

Summary Report

For August 2024

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2024-08

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,426,400	398.2	0.10	-0.38	3.29	1.37	11.54	54.64	124.46
Fraser Valley Real Estate Board	1,320,400	432.5	-0.14	0.02	2.54	0.93	9.83	60.13	166.81
Area: N. Delta	1,398,400	444.5	0.61	1.53	5.96	2.75	15.27	58.69	164.90
Annieville	1,355,700	451.9	-2.94	-2.54	4.27	-0.48	13.12	58.06	168.67
Nordel	1,443,700	456.6	6.61	8.84	10.96	9.23	20.92	70.63	175.23
Scottsdale	1,352,200	451.2	-2.93	-2.49	4.30	-0.51	13.05	58.09	168.25
Sunshine Hills Woods	1,435,800	389.6	0.03	0.52	2.23	1.09	11.09	41.93	136.84
Municipality: City of Surrey combined	1,472,000	452.1	0.53	1.82	3.74	2.12	12.38	61.98	167.36
Area: North Surrey	1,350,200	493.5	0.43	2.81	4.36	4.29	10.53	61.70	192.53
Bolivar Heights	1,251,600	466.7	-0.47	3.23	2.30	3.34	9.94	58.36	183.36
Bridgeview	1,036,800	557.7	8.23	8.80	11.63	7.81	26.26	99.75	269.34
Cedar Hills	1,335,900	480.7	1.63	1.89	5.05	5.95	13.11	65.82	193.11
Fraser Heights	1,506,900	420.7	0.00	1.30	2.26	3.93	5.94	44.22	159.37
Guildford	1,381,700	506.9	0.78	1.24	5.19	4.28	4.97	53.61	187.68
Port Kells	2,390,200	497.1	-6.86	1.59	2.49	2.62	16.34	80.24	212.25
Royal Heights	1,400,200	502.2	6.44	8.94	12.05	9.41	23.24	86.62	208.67
Whalley	1,471,000	578.2	-0.64	-0.09	3.86	3.88	7.03	61.64	223.02
Area: Surrey	1,426,800	449.7	0.27	-0.24	2.77	2.13	11.92	60.72	178.28
Bear Creek Green Timbers	1,369,800	457.5	-2.97	0.20	3.23	0.28	10.24	58.85	179.47
East Newton	1,385,700	464.1	1.53	0.83	4.81	2.27	14.06	57.96	182.99
Fleetwood Tynehead	1,389,800	403.9	0.82	-0.83	2.62	2.12	10.57	57.04	165.55
Panorama Ridge	1,438,500	427.5	-1.70	-3.06	1.69	0.33	15.51	58.92	168.87
Queen Mary Park Surrey	1,407,000	473.9	0.85	1.28	5.33	6.04	11.43	65.06	188.44
Sullivan Station	1,730,500	397.9	-2.24	1.09	1.66	-1.41	8.81	63.01	151.52
West Newton	1,531,700	473.9	1.98	-1.29	-0.23	3.13	12.99	67.40	192.53
Area: Cloverdale	1,382,300	460.2	3.72	0.90	6.06	0.99	10.41	65.06	186.19
Clayton	1,428,800	473.3	3.57	0.90	6.24	1.18	10.87	68.25	195.26
Cloverdale BC	1,380,500	459.9	3.77	0.94	6.11	1.08	10.50	65.02	185.83
Area: South Surrey White Rock	1,683,800	373.7	-0.93	3.43	1.99	-0.98	14.14	57.21	127.59
Crescent Bch Ocean Pk.	1,596,400	361.2	-0.55	2.91	0.92	-0.25	18.89	58.01	121.60

