

Summary Report

For June 2025

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2025-06

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,359,000	379.4	-1.35	-3.14	-2.01	-4.70	-9.26	39.74	89.32
Fraser Valley Real Estate Board	1,243,400	407.3	-1.59	-3.69	-2.72	-5.59	-13.82	44.07	129.21
Area: N. Delta	1,260,500	400.7	0.48	-4.09	-6.49	-7.82	-13.31	35.83	113.93
Annieville	1,221,600	407.2	-1.43	-3.58	-7.56	-11.07	-12.99	36.14	116.25
Nordel	1,246,800	394.3	4.92	-7.22	-6.98	-5.40	-12.67	34.07	112.10
Scottsdale	1,219,000	406.7	-1.38	-3.56	-7.55	-11.03	-12.97	36.16	116.10
Sunshine Hills Woods	1,372,700	372.5	-1.79	-1.01	-4.27	-4.39	-16.24	34.19	107.52
Municipality: City of Surrey combined	1,342,400	412.3	-1.60	-5.09	-3.51	-7.68	-16.13	44.11	120.72
Area: North Surrey	1,216,900	444.8	-0.02	-7.24	-6.63	-8.46	-19.14	43.35	142.93
Bolivar Heights	1,128,500	420.8	1.50	-9.84	-8.92	-9.04	-18.76	39.71	138.14
Bridgeview	909,900	489.5	6.11	-6.26	-6.92	-3.53	-9.85	56.64	184.76
Cedar Hills	1,278,600	460.1	-0.80	-1.92	-0.65	-1.35	-12.78	46.16	156.18
Fraser Heights	1,343,700	375.1	1.32	-9.22	-9.35	-9.18	-19.23	27.41	113.73
Guildford	1,170,400	429.3	-2.54	-9.18	-9.30	-16.40	-28.38	42.72	124.88
Port Kells	2,431,700	505.8	0.60	-5.70	-4.26	-5.39	-8.42	78.48	193.90
Royal Heights	1,193,500	428.1	3.36	-6.41	-6.61	-4.95	-12.42	41.38	135.09
Whalley	1,247,500	490.4	-3.06	-9.05	-9.27	-15.42	-27.78	48.20	148.05
Area: Surrey	1,331,400	419.6	-0.97	-3.34	-3.96	-7.11	-15.86	43.06	140.05
Bear Creek Green Timbers	1,299,300	434.0	0.49	-1.16	-4.68	-6.47	-15.76	43.38	148.71
East Newton	1,305,500	437.2	-0.57	-0.41	-2.32	-4.02	-19.74	43.86	150.83
Fleetwood Tynehead	1,261,700	366.7	-5.17	-7.28	-4.51	-8.94	-20.70	38.33	122.65
Panorama Ridge	1,396,500	415.0	-2.12	-1.33	-3.42	-4.93	-14.52	49.66	137.82
Queen Mary Park Surrey	1,337,600	450.5	-1.87	-3.03	-2.76	-3.16	-14.69	44.44	152.52
Sullivan Station	1,742,400	400.6	3.73	-3.56	0.23	-0.47	-16.52	61.99	124.93
West Newton	1,365,600	422.5	3.40	-5.42	-8.03	-14.33	-7.31	39.44	138.84
Area: Cloverdale	1,249,500	415.9	-6.31	-6.07	-2.07	-6.75	-11.21	48.96	134.84
Clayton	1,291,800	427.9	-6.24	-6.22	-2.10	-6.43	-11.22	51.25	142.57
Cloverdale BC	1,247,700	415.6	-6.29	-6.08	-2.10	-6.73	-11.14	48.91	134.67
Area: South Surrey White Rock	1,523,300	338.1	-1.51	-4.33	0.15	-7.97	-15.43	40.23	81.97
Crescent Bch Ocean Pk.	1,407,500	318.4	-3.37	-4.87	0.38	-10.36	-12.12	34.80	71.27

