



Monthly Statistics Package

Fraser Valley Real Estate Board

September 2025





MLS® Summary - Fraser Valley September 2025

Grand Totals	All Property Types				
	Sep-25	Sep-24	% change	Aug-25	% change
Sales	962	982	-2.0%	931	3.3%
New Listings	3,447	3,352	2.8%	2,793	23.4%
Active Listings	10,583	9,045	17.0%	10,445	1.3%
Average Price	\$ 986,674	\$ 1,025,762	-3.8%	\$ 1,008,091	-2.1%

Grand Totals - year to date	All Property Types		
	2025	2024	% change
Sales - year to date	9,250	11,127	-16.9%
New Listings - year to date	31,437	28,849	9.0%

All Areas Combined	Detached					Townhouse					Apartment				
	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change
Sales	344	317	8.5%	332	3.6%	244	263	-7.2%	249	-2.0%	262	296	-11.5%	253	3.6%
New Listings	1,226	1,252	-2.1%	991	23.7%	757	690	9.7%	635	19.2%	958	950	0.8%	735	30.3%
Active Listings	3,758	3,294	14.1%	3,769	-0.3%	1,833	1,419	29.2%	1,781	2.9%	2,599	2,255	15.3%	2,540	2.3%
Benchmark Price	\$1,420,000	\$ 1,501,100	-5.4%	\$ 1,436,800	-1.2%	\$ 795,600	\$ 834,400	-4.7%	\$ 807,800	-1.5%	\$ 510,400	\$ 545,000	-6.3%	\$ 514,100	-0.7%
Median Price	\$1,290,000	\$ 1,420,000	-9.2%	\$ 1,349,950	-4.4%	\$ 793,000	\$ 830,000	-4.5%	\$ 790,000	0.4%	\$ 515,000	\$ 529,000	-2.6%	\$ 510,000	1.0%
Average Price	\$1,422,575	\$ 1,557,112	-8.6%	\$ 1,423,097	0.0%	\$ 795,480	\$ 853,469	-6.8%	\$ 818,162	-2.8%	\$ 528,489	\$ 557,198	-5.2%	\$ 522,577	1.1%

Abbotsford	Detached					Townhouse					Apartment				
	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change
Sales	49	64	-23.4%	50	-2.0%	37	30	23.3%	42	-11.9%	41	50	-18.0%	49	-16.3%
New Listings	166	190	-12.6%	140	18.6%	86	69	24.6%	88	-2.3%	143	142	0.7%	130	10.0%
Active Listings	507	440	15.2%	513	-1.2%	250	172	45.3%	250	0.0%	376	283	32.9%	391	-3.8%
Benchmark Price	\$1,152,500	\$ 1,200,700	-4.0%	\$ 1,171,900	-1.7%	\$ 640,500	\$ 657,500	-2.6%	\$ 645,700	-0.8%	\$ 415,900	\$ 433,600	-4.1%	\$ 421,800	-1.4%
Median Price	\$1,050,000	\$ 1,097,500	-4.3%	\$ 1,095,000	-4.1%	\$ 660,000	\$ 683,500	-3.4%	\$ 715,250	-7.7%	\$ 415,000	\$ 435,000	-4.6%	\$ 398,500	4.1%
Average Price	\$1,092,428	\$ 1,206,471	-9.5%	\$ 1,153,428	-5.3%	\$ 646,289	\$ 644,726	0.2%	\$ 682,726	-5.3%	\$ 407,310	\$ 442,864	-8.0%	\$ 424,567	-4.1%

Mission	Detached					Townhouse					Apartment				
	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change
Sales	33	22	50.0%	38	-13.2%	9	7	28.6%	8	12.5%	7	4	75.0%	6	16.7%
New Listings	80	83	-3.6%	75	6.7%	13	10	30.0%	17	-23.5%	9	13	-30.8%	9	0.0%
Active Listings	295	259	13.9%	293	0.7%	46	39	17.9%	49	-6.1%	39	36	8.3%	41	-4.9%
Benchmark Price	\$1,015,400	\$ 1,003,400	1.2%	\$ 1,025,400	-1.0%	\$ 652,500	\$ 672,000	-2.9%	\$ 656,500	-0.6%	\$ 436,800	\$ 462,800	-5.6%	\$ 434,700	0.5%
Median Price	\$ 995,000	\$ 915,000	8.7%	\$ 949,000	4.8%	\$ 715,000	\$ 704,900	1.4%	\$ 669,500	6.8%	\$ 410,000	\$ 439,250	-6.7%	\$ 432,500	-5.2%
Average Price	\$1,001,157	\$ 973,772	2.8%	\$ 1,029,603	-2.8%	\$ 698,533	\$ 699,042	-0.1%	\$ 684,250	2.1%	\$ 404,914	\$ 479,100	-15.5%	\$ 464,333	-12.8%



