

Summary Report

For May 2026

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2026-05

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,246,600	348.0	-0.17	-1.16	-3.33	-8.78	-8.08	-1.67	27.24
Fraser Valley Real Estate Board	1,132,600	373.8	-0.56	-1.89	-4.13	-9.93	-9.93	-3.68	50.79
Area: N. Delta	1,192,200	378.0	1.07	-2.55	0.05	-5.74	-8.03	-2.38	39.69
Annieville	1,164,500	387.5	3.22	-4.46	1.68	-6.17	-9.12	-4.37	40.14
Nordel	1,189,100	373.9	-1.37	-1.40	-1.40	-1.86	-7.27	-1.45	39.10
Scottsdale	1,176,500	388.7	3.65	-4.31	2.05	-5.72	-8.88	-4.19	40.48
Sunshine Hills Woods	1,247,100	342.8	-0.29	0.00	-1.66	-10.73	-7.15	0.59	37.39
Municipality: City of Surrey combined	1,185,600	367.7	-0.89	-2.72	-6.75	-12.49	-14.27	-6.77	37.77
Area: North Surrey	1,064,800	385.9	-3.16	-6.43	-12.04	-13.55	-19.17	-11.98	43.78
Bolivar Heights	993,100	370.3	-2.04	-8.77	-10.34	-10.68	-22.42	-12.25	43.42
Bridgeview	874,500	471.7	-0.80	-0.86	2.95	2.54	-3.73	8.54	83.76
Cedar Hills	1,065,800	374.0	0.19	-3.46	-9.44	-20.17	-15.99	-13.59	42.75
Fraser Heights	1,159,800	324.2	-1.52	-8.11	-11.73	-12.52	-24.76	-18.44	26.20
Guildford	1,026,900	378.4	-6.89	-7.21	-14.20	-14.25	-19.15	-14.95	36.31
Port Kells	2,004,700	385.7	-9.14	-11.94	-29.16	-24.71	-24.74	-9.71	58.79
Royal Heights	1,122,300	401.8	-2.26	-3.55	-4.20	-3.18	-10.11	-0.12	52.89
Whalley	1,111,100	436.8	-8.50	-6.77	-15.14	-13.52	-17.83	-11.97	51.09
Area: Surrey	1,192,800	377.1	-0.45	-2.73	-5.80	-11.15	-10.02	-3.55	55.89
Bear Creek Green Timbers	1,159,800	390.6	-0.05	-4.08	-8.57	-9.94	-9.79	0.10	64.81
East Newton	1,097,700	369.1	-3.98	-12.80	-6.60	-16.28	-13.09	-5.99	58.55
Fleetwood Tynehead	1,168,400	338.9	0.27	0.47	-3.47	-11.93	-10.06	-2.59	50.09
Panorama Ridge	1,284,500	389.7	1.43	2.80	-1.99	-8.54	-5.02	7.95	62.24
Queen Mary Park Surrey	1,083,200	364.2	-0.25	-3.50	-9.11	-20.58	-17.13	-15.67	39.81
Sullivan Station	1,600,100	364.1	5.78	2.88	0.11	-6.26	-2.88	1.22	47.29
West Newton	1,291,000	400.3	-1.65	-1.04	-6.71	-1.86	-7.76	-3.94	64.12
Area: Cloverdale	1,141,000	381.9	-1.65	2.55	-2.80	-14.20	-13.85	-5.17	55.12
Cloverdale BC	1,141,000	381.9	-1.65	2.55	-2.80	-14.20	-13.85	-5.17	55.12
Area: South Surrey White Rock	1,353,300	311.0	1.73	0.55	-2.05	-10.45	-13.59	-5.44	12.36
Crescent Bch Ocean Pk.	1,324,700	318.5	0.73	2.94	-0.50	-7.49	-12.31	0.13	11.95
Elgin Chantrell	1,824,300	324.4	0.65	3.08	-0.73	-8.52	-13.75	-5.15	6.29

