

Summary Report

For October 2025

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2025-10

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,307,200	364.9	-1.06	-3.24	-6.70	-7.17	-0.33	27.19	70.51
Fraser Valley Real Estate Board	1,198,600	392.6	-0.10	-2.58	-6.88	-7.49	-2.65	30.26	108.72
Area: N. Delta	1,200,800	381.7	-3.20	-5.66	-9.93	-9.36	-3.44	23.69	87.66
Annieville	1,147,700	382.6	-5.01	-8.10	-10.50	-13.26	-5.46	20.39	84.21
Nordel	1,219,000	385.5	-1.91	-1.51	-9.36	-4.37	3.99	28.03	93.91
Scottsdale	1,144,900	382.0	-5.02	-8.06	-10.50	-13.22	-5.45	20.35	84.19
Sunshine Hills Woods	1,295,400	351.5	-1.21	-6.49	-10.29	-8.51	-10.45	23.07	84.13
Municipality: City of Surrey combined	1,301,600	399.8	0.25	-1.74	-6.85	-8.18	-6.81	31.30	100.50
Area: North Surrey	1,200,600	438.8	0.76	-1.53	-6.70	-7.23	-7.35	34.48	122.52
Bolivar Heights	1,147,200	427.7	2.71	-0.70	-4.93	-5.75	0.35	36.30	122.88
Bridgeview	890,100	478.8	-1.12	-1.32	-8.80	-3.72	5.25	42.67	164.68
Cedar Hills	1,158,500	416.9	-2.09	-8.11	-11.30	-11.47	-10.40	28.63	120.47
Fraser Heights	1,329,600	371.2	2.60	-2.06	-6.33	-8.89	-3.76	23.36	90.95
Guildford	1,166,200	427.8	-0.07	1.37	-7.44	-10.26	-20.92	30.55	107.97
Port Kells	2,443,800	508.3	3.80	2.75	-3.33	-2.46	9.31	71.38	175.20
Royal Heights	1,180,800	423.5	-0.59	-1.53	-9.10	-3.62	4.70	33.34	120.57
Whalley	1,236,800	486.2	-1.88	-0.49	-6.59	-11.15	-21.43	37.11	127.52
Area: Surrey	1,285,700	405.2	0.15	-3.22	-6.23	-7.85	-8.16	32.42	119.74
Bear Creek Green Timbers	1,284,500	429.0	-0.35	-0.51	-2.46	-5.59	-4.50	35.50	131.89
East Newton	1,166,300	390.6	-3.17	-10.39	-13.58	-11.83	-14.23	22.45	112.98
Fleetwood Tynehead	1,239,400	360.2	-0.66	-0.69	-7.71	-8.63	-7.66	33.75	107.85
Panorama Ridge	1,327,100	394.4	-0.98	-4.71	-8.96	-8.28	-8.17	35.30	112.50
Queen Mary Park Surrey	1,221,100	411.3	-2.74	-6.80	-11.51	-12.69	-11.81	27.77	119.95
Sullivan Station	1,647,900	378.9	2.46	-0.50	-5.11	-1.48	-9.18	38.39	97.96
West Newton	1,399,800	433.1	5.89	-1.64	1.57	-4.98	-5.93	34.67	132.23
Area: Cloverdale	1,198,700	399.0	-2.13	0.25	-9.46	-11.75	0.18	25.91	120.32
Clayton	1,239,100	410.4	-1.89	0.12	-9.68	-11.87	0.56	27.41	126.99
Cloverdale BC	1,197,000	398.7	-2.14	0.25	-9.47	-11.75	0.23	25.81	120.03
Area: South Surrey White Rock	1,459,000	323.8	0.47	-1.88	-6.63	-8.76	-8.17	25.16	59.82
Crescent Bch Ocean Pk.	1,387,200	313.8	0.77	-0.41	-4.94	-9.96	-2.36	27.87	54.89

