

Summary Report

For November 2024

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2024-11

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,388,200	387.5	-1.42	-2.69	-3.05	2.24	1.02	49.56	117.45
Fraser Valley Real Estate Board	1,272,100	416.7	-1.81	-3.65	-3.63	0.60	-3.96	54.11	155.96
Area: N. Delta	1,338,200	425.4	1.02	-4.30	-2.83	2.48	-2.16	50.37	153.67
Annieville	1,301,100	433.7	-1.68	-4.03	-6.47	0.53	-7.11	54.51	157.24
Nordel	1,338,100	423.2	4.99	-7.31	0.88	6.73	2.32	47.71	156.80
Scottsdale	1,297,400	432.9	-1.66	-4.06	-6.44	0.46	-7.14	54.44	156.91
Sunshine Hills Woods	1,434,900	389.4	1.35	-0.05	0.46	0.72	4.65	42.06	136.57
Municipality: City of Surrey combined	1,378,300	423.3	-2.78	-6.37	-4.66	-1.51	-3.44	52.60	146.97
Area: North Surrey	1,267,000	463.1	-2.09	-6.16	-3.52	0.52	-7.10	56.98	171.77
Bolivar Heights	1,172,500	437.2	-3.66	-6.32	-3.30	1.06	-6.28	51.75	163.06
Bridgeview	970,900	522.3	5.03	-6.35	1.89	7.07	7.78	73.00	242.04
Cedar Hills	1,289,700	464.1	-1.44	-3.45	-1.63	3.20	-2.64	57.06	174.62
Fraser Heights	1,435,300	400.7	-1.64	-4.75	-3.52	1.65	-7.78	41.64	146.74
Guildford	1,245,400	456.9	-4.15	-9.86	-8.75	-4.15	-17.45	56.10	157.55
Port Kells	2,411,400	501.5	-3.76	0.89	2.49	5.58	5.22	89.67	210.33
Royal Heights	1,312,900	470.9	7.17	-6.23	2.15	7.19	4.85	62.55	192.48
Whalley	1,346,200	529.2	-3.29	-8.47	-8.55	-3.75	-14.52	67.26	190.93
Area: Surrey	1,395,600	439.8	0.02	-2.20	-2.44	-0.34	1.45	55.02	169.16
Bear Creek Green Timbers	1,337,900	446.9	-1.65	-2.32	-2.12	-2.27	6.13	54.80	174.00
East Newton	1,342,200	449.5	1.47	-3.15	-2.35	-2.07	3.21	52.94	174.25
Fleetwood Tynehead	1,368,400	397.7	0.89	-1.54	-2.36	2.00	1.66	55.78	160.96
Panorama Ridge	1,459,800	433.8	0.88	1.47	-1.63	0.49	9.63	58.15	168.44
Queen Mary Park Surrey	1,377,400	463.9	-1.53	-2.11	-0.85	3.11	-3.13	59.53	174.01
Sullivan Station	1,725,000	396.6	3.12	-0.33	0.76	-1.34	-0.25	64.63	147.26
West Newton	1,477,300	457.1	0.29	-3.55	-4.79	-2.64	-1.57	52.06	175.86
Area: Cloverdale	1,285,900	428.1	-5.31	-6.98	-6.14	0.75	-6.91	51.22	161.51
Clayton	1,329,400	440.3	-5.45	-6.97	-6.14	1.03	-6.50	53.90	169.79
Cloverdale BC	1,284,300	427.8	-5.31	-6.98	-6.10	0.82	-6.86	51.22	161.17
Area: South Surrey White Rock	1,494,000	331.6	-6.57	-11.27	-8.22	-7.14	-4.82	41.59	96.56
Crescent Bch Ocean Pk.	1,378,600	311.9	-10.50	-13.65	-11.14	-8.24	-1.86	35.79	82.72

