

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

Summary Report

For February 2025

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2025-02

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,399,600	390.7	0.46	0.83	-1.88	1.35	-11.16	46.44	108.37
Fraser Valley Real Estate Board	1,283,300	420.3	0.74	0.86	-2.82	-0.36	-16.82	50.38	151.83
Area: N. Delta	1,327,000	421.8	0.02	-0.85	-5.11	0.55	-14.81	45.70	143.82
Annieville	1,292,600	430.9	-0.46	-0.65	-4.65	-0.58	-18.00	44.07	147.50
Nordel	1,324,500	418.9	1.16	-1.02	-8.26	1.80	-15.12	49.66	145.69
Scottsdale	1,289,400	430.2	-0.46	-0.62	-4.65	-0.55	-18.03	44.07	147.10
Sunshine Hills Woods	1,419,300	385.2	-0.75	-1.08	-1.13	1.08	-5.68	42.30	129.83
Municipality: City of Surrey combined	1,401,600	430.5	1.20	1.70	-4.78	-1.22	-14.52	50.68	143.63
Area: North Surrey	1,307,600	477.9	1.38	3.20	-3.16	1.06	-17.53	52.05	177.69
Bolivar Heights	1,249,500	465.9	2.96	6.56	-0.17	2.13	-15.92	50.05	176.99
Bridgeview	955,600	514.0	-0.73	-1.59	-7.84	2.88	-11.76	71.96	226.56
Cedar Hills	1,282,900	461.6	-0.22	-0.54	-3.97	0.87	-16.57	51.54	169.00
Fraser Heights	1,497,300	418.0	3.06	4.32	-0.64	1.60	-18.06	36.78	152.57
Guildford	1,270,100	465.9	-2.00	1.97	-8.09	-3.32	-24.02	46.60	164.27
Port Kells	2,786,000	579.5	10.30	15.55	16.58	19.48	-0.82	104.05	249.10
Royal Heights	1,302,300	467.1	2.98	-0.81	-6.99	4.22	-12.27	63.04	181.72
Whalley	1,346,400	529.2	-2.86	0.00	-8.47	-4.94	-23.33	51.85	193.51
Area: Surrey	1,374,000	433.0	-0.02	-1.55	-3.71	-1.05	-13.64	49.67	159.59
Bear Creek Green Timbers	1,328,400	443.7	0.16	-0.72	-3.02	0.11	-10.04	49.65	163.17
East Newton	1,319,000	441.7	-0.65	-1.74	-4.83	-0.25	-12.40	50.80	168.84
Fleetwood Tynehead	1,353,400	393.3	1.65	-1.11	-2.62	-0.08	-12.72	49.54	150.99
Panorama Ridge	1,428,600	424.5	-0.40	-2.14	-0.70	0.98	-4.35	57.34	158.05
Queen Mary Park Surrey	1,343,600	452.5	0.04	-2.46	-4.52	0.58	-18.22	50.88	163.69
Sullivan Station	1,715,700	394.5	-0.53	-0.53	-0.85	0.79	-4.99	66.67	135.52
West Newton	1,448,000	448.0	-2.08	-1.99	-5.47	-5.68	-18.81	43.82	165.72
Area: Cloverdale	1,311,700	436.7	-0.48	2.01	-5.11	0.65	-18.66	50.95	161.81
Clayton	1,354,000	448.5	-0.82	1.86	-5.24	0.67	-18.40	53.44	169.69
Cloverdale BC	1,310,300	436.5	-0.46	2.03	-5.09	0.72	-18.58	50.93	161.53
Area: South Surrey White Rock	1,560,300	346.3	3.74	4.43	-7.33	-5.49	-11.00	45.81	95.98
Crescent Bch Ocean Pk.	1,461,700	330.7	6.75	6.03	-8.44	-7.60	-10.04	40.72	85.68