Fraser Valley Real Estate Board

2025-10

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	1,954,600	334.3	-0.03	-0.42	-5.83	-10.78	-5.22	22.50	48.78
Grandview Surrey	2,596,600	351.7	1.47	1.79	-8.20	-5.10	-15.15	15.54	69.01
Hazelmere	1,885,700	317.4	-1.43	-2.97	-13.04	-9.50	-16.23	25.80	78.01
King George Corridor	1,227,500	324.9	2.59	-4.50	-7.73	-3.10	-10.42	24.10	75.43
Morgan Creek	2,395,100	302.0	5.63	8.48	-2.20	4.03	-4.07	37.77	43.95
Pacific Douglas	2,681,100	421.8	3.13	-5.11	-6.83	-5.91	-14.96	23.08	96.28
Sunnyside Park Surrey	1,362,600	322.9	0.34	0.06	-5.61	-9.91	-1.31	30.10	61.29
White Rock	1,275,300	330.5	-1.23	-2.48	-6.69	-12.29	-4.45	25.62	63.37
Area: Langley	1,374,500	404.1	-0.66	-2.34	-6.48	-6.44	1.25	29.19	119.98
Aldergrove Langley	1,042,200	391.4	-1.04	-1.71	-6.65	-5.57	-2.39	34.92	146.01
Brookswood Langley	1,290,500	401.3	-3.00	-3.18	-6.48	-12.23	4.37	27.56	105.79
Campbell Valley	2,357,800	408.1	-1.71	-4.47	-5.23	-1.59	2.41	21.57	119.17
County Line Glen Valley	2,032,400	330.9	1.72	-3.70	-13.58	-7.67	-8.11	28.50	117.84
Fort Langley	1,563,400	381.5	-2.03	-3.76	-12.66	-5.26	-8.29	23.34	117.75
Langley City	1,162,900	416.4	3.94	0.82	-2.57	-14.04	3.45	25.80	122.20
Murrayville	1,355,000	362.0	-2.77	-4.16	-7.86	-13.25	2.64	26.71	91.84
Otter District	2,291,900	403.7	-0.76	-3.17	-5.17	-0.37	1.41	24.14	126.04
Salmon River	1,804,300	405.6	-0.98	-2.31	-5.23	-0.37	2.37	26.24	122.98
Walnut Grove	1,286,700	365.2	-0.33	-1.35	-10.56	-2.06	-4.45	34.22	112.20
Willoughby Heights	1,157,400	417.7	2.91	0.53	-2.13	-14.67	1.80	26.31	128.13
Area: Abbotsford	1,062,800	407.0	1.52	-1.48	-7.39	-7.44	2.44	31.54	142.55
Abbotsford East	1,051,300	389.5	1.20	0.23	-7.57	-6.26	3.10	34.45	136.92
Abbotsford West	992,600	420.9	0.36	1.20	-5.59	-10.06	2.78	28.44	150.54
Aberdeen	1,486,900	397.5	-0.97	-2.33	-4.08	0.38	5.33	38.07	120.10
Bradner	2,052,600	337.5	2.58	-3.43	-14.14	-9.05	-8.16	29.46	123.07
Central Abbotsford	943,600	395.0	6.41	-5.59	-7.73	-8.40	-0.03	29.55	149.37
Matsqui	1,172,500	395.0	1.26	0.10	-6.66	-5.73	-1.13	41.88	142.63
Poplar	948,600	383.4	4.70	-5.73	-7.70	-8.67	-0.18	28.10	141.44
Sumas Prairie	2,024,800	401.6	-8.29	-9.98	-16.54	-19.92	-5.28	26.97	120.05
Area: Mission	922,500	368.9	0.05	-4.36	-3.53	-3.51	2.10	32.32	148.25
Dewdney Deroche	1,034,000	360.5	-0.36	-3.48	-1.50	-3.27	2.62	37.33	147.09
Durieu	1,061,800	342.8	-1.21	-3.76	-1.80	-3.19	1.99	35.44	145.21

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	892,100	362.9	0.50	-4.35	-3.12	-3.69	1.37	31.20	144.21
Mission BC	880,800	362.6	0.14	-4.40	-3.59	-3.44	1.40	31.62	145.00
Mission-West	1,349,100	329.4	-2.57	-4.36	-2.66	-3.85	-2.34	26.89	145.09
Stave Falls	1,279,100	351.4	-0.82	-4.20	-2.63	-3.65	2.78	36.68	142.01

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	1,892,900	356.7	-0.70	-2.83	-5.48	-3.91	1.65	26.18	47.76
Fraser Valley Real Estate Board	1,563,200	385.8	-0.87	-2.89	-6.20	-4.24	-0.49	31.58	100.62
Area: N. Delta	1,418,500	372.2	0.62	0.92	-4.69	-6.27	7.36	29.82	98.40
Annieville	1,397,700	407.3	1.98	1.77	-3.96	-5.32	8.70	35.50	115.62
Nordel	1,399,400	362.1	0.64	1.60	-4.03	-5.73	8.54	28.31	96.26
Scottsdale	1,392,800	399.2	-0.03	0.40	-5.11	-7.01	7.08	32.10	114.05
Sunshine Hills Woods	1,458,500	363.6	0.22	0.36	-5.24	-6.67	5.39	23.97	88.20
Municipality: City of Surrey combined	1,598,500	386.9	-0.85	-3.71	-7.37	-6.34	-3.15	30.36	94.03
Area: North Surrey	1,535,300	394.8	-0.28	-4.89	-6.93	-5.96	-5.05	31.34	105.84
Bolivar Heights	1,308,200	412.2	-1.13	-4.05	-9.29	-6.62	-11.30	34.40	133.81
Bridgeview	1,027,700	457.2	-1.80	-3.58	-6.81	-6.00	-11.38	40.07	160.66
Cedar Hills	1,477,300	390.8	-0.91	-4.15	-9.81	-7.09	-12.55	26.47	119.67
Fraser Heights	1,687,600	402.4	0.40	-5.61	-4.69	-5.03	-0.69	30.40	99.60
Guildford	1,251,400	386.0	-0.21	-3.19	-9.26	-6.40	-11.61	29.18	121.33
Port Kells	2,696,000	482.3	-4.19	-3.67	-13.44	-10.64	3.99	51.10	178.46
Royal Heights	1,477,200	407.2	0.84	1.80	-4.82	-7.05	7.75	35.78	109.36
Whalley	1,397,300	438.4	-0.52	-4.57	-9.38	-8.09	-13.67	32.81	132.33
Area: Surrey	1,476,800	394.5	-0.73	-2.78	-7.35	-5.87	-2.66	31.11	116.76
Bear Creek Green Timbers	1,333,800	384.0	-3.01	-7.87	-11.34	-13.36	-2.41	22.76	105.90
East Newton	1,540,900	391.7	-1.36	-2.56	-2.47	-6.49	-3.66	27.63	121.68
Fleetwood Tynehead	1,577,400	422.9	-0.63	-0.02	-4.92	-0.19	2.20	36.64	132.24
Panorama Ridge	1,536,300	352.8	-0.84	-5.31	-7.67	-8.98	-7.55	28.24	105.36
Queen Mary Park Surrey	1,363,600	416.6	2.81	-1.42	-17.26	-6.11	-5.60	27.09	119.38
Sullivan Station	1,544,900	384.5	-0.16	-3.15	-4.21	-7.13	-2.01	37.22	115.29
West Newton	1,168,900	402.4	0.00	-2.35	-17.78	-6.42	-5.63	26.90	115.53
Area: Cloverdale	1,494,400	401.5	0.20	-0.84	-6.13	-2.78	4.10	34.10	120.73
Clayton	1,374,600	383.3	1.13	1.67	-9.24	-3.57	-0.18	33.97	121.18
Cloverdale BC	1,537,100	407.9	-0.05	-1.62	-5.03	-2.70	5.46	33.61	118.71
Serpentine	1,489,300	395.4	-1.22	-2.87	-3.94	-6.99	-1.03	32.06	103.71
Area: South Surrey White Rock	1,867,600	329.8	-1.93	-5.26	-8.87	-8.06	-6.09	22.92	59.17

