



Fraser Valley Real Estate Board

Guide • Advise • Protect

Dear Colleagues,

We're pleased to provide you with the latest housing market data for the 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 over 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 'Tore Jacobsen', is positioned above the printed name.

Tore Jacobsen
Chair, Fraser Valley Real Estate Board



Monthly Statistics Package

Fraser Valley Real Estate Board

December 2025





HOUSING MARKET SNAPSHOT

December 2025

DETACHED

\$1,388,400

MLS® HPI BENCHMARK PRICE

TOWNHOUSE

\$781,300

MLS® HPI BENCHMARK PRICE

APARTMENT

\$491,600

MLS® HPI BENCHMARK PRICE

Change in Price
Month-over-Month

Down 1.2%

Average Days
on Market

51

Change in Price
Year-over-Year

Down 6.2%

Sales-to-Active
Listings Ratio

13%

Sales
311

Change in Price
Month-over-Month

Up 0.3%

Average Days
on Market

43

Change in Price
Year-over-Year

Down 5.7%

Sales-to-Active
Listings Ratio

20%

Sales
224

Change in Price
Month-over-Month

Down 1.0%

Average Days
on Market

52

Change in Price
Year-over-Year

Down 7.5%

Sales-to-Active
Listings Ratio

16%

Sales
255



News Release

Fraser Valley Real Estate Board



For Immediate Release: January 6, 2026

2025 Fraser Valley housing market slowest in over two decades despite falling prices and decade-high inventory

SURREY, BC – Decade-high inventory and softer prices failed to spark buyer demand in the Fraser Valley in 2025. Despite favourable conditions and increased negotiating power, many buyers stayed on the sidelines, making it one of the slowest years for sales in decades.

The Fraser Valley Real Estate Board recorded 12,224 sales on its Multiple Listing Service® (MLS®) in 2025, a decline of 16 per cent over 2024 and 33 per cent below the 10-year average. The City of Surrey accounted for the majority of 2025 sales at 48 per cent, with Langley and Abbotsford accounting for 24 per cent and 16 per cent respectively.

On the supply side, buyers had more choice than at any point in the past four decades, as new listings climbed to 37,963.

The composite Benchmark home price in the Fraser Valley closed the year at \$905,900, down six per cent year-over-year, and down 24 per cent from the peak in March 2022.

“Ample selection and easing prices gave buyers some of the most meaningful opportunities we’ve seen in recent years,” said Tore Jacobsen, Chair of the Fraser Valley Real Estate Board. “While these conditions favoured motivated sellers in 2025, the hesitancy of many buyers to capitalize reflected the general market climate throughout the province and indeed across the country.”

December 2025

The Board recorded 919 sales on its MLS® in December, a decline of 2.5 per cent from November, and 7.5 per cent below sales from December 2024.

In line with seasonal patterns, new listings fell sharply in December, declining 39 per cent month-over-month to 1,350. Overall inventory remained above seasonal norms, ending the year with 6,965 active listings. The pullback in new listings helped lift the sales-to-active listings ratio to 13 per cent in December, bringing the market into balanced territory to close out the year. The market is considered balanced when the ratio is between 12 per cent and 20 per cent.

“The slowdown we saw in 2025 wasn’t just about housing — it reflected broader economic uncertainty felt across the region,” said Baldev Gill, CEO of the Fraser Valley Real Estate Board. “Households were navigating affordability challenges, rising costs and tougher mortgage requirements, all of which contributed to a quieter market.”

The composite Benchmark price for a typical home in the Fraser Valley continued to slide for the ninth straight month, down 0.7 per cent compared to November.

Contact

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[FVREB Stats](#)

MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At \$1,388,400 the Benchmark price for an FVREB *single-family detached* home decreased 1.2 per cent compared to November 2025 and decreased 6.2 per cent compared to December 2024.
- **Townhomes:** At \$781,300 the Benchmark price for an FVREB *townhome* increased 0.3 per cent compared to November 2025 and decreased 5.7 per cent compared to December 2024.
- **Apartments:** At \$491,600 the Benchmark price for an FVREB *apartment/condo* decreased one per cent compared to November 2025 and decreased 7.5 per cent compared to December 2024.

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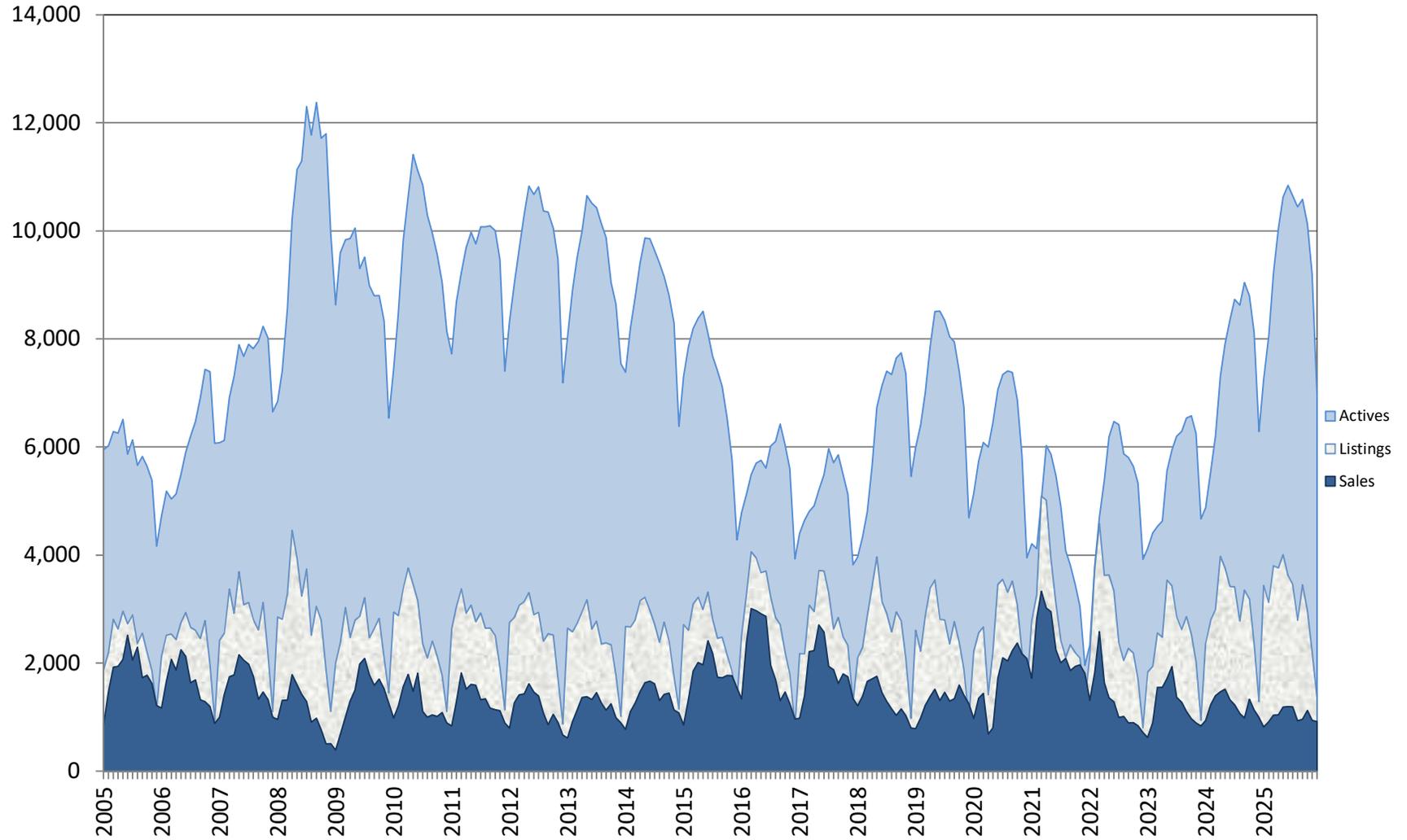
**The Fraser Valley Real Estate Board represents over 5,000 real estate professionals, and is the main source of statistics and information for the Fraser Valley real estate market including, Surrey, Langley, Abbotsford, Mission, White Rock and North Delta.*

