

Summary Report

For April 2026

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2026-04

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,248,700	348.6	-1.13	-1.19	-3.68	-10.15	-5.37	-0.34	30.76
Fraser Valley Real Estate Board	1,139,100	375.9	-1.23	-0.90	-4.23	-11.05	-7.00	-1.70	56.95
Area: N. Delta	1,179,500	374.0	-4.52	-2.43	-2.58	-12.14	-8.56	-3.73	42.80
Annieville	1,128,100	375.4	-10.34	-3.97	-2.85	-12.15	-12.70	-7.81	41.71
Nordel	1,205,400	379.1	2.07	-0.86	-2.32	-11.63	-4.72	-1.94	44.53
Scottsdale	1,135,200	375.0	-10.39	-4.07	-3.00	-12.34	-12.87	-8.18	41.24
Sunshine Hills Woods	1,250,900	343.8	0.09	-1.32	-2.27	-13.18	-4.34	3.93	40.73
Municipality: City of Surrey combined	1,196,000	371.0	-0.56	-1.90	-6.41	-13.98	-10.90	-4.80	44.53
Area: North Surrey	1,099,500	398.5	-2.80	-1.24	-8.43	-15.70	-12.86	-9.06	53.68
Bolivar Heights	1,013,700	378.0	-6.46	1.23	-9.66	-15.98	-15.68	-9.18	50.78
Bridgeview	881,500	475.5	2.28	0.38	0.00	-9.17	-1.82	7.00	91.97
Cedar Hills	1,063,900	373.3	-3.16	-6.58	-9.04	-21.28	-12.64	-11.67	49.26
Fraser Heights	1,177,600	329.2	-6.32	2.36	-8.99	-16.97	-18.05	-16.19	31.26
Guildford	1,102,900	406.4	1.12	-3.26	-4.74	-12.24	-10.78	-12.79	51.47
Port Kells	2,206,700	424.5	-12.24	1.00	-18.44	-20.51	-16.34	5.00	74.98
Royal Heights	1,148,100	411.1	3.66	0.02	-3.11	-11.89	-5.56	1.93	60.21
Whalley	1,214,500	477.4	3.40	-0.67	-1.65	-8.12	-8.68	-7.57	70.99
Area: Surrey	1,198,200	378.8	-0.94	-2.82	-5.37	-12.46	-7.86	-0.97	63.14
Bear Creek Green Timbers	1,160,300	390.8	-3.89	-5.40	-8.97	-11.50	-4.80	3.22	72.39
East Newton	1,143,200	384.4	-0.10	-1.81	-1.81	-15.24	-11.12	-1.31	71.53
Fleetwood Tynehead	1,165,400	338.0	-1.00	-1.40	-5.74	-13.04	-9.48	-0.85	54.13
Panorama Ridge	1,266,300	384.2	0.05	-0.72	-0.80	-11.80	-2.49	8.59	64.19
Queen Mary Park Surrey	1,085,800	365.1	-3.62	-5.88	-9.25	-21.37	-14.50	-12.66	47.40
Sullivan Station	1,512,600	344.2	3.43	-3.04	-7.57	-14.57	0.12	-1.54	47.92
West Newton	1,312,600	407.0	1.60	-1.93	-2.86	-4.62	-5.79	-0.59	74.30
Area: Cloverdale	1,160,100	388.3	3.74	2.86	-3.17	-12.19	-10.69	-2.78	61.79
Cloverdale BC	1,160,100	388.3	3.74	2.86	-3.17	-12.19	-10.69	-2.78	61.79
Area: South Surrey White Rock	1,330,200	305.7	0.72	-2.92	-4.83	-13.03	-12.41	-6.14	15.10
Crescent Bch Ocean Pk.	1,314,900	316.2	0.67	-1.62	-0.35	-8.11	-10.58	-0.88	14.40
Elgin Chantrell	1,812,400	322.3	2.12	-1.71	-0.49	-9.03	-10.74	-5.57	9.81

