

Summary Report

For December 2024

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2024-12

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,386,800	387.2	-0.08	-2.62	-2.74	2.41	-2.15	47.96	115.47
Fraser Valley Real Estate Board	1,278,300	418.7	0.48	-2.83	-2.94	2.07	-7.08	52.59	155.77
Area: N. Delta	1,348,200	428.5	0.73	-2.94	-1.43	4.92	-7.23	48.42	153.85
Annieville	1,321,400	440.5	1.57	-2.20	-3.80	6.14	-8.99	49.83	158.66
Nordel	1,340,400	423.9	0.17	-4.87	1.70	5.42	-9.33	48.06	155.98
Scottsdale	1,318,300	439.9	1.62	-2.20	-3.76	6.18	-9.02	49.88	158.46
Sunshine Hills Woods	1,433,800	389.1	-0.08	-1.47	-0.13	1.35	0.80	44.11	137.11
Municipality: City of Surrey combined	1,391,200	427.3	0.94	-4.15	-4.32	0.14	-5.65	52.93	147.42
Area: North Surrey	1,303,500	476.4	2.87	-1.85	-1.96	4.52	-9.01	58.43	178.43
Bolivar Heights	1,239,000	462.0	5.67	1.29	-0.13	7.42	-4.37	60.36	176.32
Bridgeview	977,600	525.9	0.69	-2.83	3.65	6.48	-5.43	75.12	246.21
Cedar Hills	1,287,000	463.1	-0.22	-3.24	-0.71	5.51	-7.88	57.62	174.35
Fraser Heights	1,482,300	413.8	3.27	1.52	0.19	8.01	-7.82	46.48	151.09
Guildford	1,290,200	473.3	3.59	-4.23	-7.83	2.25	-18.03	51.41	165.01
Port Kells	2,539,900	528.3	5.34	1.46	-1.18	7.64	8.79	96.10	222.92
Royal Heights	1,277,900	458.4	-2.65	-5.37	1.78	3.38	-8.96	59.33	184.54
Whalley	1,375,100	540.5	2.14	-4.67	-6.78	-1.15	-17.39	58.37	196.98
Area: Surrey	1,386,400	436.9	-0.66	-2.54	-3.28	0.51	-2.91	54.00	166.73
Bear Creek Green Timbers	1,363,300	455.3	1.88	-2.30	-1.87	1.52	7.71	58.75	178.64
East Newton	1,336,400	447.6	-0.42	-2.89	-1.73	-0.07	-0.95	51.78	172.43
Fleetwood Tynehead	1,321,500	384.0	-3.44	-4.64	-4.64	-1.11	-3.90	49.88	150.00
Panorama Ridge	1,446,000	429.7	-0.95	-1.65	-1.56	0.05	3.77	60.82	168.73
Queen Mary Park Surrey	1,375,500	463.3	-0.13	-3.24	-0.41	5.68	-8.02	59.92	173.33
Sullivan Station	1,738,300	399.7	0.78	-0.35	-0.70	-0.84	0.23	60.33	146.58
West Newton	1,484,900	459.4	0.50	1.03	-6.85	-0.09	-8.01	51.57	176.58
Area: Cloverdale	1,275,800	424.7	-0.79	-2.75	-4.78	-0.09	-9.45	49.91	158.18
Clayton	1,319,500	437.1	-0.73	-2.41	-4.42	0.53	-8.99	52.51	166.69
Cloverdale BC	1,274,200	424.5	-0.77	-2.73	-4.74	-0.02	-9.37	49.95	157.90
Area: South Surrey White Rock	1,521,100	337.6	1.81	-9.51	-8.11	-5.38	-4.36	43.35	97.66
Crescent Bch Ocean Pk.	1,402,100	317.2	1.70	-12.28	-10.70	-6.54	-3.29	39.12	85.50

