

Summary Report

For September 2024

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2024-09

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,424,200	397.6	-0.15	-0.13	0.86	1.56	9.59	54.53	124.00
Fraser Valley Real Estate Board	1,315,400	430.9	-0.37	-0.12	0.65	0.58	7.24	60.60	165.82
Area: N. Delta	1,389,100	441.5	-0.67	1.56	1.80	3.08	9.85	59.67	163.11
Annieville	1,351,300	450.4	-0.33	-1.64	0.07	-0.46	6.86	60.63	165.57
Nordel	1,409,000	445.6	-2.41	6.91	3.34	10.00	11.65	66.27	171.87
Scottsdale	1,348,200	449.8	-0.31	-1.60	0.16	-0.44	6.92	60.70	165.21
Sunshine Hills Woods	1,455,300	394.9	1.36	1.36	3.54	1.57	14.27	46.15	141.09
Municipality: City of Surrey combined	1,451,500	445.8	-1.39	-0.18	1.27	-0.02	8.63	61.87	162.70
Area: North Surrey	1,328,000	485.4	-1.64	-0.10	1.80	1.70	5.38	64.54	184.03
Bolivar Heights	1,223,200	456.1	-2.27	-1.41	-0.46	-0.35	5.04	59.36	170.20
Bridgeview	1,006,100	541.2	-2.96	6.66	4.00	9.44	15.49	93.63	257.23
Cedar Hills	1,330,000	478.6	-0.44	2.62	4.25	3.71	10.28	64.24	189.71
Fraser Heights	1,460,100	407.6	-3.11	-1.31	0.54	-0.27	0.15	43.57	148.08
Guildford	1,347,200	494.2	-2.51	-3.76	2.19	1.60	-1.30	63.05	174.86
Port Kells	2,503,500	520.7	4.75	-2.60	1.66	-5.77	9.55	91.50	223.22
Royal Heights	1,350,600	484.4	-3.54	7.55	3.13	10.42	12.44	79.41	202.94
Whalley	1,442,400	567.0	-1.94	-2.21	2.53	2.48	1.43	72.29	210.01
Area: Surrey	1,422,400	448.3	-0.31	-0.75	0.88	0.52	10.31	61.14	175.03
Bear Creek Green Timbers	1,395,200	466.0	1.86	0.43	4.53	0.98	11.80	61.19	180.39
East Newton	1,376,100	460.9	-0.69	1.19	2.83	0.61	10.90	57.41	180.87
Fleetwood Tynehead	1,385,800	402.7	-0.30	0.00	0.42	-0.22	9.40	57.24	162.86
Panorama Ridge	1,470,300	436.9	2.20	0.09	2.15	2.25	19.24	63.57	171.87
Queen Mary Park Surrey	1,421,700	478.8	1.03	2.92	5.02	4.72	10.27	66.60	190.18
Sullivan Station	1,744,500	401.1	0.80	-0.35	1.34	-4.13	5.89	67.61	146.98
West Newton	1,469,600	454.7	-4.05	-7.81	-6.36	-1.37	7.24	64.21	178.62
Area: Cloverdale	1,311,800	436.7	-5.11	-2.09	-1.11	-3.30	0.32	56.86	172.09
Clayton	1,352,200	447.9	-5.37	-2.06	-1.06	-3.07	0.56	59.17	179.76
Cloverdale BC	1,310,200	436.4	-5.11	-2.06	-1.09	-3.24	0.37	56.81	171.73
Area: South Surrey White Rock	1,681,300	373.1	-0.16	1.55	1.30	-1.40	13.20	58.83	129.18
Crescent Bch Ocean Pk.	1,598,300	361.6	0.11	1.80	-0.14	0.78	18.44	60.85	122.25

