

Summary Report

For March 2026

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2026-03

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,263,000	352.6	0.14	-0.48	-3.95	-9.29	-0.65	3.04	36.24
Fraser Valley Real Estate Board	1,153,300	380.6	-0.10	-0.55	-4.01	-10.24	-1.48	2.23	67.52
Area: N. Delta	1,235,500	391.7	0.98	2.62	0.28	-6.69	-0.76	3.65	58.13
Annieville	1,258,200	418.7	3.23	8.67	6.70	-0.78	0.84	4.70	66.48
Nordel	1,181,200	371.4	-2.06	-4.65	-6.16	-13.45	-2.93	-1.69	51.59
Scottsdale	1,266,700	418.5	3.03	8.90	7.01	-0.81	0.75	4.49	66.01
Sunshine Hills Woods	1,249,600	343.5	0.20	-0.35	-4.40	-9.89	-1.41	10.95	47.74
Municipality: City of Surrey combined	1,202,800	373.1	-1.30	-2.12	-7.17	-14.54	-6.68	-1.53	54.05
Area: North Surrey	1,131,300	410.0	-0.58	-0.70	-7.57	-14.73	-5.60	-4.52	70.05
Bolivar Heights	1,083,800	404.1	-0.44	9.39	-3.95	-13.41	-3.33	0.02	74.18
Bridgeview	861,900	464.9	-2.29	-1.77	-4.75	-10.73	-1.32	9.00	101.52
Cedar Hills	1,098,600	385.5	-0.49	-2.97	-12.13	-18.40	-6.23	-6.14	63.35
Fraser Heights	1,257,100	351.4	-0.40	9.50	-4.09	-15.00	-5.21	-8.35	51.20
Guildford	1,090,700	401.9	-1.45	-8.97	-6.12	-15.16	-10.21	-15.01	62.58
Port Kells	2,514,100	483.7	10.43	4.76	-12.44	-11.05	6.61	26.56	118.08
Royal Heights	1,107,800	396.6	-4.80	-5.35	-8.11	-13.48	-4.32	0.99	65.53
Whalley	1,174,500	461.7	-1.45	-10.04	-5.89	-14.23	-9.17	-10.21	79.30
Area: Surrey	1,209,500	382.4	-1.37	-2.94	-5.63	-12.09	-2.72	4.65	73.58
Bear Creek Green Timbers	1,207,200	406.6	-0.15	-3.10	-6.23	-7.95	0.77	9.42	86.86
East Newton	1,144,300	384.8	-9.10	-0.62	-5.85	-12.72	-5.82	6.77	82.11
Fleetwood Tynehead	1,177,200	341.4	1.22	-3.53	-5.03	-13.31	-4.37	4.95	67.03
Panorama Ridge	1,265,600	384.0	1.29	-0.16	-4.53	-10.05	1.59	17.36	72.12
Queen Mary Park Surrey	1,126,500	378.8	0.37	-1.71	-11.45	-18.40	-6.72	-7.07	61.26
Sullivan Station	1,462,700	332.8	-5.96	-5.08	-7.48	-20.34	-5.94	3.64	44.82
West Newton	1,292,000	400.6	-0.96	-5.41	-1.86	-10.48	-0.89	1.52	79.56
Area: Cloverdale	1,118,300	374.3	0.51	-4.00	-7.67	-15.79	-10.26	-5.84	62.25
Cloverdale BC	1,118,300	374.3	0.51	-4.00	-7.67	-15.79	-10.26	-5.84	62.25
Area: South Surrey White Rock	1,320,600	303.5	-1.88	-0.98	-6.90	-15.39	-10.84	-5.33	21.21
Crescent Bch Ocean Pk.	1,306,300	314.1	1.52	1.42	-3.59	-10.46	-7.83	-0.82	20.62
Elgin Chantrell	1,774,700	315.6	0.29	-0.03	-5.40	-11.97	-9.98	-7.04	13.98

