

Summary Report

For August 2025

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2025-08

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,334,400	372.5	-1.22	-3.15	-4.66	-6.45	-2.99	32.89	79.26
Fraser Valley Real Estate Board	1,220,600	399.8	-0.79	-3.41	-4.88	-7.56	-5.84	36.82	118.11
Area: N. Delta	1,266,000	402.4	-0.54	0.90	-4.60	-9.47	-0.37	32.54	105.83
Annieville	1,258,700	419.6	0.79	1.57	-2.62	-7.15	2.14	35.92	111.60
Nordel	1,204,600	381.0	-2.66	1.38	-9.05	-16.56	3.31	28.24	97.41
Scottsdale	1,255,500	418.9	0.82	1.58	-2.63	-7.16	2.15	35.87	111.46
Sunshine Hills Woods	1,376,600	373.6	-0.61	-1.50	-3.01	-4.11	-11.26	28.38	102.82
Municipality: City of Surrey combined	1,313,800	403.5	-0.84	-3.70	-6.27	-10.75	-9.97	36.04	108.85
Area: North Surrey	1,217,300	444.9	-0.16	0.00	-6.91	-9.85	-5.72	37.02	133.05
Bolivar Heights	1,147,100	427.7	-0.70	3.16	-8.20	-8.36	-3.39	37.30	135.65
Bridgeview	877,800	472.2	-2.68	2.36	-8.13	-15.33	5.87	47.38	162.48
Cedar Hills	1,255,400	451.7	-0.44	-2.61	-2.14	-6.03	3.03	41.47	144.82
Fraser Heights	1,356,600	378.7	-0.08	2.30	-9.40	-9.98	-5.66	28.33	106.60
Guildford	1,169,700	429.1	1.68	-2.59	-7.90	-15.35	-19.01	28.67	109.01
Port Kells	2,414,500	502.2	1.52	-0.12	-13.34	1.03	8.47	73.77	180.09
Royal Heights	1,181,700	423.9	-1.44	2.34	-9.25	-15.59	4.28	38.89	125.72
Whalley	1,263,600	496.7	1.66	-1.82	-6.14	-14.10	-17.45	36.79	135.07
Area: Surrey	1,312,000	413.5	-1.24	-2.41	-4.50	-8.05	-11.57	37.56	130.36
Bear Creek Green Timbers	1,308,600	437.1	1.37	1.20	-1.49	-4.46	-8.98	41.23	147.79
East Newton	1,252,300	419.4	-3.79	-4.62	-5.05	-9.63	-18.67	35.90	137.08
Fleetwood Tynehead	1,239,700	360.3	-0.66	-6.83	-8.39	-10.79	-16.52	32.85	111.32
Panorama Ridge	1,403,900	417.2	0.80	-1.60	-1.72	-2.41	-9.26	43.02	134.25
Queen Mary Park Surrey	1,309,100	440.9	-0.09	-3.96	-2.56	-6.96	0.94	38.91	139.88
Sullivan Station	1,558,700	358.4	-5.88	-7.20	-9.15	-9.93	-23.58	39.46	94.57
West Newton	1,376,000	425.7	-3.32	4.19	-4.98	-10.17	-9.52	36.18	132.12
Area: Cloverdale	1,223,700	407.4	2.36	-8.22	-6.71	-11.47	-3.37	34.10	126.21
Clayton	1,265,300	419.1	2.24	-8.17	-6.56	-11.45	-3.23	35.81	133.48
Cloverdale BC	1,221,900	407.0	2.34	-8.23	-6.76	-11.50	-3.35	34.01	125.99
Area: South Surrey White Rock	1,448,200	321.4	-2.61	-6.38	-7.19	-14.00	-14.16	31.13	64.31
Crescent Bch Ocean Pk.	1,367,600	309.4	-1.81	-6.10	-6.44	-14.34	-7.50	30.38	56.26

