

Summary Report

For October 2024

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2024-10

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,408,000	393.1	-1.13	-1.18	-0.81	1.50	5.99	51.37	120.84
Fraser Valley Real Estate Board	1,295,600	424.4	-1.51	-2.01	-1.23	0.57	2.14	56.20	160.69
Area: N. Delta	1,324,900	421.1	-4.62	-4.69	-1.54	-0.45	3.24	49.38	150.36
Annieville	1,323,300	441.1	-2.06	-5.26	-3.05	-0.79	2.56	55.32	160.39
Nordel	1,274,500	403.1	-9.54	-5.88	-0.44	0.47	0.02	43.40	143.42
Scottsdale	1,319,400	440.2	-2.13	-5.29	-3.02	-0.83	2.49	55.27	160.01
Sunshine Hills Woods	1,415,600	384.2	-2.71	-1.36	0.87	-0.95	10.37	42.72	134.27
Municipality: City of Surrey combined	1,417,500	435.4	-2.33	-3.18	-1.23	-0.14	2.50	57.01	156.42
Area: North Surrey	1,294,200	473.0	-2.55	-3.74	-0.21	1.87	-0.90	59.91	178.73
Bolivar Heights	1,217,200	453.8	-0.50	-3.22	0.13	4.56	1.36	58.89	171.74
Bridgeview	924,400	497.3	-8.11	-3.49	-1.00	1.99	3.15	70.78	227.17
Cedar Hills	1,308,700	470.9	-1.61	-0.44	2.06	2.26	3.34	60.88	181.13
Fraser Heights	1,459,200	407.4	-0.05	-3.16	0.92	4.41	-2.56	43.40	147.81
Guildford	1,299,400	476.7	-3.54	-5.23	-2.22	-1.24	-9.36	57.02	171.93
Port Kells	2,505,600	521.1	0.08	-2.36	5.23	6.15	8.11	96.64	222.26
Royal Heights	1,225,100	439.4	-9.29	-6.87	-1.32	-0.92	0.50	56.48	172.92
Whalley	1,392,000	547.2	-3.49	-5.96	-3.25	-0.83	-5.41	66.83	205.36
Area: Surrey	1,395,300	439.7	-1.92	-1.96	-1.08	-1.01	5.72	56.64	170.25
Bear Creek Green Timbers	1,360,600	454.4	-2.49	-3.63	4.12	0.13	8.68	57.29	176.06
East Newton	1,322,900	443.0	-3.88	-3.08	-2.03	-2.47	8.74	50.12	174.30
Fleetwood Tynehead	1,356,600	394.2	-2.11	-1.60	-2.38	-0.50	5.54	54.47	157.14
Panorama Ridge	1,446,900	430.0	-1.58	-1.13	2.65	0.28	16.15	59.50	169.25
Queen Mary Park Surrey	1,398,800	471.1	-1.61	0.26	1.57	1.97	3.56	62.45	181.25
Sullivan Station	1,672,600	384.6	-4.11	-5.50	-4.75	-7.61	0.05	65.14	142.19
West Newton	1,473,300	455.8	0.24	-1.92	-5.75	-2.52	0.22	57.93	178.10
Area: Cloverdale	1,358,000	452.1	3.53	1.89	0.92	6.45	-1.18	58.24	181.16
Clayton	1,406,000	465.7	3.97	1.90	0.84	6.69	-0.45	61.20	190.16
Cloverdale BC	1,356,200	451.8	3.53	1.94	0.96	6.56	-1.12	58.25	180.80
Area: South Surrey White Rock	1,599,400	354.9	-4.88	-5.91	-3.32	-3.87	3.32	49.94	114.18
Crescent Bch Ocean Pk.	1,540,300	348.5	-3.62	-4.05	-2.27	0.23	10.08	49.70	106.95