Fraser Valley Real Estate Board

2026-03

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Grandview Surrey	2,100,600	290.3	-11.90	-11.92	-16.56	-26.78	-12.82	-16.03	17.39
Hazelmere	1,805,600	315.7	-11.17	-11.32	-5.62	-17.03	-2.14	9.20	53.63
King George Corridor	1,075,400	284.1	-7.58	-4.05	-10.29	-22.53	-6.91	-3.96	32.02
Pacific Douglas	2,330,200	364.6	-13.19	-6.20	-10.00	-23.48	-12.63	-11.31	39.32
Sunnyside Park Surrey	1,313,800	320.0	2.17	2.20	-2.88	-9.76	-5.41	2.40	25.79
White Rock	1,226,500	318.4	1.27	1.14	-4.47	-11.63	-8.74	-2.42	25.70
Area: Langley	1,346,800	395.1	-0.73	0.84	-4.36	-8.41	2.60	8.72	81.40
Aldergrove Langley	1,000,200	373.6	-2.20	0.40	-4.82	-10.28	-1.03	9.88	98.20
Brookwood Langley	1,281,800	398.2	2.44	7.01	-2.85	-5.08	-1.97	6.27	81.58
Campbell Valley	2,383,700	414.5	-1.40	-2.54	-7.72	-6.54	12.45	8.65	85.87
County Line Glen Valley	2,140,400	323.9	-1.76	-0.06	-5.29	-15.03	-0.43	8.36	77.58
Fort Langley	1,521,500	371.8	-4.35	-2.57	-7.37	-14.80	2.31	1.75	77.64
Langley City	1,098,200	395.2	-0.45	-1.37	-2.27	-10.53	-3.82	5.19	76.19
Murrayville	1,365,500	359.6	3.33	8.87	-0.85	-3.57	-1.56	8.35	72.22
Otter District	2,229,900	393.4	0.28	1.13	-4.98	-8.83	7.22	5.24	82.05
Salmon River	1,838,600	415.7	-0.14	-0.36	-5.20	-3.66	13.18	11.45	88.70
Walnut Grove	1,247,200	353.4	-3.76	-2.19	-3.97	-11.63	7.16	12.23	73.41
Willoughby Heights	1,105,400	400.4	-0.69	-1.36	-1.69	-10.76	-3.42	6.63	81.34
Area: Abbotsford	1,058,800	407.5	1.34	0.64	1.37	-8.06	5.27	3.51	102.84
Abbotsford East	1,041,000	391.5	3.68	1.22	0.80	-6.25	8.09	10.25	104.33
Abbotsford West	1,008,600	427.7	-0.47	3.84	3.01	-5.21	1.47	-1.86	99.21
Aberdeen	1,506,400	403.3	3.04	3.09	-4.68	-6.92	13.57	14.97	91.86
Bradner	2,165,900	328.5	-1.08	-0.51	-6.97	-17.63	-3.89	6.76	85.49
Central Abbotsford	930,600	391.2	-0.43	-3.48	5.39	-12.39	4.80	0.18	110.21
Matsqui	1,163,800	371.2	-4.67	-4.75	-5.67	-12.47	-3.51	1.56	88.33
Poplar	939,300	381.4	0.13	-3.12	5.16	-13.00	3.92	-0.24	105.27
Sumas Prairie	1,540,600	382.2	-2.80	-3.48	-10.78	-15.22	-9.00	2.17	95.40
Area: Mission	869,700	356.7	0.99	-3.52	-5.26	-5.98	1.94	1.71	100.96
Dewdney Deroche	1,146,400	340.9	-1.07	-5.25	-10.03	-5.67	1.73	4.89	104.25
Durieu	753,600	361.6	-1.18	-4.29	-6.76	-2.93	0.11	5.18	105.92
Hatzic	855,700	349.1	0.93	-3.46	-4.98	-5.93	1.36	1.19	98.58
Mission BC	836,700	351.9	1.32	-2.95	-4.35	-5.58	1.68	1.53	98.59

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Mission-West	1,270,600	332.1	1.19	-5.14	-5.22	-3.35	0.73	1.37	113.98
Stave Falls	1,216,500	346.4	-0.40	-4.57	-9.44	-6.71	2.33	5.45	102.34

Fraser Valley Real Estate Board

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2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,834,000	345.6	1.02	-1.37	-3.65	-8.38	-0.29	7.66	21.78
Fraser Valley Real Estate Board	1,532,800	377.6	0.61	-1.05	-3.30	-8.04	-0.79	9.07	64.89
Area: N. Delta	1,273,300	336.1	-5.22	-5.22	-8.07	-13.64	-5.67	-3.09	42.29
Annieville	1,256,700	363.1	-5.64	-5.39	-8.63	-13.65	-5.29	-0.90	51.54
Nordel	1,249,300	328.6	-4.42	-4.70	-7.23	-12.58	-4.17	-2.58	42.01
Scottsdale	1,271,500	367.8	-4.27	-4.94	-7.19	-12.95	-4.62	0.03	55.58
Sunshine Hills Woods	1,304,500	326.2	-6.18	-5.67	-8.73	-14.63	-7.43	-7.72	33.20
Municipality: City of Surrey combined	1,567,300	381.3	0.58	-1.09	-1.90	-8.98	-2.68	9.38	61.09
Area: North Surrey	1,516,700	392.9	0.10	-0.76	-2.41	-8.97	-0.08	10.96	65.64
Bolivar Heights	1,264,900	395.3	-3.30	-4.47	-6.22	-11.45	-1.74	13.62	90.78
Bridgeview	995,200	432.9	-2.61	-5.36	-5.79	-11.05	-2.04	16.56	104.68
Cedar Hills	1,398,900	375.2	-2.97	-3.87	-6.57	-12.13	-4.19	7.41	76.73
Fraser Heights	1,734,100	417.5	3.32	3.50	2.50	-4.51	2.03	12.78	63.73
Guildford	1,166,100	361.6	-3.73	-6.18	-8.15	-13.29	-3.73	6.10	73.43
Port Kells	2,895,700	550.5	13.11	9.49	3.89	-6.15	14.78	36.09	166.20
Royal Heights	1,405,300	370.1	-4.69	-4.42	-7.03	-12.44	-4.86	-0.16	54.53
Whalley	1,312,800	409.7	-4.12	-6.44	-7.97	-15.00	-6.76	9.05	80.88
Area: Surrey	1,429,400	382.4	0.26	-2.10	-3.87	-10.44	-4.18	6.73	76.79
Bear Creek Green Timbers	1,422,500	406.7	2.03	3.04	3.51	-11.68	9.77	5.42	80.60
East Newton	1,516,400	385.8	0.29	-1.61	-4.55	-8.34	-3.11	3.88	85.48
Fleetwood Tynehead	1,447,500	391.6	0.59	-3.36	-7.29	-10.51	-5.80	3.76	72.89
Panorama Ridge	1,497,400	347.9	-0.20	-1.22	-2.08	-8.78	-6.33	15.01	76.69
Queen Mary Park Surrey	1,315,800	399.6	-0.22	-3.57	-4.97	-16.68	-9.63	0.13	72.54
Sullivan Station	1,472,200	369.0	-0.16	-3.33	-3.35	-8.55	-4.58	13.61	77.15
West Newton	1,175,500	393.8	-0.38	-2.16	-3.50	-15.76	-7.86	2.69	75.80
Area: Cloverdale	1,464,600	399.6	3.87	1.37	-0.32	-6.35	1.47	10.69	86.38
Clayton	1,418,200	398.0	9.79	5.24	5.54	-6.11	3.16	13.75	94.91
Cloverdale BC	1,480,900	400.2	1.99	0.13	-2.13	-6.43	0.68	9.40	82.24
Area: South Surrey White Rock	1,859,500	330.2	0.09	-0.75	-0.18	-7.82	-2.88	9.88	35.77
Crescent Bch Ocean Pk.	1,896,400	338.5	6.65	2.51	1.47	-2.22	1.84	13.02	38.33