Fraser Valley Real Estate Board

2025-08

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	1,956,400	334.6	-0.33	-6.61	-6.67	-14.88	-8.13	26.93	53.14
Grandview Surrey	2,609,200	353.4	2.29	-4.59	-5.05	-8.28	-21.71	25.36	75.21
Hazelmere	1,851,200	311.6	-4.74	-7.18	-15.26	-16.35	-28.12	29.89	90.35
King George Corridor	1,227,600	324.9	-4.50	-4.64	-8.53	-8.81	-20.45	35.21	83.77
Morgan Creek	2,184,000	275.4	-1.08	-7.86	-11.96	-5.68	-19.97	34.80	39.37
Pacific Douglas	2,466,100	387.9	-12.73	-12.10	-13.63	-16.63	-27.60	25.21	91.65
Sunnyside Park Surrey	1,345,800	318.9	-1.18	-6.07	-6.18	-13.90	-5.68	32.93	63.20
White Rock	1,283,000	332.5	-1.89	-5.99	-6.26	-14.13	-6.91	31.58	68.87
Area: Langley	1,401,900	412.2	-0.39	-4.30	-4.01	-4.89	-2.02	37.81	130.28
Aldergrove Langley	1,042,900	391.6	-1.66	-9.44	-5.02	-7.79	-8.70	33.83	150.86
Brookswood Langley	1,346,300	418.6	0.99	-0.81	-0.05	-4.73	1.26	40.09	119.85
Campbell Valley	2,419,900	418.9	-1.94	-4.99	-3.03	-1.34	-6.24	33.41	139.37
County Line Glen Valley	2,059,500	335.3	-2.42	-9.57	-8.86	-11.99	-11.72	29.01	125.79
Fort Langley	1,606,200	391.9	-1.14	-8.00	-8.61	-7.46	-9.35	29.60	131.62
Langley City	1,154,100	413.2	0.05	-2.43	-7.40	-9.90	6.94	35.79	120.49
Murrayville	1,446,100	386.3	2.28	-0.62	-0.49	-3.81	0.70	42.07	108.47
Otter District	2,325,300	409.6	-1.75	-3.51	-4.57	-3.76	-8.75	33.55	136.63
Salmon River	1,827,400	410.8	-1.06	-4.40	-4.69	-3.79	-7.41	35.18	133.14
Walnut Grove	1,308,000	371.3	0.30	-5.79	-6.92	-4.72	-7.13	37.21	120.75
Willoughby Heights	1,155,400	417.0	0.36	-2.98	-7.52	-10.74	6.81	34.65	126.38
Area: Abbotsford	1,078,200	412.9	-0.05	-4.84	-5.08	-5.95	-5.36	35.38	148.14
Abbotsford East	1,049,300	388.8	0.05	-7.32	-2.99	-6.34	-2.24	38.61	140.15
Abbotsford West	977,400	414.5	-0.34	-1.73	-7.85	-9.79	-12.64	26.41	146.58
Aberdeen	1,478,400	395.2	-2.90	-7.75	-5.90	-4.89	-3.44	38.91	129.90
Bradner	2,064,300	339.5	-2.86	-11.59	-9.27	-13.35	-12.79	28.89	128.31
Central Abbotsford	1,014,700	424.7	1.51	-1.19	-4.82	-1.55	-1.76	44.01	167.11
Matsqui	1,115,600	375.9	-4.74	-10.07	-6.28	-0.82	-2.59	36.29	139.89
Poplar	1,021,300	412.8	1.50	-1.24	-4.86	-1.78	-2.13	42.25	159.46
Sumas Prairie	2,110,200	418.5	-6.19	-15.42	-9.40	-8.56	-7.53	40.48	134.06
Area: Mission	944,200	377.5	-2.13	0.16	-1.41	-0.45	2.14	42.45	158.56
Dewdney Deroche	1,063,200	370.7	-0.75	2.60	-1.62	0.93	2.94	48.76	160.14
Durieu	1,104,400	356.6	0.11	3.97	-0.42	1.39	2.68	47.91	158.78

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	908,200	369.5	-2.61	-0.51	-1.89	-0.75	1.15	39.64	155.00
Mission BC	898,300	369.8	-2.50	-0.05	-1.52	-0.75	0.87	40.82	155.03
Mission-West	1,419,000	346.4	0.58	3.81	2.94	3.03	3.84	43.79	156.97
Stave Falls	1,339,300	367.9	0.30	4.01	-0.16	2.00	5.26	49.25	159.08

Fraser Valley Real Estate Board

2025-08

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,926,300	363.0	-1.12	-2.55	-3.89	-4.70	-0.30	31.05	55.26
Fraser Valley Real Estate Board	1,591,700	392.8	-1.13	-2.92	-4.01	-4.98	-3.87	36.82	110.73
Area: N. Delta	1,385,800	363.6	-1.41	-3.09	-8.92	-11.14	-4.49	30.60	102.34
Annieville	1,353,400	394.3	-1.47	-3.07	-8.43	-10.87	-4.30	35.03	118.81
Nordel	1,363,900	352.9	-0.98	-3.05	-8.60	-10.70	-3.82	29.13	100.17
Scottsdale	1,364,700	391.1	-1.63	-2.95	-9.03	-11.30	-4.63	34.63	118.74
Sunshine Hills Woods	1,430,600	356.7	-1.55	-3.12	-9.28	-11.31	-5.51	24.76	91.98
Municipality: City of Surrey combined	1,636,000	395.9	-1.47	-4.28	-4.99	-5.24	-5.26	35.63	104.92
Area: North Surrey	1,594,900	410.1	-1.20	-3.23	-4.58	-3.48	-8.07	37.29	121.80
Bolivar Heights	1,341,100	422.5	-1.65	-6.05	-4.97	-7.18	-15.94	40.27	147.51
Bridgeview	1,061,100	472.0	-0.46	-2.34	-3.10	-7.61	-16.34	47.09	179.46
Cedar Hills	1,536,400	406.5	-0.29	-4.91	-4.38	-7.21	-17.33	33.32	133.08
Fraser Heights	1,765,700	421.0	-1.24	-0.80	-4.12	-0.52	-1.59	36.69	118.25
Guildford	1,268,100	391.1	-1.91	-7.45	-5.42	-7.85	-16.84	32.85	127.91
Port Kells	2,963,500	530.1	5.87	-5.12	-3.28	-2.84	2.67	68.45	212.01
Royal Heights	1,426,500	393.2	-1.70	-2.84	-9.11	-12.37	-6.31	35.87	109.48
Whalley	1,441,600	452.3	-1.55	-6.10	-4.82	-8.11	-17.10	38.40	147.70
Area: Surrey	1,500,800	401.0	-1.18	-4.23	-5.54	-5.45	-5.85	36.35	126.81
Bear Creek Green Timbers	1,424,000	410.0	-1.63	-2.03	-8.97	-7.60	-6.20	32.51	126.64
East Newton	1,561,500	396.9	-1.27	1.35	-8.04	-6.98	-3.97	32.52	130.22
Fleetwood Tynehead	1,594,100	427.4	1.04	-1.54	-1.79	-4.79	-0.26	40.04	137.05
Panorama Ridge	1,563,500	359.1	-3.62	-6.63	-4.55	-8.88	-16.47	33.44	118.17
Queen Mary Park Surrey	1,363,800	416.7	-1.40	-12.51	-9.67	0.58	-7.77	30.14	127.21
Sullivan Station	1,553,800	386.7	-2.59	-4.99	-4.07	-5.13	-3.69	43.17	127.07
West Newton	1,193,800	410.9	-0.29	-12.52	-10.67	0.10	-7.08	33.32	127.14
Area: Cloverdale	1,503,600	404.0	-0.22	-4.47	-5.21	-3.14	-1.58	38.45	128.77
Clayton	1,387,900	387.0	2.65	-6.00	-7.70	-3.78	-7.17	37.33	131.32
Cloverdale BC	1,545,300	410.1	-1.09	-3.91	-4.34	-3.10	0.32	38.31	125.83
Serpentine	1,518,500	403.1	-0.98	-4.52	-2.49	-4.32	-3.01	40.60	117.89
Area: South Surrey White Rock	1,930,400	340.9	-2.07	-4.67	-3.75	-7.26	-5.09	28.25	71.31

