

Summary Report

For September 2025

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2025-09

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,320,900	368.8	-0.99	-2.79	-5.85	-7.24	-1.05	29.90	74.70
Fraser Valley Real Estate Board	1,199,700	393.0	-1.70	-3.51	-7.07	-8.80	-4.10	32.28	111.18
Area: N. Delta	1,240,500	394.3	-2.01	-1.60	-5.62	-10.69	1.65	28.06	97.94
Annieville	1,208,300	402.8	-4.00	-1.08	-4.62	-10.57	4.00	28.12	99.01
Nordel	1,242,700	393.0	3.15	-0.33	-7.53	-11.80	4.27	29.15	100.51
Scottsdale	1,205,300	402.2	-3.99	-1.11	-4.62	-10.58	3.95	28.09	99.01
Sunshine Hills Woods	1,311,000	355.8	-4.76	-4.48	-5.45	-9.90	-8.68	23.89	89.66
Municipality: City of Surrey combined	1,298,500	398.8	-1.16	-3.27	-8.20	-10.54	-8.85	32.14	103.05
Area: North Surrey	1,191,400	435.5	-2.11	-2.09	-9.18	-10.28	-9.82	33.34	124.02
Bolivar Heights	1,116,800	416.4	-2.64	-1.05	-10.78	-8.70	-2.71	33.08	121.14
Bridgeview	900,100	484.2	2.54	-1.08	-7.28	-10.53	7.03	46.68	165.75
Cedar Hills	1,183,300	425.8	-5.73	-7.45	-9.23	-11.03	-9.27	32.85	128.80
Fraser Heights	1,295,900	361.8	-4.46	-3.55	-12.44	-11.24	-6.44	20.88	90.82
Guildford	1,167,100	428.1	-0.23	-0.28	-9.44	-13.38	-24.82	27.52	109.44
Port Kells	2,354,600	489.7	-2.49	-3.18	-8.71	-5.95	5.97	67.42	166.00
Royal Heights	1,187,700	426.0	0.50	-0.49	-6.86	-12.06	4.28	34.51	122.69
Whalley	1,260,500	495.5	-0.24	1.04	-8.10	-12.61	-23.86	36.01	134.17
Area: Surrey	1,283,900	404.6	-2.15	-3.57	-6.80	-9.75	-10.43	33.40	122.31
Bear Creek Green Timbers	1,288,900	430.5	-1.51	-0.81	-1.96	-7.62	-4.92	38.92	138.77
East Newton	1,204,500	403.4	-3.81	-7.73	-8.11	-12.48	-17.17	28.92	123.24
Fleetwood Tynehead	1,247,800	362.6	0.64	-1.12	-8.32	-9.96	-11.19	32.58	113.04
Panorama Ridge	1,340,200	398.3	-4.53	-4.02	-5.30	-8.83	-6.13	37.39	119.45
Queen Mary Park Surrey	1,255,600	422.9	-4.08	-6.13	-8.98	-11.68	-9.35	32.95	128.47
Sullivan Station	1,608,200	369.8	3.18	-7.69	-10.98	-7.80	-18.58	35.06	97.65
West Newton	1,321,800	409.0	-3.92	-3.20	-8.44	-10.05	-10.62	29.39	117.09
Area: Cloverdale	1,224,700	407.7	0.07	-1.97	-7.93	-6.64	1.72	31.98	126.37
Clayton	1,262,700	418.3	-0.19	-2.24	-8.33	-6.61	1.60	33.13	132.91
Cloverdale BC	1,223,100	407.4	0.10	-1.97	-7.93	-6.65	1.80	31.93	126.21
Area: South Surrey White Rock	1,452,400	322.3	0.28	-4.67	-8.80	-13.62	-9.67	25.85	61.07
Crescent Bch Ocean Pk.	1,376,300	311.4	0.65	-2.20	-6.96	-13.88	-1.52	28.62	54.39

