A white line graph icon on a dark grey background, showing a line that starts at the origin and trends upwards with a slight dip, representing market growth.

Fraser Valley Housing Market Statistics

August 2026

News Release

Fraser Valley Real Estate Board



For Immediate Release: September 2, 2026

Fraser Valley sellers feel the squeeze as buyers take their time

SURREY, BC – A deepening buyer's market in the Fraser Valley is giving buyers more time to make their move, as sales continued to slow in August.

The Fraser Valley Real Estate Board recorded 941 sales on its Multiple Listing Service® (MLS®) in August, a 14 per cent decrease from July but one per cent above sales from the same month last year. The year-over-year increase marks only the second annual gain since the beginning of 2025, a modest bright spot in a market where overall demand remains subdued and prices continue to ease.

"We're seeing a bit of a tug-of-war between buyers and sellers right now," said Ishaq Ismail, Chair of the Fraser Valley Real Estate Board. "Some buyers are seeing an opportunity to negotiate below asking price, while sellers who *need* to sell are more likely to accept lower offers. That dynamic is contributing to the gradual decline in home prices we are seeing across the Fraser Valley, which ultimately creates more opportunities for those looking to get into the market."

The summer slowdown was also reflected in fewer homes coming to market, as some sellers held off on listing. The Fraser Valley saw 2,373 new listings in August—a 16 per cent decline from July and 15 per cent below the same month last year. Overall inventory also edged down in August, with 9,787 active listings on the market, a three per cent decline from July, but still 33 per cent above the 10-year seasonal average.

The Fraser Valley remains in a buyer's market with a sales-to-active listings ratio of 10 per cent in August. A balanced market is typically defined by a ratio between 12 and 20 per cent.

"While some buyers remain on the sidelines amid headlines about tariffs and high gas prices, the Fraser Valley housing market continues to offer some compelling choices hiding in plain sight," said Anthony Boone, Interim CEO of the Fraser Valley Real Estate Board. "Prices are now as much as 15 per cent lower than they were three years ago, and these conditions are expected to continue to favour buyers for the foreseeable future."

Across the Fraser Valley in August, the average number of days to sell both a single-family detached home and a condo was 45 days. Townhomes took, on average, 37 days to sell.

The composite Benchmark price for a typical Fraser Valley home declined 0.9 per cent in August to \$869,900, a seven per cent decrease compared to August 2025.

MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At \$1,319,600 the Benchmark price for an FVREB *single-family detached* home decreased 1.2 per cent compared to July 2026 and decreased 8.4 per cent compared to August 2025.
- **Townhomes:** At \$750,600 the Benchmark price for an FVREB *townhome* decreased 0.9 per cent compared to July 2026 and decreased 7.1 per cent compared to August 2025.
- **Apartments:** At \$466,100 the Benchmark price for an FVREB *apartment/condo* decreased 0.7 per cent compared to July 2026 and decreased 8.9 per cent compared to August 2025.



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MLS® Summary - Fraser Valley August 2026

Grand Totals	All Property Types				
	Aug-26	Aug-25	% change	Jul-26	% change
Sales	941	931	1.1%	1,089	-13.6%
New Listings	2,373	2,793	-15.0%	2,836	-16.3%
Active Listings	9,787	10,445	-6.3%	10,044	-2.6%
Average Price	\$ 944,900	\$ 1,008,091	-6.3%	\$ 940,355	0.5%

Grand Totals - year to date	All Property Types		
	2026	2025	% change
Sales - year to date	7,844	8,289	-5.4%
New Listings - year to date	24,579	27,990	-12.2%

All Areas Combined	Detached					Townhouse					Apartment				
	Aug-26	Aug-25	% change	Jul-26	% change	Aug-26	Aug-25	% change	Jul-26	% change	Aug-26	Aug-25	% change	Jul-26	% change
Sales	332	332	0.0%	393	-15.5%	244	249	-2.0%	272	-10.3%	234	253	-7.5%	278	-15.8%
New Listings	818	991	-17.5%	1,035	-21.0%	493	635	-22.4%	602	-18.1%	596	735	-18.9%	674	-11.6%
Active Listings	3,281	3,769	-12.9%	3,404	-3.6%	1,579	1,781	-11.3%	1,668	-5.3%	2,148	2,540	-15.4%	2,200	-2.4%
Benchmark Price	\$ 1,319,600	\$ 1,439,900	-8.4%	\$ 1,335,200	-1.2%	\$ 750,600	\$ 807,800	-7.1%	\$ 757,300	-0.9%	\$ 466,100	\$ 511,600	-8.9%	\$ 469,500	-0.7%
Median Price	\$ 1,225,000	\$ 1,349,950	-9.3%	\$ 1,260,000	-2.8%	\$ 735,000	\$ 790,000	-7.0%	\$ 775,000	-5.2%	\$ 475,000	\$ 510,000	-6.9%	\$ 465,000	2.2%
Average Price	\$ 1,299,418	\$ 1,423,097	-8.7%	\$ 1,312,029	-1.0%	\$ 748,884	\$ 818,162	-8.5%	\$ 760,271	-1.5%	\$ 503,044	\$ 522,577	-3.7%	\$ 496,291	1.4%