Fraser Valley Real Estate Board

2025-10

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.	1,870,100	331.0	-1.93	-4.28	-10.73	-6.36	-4.94	25.38	60.99
Elgin Chantrell	2,297,900	345.7	-4.77	-6.92	-5.86	-5.13	-6.29	19.54	41.28
Grandview Surrey	1,861,000	340.8	0.32	-2.71	-4.22	-7.39	-2.85	22.63	70.83
Hazelmere	2,251,000	439.9	-1.06	-4.56	-2.96	-6.50	-3.62	25.04	112.51
King George Corridor	1,781,300	362.5	0.06	-3.74	-4.58	-8.25	-4.71	24.14	90.49
Morgan Creek	1,667,000	280.5	-1.48	-12.67	-21.91	-20.92	-17.09	10.74	40.60
Pacific Douglas	1,711,900	354.9	0.03	-2.34	-4.26	-7.72	-2.45	30.57	107.18
Sunnyside Park Surrey	1,634,900	395.2	-3.68	-5.43	-6.17	-5.27	-3.14	27.94	74.56
White Rock	1,957,800	309.6	-2.21	-4.71	-12.39	-6.89	-6.35	21.79	48.85
Area: Langley	1,668,300	405.2	-2.13	-3.36	-5.88	-2.64	1.78	32.12	123.00
Aldergrove Langley	1,327,900	391.0	-1.61	-2.59	-5.40	-1.86	1.03	41.31	134.13
Brookwood Langley	1,572,400	360.4	-2.22	-5.21	-7.87	-3.77	5.26	31.63	107.72
Campbell Valley	2,871,600	350.3	-4.45	-3.74	-6.06	-3.68	-4.11	22.40	86.43
County Line Glen Valley	2,713,700	353.0	-1.01	-1.81	-4.80	-2.22	-1.20	33.86	127.30
Fort Langley	2,503,500	387.9	-3.44	-1.62	-4.29	-1.22	1.25	29.17	117.68
Langley City	1,284,200	387.4	-3.20	-4.68	-7.59	-2.61	7.11	35.55	118.62
Murrayville	1,528,200	357.6	-2.27	-5.35	-8.12	-4.00	5.42	31.47	105.64
Otter District	2,725,900	352.1	-0.84	-1.65	-4.97	-2.30	-1.57	33.68	126.87
Salmon River	2,108,100	360.4	-2.12	-1.29	-3.22	-0.36	2.65	37.24	122.61
Walnut Grove	1,466,900	381.2	0.00	-1.29	-4.49	-0.73	9.35	33.75	119.46
Willoughby Heights	1,520,700	419.2	-2.51	-4.99	-6.55	-4.20	2.12	36.59	134.06
Area: Abbotsford	1,321,100	375.8	1.49	-0.37	1.32	4.13	8.93	35.52	137.40
Abbotsford East	1,300,900	350.6	1.65	-1.52	-0.85	3.18	7.25	35.84	132.03
Abbotsford West	1,258,500	400.9	1.24	0.88	2.30	2.77	10.11	37.91	157.15
Aberdeen	1,473,600	371.0	2.04	2.71	2.91	4.13	10.78	33.55	137.97
Bradner	1,405,600	387.2	-0.54	-2.84	2.14	2.92	6.84	32.06	141.10
Central Abbotsford	1,197,000	407.4	0.79	0.37	1.72	2.31	9.22	37.82	159.49
Matsqui	1,894,700	385.0	-0.98	-7.45	3.80	4.85	5.05	29.11	127.00
Poplar	1,183,800	382.9	1.19	0.21	2.82	3.57	10.22	36.21	136.21
Sumas Mountain	1,841,800	397.8	7.95	3.59	4.60	8.57	6.28	32.12	150.82
Area: Mission	1,215,100	357.9	0.03	3.11	-5.64	5.51	8.39	39.26	157.30
Durieu	1,490,300	310.9	-2.17	0.29	-6.19	1.30	1.24	30.30	143.08

Fraser Valley Real Estate Board

2025-10

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	1,212,700	340.9	0.38	3.59	-5.96	5.02	6.33	34.37	146.67
Mission BC	1,140,900	351.5	0.29	3.63	-5.97	5.18	8.25	38.01	155.64
Mission-West	1,500,400	342.1	-2.20	0.80	-2.98	5.72	8.12	44.77	142.28
Stave Falls	1,462,900	319.8	-1.36	1.98	-5.77	2.60	3.36	34.37	141.54