Fraser Valley Real Estate Board

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1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	1,955,000	334.4	-0.06	-3.02	-7.68	-15.43	-2.82	24.59	48.89
Grandview Surrey	2,558,800	346.6	-1.92	-7.40	-9.67	-5.84	-20.40	13.01	71.33
Hazelmere	1,913,200	322.0	3.34	-10.51	-15.13	-13.04	-20.42	27.07	91.78
King George Corridor	1,196,400	316.7	-2.52	-9.93	-12.99	-9.69	-18.25	21.95	75.75
Morgan Creek	2,267,500	285.9	3.81	-6.23	-9.24	-6.69	-16.21	26.34	43.24
Pacific Douglas	2,600,000	409.0	5.44	-4.77	-13.59	-8.25	-21.89	17.02	98.83
Sunnyside Park Surrey	1,358,200	321.8	0.91	-2.16	-7.45	-13.93	-0.53	31.19	61.95
White Rock	1,291,100	334.6	0.63	-2.68	-7.06	-14.60	-1.53	29.54	64.34
Area: Langley	1,383,400	406.8	-1.31	-2.82	-5.81	-6.74	-0.29	34.17	123.64
Aldergrove Langley	1,053,300	395.5	1.00	-2.08	-5.04	-6.35	-4.79	35.63	153.36
Brookswood Langley	1,330,300	413.7	-1.17	-1.31	-1.41	-13.07	3.89	36.35	114.46
Campbell Valley	2,398,700	415.2	-0.88	-0.86	-6.17	0.75	-1.45	30.16	130.16
County Line Glen Valley	1,998,000	325.3	-2.98	-8.42	-16.46	-12.32	-10.88	27.97	112.06
Fort Langley	1,595,900	389.4	-0.64	-6.48	-10.79	-7.35	-7.99	26.76	122.26
Langley City	1,119,000	400.6	-3.05	-3.40	-9.08	-11.21	1.86	27.21	116.07
Murrayville	1,393,700	372.3	-3.62	-2.74	-2.03	-13.82	3.16	35.83	100.38
Otter District	2,309,400	406.8	-0.68	-0.25	-5.72	-1.48	-3.26	29.84	125.87
Salmon River	1,822,000	409.6	-0.29	-0.44	-5.03	-1.42	-2.68	32.04	123.46
Walnut Grove	1,290,900	366.4	-1.32	-5.86	-8.40	-5.03	-4.36	36.26	114.02
Willoughby Heights	1,124,800	405.9	-2.66	-3.56	-9.24	-11.26	1.48	28.53	121.44
Area: Abbotsford	1,046,800	400.9	-2.91	-4.82	-9.65	-8.93	-2.17	30.42	138.92
Abbotsford East	1,038,900	384.9	-1.00	-5.03	-7.30	-6.92	-0.47	34.44	134.55
Abbotsford West	989,000	419.4	1.18	0.14	-7.07	-13.02	-3.56	27.75	150.69
Aberdeen	1,501,700	401.4	1.57	-1.62	-7.34	0.40	0.85	43.92	122.75
Bradner	2,000,700	329.0	-3.09	-9.96	-17.89	-14.12	-12.57	27.62	114.89
Central Abbotsford	886,900	371.2	-12.60	-10.34	-16.77	-12.70	-6.90	22.55	133.31
Matsqui	1,157,800	390.1	3.78	-3.73	-6.02	-2.69	4.75	40.68	143.20
Poplar	905,900	366.2	-11.29	-9.36	-16.35	-12.64	-5.86	23.18	129.45
Sumas Prairie	2,208,000	437.9	4.64	-4.72	-7.07	-0.61	3.01	48.54	138.25
Area: Mission	922,200	368.7	-2.33	-4.36	-2.61	-2.61	2.47	34.66	150.65
Dewdney Deroche	1,037,600	361.8	-2.40	-3.11	-1.58	-2.08	2.84	41.38	152.30
Durieu	1,074,600	347.0	-2.69	-2.58	-1.73	-0.86	3.27	40.09	152.00

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	887,500	361.1	-2.27	-4.45	-2.67	-2.98	1.29	32.17	146.32
Mission BC	879,600	362.1	-2.08	-4.41	-2.37	-2.74	1.60	33.42	147.51
Mission-West	1,384,900	338.1	-2.40	-2.68	-0.94	1.78	1.23	37.16	149.15
Stave Falls	1,289,700	354.3	-3.70	-2.50	-3.22	-2.07	4.18	39.82	146.90

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	1,906,500	359.2	-1.05	-3.13	-5.25	-4.06	1.47	28.24	51.82
Fraser Valley Real Estate Board	1,577,000	389.2	-0.92	-2.28	-5.10	-3.85	-1.47	34.39	106.69
Area: N. Delta	1,409,700	369.9	1.73	0.82	-4.89	-9.47	0.24	31.03	106.30
Annieville	1,370,600	399.4	1.29	1.37	-4.77	-8.96	0.96	35.30	120.91
Nordel	1,390,500	359.8	1.96	1.15	-4.51	-9.21	1.38	29.28	105.48
Scottsdale	1,393,000	399.3	2.10	0.58	-5.09	-10.09	0.33	34.44	123.57
Sunshine Hills Woods	1,455,200	362.8	1.71	0.55	-4.98	-9.37	-1.47	26.02	95.37
Municipality: City of Surrey combined	1,612,400	390.2	-1.44	-3.46	-6.74	-5.63	-3.94	32.90	99.69
Area: North Surrey	1,539,800	395.9	-3.46	-6.10	-7.95	-6.47	-7.24	33.21	113.54
Bolivar Heights	1,323,300	416.9	-1.33	-6.34	-6.48	-8.09	-14.09	36.96	141.68
Bridgeview	1,046,700	465.6	-1.36	-2.31	-3.08	-6.28	-12.79	44.33	173.56
Cedar Hills	1,490,800	394.4	-2.98	-5.92	-7.33	-8.81	-16.62	27.84	125.89
Fraser Heights	1,681,000	400.8	-4.80	-5.56	-7.93	-4.16	-1.31	32.50	107.24
Guildford	1,254,100	386.8	-1.10	-7.62	-7.11	-8.19	-15.36	30.02	126.33
Port Kells	2,813,800	503.4	-5.04	-7.53	-14.29	-13.25	5.36	55.47	190.98
Royal Heights	1,465,000	403.8	2.70	1.30	-4.34	-9.44	-0.02	35.91	114.56
Whalley	1,404,600	440.7	-2.56	-6.51	-8.68	-10.08	-16.53	34.65	141.48
Area: Surrey	1,487,300	397.4	-0.90	-3.07	-6.84	-3.75	-4.19	34.12	121.89
Bear Creek Green Timbers	1,375,100	395.9	-3.44	-7.91	-14.05	-7.33	-0.13	28.50	117.05
East Newton	1,562,000	397.1	0.05	-0.95	-5.59	0.13	-3.00	30.45	127.43
Fleetwood Tynehead	1,587,500	425.6	-0.42	0.38	-2.47	1.65	0.31	39.40	132.70
Panorama Ridge	1,549,000	355.8	-0.92	-4.35	-7.25	-12.86	-12.86	30.91	113.82
Queen Mary Park Surrey	1,326,300	405.2	-2.76	-8.31	-14.17	-3.64	-10.71	26.19	116.92
Sullivan Station	1,547,400	385.1	-0.41	-3.07	-4.61	-6.10	-1.96	39.99	122.60
West Newton	1,168,900	402.4	-2.07	-7.41	-13.56	-2.14	-8.00	30.69	119.41
Area: Cloverdale	1,491,400	400.7	-0.82	-2.36	-5.89	-5.07	0.63	36.57	123.73
Clayton	1,359,200	379.0	-2.07	-2.27	-10.49	-8.17	-3.39	34.25	121.64
Cloverdale BC	1,537,700	408.1	-0.49	-2.39	-4.38	-4.22	1.72	36.67	122.40
Serpentine	1,507,900	400.3	-0.69	-2.51	-3.70	-5.10	-1.96	37.00	113.84
Area: South Surrey White Rock	1,904,300	336.3	-1.35	-3.42	-6.01	-6.53	-4.05	25.07	66.16

