

Summary Report

For April 2025

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2025-04

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,400,600	391.0	-0.18	0.54	-0.53	-1.34	-11.40	44.76	101.44
Fraser Valley Real Estate Board	1,287,000	421.6	-0.31	1.05	-0.66	-1.89	-16.05	49.34	146.12
Area: N. Delta	1,333,100	423.7	1.41	0.47	0.62	-0.94	-16.43	46.31	135.00
Annieville	1,282,600	427.5	1.23	-1.25	-3.08	-6.04	-20.09	43.70	135.15
Nordel	1,344,700	425.3	0.07	2.70	5.51	5.04	-15.31	52.11	140.01
Scottsdale	1,279,100	426.8	1.21	-1.25	-3.04	-5.97	-20.10	43.75	134.76
Sunshine Hills Woods	1,443,900	391.8	4.12	0.95	1.98	2.86	-8.80	42.27	125.43
Municipality: City of Surrey combined	1,397,200	429.1	-1.22	0.87	-1.45	-2.65	-16.92	47.76	138.52
Area: North Surrey	1,286,800	470.3	-1.92	-0.23	-0.57	-0.78	-19.36	47.61	166.31
Bolivar Heights	1,206,500	449.9	-3.60	-0.57	-0.86	-0.73	-18.58	41.26	163.10
Bridgeview	976,000	525.0	0.54	1.39	5.57	4.52	-13.45	76.06	220.12
Cedar Hills	1,306,100	470.0	0.19	1.60	-0.19	1.86	-15.54	50.54	170.89
Fraser Heights	1,419,500	396.3	-4.09	-2.29	-2.72	-1.83	-21.57	25.97	135.05
Guildford	1,259,900	462.2	-2.22	-2.78	-3.04	-5.19	-25.20	48.86	152.71
Port Kells	2,528,100	525.8	-1.98	0.08	0.90	6.18	-9.31	76.50	216.75
Royal Heights	1,298,900	465.9	1.86	2.71	6.03	4.63	-14.42	63.07	170.09
Whalley	1,324,200	520.5	-3.47	-4.46	-4.88	-7.97	-26.40	53.68	176.42
Area: Surrey	1,371,200	432.1	-0.46	-0.23	-1.73	-2.79	-17.24	46.72	155.98
Bear Creek Green Timbers	1,316,900	439.8	0.16	-0.72	-3.21	0.78	-19.52	49.39	161.94
East Newton	1,349,800	452.0	2.96	1.66	2.03	-0.04	-16.54	48.93	167.93
Fleetwood Tynehead	1,343,000	390.3	-1.31	0.88	-0.99	-3.34	-15.61	46.40	141.22
Panorama Ridge	1,457,600	433.2	3.00	1.64	0.74	3.41	-5.95	56.11	158.16
Queen Mary Park Surrey	1,380,100	464.8	0.04	2.76	-1.34	0.22	-16.37	50.03	168.52
Sullivan Station	1,736,700	399.3	-3.88	0.68	3.82	-1.11	-15.06	64.93	140.11
West Newton	1,378,000	426.4	-4.54	-6.80	-6.45	-11.83	-22.82	34.98	153.66
Area: Cloverdale	1,323,900	440.7	-0.47	0.43	-2.52	-1.63	-15.46	49.09	158.32
Clayton	1,371,700	454.4	-0.42	0.49	-2.43	-1.60	-14.70	52.07	166.67
Cloverdale BC	1,322,000	440.4	-0.47	0.43	-2.52	-1.59	-15.42	49.04	158.00
Area: South Surrey White Rock	1,562,200	346.7	-1.90	3.86	-2.31	-5.56	-15.11	43.50	93.80
Crescent Bch Ocean Pk.	1,458,900	330.1	-1.37	6.55	-5.28	-7.43	-13.09	36.91	83.59