Fraser Valley Real Estate Board

2024-08

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	2,298,200	393.1	0.41	2.91	1.45	-0.25	18.94	54.82	121.59
Grandview Surrey	2,844,800	385.3	6.97	5.91	5.79	1.72	-2.87	37.71	135.51
Hazelmere	2,213,000	372.5	-2.54	4.11	2.56	4.22	4.40	62.59	152.03
King George Corridor	1,346,000	356.3	-2.41	2.65	3.16	-2.81	4.24	55.86	128.84
Morgan Creek	2,315,500	292.0	-5.38	-0.10	3.47	-1.08	4.10	32.79	70.46
Pacific Douglas	2,958,000	465.3	-1.04	7.34	6.28	-4.10	-1.36	50.68	170.21
Sunnyside Park Surrey	1,562,900	370.4	-1.25	2.83	1.73	0.46	19.99	61.39	127.10
White Rock	1,494,100	387.2	-1.85	2.52	0.52	-0.62	19.91	60.86	136.82
Area: Langley	1,474,000	433.4	1.05	0.58	4.28	2.31	11.24	61.72	175.70
Aldergrove Langley	1,131,000	424.7	-0.63	-0.42	3.13	2.54	13.28	54.55	191.09
Brookswood Langley	1,413,100	439.4	0.14	-4.10	1.64	0.87	6.55	59.78	166.79
Campbell Valley	2,452,900	424.6	-1.39	6.50	0.98	5.94	8.32	65.79	196.09
County Line Glen Valley	2,340,200	381.0	2.45	4.33	6.37	-1.35	15.45	65.87	180.15
Fort Langley	1,735,300	423.5	0.76	1.56	5.32	0.17	7.30	55.93	177.89
Langley City	1,280,900	458.6	2.76	-0.02	9.48	1.66	15.63	61.48	188.79
Murrayville	1,503,100	401.6	1.44	-4.83	1.01	-1.03	6.95	57.92	148.21
Otter District	2,416,200	425.6	0.50	7.42	2.55	6.75	11.12	72.38	189.33
Salmon River	1,899,100	427.0	1.07	6.32	2.47	6.99	13.11	72.18	187.16
Walnut Grove	1,373,000	389.7	0.49	0.83	4.62	0.41	11.98	58.35	152.40
Willoughby Heights	1,294,500	467.2	3.96	-0.68	9.21	1.70	16.83	65.50	194.21
Area: Abbotsford	1,146,200	439.0	-2.03	-3.20	0.27	0.57	5.07	58.54	185.62
Abbotsford East	1,120,400	415.1	-1.80	-3.47	-0.41	1.72	6.22	54.08	180.09
Abbotsford West	1,083,400	459.5	-1.44	-5.72	-1.20	-2.61	-0.02	56.67	187.19
Aberdeen	1,554,300	415.5	2.80	7.20	3.85	7.64	16.42	83.44	182.65
Bradner	2,382,300	391.8	2.24	3.46	7.05	-1.56	15.95	69.24	187.88
Central Abbotsford	1,030,600	431.4	-3.83	-2.99	0.21	0.02	6.33	60.85	194.67
Matsqui	1,125,000	379.0	-10.76	-9.09	-9.18	-7.06	-1.22	43.51	165.03
Poplar	1,039,800	420.3	-3.93	-2.93	0.48	-0.05	6.08	59.45	186.50
Sumas Prairie	2,307,600	457.7	-3.66	-6.09	-3.28	6.86	4.66	54.58	225.53
Area: Mission	948,400	379.2	-2.04	-3.66	-2.22	-2.39	1.96	55.73	179.65
Dewdney Deroche	1,053,300	367.3	-2.52	-4.00	-3.67	-2.62	2.17	63.90	172.68
Durieu	1,089,300	351.7	-1.92	-3.70	-2.12	-2.20	2.15	65.19	162.66

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	915,100	372.3	-2.03	-4.05	-2.84	-3.30	1.75	52.64	176.39
Mission BC	905,000	372.6	-2.10	-4.07	-2.89	-3.45	1.39	53.71	176.41
Mission-West	1,377,100	336.2	-0.59	-4.97	-5.32	-3.72	-3.36	50.97	162.45
Stave Falls	1,313,000	360.7	-2.28	-2.93	-2.93	-0.25	3.18	62.26	166.20

Fraser Valley Real Estate Board

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2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	2,021,700	380.9	-0.21	-0.57	3.42	1.55	14.18	47.07	94.93
Fraser Valley Real Estate Board	1,675,200	413.4	-0.53	-0.67	1.22	-0.89	12.37	56.29	150.24
Area: N. Delta	1,559,300	409.2	-0.70	3.07	4.23	5.30	16.48	60.22	158.33
Annieville	1,518,400	442.4	-1.25	3.00	3.97	4.76	18.00	66.13	182.32
Nordel	1,527,500	395.2	-0.48	3.13	4.03	5.13	15.93	56.95	152.04
Scottsdale	1,538,200	440.9	-1.03	3.16	4.33	4.73	17.73	67.64	179.40
Sunshine Hills Woods	1,613,100	402.2	-0.45	3.15	4.33	5.59	13.84	53.16	146.45
Municipality: City of Surrey combined	1,726,400	417.8	-1.53	-1.92	0.43	-2.45	12.95	55.26	145.62
Area: North Surrey	1,652,400	424.9	-0.54	-2.55	0.38	-1.02	11.85	56.91	159.24
Bolivar Heights	1,444,800	455.2	-0.24	-1.62	3.45	-0.18	14.66	64.45	192.36
Bridgeview	1,148,600	510.9	1.47	2.82	5.25	0.97	16.06	78.14	217.53
Cedar Hills	1,656,100	438.1	-0.07	-0.64	3.64	-0.97	12.13	56.97	180.65
Fraser Heights	1,774,800	423.2	-1.10	-4.25	-3.09	-3.33	10.50	49.75	151.90
Guildford	1,376,000	424.4	-0.28	-2.14	3.84	0.52	11.51	53.82	172.75
Port Kells	3,049,700	545.6	2.61	-0.55	0.26	6.02	23.61	102.30	247.07
Royal Heights	1,627,900	448.7	-0.64	4.08	4.52	5.06	17.77	70.61	173.76
Whalley	1,568,600	492.2	-0.32	-0.71	3.53	-1.52	12.97	62.34	207.05
Area: Surrey	1,587,500	424.1	-2.03	-2.73	0.12	-3.37	10.62	55.18	164.07
Bear Creek Green Timbers	1,540,900	443.7	-2.23	-6.39	-1.36	-2.42	9.45	56.29	173.89
East Newton	1,678,800	426.7	0.57	2.82	1.72	-1.50	9.95	52.77	175.47
Fleetwood Tynehead	1,674,300	448.9	-2.86	-4.18	0.07	-2.67	12.76	64.92	178.99
Panorama Ridge	1,715,700	394.1	-0.13	-0.23	3.66	0.61	11.77	49.73	155.74
Queen Mary Park Surrey	1,356,100	414.3	-6.90	-9.46	-6.94	-12.09	-0.07	39.31	150.33
Sullivan Station	1,637,900	407.6	-1.31	-1.02	1.72	-2.93	15.93	63.37	158.63
West Newton	1,192,500	410.5	-5.61	-9.04	-6.11	-11.85	1.81	42.39	150.46
Area: Cloverdale	1,552,600	417.1	-2.02	-2.09	-1.56	-2.61	11.58	54.71	165.50
Clayton	1,442,200	402.2	-1.61	-2.80	-4.35	-1.08	10.13	55.53	164.43
Cloverdale BC	1,594,500	423.2	-2.17	-1.90	-0.70	-3.25	11.87	53.89	164.33
Serpentine	1,586,900	421.3	-0.38	1.20	2.21	-2.34	15.39	54.15	153.95
Area: South Surrey White Rock	2,081,600	367.6	-0.59	0.22	2.57	-0.89	15.42	48.95	114.72

