



# Monthly Statistics Package

Fraser Valley Real Estate Board

**October 2025**



# News Release

## Fraser Valley Real Estate Board



For Immediate Release: November 4, 2025

### October brings welcome boost to Fraser Valley, but sales still lag seasonal averages

**SURREY, BC** – Fraser Valley home sales climbed for the second straight month in October, a sign that some buyers may be responding to steadily easing prices.

The Fraser Valley Real Estate Board recorded 1,123 sales on its Multiple Listing Service® (MLS®) in October, a 17 per cent increase from September, but 16 per cent below sales from the same month last year.

After a short-lived rise in September, new listings slowed in October, down 14 per cent month-over-month and seven per cent year-over-year, to 2,967. Overall inventory remains well above seasonal norms for the Fraser Valley, with 10,121 active listings, down four per cent from September but up 15 per cent year-over-year.

“Motivated sellers are responding to increasingly competitive market conditions with more realistic pricing strategies,” said Tore Jacobsen, Chair of the Fraser Valley Real Estate Board. “As a result, we’re seeing prices soften—a shift that’s helping to facilitate sales in a slower market.”

The Fraser Valley remains firmly in a buyer’s market, with an overall sales-to-active listings ratio of 11 per cent in October, up from nine per cent in September. The modest increase reflects a rise in sales alongside a slight decline in inventory. A balanced market is typically defined by a ratio between 12 and 20 per cent.

Across the Fraser Valley in October, the average number of days to sell both a single-family detached home and a condo was 42 days; while for a townhome it was 37 days.

“While these early signs are encouraging, the path back to seasonal average sales levels will take time,” said Baldev Gill, CEO of the Fraser Valley Real Estate Board. “As more new supply comes on stream and sellers adapt to the shifting dynamics, we expect the market to respond accordingly.”

The composite Benchmark price for a typical home in the Fraser Valley decreased 0.7 per cent in October, to \$919,900.

#### MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At \$1,411,900 the Benchmark price for an FVREB *single-family detached* home decreased 0.6 per cent compared to September 2025 and decreased 5.1 per cent compared to October 2024.
- **Townhomes:** At \$786,000 the Benchmark price for an FVREB *townhome* decreased 1.2 per cent compared to September 2025 and decreased 5.6 per cent compared to October 2024.
- **Apartments:** At \$506,400 the Benchmark price for an FVREB *apartment/condo* decreased 0.8 per cent compared to September 2025 and decreased 6.8 per cent compared to October 2024.

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*\*The Fraser Valley Real Estate Board is an association of 5,100-plus real estate professionals who live and work in the BC communities of Abbotsford, Langley, Mission, North Delta, Surrey, and White Rock.*

