

Summary Report

For May 2025

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2025-05

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,377,600	384.6	-1.66	-1.56	-0.75	-3.78	-11.08	42.66	95.43
Fraser Valley Real Estate Board	1,263,700	413.9	-1.83	-1.52	-0.67	-4.28	-14.99	47.24	137.74
Area: N. Delta	1,254,600	398.8	-5.90	-5.45	-6.25	-8.91	-18.70	37.95	117.33
Annieville	1,239,300	413.1	-3.37	-4.13	-4.75	-10.91	-18.84	40.22	124.51
Nordel	1,188,300	375.8	-11.64	-10.29	-11.20	-10.42	-21.79	34.41	106.03
Scottsdale	1,236,100	412.4	-3.37	-4.14	-4.74	-10.87	-18.85	40.22	124.13
Sunshine Hills Woods	1,397,600	379.3	-3.19	-1.53	-2.59	-2.14	-14.36	36.15	114.90
Municipality: City of Surrey combined	1,364,400	419.0	-2.38	-2.67	-1.02	-5.63	-17.36	45.54	129.84
Area: North Surrey	1,217,300	444.9	-5.40	-6.91	-3.93	-7.31	-20.92	42.41	148.96
Bolivar Heights	1,112,000	414.6	-7.85	-11.01	-5.17	-8.29	-21.99	36.79	136.37
Bridgeview	857,600	461.3	-12.13	-10.25	-11.68	-10.01	-20.33	52.95	174.75
Cedar Hills	1,288,800	463.8	-1.32	0.48	-0.06	-1.70	-14.00	47.71	165.64
Fraser Heights	1,326,200	370.2	-6.59	-11.44	-7.61	-10.86	-24.09	25.19	114.73
Guildford	1,200,900	440.5	-4.69	-5.45	-3.59	-12.02	-26.97	41.32	139.92
Port Kells	2,417,600	502.8	-4.37	-13.24	0.26	2.76	-9.54	78.42	197.87
Royal Heights	1,154,800	414.2	-11.10	-11.33	-12.04	-10.15	-21.22	43.77	132.44
Whalley	1,287,000	505.9	-2.80	-4.40	-4.40	-12.58	-25.60	49.41	168.81
Area: Surrey	1,344,300	423.7	-1.94	-2.15	-3.66	-6.01	-18.01	44.51	145.77
Bear Creek Green Timbers	1,293,100	431.9	-1.80	-2.66	-3.36	-5.41	-20.20	44.79	151.84
East Newton	1,313,000	439.7	-2.72	-0.45	-2.18	-4.48	-19.07	48.35	155.64
Fleetwood Tynehead	1,330,700	386.7	-0.92	-1.68	-2.77	-5.06	-18.54	45.81	134.65
Panorama Ridge	1,426,800	424.0	-2.12	-0.12	-2.26	-3.85	-11.20	50.35	145.80
Queen Mary Park Surrey	1,363,000	459.1	-1.23	1.46	-1.03	-1.88	-14.30	47.86	163.55
Sullivan Station	1,679,800	386.2	-3.28	-2.10	-2.62	-1.88	-18.83	53.50	121.32
West Newton	1,320,500	408.6	-4.17	-8.79	-10.61	-14.89	-20.88	32.28	135.37
Area: Cloverdale	1,333,400	443.9	0.73	1.65	3.69	-2.67	-12.69	53.07	158.53
Clayton	1,377,800	456.4	0.44	1.76	3.66	-2.71	-12.40	55.56	166.28
Cloverdale BC	1,331,500	443.5	0.70	1.60	3.67	-2.66	-12.65	52.93	158.15
Area: South Surrey White Rock	1,546,900	343.3	-1.01	-0.87	3.53	-4.98	-14.92	41.74	91.15
Crescent Bch Ocean Pk.	1,456,200	329.5	-0.18	-0.36	5.64	-6.13	-9.97	38.04	83.57

