



Fraser Valley Real Estate Board

Guide • Advise • Protect

Dear Colleagues,

We're pleased to provide you with the latest housing market data for City and Township of Langley. This snapshot reflects trends in your community and across the Fraser Valley region, offering valuable context to support informed decision-making and a deeper understanding of local market conditions.

The Fraser Valley Real Estate Board represents some 5,000 REALTORS® who live and work in Fraser Valley communities including Surrey, White Rock, Langley (City and Township), Abbotsford, North Delta, and Mission.

Should you have any questions or wish to explore the data further, please contact our Stakeholder & Government Relations Affairs Facilitator, Shafiq.Jamal@fvreb.bc.ca or call 778.986.5600.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Ishaq Ismail', written over a horizontal line.

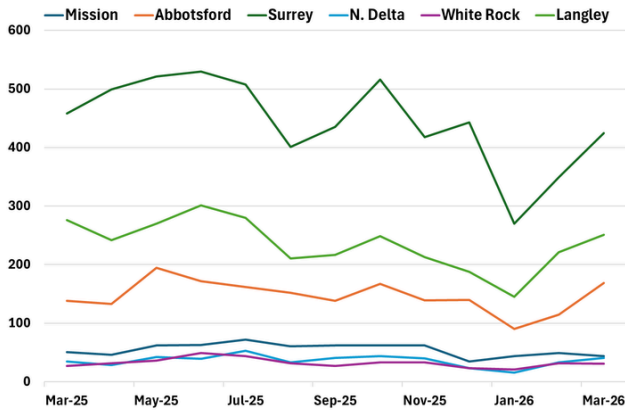
Ishaq Ismail
Chair, Fraser Valley Real Estate Board



Market Status: Buyers Market

Rising inventory suggests easing pressure on buyers, which typically reduces upward pressure on prices and increases room for negotiation

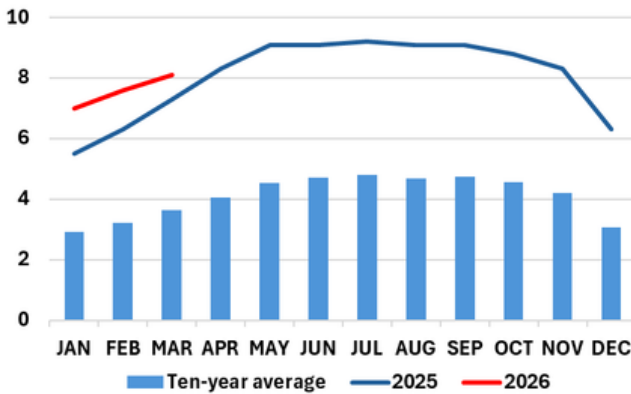
SALES



Sales are 49% below the 10-year-average

- Overall sales are currently on par with levels from the same time last year and are below the 10-year-average.
- **Highest Activity:** Surrey (425 sales)
- **Lowest Activity:** White Rock (31 sales)

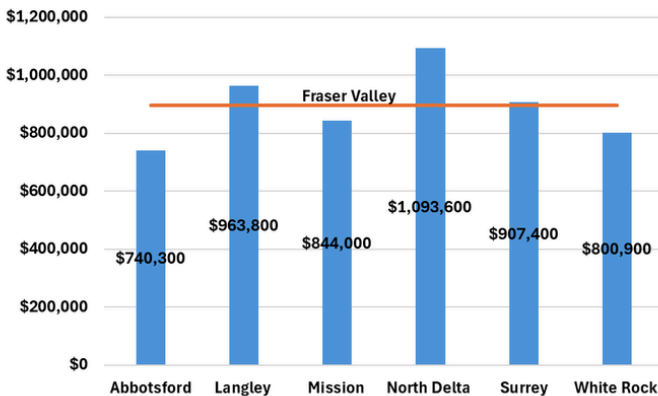
MONTHS OF INVENTORY



Inventory is 2.2 times higher than the 10-year-average

- Months of Inventory are high and significantly above the 10-year-average.
- The number of months it would take to sell current listings at the current pace of sales. According to BCREA, a balanced market is typically 5 to 8.3 months.
- **Tightest Market:** Langley (6.2 months)
- **Softest Market:** Mission (10.6 months)

PRICES



| Area | Monthly Change | Yearly Change |
|------------|----------------|---------------|
| Abbotsford | ↑ 0.93% | ↓ 5.83% |
| Langley | ↑ 0.19% | ↓ 7.03% |
| Mission | ↑ 0.44% | ↓ 9.34% |
| N. Delta | ↓ 1.22% | ↓ 8.92% |
| Surrey | ↑ 0.14% | ↓ 8.40% |
| White Rock | ↑ 4.31% | ↓ 5.32% |

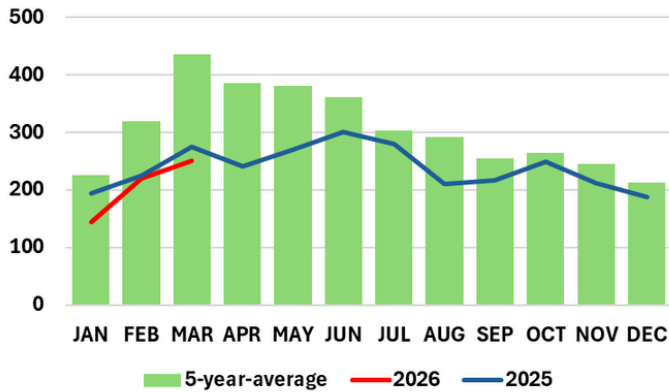




Market Status: Balanced Market

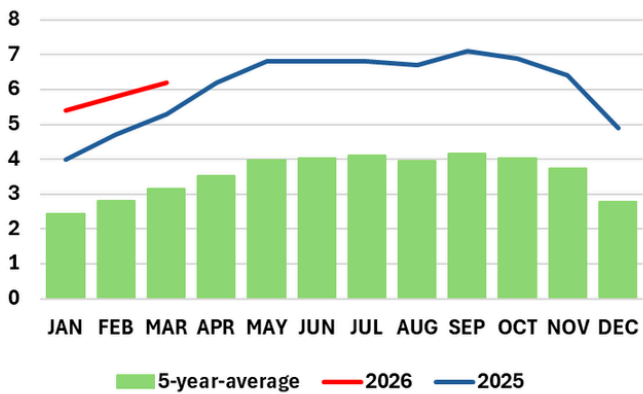
Balanced inventory levels suggest a more stable market, typically resulting in steady prices and more predictable negotiations for both buyers and sellers.

SALES



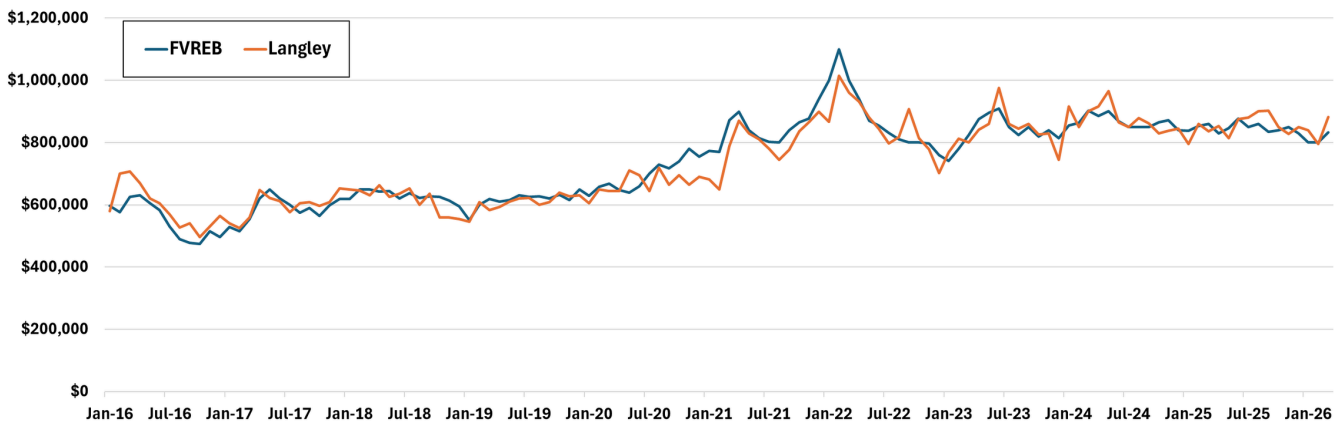
- Home sales are currently trending 9 per cent below levels from the same time last year and 49 per cent below the 5-year average

MONTHS OF INVENTORY



- Months of inventory are above levels from the same time last year and 3 months above the 5-year average.
- Months of Inventory is defined as the number of months it would take to sell current listings at the current pace of sales. According to BCREA, a balanced market is typically 5 to 8.3 months.