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
Crescent Bch Ocean Pk.	1,906,800	337.5	-2.26	-5.20	-2.48	-3.27	-2.65	25.28	70.80
Elgin Chantrell	2,413,000	363.0	0.95	3.30	-5.22	0.25	-1.31	25.26	51.82
Grandview Surrey	1,854,500	339.7	-0.85	-3.44	-5.06	-6.62	-3.58	23.80	75.28
Hazelmere	2,274,800	444.6	-0.09	-3.41	-5.02	-5.32	-2.26	31.73	122.75
King George Corridor	1,780,400	362.3	-0.03	-4.15	-6.04	-7.69	-5.26	25.67	95.20
Morgan Creek	1,691,400	284.7	-6.04	-13.83	-20.27	-28.20	-16.92	10.99	37.87
Pacific Douglas	1,711,400	354.8	-1.28	-2.98	-4.80	-5.91	-2.77	32.98	112.58
Sunnyside Park Surrey	1,697,500	410.3	-1.04	2.29	-5.57	-0.12	2.09	30.84	84.07
White Rock	2,002,400	316.6	-1.65	-5.27	-2.76	-3.77	-2.97	23.19	59.58
Area: Langley	1,704,500	414.0	-0.70	-0.84	-2.50	-1.99	2.73	37.22	132.32
Aldergrove Langley	1,349,700	397.4	0.61	-0.40	-2.50	0.63	0.15	45.78	146.53
Brookwood Langley	1,608,200	368.6	-3.00	-3.00	-1.99	-6.42	10.39	37.28	111.11
Campbell Valley	3,005,100	366.6	0.94	0.05	-3.14	0.49	-4.85	28.50	98.59
County Line Glen Valley	2,741,400	356.6	-2.27	0.34	-3.05	-0.53	-2.33	38.75	135.54
Fort Langley	2,592,400	401.7	2.24	1.54	-1.50	4.39	1.34	34.93	142.28
Langley City	1,326,800	400.2	-1.38	-2.70	-1.55	-5.52	12.48	43.80	124.58
Murrayville	1,563,400	365.9	-2.84	-3.07	-1.96	-6.54	10.88	36.63	108.61
Otter District	2,749,100	355.1	-2.31	0.28	-3.16	-0.75	-2.87	37.90	135.01
Salmon River	2,153,900	368.2	0.16	2.02	-1.97	0.46	1.32	42.11	136.03
Walnut Grove	1,466,900	381.2	-0.03	-0.31	-4.63	-1.35	6.69	37.07	120.47
Willoughby Heights	1,560,200	430.0	-1.06	-1.92	-2.03	-2.23	4.80	40.85	144.32
Area: Abbotsford	1,301,600	370.3	-0.27	-1.52	-1.67	1.95	5.32	35.05	136.61
Abbotsford East	1,279,400	344.9	-1.51	-3.90	-2.57	-0.17	2.13	33.53	130.55
Abbotsford West	1,243,000	396.0	0.92	0.46	-2.58	1.23	7.32	39.39	157.81
Aberdeen	1,444,300	363.6	0.36	1.28	-2.23	2.25	8.02	34.12	136.41
Bradner	1,413,000	389.3	1.86	0.41	0.36	5.50	9.45	35.88	143.46
Central Abbotsford	1,187,500	404.2	0.87	0.25	-2.74	1.40	7.16	40.44	161.11
Matsqui	1,913,400	388.8	2.42	-0.13	4.29	10.80	12.43	34.07	123.06
Poplar	1,170,000	378.4	0.61	0.75	-1.59	2.66	8.61	37.55	139.65
Sumas Mountain	1,706,300	368.5	-0.78	-4.26	-2.87	0.57	-3.74	26.81	132.93
Area: Mission	1,214,900	357.8	1.27	4.62	-7.90	7.51	0.90	44.16	153.40
Durieu	1,523,700	317.8	1.89	4.16	-6.78	6.75	-2.19	39.75	146.36

Fraser Valley Real Estate Board

2025-09

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
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Hatzic	1,208,000	339.6	0.86	4.65	-7.82	6.79	-1.71	38.33	141.19
Mission BC	1,137,800	350.5	0.98	4.35	-8.13	7.19	0.06	42.54	151.07
Mission-West	1,534,200	349.8	1.48	7.47	-3.93	8.94	4.95	52.82	145.30
Stave Falls	1,482,900	324.2	2.08	3.78	-7.40	6.61	-1.55	40.96	141.58