Fraser Valley Real Estate Board

2024-10

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	2,190,900	374.7	-5.24	-4.29	-2.19	0.64	7.52	44.45	102.76
Grandview Surrey	2,736,000	370.6	0.68	2.89	-1.83	-6.34	-9.65	38.23	131.19
Hazelmere	2,083,800	350.7	-5.29	-8.24	3.48	-10.05	-6.55	63.73	162.30
King George Corridor	1,266,800	335.3	-4.39	-8.16	-4.20	-7.73	-2.61	47.51	119.29
Morgan Creek	2,302,700	290.3	-5.25	-5.93	-4.94	-4.22	-0.92	33.59	70.97
Pacific Douglas	2,850,000	448.3	0.56	-4.66	-1.56	-5.92	-6.82	49.63	172.69
Sunnyside Park Surrey	1,512,400	358.4	-4.15	-4.45	-2.61	0.31	10.86	53.36	112.83
White Rock	1,454,100	376.8	-3.83	-4.49	-2.26	0.21	10.73	55.51	124.42
Area: Langley	1,468,900	431.9	-0.99	0.70	0.51	0.14	4.17	55.58	169.60
Aldergrove Langley	1,103,700	414.5	-1.85	-3.02	-3.72	-1.14	8.59	55.24	185.47
Brookswood Langley	1,470,300	457.2	-3.93	4.19	1.46	3.56	6.30	57.66	173.28
Campbell Valley	2,395,500	414.7	0.63	-3.69	3.44	-3.24	-5.36	50.20	160.98
County Line Glen Valley	2,201,400	358.4	-3.40	-3.63	-2.56	-3.50	9.74	50.21	168.46
Fort Langley	1,650,400	402.7	-4.19	-4.19	-3.64	-4.26	2.83	44.70	168.47
Langley City	1,352,900	484.4	7.36	8.54	5.33	6.67	10.42	63.32	202.75
Murrayville	1,561,900	417.3	-3.40	5.41	2.40	2.83	7.08	60.07	156.33
Otter District	2,300,600	405.2	-1.86	-4.32	2.37	-5.66	-5.33	52.96	155.16
Salmon River	1,811,000	407.1	-2.02	-3.64	2.16	-4.44	-3.58	51.56	152.39
Walnut Grove	1,313,800	372.9	-3.34	-3.84	-3.42	-4.46	7.49	49.70	143.57
Willoughby Heights	1,356,300	489.5	7.02	8.92	4.68	6.37	10.92	67.75	210.40
Area: Abbotsford	1,148,000	439.7	-0.11	-1.87	-1.81	4.05	0.46	58.17	189.85
Abbotsford East	1,121,300	415.5	0.48	-1.70	-2.67	6.29	1.66	54.52	184.98
Abbotsford West	1,103,600	468.0	-2.94	0.39	-1.18	3.98	-1.54	62.05	199.62
Aberdeen	1,481,600	396.0	-0.95	-2.03	1.67	-4.85	2.43	64.32	145.35
Bradner	2,256,900	371.1	-3.13	-3.16	-2.44	-3.16	10.41	56.78	178.39
Central Abbotsford	1,030,100	431.2	1.41	-3.88	-1.91	3.58	0.37	57.83	201.33
Matsqui	1,243,600	419.0	4.51	-1.34	-2.03	3.82	-0.45	59.68	183.88
Poplar	1,038,700	419.8	0.14	-4.05	-2.08	3.63	0.17	55.94	192.34
Sumas Prairie	2,528,500	501.5	13.82	5.56	2.43	9.16	0.93	72.16	233.44
Area: Mission	956,100	382.3	0.98	-1.24	-3.85	1.16	-1.87	57.91	184.66
Dewdney Deroche	1,068,800	372.7	0.87	-1.09	-4.97	0.98	-0.85	65.79	182.56
Durieu	1,096,700	354.1	1.17	-1.25	-4.50	1.35	-2.21	63.63	169.89

1 Storey Detached

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			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	926,200	376.8	1.24	-0.84	-4.27	0.21	-1.85	55.70	182.67
Mission BC	912,100	375.5	0.86	-1.34	-4.38	0.16	-2.49	56.00	181.70
Mission-West	1,403,200	342.6	3.13	1.30	-3.06	-0.15	-6.19	56.94	165.17
Stave Falls	1,327,600	364.7	0.80	-1.19	-4.15	1.99	-0.87	63.40	174.83

Fraser Valley Real Estate Board

2024-10

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,969,800	371.2	-0.85	-2.75	-2.08	0.11	7.44	41.57	87.00
Fraser Valley Real Estate Board	1,632,400	402.9	-0.47	-3.06	-3.13	-1.15	4.60	51.01	140.82
Area: N. Delta	1,513,400	397.1	-2.81	-3.64	0.28	4.89	7.30	49.91	146.65
Annieville	1,476,600	430.2	-1.94	-3.97	0.49	5.03	9.19	56.04	169.21
Nordel	1,484,500	384.1	-3.08	-3.27	0.68	5.09	7.20	47.39	142.95
Scottsdale	1,497,900	429.3	-3.33	-3.64	0.28	5.04	8.52	57.20	168.82
Sunshine Hills Woods	1,562,700	389.6	-2.67	-3.56	0.10	4.53	4.79	43.02	133.99
Municipality: City of Surrey combined	1,706,800	413.1	-0.10	-2.64	-2.71	-1.76	6.55	51.88	138.65
Area: North Surrey	1,632,700	419.8	-0.83	-1.73	-2.98	-1.64	7.34	54.62	152.44
Bolivar Heights	1,400,900	441.4	-2.69	-3.27	-2.54	-2.37	7.14	62.28	180.97
Bridgeview	1,093,400	486.4	-2.09	-3.40	0.35	-0.75	10.27	70.19	196.77
Cedar Hills	1,589,900	420.6	-2.75	-4.06	-2.16	-3.29	4.32	51.95	165.53
Fraser Heights	1,776,800	423.7	1.32	-0.98	-4.79	-2.33	7.48	48.56	147.20
Guildford	1,337,000	412.4	-2.11	-3.10	-2.14	-2.55	3.67	51.17	165.04
Port Kells	3,016,800	539.7	-7.00	1.50	-1.69	-0.48	17.76	97.40	247.30
Royal Heights	1,589,300	438.1	-1.75	-2.99	1.34	4.96	9.28	58.73	161.40
Whalley	1,520,100	477.0	-2.67	-3.40	-2.75	-3.73	6.76	61.26	196.83
Area: Surrey	1,568,600	419.1	1.50	-3.19	-2.90	-2.90	3.79	50.76	157.91
Bear Creek Green Timbers	1,539,200	443.2	3.75	-2.34	-2.53	-0.36	3.70	53.68	170.08
East Newton	1,647,900	418.9	5.62	-1.27	1.21	-2.24	4.00	48.92	165.97
Fleetwood Tynehead	1,580,300	423.7	1.19	-8.31	-8.33	-7.93	-0.42	50.62	162.35
Panorama Ridge	1,687,400	387.6	-5.07	-1.77	-0.77	-1.12	7.16	48.17	149.90
Queen Mary Park Surrey	1,452,200	443.7	5.52	-0.29	-3.29	-1.29	-0.65	47.65	164.58
Sullivan Station	1,663,300	414.0	0.95	0.24	0.41	0.17	10.75	59.48	157.94
West Newton	1,249,100	430.0	4.57	-1.13	-3.33	-0.62	0.35	46.86	159.66
Area: Cloverdale	1,537,000	413.0	-2.16	-2.98	-2.80	0.39	3.69	52.29	158.45
Clayton	1,425,600	397.5	-3.68	-2.76	-4.74	-3.96	4.22	54.13	157.95
Cloverdale BC	1,579,600	419.2	-1.62	-3.10	-2.24	1.95	3.15	51.12	157.02
Serpentine	1,601,500	425.1	0.78	0.52	2.46	1.80	10.96	50.11	149.18
Area: South Surrey White Rock	2,031,100	358.7	-0.31	-3.00	-2.53	-0.64	8.96	43.25	104.39

