



Fraser Valley Real Estate Board

Guide • Advise • Protect

Dear Colleagues,

We're pleased to provide you with the latest housing market data for City of Surrey. 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.

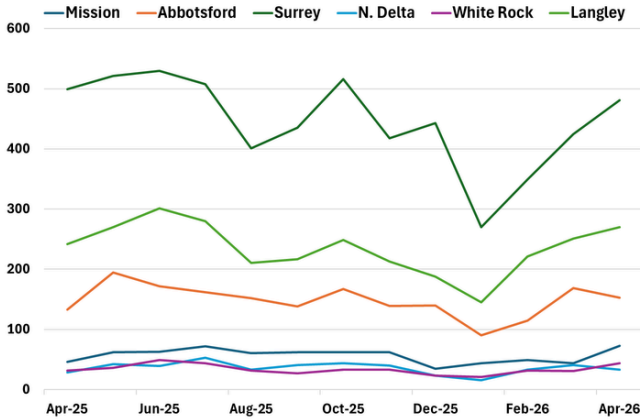
Ishaq Ismail
Chair, Fraser Valley Real Estate Board



Market Status: Buyers Market

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

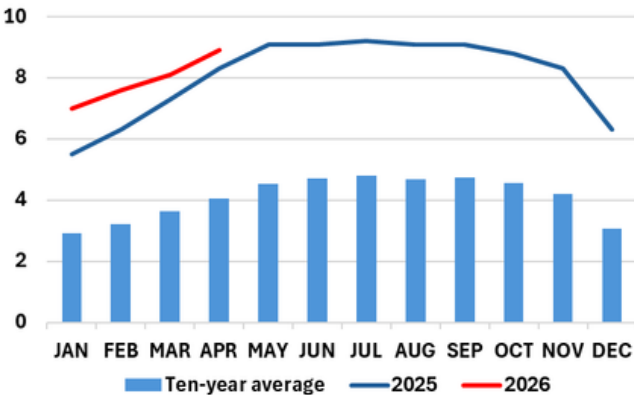
SALES



Sales are 38% 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 (481 sales)
- **Lowest Activity:** North Delta (33 sales)

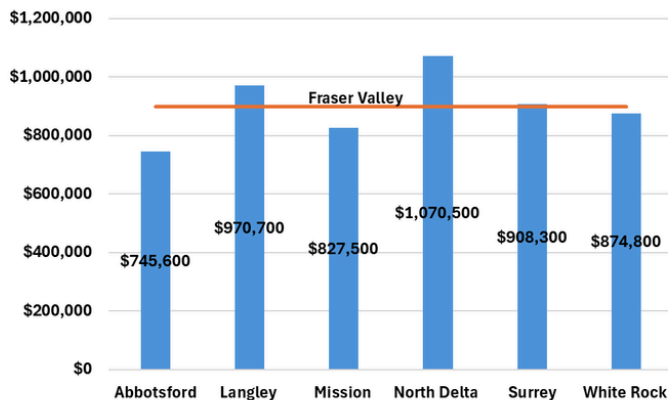
MONTHS OF INVENTORY



Inventory is 1.9 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 (6.6 months)
- **Softest Market:** Mission (10.7 months)

PRICES



| Area | Monthly Change | Yearly Change |
|------------|----------------|---------------|
| Abbotsford | ↓ 0.21% | ↓ 5.44% |
| Langley | ↑ 0.53% | ↓ 6.98% |
| Mission | ↓ 2.38% | ↓ 10.71% |
| N. Delta | ↓ 0.91% | ↓ 10.31% |
| Surrey | ↓ 0.04% | ↓ 8.07% |
| White Rock | ↑ 4.72% | ↓ 2.68% |

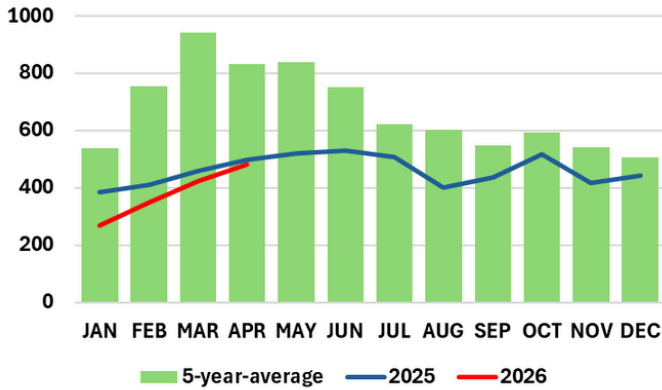




Market Status: Buyers Market

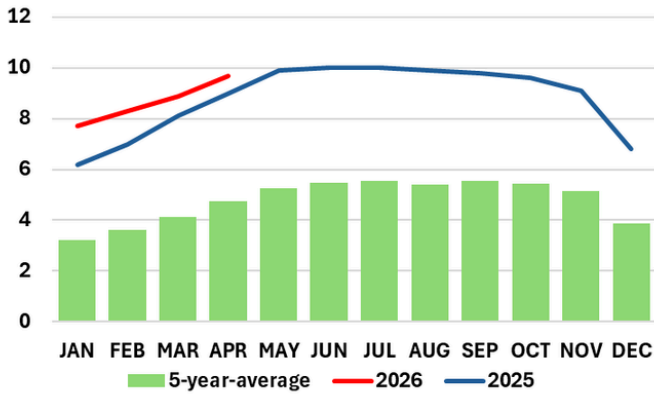
Rising inventory suggests easing pressure on buyers, which typically reduces upward pressure on prices and increases room for negotiation

SALES



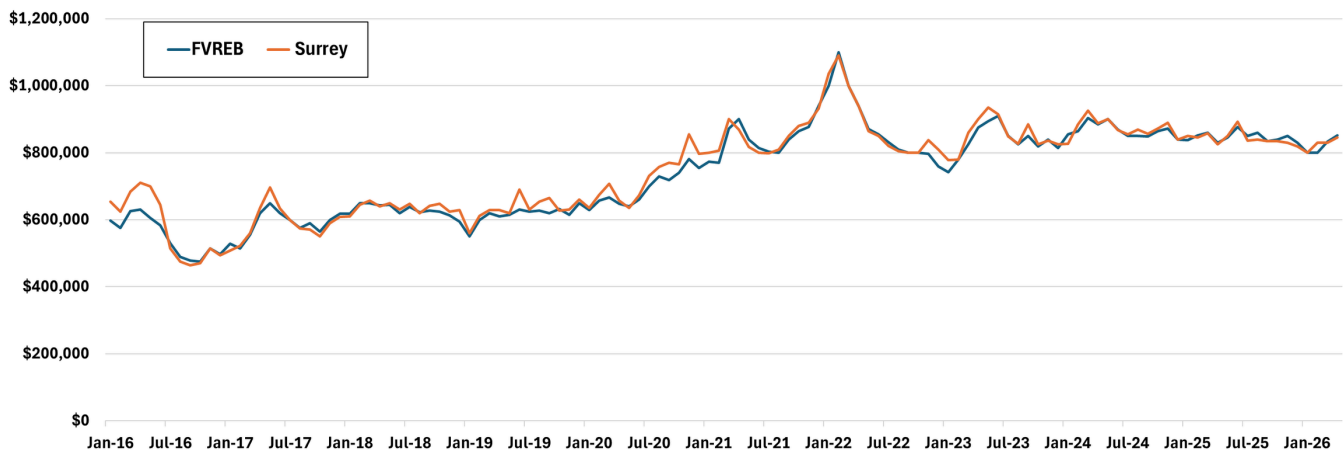
- Home sales are currently trending 4 per cent below levels from the same time last year and 42 per cent below the 5-year average

MONTHS OF INVENTORY



- Months of inventory are above levels from the same time last year and 4.9 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





Fraser Valley Housing Market Statistics

April 2026



News Release

Fraser Valley Real Estate Board



For Immediate Release: May 4, 2026

Rising sales and price gains hint at stability in the Fraser Valley housing market

SURREY, BC – For the first time in more than a year, Fraser Valley home sales recorded a year-over-year increase, with activity also rising month-over-month as the spring market begins to show renewed activity.