Fraser Valley Real Estate Board

2026-04

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Grandview Surrey	2,178,100	301.0	3.69	-7.01	-15.14	-23.76	-12.47	-20.73	19.44
Hazelmere	1,826,200	319.3	1.14	1.46	-9.55	-12.74	0.00	20.22	46.94
King George Corridor	1,073,900	283.7	-0.14	-6.18	-10.87	-20.11	-7.65	-8.37	25.75
Pacific Douglas	2,272,100	355.5	-2.50	-8.07	-16.96	-22.12	-12.31	-18.22	28.20
Sunnyside Park Surrey	1,321,700	322.0	0.63	-0.59	1.04	-6.86	-8.21	2.71	19.30
White Rock	1,232,600	320.0	0.50	-1.96	-1.33	-9.71	-11.92	-2.17	19.31
Area: Langley	1,353,300	397.0	0.48	-0.05	-2.84	-8.10	-0.65	4.86	74.74
Aldergrove Langley	1,021,400	381.5	2.11	0.42	-0.83	-8.97	0.03	5.56	94.64
Brookwood Langley	1,326,100	412.0	3.47	6.46	3.78	-3.96	-5.74	5.40	75.77
Campbell Valley	2,295,600	399.2	-3.69	-6.64	-9.38	-7.42	6.54	-1.41	73.87
County Line Glen Valley	2,131,000	322.4	-0.46	-3.24	-3.79	-14.71	-4.59	1.10	69.86
Fort Langley	1,462,700	357.5	-3.85	-9.26	-8.36	-18.15	-4.72	-6.85	61.62
Langley City	1,083,600	389.9	-1.34	-0.46	-5.30	-9.11	-8.30	1.93	66.98
Murrayville	1,396,300	367.7	2.25	6.33	3.84	-4.74	-7.24	5.81	63.93
Otter District	2,263,000	399.3	1.50	0.68	-3.36	-6.22	6.79	2.46	81.17
Salmon River	1,856,600	419.8	0.99	0.21	-3.63	-1.94	13.00	8.90	86.49
Walnut Grove	1,250,500	354.3	0.25	-3.85	-4.11	-13.18	2.13	6.46	67.20
Willoughby Heights	1,077,700	390.3	-2.52	-1.44	-5.84	-8.96	-9.53	1.93	69.40
Area: Abbotsford	1,037,000	399.2	-2.04	1.94	-1.11	-9.00	-3.50	-0.15	89.19
Abbotsford East	1,016,300	382.2	-2.38	2.55	-1.34	-9.86	-3.19	7.39	87.81
Abbotsford West	980,700	415.9	-2.76	1.36	-0.60	-6.69	-5.88	-5.05	83.14
Aberdeen	1,474,300	394.7	-2.13	0.20	-2.62	-4.78	12.13	10.78	86.62
Bradner	2,153,600	326.6	-0.58	-3.83	-3.66	-16.19	-4.36	0.21	76.35
Central Abbotsford	901,100	378.8	-3.17	1.01	-2.80	-11.72	-7.32	-6.79	96.57
Matsqui	1,271,800	405.7	9.29	8.77	3.07	-5.94	-2.52	7.78	93.19
Poplar	908,200	368.7	-3.33	1.07	-2.82	-11.46	-7.73	-7.08	91.43
Sumas Prairie	1,654,400	410.4	7.38	6.10	-2.73	-10.37	-6.64	-0.10	98.36
Area: Mission	848,300	347.9	-2.47	-2.33	-6.70	-8.97	-5.00	-2.22	87.65
Dewdney Deroche	1,100,100	327.1	-4.05	-5.05	-9.52	-8.71	-5.41	-0.97	85.43
Durieu	738,200	354.2	-2.05	-0.95	-7.45	-5.17	-5.09	-0.28	88.71
Hatzic	835,300	340.8	-2.38	-2.24	-6.48	-9.05	-5.75	-2.80	85.72
Mission BC	816,700	343.4	-2.42	-1.77	-6.12	-8.74	-5.48	-2.47	85.72

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Mission-West	1,228,600	321.1	-3.31	-4.06	-7.70	-5.95	-3.89	-3.54	93.78
Stave Falls	1,171,200	333.5	-3.72	-4.52	-8.68	-9.30	-5.15	0.79	87.04

Fraser Valley Real Estate Board

2026-04

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,827,700	344.4	-0.35	-0.03	-3.26	-8.31	-3.61	4.62	17.50
Fraser Valley Real Estate Board	1,540,600	379.6	0.53	0.66	-2.09	-7.84	-4.41	6.39	60.10
Area: N. Delta	1,314,100	346.9	3.21	-2.09	-4.09	-11.14	-10.27	-1.64	42.76
Annieville	1,317,500	380.7	4.85	-1.48	-3.42	-10.44	-8.57	1.76	52.95
Nordel	1,290,400	339.4	3.29	-1.08	-3.03	-9.59	-9.08	-0.47	43.57
Scottsdale	1,292,700	373.9	1.66	-2.66	-4.62	-11.46	-10.66	-0.21	53.81
Sunshine Hills Woods	1,345,200	336.4	3.13	-2.86	-4.89	-12.40	-11.71	-6.48	33.07
Municipality: City of Surrey combined	1,565,400	380.9	-0.10	-0.10	-1.06	-8.85	-6.82	5.83	54.84
Area: North Surrey	1,487,300	385.3	-1.93	-1.46	-3.46	-9.60	-6.09	4.64	58.89
Bolivar Heights	1,273,300	397.9	0.66	-2.83	-3.73	-12.74	-7.23	7.34	86.98
Bridgeview	1,027,300	446.8	3.21	0.07	-1.35	-9.97	-3.08	13.29	108.20
Cedar Hills	1,394,600	374.1	-0.29	-4.18	-4.83	-13.84	-9.48	1.99	72.40
Fraser Heights	1,654,800	398.4	-4.57	0.05	-2.19	-5.99	-5.48	3.99	53.05
Guildford	1,177,800	365.2	1.00	-3.67	-5.34	-14.27	-8.84	2.15	69.23
Port Kells	2,837,900	539.5	-2.00	10.01	1.49	-3.54	10.67	31.94	150.23
Royal Heights	1,461,100	384.8	3.97	-0.82	-3.19	-9.78	-8.25	1.83	55.92
Whalley	1,316,100	410.8	0.27	-4.33	-5.37	-15.00	-11.29	4.18	74.44
Area: Surrey	1,436,000	384.2	0.47	-1.03	-2.04	-9.85	-8.26	3.42	70.08
Bear Creek Green Timbers	1,403,700	401.3	-1.33	1.34	3.37	-7.45	-10.60	-0.20	68.68
East Newton	1,472,700	374.6	-2.90	-3.60	-5.21	-6.77	-8.50	-1.42	72.87
Fleetwood Tynehead	1,499,500	405.7	3.60	0.50	-3.59	-9.04	-8.48	4.05	71.11
Panorama Ridge	1,487,100	345.5	-0.69	-2.43	-1.29	-9.17	-7.96	9.23	69.36
Queen Mary Park Surrey	1,342,700	407.7	2.03	-1.00	-0.34	-18.98	-8.36	-2.14	69.80
Sullivan Station	1,481,200	371.2	0.60	-1.30	-1.88	-7.52	-7.62	9.95	69.65
West Newton	1,188,400	398.1	1.09	0.25	0.48	-19.10	-7.55	-1.22	71.82
Area: Cloverdale	1,440,900	393.2	-1.60	1.58	-1.87	-8.32	-4.93	7.17	77.20
Clayton	1,372,000	385.1	-3.24	3.19	-0.23	-8.96	-3.27	9.19	81.05
Cloverdale BC	1,465,300	396.0	-1.05	0.99	-2.41	-8.04	-5.78	6.14	74.53
Area: South Surrey White Rock	1,881,200	334.0	1.15	1.37	2.58	-7.63	-4.76	7.85	31.70
Crescent Bch Ocean Pk.	1,928,000	344.1	1.65	6.40	8.14	-7.20	2.23	11.58	36.17