Abbotsford	Detached					Townhouse					Apartment				
	Aug-26	Aug-25	% change	Jul-26	% change	Aug-26	Aug-25	% change	Jul-26	% change	Aug-26	Aug-25	% change	Jul-26	% change
Sales	56	50	12.0%	51	9.8%	43	42	2.4%	34	26.5%	36	49	-26.5%	47	-23.4%
New Listings	105	140	-25.0%	145	-27.6%	55	88	-37.5%	103	-46.6%	96	130	-26.2%	92	4.3%
Active Listings	438	513	-14.6%	458	-4.4%	241	250	-3.6%	269	-10.4%	323	391	-17.4%	329	-1.8%
Benchmark Price	\$ 1,117,700	\$ 1,213,600	-7.9%	\$ 1,143,000	-2.2%	\$ 596,600	\$ 651,200	-8.4%	\$ 602,000	-0.9%	\$ 374,600	\$ 420,200	-10.9%	\$ 380,900	-1.7%
Median Price	\$ 1,017,500	\$ 1,095,000	-7.1%	\$ 1,050,000	-3.1%	\$ 624,900	\$ 715,250	-12.6%	\$ 633,750	-1.4%	\$ 351,250	\$ 398,500	-11.9%	\$ 390,000	-9.9%
Average Price	\$ 1,027,856	\$ 1,153,428	-10.9%	\$ 1,066,910	-3.7%	\$ 613,662	\$ 682,726	-10.1%	\$ 663,661	-7.5%	\$ 375,094	\$ 424,567	-11.7%	\$ 384,321	-2.4%

Mission	Detached					Townhouse					Apartment				
	Aug-26	Aug-25	% change	Jul-26	% change	Aug-26	Aug-25	% change	Jul-26	% change	Aug-26	Aug-25	% change	Jul-26	% change
Sales	27	38	-28.9%	36	-25.0%	9	8	12.5%	4	125.0%	3	6	-50.0%	4	-25.0%
New Listings	59	75	-21.3%	59	0.0%	12	17	-29.4%	12	0.0%	5	9	-44.4%	16	-68.8%
Active Listings	239	293	-18.4%	245	-2.4%	54	49	10.2%	62	-12.9%	57	41	39.0%	67	-14.9%
Benchmark Price	\$ 892,700	\$ 1,011,800	-11.8%	\$ 934,800	-4.5%	\$ 621,700	\$ 650,200	-4.4%	\$ 630,500	-1.4%	\$ 414,600	\$ 435,100	-4.7%	\$ 425,800	-2.6%
Median Price	\$ 872,000	\$ 949,000	-8.1%	\$ 887,500	-1.7%	\$ 665,000	\$ 669,500	-0.7%	\$ 545,000	22.0%	\$ 399,000	\$ 432,500	-7.7%	\$ 386,250	3.3%
Average Price	\$ 923,136	\$ 1,029,603	-10.3%	\$ 901,599	2.4%	\$ 638,155	\$ 684,250	-6.7%	\$ 552,500	15.5%	\$ 418,000	\$ 464,333	-10.0%	\$ 429,750	-2.7%



White Rock / South Surrey	Detached					Townhouse					Apartment				
	Aug-26	Aug-25	% change	Jul-26	% change	Aug-26	Aug-25	% change	Jul-26	% change	Aug-26	Aug-25	% change	Jul-26	% change
Sales	48	36	33.3%	61	-21.3%	33	34	-2.9%	38	-13.2%	52	41	26.8%	57	-8.8%
New Listings	137	153	-10.5%	176	-22.2%	89	107	-16.8%	99	-10.1%	99	110	-10.0%	100	-1.0%
Active Listings	616	654	-5.8%	633	-2.7%	280	291	-3.8%	283	-1.1%	321	369	-13.0%	329	-2.4%
Benchmark Price	\$1,649,200	\$1,782,200	-7.5%	\$1,647,200	0.1%	\$820,300	\$922,500	-11.1%	\$834,900	-1.7%	\$550,800	\$587,000	-6.2%	\$546,900	0.7%
Median Price	\$1,623,523	\$1,730,000	-6.2%	\$1,645,000	-1.3%	\$855,000	\$987,850	-13.4%	\$794,950	7.6%	\$552,500	\$590,000	-6.4%	\$515,000	7.3%
Average Price	\$1,790,326	\$1,949,122	-8.1%	\$1,669,696	7.2%	\$904,178	\$1,054,646	-14.3%	\$810,802	11.5%	\$647,209	\$654,576	-1.1%	\$661,012	-2.1%

Langley	Detached					Townhouse					Apartment				
	Aug-26	Aug-25	% change	Jul-26	% change	Aug-26	Aug-25	% change	Jul-26	% change	Aug-26	Aug-25	% change	Jul-26	% change
Sales	69	72	-4.2%	79	-12.7%	62	72	-13.9%	83	-25.3%	65	48	35.4%	64	1.6%
New Listings	128	144	-11.1%	171	-25.1%	117	150	-22.0%	148	-20.9%	159	158	0.6%	164	-3.0%
Active Listings	425	545	-22.0%	460	-7.6%	266	316	-15.8%	281	-5.3%	420	528	-20.5%	413	1.7%
Benchmark Price	\$1,479,400	\$1,592,800	-7.1%	\$1,500,900	-1.4%	\$806,400	\$848,900	-5.0%	\$811,400	-0.6%	\$534,000	\$585,700	-8.8%	\$534,200	0.0%
Median Price	\$1,315,000	\$1,422,500	-7.6%	\$1,350,000	-2.6%	\$792,500	\$822,500	-3.6%	\$819,900	-3.3%	\$521,600	\$520,000	0.3%	\$504,000	3.5%
Average Price	\$1,367,948	\$1,480,381	-7.6%	\$1,404,903	-2.6%	\$807,346	\$841,670	-4.1%	\$825,259	-2.2%	\$540,492	\$545,458	-0.9%	\$529,787	2.0%

