

Summary Report

For March 2025

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2025-03

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,403,200	391.7	0.26	1.16	-1.48	-0.63	-12.06	45.51	105.08
Fraser Valley Real Estate Board	1,291,200	422.9	0.62	1.00	-1.86	-1.21	-17.47	50.07	149.50
Area: N. Delta	1,314,300	417.8	-0.95	-2.50	-5.37	-3.67	-17.53	43.43	137.25
Annieville	1,266,800	422.3	-2.00	-4.13	-6.24	-6.18	-21.56	42.48	138.45
Nordel	1,343,900	425.0	1.46	0.26	-4.62	-1.44	-15.27	50.07	146.38
Scottsdale	1,263,700	421.7	-1.98	-4.14	-6.25	-6.10	-21.54	42.47	138.25
Sunshine Hills Woods	1,386,800	376.3	-2.31	-3.29	-4.71	-1.34	-10.58	33.82	119.29
Municipality: City of Surrey combined	1,414,400	434.4	0.91	1.66	-2.56	-1.32	-15.86	50.31	142.82
Area: North Surrey	1,311,800	479.5	0.33	0.65	-1.22	0.57	-18.44	50.17	171.21
Bolivar Heights	1,251,700	466.7	0.17	1.02	2.32	1.86	-16.26	50.35	168.22
Bridgeview	970,700	522.2	1.60	-0.70	-3.51	0.35	-12.94	75.00	228.43
Cedar Hills	1,303,600	469.1	1.62	1.30	-1.98	2.18	-16.69	50.35	171.47
Fraser Heights	1,480,100	413.2	-1.15	-0.14	1.37	1.92	-19.55	35.21	141.64
Guildford	1,288,700	472.7	1.46	-0.13	-4.35	-2.25	-24.31	44.03	159.16
Port Kells	2,579,000	536.4	-7.44	1.53	3.02	4.72	-9.88	85.41	221.58
Royal Heights	1,275,200	457.4	-2.08	-0.22	-5.57	-2.62	-16.24	58.87	173.07
Whalley	1,371,600	539.2	1.89	-0.24	-4.90	-2.50	-23.76	50.32	188.34
Area: Surrey	1,377,400	434.1	0.25	-0.64	-3.17	-2.32	-16.20	48.41	157.93
Bear Creek Green Timbers	1,314,800	439.1	-1.04	-3.56	-5.77	-1.50	-18.09	48.85	162.93
East Newton	1,310,800	439.0	-0.61	-1.92	-4.75	-2.05	-17.40	50.09	164.94
Fleetwood Tynehead	1,360,800	395.5	0.56	2.99	-1.79	-1.37	-14.65	49.53	145.96
Panorama Ridge	1,415,400	420.6	-0.92	-2.12	-3.73	-1.66	-7.50	49.10	150.81
Queen Mary Park Surrey	1,379,500	464.6	2.67	0.28	-2.97	1.91	-17.14	50.70	167.78
Sullivan Station	1,806,400	415.4	5.30	3.93	3.57	4.95	-3.03	72.58	145.65
West Newton	1,443,800	446.7	-0.29	-2.76	-1.76	-8.01	-19.35	42.44	165.73
Area: Cloverdale	1,330,100	442.8	1.40	4.26	1.40	0.27	-17.91	49.09	167.23
Clayton	1,377,500	456.3	1.74	4.39	1.88	0.80	-17.34	51.80	175.54
Cloverdale BC	1,328,400	442.5	1.37	4.24	1.40	0.29	-17.87	49.09	166.89
Area: South Surrey White Rock	1,592,300	353.4	2.05	4.68	-5.28	-4.05	-12.22	48.86	97.98
Crescent Bch Ocean Pk.	1,479,400	334.7	1.21	5.52	-7.44	-7.57	-11.67	42.79	87.82