Contact

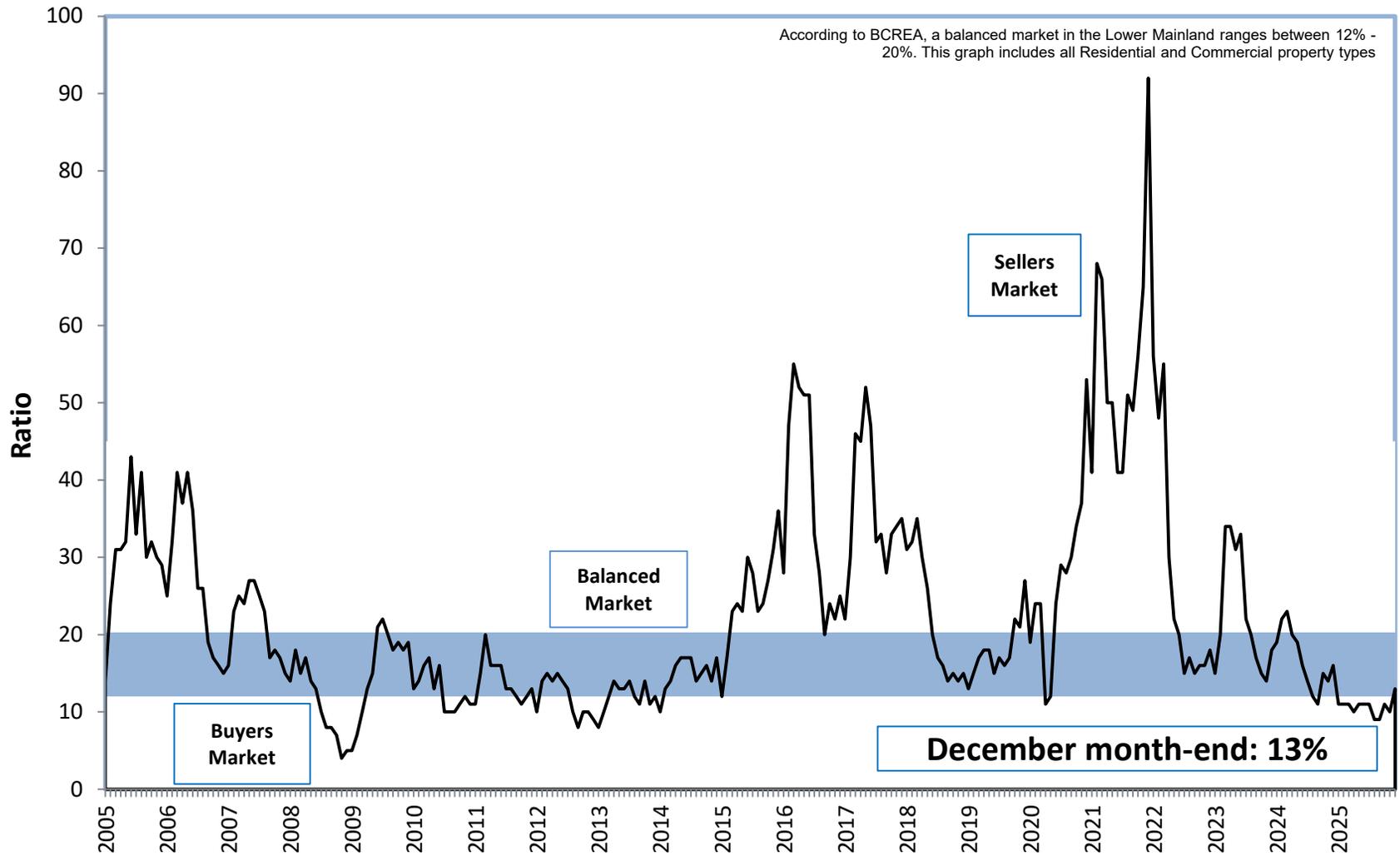
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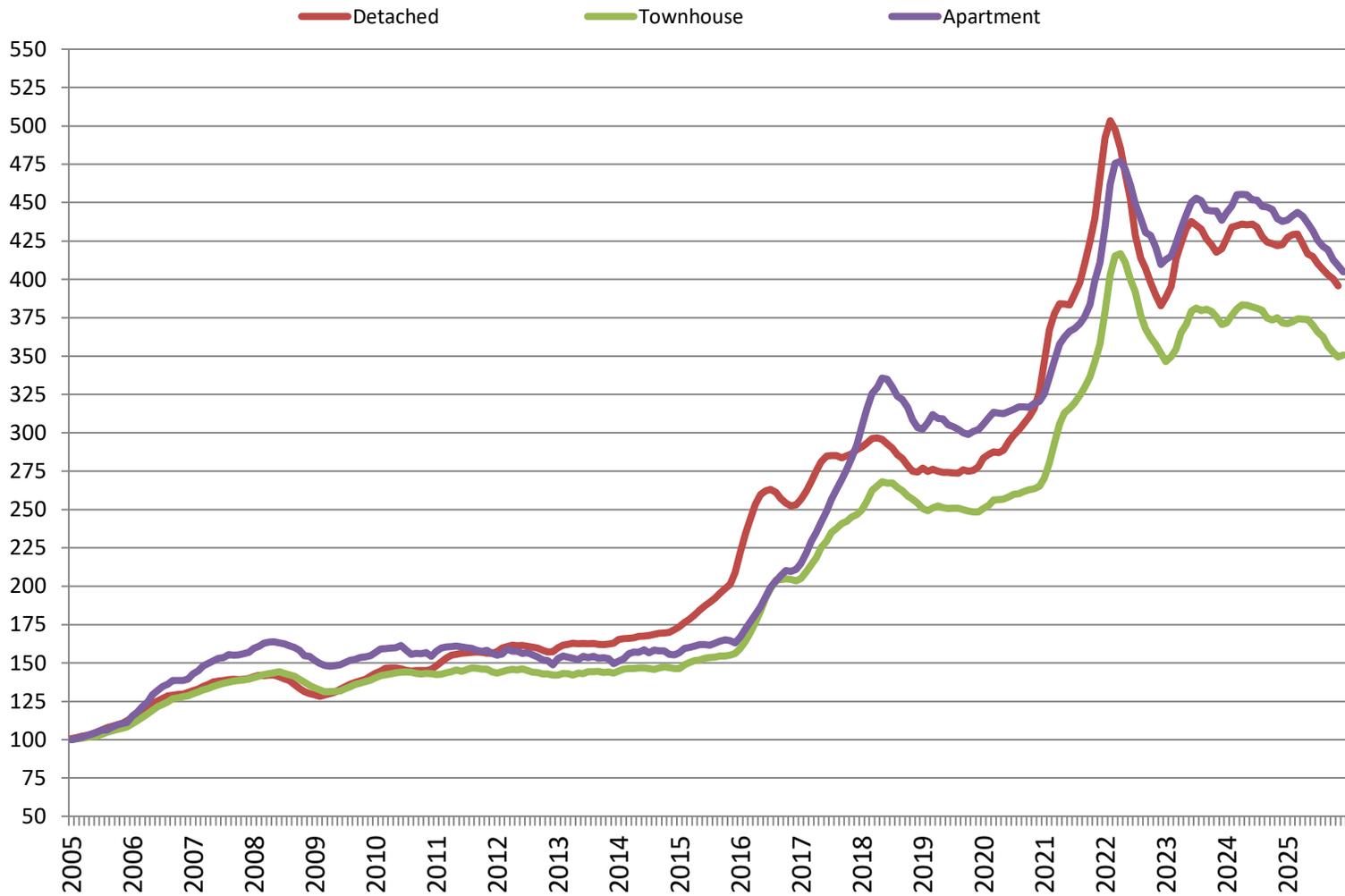
Sales, Listings & Active Inventory, All Types, Fraser Valley



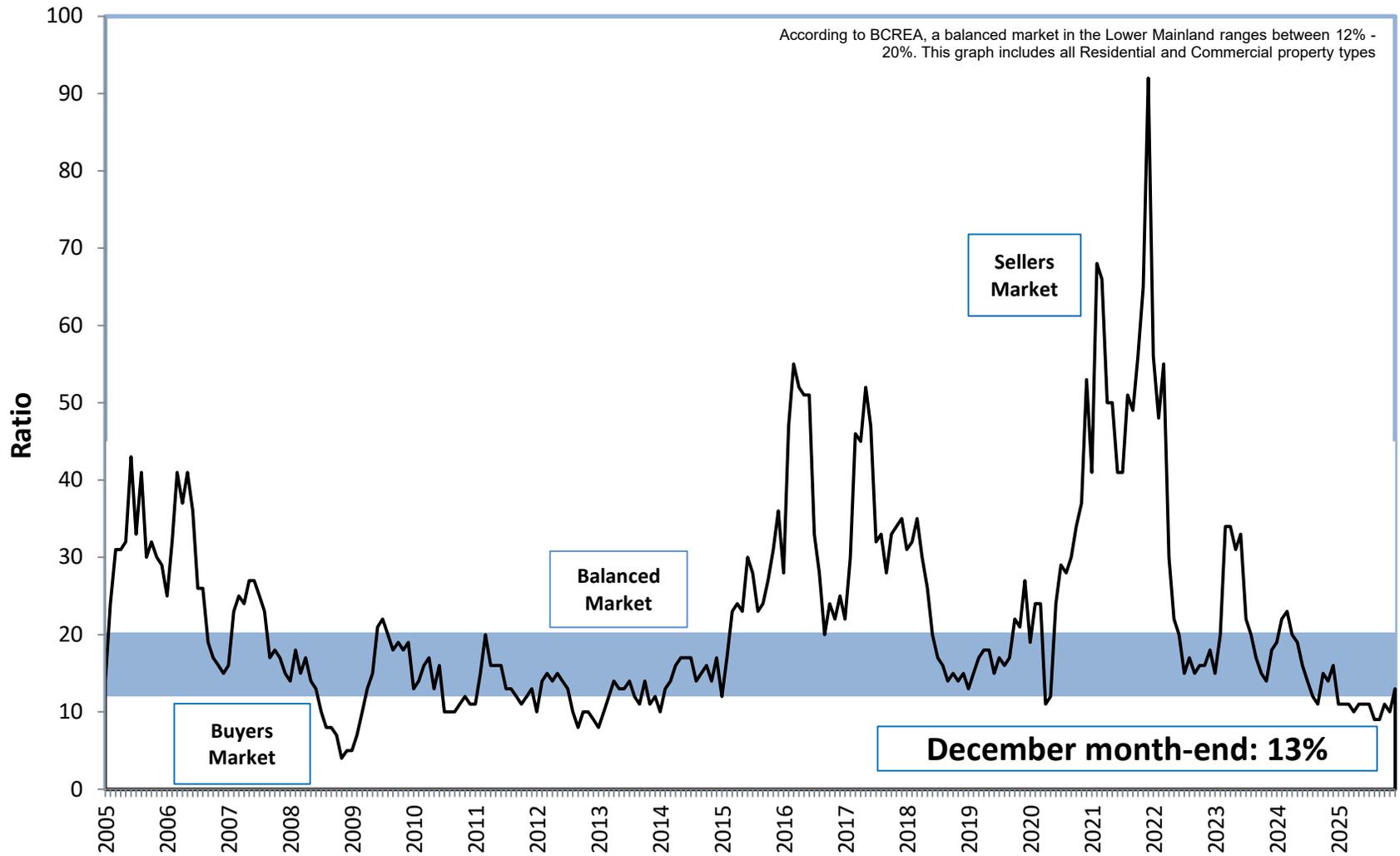
Sales-to-Active Listings Ratio, All Types, Fraser Valley



