

*The information below has been updated with the revised
HPI Data as of March 20, 2025.*

Summary Report

For January 2025

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2025-01

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,392,900	388.9	0.44	-1.07	-2.24	2.23	-7.78	48.78	112.40
Fraser Valley Real Estate Board	1,273,700	417.2	-0.36	-1.70	-3.67	0.72	-13.59	52.32	151.17
Area: N. Delta	1,326,700	421.7	-1.59	0.14	-4.55	2.08	-11.07	44.91	148.35
Annieville	1,298,800	432.9	-1.73	-1.86	-7.02	1.93	-13.66	43.39	154.50
Nordel	1,309,400	414.1	-2.31	2.73	-3.32	2.40	-11.84	47.31	147.08
Scottsdale	1,295,200	432.2	-1.75	-1.82	-7.01	1.96	-13.66	43.40	154.09
Sunshine Hills Woods	1,430,300	388.1	-0.26	1.02	-0.36	1.97	-2.90	43.58	133.23
Municipality: City of Surrey combined	1,385,100	425.4	-0.44	-2.30	-5.40	-0.37	-11.89	52.42	140.88
Area: North Surrey	1,289,700	471.4	-1.05	-0.34	-4.07	1.49	-17.18	56.56	173.75
Bolivar Heights	1,213,500	452.5	-2.06	-0.29	-3.50	2.75	-16.93	50.03	169.51
Bridgeview	962,500	517.8	-1.54	4.12	0.49	3.00	-8.14	73.93	238.21
Cedar Hills	1,285,700	462.6	-0.11	-1.76	-2.20	1.43	-11.82	54.61	174.54
Fraser Heights	1,452,900	405.6	-1.98	-0.44	-3.59	2.63	-19.36	34.62	144.48
Guildford	1,296,000	475.4	0.44	-0.27	-5.49	0.36	-23.67	64.95	163.38
Port Kells	2,526,100	525.4	-0.55	0.83	-1.56	7.62	-10.99	89.33	221.15
Royal Heights	1,264,600	453.6	-1.05	3.23	-3.86	2.00	-11.28	58.88	178.45
Whalley	1,386,000	544.8	0.80	-0.44	-6.38	-0.13	-21.37	74.00	194.01
Area: Surrey	1,374,100	433.1	-0.87	-1.50	-3.43	0.86	-6.98	51.86	163.12
Bear Creek Green Timbers	1,326,300	443.0	-2.70	-2.51	-6.04	-2.06	-1.29	51.76	169.46
East Newton	1,327,600	444.6	-0.67	0.36	-2.73	2.54	-7.26	52.31	175.12
Fleetwood Tynehead	1,331,300	386.9	0.76	-1.85	-3.42	1.42	-4.33	50.08	147.06
Panorama Ridge	1,434,000	426.2	-0.81	-0.88	-2.00	1.84	-0.35	57.91	160.83
Queen Mary Park Surrey	1,342,800	452.3	-2.37	-3.99	-3.75	-0.02	-13.22	52.39	168.43
Sullivan Station	1,724,700	396.6	-0.78	3.12	-2.56	3.63	-3.81	69.78	138.34
West Newton	1,478,500	457.5	-0.41	0.37	-1.55	2.01	-10.54	50.89	174.94
Area: Cloverdale	1,318,300	438.8	3.32	-2.94	-1.10	2.19	-16.91	55.38	163.86
Clayton	1,365,200	452.2	3.45	-2.90	-1.05	2.80	-16.31	58.50	172.57
Cloverdale BC	1,316,500	438.5	3.30	-2.94	-1.06	2.26	-16.86	55.39	163.52
Area: South Surrey White Rock	1,504,000	333.8	-1.13	-5.95	-11.51	-6.29	-10.49	43.76	84.11
Crescent Bch Ocean Pk.	1,369,200	309.8	-2.33	-11.10	-14.70	-9.86	-11.49	36.30	68.28

