

Summary Report

For July 2026

Fraser Valley Real Estate Board

Fraser Valley Real Estate Board

2026-07

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,217,200	339.8	-0.76	-2.52	-3.68	-9.22	-13.93	-3.79	22.27
Fraser Valley Real Estate Board	1,107,600	365.5	-0.81	-2.77	-3.64	-9.51	-15.37	-5.90	43.50
Area: N. Delta	1,120,400	355.2	-2.71	-5.03	-7.33	-12.49	-18.76	-6.82	29.73
Annieville	1,091,400	363.2	-0.30	-3.25	-7.09	-12.73	-20.54	-6.87	30.98
Nordel	1,109,400	348.9	-4.98	-7.97	-8.76	-11.36	-17.34	-7.72	28.37
Scottsdale	1,100,700	363.6	-0.25	-3.04	-6.98	-12.78	-20.54	-7.20	30.93
Sunshine Hills Woods	1,194,000	328.2	-4.54	-4.54	-5.80	-13.47	-16.45	-6.12	26.87
Municipality: City of Surrey combined	1,145,400	355.3	-2.04	-4.23	-6.05	-13.13	-19.87	-10.14	29.11
Area: North Surrey	1,057,800	383.4	-1.82	-3.79	-4.98	-13.96	-21.47	-10.44	40.18
Bolivar Heights	981,700	366.0	-3.86	-3.17	-1.98	-15.02	-23.48	-10.93	40.77
Bridgeview	818,000	441.2	-4.54	-7.21	-6.86	-8.73	-14.56	-0.50	70.15
Cedar Hills	1,046,800	367.3	-0.49	-1.61	-8.08	-18.85	-19.43	-13.45	35.34
Fraser Heights	1,128,500	315.5	-3.90	-4.16	-1.90	-16.82	-26.01	-17.95	22.48
Guildford	1,062,500	391.5	1.27	-3.67	-6.81	-7.47	-19.64	-9.54	38.44
Port Kells	2,146,300	412.9	6.50	-2.73	-1.76	-17.88	-21.19	-2.62	70.90
Royal Heights	1,046,500	374.7	-2.88	-8.85	-8.83	-12.94	-19.12	-7.16	40.02
Whalley	1,112,600	437.3	-3.47	-8.40	-9.01	-10.33	-23.09	-9.07	47.19
Area: Surrey	1,167,400	369.1	-0.30	-2.56	-5.31	-11.99	-14.91	-6.75	47.23
Bear Creek Green Timbers	1,133,000	381.6	3.50	-2.35	-7.63	-11.71	-15.16	-7.60	53.13
East Newton	1,122,600	377.5	2.47	-1.80	-3.58	-13.79	-15.00	-4.96	52.03
Fleetwood Tynehead	1,136,100	329.5	-2.20	-2.51	-3.88	-8.83	-13.43	-7.31	41.84
Panorama Ridge	1,200,300	364.2	-6.54	-5.21	-5.89	-13.00	-14.67	-1.91	46.91
Queen Mary Park Surrey	1,057,000	355.4	0.08	-2.66	-8.38	-19.37	-21.37	-15.62	32.12
Sullivan Station	1,551,100	352.9	-3.71	2.53	-0.59	-7.83	-9.95	-6.84	41.61
West Newton	1,270,600	394.0	1.21	-3.19	-5.06	-10.41	-13.63	-3.74	57.66
Area: Cloverdale	1,090,100	364.8	-1.62	-6.05	-3.36	-8.62	-21.46	-8.06	44.59
Cloverdale BC	1,090,100	364.8	-1.62	-6.05	-3.36	-8.62	-21.46	-8.06	44.59
Area: South Surrey White Rock	1,245,500	286.3	-5.54	-6.35	-9.08	-14.64	-23.35	-14.23	0.07
Crescent Bch Ocean Pk.	1,190,400	286.2	-9.11	-9.49	-10.95	-13.14	-23.15	-9.83	-1.45
Elgin Chantrell	1,641,600	291.9	-7.48	-9.43	-10.98	-12.58	-23.61	-12.37	-5.63

