

Summary Report

For January 2026

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2026-01

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,263,800	352.8	-0.42	-2.51	-5.74	-8.55	2.38	14.88	51.03
Fraser Valley Real Estate Board	1,149,400	379.3	-0.89	-3.36	-6.09	-9.32	1.34	15.29	87.96
Area: N. Delta	1,209,000	383.3	0.42	-0.16	-5.57	-9.58	-0.10	16.47	74.47
Annieville	1,174,700	390.9	1.45	1.16	-6.08	-9.66	-1.73	15.04	74.04
Nordel	1,216,000	382.4	-1.82	-1.47	-2.85	-8.43	2.41	16.76	78.36
Scottsdale	1,183,300	390.9	1.72	1.11	-6.24	-9.97	-1.81	14.73	73.50
Sunshine Hills Woods	1,267,600	348.4	1.07	-0.97	-8.15	-11.26	-0.26	18.42	69.29
Municipality: City of Surrey combined	1,219,200	378.2	-0.79	-4.59	-7.53	-11.55	-2.25	13.57	75.74
Area: North Surrey	1,113,200	403.5	-2.28	-7.28	-9.45	-14.60	-1.05	8.15	91.14
Bolivar Heights	1,001,500	373.4	1.08	-10.76	-13.30	-17.48	0.00	6.08	83.94
Bridgeview	878,200	473.7	0.08	-0.38	-2.01	-8.22	7.05	27.96	142.92
Cedar Hills	1,138,900	399.6	0.58	-2.63	-11.71	-13.54	1.27	11.09	92.49
Fraser Heights	1,150,300	321.6	0.22	-11.09	-15.21	-20.75	-3.57	-3.77	57.96
Guildford	1,140,200	420.1	-4.85	-1.52	-0.71	-11.84	-4.57	3.47	91.65
Port Kells	2,184,500	420.3	-8.97	-19.25	-16.41	-20.97	1.79	27.67	118.11
Royal Heights	1,148,000	411.0	-1.91	-3.13	-4.51	-9.85	1.16	22.36	100.68
Whalley	1,222,600	480.6	-6.35	-0.99	-1.46	-11.64	-4.47	8.34	110.70
Area: Surrey	1,233,000	389.8	-1.07	-2.62	-7.06	-10.02	0.33	19.06	96.47
Bear Creek Green Timbers	1,226,500	413.1	-1.55	-3.77	-4.42	-6.69	9.31	20.97	104.61
East Newton	1,164,400	391.5	1.11	0.00	-10.60	-12.20	-5.57	16.38	99.34
Fleetwood Tynehead	1,182,100	342.8	-3.14	-4.41	-5.15	-11.01	-5.88	18.29	85.50
Panorama Ridge	1,275,400	387.0	0.62	-0.08	-7.55	-9.94	1.42	25.53	94.96
Queen Mary Park Surrey	1,153,600	387.9	0.65	-3.58	-12.00	-14.14	-1.15	9.51	87.03
Sullivan Station	1,560,300	355.0	1.25	-4.67	-7.29	-10.94	0.88	19.73	71.41
West Newton	1,338,500	415.0	-2.01	-0.95	-5.64	-9.17	5.22	23.29	113.15
Area: Cloverdale	1,128,100	377.5	-3.18	-5.86	-5.44	-14.30	-3.25	12.28	91.82
Cloverdale BC	1,128,100	377.5	-3.18	-5.86	-5.44	-14.30	-3.25	12.28	91.82
Area: South Surrey White Rock	1,370,000	314.9	2.74	-1.96	-6.11	-7.11	-6.45	11.43	40.83
Crescent Bch Ocean Pk.	1,336,700	321.4	3.78	1.29	-2.46	-1.20	-3.45	16.45	39.50
Elgin Chantrell	1,844,000	327.9	3.86	1.23	-1.80	-1.38	-5.07	10.52	32.70