Fraser Valley Real Estate Board

2025-03

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	2,117,500	362.2	1.03	3.54	-8.40	-7.15	-12.53	39.74	79.84
Grandview Surrey	2,832,900	383.7	3.09	4.52	4.24	5.01	-14.41	42.64	106.85
Hazelmere	2,254,000	379.4	3.18	4.72	2.46	4.00	-11.91	71.60	145.41
King George Corridor	1,375,300	364.0	2.48	4.93	3.79	4.84	-8.13	61.85	119.01
Morgan Creek	2,498,400	315.0	0.70	5.81	2.81	6.71	-2.30	49.43	67.38
Pacific Douglas	3,008,700	473.3	5.39	10.10	6.17	10.25	-8.11	58.45	153.37
Sunnyside Park Surrey	1,467,200	347.7	2.29	4.82	-7.01	-6.38	-9.95	47.83	96.22
White Rock	1,389,400	360.0	1.49	5.08	-8.12	-8.40	-11.83	45.93	100.56
Area: Langley	1,468,900	431.9	0.58	0.72	-0.99	2.13	-14.91	49.97	164.81
Aldergrove Langley	1,109,200	416.5	1.02	1.71	-1.37	-2.85	-14.95	49.34	178.78
Brookswood Langley	1,349,400	419.6	0.19	0.26	-11.83	-4.11	-19.83	38.62	151.71
Campbell Valley	2,556,400	442.5	2.43	-0.65	7.38	9.37	-17.44	46.81	186.96
County Line Glen Valley	2,391,900	389.4	5.84	3.48	4.96	4.23	-6.60	61.44	171.74
Fort Langley	1,788,600	436.5	1.80	3.14	3.85	6.36	-9.63	50.26	175.05
Langley City	1,230,500	440.6	-1.26	-2.54	-2.35	-0.94	-15.24	50.07	161.33
Murrayville	1,422,400	380.0	-2.11	-0.99	-12.04	-4.50	-19.42	37.38	134.86
Otter District	2,449,700	431.5	0.54	-1.80	4.50	8.17	-17.46	50.77	180.74
Salmon River	1,918,600	431.3	0.07	-2.02	3.80	6.05	-16.91	50.12	175.42
Walnut Grove	1,409,300	400.0	0.28	3.79	3.68	7.07	-7.49	54.68	151.73
Willoughby Heights	1,239,100	447.2	-0.82	-2.46	-2.23	-0.29	-14.21	53.26	169.24
Area: Abbotsford	1,158,400	443.7	2.00	2.54	0.80	-1.31	-17.74	54.71	180.47
Abbotsford East	1,120,500	415.2	3.59	2.57	0.41	-2.95	-15.68	51.70	169.44
Abbotsford West	1,064,200	451.3	0.33	0.09	-6.41	-4.63	-20.12	50.08	175.69
Aberdeen	1,620,700	433.2	3.14	1.19	8.35	9.48	-11.68	63.16	181.30
Bradner	2,436,700	400.7	7.08	3.17	4.59	4.00	-6.97	64.15	182.38
Central Abbotsford	1,065,500	446.0	-0.04	3.48	4.89	-0.67	-22.16	58.61	201.76
Matsqui	1,232,000	415.1	3.49	2.44	3.54	-2.67	-15.15	55.06	169.90
Poplar	1,083,200	437.8	0.90	3.87	4.44	-0.48	-21.65	57.43	196.01
Sumas Prairie	2,376,000	471.2	2.01	3.15	6.95	-1.94	-15.10	64.47	188.73
Area: Mission	947,000	378.6	-1.12	0.21	0.00	-2.17	-25.49	49.00	176.15
Dewdney Deroche	1,054,300	367.6	-2.44	0.35	-0.51	-4.15	-26.08	57.16	173.51
Durieu	1,093,500	353.1	-1.40	0.94	0.89	-3.07	-26.24	56.93	168.72

Fraser Valley Real Estate Board

2025-03

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	911,900	371.0	-1.49	-0.08	-0.32	-2.34	-25.70	45.49	173.60
Mission BC	900,900	370.9	-1.23	-0.13	-0.38	-2.91	-26.09	46.37	172.72
Mission-West	1,397,800	341.3	1.43	1.52	2.74	-2.90	-29.10	49.10	161.73
Stave Falls	1,332,500	366.1	-0.65	1.38	1.19	-2.35	-24.59	59.31	170.18

Fraser Valley Real Estate Board

2025-03

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	2,012,000	379.1	0.37	1.99	1.26	0.72	-4.87	40.46	77.48
Fraser Valley Real Estate Board	1,661,900	410.1	0.22	1.89	1.31	-1.42	-13.02	48.75	135.69
Area: N. Delta	1,482,200	388.9	-2.58	-0.79	-4.82	-1.59	-15.09	41.47	135.70
Annieville	1,439,400	419.4	-2.60	-0.90	-4.40	-1.27	-14.16	46.49	152.19
Nordel	1,456,300	376.8	-2.41	-0.40	-4.92	-1.26	-15.38	39.19	132.02
Scottsdale	1,467,800	420.7	-2.14	-1.01	-5.27	-1.91	-14.67	46.69	156.52
Sunshine Hills Woods	1,531,200	381.8	-2.90	-0.68	-4.62	-1.78	-16.24	35.73	124.59
Municipality: City of Surrey combined	1,728,700	418.4	0.41	1.65	1.19	-1.41	-12.05	50.13	131.42
Area: North Surrey	1,672,800	430.1	0.07	3.46	1.61	0.12	-10.67	49.13	148.76
Bolivar Heights	1,415,000	445.8	0.27	3.51	-1.72	0.36	-10.89	57.64	175.87
Bridgeview	1,080,000	480.4	-1.38	3.58	-3.30	1.54	-12.69	60.29	184.26
Cedar Hills	1,608,600	425.6	0.12	5.06	-1.60	-1.48	-12.28	48.45	163.20
Fraser Heights	1,825,800	435.3	-0.87	3.10	4.09	-1.31	-12.18	42.12	141.16
Guildford	1,350,000	416.4	0.70	3.38	-1.16	0.17	-12.06	49.03	161.89
Port Kells	3,283,100	587.3	7.15	5.18	1.21	2.21	1.59	97.74	274.31
Royal Heights	1,531,400	422.1	-2.43	-0.66	-5.34	-2.43	-14.83	46.82	143.99
Whalley	1,537,900	482.6	1.56	4.98	-1.53	0.02	-11.45	57.82	186.07
Area: Surrey	1,596,800	426.6	0.49	1.26	3.32	-0.65	-13.92	50.90	157.61
Bear Creek Green Timbers	1,599,700	460.6	2.26	2.58	7.82	2.81	-14.59	58.94	177.64
East Newton	1,654,800	420.6	-2.55	-0.83	6.05	1.52	-19.16	43.35	161.57
Fleetwood Tynehead	1,627,600	436.4	0.28	0.28	4.23	-5.62	-15.75	52.48	163.37
Panorama Ridge	1,670,100	383.6	1.97	2.81	-6.05	-1.11	-8.49	44.10	145.58
Queen Mary Park Surrey	1,545,200	472.1	2.34	5.38	12.27	4.45	-11.66	50.64	172.73
Sullivan Station	1,622,000	403.7	0.15	-1.08	-1.56	-1.13	-11.22	58.75	148.43
West Newton	1,352,300	465.5	1.20	5.17	13.21	4.65	-11.25	54.50	171.11
Area: Cloverdale	1,585,000	425.8	-0.09	2.11	0.88	0.07	-14.84	49.40	155.58
Clayton	1,518,400	423.4	0.98	5.53	2.59	1.41	-11.44	51.65	166.29
Cloverdale BC	1,608,100	426.8	-0.44	0.99	0.16	-0.72	-16.48	47.94	149.74
Serpentine	1,566,000	415.7	0.56	-1.07	-1.45	-0.17	-11.08	48.94	139.87
Area: South Surrey White Rock	2,025,700	357.8	1.02	0.87	-0.56	-3.84	-9.62	42.32	92.78