The Fraser Valley Real Estate Board recorded 1,118 sales on its Multiple Listing Service® (MLS®) in April, an 11 per cent increase from March and seven per cent above the same month last year.

Sellers continued to enter the spring market, with new listings rising six per cent from March to 3,549 — still above seasonal norms, but lower than this time last year.

“Market activity is picking up as we move through the spring, but overall conditions remain firmly in buyers’ favour,” said Ishaq Ismail, Chair of the Fraser Valley Real Estate Board. “With inventory at healthy levels and housing affordability improving, buyers continue to have the advantage, although confidence remains tempered by ongoing economic uncertainty and persistent market headwinds.”

Overall inventory remains elevated in the Fraser Valley, with 9,816 active listings, up seven per cent from March and 45 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 April. A balanced market is typically defined by a ratio between 12 and 20 per cent.

“Current conditions are creating a more favourable buying environment than we’ve seen in recent years,” said Baldev Gill, CEO of the Fraser Valley Real Estate Board. “Buyers would be well-advised to consult with a REALTOR® to time their purchases to maximize the benefits of lower home prices while taking advantage of current borrowing costs.”

Across the Fraser Valley in April, the average number of days to sell a single-family detached home was 37 days, while for a townhome it was 32 days. Condos took, on average, 42 days to sell.

For the second month in a row, the composite Benchmark price for a typical home in the Fraser Valley increased, up 0.1 per cent in April, to \$899,200.

MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At \$1,374,800 the Benchmark price for an FVREB *single-family detached* home decreased 0.1 per cent compared to March 2026 and decreased 8.8 per cent compared to April 2025.
- **Townhomes:** At \$771,600 the Benchmark price for an FVREB *townhome* decreased 0.1 per cent compared to March 2026 and decreased 7.4 per cent compared to April 2025.
- **Apartments:** At \$491,000 the Benchmark price for an FVREB *apartment/condo* increased 0.4 per cent compared to March 2026 and decreased 8.3 per cent compared to April 2025.

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** 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.*