Fraser Valley Real Estate Board

2024-12

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	2,045,200	349.8	2.88	-11.53	-8.79	-4.82	-3.72	38.92	85.08
Grandview Surrey	2,710,200	367.1	2.80	-0.27	-3.70	-2.24	-9.27	30.32	116.32
Hazelmere	2,152,400	362.3	3.31	-2.16	-3.00	-1.31	-5.92	59.81	159.16
King George Corridor	1,310,700	346.9	0.84	-1.08	-1.36	-0.03	-1.56	51.88	118.04
Morgan Creek	2,361,300	297.7	0.17	-2.84	-1.10	0.71	1.05	34.64	64.66
Pacific Douglas	2,733,100	429.9	-1.62	-3.57	-1.35	-4.32	-12.53	43.64	137.65
Sunnyside Park Surrey	1,399,800	331.7	2.28	-11.29	-9.89	-5.36	-1.95	45.87	95.81
White Rock	1,322,100	342.6	1.45	-12.56	-10.31	-6.65	-2.78	42.69	98.61
Area: Langley	1,458,500	428.8	0.40	-1.70	0.73	2.63	-1.99	51.15	167.17
Aldergrove Langley	1,090,400	409.5	0.66	-3.03	-3.28	-1.09	-0.34	52.06	175.39
Brookswood Langley	1,345,900	418.5	-3.62	-12.06	-6.12	2.78	-8.86	45.92	149.85
Campbell Valley	2,572,900	445.4	1.09	8.08	8.63	4.11	-2.39	46.22	191.87
County Line Glen Valley	2,311,400	376.3	4.50	1.43	1.92	2.23	7.03	58.64	180.40
Fort Langley	1,734,200	423.2	3.27	0.69	-0.66	2.05	2.49	50.44	179.34
Langley City	1,262,600	452.1	-1.07	0.20	2.82	2.47	-1.72	55.25	169.27
Murrayville	1,436,700	383.8	-3.28	-11.16	-4.10	3.39	-7.87	44.72	138.09
Otter District	2,494,600	439.4	4.47	6.42	8.49	4.72	-0.95	47.45	187.19
Salmon River	1,958,200	440.2	2.32	5.94	7.58	4.41	0.76	48.12	184.73
Walnut Grove	1,357,900	385.4	2.12	-0.10	-0.93	0.89	4.05	51.08	155.40
Willoughby Heights	1,270,600	458.5	-1.36	0.24	2.96	2.02	-0.46	59.37	178.05
Area: Abbotsford	1,129,700	432.7	-0.30	-1.70	-3.05	5.05	-11.84	55.03	185.80
Abbotsford East	1,092,600	404.8	-1.51	-2.10	-3.89	3.19	-9.56	58.00	172.78
Abbotsford West	1,063,300	450.9	-1.66	-6.49	-4.33	2.04	-16.84	52.07	191.66
Aberdeen	1,601,500	428.1	1.11	7.08	10.71	5.63	2.88	55.33	181.09
Bradner	2,361,700	388.4	3.82	1.38	1.07	2.32	8.10	62.85	186.01
Central Abbotsford	1,029,600	431.0	1.36	1.36	-2.80	10.91	-12.81	54.76	206.11
Matsqui	1,202,600	405.2	0.97	1.07	-3.41	4.59	-12.26	59.84	180.22
Poplar	1,042,900	421.5	1.79	0.55	-3.13	10.69	-12.99	53.22	198.30
Sumas Prairie	2,303,200	456.8	-0.28	3.68	-1.83	2.88	-16.66	71.92	204.53
Area: Mission	944,900	377.8	-0.40	-0.21	-4.84	3.48	-11.79	56.18	191.74
Dewdney Deroche	1,050,500	366.3	-0.14	-0.87	-6.10	1.38	-11.37	64.26	187.29
Durieu	1,083,300	349.8	-0.06	-0.06	-6.04	1.80	-11.33	63.84	178.73

Fraser Valley Real Estate Board

2024-12

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	912,700	371.3	-0.30	-0.24	-4.67	2.85	-11.91	52.99	188.28
Mission BC	902,200	371.4	-0.27	-0.24	-4.79	3.00	-12.34	54.04	188.58
Mission-West	1,377,100	336.2	-3.58	1.20	-4.68	0.24	-16.20	54.72	179.93
Stave Falls	1,314,400	361.1	0.47	-0.19	-6.48	3.05	-9.75	63.91	182.11

Fraser Valley Real Estate Board

2024-12

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,972,700	371.7	0.05	-0.72	-3.00	1.95	3.45	42.14	84.83
Fraser Valley Real Estate Board	1,631,100	402.5	-0.49	-0.57	-3.29	0.32	-1.88	52.29	140.73
Area: N. Delta	1,494,000	392.0	-2.41	-4.06	-3.73	4.09	-5.27	48.37	147.79
Annieville	1,452,500	423.2	-2.65	-3.53	-3.27	4.03	-3.99	53.83	168.36
Nordel	1,462,200	378.3	-2.98	-4.54	-3.67	3.96	-5.75	45.61	144.70
Scottsdale	1,482,800	425.0	-1.76	-4.30	-3.98	4.17	-4.49	55.56	172.26
Sunshine Hills Woods	1,541,800	384.4	-2.31	-3.97	-3.92	3.72	-7.33	41.27	134.25
Municipality: City of Surrey combined	1,700,700	411.6	-0.07	-0.46	-3.18	0.86	-0.22	52.90	136.14
Area: North Surrey	1,616,500	415.7	-0.67	-1.80	-3.68	-0.60	-0.34	50.02	146.71
Bolivar Heights	1,366,900	430.7	-1.98	-5.05	-6.35	-2.18	-3.24	53.71	178.23
Bridgeview	1,042,600	463.8	-1.74	-6.64	-5.35	-0.86	-4.78	57.59	197.31
Cedar Hills	1,531,400	405.1	-2.90	-6.34	-7.49	-3.16	-6.94	43.91	163.22
Fraser Heights	1,770,500	422.2	0.14	0.96	-3.05	-1.56	2.01	45.49	139.34
Guildford	1,306,000	402.8	-2.33	-4.39	-6.80	-2.23	-5.25	45.15	162.24
Port Kells	3,121,300	558.4	4.65	-3.77	3.37	1.47	10.40	100.22	245.12
Royal Heights	1,541,500	424.9	-1.71	-4.71	-4.75	2.66	-5.45	54.01	157.67
Whalley	1,465,200	459.7	-2.83	-6.20	-6.05	-2.63	-5.66	51.87	189.12
Area: Surrey	1,577,100	421.3	0.33	2.03	-2.63	1.35	-2.23	53.76	158.78
Bear Creek Green Timbers	1,559,500	449.0	0.13	5.10	1.70	7.01	-1.30	58.60	170.81
East Newton	1,668,400	424.1	-0.05	6.93	0.62	1.65	-4.44	50.71	171.51
Fleetwood Tynehead	1,623,200	435.2	1.37	3.94	-6.33	0.32	-4.18	56.32	168.15
Panorama Ridge	1,624,600	373.1	1.03	-8.62	-4.58	-3.79	0.05	42.30	141.96
Queen Mary Park Surrey	1,466,300	448.0	-1.13	6.54	-0.80	2.28	-6.10	49.08	154.84
Sullivan Station	1,639,800	408.1	0.34	-0.49	-1.59	3.90	3.92	66.03	158.13
West Newton	1,285,700	442.6	-0.98	7.64	-0.56	2.98	-4.34	53.25	154.51
Area: Cloverdale	1,551,900	417.0	0.65	-1.21	-1.86	3.17	-1.58	52.19	162.26
Clayton	1,438,600	401.2	1.80	-2.79	-2.19	-0.22	-4.13	50.15	153.12
Cloverdale BC	1,592,400	422.6	0.19	-0.82	-1.99	4.11	-1.10	52.18	164.29
Serpentine	1,582,900	420.2	0.19	-0.38	-0.52	5.42	3.57	57.50	150.12
Area: South Surrey White Rock	2,008,500	354.7	-0.59	-1.42	-4.47	-0.03	2.01	46.33	100.40

