

Summary Report

For May 2024

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2024-05

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,431,600	399.7	0.86	3.68	5.46	5.57	12.94	54.32	126.46
Fraser Valley Real Estate Board	1,320,000	432.4	0.63	2.51	4.39	4.55	11.85	58.56	169.24
Area: N. Delta	1,377,400	437.8	2.36	4.36	5.47	6.99	13.42	56.13	163.89
Annieville	1,391,000	463.7	1.91	6.99	7.49	8.72	14.47	64.37	181.03
Nordel	1,326,500	419.5	3.61	1.94	5.80	4.82	11.30	53.72	155.17
Scottsdale	1,386,800	462.7	1.94	6.96	7.38	8.64	14.36	64.25	180.42
Sunshine Hills Woods	1,428,400	387.6	1.76	1.71	0.26	6.10	14.10	40.03	134.91
Municipality: City of Surrey combined	1,445,600	444.0	0.73	1.88	3.30	4.20	13.21	59.08	163.81
Area: North Surrey	1,313,400	480.0	1.27	1.50	4.19	0.65	9.51	61.62	187.25
Bolivar Heights	1,212,500	452.1	-0.24	-0.90	4.51	-5.28	7.13	60.04	174.50
Bridgeview	952,900	512.6	2.05	2.60	5.08	4.27	17.81	81.00	249.18
Cedar Hills	1,311,100	471.8	2.25	3.10	4.91	6.69	9.21	63.20	186.63
Fraser Heights	1,487,500	415.3	2.87	0.95	5.35	-3.58	4.43	48.32	156.36
Guildford	1,365,000	500.7	2.71	3.90	5.03	7.40	12.80	58.25	188.09
Port Kells	2,352,700	489.3	-1.19	0.89	3.01	-3.93	14.22	82.71	206.00
Royal Heights	1,285,400	461.0	3.53	2.86	4.94	2.81	13.83	67.94	190.30
Whalley	1,472,100	578.7	2.32	3.95	5.26	8.74	16.49	68.52	232.01
Area: Surrey	1,430,400	450.8	1.42	3.02	2.15	7.56	15.38	60.71	178.96
Bear Creek Green Timbers	1,367,000	456.6	4.63	3.02	-0.15	5.79	17.35	59.99	179.95
East Newton	1,374,600	460.3	1.79	3.95	0.28	8.77	17.48	54.05	190.41
Fleetwood Tynehead	1,401,600	407.3	0.87	3.48	4.46	7.69	16.64	58.61	166.38
Panorama Ridge	1,484,000	441.0	5.28	4.90	2.15	7.17	23.43	61.30	173.07
Queen Mary Park Surrey	1,389,200	467.9	0.88	4.00	4.00	6.37	8.24	63.32	182.72
Sullivan Station	1,711,900	393.6	-2.53	0.56	-2.09	5.72	9.73	63.80	143.72
West Newton	1,551,600	480.1	-0.72	1.07	2.26	10.55	15.08	68.04	193.82
Area: Cloverdale	1,370,100	456.1	1.81	5.12	7.34	3.05	13.43	63.01	189.59
Clayton	1,416,100	469.1	1.58	5.30	7.64	3.24	13.86	66.29	199.74
Cloverdale BC	1,367,800	455.6	1.81	5.12	7.38	3.10	13.45	62.89	189.09
Area: South Surrey White Rock	1,628,100	361.3	-1.58	-1.39	1.18	2.53	11.72	47.65	120.84
Crescent Bch Ocean Pk.	1,551,500	351.0	-1.57	-1.93	3.27	1.62	15.73	48.16	117.47

