



# 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

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# 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

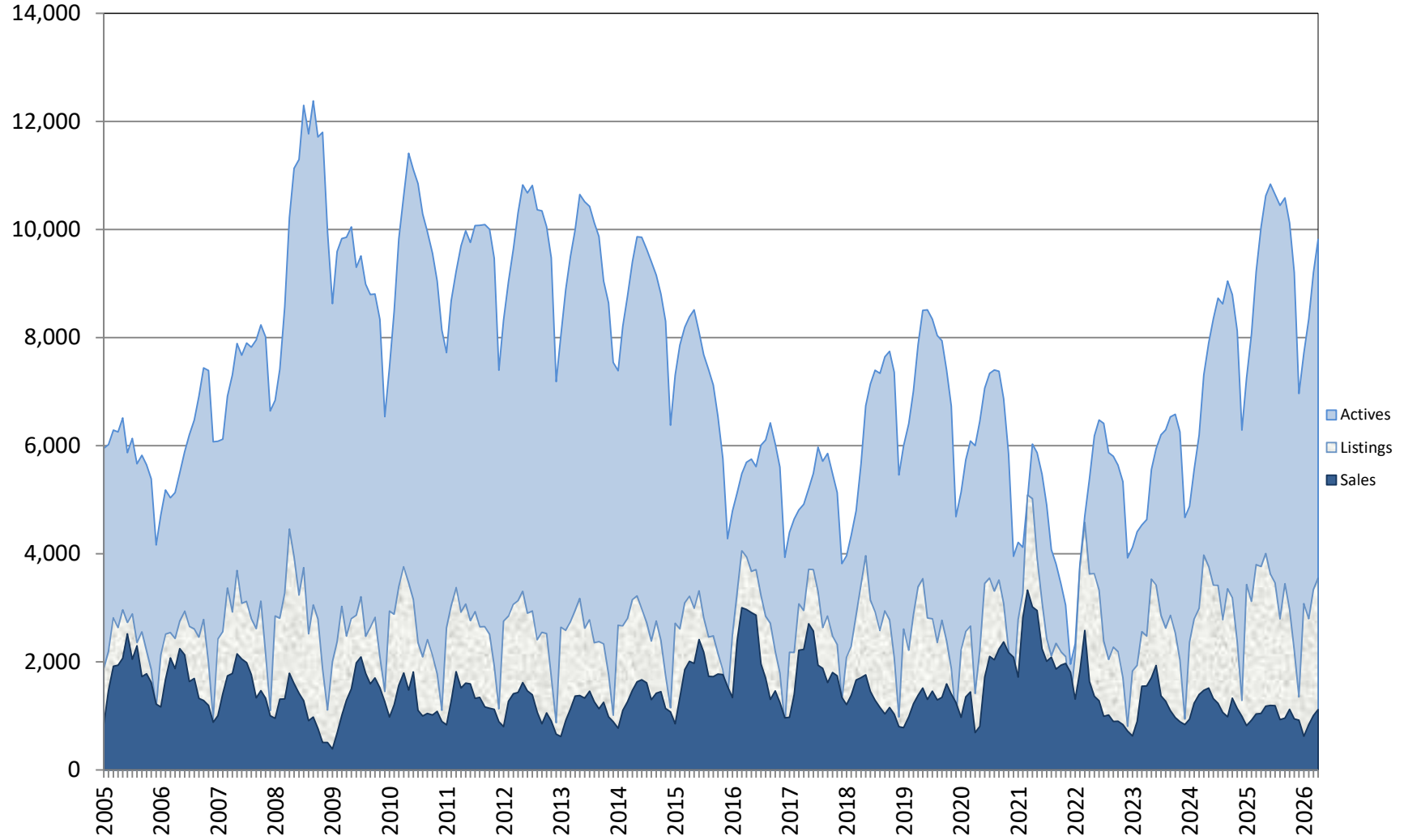
	BENCHMARK PRICE	INDEX (HPI)	ONE MONTH % CHANGE	THREE MONTH % CHANGE	SIX MONTH % CHANGE	ONE YEAR % CHANGE	THREE YEAR % CHANGE	FIVE YEAR % CHANGE	TEN YEAR % CHANGE	
RESIDENTIAL COMBINED	<b>LOWER MAINLAND</b>	1,031,500	314.9	-0.4	-0.1	-2.4	-7.1	-6.8	1.7	17.6
	<b>FRASER VALLEY BOARD</b>	899,200	323.6	0.1	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	<b>LOWER MAINLAND</b>	1,647,000	361.5	-0.5	-0.3	-3.3	-8.5	-3.4	4.2	22.3