Fraser Valley Real Estate Board

2025-04

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	2,075,900	355.0	-1.99	5.91	-5.26	-7.33	-13.46	34.01	76.44
Grandview Surrey	2,828,700	383.1	-0.16	4.13	3.37	1.48	-20.47	41.21	115.59
Hazelmere	2,168,300	365.0	-3.80	2.21	4.08	7.70	-14.02	71.68	133.23
King George Corridor	1,330,100	352.1	-3.27	-2.55	5.01	0.60	-14.14	52.95	113.26
Morgan Creek	2,448,900	308.8	-1.97	1.21	6.37	1.11	-10.65	45.52	68.38
Pacific Douglas	2,877,900	452.7	-4.35	-2.12	0.98	-0.59	-19.42	48.18	147.24
Sunnyside Park Surrey	1,443,800	342.1	-1.61	6.71	-4.55	-7.04	-10.87	41.95	91.65
White Rock	1,366,700	354.2	-1.61	5.17	-6.00	-8.12	-13.19	40.28	94.94
Area: Langley	1,469,500	432.1	0.05	2.30	0.05	0.56	-13.79	48.54	159.52
Aldergrove Langley	1,116,700	419.3	0.67	2.62	1.16	-2.60	-14.60	49.48	179.72
Brookswood Langley	1,380,100	429.1	2.26	5.53	-6.15	-4.77	-16.08	43.61	150.79
Campbell Valley	2,487,500	430.6	-2.69	1.99	3.83	7.41	-19.69	40.08	164.82
County Line Glen Valley	2,351,600	382.9	-1.67	3.35	6.84	4.11	-5.46	55.15	162.44
Fort Langley	1,790,200	436.8	0.07	4.12	8.47	4.52	-6.53	48.67	168.80
Langley City	1,193,600	427.4	-3.00	-5.42	-11.77	-7.07	-16.88	46.37	149.50
Murrayville	1,470,500	392.9	3.39	5.31	-5.85	-3.58	-15.63	45.84	138.27
Otter District	2,416,900	425.7	-1.34	-0.54	5.06	7.55	-17.61	42.33	169.43
Salmon River	1,903,700	428.0	-0.77	-0.86	5.13	7.40	-16.86	44.16	164.03
Walnut Grove	1,438,300	408.3	2.08	4.72	9.49	5.75	-3.02	55.31	153.76
Willoughby Heights	1,182,700	426.8	-4.56	-5.51	-12.81	-8.73	-17.57	47.48	151.06
Area: Abbotsford	1,147,800	439.6	-0.92	0.25	-0.02	-1.83	-13.63	54.03	176.48
Abbotsford East	1,137,400	421.4	1.49	2.93	1.42	-1.29	-11.13	52.63	171.17
Abbotsford West	1,051,100	445.8	-1.22	-2.34	-4.74	-5.87	-11.91	52.41	178.63
Aberdeen	1,550,400	414.4	-4.34	0.44	4.65	6.39	-13.45	51.96	158.03
Bradner	2,390,300	393.1	-1.90	3.45	5.93	3.34	-5.48	59.15	170.73
Central Abbotsford	1,022,700	428.1	-4.01	-3.62	-0.72	-2.62	-23.06	54.60	181.09
Matsqui	1,256,100	423.2	1.95	2.12	1.00	-1.05	-8.60	51.58	176.24
Poplar	1,027,700	415.4	-5.12	-4.11	-1.05	-3.10	-23.30	52.27	171.33
Sumas Prairie	2,426,200	481.2	2.12	2.54	-4.05	-1.72	-7.97	62.40	189.18
Area: Mission	956,600	382.5	1.03	0.31	0.05	-3.80	-19.88	50.95	179.81
Dewdney Deroche	1,049,600	366.0	-0.44	-0.35	-1.80	-6.68	-20.83	55.61	175.60
Durieu	1,081,300	349.1	-1.13	-0.26	-1.41	-5.85	-20.73	54.13	170.41

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	920,800	374.6	0.97	0.21	-0.58	-4.83	-20.31	47.54	176.05
Mission BC	913,600	376.1	1.40	0.27	0.16	-4.23	-20.52	48.83	177.16
Mission-West	1,386,000	338.4	-0.85	0.15	-1.23	-4.24	-24.16	46.68	163.76
Stave Falls	1,313,500	360.9	-1.42	-0.39	-1.04	-5.15	-19.37	56.44	165.95

Fraser Valley Real Estate Board

2025-04

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	2,003,300	377.5	-0.42	1.02	1.70	-0.42	-5.20	39.14	73.88
Fraser Valley Real Estate Board	1,666,400	411.3	0.29	1.73	2.08	-1.11	-12.17	48.48	133.56
Area: N. Delta	1,488,000	390.4	0.39	-2.08	-1.69	-1.41	-12.80	43.42	131.01
Annieville	1,455,400	424.1	1.12	-1.85	-1.42	-0.93	-11.88	49.65	150.35
Nordel	1,458,300	377.3	0.13	-1.90	-1.77	-1.10	-12.68	41.05	125.79
Scottsdale	1,467,800	420.7	0.00	-2.19	-2.00	-1.73	-12.52	48.45	154.20
Sunshine Hills Woods	1,539,200	383.7	0.50	-1.99	-1.51	-1.41	-13.95	37.13	120.39
Municipality: City of Surrey combined	1,726,000	417.7	-0.17	1.16	1.11	-1.63	-11.75	48.54	128.75
Area: North Surrey	1,649,000	424.0	-1.42	0.26	1.00	-2.01	-12.74	46.06	141.60
Bolivar Heights	1,442,400	454.4	1.93	6.49	2.95	0.33	-11.65	57.01	175.73
Bridgeview	1,102,800	490.6	2.12	5.37	0.86	1.22	-13.66	60.54	190.30
Cedar Hills	1,637,800	433.3	1.81	5.71	3.02	0.79	-12.61	47.93	161.97
Fraser Heights	1,770,500	422.2	-3.01	-3.34	-0.35	-5.12	-14.33	39.06	130.96
Guildford	1,379,300	425.4	2.16	6.24	3.15	0.95	-12.23	48.79	161.95
Port Kells	3,114,800	557.2	-5.13	5.65	3.24	1.49	-2.23	83.23	252.21
Royal Heights	1,552,200	427.8	1.35	-2.15	-2.35	-1.04	-12.35	50.95	142.11
Whalley	1,541,900	483.8	0.25	4.81	1.43	-1.37	-14.48	55.56	181.28
Area: Surrey	1,593,500	425.7	-0.21	1.41	1.57	-1.37	-13.58	49.11	154.91
Bear Creek Green Timbers	1,504,000	433.1	-5.97	2.29	-2.28	-4.75	-17.27	45.38	154.32
East Newton	1,579,700	401.6	-4.52	-6.10	-4.13	-2.97	-22.17	35.26	151.94
Fleetwood Tynehead	1,659,100	444.8	1.92	1.25	4.98	-3.76	-12.65	54.02	163.51
Panorama Ridge	1,663,800	382.1	-0.39	4.11	-1.42	-2.18	-11.98	45.51	143.69
Queen Mary Park Surrey	1,648,100	503.5	6.65	11.42	13.48	9.74	-6.13	59.89	187.22
Sullivan Station	1,612,700	401.4	-0.57	-1.86	-3.04	-2.64	-11.18	55.22	145.20
West Newton	1,421,800	489.4	5.13	11.08	13.81	10.03	-5.04	59.21	183.38
Area: Cloverdale	1,591,800	427.7	0.45	2.20	3.56	0.66	-12.34	48.66	156.11
Clayton	1,514,300	422.3	-0.26	5.34	6.24	1.20	-9.73	50.50	164.60
Cloverdale BC	1,618,200	429.5	0.63	1.15	2.46	0.16	-13.74	47.24	151.02
Serpentine	1,550,500	411.6	-0.99	-1.98	-3.18	-0.80	-11.12	47.16	134.26
Area: South Surrey White Rock	2,048,500	361.8	1.12	2.73	0.86	-1.68	-8.61	42.78	92.04