Fraser Valley Real Estate Board

2024-12

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,994,700	353.1	-0.76	1.20	-5.08	-1.42	4.16	44.89	105.41
Elgin Chantrell	2,416,700	363.6	-0.33	0.41	-4.19	0.25	-0.05	41.81	73.14
Grandview Surrey	1,966,300	360.1	-0.55	-1.02	-2.01	3.39	0.00	40.06	105.07
Hazelmere	2,393,300	467.7	-0.04	-0.40	-2.95	5.01	0.82	58.49	156.70
King George Corridor	1,914,600	389.6	0.21	-0.74	-2.40	3.53	0.54	49.67	134.28
Morgan Creek	2,041,500	343.6	0.88	-13.34	-8.64	-6.73	4.47	44.92	105.75
Pacific Douglas	1,808,700	374.9	-0.90	-0.58	-1.81	4.20	1.96	56.47	148.28
Sunnyside Park Surrey	1,716,200	414.8	-0.79	0.97	-2.74	2.42	3.57	57.18	106.88
White Rock	2,107,100	333.2	-1.57	1.28	-5.90	-1.24	4.16	41.49	98.57
Area: Langley	1,710,300	415.4	-1.38	-1.66	-3.28	-0.67	-3.62	53.45	165.60
Aldergrove Langley	1,339,100	394.3	-2.62	-0.15	-0.35	4.12	3.87	68.22	169.70
Brookswood Langley	1,691,700	387.7	3.33	-1.57	-2.07	-1.05	-3.51	57.67	153.56
Campbell Valley	2,907,500	354.7	-3.22	-2.77	-1.94	0.20	-2.55	39.26	121.27
County Line Glen Valley	2,725,000	354.4	-2.80	-1.14	-1.47	2.13	0.20	58.71	172.62
Fort Langley	2,468,700	382.5	-2.62	-0.60	-0.68	2.25	-2.70	49.36	152.14
Langley City	1,378,600	415.9	3.77	-1.82	-1.89	-1.38	-2.67	61.83	169.37
Murrayville	1,644,400	384.8	3.41	-1.71	-2.04	-1.28	-3.00	56.42	149.38
Otter District	2,735,200	353.3	-2.99	-1.26	-1.75	1.90	-0.39	57.79	171.77
Salmon River	2,092,100	357.6	-2.59	-2.43	-2.19	1.05	1.59	58.44	164.50
Walnut Grove	1,443,200	375.1	-6.85	-2.92	-8.11	-2.34	-5.33	46.35	146.45
Willoughby Heights	1,595,400	439.7	-0.79	-0.02	-3.24	1.74	-0.54	54.50	179.71
Area: Abbotsford	1,293,300	367.9	0.79	1.29	-2.13	-0.46	-7.56	47.57	157.27
Abbotsford East	1,307,800	352.5	2.56	2.03	-2.27	1.88	-3.16	48.92	149.65
Abbotsford West	1,224,800	390.2	-0.96	-0.26	-2.52	-2.91	-9.51	53.44	188.82
Aberdeen	1,420,700	357.7	-1.19	0.59	-2.16	-2.16	-10.31	43.83	160.71
Bradner	1,350,000	371.9	-1.85	0.79	-1.87	-1.72	-13.05	44.48	163.39
Central Abbotsford	1,167,300	397.3	-1.22	-0.33	-2.91	-3.31	-10.15	53.52	194.73
Matsqui	1,766,500	359.0	-3.39	2.31	0.28	0.73	-17.17	36.14	133.88
Poplar	1,134,800	367.0	-1.85	-0.43	-2.50	-3.34	-12.03	47.45	162.14
Sumas Mountain	1,809,300	390.8	5.45	6.66	-2.30	1.48	-4.36	50.89	144.10
Area: Mission	1,190,900	350.8	-0.17	5.41	-0.43	5.25	-1.21	51.73	164.75
Durieu	1,497,600	312.4	0.81	4.94	-3.82	4.31	-6.19	47.71	145.98

Fraser Valley Real Estate Board

2024-12

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	1,192,400	335.2	-0.65	5.41	-0.48	4.55	-2.90	45.61	156.07
Mission BC	1,124,500	346.4	-0.26	5.93	0.09	5.77	-1.20	51.33	166.05
Mission-West	1,456,100	332.0	0.79	3.39	-0.98	4.01	-0.95	42.37	152.09
Stave Falls	1,456,400	318.4	0.03	4.70	-2.66	4.94	-4.56	48.72	146.63