Fraser Valley Real Estate Board

2026-04

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	2,209,900	336.5	2.19	-2.35	-3.05	-8.76	-9.91	1.29	12.28
Grandview Surrey	1,769,400	327.7	0.77	-0.85	-1.97	-7.87	-8.82	2.73	34.41
Hazelmere	2,311,400	422.1	-5.53	-5.74	-8.22	-6.62	-8.14	2.43	62.60
King George Corridor	1,627,000	348.0	0.67	-2.33	-2.79	-8.90	-10.17	2.20	47.58
Morgan Creek	1,921,200	325.1	-0.46	2.81	11.56	-9.11	-6.47	10.47	38.05
Pacific Douglas	1,644,300	339.5	-0.67	-1.99	-3.06	-8.37	-8.66	5.73	60.75
Sunnyside Park Surrey	1,608,300	369.9	0.82	-2.91	-3.95	-10.22	-8.85	4.91	30.80
White Rock	2,101,200	334.2	3.44	8.47	11.74	-5.41	4.63	16.04	29.59
Area: Langley	1,635,700	397.4	1.04	1.92	-0.92	-7.82	-1.37	6.68	76.39
Aldergrove Langley	1,224,900	360.9	0.87	2.12	-6.31	-12.68	-1.98	14.61	91.87
Brookswood Langley	1,594,900	359.3	-0.22	3.78	5.65	-7.82	-0.47	3.69	69.72
Campbell Valley	2,778,500	339.8	-0.47	0.18	-7.34	-8.88	-0.64	6.59	56.59
County Line Glen Valley	2,506,300	326.8	1.33	2.54	-5.88	-11.91	-3.00	10.63	87.92
Fort Langley	2,365,900	366.7	2.26	2.23	-3.90	-9.50	0.66	10.89	81.09
Langley City	1,339,200	388.1	-0.87	5.03	6.89	-7.79	1.84	7.36	79.34
Murrayville	1,534,400	358.7	0.31	4.39	6.28	-7.77	0.20	4.43	69.04
Otter District	2,487,100	326.5	0.93	2.45	-6.04	-11.95	-2.86	11.02	87.75
Salmon River	1,970,700	341.4	-1.56	1.85	-6.54	-8.50	1.73	16.52	85.24
Walnut Grove	1,427,100	375.6	2.32	0.16	-0.61	-6.26	-1.70	9.73	66.34
Willoughby Heights	1,525,300	419.0	2.52	1.87	-0.36	-6.58	-1.02	6.94	85.64
Area: Abbotsford	1,402,900	380.2	1.68	0.85	-9.45	0.85	5.00	9.63	98.64
Abbotsford East	1,270,600	350.9	1.47	5.03	-3.07	-1.82	-0.59	7.57	91.85
Abbotsford West	1,225,100	390.0	0.26	4.17	0.80	-0.41	2.93	7.50	114.29
Aberdeen	1,431,200	361.1	-0.66	3.62	0.50	-0.03	3.26	5.12	100.39
Bradner	6,430,500	406.1	21.70	-6.41	-28.20	22.39	27.87	4.42	73.25
Central Abbotsford	1,166,900	399.9	0.05	3.74	0.30	-0.50	2.56	7.94	119.36
Matsqui	1,834,900	399.0	6.80	0.45	-9.56	5.81	9.65	6.17	101.21
Poplar	1,112,800	367.6	1.30	3.20	0.71	-1.76	2.57	4.64	97.00
Area: Mission	1,109,800	325.2	-3.04	-1.00	-11.22	-13.90	-3.19	5.21	96.26
Durieu	1,487,500	296.0	-5.43	-6.48	-12.84	-10.06	-5.01	3.21	96.94
Hatzic	1,087,800	307.0	-2.66	0.16	-9.86	-15.40	-5.65	0.82	85.72
Mission BC	1,027,300	314.4	-2.90	0.19	-10.12	-15.80	-4.99	2.41	89.74

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Mission-West	1,406,000	323.1	-1.97	-4.07	-19.16	-8.50	-0.74	11.64	93.47
Stave Falls	1,317,400	305.2	-4.09	-5.10	-11.72	-11.28	-3.72	5.17	98.31