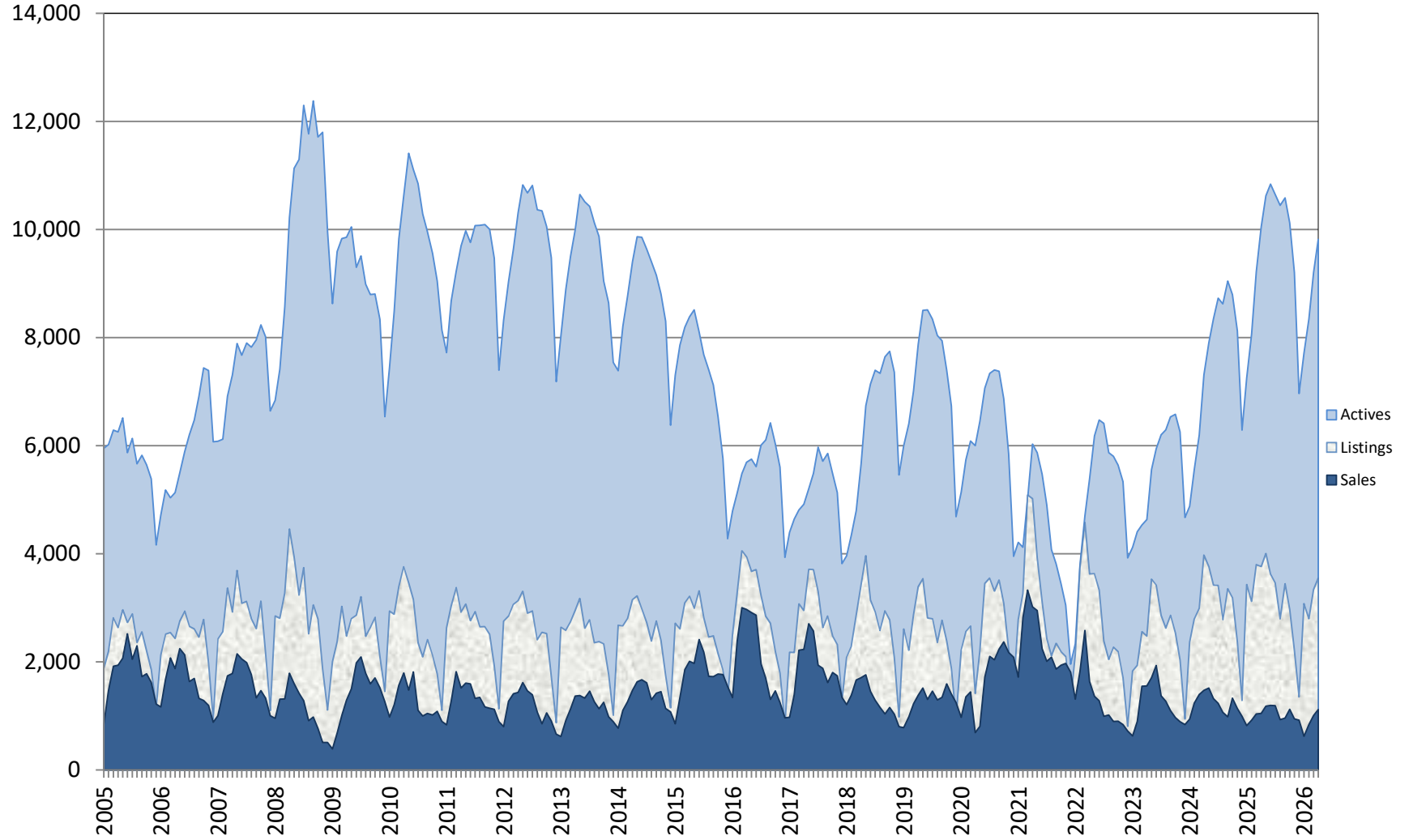
Contact

Nikki Hewitt, Senior Communications Specialist
Fraser Valley Real Estate Board

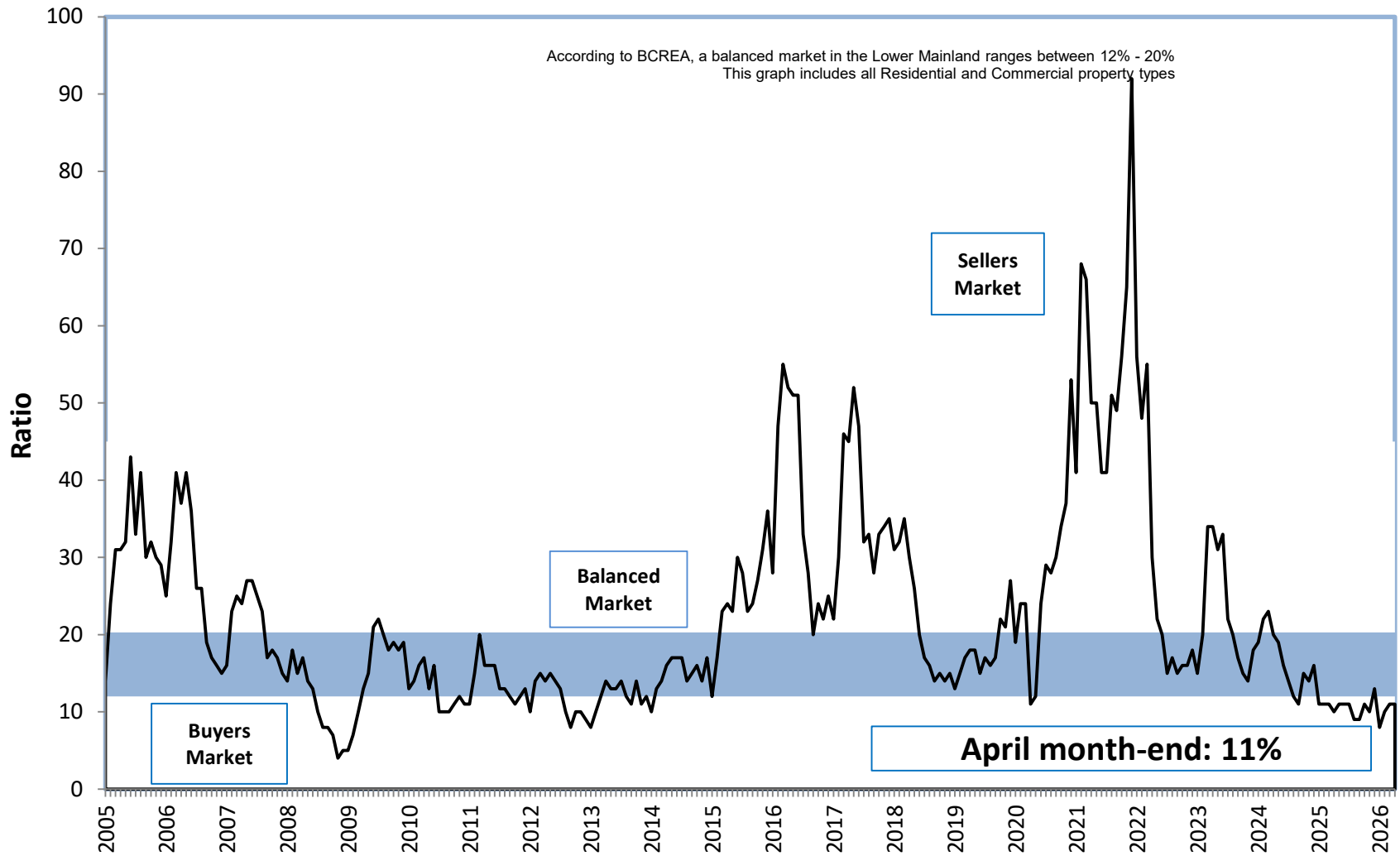
nikki.hewitt@fvreb.bc.ca
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[FVREB Stats](#)

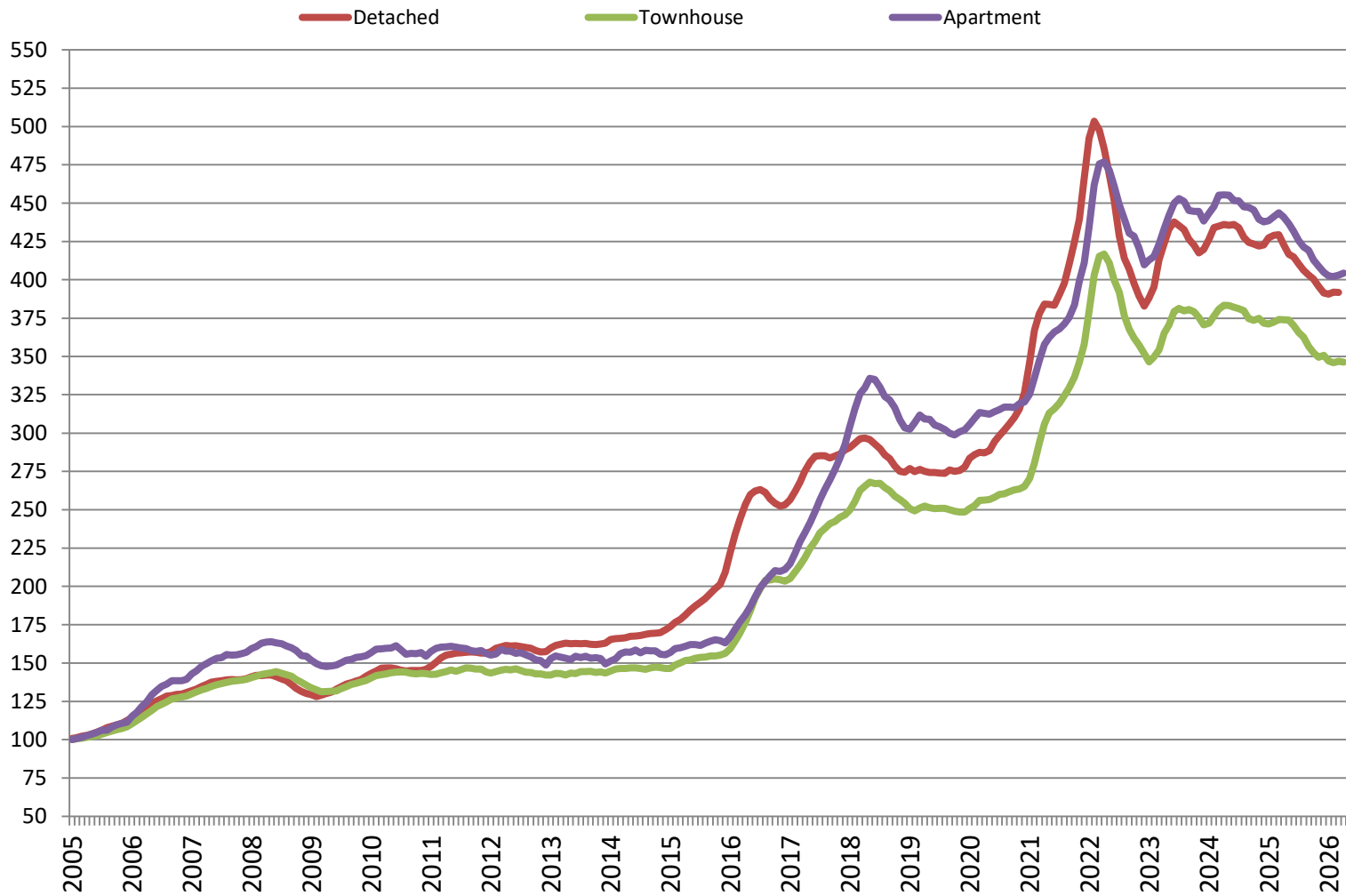
Sales, Listings & Active Inventory, All Types, Fraser Valley