Fraser Valley Real Estate Board

2025-09

Apartment

Apartment	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	675,400	338.9	-0.73	-2.67	-5.15	-4.64	-0.15	19.54	80.17
Fraser Valley Real Estate Board	510,400	418.0	-0.71	-3.06	-5.64	-6.36	-2.84	31.90	154.10
Area: N. Delta	543,400	520.5	0.58	-2.62	-2.00	-6.52	-2.46	17.84	184.43
Annieville	420,800	473.3	-0.50	-3.07	-3.64	-7.18	1.39	34.27	214.28
Scottsdale	619,400	406.7	0.59	-2.80	-3.49	-7.36	-2.26	9.27	131.21
Municipality: City of Surrey combined	498,100	416.8	-0.55	-3.07	-5.77	-7.64	-3.99	25.88	136.42
Area: North Surrey	443,800	409.8	-0.46	-4.23	-7.37	-9.24	-7.85	20.39	137.57
Bolivar Heights	440,800	486.5	0.43	-3.66	-6.66	-7.93	-5.50	31.34	183.34
Cedar Hills	383,600	540.3	0.24	-2.68	-3.05	-5.03	3.70	46.46	259.48
Guildford	519,800	454.8	-1.98	-2.63	-5.13	-7.28	2.09	33.88	177.66
Port Kells	542,700	359.9	-0.77	-2.65	-7.79	-8.00	-5.88	26.41	145.83
Whalley	425,500	398.0	-0.03	-4.65	-7.87	-9.46	-10.08	17.40	124.35
Area: Surrey	532,200	485.1	-0.35	-2.86	-3.69	-7.41	0.62	34.56	186.03
Bear Creek Green Timbers	606,800	489.7	1.05	-2.43	-3.64	-7.74	-0.10	33.11	176.35
East Newton	471,000	471.5	0.66	-2.78	-3.34	-6.84	0.75	32.67	185.24
Fleetwood Tynehead	549,300	384.7	-2.61	-3.05	-5.50	-7.83	-1.79	24.10	132.31
Queen Mary Park Surrey	533,800	499.8	0.14	-2.95	-3.66	-7.41	1.13	35.67	199.28
Sullivan Station	630,000	464.6	0.50	-2.78	-3.75	-7.89	-0.41	28.56	161.16
West Newton	534,200	493.3	0.18	-3.01	-3.60	-7.17	1.44	36.46	200.06
Area: Cloverdale	559,300	412.5	-2.30	-2.71	-5.63	-7.59	1.80	29.11	146.27
Clayton	557,900	402.2	-2.66	-2.90	-5.98	-8.05	1.23	27.89	143.02
Cloverdale BC	561,200	416.9	-1.84	-2.53	-5.19	-6.98	2.56	30.81	149.34
Area: South Surrey White Rock	593,100	350.1	0.75	0.63	-5.25	-8.18	1.89	33.78	131.85
Crescent Bch Ocean Pk.	439,100	367.1	-6.33	-6.87	-6.99	-10.22	-6.14	32.62	148.38
Grandview Surrey	603,800	361.6	-0.41	-1.01	-5.24	-8.01	-0.44	34.03	138.84
King George Corridor	629,600	341.2	-0.06	-0.96	-5.12	-7.58	-0.12	29.83	121.70
Morgan Creek	615,800	390.2	-0.61	-1.61	-5.13	-8.19	-1.46	29.16	128.72
Sunnyside Park Surrey	558,600	330.1	0.36	-0.39	-3.82	-6.33	-0.45	35.12	128.92
White Rock	580,600	354.7	1.98	2.81	-5.87	-9.28	5.16	36.74	135.68

Fraser Valley Real Estate Board

2025-09

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Langley	579,700	403.4	-1.66	-3.35	-5.26	-4.43	-2.96	34.33	163.83
Aldergrove Langley	474,000	431.3	1.03	-3.19	-4.30	-6.01	-2.88	55.31	213.90
Fort Langley	857,000	389.5	-2.94	-3.85	-4.42	-2.41	-5.94	23.61	137.07
Langley City	528,900	378.1	-0.68	-2.20	-7.40	-7.15	-4.01	30.11	164.04
Murrayville	549,000	385.0	-2.41	-4.18	-4.01	-2.38	-1.10	39.95	161.37
Salmon River	485,000	347.2	-1.87	-4.14	-4.04	-2.58	-2.94	36.64	136.19
Walnut Grove	558,700	331.8	-1.98	-3.83	-4.63	-3.24	-3.94	35.43	143.61
Willoughby Heights	621,200	376.7	-2.33	-4.07	-4.58	-3.73	-5.14	30.08	125.03
Area: Abbotsford	415,900	445.8	-1.39	-5.81	-6.27	-4.07	-4.36	39.49	217.30
Abbotsford East	530,800	372.0	0.87	-4.32	-5.92	-9.22	-8.60	29.62	113.55
Abbotsford West	405,200	435.7	-1.51	-8.77	-7.59	-10.15	-4.26	40.41	225.88
Central Abbotsford	417,300	449.7	-1.60	-3.97	-5.35	0.69	-4.18	39.31	210.14
Poplar	432,300	461.4	0.65	-4.25	-5.08	-6.20	-3.90	44.46	224.93
Area: Mission	436,800	391.4	0.49	-3.62	-4.16	-5.62	-6.43	38.75	205.78
Mission BC	436,800	391.4	0.49	-3.62	-4.16	-5.62	-6.43	38.75	205.78