Fraser Valley Real Estate Board

2024-09

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	2,311,900	395.4	0.59	3.10	1.36	0.69	18.74	59.63	120.89
Grandview Surrey	2,717,400	368.1	-4.46	-3.44	0.74	-5.93	-7.19	30.62	126.52
Hazelmere	2,199,900	370.3	-0.59	-0.86	1.51	2.63	-0.30	63.85	158.77
King George Corridor	1,325,100	350.7	-1.57	-0.28	1.01	-3.57	2.01	49.81	128.32
Morgan Creek	2,430,200	306.4	4.93	1.79	3.79	-1.00	8.92	34.62	79.18
Pacific Douglas	2,833,700	445.8	-4.19	2.29	3.84	-9.15	-4.99	45.88	162.85
Sunnyside Park Surrey	1,577,700	373.9	0.94	1.58	0.67	0.86	20.54	66.99	130.09
White Rock	1,511,800	391.8	1.19	2.57	-0.31	0.98	20.07	67.65	142.00
Area: Langley	1,483,600	436.2	0.65	2.47	3.14	1.73	8.89	60.96	175.21
Aldergrove Langley	1,124,700	422.3	-0.57	-0.26	-1.49	-0.12	11.16	57.75	188.65
Brookswood Langley	1,530,500	475.9	8.31	6.75	8.75	11.11	16.50	71.68	183.61
Campbell Valley	2,380,700	412.1	-2.94	0.51	1.85	-0.60	0.39	52.86	177.70
County Line Glen Valley	2,278,500	371.0	-2.62	0.49	-0.70	-2.45	10.85	62.86	176.25
Fort Langley	1,722,300	420.3	-0.76	-1.34	2.41	-0.10	7.22	52.84	177.06
Langley City	1,260,200	451.2	-1.61	2.62	1.44	-4.85	4.49	57.71	184.31
Murrayville	1,617,000	432.0	7.57	7.95	8.57	10.85	14.13	66.99	166.83
Otter District	2,343,800	412.9	-2.98	1.95	3.51	2.20	3.46	58.87	176.00
Salmon River	1,848,200	415.5	-2.69	1.54	2.16	2.09	6.21	58.29	175.35
Walnut Grove	1,359,300	385.8	-1.00	-0.82	3.27	-0.36	11.31	56.96	151.99
Willoughby Heights	1,267,400	457.4	-2.10	2.72	1.98	-5.10	5.20	62.72	190.23
Area: Abbotsford	1,149,400	440.2	0.27	-1.37	-2.09	2.37	4.61	59.26	191.33
Abbotsford East	1,116,000	413.5	-0.39	-1.83	-3.34	4.18	6.71	52.64	178.08
Abbotsford West	1,137,100	482.2	4.94	2.31	1.90	4.94	3.57	67.14	217.65
Aberdeen	1,495,600	399.8	-3.78	3.39	1.04	-0.35	9.03	65.89	165.82
Bradner	2,329,600	383.1	-2.22	-0.31	-0.57	-1.52	12.64	64.56	185.04
Central Abbotsford	1,015,800	425.2	-1.44	-4.10	-5.30	-1.62	4.94	60.21	197.76
Matsqui	1,190,000	400.9	5.78	-4.43	-6.00	1.24	0.22	50.54	184.12
Poplar	1,037,000	419.2	-0.26	-3.65	-4.71	-1.30	5.86	60.24	191.92
Sumas Prairie	2,221,700	440.6	-3.74	-5.31	-8.30	-0.02	-7.26	51.36	194.13
Area: Mission	947,000	378.6	-0.16	-4.63	-2.17	-1.28	0.48	57.55	179.41
Dewdney Deroche	1,059,600	369.5	0.60	-5.28	-3.65	-2.89	1.90	67.88	175.34
Durieu	1,083,800	350.0	-0.48	-5.99	-3.93	-3.66	0.17	66.19	161.58

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	914,800	372.2	-0.03	-4.44	-2.03	-2.08	0.03	55.08	176.73
Mission BC	904,400	372.3	-0.08	-4.56	-2.54	-1.82	-0.21	55.84	176.80
Mission-West	1,360,700	332.2	-1.19	-5.81	-5.49	-6.32	-3.09	51.83	158.32
Stave Falls	1,316,900	361.8	0.30	-6.29	-3.49	-1.92	2.38	64.90	168.80

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	1,986,900	374.4	-1.71	-2.30	-0.53	-0.03	10.57	44.11	89.76
Fraser Valley Real Estate Board	1,640,400	404.8	-2.08	-2.74	-2.69	-2.10	8.15	52.47	143.27
Area: N. Delta	1,557,100	408.6	-0.15	0.34	3.39	6.71	14.94	59.17	162.77
Annieville	1,505,700	438.7	-0.84	0.27	3.27	6.87	15.94	63.88	183.21
Nordel	1,531,600	396.3	0.28	0.92	3.85	6.96	15.17	56.21	158.85
Scottsdale	1,549,400	444.1	0.73	0.34	3.54	7.35	16.29	68.09	188.75
Sunshine Hills Woods	1,605,700	400.3	-0.47	0.05	2.98	5.90	12.10	52.15	149.25
Municipality: City of Surrey combined	1,708,700	413.5	-1.03	-2.73	-2.57	-2.84	9.83	52.30	140.97
Area: North Surrey	1,646,200	423.3	-0.38	-1.92	-1.47	-0.47	9.44	55.34	155.15
Bolivar Heights	1,439,700	453.6	-0.35	-1.37	2.12	-1.00	13.12	64.35	189.84
Bridgeview	1,116,700	496.8	-2.76	1.39	5.01	-1.27	12.09	71.37	217.04
Cedar Hills	1,634,800	432.5	-1.28	-1.23	0.12	-2.61	9.55	53.86	175.65
Fraser Heights	1,754,100	418.2	-1.18	-3.97	-5.19	-1.97	6.12	46.33	145.13
Guildford	1,365,700	421.3	-0.73	-2.52	1.35	-1.57	8.95	52.53	171.81
Port Kells	3,243,600	580.3	6.36	7.42	0.99	9.24	31.71	118.24	256.45
Royal Heights	1,617,800	445.9	-0.62	-0.04	3.07	7.21	15.49	66.63	175.59
Whalley	1,561,800	490.1	-0.43	0.16	1.58	-1.35	11.59	62.72	204.60
Area: Surrey	1,545,400	412.9	-2.64	-4.58	-3.84	-6.18	5.20	49.66	157.26
Bear Creek Green Timbers	1,483,700	427.2	-3.72	-3.24	-4.64	-4.75	0.85	50.26	170.89
East Newton	1,560,400	396.6	-7.05	-5.91	-4.27	-8.39	0.03	42.05	150.85
Fleetwood Tynehead	1,561,900	418.7	-6.73	-9.88	-9.45	-11.76	2.45	50.07	161.85
Panorama Ridge	1,777,900	408.3	3.60	4.42	5.26	3.84	14.88	55.90	167.74
Queen Mary Park Surrey	1,376,200	420.5	1.50	-6.89	-6.97	-10.76	-2.05	39.93	155.62
Sullivan Station	1,647,900	410.1	0.61	-1.11	0.44	-0.94	15.52	59.88	157.76
West Newton	1,194,500	411.2	0.17	-7.62	-7.55	-11.05	-1.60	42.14	153.36
Area: Cloverdale	1,570,900	422.1	1.20	-0.66	-0.80	1.32	9.64	55.76	165.81
Clayton	1,479,900	412.7	2.61	0.61	-1.15	-0.29	11.63	59.16	167.47
Cloverdale BC	1,605,500	426.1	0.69	-1.18	-0.88	1.89	8.56	54.05	163.68
Serpentine	1,588,800	421.8	0.12	-0.14	1.30	-0.24	15.03	50.32	151.07
Area: South Surrey White Rock	2,037,100	359.8	-2.12	-3.10	-3.31	-2.20	13.11	43.58	106.90