Fraser Valley Real Estate Board

2025-10

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	667,000	334.7	-1.24	-3.13	-5.77	-5.32	-1.09	18.52	77.00
Fraser Valley Real Estate Board	506,400	414.7	-0.79	-2.49	-5.86	-6.81	-3.18	31.03	150.88
Area: N. Delta	548,300	525.2	0.90	-1.35	-2.70	-5.57	-1.94	22.65	184.66
Annieville	424,100	477.1	0.80	-2.95	-4.16	-6.91	1.84	39.95	221.71
Scottsdale	622,800	408.9	0.54	-1.97	-3.81	-7.00	-2.74	12.99	132.07
Municipality: City of Surrey combined	494,900	414.1	-0.65	-3.27	-5.59	-6.06	-5.48	24.92	135.02
Area: North Surrey	439,600	405.9	-0.95	-4.07	-7.35	-8.48	-9.44	18.96	134.62
Bolivar Heights	439,400	485.0	-0.31	-2.79	-6.14	-7.46	-5.46	31.40	178.74
Cedar Hills	386,700	544.6	0.80	-3.04	-2.52	-4.99	3.34	49.04	251.58
Guildford	509,600	445.8	-1.98	-5.07	-6.09	-6.05	-3.26	30.77	174.51
Port Kells	538,600	357.2	-0.75	-1.62	-6.49	-7.44	-5.30	30.08	143.66
Whalley	423,100	395.8	-0.55	-3.65	-7.57	-8.74	-10.41	16.45	120.99
Area: Surrey	532,600	485.5	0.08	-2.71	-4.49	-6.83	-0.76	37.19	189.16
Bear Creek Green Timbers	604,300	487.7	-0.41	-2.19	-4.18	-7.89	-1.26	34.35	179.00
East Newton	472,000	472.5	0.21	-2.01	-4.51	-6.51	0.51	36.72	188.29
Fleetwood Tynehead	541,100	378.9	-1.51	-5.30	-6.35	-7.04	-6.95	22.03	129.50
Queen Mary Park Surrey	538,600	504.3	0.90	-1.85	-4.02	-6.52	0.64	40.08	205.64
Sullivan Station	630,200	464.7	0.02	-1.73	-4.24	-7.39	-1.48	30.83	164.94
West Newton	538,700	497.4	0.83	-1.84	-3.94	-6.43	0.75	40.75	207.04
Area: Cloverdale	551,900	407.0	-1.33	-4.95	-5.83	-6.00	-2.98	27.11	145.33
Clayton	551,800	397.8	-1.09	-5.13	-6.05	-6.18	-3.38	26.13	140.36
Cloverdale BC	552,100	410.2	-1.61	-4.72	-5.53	-5.72	-2.36	28.59	149.67
Area: South Surrey White Rock	581,300	343.2	-1.97	-0.52	-6.13	-9.73	0.70	29.61	123.15
Crescent Bch Ocean Pk.	457,900	382.9	4.30	-1.42	-2.45	-1.52	0.37	31.76	175.27
Grandview Surrey	602,600	360.8	-0.22	-1.37	-3.30	-2.54	-0.08	32.26	138.31
King George Corridor	629,100	341.0	-0.06	-1.16	-2.93	-2.01	0.47	29.12	120.43
Morgan Creek	619,400	392.5	0.59	-0.98	-3.21	-2.70	-0.48	27.77	128.33
Sunnyside Park Surrey	555,300	328.2	-0.58	-1.35	-2.96	-1.26	-0.21	33.09	128.55
White Rock	554,700	338.9	-4.45	0.30	-10.06	-17.58	1.50	28.96	117.52

Fraser Valley Real Estate Board

2025-10

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Area: Langley	578,000	402.2	-0.30	-2.19	-5.45	-4.44	-1.40	35.47	162.19
Aldergrove Langley	471,200	428.8	-0.58	-1.22	-4.01	-5.15	-1.97	52.38	213.22
Fort Langley	844,200	383.7	-1.49	-2.09	-6.19	-5.77	-4.39	19.79	128.26
Langley City	525,700	375.8	-0.61	-1.36	-5.98	-6.61	-3.22	33.88	161.88
Murrayville	546,800	383.5	-0.39	-3.01	-5.43	-3.45	0.68	39.20	157.90
Salmon River	478,600	342.6	-1.32	-3.44	-6.11	-3.93	-2.03	35.15	133.38
Walnut Grove	557,100	330.8	-0.30	-2.91	-5.38	-3.89	-2.45	33.71	142.88
Willoughby Heights	620,200	376.1	-0.16	-2.84	-5.74	-4.20	-3.27	28.98	125.75
Area: Abbotsford	415,200	445.0	-0.18	-2.18	-5.22	-7.06	-1.98	39.41	219.68
Abbotsford East	536,100	375.7	0.99	0.19	-4.13	-7.85	-5.17	28.23	111.42
Abbotsford West	409,000	439.8	0.94	-2.44	-5.01	-10.74	-0.70	40.15	232.18
Central Abbotsford	413,300	445.4	-0.96	-2.20	-5.44	-4.69	-2.45	39.67	210.60
Poplar	434,900	464.1	0.59	-0.36	-3.21	-5.17	-2.44	44.85	229.15
Area: Mission	437,300	391.8	0.10	-0.96	-2.46	-4.90	-3.66	37.04	202.08
Mission BC	437,300	391.8	0.10	-0.96	-2.46	-4.90	-3.66	37.04	202.08