Fraser Valley Real Estate Board

2025-01

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	1,959,800	335.2	-4.17	-10.54	-14.38	-8.74	-11.70	33.87	64.15
Grandview Surrey	2,716,500	367.9	0.22	-0.73	2.14	1.02	-10.40	35.81	109.39
Hazelmere	2,121,700	357.1	-1.44	1.82	-6.57	-0.75	-13.54	69.97	151.48
King George Corridor	1,365,000	361.3	4.15	7.75	-1.04	5.00	-3.32	61.58	120.44
Morgan Creek	2,420,100	305.1	2.49	5.10	-1.13	7.89	0.86	43.31	67.55
Pacific Douglas	2,940,300	462.5	7.58	3.17	-1.64	5.59	-8.76	54.63	152.87
Sunnyside Park Surrey	1,353,000	320.6	-3.35	-10.55	-14.53	-9.10	-9.79	41.36	75.86
White Rock	1,299,800	336.8	-1.69	-10.62	-14.63	-9.44	-9.73	42.41	80.40
Area: Langley	1,436,600	422.4	-1.49	-2.20	-1.52	1.96	-8.89	51.29	166.33
Aldergrove Langley	1,088,000	408.6	-0.22	-1.42	-4.40	-0.63	-5.24	53.90	178.34
Brookswood Langley	1,307,600	406.6	-2.84	-11.07	-7.34	-2.35	-15.01	40.01	141.16
Campbell Valley	2,439,200	422.2	-5.21	1.81	-1.95	-2.29	-16.03	44.79	206.16
County Line Glen Valley	2,275,900	370.5	-1.54	3.38	-0.38	0.54	1.62	58.00	169.06
Fort Langley	1,719,200	419.5	-0.87	4.17	-0.19	3.27	-0.59	46.83	172.05
Langley City	1,262,200	451.9	-0.04	-6.71	1.25	5.78	-7.34	59.91	164.42
Murrayville	1,396,400	373.1	-2.79	-10.59	-5.76	-1.09	-13.35	42.03	130.31
Otter District	2,429,900	428.0	-2.59	5.63	1.06	1.76	-12.02	52.91	213.78
Salmon River	1,920,400	431.7	-1.93	6.04	2.18	3.25	-9.44	54.62	210.13
Walnut Grove	1,373,500	389.9	1.17	4.56	0.54	4.28	2.96	50.54	149.94
Willoughby Heights	1,251,600	451.7	-1.48	-7.72	0.51	4.63	-7.91	60.18	167.44
Area: Abbotsford	1,145,000	438.5	1.34	-0.27	-2.14	3.57	-17.33	57.68	186.79
Abbotsford East	1,104,900	409.4	1.14	-1.47	-3.15	3.23	-13.26	56.14	170.23
Abbotsford West	1,076,400	456.5	1.24	-2.46	-2.08	2.17	-24.91	53.76	190.39
Aberdeen	1,543,400	412.6	-3.62	4.19	2.08	1.45	-6.63	65.50	191.59
Bradner	2,310,900	380.0	-2.16	2.40	-0.84	0.88	2.12	59.40	174.17
Central Abbotsford	1,061,100	444.2	3.06	3.01	-0.98	5.46	-17.02	63.13	214.81
Matsqui	1,230,000	414.4	2.27	-1.10	-2.43	5.45	-12.98	58.47	182.10
Poplar	1,071,700	433.2	2.78	3.19	-0.98	5.48	-17.17	60.98	206.80
Sumas Prairie	2,366,300	469.3	2.74	-6.42	-1.22	4.13	-8.93	72.73	180.18
Area: Mission	953,700	381.3	0.93	-0.26	-1.50	0.05	-21.91	54.31	187.56
Dewdney Deroche	1,053,300	367.3	0.27	-1.45	-2.52	-2.05	-20.81	59.83	184.51
Durieu	1,083,900	350.0	0.06	-1.16	-2.40	-2.10	-21.19	57.66	178.00

Fraser Valley Real Estate Board

2025-01

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	918,800	373.8	0.67	-0.80	-1.63	-1.16	-22.30	51.21	183.61
Mission BC	911,100	375.1	1.00	-0.11	-1.45	-0.66	-22.39	52.54	184.81
Mission-West	1,384,200	337.9	0.51	-1.37	-0.09	-0.56	-27.38	49.45	173.16
Stave Falls	1,318,800	362.3	0.33	-0.66	-1.84	-1.15	-19.69	59.25	179.34

Fraser Valley Real Estate Board

2025-01

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,983,400	373.7	0.54	0.67	-2.10	3.03	0.43	41.55	82.74
Fraser Valley Real Estate Board	1,638,400	404.3	0.45	0.35	-2.72	0.55	-6.52	50.91	139.37
Area: N. Delta	1,519,600	398.7	1.71	0.40	-3.25	3.69	-10.73	47.94	150.13
Annieville	1,482,800	432.1	2.10	0.44	-3.55	4.07	-9.22	54.10	170.23
Nordel	1,486,500	384.6	1.67	0.13	-3.15	3.83	-11.22	44.97	145.59
Scottsdale	1,500,600	430.1	1.20	0.19	-3.46	3.31	-10.62	53.94	173.25
Sunshine Hills Woods	1,570,400	391.5	1.85	0.49	-3.09	3.22	-12.34	41.23	137.85
Municipality: City of Surrey combined	1,705,900	412.9	0.32	-0.05	-2.69	0.27	-5.08	50.75	135.81
Area: North Surrey	1,644,600	422.9	1.73	0.74	-1.01	0.71	-3.82	49.59	151.13
Bolivar Heights	1,354,500	426.7	-0.93	-3.33	-6.49	-3.96	-7.72	50.83	170.06
Bridgeview	1,046,700	465.6	0.39	-4.28	-7.53	-2.41	-8.81	52.96	186.70
Cedar Hills	1,549,500	409.9	1.18	-2.54	-6.50	-2.89	-9.79	44.13	158.61
Fraser Heights	1,832,000	436.8	3.46	3.09	2.08	1.46	-0.79	46.63	149.89
Guildford	1,298,000	400.4	-0.60	-2.91	-5.92	-2.53	-9.51	43.00	156.83
Port Kells	2,948,200	527.4	-5.55	-2.28	-0.81	-1.29	-2.69	81.67	238.08
Royal Heights	1,586,100	437.2	2.89	-0.21	-3.19	3.02	-9.59	57.44	163.69
Whalley	1,471,100	461.6	0.41	-3.23	-6.52	-3.71	-10.25	50.60	183.54
Area: Surrey	1,571,200	419.8	-0.36	0.17	-3.03	-0.36	-7.78	51.12	158.50
Bear Creek Green Timbers	1,470,600	423.4	-5.70	-4.47	-6.70	-1.90	-13.75	48.87	149.21
East Newton	1,682,600	427.7	0.85	2.10	0.80	2.89	-8.34	50.60	179.73
Fleetwood Tynehead	1,638,600	439.3	0.94	3.68	-4.93	-2.55	-8.06	53.76	172.18
Panorama Ridge	1,598,000	367.0	-1.63	-5.31	-6.99	-4.05	-4.72	39.38	137.69
Queen Mary Park Surrey	1,479,200	451.9	0.87	1.85	1.55	-0.22	-12.76	50.13	159.71
Sullivan Station	1,643,300	409.0	0.22	-1.21	-0.97	4.39	-1.04	61.85	157.23
West Newton	1,279,800	440.6	-0.45	2.47	1.31	0.14	-11.76	51.30	156.61
Area: Cloverdale	1,557,600	418.5	0.36	1.33	-1.69	0.10	-7.45	48.93	161.07
Clayton	1,437,700	400.9	-0.07	0.86	-1.93	-1.55	-9.71	47.07	152.46
Cloverdale BC	1,599,800	424.6	0.47	1.29	-1.85	0.26	-7.15	48.88	162.59
Serpentine	1,581,700	419.9	-0.07	-1.22	-0.71	5.61	-1.32	53.14	145.99
Area: South Surrey White Rock	1,994,000	352.2	-0.70	-1.81	-4.76	-0.11	-3.27	43.46	96.54