Fraser Valley Real Estate Board

2025-02

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	2,096,300	358.5	6.95	5.44	-8.80	-7.48	-9.97	38.47	82.72
Grandview Surrey	2,747,900	372.2	1.17	4.23	-3.40	2.20	-14.61	37.55	104.96
Hazelmere	2,184,300	367.7	2.97	4.85	-1.29	1.24	-13.93	70.63	139.54
King George Corridor	1,342,100	355.2	-1.69	3.26	-0.31	2.84	-6.43	57.59	118.32
Morgan Creek	2,480,900	312.8	2.52	5.25	7.12	10.84	0.42	49.24	70.46
Pacific Douglas	2,854,700	449.1	-2.90	2.77	-3.48	2.58	-11.35	47.34	141.32
Sunnyside Park Surrey	1,434,400	339.9	6.02	4.81	-8.23	-6.65	-8.78	44.70	92.03
White Rock	1,368,700	354.7	5.31	5.03	-8.39	-7.92	-10.16	44.07	98.82
Area: Langley	1,460,400	429.4	1.66	0.54	-0.92	3.32	-13.60	51.41	168.04
Aldergrove Langley	1,097,900	412.3	0.91	1.35	-2.92	0.12	-12.52	49.98	181.24
Brookswood Langley	1,346,900	418.8	3.00	-3.55	-4.69	-3.12	-19.20	46.28	150.78
Campbell Valley	2,495,500	432.0	2.32	-1.95	1.74	2.73	-18.20	48.35	200.00
County Line Glen Valley	2,259,900	367.9	-0.70	2.17	-3.44	2.71	-3.59	54.00	167.37
Fort Langley	1,757,400	428.8	2.22	4.64	1.25	6.64	-3.92	49.04	180.81
Langley City	1,246,300	446.2	-1.26	-2.36	-2.70	6.52	-14.55	50.03	159.12
Murrayville	1,452,900	388.2	4.05	-2.17	-3.34	-2.36	-17.70	50.70	141.27
Otter District	2,436,600	429.2	0.28	2.04	0.85	3.42	-16.84	49.91	199.09
Salmon River	1,917,100	431.0	-0.16	0.19	0.94	3.43	-15.79	50.65	191.61
Walnut Grove	1,405,500	398.9	2.31	5.70	2.36	7.09	-0.55	54.85	160.04
Willoughby Heights	1,249,400	450.9	-0.18	-2.99	-3.49	5.40	-14.92	51.56	165.39
Area: Abbotsford	1,135,700	435.0	-0.80	0.23	-0.91	-0.64	-20.61	51.94	183.02
Abbotsford East	1,081,700	400.8	-2.10	-2.48	-3.44	-3.84	-20.49	48.55	161.28
Abbotsford West	1,060,600	449.8	-1.47	-1.90	-2.11	-3.29	-24.42	50.43	191.32
Aberdeen	1,571,400	420.0	1.79	-0.80	1.08	4.97	-11.02	57.19	189.46
Bradner	2,275,600	374.2	-1.53	0.03	-4.49	2.24	-3.98	55.40	172.94
Central Abbotsford	1,066,000	446.2	0.45	4.94	3.43	3.65	-21.21	54.50	208.79
Matsqui	1,190,600	401.1	-3.21	-0.05	5.83	-3.88	-19.55	48.83	172.12
Poplar	1,073,400	433.9	0.16	4.78	3.24	3.73	-21.34	51.93	198.42
Sumas Prairie	2,329,000	461.9	-1.58	0.83	0.92	-2.39	-16.97	65.97	171.39
Area: Mission	957,700	382.9	0.42	0.95	0.98	-1.26	-24.43	51.05	182.17
Dewdney Deroche	1,080,700	376.8	2.59	2.73	2.59	-1.18	-23.26	61.44	177.26
Durieu	1,109,000	358.1	2.31	2.31	1.82	-0.33	-23.74	60.01	168.24

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	925,700	376.6	0.75	1.13	1.15	-1.72	-24.57	47.80	180.84
Mission BC	912,100	375.5	0.11	0.83	0.78	-2.14	-25.23	48.54	179.60
Mission-West	1,378,200	336.5	-0.41	-3.50	0.09	-5.24	-28.02	48.30	162.28
Stave Falls	1,341,300	368.5	1.71	2.53	2.16	-0.83	-22.52	59.66	170.16

Fraser Valley Real Estate Board

2025-02

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	2,004,200	377.7	1.07	1.67	-0.84	2.55	-3.08	41.51	80.98
Fraser Valley Real Estate Board	1,658,000	409.2	1.21	1.16	-1.02	0.20	-10.85	49.78	139.30
Area: N. Delta	1,521,500	399.2	0.13	-0.62	-2.44	1.68	-12.17	48.13	145.81
Annieville	1,477,800	430.6	-0.35	-0.94	-2.67	1.20	-11.85	52.70	163.53
Nordel	1,492,300	386.1	0.39	-0.97	-2.30	1.63	-12.37	45.48	141.01
Scottsdale	1,500,000	429.9	-0.05	-0.62	-2.49	1.73	-11.58	53.26	167.35
Sunshine Hills Woods	1,577,300	393.2	0.43	-0.08	-2.24	2.00	-13.20	42.67	135.03
Municipality: City of Surrey combined	1,721,800	416.7	0.92	1.17	-0.26	0.17	-10.06	49.52	134.76
Area: North Surrey	1,671,300	429.8	1.63	2.70	1.15	1.54	-9.13	49.03	159.54
Bolivar Heights	1,411,200	444.6	4.19	1.18	-2.33	1.05	-8.01	56.44	179.80
Bridgeview	1,094,900	487.1	4.62	3.20	-4.66	0.35	-9.33	66.13	200.49
Cedar Hills	1,606,800	425.1	3.71	1.89	-2.97	0.57	-10.49	48.74	167.36
Fraser Heights	1,841,700	439.1	0.53	4.15	3.76	0.55	-10.15	42.70	157.39
Guildford	1,340,500	413.5	3.27	0.27	-2.57	1.17	-10.40	46.79	163.54
Port Kells	3,063,900	548.1	3.92	2.72	0.46	0.72	-6.64	84.48	241.92
Royal Heights	1,569,500	432.6	-1.05	0.07	-3.59	0.77	-12.02	53.51	155.07
Whalley	1,514,600	475.2	2.95	0.44	-3.45	-0.04	-10.53	54.44	187.48
Area: Surrey	1,588,800	424.5	1.12	1.10	0.09	0.21	-12.55	51.55	160.43
Bear Creek Green Timbers	1,564,400	450.4	6.38	0.45	1.51	0.13	-14.70	56.61	170.84
East Newton	1,698,000	431.6	0.91	1.72	1.15	2.88	-16.44	46.60	174.03
Fleetwood Tynehead	1,623,200	435.2	-0.93	1.37	-3.05	-2.99	-13.22	55.71	168.64
Panorama Ridge	1,638,100	376.2	2.51	1.87	-4.54	-1.05	-5.88	43.97	145.72
Queen Mary Park Surrey	1,509,700	461.3	2.08	1.81	11.34	3.62	-14.37	49.97	170.72
Sullivan Station	1,619,800	403.1	-1.44	-0.89	-1.10	0.60	-9.09	56.60	150.84
West Newton	1,336,300	460.0	4.40	2.91	12.06	5.22	-12.15	55.93	172.51
Area: Cloverdale	1,586,500	426.2	1.84	2.87	2.18	0.59	-13.48	48.97	157.99
Clayton	1,503,600	419.3	4.59	6.39	4.25	-0.29	-9.81	51.15	164.04
Cloverdale BC	1,615,400	428.7	0.97	1.64	1.30	0.59	-15.24	47.52	153.82
Serpentine	1,557,400	413.4	-1.55	-1.43	-1.88	0.29	-10.11	46.86	140.07
Area: South Surrey White Rock	2,005,300	354.2	0.57	-0.73	-3.65	-1.17	-6.89	40.17	93.55