Fraser Valley Real Estate Board

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2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	2,162,800	329.3	-3.97	-4.83	-4.88	-14.42	-7.21	2.08	14.94
Grandview Surrey	1,755,600	325.2	0.12	-2.63	-3.33	-9.03	-5.30	5.07	39.81
Hazelmere	2,446,700	446.8	2.41	-2.30	-1.93	-4.18	-1.69	13.69	82.00
King George Corridor	1,616,200	345.7	-0.58	-3.60	-4.98	-10.81	-8.30	4.79	55.65
Morgan Creek	1,930,200	326.6	-8.08	1.08	14.88	-8.34	-4.50	14.04	44.32
Pacific Douglas	1,655,300	341.8	-0.12	-2.03	-3.01	-8.29	-4.02	10.40	70.73
Sunnyside Park Surrey	1,595,200	366.9	-3.32	-4.50	-4.40	-14.65	-4.97	7.09	33.37
White Rock	2,031,400	323.1	5.83	4.60	2.47	-0.77	2.47	15.43	30.07
Area: Langley	1,618,800	393.3	0.05	-0.71	-4.12	-7.52	1.21	8.50	79.02
Aldergrove Langley	1,214,500	357.8	-1.65	-2.27	-5.49	-12.22	2.08	19.67	98.45
Brookswood Langley	1,598,700	360.1	-0.33	4.35	-2.52	-3.90	1.61	6.29	72.54
Campbell Valley	2,791,000	341.4	-1.76	-2.51	-6.57	-9.83	1.85	12.16	62.96
County Line Glen Valley	2,473,900	322.5	-1.10	-3.53	-6.55	-12.29	-0.49	13.44	88.71
Fort Langley	2,313,200	358.6	-2.34	-2.82	-5.53	-12.00	2.55	13.59	84.65
Langley City	1,350,900	391.5	0.69	5.21	-1.24	-3.57	2.92	11.57	83.80
Murrayville	1,529,800	357.6	-0.17	4.23	-2.21	-4.10	1.56	6.52	70.86
Otter District	2,463,900	323.5	-0.77	-3.17	-6.66	-11.78	0.00	13.83	89.62
Salmon River	2,002,000	346.8	0.12	-1.34	-5.89	-7.72	6.35	22.50	96.93
Walnut Grove	1,395,000	367.1	3.58	0.22	-2.52	-8.48	2.80	8.07	65.96
Willoughby Heights	1,487,700	408.7	-0.29	-3.29	-4.60	-6.84	0.10	5.63	84.60
Area: Abbotsford	1,379,700	373.9	3.60	-2.15	-6.50	-1.42	8.66	11.35	102.33
Abbotsford East	1,252,100	345.8	2.98	-1.26	-1.34	-3.33	3.78	9.02	94.05
Abbotsford West	1,221,900	389.0	13.15	6.78	-0.26	-4.23	3.90	11.33	126.29
Aberdeen	1,440,600	363.5	12.33	7.35	0.61	-2.44	6.29	9.75	113.57
Bradner	5,283,200	333.7	-18.71	-25.55	-28.19	5.47	20.30	-15.39	49.04
Central Abbotsford	1,166,300	399.7	12.85	7.01	-0.47	-4.17	4.28	12.09	132.25
Matsqui	1,718,200	373.6	1.33	-4.11	-10.11	-1.55	9.02	1.03	98.62
Poplar	1,098,600	362.9	11.39	4.58	-1.47	-6.15	2.49	6.96	106.19
Area: Mission	1,144,700	335.4	0.18	1.27	-8.66	-13.24	4.13	11.58	113.49
Durieu	1,573,000	313.0	2.19	-1.26	-10.78	-7.26	6.07	12.59	116.16
Hatzic	1,117,600	315.4	1.25	2.84	-7.15	-14.48	0.38	7.13	100.64
Mission BC	1,058,200	323.8	0.19	2.08	-8.01	-15.01	1.44	8.55	106.77

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Mission-West	1,434,400	329.6	-2.69	-3.71	-15.18	-9.62	8.28	14.17	110.07
Stave Falls	1,373,300	318.2	0.47	-0.84	-10.01	-10.32	5.68	12.08	113.99