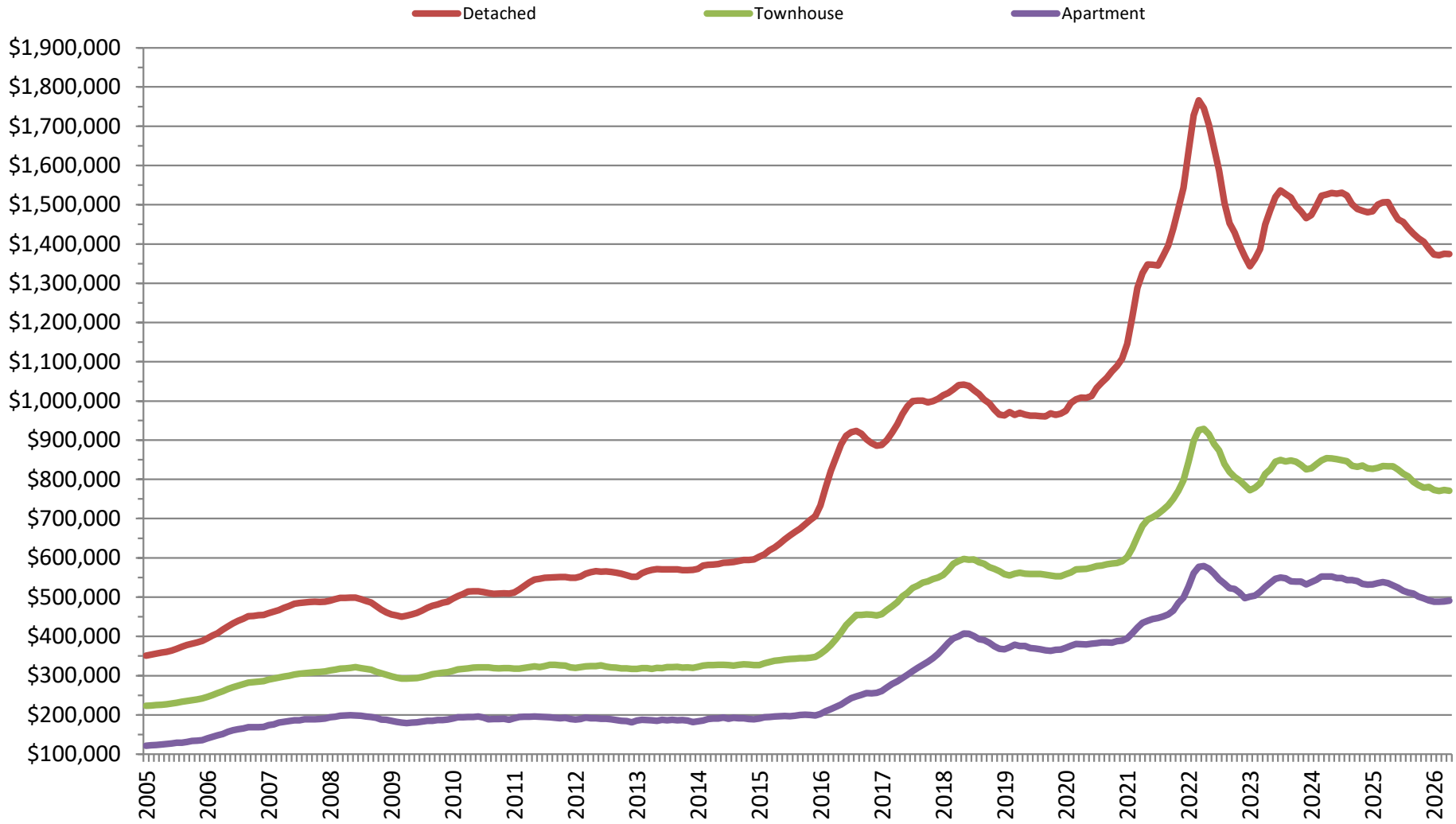
Sales-to-Active Listings Ratio, All Types, Fraser Valley