Fraser Valley Real Estate Board

2026-05

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Grandview Surrey	2,212,400	305.7	1.56	-7.22	-13.37	-19.64	-14.54	-20.86	11.94
Hazelmere	1,865,200	326.1	2.13	-8.24	-3.58	-2.54	-2.04	-0.24	60.01
King George Corridor	1,112,700	294.0	3.63	-4.36	-3.76	-14.29	-8.18	-9.32	24.84
Pacific Douglas	2,599,000	406.7	14.40	-3.17	0.82	-8.44	-3.42	-6.70	34.89
Sunnyside Park Surrey	1,319,600	321.5	-0.16	2.65	0.16	-6.62	-10.25	2.75	15.56
White Rock	1,252,000	325.0	1.56	3.37	-0.52	-8.14	-12.66	0.06	17.20
Area: Langley	1,349,300	395.8	-0.30	-0.55	-1.57	-7.93	-3.20	2.54	70.16
Aldergrove Langley	1,036,700	387.3	1.52	1.39	2.65	-10.41	0.96	6.02	88.47
Brookwood Langley	1,299,600	403.7	-2.01	3.86	5.21	-4.29	-9.75	1.38	65.59
Campbell Valley	2,236,300	388.9	-2.58	-7.49	-13.90	-11.93	-0.05	-4.61	74.63
County Line Glen Valley	2,076,200	314.1	-2.57	-4.73	-8.45	-14.95	-7.59	-1.87	57.68
Fort Langley	1,469,500	359.1	0.45	-7.62	-6.39	-15.70	-5.05	-9.00	55.52
Langley City	1,134,900	408.4	4.74	2.87	0.64	-3.82	-8.18	4.66	68.97
Murrayville	1,347,400	354.9	-3.48	1.98	2.39	-6.75	-12.93	-0.17	52.51
Otter District	2,185,700	385.6	-3.43	-1.71	-4.63	-9.16	1.29	-3.14	78.93
Salmon River	1,824,300	412.5	-1.74	-0.91	-4.03	-4.07	7.62	4.94	85.31
Walnut Grove	1,226,200	347.5	-1.92	-5.36	-4.92	-11.80	0.40	2.66	55.83
Willoughby Heights	1,139,900	412.9	5.79	2.41	0.58	-4.22	-9.45	3.43	72.54
Area: Abbotsford	1,018,200	391.9	-1.83	-2.54	-3.66	-9.68	-8.86	-4.27	77.81
Abbotsford East	1,002,900	377.2	-1.31	-0.11	-2.36	-10.64	-6.86	-2.73	76.51
Abbotsford West	939,900	398.6	-4.16	-7.24	-5.05	-5.48	-14.99	-7.39	70.63
Aberdeen	1,408,200	377.0	-4.48	-3.68	-7.05	-12.02	1.40	-1.10	81.08
Bradner	2,063,100	312.9	-4.19	-5.78	-9.33	-17.90	-9.51	-4.43	59.24
Central Abbotsford	917,900	385.8	1.85	-1.81	-4.17	-10.45	-9.59	-5.21	84.42
Matsqui	1,209,700	385.9	-4.88	-0.90	2.61	-11.23	-6.72	-3.62	77.59
Poplar	921,000	373.9	1.41	-1.84	-4.35	-10.76	-9.86	-5.87	79.16
Sumas Prairie	1,655,900	410.8	0.10	4.48	3.01	-11.83	-4.93	-4.33	94.69
Area: Mission	850,200	348.7	0.23	-1.27	-5.76	-7.97	-6.74	-3.78	80.95
Dewdney Deroche	1,100,300	327.2	0.03	-5.05	-9.21	-6.73	-8.40	-2.24	80.77
Durieu	748,600	359.2	1.41	-1.83	-4.26	-4.34	-7.09	-0.19	91.98
Hatzic	833,700	340.1	-0.21	-1.68	-5.82	-8.50	-7.96	-4.92	78.34
Mission BC	815,000	342.7	-0.20	-1.32	-5.38	-8.25	-7.63	-4.62	78.30

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Mission-West	1,239,400	323.9	0.87	-1.31	-10.00	-4.17	-5.43	-3.52	78.75
Stave Falls	1,184,100	337.2	1.11	-3.05	-7.64	-5.99	-6.18	0.72	80.42

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	1,830,800	345.0	0.17	0.85	-2.60	-6.98	-5.14	3.48	15.04
Fraser Valley Real Estate Board	1,531,900	377.4	-0.58	0.56	-2.05	-7.00	-7.23	3.97	52.61
Area: N. Delta	1,333,800	352.1	1.50	-0.71	0.66	-6.26	-11.73	0.77	39.61
Annieville	1,334,800	385.7	1.31	0.23	0.60	-5.37	-10.96	3.60	50.55
Nordel	1,305,600	343.4	1.18	-0.12	1.51	-5.48	-10.57	1.39	38.97
Scottsdale	1,315,700	380.6	1.79	-0.94	1.30	-5.91	-11.96	1.96	51.39
Sunshine Hills Woods	1,367,500	342.0	1.66	-1.64	-0.15	-7.24	-12.84	-2.87	30.43
Municipality: City of Surrey combined	1,552,700	377.8	-0.81	-0.34	-2.55	-8.72	-9.49	3.28	46.83
Area: North Surrey	1,441,900	373.5	-3.06	-4.84	-6.01	-12.34	-10.62	-0.72	46.87
Bolivar Heights	1,237,800	386.8	-2.79	-5.38	-6.41	-14.22	-11.59	0.65	75.10
Bridgeview	996,200	433.3	-3.02	-2.52	-5.48	-11.34	-8.91	3.83	89.71
Cedar Hills	1,371,000	367.8	-1.68	-4.89	-5.62	-14.15	-13.11	-3.94	62.67
Fraser Heights	1,591,300	383.1	-3.84	-5.20	-5.52	-10.15	-9.94	-0.49	39.97
Guildford	1,167,700	362.1	-0.85	-3.59	-5.87	-14.40	-12.45	-1.87	61.44
Port Kells	2,559,500	486.6	-9.81	-0.02	-8.34	-13.40	-6.69	12.82	117.04
Royal Heights	1,464,600	385.7	0.23	-0.67	1.66	-5.12	-11.78	2.01	52.39
Whalley	1,282,700	400.3	-2.56	-6.32	-7.83	-16.83	-15.76	-2.10	63.39
Area: Surrey	1,415,800	378.8	-1.41	-0.68	-3.39	-9.62	-12.15	0.80	60.24
Bear Creek Green Timbers	1,403,700	401.3	0.00	0.68	2.29	-4.04	-10.72	0.35	60.52
East Newton	1,466,400	373.0	-0.43	-3.04	-5.26	-4.82	-13.38	-2.13	62.88
Fleetwood Tynehead	1,435,300	388.3	-4.29	-0.26	-5.13	-10.82	-14.90	-1.07	56.38
Panorama Ridge	1,462,300	339.8	-1.65	-2.52	-3.74	-11.40	-9.19	3.22	61.58
Queen Mary Park Surrey	1,315,800	399.6	-1.99	-0.22	-3.43	-16.99	-15.37	-4.13	57.63
Sullivan Station	1,498,400	375.5	1.16	1.60	-1.78	-7.74	-8.21	7.96	64.62
West Newton	1,175,800	393.9	-1.06	-0.35	-2.19	-16.46	-14.92	-1.89	61.97
Area: Cloverdale	1,441,800	393.4	0.05	2.26	-1.90	-7.26	-6.18	5.84	69.86
Clayton	1,354,400	380.1	-1.30	4.86	-2.01	-7.88	-6.98	7.65	74.36
Cloverdale BC	1,472,600	398.0	0.51	1.43	-1.90	-7.05	-6.13	4.82	66.88
Area: South Surrey White Rock	1,853,500	329.1	-1.47	-0.24	-1.32	-7.97	-7.84	4.08	24.28
Crescent Bch Ocean Pk.	1,765,300	315.1	-8.43	-0.72	-4.72	-12.23	-8.83	0.45	18.19

