

Summary Report

For July 2025

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2025-07

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,350,800	377.1	-0.61	-3.58	-3.03	-5.20	-6.24	36.04	84.58
Fraser Valley Real Estate Board	1,230,300	403.0	-1.06	-4.41	-3.40	-6.95	-10.36	39.64	123.02
Area: N. Delta	1,273,000	404.6	0.97	-4.53	-4.06	-8.42	-6.47	33.84	110.40
Annieville	1,248,900	416.3	2.23	-2.62	-3.83	-10.59	-6.09	34.90	111.43
Nordel	1,237,700	391.4	-0.74	-7.97	-5.48	-8.62	-3.31	32.63	108.41
Scottsdale	1,245,400	415.5	2.16	-2.65	-3.86	-10.61	-6.12	34.77	111.13
Sunshine Hills Woods	1,385,300	375.9	0.91	-4.06	-3.14	-3.49	-12.17	30.70	108.72
Municipality: City of Surrey combined	1,324,900	406.9	-1.31	-5.20	-4.35	-9.52	-13.90	37.79	114.27
Area: North Surrey	1,219,100	445.6	0.18	-5.25	-5.47	-9.32	-13.09	38.30	139.18
Bolivar Heights	1,155,100	430.7	2.35	-4.27	-4.82	-8.15	-12.74	41.91	139.68
Bridgeview	901,900	485.2	-0.88	-7.58	-6.30	-5.84	-1.28	51.67	181.44
Cedar Hills	1,260,800	453.7	-1.39	-3.47	-1.92	-4.08	-5.02	41.91	149.56
Fraser Heights	1,357,500	379.0	1.04	-4.37	-6.56	-9.91	-15.23	28.26	109.97
Guildford	1,150,300	422.0	-1.70	-8.70	-11.23	-16.10	-24.07	24.89	116.86
Port Kells	2,378,400	494.7	-2.19	-5.91	-5.84	-7.31	-3.38	75.18	182.04
Royal Heights	1,199,200	430.1	0.47	-7.68	-5.18	-8.84	-2.43	40.56	137.23
Whalley	1,242,900	488.6	-0.37	-6.13	-10.32	-16.03	-21.72	33.64	141.52
Area: Surrey	1,328,400	418.7	-0.21	-3.10	-3.32	-6.64	-14.18	40.22	137.09
Bear Creek Green Timbers	1,291,100	431.2	-0.65	-1.96	-2.66	-8.55	-17.30	42.08	144.86
East Newton	1,301,500	435.9	-0.30	-3.56	-1.96	-4.64	-19.58	40.93	149.66
Fleetwood Tynehead	1,247,900	362.7	-1.09	-7.07	-6.25	-9.46	-20.65	36.25	116.67
Panorama Ridge	1,392,900	413.9	-0.27	-4.46	-2.89	-4.83	-10.20	43.22	137.74
Queen Mary Park Surrey	1,310,300	441.3	-2.04	-5.06	-2.43	-6.09	-7.41	39.70	143.68
Sullivan Station	1,656,100	380.8	-4.94	-4.63	-3.98	-6.44	-17.81	45.34	112.26
West Newton	1,422,900	440.3	4.21	3.26	-3.76	-5.25	-4.09	40.27	145.57
Area: Cloverdale	1,195,500	398.0	-4.30	-9.69	-9.30	-10.30	-11.26	34.55	121.48
Clayton	1,237,400	409.9	-4.21	-9.79	-9.35	-10.31	-11.12	36.82	128.61
Cloverdale BC	1,193,900	397.7	-4.31	-9.70	-9.30	-10.27	-11.19	34.45	121.31
Area: South Surrey White Rock	1,487,200	330.0	-2.40	-4.84	-1.14	-12.51	-15.12	33.60	72.59
Crescent Bch Ocean Pk.	1,392,700	315.1	-1.04	-4.54	1.71	-13.24	-11.21	33.91	62.93