Fraser Valley Real Estate Board

2026-07

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Grandview Surrey	2,090,800	288.9	0.52	-4.02	-10.75	-19.30	-20.26	-29.78	0.59
Hazelmere	1,815,600	317.5	3.93	-0.56	0.89	-2.99	-12.37	-9.52	29.86
King George Corridor	1,105,500	292.1	2.49	2.96	-3.41	-14.59	-15.38	-15.80	17.73
Pacific Douglas	2,283,600	357.3	2.00	0.51	-7.60	-20.05	-20.32	-22.71	16.08
Sunnyside Park Surrey	1,210,200	294.8	-7.85	-8.45	-8.98	-10.42	-20.50	-5.45	4.87
White Rock	1,130,800	293.6	-9.02	-8.25	-10.05	-13.42	-23.92	-8.99	3.27
Area: Langley	1,336,300	392.0	0.59	-1.26	-1.31	-5.15	-7.68	0.54	60.99
Aldergrove Langley	1,013,600	378.6	-1.64	-0.76	-0.34	-4.90	-7.48	1.20	74.87
Brookwood Langley	1,251,500	388.8	-2.73	-5.63	0.47	-6.15	-14.34	-3.95	55.27
Campbell Valley	2,200,100	382.6	0.90	-4.16	-10.52	-10.63	-5.76	-7.98	60.28
County Line Glen Valley	2,055,000	310.9	-2.32	-3.57	-6.69	-7.69	-13.88	-7.06	54.60
Fort Langley	1,540,000	376.3	2.28	5.26	-4.49	-5.07	-8.17	-6.00	57.45
Langley City	1,111,000	399.8	3.36	2.54	2.07	-3.57	-12.05	3.82	57.59
Murrayville	1,292,500	340.4	-2.49	-7.42	-1.56	-8.54	-17.86	-6.71	43.45
Otter District	2,180,600	384.7	3.78	-3.66	-3.00	-7.72	-4.61	-3.41	65.60
Salmon River	1,827,900	413.3	4.24	-1.55	-1.34	-0.48	2.99	4.85	73.66
Walnut Grove	1,262,400	357.7	-0.61	0.96	-2.93	-3.32	-4.38	3.86	55.18
Willoughby Heights	1,096,800	397.2	2.48	1.77	0.30	-4.84	-13.29	2.40	59.77
Area: Abbotsford	1,011,500	389.3	-0.05	-2.48	-0.59	-5.67	-13.33	-4.91	72.03
Abbotsford East	1,021,500	384.2	0.31	0.52	3.09	-1.79	-9.28	-1.06	72.83
Abbotsford West	925,800	392.6	1.24	-5.60	-4.31	-5.60	-18.85	-9.33	65.79
Aberdeen	1,451,600	388.6	4.10	-1.55	-1.35	-4.52	0.52	7.14	83.65
Bradner	2,044,900	310.2	-2.64	-5.02	-8.66	-10.19	-16.68	-10.17	56.19
Central Abbotsford	887,500	373.1	-1.63	-1.50	-0.51	-11.04	-16.92	-7.85	73.05
Matsqui	1,102,300	351.6	1.68	-13.33	-5.74	-12.38	-20.65	-14.22	53.40
Poplar	896,100	363.8	-1.91	-1.33	-0.27	-10.77	-16.88	-7.76	68.50
Sumas Prairie	1,430,200	354.8	-4.52	-13.55	-8.27	-16.52	-23.17	-13.78	49.83
Area: Mission	855,300	350.8	1.07	0.83	-1.52	-9.35	-10.19	-3.12	75.05
Dewdney Deroche	1,092,000	324.7	0.59	-0.73	-5.75	-10.99	-13.39	-3.19	69.64
Durieu	745,600	357.8	1.27	1.02	0.06	-6.48	-10.71	-2.53	80.98
Hatzic	844,200	344.4	1.53	1.06	-1.20	-9.25	-10.80	-3.26	73.76
Mission BC	822,900	346.0	1.11	0.76	-1.03	-9.26	-10.69	-3.51	73.17

1 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Mission-West	1,197,500	313.0	-1.04	-2.52	-6.48	-10.01	-15.06	-7.15	64.48
Stave Falls	1,158,700	329.9	-0.21	-1.08	-5.55	-11.65	-12.75	-2.37	69.27

Fraser Valley Real Estate Board

2026-07

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,801,200	339.4	-1.22	-1.45	-1.48	-7.22	-9.35	2.69	10.02
Fraser Valley Real Estate Board	1,493,200	367.9	-1.29	-3.08	-2.44	-7.93	-12.28	1.77	43.10
Area: N. Delta	1,321,000	348.7	-0.46	0.52	-1.58	-5.48	-12.72	0.11	35.31
Annieville	1,323,200	382.3	0.90	0.42	-1.06	-4.59	-11.75	3.07	46.03
Nordel	1,304,800	343.2	-0.92	1.12	0.03	-3.38	-10.88	2.42	35.60
Scottsdale	1,309,100	378.7	-0.29	1.28	-1.41	-5.09	-12.26	1.42	47.18
Sunshine Hills Woods	1,339,700	335.0	-0.86	-0.42	-3.26	-7.61	-14.76	-4.83	25.42
Municipality: City of Surrey combined	1,516,300	368.9	-1.23	-3.15	-3.25	-8.19	-14.57	1.40	38.11
Area: North Surrey	1,435,500	371.9	-0.64	-3.48	-4.88	-10.77	-15.28	-0.59	40.39
Bolivar Heights	1,213,800	379.3	-0.81	-4.67	-7.37	-12.24	-17.83	-2.47	60.25
Bridgeview	965,900	420.1	-0.76	-5.98	-5.91	-12.20	-16.11	-1.55	72.24
Cedar Hills	1,356,300	363.8	0.50	-2.75	-6.81	-11.01	-17.49	-5.53	53.24
Fraser Heights	1,600,900	385.4	-0.82	-3.26	-3.21	-10.02	-14.94	2.34	35.42
Guildford	1,139,900	353.5	-1.39	-3.20	-6.75	-11.45	-17.10	-4.77	49.60
Port Kells	2,715,500	516.3	3.99	-4.30	5.28	2.64	-1.62	17.18	121.78
Royal Heights	1,458,500	384.1	-0.10	-0.18	-1.01	-4.19	-12.17	2.29	46.94
Whalley	1,247,700	389.4	-0.23	-5.21	-9.32	-15.14	-22.04	-9.21	53.97
Area: Surrey	1,381,800	369.7	-1.04	-3.77	-4.77	-8.96	-16.57	-1.60	51.21
Bear Creek Green Timbers	1,310,500	374.6	-3.35	-6.65	-5.40	-10.28	-20.35	-4.39	47.77
East Newton	1,451,200	369.2	-1.15	-1.44	-4.99	-8.20	-16.17	-4.10	55.98
Fleetwood Tynehead	1,444,400	390.8	-2.40	-3.67	-3.20	-7.92	-15.87	0.05	53.86
Panorama Ridge	1,410,800	327.8	-1.56	-5.12	-7.43	-11.83	-13.83	-3.84	49.41
Queen Mary Park Surrey	1,253,200	380.6	0.79	-6.65	-7.58	-9.70	-23.76	-8.58	42.87
Sullivan Station	1,445,700	362.3	0.39	-2.40	-3.67	-8.69	-13.08	6.34	51.46
West Newton	1,133,100	379.6	2.18	-4.65	-4.41	-8.24	-22.05	-5.41	48.92
Area: Cloverdale	1,427,600	389.5	0.39	-0.94	0.62	-4.09	-9.92	5.07	62.16
Clayton	1,299,500	364.7	-1.46	-5.30	-2.28	-3.49	-12.39	2.30	60.52
Cloverdale BC	1,473,300	398.2	0.96	0.56	1.56	-4.26	-9.40	5.60	61.41
Area: South Surrey White Rock	1,779,300	315.9	-2.35	-5.42	-4.13	-9.22	-15.13	1.15	14.83
Crescent Bch Ocean Pk.	1,700,100	303.4	-0.82	-11.83	-6.18	-12.26	-17.37	-3.25	12.54