#### Contact

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



# HOUSING MARKET SNAPSHOT

October 2025

**DETACHED**  
**\$1,411,900**  
MLS® HPI BENCHMARK PRICE

**TOWNHOUSE**  
**\$786,000**  
MLS® HPI BENCHMARK PRICE

**APARTMENT**  
**\$506,400**  
MLS® HPI BENCHMARK PRICE

Change in Price  
Month-over-Month

**Down 0.6%**

Average Days  
on Market

**42**

Change in Price  
Year-over-Year

**Down 5.1%**

Sales-to-Active  
Listings Ratio

**11%**

Sales  
**378**



Change in Price  
Month-over-Month

**Down 1.2%**

Average Days  
on Market

**37**

Change in Price  
Year-over-Year

**Down 5.6%**

Sales-to-Active  
Listings Ratio

**18%**

Sales  
**313**



Change in Price  
Month-over-Month

**Down 0.8%**

Average Days  
on Market

**42**

Change in Price  
Year-over-Year

**Down 6.8%**

Sales-to-Active  
Listings Ratio

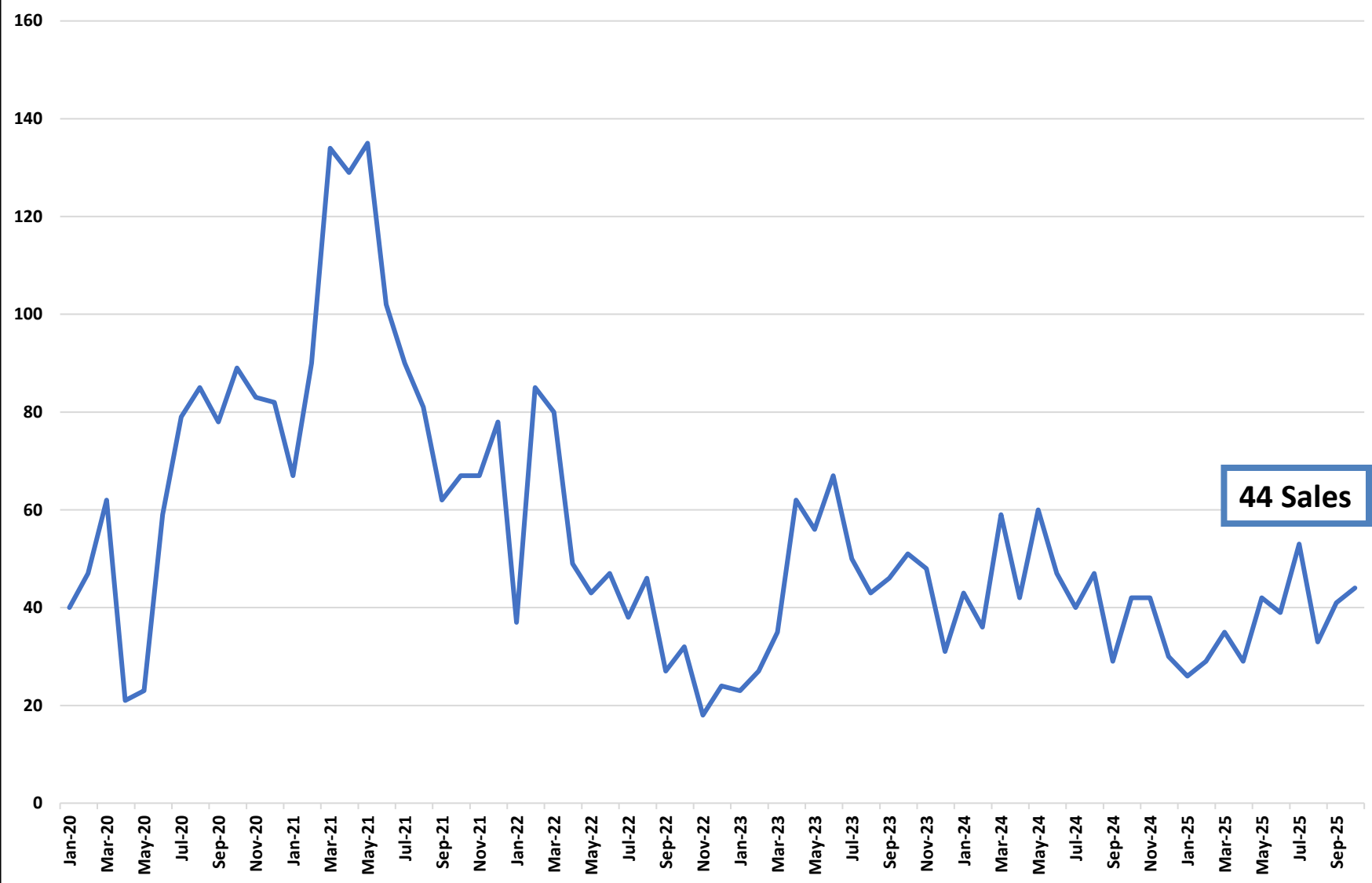
**12%**

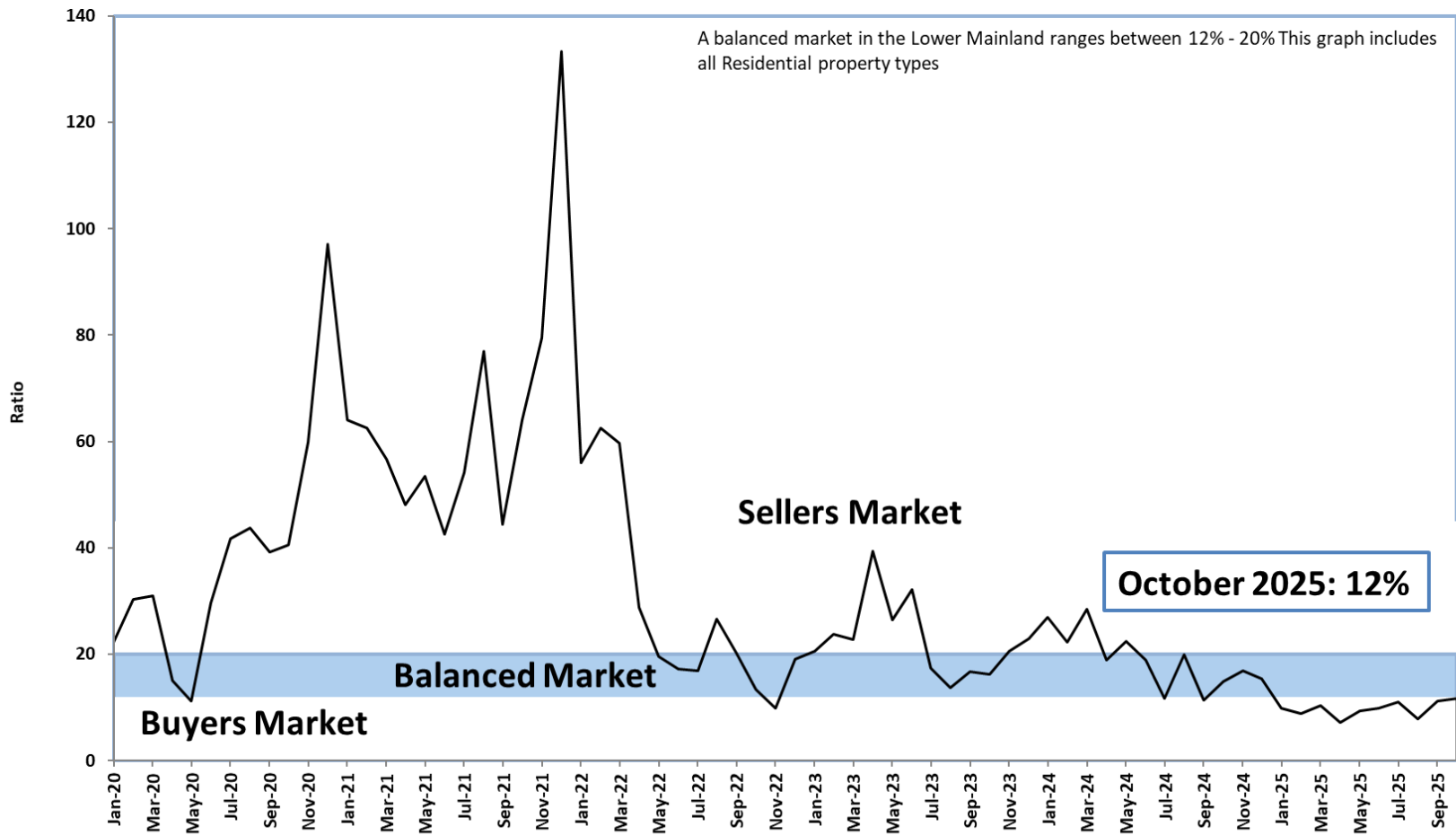
Sales  
**298**



Effective May 2024, MLS® HPI recalculated back to January 2005

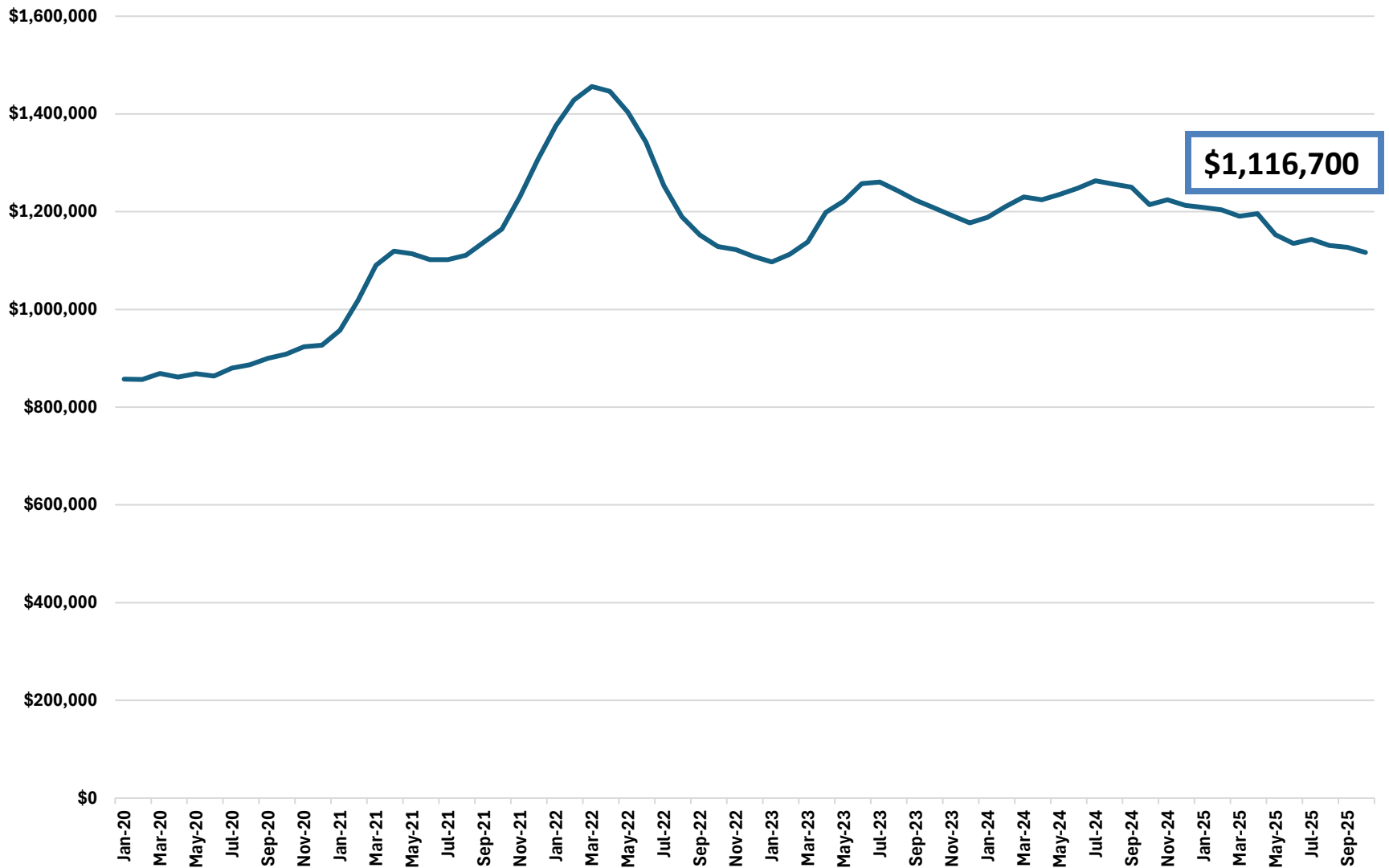