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	1,069,200	326.4	-0.82	-2.63	-4.37	-3.75	-2.51	22.98	48.30
Fraser Valley Real Estate Board	926,300	332.5	-1.04	-2.64	-4.92	-5.35	-7.69	27.30	80.41
Area: N. Delta	1,127,100	358.0	-0.33	-0.72	-5.37	-9.82	-2.19	25.22	90.43
Annieville	994,900	376.3	-1.08	0.05	-2.49	-9.28	-3.49	26.11	90.53
Nordel	1,220,600	364.5	1.36	-0.03	-6.66	-9.82	1.03	29.07	107.81
Scottsdale	989,600	332.6	-0.69	-0.95	-5.62	-9.77	-4.18	15.49	74.41
Sunshine Hills Woods	1,325,000	351.8	-0.93	-1.46	-5.23	-8.72	-2.66	28.02	91.09
Municipality: City of Surrey combined	940,600	322.8	-1.13	-3.18	-5.59	-6.43	-10.48	25.07	68.65
Area: North Surrey	693,800	315.4	-1.71	-3.52	-5.43	-6.41	-14.78	19.20	61.58
Bolivar Heights	903,300	379.4	-2.07	-3.51	-9.34	-11.97	-18.34	18.16	95.57
Bridgeview	935,200	479.1	1.25	-1.42	-6.39	-9.93	-6.19	43.83	166.31
Cedar Hills	1,232,000	443.2	-3.53	-5.12	-5.36	-7.26	-13.01	29.97	129.64
Fraser Heights	1,527,800	371.3	-4.43	-4.89	-6.94	-3.31	-4.30	27.38	92.68
Guildford	685,700	409.9	-2.20	-2.24	-3.26	-4.14	-3.67	37.83	129.64
Port Kells	2,482,100	490.2	-4.41	0.72	-5.11	-2.14	43.29	116.90	172.18
Royal Heights	1,343,100	443.4	1.42	0.64	-6.12	-11.11	2.28	33.07	131.30
Whalley	472,500	313.1	0.00	-4.19	-7.26	-10.77	-17.61	13.73	71.56
Area: Surrey	978,500	342.1	-1.16	-3.47	-6.07	-5.76	-10.37	25.82	96.05
Bear Creek Green Timbers	1,083,300	345.4	-1.71	-4.29	-8.38	-6.65	-7.45	18.21	91.25
East Newton	917,700	319.2	-0.84	-3.39	-5.31	-5.45	-16.20	17.87	84.72
Fleetwood Tynehead	1,007,500	331.7	-1.72	-2.64	-7.19	-5.82	-11.24	25.26	99.10
Panorama Ridge	1,293,900	344.1	-1.26	-3.96	-7.00	-10.41	-12.04	30.19	100.06
Queen Mary Park Surrey	808,000	351.3	-1.13	-4.46	-7.60	-9.46	-14.75	19.90	89.58
Sullivan Station	1,026,200	315.2	0.16	-3.55	-3.49	-4.43	-3.64	33.56	96.26
West Newton	847,800	361.1	-2.01	-3.96	-7.05	-3.37	-8.12	29.80	112.41
Area: Cloverdale	990,900	328.3	-0.70	-3.33	-5.72	-5.36	-1.00	35.44	102.90
Clayton	841,000	279.9	-1.93	-3.91	-6.26	-6.98	-2.68	33.16	95.46
Cloverdale BC	1,104,400	366.9	0.03	-2.89	-5.41	-4.45	0.33	36.44	110.86
Serpentine	1,507,900	400.3	-0.69	-2.51	-3.70	-5.10	-1.96	37.00	113.84
Area: South Surrey White Rock	1,084,500	284.4	-0.66	-2.34	-5.23	-8.90	-10.71	22.43	45.92

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.	1,601,000	337.4	-1.86	-4.96	-4.26	-7.33	-3.41	28.34	70.84
Elgin Chantrell	2,029,900	333.8	0.24	1.61	-4.95	-3.53	-5.12	22.36	45.26
Grandview Surrey	1,039,300	165.7	-0.18	-1.78	-2.82	-8.86	-7.64	30.88	58.72
Hazelmere	2,177,500	385.5	1.15	-4.32	-6.79	-5.38	-7.95	33.30	115.48
King George Corridor	884,300	299.2	-1.29	-4.26	-8.22	-10.18	-15.67	18.17	70.10
Morgan Creek	1,121,700	227.1	-3.93	-8.61	-14.11	-19.50	-12.96	17.24	31.96
Pacific Douglas	1,263,800	244.9	-0.24	-2.62	-3.85	-9.20	-11.62	17.85	52.78
Sunnyside Park Surrey	1,037,500	310.7	-1.46	-1.30	-5.13	-7.67	-9.73	23.44	53.96
White Rock	849,700	301.5	0.74	-0.43	-4.10	-8.97	-12.28	17.68	45.65
Area: Langley	1,004,500	337.4	-1.20	-2.06	-3.46	-3.49	-2.34	31.13	95.48
Aldergrove Langley	964,200	422.3	0.98	-1.17	-3.83	-3.63	-1.86	40.81	157.19
Brookwood Langley	1,461,900	407.6	-1.97	-2.02	-1.52	-9.20	8.32	39.49	116.58
Campbell Valley	2,798,000	412.9	0.73	0.36	-3.55	0.68	-2.55	30.13	111.96
County Line Glen Valley	2,311,000	339.6	-3.96	-5.69	-11.45	-8.59	-11.22	27.91	120.09
Fort Langley	1,802,600	372.4	0.84	-0.29	-4.66	-1.74	-5.29	32.34	133.92
Langley City	701,300	345.6	-1.03	-2.32	-5.63	-7.54	-2.70	30.61	106.33
Murrayville	1,071,700	352.0	-2.36	-3.03	-1.90	-7.20	9.45	36.33	94.69
Otter District	2,444,700	381.0	-1.17	0.21	-5.29	-1.42	-5.25	29.72	129.38
Salmon River	1,639,100	328.1	0.12	0.61	-2.41	2.95	0.64	38.97	141.96
Walnut Grove	1,049,600	336.3	-0.33	-1.12	-2.83	1.08	2.25	39.89	113.52
Willoughby Heights	886,300	300.3	-1.93	-3.07	-3.53	-3.66	-4.00	29.38	85.60
Area: Abbotsford	743,600	337.8	-1.31	-3.40	-5.06	-3.82	-7.15	28.00	110.99
Abbotsford East	999,400	357.2	-0.94	-3.33	-3.54	-3.35	-2.64	34.54	128.68
Abbotsford West	656,100	330.9	-0.18	-3.19	-5.97	-7.85	-10.45	25.53	122.53
Aberdeen	1,273,700	333.8	0.57	0.51	-1.88	2.02	2.36	30.80	113.29
Bradner	1,706,900	327.7	-1.09	-6.34	-14.08	-7.43	-8.00	24.51	109.13
Central Abbotsford	528,300	336.1	-3.36	-4.95	-7.59	-4.35	-9.14	30.63	128.02
Matsqui	1,501,300	405.6	3.68	2.55	1.30	7.07	9.53	32.77	132.97
Poplar	695,700	365.4	-4.17	-4.09	-5.99	-5.63	-6.57	26.17	116.60
Sumas Mountain	1,706,300	368.5	-0.78	-4.26	-2.87	0.57	-3.74	26.81	132.93
Sumas Prairie	2,208,000	437.9	4.64	-4.72	-7.07	-0.61	3.01	48.54	138.25
Area: Mission	890,700	349.8	-1.07	-1.46	-5.46	-1.21	-3.74	33.11	136.35

