

Summary Report

For November 2025

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2025-11

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,289,400	360.0	-0.53	-2.70	-5.64	-7.10	1.12	23.08	64.84
Fraser Valley Real Estate Board	1,181,300	389.9	-0.66	-2.67	-6.05	-6.86	-0.61	26.18	103.92
Area: N. Delta	1,191,500	377.8	-1.59	-6.55	-5.79	-11.77	-4.86	19.63	81.98
Annieville	1,145,200	381.1	-1.37	-9.13	-7.72	-12.09	-7.48	19.02	79.43
Nordel	1,205,900	379.2	-2.29	-1.63	-0.47	-11.75	0.24	18.54	90.27
Scottsdale	1,153,100	380.9	-1.47	-9.07	-7.62	-12.11	-7.39	18.66	78.91
Sunshine Hills Woods	1,268,100	348.6	-0.91	-7.66	-9.22	-11.57	-6.89	20.58	75.71
Municipality: City of Surrey combined	1,271,200	394.3	-0.53	-2.74	-6.16	-7.40	-5.06	26.42	93.66
Area: North Surrey	1,210,500	438.7	0.80	-1.46	-1.72	-5.82	-2.21	29.95	118.04
Bolivar Heights	1,107,700	413.0	-1.29	-3.44	-0.39	-5.54	-0.48	26.73	107.75
Bridgeview	849,500	458.2	-3.64	-2.68	-0.39	-12.05	1.08	25.71	143.34
Cedar Hills	1,177,100	413.0	0.63	-8.47	-11.85	-12.02	-6.12	26.18	112.56
Fraser Heights	1,313,900	367.3	1.55	-3.09	-0.89	-8.34	-2.24	17.84	86.07
Guildford	1,196,900	441.0	3.38	2.65	-0.07	-3.77	-8.96	28.80	113.77
Port Kells	2,830,200	544.5	4.61	6.74	6.29	8.04	24.06	80.72	190.09
Royal Heights	1,171,500	419.4	-1.15	-0.66	1.06	-11.24	2.29	26.02	116.30
Whalley	1,309,400	514.7	6.04	3.81	1.90	-2.59	-7.92	38.29	140.74
Area: Surrey	1,266,100	400.3	0.00	-3.29	-5.68	-8.98	-5.81	28.96	112.59
Bear Creek Green Timbers	1,268,300	427.2	-0.49	-2.53	-1.50	-4.71	1.23	32.10	125.67
East Newton	1,175,200	395.2	0.95	-6.13	-10.37	-12.37	-9.77	21.30	113.28
Fleetwood Tynehead	1,210,700	351.1	-2.09	-2.12	-8.76	-11.41	-8.47	28.14	101.32
Panorama Ridge	1,310,600	397.6	2.66	-5.80	-6.69	-8.70	-2.02	33.51	107.41
Queen Mary Park Surrey	1,191,600	400.7	-0.40	-9.01	-12.63	-13.53	-7.93	23.75	105.91
Sullivan Station	1,598,400	363.7	-2.34	0.66	-6.36	-8.85	-7.22	26.46	84.34
West Newton	1,383,800	429.1	2.41	0.80	5.20	-5.90	-6.53	34.18	126.80
Area: Cloverdale	1,174,100	392.9	-2.02	-3.87	-11.73	-8.56	0.08	22.36	109.10
Cloverdale BC	1,174,100	392.9	-2.02	-3.87	-11.73	-8.56	0.08	22.36	109.10
Area: South Surrey White Rock	1,381,400	317.5	-1.15	-2.64	-8.58	-5.65	-9.21	19.14	52.06
Crescent Bch Ocean Pk.	1,331,200	320.1	0.88	-1.05	-7.03	-1.90	-4.93	23.88	52.36
Elgin Chantrell	1,838,000	326.8	0.90	-1.18	-7.84	-2.39	-6.09	16.76	44.86