Fraser Valley Real Estate Board

2025-08

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.	1,950,700	345.3	-0.14	-3.84	1.71	-10.73	-2.54	32.81	76.80
Elgin Chantrell	2,390,500	359.6	-3.18	-0.50	-4.16	5.98	-6.18	22.98	50.40
Grandview Surrey	1,870,500	342.6	-2.20	-5.33	-4.06	-5.70	-4.41	27.27	79.47
Hazelmere	2,277,200	445.0	-3.45	-2.84	-2.82	-1.13	-3.97	36.21	123.39
King George Corridor	1,780,900	362.4	-3.77	-6.36	-5.67	-6.55	-6.96	27.83	102.23
Morgan Creek	1,800,500	303.0	-5.67	-15.13	-15.97	-24.87	-10.12	15.30	55.78
Pacific Douglas	1,733,800	359.4	-1.10	-4.72	-3.78	-5.42	-3.98	38.07	119.68
Sunnyside Park Surrey	1,715,300	414.6	-0.79	0.73	-2.24	7.02	-2.63	31.33	85.59
White Rock	2,035,500	321.9	-0.92	-5.13	0.16	-12.69	-3.94	29.85	65.67
Area: Langley	1,716,200	416.9	-0.57	-1.51	-1.42	-2.96	-1.23	40.13	134.61
Aldergrove Langley	1,341,300	395.0	-1.59	-1.23	-3.92	-3.45	-6.11	48.78	145.95
Brookwood Langley	1,657,900	380.0	-0.05	-0.86	0.13	-2.21	4.54	41.21	111.94
Campbell Valley	2,977,100	363.2	-0.19	0.25	-4.07	-4.04	-9.61	29.30	101.78
County Line Glen Valley	2,805,600	364.9	1.50	1.22	-2.46	-1.64	-4.65	46.37	143.75
Fort Langley	2,535,900	392.9	-0.36	-1.26	-2.99	-1.23	-4.15	35.48	129.36
Langley City	1,345,200	405.8	-0.15	-0.49	1.00	-2.15	5.16	46.13	122.48
Murrayville	1,609,100	376.6	-0.32	-1.13	0.16	-2.26	4.55	40.47	109.45
Otter District	2,813,700	363.5	1.54	1.11	-2.81	-1.94	-5.12	45.34	143.80
Salmon River	2,150,700	367.6	0.68	1.38	-4.40	-2.73	-3.44	45.99	139.48
Walnut Grove	1,467,400	381.3	-1.27	-2.68	-2.43	-2.21	0.95	36.81	123.90
Willoughby Heights	1,576,600	434.6	-1.50	-3.25	-0.09	-3.93	4.40	43.76	149.63
Area: Abbotsford	1,305,200	371.3	-1.56	0.19	-1.93	-2.16	-1.22	36.66	139.09
Abbotsford East	1,299,300	350.2	-1.63	-0.60	-2.37	-7.65	-2.01	35.68	134.56
Abbotsford West	1,231,600	392.4	-1.26	0.44	-2.99	1.61	-0.93	41.41	157.99
Aberdeen	1,439,100	362.3	0.30	0.30	-2.71	2.14	-0.22	35.64	138.83
Bradner	1,387,400	382.2	-4.09	0.45	-0.98	5.73	-1.39	37.43	141.59
Central Abbotsford	1,177,200	400.7	-1.28	0.20	-2.86	2.30	-1.09	41.89	161.90
Matsqui	1,867,800	379.6	-8.75	0.85	1.52	12.57	-1.53	36.06	125.01
Poplar	1,162,900	376.1	-1.57	0.70	-1.80	2.68	-0.42	39.71	139.55
Sumas Mountain	1,719,600	371.4	-3.28	-1.04	-1.75	-7.80	-11.13	26.24	133.58
Area: Mission	1,199,600	353.3	1.79	1.64	-7.90	-4.85	1.12	42.40	151.82
Durieu	1,495,400	311.9	0.61	3.18	-8.77	-7.06	-3.79	35.73	140.48

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	1,197,700	336.7	2.31	1.94	-7.88	-4.43	0.00	37.32	141.02
Mission BC	1,126,800	347.1	2.33	1.46	-8.08	-4.72	0.99	41.27	151.16
Mission-West	1,511,900	344.7	1.56	3.98	-2.60	-4.04	1.98	52.72	138.88
Stave Falls	1,452,700	317.6	1.28	2.88	-9.10	-7.30	-2.70	37.49	135.43