Fraser Valley Real Estate Board

2025-02

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.	1,918,000	339.5	3.54	-4.58	-12.23	-4.01	-9.15	35.31	91.05
Elgin Chantrell	2,493,900	375.2	1.08	2.85	10.58	1.46	-3.57	39.64	78.41
Grandview Surrey	1,949,900	357.1	-1.95	-1.38	-1.71	0.42	-10.79	34.05	98.72
Hazelmere	2,343,200	457.9	-1.06	-2.14	1.73	-0.20	-10.09	43.32	149.13
King George Corridor	1,888,200	384.2	-1.31	-1.18	-0.93	0.10	-10.73	41.20	127.74
Morgan Creek	2,142,700	360.6	-1.21	5.87	-10.59	-1.77	4.37	49.13	88.80
Pacific Douglas	1,801,900	373.5	-1.27	-1.27	-1.71	1.14	-9.78	48.57	142.38
Sunnyside Park Surrey	1,754,300	424.1	-0.93	1.44	9.47	1.58	-1.96	52.50	113.01
White Rock	2,032,500	321.4	3.88	-5.05	-12.83	-4.15	-8.56	30.97	82.51
Area: Langley	1,741,200	422.9	-0.12	0.40	-1.56	0.43	-9.35	50.77	160.57
Aldergrove Langley	1,396,000	411.1	1.33	1.53	0.49	7.99	2.14	74.05	173.88
Brookwood Langley	1,655,900	379.5	-2.92	1.15	-2.34	-6.30	-13.85	45.40	142.03
Campbell Valley	3,103,600	378.6	3.53	3.30	0.03	10.15	-2.50	47.89	122.18
County Line Glen Valley	2,875,900	374.1	2.27	2.61	0.84	8.84	1.35	65.68	170.30
Fort Langley	2,614,000	405.0	0.97	3.11	1.81	7.71	0.62	58.02	153.92
Langley City	1,332,000	401.8	-3.48	0.25	-3.11	-6.56	-13.35	48.65	154.14
Murrayville	1,606,500	376.0	-2.97	1.05	-2.41	-6.26	-13.44	44.95	138.73
Otter District	2,895,000	374.0	2.58	2.69	0.89	8.82	0.97	65.63	171.01
Salmon River	2,249,300	384.5	4.40	4.74	1.75	9.05	4.43	69.31	167.94
Walnut Grove	1,503,700	390.8	2.46	-2.96	0.23	-1.36	-12.65	43.52	149.71
Willoughby Heights	1,578,300	435.0	-2.73	-1.85	-3.85	0.14	-10.38	48.16	168.35
Area: Abbotsford	1,330,800	378.6	2.27	3.73	-0.24	1.04	-17.48	46.97	158.96
Abbotsford East	1,330,900	358.7	0.73	4.36	-5.41	0.14	-14.62	43.59	150.66
Abbotsford West	1,269,600	404.5	3.80	2.66	4.74	1.51	-18.92	57.39	188.93
Aberdeen	1,479,300	372.4	4.02	2.87	4.99	1.69	-19.06	48.96	166.00
Bradner	1,401,100	386.0	3.15	1.87	6.78	2.44	-21.94	49.09	160.99
Central Abbotsford	1,211,900	412.5	3.75	2.56	5.31	1.80	-19.42	57.56	195.70
Matsqui	1,839,800	373.9	3.00	0.62	10.88	4.73	-25.25	42.60	134.86
Poplar	1,184,100	383.0	4.67	2.43	4.56	1.54	-19.91	51.86	163.05
Sumas Mountain	1,750,200	378.0	-1.10	2.00	-6.16	-4.95	-18.48	38.11	132.90
Area: Mission	1,302,200	383.6	10.90	9.16	3.31	5.50	-10.29	64.42	187.77
Durieu	1,639,000	341.9	9.55	10.33	1.88	4.30	-13.55	56.26	168.37

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	1,300,100	365.5	10.09	8.33	3.75	4.55	-11.63	57.68	176.48
Mission BC	1,225,700	377.6	10.99	8.72	3.65	5.80	-10.75	62.69	188.02
Mission-West	1,552,000	353.9	7.90	7.44	-1.48	3.03	-13.75	61.52	176.27
Stave Falls	1,598,000	349.4	9.87	9.77	1.98	4.14	-11.61	59.33	166.11

