



Monthly Statistics Package

Fraser Valley Real Estate Board

October 2025



News Release

Fraser Valley Real Estate Board



For Immediate Release: November 4, 2025

October brings welcome boost to Fraser Valley, but sales still lag seasonal averages

SURREY, BC – Fraser Valley home sales climbed for the second straight month in October, a sign that some buyers may be responding to steadily easing prices.

The Fraser Valley Real Estate Board recorded 1,123 sales on its Multiple Listing Service® (MLS®) in October, a 17 per cent increase from September, but 16 per cent below sales from the same month last year.

After a short-lived rise in September, new listings slowed in October, down 14 per cent month-over-month and seven per cent year-over-year, to 2,967. Overall inventory remains well above seasonal norms for the Fraser Valley, with 10,121 active listings, down four per cent from September but up 15 per cent year-over-year.

“Motivated sellers are responding to increasingly competitive market conditions with more realistic pricing strategies,” said Tore Jacobsen, Chair of the Fraser Valley Real Estate Board. “As a result, we’re seeing prices soften—a shift that’s helping to facilitate sales in a slower market.”

The Fraser Valley remains firmly in a buyer’s market, with an overall sales-to-active listings ratio of 11 per cent in October, up from nine per cent in September. The modest increase reflects a rise in sales alongside a slight decline in inventory. A balanced market is typically defined by a ratio between 12 and 20 per cent.

Across the Fraser Valley in October, the average number of days to sell both a single-family detached home and a condo was 42 days; while for a townhome it was 37 days.

“While these early signs are encouraging, the path back to seasonal average sales levels will take time,” said Baldev Gill, CEO of the Fraser Valley Real Estate Board. “As more new supply comes on stream and sellers adapt to the shifting dynamics, we expect the market to respond accordingly.”

The composite Benchmark price for a typical home in the Fraser Valley decreased 0.7 per cent in October, to \$919,900.

MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At \$1,411,900 the Benchmark price for an FVREB *single-family detached* home decreased 0.6 per cent compared to September 2025 and decreased 5.1 per cent compared to October 2024.
- **Townhomes:** At \$786,000 the Benchmark price for an FVREB *townhome* decreased 1.2 per cent compared to September 2025 and decreased 5.6 per cent compared to October 2024.
- **Apartments:** At \$506,400 the Benchmark price for an FVREB *apartment/condo* decreased 0.8 per cent compared to September 2025 and decreased 6.8 per cent compared to October 2024.



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MLS® Summary - Fraser Valley October 2025

Grand Totals	All Property Types				
	Oct-25	Oct-24	% change	Sep-25	% change
Sales	1,123	1,330	-15.6%	962	16.7%
New Listings	2,967	3,194	-7.1%	3,447	-13.9%
Active Listings	10,121	8,799	15.0%	10,583	-4.4%
Average Price	\$ 987,199	\$ 1,017,374	-3.0%	\$ 986,674	0.1%

Grand Totals - year to date	All Property Types		
	2025	2024	% change
Sales - year to date	10,371	12,448	-16.7%
New Listings - year to date	34,404	32,043	7.4%

All Areas Combined	Detached					Townhouse					Apartment				
	Oct-25	Oct-24	% change	Sep-25	% change	Oct-25	Oct-24	% change	Sep-25	% change	Oct-25	Oct-24	% change	Sep-25	% change
Sales	378	470	-19.6%	344	9.9%	313	331	-5.4%	244	28.3%	298	395	-24.6%	262	13.7%
New Listings	1,038	1,040	-0.2%	1,226	-15.3%	632	681	-7.2%	757	-16.5%	786	964	-18.5%	958	-18.0%
Active Listings	3,556	3,110	14.3%	3,758	-5.4%	1,722	1,384	24.4%	1,833	-6.1%	2,470	2,228	10.9%	2,599	-5.0%
Benchmark Price	\$ 1,411,900	\$ 1,488,000	-5.1%	\$ 1,420,000	-0.6%	\$ 786,000	\$ 832,200	-5.6%	\$ 795,600	-1.2%	\$ 506,400	\$ 543,300	-6.8%	\$ 510,400	-0.8%
Median Price	\$ 1,350,000	\$ 1,385,000	-2.5%	\$ 1,290,000	4.7%	\$ 778,500	\$ 815,000	-4.5%	\$ 793,000	-1.8%	\$ 504,000	\$ 539,000	-6.5%	\$ 515,000	-2.1%
Average Price	\$ 1,450,280	\$ 1,480,346	-2.0%	\$ 1,422,575	1.9%	\$ 787,415	\$ 827,497	-4.8%	\$ 795,480	-1.0%	\$ 521,538	\$ 551,554	-5.4%	\$ 528,489	-1.3%