# Residential Sales - North Delta





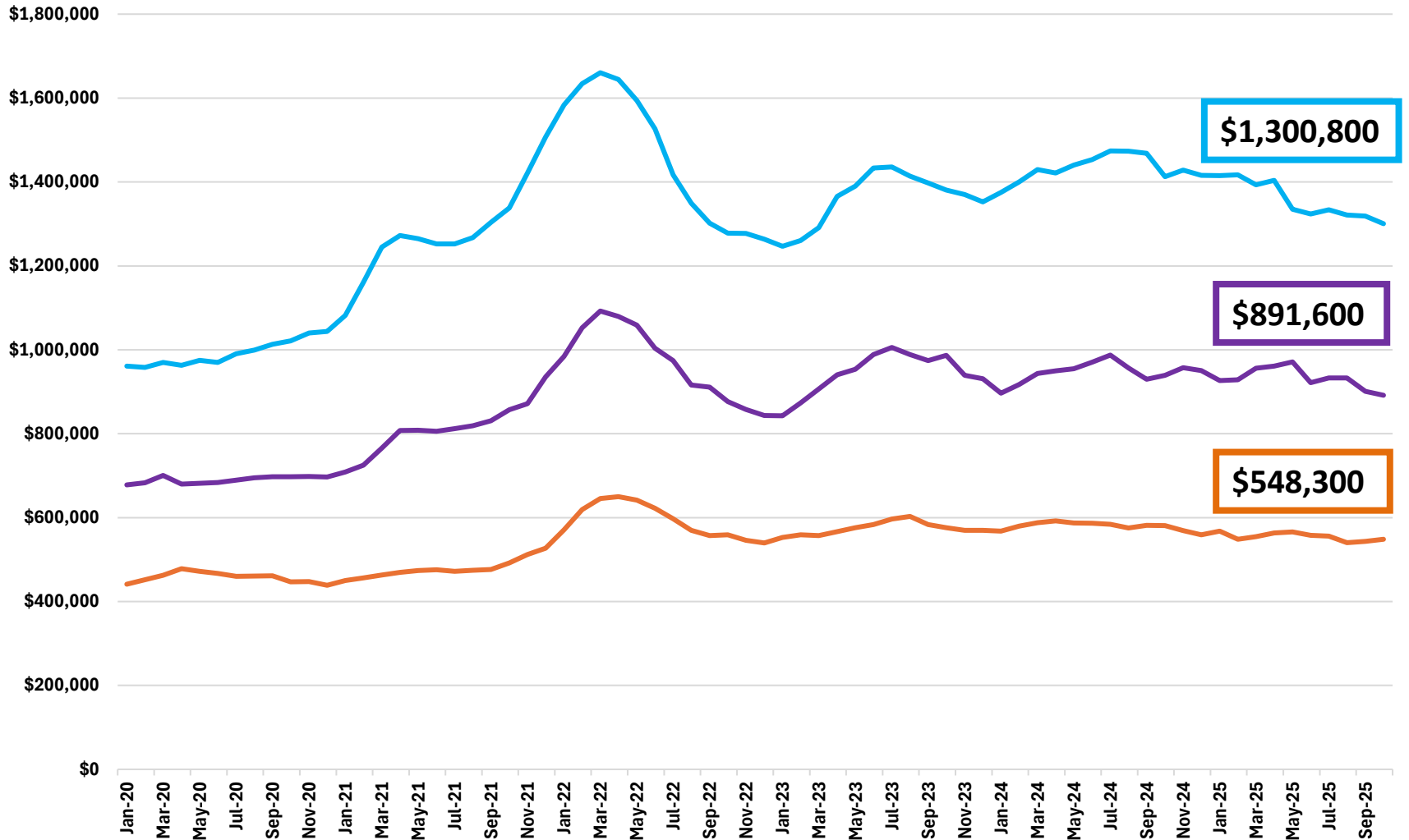


## MLS® HPI Composite, North Delta

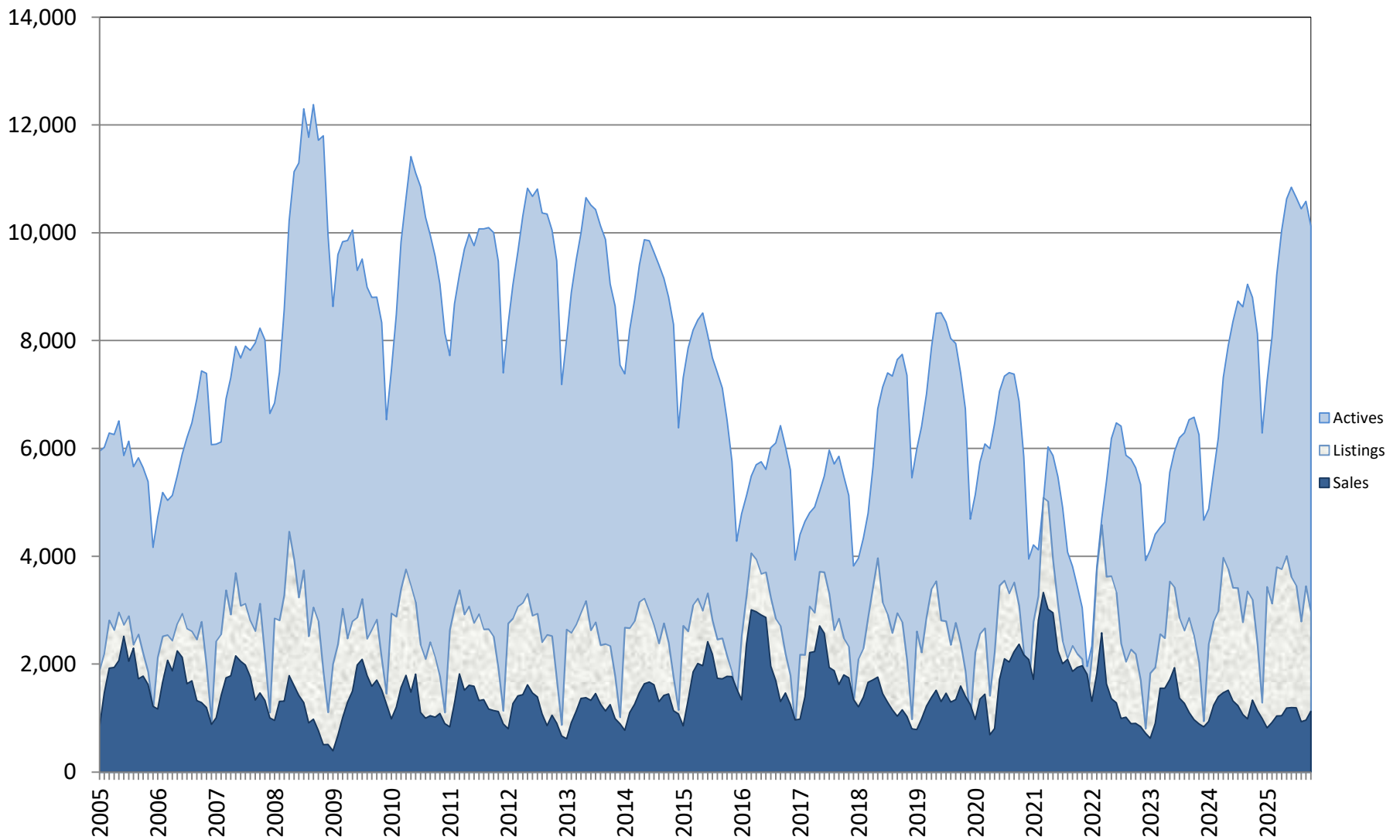


# MLS® Home Price Index Benchmark Prices, North Delta

Detached (House) Apartment Townhouse

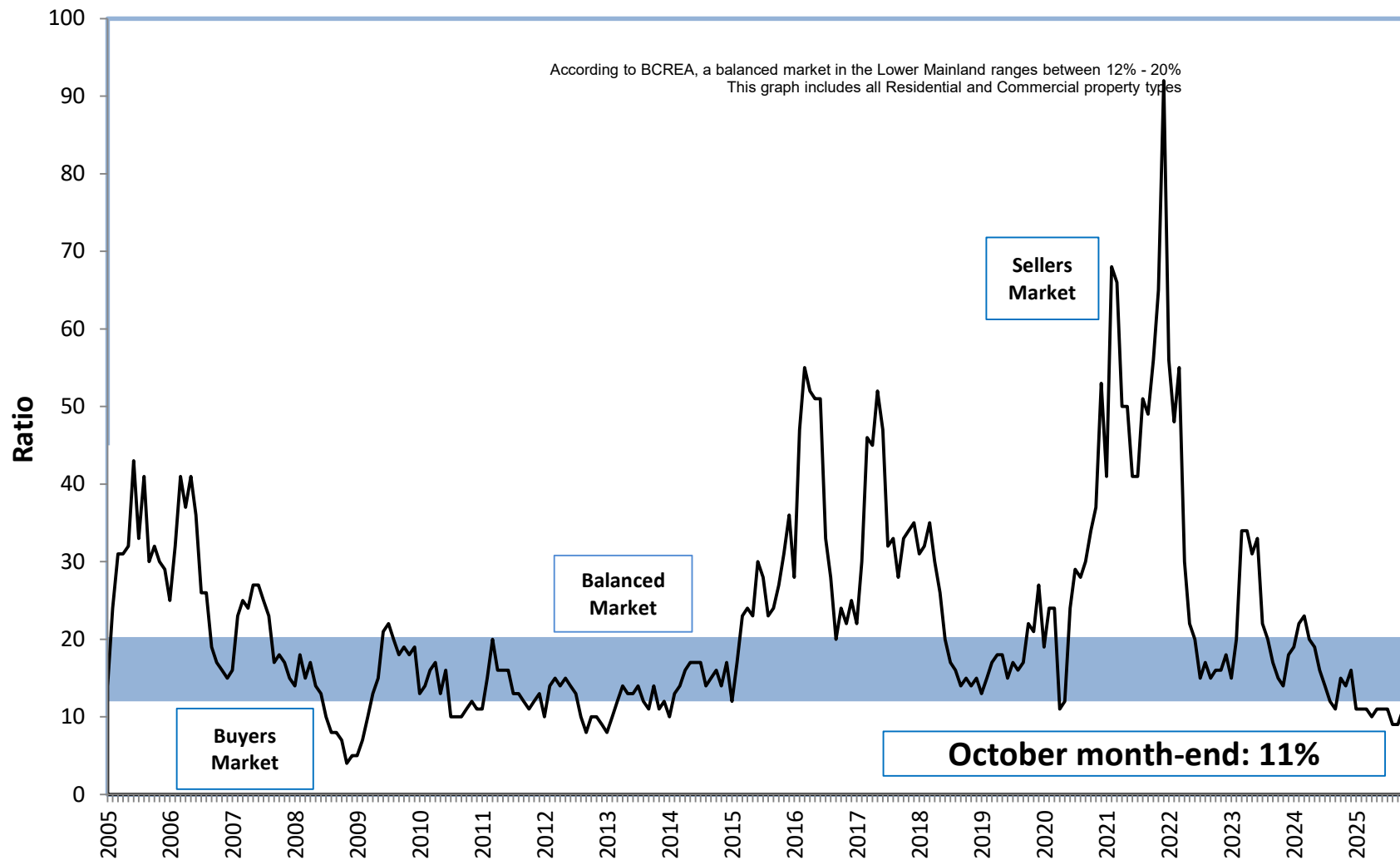


## Sales, Listings & Active Inventory, All Types, Fraser Valley

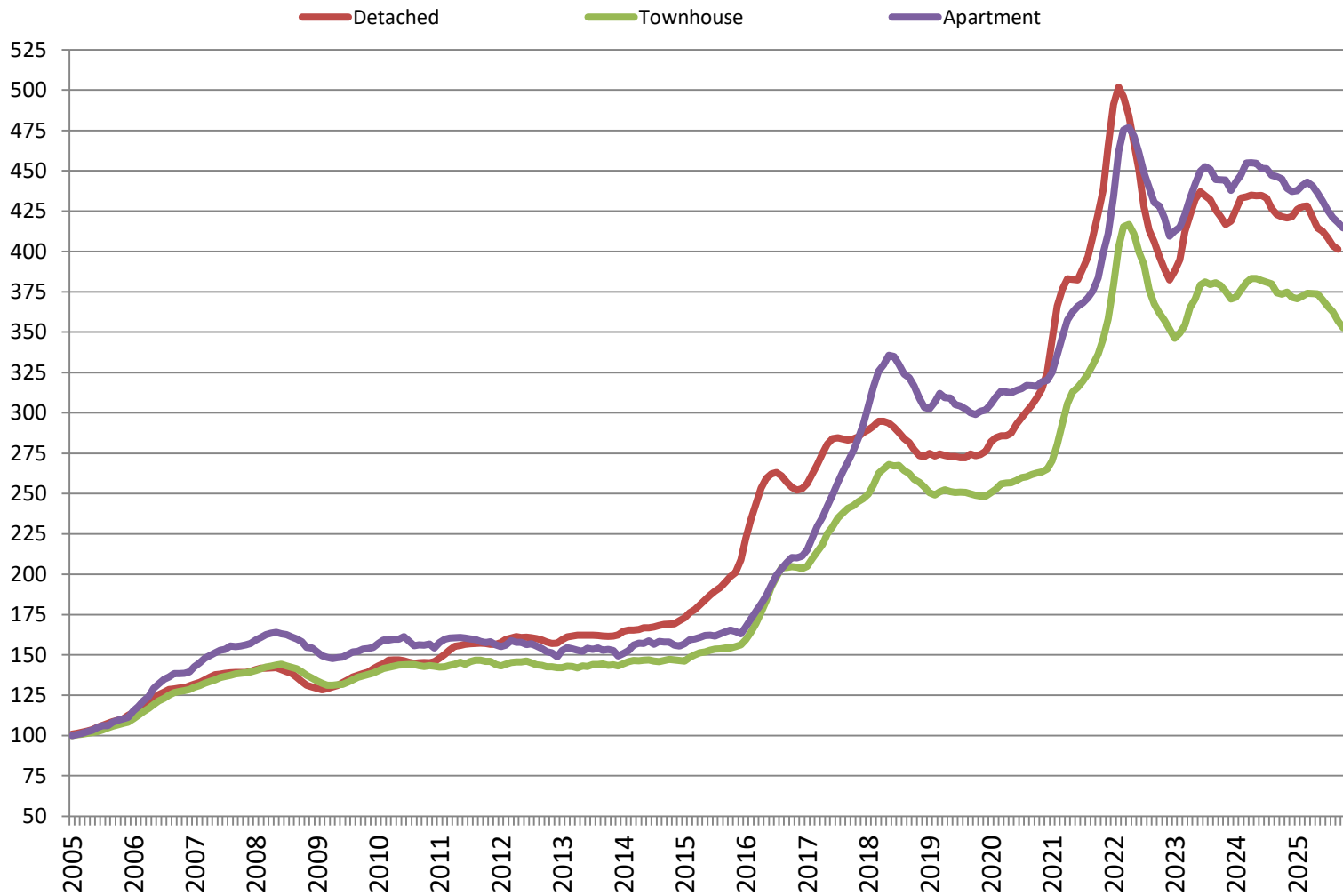




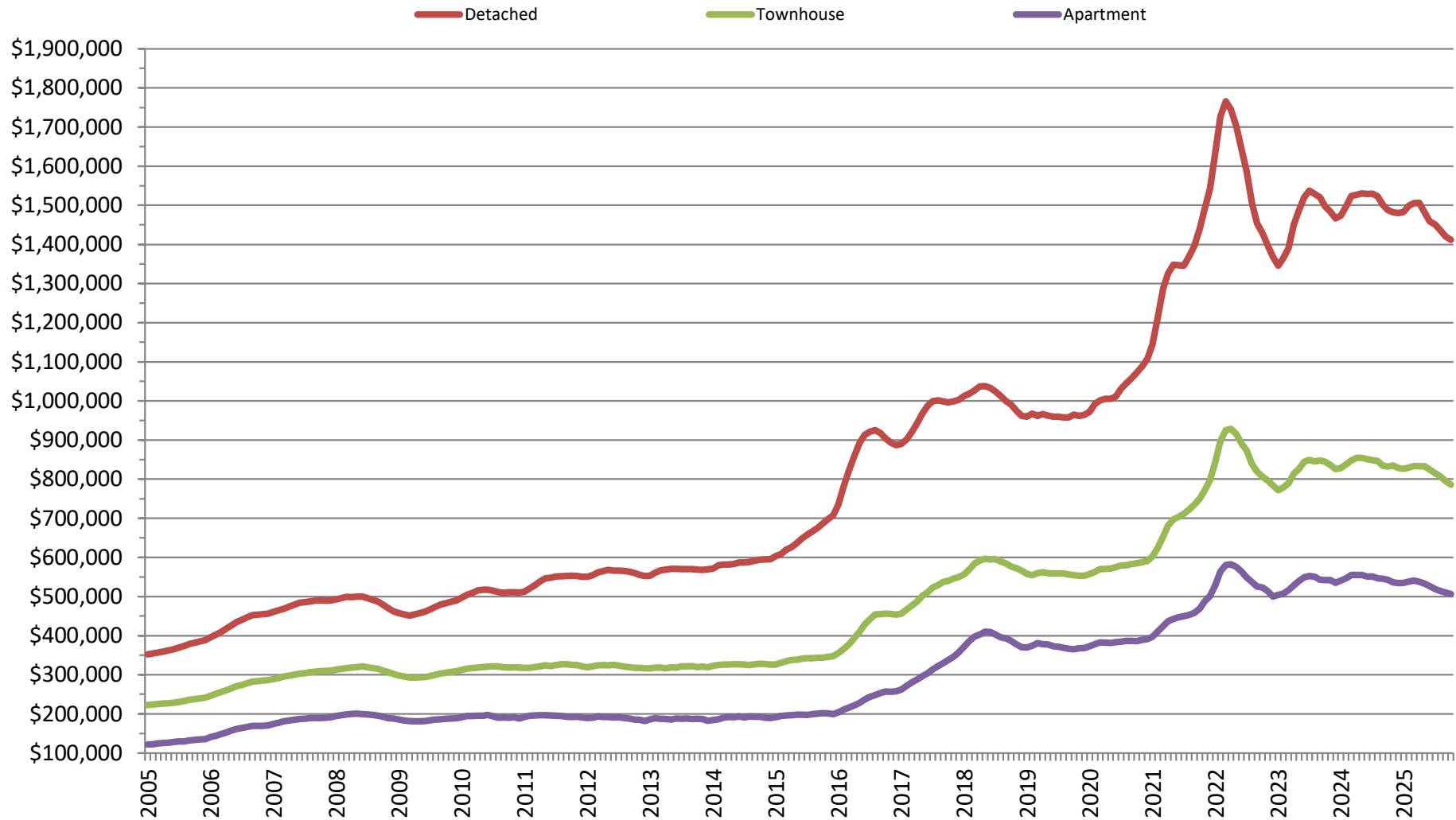
## Sales-to-Active Listings Ratio, All Types, Fraser Valley