Fraser Valley Real Estate Board

2025-02

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	705,500	354.0	1.40	0.83	-1.09	-1.12	0.11	24.52	101.71
Fraser Valley Real Estate Board	538,200	440.8	0.69	0.39	-1.45	-1.48	-4.55	42.33	176.54
Area: N. Delta	548,300	525.2	-3.46	-3.67	-4.72	-5.39	-11.39	21.29	206.06
Annieville	433,600	487.7	-3.16	-3.20	-3.56	-2.69	-5.01	49.92	242.97
Scottsdale	630,300	413.9	-3.83	-3.59	-5.11	-4.78	-11.95	14.21	159.99
Municipality: City of Surrey combined	528,500	442.3	0.29	0.45	-2.45	-2.92	-7.14	34.97	161.56
Area: North Surrey	480,600	443.8	0.07	0.11	-3.06	-3.69	-8.04	31.19	161.06
Bolivar Heights	474,300	523.5	0.83	0.85	-1.98	-1.78	-2.20	43.78	211.79
Cedar Hills	386,800	544.8	-3.44	-1.80	-2.49	-1.73	-3.71	56.15	275.98
Guildford	544,900	476.7	-1.08	-0.94	-2.91	-3.38	-5.73	38.33	197.75
Port Kells	583,100	386.7	0.86	1.28	-0.36	-0.92	-7.20	38.80	177.01
Whalley	464,300	434.3	0.49	0.56	-2.97	-3.40	-7.95	30.11	146.90
Area: Surrey	545,900	497.6	-2.98	-3.21	-4.45	-3.88	-7.29	42.74	217.14
Bear Creek Green Timbers	618,300	499.0	-3.26	-3.43	-4.11	-3.07	-8.39	39.46	204.08
East Newton	479,200	479.7	-2.93	-3.44	-4.71	-3.85	-6.85	42.34	207.89
Fleetwood Tynehead	582,200	407.7	-1.33	-0.66	-3.27	-4.25	-10.12	28.25	148.45
Queen Mary Park Surrey	545,700	511.0	-3.66	-3.33	-3.91	-3.11	-6.58	45.09	232.47
Sullivan Station	645,800	476.3	-3.15	-3.62	-4.55	-3.95	-9.00	34.40	190.78
West Newton	545,800	504.0	-3.49	-3.34	-3.84	-3.02	-6.48	45.83	233.33
Area: Cloverdale	588,100	433.7	-1.27	-0.87	-3.06	-3.36	-6.81	32.79	162.37
Clayton	589,700	425.2	-1.35	-1.02	-3.12	-3.50	-7.04	32.30	158.01
Cloverdale BC	585,900	435.3	-1.11	-0.59	-2.94	-3.14	-6.45	33.49	165.59
Area: South Surrey White Rock	616,100	363.7	2.77	0.14	-1.25	-0.82	-0.87	43.08	147.58
Crescent Bch Ocean Pk.	492,700	412.0	4.30	6.32	3.34	2.31	2.62	43.60	188.52
Grandview Surrey	643,300	385.2	3.77	3.97	-0.72	0.08	-1.36	45.03	164.02
King George Corridor	666,500	361.2	3.41	3.82	-0.36	0.11	-2.06	39.35	146.38
Morgan Creek	657,200	416.5	3.12	4.05	-0.86	0.10	-2.46	40.80	156.78
Sunnyside Park Surrey	584,600	345.5	2.98	3.66	-0.69	-0.12	-1.90	43.18	151.27
White Rock	590,600	360.8	2.01	-3.97	-2.35	-1.85	1.26	45.60	141.02

Fraser Valley Real Estate Board

2025-02

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Langley	607,700	422.9	0.62	1.12	-0.63	-0.40	-3.18	45.88	190.65
Aldergrove Langley	501,000	455.9	2.11	-1.00	-0.26	5.07	12.43	72.49	240.22
Fort Langley	894,600	406.6	0.15	-0.34	-2.09	-2.56	-5.40	31.12	167.85
Langley City	566,200	404.7	1.12	1.33	0.20	-0.30	-5.64	43.16	191.36
Murrayville	568,600	398.7	0.20	1.09	-0.45	0.00	0.23	51.02	183.97
Salmon River	502,600	359.8	0.59	1.15	-0.42	-0.28	-2.02	46.86	156.27
Walnut Grove	578,700	343.6	-0.03	0.64	-1.43	-0.89	-2.77	44.98	164.10
Willoughby Heights	648,100	393.0	0.15	0.90	-1.40	-1.36	-3.84	39.36	152.08
Area: Abbotsford	448,000	480.2	1.61	2.19	1.12	1.27	-2.68	54.16	230.94
Abbotsford East	567,900	398.0	2.52	-2.09	-2.07	3.73	3.46	40.69	157.61
Abbotsford West	435,600	468.4	-1.56	-1.12	-1.31	-0.40	-3.60	56.39	232.20
Central Abbotsford	450,500	485.5	3.63	4.84	2.82	1.61	-3.34	52.91	226.28
Poplar	452,600	483.0	0.37	-2.19	-0.88	5.53	6.67	58.57	247.48
Area: Mission	458,700	411.0	0.27	-0.99	-0.72	3.42	3.89	50.60	225.42
Mission BC	458,700	411.0	0.27	-0.99	-0.72	3.42	3.89	50.60	225.42

