

Summary Report

For December 2025

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2025-12

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,269,200	354.3	-1.58	-3.49	-5.95	-8.50	1.72	18.61	58.88
Fraser Valley Real Estate Board	1,159,700	382.7	-1.85	-3.48	-6.32	-8.88	0.76	20.69	97.57
Area: N. Delta	1,204,000	381.7	1.03	-2.28	-5.26	-11.42	-1.90	19.39	81.42
Annieville	1,157,700	385.3	1.10	-1.81	-5.33	-12.45	-6.12	18.08	80.47
Nordel	1,238,500	389.5	2.72	-1.59	-2.23	-8.95	9.41	21.04	90.00
Scottsdale	1,163,400	384.3	0.89	-1.74	-5.58	-12.86	-6.22	17.24	79.50
Sunshine Hills Woods	1,254,200	344.7	-1.12	-4.06	-9.03	-12.56	-6.79	19.19	71.41
Municipality: City of Surrey combined	1,229,100	381.2	-3.32	-5.15	-7.97	-11.27	-4.44	19.24	84.51
Area: North Surrey	1,139,100	412.9	-5.88	-6.92	-7.44	-13.66	-3.51	18.11	100.92
Bolivar Heights	990,700	369.4	-10.56	-12.19	-12.21	-20.04	-6.29	10.30	82.42
Bridgeview	877,500	473.3	3.30	-3.03	-2.89	-9.66	10.69	32.02	147.41
Cedar Hills	1,132,300	397.3	-3.80	-9.44	-14.30	-15.22	-12.51	16.51	99.05
Fraser Heights	1,147,800	320.9	-12.63	-12.42	-14.47	-22.49	-9.17	0.60	56.16
Guildford	1,198,200	441.5	0.11	3.13	2.60	-7.05	0.64	21.09	112.16
Port Kells	2,399,700	461.7	-15.21	-16.42	-10.35	-13.25	3.50	47.13	133.77
Royal Heights	1,170,400	419.0	-0.10	-2.92	-2.63	-8.97	10.09	27.94	109.40
Whalley	1,305,700	513.2	-0.29	4.61	4.84	-4.91	1.54	30.15	137.04
Area: Surrey	1,246,300	394.0	-1.57	-2.76	-6.24	-9.90	-3.27	24.21	106.17
Bear Creek Green Timbers	1,245,700	419.6	-1.78	-3.23	-3.58	-7.98	4.40	27.38	118.43
East Newton	1,151,500	387.2	-2.02	-5.26	-11.72	-13.74	-6.11	17.19	102.72
Fleetwood Tynehead	1,220,200	353.9	0.80	-1.56	-3.12	-7.48	-4.74	24.88	99.27
Panorama Ridge	1,267,800	384.6	-3.27	-4.38	-8.62	-12.07	-4.28	28.07	99.69
Queen Mary Park Surrey	1,146,100	385.4	-3.82	-9.91	-14.34	-16.71	-14.81	14.98	93.47
Sullivan Station	1,540,900	350.6	-3.60	-2.53	-13.02	-12.70	-3.28	20.03	75.21
West Newton	1,365,800	423.5	-1.31	3.75	0.45	-7.69	3.62	30.11	125.27
Area: Cloverdale	1,164,900	389.9	-0.76	-3.82	-6.59	-8.56	0.57	19.05	102.97
Cloverdale BC	1,164,900	389.9	-0.76	-3.82	-6.59	-8.56	0.57	19.05	102.97
Area: South Surrey White Rock	1,333,700	306.5	-3.46	-5.98	-10.54	-10.43	-8.78	12.48	46.02
Crescent Bch Ocean Pk.	1,288,200	309.7	-3.25	-4.94	-7.22	-6.74	-5.46	18.30	47.20
Elgin Chantrell	1,775,400	315.7	-3.40	-5.37	-7.26	-8.36	-6.46	12.63	39.38