Fraser Valley Real Estate Board

2025-06

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	2,016,200	344.8	-3.77	-4.80	-1.43	-10.09	-12.22	31.45	66.89
Grandview Surrey	2,763,400	374.3	1.05	-2.45	1.96	-1.81	-16.86	34.83	95.76
Hazelmere	2,137,600	359.8	7.18	-5.17	-0.69	-3.67	-22.36	62.51	119.79
King George Corridor	1,328,200	351.6	3.20	-3.41	1.35	-0.03	-16.50	51.03	103.47
Morgan Creek	2,417,800	304.9	2.01	-3.21	2.42	1.30	-14.14	37.47	56.36
Pacific Douglas	2,730,500	429.5	-2.67	-9.25	-0.09	-1.45	-27.20	38.10	122.19
Sunnyside Park Surrey	1,388,000	328.9	-3.12	-5.41	-0.84	-10.65	-11.08	37.73	79.14
White Rock	1,326,900	343.8	-2.80	-4.50	0.35	-10.00	-11.64	37.19	84.74
Area: Langley	1,423,700	418.6	-2.81	-3.08	-2.38	-1.67	-11.82	45.25	140.44
Aldergrove Langley	1,075,700	403.9	-6.59	-3.03	-1.37	-4.61	-16.10	40.68	164.85
Brookswood Langley	1,348,000	419.2	-0.66	-0.10	0.17	-5.97	-12.83	45.76	127.58
Campbell Valley	2,419,400	418.8	-5.01	-5.36	-5.97	2.15	-20.30	44.76	148.69
County Line Glen Valley	2,181,600	355.2	-4.21	-8.78	-5.61	-3.79	-11.55	44.51	138.87
Fort Langley	1,706,400	416.4	-2.25	-4.60	-1.61	-2.25	-6.47	40.87	150.69
Langley City	1,158,200	414.7	-2.08	-5.88	-8.27	-5.69	-8.37	37.50	132.06
Murrayville	1,433,000	382.8	-1.52	0.74	-0.26	-4.35	-12.20	46.95	114.09
Otter District	2,315,000	407.8	-3.93	-5.49	-7.19	0.69	-20.29	46.27	141.16
Salmon River	1,830,000	411.4	-4.26	-4.61	-6.54	0.54	-18.87	47.99	140.30
Walnut Grove	1,371,000	389.2	-1.24	-2.70	0.99	0.05	-3.06	46.92	135.17
Willoughby Heights	1,166,300	420.9	-2.07	-5.88	-8.20	-5.48	-8.76	40.16	140.10
Area: Abbotsford	1,099,700	421.2	-2.93	-5.07	-2.66	-5.62	-13.87	43.51	156.67
Abbotsford East	1,093,900	405.3	-3.38	-2.38	0.12	-3.77	-8.41	47.22	149.57
Abbotsford West	987,500	418.8	-0.71	-7.20	-7.12	-11.14	-17.33	32.91	156.77
Aberdeen	1,526,300	408.0	-4.76	-5.82	-4.70	5.51	-16.65	59.94	143.73
Bradner	2,222,000	365.4	-4.84	-8.81	-5.92	-4.92	-11.53	47.40	146.73
Central Abbotsford	989,000	414.0	-3.68	-7.17	-3.94	-6.63	-20.23	45.93	166.41
Matsqui	1,202,700	405.2	-3.06	-2.38	0.00	-3.41	-7.11	48.21	149.51
Poplar	999,500	404.0	-3.35	-7.72	-4.15	-7.15	-20.05	45.27	158.64
Sumas Prairie	2,317,100	459.6	-7.11	-2.46	0.61	-1.23	-6.89	60.87	147.36
Area: Mission	964,200	385.5	2.28	1.82	2.04	-2.90	-7.42	47.59	172.05
Dewdney Deroche	1,071,000	373.4	3.35	1.58	1.94	-4.28	-8.44	57.42	168.25
Durieu	1,103,000	356.2	3.85	0.88	1.83	-4.32	-8.08	55.89	166.82

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	928,800	377.9	1.75	1.86	1.78	-2.98	-8.17	44.40	168.78
Mission BC	920,100	378.8	2.38	2.13	1.99	-2.90	-8.15	45.41	169.42
Mission-West	1,422,800	347.4	4.11	1.79	3.33	-1.50	-11.81	48.21	163.98
Stave Falls	1,322,900	363.4	2.74	-0.74	0.64	-5.88	-7.70	55.50	159.57

Fraser Valley Real Estate Board

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2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,968,100	370.8	-0.46	-2.19	-0.24	-3.24	-3.96	36.47	63.71
Fraser Valley Real Estate Board	1,613,800	398.3	-1.56	-2.88	-1.04	-4.30	-9.66	43.12	119.21
Area: N. Delta	1,398,300	366.9	-2.21	-5.66	-6.40	-9.90	-13.55	35.79	108.47
Annieville	1,352,100	394.0	-3.15	-6.06	-6.90	-9.94	-13.75	39.37	124.76
Nordel	1,374,600	355.7	-2.28	-5.60	-5.97	-9.42	-13.16	33.77	106.44
Scottsdale	1,385,300	397.0	-1.49	-5.63	-6.59	-10.30	-13.30	41.53	126.34
Sunshine Hills Woods	1,447,200	360.8	-2.01	-5.50	-6.14	-9.82	-14.32	30.25	98.35
Municipality: City of Surrey combined	1,670,300	404.2	-2.27	-3.39	-1.80	-4.92	-9.39	42.52	114.89
Area: North Surrey	1,639,700	421.6	-0.52	-1.98	1.42	-2.32	-10.90	44.93	131.90
Bolivar Heights	1,412,600	445.1	-1.02	-0.16	3.34	-3.22	-15.38	50.68	164.15
Bridgeview	1,071,500	476.6	-1.39	-0.79	2.76	-2.73	-17.77	51.35	179.37
Cedar Hills	1,584,700	419.2	-1.94	-1.50	3.48	-4.27	-17.63	40.67	145.00
Fraser Heights	1,779,800	424.4	0.00	-2.50	0.52	-2.55	-7.70	41.14	124.67
Guildford	1,357,300	418.7	-0.92	0.55	3.95	-3.12	-15.50	44.78	149.37
Port Kells	3,043,400	544.4	-2.56	-7.30	-2.51	0.78	1.78	73.05	227.95
Royal Heights	1,446,300	398.6	-1.51	-5.57	-6.19	-10.65	-13.89	41.65	116.87
Whalley	1,502,500	471.4	-2.14	-2.32	2.55	-3.66	-17.73	48.71	166.78
Area: Surrey	1,534,500	410.0	-2.08	-3.89	-2.68	-5.25	-11.27	43.16	137.82
Bear Creek Green Timbers	1,493,000	429.9	2.72	-6.67	-4.25	-2.63	-10.61	42.35	146.79
East Newton	1,577,300	400.9	2.37	-4.68	-5.47	-4.89	-17.71	39.20	141.80
Fleetwood Tynehead	1,581,400	424.0	-2.33	-2.84	-2.57	-8.74	-9.03	42.81	138.60
Panorama Ridge	1,619,500	372.0	-3.28	-3.02	-0.29	-4.86	-15.42	41.50	132.65
Queen Mary Park Surrey	1,446,300	441.9	-7.22	-6.40	-1.36	-2.15	-10.11	38.22	149.52
Sullivan Station	1,596,200	397.3	-2.38	-1.59	-2.65	-4.20	-3.61	53.04	136.63
West Newton	1,262,400	434.6	-7.47	-6.64	-1.81	-2.36	-9.00	41.75	147.49
Area: Cloverdale	1,527,500	410.4	-2.96	-3.62	-1.58	-3.41	-8.23	41.76	139.30
Clayton	1,390,600	387.8	-5.81	-8.41	-3.34	-5.46	-12.10	39.40	137.33
Cloverdale BC	1,575,500	418.1	-2.04	-2.04	-1.06	-3.04	-7.32	41.73	137.56
Serpentine	1,546,900	410.6	-2.75	-1.23	-2.28	-2.79	-3.52	47.96	124.13
Area: South Surrey White Rock	1,971,400	348.2	-2.63	-2.68	-1.83	-6.22	-7.25	37.30	80.32