	<b>FRASER VALLEY BOARD</b>	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	<b>LOWER MAINLAND</b>	915,600	349.6	-0.2	0.1	-1.7	-5.7	-3.8	14.1	72.7
	<b>FRASER VALLEY BOARD</b>	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	<b>LOWER MAINLAND</b>	652,200	327.2	-0.3	0.0	-1.7	-7.8	-6.4	5.9	51.8
	<b>FRASER VALLEY BOARD</b>	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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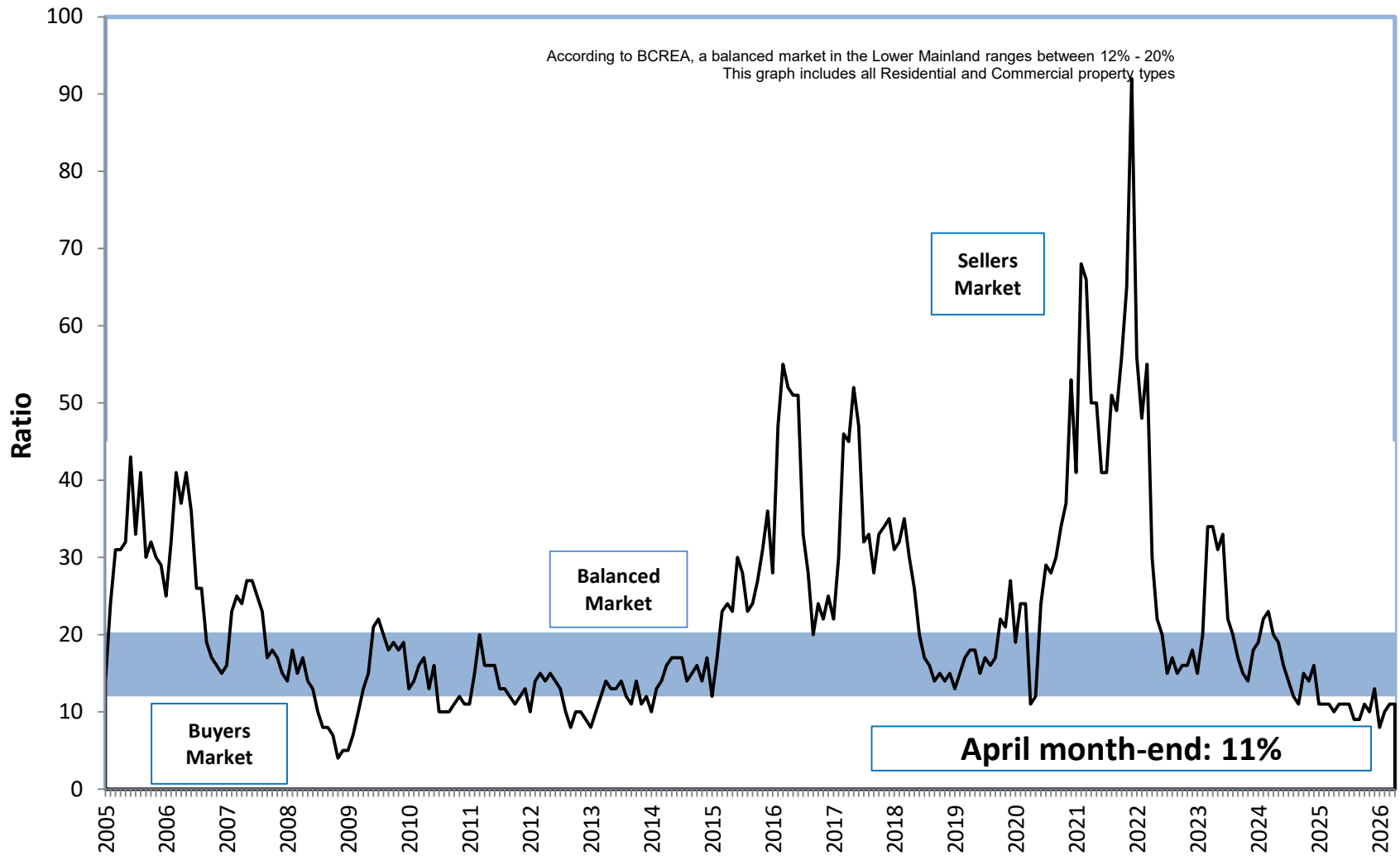
All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.