Fraser Valley Real Estate Board

2025-05

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	2,095,100	358.3	0.93	-0.06	5.38	-6.20	-10.20	37.86	81.23
Grandview Surrey	2,735,000	370.4	-3.32	-0.48	3.72	1.81	-23.22	29.92	99.35
Hazelmere	1,994,300	335.7	-8.03	-8.70	-4.28	-6.18	-23.55	51.63	116.16
King George Corridor	1,287,000	340.7	-3.24	-4.08	-0.96	-1.84	-19.67	46.54	102.44
Morgan Creek	2,370,300	298.9	-3.21	-4.44	0.57	2.26	-18.47	32.26	58.32
Pacific Douglas	2,805,300	441.3	-2.52	-1.74	0.98	1.80	-20.79	41.81	130.56
Sunnyside Park Surrey	1,432,600	339.5	-0.76	-0.12	4.69	-5.75	-8.74	41.22	91.05
White Rock	1,364,800	353.7	-0.14	-0.28	4.74	-6.35	-10.73	40.36	95.96
Area: Langley	1,464,800	430.7	-0.32	0.30	0.84	-0.05	-11.36	50.12	150.12
Aldergrove Langley	1,151,600	432.4	3.12	4.88	6.29	1.38	-12.51	52.09	189.23
Brookswood Langley	1,357,100	422.0	-1.65	0.76	-2.81	-7.90	-16.29	44.42	135.89
Campbell Valley	2,547,000	440.9	2.39	2.06	0.07	10.58	-14.07	52.56	154.86
County Line Glen Valley	2,277,700	370.8	-3.16	0.79	2.97	1.53	-4.21	52.40	148.69
Fort Langley	1,745,800	426.0	-2.47	-0.65	3.95	2.16	-5.92	43.48	156.32
Langley City	1,182,800	423.5	-0.91	-5.09	-7.33	-7.67	-12.21	46.03	143.95
Murrayville	1,455,000	388.7	-1.07	0.13	-2.04	-7.89	-15.39	45.85	122.88
Otter District	2,409,900	424.5	-0.28	-1.10	0.93	7.14	-15.03	50.48	147.81
Salmon River	1,911,500	429.7	0.40	-0.30	-0.12	7.00	-13.56	53.25	145.82
Walnut Grove	1,388,400	394.1	-3.48	-1.20	4.43	1.97	-3.50	47.71	140.30
Willoughby Heights	1,190,900	429.8	0.70	-4.68	-7.53	-8.63	-12.12	46.54	151.35
Area: Abbotsford	1,133,000	433.9	-1.27	-0.25	-0.02	-4.32	-11.77	50.50	169.34
Abbotsford East	1,132,300	419.5	-0.45	4.67	2.07	-2.44	-7.98	51.23	161.86
Abbotsford West	994,500	421.8	-5.38	-6.22	-8.00	-13.46	-14.72	40.23	164.45
Aberdeen	1,602,600	428.4	3.38	2.00	1.18	10.53	-8.07	68.20	150.09
Bradner	2,335,300	384.0	-2.31	2.62	2.65	1.40	-3.10	56.35	159.63
Central Abbotsford	1,026,900	429.8	0.40	-3.68	1.08	-3.35	-19.26	54.60	182.95
Matsqui	1,240,500	418.0	-1.23	4.21	4.16	0.26	-7.52	52.06	170.38
Poplar	1,034,200	418.0	0.63	-3.66	0.94	-3.46	-19.37	52.55	173.92
Sumas Prairie	2,494,700	494.8	2.83	7.12	8.01	1.52	-6.48	68.70	192.78
Area: Mission	942,700	376.9	-1.44	-1.57	-0.63	-4.24	-15.19	46.54	171.35
Dewdney Deroche	1,036,300	361.3	-1.28	-4.11	-1.50	-5.57	-16.19	56.07	164.49
Durieu	1,062,200	343.0	-1.75	-4.22	-2.00	-6.08	-16.97	52.92	158.87

Fraser Valley Real Estate Board

2025-05

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	913,000	371.4	-0.85	-1.38	-0.27	-4.28	-15.34	43.29	170.50
Mission BC	898,700	370.0	-1.62	-1.46	-0.64	-4.74	-16.12	43.80	168.12
Mission-West	1,367,000	333.7	-1.39	-0.83	-4.30	-5.68	-18.83	47.59	156.69
Stave Falls	1,287,500	353.7	-2.00	-4.02	-1.59	-4.82	-15.08	54.59	156.86

Fraser Valley Real Estate Board

2025-05

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,977,000	372.5	-1.30	-1.38	0.27	-2.77	-5.55	37.25	67.64
Fraser Valley Real Estate Board	1,639,600	404.6	-1.63	-1.12	0.02	-2.79	-11.79	45.85	126.16
Area: N. Delta	1,429,900	375.2	-3.92	-6.01	-6.60	-5.49	-13.81	34.05	120.45
Annieville	1,396,000	406.8	-4.08	-5.53	-6.42	-5.29	-13.54	39.84	138.59
Nordel	1,406,700	364.0	-3.53	-5.72	-6.64	-5.01	-13.52	31.88	117.96
Scottsdale	1,406,200	403.0	-4.21	-6.26	-6.84	-5.71	-13.87	38.54	140.17
Sunshine Hills Woods	1,477,000	368.2	-4.04	-6.36	-6.43	-5.57	-14.61	28.20	109.92
Municipality: City of Surrey combined	1,708,900	413.6	-0.98	-0.74	0.41	-2.91	-10.86	46.72	123.33
Area: North Surrey	1,648,000	423.8	-0.09	-1.40	1.27	-2.80	-11.17	45.09	138.76
Bolivar Heights	1,427,500	449.7	-1.03	1.15	2.34	-2.81	-13.67	54.96	170.41
Bridgeview	1,086,400	483.3	-1.49	-0.78	2.39	-2.74	-14.75	58.30	184.46
Cedar Hills	1,616,100	427.5	-1.34	0.56	2.47	-3.04	-15.90	44.96	153.56
Fraser Heights	1,780,000	424.4	0.52	-3.35	0.66	-3.98	-9.43	39.19	130.53
Guildford	1,370,000	422.6	-0.66	2.20	2.47	-2.56	-14.33	46.43	155.35
Port Kells	3,122,900	558.7	0.27	1.93	4.70	1.84	-1.13	81.16	237.18
Royal Heights	1,468,200	404.7	-5.40	-6.45	-6.38	-6.12	-14.78	38.74	125.46
Whalley	1,535,300	481.7	-0.43	1.37	1.82	-2.82	-15.27	52.97	178.76
Area: Surrey	1,567,100	418.7	-1.67	-1.37	-0.29	-3.97	-12.55	46.45	145.43
Bear Creek Green Timbers	1,453,300	418.5	-3.37	-7.08	-6.67	-11.71	-17.75	42.35	142.89
East Newton	1,540,700	391.6	-2.49	-9.27	-7.71	-5.64	-21.03	33.33	139.07
Fleetwood Tynehead	1,619,200	434.1	-2.41	-0.25	1.12	-7.34	-10.07	49.33	146.51
Panorama Ridge	1,674,500	384.6	0.65	2.23	4.14	-2.63	-13.03	45.19	144.04
Queen Mary Park Surrey	1,558,900	476.3	-5.40	3.25	5.12	4.09	-8.30	46.01	167.73
Sullivan Station	1,635,500	407.0	1.40	0.97	0.07	-1.17	-6.95	59.61	145.77
West Newton	1,364,400	469.7	-4.03	2.11	5.08	4.08	-7.25	49.63	167.33
Area: Cloverdale	1,574,000	422.9	-1.12	-0.77	2.08	-0.73	-10.10	45.83	149.65
Clayton	1,476,500	411.7	-2.51	-1.81	4.47	-0.51	-9.40	48.52	153.51
Cloverdale BC	1,608,300	426.8	-0.63	-0.44	1.19	-1.07	-10.77	44.04	145.99
Serpentine	1,590,300	422.2	2.58	2.13	0.67	1.42	-6.45	53.42	135.47
Area: South Surrey White Rock	2,024,900	357.6	-1.19	0.96	0.22	-2.51	-9.22	42.81	88.81