Fraser Valley Real Estate Board

2024-05

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	2,233,300	382.0	-0.29	-1.42	3.72	0.95	12.68	45.52	119.79
Grandview Surrey	2,685,900	363.8	-3.63	-0.11	-1.97	4.06	-5.68	28.28	125.40
Hazelmere	2,125,800	357.8	5.58	-1.49	2.85	7.22	8.89	60.45	149.51
King George Corridor	1,311,300	347.1	-0.83	0.49	-0.34	9.19	7.69	50.46	122.64
Morgan Creek	2,318,500	292.3	-4.29	3.58	-3.69	8.78	7.31	28.94	69.16
Pacific Douglas	2,755,800	433.5	-4.81	-0.98	-4.18	3.66	-0.05	42.13	153.66
Sunnyside Park Surrey	1,520,100	360.2	-2.12	-1.07	4.28	2.27	16.72	53.02	124.56
White Rock	1,457,500	377.7	-2.02	-1.95	2.44	1.53	16.32	51.75	133.15
Area: Langley	1,465,400	430.9	0.28	3.68	1.96	5.30	11.55	55.28	176.75
Aldergrove Langley	1,135,900	426.5	-0.93	3.57	4.41	11.18	16.69	53.47	204.21
Brookswood Langley	1,473,500	458.2	1.69	5.99	2.39	2.41	15.01	61.85	201.84
Campbell Valley	2,303,500	398.7	-0.55	-5.18	-3.90	2.60	-2.06	39.36	165.27
County Line Glen Valley	2,243,100	365.2	-0.71	1.95	-2.92	7.44	12.82	58.51	169.72
Fort Langley	1,709,000	417.0	-0.22	3.71	-1.67	10.26	5.68	50.92	175.98
Langley City	1,281,200	458.7	-0.26	9.50	6.48	3.61	18.28	62.78	184.02
Murrayville	1,579,600	422.0	3.56	6.14	1.74	1.81	16.99	62.75	182.84
Otter District	2,249,000	396.2	0.10	-4.53	-1.88	4.07	-0.48	44.18	162.04
Salmon River	1,786,500	401.6	0.78	-3.62	-0.96	4.77	2.16	46.73	161.46
Walnut Grove	1,361,600	386.5	0.10	3.76	-0.54	11.64	14.15	56.22	149.68
Willoughby Heights	1,303,400	470.4	0.60	9.96	7.84	3.73	18.61	67.52	192.54
Area: Abbotsford	1,184,100	453.5	1.27	3.59	9.97	5.49	10.91	62.02	204.36
Abbotsford East	1,160,500	430.0	0.73	3.17	10.77	6.91	11.46	60.09	188.01
Abbotsford West	1,149,300	487.4	2.91	4.79	9.70	3.92	13.19	65.39	232.24
Aberdeen	1,450,100	387.6	-0.49	-3.12	-3.56	4.25	1.65	53.69	153.33
Bradner	2,302,800	378.7	-0.45	3.47	-2.60	8.95	14.86	64.65	178.87
Central Abbotsford	1,062,300	444.7	1.16	3.30	13.16	4.46	9.48	61.36	228.92
Matsqui	1,237,500	416.9	-2.53	-0.10	9.77	5.33	9.37	59.49	193.80
Poplar	1,071,200	433.0	1.00	3.51	12.97	4.64	9.23	59.60	217.45
Sumas Prairie	2,457,700	487.4	-0.45	3.00	9.75	7.83	7.76	61.39	223.64
Area: Mission	984,400	393.6	-1.01	1.50	5.69	5.27	9.24	58.07	195.94
Dewdney Deroche	1,097,400	382.6	-2.45	0.34	3.66	3.97	11.42	65.06	187.02
Durieu	1,131,000	365.2	-1.51	1.64	3.99	3.84	10.30	64.36	173.97

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	953,700	388.0	-1.42	1.25	5.09	5.15	8.56	55.45	192.17
Mission BC	943,400	388.4	-1.09	1.22	5.26	4.94	9.22	56.61	194.47
Mission-West	1,449,300	353.8	0.11	-0.37	6.76	4.64	6.57	50.49	178.36
Stave Falls	1,352,700	371.6	-2.34	0.00	4.29	4.62	11.22	59.76	175.87

Fraser Valley Real Estate Board

2024-05

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	2,032,900	383.1	1.06	4.02	3.76	5.33	14.91	46.56	96.46
Fraser Valley Real Estate Board	1,686,400	416.2	0.07	1.91	2.46	2.36	14.75	56.70	153.63
Area: N. Delta	1,512,900	397.0	0.25	1.12	4.36	-0.40	13.69	53.46	151.74
Annieville	1,474,200	429.5	0.33	0.94	4.20	-0.67	15.64	60.32	174.62
Nordel	1,481,100	383.2	0.45	0.87	4.05	-0.62	12.57	50.45	143.92
Scottsdale	1,491,200	427.4	-0.16	1.14	4.37	-0.79	14.86	61.89	173.80
Sunshine Hills Woods	1,563,800	389.9	0.18	1.14	4.28	-0.59	10.74	45.59	140.09
Municipality: City of Surrey combined	1,760,400	426.0	0.33	2.40	2.43	2.13	16.58	57.37	150.00
Area: North Surrey	1,695,600	436.0	0.76	3.00	1.42	4.83	16.45	56.10	166.83
Bolivar Heights	1,468,500	462.7	2.16	5.16	2.14	6.05	20.37	69.92	198.32
Bridgeview	1,117,000	496.9	2.52	2.37	1.59	4.79	19.85	74.29	218.12
Cedar Hills	1,666,600	440.9	2.56	4.31	1.99	4.11	15.33	59.28	182.63
Fraser Heights	1,853,900	442.0	-0.67	1.21	-0.07	4.34	15.34	45.20	162.00
Guildford	1,405,900	433.7	2.92	6.12	2.99	4.91	17.60	59.45	180.53
Port Kells	3,066,800	548.6	-0.07	0.81	0.62	6.01	28.09	103.79	260.68
Royal Heights	1,563,900	431.1	-0.28	0.42	3.80	-1.30	14.17	62.25	162.39
Whalley	1,579,700	495.7	1.06	4.27	2.14	4.31	21.17	65.07	215.93
Area: Surrey	1,632,100	436.0	1.02	2.93	4.21	1.23	16.20	59.88	173.70
Bear Creek Green Timbers	1,646,200	474.0	4.24	5.38	10.10	5.47	18.86	64.93	186.23
East Newton	1,632,500	415.0	0.27	-1.07	0.27	-3.56	8.95	52.07	167.91
Fleetwood Tynehead	1,747,500	468.5	1.36	4.44	8.50	2.92	19.52	69.81	197.46
Panorama Ridge	1,719,800	395.0	1.13	3.89	0.84	5.45	19.37	52.33	157.83
Queen Mary Park Surrey	1,497,600	457.6	-0.26	2.79	3.83	-2.18	11.88	54.70	179.71
Sullivan Station	1,654,700	411.8	-0.12	2.77	2.87	0.64	18.44	63.54	164.65
West Newton	1,311,000	451.3	1.46	3.23	3.72	-2.06	12.99	58.02	178.92
Area: Cloverdale	1,585,500	426.0	0.26	0.54	4.64	1.87	14.82	57.08	171.51
Clayton	1,483,900	413.8	-0.84	-1.59	-0.19	1.52	17.39	61.64	173.50
Cloverdale BC	1,625,500	431.4	0.61	1.22	6.52	1.99	13.80	54.85	168.79
Serpentine	1,568,300	416.3	0.34	0.99	1.44	-0.62	13.93	48.57	154.77
Area: South Surrey White Rock	2,076,600	366.8	-0.33	2.34	0.36	2.60	15.86	48.74	114.25