Fraser Valley Real Estate Board

2024-12

Apartment

Apartment	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	696,900	349.7	-0.40	-1.60	-2.97	-0.03	7.37	27.53	102.96
Fraser Valley Real Estate Board	533,900	437.3	-0.41	-2.04	-3.12	-0.16	6.42	44.85	181.40
Area: N. Delta	559,000	535.4	-1.80	-3.84	-4.68	-1.87	6.06	25.95	212.00
Annieville	441,700	496.9	-1.37	-2.55	-3.08	0.87	12.32	55.23	240.81
Scottsdale	644,100	422.9	-1.49	-3.67	-4.19	-1.79	5.28	18.93	157.71
Municipality: City of Surrey combined	524,800	439.2	-0.25	-2.68	-3.81	-0.61	3.56	38.16	163.94
Area: North Surrey	478,900	442.2	-0.25	-2.06	-3.91	-0.90	3.58	34.82	169.47
Bolivar Heights	469,300	518.0	-0.21	-1.97	-4.64	-1.46	10.42	46.29	216.63
Cedar Hills	393,900	554.8	0.00	-2.48	-3.13	1.59	15.32	65.17	271.35
Guildford	553,200	484.0	0.58	-1.33	0.92	6.89	5.54	49.57	215.51
Port Kells	568,100	376.7	-1.34	-3.71	-3.73	-1.08	1.98	40.25	167.92
Whalley	459,300	429.7	-0.51	-2.25	-5.27	-2.94	4.14	30.89	152.32
Area: Surrey	559,400	509.9	-0.82	-2.67	-2.47	1.31	11.48	51.40	222.31
Bear Creek Green Timbers	634,300	511.9	-0.93	-3.56	-3.21	-0.04	11.43	47.39	204.52
East Newton	491,100	491.6	-1.05	-2.87	-3.30	0.84	11.47	48.92	210.16
Fleetwood Tynehead	588,900	412.4	0.49	-1.20	0.37	4.99	-0.19	38.25	163.01
Queen Mary Park Surrey	559,100	523.5	-0.96	-3.02	-2.64	1.10	13.26	53.25	234.29
Sullivan Station	660,500	487.1	-1.44	-3.43	-3.45	0.27	10.65	42.26	192.20
West Newton	558,200	515.4	-1.15	-3.01	-2.72	1.06	13.18	53.67	234.24
Area: Cloverdale	597,700	440.8	0.75	-1.25	1.12	6.71	3.89	43.96	178.81
Clayton	598,900	431.8	0.51	-1.28	1.01	6.33	3.52	43.36	173.46
Cloverdale BC	595,900	442.7	1.10	-1.23	1.28	7.24	4.41	44.77	182.88
Area: South Surrey White Rock	610,000	360.1	-0.85	-5.56	-4.20	-2.07	6.98	41.77	155.03
Crescent Bch Ocean Pk.	472,300	394.9	1.91	-3.42	-4.38	1.99	7.84	44.97	169.19
Grandview Surrey	615,600	368.6	-0.51	-6.23	-7.20	-3.36	3.34	39.67	150.24
King George Corridor	639,600	346.7	-0.34	-6.09	-6.95	-3.35	2.03	34.43	133.63
Morgan Creek	629,500	398.9	-0.35	-6.14	-7.15	-3.23	1.53	35.45	144.12
Sunnyside Park Surrey	560,700	331.4	-0.57	-5.96	-6.91	-3.55	2.54	39.13	136.55
White Rock	606,400	370.4	-1.41	-5.27	-1.17	-0.51	13.72	48.81	171.75

Fraser Valley Real Estate Board

2024-12

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Langley	599,900	417.5	-0.17	-1.09	-2.93	0.89	7.05	47.27	185.76
Aldergrove Langley	489,400	445.3	-3.30	-2.96	-0.56	3.34	19.13	65.54	241.75
Fort Langley	894,300	406.5	-0.37	1.85	-3.31	-0.05	4.15	30.00	169.38
Langley City	550,300	393.4	-1.50	-3.39	-3.46	-0.18	3.64	44.16	182.61
Murrayville	565,200	396.4	0.51	0.51	-2.39	2.09	11.41	51.18	178.37
Salmon River	501,100	358.7	0.84	0.65	-2.37	1.93	8.83	47.55	154.58
Walnut Grove	579,200	343.9	0.73	0.29	-2.69	1.36	8.76	46.72	162.92
Willoughby Heights	647,100	392.4	0.74	0.28	-2.82	0.80	6.86	40.29	145.56
Area: Abbotsford	436,300	467.6	-0.49	0.62	-2.38	-0.51	8.19	53.71	234.48
Abbotsford East	568,400	398.3	-2.02	-2.81	-0.33	2.42	9.91	42.40	153.05
Abbotsford West	442,300	475.6	0.40	-1.92	1.60	2.13	11.56	64.91	257.06
Central Abbotsford	425,900	458.9	-0.91	2.75	-5.24	-2.82	5.35	46.90	216.05
Poplar	456,100	486.8	-1.42	-1.04	0.43	4.98	16.79	63.30	262.20
Area: Mission	457,900	410.3	-1.16	-1.06	0.29	2.09	13.47	52.58	238.81
Mission BC	457,900	410.3	-1.16	-1.06	0.29	2.09	13.47	52.58	238.81