Delta - North	Detached					Townhouse					Apartment				
	Aug-26	Aug-25	% change	Jul-26	% change	Aug-26	Aug-25	% change	Jul-26	% change	Aug-26	Aug-25	% change	Jul-26	% change
Sales	19	21	-9.5%	40	-52.5%	4	3	33.3%	8	-50.0%	2	9	-77.8%	6	-66.7%
New Listings	57	65	-12.3%	69	-17.4%	9	6	50.0%	9	0%	8	15	-46.7%	10	-20.0%
Active Listings	211	275	-23.3%	228	-7.5%	29	35	-17.1%	35	-17.1%	41	53	-22.6%	45	-8.9%
Benchmark Price	\$1,186,400	\$1,323,000	-10.3%	\$1,213,000	-2.2%	\$850,300	\$928,600	-8.4%	\$848,900	0.2%	\$485,100	\$537,600	-9.8%	\$496,100	-2.2%
Median Price	\$1,095,000	\$1,285,000	-14.8%	\$1,219,000	-10.2%	\$727,500	\$885,000	-17.8%	\$795,000	-8.5%	\$512,500	\$560,000	-8.5%	\$527,000	-2.8%
Average Price	\$1,176,447	\$1,354,083	-13.1%	\$1,256,015	-6.3%	\$716,250	\$880,000	-18.6%	\$801,625	-10.7%	\$512,500	\$493,799	3.8%	\$512,500	0.0%



City of Surrey - Combined*	Detached					Townhouse					Apartment				
	Aug-26	Aug-25	% change	Jul-26	% change	Aug-26	Aug-25	% change	Jul-26	% change	Aug-26	Aug-25	% change	Jul-26	% change
Sales	152	138	10.1%	179	-15.1%	124	123	0.8%	142	-12.7%	107	125	-14.4%	128	-16.4%
Benchmark Price	\$1,407,800	\$1,535,900	-8.3%	\$1,412,000	-0.3%	\$764,900	\$829,500	-7.8%	\$772,700	-1.0%	\$450,800	\$498,100	-9.5%	\$456,100	-1.2%
Average Price	\$1,418,924	\$1,574,392	-9.9%	\$1,425,084	-0.4%	\$763,841	\$856,782	-10.8%	\$749,220	2.0%	\$476,570	\$541,333	-12.0%	\$459,271	3.8%

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

Surrey - Central	Detached					Townhouse					Apartment				
	Aug-26	Aug-25	% change	Jul-26	% change	Aug-26	Aug-25	% change	Jul-26	% change	Aug-26	Aug-25	% change	Jul-26	% change
Sales	45	63	-28.6%	61	-26.2%	53	53	0.0%	67	-20.9%	9	21	-57.1%	16	-43.8%
New Listings	181	226	-19.9%	209	-13.4%	130	166	-21.7%	132	-1.5%	52	70	-25.7%	56	-7.1%
Active Listings	718	788	-8.9%	723	-0.7%	445	543	-18.0%	460	-3.3%	228	237	-3.8%	224	1.8%
Benchmark Price	\$1,322,800	\$1,450,800	-8.8%	\$1,325,500	-0.2%	\$748,000	\$794,500	-5.9%	\$753,000	-0.7%	\$462,800	\$520,900	-11.2%	\$474,100	-2.4%
Median Price	\$1,375,000	\$1,460,000	-5.8%	\$1,320,000	4.2%	\$755,000	\$785,000	-3.8%	\$735,000	2.7%	\$495,000	\$568,500	-12.9%	\$472,500	4.8%
Average Price	\$1,356,522	\$1,532,990	-11.5%	\$1,364,811	-0.6%	\$735,126	\$784,918	-6.3%	\$718,941	2.3%	\$475,555	\$530,614	-10.4%	\$470,718	1.0%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Aug-26	Aug-25	% change	Jul-26	% change	Aug-26	Aug-25	% change	Jul-26	% change	Aug-26	Aug-25	% change	Jul-26	% change
Sales	33	20	65.0%	34	-2.9%	26	24	8.3%	22	18.2%	12	20	-40.0%	21	-42.9%
New Listings	62	77	-19.5%	105	-41.0%	47	56	-16.1%	60	-21.7%	16	35	-54.3%	29	-44.8%
Active Listings	201	225	-10.7%	220	-8.6%	142	150	-5.3%	148	-4.1%	58	82	-29.3%	66	-12.1%
Benchmark Price	\$1,339,700	\$1,429,000	-6.2%	\$1,354,400	-1.1%	\$757,200	\$809,300	-6.4%	\$762,500	-0.7%	\$505,700	\$569,900	-11.3%	\$506,700	-0.2%
Median Price	\$1,258,000	\$1,397,500	-10.0%	\$1,272,000	-1.1%	\$729,500	\$740,000	-1.4%	\$797,400	-8.5%	\$510,000	\$515,000	-1.0%	\$446,500	14.2%
Average Price	\$1,310,575	\$1,447,725	-9.5%	\$1,306,608	0.3%	\$720,650	\$760,416	-5.2%	\$765,604	-5.9%	\$485,666	\$522,065	-7.0%	\$438,823	10.7%