Fraser Valley Real Estate Board

2024-05

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.	1,994,500	353.1	-0.68	-0.17	-2.05	2.26	12.52	51.03	112.07
Elgin Chantrell	2,606,300	392.1	-2.22	6.03	0.54	4.64	15.15	43.42	90.71
Grandview Surrey	1,996,700	365.7	-0.35	2.84	2.67	0.22	12.21	37.90	115.63
Hazelmere	2,479,800	484.6	2.65	5.62	7.78	1.68	17.99	55.97	176.76
King George Corridor	1,926,600	392.1	-0.83	2.16	2.67	-0.68	13.26	46.42	140.11
Morgan Creek	2,136,600	359.6	1.61	-2.04	-3.90	1.10	22.48	48.41	118.73
Pacific Douglas	1,845,500	382.6	0.31	3.60	3.74	0.87	16.54	56.42	160.27
Sunnyside Park Surrey	1,847,500	446.6	-0.40	6.97	2.03	6.31	22.59	59.22	128.67
White Rock	2,136,600	337.9	0.15	0.78	-1.52	3.81	13.28	46.15	110.53
Area: Langley	1,776,100	431.4	0.40	2.45	2.30	5.35	14.19	58.37	177.07
Aldergrove Langley	1,331,200	392.0	1.24	2.97	3.84	7.13	20.65	59.22	174.13
Brookswood Langley	1,735,300	397.7	-1.92	-1.80	-1.92	4.88	14.74	66.96	160.96
Campbell Valley	2,975,900	363.0	3.51	5.62	4.73	6.05	10.81	36.41	125.19
County Line Glen Valley	2,726,100	354.6	1.23	3.17	3.14	5.72	15.32	54.11	172.77
Fort Langley	2,510,900	389.0	2.61	3.46	2.99	7.22	12.95	42.44	168.46
Langley City	1,399,200	422.1	-1.97	-1.84	-2.20	6.14	18.47	69.93	175.16
Murrayville	1,682,400	393.7	-2.28	-1.84	-2.16	4.99	15.08	66.19	156.15
Otter District	2,745,200	354.6	1.29	3.17	3.41	5.98	15.28	54.17	173.19
Salmon River	2,109,700	360.6	2.50	2.27	4.55	8.19	18.07	50.75	160.17
Walnut Grove	1,604,900	417.1	1.71	5.28	11.08	7.28	20.76	62.55	175.50
Willoughby Heights	1,659,600	457.4	0.35	5.29	3.44	5.22	16.30	61.80	189.68
Area: Abbotsford	1,326,900	377.5	-1.10	0.75	3.51	0.51	6.97	48.45	169.45
Abbotsford East	1,321,300	356.1	-2.14	-0.59	5.08	-1.14	7.23	44.40	163.39
Abbotsford West	1,281,400	408.2	0.42	2.43	2.54	3.08	11.04	62.44	200.37
Aberdeen	1,487,400	374.5	1.00	2.27	2.13	3.51	7.52	51.44	174.96
Bradner	1,412,900	389.2	-0.64	3.29	3.70	2.31	6.40	52.33	171.41
Central Abbotsford	1,224,600	416.8	0.24	2.86	3.04	3.12	10.91	63.32	208.28
Matsqui	1,837,900	373.5	-2.02	4.62	4.10	0.92	0.13	40.89	143.64
Poplar	1,197,000	387.1	0.31	2.62	2.19	3.03	8.80	55.77	169.57
Sumas Mountain	1,792,300	387.1	-5.86	-2.67	1.41	-4.16	4.51	45.25	166.05
Area: Mission	1,187,700	349.8	-2.83	-3.80	6.03	-3.74	8.03	48.35	164.60
Durieu	1,490,600	310.9	-3.27	-5.16	5.46	-7.47	0.29	39.60	145.77

Fraser Valley Real Estate Board

2024-05

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	1,184,500	333.0	-4.09	-4.75	4.68	-4.88	5.98	41.82	158.94
Mission BC	1,112,100	342.6	-3.17	-4.01	5.68	-3.95	7.43	47.35	162.93
Mission-West	1,501,300	342.3	0.15	-0.35	8.12	-3.06	11.61	44.31	173.40
Stave Falls	1,448,500	316.7	-3.42	-5.60	5.99	-5.94	1.90	40.57	148.20