Fraser Valley Real Estate Board

2024-12

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,101,300	336.2	-0.15	-0.86	-3.06	-0.06	-0.53	34.86	76.58
Fraser Valley Real Estate Board	965,000	346.4	-0.46	-1.39	-3.64	-1.95	-7.11	43.62	110.71
Area: N. Delta	1,212,700	385.2	-0.95	-2.97	-2.85	2.99	-7.23	42.88	134.59
Annieville	1,055,900	399.4	-0.52	-3.71	-4.79	2.31	-11.68	42.54	137.74
Nordel	1,306,200	390.0	-1.29	-3.51	-1.39	3.17	-7.28	45.79	150.00
Scottsdale	1,074,900	361.3	-0.14	-1.98	-2.35	1.66	-10.79	36.49	119.10
Sunshine Hills Woods	1,418,700	376.7	-1.13	-2.26	-2.46	3.66	-1.67	41.62	130.82
Municipality: City of Surrey combined	989,100	339.4	-0.35	-1.62	-4.53	-3.14	-8.07	42.85	98.71
Area: North Surrey	728,700	331.2	-0.30	-1.72	-4.96	-4.55	-12.57	33.98	92.33
Bolivar Heights	998,600	419.4	1.77	-2.69	-6.30	-3.92	-14.41	41.64	143.27
Bridgeview	995,400	509.9	-0.08	-4.14	0.10	2.76	-5.89	68.79	231.53
Cedar Hills	1,273,900	458.2	-0.80	-4.12	-4.28	-0.84	-10.02	47.71	165.78
Fraser Heights	1,608,500	390.9	0.44	1.80	-3.27	-3.03	-2.74	39.46	123.12
Guildford	705,200	421.5	-0.52	-1.43	-2.92	1.44	-1.79	49.15	165.43
Port Kells	2,488,700	491.5	3.36	-1.88	3.78	14.70	33.16	121.10	204.52
Royal Heights	1,439,400	475.2	-2.46	-4.73	-0.19	5.06	-6.31	57.51	194.79
Whalley	507,200	336.1	-1.21	-4.22	-8.22	-7.21	-7.87	26.50	100.42
Area: Surrey	1,038,400	363.1	-0.25	0.03	-4.20	-1.81	-7.18	44.43	128.36
Bear Creek Green Timbers	1,179,300	376.1	-0.11	1.65	-1.54	1.51	-5.53	38.73	129.19
East Newton	996,200	346.5	-0.17	2.64	-3.46	-3.91	-12.01	39.66	125.59
Fleetwood Tynehead	1,074,300	353.7	-0.14	0.43	-6.65	-2.94	-9.21	44.19	132.24
Panorama Ridge	1,365,900	363.3	0.83	-5.42	-3.43	-2.99	-0.30	45.20	128.92
Queen Mary Park Surrey	871,000	378.7	-3.32	-2.40	-5.87	-2.25	-10.87	38.01	123.03
Sullivan Station	1,060,700	325.8	0.59	-1.21	-2.37	0.31	-1.48	49.38	118.95
West Newton	899,800	383.2	-0.44	2.54	-2.67	-0.26	-6.54	48.82	146.91
Area: Cloverdale	1,038,300	344.0	0.20	-0.84	-1.91	1.56	-3.26	50.48	134.33
Clayton	887,400	295.3	-0.17	-1.86	-2.02	-0.24	-3.21	47.36	120.54
Cloverdale BC	1,155,600	383.9	0.31	-0.03	-1.74	2.84	-2.86	52.52	147.84
Serpentine	1,582,900	420.2	0.19	-0.38	-0.52	5.42	3.57	57.50	150.12
Area: South Surrey White Rock	1,139,100	298.7	-1.06	-4.32	-6.13	-5.68	-5.89	41.36	74.27

Fraser Valley Real Estate Board

2024-12

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,697,200	357.7	-0.36	-1.76	-5.77	-1.89	4.04	48.36	110.41
Elgin Chantrell	2,052,900	337.5	-0.59	-2.46	-5.94	-3.71	-5.01	37.81	66.75
Grandview Surrey	1,081,100	172.3	-1.71	-5.23	-5.07	-2.77	-3.69	47.52	77.08
Hazelmere	2,272,800	402.3	1.72	-1.25	-2.69	1.69	-2.71	58.01	158.88
King George Corridor	952,200	322.1	-0.83	-3.30	-5.87	-5.21	-8.88	39.02	103.99
Morgan Creek	1,266,600	256.4	-0.66	-9.11	-8.20	-6.15	2.23	47.10	71.51
Pacific Douglas	1,323,600	256.5	-1.27	-4.89	-5.63	-3.46	-9.20	32.56	76.29
Sunnyside Park Surrey	1,083,500	324.5	-0.31	-3.57	-6.65	-6.35	-5.97	45.19	83.64
White Rock	888,200	315.2	-2.02	-4.83	-6.80	-10.51	-9.06	32.10	80.53
Area: Langley	1,027,700	345.2	-0.60	-1.26	-1.71	0.32	-1.23	43.95	121.99
Aldergrove Langley	985,000	431.4	-1.24	-1.55	-1.73	2.47	3.90	56.87	184.19
Brookwood Langley	1,496,400	417.2	-0.19	-7.06	-4.11	1.31	-5.53	53.44	155.64
Campbell Valley	2,790,900	411.8	-1.93	0.41	1.08	1.48	-2.28	41.56	151.87
County Line Glen Valley	2,518,200	370.1	0.43	-0.38	-0.16	0.60	0.33	58.16	181.23
Fort Langley	1,798,700	371.6	-1.35	-1.95	-4.35	-2.06	-3.56	46.99	161.32
Langley City	737,100	363.3	-1.06	-2.81	-2.57	-1.28	-0.60	46.55	134.09
Murrayville	1,101,100	361.6	0.33	-4.67	-4.67	0.75	7.14	42.64	124.32
Otter District	2,569,100	400.4	1.91	3.60	4.49	2.75	-2.44	50.19	180.98
Salmon River	1,612,800	322.8	0.00	1.29	2.31	1.61	-1.77	50.84	182.17
Walnut Grove	1,046,900	335.4	-1.44	0.81	-1.67	1.36	1.88	48.14	134.71
Willoughby Heights	915,000	310.1	-0.48	-0.51	-2.21	0.45	1.34	38.93	105.09
Area: Abbotsford	771,800	350.7	-0.06	-0.14	-2.83	-0.76	-10.76	45.10	139.71
Abbotsford East	1,026,800	367.0	0.16	-0.70	-4.00	0.41	-5.99	49.55	151.37
Abbotsford West	696,200	351.1	-0.11	-2.23	-1.79	-1.60	-12.14	46.17	157.22
Aberdeen	1,272,600	333.5	-0.03	1.93	1.24	-0.42	-8.48	37.75	141.49
Bradner	1,886,800	362.2	1.31	2.32	0.22	1.00	-2.50	51.80	166.91
Central Abbotsford	558,800	355.5	-0.53	1.17	-4.82	-1.28	-9.10	47.76	162.17
Matsqui	1,436,400	388.1	-1.77	2.46	-0.03	1.17	-17.69	36.70	154.83
Poplar	740,100	388.7	-0.61	0.39	-1.97	0.39	-9.48	41.81	161.93
Sumas Mountain	1,809,300	390.8	5.45	6.66	-2.30	1.48	-4.36	50.89	144.10
Sumas Prairie	2,303,200	456.8	-0.28	3.68	-1.83	2.88	-16.66	71.92	204.53
Area: Mission	912,800	358.5	-0.44	1.24	-3.86	0.82	-9.92	49.69	168.14

