



Monthly Statistics Package

Fraser Valley Real Estate Board

August 2025



News Release

Fraser Valley Real Estate Board



For Immediate Release: September 3, 2025

Declining prices and high inventory strengthen buyer's market heading into fall

SURREY, BC – Fraser Valley home sales fell more than 20 per cent in August, but buyers who did get into the market were able to take advantage of favourable conditions including abundant choice, softer prices and more time to make decisions.

The Fraser Valley Real Estate Board recorded 931 sales on its Multiple Listing Service® (MLS®) in August, down 22 per cent from July and down 13 per cent year-over-year. August sales were 36 per cent below the 10-year average.

The Fraser Valley buyer's market remains strong with inventory levels holding relatively stable, down just two per cent to 10,445 active listings. Newly listed homes declined 19 per cent month-over-month to 2,793; up half a per cent year-over-year. The overall sales-to-active listings ratio for August dropped to nine per cent, down two per cent from July. The market is considered balanced when the ratio is between 12 per cent and 20 per cent.

"Current market conditions are allowing buyers the opportunity to make bold offers, especially for properties that have been on the market for a while and where sellers may be more motivated," said Tore Jacobsen, Chair of the Fraser Valley Real Estate Board. "As in all transactions, timing is everything and we expect to see more buyers come off the sidelines heading into fall to take advantage of the lower price floor."

Across the Fraser Valley in August, the average number of days to sell a condo was 41 days; while for a single-family detached home it was 38 days. Townhomes took, on average, 32 days to sell.

"The economic uncertainty that has shaped the housing market for much of 2025 now seems to have been factored into market dynamics, as evidenced by a sustained softening of prices," said Baldev Gill, CEO of the Fraser Valley Real Estate Board. "Some buyers who had been holding off are starting to recognize that waiting for greater certainty could mean missing opportunities, particularly in a market where conditions now clearly favour buyers."

The composite Benchmark price in the Fraser Valley decreased 0.9 per cent in August, to \$936,200.

MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At \$1,436,800, the Benchmark price for an FVREB *single-family detached* home decreased one per cent compared to July 2025 and decreased 5.7 per cent compared to August 2024.
- **Townhomes:** At \$807,800 the Benchmark price for an FVREB *townhome* decreased 0.9 per cent compared to July 2025 and decreased 4.5 per cent compared to August 2024.
- **Apartments:** At \$514,100 the Benchmark price for an FVREB *apartment/condo* decreased one per cent compared to July 2025 and decreased 5.9 per cent compared to August 2024.



FELIX J EMMANUEL

Real Estate Professional



778.968.0427



felix@fjeestates.com



fjeestates.com

RE/MAX CREST REALTY



FELIX J EMMANUEL

PERSONAL REAL ESTATE CORPORATION





MLS® Summary - Fraser Valley August 2025

Grand Totals	All Property Types				
	Aug-25	Aug-24	% change	Jul-25	% change
Sales	931	1,067	-12.7%	1,190	-21.8%
New Listings	2,793	2,778	0.5%	3,453	-19.1%
Active Listings	10,445	8,626	21.1%	10,650	-1.9%
Average Price	\$1,008,091	\$1,049,774	-4.0%	\$995,094	1.3%

Grand Totals - year to date	All Property Types		
	2025	2024	% change
Sales - year to date	8,289	10,152	-18.4%
New Listings - year to date	27,990	25,497	9.8%

All Areas Combined	Detached					Townhouse					Apartment				
	Aug-25	Aug-24	% change	Jul-25	% change	Aug-25	Aug-24	% change	Jul-25	% change	Aug-25	Aug-24	% change	Jul-25	% change
Sales	332	367	-9.5%	397	-16.4%	249	259	-3.9%	299	-16.7%	253	322	-21.4%	356	-28.9%
New Listings	991	953	4.0%	1,279	-22.5%	635	578	9.9%	770	-17.5%	735	824	-10.8%	938	-21.6%
Active Listings	3,769	3,140	20.0%	3,883	-2.9%	1,781	1,371	29.9%	1,801	-1.1%	2,540	2,080	22.1%	2,593	-2.0%
Benchmark Price	\$1,436,800	\$1,523,500	-5.7%	\$1,451,100	-1.0%	\$807,800	\$846,300	-4.5%	\$814,900	-0.9%	\$514,100	\$546,200	-5.9%	\$519,300	-1.0%
Median Price	\$1,349,950	\$1,443,000	-6.4%	\$1,375,000	-1.8%	\$790,000	\$828,000	-4.6%	\$800,000	-1.3%	\$510,000	\$529,450	-3.7%	\$520,000	-1.9%
Average Price	\$1,423,097	\$1,546,542	-8.0%	\$1,472,027	-3.3%	\$818,162	\$833,529	-1.8%	\$814,339	0.5%	\$522,577	\$546,772	-4.4%	\$556,407	-6.1%