Fraser Valley Real Estate Board

2024-10

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.	1,997,100	353.5	1.32	-6.23	-0.56	4.65	8.00	42.71	106.85
Elgin Chantrell	2,422,200	364.4	0.64	-0.27	-9.13	-4.13	7.84	38.45	81.75
Grandview Surrey	2,009,200	368.0	1.15	0.55	0.27	0.38	6.45	34.31	107.21
Hazelmere	2,407,500	470.5	0.19	1.66	-0.34	-0.23	9.29	47.68	156.68
King George Corridor	1,941,400	395.1	0.66	0.10	-0.08	-0.45	7.07	42.22	133.79
Morgan Creek	2,107,800	354.7	-10.54	-7.41	0.23	-8.79	14.35	50.30	105.86
Pacific Douglas	1,855,300	384.6	1.99	0.50	0.84	1.58	10.04	51.48	150.72
Sunnyside Park Surrey	1,725,900	417.2	1.56	-0.31	-6.96	-2.30	13.19	54.75	118.20
White Rock	2,102,800	332.5	1.06	-6.13	-1.45	4.59	9.56	37.00	97.80
Area: Langley	1,713,700	416.2	-1.47	-2.48	-3.14	-0.98	3.15	51.13	161.76
Aldergrove Langley	1,352,900	398.4	0.89	-1.31	2.89	3.89	9.48	65.79	171.02
Brookswood Langley	1,633,900	374.5	-4.93	-2.83	-7.64	-3.68	1.00	45.38	142.24
Campbell Valley	2,981,500	363.7	-0.30	-1.97	3.71	2.71	4.09	37.97	120.69
County Line Glen Valley	2,775,500	361.0	0.70	-0.14	3.05	2.47	6.62	57.30	171.02
Fort Langley	2,534,700	392.7	2.05	0.56	3.59	3.67	4.92	48.58	157.68
Langley City	1,318,800	397.8	-6.09	-2.45	-7.62	-3.21	3.11	48.93	155.16
Murrayville	1,591,700	372.5	-4.85	-2.99	-7.55	-3.10	1.72	45.51	138.02
Otter District	2,789,800	360.4	0.73	-0.14	2.94	2.44	6.25	56.83	170.77
Salmon River	2,116,100	361.7	-1.31	-2.00	2.81	2.64	9.47	54.51	159.84
Walnut Grove	1,477,600	384.0	-0.62	-3.93	-6.36	0.13	4.60	48.32	149.51
Willoughby Heights	1,587,600	437.6	-0.50	-2.80	-3.99	-0.57	5.85	53.76	173.67
Area: Abbotsford	1,268,500	360.9	-0.63	-4.65	-5.45	-1.34	-4.07	46.11	148.90
Abbotsford East	1,260,800	339.8	-1.65	-7.71	-6.62	0.89	-3.30	44.60	137.12
Abbotsford West	1,224,500	390.1	-0.28	-1.09	-4.03	-2.79	-1.98	56.92	183.92
Aberdeen	1,415,200	356.3	0.20	-1.30	-3.91	-2.84	-3.70	46.81	157.81
Bradner	1,365,600	376.2	1.95	-1.36	-3.96	-2.29	-4.90	47.94	162.89
Central Abbotsford	1,170,000	398.2	-0.10	-1.29	-4.23	-3.09	-2.19	56.59	190.87
Matsqui	1,807,100	367.2	4.65	-2.24	-3.67	-1.40	-8.97	39.35	142.54
Poplar	1,143,200	369.7	0.30	-1.02	-4.20	-1.96	-4.02	51.45	159.62
Sumas Mountain	1,696,600	366.4	0.00	-8.10	-10.89	-5.59	-8.22	42.62	133.08
Area: Mission	1,151,700	339.2	1.92	-6.17	-5.78	2.02	-2.30	48.51	153.51
Durieu	1,471,400	306.9	3.09	-7.95	-4.51	1.35	-4.54	50.96	145.32

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
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Hatzic	1,154,700	324.6	2.08	-6.10	-6.51	1.41	-3.91	42.93	146.47
Mission BC	1,084,700	334.2	2.20	-5.94	-5.54	2.55	-2.65	46.71	152.99
Mission-West	1,419,400	323.6	0.78	-5.96	-5.32	1.83	-2.85	42.43	152.62
Stave Falls	1,425,900	311.7	2.50	-7.53	-4.94	1.70	-3.77	51.02	143.14