Fraser Valley Real Estate Board

2025-11

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Grandview Surrey	2,553,800	352.9	-0.51	-2.73	-7.23	-4.00	-10.50	10.91	59.11
Hazelmere	1,934,300	338.2	-4.19	8.19	1.08	-3.65	-4.19	27.77	85.72
King George Corridor	1,156,500	305.5	-4.02	-6.63	-10.93	-11.86	-11.68	15.81	60.20
Pacific Douglas	2,578,400	403.4	-5.77	3.28	-9.19	-8.32	-8.34	10.76	78.42
Sunnyside Park Surrey	1,317,600	321.0	0.72	-0.77	-6.77	-2.37	-3.23	26.63	55.22
White Rock	1,258,600	326.7	0.74	-1.80	-7.66	-3.31	-5.19	22.96	59.13
Area: Langley	1,370,700	402.1	-1.59	-2.24	-6.47	-5.99	4.82	26.37	117.82
Aldergrove Langley	1,010,000	377.3	-1.92	-3.58	-12.72	-7.23	-4.04	26.06	124.85
Brookwood Langley	1,235,200	383.7	-3.35	-8.29	-9.03	-11.57	2.62	20.17	94.28
Campbell Valley	2,597,800	451.7	2.54	7.70	2.29	2.31	16.33	32.54	153.34
County Line Glen Valley	2,267,600	343.1	2.39	5.12	-7.09	-4.51	-0.20	32.83	125.43
Fort Langley	1,569,800	383.6	-1.67	-2.14	-9.95	-6.39	-0.54	21.39	117.09
Langley City	1,127,600	405.8	-1.43	-2.19	-4.43	-11.44	5.65	23.53	118.29
Murrayville	1,316,100	346.6	-2.12	-8.43	-8.93	-10.92	1.70	22.04	83.19
Otter District	2,291,800	404.3	-2.15	-1.29	-4.76	-3.88	6.14	19.97	125.87
Salmon River	1,901,000	429.8	-1.33	4.60	-0.05	-0.16	12.87	27.84	137.72
Walnut Grove	1,289,900	365.5	-1.08	-1.51	-7.23	-3.13	3.04	31.57	111.03
Willoughby Heights	1,133,300	410.5	-0.97	-2.03	-4.78	-11.99	4.77	23.01	125.18
Area: Abbotsford	1,056,800	406.8	0.77	-1.31	-6.25	-6.25	4.98	27.84	139.86
Abbotsford East	1,027,100	386.3	-0.28	-1.25	-8.48	-6.60	5.29	30.15	127.37
Abbotsford West	990,000	419.8	0.33	1.28	-0.45	-8.42	2.32	23.43	152.13
Aberdeen	1,515,000	405.6	0.07	2.63	-5.34	-4.23	9.71	31.69	126.97
Bradner	2,275,200	345.1	1.80	3.05	-9.45	-7.06	-2.49	30.72	130.37
Central Abbotsford	957,900	402.6	3.31	-5.43	-6.55	-5.49	7.13	31.14	153.85
Matsqui	1,179,000	376.1	-4.45	-2.08	-13.48	-9.18	-4.01	22.07	114.30
Poplar	962,900	390.9	3.03	-5.53	-6.71	-5.81	7.04	29.87	146.31
Sumas Prairie	1,607,400	398.8	-5.48	-1.58	-14.40	-9.51	-1.02	27.33	118.76
Area: Mission	902,100	370.0	-0.78	-2.06	-2.35	-2.81	5.56	28.65	147.49
Dewdney Deroche	1,212,100	360.4	-0.30	-1.23	2.74	0.75	8.52	38.03	156.15
Durieu	782,000	375.2	-1.96	0.67	-0.08	-1.11	2.82	33.90	153.17
Hatzic	885,100	361.1	-0.91	-2.22	-2.85	-3.11	4.58	27.15	144.15
Mission BC	861,300	362.2	-0.98	-2.48	-3.03	-3.18	4.29	26.95	142.92

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Mission-West	1,377,000	359.9	3.45	3.24	6.48	2.10	11.46	38.10	157.99
Stave Falls	1,282,200	365.1	-0.03	-2.20	1.78	0.19	8.92	37.67	154.78

Fraser Valley Real Estate Board

2025-11

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,879,800	354.2	-0.51	-2.02	-4.50	-4.66	2.70	24.02	44.51
Fraser Valley Real Estate Board	1,563,800	385.3	-0.62	-2.31	-5.05	-4.98	1.13	29.99	97.29
Area: N. Delta	1,324,900	349.8	-3.29	-3.87	-6.87	-12.99	1.07	20.75	81.90
Annieville	1,326,800	383.4	-2.74	-3.01	-5.94	-11.90	2.19	26.66	96.51
Nordel	1,286,400	338.3	-3.34	-3.92	-6.88	-13.10	2.17	18.95	81.39
Scottsdale	1,298,800	375.7	-4.16	-4.33	-7.12	-13.49	0.83	23.02	95.68
Sunshine Hills Woods	1,369,800	342.5	-3.17	-4.06	-7.11	-13.05	-0.44	15.40	71.68
Municipality: City of Surrey combined	1,593,400	387.7	0.70	-2.15	-6.33	-5.99	-0.56	29.28	92.69
Area: North Surrey	1,534,100	397.4	-0.43	-3.54	-6.74	-5.65	-3.29	29.95	103.90
Bolivar Heights	1,322,400	413.3	0.00	-2.32	-8.34	-6.15	-7.00	33.93	129.87
Bridgeview	1,053,900	458.4	1.21	-4.99	-6.20	-4.06	-6.37	37.37	152.15
Cedar Hills	1,452,800	389.7	-0.86	-4.46	-9.03	-6.81	-9.37	24.94	113.89
Fraser Heights	1,684,600	405.5	-0.44	-4.09	-4.90	-4.25	-1.05	28.77	98.58
Guildford	1,240,800	384.7	-0.29	-1.81	-9.05	-6.83	-8.58	27.81	115.64
Port Kells	2,792,600	530.9	-0.13	-0.39	-5.52	-1.06	10.60	60.68	206.35
Royal Heights	1,440,400	379.4	-4.55	-3.66	-6.67	-12.84	0.66	22.86	92.78
Whalley	1,391,400	434.3	0.05	-3.85	-9.77	-8.10	-10.91	31.09	126.67
Area: Surrey	1,465,500	392.1	-0.03	-2.34	-6.44	-6.75	0.56	28.68	113.33
Bear Creek Green Timbers	1,372,400	392.3	1.06	-4.43	-6.19	-12.82	-0.96	22.33	108.89
East Newton	1,547,500	393.7	-0.38	-0.88	0.46	-7.26	0.38	27.25	121.06
Fleetwood Tynehead	1,512,700	409.3	-2.73	-4.50	-5.99	-4.92	1.46	29.65	123.30
Panorama Ridge	1,519,500	353.0	0.86	-1.31	-7.95	-4.18	0.57	27.67	101.60
Queen Mary Park Surrey	1,362,700	413.8	1.15	-2.43	-14.04	-9.75	-0.05	25.02	112.75
Sullivan Station	1,525,200	382.3	1.06	-1.14	-6.07	-6.00	-0.47	34.33	110.98
West Newton	1,202,200	402.7	1.64	-2.33	-14.59	-10.29	0.00	26.79	113.63
Area: Cloverdale	1,469,800	401.0	0.07	-1.09	-5.47	-3.49	4.26	31.82	120.57
Clayton	1,382,100	387.9	0.49	0.00	-5.99	-1.77	3.69	33.53	121.91
Cloverdale BC	1,501,100	405.7	-0.02	-1.41	-5.25	-4.11	4.19	30.87	118.35
Area: South Surrey White Rock	1,878,300	333.5	2.43	-2.14	-6.74	-6.53	-2.57	24.16	59.57
Crescent Bch Ocean Pk.	1,853,100	330.7	3.93	-4.26	-7.88	-7.08	-2.25	20.96	60.22