Abbotsford	Detached					Townhouse					Apartment				
	Aug-25	Aug-24	% change	Jul-25	% change	Aug-25	Aug-24	% change	Jul-25	% change	Aug-25	Aug-24	% change	Jul-25	% change
Sales	50	54	-7.4%	64	-21.9%	42	29	44.8%	32	31.3%	49	60	-18.3%	58	-15.5%
New Listings	140	132	6.1%	178	-21.3%	88	68	29.4%	88	0.0%	130	113	15.0%	163	-20.2%
Active Listings	513	421	21.9%	512	0.2%	250	166	50.6%	242	3.3%	391	264	48.1%	383	2.1%
Benchmark Price	\$1,171,900	\$1,222,000	-4.1%	\$1,180,200	-0.7%	\$645,700	\$664,500	-2.8%	\$653,400	-1.2%	\$421,800	\$443,100	-4.8%	\$424,400	-0.6%
Median Price	\$1,095,000	\$1,087,500	0.7%	\$1,154,600	-5.2%	\$715,250	\$642,000	11.4%	\$651,500	9.8%	\$398,500	\$447,500	-10.9%	\$439,500	-9.3%
Average Price	\$1,153,428	\$1,146,787	0.6%	\$1,204,726	-4.3%	\$682,726	\$638,772	6.9%	\$645,918	5.7%	\$424,567	\$447,980	-5.2%	\$472,611	-10.2%

Mission	Detached					Townhouse					Apartment				
	Aug-25	Aug-24	% change	Jul-25	% change	Aug-25	Aug-24	% change	Jul-25	% change	Aug-25	Aug-24	% change	Jul-25	% change
Sales	38	25	52.0%	36	5.6%	8	7	14.3%	8	0.0%	6	5	20.0%	11	-45.5%
New Listings	75	61	23.0%	89	-15.7%	17	15	13.3%	21	-19.0%	9	16	-43.8%	15	-40.0%
Active Listings	293	246	19.1%	303	-3.3%	49	42	16.7%	47	4.3%	41	35	17.1%	44	-6.8%
Benchmark Price	\$1,025,400	\$1,045,900	-2.0%	\$1,033,100	-0.7%	\$656,500	\$684,400	-4.1%	\$663,000	-1.0%	\$434,700	\$462,000	-5.9%	\$441,500	-1.5%
Median Price	\$949,000	\$875,000	8.5%	\$955,000	-0.6%	\$669,500	\$714,900	-6.4%	\$644,500	3.9%	\$432,500	\$450,000	-3.9%	\$400,000	8.1%
Average Price	\$1,029,603	\$957,079	7.6%	\$959,916	7.3%	\$684,250	\$680,117	0.6%	\$618,112	10.7%	\$464,333	\$450,380	3.1%	\$434,790	6.8%



White Rock / South Surrey	Detached					Townhouse					Apartment				
	Aug-25	Aug-24	% change	Jul-25	% change	Aug-25	Aug-24	% change	Jul-25	% change	Aug-25	Aug-24	% change	Jul-25	% change
Sales	36	60	-40.0%	54	-33.3%	34	34	0.0%	41	-17.1%	41	39	5.1%	60	-31.7%
New Listings	153	148	3.4%	210	-27.1%	107	102	4.9%	136	-21.3%	110	114	-3.5%	119	-7.6%
Active Listings	654	536	22.0%	661	-1.1%	291	232	25.4%	287	1.4%	369	315	17.1%	379	-2.6%
Benchmark Price	\$1,795,500	\$1,966,700	-8.7%	\$1,837,300	-2.3%	\$921,200	\$969,600	-5.0%	\$928,200	-0.8%	\$588,600	\$623,900	-5.7%	\$584,400	0.7%
Median Price	\$1,730,000	\$1,892,500	-8.6%	\$1,658,000	4.3%	\$987,850	\$1,044,950	-5.5%	\$1,078,000	-8.4%	\$590,000	\$620,000	-4.8%	\$635,000	-7.1%
Average Price	\$1,949,122	\$2,189,815	-11.0%	\$1,985,981	-1.9%	\$1,054,646	\$1,093,788	-3.6%	\$1,083,484	-2.7%	\$654,576	\$700,187	-6.5%	\$752,684	-13.0%

Langley	Detached					Townhouse					Apartment				
	Aug-25	Aug-24	% change	Jul-25	% change	Aug-25	Aug-24	% change	Jul-25	% change	Aug-25	Aug-24	% change	Jul-25	% change
Sales	72	75	-4.0%	89	-19.1%	72	63	14.3%	82	-12.2%	48	86	-44.2%	82	-41.5%
New Listings	144	174	-17.2%	216	-33.3%	150	127	18.1%	147	2.0%	158	212	-25.5%	220	-28.2%
Active Listings	545	463	17.7%	571	-4.6%	316	248	27.4%	328	-3.7%	528	401	31.7%	524	0.8%
Benchmark Price	\$1,590,800	\$1,647,300	-3.4%	\$1,598,600	-0.5%	\$848,100	\$884,700	-4.1%	\$852,300	-0.5%	\$589,500	\$611,600	-3.6%	\$590,900	-0.2%
Median Price	\$1,422,500	\$1,539,000	-7.6%	\$1,400,000	1.6%	\$822,500	\$840,000	-2.1%	\$820,000	0.3%	\$520,000	\$556,250	-6.5%	\$550,000	-5.5%
Average Price	\$1,480,381	\$1,586,509	-6.7%	\$1,564,635	-5.4%	\$841,670	\$855,870	-1.7%	\$832,423	1.1%	\$545,458	\$579,605	-5.9%	\$558,508	-2.3%