Fraser Valley Real Estate Board

2026-01

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Grandview Surrey	2,342,500	323.7	-1.79	-8.74	-9.58	-14.07	2.31	-0.71	41.85
Hazelmere	1,799,800	314.7	-11.60	-10.85	-3.85	-12.12	-10.24	28.29	68.47
King George Corridor	1,144,700	302.4	2.13	-5.00	-11.58	-16.81	-3.17	9.64	55.00
Pacific Douglas	2,471,100	386.7	-0.51	-9.67	-13.47	-16.86	-12.15	6.18	65.04
Sunnyside Park Surrey	1,329,700	323.9	3.45	1.63	-1.58	-0.55	-2.26	19.70	44.34
White Rock	1,257,400	326.4	3.68	0.65	-3.75	-3.15	-4.51	14.21	45.84
Area: Langley	1,353,900	397.2	1.38	-2.79	-3.90	-5.94	5.72	19.06	105.91
Aldergrove Langley	1,017,000	379.9	2.10	-1.25	-4.57	-6.98	-1.09	26.25	118.08
Brookwood Langley	1,245,900	387.0	4.00	-2.52	-6.59	-4.77	-1.48	18.13	93.50
Campbell Valley	2,458,900	427.6	0.54	-2.93	-0.12	1.16	17.05	14.06	133.41
County Line Glen Valley	2,202,200	333.2	2.81	-0.57	-1.07	-9.19	3.32	23.41	109.30
Fort Langley	1,612,300	394.0	3.25	1.00	-0.61	-6.08	9.11	21.38	117.44
Langley City	1,088,400	391.7	-2.25	-4.86	-5.52	-13.51	3.51	13.40	87.69
Murrayville	1,313,000	345.8	4.69	-2.34	-7.09	-5.52	-3.70	16.94	79.73
Otter District	2,247,700	396.6	1.95	-4.02	-4.87	-7.36	8.33	10.23	124.58
Salmon River	1,852,700	418.9	0.41	-3.83	0.87	-3.01	15.24	15.81	132.33
Walnut Grove	1,300,400	368.5	1.99	-0.27	-0.41	-5.46	11.57	28.58	103.48
Willoughby Heights	1,093,400	396.0	-2.44	-4.46	-5.13	-12.54	4.68	13.60	93.45
Area: Abbotsford	1,017,500	391.6	-3.28	-3.00	-5.11	-10.65	4.07	14.24	119.51
Abbotsford East	991,000	372.7	-3.65	-3.79	-4.73	-9.56	4.19	19.23	110.33
Abbotsford West	967,600	410.3	-0.39	-1.94	-1.35	-10.10	1.23	10.15	121.19
Aberdeen	1,471,200	393.9	0.69	-2.81	-3.22	-4.51	16.13	19.07	124.96
Bradner	2,238,800	339.6	2.85	0.18	-1.68	-9.92	4.43	23.45	119.95
Central Abbotsford	892,100	375.0	-7.48	-3.77	-10.59	-15.71	2.77	11.87	134.52
Matsqui	1,169,400	373.0	-4.29	-5.23	-7.05	-10.94	-1.01	15.44	105.06
Poplar	898,600	364.8	-7.34	-3.85	-10.52	-15.96	2.50	11.29	128.00
Sumas Prairie	1,559,200	386.8	-2.32	-8.32	-8.99	-13.70	-2.74	16.75	115.97
Area: Mission	868,300	356.2	-3.65	-4.48	-7.96	-6.66	7.58	14.35	126.16
Dewdney Deroche	1,158,700	344.5	-4.25	-4.70	-5.56	-3.88	12.54	21.47	129.97
Durieu	745,200	357.6	-5.35	-6.56	-6.53	-5.12	8.40	16.71	124.20
Hatzic	854,500	348.6	-3.60	-4.34	-8.14	-6.77	6.44	13.85	123.32
Mission BC	831,300	349.6	-3.59	-4.43	-8.31	-7.00	6.26	13.54	122.53

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Mission-West	1,280,700	334.7	-4.40	-3.79	-3.77	-1.96	6.86	14.51	138.22
Stave Falls	1,226,600	349.3	-3.77	-4.35	-6.45	-5.00	12.32	21.79	131.02

Fraser Valley Real Estate Board

2026-01

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,828,400	344.5	-1.68	-3.23	-5.82	-7.34	2.81	16.98	33.68
Fraser Valley Real Estate Board	1,530,700	377.1	-1.18	-2.73	-5.63	-6.84	2.36	22.04	83.68
Area: N. Delta	1,342,100	354.3	-0.08	-2.05	-3.96	-11.11	3.42	17.51	72.83
Annieville	1,337,300	386.4	0.68	-1.98	-3.57	-10.72	4.57	22.16	84.79
Nordel	1,304,500	343.1	-0.49	-1.97	-3.41	-10.42	4.06	16.19	72.41
Scottsdale	1,327,800	384.1	-0.72	-2.02	-3.73	-11.01	3.87	21.05	87.00
Sunshine Hills Woods	1,384,900	346.3	0.14	-2.09	-4.50	-11.61	2.03	12.22	62.73
Municipality: City of Surrey combined	1,567,000	381.3	-1.09	-0.96	-5.10	-7.70	0.45	22.33	80.45
Area: North Surrey	1,509,200	391.0	-1.24	-2.03	-6.19	-7.87	1.09	22.00	89.07
Bolivar Heights	1,310,500	409.5	-1.04	-0.92	-5.25	-4.37	1.66	27.65	115.41
Bridgeview	1,026,500	446.5	-2.38	-1.41	-6.69	-5.00	0.31	28.01	130.51
Cedar Hills	1,455,400	390.4	0.03	-0.69	-4.50	-4.97	-0.26	22.34	104.61
Fraser Heights	1,654,200	398.2	-1.29	-2.23	-7.03	-9.25	0.30	19.08	83.84
Guildford	1,222,700	379.1	-1.63	-1.74	-5.04	-5.41	0.21	23.16	100.37
Port Kells	2,579,400	490.4	-2.47	-7.75	-2.50	-7.24	1.74	39.08	160.57
Royal Heights	1,473,100	388.0	0.21	-2.39	-3.22	-11.23	4.11	20.35	83.28
Whalley	1,375,700	429.4	-1.94	-1.08	-6.43	-6.90	-2.96	24.43	110.08
Area: Surrey	1,451,000	388.2	-0.61	-1.02	-4.41	-7.64	-0.21	21.77	99.69
Bear Creek Green Timbers	1,385,100	396.0	0.33	2.01	-5.15	-6.69	1.10	17.26	98.90
East Newton	1,527,400	388.6	-0.89	-1.67	-3.38	-9.21	0.03	19.72	101.87
Fleetwood Tynehead	1,491,900	403.7	-0.37	-4.06	-4.88	-8.37	0.75	21.30	107.03
Panorama Ridge	1,523,900	354.1	0.54	1.17	-4.76	-3.33	1.43	23.77	97.60
Queen Mary Park Surrey	1,356,200	411.8	-0.63	0.66	-2.30	-9.24	-4.54	17.42	94.06
Sullivan Station	1,500,700	376.1	-1.47	-0.58	-5.22	-8.04	-0.69	29.38	100.48
West Newton	1,185,300	397.1	-1.34	0.23	-4.01	-10.28	-4.59	18.08	92.86
Area: Cloverdale	1,418,600	387.1	-1.80	-3.39	-4.68	-7.72	2.06	21.96	99.13
Clayton	1,329,700	373.2	-1.32	-3.32	-1.24	-7.05	-2.71	24.28	101.62
Cloverdale BC	1,450,700	392.1	-1.90	-3.38	-5.72	-7.87	3.62	20.83	96.64
Area: South Surrey White Rock	1,855,500	329.5	-0.96	1.20	-5.32	-6.47	0.18	20.70	53.04
Crescent Bch Ocean Pk.	1,812,200	323.4	-2.06	1.63	-6.48	-1.37	-3.78	18.72	52.19