Fraser Valley Real Estate Board

2024-09

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.	1,971,200	348.9	-9.80	-6.21	-5.06	-1.97	9.27	41.03	104.27
Elgin Chantrell	2,406,600	362.1	6.72	-4.58	-10.90	-4.71	10.50	34.96	79.52
Grandview Surrey	1,986,300	363.8	0.14	-1.01	0.11	-1.46	10.88	35.14	107.18
Hazelmere	2,402,900	469.6	4.33	-2.55	-1.63	-1.68	13.16	51.34	156.75
King George Corridor	1,928,700	392.5	1.21	-1.68	0.05	-1.63	12.01	43.83	135.03
Morgan Creek	2,356,100	396.5	-1.69	5.42	11.91	0.69	28.32	64.45	136.43
Pacific Douglas	1,819,200	377.1	-0.76	-1.23	0.03	-1.15	13.76	50.18	149.24
Sunnyside Park Surrey	1,699,300	410.8	6.04	-3.68	-9.79	-3.61	15.26	49.22	115.76
White Rock	2,080,900	329.0	-10.77	-7.09	-5.89	-1.82	10.92	35.78	97.72
Area: Langley	1,738,900	422.4	-1.68	-1.65	-0.78	-0.28	7.45	55.24	165.49
Aldergrove Langley	1,341,000	394.9	-3.47	-0.20	3.81	3.05	10.06	64.34	168.46
Brookswood Langley	1,718,800	393.9	1.36	-0.51	-4.92	3.03	11.62	57.43	147.58
Campbell Valley	2,990,500	364.8	-3.62	0.86	4.62	0.88	2.79	39.98	126.02
County Line Glen Valley	2,756,000	358.5	-3.37	-0.33	4.31	1.56	5.85	56.21	170.77
Fort Langley	2,483,800	384.8	-3.27	-0.08	2.64	1.61	3.44	44.12	155.17
Langley City	1,404,200	423.6	2.15	-0.07	-4.36	3.39	15.39	62.99	161.80
Murrayville	1,672,800	391.5	1.61	-0.33	-4.54	3.00	12.66	56.79	142.87
Otter District	2,769,500	357.8	-3.48	-0.50	4.07	1.04	5.58	55.63	170.24
Salmon River	2,143,800	366.5	-3.02	0.25	4.68	1.98	10.06	57.77	162.54
Walnut Grove	1,487,000	386.4	-0.90	-5.34	-3.52	-1.38	10.91	52.73	153.88
Willoughby Heights	1,595,700	439.8	-2.79	-3.21	-0.57	-1.43	10.23	55.19	175.56
Area: Abbotsford	1,276,700	363.2	-4.30	-3.38	-4.92	-0.63	-0.79	46.81	144.91
Abbotsford East	1,281,800	345.5	-8.89	-4.21	-6.11	-1.68	-0.63	46.03	137.13
Abbotsford West	1,228,000	391.2	1.29	-2.27	-2.98	0.88	2.97	57.74	178.63
Aberdeen	1,412,400	355.6	0.25	-2.74	-3.13	1.17	0.57	47.49	149.89
Bradner	1,339,300	369.0	2.07	-2.64	-3.28	1.35	-3.43	44.88	150.34
Central Abbotsford	1,171,100	398.6	1.76	-2.59	-3.30	0.50	2.60	58.24	185.12
Matsqui	1,726,600	350.9	4.06	-1.98	-2.88	2.57	-10.62	32.92	120.00
Poplar	1,139,800	368.6	0.63	-2.07	-3.10	1.32	-0.03	52.06	152.47
Sumas Mountain	1,696,300	366.4	-9.04	-8.40	-8.86	-2.71	-6.48	40.87	125.20
Area: Mission	1,130,000	332.8	-10.37	-5.54	-11.25	-8.95	-1.68	45.52	148.73
Durieu	1,427,200	297.7	-11.29	-8.34	-11.48	-9.43	-7.86	44.37	132.76

Fraser Valley Real Estate Board

2024-09

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
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Hatzic	1,131,100	318.0	-9.74	-5.58	-11.69	-8.96	-3.84	39.53	140.36
Mission BC	1,061,500	327.0	-10.24	-5.52	-10.80	-8.51	-1.95	43.86	147.54
Mission-West	1,408,400	321.1	-10.61	-4.24	-11.54	-10.06	-0.77	37.93	161.91
Stave Falls	1,390,900	304.1	-11.24	-7.03	-10.98	-8.62	-6.08	46.06	132.14