Delta - North	Detached					Townhouse					Apartment				
	Aug-25	Aug-24	% change	Jul-25	% change	Aug-25	Aug-24	% change	Jul-25	% change	Aug-25	Aug-24	% change	Jul-25	% change
Sales	21	33	-36.4%	31	-32.3%	3	5	-40.0%	10	-70.0%	9	9	0.0%	11	-18.2%
New Listings	65	59	10.2%	103	-36.9%	6	9	-33.3%	18	-67%	15	17	-11.8%	23	-34.8%
Active Listings	275	172	59.9%	291	-5.5%	35	29	20.7%	38	-7.9%	53	48	10.4%	57	-7.0%
Benchmark Price	\$1,321,300	\$1,473,600	-10.3%	\$1,333,600	-0.9%	\$933,000	\$956,900	-2.5%	\$932,900	0.0%	\$540,300	\$575,500	-6.1%	\$555,800	-2.8%
Median Price	\$1,285,000	\$1,360,000	-5.5%	\$1,391,500	-7.7%	\$885,000	\$795,000	11.3%	\$855,000	3.5%	\$560,000	\$610,000	-8.2%	\$556,097	0.7%
Average Price	\$1,354,083	\$1,388,773	-2.5%	\$1,423,387	-4.9%	\$880,000	\$890,020	-1.1%	\$894,598	-1.6%	\$493,799	\$586,122	-15.8%	\$558,603	-11.6%



City of Surrey - Combined*	Detached					Townhouse					Apartment				
	Aug-25	Aug-24	% change	Jul-25	% change	Aug-25	Aug-24	% change	Jul-25	% change	Aug-25	Aug-24	% change	Jul-25	% change
Sales	138	178	-22.5%	167	-17.4%	123	155	-20.6%	167	-26.3%	125	162	-22.8%	161	-22.4%
Benchmark Price	\$1,541,800	\$1,647,200	-6.4%	\$1,561,700	-1.3%	\$830,700	\$872,600	-4.8%	\$838,700	-1.0%	\$500,800	\$541,800	-7.6%	\$511,600	-2.1%
Average Price	\$1,574,392	\$1,773,988	-11.3%	\$1,600,371	-1.6%	\$856,782	\$865,994	-1.1%	\$842,326	1.7%	\$541,333	\$566,720	-4.5%	\$529,350	2.3%

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

Surrey - Central	Detached					Townhouse					Apartment				
	Aug-25	Aug-24	% change	Jul-25	% change	Aug-25	Aug-24	% change	Jul-25	% change	Aug-25	Aug-24	% change	Jul-25	% change
Sales	63	48	31.3%	55	14.5%	53	65	-18.5%	73	-27.4%	21	23	-8.7%	19	10.5%
New Listings	226	202	11.9%	248	-8.9%	166	144	15.3%	224	-25.9%	70	75	-6.7%	89	-21.3%
Active Listings	788	698	12.9%	835	-5.6%	543	431	26.0%	547	-0.7%	237	206	15.0%	248	-4.4%
Benchmark Price	\$1,451,500	\$1,541,200	-5.8%	\$1,468,200	-1.1%	\$795,900	\$854,000	-6.8%	\$809,300	-1.7%	\$534,000	\$571,300	-6.5%	\$547,400	-2.4%
Median Price	\$1,460,000	\$1,605,000	-9.0%	\$1,485,000	-1.7%	\$785,000	\$830,000	-5.4%	\$795,000	-1.3%	\$568,500	\$560,000	1.5%	\$480,000	18.4%
Average Price	\$1,532,990	\$1,632,985	-6.1%	\$1,547,333	-0.9%	\$784,918	\$822,368	-4.6%	\$754,317	4.1%	\$530,614	\$539,561	-1.7%	\$486,784	9.0%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Aug-25	Aug-24	% change	Jul-25	% change	Aug-25	Aug-24	% change	Jul-25	% change	Aug-25	Aug-24	% change	Jul-25	% change
Sales	20	37	-45.9%	31	-35.5%	24	34	-29.4%	32	-25.0%	20	9	122.2%	22	-9.1%
New Listings	77	85	-9.4%	95	-18.9%	56	72	-22.2%	78	-28.2%	35	26	34.6%	32	9.4%
Active Listings	225	199	13.1%	220	2.3%	150	116	29.3%	165	-9.1%	82	62	32.3%	83	-1.2%
Benchmark Price	\$1,440,800	\$1,510,600	-4.6%	\$1,435,500	0.4%	\$811,800	\$845,900	-4.0%	\$821,500	-1.2%	\$572,500	\$606,700	-5.6%	\$580,700	-1.4%
Median Price	\$1,397,500	\$1,498,000	-6.7%	\$1,380,000	1.3%	\$740,000	\$808,500	-8.5%	\$809,900	-8.6%	\$515,000	\$530,000	-2.8%	\$554,500	-7.1%
Average Price	\$1,447,725	\$1,526,760	-5.2%	\$1,418,412	2.1%	\$760,416	\$800,577	-5.0%	\$820,714	-7.3%	\$522,065	\$523,333	-0.2%	\$550,427	-5.2%