Fraser Valley Real Estate Board

2024-10

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	704,500	353.5	-0.53	-1.39	-2.51	-1.23	11.23	30.59	105.05
Fraser Valley Real Estate Board	543,300	445.0	-0.31	-1.40	-2.20	0.14	15.98	48.88	181.65
Area: N. Delta	580,700	556.2	-0.11	-0.55	-1.92	0.80	17.96	29.53	228.14
Annieville	455,600	512.5	0.51	0.61	-0.77	3.39	24.42	61.67	248.40
Scottsdale	669,600	439.7	0.16	0.53	-0.90	0.62	16.32	22.48	171.09
Municipality: City of Surrey combined	526,700	440.8	-2.33	-3.16	-4.53	-1.36	12.05	39.41	160.83
Area: North Surrey	480,300	443.5	-1.77	-3.44	-4.91	-2.03	11.83	36.29	162.89
Bolivar Heights	474,800	524.1	-0.81	-2.53	-3.82	-1.00	20.40	48.13	205.78
Cedar Hills	407,000	573.2	0.76	2.50	-0.12	4.29	26.95	67.46	285.47
Guildford	542,400	474.5	-3.26	-2.21	-4.43	1.91	13.22	50.30	203.97
Port Kells	582,000	385.9	-1.35	-1.66	-3.16	-1.86	11.50	44.42	171.57
Whalley	463,600	433.7	-1.34	-3.81	-4.93	-2.95	12.50	32.27	146.00
Area: Surrey	571,600	521.1	-0.53	-0.10	-1.21	2.26	22.50	55.41	231.70
Bear Creek Green Timbers	656,000	529.5	-0.24	1.42	0.46	3.00	24.41	50.64	213.87
East Newton	504,900	505.4	-0.14	0.60	-0.18	2.45	22.97	55.46	219.87
Fleetwood Tynehead	582,000	407.6	-2.35	-2.14	-4.94	0.47	7.77	39.83	155.55
Queen Mary Park Surrey	576,200	539.5	-0.06	0.63	-0.17	2.98	25.06	57.61	247.62
Sullivan Station	680,400	501.8	-0.52	0.95	-0.22	2.39	21.91	44.44	206.16
West Newton	575,700	531.6	0.04	0.68	-0.24	3.00	25.11	57.98	247.45
Area: Cloverdale	587,100	433.0	-3.00	-1.90	-4.16	1.93	11.77	44.29	167.78
Clayton	588,100	424.0	-3.06	-2.06	-4.42	1.75	11.49	43.34	162.21
Cloverdale BC	585,600	435.1	-2.92	-1.69	-3.82	2.21	12.17	45.57	172.45
Area: South Surrey White Rock	644,000	380.2	-0.29	1.41	1.01	0.96	19.00	50.28	162.03
Crescent Bch Ocean Pk.	465,000	388.8	-4.92	-4.64	-5.42	-0.41	11.21	40.61	156.97
Grandview Surrey	618,300	370.2	-5.83	-5.56	-5.78	-1.88	12.56	39.49	147.29
King George Corridor	642,100	348.0	-5.74	-5.61	-5.82	-1.92	10.86	33.74	131.38
Morgan Creek	636,600	403.4	-5.08	-5.39	-5.55	-1.59	10.92	36.88	140.55
Sunnyside Park Surrey	562,400	332.4	-5.68	-5.60	-6.13	-1.92	10.76	38.38	133.59
White Rock	673,100	411.2	5.17	8.98	8.52	4.00	28.54	68.39	189.99

Fraser Valley Real Estate Board

2024-10

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Langley	604,800	420.9	-0.28	-2.18	-2.46	-0.50	15.63	51.19	189.68
Aldergrove Langley	496,900	452.1	-1.48	-2.73	1.05	4.27	27.64	69.71	243.28
Fort Langley	895,900	407.2	2.03	-1.48	-3.74	-1.28	10.98	30.30	175.14
Langley City	562,900	402.4	-1.18	-1.59	-2.66	-0.98	13.67	48.60	185.80
Murrayville	566,400	397.2	0.71	-1.93	-1.76	0.99	19.21	56.01	183.11
Salmon River	498,200	356.6	0.06	-2.25	-2.44	0.51	16.08	50.53	157.66
Walnut Grove	579,700	344.2	0.38	-2.38	-2.44	-0.46	16.76	50.77	166.00
Willoughby Heights	647,400	392.6	0.33	-2.58	-2.63	-1.13	14.43	44.71	157.61
Area: Abbotsford	446,700	478.8	3.03	-0.33	-1.01	3.70	19.07	58.96	232.04
Abbotsford East	581,800	407.7	-0.51	-0.27	1.82	4.06	17.53	45.40	157.22
Abbotsford West	458,200	492.7	1.61	2.67	3.38	7.34	24.48	70.48	258.59
Central Abbotsford	433,700	467.3	4.64	-2.26	-4.24	1.15	15.55	52.76	211.95
Poplar	458,600	489.4	-0.51	-0.14	2.73	5.82	24.53	61.09	258.01
Area: Mission	459,800	412.0	-0.65	-1.48	1.18	2.33	20.22	53.90	233.06
Mission BC	459,800	412.0	-0.65	-1.48	1.18	2.33	20.22	53.90	233.06