Fraser Valley Real Estate Board

2026-04

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	652,200	327.2	-0.30	0.00	-1.71	-7.81	-6.38	5.92	51.76
Fraser Valley Real Estate Board	491,000	404.4	0.35	0.47	-2.06	-8.30	-6.67	13.06	122.81
Area: N. Delta	512,700	496.3	1.31	-0.98	-4.26	-8.50	-8.90	10.09	116.82
Annieville	402,500	457.4	1.31	-0.80	-3.03	-8.37	-4.23	20.91	191.90
Scottsdale	581,400	384.5	1.50	-1.69	-5.20	-9.72	-10.04	2.23	91.67
Municipality: City of Surrey combined	474,100	400.4	-0.65	-1.40	-3.42	-9.10	-10.96	6.86	107.68
Area: North Surrey	423,100	392.9	-0.93	-1.43	-3.18	-10.85	-14.48	3.07	109.66
Bolivar Heights	398,200	498.4	0.28	-1.70	-2.58	-9.28	-10.81	13.48	162.73
Cedar Hills	362,900	511.1	1.47	-2.29	-5.47	-8.55	-5.47	26.45	211.27
Guildford	500,100	443.0	-2.06	-0.36	-1.97	-7.36	-7.79	10.97	142.74
Whalley	407,600	378.8	-0.66	-1.53	-3.27	-11.39	-15.33	2.38	100.32
Area: Surrey	495,900	461.7	0.48	-0.77	-3.99	-9.01	-6.84	18.35	152.02
Bear Creek Green Timbers	561,800	465.5	0.76	-1.42	-5.44	-9.84	-8.69	16.87	135.58
East Newton	444,200	444.6	1.09	-0.83	-4.63	-10.15	-7.07	17.34	150.90
Fleetwood Tynehead	525,300	369.4	-1.91	-1.49	-3.17	-8.59	-11.41	2.50	105.34
Queen Mary Park Surrey	458,500	462.2	1.69	-0.92	-4.52	-9.88	-6.13	21.15	168.88
Sullivan Station	585,700	439.1	1.22	-1.08	-5.37	-10.13	-8.71	14.59	128.58
West Newton	509,600	471.0	1.64	-0.57	-4.31	-8.88	-5.76	21.27	171.31
Area: Cloverdale	538,700	399.3	-1.89	-0.82	-2.16	-7.68	-8.35	7.92	114.10
Clayton	538,800	392.7	-1.92	-0.88	-2.19	-7.88	-8.87	7.53	109.89
Cloverdale BC	538,500	401.6	-1.86	-0.72	-2.12	-7.38	-7.53	8.54	118.02
Area: South Surrey White Rock	588,200	348.3	3.02	4.06	1.63	-4.78	-2.66	14.76	111.35
Crescent Bch Ocean Pk.	451,300	373.0	0.84	0.24	-1.92	-4.58	-3.14	17.26	131.25
Grandview Surrey	574,900	348.6	-0.57	-2.19	-4.23	-6.97	-6.74	11.84	111.40
King George Corridor	605,800	329.1	0.12	-1.88	-3.97	-6.43	-5.65	10.14	95.78
Morgan Creek	595,200	381.8	0.45	-1.22	-3.59	-6.24	-6.12	10.73	105.38
Sunnyside Park Surrey	530,300	318.5	-0.34	-1.82	-3.92	-6.38	-5.94	12.23	106.95
White Rock	599,300	366.1	6.83	11.82	8.93	-2.84	1.64	20.11	122.42
Area: Langley	554,100	386.9	-0.51	0.18	-2.84	-8.79	-3.40	16.29	135.20

Fraser Valley Real Estate Board

2026-04

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Aldergrove Langley	456,500	409.8	-1.37	-3.46	-1.68	-7.85	0.17	31.94	171.03
Fort Langley	778,300	363.9	-2.05	-1.44	-5.06	-12.12	-9.00	5.48	95.75
Langley City	499,200	358.1	-0.39	-2.82	-3.63	-10.39	-8.06	10.22	132.23
Murrayville	533,800	374.6	-1.03	1.66	-2.32	-7.57	1.16	23.55	139.51
Salmon River	462,000	336.5	-0.88	1.42	-2.44	-8.34	-1.44	20.39	117.24
Walnut Grove	542,800	321.6	-0.53	1.93	-2.43	-8.09	-1.95	18.63	121.64
Willoughby Heights	595,300	366.6	-0.54	1.81	-2.58	-8.65	-3.12	15.32	106.30
Area: Abbotsford	400,400	430.5	1.13	0.73	-2.67	-8.23	-3.30	19.95	164.92
Abbotsford East	499,500	362.2	1.71	-0.71	-1.66	-7.86	-2.56	17.10	98.90
Abbotsford West	386,300	419.9	-1.59	0.74	-3.40	-9.29	-4.72	18.78	172.84
Central Abbotsford	403,700	434.1	3.01	0.93	-2.38	-7.81	-2.91	20.18	158.39
Poplar	427,300	456.0	1.38	-1.28	-0.80	-4.90	2.68	29.07	186.43
Area: Mission	430,700	385.2	0.86	-1.48	-0.21	-4.16	-0.64	23.38	163.11
Mission BC	430,700	385.2	0.86	-1.48	-0.21	-4.16	-0.64	23.38	163.11