Fraser Valley Real Estate Board

2026-03

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	654,200	328.2	-0.12	-0.42	-2.99	-8.02	-3.95	8.42	56.14
Fraser Valley Real Estate Board	489,200	403.0	0.20	-0.47	-3.91	-9.15	-4.80	16.07	127.94
Area: N. Delta	506,100	489.9	-0.79	-2.80	-6.63	-8.41	-8.57	10.14	134.07
Annieville	397,300	451.5	-1.10	-1.81	-5.25	-8.34	-4.08	22.86	197.82
Scottsdale	572,700	378.8	-1.17	-4.05	-7.29	-10.28	-9.55	1.53	100.53
Municipality: City of Surrey combined	477,100	403.0	-0.40	-0.93	-4.00	-9.28	-9.17	10.87	113.11
Area: North Surrey	427,100	396.6	-0.87	-1.02	-4.11	-10.84	-12.51	6.93	113.80
Bolivar Heights	397,100	497.0	-2.13	-2.09	-4.07	-10.22	-9.65	16.75	163.38
Cedar Hills	357,600	503.7	-0.16	-4.26	-7.15	-9.65	-5.32	26.78	220.83
Guildford	510,600	452.3	0.85	2.61	-1.03	-6.36	-5.65	16.87	150.30
Whalley	410,300	381.3	-1.19	-1.78	-4.60	-11.61	-13.22	5.77	103.58
Area: Surrey	493,500	459.5	-0.13	-1.48	-5.06	-8.59	-5.61	20.79	160.93
Bear Creek Green Timbers	557,600	462.0	-0.43	-3.45	-6.99	-10.33	-7.56	18.43	156.67
East Newton	439,400	439.8	-0.29	-3.53	-7.02	-9.84	-6.88	18.93	160.39
Fleetwood Tynehead	535,500	376.6	-0.03	2.76	-1.49	-7.38	-10.18	7.85	110.04
Queen Mary Park Surrey	450,900	454.5	-0.11	-3.71	-6.90	-10.11	-5.72	22.47	177.81
Sullivan Station	578,700	433.8	-0.48	-4.07	-7.49	-10.72	-7.88	15.34	136.15
West Newton	501,400	463.4	-0.30	-3.07	-6.16	-9.28	-4.98	22.20	178.82
Area: Cloverdale	549,100	407.0	0.44	2.29	-1.24	-6.95	-6.42	13.53	120.24
Clayton	549,400	400.4	0.35	2.38	-1.06	-7.06	-6.78	13.08	115.85
Cloverdale BC	548,700	409.2	0.57	2.20	-1.45	-6.77	-5.87	14.21	123.97
Area: South Surrey White Rock	571,000	338.1	2.05	0.09	-3.18	-8.55	-1.83	15.63	110.52
Crescent Bch Ocean Pk.	447,600	369.9	-1.83	-3.07	-2.66	-5.93	-5.64	12.30	143.52
Grandview Surrey	578,200	350.6	-0.23	-1.71	-3.89	-8.53	-4.44	16.71	118.31
King George Corridor	605,200	328.7	0.09	-1.70	-4.42	-8.69	-4.56	13.97	100.30
Morgan Creek	592,500	380.1	0.21	-1.66	-3.85	-7.99	-5.05	15.08	109.54
Sunnyside Park Surrey	532,100	319.6	-0.37	-1.45	-3.94	-7.39	-3.56	17.59	113.35
White Rock	561,000	342.7	4.80	2.42	-1.95	-9.05	1.60	16.56	113.79
Area: Langley	556,900	388.9	0.70	0.21	-3.86	-8.41	-0.44	20.66	141.10

Fraser Valley Real Estate Board

2026-03

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Aldergrove Langley	462,900	415.5	-0.57	-1.28	-1.09	-7.40	3.51	34.55	185.37
Fort Langley	794,700	371.5	0.41	-1.80	-5.49	-9.98	-5.18	9.65	111.68
Langley City	501,200	359.5	-0.88	-2.39	-5.44	-11.93	-5.69	14.64	136.67
Murrayville	539,400	378.5	1.64	2.19	-2.65	-5.61	4.88	28.79	146.26
Salmon River	466,200	339.5	1.37	1.40	-3.44	-6.71	1.77	25.09	122.62
Walnut Grove	545,800	323.3	1.92	1.60	-3.20	-7.15	1.35	22.51	127.04
Willoughby Heights	598,600	368.6	1.43	1.65	-3.38	-7.18	0.14	19.17	112.45
Area: Abbotsford	395,900	425.7	-1.23	-1.96	-4.81	-10.42	-1.66	21.25	174.82
Abbotsford East	491,100	356.1	-1.44	-2.81	-2.38	-9.64	-1.98	16.68	101.76
Abbotsford West	392,600	426.7	-1.16	1.69	-3.20	-9.48	-1.84	23.18	184.47
Central Abbotsford	391,900	421.4	-1.36	-4.36	-6.40	-11.30	-2.05	19.78	166.54
Poplar	421,500	449.8	-1.14	-1.68	-1.01	-7.47	3.14	29.25	194.95
Area: Mission	427,000	381.9	-0.78	-0.62	-1.14	-6.47	0.71	23.11	172.20
Mission BC	427,000	381.9	-0.78	-0.62	-1.14	-6.47	0.71	23.11	172.20