Fraser Valley Real Estate Board

2025-11

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	2,282,400	347.6	0.14	-3.77	-4.19	-5.13	-4.35	21.37	42.69
Grandview Surrey	1,807,300	334.7	0.12	-2.25	-7.49	-7.52	-1.67	20.74	64.47
Hazelmere	2,487,800	454.3	-1.22	2.32	-0.61	-2.64	0.46	28.77	114.29
King George Corridor	1,669,900	357.2	-0.22	-2.32	-8.36	-8.90	-4.13	22.08	86.24
Morgan Creek	1,889,200	319.7	9.71	5.69	-10.25	-5.92	-3.30	31.62	54.37
Pacific Douglas	1,707,200	352.5	0.66	-1.89	-6.52	-6.80	-1.29	28.84	103.88
Sunnyside Park Surrey	1,690,700	388.8	0.96	-3.74	-3.86	-5.40	-2.19	27.18	70.45
White Rock	1,962,200	312.1	4.35	-3.01	-7.96	-7.80	-2.35	20.83	49.76
Area: Langley	1,656,800	402.5	0.35	-3.71	-5.03	-4.71	0.90	30.26	114.55
Aldergrove Langley	1,283,900	378.3	-1.79	-4.23	-5.40	-6.57	1.37	37.61	127.07
Brookswood Langley	1,553,800	350.0	2.91	-7.55	-8.35	-6.27	-4.61	28.53	90.84
Campbell Valley	2,922,200	357.4	-2.54	-1.60	-1.35	-2.48	1.77	25.05	90.51
County Line Glen Valley	2,631,000	343.0	-1.21	-6.00	-4.83	-5.95	1.03	31.97	121.43
Fort Langley	2,432,100	377.0	-1.21	-3.97	-5.20	-4.00	3.32	28.71	113.84
Langley City	1,282,600	371.7	2.37	-8.74	-9.14	-7.90	-5.23	32.37	96.15
Murrayville	1,485,700	347.3	2.90	-7.71	-8.75	-6.59	-4.51	27.97	89.26
Otter District	2,618,100	343.7	-1.09	-5.39	-4.37	-5.68	1.24	31.74	122.17
Salmon River	2,095,200	363.0	-0.63	-1.33	0.06	-1.22	6.26	37.66	126.59
Walnut Grove	1,408,700	370.7	-1.91	-3.03	-5.70	-8.08	4.01	26.00	104.47
Willoughby Heights	1,555,000	427.2	1.59	-1.68	-4.88	-3.59	4.27	37.23	131.29
Area: Abbotsford	1,442,200	390.8	-6.93	1.74	3.14	5.20	14.14	37.90	132.76
Abbotsford East	1,245,200	343.9	-5.00	-2.85	-3.45	-0.98	4.88	30.51	118.35
Abbotsford West	1,218,000	387.8	0.23	-1.10	-0.67	-1.50	5.61	34.42	149.39
Aberdeen	1,447,600	365.3	1.67	0.63	0.97	0.72	7.66	32.74	135.07
Bradner	6,942,500	438.5	-22.47	22.21	25.43	29.77	38.37	46.66	113.69
Central Abbotsford	1,161,600	398.1	-0.15	-0.97	-0.77	-1.36	5.60	35.73	155.52
Matsqui	1,869,700	406.5	-7.86	5.58	6.27	7.68	14.28	36.64	139.40
Poplar	1,109,100	366.4	0.38	-2.97	-2.32	-2.48	4.27	30.58	127.15
Area: Mission	1,153,900	338.1	-7.70	-4.17	-2.28	-3.73	4.90	31.35	137.76
Durieu	1,617,100	321.7	-5.27	3.84	7.41	4.41	8.54	33.76	147.08
Hatzic	1,112,200	313.9	-7.84	-6.85	-5.05	-7.05	0.35	23.24	121.37
Mission BC	1,066,400	326.3	-6.72	-5.91	-4.48	-5.94	2.42	28.01	130.93

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Mission-West	1,503,000	345.4	-13.59	0.14	4.07	4.73	11.96	45.13	137.72
Stave Falls	1,411,000	326.9	-5.44	1.90	4.51	1.21	8.39	34.80	142.69