Fraser Valley Real Estate Board

2026-01

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	2,263,000	344.6	-0.40	-0.72	-7.54	-7.56	1.56	14.52	37.35
Grandview Surrey	1,784,400	330.5	-1.05	-1.14	-5.60	-9.25	-1.99	16.87	58.06
Hazelmere	2,451,900	447.8	-2.08	-2.63	-2.27	-2.99	3.20	26.21	101.53
King George Corridor	1,665,500	356.3	-0.64	-0.47	-6.01	-9.15	-2.28	19.68	78.96
Morgan Creek	1,868,900	316.2	-2.14	8.51	-1.40	-13.01	8.88	27.91	50.43
Pacific Douglas	1,677,700	346.4	-0.72	-1.09	-4.68	-8.41	-1.09	23.80	91.38
Sunnyside Park Surrey	1,656,400	381.0	-0.83	-1.06	-6.41	-9.37	3.59	20.15	63.52
White Rock	1,937,400	308.1	-0.26	3.01	-5.14	-0.39	-2.68	20.59	42.90
Area: Langley	1,605,000	389.9	-1.57	-2.79	-7.14	-8.04	2.07	20.15	97.82
Aldergrove Langley	1,199,500	353.4	-3.47	-8.26	-11.96	-12.89	-0.37	25.63	110.86
Brookswood Langley	1,536,600	346.2	0.32	1.79	-8.63	-11.03	-2.51	22.12	73.36
Campbell Valley	2,772,900	339.2	-3.14	-7.50	-6.79	-7.25	0.65	16.76	80.33
County Line Glen Valley	2,444,400	318.7	-4.67	-8.21	-11.35	-12.85	-1.33	18.78	104.69
Fort Langley	2,313,800	358.7	-2.79	-6.00	-8.96	-10.50	3.34	17.72	101.40
Langley City	1,275,200	369.5	-0.70	1.76	-9.15	-11.90	-2.07	24.92	81.93
Murrayville	1,470,000	343.6	0.15	1.81	-8.98	-11.26	-2.69	22.02	71.71
Otter District	2,427,500	318.7	-4.61	-8.29	-10.98	-12.54	-1.02	18.74	104.82
Salmon River	1,934,900	335.2	-4.64	-8.24	-8.32	-9.06	3.55	24.70	108.59
Walnut Grove	1,425,100	375.0	2.38	-0.77	-3.20	-2.04	11.61	20.19	94.30
Willoughby Heights	1,497,300	411.3	-2.67	-2.19	-6.76	-8.01	3.58	24.11	112.12
Area: Abbotsford	1,391,000	377.0	-1.33	-10.22	-5.82	0.43	18.48	27.19	111.80
Abbotsford East	1,209,600	334.1	-4.60	-7.71	-7.09	-7.12	4.21	19.11	92.12
Abbotsford West	1,176,000	374.4	2.77	-3.23	-5.72	-3.88	15.41	22.35	136.07
Aberdeen	1,381,100	348.5	2.92	-3.01	-3.70	-2.87	17.22	20.59	119.74
Bradner	6,870,200	433.9	-3.19	-23.29	-6.00	37.31	46.54	38.23	111.25
Central Abbotsford	1,125,000	385.5	3.21	-3.31	-5.31	-3.41	15.21	23.08	142.15
Matsqui	1,826,600	397.2	1.95	-9.97	-5.50	7.58	23.85	26.06	129.99
Poplar	1,078,100	356.2	2.65	-2.41	-6.95	-3.18	15.80	20.46	117.99
Area: Mission	1,121,200	328.5	-0.82	-10.32	-4.81	-4.78	6.79	19.32	123.93
Durieu	1,590,700	316.5	-0.16	-6.80	3.09	1.90	12.08	22.63	133.92
Hatzic	1,085,900	306.5	-0.07	-10.01	-6.92	-7.76	2.13	13.02	109.64
Mission BC	1,025,500	313.8	-1.07	-10.29	-7.38	-7.71	3.19	14.73	114.93

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Mission-West	1,465,800	336.8	-1.61	-15.74	-0.88	2.62	14.83	30.54	125.74
Stave Falls	1,388,000	321.6	0.22	-6.97	1.48	0.00	11.59	24.70	132.87