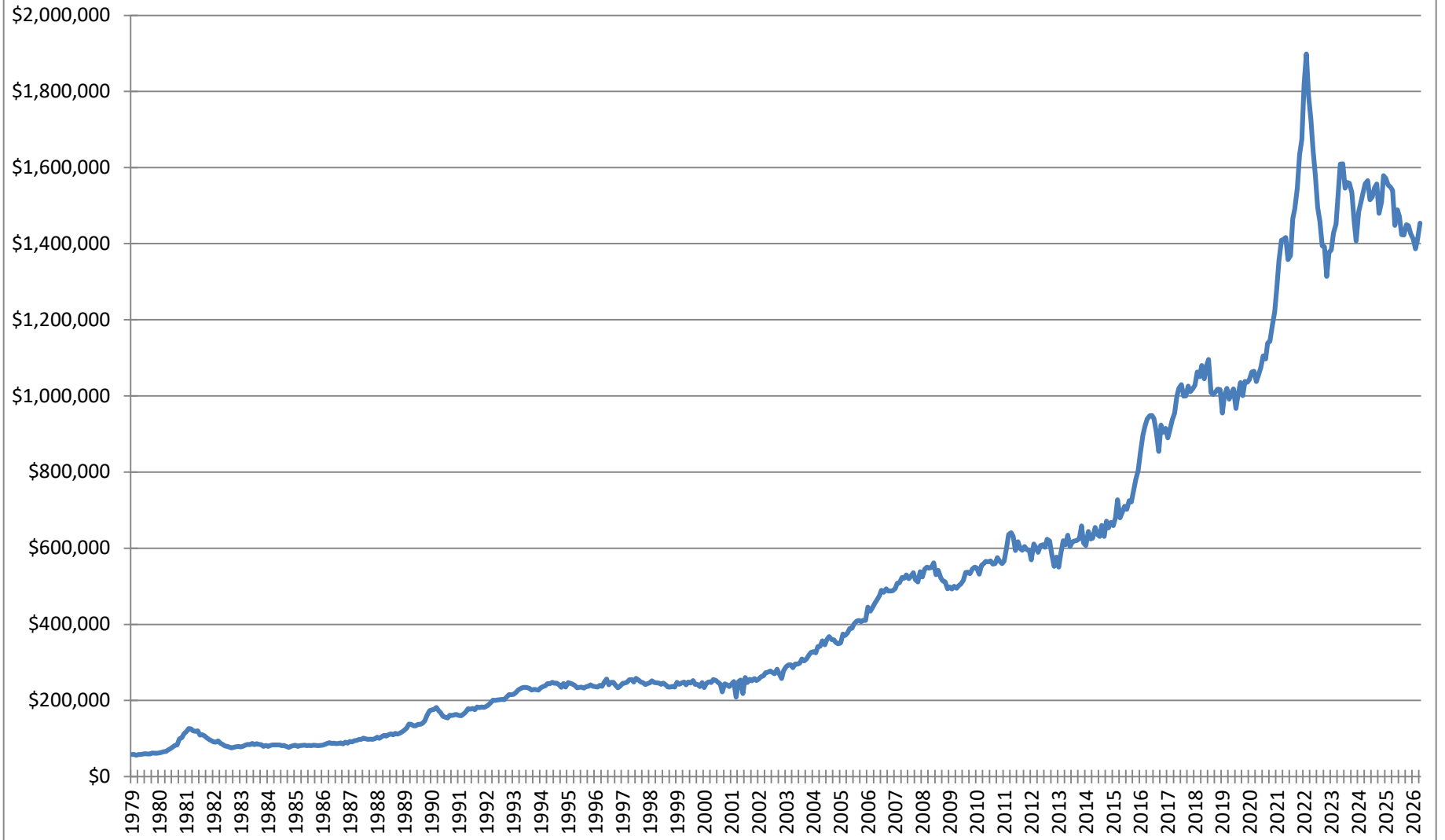
MLS® Home Price Index, Fraser Valley



MLS® Home Price Index Benchmark Prices, Fraser Valley

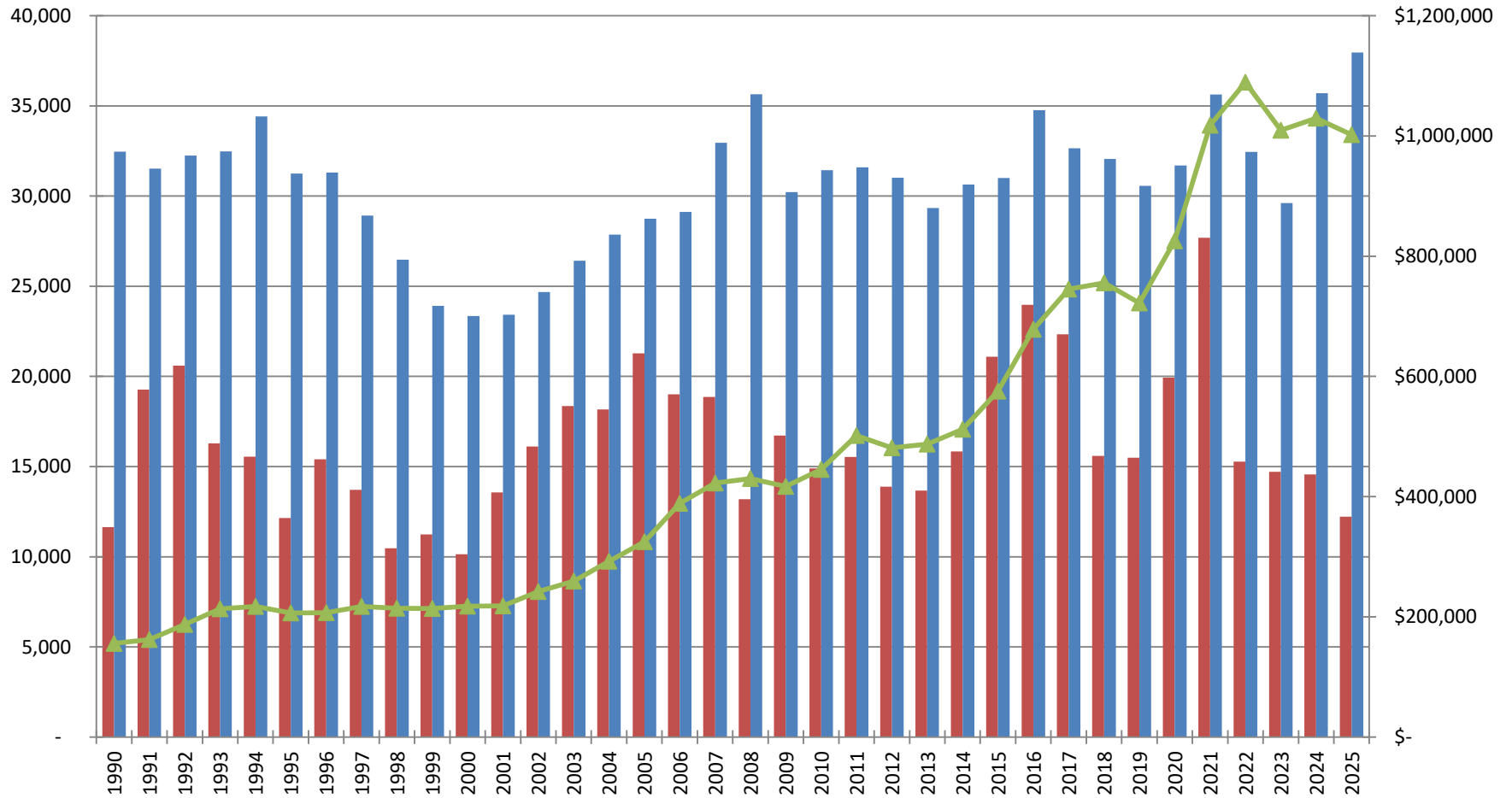


Average Price, Residential Detached, all Fraser Valley



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

■ Sales
 ■ New Listings
 ▲ Average Price





MLS® Summary - Fraser Valley April 2026

| Grand Totals | All Property Types | | | | |
|-----------------|--------------------|------------|----------|------------|----------|
| | Apr-26 | Apr-25 | % change | Mar-26 | % change |
| Sales | 1,118 | 1,043 | 7.2% | 1,007 | 11.0% |
| New Listings | 3,549 | 3,762 | -5.7% | 3,341 | 6.2% |
| Active Listings | 9,816 | 10,046 | -2.3% | 9,201 | 6.7% |
| Average Price | \$ 975,305 | \$ 982,914 | -0.8% | \$ 962,167 | 1.4% |

| Grand Totals - year to date | All Property Types | | |
|-----------------------------|--------------------|--------|----------|
| | 2026 | 2025 | % change |
| Sales - year to date | 3,585 | 3,808 | -5.9% |
| New Listings - year to date | 12,767 | 14,116 | -9.6% |

| All Areas Combined | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|--------------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Apr-26 | Apr-25 | % change | Mar-26 | % change | Apr-26 | Apr-25 | % change | Mar-26 | % change | Apr-26 | Apr-25 | % change | Mar-26 | % change |
| Sales | 395 | 316 | 25.0% | 347 | 13.8% | 282 | 272 | 3.7% | 264 | 6.8% | 297 | 344 | -13.7% | 279 | 6.5% |
| New Listings | 1,303 | 1,378 | -5.4% | 1,118 | 16.5% | 759 | 808 | -6.1% | 721 | 5.3% | 863 | 1,061 | -18.7% | 874 | -1.3% |
| Active Listings | 3,300 | 3,625 | -9.0% | 3,046 | 8.3% | 1,676 | 1,676 | 0.0% | 1,565 | 7.1% | 2,260 | 2,530 | -10.7% | 2,151 | 5.1% |
| Benchmark Price | \$ 1,374,800 | \$ 1,507,200 | -8.8% | \$ 1,375,600 | -0.1% | \$ 771,600 | \$ 833,200 | -7.4% | \$ 772,700 | -0.1% | \$ 491,000 | \$ 535,400 | -8.3% | \$ 489,200 | 0.4% |
| Median Price | \$ 1,350,000 | \$ 1,434,285 | -5.9% | \$ 1,282,500 | 5.3% | \$ 775,000 | \$ 828,450 | -6.5% | \$ 787,500 | -1.6% | \$ 495,000 | \$ 532,250 | -7.0% | \$ 492,500 | 0.5% |
| Average Price | \$ 1,454,008 | \$ 1,539,856 | -5.6% | \$ 1,410,189 | 3.1% | \$ 778,127 | \$ 849,516 | -8.4% | \$ 790,384 | -1.6% | \$ 526,851 | \$ 552,511 | -4.6% | \$ 505,895 | 4.1% |