Fraser Valley Real Estate Board

2025-02

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,112,700	339.7	0.86	0.89	-1.19	-0.44	-7.82	32.90	72.61
Fraser Valley Real Estate Board	970,300	348.3	0.55	0.09	-2.27	-2.95	-16.65	40.67	107.44
Area: N. Delta	1,204,100	382.5	-0.36	-1.65	-4.16	-0.55	-15.69	40.57	127.68
Annieville	1,043,400	394.6	-0.45	-1.72	-4.82	-2.71	-20.92	38.17	127.44
Nordel	1,307,600	390.4	1.04	-1.19	-4.92	0.88	-14.01	45.78	144.61
Scottsdale	1,051,400	353.4	-1.75	-2.32	-3.99	-2.81	-20.51	30.60	110.86
Sunshine Hills Woods	1,426,400	378.8	-0.03	-0.58	-1.74	1.61	-9.27	42.73	128.06
Municipality: City of Surrey combined	991,300	340.2	0.32	-0.12	-2.74	-4.33	-18.12	38.91	95.18
Area: North Surrey	732,500	333.0	0.21	0.24	-2.72	-5.48	-21.61	29.82	91.82
Bolivar Heights	1,000,500	420.2	2.04	1.97	-4.57	-5.89	-23.74	35.24	139.98
Bridgeview	995,000	509.7	1.11	-0.12	-6.99	0.71	-12.09	69.11	220.36
Cedar Hills	1,286,600	462.8	0.26	0.19	-4.32	-2.12	-17.28	46.09	163.10
Fraser Heights	1,658,900	403.1	0.12	3.57	3.39	-1.85	-14.18	35.95	137.12
Guildford	700,100	418.5	-0.45	-1.23	-2.83	-4.41	-11.24	42.69	155.18
Port Kells	2,616,000	516.7	8.82	8.66	8.87	15.64	17.22	125.14	217.77
Royal Heights	1,463,200	483.1	0.65	-0.84	-5.09	4.86	-11.55	57.05	189.11
Whalley	511,300	338.8	0.36	-0.41	-5.47	-7.13	-17.39	25.11	96.06
Area: Surrey	1,036,200	362.3	0.11	-0.47	-2.66	-3.72	-18.24	40.54	125.73
Bear Creek Green Timbers	1,180,100	376.3	2.87	-0.05	0.70	-2.26	-17.68	36.09	124.79
East Newton	986,900	343.3	-1.55	-1.09	-5.09	-5.03	-25.60	33.11	122.06
Fleetwood Tynehead	1,071,800	352.9	0.43	-0.37	-4.62	-6.66	-18.69	40.26	128.56
Panorama Ridge	1,371,000	364.6	1.50	1.19	-3.13	-1.11	-8.07	44.74	129.16
Queen Mary Park Surrey	870,300	378.4	-0.45	-3.40	-2.32	-4.92	-20.95	35.24	120.51
Sullivan Station	1,058,600	325.1	-0.85	0.37	-1.04	-1.31	-13.49	45.52	114.16
West Newton	897,100	382.1	0.45	-0.73	0.53	-1.29	-17.81	44.08	148.93
Area: Cloverdale	1,042,400	345.4	0.52	0.61	-0.26	-1.54	-15.22	45.37	128.14
Clayton	890,800	296.4	1.16	0.20	-0.50	-3.30	-13.64	41.75	119.07
Cloverdale BC	1,158,600	384.9	0.03	0.57	0.00	-0.41	-15.89	47.53	138.33
Serpentine	1,557,400	413.4	-1.55	-1.43	-1.88	0.29	-10.11	46.86	140.07
Area: South Surrey White Rock	1,136,200	298.0	0.68	-1.29	-5.34	-5.87	-15.08	37.71	68.08

Fraser Valley Real Estate Board

2025-02

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,647,400	347.2	2.94	-3.29	-11.32	-5.50	-9.21	40.06	97.50
Elgin Chantrell	2,114,800	347.7	1.85	2.42	3.73	-2.41	-9.15	36.67	69.44
Grandview Surrey	1,070,300	170.6	-1.33	-2.68	-4.59	-4.59	-15.75	44.33	75.33
Hazelmere	2,270,400	401.9	0.53	1.62	0.53	0.55	-11.79	53.34	145.51
King George Corridor	959,600	324.6	0.03	-0.06	-4.30	-4.08	-16.28	37.95	100.37
Morgan Creek	1,316,000	266.4	0.04	3.22	-6.36	-3.72	-2.06	47.59	62.64
Pacific Douglas	1,318,600	255.5	-1.47	-1.66	-5.23	-6.10	-18.99	29.04	73.10
Sunnyside Park Surrey	1,088,200	325.9	0.59	0.12	-2.54	-5.40	-14.46	41.57	82.88
White Rock	869,100	308.4	2.80	-4.13	-7.97	-10.17	-18.63	27.39	65.45
Area: Langley	1,037,200	348.4	0.26	0.32	-1.25	0.06	-9.48	42.61	120.79
Aldergrove Langley	1,005,700	440.5	0.92	0.85	-0.88	2.92	-3.48	58.40	191.53
Brookwood Langley	1,487,100	414.6	0.39	-0.81	-3.02	-4.14	-15.70	48.60	150.82
Campbell Valley	2,886,400	425.9	3.02	1.43	0.47	7.55	-7.89	48.14	154.72
County Line Glen Valley	2,560,400	376.3	0.64	2.12	-2.06	4.56	-3.86	59.31	171.30
Fort Langley	1,878,700	388.2	1.44	3.05	-0.67	1.44	-2.71	52.71	166.26
Langley City	741,900	365.6	-0.60	-0.44	-2.22	-1.27	-10.39	43.54	132.87
Murrayville	1,104,000	362.6	-0.14	0.61	-3.33	-3.05	-2.19	40.76	120.96
Otter District	2,580,300	402.2	1.18	2.37	0.60	4.36	-11.04	53.28	187.29
Salmon River	1,682,900	336.8	3.73	4.34	3.09	6.79	-7.40	59.17	194.92
Walnut Grove	1,073,400	343.9	1.60	1.06	2.05	2.35	-5.50	46.97	138.65
Willoughby Heights	913,100	309.4	-0.71	-0.71	-2.49	-0.74	-8.35	35.94	100.91
Area: Abbotsford	780,800	354.7	0.45	1.08	-0.98	-1.96	-20.22	42.68	138.05
Abbotsford East	1,028,900	367.7	-0.65	0.35	-5.09	-2.65	-17.13	43.07	148.45
Abbotsford West	691,700	348.8	-0.66	-0.77	-0.74	-3.57	-22.28	41.90	152.21
Aberdeen	1,291,900	338.5	2.54	1.47	1.29	0.71	-18.43	40.87	145.82
Bradner	1,863,100	357.7	-0.03	0.06	-1.81	2.58	-13.03	49.29	162.24
Central Abbotsford	578,900	368.3	1.77	3.05	1.13	-0.94	-17.97	49.65	162.88
Matsqui	1,484,300	401.1	1.24	1.52	12.16	1.85	-23.31	37.41	155.97
Poplar	740,400	388.9	0.03	-0.56	0.08	-1.89	-19.52	39.34	153.19
Sumas Mountain	1,750,200	378.0	-1.10	2.00	-6.16	-4.95	-18.48	38.11	132.90
Sumas Prairie	2,329,000	461.9	-1.58	0.83	0.92	-2.39	-16.97	65.97	171.39
Area: Mission	944,300	370.9	3.40	3.00	0.49	-1.30	-21.02	49.86	168.77