Fraser Valley Real Estate Board

2025-11

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	661,300	331.8	-0.33	-2.73	-5.77	-5.50	-0.93	17.33	73.26
Fraser Valley Real Estate Board	496,500	409.0	-0.94	-2.94	-6.34	-6.94	-2.83	28.09	148.63
Area: N. Delta	529,900	513.0	-1.04	-1.42	-6.20	-6.39	-2.25	19.52	180.94
Annieville	414,100	470.6	-0.23	-1.38	-5.52	-6.85	2.10	37.44	218.83
Scottsdale	604,400	399.7	-1.45	-1.36	-6.15	-7.07	-2.15	10.94	130.37
Municipality: City of Surrey combined	485,600	410.1	-1.09	-2.52	-6.09	-7.28	-4.47	22.16	131.69
Area: North Surrey	433,100	402.1	-0.91	-2.87	-8.03	-9.80	-8.55	16.52	130.03
Bolivar Heights	406,800	509.1	-0.49	-1.26	-6.35	-7.79	-5.46	25.92	182.83
Cedar Hills	374,600	527.6	-2.42	-2.15	-5.92	-4.92	2.83	43.37	244.61
Guildford	506,700	448.8	-0.69	-3.98	-6.05	-7.43	0.97	30.81	169.71
Whalley	417,400	387.9	-0.94	-2.42	-8.41	-10.04	-10.54	13.29	116.70
Area: Surrey	509,000	473.9	-1.46	-2.29	-5.90	-7.69	0.25	34.90	181.75
Bear Creek Green Timbers	583,900	483.8	-1.73	-1.57	-5.40	-7.64	-0.66	30.44	171.65
East Newton	461,000	461.5	-1.01	-1.47	-5.87	-7.11	0.07	34.04	181.92
Fleetwood Tynehead	535,400	376.5	-1.31	-4.59	-6.58	-8.19	-3.09	21.45	125.18
Queen Mary Park Surrey	472,700	476.5	-1.57	-1.59	-5.98	-7.24	0.97	38.32	198.00
Sullivan Station	611,400	458.3	-1.23	-1.57	-5.89	-7.88	-0.56	28.16	160.99
West Newton	523,500	483.8	-1.71	-1.61	-5.60	-7.05	1.40	36.20	197.54
Area: Cloverdale	546,900	405.4	-0.66	-4.05	-6.18	-7.40	0.72	27.04	139.60
Clayton	547,400	399.0	-0.62	-4.11	-6.45	-7.75	0.33	26.35	135.54
Cloverdale BC	546,200	407.3	-0.73	-3.94	-5.80	-6.86	1.29	28.08	142.87
Area: South Surrey White Rock	574,900	340.4	-0.67	-2.04	-5.02	-6.35	-0.09	25.06	128.61
Crescent Bch Ocean Pk.	461,500	381.4	0.29	-2.28	-0.44	-1.22	-2.85	33.17	157.53
Grandview Surrey	589,600	357.6	-1.76	-1.97	-2.75	-3.92	-0.50	26.76	139.36
King George Corridor	622,700	338.2	-1.31	-1.02	-2.48	-2.87	0.48	24.89	121.48
Morgan Creek	604,300	387.6	-2.12	-1.72	-3.03	-3.58	-1.12	23.16	127.73
Sunnyside Park Surrey	546,100	328.0	-1.06	-0.85	-1.59	-2.12	0.49	29.39	131.97
White Rock	551,600	337.0	0.27	-3.11	-8.25	-10.30	-0.12	24.26	128.01
Area: Langley	564,200	394.0	-1.05	-3.67	-6.19	-5.49	-1.35	33.24	156.84

Fraser Valley Real Estate Board

2025-11

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Aldergrove Langley	464,500	417.0	0.05	-1.93	-5.72	-8.85	-1.26	45.65	200.43
Fort Langley	829,400	387.8	1.17	-4.60	-5.74	-6.10	-3.53	21.83	132.77
Langley City	514,100	368.8	-0.75	-3.13	-5.94	-7.64	-4.65	30.73	155.40
Murrayville	539,700	378.7	-1.25	-3.96	-6.22	-3.93	2.35	37.96	155.71
Salmon River	468,900	341.5	-0.99	-4.07	-6.74	-4.56	-0.29	34.45	133.11
Walnut Grove	547,100	324.1	-1.67	-4.34	-6.73	-5.18	-1.58	31.53	136.92
Willoughby Heights	603,000	371.3	-1.33	-4.33	-6.85	-5.21	-2.06	27.68	122.34
Area: Abbotsford	406,600	437.2	-1.15	-3.23	-6.18	-6.90	-2.32	36.16	212.29
Abbotsford East	501,400	363.6	-1.28	-1.33	-7.27	-10.16	-5.14	23.46	105.08
Abbotsford West	391,000	425.0	-2.23	-3.93	-9.82	-10.22	-3.69	33.77	209.32
Central Abbotsford	411,900	442.9	-0.40	-3.06	-3.61	-4.34	-1.27	38.54	214.56
Poplar	428,900	457.7	-0.44	-0.15	-5.39	-7.31	-0.30	39.93	220.74
Area: Mission	428,400	383.2	-0.73	-1.54	-5.59	-7.86	-4.10	32.14	196.37
Mission BC	428,400	383.2	-0.73	-1.54	-5.59	-7.86	-4.10	32.14	196.37