Fraser Valley Real Estate Board

2024-10

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,103,600	336.9	-0.65	-2.26	-2.97	-2.21	3.60	36.07	78.54
Fraser Valley Real Estate Board	971,700	348.8	-0.71	-2.73	-3.59	-3.78	-0.03	44.73	112.17
Area: N. Delta	1,214,300	385.7	-2.85	-3.89	-0.82	0.50	4.27	44.84	133.47
Annieville	1,076,800	407.3	-1.81	-4.79	-1.64	0.10	1.44	47.73	143.02
Nordel	1,286,300	384.1	-4.97	-4.50	-0.31	0.73	3.59	45.38	143.56
Scottsdale	1,085,600	364.9	-1.00	-2.01	-1.54	-1.80	0.77	40.24	120.75
Sunshine Hills Woods	1,415,900	376.0	-2.44	-3.27	-0.19	2.04	8.92	41.83	128.57
Municipality: City of Surrey combined	995,200	341.5	-1.01	-3.31	-4.64	-5.74	-1.41	43.55	101.24
Area: North Surrey	736,400	334.7	-0.68	-3.13	-5.08	-6.79	-5.16	37.28	94.93
Bolivar Heights	1,012,900	425.4	-1.30	-4.55	-4.43	-4.51	-6.42	46.19	146.04
Bridgeview	974,400	499.2	-6.15	-3.54	-1.40	-0.04	4.50	70.49	218.77
Cedar Hills	1,302,300	468.5	-1.97	-2.76	-1.35	-3.02	-0.15	53.10	171.75
Fraser Heights	1,616,800	392.9	2.32	-0.73	-5.51	-4.12	2.69	42.72	129.90
Guildford	719,100	429.8	0.51	-0.14	-1.98	-0.44	9.73	55.89	169.30
Port Kells	2,428,400	479.6	-4.25	0.33	4.42	12.21	38.49	117.01	203.16
Royal Heights	1,428,300	471.5	-5.47	-4.50	1.53	3.29	5.43	57.80	191.23
Whalley	518,900	343.9	-1.99	-5.16	-6.57	-7.55	1.99	29.72	101.82
Area: Surrey	1,034,300	361.6	-0.39	-4.01	-4.64	-5.93	-0.90	43.78	127.99
Bear Creek Green Timbers	1,174,200	374.4	1.19	-2.40	-2.42	-4.10	-2.17	36.15	128.85
East Newton	970,800	337.7	0.03	-6.01	-5.41	-9.75	-6.27	36.61	119.14
Fleetwood Tynehead	1,069,400	352.1	-0.03	-6.75	-7.68	-8.07	-3.08	44.13	133.49
Panorama Ridge	1,386,800	368.8	-3.98	-1.99	-1.81	-2.82	6.13	47.64	130.07
Queen Mary Park Surrey	892,600	388.1	0.03	-1.70	-3.70	-4.97	-1.30	40.67	133.65
Sullivan Station	1,054,400	323.8	-1.82	-1.91	-3.37	-3.08	4.45	45.79	114.01
West Newton	894,300	380.9	1.93	-2.03	-2.63	-3.86	0.87	51.51	147.82
Area: Cloverdale	1,036,500	343.4	-1.01	-1.58	-3.57	-0.35	2.94	51.08	133.61
Clayton	890,900	296.5	-1.46	-1.40	-4.11	-1.85	5.44	49.67	123.94
Cloverdale BC	1,151,300	382.5	-0.39	-1.34	-2.94	1.00	2.08	52.33	144.88
Serpentine	1,601,500	425.1	0.78	0.52	2.46	1.80	10.96	50.11	149.18
Area: South Surrey White Rock	1,174,600	308.1	-1.31	-2.87	-3.72	-5.37	2.29	43.37	81.45

Fraser Valley Real Estate Board

2024-10

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,731,200	364.8	0.19	-5.12	-0.55	3.58	10.11	48.11	116.37
Elgin Chantrell	2,092,200	344.0	-0.58	-2.30	-8.63	-4.95	4.02	37.93	77.14
Grandview Surrey	1,112,800	177.4	-2.42	-0.78	-3.06	-4.21	3.99	48.70	82.14
Hazelmere	2,245,700	397.5	-2.43	-3.12	1.90	-5.29	1.40	53.95	159.30
King George Corridor	957,100	323.8	-2.79	-5.38	-5.60	-8.12	-3.26	36.51	106.64
Morgan Creek	1,296,800	262.5	-6.95	-6.08	-4.09	-7.01	10.81	52.97	72.13
Pacific Douglas	1,369,200	265.3	-1.63	-2.21	-3.91	-5.52	-1.41	31.27	83.22
Sunnyside Park Surrey	1,109,100	332.2	-1.28	-3.49	-6.21	-6.71	4.14	44.31	93.36
White Rock	951,100	337.5	1.90	0.09	-0.76	-5.41	1.23	40.86	92.75
Area: Langley	1,031,200	346.4	-0.92	-1.53	-1.87	-1.14	5.03	44.27	121.20
Aldergrove Langley	993,300	435.1	-0.71	-2.27	-0.87	2.88	11.28	57.82	189.30
Brookwood Langley	1,539,000	429.0	-4.43	0.80	-3.09	0.19	4.30	53.82	162.71
Campbell Valley	2,783,100	410.7	0.15	-2.52	3.76	1.01	1.56	42.55	143.16
County Line Glen Valley	2,502,800	367.8	-1.00	-1.61	1.43	-2.28	5.39	54.80	176.54
Fort Langley	1,847,300	381.7	0.71	-2.15	-1.57	-0.99	4.20	48.81	168.61
Langley City	753,900	371.6	-0.59	-0.38	-2.21	-1.64	8.24	48.94	140.99
Murrayville	1,105,100	362.9	-4.32	-3.07	-4.70	0.89	13.23	41.81	124.98
Otter District	2,453,900	382.5	-1.03	-3.09	1.62	-3.89	-2.89	50.71	160.03
Salmon River	1,561,600	312.6	-1.91	-2.95	1.69	-1.98	-0.03	50.94	165.59
Walnut Grove	1,031,500	330.5	-0.66	-2.28	-3.28	-2.05	6.72	45.92	130.64
Willoughby Heights	921,600	312.3	0.19	-1.67	-1.89	-0.45	8.14	39.86	104.79
Area: Abbotsford	774,200	351.7	0.14	-2.95	-3.41	-1.35	-3.17	46.36	138.76
Abbotsford East	1,025,900	366.7	-0.78	-5.20	-4.80	1.27	-0.14	47.33	151.34
Abbotsford West	704,800	355.4	-1.03	-0.31	-1.82	-1.61	-2.47	49.20	157.16
Aberdeen	1,249,400	327.4	0.06	-1.74	-1.62	-3.56	-3.51	42.84	130.08
Bradner	1,846,900	354.6	0.17	-2.39	-2.29	-3.27	2.31	48.87	166.22
Central Abbotsford	565,200	359.5	2.31	-3.18	-4.21	-1.64	1.07	51.88	162.60
Matsqui	1,480,800	400.1	5.62	-0.15	-1.67	-1.01	-8.07	38.44	163.92
Poplar	737,400	387.3	0.03	-2.69	-2.52	-2.07	-1.85	44.46	158.89
Sumas Mountain	1,696,600	366.4	0.00	-8.10	-10.89	-5.59	-8.22	42.62	133.08
Sumas Prairie	2,528,500	501.5	13.82	5.56	2.43	9.16	0.93	72.16	233.44
Area: Mission	909,800	357.3	0.90	-3.61	-5.25	-1.62	-4.13	49.50	161.38