Surrey - North	Detached					Townhouse					Apartment				
	Aug-26	Aug-25	% change	Jul-26	% change	Aug-26	Aug-25	% change	Jul-26	% change	Aug-26	Aug-25	% change	Jul-26	% change
Sales	35	32	9.4%	30	16.7%	13	13	0.0%	16	-18.8%	53	59	-10.2%	62	-14.5%
New Listings	88	111	-20.7%	99	-11.1%	34	44	-22.7%	38	-10.5%	161	208	-22.6%	206	-21.8%
Active Listings	423	463	-8.6%	427	-0.9%	119	145	-17.9%	126	-5.6%	699	838	-16.6%	724	-3.5%
Benchmark Price	\$1,262,400	\$1,426,900	-11.5%	\$1,264,900	-0.2%	\$681,400	\$761,500	-10.5%	\$686,100	-0.7%	\$401,400	\$445,900	-10.0%	\$408,300	-1.7%
Median Price	\$1,110,000	\$1,307,000	-15.1%	\$1,145,000	-3.1%	\$625,000	\$820,000	-23.8%	\$688,500	-9.2%	\$395,000	\$497,900	-20.7%	\$412,500	-4.2%
Average Price	\$1,198,665	\$1,404,602	-14.7%	\$1,251,733	-4.2%	\$681,146	\$817,307	-16.7%	\$705,437	-3.4%	\$419,814	\$501,259	-16.2%	\$424,774	-1.2%



MLS® Home Price Index - Fraser Valley

August 2026

RESIDENTIAL COMBINED

	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
LOWER MAINLAND	1,011,700	308.8	-0.7	-1.9	-1.9	-5.9	-11.5	-2.2	11.0
FRASER VALLEY BOARD	869,900	313.0	-0.9	-2.6	-2.8	-7.2	-15.6	-6.6	27.3
NORTH DELTA	1,030,400	327.7	-2.0	-4.2	-5.8	-8.9	-17.1	-7.1	29.3
NORTH SURREY	640,800	291.8	-0.7	-1.7	-5.1	-9.4	-20.8	-15.1	12.6
SURREY	912,700	320.4	-0.4	-1.9	-3.4	-7.6	-18.3	-8.2	36.4
CLOVERDALE	930,900	312.4	-1.0	-2.5	-1.4	-6.0	-12.3	-0.1	48.1
SOUTH SURREY & WHITE ROCK	1,010,000	267.3	-0.1	-4.0	-3.0	-7.2	-20.1	-8.1	2.4
LANGLEY	948,600	318.9	-0.8	-1.9	-1.6	-6.6	-9.2	0.2	38.2
ABBOTSFORD	713,300	319.9	-1.6	-3.5	-3.6	-7.2	-13.0	-8.0	46.4
MISSION	800,200	318.8	-3.8	-4.6	-5.2	-10.5	-17.0	-11.3	59.1

DETACHED

LOWER MAINLAND	1,601,400	351.5	-1.2	-2.9	-2.5	-7.5	-10.9	-0.3	14.6
FRASER VALLEY BOARD	1,319,600	376.1	-1.2	-3.4	-3.7	-8.3	-13.6	-3.7	42.9
NORTH DELTA	1,186,400	356.4	-2.2	-5.5	-7.1	-10.3	-16.3	-6.4	32.1
NORTH SURREY	1,262,400	390.2	-0.2	-0.6	-6.4	-11.5	-15.5	-7.4	43.4
SURREY	1,322,800	380.0	-0.2	-2.5	-3.6	-8.8	-15.8	-4.7	51.2
CLOVERDALE	1,339,700	385.6	-1.1	-2.8	-0.5	-6.3	-11.9	-0.3	57.3
SOUTH SURREY & WHITE ROCK	1,649,200	323.2	0.1	-4.5	-4.3	-7.5	-16.6	-3.1	13.1
LANGLEY	1,479,400	390.7	-1.4	-2.8	-2.4	-7.1	-9.2	0.0	56.9
ABBOTSFORD	1,117,700	380.9	-2.2	-4.9	-3.9	-7.9	-9.2	-5.4	68.0
MISSION	892,700	334.8	-4.5	-5.1	-5.9	-11.8	-14.6	-9.2	65.6

TOWNHOUSE

LOWER MAINLAND	899,500	343.5	-0.4	-1.9	-1.7	-5.1	-8.1	7.7	54.4
FRASER VALLEY BOARD	750,600	336.9	-0.9	-2.5	-2.6	-7.1	-11.3	3.9	65.1
NORTH DELTA	850,300	371.8	0.2	-0.3	-2.7	-8.4	-13.6	4.2	46.8
NORTH SURREY	681,400	391.4	-0.7	-5.2	-2.4	-10.5	-12.7	6.0	87.1
SURREY	748,000	344.2	-0.7	-1.4	-2.5	-5.9	-12.4	3.6	73.8
CLOVERDALE	757,200	311.2	-0.7	-1.2	-2.9	-6.4	-11.5	3.4	62.5
SOUTH SURREY & WHITE ROCK	820,300	259.4	-1.7	-5.0	-5.0	-11.1	-16.1	-1.4	30.9
LANGLEY	806,400	347.9	-0.6	-1.3	-0.5	-5.0	-6.6	8.6	79.7
ABBOTSFORD	596,600	328.9	-0.9	-3.9	-4.7	-8.4	-8.3	2.1	84.6
MISSION	621,700	340.5	-1.4	-4.3	-4.8	-4.4	-4.7	7.0	98.5