White Rock / South Surrey	Detached					Townhouse					Apartment				
	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change
Sales	41	43	-4.7%	36	13.9%	29	49	-40.8%	34	-14.7%	49	44	11.4%	41	19.5%
New Listings	209	232	-9.9%	153	36.6%	153	147	4.1%	107	43.0%	178	164	8.5%	110	61.8%
Active Listings	664	580	14.5%	654	1.5%	340	263	29.3%	291	16.8%	389	361	7.8%	369	5.4%
Benchmark Price	\$1,777,900	\$1,934,500	-8.1%	\$1,795,500	-1.0%	\$906,800	\$964,600	-6.0%	\$921,200	-1.6%	\$593,100	\$646,000	-8.2%	\$588,600	0.8%
Median Price	\$1,625,000	\$1,770,000	-8.2%	\$1,730,000	-6.1%	\$882,000	\$974,000	-9.4%	\$987,850	-10.7%	\$595,000	\$623,000	-4.5%	\$590,000	0.8%
Average Price	\$2,008,273	\$2,379,721	-15.6%	\$1,949,122	3.0%	\$932,817	\$1,036,819	-10.0%	\$1,054,646	-11.6%	\$653,209	\$757,831	-13.8%	\$654,576	-0.2%

Langley	Detached					Townhouse					Apartment				
	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change
Sales	68	71	-4.2%	72	-5.6%	59	78	-24.4%	72	-18.1%	66	86	-23.3%	48	37.5%
New Listings	206	221	-6.8%	144	43.1%	178	153	16.3%	150	18.7%	265	234	13.2%	158	67.7%
Active Listings	539	489	10.2%	545	-1.1%	330	238	38.7%	316	4.4%	589	455	29.5%	528	11.6%
Benchmark Price	\$1,576,300	\$1,633,700	-3.5%	\$1,590,800	-0.9%	\$839,600	\$873,100	-3.8%	\$848,100	-1.0%	\$579,700	\$606,500	-4.4%	\$589,500	-1.7%
Median Price	\$1,432,950	\$1,494,000	-4.1%	\$1,422,500	0.7%	\$826,405	\$865,950	-4.6%	\$822,500	0.5%	\$552,000	\$551,500	0.1%	\$520,000	6.2%
Average Price	\$1,477,700	\$1,623,331	-9.0%	\$1,480,381	-0.2%	\$856,850	\$883,929	-3.1%	\$841,670	1.8%	\$552,792	\$567,633	-2.6%	\$545,458	1.3%

Delta - North	Detached					Townhouse					Apartment				
	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change
Sales	32	20	60.0%	21	52.4%	2	5	-60.0%	3	-33.3%	6	4	50.0%	9	-33.3%
New Listings	103	78	32.1%	65	58.5%	13	9	44.4%	6	117%	20	20	0.0%	15	33.3%
Active Listings	287	182	57.7%	275	4.4%	34	28	21.4%	35	-2.9%	59	56	5.4%	53	11.3%
Benchmark Price	\$1,318,400	\$1,468,200	-10.2%	\$1,321,300	-0.2%	\$901,200	\$929,700	-3.1%	\$933,000	-3.4%	\$543,400	\$581,300	-6.5%	\$540,300	0.6%
Median Price	\$1,267,500	\$1,410,000	-10.1%	\$1,285,000	-1.4%	\$1,050,000	\$860,000	22.1%	\$885,000	18.6%	\$672,500	\$617,500	8.9%	\$560,000	20.1%
Average Price	\$1,338,843	\$1,476,225	-9.3%	\$1,354,083	-1.1%	\$1,050,000	\$924,400	13.6%	\$880,000	19.3%	\$623,000	\$617,500	0.9%	\$493,799	26.2%