| Abbotsford | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|-----------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Apr-26 | Apr-25 | % change | Mar-26 | % change | Apr-26 | Apr-25 | % change | Mar-26 | % change | Apr-26 | Apr-25 | % change | Mar-26 | % change |
| Sales | 61 | 52 | 17.3% | 53 | 15.1% | 36 | 32 | 12.5% | 46 | -21.7% | 45 | 44 | 2.3% | 59 | -23.7% |
| New Listings | 183 | 183 | 0.0% | 150 | 22.0% | 123 | 103 | 19.4% | 117 | 5.1% | 134 | 147 | -8.8% | 159 | -15.7% |
| Active Listings | 430 | 485 | -11.3% | 389 | 10.5% | 279 | 245 | 13.9% | 253 | 10.3% | 345 | 346 | -0.3% | 321 | 7.5% |
| Benchmark Price | \$ 1,186,600 | \$ 1,242,300 | -4.5% | \$ 1,188,800 | -0.2% | \$ 610,900 | \$ 661,600 | -7.7% | \$ 624,500 | -2.2% | \$ 400,400 | \$ 436,300 | -8.2% | \$ 395,900 | 1.1% |
| Median Price | \$ 1,063,600 | \$ 1,207,500 | -11.9% | \$ 1,029,000 | 3.4% | \$ 673,700 | \$ 656,450 | 2.6% | \$ 633,500 | 6.3% | \$ 370,000 | \$ 416,000 | -11.1% | \$ 393,000 | -5.9% |
| Average Price | \$ 1,173,937 | \$ 1,259,028 | -6.8% | \$ 1,094,184 | 7.3% | \$ 679,943 | \$ 667,284 | 1.9% | \$ 631,293 | 7.7% | \$ 383,040 | \$ 445,863 | -14.1% | \$ 425,595 | -10.0% |

| Mission | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|-----------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Apr-26 | Apr-25 | % change | Mar-26 | % change | Apr-26 | Apr-25 | % change | Mar-26 | % change | Apr-26 | Apr-25 | % change | Mar-26 | % change |
| Sales | 36 | 26 | 38.5% | 30 | 20.0% | 11 | 9 | 22.2% | 6 | 83.3% | 4 | 4 | 0.0% | 1 | 300.0% |
| New Listings | 80 | 88 | -9.1% | 91 | -12.1% | 19 | 14 | 35.7% | 16 | 18.8% | 12 | 22 | -45.5% | 17 | -29.4% |
| Active Listings | 260 | 268 | -3.0% | 256 | 1.6% | 49 | 42 | 16.7% | 48 | 2.1% | 49 | 49 | 0.0% | 48 | 2.1% |
| Benchmark Price | \$ 929,500 | \$ 1,046,200 | -11.2% | \$ 955,200 | -2.7% | \$ 637,700 | \$ 657,300 | -3.0% | \$ 650,000 | -1.9% | \$ 430,700 | \$ 449,300 | -4.1% | \$ 427,000 | 0.9% |
| Median Price | \$ 962,500 | \$ 932,500 | 3.2% | \$ 870,000 | 10.6% | \$ 665,000 | \$ 642,500 | 3.5% | \$ 690,000 | -3.6% | \$ 412,500 | \$ 447,500 | -7.8% | \$ 518,000 | -20.4% |
| Average Price | \$ 1,020,156 | \$ 990,888 | 3.0% | \$ 1,013,689 | 0.6% | \$ 634,981 | \$ 653,268 | -2.8% | \$ 708,300 | -10.4% | \$ 446,225 | \$ 443,250 | 0.7% | \$ 518,000 | -13.9% |



| White Rock / South Surrey | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---------------------------|--------------|--------------|----------|--------------|----------|------------|-------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Apr-26 | Apr-25 | % change | Mar-26 | % change | Apr-26 | Apr-25 | % change | Mar-26 | % change | Apr-26 | Apr-25 | % change | Mar-26 | % change |
| Sales | 72 | 52 | 38.5% | 52 | 38.5% | 44 | 42 | 4.8% | 46 | -4.3% | 52 | 72 | -27.8% | 44 | 18.2% |
| New Listings | 265 | 233 | 13.7% | 200 | 32.5% | 106 | 139 | -23.7% | 135 | -21.5% | 154 | 172 | -10.5% | 128 | 20.3% |
| Active Listings | 634 | 614 | 3.3% | 579 | 9.5% | 277 | 290 | -4.5% | 278 | -0.4% | 357 | 426 | -16.2% | 319 | 11.9% |
| Benchmark Price | \$ 1,740,600 | \$ 1,895,200 | -8.2% | \$ 1,718,500 | 1.3% | \$ 878,200 | \$ 956,100 | -8.1% | \$ 868,400 | 1.1% | \$ 588,200 | \$ 617,900 | -4.8% | \$ 571,000 | 3.0% |
| Median Price | \$ 1,845,000 | \$ 1,892,500 | -2.5% | \$ 1,690,500 | 9.1% | \$ 842,500 | \$ 970,428 | -13.2% | \$ 879,500 | -4.2% | \$ 584,999 | \$ 596,450 | -1.9% | \$ 551,000 | 6.2% |
| Average Price | \$ 2,017,591 | \$ 2,013,015 | 0.2% | \$ 1,814,235 | 11.2% | \$ 871,363 | \$1,061,994 | -18.0% | \$ 927,663 | -6.1% | \$ 753,520 | \$ 673,674 | 11.9% | \$ 638,503 | 18.0% |

| Langley | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|-----------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Apr-26 | Apr-25 | % change | Mar-26 | % change | Apr-26 | Apr-25 | % change | Mar-26 | % change | Apr-26 | Apr-25 | % change | Mar-26 | % change |
| Sales | 79 | 67 | 17.9% | 77 | 2.6% | 73 | 76 | -3.9% | 72 | 1.4% | 86 | 76 | 13.2% | 72 | 19.4% |
| New Listings | 214 | 236 | -9.3% | 168 | 27.4% | 174 | 186 | -6.5% | 149 | 16.8% | 211 | 219 | -3.7% | 222 | -5.0% |
| Active Listings | 449 | 543 | -17.3% | 411 | 9.2% | 297 | 310 | -4.2% | 261 | 13.8% | 490 | 475 | 3.2% | 486 | 0.8% |
| Benchmark Price | \$ 1,526,200 | \$ 1,653,900 | -7.7% | \$ 1,513,100 | 0.9% | \$ 812,000 | \$ 862,500 | -5.9% | \$ 811,500 | 0.1% | \$ 554,100 | \$ 607,500 | -8.8% | \$ 556,900 | -0.5% |
| Median Price | \$ 1,398,000 | \$ 1,586,000 | -11.9% | \$ 1,450,000 | -3.6% | \$ 810,000 | \$ 852,500 | -5.0% | \$ 844,122 | -4.0% | \$ 531,000 | \$ 580,000 | -8.4% | \$ 547,750 | -3.1% |
| Average Price | \$ 1,493,146 | \$ 1,636,513 | -8.8% | \$ 1,546,200 | -3.4% | \$ 838,756 | \$ 887,042 | -5.4% | \$ 858,027 | -2.2% | \$ 539,142 | \$ 589,148 | -8.5% | \$ 545,481 | -1.2% |