Fraser Valley Real Estate Board

2026-01

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	652,100	327.2	-0.73	-1.71	-5.24	-6.25	-2.18	13.61	65.34
Fraser Valley Real Estate Board	488,600	402.5	-0.59	-2.52	-5.41	-8.23	-2.52	23.77	141.02
Area: N. Delta	517,700	501.2	-0.56	-3.32	-6.37	-8.34	-5.70	16.10	176.14
Annieville	405,800	461.1	0.28	-2.25	-6.51	-8.67	-0.73	32.31	215.17
Scottsdale	591,400	391.1	-0.94	-3.57	-6.44	-9.28	-5.46	6.65	124.51
Municipality: City of Surrey combined	480,800	406.1	-0.17	-2.05	-5.51	-8.37	-6.60	18.67	126.37
Area: North Surrey	429,300	398.6	-0.52	-1.77	-6.28	-10.63	-10.49	13.24	128.03
Bolivar Heights	405,100	507.0	-0.12	-0.90	-4.38	-8.35	-6.47	24.69	189.22
Cedar Hills	371,400	523.1	-0.57	-3.26	-6.89	-7.32	0.60	40.20	246.88
Guildford	502,000	444.6	0.86	-1.62	-6.02	-8.42	-3.72	23.26	158.64
Whalley	413,900	384.7	-0.90	-1.76	-6.17	-10.85	-11.52	11.57	119.08
Area: Surrey	499,700	465.3	-0.24	-3.24	-6.49	-9.12	-3.14	29.68	174.68
Bear Creek Green Timbers	570,000	472.2	-1.32	-4.08	-6.64	-9.78	-3.93	26.12	163.95
East Newton	447,900	448.3	-1.67	-3.84	-7.03	-9.29	-3.80	28.23	174.19
Fleetwood Tynehead	533,200	375.0	2.32	-1.70	-6.20	-9.16	-6.81	15.14	118.28
Queen Mary Park Surrey	462,800	466.5	-1.17	-3.64	-6.77	-9.52	-2.61	33.21	192.66
Sullivan Station	592,200	443.9	-1.84	-4.33	-6.80	-10.34	-4.25	22.69	151.22
West Newton	512,500	473.7	-0.92	-3.76	-6.36	-9.10	-2.07	31.84	193.31
Area: Cloverdale	543,100	402.6	1.18	-1.35	-6.04	-8.44	-3.68	20.04	129.01
Clayton	543,600	396.2	1.30	-1.32	-6.16	-8.71	-3.95	19.30	123.84
Cloverdale BC	542,500	404.5	1.02	-1.41	-5.91	-7.98	-3.28	21.04	133.14
Area: South Surrey White Rock	565,300	334.7	-0.92	-2.33	-2.99	-5.48	-0.24	22.92	117.20
Crescent Bch Ocean Pk.	450,200	372.1	-2.49	-2.16	-3.83	-5.46	-0.13	20.38	151.25
Grandview Surrey	587,700	356.4	-0.08	-2.09	-2.99	-4.40	-0.47	28.25	132.79
King George Corridor	617,500	335.4	0.30	-2.13	-2.90	-4.06	-0.47	24.92	113.36
Morgan Creek	602,600	386.5	0.00	-2.40	-2.91	-4.71	-0.82	24.08	122.90
Sunnyside Park Surrey	540,200	324.4	0.03	-2.14	-3.05	-3.85	-0.98	29.09	124.19
White Rock	536,000	327.4	-2.15	-2.59	-3.11	-7.44	0.28	19.45	111.91
Area: Langley	553,000	386.2	-0.49	-3.01	-5.76	-7.85	0.97	28.09	152.91

Fraser Valley Real Estate Board

2026-01

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Aldergrove Langley	472,900	424.5	0.86	1.85	-1.76	-4.48	2.24	43.46	201.71
Fort Langley	789,700	369.2	-2.41	-3.68	-6.96	-10.17	-5.02	15.70	120.02
Langley City	513,700	368.5	0.05	-0.83	-3.26	-7.90	-0.08	25.51	159.51
Murrayville	525,100	368.5	-0.51	-3.91	-6.78	-7.37	3.72	34.49	149.32
Salmon River	455,500	331.8	-0.90	-3.80	-7.06	-7.81	1.00	31.15	125.71
Walnut Grove	532,500	315.5	-0.85	-4.28	-7.45	-8.28	-0.09	27.94	132.33
Willoughby Heights	584,800	360.1	-0.69	-4.31	-7.52	-8.74	-0.91	23.92	117.06
Area: Abbotsford	397,500	427.4	-1.57	-3.37	-6.00	-9.54	4.17	31.10	201.84
Abbotsford East	503,100	364.8	-0.44	-0.95	-4.15	-6.58	-0.65	21.32	113.21
Abbotsford West	383,500	416.8	-0.67	-4.12	-7.54	-12.40	4.86	29.88	200.50
Central Abbotsford	400,000	430.1	-2.38	-3.28	-5.53	-8.20	4.19	32.50	203.10
Poplar	432,800	461.9	0.96	0.48	-0.84	-4.01	3.87	37.06	214.43
Area: Mission	437,100	391.0	1.74	1.30	-1.16	-4.66	-0.26	29.13	192.23
Mission BC	437,100	391.0	1.74	1.30	-1.16	-4.66	-0.26	29.13	192.23