Fraser Valley Real Estate Board

2025-06

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.	2,010,900	356.0	-0.86	2.86	0.82	-4.30	-5.32	48.83	91.81
Elgin Chantrell	2,335,500	351.4	-2.77	-8.25	-3.36	-7.40	-9.99	21.76	52.25
Grandview Surrey	1,921,000	351.8	-2.79	-1.68	-2.30	-4.27	-4.79	33.26	88.23
Hazelmere	2,355,500	460.3	0.50	-1.67	-1.58	-4.48	-4.34	45.30	138.37
King George Corridor	1,857,300	378.0	-2.33	-1.97	-2.98	-5.31	-6.62	38.21	114.65
Morgan Creek	1,963,400	330.4	-7.45	-7.48	-3.84	-12.15	-12.66	36.02	80.15
Pacific Douglas	1,764,300	365.7	-3.05	-1.88	-2.45	-4.22	-4.47	45.23	127.43
Sunnyside Park Surrey	1,659,200	401.1	-2.55	-7.69	-3.30	-5.96	-6.13	31.38	85.27
White Rock	2,113,300	334.2	-1.50	2.64	0.30	-5.62	-5.81	45.18	77.77
Area: Langley	1,719,000	417.5	-1.37	-1.67	0.51	-2.79	-9.22	44.16	142.59
Aldergrove Langley	1,355,100	399.0	-0.23	-2.11	1.19	0.83	-9.42	53.28	153.82
Brookswood Langley	1,657,800	380.0	-0.86	1.04	-1.99	-4.02	-5.82	50.44	125.39
Campbell Valley	3,003,600	366.4	1.13	-3.20	3.30	1.30	-12.68	31.37	106.77
County Line Glen Valley	2,732,600	355.4	-1.41	-3.37	0.28	-1.20	-9.93	42.67	144.77
Fort Langley	2,552,900	395.6	-0.58	-2.99	3.42	2.73	-9.85	37.60	136.32
Langley City	1,363,500	411.3	0.86	1.18	-1.11	-2.97	-4.70	55.50	139.83
Murrayville	1,613,000	377.5	-0.89	1.15	-1.90	-3.90	-5.20	49.74	122.98
Otter District	2,741,300	354.1	-1.50	-3.44	0.23	-1.53	-10.26	42.04	143.70
Salmon River	2,111,200	360.9	-0.47	-3.91	0.92	-1.29	-9.18	42.76	141.08
Walnut Grove	1,471,400	382.4	-2.40	-4.33	1.95	-6.32	-5.53	40.90	127.75
Willoughby Heights	1,590,600	438.4	-2.40	-0.11	-0.30	-3.52	-7.88	48.86	160.02
Area: Abbotsford	1,321,700	376.0	1.46	-0.16	2.20	0.03	-10.48	44.17	143.84
Abbotsford East	1,331,500	358.9	1.87	1.38	1.82	-0.50	-8.42	45.72	136.27
Abbotsford West	1,237,300	394.2	0.90	-3.03	1.03	-1.52	-12.13	46.49	167.25
Aberdeen	1,425,800	359.0	-0.61	-3.47	0.36	-1.81	-12.82	38.08	142.24
Bradner	1,407,300	387.7	1.89	-0.05	4.25	2.30	-12.58	43.86	151.59
Central Abbotsford	1,184,700	403.2	0.83	-2.98	1.49	-1.47	-12.20	48.07	172.43
Matsqui	1,915,700	389.3	3.43	4.43	8.44	8.74	-13.37	44.51	135.37
Poplar	1,161,300	375.6	0.56	-2.31	2.34	-0.21	-12.67	43.47	146.62
Sumas Mountain	1,782,100	384.9	2.56	1.45	-1.51	-3.78	-14.88	40.63	131.87
Area: Mission	1,161,000	342.0	-1.61	-11.97	-2.51	-2.92	-11.61	40.05	144.81
Durieu	1,462,500	305.1	0.93	-10.50	-2.34	-6.07	-16.23	38.56	131.84

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	1,154,400	324.5	-1.76	-11.92	-3.19	-3.65	-13.86	34.26	135.66
Mission BC	1,090,200	335.9	-1.81	-11.95	-3.03	-2.95	-11.88	38.00	144.47
Mission-West	1,427,600	325.5	-1.81	-10.60	-1.96	-2.92	-11.33	45.44	129.87
Stave Falls	1,428,700	312.4	1.20	-10.77	-1.88	-4.49	-14.41	40.85	131.24