Fraser Valley Real Estate Board

2026-04

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,031,500	314.9	-0.35	-0.10	-2.39	-7.05	-6.75	1.65	17.63
Fraser Valley Real Estate Board	899,200	323.6	0.12	0.25	-2.15	-7.46	-9.38	0.34	42.05
Area: N. Delta	1,070,500	340.5	-0.90	-2.18	-2.63	-10.30	-10.56	-4.22	39.72
Annieville	954,900	360.3	-4.40	-2.94	-2.62	-8.04	-13.08	-6.85	37.57
Nordel	1,170,400	349.6	1.78	-0.96	-1.66	-10.40	-7.68	-0.57	52.33
Scottsdale	941,500	315.1	-3.05	-2.96	-2.75	-10.05	-13.86	-11.64	32.34
Sunshine Hills Woods	1,240,100	332.9	1.37	-2.23	-3.31	-11.95	-7.76	1.31	37.11
Municipality: City of Surrey combined	908,300	313.6	-0.06	-0.22	-1.88	-8.09	-13.03	-2.37	32.77
Area: North Surrey	663,500	302.1	-0.95	-1.18	-3.39	-8.90	-16.71	-9.14	22.56
Bolivar Heights	837,300	354.8	-2.37	-0.64	-5.79	-13.38	-22.16	-14.67	39.80
Bridgeview	918,000	468.4	2.27	0.32	-0.36	-9.63	-4.99	7.48	95.90
Cedar Hills	1,131,100	400.1	-1.70	-5.53	-7.41	-15.70	-11.52	-6.08	58.33
Fraser Heights	1,496,200	366.8	-3.98	0.52	-1.95	-5.95	-8.69	-0.92	42.67
Guildford	662,600	398.9	0.30	-0.23	-0.55	-6.12	-5.94	10.99	88.25
Port Kells	2,481,100	475.1	-7.68	4.17	-9.61	-13.05	-4.60	16.67	106.03
Royal Heights	1,287,700	423.0	4.81	0.43	-3.49	-11.28	-6.75	0.69	64.34
Whalley	449,800	297.3	-0.23	-1.88	-3.60	-11.36	-20.12	-7.21	37.13
Area: Surrey	943,100	331.0	-0.27	-0.93	-2.56	-8.69	-12.64	-1.55	53.31
Bear Creek Green Timbers	1,059,700	338.2	-1.34	-1.11	-0.73	-7.52	-12.18	-5.85	46.72
East Newton	898,800	315.0	-1.35	-1.16	-2.99	-5.75	-14.77	-7.22	46.99
Fleetwood Tynehead	957,000	315.6	0.73	-0.32	-3.93	-10.54	-17.27	-4.39	50.64
Panorama Ridge	1,232,300	331.9	-1.22	-2.44	-2.27	-9.64	-9.39	5.80	57.08
Queen Mary Park Surrey	751,300	329.2	-0.27	-2.40	-2.98	-13.48	-16.74	-9.09	40.62
Sullivan Station	983,000	302.8	-1.24	-0.36	-2.10	-7.23	-7.99	6.51	56.57
West Newton	841,800	356.8	1.19	-0.83	-1.41	-9.76	-8.68	1.83	74.05
Area: Cloverdale	958,900	321.8	-0.65	1.07	-1.74	-7.90	-6.94	5.79	63.77
Clayton	831,300	277.8	-0.96	1.17	-0.79	-6.56	-6.05	8.52	64.38
Cloverdale BC	1,054,100	354.1	-0.59	0.91	-2.40	-8.78	-7.64	4.12	65.08
Area: South Surrey White Rock	1,063,900	281.5	1.73	1.70	1.04	-6.57	-12.00	-0.04	17.10
Crescent Bch Ocean Pk.	1,583,200	343.1	1.39	3.66	4.13	-9.04	-3.52	7.52	31.05

Fraser Valley Real Estate Board

2026-04

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	1,913,700	319.3	1.88	-0.78	-0.78	-6.14	-10.43	-0.25	10.14
Grandview Surrey	1,007,500	163.0	1.49	1.68	-0.24	-5.83	-11.03	2.97	30.09
Hazelmere	2,179,100	386.8	-4.09	-4.80	-8.17	-6.30	0.03	10.29	62.52
King George Corridor	838,800	280.7	0.65	-2.33	-5.17	-11.53	-18.12	-7.88	31.54
Morgan Creek	1,175,300	242.7	0.66	3.28	8.25	-7.12	-7.89	12.15	32.99
Pacific Douglas	1,190,800	233.2	0.56	0.34	-2.79	-8.04	-14.52	-3.72	13.92
Sunnyside Park Surrey	991,700	293.8	0.31	-1.41	-2.97	-8.44	-17.08	-4.14	14.63
White Rock	874,800	311.6	4.70	7.67	7.63	-2.69	-10.38	-0.26	17.14
Area: Langley	970,700	326.3	0.52	0.80	-1.86	-6.98	-2.28	7.34	54.42
Aldergrove Langley	919,200	401.4	1.41	0.88	-2.31	-8.40	1.34	13.45	102.42
Brookswood Langley	1,460,200	404.0	1.56	5.26	5.13	-5.63	-1.70	7.02	76.81
Campbell Valley	2,606,700	386.0	-1.66	-2.15	-8.16	-8.44	2.31	4.10	63.91
County Line Glen Valley	2,304,200	326.2	0.43	0.00	-4.12	-13.47	-5.99	4.22	77.86
Fort Langley	1,673,900	346.4	0.32	-1.56	-4.02	-10.28	-4.57	6.65	75.75
Langley City	670,200	331.5	-0.30	-1.49	-2.61	-8.45	-7.30	7.73	68.79
Murrayville	1,057,200	345.5	0.93	3.38	3.26	-6.37	5.30	18.12	63.51
Otter District	2,343,000	368.1	1.18	1.35	-3.81	-8.14	2.28	5.32	84.14
Salmon River	1,600,600	323.3	-0.40	0.43	-4.74	-3.41	9.08	14.16	82.66
Walnut Grove	1,002,100	322.5	0.59	-1.04	-3.56	-7.43	-0.25	11.44	65.55
Willoughby Heights	861,100	292.0	0.59	1.25	-1.55	-6.62	-2.83	7.95	49.51
Area: Abbotsford	745,600	334.3	-0.24	0.15	-4.49	-5.46	-6.10	1.00	69.70
Abbotsford East	975,400	353.0	-0.25	2.53	-2.97	-5.97	-3.63	7.89	86.08
Abbotsford West	642,200	322.9	-1.43	0.12	-2.03	-6.41	-10.48	-3.44	69.15
Aberdeen	1,261,200	331.1	-0.81	1.91	-0.48	-0.81	4.48	5.08	78.39
Bradner	3,973,500	402.2	9.38	-11.91	-32.13	3.05	14.62	16.28	94.58
Central Abbotsford	512,500	326.6	-0.49	-1.03	-4.08	-9.03	-9.88	1.05	87.38
Matsqui	1,508,900	409.6	8.27	3.51	-4.81	0.91	1.99	1.34	97.49
Poplar	688,000	364.2	-0.98	-0.38	-1.09	-5.43	-5.70	0.72	78.35
Sumas Prairie	1,654,400	410.4	7.38	6.10	-2.73	-10.37	-6.64	-0.10	98.36
Area: Mission	827,500	329.7	-2.37	-1.96	-7.49	-10.70	-8.42	-1.93	82.56
Dewdney Deroche	1,100,100	327.1	-4.05	-5.05	-9.52	-8.71	-5.41	-0.97	85.43
Durieu	974,800	318.1	-5.69	-6.39	-12.05	-5.52	-7.12	-1.46	90.82