Fraser Valley Real Estate Board

2026-01

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,032,700	315.2	-1.10	-2.29	-5.09	-6.02	-1.44	13.50	32.49
Fraser Valley Real Estate Board	897,200	322.8	-0.98	-2.39	-5.14	-6.89	-3.84	15.24	62.87
Area: N. Delta	1,094,500	348.1	-0.03	-0.46	-4.00	-9.25	-0.14	14.51	66.79
Annieville	983,700	371.2	0.95	0.32	-2.88	-6.55	-2.24	14.07	67.36
Nordel	1,181,800	353.0	-1.29	-0.70	-3.00	-8.53	2.47	17.51	82.71
Scottsdale	970,200	324.7	0.50	0.22	-3.71	-9.43	-3.74	6.01	53.52
Sunshine Hills Woods	1,268,500	340.5	0.32	-1.10	-5.36	-10.47	3.18	19.18	65.77
Municipality: City of Surrey combined	910,100	314.3	-0.95	-1.66	-5.22	-7.42	-7.20	13.26	53.09
Area: North Surrey	671,400	305.7	-1.20	-2.24	-5.79	-8.17	-10.64	5.16	44.47
Bolivar Heights	842,800	357.1	-0.20	-5.18	-8.51	-13.03	-10.90	1.02	68.84
Bridgeview	915,200	466.9	-0.41	-0.68	-3.39	-7.67	1.17	26.05	137.73
Cedar Hills	1,197,300	423.5	0.14	-1.99	-7.41	-7.83	-0.02	16.03	98.55
Fraser Heights	1,488,500	364.9	-1.24	-2.46	-7.55	-9.63	-2.59	13.36	69.88
Guildford	664,100	399.8	-1.19	-0.32	-4.61	-5.31	-0.25	26.04	110.64
Port Kells	2,381,900	456.1	-5.08	-13.22	-9.40	-14.12	2.13	32.97	139.05
Royal Heights	1,282,000	421.2	-1.29	-3.90	-5.35	-12.38	1.45	17.65	101.34
Whalley	458,500	303.0	-0.92	-1.75	-5.75	-10.43	-15.76	3.41	59.98
Area: Surrey	951,800	334.1	-0.71	-1.65	-4.90	-7.53	-6.13	15.05	77.62
Bear Creek Green Timbers	1,071,600	342.0	0.83	0.38	-3.36	-6.15	-1.72	9.13	72.03
East Newton	909,300	318.7	0.50	-1.85	-3.63	-8.99	-9.51	9.56	66.51
Fleetwood Tynehead	959,900	316.6	-1.80	-3.62	-7.35	-9.90	-10.84	12.27	79.28
Panorama Ridge	1,263,200	340.2	-0.21	0.18	-5.10	-5.50	-1.31	21.20	83.40
Queen Mary Park Surrey	769,700	337.3	1.72	-0.59	-3.68	-9.11	-9.96	7.56	67.15
Sullivan Station	986,400	303.9	-1.49	-1.75	-5.12	-6.89	-3.00	23.19	77.51
West Newton	848,800	359.8	-1.48	-0.58	-3.69	-5.76	-1.56	20.41	98.46
Area: Cloverdale	948,700	318.4	-1.03	-2.78	-4.58	-7.63	-1.03	21.76	85.55
Clayton	821,700	274.6	-0.15	-1.93	-3.65	-5.96	-2.76	23.97	84.42
Cloverdale BC	1,044,500	350.9	-1.60	-3.28	-5.19	-8.93	-0.06	20.21	88.86
Area: South Surrey White Rock	1,046,200	276.8	-1.07	-0.65	-5.08	-6.68	-8.25	13.26	32.82
Crescent Bch Ocean Pk.	1,527,200	331.0	-1.95	0.46	-6.42	-3.55	-4.78	18.77	51.63

Fraser Valley Real Estate Board

2026-01

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	1,929,100	321.8	-0.25	0.00	-6.32	-5.96	-2.07	12.09	32.16
Grandview Surrey	990,900	160.3	-1.35	-1.90	-5.93	-8.19	-6.42	19.27	43.77
Hazelmere	2,288,900	406.3	-3.93	-3.54	-1.14	-1.19	4.47	35.12	98.87
King George Corridor	858,700	287.4	-0.73	-2.91	-7.02	-10.97	-12.59	7.12	52.63
Morgan Creek	1,138,000	235.0	-1.84	4.82	-2.69	-10.92	2.35	27.16	37.51
Pacific Douglas	1,186,800	232.4	-1.06	-3.13	-7.48	-9.43	-10.72	10.14	32.72
Sunnyside Park Surrey	1,005,800	298.0	-1.46	-1.59	-5.85	-7.42	-9.70	11.74	38.09
White Rock	812,300	289.4	-0.99	-0.03	-2.30	-3.60	-12.86	6.16	28.39
Area: Langley	962,900	323.7	-0.68	-2.65	-5.63	-6.66	1.09	19.98	75.16
Aldergrove Langley	911,300	397.9	-0.43	-3.16	-6.04	-8.91	1.61	29.99	124.55
Brookswood Langley	1,387,200	383.8	2.07	-0.13	-7.29	-7.16	-0.13	22.46	88.32
Campbell Valley	2,663,900	394.5	-2.08	-6.14	-4.57	-4.53	6.74	16.20	98.34
County Line Glen Valley	2,304,200	326.2	-0.67	-4.12	-6.40	-11.89	-2.19	17.55	105.16
Fort Langley	1,700,300	351.9	-0.85	-2.49	-4.35	-7.49	1.97	20.72	108.47
Langley City	680,400	336.5	-0.65	-1.15	-3.88	-8.36	-1.00	22.54	87.78
Murrayville	1,022,500	334.2	1.15	-0.12	-6.39	-7.30	5.86	30.80	70.68
Otter District	2,311,500	363.2	-0.44	-5.10	-6.54	-8.77	4.04	13.22	117.88
Salmon River	1,593,900	321.9	-1.59	-5.16	-2.57	-2.10	12.67	23.48	127.81
Walnut Grove	1,012,700	325.9	0.40	-2.54	-4.32	-3.81	9.14	26.27	92.38
Willoughby Heights	850,500	288.4	-1.30	-2.76	-6.45	-7.33	-0.72	20.22	67.77
Area: Abbotsford	744,300	333.8	-1.59	-4.63	-4.76	-5.79	1.68	16.84	91.95
Abbotsford East	951,300	344.3	-3.42	-5.36	-5.52	-7.22	1.15	20.76	98.90
Abbotsford West	641,500	322.5	-0.03	-2.15	-3.99	-8.41	-3.67	11.67	99.94
Aberdeen	1,237,600	324.9	2.01	-2.34	-2.96	-2.14	13.72	17.12	103.06
Bradner	4,510,800	456.6	-0.70	-22.95	-4.91	22.05	41.71	56.64	155.94
Central Abbotsford	517,700	330.0	-2.37	-3.08	-6.28	-9.17	-0.45	20.09	122.67
Matsqui	1,457,900	395.7	-1.47	-8.04	-4.40	-1.96	10.69	16.55	120.32
Poplar	690,700	365.6	-0.73	-0.71	-4.57	-6.21	3.07	18.09	108.79
Sumas Prairie	1,559,200	386.8	-2.32	-8.32	-8.99	-13.70	-2.74	16.75	115.97
Area: Mission	844,100	336.3	-1.92	-5.64	-6.19	-6.74	2.00	13.77	115.16
Dewdney Deroche	1,158,700	344.5	-4.25	-4.70	-5.56	-3.88	12.54	21.47	129.97
Durieu	1,041,200	339.8	-2.02	-6.05	3.66	2.26	10.72	14.53	130.22

