



Monthly Statistics Package

Fraser Valley Real Estate Board

February 2025



News Release



Fraser Valley Real Estate Board

The information below has been updated with the revised HPI Data as of March 20, 2025.

For Immediate Release: March 4, 2025

Buyers gaining upper hand in Fraser Valley real estate market

SURREY, BC – For the first time in four months, home sales in the Fraser Valley have increased as buyers capitalize on more selection and weakening prices.

The Fraser Valley Real Estate Board recorded 920 sales in February, up 13 per cent from January, but 26 per cent below sales recorded in February 2024.

Despite a nine per cent drop in newly listed homes on the Board's Multiple Listing Service® (MLS®), new listings remained 14 per cent above the 10-year seasonal average, at 3,121. Overall inventory remains high, at 8,070 active listings, 45 per cent above February 2024 and 55 per cent above the 10-year seasonal average.

The overall sales-to-active listings ratio continues to signal a buyer's market in the Fraser Valley, with a ratio of 11 per cent. The market is considered to be balanced with the ratio is between 12 per cent and 20 per cent.

"The combination of inventory accumulation and softening prices is providing buyers with increased leverage, especially in the single-family detached category," said Baldev Gill, CEO of the Fraser Valley Real Estate Board. "Should this pattern persist, we could see a further shift toward a buyer's market, particularly given the ongoing economic uncertainties and impending tariffs. With ample selection, buyers have flexibility and time on their side to explore their options before making a decision."

Homes across the Fraser Valley sold in fewer days in February compared to January. The average number of days to sell a single-family detached home was 39, while for a condo it was 36. Townhomes took, on average, 32 days to sell.

The composite Benchmark price in the Fraser Valley increased to just over half a per cent in February, up 0.6 per cent to \$970,300.

MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At \$1,499,000, the Benchmark price for an FVREB *single-family detached* home increased 1.1 per cent compared to January 2025 and increased 0.1 per cent compared to February 2024.
- **Townhomes:** At \$829,800 the Benchmark price for an FVREB *townhome* increased 0.5 per cent compared to January 2025 and decreased 1 per cent compared to February 2024.
- **Apartments:** At \$538,200 the Benchmark price for an FVREB *apartment/condo* increased 0.7 per cent compared to January 2025 and decreased 1.5 per cent compared to February 2024.

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**The Fraser Valley Real Estate Board is an association of 5,230 real estate professionals who live and work in the BC communities of Abbotsford, Langley, Mission, North Delta, Surrey, and White Rock.*

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[FVREB Stats](#)



MLS® Summary - Fraser Valley February 2025

The information below has been updated with the revised HPI Data as of March 20, 2025.

Grand Totals	All Property Types				
	Feb-25	Feb-24	% change	Jan-25	% change
Sales	920	1,235	-25.5%	818	12.5%
New Listings	3,121	2,797	11.6%	3,432	-9.1%
Active Listings	8,070	5,561	45.1%	7,251	11.3%
Average Price	\$ 993,560	\$ 1,005,290	-1.2%	\$ 1,033,366	-3.9%

Grand Totals - year to date	All Property Types		
	2025	2024	% change
Sales - year to date	1,737	2,172	-20.0%
New Listings - year to date	6,553	5,165	26.9%

All Areas Combined	Detached					Townhouse					Apartment				
	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change
Sales	270	404	-33.2%	242	11.6%	255	279	-8.6%	227	12.3%	281	423	-33.6%	262	7.3%
New Listings	1,088	998	9.0%	1,136	-4.2%	634	551	15.1%	681	-6.9%	958	788	21.6%	1,076	-11.0%
Active Listings	2,763	1,865	48.2%	2,400	15.1%	1,286	803	60.1%	1,161	10.8%	2,115	1,284	64.7%	1,873	12.9%
Benchmark Price	\$ 1,499,000	\$ 1,498,000	0.1%	\$ 1,483,000	1.1%	\$ 829,800	\$ 838,300	-1.0%	\$ 826,000	0.5%	\$ 538,200	\$ 546,300	-1.5%	\$ 534,600	0.7%
Median Price	\$ 1,435,000	\$ 1,449,500	-1.0%	\$ 1,470,000	-2.4%	\$ 833,000	\$ 850,000	-2.0%	\$ 839,000	-0.7%	\$ 535,000	\$ 532,000	0.6%	\$ 527,250	1.5%
Average Price	\$ 1,554,420	\$ 1,508,622	3.0%	\$ 1,571,769	-1.1%	\$ 860,446	\$ 881,408	-2.4%	\$ 865,637	-0.6%	\$ 567,266	\$ 556,123	2.0%	\$ 530,193	7.0%