Fraser Valley Real Estate Board

2024-09

Apartment

Apartment	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	708,400	355.4	-0.70	-1.39	-1.61	-0.56	13.04	30.76	106.87
Fraser Valley Real Estate Board	545,000	446.4	-0.20	-1.11	-1.85	0.38	18.88	48.75	182.71
Area: N. Delta	581,300	556.8	1.02	-0.87	-1.14	-0.41	22.00	32.89	222.60
Annieville	453,300	509.9	0.83	-0.55	0.89	1.41	27.83	63.06	244.53
Scottsdale	668,600	439.0	0.64	-0.54	-0.63	-0.70	19.62	25.93	166.87
Municipality: City of Surrey combined	539,300	451.3	-0.46	-1.16	-2.06	0.18	16.92	42.10	166.88
Area: North Surrey	489,000	451.5	-1.38	-1.89	-2.88	-1.07	15.21	39.14	167.48
Bolivar Heights	478,700	528.4	-1.07	-2.72	-2.00	-1.07	22.51	50.50	206.67
Cedar Hills	403,900	568.9	1.83	-0.66	0.76	0.96	30.18	72.08	283.87
Guildford	560,600	490.5	-0.10	2.27	-1.64	4.96	20.28	52.52	214.83
Port Kells	590,000	391.2	0.80	-0.03	-2.49	1.85	16.39	47.01	182.86
Whalley	469,900	439.6	-1.79	-3.09	-3.09	-2.59	14.66	35.72	148.78
Area: Surrey	574,700	523.9	0.60	0.21	0.11	1.57	26.70	58.71	228.88
Bear Creek Green Timbers	657,600	530.8	2.00	0.36	1.10	1.22	28.27	55.16	213.71
East Newton	505,600	506.1	0.54	-0.45	0.30	1.20	26.78	58.11	215.13
Fleetwood Tynehead	596,100	417.4	-0.97	1.58	-2.68	2.25	12.60	40.78	164.18
Queen Mary Park Surrey	576,500	539.8	1.50	0.39	1.14	1.96	28.83	61.13	241.00
Sullivan Station	684,000	504.4	1.08	-0.02	0.86	1.18	26.57	48.97	204.04
West Newton	575,500	531.4	1.39	0.30	1.16	1.92	28.73	61.37	240.64
Area: Cloverdale	605,300	446.4	-0.22	2.41	-1.57	4.79	18.31	46.07	177.78
Clayton	606,700	437.4	-0.34	2.32	-1.51	4.52	17.93	45.51	173.72
Cloverdale BC	603,300	448.2	-0.07	2.54	-1.62	5.11	18.92	46.85	181.00
Area: South Surrey White Rock	646,000	381.3	3.53	1.44	1.92	3.50	22.06	47.62	163.15
Crescent Bch Ocean Pk.	489,000	408.9	2.56	-0.99	3.02	4.82	23.20	44.28	165.52
Grandview Surrey	656,500	393.1	1.31	-1.03	-0.08	3.12	22.69	44.31	164.89
King George Corridor	681,100	369.2	1.85	-0.91	-0.19	3.62	20.54	38.74	146.63
Morgan Creek	670,600	425.0	1.17	-1.07	0.52	2.76	20.57	41.38	148.25
Sunnyside Park Surrey	596,200	352.4	1.29	-1.01	-0.59	2.98	21.10	42.15	150.11
White Rock	640,000	391.0	5.82	4.32	4.52	4.38	24.36	57.98	175.94

Fraser Valley Real Estate Board

2024-09

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Langley	606,500	422.1	-0.82	-1.86	-2.27	0.31	18.57	51.67	190.70
Aldergrove Langley	504,300	458.9	0.39	2.48	3.03	4.04	31.49	67.54	254.91
Fort Langley	878,100	399.1	-3.90	-5.07	-4.38	-3.90	11.70	29.03	170.76
Langley City	569,700	407.2	0.82	-0.07	-2.12	2.44	18.27	50.59	196.79
Murrayville	562,400	394.4	-1.52	-2.88	-2.06	-0.15	20.87	54.42	174.27
Salmon River	497,900	356.4	-1.36	-2.99	-2.68	-0.89	18.17	50.70	152.41
Walnut Grove	577,500	342.9	-1.64	-2.97	-2.42	-1.27	18.24	49.67	159.97
Willoughby Heights	645,200	391.3	-1.83	-3.10	-2.88	-2.00	15.98	43.81	145.48
Area: Abbotsford	433,600	464.7	-2.15	-2.99	-4.95	-1.30	19.18	53.62	223.61
Abbotsford East	584,800	409.8	0.84	2.55	2.55	3.46	19.58	42.64	164.39
Abbotsford West	451,000	484.9	2.17	3.59	0.92	4.03	28.93	64.43	247.10
Central Abbotsford	414,400	446.6	-5.42	-7.78	-9.78	-5.52	12.72	47.25	202.99
Poplar	460,900	491.9	0.94	1.49	3.69	4.84	24.56	59.50	261.16
Area: Mission	462,800	414.7	0.17	1.37	1.57	1.97	20.34	49.12	234.98
Mission BC	462,800	414.7	0.17	1.37	1.57	1.97	20.34	49.12	234.98