Fraser Valley Real Estate Board

2026-07

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	2,284,600	347.9	-1.00	3.39	0.96	-6.65	-11.02	2.84	5.74
Grandview Surrey	1,721,700	318.9	-0.37	-2.69	-3.51	-8.91	-14.11	0.28	19.17
Hazelmere	2,216,900	404.8	0.82	-4.10	-9.60	-11.65	-14.94	1.63	42.33
King George Corridor	1,567,300	335.3	0.00	-3.65	-5.89	-11.55	-16.49	-1.09	30.52
Morgan Creek	1,668,300	282.3	-14.56	-13.17	-10.72	-11.97	-26.25	-5.43	13.74
Pacific Douglas	1,597,000	329.8	-0.87	-2.86	-4.79	-9.25	-14.18	3.32	42.65
Sunnyside Park Surrey	1,670,100	384.1	-2.17	3.84	0.81	-5.65	-9.75	7.08	21.36
White Rock	1,849,700	294.2	-0.17	-11.97	-4.51	-9.42	-15.68	0.72	7.41
Area: Langley	1,604,000	389.7	0.36	-1.94	-0.05	-7.19	-8.00	1.86	59.52
Aldergrove Langley	1,216,000	358.3	-0.89	-0.72	1.39	-10.74	-7.06	4.16	74.87
Brookswood Langley	1,527,400	344.1	1.90	-4.23	-0.61	-9.18	-9.16	1.35	50.39
Campbell Valley	2,790,800	341.3	2.40	0.44	0.62	-6.21	-5.95	-1.36	44.86
County Line Glen Valley	2,495,400	325.3	0.28	-0.46	2.07	-9.51	-8.24	-0.91	69.34
Fort Langley	2,458,200	381.1	2.67	3.93	6.24	-3.27	-0.13	6.30	71.20
Langley City	1,293,800	374.9	1.74	-3.40	1.46	-7.82	-6.67	6.23	62.08
Murrayville	1,468,600	343.3	2.26	-4.29	-0.09	-9.06	-8.99	2.11	49.85
Otter District	2,476,700	325.2	0.22	-0.40	2.04	-9.16	-7.93	-1.09	69.11
Salmon River	1,988,500	344.5	0.50	0.91	2.77	-5.77	-2.66	5.61	74.08
Walnut Grove	1,427,600	375.7	0.43	0.03	0.19	-3.02	-4.74	8.33	58.39
Willoughby Heights	1,469,100	403.6	-1.82	-3.68	-1.87	-8.50	-10.31	4.64	62.81
Area: Abbotsford	1,327,500	359.8	-5.27	-5.37	-4.56	-10.12	-5.69	4.23	68.52
Abbotsford East	1,251,000	345.5	-1.54	-1.54	3.41	-3.92	-5.68	4.25	71.21
Abbotsford West	1,134,800	361.3	-4.37	-7.36	-3.50	-9.02	-11.58	0.39	75.47
Aberdeen	1,343,100	338.9	-3.20	-6.15	-2.75	-6.36	-9.36	1.44	66.54
Bradner	5,698,100	359.9	-22.97	-11.38	-17.05	-22.03	12.05	4.11	49.96
Central Abbotsford	1,080,700	370.4	-4.73	-7.38	-3.92	-9.01	-11.62	0.03	79.98
Matsqui	1,680,300	365.4	-10.92	-8.42	-8.01	-13.06	-4.94	1.33	68.00
Poplar	1,025,700	338.9	-4.67	-7.81	-4.86	-11.47	-12.59	-1.85	61.46
Area: Mission	1,113,700	326.3	-3.77	0.34	-0.67	-5.45	-8.55	1.15	76.47
Durieu	1,515,700	301.6	-3.18	1.89	-4.71	-1.76	-5.99	-1.37	79.52
Hatzic	1,108,700	312.9	-3.01	1.92	2.09	-4.98	-8.67	-1.23	69.78
Mission BC	1,041,200	318.6	-3.43	1.34	1.53	-5.96	-9.10	-0.03	72.68

2 Storey Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Mission-West	1,356,700	311.7	-8.54	-3.53	-7.45	-8.27	-10.79	3.28	64.92
Stave Falls	1,344,100	311.4	-2.75	2.03	-3.17	-1.74	-5.46	0.68	80.63