Fraser Valley Real Estate Board

2025-01

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.	1,852,100	327.9	-7.14	-7.24	-13.02	-5.31	-8.41	35.44	85.99
Elgin Chantrell	2,467,500	371.2	2.09	1.87	1.59	1.28	-4.08	43.21	77.01
Grandview Surrey	1,988,700	364.2	1.14	-1.03	-0.49	4.69	-3.45	37.85	107.05
Hazelmere	2,367,900	462.8	-1.05	-1.64	0.00	3.49	-3.22	49.19	157.11
King George Corridor	1,912,900	389.3	-0.08	-1.47	-1.37	3.68	-3.97	45.91	131.18
Morgan Creek	2,169,100	365.0	6.23	2.90	-4.72	-2.30	11.01	53.49	109.17
Pacific Douglas	1,824,900	378.3	0.91	-1.64	-1.15	5.26	-1.74	51.99	149.87
Sunnyside Park Surrey	1,771,200	428.1	3.21	2.61	2.29	4.82	1.04	59.32	116.54
White Rock	1,956,500	309.4	-7.14	-6.95	-12.65	-5.38	-8.16	31.66	77.51
Area: Langley	1,743,100	423.4	1.93	1.73	-0.80	2.97	-5.64	54.98	165.12
Aldergrove Langley	1,377,800	405.7	2.89	1.83	0.50	7.90	3.28	73.82	171.37
Brookswood Langley	1,705,500	390.9	0.83	4.38	1.43	0.39	-8.86	60.01	143.10
Campbell Valley	2,998,000	365.7	3.10	0.55	-1.43	5.66	-3.00	46.75	120.83
County Line Glen Valley	2,812,200	365.8	3.22	1.33	1.19	8.26	-0.73	63.89	169.96
Fort Langley	2,588,600	401.1	4.86	2.14	2.71	7.91	-0.99	55.83	159.28
Langley City	1,380,000	416.3	0.10	4.65	2.08	0.92	-8.06	64.35	157.45
Murrayville	1,655,600	387.5	0.70	4.03	0.91	0.52	-8.59	58.68	139.05
Otter District	2,822,000	364.6	3.20	1.17	1.03	8.22	-1.00	63.06	171.08
Salmon River	2,154,300	368.3	2.99	1.82	-0.22	7.44	3.17	62.82	165.54
Walnut Grove	1,467,600	381.4	1.68	-0.68	-4.58	-1.01	-10.66	43.01	149.77
Willoughby Heights	1,622,400	447.2	1.71	2.19	-0.67	5.62	-0.31	54.95	182.15
Area: Abbotsford	1,301,100	370.2	0.63	2.58	-2.19	-0.11	-12.36	47.78	152.70
Abbotsford East	1,321,200	356.1	1.02	4.80	-3.29	1.40	-7.70	47.58	148.15
Abbotsford West	1,223,400	389.7	-0.13	-0.10	-1.19	-1.64	-15.23	54.46	177.37
Aberdeen	1,422,100	358.0	0.08	0.48	-0.83	-1.46	-15.61	46.18	153.18
Bradner	1,358,500	374.2	0.62	-0.53	-1.89	-1.24	-17.47	48.67	157.71
Central Abbotsford	1,168,200	397.6	0.08	-0.15	-1.44	-1.97	-15.64	54.83	183.19
Matsqui	1,786,400	363.0	1.11	-1.14	-3.35	-0.85	-20.83	43.93	137.72
Poplar	1,131,300	365.9	-0.30	-1.03	-2.03	-2.43	-16.88	48.50	150.10
Sumas Mountain	1,769,800	382.2	-2.20	4.31	-4.14	-6.46	-12.08	47.00	142.51
Area: Mission	1,174,400	345.9	-1.40	1.98	-4.32	1.32	-8.61	50.00	160.86
Durieu	1,496,200	312.1	-0.10	1.69	-6.39	2.43	-12.75	46.53	155.19

Fraser Valley Real Estate Board

2025-01

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	1,180,900	332.0	-0.95	2.28	-3.96	0.55	-9.41	45.36	153.24
Mission BC	1,104,400	340.2	-1.79	1.80	-4.25	1.61	-9.26	48.43	159.30
Mission-West	1,438,600	328.0	-1.20	1.36	-4.68	0.58	-6.10	43.92	156.45
Stave Falls	1,454,700	318.0	-0.13	2.02	-5.67	1.76	-10.19	48.95	152.78