Fraser Valley Real Estate Board

2024-09

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,110,900	339.1	-1.37	-2.22	-1.88	-2.36	6.04	37.57	80.47
Fraser Valley Real Estate Board	978,800	351.3	-1.43	-2.28	-3.09	-4.41	3.35	46.25	114.73
Area: N. Delta	1,249,900	397.0	-0.53	0.13	1.61	2.14	9.88	52.40	143.41
Annieville	1,096,800	414.8	0.05	-1.12	0.85	-0.05	5.79	53.23	148.09
Nordel	1,353,800	404.2	-1.56	2.20	2.04	5.26	11.57	57.46	159.94
Scottsdale	1,096,700	368.6	0.14	-0.38	-0.11	-2.54	3.48	44.78	124.89
Sunshine Hills Woods	1,451,300	385.4	-0.03	-0.21	2.80	3.88	15.08	46.93	139.08
Municipality: City of Surrey combined	1,005,300	345.0	-1.37	-2.95	-3.79	-6.35	2.40	45.08	104.63
Area: North Surrey	741,500	337.0	-1.55	-3.30	-4.69	-7.19	-3.08	37.95	96.39
Bolivar Heights	1,026,300	431.0	-2.11	-3.71	-3.88	-6.69	-1.71	47.86	147.99
Bridgeview	1,038,200	531.9	-2.94	4.42	3.66	3.87	12.79	85.27	245.84
Cedar Hills	1,328,700	477.9	-1.20	-0.17	0.23	-2.57	5.54	55.57	180.62
Fraser Heights	1,580,300	384.0	-1.51	-4.97	-7.09	-5.11	0.39	38.63	125.75
Guildford	715,400	427.6	-0.72	-1.52	-2.73	-0.40	12.47	52.71	166.75
Port Kells	2,536,200	500.9	5.54	5.76	6.33	13.74	48.46	127.68	211.31
Royal Heights	1,510,800	498.8	-2.00	4.77	4.42	9.92	14.77	72.42	212.14
Whalley	529,500	350.9	-2.09	-4.18	-4.10	-6.55	5.09	32.77	105.69
Area: Surrey	1,038,200	363.0	-2.47	-4.22	-4.17	-7.23	2.08	45.08	130.18
Bear Creek Green Timbers	1,160,200	370.0	-0.99	-3.14	-3.62	-5.92	-2.89	35.04	130.10
East Newton	970,700	337.6	-6.66	-5.93	-5.67	-11.34	-4.93	37.46	118.23
Fleetwood Tynehead	1,069,500	352.2	-4.81	-7.05	-7.95	-9.99	-0.25	43.81	134.64
Panorama Ridge	1,444,400	384.1	2.05	2.10	2.65	0.23	12.47	54.07	142.49
Queen Mary Park Surrey	892,300	388.0	0.15	-3.55	-2.93	-6.51	1.78	41.04	135.58
Sullivan Station	1,073,800	329.8	0.40	-1.17	-0.69	-3.23	10.56	48.89	118.85
West Newton	877,500	373.7	-1.68	-5.08	-4.84	-7.64	2.58	51.23	144.41
Area: Cloverdale	1,046,900	346.9	0.17	-1.08	-1.84	-0.89	7.90	52.35	136.95
Clayton	904,200	300.9	1.01	-0.17	-2.24	-0.79	10.87	50.75	127.61
Cloverdale BC	1,155,900	384.0	-0.23	-1.71	-1.64	-0.75	6.28	53.11	147.10
Serpentine	1,588,800	421.8	0.12	-0.14	1.30	-0.24	15.03	50.32	151.07
Area: South Surrey White Rock	1,190,400	312.2	-0.83	-1.89	-3.16	-5.88	7.06	45.14	86.05

Fraser Valley Real Estate Board

2024-09

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,727,600	364.1	-7.00	-4.08	-3.78	-1.30	13.04	49.41	118.55
Elgin Chantrell	2,104,400	346.0	3.22	-3.57	-9.59	-6.13	8.29	37.57	79.27
Grandview Surrey	1,140,300	181.8	1.68	0.17	0.11	-2.83	11.12	52.52	88.79
Hazelmere	2,301,400	407.4	1.90	-1.45	0.02	-0.46	6.62	56.51	157.03
King George Corridor	984,600	333.1	-1.80	-2.66	-2.91	-7.01	3.13	39.61	114.90
Morgan Creek	1,393,700	282.1	-0.84	1.00	4.40	-1.67	20.81	62.69	89.97
Pacific Douglas	1,391,700	269.7	0.04	-0.77	-0.81	-5.20	5.93	34.78	87.29
Sunnyside Park Surrey	1,123,700	336.5	0.63	-3.19	-6.92	-7.81	8.76	44.73	98.17
White Rock	933,400	331.2	-1.16	-2.07	-4.80	-8.38	1.56	38.06	92.89
Area: Langley	1,040,800	349.6	-0.91	-0.46	-0.51	-0.23	8.30	47.01	123.67
Aldergrove Langley	1,000,500	438.2	-1.40	-0.18	0.09	2.43	12.91	58.65	191.16
Brookswood Langley	1,610,200	448.9	5.01	3.17	2.23	7.47	14.90	67.31	171.24
Campbell Valley	2,779,400	410.1	-3.26	0.66	3.95	0.61	2.60	44.96	153.93
County Line Glen Valley	2,528,100	371.5	-3.31	0.22	2.26	-2.08	5.51	59.31	180.38
Fort Langley	1,834,400	379.0	-3.02	-2.45	-0.71	-1.94	4.26	47.18	168.60
Langley City	758,500	373.8	-0.03	0.24	-1.63	-0.59	11.62	52.07	143.36
Murrayville	1,154,900	379.3	1.12	0.00	0.40	7.66	22.28	49.92	130.86
Otter District	2,479,600	386.5	-3.33	0.86	2.79	0.21	1.20	54.11	172.76
Salmon River	1,592,100	318.7	-2.45	1.01	2.18	1.11	5.04	57.07	179.56
Walnut Grove	1,038,500	332.7	-1.28	-2.46	-1.25	-1.39	9.51	49.46	134.46
Willoughby Heights	919,700	311.7	-1.76	-1.70	-1.02	-1.33	10.02	39.21	103.33
Area: Abbotsford	773,000	351.2	-1.95	-2.69	-4.36	-3.09	-0.54	46.03	136.98
Abbotsford East	1,034,200	369.6	-4.59	-3.32	-4.67	-0.59	3.04	47.84	149.56
Abbotsford West	712,100	359.1	2.19	0.45	-0.77	-2.31	0.93	49.00	161.73
Aberdeen	1,248,700	327.2	-2.09	-0.67	-2.33	-0.97	0.68	42.38	129.45
Bradner	1,844,200	354.0	-2.83	-2.05	-1.06	-3.01	1.43	50.64	162.42
Central Abbotsford	552,400	351.4	-3.51	-5.92	-8.15	-5.72	2.99	50.75	156.12
Matsqui	1,401,800	378.8	5.93	-2.42	-4.85	-0.45	-10.89	30.98	150.03
Poplar	737,300	387.2	-0.36	-2.35	-3.32	-3.68	1.44	45.18	157.96
Sumas Mountain	1,696,300	366.4	-9.04	-8.40	-8.86	-2.71	-6.48	40.87	125.20
Sumas Prairie	2,221,700	440.6	-3.74	-5.31	-8.30	-0.02	-7.26	51.36	194.13
Area: Mission	901,600	354.1	-4.06	-5.04	-6.32	-6.59	-2.21	48.35	157.71