Abbotsford	Detached					Townhouse					Apartment				
	Oct-25	Oct-24	% change	Sep-25	% change	Oct-25	Oct-24	% change	Sep-25	% change	Oct-25	Oct-24	% change	Sep-25	% change
Sales	54	79	-31.6%	49	10.2%	50	41	22.0%	37	35.1%	50	58	-13.8%	41	22.0%
New Listings	137	152	-9.9%	166	-17.5%	79	73	8.2%	86	-8.1%	136	120	13.3%	143	-4.9%
Active Listings	480	428	12.1%	507	-5.3%	225	170	32.4%	250	-10.0%	367	280	31.1%	376	-2.4%
Benchmark Price	\$ 1,170,100	\$ 1,195,900	-2.2%	\$ 1,152,500	1.5%	\$ 634,800	\$ 649,000	-2.2%	\$ 640,500	-0.9%	\$ 415,200	\$ 446,700	-7.1%	\$ 415,900	-0.2%
Median Price	\$ 1,055,000	\$ 1,180,000	-10.6%	\$ 1,050,000	0.5%	\$ 660,000	\$ 670,000	-1.5%	\$ 660,000	0.0%	\$ 390,000	\$ 428,000	-8.9%	\$ 415,000	-6.0%
Average Price	\$ 1,118,818	\$ 1,200,098	-6.8%	\$ 1,092,428	2.4%	\$ 669,663	\$ 663,532	0.9%	\$ 646,289	3.6%	\$ 428,830	\$ 441,584	-2.9%	\$ 407,310	5.3%

Mission	Detached					Townhouse					Apartment				
	Oct-25	Oct-24	% change	Sep-25	% change	Oct-25	Oct-24	% change	Sep-25	% change	Oct-25	Oct-24	% change	Sep-25	% change
Sales	29	45	-35.6%	33	-12.1%	10	4	150.0%	9	11.1%	4	4	0.0%	7	-42.9%
New Listings	75	87	-13.8%	80	-6.3%	14	18	-22.2%	13	7.7%	13	23	-43.5%	9	44.4%
Active Listings	286	255	12.2%	295	-3.1%	43	46	-6.5%	46	-6.5%	38	40	-5.0%	39	-2.6%
Benchmark Price	\$ 1,015,400	\$ 1,017,100	-0.2%	\$ 1,015,400	0.0%	\$ 646,000	\$ 675,200	-4.3%	\$ 652,500	-1.0%	\$ 437,300	\$ 459,800	-4.9%	\$ 436,800	0.1%
Median Price	\$ 880,000	\$ 999,990	-12.0%	\$ 995,000	-11.6%	\$ 672,500	\$ 677,450	-0.7%	\$ 715,000	-5.9%	\$ 424,950	\$ 385,017	10.4%	\$ 410,000	3.6%
Average Price	\$ 1,015,286	\$ 1,051,680	-3.5%	\$ 1,001,157	1.4%	\$ 634,800	\$ 639,350	-0.7%	\$ 698,533	-9.1%	\$ 410,725	\$ 392,483	4.6%	\$ 404,914	1.4%



White Rock / South Surrey	Detached					Townhouse					Apartment				
	Oct-25	Oct-24	% change	Sep-25	% change	Oct-25	Oct-24	% change	Sep-25	% change	Oct-25	Oct-24	% change	Sep-25	% change
Sales	58	68	-14.7%	41	41.5%	50	56	-10.7%	29	72.4%	48	71	-32.4%	49	-2.0%
New Listings	165	161	2.5%	209	-21.1%	103	111	-7.2%	153	-32.7%	123	167	-26.3%	178	-30.9%
Active Listings	622	544	14.3%	664	-6.3%	322	246	30.9%	340	-5.3%	375	350	7.1%	389	-3.6%
Benchmark Price	\$ 1,754,000	\$ 1,908,200	-8.1%	\$ 1,777,900	-1.3%	\$ 879,100	\$ 957,800	-8.2%	\$ 906,800	-3.1%	\$ 581,300	\$ 644,000	-9.7%	\$ 593,100	-2.0%
Median Price	\$ 1,787,500	\$ 1,705,000	4.8%	\$ 1,625,000	10.0%	\$ 866,400	\$ 954,000	-9.2%	\$ 882,000	-1.8%	\$ 557,500	\$ 619,000	-9.9%	\$ 595,000	-6.3%
Average Price	\$ 1,998,917	\$ 1,947,788	2.6%	\$ 2,008,273	-0.5%	\$ 922,415	\$ 976,996	-5.6%	\$ 932,817	-1.1%	\$ 678,890	\$ 672,126	1.0%	\$ 653,209	3.9%

Langley	Detached					Townhouse					Apartment				
	Oct-25	Oct-24	% change	Sep-25	% change	Oct-25	Oct-24	% change	Sep-25	% change	Oct-25	Oct-24	% change	Sep-25	% change
Sales	79	84	-6.0%	68	16.2%	71	82	-13.4%	59	20.3%	75	99	-24.2%	66	13.6%
New Listings	162	158	2.5%	206	-21.4%	144	135	6.7%	178	-19.1%	185	212	-12.7%	265	-30.2%
Active Listings	495	450	10.0%	539	-8.2%	316	221	43.0%	330	-4.2%	555	445	24.7%	589	-5.8%
Benchmark Price	\$ 1,551,600	\$ 1,613,500	-3.8%	\$ 1,576,300	-1.6%	\$ 833,000	\$ 864,800	-3.7%	\$ 839,600	-0.8%	\$ 578,000	\$ 604,800	-4.4%	\$ 579,700	-0.3%
Median Price	\$ 1,377,500	\$ 1,397,499	-1.4%	\$ 1,432,950	-3.9%	\$ 816,000	\$ 829,950	-1.7%	\$ 826,405	-1.3%	\$ 549,000	\$ 550,000	-0.2%	\$ 552,000	-0.5%
Average Price	\$ 1,469,330	\$ 1,493,969	-1.6%	\$ 1,477,700	-0.6%	\$ 824,625	\$ 856,389	-3.7%	\$ 856,850	-3.8%	\$ 560,171	\$ 579,953	-3.4%	\$ 552,792	1.3%