Fraser Valley Real Estate Board

2025-08

Apartment

Apartment	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	680,400	341.4	-1.19	-3.12	-3.56	-4.61	-1.07	20.59	84.04
Fraser Valley Real Estate Board	514,100	421.0	-1.01	-3.51	-4.49	-5.88	-4.23	32.81	158.12
Area: N. Delta	540,300	517.5	-2.80	-4.49	-1.47	-6.11	-5.13	17.35	185.60
Annieville	422,900	475.7	-3.23	-4.21	-2.46	-5.93	-0.04	38.28	224.49
Scottsdale	615,700	404.3	-3.07	-4.89	-2.32	-7.31	-4.74	8.65	133.97
Municipality: City of Surrey combined	500,800	419.1	-2.10	-3.66	-5.25	-7.57	-5.25	25.70	143.38
Area: North Surrey	445,900	411.7	-2.69	-5.31	-7.23	-10.07	-8.55	19.75	147.42
Bolivar Heights	438,900	484.4	-2.91	-5.32	-7.47	-9.31	-6.25	28.32	191.63
Cedar Hills	382,700	539.0	-4.04	-3.87	-1.06	-3.53	1.26	45.24	264.44
Guildford	530,400	464.0	-1.19	-2.15	-2.66	-5.50	0.89	34.38	192.93
Port Kells	546,900	362.7	-0.11	-3.20	-6.21	-6.54	-7.02	29.63	154.35
Whalley	425,600	398.1	-3.09	-6.11	-8.34	-11.06	-10.50	16.61	132.94
Area: Surrey	534,000	486.8	-2.44	-3.60	-2.17	-6.53	-1.34	35.83	195.57
Bear Creek Green Timbers	600,400	484.6	-2.81	-3.93	-2.89	-6.88	-3.45	31.36	181.91
East Newton	467,900	468.4	-2.86	-4.47	-2.36	-6.95	-1.51	33.26	187.71
Fleetwood Tynehead	564,100	395.0	-1.27	-2.08	-3.12	-6.29	-3.09	25.00	144.73
Queen Mary Park Surrey	533,000	499.1	-2.86	-4.13	-2.33	-6.15	-1.07	36.96	208.09
Sullivan Station	626,900	462.3	-2.24	-4.44	-2.94	-7.35	-3.79	27.81	166.46
West Newton	533,300	492.4	-2.82	-4.09	-2.30	-6.05	-0.95	37.47	209.30
Area: Cloverdale	572,500	422.2	-1.40	-2.22	-2.65	-5.63	0.79	29.63	160.14
Clayton	573,100	413.2	-1.45	-2.43	-2.82	-5.86	0.49	28.92	156.49
Cloverdale BC	571,600	424.7	-1.35	-1.94	-2.44	-5.31	1.26	30.68	163.14
Area: South Surrey White Rock	588,600	347.5	0.72	-3.01	-4.45	-5.65	-3.23	32.58	128.32
Crescent Bch Ocean Pk.	468,700	391.9	0.90	1.90	-4.88	-1.71	1.42	38.53	168.42
Grandview Surrey	606,300	363.1	-0.74	-0.82	-5.74	-6.42	-2.18	33.49	139.99
King George Corridor	629,800	341.4	-1.04	-1.44	-5.48	-5.82	-2.82	29.47	121.54
Morgan Creek	619,600	392.6	-0.96	-1.38	-5.74	-6.55	-2.85	29.57	131.90
Sunnyside Park Surrey	556,500	328.9	-1.14	-0.75	-4.80	-5.46	-2.26	33.86	126.83
White Rock	569,300	347.8	2.93	-5.31	-3.60	-5.87	-3.87	34.44	127.47

Fraser Valley Real Estate Board

2025-08

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Langley	589,500	410.2	-0.24	-2.61	-3.00	-3.62	-2.89	37.42	169.69
Aldergrove Langley	469,200	426.9	-1.66	-3.94	-6.36	-6.61	-5.99	58.40	221.46
Fort Langley	882,800	401.3	2.40	-1.23	-1.30	-3.37	-4.79	25.80	139.58
Langley City	532,600	380.7	-0.08	-2.91	-5.93	-5.74	-5.09	33.07	170.96
Murrayville	562,500	394.5	-0.23	-2.33	-1.05	-1.50	0.08	43.56	165.66
Salmon River	494,300	353.8	-0.28	-2.83	-1.67	-2.08	-2.45	39.68	141.50
Walnut Grove	570,100	338.5	-0.65	-2.51	-1.48	-2.90	-2.95	38.05	147.08
Willoughby Heights	636,100	385.7	-0.36	-2.70	-1.86	-3.24	-4.34	32.36	130.13
Area: Abbotsford	421,800	452.1	-0.62	-3.02	-5.85	-4.80	-4.11	42.39	217.49
Abbotsford East	526,300	368.8	-1.65	-5.27	-7.34	-9.25	-11.15	29.54	117.32
Abbotsford West	411,400	442.4	-1.86	-6.13	-5.55	-6.78	-7.79	42.02	228.68
Central Abbotsford	424,100	457.0	0.35	-0.54	-5.87	-3.22	-0.72	43.49	207.95
Poplar	429,500	458.4	-1.59	-5.25	-5.09	-5.93	-6.30	46.64	232.66
Area: Mission	434,700	389.5	-1.54	-4.04	-5.23	-5.92	-8.91	40.11	213.86
Mission BC	434,700	389.5	-1.54	-4.04	-5.23	-5.92	-8.91	40.11	213.86