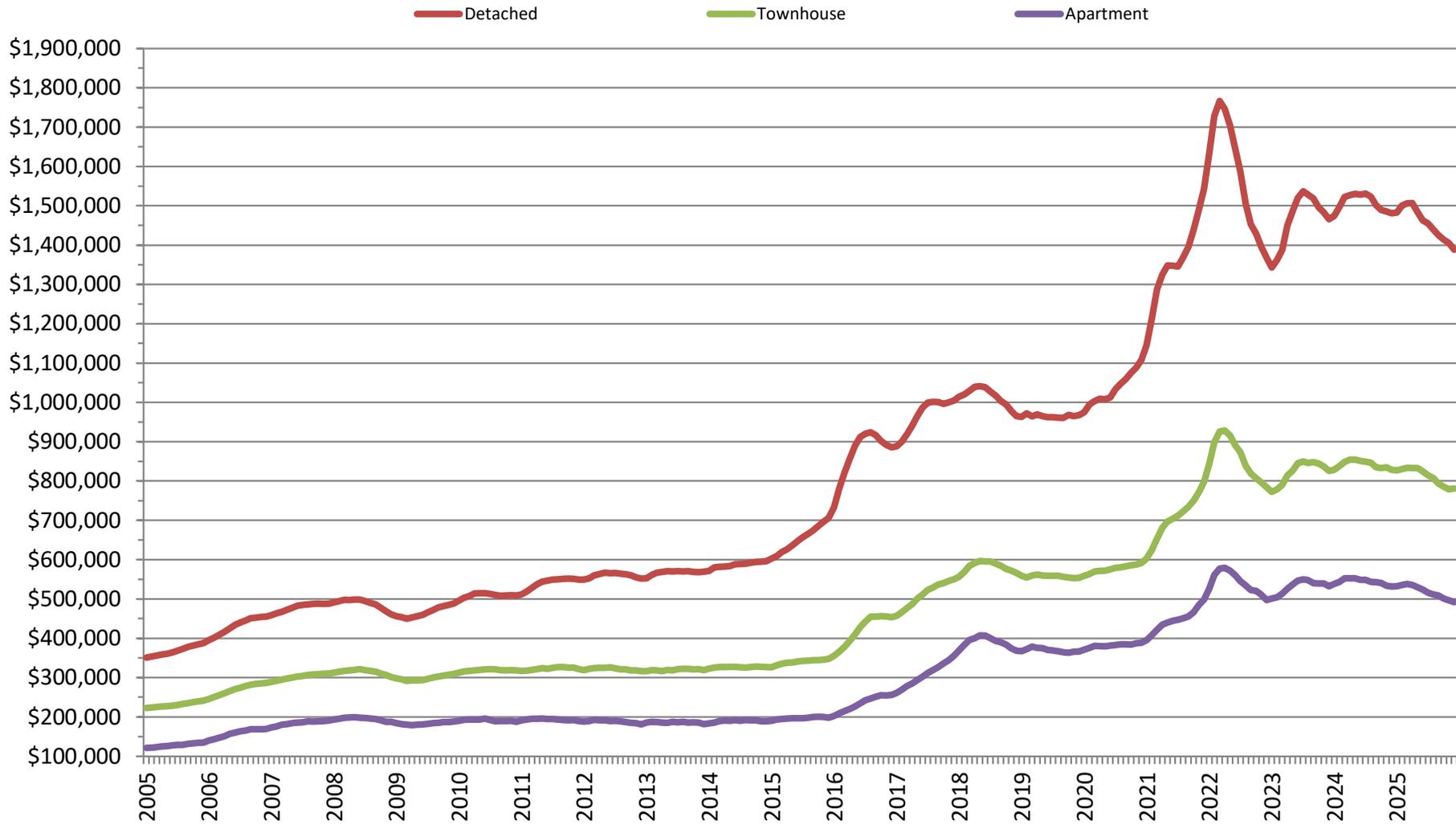
MLS® Home Price Index, Fraser Valley



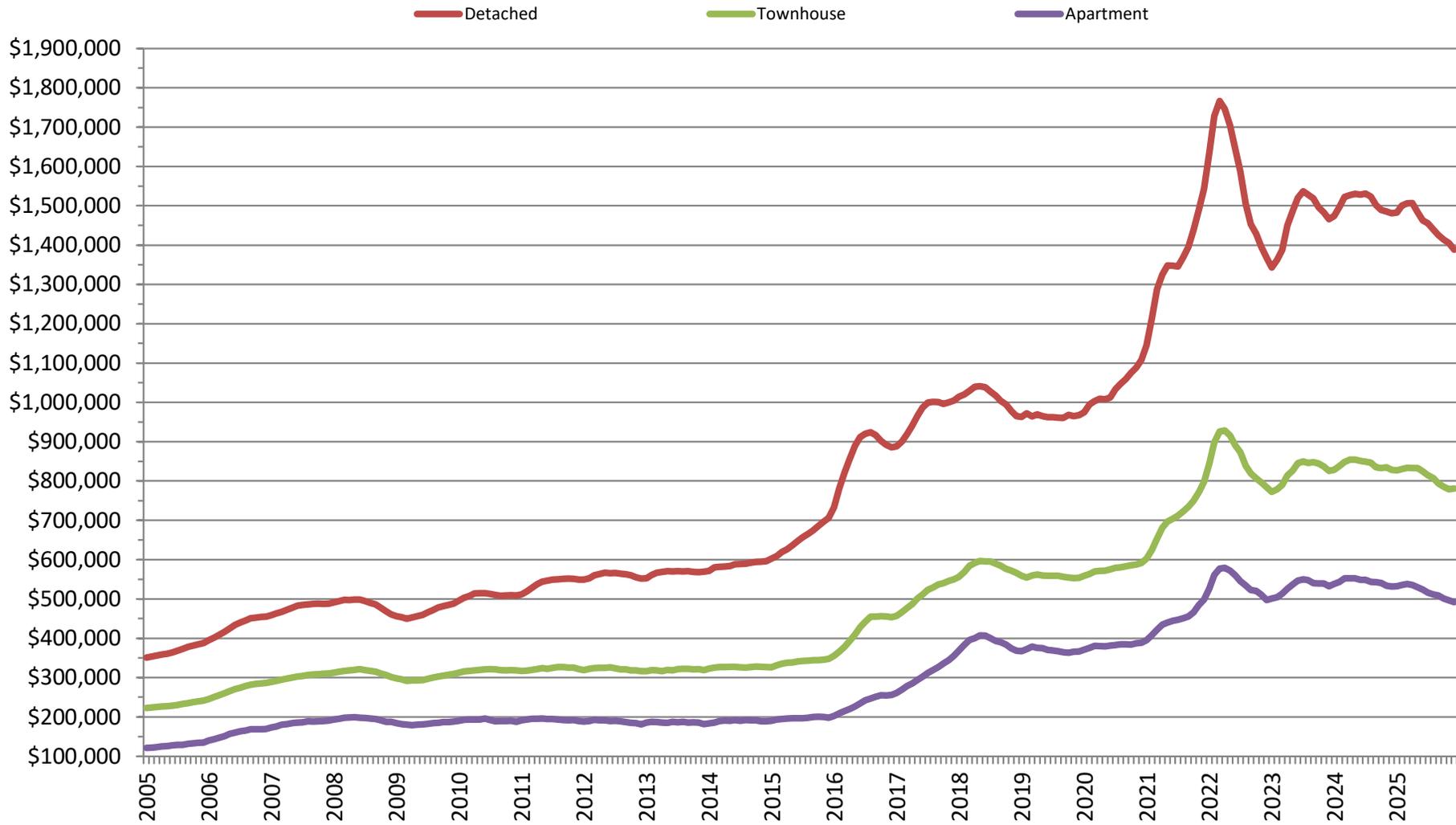
Sales-to-Active Listings Ratio, All Types, Fraser Valley



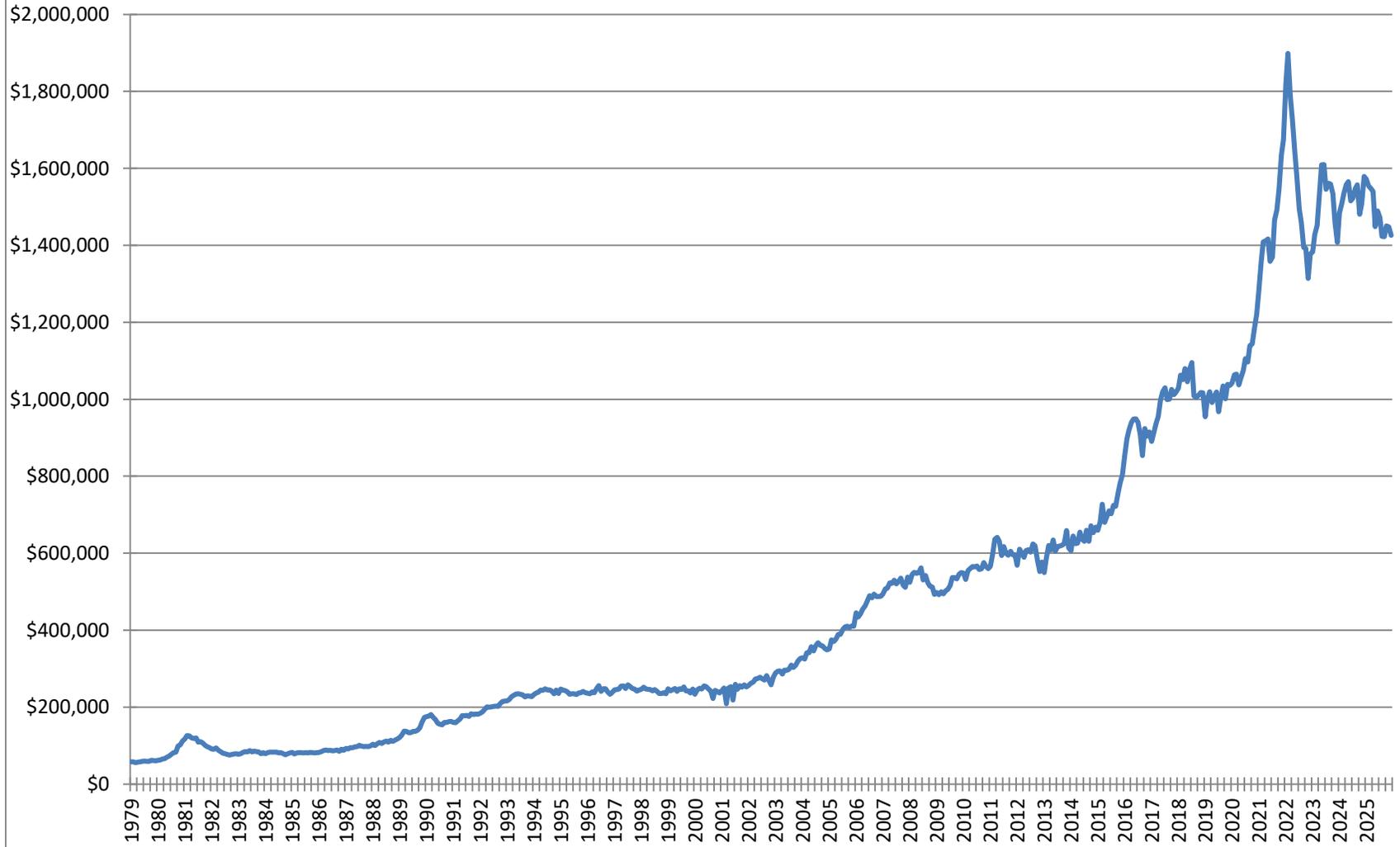
MLS® Home Price Index Benchmark Prices, Fraser Valley



