,082,500	365.7	-0.68	3.01	-1.14	0.05	2.15	43.24	123.26
Sunshine Hills Woods	1,404,500	374.3	-0.16	3.71	1.99	4.32	14.26	36.81	130.48
Municipality: City of Surrey combined	1,051,700	358.5	0.65	2.31	-1.05	-0.25	12.03	48.39	113.52
Area: North Surrey	781,300	354.8	0.54	1.20	-1.20	-1.72	7.26	40.07	109.82
Bolivar Heights	1,069,900	451.2	-1.40	2.57	0.80	-1.18	8.83	55.85	170.02
Bridgeview	979,200	500.9	-4.37	-0.54	0.06	2.22	15.07	70.72	235.05
Cedar Hills	1,311,500	474.3	1.30	0.91	-1.37	4.68	11.26	55.61	182.66
Fraser Heights	1,692,500	412.3	-0.02	1.85	0.83	3.26	11.92	39.67	143.10
Guildford	765,400	450.8	3.92	3.94	4.81	6.88	25.75	58.96	182.10
Port Kells	2,353,000	461.1	-0.69	12.60	8.26	25.16	55.99	105.94	204.56
Royal Heights	1,376,100	460.7	-3.68	2.81	1.52	2.02	10.16	57.40	185.62
Whalley	552,800	367.6	0.52	1.38	-1.16	-1.10	15.13	33.38	119.46
Area: Surrey	1,084,600	378.0	0.48	1.91	-1.64	-0.08	12.63	51.02	140.92
Bear Creek Green Timbers	1,214,300	388.2	1.09	5.95	-0.64	1.01	8.53	40.40	141.12
East Newton	1,028,000	355.6	-0.64	-2.28	-5.40	-3.81	4.62	45.32	132.27
Fleetwood Tynehead	1,158,400	380.8	1.33	2.53	-0.47	0.21	15.78	56.00	154.21
Panorama Ridge	1,400,100	369.6	-1.26	0.46	-2.09	1.68	18.73	46.84	133.48
Queen Mary Park Surrey	931,400	403.4	1.33	2.33	-1.22	1.00	10.58	46.27	147.79
Sullivan Station	1,087,100	334.4	0.75	3.85	0.09	1.43	17.33	52.49	123.83
West Newton	919,400	389.4	0.28	1.30	-1.82	-0.05	11.51	53.55	151.88
Area: Cloverdale	1,099,900	353.4	1.32	4.74	3.94	3.48	18.00	56.10	144.40
Clayton	939,500	311.1	2.03	4.19	3.25	4.68	20.91	54.16	136.76
Cloverdale BC	1,216,400	394.0	0.87	5.15	4.62	3.09	16.60	56.91	155.84
Serpentine	2,060,900	403.4	4.81	10.37	1.38	13.12	28.10	71.22	156.94
Area: South Surrey White Rock	1,230,300	321.4	0.75	2.98	-1.77	0.63	14.26	44.91	90.86