Fraser Valley Real Estate Board

2026-05

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	2,271,900	346.0	2.82	0.90	-0.46	-4.63	-8.08	1.20	10.19
Grandview Surrey	1,795,500	332.6	1.50	2.40	-0.63	-8.07	-8.75	2.12	30.64
Hazelmere	2,345,800	428.4	1.49	-1.81	-5.70	-6.28	-10.00	4.11	60.57
King George Corridor	1,642,700	351.4	0.98	1.06	-1.62	-9.85	-10.97	1.15	44.67
Morgan Creek	1,938,000	327.9	0.86	-7.71	2.56	-7.94	-7.63	12.10	34.61
Pacific Douglas	1,675,800	346.0	1.91	1.11	-1.84	-8.25	-8.76	5.46	57.70
Sunnyside Park Surrey	1,681,000	386.6	4.51	1.87	-0.57	-4.40	-6.89	6.80	28.27
White Rock	1,901,900	302.5	-9.49	-0.92	-3.08	-10.79	-7.09	1.48	13.51
Area: Langley	1,632,700	396.7	-0.18	0.92	-1.44	-6.39	-3.29	4.86	71.43
Aldergrove Langley	1,220,500	359.6	-0.36	-1.15	-4.94	-10.08	-1.72	10.65	86.03
Brookswood Langley	1,551,800	349.6	-2.70	-3.24	-0.11	-8.46	-7.44	1.19	60.51
Campbell Valley	2,771,200	338.9	-0.26	-2.47	-5.18	-6.46	-0.99	3.45	53.77
County Line Glen Valley	2,526,200	329.4	0.80	1.01	-3.97	-8.60	-1.76	7.09	80.79
Fort Langley	2,351,500	364.5	-0.60	-0.74	-3.32	-8.35	0.52	5.84	73.74
Langley City	1,314,300	380.8	-1.88	-2.06	2.45	-6.92	-4.94	6.85	71.45
Murrayville	1,489,800	348.2	-2.93	-2.79	0.26	-8.51	-7.07	1.87	59.36
Otter District	2,511,800	329.8	1.01	1.17	-4.04	-8.24	-1.32	7.18	80.91
Salmon River	2,014,300	349.0	2.23	0.75	-3.86	-3.80	4.74	14.13	83.01
Walnut Grove	1,454,700	382.8	1.92	8.01	3.26	-2.62	-1.67	10.44	67.45
Willoughby Heights	1,530,400	420.4	0.33	2.56	-1.59	-6.39	-3.27	6.86	81.36
Area: Abbotsford	1,404,400	380.6	0.11	5.46	-2.61	0.45	1.17	7.61	86.66
Abbotsford East	1,254,000	346.3	-1.31	3.13	0.70	-2.78	-4.73	3.56	77.04
Abbotsford West	1,210,900	385.5	-1.15	12.13	-0.59	-1.26	-2.60	4.93	100.47
Aberdeen	1,441,600	363.8	0.75	12.42	-0.41	0.55	0.36	4.27	91.47
Bradner	7,315,100	462.0	13.77	12.55	5.36	32.15	41.20	21.42	83.41
Central Abbotsford	1,151,600	394.7	-1.30	11.43	-0.85	-1.62	-2.69	4.72	105.15
Matsqui	1,905,600	414.4	3.86	12.39	1.94	8.34	10.18	9.66	98.66
Poplar	1,111,300	367.1	-0.14	12.68	0.19	-2.13	-2.78	2.92	86.82
Area: Mission	1,145,400	335.6	3.20	0.24	-0.74	-3.01	-7.40	3.97	91.88
Durieu	1,479,100	294.3	-0.57	-3.92	-8.52	-1.74	-11.97	-4.63	77.29
Hatzic	1,128,700	318.6	3.78	2.28	1.50	-3.63	-9.05	1.37	82.58
Mission BC	1,075,400	329.1	4.68	1.83	0.86	-3.66	-7.66	3.30	88.70

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Mission-West	1,428,300	328.2	1.58	-3.10	-4.98	-1.11	-7.10	6.94	90.48
Stave Falls	1,322,200	306.3	0.36	-3.28	-6.30	-2.08	-9.65	-1.76	83.52