Fraser Valley Real Estate Board

2026-03

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,035,200	316.0	0.38	-0.85	-3.01	-7.06	-3.83	4.71	21.59
Fraser Valley Real Estate Board	898,300	323.2	0.34	-0.86	-3.18	-7.68	-6.18	3.76	47.31
Area: N. Delta	1,080,300	343.6	-1.21	-1.32	-2.88	-8.93	-4.90	-0.72	46.52
Annieville	998,800	376.9	0.37	2.50	1.10	-2.53	-4.29	-0.21	50.58
Nordel	1,149,900	343.5	-1.89	-3.94	-4.95	-11.97	-4.02	0.03	56.99
Scottsdale	971,100	325.0	-0.40	0.59	-0.06	-6.77	-7.09	-7.09	40.09
Sunshine Hills Woods	1,223,400	328.4	-2.78	-3.24	-5.98	-11.79	-3.61	4.09	40.34
Municipality: City of Surrey combined	908,700	313.8	0.16	-1.10	-2.85	-8.38	-9.98	1.29	38.12
Area: North Surrey	669,700	305.0	-0.81	-1.42	-4.39	-8.71	-13.45	-5.31	28.21
Bolivar Heights	857,600	363.4	-1.97	1.57	-4.82	-12.67	-15.55	-8.53	52.18
Bridgeview	897,700	458.0	-2.20	-2.30	-4.62	-10.72	-3.66	10.36	102.48
Cedar Hills	1,150,600	407.0	-2.05	-3.76	-9.60	-13.05	-5.92	-1.05	68.74
Fraser Heights	1,558,300	382.0	2.83	3.38	1.27	-4.71	-1.80	6.64	51.77
Guildford	660,600	397.7	-0.70	-1.71	-3.61	-6.29	-4.35	14.25	94.86
Port Kells	2,687,500	514.6	10.86	7.10	-5.23	-9.23	10.10	30.18	139.02
Royal Heights	1,228,600	403.6	-5.35	-5.41	-8.89	-14.38	-5.99	-1.61	66.02
Whalley	450,900	298.0	-1.36	-2.55	-5.40	-11.89	-18.27	-4.91	43.55
Area: Surrey	945,500	331.9	0.09	-1.37	-3.01	-8.89	-8.57	2.63	60.34
Bear Creek Green Timbers	1,074,000	342.8	0.47	1.06	-0.78	-9.24	-0.81	-1.32	55.96
East Newton	911,000	319.3	-1.45	0.69	-3.01	-5.67	-9.78	-2.50	55.38
Fleetwood Tynehead	949,800	313.3	0.45	-2.82	-4.71	-12.53	-13.38	-1.38	56.57
Panorama Ridge	1,247,600	336.0	0.57	-1.44	-2.55	-9.19	-6.80	12.30	64.46
Queen Mary Park Surrey	753,300	330.1	-0.39	-0.45	-4.84	-11.64	-14.33	-6.14	46.32
Sullivan Station	995,200	306.6	1.05	-0.62	-1.38	-5.89	-3.74	12.31	65.73
West Newton	831,900	352.6	-0.17	-3.45	-2.97	-9.45	-6.74	5.16	78.53
Area: Cloverdale	965,200	323.9	2.27	0.68	-1.43	-7.22	-2.76	9.39	69.76
Clayton	839,400	280.5	2.56	2.00	0.61	-5.75	-2.50	12.61	71.45
Cloverdale BC	1,060,400	356.2	2.12	-0.11	-2.65	-8.17	-2.89	7.52	71.25
Area: South Surrey White Rock	1,045,700	276.7	0.44	-1.11	-2.16	-8.23	-11.17	2.03	19.89
Crescent Bch Ocean Pk.	1,561,500	338.4	4.70	0.24	-1.25	-5.90	-2.81	8.92	34.93

Fraser Valley Real Estate Board

2026-03

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	1,878,500	313.4	-2.61	-2.85	-3.15	-11.22	-8.15	0.64	13.22
Grandview Surrey	992,700	160.6	-0.31	-1.17	-2.43	-6.84	-9.57	6.85	33.06
Hazelmere	2,271,900	403.3	-1.05	-4.63	-2.84	-5.57	4.83	15.53	79.56
King George Corridor	833,500	278.9	-1.17	-3.66	-6.60	-13.97	-17.19	-4.81	37.19
Morgan Creek	1,167,400	241.1	-3.83	0.71	8.36	-7.77	-7.02	15.25	36.21
Pacific Douglas	1,184,200	231.9	-0.30	-1.28	-3.94	-9.31	-12.95	-0.73	20.28
Sunnyside Park Surrey	988,400	292.9	-0.44	-3.14	-4.37	-10.67	-14.68	-0.91	18.15
White Rock	835,400	297.6	4.31	1.81	-0.77	-5.31	-11.48	-0.97	16.30
Area: Langley	965,600	324.6	0.19	-0.40	-3.82	-7.02	0.15	10.67	57.96
Aldergrove Langley	906,400	395.8	-1.66	-0.95	-4.21	-9.51	2.30	19.04	107.55
Brookswood Langley	1,437,800	397.8	0.99	5.80	-2.28	-3.87	1.69	8.72	81.56
Campbell Valley	2,650,700	392.5	-1.58	-2.58	-6.97	-8.44	6.25	11.41	72.45
County Line Glen Valley	2,294,400	324.8	-1.43	-1.10	-5.17	-14.05	-2.78	8.81	82.06
Fort Langley	1,668,300	345.3	-3.14	-2.70	-4.85	-11.64	-0.86	11.28	83.77
Langley City	672,400	332.5	-0.57	-1.83	-4.15	-9.20	-5.14	11.46	73.18
Murrayville	1,047,400	342.3	0.74	3.60	-2.06	-4.44	7.71	20.27	65.84
Otter District	2,315,700	363.8	0.00	-0.27	-5.09	-9.61	3.85	8.11	85.52
Salmon River	1,607,100	324.6	0.12	-0.76	-4.50	-3.54	12.20	18.42	91.17
Walnut Grove	996,200	320.6	0.88	-1.23	-4.36	-7.34	4.36	14.91	68.38
Willoughby Heights	856,100	290.3	0.55	-0.65	-3.14	-6.60	-0.82	9.92	51.99
Area: Abbotsford	747,200	335.1	0.93	-1.21	-3.09	-5.82	-1.44	4.39	77.68
Abbotsford East	977,700	353.9	2.52	-0.73	-1.45	-4.69	1.96	11.01	94.56
Abbotsford West	651,600	327.6	0.68	1.55	-1.33	-7.12	-6.51	0.18	80.69
Aberdeen	1,271,600	333.8	6.82	4.80	-1.91	-2.63	6.41	9.26	87.21
Bradner	3,632,900	367.7	-14.71	-20.03	-26.42	-1.76	15.34	10.49	86.08
Central Abbotsford	515,000	328.2	0.12	-2.90	-2.81	-10.06	-4.45	5.84	96.29
Matsqui	1,393,700	378.3	-2.05	-5.80	-9.61	-6.96	0.91	-3.07	92.81
Poplar	694,800	367.8	1.29	-0.14	1.77	-5.79	-0.86	5.78	89.20
Sumas Prairie	1,540,600	382.2	-2.80	-3.48	-10.78	-15.22	-9.00	2.17	95.40
Area: Mission	847,700	337.7	0.42	-1.52	-6.01	-9.34	-2.23	2.68	95.88
Dewdney Deroche	1,146,400	340.9	-1.07	-5.25	-10.03	-5.67	1.73	4.89	104.25
Durieu	1,033,400	337.3	-0.09	-2.74	-8.89	-2.43	4.20	5.24	114.16