Fraser Valley Real Estate Board

2025-04

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	2,094,900	370.8	7.14	13.08	4.89	4.30	-4.09	46.56	103.40
Elgin Chantrell	2,440,900	367.2	-4.13	-1.08	0.77	-8.43	-9.36	35.65	68.13
Grandview Surrey	1,942,500	355.8	-0.56	-2.31	-3.32	-3.05	-12.56	34.72	94.32
Hazelmere	2,319,300	453.3	-3.16	-2.05	-3.66	-3.98	-12.73	41.61	141.76
King George Corridor	1,866,900	379.9	-1.48	-2.41	-3.85	-3.92	-13.91	39.36	118.84
Morgan Creek	2,134,300	359.2	0.59	-1.59	1.27	1.50	-8.13	52.20	86.89
Pacific Douglas	1,788,200	370.7	-0.54	-2.01	-3.61	-2.81	-11.36	47.51	135.81
Sunnyside Park Surrey	1,742,300	421.2	-3.06	-1.61	0.96	-6.07	-5.65	48.26	107.28
White Rock	2,235,100	353.4	8.54	14.22	6.29	4.74	-3.28	42.62	92.07
Area: Langley	1,772,100	430.4	1.37	1.65	3.41	0.16	-10.20	50.44	159.12
Aldergrove Langley	1,403,600	413.3	1.40	1.87	3.74	6.74	-3.73	67.87	169.78
Brookwood Langley	1,706,800	391.2	4.01	0.08	4.46	-3.53	-8.26	46.02	144.96
Campbell Valley	3,056,700	372.9	-1.48	1.97	2.53	6.33	-8.69	40.19	123.56
County Line Glen Valley	2,851,000	370.8	0.82	1.37	2.71	5.85	-6.58	55.21	167.92
Fort Langley	2,615,800	405.3	-0.61	1.05	3.21	6.91	-6.01	51.74	151.90
Langley City	1,389,600	419.2	3.12	0.70	5.38	-2.65	-6.47	51.01	158.93
Murrayville	1,663,000	389.2	4.29	0.44	4.48	-3.40	-7.84	45.55	142.79
Otter District	2,867,700	370.5	1.04	1.62	2.80	5.83	-6.49	55.28	167.51
Salmon River	2,178,500	372.4	-0.85	1.11	2.96	5.86	-3.67	54.65	158.79
Walnut Grove	1,535,900	399.1	-0.15	4.64	3.93	-2.68	-11.92	47.87	141.15
Willoughby Heights	1,627,400	448.6	2.21	0.31	2.51	-1.58	-11.19	53.63	171.88
Area: Abbotsford	1,303,700	370.9	-1.51	0.19	2.77	-2.83	-20.31	38.97	146.94
Abbotsford East	1,312,000	353.6	-0.11	-0.70	4.06	-2.83	-18.49	38.07	143.19
Abbotsford West	1,230,100	391.9	-3.59	0.56	0.46	-3.59	-21.18	44.88	169.35
Aberdeen	1,432,000	360.5	-3.07	0.70	1.18	-2.78	-20.79	37.91	145.24
Bradner	1,376,100	379.1	-2.27	1.31	0.77	-3.22	-23.21	39.07	146.17
Central Abbotsford	1,176,600	400.5	-3.63	0.73	0.58	-3.68	-21.95	45.37	174.88
Matsqui	1,825,300	370.9	-0.51	2.18	1.01	-2.70	-25.82	33.75	122.90
Poplar	1,151,500	372.4	-3.15	1.78	0.73	-3.50	-21.10	41.33	145.48
Sumas Mountain	1,760,700	380.3	0.24	-0.50	3.79	-7.51	-20.12	32.83	147.75
Area: Mission	1,288,000	379.4	-2.34	9.68	11.85	5.39	-11.66	63.04	179.18
Durieu	1,588,600	331.4	-2.79	6.18	7.98	3.11	-17.17	54.50	161.15

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	1,289,500	362.5	-1.60	9.19	11.68	4.41	-13.42	57.95	169.32
Mission BC	1,213,500	373.8	-2.02	9.88	11.85	5.65	-11.92	62.31	179.16
Mission-West	1,546,600	352.6	-3.16	7.50	8.96	3.16	-13.62	51.85	162.16
Stave Falls	1,552,400	339.4	-3.06	6.73	8.89	3.51	-15.19	57.57	161.08