Fraser Valley Real Estate Board

2024-12

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,050,500	366.3	-0.14	-0.87	-6.10	1.38	-11.37	64.26	187.29
Durieu	1,206,500	329.4	-1.17	0.46	-6.10	2.94	-11.02	53.28	164.15
Hatzic	1,004,100	364.6	-0.60	1.50	-3.67	0.75	-10.75	46.60	178.53
Lake Errock	852,600	403.5	-1.56	0.88	-4.18	1.92	-5.37	63.16	190.50
Mission BC	855,400	349.1	-0.37	1.10	-3.75	0.52	-10.35	47.80	164.87
Mission-West	1,421,100	339.1	-1.14	2.48	-2.59	2.29	-8.77	51.25	172.59
Stave Falls	1,369,300	340.4	0.65	2.13	-4.92	3.84	-7.85	52.78	150.66

Fraser Valley Real Estate Board

2024-12

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,781,100	390.9	0.00	-1.19	-2.91	2.22	2.14	45.37	94.67
Fraser Valley Real Estate Board	1,480,400	420.8	-0.14	-1.38	-3.18	0.94	-4.04	53.46	148.55
Area: N. Delta	1,415,600	425.1	-0.89	-3.58	-2.61	4.65	-6.06	49.32	154.86
Annieville	1,366,600	445.3	-0.13	-2.98	-3.76	4.75	-7.46	51.57	164.12
Nordel	1,393,800	415.4	-1.40	-4.92	-1.12	4.66	-7.69	47.04	153.60
Scottsdale	1,383,400	449.4	-0.09	-2.85	-3.38	6.19	-6.80	52.75	166.39
Sunshine Hills Woods	1,501,800	389.5	-1.49	-3.04	-2.60	3.04	-3.57	43.73	137.36
Municipality: City of Surrey combined	1,605,800	428.6	0.19	-1.38	-3.42	0.75	-1.76	54.12	142.01
Area: North Surrey	1,472,900	455.4	0.62	-1.71	-2.75	1.88	-4.03	55.16	164.61
Bolivar Heights	1,278,800	463.8	2.77	-1.19	-2.44	4.34	-4.09	58.02	179.57
Bridgeview	995,400	509.9	-0.08	-4.14	0.10	2.76	-5.89	68.79	231.53
Cedar Hills	1,386,400	469.3	-1.43	-4.85	-4.42	1.30	-7.53	53.32	179.68
Fraser Heights	1,744,800	422.3	0.33	0.91	-2.83	-0.87	1.34	46.23	140.08
Guildford	1,298,900	437.8	0.16	-4.31	-7.27	-0.25	-11.73	48.21	163.73
Port Kells	2,848,800	557.5	4.32	-2.26	0.40	4.50	9.68	98.33	243.29
Royal Heights	1,405,800	468.6	-2.17	-4.87	-0.45	4.53	-6.73	58.04	187.84
Whalley	1,408,200	529.6	0.34	-4.99	-6.27	-1.73	-12.89	56.50	198.53
Area: Surrey	1,522,000	436.4	0.11	0.83	-2.85	1.14	-2.44	54.70	164.48
Bear Creek Green Timbers	1,482,200	459.6	0.75	2.20	0.37	4.91	1.35	59.31	177.03
East Newton	1,576,400	434.7	-0.16	4.37	-0.44	0.81	-4.52	51.09	175.65
Fleetwood Tynehead	1,531,400	421.9	0.00	1.54	-5.99	-0.05	-4.14	55.11	164.85
Panorama Ridge	1,587,200	397.4	0.66	-7.50	-4.52	-3.54	0.33	45.89	146.99
Queen Mary Park Surrey	1,421,200	469.0	-0.51	1.49	-0.42	4.29	-6.85	56.23	172.99
Sullivan Station	1,645,100	402.7	0.37	-0.54	-1.59	3.44	3.52	64.84	155.68
West Newton	1,356,700	437.8	-0.55	4.56	-3.16	1.53	-6.05	50.86	159.98
Area: Cloverdale	1,485,700	423.4	0.36	-1.42	-2.33	2.79	-3.20	52.19	160.87
Clayton	1,433,700	408.5	1.69	-2.74	-2.20	0.07	-4.24	50.74	154.20
Cloverdale BC	1,498,900	427.9	0.00	-1.11	-2.44	3.48	-3.08	52.39	162.84
Serpentine	1,582,900	420.2	0.19	-0.38	-0.52	5.42	3.57	57.50	150.12
Area: South Surrey White Rock	1,869,700	360.9	-0.11	-3.37	-5.25	-1.55	-0.06	46.83	102.18