Lower Mainland combines data across the Fraser Valley and Greater Vancouver real estate board areas.

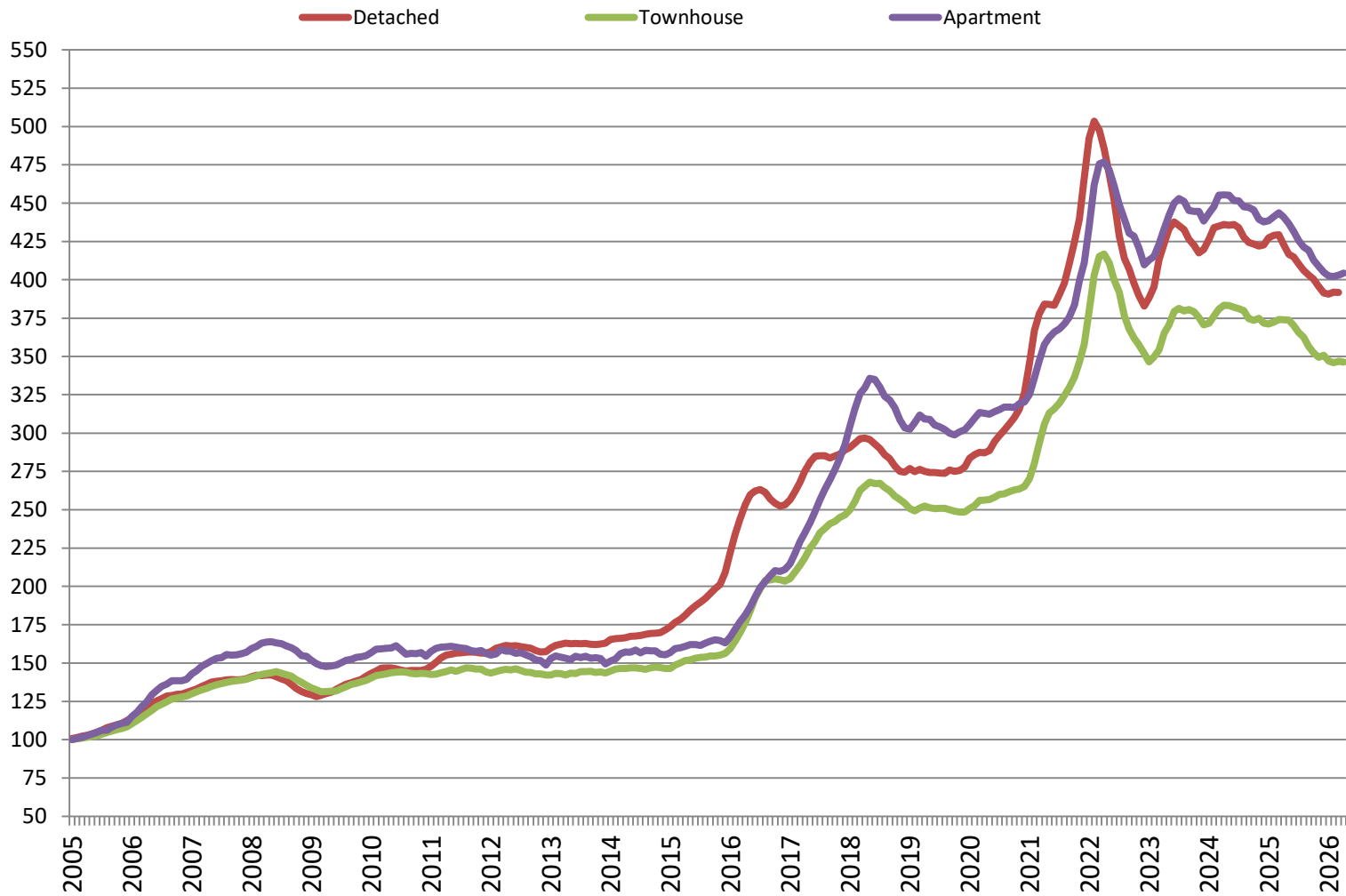