MEDIAN PRICE





Monthly Statistics Package

Fraser Valley Real Estate Board

March 2026



News Release

Fraser Valley Real Estate Board



For Immediate Release: April 2, 2026

Fraser Valley home prices level off amid improving affordability

SURREY, BC – After nearly a year of steady price declines, the Fraser Valley housing market is beginning to show early signs of stabilizing, with Benchmark prices edging up month-over-month for the first time in 11 months. While March sales activity picked up over the previous month, year-over-year sales throughout the first quarter of 2026 continue to stumble, reflecting a market where buyer caution still lingers.

The Fraser Valley Real Estate Board recorded 1,007 sales on its Multiple Listing Service® (MLS®) in March, a 20 per cent increase from February, but three per cent below the same month last year and 42 per cent below the ten-year seasonal average. After a decline in February, new listings increased in March, up 20 per cent to 3,341, suggesting some sellers are eager to get ahead of the spring market despite sales activity remaining soft and well below typical seasonal levels.

“We’re encouraged to see early signs of prices levelling off in the Fraser Valley,” said Ishaq Ismail, Chair of the Fraser Valley Real Estate Board. “While sales remain below last year’s levels, this market is presenting a rare window — with greater choice, improved affordability, and meaningful incentives, particularly in the condo segment — for buyers who are ready to make a move with the right professional guidance.”

Overall inventory remains elevated in the Fraser Valley, with 9,201 active listings, up 10 per cent from February and 50 per cent above the 10-year seasonal average.

The Fraser Valley remains in a buyer’s market, with an overall sales-to-active listings ratio of 11 per cent in March. A balanced market is typically defined by a ratio between 12 and 20 per cent.

Across the Fraser Valley in March, the average number of days to sell a single-family detached home was 39 days, while for a condo it was 43 days. Townhomes took, on average, 36 days to sell.

“Amid economic uncertainty and rising day-to-day costs, many households are understandably taking a more cautious approach to their finances,” said Baldev Gill, CEO of the Fraser Valley Real Estate Board. “That said, improving housing affordability and the potential for upward pressure on rates may make this a timely moment for buyers to consider entering the market.”

The composite Benchmark price for a typical home in the Fraser Valley increased 0.3 per cent in March, to \$898,300.

MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At \$1,375,600 the Benchmark price for an FVREB *single-family detached* home increased 0.3 per cent compared to February 2026 and decreased 8.7 per cent compared to March 2025.
- **Townhomes:** At \$772,700 the Benchmark price for an FVREB *townhome* increased 0.3 per cent compared to February 2026 and decreased 7.3 per cent compared to March 2025.
- **Apartments:** At \$489,200 the Benchmark price for an FVREB *apartment/condo* increased 0.2 per cent compared to February 2026 and decreased 9.2 per cent compared to March 2025.

— 30 —

** The Fraser Valley Real Estate Board represents some 5,000 real estate professionals, and is the exclusive source of statistics and information for the Fraser Valley real estate market including, Surrey, Langley, Abbotsford, Mission, White Rock and North Delta.*