Fraser Valley Real Estate Board

2025-11

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,052,300	321.2	-0.43	-2.13	-4.52	-4.60	-1.56	18.96	41.56
Fraser Valley Real Estate Board	912,400	328.3	-0.73	-2.64	-5.28	-5.90	-5.61	22.18	73.25
Area: N. Delta	1,083,700	344.7	-1.43	-4.17	-5.69	-11.43	-3.31	17.56	74.89
Annieville	970,100	366.1	-1.05	-4.36	-4.64	-8.93	-6.18	18.36	75.08
Nordel	1,173,000	350.4	-1.43	-2.59	-4.31	-11.56	0.55	20.00	94.02
Scottsdale	952,800	318.9	-1.57	-4.32	-5.90	-11.86	-7.40	9.36	59.45
Sunshine Hills Woods	1,264,500	339.5	-1.39	-4.72	-7.37	-11.27	-0.61	21.51	73.48
Municipality: City of Surrey combined	922,600	318.6	-0.31	-2.78	-6.02	-6.73	-8.66	19.95	62.22
Area: North Surrey	684,000	311.5	-0.38	-3.29	-5.46	-6.51	-12.92	13.73	54.28
Bolivar Heights	887,900	376.2	-0.11	-2.79	-4.08	-8.20	-14.81	12.91	82.89
Bridgeview	898,200	458.3	-2.51	-3.62	-2.11	-10.54	-6.35	27.20	144.17
Cedar Hills	1,223,000	432.6	0.12	-5.44	-8.54	-6.06	-6.99	26.20	115.22
Fraser Heights	1,520,400	372.7	-0.37	-4.73	-4.73	-4.66	-4.53	23.17	83.60
Guildford	667,300	401.7	0.15	-4.58	-5.62	-5.44	-2.31	34.62	122.30
Port Kells	2,813,400	538.8	2.51	3.36	0.50	3.10	17.21	69.17	197.52
Royal Heights	1,293,200	424.8	-3.08	-2.55	-2.86	-12.86	1.12	22.88	114.98
Whalley	462,300	305.6	-0.91	-2.55	-8.03	-10.22	-17.16	8.91	65.37
Area: Surrey	960,400	337.1	-0.77	-2.74	-5.97	-7.54	-7.21	21.08	88.22
Bear Creek Green Timbers	1,062,700	339.2	-0.44	-3.75	-5.33	-10.48	-7.09	13.33	81.00
East Newton	900,100	315.5	-2.83	-2.59	-3.84	-9.88	-12.56	13.12	77.55
Fleetwood Tynehead	983,200	324.3	-1.28	-4.00	-6.49	-8.47	-9.44	20.20	92.58
Panorama Ridge	1,268,600	341.7	0.62	-2.34	-6.89	-5.16	-2.37	25.81	89.20
Queen Mary Park Surrey	768,700	336.9	-0.71	-3.49	-9.73	-12.77	-13.46	14.87	77.41
Sullivan Station	998,900	307.7	-0.52	-2.13	-6.39	-5.06	-2.87	27.73	85.03
West Newton	862,800	365.7	1.05	-1.14	-5.65	-5.28	-2.48	27.64	112.49
Area: Cloverdale	965,900	324.1	-1.04	-2.50	-7.03	-5.98	0.03	29.54	97.98
Clayton	831,500	277.9	-0.75	-2.46	-6.74	-5.80	-0.96	30.04	93.79
Cloverdale BC	1,067,700	358.6	-1.16	-2.58	-7.19	-6.42	0.76	29.13	103.40
Area: South Surrey White Rock	1,060,900	280.7	0.75	-2.50	-6.12	-7.51	-10.41	17.89	39.93
Crescent Bch Ocean Pk.	1,567,400	339.7	3.10	-3.19	-7.97	-7.19	-3.00	24.25	63.71

Fraser Valley Real Estate Board

2025-11

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	1,943,600	324.3	0.78	-2.82	-4.00	-4.84	-7.05	18.19	38.71
Grandview Surrey	1,003,200	162.3	-0.67	-3.51	-6.51	-8.41	-8.36	24.18	47.55
Hazelmere	2,343,400	416.0	-1.23	4.10	3.12	3.56	4.26	33.42	111.06
King George Corridor	872,700	292.1	-1.32	-3.63	-7.39	-9.62	-14.24	12.30	60.76
Morgan Creek	1,149,200	237.3	5.84	1.89	-8.55	-8.09	-5.68	27.79	39.92
Pacific Douglas	1,207,800	236.5	-1.42	-3.43	-7.87	-8.08	-11.19	12.46	40.61
Sunnyside Park Surrey	1,027,500	304.4	0.53	-2.72	-4.82	-6.25	-11.23	19.28	47.84
White Rock	828,500	295.2	1.97	-1.47	-5.84	-8.47	-13.43	10.89	38.79
Area: Langley	984,100	330.8	-0.51	-3.13	-5.13	-4.81	-0.60	26.40	86.16
Aldergrove Langley	924,500	403.7	-1.75	-3.54	-8.60	-7.41	-0.54	32.45	133.76
Brookswood Langley	1,389,300	384.4	0.03	-7.48	-8.37	-7.82	1.29	26.66	97.43
Campbell Valley	2,811,400	416.3	-0.95	1.49	0.10	-0.88	7.60	28.17	111.64
County Line Glen Valley	2,414,900	341.9	0.50	-1.64	-7.07	-6.76	-2.81	28.24	120.30
Fort Langley	1,740,500	360.2	-0.19	-2.67	-4.63	-4.10	-1.21	26.61	117.12
Langley City	685,500	339.0	-0.41	-3.06	-5.49	-7.55	-4.26	28.12	101.07
Murrayville	1,024,600	334.8	0.06	-6.77	-8.85	-6.69	3.49	31.29	81.07
Otter District	2,400,500	377.1	-1.46	-2.31	-4.43	-4.19	3.06	23.07	124.87
Salmon River	1,662,600	335.8	-1.06	1.97	0.60	3.77	11.49	35.02	143.16
Walnut Grove	1,023,600	329.4	-1.50	-2.28	-3.88	-3.43	4.34	32.61	102.83
Willoughby Heights	874,000	296.4	-0.07	-3.04	-5.21	-4.85	-1.59	26.88	78.34
Area: Abbotsford	763,100	342.2	-2.23	-0.75	-3.03	-2.89	-1.61	25.30	106.64
Abbotsford East	982,900	355.7	-2.23	-1.66	-4.56	-3.21	1.72	30.68	119.30
Abbotsford West	650,500	327.0	-0.79	-1.74	-4.44	-7.47	-8.20	19.43	116.13
Aberdeen	1,278,800	335.7	0.90	0.69	-1.61	-0.06	5.40	26.06	112.20
Bradner	4,652,900	471.0	-20.52	17.96	18.34	21.99	35.97	61.69	171.94
Central Abbotsford	534,400	340.6	0.03	-2.52	-4.59	-5.02	-3.92	30.20	134.25
Matsqui	1,491,500	404.9	-5.90	2.07	-1.08	-0.32	5.77	27.81	130.45
Poplar	700,700	370.9	0.73	-3.06	-4.41	-5.48	-1.51	26.20	117.15
Sumas Prairie	1,607,400	398.8	-5.48	-1.58	-14.40	-9.51	-1.02	27.33	118.76
Area: Mission	866,300	345.1	-3.17	-3.09	-3.31	-4.85	-0.52	25.17	130.07
Dewdney Deroche	1,212,100	360.4	-0.30	-1.23	2.74	0.75	8.52	38.03	156.15
Durieu	1,067,100	348.3	-3.70	4.22	7.60	1.16	4.53	26.01	150.58