Fraser Valley Real Estate Board

2026-03

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	945,900	344.6	1.00	-0.86	-5.98	-9.98	-2.32	1.65	102.59
Lake Errock	831,000	389.4	-0.61	1.09	-6.53	-8.98	4.09	12.58	117.06
Mission BC	787,700	325.1	0.53	-1.25	-5.14	-9.59	-4.02	1.06	89.67
Mission-West	1,367,900	342.1	-1.13	-3.99	-10.66	-6.73	5.39	9.02	118.59
Stave Falls	1,291,900	336.3	0.06	-2.52	-9.45	-7.71	4.83	9.01	107.21

Fraser Valley Real Estate Board

2026-03

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,655,400	363.3	0.80	-1.14	-3.63	-8.42	0.30	7.33	26.76
Fraser Valley Real Estate Board	1,375,600	392.0	0.33	-0.94	-3.52	-8.67	-0.86	6.78	67.52
Area: N. Delta	1,252,700	376.3	-1.93	-1.13	-3.81	-10.17	-2.94	0.70	52.35
Annieville	1,257,600	408.7	-0.34	2.79	0.37	-5.81	-1.80	2.41	62.31
Nordel	1,211,600	361.6	-3.11	-4.62	-6.66	-13.10	-3.34	-2.06	48.44
Scottsdale	1,268,700	409.7	-0.07	2.81	0.69	-6.12	-0.94	2.99	62.90
Sunshine Hills Woods	1,280,600	334.5	-3.52	-3.49	-7.01	-13.14	-5.19	-0.33	40.02
Municipality: City of Surrey combined	1,463,500	393.2	0.15	-1.38	-3.13	-10.15	-3.22	6.96	61.41
Area: North Surrey	1,344,000	415.5	-0.34	-0.98	-4.39	-10.93	-1.66	4.82	70.57
Bolivar Heights	1,143,700	414.2	-1.64	3.71	-4.39	-12.47	-2.38	4.62	81.03
Bridgeview	897,700	458.0	-2.20	-2.30	-4.62	-10.72	-3.66	10.36	102.48
Cedar Hills	1,215,400	404.6	-1.84	-3.57	-9.95	-15.80	-6.34	-0.86	72.46
Fraser Heights	1,679,000	409.9	2.89	3.64	1.69	-5.86	1.21	10.63	61.44
Guildford	1,132,500	383.5	-2.84	-7.43	-7.30	-14.09	-6.65	-5.12	68.65
Port Kells	2,687,500	514.6	10.86	7.10	-5.23	-9.23	10.10	30.18	139.02
Royal Heights	1,228,700	403.4	-5.15	-5.19	-8.71	-14.22	-5.84	-1.59	66.08
Whalley	1,242,100	466.4	-2.57	-8.12	-6.40	-13.52	-7.20	-1.81	84.13
Area: Surrey	1,371,400	394.0	-0.08	-2.33	-4.30	-10.72	-3.38	6.72	78.52
Bear Creek Green Timbers	1,346,200	417.7	1.31	0.94	0.14	-10.11	6.94	7.08	86.22
East Newton	1,428,800	394.7	-1.60	-1.15	-4.45	-8.59	-3.02	4.92	88.94
Fleetwood Tynehead	1,372,300	380.0	0.77	-3.43	-6.84	-11.07	-4.98	4.89	72.73
Panorama Ridge	1,452,300	368.9	0.08	-1.26	-2.51	-8.89	-5.31	15.61	76.93
Queen Mary Park Surrey	1,230,400	405.0	0.15	-2.83	-7.85	-17.19	-6.66	-2.39	71.17
Sullivan Station	1,471,600	361.4	-0.61	-3.45	-3.65	-9.22	-4.67	12.87	73.08
West Newton	1,217,200	389.3	-0.59	-3.40	-2.80	-13.76	-5.35	1.96	75.36
Area: Cloverdale	1,391,000	400.4	3.28	0.43	-1.67	-7.89	-0.20	7.81	81.83
Clayton	1,418,200	398.0	9.79	5.24	5.54	-6.11	3.16	13.75	94.91
Cloverdale BC	1,384,100	400.7	1.65	-0.77	-3.40	-8.33	-1.06	6.29	78.01
Area: South Surrey White Rock	1,718,500	336.8	-0.24	-0.80	-1.32	-9.22	-4.64	6.38	34.24
Crescent Bch Ocean Pk.	1,720,000	351.3	5.46	1.71	0.17	-4.33	-0.23	10.23	36.85