Fraser Valley Real Estate Board

2026-01

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	934,200	340.3	-2.10	-6.36	-8.03	-7.05	1.31	10.81	121.69
Lake Errock	808,300	378.8	-1.66	-7.65	-5.30	-4.66	7.89	22.39	131.12
Mission BC	782,600	323.0	-1.88	-5.17	-7.05	-8.06	-0.40	11.53	108.12
Mission-West	1,386,500	346.8	-2.67	-10.71	-1.90	0.84	11.44	23.77	139.67
Stave Falls	1,302,500	339.0	-1.74	-5.39	-2.50	-1.99	13.11	23.50	130.30

Fraser Valley Real Estate Board

2026-01

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,651,200	362.4	-1.39	-3.02	-5.70	-7.34	3.40	17.47	39.44
Fraser Valley Real Estate Board	1,373,100	391.3	-1.11	-2.90	-5.69	-7.43	2.22	19.88	87.14
Area: N. Delta	1,269,100	381.2	0.16	-1.17	-4.87	-10.45	1.63	17.29	75.51
Annieville	1,237,800	402.3	1.18	-0.12	-4.74	-9.55	0.60	17.91	80.08
Nordel	1,254,300	374.3	-1.27	-1.81	-3.16	-9.41	3.17	16.53	76.89
Scottsdale	1,243,000	401.4	0.73	-0.30	-5.17	-10.26	1.26	18.02	80.16
Sunshine Hills Woods	1,333,100	348.2	0.46	-1.72	-6.22	-12.03	0.96	14.99	66.36
Municipality: City of Surrey combined	1,468,500	394.5	-1.05	-1.79	-5.58	-8.34	0.28	20.57	81.71
Area: North Surrey	1,334,600	412.6	-1.67	-4.00	-7.07	-10.09	1.25	16.85	94.16
Bolivar Heights	1,104,500	400.0	0.15	-6.93	-9.93	-12.51	1.55	13.54	97.73
Bridgeview	915,200	466.9	-0.41	-0.68	-3.39	-7.67	1.17	26.05	137.73
Cedar Hills	1,263,000	420.4	0.19	-2.30	-8.55	-10.07	-0.47	15.46	103.09
Fraser Heights	1,600,400	390.7	-1.21	-2.96	-7.64	-10.51	0.28	17.26	80.71
Guildford	1,186,600	401.8	-3.02	-1.66	-3.16	-8.22	-1.76	13.41	96.96
Port Kells	2,381,900	456.1	-5.08	-13.22	-9.40	-14.12	2.13	32.97	139.05
Royal Heights	1,279,100	419.9	-1.32	-3.94	-5.41	-12.43	1.21	17.52	100.81
Whalley	1,295,900	486.6	-4.14	-0.61	-2.82	-8.64	-2.84	15.75	116.27
Area: Surrey	1,393,800	400.4	-0.74	-1.40	-5.01	-7.93	0.38	21.67	101.71
Bear Creek Green Timbers	1,329,400	412.5	-0.31	0.07	-4.80	-6.27	4.11	18.88	103.70
East Newton	1,439,600	397.7	-0.40	-1.22	-4.72	-9.26	-0.75	19.36	105.85
Fleetwood Tynehead	1,406,400	389.5	-1.02	-4.25	-4.81	-8.50	-0.41	21.60	102.76
Panorama Ridge	1,478,000	375.4	0.48	0.94	-4.96	-4.28	1.40	24.47	98.62
Queen Mary Park Surrey	1,264,000	416.1	-0.17	-1.09	-6.64	-10.94	-1.23	14.82	96.83
Sullivan Station	1,504,900	369.6	-1.26	-0.88	-5.38	-8.15	-0.59	28.65	96.60
West Newton	1,239,800	396.5	-1.61	-0.18	-4.32	-9.76	-1.07	19.79	99.55
Area: Cloverdale	1,356,700	390.5	-2.06	-3.84	-4.66	-8.76	1.80	20.56	97.82
Clayton	1,329,700	373.2	-1.32	-3.32	-1.24	-7.05	-2.71	24.28	101.62
Cloverdale BC	1,363,800	394.8	-2.23	-3.96	-5.48	-9.14	3.05	19.56	96.42
Area: South Surrey White Rock	1,728,000	338.6	-0.27	0.74	-5.29	-6.26	-1.34	18.56	52.11
Crescent Bch Ocean Pk.	1,673,600	341.8	-1.04	1.54	-5.63	-1.16	-3.01	19.30	52.79