Fraser Valley Real Estate Board

2024-04

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,781,900	374.0	2.07	4.64	5.89	7.01	19.03	52.72	125.98
Elgin Chantrell	2,318,000	381.3	2.50	9.07	5.10	6.99	19.60	45.48	94.54
Grandview Surrey	1,158,000	188.4	1.34	4.38	-0.89	1.40	17.53	49.52	88.59
Hazelmere	2,173,800	399.4	-0.82	3.26	-5.22	4.88	15.50	48.31	160.03
King George Corridor	1,031,200	342.8	0.47	2.70	-3.08	-1.07	11.52	41.36	118.34
Morgan Creek	1,325,600	267.3	-1.00	-3.68	-5.58	1.25	21.94	55.59	80.61
Pacific Douglas	1,432,200	266.7	1.45	3.45	-2.13	0.49	13.06	31.12	92.01
Sunnyside Park Surrey	1,197,100	358.0	-0.78	4.22	-0.36	0.56	16.23	48.36	106.70
White Rock	965,000	342.4	0.50	1.72	-4.49	-1.81	9.36	37.12	101.06
Area: Langley	1,051,600	353.2	0.86	3.15	0.60	5.43	15.88	45.05	129.35
Aldergrove Langley	1,005,500	436.6	-0.05	3.36	3.17	10.11	23.40	55.98	202.77
Brookswood Langley	1,578,400	441.0	2.25	8.11	3.04	7.14	16.48	66.10	188.80
Campbell Valley	2,821,400	396.2	-2.00	-3.81	-3.41	4.48	5.91	37.95	144.27
County Line Glen Valley	2,448,300	364.0	-0.16	-0.08	-3.53	3.23	13.79	52.75	172.66
Fort Langley	1,860,900	382.9	1.11	0.66	-0.31	5.57	17.92	47.44	176.66
Langley City	764,600	384.4	2.02	5.34	0.50	6.42	24.44	51.58	148.00
Murrayville	1,160,600	378.5	2.10	7.19	5.52	15.08	29.18	47.51	142.16
Otter District	2,414,800	377.0	-2.23	-2.46	-5.20	4.84	7.59	47.67	165.68
Salmon River	1,530,600	308.9	-2.77	-2.40	-3.50	3.90	8.69	45.78	174.58
Walnut Grove	1,070,100	343.0	1.75	5.09	1.54	6.16	18.69	50.97	142.23
Willoughby Heights	939,300	317.5	1.47	2.75	1.18	5.52	17.29	38.95	105.50
Area: Abbotsford	810,900	365.9	0.25	3.57	2.38	2.38	10.58	47.66	150.96
Abbotsford East	1,078,500	383.7	-0.49	5.24	6.02	4.81	17.45	53.36	168.89
Abbotsford West	728,400	363.8	1.11	0.94	-0.05	0.66	8.73	44.37	162.10
Aberdeen	1,272,200	332.3	-2.24	1.34	-1.89	5.12	5.76	41.04	133.19
Bradner	1,880,600	362.8	2.23	3.33	-1.17	7.40	6.52	57.06	174.02
Central Abbotsford	603,600	381.3	0.98	6.45	4.24	5.48	18.20	54.56	185.62
Matsqui	1,602,600	404.8	1.43	6.00	-0.25	2.69	0.77	41.84	174.07
Poplar	771,100	403.1	0.25	2.78	0.67	3.49	11.82	47.82	176.29
Sumas Mountain	1,901,600	395.5	-0.38	-2.08	4.05	1.07	13.55	55.83	172.38
Sumas Prairie	2,408,400	498.1	-0.24	13.36	8.40	7.98	15.11	67.54	237.92
Area: Mission	965,300	375.2	0.29	5.90	3.73	4.95	12.94	54.09	182.32

Fraser Valley Real Estate Board

2024-04

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,091,600	391.5	2.65	5.36	5.44	9.36	14.94	71.26	198.17
Durieu	1,291,200	348.0	1.55	7.81	6.58	6.03	11.86	56.47	179.29
Hatzic	1,060,800	384.8	-0.75	7.49	4.11	5.05	10.57	53.80	191.74
Lake Errock	904,000	438.6	-0.09	12.46	8.11	9.35	21.63	72.88	227.31
Mission BC	904,400	366.3	0.38	5.35	3.21	4.60	12.64	51.61	178.56
Mission-West	1,462,200	358.5	-0.06	9.30	6.13	6.66	13.63	52.49	182.95
Stave Falls	1,388,000	358.1	-0.39	7.22	5.92	6.83	14.45	54.69	176.74
Steelhead	1,682,200	359.6	-0.33	1.47	3.69	7.73	13.55	61.33	182.70