Fraser Valley Real Estate Board

2025-07

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	1,962,700	335.7	-2.64	-5.44	0.15	-14.25	-12.46	28.82	57.09
Grandview Surrey	2,550,500	345.5	-7.69	-9.81	-6.09	-4.08	-23.44	18.04	77.54
Hazelmere	1,943,500	327.1	-9.09	-10.38	-8.40	-14.42	-24.54	26.15	90.84
King George Corridor	1,285,300	340.2	-3.24	-3.38	-5.84	-6.82	-16.29	39.26	96.42
Morgan Creek	2,207,700	278.4	-8.69	-9.84	-8.75	-9.79	-19.33	25.86	43.28
Pacific Douglas	2,825,700	444.5	3.49	-1.81	-3.89	-5.47	-19.33	33.00	129.60
Sunnyside Park Surrey	1,361,700	322.7	-1.89	-5.67	0.66	-13.97	-10.76	35.53	69.40
White Rock	1,307,900	338.9	-1.43	-4.32	0.62	-14.09	-11.05	36.05	74.60
Area: Langley	1,407,500	413.8	-1.15	-4.24	-2.04	-3.52	-6.82	40.99	133.92
Aldergrove Langley	1,060,400	398.2	-1.41	-5.03	-2.55	-6.83	-11.65	36.74	157.07
Brookswood Langley	1,332,900	414.5	-1.12	-3.40	1.94	-5.54	-5.32	40.79	121.66
Campbell Valley	2,468,000	427.2	2.01	-0.79	1.18	-0.79	-11.00	45.75	143.00
County Line Glen Valley	2,110,200	343.6	-3.27	-10.26	-7.26	-7.61	-9.98	38.10	132.32
Fort Langley	1,624,300	396.4	-4.80	-9.25	-5.51	-5.69	-10.40	33.02	134.83
Langley City	1,153,500	413.0	-0.41	-3.37	-8.61	-7.46	-3.10	33.05	124.95
Murrayville	1,413,700	377.7	-1.33	-3.87	1.23	-4.60	-5.15	41.83	108.56
Otter District	2,366,700	416.9	2.23	-2.07	-2.59	-1.56	-10.73	44.61	143.52
Salmon River	1,846,800	415.2	0.92	-2.99	-3.82	-1.73	-10.61	45.38	139.45
Walnut Grove	1,304,100	370.2	-4.88	-9.33	-5.05	-4.54	-7.68	39.49	123.42
Willoughby Heights	1,151,300	415.5	-1.28	-2.65	-8.01	-7.54	-3.55	34.03	129.68
Area: Abbotsford	1,078,700	413.1	-1.92	-6.01	-5.79	-7.81	-11.22	38.90	150.21
Abbotsford East	1,048,800	388.6	-4.12	-7.78	-5.08	-8.07	-8.97	39.63	137.39
Abbotsford West	980,800	415.9	-0.69	-6.71	-8.89	-10.79	-15.16	32.92	151.91
Aberdeen	1,522,600	407.0	-0.25	-1.79	-1.36	0.69	-5.41	59.23	137.04
Bradner	2,125,300	349.5	-4.35	-11.09	-8.03	-8.79	-10.04	37.92	138.73
Central Abbotsford	999,600	418.4	1.06	-2.27	-5.81	-6.73	-13.00	42.94	169.76
Matsqui	1,171,300	394.6	-2.62	-6.76	-4.78	-7.09	-7.31	38.75	147.40
Poplar	1,006,100	406.7	0.67	-2.09	-6.12	-7.04	-13.12	41.31	161.88
Sumas Prairie	2,249,000	446.1	-2.94	-7.29	-4.94	-6.10	-9.22	44.70	132.71
Area: Mission	964,600	385.7	0.05	0.86	1.15	-0.36	-1.56	46.71	168.03
Dewdney Deroche	1,071,100	373.5	0.03	2.05	1.69	-0.88	-1.40	50.54	169.48
Durieu	1,103,100	356.2	0.00	2.03	1.77	-0.67	-0.56	49.10	166.22

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	932,500	379.4	0.40	1.28	1.50	-0.16	-2.19	44.42	166.62
Mission BC	921,300	379.3	0.13	0.85	1.12	-0.34	-2.54	45.55	165.06
Mission-West	1,410,600	344.4	-0.86	1.77	1.92	1.83	-5.38	43.98	160.71
Stave Falls	1,335,100	366.8	0.94	1.63	1.24	-0.62	0.69	50.14	164.46

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	1,948,400	367.1	-1.00	-2.73	-1.77	-3.82	-2.21	33.88	59.33
Fraser Valley Real Estate Board	1,609,800	397.3	-0.25	-3.40	-1.73	-4.40	-7.43	40.24	115.81
Area: N. Delta	1,405,400	368.8	0.52	-5.56	-7.50	-10.51	-5.58	34.30	106.84
Annieville	1,373,400	400.2	1.57	-5.64	-7.38	-10.67	-4.74	39.88	124.20
Nordel	1,377,300	356.4	0.20	-5.54	-7.33	-10.25	-5.16	31.95	103.08
Scottsdale	1,387,300	397.6	0.15	-5.49	-7.56	-10.75	-5.42	38.20	124.63
Sunshine Hills Woods	1,453,200	362.3	0.42	-5.58	-7.46	-10.32	-6.98	28.70	97.55
Municipality: City of Surrey combined	1,660,100	401.8	-0.59	-3.81	-2.69	-5.30	-7.82	39.08	110.70
Area: North Surrey	1,614,500	415.1	-1.54	-2.15	-1.84	-2.83	-11.51	41.05	126.34
Bolivar Heights	1,363,400	429.6	-3.48	-5.46	0.68	-5.85	-16.95	43.53	151.67
Bridgeview	1,065,900	474.2	-0.50	-3.34	1.85	-5.82	-17.96	47.91	175.86
Cedar Hills	1,541,200	407.7	-2.74	-5.91	-0.54	-7.00	-18.64	33.94	135.80
Fraser Heights	1,787,900	426.3	0.45	0.97	-2.40	-0.37	-7.83	41.30	122.15
Guildford	1,292,500	398.7	-4.78	-6.28	-0.42	-6.32	-18.20	35.80	135.22
Port Kells	2,799,000	500.7	-8.03	-10.14	-5.06	-5.83	-1.05	56.91	210.22
Royal Heights	1,451,100	400.0	0.35	-6.50	-8.51	-11.43	-6.24	38.84	114.94
Whalley	1,464,000	459.4	-2.55	-5.04	-0.48	-6.97	-19.42	41.83	156.08
Area: Surrey	1,519,000	405.8	-1.02	-4.70	-3.33	-6.26	-9.66	39.88	132.68
Bear Creek Green Timbers	1,447,400	416.8	-3.05	-3.76	-1.56	-8.15	-9.59	36.66	133.11
East Newton	1,581,400	402.0	0.27	0.10	-6.01	-5.26	-11.28	36.41	138.29
Fleetwood Tynehead	1,577,900	423.0	-0.24	-4.90	-3.71	-8.46	-6.44	41.42	135.13
Panorama Ridge	1,622,300	372.6	0.16	-2.49	1.53	-5.58	-14.25	39.66	131.57
Queen Mary Park Surrey	1,383,300	422.6	-4.37	-16.07	-6.48	-5.03	-14.07	32.89	135.69
Sullivan Station	1,595,100	397.0	-0.08	-1.10	-2.93	-3.87	-3.57	48.91	135.61
West Newton	1,197,100	412.1	-5.18	-15.79	-6.47	-5.24	-13.62	34.41	132.96
Area: Cloverdale	1,507,000	404.9	-1.34	-5.33	-3.25	-4.89	-5.77	39.24	133.64
Clayton	1,352,100	377.0	-2.78	-10.73	-5.96	-7.78	-8.32	34.26	128.07
Cloverdale BC	1,562,400	414.6	-0.84	-3.47	-2.36	-4.16	-5.32	40.26	133.31
Serpentine	1,533,400	407.1	-0.85	-1.09	-3.05	-3.74	-3.78	42.99	122.46
Area: South Surrey White Rock	1,971,100	348.1	-0.03	-3.81	-1.16	-5.87	-5.59	31.96	77.87