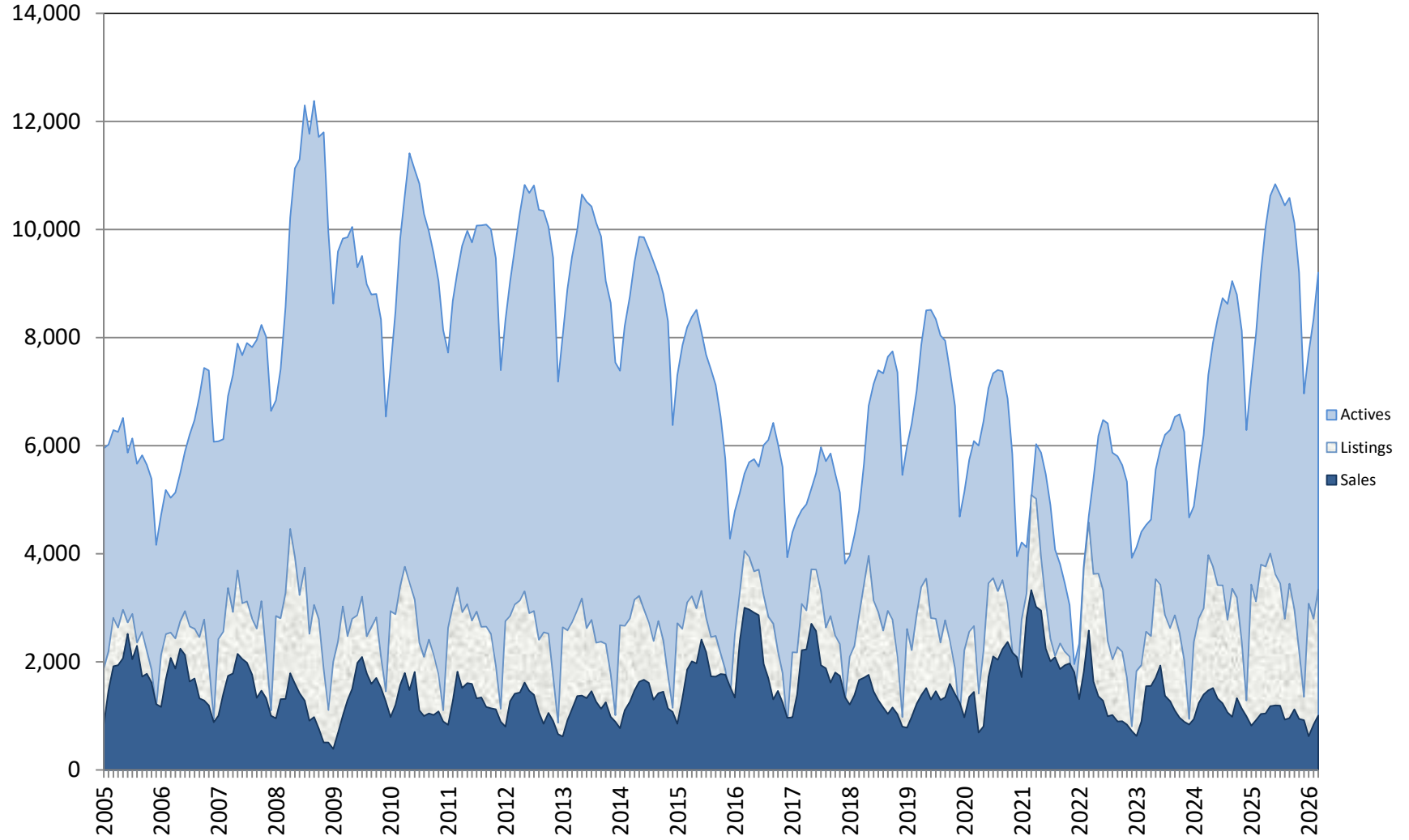
Contact

Nikki Hewitt, Senior Communications Specialist
Fraser Valley Real Estate Board

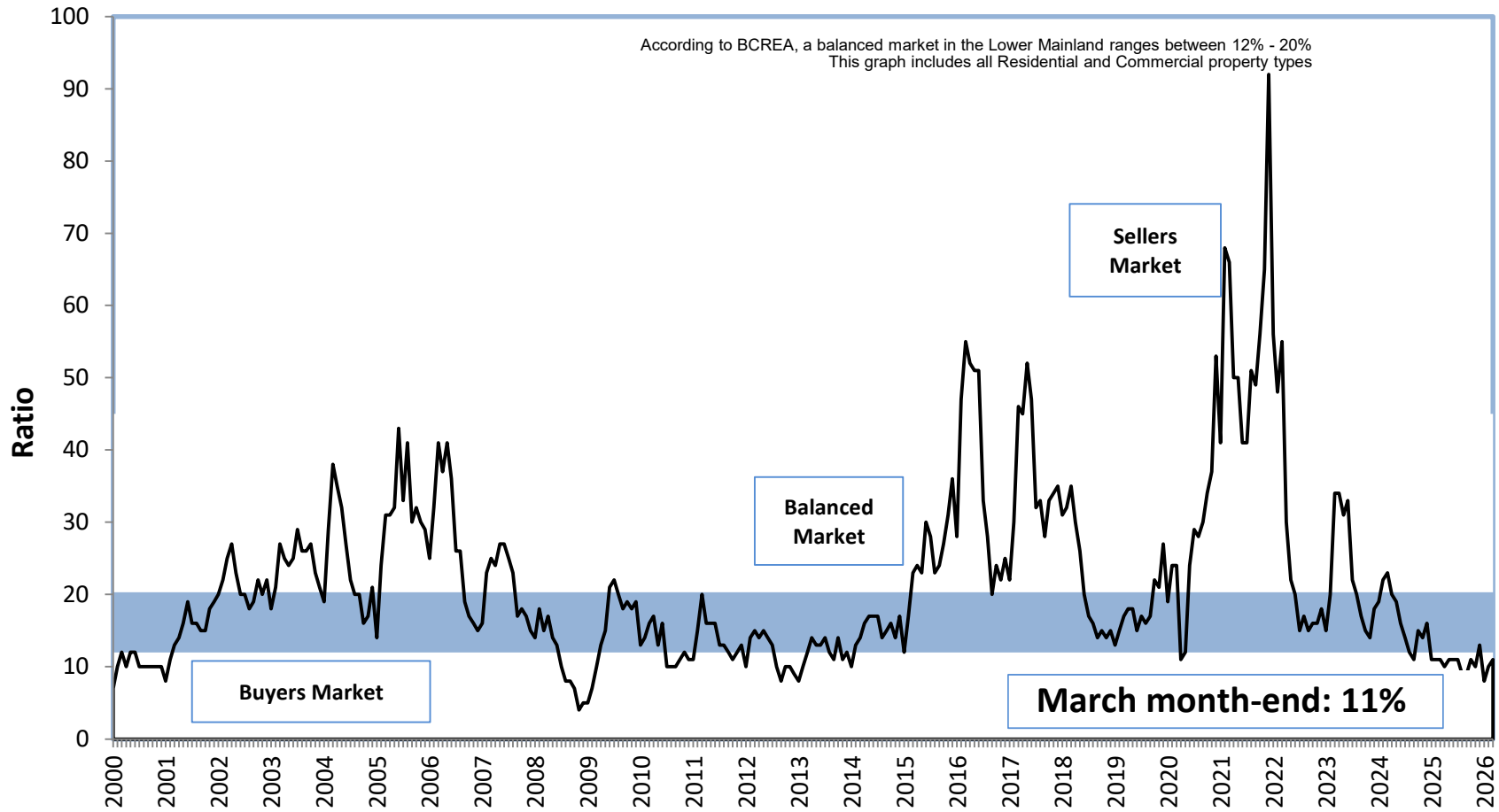
nikki.hewitt@fvreb.bc.ca
Telephone: 604.930.7654

www.fvreb.bc.ca
[FVREB Stats](#)

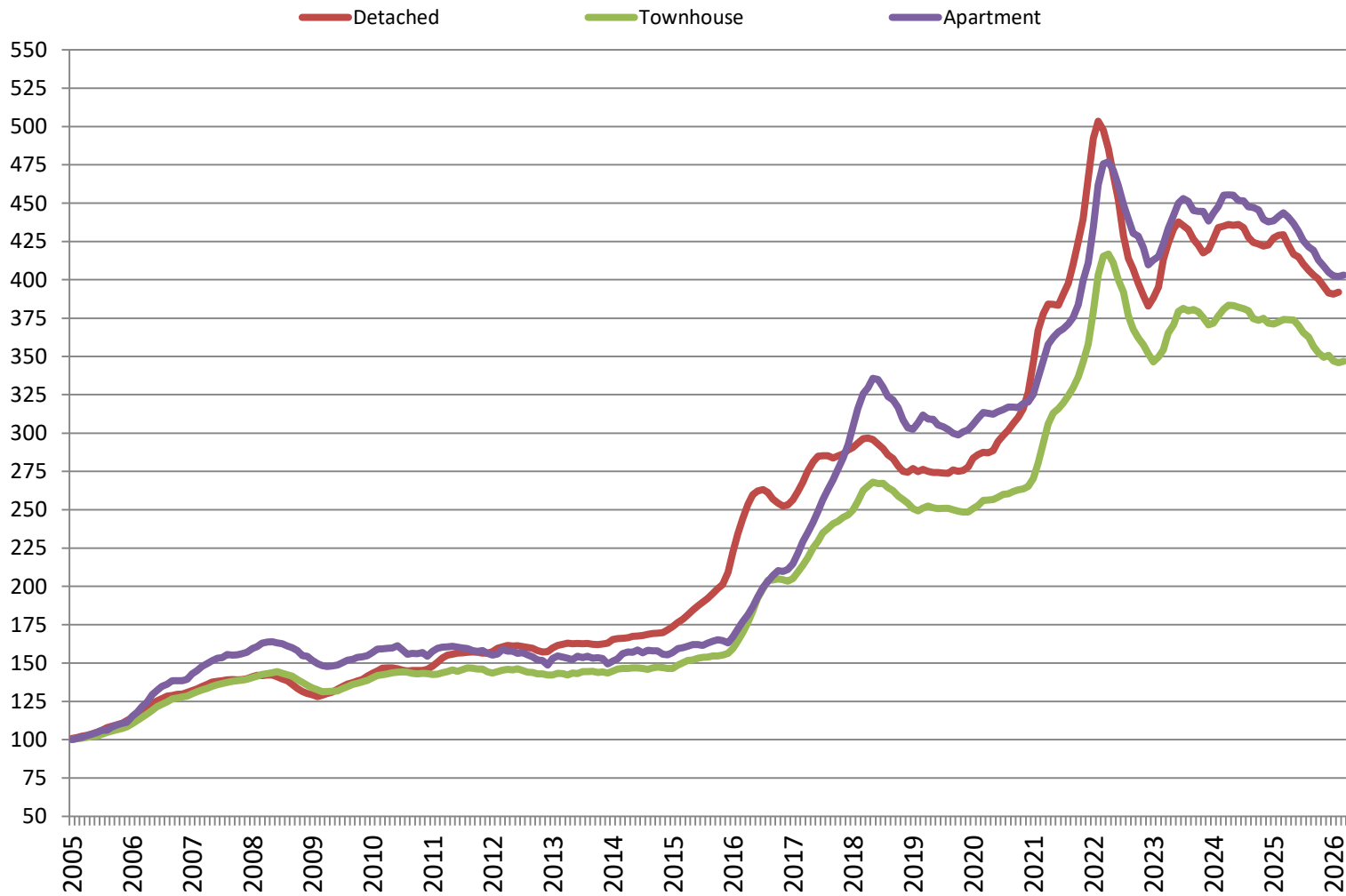
Sales, Listings & Active Inventory, All Types, Fraser Valley