Fraser Valley Real Estate Board

2025-06

Apartment

Apartment	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	693,900	348.2	-1.19	-2.55	-0.43	-3.39	-2.79	23.39	90.07
Fraser Valley Real Estate Board	526,500	431.2	-1.17	-2.66	-1.39	-4.47	-6.53	37.28	165.84
Area: N. Delta	558,000	534.5	-1.35	0.64	-0.17	-4.84	-10.35	19.57	185.68
Annieville	434,100	488.3	-1.67	-0.59	-1.73	-4.76	-5.20	39.99	225.32
Scottsdale	637,200	418.4	-1.58	-0.71	-1.06	-5.21	-10.50	12.14	139.50
Municipality: City of Surrey combined	513,800	430.0	-1.15	-2.78	-2.09	-5.83	-7.35	30.62	147.84
Area: North Surrey	463,400	427.9	-1.59	-3.28	-3.23	-7.02	-8.90	26.22	153.65
Bolivar Heights	457,500	505.0	-1.29	-3.11	-2.51	-7.03	-6.90	36.01	212.11
Cedar Hills	394,200	555.2	-0.98	-0.38	0.07	-3.06	-3.83	53.16	271.62
Guildford	533,900	467.1	-1.50	-2.57	-3.49	-2.61	1.06	38.44	182.92
Port Kells	557,500	369.7	-1.33	-5.28	-1.86	-5.52	-9.76	33.18	158.17
Whalley	446,200	417.4	-1.56	-3.38	-2.86	-7.98	-11.25	23.60	145.10
Area: Surrey	547,800	499.4	-1.11	-0.85	-2.06	-4.48	-5.67	39.07	198.86
Bear Creek Green Timbers	621,800	501.9	-0.50	-1.24	-1.95	-5.10	-7.30	34.96	192.31
East Newton	484,500	485.0	-1.08	-0.57	-1.34	-4.60	-6.44	38.22	195.37
Fleetwood Tynehead	566,600	396.8	-1.64	-2.53	-3.78	-3.43	-3.27	28.79	135.35
Queen Mary Park Surrey	550,000	515.0	-1.08	-0.73	-1.62	-4.22	-5.47	40.06	213.64
Sullivan Station	648,000	477.9	-1.22	-0.99	-1.89	-5.27	-7.51	31.65	175.45
West Newton	550,800	508.6	-0.93	-0.61	-1.32	-4.00	-5.25	40.93	215.51
Area: Cloverdale	575,000	424.0	-1.81	-3.00	-3.81	-2.73	0.62	32.87	150.59
Clayton	574,500	414.2	-2.20	-3.18	-4.08	-3.11	0.22	31.70	145.09
Cloverdale BC	575,700	427.7	-1.25	-2.73	-3.39	-2.15	1.25	34.62	155.19
Area: South Surrey White Rock	589,300	347.9	-2.90	-5.85	-3.39	-7.45	-7.72	33.60	132.86
Crescent Bch Ocean Pk.	471,500	394.2	2.50	-0.13	-0.18	-4.55	-1.13	45.46	169.26
Grandview Surrey	610,100	365.3	-0.22	-4.27	-0.90	-8.03	-7.87	35.35	143.37
King George Corridor	635,600	344.5	-0.55	-4.20	-0.63	-7.54	-8.06	32.09	126.64
Morgan Creek	625,900	396.6	-0.38	-3.57	-0.58	-7.68	-8.19	32.07	135.23
Sunnyside Park Surrey	560,800	331.4	0.00	-3.44	0.00	-6.91	-7.97	36.32	133.87
White Rock	564,800	345.0	-6.07	-8.44	-6.86	-7.95	-7.41	33.41	130.77

Fraser Valley Real Estate Board

2025-06

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Langley	599,800	417.4	-0.90	-1.97	-0.02	-2.95	-5.31	41.06	177.90
Aldergrove Langley	489,600	445.5	0.25	-1.15	0.04	-0.51	-5.67	60.48	242.96
Fort Langley	891,300	405.1	-0.30	-0.59	-0.34	-3.64	-7.30	28.16	150.84
Langley City	540,900	386.6	-1.40	-5.31	-1.73	-5.13	-8.48	36.37	173.80
Murrayville	573,000	401.8	-0.52	0.17	1.36	-1.06	-2.02	47.56	177.10
Salmon River	506,000	362.2	-0.52	0.11	0.98	-1.42	-4.13	43.84	154.18
Walnut Grove	580,900	345.0	-0.63	-0.83	0.32	-2.38	-4.83	41.45	156.51
Willoughby Heights	647,600	392.7	-0.93	-0.53	0.08	-2.75	-6.05	34.95	140.18
Area: Abbotsford	441,600	473.3	1.52	-0.48	1.22	-1.19	-6.20	49.54	234.25
Abbotsford East	554,800	388.8	-0.13	-1.67	-2.39	-2.70	-10.37	36.61	141.49
Abbotsford West	444,200	477.6	1.34	1.29	0.42	2.03	-3.50	56.44	257.22
Central Abbotsford	434,600	468.3	1.92	-1.43	2.05	-3.30	-7.81	45.75	216.85
Poplar	451,500	481.9	-0.39	-0.86	-1.01	-0.58	-5.68	53.23	254.60
Area: Mission	453,200	406.1	0.05	-0.56	-1.02	-0.73	-8.78	45.09	232.32
Mission BC	453,200	406.1	0.05	-0.56	-1.02	-0.73	-8.78	45.09	232.32