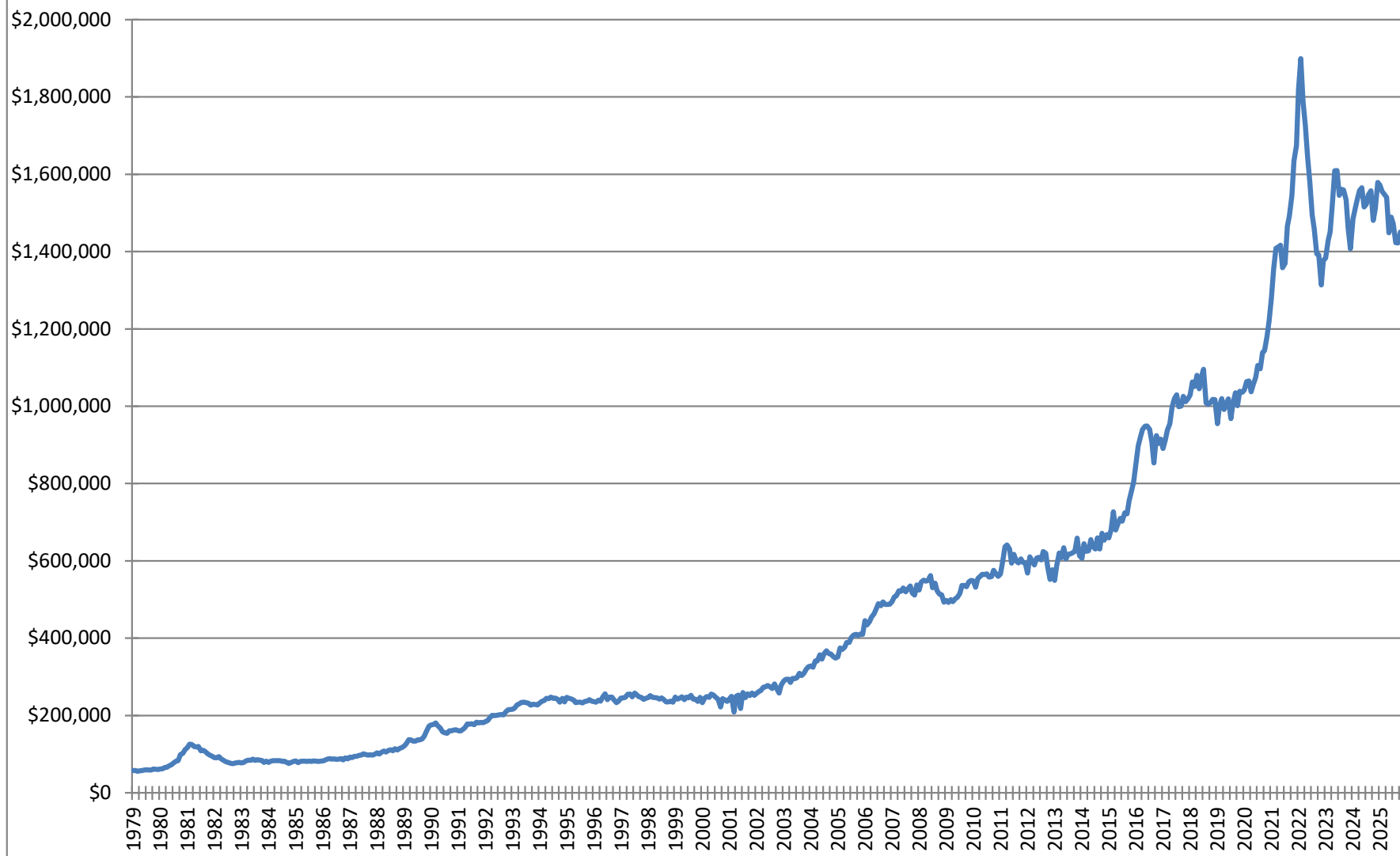
## MLS® Home Price Index, Fraser Valley



## MLS® Home Price Index Benchmark Prices, Fraser Valley

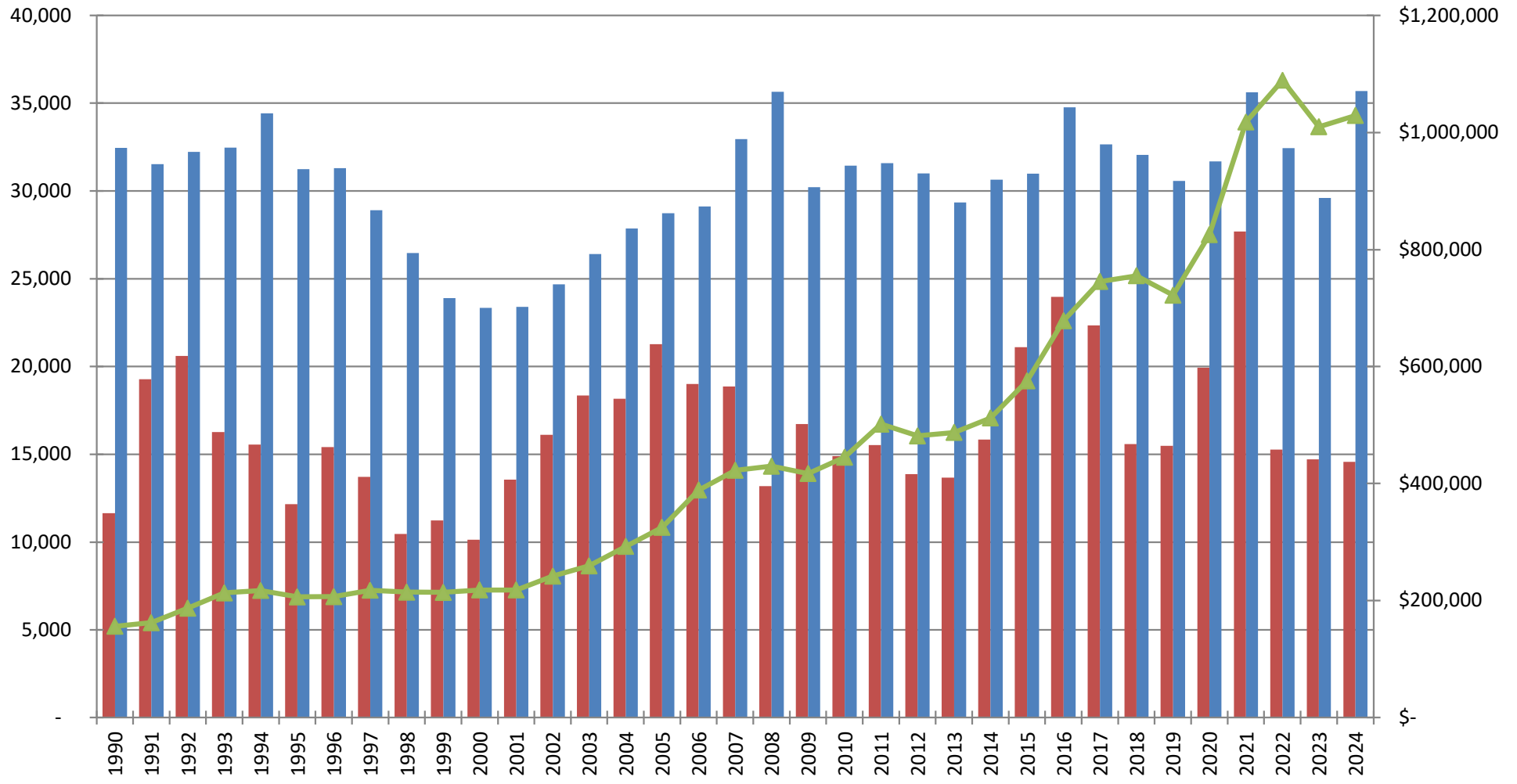


## Average Price, Residential Detached, all Fraser Valley



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

Sales New Listings Average Price





## MLS® Summary - Fraser Valley October 2025

| Grand Totals    | All Property Types |              |          |            |          |
|-----------------|--------------------|--------------|----------|------------|----------|
|                 | Oct-25             | Oct-24       | % change | Sep-25     | % change |
| Sales           | 1,123              | 1,330        | -15.6%   | 962        | 16.7%    |
| New Listings    | 2,967              | 3,194        | -7.1%    | 3,447      | -13.9%   |
| Active Listings | 10,121             | 8,799        | 15.0%    | 10,583     | -4.4%    |
| Average Price   | \$ 987,199         | \$ 1,017,374 | -3.0%    | \$ 986,674 | 0.1%     |

| Grand Totals - year to date | All Property Types |        |          |
|-----------------------------|--------------------|--------|----------|
|                             | 2025               | 2024   | % change |
| Sales - year to date        | 10,371             | 12,448 | -16.7%   |
| New Listings - year to date | 34,404             | 32,043 | 7.4%     |

| All Areas Combined | Detached     |              |          |              |          | Townhouse  |            |          |            |          | Apartment  |            |          |            |          |
|--------------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
|                    | Oct-25       | Oct-24       | % change | Sep-25       | % change | Oct-25     | Oct-24     | % change | Sep-25     | % change | Oct-25     | Oct-24     | % change | Sep-25     | % change |
| Sales              | 378          | 470          | -19.6%   | 344          | 9.9%     | 313        | 331        | -5.4%    | 244        | 28.3%    | 298        | 395        | -24.6%   | 262        | 13.7%    |
| New Listings       | 1,038        | 1,040        | -0.2%    | 1,226        | -15.3%   | 632        | 681        | -7.2%    | 757        | -16.5%   | 786        | 964        | -18.5%   | 958        | -18.0%   |
| Active Listings    | 3,556        | 3,110        | 14.3%    | 3,758        | -5.4%    | 1,722      | 1,384      | 24.4%    | 1,833      | -6.1%    | 2,470      | 2,228      | 10.9%    | 2,599      | -5.0%    |
| Benchmark Price    | \$ 1,411,900 | \$ 1,488,000 | -5.1%    | \$ 1,420,000 | -0.6%    | \$ 786,000 | \$ 832,200 | -5.6%    | \$ 795,600 | -1.2%    | \$ 506,400 | \$ 543,300 | -6.8%    | \$ 510,400 | -0.8%    |
| Median Price       | \$ 1,350,000 | \$ 1,385,000 | -2.5%    | \$ 1,290,000 | 4.7%     | \$ 778,500 | \$ 815,000 | -4.5%    | \$ 793,000 | -1.8%    | \$ 504,000 | \$ 539,000 | -6.5%    | \$ 515,000 | -2.1%    |
| Average Price      | \$ 1,450,280 | \$ 1,480,346 | -2.0%    | \$ 1,422,575 | 1.9%     | \$ 787,415 | \$ 827,497 | -4.8%    | \$ 795,480 | -1.0%    | \$ 521,538 | \$ 551,554 | -5.4%    | \$ 528,489 | -1.3%    |