Abbotsford	Detached					Townhouse					Apartment				
	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change
Sales	48	67	-28.4%	43	11.6%	36	37	-2.7%	18	100.0%	48	66	-27.3%	43	11.6%
New Listings	160	140	14.3%	178	-10.1%	77	63	22.2%	82	-6.1%	118	107	10.3%	143	-17.5%
Active Listings	384	250	53.6%	332	15.7%	165	87	89.7%	152	8.6%	247	161	53.4%	233	6.0%
Benchmark Price	\$ 1,215,200	\$ 1,212,000	0.3%	\$ 1,207,400	0.6%	\$ 654,500	\$ 646,400	1.3%	\$ 653,700	0.1%	\$ 448,000	\$ 442,400	1.3%	\$ 440,900	1.6%
Median Price	\$ 1,267,500	\$ 1,125,000	12.7%	\$ 1,136,000	11.6%	\$ 702,500	\$ 697,500	0.7%	\$ 696,000	0.9%	\$ 435,000	\$ 424,500	2.5%	\$ 432,000	0.7%
Average Price	\$ 1,243,470	\$ 1,183,807	5.0%	\$ 1,195,228	4.0%	\$ 700,266	\$ 712,469	-1.7%	\$ 685,002	2.2%	\$ 440,877	\$ 460,636	-4.3%	\$ 464,069	-5.0%

Mission	Detached					Townhouse					Apartment				
	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change
Sales	18	42	-57.1%	26	-30.8%	3	11	-72.7%	6	-50.0%	2	14	-85.7%	2	0.0%
New Listings	63	69	-8.7%	81	-22.2%	10	11	-9.1%	9	11.1%	29	25	16.0%	21	38.1%
Active Listings	220	149	47.7%	202	8.9%	36	29	24.1%	36	0.0%	51	38	34.2%	32	59.4%
Benchmark Price	\$ 1,066,600	\$ 1,052,300	1.4%	\$ 1,025,000	4.1%	\$ 664,700	\$ 667,200	-0.4%	\$ 685,500	-3.0%	\$ 458,700	\$ 443,500	3.4%	\$ 457,400	0.3%
Median Price	\$ 1,039,500	\$ 1,043,500	-0.4%	\$ 1,053,375	-1.3%	\$ 799,000	\$ 728,000	9.8%	\$ 699,900	14.2%	\$ 448,000	\$ 429,700	4.3%	\$ 466,500	-4.0%
Average Price	\$ 1,062,632	\$ 1,118,137	-5.0%	\$ 1,158,759	-8.3%	\$ 777,966	\$ 731,009	6.4%	\$ 696,883	11.6%	\$ 448,000	\$ 435,728	2.8%	\$ 466,500	-4.0%



The information below has been updated with the revised HPI Data as of March 20, 2025.

White Rock / South Surrey	Detached					Townhouse					Apartment				
	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change
Sales	39	56	-30.4%	35	11.4%	52	45	15.6%	33	57.6%	53	68	-22.1%	40	32.5%
New Listings	163	165	-1.2%	204	-20.1%	121	93	30.1%	117	3.4%	175	143	22.4%	215	-18.6%
Active Listings	454	302	50.3%	401	13.2%	219	129	69.8%	200	9.5%	365	206	77.2%	323	13.0%
Benchmark Price	\$ 1,879,800	\$ 1,923,200	-2.3%	\$ 1,856,700	1.2%	\$ 941,900	\$ 958,200	-1.7%	\$ 934,600	0.8%	\$ 616,100	\$ 621,200	-0.8%	\$ 599,500	2.8%
Median Price	\$ 1,900,000	\$ 1,807,500	5.1%	\$ 1,727,250	10.0%	\$ 975,000	\$ 1,068,000	-8.7%	\$ 1,010,000	-3.5%	\$ 615,000	\$ 607,500	1.2%	\$ 582,250	5.6%
Average Price	\$ 2,117,166	\$ 2,023,424	4.6%	\$ 1,854,521	14.2%	\$ 1,017,718	\$ 1,083,777	-6.1%	\$ 1,046,942	-2.8%	\$ 757,822	\$ 688,173	10.1%	\$ 608,450	24.5%

Langley	Detached					Townhouse					Apartment				
	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change
Sales	57	77	-26.0%	37	54.1%	65	64	1.6%	59	10.2%	78	105	-25.7%	74	5.4%
New Listings	194	136	42.6%	181	7.2%	145	115	26.1%	135	7.4%	217	165	31.5%	227	-4.4%
Active Listings	400	257	55.6%	340	17.6%	234	150	56.0%	194	20.6%	403	256	57.4%	354	13.8%
Benchmark Price	\$ 1,626,900	\$ 1,602,800	1.5%	\$ 1,616,600	0.6%	\$ 868,000	\$ 858,100	1.2%	\$ 864,600	0.4%	\$ 607,700	\$ 610,200	-0.4%	\$ 603,900	0.6%
Median Price	\$ 1,450,000	\$ 1,520,000	-4.6%	\$ 1,583,000	-8.4%	\$ 870,000	\$ 852,500	2.1%	\$ 839,000	3.7%	\$ 555,000	\$ 580,000	-4.3%	\$ 546,750	1.5%
Average Price	\$ 1,615,749	\$ 1,577,187	2.4%	\$ 1,782,393	-9.3%	\$ 882,386	\$ 892,163	-1.1%	\$ 877,686	0.5%	\$ 568,720	\$ 587,487	-3.2%	\$ 564,248	0.8%

