

Summary Report

For February 2026

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2026-02

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,261,400	352.1	-0.20	-2.19	-4.84	-9.21	0.37	8.27	42.61
Fraser Valley Real Estate Board	1,154,400	381.0	0.45	-2.28	-4.89	-9.57	-0.44	8.27	77.95
Area: N. Delta	1,223,500	387.9	1.20	2.67	-4.06	-8.51	1.02	9.51	66.98
Annieville	1,218,900	405.6	3.76	6.43	-3.29	-5.81	2.74	8.65	69.49
Nordel	1,205,900	379.2	-0.84	0.00	-1.63	-10.54	-0.78	8.16	66.90
Scottsdale	1,229,700	406.2	3.91	6.64	-3.03	-5.67	2.78	8.81	69.25
Sunshine Hills Woods	1,247,200	342.8	-1.61	-1.66	-9.19	-11.94	-0.70	14.27	60.79
Municipality: City of Surrey combined	1,218,600	378.0	-0.05	-4.13	-6.76	-12.52	-5.52	5.50	66.15
Area: North Surrey	1,137,700	412.4	2.21	-5.99	-7.37	-13.85	-8.23	0.59	84.93
Bolivar Heights	1,088,700	405.9	8.70	-1.72	-5.10	-12.88	-8.37	6.09	88.79
Bridgeview	882,200	475.8	0.44	3.84	1.06	-7.22	3.21	20.03	121.82
Cedar Hills	1,104,200	387.4	-3.05	-6.20	-14.14	-15.98	-3.17	0.18	75.21
Fraser Heights	1,262,100	352.8	9.70	-3.95	-6.91	-15.66	-11.11	-3.21	63.56
Guildford	1,106,700	407.8	-2.93	-7.53	-5.07	-12.71	-12.60	-10.37	79.02
Port Kells	2,276,500	438.0	4.21	-19.56	-14.13	-26.05	-6.79	13.74	115.66
Royal Heights	1,163,600	416.6	1.36	-0.67	-1.33	-10.70	0.17	13.89	89.79
Whalley	1,191,800	468.5	-2.52	-8.98	-5.51	-11.34	-12.38	-6.34	97.60
Area: Surrey	1,226,300	387.7	-0.54	-3.15	-6.33	-10.52	-0.87	12.05	86.84
Bear Creek Green Timbers	1,209,000	407.2	-1.43	-4.68	-7.10	-8.45	5.36	12.58	97.10
East Newton	1,258,800	423.3	8.12	7.11	0.55	-4.51	2.49	21.74	105.79
Fleetwood Tynehead	1,163,100	337.3	-1.60	-3.93	-5.97	-13.87	-6.98	9.34	76.60
Panorama Ridge	1,249,600	379.1	-2.04	-4.65	-10.19	-11.47	1.01	19.89	83.85
Queen Mary Park Surrey	1,122,400	377.4	-2.71	-5.81	-14.31	-16.52	-5.18	-1.62	71.47
Sullivan Station	1,555,200	353.9	-0.31	-2.69	-2.05	-10.86	2.70	15.54	66.15
West Newton	1,304,500	404.5	-2.53	-5.73	-4.98	-9.63	-0.20	13.18	94.38
Area: Cloverdale	1,112,700	372.4	-1.35	-5.22	-8.88	-14.98	-6.50	1.33	71.69
Cloverdale BC	1,112,700	372.4	-1.35	-5.22	-8.88	-14.98	-6.50	1.33	71.69
Area: South Surrey White Rock	1,345,700	309.3	-1.78	-2.58	-5.15	-11.75	-8.55	1.74	30.12
Crescent Bch Ocean Pk.	1,287,000	309.4	-3.73	-3.34	-4.36	-10.06	-8.49	1.98	25.42
Elgin Chantrell	1,770,000	314.7	-4.03	-3.70	-4.84	-11.55	-8.94	-4.72	19.11