Fraser Valley Real Estate Board

2025-03

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.	1,955,000	346.1	1.94	-1.98	-0.80	-5.82	-10.66	35.09	90.48
Elgin Chantrell	2,545,900	383.0	2.08	5.34	5.77	-5.76	-6.01	45.24	78.06
Grandview Surrey	1,953,500	357.8	0.20	-0.64	-1.65	-1.54	-13.07	37.04	97.57
Hazelmere	2,395,200	468.1	2.23	0.09	-0.32	-1.95	-11.38	50.71	152.48
King George Corridor	1,894,900	385.6	0.36	-1.03	-1.76	-1.71	-13.48	45.62	125.37
Morgan Creek	2,121,900	357.1	-0.97	3.93	-9.94	0.79	-5.63	50.17	88.74
Pacific Douglas	1,797,700	372.7	-0.21	-0.59	-1.17	-1.14	-11.77	51.20	139.68
Sunnyside Park Surrey	1,797,500	434.5	2.45	4.75	5.77	-4.59	-2.73	54.96	115.21
White Rock	2,058,900	325.6	1.31	-2.28	-1.03	-6.86	-10.25	30.92	82.82
Area: Langley	1,748,100	424.6	0.40	2.21	0.52	-0.26	-11.56	48.36	157.02
Aldergrove Langley	1,384,200	407.6	-0.85	3.37	3.22	7.15	-3.64	67.60	163.99
Brookwood Langley	1,641,100	376.1	-0.90	-2.99	-4.52	-9.22	-13.10	43.00	135.21
Campbell Valley	3,102,600	378.5	-0.03	6.71	3.76	8.55	-8.46	43.81	119.55
County Line Glen Valley	2,827,400	367.8	-1.68	3.78	2.59	7.01	-4.69	55.91	163.09
Fort Langley	2,631,700	407.8	0.69	6.61	5.98	8.78	-4.90	53.77	154.88
Langley City	1,347,700	406.5	1.17	-2.26	-4.04	-8.22	-11.61	48.68	152.80
Murrayville	1,594,700	373.2	-0.74	-3.01	-4.67	-9.00	-12.99	42.33	131.95
Otter District	2,838,700	366.7	-1.95	3.79	2.49	6.66	-5.05	55.58	162.68
Salmon River	2,197,300	375.6	-2.31	5.03	2.48	7.28	-3.12	59.49	159.75
Walnut Grove	1,538,200	399.7	2.28	6.56	3.44	-0.20	-11.79	41.89	146.27
Willoughby Heights	1,592,200	438.9	0.90	-0.18	-0.20	-0.77	-12.99	49.69	167.62
Area: Abbotsford	1,323,800	376.6	-0.53	2.36	3.69	-1.41	-20.03	42.44	153.77
Abbotsford East	1,313,500	354.0	-1.31	0.43	2.46	-3.80	-19.75	38.88	144.48
Abbotsford West	1,276,000	406.5	0.49	4.18	3.91	0.82	-18.89	52.93	184.07
Aberdeen	1,477,300	371.9	-0.13	3.97	4.58	1.31	-18.92	44.65	159.89
Bradner	1,408,000	387.9	0.49	4.30	5.12	1.68	-21.54	44.63	160.16
Central Abbotsford	1,221,100	415.6	0.75	4.61	4.26	0.82	-18.75	54.21	187.81
Matsqui	1,834,600	372.8	-0.29	3.84	6.24	3.18	-25.04	37.62	135.95
Poplar	1,188,800	384.5	0.39	4.77	4.31	1.08	-20.24	48.23	159.45
Sumas Mountain	1,756,800	379.4	0.37	-2.92	3.55	-5.62	-24.30	34.16	136.53
Area: Mission	1,318,800	388.5	1.28	10.75	16.74	3.60	-13.72	61.20	189.28
Durieu	1,634,200	340.9	-0.29	9.12	14.51	1.37	-17.93	55.80	168.85

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	1,310,500	368.4	0.79	9.90	15.85	2.30	-15.89	53.18	176.99
Mission BC	1,238,500	381.5	1.03	10.13	16.67	4.06	-14.39	58.76	188.14
Mission-West	1,597,100	364.1	2.88	9.67	13.39	0.30	-15.66	61.75	177.30
Stave Falls	1,601,400	350.1	0.20	9.96	15.13	2.49	-15.92	57.77	168.89