| Abbotsford      | Detached     |              |          |              |          | Townhouse  |            |          |            |          | Apartment  |            |          |            |          |
|-----------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
|                 | Oct-25       | Oct-24       | % change | Sep-25       | % change | Oct-25     | Oct-24     | % change | Sep-25     | % change | Oct-25     | Oct-24     | % change | Sep-25     | % change |
| Sales           | 54           | 79           | -31.6%   | 49           | 10.2%    | 50         | 41         | 22.0%    | 37         | 35.1%    | 50         | 58         | -13.8%   | 41         | 22.0%    |
| New Listings    | 137          | 152          | -9.9%    | 166          | -17.5%   | 79         | 73         | 8.2%     | 86         | -8.1%    | 136        | 120        | 13.3%    | 143        | -4.9%    |
| Active Listings | 480          | 428          | 12.1%    | 507          | -5.3%    | 225        | 170        | 32.4%    | 250        | -10.0%   | 367        | 280        | 31.1%    | 376        | -2.4%    |
| Benchmark Price | \$ 1,170,100 | \$ 1,195,900 | -2.2%    | \$ 1,152,500 | 1.5%     | \$ 634,800 | \$ 649,000 | -2.2%    | \$ 640,500 | -0.9%    | \$ 415,200 | \$ 446,700 | -7.1%    | \$ 415,900 | -0.2%    |
| Median Price    | \$ 1,055,000 | \$ 1,180,000 | -10.6%   | \$ 1,050,000 | 0.5%     | \$ 660,000 | \$ 670,000 | -1.5%    | \$ 660,000 | 0.0%     | \$ 390,000 | \$ 428,000 | -8.9%    | \$ 415,000 | -6.0%    |
| Average Price   | \$ 1,118,818 | \$ 1,200,098 | -6.8%    | \$ 1,092,428 | 2.4%     | \$ 669,663 | \$ 663,532 | 0.9%     | \$ 646,289 | 3.6%     | \$ 428,830 | \$ 441,584 | -2.9%    | \$ 407,310 | 5.3%     |

| Mission         | Detached     |              |          |              |          | Townhouse  |            |          |            |          | Apartment  |            |          |            |          |
|-----------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
|                 | Oct-25       | Oct-24       | % change | Sep-25       | % change | Oct-25     | Oct-24     | % change | Sep-25     | % change | Oct-25     | Oct-24     | % change | Sep-25     | % change |
| Sales           | 29           | 45           | -35.6%   | 33           | -12.1%   | 10         | 4          | 150.0%   | 9          | 11.1%    | 4          | 4          | 0.0%     | 7          | -42.9%   |
| New Listings    | 75           | 87           | -13.8%   | 80           | -6.3%    | 14         | 18         | -22.2%   | 13         | 7.7%     | 13         | 23         | -43.5%   | 9          | 44.4%    |
| Active Listings | 286          | 255          | 12.2%    | 295          | -3.1%    | 43         | 46         | -6.5%    | 46         | -6.5%    | 38         | 40         | -5.0%    | 39         | -2.6%    |
| Benchmark Price | \$ 1,015,400 | \$ 1,017,100 | -0.2%    | \$ 1,015,400 | 0.0%     | \$ 646,000 | \$ 675,200 | -4.3%    | \$ 652,500 | -1.0%    | \$ 437,300 | \$ 459,800 | -4.9%    | \$ 436,800 | 0.1%     |
| Median Price    | \$ 880,000   | \$ 999,990   | -12.0%   | \$ 995,000   | -11.6%   | \$ 672,500 | \$ 677,450 | -0.7%    | \$ 715,000 | -5.9%    | \$ 424,950 | \$ 385,017 | 10.4%    | \$ 410,000 | 3.6%     |
| Average Price   | \$ 1,015,286 | \$ 1,051,680 | -3.5%    | \$ 1,001,157 | 1.4%     | \$ 634,800 | \$ 639,350 | -0.7%    | \$ 698,533 | -9.1%    | \$ 410,725 | \$ 392,483 | 4.6%     | \$ 404,914 | 1.4%     |



| White Rock / South Surrey | Detached     |              |          |              |          | Townhouse  |            |          |            |          | Apartment  |            |          |            |          |
|---------------------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
|                           | Oct-25       | Oct-24       | % change | Sep-25       | % change | Oct-25     | Oct-24     | % change | Sep-25     | % change | Oct-25     | Oct-24     | % change | Sep-25     | % change |
| Sales                     | 58           | 68           | -14.7%   | 41           | 41.5%    | 50         | 56         | -10.7%   | 29         | 72.4%    | 48         | 71         | -32.4%   | 49         | -2.0%    |
| New Listings              | 165          | 161          | 2.5%     | 209          | -21.1%   | 103        | 111        | -7.2%    | 153        | -32.7%   | 123        | 167        | -26.3%   | 178        | -30.9%   |
| Active Listings           | 622          | 544          | 14.3%    | 664          | -6.3%    | 322        | 246        | 30.9%    | 340        | -5.3%    | 375        | 350        | 7.1%     | 389        | -3.6%    |
| Benchmark Price           | \$ 1,754,000 | \$ 1,908,200 | -8.1%    | \$ 1,777,900 | -1.3%    | \$ 879,100 | \$ 957,800 | -8.2%    | \$ 906,800 | -3.1%    | \$ 581,300 | \$ 644,000 | -9.7%    | \$ 593,100 | -2.0%    |
| Median Price              | \$ 1,787,500 | \$ 1,705,000 | 4.8%     | \$ 1,625,000 | 10.0%    | \$ 866,400 | \$ 954,000 | -9.2%    | \$ 882,000 | -1.8%    | \$ 557,500 | \$ 619,000 | -9.9%    | \$ 595,000 | -6.3%    |
| Average Price             | \$ 1,998,917 | \$ 1,947,788 | 2.6%     | \$ 2,008,273 | -0.5%    | \$ 922,415 | \$ 976,996 | -5.6%    | \$ 932,817 | -1.1%    | \$ 678,890 | \$ 672,126 | 1.0%     | \$ 653,209 | 3.9%     |

| Langley         | Detached     |              |          |              |          | Townhouse  |            |          |            |          | Apartment  |            |          |            |          |
|-----------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
|                 | Oct-25       | Oct-24       | % change | Sep-25       | % change | Oct-25     | Oct-24     | % change | Sep-25     | % change | Oct-25     | Oct-24     | % change | Sep-25     | % change |
| Sales           | 79           | 84           | -6.0%    | 68           | 16.2%    | 71         | 82         | -13.4%   | 59         | 20.3%    | 75         | 99         | -24.2%   | 66         | 13.6%    |
| New Listings    | 162          | 158          | 2.5%     | 206          | -21.4%   | 144        | 135        | 6.7%     | 178        | -19.1%   | 185        | 212        | -12.7%   | 265        | -30.2%   |
| Active Listings | 495          | 450          | 10.0%    | 539          | -8.2%    | 316        | 221        | 43.0%    | 330        | -4.2%    | 555        | 445        | 24.7%    | 589        | -5.8%    |
| Benchmark Price | \$ 1,551,600 | \$ 1,613,500 | -3.8%    | \$ 1,576,300 | -1.6%    | \$ 833,000 | \$ 864,800 | -3.7%    | \$ 839,600 | -0.8%    | \$ 578,000 | \$ 604,800 | -4.4%    | \$ 579,700 | -0.3%    |
| Median Price    | \$ 1,377,500 | \$ 1,397,499 | -1.4%    | \$ 1,432,950 | -3.9%    | \$ 816,000 | \$ 829,950 | -1.7%    | \$ 826,405 | -1.3%    | \$ 549,000 | \$ 550,000 | -0.2%    | \$ 552,000 | -0.5%    |
| Average Price   | \$ 1,469,330 | \$ 1,493,969 | -1.6%    | \$ 1,477,700 | -0.6%    | \$ 824,625 | \$ 856,389 | -3.7%    | \$ 856,850 | -3.8%    | \$ 560,171 | \$ 579,953 | -3.4%    | \$ 552,792 | 1.3%     |