Fraser Valley Real Estate Board

2025-01

Apartment

Apartment	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	695,700	349.1	-0.17	-1.24	-2.62	-1.50	2.86	25.26	101.09
Fraser Valley Real Estate Board	534,600	437.8	0.11	-1.62	-2.99	-1.17	0.88	43.26	179.03
Area: N. Delta	567,900	544.0	1.61	-2.19	-2.74	0.00	-0.48	28.70	204.42
Annieville	447,700	503.6	1.35	-1.74	-1.14	2.73	4.68	56.98	235.96
Scottsdale	655,500	430.4	1.77	-2.12	-1.60	0.70	-0.85	21.96	157.11
Municipality: City of Surrey combined	527,000	441.0	0.41	0.05	-3.12	-2.22	-2.22	36.49	163.60
Area: North Surrey	480,300	443.5	0.29	0.00	-3.44	-3.10	-3.02	33.34	169.44
Bolivar Heights	470,400	519.2	0.23	-0.93	-3.44	-2.92	3.53	45.56	222.48
Cedar Hills	400,600	564.2	1.69	-1.57	0.89	4.27	7.69	68.87	271.18
Guildford	550,800	481.9	-0.43	1.56	-0.68	-2.11	-1.31	42.28	205.58
Port Kells	578,200	383.4	1.78	-0.65	-2.29	-0.16	-0.80	39.77	175.04
Whalley	462,000	432.2	0.58	-0.35	-4.15	-2.99	-2.61	31.65	156.50
Area: Surrey	562,700	512.9	0.59	-1.57	-1.67	0.98	2.87	50.76	218.18
Bear Creek Green Timbers	639,100	515.8	0.76	-2.59	-1.21	2.30	2.26	47.96	201.29
East Newton	493,700	494.2	0.53	-2.22	-1.63	1.98	3.04	50.40	206.96
Fleetwood Tynehead	590,000	413.2	0.19	1.37	-0.79	-2.91	-5.96	32.69	151.49
Queen Mary Park Surrey	566,500	530.4	1.32	-1.69	-1.06	2.59	5.01	54.41	234.64
Sullivan Station	666,900	491.8	0.96	-1.99	-1.07	2.42	2.29	42.63	191.52
West Newton	565,500	522.2	1.32	-1.77	-1.10	2.51	4.96	54.77	234.53
Area: Cloverdale	595,700	439.3	-0.34	1.45	-0.48	-1.85	-2.51	37.07	169.01
Clayton	597,800	431.0	-0.19	1.65	-0.44	-1.84	-2.66	36.74	161.69
Cloverdale BC	592,500	440.2	-0.56	1.17	-0.54	-1.83	-2.33	37.52	174.61
Area: South Surrey White Rock	599,500	353.9	-1.72	-6.92	-5.60	-0.95	1.67	37.49	146.79
Crescent Bch Ocean Pk.	472,400	395.0	0.03	1.59	-3.12	1.00	3.54	42.50	168.71
Grandview Surrey	619,900	371.2	0.71	0.27	-5.31	-1.67	1.25	39.65	155.65
King George Corridor	644,400	349.3	0.75	0.37	-5.26	-1.22	0.11	34.09	139.08
Morgan Creek	637,300	403.9	1.25	0.12	-5.28	-1.73	-0.07	36.04	147.49
Sunnyside Park Surrey	567,600	335.5	1.24	0.93	-4.71	-1.38	0.39	39.56	145.07
White Rock	579,000	353.7	-4.51	-13.98	-6.25	-0.23	4.18	39.20	147.69

Fraser Valley Real Estate Board

2025-01

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Langley	603,900	420.3	0.67	-0.14	-2.32	0.17	3.09	47.32	190.46
Aldergrove Langley	490,700	446.5	0.27	-1.24	-3.94	4.47	17.41	65.68	240.58
Fort Langley	893,100	406.0	-0.12	-0.29	-1.77	-2.19	0.74	31.43	169.41
Langley City	559,900	400.2	1.73	-0.55	-2.13	0.60	0.88	44.22	188.95
Murrayville	567,400	397.9	0.38	0.18	-1.75	1.12	6.68	53.04	184.01
Salmon River	499,700	357.7	-0.28	0.31	-1.95	0.65	4.38	47.81	157.15
Walnut Grove	578,800	343.7	-0.06	-0.15	-2.52	-0.41	3.96	46.88	167.26
Willoughby Heights	647,100	392.4	0.00	-0.05	-2.63	-0.86	2.11	41.00	149.62
Area: Abbotsford	440,900	472.6	1.07	-1.29	-1.62	-1.40	3.87	55.05	232.12
Abbotsford East	553,900	388.2	-2.54	-4.78	-5.04	3.19	8.01	39.34	145.08
Abbotsford West	442,500	475.8	0.04	-3.43	-0.85	-0.04	6.06	63.17	242.30
Central Abbotsford	434,800	468.5	2.09	0.26	-2.01	-3.18	1.36	50.79	221.77
Poplar	450,900	481.2	-1.15	-1.68	-1.82	6.11	14.60	57.36	254.87
Area: Mission	457,400	409.9	-0.10	-0.51	-1.98	4.14	10.40	48.19	232.17
Mission BC	457,400	409.9	-0.10	-0.51	-1.98	4.14	10.40	48.19	232.17