Fraser Valley Real Estate Board

2024-08

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.	2,185,000	386.8	2.60	9.54	9.36	6.94	19.94	61.91	130.38
Elgin Chantrell	2,255,500	339.3	-7.14	-13.47	-8.25	-11.41	2.57	24.65	73.20
Grandview Surrey	1,983,800	363.3	-0.74	-0.66	2.17	-2.26	11.99	37.51	109.39
Hazelmere	2,303,400	450.1	-2.74	-7.12	-1.90	-6.39	10.10	45.95	150.75
King George Corridor	1,905,700	387.8	-1.75	-1.10	1.04	-3.70	11.92	45.35	132.91
Morgan Creek	2,396,600	403.3	5.27	12.15	9.86	5.03	31.71	67.90	141.93
Pacific Douglas	1,833,000	380.0	-0.71	-0.68	2.90	-1.99	15.29	56.38	153.00
Sunnyside Park Surrey	1,602,800	387.4	-7.43	-13.26	-7.21	-10.32	8.21	38.16	107.72
White Rock	2,331,800	368.7	4.09	9.12	9.96	7.31	21.72	56.83	124.13
Area: Langley	1,768,500	429.6	0.66	-0.42	2.02	0.56	11.56	57.88	171.73
Aldergrove Langley	1,389,200	409.1	1.34	4.36	7.46	3.67	17.42	69.54	179.25
Brookswood Langley	1,695,300	388.6	0.83	-2.29	-4.05	1.09	11.73	61.38	149.90
Campbell Valley	3,102,400	378.5	2.02	4.27	10.13	4.18	8.27	39.26	135.83
County Line Glen Valley	2,852,400	371.0	2.63	4.62	7.94	2.86	12.49	60.40	178.74
Fort Langley	2,567,400	397.8	1.87	2.26	5.80	5.35	9.86	47.66	169.33
Langley City	1,374,700	414.7	1.69	-1.75	-3.56	2.17	15.29	67.35	164.31
Murrayville	1,646,400	385.3	0.34	-2.13	-3.94	1.39	12.33	60.34	145.26
Otter District	2,869,700	370.7	2.72	4.54	7.86	2.86	12.37	60.55	179.35
Salmon River	2,210,600	377.9	2.38	4.80	7.18	3.48	15.25	59.52	172.46
Walnut Grove	1,500,200	389.9	-2.45	-6.52	-1.59	-1.34	13.38	52.66	156.34
Willoughby Heights	1,641,300	452.4	0.49	-1.09	4.14	-0.31	16.33	60.14	182.57
Area: Abbotsford	1,334,000	379.5	0.26	0.53	1.28	1.28	6.96	50.83	157.64
Abbotsford East	1,407,000	379.2	2.99	6.49	5.86	5.13	11.92	59.19	160.08
Abbotsford West	1,212,200	386.2	-2.08	-5.39	-3.09	-1.83	5.92	51.45	178.84
Aberdeen	1,409,000	354.7	-1.75	-5.29	-3.14	-2.26	3.62	42.28	153.00
Bradner	1,312,100	361.5	-5.22	-7.12	-4.06	-3.81	-1.23	39.68	146.25
Central Abbotsford	1,150,800	391.7	-2.90	-6.02	-3.33	-2.61	4.76	50.71	183.64
Matsqui	1,659,400	337.2	-10.22	-9.72	-5.55	-6.75	-10.51	25.26	111.54
Poplar	1,132,500	366.3	-1.93	-5.37	-2.89	-1.45	3.33	46.05	151.23
Sumas Mountain	1,864,900	402.8	1.03	4.06	1.28	-0.25	6.06	51.94	156.40
Area: Mission	1,260,700	371.3	2.71	6.15	2.12	1.48	10.41	57.00	177.50
Durieu	1,608,800	335.6	0.66	7.94	2.38	1.91	4.55	53.17	163.63

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	1,253,000	352.3	1.91	5.80	0.77	0.46	7.70	48.78	167.71
Mission BC	1,182,400	364.3	2.53	6.33	2.07	1.34	10.03	55.02	176.19
Mission-West	1,575,500	359.2	4.39	4.94	4.57	2.19	11.21	55.36	191.09
Stave Falls	1,567,100	342.6	1.63	8.18	2.12	2.98	6.86	54.39	161.93