Fraser Valley Real Estate Board

2024-10

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,068,800	372.7	0.87	-1.09	-4.97	0.98	-0.85	65.79	182.56
Durieu	1,221,600	333.5	1.71	-4.06	-4.08	2.46	-3.47	57.98	164.26
Hatzic	1,004,000	364.6	1.50	-3.16	-6.10	-1.22	-5.30	48.27	175.38
Lake Errock	851,500	403.0	0.75	-4.41	-5.64	1.13	0.50	62.17	184.60
Mission BC	853,100	348.2	0.84	-3.52	-5.17	-2.08	-4.37	47.42	158.12
Mission-West	1,412,100	336.9	1.81	-2.69	-4.37	0.99	-4.51	51.48	160.96
Stave Falls	1,360,400	338.2	1.47	-3.59	-4.97	1.47	-3.04	55.14	147.22

Fraser Valley Real Estate Board

2024-10

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,785,600	391.9	-0.94	-2.37	-1.73	0.59	7.25	45.96	97.83
Fraser Valley Real Estate Board	1,488,000	423.0	-0.87	-2.71	-2.51	-0.63	3.42	54.10	150.44
Area: N. Delta	1,412,500	424.2	-3.79	-4.18	-0.61	2.34	5.55	50.91	153.10
Annieville	1,378,700	449.2	-2.14	-4.77	-1.73	1.22	4.88	56.41	166.75
Nordel	1,370,000	408.3	-6.55	-4.58	0.10	2.95	3.68	45.72	147.15
Scottsdale	1,388,700	451.2	-2.46	-4.47	-1.40	2.01	5.35	56.99	166.82
Sunshine Hills Woods	1,506,300	390.6	-2.76	-2.91	0.28	2.55	7.43	44.29	136.15
Municipality: City of Surrey combined	1,616,900	431.5	-0.71	-2.77	-2.40	-1.33	5.24	54.49	146.29
Area: North Surrey	1,475,300	456.2	-1.53	-2.46	-1.93	0.11	3.78	58.73	167.88
Bolivar Heights	1,277,300	463.3	-1.30	-3.24	-0.73	2.66	3.48	60.53	178.43
Bridgeview	974,400	499.2	-6.15	-3.54	-1.40	-0.04	4.50	70.49	218.77
Cedar Hills	1,421,800	481.3	-2.41	-2.51	-0.19	-0.50	3.48	58.95	186.32
Fraser Heights	1,751,200	423.8	1.27	-1.10	-4.49	-1.58	7.10	49.07	147.55
Guildford	1,320,300	445.0	-2.73	-4.05	-2.22	-1.96	-2.84	54.14	168.72
Port Kells	2,797,700	547.5	-4.01	0.09	0.66	3.22	14.80	98.73	244.12
Royal Heights	1,395,400	465.1	-5.58	-4.54	1.33	2.97	4.87	58.57	184.81
Whalley	1,432,600	538.8	-3.34	-5.14	-3.35	-2.57	-1.23	64.77	206.83
Area: Surrey	1,517,600	435.1	0.53	-2.94	-2.58	-2.51	4.14	53.31	164.82
Bear Creek Green Timbers	1,472,700	456.7	1.56	-2.66	-0.20	-0.13	5.47	55.87	176.62
East Newton	1,559,600	430.1	3.27	-2.01	0.00	-2.85	4.22	49.70	172.04
Fleetwood Tynehead	1,512,300	416.6	0.26	-6.72	-6.84	-6.07	1.17	52.43	162.51
Panorama Ridge	1,635,700	409.5	-4.68	-2.20	-1.13	-1.40	7.91	50.66	153.25
Queen Mary Park Surrey	1,423,600	469.8	1.67	0.04	-0.82	0.38	1.38	56.50	179.14
Sullivan Station	1,663,900	407.3	0.59	-0.20	0.02	-0.46	9.93	60.04	155.84
West Newton	1,333,000	430.1	2.72	-1.35	-3.97	-1.33	0.42	50.33	163.06
Area: Cloverdale	1,493,600	425.6	-0.91	-1.87	-1.87	2.04	2.63	53.98	162.72
Clayton	1,424,800	405.9	-3.36	-2.52	-4.43	-3.15	3.94	54.75	159.69
Cloverdale BC	1,512,400	431.7	-0.23	-1.71	-1.19	3.57	2.11	53.58	163.23
Serpentine	1,601,500	425.1	0.78	0.52	2.46	1.80	10.96	50.11	149.18
Area: South Surrey White Rock	1,908,200	368.4	-1.37	-3.64	-2.75	-1.66	7.09	46.25	109.56