Fraser Valley Real Estate Board

2024-11

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	1,987,700	340.0	-9.26	-13.51	-10.99	-7.68	-2.44	34.44	81.62
Grandview Surrey	2,636,600	357.1	-3.64	-7.32	-1.84	-3.77	-14.85	28.55	118.14
Hazelmere	2,083,600	350.7	0.00	-5.85	-1.98	0.80	-8.48	69.01	145.93
King George Corridor	1,299,600	344.0	2.59	-3.45	-0.89	-1.23	-3.75	52.41	123.96
Morgan Creek	2,357,000	297.2	2.38	1.78	1.68	-2.08	-0.67	36.64	71.40
Pacific Douglas	2,777,800	437.0	-2.52	-6.08	0.81	-3.40	-12.20	50.07	155.11
Sunnyside Park Surrey	1,368,500	324.3	-9.51	-12.45	-9.97	-6.11	-0.03	40.88	91.10
White Rock	1,303,300	337.7	-10.38	-12.78	-10.59	-8.41	-1.37	41.65	96.11
Area: Langley	1,452,400	427.1	-1.11	-1.45	-0.88	1.06	-0.07	54.91	167.27
Aldergrove Langley	1,083,400	406.8	-1.86	-4.21	-4.62	-0.42	2.37	51.79	169.94
Brookswood Langley	1,396,300	434.2	-5.03	-1.18	-5.24	-2.97	-2.62	55.79	158.61
Campbell Valley	2,545,300	440.6	6.25	3.77	10.51	6.19	-2.07	54.76	183.53
County Line Glen Valley	2,212,000	360.1	0.47	-5.49	-1.40	-4.28	5.51	52.84	169.33
Fort Langley	1,679,500	409.8	1.76	-3.23	-1.73	-3.37	0.59	45.53	174.85
Langley City	1,276,400	457.0	-5.66	-0.35	-0.37	6.08	0.97	59.01	186.34
Murrayville	1,485,200	396.8	-4.91	-1.20	-5.97	-4.34	-0.58	57.65	146.15
Otter District	2,387,600	420.6	3.80	-1.17	6.16	4.16	-3.51	53.00	171.01
Salmon River	1,913,500	430.2	5.67	0.75	7.12	6.09	0.58	55.87	173.14
Walnut Grove	1,329,700	377.4	1.21	-3.16	-2.35	-2.88	5.45	48.47	147.31
Willoughby Heights	1,287,900	464.8	-5.05	-0.51	-1.19	6.56	1.15	63.03	193.81
Area: Abbotsford	1,133,300	434.0	-1.30	-1.14	-4.30	5.24	-7.89	58.28	190.11
Abbotsford East	1,109,300	411.0	-1.08	-0.99	-4.42	5.87	-5.19	55.86	178.27
Abbotsford West	1,081,100	458.5	-2.03	-0.22	-5.93	3.20	-15.11	59.15	210.85
Aberdeen	1,583,800	423.4	6.92	1.90	9.24	5.35	6.52	69.84	168.48
Bradner	2,274,600	374.1	0.81	-4.52	-1.21	-3.78	6.82	58.18	179.60
Central Abbotsford	1,015,900	425.2	-1.39	-1.44	-4.38	8.19	-4.38	61.31	198.60
Matsqui	1,191,100	401.3	-4.22	5.88	-3.74	5.66	-7.83	54.35	179.26
Poplar	1,024,500	414.1	-1.36	-1.48	-4.36	8.04	-4.80	58.90	190.39
Sumas Prairie	2,309,600	458.1	-8.65	0.09	-6.01	3.15	-12.17	60.01	206.83
Area: Mission	948,600	379.3	-0.78	0.03	-3.63	1.85	-6.21	57.98	188.44
Dewdney Deroche	1,051,900	366.8	-1.58	-0.14	-4.13	-0.62	-4.33	64.48	180.00
Durieu	1,083,800	350.0	-1.16	-0.48	-4.16	-0.34	-4.32	63.32	168.20

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	915,300	372.4	-1.17	0.03	-4.02	0.87	-6.78	54.97	185.36
Mission BC	904,500	372.4	-0.83	-0.05	-4.12	0.92	-7.09	55.88	185.58
Mission-West	1,428,300	348.7	1.78	3.72	-1.44	5.22	-7.53	59.95	184.42
Stave Falls	1,308,100	359.4	-1.45	-0.36	-3.28	0.87	-3.10	62.62	171.45

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	1,971,700	371.5	0.08	-2.47	-3.03	0.62	5.57	41.90	85.84
Fraser Valley Real Estate Board	1,639,000	404.5	0.40	-2.15	-2.81	-0.42	1.84	52.12	141.64
Area: N. Delta	1,530,800	401.7	1.16	-1.83	1.18	5.60	2.58	51.99	154.40
Annieville	1,491,900	434.7	1.05	-1.74	1.21	5.46	3.70	57.61	178.12
Nordel	1,506,900	389.9	1.51	-1.34	1.75	5.86	2.47	49.90	153.68
Scottsdale	1,509,200	432.6	0.77	-1.88	1.22	5.64	3.47	59.40	174.49
Sunshine Hills Woods	1,578,300	393.5	1.00	-2.16	0.92	5.24	0.51	44.35	140.23
Municipality: City of Surrey combined	1,701,800	411.9	-0.29	-1.41	-3.31	-0.96	3.18	52.10	137.54
Area: North Surrey	1,627,600	418.5	-0.31	-1.51	-4.01	-2.65	2.98	51.25	151.81
Bolivar Heights	1,394,700	439.4	-0.45	-3.47	-5.04	-3.00	1.71	58.74	179.87
Bridgeview	1,061,000	472.0	-2.96	-7.61	-5.01	-3.50	1.35	60.93	194.26
Cedar Hills	1,577,100	417.2	-0.81	-4.77	-5.38	-3.49	-0.95	48.95	166.58
Fraser Heights	1,768,100	421.6	-0.50	-0.38	-4.62	-4.68	3.33	44.63	145.83
Guildford	1,337,100	412.4	0.00	-2.83	-4.91	-2.07	1.05	49.75	165.04
Port Kells	2,983,100	533.6	-1.13	-2.20	-2.73	-2.13	9.10	93.19	234.97
Royal Heights	1,568,400	432.3	-1.32	-3.66	0.28	4.09	2.61	56.52	158.09
Whalley	1,507,700	473.1	-0.82	-3.88	-4.56	-2.51	1.33	57.07	193.30
Area: Surrey	1,571,600	419.9	0.19	-0.99	-3.69	0.36	0.65	52.47	158.72
Bear Creek Green Timbers	1,557,400	448.4	1.17	1.06	-5.40	4.16	1.75	58.61	170.94
East Newton	1,669,000	424.3	1.29	-0.56	2.24	2.51	1.00	51.05	171.99
Fleetwood Tynehead	1,601,300	429.3	1.32	-4.37	-8.37	-0.58	-2.48	51.59	165.66
Panorama Ridge	1,608,100	369.3	-4.72	-6.29	-6.51	-5.72	0.44	41.06	138.10
Queen Mary Park Surrey	1,483,000	453.1	2.12	9.37	-0.98	2.81	-1.11	51.95	164.51
Sullivan Station	1,634,300	406.7	-1.76	-0.22	-1.24	1.60	5.25	62.23	156.43
West Newton	1,298,600	447.0	3.95	8.89	-0.95	2.74	0.16	56.08	164.97
Area: Cloverdale	1,542,000	414.3	0.31	-0.67	-2.75	1.77	0.63	51.87	160.24
Clayton	1,413,400	394.1	-0.86	-2.01	-4.76	-4.94	-1.38	50.71	152.79
Cloverdale BC	1,589,400	421.8	0.62	-0.33	-2.23	4.15	0.91	51.67	161.18
Serpentine	1,579,800	419.4	-1.34	-0.45	0.74	2.19	5.27	52.79	149.94
Area: South Surrey White Rock	2,020,100	356.8	-0.53	-2.94	-2.73	-2.38	6.76	45.28	102.04