Fraser Valley Real Estate Board

2026-02

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Grandview Surrey	2,384,200	329.5	1.79	-6.63	-9.18	-14.48	-4.74	-1.05	39.50
Hazelmere	2,032,400	355.4	12.93	5.09	13.69	-3.69	13.84	29.95	73.03
King George Corridor	1,163,600	307.4	1.65	0.62	-6.05	-14.09	0.10	9.43	52.18
Pacific Douglas	2,684,400	420.0	8.61	4.12	7.53	-7.10	1.50	11.70	72.20
Sunnyside Park Surrey	1,285,700	313.2	-3.30	-2.43	-3.18	-9.03	-6.09	4.37	30.01
White Rock	1,211,200	314.4	-3.68	-3.76	-5.50	-11.41	-8.95	-0.03	30.51
Area: Langley	1,356,900	398.0	0.20	-1.02	-3.23	-7.18	4.68	13.84	93.86
Aldergrove Langley	1,022,600	382.0	0.55	1.25	-2.38	-7.30	0.66	19.52	111.28
Brookwood Langley	1,251,300	388.7	0.44	1.30	-7.10	-7.14	-0.92	8.85	84.22
Campbell Valley	2,417,600	420.4	-1.68	-6.93	0.24	-2.78	11.96	13.04	108.12
County Line Glen Valley	2,178,700	329.7	-1.05	-3.91	1.01	-9.70	2.33	15.00	93.94
Fort Langley	1,590,700	388.7	-1.35	1.33	-0.84	-9.35	7.64	15.58	99.44
Langley City	1,103,200	397.0	1.35	-2.17	-4.31	-11.30	0.48	7.62	82.61
Murrayville	1,321,200	348.0	0.64	0.40	-8.06	-7.99	-3.01	9.23	71.51
Otter District	2,223,400	392.3	-1.08	-2.97	-4.22	-8.60	6.14	7.98	98.94
Salmon River	1,841,300	416.3	-0.62	-3.14	1.31	-3.43	12.30	15.38	106.60
Walnut Grove	1,295,800	367.2	-0.35	0.47	-1.05	-7.92	11.07	23.59	92.25
Willoughby Heights	1,113,300	403.2	1.82	-1.78	-3.77	-10.93	0.10	8.56	89.56
Area: Abbotsford	1,044,700	402.1	2.68	-1.16	-2.45	-7.48	4.01	8.35	111.08
Abbotsford East	1,004,100	377.6	1.31	-2.25	-3.48	-6.40	4.83	15.37	101.28
Abbotsford West	1,013,300	429.7	4.73	2.36	3.67	-4.45	1.13	2.68	115.07
Aberdeen	1,462,000	391.4	-0.63	-3.50	-0.96	-6.81	10.56	15.87	105.89
Bradner	2,189,600	332.1	-2.21	-3.77	-0.84	-10.34	-0.84	15.47	100.06
Central Abbotsford	934,800	392.9	4.77	-2.41	-7.70	-12.14	6.28	6.97	128.83
Matsqui	1,220,800	389.4	4.40	3.54	1.38	-6.24	0.46	14.90	97.06
Poplar	938,100	380.9	4.41	-2.56	-7.95	-12.42	5.37	6.10	121.84
Sumas Prairie	1,584,800	393.2	1.65	-1.40	-2.96	-10.41	-9.63	13.44	99.39
Area: Mission	861,000	353.2	-0.84	-4.54	-6.51	-8.19	5.34	8.71	112.26
Dewdney Deroche	1,158,900	344.6	0.03	-4.38	-5.56	-6.59	8.64	17.21	117.41
Durieu	762,600	365.9	2.32	-2.48	-1.82	-4.74	6.49	14.24	115.49
Hatzic	847,800	345.9	-0.77	-4.21	-6.34	-8.22	4.53	8.09	110.15
Mission BC	825,900	347.3	-0.66	-4.11	-6.49	-8.19	4.45	7.96	109.34

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Mission-West	1,255,800	328.2	-1.94	-8.81	-5.85	-3.33	5.80	8.60	121.01
Stave Falls	1,221,500	347.8	-0.43	-4.74	-6.83	-7.13	8.48	17.70	115.62

Fraser Valley Real Estate Board

2026-02

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,815,400	342.1	-0.70	-3.42	-5.37	-9.02	0.59	11.80	25.36
Fraser Valley Real Estate Board	1,523,500	375.3	-0.48	-2.60	-4.84	-8.46	0.94	15.19	71.68
Area: N. Delta	1,343,200	354.6	0.08	1.37	-2.56	-11.17	1.17	10.19	62.59
Annieville	1,331,700	384.8	-0.41	0.37	-2.66	-10.76	1.40	12.78	72.56
Nordel	1,307,100	343.8	0.20	1.63	-2.36	-10.63	2.66	8.97	63.40
Scottsdale	1,328,100	384.2	0.03	2.26	-2.16	-10.96	1.56	13.47	76.00
Sunshine Hills Woods	1,390,600	347.7	0.40	1.52	-2.61	-11.66	0.00	6.46	52.90
Municipality: City of Surrey combined	1,557,900	379.1	-0.58	-2.22	-4.32	-9.09	-1.53	14.95	68.19
Area: North Surrey	1,515,100	392.5	0.38	-1.23	-4.73	-9.06	0.64	14.77	76.33
Bolivar Heights	1,308,100	408.8	-0.17	-1.09	-3.38	-8.18	0.37	22.58	111.05
Bridgeview	1,021,800	444.5	-0.45	-3.03	-7.88	-10.29	-2.05	22.96	129.72
Cedar Hills	1,441,700	386.7	-0.95	-0.77	-5.20	-9.42	-1.90	15.78	95.60
Fraser Heights	1,678,600	404.1	1.48	-0.35	-4.42	-8.37	0.67	11.60	69.58
Guildford	1,211,400	375.6	-0.92	-2.37	-4.13	-9.32	-1.00	17.23	91.73
Port Kells	2,560,300	486.7	-0.75	-8.33	-8.69	-11.62	0.70	21.71	140.23
Royal Heights	1,474,300	388.3	0.08	2.35	-1.40	-10.34	1.04	12.94	73.89
Whalley	1,369,100	427.3	-0.49	-1.61	-5.40	-9.95	-2.11	19.19	98.84
Area: Surrey	1,425,800	381.4	-1.75	-2.73	-5.01	-10.26	-2.38	14.09	86.14
Bear Creek Green Timbers	1,394,300	398.6	0.66	1.61	-2.90	-11.54	9.30	12.89	85.83
East Newton	1,512,100	384.7	-1.00	-2.29	-3.15	-10.93	-0.47	11.67	92.54
Fleetwood Tynehead	1,439,000	389.3	-3.57	-4.89	-9.17	-10.75	-4.30	11.07	88.16
Panorama Ridge	1,500,500	348.6	-1.55	-1.25	-2.54	-7.09	-4.07	20.71	85.62
Queen Mary Park Surrey	1,318,900	400.5	-2.74	-3.21	-5.56	-14.04	-7.93	7.75	79.76
Sullivan Station	1,474,900	369.6	-1.73	-3.32	-4.42	-8.29	-2.43	20.51	85.26
West Newton	1,180,000	395.3	-0.45	-1.84	-4.12	-14.42	-6.53	10.51	83.95
Area: Cloverdale	1,409,800	384.7	-0.62	-4.06	-5.11	-9.99	-1.54	12.78	85.49
Clayton	1,291,700	362.5	-2.87	-6.55	-6.55	-13.69	-5.92	9.19	79.90
Cloverdale BC	1,452,000	392.4	0.08	-3.28	-4.64	-8.72	-0.28	13.67	86.15
Area: South Surrey White Rock	1,857,800	329.9	0.12	-1.08	-3.20	-6.86	-0.66	14.71	42.57
Crescent Bch Ocean Pk.	1,778,400	317.4	-1.86	-4.02	-8.11	-6.51	-1.61	10.40	36.22