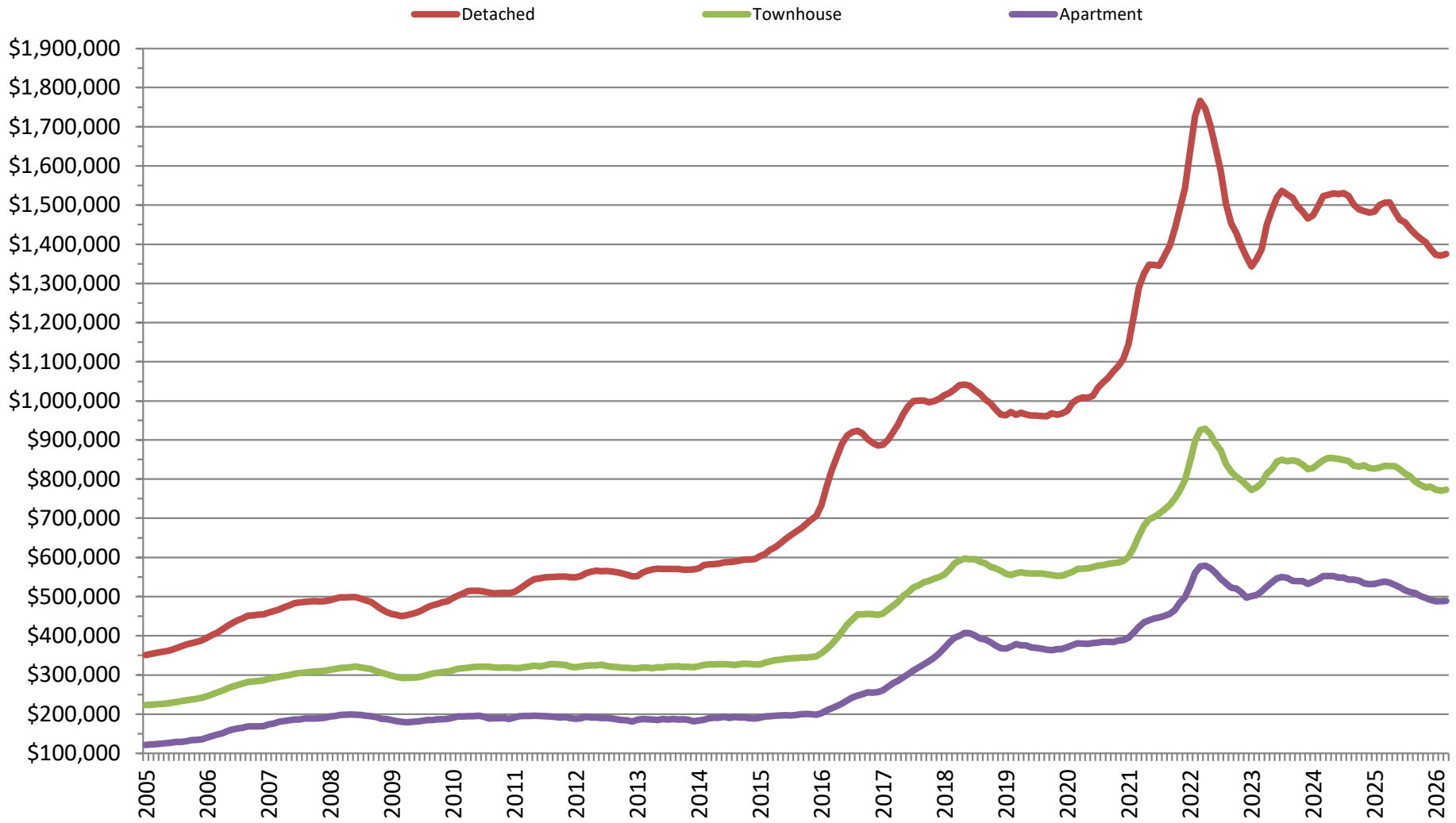
Sales-to-Active Listings Ratio, All Types, Fraser Valley