Surrey - North	Detached					Townhouse					Apartment				
	Aug-25	Aug-24	% change	Jul-25	% change	Aug-25	Aug-24	% change	Jul-25	% change	Aug-25	Aug-24	% change	Jul-25	% change
Sales	32	33	-3.0%	37	-13.5%	13	22	-40.9%	21	-38.1%	59	91	-35.2%	93	-36.6%
New Listings	111	90	23.3%	137	-19.0%	44	41	7.3%	57	-22.8%	208	250	-16.8%	277	-24.9%
Active Listings	463	393	17.8%	474	-2.3%	145	107	35.5%	146	-0.7%	838	745	12.5%	873	-4.0%
Benchmark Price	\$1,423,100	\$1,510,900	-5.8%	\$1,435,300	-0.8%	\$764,200	\$754,200	1.3%	\$750,800	1.8%	\$445,900	\$495,800	-10.1%	\$458,200	-2.7%
Median Price	\$1,307,000	\$1,354,000	-3.5%	\$1,420,000	-8.0%	\$820,000	\$690,900	18.7%	\$650,000	26.2%	\$497,900	\$508,000	-2.0%	\$495,000	0.6%
Average Price	\$1,404,602	\$1,500,227	-6.4%	\$1,433,535	-2.0%	\$817,307	\$743,940	9.9%	\$710,366	15.1%	\$501,259	\$520,675	-3.7%	\$509,949	-1.7%



MLS® Home Price Index - Fraser Valley

August 2025

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	1,078,000	329.1	-1.1	-2.4	-3.1	-4.3	-4.1	25.2	51.3
FRASER VALLEY BOARD	936,200	336.0	-0.9	-2.8	-3.5	-5.7	-9.5	30.1	84.3
NORTH DELTA	1,130,800	359.2	-1.1	-1.9	-6.1	-10.0	-4.9	27.5	92.5
NORTH SURREY	705,900	320.9	-1.0	-2.2	-3.6	-6.3	-15.0	21.6	67.1
SURREY	989,900	346.1	-1.3	-3.3	-4.5	-7.0	-11.8	28.4	100.8
CLOVERDALE	997,600	330.6	-0.6	-4.7	-4.3	-4.5	-2.9	36.8	106.9
SOUTH SURREY & WHITE ROCK	1,091,700	286.3	-1.3	-3.7	-3.9	-9.1	-12.6	25.2	49.0
LANGLEY	1,016,700	341.5	-0.4	-2.0	-2.0	-3.2	-4.2	34.1	99.1
ABBOTSFORD	753,300	342.3	-0.9	-2.7	-3.5	-4.4	-10.8	31.4	114.5
MISSION	900,300	353.6	-0.9	-0.3	-4.7	-4.2	-3.9	37.1	140.4

DETACHED

LOWER MAINLAND	1,737,200	381.3	-1.1	-2.6	-4.0	-4.9	-0.6	32.8	62.7
FRASER VALLEY BOARD	1,436,800	408.4	-1.0	-3.0	-4.2	-5.7	-4.5	37.5	115.5
NORTH DELTA	1,321,300	396.8	-0.9	-1.1	-6.8	-10.3	-2.1	32.2	106.5
NORTH SURREY	1,423,100	440.0	-0.9	-1.9	-5.3	-5.8	-6.9	37.5	130.4
SURREY	1,451,500	416.1	-1.1	-3.7	-5.1	-5.8	-7.1	37.5	131.0
CLOVERDALE	1,440,800	410.6	0.4	-5.0	-5.2	-4.6	-1.1	38.0	128.5
SOUTH SURREY & WHITE ROCK	1,795,500	346.6	-2.3	-5.0	-4.5	-8.7	-7.6	29.0	71.5
LANGLEY	1,590,800	420.4	-0.5	-2.5	-2.2	-3.4	-1.2	39.8	133.6
ABBOTSFORD	1,171,900	405.4	-0.7	-2.6	-3.6	-4.1	-3.6	36.4	147.2
MISSION	1,025,400	378.4	-0.7	0.6	-3.9	-1.9	1.6	42.5	157.8

TOWNHOUSE

LOWER MAINLAND	950,100	362.8	-1.4	-2.6	-2.7	-3.7	-0.5	36.7	110.3
FRASER VALLEY BOARD	807,800	362.6	-0.9	-3.0	-2.6	-4.5	-3.7	39.3	135.8
NORTH DELTA	933,000	406.5	0.0	-4.0	0.4	-2.5	1.9	34.3	118.2
NORTH SURREY	764,200	435.7	1.8	-0.3	2.2	1.3	-0.4	39.3	175.4
SURREY	795,900	365.4	-1.7	-3.7	-4.6	-6.8	-3.8	36.5	148.7
CLOVERDALE	811,800	333.0	-1.2	-4.1	-3.4	-4.0	-0.7	37.3	133.7
SOUTH SURREY & WHITE ROCK	921,200	292.6	-0.8	-3.7	-2.2	-5.0	-1.7	37.7	91.7
LANGLEY	848,100	366.5	-0.5	-1.8	-2.3	-4.1	-4.7	43.1	155.2
ABBOTSFORD	645,700	357.1	-1.2	-2.3	-1.4	-2.8	-7.9	43.8	159.5
MISSION	656,500	350.1	-1.0	-2.9	-1.2	-4.1	-3.5	45.3	164.6