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
Crescent Bch Ocean Pk.	2,009,900	355.8	0.65	-8.01	0.76	-1.30	10.60	44.93	106.14
Elgin Chantrell	2,424,900	364.8	0.11	7.52	-6.96	-6.46	6.70	39.72	76.92
Grandview Surrey	1,977,000	362.1	-1.60	-0.33	-0.98	1.66	2.46	37.84	105.51
Hazelmere	2,394,200	467.9	-0.55	3.95	-3.45	4.07	3.56	51.96	159.22
King George Corridor	1,910,500	388.8	-1.59	0.26	-0.84	1.81	2.07	45.56	131.84
Morgan Creek	2,023,900	340.6	-3.98	-15.55	-5.28	-8.98	5.71	43.83	101.54
Pacific Douglas	1,824,800	378.3	-1.64	-0.45	-1.12	2.58	4.68	54.28	149.87
Sunnyside Park Surrey	1,729,500	418.1	0.22	7.92	-6.38	-4.48	11.61	54.39	116.18
White Rock	2,140,600	338.5	1.80	-8.19	0.18	-1.34	11.61	44.17	98.07
Area: Langley	1,734,000	421.2	1.20	-1.96	-2.36	-0.12	0.21	53.89	165.41
Aldergrove Langley	1,375,100	404.9	1.63	-1.03	3.29	7.26	9.34	70.56	172.66
Brookswood Langley	1,637,100	375.2	0.19	-3.45	-5.66	-7.47	-6.11	48.42	137.92
Campbell Valley	3,004,300	366.5	0.77	-3.17	0.96	5.74	1.55	42.05	117.51
County Line Glen Valley	2,803,100	364.6	1.00	-1.73	2.82	6.05	5.50	61.04	173.11
Fort Langley	2,535,000	392.8	0.03	-1.26	0.98	4.00	3.97	51.66	153.42
Langley City	1,328,600	400.8	0.75	-3.35	-5.05	-7.14	-3.95	53.09	152.55
Murrayville	1,589,900	372.1	-0.11	-3.43	-5.49	-7.53	-5.46	47.42	133.88
Otter District	2,819,300	364.2	1.05	-1.75	2.71	6.21	5.11	60.30	173.22
Salmon River	2,147,500	367.1	1.49	-2.86	1.80	6.44	7.97	59.40	165.05
Walnut Grove	1,549,400	402.7	4.87	3.28	-3.45	7.24	5.06	54.41	169.73
Willoughby Heights	1,608,000	443.2	1.28	-2.03	-3.10	0.23	3.45	55.73	178.04
Area: Abbotsford	1,282,900	365.0	1.14	-3.82	-3.31	0.08	-5.22	45.65	151.20
Abbotsford East	1,275,300	343.7	1.15	-9.36	-3.48	1.42	-3.43	42.97	145.68
Abbotsford West	1,236,700	394.0	1.00	2.02	-3.48	-1.03	-4.67	56.23	177.66
Aberdeen	1,437,700	362.0	1.60	2.06	-3.34	-1.28	-5.70	48.24	152.97
Bradner	1,375,400	378.9	0.72	4.81	-2.65	0.96	-7.02	48.18	157.76
Central Abbotsford	1,181,700	402.2	1.00	2.68	-3.50	-0.57	-4.98	56.50	185.25
Matsqui	1,828,800	371.6	1.20	10.20	-0.51	3.57	-9.06	41.35	139.90
Poplar	1,156,000	373.9	1.14	2.07	-3.41	-1.29	-5.79	51.75	154.53
Sumas Mountain	1,715,800	370.6	1.15	-7.99	-4.26	-2.91	-6.74	41.07	130.04
Area: Mission	1,193,000	351.4	3.60	-5.36	0.46	6.52	-0.57	52.78	164.41
Durieu	1,485,500	309.9	0.98	-7.66	-0.32	5.12	-6.91	48.06	146.15

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	1,200,000	337.4	3.94	-4.23	1.32	6.07	-1.66	47.02	156.38
Mission BC	1,127,200	347.3	3.92	-4.67	1.37	7.13	-0.40	52.19	165.11
Mission-West	1,444,900	329.4	1.79	-8.30	-3.77	4.04	-3.17	44.03	159.98
Stave Falls	1,456,100	318.3	2.12	-7.09	0.51	6.53	-4.16	48.88	146.74