Fraser Valley Real Estate Board

2025-04

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	707,800	355.1	-0.62	1.72	0.45	-2.07	-2.53	25.48	97.06
Fraser Valley Real Estate Board	537,800	440.5	-0.56	0.62	-1.01	-3.19	-7.61	40.78	173.77
Area: N. Delta	563,500	539.8	1.64	-0.77	-2.95	-4.81	-13.29	17.91	200.72
Annieville	442,500	497.8	1.34	-1.15	-2.87	-3.62	-7.71	41.42	237.03
Scottsdale	647,500	425.1	0.88	-1.23	-3.32	-4.19	-13.58	11.37	154.55
Municipality: City of Surrey combined	524,000	438.5	-0.86	-0.57	-0.52	-5.02	-10.22	33.08	156.73
Area: North Surrey	474,500	438.1	-0.97	-1.22	-1.22	-6.07	-11.30	29.27	155.75
Bolivar Heights	468,100	516.7	-0.86	-0.48	-1.41	-5.18	-7.15	38.38	206.28
Cedar Hills	396,700	558.7	0.25	-0.97	-2.53	-2.65	-6.12	50.47	276.99
Guildford	542,600	474.7	-0.98	-1.49	0.04	-4.39	-6.70	43.80	194.11
Port Kells	576,100	382.0	-2.13	-0.37	-1.01	-4.14	-9.44	36.38	169.01
Whalley	457,700	428.2	-0.88	-0.93	-1.27	-6.14	-11.91	25.65	142.06
Area: Surrey	557,500	508.2	0.89	-0.92	-2.48	-3.66	-9.27	40.35	215.26
Bear Creek Green Timbers	630,700	509.0	0.16	-1.32	-3.87	-3.43	-10.53	35.26	204.43
East Newton	494,300	494.8	1.44	0.12	-2.10	-2.27	-8.64	38.02	206.95
Fleetwood Tynehead	577,700	404.6	-0.61	-2.08	-0.74	-5.64	-11.14	33.36	146.56
Queen Mary Park Surrey	561,100	525.4	1.27	-0.94	-2.61	-2.78	-8.51	41.66	233.80
Sullivan Station	658,100	485.3	0.54	-1.32	-3.29	-3.50	-10.41	30.95	192.35
West Newton	560,800	517.8	1.19	-0.84	-2.60	-2.83	-8.44	41.90	234.50
Area: Cloverdale	586,100	432.2	-1.12	-1.62	-0.18	-4.34	-7.33	38.04	161.46
Clayton	587,200	423.4	-1.03	-1.76	-0.14	-4.55	-7.66	37.42	157.70
Cloverdale BC	584,500	434.2	-1.25	-1.36	-0.21	-4.02	-6.82	38.99	164.27
Area: South Surrey White Rock	619,400	365.6	-1.06	3.31	-3.84	-2.87	-4.37	43.09	148.20
Crescent Bch Ocean Pk.	469,400	392.5	-0.56	-0.63	0.95	-4.52	-8.87	37.38	173.33
Grandview Surrey	623,000	373.1	-2.23	0.51	0.78	-5.04	-7.05	37.07	154.68
King George Corridor	648,200	351.3	-2.31	0.57	0.95	-4.93	-7.94	32.77	140.29
Morgan Creek	639,900	405.5	-1.41	0.40	0.52	-5.06	-7.61	32.82	150.31
Sunnyside Park Surrey	572,300	338.2	-1.46	0.80	1.74	-4.49	-8.00	37.65	145.78
White Rock	616,800	376.8	0.00	6.53	-8.37	-0.55	0.32	54.62	150.37

Fraser Valley Real Estate Board

2025-04

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Langley	611,200	425.3	-0.12	1.19	1.05	-1.44	-5.00	42.34	187.56
Aldergrove Langley	490,900	446.7	-0.89	0.04	-1.19	-0.16	-0.91	67.05	236.37
Fort Langley	899,800	409.0	0.37	0.74	0.44	-3.31	-5.24	22.90	163.19
Langley City	559,200	399.7	-2.11	-0.12	-0.67	-3.31	-7.90	40.05	186.11
Murrayville	578,200	405.5	1.10	1.91	2.09	0.30	-1.55	47.67	180.62
Salmon River	509,700	364.9	0.86	2.01	2.33	-0.16	-3.97	43.44	155.71
Walnut Grove	588,800	349.6	0.49	1.72	1.57	-0.91	-4.27	40.68	165.25
Willoughby Heights	658,000	399.0	1.06	1.68	1.63	-1.04	-5.47	34.89	147.98
Area: Abbotsford	438,000	469.5	-1.28	-0.66	-1.94	-2.94	-9.69	49.81	222.90
Abbotsford East	559,300	391.9	-0.89	0.95	-3.88	-2.12	-8.88	38.09	130.53
Abbotsford West	430,600	463.0	-1.80	-2.69	-6.03	-2.85	-9.36	52.96	235.02
Central Abbotsford	437,100	471.0	-0.86	0.53	0.79	-3.48	-10.66	48.02	210.48
Poplar	449,300	479.5	-1.36	-0.35	-2.02	0.65	-2.94	56.04	254.66
Area: Mission	448,300	401.7	-1.64	-2.00	-2.50	-1.35	-5.95	46.77	226.59
Mission BC	448,300	401.7	-1.64	-2.00	-2.50	-1.35	-5.95	46.77	226.59