APARTMENT

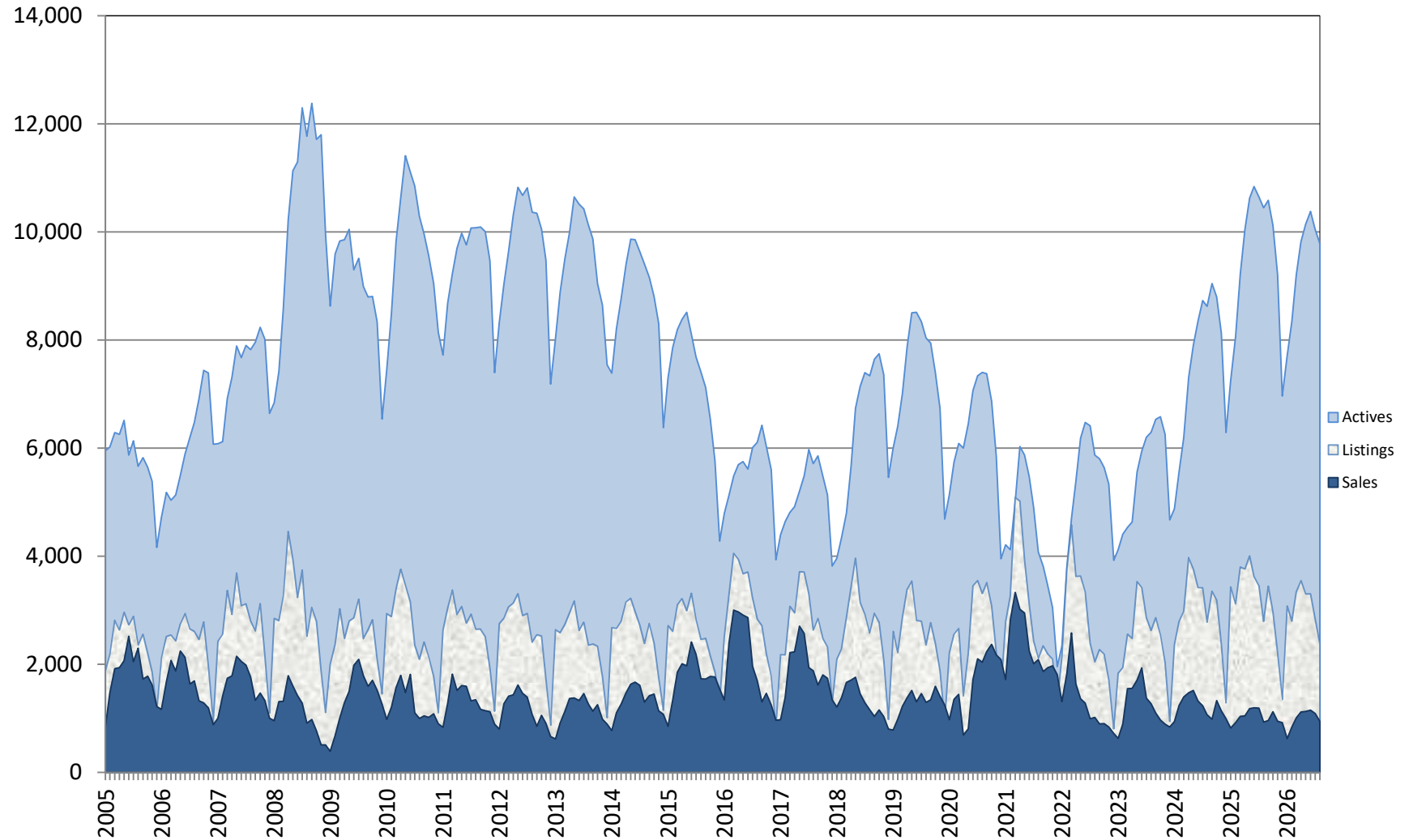
LOWER MAINLAND	634,300	318.3	-0.3	-1.9	-3.1	-6.7	-11.3	2.1	38.8
FRASER VALLEY BOARD	466,100	383.9	-0.7	-3.7	-4.6	-8.9	-14.9	3.4	88.8
NORTH DELTA	485,100	469.6	-2.2	-3.4	-4.9	-9.8	-19.0	3.1	68.7
NORTH SURREY	401,400	372.7	-1.7	-3.6	-6.9	-10.0	-19.8	-4.5	83.8
SURREY	462,800	430.9	-2.4	-5.2	-6.4	-11.2	-18.5	6.5	120.1
CLOVERDALE	505,700	374.9	-0.2	-6.2	-7.5	-11.3	-14.2	1.9	91.7
SOUTH SURREY & WHITE ROCK	550,800	326.1	0.7	-4.5	-1.6	-6.2	-12.6	6.0	74.6
LANGLEY	534,000	372.9	0.0	-2.7	-3.4	-8.8	-11.9	5.6	99.1
ABBOTSFORD	374,600	402.8	-1.7	-3.7	-6.5	-10.9	-15.3	5.1	108.3
MISSION	414,600	370.8	-2.7	-3.0	-3.7	-4.7	-9.6	8.2	123.9