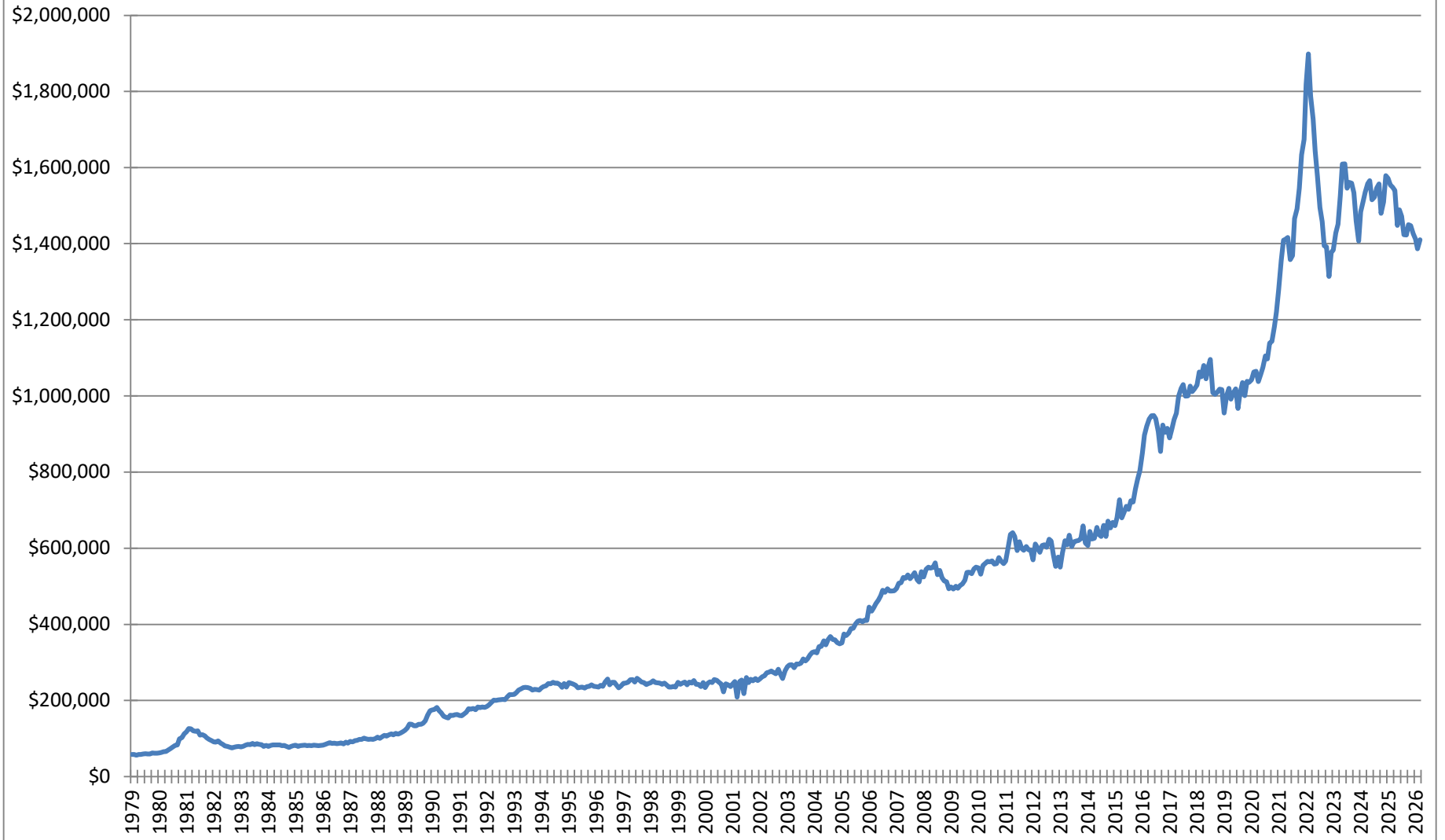
MLS® Home Price Index, Fraser Valley



MLS® Home Price Index Benchmark Prices, Fraser Valley

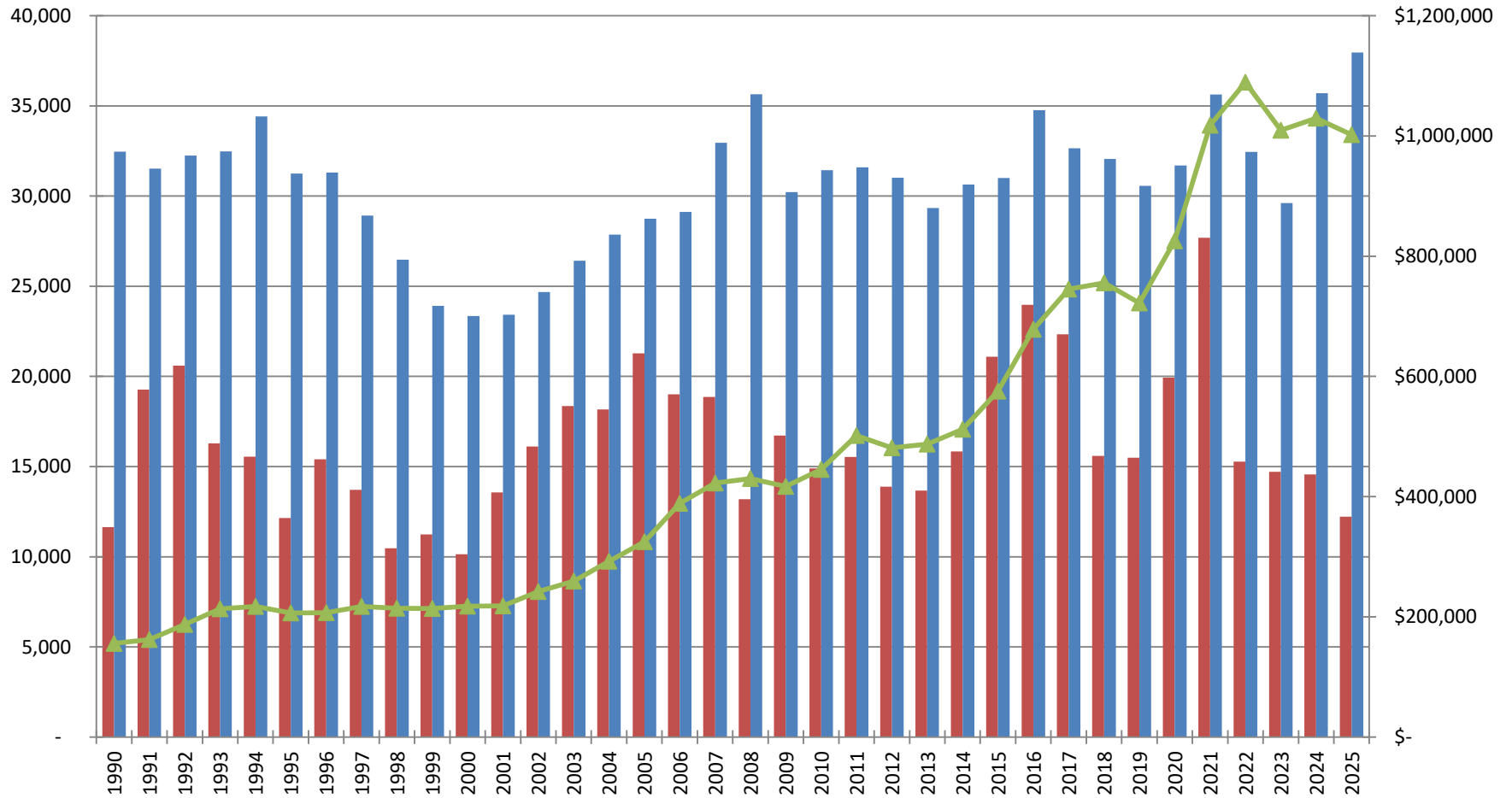


Average Price, Residential Detached, all Fraser Valley



Annual Sales, New Listings, Average Price All Property Types, Fraser Valley

■ Sales
 ■ New Listings
 ▲ Average Price





MLS® Summary - Fraser Valley March 2026

| Grand Totals | All Property Types | | | | |
|-----------------|--------------------|--------------|----------|------------|----------|
| | Mar-26 | Mar-25 | % change | Feb-26 | % change |
| Sales | 1,007 | 1,036 | -2.8% | 843 | 19.5% |
| New Listings | 3,341 | 3,800 | -12.1% | 2,796 | 19.5% |
| Active Listings | 9,201 | 9,219 | -0.2% | 8,344 | 10.3% |
| Average Price | \$ 962,167 | \$ 1,028,301 | -6.4% | \$ 913,110 | 5.4% |

| Grand Totals - year to date | All Property Types | | |
|-----------------------------|--------------------|--------|----------|
| | 2026 | 2025 | % change |
| Sales - year to date | 2,470 | 2,768 | -10.8% |
| New Listings - year to date | 9,218 | 10,354 | -11.0% |

| All Areas Combined | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|--------------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Mar-26 | Mar-25 | % change | Feb-26 | % change | Mar-26 | Mar-25 | % change | Feb-26 | % change | Mar-26 | Mar-25 | % change | Feb-26 | % change |
| Sales | 347 | 322 | 7.8% | 254 | 36.6% | 264 | 281 | -6.0% | 218 | 21.1% | 279 | 331 | -15.7% | 261 | 6.9% |
| New Listings | 1,118 | 1,357 | -17.6% | 977 | 14.4% | 721 | 801 | -10.0% | 549 | 31.3% | 874 | 1,072 | -18.5% | 741 | 17.9% |
| Active Listings | 3,046 | 3,253 | -6.4% | 2,792 | 9.1% | 1,565 | 1,495 | 4.7% | 1,379 | 13.5% | 2,151 | 2,371 | -9.3% | 1,960 | 9.7% |
| Benchmark Price | \$ 1,375,600 | \$ 1,506,000 | -8.7% | \$ 1,370,900 | 0.3% | \$ 772,700 | \$ 833,700 | -7.3% | \$ 770,700 | 0.3% | \$ 489,200 | \$ 538,500 | -9.2% | \$ 488,300 | 0.2% |
| Median Price | \$ 1,282,500 | \$ 1,450,000 | -11.6% | \$ 1,300,250 | -1.4% | \$ 787,500 | \$ 840,000 | -6.3% | \$ 765,000 | 2.9% | \$ 492,500 | \$ 530,000 | -7.1% | \$ 475,000 | 3.7% |
| Average Price | \$ 1,410,189 | \$ 1,548,249 | -8.9% | \$ 1,386,432 | 1.7% | \$ 790,384 | \$ 854,191 | -7.5% | \$ 791,912 | -0.2% | \$ 505,895 | \$ 551,410 | -8.3% | \$ 517,607 | -2.3% |