City of Surrey - Combined*	Detached					Townhouse					Apartment				
	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change
Sales	155	139	11.5%	138	12.3%	136	143	-4.9%	123	10.6%	123	151	-18.5%	125	-1.6%
Benchmark Price	\$1,521,300	\$1,628,600	-6.6%	\$1,541,800	-1.3%	\$816,000	\$861,200	-5.2%	\$830,700	-1.8%	\$498,100	\$539,300	-7.6%	\$500,800	-0.5%
Average Price	\$1,623,733	\$1,795,744	-9.6%	\$1,574,392	3.1%	\$811,481	\$885,725	-8.4%	\$856,782	-5.3%	\$540,715	\$590,162	-8.4%	\$541,333	-0.1%

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

Surrey - Central	Detached					Townhouse					Apartment				
	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change
Sales	45	50	-10.0%	63	-28.6%	63	43	46.5%	53	18.9%	22	16	37.5%	21	4.8%
New Listings	254	225	12.9%	226	12.4%	211	194	8.8%	166	27.1%	87	83	4.8%	70	24.3%
Active Listings	786	695	13.1%	788	-0.3%	552	461	19.7%	543	1.7%	241	233	3.4%	237	1.7%
Benchmark Price	\$1,434,400	\$1,509,500	-5.0%	\$1,451,500	-1.2%	\$781,900	\$828,000	-5.6%	\$795,900	-1.8%	\$532,200	\$574,700	-7.4%	\$534,000	-0.3%
Median Price	\$1,450,000	\$1,512,500	-4.1%	\$1,460,000	-0.7%	\$810,000	\$829,900	-2.4%	\$785,000	3.2%	\$538,500	\$540,000	-0.3%	\$568,500	-5.3%
Average Price	\$1,545,808	\$1,581,628	-2.3%	\$1,532,990	0.8%	\$794,612	\$822,322	-3.4%	\$784,918	1.2%	\$527,195	\$531,367	-0.8%	\$530,614	-0.6%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change
Sales	35	24	45.8%	20	75.0%	34	36	-5.6%	24	41.7%	7	14	-50.0%	20	-65.0%
New Listings	88	90	-2.2%	77	14.3%	68	70	-2.9%	56	21.4%	38	32	18.8%	35	8.6%
Active Listings	218	205	6.3%	225	-3.1%	142	115	23.5%	150	-5.3%	92	65	41.5%	82	12.2%
Benchmark Price	\$1,433,200	\$1,507,100	-4.9%	\$1,440,800	-0.5%	\$800,100	\$850,600	-5.9%	\$811,800	-1.4%	\$559,300	\$605,300	-7.6%	\$572,500	-2.3%
Median Price	\$1,375,000	\$1,502,500	-8.5%	\$1,397,500	-1.6%	\$780,900	\$778,750	0.3%	\$740,000	5.5%	\$530,000	\$585,000	-9.4%	\$515,000	2.9%
Average Price	\$1,420,530	\$1,520,005	-6.5%	\$1,447,725	-1.9%	\$775,082	\$800,439	-3.2%	\$760,416	1.9%	\$521,357	\$609,171	-14.4%	\$522,065	-0.1%

Surrey - North	Detached					Townhouse					Apartment				
	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change
Sales	39	22	77.3%	32	21.9%	11	15	-26.7%	13	-15.4%	64	77	-16.9%	59	8.5%
New Listings	117	129	-9.3%	111	5.4%	35	38	-7.9%	44	-20.5%	218	262	-16.8%	208	4.8%
Active Listings	449	431	4.2%	463	-3.0%	137	103	33.0%	145	-5.5%	814	763	6.7%	838	-2.9%
Benchmark Price	\$1,382,000	\$1,498,300	-7.8%	\$1,423,100	-2.9%	\$742,600	\$747,700	-0.7%	\$764,200	-2.8%	\$443,800	\$489,000	-9.2%	\$445,900	-0.5%
Median Price	\$1,300,000	\$1,440,000	-9.7%	\$1,307,000	-0.5%	\$705,000	\$759,000	-7.1%	\$820,000	-14.0%	\$471,250	\$489,000	-3.6%	\$497,900	-5.4%
Average Price	\$1,457,380	\$1,441,772	1.1%	\$1,404,602	3.8%	\$707,127	\$778,593	-9.2%	\$817,307	-13.5%	\$491,447	\$503,112	-2.3%	\$501,259	-2.0%