Fraser Valley Real Estate Board

2025-08

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,078,000	329.1	-1.14	-2.43	-3.12	-4.28	-4.11	25.18	51.31
Fraser Valley Real Estate Board	936,200	336.0	-0.91	-2.81	-3.53	-5.72	-9.48	30.08	84.31
Area: N. Delta	1,130,800	359.2	-1.10	-1.88	-6.09	-10.00	-4.92	27.51	92.50
Annieville	1,005,800	380.4	-0.44	-0.42	-3.60	-8.25	-7.20	29.92	94.98
Nordel	1,204,200	359.6	-1.29	-1.91	-7.89	-12.42	-0.66	29.35	105.60
Scottsdale	996,400	334.9	-1.38	-2.62	-5.23	-9.02	-7.05	19.01	77.85
Sunshine Hills Woods	1,337,400	355.1	-1.09	-2.77	-6.26	-7.89	-5.81	29.69	94.26
Municipality: City of Surrey combined	951,300	326.5	-1.24	-3.37	-4.03	-6.66	-11.64	27.69	72.84
Area: North Surrey	705,900	320.9	-0.99	-2.22	-3.63	-6.25	-14.99	21.55	67.14
Bolivar Heights	922,500	387.4	-1.12	-1.30	-7.81	-12.01	-19.12	22.36	106.61
Bridgeview	923,600	473.2	-1.85	1.11	-7.16	-13.65	-9.42	44.75	166.14
Cedar Hills	1,277,200	459.4	-0.24	-2.79	-0.73	-5.02	-9.05	36.20	139.65
Fraser Heights	1,598,800	388.5	-1.12	-0.08	-3.62	-0.36	-4.83	31.25	102.45
Guildford	701,200	419.1	0.53	-1.20	0.14	-2.69	-3.94	41.35	138.53
Port Kells	2,596,200	512.8	6.46	4.27	-0.75	8.05	44.98	129.24	191.20
Royal Heights	1,324,200	437.2	-1.77	-0.59	-9.50	-14.11	-0.93	35.95	130.83
Whalley	472,400	313.1	-2.55	-5.64	-7.59	-12.64	-17.71	12.95	73.94
Area: Surrey	989,900	346.1	-1.26	-3.30	-4.47	-7.01	-11.75	28.42	100.75
Bear Creek Green Timbers	1,102,100	351.4	-0.11	-1.49	-6.62	-5.97	-12.54	20.22	97.19
East Newton	925,400	321.9	-2.25	-1.23	-6.23	-11.00	-17.65	21.20	89.91
Fleetwood Tynehead	1,025,000	337.5	-0.74	-2.40	-4.36	-8.78	-11.56	27.21	103.19
Panorama Ridge	1,310,400	348.5	-2.33	-4.86	-4.42	-7.41	-15.10	33.47	105.24
Queen Mary Park Surrey	817,200	355.3	-0.22	-6.65	-6.10	-8.29	-13.51	20.89	93.52
Sullivan Station	1,024,800	314.7	-1.72	-4.17	-3.20	-4.20	-5.98	36.12	97.92
West Newton	865,300	368.5	-1.29	-4.68	-3.56	-3.05	-7.67	33.56	121.72
Area: Cloverdale	997,600	330.6	-0.63	-4.73	-4.28	-4.53	-2.94	36.84	106.88
Clayton	857,600	285.4	-0.04	-4.45	-3.71	-4.20	-4.16	35.52	102.56
Cloverdale BC	1,104,200	366.8	-0.97	-4.88	-4.70	-4.70	-1.95	37.38	113.01
Serpentine	1,518,500	403.1	-0.98	-4.52	-2.49	-4.32	-3.01	40.60	117.89
Area: South Surrey White Rock	1,091,700	286.3	-1.28	-3.73	-3.93	-9.05	-12.58	25.24	49.04

Fraser Valley Real Estate Board

2025-08

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Crescent Bch Ocean Pk.	1,631,400	343.8	-0.84	-4.79	-0.98	-12.18	-4.13	34.77	76.31
Elgin Chantrell	2,025,200	333.0	-2.80	-1.04	-4.23	-0.66	-9.29	22.07	45.80
Grandview Surrey	1,041,300	166.0	-1.25	-3.04	-2.70	-7.16	-9.29	32.91	59.92
Hazelmere	2,152,900	381.1	-3.54	-2.46	-5.18	-4.68	-12.95	38.03	115.92
King George Corridor	895,900	303.1	-2.19	-3.96	-6.62	-10.64	-16.06	22.76	75.00
Morgan Creek	1,168,000	236.4	-3.04	-9.84	-11.26	-16.91	-9.11	20.18	42.67
Pacific Douglas	1,266,900	245.5	-2.58	-4.66	-3.91	-8.94	-13.10	21.35	56.77
Sunnyside Park Surrey	1,052,900	315.3	-1.31	-1.90	-3.25	-5.71	-11.78	26.78	57.49
White Rock	843,300	299.3	1.53	-4.16	-2.95	-10.68	-16.91	19.77	47.80
Area: Langley	1,016,700	341.5	-0.44	-2.04	-1.98	-3.20	-4.18	34.08	99.13
Aldergrove Langley	954,700	418.2	-1.27	-5.41	-5.06	-5.90	-6.90	41.09	157.35
Brookswood Langley	1,491,400	415.8	0.36	-0.95	0.29	-2.74	4.26	43.13	119.65
Campbell Valley	2,777,800	409.9	-0.75	-1.40	-3.76	-3.30	-8.11	31.08	116.31
County Line Glen Valley	2,406,500	353.6	-0.06	-4.23	-6.03	-7.96	-11.40	34.65	134.17
Fort Langley	1,787,600	369.3	0.38	-2.66	-4.87	-5.50	-8.90	33.37	130.96
Langley City	708,600	349.2	-0.17	-2.54	-4.49	-6.61	-3.78	33.64	106.75
Murrayville	1,097,600	360.5	0.36	-1.77	-0.58	-3.89	6.53	39.08	97.10
Otter District	2,473,300	385.5	-0.64	-2.18	-4.15	-3.58	-9.63	34.65	139.00
Salmon River	1,637,400	327.7	-0.94	-1.44	-2.70	0.31	-4.18	43.04	149.01
Walnut Grove	1,052,900	337.4	-0.79	-1.20	-1.89	0.12	-0.85	39.77	117.26
Willoughby Heights	903,700	306.2	-0.71	-2.20	-1.03	-3.50	-3.80	32.50	90.19
Area: Abbotsford	753,300	342.3	-0.90	-2.67	-3.50	-4.44	-10.77	31.40	114.47
Abbotsford East	1,009,000	360.6	-0.85	-3.14	-1.93	-6.92	-6.34	36.69	131.90
Abbotsford West	657,400	331.5	-0.87	-2.90	-4.96	-5.66	-15.76	27.84	122.04
Aberdeen	1,266,600	331.9	-0.54	-2.01	-1.95	-0.69	-3.88	30.46	117.07
Bradner	1,725,900	331.3	-3.35	-7.64	-7.38	-9.06	-11.91	25.40	115.97
Central Abbotsford	546,800	347.8	-0.91	-2.25	-5.57	-4.50	-8.88	38.18	134.52
Matsqui	1,448,000	391.2	-4.59	-1.51	-2.47	9.40	-2.15	31.50	133.27
Poplar	726,000	381.3	-0.26	-1.68	-1.95	-1.88	-7.88	34.69	129.01
Sumas Mountain	1,719,600	371.4	-3.28	-1.04	-1.75	-7.80	-11.13	26.24	133.58
Sumas Prairie	2,110,200	418.5	-6.19	-15.42	-9.40	-8.56	-7.53	40.48	134.06
Area: Mission	900,300	353.6	-0.87	-0.34	-4.66	-4.20	-3.86	37.11	140.38