Fraser Valley Real Estate Board

2025-06

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,098,200	335.2	-0.62	-1.79	-0.30	-3.34	-7.71	30.12	58.26
Fraser Valley Real Estate Board	951,500	341.5	-1.21	-2.34	-1.41	-5.01	-14.94	36.06	92.07
Area: N. Delta	1,135,100	360.6	-1.50	-4.68	-6.39	-9.05	-15.47	31.46	98.68
Annieville	994,400	376.1	-1.54	-2.54	-5.83	-10.35	-18.33	32.01	99.52
Nordel	1,221,000	364.6	-0.55	-6.63	-6.51	-7.81	-13.31	33.55	113.34
Scottsdale	999,000	335.8	-2.36	-4.71	-7.06	-9.24	-18.00	23.09	85.22
Sunshine Hills Woods	1,344,600	357.0	-2.25	-3.83	-5.23	-7.56	-13.10	33.96	99.00
Municipality: City of Surrey combined	971,600	333.4	-1.33	-2.49	-1.77	-6.22	-15.89	34.54	81.10
Area: North Surrey	719,100	326.9	-0.40	-1.98	-1.30	-6.20	-19.94	28.25	74.63
Bolivar Heights	936,300	393.2	0.18	-6.05	-6.25	-12.15	-26.78	28.50	114.04
Bridgeview	948,600	486.0	3.85	-5.04	-4.69	-4.59	-16.41	52.07	183.55
Cedar Hills	1,298,600	467.1	-1.16	-0.26	1.94	-2.42	-16.93	42.28	150.99
Fraser Heights	1,606,400	390.4	0.41	-2.16	-0.13	-3.39	-11.49	35.23	107.99
Guildford	701,500	419.3	-1.16	-1.04	-0.52	-3.43	-7.26	45.04	141.95
Port Kells	2,464,000	486.7	-1.04	-5.79	-0.98	2.77	19.64	116.79	185.29
Royal Heights	1,334,700	440.6	0.18	-6.71	-7.28	-7.46	-13.44	38.64	139.98
Whalley	493,100	326.8	-1.51	-3.20	-2.77	-10.76	-19.43	20.68	85.79
Area: Surrey	1,013,600	354.4	-0.98	-2.69	-2.40	-6.49	-16.32	35.06	110.20
Bear Creek Green Timbers	1,131,800	360.9	1.18	-4.27	-4.04	-5.52	-17.62	25.88	107.77
East Newton	950,000	330.4	1.38	-1.99	-4.65	-7.94	-24.48	27.42	101.96
Fleetwood Tynehead	1,034,800	340.7	-1.47	-4.67	-3.68	-10.08	-17.37	31.09	109.40
Panorama Ridge	1,347,200	358.3	-2.18	-3.16	-1.38	-4.76	-15.67	41.06	116.23
Queen Mary Park Surrey	845,800	367.7	-3.39	-3.29	-2.90	-8.60	-20.33	27.59	105.88
Sullivan Station	1,064,100	326.8	-0.49	0.06	0.31	-2.07	-7.40	44.92	106.57
West Newton	882,900	376.0	-2.74	-3.22	-1.88	-4.50	-11.34	40.82	132.24
Area: Cloverdale	1,024,800	339.6	-2.13	-2.47	-1.28	-3.17	-7.87	43.11	116.31
Clayton	875,400	291.3	-2.48	-2.44	-1.35	-3.35	-7.70	40.12	108.22
Cloverdale BC	1,137,100	377.8	-2.02	-2.60	-1.59	-3.30	-8.03	44.53	124.75
Serpentine	1,546,900	410.6	-2.75	-1.23	-2.28	-2.79	-3.52	47.96	124.13
Area: South Surrey White Rock	1,110,300	291.2	-2.08	-2.97	-2.51	-8.49	-15.50	32.24	56.22

Fraser Valley Real Estate Board

2025-06

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,684,500	355.0	-1.69	0.74	-0.75	-6.48	-7.07	48.60	92.83
Elgin Chantrell	1,998,200	328.5	-2.38	-6.46	-2.67	-8.44	-13.53	21.94	48.78
Grandview Surrey	1,058,300	168.7	-1.46	-1.06	-2.09	-7.05	-11.26	38.73	66.70
Hazelmere	2,276,200	402.9	3.12	-2.59	0.15	-2.54	-12.47	53.95	132.22
King George Corridor	923,700	312.5	-0.98	-4.14	-2.98	-8.68	-17.98	30.92	84.47
Morgan Creek	1,227,400	248.5	-5.23	-6.01	-3.08	-11.03	-13.11	32.60	54.93
Pacific Douglas	1,297,800	251.5	-2.33	-1.26	-1.95	-7.47	-14.19	26.83	64.06
Sunnyside Park Surrey	1,051,100	314.8	-2.05	-3.88	-2.99	-9.44	-15.63	31.22	63.53
White Rock	853,300	302.8	-3.04	-3.69	-3.93	-10.47	-20.32	25.80	54.18
Area: Langley	1,025,500	344.5	-1.18	-1.43	-0.20	-1.91	-10.59	38.19	106.04
Aldergrove Langley	975,500	427.3	-3.35	-2.69	-0.95	-2.67	-12.31	46.44	171.13
Brookswood Langley	1,492,200	416.0	-0.91	0.51	-0.29	-4.39	-8.45	50.40	129.96
Campbell Valley	2,788,100	411.4	-1.03	-3.90	-0.10	0.98	-15.25	36.23	122.50
County Line Glen Valley	2,450,400	360.1	-2.46	-6.10	-2.70	-2.86	-13.29	41.60	143.64
Fort Langley	1,807,500	373.5	-1.56	-4.38	0.51	-3.86	-13.06	36.02	139.58
Langley City	717,800	353.8	-1.26	-3.39	-2.61	-5.12	-10.04	37.77	116.13
Murrayville	1,105,300	363.0	-1.09	1.17	0.39	-4.30	0.03	44.33	106.48
Otter District	2,439,600	380.2	-3.53	-5.49	-5.04	-0.78	-17.92	39.27	141.55
Salmon River	1,629,400	326.1	-1.92	-3.00	1.02	3.36	-11.96	50.35	155.76
Walnut Grove	1,061,600	340.1	-0.41	-1.73	1.40	-0.29	-4.41	44.17	123.02
Willoughby Heights	914,300	309.8	-1.05	-0.48	-0.10	-2.30	-10.41	34.99	96.32
Area: Abbotsford	769,600	349.7	-0.57	-1.71	-0.29	-3.10	-17.31	38.94	123.02
Abbotsford East	1,033,800	369.5	-0.75	-0.22	0.68	-3.35	-11.92	44.05	137.01
Abbotsford West	677,700	341.8	0.12	-2.87	-2.65	-4.39	-20.23	35.69	135.72
Aberdeen	1,267,300	332.1	-1.95	-2.38	-0.42	0.82	-15.45	37.74	123.19
Bradner	1,822,600	349.9	-2.45	-8.26	-3.40	-3.18	-14.09	39.29	131.26
Central Abbotsford	555,800	353.6	-0.62	-2.78	-0.53	-5.33	-17.86	43.92	143.19
Matsqui	1,463,600	395.5	-0.43	-1.22	1.91	1.88	-16.14	34.98	143.53
Poplar	725,400	381.0	-1.75	-1.98	-1.98	-3.91	-18.45	37.45	135.77
Sumas Mountain	1,782,100	384.9	2.56	1.45	-1.51	-3.78	-14.88	40.63	131.87
Sumas Prairie	2,317,100	459.6	-7.11	-2.46	0.61	-1.23	-6.89	60.87	147.36
Area: Mission	903,900	355.0	0.06	-4.05	-0.98	-4.80	-13.41	39.22	146.02