Fraser Valley Real Estate Board

2025-12

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Grandview Surrey	2,384,800	329.6	-6.60	-5.26	-14.39	-12.34	-6.76	1.60	47.67
Hazelmere	2,036,200	356.0	5.26	6.43	-0.84	-1.82	5.39	36.71	90.99
King George Corridor	1,120,800	296.1	-3.08	-6.50	-16.36	-15.28	-8.98	9.50	52.63
Pacific Douglas	2,484,000	388.7	-3.64	-4.05	-10.11	-10.17	-5.79	6.20	72.53
Sunnyside Park Surrey	1,285,200	313.1	-2.46	-4.98	-7.04	-7.26	-3.99	19.60	52.51
White Rock	1,212,500	314.8	-3.64	-5.55	-8.51	-8.17	-5.97	15.69	52.37
Area: Langley	1,335,500	391.8	-2.56	-5.16	-6.56	-8.59	3.76	19.96	110.53
Aldergrove Langley	996,200	372.1	-1.38	-5.20	-7.90	-9.11	-3.55	22.48	125.11
Brookwood Langley	1,197,800	372.1	-3.02	-9.22	-11.17	-11.09	0.11	16.32	95.33
Campbell Valley	2,445,700	425.3	-5.84	-5.32	1.33	-4.62	9.95	17.45	127.31
County Line Glen Valley	2,142,300	324.1	-5.54	-5.23	-8.58	-13.04	-2.58	21.57	107.62
Fort Langley	1,561,600	381.6	-0.52	-4.93	-8.36	-9.81	2.00	18.14	117.06
Langley City	1,113,600	400.7	-1.26	-0.91	-3.70	-11.56	5.42	18.41	109.35
Murrayville	1,254,100	330.3	-4.70	-8.93	-12.50	-11.90	-1.93	15.33	81.48
Otter District	2,205,000	389.0	-3.78	-6.04	-4.61	-11.47	3.84	11.69	112.34
Salmon River	1,845,100	417.2	-2.93	-4.86	1.36	-5.25	11.61	19.82	124.42
Walnut Grove	1,275,000	361.3	-1.15	-1.82	-7.12	-6.23	5.15	26.06	104.36
Willoughby Heights	1,120,800	405.9	-1.12	-0.34	-4.00	-11.78	5.13	20.77	115.67
Area: Abbotsford	1,052,000	404.9	-0.47	0.72	-3.80	-6.40	7.86	23.90	135.13
Abbotsford East	1,028,500	386.8	0.13	-0.41	-5.13	-5.06	7.33	28.21	123.20
Abbotsford West	971,300	411.9	-1.88	-0.79	-1.62	-8.63	4.12	17.99	136.86
Aberdeen	1,461,000	391.2	-3.55	-7.54	-4.12	-8.62	8.79	24.11	114.71
Bradner	2,177,100	330.2	-4.32	-6.49	-8.58	-14.52	-2.60	21.71	116.10
Central Abbotsford	964,100	405.3	0.67	9.19	-2.29	-6.12	12.55	27.13	163.70
Matsqui	1,221,600	389.7	3.62	-0.97	-5.78	-5.66	3.53	22.62	116.26
Poplar	969,600	393.7	0.72	8.55	-2.74	-6.75	11.97	25.78	155.82
Sumas Prairie	1,596,200	396.0	-0.70	-7.56	-9.47	-9.79	-4.28	24.84	113.82
Area: Mission	901,300	369.7	-0.08	-1.81	-4.25	-2.45	10.72	23.60	144.51
Dewdney Deroche	1,210,000	359.8	-0.17	-5.04	-1.07	0.50	13.39	31.31	148.82
Durieu	787,300	377.8	0.69	-2.58	-2.07	0.51	11.74	29.03	149.37
Hatzic	886,400	361.6	0.14	-1.58	-4.31	-2.66	9.71	22.62	141.23
Mission BC	862,200	362.6	0.11	-1.44	-4.65	-2.81	9.51	22.25	140.29

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Mission-West	1,339,600	350.1	-2.72	-0.09	-0.31	3.12	13.41	29.19	150.79
Stave Falls	1,274,700	363.0	-0.58	-5.10	-1.84	-1.01	12.98	30.43	146.77

Fraser Valley Real Estate Board

2025-12

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,859,800	350.4	-1.07	-2.31	-5.19	-5.73	3.39	21.62	40.55
Fraser Valley Real Estate Board	1,549,100	381.6	-0.96	-2.28	-4.62	-5.31	1.57	27.28	92.73
Area: N. Delta	1,343,300	354.6	1.37	-3.01	-3.46	-9.61	2.43	22.91	80.55
Annieville	1,328,200	383.8	0.10	-3.42	-2.93	-9.59	3.42	26.79	93.25
Nordel	1,310,900	344.8	1.92	-2.65	-2.76	-8.61	3.54	22.05	81.09
Scottsdale	1,337,600	386.9	2.98	-2.37	-2.94	-9.37	3.39	27.35	97.10
Sunshine Hills Woods	1,382,700	345.8	0.96	-3.25	-4.24	-10.11	0.49	17.14	69.18
Municipality: City of Surrey combined	1,584,300	385.5	-0.57	-0.82	-4.81	-6.43	0.08	27.31	88.88
Area: North Surrey	1,528,000	395.9	-0.38	-1.66	-6.47	-5.22	0.71	26.65	98.05
Bolivar Heights	1,324,100	413.8	0.12	-1.83	-7.14	-3.81	-2.91	31.62	123.92
Bridgeview	1,051,600	457.4	-0.22	-0.46	-5.59	-3.44	-2.35	34.10	145.12
Cedar Hills	1,454,900	390.3	0.15	-2.81	-7.16	-4.03	-4.83	24.10	110.86
Fraser Heights	1,675,800	403.4	-0.52	-0.96	-5.33	-4.88	3.14	24.43	92.83
Guildford	1,242,900	385.4	0.18	-2.11	-8.06	-4.49	-3.58	26.40	109.80
Port Kells	2,644,500	502.8	-5.29	-5.11	-7.83	-10.20	5.21	47.45	182.47
Royal Heights	1,470,200	387.2	2.06	-2.74	-2.62	-8.89	3.25	25.51	93.21
Whalley	1,402,900	437.9	0.83	-1.64	-7.01	-4.62	-5.56	29.63	120.72
Area: Surrey	1,460,100	390.6	-0.38	-1.81	-4.94	-7.51	-0.10	26.08	107.99
Bear Creek Green Timbers	1,380,800	394.7	0.61	0.46	-8.04	-12.19	-2.64	21.60	104.30
East Newton	1,541,200	392.1	-0.41	-2.99	-2.24	-7.59	-1.16	23.38	115.56
Fleetwood Tynehead	1,497,600	405.2	-1.00	-4.07	-4.70	-7.15	-0.27	26.78	114.51
Panorama Ridge	1,515,900	352.2	-0.23	-0.87	-5.45	-5.70	1.27	25.29	98.87
Queen Mary Park Surrey	1,364,600	414.4	0.14	-1.45	-8.32	-9.08	0.97	21.49	105.66
Sullivan Station	1,523,000	381.7	-0.16	-0.03	-3.90	-6.47	-0.65	34.64	108.58
West Newton	1,201,500	402.5	-0.05	-1.37	-7.75	-9.51	1.69	23.24	107.05
Area: Cloverdale	1,444,700	394.2	-1.70	-1.67	-4.18	-5.69	5.26	28.40	111.94
Clayton	1,347,700	378.2	-2.50	0.29	-2.60	-5.90	-0.92	27.21	113.55
Cloverdale BC	1,478,900	399.7	-1.48	-2.25	-4.65	-5.64	7.33	28.44	109.60
Area: South Surrey White Rock	1,873,600	332.7	-0.24	0.57	-4.62	-6.20	-2.55	24.79	59.64
Crescent Bch Ocean Pk.	1,850,300	330.2	-0.15	-1.02	-7.27	-6.51	-6.96	22.12	61.63