APARTMENT

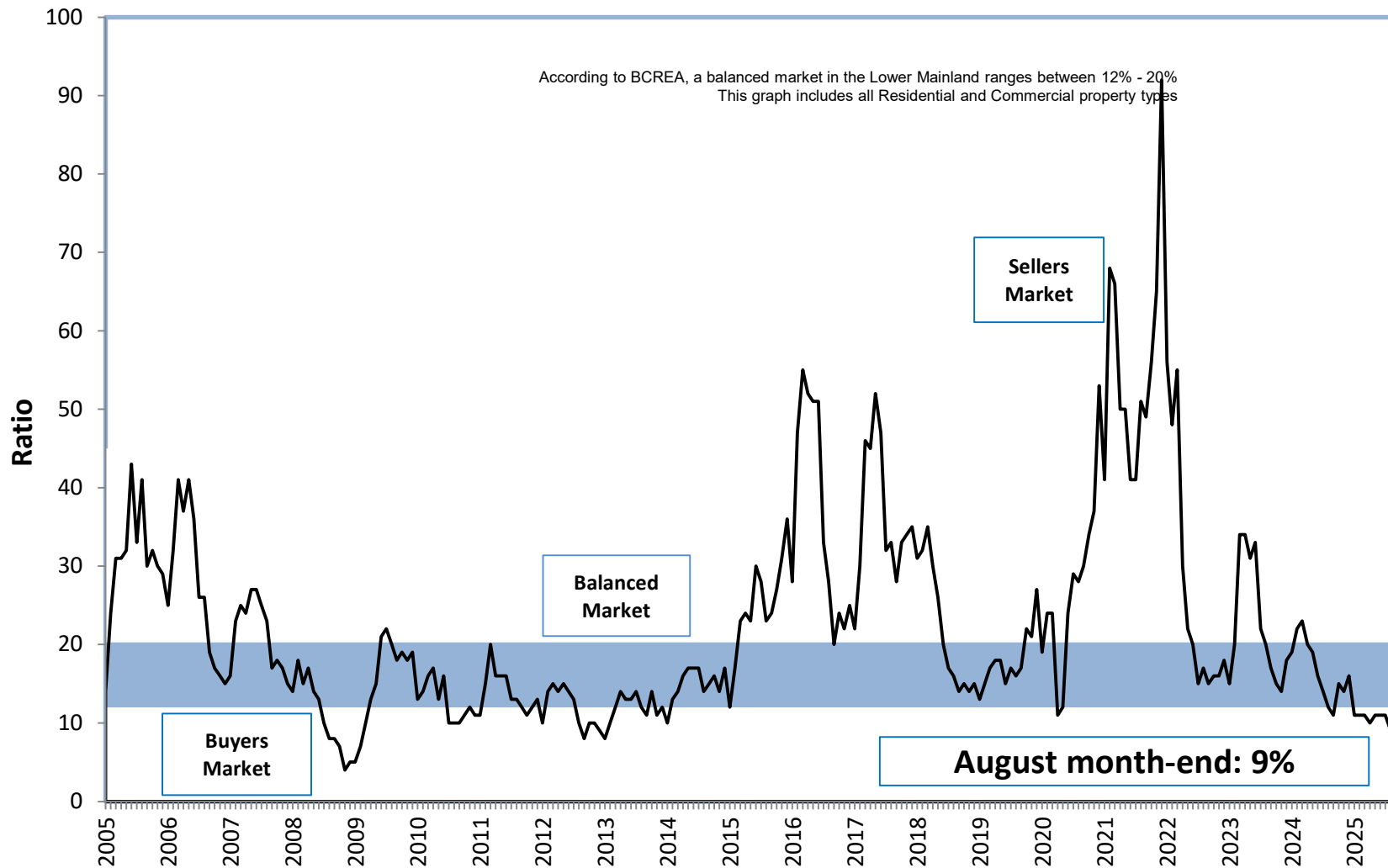
LOWER MAINLAND	680,400	341.4	-1.2	-3.1	-3.6	-4.6	-1.1	20.6	84.0
FRASER VALLEY BOARD	514,100	421.0	-1.0	-3.5	-4.5	-5.9	-4.2	32.8	158.1
NORTH DELTA	540,300	517.5	-2.8	-4.5	-1.5	-6.1	-5.1	17.4	185.6
NORTH SURREY	445,900	411.7	-2.7	-5.3	-7.2	-10.1	-8.6	19.8	147.4
SURREY	534,000	486.8	-2.4	-3.6	-2.2	-6.5	-1.3	35.8	195.6
CLOVERDALE	572,500	422.2	-1.4	-2.2	-2.7	-5.6	0.8	29.6	160.1
SOUTH SURREY & WHITE ROCK	588,600	347.5	0.7	-3.0	-4.5	-5.7	-3.2	32.6	128.3
LANGLEY	589,500	410.2	-0.2	-2.6	-3.0	-3.6	-2.9	37.4	169.7
ABBOTSFORD	421,800	452.1	-0.6	-3.0	-5.9	-4.8	-4.1	42.4	217.5
MISSION	434,700	389.5	-1.5	-4.0	-5.2	-5.9	-8.9	40.1	213.9