Fraser Valley Real Estate Board

2025-05

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.	2,028,300	359.1	-3.16	5.77	0.93	1.70	-6.70	48.51	94.53
Elgin Chantrell	2,401,900	361.4	-1.58	-3.68	-0.93	-7.83	-13.66	28.16	61.70
Grandview Surrey	1,976,100	361.9	1.71	1.34	-0.06	-1.04	-7.75	40.05	96.26
Hazelmere	2,343,500	458.0	1.04	0.02	-2.12	-5.49	-11.70	45.03	144.27
King George Corridor	1,901,900	387.0	1.87	0.73	-0.46	-1.30	-9.09	44.73	121.65
Morgan Creek	2,121,000	357.0	-0.61	-1.00	4.82	-0.72	-9.00	52.30	95.08
Pacific Douglas	1,819,600	377.2	1.75	0.99	-0.29	-1.41	-7.19	52.71	137.68
Sunnyside Park Surrey	1,702,700	411.6	-2.28	-2.95	-1.55	-7.84	-11.52	37.75	96.37
White Rock	2,145,700	339.3	-3.99	5.57	0.24	0.41	-5.99	44.94	85.71
Area: Langley	1,742,800	423.3	-1.67	0.09	0.50	-1.88	-10.81	47.65	148.71
Aldergrove Langley	1,358,100	399.9	-3.24	-2.72	-1.23	2.02	-9.93	57.19	155.36
Brookswood Langley	1,672,300	383.3	-2.02	1.00	2.16	-3.62	-8.78	49.09	131.04
Campbell Valley	2,969,900	362.3	-2.84	-4.31	-1.15	-0.19	-13.98	32.81	104.46
County Line Glen Valley	2,771,200	360.5	-2.78	-3.64	-1.12	1.66	-10.21	47.02	151.04
Fort Langley	2,568,100	397.9	-1.83	-1.75	1.30	2.29	-10.00	42.41	137.84
Langley City	1,351,700	407.8	-2.72	1.49	1.75	-3.39	-7.88	53.31	141.59
Murrayville	1,627,700	380.9	-2.13	1.30	2.36	-3.25	-8.42	48.50	129.32
Otter District	2,782,900	359.5	-2.97	-3.88	-1.29	1.38	-10.59	46.38	151.22
Salmon River	2,121,200	362.6	-2.63	-5.70	-1.23	0.55	-10.40	47.34	144.18
Walnut Grove	1,507,700	391.8	-1.83	0.26	-2.71	-6.07	-9.99	46.63	135.32
Willoughby Heights	1,629,600	449.2	0.13	3.26	1.35	-1.79	-8.08	54.74	167.86
Area: Abbotsford	1,302,500	370.6	-0.08	-2.11	1.53	-1.83	-17.41	40.17	140.34
Abbotsford East	1,306,900	352.3	-0.37	-1.78	2.50	-1.07	-15.54	40.86	129.66
Abbotsford West	1,226,400	390.7	-0.31	-3.41	-0.84	-4.29	-18.57	43.75	168.15
Aberdeen	1,434,700	361.2	0.19	-3.01	-0.22	-3.55	-18.54	37.23	147.40
Bradner	1,381,200	380.5	0.37	-1.42	0.42	-2.24	-19.06	40.10	151.99
Central Abbotsford	1,175,000	399.9	-0.15	-3.05	-0.57	-4.05	-18.65	44.84	174.66
Matsqui	1,852,500	376.4	1.48	0.67	1.29	0.78	-19.26	37.12	133.50
Poplar	1,155,000	373.5	0.30	-2.48	-0.11	-3.51	-18.86	40.73	149.50
Sumas Mountain	1,737,600	375.3	-1.31	-0.71	1.27	-3.05	-22.49	30.77	122.20
Area: Mission	1,180,000	347.6	-8.36	-9.38	-1.08	-0.63	-15.30	46.60	152.80
Durieu	1,449,400	302.3	-8.78	-11.58	-2.45	-2.77	-21.46	39.18	135.62

Fraser Valley Real Estate Board

2025-05

2 Storey Detached

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			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	1,174,700	330.3	-8.88	-9.63	-2.10	-0.81	-17.26	41.03	142.16
Mission BC	1,110,300	342.1	-8.48	-9.40	-1.50	-0.15	-15.55	46.13	152.66
Mission-West	1,453,800	331.5	-5.98	-6.33	0.64	-3.16	-14.93	42.27	137.98
Stave Falls	1,412,200	308.7	-9.05	-11.65	-3.02	-2.53	-19.53	41.22	132.63