Fraser Valley Real Estate Board

2024-08

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	713,300	357.9	-0.17	-1.11	-0.03	-0.28	14.79	32.16	108.32
Fraser Valley Real Estate Board	546,200	447.3	-0.89	-1.61	-0.02	-0.80	20.50	47.97	182.39
Area: N. Delta	575,500	551.2	-1.45	-2.01	-0.70	-4.54	21.33	28.85	212.47
Annieville	449,600	505.7	-0.73	-0.77	0.90	-2.51	28.48	62.24	236.01
Scottsdale	664,300	436.2	-0.27	-1.13	0.35	-4.38	19.74	22.94	152.43
Municipality: City of Surrey combined	541,800	453.4	-0.40	-1.24	-0.48	-0.98	18.57	42.49	167.18
Area: North Surrey	495,800	457.8	-0.33	-1.34	-0.65	-0.91	17.96	40.47	172.01
Bolivar Heights	483,900	534.1	-0.67	-1.26	0.21	0.13	25.11	51.56	211.25
Cedar Hills	396,700	558.7	-0.09	0.00	0.78	-3.15	30.02	68.38	266.60
Guildford	561,200	491.0	1.20	-0.18	-0.49	2.72	23.43	53.63	209.97
Port Kells	585,200	388.1	-1.10	-1.87	-0.56	-0.10	16.65	44.17	181.44
Whalley	478,500	447.6	-0.73	-1.65	-0.44	-1.58	17.14	36.92	157.39
Area: Surrey	571,300	520.8	-0.15	-0.38	0.60	-1.85	27.99	56.07	221.28
Bear Creek Green Timbers	644,800	520.4	-0.33	-0.04	1.09	-2.69	27.17	49.11	196.36
East Newton	502,900	503.4	0.20	-0.63	0.90	-2.12	27.96	55.13	208.27
Fleetwood Tynehead	601,900	421.5	1.20	-0.35	-1.01	0.74	17.18	42.40	166.27
Queen Mary Park Surrey	568,000	531.8	-0.80	-0.52	0.83	-2.60	28.52	56.55	228.88
Sullivan Station	676,600	499.0	0.38	-0.40	0.63	-3.16	26.04	44.01	192.84
West Newton	567,600	524.1	-0.74	-0.59	0.85	-2.60	28.61	57.20	229.21
Area: Cloverdale	606,700	447.4	1.36	-0.11	-0.31	2.40	21.58	46.45	176.86
Clayton	608,800	438.9	1.39	-0.02	-0.39	2.33	21.34	46.01	172.95
Cloverdale BC	603,700	448.5	1.33	-0.27	-0.20	2.54	21.94	47.05	179.79
Area: South Surrey White Rock	623,900	368.3	-1.76	-3.13	0.44	-1.34	19.58	41.87	150.71
Crescent Bch Ocean Pk.	476,900	398.7	-2.21	-2.54	-0.99	2.68	17.54	34.56	163.52
Grandview Surrey	647,900	388.0	-1.02	-1.77	0.81	0.78	20.53	45.16	158.32
King George Corridor	668,900	362.5	-1.68	-1.97	0.47	0.81	18.19	37.62	140.70
Morgan Creek	662,900	420.1	-1.48	-1.64	0.96	0.77	18.44	41.54	146.83
Sunnyside Park Surrey	588,700	347.9	-1.19	-1.67	0.58	1.13	19.27	41.08	144.31
White Rock	604,800	369.5	-2.07	-4.50	0.52	-3.17	22.03	45.24	155.18

Fraser Valley Real Estate Board

2024-08

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Langley	611,600	425.6	-1.09	-1.30	0.24	0.26	20.12	50.65	196.79
Aldergrove Langley	502,300	457.1	-1.66	2.56	5.35	3.82	32.19	67.31	250.54
Fort Langley	913,700	415.3	0.48	-0.88	-0.48	-1.21	16.27	30.47	182.52
Langley City	565,100	403.9	-1.22	-2.01	-0.49	0.25	18.55	47.89	195.03
Murrayville	571,100	400.5	-1.11	-0.94	0.45	1.01	23.31	53.86	180.86
Salmon River	504,800	361.3	-0.96	-1.28	0.14	0.22	20.51	49.05	158.07
Walnut Grove	587,000	348.6	-1.13	-1.16	0.55	-0.20	20.62	49.17	166.31
Willoughby Heights	657,300	398.6	-1.09	-1.21	0.05	-0.80	18.14	43.28	161.03
Area: Abbotsford	443,100	474.9	-1.14	-1.92	0.15	-0.21	23.70	55.65	230.48
Abbotsford East	579,900	406.4	-0.59	1.93	5.92	2.73	19.21	41.06	172.20
Abbotsford West	441,400	474.6	-1.10	-1.35	0.91	0.17	27.86	59.74	233.52
Central Abbotsford	438,200	472.2	-1.23	-2.86	-1.17	-1.05	21.33	53.96	223.42
Poplar	456,600	487.3	-0.57	2.46	6.47	4.37	25.53	56.44	258.31
Area: Mission	462,000	414.0	-1.00	2.15	4.18	1.00	20.98	47.65	239.07
Mission BC	462,000	414.0	-1.00	2.15	4.18	1.00	20.98	47.65	239.07