Fraser Valley Real Estate Board

2024-09

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,059,600	369.5	0.60	-5.28	-3.65	-2.89	1.90	67.88	175.34
Durieu	1,201,100	327.9	-5.15	-6.53	-5.26	-5.23	-3.36	57.57	157.58
Hatzic	989,300	359.2	-4.09	-5.10	-7.52	-7.61	-4.16	46.85	169.27
Lake Errock	845,100	400.0	-6.87	-5.01	-7.21	-6.69	3.20	62.67	180.50
Mission BC	846,100	345.3	-3.60	-4.80	-5.84	-6.32	-2.40	46.44	154.65
Mission-West	1,386,700	330.9	-6.60	-4.94	-9.32	-8.99	-1.72	46.94	161.37
Stave Falls	1,341,000	333.3	-4.20	-6.90	-7.55	-5.02	-2.52	53.45	138.07

Fraser Valley Real Estate Board

2024-09

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,802,500	395.6	-1.32	-1.74	-0.08	0.51	10.53	48.83	100.81
Fraser Valley Real Estate Board	1,501,100	426.7	-1.48	-1.82	-1.50	-1.25	7.56	56.70	153.84
Area: N. Delta	1,468,200	440.9	-0.36	1.01	2.73	5.08	12.65	60.80	167.05
Annieville	1,408,700	459.0	-0.41	-0.80	1.26	2.18	10.20	62.77	174.19
Nordel	1,465,700	436.9	-1.11	4.00	3.73	8.98	13.57	61.87	169.69
Scottsdale	1,423,900	462.6	0.11	-0.54	1.76	2.94	10.78	64.28	176.18
Sunshine Hills Woods	1,549,100	401.7	0.20	0.45	3.34	4.45	13.57	50.96	147.81
Municipality: City of Surrey combined	1,628,600	434.6	-1.14	-2.07	-1.56	-2.12	9.33	56.16	149.63
Area: North Surrey	1,498,300	463.3	-0.83	-1.07	-0.15	0.54	7.64	61.09	171.57
Bolivar Heights	1,294,200	469.4	-1.53	-1.26	0.64	-0.17	7.98	61.69	180.41
Bridgeview	1,038,200	531.9	-2.94	4.42	3.66	3.87	12.79	85.27	245.84
Cedar Hills	1,457,000	493.2	-0.98	0.45	2.39	0.57	9.97	62.72	196.93
Fraser Heights	1,729,300	418.5	-1.25	-3.70	-4.89	-1.58	6.06	46.89	145.74
Guildford	1,357,500	457.5	-1.53	-3.09	1.69	-0.15	3.86	57.49	173.46
Port Kells	2,914,700	570.4	5.73	2.72	1.40	3.48	22.67	108.02	252.32
Royal Heights	1,477,800	492.6	-2.05	4.65	4.23	9.78	14.43	73.82	205.96
Whalley	1,482,200	557.4	-1.40	-1.35	1.90	0.25	4.93	68.91	212.62
Area: Surrey	1,509,500	432.8	-2.06	-3.65	-2.65	-4.48	6.47	53.80	165.52
Bear Creek Green Timbers	1,450,400	449.7	-1.88	-1.79	-1.49	-2.66	4.56	54.75	177.42
East Newton	1,510,300	416.5	-5.62	-4.60	-2.80	-6.82	1.91	46.29	161.79
Fleetwood Tynehead	1,508,100	415.5	-5.07	-7.42	-6.96	-8.80	4.37	52.87	163.81
Panorama Ridge	1,715,800	429.6	3.12	3.22	4.09	3.27	15.17	58.29	169.34
Queen Mary Park Surrey	1,400,200	462.1	1.20	-1.89	-0.77	-3.00	4.08	55.07	179.05
Sullivan Station	1,654,000	404.9	0.62	-1.05	0.45	-1.24	14.74	60.29	155.46
West Newton	1,297,600	418.7	-1.57	-7.39	-6.79	-7.24	2.07	50.18	158.94
Area: Cloverdale	1,507,100	429.5	-0.23	-0.92	-0.62	0.54	7.56	56.18	166.44
Clayton	1,474,200	420.0	2.26	0.55	-1.01	-0.24	11.08	59.51	168.37
Cloverdale BC	1,515,600	432.7	-0.87	-1.35	-0.55	0.75	6.39	55.15	165.62
Serpentine	1,588,800	421.8	0.12	-0.14	1.30	-0.24	15.03	50.32	151.07
Area: South Surrey White Rock	1,934,500	373.5	-1.63	-1.94	-2.33	-2.30	12.53	48.45	115.03