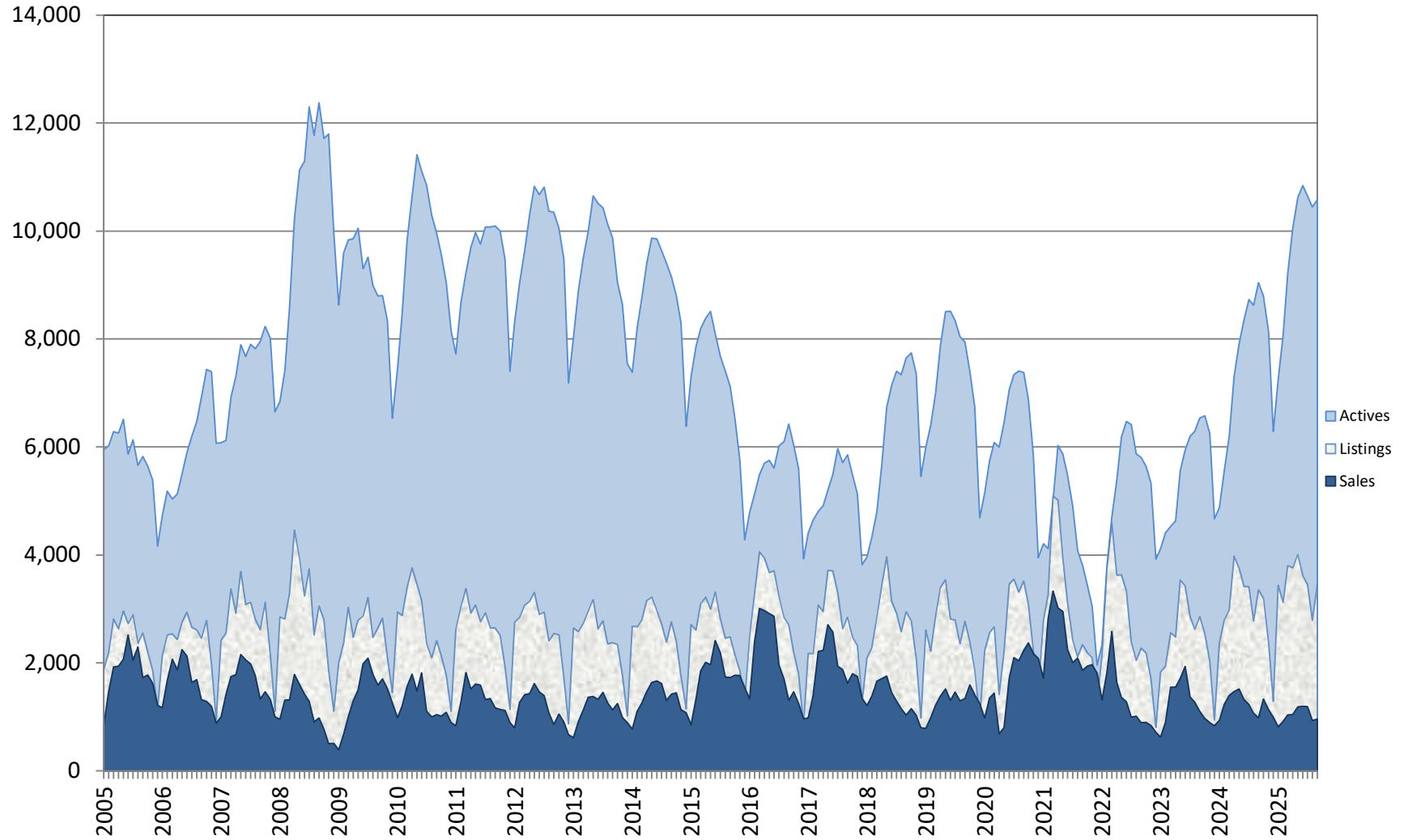


MLS® Home Price Index - Fraser Valley

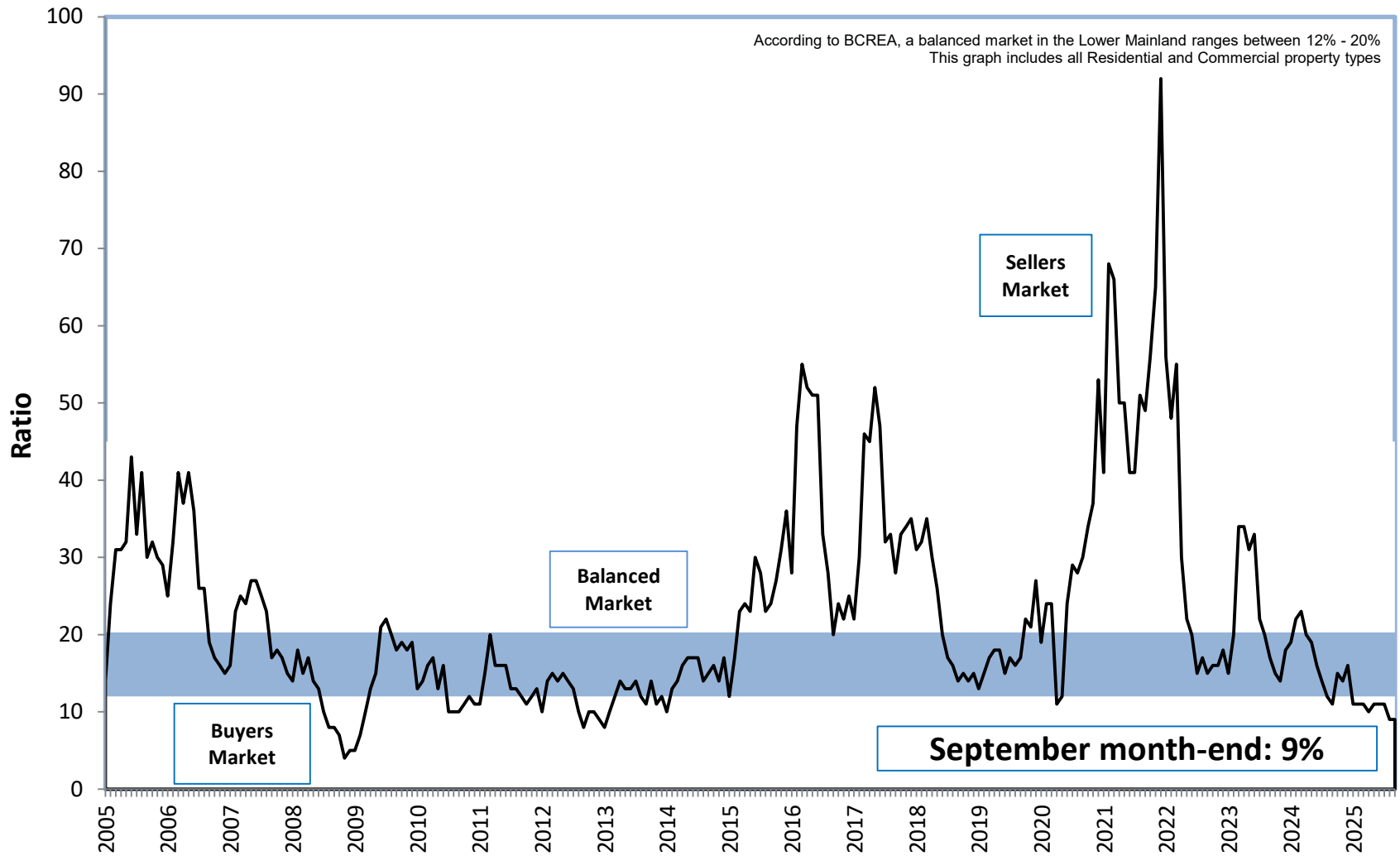
September 2025

	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	1,069,200	326.4	-0.8	-2.6	-4.4	-3.8	-2.5	23.0	48.3
	FRASER VALLEY BOARD	926,300	332.5	-1.0	-2.6	-4.9	-5.4	-7.7	27.3	80.4
	NORTH DELTA	1,127,100	358.0	-0.3	-0.7	-5.4	-9.8	-2.2	25.2	90.4
	NORTH SURREY	693,800	315.4	-1.7	-3.5	-5.4	-6.4	-14.8	19.2	61.6
	SURREY	978,500	342.1	-1.2	-3.5	-6.1	-5.8	-10.4	25.8	96.1
	CLOVERDALE	990,900	328.3	-0.7	-3.3	-5.7	-5.4	-1.0	35.4	102.9
	SOUTH SURREY & WHITE ROCK	1,084,500	284.4	-0.7	-2.3	-5.2	-8.9	-10.7	22.4	45.9
	LANGLEY	1,004,500	337.4	-1.2	-2.1	-3.5	-3.5	-2.3	31.1	95.5
	ABBOTSFORD	743,600	337.8	-1.3	-3.4	-5.1	-3.8	-7.2	28.0	111.0
	MISSION	890,700	349.8	-1.1	-1.5	-5.5	-1.2	-3.7	33.1	136.4
DETACHED	LOWER MAINLAND	1,720,000	377.5	-1.0	-3.0	-5.3	-4.6	1.3	29.9	59.0