Delta - North	Detached					Townhouse					Apartment				
	Oct-25	Oct-24	% change	Sep-25	% change	Oct-25	Oct-24	% change	Sep-25	% change	Oct-25	Oct-24	% change	Sep-25	% change
Sales	31	27	14.8%	32	-3.1%	3	4	-25.0%	2	50.0%	8	10	-20.0%	6	33.3%
New Listings	78	68	14.7%	103	-24.3%	12	14	-14.3%	13	-8%	12	25	-52.0%	20	-40.0%
Active Listings	267	184	45.1%	287	-7.0%	31	31	0.0%	34	-8.8%	53	50	6.0%	59	-10.2%
Benchmark Price	\$ 1,300,800	\$ 1,412,500	-7.9%	\$ 1,318,400	-1.3%	\$ 891,600	\$ 939,100	-5.1%	\$ 901,200	-1.1%	\$ 548,300	\$ 580,700	-5.6%	\$ 543,400	0.9%
Median Price	\$ 1,270,000	\$ 1,362,000	-6.8%	\$ 1,267,500	0.2%	\$ 882,000	\$ 841,500	4.8%	\$ 1,050,000	-16.0%	\$ 404,000	\$ 528,500	-23.6%	\$ 672,500	-39.9%
Average Price	\$ 1,290,694	\$ 1,442,685	-10.5%	\$ 1,338,843	-3.6%	\$ 821,500	\$ 847,250	-3.0%	\$ 1,050,000	-21.8%	\$ 424,187	\$ 526,700	-19.5%	\$ 623,000	-31.9%



City of Surrey - Combined*	Detached					Townhouse					Apartment				
	Oct-25	Oct-24	% change	Sep-25	% change	Oct-25	Oct-24	% change	Sep-25	% change	Oct-25	Oct-24	% change	Sep-25	% change
Sales	178	233	-23.6%	155	14.8%	177	200	-11.5%	136	30.1%	140	224	-37.5%	123	13.8%
Benchmark Price	\$ 1,512,800	\$ 1,616,900	-6.4%	\$ 1,521,300	-0.6%	\$ 804,200	\$ 861,600	-6.7%	\$ 816,000	-1.4%	\$ 494,900	\$ 526,700	-6.0%	\$ 498,100	-0.6%
Average Price	\$ 1,630,220	\$ 1,662,715	-2.0%	\$ 1,623,733	0.4%	\$ 814,899	\$ 852,632	-4.4%	\$ 811,481	0.4%	\$ 498,348	\$ 571,427	-12.8%	\$ 540,715	-7.8%

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

Surrey - Central	Detached					Townhouse					Apartment				
	Oct-25	Oct-24	% change	Sep-25	% change	Oct-25	Oct-24	% change	Sep-25	% change	Oct-25	Oct-24	% change	Sep-25	% change
Sales	60	72	-16.7%	45	33.3%	81	81	0.0%	63	28.6%	21	29	-27.6%	22	-4.5%
New Listings	211	224	-5.8%	254	-16.9%	165	181	-8.8%	211	-21.8%	97	92	5.4%	87	11.5%
Active Listings	759	668	13.6%	786	-3.4%	507	438	15.8%	552	-8.2%	257	249	3.2%	241	6.6%
Benchmark Price	\$ 1,426,800	\$ 1,517,600	-6.0%	\$ 1,434,400	-0.5%	\$ 780,700	\$ 819,400	-4.7%	\$ 781,900	-0.2%	\$ 532,600	\$ 571,600	-6.8%	\$ 532,200	0.1%
Median Price	\$ 1,447,000	\$ 1,527,450	-5.3%	\$ 1,450,000	-0.2%	\$ 782,500	\$ 810,000	-3.4%	\$ 810,000	-3.4%	\$ 479,990	\$ 548,000	-12.4%	\$ 538,500	-10.9%
Average Price	\$ 1,479,981	\$ 1,540,550	-3.9%	\$ 1,545,808	-4.3%	\$ 787,925	\$ 800,044	-1.5%	\$ 794,612	-0.8%	\$ 467,009	\$ 538,510	-13.3%	\$ 527,195	-11.4%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Oct-25	Oct-24	% change	Sep-25	% change	Oct-25	Oct-24	% change	Sep-25	% change	Oct-25	Oct-24	% change	Sep-25	% change
Sales	33	42	-21.4%	35	-5.7%	33	45	-26.7%	34	-2.9%	15	14	7.1%	7	114.3%
New Listings	83	77	7.8%	88	-5.7%	67	88	-23.9%	68	-1.5%	36	40	-10.0%	38	-5.3%
Active Listings	200	181	10.5%	218	-8.3%	141	119	18.5%	142	-0.7%	93	76	22.4%	92	1.1%
Benchmark Price	\$ 1,429,300	\$ 1,493,600	-4.3%	\$ 1,433,200	-0.3%	\$ 798,100	\$ 854,200	-6.6%	\$ 800,100	-0.2%	\$ 551,900	\$ 587,100	-6.0%	\$ 559,300	-1.3%
Median Price	\$ 1,360,000	\$ 1,472,500	-7.6%	\$ 1,375,000	-1.1%	\$ 740,000	\$ 825,000	-10.3%	\$ 780,900	-5.2%	\$ 510,000	\$ 569,000	-10.4%	\$ 530,000	-3.8%
Average Price	\$ 1,469,780	\$ 1,646,119	-10.7%	\$ 1,420,530	3.5%	\$ 751,393	\$ 832,291	-9.7%	\$ 775,082	-3.1%	\$ 507,260	\$ 557,367	-9.0%	\$ 521,357	-2.7%