Fraser Valley Real Estate Board

2025-08

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,063,200	370.7	-0.75	2.60	-1.62	0.93	2.94	48.76	160.14
Durieu	1,213,000	331.1	0.27	3.28	-4.36	-4.22	-3.53	35.36	145.44
Hatzic	1,011,000	367.1	-0.73	0.19	-3.98	-1.98	-2.21	35.16	155.11
Lake Errock	871,300	412.4	0.88	2.59	-5.17	-3.98	2.87	52.97	166.06
Mission BC	835,900	341.2	-0.99	-0.73	-4.61	-4.75	-5.38	34.91	135.15
Mission-West	1,469,500	350.6	1.01	3.88	-0.57	-1.04	2.57	48.69	152.23
Stave Falls	1,389,700	345.4	0.73	3.69	-3.76	-0.72	1.80	42.49	141.88

Fraser Valley Real Estate Board

2025-08

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,737,200	381.3	-1.14	-2.61	-3.95	-4.89	-0.57	32.81	62.67
Fraser Valley Real Estate Board	1,436,800	408.4	-0.99	-3.04	-4.15	-5.70	-4.53	37.51	115.51
Area: N. Delta	1,321,300	396.8	-0.92	-1.05	-6.77	-10.33	-2.07	32.22	106.45
Annieville	1,292,700	421.2	-0.05	-0.09	-4.73	-8.61	-1.01	35.78	115.23
Nordel	1,275,500	380.2	-1.81	-0.78	-8.98	-13.94	0.26	28.75	100.42
Scottsdale	1,301,700	422.9	-0.19	-0.33	-5.22	-8.48	0.40	35.98	116.21
Sunshine Hills Woods	1,408,500	365.3	-1.19	-2.53	-7.07	-8.88	-7.94	26.75	97.46
Municipality: City of Surrey combined	1,541,800	411.5	-1.27	-3.99	-5.12	-6.39	-6.22	36.44	108.67
Area: North Surrey	1,423,100	440.0	-0.86	-1.94	-5.32	-5.82	-6.88	37.46	130.37
Bolivar Heights	1,207,000	437.8	-1.06	-0.36	-7.05	-8.16	-8.06	37.80	142.28
Bridgeview	923,600	473.2	-1.85	1.11	-7.16	-13.65	-9.42	44.75	166.14
Cedar Hills	1,364,600	461.9	-0.30	-3.43	-3.53	-7.27	-8.70	36.94	148.33
Fraser Heights	1,721,300	416.6	-1.16	-0.64	-4.93	-1.70	-1.81	36.28	116.08
Guildford	1,224,800	412.8	-0.36	-5.47	-6.39	-11.15	-17.57	31.30	119.57
Port Kells	2,669,400	522.4	3.71	-2.81	-9.01	-3.17	4.44	68.30	195.81
Royal Heights	1,294,100	431.4	-1.71	-0.37	-9.48	-14.22	-1.39	36.74	126.34
Whalley	1,335,200	502.1	0.20	-3.42	-5.30	-11.18	-17.31	37.94	143.86
Area: Surrey	1,451,500	416.1	-1.14	-3.68	-5.07	-5.84	-7.08	37.51	131.04
Bear Creek Green Timbers	1,382,500	428.7	-0.53	-0.72	-6.17	-6.46	-7.07	36.10	137.51
East Newton	1,483,200	409.0	-1.78	0.20	-6.81	-7.32	-7.59	33.88	136.42
Fleetwood Tynehead	1,496,400	412.2	0.86	-2.65	-3.01	-5.83	-4.30	39.78	132.09
Panorama Ridge	1,532,800	383.8	-2.74	-5.49	-3.93	-7.87	-15.35	35.05	122.11
Queen Mary Park Surrey	1,339,700	442.1	-0.81	-8.86	-6.31	-3.18	-2.73	35.61	138.59
Sullivan Station	1,554,200	380.5	-2.81	-5.11	-4.35	-5.44	-5.51	42.94	123.17
West Newton	1,254,500	404.8	-1.41	-7.05	-8.60	-4.84	-8.66	33.55	123.77
Area: Cloverdale	1,440,800	410.6	0.37	-5.02	-5.24	-4.62	-1.13	38.02	128.49
Clayton	1,382,500	393.9	2.60	-6.08	-7.69	-4.09	-6.68	37.25	131.84
Cloverdale BC	1,456,300	415.7	-0.17	-4.72	-4.57	-4.77	0.51	38.06	126.66
Serpentine	1,518,500	403.1	-0.98	-4.52	-2.49	-4.32	-3.01	40.60	117.89
Area: South Surrey White Rock	1,795,500	346.6	-2.28	-4.99	-4.49	-8.72	-7.60	28.99	71.50