Fraser Valley Real Estate Board

2025-02

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,080,700	376.8	2.59	2.73	2.59	-1.18	-23.26	61.44	177.26
Durieu	1,268,000	346.2	4.47	3.87	0.14	2.03	-21.60	53.46	165.49
Hatzic	1,052,900	382.3	4.74	4.23	2.08	-0.78	-21.22	49.04	183.19
Lake Errock	919,000	434.9	7.68	6.10	1.26	2.69	-13.93	70.48	202.86
Mission BC	876,400	357.7	2.52	2.08	-0.14	-2.27	-22.09	46.18	163.40
Mission-West	1,477,800	352.6	4.44	2.80	-0.48	-0.54	-20.39	56.92	175.04
Stave Falls	1,444,000	358.9	5.28	6.12	3.16	0.59	-18.17	56.38	156.91

Fraser Valley Real Estate Board

2025-02

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,808,700	397.0	0.99	1.56	-0.97	2.53	-4.98	44.57	90.13
Fraser Valley Real Estate Board	1,499,000	426.1	1.09	1.12	-1.62	0.07	-13.22	51.05	146.30
Area: N. Delta	1,417,200	425.6	0.14	-0.77	-3.82	1.21	-13.28	47.93	148.60
Annieville	1,356,900	442.1	-0.34	-0.85	-4.08	-0.27	-16.14	47.51	155.40
Nordel	1,401,300	417.7	0.97	-0.85	-5.45	1.88	-13.54	48.12	146.72
Scottsdale	1,373,400	446.2	-0.11	-0.80	-3.44	1.02	-14.99	48.54	158.22
Sunshine Hills Woods	1,515,900	393.1	-0.13	-0.58	-1.95	1.66	-9.98	43.83	134.97
Municipality: City of Surrey combined	1,625,000	433.7	1.00	1.38	-1.34	-0.05	-11.24	51.06	140.14
Area: North Surrey	1,502,900	464.7	1.37	2.67	-0.54	1.57	-12.73	51.52	171.60
Bolivar Heights	1,298,600	471.0	3.29	4.37	-1.20	1.86	-13.51	51.98	180.69
Bridgeview	995,000	509.7	1.11	-0.12	-6.99	0.71	-12.09	69.11	220.36
Cedar Hills	1,414,500	478.8	1.51	0.57	-3.87	0.57	-14.07	51.81	179.84
Fraser Heights	1,810,600	438.2	0.67	4.11	3.40	0.50	-10.55	42.78	156.86
Guildford	1,308,300	441.0	0.87	0.89	-5.08	-0.88	-17.12	46.80	164.23
Port Kells	2,933,600	574.1	6.39	7.43	6.41	7.75	-3.84	92.26	251.13
Royal Heights	1,429,700	476.6	0.65	-0.50	-5.23	4.59	-11.90	58.23	182.85
Whalley	1,409,700	530.2	-0.60	0.45	-6.21	-2.91	-18.48	53.46	197.70
Area: Surrey	1,528,800	438.3	0.92	0.55	-0.81	-0.02	-12.72	52.08	163.72
Bear Creek Green Timbers	1,473,400	456.9	4.12	0.15	-0.31	0.04	-13.22	54.88	170.84
East Newton	1,591,400	438.9	0.43	0.80	-0.54	1.64	-16.46	47.33	176.73
Fleetwood Tynehead	1,542,800	425.0	-0.09	0.73	-2.90	-2.21	-13.03	54.66	165.29
Panorama Ridge	1,595,600	399.5	2.02	1.19	-4.10	-1.16	-5.89	46.82	148.29
Queen Mary Park Surrey	1,429,900	471.9	1.27	0.11	3.35	2.77	-15.76	52.62	173.88
Sullivan Station	1,625,200	397.8	-1.36	-0.85	-1.14	0.53	-8.87	57.17	148.00
West Newton	1,372,700	442.9	1.75	0.61	4.11	0.39	-15.30	49.17	164.10
Area: Cloverdale	1,520,400	433.3	1.31	2.70	0.65	1.03	-14.47	49.98	158.38
Clayton	1,497,700	426.7	4.40	6.22	3.90	0.02	-10.13	51.80	164.87
Cloverdale BC	1,525,900	435.6	0.53	1.80	-0.21	1.28	-15.81	49.38	155.93
Serpentine	1,557,400	413.4	-1.55	-1.43	-1.88	0.29	-10.11	46.86	140.07
Area: South Surrey White Rock	1,879,800	362.9	1.26	0.44	-4.42	-2.26	-8.27	42.71	96.69