Fraser Valley Real Estate Board

2025-06

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,071,000	373.4	3.35	1.58	1.94	-4.28	-8.44	57.42	168.25
Durieu	1,200,200	327.7	2.21	-5.07	-0.52	-6.58	-14.75	40.40	146.21
Hatzic	1,006,900	365.6	-0.22	-3.99	0.27	-3.41	-13.01	37.50	159.11
Lake Errock	862,600	408.2	1.54	-6.44	1.16	-3.06	-7.56	54.91	173.04
Mission BC	841,600	343.5	-0.06	-3.51	-1.60	-5.29	-14.55	36.31	141.73
Mission-West	1,425,500	340.1	0.77	-5.53	0.29	-2.30	-11.55	47.23	150.26
Stave Falls	1,367,500	339.9	2.04	-5.61	-0.15	-5.06	-10.48	46.64	138.53

Fraser Valley Real Estate Board

2025-06

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,772,300	389.0	-0.64	-2.41	-0.49	-3.38	-5.03	38.83	71.59
Fraser Valley Real Estate Board	1,458,600	414.6	-1.57	-3.11	-1.47	-4.60	-11.22	44.31	125.08
Area: N. Delta	1,323,600	397.5	-0.87	-4.97	-6.49	-8.93	-13.29	36.46	114.29
Annieville	1,269,300	413.6	-1.90	-4.37	-7.12	-10.61	-13.76	37.55	121.41
Nordel	1,302,500	388.2	1.30	-6.68	-6.55	-7.59	-12.86	34.05	111.55
Scottsdale	1,287,300	418.2	-1.44	-4.41	-6.94	-10.08	-12.29	39.17	123.28
Sunshine Hills Woods	1,416,700	367.4	-1.97	-4.02	-5.67	-8.13	-15.07	32.40	103.21
Municipality: City of Surrey combined	1,573,300	419.9	-2.03	-3.76	-2.03	-5.39	-11.06	43.70	119.27
Area: North Surrey	1,447,600	447.6	-0.25	-3.91	-1.71	-4.42	-14.04	44.95	141.03
Bolivar Heights	1,217,700	441.7	0.52	-6.42	-4.76	-7.09	-17.50	43.08	150.11
Bridgeview	948,600	486.0	3.85	-5.04	-4.69	-4.59	-16.41	52.07	183.55
Cedar Hills	1,395,900	472.5	-1.21	-2.09	0.68	-3.77	-16.03	43.44	161.34
Fraser Heights	1,734,700	419.8	0.12	-3.36	-0.59	-3.41	-8.62	40.31	122.59
Guildford	1,275,500	429.9	-1.56	-3.54	-1.80	-8.94	-21.25	44.50	139.37
Port Kells	2,727,000	533.7	-0.71	-7.31	-4.27	-3.89	-3.51	71.99	211.74
Royal Heights	1,307,200	435.7	0.62	-6.44	-7.02	-7.44	-13.43	40.01	135.90
Whalley	1,344,500	505.6	-2.75	-6.25	-4.53	-10.51	-23.97	48.88	160.22
Area: Surrey	1,480,200	424.4	-1.76	-3.68	-2.75	-5.52	-12.26	44.01	141.96
Bear Creek Green Timbers	1,420,500	440.5	2.01	-4.78	-4.16	-3.80	-12.41	43.21	150.57
East Newton	1,507,800	415.8	1.86	-3.59	-4.35	-4.76	-18.31	40.57	148.68
Fleetwood Tynehead	1,490,300	410.6	-3.02	-3.86	-2.68	-8.51	-11.98	42.87	136.38
Panorama Ridge	1,573,800	394.0	-2.98	-2.81	-0.86	-5.33	-15.56	42.65	133.97
Queen Mary Park Surrey	1,397,800	461.3	-4.91	-4.81	-1.64	-2.06	-11.88	43.04	157.28
Sullivan Station	1,606,400	393.2	-1.95	-1.53	-2.36	-3.91	-4.77	53.65	134.33
West Newton	1,296,700	418.4	-3.93	-6.25	-4.43	-7.45	-8.65	40.03	138.95
Area: Cloverdale	1,462,500	416.8	-3.59	-4.12	-1.56	-3.85	-8.38	43.58	138.17
Clayton	1,386,100	394.9	-5.84	-8.38	-3.33	-5.46	-11.87	39.79	137.89
Cloverdale BC	1,482,200	423.1	-3.03	-3.03	-1.12	-3.53	-7.56	44.40	137.16
Serpentine	1,546,900	410.6	-2.75	-1.23	-2.28	-2.79	-3.52	47.96	124.13
Area: South Surrey White Rock	1,846,800	356.5	-2.28	-3.02	-1.22	-6.41	-9.52	38.45	83.10

