



# Monthly Statistics Package

Fraser Valley Real Estate Board

**November 2025**

Effective, November 2025, the MLS® HPI underwent its annual review and has been updated back to January 2005 to reflect any historical revisions. FVREB monthly statistics packages reflect indices and Benchmark prices at that point in time. For the most up-to-date data, see current reports.

# News Release

## Fraser Valley Real Estate Board



For Immediate Release: December 2, 2025

### Early fall momentum slows as Fraser Valley sales dip in November

**SURREY, BC** – Easing prices and abundant inventory weren't enough to entice buyers to the Fraser Valley market in November, as sales declined in line with seasonal buying patterns.

The Fraser Valley Real Estate Board recorded 943 sales on its Multiple Listing Service® (MLS®) in November, a 16 per cent decrease from October, and 17 per cent below sales from the same month last year.

New listings slowed again in November, down 26 per cent month-over-month and seven per cent year-over-year, to 2,210. Overall inventory remains well above seasonal norms for the Fraser Valley, with 9,201 active listings, down nine per cent from October and 47 per cent above the 10-year seasonal average.

"Affordability concerns and economic pressures are weighing heavily on many Fraser Valley households," said Tore Jacobsen, Chair of the Fraser Valley Real Estate Board. "Our REALTORS® understand how personal and complex these decisions are. But there are encouraging signs for buyers. Composite prices are closer to early-2023 levels, inventory has improved, and there is more space to negotiate than we've had in recent years."

The Fraser Valley remains firmly in a buyer's market, with an overall sales-to-active listings ratio of 10 per cent in November, down one per cent from October. A balanced market is typically defined by a ratio between 12 and 20 per cent.

Across the Fraser Valley in November, the average number of days to sell a single-family detached home was 52 days, while for a condo it was 41 days. Townhomes took, on average, 37 days to sell.

"With mortgage conditions tightening, buyers are encountering increased scrutiny and higher down payment expectations from lenders," said Baldev Gill, CEO of the Fraser Valley Real Estate Board. "These constraints can delay transactions and influence overall activity in the market. That's why working with an experienced REALTOR® is critical — someone who understands the landscape and can guide clients through these obstacles with confidence."

The composite Benchmark price for a typical home in the Fraser Valley decreased 0.7 per cent in November, to \$912,400.

#### MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At \$1,405,500 the Benchmark price for an FVREB *single-family detached* home decreased 0.6 per cent compared to October 2025 and decreased 5.4 per cent compared to November 2024.
- **Townhomes:** At \$778,700 the Benchmark price for an FVREB *townhome* decreased 0.8 per cent compared to October 2025 and decreased 6.8 per cent compared to November 2024.
- **Apartments:** At \$496,500 the Benchmark price for an FVREB *apartment/condo* decreased one per cent compared to October 2025 and decreased 6.9 per cent compared to November 2024.



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## MLS® Summary - Fraser Valley November 2025

Grand Totals	All Property Types				
	Nov-25	Nov-24	% change	Oct-25	% change
Sales	943	1,136	-17.0%	1,123	-16.0%
New Listings	2,210	2,367	-6.6%	2,967	-25.5%
Active Listings	9,201	8,125	13.2%	10,121	-9.1%
Average Price	\$1,003,693	\$1,024,170	-2.0%	\$ 987,199	1.7%

Grand Totals - year to date	All Property Types		
	2025	2024	% change
Sales - year to date	11,310	13,581	-16.7%
New Listings - year to date	36,614	34,410	6.4%

All Areas Combined	Detached					Townhouse					Apartment				
	Nov-25	Nov-24	% change	Oct-25	% change	Nov-25	Nov-24	% change	Oct-25	% change	Nov-25	Nov-24	% change	Oct-25	% change
Sales	343	403	-14.9%	378	-9.3%	247	252	-2.0%	313	-21.1%	238	357	-33.3%	298	-20.1%
New Listings	749	788	-4.9%	1,038	-27.8%	476	493	-3.4%	632	-24.7%	602	722	-16.6%	786	-23.4%
Active Listings	3,187	2,810	13.4%	3,556	-10.4%	1,531	1,292	18.5%	1,722	-11.1%	2,248	2,074	8.4%	2,470	-9.0%
Benchmark Price	\$1,405,500	\$1,485,000	-5.4%	\$1,414,100	-0.6%	\$ 778,700	\$ 835,300	-6.8%	\$ 785,200	-0.8%	\$ 496,500	\$ 533,500	-6.9%	\$ 501,300	-1.0%
Median Price	\$1,310,000	\$1,425,000	-8.1%	\$1,350,000	-3.0%	\$ 795,000	\$ 825,000	-3.6%	\$ 778,500	2.1%	\$ 495,000	\$ 525,000	-5.7%	\$ 504,000	-1.8%
Average Price	\$1,447,512	\$1,509,167	-4.1%	\$1,450,280	-0.2%	\$ 786,075	\$ 838,715	-6.3%	\$ 787,415	-0.2%	\$ 507,606	\$ 552,918	-8.2%	\$ 521,538	-2.7%