Fraser Valley Real Estate Board

2025-07

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.	1,953,300	345.8	-2.87	-6.74	5.46	-8.28	-5.90	36.41	86.72
Elgin Chantrell	2,468,600	371.4	5.69	1.14	0.05	1.64	-3.43	24.17	54.75
Grandview Surrey	1,912,700	350.3	-0.43	-1.55	-3.82	-4.29	-5.09	30.95	86.73
Hazelmere	2,358,400	460.9	0.13	1.68	-0.41	-0.41	-2.93	39.20	134.32
King George Corridor	1,850,500	376.6	-0.37	-0.87	-3.26	-4.59	-6.18	33.45	111.22
Morgan Creek	1,908,300	321.2	-2.78	-10.58	-12.00	-16.16	-10.00	27.41	67.12
Pacific Douglas	1,752,900	363.4	-0.63	-1.97	-3.94	-5.04	-5.02	39.29	124.74
Sunnyside Park Surrey	1,728,800	417.9	4.19	-0.78	-2.38	-0.14	-1.79	32.79	89.27
White Rock	2,054,800	324.9	-2.78	-8.06	5.01	-8.27	-5.91	32.56	75.62
Area: Langley	1,726,100	419.3	0.43	-2.60	-0.97	-1.76	-6.76	42.96	139.05
Aldergrove Langley	1,363,000	401.4	0.60	-2.88	-1.06	-0.57	-8.02	53.91	145.35
Brookswood Langley	1,658,900	380.2	0.05	-2.81	-2.74	-1.35	-4.69	46.23	121.56
Campbell Valley	2,982,800	363.9	-0.68	-2.41	-0.49	-1.91	-12.86	31.18	101.61
County Line Glen Valley	2,763,800	359.5	1.15	-3.05	-1.72	-0.55	-9.54	44.67	138.40
Fort Langley	2,545,000	394.3	-0.33	-2.71	-1.70	0.97	-8.68	36.11	129.11
Langley City	1,347,300	406.4	-1.19	-3.05	-2.38	-0.34	-3.12	50.24	133.30
Murrayville	1,614,200	377.8	0.08	-2.93	-2.50	-1.61	-4.11	46.04	119.27
Otter District	2,771,600	358.0	1.10	-3.37	-1.81	-0.80	-9.82	43.72	137.87
Salmon River	2,136,000	365.1	1.16	-1.96	-0.87	-1.08	-8.15	43.80	134.04
Walnut Grove	1,486,000	386.2	0.99	-3.23	1.26	-3.38	-1.13	40.79	129.06
Willoughby Heights	1,600,700	441.2	0.64	-1.65	-1.34	-2.00	-2.97	47.86	156.96
Area: Abbotsford	1,326,000	377.2	0.32	1.70	1.89	-0.34	-6.59	41.96	141.79
Abbotsford East	1,320,900	356.0	-0.81	0.68	-0.03	-3.31	-8.62	41.95	132.38
Abbotsford West	1,247,300	397.4	0.81	1.40	1.98	0.76	-5.00	45.62	165.46
Aberdeen	1,434,600	361.2	0.61	0.19	0.89	0.06	-5.64	36.82	140.32
Bradner	1,446,500	398.5	2.79	5.12	6.49	4.48	-3.56	46.02	156.11
Central Abbotsford	1,192,600	405.9	0.67	1.35	2.09	0.62	-5.43	45.95	169.52
Matsqui	2,046,900	416.0	6.86	12.16	14.60	10.76	-0.60	52.16	153.35
Poplar	1,181,500	382.1	1.73	2.60	4.43	2.30	-4.26	43.70	148.60
Sumas Mountain	1,778,000	384.0	-0.23	0.97	0.47	-3.69	-15.55	32.96	137.92
Area: Mission	1,178,400	347.1	1.49	-8.49	0.35	-3.98	-8.49	41.62	147.22
Durieu	1,486,300	310.0	1.61	-6.46	-0.67	-7.02	-13.14	38.45	135.20

Fraser Valley Real Estate Board

2025-07

2 Storey Detached

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			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	1,170,500	329.1	1.42	-9.21	-0.87	-4.80	-10.45	36.27	136.93
Mission BC	1,101,200	339.2	0.98	-9.26	-0.29	-4.53	-9.06	38.96	145.62
Mission-West	1,488,500	339.4	4.27	-3.74	3.48	-1.37	-6.14	51.92	138.01
Stave Falls	1,434,500	313.6	0.38	-7.60	-1.38	-6.97	-13.06	40.13	129.58