Fraser Valley Real Estate Board

2026-02

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	2,252,000	342.9	-0.49	-1.35	-5.07	-9.02	-2.31	9.52	26.72
Grandview Surrey	1,753,700	324.8	-1.72	-2.96	-5.14	-8.99	-3.45	10.21	46.24
Hazelmere	2,389,000	436.3	-2.57	-3.96	-1.73	-4.40	-1.82	16.32	83.09
King George Corridor	1,625,300	347.7	-2.41	-2.66	-4.92	-9.69	-4.37	10.98	63.93
Morgan Creek	2,099,900	355.3	12.37	11.14	17.45	-1.31	7.08	31.50	61.43
Pacific Douglas	1,657,400	342.2	-1.21	-2.92	-4.76	-8.38	-2.31	16.20	78.88
Sunnyside Park Surrey	1,650,000	379.5	-0.39	-2.39	-6.04	-9.51	-1.35	14.93	47.21
White Rock	1,920,000	305.3	-0.91	-2.18	-5.13	-4.98	0.59	13.28	30.03
Area: Langley	1,617,800	393.1	0.82	-2.34	-5.96	-7.22	2.37	15.41	85.78
Aldergrove Langley	1,234,600	363.8	2.94	-3.83	-7.90	-11.51	2.62	27.07	110.41
Brookswood Langley	1,603,800	361.3	4.36	3.23	-4.57	-4.44	3.70	17.42	78.77
Campbell Valley	2,841,500	347.5	2.45	-2.77	-4.32	-8.24	4.17	16.77	74.10
County Line Glen Valley	2,500,900	326.1	2.32	-4.93	-10.63	-12.85	1.59	18.88	100.43
Fort Langley	2,369,100	367.2	2.37	-2.60	-6.47	-9.36	7.21	19.84	98.27
Langley City	1,341,800	388.8	5.22	4.60	-4.54	-3.52	3.93	22.53	88.65
Murrayville	1,532,200	358.2	4.25	3.14	-4.81	-4.66	3.26	17.37	76.54
Otter District	2,483,100	326.0	2.29	-5.15	-10.27	-13.00	1.43	18.85	100.86
Salmon River	1,999,400	346.4	3.34	-4.57	-5.84	-10.05	7.54	26.89	107.18
Walnut Grove	1,346,600	354.4	-5.49	-4.40	-7.30	-9.57	-0.06	12.12	68.68
Willoughby Heights	1,491,900	409.9	-0.34	-4.05	-5.66	-5.75	2.27	13.08	89.24
Area: Abbotsford	1,331,800	360.9	-4.27	-7.65	-6.04	-6.33	13.67	16.95	99.50
Abbotsford East	1,216,000	335.8	0.51	-2.36	-5.14	-7.37	2.75	13.68	94.22
Abbotsford West	1,079,900	343.8	-8.17	-11.35	-12.32	-14.94	6.08	6.94	107.36
Aberdeen	1,282,400	323.6	-7.14	-11.42	-10.85	-13.29	8.01	5.79	96.00
Bradner	6,500,600	410.5	-5.39	-6.39	14.41	25.57	66.33	28.12	81.40
Central Abbotsford	1,033,500	354.2	-8.12	-11.03	-11.89	-14.44	6.85	7.66	113.37
Matsqui	1,695,600	368.7	-7.18	-9.30	-4.23	-2.97	22.98	11.66	101.81
Poplar	986,100	325.8	-8.53	-11.08	-13.72	-15.40	5.81	5.10	91.53
Area: Mission	1,142,800	334.8	1.92	-0.98	-5.10	-12.40	6.96	19.02	121.28
Durieu	1,539,300	306.3	-3.22	-4.79	-1.13	-9.65	6.87	16.60	118.32
Hatzic	1,103,600	311.5	1.63	-0.76	-7.57	-14.84	2.70	12.41	105.61
Mission BC	1,056,100	323.2	3.00	-0.95	-6.81	-14.32	4.19	15.72	114.75

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Mission-West	1,474,100	338.7	0.56	-1.94	-1.80	-4.38	14.39	28.78	119.94
Stave Falls	1,366,800	316.7	-1.52	-3.12	-1.28	-10.44	7.72	19.10	119.47