Fraser Valley Real Estate Board

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Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	699,800	351.1	-0.68	-1.90	-2.98	-1.10	9.11	28.47	102.71
Fraser Valley Real Estate Board	536,100	439.1	-1.33	-1.83	-3.41	-1.15	9.97	45.88	181.65
Area: N. Delta	569,200	545.2	-1.98	-1.09	-3.08	-0.13	11.20	29.10	221.65
Annieville	447,900	503.8	-1.70	-0.38	-1.14	2.03	17.41	59.18	244.36
Scottsdale	653,900	429.3	-2.37	-1.58	-2.70	-0.14	10.13	21.13	165.00
Municipality: City of Surrey combined	526,200	440.3	-0.11	-2.89	-4.09	-1.48	7.16	38.11	165.56
Area: North Surrey	480,100	443.3	-0.05	-3.17	-4.46	-1.97	7.39	34.33	171.46
Bolivar Heights	470,300	519.1	-0.95	-2.81	-4.03	-1.65	15.33	45.57	209.91
Cedar Hills	393,900	554.8	-3.21	-0.70	-0.70	2.30	18.65	65.86	280.26
Guildford	550,000	481.2	1.41	-2.00	-2.18	1.95	7.60	48.66	223.39
Port Kells	575,700	381.8	-1.06	-1.62	-3.46	-2.25	5.50	42.25	170.40
Whalley	461,700	431.9	-0.42	-3.51	-5.10	-2.79	8.65	30.44	150.96
Area: Surrey	564,000	514.1	-1.34	-1.29	-1.66	1.72	15.55	52.55	227.04
Bear Creek Green Timbers	640,200	516.7	-2.42	-0.71	-0.75	1.99	15.80	47.88	197.12
East Newton	496,300	496.8	-1.70	-1.31	-1.93	2.12	16.10	51.69	214.03
Fleetwood Tynehead	586,100	410.4	0.69	-2.63	-2.98	-0.07	1.58	37.58	170.00
Queen Mary Park Surrey	564,500	528.6	-2.02	-0.60	-1.12	2.13	17.47	54.34	237.98
Sullivan Station	670,200	494.2	-1.51	-0.96	-1.36	1.85	14.96	43.41	198.79
West Newton	564,700	521.4	-1.92	-0.52	-1.10	2.28	17.49	54.95	238.57
Area: Cloverdale	593,300	437.5	1.04	-2.21	-2.32	1.89	5.91	42.37	184.46
Clayton	595,800	429.6	1.32	-2.12	-2.14	2.04	5.86	42.02	179.69
Cloverdale BC	589,400	437.9	0.64	-2.36	-2.62	1.67	6.05	42.78	187.71
Area: South Surrey White Rock	615,300	363.2	-4.47	-1.38	-4.47	-4.22	9.99	44.01	153.10
Crescent Bch Ocean Pk.	463,500	387.5	-0.33	-2.81	-5.28	-0.31	12.65	36.49	156.45
Grandview Surrey	618,800	370.5	0.08	-4.51	-6.20	-2.63	7.33	41.25	148.49
King George Corridor	641,800	347.9	-0.03	-4.03	-5.92	-2.44	6.29	35.79	132.71
Morgan Creek	631,700	400.3	-0.77	-4.71	-6.27	-2.60	5.26	37.37	142.31
Sunnyside Park Surrey	564,000	333.3	0.27	-4.20	-5.79	-2.80	7.00	38.82	134.72
White Rock	615,000	375.7	-8.63	1.68	-2.89	-5.72	15.00	52.60	169.13

Fraser Valley Real Estate Board

2024-11

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Langley	601,000	418.2	-0.64	-1.74	-3.01	-0.38	10.05	49.79	187.42
Aldergrove Langley	506,100	460.5	1.86	0.74	3.32	5.74	25.65	71.70	248.86
Fort Langley	897,700	408.0	0.20	-1.76	-2.63	-1.64	7.23	33.16	174.19
Langley City	558,800	399.4	-0.75	-1.11	-3.11	-1.11	8.03	47.05	184.88
Murrayville	562,400	394.4	-0.70	-1.52	-2.45	1.05	13.73	54.06	179.52
Salmon River	496,900	355.7	-0.25	-1.55	-2.81	0.40	11.54	49.52	155.72
Walnut Grove	575,000	341.4	-0.81	-2.07	-3.20	0.03	11.06	49.02	163.83
Willoughby Heights	642,300	389.5	-0.79	-2.28	-3.47	-0.84	8.77	43.15	150.00
Area: Abbotsford	438,400	469.9	-1.86	-1.05	-2.95	0.88	13.28	54.78	231.38
Abbotsford East	580,100	406.5	-0.29	0.02	1.96	4.42	17.25	46.22	170.64
Abbotsford West	440,500	473.7	-3.86	-0.19	-1.54	2.16	14.56	65.75	249.59
Central Abbotsford	429,800	463.1	-0.90	-1.93	-4.73	-0.58	11.67	48.00	214.82
Poplar	462,700	493.8	0.90	1.33	3.83	5.81	22.81	63.62	263.62
Area: Mission	463,300	415.1	0.75	0.27	2.42	3.18	17.63	55.06	232.61
Mission BC	463,300	415.1	0.75	0.27	2.42	3.18	17.63	55.06	232.61