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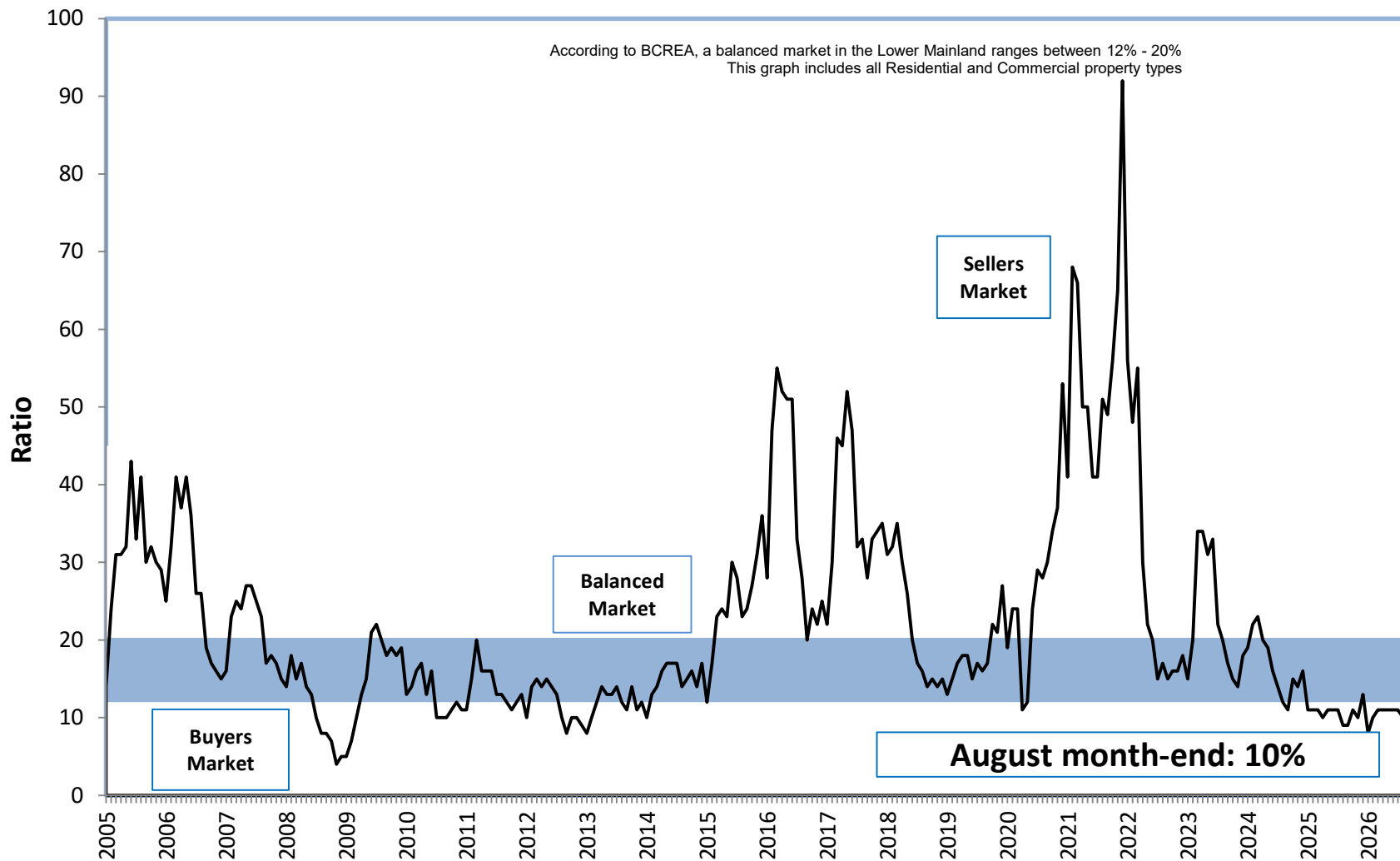
All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.