Delta - North	Detached					Townhouse					Apartment				
	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change
Sales	16	29	-44.8%	14	14.3%	6	1	500.0%	5	20.0%	5	6	-16.7%	6	-16.7%
New Listings	85	80	6.3%	60	41.7%	20	10	100.0%	16	25%	23	12	91.7%	24	-4.2%
Active Listings	181	129	40.3%	142	27.5%	39	15	160.0%	30	30.0%	52	30	73.3%	40	30.0%
Benchmark Price	\$ 1,417,200	\$ 1,400,300	1.2%	\$ 1,415,300	0.1%	\$ 928,800	\$ 917,400	1.2%	\$ 926,500	0.2%	\$ 548,300	\$ 579,500	-5.4%	\$ 567,900	-3.5%
Median Price	\$ 1,385,000	\$ 1,450,000	-4.5%	\$ 1,468,000	-5.7%	\$ 920,000	\$ 940,000	-2.1%	\$ 855,000	7.6%	\$ 595,000	\$ 635,000	-6.3%	\$ 552,000	7.8%
Average Price	\$ 1,475,437	\$ 1,518,987	-2.9%	\$ 1,616,357	-8.7%	\$ 917,833	\$ 940,000	-2.4%	\$ 922,200	-0.5%	\$ 630,000	\$ 649,166	-3.0%	\$ 521,500	20.8%



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City of Surrey - Combined*	Detached					Townhouse					Apartment				
	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change
Sales	124	183	-32.2%	115	7.8%	145	165	-12.1%	137	5.8%	126	197	-36.0%	124	1.6%
Benchmark Price	\$ 1,625,000	\$ 1,625,700	0.0%	\$ 1,608,800	1.0%	\$ 856,100	\$ 872,200	-1.8%	\$ 851,000	0.6%	\$ 528,500	\$ 544,400	-2.9%	\$ 527,000	0.3%
Average Price	\$ 1,698,154	\$ 1,671,024	1.6%	\$ 1,744,026	-2.6%	\$ 889,712	\$ 925,102	-3.8%	\$ 887,613	0.2%	\$ 575,807	\$ 543,282	6.0%	\$ 527,592	9.1%

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

Surrey - Central	Detached					Townhouse					Apartment				
	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change
Sales	46	61	-24.6%	38	21.1%	54	76	-28.9%	61	-11.5%	25	30	-16.7%	19	31.6%
New Listings	213	212	0.5%	232	-8.2%	158	166	-4.8%	205	-22.9%	83	90	-7.8%	97	-14.4%
Active Listings	598	403	48.4%	536	11.6%	388	272	42.6%	367	5.7%	212	146	45.2%	199	6.5%
Benchmark Price	\$ 1,528,800	\$ 1,529,100	0.0%	\$ 1,515,000	0.9%	\$ 833,900	\$ 848,700	-1.7%	\$ 827,500	0.8%	\$ 545,900	\$ 567,900	-3.9%	\$ 562,700	-3.0%
Median Price	\$ 1,545,500	\$ 1,500,000	3.0%	\$ 1,687,500	-8.4%	\$ 837,500	\$ 880,000	-4.8%	\$ 840,000	-0.3%	\$ 555,000	\$ 517,450	7.3%	\$ 526,000	5.5%
Average Price	\$ 1,610,978	\$ 1,569,237	2.7%	\$ 1,843,657	-12.6%	\$ 835,103	\$ 863,893	-3.3%	\$ 860,983	-3.0%	\$ 558,210	\$ 530,897	5.1%	\$ 539,605	3.4%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change
Sales	28	37	-24.3%	25	12.0%	24	31	-22.6%	32	-25.0%	10	16	-37.5%	12	-16.7%
New Listings	75	76	-1.3%	82	-8.5%	54	43	25.6%	62	-12.9%	42	24	75.0%	24	75.0%
Active Listings	150	113	32.7%	126	19.0%	94	48	95.8%	84	11.9%	60	22	172.7%	47	27.7%
Benchmark Price	\$ 1,520,400	\$ 1,505,000	1.0%	\$ 1,500,900	1.3%	\$ 840,400	\$ 856,700	-1.9%	\$ 837,100	0.4%	\$ 588,100	\$ 608,600	-3.4%	\$ 595,700	-1.3%
Median Price	\$ 1,359,900	\$ 1,450,000	-6.2%	\$ 1,499,999	-9.3%	\$ 796,500	\$ 828,000	-3.8%	\$ 797,450	-0.1%	\$ 547,450	\$ 568,500	-3.7%	\$ 490,000	11.7%
Average Price	\$ 1,439,764	\$ 1,487,977	-3.2%	\$ 1,559,959	-7.7%	\$ 802,804	\$ 873,553	-8.1%	\$ 795,090	1.0%	\$ 627,190	\$ 547,750	14.5%	\$ 499,658	25.5%