	FRASER VALLEY BOARD	1,420,000	403.6	-1.2	-2.7	-5.7	-5.4	-2.4	34.2	110.3
	NORTH DELTA	1,318,400	395.9	-0.2	-0.4	-5.4	-10.2	1.3	30.1	103.8
	NORTH SURREY	1,382,000	427.3	-2.9	-4.5	-8.3	-7.8	-8.0	33.7	121.5
	SURREY	1,434,400	411.2	-1.2	-3.1	-6.7	-5.0	-5.5	34.7	125.3
	CLOVERDALE	1,433,200	408.4	-0.5	-2.0	-6.1	-4.9	1.9	36.2	124.6
	SOUTH SURREY & WHITE ROCK	1,777,900	343.2	-1.0	-3.7	-6.6	-8.1	-5.7	25.2	66.8
	LANGLEY	1,576,300	416.6	-0.9	-1.5	-3.6	-3.5	2.0	36.6	129.5
	ABBOTSFORD	1,152,500	398.7	-1.7	-3.2	-5.9	-4.0	1.2	32.9	141.1
	MISSION	1,015,400	374.7	-1.0	-1.1	-4.6	1.2	1.7	38.2	153.7
TOWNHOUSE	LOWER MAINLAND	939,400	358.7	-1.1	-3.2	-4.1	-3.2	0.5	34.5	105.8
	FRASER VALLEY BOARD	795,600	357.1	-1.5	-3.5	-4.6	-4.7	-2.9	36.4	131.3
	NORTH DELTA	901,200	392.7	-3.4	-2.2	-5.8	-3.1	-1.1	29.2	111.4
	NORTH SURREY	742,600	423.4	-2.8	-2.6	-1.3	-0.7	1.4	34.5	165.1
	SURREY	781,900	359.0	-1.8	-5.1	-7.3	-5.6	-3.5	34.0	143.2
	CLOVERDALE	800,100	328.2	-1.4	-4.9	-5.0	-5.9	-0.3	35.0	129.2