Fraser Valley Real Estate Board

2026-07

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	636,400	319.3	-1.05	-2.41	-2.41	-7.53	-11.23	2.93	38.83
Fraser Valley Real Estate Board	469,500	386.7	-1.45	-4.38	-3.93	-9.12	-14.62	5.08	94.03
Area: N. Delta	496,100	480.3	-1.76	-3.22	-4.17	-10.27	-16.24	5.89	75.87
Annieville	389,600	442.7	-1.95	-3.21	-3.99	-10.24	-13.21	12.42	168.47
Scottsdale	559,700	370.2	-2.06	-3.72	-5.34	-11.44	-17.88	1.01	66.08
Municipality: City of Surrey combined	456,100	385.2	-0.95	-3.80	-5.15	-10.38	-16.95	1.53	87.26
Area: North Surrey	408,300	379.1	-0.16	-3.51	-4.89	-10.86	-19.48	-1.35	87.30
Bolivar Heights	387,500	485.0	1.02	-2.69	-4.34	-8.53	-15.89	7.32	138.33
Cedar Hills	348,100	490.3	-3.26	-4.07	-6.27	-12.73	-13.16	14.50	177.63
Guildford	472,900	418.9	-1.97	-5.44	-5.78	-11.46	-15.54	5.44	109.97
Whalley	395,900	367.9	0.38	-2.88	-4.37	-10.27	-19.53	-1.84	81.05
Area: Surrey	474,100	441.4	-1.63	-4.40	-5.14	-11.29	-16.10	9.31	127.53
Bear Creek Green Timbers	543,100	450.0	-1.57	-3.33	-4.70	-11.03	-16.60	8.77	122.44
East Newton	424,800	425.2	-2.63	-4.36	-5.15	-11.82	-16.20	7.89	126.29
Fleetwood Tynehead	497,500	349.9	-1.19	-5.28	-6.69	-12.48	-19.12	-1.80	78.89
Queen Mary Park Surrey	441,200	444.8	-1.70	-3.76	-4.65	-11.11	-14.89	11.81	145.07
Sullivan Station	562,100	421.4	-1.63	-4.03	-5.07	-11.53	-17.15	6.41	104.46
West Newton	494,600	457.1	-1.02	-2.95	-3.50	-9.65	-13.97	12.48	148.83
Area: Cloverdale	506,700	375.6	-2.29	-5.94	-6.71	-12.35	-16.55	2.62	84.21
Clayton	506,600	369.2	-2.28	-5.98	-6.81	-12.55	-16.94	2.07	80.63
Cloverdale BC	506,900	378.0	-2.33	-5.88	-6.55	-12.07	-15.98	3.42	87.97
Area: South Surrey White Rock	546,900	323.8	-2.47	-7.03	-3.26	-6.14	-13.21	6.51	78.50
Crescent Bch Ocean Pk.	438,200	362.1	-3.88	-2.92	-2.69	-6.41	-9.32	7.80	114.26
Grandview Surrey	549,800	333.4	-2.63	-4.36	-6.45	-9.25	-13.22	4.71	92.05
King George Corridor	577,800	313.9	-2.09	-4.62	-6.41	-9.12	-13.07	3.15	78.25
Morgan Creek	573,700	368.0	-1.31	-3.61	-4.79	-7.56	-12.15	5.11	88.33
Sunnyside Park Surrey	507,500	304.8	-1.93	-4.30	-6.04	-8.91	-11.93	4.96	87.45
White Rock	537,700	328.5	-2.95	-10.27	0.34	-2.78	-13.73	10.12	72.71
Area: Langley	534,200	373.0	-1.48	-3.59	-3.42	-8.98	-12.03	5.85	105.96

Fraser Valley Real Estate Board

2026-07

Apartment

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Aldergrove Langley	449,900	403.9	-0.27	-1.44	-4.85	-6.53	-5.98	19.39	151.03
Fort Langley	775,800	362.7	0.39	-0.33	-1.76	-8.59	-13.29	-1.25	78.76
Langley City	466,100	334.4	-4.48	-6.62	-9.25	-12.21	-18.10	-1.65	94.76
Murrayville	522,700	366.8	-0.30	-2.08	-0.46	-7.21	-6.97	13.17	113.88
Salmon River	451,100	328.6	-0.24	-2.35	-0.96	-7.96	-8.75	9.86	96.88
Walnut Grove	527,900	312.7	-0.82	-2.77	-0.89	-8.27	-10.01	7.98	96.79
Willoughby Heights	581,300	357.9	-0.08	-2.37	-0.61	-8.09	-10.97	5.76	85.44
Area: Abbotsford	380,900	409.6	-2.36	-4.85	-4.16	-9.92	-13.37	7.82	121.53
Abbotsford East	487,300	353.4	-0.39	-2.43	-3.13	-7.15	-7.92	7.45	73.41
Abbotsford West	362,200	393.7	-7.34	-6.24	-5.54	-12.67	-16.89	6.75	113.27
Central Abbotsford	386,400	415.5	0.95	-4.28	-3.39	-8.74	-12.12	7.73	125.20
Poplar	413,100	440.9	-1.05	-3.31	-4.55	-5.35	-4.73	15.21	150.51
Area: Mission	425,800	380.9	0.69	-1.12	-2.58	-3.72	-6.69	11.90	138.96
Mission BC	425,800	380.9	0.69	-1.12	-2.58	-3.72	-6.69	11.90	138.96