Fraser Valley Real Estate Board

2025-05

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	702,400	352.4	-0.79	-0.45	0.37	-2.63	-3.37	24.57	93.73
Fraser Valley Real Estate Board	532,700	436.3	-0.95	-1.02	-0.64	-4.03	-7.45	39.62	169.32
Area: N. Delta	565,600	541.8	0.37	3.16	-0.62	-3.68	-11.87	19.84	184.26
Annieville	441,500	496.6	-0.24	1.82	-1.43	-2.55	-7.21	44.03	232.62
Scottsdale	647,500	425.1	0.00	2.71	-0.98	-3.65	-12.15	11.66	138.55
Municipality: City of Surrey combined	519,800	435.0	-0.82	-1.65	-1.20	-5.25	-9.81	33.27	151.01
Area: North Surrey	470,900	434.8	-0.75	-2.03	-1.92	-6.29	-10.74	29.75	156.37
Bolivar Heights	463,500	511.6	-0.99	-2.27	-1.44	-5.42	-7.54	38.68	212.91
Cedar Hills	398,100	560.7	0.36	2.92	1.06	0.36	-4.45	51.58	268.64
Guildford	542,000	474.2	-0.11	-0.52	-1.45	-3.60	-4.93	42.96	189.85
Port Kells	565,000	374.7	-1.91	-3.10	-1.86	-5.26	-10.08	32.64	166.50
Whalley	453,300	424.0	-0.98	-2.37	-1.83	-6.83	-11.78	26.72	145.23
Area: Surrey	554,000	505.0	-0.65	1.49	-1.77	-3.40	-8.83	39.73	203.85
Bear Creek Green Timbers	625,000	504.4	-0.90	1.08	-2.38	-3.11	-10.79	34.15	189.39
East Newton	489,800	490.3	-0.91	2.21	-1.31	-3.22	-8.10	37.49	199.51
Fleetwood Tynehead	576,000	403.4	-0.30	-1.05	-1.71	-4.63	-9.69	33.14	141.70
Queen Mary Park Surrey	556,000	520.6	-0.91	1.88	-1.51	-2.62	-8.44	40.32	217.63
Sullivan Station	656,000	483.8	-0.31	1.57	-2.10	-3.43	-10.72	29.77	178.53
West Newton	556,000	513.4	-0.85	1.87	-1.53	-2.62	-8.35	40.85	219.28
Area: Cloverdale	585,500	431.8	-0.09	-0.44	-1.30	-3.59	-5.29	37.52	159.96
Clayton	587,400	423.5	0.02	-0.40	-1.42	-3.53	-5.49	37.10	155.43
Cloverdale BC	582,900	433.1	-0.25	-0.51	-1.10	-3.69	-4.94	38.06	163.28
Area: South Surrey White Rock	606,900	358.3	-2.00	-1.48	-1.35	-5.76	-5.39	39.31	141.12
Crescent Bch Ocean Pk.	460,000	384.6	-2.01	-6.65	-0.75	-5.99	-12.19	39.15	159.51
Grandview Surrey	611,400	366.1	-1.88	-4.96	-1.19	-7.32	-9.11	37.22	141.65
King George Corridor	639,200	346.4	-1.39	-4.10	-0.43	-6.33	-8.77	33.95	127.45
Morgan Creek	628,200	398.1	-1.82	-4.42	-0.55	-6.79	-9.32	33.77	136.82
Sunnyside Park Surrey	560,800	331.4	-2.01	-4.08	-0.57	-6.33	-9.01	37.34	132.07
White Rock	601,200	367.3	-2.52	1.80	-2.24	-5.07	-0.41	44.38	149.52

Fraser Valley Real Estate Board

2025-05

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Langley	605,300	421.2	-0.99	-0.40	0.72	-2.32	-5.16	41.25	184.79
Aldergrove Langley	488,400	444.4	-0.51	-2.52	-3.50	-0.29	-3.91	62.84	238.46
Fort Langley	893,900	406.3	-0.66	-0.07	-0.42	-3.03	-8.33	24.79	162.64
Langley City	548,600	392.1	-1.90	-3.11	-1.83	-4.88	-8.47	36.67	181.68
Murrayville	576,000	403.9	-0.39	1.30	2.41	-0.10	-1.25	47.25	183.44
Salmon River	508,600	364.1	-0.22	1.20	2.36	-0.52	-3.47	43.80	158.23
Walnut Grove	584,700	347.2	-0.69	1.05	1.70	-1.56	-4.33	40.91	163.23
Willoughby Heights	653,600	396.4	-0.65	0.87	1.77	-1.76	-5.44	35.48	143.19
Area: Abbotsford	435,000	466.2	-0.70	-2.92	-0.79	-3.72	-8.96	47.95	216.07
Abbotsford East	555,600	389.3	-0.66	-2.19	-4.23	-2.36	-9.38	35.55	137.96
Abbotsford West	438,300	471.3	1.79	0.62	-0.51	-2.04	-5.72	54.73	250.67
Central Abbotsford	426,400	459.5	-2.44	-5.36	-0.78	-5.47	-11.52	43.95	190.27
Poplar	453,300	483.8	0.90	0.17	-2.03	1.72	-3.89	54.47	258.11
Area: Mission	453,000	405.9	1.05	-1.24	-2.22	0.15	-7.85	45.07	230.54
Mission BC	453,000	405.9	1.05	-1.24	-2.22	0.15	-7.85	45.07	230.54