Fraser Valley Real Estate Board

2025-07

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	688,600	345.5	-0.78	-2.73	-1.03	-3.63	-1.90	23.04	87.67
Fraser Valley Real Estate Board	519,300	425.3	-1.37	-3.45	-2.86	-5.76	-5.26	34.97	163.02
Area: N. Delta	555,800	532.4	-0.39	-1.37	-2.13	-4.81	-6.96	20.86	187.94
Annieville	437,000	491.6	0.68	-1.25	-2.38	-3.49	-0.49	43.49	225.35
Scottsdale	635,300	417.1	-0.31	-1.88	-3.09	-4.64	-6.52	11.91	138.75
Municipality: City of Surrey combined	511,600	428.1	-0.44	-2.39	-2.93	-5.95	-4.70	29.49	148.32
Area: North Surrey	458,200	423.1	-1.12	-3.42	-4.60	-7.88	-7.21	23.64	154.57
Bolivar Heights	452,000	498.9	-1.21	-3.44	-3.91	-7.22	-5.80	32.93	204.58
Cedar Hills	398,800	561.7	1.17	0.54	-0.44	0.45	2.78	51.52	265.45
Guildford	536,800	469.6	0.54	-1.07	-2.55	-3.22	4.40	41.19	194.05
Port Kells	547,600	363.1	-1.79	-4.95	-5.29	-7.47	-10.21	30.14	155.34
Whalley	439,100	410.8	-1.58	-4.06	-4.95	-8.89	-9.91	19.21	141.93
Area: Surrey	547,400	499.0	-0.08	-1.83	-2.71	-4.33	-2.16	39.70	196.14
Bear Creek Green Timbers	617,800	498.6	-0.66	-2.04	-3.33	-4.50	-4.77	34.21	182.81
East Newton	481,700	482.2	-0.58	-2.55	-2.43	-4.02	-2.39	37.03	188.05
Fleetwood Tynehead	571,400	400.1	0.83	-1.11	-3.17	-3.94	0.13	31.66	143.37
Queen Mary Park Surrey	548,700	513.8	-0.23	-2.21	-3.13	-4.16	-2.11	40.61	210.64
Sullivan Station	641,300	472.9	-1.05	-2.56	-3.84	-4.87	-4.64	29.49	167.33
West Newton	548,800	506.7	-0.37	-2.14	-2.97	-4.03	-2.11	41.02	211.43
Area: Cloverdale	580,700	428.2	0.99	-0.93	-2.53	-2.99	3.98	36.02	161.10
Clayton	581,600	419.3	1.23	-0.97	-2.71	-3.14	3.76	35.30	157.24
Cloverdale BC	579,500	430.5	0.65	-0.85	-2.20	-2.73	4.36	37.10	163.95
Area: South Surrey White Rock	584,400	345.0	-0.83	-5.63	-2.51	-7.98	-5.58	32.95	131.39
Crescent Bch Ocean Pk.	464,500	388.4	-1.47	-1.04	-1.67	-4.73	-4.66	36.14	163.86
Grandview Surrey	610,900	365.8	0.14	-1.96	-1.45	-6.68	-3.53	35.13	143.38
King George Corridor	636,500	345.0	0.15	-1.79	-1.23	-6.43	-4.19	31.58	126.82
Morgan Creek	625,500	396.4	-0.05	-2.24	-1.86	-7.04	-4.94	30.01	135.53
Sunnyside Park Surrey	562,900	332.7	0.39	-1.63	-0.83	-5.51	-3.54	36.52	134.79
White Rock	553,100	337.9	-2.06	-10.32	-4.47	-10.44	-7.40	32.98	127.39

Fraser Valley Real Estate Board

2025-07

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Langley	590,900	411.2	-1.49	-3.34	-2.17	-4.44	-4.70	38.54	173.95
Aldergrove Langley	477,100	434.1	-2.56	-2.82	-2.78	-6.60	-7.28	55.31	232.90
Fort Langley	862,100	391.9	-3.26	-4.18	-3.47	-5.18	-8.58	24.89	143.87
Langley City	533,000	381.0	-1.45	-4.68	-4.80	-6.82	-8.46	33.64	172.14
Murrayville	563,900	395.4	-1.59	-2.49	-0.63	-2.37	-0.98	45.80	171.38
Salmon River	495,700	354.8	-2.04	-2.77	-0.81	-2.74	-2.69	41.69	146.39
Walnut Grove	573,800	340.7	-1.25	-2.55	-0.87	-3.37	-4.14	39.23	153.50
Willoughby Heights	638,400	387.1	-1.43	-2.98	-1.35	-3.95	-4.87	33.25	133.90
Area: Abbotsford	424,400	454.9	-3.89	-3.11	-3.75	-5.31	-7.58	42.29	222.85
Abbotsford East	535,100	375.0	-3.55	-4.31	-3.40	-8.27	-12.44	27.12	126.04
Abbotsford West	419,200	450.8	-5.61	-2.63	-5.25	-6.06	-9.11	46.46	248.11
Central Abbotsford	422,600	455.4	-2.75	-3.31	-2.80	-4.75	-6.01	40.34	204.41
Poplar	436,500	465.8	-3.34	-2.86	-3.20	-4.96	-8.70	45.38	242.00
Area: Mission	441,500	395.6	-2.59	-1.52	-3.49	-5.40	-11.12	37.22	220.84
Mission BC	441,500	395.6	-2.59	-1.52	-3.49	-5.40	-11.12	37.22	220.84