Fraser Valley Real Estate Board

2025-03

Apartment

Apartment	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	712,100	357.3	0.93	2.17	0.53	-1.08	-1.46	25.63	100.39
Fraser Valley Real Estate Board	540,900	443.0	0.50	1.30	-0.76	-2.59	-6.80	41.35	176.88
Area: N. Delta	554,500	531.1	1.12	-0.80	-4.62	-5.70	-14.06	19.89	201.42
Annieville	436,700	491.2	0.72	-1.15	-3.67	-2.81	-8.32	44.60	236.21
Scottsdale	641,800	421.4	1.81	-0.35	-4.01	-4.62	-13.91	14.20	153.70
Municipality: City of Surrey combined	528,500	442.3	0.00	0.71	-1.99	-4.01	-9.20	34.44	162.03
Area: North Surrey	479,100	442.4	-0.32	0.05	-2.02	-4.84	-10.12	30.00	160.39
Bolivar Heights	472,200	521.2	-0.44	0.62	-1.36	-3.34	-5.10	39.88	204.08
Cedar Hills	395,700	557.3	2.29	0.45	-2.04	-1.29	-6.88	57.07	273.28
Guildford	548,000	479.4	0.57	-0.95	-2.26	-3.87	-5.33	42.55	209.09
Port Kells	588,500	390.3	0.93	3.61	-0.23	-2.72	-7.29	37.87	177.99
Whalley	461,800	432.0	-0.53	0.54	-1.73	-4.76	-10.87	27.06	141.34
Area: Surrey	552,600	503.7	1.23	-1.22	-3.86	-3.75	-9.06	42.53	217.19
Bear Creek Green Timbers	629,600	508.2	1.84	-0.72	-4.26	-3.20	-9.25	40.35	204.13
East Newton	487,300	487.8	1.69	-0.77	-3.62	-3.33	-9.55	40.62	210.31
Fleetwood Tynehead	581,300	407.1	-0.15	-1.29	-2.47	-5.08	-10.33	32.00	158.15
Queen Mary Park Surrey	554,100	518.8	1.53	-0.90	-3.89	-2.79	-8.39	44.15	230.45
Sullivan Station	654,500	482.7	1.34	-0.90	-4.30	-3.48	-9.86	34.72	192.72
West Newton	554,200	511.7	1.53	-0.72	-3.71	-2.59	-8.17	44.71	231.20
Area: Cloverdale	592,700	437.1	0.78	-0.84	-2.08	-3.62	-6.24	36.94	175.77
Clayton	593,300	427.8	0.61	-0.93	-2.19	-3.67	-6.61	36.16	171.27
Cloverdale BC	591,800	439.7	1.01	-0.68	-1.90	-3.49	-5.64	37.97	179.71
Area: South Surrey White Rock	626,000	369.5	1.59	2.61	-3.09	-1.23	-3.83	43.44	146.99
Crescent Bch Ocean Pk.	472,100	394.7	-4.20	-0.05	-3.47	-0.55	-10.38	31.65	173.34
Grandview Surrey	637,300	381.6	-0.93	3.53	-2.93	-3.00	-5.64	41.86	161.37
King George Corridor	663,500	359.6	-0.44	3.72	-2.60	-2.78	-5.89	37.25	145.63
Morgan Creek	649,100	411.3	-1.25	3.11	-3.22	-2.72	-6.88	36.37	154.67
Sunnyside Park Surrey	580,700	343.2	-0.67	3.56	-2.61	-3.19	-6.82	41.23	149.60
White Rock	616,900	376.8	4.43	1.73	-3.63	0.72	-0.21	49.70	142.63

Fraser Valley Real Estate Board

2025-03

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Langley	611,900	425.8	0.69	1.99	0.88	-1.41	-4.81	42.98	191.24
Aldergrove Langley	495,300	450.7	-1.14	1.21	-1.79	1.19	5.35	67.61	246.16
Fort Langley	896,600	407.5	0.22	0.25	2.10	-2.37	-7.68	24.73	168.09
Langley City	571,200	408.3	0.89	3.79	0.27	-1.85	-5.81	41.33	193.95
Murrayville	572,000	401.1	0.60	1.19	1.70	-0.40	-2.62	46.55	182.66
Salmon River	505,400	361.8	0.56	0.86	1.52	-1.20	-5.11	43.29	157.69
Walnut Grove	585,800	347.9	1.25	1.16	1.46	-1.00	-4.61	42.17	167.00
Willoughby Heights	651,100	394.8	0.46	0.61	0.89	-2.01	-6.38	36.00	149.40
Area: Abbotsford	443,700	475.6	-0.96	1.71	2.35	-2.72	-7.60	50.32	230.97
Abbotsford East	564,300	395.4	-0.65	-0.73	-3.51	-1.05	-2.44	42.23	150.25
Abbotsford West	438,500	471.5	0.66	-0.86	-2.76	-1.87	-7.77	53.58	239.21
Central Abbotsford	440,900	475.1	-2.14	3.53	6.38	-4.02	-8.72	47.82	220.36
Poplar	455,500	486.1	0.64	-0.14	-1.18	2.47	2.42	58.75	260.34
Area: Mission	455,800	408.4	-0.63	-0.46	-1.52	0.02	-0.37	49.43	234.75
Mission BC	455,800	408.4	-0.63	-0.46	-1.52	0.02	-0.37	49.43	234.75