Fraser Valley Real Estate Board

2026-05

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	646,800	324.5	-0.83	-1.25	-2.20	-7.84	-8.31	4.78	46.90
Fraser Valley Real Estate Board	483,800	398.5	-1.46	-0.92	-2.57	-8.75	-9.84	9.96	113.56
Area: N. Delta	502,300	486.3	-2.01	-1.52	-5.20	-11.08	-12.16	6.86	100.37
Annieville	398,600	453.0	-0.96	-0.77	-3.74	-9.05	-7.78	17.39	179.28
Scottsdale	569,200	376.5	-2.08	-1.77	-5.80	-11.60	-12.65	0.97	80.84
Municipality: City of Surrey combined	467,500	394.8	-1.40	-2.42	-3.73	-9.59	-14.45	4.58	101.94
Area: North Surrey	416,400	386.6	-1.60	-3.37	-3.85	-11.57	-17.87	0.83	104.01
Bolivar Heights	389,700	487.7	-2.15	-3.96	-4.20	-10.28	-13.76	9.82	152.17
Cedar Hills	356,000	501.4	-1.90	-0.61	-4.97	-10.59	-7.98	19.35	200.42
Guildford	502,200	444.8	0.41	-0.82	-0.89	-6.89	-13.13	13.82	139.91
Whalley	399,100	370.9	-2.09	-3.89	-4.38	-12.42	-17.91	-1.41	94.49
Area: Surrey	488,100	454.5	-1.56	-1.22	-4.09	-9.75	-10.07	14.86	141.88
Bear Creek Green Timbers	551,900	457.2	-1.78	-1.47	-5.50	-10.60	-11.43	12.36	128.14
East Newton	434,900	435.3	-2.09	-1.31	-5.68	-11.22	-10.27	13.27	138.13
Fleetwood Tynehead	527,100	370.7	0.35	-1.59	-1.54	-8.01	-16.51	5.13	104.13
Queen Mary Park Surrey	447,500	451.1	-2.40	-0.86	-5.33	-10.99	-9.18	16.08	154.57
Sullivan Station	573,400	429.8	-2.12	-1.40	-6.22	-11.75	-11.91	10.83	115.87
West Newton	500,200	462.3	-1.85	-0.54	-4.44	-9.80	-8.69	16.36	157.84
Area: Cloverdale	539,000	399.6	0.08	-1.38	-1.43	-7.52	-14.10	10.48	111.99
Clayton	539,000	392.9	0.05	-1.53	-1.53	-7.88	-14.55	9.90	109.43
Cloverdale BC	539,100	402.0	0.10	-1.20	-1.30	-7.03	-13.42	11.33	114.29
Area: South Surrey White Rock	576,800	341.5	-1.95	3.08	0.32	-4.72	-6.87	11.49	99.47
Crescent Bch Ocean Pk.	446,200	368.8	-1.13	-2.12	-3.30	-3.73	-7.64	6.13	127.09
Grandview Surrey	566,100	343.3	-1.52	-2.31	-4.00	-6.64	-9.61	7.38	104.47
King George Corridor	593,900	322.6	-1.98	-1.77	-4.61	-6.98	-9.10	5.87	88.88
Morgan Creek	584,300	374.8	-1.83	-1.19	-3.30	-6.23	-9.07	6.39	99.68
Sunnyside Park Surrey	520,100	312.4	-1.92	-2.62	-4.76	-6.27	-8.39	7.65	99.87
White Rock	586,400	358.2	-2.16	9.54	6.29	-2.48	-4.10	18.57	104.34
Area: Langley	549,100	383.4	-0.90	-0.73	-2.69	-8.71	-5.17	12.17	126.46

Fraser Valley Real Estate Board

2026-05

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Aldergrove Langley	453,500	407.1	-0.66	-2.58	-2.37	-7.96	-3.21	25.34	160.29
Fort Langley	790,400	369.5	1.54	-0.14	-4.72	-10.18	-9.90	5.93	95.30
Langley City	492,800	353.5	-1.28	-2.54	-4.15	-9.84	-8.49	6.32	121.91
Murrayville	531,100	372.7	-0.51	0.08	-1.58	-7.70	-1.25	18.58	131.06
Salmon River	459,200	334.5	-0.59	-0.12	-2.05	-8.66	-3.77	15.94	108.93
Walnut Grove	537,500	318.4	-1.00	0.38	-1.76	-8.37	-4.44	13.80	112.83
Willoughby Heights	590,800	363.8	-0.76	0.11	-2.02	-8.73	-5.63	11.15	100.22
Area: Abbotsford	389,000	418.3	-2.83	-2.95	-4.32	-10.24	-6.63	14.29	150.33
Abbotsford East	492,400	357.1	-1.41	-1.16	-1.79	-8.93	-6.37	11.21	94.92
Abbotsford West	380,200	413.3	-1.57	-4.26	-2.75	-12.31	-6.85	15.19	158.96
Central Abbotsford	387,800	417.0	-3.94	-2.39	-5.85	-9.25	-7.00	13.19	143.57
Poplar	423,500	452.0	-0.88	-0.66	-1.25	-6.57	-1.31	22.86	171.80
Area: Mission	427,400	382.3	-0.75	-0.68	-0.23	-5.81	-5.81	17.88	153.35
Mission BC	427,400	382.3	-0.75	-0.68	-0.23	-5.81	-5.81	17.88	153.35