Fraser Valley Real Estate Board

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Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,104,900	337.3	-0.74	-0.71	0.18	-3.13	-9.35	31.19	62.09
Fraser Valley Real Estate Board	963,200	345.7	-1.00	-0.75	-0.66	-4.29	-16.72	38.34	97.54
Area: N. Delta	1,152,600	366.1	-3.66	-4.29	-5.86	-6.70	-17.90	32.74	106.72
Annieville	1,009,900	382.0	-2.48	-3.19	-4.86	-9.11	-21.61	34.65	107.61
Nordel	1,227,600	366.6	-6.10	-6.10	-7.21	-6.46	-16.91	35.43	118.87
Scottsdale	1,023,000	343.9	-2.41	-2.69	-4.95	-6.60	-20.78	24.96	95.18
Sunshine Hills Woods	1,375,500	365.2	-3.18	-3.59	-4.15	-3.36	-12.69	33.82	108.92
Municipality: City of Surrey combined	984,700	337.9	-0.73	-0.68	-0.79	-5.32	-18.06	36.97	86.58
Area: North Surrey	722,000	328.2	-0.58	-1.44	-1.20	-6.73	-21.84	28.61	79.34
Bolivar Heights	934,600	392.5	-4.06	-6.59	-4.76	-11.68	-28.09	28.35	116.25
Bridgeview	913,500	468.0	-9.53	-8.18	-8.29	-9.25	-21.33	51.95	178.90
Cedar Hills	1,313,800	472.6	-0.38	2.12	2.32	-2.32	-16.88	45.28	159.96
Fraser Heights	1,599,900	388.8	0.10	-3.55	-0.10	-5.49	-13.91	32.92	112.34
Guildford	709,700	424.2	0.14	1.36	0.12	-3.74	-10.75	47.50	147.64
Port Kells	2,490,100	491.8	0.31	-4.82	3.43	5.24	17.60	114.01	193.61
Royal Heights	1,332,300	439.8	-7.93	-8.96	-9.73	-7.37	-17.70	38.04	146.25
Whalley	500,700	331.8	-0.96	-2.07	-2.47	-9.81	-19.84	22.75	91.35
Area: Surrey	1,023,600	357.9	-1.16	-1.21	-1.68	-5.99	-18.55	36.92	114.44
Bear Creek Green Timbers	1,118,600	356.7	-2.70	-5.21	-5.26	-9.40	-22.44	27.44	107.87
East Newton	937,100	325.9	-2.07	-5.07	-6.11	-8.43	-27.14	25.98	103.18
Fleetwood Tynehead	1,050,300	345.8	-1.54	-2.01	-2.37	-9.50	-18.86	34.55	113.46
Panorama Ridge	1,377,200	366.3	-0.49	0.47	1.67	-3.66	-14.44	43.37	123.22
Queen Mary Park Surrey	875,300	380.6	-1.48	0.58	-2.83	-6.30	-19.96	30.88	115.88
Sullivan Station	1,069,400	328.4	0.40	1.02	1.39	-1.35	-10.81	46.87	108.24
West Newton	907,700	386.6	-1.95	1.18	0.44	-1.83	-15.16	43.13	140.57
Area: Cloverdale	1,047,100	347.0	-0.40	0.46	1.08	-1.98	-10.87	45.61	123.87
Clayton	897,700	298.7	0.07	0.78	0.98	-2.35	-9.87	43.88	115.05
Cloverdale BC	1,160,800	385.6	-0.62	0.18	0.76	-1.96	-11.38	46.45	133.13
Serpentine	1,590,300	422.2	2.58	2.13	0.67	1.42	-6.45	53.42	135.47
Area: South Surrey White Rock	1,134,100	297.4	-0.97	-0.20	-1.49	-6.27	-16.90	36.55	63.14

Fraser Valley Real Estate Board

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Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,713,200	361.1	-2.22	4.00	0.58	-0.52	-7.48	49.34	99.06
Elgin Chantrell	2,046,300	336.5	-0.71	-3.22	-0.88	-8.49	-16.60	27.75	57.61
Grandview Surrey	1,074,100	171.2	0.00	0.35	-2.34	-5.93	-14.61	42.19	71.37
Hazelmere	2,206,900	390.7	-2.18	-2.79	-1.21	-3.93	-16.16	49.92	134.65
King George Corridor	933,000	315.6	-0.94	-2.77	-2.83	-6.98	-19.90	34.30	90.12
Morgan Creek	1,295,200	262.2	-1.32	-1.58	1.59	-4.41	-11.36	42.97	64.80
Pacific Douglas	1,328,600	257.5	1.58	0.78	-0.89	-6.33	-16.26	32.60	69.41
Sunnyside Park Surrey	1,073,100	321.4	-0.31	-1.38	-1.26	-7.64	-17.99	35.61	71.60
White Rock	880,200	312.3	-2.50	1.26	-2.92	-7.96	-18.84	29.53	63.85
Area: Langley	1,037,700	348.6	-0.71	0.06	0.37	-1.50	-11.46	40.34	111.02
Aldergrove Langley	1,009,400	442.1	0.32	0.36	1.21	0.91	-10.79	54.15	184.49
Brookswood Langley	1,506,000	419.8	-1.80	1.25	0.43	-5.22	-11.60	49.24	137.58
Campbell Valley	2,817,400	415.7	-1.31	-2.39	-1.00	2.49	-13.83	39.36	124.46
County Line Glen Valley	2,512,100	369.2	-3.17	-1.89	0.19	1.32	-11.25	46.62	152.01
Fort Langley	1,836,100	379.4	-2.27	-2.27	0.72	-2.74	-12.60	38.72	146.36
Langley City	726,900	358.3	-0.99	-2.00	-2.42	-5.66	-11.71	39.91	123.24
Murrayville	1,117,600	367.0	-0.62	1.21	1.83	-4.33	-1.77	42.69	111.04
Otter District	2,528,300	394.1	-1.43	-2.01	0.31	4.45	-14.53	45.32	149.75
Salmon River	1,661,000	332.5	-0.33	-1.28	3.00	6.78	-10.79	54.87	161.81
Walnut Grove	1,065,700	341.5	-1.90	-0.70	0.35	-0.70	-7.28	46.25	125.41
Willoughby Heights	924,100	313.1	0.00	1.20	0.48	-1.97	-10.80	36.90	100.06
Area: Abbotsford	774,100	351.7	-0.40	-0.85	0.23	-3.49	-18.61	40.29	125.59
Abbotsford East	1,041,700	372.3	-0.69	1.25	1.61	-3.12	-14.53	44.02	138.96
Abbotsford West	677,000	341.4	-0.84	-2.12	-2.87	-6.49	-20.31	36.94	140.25
Aberdeen	1,292,600	338.7	2.08	0.06	1.53	1.56	-16.31	38.64	127.93
Bradner	1,868,400	358.7	-3.05	0.28	0.34	-0.72	-11.43	42.62	143.52
Central Abbotsford	559,300	355.8	-0.56	-3.39	-0.45	-5.32	-19.26	46.18	141.06
Matsqui	1,470,000	397.2	0.03	-0.97	0.53	-0.30	-19.14	32.36	152.35
Poplar	738,300	387.8	1.12	-0.28	-0.84	-2.24	-18.99	40.76	145.60
Sumas Mountain	1,737,600	375.3	-1.31	-0.71	1.27	-3.05	-22.49	30.77	122.20
Sumas Prairie	2,494,700	494.8	2.83	7.12	8.01	1.52	-6.48	68.70	192.78
Area: Mission	903,300	354.8	-3.32	-4.34	-1.47	-4.29	-18.23	41.47	150.92