# Sales, Listings & Active Inventory, All Types, Fraser Valley



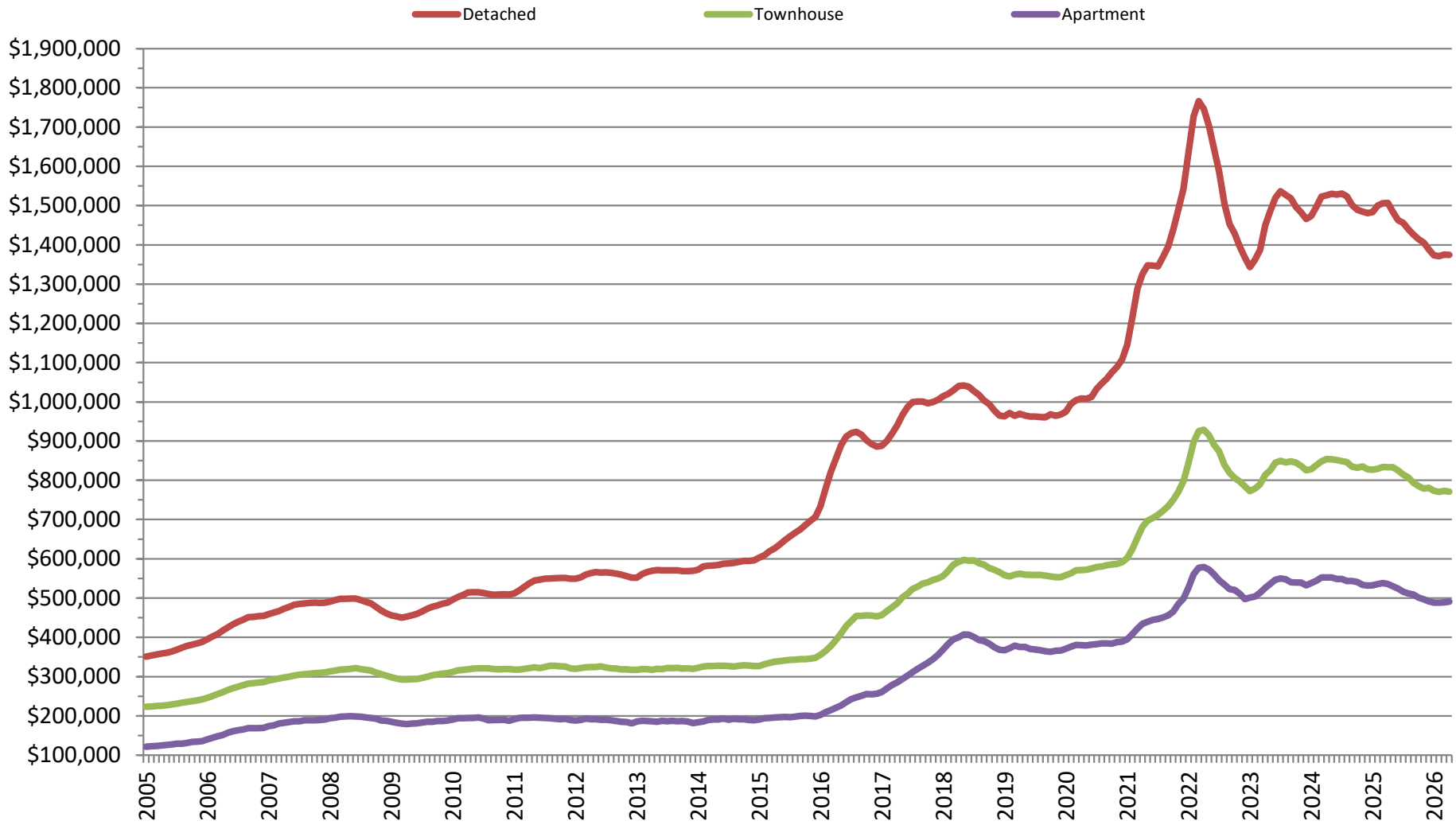
## Sales-to-Active Listings Ratio, All Types, Fraser