Surrey - North	Detached					Townhouse					Apartment				
	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change
Sales	18	35	-48.6%	23	-21.7%	15	14	7.1%	13	15.4%	60	118	-49.2%	65	-7.7%
New Listings	134	118	13.6%	117	14.5%	49	50	-2.0%	55	-10.9%	270	222	21.6%	324	-16.7%
Active Listings	369	255	44.7%	315	17.1%	111	73	52.1%	98	13.3%	723	421	71.7%	644	12.3%
Benchmark Price	\$ 1,502,900	\$ 1,479,700	1.6%	\$ 1,482,500	1.4%	\$ 747,600	\$ 782,200	-4.4%	\$ 751,300	-0.5%	\$ 480,600	\$ 499,000	-3.7%	\$ 480,300	0.1%
Median Price	\$ 1,390,000	\$ 1,425,000	-2.5%	\$ 1,442,500	-3.6%	\$ 770,000	\$ 820,500	-6.2%	\$ 850,000	-9.4%	\$ 477,000	\$ 502,500	-5.1%	\$ 489,990	-2.7%
Average Price	\$ 1,565,944	\$ 1,532,060	2.2%	\$ 1,540,297	1.7%	\$ 781,606	\$ 854,707	-8.6%	\$ 852,461	-8.3%	\$ 490,698	\$ 522,627	-6.1%	\$ 496,619	-1.2%