Fraser Valley Real Estate Board

2026-04

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	925,900	337.3	-2.12	-0.88	-7.18	-11.66	-8.04	-3.21	90.14
Lake Errock	812,200	380.6	-2.26	0.48	-7.22	-7.49	-1.63	7.70	102.34
Mission BC	770,200	317.9	-2.21	-1.58	-6.66	-11.08	-9.89	-3.49	77.00
Mission-West	1,332,800	333.4	-2.54	-3.86	-14.16	-7.11	-1.77	5.14	99.76
Stave Falls	1,244,300	323.9	-3.69	-4.45	-9.60	-9.37	-3.28	3.28	92.34

Fraser Valley Real Estate Board

2026-04

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,647,000	361.5	-0.50	-0.25	-3.26	-8.53	-3.37	4.24	22.34
Fraser Valley Real Estate Board	1,374,800	391.8	-0.05	0.13	-2.78	-8.78	-5.13	3.71	60.71
Area: N. Delta	1,239,800	372.4	-1.04	-2.31	-3.45	-11.77	-9.30	-2.59	44.12
Annieville	1,198,000	389.3	-4.75	-3.23	-3.35	-11.24	-11.48	-4.37	47.29
Nordel	1,242,400	370.8	2.54	-0.94	-2.73	-10.76	-6.67	-1.25	44.84
Scottsdale	1,200,800	387.7	-5.37	-3.41	-3.70	-11.85	-10.96	-4.41	47.53
Sunshine Hills Woods	1,303,100	340.4	1.76	-2.24	-3.92	-13.01	-9.18	-2.18	36.93
Municipality: City of Surrey combined	1,461,000	392.5	-0.18	-0.51	-2.29	-9.83	-7.36	3.51	54.22
Area: North Surrey	1,311,600	405.4	-2.43	-1.75	-5.68	-11.89	-8.45	-0.81	59.54
Bolivar Heights	1,099,500	398.2	-3.86	-0.45	-7.35	-14.49	-12.29	-3.42	63.06
Bridgeview	918,000	468.4	2.27	0.32	-0.36	-9.63	-4.99	7.48	95.90
Cedar Hills	1,188,800	395.7	-2.20	-5.88	-8.04	-18.24	-12.59	-6.50	60.92
Fraser Heights	1,596,700	389.8	-4.90	-0.23	-3.18	-7.48	-6.97	1.78	49.98
Guildford	1,143,600	387.3	0.99	-3.61	-5.21	-13.49	-9.61	-5.49	60.57
Port Kells	2,481,100	475.1	-7.68	4.17	-9.61	-13.05	-4.60	16.67	106.03
Royal Heights	1,287,800	422.8	4.81	0.69	-3.27	-11.10	-6.60	0.69	64.26
Whalley	1,261,800	473.8	1.59	-2.63	-3.23	-10.43	-9.34	-2.39	74.58
Area: Surrey	1,373,800	394.7	0.18	-1.42	-2.81	-10.30	-7.69	2.84	70.79
Bear Creek Green Timbers	1,318,000	408.9	-2.11	-0.87	-0.80	-8.38	-8.40	1.36	73.41
East Newton	1,397,900	386.2	-2.15	-2.89	-4.07	-7.94	-8.31	-0.59	76.59
Fleetwood Tynehead	1,407,800	389.9	2.61	0.10	-4.15	-9.72	-8.06	3.72	68.21
Panorama Ridge	1,443,700	366.7	-0.60	-2.32	-1.40	-9.41	-7.31	9.23	69.61
Queen Mary Park Surrey	1,221,700	402.1	-0.72	-3.36	-4.42	-20.15	-10.11	-6.34	62.07
Sullivan Station	1,483,500	364.3	0.80	-1.43	-2.31	-7.89	-7.07	9.07	66.80
West Newton	1,230,300	393.4	1.05	-0.78	-0.96	-14.42	-7.22	-1.40	70.30
Area: Cloverdale	1,382,000	397.8	-0.65	1.87	-2.04	-8.70	-5.44	5.66	74.40
Clayton	1,372,000	385.1	-3.24	3.19	-0.23	-8.96	-3.27	9.19	81.05
Cloverdale BC	1,384,600	400.9	0.05	1.55	-2.48	-8.62	-6.00	4.73	72.21
Area: South Surrey White Rock	1,740,600	341.1	1.28	0.74	1.49	-8.16	-6.19	4.86	29.84
Crescent Bch Ocean Pk.	1,749,700	357.4	1.74	4.56	6.18	-7.12	-0.25	9.56	33.51