Fraser Valley Real Estate Board

2026-07

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,018,800	311.0	-0.89	-1.24	-1.33	-6.35	-11.22	-0.67	10.83
Fraser Valley Real Estate Board	877,600	315.8	-0.82	-2.41	-2.17	-7.20	-15.54	-4.24	29.16
Area: N. Delta	1,050,900	334.3	-1.27	-1.82	-3.96	-7.80	-16.55	-4.40	31.00
Annieville	949,500	358.3	0.73	-0.56	-3.48	-6.25	-17.06	-4.78	29.63
Nordel	1,132,000	338.1	-2.68	-3.29	-4.22	-7.09	-15.01	-2.68	37.27
Scottsdale	919,300	307.7	-0.87	-2.35	-5.24	-8.75	-20.33	-10.34	29.61
Sunshine Hills Woods	1,225,800	329.1	-2.20	-1.14	-3.35	-8.53	-13.71	-0.75	27.51
Municipality: City of Surrey combined	884,500	305.4	-0.91	-2.61	-2.83	-7.90	-18.75	-6.49	20.47
Area: North Surrey	645,000	293.7	-0.14	-2.78	-3.93	-9.49	-22.16	-12.56	12.70
Bolivar Heights	811,600	343.9	-1.74	-3.07	-3.70	-11.89	-28.50	-18.41	30.07
Bridgeview	856,100	436.8	-3.36	-6.75	-6.45	-9.62	-17.13	-3.08	70.03
Cedar Hills	1,109,400	392.4	-0.23	-1.92	-7.34	-14.21	-18.96	-10.57	43.58
Fraser Heights	1,453,800	356.4	-0.75	-2.84	-2.33	-9.70	-16.75	-2.60	27.79
Guildford	640,300	385.5	-0.41	-3.36	-3.58	-8.02	-13.10	5.85	70.20
Port Kells	2,379,100	455.6	5.29	-4.10	-0.11	-9.50	-13.22	5.24	91.59
Royal Heights	1,232,900	405.0	-1.48	-4.26	-3.85	-8.99	-15.54	-2.60	51.29
Whalley	435,900	288.1	-0.10	-3.09	-4.92	-10.39	-24.92	-10.80	25.21
Area: Surrey	916,600	321.7	-0.65	-2.81	-3.71	-8.43	-18.95	-6.16	37.60
Bear Creek Green Timbers	1,019,600	325.4	-1.51	-3.78	-4.85	-8.05	-19.85	-10.53	30.79
East Newton	879,400	308.2	-0.93	-2.16	-3.29	-6.80	-20.89	-9.83	32.10
Fleetwood Tynehead	941,600	310.6	-0.86	-1.58	-1.90	-9.10	-20.26	-8.46	37.86
Panorama Ridge	1,176,300	316.8	-1.83	-4.55	-6.88	-11.63	-16.17	-4.75	38.95
Queen Mary Park Surrey	723,800	317.2	-1.09	-3.65	-5.96	-9.42	-24.53	-13.52	24.59
Sullivan Station	966,600	297.8	0.91	-1.65	-2.01	-7.02	-13.76	3.12	41.27
West Newton	796,800	337.8	-0.38	-5.33	-6.11	-9.58	-19.59	-4.41	50.67
Area: Cloverdale	940,600	315.6	-0.54	-1.93	-0.88	-5.42	-12.84	2.33	49.36
Clayton	804,900	269.0	-1.39	-3.17	-2.04	-5.61	-12.97	3.10	48.95
Cloverdale BC	1,040,300	349.4	-0.06	-1.33	-0.43	-5.59	-13.11	1.39	50.73
Area: South Surrey White Rock	1,011,000	267.5	-2.41	-4.97	-3.36	-8.26	-20.08	-6.57	3.48
Crescent Bch Ocean Pk.	1,417,700	307.3	-2.54	-10.43	-7.16	-13.12	-19.87	-5.18	9.95

Fraser Valley Real Estate Board

2026-07

Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	1,962,700	327.4	-1.89	2.54	1.74	-4.69	-12.20	0.77	3.25
Grandview Surrey	958,300	155.1	-0.96	-4.85	-3.24	-8.98	-17.06	-3.12	15.14
Hazelmere	2,116,600	375.8	1.49	-2.84	-7.51	-8.56	-10.95	0.19	42.78
King George Corridor	822,600	275.3	-1.36	-1.92	-4.21	-10.93	-23.14	-12.46	18.05
Morgan Creek	1,053,000	217.5	-8.46	-10.38	-7.45	-9.94	-22.21	-2.90	17.00
Pacific Douglas	1,150,200	225.2	-0.44	-3.43	-3.10	-10.35	-20.09	-7.70	-0.49
Sunnyside Park Surrey	990,800	293.6	-3.07	-0.07	-1.48	-7.24	-20.24	-5.29	4.48
White Rock	788,000	280.7	-3.21	-9.92	-3.01	-5.23	-24.20	-11.42	-1.30
Area: Langley	955,800	321.3	0.19	-1.53	-0.74	-6.33	-8.38	1.74	40.98
Aldergrove Langley	901,000	393.4	-1.23	-1.99	-1.13	-7.11	-7.02	3.91	79.47
Brookswood Langley	1,386,500	383.6	-0.44	-5.05	-0.05	-7.34	-10.69	0.39	56.19
Campbell Valley	2,583,200	382.5	2.05	-0.91	-3.04	-7.47	-5.60	-3.12	52.27
County Line Glen Valley	2,237,600	316.8	-1.40	-2.88	-2.88	-9.10	-13.91	-6.77	59.52
Fort Langley	1,714,300	354.8	1.72	2.42	0.82	-3.56	-7.05	0.74	65.02
Langley City	651,900	322.4	-0.98	-2.75	-4.19	-7.91	-14.05	1.07	54.41
Murrayville	1,012,800	331.0	0.95	-4.20	-0.96	-7.28	-5.64	11.11	46.01
Otter District	2,281,000	358.4	2.87	-2.64	-1.32	-7.77	-6.84	-4.17	67.01
Salmon River	1,607,600	324.7	2.49	0.43	0.87	-1.73	2.88	7.52	71.07
Walnut Grove	1,008,100	324.5	-0.03	0.62	-0.43	-4.73	-3.82	8.97	53.86
Willoughby Heights	849,300	288.0	-0.14	-1.37	-0.14	-6.58	-8.83	3.56	34.71
Area: Abbotsford	724,700	325.0	-1.78	-2.78	-2.64	-7.28	-13.15	-4.52	51.09
Abbotsford East	968,400	350.5	-0.60	-0.71	1.80	-3.81	-8.63	0.86	68.27
Abbotsford West	615,100	309.3	-2.03	-4.21	-4.09	-7.92	-19.41	-8.68	48.92
Aberdeen	1,196,300	314.1	-0.91	-5.13	-3.32	-6.18	-7.40	0.13	55.57
Bradner	3,474,400	351.7	-16.74	-12.56	-22.97	-26.76	-3.93	1.47	58.85
Central Abbotsford	494,900	315.4	-0.44	-3.43	-4.42	-10.42	-17.65	-5.82	62.16
Matsqui	1,383,900	375.7	-3.27	-8.28	-5.05	-9.23	-11.89	-6.96	67.05
Poplar	678,900	359.4	-1.29	-1.32	-1.70	-6.19	-12.23	-3.65	58.40
Sumas Prairie	1,430,200	354.8	-4.52	-13.55	-8.27	-16.52	-23.17	-13.78	49.83
Area: Mission	832,100	331.5	-0.69	0.55	-1.43	-7.53	-13.24	-5.07	68.27
Dewdney Deroche	1,092,000	324.7	0.59	-0.73	-5.75	-10.99	-13.39	-3.19	69.64
Durieu	1,022,000	333.6	0.15	4.87	-1.82	1.77	-5.17	-2.60	83.20