Surrey - North	Detached					Townhouse					Apartment				
	Oct-25	Oct-24	% change	Sep-25	% change	Oct-25	Oct-24	% change	Sep-25	% change	Oct-25	Oct-24	% change	Sep-25	% change
Sales	33	51	-35.3%	39	-15.4%	15	18	-16.7%	11	36.4%	77	110	-30.0%	64	20.3%
New Listings	126	113	11.5%	117	7.7%	46	61	-24.6%	35	31.4%	183	285	-35.8%	218	-16.1%
Active Listings	439	394	11.4%	449	-2.2%	134	113	18.6%	137	-2.2%	731	735	-0.5%	814	-10.2%
Benchmark Price	\$ 1,386,700	\$ 1,475,300	-6.0%	\$ 1,382,000	0.3%	\$ 710,500	\$ 793,900	-10.5%	\$ 742,600	-4.3%	\$ 439,600	\$ 480,300	-8.5%	\$ 443,800	-0.9%
Median Price	\$ 1,390,000	\$ 1,400,000	-0.7%	\$ 1,300,000	6.9%	\$ 710,000	\$ 697,000	1.9%	\$ 705,000	0.7%	\$ 465,000	\$ 505,950	-8.1%	\$ 471,250	-1.3%
Average Price	\$ 1,457,549	\$ 1,468,754	-0.8%	\$ 1,457,380	0.0%	\$ 725,226	\$ 753,216	-3.7%	\$ 707,127	2.6%	\$ 479,544	\$ 516,899	-7.2%	\$ 491,447	-2.4%