Fraser Valley Real Estate Board

2024-12

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.	1,812,900	359.2	-0.50	-2.47	-6.48	-2.31	2.98	45.54	105.26
Elgin Chantrell	2,338,900	361.2	0.17	-1.95	-4.97	-0.85	-1.26	40.87	73.49
Grandview Surrey	2,015,400	311.2	-0.16	-1.39	-2.66	2.33	-2.23	35.78	99.62
Hazelmere	2,272,800	402.3	1.72	-1.25	-2.69	1.69	-2.71	58.01	158.88
King George Corridor	1,635,700	382.6	0.87	-0.52	-2.52	0.50	-3.07	53.84	134.29
Morgan Creek	2,062,400	341.8	0.95	-12.65	-8.09	-6.20	4.46	43.67	100.94
Pacific Douglas	1,900,000	333.9	-1.04	-1.82	-2.43	1.30	0.06	50.68	142.48
Sunnyside Park Surrey	1,591,000	381.7	0.10	-3.64	-5.29	-0.86	0.61	52.31	101.85
White Rock	1,796,500	378.1	-0.66	-2.93	-6.71	-3.25	1.29	45.03	110.06
Area: Langley	1,606,500	424.6	-0.72	-1.64	-1.87	0.57	-3.02	52.95	166.54
Aldergrove Langley	1,179,800	416.2	-0.88	-1.84	-2.07	1.31	1.76	58.37	181.22
Brookwood Langley	1,496,400	417.2	-0.19	-7.06	-4.11	1.31	-5.53	53.44	155.64
Campbell Valley	2,790,900	411.8	-1.93	0.41	1.08	1.48	-2.28	41.56	151.87
County Line Glen Valley	2,518,200	370.1	0.43	-0.38	-0.16	0.60	0.33	58.30	181.23
Fort Langley	2,219,200	436.6	-1.29	-0.84	-1.44	1.14	-2.41	53.95	163.17
Langley City	1,304,700	446.2	0.70	-0.73	0.52	0.59	-2.21	57.95	171.25
Murrayville	1,581,400	389.3	1.51	-4.44	-2.53	0.18	-4.21	53.51	147.33
Otter District	2,569,100	401.2	1.91	3.59	4.48	2.74	-2.46	50.15	180.95
Salmon River	2,021,400	403.0	-0.17	1.38	2.65	2.49	0.95	53.00	177.36
Walnut Grove	1,415,700	377.3	-4.31	-2.10	-6.19	-1.51	-2.83	47.44	148.55
Willoughby Heights	1,565,200	448.0	-0.86	0.07	-2.55	2.31	0.00	55.66	180.88
Area: Abbotsford	1,195,200	413.4	0.17	-0.46	-2.64	2.63	-10.17	52.15	175.42
Abbotsford East	1,191,500	379.5	0.50	-0.16	-3.29	2.07	-7.12	51.50	162.99
Abbotsford West	1,113,700	439.8	-1.43	-4.56	-3.76	0.37	-14.49	53.94	193.98
Aberdeen	1,486,700	388.6	-0.23	3.02	2.53	0.73	-5.57	48.15	169.11
Bradner	1,886,800	362.2	1.31	2.32	0.22	1.00	-2.50	51.80	167.50
Central Abbotsford	1,067,300	430.5	0.68	1.13	-2.54	7.62	-11.76	55.75	206.84
Matsqui	1,436,400	388.1	-1.77	2.46	-0.03	1.17	-17.69	36.70	154.83
Poplar	1,080,600	409.0	0.02	-0.05	-3.08	3.60	-12.10	53.30	188.43
Sumas Mountain	1,809,300	390.8	5.45	6.66	-2.30	1.48	-4.36	50.89	144.10
Sumas Prairie	2,303,200	456.8	-0.28	3.68	-1.83	2.88	-16.66	71.92	204.53
Area: Mission	1,023,000	377.5	-0.29	1.94	-3.16	4.25	-8.22	54.46	185.12

Fraser Valley Real Estate Board

2024-12

Single Family Detached	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,050,500	366.3	-0.14	-0.87	-6.10	1.38	-11.37	64.26	187.29
Durieu	1,206,500	329.4	-1.17	0.46	-6.10	2.94	-11.02	53.28	164.15
Hatzic	1,005,000	364.7	-0.60	1.50	-3.65	0.75	-10.66	46.64	178.82
Mission BC	969,400	370.8	-0.22	2.04	-2.98	4.36	-8.69	53.03	183.49
Mission-West	1,421,100	339.1	-1.14	2.48	-2.59	2.29	-8.77	51.25	172.37
Stave Falls	1,369,300	340.4	0.65	2.13	-4.92	3.84	-7.85	52.78	150.66