Fraser Valley Real Estate Board

2024-10

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.	1,859,600	368.5	0.05	-5.59	-0.62	3.89	9.28	46.29	112.76
Elgin Chantrell	2,373,400	366.5	-0.52	-1.05	-7.94	-3.25	7.35	39.09	83.89
Grandview Surrey	2,053,200	317.0	0.44	0.16	-0.41	-1.06	2.66	32.19	103.60
Hazelmere	2,245,700	397.5	-2.43	-3.12	1.90	-5.29	1.40	53.95	159.30
King George Corridor	1,614,000	377.5	-1.85	-3.97	-3.90	-6.35	-0.53	46.09	133.31
Morgan Creek	2,119,400	351.2	-10.25	-7.31	-0.11	-8.54	13.36	48.44	101.96
Pacific Douglas	1,952,300	343.1	0.88	-1.29	-0.44	-0.95	7.69	47.82	150.62
Sunnyside Park Surrey	1,642,300	394.0	-0.53	-1.77	-5.40	-1.72	11.68	53.73	115.89
White Rock	1,841,300	387.6	-0.49	-5.53	-1.62	2.40	8.66	45.60	117.88
Area: Langley	1,613,500	426.4	-1.23	-1.32	-1.89	-0.49	3.60	53.27	165.17
Aldergrove Langley	1,193,000	420.8	-0.75	-2.37	-1.15	1.25	9.41	59.21	188.81
Brookswood Langley	1,539,000	429.0	-4.43	0.80	-3.09	0.19	4.30	53.82	162.71
Campbell Valley	2,783,100	410.7	0.15	-2.52	3.76	1.01	1.56	42.55	143.16
County Line Glen Valley	2,502,800	367.8	-1.00	-1.61	1.43	-2.28	5.39	54.99	176.54
Fort Langley	2,254,300	443.5	0.73	-0.47	1.58	1.74	4.03	54.10	169.11
Langley City	1,339,900	458.2	1.94	4.07	-0.02	2.67	7.58	58.16	186.73
Murrayville	1,582,100	389.5	-4.39	-0.54	-4.67	-1.42	3.48	50.39	144.20
Otter District	2,453,900	383.2	-1.06	-3.11	1.59	-3.91	-2.91	50.69	159.97
Salmon River	1,961,200	391.0	-1.64	-2.54	2.62	-0.74	2.92	53.33	158.94
Walnut Grove	1,425,400	379.9	-1.43	-3.94	-5.80	-1.40	5.32	48.34	147.17
Willoughby Heights	1,566,000	448.2	0.11	-1.71	-3.22	0.54	6.77	55.52	177.70
Area: Abbotsford	1,195,900	413.7	-0.39	-3.14	-3.34	1.60	-1.73	53.39	173.61
Abbotsford East	1,185,700	377.6	-0.66	-4.98	-4.86	3.00	-1.85	48.25	161.86
Abbotsford West	1,141,900	451.0	-2.13	-0.13	-2.08	1.62	-1.59	62.11	197.69
Aberdeen	1,439,300	376.2	-0.27	-1.72	-1.85	-3.64	-1.52	52.93	154.53
Bradner	1,846,900	354.6	0.17	-2.39	-2.29	-3.27	2.31	48.87	166.82
Central Abbotsford	1,065,500	429.8	0.96	-3.26	-2.30	1.97	-0.28	58.60	201.83
Matsqui	1,480,800	400.1	5.62	-0.15	-1.67	-1.01	-8.07	38.44	163.92
Poplar	1,081,600	409.4	0.05	-2.89	-3.05	0.94	-0.58	56.80	184.31
Sumas Mountain	1,696,600	366.4	0.00	-8.10	-10.89	-5.59	-8.22	42.62	133.08
Sumas Prairie	2,528,500	501.5	13.82	5.56	2.43	9.16	0.93	72.16	233.44
Area: Mission	1,017,100	375.3	1.35	-3.02	-4.46	1.38	-2.24	54.19	176.36

Fraser Valley Real Estate Board

2024-10

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,068,800	372.7	0.87	-1.09	-4.97	0.98	-0.85	65.79	182.56
Durieu	1,221,600	333.5	1.71	-4.06	-4.08	2.46	-3.47	57.98	164.26
Hatzic	1,004,800	364.6	1.48	-3.19	-6.13	-1.17	-5.22	48.27	175.59
Mission BC	963,200	368.5	1.40	-2.90	-4.48	1.13	-2.62	52.34	174.59
Mission-West	1,412,100	336.9	1.81	-2.69	-4.37	0.99	-4.51	51.48	160.76
Stave Falls	1,360,400	338.2	1.47	-3.59	-4.97	1.47	-3.04	55.14	147.22