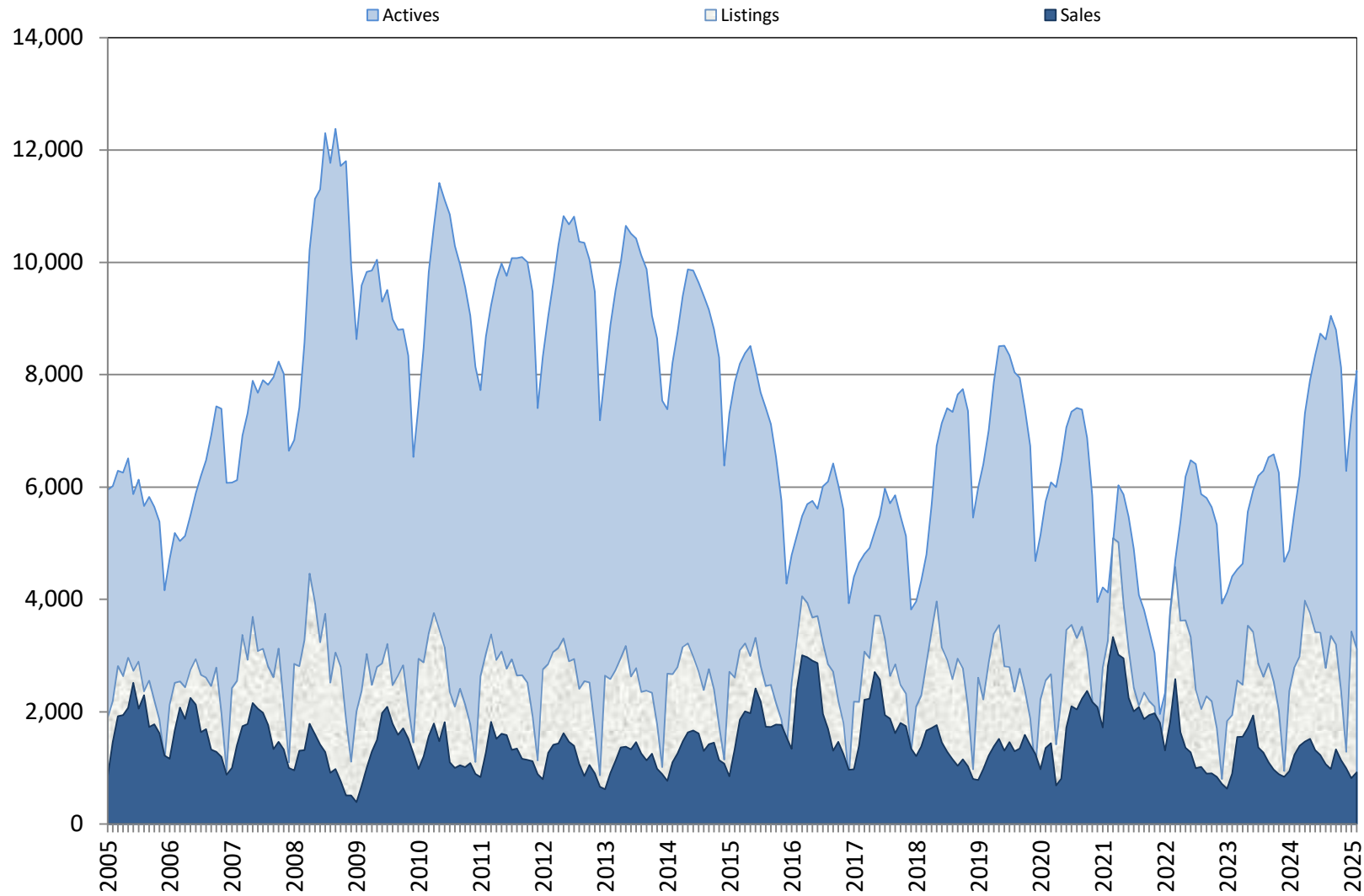


MLS® Home Price Index - Fraser Valley February 2025

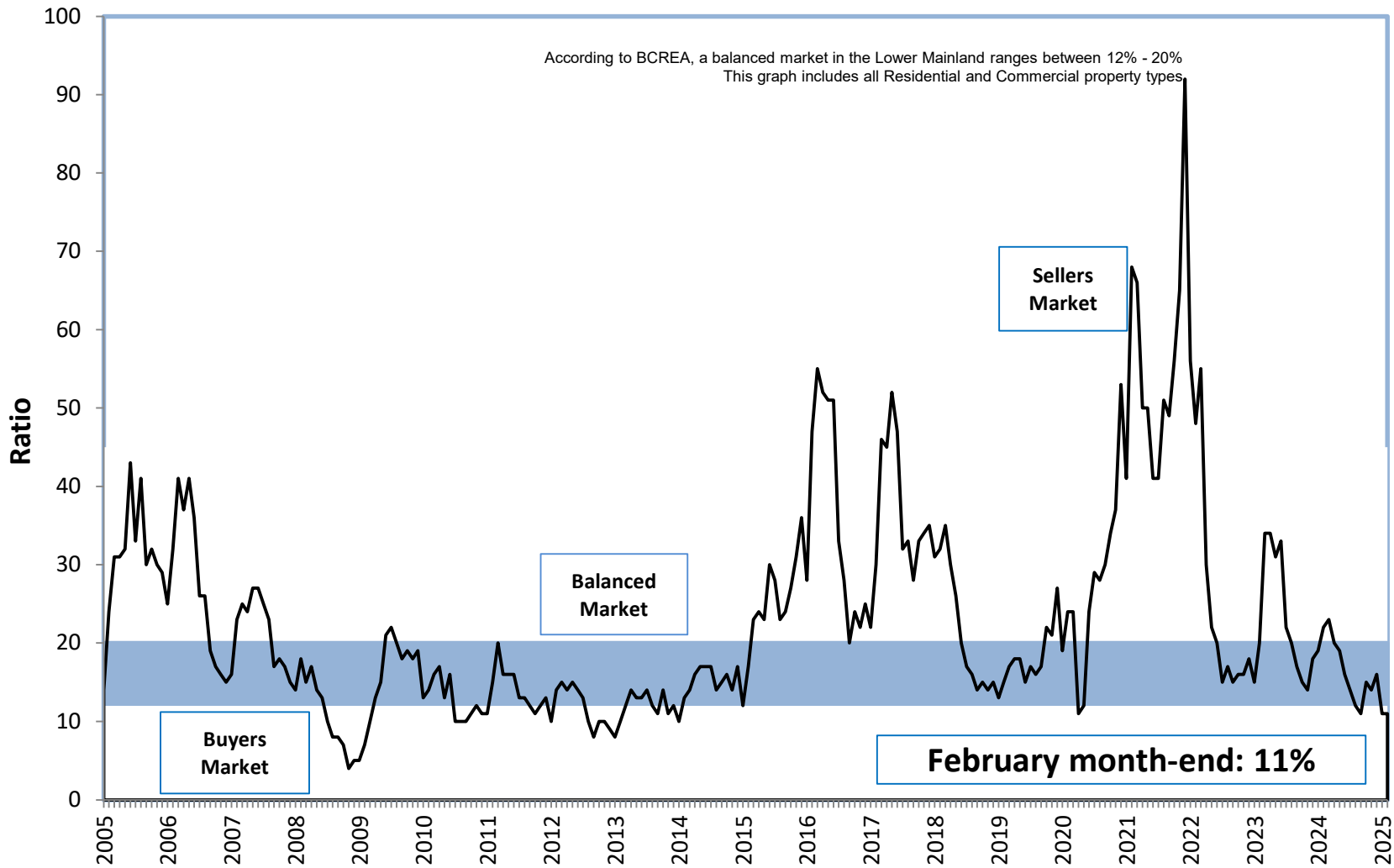
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	BENCHMARK PRICE	INDEX (HPI)	ONE MONTH % CHANGE	THREE MONTH % CHANGE	SIX MONTH % CHANGE	ONE YEAR % CHANGE	THREE YEAR % CHANGE	FIVE YEAR % CHANGE	TEN YEAR % CHANGE	
RESIDENTIAL COMBINED	LOWER MAINLAND	1,112,700	339.7	0.9	0.9	-1.2	-0.4	-7.8	32.9	72.6
	FRASER VALLEY BOARD	970,300	348.3	0.6	0.1	-2.3	-3.0	-16.7	40.7	107.4
	NORTH DELTA	1,204,100	382.5	-0.4	-1.7	-4.2	-0.6	-15.7	40.6	127.7
	NORTH SURREY	732,500	333.0	0.2	0.2	-2.7	-5.5	-21.6	29.8	91.8
	SURREY	1,036,200	362.3	0.1	-0.5	-2.7	-3.7	-18.2	40.5	125.7
	CLOVERDALE	1,042,400	345.4	0.5	0.6	-0.3	-1.5	-15.2	45.4	128.1
	SOUTH SURREY & WHITE ROCK	1,136,200	298.0	0.7	-1.3	-5.3	-5.9	-15.1	37.7	68.1
	LANGLEY	1,037,200	348.4	0.3	0.3	-1.3	0.1	-9.5	42.6	120.8
	ABBOTSFORD	780,800	354.7	0.5	1.1	-1.0	-2.0	-20.2	42.7	138.1
MISSION	944,300	370.9	3.4	3.0	0.5	-1.3	-21.0	49.9	168.8	
DETACHED	LOWER MAINLAND	1,808,700	397.0	1.0	1.6	-1.0	2.5	-5.0	44.6	90.1
	FRASER VALLEY BOARD	1,499,000	426.1	1.1	1.1	-1.6	0.1	-13.2	51.1	146.3
	NORTH DELTA	1,417,200	425.6	0.1	-0.8	-3.8	1.2	-13.3	47.9	148.6
	NORTH SURREY	1,502,900	464.7	1.4	2.7	-0.5	1.6	-12.7	51.5	171.6
	SURREY	1,528,800	438.3	0.9	0.6	-0.8	0.0	-12.7	52.1	163.7
	CLOVERDALE	1,520,400	433.3	1.3	2.7	0.7	1.0	-14.5	50.0	158.4
	SOUTH SURREY & WHITE ROCK	1,879,800	362.9	1.3	0.4	-4.4	-2.3	-8.3	42.7	96.7
	LANGLEY	1,626,900	429.9	0.6	0.5	-1.2	1.5	-10.9	51.4	163.6
	ABBOTSFORD	1,215,200	420.3	0.7	1.8	-0.6	0.3	-19.3	50.3	175.1
MISSION	1,066,600	393.6	4.1	4.0	2.0	1.4	-19.6	55.7	187.3	
TOWNHOUSE	LOWER MAINLAND	976,300	372.8	0.5	-0.5	-1.0	0.4	-2.7	43.6	128.3
	FRASER VALLEY BOARD	829,800	372.4	0.5	-0.6	-2.0	-1.0	-7.6	47.4	150.8
	NORTH DELTA	928,800	404.7	0.3	-3.0	-2.9	1.3	-11.8	36.0	127.9
	NORTH SURREY	747,600	426.2	-0.5	-3.1	-0.9	-4.4	-7.6	37.9	170.4
	SURREY	833,900	382.9	0.8	-0.2	-2.4	-1.7	-11.2	46.9	164.3
	CLOVERDALE	840,400	344.7	0.4	-1.9	-0.7	-1.9	-11.6	44.8	155.7
	SOUTH SURREY & WHITE ROCK	941,900	299.2	0.8	-1.1	-2.9	-1.7	-9.9	50.2	101.8
	LANGLEY	868,000	375.1	0.4	0.1	-1.9	1.2	0.4	50.7	169.5
	ABBOTSFORD	654,500	362.0	0.1	0.5	-1.5	1.3	-4.3	47.6	176.8
MISSION	664,700	354.5	-3.0	-2.0	-2.9	-0.4	2.7	51.8	179.8	
APARTMENT	LOWER MAINLAND	705,500	354.0	1.4	0.8	-1.1	-1.1	0.1	24.5	101.7
	FRASER VALLEY BOARD	538,200	440.8	0.7	0.4	-1.5	-1.5	-4.6	42.3	176.5
	NORTH DELTA	548,300	525.2	-3.5	-3.7	-4.7	-5.4	-11.4	21.3	206.1
	NORTH SURREY	480,600	443.8	0.1	0.1	-3.1	-3.7	-8.0	31.2	161.1
	SURREY	545,900	497.6	-3.0	-3.2	-4.5	-3.9	-7.3	42.7	217.1
	CLOVERDALE	588,100	433.7	-1.3	-0.9	-3.1	-3.4	-6.8	32.8	162.4
	SOUTH SURREY & WHITE ROCK	616,100	363.7	2.8	0.1	-1.3	-0.8	-0.9	43.1	147.6
	LANGLEY	607,700	422.9	0.6	1.1	-0.6	-0.4	-3.2	45.9	190.7
	ABBOTSFORD	448,000	480.2	1.6	2.2	1.1	1.3	-2.7	54.2	230.9
MISSION	458,700	411.0	0.3	-1.0	-0.7	3.4	3.9	50.6	225.4	