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
Dewdney Deroche	1,037,600	361.8	-2.40	-3.11	-1.58	-2.08	2.84	41.38	152.30
Durieu	1,211,800	330.8	-0.09	0.95	-4.17	0.88	-1.75	33.71	146.50
Hatzic	998,200	362.5	-1.25	-0.85	-4.81	0.92	-3.85	31.96	149.14
Lake Errock	861,300	407.6	-1.16	-0.15	-6.58	1.90	1.39	49.80	162.46
Mission BC	826,600	337.4	-1.11	-1.78	-5.22	-2.29	-5.17	30.72	130.78
Mission-West	1,466,100	349.8	-0.23	2.85	-2.83	5.71	3.13	45.51	151.84
Stave Falls	1,379,900	343.0	-0.69	0.91	-4.75	2.91	2.36	40.00	139.86

Fraser Valley Real Estate Board

2025-09

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,720,000	377.5	-1.00	-2.96	-5.29	-4.58	1.32	29.90	58.95
Fraser Valley Real Estate Board	1,420,000	403.6	-1.18	-2.65	-5.68	-5.41	-2.35	34.22	110.32
Area: N. Delta	1,318,400	395.9	-0.23	-0.40	-5.36	-10.21	1.25	30.14	103.76
Annieville	1,268,400	413.3	-1.88	-0.07	-4.44	-9.96	2.02	31.08	107.79
Nordel	1,309,700	390.4	2.68	0.57	-6.15	-10.64	3.34	29.36	104.40
Scottsdale	1,283,200	416.9	-1.42	-0.31	-4.71	-9.88	3.89	31.56	110.13
Sunshine Hills Woods	1,393,900	361.5	-1.04	-1.61	-5.56	-10.01	-4.52	25.83	93.94
Municipality: City of Surrey combined	1,521,300	406.0	-1.34	-3.31	-6.94	-6.58	-4.92	33.38	103.20
Area: North Surrey	1,382,000	427.3	-2.89	-4.54	-8.27	-7.77	-8.01	33.74	121.51
Bolivar Heights	1,180,300	428.1	-2.22	-3.08	-9.30	-8.80	-6.98	33.91	129.67
Bridgeview	935,200	479.1	1.25	-1.42	-6.39	-9.93	-6.19	43.83	166.31
Cedar Hills	1,305,900	442.1	-4.29	-6.43	-8.39	-10.36	-13.69	30.14	136.29
Fraser Heights	1,640,600	397.0	-4.70	-5.43	-8.61	-5.14	-1.56	31.94	104.85
Guildford	1,215,200	409.6	-0.78	-4.72	-8.10	-10.47	-19.78	29.09	118.69
Port Kells	2,551,400	499.3	-4.42	-6.45	-13.29	-12.46	4.09	56.96	176.47
Royal Heights	1,315,000	438.3	1.60	0.60	-5.88	-11.02	1.88	34.45	127.33
Whalley	1,321,900	497.1	-1.00	-1.68	-7.82	-10.82	-20.69	36.23	141.08
Area: Surrey	1,434,400	411.2	-1.18	-3.11	-6.67	-4.99	-5.49	34.73	125.32
Bear Creek Green Timbers	1,345,000	417.1	-2.71	-5.31	-9.84	-7.25	-1.72	32.50	127.67
East Newton	1,474,100	406.5	-0.61	-2.24	-5.75	-2.40	-6.23	30.96	130.97
Fleetwood Tynehead	1,493,300	411.4	-0.19	0.19	-3.68	-0.99	-2.21	39.13	129.45
Panorama Ridge	1,508,200	377.6	-1.62	-4.16	-6.86	-12.10	-12.10	31.98	115.89
Queen Mary Park Surrey	1,295,100	427.4	-3.33	-7.35	-11.80	-7.51	-9.39	30.58	128.07
Sullivan Station	1,551,600	379.8	-0.18	-3.41	-4.88	-6.20	-3.46	39.58	119.41
West Newton	1,221,500	394.2	-2.62	-5.78	-11.67	-5.85	-9.42	29.54	113.43
Area: Cloverdale	1,433,200	408.4	-0.54	-2.02	-6.05	-4.91	1.87	36.22	124.64
Clayton	1,355,300	386.1	-1.98	-2.23	-10.42	-8.07	-2.84	34.30	122.66
Cloverdale BC	1,453,700	415.0	-0.17	-1.91	-4.88	-4.09	3.21	36.60	124.32
Serpentine	1,507,900	400.3	-0.69	-2.51	-3.70	-5.10	-1.96	37.00	113.84
Area: South Surrey White Rock	1,777,900	343.2	-0.98	-3.73	-6.64	-8.11	-5.74	25.16	66.76