Fraser Valley Real Estate Board

2025-05

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,036,300	361.3	-1.28	-4.11	-1.50	-5.57	-16.19	56.07	164.49
Durieu	1,174,300	320.6	-5.01	-7.39	-3.81	-5.54	-20.62	40.68	144.55
Hatzic	1,009,200	366.4	-3.88	-4.16	-0.11	-2.94	-17.92	39.90	163.03
Lake Errock	849,500	402.0	-4.26	-7.56	-1.93	-3.16	-14.19	58.83	175.34
Mission BC	842,000	343.7	-3.07	-3.91	-1.91	-4.79	-19.22	38.81	146.56
Mission-West	1,414,600	337.5	-4.09	-4.28	-1.60	-4.31	-16.71	46.36	152.43
Stave Falls	1,340,100	333.1	-5.42	-7.19	-1.51	-3.64	-16.75	45.65	135.91

Fraser Valley Real Estate Board

2025-05

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,783,900	391.5	-1.39	-1.39	0.15	-2.78	-6.72	40.22	76.19
Fraser Valley Real Estate Board	1,481,900	421.2	-1.66	-1.15	-0.05	-3.17	-12.98	47.38	132.71
Area: N. Delta	1,335,200	401.0	-4.91	-5.78	-6.51	-7.26	-16.23	37.00	121.91
Annieville	1,294,000	421.6	-3.68	-4.64	-5.45	-8.94	-17.20	40.21	131.27
Nordel	1,285,700	383.2	-7.86	-8.26	-9.04	-7.95	-17.86	33.38	113.84
Scottsdale	1,306,000	424.3	-3.61	-4.91	-5.67	-8.24	-16.31	40.54	133.26
Sunshine Hills Woods	1,445,300	374.8	-3.75	-4.66	-5.21	-4.46	-14.45	32.34	113.20
Municipality: City of Surrey combined	1,606,100	428.6	-1.36	-1.18	0.19	-3.45	-12.51	47.29	127.86
Area: North Surrey	1,451,000	448.7	-2.20	-3.44	-0.86	-4.35	-15.05	44.88	147.49
Bolivar Heights	1,211,300	439.4	-5.44	-6.71	-2.64	-6.31	-19.06	42.80	150.66
Bridgeview	913,500	468.0	-9.53	-8.18	-8.29	-9.25	-21.33	51.95	178.90
Cedar Hills	1,412,900	478.3	-1.48	-0.10	0.46	-3.33	-15.91	46.58	171.45
Fraser Heights	1,732,500	419.3	-0.21	-4.31	-0.38	-4.92	-10.71	38.43	128.00
Guildford	1,295,700	436.7	-2.35	-0.98	-0.09	-6.69	-20.08	44.75	149.40
Port Kells	2,746,700	537.5	-2.31	-6.38	0.58	-1.38	-6.13	76.00	219.56
Royal Heights	1,299,000	433.0	-8.36	-9.15	-9.60	-7.64	-18.10	39.09	140.56
Whalley	1,382,500	519.9	-1.79	-1.94	-1.50	-8.39	-21.62	51.35	178.77
Area: Surrey	1,506,800	432.0	-1.73	-1.44	-0.89	-4.38	-13.81	46.89	149.13
Bear Creek Green Timbers	1,392,700	431.8	-2.81	-5.49	-5.35	-9.46	-18.64	43.69	149.02
East Newton	1,480,100	408.2	-2.53	-6.99	-6.25	-5.68	-20.88	36.61	147.39
Fleetwood Tynehead	1,536,800	423.4	-1.99	-0.38	0.36	-6.60	-12.16	49.45	145.17
Panorama Ridge	1,622,100	406.1	0.10	1.65	2.86	-3.47	-13.17	45.76	144.49
Queen Mary Park Surrey	1,469,900	485.1	-3.56	2.80	2.91	2.00	-10.35	49.58	174.69
Sullivan Station	1,638,100	401.0	1.19	0.80	-0.05	-1.23	-7.94	59.00	142.59
West Newton	1,349,700	435.5	-4.10	-1.67	-1.07	-3.16	-12.60	42.51	151.44
Area: Cloverdale	1,517,000	432.3	-0.71	-0.23	2.47	-0.94	-10.39	47.74	150.90
Clayton	1,472,100	419.4	-2.35	-1.71	4.41	-0.55	-9.42	48.88	154.49
Cloverdale BC	1,528,500	436.3	-0.27	0.16	1.96	-1.11	-10.78	47.15	149.17
Serpentine	1,590,300	422.2	2.58	2.13	0.67	1.42	-6.45	53.42	135.47
Area: South Surrey White Rock	1,889,900	364.8	-1.08	0.52	0.97	-2.93	-10.96	43.06	91.70