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	1,060,700	323.8	-0.80	-2.73	-4.71	-3.89	-2.41	21.05	44.81
Fraser Valley Real Estate Board	919,900	330.2	-0.69	-2.62	-5.44	-5.33	-6.85	24.74	76.67
Area: N. Delta	1,116,700	354.7	-0.92	-2.34	-6.66	-8.04	-1.06	22.95	83.59
Annieville	989,800	374.4	-0.50	-2.02	-4.42	-8.08	-3.18	22.71	83.80
Nordel	1,208,300	360.8	-1.02	-0.96	-7.58	-6.07	3.53	27.49	101.45
Scottsdale	971,300	326.5	-1.83	-3.86	-7.35	-10.52	-5.77	12.24	66.50
Sunshine Hills Woods	1,319,000	350.2	-0.45	-2.45	-7.16	-6.86	0.14	26.65	84.80
Municipality: City of Surrey combined	933,200	320.2	-0.81	-3.15	-5.93	-6.24	-10.08	22.40	64.80
Area: North Surrey	688,200	312.8	-0.82	-3.49	-5.24	-6.54	-14.72	17.02	57.26
Bolivar Heights	908,300	381.5	0.55	-2.63	-6.75	-10.32	-16.48	18.18	92.39
Bridgeview	924,500	473.6	-1.15	-1.76	-8.45	-5.13	-5.34	39.50	161.51
Cedar Hills	1,216,800	437.7	-1.24	-4.95	-7.74	-6.57	-11.31	27.20	123.32
Fraser Heights	1,526,100	370.9	-0.11	-5.60	-4.51	-5.60	-4.46	25.30	84.99
Guildford	671,000	401.1	-2.15	-3.79	-5.31	-6.68	-5.73	36.20	123.83
Port Kells	2,482,500	490.3	0.02	1.79	0.00	2.23	45.27	117.62	171.48
Royal Heights	1,348,300	445.1	0.38	0.00	-6.82	-5.60	6.41	32.83	128.73
Whalley	468,800	310.7	-0.77	-3.30	-7.25	-9.65	-17.78	12.37	68.13
Area: Surrey	976,000	341.3	-0.23	-2.62	-5.74	-5.61	-8.87	23.79	93.15
Bear Creek Green Timbers	1,067,200	340.3	-1.48	-3.27	-7.17	-9.11	-8.37	15.55	84.05
East Newton	922,800	321.0	0.56	-2.52	-3.55	-4.95	-13.08	16.43	82.28
Fleetwood Tynehead	999,000	328.9	-0.84	-3.26	-6.35	-6.59	-10.41	23.88	97.06
Panorama Ridge	1,281,600	340.9	-0.93	-4.46	-7.39	-7.57	-8.56	27.06	92.93
Queen Mary Park Surrey	803,500	349.3	-0.57	-1.91	-9.58	-10.00	-15.53	17.45	88.10
Sullivan Station	1,022,000	313.9	-0.41	-1.97	-4.04	-3.06	-2.94	31.01	91.75
West Newton	859,400	366.0	1.36	-1.96	-7.18	-3.91	-5.23	28.78	115.29
Area: Cloverdale	986,200	326.8	-0.46	-1.77	-6.20	-4.83	-0.03	32.04	99.76
Clayton	843,500	280.7	0.29	-1.68	-5.96	-5.33	-1.89	31.54	94.93
Cloverdale BC	1,093,300	363.2	-1.01	-1.94	-6.39	-5.05	1.28	32.07	106.01
Serpentine	1,489,300	395.4	-1.22	-2.87	-3.94	-6.99	-1.03	32.06	103.71
Area: South Surrey White Rock	1,065,700	279.5	-1.72	-3.62	-6.93	-9.28	-11.91	19.44	40.95

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.	1,590,000	335.1	-0.68	-3.35	-9.26	-8.14	-4.37	28.29	65.16
Elgin Chantrell	1,957,800	321.9	-3.57	-6.04	-5.02	-6.42	-8.99	17.01	37.62
Grandview Surrey	1,018,100	162.3	-2.05	-3.45	-5.20	-8.51	-9.23	27.39	52.68
Hazelmere	2,144,400	379.6	-1.53	-3.92	-4.96	-4.50	-6.55	28.68	102.45
King George Corridor	882,500	298.5	-0.23	-3.68	-6.31	-7.81	-14.05	16.37	66.67
Morgan Creek	1,099,900	222.7	-1.94	-8.65	-16.18	-15.16	-13.88	15.33	31.70
Pacific Douglas	1,252,600	242.8	-0.86	-3.65	-4.22	-8.48	-11.32	15.89	46.88
Sunnyside Park Surrey	1,018,300	305.0	-1.83	-4.54	-5.40	-8.19	-11.82	21.03	50.02
White Rock	826,000	293.1	-2.79	-0.58	-8.49	-13.16	-15.24	13.17	37.99
Area: Langley	994,600	334.1	-0.98	-2.59	-4.84	-3.55	-1.39	28.30	91.13
Aldergrove Langley	954,400	418.0	-1.02	-1.32	-5.15	-3.93	0.19	38.64	149.11
Brookswood Langley	1,425,300	397.4	-2.50	-4.08	-7.04	-7.37	6.57	31.98	110.60
Campbell Valley	2,696,100	397.8	-3.66	-3.68	-5.56	-3.14	-0.95	23.04	99.90
County Line Glen Valley	2,319,300	340.8	0.35	-3.67	-10.62	-7.34	-9.24	24.97	119.16
Fort Langley	1,757,900	363.2	-2.47	-1.28	-6.44	-4.85	-5.54	27.35	118.27
Langley City	701,800	345.9	0.09	-1.11	-4.42	-6.92	-2.51	30.87	105.53
Murrayville	1,054,200	346.2	-1.65	-3.62	-6.26	-4.60	7.95	33.62	91.17
Otter District	2,427,600	378.4	-0.68	-2.47	-5.35	-1.07	-1.92	24.88	125.78
Salmon River	1,628,400	325.9	-0.67	-1.48	-2.31	4.25	4.76	33.40	136.85
Walnut Grove	1,047,200	335.5	-0.24	-1.35	-3.62	1.51	5.14	37.90	112.48
Willoughby Heights	877,100	297.2	-1.03	-3.63	-5.08	-4.84	-3.44	27.39	82.00
Area: Abbotsford	748,700	340.2	0.71	-1.51	-3.65	-3.27	-3.93	27.32	111.70
Abbotsford East	1,009,800	360.9	1.04	-0.77	-3.73	-1.58	1.40	35.02	129.43
Abbotsford West	654,700	330.2	-0.21	-1.26	-4.10	-7.09	-7.43	23.53	120.87
Aberdeen	1,279,100	335.2	0.42	0.45	1.02	2.38	5.14	27.79	112.15
Bradner	1,704,200	327.2	-0.15	-4.55	-11.57	-7.73	-7.75	23.10	108.14
Central Abbotsford	535,600	340.7	1.37	-2.93	-4.78	-5.23	-5.94	31.09	132.72
Matsqui	1,491,600	403.0	-0.64	-1.71	1.49	0.72	1.72	30.04	135.95
Poplar	708,000	371.8	1.75	-2.75	-3.05	-4.00	-3.65	27.20	118.71
Sumas Mountain	1,841,800	397.8	7.95	3.59	4.60	8.57	6.28	32.12	150.82
Sumas Prairie	2,024,800	401.6	-8.29	-9.98	-16.54	-19.92	-5.28	26.97	120.05
Area: Mission	889,200	349.3	-0.14	-2.07	-4.82	-2.24	-1.36	29.90	135.85