MLS® Home Price Index Benchmark Prices, Fraser Valley

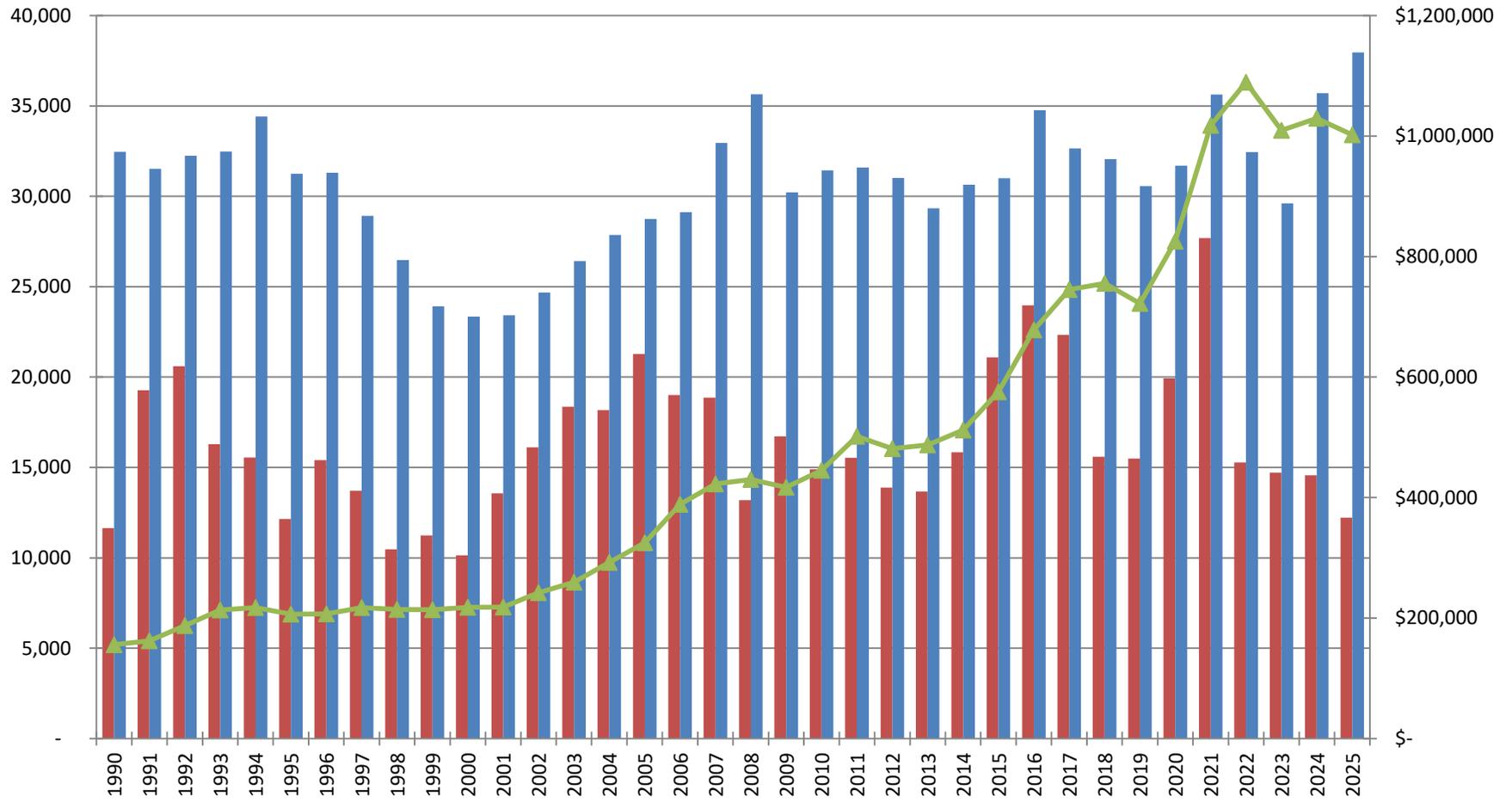


Average Price, Residential Detached, all Fraser Valley

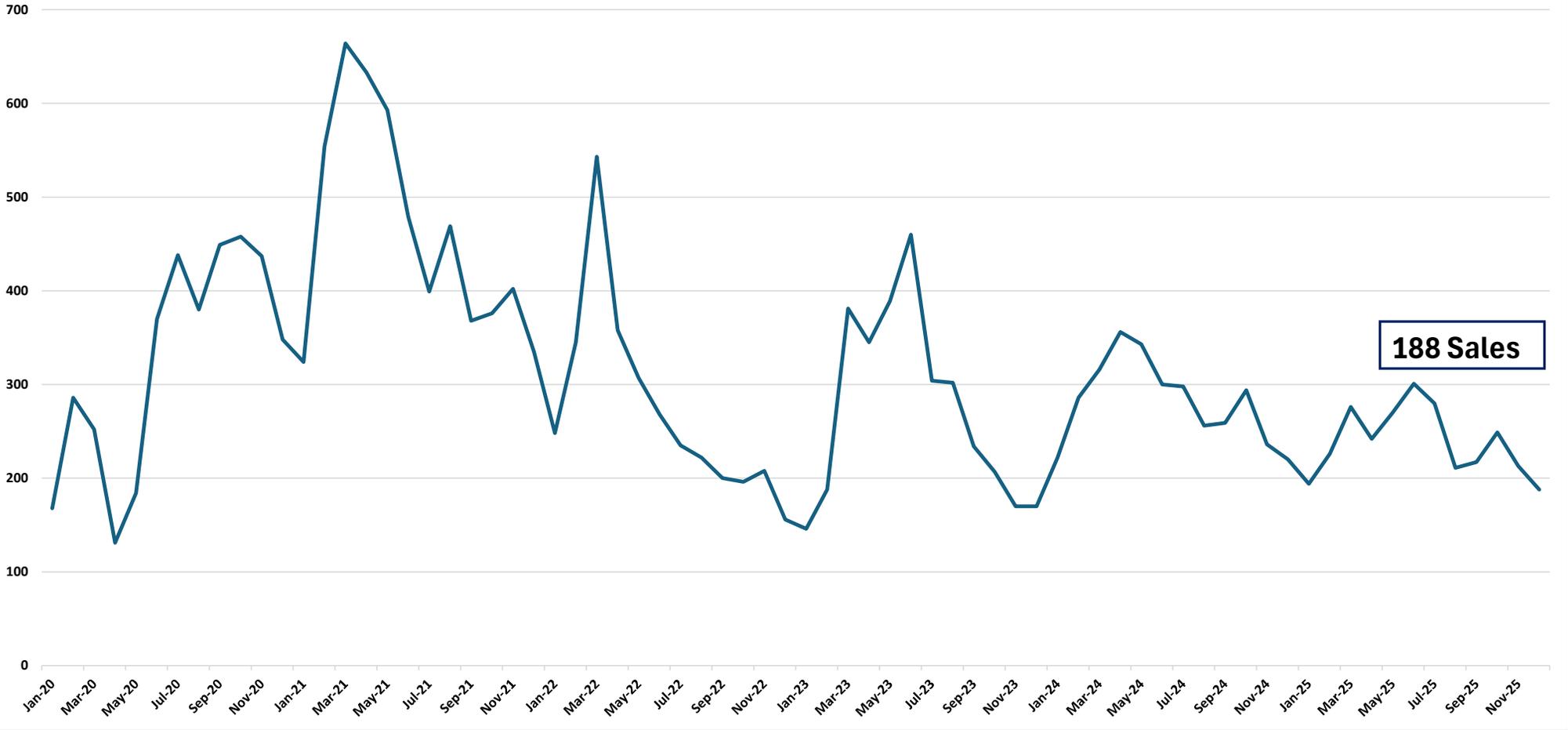


Annual Sales, New Listings, Average Price All Property Types, Fraser Valley

■ Sales
 ■ New Listings
 ▲ Average Price



Residential Sales - Langley

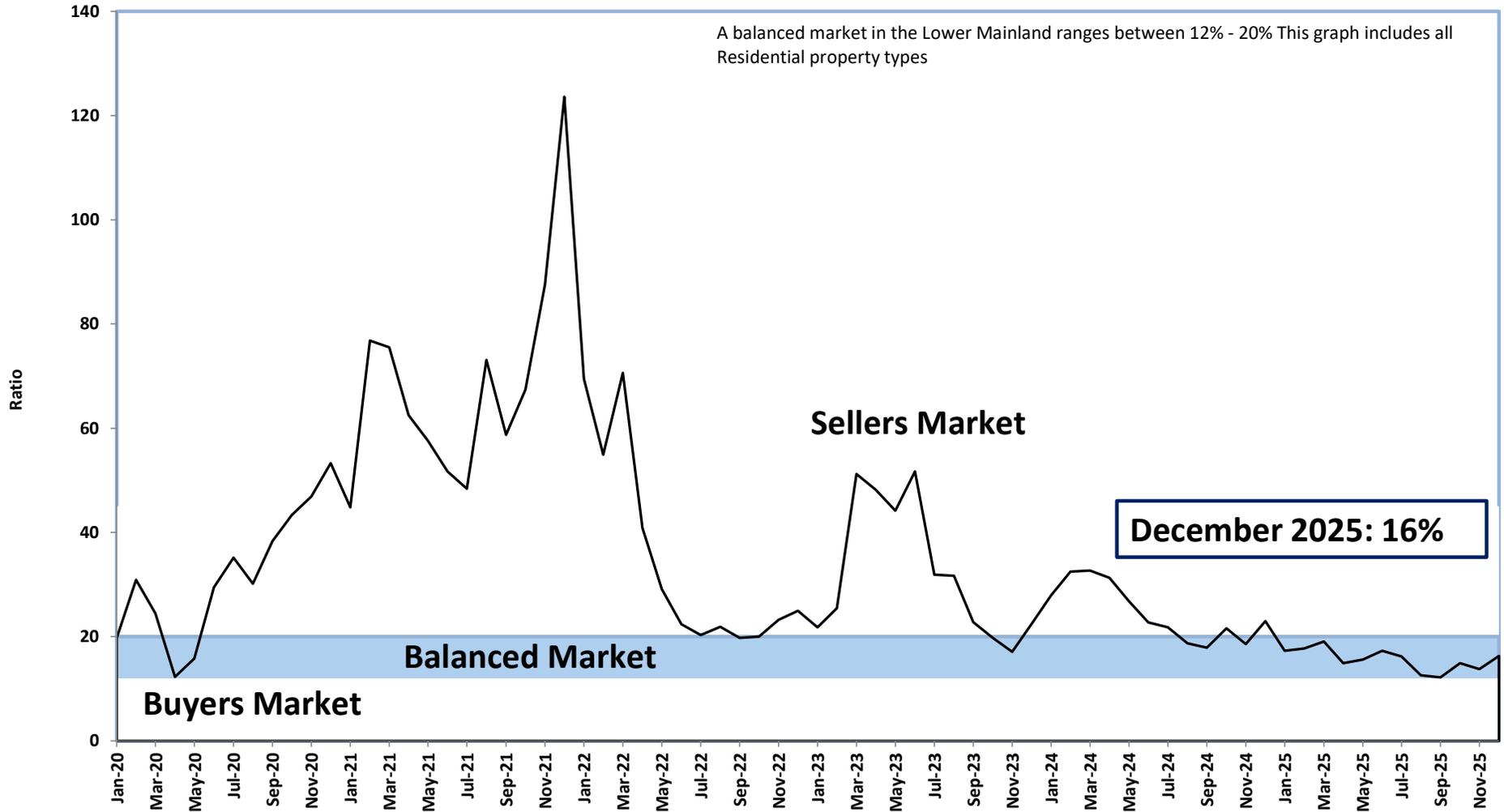


188 Sales

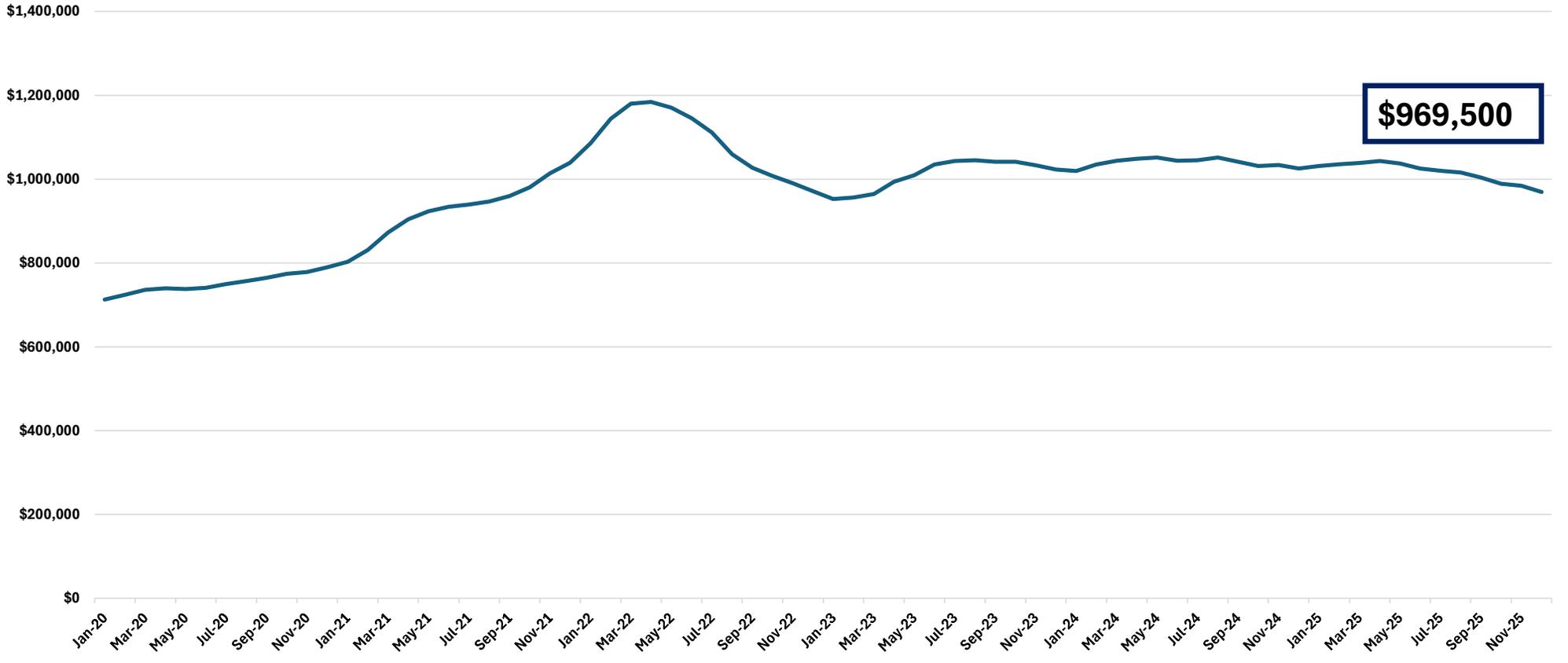
Source: Fraser Valley Real Estate Board

Sales-to-Active Listings Ratio, Residential, Langley

A balanced market in the Lower Mainland ranges between 12% - 20% This graph includes all Residential property types



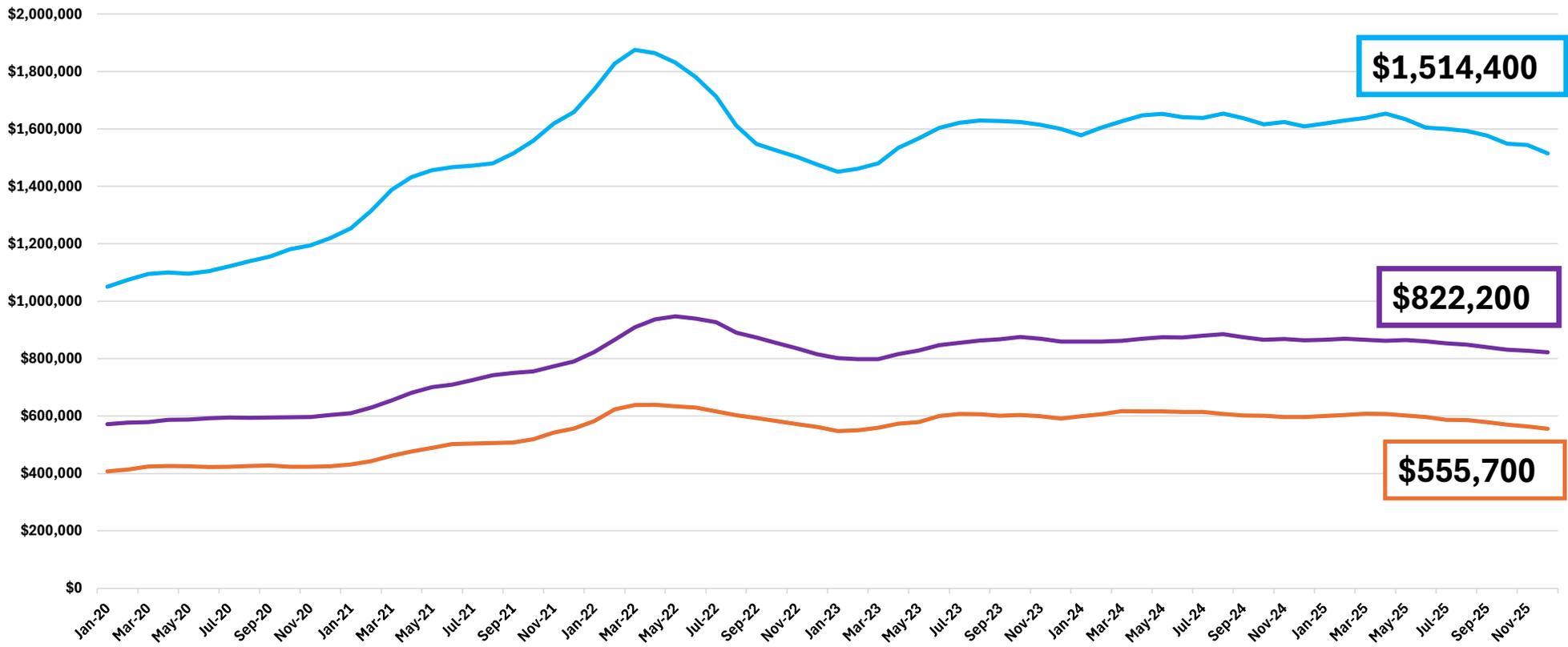
MLS® HPI Composite, Langley



\$969,500

MLS® Home Price Index Benchmark Prices, Langley

Detached (House) Apartment Townhouse





MLS® Summary - Fraser Valley December 2025

Grand Totals	All Property Types				
	Dec-25	Dec-24	% change	Nov-25	% change
Sales	919	994	-7.5%	943	-2.5%
New Listings	1,350	1,288	4.8%	2,210	-38.9%
Active Listings	6,965	6,285	10.8%	9,201	-24.3%
Average Price	\$ 993,519	\$ 1,044,336	-4.9%	\$ 1,003,693	-1.0%

Grand Totals - year to date	All Property Types		
	2025	2024	% change
Sales - year to date	12,224	14,570	-16.1%
New Listings - year to date	37,963	35,698	6.3%

All Areas Combined	Detached					Townhouse					Apartment				
	Dec-25	Dec-24	% change	Nov-25	% change	Dec-25	Dec-24	% change	Nov-25	% change	Dec-25	Dec-24	% change	Nov-25	% change
Sales	311	311	0.0%	343	-9.3%	224	242	-7.4%	247	-9.3%	255	313	-18.5%	238	7.1%