Fraser Valley Real Estate Board

2025-12

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	2,272,300	346.0	-0.46	-0.06	-1.96	-5.26	-2.07	21.75	40.54
Grandview Surrey	1,803,100	334.0	-0.21	-0.71	-5.03	-7.22	-2.42	20.14	62.37
Hazelmere	2,504,200	457.3	0.66	0.37	-0.22	-1.97	0.99	33.79	112.70
King George Corridor	1,676,600	358.6	0.39	-1.43	-5.76	-8.26	-4.40	22.98	85.71
Morgan Creek	1,909,600	323.1	1.06	13.65	-1.97	-5.72	5.21	31.39	63.76
Pacific Douglas	1,689,800	348.9	-1.02	-0.99	-4.59	-6.94	-2.30	28.04	97.12
Sunnyside Park Surrey	1,670,400	384.2	-1.18	0.10	-2.91	-6.22	1.24	27.68	67.63
White Rock	1,942,400	308.9	-1.03	-2.03	-7.57	-7.27	-6.68	21.85	52.09
Area: Langley	1,630,500	396.1	-1.59	-3.44	-5.28	-4.88	1.15	25.91	108.25
Aldergrove Langley	1,242,500	366.1	-3.22	-3.30	-8.27	-7.15	-0.11	32.21	119.35
Brookswood Langley	1,531,800	345.1	-1.40	-6.58	-8.90	-10.67	-3.90	25.95	82.79
Campbell Valley	2,863,400	350.2	-2.01	-4.16	-4.45	-1.27	1.63	21.13	86.67
County Line Glen Valley	2,564,100	334.3	-2.54	-3.13	-5.94	-5.67	-0.42	27.21	116.66
Fort Langley	2,380,100	369.0	-2.12	-2.79	-6.65	-3.48	1.93	24.37	111.22
Langley City	1,284,000	372.1	0.11	-6.13	-9.38	-10.85	-3.25	30.15	94.82
Murrayville	1,467,900	343.1	-1.21	-6.18	-9.06	-10.79	-3.84	25.59	80.96
Otter District	2,545,200	334.1	-2.79	-3.61	-5.65	-5.41	-0.33	26.65	117.23
Salmon River	2,028,800	351.5	-3.17	-4.61	-2.69	-1.76	4.93	33.45	122.47
Walnut Grove	1,391,900	366.3	-1.19	-2.73	-4.44	-2.66	5.14	21.21	95.67
Willoughby Heights	1,538,100	422.6	-1.08	-1.35	-3.60	-3.87	4.60	32.52	127.08
Area: Abbotsford	1,410,100	382.1	-2.23	-4.45	-2.13	2.94	16.07	32.03	123.45
Abbotsford East	1,268,000	350.2	1.83	-0.09	-3.45	-1.63	9.23	29.56	116.57
Abbotsford West	1,144,400	364.3	-6.06	-6.59	-7.51	-6.57	4.18	22.66	131.60
Aberdeen	1,341,800	338.6	-7.31	-6.28	-5.84	-5.52	6.04	20.16	116.77
Bradner	7,096,500	448.2	2.21	-3.55	17.67	43.79	50.50	39.76	112.42
Central Abbotsford	1,089,900	373.5	-6.18	-7.00	-7.66	-6.32	4.07	23.63	136.39
Matsqui	1,791,800	389.6	-4.16	-6.26	-1.27	6.89	16.37	24.75	125.20
Poplar	1,050,500	347.0	-5.29	-5.78	-7.93	-5.96	4.93	19.82	114.07
Area: Mission	1,130,400	331.2	-2.04	-9.80	-2.79	-5.34	5.18	26.17	132.26
Durieu	1,593,100	317.0	-1.46	-9.64	4.72	2.49	10.57	32.41	143.28
Hatzic	1,086,700	306.7	-2.29	-9.71	-5.60	-8.61	0.26	17.69	115.99
Mission BC	1,036,600	317.2	-2.79	-9.89	-5.45	-8.30	1.63	21.72	123.85

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Mission-West	1,489,800	342.3	-0.90	-11.91	5.06	2.95	14.41	39.89	136.89
Stave Falls	1,385,100	320.9	-1.84	-9.25	1.49	-0.53	9.34	31.62	138.59