Fraser Valley Real Estate Board

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Composite

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	933,100	339.9	-0.64	0.77	-0.12	-8.14	-12.51	-5.48	75.48
Lake Errock	822,000	385.2	-1.56	1.21	1.69	-3.70	-5.91	4.65	87.54
Mission BC	777,400	320.8	-0.50	0.91	-0.68	-7.68	-14.11	-6.09	64.09
Mission-West	1,272,800	318.4	-5.63	-4.50	-8.19	-9.93	-13.85	-2.12	67.05
Stave Falls	1,251,400	325.7	-1.12	0.56	-3.92	-6.33	-8.28	-0.37	74.54

Fraser Valley Real Estate Board

2026-07

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	1,621,600	355.9	-1.11	-1.55	-1.79	-7.39	-9.76	2.01	14.88
Fraser Valley Real Estate Board	1,335,200	380.5	-1.12	-2.88	-2.76	-8.29	-13.11	-0.76	45.12
Area: N. Delta	1,213,000	364.4	-1.59	-2.15	-4.41	-9.06	-15.65	-3.19	33.97
Annieville	1,177,000	382.5	0.08	-1.75	-4.92	-9.42	-17.35	-3.29	37.89
Nordel	1,197,200	357.3	-3.09	-3.64	-4.54	-7.55	-14.23	-2.91	32.73
Scottsdale	1,188,000	383.6	-0.26	-1.06	-4.43	-9.38	-16.28	-2.79	39.04
Sunshine Hills Woods	1,279,400	334.2	-2.28	-1.82	-4.02	-9.99	-15.37	-5.11	26.88
Municipality: City of Surrey combined	1,412,000	379.4	-1.38	-3.34	-3.83	-9.19	-15.39	-1.17	37.86
Area: North Surrey	1,264,900	391.0	-1.04	-3.55	-5.24	-11.94	-17.41	-4.42	43.12
Bolivar Heights	1,057,800	383.1	-2.67	-3.79	-4.22	-13.74	-21.25	-7.78	48.83
Bridgeview	856,100	436.8	-3.36	-6.75	-6.45	-9.62	-17.13	-3.08	70.03
Cedar Hills	1,169,500	389.3	0.10	-1.62	-7.40	-15.31	-19.08	-10.18	45.59
Fraser Heights	1,539,400	375.8	-1.24	-3.59	-3.81	-11.16	-16.56	-0.19	33.12
Guildford	1,103,500	373.7	-0.21	-3.51	-6.99	-9.93	-18.28	-6.97	44.29
Port Kells	2,379,100	455.6	5.29	-4.10	-0.11	-9.50	-13.22	5.24	91.59
Royal Heights	1,233,000	404.8	-1.46	-4.26	-3.60	-8.81	-15.42	-2.58	51.16
Whalley	1,179,400	442.9	-1.69	-6.52	-8.98	-11.54	-21.74	-8.64	52.88
Area: Surrey	1,325,500	380.8	-0.83	-3.52	-4.90	-9.66	-15.79	-2.56	52.32
Bear Creek Green Timbers	1,247,200	387.0	-1.25	-5.36	-6.18	-10.69	-18.51	-5.19	51.94
East Newton	1,378,400	380.8	-0.29	-1.40	-4.25	-8.77	-15.34	-3.57	58.73
Fleetwood Tynehead	1,358,900	376.3	-2.23	-3.49	-3.39	-8.04	-14.67	-1.18	52.10
Panorama Ridge	1,369,500	347.9	-2.47	-5.13	-7.33	-11.92	-14.04	-3.58	50.22
Queen Mary Park Surrey	1,158,000	381.2	0.47	-5.20	-8.39	-14.47	-21.89	-11.68	40.15
Sullivan Station	1,454,600	357.2	0.08	-1.95	-3.35	-8.55	-12.77	5.37	50.02
West Newton	1,177,800	376.7	1.81	-4.25	-4.99	-9.10	-19.34	-5.21	50.32
Area: Cloverdale	1,354,400	389.9	0.00	-1.99	-0.15	-4.81	-11.77	2.90	58.95
Clayton	1,299,500	364.7	-1.46	-5.30	-2.28	-3.49	-12.39	2.30	60.52
Cloverdale BC	1,368,700	396.3	0.38	-1.15	0.38	-5.12	-11.66	2.96	58.01
Area: South Surrey White Rock	1,647,200	322.8	-2.89	-5.36	-4.67	-9.71	-16.46	-1.94	13.46
Crescent Bch Ocean Pk.	1,556,400	317.9	-2.66	-11.05	-6.99	-12.23	-17.90	-3.40	11.70