New Listings	416	385	8.1%	749	-44.5%	235	260	-9.6%	476	-50.6%	363	413	-12.1%	602	-39.7%
Active Listings	2,348	2,101	11.8%	3,187	-26.3%	1,116	985	13.3%	1,531	-27.1%	1,641	1,590	3.2%	2,248	-27.0%
Benchmark Price	\$ 1,388,400	\$ 1,480,700	-6.2%	\$ 1,405,500	-1.2%	\$ 781,300	\$ 828,300	-5.7%	\$ 778,700	0.3%	\$ 491,600	\$ 531,500	-7.5%	\$ 496,500	-1.0%
Median Price	\$ 1,340,000	\$ 1,475,000	-9.2%	\$ 1,310,000	2.3%	\$ 769,500	\$ 799,950	-3.8%	\$ 795,000	-3.2%	\$ 487,000	\$ 515,000	-5.4%	\$ 495,000	-1.6%
Average Price	\$ 1,425,834	\$ 1,579,124	-9.7%	\$ 1,447,512	-1.5%	\$ 780,651	\$ 821,214	-4.9%	\$ 786,075	-0.7%	\$ 505,428	\$ 539,069	-6.2%	\$ 507,606	-0.4%

Abbotsford	Detached					Townhouse					Apartment				
	Dec-25	Dec-24	% change	Nov-25	% change	Dec-25	Dec-24	% change	Nov-25	% change	Dec-25	Dec-24	% change	Nov-25	% change
Sales	55	49	12.2%	59	-6.8%	35	39	-10.3%	27	29.6%	39	61	-36.1%	38	2.6%
New Listings	54	62	-12.9%	113	-52.2%	37	30	23.3%	78	-52.6%	54	58	-6.9%	90	-40.0%
Active Listings	293	278	5.4%	415	-29.4%	157	118	33.1%	193	-18.7%	242	212	14.2%	337	-28.2%
Benchmark Price	\$ 1,199,100	\$ 1,222,000	-1.9%	\$ 1,215,400	-1.3%	\$ 634,600	\$ 661,300	-4.0%	\$ 638,100	-0.5%	\$ 403,800	\$ 434,600	-7.1%	\$ 406,600	-0.7%
Median Price	\$ 1,170,612	\$ 1,143,000	2.4%	\$ 1,120,000	4.5%	\$ 650,000	\$ 660,000	-1.5%	\$ 605,000	7.4%	\$ 385,000	\$ 435,000	-11.5%	\$ 422,000	-8.8%
Average Price	\$ 1,229,392	\$ 1,255,746	-2.1%	\$ 1,160,319	6.0%	\$ 659,310	\$ 637,287	3.5%	\$ 615,733	7.1%	\$ 401,373	\$ 445,648	-9.9%	\$ 425,352	-5.6%