Fraser Valley Real Estate Board

2025-10

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,034,000	360.5	-0.36	-3.48	-1.50	-3.27	2.62	37.33	147.09
Durieu	1,200,800	327.8	-0.91	-0.73	-2.87	-1.71	0.31	27.50	142.46
Hatzic	1,001,900	363.8	0.36	-1.62	-4.56	-0.22	0.06	29.05	149.01
Lake Errock	859,100	406.6	-0.25	-0.54	-3.17	0.89	6.36	45.47	156.53
Mission BC	825,600	337.0	-0.12	-2.21	-4.96	-3.22	-2.85	27.94	130.03
Mission-West	1,431,200	341.5	-2.37	-1.61	-2.96	1.37	3.33	35.95	148.18
Stave Falls	1,365,100	339.3	-1.08	-1.05	-3.66	0.33	3.82	35.29	138.44

Fraser Valley Real Estate Board

2025-10

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,706,800	374.6	-0.77	-2.88	-5.64	-4.41	1.66	27.63	54.79
Fraser Valley Real Estate Board	1,411,900	401.3	-0.57	-2.72	-6.30	-5.13	-1.16	31.62	105.48
Area: N. Delta	1,300,800	390.6	-1.34	-2.47	-7.37	-7.92	1.80	27.31	95.10
Annieville	1,242,600	404.9	-2.03	-3.92	-7.49	-9.86	-0.12	26.49	97.51
Nordel	1,299,700	387.4	-0.77	0.05	-6.85	-5.12	6.37	28.36	97.05
Scottsdale	1,246,700	405.0	-2.85	-4.41	-8.00	-10.24	0.52	26.13	98.04
Sunshine Hills Woods	1,388,900	360.2	-0.36	-2.57	-7.50	-7.78	-1.48	24.51	87.60
Municipality: City of Surrey combined	1,512,800	403.7	-0.57	-3.14	-7.09	-6.44	-3.81	31.20	98.28
Area: North Surrey	1,386,700	428.8	0.35	-3.38	-6.54	-6.01	-5.43	33.00	116.78
Bolivar Heights	1,198,500	434.7	1.54	-1.76	-6.46	-6.17	-3.64	35.08	128.67
Bridgeview	924,500	473.6	-1.15	-1.76	-8.45	-5.13	-5.34	39.50	161.51
Cedar Hills	1,290,300	436.8	-1.20	-5.72	-10.03	-9.25	-11.83	27.42	129.53
Fraser Heights	1,649,500	399.2	0.55	-5.29	-5.00	-5.80	-0.82	30.24	97.92
Guildford	1,213,800	409.1	-0.12	-1.26	-8.52	-8.07	-15.94	30.20	115.54
Port Kells	2,551,900	499.4	0.02	-0.85	-9.23	-8.79	5.54	57.04	175.91
Royal Heights	1,316,800	438.9	0.14	0.00	-7.11	-5.63	6.04	33.81	124.85
Whalley	1,307,000	491.5	-1.13	-1.92	-7.16	-8.78	-17.91	35.74	134.49
Area: Surrey	1,426,800	409.1	-0.51	-2.80	-6.94	-5.98	-3.79	32.27	120.78
Bear Creek Green Timbers	1,316,400	408.2	-2.13	-5.29	-8.13	-10.62	-3.09	27.48	117.59
East Newton	1,448,100	399.4	-1.75	-4.08	-4.63	-7.14	-5.89	27.28	124.13
Fleetwood Tynehead	1,485,100	409.1	-0.56	0.10	-5.30	-1.80	0.27	37.47	127.53
Panorama Ridge	1,496,500	374.7	-0.77	-5.04	-7.64	-8.50	-7.78	29.65	107.82
Queen Mary Park Surrey	1,299,000	428.7	0.30	-3.81	-14.77	-8.75	-7.95	28.93	125.99
Sullivan Station	1,552,500	380.0	0.05	-2.94	-4.11	-6.70	-2.59	37.33	112.77
West Newton	1,249,500	403.2	2.28	-1.80	-11.21	-6.25	-6.10	29.11	117.95
Area: Cloverdale	1,429,300	407.3	-0.27	-0.44	-6.45	-4.30	4.22	32.97	120.88
Clayton	1,369,200	390.1	1.04	1.62	-9.17	-3.89	0.18	33.73	122.03
Cloverdale BC	1,445,200	412.6	-0.58	-0.91	-5.69	-4.42	5.44	32.71	119.94
Serpentine	1,489,300	395.4	-1.22	-2.87	-3.94	-6.99	-1.03	32.06	103.71
Area: South Surrey White Rock	1,754,000	338.6	-1.34	-4.54	-8.19	-8.09	-6.95	23.40	61.08