Fraser Valley Real Estate Board

2024-11

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,103,100	336.7	-0.06	-2.07	-3.30	-1.29	1.63	35.55	77.40
Fraser Valley Real Estate Board	969,500	348.0	-0.23	-2.36	-3.65	-2.93	-3.52	44.58	111.81
Area: N. Delta	1,224,100	388.9	0.83	-2.56	-0.89	2.67	-0.54	45.66	137.42
Annieville	1,061,500	401.5	-1.42	-3.16	-4.47	0.40	-7.47	46.91	141.72
Nordel	1,323,300	395.1	2.86	-3.77	0.82	4.50	2.78	47.70	152.94
Scottsdale	1,076,500	361.8	-0.85	-1.71	-1.74	-0.41	-6.10	40.07	120.21
Sunshine Hills Woods	1,434,700	381.0	1.33	-1.17	0.82	4.04	4.96	42.27	133.17
Municipality: City of Surrey combined	992,500	340.6	-0.26	-2.63	-4.57	-4.62	-4.67	43.17	100.24
Area: North Surrey	730,800	332.2	-0.75	-2.95	-5.60	-6.40	-9.46	34.77	94.27
Bolivar Heights	981,100	412.1	-3.13	-6.40	-7.27	-6.76	-13.11	39.79	139.31
Bridgeview	996,100	510.3	2.22	-6.88	-1.05	2.02	4.02	68.64	228.17
Cedar Hills	1,284,000	461.9	-1.41	-4.51	-4.53	-2.72	-5.70	48.95	166.53
Fraser Heights	1,601,400	389.2	-0.94	-0.18	-5.40	-6.33	-1.67	38.41	128.27
Guildford	708,800	423.7	-1.42	-1.63	-3.86	-1.05	2.05	51.38	169.19
Port Kells	2,407,600	475.5	-0.85	0.19	1.75	11.70	33.76	116.83	197.93
Royal Heights	1,475,600	487.2	3.33	-4.28	2.61	7.79	4.91	61.16	201.30
Whalley	513,400	340.2	-1.08	-5.08	-7.53	-7.10	-3.13	28.23	100.83
Area: Surrey	1,040,900	364.0	0.66	-2.20	-4.39	-3.24	-3.65	44.73	128.79
Bear Creek Green Timbers	1,180,600	376.5	0.56	0.75	-4.37	-1.05	-3.68	38.93	129.57
East Newton	997,900	347.1	2.78	-4.04	-2.47	-4.75	-7.34	39.73	125.68
Fleetwood Tynehead	1,075,600	354.2	0.60	-4.27	-7.30	-4.78	-6.57	44.34	133.95
Panorama Ridge	1,354,800	360.3	-2.30	-4.28	-5.23	-4.88	1.15	43.72	124.91
Queen Mary Park Surrey	900,900	391.7	0.93	1.11	-3.57	-0.76	-4.30	43.01	130.68
Sullivan Station	1,054,600	323.9	0.03	-1.40	-2.70	-1.67	1.03	47.43	115.65
West Newton	903,700	384.9	1.05	1.26	-2.26	-1.33	-1.36	50.70	148.32
Area: Cloverdale	1,036,200	343.3	-0.03	-0.87	-3.02	0.76	-0.55	50.83	133.86
Clayton	889,000	295.8	-0.24	-0.70	-3.30	-1.73	0.34	48.79	122.57
Cloverdale BC	1,151,900	382.7	0.05	-0.57	-2.70	2.66	-0.55	52.41	145.95
Serpentine	1,579,800	419.4	-1.34	-0.45	0.74	2.19	5.27	52.79	149.94
Area: South Surrey White Rock	1,151,300	301.9	-2.01	-4.10	-4.85	-7.14	-1.63	42.07	76.86

Fraser Valley Real Estate Board

2024-11

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,703,600	359.0	-1.59	-8.30	-1.10	-1.94	9.55	47.43	111.05
Elgin Chantrell	2,064,800	339.5	-1.31	1.28	-7.67	-8.24	1.46	37.17	70.77
Grandview Surrey	1,099,700	175.3	-1.18	-1.96	-3.68	-3.68	0.17	48.81	80.72
Hazelmere	2,233,900	395.5	-0.50	-1.08	-2.75	1.67	-2.73	56.70	152.55
King George Corridor	960,100	324.8	0.31	-4.25	-4.27	-5.28	-6.13	39.58	108.21
Morgan Creek	1,274,800	258.1	-1.68	-9.28	-5.91	-6.69	5.95	48.85	70.25
Pacific Douglas	1,340,800	259.8	-2.07	-3.64	-5.49	-5.15	-6.48	32.55	79.67
Sunnyside Park Surrey	1,086,800	325.5	-2.02	-2.66	-6.47	-8.93	-0.28	42.08	88.81
White Rock	906,500	321.7	-4.68	-4.00	-5.19	-11.86	-3.86	36.08	82.58
Area: Langley	1,033,900	347.3	0.26	-1.56	-1.86	-0.12	1.82	45.44	122.20
Aldergrove Langley	997,200	436.8	0.39	-1.71	-0.30	4.45	8.44	58.95	184.19
Brookswood Langley	1,499,200	418.0	-2.56	-2.22	-5.62	-4.87	-3.60	54.70	152.57
Campbell Valley	2,845,400	419.9	2.24	-0.94	3.53	6.01	0.77	46.20	148.17
County Line Glen Valley	2,507,500	368.5	0.19	-4.09	1.13	-0.51	2.56	57.34	176.65
Fort Langley	1,823,400	376.7	-1.31	-3.61	-3.44	-2.05	0.51	48.66	160.69
Langley City	745,100	367.2	-1.18	-1.79	-3.32	-1.48	2.80	48.06	139.06
Murrayville	1,097,500	360.4	-0.69	-3.92	-6.05	-1.93	8.72	42.79	121.51
Otter District	2,520,900	392.9	2.72	-1.73	4.13	3.61	-2.19	52.52	170.22
Salmon River	1,612,600	322.8	3.26	-1.19	3.66	4.26	1.03	54.30	177.08
Walnut Grove	1,062,200	340.3	2.97	0.98	-1.05	2.56	6.28	49.85	141.35
Willoughby Heights	919,500	311.6	-0.22	-1.80	-2.44	-0.06	4.46	40.11	104.60
Area: Abbotsford	772,400	350.9	-0.23	-2.04	-3.70	-0.54	-7.22	45.90	139.85
Abbotsford East	1,025,200	366.4	-0.08	-5.42	-4.66	1.41	-3.09	47.03	152.52
Abbotsford West	697,000	351.5	-1.10	0.03	-3.73	-1.68	-10.17	47.57	160.56
Aberdeen	1,272,900	333.6	1.89	-0.18	0.03	-0.45	-4.74	43.86	132.64
Bradner	1,862,400	357.5	0.82	-1.87	-1.05	-2.32	-0.58	50.84	163.84
Central Abbotsford	561,900	357.4	-0.58	-1.87	-4.90	-0.75	-1.65	50.99	160.50
Matsqui	1,462,200	395.1	-1.25	10.49	-0.83	3.51	-11.11	38.39	160.62
Poplar	744,700	391.1	0.98	0.64	-1.41	-0.03	-2.32	47.53	158.84
Sumas Mountain	1,715,800	370.6	1.15	-7.99	-4.26	-2.91	-6.74	41.07	130.04
Sumas Prairie	2,309,600	458.1	-8.65	0.09	-6.01	3.15	-12.17	60.01	206.83
Area: Mission	916,800	360.1	0.78	-2.44	-2.86	0.45	-6.10	51.11	166.35