Fraser Valley Real Estate Board

2026-01

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	2,190,000	344.1	0.26	0.06	-6.14	-6.49	0.61	13.90	36.87
Grandview Surrey	1,815,400	285.0	-1.11	-1.93	-6.13	-10.24	-2.66	13.10	50.00
Hazelmere	2,288,900	406.3	-3.93	-3.54	-1.14	-1.19	4.47	35.12	98.87
King George Corridor	1,416,300	339.3	0.41	-2.33	-8.52	-12.73	-6.06	12.65	68.55
Morgan Creek	1,868,900	316.2	-2.14	8.51	-1.40	-13.01	8.88	27.91	50.43
Pacific Douglas	1,739,100	304.1	-0.72	-3.00	-6.66	-10.24	-4.04	20.77	80.15
Sunnyside Park Surrey	1,534,600	360.4	0.50	0.00	-4.63	-6.27	1.12	18.94	56.49
White Rock	1,666,800	352.2	0.66	2.71	-4.48	-0.84	-3.80	17.52	50.32
Area: Langley	1,505,900	397.6	-0.58	-2.74	-5.92	-7.02	3.78	20.08	101.21
Aldergrove Langley	1,085,800	381.7	-0.37	-4.07	-7.82	-9.21	-0.42	26.43	119.49
Brookswood Langley	1,387,200	383.8	2.07	-0.13	-7.29	-7.16	-0.13	22.46	88.32
Campbell Valley	2,663,900	394.5	-2.08	-6.14	-4.57	-4.53	6.74	16.20	98.34
County Line Glen Valley	2,304,200	326.2	-0.67	-4.12	-6.40	-11.89	-2.19	17.63	105.16
Fort Langley	2,086,900	411.0	-1.51	-4.35	-6.48	-8.75	5.25	20.95	108.74
Langley City	1,152,800	391.2	-1.78	-2.47	-7.03	-13.03	0.51	17.51	88.44
Murrayville	1,419,700	347.5	1.43	0.55	-8.62	-9.65	-3.12	20.79	75.06
Otter District	2,311,500	363.8	-0.44	-5.11	-6.55	-8.78	4.03	13.19	117.84
Salmon River	1,892,100	380.7	-2.13	-6.00	-3.57	-6.00	8.93	20.17	121.72
Walnut Grove	1,384,400	372.2	2.25	-0.64	-2.44	-3.12	11.40	22.35	96.00
Willoughby Heights	1,470,400	419.9	-2.60	-2.12	-6.36	-7.73	5.45	24.56	113.15
Area: Abbotsford	1,171,700	399.4	-2.28	-6.59	-5.29	-5.31	10.79	20.37	119.93
Abbotsford East	1,097,900	356.6	-4.11	-5.94	-5.79	-7.88	3.78	18.28	101.93
Abbotsford West	1,036,900	409.4	0.76	-2.27	-3.01	-7.67	6.31	14.84	130.13
Aberdeen	1,414,100	370.4	2.09	-2.96	-3.49	-3.44	16.88	20.22	122.33
Bradner	4,510,800	456.6	-0.70	-22.95	-4.91	22.05	41.71	56.64	154.80
Central Abbotsford	948,700	384.4	-4.52	-3.51	-9.21	-12.78	5.90	14.61	139.80
Matsqui	1,457,900	395.7	-1.47	-8.04	-4.40	-1.96	10.69	16.55	120.32
Poplar	964,700	368.6	-3.43	-3.51	-9.26	-11.16	7.37	16.06	124.76
Sumas Prairie	1,559,200	386.8	-2.32	-8.32	-8.99	-13.70	-2.74	16.75	115.97
Area: Mission	948,500	355.8	-2.57	-6.64	-6.86	-6.02	7.07	16.01	127.06
Dewdney Deroche	1,158,700	344.5	-4.25	-4.70	-5.56	-3.88	12.54	21.47	129.97
Durieu	1,041,200	339.8	-2.02	-6.05	3.66	2.26	10.72	14.53	130.22

Fraser Valley Real Estate Board

2026-01

Single Family Detached	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	935,000	340.4	-2.07	-6.35	-8.00	-7.05	1.40	10.92	121.90
Mission BC	887,800	344.1	-2.74	-6.49	-8.17	-7.48	5.04	13.56	120.44
Mission-West	1,386,500	346.8	-2.67	-10.71	-1.90	0.84	11.44	23.77	139.67
Stave Falls	1,302,500	339.0	-1.74	-5.39	-2.50	-1.99	13.11	23.50	130.30