Fraser Valley Real Estate Board

2024-04

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,822,000	398.9	1.50	5.11	2.36	6.57	14.96	48.51	105.41
Fraser Valley Real Estate Board	1,532,700	433.8	1.02	4.53	1.95	5.34	15.22	58.03	162.27
Area: N. Delta	1,411,900	424.6	-1.44	4.53	2.71	3.86	11.41	50.35	157.02
Annieville	1,396,800	455.4	0.29	6.01	2.71	3.95	12.31	58.18	174.01
Nordel	1,345,800	405.0	-4.19	3.05	2.77	2.64	8.14	45.32	149.38
Scottsdale	1,400,400	454.4	-0.29	6.29	2.92	4.53	12.25	58.16	171.28
Sunshine Hills Woods	1,503,600	388.9	-0.69	3.32	2.02	4.15	11.85	40.55	138.44
Municipality: City of Surrey combined	1,665,400	442.3	1.12	4.14	1.14	4.76	17.04	57.91	157.60
Area: North Surrey	1,511,100	467.1	0.37	3.96	2.23	5.61	14.35	57.75	179.87
Bolivar Heights	1,299,700	471.6	-0.42	6.07	4.45	3.95	14.49	63.41	192.74
Bridgeview	979,200	500.9	-4.37	-0.54	0.06	2.22	15.07	70.72	235.05
Cedar Hills	1,423,500	483.0	1.96	1.96	0.10	6.06	13.62	59.56	195.96
Fraser Heights	1,821,000	441.6	0.23	2.79	2.51	5.72	15.69	45.65	160.53
Guildford	1,383,100	460.3	2.72	4.61	1.16	7.32	12.35	55.04	181.36
Port Kells	2,847,800	552.5	-1.09	7.51	3.52	10.59	33.13	104.03	261.35
Royal Heights	1,373,900	459.5	-3.73	2.75	1.46	1.95	9.93	57.69	185.58
Whalley	1,497,000	562.6	2.55	4.30	1.17	7.02	15.29	65.71	230.55
Area: Surrey	1,555,600	443.8	1.00	2.92	-0.40	4.11	15.97	58.22	176.86
Bear Creek Green Timbers	1,516,100	467.9	2.54	8.36	1.96	5.03	16.28	61.62	189.18
East Newton	1,550,200	424.1	-0.26	-1.96	-3.88	1.14	9.53	47.92	173.97
Fleetwood Tynehead	1,615,100	443.5	1.21	4.30	0.18	4.77	17.98	64.44	186.13
Panorama Ridge	1,638,300	407.0	-1.12	0.94	-1.50	3.54	22.00	50.18	154.69
Queen Mary Park Surrey	1,424,900	470.7	2.04	1.53	0.75	5.80	10.26	58.75	187.36
Sullivan Station	1,663,800	406.5	2.47	6.19	-0.61	3.46	21.45	63.19	162.26
West Newton	1,388,400	445.7	1.09	2.01	2.13	6.04	12.55	59.18	179.79
Area: Cloverdale	1,550,200	434.4	0.49	5.67	4.73	4.05	16.27	61.01	174.76
Clayton	1,522,600	428.5	0.85	4.21	1.78	5.52	18.99	64.62	183.21
Cloverdale BC	1,548,400	440.6	0.23	5.91	5.68	3.52	15.22	59.46	173.33
Serpentine	2,060,900	403.4	4.81	10.37	1.38	13.12	28.10	71.22	156.94
Area: South Surrey White Rock	1,978,600	381.5	2.03	4.92	1.65	5.44	17.78	49.73	122.58