© Fraser Valley Real Estate Board

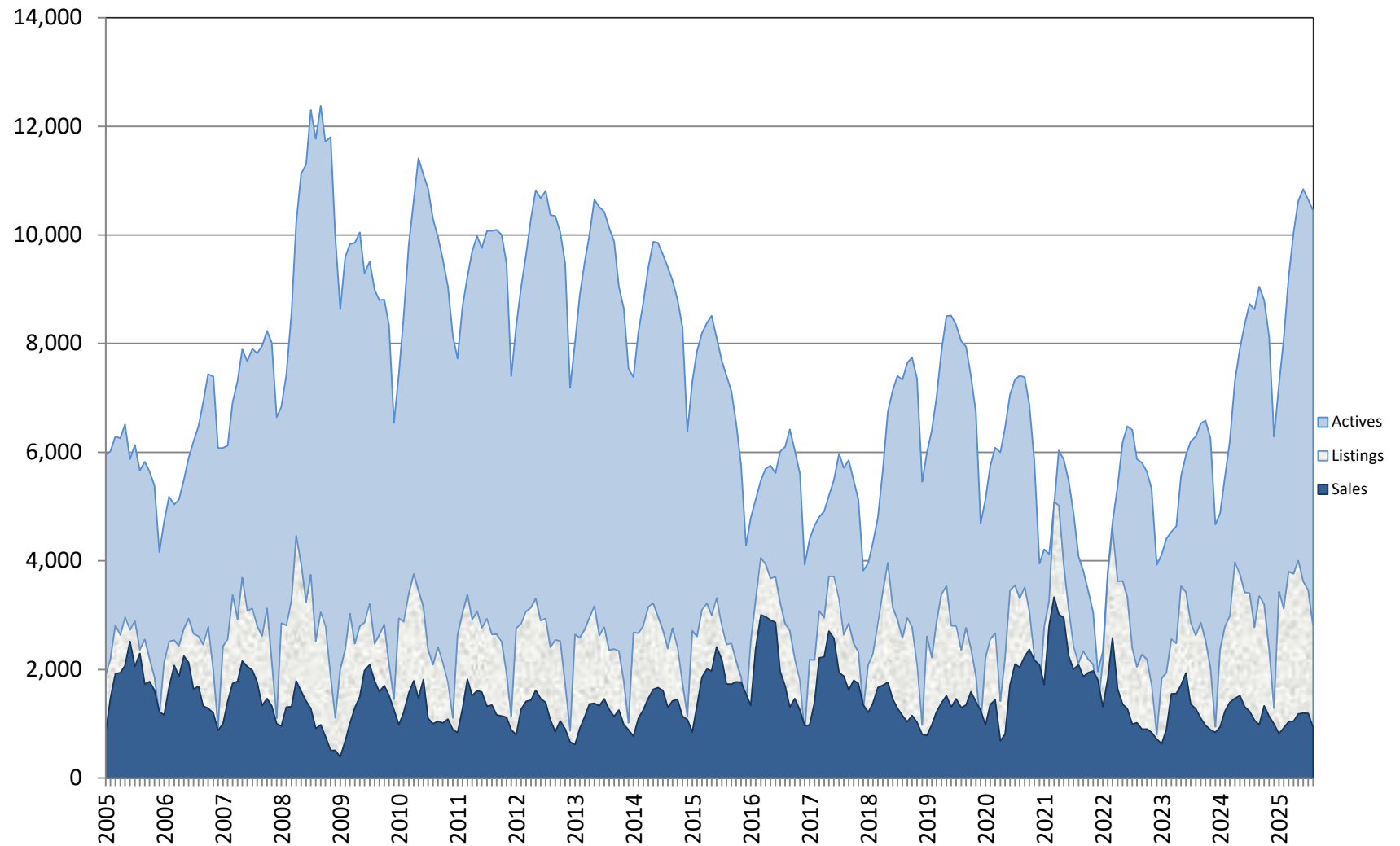
All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.