Fraser Valley Real Estate Board

2025-03

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,118,000	341.3	0.47	1.52	0.65	-1.24	-9.37	32.54	69.72
Fraser Valley Real Estate Board	974,400	349.7	0.40	0.95	-0.46	-3.53	-18.22	39.66	105.10
Area: N. Delta	1,190,900	378.3	-1.10	-1.79	-4.71	-3.17	-18.21	37.02	121.75
Annieville	1,020,300	385.9	-2.20	-3.38	-6.97	-6.18	-24.15	35.17	119.01
Nordel	1,307,900	390.5	0.03	0.13	-3.39	-1.41	-15.29	43.36	142.55
Scottsdale	1,048,300	352.4	-0.28	-2.46	-4.40	-4.50	-22.53	28.99	106.32
Sunshine Hills Woods	1,398,000	371.2	-2.01	-1.46	-3.68	-0.99	-12.74	35.87	119.26
Municipality: City of Surrey combined	996,300	341.9	0.50	0.74	-0.90	-4.66	-19.53	38.48	93.05
Area: North Surrey	733,700	333.5	0.15	0.69	-1.04	-5.68	-22.73	29.67	85.90
Bolivar Heights	996,400	418.5	-0.40	-0.21	-2.90	-6.67	-24.96	35.39	132.11
Bridgeview	999,100	511.8	0.41	0.37	-3.78	-0.25	-14.27	68.97	216.12
Cedar Hills	1,301,900	468.3	1.19	2.20	-2.01	-1.78	-17.91	45.53	163.39
Fraser Heights	1,641,900	399.0	-1.02	2.07	3.91	-3.46	-16.35	34.89	122.28
Guildford	708,800	423.7	1.24	0.52	-0.91	-3.62	-12.17	46.81	156.01
Port Kells	2,615,500	516.6	-0.02	5.11	3.13	9.66	18.32	124.90	220.07
Royal Heights	1,430,700	472.3	-2.24	-0.61	-5.31	-1.13	-15.27	50.65	179.47
Whalley	509,500	337.6	-0.35	0.45	-3.79	-7.73	-19.87	22.72	91.71
Area: Surrey	1,041,700	364.2	0.52	0.30	0.33	-3.85	-19.78	39.59	123.85
Bear Creek Green Timbers	1,182,400	377.0	0.19	0.24	1.89	-1.80	-20.88	35.81	126.43
East Newton	969,300	337.1	-1.81	-2.71	-0.15	-5.81	-28.14	29.90	115.12
Fleetwood Tynehead	1,085,400	357.4	1.28	1.05	1.48	-6.59	-19.52	40.82	128.66
Panorama Ridge	1,391,100	370.0	1.48	1.84	-3.67	-1.12	-10.30	43.13	128.25
Queen Mary Park Surrey	874,500	380.2	0.48	0.40	-2.01	-4.88	-22.68	33.26	118.25
Sullivan Station	1,063,400	326.6	0.46	0.25	-0.97	-1.66	-14.99	45.16	110.17
West Newton	912,300	388.5	1.67	1.38	3.96	-1.07	-17.78	43.46	150.65
Area: Cloverdale	1,050,900	348.2	0.81	1.22	0.37	-1.47	-15.42	46.06	129.38
Clayton	897,300	298.6	0.74	1.12	-0.76	-2.99	-14.32	42.53	121.02
Cloverdale BC	1,167,600	387.9	0.78	1.04	1.02	-0.64	-15.93	48.00	138.71
Serpentine	1,566,000	415.7	0.56	-1.07	-1.45	-0.17	-11.08	48.94	139.87
Area: South Surrey White Rock	1,144,100	300.1	0.70	0.47	-3.88	-6.92	-17.28	36.97	66.91

Fraser Valley Real Estate Board

2025-03

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,672,300	352.4	1.50	-1.48	-3.21	-6.87	-10.94	40.45	97.31
Elgin Chantrell	2,136,000	351.2	1.01	4.06	1.50	-8.23	-11.85	39.70	68.04
Grandview Surrey	1,069,400	170.5	-0.06	-1.04	-6.22	-6.11	-18.11	41.03	73.45
Hazelmere	2,336,300	413.6	2.91	2.81	1.52	1.55	-11.26	59.32	150.36
King George Corridor	963,800	326.0	0.43	1.21	-2.13	-4.98	-17.78	38.37	99.75
Morgan Creek	1,306,100	264.4	-0.75	3.12	-6.27	-2.15	-9.02	43.00	62.81
Pacific Douglas	1,314,200	254.7	-0.31	-0.70	-5.56	-6.33	-20.70	29.75	71.05
Sunnyside Park Surrey	1,093,400	327.5	0.49	0.92	-2.67	-9.41	-16.62	40.38	81.04
White Rock	886,100	314.4	1.95	-0.25	-5.07	-9.63	-20.00	27.55	65.82
Area: Langley	1,040,600	349.5	0.32	1.25	-0.03	-0.54	-11.96	40.87	118.57
Aldergrove Langley	1,002,500	439.1	-0.32	1.78	0.21	0.30	-8.41	56.26	187.18
Brookswood Langley	1,484,600	413.9	-0.17	-0.79	-7.80	-5.74	-15.74	43.02	148.59
Campbell Valley	2,901,100	428.1	0.52	3.96	4.39	8.52	-11.53	44.58	147.89
County Line Glen Valley	2,609,600	383.5	1.91	3.62	3.23	5.56	-7.46	57.17	170.26
Fort Langley	1,890,600	390.6	0.62	5.11	3.06	2.33	-8.87	49.03	169.01
Langley City	743,000	366.2	0.16	0.80	-2.03	-3.63	-11.01	42.05	133.55
Murrayville	1,092,500	358.8	-1.05	-0.77	-5.40	-5.03	-4.19	35.81	114.72
Otter District	2,581,400	402.3	0.02	0.47	4.09	6.99	-13.33	50.34	173.67
Salmon River	1,679,900	336.2	-0.18	4.15	5.49	7.79	-10.13	56.44	185.64
Walnut Grove	1,080,100	346.1	0.64	3.19	4.03	2.73	-8.39	45.36	133.85
Willoughby Heights	918,700	311.3	0.61	0.39	-0.13	-1.14	-11.31	36.30	101.36
Area: Abbotsford	783,200	355.8	0.31	1.45	1.31	-3.10	-20.90	41.41	133.93
Abbotsford East	1,036,200	370.3	0.71	0.90	0.19	-4.49	-18.20	41.82	148.86
Abbotsford West	697,900	351.9	0.89	0.23	-2.01	-2.76	-21.56	40.76	144.71
Aberdeen	1,298,300	340.2	0.50	2.01	3.97	1.55	-19.02	40.12	139.58
Bradner	1,986,700	381.4	6.63	5.30	7.74	6.60	-12.32	54.98	171.85
Central Abbotsford	571,800	363.7	-1.25	2.31	3.50	-4.94	-20.12	48.21	155.77
Matsqui	1,481,900	400.4	-0.17	3.17	5.70	0.58	-23.32	34.86	152.30
Poplar	740,000	388.7	-0.05	0.00	0.39	-2.95	-20.77	40.78	149.65
Sumas Mountain	1,756,800	379.4	0.37	-2.92	3.55	-5.62	-24.30	34.16	136.53
Sumas Prairie	2,376,000	471.2	2.01	3.15	6.95	-1.94	-15.10	64.47	188.73
Area: Mission	942,100	370.0	-0.24	3.21	4.49	-2.12	-22.84	47.47	166.19