Fraser Valley Real Estate Board

2024-04

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.	1,916,400	378.5	2.69	5.14	6.35	7.50	17.77	52.25	123.70
Elgin Chantrell	2,614,600	404.0	3.06	10.65	6.37	8.51	20.92	47.07	101.30
Grandview Surrey	2,047,300	317.7	2.35	5.94	-1.09	1.83	11.08	31.72	108.88
Hazelmere	2,173,800	399.4	-0.82	3.26	-5.22	4.88	15.50	48.31	160.03
King George Corridor	1,687,400	394.3	2.36	4.06	-2.38	3.60	13.99	52.65	146.75
Morgan Creek	2,056,400	338.9	-2.84	-8.31	-11.95	-1.37	14.76	38.04	104.90
Pacific Douglas	1,982,900	333.0	2.49	4.32	-0.89	4.62	18.97	47.93	156.75
Sunnyside Park Surrey	1,775,000	425.7	1.67	9.01	5.29	8.65	23.61	59.74	131.11
White Rock	1,898,900	401.3	2.56	5.44	5.83	6.50	17.93	52.18	138.16
Area: Langley	1,648,400	433.0	1.52	3.99	1.00	6.81	14.40	56.32	176.32
Aldergrove Langley	1,210,400	424.0	0.76	3.49	2.17	9.59	20.76	57.33	201.56
Brookswood Langley	1,578,400	441.0	2.25	8.11	3.04	7.14	16.48	66.10	188.80
Campbell Valley	2,821,400	396.2	-2.00	-3.81	-3.41	4.48	5.91	37.95	144.27
County Line Glen Valley	2,454,300	364.0	-0.19	-0.11	-3.60	3.15	13.75	52.94	172.86
Fort Langley	2,210,100	432.6	1.36	0.51	-0.55	5.62	13.34	50.31	171.73
Langley City	1,329,900	454.7	5.16	7.19	1.81	9.54	20.01	59.99	183.66
Murrayville	1,665,300	406.2	1.60	8.12	2.78	8.18	16.19	61.32	167.94
Otter District	2,414,800	377.7	-2.25	-2.45	-5.22	4.83	7.58	47.65	165.61
Salmon River	1,900,200	382.0	-3.02	-2.25	-3.29	5.61	11.44	47.21	162.90
Walnut Grove	1,513,100	404.1	2.75	8.48	4.88	9.04	19.59	56.87	166.91
Willoughby Heights	1,620,900	457.4	3.51	4.33	2.95	7.37	16.18	60.10	185.16
Area: Abbotsford	1,249,200	430.6	0.89	6.64	5.93	7.27	11.99	58.31	189.58
Abbotsford East	1,251,800	397.6	-0.55	6.60	8.37	5.72	15.35	54.89	182.39
Abbotsford West	1,168,000	460.4	2.68	6.40	4.33	7.57	10.04	60.92	209.41
Aberdeen	1,467,800	382.5	-2.15	1.78	-2.07	7.41	8.08	54.05	163.43
Bradner	1,880,600	362.8	2.23	3.33	-1.17	7.40	6.52	57.06	174.02
Central Abbotsford	1,127,600	453.4	2.53	9.17	7.80	10.59	12.70	66.63	225.95
Matsqui	1,602,600	404.8	1.43	6.00	-0.25	2.69	0.77	41.84	174.07
Poplar	1,154,900	431.9	1.98	7.28	5.88	9.93	13.09	62.31	205.45
Sumas Mountain	1,901,600	395.5	-0.38	-2.08	4.05	1.07	13.55	55.83	172.38
Sumas Prairie	2,408,400	498.1	-0.24	13.36	8.40	7.98	15.11	67.54	237.92
Area: Mission	1,062,400	389.3	0.72	7.66	5.73	7.04	13.17	57.80	193.81

Fraser Valley Real Estate Board

2024-04

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,091,600	391.5	2.65	5.36	5.44	9.36	14.94	71.26	198.17
Durieu	1,291,200	348.0	1.55	7.81	6.58	6.03	11.86	56.47	179.29
Hatzic	1,061,700	384.8	-0.80	7.58	4.20	5.14	10.64	53.55	191.96
Mission BC	1,004,900	383.3	0.95	7.58	5.62	7.10	12.90	56.00	191.93
Mission-West	1,462,200	358.5	-0.06	9.30	6.13	6.66	13.63	52.49	182.73
Stave Falls	1,388,000	358.1	-0.39	7.22	5.92	6.83	14.45	54.69	176.74
Steelhead	1,682,200	359.6	-0.33	1.47	3.69	7.73	13.55	61.33	182.70