Fraser Valley Real Estate Board

2025-08

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.	1,777,500	352.2	-0.70	-4.37	-0.31	-11.37	-2.73	34.07	76.28
Elgin Chantrell	2,299,700	355.1	-2.79	-1.74	-4.90	1.54	-7.02	22.32	50.08
Grandview Surrey	1,917,900	296.2	-1.63	-5.43	-4.36	-6.53	-7.87	24.93	73.22
Hazelmere	2,152,900	381.1	-3.54	-2.46	-5.18	-4.68	-12.95	38.03	115.92
King George Corridor	1,518,000	355.1	-4.31	-6.16	-7.07	-7.81	-14.29	29.98	95.54
Morgan Creek	1,829,400	303.2	-5.34	-14.54	-15.52	-23.51	-10.03	16.89	54.07
Pacific Douglas	1,799,900	316.3	-3.01	-6.17	-5.27	-8.35	-8.00	36.45	111.86
Sunnyside Park Surrey	1,574,600	377.8	-0.84	-1.49	-3.45	-0.76	-4.48	30.41	77.20
White Rock	1,727,000	363.5	-1.36	-5.29	-1.84	-13.25	-6.39	29.50	74.59
Area: Langley	1,590,800	420.4	-0.50	-2.53	-2.21	-3.42	-1.20	39.81	133.56
Aldergrove Langley	1,156,000	407.8	-1.59	-5.97	-4.32	-5.47	-6.83	40.72	157.61
Brookwood Langley	1,491,400	415.8	0.36	-0.95	0.29	-2.74	4.26	43.13	119.65
Campbell Valley	2,777,800	409.9	-0.75	-1.40	-3.76	-3.30	-8.11	31.08	116.31
County Line Glen Valley	2,406,500	353.6	-0.06	-4.23	-6.03	-7.96	-11.40	34.81	134.17
Fort Langley	2,237,900	440.3	0.18	-2.37	-3.44	-2.91	-5.05	38.07	136.34
Langley City	1,220,800	417.5	-0.02	-1.76	-4.40	-7.30	5.54	39.63	123.98
Murrayville	1,560,000	384.0	0.39	-1.01	0.05	-2.54	3.64	41.75	110.18
Otter District	2,473,300	386.3	-0.64	-2.18	-4.14	-3.57	-9.62	34.65	139.05
Salmon River	1,977,100	394.2	-0.03	-1.55	-4.74	-3.41	-5.92	39.99	138.33
Walnut Grove	1,415,800	377.3	-0.87	-3.73	-3.82	-3.01	-1.67	36.51	122.20
Willoughby Heights	1,544,700	442.1	-1.34	-3.15	-0.34	-3.89	6.15	44.52	149.63
Area: Abbotsford	1,171,900	405.4	-0.69	-2.55	-3.55	-4.09	-3.57	36.36	147.20
Abbotsford East	1,169,300	372.4	-0.77	-3.80	-2.39	-6.88	-2.87	35.86	139.79
Abbotsford West	1,062,500	419.6	-0.69	-0.85	-5.83	-5.58	-8.32	32.87	156.64
Aberdeen	1,453,800	380.0	-0.86	-2.69	-3.94	-0.68	-1.35	36.89	136.47
Bradner	1,725,900	331.3	-3.35	-7.64	-7.38	-9.06	-11.91	25.40	116.25
Central Abbotsford	1,053,900	425.1	0.73	-1.12	-4.77	-0.79	-1.73	43.81	167.70
Matsqui	1,448,000	391.2	-4.59	-1.51	-2.47	9.40	-2.15	31.50	133.27
Poplar	1,074,000	406.5	0.12	-0.44	-3.83	-0.47	-1.60	43.29	152.64
Sumas Mountain	1,719,600	371.4	-3.28	-1.04	-1.75	-7.80	-11.13	26.24	133.58
Sumas Prairie	2,110,200	418.5	-6.19	-15.42	-9.40	-8.56	-7.53	40.48	134.06
Area: Mission	1,025,400	378.4	-0.73	0.61	-3.86	-1.94	1.58	42.52	157.77

Fraser Valley Real Estate Board

2025-08

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,063,200	370.7	-0.75	2.60	-1.62	0.93	2.94	48.76	160.14
Durieu	1,213,000	331.1	0.27	3.28	-4.36	-4.22	-3.53	35.36	145.44
Hatzic	1,012,000	367.2	-0.70	0.19	-4.00	-2.00	-2.11	35.30	155.35
Mission BC	966,600	369.8	-0.86	0.43	-3.77	-2.04	0.96	41.15	154.51
Mission-West	1,469,500	350.6	1.01	3.88	-0.57	-1.04	2.57	48.69	152.23
Stave Falls	1,389,700	345.4	0.73	3.69	-3.76	-0.72	1.80	42.49	141.88