Mission	Detached					Townhouse					Apartment				
	Dec-25	Dec-24	% change	Nov-25	% change	Dec-25	Dec-24	% change	Nov-25	% change	Dec-25	Dec-24	% change	Nov-25	% change
Sales	21	15	40.0%	38	-44.7%	1	3	-66.7%	3	-66.7%	2	4	-50.0%	7	-71.4%
New Listings	30	20	50.0%	50	-40.0%	9	8	12.5%	10	-10.0%	6	5	20.0%	8	-25.0%
Active Listings	180	178	1.1%	245	-26.5%	45	39	15.4%	45	0.0%	23	28	-17.9%	31	-25.8%
Benchmark Price	\$ 973,500	\$ 1,009,300	-3.5%	\$ 981,700	-0.8%	\$ 655,400	\$ 676,300	-3.1%	\$ 646,700	1.3%	\$ 429,700	\$ 458,900	-6.4%	\$ 428,400	0.3%
Median Price	\$ 960,000	\$ 980,000	-2.0%	\$ 965,000	-0.5%	\$ 833,000	\$ 735,000	13.3%	\$ 690,000	20.7%	\$ 568,500	\$ 484,500	17.3%	\$ 510,000	11.5%
Average Price	\$ 1,016,376	\$ 1,044,296	-2.7%	\$ 1,035,707	-1.9%	\$ 833,000	\$ 763,633	9.1%	\$ 670,000	24.3%	\$ 568,500	\$ 501,867	13.3%	\$ 488,900	16.3%



White Rock / South Surrey	Detached					Townhouse					Apartment				
	Dec-25	Dec-24	% change	Nov-25	% change	Dec-25	Dec-24	% change	Nov-25	% change	Dec-25	Dec-24	% change	Nov-25	% change
Sales	34	49	-30.6%	55	-38.2%	37	40	-7.5%	47	-21.3%	48	52	-7.7%	38	26.3%
New Listings	69	55	25.5%	114	-39.5%	30	35	-14.3%	86	-65.1%	45	65	-30.8%	96	-53.1%
Active Listings	417	331	26.0%	552	-24.5%	194	170	14.1%	281	-31.0%	255	225	13.3%	345	-26.1%
Benchmark Price	\$ 1,732,300	\$ 1,854,000	-6.6%	\$ 1,746,100	-0.8%	\$ 885,700	\$ 933,800	-5.2%	\$ 876,500	1.0%	\$ 570,600	\$ 608,500	-6.2%	\$ 574,900	-0.7%
Median Price	\$ 1,789,000	\$ 1,755,000	1.9%	\$ 1,750,000	2.2%	\$ 865,000	\$ 893,500	-3.2%	\$ 835,000	3.6%	\$ 550,000	\$ 635,000	-13.4%	\$ 575,000	-4.3%
Average Price	\$ 1,932,459	\$ 1,930,205	0.1%	\$ 1,977,959	-2.3%	\$ 892,327	\$ 1,030,642	-13.4%	\$ 893,330	-0.1%	\$ 605,512	\$ 674,557	-10.2%	\$ 583,498	3.8%

Langley	Detached					Townhouse					Apartment				
	Dec-25	Dec-24	% change	Nov-25	% change	Dec-25	Dec-24	% change	Nov-25	% change	Dec-25	Dec-24	% change	Nov-25	% change
Sales	60	61	-1.6%	57	5.3%	56	57	-1.8%	66	-15.2%	55	75	-26.7%	68	-19.1%
New Listings	52	48	8.3%	118	-55.9%	51	56	-8.9%	114	-55.3%	111	104	6.7%	149	-25.5%
Active Listings	314	293	7.2%	438	-28.3%	197	158	24.7%	288	-31.6%	364	303	20.1%	484	-24.8%
Benchmark Price	\$ 1,514,400	\$ 1,609,500	-5.9%	\$ 1,543,400	-1.9%	\$ 822,200	\$ 863,600	-4.8%	\$ 827,500	-0.6%	\$ 555,700	\$ 596,100	-6.8%	\$ 564,200	-1.5%
Median Price	\$ 1,407,500	\$ 1,552,000	-9.3%	\$ 1,444,000	-2.5%	\$ 787,500	\$ 835,000	-5.7%	\$ 823,750	-4.4%	\$ 536,000	\$ 525,000	2.1%	\$ 540,000	-0.7%
Average Price	\$ 1,453,062	\$ 1,734,018	-16.2%	\$ 1,578,941	-8.0%	\$ 817,494	\$ 843,350	-3.1%	\$ 817,774	0.0%	\$ 532,389	\$ 549,705	-3.2%	\$ 551,989	-3.6%

Delta - North	Detached					Townhouse					Apartment				
	Dec-25	Dec-24	% change	Nov-25	% change	Dec-25	Dec-24	% change	Nov-25	% change	Dec-25	Dec-24	% change	Nov-25	% change
Sales	19	21	-9.5%	26	-26.9%	-	5	-	5	-	3	3	0.0%	8	-62.5%
New Listings	37	32	15.6%	61	-39.3%	7	12	-41.7%	4	75%	4	5	-20.0%	9	-55.6%
Active Listings	185	132	40.2%	251	-26.3%	24	24	0.0%	28	-14.3%	34	33	3.0%	44	-22.7%
Benchmark Price	\$ 1,267,100	\$ 1,417,700	-10.6%	\$ 1,252,200	1.2%	\$ 912,800	\$ 945,300	-3.4%	\$ 916,200	-0.4%	\$ 520,600	\$ 556,300	-6.4%	\$ 529,900	-1.8%
Median Price	\$ 1,310,000	\$ 1,400,059	-6.4%	\$ 1,275,000	2.7%	\$ -	\$ 761,100	-	\$ 1,080,000	-	\$ 445,000	\$ 417,000	6.7%	\$ 517,500	-14.0%
Average Price	\$ 1,346,052	\$ 1,507,383	-10.7%	\$ 1,347,730	-0.1%	\$ -	\$ 758,300	-	\$ 987,800	-	\$ 398,333	\$ 538,666	-26.1%	\$ 503,750	-20.9%



City of Surrey - Combined*	Detached					Townhouse					Apartment				
	Dec-25	Dec-24	% change	Nov-25	% change	Dec-25	Dec-24	% change	Nov-25	% change	Dec-25	Dec-24	% change	Nov-25	% change
Sales	152	165	-7.9%	151	0.7%	132	138	-4.3%	143	-7.7%	138	170	-18.8%	101	36.6%
Benchmark Price	\$ 1,484,100	\$ 1,599,300	-7.2%	\$ 1,502,000	-1.2%	\$ 799,200	\$ 852,700	-6.3%	\$ 791,900	0.9%	\$ 481,700	\$ 522,400	-7.8%	\$ 485,600	-0.8%
Average Price	\$ 1,550,922	\$ 1,675,645	-7.4%	\$ 1,589,606	-2.4%	\$ 796,798	\$ 867,582	-8.2%	\$ 793,784	0.4%	\$ 503,191	\$ 568,780	-11.5%	\$ 502,531	0.1%

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

Surrey - Central	Detached					Townhouse					Apartment				
	Dec-25	Dec-24	% change	Nov-25	% change	Dec-25	Dec-24	% change	Nov-25	% change	Dec-25	Dec-24	% change	Nov-25	% change
Sales	57	57	0.0%	46	23.9%	59	54	9.3%	61	-3.3%	23	19	21.1%	13	76.9%
New Listings	97	96	1.0%	158	-38.6%	64	81	-21.0%	104	-38.5%	48	33	45.5%	60	-20.0%
Active Listings	529	486	8.8%	701	-24.5%	314	320	-1.9%	451	-30.4%	209	181	15.5%	255	-18.0%
Benchmark Price	\$ 1,404,300	\$ 1,522,600	-7.8%	\$ 1,413,300	-0.6%	\$ 773,200	\$ 828,400	-6.7%	\$ 767,700	0.7%	\$ 500,900	\$ 546,800	-8.4%	\$ 509,000	-1.6%
Median Price	\$ 1,430,000	\$ 1,550,000	-7.7%	\$ 1,420,000	0.7%	\$ 765,000	\$ 801,950	-4.6%	\$ 795,000	-3.8%	\$ 512,500	\$ 555,000	-7.7%	\$ 483,000	6.1%
Average Price	\$ 1,526,857	\$ 1,625,173	-6.0%	\$ 1,510,897	1.1%	\$ 760,335	\$ 781,374	-2.7%	\$ 771,027	-1.4%	\$ 495,121	\$ 544,868	-9.1%	\$ 484,300	2.2%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Dec-25	Dec-24	% change	Nov-25	% change	Dec-25	Dec-24	% change	Nov-25	% change	Dec-25	Dec-24	% change	Nov-25	% change
Sales	28	35	-20.0%	28	0.0%	24	28	-14.3%	26	-7.7%	10	11	-9.1%	15	-33.3%
New Listings	39	27	44.4%	61	-36.1%	22	25	-12.0%	44	-50.0%	6	9	-33.3%	33	-81.8%
Active Listings	144	102	41.2%	180	-20.0%	80	76	5.3%	120	-33.3%	52	54	-3.7%	86	-39.5%
Benchmark Price	\$ 1,385,100	\$ 1,471,800	-5.9%	\$ 1,406,500	-1.5%	\$ 781,700	\$ 844,700	-7.5%	\$ 778,900	0.4%	\$ 536,700	\$ 595,100	-9.8%	\$ 546,900	-1.9%
Median Price	\$ 1,365,000	\$ 1,500,000	-9.0%	\$ 1,341,500	1.8%	\$ 750,000	\$ 787,000	-4.7%	\$ 752,500	-0.3%	\$ 567,500	\$ 582,000	-2.5%	\$ 470,000	20.7%
Average Price	\$ 1,355,339	\$ 1,560,815	-13.2%	\$ 1,340,616	1.1%	\$ 761,347	\$ 810,514	-6.1%	\$ 755,211	0.8%	\$ 639,800	\$ 632,354	1.2%	\$ 487,600	31.2%

Surrey - North	Detached					Townhouse					Apartment				
	Dec-25	Dec-24	% change	Nov-25	% change	Dec-25	Dec-24	% change	Nov-25	% change	Dec-25	Dec-24	% change	Nov-25	% change
Sales	37	24	54.2%	34	8.8%	12	16	-25.0%	12	0.0%	75	88	-14.8%	51	47.1%
New Listings	38	43	-11.6%	73	-47.9%	15	13	15.4%	36	-58.3%	89	134	-33.6%	156	-42.9%
Active Listings	279	295	-5.4%	398	-29.9%	102	80	27.5%	122	-16.4%	460	553	-16.8%	664	-30.7%
Benchmark Price	\$ 1,357,300	\$ 1,476,800	-8.1%	\$ 1,391,600	-2.5%	\$ 707,200	\$ 751,700	-5.9%	\$ 690,800	2.4%	\$ 431,600	\$ 478,900	-9.9%	\$ 433,100	-0.3%
Median Price	\$ 1,285,000	\$ 1,401,500	-8.3%	\$ 1,374,000	-6.5%	\$ 740,000	\$ 813,500	-9.0%	\$ 645,000	14.7%	\$ 456,000	\$ 489,450	-6.8%	\$ 447,500	1.9%
Average Price	\$ 1,379,221	\$ 1,443,249	-4.4%	\$ 1,406,297	-1.9%	\$ 752,429	\$ 850,756	-11.6%	\$ 663,250	13.4%	\$ 463,559	\$ 503,492	-7.9%	\$ 468,168	-1.0%