Fraser Valley Real Estate Board

2026-05

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,031,700	314.9	0.00	0.03	-1.96	-6.39	-8.17	0.51	14.89
Fraser Valley Real Estate Board	893,300	321.4	-0.68	-0.22	-2.10	-7.27	-11.87	-2.07	36.07
Area: N. Delta	1,075,700	342.1	0.47	-1.64	-0.75	-6.40	-11.83	-3.31	35.65
Annieville	971,600	366.6	1.75	-2.37	0.14	-4.51	-13.07	-5.27	34.88
Nordel	1,162,000	347.1	-0.72	-0.86	-0.94	-5.22	-10.17	-0.20	45.17
Scottsdale	948,100	317.3	0.70	-2.76	-0.50	-6.37	-14.15	-10.14	29.78
Sunshine Hills Woods	1,249,400	335.4	0.75	-0.71	-1.21	-8.49	-9.57	1.95	33.79
Municipality: City of Surrey combined	900,500	310.9	-0.86	-0.77	-2.42	-8.29	-15.54	-4.69	26.85
Area: North Surrey	651,800	296.8	-1.75	-3.48	-4.72	-9.92	-19.94	-12.14	16.30
Bolivar Heights	826,100	350.0	-1.35	-5.58	-6.96	-10.76	-26.13	-17.84	33.79
Bridgeview	901,900	460.2	-1.75	-1.73	0.41	-1.71	-8.74	4.57	84.45
Cedar Hills	1,132,900	400.7	0.15	-3.56	-7.37	-15.29	-14.16	-9.24	52.07
Fraser Heights	1,448,200	355.0	-3.22	-4.44	-4.75	-9.25	-12.82	-5.03	31.77
Guildford	665,200	400.5	0.40	0.00	-0.30	-5.90	-9.27	11.68	85.85
Port Kells	2,245,900	430.1	-9.47	-7.35	-20.17	-19.77	-16.87	0.07	83.26
Royal Heights	1,277,800	419.8	-0.76	-1.55	-1.18	-4.00	-10.83	0.53	59.02
Whalley	439,300	290.4	-2.32	-3.87	-4.97	-12.61	-22.58	-10.43	30.75
Area: Surrey	930,300	326.5	-1.36	-1.54	-3.14	-8.93	-15.76	-4.08	45.11
Bear Creek Green Timbers	1,060,900	338.6	0.12	-0.76	-0.18	-5.50	-13.40	-6.41	40.09
East Newton	888,100	311.3	-1.17	-3.92	-1.33	-5.12	-18.08	-8.52	38.73
Fleetwood Tynehead	938,200	309.4	-1.96	-0.80	-4.59	-10.78	-20.77	-7.45	42.98
Panorama Ridge	1,216,300	327.6	-1.30	-1.95	-4.13	-10.74	-11.36	1.36	50.55
Queen Mary Park Surrey	743,700	325.9	-1.00	-1.66	-3.27	-12.67	-19.35	-10.91	32.80
Sullivan Station	981,500	302.4	-0.13	-0.33	-1.72	-8.00	-10.03	4.10	49.85
West Newton	819,100	347.2	-2.69	-1.70	-5.06	-10.42	-13.80	-1.39	60.82
Area: Cloverdale	954,700	320.4	-0.44	1.17	-1.14	-8.09	-9.34	4.20	57.91
Clayton	826,100	276.1	-0.61	0.95	-0.65	-7.35	-9.36	7.14	59.78
Cloverdale BC	1,049,700	352.6	-0.42	1.09	-1.67	-8.75	-9.64	2.29	58.47
Area: South Surrey White Rock	1,052,000	278.4	-1.10	1.05	-0.82	-6.89	-14.65	-3.20	11.72
Crescent Bch Ocean Pk.	1,488,400	322.6	-5.97	-0.19	-5.03	-12.60	-11.57	-0.40	17.61

Fraser Valley Real Estate Board

2026-05

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	1,977,800	330.0	3.35	2.55	1.76	-2.31	-8.84	0.24	8.91
Grandview Surrey	992,500	160.6	-1.47	-0.31	-1.05	-7.49	-13.28	-0.50	24.79
Hazelmere	2,208,500	392.1	1.37	-3.80	-5.75	-2.80	-4.20	5.09	65.30
King George Corridor	841,800	281.7	0.36	-0.18	-3.56	-10.68	-19.88	-10.14	27.64
Morgan Creek	1,152,400	238.0	-1.94	-5.07	0.29	-8.29	-11.09	8.78	28.23
Pacific Douglas	1,205,000	236.0	1.20	1.46	-0.21	-8.06	-14.89	-3.79	9.21
Sunnyside Park Surrey	1,016,100	301.1	2.48	2.35	-1.08	-5.85	-16.52	-4.20	12.18
White Rock	839,000	298.9	-4.08	4.77	1.25	-4.66	-16.30	-6.33	8.49
Area: Langley	967,600	325.2	-0.34	0.37	-1.69	-6.74	-4.16	4.80	49.38
Aldergrove Langley	918,500	401.1	-0.07	-0.35	-0.64	-9.19	0.45	11.14	94.52
Brookswood Langley	1,424,000	394.0	-2.48	0.03	2.50	-6.08	-7.34	3.49	66.39
Campbell Valley	2,582,400	382.4	-0.93	-4.11	-8.14	-8.05	-0.10	1.22	61.76
County Line Glen Valley	2,277,500	322.4	-1.16	-2.15	-5.70	-12.37	-6.93	0.19	67.57
Fort Langley	1,674,900	346.6	0.06	-2.78	-3.78	-8.23	-3.78	2.36	68.91
Langley City	670,300	331.5	0.00	-0.87	-2.21	-7.58	-8.35	5.64	64.19
Murrayville	1,025,700	335.2	-2.98	-1.35	0.12	-8.74	-1.24	14.01	53.27
Otter District	2,290,300	359.8	-2.25	-1.10	-4.59	-8.82	-0.99	-0.47	79.81
Salmon River	1,611,300	325.4	0.65	0.37	-3.10	-2.52	8.47	11.17	80.78
Walnut Grove	1,013,500	326.2	1.15	2.64	-0.97	-4.81	-0.03	10.99	61.41
Willoughby Heights	862,400	292.4	0.14	1.28	-1.35	-6.49	-4.76	5.90	44.18
Area: Abbotsford	739,200	331.5	-0.84	-0.15	-3.13	-6.06	-9.20	-2.24	60.61
Abbotsford East	961,700	348.1	-1.39	0.84	-2.14	-6.60	-7.27	0.72	74.05
Abbotsford West	638,700	321.1	-0.56	-1.32	-1.80	-6.17	-13.59	-4.32	62.17
Aberdeen	1,241,900	326.0	-1.54	4.32	-2.89	-4.45	-0.67	0.43	70.41
Bradner	4,211,700	426.3	5.99	-1.11	-9.49	7.11	16.83	19.85	92.03
Central Abbotsford	503,300	320.8	-1.78	-2.14	-5.81	-10.14	-12.94	-2.14	73.12
Matsqui	1,513,000	410.7	0.27	6.34	1.43	0.34	1.58	-0.56	89.18
Poplar	692,700	366.7	0.69	0.99	-1.13	-5.49	-8.39	-1.16	70.08
Sumas Prairie	1,655,900	410.8	0.10	4.48	3.01	-11.83	-4.93	-4.33	94.69
Area: Mission	838,500	334.1	1.33	-0.65	-3.19	-6.39	-11.03	-3.55	77.34
Dewdney Deroche	1,100,300	327.2	0.03	-5.05	-9.21	-6.73	-8.40	-2.24	80.77
Durieu	985,500	321.6	1.10	-4.74	-7.67	-0.65	-10.57	-4.74	83.98