Fraser Valley Real Estate Board

2025-06

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.	1,832,200	363.0	-1.44	1.03	1.06	-5.49	-6.10	46.90	92.27
Elgin Chantrell	2,271,600	350.8	-2.93	-7.78	-2.88	-7.71	-10.65	22.53	53.79
Grandview Surrey	1,971,600	304.4	-2.81	-1.87	-2.19	-4.79	-7.73	32.06	82.49
Hazelmere	2,276,200	402.9	3.12	-2.59	0.15	-2.54	-12.47	53.95	132.22
King George Corridor	1,611,300	376.9	-0.40	-2.74	-1.49	-3.97	-12.10	43.42	112.82
Morgan Creek	2,000,500	331.5	-6.57	-7.01	-3.01	-10.86	-11.98	36.31	77.94
Pacific Douglas	1,860,300	326.9	-3.03	-2.53	-2.10	-4.47	-8.46	44.26	123.44
Sunnyside Park Surrey	1,555,800	373.3	-2.66	-6.91	-2.20	-7.37	-8.44	32.52	82.72
White Rock	1,800,400	379.0	-1.25	0.96	0.24	-6.49	-8.52	43.78	89.97
Area: Langley	1,600,800	423.0	-1.92	-2.11	-0.38	-2.24	-9.94	45.16	142.13
Aldergrove Langley	1,182,200	417.0	-3.85	-2.20	0.19	-1.88	-12.82	46.78	169.38
Brookwood Langley	1,492,200	416.0	-0.91	0.51	-0.29	-4.39	-8.45	50.40	129.96
Campbell Valley	2,788,100	411.4	-1.03	-3.90	-0.10	0.98	-15.25	36.23	122.50
County Line Glen Valley	2,450,400	360.1	-2.46	-6.10	-2.70	-2.86	-13.29	41.83	143.64
Fort Langley	2,272,600	447.1	-0.86	-2.95	2.40	0.93	-9.40	41.76	143.78
Langley City	1,230,300	420.8	-0.99	-3.29	-5.69	-5.20	-7.33	44.01	137.47
Murrayville	1,558,600	383.7	-1.08	1.08	-1.44	-3.93	-7.16	49.47	121.28
Otter District	2,439,600	381.0	-3.52	-5.51	-5.03	-0.78	-17.91	39.25	141.60
Salmon River	1,957,900	390.3	-2.52	-4.39	-3.15	-0.59	-14.50	44.50	142.57
Walnut Grove	1,439,800	383.7	-2.09	-3.81	1.70	-4.60	-4.93	42.37	129.35
Willoughby Heights	1,557,200	445.7	-2.37	-0.40	-0.51	-3.05	-6.68	49.66	160.34
Area: Abbotsford	1,190,600	411.8	-1.01	-2.85	-0.39	-3.01	-12.46	44.29	153.88
Abbotsford East	1,207,000	384.4	-0.70	-0.31	1.29	-2.04	-9.17	45.17	145.31
Abbotsford West	1,070,000	422.6	-0.14	-5.56	-3.91	-7.53	-15.28	39.10	165.95
Aberdeen	1,461,400	382.0	-2.18	-4.48	-1.70	0.79	-14.20	45.69	143.78
Bradner	1,822,600	349.9	-2.45	-8.26	-3.40	-3.18	-14.09	39.29	131.57
Central Abbotsford	1,037,300	418.4	-2.68	-6.46	-2.81	-5.28	-18.15	47.48	170.11
Matsqui	1,463,600	395.5	-0.43	-1.22	1.91	1.88	-16.14	34.98	143.53
Poplar	1,060,800	401.5	-1.67	-5.46	-1.83	-4.86	-17.08	47.45	155.24
Sumas Mountain	1,782,100	384.9	2.56	1.45	-1.51	-3.78	-14.88	40.63	131.87
Sumas Prairie	2,317,100	459.6	-7.11	-2.46	0.61	-1.23	-6.89	60.87	147.36
Area: Mission	1,026,700	378.9	0.74	-3.54	0.37	-2.80	-9.05	44.95	163.67

Fraser Valley Real Estate Board

2025-06

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,071,000	373.4	3.35	1.58	1.94	-4.28	-8.44	57.42	168.25
Durieu	1,200,200	327.7	2.21	-5.07	-0.52	-6.58	-14.75	40.40	146.21
Hatzic	1,007,700	365.6	-0.25	-4.04	0.25	-3.41	-12.95	37.50	159.29
Mission BC	970,900	371.4	0.87	-2.90	0.16	-2.83	-9.44	42.90	161.73
Mission-West	1,425,500	340.1	0.77	-5.53	0.29	-2.30	-11.55	47.23	150.26
Stave Falls	1,367,500	339.9	2.04	-5.61	-0.15	-5.06	-10.48	46.64	138.53