Fraser Valley Real Estate Board

2024-11

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,051,900	366.8	-1.58	-0.14	-4.13	-0.62	-4.33	64.48	180.00
Durieu	1,221,000	333.3	-0.06	-3.59	-1.80	3.25	-5.15	55.53	162.03
Hatzic	1,010,200	366.8	0.60	-2.06	-2.83	0.49	-7.51	48.14	178.72
Lake Errock	866,100	409.9	1.71	-4.56	-1.25	4.06	-0.53	67.24	189.27
Mission BC	858,500	350.4	0.63	-2.18	-2.94	-0.20	-6.63	49.17	163.06
Mission-West	1,437,600	343.0	1.81	-3.19	-2.75	4.48	-5.38	53.88	176.61
Stave Falls	1,360,700	338.2	0.00	-2.79	-2.17	2.73	-4.54	52.34	146.86

Fraser Valley Real Estate Board

2024-11

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,781,000	390.9	-0.26	-2.49	-2.93	1.24	4.60	45.75	96.04
Fraser Valley Real Estate Board	1,482,600	421.4	-0.38	-2.70	-3.13	-0.07	-0.54	54.08	149.20
Area: N. Delta	1,428,400	428.9	1.11	-3.07	-0.81	4.25	0.49	52.36	158.22
Annieville	1,368,400	445.9	-0.73	-3.25	-3.69	2.01	-3.36	56.40	167.17
Nordel	1,413,600	421.3	3.18	-4.64	1.20	6.47	2.68	48.87	158.62
Scottsdale	1,384,600	449.8	-0.31	-2.66	-2.72	3.59	-2.32	57.88	167.90
Sunshine Hills Woods	1,524,600	395.4	1.23	-1.37	0.79	3.75	2.78	44.78	140.66
Municipality: City of Surrey combined	1,602,900	427.8	-0.86	-2.68	-3.63	-1.00	1.30	53.55	143.07
Area: North Surrey	1,463,600	452.6	-0.79	-3.12	-3.52	-0.70	-1.07	55.80	165.45
Bolivar Heights	1,244,200	451.3	-2.59	-5.33	-3.77	0.33	-3.47	54.45	172.36
Bridgeview	996,100	510.3	2.22	-6.88	-1.05	2.02	4.02	68.64	228.17
Cedar Hills	1,406,300	476.1	-1.08	-4.42	-3.78	-0.06	-1.96	55.49	182.22
Fraser Heights	1,739,200	420.9	-0.68	-0.68	-4.56	-4.14	2.68	45.19	146.00
Guildford	1,296,900	437.1	-1.78	-5.92	-6.60	-2.85	-8.23	53.26	162.52
Port Kells	2,730,900	534.4	-2.39	-0.95	-1.94	2.43	8.68	92.37	232.96
Royal Heights	1,436,900	479.0	2.99	-4.75	2.18	7.13	4.15	61.12	192.97
Whalley	1,403,500	527.8	-2.04	-6.63	-7.00	-3.55	-8.73	64.17	196.68
Area: Surrey	1,520,500	435.9	0.18	-1.36	-3.52	0.11	0.79	54.03	164.98
Bear Creek Green Timbers	1,471,200	456.2	-0.11	-0.46	-4.34	1.67	2.89	57.80	175.65
East Newton	1,578,900	435.4	1.23	-1.34	0.60	0.97	0.67	51.65	176.09
Fleetwood Tynehead	1,531,500	421.9	1.27	-3.61	-6.93	0.21	-1.29	53.53	166.18
Panorama Ridge	1,576,700	394.8	-3.59	-5.23	-6.16	-5.05	1.57	44.51	143.40
Queen Mary Park Surrey	1,428,300	471.4	0.34	3.24	-0.88	3.11	-2.10	57.19	176.32
Sullivan Station	1,638,800	401.2	-1.50	-0.30	-1.18	1.29	4.70	61.97	154.41
West Newton	1,364,100	440.2	2.35	3.48	-2.11	0.57	-0.56	52.85	165.34
Area: Cloverdale	1,480,400	421.9	-0.87	-2.00	-3.32	1.91	-0.94	52.20	160.11
Clayton	1,410,000	401.7	-1.03	-2.19	-4.74	-4.33	-1.54	51.24	153.92
Cloverdale BC	1,499,000	427.9	-0.88	-1.97	-3.01	3.71	-0.99	52.22	161.39
Serpentine	1,579,800	419.4	-1.34	-0.45	0.74	2.19	5.27	52.79	149.94
Area: South Surrey White Rock	1,871,400	361.3	-1.93	-4.85	-3.86	-3.73	3.49	45.80	103.43