Fraser Valley Real Estate Board

2025-04

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,113,200	339.8	-0.44	0.89	0.86	-2.13	-9.60	32.06	66.41
Fraser Valley Real Estate Board	972,700	349.1	-0.17	0.78	0.09	-3.51	-17.76	39.42	102.38
Area: N. Delta	1,195,800	379.9	0.42	-1.04	-1.50	-2.31	-17.29	38.80	117.58
Annieville	1,034,800	391.4	1.43	-1.26	-3.90	-5.48	-22.46	37.29	115.65
Nordel	1,307,500	390.4	-0.03	1.04	1.64	1.32	-14.50	45.35	137.18
Scottsdale	1,048,400	352.4	0.00	-2.03	-3.43	-4.91	-21.86	28.71	102.30
Sunshine Hills Woods	1,419,900	377.0	1.56	-0.50	0.27	0.08	-10.87	40.51	118.05
Municipality: City of Surrey combined	991,500	340.3	-0.47	0.35	-0.35	-4.97	-19.40	37.44	90.11
Area: North Surrey	726,000	330.0	-1.05	-0.69	-1.40	-6.41	-23.42	28.30	82.02
Bolivar Heights	974,100	409.1	-2.25	-0.66	-3.83	-8.09	-26.80	29.96	128.42
Bridgeview	1,009,700	517.3	1.07	2.62	3.63	2.17	-15.18	69.05	213.14
Cedar Hills	1,318,700	474.4	1.30	2.77	1.26	-0.11	-17.28	45.79	164.58
Fraser Heights	1,596,700	388.0	-2.76	-3.63	-1.25	-6.69	-18.01	32.02	113.77
Guildford	708,800	423.7	0.00	0.78	-1.42	-3.38	-12.20	48.10	149.82
Port Kells	2,482,600	490.3	-5.09	3.26	2.23	6.75	12.82	108.90	203.03
Royal Heights	1,447,100	477.7	1.14	-0.48	1.31	2.86	-13.27	53.70	175.49
Whalley	505,600	335.1	-0.74	-0.74	-2.56	-8.96	-20.65	22.12	91.38
Area: Surrey	1,035,300	362.0	-0.60	0.03	0.11	-4.54	-19.82	38.12	121.14
Bear Creek Green Timbers	1,151,200	367.1	-2.63	0.36	-1.95	-4.33	-22.06	30.27	116.83
East Newton	955,700	332.4	-1.39	-4.67	-1.57	-6.89	-28.47	27.06	112.13
Fleetwood Tynehead	1,066,600	351.2	-1.73	-0.06	-0.26	-7.92	-20.09	37.62	122.56
Panorama Ridge	1,382,400	367.7	-0.62	2.37	-0.30	-2.10	-12.93	44.48	126.14
Queen Mary Park Surrey	888,000	386.1	1.55	1.58	-0.52	-4.19	-21.59	34.20	121.51
Sullivan Station	1,064,400	326.9	0.09	-0.30	0.96	-2.45	-14.06	45.35	109.15
West Newton	925,700	394.3	1.49	3.65	3.52	0.79	-15.89	44.86	152.11
Area: Cloverdale	1,051,100	348.3	0.03	1.37	1.43	-2.19	-13.53	46.53	126.32
Clayton	897,000	298.5	-0.03	1.88	0.67	-3.46	-12.90	43.23	117.09
Cloverdale BC	1,167,800	388.0	0.03	0.83	1.44	-1.55	-13.82	48.15	135.87
Serpentine	1,550,500	411.6	-0.99	-1.98	-3.18	-0.80	-11.12	47.16	134.26
Area: South Surrey White Rock	1,145,300	300.4	0.10	1.49	-2.50	-6.13	-17.09	36.73	65.33

Fraser Valley Real Estate Board

2025-04

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,753,000	369.4	4.82	9.52	1.26	0.71	-6.50	48.00	105.68
Elgin Chantrell	2,063,000	339.2	-3.42	-0.64	-1.40	-9.91	-14.43	31.93	61.29
Grandview Surrey	1,074,800	171.3	0.47	-0.93	-3.44	-6.39	-16.93	41.10	73.03
Hazelmere	2,256,400	399.4	-3.43	-0.10	0.48	2.38	-13.04	52.85	138.88
King George Corridor	942,200	318.7	-2.24	-1.79	-1.58	-7.08	-19.94	32.90	94.80
Morgan Creek	1,315,000	266.2	0.68	-0.04	1.41	-2.74	-10.13	43.58	60.94
Pacific Douglas	1,308,900	253.7	-0.39	-2.16	-4.37	-8.11	-20.45	28.00	68.91
Sunnyside Park Surrey	1,076,100	322.3	-1.59	-0.52	-2.98	-9.01	-17.46	36.92	76.41
White Rock	902,800	320.4	1.91	6.80	-5.07	-5.79	-18.56	31.58	66.27
Area: Langley	1,044,900	351.0	0.43	1.01	1.33	-0.57	-11.88	40.79	117.47
Aldergrove Langley	1,005,000	440.2	0.25	0.85	1.17	0.30	-9.67	56.04	185.47
Brookswood Langley	1,533,000	427.4	3.26	3.49	-0.37	-3.46	-11.25	47.38	152.90
Campbell Valley	2,853,100	421.0	-1.66	1.84	2.51	6.37	-12.29	40.76	143.07
County Line Glen Valley	2,594,900	381.3	-0.57	1.98	3.67	5.16	-8.95	53.50	167.39
Fort Langley	1,884,100	389.3	-0.33	1.72	1.99	0.39	-9.21	47.35	161.80
Langley City	734,400	362.0	-1.15	-1.58	-2.58	-4.74	-12.45	40.36	128.54
Murrayville	1,124,500	369.3	2.93	1.71	1.76	-3.02	-1.81	38.94	118.52
Otter District	2,564,800	399.8	-0.62	0.58	4.52	6.22	-14.35	45.22	168.32
Salmon River	1,666,700	333.6	-0.77	2.74	6.72	8.52	-10.54	51.84	178.93
Walnut Grove	1,086,400	348.1	0.58	2.84	5.33	1.87	-7.22	48.51	132.38
Willoughby Heights	924,200	313.2	0.61	0.51	0.29	-1.60	-11.90	36.59	102.19
Area: Abbotsford	777,200	353.1	-0.76	0.00	0.40	-3.02	-20.13	40.96	129.88
Abbotsford East	1,049,400	375.1	1.30	1.35	2.29	-2.62	-16.25	43.39	149.90
Abbotsford West	682,700	344.3	-2.16	-1.94	-3.12	-4.89	-20.48	40.07	142.12
Aberdeen	1,266,000	331.8	-2.47	0.51	1.34	-0.30	-20.41	33.41	126.64
Bradner	1,927,300	370.0	-2.99	3.41	4.34	1.96	-13.13	48.36	156.41
Central Abbotsford	562,300	357.7	-1.65	-1.16	-0.50	-4.69	-21.30	47.14	144.33
Matsqui	1,469,500	397.1	-0.82	0.23	-0.75	-2.41	-22.98	31.84	145.88
Poplar	730,200	383.5	-1.34	-1.36	-0.98	-3.47	-21.37	39.76	140.14
Sumas Mountain	1,760,700	380.3	0.24	-0.50	3.79	-7.51	-20.12	32.83	147.75
Sumas Prairie	2,426,200	481.2	2.12	2.54	-4.05	-1.72	-7.97	62.40	189.18
Area: Mission	934,600	367.1	-0.78	2.34	2.74	-2.65	-19.83	48.56	163.34