Fraser Valley Real Estate Board

2025-11

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	962,100	350.5	-3.55	-4.73	-4.13	-4.44	-0.37	22.64	138.60
Lake Errock	842,300	394.7	-3.78	-2.37	-0.33	-2.16	5.28	38.44	153.50
Mission BC	803,100	331.4	-2.70	-3.69	-4.50	-6.12	-2.64	22.51	122.72
Mission-West	1,446,600	361.8	-6.85	1.43	5.05	3.52	11.63	42.72	153.18
Stave Falls	1,340,100	348.8	-2.65	-0.34	3.26	1.37	9.20	36.14	144.94

Fraser Valley Real Estate Board

2025-11

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,694,000	371.8	-0.51	-2.13	-4.64	-4.89	2.96	25.02	51.02
Fraser Valley Real Estate Board	1,405,500	400.5	-0.62	-2.39	-5.30	-5.36	0.68	29.07	101.66
Area: N. Delta	1,252,200	376.1	-2.49	-5.36	-6.37	-12.49	-2.06	20.54	83.73
Annieville	1,214,900	394.8	-1.99	-6.56	-6.62	-11.62	-3.82	22.19	87.64
Nordel	1,241,100	370.4	-2.83	-2.76	-3.49	-12.37	1.17	18.72	87.64
Scottsdale	1,213,200	391.7	-2.71	-7.11	-7.36	-12.68	-3.64	21.16	86.70
Sunshine Hills Woods	1,325,900	346.4	-2.23	-5.64	-8.12	-12.88	-3.21	18.10	74.25
Municipality: City of Surrey combined	1,502,000	403.5	0.45	-2.23	-6.08	-5.97	-1.30	29.20	95.49
Area: North Surrey	1,391,600	430.2	0.09	-2.47	-4.36	-5.33	-2.07	30.52	113.92
Bolivar Heights	1,178,700	426.9	-0.67	-2.67	-3.02	-5.53	-2.24	28.93	117.25
Bridgeview	898,200	458.3	-2.51	-3.62	-2.11	-10.54	-6.35	27.20	144.17
Cedar Hills	1,290,000	429.4	-0.21	-6.41	-10.09	-9.56	-8.07	25.81	120.54
Fraser Heights	1,644,800	401.6	-0.25	-4.02	-4.61	-4.86	-0.94	28.27	96.67
Guildford	1,221,400	413.6	1.22	0.02	-5.40	-5.53	-8.64	28.45	115.08
Port Kells	2,813,400	538.8	2.51	3.36	0.50	3.10	17.21	69.17	197.52
Royal Heights	1,291,000	423.8	-3.04	-2.51	-2.80	-12.85	0.95	23.02	114.58
Whalley	1,346,400	505.6	3.27	0.60	-2.56	-4.17	-8.92	35.51	140.08
Area: Surrey	1,413,300	406.0	-0.02	-2.59	-6.13	-7.01	-0.78	29.42	116.07
Bear Creek Green Timbers	1,335,900	414.5	0.56	-3.74	-4.45	-9.68	0.00	25.95	117.81
East Newton	1,456,500	402.3	-0.07	-1.81	-1.66	-7.77	-1.61	26.59	123.62
Fleetwood Tynehead	1,429,800	396.0	-2.65	-3.91	-6.38	-6.18	-0.65	30.56	119.03
Panorama Ridge	1,481,500	376.3	1.18	-1.98	-7.20	-4.69	0.13	29.00	104.18
Queen Mary Park Surrey	1,283,800	422.6	0.45	-5.48	-13.47	-10.99	-3.07	25.77	114.84
Sullivan Station	1,530,400	375.8	0.78	-1.00	-6.10	-6.07	-1.05	33.69	107.51
West Newton	1,267,600	405.4	2.06	-0.88	-7.93	-8.61	-2.78	29.31	115.98
Area: Cloverdale	1,406,500	404.9	-0.30	-1.56	-6.42	-4.07	4.38	30.57	118.51
Clayton	1,382,100	387.9	0.49	0.00	-5.99	-1.77	3.69	33.53	121.91
Cloverdale BC	1,412,900	409.1	-0.49	-1.94	-6.53	-4.64	4.55	29.79	117.03
Area: South Surrey White Rock	1,746,100	342.2	1.81	-2.00	-6.94	-5.94	-4.17	23.18	59.98
Crescent Bch Ocean Pk.	1,704,400	348.1	3.42	-3.14	-7.47	-5.33	-1.72	23.83	63.73