| Abbotsford | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|-----------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Mar-26 | Mar-25 | % change | Feb-26 | % change | Mar-26 | Mar-25 | % change | Feb-26 | % change | Mar-26 | Mar-25 | % change | Feb-26 | % change |
| Sales | 53 | 51 | 3.9% | 32 | 65.6% | 46 | 38 | 21.1% | 25 | 84.0% | 59 | 41 | 43.9% | 48 | 22.9% |
| New Listings | 150 | 181 | -17.1% | 134 | 11.9% | 117 | 114 | 2.6% | 95 | 23.2% | 159 | 158 | 0.6% | 111 | 43.2% |
| Active Listings | 389 | 451 | -13.7% | 353 | 10.2% | 253 | 202 | 25.2% | 220 | 15.0% | 321 | 307 | 4.6% | 293 | 9.6% |
| Benchmark Price | \$ 1,188,800 | \$ 1,251,800 | -5.0% | \$ 1,163,000 | 2.2% | \$ 624,500 | \$ 662,000 | -5.7% | \$ 626,100 | -0.3% | \$ 395,900 | \$ 441,900 | -10.4% | \$ 400,800 | -1.2% |
| Median Price | \$ 1,029,000 | \$ 1,170,000 | -12.1% | \$ 1,080,500 | -4.8% | \$ 633,500 | \$ 651,000 | -2.7% | \$ 667,000 | -5.0% | \$ 393,000 | \$ 420,000 | -6.4% | \$ 410,000 | -4.1% |
| Average Price | \$ 1,094,184 | \$ 1,238,684 | -11.7% | \$ 1,107,407 | -1.2% | \$ 631,293 | \$ 682,911 | -7.6% | \$ 650,200 | -2.9% | \$ 425,595 | \$ 460,887 | -7.7% | \$ 399,241 | 6.6% |

| Mission | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|-----------------|--------------|--------------|----------|------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Mar-26 | Mar-25 | % change | Feb-26 | % change | Mar-26 | Mar-25 | % change | Feb-26 | % change | Mar-26 | Mar-25 | % change | Feb-26 | % change |
| Sales | 30 | 31 | -3.2% | 21 | 42.9% | 6 | 6 | 0.0% | 9 | -33.3% | 1 | 4 | -75.0% | 4 | -75.0% |
| New Listings | 91 | 96 | -5.2% | 78 | 16.7% | 16 | 17 | -5.9% | 10 | 60.0% | 17 | 22 | -22.7% | 13 | 30.8% |
| Active Listings | 256 | 244 | 4.9% | 227 | 12.8% | 48 | 42 | 14.3% | 42 | 14.3% | 48 | 43 | 11.6% | 35 | 37.1% |
| Benchmark Price | \$ 955,200 | \$ 1,049,900 | -9.0% | \$ 948,700 | 0.7% | \$ 650,000 | \$ 663,500 | -2.0% | \$ 652,800 | -0.4% | \$ 427,000 | \$ 456,500 | -6.5% | \$ 430,300 | -0.8% |
| Median Price | \$ 870,000 | \$ 1,050,000 | -17.1% | \$ 930,000 | -6.5% | \$ 690,000 | \$ 709,900 | -2.8% | \$ 692,000 | -0.3% | \$ 518,000 | \$ 534,000 | -3.0% | \$ 411,499 | 25.9% |
| Average Price | \$ 1,013,689 | \$ 1,075,852 | -5.8% | \$ 996,328 | 1.7% | \$ 708,300 | \$ 670,283 | 5.7% | \$ 665,122 | 6.5% | \$ 518,000 | \$ 543,225 | -4.6% | \$ 423,249 | 22.4% |



| White Rock / South Surrey | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---------------------------|--------------|--------------|----------|--------------|----------|------------|--------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Mar-26 | Mar-25 | % change | Feb-26 | % change | Mar-26 | Mar-25 | % change | Feb-26 | % change | Mar-26 | Mar-25 | % change | Feb-26 | % change |
| Sales | 52 | 41 | 26.8% | 35 | 48.6% | 46 | 53 | -13.2% | 28 | 64.3% | 44 | 53 | -17.0% | 40 | 10.0% |
| New Listings | 200 | 219 | -8.7% | 160 | 25.0% | 135 | 133 | 1.5% | 92 | 46.7% | 128 | 185 | -30.8% | 118 | 8.5% |
| Active Listings | 579 | 549 | 5.5% | 521 | 11.1% | 278 | 252 | 10.3% | 241 | 15.4% | 319 | 423 | -24.6% | 297 | 7.4% |
| Benchmark Price | \$ 1,718,500 | \$ 1,893,400 | -9.2% | \$ 1,722,800 | -0.2% | \$ 868,400 | \$ 948,000 | -8.4% | \$ 863,300 | 0.6% | \$ 571,000 | \$ 624,400 | -8.6% | \$ 559,500 | 2.1% |
| Median Price | \$ 1,690,500 | \$ 1,830,888 | -7.7% | \$ 1,665,000 | 1.5% | \$ 879,500 | \$ 1,040,000 | -15.4% | \$ 857,950 | 2.5% | \$ 551,000 | \$ 612,000 | -10.0% | \$ 595,000 | -7.4% |
| Average Price | \$ 1,814,235 | \$ 2,007,258 | -9.6% | \$ 1,860,636 | -2.5% | \$ 927,663 | \$ 1,037,864 | -10.6% | \$ 895,415 | 3.6% | \$ 638,503 | \$ 683,894 | -6.6% | \$ 721,312 | -11.5% |

| Langley | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|-----------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Mar-26 | Mar-25 | % change | Feb-26 | % change | Mar-26 | Mar-25 | % change | Feb-26 | % change | Mar-26 | Mar-25 | % change | Feb-26 | % change |
| Sales | 77 | 79 | -2.5% | 54 | 42.6% | 72 | 72 | 0.0% | 62 | 16.1% | 72 | 104 | -30.8% | 79 | -8.9% |
| New Listings | 168 | 233 | -27.9% | 170 | -1.2% | 149 | 197 | -24.4% | 119 | 25.2% | 222 | 236 | -5.9% | 187 | 18.7% |
| Active Listings | 411 | 480 | -14.4% | 384 | 7.0% | 261 | 282 | -7.4% | 233 | 12.0% | 486 | 427 | 13.8% | 442 | 10.0% |
| Benchmark Price | \$ 1,513,100 | \$ 1,637,600 | -7.6% | \$ 1,516,100 | -0.2% | \$ 811,500 | \$ 865,900 | -6.3% | \$ 810,300 | 0.1% | \$ 556,900 | \$ 608,000 | -8.4% | \$ 553,000 | 0.7% |
| Median Price | \$ 1,450,000 | \$ 1,600,000 | -9.4% | \$ 1,372,000 | 5.7% | \$ 844,122 | \$ 862,500 | -2.1% | \$ 822,500 | 2.6% | \$ 547,750 | \$ 557,500 | -1.7% | \$ 517,000 | 5.9% |
| Average Price | \$ 1,546,200 | \$ 1,731,280 | -10.7% | \$ 1,483,040 | 4.3% | \$ 858,027 | \$ 869,465 | -1.3% | \$ 837,143 | 2.5% | \$ 545,481 | \$ 579,845 | -5.9% | \$ 542,382 | 0.6% |