Valley



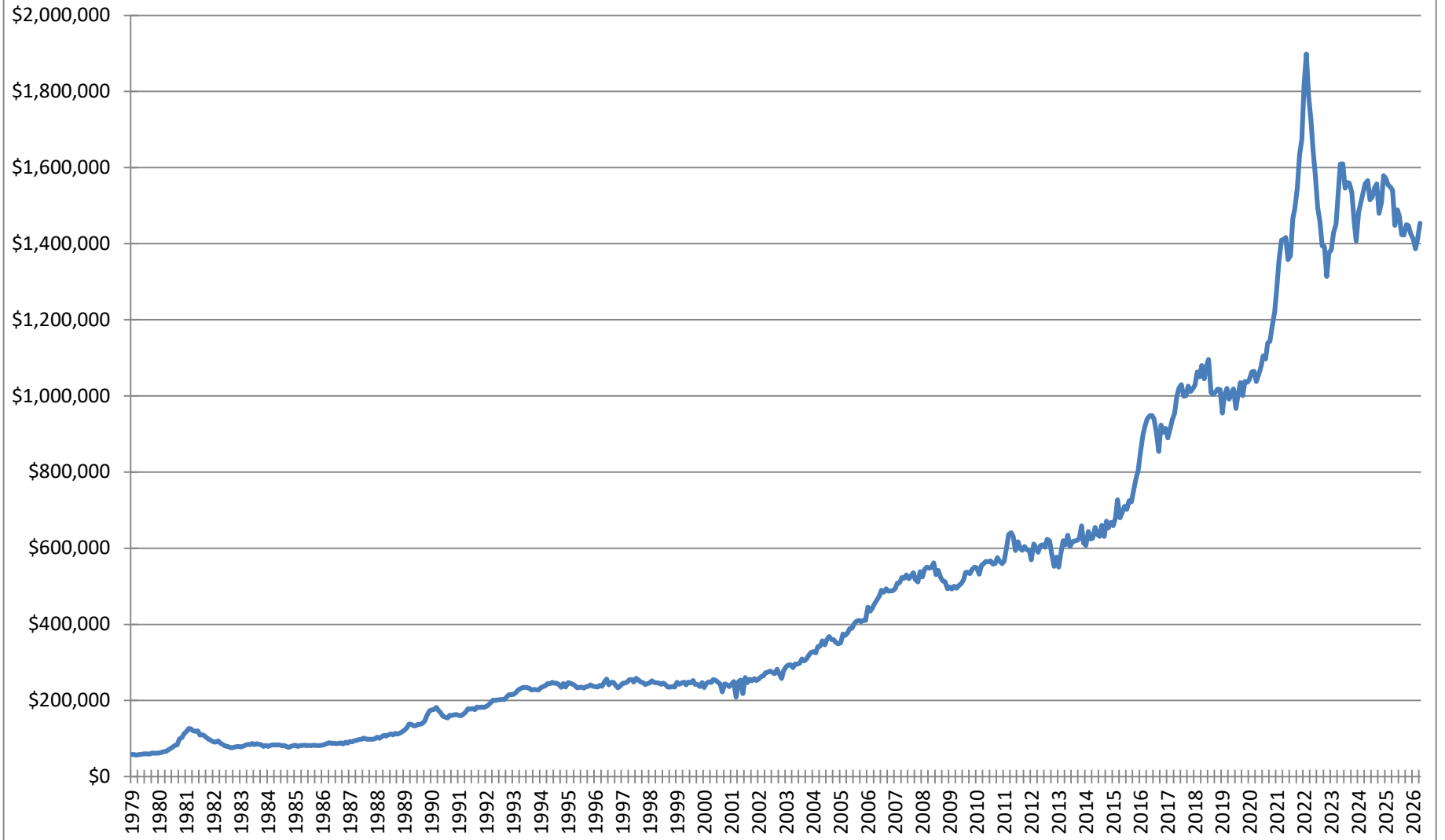
# MLS® Home Price Index, Fraser Valley



# 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