Fraser Valley Real Estate Board

2025-11

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	2,201,700	345.9	0.58	-2.81	-4.53	-4.24	-4.63	20.31	43.29
Grandview Surrey	1,852,500	290.8	0.07	-2.35	-7.68	-7.42	-4.09	17.35	57.44
Hazelmere	2,343,400	416.0	-1.23	4.10	3.12	3.56	4.26	33.42	111.06
King George Corridor	1,424,100	341.2	-1.78	-4.32	-9.90	-10.30	-9.69	17.33	75.33
Morgan Creek	1,889,200	319.7	9.71	5.69	-10.25	-5.92	-3.30	31.62	54.37
Pacific Douglas	1,780,300	311.3	-0.70	-1.71	-7.52	-7.65	-3.11	26.39	93.23
Sunnyside Park Surrey	1,548,900	363.8	0.94	-2.78	-4.76	-4.24	-3.42	25.84	64.69
White Rock	1,681,200	355.2	3.59	-2.23	-7.62	-6.50	-4.18	20.98	59.57
Area: Langley	1,543,400	407.6	-0.29	-3.09	-5.50	-4.90	2.75	29.27	116.23
Aldergrove Langley	1,111,600	390.7	-1.81	-3.96	-9.89	-6.87	-1.46	31.02	131.18
Brookswood Langley	1,389,300	384.4	0.03	-7.48	-8.37	-7.82	1.29	26.66	97.43
Campbell Valley	2,811,400	416.3	-0.95	1.49	0.10	-0.88	7.60	28.17	111.64
County Line Glen Valley	2,414,900	341.9	0.50	-1.64	-7.07	-6.76	-2.81	28.39	120.30
Fort Langley	2,155,100	424.5	-1.21	-3.72	-6.02	-3.98	2.59	29.30	119.27
Langley City	1,181,400	400.9	-0.05	-4.75	-6.40	-10.29	0.33	26.71	113.81
Murrayville	1,431,900	350.4	1.39	-8.03	-9.01	-7.98	-2.83	26.41	87.88
Otter District	2,400,500	377.8	-1.46	-2.28	-4.40	-4.18	3.08	23.06	124.88
Salmon River	1,993,000	401.0	-0.99	1.70	0.10	-0.59	8.97	32.43	134.37
Walnut Grove	1,369,900	368.3	-1.68	-2.59	-6.24	-6.71	3.57	27.48	105.41
Willoughby Heights	1,525,500	435.6	1.54	-1.51	-4.64	-3.63	6.14	37.59	133.32
Area: Abbotsford	1,215,400	414.2	-3.13	0.15	-1.80	-0.74	9.32	32.71	140.95
Abbotsford East	1,133,400	368.1	-2.90	-2.08	-5.74	-3.39	4.54	29.38	124.31
Abbotsford West	1,064,800	420.4	0.36	0.29	-0.57	-5.74	3.73	27.94	157.44
Aberdeen	1,471,700	385.5	1.00	1.34	-1.38	-1.10	8.41	32.52	133.35
Bradner	4,652,900	471.0	-20.52	17.96	18.34	21.99	35.97	61.69	170.85
Central Abbotsford	1,006,800	407.9	2.38	-4.34	-5.21	-4.70	6.42	32.44	157.19
Matsqui	1,491,500	404.9	-5.90	2.07	-1.08	-0.32	5.77	27.81	130.45
Poplar	1,016,900	388.6	1.73	-4.50	-5.03	-4.99	5.45	31.73	139.73
Sumas Prairie	1,607,400	398.8	-5.48	-1.58	-14.40	-9.51	-1.02	27.33	118.76
Area: Mission	981,700	368.2	-3.38	-2.98	-2.46	-3.16	5.11	29.33	145.63
Dewdney Deroche	1,212,100	360.4	-0.30	-1.23	2.74	0.75	8.52	38.03	156.15
Durieu	1,067,100	348.3	-3.70	4.22	7.60	1.16	4.53	26.01	150.58

Fraser Valley Real Estate Board

2025-11

Single Family Detached	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	962,800	350.5	-3.58	-4.76	-4.16	-4.47	-0.28	22.72	138.76
Mission BC	921,600	357.2	-2.93	-3.80	-3.72	-4.26	3.57	26.94	139.57
Mission-West	1,446,600	361.8	-6.85	1.43	5.05	3.52	11.63	42.72	153.18
Stave Falls	1,340,100	348.8	-2.65	-0.34	3.26	1.37	9.20	36.14	144.94