Fraser Valley Real Estate Board

2024-09

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.	1,858,600	368.3	-7.32	-4.11	-3.43	-0.94	12.49	47.73	115.00
Elgin Chantrell	2,385,700	368.4	5.35	-3.08	-8.79	-3.74	11.47	38.76	84.85
Grandview Surrey	2,043,900	315.6	-0.41	-1.28	0.45	-2.02	8.05	32.22	103.35
Hazelmere	2,301,400	407.4	1.90	-1.45	0.02	-0.46	6.62	56.51	157.03
King George Corridor	1,644,300	384.6	-0.16	-2.01	-1.21	-5.08	5.14	49.01	139.18
Morgan Creek	2,361,000	391.3	-1.29	5.22	11.45	0.59	27.13	61.56	130.72
Pacific Douglas	1,935,300	340.1	-1.45	-0.61	0.59	-3.11	13.07	47.04	149.71
Sunnyside Park Surrey	1,651,000	396.1	4.05	-1.71	-6.25	-2.32	16.33	54.42	120.55
White Rock	1,850,600	389.5	-7.04	-3.90	-4.23	-1.74	12.22	47.99	124.50
Area: Langley	1,633,700	431.7	-0.83	-0.23	0.56	0.49	8.01	57.79	169.14
Aldergrove Langley	1,201,900	424.0	-1.72	-0.24	0.57	1.39	11.34	60.12	188.83
Brookswood Langley	1,610,200	448.9	5.01	3.17	2.23	7.47	14.90	67.31	171.24
Campbell Valley	2,779,400	410.1	-3.26	0.66	3.95	0.61	2.60	44.96	153.93
County Line Glen Valley	2,528,100	371.5	-3.31	0.22	2.26	-2.08	5.51	59.51	180.38
Fort Langley	2,237,900	440.3	-2.91	-0.61	2.25	0.94	4.02	52.30	167.82
Langley City	1,314,300	449.5	-0.20	1.26	-1.32	-1.75	8.63	60.42	179.89
Murrayville	1,655,000	407.4	3.40	2.00	-0.61	5.11	13.23	60.33	150.86
Otter District	2,479,600	387.3	-3.32	0.86	2.81	0.21	1.20	54.12	172.94
Salmon River	1,993,700	397.5	-2.60	1.25	3.41	2.29	7.99	58.30	172.45
Walnut Grove	1,446,100	385.4	-0.93	-4.18	-1.98	-1.23	10.94	53.55	152.72
Willoughby Heights	1,564,100	447.7	-2.67	-2.61	-0.09	-1.19	10.19	56.37	177.56
Area: Abbotsford	1,200,700	415.3	-1.75	-2.19	-3.22	1.05	2.09	54.44	172.86
Abbotsford East	1,193,600	380.1	-4.95	-3.13	-4.88	0.58	1.71	48.24	158.92
Abbotsford West	1,166,800	460.8	3.69	0.83	0.52	3.62	3.60	65.99	209.26
Aberdeen	1,443,100	377.2	-1.41	-0.47	-1.62	0.53	3.63	53.96	155.73
Bradner	1,844,200	354.0	-2.83	-2.05	-1.06	-3.01	1.43	50.64	162.81
Central Abbotsford	1,055,200	425.7	-0.65	-3.62	-4.57	-0.82	4.39	60.95	198.11
Matsqui	1,401,800	378.8	5.93	-2.42	-4.85	-0.45	-10.89	30.98	150.03
Poplar	1,081,200	409.2	0.20	-3.03	-3.85	-0.05	4.79	60.03	181.62
Sumas Mountain	1,696,300	366.4	-9.04	-8.40	-8.86	-2.71	-6.48	40.87	125.20
Sumas Prairie	2,221,700	440.6	-3.74	-5.31	-8.30	-0.02	-7.26	51.36	194.13
Area: Mission	1,003,400	370.3	-4.04	-5.00	-5.56	-4.39	-0.56	52.70	171.48

Single Family Detached	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,059,600	369.5	0.60	-5.28	-3.65	-2.89	1.90	67.88	175.34
Durieu	1,201,100	327.9	-5.15	-6.53	-5.26	-5.23	-3.36	57.57	157.58
Hatzic	990,100	359.3	-4.11	-5.07	-7.52	-7.52	-4.06	46.89	169.54
Mission BC	950,000	363.4	-3.74	-4.92	-5.19	-4.04	-0.98	50.91	169.38
Mission-West	1,386,700	330.9	-6.60	-4.94	-9.32	-8.99	-1.72	46.94	161.17
Stave Falls	1,341,000	333.3	-4.20	-6.90	-7.55	-5.02	-2.52	53.45	138.07