MLS® Home Price Index - Fraser Valley

October 2025

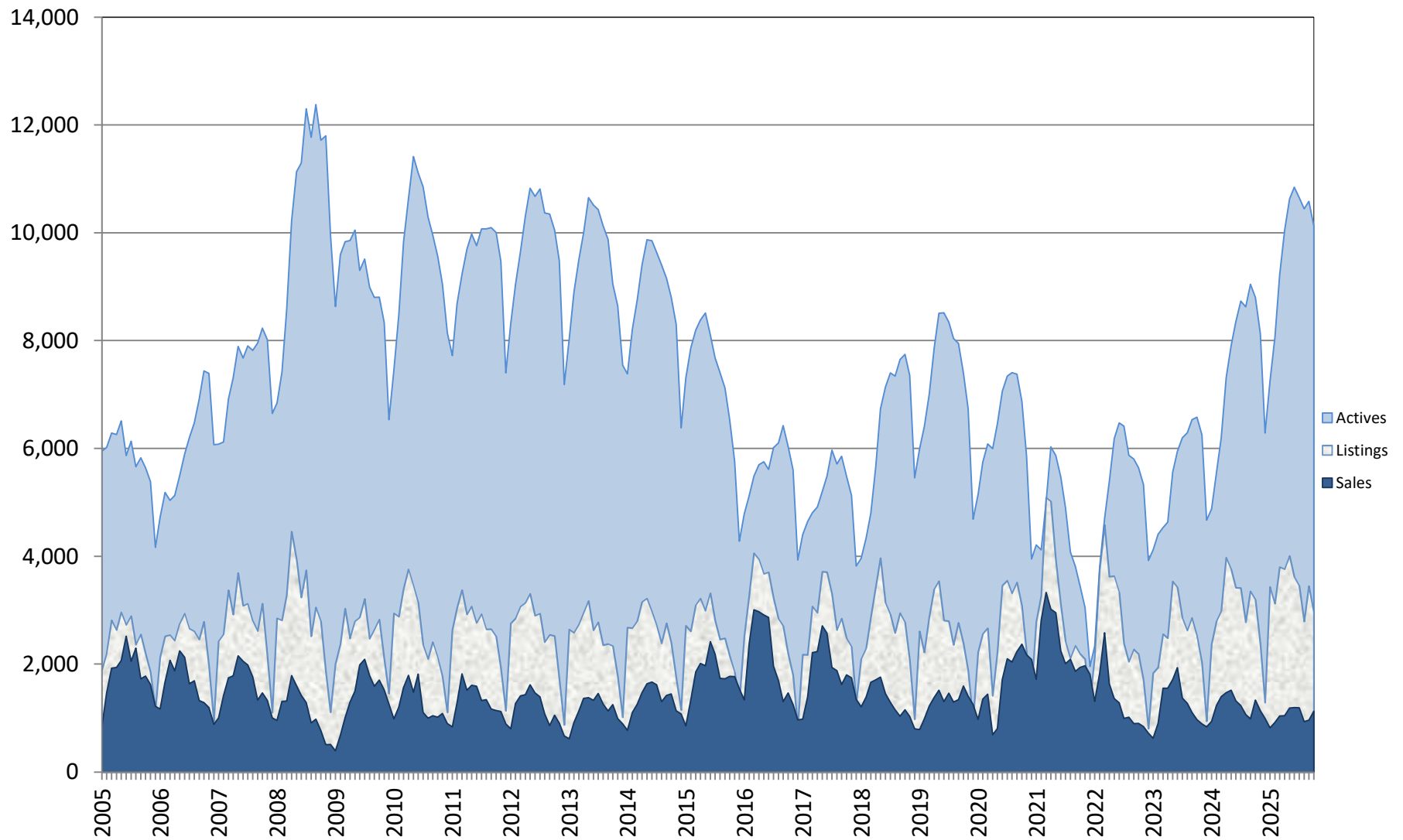
		BENCHMARK PRICE	INDEX (HPI)	ONE MONTH % CHANGE	THREE MONTH % CHANGE	SIX MONTH % CHANGE	ONE YEAR % CHANGE	THREE YEAR % CHANGE	FIVE YEAR % CHANGE	TEN YEAR % CHANGE
RESIDENTIAL COMBINED	LOWER MAINLAND	1,060,700	323.8	-0.8	-2.7	-4.7	-3.9	-2.4	21.1	44.8
	FRASER VALLEY BOARD	919,900	330.2	-0.7	-2.6	-5.4	-5.3	-6.9	24.7	76.7
	NORTH DELTA	1,116,700	354.7	-0.9	-2.3	-6.7	-8.0	-1.1	23.0	83.6
	NORTH SURREY	688,200	312.8	-0.8	-3.5	-5.2	-6.5	-14.7	17.0	57.3
	SURREY	976,000	341.3	-0.2	-2.6	-5.7	-5.6	-8.9	23.8	93.2
	CLOVERDALE	986,200	326.8	-0.5	-1.8	-6.2	-4.8	0.0	32.0	99.8
	SOUTH SURREY & WHITE ROCK	1,065,700	279.5	-1.7	-3.6	-6.9	-9.3	-11.9	19.4	41.0
	LANGLEY	994,600	334.1	-1.0	-2.6	-4.8	-3.6	-1.4	28.3	91.1
	ABBOTSFORD	748,700	340.2	0.7	-1.5	-3.7	-3.3	-3.9	27.3	111.7
	MISSION	889,200	349.3	-0.1	-2.1	-4.8	-2.2	-1.4	29.9	135.9
DETACHED	LOWER MAINLAND	1,706,800	374.6	-0.8	-2.9	-5.6	-4.4	1.7	27.6	54.8
	FRASER VALLEY BOARD	1,411,900	401.3	-0.6	-2.7	-6.3	-5.1	-1.2	31.6	105.5
	NORTH DELTA	1,300,800	390.6	-1.3	-2.5	-7.4	-7.9	1.8	27.3	95.1
	NORTH SURREY	1,386,700	428.8	0.4	-3.4	-6.5	-6.0	-5.4	33.0	116.8
	SURREY	1,426,800	409.1	-0.5	-2.8	-6.9	-6.0	-3.8	32.3	120.8
	CLOVERDALE	1,429,300	407.3	-0.3	-0.4	-6.5	-4.3	4.2	33.0	120.9
	SOUTH SURREY & WHITE ROCK	1,754,000	338.6	-1.3	-4.5	-8.2	-8.1	-7.0	23.4	61.1
	LANGLEY	1,551,600	410.0	-1.6	-3.0	-6.0	-3.9	2.0	31.5	122.3
	ABBOTSFORD	1,170,100	404.7	1.5	-0.9	-3.4	-2.2	5.4	33.6	143.5
	MISSION	1,015,400	374.7	0.0	-1.7	-4.4	-0.2	4.2	34.7	153.5
TOWNHOUSE	LOWER MAINLAND	933,100	356.3	-0.7	-3.1	-4.1	-4.2	0.7	32.9	101.5
	FRASER VALLEY BOARD	786,000	352.8	-1.2	-3.6	-5.6	-5.5	-2.5	34.3	128.5
	NORTH DELTA	891,600	388.5	-1.1	-4.4	-7.2	-5.1	1.7	27.8	111.1
	NORTH SURREY	710,500	405.1	-4.3	-5.4	-6.3	-10.5	-3.9	32.3	154.3
	SURREY	780,700	358.4	-0.2	-3.6	-6.6	-4.7	-2.1	32.7	142.5
	CLOVERDALE	798,100	327.4	-0.2	-2.9	-5.7	-6.6	0.4	32.5	128.0
	SOUTH SURREY & WHITE ROCK	879,100	279.3	-3.1	-5.3	-7.9	-8.2	-4.5	29.7	82.6
	LANGLEY	833,000	360.0	-0.8	-2.3	-3.4	-3.7	-2.3	40.1	149.1
	ABBOTSFORD	634,800	351.1	-0.9	-2.9	-3.2	-2.2	-1.5	37.2	156.8
	MISSION	646,000	344.5	-1.0	-2.6	-2.5	-4.3	1.5	41.8	155.8
APARTMENT	LOWER MAINLAND	667,000	334.7	-1.2	-3.1	-5.8	-5.3	-1.1	18.5	77.0
	FRASER VALLEY BOARD	506,400	414.7	-0.8	-2.5	-5.9	-6.8	-3.2	31.0	150.9
	NORTH DELTA	548,300	525.2	0.9	-1.4	-2.7	-5.6	-1.9	22.7	184.7
	NORTH SURREY	439,600	405.9	-1.0	-4.1	-7.4	-8.5	-9.4	19.0	134.6
	SURREY	532,600	485.5	0.1	-2.7	-4.5	-6.8	-0.8	37.2	189.2
	CLOVERDALE	551,900	407.0	-1.3	-5.0	-5.8	-6.0	-3.0	27.1	145.3
	SOUTH SURREY & WHITE ROCK	581,300	343.2	-2.0	-0.5	-6.1	-9.7	0.7	29.6	123.2
	LANGLEY	578,000	402.2	-0.3	-2.2	-5.5	-4.4	-1.4	35.5	162.2
	ABBOTSFORD	415,200	445.0	-0.2	-2.2	-5.2	-7.1	-2.0	39.4	219.7
	MISSION	437,300	391.8	0.1	-1.0	-2.5	-4.9	-3.7	37.0	202.1