Fraser Valley Real Estate Board

2026-07

Single Family Detached

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Elgin Chantrell	2,191,900	344.4	-2.02	1.98	0.09	-6.06	-11.67	1.32	5.45
Grandview Surrey	1,741,800	273.4	-0.47	-3.08	-4.07	-9.95	-15.33	-4.84	12.10
Hazelmere	2,116,600	375.8	1.49	-2.84	-7.51	-8.56	-10.95	0.19	42.78
King George Corridor	1,355,000	324.6	1.15	-0.95	-4.33	-12.48	-18.26	-8.51	25.57
Morgan Creek	1,668,300	282.3	-14.56	-13.17	-10.72	-11.97	-26.25	-5.43	13.74
Pacific Douglas	1,638,800	286.6	-1.17	-2.85	-5.75	-12.03	-17.07	-1.68	29.62
Sunnyside Park Surrey	1,491,400	350.3	-4.24	-0.76	-2.80	-7.30	-14.06	1.65	15.27
White Rock	1,578,300	333.5	-2.77	-10.42	-5.31	-9.55	-18.10	-2.43	10.98
Area: Langley	1,500,900	396.3	0.41	-1.66	-0.33	-6.22	-7.43	1.93	60.84
Aldergrove Langley	1,091,100	383.5	-1.39	-0.70	0.47	-7.39	-6.76	3.34	78.21
Brookswood Langley	1,386,500	383.6	-0.44	-5.05	-0.05	-7.34	-10.69	0.39	56.19
Campbell Valley	2,583,200	382.5	2.05	-0.91	-3.04	-7.47	-5.60	-3.12	52.27
County Line Glen Valley	2,237,600	316.8	-1.40	-2.88	-2.88	-9.10	-13.91	-6.77	59.52
Fort Langley	2,135,600	420.6	2.46	3.52	2.34	-4.30	-3.22	1.59	70.77
Langley City	1,174,400	398.5	2.60	0.05	1.87	-5.30	-10.51	4.59	60.88
Murrayville	1,414,500	346.2	0.90	-5.15	-0.37	-8.97	-11.66	-0.37	48.33
Otter District	2,281,000	359.0	2.87	-2.63	-1.32	-7.78	-6.83	-4.19	66.98
Salmon River	1,907,400	383.8	2.18	-0.21	0.81	-2.79	0.08	5.01	73.67
Walnut Grove	1,377,600	370.3	0.16	0.46	-0.51	-2.94	-4.59	7.05	57.37
Willoughby Heights	1,442,900	412.0	-1.67	-3.42	-1.88	-8.12	-9.39	5.64	64.60
Area: Abbotsford	1,143,000	389.6	-2.53	-3.66	-2.45	-7.61	-9.58	-0.49	73.39
Abbotsford East	1,135,900	368.9	-0.70	-0.54	3.45	-2.54	-7.36	1.43	72.95
Abbotsford West	991,400	391.4	-0.74	-6.34	-4.40	-7.27	-16.44	-5.87	72.04
Aberdeen	1,379,600	361.3	-0.74	-4.72	-2.46	-5.86	-6.03	3.35	72.05
Bradner	3,474,400	351.7	-16.74	-12.56	-22.97	-26.76	-3.93	1.47	58.21
Central Abbotsford	934,600	378.7	-2.47	-2.90	-1.48	-10.56	-15.51	-5.82	76.22
Matsqui	1,383,900	375.7	-3.27	-8.28	-5.05	-9.23	-11.89	-6.96	67.05
Poplar	942,300	360.1	-3.02	-3.82	-2.31	-11.35	-15.69	-5.26	65.41
Sumas Prairie	1,430,200	354.8	-4.52	-13.55	-8.27	-16.52	-23.17	-13.78	49.83
Area: Mission	934,800	350.6	-0.74	0.57	-1.46	-8.22	-10.01	-1.90	76.45
Dewdney Deroche	1,092,000	324.7	0.59	-0.73	-5.75	-10.99	-13.39	-3.19	69.64
Durieu	1,022,000	333.6	0.15	4.87	-1.82	1.77	-5.17	-2.60	83.20

Fraser Valley Real Estate Board

2026-07

Single Family Detached	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Hatzic	934,700	340.3	-0.58	0.89	-0.03	-8.03	-12.34	-5.29	75.77
Mission BC	885,500	343.2	-0.35	1.15	-0.26	-8.41	-10.32	-2.56	73.16
Mission-West	1,272,800	318.4	-5.63	-4.50	-8.19	-9.93	-13.85	-2.12	67.05
Stave Falls	1,251,400	325.7	-1.12	0.56	-3.92	-6.33	-8.28	-0.37	74.54