Fraser Valley Real Estate Board

2025-02

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.	1,782,900	353.3	4.25	-2.13	-11.10	-4.36	-8.59	38.77	94.98
Elgin Chantrell	2,418,000	373.4	2.02	3.55	6.78	-0.03	-4.87	39.48	78.40
Grandview Surrey	2,005,400	309.7	-1.68	-0.64	-2.27	0.32	-12.07	32.52	92.60
Hazelmere	2,270,400	401.9	0.53	1.62	0.53	0.55	-11.79	53.34	145.51
King George Corridor	1,633,600	382.1	-1.82	0.74	-0.80	-0.31	-11.84	49.61	129.08
Morgan Creek	2,165,700	358.9	-0.91	6.00	-9.46	-0.88	4.42	48.98	86.93
Pacific Douglas	1,900,000	333.9	-1.30	-1.04	-3.25	-0.68	-10.24	45.43	137.99
Sunnyside Park Surrey	1,630,900	391.3	1.58	2.62	2.78	-1.41	-4.98	49.29	105.19
White Rock	1,759,300	370.3	4.10	-2.71	-11.62	-5.90	-10.38	37.10	97.39
Area: Langley	1,626,900	429.9	0.63	0.51	-1.24	1.49	-10.85	51.43	163.58
Aldergrove Langley	1,208,400	426.2	1.40	1.50	-1.21	3.72	-6.47	59.86	187.39
Brookswood Langley	1,487,100	414.6	0.39	-0.81	-3.02	-4.14	-15.70	48.60	150.82
Campbell Valley	2,886,400	425.9	3.02	1.43	0.47	7.55	-7.89	48.14	154.72
County Line Glen Valley	2,560,400	376.3	0.64	2.12	-2.06	4.56	-3.86	59.52	171.30
Fort Langley	2,317,900	456.0	1.06	3.10	0.55	6.27	-1.58	58.50	164.96
Langley City	1,277,000	436.7	-2.13	-1.44	-3.04	0.58	-14.19	49.76	159.02
Murrayville	1,559,000	383.8	-1.13	0.08	-2.59	-5.02	-14.62	47.50	140.48
Otter District	2,580,300	403.0	1.18	2.36	0.60	4.35	-11.04	53.29	187.24
Salmon River	2,075,800	413.8	2.30	2.50	1.40	6.16	-6.27	59.65	184.01
Walnut Grove	1,471,900	392.3	2.40	-0.51	0.85	0.69	-9.57	46.16	152.12
Willoughby Heights	1,549,800	443.6	-2.48	-1.84	-3.57	1.14	-10.13	49.51	169.67
Area: Abbotsford	1,215,200	420.3	0.65	1.84	-0.57	0.26	-19.31	50.32	175.07
Abbotsford East	1,197,800	381.5	-0.50	1.03	-4.60	-2.00	-18.17	44.40	158.29
Abbotsford West	1,128,200	445.6	0.45	-0.13	0.27	-1.35	-22.41	54.45	195.49
Aberdeen	1,513,700	395.6	3.26	1.57	3.40	2.91	-16.20	52.04	174.15
Bradner	1,863,100	357.7	-0.03	0.06	-1.81	2.58	-13.03	49.29	162.63
Central Abbotsford	1,106,700	446.4	1.50	4.40	4.18	3.69	-20.33	56.63	209.36
Matsqui	1,484,300	401.1	1.24	1.52	12.16	1.85	-23.31	37.41	155.97
Poplar	1,116,800	422.7	2.03	3.37	3.50	2.35	-20.52	53.93	187.94
Sumas Mountain	1,750,200	378.0	-1.10	2.00	-6.16	-4.95	-18.48	38.11	132.90
Sumas Prairie	2,329,000	461.9	-1.58	0.83	0.92	-2.39	-16.97	65.97	171.39
Area: Mission	1,066,600	393.6	4.07	3.96	2.00	1.36	-19.57	55.70	187.30

Fraser Valley Real Estate Board

2025-02

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,080,700	376.8	2.59	2.73	2.59	-1.18	-23.26	61.44	177.26
Durieu	1,268,000	346.2	4.47	3.87	0.14	2.03	-21.60	53.46	165.49
Hatzic	1,054,100	382.5	4.77	4.25	2.08	-0.73	-21.12	49.12	183.54
Mission BC	1,004,600	384.3	3.50	3.42	1.80	0.87	-20.63	52.86	184.46
Mission-West	1,477,800	352.6	4.44	2.80	-0.48	-0.54	-20.39	56.92	174.82
Stave Falls	1,444,000	358.9	5.28	6.12	3.16	0.59	-18.17	56.38	156.91