Fraser Valley Real Estate Board

2024-05

Apartment

Apartment	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	721,200	361.9	-0.19	1.09	1.94	2.26	16.86	32.03	110.16
Fraser Valley Real Estate Board	555,100	454.6	-0.09	1.61	2.34	2.90	25.44	47.07	189.55
Area: N. Delta	587,200	562.5	-0.81	1.33	3.04	1.99	23.98	22.58	222.90
Annieville	453,000	509.6	-1.34	1.68	3.20	3.94	32.19	61.98	230.91
Scottsdale	671,900	441.2	-0.56	1.50	2.63	2.49	18.35	20.48	161.68
Municipality: City of Surrey combined	548,600	459.1	-0.56	0.77	2.73	-0.13	21.94	42.53	173.44
Area: North Surrey	502,500	464.0	-0.51	0.69	2.61	-0.83	21.69	40.14	175.21
Bolivar Heights	490,100	540.9	-0.73	1.48	2.48	2.21	30.94	49.13	214.48
Cedar Hills	396,700	558.7	-2.65	0.78	3.02	2.55	32.99	65.98	257.68
Guildford	562,200	491.9	-0.93	-0.30	4.22	-3.30	26.45	55.32	218.18
Port Kells	596,400	395.5	-0.75	1.33	1.25	5.89	21.54	42.06	183.11
Whalley	486,500	455.1	-0.24	1.22	2.43	0.69	21.04	35.53	156.68
Area: Surrey	573,500	522.8	-0.89	0.99	3.44	2.97	31.13	53.99	221.13
Bear Creek Green Timbers	645,000	520.6	-1.23	1.13	2.76	2.20	29.63	44.41	199.54
East Newton	506,100	506.6	0.06	1.54	4.13	4.43	31.82	52.22	206.10
Fleetwood Tynehead	604,000	423.0	-1.35	-0.66	2.99	-4.82	19.76	43.44	174.32
Queen Mary Park Surrey	570,900	534.6	-1.07	1.37	3.28	3.75	31.77	54.15	227.77
Sullivan Station	679,400	501.0	-0.38	1.03	3.26	3.28	29.83	40.85	190.60
West Newton	571,000	527.2	-1.07	1.44	3.41	3.88	32.26	54.79	227.45
Area: Cloverdale	607,400	447.9	-0.86	-0.20	4.31	-3.70	23.70	47.14	182.94
Clayton	608,900	439.0	-1.04	-0.36	4.28	-3.94	23.35	46.38	178.73
Cloverdale BC	605,300	449.7	-0.60	0.07	4.41	-3.27	24.30	48.27	186.43
Area: South Surrey White Rock	644,100	380.2	1.01	3.68	0.26	3.68	24.05	44.40	162.75
Crescent Bch Ocean Pk.	489,300	409.1	-0.49	1.59	5.25	2.10	17.46	39.58	166.86
Grandview Surrey	659,700	395.0	0.53	2.62	3.81	4.41	23.79	46.57	171.29
King George Corridor	682,200	369.8	0.08	2.49	3.70	4.29	21.44	39.76	150.88
Morgan Creek	674,000	427.1	0.00	2.64	3.92	4.02	21.47	42.75	160.59
Sunnyside Park Surrey	598,700	353.8	-0.08	2.28	3.18	4.30	22.25	43.41	152.71
White Rock	633,400	386.9	2.11	5.25	-2.91	3.59	28.07	48.58	168.68

Fraser Valley Real Estate Board

2024-05

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Langley	619,700	431.2	-0.07	1.55	2.72	6.31	25.75	48.43	202.60
Aldergrove Langley	489,800	445.7	-0.38	2.72	2.34	5.37	36.34	57.32	238.68
Fort Langley	921,800	419.0	-0.95	0.41	1.01	3.30	21.31	26.97	202.96
Langley City	576,700	412.2	-0.29	1.55	2.05	6.68	23.97	46.17	197.19
Murrayville	576,500	404.3	0.00	1.40	3.59	7.07	28.59	50.47	190.65
Salmon River	511,300	366.0	0.14	1.44	3.30	5.84	27.39	46.69	168.33
Walnut Grove	593,900	352.7	-0.03	1.73	3.34	5.98	26.19	45.80	170.27
Willoughby Heights	665,300	403.5	0.07	1.28	2.72	5.19	23.81	40.64	171.35
Area: Abbotsford	451,800	484.2	0.10	2.11	3.95	7.98	32.04	53.52	236.72
Abbotsford East	568,900	398.7	-0.42	3.91	2.41	4.34	23.28	32.55	157.39
Abbotsford West	447,400	481.1	0.94	2.30	3.75	8.28	33.94	65.27	253.23
Central Abbotsford	451,100	486.1	-0.39	1.74	4.36	8.38	31.95	48.29	224.28
Poplar	445,600	475.6	-0.17	3.91	1.91	3.84	29.27	49.51	250.22
Area: Mission	452,300	405.3	-0.47	1.99	0.75	0.02	25.44	43.67	229.24
Mission BC	452,300	405.3	-0.47	1.99	0.75	0.02	25.44	43.67	229.24