Fraser Valley Real Estate Board

2025-07

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,090,700	332.9	-0.69	-2.03	-1.16	-3.42	-5.88	28.04	54.98
Fraser Valley Real Estate Board	944,800	339.1	-0.70	-2.89	-2.11	-5.44	-12.76	32.88	88.18
Area: N. Delta	1,143,500	363.2	0.72	-4.42	-5.39	-9.49	-8.77	29.99	96.54
Annieville	1,010,200	382.1	1.60	-2.45	-3.61	-10.68	-11.86	31.90	96.05
Nordel	1,220,000	364.3	-0.08	-6.69	-5.72	-9.42	-5.35	32.23	111.19
Scottsdale	1,010,200	339.6	1.13	-3.63	-5.59	-8.81	-11.42	20.98	81.31
Sunshine Hills Woods	1,352,100	359.0	0.56	-4.83	-5.25	-7.64	-7.47	32.08	99.22
Municipality: City of Surrey combined	963,400	330.6	-0.84	-2.88	-2.51	-6.40	-14.15	30.88	76.98
Area: North Surrey	713,100	324.1	-0.86	-1.82	-2.47	-6.19	-17.91	24.41	70.94
Bolivar Heights	932,900	391.8	-0.36	-4.23	-4.86	-12.09	-24.38	26.02	109.86
Bridgeview	941,100	482.1	-0.80	-6.80	-4.36	-6.84	-12.79	48.11	177.39
Cedar Hills	1,280,200	460.5	-1.41	-2.93	-0.24	-4.42	-13.42	37.96	143.65
Fraser Heights	1,616,600	392.9	0.64	1.16	-2.41	-0.73	-10.97	34.83	105.92
Guildford	697,400	416.9	-0.57	-1.58	-0.83	-3.14	-4.95	41.95	140.57
Port Kells	2,438,600	481.7	-1.03	-1.75	1.45	0.77	29.77	117.37	183.85
Royal Heights	1,348,200	445.1	1.02	-6.82	-7.27	-9.84	-3.85	37.63	139.95
Whalley	484,800	321.3	-1.68	-4.09	-4.83	-11.39	-18.12	15.41	82.25
Area: Surrey	1,002,500	350.5	-1.10	-3.20	-3.15	-6.96	-15.11	31.77	105.57
Bear Creek Green Timbers	1,103,100	351.8	-2.52	-4.04	-3.83	-8.29	-17.73	21.94	98.98
East Newton	946,600	329.3	-0.33	-1.05	-5.56	-8.35	-21.22	25.54	97.66
Fleetwood Tynehead	1,032,700	340.0	-0.21	-3.19	-3.24	-9.96	-15.70	29.97	106.94
Panorama Ridge	1,341,400	356.8	-0.42	-3.07	-0.67	-5.18	-14.42	38.08	114.42
Queen Mary Park Surrey	819,100	356.1	-3.15	-7.82	-6.31	-9.80	-19.25	21.54	96.85
Sullivan Station	1,042,500	320.2	-2.02	-2.11	-2.35	-3.00	-8.15	39.76	101.89
West Newton	876,400	373.3	-0.72	-5.33	-1.87	-3.99	-10.84	36.99	127.34
Area: Cloverdale	1,004,000	332.7	-2.03	-4.51	-3.17	-4.64	-6.12	38.91	109.91
Clayton	858,000	285.5	-1.99	-4.36	-2.56	-5.05	-5.18	37.06	102.77
Cloverdale BC	1,115,000	370.4	-1.96	-4.54	-3.74	-4.46	-6.61	39.67	117.88
Serpentine	1,533,400	407.1	-0.85	-1.09	-3.05	-3.74	-3.78	42.99	122.46
Area: South Surrey White Rock	1,105,600	290.0	-0.41	-3.43	-2.03	-8.58	-13.74	28.26	53.28

Fraser Valley Real Estate Board

2025-07

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,644,900	346.7	-2.34	-6.12	2.79	-9.83	-7.15	39.01	85.10
Elgin Chantrell	2,083,500	342.6	4.29	1.09	0.35	-2.70	-7.83	23.59	49.61
Grandview Surrey	1,054,500	168.1	-0.36	-1.81	-2.78	-5.98	-10.15	36.22	63.68
Hazelmere	2,232,100	395.1	-1.94	-1.08	-1.18	-3.70	-10.81	37.57	120.48
King George Corridor	916,100	309.9	-0.83	-2.73	-4.50	-9.44	-16.33	26.64	80.81
Morgan Creek	1,204,200	243.8	-1.89	-8.24	-8.45	-12.77	-10.30	26.78	48.48
Pacific Douglas	1,300,100	252.0	0.20	-0.59	-2.82	-7.11	-12.71	23.65	63.96
Sunnyside Park Surrey	1,066,800	319.5	1.49	-0.90	-1.39	-7.18	-12.39	29.88	61.94
White Rock	830,800	294.8	-2.64	-7.96	-1.73	-12.57	-20.41	20.03	49.87
Area: Langley	1,021,200	343.0	-0.44	-2.31	-1.29	-2.50	-8.24	36.11	102.36
Aldergrove Langley	967,000	423.6	-0.87	-3.88	-2.96	-4.85	-10.06	43.98	163.27
Brookswood Langley	1,486,000	414.3	-0.41	-3.09	0.31	-2.66	-3.38	45.93	125.41
Campbell Valley	2,798,700	413.0	0.39	-1.95	-0.10	-1.97	-11.92	36.39	117.37
County Line Glen Valley	2,407,300	353.8	-1.75	-7.21	-5.38	-5.35	-13.67	38.53	134.46
Fort Langley	1,780,700	367.9	-1.50	-5.23	-3.87	-5.69	-13.39	33.49	130.37
Langley City	709,800	349.8	-1.13	-3.34	-4.89	-6.22	-8.64	34.23	111.10
Murrayville	1,093,900	359.2	-1.05	-2.73	-1.07	-4.06	1.67	41.64	102.94
Otter District	2,489,400	388.0	2.05	-2.95	-2.39	-1.70	-12.47	40.12	142.20
Salmon River	1,652,900	330.8	1.44	-0.84	1.88	2.70	-7.10	49.35	153.88
Walnut Grove	1,061,600	340.1	0.00	-2.30	0.47	0.56	-2.19	43.32	121.85
Willoughby Heights	910,200	308.4	-0.45	-1.50	-1.03	-2.90	-8.13	33.33	93.11
Area: Abbotsford	760,200	345.4	-1.23	-2.18	-2.18	-4.69	-15.18	34.97	117.64
Abbotsford East	1,017,700	363.7	-1.57	-2.99	-1.73	-5.97	-11.96	40.26	130.63
Abbotsford West	663,100	334.4	-2.17	-2.88	-4.76	-6.20	-19.13	32.07	128.10
Aberdeen	1,273,300	333.7	0.48	0.57	1.09	0.15	-8.02	37.21	120.70
Bradner	1,785,900	342.8	-2.03	-7.35	-4.19	-5.64	-10.73	33.02	128.08
Central Abbotsford	551,700	351.0	-0.74	-1.90	-3.01	-5.47	-13.84	39.29	139.75
Matsqui	1,517,500	410.0	3.67	3.25	3.48	2.32	-7.03	38.61	150.31
Poplar	727,900	382.3	0.34	-0.31	-1.67	-3.94	-13.90	36.39	133.97
Sumas Mountain	1,778,000	384.0	-0.23	0.97	0.47	-3.69	-15.55	32.96	137.92
Sumas Prairie	2,249,000	446.1	-2.94	-7.29	-4.94	-6.10	-9.22	44.70	132.71
Area: Mission	908,200	356.7	0.48	-2.81	-0.56	-3.78	-9.38	39.17	144.65