Fraser Valley Real Estate Board

2024-12

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	976,400	372.8	-0.48	0.65	-2.20	2.36	7.78	45.80	132.42
Fraser Valley Real Estate Board	827,900	371.6	-0.85	-0.77	-2.72	0.30	3.83	49.60	153.83
Area: N. Delta	950,400	414.1	-0.72	2.22	-2.03	2.07	1.59	40.04	136.63
Annieville	776,300	432.0	-1.44	1.17	-1.77	0.68	2.96	60.12	185.90
Nordel	1,017,800	401.3	-0.84	2.11	-1.62	2.09	2.19	40.66	130.76
Scottsdale	910,300	365.6	0.52	3.19	-1.03	1.70	1.95	40.08	146.03
Sunshine Hills Woods	992,100	353.8	-0.65	2.94	-2.16	1.73	0.60	32.31	139.86
Municipality: City of Surrey combined	853,800	369.8	-1.26	-0.86	-3.40	0.33	2.15	49.47	148.35
Area: North Surrey	754,600	430.2	-2.16	0.91	-4.68	2.11	4.80	41.56	183.96
Bolivar Heights	624,800	457.4	-1.21	3.04	-2.85	1.80	4.96	53.08	237.32
Fraser Heights	923,400	382.8	1.14	3.63	-2.37	2.71	4.93	33.57	170.15
Guildford	753,400	436.5	-0.39	3.05	-2.46	2.95	5.64	44.39	195.73
Whalley	720,800	380.6	-8.07	-5.23	-11.22	-2.46	0.05	32.15	143.51
Area: Surrey	830,300	381.2	-0.63	0.26	-3.35	0.95	1.87	49.96	168.26
Bear Creek Green Timbers	792,300	351.0	-8.16	-6.50	-11.32	-3.41	-2.45	30.00	151.43
East Newton	739,900	405.0	0.77	2.66	-1.63	0.17	3.93	54.64	187.64
Fleetwood Tynehead	875,100	373.8	0.13	2.52	-2.40	3.46	2.35	50.73	167.77
Panorama Ridge	899,700	357.6	0.93	-1.35	-3.14	0.62	1.62	49.50	153.26
Queen Mary Park Surrey	721,600	401.1	-7.88	-5.24	-10.89	-2.00	1.85	40.24	163.53
Sullivan Station	862,000	334.5	0.66	-1.18	-3.07	0.27	0.78	47.75	155.73
West Newton	819,100	400.3	-0.89	1.88	-1.67	0.86	2.98	56.00	181.70
Area: Cloverdale	847,500	347.6	-1.08	-0.37	-1.45	0.78	1.55	50.61	162.93
Clayton	843,000	348.8	-1.22	-0.46	-1.55	0.87	1.99	51.32	164.84
Cloverdale BC	854,000	349.4	-0.85	-0.20	-1.27	0.75	1.04	49.70	160.75
Area: South Surrey White Rock	932,000	296.1	-2.08	-3.36	-4.76	-2.02	1.06	49.24	103.65
Crescent Bch Ocean Pk.	909,300	311.5	-1.74	0.81	-6.82	-4.18	-1.77	40.70	109.34
Elgin Chantrell	1,117,800	275.3	-3.61	-0.58	-6.36	-5.53	-1.15	38.06	99.20
Grandview Surrey	936,600	282.0	-1.91	-5.05	-4.05	-0.77	1.62	50.56	103.90
King George Corridor	884,300	320.3	-2.64	-0.12	-5.26	-4.27	0.79	53.92	122.12
Morgan Creek	911,800	279.8	-2.13	-5.02	-3.78	-1.03	1.12	47.34	91.38

Fraser Valley Real Estate Board

2024-12

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	886,300	291.6	-1.85	-5.42	-4.58	-1.32	1.39	49.85	108.73
Sunnyside Park Surrey	1,017,300	288.6	-1.64	0.24	-5.72	-4.12	-1.40	41.19	99.72
White Rock	910,500	334.0	-2.22	0.33	-6.44	-4.65	-2.88	45.72	124.31
Area: Langley	862,800	372.9	-0.51	-1.17	-1.11	0.43	9.29	51.77	167.50
Aldergrove Langley	625,500	455.9	0.24	1.13	0.82	5.29	12.76	64.88	233.50
Fort Langley	992,900	371.7	1.31	2.96	3.80	5.36	13.60	58.64	154.94
Langley City	796,700	339.9	-2.89	-4.25	-2.89	-1.39	4.39	40.98	151.59
Murrayville	884,900	324.9	-1.87	-4.64	-3.39	-1.58	3.70	33.21	132.74
Salmon River	1,054,200	364.0	0.94	3.00	2.54	3.94	13.93	58.95	141.06
Walnut Grove	862,900	335.9	0.90	1.14	0.90	1.54	7.87	50.02	159.38
Willoughby Heights	887,700	388.7	-0.51	-1.35	-1.77	0.00	10.61	54.74	173.54
Area: Abbotsford	654,500	362.0	0.53	-0.47	-1.84	2.67	4.78	49.96	175.29
Abbotsford East	699,200	385.9	-0.72	-2.80	-5.37	0.05	4.61	47.91	160.04
Abbotsford West	686,600	344.7	2.10	0.85	0.55	3.79	6.16	52.32	192.37
Aberdeen	760,800	370.9	0.13	-0.08	0.08	4.04	10.16	55.06	179.92
Central Abbotsford	516,100	329.1	0.86	2.20	0.52	6.61	6.64	54.94	178.90
Poplar	699,400	317.2	0.19	0.48	0.19	4.58	4.38	35.85	143.07
Area: Mission	682,700	364.1	0.64	1.59	1.08	4.51	11.04	56.80	188.51
Mission BC	682,700	364.1	0.64	1.59	1.08	4.51	11.04	56.80	188.51