Fraser Valley Real Estate Board

2025-01

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,103,400	336.8	0.18	-0.03	-2.29	-0.03	-4.37	33.65	74.33
Fraser Valley Real Estate Board	965,000	346.4	0.00	-0.69	-3.40	-2.34	-12.33	42.32	108.67
Area: N. Delta	1,208,600	383.9	-0.34	-0.47	-4.34	1.67	-12.15	40.98	132.38
Annieville	1,048,000	396.4	-0.75	-2.68	-7.34	0.03	-17.07	38.17	133.59
Nordel	1,294,000	386.4	-0.92	0.60	-3.93	1.79	-11.68	44.45	146.11
Scottsdale	1,070,200	359.7	-0.44	-1.43	-3.41	0.28	-15.74	33.57	118.13
Sunshine Hills Woods	1,426,900	378.9	0.58	0.77	-2.52	3.36	-6.70	41.70	130.61
Municipality: City of Surrey combined	988,100	339.1	-0.09	-0.70	-3.99	-3.80	-13.45	40.82	96.92
Area: North Surrey	731,100	332.3	0.33	-0.72	-3.82	-5.57	-17.54	32.71	91.75
Bolivar Heights	980,400	411.8	-1.81	-3.20	-7.61	-6.94	-22.94	35.33	136.80
Bridgeview	984,000	504.1	-1.14	0.98	-2.59	-0.26	-9.51	65.28	222.52
Cedar Hills	1,283,200	461.6	0.74	-1.47	-4.19	-2.24	-13.12	47.24	166.05
Fraser Heights	1,656,700	402.6	2.99	2.47	1.72	-0.79	-6.00	39.60	131.38
Guildford	703,300	420.4	-0.26	-2.19	-2.32	-3.91	-6.72	46.84	160.47
Port Kells	2,404,100	474.8	-3.40	-1.00	-0.67	12.73	11.80	109.44	198.43
Royal Heights	1,454,000	480.0	1.01	1.80	-2.77	5.08	-9.60	57.58	193.94
Whalley	509,500	337.6	0.45	-1.83	-6.89	-6.82	-13.44	27.83	100.24
Area: Surrey	1,034,900	361.9	-0.33	0.08	-3.93	-2.82	-12.67	41.87	126.90
Bear Creek Green Timbers	1,147,000	365.8	-2.74	-2.30	-4.64	-2.84	-14.01	34.14	118.65
East Newton	1,002,600	348.7	0.63	3.26	-2.95	-2.71	-16.78	39.15	130.62
Fleetwood Tynehead	1,067,300	351.4	-0.65	-0.20	-6.94	-6.12	-13.98	38.95	127.74
Panorama Ridge	1,350,600	359.2	-1.13	-2.60	-4.54	-3.00	-5.42	42.14	125.77
Queen Mary Park Surrey	874,200	380.1	0.37	-2.06	-3.72	-3.99	-15.55	37.07	123.59
Sullivan Station	1,067,700	327.9	0.64	1.27	-0.67	0.68	-7.22	48.44	120.07
West Newton	893,100	380.4	-0.73	-0.13	-2.16	-0.16	-12.87	46.48	145.26
Area: Cloverdale	1,036,900	343.6	-0.12	0.06	-1.52	-1.09	-9.75	47.59	132.32
Clayton	880,600	293.0	-0.78	-1.18	-2.56	-2.79	-9.43	43.49	118.33
Cloverdale BC	1,158,200	384.8	0.23	0.60	-0.75	0.08	-9.54	50.14	145.72
Serpentine	1,581,700	419.9	-0.07	-1.22	-0.71	5.61	-1.32	53.14	145.99
Area: South Surrey White Rock	1,128,500	296.0	-0.90	-3.93	-6.68	-5.28	-11.59	38.97	69.43

Fraser Valley Real Estate Board

2025-01

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,600,400	337.3	-5.70	-7.54	-12.28	-5.68	-7.59	40.95	91.32
Elgin Chantrell	2,076,200	341.4	1.16	-0.76	-3.04	-2.90	-9.61	38.50	67.03
Grandview Surrey	1,084,400	172.9	0.35	-2.54	-3.30	-2.21	-8.52	46.40	78.06
Hazelmere	2,258,500	399.8	-0.62	0.58	-2.56	1.68	-7.82	56.85	156.94
King George Corridor	959,100	324.5	0.75	0.22	-5.17	-2.96	-13.12	39.57	103.83
Morgan Creek	1,315,600	266.3	3.86	1.45	-4.72	-3.79	3.90	49.69	73.71
Pacific Douglas	1,338,000	259.3	1.09	-2.26	-4.42	-2.52	-13.02	30.56	77.12
Sunnyside Park Surrey	1,081,900	324.0	-0.15	-2.47	-5.87	-5.04	-11.93	44.26	83.36
White Rock	845,400	300.0	-4.82	-11.11	-11.03	-11.35	-17.56	25.42	63.40
Area: Langley	1,034,500	347.5	0.67	0.32	-1.22	1.31	-4.77	44.49	122.33
Aldergrove Langley	996,500	436.5	1.18	0.32	-1.95	3.71	1.28	60.01	187.55
Brookwood Langley	1,481,400	413.0	-1.01	-3.73	-2.96	-0.67	-11.14	51.12	146.27
Campbell Valley	2,801,300	413.4	0.39	0.66	-1.88	3.07	-7.29	46.39	156.45
County Line Glen Valley	2,544,100	373.9	1.03	1.66	0.03	3.63	-2.68	60.82	173.12
Fort Langley	1,852,100	382.7	2.99	0.26	-1.90	0.98	-3.11	50.85	164.66
Langley City	746,200	367.8	1.24	-1.02	-1.39	0.25	-3.84	48.25	134.57
Murrayville	1,105,500	363.1	0.41	0.06	-3.02	0.58	3.09	43.46	120.73
Otter District	2,550,600	397.5	-0.72	3.92	0.71	3.09	-9.08	53.95	194.88
Salmon River	1,622,400	324.7	0.59	3.87	0.81	3.94	-6.10	54.91	195.72
Walnut Grove	1,056,500	338.5	0.92	2.42	0.09	1.90	-2.37	46.09	135.40
Willoughby Heights	919,500	311.6	0.48	-0.22	-1.89	1.30	-1.58	38.92	105.13
Area: Abbotsford	777,100	353.1	0.68	0.40	-2.57	-1.23	-15.73	45.73	137.94
Abbotsford East	1,035,400	370.1	0.84	0.93	-4.32	0.63	-10.30	47.86	151.09
Abbotsford West	696,300	351.1	0.00	-1.21	-1.51	-1.95	-18.82	45.75	151.14
Aberdeen	1,259,500	330.1	-1.02	0.82	-0.93	-1.76	-14.66	41.86	139.38
Bradner	1,863,900	357.8	-1.21	0.90	-1.51	0.20	-7.69	52.13	160.41
Central Abbotsford	568,900	361.9	1.80	0.67	-2.53	-2.66	-13.30	51.74	164.16
Matsqui	1,466,400	396.2	2.09	-0.97	-1.12	2.22	-19.09	40.40	159.63
Poplar	740,300	388.8	0.03	0.39	-2.31	-0.97	-14.21	43.63	155.79
Sumas Mountain	1,769,800	382.2	-2.20	4.31	-4.14	-6.46	-12.08	47.00	142.51
Sumas Prairie	2,366,300	469.3	2.74	-6.42	-1.22	4.13	-8.93	72.73	180.18
Area: Mission	913,300	358.7	0.06	0.39	-3.24	-1.89	-18.50	47.92	164.33