Fraser Valley Real Estate Board

2024-11

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.	1,821,800	361.0	-2.04	-9.16	-1.72	-2.35	8.47	44.81	106.05
Elgin Chantrell	2,335,200	360.6	-1.61	3.12	-7.59	-6.70	4.58	38.53	76.25
Grandview Surrey	2,018,500	311.7	-1.67	-1.64	-1.55	0.58	-1.14	33.89	100.71
Hazelmere	2,233,900	395.5	-0.50	-1.08	-2.75	1.67	-2.73	56.70	152.55
King George Corridor	1,621,600	379.3	0.48	-1.53	-1.79	-1.68	-3.22	50.82	134.72
Morgan Creek	2,043,400	338.6	-3.59	-14.58	-4.83	-8.56	5.38	42.69	97.66
Pacific Douglas	1,920,100	337.4	-1.66	-2.23	-1.83	0.30	2.43	50.29	147.18
Sunnyside Park Surrey	1,589,200	381.3	-3.22	0.16	-7.47	-5.57	6.69	48.95	106.67
White Rock	1,808,200	380.6	-1.81	-9.16	-2.63	-3.99	6.73	46.78	109.58
Area: Langley	1,618,400	427.7	0.30	-1.75	-1.93	0.38	0.14	54.80	166.31
Aldergrove Langley	1,190,300	419.9	-0.21	-2.67	-1.32	3.25	5.90	59.42	179.75
Brookswood Langley	1,499,200	418.0	-2.56	-2.22	-5.62	-4.87	-3.60	54.70	152.57
Campbell Valley	2,845,400	419.9	2.24	-0.94	3.53	6.01	0.77	46.20	148.17
County Line Glen Valley	2,507,500	368.5	0.19	-4.09	1.13	-0.51	2.56	57.55	176.65
Fort Langley	2,248,000	442.3	-0.27	-2.47	-0.20	1.17	1.87	54.92	163.12
Langley City	1,295,600	443.1	-3.30	-1.62	-2.40	0.29	-1.01	57.24	176.42
Murrayville	1,557,900	383.5	-1.54	-2.66	-5.68	-6.58	-3.79	51.34	138.79
Otter District	2,520,900	393.7	2.74	-1.72	4.13	3.63	-2.19	52.54	170.21
Salmon River	2,025,200	403.7	3.25	-1.08	4.45	6.01	4.05	57.51	172.22
Walnut Grove	1,479,600	394.3	3.79	1.36	-3.41	4.04	5.06	52.30	162.34
Willoughby Heights	1,578,900	451.9	0.83	-1.76	-2.73	1.37	3.81	57.13	180.68
Area: Abbotsford	1,193,000	412.7	-0.24	-2.37	-3.84	2.92	-6.90	53.19	175.13
Abbotsford East	1,185,700	377.6	0.00	-5.58	-4.16	3.11	-5.05	47.50	163.69
Abbotsford West	1,129,900	446.2	-1.06	0.41	-5.12	1.76	-11.80	59.87	204.37
Aberdeen	1,490,400	389.5	3.54	1.80	1.20	1.14	-1.42	55.86	159.32
Bradner	1,862,400	357.5	0.82	-1.87	-1.05	-2.32	-0.58	50.84	164.23
Central Abbotsford	1,059,900	427.6	-0.51	-0.21	-3.74	6.24	-4.19	61.66	199.44
Matsqui	1,462,200	395.1	-1.25	10.49	-0.83	3.51	-11.11	38.39	160.62
Poplar	1,080,200	408.9	-0.12	0.12	-4.01	3.52	-4.01	59.66	181.81
Sumas Mountain	1,715,800	370.6	1.15	-7.99	-4.26	-2.91	-6.74	41.07	130.04
Sumas Prairie	2,309,600	458.1	-8.65	0.09	-6.01	3.15	-12.17	60.01	206.83
Area: Mission	1,026,100	378.6	0.88	-1.89	-1.97	3.61	-4.25	55.93	182.96

Fraser Valley Real Estate Board

2024-11

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,051,900	366.8	-1.58	-0.14	-4.13	-0.62	-4.33	64.48	180.00
Durieu	1,221,000	333.3	-0.06	-3.59	-1.80	3.25	-5.15	55.53	162.03
Hatzic	1,011,200	366.9	0.63	-2.08	-2.81	0.60	-7.42	48.18	179.01
Mission BC	971,400	371.6	0.84	-1.56	-2.00	3.34	-4.82	54.38	181.30
Mission-West	1,437,600	343.0	1.81	-3.19	-2.75	4.48	-5.38	53.88	176.39
Stave Falls	1,360,700	338.2	0.00	-2.79	-2.17	2.73	-4.54	52.34	146.86