Fraser Valley Real Estate Board

2026-02

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	654,900	328.6	0.43	-0.96	-3.66	-7.10	-2.90	11.77	60.21
Fraser Valley Real Estate Board	488,300	402.2	-0.07	-1.66	-4.56	-8.88	-3.13	19.67	133.57
Area: N. Delta	510,100	493.8	-1.48	-3.74	-5.11	-6.48	-8.15	12.66	155.99
Annieville	401,700	456.5	-1.00	-3.00	-4.34	-6.68	-3.20	26.21	203.73
Scottsdale	579,600	383.3	-1.99	-4.10	-5.40	-7.55	-8.65	2.84	112.12
Municipality: City of Surrey combined	479,100	404.6	-0.37	-1.34	-3.83	-8.89	-7.01	14.46	120.13
Area: North Surrey	430,900	400.1	0.38	-0.50	-3.36	-10.37	-9.93	9.74	122.90
Bolivar Heights	405,700	507.8	0.16	-0.26	-1.51	-8.93	-6.86	21.16	178.40
Cedar Hills	358,200	504.5	-3.56	-4.38	-6.44	-7.41	-4.51	29.72	227.17
Guildford	506,400	448.5	0.88	-0.07	-4.04	-6.60	-1.64	20.44	156.58
Whalley	415,200	385.9	0.31	-0.52	-2.92	-11.00	-11.37	7.88	113.32
Area: Surrey	494,100	460.1	-1.12	-2.91	-5.13	-7.29	-5.09	23.62	166.88
Bear Creek Green Timbers	560,100	464.0	-1.74	-4.09	-5.60	-8.30	-7.61	19.80	156.50
East Newton	440,700	441.1	-1.61	-4.42	-5.83	-8.05	-6.03	22.09	164.13
Fleetwood Tynehead	535,700	376.7	0.45	0.05	-4.54	-7.49	-5.26	11.98	116.87
Queen Mary Park Surrey	451,400	455.0	-2.47	-4.51	-6.03	-8.28	-5.56	25.03	181.56
Sullivan Station	581,500	435.9	-1.80	-4.89	-6.38	-9.09	-8.29	17.34	143.93
West Newton	502,900	464.8	-1.88	-3.93	-5.47	-7.59	-5.39	24.41	184.11
Area: Cloverdale	546,600	405.2	0.65	-0.05	-4.09	-6.64	-2.01	16.91	127.90
Clayton	547,400	399.0	0.71	0.00	-4.11	-6.80	-2.23	16.36	124.03
Cloverdale BC	545,700	406.9	0.59	-0.10	-4.03	-6.35	-1.62	17.77	131.06
Area: South Surrey White Rock	559,500	331.3	-1.02	-2.67	-4.66	-8.91	-1.72	19.04	110.88
Crescent Bch Ocean Pk.	455,900	376.8	1.26	-1.21	-3.46	-8.19	-2.56	20.34	150.87
Grandview Surrey	579,500	351.4	-1.40	-1.73	-3.67	-9.20	-2.85	22.70	124.68
King George Corridor	604,600	328.4	-2.09	-2.90	-3.89	-9.21	-2.98	20.20	104.10
Morgan Creek	591,300	379.3	-1.86	-2.14	-3.83	-9.32	-3.83	19.31	111.78
Sunnyside Park Surrey	534,100	320.8	-1.11	-2.20	-3.02	-7.68	-1.93	25.17	118.08
White Rock	535,300	327.0	-0.12	-2.97	-5.98	-9.37	-0.18	16.58	109.08
Area: Langley	553,000	386.2	0.00	-1.98	-5.57	-8.42	0.49	24.74	144.74

Fraser Valley Real Estate Board

2026-02

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Aldergrove Langley	465,500	417.9	-1.55	0.22	-1.72	-7.87	1.02	40.52	191.42
Fort Langley	791,400	370.0	0.22	-4.59	-8.98	-10.13	-2.79	14.87	111.07
Langley City	505,600	362.7	-1.57	-1.65	-4.73	-10.36	-3.41	21.34	148.25
Murrayville	530,600	372.4	1.06	-1.66	-5.55	-6.57	5.02	31.17	143.88
Salmon River	459,800	334.9	0.93	-1.93	-5.93	-7.46	2.32	27.39	121.06
Walnut Grove	535,500	317.2	0.54	-2.13	-6.38	-7.79	1.05	24.39	125.28
Willoughby Heights	590,100	363.4	0.92	-2.13	-6.36	-8.07	0.47	21.05	110.79
Area: Abbotsford	400,800	431.0	0.84	-1.42	-4.60	-10.19	1.84	25.80	183.55
Abbotsford East	498,300	361.3	-0.96	-0.63	-1.95	-8.83	-2.95	20.67	110.30
Abbotsford West	397,200	431.7	3.57	1.58	-2.42	-7.84	3.90	29.14	199.79
Central Abbotsford	397,300	427.2	-0.67	-3.54	-6.50	-11.97	0.87	23.50	171.24
Poplar	426,300	455.0	-1.49	-0.59	-0.74	-5.80	1.54	33.82	203.54
Area: Mission	430,300	384.9	-1.56	0.44	-1.10	-6.44	-2.06	27.45	177.71
Mission BC	430,300	384.9	-1.56	0.44	-1.10	-6.44	-2.06	27.45	177.71