Fraser Valley Real Estate Board

2024-04

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	994,200	378.6	1.15	4.82	2.02	4.76	24.21	48.41	139.17
Fraser Valley Real Estate Board	854,700	384.7	0.94	3.53	1.13	4.91	25.43	52.24	162.24
Area: N. Delta	920,500	428.5	1.40	3.35	-3.99	0.37	16.00	32.83	131.50
Annieville	746,000	446.2	1.16	3.57	-3.17	0.88	24.26	56.95	182.23
Nordel	1,019,500	397.8	1.35	2.87	-4.12	0.38	17.24	30.26	130.34
Scottsdale	807,900	378.8	1.36	3.78	-4.03	0.13	18.45	40.82	150.20
Sunshine Hills Woods	982,200	357.8	2.32	3.23	-4.38	0.11	16.32	27.56	137.11
Municipality: City of Surrey combined	893,100	386.0	0.78	4.47	1.93	4.27	24.52	52.87	157.85
Area: North Surrey	799,100	454.0	1.00	5.61	1.50	5.53	31.98	47.59	197.90
Bolivar Heights	667,800	478.0	0.76	4.09	0.48	4.30	36.77	58.70	241.67
Fraser Heights	918,100	406.2	0.77	4.15	0.74	3.57	28.87	38.16	195.20
Guildford	787,700	453.7	0.69	4.68	1.48	4.42	33.87	47.88	206.76
Whalley	815,700	432.7	1.79	7.80	1.48	8.15	27.68	44.09	172.82
Area: Surrey	863,200	395.4	0.84	3.81	1.49	3.08	23.76	55.30	173.82
Bear Creek Green Timbers	895,600	407.8	1.57	7.06	0.99	7.09	25.67	41.01	181.05
East Newton	763,800	419.7	1.11	2.17	0.05	4.95	27.92	62.42	195.98
Fleetwood Tynehead	899,300	384.2	1.48	3.78	2.40	0.92	23.42	55.42	172.68
Panorama Ridge	934,600	370.7	-0.56	3.61	3.61	5.22	22.87	56.55	160.69
Queen Mary Park Surrey	821,700	447.3	1.36	7.39	2.12	8.91	29.13	51.73	190.83
Sullivan Station	895,400	347.3	-0.03	3.95	3.64	4.20	22.25	54.98	157.64
West Newton	827,200	400.4	1.29	2.59	-3.84	-0.47	22.15	50.75	173.31
Area: Cloverdale	884,900	362.4	1.60	5.81	3.78	5.72	24.49	53.62	171.05
Clayton	880,900	363.4	1.59	5.89	3.95	5.95	25.05	54.64	174.26
Cloverdale BC	890,400	363.7	1.59	5.70	3.50	5.42	23.75	52.11	167.62
Area: South Surrey White Rock	984,400	312.8	-0.13	3.92	1.33	4.44	23.34	48.46	115.87
Crescent Bch Ocean Pk.	912,000	313.6	-4.56	0.45	-1.94	0.48	16.62	30.07	112.32
Elgin Chantrell	1,140,300	283.4	-2.71	0.43	-2.14	2.20	16.82	32.31	104.18
Grandview Surrey	1,008,700	302.2	1.34	5.48	3.14	6.00	25.45	54.34	118.83
King George Corridor	908,000	328.9	-1.50	1.39	-1.94	1.83	22.22	48.15	129.20
Morgan Creek	975,300	299.6	1.05	5.27	2.88	5.83	23.70	49.13	108.34

Fraser Valley Real Estate Board

2024-04

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	954,800	314.4	1.52	5.54	2.91	5.54	26.06	52.99	124.25
Sunnyside Park Surrey	1,037,100	292.3	-3.79	1.28	-1.81	1.49	15.95	31.96	105.12
White Rock	917,000	336.3	-4.54	-0.47	-2.66	-0.39	17.18	35.82	124.95
Area: Langley	863,600	380.1	1.36	1.63	-0.68	6.53	28.15	54.32	175.63
Aldergrove Langley	610,300	448.4	0.65	3.72	3.34	6.56	31.96	60.43	230.68
Fort Langley	954,400	357.3	2.47	1.97	-2.67	5.55	26.57	50.51	160.61
Langley City	775,400	364.7	1.73	1.67	-2.64	4.53	33.10	56.73	169.75
Murrayville	910,000	334.3	1.27	1.30	-1.53	5.66	24.88	37.35	140.33
Salmon River	1,022,900	352.7	2.77	2.00	-2.49	4.66	28.72	51.76	147.68
Walnut Grove	854,300	332.8	1.46	0.73	-3.31	3.74	24.23	50.32	168.17
Willoughby Heights	898,800	393.3	1.31	1.73	0.25	7.69	27.86	55.52	175.23
Area: Abbotsford	670,300	369.5	1.73	4.06	3.18	7.44	26.98	50.39	173.10
Abbotsford East	715,000	395.5	2.89	4.88	1.67	6.92	28.08	52.41	165.79
Abbotsford West	704,200	346.6	1.02	2.24	3.40	7.81	25.81	45.39	178.17
Aberdeen	750,300	366.9	0.16	3.47	2.77	5.64	29.69	47.47	166.84
Central Abbotsford	517,500	329.2	3.65	7.58	5.11	9.62	27.99	59.03	168.95
Poplar	700,100	340.5	1.31	4.29	2.16	5.35	25.28	37.69	157.18
Area: Mission	684,500	352.7	1.21	2.56	3.01	6.49	29.72	48.76	181.04
Mission BC	684,500	352.7	1.21	2.56	3.01	6.49	29.72	48.76	181.04