Fraser Valley Real Estate Board

2026-05

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	936,400	341.1	1.13	-0.03	-2.68	-6.70	-11.29	-4.96	83.78
Lake Errock	838,600	393.0	3.26	0.31	-0.43	-0.76	-4.68	7.67	102.06
Mission BC	781,700	322.6	1.48	-0.25	-2.66	-7.03	-12.03	-4.78	72.33
Mission-West	1,338,700	334.8	0.42	-3.24	-7.46	-2.79	-7.36	2.45	87.46
Stave Falls	1,250,800	325.6	0.52	-3.12	-6.65	-3.61	-6.68	-0.40	81.09

Fraser Valley Real Estate Board

2026-05

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,649,200	362.0	0.14	0.44	-2.64	-7.16	-5.19	3.08	19.75
Fraser Valley Real Estate Board	1,366,500	389.4	-0.61	-0.33	-2.77	-7.92	-8.10	1.35	53.61
Area: N. Delta	1,255,900	377.3	1.32	-1.67	0.32	-6.07	-9.74	-0.76	41.05
Annieville	1,228,800	399.4	2.59	-2.61	1.17	-5.53	-10.33	-1.38	45.34
Nordel	1,239,200	369.8	-0.27	-0.91	-0.16	-3.65	-8.89	-0.16	39.86
Scottsdale	1,234,100	398.5	2.79	-2.80	1.74	-5.75	-9.02	-1.26	45.76
Sunshine Hills Woods	1,314,700	343.4	0.88	-0.95	-0.87	-8.91	-10.90	-1.46	34.04
Municipality: City of Surrey combined	1,448,300	389.1	-0.87	-0.89	-3.57	-9.43	-10.28	1.04	46.39
Area: North Surrey	1,270,000	392.6	-3.16	-5.83	-8.74	-12.72	-13.88	-5.24	47.98
Bolivar Heights	1,073,300	388.7	-2.39	-7.69	-8.95	-11.70	-18.53	-7.74	54.25
Bridgeview	901,900	460.2	-1.75	-1.73	0.41	-1.71	-8.74	4.57	84.45
Cedar Hills	1,184,000	394.1	-0.40	-4.39	-8.22	-17.48	-15.61	-9.80	53.17
Fraser Heights	1,535,800	375.0	-3.80	-5.87	-6.62	-10.93	-11.91	-2.72	37.61
Guildford	1,103,200	373.6	-3.54	-5.35	-9.67	-14.55	-15.34	-7.98	49.38
Port Kells	2,245,900	430.1	-9.47	-7.35	-20.17	-19.77	-16.87	0.07	83.26
Royal Heights	1,277,900	419.5	-0.78	-1.36	-1.01	-3.78	-10.69	0.50	58.90
Whalley	1,190,000	446.9	-5.68	-6.64	-11.61	-13.88	-16.26	-7.24	58.70
Area: Surrey	1,356,500	389.7	-1.27	-1.17	-4.01	-9.90	-11.31	0.08	61.30
Bear Creek Green Timbers	1,316,200	408.4	-0.12	-0.95	-1.47	-5.86	-10.30	0.54	64.94
East Newton	1,380,200	381.3	-1.27	-4.94	-5.22	-6.80	-12.71	-2.31	65.71
Fleetwood Tynehead	1,360,600	376.8	-3.36	-0.08	-4.85	-10.92	-13.28	-0.79	55.90
Panorama Ridge	1,428,100	362.7	-1.09	-1.60	-3.61	-10.55	-8.64	4.13	62.94
Queen Mary Park Surrey	1,202,800	395.9	-1.54	-2.10	-6.32	-18.94	-15.32	-9.32	51.40
Sullivan Station	1,506,200	369.9	1.54	1.73	-1.57	-7.57	-7.78	7.47	61.95
West Newton	1,214,500	388.4	-1.27	-0.82	-4.19	-11.79	-12.54	-3.17	60.50
Area: Cloverdale	1,378,100	396.7	-0.28	2.32	-2.03	-8.32	-7.10	4.15	67.24
Clayton	1,354,400	380.1	-1.30	4.86	-2.01	-7.88	-6.98	7.65	74.36
Cloverdale BC	1,384,300	400.8	-0.02	1.67	-2.03	-8.43	-7.16	3.19	64.87
Area: South Surrey White Rock	1,727,000	338.4	-0.79	0.24	-1.11	-7.97	-8.86	1.99	23.37
Crescent Bch Ocean Pk.	1,639,000	334.8	-6.32	0.51	-3.82	-11.00	-8.92	1.39	19.49