Fraser Valley Real Estate Board

2025-01

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,053,300	367.3	0.27	-1.45	-2.52	-2.05	-20.81	59.83	184.51
Durieu	1,214,100	331.4	0.61	-0.63	-4.66	0.33	-18.99	49.75	168.99
Hatzic	1,005,300	365.0	0.11	0.11	-3.05	-2.67	-18.73	46.35	176.52
Lake Errock	853,400	403.9	0.10	0.22	-4.20	-0.79	-12.52	62.99	187.06
Mission BC	854,800	348.9	-0.06	0.20	-3.33	-2.27	-19.12	45.68	160.18
Mission-West	1,414,900	337.6	-0.44	0.21	-2.48	-0.03	-17.68	48.33	169.65
Stave Falls	1,371,300	340.9	0.15	0.80	-2.82	-0.15	-15.99	51.44	154.78

Fraser Valley Real Estate Board

2025-01

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,790,800	393.1	0.56	0.31	-2.07	3.07	-1.60	45.11	92.41
Fraser Valley Real Estate Board	1,483,000	421.5	0.17	-0.35	-3.06	0.64	-9.39	52.50	146.06
Area: N. Delta	1,415,300	425.0	-0.02	0.19	-4.00	2.93	-10.64	47.31	153.13
Annieville	1,361,400	443.6	-0.38	-1.25	-5.96	2.12	-12.61	47.38	162.64
Nordel	1,387,800	413.7	-0.41	1.32	-3.32	3.01	-11.38	46.60	149.37
Scottsdale	1,374,900	446.7	-0.60	-1.00	-5.42	3.16	-11.96	48.01	164.32
Sunshine Hills Woods	1,517,600	393.6	1.05	0.77	-2.16	2.98	-8.14	43.60	137.97
Municipality: City of Surrey combined	1,608,800	429.4	0.19	-0.49	-3.24	0.28	-6.94	52.54	140.02
Area: North Surrey	1,482,500	458.4	0.66	0.48	-1.99	1.53	-9.57	54.08	165.43
Bolivar Heights	1,257,200	456.0	-1.68	-1.58	-4.76	0.66	-14.06	50.30	172.56
Bridgeview	984,000	504.1	-1.14	0.98	-2.59	-0.26	-9.51	65.28	222.52
Cedar Hills	1,393,400	471.7	0.51	-1.99	-4.46	-0.51	-11.05	51.53	179.28
Fraser Heights	1,798,500	435.3	3.08	2.71	1.59	1.56	-2.31	46.27	149.46
Guildford	1,297,100	437.2	-0.14	-1.75	-5.74	-1.20	-16.85	52.97	159.93
Port Kells	2,757,500	539.6	-3.21	-1.44	-1.35	3.11	-6.03	85.24	237.04
Royal Heights	1,420,500	473.5	1.05	1.81	-2.81	4.69	-9.86	59.05	187.32
Whalley	1,418,400	533.4	0.72	-1.00	-6.09	-1.55	-17.06	65.24	195.02
Area: Surrey	1,515,000	434.3	-0.48	-0.18	-3.12	-0.02	-7.60	52.23	163.05
Bear Creek Green Timbers	1,415,200	438.8	-4.53	-3.92	-6.48	-1.97	-9.75	50.53	159.95
East Newton	1,584,700	437.0	0.53	1.60	-0.43	2.39	-8.81	50.85	182.85
Fleetwood Tynehead	1,544,300	425.4	0.83	2.11	-4.75	-1.60	-7.28	53.35	166.37
Panorama Ridge	1,564,000	391.6	-1.46	-4.37	-6.47	-3.59	-4.28	42.97	142.18
Queen Mary Park Surrey	1,411,900	466.0	-0.64	-0.81	-0.77	0.39	-12.54	52.94	172.83
Sullivan Station	1,647,500	403.3	0.15	-0.98	-1.18	4.21	-1.35	62.29	153.97
West Newton	1,348,900	435.3	-0.57	1.21	-0.16	0.58	-11.56	49.33	159.73
Area: Cloverdale	1,500,900	427.7	1.02	0.49	-1.38	0.97	-9.52	50.97	161.27
Clayton	1,434,700	408.7	0.05	0.69	-1.85	-1.14	-10.06	48.03	153.85
Cloverdale BC	1,517,900	433.3	1.26	0.37	-1.34	1.43	-9.62	51.61	163.24
Serpentine	1,581,700	419.9	-0.07	-1.22	-0.71	5.61	-1.32	53.14	145.99
Area: South Surrey White Rock	1,856,700	358.4	-0.69	-2.71	-6.25	-1.65	-5.34	44.98	95.74