Fraser Valley Real Estate Board

2024-10

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	974,300	372.0	0.43	-1.64	-2.39	-0.24	12.97	46.75	131.06
Fraser Valley Real Estate Board	832,200	373.5	-0.27	-1.97	-2.56	-1.45	11.00	50.06	153.74
Area: N. Delta	939,100	409.2	1.01	-4.86	-1.11	-4.79	9.53	42.13	126.96
Annieville	768,800	427.8	0.19	-4.44	-0.47	-4.76	11.29	62.60	175.11
Nordel	1,007,100	397.1	1.04	-4.41	-0.90	-4.68	9.85	42.59	122.46
Scottsdale	892,600	358.5	1.19	-4.43	-1.86	-5.51	9.37	43.17	136.32
Sunshine Hills Woods	981,800	350.1	1.86	-4.79	-1.88	-5.74	9.30	34.86	131.70
Municipality: City of Surrey combined	861,600	373.1	0.03	-1.82	-3.29	-1.48	10.32	50.69	148.73
Area: North Surrey	793,900	452.6	6.17	3.74	-0.02	0.82	18.20	51.52	193.51
Bolivar Heights	662,700	485.1	9.28	6.13	0.92	1.19	19.42	65.62	251.01
Fraser Heights	973,900	403.8	9.31	6.10	2.20	3.09	17.59	46.46	182.77
Guildford	792,500	459.2	8.40	6.05	1.82	2.52	18.87	55.98	207.16
Whalley	761,000	401.8	0.05	-2.50	-6.03	-5.53	13.99	38.50	150.66
Area: Surrey	819,400	376.2	-1.05	-4.40	-4.83	-3.46	8.41	48.93	162.53
Bear Creek Green Timbers	844,000	373.9	-0.40	-2.25	-6.06	-5.15	12.76	38.33	162.75
East Newton	695,200	380.5	-3.55	-8.22	-8.84	-9.10	5.23	41.66	169.09
Fleetwood Tynehead	862,200	368.3	1.01	-4.81	-3.81	-1.81	7.94	49.59	170.81
Panorama Ridge	880,200	349.8	-3.50	-3.77	-5.99	-2.02	7.10	47.22	139.92
Queen Mary Park Surrey	762,800	424.0	0.17	-2.03	-5.61	-4.07	16.48	47.32	171.62
Sullivan Station	848,200	329.1	-2.78	-3.43	-5.49	-1.79	6.95	46.53	145.60
West Newton	813,000	397.4	1.15	-4.10	-1.00	-4.88	11.47	61.35	169.61
Area: Cloverdale	854,200	350.4	0.43	-0.45	-3.60	0.52	9.47	51.62	163.06
Clayton	850,000	351.7	0.37	-0.40	-3.56	0.69	9.97	52.58	165.63
Cloverdale BC	860,100	351.9	0.51	-0.54	-3.64	0.26	8.85	50.38	160.09
Area: South Surrey White Rock	957,800	304.3	-0.69	-1.20	-2.41	-1.17	10.29	50.49	109.00
Crescent Bch Ocean Pk.	919,300	314.9	1.91	-4.37	-0.60	-1.22	8.21	38.42	111.20
Elgin Chantrell	1,155,900	284.6	2.78	-4.14	-1.28	-1.42	10.83	40.54	103.72
Grandview Surrey	961,400	289.5	-2.53	0.59	-3.50	-1.23	9.78	52.93	109.03
King George Corridor	916,300	331.9	3.49	-4.08	0.12	-1.04	12.51	53.94	130.49
Morgan Creek	936,600	287.4	-2.44	0.81	-3.26	-1.24	8.66	49.30	95.51

Fraser Valley Real Estate Board

2024-10

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	911,400	299.9	-2.72	0.37	-4.00	-1.80	9.61	51.62	113.00
Sunnyside Park Surrey	1,032,600	292.9	1.74	-4.41	-1.11	-1.55	8.24	39.08	103.83
White Rock	932,000	341.9	2.70	-3.20	-0.87	-0.90	8.75	45.61	128.85
Area: Langley	864,800	373.7	-0.95	-1.61	-0.35	-1.14	14.67	51.97	167.69
Aldergrove Langley	623,200	454.2	0.75	-0.94	1.14	5.19	16.37	65.28	225.13
Fort Langley	953,000	356.8	-1.16	-0.36	0.96	-2.81	18.54	50.93	146.24
Langley City	810,600	345.8	-2.59	-2.54	-0.86	-2.73	10.44	44.99	149.68
Murrayville	900,500	330.6	-2.96	-2.96	-1.55	-2.62	9.14	36.89	134.63
Salmon River	1,001,000	345.6	-2.21	-3.25	-0.43	-4.45	16.80	48.90	128.72
Walnut Grove	844,600	328.8	-0.99	-0.96	0.00	-4.31	13.46	46.33	157.28
Willoughby Heights	895,800	392.2	-0.46	-1.63	-0.43	-0.05	16.24	55.39	175.04
Area: Abbotsford	649,000	359.0	-1.29	-2.66	-2.42	1.50	9.38	46.77	175.31
Abbotsford East	703,600	388.3	-2.19	-5.43	-3.58	-0.10	11.23	48.26	162.72
Abbotsford West	670,200	336.4	-1.58	-0.62	-2.15	1.51	9.51	45.56	185.57
Aberdeen	756,800	369.0	-0.59	-1.47	0.76	3.56	13.16	53.94	170.33
Central Abbotsford	509,500	324.9	0.90	-2.05	-0.85	3.77	9.95	49.45	186.26
Poplar	693,600	314.6	-0.35	-2.27	-0.06	3.45	4.52	35.43	138.33
Area: Mission	675,200	360.1	0.47	-1.53	0.90	4.05	12.99	55.08	176.79
Mission BC	675,200	360.1	0.47	-1.53	0.90	4.05	12.99	55.08	176.79