Fraser Valley Real Estate Board

2026-05

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	2,212,800	347.7	2.96	1.85	0.52	-4.03	-7.75	0.99	10.94
Grandview Surrey	1,823,400	286.2	1.45	1.74	-1.58	-9.14	-10.00	-1.72	23.79
Hazelmere	2,208,500	392.1	1.37	-3.80	-5.75	-2.80	-4.20	5.09	65.30
King George Corridor	1,390,800	333.2	1.68	-0.77	-2.34	-12.01	-13.34	-5.77	36.39
Morgan Creek	1,938,000	327.9	0.86	-7.71	2.56	-7.94	-7.63	12.10	34.61
Pacific Douglas	1,743,900	304.9	3.36	0.59	-2.06	-9.42	-9.55	3.53	44.91
Sunnyside Park Surrey	1,545,000	362.8	2.78	1.94	-0.27	-5.03	-8.59	4.37	23.65
White Rock	1,651,400	348.9	-6.29	0.66	-1.77	-9.26	-9.07	0.09	19.32
Area: Langley	1,522,700	402.1	-0.22	0.45	-1.35	-6.77	-2.80	4.58	71.76
Aldergrove Langley	1,107,000	389.1	0.75	0.34	-0.41	-10.26	0.36	8.69	91.11
Brookswood Langley	1,424,000	394.0	-2.48	0.03	2.50	-6.08	-7.34	3.49	66.39
Campbell Valley	2,582,400	382.4	-0.93	-4.11	-8.14	-8.05	-0.10	1.22	61.76
County Line Glen Valley	2,277,500	322.4	-1.16	-2.15	-5.70	-12.37	-6.93	0.19	67.57
Fort Langley	2,051,700	404.1	-0.54	-3.19	-4.81	-10.54	-1.32	1.43	72.62
Langley City	1,198,300	406.6	2.08	0.94	1.42	-5.07	-7.36	5.53	71.92
Murrayville	1,443,200	353.2	-3.23	-1.53	0.80	-8.28	-9.02	1.44	57.33
Otter District	2,290,300	360.5	-2.22	-1.07	-4.58	-8.78	-0.96	-0.44	79.89
Salmon River	1,916,900	385.7	0.29	0.05	-3.82	-3.72	5.93	9.39	83.75
Walnut Grove	1,383,100	371.8	0.87	3.94	0.95	-5.35	-1.17	8.24	63.79
Willoughby Heights	1,503,800	429.4	0.66	2.48	-1.42	-6.00	-2.48	7.89	82.96
Area: Abbotsford	1,175,000	400.5	-0.96	1.03	-3.31	-5.05	-4.37	1.19	84.39
Abbotsford East	1,125,200	365.4	-1.48	1.58	-0.73	-6.43	-6.12	0.05	77.55
Abbotsford West	1,025,000	404.7	-3.16	-1.00	-3.73	-4.28	-10.88	-2.90	82.38
Aberdeen	1,429,300	374.4	-1.27	6.00	-2.88	-4.22	0.70	2.30	87.95
Bradner	4,211,700	426.3	5.99	-1.11	-9.49	7.11	16.83	19.85	91.25
Central Abbotsford	973,500	394.4	1.13	1.49	-3.31	-8.34	-7.94	-2.88	90.72
Matsqui	1,513,000	410.7	0.27	6.34	1.43	0.34	1.58	-0.56	89.18
Poplar	987,600	377.4	0.80	3.40	-2.88	-7.77	-7.97	-2.08	82.14
Sumas Prairie	1,655,900	410.8	0.10	4.48	3.01	-11.83	-4.93	-4.33	94.69
Area: Mission	940,900	352.9	1.23	-0.84	-4.16	-6.52	-7.62	-1.34	85.64
Dewdney Deroche	1,100,300	327.2	0.03	-5.05	-9.21	-6.73	-8.40	-2.24	80.77
Durieu	985,500	321.6	1.10	-4.74	-7.67	-0.65	-10.57	-4.74	83.98

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	1.16	0.00	-2.65	-6.70	-11.19	-4.88	83.84
Mission BC	888,200	344.3	1.47	-0.29	-3.61	-7.20	-8.19	-2.41	81.50
Mission-West	1,338,700	334.8	0.42	-3.24	-7.46	-2.79	-7.36	2.45	87.46
Stave Falls	1,250,800	325.6	0.52	-3.12	-6.65	-3.61	-6.68	-0.40	81.09