Fraser Valley Real Estate Board

2024-05

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,140,600	348.2	0.29	2.05	2.08	1.55	11.14	40.29	87.00
Fraser Valley Real Estate Board	1,006,300	361.2	-0.17	0.64	0.75	-0.80	10.22	48.64	122.69
Area: N. Delta	1,235,200	392.4	0.90	2.03	3.59	1.11	10.91	49.14	142.22
Annieville	1,111,400	420.3	1.50	3.62	5.10	0.00	9.03	53.73	156.75
Nordel	1,312,500	391.9	1.71	1.27	3.65	1.29	12.55	48.95	151.54
Scottsdale	1,095,300	368.2	-0.65	1.27	1.35	-0.83	3.89	46.87	127.71
Sunshine Hills Woods	1,423,200	377.9	0.32	1.37	3.19	2.16	14.83	39.86	132.55
Municipality: City of Surrey combined	1,039,900	356.9	-0.34	0.37	-0.06	-2.75	9.71	49.33	112.44
Area: North Surrey	774,200	351.9	-0.20	-0.11	-0.85	-4.81	4.55	41.72	106.88
Bolivar Heights	1,058,200	444.4	-0.16	-0.47	0.54	-5.97	4.71	56.04	161.26
Bridgeview	1,006,700	515.7	1.86	1.90	3.10	2.77	17.82	79.00	240.17
Cedar Hills	1,345,000	483.8	1.87	2.33	1.90	3.05	8.94	60.15	184.09
Fraser Heights	1,692,800	411.4	-1.06	0.17	-0.99	1.48	10.56	41.04	144.15
Guildford	737,300	440.7	0.50	0.66	2.92	0.11	23.10	58.24	175.61
Port Kells	2,365,900	467.3	1.74	4.59	9.77	19.39	50.40	108.24	200.32
Royal Heights	1,438,200	474.8	2.24	3.06	5.04	0.61	13.26	64.92	192.54
Whalley	555,200	367.9	-0.05	0.85	0.46	-1.79	13.69	33.98	117.95
Area: Surrey	1,088,800	380.7	0.40	1.17	1.20	-1.70	11.94	52.83	142.02
Bear Creek Green Timbers	1,234,700	393.7	2.61	2.26	3.47	0.85	9.21	41.82	140.35
East Newton	1,023,300	355.9	-0.31	-1.55	-2.33	-6.00	4.86	46.82	133.22
Fleetwood Tynehead	1,160,400	382.1	0.18	1.06	2.72	-1.87	14.54	57.24	154.06
Panorama Ridge	1,429,500	380.2	1.22	3.12	0.37	3.06	17.67	51.59	140.03
Queen Mary Park Surrey	934,200	406.2	0.79	2.06	2.91	-0.61	9.99	48.25	147.99
Sullivan Station	1,083,900	332.9	-0.66	1.06	1.06	-1.19	14.32	52.64	123.57
West Newton	924,700	393.8	0.66	1.73	0.95	-1.92	12.16	56.52	154.39
Area: Cloverdale	1,068,400	354.0	-0.59	0.91	3.90	0.28	15.20	55.54	143.80
Clayton	919,100	305.9	-1.07	-0.20	1.63	-0.26	17.79	53.10	131.57
Cloverdale BC	1,183,900	393.3	-0.20	1.76	5.50	0.90	14.13	56.88	156.56
Serpentine	1,568,300	416.3	0.34	0.99	1.44	-0.62	13.93	48.57	154.77
Area: South Surrey White Rock	1,209,700	317.3	-0.84	0.22	-2.40	-2.16	10.87	45.28	88.87

Fraser Valley Real Estate Board

2024-05

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,722,300	363.0	-1.04	-1.20	-0.85	1.68	14.37	51.50	120.80
Elgin Chantrell	2,236,100	367.7	-2.34	3.20	-0.62	1.77	12.27	41.53	87.60
Grandview Surrey	1,141,500	182.0	-0.55	1.79	0.00	-0.66	13.82	48.81	87.05
Hazelmere	2,297,700	406.7	4.26	1.75	4.55	2.24	12.47	57.15	162.73
King George Corridor	1,003,100	339.3	-1.08	0.27	-1.05	-3.53	8.20	41.85	117.64
Morgan Creek	1,355,200	274.3	0.22	-0.87	-0.83	2.47	24.01	61.07	86.35
Pacific Douglas	1,418,400	274.9	-0.43	1.03	0.37	-1.36	11.43	34.49	92.78
Sunnyside Park Surrey	1,162,000	348.0	-1.75	1.02	-2.63	-3.23	11.32	44.88	102.09
White Rock	956,200	339.3	-0.24	-1.17	-7.04	-5.01	6.13	38.72	100.06
Area: Langley	1,053,700	353.9	0.25	1.64	1.78	4.21	13.98	46.24	129.36
Aldergrove Langley	1,000,100	438.1	-0.18	2.36	4.76	9.66	21.26	54.59	200.89
Brookswood Langley	1,588,600	442.9	0.05	2.40	0.80	4.04	16.19	66.13	189.86
Campbell Valley	2,748,700	405.6	2.48	2.42	2.40	6.01	7.44	40.39	151.46
County Line Glen Valley	2,479,500	364.4	0.50	1.25	-1.62	3.76	11.17	55.00	174.40
Fort Langley	1,888,100	390.1	0.59	1.93	1.43	8.00	15.07	48.27	181.66
Langley City	770,600	379.8	-0.05	2.57	1.91	5.12	21.19	52.71	146.30
Murrayville	1,168,100	383.6	0.74	2.57	4.38	12.56	30.08	52.65	142.17
Otter District	2,421,000	377.3	0.24	-2.10	-0.50	3.77	4.28	45.56	166.27
Salmon River	1,555,700	311.4	1.30	-1.27	0.58	3.94	6.46	47.58	176.55
Walnut Grove	1,073,300	343.9	0.64	2.35	3.65	5.46	17.21	52.98	141.84
Willoughby Heights	942,600	319.4	0.35	2.47	2.44	3.90	15.60	40.64	107.27
Area: Abbotsford	802,100	364.4	0.08	0.72	3.29	-0.22	7.52	47.53	151.66
Abbotsford East	1,075,400	384.3	-0.23	1.75	6.37	2.40	11.26	51.12	168.18
Abbotsford West	723,900	365.1	0.86	0.94	2.13	-1.38	8.99	48.84	171.25
Aberdeen	1,272,700	333.5	0.21	-0.77	-0.48	1.96	3.00	39.07	136.19
Bradner	1,882,100	361.3	-0.44	3.61	-1.28	5.80	6.45	56.61	170.43
Central Abbotsford	590,800	375.8	0.13	1.08	4.36	2.18	14.78	51.53	182.98
Matsqui	1,474,500	398.4	-2.09	1.17	4.38	0.86	-2.99	43.00	174.76
Poplar	755,300	396.7	-0.15	0.08	1.41	-0.73	7.10	44.68	170.42
Sumas Mountain	1,792,300	387.1	-5.86	-2.67	1.41	-4.16	4.51	45.25	166.05
Sumas Prairie	2,457,700	487.4	-0.45	3.00	9.75	7.83	7.76	61.39	223.64
Area: Mission	943,900	370.7	-1.70	-1.36	3.40	-0.83	7.73	50.51	176.23