Fraser Valley Real Estate Board

2024-08

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,126,200	343.8	-0.26	-1.26	0.76	-1.52	8.94	39.76	84.15
Fraser Valley Real Estate Board	992,800	356.4	-0.61	-1.33	-0.70	-3.81	6.55	48.01	118.65
Area: N. Delta	1,256,300	399.1	-0.55	1.71	3.77	1.06	13.09	52.27	143.95
Annieville	1,096,300	414.6	-3.09	-1.36	2.22	-2.33	8.48	51.81	150.06
Nordel	1,375,100	410.6	2.09	4.77	6.10	4.58	17.05	59.58	161.70
Scottsdale	1,095,200	368.1	-1.15	-0.03	1.24	-4.36	6.70	43.40	123.77
Sunshine Hills Woods	1,451,900	385.5	-0.82	2.01	3.41	3.49	15.38	45.91	136.94
Municipality: City of Surrey combined	1,019,300	349.8	-0.96	-1.99	-1.63	-5.64	5.58	47.10	108.84
Area: North Surrey	753,100	342.3	-0.93	-2.73	-2.84	-6.93	-0.09	39.15	101.35
Bolivar Heights	1,048,400	440.3	-1.21	-0.92	-1.39	-4.82	1.94	48.40	158.54
Bridgeview	1,069,600	548.0	5.89	6.26	8.28	4.04	20.55	92.15	252.87
Cedar Hills	1,344,800	483.7	0.39	-0.02	2.31	-0.56	8.38	58.38	184.36
Fraser Heights	1,604,300	389.9	-1.49	-5.23	-5.06	-5.71	4.76	42.09	132.50
Guildford	720,600	430.7	0.07	-2.27	-1.62	-1.24	15.66	52.46	168.35
Port Kells	2,403,100	474.6	-0.71	1.56	6.22	17.04	46.93	111.03	201.72
Royal Heights	1,541,900	509.0	3.10	7.20	10.48	7.63	21.05	77.41	211.89
Whalley	540,900	358.4	-1.16	-2.58	-1.75	-5.36	8.05	33.38	113.33
Area: Surrey	1,064,500	372.2	-1.19	-2.23	-1.09	-5.00	6.80	49.12	136.77
Bear Creek Green Timbers	1,172,000	373.7	-2.58	-5.08	-2.94	-5.73	0.78	36.59	130.25
East Newton	1,039,900	361.7	0.67	1.63	0.06	-5.66	4.00	46.97	137.65
Fleetwood Tynehead	1,123,800	370.0	-2.01	-3.17	-2.14	-3.85	7.15	52.08	145.03
Panorama Ridge	1,415,400	376.4	0.03	-1.00	2.09	-1.54	11.03	49.78	137.03
Queen Mary Park Surrey	891,100	387.4	-1.87	-4.63	-2.66	-6.74	3.86	42.22	135.22
Sullivan Station	1,069,600	328.5	-0.48	-1.32	-0.27	-4.14	11.81	50.00	121.21
West Newton	892,400	380.1	-2.24	-3.48	-1.81	-7.74	6.83	52.41	148.92
Area: Cloverdale	1,045,100	346.3	-0.75	-2.18	-1.28	-2.64	10.78	52.62	137.03
Clayton	895,300	297.9	-0.93	-2.62	-2.81	-2.20	11.82	49.10	125.51
Cloverdale BC	1,158,400	384.9	-0.72	-2.14	-0.41	-2.88	10.03	54.39	148.64
Serpentine	1,586,900	421.3	-0.38	1.20	2.21	-2.34	15.39	54.15	153.95
Area: South Surrey White Rock	1,200,200	314.8	-0.76	-0.79	-0.57	-5.47	8.78	46.21	89.07

Fraser Valley Real Estate Board

2024-08

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,857,900	391.5	1.82	7.85	6.56	4.88	20.91	63.06	139.16
Elgin Chantrell	2,038,700	335.2	-4.80	-8.84	-5.92	-9.28	4.68	31.45	78.11
Grandview Surrey	1,121,700	178.8	0.00	-1.76	0.00	-3.92	10.71	50.00	85.67
Hazelmere	2,258,200	399.8	-2.56	-1.70	0.03	-2.34	7.39	53.18	151.29
King George Corridor	1,002,800	339.2	-0.88	-0.03	0.24	-5.78	6.50	42.40	119.69
Morgan Creek	1,405,400	284.5	1.79	3.72	2.82	1.39	22.68	65.70	91.97
Pacific Douglas	1,391,000	269.6	-0.63	-1.93	-0.92	-5.83	6.65	35.21	86.83
Sunnyside Park Surrey	1,116,700	334.4	-2.85	-3.91	-2.93	-8.96	8.68	41.63	99.40
White Rock	944,400	335.1	-0.62	-1.24	-2.39	-8.92	3.04	38.64	95.74
Area: Langley	1,050,300	352.8	0.28	-0.31	1.32	0.31	10.84	48.11	126.74
Aldergrove Langley	1,014,600	444.4	-0.18	1.44	3.83	3.61	16.55	58.83	194.50
Brookswood Langley	1,533,600	427.5	0.45	-3.48	-1.16	1.23	9.64	62.55	163.40
Campbell Valley	2,873,100	423.9	0.62	4.51	7.05	4.98	8.44	47.96	165.10
County Line Glen Valley	2,614,200	384.2	2.78	5.43	6.75	-0.39	11.82	62.93	187.14
Fort Langley	1,891,700	390.8	0.18	0.18	2.12	1.72	9.96	50.66	177.16
Langley City	758,600	373.9	0.24	-1.55	0.97	0.46	14.73	52.24	143.42
Murrayville	1,142,200	375.1	0.19	-2.22	0.29	6.29	21.79	50.95	129.00
Otter District	2,565,200	399.8	1.29	5.96	3.74	3.79	8.49	63.25	185.57
Salmon River	1,632,300	326.7	1.43	4.91	3.58	3.48	9.74	63.43	190.92
Walnut Grove	1,051,800	337.0	-0.35	-2.01	0.30	-0.62	12.07	50.45	138.50
Willoughby Heights	936,400	317.3	-0.09	-0.66	1.80	-0.44	13.16	40.96	106.17
Area: Abbotsford	788,500	358.2	-1.16	-1.70	-1.00	-2.90	3.23	47.77	140.24
Abbotsford East	1,083,900	387.4	0.16	0.81	2.57	2.00	9.31	54.16	162.64
Abbotsford West	696,900	351.4	-1.43	-3.75	-2.85	-6.19	0.66	44.02	149.22
Aberdeen	1,275,200	334.2	0.30	0.21	-0.57	0.48	5.96	45.30	136.52
Bradner	1,897,700	364.3	0.28	0.83	4.47	-3.06	6.55	55.68	168.86
Central Abbotsford	572,600	364.2	-1.91	-3.09	-2.04	-3.45	8.30	53.87	163.53
Matsqui	1,323,500	357.6	-10.76	-10.24	-9.19	-10.04	-13.06	22.38	136.66
Poplar	739,800	388.6	-2.36	-2.04	-1.97	-3.43	2.72	44.95	157.18
Sumas Mountain	1,864,900	402.8	1.03	4.06	1.28	-0.25	6.06	51.94	156.40
Sumas Prairie	2,307,600	457.7	-3.66	-6.09	-3.28	6.86	4.66	54.58	225.53
Area: Mission	939,700	369.1	-0.43	-0.43	-1.78	-3.48	3.04	51.71	169.02