Fraser Valley Real Estate Board

2025-07

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,071,100	373.5	0.03	2.05	1.69	-0.88	-1.40	50.54	169.48
Durieu	1,209,500	330.2	0.76	-2.16	-0.36	-5.01	-9.63	36.73	146.97
Hatzic	1,018,400	369.8	1.15	-2.99	1.32	-1.78	-8.47	38.24	160.24
Lake Errock	863,900	408.8	0.15	-2.64	1.21	-3.04	-5.33	53.86	171.99
Mission BC	844,200	344.6	0.32	-2.82	-1.23	-4.52	-10.68	36.69	139.64
Mission-West	1,454,500	347.1	2.06	-1.36	2.81	0.26	-5.83	48.46	153.91
Stave Falls	1,379,300	342.9	0.88	-2.64	0.59	-2.25	-5.82	44.44	140.29

Fraser Valley Real Estate Board

2025-07

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,757,100	385.7	-0.85	-2.85	-1.88	-3.91	-2.87	35.86	67.11
Fraser Valley Real Estate Board	1,451,100	412.5	-0.51	-3.69	-2.14	-5.13	-8.50	40.74	120.59
Area: N. Delta	1,333,600	400.5	0.75	-5.03	-5.76	-9.53	-5.90	34.62	111.23
Annieville	1,293,400	421.4	1.89	-3.72	-5.00	-10.66	-5.98	36.82	116.99
Nordel	1,298,900	387.2	-0.26	-6.90	-6.41	-9.51	-4.04	32.38	107.84
Scottsdale	1,304,200	423.7	1.32	-3.75	-5.15	-10.29	-5.09	36.85	118.40
Sunshine Hills Woods	1,425,500	369.7	0.63	-5.06	-6.07	-8.10	-9.12	30.04	103.24
Municipality: City of Surrey combined	1,561,700	416.8	-0.74	-4.07	-2.93	-6.08	-9.23	39.44	114.40
Area: North Surrey	1,435,300	443.8	-0.85	-3.27	-3.18	-5.11	-11.86	40.44	135.56
Bolivar Heights	1,220,000	442.5	0.18	-4.78	-2.96	-7.58	-14.29	41.92	146.52
Bridgeview	941,100	482.1	-0.80	-6.80	-4.36	-6.84	-12.79	48.11	177.39
Cedar Hills	1,368,700	463.3	-1.95	-4.57	-1.78	-6.16	-13.04	37.56	152.07
Fraser Heights	1,741,800	421.5	0.40	0.31	-3.17	-1.63	-8.37	40.36	119.76
Guildford	1,229,100	414.3	-3.63	-7.36	-5.24	-10.67	-20.62	31.15	127.26
Port Kells	2,573,700	503.7	-5.62	-8.45	-6.65	-7.92	-2.53	62.43	195.95
Royal Heights	1,316,800	438.9	0.73	-7.11	-7.31	-9.91	-4.27	38.37	135.21
Whalley	1,332,300	501.1	-0.89	-5.35	-6.06	-11.78	-20.75	37.66	152.70
Area: Surrey	1,468,200	420.9	-0.82	-4.25	-3.09	-6.11	-10.64	40.72	137.13
Bear Creek Green Timbers	1,390,100	431.0	-2.16	-2.99	-1.78	-8.14	-12.36	39.08	140.51
East Newton	1,510,000	416.4	0.14	-0.57	-4.71	-5.13	-13.36	37.84	145.37
Fleetwood Tynehead	1,483,700	408.7	-0.46	-5.39	-3.93	-8.49	-10.18	41.22	132.08
Panorama Ridge	1,576,100	394.6	0.15	-2.74	0.77	-5.76	-13.86	40.03	133.35
Queen Mary Park Surrey	1,350,400	445.7	-3.38	-11.39	-4.36	-5.09	-10.10	37.48	145.02
Sullivan Station	1,599,300	391.5	-0.43	-1.21	-2.93	-4.07	-4.81	48.63	132.48
West Newton	1,272,400	410.6	-1.86	-9.58	-5.67	-5.83	-10.56	35.65	132.11
Area: Cloverdale	1,435,500	409.1	-1.85	-6.04	-4.35	-5.67	-6.30	38.63	131.26
Clayton	1,347,600	383.9	-2.79	-10.62	-6.07	-7.80	-8.25	34.42	128.51
Cloverdale BC	1,458,600	416.4	-1.58	-4.82	-3.90	-5.19	-5.88	39.59	131.08
Serpentine	1,533,400	407.1	-0.85	-1.09	-3.05	-3.74	-3.78	42.99	122.46
Area: South Surrey White Rock	1,837,300	354.7	-0.50	-3.82	-1.03	-7.22	-8.11	32.75	78.87