Fraser Valley Real Estate Board

2024-05

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,097,400	382.6	-2.45	0.34	3.66	3.97	11.42	65.06	187.02
Durieu	1,243,400	339.4	-2.39	0.03	5.14	-1.79	4.56	50.31	162.90
Hatzic	1,039,700	377.5	-2.78	-2.02	3.42	-1.74	5.21	49.86	184.91
Lake Errock	877,200	415.1	-2.81	-1.98	5.38	-0.98	12.22	67.65	212.58
Mission BC	884,500	361.0	-1.69	-1.37	2.82	-0.91	7.66	48.62	172.86
Mission-West	1,478,300	352.7	0.11	-0.51	7.43	-0.23	9.20	48.63	178.81
Stave Falls	1,390,600	345.7	-2.87	-3.11	5.01	0.12	5.88	45.74	153.07

Fraser Valley Real Estate Board

2024-05

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,834,800	402.7	0.98	4.00	4.30	5.47	14.66	50.94	107.15
Fraser Valley Real Estate Board	1,530,200	435.0	0.25	2.16	3.15	2.96	13.55	58.99	162.52
Area: N. Delta	1,439,900	432.4	1.31	2.83	5.10	3.59	13.85	55.88	163.02
Annieville	1,421,100	463.0	1.29	4.44	5.93	4.23	14.66	63.32	182.32
Nordel	1,396,700	416.3	2.06	1.54	5.21	2.39	12.21	52.27	154.62
Scottsdale	1,423,400	462.4	1.05	4.69	6.49	5.50	14.54	63.91	180.24
Sunshine Hills Woods	1,512,800	392.3	0.72	1.45	2.94	2.29	12.76	44.39	140.09
Municipality: City of Surrey combined	1,663,200	443.9	0.41	2.30	2.73	2.64	15.60	59.33	157.33
Area: North Surrey	1,517,200	469.1	0.84	2.54	2.92	3.10	13.42	60.87	179.56
Bolivar Heights	1,292,900	469.0	0.49	1.43	4.27	-1.49	11.45	64.22	185.63
Bridgeview	1,006,700	515.7	1.86	1.90	3.10	2.77	17.82	79.00	240.17
Cedar Hills	1,461,600	494.8	2.61	3.93	3.86	5.16	12.45	65.48	198.79
Fraser Heights	1,822,300	441.0	-0.61	1.15	0.43	4.01	14.90	46.51	161.88
Guildford	1,388,700	468.0	2.83	5.19	4.02	6.24	15.44	59.13	184.50
Port Kells	2,785,000	545.0	0.20	2.29	4.47	4.65	25.06	99.71	247.58
Royal Heights	1,406,500	468.8	2.14	2.87	4.85	0.56	13.15	65.71	187.61
Whalley	1,509,000	567.5	1.79	3.92	3.71	6.33	17.79	67.55	233.24
Area: Surrey	1,575,900	451.8	1.16	3.06	3.77	2.94	16.20	61.53	179.75
Bear Creek Green Timbers	1,538,100	476.9	4.22	4.42	6.28	5.16	18.04	63.88	189.73
East Newton	1,569,300	432.8	0.63	0.23	0.37	-0.78	11.00	53.69	178.87
Fleetwood Tynehead	1,645,400	453.3	1.36	4.30	7.67	4.33	19.26	68.33	190.95
Panorama Ridge	1,680,300	420.7	1.57	4.08	1.18	6.00	20.65	55.30	163.43
Queen Mary Park Surrey	1,441,200	475.6	0.40	3.57	4.02	2.28	10.04	61.17	187.02
Sullivan Station	1,658,400	406.0	-0.29	2.60	2.50	0.97	17.72	63.31	161.26
West Newton	1,393,600	449.7	0.40	1.93	2.74	2.25	13.08	59.75	177.76
Area: Cloverdale	1,531,200	436.4	0.62	1.75	5.41	2.27	14.54	58.75	174.64
Clayton	1,480,200	421.7	-0.71	-1.15	0.43	1.74	17.24	62.19	175.08
Cloverdale BC	1,545,500	441.2	0.98	2.58	6.93	2.44	13.77	57.63	174.04
Serpentine	1,568,300	416.3	0.34	0.99	1.44	-0.62	13.93	48.57	154.77
Area: South Surrey White Rock	1,946,600	375.8	-0.79	1.21	0.13	1.98	14.02	49.66	118.62