Fraser Valley Real Estate Board

2026-02

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,031,200	314.8	-0.13	-1.99	-4.08	-7.03	-2.96	9.23	25.82
Fraser Valley Real Estate Board	895,100	322.1	-0.22	-1.89	-4.48	-7.68	-5.01	9.37	53.89
Area: N. Delta	1,093,600	347.8	-0.09	0.90	-3.31	-8.98	-1.64	7.54	58.02
Annieville	995,000	375.5	1.16	2.57	-1.91	-4.96	-1.98	6.86	58.84
Nordel	1,172,100	350.1	-0.82	-0.09	-2.67	-10.30	-0.65	9.54	71.53
Scottsdale	975,100	326.3	0.49	2.32	-2.10	-7.14	-3.94	-0.67	46.92
Sunshine Hills Woods	1,258,200	337.8	-0.79	-0.50	-5.19	-11.06	0.54	13.93	56.32
Municipality: City of Surrey combined	907,400	313.3	-0.32	-1.66	-4.39	-8.12	-8.79	6.78	44.64
Area: North Surrey	675,300	307.5	0.59	-1.28	-4.53	-7.99	-12.34	-0.84	37.52
Bolivar Heights	874,800	370.7	3.81	-1.46	-4.21	-11.80	-16.73	-2.32	66.76
Bridgeview	917,900	468.3	0.30	2.18	-1.51	-8.59	-1.60	19.49	123.85
Cedar Hills	1,174,500	415.5	-1.89	-3.95	-9.18	-9.67	-2.97	6.76	84.18
Fraser Heights	1,515,300	371.5	1.81	-0.32	-5.04	-8.29	-3.48	6.66	57.82
Guildford	665,300	400.5	0.18	-0.30	-4.87	-4.60	-1.40	20.89	105.60
Port Kells	2,424,100	464.2	1.78	-13.85	-10.95	-18.72	-2.60	17.85	128.67
Royal Heights	1,298,000	426.4	1.23	0.38	-2.18	-11.75	-0.14	10.93	90.70
Whalley	457,100	302.1	-0.30	-1.15	-3.67	-11.07	-16.75	-1.95	54.13
Area: Surrey	944,800	331.6	-0.75	-1.63	-4.33	-8.47	-7.24	9.01	68.50
Bear Creek Green Timbers	1,069,000	341.2	-0.23	0.59	-3.18	-9.21	0.71	4.60	63.49
East Newton	924,300	324.0	1.66	2.69	0.03	-6.17	-6.95	5.43	62.90
Fleetwood Tynehead	945,800	311.9	-1.48	-3.82	-7.67	-11.89	-12.61	4.91	67.78
Panorama Ridge	1,240,500	334.1	-1.79	-2.22	-4.52	-8.62	-5.78	16.82	72.57
Queen Mary Park Surrey	756,300	331.4	-1.75	-1.63	-5.07	-10.84	-12.67	0.15	55.95
Sullivan Station	984,800	303.4	-0.16	-1.40	-3.50	-6.21	-3.16	17.55	70.07
West Newton	833,200	353.2	-1.83	-3.42	-4.51	-7.73	-5.54	12.45	85.89
Area: Cloverdale	943,900	316.7	-0.53	-2.28	-4.72	-8.63	-3.24	13.35	72.68
Clayton	818,200	273.5	-0.40	-1.58	-4.00	-7.57	-3.60	15.35	71.15
Cloverdale BC	1,038,300	348.8	-0.60	-2.73	-5.24	-9.45	-3.03	12.12	75.98
Area: South Surrey White Rock	1,041,000	275.5	-0.47	-1.85	-4.31	-7.92	-9.64	6.82	24.83
Crescent Bch Ocean Pk.	1,491,100	323.2	-2.36	-4.86	-7.89	-8.29	-4.63	8.75	35.86

Fraser Valley Real Estate Board

2026-02

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	0.00	-0.77	-3.57	-7.74	-4.48	6.17	22.82
Grandview Surrey	995,500	161.1	0.50	-0.74	-4.22	-6.66	-7.63	13.53	40.21
Hazelmere	2,296,000	407.6	0.32	-2.02	2.00	-1.47	9.16	24.84	84.10
King George Corridor	843,100	282.2	-1.81	-3.39	-6.90	-13.04	-13.91	1.15	43.83
Morgan Creek	1,213,900	250.7	6.68	5.65	7.64	-4.97	-0.83	27.26	43.83
Pacific Douglas	1,187,900	232.6	0.09	-1.65	-5.02	-8.61	-10.95	5.73	26.69
Sunnyside Park Surrey	993,000	294.2	-1.28	-3.35	-5.98	-9.62	-13.09	4.07	25.73
White Rock	800,900	285.3	-1.42	-3.35	-4.77	-7.43	-12.81	-0.66	17.36
Area: Langley	963,800	324.0	0.09	-2.06	-5.12	-6.92	0.81	16.00	64.80
Aldergrove Langley	921,700	402.5	1.16	-0.30	-3.82	-8.56	3.31	27.01	119.47
Brookswood Langley	1,423,600	393.9	2.63	2.47	-5.20	-5.02	3.49	15.61	86.33
Campbell Valley	2,693,100	398.8	1.09	-4.20	-2.78	-6.34	7.52	15.96	86.62
County Line Glen Valley	2,327,400	329.5	1.01	-3.63	-5.21	-11.71	-0.51	14.89	96.13
Fort Langley	1,722,700	356.5	1.31	-1.03	-3.67	-8.24	4.64	21.51	99.83
Langley City	676,200	334.4	-0.62	-1.36	-4.38	-8.56	-3.13	17.17	79.78
Murrayville	1,039,700	339.8	1.68	1.49	-5.37	-5.90	7.91	27.22	68.22
Otter District	2,315,600	363.8	0.17	-3.53	-5.75	-9.73	3.68	11.63	100.33
Salmon River	1,605,000	324.2	0.71	-3.45	-1.55	-3.91	12.06	22.80	107.29
Walnut Grove	987,300	317.8	-2.49	-3.52	-5.73	-7.64	4.20	20.61	75.77
Willoughby Heights	851,500	288.7	0.10	-2.60	-5.56	-6.57	-0.48	14.88	55.47
Area: Abbotsford	740,300	332.0	-0.54	-2.98	-3.71	-6.66	0.21	10.34	83.12
Abbotsford East	953,800	345.2	0.26	-2.95	-4.56	-6.30	0.23	16.03	95.03
Abbotsford West	647,200	325.4	0.90	-0.49	-2.22	-7.08	-4.29	5.34	90.74
Aberdeen	1,190,200	312.5	-3.82	-6.91	-6.27	-8.22	7.46	8.21	85.46
Bradner	4,258,900	431.1	-5.58	-8.47	7.96	14.11	45.84	47.69	124.41
Central Abbotsford	514,300	327.8	-0.67	-3.76	-6.18	-11.12	-1.94	11.27	106.03
Matsqui	1,422,600	386.2	-2.40	-4.62	-2.65	-5.37	10.09	9.19	100.00
Poplar	685,900	363.1	-0.68	-2.10	-5.10	-6.83	1.97	11.24	96.38
Sumas Prairie	1,584,800	393.2	1.65	-1.40	-2.96	-10.41	-9.63	13.44	99.39
Area: Mission	844,000	336.3	0.00	-2.55	-5.56	-10.03	0.60	9.94	105.31
Dewdney Deroche	1,158,900	344.6	0.03	-4.38	-5.56	-6.59	8.64	17.21	117.41
Durieu	1,034,500	337.6	-0.65	-3.07	1.02	-3.46	7.55	11.13	119.65