Fraser Valley Real Estate Board

2026-04

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	2,149,400	337.7	2.24	-1.86	-1.80	-7.98	-9.34	0.60	12.75
Grandview Surrey	1,796,800	282.1	0.93	-1.02	-2.92	-9.41	-9.84	-1.71	28.46
Hazelmere	2,179,100	386.8	-4.09	-4.80	-8.17	-6.30	0.03	10.29	62.52
King George Corridor	1,367,700	327.7	1.02	-3.42	-5.67	-13.38	-12.66	-4.40	38.74
Morgan Creek	1,921,200	325.1	-0.46	2.81	11.56	-9.11	-6.47	10.47	38.05
Pacific Douglas	1,687,000	295.0	-0.84	-2.99	-5.90	-11.41	-10.55	1.69	47.80
Sunnyside Park Surrey	1,503,000	353.0	0.66	-2.05	-2.05	-8.74	-9.04	3.37	26.80
White Rock	1,762,100	372.3	3.02	5.71	8.57	-5.63	-0.96	9.69	32.21
Area: Langley	1,526,200	403.0	0.85	1.36	-1.42	-7.72	-0.57	6.59	76.68
Aldergrove Langley	1,098,800	386.2	1.69	1.18	-2.94	-10.39	-0.23	9.84	97.54
Brookswood Langley	1,460,200	404.0	1.56	5.26	5.13	-5.63	-1.70	7.02	76.81
Campbell Valley	2,606,700	386.0	-1.66	-2.15	-8.16	-8.44	2.31	4.10	63.91
County Line Glen Valley	2,304,200	326.2	0.43	0.00	-4.12	-13.47	-5.99	4.25	77.86
Fort Langley	2,062,900	406.3	0.49	-1.14	-5.45	-11.46	-0.95	6.25	79.30
Langley City	1,173,900	398.3	-1.12	1.81	-0.70	-8.48	-4.80	3.99	74.01
Murrayville	1,491,300	365.0	0.91	5.04	5.61	-7.05	-2.12	5.13	67.97
Otter District	2,343,000	368.7	1.18	1.35	-3.83	-8.15	2.27	5.31	84.17
Salmon River	1,911,400	384.6	-0.21	1.02	-5.04	-5.01	6.80	12.59	85.80
Walnut Grove	1,371,200	368.6	1.68	-0.97	-1.60	-8.38	-0.75	8.76	66.04
Willoughby Heights	1,493,900	426.6	2.16	1.60	-0.56	-6.51	-0.21	7.97	86.78
Area: Abbotsford	1,186,600	404.4	-0.20	1.25	-5.43	-4.49	0.35	4.44	95.93
Abbotsford East	1,141,900	370.9	-0.11	4.01	-2.16	-5.38	-1.96	7.04	90.89
Abbotsford West	1,058,600	417.9	-1.86	2.08	-0.24	-4.70	-2.90	-0.55	94.92
Aberdeen	1,447,600	379.2	-1.22	2.38	-0.65	-1.81	6.37	7.15	96.48
Bradner	3,973,500	402.2	9.38	-11.91	-32.13	3.05	14.62	16.28	93.74
Central Abbotsford	962,500	390.0	-2.33	1.46	-2.11	-9.24	-5.20	-3.39	103.44
Matsqui	1,508,900	409.6	8.27	3.51	-4.81	0.91	1.99	1.34	97.49
Poplar	979,700	374.4	-1.08	1.57	-1.99	-8.01	-4.54	-2.40	93.39
Sumas Prairie	1,654,400	410.4	7.38	6.10	-2.73	-10.37	-6.64	-0.10	98.36
Area: Mission	929,500	348.6	-2.71	-2.02	-8.53	-11.16	-4.75	0.14	91.64
Dewdney Deroche	1,100,100	327.1	-4.05	-5.05	-9.52	-8.71	-5.41	-0.97	85.43
Durieu	974,800	318.1	-5.69	-6.39	-12.05	-5.52	-7.12	-1.46	90.82

Fraser Valley Real Estate Board

2026-04

Single Family Detached	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	926,700	337.3	-2.12	-0.91	-7.21	-11.70	-7.97	-3.13	90.14
Mission BC	875,500	339.3	-2.61	-1.39	-7.80	-11.78	-5.80	-1.39	86.74
Mission-West	1,332,800	333.4	-2.54	-3.86	-14.16	-7.11	-1.77	5.14	99.76
Stave Falls	1,244,300	323.9	-3.69	-4.45	-9.60	-9.37	-3.28	3.28	92.34