Fraser Valley Real Estate Board

2024-05

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.	1,853,900	367.3	-0.94	-0.57	-0.65	2.14	13.54	50.78	118.76
Elgin Chantrell	2,526,700	390.2	-1.98	4.47	0.96	3.83	14.03	43.19	93.55
Grandview Surrey	2,050,500	316.6	-0.53	2.56	2.16	0.16	9.13	32.52	109.39
Hazelmere	2,297,700	406.7	4.26	1.75	4.55	2.24	12.47	57.15	162.73
King George Corridor	1,650,900	386.2	-1.68	0.76	0.10	-0.54	8.54	52.05	140.47
Morgan Creek	2,147,100	355.8	1.19	-1.74	-3.92	1.54	21.31	46.18	113.18
Pacific Douglas	1,956,100	343.7	-0.26	2.23	2.17	1.96	16.63	51.28	155.54
Sunnyside Park Surrey	1,717,800	412.1	-1.06	3.83	2.06	4.01	19.24	56.04	125.81
White Rock	1,857,200	390.9	-0.79	-0.66	-1.39	1.82	12.01	50.98	131.85
Area: Langley	1,650,200	436.1	0.35	2.95	2.35	5.52	13.48	57.89	177.95
Aldergrove Langley	1,206,300	425.5	-0.05	3.55	4.62	9.69	18.79	55.52	201.13
Brookswood Langley	1,588,600	442.9	0.05	2.40	0.80	4.04	16.19	66.13	189.86
Campbell Valley	2,748,700	405.6	2.48	2.42	2.40	6.01	7.44	40.39	151.46
County Line Glen Valley	2,479,500	364.4	0.50	1.25	-1.62	3.76	11.17	55.26	174.40
Fort Langley	2,253,000	443.2	1.51	3.29	1.37	8.15	11.30	50.24	176.83
Langley City	1,327,600	454.0	-0.94	4.56	2.76	4.66	18.79	66.30	184.64
Murrayville	1,651,600	406.6	-0.49	0.62	-0.95	4.10	16.11	65.55	166.27
Otter District	2,421,000	378.1	0.24	-2.10	-0.47	3.79	4.30	45.59	166.27
Salmon River	1,938,500	386.5	1.44	-0.85	1.50	6.06	9.61	48.77	164.00
Walnut Grove	1,531,600	408.2	1.21	4.77	7.70	8.56	19.15	60.52	167.85
Willoughby Heights	1,623,300	464.6	0.32	5.93	4.22	5.59	16.85	62.56	190.92
Area: Abbotsford	1,240,900	429.2	0.28	2.39	7.03	3.00	9.02	56.93	190.98
Abbotsford East	1,237,300	394.0	-0.73	1.21	7.59	2.02	8.48	50.73	178.05
Abbotsford West	1,190,900	470.3	2.11	4.12	7.25	3.50	12.78	66.48	226.60
Aberdeen	1,472,600	384.9	0.42	0.13	-0.05	3.63	5.28	52.13	167.66
Bradner	1,882,100	361.3	-0.44	3.61	-1.28	5.80	6.45	56.61	170.43
Central Abbotsford	1,101,100	444.2	0.98	3.18	10.36	3.91	9.57	62.89	225.90
Matsqui	1,474,500	398.4	-2.09	1.17	4.38	0.86	-2.99	43.00	174.76
Poplar	1,125,400	426.0	0.88	3.15	7.85	3.98	10.74	60.57	204.50
Sumas Mountain	1,792,300	387.1	-5.86	-2.67	1.41	-4.16	4.51	45.25	166.05
Sumas Prairie	2,457,700	487.4	-0.45	3.00	9.75	7.83	7.76	61.39	223.64
Area: Mission	1,046,700	386.2	-1.68	-0.54	5.69	1.31	8.48	54.29	188.64

Fraser Valley Real Estate Board

2024-05

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,097,400	382.6	-2.45	0.34	3.66	3.97	11.42	65.06	187.02
Durieu	1,243,400	339.4	-2.39	0.03	5.14	-1.79	4.56	50.31	162.90
Hatzic	1,040,500	377.5	-2.81	-2.02	3.51	-1.67	5.30	49.74	185.12
Mission BC	991,100	379.2	-1.71	-0.47	5.45	1.44	8.31	52.96	187.27
Mission-West	1,478,300	352.7	0.11	-0.51	7.43	-0.23	9.20	48.63	178.59
Stave Falls	1,390,600	345.7	-2.87	-3.11	5.01	0.12	5.88	45.74	153.07