Fraser Valley Real Estate Board

2025-03

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,054,300	367.6	-2.44	0.35	-0.51	-4.15	-26.08	57.16	173.51
Durieu	1,264,300	345.2	-0.29	4.80	5.28	-0.26	-23.95	51.40	167.60
Hatzic	1,048,700	380.8	-0.39	4.44	6.01	-1.96	-23.75	45.79	178.77
Lake Errock	921,800	436.3	0.32	8.13	9.08	1.21	-16.26	67.68	203.41
Mission BC	872,200	356.0	-0.48	1.98	3.10	-2.92	-23.82	43.55	160.04
Mission-West	1,508,800	360.0	2.10	6.16	8.79	-1.34	-21.86	57.76	175.65
Stave Falls	1,448,600	360.1	0.33	5.79	8.04	-0.11	-20.61	55.82	159.25

Fraser Valley Real Estate Board

2025-03

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,815,900	398.6	0.40	1.97	0.76	0.68	-6.45	43.59	86.52
Fraser Valley Real Estate Board	1,505,500	427.9	0.42	1.69	0.28	-1.22	-14.74	50.35	143.13
Area: N. Delta	1,393,000	418.3	-1.72	-1.60	-5.13	-2.54	-16.11	43.60	140.26
Annieville	1,327,400	432.5	-2.17	-2.87	-5.77	-4.59	-19.10	44.46	145.60
Nordel	1,395,800	416.0	-0.41	0.14	-4.78	-1.23	-15.05	45.20	142.85
Scottsdale	1,346,600	437.5	-1.95	-2.65	-5.43	-3.76	-18.30	45.11	148.72
Sunshine Hills Woods	1,475,900	382.8	-2.62	-1.72	-4.71	-1.52	-13.74	36.13	124.52
Municipality: City of Surrey combined	1,634,900	436.3	0.60	1.80	0.39	-1.18	-12.97	51.39	137.38
Area: North Surrey	1,506,400	465.8	0.24	2.28	0.54	0.39	-13.93	50.70	162.27
Bolivar Heights	1,301,200	472.0	0.21	1.77	0.55	1.20	-14.65	52.60	172.99
Bridgeview	999,100	511.8	0.41	0.37	-3.78	-0.25	-14.27	68.97	216.12
Cedar Hills	1,425,600	482.6	0.79	2.83	-2.15	0.19	-15.07	50.39	179.44
Fraser Heights	1,794,900	434.4	-0.87	2.87	3.80	-1.27	-12.53	42.19	140.93
Guildford	1,322,300	445.7	1.07	1.80	-2.58	-0.93	-18.16	46.85	160.95
Port Kells	2,942,400	575.8	0.30	3.28	0.95	2.36	-3.55	91.30	254.99
Royal Heights	1,397,200	465.7	-2.29	-0.62	-5.46	-1.46	-15.48	51.79	173.46
Whalley	1,434,000	539.3	1.72	1.83	-3.25	-1.41	-19.13	53.56	192.78
Area: Surrey	1,536,900	440.6	0.52	0.96	1.80	-0.90	-14.35	51.36	161.33
Bear Creek Green Timbers	1,491,800	462.6	1.25	0.65	2.87	1.34	-15.77	56.28	175.69
East Newton	1,563,800	431.3	-1.73	-0.78	3.55	0.65	-19.11	44.97	167.22
Fleetwood Tynehead	1,550,300	427.1	0.49	1.23	2.79	-4.37	-15.22	52.70	160.11
Panorama Ridge	1,619,000	405.4	1.48	2.01	-5.63	-1.77	-8.59	45.30	147.04
Queen Mary Park Surrey	1,468,200	484.6	2.69	3.33	4.87	4.06	-13.79	53.02	177.39
Sullivan Station	1,631,200	399.3	0.38	-0.84	-1.38	-0.94	-10.85	59.21	146.33
West Newton	1,383,200	446.3	0.77	1.94	6.59	-0.65	-14.75	48.22	164.71
Area: Cloverdale	1,525,400	434.7	0.32	2.67	1.21	0.58	-15.20	50.05	157.68
Clayton	1,512,700	431.0	1.01	5.51	2.62	1.58	-11.59	52.03	167.04
Cloverdale BC	1,528,400	436.3	0.16	1.96	0.83	0.28	-16.32	49.37	154.40
Serpentine	1,566,000	415.7	0.56	-1.07	-1.45	-0.17	-11.08	48.94	139.87
Area: South Surrey White Rock	1,904,300	367.6	1.30	1.86	-1.58	-3.87	-10.54	44.95	96.58