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

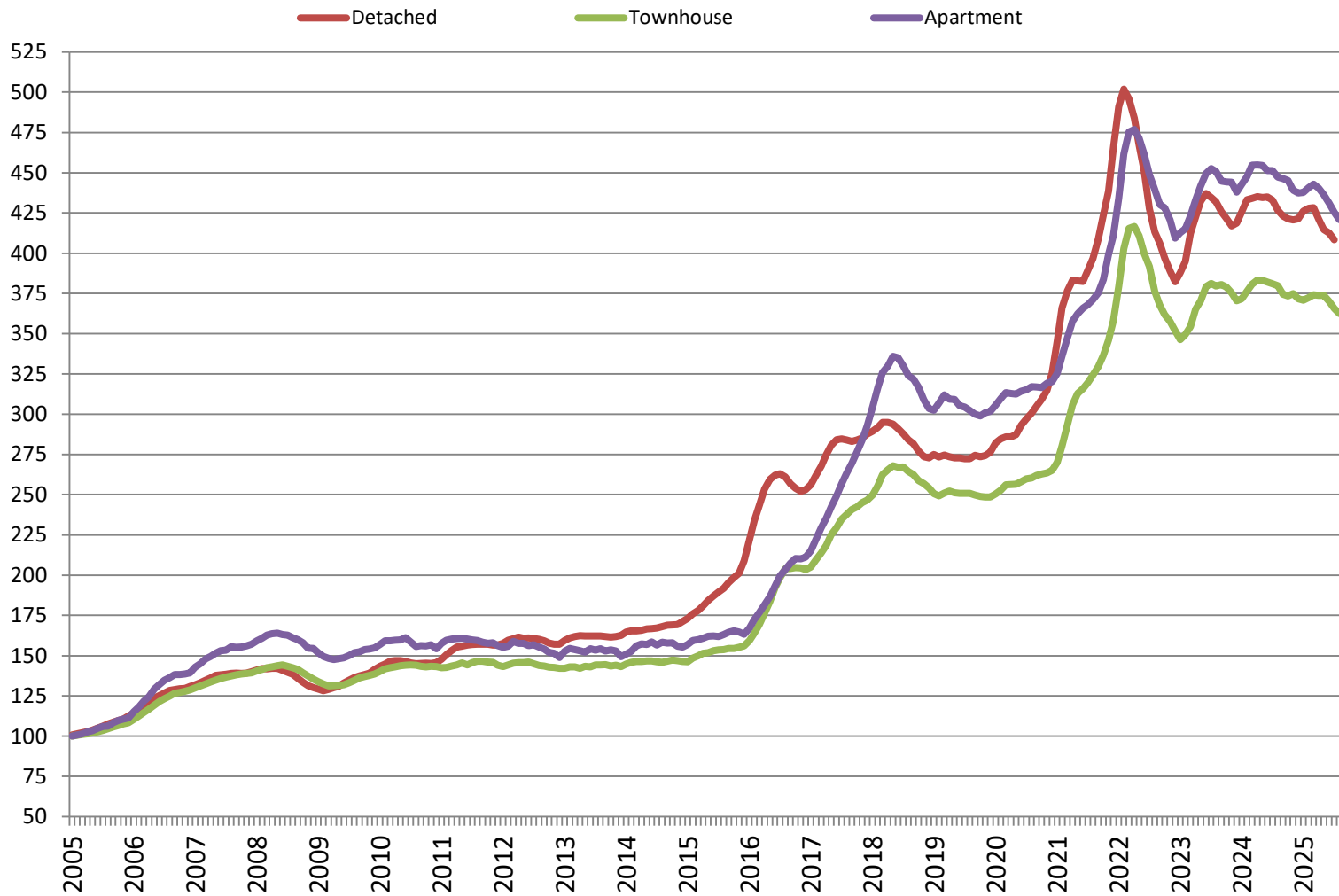
Sales-to-Active Listings Ratio, All Types, Fraser Valley



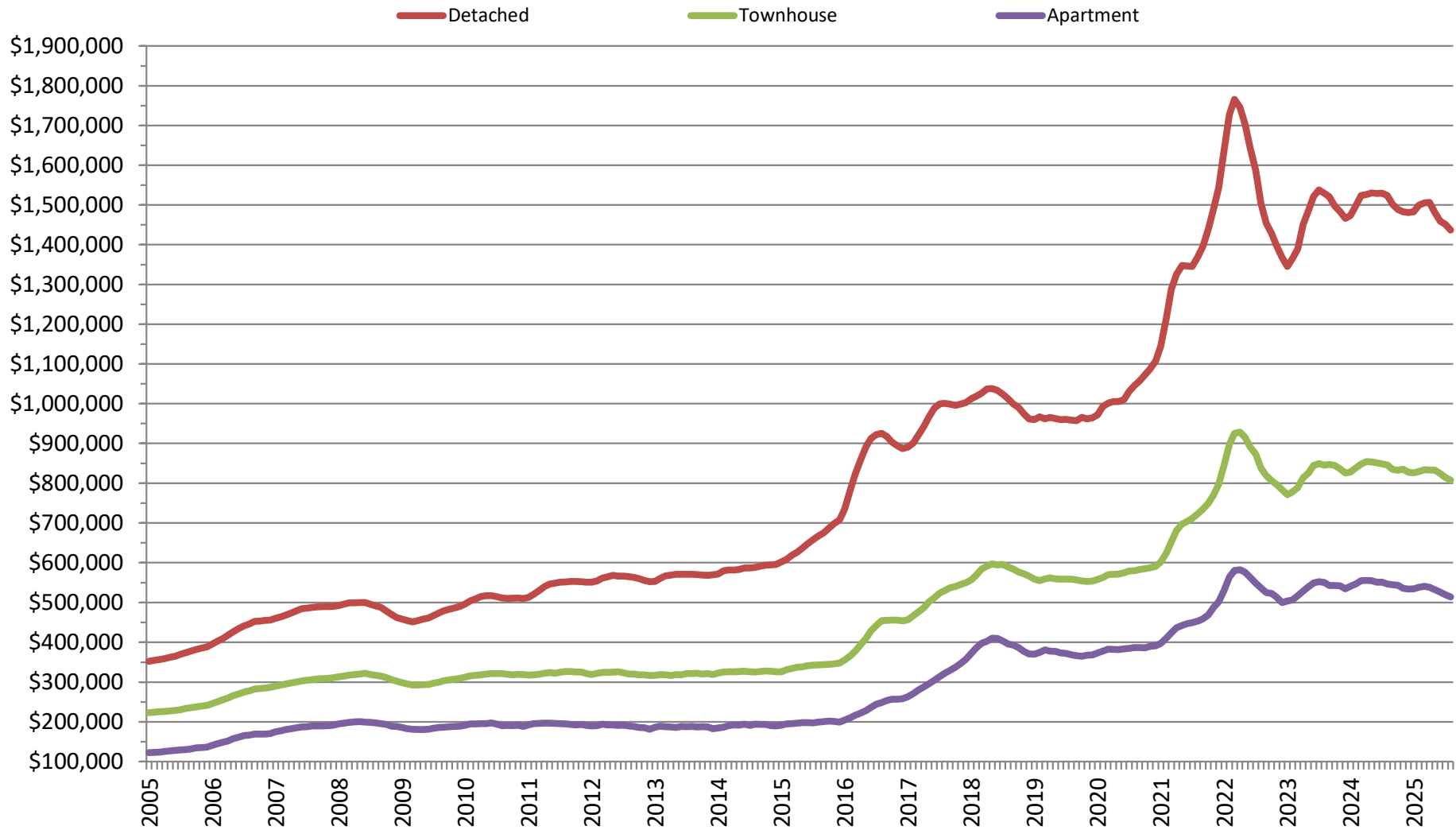
Sales, Listings & Active Inventory, All Types, Fraser Valley