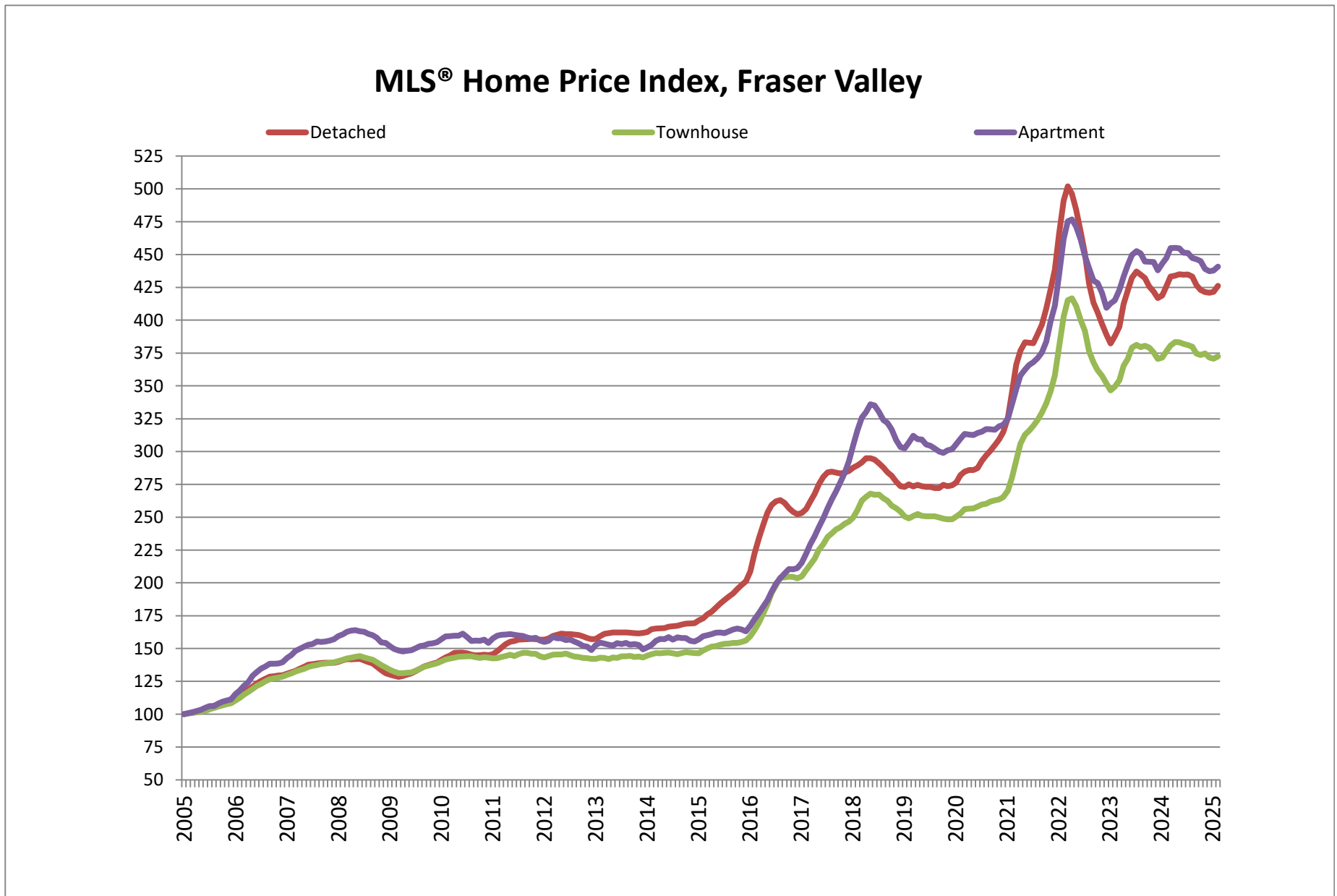
Sales, Listings & Active Inventory, All Types, Fraser Valley