| Delta - North | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|-----------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Mar-26 | Mar-25 | % change | Feb-26 | % change | Mar-26 | Mar-25 | % change | Feb-26 | % change | Mar-26 | Mar-25 | % change | Feb-26 | % change |
| Sales | 27 | 20 | 35.0% | 22 | 22.7% | 2 | 6 | -66.7% | 5 | -60.0% | 5 | 8 | -37.5% | 5 | 0.0% |
| New Listings | 91 | 81 | 12.3% | 70 | 30.0% | 16 | 15 | 6.7% | 8 | 100% | 14 | 18 | -22.2% | 9 | 55.6% |
| Active Listings | 228 | 199 | 14.6% | 208 | 9.6% | 35 | 36 | -2.8% | 29 | 20.7% | 44 | 53 | -17.0% | 40 | 10.0% |
| Benchmark Price | \$ 1,252,700 | \$ 1,394,500 | -10.2% | \$ 1,277,500 | -1.9% | \$ 892,800 | \$ 951,000 | -6.1% | \$ 873,600 | 2.2% | \$ 506,100 | \$ 552,600 | -8.4% | \$ 510,100 | -0.8% |
| Median Price | \$ 1,199,000 | \$ 1,392,500 | -13.9% | \$ 1,302,500 | -7.9% | \$ 942,250 | \$ 947,500 | -0.6% | \$ 960,000 | -1.8% | \$ 607,000 | \$ 528,500 | 14.9% | \$ 500,000 | 21.4% |
| Average Price | \$ 1,335,185 | \$ 1,408,950 | -5.2% | \$ 1,292,204 | 3.3% | \$ 942,250 | \$ 983,333 | -4.2% | \$ 917,400 | 2.7% | \$ 551,600 | \$ 547,050 | 0.8% | \$ 553,600 | -0.4% |



| City of Surrey - Combined* | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|----------------------------|-------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Mar-26 | Mar-25 | % change | Feb-26 | % change | Mar-26 | Mar-25 | % change | Feb-26 | % change | Mar-26 | Mar-25 | % change | Feb-26 | % change |
| Sales | 152 | 135 | 12.6% | 119 | 27.7% | 137 | 159 | -13.8% | 114 | 20.2% | 121 | 152 | -20.4% | 101 | 19.8% |
| Benchmark Price | \$1,463,500 | \$ 1,628,900 | -10.2% | \$ 1,461,300 | 0.2% | \$ 792,700 | \$ 861,200 | -8.0% | \$ 789,800 | 0.4% | \$ 477,100 | \$ 525,900 | -9.3% | \$ 479,100 | -0.4% |
| Average Price | \$1,532,256 | \$ 1,674,065 | -8.5% | \$ 1,473,513 | 4.0% | \$ 809,230 | \$ 890,275 | -9.1% | \$ 804,408 | 0.6% | \$ 490,513 | \$ 529,951 | -7.4% | \$ 485,853 | 1.0% |

*North Surrey, Central Surrey, Cloverdale and South Surrey, excl. White Rock

| Surrey - Central | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|------------------|-------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Mar-26 | Mar-25 | % change | Feb-26 | % change | Mar-26 | Mar-25 | % change | Feb-26 | % change | Mar-26 | Mar-25 | % change | Feb-26 | % change |
| Sales | 49 | 49 | 0.0% | 41 | 19.5% | 49 | 63 | -22.2% | 41 | 19.5% | 21 | 28 | -25.0% | 16 | 31.3% |
| New Listings | 215 | 269 | -20.1% | 189 | 13.8% | 163 | 202 | -19.3% | 134 | 21.6% | 88 | 83 | 6.0% | 84 | 4.8% |
| Active Listings | 649 | 695 | -6.6% | 613 | 5.9% | 436 | 441 | -1.1% | 393 | 10.9% | 246 | 214 | 15.0% | 228 | 7.9% |
| Benchmark Price | \$1,371,400 | \$ 1,536,300 | -10.7% | \$ 1,372,700 | -0.1% | \$ 773,100 | \$ 841,800 | -8.2% | \$ 767,000 | 0.8% | \$ 493,500 | \$ 539,900 | -8.6% | \$ 494,100 | -0.1% |
| Median Price | \$1,440,000 | \$ 1,470,000 | -2.0% | \$ 1,300,500 | 10.7% | \$ 775,000 | \$ 834,900 | -7.2% | \$ 760,000 | 2.0% | \$ 520,000 | \$ 553,500 | -6.1% | \$ 483,000 | 7.7% |
| Average Price | \$1,539,130 | \$ 1,619,357 | -5.0% | \$ 1,355,594 | 13.5% | \$ 755,491 | \$ 821,065 | -8.0% | \$ 788,841 | -4.2% | \$ 501,176 | \$ 540,232 | -7.2% | \$ 492,412 | 1.8% |

| Surrey - Cloverdale | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---------------------|-------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Mar-26 | Mar-25 | % change | Feb-26 | % change | Mar-26 | Mar-25 | % change | Feb-26 | % change | Mar-26 | Mar-25 | % change | Feb-26 | % change |
| Sales | 29 | 26 | 11.5% | 25 | 16.0% | 31 | 25 | 24.0% | 28 | 10.7% | 13 | 15 | -13.3% | 10 | 30.0% |
| New Listings | 93 | 99 | -6.1% | 75 | 24.0% | 65 | 65 | 0.0% | 56 | 16.1% | 39 | 42 | -7.1% | 33 | 18.2% |
| Active Listings | 203 | 178 | 14.0% | 180 | 12.8% | 130 | 113 | 15.0% | 123 | 5.7% | 82 | 78 | 5.1% | 75 | 9.3% |
| Benchmark Price | \$1,391,000 | \$ 1,510,000 | -7.9% | \$ 1,347,000 | 3.3% | \$ 778,400 | \$ 839,300 | -7.3% | \$ 779,500 | -0.1% | \$ 549,100 | \$ 590,100 | -6.9% | \$ 546,600 | 0.5% |
| Median Price | \$1,275,000 | \$ 1,490,500 | -14.5% | \$ 1,430,000 | -10.8% | \$ 745,500 | \$ 842,500 | -11.5% | \$ 749,000 | -0.5% | \$ 445,000 | \$ 490,000 | -9.2% | \$ 486,500 | -8.5% |
| Average Price | \$1,324,834 | \$ 1,482,057 | -10.6% | \$ 1,436,220 | -7.8% | \$ 754,474 | \$ 832,876 | -9.4% | \$ 753,785 | 0.1% | \$ 490,715 | \$ 494,033 | -0.7% | \$ 506,050 | -3.0% |

| Surrey - North | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|-----------------|-------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Mar-26 | Mar-25 | % change | Feb-26 | % change | Mar-26 | Mar-25 | % change | Feb-26 | % change | Mar-26 | Mar-25 | % change | Feb-26 | % change |
| Sales | 30 | 24 | 25.0% | 24 | 25.0% | 12 | 18 | -33.3% | 19 | -36.8% | 64 | 78 | -17.9% | 59 | 8.5% |
| New Listings | 110 | 172 | -36.0% | 99 | 11.1% | 59 | 58 | 1.7% | 35 | 68.6% | 207 | 327 | -36.7% | 186 | 11.3% |
| Active Listings | 326 | 445 | -26.7% | 300 | 8.7% | 122 | 127 | -3.9% | 97 | 25.8% | 603 | 823 | -26.7% | 548 | 10.0% |
| Benchmark Price | \$1,344,000 | \$ 1,509,100 | -10.9% | \$ 1,348,600 | -0.3% | \$ 686,000 | \$ 749,300 | -8.4% | \$ 698,200 | -1.7% | \$ 427,100 | \$ 479,100 | -10.9% | \$ 430,900 | -0.9% |
| Median Price | \$1,142,500 | \$ 1,392,500 | -18.0% | \$ 1,212,500 | -5.8% | \$ 768,500 | \$ 786,000 | -2.2% | \$ 830,000 | -7.4% | \$ 423,500 | \$ 465,000 | -8.9% | \$ 438,096 | -3.3% |
| Average Price | \$1,254,936 | \$ 1,514,887 | -17.2% | \$ 1,278,083 | -1.8% | \$ 719,108 | \$ 777,666 | -7.5% | \$ 778,826 | -7.7% | \$ 445,090 | \$ 486,974 | -8.6% | \$ 454,764 | -2.1% |