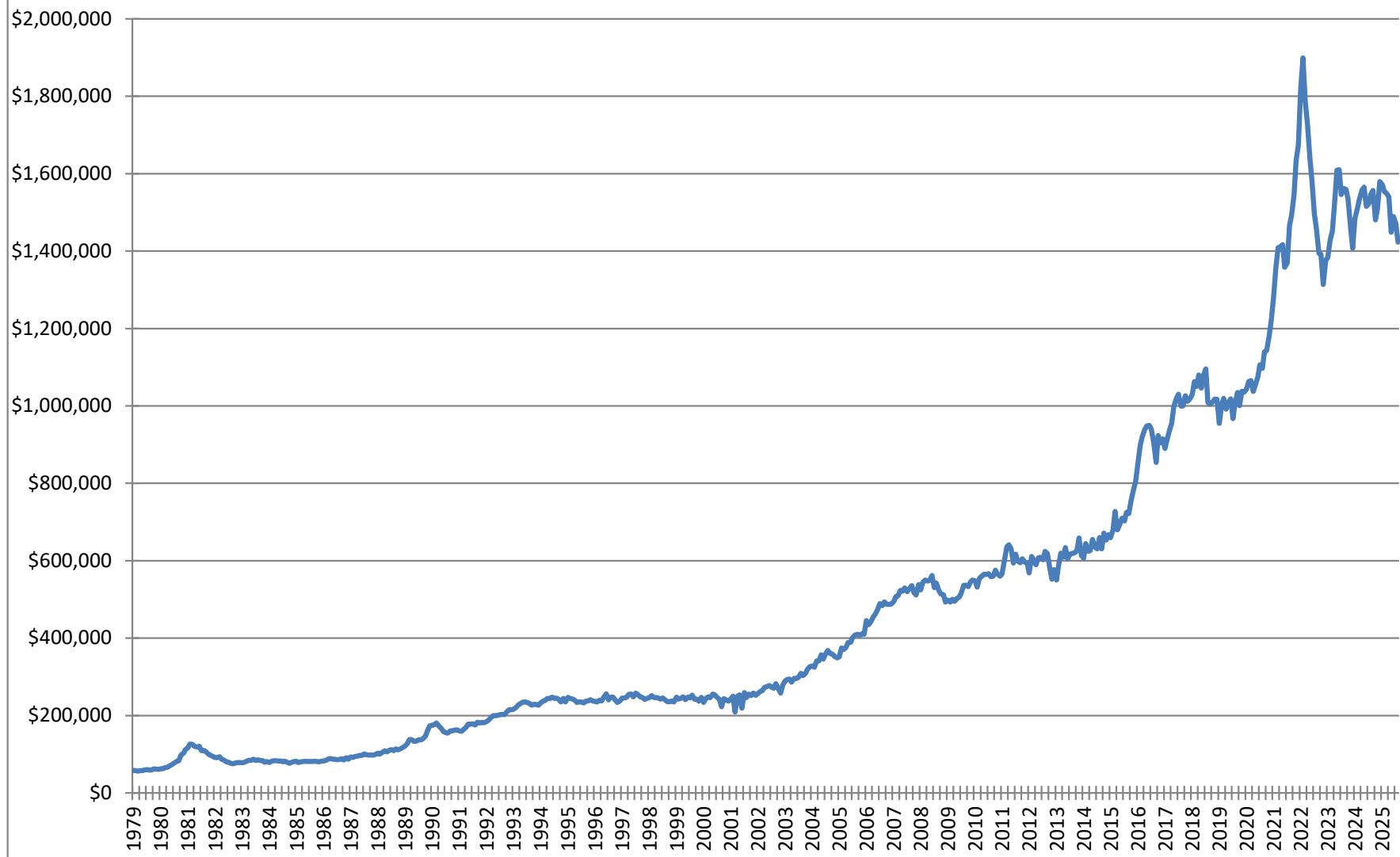
MLS® Home Price Index, Fraser Valley



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