Fraser Valley Real Estate Board

2024-08

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,053,300	367.3	-2.52	-4.00	-3.67	-2.62	2.17	63.90	172.68
Durieu	1,266,400	345.7	-0.55	1.86	1.89	-0.40	2.58	59.38	169.45
Hatzic	1,031,400	374.5	-0.53	-0.79	-2.80	-4.34	1.13	49.56	178.44
Lake Errock	907,500	429.5	1.87	3.47	1.42	1.42	11.99	70.57	199.93
Mission BC	877,600	358.2	-0.75	-0.78	-2.13	-4.12	2.49	49.06	164.75
Mission-West	1,484,700	354.3	2.34	0.45	-0.06	-1.01	4.48	56.22	180.08
Stave Falls	1,399,500	347.9	-0.83	0.64	-2.49	0.23	2.84	53.06	148.15

Fraser Valley Real Estate Board

2024-08

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,826,500	400.9	-0.12	-0.45	3.54	1.65	13.76	51.17	105.27
Fraser Valley Real Estate Board	1,523,500	433.1	-0.39	-0.44	1.71	-0.35	11.22	59.05	159.03
Area: N. Delta	1,473,600	442.5	-0.05	2.34	5.23	4.22	16.26	60.44	166.25
Annieville	1,414,600	460.9	-2.29	-0.45	3.97	1.19	14.65	61.44	176.48
Nordel	1,482,200	441.8	3.25	6.13	7.76	7.47	18.92	64.18	168.41
Scottsdale	1,422,400	462.1	-2.16	-0.06	4.62	2.08	15.27	62.43	175.39
Sunshine Hills Woods	1,545,900	400.9	-0.35	2.19	3.67	4.21	13.41	49.70	144.90
Municipality: City of Surrey combined	1,647,200	439.6	-0.95	-0.97	1.31	-1.24	12.63	58.30	154.40
Area: North Surrey	1,510,900	467.2	-0.11	-0.41	2.12	1.26	11.13	60.66	176.94
Bolivar Heights	1,314,300	476.7	-0.44	1.64	3.09	2.36	11.69	60.94	190.49
Bridgeview	1,069,600	548.0	5.89	6.26	8.28	4.04	20.55	92.15	252.87
Cedar Hills	1,471,400	498.1	0.89	0.67	4.62	2.68	12.97	65.32	200.97
Fraser Heights	1,751,300	423.8	-1.10	-3.90	-2.80	-2.53	10.45	49.86	152.71
Guildford	1,378,400	464.6	0.17	-0.73	4.43	2.22	8.17	53.69	179.88
Port Kells	2,756,600	539.5	-1.37	-1.01	1.26	5.91	21.70	93.93	241.02
Royal Heights	1,508,600	502.9	3.22	7.27	10.36	7.64	20.89	78.84	206.27
Whalley	1,503,100	565.3	-0.48	-0.39	3.52	1.09	8.88	61.84	223.21
Area: Surrey	1,541,200	441.9	-1.43	-2.19	0.80	-1.95	10.95	57.77	171.94
Bear Creek Green Timbers	1,478,100	458.3	-2.32	-3.90	0.35	-1.44	9.93	58.20	180.48
East Newton	1,600,200	441.3	0.55	1.96	2.20	-1.08	10.38	54.84	181.44
Fleetwood Tynehead	1,588,900	437.7	-1.99	-3.44	0.71	-1.37	12.40	63.63	177.38
Panorama Ridge	1,663,800	416.6	-0.50	-0.97	3.07	0.60	12.38	52.38	160.05
Queen Mary Park Surrey	1,383,400	456.6	-2.77	-3.99	-0.57	-3.06	5.69	54.00	176.56
Sullivan Station	1,643,600	402.4	-1.40	-0.89	1.69	-2.87	15.33	62.91	156.96
West Newton	1,318,400	425.4	-2.43	-5.40	-3.58	-6.09	6.46	51.28	163.08
Area: Cloverdale	1,510,600	430.5	-0.74	-1.35	0.37	-1.53	11.38	57.17	169.23
Clayton	1,441,600	410.7	-1.37	-2.61	-3.73	-0.89	10.20	56.46	166.00
Cloverdale BC	1,529,200	436.5	-0.61	-1.07	1.49	-1.78	11.55	57.07	169.78
Serpentine	1,586,900	421.3	-0.38	1.20	2.21	-2.34	15.39	54.15	153.95
Area: South Surrey White Rock	1,966,700	379.7	-0.68	1.04	2.26	-1.27	14.47	52.18	120.63