Fraser Valley Real Estate Board

2025-08

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	950,100	362.8	-1.36	-2.58	-2.68	-3.69	-0.47	36.65	110.32
Fraser Valley Real Estate Board	807,800	362.6	-0.87	-3.00	-2.63	-4.53	-3.67	39.30	135.76
Area: N. Delta	933,000	406.5	0.00	-3.97	0.44	-2.49	1.85	34.29	118.20
Annieville	753,400	419.3	-0.05	-4.64	-0.07	-3.25	1.13	45.09	164.54
Nordel	998,000	393.5	-0.05	-4.77	-0.23	-2.55	2.23	34.16	115.03
Scottsdale	894,700	359.3	0.11	-3.75	1.27	-0.86	2.60	36.00	136.69
Sunshine Hills Woods	974,400	347.5	-0.09	-4.24	0.26	-2.33	0.29	32.89	127.27
Municipality: City of Surrey combined	830,700	359.8	-0.94	-3.46	-2.97	-4.79	-2.04	37.59	129.17
Area: North Surrey	764,200	435.7	1.78	-0.32	2.23	1.33	-0.37	39.29	175.41
Bolivar Heights	643,600	471.2	2.26	1.88	3.42	4.55	1.53	52.10	231.36
Fraser Heights	922,500	382.5	0.58	0.71	2.74	3.16	0.03	32.86	155.34
Guildford	768,900	445.5	2.53	1.34	3.94	4.09	0.45	44.55	187.05
Whalley	715,700	377.9	0.24	-5.60	-3.30	-6.76	-5.95	24.60	130.85
Area: Surrey	795,900	365.4	-1.67	-3.72	-4.57	-6.81	-3.77	36.50	148.74
Bear Creek Green Timbers	803,200	355.9	0.94	-4.04	-2.65	-4.20	-6.81	27.06	138.38
East Newton	678,100	371.2	-3.03	-4.23	-8.64	-14.11	-9.26	33.86	158.14
Fleetwood Tynehead	838,500	358.2	-2.74	-2.08	-5.11	-5.98	-1.62	36.72	148.75
Panorama Ridge	867,200	344.7	-1.15	-3.93	-3.90	-5.72	-2.93	38.10	136.26
Queen Mary Park Surrey	726,800	404.0	1.15	-4.65	-2.86	-5.05	-4.04	33.16	158.81
Sullivan Station	821,200	318.7	-1.42	-4.58	-4.81	-6.70	-4.87	35.33	135.90
West Newton	795,800	389.0	-0.89	-4.33	-0.54	-3.45	1.04	42.80	161.60
Area: Cloverdale	811,800	333.0	-1.19	-4.12	-3.39	-4.03	-0.66	37.32	133.68
Clayton	808,600	334.5	-1.12	-4.10	-3.32	-4.07	-0.33	37.88	136.06
Cloverdale BC	816,200	334.0	-1.27	-4.22	-3.52	-3.94	-1.07	36.55	130.50
Area: South Surrey White Rock	921,200	292.6	-0.78	-3.65	-2.21	-5.00	-1.71	37.69	91.74
Crescent Bch Ocean Pk.	908,800	311.3	0.35	-3.53	-1.42	-5.92	0.10	37.68	96.40
Elgin Chantrell	1,127,700	277.7	0.33	-2.53	-2.80	-8.05	0.62	35.27	84.76
Grandview Surrey	916,800	276.1	-0.79	-3.66	-2.47	-3.50	-3.33	36.68	92.40
King George Corridor	888,200	321.7	-1.17	-3.39	-1.50	-7.88	1.39	43.36	110.67
Morgan Creek	896,200	275.0	-0.65	-3.64	-2.41	-3.13	-4.15	35.00	82.72

Fraser Valley Real Estate Board

2025-08

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	862,000	283.6	-1.43	-3.99	-2.98	-4.22	-4.12	34.85	94.65
Sunnyside Park Surrey	1,018,600	289.0	-0.62	-3.83	-1.23	-6.62	1.08	34.54	89.88
White Rock	900,400	330.3	-0.66	-3.98	-3.08	-7.84	-1.67	37.63	107.61
Area: Langley	848,100	366.5	-0.49	-1.80	-2.29	-4.13	-4.68	43.05	155.22
Aldergrove Langley	608,500	443.5	0.11	-1.77	-1.49	-4.00	-3.14	53.09	201.29
Fort Langley	975,100	365.1	0.38	3.31	-0.73	-2.56	-0.87	51.81	142.43
Langley City	791,600	337.7	-0.59	-5.19	-3.21	-5.75	-5.33	34.81	145.42
Murrayville	880,800	323.3	0.40	-5.11	-3.43	-6.53	-6.02	28.45	129.62
Salmon River	1,044,000	360.5	0.22	3.32	-1.37	-1.56	-0.41	53.27	131.83
Walnut Grove	842,900	328.1	-0.55	0.98	-1.80	-3.53	-6.18	41.18	145.58
Willoughby Heights	871,100	381.4	-0.68	-1.88	-2.33	-4.12	-4.60	45.02	159.46
Area: Abbotsford	645,700	357.1	-1.19	-2.27	-1.35	-2.83	-7.87	43.76	159.52
Abbotsford East	718,700	396.6	-0.80	0.00	1.43	-2.48	-9.58	44.85	157.70
Abbotsford West	676,900	339.8	-0.03	-2.86	-1.62	0.50	-5.64	46.97	174.70
Aberdeen	740,100	360.8	2.01	-1.10	-1.85	-5.55	-6.70	46.13	161.07
Central Abbotsford	489,600	312.2	-4.88	-4.06	-2.89	-5.57	-2.89	48.81	157.38
Poplar	672,600	305.0	0.13	-1.93	-3.05	-4.78	-8.19	29.62	119.27
Area: Mission	656,500	350.1	-0.99	-2.91	-1.24	-4.08	-3.50	45.33	164.63
Mission BC	656,500	350.1	-0.99	-2.91	-1.24	-4.08	-3.50	45.33	164.63