Fraser Valley Real Estate Board

2026-02

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	936,600	341.2	0.26	-2.65	-7.26	-11.03	0.53	7.46	111.93
Lake Errock	836,000	391.8	3.43	-0.73	-3.09	-8.31	8.65	22.55	126.60
Mission BC	783,600	323.4	0.12	-2.41	-6.02	-10.51	-1.55	7.84	99.02
Mission-West	1,383,400	346.0	-0.23	-4.37	-3.00	-3.81	11.04	20.10	128.38
Stave Falls	1,291,300	336.1	-0.86	-3.64	-3.97	-7.79	9.19	18.93	116.56

Fraser Valley Real Estate Board

2026-02

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,641,800	360.4	-0.55	-3.07	-5.13	-8.83	1.24	11.82	30.96
Fraser Valley Real Estate Board	1,370,900	390.7	-0.15	-2.45	-4.78	-8.61	0.64	12.92	75.75
Area: N. Delta	1,277,500	383.7	0.66	2.02	-3.45	-9.95	1.19	10.07	66.68
Annieville	1,261,900	410.1	1.94	3.88	-2.93	-7.45	1.76	10.15	72.24
Nordel	1,250,700	373.2	-0.29	0.76	-2.02	-10.67	0.86	8.58	66.53
Scottsdale	1,269,800	410.0	2.14	4.67	-2.77	-7.93	3.14	11.05	72.85
Sunshine Hills Woods	1,327,000	346.7	-0.43	0.09	-5.56	-12.27	-0.57	9.82	57.09
Municipality: City of Surrey combined	1,461,300	392.6	-0.48	-2.70	-4.87	-9.68	-2.12	12.91	69.88
Area: North Surrey	1,348,600	416.9	1.04	-3.09	-5.49	-10.48	-2.23	9.39	83.49
Bolivar Heights	1,162,700	421.1	5.28	-1.36	-3.99	-10.78	-4.90	11.79	98.26
Bridgeview	917,900	468.3	0.30	2.18	-1.51	-8.59	-1.60	19.49	123.85
Cedar Hills	1,238,100	412.2	-1.95	-4.01	-10.16	-13.28	-3.49	6.59	88.39
Fraser Heights	1,632,000	398.4	1.97	-0.80	-4.78	-9.33	-0.42	10.39	67.82
Guildford	1,165,600	394.7	-1.77	-4.57	-4.55	-10.68	-6.34	2.73	86.53
Port Kells	2,424,100	464.2	1.78	-13.85	-10.95	-18.72	-2.60	17.85	128.67
Royal Heights	1,295,400	425.3	1.29	0.35	-2.16	-11.78	-0.35	10.73	90.29
Whalley	1,274,700	478.7	-1.62	-5.32	-4.76	-9.70	-7.32	4.34	103.44
Area: Surrey	1,372,700	394.3	-1.52	-2.88	-5.40	-10.18	-1.65	14.03	89.02
Bear Creek Green Timbers	1,328,700	412.3	-0.05	-0.53	-4.25	-10.12	8.19	13.21	93.02
East Newton	1,452,000	401.1	0.85	-0.30	-2.10	-8.80	0.63	14.14	99.45
Fleetwood Tynehead	1,361,700	377.1	-3.18	-4.77	-8.49	-11.27	-4.53	11.44	86.59
Panorama Ridge	1,451,100	368.6	-1.81	-2.05	-3.99	-7.80	-3.61	20.69	86.44
Queen Mary Park Surrey	1,228,700	404.4	-2.81	-4.31	-9.55	-14.86	-5.14	4.17	80.86
Sullivan Station	1,480,600	363.6	-1.62	-3.25	-4.21	-8.37	-2.05	20.16	82.53
West Newton	1,224,600	391.6	-1.24	-3.40	-4.25	-12.53	-4.25	11.34	86.65
Area: Cloverdale	1,347,000	387.7	-0.72	-4.25	-5.74	-10.54	-1.70	10.93	82.79
Clayton	1,291,700	362.5	-2.87	-6.55	-6.55	-13.69	-5.92	9.19	79.90
Cloverdale BC	1,361,500	394.2	-0.15	-3.64	-5.51	-9.69	-0.58	11.36	83.26
Area: South Surrey White Rock	1,722,800	337.6	-0.30	-1.34	-3.32	-7.61	-2.54	11.68	41.49
Crescent Bch Ocean Pk.	1,630,800	333.1	-2.55	-4.31	-7.32	-7.42	-3.00	9.00	36.68