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

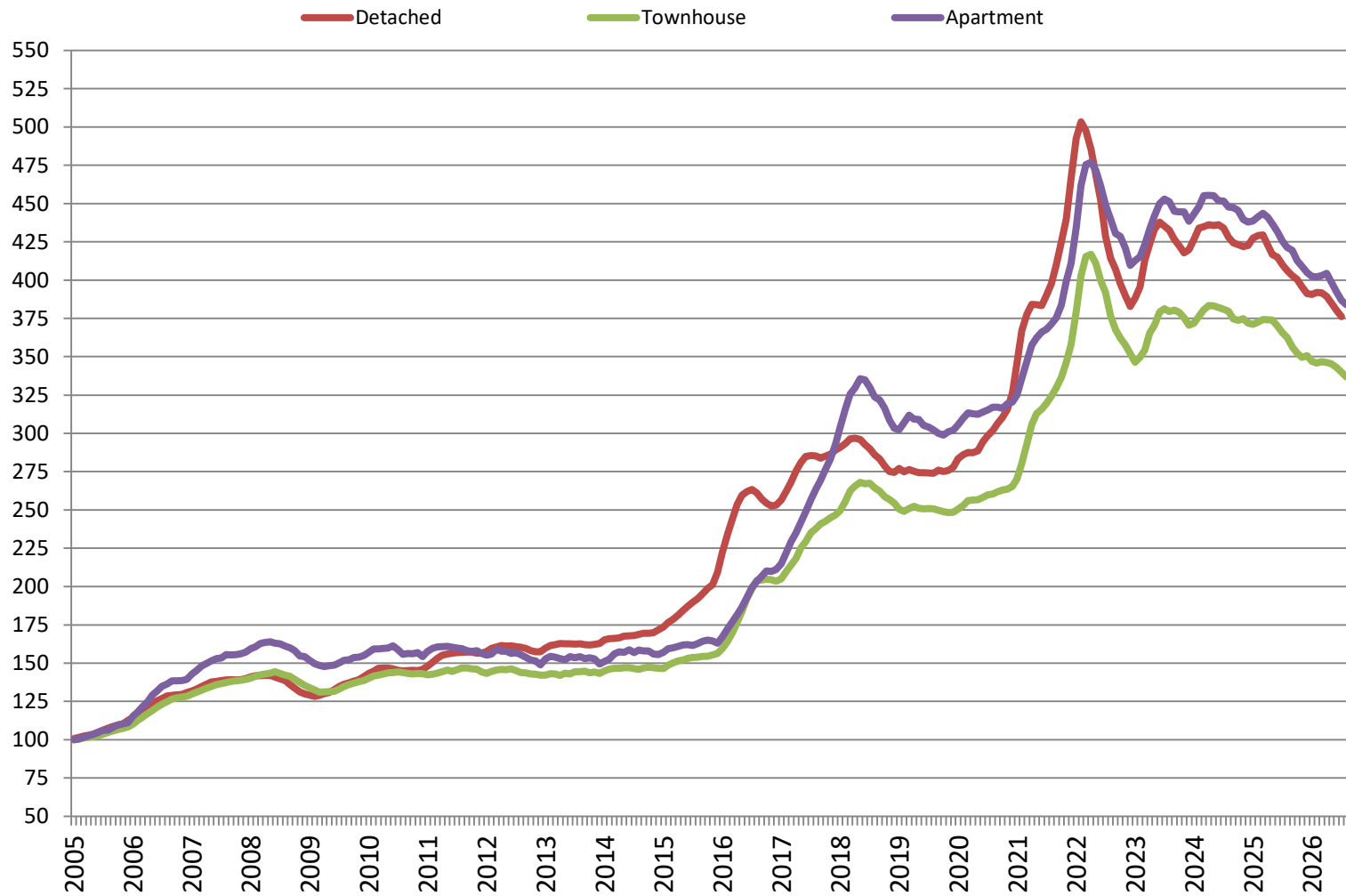
Sales, Listings & Active Inventory, All Types, Fraser Valley



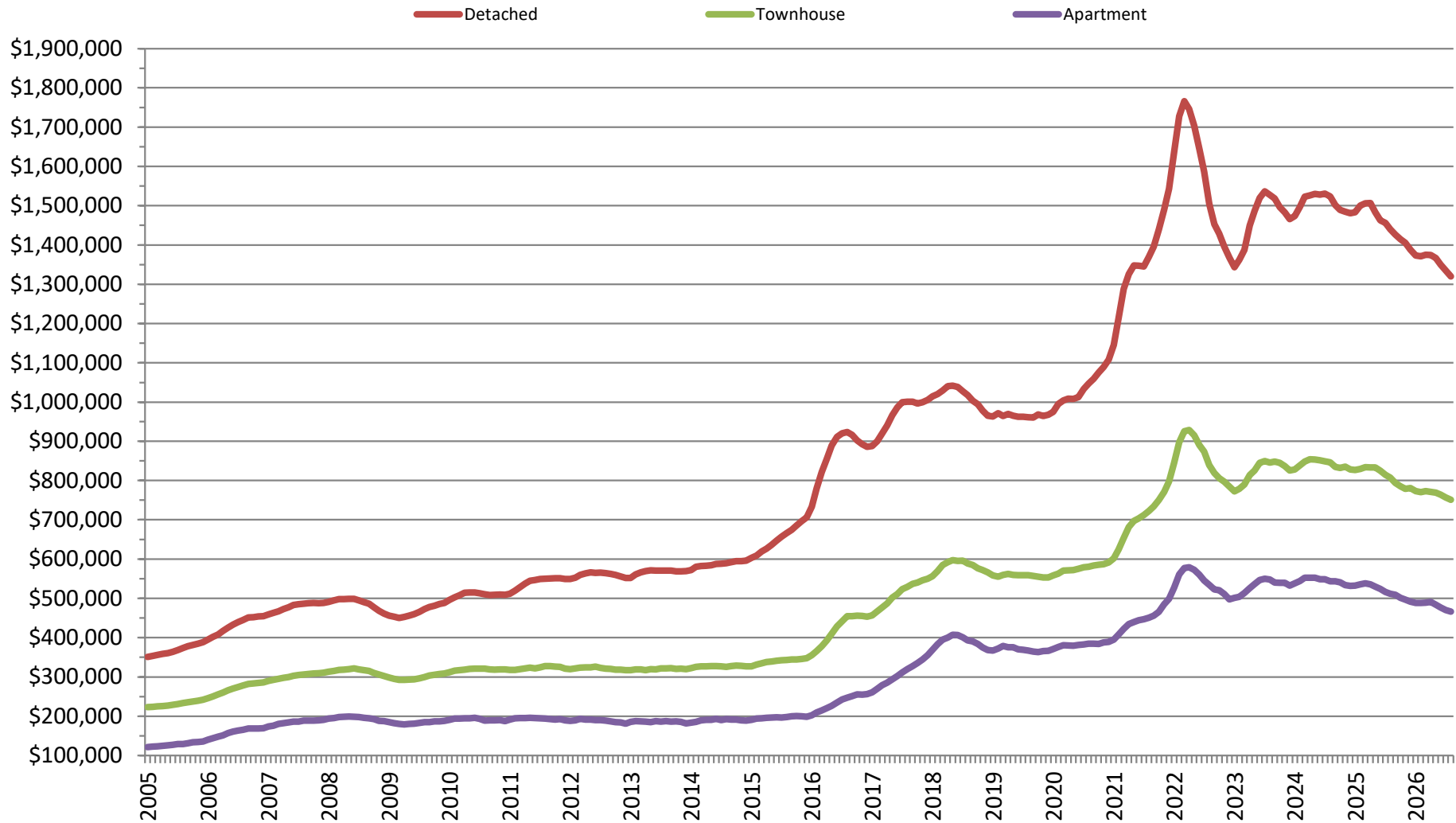
Sales-to-Active Listings Ratio, All Types, Fraser Valley