Fraser Valley Real Estate Board

2025-12

Apartment	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	656,900	329.6	-0.66	-2.57	-5.26	-5.75	-0.33	16.71	71.31
Fraser Valley Real Estate Board	491,600	404.9	-1.00	-3.46	-6.19	-7.51	-1.17	26.41	148.25
Area: N. Delta	520,600	504.0	-1.75	-3.95	-6.15	-6.41	-2.87	19.69	180.62
Annieville	404,600	459.8	-2.29	-3.50	-6.12	-7.71	1.50	36.44	211.31
Scottsdale	596,900	394.8	-1.23	-3.38	-5.82	-6.78	-2.37	10.90	131.42
Municipality: City of Surrey combined	481,700	406.8	-0.80	-3.10	-5.77	-7.80	-2.82	20.46	133.79
Area: North Surrey	431,600	400.7	-0.35	-3.12	-6.88	-9.89	-6.25	14.91	135.57
Bolivar Heights	405,600	507.6	-0.29	-2.03	-5.44	-7.73	-4.46	24.02	185.97
Cedar Hills	373,500	526.1	-0.28	-3.02	-5.28	-5.19	2.25	45.29	251.44
Guildford	497,700	440.8	-1.78	-3.54	-6.35	-9.62	5.40	26.16	180.05
Whalley	417,700	388.2	0.08	-2.88	-6.84	-9.53	-8.87	12.55	119.07
Area: Surrey	500,900	466.4	-1.58	-3.64	-6.36	-8.39	0.30	34.02	181.81
Bear Creek Green Timbers	577,600	478.5	-1.10	-3.66	-5.92	-7.87	-1.14	32.37	175.79
East Newton	455,400	455.9	-1.21	-3.62	-6.00	-7.26	0.09	33.73	178.33
Fleetwood Tynehead	521,100	366.5	-2.66	-4.13	-7.52	-11.04	0.38	16.16	131.23
Queen Mary Park Surrey	468,200	472.0	-0.94	-3.32	-5.96	-7.40	1.07	39.11	197.04
Sullivan Station	603,200	452.2	-1.33	-3.56	-6.01	-7.79	-0.86	28.43	161.99
West Newton	517,300	478.1	-1.18	-3.18	-5.87	-7.04	1.44	36.91	199.00
Area: Cloverdale	536,700	397.9	-1.85	-3.45	-6.24	-9.79	5.15	22.02	147.60
Clayton	536,600	391.1	-1.98	-3.36	-6.23	-10.05	4.82	21.16	143.07
Cloverdale BC	536,900	400.4	-1.69	-3.56	-6.25	-9.43	5.56	23.20	151.67
Area: South Surrey White Rock	570,600	337.8	-0.76	-3.26	-2.90	-6.24	0.39	24.33	124.60
Crescent Bch Ocean Pk.	461,700	381.6	0.05	0.42	-2.80	-2.97	-0.21	22.82	161.73
Grandview Surrey	588,200	356.7	-0.25	-2.22	-2.78	-3.65	-0.22	28.31	135.45
King George Corridor	615,700	334.4	-1.12	-2.76	-3.04	-3.63	-0.48	24.17	115.88
Morgan Creek	602,600	386.5	-0.28	-2.23	-2.96	-3.52	-0.69	24.12	127.49
Sunnyside Park Surrey	539,900	324.3	-1.13	-2.52	-2.70	-2.70	-0.09	29.25	126.78
White Rock	547,700	334.6	-0.71	-4.26	-3.01	-9.67	1.36	22.70	124.41
Area: Langley	555,700	388.1	-1.50	-4.05	-6.77	-6.77	-1.05	30.63	154.16

Fraser Valley Real Estate Board

2025-12

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Aldergrove Langley	468,900	420.9	0.94	0.19	-5.07	-5.01	1.15	48.31	200.43
Fort Langley	809,200	378.3	-2.45	-3.76	-7.80	-8.05	-3.79	22.23	124.78
Langley City	513,400	368.3	-0.14	-3.13	-4.76	-6.36	-2.05	28.37	158.27
Murrayville	527,800	370.4	-2.19	-4.73	-7.79	-6.51	1.20	36.08	150.61
Salmon River	459,700	334.8	-1.96	-4.78	-8.12	-7.18	-1.79	33.39	128.07
Walnut Grove	537,100	318.2	-1.82	-4.73	-7.85	-7.58	-2.39	29.45	132.77
Willoughby Heights	588,900	362.6	-2.34	-4.95	-8.20	-8.11	-3.20	25.03	118.30
Area: Abbotsford	403,800	434.2	-0.69	-2.91	-8.20	-7.08	3.04	36.46	208.38
Abbotsford East	505,200	366.4	0.77	0.44	-6.00	-7.99	-3.53	27.84	110.82
Abbotsford West	386,000	419.6	-1.27	-4.81	-12.13	-11.74	-1.18	35.14	204.72
Central Abbotsford	409,800	440.6	-0.52	-2.13	-5.89	-3.99	6.66	37.60	211.16
Poplar	428,700	457.5	-0.04	0.68	-5.06	-6.02	0.70	40.99	220.60
Area: Mission	429,700	384.3	0.29	-0.52	-5.32	-6.38	-3.51	33.48	195.84
Mission BC	429,700	384.3	0.29	-0.52	-5.32	-6.38	-3.51	33.48	195.84