Fraser Valley Real Estate Board

2025-04

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,049,600	366.0	-0.44	-0.35	-1.80	-6.68	-20.83	55.61	175.60
Durieu	1,236,300	337.5	-2.23	1.84	1.20	-2.93	-20.76	48.74	161.83
Hatzic	1,049,800	381.2	0.11	4.44	4.55	-1.83	-19.70	49.31	177.03
Lake Errock	887,200	419.9	-3.76	3.96	4.19	-1.69	-15.07	65.45	194.46
Mission BC	868,600	354.5	-0.42	1.61	1.81	-3.46	-20.87	45.41	158.38
Mission-West	1,474,800	351.9	-2.25	4.24	4.45	-0.11	-18.41	51.16	169.45
Stave Falls	1,416,700	352.2	-2.19	3.31	4.14	-1.04	-17.27	55.02	153.38

Fraser Valley Real Estate Board

2025-04

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,809,000	397.1	-0.38	1.02	1.33	-0.43	-6.54	42.33	82.66
Fraser Valley Real Estate Board	1,506,600	428.3	0.09	1.61	1.25	-1.29	-13.65	49.86	140.62
Area: N. Delta	1,404,100	421.7	0.81	-0.78	-0.59	-1.19	-14.60	45.87	136.78
Annieville	1,343,600	437.8	1.23	-1.31	-2.54	-4.22	-17.29	46.18	142.68
Nordel	1,395,200	415.9	-0.02	0.53	1.86	1.96	-14.03	46.96	136.44
Scottsdale	1,355,000	440.2	0.62	-1.46	-2.44	-3.80	-16.77	46.49	145.10
Sunshine Hills Woods	1,501,400	389.4	1.72	-1.07	-0.31	-0.03	-11.84	40.27	124.05
Municipality: City of Surrey combined	1,627,800	434.4	-0.44	1.16	0.67	-1.74	-13.05	49.38	134.18
Area: North Surrey	1,483,100	458.6	-1.55	0.04	0.53	-1.42	-15.39	47.60	155.92
Bolivar Heights	1,281,100	464.7	-1.55	1.91	0.30	-0.43	-16.24	46.45	170.96
Bridgeview	1,009,700	517.3	1.07	2.62	3.63	2.17	-15.18	69.05	213.14
Cedar Hills	1,434,300	485.5	0.60	2.93	0.87	0.68	-14.99	49.57	178.70
Fraser Heights	1,735,900	420.1	-3.29	-3.49	-0.87	-5.32	-14.77	38.15	130.57
Guildford	1,326,800	447.2	0.34	2.29	0.49	-1.74	-18.42	49.42	158.50
Port Kells	2,811,400	550.2	-4.45	1.96	0.49	1.16	-6.27	78.12	238.58
Royal Heights	1,417,400	472.5	1.46	-0.21	1.59	2.94	-13.45	55.38	170.62
Whalley	1,407,600	529.4	-1.84	-0.75	-1.74	-5.04	-21.83	55.25	184.47
Area: Surrey	1,533,200	439.6	-0.23	1.22	1.03	-1.57	-14.34	49.57	159.05
Bear Creek Green Timbers	1,432,800	444.3	-3.96	1.25	-2.72	-2.91	-18.07	47.41	160.13
East Newton	1,519,000	418.9	-2.88	-4.14	-2.60	-2.60	-21.26	38.57	160.19
Fleetwood Tynehead	1,568,800	432.2	1.19	1.60	3.74	-3.35	-13.11	53.21	159.11
Panorama Ridge	1,620,100	405.6	0.05	3.58	-0.95	-2.08	-11.38	47.22	146.42
Queen Mary Park Surrey	1,525,000	503.3	3.86	8.00	7.13	6.25	-10.21	58.12	187.76
Sullivan Station	1,618,800	396.3	-0.75	-1.74	-2.70	-2.68	-11.62	55.59	143.43
West Newton	1,407,300	454.1	1.75	4.32	5.58	1.38	-12.22	48.84	168.86
Area: Cloverdale	1,527,500	435.3	0.14	1.78	2.28	0.37	-12.78	49.18	156.06
Clayton	1,507,700	429.5	-0.35	5.09	5.81	1.13	-9.88	50.75	164.96
Cloverdale BC	1,532,300	437.4	0.25	0.95	1.32	0.11	-13.71	48.57	152.98
Serpentine	1,550,500	411.6	-0.99	-1.98	-3.18	-0.80	-11.12	47.16	134.26
Area: South Surrey White Rock	1,910,800	368.9	0.35	2.93	0.14	-2.61	-10.57	43.76	94.98