Fraser Valley Real Estate Board

2026-07

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Lower Mainland	903,300	344.9	-1.17	-1.34	-1.26	-6.07	-7.95	8.97	56.84
Fraser Valley Real Estate Board	757,300	339.9	-0.90	-1.85	-2.05	-7.05	-10.88	6.35	71.41
Area: N. Delta	848,900	371.2	-2.26	-3.51	-5.86	-8.53	-15.25	4.86	49.32
Annieville	654,400	364.2	-2.78	-7.26	-9.49	-13.18	-19.99	0.61	72.20
Nordel	902,100	359.0	-2.29	-4.22	-5.85	-9.07	-15.69	4.45	45.52
Scottsdale	803,100	328.3	-2.38	-3.67	-6.20	-8.88	-15.80	5.56	61.41
Sunshine Hills Woods	910,700	324.3	-2.67	-0.64	-4.05	-6.70	-14.57	6.02	58.58
Municipality: City of Surrey combined	772,700	335.1	-1.12	-2.73	-2.10	-7.74	-13.14	5.08	64.59
Area: North Surrey	686,100	394.1	-0.93	-2.47	-2.57	-8.31	-13.19	7.35	94.23
Bolivar Heights	566,300	418.6	0.41	-2.54	-1.64	-9.53	-12.95	9.81	135.96
Fraser Heights	845,800	347.9	0.12	-2.33	-0.88	-8.28	-11.66	5.62	84.66
Guildford	679,900	397.1	-0.03	-2.43	-1.12	-8.90	-12.17	8.32	103.95
Whalley	664,800	353.2	-3.92	-2.97	-6.06	-6.63	-17.86	1.85	61.35
Area: Surrey	753,000	346.5	-0.66	-2.01	-1.87	-6.78	-13.74	5.42	77.42
Bear Creek Green Timbers	744,000	334.1	-3.88	-3.13	-6.02	-5.94	-16.50	2.02	64.26
East Newton	664,500	366.3	-2.45	-2.92	-1.93	-4.58	-13.65	7.89	101.04
Fleetwood Tynehead	792,200	338.3	0.30	0.27	0.62	-8.15	-12.31	4.19	77.03
Panorama Ridge	833,000	329.9	-0.06	-1.61	-1.02	-5.28	-11.96	7.04	69.79
Queen Mary Park Surrey	679,600	380.1	-4.23	-2.61	-4.90	-5.16	-14.78	6.56	84.87
Sullivan Station	780,100	304.0	0.93	-1.97	-1.39	-5.88	-13.46	5.01	68.14
West Newton	718,700	350.8	-2.01	-6.03	-6.23	-10.60	-17.63	4.28	75.93
Area: Cloverdale	762,500	313.4	-0.73	-1.38	-2.00	-6.89	-12.51	4.15	65.91
Clayton	758,700	314.4	-0.76	-1.53	-2.00	-6.93	-12.42	4.56	67.23
Cloverdale BC	767,800	314.9	-0.69	-1.19	-1.99	-6.83	-12.62	3.59	63.84
Area: South Surrey White Rock	834,900	264.0	-2.19	-4.93	-3.05	-10.23	-14.15	2.80	39.83
Crescent Bch Ocean Pk.	805,300	275.5	-5.65	0.69	-1.82	-11.13	-15.23	1.18	37.54
Elgin Chantrell	991,300	244.5	-5.63	-2.08	-1.85	-11.54	-16.78	1.37	32.16
Grandview Surrey	836,900	252.0	-1.37	-7.11	-3.56	-9.45	-13.22	2.44	41.57
King George Corridor	813,100	292.4	-2.53	-0.27	-1.35	-10.44	-15.10	6.60	53.73
Morgan Creek	810,800	246.5	-1.16	-7.61	-4.38	-10.49	-13.99	-0.24	31.33

Fraser Valley Real Estate Board

2026-07

Townhouse

	Benchmark Price	Index (HPI)	% Changes						
			One Month	Three Months	Six Months	One Year	Three Years	Five Years	Ten Years
Pacific Douglas	787,500	259.1	-1.48	-7.23	-4.14	-9.94	-14.38	1.45	40.28
Sunnyside Park Surrey	913,700	259.9	-3.60	-0.31	-0.27	-10.63	-14.56	3.09	34.38
White Rock	795,900	290.4	-4.72	0.28	-3.68	-12.66	-17.05	-1.89	47.04
Area: Langley	811,400	350.0	-0.23	-0.09	-0.40	-4.87	-5.10	11.89	86.77
Aldergrove Langley	581,500	425.1	-2.43	-2.43	-3.47	-3.93	-2.43	12.52	131.66
Fort Langley	909,300	340.8	-0.47	0.62	-0.29	-5.99	-4.35	16.91	73.35
Langley City	755,400	321.7	0.66	0.16	-2.04	-5.13	-5.69	9.57	92.17
Murrayville	863,700	315.7	0.89	1.25	0.38	-1.90	-3.49	11.44	80.19
Salmon River	1,002,900	340.3	-0.06	2.04	-0.12	-5.76	-5.42	18.65	64.40
Walnut Grove	788,000	306.1	-0.36	0.49	-0.97	-6.88	-8.16	11.15	70.34
Willoughby Heights	833,500	364.1	-0.38	-0.44	-0.27	-5.11	-5.21	11.21	87.39
Area: Abbotsford	602,000	331.9	-0.72	-1.45	-4.82	-8.72	-6.38	4.63	95.58
Abbotsford East	649,800	360.6	-0.96	-1.58	-4.27	-10.19	-4.78	4.49	87.23
Abbotsford West	653,900	322.3	-0.19	-0.92	-2.75	-5.73	-3.79	8.96	108.47
Aberdeen	709,900	333.0	-2.20	-2.72	-3.81	-4.75	-5.51	7.04	91.38
Central Abbotsford	441,100	281.7	-1.64	-2.86	-11.50	-14.25	-9.71	2.92	100.21
Poplar	645,000	294.5	-1.83	-1.80	-3.57	-3.41	-4.07	2.19	61.90
Area: Mission	630,500	345.3	-2.32	-1.12	-3.79	-3.90	-2.87	9.65	107.01
Mission BC	630,500	345.3	-2.32	-1.12	-3.79	-3.90	-2.87	9.65	107.01