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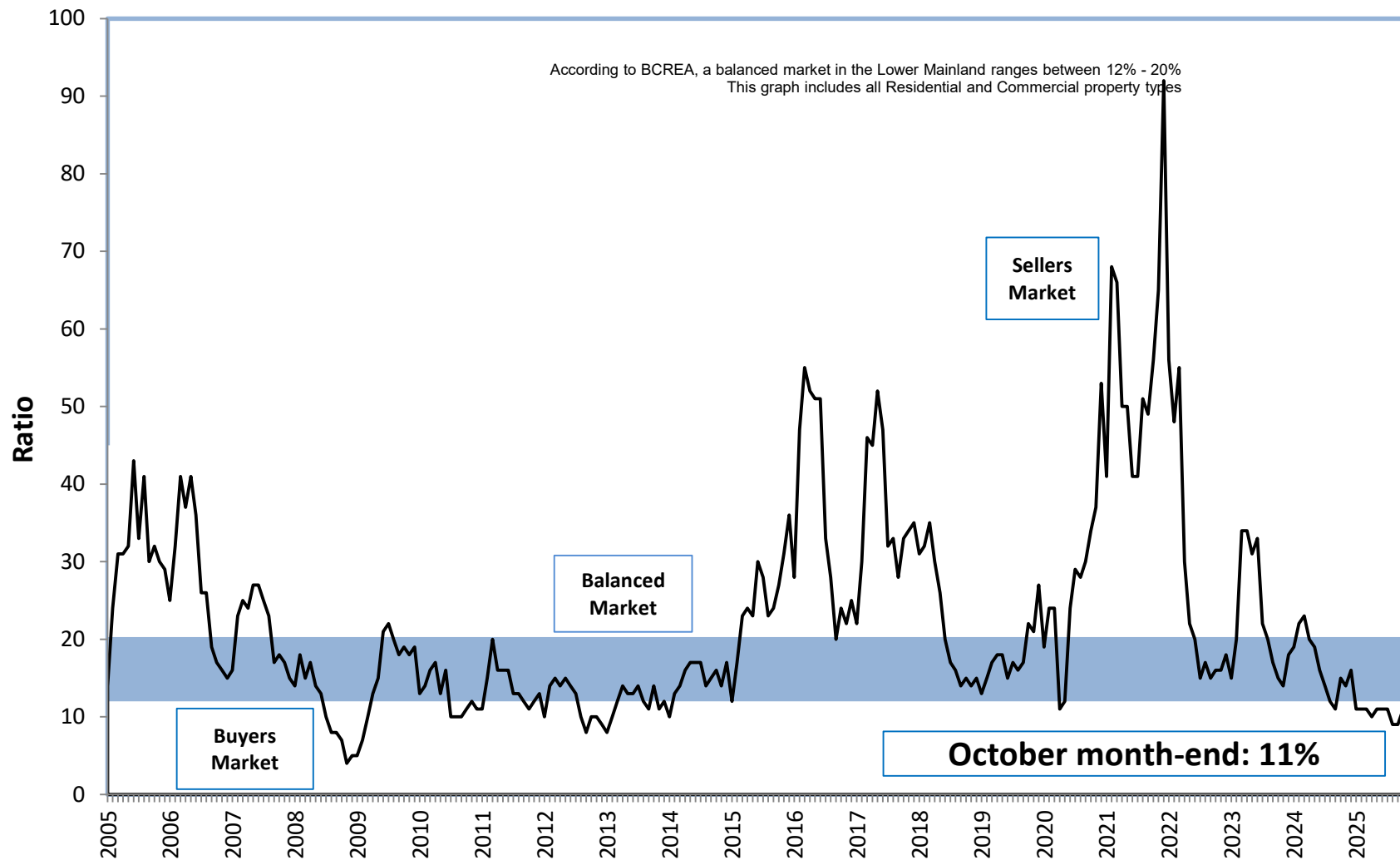
All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.