Fraser Valley Real Estate Board

2025-09

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.	1,746,300	346.0	-1.76	-4.68	-3.70	-6.05	-1.68	27.63	70.95
Elgin Chantrell	2,318,800	358.1	0.84	2.08	-5.86	-2.80	-2.08	24.08	50.84
Grandview Surrey	1,898,000	293.1	-1.05	-3.71	-5.51	-7.13	-7.01	20.32	69.32
Hazelmere	2,177,500	385.5	1.15	-4.32	-6.79	-5.38	-7.95	33.30	115.48
King George Corridor	1,501,700	351.3	-1.07	-6.79	-9.34	-8.66	-12.66	23.05	87.86
Morgan Creek	1,735,400	287.6	-5.15	-13.24	-19.33	-26.50	-15.96	12.43	38.40
Pacific Douglas	1,796,300	315.6	-0.22	-3.46	-5.90	-7.20	-5.85	31.72	107.22
Sunnyside Park Surrey	1,568,100	376.2	-0.42	0.78	-6.18	-5.02	0.29	29.46	75.71
White Rock	1,710,400	360.0	-0.96	-5.01	-4.10	-7.57	-4.08	24.10	68.38
Area: Langley	1,576,300	416.6	-0.90	-1.51	-3.59	-3.50	1.98	36.59	129.53
Aldergrove Langley	1,163,100	410.3	0.61	-1.61	-3.78	-3.23	-2.26	40.18	157.08
Brookwood Langley	1,461,900	407.6	-1.97	-2.02	-1.52	-9.20	8.32	39.49	116.58
Campbell Valley	2,798,000	412.9	0.73	0.36	-3.55	0.68	-2.55	30.13	111.96
County Line Glen Valley	2,311,000	339.6	-3.96	-5.69	-11.45	-8.59	-11.22	28.10	120.09
Fort Langley	2,266,600	445.9	1.27	-0.27	-3.21	1.27	-1.00	36.28	142.34
Langley City	1,191,900	407.6	-2.37	-3.14	-6.32	-9.32	5.51	33.29	121.76
Murrayville	1,509,900	371.7	-3.20	-3.13	-2.08	-8.76	8.56	36.86	106.50
Otter District	2,444,700	381.8	-1.16	0.21	-5.31	-1.42	-5.24	29.73	129.45
Salmon River	1,975,200	393.8	-0.10	0.90	-3.53	-0.93	-1.30	36.12	131.24
Walnut Grove	1,410,100	375.8	-0.40	-2.06	-5.79	-2.49	3.16	36.56	117.73
Willoughby Heights	1,527,700	437.2	-1.11	-1.91	-2.30	-2.35	6.12	41.21	144.66
Area: Abbotsford	1,152,500	398.7	-1.65	-3.18	-5.94	-4.00	1.17	32.90	141.05
Abbotsford East	1,154,600	367.7	-1.26	-4.34	-4.64	-3.26	0.22	32.89	134.50
Abbotsford West	1,074,400	424.3	1.12	0.40	-5.18	-7.92	0.62	33.09	159.99
Aberdeen	1,465,300	383.0	0.79	0.26	-4.23	1.54	5.36	37.57	132.69
Bradner	1,706,900	327.7	-1.09	-6.34	-14.08	-7.43	-8.00	24.51	109.39
Central Abbotsford	960,600	387.5	-8.84	-7.39	-13.37	-8.97	-3.13	27.76	143.25
Matsqui	1,501,300	405.6	3.68	2.55	1.30	7.07	9.53	32.77	132.97
Poplar	1,001,900	379.2	-6.72	-5.55	-10.71	-7.33	-0.50	30.40	135.09
Sumas Mountain	1,706,300	368.5	-0.78	-4.26	-2.87	0.57	-3.74	26.81	132.93
Sumas Prairie	2,208,000	437.9	4.64	-4.72	-7.07	-0.61	3.01	48.54	138.25
Area: Mission	1,015,400	374.7	-0.98	-1.11	-4.61	1.19	1.68	38.16	153.69

Fraser Valley Real Estate Board

2025-09

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,037,600	361.8	-2.40	-3.11	-1.58	-2.08	2.84	41.38	152.30
Durieu	1,211,800	330.8	-0.09	0.95	-4.17	0.88	-1.75	33.71	146.50
Hatzic	999,200	362.6	-1.25	-0.82	-4.83	0.92	-3.74	32.09	149.38
Mission BC	956,500	365.9	-1.05	-1.48	-4.34	0.69	1.05	36.48	149.93
Mission-West	1,466,100	349.8	-0.23	2.85	-2.83	5.71	3.13	45.51	151.84
Stave Falls	1,379,900	343.0	-0.69	0.91	-4.75	2.91	2.36	40.00	139.86