Fraser Valley Real Estate Board

2025-07

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.	1,790,300	354.7	-2.29	-5.92	4.66	-9.12	-6.06	37.96	85.42
Elgin Chantrell	2,366,000	365.3	4.13	-0.14	-0.19	-1.38	-5.39	23.54	54.20
Grandview Surrey	1,949,800	301.1	-1.08	-2.62	-4.41	-4.87	-8.79	27.26	79.23
Hazelmere	2,232,100	395.1	-1.94	-1.08	-1.18	-3.70	-10.81	37.57	120.48
King George Corridor	1,586,600	371.1	-1.54	-1.83	-4.65	-5.60	-11.98	35.54	107.32
Morgan Creek	1,932,600	320.3	-3.38	-10.48	-11.57	-15.47	-9.85	27.46	65.10
Pacific Douglas	1,856,100	326.1	-0.24	-1.78	-3.61	-6.19	-7.25	37.94	122.29
Sunnyside Park Surrey	1,587,900	381.0	2.06	-2.36	-1.09	-5.01	-5.65	32.15	81.69
White Rock	1,750,700	368.5	-2.77	-6.50	3.60	-10.19	-8.81	33.76	83.33
Area: Langley	1,598,600	422.5	-0.12	-3.16	-1.10	-2.22	-6.51	42.78	137.76
Aldergrove Langley	1,174,700	414.4	-0.62	-3.94	-1.40	-3.85	-9.54	44.44	161.95
Brookswood Langley	1,486,000	414.3	-0.41	-3.09	0.31	-2.66	-3.38	45.93	125.41
Campbell Valley	2,798,700	413.0	0.39	-1.95	-0.10	-1.97	-11.92	36.39	117.37
County Line Glen Valley	2,407,300	353.8	-1.75	-7.21	-5.38	-5.35	-13.67	38.69	134.46
Fort Langley	2,234,200	439.5	-1.70	-4.19	-2.59	-1.37	-9.94	37.99	134.03
Langley City	1,221,000	417.6	-0.76	-3.22	-6.41	-5.16	-3.60	39.20	130.34
Murrayville	1,553,800	382.5	-0.31	-3.16	-1.47	-2.32	-4.04	45.49	117.21
Otter District	2,489,400	388.8	2.05	-2.95	-2.39	-1.69	-12.47	40.16	142.24
Salmon River	1,977,700	394.3	1.02	-2.55	-2.52	-1.72	-9.94	43.43	139.11
Walnut Grove	1,428,000	380.6	-0.81	-5.09	-0.65	-3.77	-3.25	40.08	126.68
Willoughby Heights	1,565,800	448.1	0.54	-1.71	-1.49	-1.73	-1.67	48.33	156.64
Area: Abbotsford	1,180,200	408.2	-0.87	-2.58	-2.25	-4.43	-9.25	40.66	149.66
Abbotsford East	1,178,400	375.3	-2.37	-3.45	-2.11	-5.56	-9.63	39.67	137.53
Abbotsford West	1,069,800	422.5	-0.02	-3.69	-4.76	-6.44	-11.33	38.98	162.75
Aberdeen	1,466,600	383.3	0.34	-0.67	0.05	0.13	-5.50	44.37	140.31
Bradner	1,785,900	342.8	-2.03	-7.35	-4.19	-5.64	-10.73	33.02	128.38
Central Abbotsford	1,046,100	422.0	0.86	-1.59	-4.05	-5.02	-11.12	44.27	171.73
Matsqui	1,517,500	410.0	3.67	3.25	3.48	2.32	-7.03	38.61	150.31
Poplar	1,072,600	406.0	1.12	-0.10	-2.00	-3.70	-9.60	44.59	158.60
Sumas Mountain	1,778,000	384.0	-0.23	0.97	0.47	-3.69	-15.55	32.96	137.92
Sumas Prairie	2,249,000	446.1	-2.94	-7.29	-4.94	-6.10	-9.22	44.70	132.71
Area: Mission	1,033,100	381.2	0.61	-2.73	0.79	-1.50	-4.37	44.89	162.17

Fraser Valley Real Estate Board

2025-07

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,071,100	373.5	0.03	2.05	1.69	-0.88	-1.40	50.54	169.48
Durieu	1,209,500	330.2	0.76	-2.16	-0.36	-5.01	-9.63	36.73	146.97
Hatzic	1,019,200	369.8	1.15	-3.04	1.29	-1.81	-8.40	38.35	160.42
Mission BC	975,000	373.0	0.43	-2.76	0.46	-1.71	-4.85	43.30	159.21
Mission-West	1,454,500	347.1	2.06	-1.36	2.81	0.26	-5.83	48.46	153.91
Stave Falls	1,379,300	342.9	0.88	-2.64	0.59	-2.25	-5.82	44.44	140.29