Fraser Valley Real Estate Board

2025-11

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	928,900	354.7	-0.28	-2.04	-4.68	-5.31	1.69	32.06	99.27
Fraser Valley Real Estate Board	778,700	349.5	-0.82	-3.61	-6.53	-6.78	-2.27	32.64	125.19
Area: N. Delta	916,200	400.6	4.13	-1.33	-5.36	-3.63	7.11	31.78	115.26
Annieville	746,100	415.2	3.75	-0.98	-5.57	-5.27	5.49	42.19	159.99
Nordel	972,700	387.1	3.84	-1.83	-6.54	-4.61	6.61	30.69	111.30
Scottsdale	857,100	350.4	2.76	-2.69	-6.54	-4.24	5.13	29.97	132.82
Sunshine Hills Woods	970,300	345.5	6.01	-0.55	-4.74	-2.92	6.54	31.17	123.34
Municipality: City of Surrey combined	791,900	343.4	-1.21	-4.53	-7.86	-8.30	-2.97	30.13	116.79
Area: North Surrey	690,800	396.8	-0.50	-9.28	-9.59	-10.12	-5.55	28.71	152.26
Bolivar Heights	571,600	422.5	0.14	-10.64	-8.98	-9.10	-4.13	36.86	195.87
Fraser Heights	829,800	341.3	-1.16	-10.56	-9.90	-9.59	-5.35	21.50	128.91
Guildford	681,600	398.1	0.35	-10.88	-9.71	-9.44	-5.42	31.04	158.51
Whalley	679,900	361.3	-2.25	-4.72	-10.01	-13.00	-9.06	21.16	121.25
Area: Surrey	767,700	353.3	-1.48	-3.36	-6.93	-7.90	-2.27	30.75	137.27
Bear Creek Green Timbers	760,900	341.7	-2.76	-4.71	-8.51	-11.22	-10.22	23.18	124.07
East Newton	637,300	351.3	-8.97	-5.59	-9.60	-12.85	-7.19	25.55	142.28
Fleetwood Tynehead	809,300	345.6	0.41	-3.52	-5.52	-7.45	-0.52	31.86	141.00
Panorama Ridge	846,000	335.0	-1.41	-2.67	-6.53	-5.37	-1.56	30.40	122.30
Queen Mary Park Surrey	691,400	386.7	-2.00	-4.64	-9.03	-11.47	-7.07	29.59	151.59
Sullivan Station	794,800	309.7	-1.31	-2.76	-7.16	-6.60	-2.85	29.20	120.58
West Newton	780,800	381.1	1.90	-2.03	-6.27	-5.62	3.96	37.88	156.46
Area: Cloverdale	778,900	320.1	-1.75	-3.76	-7.73	-8.80	-1.96	29.12	124.95
Clayton	777,000	322.0	-1.65	-3.62	-7.55	-8.68	-1.68	30.21	127.40
Cloverdale BC	781,400	320.5	-1.87	-3.93	-7.98	-8.95	-2.32	27.84	121.80
Area: South Surrey White Rock	876,500	277.2	-0.57	-4.97	-8.48	-8.09	-4.35	29.41	80.12
Crescent Bch Ocean Pk.	865,600	296.1	2.21	-4.79	-8.16	-6.50	-3.61	28.40	84.83
Elgin Chantrell	1,056,200	260.5	0.70	-5.99	-8.37	-8.60	-3.41	22.24	76.13
Grandview Surrey	871,700	262.5	-1.17	-4.93	-8.41	-8.70	-5.30	29.82	78.21
King George Corridor	857,800	308.5	0.49	-4.46	-7.75	-6.60	-1.69	33.38	103.50
Morgan Creek	852,300	259.1	-0.92	-5.30	-8.74	-8.90	-5.99	26.76	68.79

Fraser Valley Real Estate Board

2025-11

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	820,200	269.9	-1.35	-4.83	-8.63	-9.16	-6.32	28.52	78.74
Sunnyside Park Surrey	965,600	274.6	0.55	-4.98	-8.62	-6.41	-2.14	24.25	82.10
White Rock	868,500	316.9	1.93	-4.06	-7.88	-7.26	-4.38	30.09	97.69
Area: Langley	827,500	357.0	-0.47	-2.51	-4.24	-4.67	-0.86	38.53	145.36
Aldergrove Langley	603,900	441.4	0.75	-0.38	-2.15	-2.86	4.90	49.32	190.39
Fort Langley	945,200	354.3	-0.48	-2.56	0.51	-3.17	3.69	44.67	132.33
Langley City	771,800	328.7	-1.26	-2.49	-7.54	-5.92	-5.05	31.01	139.40
Murrayville	852,800	311.7	-2.01	-3.62	-8.46	-5.86	-4.50	25.63	120.13
Salmon River	1,034,200	350.9	1.56	-2.99	0.11	-3.17	3.15	44.88	123.08
Walnut Grove	825,800	320.8	-0.19	-1.78	-0.99	-3.29	-0.37	38.63	133.82
Willoughby Heights	847,800	370.4	-0.32	-2.83	-4.68	-5.15	-0.72	39.51	150.44
Area: Abbotsford	638,100	351.8	-1.01	-2.01	-4.40	-2.82	-0.34	35.15	152.19
Abbotsford East	704,200	390.8	-0.76	-1.98	-1.91	0.08	0.54	39.52	154.76
Abbotsford West	673,300	331.8	-0.78	-2.70	-5.71	-2.30	0.94	35.48	160.24
Aberdeen	736,200	345.3	-0.60	-2.73	-3.17	-4.72	1.77	39.46	133.78
Central Abbotsford	491,500	313.9	-1.97	0.42	-3.65	-3.95	3.67	41.52	157.72
Poplar	662,000	302.3	-0.36	-1.02	-2.92	-4.61	-0.20	27.18	108.77
Area: Mission	646,700	354.2	0.17	-0.53	-3.28	-3.70	3.48	41.23	157.79
Mission BC	646,700	354.2	0.17	-0.53	-3.28	-3.70	3.48	41.23	157.79