| Delta - North   | Detached     |              |          |              |          | Townhouse  |            |          |              |          | Apartment  |            |          |            |          |
|-----------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|--------------|----------|------------|------------|----------|------------|----------|
|                 | Oct-25       | Oct-24       | % change | Sep-25       | % change | Oct-25     | Oct-24     | % change | Sep-25       | % change | Oct-25     | Oct-24     | % change | Sep-25     | % change |
| Sales           | 31           | 27           | 14.8%    | 32           | -3.1%    | 3          | 4          | -25.0%   | 2            | 50.0%    | 8          | 10         | -20.0%   | 6          | 33.3%    |
| New Listings    | 78           | 68           | 14.7%    | 103          | -24.3%   | 12         | 14         | -14.3%   | 13           | -8%      | 12         | 25         | -52.0%   | 20         | -40.0%   |
| Active Listings | 267          | 184          | 45.1%    | 287          | -7.0%    | 31         | 31         | 0.0%     | 34           | -8.8%    | 53         | 50         | 6.0%     | 59         | -10.2%   |
| Benchmark Price | \$ 1,300,800 | \$ 1,412,500 | -7.9%    | \$ 1,318,400 | -1.3%    | \$ 891,600 | \$ 939,100 | -5.1%    | \$ 901,200   | -1.1%    | \$ 548,300 | \$ 580,700 | -5.6%    | \$ 543,400 | 0.9%     |
| Median Price    | \$ 1,270,000 | \$ 1,362,000 | -6.8%    | \$ 1,267,500 | 0.2%     | \$ 882,000 | \$ 841,500 | 4.8%     | \$ 1,050,000 | -16.0%   | \$ 404,000 | \$ 528,500 | -23.6%   | \$ 672,500 | -39.9%   |
| Average Price   | \$ 1,290,694 | \$ 1,442,685 | -10.5%   | \$ 1,338,843 | -3.6%    | \$ 821,500 | \$ 847,250 | -3.0%    | \$ 1,050,000 | -21.8%   | \$ 424,187 | \$ 526,700 | -19.5%   | \$ 623,000 | -31.9%   |





| City of Surrey - Combined* | Detached     |              |          |              |          | Townhouse  |            |          |            |          | Apartment  |            |          |            |          |
|----------------------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
|                            | Oct-25       | Oct-24       | % change | Sep-25       | % change | Oct-25     | Oct-24     | % change | Sep-25     | % change | Oct-25     | Oct-24     | % change | Sep-25     | % change |
| Sales                      | 178          | 233          | -23.6%   | 155          | 14.8%    | 177        | 200        | -11.5%   | 136        | 30.1%    | 140        | 224        | -37.5%   | 123        | 13.8%    |
| Benchmark Price            | \$ 1,512,800 | \$ 1,616,900 | -6.4%    | \$ 1,521,300 | -0.6%    | \$ 804,200 | \$ 861,600 | -6.7%    | \$ 816,000 | -1.4%    | \$ 494,900 | \$ 526,700 | -6.0%    | \$ 498,100 | -0.6%    |
| Average Price              | \$ 1,630,220 | \$ 1,662,715 | -2.0%    | \$ 1,623,733 | 0.4%     | \$ 814,899 | \$ 852,632 | -4.4%    | \$ 811,481 | 0.4%     | \$ 498,348 | \$ 571,427 | -12.8%   | \$ 540,715 | -7.8%    |

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

| Surrey - Central | Detached     |              |          |              |          | Townhouse  |            |          |            |          | Apartment  |            |          |            |          |
|------------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
|                  | Oct-25       | Oct-24       | % change | Sep-25       | % change | Oct-25     | Oct-24     | % change | Sep-25     | % change | Oct-25     | Oct-24     | % change | Sep-25     | % change |
| Sales            | 60           | 72           | -16.7%   | 45           | 33.3%    | 81         | 81         | 0.0%     | 63         | 28.6%    | 21         | 29         | -27.6%   | 22         | -4.5%    |
| New Listings     | 211          | 224          | -5.8%    | 254          | -16.9%   | 165        | 181        | -8.8%    | 211        | -21.8%   | 97         | 92         | 5.4%     | 87         | 11.5%    |
| Active Listings  | 759          | 668          | 13.6%    | 786          | -3.4%    | 507        | 438        | 15.8%    | 552        | -8.2%    | 257        | 249        | 3.2%     | 241        | 6.6%     |
| Benchmark Price  | \$ 1,426,800 | \$ 1,517,600 | -6.0%    | \$ 1,434,400 | -0.5%    | \$ 780,700 | \$ 819,400 | -4.7%    | \$ 781,900 | -0.2%    | \$ 532,600 | \$ 571,600 | -6.8%    | \$ 532,200 | 0.1%     |
| Median Price     | \$ 1,447,000 | \$ 1,527,450 | -5.3%    | \$ 1,450,000 | -0.2%    | \$ 782,500 | \$ 810,000 | -3.4%    | \$ 810,000 | -3.4%    | \$ 479,990 | \$ 548,000 | -12.4%   | \$ 538,500 | -10.9%   |
| Average Price    | \$ 1,479,981 | \$ 1,540,550 | -3.9%    | \$ 1,545,808 | -4.3%    | \$ 787,925 | \$ 800,044 | -1.5%    | \$ 794,612 | -0.8%    | \$ 467,009 | \$ 538,510 | -13.3%   | \$ 527,195 | -11.4%   |

| Surrey - Cloverdale | Detached     |              |          |              |          | Townhouse  |            |          |            |          | Apartment  |            |          |            |          |
|---------------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
|                     | Oct-25       | Oct-24       | % change | Sep-25       | % change | Oct-25     | Oct-24     | % change | Sep-25     | % change | Oct-25     | Oct-24     | % change | Sep-25     | % change |
| Sales               | 33           | 42           | -21.4%   | 35           | -5.7%    | 33         | 45         | -26.7%   | 34         | -2.9%    | 15         | 14         | 7.1%     | 7          | 114.3%   |
| New Listings        | 83           | 77           | 7.8%     | 88           | -5.7%    | 67         | 88         | -23.9%   | 68         | -1.5%    | 36         | 40         | -10.0%   | 38         | -5.3%    |
| Active Listings     | 200          | 181          | 10.5%    | 218          | -8.3%    | 141        | 119        | 18.5%    | 142        | -0.7%    | 93         | 76         | 22.4%    | 92         | 1.1%     |
| Benchmark Price     | \$ 1,429,300 | \$ 1,493,600 | -4.3%    | \$ 1,433,200 | -0.3%    | \$ 798,100 | \$ 854,200 | -6.6%    | \$ 800,100 | -0.2%    | \$ 551,900 | \$ 587,100 | -6.0%    | \$ 559,300 | -1.3%    |
| Median Price        | \$ 1,360,000 | \$ 1,472,500 | -7.6%    | \$ 1,375,000 | -1.1%    | \$ 740,000 | \$ 825,000 | -10.3%   | \$ 780,900 | -5.2%    | \$ 510,000 | \$ 569,000 | -10.4%   | \$ 530,000 | -3.8%    |
| Average Price       | \$ 1,469,780 | \$ 1,646,119 | -10.7%   | \$ 1,420,530 | 3.5%     | \$ 751,393 | \$ 832,291 | -9.7%    | \$ 775,082 | -3.1%    | \$ 507,260 | \$ 557,367 | -9.0%    | \$ 521,357 | -2.7%    |

| Surrey - North  | Detached     |              |          |              |          | Townhouse  |            |          |            |          | Apartment  |            |          |            |          |
|-----------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
|                 | Oct-25       | Oct-24       | % change | Sep-25       | % change | Oct-25     | Oct-24     | % change | Sep-25     | % change | Oct-25     | Oct-24     | % change | Sep-25     | % change |
| Sales           | 33           | 51           | -35.3%   | 39           | -15.4%   | 15         | 18         | -16.7%   | 11         | 36.4%    | 77         | 110        | -30.0%   | 64         | 20.3%    |
| New Listings    | 126          | 113          | 11.5%    | 117          | 7.7%     | 46         | 61         | -24.6%   | 35         | 31.4%    | 183        | 285        | -35.8%   | 218        | -16.1%   |
| Active Listings | 439          | 394          | 11.4%    | 449          | -2.2%    | 134        | 113        | 18.6%    | 137        | -2.2%    | 731        | 735        | -0.5%    | 814        | -10.2%   |
| Benchmark Price | \$ 1,386,700 | \$ 1,475,300 | -6.0%    | \$ 1,382,000 | 0.3%     | \$ 710,500 | \$ 793,900 | -10.5%   | \$ 742,600 | -4.3%    | \$ 439,600 | \$ 480,300 | -8.5%    | \$ 443,800 | -0.9%    |
| Median Price    | \$ 1,390,000 | \$ 1,400,000 | -0.7%    | \$ 1,300,000 | 6.9%     | \$ 710,000 | \$ 697,000 | 1.9%     | \$ 705,000 | 0.7%     | \$ 465,000 | \$ 505,950 | -8.1%    | \$ 471,250 | -1.3%    |
| Average Price   | \$ 1,457,549 | \$ 1,468,754 | -0.8%    | \$ 1,457,380 | 0.0%     | \$ 725,226 | \$ 753,216 | -3.7%    | \$ 707,127 | 2.6%     | \$ 479,544 | \$ 516,899 | -7.2%    | \$ 491,447 | -2.4%    |