Fraser Valley Real Estate Board

2026-02

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	2,172,700	341.4	-0.78	-1.30	-4.07	-8.89	-2.93	7.49	26.16
Grandview Surrey	1,792,100	281.3	-1.30	-3.27	-5.54	-9.81	-4.77	7.49	40.02
Hazelmere	2,296,000	407.6	0.32	-2.02	2.00	-1.47	9.16	24.84	84.10
King George Corridor	1,401,500	335.8	-1.03	-1.58	-5.83	-11.96	-6.59	6.81	58.47
Morgan Creek	2,099,900	355.3	12.37	11.14	17.45	-1.31	7.08	31.50	61.43
Pacific Douglas	1,733,200	303.1	-0.33	-2.63	-4.29	-9.20	-3.62	14.85	70.86
Sunnyside Park Surrey	1,515,400	355.9	-1.25	-2.17	-4.89	-9.00	-3.42	10.67	41.06
White Rock	1,640,400	346.6	-1.59	-2.42	-4.60	-6.32	-2.86	8.45	36.30
Area: Langley	1,516,100	400.3	0.68	-1.79	-4.83	-6.95	3.70	15.29	89.27
Aldergrove Langley	1,103,300	387.8	1.60	-0.74	-4.67	-8.92	1.95	23.03	115.44
Brookswood Langley	1,423,600	393.9	2.63	2.47	-5.20	-5.02	3.49	15.61	86.33
Campbell Valley	2,693,100	398.8	1.09	-4.20	-2.78	-6.34	7.52	15.96	86.62
County Line Glen Valley	2,327,400	329.5	1.01	-3.63	-5.21	-11.71	-0.51	14.93	96.13
Fort Langley	2,119,200	417.4	1.56	-1.67	-5.33	-8.59	8.16	21.20	102.42
Langley City	1,187,000	402.8	2.97	0.47	-4.30	-8.43	1.28	13.05	87.79
Murrayville	1,465,800	358.7	3.22	2.37	-5.85	-5.65	1.30	15.19	76.01
Otter District	2,315,600	364.4	0.16	-3.55	-5.74	-9.73	3.67	11.61	100.33
Salmon River	1,915,800	385.5	1.26	-3.87	-2.23	-6.88	9.49	20.85	106.81
Walnut Grove	1,330,500	357.7	-3.90	-2.88	-5.40	-9.03	3.02	15.35	74.66
Willoughby Heights	1,467,300	419.0	-0.21	-3.81	-5.27	-5.61	3.69	13.92	91.50
Area: Abbotsford	1,163,000	396.4	-0.75	-4.30	-4.16	-6.80	8.39	12.42	109.07
Abbotsford East	1,107,400	359.7	0.87	-2.28	-4.31	-6.52	3.24	13.79	98.73
Abbotsford West	1,035,600	408.8	-0.15	-2.76	-2.48	-8.20	2.82	4.23	115.04
Aberdeen	1,348,600	353.2	-4.64	-8.38	-7.15	-10.81	9.18	9.66	101.02
Bradner	4,258,900	431.1	-5.58	-8.47	7.96	14.11	45.84	47.69	123.37
Central Abbotsford	959,100	388.6	1.09	-4.73	-8.86	-13.10	6.38	7.05	127.38
Matsqui	1,422,600	386.2	-2.40	-4.62	-2.65	-5.37	10.09	9.19	100.00
Poplar	955,100	365.0	-0.98	-6.07	-10.30	-13.81	5.25	6.20	109.53
Sumas Prairie	1,584,800	393.2	1.65	-1.40	-2.96	-10.41	-9.63	13.44	99.39
Area: Mission	948,700	355.9	0.03	-3.34	-6.22	-9.94	5.55	12.06	116.62
Dewdney Deroche	1,158,900	344.6	0.03	-4.38	-5.56	-6.59	8.64	17.21	117.41
Durieu	1,034,500	337.6	-0.65	-3.07	1.02	-3.46	7.55	11.13	119.65

Fraser Valley Real Estate Board

2026-02

Single Family Detached	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	937,400	341.2	0.24	-2.65	-7.28	-11.08	0.59	7.53	112.06
Mission BC	890,800	345.3	0.35	-3.33	-7.00	-10.68	3.91	9.93	110.93
Mission-West	1,383,400	346.0	-0.23	-4.37	-3.00	-3.81	11.04	20.10	128.38
Stave Falls	1,291,300	336.1	-0.86	-3.64	-3.97	-7.79	9.19	18.93	116.56