MLS® Home Price Index - Fraser Valley

March 2026

| | BENCHMARK PRICE | INDEX (HPI) | ONE MONTH % CHANGE | THREE MONTH % CHANGE | SIX MONTH % CHANGE | ONE YEAR % CHANGE | THREE YEAR % CHANGE | FIVE YEAR % CHANGE | TEN YEAR % CHANGE | |
|----------------------|----------------------------|-------------|--------------------|----------------------|--------------------|-------------------|---------------------|--------------------|-------------------|-------|
| RESIDENTIAL COMBINED | LOWER MAINLAND | 1,035,200 | 316.0 | 0.4 | -0.9 | -3.0 | -7.1 | -3.8 | 4.7 | 21.6 |
| | FRASER VALLEY BOARD | 898,300 | 323.2 | 0.3 | -0.9 | -3.2 | -7.7 | -6.2 | 3.8 | 47.3 |
| | NORTH DELTA | 1,080,300 | 343.6 | -1.2 | -1.3 | -2.9 | -8.9 | -4.9 | -0.7 | 46.5 |
| | NORTH SURREY | 669,700 | 305.0 | -0.8 | -1.4 | -4.4 | -8.7 | -13.5 | -5.3 | 28.2 |
| | SURREY | 945,500 | 331.9 | 0.1 | -1.4 | -3.0 | -8.9 | -8.6 | 2.6 | 60.3 |
| | CLOVERDALE | 965,200 | 323.9 | 2.3 | 0.7 | -1.4 | -7.2 | -2.8 | 9.4 | 69.8 |
| | SOUTH SURREY & WHITE ROCK | 1,045,700 | 276.7 | 0.4 | -1.1 | -2.2 | -8.2 | -11.2 | 2.0 | 19.9 |
| | LANGLEY | 965,600 | 324.6 | 0.2 | -0.4 | -3.8 | -7.0 | 0.2 | 10.7 | 58.0 |
| | ABBOTSFORD | 747,200 | 335.1 | 0.9 | -1.2 | -3.1 | -5.8 | -1.4 | 4.4 | 77.7 |
| MISSION | 847,700 | 337.7 | 0.4 | -1.5 | -6.0 | -9.3 | -2.2 | 2.7 | 95.9 | |
| DETACHED | LOWER MAINLAND | 1,655,400 | 363.3 | 0.8 | -1.1 | -3.6 | -8.4 | 0.3 | 7.3 | 26.8 |
| | FRASER VALLEY BOARD | 1,375,600 | 392.0 | 0.3 | -0.9 | -3.5 | -8.7 | -0.9 | 6.8 | 67.5 |
| | NORTH DELTA | 1,252,700 | 376.3 | -1.9 | -1.1 | -3.8 | -10.2 | -2.9 | 0.7 | 52.4 |
| | NORTH SURREY | 1,344,000 | 415.5 | -0.3 | -1.0 | -4.4 | -10.9 | -1.7 | 4.8 | 70.6 |
| | SURREY | 1,371,400 | 394.0 | -0.1 | -2.3 | -4.3 | -10.7 | -3.4 | 6.7 | 78.5 |
| | CLOVERDALE | 1,391,000 | 400.4 | 3.3 | 0.4 | -1.7 | -7.9 | -0.2 | 7.8 | 81.8 |
| | SOUTH SURREY & WHITE ROCK | 1,718,500 | 336.8 | -0.2 | -0.8 | -1.3 | -9.2 | -4.6 | 6.4 | 34.2 |
| | LANGLEY | 1,513,100 | 399.6 | -0.2 | -0.1 | -4.0 | -7.6 | 2.3 | 9.0 | 80.6 |
| | ABBOTSFORD | 1,188,800 | 405.2 | 2.2 | -0.9 | -2.7 | -5.0 | 6.7 | 7.1 | 105.3 |
| MISSION | 955,200 | 358.3 | 0.7 | -1.9 | -6.8 | -9.0 | 2.4 | 4.9 | 106.4 | |
| TOWNHOUSE | LOWER MAINLAND | 917,400 | 350.3 | 0.2 | -0.9 | -2.1 | -6.2 | -1.3 | 18.4 | 78.8 |
| | FRASER VALLEY BOARD | 772,700 | 346.8 | 0.3 | -1.1 | -2.7 | -7.3 | -2.1 | 18.2 | 104.5 |
| | NORTH DELTA | 892,800 | 390.4 | 2.2 | -2.2 | 0.6 | -6.1 | -1.1 | 17.0 | 92.6 |
| | NORTH SURREY | 686,000 | 394.0 | -1.8 | -3.0 | -7.3 | -8.5 | -6.6 | 17.2 | 129.7 |
| | SURREY | 773,100 | 355.8 | 0.8 | 0.0 | -0.9 | -8.2 | -3.1 | 15.8 | 118.3 |
| | CLOVERDALE | 778,400 | 319.9 | -0.2 | -0.4 | -2.6 | -7.3 | -2.6 | 13.3 | 96.5 |
| | SOUTH SURREY & WHITE ROCK | 868,400 | 274.6 | 0.6 | -2.0 | -3.3 | -8.4 | -6.1 | 14.9 | 66.1 |
| | LANGLEY | 811,500 | 350.1 | 0.1 | -1.3 | -3.4 | -6.3 | 1.7 | 24.1 | 119.5 |
| | ABBOTSFORD | 624,500 | 344.3 | -0.2 | -1.6 | -3.7 | -5.7 | 3.2 | 23.9 | 133.7 |
| MISSION | 650,000 | 356.0 | -0.4 | -0.8 | 0.9 | -2.0 | 6.9 | 34.6 | 141.2 | |
| APARTMENT | LOWER MAINLAND | 654,200 | 328.2 | -0.1 | -0.4 | -3.0 | -8.0 | -4.0 | 8.4 | 56.1 |
| | FRASER VALLEY BOARD | 489,200 | 403.0 | 0.2 | -0.5 | -3.9 | -9.2 | -4.8 | 16.1 | 127.9 |
| | NORTH DELTA | 506,100 | 489.9 | -0.8 | -2.8 | -6.6 | -8.4 | -8.6 | 10.1 | 134.1 |
| | NORTH SURREY | 427,100 | 396.6 | -0.9 | -1.0 | -4.1 | -10.8 | -12.5 | 6.9 | 113.8 |
| | SURREY | 493,500 | 459.5 | -0.1 | -1.5 | -5.1 | -8.6 | -5.6 | 20.8 | 160.9 |
| | CLOVERDALE | 549,100 | 407.0 | 0.4 | 2.3 | -1.2 | -7.0 | -6.4 | 13.5 | 120.2 |
| | SOUTH SURREY & WHITE ROCK | 571,000 | 338.1 | 2.1 | 0.1 | -3.2 | -8.6 | -1.8 | 15.6 | 110.5 |
| | LANGLEY | 556,900 | 388.9 | 0.7 | 0.2 | -3.9 | -8.4 | -0.4 | 20.7 | 141.1 |
| | ABBOTSFORD | 395,900 | 425.7 | -1.2 | -2.0 | -4.8 | -10.4 | -1.7 | 21.3 | 174.8 |
| MISSION | 427,000 | 381.9 | -0.8 | -0.6 | -1.1 | -6.5 | 0.7 | 23.1 | 172.2 | |

© Fraser Valley Real Estate Board

All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.

Lower Mainland combines data across the Fraser Valley and Greater Vancouver real estate board areas.