Fraser Valley Real Estate Board

2025-12

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,044,200	318.7	-0.78	-2.18	-4.72	-5.21	-0.69	17.08	38.44
Fraser Valley Real Estate Board	905,900	326.0	-0.70	-2.34	-4.85	-6.02	-4.29	19.59	70.32
Area: N. Delta	1,094,700	348.2	1.02	-1.58	-3.33	-9.58	-1.05	18.27	73.93
Annieville	974,300	367.7	0.44	-1.37	-2.52	-8.35	-4.86	17.97	74.35
Nordel	1,197,300	357.6	2.05	-1.05	-1.95	-8.31	5.70	22.26	93.19
Scottsdale	965,500	323.1	1.32	-0.65	-2.94	-10.23	-5.80	9.53	59.87
Sunshine Hills Woods	1,264,300	339.4	-0.03	-2.83	-5.30	-10.12	0.15	21.95	70.55
Municipality: City of Surrey combined	918,900	317.3	-0.41	-1.76	-5.11	-6.76	-7.30	17.78	59.77
Area: North Surrey	679,400	309.4	-0.67	-3.01	-5.64	-6.95	-10.01	10.19	50.85
Bolivar Heights	844,500	357.8	-4.89	-6.29	-8.37	-14.48	-14.85	4.93	70.95
Bridgeview	918,900	468.8	2.29	-2.37	-3.68	-8.47	0.86	30.33	145.19
Cedar Hills	1,195,600	422.9	-2.24	-6.06	-9.35	-7.88	-8.38	20.24	105.59
Fraser Heights	1,507,200	369.5	-0.86	-2.04	-5.81	-5.98	-0.81	18.73	77.56
Guildford	672,000	404.6	0.72	-1.94	-3.96	-4.44	3.74	32.92	123.41
Port Kells	2,509,400	480.5	-10.82	-11.51	-9.41	-12.30	3.85	45.78	154.91
Royal Heights	1,298,800	426.7	0.45	-3.68	-3.13	-10.24	5.31	23.79	110.51
Whalley	462,700	305.8	0.07	-2.92	-6.74	-9.20	-14.41	6.92	64.94
Area: Surrey	958,600	336.5	-0.18	-1.67	-5.18	-7.40	-6.45	19.16	84.89
Bear Creek Green Timbers	1,062,600	339.2	0.00	-1.82	-6.19	-9.81	-6.12	11.98	77.13
East Newton	904,600	317.1	0.51	-3.68	-4.69	-8.93	-11.72	10.87	73.94
Fleetwood Tynehead	977,600	322.4	-0.59	-1.95	-5.70	-8.93	-9.99	17.41	88.21
Panorama Ridge	1,265,800	340.9	-0.23	-1.13	-5.15	-6.86	-1.47	23.92	86.90
Queen Mary Park Surrey	756,800	331.6	-1.57	-4.41	-8.30	-11.03	-14.43	10.28	70.14
Sullivan Station	1,001,500	308.5	0.26	-0.77	-5.46	-5.25	-2.16	28.81	84.62
West Newton	861,400	365.2	-0.14	0.50	-2.87	-4.80	1.47	26.24	109.52
Area: Cloverdale	958,700	321.7	-0.74	-2.10	-5.49	-6.81	1.42	26.50	93.10
Clayton	822,800	275.0	-1.04	-1.36	-5.24	-6.56	-1.08	26.44	89.66
Cloverdale BC	1,061,500	356.6	-0.56	-2.54	-5.59	-7.30	3.00	26.41	98.11
Area: South Surrey White Rock	1,057,400	279.8	-0.32	-1.06	-4.34	-6.73	-9.65	17.37	39.48
Crescent Bch Ocean Pk.	1,557,600	337.6	-0.62	-1.49	-6.77	-7.51	-6.27	23.75	63.57

Fraser Valley Real Estate Board

2025-12

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	1,933,600	322.6	-0.52	-0.31	-2.06	-4.56	-4.89	18.43	36.52
Grandview Surrey	1,004,400	162.5	0.12	-1.28	-4.80	-6.77	-7.46	23.67	47.59
Hazelmere	2,382,100	422.9	1.66	1.88	1.05	2.95	8.02	40.08	110.82
King George Corridor	864,900	289.5	-0.89	-3.05	-6.85	-9.64	-14.02	10.29	57.77
Morgan Creek	1,159,200	239.4	0.88	7.60	-2.05	-5.64	0.29	29.13	46.51
Pacific Douglas	1,199,700	234.9	-0.68	-2.69	-6.49	-8.10	-11.09	12.55	38.10
Sunnyside Park Surrey	1,020,500	302.4	-0.66	-1.27	-3.85	-6.75	-9.60	18.08	46.58
White Rock	820,600	292.3	-0.98	-2.53	-3.24	-7.53	-14.03	9.97	38.01
Area: Langley	969,500	325.9	-1.48	-3.44	-5.48	-5.45	-0.15	22.80	81.76
Aldergrove Langley	915,100	399.6	-1.02	-3.29	-6.50	-7.39	0.93	30.16	132.33
Brookswood Langley	1,359,000	376.0	-2.19	-7.64	-9.77	-9.77	0.35	23.48	94.52
Campbell Valley	2,720,700	402.9	-3.22	-4.50	-2.04	-2.23	5.64	20.56	101.65
County Line Glen Valley	2,319,900	328.4	-3.95	-4.12	-7.99	-10.54	-4.92	20.78	109.44
Fort Langley	1,714,900	354.9	-1.47	-2.20	-4.72	-4.13	-1.03	23.92	114.57
Langley City	684,900	338.7	-0.09	-2.36	-4.24	-6.59	-1.97	25.77	97.84
Murrayville	1,010,900	330.4	-1.31	-5.46	-8.73	-8.17	3.87	30.28	76.78
Otter District	2,322,000	364.8	-3.26	-4.83	-4.20	-9.00	1.14	16.55	114.59
Salmon River	1,619,700	327.1	-2.59	-3.77	-0.49	0.68	10.51	29.03	132.81
Walnut Grove	1,008,600	324.6	-1.46	-3.16	-4.61	-3.36	5.01	27.85	96.37
Willoughby Heights	861,600	292.2	-1.42	-2.50	-5.71	-5.59	-1.38	23.71	74.97
Area: Abbotsford	756,500	339.2	-0.88	-1.91	-3.80	-3.47	1.31	22.06	102.15
Abbotsford East	985,000	356.5	0.22	-0.72	-3.73	-3.07	4.42	28.38	115.54
Abbotsford West	641,600	322.6	-1.35	-2.83	-6.08	-8.64	-6.28	16.46	108.26
Aberdeen	1,213,000	318.5	-5.12	-6.41	-4.67	-5.04	4.84	17.57	99.31
Bradner	4,542,200	459.8	-2.38	-7.98	9.84	23.74	39.59	54.40	158.02
Central Abbotsford	530,300	338.0	-0.76	0.09	-4.65	-5.27	0.69	26.12	133.26
Matsqui	1,479,600	401.6	-0.82	-4.04	-0.96	1.08	10.12	20.82	123.11
Poplar	695,800	368.3	-0.70	1.91	-3.56	-5.59	1.26	22.52	117.16
Sumas Prairie	1,596,200	396.0	-0.70	-7.56	-9.47	-9.79	-4.28	24.84	113.82
Area: Mission	860,600	342.9	-0.64	-4.56	-3.95	-4.96	2.36	20.87	126.94
Dewdney Deroche	1,210,000	359.8	-0.17	-5.04	-1.07	0.50	13.39	31.31	148.82
Durieu	1,062,500	346.8	-0.43	-6.32	6.48	3.46	9.82	22.72	144.40