Fraser Valley Real Estate Board

2025-06

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	970,200	370.4	-0.54	-0.96	-0.64	-2.83	-3.47	41.27	116.48
Fraser Valley Real Estate Board	824,400	370.0	-1.02	-1.12	-0.43	-3.14	-7.45	43.36	141.83
Area: N. Delta	921,900	401.7	-5.10	-3.60	-2.99	-4.97	-8.16	34.80	114.81
Annieville	748,100	416.3	-5.32	-4.23	-3.63	-5.34	-7.59	46.69	161.49
Nordel	989,900	390.3	-5.54	-3.56	-2.74	-4.31	-6.98	34.17	113.28
Scottsdale	880,500	353.6	-5.28	-3.89	-3.28	-4.28	-9.77	35.84	127.84
Sunshine Hills Woods	962,100	343.1	-5.46	-3.49	-3.02	-5.12	-9.30	31.96	121.07
Municipality: City of Surrey combined	852,100	369.0	-0.99	-1.20	-0.22	-3.61	-5.24	42.58	135.63
Area: North Surrey	762,300	434.6	-0.57	1.31	1.02	-3.70	-4.10	39.21	174.37
Bolivar Heights	627,800	459.6	-0.63	0.70	0.48	-2.38	-3.97	48.11	221.17
Fraser Heights	916,100	379.8	0.00	0.24	-0.78	-3.14	-4.48	30.61	156.62
Guildford	755,700	437.8	-0.41	1.44	0.30	-2.17	-3.59	41.50	184.29
Whalley	749,000	395.5	-1.20	1.91	3.91	-7.74	-6.94	32.85	137.39
Area: Surrey	824,200	378.4	-0.29	-2.30	-0.73	-4.06	-6.84	42.95	156.02
Bear Creek Green Timbers	837,600	371.1	0.05	3.23	5.73	-6.24	-8.71	32.39	141.92
East Newton	707,900	387.5	-0.03	-2.47	-4.32	-5.88	-8.46	37.46	164.69
Fleetwood Tynehead	863,700	368.9	0.85	-5.12	-1.31	-3.68	-6.25	42.49	155.65
Panorama Ridge	906,200	360.2	0.39	-0.91	0.73	-2.44	-5.16	46.48	145.20
Queen Mary Park Surrey	754,900	419.6	-0.97	1.65	4.61	-6.78	-5.86	40.66	161.76
Sullivan Station	861,900	334.5	0.15	-0.92	0.00	-3.07	-6.64	44.12	148.33
West Newton	798,600	390.3	-4.01	-3.65	-2.50	-4.13	-7.25	46.45	160.55
Area: Cloverdale	841,500	345.2	-0.60	-0.06	-0.69	-2.13	-4.24	42.88	142.25
Clayton	837,300	346.4	-0.69	0.03	-0.69	-2.23	-3.80	43.67	144.98
Cloverdale BC	847,400	346.7	-0.57	-0.23	-0.77	-2.03	-4.86	41.97	138.45
Area: South Surrey White Rock	935,000	297.0	-2.21	-1.20	0.30	-4.47	-4.62	41.77	96.17
Crescent Bch Ocean Pk.	942,300	322.8	0.03	0.84	3.63	-3.44	-2.80	42.83	102.00
Elgin Chantrell	1,128,600	277.9	-2.46	-1.45	0.94	-5.48	-4.86	35.30	87.64
Grandview Surrey	930,000	280.0	-2.30	-1.48	-0.71	-4.73	-5.50	41.06	96.77
King George Corridor	899,000	325.6	-2.22	-1.00	1.65	-3.70	-3.41	47.46	116.78
Morgan Creek	908,200	278.7	-2.35	-1.17	-0.39	-4.16	-5.62	38.52	85.92

Fraser Valley Real Estate Board

2025-06

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	878,100	288.9	-2.20	-1.77	-0.93	-5.46	-6.26	39.97	99.79
Sunnyside Park Surrey	1,032,500	292.9	-2.53	-0.71	1.49	-4.31	-4.78	36.36	94.23
White Rock	936,600	343.6	-0.12	0.38	2.87	-3.75	-3.86	45.78	116.24
Area: Langley	859,700	371.5	-0.46	-0.64	-0.38	-1.49	-8.32	45.52	160.88
Aldergrove Langley	605,900	441.6	-2.19	-1.41	-3.14	-2.34	-9.00	54.46	204.34
Fort Langley	971,500	363.7	2.91	0.39	-2.15	1.56	-4.11	53.98	144.75
Langley City	813,300	347.0	-2.58	0.26	2.09	-0.86	-7.34	39.58	153.10
Murrayville	906,200	332.7	-2.35	-0.09	2.40	-1.07	-6.94	32.34	134.79
Salmon River	1,031,300	356.1	2.06	0.76	-2.17	0.31	-5.72	53.10	132.90
Walnut Grove	845,200	329.0	1.26	0.21	-2.05	-1.17	-8.53	42.98	152.69
Willoughby Heights	884,700	387.3	-0.36	-1.05	-0.36	-2.12	-9.00	47.32	162.93
Area: Abbotsford	655,300	362.4	-0.82	-0.14	0.11	-1.74	-13.51	47.98	168.44
Abbotsford East	720,000	397.4	0.20	1.53	2.98	-2.55	-12.76	46.80	166.18
Abbotsford West	691,900	347.3	-0.71	-0.80	0.75	1.31	-14.29	49.96	187.26
Aberdeen	728,600	355.2	-2.63	-2.63	-4.23	-4.16	-12.34	44.98	160.03
Central Abbotsford	500,400	319.1	-1.94	-0.56	-3.04	-2.54	-4.69	62.64	160.70
Poplar	677,600	307.3	-1.19	-0.23	-3.12	-2.94	-13.51	28.52	126.62
Area: Mission	659,600	351.8	-2.44	-1.32	-3.38	-2.33	-10.21	46.22	167.73
Mission BC	659,600	351.8	-2.44	-1.32	-3.38	-2.33	-10.21	46.22	167.73