Fraser Valley Real Estate Board

2025-09

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	939,400	358.7	-1.13	-3.16	-4.09	-3.16	0.48	34.50	105.79
Fraser Valley Real Estate Board	795,600	357.1	-1.52	-3.49	-4.57	-4.65	-2.88	36.40	131.28
Area: N. Delta	901,200	392.7	-3.39	-2.24	-5.76	-3.06	-1.06	29.18	111.36
Annieville	730,200	406.3	-3.10	-2.40	-6.53	-4.85	-1.31	42.01	151.89
Nordel	963,300	379.9	-3.46	-2.66	-6.13	-3.33	-1.04	30.10	108.97
Scottsdale	867,600	348.4	-3.03	-1.47	-5.30	-1.67	-0.74	29.90	127.71
Sunshine Hills Woods	936,900	334.1	-3.86	-2.62	-6.02	-2.79	-2.59	24.52	116.39
Municipality: City of Surrey combined	816,000	353.4	-1.78	-4.23	-5.38	-5.25	-1.70	34.47	123.81
Area: North Surrey	742,600	423.4	-2.82	-2.58	-1.31	-0.68	1.39	34.50	165.12
Bolivar Heights	611,500	447.7	-4.99	-2.59	-1.91	0.86	1.89	41.95	207.06
Fraser Heights	901,800	373.9	-2.25	-1.55	-1.32	1.22	2.24	28.71	143.74
Guildford	735,700	426.2	-4.33	-2.65	-1.25	0.61	1.62	36.73	171.29
Whalley	721,400	380.9	0.79	-3.69	-1.86	-5.15	-2.71	26.50	131.97
Area: Surrey	781,900	359.0	-1.75	-5.13	-7.31	-5.58	-3.47	33.96	143.22
Bear Creek Green Timbers	801,900	355.3	-0.17	-4.26	-1.17	-5.35	-4.28	29.06	136.08
East Newton	658,100	360.2	-2.96	-7.05	-9.34	-8.69	-8.16	30.89	147.05
Fleetwood Tynehead	813,900	347.7	-2.93	-5.75	-10.57	-4.64	-2.96	33.37	144.51
Panorama Ridge	861,600	342.4	-0.67	-4.94	-5.80	-5.54	-1.41	34.96	130.73
Queen Mary Park Surrey	730,600	406.1	0.52	-3.22	-1.62	-4.06	-0.61	35.37	159.82
Sullivan Station	818,000	317.4	-0.41	-5.11	-5.98	-6.23	-3.29	32.75	131.34
West Newton	770,800	376.7	-3.16	-3.48	-7.01	-4.12	-2.03	39.36	151.80
Area: Cloverdale	800,100	328.2	-1.44	-4.92	-4.98	-5.93	-0.27	34.95	129.19
Clayton	796,300	329.5	-1.49	-4.88	-4.85	-5.96	0.06	35.54	131.23
Cloverdale BC	805,400	329.5	-1.35	-4.96	-5.18	-5.88	-0.69	34.11	126.30
Area: South Surrey White Rock	906,800	288.1	-1.54	-3.00	-4.16	-5.97	-1.67	33.81	87.44
Crescent Bch Ocean Pk.	888,200	304.3	-2.25	-5.73	-4.94	-1.52	-1.49	29.54	86.34
Elgin Chantrell	1,077,300	265.3	-4.47	-4.53	-5.92	-4.19	-2.64	24.67	73.74
Grandview Surrey	909,700	273.9	-0.80	-2.18	-3.62	-7.78	-2.11	35.13	90.47
King George Corridor	860,700	311.7	-3.11	-4.27	-5.23	-2.81	-1.02	34.88	102.67
Morgan Creek	885,600	271.7	-1.20	-2.51	-3.65	-7.77	-2.69	33.38	80.41

Fraser Valley Real Estate Board

2025-09

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	858,600	282.5	-0.39	-2.22	-3.94	-8.37	-2.92	33.63	93.23
Sunnyside Park Surrey	992,600	281.6	-2.56	-3.86	-4.54	-2.19	-1.81	27.36	82.03
White Rock	890,200	326.6	-1.12	-4.95	-4.59	-1.89	-0.97	32.33	102.86
Area: Langley	839,600	362.8	-1.01	-2.34	-2.97	-3.84	-3.72	41.33	152.82
Aldergrove Langley	602,500	439.1	-0.99	-0.57	-1.96	-2.60	-1.33	49.97	194.11
Fort Langley	957,200	358.4	-1.84	-1.46	-1.08	-0.72	-0.61	47.55	137.35
Langley City	796,100	339.6	0.56	-2.13	-1.88	-4.34	-3.03	36.06	149.16
Murrayville	885,200	325.0	0.53	-2.31	-2.40	-4.61	-3.16	29.22	131.48
Salmon River	1,022,600	353.1	-2.05	-0.84	-0.08	-0.08	-1.62	47.56	126.78
Walnut Grove	838,900	326.5	-0.49	-0.76	-0.55	-1.69	-5.55	40.79	142.93
Willoughby Heights	855,800	374.7	-1.76	-3.25	-4.27	-4.90	-4.22	41.88	156.12
Area: Abbotsford	640,500	354.3	-0.78	-2.24	-2.37	-2.58	-4.35	40.15	158.05
Abbotsford East	714,200	394.2	-0.61	-0.81	0.72	-0.71	-3.57	44.93	157.82
Abbotsford West	669,300	336.0	-1.12	-3.25	-4.03	-1.70	-3.34	39.77	176.09
Aberdeen	734,000	357.9	-0.80	0.76	-1.89	-3.58	-3.92	43.39	153.65
Central Abbotsford	493,300	314.6	0.77	-1.41	-1.96	-2.30	1.09	47.91	154.32
Poplar	669,200	303.5	-0.49	-1.24	-1.46	-3.86	-4.98	29.09	110.03
Area: Mission	652,500	348.0	-0.60	-1.08	-2.38	-2.90	-0.66	43.21	156.83
Mission BC	652,500	348.0	-0.60	-1.08	-2.38	-2.90	-0.66	43.21	156.83