Fraser Valley Real Estate Board

2025-12

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	954,200	347.6	-0.83	-5.16	-5.08	-4.64	2.15	17.79	134.86
Lake Errock	822,000	385.2	-2.41	-7.54	-3.84	-3.22	7.42	30.89	144.26
Mission BC	797,600	329.2	-0.66	-3.94	-4.94	-6.45	-0.09	18.20	119.61
Mission-West	1,424,500	356.3	-1.52	-6.95	2.83	3.16	13.91	35.94	149.51
Stave Falls	1,325,500	345.0	-1.09	-7.11	-0.20	-0.20	12.12	30.98	139.92

Fraser Valley Real Estate Board

2025-12

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,674,300	367.5	-1.16	-2.52	-5.23	-5.99	3.70	22.05	46.65
Fraser Valley Real Estate Board	1,388,400	395.7	-1.20	-2.61	-5.04	-6.23	1.54	25.34	96.67
Area: N. Delta	1,267,100	380.6	1.20	-2.71	-4.42	-10.64	0.24	21.40	82.98
Annieville	1,223,400	397.6	0.71	-2.36	-4.05	-10.99	-2.50	21.59	87.28
Nordel	1,270,200	379.1	2.35	-2.14	-2.42	-8.78	6.82	21.47	87.30
Scottsdale	1,234,200	398.5	1.74	-2.06	-4.44	-11.27	-1.85	21.94	87.97
Sunshine Hills Woods	1,326,700	346.6	0.06	-3.64	-6.37	-11.51	-2.67	18.46	71.08
Municipality: City of Surrey combined	1,484,100	398.7	-1.19	-1.77	-5.34	-7.21	-0.52	25.93	90.49
Area: North Surrey	1,357,300	419.6	-2.46	-3.45	-6.42	-8.08	-0.02	23.96	103.69
Bolivar Heights	1,102,700	399.4	-6.44	-7.80	-9.68	-13.96	-3.97	17.89	99.20
Bridgeview	918,900	468.8	2.29	-2.37	-3.68	-8.47	0.86	30.33	145.19
Cedar Hills	1,260,600	419.6	-2.28	-6.61	-10.97	-10.49	-9.65	19.82	110.54
Fraser Heights	1,619,900	395.5	-1.52	-1.89	-6.12	-6.66	2.36	22.75	88.78
Guildford	1,223,400	414.3	0.17	0.15	-3.74	-5.58	-1.47	24.04	111.27
Port Kells	2,509,400	480.5	-10.82	-11.51	-9.41	-12.30	3.85	45.78	154.91
Royal Heights	1,296,100	425.5	0.40	-3.71	-3.14	-10.29	5.09	23.69	110.02
Whalley	1,351,700	507.6	0.40	1.87	0.16	-3.99	-0.99	30.45	136.64
Area: Surrey	1,404,300	403.4	-0.64	-2.02	-5.13	-7.77	-0.47	26.26	110.54
Bear Creek Green Timbers	1,333,700	413.8	-0.17	-0.79	-6.23	-10.24	0.00	23.93	112.53
East Newton	1,445,300	399.3	-0.75	-3.34	-4.15	-8.29	-1.92	22.48	116.78
Fleetwood Tynehead	1,421,100	393.5	-0.63	-3.53	-4.12	-6.78	-0.86	27.43	111.90
Panorama Ridge	1,471,000	373.6	-0.72	-1.27	-5.59	-6.53	0.40	26.17	100.64
Queen Mary Park Surrey	1,266,100	416.8	-1.37	-5.16	-10.83	-12.03	-6.08	19.98	106.13
Sullivan Station	1,524,300	374.3	-0.40	-0.21	-4.64	-6.80	-0.87	33.49	104.54
West Newton	1,260,200	403.0	-0.59	0.62	-4.66	-8.76	2.31	25.62	112.33
Area: Cloverdale	1,385,100	398.7	-1.53	-2.09	-4.39	-5.90	5.17	27.14	110.28
Clayton	1,347,700	378.2	-2.50	0.29	-2.60	-5.90	-0.92	27.21	113.55
Cloverdale BC	1,394,800	403.8	-1.30	-2.65	-4.79	-5.87	6.85	27.06	108.90
Area: South Surrey White Rock	1,732,300	339.5	-0.79	-0.53	-5.62	-6.55	-3.91	22.25	58.87
Crescent Bch Ocean Pk.	1,691,100	345.4	-0.78	-1.51	-6.82	-5.83	-5.32	23.36	63.46