Fraser Valley Real Estate Board

2026-03

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	2,102,300	330.3	-3.25	-3.76	-4.15	-13.53	-7.06	1.04	15.45
Grandview Surrey	1,780,500	279.5	-0.64	-3.02	-4.25	-10.47	-6.62	1.30	33.03
Hazelmere	2,271,900	403.3	-1.05	-4.63	-2.84	-5.57	4.83	15.53	79.56
King George Corridor	1,354,100	324.4	-3.39	-4.00	-7.26	-16.33	-11.82	-1.93	45.47
Morgan Creek	1,930,200	326.6	-8.08	1.08	14.88	-8.34	-4.50	14.04	44.32
Pacific Douglas	1,701,200	297.5	-1.85	-2.87	-4.92	-11.59	-6.91	6.21	58.92
Sunnyside Park Surrey	1,493,300	350.7	-1.46	-2.20	-3.65	-12.87	-5.45	4.84	30.81
White Rock	1,710,600	361.4	4.27	3.29	0.78	-3.86	-1.74	8.69	34.25
Area: Langley	1,513,100	399.6	-0.17	-0.08	-4.01	-7.59	2.25	9.03	80.57
Aldergrove Langley	1,080,600	379.8	-2.06	-0.86	-5.03	-10.82	0.53	14.29	102.34
Brookswood Langley	1,437,800	397.8	0.99	5.80	-2.28	-3.87	1.69	8.72	81.56
Campbell Valley	2,650,700	392.5	-1.58	-2.58	-6.97	-8.44	6.25	11.41	72.45
County Line Glen Valley	2,294,400	324.8	-1.43	-1.10	-5.17	-14.05	-2.78	8.88	82.06
Fort Langley	2,052,600	404.3	-3.14	-3.12	-6.28	-12.32	2.80	11.38	86.66
Langley City	1,187,100	402.8	0.00	1.13	-1.88	-7.95	-1.68	7.73	81.93
Murrayville	1,478,100	361.7	0.84	5.58	-1.74	-4.06	0.50	7.27	72.16
Otter District	2,315,700	364.4	0.00	-0.27	-5.10	-9.60	3.85	8.10	85.45
Salmon River	1,915,500	385.4	-0.03	-0.93	-5.49	-5.63	9.21	16.68	92.51
Walnut Grove	1,348,400	362.5	1.34	-0.41	-2.87	-9.33	3.96	9.25	67.36
Willoughby Heights	1,462,300	417.6	-0.33	-3.13	-4.18	-6.76	1.29	6.80	86.51
Area: Abbotsford	1,188,800	405.2	2.22	-0.86	-2.74	-5.04	6.69	7.11	105.27
Abbotsford East	1,143,200	371.3	3.22	-0.16	-0.35	-4.55	5.27	8.95	99.73
Abbotsford West	1,078,600	425.8	4.16	4.80	1.60	-4.83	2.48	2.88	110.17
Aberdeen	1,465,700	383.9	8.69	5.82	-1.36	-4.12	8.97	11.73	107.07
Bradner	3,632,900	367.7	-14.71	-20.03	-26.42	-1.76	15.34	10.49	85.33
Central Abbotsford	985,500	399.3	2.75	-0.82	3.31	-10.77	3.93	2.97	117.01
Matsqui	1,393,700	378.3	-2.05	-5.80	-9.61	-6.96	0.91	-3.07	92.81
Poplar	990,600	378.5	3.70	-0.84	1.56	-11.07	1.50	2.30	104.82
Sumas Prairie	1,540,600	382.2	-2.80	-3.48	-10.78	-15.22	-9.00	2.17	95.40
Area: Mission	955,200	358.3	0.67	-1.89	-6.81	-9.01	2.37	4.89	106.39
Dewdney Deroche	1,146,400	340.9	-1.07	-5.25	-10.03	-5.67	1.73	4.89	104.25
Durieu	1,033,400	337.3	-0.09	-2.74	-8.89	-2.43	4.20	5.24	114.16

Single Family Detached	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	946,700	344.6	1.00	-0.86	-6.00	-10.03	-2.24	1.71	102.71
Mission BC	899,000	348.4	0.90	-1.53	-6.04	-9.37	1.13	3.23	101.04
Mission-West	1,367,900	342.1	-1.13	-3.99	-10.66	-6.73	5.39	9.02	118.59
Stave Falls	1,291,900	336.3	0.06	-2.52	-9.45	-7.71	4.83	9.01	107.21