Fraser Valley Real Estate Board

2026-02

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	915,400	349.5	0.06	-1.47	-3.48	-6.07	-0.40	23.67	85.71
Fraser Valley Real Estate Board	770,700	345.9	-0.32	-1.03	-4.61	-7.14	-1.06	23.36	110.66
Area: N. Delta	873,600	382.0	-3.12	-4.64	-5.91	-5.49	0.39	20.85	91.38
Annieville	696,000	387.3	-3.75	-6.72	-7.63	-7.70	-3.94	24.17	128.63
Nordel	929,300	369.8	-3.02	-4.47	-6.21	-6.55	0.16	19.91	86.11
Scottsdale	821,900	336.0	-4.00	-4.11	-6.69	-5.80	-0.80	20.82	108.83
Sunshine Hills Woods	923,100	328.7	-2.75	-4.86	-5.38	-5.11	-0.24	20.45	103.53
Municipality: City of Surrey combined	789,800	342.5	0.06	-0.26	-4.78	-7.63	-2.28	20.77	103.51
Area: North Surrey	698,200	401.0	-0.87	1.06	-8.32	-6.29	-1.98	23.46	137.98
Bolivar Heights	577,900	427.1	0.35	1.09	-9.67	-6.62	-1.93	31.21	179.52
Fraser Heights	845,100	347.6	-0.97	1.85	-8.91	-6.41	-2.22	18.80	117.66
Guildford	690,100	403.1	0.37	1.26	-9.76	-6.21	-2.07	26.60	143.86
Whalley	681,200	362.0	-3.72	0.19	-4.54	-7.68	-5.14	13.27	109.73
Area: Surrey	767,000	353.0	-0.03	-0.08	-3.45	-7.81	-2.24	21.60	122.85
Bear Creek Green Timbers	766,500	344.2	-3.18	0.73	-4.02	-6.54	-5.75	15.58	120.64
East Newton	691,300	381.1	2.03	8.48	2.42	-6.46	4.99	26.86	152.89
Fleetwood Tynehead	789,900	337.3	0.33	-2.40	-5.83	-10.65	-4.64	19.48	115.25
Panorama Ridge	850,300	336.8	1.05	0.54	-2.15	-6.03	-0.59	22.34	114.52
Queen Mary Park Surrey	695,800	389.1	-2.65	0.62	-4.04	-6.78	-3.04	20.46	138.71
Sullivan Station	795,500	310.0	0.55	0.10	-2.67	-7.30	-2.76	20.20	112.47
West Newton	749,300	365.7	-2.25	-4.04	-5.99	-6.47	-2.35	25.03	127.28
Area: Cloverdale	779,500	320.4	0.19	0.09	-3.67	-6.94	-1.66	19.55	106.71
Clayton	776,400	321.8	0.31	-0.06	-3.68	-6.89	-1.41	20.30	108.55
Cloverdale BC	783,800	321.5	0.06	0.31	-3.63	-7.03	-1.92	18.63	104.26
Area: South Surrey White Rock	863,300	273.0	0.26	-1.52	-6.41	-8.54	-3.70	18.54	70.73
Crescent Bch Ocean Pk.	802,000	274.4	-2.21	-7.33	-11.77	-13.03	-7.48	11.36	58.70
Elgin Chantrell	1,004,600	247.7	-0.56	-4.91	-10.61	-13.12	-4.62	8.78	56.87
Grandview Surrey	884,100	266.2	1.88	1.41	-3.59	-5.97	-2.60	21.66	78.66
King George Corridor	800,300	287.8	-2.90	-6.71	-10.87	-12.26	-5.05	16.52	76.02
Morgan Creek	856,500	260.4	1.01	0.50	-4.82	-7.13	-4.30	17.46	66.82

Fraser Valley Real Estate Board

2026-02

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	830,600	273.3	1.11	1.26	-3.63	-6.50	-4.00	20.45	79.10
Sunnyside Park Surrey	904,100	257.1	-1.34	-6.37	-11.04	-12.13	-4.88	10.58	56.10
White Rock	797,800	291.1	-3.45	-8.14	-11.87	-14.58	-7.47	11.75	68.75
Area: Langley	810,300	349.6	-0.51	-2.07	-4.53	-6.72	1.51	28.72	127.75
Aldergrove Langley	607,600	444.2	0.86	0.63	0.25	-1.20	9.09	41.33	180.96
Fort Langley	913,300	342.3	0.15	-3.39	-5.86	-6.63	4.90	34.50	111.69
Langley City	748,600	318.8	-2.92	-3.01	-5.43	-8.47	-2.42	23.95	110.99
Murrayville	841,200	307.5	-2.23	-1.35	-4.92	-8.15	-2.69	19.60	98.13
Salmon River	999,900	339.3	-0.41	-3.31	-6.19	-7.45	4.50	34.43	104.64
Walnut Grove	789,200	306.6	-0.81	-4.43	-6.12	-7.87	0.10	25.60	109.57
Willoughby Heights	835,400	365.0	-0.03	-1.46	-4.25	-6.46	2.01	29.62	138.87
Area: Abbotsford	626,100	345.1	-1.03	-1.90	-3.87	-5.24	3.51	28.53	139.65
Abbotsford East	666,100	369.6	-1.88	-5.42	-7.30	-5.88	-1.12	27.32	136.02
Abbotsford West	674,700	332.5	0.33	0.21	-2.49	-4.15	7.67	32.26	153.04
Aberdeen	747,300	350.5	1.24	1.51	-1.27	-3.18	5.83	35.22	127.30
Central Abbotsford	484,100	309.1	-2.89	-1.53	-1.12	-3.98	11.03	31.76	140.17
Poplar	667,600	304.8	-0.20	0.83	-0.20	-3.21	5.03	25.23	98.44
Area: Mission	652,800	357.5	-0.39	0.93	0.39	-0.91	9.29	37.34	146.72
Mission BC	652,800	357.5	-0.39	0.93	0.39	-0.91	9.29	37.34	146.72