| Delta - North | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|-----------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Apr-26 | Apr-25 | % change | Mar-26 | % change | Apr-26 | Apr-25 | % change | Mar-26 | % change | Apr-26 | Apr-25 | % change | Mar-26 | % change |
| Sales | 20 | 16 | 25.0% | 27 | -25.9% | 7 | 4 | 75.0% | 2 | 250.0% | 4 | 8 | -50.0% | 5 | -20.0% |
| New Listings | 94 | 95 | -1.1% | 91 | 3.3% | 14 | 19 | -26.3% | 16 | -13% | 15 | 21 | -28.6% | 14 | 7.1% |
| Active Listings | 245 | 228 | 7.5% | 228 | 7.5% | 37 | 37 | 0.0% | 35 | 5.7% | 41 | 54 | -24.1% | 44 | -6.8% |
| Benchmark Price | \$ 1,239,800 | \$ 1,405,200 | -11.8% | \$ 1,252,700 | -1.0% | \$ 879,900 | \$ 956,700 | -8.0% | \$ 892,800 | -1.4% | \$ 512,700 | \$ 560,300 | -8.5% | \$ 506,100 | 1.3% |
| Median Price | \$ 1,193,750 | \$ 1,337,450 | -10.7% | \$ 1,199,000 | -0.4% | \$ 780,000 | \$ 912,000 | -14.5% | \$ 942,250 | -17.2% | \$ 482,450 | \$ 620,000 | -22.2% | \$ 607,000 | -20.5% |
| Average Price | \$ 1,318,975 | \$ 1,372,743 | -3.9% | \$ 1,335,185 | -1.2% | \$ 757,142 | \$ 880,500 | -14.0% | \$ 942,250 | -19.6% | \$ 462,475 | \$ 589,249 | -21.5% | \$ 551,600 | -16.2% |



| City of Surrey - Combined* | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|----------------------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Apr-26 | Apr-25 | % change | Mar-26 | % change | Apr-26 | Apr-25 | % change | Mar-26 | % change | Apr-26 | Apr-25 | % change | Mar-26 | % change |
| Sales | 185 | 151 | 22.5% | 152 | 21.7% | 155 | 151 | 2.6% | 137 | 13.1% | 127 | 184 | -31.0% | 121 | 5.0% |
| Benchmark Price | \$ 1,461,000 | \$ 1,620,300 | -9.8% | \$ 1,463,500 | -0.2% | \$ 794,500 | \$ 862,000 | -7.8% | \$ 792,700 | 0.2% | \$ 474,100 | \$ 521,600 | -9.1% | \$ 477,100 | -0.6% |
| Average Price | \$ 1,591,266 | \$ 1,694,779 | -6.1% | \$ 1,532,256 | 3.9% | \$ 783,483 | \$ 880,123 | -11.0% | \$ 809,230 | -3.2% | \$ 488,838 | \$ 526,911 | -7.2% | \$ 490,513 | -0.3% |

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

| Surrey - Central | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|------------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Apr-26 | Apr-25 | % change | Mar-26 | % change | Apr-26 | Apr-25 | % change | Mar-26 | % change | Apr-26 | Apr-25 | % change | Mar-26 | % change |
| Sales | 49 | 45 | 8.9% | 49 | 0.0% | 54 | 60 | -10.0% | 49 | 10.2% | 24 | 29 | -17.2% | 21 | 14.3% |
| New Listings | 228 | 281 | -18.9% | 215 | 6.0% | 197 | 227 | -13.2% | 163 | 20.9% | 82 | 90 | -8.9% | 88 | -6.8% |
| Active Listings | 689 | 778 | -11.4% | 649 | 6.2% | 475 | 496 | -4.2% | 436 | 8.9% | 250 | 230 | 8.7% | 246 | 1.6% |
| Benchmark Price | \$ 1,373,800 | \$ 1,531,800 | -10.3% | \$ 1,371,400 | 0.2% | \$ 768,300 | \$ 834,400 | -7.9% | \$ 773,100 | -0.6% | \$ 495,900 | \$ 545,000 | -9.0% | \$ 493,500 | 0.5% |
| Median Price | \$ 1,377,000 | \$ 1,462,000 | -5.8% | \$ 1,440,000 | -4.4% | \$ 780,000 | \$ 829,900 | -6.0% | \$ 775,000 | 0.6% | \$ 532,500 | \$ 505,000 | 5.4% | \$ 520,000 | 2.4% |
| Average Price | \$ 1,402,359 | \$ 1,553,077 | -9.7% | \$ 1,539,130 | -8.9% | \$ 767,035 | \$ 817,859 | -6.2% | \$ 755,491 | 1.5% | \$ 528,962 | \$ 512,582 | 3.2% | \$ 501,176 | 5.5% |

| Surrey - Cloverdale | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|---------------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Apr-26 | Apr-25 | % change | Mar-26 | % change | Apr-26 | Apr-25 | % change | Mar-26 | % change | Apr-26 | Apr-25 | % change | Mar-26 | % change |
| Sales | 43 | 31 | 38.7% | 29 | 48.3% | 34 | 32 | 6.3% | 31 | 9.7% | 16 | 16 | 0.0% | 13 | 23.1% |
| New Listings | 94 | 115 | -18.3% | 93 | 1.1% | 82 | 80 | 2.5% | 65 | 26.2% | 34 | 38 | -10.5% | 39 | -12.8% |
| Active Listings | 210 | 216 | -2.8% | 203 | 3.4% | 146 | 129 | 13.2% | 130 | 12.3% | 74 | 86 | -14.0% | 82 | -9.8% |
| Benchmark Price | \$ 1,382,000 | \$ 1,513,600 | -8.7% | \$ 1,391,000 | -0.6% | \$ 773,100 | \$ 843,300 | -8.3% | \$ 778,400 | -0.7% | \$ 538,700 | \$ 583,500 | -7.7% | \$ 549,100 | -1.9% |
| Median Price | \$ 1,300,000 | \$ 1,499,999 | -13.3% | \$ 1,275,000 | 2.0% | \$ 734,500 | \$ 820,000 | -10.4% | \$ 745,500 | -1.5% | \$ 446,250 | \$ 582,500 | -23.4% | \$ 445,000 | 0.3% |
| Average Price | \$ 1,357,869 | \$ 1,515,935 | -10.4% | \$ 1,324,834 | 2.5% | \$ 762,529 | \$ 818,668 | -6.9% | \$ 754,474 | 1.1% | \$ 512,143 | \$ 592,118 | -13.5% | \$ 490,715 | 4.4% |

| Surrey - North | Detached | | | | | Townhouse | | | | | Apartment | | | | |
|-----------------|--------------|--------------|----------|--------------|----------|------------|------------|----------|------------|----------|------------|------------|----------|------------|----------|
| | Apr-26 | Apr-25 | % change | Mar-26 | % change | Apr-26 | Apr-25 | % change | Mar-26 | % change | Apr-26 | Apr-25 | % change | Mar-26 | % change |
| Sales | 33 | 27 | 22.2% | 30 | 10.0% | 23 | 17 | 35.3% | 12 | 91.7% | 66 | 95 | -30.5% | 64 | 3.1% |
| New Listings | 142 | 145 | -2.1% | 110 | 29.1% | 44 | 40 | 10.0% | 59 | -25.4% | 221 | 352 | -37.2% | 207 | 6.8% |
| Active Listings | 377 | 480 | -21.5% | 326 | 15.6% | 114 | 127 | -10.2% | 122 | -6.6% | 652 | 861 | -24.3% | 603 | 8.1% |
| Benchmark Price | \$ 1,311,600 | \$ 1,488,500 | -11.9% | \$ 1,344,000 | -2.4% | \$ 703,600 | \$ 756,100 | -6.9% | \$ 686,000 | 2.6% | \$ 423,100 | \$ 474,600 | -10.9% | \$ 427,100 | -0.9% |
| Median Price | \$ 1,310,000 | \$ 1,325,000 | -1.1% | \$ 1,142,500 | 14.7% | \$ 665,000 | \$ 755,000 | -11.9% | \$ 768,500 | -13.5% | \$ 446,500 | \$ 465,000 | -4.0% | \$ 423,500 | 5.4% |
| Average Price | \$ 1,426,357 | \$ 1,562,684 | -8.7% | \$ 1,254,936 | 13.7% | \$ 684,956 | \$ 766,229 | -10.6% | \$ 719,108 | -4.7% | \$ 441,886 | \$ 487,792 | -9.4% | \$ 445,090 | -0.7% |