Fraser Valley Real Estate Board

2025-12

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	2,184,200	343.2	-0.78	-0.41	-2.33	-5.14	-2.61	20.29	40.71
Grandview Surrey	1,835,700	288.2	-0.89	-1.27	-5.88	-8.10	-4.13	15.88	54.37
Hazelmere	2,382,100	422.9	1.66	1.88	1.05	2.95	8.02	40.08	110.82
King George Corridor	1,410,600	337.9	-0.97	-3.40	-10.49	-11.47	-9.39	14.89	71.52
Morgan Creek	1,909,600	323.1	1.06	13.65	-1.97	-5.72	5.21	31.39	63.76
Pacific Douglas	1,751,600	306.3	-1.61	-2.11	-6.27	-8.18	-3.89	24.46	87.00
Sunnyside Park Surrey	1,527,100	358.6	-1.43	-1.48	-3.99	-6.05	-1.08	24.26	62.26
White Rock	1,655,900	349.9	-1.49	-2.43	-7.70	-7.16	-7.09	19.62	59.41
Area: Langley	1,514,400	399.9	-1.89	-3.94	-5.64	-5.91	2.59	24.15	109.81
Aldergrove Langley	1,090,000	383.1	-1.95	-4.20	-8.17	-7.91	-1.57	26.94	128.85
Brookswood Langley	1,359,000	376.0	-2.19	-7.64	-9.77	-9.77	0.35	23.48	94.52
Campbell Valley	2,720,700	402.9	-3.22	-4.50	-2.04	-2.23	5.64	20.56	101.65
County Line Glen Valley	2,319,900	328.4	-3.95	-4.12	-7.99	-10.54	-4.92	20.87	109.44
Fort Langley	2,118,700	417.3	-1.70	-3.27	-6.64	-4.49	2.43	25.05	117.00
Langley City	1,173,900	398.3	-0.65	-2.97	-5.88	-11.39	1.30	22.70	107.66
Murrayville	1,400,000	342.6	-2.23	-6.93	-10.20	-11.29	-3.41	22.71	81.94
Otter District	2,322,000	365.4	-3.28	-4.84	-4.22	-9.01	1.11	16.56	114.56
Salmon River	1,933,400	389.0	-2.99	-4.61	-0.46	-3.47	7.79	26.38	125.12
Walnut Grove	1,354,000	364.0	-1.17	-2.47	-5.33	-3.78	4.99	22.44	97.18
Willoughby Heights	1,509,600	431.1	-1.03	-1.08	-3.38	-3.84	6.47	32.97	128.70
Area: Abbotsford	1,199,100	408.7	-1.33	-1.90	-2.83	-1.87	11.76	27.76	133.81
Abbotsford East	1,145,200	371.9	1.03	-0.19	-4.03	-2.82	7.83	27.84	121.37
Abbotsford West	1,029,100	406.3	-3.35	-3.05	-3.79	-7.58	4.47	20.31	140.27
Aberdeen	1,385,300	362.8	-5.89	-6.78	-5.22	-6.69	7.12	21.79	117.51
Bradner	4,542,200	459.8	-2.38	-7.98	9.84	23.74	39.59	54.40	156.87
Central Abbotsford	993,700	402.6	-1.30	4.17	-3.94	-6.63	9.82	25.81	159.41
Matsqui	1,479,600	401.6	-0.82	-4.04	-0.96	1.08	10.12	20.82	123.11
Poplar	998,900	381.7	-1.78	2.41	-5.03	-6.81	8.65	24.94	139.31
Sumas Prairie	1,596,200	396.0	-0.70	-7.56	-9.47	-9.79	-4.28	24.84	113.82
Area: Mission	973,500	365.2	-0.81	-5.02	-3.82	-3.54	8.30	24.30	141.69
Dewdney Deroche	1,210,000	359.8	-0.17	-5.04	-1.07	0.50	13.39	31.31	148.82
Durieu	1,062,500	346.8	-0.43	-6.32	6.48	3.46	9.82	22.72	144.40

Fraser Valley Real Estate Board

2025-12

Single Family Detached	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	954,900	347.6	-0.83	-5.18	-5.11	-4.66	2.21	17.87	135.02
Mission BC	912,800	353.8	-0.95	-4.58	-5.12	-4.92	6.47	21.71	135.24
Mission-West	1,424,500	356.3	-1.52	-6.95	2.83	3.16	13.91	35.94	149.51
Stave Falls	1,325,500	345.0	-1.09	-7.11	-0.20	-0.20	12.12	30.98	139.92