Fraser Valley Real Estate Board

2025-05

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.	1,858,800	368.3	-2.31	4.25	2.02	0.27	-6.52	47.73	97.80
Elgin Chantrell	2,340,600	361.4	-1.20	-3.21	0.22	-7.38	-13.37	29.03	63.83
Grandview Surrey	2,028,400	313.2	1.29	1.13	0.48	-1.07	-10.69	38.16	91.44
Hazelmere	2,206,900	390.7	-2.18	-2.79	-1.21	-3.93	-16.16	49.92	134.65
King George Corridor	1,617,500	378.4	0.11	-0.97	-0.24	-2.02	-14.85	46.16	117.72
Morgan Creek	2,141,000	354.8	-0.84	-1.14	4.78	-0.28	-9.19	50.34	91.58
Pacific Douglas	1,918,200	337.1	1.54	0.96	-0.09	-1.92	-9.31	50.49	132.00
Sunnyside Park Surrey	1,598,600	383.5	-1.72	-1.99	0.58	-6.94	-11.47	38.25	94.08
White Rock	1,823,200	383.8	-2.61	3.65	0.84	-1.82	-8.99	43.96	98.86
Area: Langley	1,632,100	431.3	-1.15	0.33	0.84	-1.10	-10.72	49.19	149.88
Aldergrove Langley	1,229,600	433.7	0.53	1.76	3.29	1.93	-11.04	55.17	184.21
Brookswood Langley	1,506,000	419.8	-1.80	1.25	0.43	-5.22	-11.60	49.24	137.58
Campbell Valley	2,817,400	415.7	-1.31	-2.39	-1.00	2.49	-13.83	39.36	124.46
County Line Glen Valley	2,512,100	369.2	-3.17	-1.89	0.19	1.32	-11.25	46.86	152.01
Fort Langley	2,292,200	451.0	-1.68	-1.10	1.97	1.76	-9.60	45.16	144.98
Langley City	1,242,600	425.0	-1.51	-2.68	-4.08	-6.39	-10.79	48.91	145.81
Murrayville	1,575,500	387.9	-1.80	1.07	1.15	-4.60	-10.35	48.45	128.45
Otter District	2,528,300	394.9	-1.42	-2.01	0.30	4.44	-14.54	45.34	149.62
Salmon River	2,008,400	400.4	-1.04	-3.24	-0.82	3.60	-12.29	49.68	147.01
Walnut Grove	1,470,300	391.9	-2.27	-0.10	-0.61	-3.99	-8.22	46.67	136.37
Willoughby Heights	1,595,100	456.5	0.13	2.91	1.02	-1.74	-7.16	55.80	168.85
Area: Abbotsford	1,202,700	416.0	-0.72	-1.02	0.80	-3.08	-14.46	46.53	159.35
Abbotsford East	1,215,500	387.1	-0.41	1.47	2.52	-1.75	-12.80	44.49	147.66
Abbotsford West	1,071,600	423.2	-3.53	-5.03	-5.15	-10.01	-15.95	43.70	171.63
Aberdeen	1,494,200	390.5	1.19	-1.29	0.26	1.45	-14.87	47.97	149.84
Bradner	1,868,400	358.7	-3.05	0.28	0.34	-0.72	-11.43	42.62	144.01
Central Abbotsford	1,065,800	429.9	0.26	-3.70	0.54	-3.22	-18.90	53.15	183.76
Matsqui	1,470,000	397.2	0.03	-0.97	0.53	-0.30	-19.14	32.36	152.35
Poplar	1,078,700	408.3	0.47	-3.41	-0.15	-4.15	-19.12	51.50	166.69
Sumas Mountain	1,737,600	375.3	-1.31	-0.71	1.27	-3.05	-22.49	30.77	122.20
Sumas Prairie	2,494,700	494.8	2.83	7.12	8.01	1.52	-6.48	68.70	192.78
Area: Mission	1,019,100	376.1	-4.03	-4.45	-0.66	-2.62	-15.20	46.74	166.74

Fraser Valley Real Estate Board

2025-05

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,036,300	361.3	-1.28	-4.11	-1.50	-5.57	-16.19	56.07	164.49
Durieu	1,174,300	320.6	-5.01	-7.39	-3.81	-5.54	-20.62	40.68	144.55
Hatzic	1,010,200	366.5	-3.91	-4.18	-0.11	-2.91	-17.84	39.94	163.29
Mission BC	962,500	368.2	-4.01	-4.19	-0.91	-2.90	-15.84	44.73	164.32
Mission-West	1,414,600	337.5	-4.09	-4.28	-1.60	-4.31	-16.71	46.36	152.43
Stave Falls	1,340,100	333.1	-5.42	-7.19	-1.51	-3.64	-16.75	45.65	135.91