# MLS® Home Price Index - Fraser Valley

## October 2025

|                         |                           | BENCHMARK<br>PRICE | INDEX<br>(HPI) | ONE MONTH<br>% CHANGE | THREE MONTH<br>% CHANGE | SIX MONTH<br>% CHANGE | ONE YEAR<br>% CHANGE | THREE YEAR<br>% CHANGE | FIVE YEAR<br>% CHANGE | TEN YEAR<br>% CHANGE |
|-------------------------|---------------------------|--------------------|----------------|-----------------------|-------------------------|-----------------------|----------------------|------------------------|-----------------------|----------------------|
| RESIDENTIAL<br>COMBINED | LOWER MAINLAND            | 1,060,700          | 323.8          | -0.8                  | -2.7                    | -4.7                  | -3.9                 | -2.4                   | 21.1                  | 44.8                 |
|                         | FRASER VALLEY BOARD       | 919,900            | 330.2          | -0.7                  | -2.6                    | -5.4                  | -5.3                 | -6.9                   | 24.7                  | 76.7                 |
|                         | NORTH DELTA               | 1,116,700          | 354.7          | -0.9                  | -2.3                    | -6.7                  | -8.0                 | -1.1                   | 23.0                  | 83.6                 |
|                         | NORTH SURREY              | 688,200            | 312.8          | -0.8                  | -3.5                    | -5.2                  | -6.5                 | -14.7                  | 17.0                  | 57.3                 |
|                         | SURREY                    | 976,000            | 341.3          | -0.2                  | -2.6                    | -5.7                  | -5.6                 | -8.9                   | 23.8                  | 93.2                 |
|                         | CLOVERDALE                | 986,200            | 326.8          | -0.5                  | -1.8                    | -6.2                  | -4.8                 | 0.0                    | 32.0                  | 99.8                 |
|                         | SOUTH SURREY & WHITE ROCK | 1,065,700          | 279.5          | -1.7                  | -3.6                    | -6.9                  | -9.3                 | -11.9                  | 19.4                  | 41.0                 |
|                         | LANGLEY                   | 994,600            | 334.1          | -1.0                  | -2.6                    | -4.8                  | -3.6                 | -1.4                   | 28.3                  | 91.1                 |
|                         | ABBOTSFORD                | 748,700            | 340.2          | 0.7                   | -1.5                    | -3.7                  | -3.3                 | -3.9                   | 27.3                  | 111.7                |
|                         | MISSION                   | 889,200            | 349.3          | -0.1                  | -2.1                    | -4.8                  | -2.2                 | -1.4                   | 29.9                  | 135.9                |
| DETACHED                | LOWER MAINLAND            | 1,706,800          | 374.6          | -0.8                  | -2.9                    | -5.6                  | -4.4                 | 1.7                    | 27.6                  | 54.8                 |
|                         | FRASER VALLEY BOARD       | 1,411,900          | 401.3          | -0.6                  | -2.7                    | -6.3                  | -5.1                 | -1.2                   | 31.6                  | 105.5                |
|                         | NORTH DELTA               | 1,300,800          | 390.6          | -1.3                  | -2.5                    | -7.4                  | -7.9                 | 1.8                    | 27.3                  | 95.1                 |
|                         | NORTH SURREY              | 1,386,700          | 428.8          | 0.4                   | -3.4                    | -6.5                  | -6.0                 | -5.4                   | 33.0                  | 116.8                |
|                         | SURREY                    | 1,426,800          | 409.1          | -0.5                  | -2.8                    | -6.9                  | -6.0                 | -3.8                   | 32.3                  | 120.8                |
|                         | CLOVERDALE                | 1,429,300          | 407.3          | -0.3                  | -0.4                    | -6.5                  | -4.3                 | 4.2                    | 33.0                  | 120.9                |
|                         | SOUTH SURREY & WHITE ROCK | 1,754,000          | 338.6          | -1.3                  | -4.5                    | -8.2                  | -8.1                 | -7.0                   | 23.4                  | 61.1                 |
|                         | LANGLEY                   | 1,551,600          | 410.0          | -1.6                  | -3.0                    | -6.0                  | -3.9                 | 2.0                    | 31.5                  | 122.3                |
|                         | ABBOTSFORD                | 1,170,100          | 404.7          | 1.5                   | -0.9                    | -3.4                  | -2.2                 | 5.4                    | 33.6                  | 143.5                |
|                         | MISSION                   | 1,015,400          | 374.7          | 0.0                   | -1.7                    | -4.4                  | -0.2                 | 4.2                    | 34.7                  | 153.5                |
| TOWNHOUSE               | LOWER MAINLAND            | 933,100            | 356.3          | -0.7                  | -3.1                    | -4.1                  | -4.2                 | 0.7                    | 32.9                  | 101.5                |
|                         | FRASER VALLEY BOARD       | 786,000            | 352.8          | -1.2                  | -3.6                    | -5.6                  | -5.5                 | -2.5                   | 34.3                  | 128.5                |
|                         | NORTH DELTA               | 891,600            | 388.5          | -1.1                  | -4.4                    | -7.2                  | -5.1                 | 1.7                    | 27.8                  | 111.1                |
|                         | NORTH SURREY              | 710,500            | 405.1          | -4.3                  | -5.4                    | -6.3                  | -10.5                | -3.9                   | 32.3                  | 154.3                |
|                         | SURREY                    | 780,700            | 358.4          | -0.2                  | -3.6                    | -6.6                  | -4.7                 | -2.1                   | 32.7                  | 142.5                |
|                         | CLOVERDALE                | 798,100            | 327.4          | -0.2                  | -2.9                    | -5.7                  | -6.6                 | 0.4                    | 32.5                  | 128.0                |
|                         | SOUTH SURREY & WHITE ROCK | 879,100            | 279.3          | -3.1                  | -5.3                    | -7.9                  | -8.2                 | -4.5                   | 29.7                  | 82.6                 |
|                         | LANGLEY                   | 833,000            | 360.0          | -0.8                  | -2.3                    | -3.4                  | -3.7                 | -2.3                   | 40.1                  | 149.1                |
|                         | ABBOTSFORD                | 634,800            | 351.1          | -0.9                  | -2.9                    | -3.2                  | -2.2                 | -1.5                   | 37.2                  | 156.8                |
|                         | MISSION                   | 646,000            | 344.5          | -1.0                  | -2.6                    | -2.5                  | -4.3                 | 1.5                    | 41.8                  | 155.8                |
| APARTMENT               | LOWER MAINLAND            | 667,000            | 334.7          | -1.2                  | -3.1                    | -5.8                  | -5.3                 | -1.1                   | 18.5                  | 77.0                 |
|                         | FRASER VALLEY BOARD       | 506,400            | 414.7          | -0.8                  | -2.5                    | -5.9                  | -6.8                 | -3.2                   | 31.0                  | 150.9                |
|                         | NORTH DELTA               | 548,300            | 525.2          | 0.9                   | -1.4                    | -2.7                  | -5.6                 | -1.9                   | 22.7                  | 184.7                |
|                         | NORTH SURREY              | 439,600            | 405.9          | -1.0                  | -4.1                    | -7.4                  | -8.5                 | -9.4                   | 19.0                  | 134.6                |
|                         | SURREY                    | 532,600            | 485.5          | 0.1                   | -2.7                    | -4.5                  | -6.8                 | -0.8                   | 37.2                  | 189.2                |
|                         | CLOVERDALE                | 551,900            | 407.0          | -1.3                  | -5.0                    | -5.8                  | -6.0                 | -3.0                   | 27.1                  | 145.3                |
|                         | SOUTH SURREY & WHITE ROCK | 581,300            | 343.2          | -2.0                  | -0.5                    | -6.1                  | -9.7                 | 0.7                    | 29.6                  | 123.2                |
|                         | LANGLEY                   | 578,000            | 402.2          | -0.3                  | -2.2                    | -5.5                  | -4.4                 | -1.4                   | 35.5                  | 162.2                |
|                         | ABBOTSFORD                | 415,200            | 445.0          | -0.2                  | -2.2                    | -5.2                  | -7.1                 | -2.0                   | 39.4                  | 219.7                |
|                         | MISSION                   | 437,300            | 391.8          | 0.1                   | -1.0                    | -2.5                  | -4.9                 | -3.7                   | 37.0                  | 202.1                |

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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.