Fraser Valley Real Estate Board

2024-11

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	981,000	374.6	0.70	-0.56	-2.24	1.22	10.80	47.54	132.67
Fraser Valley Real Estate Board	835,100	374.8	0.35	-1.32	-2.19	-0.16	8.29	50.89	155.14
Area: N. Delta	957,200	417.1	1.93	0.05	0.26	1.93	9.85	41.49	134.06
Annieville	787,700	438.3	2.45	1.13	-0.18	2.12	11.24	63.67	185.35
Nordel	1,026,200	404.7	1.91	0.22	0.12	1.30	10.48	42.20	127.62
Scottsdale	905,700	363.7	1.45	0.36	0.97	1.48	9.38	41.90	141.18
Sunshine Hills Woods	998,400	356.1	1.71	0.08	0.79	1.25	9.40	33.67	138.03
Municipality: City of Surrey combined	864,700	374.5	0.38	-0.90	-2.55	-0.08	7.12	51.50	149.50
Area: North Surrey	771,200	439.7	-2.85	2.26	-3.45	2.49	9.35	46.32	184.41
Bolivar Heights	632,500	463.0	-4.56	2.73	-2.24	0.78	8.51	56.68	238.45
Fraser Heights	913,000	378.5	-6.27	2.08	-5.04	0.13	5.73	33.32	164.69
Guildford	756,400	438.2	-4.57	2.38	-3.73	1.01	7.51	46.16	195.28
Whalley	784,100	414.0	3.04	2.15	-3.16	4.84	12.90	46.34	151.98
Area: Surrey	835,400	383.6	1.97	-2.17	-2.71	-0.67	6.97	51.14	166.76
Bear Creek Green Timbers	862,700	382.2	2.22	2.88	-3.66	2.94	10.75	44.06	159.65
East Newton	734,300	401.9	5.62	-7.01	-2.33	-2.90	7.98	50.24	183.63
Fleetwood Tynehead	874,000	373.3	1.36	-2.02	-2.18	-1.30	5.04	51.26	170.90
Panorama Ridge	891,400	354.3	1.29	-3.09	-4.09	-1.25	4.85	47.93	147.07
Queen Mary Park Surrey	783,200	435.4	2.69	2.33	-3.18	4.61	15.46	54.45	171.45
Sullivan Station	856,300	332.3	0.97	-2.72	-4.13	-1.37	4.63	46.91	149.29
West Newton	826,300	403.9	1.64	0.25	-0.74	0.10	10.63	58.89	177.21
Area: Cloverdale	856,700	351.4	0.29	1.27	-2.06	2.15	5.56	52.98	164.41
Clayton	853,500	353.1	0.40	1.26	-2.03	2.38	5.97	53.79	166.89
Cloverdale BC	861,200	352.4	0.14	1.35	-2.06	1.88	5.07	51.90	161.23
Area: South Surrey White Rock	952,100	302.4	-0.62	-1.82	-2.58	-1.79	6.78	51.35	108.26
Crescent Bch Ocean Pk.	925,200	317.0	0.67	-4.20	0.03	-0.88	4.14	42.47	115.79
Elgin Chantrell	1,159,700	285.6	0.35	-5.43	-0.10	-1.82	7.53	44.75	108.62
Grandview Surrey	954,700	287.5	-0.69	0.49	-3.88	-1.88	6.64	52.44	106.54
King George Corridor	908,500	329.0	-0.87	-5.78	0.37	-1.76	8.05	56.82	131.85
Morgan Creek	931,700	285.9	-0.52	0.70	-3.87	-1.75	5.62	48.98	92.01

Fraser Valley Real Estate Board

2024-11

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	903,000	297.1	-0.93	0.34	-4.22	-2.43	6.41	51.35	111.76
Sunnyside Park Surrey	1,034,400	293.4	0.17	-5.20	0.20	-2.13	5.24	42.70	105.46
White Rock	931,300	341.6	-0.09	-4.69	-0.64	-1.50	4.50	47.50	134.29
Area: Langley	867,200	374.8	0.29	-1.96	-0.82	-0.03	12.32	52.79	170.03
Aldergrove Langley	624,000	454.8	0.13	-1.56	1.16	3.84	14.85	65.32	230.52
Fort Langley	980,000	366.9	2.83	-2.08	2.49	1.10	15.49	57.94	153.73
Langley City	820,300	350.0	1.21	-2.32	-0.68	1.13	10.03	45.95	158.11
Murrayville	902,000	331.1	0.15	-4.28	-2.90	-0.27	7.85	37.44	138.20
Salmon River	1,044,200	360.6	4.34	-1.53	1.52	0.59	16.21	58.71	140.24
Walnut Grove	855,100	332.9	1.25	-2.12	-0.03	-1.80	10.56	49.48	160.49
Willoughby Heights	892,400	390.7	-0.38	-1.78	-1.36	-0.18	13.31	55.10	174.37
Area: Abbotsford	651,000	360.1	0.31	-2.01	-2.81	1.87	8.43	48.25	175.10
Abbotsford East	704,400	388.7	0.10	-4.43	-5.75	0.44	11.12	49.79	162.10
Abbotsford West	672,500	337.6	0.36	-0.15	-1.77	2.09	6.53	45.39	186.59
Aberdeen	759,600	370.4	0.38	-3.04	0.54	3.38	13.13	53.37	182.10
Central Abbotsford	511,700	326.3	0.43	-1.30	-0.34	4.35	13.06	55.83	181.54
Poplar	698,000	316.6	0.64	-1.16	-0.78	2.29	6.46	36.94	143.35
Area: Mission	678,300	361.8	0.47	-0.88	0.56	3.43	13.45	55.95	188.29
Mission BC	678,300	361.8	0.47	-0.88	0.56	3.43	13.45	55.95	188.29