Fraser Valley Real Estate Board

2025-12

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	925,400	353.3	-0.39	-1.26	-4.49	-5.23	2.82	31.09	96.82
Fraser Valley Real Estate Board	781,300	350.7	0.34	-1.63	-5.27	-5.68	-0.34	32.19	124.52
Area: N. Delta	912,800	399.1	-0.37	2.83	-0.42	-3.44	8.60	31.50	111.50
Annieville	734,100	408.5	-1.61	1.47	-1.87	-5.44	6.27	39.18	155.47
Nordel	971,700	386.7	-0.10	2.36	-1.23	-3.93	8.32	30.69	107.90
Scottsdale	866,200	354.1	1.06	2.64	-0.34	-3.70	7.21	30.71	130.83
Sunshine Hills Woods	958,500	341.3	-1.22	3.52	-0.47	-3.48	7.60	30.07	118.92
Municipality: City of Surrey combined	799,200	346.6	0.93	-1.59	-6.07	-6.27	-0.86	30.60	117.30
Area: North Surrey	707,200	406.2	2.37	-4.42	-6.94	-5.93	0.12	31.20	151.05
Bolivar Heights	582,600	430.6	1.92	-4.99	-6.70	-6.23	0.07	37.92	188.61
Fraser Heights	872,700	359.0	5.19	-3.73	-5.20	-5.95	1.16	28.35	135.87
Guildford	704,000	411.2	3.29	-4.28	-6.40	-6.10	0.46	35.22	159.60
Whalley	671,300	356.7	-1.27	-5.26	-10.08	-6.55	-5.33	17.96	112.83
Area: Surrey	773,200	355.8	0.71	-0.92	-6.00	-6.66	-1.11	30.95	137.20
Bear Creek Green Timbers	758,900	340.8	-0.26	-4.83	-8.78	-3.54	-5.44	20.68	121.30
East Newton	660,900	364.3	3.70	-4.68	-6.23	-10.29	-3.55	28.09	150.72
Fleetwood Tynehead	809,500	345.6	0.00	0.99	-6.34	-7.54	-2.54	29.54	139.83
Panorama Ridge	853,800	338.1	0.93	-0.62	-6.03	-5.37	0.12	33.90	125.25
Queen Mary Park Surrey	688,500	385.1	-0.41	-4.87	-8.53	-4.30	-2.16	26.84	143.89
Sullivan Station	800,900	312.1	0.77	-0.86	-6.58	-6.53	-1.86	30.86	122.45
West Newton	781,800	381.6	0.13	1.22	-2.20	-4.65	6.71	38.71	151.38
Area: Cloverdale	781,700	321.3	0.37	-2.16	-6.79	-7.46	-0.25	28.37	120.52
Clayton	777,800	322.3	0.09	-2.27	-6.82	-7.44	0.00	29.02	122.43
Cloverdale BC	787,100	322.8	0.72	-2.09	-6.79	-7.51	-0.59	27.49	117.81
Area: South Surrey White Rock	885,700	280.1	1.05	-1.37	-5.44	-5.15	-1.89	30.28	83.79
Crescent Bch Ocean Pk.	873,400	298.8	0.91	-2.26	-7.38	-4.02	-1.16	27.20	88.76
Elgin Chantrell	1,066,000	262.9	0.92	-1.57	-5.23	-4.30	-1.20	23.95	80.32
Grandview Surrey	882,200	265.6	1.18	-1.04	-5.14	-5.82	-2.85	31.29	81.92
King George Corridor	861,400	309.7	0.39	-1.40	-5.20	-3.67	0.19	32.86	107.43
Morgan Creek	862,500	262.2	1.20	-1.02	-5.45	-5.79	-3.03	28.59	70.15

Fraser Valley Real Estate Board

2025-12

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	831,500	273.6	1.37	-1.37	-5.30	-6.17	-3.83	29.79	83.62
Sunnyside Park Surrey	977,100	277.9	1.20	-1.63	-5.12	-3.71	-0.04	24.51	86.14
White Rock	869,300	317.1	0.06	-3.18	-7.71	-5.09	-1.58	27.50	100.70
Area: Langley	822,200	354.7	-0.64	-2.10	-4.45	-4.80	0.80	36.11	142.28
Aldergrove Langley	605,700	442.8	0.32	0.54	0.32	-2.75	9.63	48.99	188.66
Fort Langley	926,600	347.3	-1.98	-2.96	-4.19	-6.24	4.48	41.81	126.55
Langley City	775,400	330.2	0.46	-2.31	-4.65	-2.71	-1.67	30.67	137.04
Murrayville	854,300	312.2	0.16	-4.17	-6.13	-3.91	-3.04	24.53	118.47
Salmon River	1,018,300	345.5	-1.54	-2.04	-3.63	-5.29	3.26	41.25	117.98
Walnut Grove	812,700	315.7	-1.59	-3.19	-3.66	-5.62	0.13	34.57	129.27
Willoughby Heights	842,300	368.0	-0.65	-1.55	-4.93	-5.28	0.82	37.01	147.64
Area: Abbotsford	634,600	349.8	-0.57	-2.18	-4.11	-4.06	1.16	33.26	148.97
Abbotsford East	685,000	380.1	-2.74	-3.77	-4.78	-1.91	1.44	34.12	147.95
Abbotsford West	678,300	334.3	0.75	-1.47	-4.38	-3.63	3.24	36.62	163.02
Aberdeen	735,900	345.2	-0.03	-1.88	-0.86	-5.01	4.45	38.52	134.19
Central Abbotsford	489,700	312.7	-0.38	-1.94	-2.13	-5.13	3.71	36.61	145.64
Poplar	665,700	304.0	0.56	0.40	-1.23	-4.25	1.13	27.52	108.36
Area: Mission	655,400	358.9	1.33	1.76	0.45	-3.10	6.97	41.86	159.51
Mission BC	655,400	358.9	1.33	1.76	0.45	-3.10	6.97	41.86	159.51