	SOUTH SURREY & WHITE ROCK	906,800	288.1	-1.5	-3.0	-4.2	-6.0	-1.7	33.8	87.4
	LANGLEY	839,600	362.8	-1.0	-2.3	-3.0	-3.8	-3.7	41.3	152.8
	ABBOTSFORD	640,500	354.3	-0.8	-2.2	-2.4	-2.6	-4.4	40.2	158.1
	MISSION	652,500	348.0	-0.6	-1.1	-2.4	-2.9	-0.7	43.2	156.8
APARTMENT	LOWER MAINLAND	675,400	338.9	-0.7	-2.7	-5.2	-4.6	-0.2	19.5	80.2
	FRASER VALLEY BOARD	510,400	418.0	-0.7	-3.1	-5.6	-6.4	-2.8	31.9	154.1
	NORTH DELTA	543,400	520.5	0.6	-2.6	-2.0	-6.5	-2.5	17.8	184.4
	NORTH SURREY	443,800	409.8	-0.5	-4.2	-7.4	-9.2	-7.9	20.4	137.6
	SURREY	532,200	485.1	-0.4	-2.9	-3.7	-7.4	0.6	34.6	186.0
	CLOVERDALE	559,300	412.5	-2.3	-2.7	-5.6	-7.6	1.8	29.1	146.3
	SOUTH SURREY & WHITE ROCK	593,100	350.1	0.8	0.6	-5.3	-8.2	1.9	33.8	131.9
	LANGLEY	579,700	403.4	-1.7	-3.4	-5.3	-4.4	-3.0	34.3	163.8
	ABBOTSFORD	415,900	445.8	-1.4	-5.8	-6.3	-4.1	-4.4	39.5	217.3
	MISSION	436,800	391.4	0.5	-3.6	-4.2	-5.6	-6.4	38.8	205.8