Fraser Valley Real Estate Board

2026-03

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	917,400	350.3	0.23	-0.85	-2.10	-6.21	-1.27	18.38	78.82
Fraser Valley Real Estate Board	772,700	346.8	0.26	-1.11	-2.72	-7.32	-2.14	18.24	104.48
Area: N. Delta	892,800	390.4	2.20	-2.18	0.59	-6.11	-1.14	16.99	92.60
Annieville	704,800	392.2	1.27	-3.99	-2.58	-9.78	-5.54	19.39	128.02
Nordel	949,700	377.9	2.19	-2.28	0.03	-6.90	-1.79	15.78	87.82
Scottsdale	850,300	347.6	3.45	-1.84	0.75	-6.00	-1.50	17.12	109.27
Sunshine Hills Woods	946,000	336.9	2.49	-1.29	2.18	-5.18	-0.85	17.39	101.13
Municipality: City of Surrey combined	792,700	343.8	0.38	-0.81	-2.39	-7.95	-3.91	15.49	97.36
Area: North Surrey	686,000	394.0	-1.75	-3.00	-7.29	-8.46	-6.59	17.19	129.74
Bolivar Heights	565,600	418.0	-2.13	-2.93	-7.77	-8.77	-6.63	23.38	169.33
Fraser Heights	839,200	345.2	-0.69	-3.84	-7.43	-8.63	-6.40	15.18	116.02
Guildford	677,900	396.0	-1.76	-3.70	-7.82	-8.57	-7.06	20.33	137.98
Whalley	670,500	356.3	-1.57	-0.11	-5.37	-8.50	-8.38	7.00	98.05
Area: Surrey	773,100	355.8	0.79	0.00	-0.92	-8.16	-3.13	15.78	118.28
Bear Creek Green Timbers	752,700	338.0	-1.80	-0.82	-5.61	-6.66	-8.87	8.26	102.88
East Newton	682,900	376.5	-1.21	3.35	-1.49	-5.47	1.70	18.43	148.84
Fleetwood Tynehead	797,000	340.3	0.89	-1.53	-0.56	-12.47	-4.94	13.93	107.12
Panorama Ridge	873,300	345.9	2.70	2.31	1.68	-4.74	0.76	19.32	114.18
Queen Mary Park Surrey	691,400	386.7	-0.62	0.42	-4.47	-6.66	-5.43	13.70	128.82
Sullivan Station	813,500	317.0	2.26	1.57	0.70	-5.93	-1.80	15.95	113.04
West Newton	752,500	367.3	0.44	-3.75	-2.57	-9.31	-5.29	18.22	124.79
Area: Cloverdale	778,400	319.9	-0.16	-0.44	-2.59	-7.28	-2.59	13.32	96.50
Clayton	775,100	321.2	-0.19	-0.34	-2.61	-7.11	-2.34	14.14	97.91
Cloverdale BC	783,000	321.2	-0.09	-0.50	-2.58	-7.44	-2.87	12.31	94.31
Area: South Surrey White Rock	868,400	274.6	0.59	-1.96	-3.31	-8.41	-6.12	14.85	66.12
Crescent Bch Ocean Pk.	813,000	278.1	1.35	-6.93	-9.03	-13.07	-9.88	9.23	58.91
Elgin Chantrell	1,019,300	251.4	1.49	-4.37	-5.88	-10.69	-7.81	9.11	59.32
Grandview Surrey	886,300	266.9	0.26	0.49	-0.56	-6.09	-4.44	17.22	68.71
King George Corridor	805,300	289.6	0.63	-6.49	-7.80	-12.19	-9.16	12.99	77.67
Morgan Creek	860,000	261.5	0.42	-0.27	-1.28	-6.77	-5.18	13.55	58.97

Fraser Valley Real Estate Board

2026-03

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	835,200	274.8	0.55	0.44	-0.94	-6.56	-5.40	16.34	68.28
Sunnyside Park Surrey	922,100	262.3	2.02	-5.61	-7.15	-11.08	-8.41	9.16	59.16
White Rock	802,800	292.9	0.62	-7.63	-10.56	-14.43	-11.80	8.56	69.80
Area: Langley	811,500	350.1	0.14	-1.30	-3.37	-6.29	1.71	24.06	119.50
Aldergrove Langley	607,400	444.0	-0.05	0.27	0.82	-0.74	8.27	38.88	176.64
Fort Langley	910,800	341.4	-0.26	-1.70	-4.61	-5.48	5.01	28.73	106.04
Langley City	745,300	317.4	-0.44	-3.88	-6.09	-8.11	-2.04	20.55	104.12
Murrayville	838,700	306.5	-0.33	-1.83	-5.92	-7.93	-1.10	16.36	91.80
Salmon River	987,400	335.1	-1.24	-3.01	-4.99	-5.29	2.85	28.59	93.81
Walnut Grove	791,100	307.3	0.23	-2.66	-5.77	-6.05	-0.32	22.14	104.46
Willoughby Heights	837,000	365.7	0.19	-0.62	-2.17	-6.52	2.15	23.84	127.28
Area: Abbotsford	624,500	344.3	-0.23	-1.57	-3.72	-5.65	3.18	23.89	133.74
Abbotsford East	671,800	372.8	0.87	-1.92	-5.62	-5.24	-0.77	24.43	130.41
Abbotsford West	665,500	328.0	-1.35	-1.88	-3.33	-6.61	6.36	25.77	142.96
Aberdeen	743,900	348.9	-0.46	1.07	-0.82	-2.32	4.43	31.76	121.81
Central Abbotsford	483,300	308.6	-0.16	-1.31	-3.23	-3.95	10.81	24.79	141.28
Poplar	672,400	307.0	0.72	0.99	1.39	-0.42	5.46	25.46	93.32
Area: Mission	650,000	356.0	-0.42	-0.81	0.94	-2.04	6.91	34.64	141.19
Mission BC	650,000	356.0	-0.42	-0.81	0.94	-2.04	6.91	34.64	141.19