Fraser Valley Real Estate Board

2024-08

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.	2,005,600	397.4	1.82	8.19	7.58	5.38	20.64	62.47	134.73
Elgin Chantrell	2,264,700	349.7	-5.59	-10.38	-6.37	-9.31	5.14	29.52	79.98
Grandview Surrey	2,052,400	316.9	0.13	0.09	2.66	-1.89	9.58	34.62	105.65
Hazelmere	2,258,200	399.8	-2.56	-1.70	0.03	-2.34	7.39	53.18	151.29
King George Corridor	1,646,700	385.2	-2.01	-0.26	0.50	-5.77	6.56	52.68	138.22
Morgan Creek	2,391,600	396.4	4.62	11.41	9.47	4.65	29.84	64.75	134.97
Pacific Douglas	1,963,800	345.1	-0.72	0.41	2.65	-2.60	15.15	51.76	153.19
Sunnyside Park Surrey	1,586,600	380.7	-5.09	-7.62	-4.08	-6.85	11.48	45.14	114.48
White Rock	1,990,600	419.0	2.12	7.19	6.48	3.76	19.24	61.40	142.48
Area: Langley	1,647,300	435.3	0.74	-0.18	2.76	1.23	11.47	59.74	173.43
Aldergrove Langley	1,223,100	431.4	0.09	1.39	4.99	3.18	15.53	59.84	194.67
Brookswood Langley	1,533,600	427.5	0.45	-3.48	-1.16	1.23	9.64	62.55	163.40
Campbell Valley	2,873,100	423.9	0.62	4.51	7.05	4.98	8.44	47.96	165.10
County Line Glen Valley	2,614,200	384.2	2.78	5.43	6.75	-0.39	11.82	63.14	187.14
Fort Langley	2,305,200	453.5	1.77	2.32	5.69	4.13	9.38	55.95	179.08
Langley City	1,316,900	450.4	2.29	-0.79	3.73	1.79	15.64	64.20	183.27
Murrayville	1,600,300	394.0	0.61	-3.10	-2.50	0.51	10.74	60.03	146.71
Otter District	2,565,200	400.6	1.29	5.95	3.73	3.78	8.50	63.24	185.53
Salmon River	2,047,000	408.1	1.72	5.59	4.69	4.86	13.58	65.29	182.62
Walnut Grove	1,459,500	389.0	-1.64	-4.70	-0.15	-0.92	12.82	53.88	154.58
Willoughby Heights	1,607,100	460.0	0.88	-0.99	4.88	0.41	16.78	61.06	184.30
Area: Abbotsford	1,222,000	422.7	-1.03	-1.51	0.83	0.81	5.83	55.98	175.73
Abbotsford East	1,255,600	399.9	0.63	1.50	2.72	2.93	8.23	55.66	172.78
Abbotsford West	1,125,300	444.4	-1.59	-5.51	-1.62	-2.33	2.14	57.14	188.01
Aberdeen	1,463,900	382.6	-0.05	-0.60	-0.47	1.49	8.32	56.16	163.86
Bradner	1,897,700	364.3	0.28	0.83	4.47	-3.06	6.55	55.68	169.25
Central Abbotsford	1,062,300	428.5	-3.56	-3.53	-0.46	-0.42	6.12	59.59	194.70
Matsqui	1,323,500	357.6	-10.76	-10.24	-9.19	-10.04	-13.06	22.38	136.66
Poplar	1,079,100	408.4	-3.13	-4.13	-1.11	-0.58	6.08	57.20	177.26
Sumas Mountain	1,864,900	402.8	1.03	4.06	1.28	-0.25	6.06	51.94	156.40
Sumas Prairie	2,307,600	457.7	-3.66	-6.09	-3.28	6.86	4.66	54.58	225.53
Area: Mission	1,045,900	385.9	-0.28	-0.08	-0.62	-1.35	4.75	55.73	183.13

Fraser Valley Real Estate Board

2024-08

Single Family Detached	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,053,300	367.3	-2.52	-4.00	-3.67	-2.62	2.17	63.90	172.68
Durieu	1,266,400	345.7	-0.55	1.86	1.89	-0.40	2.58	59.38	169.45
Hatzic	1,032,600	374.7	-0.50	-0.74	-2.75	-4.22	1.27	49.64	178.79
Mission BC	986,700	377.5	-0.53	-0.45	-0.92	-1.85	4.17	53.39	180.04
Mission-West	1,484,700	354.3	2.34	0.45	-0.06	-1.01	4.48	56.22	179.86
Stave Falls	1,399,500	347.9	-0.83	0.64	-2.49	0.23	2.84	53.06	148.15