Fraser Valley Real Estate Board

2025-01

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.	1,710,600	338.9	-5.65	-8.03	-13.17	-5.78	-8.16	38.10	85.60
Elgin Chantrell	2,370,500	366.0	1.33	-0.14	-1.19	-0.33	-5.55	41.70	74.12
Grandview Surrey	2,039,900	315.0	1.22	-0.63	-0.47	4.06	-5.06	35.43	100.00
Hazelmere	2,258,500	399.8	-0.62	0.58	-2.56	1.68	-7.82	56.85	156.94
King George Corridor	1,663,700	389.2	1.73	3.10	-0.99	2.85	-5.90	55.43	132.91
Morgan Creek	2,185,800	362.2	5.97	3.13	-4.41	-1.60	10.56	52.25	104.17
Pacific Douglas	1,925,000	338.3	1.32	-1.40	-2.68	3.01	-3.32	48.44	144.08
Sunnyside Park Surrey	1,605,500	385.2	0.92	-2.23	-3.96	-0.54	-3.77	52.07	100.73
White Rock	1,690,100	355.7	-5.92	-8.23	-13.31	-7.10	-9.81	37.18	87.31
Area: Langley	1,616,600	427.2	0.61	0.19	-1.13	2.59	-6.87	53.95	165.51
Aldergrove Langley	1,191,600	420.3	0.99	-0.12	-2.48	3.04	-1.59	61.72	184.37
Brookwood Langley	1,481,400	413.0	-1.01	-3.73	-2.96	-0.67	-11.14	51.12	146.27
Campbell Valley	2,801,300	413.4	0.39	0.66	-1.88	3.07	-7.29	46.39	156.45
County Line Glen Valley	2,544,100	373.9	1.03	1.66	0.03	3.63	-2.68	61.02	173.12
Fort Langley	2,293,400	451.2	3.34	1.74	1.26	5.62	-1.76	57.43	166.67
Langley City	1,304,600	446.2	0.00	-2.62	1.34	3.48	-7.77	61.78	164.18
Murrayville	1,576,900	388.2	-0.28	-0.33	-0.87	0.31	-9.64	54.35	138.01
Otter District	2,550,600	398.3	-0.72	3.94	0.71	3.11	-9.08	53.96	194.82
Salmon River	2,029,100	404.5	0.37	3.45	0.82	5.06	-3.55	58.32	191.22
Walnut Grove	1,437,400	383.1	1.54	0.84	-3.14	0.37	-7.13	44.84	149.25
Willoughby Heights	1,589,400	454.9	1.54	1.49	-0.24	6.19	-0.35	56.38	182.37
Area: Abbotsford	1,207,400	417.6	1.02	0.94	-2.22	2.00	-15.36	53.70	174.02
Abbotsford East	1,203,900	383.4	1.03	1.54	-3.52	1.83	-11.27	49.71	161.17
Abbotsford West	1,123,100	443.6	0.86	-1.64	-1.77	1.02	-21.81	55.38	190.12
Aberdeen	1,465,800	383.1	-1.42	1.83	0.08	-0.47	-12.43	53.06	165.49
Bradner	1,863,900	357.8	-1.21	0.90	-1.51	0.20	-7.69	52.13	160.79
Central Abbotsford	1,090,300	439.8	2.16	2.33	-1.01	4.02	-16.40	62.29	209.94
Matsqui	1,466,400	396.2	2.09	-0.97	-1.12	2.22	-19.09	40.40	159.63
Poplar	1,094,500	414.3	1.30	1.20	-1.73	1.44	-16.94	58.31	187.91
Sumas Mountain	1,769,800	382.2	-2.20	4.31	-4.14	-6.46	-12.08	47.00	142.51
Sumas Prairie	2,366,300	469.3	2.74	-6.42	-1.22	4.13	-8.93	72.73	180.18
Area: Mission	1,025,000	378.2	0.19	0.77	-2.27	0.69	-17.44	52.81	180.98

Fraser Valley Real Estate Board

2025-01

Single Family Detached	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,053,300	367.3	0.27	-1.45	-2.52	-2.05	-20.81	59.83	184.51
Durieu	1,214,100	331.4	0.61	-0.63	-4.66	0.33	-18.99	49.75	168.99
Hatzic	1,006,200	365.1	0.11	0.14	-3.05	-2.64	-18.65	46.39	176.80
Mission BC	970,600	371.3	0.13	0.76	-2.16	0.54	-18.20	51.12	178.75
Mission-West	1,414,900	337.6	-0.44	0.21	-2.48	-0.03	-17.68	48.33	169.65
Stave Falls	1,371,300	340.9	0.15	0.80	-2.82	-0.15	-15.99	51.44	154.78