Fraser Valley Real Estate Board

2026-01

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	914,800	349.3	-1.13	-1.80	-4.87	-5.65	1.45	28.51	91.71
Fraser Valley Real Estate Board	773,100	347.0	-1.06	-1.53	-5.11	-6.49	0.14	28.38	117.55
Area: N. Delta	901,700	394.3	-1.20	2.50	-2.83	-2.13	7.38	27.69	101.69
Annieville	723,100	402.4	-1.49	0.55	-4.08	-5.14	3.47	32.06	140.81
Nordel	958,100	381.3	-1.40	2.28	-3.42	-2.66	7.05	27.06	98.59
Scottsdale	856,100	350.0	-1.16	2.64	-2.86	-1.80	6.67	26.86	119.44
Sunshine Hills Woods	949,000	338.0	-0.97	3.71	-2.76	-1.66	6.49	27.07	104.97
Municipality: City of Surrey combined	789,300	342.3	-1.24	-1.52	-5.75	-7.14	-0.70	25.75	110.00
Area: North Surrey	704,300	404.5	-0.42	1.43	-5.89	-5.91	2.25	25.43	145.45
Bolivar Heights	575,800	425.6	-1.16	0.88	-8.02	-7.78	0.26	30.51	183.17
Fraser Heights	853,400	351.0	-2.23	1.65	-7.46	-7.51	1.74	19.92	122.72
Guildford	687,600	401.6	-2.33	1.24	-7.87	-7.70	0.83	26.65	148.05
Whalley	707,700	376.0	5.41	1.73	-0.61	-1.73	2.17	20.13	122.88
Area: Surrey	767,300	353.1	-0.76	-1.53	-5.00	-7.05	-1.23	26.47	130.33
Bear Creek Green Timbers	791,700	355.5	4.31	1.17	0.08	-0.06	2.07	23.44	128.47
East Newton	677,500	373.5	2.53	-3.21	-2.71	-10.22	2.05	29.60	155.30
Fleetwood Tynehead	787,300	336.2	-2.72	-2.32	-8.72	-8.32	-4.68	23.83	129.33
Panorama Ridge	841,600	333.3	-1.42	-1.91	-4.31	-6.74	-1.42	27.02	115.73
Queen Mary Park Surrey	714,700	399.7	3.79	1.29	-0.27	-1.21	3.76	26.85	151.70
Sullivan Station	791,100	308.3	-1.22	-1.75	-4.55	-8.03	-3.11	24.97	114.10
West Newton	766,500	374.1	-1.97	0.03	-4.66	-4.66	3.80	31.49	137.22
Area: Cloverdale	778,000	319.8	-0.47	-1.84	-4.99	-6.76	0.03	25.07	119.79
Clayton	774,100	320.8	-0.47	-2.02	-5.03	-6.83	0.22	25.85	121.24
Cloverdale BC	783,400	321.3	-0.46	-1.62	-4.94	-6.71	-0.19	24.01	117.54
Area: South Surrey White Rock	861,000	272.3	-2.78	-2.33	-7.41	-8.07	-2.02	24.34	73.00
Crescent Bch Ocean Pk.	820,200	280.6	-6.09	-3.14	-9.48	-7.94	-2.74	19.25	70.06
Elgin Chantrell	1,010,300	249.1	-5.25	-3.71	-9.88	-9.68	-3.26	15.75	63.56
Grandview Surrey	867,900	261.3	-1.62	-1.62	-6.11	-7.83	-1.69	26.60	74.32
King George Corridor	824,200	296.4	-4.29	-3.45	-9.22	-8.24	-2.34	24.43	88.55
Morgan Creek	847,800	257.8	-1.68	-1.41	-6.39	-7.86	-2.27	23.29	66.65

Fraser Valley Real Estate Board

2026-01

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	821,400	270.3	-1.21	-1.21	-6.05	-7.97	-2.31	26.31	76.09
Sunnyside Park Surrey	916,400	260.6	-6.23	-4.58	-10.39	-8.37	-3.30	15.16	65.78
White Rock	826,400	301.5	-4.92	-3.02	-9.32	-8.80	-3.15	19.93	83.17
Area: Langley	814,500	351.4	-0.93	-2.04	-4.48	-5.89	1.53	33.51	135.68
Aldergrove Langley	602,500	440.4	-0.54	0.52	-0.47	-3.65	10.04	45.68	185.05
Fort Langley	911,800	341.8	-1.58	-3.99	-5.71	-7.07	4.91	36.07	117.43
Langley City	771,100	328.4	-0.55	-1.35	-3.16	-4.56	-0.39	29.96	129.97
Murrayville	860,500	314.5	0.74	-1.13	-2.27	-4.35	0.93	24.80	112.07
Salmon River	1,004,100	340.7	-1.39	-1.39	-5.65	-6.73	4.77	37.10	109.02
Walnut Grove	795,500	309.1	-2.09	-3.83	-5.96	-7.32	0.88	30.86	119.53
Willoughby Heights	835,700	365.1	-0.79	-1.75	-4.85	-6.10	1.19	34.18	142.27
Area: Abbotsford	632,600	348.7	-0.31	-1.89	-4.10	-4.28	2.98	33.09	144.02
Abbotsford East	678,900	376.7	-0.89	-4.34	-6.18	-3.34	0.35	33.53	141.32
Abbotsford West	672,400	331.4	-0.87	-0.90	-3.07	-3.75	5.17	34.88	155.71
Aberdeen	738,100	346.2	0.29	-0.35	-0.97	-5.25	6.20	39.20	129.88
Central Abbotsford	498,400	318.3	1.79	-0.59	-3.11	-3.69	10.02	39.61	148.09
Poplar	668,900	305.4	0.46	0.66	0.16	-3.81	4.95	29.08	103.60
Area: Mission	655,400	358.9	0.00	1.50	-0.11	-3.57	9.82	41.41	156.72
Mission BC	655,400	358.9	0.00	1.50	-0.11	-3.57	9.82	41.41	156.72