MLS® Home Price Index - Fraser Valley

April 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 | 1,031,500 | 314.9 | -0.4 | -0.1 | -2.4 | -7.1 | -6.8 | 1.7 | 17.6 |
| | FRASER VALLEY BOARD | 899,200 | 323.6 | 0.1 | 0.3 | -2.2 | -7.5 | -9.4 | 0.3 | 42.1 |
| | NORTH DELTA | 1,070,500 | 340.5 | -0.9 | -2.2 | -2.6 | -10.3 | -10.6 | -4.2 | 39.7 |
| | NORTH SURREY | 663,500 | 302.1 | -1.0 | -1.2 | -3.4 | -8.9 | -16.7 | -9.1 | 22.6 |
| | SURREY | 943,100 | 331.0 | -0.3 | -0.9 | -2.6 | -8.7 | -12.6 | -1.6 | 53.3 |
| | CLOVERDALE | 958,900 | 321.8 | -0.7 | 1.1 | -1.7 | -7.9 | -6.9 | 5.8 | 63.8 |
| | SOUTH SURREY & WHITE ROCK | 1,063,900 | 281.5 | 1.7 | 1.7 | 1.0 | -6.6 | -12.0 | 0.0 | 17.1 |
| | LANGLEY | 970,700 | 326.3 | 0.5 | 0.8 | -1.9 | -7.0 | -2.3 | 7.3 | 54.4 |
| | ABBOTSFORD | 745,600 | 334.3 | -0.2 | 0.2 | -4.5 | -5.5 | -6.1 | 1.0 | 69.7 |
| | MISSION | 827,500 | 329.7 | -2.4 | -2.0 | -7.5 | -10.7 | -8.4 | -1.9 | 82.6 |
| DETACHED | LOWER MAINLAND | 1,647,000 | 361.5 | -0.5 | -0.3 | -3.3 | -8.5 | -3.4 | 4.2 | 22.3 |
| | FRASER VALLEY BOARD | 1,374,800 | 391.8 | -0.1 | 0.1 | -2.8 | -8.8 | -5.1 | 3.7 | 60.7 |
| | NORTH DELTA | 1,239,800 | 372.4 | -1.0 | -2.3 | -3.5 | -11.8 | -9.3 | -2.6 | 44.1 |
| | NORTH SURREY | 1,311,600 | 405.4 | -2.4 | -1.8 | -5.7 | -11.9 | -8.5 | -0.8 | 59.5 |
| | SURREY | 1,373,800 | 394.7 | 0.2 | -1.4 | -2.8 | -10.3 | -7.7 | 2.8 | 70.8 |
| | CLOVERDALE | 1,382,000 | 397.8 | -0.7 | 1.9 | -2.0 | -8.7 | -5.4 | 5.7 | 74.4 |
| | SOUTH SURREY & WHITE ROCK | 1,740,600 | 341.1 | 1.3 | 0.7 | 1.5 | -8.2 | -6.2 | 4.9 | 29.8 |
| | LANGLEY | 1,526,200 | 403.0 | 0.9 | 1.4 | -1.4 | -7.7 | -0.6 | 6.6 | 76.7 |
| | ABBOTSFORD | 1,186,600 | 404.4 | -0.2 | 1.3 | -5.4 | -4.5 | 0.4 | 4.4 | 95.9 |
| | MISSION | 929,500 | 348.6 | -2.7 | -2.0 | -8.5 | -11.2 | -4.8 | 0.1 | 91.6 |
| TOWNHOUSE | LOWER MAINLAND | 915,600 | 349.6 | -0.2 | 0.1 | -1.7 | -5.7 | -3.8 | 14.1 | 72.7 |
| | FRASER VALLEY BOARD | 771,600 | 346.3 | -0.1 | -0.2 | -1.7 | -7.4 | -5.2 | 13.2 | 96.3 |
| | NORTH DELTA | 879,900 | 384.7 | -1.5 | -2.4 | 0.0 | -8.0 | -6.2 | 9.3 | 83.3 |
| | NORTH SURREY | 703,600 | 404.1 | 2.6 | -0.1 | 1.3 | -7.0 | -6.7 | 16.8 | 125.0 |
| | SURREY | 768,300 | 353.6 | -0.6 | 0.1 | -1.4 | -7.9 | -7.8 | 10.6 | 108.2 |
| | CLOVERDALE | 773,100 | 317.8 | -0.7 | -0.6 | -2.5 | -8.3 | -7.0 | 9.6 | 87.7 |
| | SOUTH SURREY & WHITE ROCK | 878,200 | 277.7 | 1.1 | 2.0 | -0.4 | -8.2 | -6.8 | 10.0 | 59.6 |
| | LANGLEY | 812,000 | 350.3 | 0.1 | -0.3 | -2.3 | -5.9 | -0.5 | 19.2 | 113.9 |
| | ABBOTSFORD | 610,900 | 336.8 | -2.2 | -3.4 | -5.2 | -7.7 | -1.7 | 15.9 | 123.1 |
| | MISSION | 637,700 | 349.2 | -1.9 | -2.7 | -1.2 | -3.0 | 2.1 | 24.7 | 126.2 |
| APARTMENT | LOWER MAINLAND | 652,200 | 327.2 | -0.3 | 0.0 | -1.7 | -7.8 | -6.4 | 5.9 | 51.8 |
| | FRASER VALLEY BOARD | 491,000 | 404.4 | 0.4 | 0.5 | -2.1 | -8.3 | -6.7 | 13.1 | 122.8 |
| | NORTH DELTA | 512,700 | 496.3 | 1.3 | -1.0 | -4.3 | -8.5 | -8.9 | 10.1 | 116.8 |
| | NORTH SURREY | 423,100 | 392.9 | -0.9 | -1.4 | -3.2 | -10.9 | -14.5 | 3.1 | 109.7 |
| | SURREY | 495,900 | 461.7 | 0.5 | -0.8 | -4.0 | -9.0 | -6.8 | 18.4 | 152.0 |
| | CLOVERDALE | 538,700 | 399.3 | -1.9 | -0.8 | -2.2 | -7.7 | -8.4 | 7.9 | 114.1 |
| | SOUTH SURREY & WHITE ROCK | 588,200 | 348.3 | 3.0 | 4.1 | 1.6 | -4.8 | -2.7 | 14.8 | 111.4 |
| | LANGLEY | 554,100 | 386.9 | -0.5 | 0.2 | -2.8 | -8.8 | -3.4 | 16.3 | 135.2 |
| | ABBOTSFORD | 400,400 | 430.5 | 1.1 | 0.7 | -2.7 | -8.2 | -3.3 | 20.0 | 164.9 |
| | MISSION | 430,700 | 385.2 | 0.9 | -1.5 | -0.2 | -4.2 | -0.6 | 23.4 | 163.1 |

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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.