Fraser Valley Real Estate Board

2024-09

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	970,200	370.4	-1.67	-2.83	-1.85	-0.80	14.36	45.83	130.49
Fraser Valley Real Estate Board	834,400	374.5	-1.40	-1.96	-1.63	-1.58	13.62	49.92	155.63
Area: N. Delta	929,700	405.1	-2.83	-4.16	-1.48	-4.57	11.88	39.59	125.43
Annieville	767,300	427.0	-1.48	-2.91	-1.43	-3.83	14.29	63.92	175.84
Nordel	996,600	393.0	-2.67	-3.65	-1.28	-4.75	12.51	40.01	119.92
Scottsdale	882,100	354.3	-2.24	-4.09	-2.18	-5.49	10.65	37.17	133.55
Sunshine Hills Woods	963,700	343.7	-3.40	-4.95	-2.39	-6.07	10.02	29.70	130.52
Municipality: City of Surrey combined	861,200	373.0	-1.30	-2.56	-2.64	-2.33	13.48	49.86	150.00
Area: North Surrey	747,700	426.3	-0.86	-5.54	-5.35	-2.65	13.98	40.65	172.74
Bolivar Heights	606,300	443.9	-1.51	-5.71	-6.76	-4.82	13.73	50.47	208.05
Fraser Heights	891,100	369.4	-0.38	-5.79	-5.98	-2.87	10.83	30.35	151.63
Guildford	731,100	423.6	-1.03	-5.34	-5.82	-3.18	13.14	41.91	177.23
Whalley	760,700	401.6	-0.91	-6.32	-5.35	-3.04	13.80	35.40	151.00
Area: Surrey	828,000	380.2	-3.03	-3.60	-3.38	-3.43	12.05	48.98	166.06
Bear Creek Green Timbers	847,200	375.4	1.05	-5.15	-4.23	-4.19	11.99	34.99	164.37
East Newton	720,800	394.5	-8.72	-4.18	-5.28	-4.64	11.54	44.24	181.18
Fleetwood Tynehead	853,500	364.6	-4.30	-4.80	-5.27	-4.10	8.87	46.66	168.09
Panorama Ridge	912,000	362.5	-0.85	-1.81	-1.49	-1.15	13.99	52.89	153.50
Queen Mary Park Surrey	761,500	423.3	-0.52	-5.95	-5.13	-3.27	16.61	44.37	168.25
Sullivan Station	872,300	338.5	-0.91	-1.91	-1.57	-1.86	13.14	50.18	154.70
West Newton	803,900	392.9	-2.48	-3.49	-2.02	-4.98	13.75	56.60	166.19
Area: Cloverdale	850,600	348.9	0.55	-1.08	-2.08	0.11	13.61	50.13	163.72
Clayton	846,800	350.4	0.49	-1.10	-1.96	0.40	14.17	51.49	166.06
Cloverdale BC	855,600	350.1	0.69	-1.07	-2.18	-0.28	12.83	48.41	160.88
Area: South Surrey White Rock	964,600	306.4	-0.52	-1.45	-1.51	-2.76	14.46	52.29	113.82
Crescent Bch Ocean Pk.	901,900	309.0	-6.62	-7.57	-5.82	-9.52	8.04	36.79	110.78
Elgin Chantrell	1,124,300	276.9	-8.31	-5.82	-4.75	-9.33	10.23	36.34	101.38
Grandview Surrey	986,400	297.0	3.81	1.05	0.10	0.37	16.06	57.48	118.54
King George Corridor	885,500	320.7	-8.16	-5.15	-4.24	-8.68	13.08	50.49	125.85
Morgan Creek	960,000	294.6	3.77	1.31	0.14	0.48	14.90	54.16	104.02

Fraser Valley Real Estate Board

2024-09

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	936,800	308.3	4.12	0.88	0.03	0.16	15.95	57.22	124.54
Sunnyside Park Surrey	1,014,700	287.9	-6.98	-5.95	-4.32	-8.20	9.01	35.93	102.89
White Rock	907,400	332.9	-7.11	-6.75	-5.05	-8.69	7.60	43.49	127.08
Area: Langley	873,100	377.3	-1.31	0.05	1.34	0.75	16.59	53.25	172.03
Aldergrove Langley	618,500	450.8	-2.42	-0.31	1.74	1.97	16.07	62.92	222.92
Fort Langley	964,100	361.0	-3.66	0.81	2.59	0.33	19.77	55.07	155.85
Langley City	832,200	355.0	-0.92	1.43	3.74	2.10	14.78	50.49	157.81
Murrayville	928,000	340.7	-1.50	1.31	3.46	1.76	13.15	39.92	141.46
Salmon River	1,023,500	353.4	-3.50	-0.45	1.46	-1.17	19.51	52.72	143.72
Walnut Grove	853,100	332.1	-2.35	-0.24	1.19	-1.31	14.16	49.80	162.32
Willoughby Heights	899,800	394.0	-0.96	-0.43	0.66	0.84	17.86	54.87	177.46
Area: Abbotsford	657,500	363.7	-1.03	-1.38	-0.03	1.93	11.39	48.69	174.08
Abbotsford East	719,400	397.0	-2.39	-2.65	-0.28	1.22	13.40	53.40	165.91
Abbotsford West	680,900	341.8	1.09	-0.29	1.15	1.30	11.41	45.51	186.74
Aberdeen	761,300	371.2	-2.83	0.16	0.95	1.31	14.67	54.02	167.05
Central Abbotsford	504,900	322.0	-2.60	-1.65	-0.80	6.06	11.61	51.46	171.27
Poplar	696,200	315.7	-1.44	-0.28	1.22	1.67	6.73	34.57	136.48
Area: Mission	672,000	358.4	-1.81	-0.50	1.47	2.31	13.89	53.82	177.40
Mission BC	672,000	358.4	-1.81	-0.50	1.47	2.31	13.89	53.82	177.40