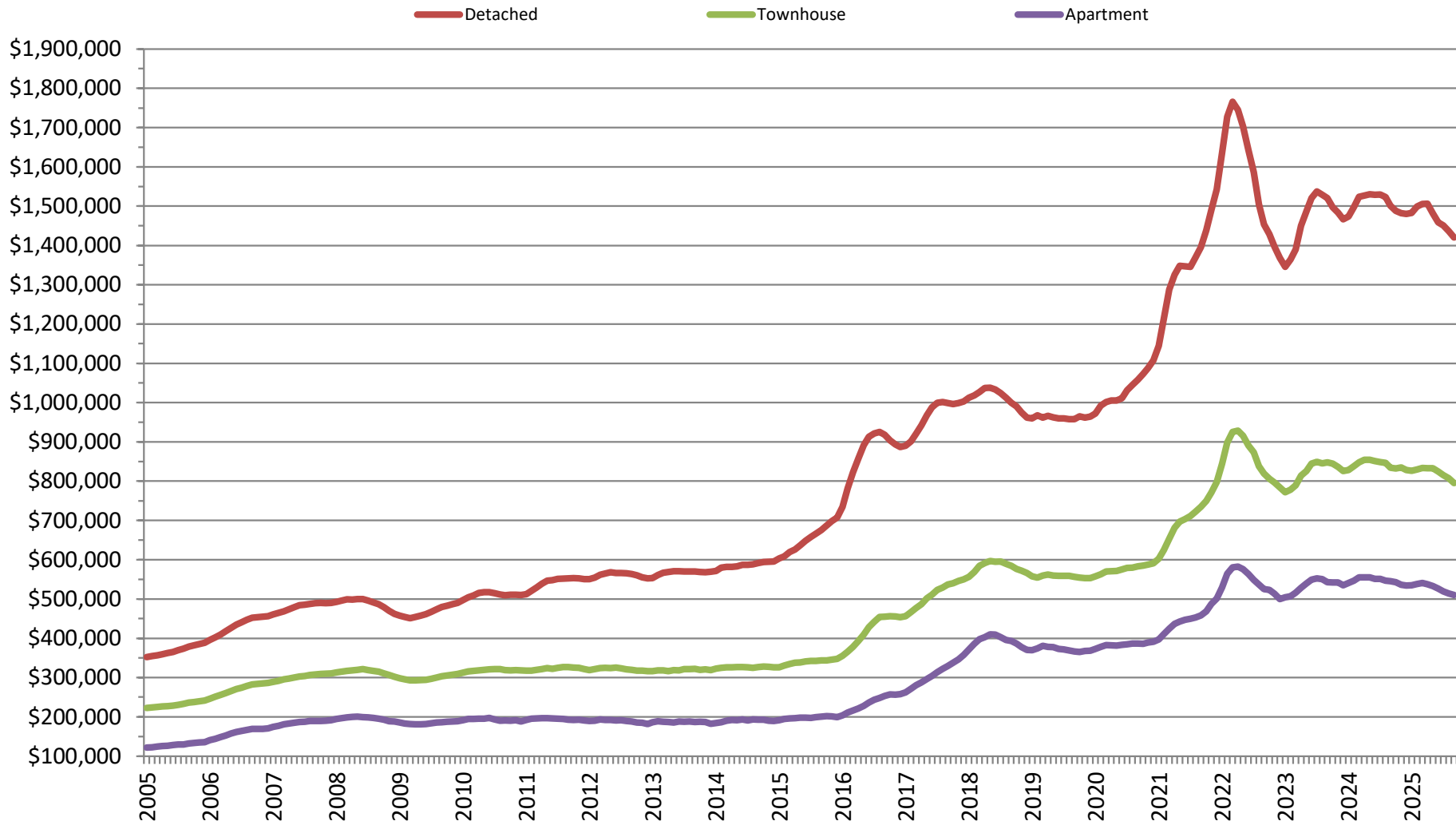
Sales, Listings & Active Inventory, All Types, Fraser Valley