Fraser Valley Real Estate Board

2024-08

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	986,500	376.7	-0.40	-1.70	1.43	0.75	18.09	47.61	135.29
Fraser Valley Real Estate Board	846,300	379.8	-0.31	-0.89	0.93	0.08	17.11	51.50	160.49
Area: N. Delta	956,900	416.9	-3.07	0.22	4.30	-3.20	16.84	41.51	137.01
Annieville	778,900	433.4	-3.19	-1.30	2.68	-4.03	18.22	63.55	182.35
Nordel	1,024,000	403.8	-2.79	-0.10	4.31	-3.60	16.81	40.60	131.67
Scottsdale	902,400	362.4	-3.39	0.61	3.28	-4.00	16.19	38.27	144.53
Sunshine Hills Woods	997,600	355.8	-3.24	0.71	3.40	-4.25	15.44	33.11	139.92
Municipality: City of Surrey combined	872,600	377.9	-0.55	-1.67	0.05	-0.81	17.07	51.22	154.65
Area: North Surrey	754,200	430.0	-1.44	-5.58	-3.59	-3.74	16.72	42.05	177.78
Bolivar Heights	615,700	450.7	-1.40	-4.84	-5.28	-5.30	18.20	54.30	214.08
Fraser Heights	894,300	370.8	-2.57	-6.97	-3.66	-4.87	12.26	30.24	155.55
Guildford	738,700	428.0	-1.15	-5.98	-4.21	-4.61	16.59	43.34	183.82
Whalley	767,700	405.3	-1.65	-5.19	-3.13	-2.90	15.60	37.58	153.95
Area: Surrey	854,000	392.1	-0.36	-0.56	0.62	-0.25	17.96	53.34	175.74
Bear Creek Green Timbers	838,500	371.5	-2.88	-6.35	-3.98	-4.10	13.44	33.54	160.52
East Newton	789,600	432.2	4.25	5.03	4.19	3.99	24.30	57.68	213.64
Fleetwood Tynehead	892,000	381.0	-1.52	-0.16	-0.18	1.49	16.37	52.71	175.89
Panorama Ridge	919,900	365.6	0.58	-1.03	0.22	-0.22	18.01	53.61	157.10
Queen Mary Park Surrey	765,500	425.5	-1.69	-5.38	-3.27	-2.34	19.02	45.52	172.76
Sullivan Station	880,300	341.6	0.23	-1.44	0.12	-0.64	16.79	51.69	160.17
West Newton	824,300	402.9	-2.78	-0.98	2.49	-4.59	18.05	58.37	177.10
Area: Cloverdale	845,900	347.0	-1.42	-3.29	-1.25	-1.42	15.17	49.70	156.85
Clayton	842,800	348.7	-1.25	-3.25	-1.08	-1.16	15.69	50.63	160.22
Cloverdale BC	849,900	347.7	-1.72	-3.36	-1.53	-1.81	14.45	48.34	152.69
Area: South Surrey White Rock	969,600	308.0	0.00	-0.77	1.18	-0.58	16.89	50.68	119.37
Crescent Bch Ocean Pk.	965,800	330.9	0.49	4.42	3.18	-0.21	18.82	40.33	138.23
Elgin Chantrell	1,226,500	302.0	1.72	5.63	5.15	1.48	23.01	44.57	128.27
Grandview Surrey	950,100	286.1	-0.59	-4.35	-1.17	-2.05	13.13	50.66	110.52
King George Corridor	964,200	349.2	0.92	6.53	5.79	2.17	25.84	59.60	155.08
Morgan Creek	925,200	283.9	-0.42	-4.54	-0.94	-2.27	11.20	46.95	97.98

Fraser Valley Real Estate Board

2024-08

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	899,800	296.1	-0.90	-4.55	-1.33	-2.53	13.10	50.15	117.08
Sunnyside Park Surrey	1,091,000	309.5	1.01	5.70	4.92	1.34	20.66	42.56	127.24
White Rock	977,100	358.4	1.47	4.25	3.91	0.22	18.75	47.85	154.55
Area: Langley	884,700	382.3	0.66	1.16	3.10	2.60	19.32	54.97	175.83
Aldergrove Langley	633,900	462.0	0.76	2.76	3.45	4.79	20.53	67.63	228.59
Fort Langley	1,000,800	374.7	4.64	4.66	6.39	4.40	26.84	60.68	165.93
Langley City	839,900	358.3	0.99	1.67	4.80	4.98	16.44	49.04	158.33
Murrayville	942,100	345.9	1.53	1.44	4.22	5.07	15.65	41.53	142.06
Salmon River	1,060,500	366.2	2.52	3.10	4.81	2.46	25.97	57.64	152.20
Walnut Grove	873,600	340.1	2.44	2.13	3.31	1.31	19.67	53.13	171.86
Willoughby Heights	908,500	397.8	-0.23	0.43	2.47	2.03	19.75	56.31	179.35
Area: Abbotsford	664,500	367.5	-0.35	-0.81	2.80	3.20	14.77	49.82	179.04
Abbotsford East	737,000	406.7	-0.95	-1.38	7.28	5.34	17.51	54.17	177.99
Abbotsford West	673,400	338.1	-0.12	-1.63	-0.03	0.45	12.81	45.80	185.08
Aberdeen	783,500	382.0	2.00	3.69	3.44	4.92	19.26	59.77	171.69
Central Abbotsford	518,400	330.6	-0.33	0.98	3.51	5.76	17.03	51.51	175.96
Poplar	706,300	320.3	-0.50	0.38	2.73	3.49	9.43	38.06	139.57
Area: Mission	684,400	365.0	-0.19	1.45	2.59	4.20	17.44	57.12	180.12
Mission BC	684,400	365.0	-0.19	1.45	2.59	4.20	17.44	57.12	180.12