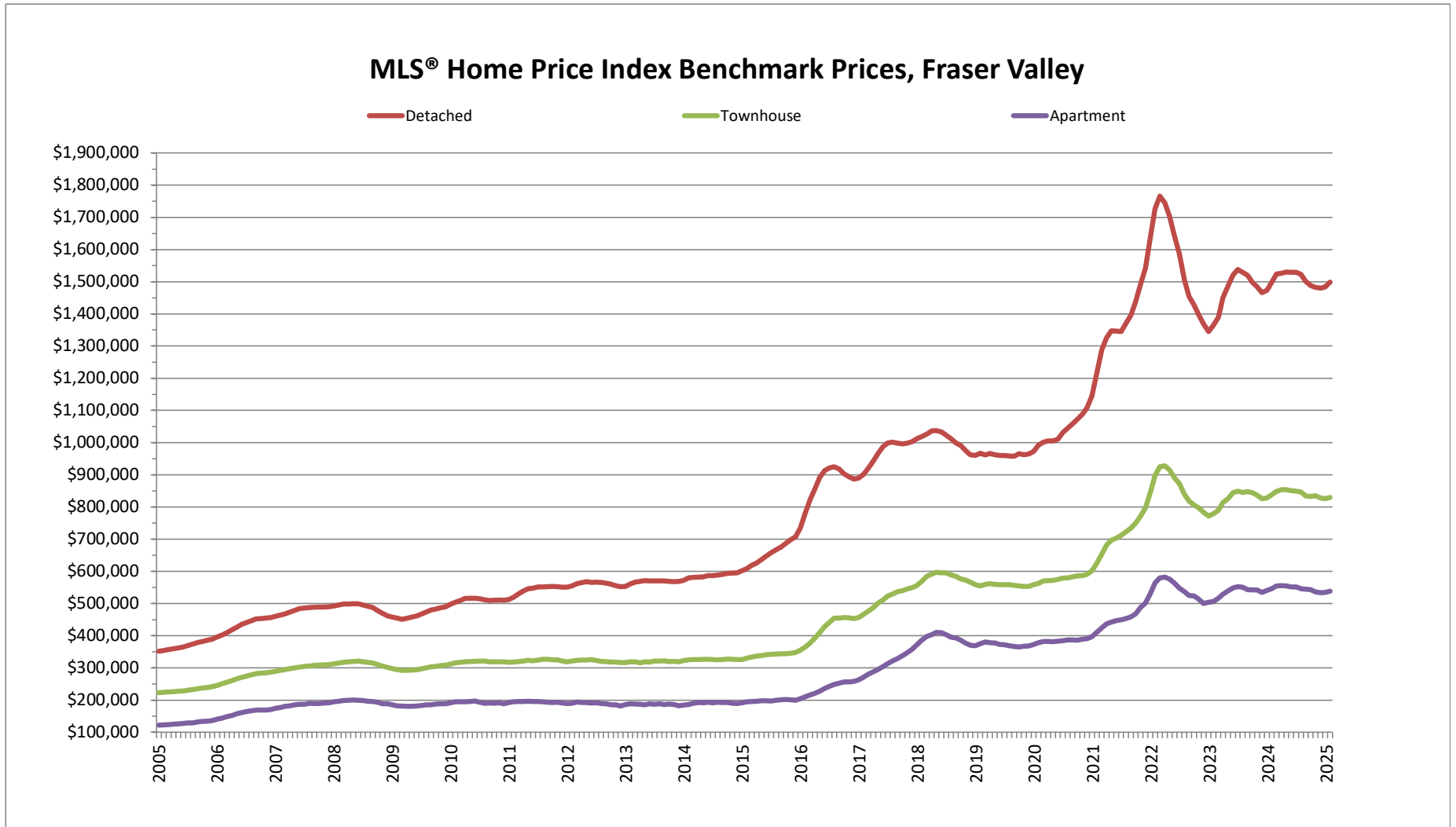
Sales-to-Active Listings Ratio, All Types, Fraser Valley