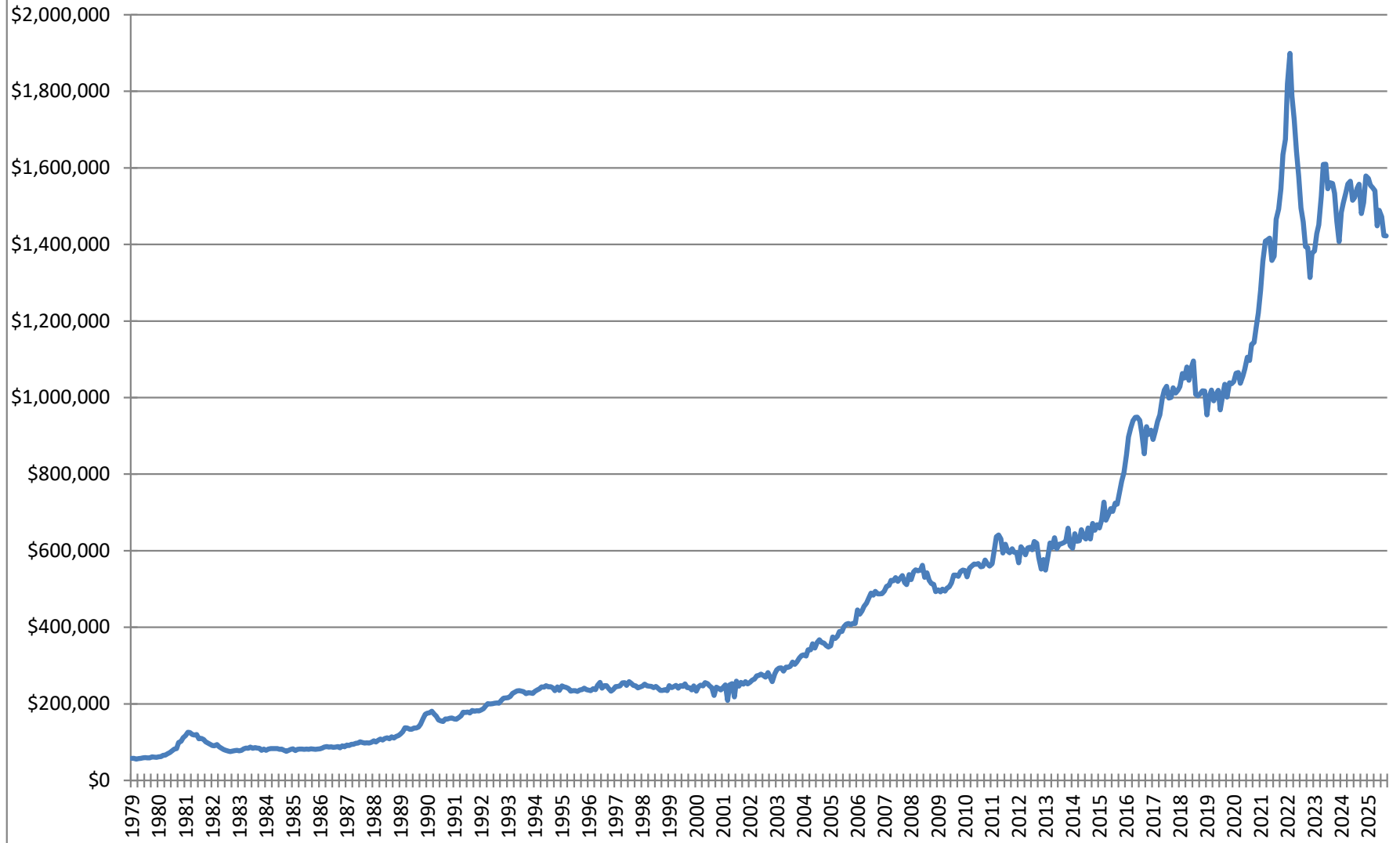
Sales-to-Active Listings Ratio, All Types, Fraser Valley



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