Fraser Valley Real Estate Board

2025-10

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.	1,728,200	342.4	-1.04	-3.47	-9.18	-7.08	-3.47	27.76	64.62
Elgin Chantrell	2,228,600	344.1	-3.91	-5.80	-5.93	-6.11	-6.47	19.11	42.19
Grandview Surrey	1,906,700	294.4	0.44	-2.23	-4.79	-7.13	-5.61	19.87	65.39
Hazelmere	2,144,400	379.6	-1.53	-3.92	-4.96	-4.50	-6.55	28.68	102.45
King George Corridor	1,515,800	354.6	0.94	-4.45	-6.19	-6.07	-9.66	22.40	84.59
Morgan Creek	1,713,400	284.0	-1.25	-11.33	-20.63	-19.13	-15.75	12.61	40.32
Pacific Douglas	1,803,400	316.9	0.41	-2.82	-4.55	-7.64	-4.49	29.88	101.33
Sunnyside Park Surrey	1,532,000	367.6	-2.29	-3.52	-5.79	-6.70	-3.34	27.46	69.56
White Rock	1,675,200	352.6	-2.06	-4.31	-10.53	-9.03	-7.55	22.09	59.91
Area: Langley	1,551,600	410.0	-1.58	-2.96	-6.03	-3.85	1.99	31.49	122.34
Aldergrove Langley	1,148,900	405.3	-1.22	-2.20	-6.05	-3.68	-0.44	37.95	148.35
Brookwood Langley	1,425,300	397.4	-2.50	-4.08	-7.04	-7.37	6.57	31.98	110.60
Campbell Valley	2,696,100	397.8	-3.66	-3.68	-5.56	-3.14	-0.95	23.04	99.90
County Line Glen Valley	2,319,300	340.8	0.35	-3.67	-10.62	-7.34	-9.24	25.16	119.16
Fort Langley	2,202,000	433.2	-2.85	-1.43	-5.56	-2.32	-1.03	30.72	123.88
Langley City	1,205,100	412.1	1.10	-1.32	-4.50	-10.06	4.49	29.23	123.00
Murrayville	1,472,900	362.6	-2.45	-5.20	-8.20	-6.91	4.62	30.34	101.67
Otter District	2,427,600	379.1	-0.71	-2.49	-5.37	-1.07	-1.94	24.87	125.65
Salmon River	1,948,200	388.4	-1.37	-1.50	-4.00	-0.66	2.08	31.22	125.55
Walnut Grove	1,408,800	375.5	-0.08	-1.34	-6.36	-1.16	4.92	33.77	116.43
Willoughby Heights	1,493,100	427.3	-2.26	-4.64	-6.27	-4.66	3.41	36.82	135.43
Area: Abbotsford	1,170,100	404.7	1.50	-0.86	-3.41	-2.18	5.36	33.61	143.50
Abbotsford East	1,172,900	373.5	1.58	-0.48	-3.91	-1.09	4.80	34.35	136.54
Abbotsford West	1,079,900	426.5	0.52	0.95	-2.78	-5.43	5.62	32.82	159.43
Aberdeen	1,478,400	386.4	0.89	0.81	0.13	2.71	8.75	35.06	132.63
Bradner	1,704,200	327.2	-0.15	-4.55	-11.57	-7.73	-7.75	23.10	108.54
Central Abbotsford	1,004,500	405.2	4.57	-3.98	-5.50	-5.72	2.27	31.94	154.68
Matsqui	1,491,600	403.0	-0.64	-1.71	1.49	0.72	1.72	30.04	135.95
Poplar	1,036,500	392.3	3.45	-3.37	-3.47	-4.18	3.81	33.39	141.27
Sumas Mountain	1,841,800	397.8	7.95	3.59	4.60	8.57	6.28	32.12	150.82
Sumas Prairie	2,024,800	401.6	-8.29	-9.98	-16.54	-19.92	-5.28	26.97	120.05
Area: Mission	1,015,400	374.7	0.00	-1.71	-4.39	-0.16	4.23	34.69	153.52

Fraser Valley Real Estate Board

2025-10

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Dewdney Deroche	1,034,000	360.5	-0.36	-3.48	-1.50	-3.27	2.62	37.33	147.09
Durieu	1,200,800	327.8	-0.91	-0.73	-2.87	-1.71	0.31	27.50	142.46
Hatzic	1,003,000	363.9	0.36	-1.60	-4.59	-0.19	0.17	29.18	149.25
Mission BC	957,600	366.3	0.11	-1.80	-4.51	-0.60	3.65	33.54	149.69
Mission-West	1,431,200	341.5	-2.37	-1.61	-2.96	1.37	3.33	35.95	148.18
Stave Falls	1,365,100	339.3	-1.08	-1.05	-3.66	0.33	3.82	35.29	138.44