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

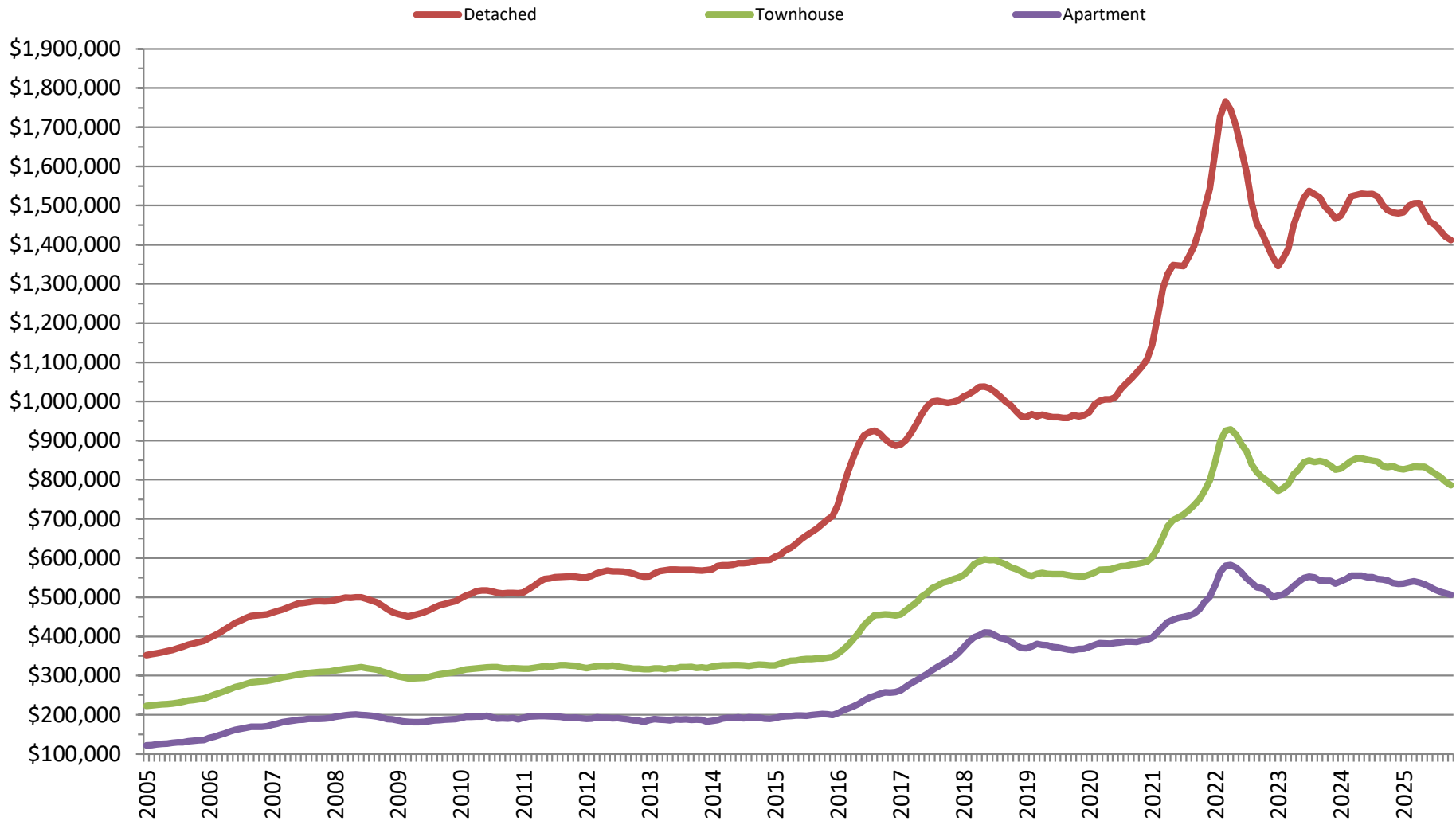
Sales, Listings & Active Inventory, All Types, Fraser Valley



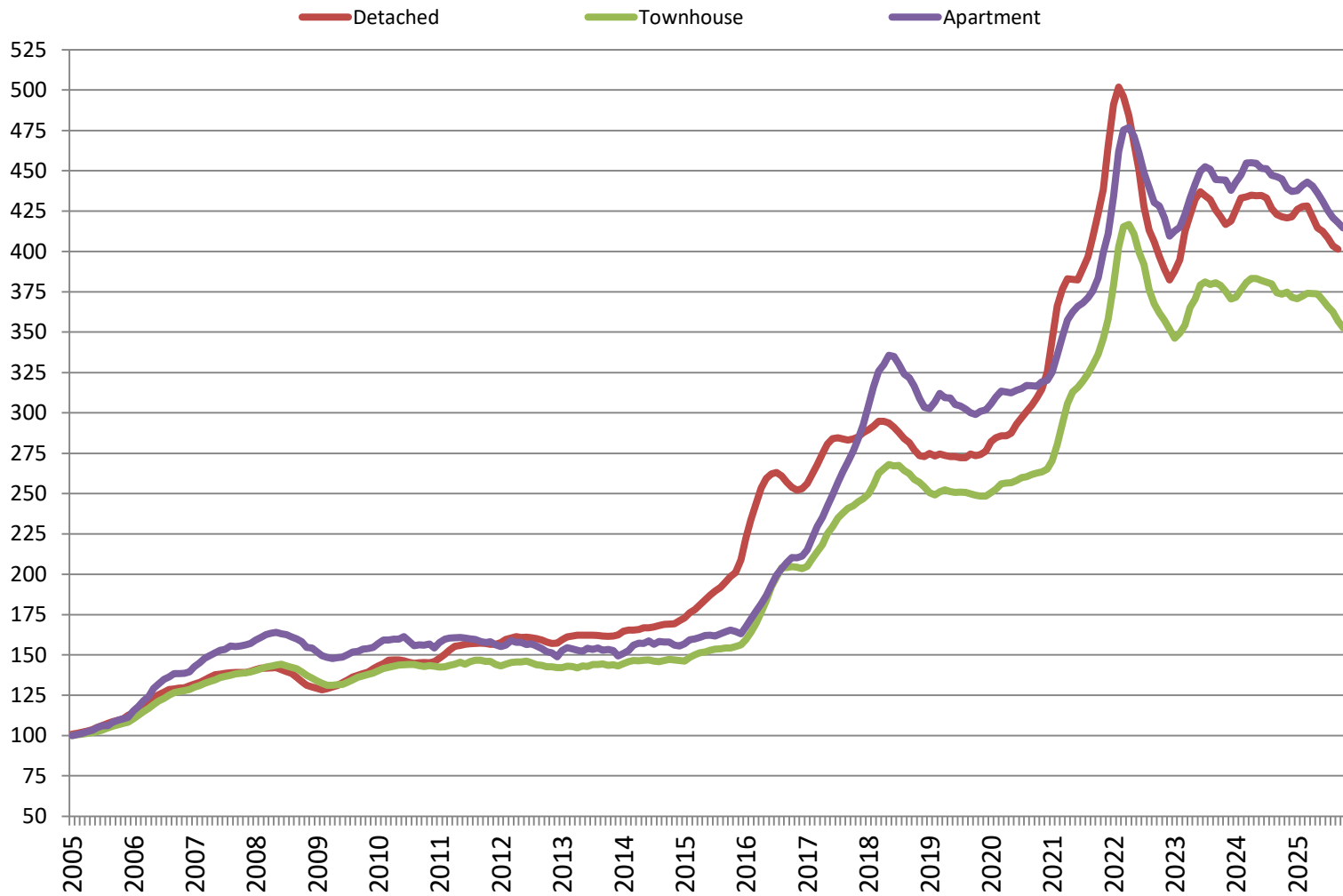
Sales-to-Active Listings Ratio, All Types, Fraser Valley