Fraser Valley Real Estate Board

2025-03

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.	1,813,600	359.3	1.70	0.03	-2.44	-5.79	-10.15	39.26	95.17
Elgin Chantrell	2,463,500	380.4	1.87	5.32	3.26	-5.82	-7.31	44.09	77.59
Grandview Surrey	2,009,100	310.2	0.16	-0.32	-1.71	-1.27	-14.43	35.46	91.60
Hazelmere	2,336,300	413.6	2.91	2.81	1.52	1.55	-11.26	59.32	150.36
King George Corridor	1,656,700	387.5	1.41	1.28	0.75	-0.46	-13.60	53.77	127.81
Morgan Creek	2,151,100	356.5	-0.67	4.30	-8.89	1.54	-4.96	50.11	86.84
Pacific Douglas	1,908,500	335.4	0.45	0.45	-1.38	-0.80	-11.78	49.20	137.03
Sunnyside Park Surrey	1,671,200	401.0	2.48	5.06	1.24	-5.09	-5.78	52.18	108.10
White Rock	1,783,700	375.4	1.38	-0.71	-3.62	-7.70	-11.98	37.01	99.26
Area: Langley	1,635,200	432.1	0.51	1.77	0.09	0.65	-12.67	49.46	160.30
Aldergrove Langley	1,208,900	426.4	0.05	2.45	0.57	1.14	-10.40	57.05	181.27
Brookswood Langley	1,484,600	413.9	-0.17	-0.79	-7.80	-5.74	-15.74	43.02	148.59
Campbell Valley	2,901,100	428.1	0.52	3.96	4.39	8.52	-11.53	44.58	147.89
County Line Glen Valley	2,609,600	383.5	1.91	3.62	3.23	5.56	-7.46	57.43	170.26
Fort Langley	2,341,900	460.7	1.03	5.52	4.63	6.99	-7.04	56.06	165.69
Langley City	1,272,300	435.1	-0.37	-2.49	-3.20	-4.48	-13.98	49.93	160.54
Murrayville	1,541,900	379.6	-1.09	-2.49	-6.82	-7.39	-14.79	41.48	134.03
Otter District	2,581,400	403.2	0.05	0.50	4.11	7.03	-13.31	50.34	173.73
Salmon River	2,047,500	408.2	-1.35	1.29	2.69	6.19	-10.52	54.27	170.87
Walnut Grove	1,496,600	398.9	1.68	5.72	3.50	1.45	-10.78	44.79	147.30
Willoughby Heights	1,563,600	447.5	0.88	-0.11	-0.04	-0.13	-12.20	51.39	169.74
Area: Abbotsford	1,225,500	423.9	0.86	2.54	2.07	-1.21	-18.89	49.84	171.21
Abbotsford East	1,210,700	385.6	1.07	1.61	1.45	-3.50	-18.63	43.29	159.14
Abbotsford West	1,133,100	447.5	0.43	1.75	-2.89	-2.38	-19.56	53.10	182.69
Aberdeen	1,530,100	399.9	1.09	2.91	6.02	4.30	-16.23	51.36	168.21
Bradner	1,986,700	381.4	6.63	5.30	7.74	6.60	-12.32	54.98	172.43
Central Abbotsford	1,108,800	447.3	0.20	3.90	5.07	0.27	-20.86	59.18	201.62
Matsqui	1,481,900	400.4	-0.17	3.17	5.70	0.58	-23.32	34.86	152.30
Poplar	1,122,100	424.7	0.47	3.84	3.79	-0.21	-21.03	56.66	184.65
Sumas Mountain	1,756,800	379.4	0.37	-2.92	3.55	-5.62	-24.30	34.16	136.53
Sumas Prairie	2,376,000	471.2	2.01	3.15	6.95	-1.94	-15.10	64.47	188.73
Area: Mission	1,064,400	392.8	-0.20	4.05	6.08	0.18	-21.39	53.26	183.61

Fraser Valley Real Estate Board

2025-03

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,054,300	367.6	-2.44	0.35	-0.51	-4.15	-26.08	57.16	173.51
Durieu	1,264,300	345.2	-0.29	4.80	5.28	-0.26	-23.95	51.40	167.60
Hatzic	1,050,100	381.0	-0.39	4.47	6.04	-1.93	-23.65	45.87	179.12
Mission BC	999,800	382.5	-0.47	3.16	5.26	-0.21	-22.34	50.12	179.61
Mission-West	1,508,800	360.0	2.10	6.16	8.79	-1.34	-21.86	57.76	175.65
Stave Falls	1,448,600	360.1	0.33	5.79	8.04	-0.11	-20.61	55.82	159.25