Fraser Valley Real Estate Board

2025-04

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.	1,904,100	377.3	5.01	11.33	2.39	1.75	-5.60	46.47	104.06
Elgin Chantrell	2,369,700	365.9	-3.81	-0.03	-0.16	-8.09	-10.30	34.97	68.85
Grandview Surrey	2,002,500	309.2	-0.32	-1.84	-2.46	-2.86	-14.75	33.85	91.10
Hazelmere	2,256,400	399.4	-3.43	-0.10	0.48	2.38	-13.04	52.85	138.88
King George Corridor	1,616,100	378.0	-2.45	-2.88	0.13	-3.77	-16.09	45.38	121.18
Morgan Creek	2,158,900	357.8	0.36	-1.21	1.88	1.76	-7.90	51.67	85.20
Pacific Douglas	1,889,200	332.0	-1.01	-1.86	-3.24	-3.66	-12.86	45.68	132.49
Sunnyside Park Surrey	1,627,100	390.4	-2.64	1.35	-0.91	-6.27	-8.12	45.73	101.34
White Rock	1,872,200	394.1	4.98	10.80	1.68	0.03	-8.22	42.63	103.77
Area: Langley	1,650,700	436.2	0.95	2.11	2.30	0.37	-11.31	50.36	159.95
Aldergrove Langley	1,222,800	431.3	1.15	2.62	2.50	1.32	-9.98	57.52	184.69
Brookwood Langley	1,533,000	427.4	3.26	3.49	-0.37	-3.46	-11.25	47.38	152.90
Campbell Valley	2,853,100	421.0	-1.66	1.84	2.51	6.37	-12.29	40.76	143.07
County Line Glen Valley	2,594,900	381.3	-0.57	1.98	3.67	5.16	-8.95	53.69	167.39
Fort Langley	2,338,800	460.1	-0.13	1.97	3.74	5.38	-6.81	54.34	160.09
Langley City	1,261,600	431.5	-0.83	-3.29	-5.83	-5.85	-13.28	48.33	155.17
Murrayville	1,604,500	395.0	4.06	1.75	1.41	-3.33	-10.04	46.62	142.63
Otter District	2,564,800	400.6	-0.64	0.58	4.54	6.20	-14.35	45.25	168.32
Salmon River	2,029,300	404.6	-0.88	0.02	3.48	6.19	-10.82	48.70	164.10
Walnut Grove	1,504,400	401.0	0.53	4.67	5.55	-0.57	-9.58	49.57	144.21
Willoughby Heights	1,593,600	456.1	1.92	0.26	1.76	-1.51	-10.48	54.98	172.79
Area: Abbotsford	1,211,600	419.1	-1.13	0.36	1.31	-2.08	-16.83	47.88	166.10
Abbotsford East	1,220,400	388.7	0.80	1.38	2.94	-2.07	-15.92	43.59	159.83
Abbotsford West	1,110,900	438.7	-1.97	-1.10	-2.73	-4.75	-15.18	52.17	180.68
Aberdeen	1,476,500	385.9	-3.50	0.73	2.58	0.68	-18.05	43.14	150.75
Bradner	1,927,300	370.0	-2.99	3.41	4.34	1.96	-13.13	48.36	156.77
Central Abbotsford	1,063,100	428.8	-4.14	-2.50	-0.23	-2.52	-22.59	53.64	182.11
Matsqui	1,469,500	397.1	-0.82	0.23	-0.75	-2.41	-22.98	31.84	145.88
Poplar	1,073,700	406.4	-4.31	-1.91	-0.73	-3.77	-22.32	51.25	163.72
Sumas Mountain	1,760,700	380.3	0.24	-0.50	3.79	-7.51	-20.12	32.83	147.75
Sumas Prairie	2,426,200	481.2	2.12	2.54	-4.05	-1.72	-7.97	62.40	189.18
Area: Mission	1,062,100	391.9	-0.23	3.62	4.42	-0.23	-16.97	55.27	181.94

Fraser Valley Real Estate Board

2025-04

Single Family Detached	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,049,600	366.0	-0.44	-0.35	-1.80	-6.68	-20.83	55.61	175.60
Durieu	1,236,300	337.5	-2.23	1.84	1.20	-2.93	-20.76	48.74	161.83
Hatzic	1,051,100	381.4	0.10	4.46	4.61	-1.80	-19.60	49.39	177.38
Mission BC	1,002,500	383.5	0.26	3.29	4.07	-0.60	-17.63	53.22	179.52
Mission-West	1,474,800	351.9	-2.25	4.24	4.45	-0.11	-18.41	51.16	169.24
Stave Falls	1,416,700	352.2	-2.19	3.31	4.14	-1.04	-17.27	55.02	153.38