Fraser Valley Real Estate Board

2025-05

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	975,400	372.4	0.22	-0.11	-0.59	-2.82	-5.34	42.46	119.96
Fraser Valley Real Estate Board	832,800	373.8	-0.03	0.38	-0.27	-2.45	-9.01	45.67	146.25
Area: N. Delta	971,400	423.3	1.07	4.60	1.49	1.75	-8.26	42.43	128.69
Annieville	790,100	439.7	2.16	4.79	0.32	0.14	-7.12	58.79	177.94
Nordel	1,047,800	413.2	0.90	4.77	2.10	2.23	-7.29	43.12	127.28
Scottsdale	929,600	373.3	0.84	5.21	2.64	3.64	-8.62	44.52	139.76
Sunshine Hills Woods	1,017,600	362.9	1.20	4.70	1.91	2.72	-8.68	38.94	138.91
Municipality: City of Surrey combined	860,500	372.7	-0.29	0.51	-0.48	-3.02	-8.20	45.02	139.99
Area: North Surrey	766,600	437.1	1.09	2.56	-0.59	-4.02	-7.90	40.59	176.82
Bolivar Heights	631,800	462.5	1.23	1.51	-0.11	-2.34	-8.74	50.16	226.16
Fraser Heights	916,000	379.8	0.16	2.01	0.34	-4.72	-9.68	31.19	157.32
Guildford	758,700	439.6	1.59	2.57	0.32	-3.43	-8.93	42.87	186.95
Whalley	758,200	400.3	0.28	2.43	-3.31	-6.36	-6.99	34.37	139.41
Area: Surrey	826,500	379.5	-1.15	-0.89	-1.07	-3.75	-9.81	44.24	157.81
Bear Creek Green Timbers	837,200	370.9	0.19	1.45	-2.96	-6.50	-10.35	33.90	139.29
East Newton	708,100	387.6	-2.86	-4.60	-3.56	-5.81	-11.93	41.41	173.92
Fleetwood Tynehead	856,300	365.8	-1.61	-3.10	-2.01	-4.14	-9.21	40.80	155.27
Panorama Ridge	902,700	358.8	-0.83	0.03	1.27	-2.87	-9.12	46.39	141.29
Queen Mary Park Surrey	762,200	423.7	0.24	1.88	-2.69	-5.78	-6.18	42.76	163.66
Sullivan Station	860,700	334.0	-1.18	-0.24	0.51	-3.64	-10.24	43.90	145.05
West Newton	832,000	406.6	-0.10	3.96	0.67	-0.07	-8.51	54.78	172.70
Area: Cloverdale	846,800	347.3	0.09	0.75	-1.17	-3.21	-8.02	44.35	145.44
Clayton	843,000	348.8	0.11	0.81	-1.22	-3.22	-7.70	45.03	148.26
Cloverdale BC	852,200	348.7	0.11	0.72	-1.05	-3.09	-8.38	43.50	141.98
Area: South Surrey White Rock	956,000	303.7	0.16	1.50	0.43	-2.16	-6.95	46.43	103.42
Crescent Bch Ocean Pk.	941,900	322.7	1.00	2.18	1.80	1.83	-6.27	44.51	105.15
Elgin Chantrell	1,157,000	284.9	0.74	-0.28	-0.25	-0.35	-6.41	40.28	95.67
Grandview Surrey	951,800	286.6	-0.17	1.24	-0.31	-4.18	-8.29	45.85	103.26
King George Corridor	919,500	333.0	0.15	1.96	1.22	1.59	-4.80	52.89	125.92
Morgan Creek	930,200	285.4	-0.52	1.28	-0.17	-4.03	-8.50	42.91	92.58

Fraser Valley Real Estate Board

2025-05

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	897,600	295.4	-0.40	1.06	-0.57	-4.77	-8.91	44.87	105.85
Sunnyside Park Surrey	1,059,400	300.5	2.18	2.70	2.42	2.63	-4.63	41.15	103.18
White Rock	937,700	344.0	-0.35	0.94	0.70	0.06	-7.35	46.76	119.67
Area: Langley	863,600	373.2	0.19	-0.51	-0.43	-1.24	-8.73	47.16	164.49
Aldergrove Langley	619,400	451.5	1.94	0.29	-0.73	0.42	-7.99	57.43	210.74
Fort Langley	943,900	353.4	-2.89	-3.92	-3.68	-1.28	-6.71	50.70	140.24
Langley City	834,900	356.2	1.98	2.09	1.77	1.08	-7.84	42.08	161.72
Murrayville	928,000	340.7	2.34	1.76	2.90	-0.09	-7.27	35.68	143.18
Salmon River	1,010,300	348.9	-1.72	-4.54	-3.24	-1.77	-6.03	51.10	129.39
Walnut Grove	834,700	324.9	-1.25	-2.75	-2.40	-2.43	-9.42	42.63	150.31
Willoughby Heights	887,900	388.7	0.15	-0.46	-0.51	-1.87	-9.29	49.16	167.33
Area: Abbotsford	660,600	365.4	0.74	0.94	1.47	-1.38	-11.27	49.33	170.47
Abbotsford East	718,700	396.6	-0.95	1.43	2.03	-3.83	-12.43	48.26	166.17
Abbotsford West	696,900	349.8	1.19	1.27	3.61	1.77	-10.45	49.30	192.72
Aberdeen	748,200	364.8	1.00	-0.76	-1.51	-0.98	-10.54	47.87	163.20
Central Abbotsford	510,200	325.4	2.97	1.21	-0.28	-0.61	-3.10	69.30	159.90
Poplar	685,800	311.0	0.16	-1.14	-1.77	-2.54	-14.63	31.33	124.55
Area: Mission	676,100	360.6	2.10	1.72	-0.33	0.22	-8.27	50.25	174.22
Mission BC	676,100	360.6	2.10	1.72	-0.33	0.22	-8.27	50.25	174.22