Fraser Valley Real Estate Board

2025-03

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	979,600	374.0	0.32	0.32	0.97	-0.90	-5.53	42.69	125.44
Fraser Valley Real Estate Board	833,700	374.2	0.48	0.70	-0.08	-1.71	-9.90	46.11	149.47
Area: N. Delta	956,300	416.7	2.97	0.63	2.86	1.34	-12.46	36.53	131.89
Annieville	781,200	434.7	3.60	0.62	1.80	0.35	-11.54	51.99	187.12
Nordel	1,026,200	404.7	2.61	0.85	2.98	1.66	-11.56	36.40	128.51
Scottsdale	916,000	367.9	3.69	0.63	3.84	1.57	-13.70	38.10	145.27
Sunshine Hills Woods	996,900	355.5	2.57	0.48	3.43	0.97	-13.48	31.62	138.59
Municipality: City of Surrey combined	862,500	373.5	0.73	1.00	0.13	-2.51	-11.76	45.44	142.69
Area: North Surrey	752,400	429.0	0.66	-0.28	0.63	-4.75	-12.54	41.49	169.98
Bolivar Heights	623,400	456.4	0.18	-0.22	2.82	-4.14	-11.65	51.83	224.15
Fraser Heights	914,000	378.9	1.77	-1.02	2.57	-3.56	-11.80	33.89	157.06
Guildford	745,000	431.6	0.70	-1.12	1.89	-4.05	-12.22	43.20	181.54
Whalley	735,000	388.1	-0.69	1.97	-3.36	-8.53	-15.54	34.38	130.46
Area: Surrey	843,600	387.3	1.15	1.60	1.87	-1.58	-12.38	46.93	165.09
Bear Creek Green Timbers	811,300	359.5	-1.67	2.42	-4.24	-8.29	-17.66	31.44	134.35
East Newton	725,900	397.3	-2.22	-1.90	0.71	-4.61	-16.78	43.69	182.17
Fleetwood Tynehead	910,100	388.8	2.99	4.01	6.64	1.01	-7.16	51.23	172.65
Panorama Ridge	914,500	363.5	1.34	1.65	0.28	-1.22	-12.85	46.87	144.62
Queen Mary Park Surrey	742,700	412.8	-0.75	2.92	-2.48	-7.49	-13.59	43.38	155.60
Sullivan Station	870,000	337.6	0.84	0.93	-0.27	-1.83	-13.75	43.84	147.33
West Newton	828,900	405.1	3.58	1.20	3.11	1.02	-11.51	50.82	181.71
Area: Cloverdale	842,100	345.4	0.20	-0.63	-1.00	-3.06	-12.58	43.86	151.57
Clayton	837,100	346.3	0.09	-0.72	-1.17	-3.11	-12.31	44.53	153.70
Cloverdale BC	849,200	347.5	0.38	-0.54	-0.74	-2.91	-12.91	42.95	148.93
Area: South Surrey White Rock	946,400	300.6	0.47	1.52	-1.89	-3.38	-10.64	44.10	101.61
Crescent Bch Ocean Pk.	934,400	320.1	1.36	2.76	3.59	-2.44	-7.32	37.91	105.98
Elgin Chantrell	1,145,200	282.0	-1.30	2.43	1.84	-2.99	-8.26	35.97	93.68
Grandview Surrey	943,900	284.2	0.39	0.78	-4.31	-4.21	-12.82	45.00	102.71
King George Corridor	908,100	328.9	0.70	2.68	2.56	-1.79	-6.30	48.89	119.71
Morgan Creek	919,200	282.0	0.07	0.79	-4.28	-4.15	-12.77	41.71	91.45

Fraser Valley Real Estate Board

2025-03

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	893,800	294.1	0.62	0.86	-4.61	-4.57	-12.96	44.03	107.11
Sunnyside Park Surrey	1,039,900	295.0	0.82	2.22	2.47	-1.96	-8.39	35.63	96.80
White Rock	933,200	342.3	0.44	2.49	2.82	-2.37	-8.57	42.68	123.14
Area: Langley	865,100	373.9	-0.32	0.27	-0.90	0.43	-4.69	49.68	167.26
Aldergrove Langley	614,500	447.9	-0.51	-1.75	-0.64	1.08	-0.31	60.48	219.47
Fort Langley	967,700	362.3	-1.50	-2.53	0.36	2.96	-2.95	52.68	145.79
Langley City	811,200	346.1	-0.80	1.82	-2.51	1.14	-4.31	40.18	158.09
Murrayville	907,200	333.0	-0.54	2.49	-2.26	1.12	-4.37	33.15	143.96
Salmon River	1,023,500	353.4	-3.31	-2.91	0.00	1.46	-4.18	51.54	131.59
Walnut Grove	843,500	328.3	-1.74	-2.26	-1.14	0.03	-7.88	43.43	156.28
Willoughby Heights	894,000	391.4	0.23	0.69	-0.66	0.00	-4.58	53.97	168.63
Area: Abbotsford	656,100	362.9	0.25	0.25	-0.22	-0.25	-7.42	47.82	173.06
Abbotsford East	709,200	391.4	0.10	1.43	-1.41	-1.68	-6.30	45.23	170.68
Abbotsford West	697,300	350.1	1.36	1.57	2.43	3.61	-7.09	49.74	192.48
Aberdeen	748,300	364.8	-0.76	-1.64	-1.72	-0.79	-3.34	50.43	169.03
Central Abbotsford	503,100	320.9	-0.19	-2.49	-0.34	-1.14	-2.88	62.40	161.96
Poplar	679,100	308.0	-2.10	-2.90	-2.44	-1.25	-8.44	30.56	129.00
Area: Mission	668,500	356.5	0.56	-2.09	-0.53	0.93	-0.39	50.93	177.86
Mission BC	668,500	356.5	0.56	-2.09	-0.53	0.93	-0.39	50.93	177.86