MLS® 5-year summary - Fraser Valley Year-end 2025

Grand Totals	All Sales						
	2025	2024	% change	2022	% change	2020	% change
Sales	12,224	14,570	-16.1%	15,273	-20.0%	19,926	-38.7%
New Listings	37,963	35,698	6.3%	32,442	17.0%	31,693	19.8%

All areas combined	Detached						
	2025	2024	% change	2022	% change	2020	% change
Sales	4,080	4,835	-15.6%	5,093	-19.9%	8,176	-50.1%
New Listings	13,453	12,681	6.1%	12,155	10.7%	12,164	10.6%
Median Price	\$ 1,375,000	\$ 1,443,000	-4.7%	\$ 1,555,000	-11.6%	\$ 1,030,000	33.5%
Average Price	\$ 1,477,673	\$ 1,528,610	-3.3%	\$ 1,645,343	-10.2%	\$ 1,119,029	32.0%

Abbotsford	Detached						
	2025	2024	% change	2022	% change	2020	% change
Sales	661	764	-13.5%	834	-20.7%	1,322	-50.0%
New Listings	1,889	1,851	2.1%	1,972	-4.2%	1,847	2.3%
Median Price	\$ 1,132,000	\$ 1,150,000	-1.6%	\$ 1,300,000	-12.9%	\$ 836,050	35.4%
Average Price	\$ 1,183,899	\$ 1,209,234	-2.1%	\$ 1,340,703	-11.7%	\$ 881,930	34.2%

Mission	Detached						
	2025	2024	% change	2022	% change	2020	% change
Sales	375	387	-3.1%	419	-10.5%	604	-37.9%
New Listings	928	913	1.6%	1,027	-9.6%	750	23.7%
Median Price	\$ 988,000	\$ 983,000	0.5%	\$ 1,120,000	-11.8%	\$ 745,000	32.6%
Average Price	\$ 1,030,149	\$ 1,039,989	-0.9%	\$ 1,140,804	-9.7%	\$ 771,747	33.5%



MLS® 5-year summary - Fraser Valley Year-end 2025

White Rock/South Surrey	Detached						
	2025	2024	% change	2022	% change	2020	% change
Sales	569	673	-15.5%	798	-28.7%	1,189	-52.1%
New Listings	2,188	2,023	8.2%	1,820	20.2%	2,140	2.2%
Median Price	\$ 1,775,000	\$ 1,779,000	-0.2%	\$ 1,925,000	-7.8%	\$ 1,385,000	28.2%
Average Price	\$ 1,982,489	\$ 2,037,104	-2.7%	\$ 2,137,410	-7.2%	\$ 1,528,300	29.7%

Langley	Detached						
	2025	2024	% change	2022	% change	2020	% change
Sales	832	993	-16.2%	952	-12.6%	1,236	-32.7%
New Listings	2,220	2,153	3.1%	1,977	12.3%	1,678	32.3%
Median Price	\$ 1,451,694	\$ 1,500,000	-3.2%	\$ 1,530,500	-5.1%	\$ 1,048,500	38.5%
Average Price	\$ 1,556,963	\$ 1,603,513	-2.9%	\$ 1,630,581	-4.5%	\$ 1,136,737	37.0%

Delta - North	Detached						
	2025	2024	% change	2022	% change	2020	% change
Sales	277	353	-21.5%	338	-18.0%	552	-49.8%
New Listings	992	828	19.8%	725	36.8%	813	22.0%
Median Price	\$ 1,325,000	\$ 1,425,000	-7.0%	\$ 1,550,500	-14.5%	\$ 990,000	33.8%
Average Price	\$ 1,383,666	\$ 1,488,639	-7.0%	\$ 1,575,720	-12.2%	\$ 1,054,016	31.3%



MLS® 5-year summary - Fraser Valley Year-end 2025

City of Surrey - Combined*	Detached						
	2025	2024	% change	2022	% change	2020	% change
Sales	1,837	2,328	-21.1%	2,399	-23.4%	4,240	-56.7%
New Listings	6,918	6,910	0.1%	6,049	14.4%	6,597	4.9%
Median Price	\$ 1,500,000	\$ 1,554,500	-3.5%	\$ 1,710,000	-12.3%	\$ 1,136,500	32.0%
Average Price	\$ 1,635,974	\$ 1,692,240	-3.3%	\$ 1,829,176	-10.6%	\$ 1,222,452	33.8%

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

Surrey - Central	Detached						
	2025	2024	% change	2022	% change	2020	% change
Sales	618	739	-16.4%	830	-25.5%	1,802	-65.7%
New Listings	2,737	2,556	7.1%	2,385	14.8%	2,747	-0.4%
Median Price	\$ 1,480,000	\$ 1,542,000	-4.0%	\$ 1,700,050	-12.9%	\$ 1,110,000	33.3%
Average Price	\$ 1,561,121	\$ 1,590,765	-1.9%	\$ 1,777,652	-12.2%	\$ 1,158,384	34.8%

Surrey - Cloverdale	Detached						
	2025	2024	% change	2022	% change	2020	% change
Sales	347	466	-25.5%	443	-21.7%	620	-44.0%
New Listings	1,017	998	1.9%	932	9.1%	863	17.8%
Median Price	\$ 1,400,000	\$ 1,470,000	-4.8%	\$ 1,550,000	-9.7%	\$ 1,050,000	33.3%
Average Price	\$ 1,447,138	\$ 1,527,643	-5.3%	\$ 1,586,771	-8.8%	\$ 1,101,007	31.4%

Surrey - North	Detached						
	2025	2024	% change	2022	% change	2020	% change
Sales	395	450	-12.2%	475	-16.8%	847	-53.4%
New Listings	1,457	1,333	9.3%	1,296	12.4%	1,317	10.6%
Median Price	\$ 1,355,000	\$ 1,449,950	-6.5%	\$ 1,650,000	-17.9%	\$ 1,015,000	33.5%
Average Price	\$ 1,474,883	\$ 1,513,571	-2.6%	\$ 1,708,780	-13.7%	\$ 1,111,266	32.7%



MLS® 5-year summary - Fraser Valley Year-end 2025

Grand Totals	All Sales						
	2025	2024	% change	2022	% change	2020	% change
Sales	12,224	14,570	-16.1%	15,273	-20.0%	19,926	-38.7%
New Listings	37,963	35,698	6.3%	32,442	17.0%	31,693	19.8%

All areas combined	Townhouse				Apartment									
	2025	2024	% change	2022	% change	2020	% change	2025	2024	% change	2022	% change	2020	% change
Sales	3,228	3,695	-12.6%	3,796	-15.0%	5,102	-36.7%	3,556	4,486	-20.7%	4,855	-26.8%	4,357	-18.4%
New Listings	8,151	7,511	8.5%	7,626	6.9%	7,241	12.6%	10,575	10,178	3.9%	8,342	26.8%	7,817	35.3%
Median Price	\$ 808,000	\$ 835,000	-3.2%	\$ 870,500	-7.2%	\$ 592,000	36.5%	\$ 520,000	\$ 535,000	-2.8%	\$ 540,000	-3.7%	\$ 390,000	33.3%
Average Price	\$ 821,744	\$ 851,727	-3.5%	\$ 886,388	-7.3%	\$ 603,374	36.2%	\$ 539,126	\$ 558,647	-3.5%	\$ 568,795	-5.2%	\$ 410,485	31.3%

Abbotsford	Townhouse				Apartment									
	2025	2024	% change	2022	% change	2020	% change	2025	2024	% change	2022	% change	2020	% change
Sales	453	501	-9.6%	489	-7.4%	704	-35.7%	554	740	-25.1%	767	-27.8%	737	-24.8%
New Listings	1,056	853	23.8%	1,033	2.2%	933	13.2%	1,595	1,448	10.2%	1,407	13.4%	1,265	26.1%
Median Price	\$ 675,000	\$ 694,900	-2.9%	\$ 735,000	-8.2%	\$ 494,100	36.6%	\$ 418,625	\$ 440,000	-4.9%	\$ 460,000	-9.0%	\$ 305,000	37.3%
Average Price	\$ 674,461	\$ 686,334	-1.7%	\$ 738,425	-8.7%	\$ 491,939	37.1%	\$ 439,646	\$ 453,396	-3.0%	\$ 461,979	-4.8%	\$ 317,910	38.3%

Mission	Townhouse				Apartment									
	2025	2024	% change	2022	% change	2020	% change	2025	2024	% change	2022	% change	2020	% change
Sales	72	105	-31.4%	55	30.9%	96	-25.0%	63	86	-26.7%	49	28.6%	53	18.9%
New Listings	166	173	-4.0%	110	50.9%	106	56.6%	190	244	-22.1%	116	63.8%	81	134.6%
Median Price	\$ 693,006	\$ 714,900	-3.1%	\$ 635,000	9.1%	\$ 509,000	36.2%	\$ 459,000	\$ 415,000	10.6%	\$ 470,000	-2.3%	\$ 320,000	43.4%
Average Price	\$ 670,450	\$ 689,363	-2.7%	\$ 665,700	0.7%	\$ 481,133	39.3%	\$ 461,395	\$ 441,270	4.6%	\$ 521,514	-11.5%	\$ 304,651	51.5%



MLS® 5-year summary - Fraser Valley Year-end 2025

White Rock/South Surrey	Townhouse							Apartment						
	2025	2024	% change	2022	% change	2020	% change	2025	2024	% change	2022	% change	2020	% change
Sales	525	581	-9.6%	683	-23.1%	806	-34.9%	627	717	-12.6%	801	-21.7%	782	-19.8%
New Listings	1,395	1,268	10.0%	1,164	19.8%	1,216	14.7%	1,749	1,563	11.9%	1,190	47.0%	1,451	20.5%
Median Price	\$ 940,000	\$ 980,000	-4.1%	\$ 1,002,000	-6.2%	\$ 678,500	38.5%	\$ 600,000	\$ 629,500	-4.7%	\$ 620,000	-3.2%	\$ 454,000	32.2%
Average Price	\$ 993,528	\$ 1,031,143	-3.6%	\$ 1,047,198	-5.1%	\$ 727,326	36.6%	\$ 680,779	\$ 716,987	-5.1%	\$ 706,895	-3.7%	\$ 530,157	28.4%