Fraser Valley Real Estate Board

2024-05

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,003,600	383.2	0.55	3.18	3.54	4.70	22.74	49.45	140.10
Fraser Valley Real Estate Board	853,800	383.2	-0.03	1.83	2.08	3.43	22.43	52.55	161.21
Area: N. Delta	954,800	416.0	0.53	4.08	1.66	0.14	18.11	34.32	136.50
Annieville	789,100	439.1	2.16	4.03	2.31	0.55	21.53	57.44	187.18
Nordel	1,025,100	404.2	0.87	4.42	1.18	0.10	18.39	33.05	132.97
Scottsdale	896,800	360.2	-1.40	2.65	0.50	-1.45	17.41	32.33	141.91
Sunshine Hills Woods	990,700	353.3	-0.98	2.67	0.45	-1.70	16.79	23.70	136.96
Municipality: City of Surrey combined	887,300	384.3	-0.39	1.75	2.53	2.15	21.73	53.17	156.89
Area: North Surrey	798,800	455.4	0.60	2.11	6.15	4.93	28.10	51.65	195.91
Bolivar Heights	647,000	473.6	-1.48	-0.46	3.09	1.57	32.03	65.19	240.47
Fraser Heights	961,400	398.6	0.89	3.56	5.45	3.91	24.80	41.45	179.33
Guildford	785,700	455.2	0.93	1.88	4.93	3.41	29.72	55.04	205.50
Whalley	809,600	427.5	-0.02	2.17	8.26	7.98	23.95	41.46	165.69
Area: Surrey	858,800	394.3	-0.25	1.18	2.10	1.13	21.25	54.87	172.12
Bear Creek Green Timbers	895,300	396.7	-0.33	2.53	6.84	5.25	22.25	38.32	175.29
East Newton	751,800	411.5	-1.41	-0.80	-0.58	2.34	23.87	53.37	188.17
Fleetwood Tynehead	893,400	381.6	-0.34	-0.03	0.90	-1.60	20.15	56.01	170.45
Panorama Ridge	929,300	369.4	-0.73	1.26	2.95	2.41	21.15	56.92	157.06
Queen Mary Park Surrey	809,100	449.7	0.11	2.23	8.05	7.84	27.50	50.30	186.07
Sullivan Station	893,100	346.6	-0.46	1.58	2.88	1.88	19.64	55.15	157.50
West Newton	832,600	406.9	1.37	3.51	0.84	-0.12	22.60	55.60	178.32
Area: Cloverdale	874,700	358.8	-1.29	2.11	4.30	2.69	21.18	54.26	167.36
Clayton	871,200	360.4	-1.18	2.24	4.49	3.00	21.92	55.48	170.37
Cloverdale BC	879,300	359.8	-1.48	1.90	4.02	2.22	20.17	52.52	163.98
Area: South Surrey White Rock	977,100	310.4	-0.45	1.97	0.81	1.97	20.73	48.16	117.37
Crescent Bch Ocean Pk.	925,000	316.9	0.03	-1.18	-0.91	-3.03	15.70	33.26	116.91
Elgin Chantrell	1,161,000	285.9	-0.83	-0.45	-1.72	-2.09	16.74	35.24	107.47
Grandview Surrey	993,200	299.1	-0.30	3.32	2.08	4.36	22.43	52.29	119.76
King George Corridor	905,100	327.8	-1.12	-0.70	-2.12	-3.13	18.51	49.00	130.68
Morgan Creek	969,100	297.4	0.10	3.77	2.20	4.64	20.16	47.89	110.03

Fraser Valley Real Estate Board

2024-05

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	942,600	310.2	-0.70	3.37	1.87	4.16	22.71	52.21	124.46
Sunnyside Park Surrey	1,032,100	292.8	-1.15	-0.75	-2.33	-2.76	14.60	32.01	109.29
White Rock	937,100	343.8	-0.32	-0.32	-0.87	-1.97	16.74	42.95	131.36
Area: Langley	874,400	377.9	0.77	1.91	0.80	5.77	25.13	53.43	172.46
Aldergrove Langley	616,800	449.6	0.11	0.67	2.65	6.89	26.47	62.13	221.83
Fort Langley	956,300	358.0	1.30	1.65	-1.35	5.64	26.41	50.10	157.37
Langley City	826,000	352.4	1.03	3.07	1.82	5.41	26.54	47.82	152.44
Murrayville	929,000	341.0	1.55	2.74	2.71	7.10	25.83	40.33	139.97
Salmon River	1,028,800	355.2	2.33	1.66	-0.92	5.21	27.63	53.90	147.53
Walnut Grove	855,500	333.0	1.28	1.15	-1.77	3.93	23.88	50.20	167.47
Willoughby Heights	904,700	396.1	0.56	2.04	1.20	6.28	24.72	55.58	176.41
Area: Abbotsford	669,900	370.5	0.71	3.64	4.81	8.59	22.68	52.91	177.11
Abbotsford East	747,200	412.4	2.41	8.78	6.56	11.37	25.39	59.10	177.15
Abbotsford West	684,600	343.7	-0.03	1.63	3.93	6.87	21.58	48.34	185.23
Aberdeen	755,500	368.4	0.60	-0.24	2.82	6.94	23.92	51.05	162.77
Central Abbotsford	513,300	327.4	-0.09	2.50	4.70	10.01	22.71	56.35	167.05
Poplar	703,600	319.1	1.37	2.34	3.10	6.72	18.27	33.96	140.11
Area: Mission	674,600	359.8	0.81	1.12	2.86	6.86	25.06	52.85	179.78
Mission BC	674,600	359.8	0.81	1.12	2.86	6.86	25.06	52.85	179.78