Fraser Valley Real Estate Board

2025-07

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	963,300	367.8	-0.70	-1.02	-0.81	-2.75	-2.31	38.90	113.71
Fraser Valley Real Estate Board	814,900	365.8	-1.14	-2.17	-1.32	-3.99	-6.64	40.80	138.15
Area: N. Delta	932,900	406.5	1.19	-2.94	0.69	-5.49	-4.22	35.36	117.26
Annieville	753,900	419.5	0.77	-2.53	-1.11	-6.30	-4.55	45.21	165.17
Nordel	998,500	393.7	0.87	-3.86	0.82	-5.22	-3.69	34.64	114.78
Scottsdale	893,700	358.9	1.50	-3.05	1.33	-4.32	-4.27	36.41	132.15
Sunshine Hills Woods	975,200	347.8	1.37	-3.01	1.13	-5.41	-5.21	33.51	123.95
Municipality: City of Surrey combined	838,700	363.2	-1.57	-2.84	-1.47	-4.42	-4.65	39.32	131.19
Area: North Surrey	750,800	428.1	-1.50	-0.99	-0.05	-1.88	-4.31	34.58	173.37
Bolivar Heights	629,500	460.8	0.26	0.85	0.22	0.81	-2.19	44.05	228.67
Fraser Heights	917,400	380.3	0.13	0.29	-0.08	-0.08	-3.65	29.97	158.01
Guildford	750,000	434.5	-0.75	0.42	0.16	0.35	-3.34	37.72	184.54
Whalley	714,100	377.0	-4.68	-5.56	-1.18	-8.52	-9.64	23.89	128.76
Area: Surrey	809,300	371.6	-1.80	-3.20	-2.18	-5.57	-6.82	39.65	153.31
Bear Creek Green Timbers	795,800	352.6	-4.99	-4.75	-0.20	-7.82	-10.87	24.99	131.67
East Newton	699,300	382.8	-1.21	-4.06	-7.71	-7.67	-7.98	39.45	162.01
Fleetwood Tynehead	862,300	368.3	-0.16	-0.94	0.44	-4.81	-4.66	41.00	158.09
Panorama Ridge	877,300	348.7	-3.19	-3.62	-2.52	-4.07	-6.61	40.83	139.00
Queen Mary Park Surrey	718,500	399.4	-4.81	-5.51	-0.97	-7.72	-8.65	30.10	153.59
Sullivan Station	833,200	323.3	-3.35	-4.35	-3.72	-5.13	-8.28	38.52	141.09
West Newton	803,000	392.5	0.56	-3.56	0.00	-5.28	-4.57	46.18	162.02
Area: Cloverdale	821,500	337.0	-2.38	-2.88	-1.86	-4.26	-3.05	38.80	134.35
Clayton	817,600	338.3	-2.34	-2.90	-1.86	-4.19	-2.76	39.56	136.90
Cloverdale BC	826,900	338.3	-2.42	-2.87	-1.86	-4.38	-3.48	37.80	130.92
Area: South Surrey White Rock	928,200	294.9	-0.71	-2.74	-0.67	-4.25	-3.09	39.83	92.75
Crescent Bch Ocean Pk.	905,600	310.2	-3.90	-2.91	1.70	-5.80	-2.58	38.79	92.19
Elgin Chantrell	1,124,200	276.8	-0.40	-2.12	0.18	-6.77	-1.98	35.16	80.80
Grandview Surrey	924,100	278.3	-0.61	-3.07	-1.83	-3.30	-4.23	38.87	94.34
King George Corridor	898,800	325.5	-0.03	-2.11	1.12	-5.92	-0.73	46.82	112.88
Morgan Creek	902,100	276.8	-0.68	-3.52	-1.60	-2.91	-4.42	36.29	84.78

Fraser Valley Real Estate Board

2025-07

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	874,300	287.7	-0.42	-3.00	-2.04	-3.71	-4.89	37.46	97.60
Sunnyside Park Surrey	1,025,000	290.8	-0.72	-1.12	2.25	-5.09	-1.89	35.76	89.69
White Rock	906,400	332.5	-3.23	-3.68	0.57	-5.86	-3.87	41.67	109.12
Area: Langley	852,300	368.3	-0.86	-1.13	-1.42	-3.03	-7.92	43.53	158.09
Aldergrove Langley	607,800	443.0	0.32	0.02	-3.23	-3.38	-8.79	54.68	207.21
Fort Langley	971,400	363.7	0.00	-0.05	-1.46	1.56	-3.86	50.85	141.50
Langley City	796,300	339.7	-2.10	-2.75	-1.39	-4.26	-7.72	34.59	146.70
Murrayville	877,200	322.0	-3.22	-3.27	-2.07	-5.49	-8.52	27.73	129.51
Salmon River	1,041,800	359.7	1.01	1.32	-1.24	0.70	-3.85	51.84	131.02
Walnut Grove	847,400	329.9	0.27	0.27	-1.49	-0.63	-7.49	43.00	149.55
Willoughby Heights	877,000	384.0	-0.85	-1.06	-1.31	-3.69	-8.46	45.51	162.12
Area: Abbotsford	653,400	361.4	-0.28	-0.36	-0.06	-2.01	-11.79	45.90	163.41
Abbotsford East	724,400	399.8	0.60	-0.15	3.01	-2.63	-12.11	48.07	160.46
Abbotsford West	677,000	339.9	-2.13	-1.68	-0.64	0.41	-12.55	44.82	176.57
Aberdeen	725,400	353.7	-0.42	-2.08	-4.89	-5.55	-12.47	46.10	157.05
Central Abbotsford	514,600	328.2	2.85	3.86	-0.58	-1.06	-0.06	59.01	173.04
Poplar	671,700	304.6	-0.88	-1.90	-4.00	-5.37	-14.00	31.07	116.95
Area: Mission	663,000	353.6	0.51	0.11	-3.28	-3.31	-9.52	49.70	170.54
Mission BC	663,000	353.6	0.51	0.11	-3.28	-3.31	-9.52	49.70	170.54