Fraser Valley Real Estate Board

2025-01

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	971,100	370.8	-0.54	-0.32	-1.96	1.70	2.40	43.78	129.31
Fraser Valley Real Estate Board	826,000	370.7	-0.24	-0.75	-2.70	-0.24	-2.24	47.98	153.56
Area: N. Delta	926,500	403.7	-2.51	-1.34	-6.14	3.33	-5.85	36.66	129.90
Annieville	762,300	424.2	-1.81	-0.84	-5.25	1.92	-3.83	54.82	176.17
Nordel	990,200	390.5	-2.69	-1.66	-5.99	2.87	-6.22	36.11	125.07
Scottsdale	882,000	354.2	-3.12	-1.20	-5.57	3.63	-6.35	36.86	142.77
Sunshine Hills Woods	964,300	343.9	-2.80	-1.77	-6.47	2.53	-6.55	31.96	133.15
Municipality: City of Surrey combined	851,000	368.6	-0.32	-1.21	-3.00	-0.75	-4.78	47.38	147.55
Area: North Surrey	751,300	428.3	-0.44	-5.37	-1.83	-1.61	0.59	40.80	178.12
Bolivar Heights	628,100	459.8	0.52	-5.22	0.59	-1.79	4.38	53.37	236.60
Fraser Heights	917,900	380.6	-0.57	-5.75	0.00	-1.76	2.01	32.89	167.09
Guildford	748,700	433.8	-0.62	-5.53	0.18	-1.39	3.11	43.22	191.14
Whalley	722,500	381.5	0.24	-5.05	-7.43	-4.31	-7.06	32.65	135.78
Area: Surrey	827,500	379.9	-0.34	0.98	-3.46	-0.52	-5.57	46.51	165.29
Bear Creek Green Timbers	797,400	353.3	0.66	-5.51	-7.63	-5.23	-9.01	31.09	142.65
East Newton	757,800	414.8	2.42	9.01	0.05	1.59	-2.05	53.57	194.60
Fleetwood Tynehead	858,400	366.7	-1.90	-0.43	-5.22	-0.70	-4.75	41.15	155.01
Panorama Ridge	900,000	357.7	0.03	2.26	-1.60	-1.02	-6.41	48.61	157.15
Queen Mary Park Surrey	725,600	403.3	0.55	-4.88	-6.82	-4.34	-4.52	40.87	157.37
Sullivan Station	865,400	335.8	0.39	2.04	-1.47	-0.80	-7.03	47.47	162.14
West Newton	803,100	392.5	-1.95	-1.23	-5.28	1.53	-5.31	51.02	173.71
Area: Cloverdale	837,100	343.4	-1.21	-2.00	-2.44	-0.43	-4.74	47.19	159.17
Clayton	833,200	344.7	-1.18	-1.99	-2.38	-0.32	-4.30	48.13	161.73
Cloverdale BC	842,500	344.7	-1.35	-2.05	-2.57	-0.55	-5.33	45.94	155.90
Area: South Surrey White Rock	934,600	296.9	0.27	-2.43	-3.60	-1.66	-6.22	49.57	108.50
Crescent Bch Ocean Pk.	890,400	305.0	-2.09	-3.14	-7.38	-3.82	-12.58	39.59	113.74
Elgin Chantrell	1,121,900	276.3	0.36	-2.92	-6.94	-2.88	-9.29	40.47	103.61
Grandview Surrey	941,500	283.5	0.53	-2.07	-1.49	-1.29	-4.48	50.72	107.39
King George Corridor	888,900	321.9	0.50	-3.01	-6.97	-1.74	-8.32	55.51	129.60
Morgan Creek	916,700	281.3	0.54	-2.12	-1.33	-1.47	-5.06	46.97	94.00

Fraser Valley Real Estate Board

2025-01

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	892,700	293.7	0.72	-2.07	-1.71	-1.61	-5.01	49.47	113.60
Sunnyside Park Surrey	1,002,500	284.4	-1.46	-2.90	-7.18	-2.94	-11.21	40.44	105.05
White Rock	901,100	330.6	-1.02	-3.31	-6.40	-3.33	-12.54	46.80	130.22
Area: Langley	864,600	373.6	0.19	-0.03	-1.63	0.73	5.18	51.44	168.39
Aldergrove Langley	628,100	457.8	0.42	0.79	-0.15	5.29	9.44	62.92	226.30
Fort Langley	985,900	369.1	-0.70	3.45	3.07	3.22	8.27	55.67	152.98
Langley City	807,600	344.5	1.35	-0.38	-2.90	-0.52	2.65	42.06	156.52
Murrayville	895,700	328.8	1.20	-0.54	-3.49	-1.70	2.08	34.20	138.09
Salmon River	1,054,600	364.2	0.05	5.38	1.96	3.55	9.70	54.39	141.99
Walnut Grove	860,300	334.9	-0.30	1.86	0.87	0.60	3.91	48.19	160.02
Willoughby Heights	888,600	389.1	0.10	-0.79	-2.41	0.83	5.68	54.77	173.05
Area: Abbotsford	653,700	361.6	-0.11	0.72	-1.95	2.76	0.56	48.56	176.24
Abbotsford East	703,200	388.1	0.57	-0.05	-5.48	3.22	0.00	45.57	173.12
Abbotsford West	681,400	342.1	-0.75	1.69	1.06	2.21	0.83	50.57	186.04
Aberdeen	762,800	371.9	0.27	0.79	-0.69	4.12	7.52	53.42	178.79
Central Abbotsford	517,600	330.1	0.30	1.60	-0.48	6.24	5.40	58.17	174.63
Poplar	699,600	317.3	0.03	0.86	-1.43	4.00	2.16	34.22	139.11
Area: Mission	685,500	365.6	0.41	1.53	-0.03	4.91	8.10	57.38	188.78
Mission BC	685,500	365.6	0.41	1.53	-0.03	4.91	8.10	57.38	188.78