Fraser Valley Real Estate Board

2025-10

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	933,100	356.3	-0.67	-3.13	-4.12	-4.22	0.74	32.85	101.53
Fraser Valley Real Estate Board	786,000	352.8	-1.20	-3.55	-5.64	-5.54	-2.51	34.25	128.50
Area: N. Delta	891,600	388.5	-1.07	-4.43	-7.23	-5.06	1.70	27.84	111.14
Annieville	730,100	406.3	0.00	-3.15	-5.60	-5.03	1.80	39.86	156.50
Nordel	947,900	373.8	-1.61	-5.05	-8.72	-5.87	0.78	27.45	108.01
Scottsdale	849,700	341.2	-2.07	-4.93	-7.83	-4.83	1.25	27.74	125.36
Sunshine Hills Woods	928,200	331.0	-0.93	-4.83	-7.70	-5.46	-0.18	24.34	115.49
Municipality: City of Surrey combined	804,200	348.3	-1.44	-4.10	-6.82	-6.65	-2.33	32.03	120.58
Area: North Surrey	710,500	405.1	-4.32	-5.37	-6.31	-10.49	-3.85	32.26	154.30
Bolivar Heights	590,400	432.2	-3.46	-6.21	-5.41	-10.90	-2.64	40.64	202.03
Fraser Heights	855,300	354.6	-5.16	-6.76	-6.49	-12.18	-3.62	26.28	134.37
Guildford	697,800	404.3	-5.14	-6.95	-6.56	-11.96	-3.53	34.14	158.50
Whalley	705,300	372.4	-2.23	-1.22	-6.71	-7.32	-7.64	25.18	125.83
Area: Surrey	780,700	358.4	-0.17	-3.55	-6.64	-4.73	-2.13	32.69	142.49
Bear Creek Green Timbers	795,700	352.5	-0.79	-0.03	-4.78	-5.72	-7.46	27.21	134.22
East Newton	690,400	377.9	4.91	-1.28	-5.29	-0.68	1.72	35.69	157.95
Fleetwood Tynehead	805,400	344.0	-1.06	-6.60	-7.48	-6.60	-3.70	32.10	141.74
Panorama Ridge	856,600	340.5	-0.55	-2.35	-5.89	-2.66	-0.41	33.11	128.68
Queen Mary Park Surrey	711,200	395.3	-2.66	-1.03	-6.48	-6.77	-6.10	31.55	154.87
Sullivan Station	813,000	315.5	-0.60	-2.41	-6.66	-4.13	-2.32	30.53	128.13
West Newton	768,100	375.4	-0.35	-4.36	-7.76	-5.54	0.62	37.11	153.99
Area: Cloverdale	798,100	327.4	-0.24	-2.85	-5.65	-6.56	0.37	32.50	127.99
Clayton	794,600	328.8	-0.21	-2.81	-5.63	-6.51	0.58	33.33	130.25
Cloverdale BC	802,800	328.5	-0.30	-2.90	-5.68	-6.65	0.03	31.40	124.85
Area: South Surrey White Rock	879,100	279.3	-3.05	-5.29	-7.88	-8.22	-4.45	29.73	82.55
Crescent Bch Ocean Pk.	846,900	290.1	-4.67	-6.48	-9.20	-7.88	-4.76	21.48	82.11
Elgin Chantrell	1,053,800	259.5	-2.19	-6.25	-8.24	-8.82	-3.10	21.38	73.23
Grandview Surrey	880,000	265.0	-3.25	-4.78	-7.70	-8.46	-5.36	31.25	82.26
King George Corridor	845,600	306.3	-1.73	-5.90	-7.88	-7.71	-2.55	31.80	103.25
Morgan Creek	857,500	263.1	-3.17	-4.95	-8.30	-8.46	-5.87	28.59	75.63

Fraser Valley Real Estate Board

2025-10

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	830,400	273.2	-3.29	-5.04	-7.89	-8.90	-6.21	30.28	84.47
Sunnyside Park Surrey	958,400	271.9	-3.44	-6.50	-7.55	-7.17	-2.93	23.03	78.18
White Rock	852,000	312.5	-4.32	-6.02	-9.47	-8.60	-5.53	23.71	96.29
Area: Langley	833,000	360.0	-0.77	-2.25	-3.36	-3.67	-2.25	40.13	149.13
Aldergrove Langley	596,800	435.0	-0.93	-1.81	-1.78	-4.23	1.52	48.87	189.23
Fort Langley	952,400	356.6	-0.50	-1.95	-2.01	-0.06	2.00	47.05	133.84
Langley City	785,500	335.1	-1.33	-1.35	-4.07	-3.09	-4.64	34.20	141.77
Murrayville	873,200	320.6	-1.35	-0.43	-3.69	-3.02	-4.01	28.96	126.09
Salmon River	1,005,100	347.1	-1.70	-3.50	-2.23	0.43	0.35	45.35	119.27
Walnut Grove	831,400	323.6	-0.89	-1.91	-1.64	-1.58	-1.85	39.84	139.17
Willoughby Heights	851,000	372.6	-0.56	-2.97	-3.99	-5.00	-2.64	40.76	153.81
Area: Abbotsford	634,800	351.1	-0.90	-2.85	-3.20	-2.20	-1.49	37.20	156.84
Abbotsford East	710,600	392.2	-0.51	-1.90	-2.05	1.00	-0.33	42.67	155.50
Abbotsford West	655,400	329.0	-2.08	-3.21	-4.83	-2.20	-1.94	36.01	172.35
Aberdeen	722,000	352.0	-1.65	-0.48	-2.55	-4.61	-0.71	40.24	150.36
Central Abbotsford	496,600	316.7	0.67	-3.50	0.22	-2.52	5.85	44.15	158.95
Poplar	661,000	299.8	-1.22	-1.58	-3.45	-4.70	-2.22	26.66	109.07
Area: Mission	646,000	344.5	-1.01	-2.57	-2.46	-4.33	1.53	41.77	155.75
Mission BC	646,000	344.5	-1.01	-2.57	-2.46	-4.33	1.53	41.77	155.75