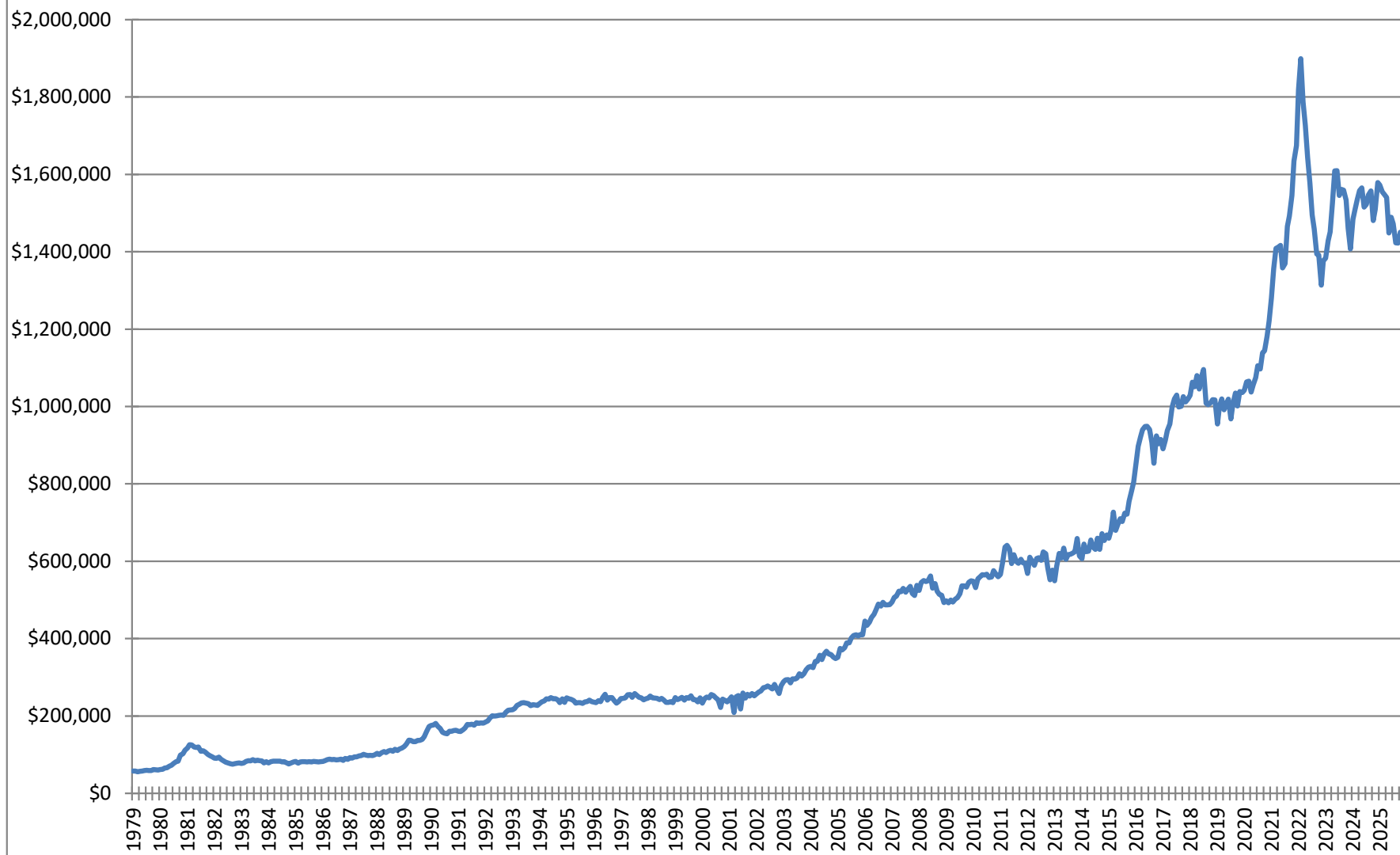
MLS® Home Price Index Benchmark Prices, Fraser Valley



MLS® Home Price Index, 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