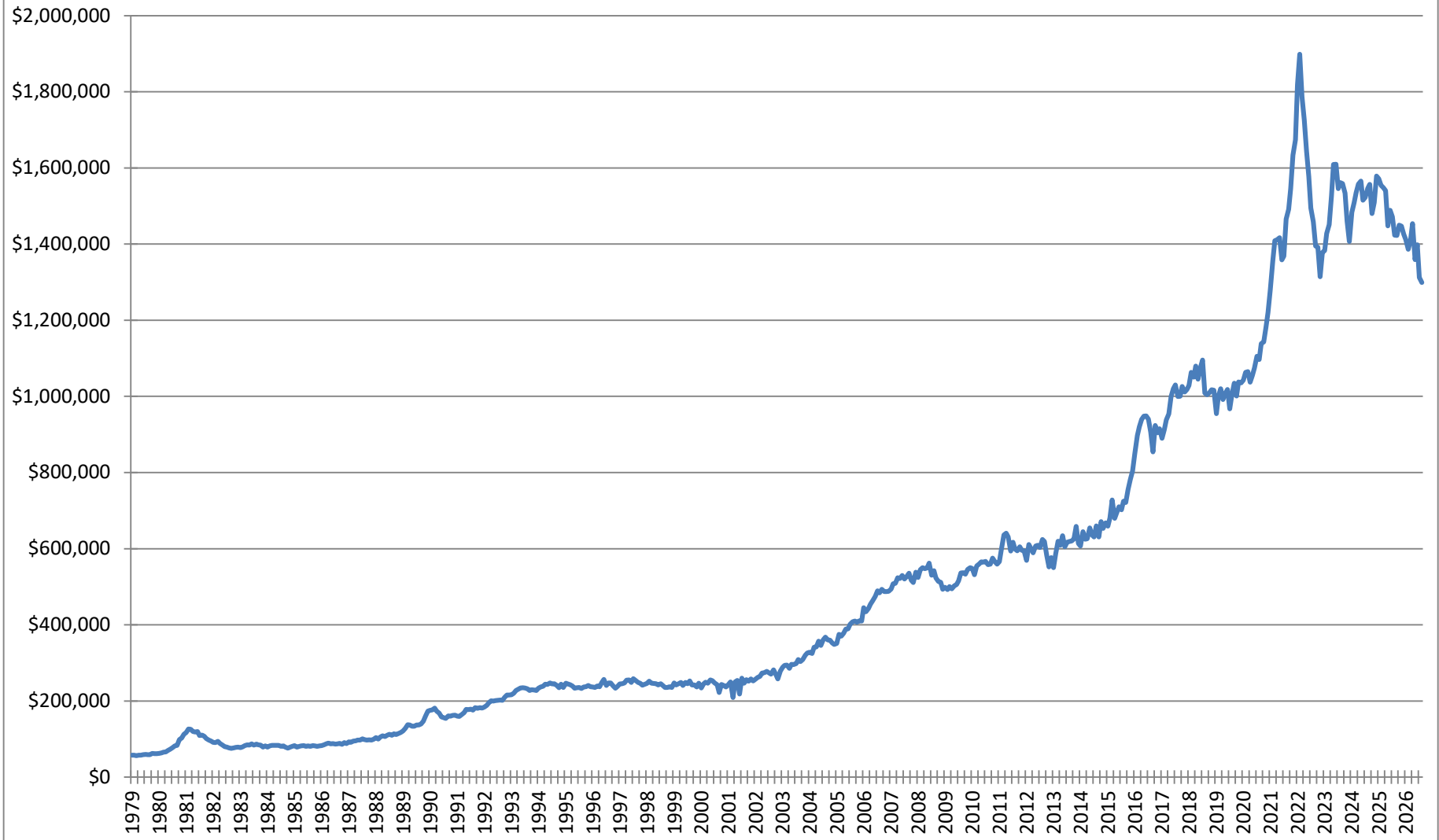
MLS® Home Price Index, Fraser Valley



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