Fraser Valley Real Estate Board

2025-02

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	976,300	372.8	0.54	-0.48	-1.04	0.38	-2.66	43.61	128.29
Fraser Valley Real Estate Board	829,800	372.4	0.46	-0.64	-1.95	-1.04	-7.55	47.37	150.77
Area: N. Delta	928,800	404.7	0.25	-2.97	-2.93	1.25	-11.75	35.99	127.87
Annieville	754,100	419.6	-1.08	-4.27	-3.18	-0.59	-10.95	51.21	176.23
Nordel	1,000,300	394.4	1.00	-2.55	-2.33	1.89	-11.37	35.67	125.24
Scottsdale	883,500	354.8	0.17	-2.45	-2.10	1.11	-11.79	36.94	139.41
Sunshine Hills Woods	971,800	346.6	0.79	-2.67	-2.59	0.73	-12.19	33.82	131.38
Municipality: City of Surrey combined	856,100	370.8	0.60	-0.99	-1.88	-1.83	-10.33	47.03	143.63
Area: North Surrey	747,600	426.2	-0.49	-3.07	-0.88	-4.44	-7.57	37.93	170.43
Bolivar Heights	622,300	455.6	-0.91	-1.60	1.09	-4.25	-4.91	48.31	224.73
Fraser Heights	898,100	372.3	-2.18	-1.64	0.40	-3.27	-8.32	27.06	153.27
Guildford	739,700	428.6	-1.20	-2.19	0.14	-4.07	-7.15	38.62	181.97
Whalley	740,200	390.8	2.44	-5.60	-3.58	-6.60	-9.54	35.98	134.86
Area: Surrey	833,900	382.9	0.79	-0.18	-2.35	-1.74	-11.18	46.93	164.25
Bear Creek Green Timbers	825,200	365.6	3.48	-4.34	-1.59	-5.51	-11.37	33.63	143.41
East Newton	742,300	406.3	-2.05	1.09	-5.99	-2.05	-13.44	48.23	186.53
Fleetwood Tynehead	883,800	377.5	2.95	1.13	-0.92	-1.10	-8.40	46.43	161.79
Panorama Ridge	902,400	358.7	0.28	1.24	-1.89	-1.67	-11.85	48.35	149.79
Queen Mary Park Surrey	748,200	415.9	3.12	-4.48	-2.26	-5.46	-7.74	44.66	158.64
Sullivan Station	862,900	334.8	-0.30	0.75	-1.99	-1.88	-12.70	45.82	153.06
West Newton	800,100	391.1	-0.36	-3.17	-2.93	-0.51	-11.54	49.16	175.23
Area: Cloverdale	840,400	344.7	0.38	-1.91	-0.66	-1.91	-11.55	44.83	155.71
Clayton	836,400	346.0	0.38	-2.01	-0.77	-1.84	-11.12	45.50	158.79
Cloverdale BC	846,000	346.2	0.44	-1.76	-0.43	-1.95	-12.02	43.89	151.97
Area: South Surrey White Rock	941,900	299.2	0.77	-1.06	-2.86	-1.71	-9.85	50.20	101.75
Crescent Bch Ocean Pk.	921,900	315.8	3.54	-0.38	-4.56	-1.53	-10.46	42.38	104.27
Elgin Chantrell	1,160,200	285.7	3.40	0.04	-5.40	-0.52	-6.60	40.19	92.91
Grandview Surrey	940,100	283.1	-0.14	-1.53	-1.05	-2.21	-10.75	52.12	105.89
King George Corridor	901,800	326.6	1.46	-0.73	-6.47	-1.06	-8.59	53.77	115.72
Morgan Creek	918,300	281.8	0.18	-1.43	-0.74	-1.67	-11.19	49.34	91.96

Fraser Valley Real Estate Board

2025-02

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	888,200	292.3	-0.48	-1.62	-1.28	-2.60	-11.24	50.51	111.05
Sunnyside Park Surrey	1,031,500	292.6	2.88	-0.27	-5.46	-0.81	-9.52	40.07	95.72
White Rock	929,000	340.8	3.09	-0.23	-4.91	-1.19	-10.53	45.64	118.18
Area: Langley	868,000	375.1	0.40	0.08	-1.88	1.16	0.35	50.70	169.47
Aldergrove Langley	617,700	450.2	-1.66	-1.01	-2.55	0.81	4.84	62.18	223.42
Fort Langley	982,300	367.8	-0.35	0.25	-1.84	4.43	3.81	55.91	151.40
Langley City	817,800	348.9	1.28	-0.31	-2.62	2.05	-1.13	43.34	159.79
Murrayville	912,100	334.8	1.82	1.12	-3.21	0.87	-1.96	37.33	141.21
Salmon River	1,058,500	365.5	0.36	1.36	-0.19	4.61	5.30	56.20	141.09
Walnut Grove	858,400	334.1	-0.24	0.36	-1.76	1.49	-0.51	45.64	162.04
Willoughby Heights	891,800	390.5	0.36	-0.05	-1.84	0.59	0.44	53.80	171.94
Area: Abbotsford	654,500	362.0	0.11	0.53	-1.50	1.26	-4.26	47.57	176.76
Abbotsford East	708,500	391.0	0.75	0.59	-3.86	3.14	-3.15	46.50	173.24
Abbotsford West	688,100	345.4	0.96	2.31	2.16	2.13	-3.79	48.94	194.96
Aberdeen	754,000	367.6	-1.16	-0.76	-3.77	-0.46	2.60	52.53	175.36
Central Abbotsford	504,100	321.5	-2.61	-1.47	-2.75	0.66	-3.16	55.24	161.38
Poplar	693,700	314.6	-0.85	-0.63	-1.78	0.90	-2.21	33.08	139.24
Area: Mission	664,700	354.5	-3.04	-2.02	-2.88	-0.37	2.66	51.76	179.79
Mission BC	664,700	354.5	-3.04	-2.02	-2.88	-0.37	2.66	51.76	179.79