Fraser Valley Real Estate Board

2026-04

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	915,600	349.6	-0.20	0.09	-1.71	-5.74	-3.77	14.14	72.73
Fraser Valley Real Estate Board	771,600	346.3	-0.14	-0.20	-1.73	-7.41	-5.23	13.21	96.32
Area: N. Delta	879,900	384.7	-1.46	-2.43	0.00	-8.03	-6.15	9.32	83.28
Annieville	705,700	392.7	0.13	-2.41	-1.87	-8.76	-8.50	12.30	115.77
Nordel	941,800	374.8	-0.82	-1.70	0.54	-8.74	-6.21	9.69	79.85
Scottsdale	833,600	340.8	-1.96	-2.63	-0.06	-8.46	-6.45	10.47	98.83
Sunshine Hills Woods	916,500	326.4	-3.12	-3.43	0.15	-8.93	-7.80	6.98	89.55
Municipality: City of Surrey combined	794,500	344.5	0.20	0.64	-0.89	-7.84	-6.94	11.13	88.87
Area: North Surrey	703,600	404.1	2.56	-0.10	1.33	-6.95	-6.72	16.79	125.00
Bolivar Heights	581,100	429.5	2.75	0.92	1.80	-6.37	-7.28	22.12	167.60
Fraser Heights	865,900	356.2	3.19	1.48	3.16	-5.79	-6.46	15.42	110.27
Guildford	696,700	407.0	2.78	1.34	2.60	-6.24	-6.72	19.85	133.77
Whalley	685,100	364.0	2.16	-3.19	-1.52	-9.11	-9.02	7.34	93.82
Area: Surrey	768,300	353.6	-0.62	0.14	-1.39	-7.92	-7.82	10.60	108.24
Bear Creek Green Timbers	768,000	344.9	2.04	-2.98	-1.85	-7.51	-8.03	7.88	99.48
East Newton	684,500	377.3	0.21	1.02	-2.23	-5.70	-5.68	14.93	141.24
Fleetwood Tynehead	790,100	337.4	-0.85	0.36	-1.98	-9.25	-11.37	8.42	97.19
Panorama Ridge	846,700	335.3	-3.06	0.60	-1.32	-7.25	-4.47	11.43	99.46
Queen Mary Park Surrey	697,800	390.3	0.93	-2.35	-1.09	-7.99	-6.09	11.45	122.52
Sullivan Station	795,800	310.1	-2.18	0.58	-1.18	-8.15	-6.76	9.38	98.02
West Newton	764,800	373.3	1.63	-0.21	-0.19	-8.26	-7.53	13.50	121.41
Area: Cloverdale	773,100	317.8	-0.66	-0.63	-2.46	-8.31	-7.02	9.55	87.71
Clayton	770,400	319.3	-0.59	-0.47	-2.47	-8.22	-6.69	10.18	89.50
Cloverdale BC	777,000	318.7	-0.78	-0.81	-2.42	-8.42	-7.44	8.73	85.18
Area: South Surrey White Rock	878,200	277.7	1.13	1.98	-0.39	-8.17	-6.81	9.98	59.60
Crescent Bch Ocean Pk.	799,800	273.6	-1.62	-2.49	-5.56	-14.29	-11.97	1.90	51.33
Elgin Chantrell	1,012,500	249.7	-0.68	0.24	-3.48	-11.52	-9.43	3.14	50.33
Grandview Surrey	900,900	271.3	1.65	3.83	2.15	-5.50	-4.87	12.48	62.07
King George Corridor	815,400	293.2	1.24	-1.08	-4.50	-12.11	-9.70	8.31	73.59
Morgan Creek	877,600	266.8	2.03	3.49	2.03	-6.58	-5.22	10.57	52.11

Fraser Valley Real Estate Board

2026-04

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	848,900	279.3	1.64	3.33	2.08	-5.83	-6.21	12.03	60.06
Sunnyside Park Surrey	916,700	260.7	-0.61	0.04	-4.54	-11.36	-9.35	3.78	51.83
White Rock	793,700	289.6	-1.13	-3.95	-6.85	-16.06	-14.09	0.87	61.52
Area: Langley	812,000	350.3	0.06	-0.31	-2.34	-5.86	-0.54	19.15	113.86
Aldergrove Langley	596,100	435.7	-1.87	-1.07	-0.55	-1.54	4.23	29.13	165.83
Fort Langley	903,600	338.7	-0.79	-0.91	-4.86	-6.67	0.18	20.15	101.61
Langley City	754,200	321.2	1.20	-2.19	-3.51	-7.83	-2.84	19.41	103.42
Murrayville	853,100	311.8	1.73	-0.86	-1.98	-6.28	-1.48	16.30	91.76
Salmon River	982,900	333.5	-0.48	-2.11	-3.47	-6.35	-1.33	20.83	90.03
Walnut Grove	784,000	304.6	-0.88	-1.46	-5.23	-7.11	-4.78	14.04	99.08
Willoughby Heights	837,100	365.7	0.00	0.16	-1.59	-5.72	0.16	18.93	118.72
Area: Abbotsford	610,900	336.8	-2.18	-3.41	-5.23	-7.65	-1.66	15.86	123.05
Abbotsford East	660,200	366.4	-1.72	-2.73	-6.96	-8.95	-1.27	18.38	117.84
Abbotsford West	660,100	325.3	-0.82	-1.84	-2.72	-6.28	1.66	18.55	135.72
Aberdeen	729,800	342.3	-1.89	-1.13	-1.47	-3.22	1.21	22.73	113.14
Central Abbotsford	454,200	290.0	-6.03	-8.89	-9.43	-8.34	-3.59	12.62	124.98
Poplar	656,700	299.9	-2.31	-1.80	-1.15	-3.57	1.25	15.17	88.03
Area: Mission	637,700	349.2	-1.91	-2.70	-1.24	-3.00	2.08	24.71	126.17
Mission BC	637,700	349.2	-1.91	-2.70	-1.24	-3.00	2.08	24.71	126.17