Fraser Valley Real Estate Board

2025-04

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	973,300	371.6	-0.64	0.22	-0.11	-2.49	-6.37	42.43	121.98
Fraser Valley Real Estate Board	833,100	373.9	-0.08	0.86	0.11	-2.45	-10.27	45.83	146.96
Area: N. Delta	961,200	418.8	0.50	3.74	2.35	1.21	-10.95	41.34	128.60
Annieville	773,400	430.4	-0.99	1.46	0.61	0.14	-10.78	51.28	181.86
Nordel	1,038,400	409.5	1.19	4.87	3.12	2.20	-9.64	40.77	127.88
Scottsdale	921,900	370.2	0.63	4.52	3.26	1.34	-11.44	46.96	138.38
Sunshine Hills Woods	1,005,600	358.6	0.87	4.27	2.43	0.50	-11.85	39.86	132.56
Municipality: City of Surrey combined	862,900	373.7	0.05	1.38	0.16	-3.14	-10.64	45.52	140.79
Area: North Surrey	758,400	432.4	0.79	0.96	-4.46	-4.48	-11.61	40.16	173.67
Bolivar Heights	624,100	456.9	0.11	-0.63	-5.81	-4.95	-11.83	48.34	221.31
Fraser Heights	914,600	379.2	0.08	-0.37	-6.09	-4.02	-12.28	32.45	158.66
Guildford	746,900	432.7	0.25	-0.25	-5.77	-4.06	-11.60	41.17	183.74
Whalley	756,000	399.2	2.86	4.64	-0.65	-6.64	-12.91	35.92	137.90
Area: Surrey	836,100	383.9	-0.88	1.05	2.05	-2.88	-11.83	46.64	162.77
Bear Creek Green Timbers	835,600	370.2	2.98	4.78	-0.99	-6.98	-14.84	34.37	139.61
East Newton	729,000	399.0	0.43	-3.81	4.86	-4.41	-14.69	45.78	185.20
Fleetwood Tynehead	870,500	371.8	-4.37	1.39	0.95	-2.90	-9.98	44.39	161.83
Panorama Ridge	910,400	361.8	-0.47	1.15	3.43	-2.77	-11.48	48.28	144.62
Queen Mary Park Surrey	760,500	422.7	2.40	4.81	-0.31	-5.90	-11.09	43.92	161.57
Sullivan Station	871,100	338.0	0.12	0.66	2.70	-2.93	-12.18	46.64	148.16
West Newton	832,800	407.0	0.47	3.69	2.42	1.40	-9.90	53.70	178.58
Area: Cloverdale	845,900	347.0	0.46	1.05	-0.97	-4.54	-10.93	44.22	145.58
Clayton	842,100	348.4	0.61	1.07	-0.94	-4.47	-10.48	45.17	148.15
Cloverdale BC	851,300	348.3	0.23	1.04	-1.02	-4.63	-11.53	43.04	141.88
Area: South Surrey White Rock	954,400	303.2	0.86	2.12	-0.36	-2.76	-9.09	44.86	101.46
Crescent Bch Ocean Pk.	932,600	319.5	-0.19	4.75	1.46	0.85	-7.42	37.36	102.86
Elgin Chantrell	1,148,400	282.8	0.28	2.35	-0.63	-1.91	-7.85	34.60	91.73
Grandview Surrey	953,300	287.1	1.02	1.27	-0.83	-4.30	-10.48	46.63	104.20
King George Corridor	917,900	332.5	1.09	3.29	0.18	0.30	-6.15	47.71	121.22
Morgan Creek	935,000	286.9	1.74	1.99	-0.17	-3.43	-10.40	44.32	91.27

Fraser Valley Real Estate Board

2025-04

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	901,300	296.6	0.85	0.99	-1.10	-5.06	-10.85	45.61	107.70
Sunnyside Park Surrey	1,036,800	294.1	-0.31	3.41	0.41	-0.71	-8.41	33.68	95.55
White Rock	940,900	345.2	0.85	4.42	0.97	0.09	-8.02	43.24	119.87
Area: Langley	861,800	372.4	-0.40	-0.32	-0.35	-0.69	-7.84	47.19	165.81
Aldergrove Langley	607,700	442.9	-1.12	-3.25	-2.49	-1.38	-7.81	58.52	208.86
Fort Langley	972,000	363.9	0.44	-1.41	1.99	2.97	-3.50	55.71	150.28
Langley City	818,700	349.3	0.92	1.39	1.01	0.14	-7.52	37.95	155.15
Murrayville	906,800	332.9	-0.03	1.25	0.70	-0.86	-8.67	30.29	134.44
Salmon River	1,028,100	355.0	0.45	-2.53	2.72	2.28	-3.64	53.22	135.41
Walnut Grove	845,100	329.0	0.21	-1.76	0.06	0.06	-7.53	44.42	159.06
Willoughby Heights	886,400	388.1	-0.84	-0.26	-1.05	-1.47	-8.49	49.90	168.02
Area: Abbotsford	655,700	362.7	-0.06	0.30	1.03	-1.41	-10.84	48.77	169.47
Abbotsford East	725,600	400.4	2.30	3.17	3.12	-0.57	-9.70	49.57	169.09
Abbotsford West	688,600	345.7	-1.26	1.05	2.76	0.55	-9.50	49.65	193.96
Aberdeen	740,800	361.2	-0.99	-2.88	-2.11	-1.37	-10.42	47.61	161.36
Central Abbotsford	495,500	316.0	-1.53	-4.27	-2.74	-3.57	-8.59	60.32	149.21
Poplar	684,600	310.5	0.81	-2.14	-1.30	-1.37	-13.80	30.90	123.86
Area: Mission	662,200	353.2	-0.93	-3.39	-1.92	-1.04	-8.71	49.66	172.32
Mission BC	662,200	353.2	-0.93	-3.39	-1.92	-1.04	-8.71	49.66	172.32