Langley	Townhouse							Apartment						
	2025	2024	% change	2022	% change	2020	% change	2025	2024	% change	2022	% change	2020	% change
Sales	840	927	-9.4%	861	-2.4%	1,102	-23.8%	902	1,103	-18.2%	1,137	-20.7%	1,040	-13.3%
New Listings	1,854	1,663	11.5%	1,599	15.9%	1,494	24.1%	2,430	2,361	2.9%	2,021	20.2%	1,911	27.2%
Median Price	\$ 830,000	\$ 865,000	-4.0%	\$ 875,000	-5.1%	\$ 595,000	39.5%	\$ 549,000	\$ 570,000	-3.7%	\$ 567,000	-3.2%	\$ 396,500	38.5%
Average Price	\$ 849,020	\$ 885,220	-4.1%	\$ 894,964	-5.1%	\$ 608,044	39.6%	\$ 563,888	\$ 583,166	-3.3%	\$ 593,508	-5.0%	\$ 412,241	36.8%

Delta - North	Townhouse							Apartment						
	2025	2024	% change	2022	% change	2020	% change	2025	2024	% change	2022	% change	2020	% change
Sales	56	67	-16.4%	75	-25.3%	104	-46.2%	88	87	1.1%	108	-18.5%	71	23.9%
New Listings	159	142	12.0%	169	-5.9%	164	-3.0%	209	205	2.0%	187	11.8%	187	11.8%
Median Price	\$ 895,000	\$ 912,000	-1.9%	\$ 920,000	-2.7%	\$ 681,500	31.3%	\$ 558,048	\$ 599,000	-6.8%	\$ 580,000	-3.8%	\$ 447,900	24.6%
Average Price	\$ 921,053	\$ 930,988	-1.1%	\$ 957,318	-3.8%	\$ 677,494	35.9%	\$ 541,021	\$ 575,891	-6.1%	\$ 586,019	-7.7%	\$ 438,522	23.4%



MLS® 5-year summary - Fraser Valley Year-end 2025

City of Surrey - Combined*	Townhouse							Apartment						
	2025	2024	% change	2022	% change	2020	% change	2025	2024	% change	2022	% change	2020	% change
Sales	1,792	2,095	-14.5%	2,272	-21.1%	3,064	-41.5%	1,684	2,468	-31.8%	2,399	-29.8%	2,119	-20.5%
New Listings	4,846	4,680	3.5%	4,641	4.4%	4,487	8.0%	5,392	5,918	-8.9%	3,993	35.0%	3,750	43.8%
Median Price	\$ 825,000	\$ 850,000	-2.9%	\$ 899,800	-8.3%	\$ 607,000	35.9%	\$ 515,750	\$ 552,500	-6.7%	\$ 545,000	-5.4%	\$ 405,000	27.3%
Average Price	\$ 848,224	\$ 882,063	-3.8%	\$ 916,665	-7.5%	\$ 626,432	35.4%	\$ 528,865	\$582,817	-9.3%	\$ 557,348	-5.1%	\$ 412,702	28.1%

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

Surrey - Central	Townhouse							Apartment						
	2025	2024	% change	2022	% change	2020	% change	2025	2024	% change	2022	% change	2020	% change
Sales	750	860	-12.8%	932	-19.5%	1,383	-45.8%	268	327	-18.0%	391	-31.5%	299	-10.4%
New Listings	2,182	2,113	3.3%	2,211	-1.3%	2,049	6.5%	972	884	10.0%	693	40.3%	591	64.5%
Median Price	\$ 800,000	\$ 837,000	-4.4%	\$ 884,750	-9.6%	\$ 598,500	33.7%	\$ 525,500	\$ 550,000	-4.5%	\$ 550,000	-4.5%	\$ 378,000	39.0%
Average Price	\$ 797,330	\$ 829,675	-3.9%	\$ 879,112	-9.3%	\$ 604,015	32.0%	\$ 519,865	\$ 540,763	-3.9%	\$ 548,255	-5.2%	\$ 380,173	36.7%

Surrey - Cloverdale	Townhouse							Apartment						
	2025	2024	% change	2022	% change	2020	% change	2025	2024	% change	2022	% change	2020	% change
Sales	352	444	-20.7%	449	-21.6%	600	-41.3%	177	161	9.9%	234	-24.4%	253	-30.0%
New Listings	787	795	-1.0%	833	-5.5%	787	0.0%	419	314	33.4%	356	17.7%	355	18.0%
Median Price	\$ 798,400	\$ 825,000	-3.2%	\$ 850,000	-6.1%	\$ 589,500	35.4%	\$ 532,000	\$ 580,000	-8.3%	\$ 550,000	-3.3%	\$ 404,000	31.7%
Average Price	\$ 791,924	\$ 834,997	-5.2%	\$ 858,549	-7.8%	\$ 593,713	33.4%	\$ 542,860	\$ 583,094	-6.9%	\$ 569,098	-4.6%	\$ 413,208	31.4%

Surrey - North	Townhouse							Apartment						
	2025	2024	% change	2022	% change	2020	% change	2025	2024	% change	2022	% change	2020	% change
Sales	180	210	-14.3%	250	-28.0%	306	-41.2%	876	1,263	-30.6%	1,365	-35.8%	1,122	-21.9%
New Listings	548	504	8.7%	504	8.7%	491	11.6%	3,006	3,157	-4.8%	2,364	27.2%	1,975	52.2%
Median Price	\$ 745,000	\$ 763,500	-2.4%	\$ 784,500	-5.0%	\$ 542,000	37.5%	\$ 470,000	\$ 502,000	-6.4%	\$ 520,000	-9.6%	\$ 393,225	19.5%
Average Price	\$ 753,741	\$ 783,657	-3.8%	\$ 808,882	-6.8%	\$ 546,310	38.0%	\$ 485,995	\$ 517,501	-6.1%	\$ 533,891	-9.0%	\$ 396,946	22.4%



MLS® Home Price Index - Fraser Valley

December 2025

	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	1,044,200	318.7	-0.8	-2.2	-4.7	-5.2	-0.7	17.1	38.4
	FRASER VALLEY BOARD	905,900	326.0	-0.7	-2.3	-4.9	-6.0	-4.3	19.6	70.3
	NORTH DELTA	1,094,700	348.2	1.0	-1.6	-3.3	-9.6	-1.1	18.3	73.9
	NORTH SURREY	679,400	309.4	-0.7	-3.0	-5.6	-7.0	-10.0	10.2	50.9
	SURREY	958,600	336.5	-0.2	-1.7	-5.2	-7.4	-6.5	19.2	84.9
	CLOVERDALE	958,700	321.7	-0.7	-2.1	-5.5	-6.8	1.4	26.5	93.1
	SOUTH SURREY & WHITE ROCK	1,057,400	279.8	-0.3	-1.1	-4.3	-6.7	-9.7	17.4	39.5
	LANGLEY	969,500	325.9	-1.5	-3.4	-5.5	-5.5	-0.2	22.8	81.8
	ABBOTSFORD	756,500	339.2	-0.9	-1.9	-3.8	-3.5	1.3	22.1	102.2
	MISSION	860,600	342.9	-0.6	-4.6	-4.0	-5.0	2.4	20.9	126.9
DETACHED	LOWER MAINLAND	1,674,300	367.5	-1.2	-2.5	-5.2	-6.0	3.7	22.1	46.7
	FRASER VALLEY BOARD	1,388,400	395.7	-1.2	-2.6	-5.0	-6.2	1.5	25.3	96.7
	NORTH DELTA	1,267,100	380.6	1.2	-2.7	-4.4	-10.6	0.2	21.4	83.0
	NORTH SURREY	1,357,300	419.6	-2.5	-3.5	-6.4	-8.1	0.0	24.0	103.7
	SURREY	1,404,300	403.4	-0.6	-2.0	-5.1	-7.8	-0.5	26.3	110.5
	CLOVERDALE	1,385,100	398.7	-1.5	-2.1	-4.4	-5.9	5.2	27.1	110.3
	SOUTH SURREY & WHITE ROCK	1,732,300	339.5	-0.8	-0.5	-5.6	-6.6	-3.9	22.3	58.9
	LANGLEY	1,514,400	399.9	-1.9	-3.9	-5.6	-5.9	2.6	24.2	109.8
	ABBOTSFORD	1,199,100	408.7	-1.3	-1.9	-2.8	-1.9	11.8	27.8	133.8
	MISSION	973,500	365.2	-0.8	-5.0	-3.8	-3.5	8.3	24.3	141.7
TOWNHOUSE	LOWER MAINLAND	925,400	353.3	-0.4	-1.3	-4.5	-5.2	2.8	31.1	96.8
	FRASER VALLEY BOARD	781,300	350.7	0.3	-1.6	-5.3	-5.7	-0.3	32.2	124.5
	NORTH DELTA	912,800	399.1	-0.4	2.8	-0.4	-3.4	8.6	31.5	111.5
	NORTH SURREY	707,200	406.2	2.4	-4.4	-6.9	-5.9	0.1	31.2	151.1
	SURREY	773,200	355.8	0.7	-0.9	-6.0	-6.7	-1.1	31.0	137.2
	CLOVERDALE	781,700	321.3	0.4	-2.2	-6.8	-7.5	-0.3	28.4	120.5
	SOUTH SURREY & WHITE ROCK	885,700	280.1	1.1	-1.4	-5.4	-5.2	-1.9	30.3	83.8
	LANGLEY	822,200	354.7	-0.6	-2.1	-4.5	-4.8	0.8	36.1	142.3
	ABBOTSFORD	634,600	349.8	-0.6	-2.2	-4.1	-4.1	1.2	33.3	149.0
	MISSION	655,400	358.9	1.3	1.8	0.5	-3.1	7.0	41.9	159.5
APARTMENT	LOWER MAINLAND	656,900	329.6	-0.7	-2.6	-5.3	-5.8	-0.3	16.7	71.3
	FRASER VALLEY BOARD	491,600	404.9	-1.0	-3.5	-6.2	-7.5	-1.2	26.4	148.3
	NORTH DELTA	520,600	504.0	-1.8	-4.0	-6.2	-6.4	-2.9	19.7	180.6
	NORTH SURREY	431,600	400.7	-0.4	-3.1	-6.9	-9.9	-6.3	14.9	135.6
	SURREY	500,900	466.4	-1.6	-3.6	-6.4	-8.4	0.3	34.0	181.8
	CLOVERDALE	536,700	397.9	-1.9	-3.5	-6.2	-9.8	5.2	22.0	147.6
	SOUTH SURREY & WHITE ROCK	570,600	337.8	-0.8	-3.3	-2.9	-6.2	0.4	24.3	124.6
	LANGLEY	555,700	388.1	-1.5	-4.1	-6.8	-6.8	-1.1	30.6	154.2
	ABBOTSFORD	403,800	434.2	-0.7	-2.9	-8.2	-7.1	3.0	36.5	208.4
	MISSION	429,700	384.3	0.3	-0.5	-5.3	-6.4	-3.5	33.5	195.8

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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.