Fraser Valley Real Estate Board

2026-05

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	917,500	350.3	0.20	0.23	-1.24	-5.86	-4.29	12.20	66.33
Fraser Valley Real Estate Board	769,500	345.4	-0.26	-0.14	-1.17	-7.62	-6.80	10.35	87.92
Area: N. Delta	852,600	372.8	-3.09	-2.41	-6.94	-11.93	-10.23	5.82	65.10
Annieville	672,400	374.2	-4.71	-3.38	-9.87	-14.90	-14.31	3.57	93.89
Nordel	907,600	361.2	-3.63	-2.33	-6.69	-12.80	-10.84	5.40	61.32
Scottsdale	804,600	328.9	-3.49	-2.11	-6.14	-12.27	-10.72	6.58	77.98
Sunshine Hills Woods	902,600	321.4	-1.53	-2.22	-6.98	-11.39	-10.52	6.28	71.23
Municipality: City of Surrey combined	786,600	341.1	-0.99	-0.41	-0.67	-8.48	-9.31	8.08	81.34
Area: North Surrey	718,800	412.9	2.18	2.97	4.06	-5.92	-5.17	15.92	125.26
Bolivar Heights	606,400	448.2	4.35	4.94	6.08	-3.45	-4.19	24.67	174.13
Fraser Heights	883,800	363.6	2.08	4.60	6.53	-4.01	-5.02	13.98	114.64
Guildford	721,600	421.5	3.56	4.56	5.88	-4.40	-4.47	19.91	140.86
Whalley	672,700	357.4	-1.81	-1.27	-1.08	-10.98	-9.95	3.41	79.60
Area: Surrey	758,600	349.1	-1.27	-1.10	-1.19	-8.03	-10.42	7.42	96.34
Bear Creek Green Timbers	753,900	338.5	-1.86	-1.66	-0.94	-9.37	-10.69	3.90	87.02
East Newton	692,600	381.8	1.19	0.18	8.68	-1.75	-5.28	14.65	136.41
Fleetwood Tynehead	788,300	336.6	-0.24	-0.21	-2.60	-7.98	-13.20	5.98	92.23
Panorama Ridge	837,600	331.7	-1.07	-1.51	-0.99	-7.45	-7.96	8.86	85.51
Queen Mary Park Surrey	692,300	387.2	-0.79	-0.49	0.13	-8.92	-7.39	9.56	107.84
Sullivan Station	778,900	303.5	-2.13	-2.10	-2.00	-9.02	-10.63	4.94	83.27
West Newton	732,800	357.6	-4.21	-2.21	-6.17	-12.05	-12.20	7.78	98.12
Area: Cloverdale	766,200	314.9	-0.91	-1.72	-1.62	-9.22	-9.80	6.49	80.36
Clayton	764,700	316.9	-0.75	-1.52	-1.58	-9.02	-9.33	7.35	82.02
Cloverdale BC	768,300	315.1	-1.13	-1.99	-1.68	-9.53	-10.41	5.35	77.82
Area: South Surrey White Rock	863,100	273.0	-1.69	0.00	-1.52	-9.87	-10.11	6.39	54.24
Crescent Bch Ocean Pk.	822,200	281.3	2.81	2.51	-5.00	-12.75	-13.82	2.74	50.27
Elgin Chantrell	1,030,600	254.2	1.80	2.62	-2.42	-10.59	-12.74	3.92	47.96
Grandview Surrey	872,500	262.7	-3.17	-1.31	0.08	-8.34	-8.34	7.53	56.46
King George Corridor	819,400	294.6	0.48	2.36	-4.51	-11.90	-13.30	6.12	66.72
Morgan Creek	846,700	257.4	-3.52	-1.15	-0.66	-9.33	-8.98	4.25	46.83

Fraser Valley Real Estate Board

2026-05

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	823,800	271.1	-2.94	-0.80	0.44	-8.23	-8.97	7.24	54.56
Sunnyside Park Surrey	930,300	264.6	1.50	2.92	-3.64	-11.95	-12.12	3.60	48.82
White Rock	804,500	293.5	1.35	0.82	-7.38	-14.68	-16.29	-0.44	57.37
Area: Langley	817,100	352.5	0.63	0.83	-1.26	-5.45	-1.32	16.76	100.74
Aldergrove Langley	604,300	441.7	1.38	-0.56	0.07	-2.08	5.14	24.56	161.05
Fort Langley	930,700	348.8	2.98	1.90	-1.55	-1.05	3.10	23.34	88.85
Langley City	749,000	319.0	-0.68	0.06	-2.95	-10.27	-4.46	14.62	94.51
Murrayville	849,200	310.4	-0.45	0.94	-0.42	-8.84	-2.54	14.41	82.05
Salmon River	1,017,900	345.4	3.57	1.80	-1.57	-1.46	1.86	23.23	79.52
Walnut Grove	796,500	309.4	1.58	0.91	-3.55	-4.51	-3.25	15.28	85.05
Willoughby Heights	841,500	367.6	0.52	0.71	-0.76	-5.40	-1.32	15.82	104.22
Area: Abbotsford	620,800	342.2	1.60	-0.84	-2.73	-7.01	-0.44	12.75	118.38
Abbotsford East	661,200	366.9	0.14	-0.73	-6.12	-7.91	-1.26	11.28	109.42
Abbotsford West	682,500	336.4	3.41	1.17	1.39	-4.40	4.05	18.74	137.07
Aberdeen	734,400	344.5	0.64	-1.71	-0.23	-3.39	2.26	18.79	109.30
Central Abbotsford	456,100	291.3	0.45	-5.76	-7.20	-10.59	-2.22	9.10	115.94
Poplar	664,200	303.3	1.13	-0.49	0.33	-2.60	1.34	12.42	79.89
Area: Mission	649,400	355.6	1.83	-0.53	0.40	-2.89	3.79	21.24	126.21
Mission BC	649,400	355.6	1.83	-0.53	0.40	-2.89	3.79	21.24	126.21