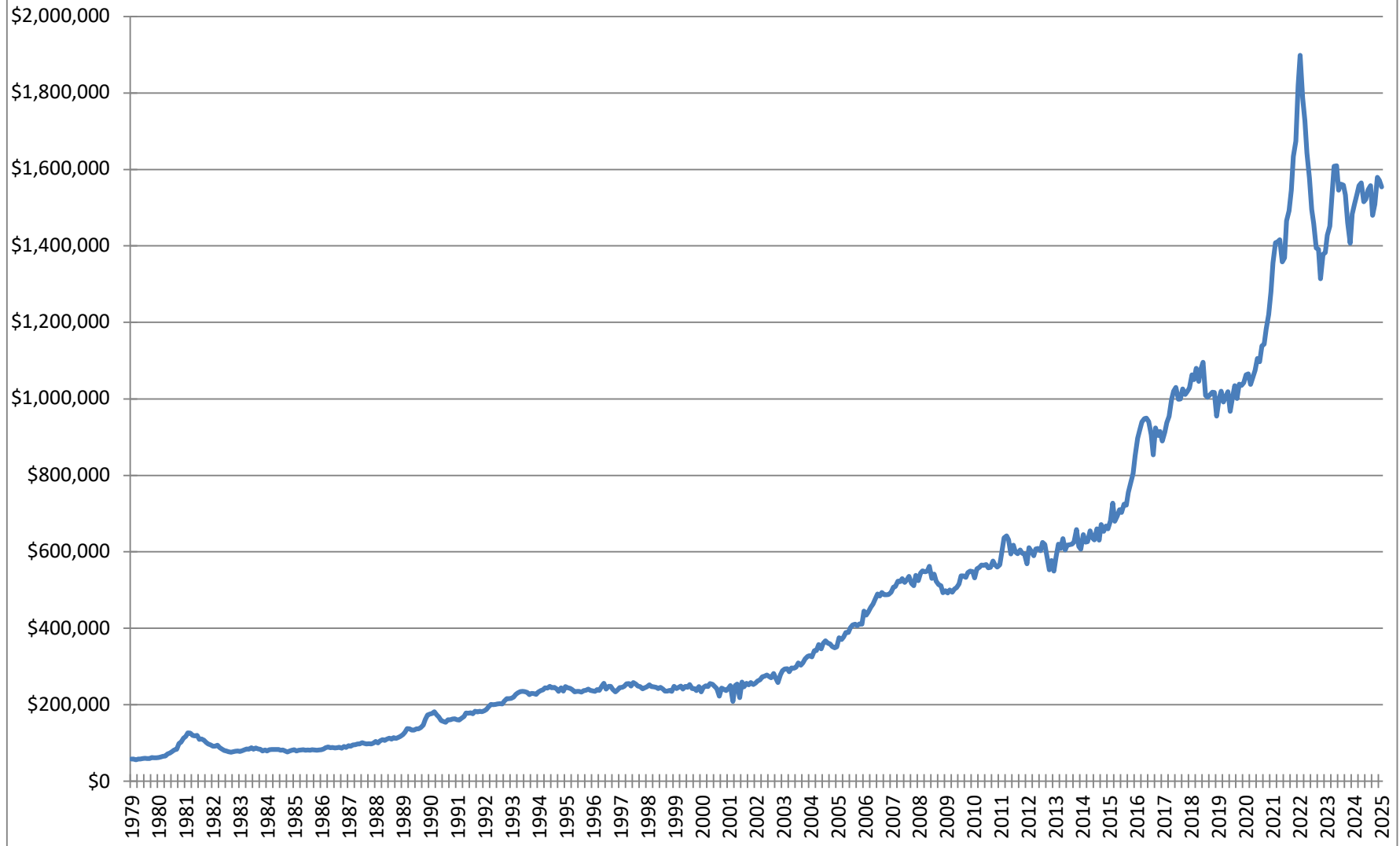
The information below has been updated with the revised HPI Data as of March 20, 2025.



The information below has been updated with the revised HPI Data as of March 20, 2025.



Average Price, Residential Detached, all Fraser Valley



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

■ Sales
 ■ New Listings
 ▲ Average Price