Abbotsford	Detached					Townhouse					Apartment				
	Nov-25	Nov-24	% change	Oct-25	% change	Nov-25	Nov-24	% change	Oct-25	% change	Nov-25	Nov-24	% change	Oct-25	% change
Sales	59	70	-15.7%	54	9.3%	27	38	-28.9%	50	-46.0%	38	60	-36.7%	50	-24.0%
New Listings	113	111	1.8%	137	-17.5%	78	55	41.8%	79	-1.3%	90	110	-18.2%	136	-33.8%
Active Listings	415	377	10.1%	480	-13.5%	193	157	22.9%	225	-14.2%	337	273	23.4%	367	-8.2%
Benchmark Price	\$1,215,400	\$1,224,300	-0.7%	\$1,254,600	-3.1%	\$ 638,100	\$ 656,700	-2.8%	\$ 644,700	-1.0%	\$ 406,600	\$ 436,700	-6.9%	\$ 411,300	-1.1%
Median Price	\$1,120,000	\$1,190,000	-5.9%	\$1,055,000	6.2%	\$ 605,000	\$ 688,000	-12.1%	\$ 660,000	-8.3%	\$ 422,000	\$ 436,000	-3.2%	\$ 390,000	8.2%
Average Price	\$1,160,319	\$1,203,182	-3.6%	\$1,118,818	3.7%	\$ 615,733	\$ 690,932	-10.9%	\$ 669,663	-8.1%	\$ 425,352	\$ 451,744	-5.8%	\$ 428,830	-0.8%

Mission	Detached					Townhouse					Apartment				
	Nov-25	Nov-24	% change	Oct-25	% change	Nov-25	Nov-24	% change	Oct-25	% change	Nov-25	Nov-24	% change	Oct-25	% change
Sales	38	29	31.0%	29	31.0%	3	9	-66.7%	10	-70.0%	7	6	16.7%	4	75.0%
New Listings	50	52	-3.8%	75	-33.3%	10	9	11.1%	14	-28.6%	8	18	-55.6%	13	-38.5%
Active Listings	245	230	6.5%	286	-14.3%	45	39	15.4%	43	4.7%	31	38	-18.4%	38	-18.4%
Benchmark Price	\$ 981,700	\$1,013,700	-3.2%	\$1,015,900	-3.4%	\$ 646,700	\$ 671,600	-3.7%	\$ 645,700	0.2%	\$ 428,400	\$ 465,000	-7.9%	\$ 431,500	-0.7%
Median Price	\$ 965,000	\$ 990,000	-2.5%	\$ 880,000	9.7%	\$ 690,000	\$ 739,000	-6.6%	\$ 672,500	2.6%	\$ 510,000	\$ 429,850	18.6%	\$ 424,950	20.0%
Average Price	\$1,035,707	\$1,061,524	-2.4%	\$1,015,286	2.0%	\$ 670,000	\$ 690,433	-3.0%	\$ 634,800	5.5%	\$ 488,900	\$ 422,016	15.8%	\$ 410,725	19.0%





White Rock / South Surrey	Detached					Townhouse					Apartment				
	Nov-25	Nov-24	% change	Oct-25	% change	Nov-25	Nov-24	% change	Oct-25	% change	Nov-25	Nov-24	% change	Oct-25	% change
Sales	55	59	-6.8%	58	-5.2%	47	32	46.9%	50	-6.0%	38	57	-33.3%	48	-20.8%
New Listings	114	109	4.6%	165	-30.9%	86	89	-3.4%	103	-16.5%	96	102	-5.9%	123	-22.0%
Active Listings	552	467	18.2%	622	-11.3%	281	238	18.1%	322	-12.7%	345	307	12.4%	375	-8.0%
Benchmark Price	\$1,746,100	\$1,856,600	-6.0%	\$1,715,000	1.8%	\$876,500	\$953,700	-8.1%	\$881,600	-0.6%	\$574,900	\$613,900	-6.4%	\$578,900	-0.7%
Median Price	\$1,750,000	\$1,760,000	-0.6%	\$1,787,500	-2.1%	\$835,000	\$885,000	-5.6%	\$866,400	-3.6%	\$575,000	\$622,500	-7.6%	\$557,500	3.1%
Average Price	\$1,977,959	\$1,915,558	3.3%	\$1,998,917	-1.0%	\$893,330	\$972,878	-8.2%	\$922,415	-3.2%	\$583,498	\$740,243	-21.2%	\$678,890	-14.1%

Langley	Detached					Townhouse					Apartment				
	Nov-25	Nov-24	% change	Oct-25	% change	Nov-25	Nov-24	% change	Oct-25	% change	Nov-25	Nov-24	% change	Oct-25	% change
Sales	57	66	-13.6%	79	-27.8%	66	55	20.0%	71	-7.0%	68	85	-20.0%	75	-9.3%
New Listings	118	123	-4.1%	162	-27.2%	114	121	-5.8%	144	-20.8%	149	148	0.7%	185	-19.5%
Active Listings	438	408	7.4%	495	-11.5%	288	205	40.5%	316	-8.9%	484	405	19.5%	555	-12.8%
Benchmark Price	\$1,543,400	\$1,623,200	-4.9%	\$1,548,300	-0.3%	\$827,500	\$868,100	-4.7%	\$831,400	-0.5%	\$564,200	\$597,000	-5.5%	\$570,200	-1.1%
Median Price	\$1,444,000	\$1,462,000	-1.2%	\$1,377,500	4.8%	\$823,750	\$877,000	-6.1%	\$816,000	0.9%	\$540,000	\$575,000	-6.1%	\$549,000	-1.6%
Average Price	\$1,578,941	\$1,577,269	0.1%	\$1,469,330	7.5%	\$817,774	\$903,071	-9.4%	\$824,625	-0.8%	\$551,989	\$587,385	-6.0%	\$560,171	-1.5%

Delta - North	Detached					Townhouse					Apartment				
	Nov-25	Nov-24	% change	Oct-25	% change	Nov-25	Nov-24	% change	Oct-25	% change	Nov-25	Nov-24	% change	Oct-25	% change
Sales	26	31	-16.1%	31	-16.1%	5	4	25.0%	3	66.7%	8	8	0.0%	8	0.0%
New Listings	61	54	13.0%	78	-21.8%	4	6	-33.3%	12	-67%	9	13	-30.8%	12	-25.0%
Active Listings	251	170	47.6%	267	-6.0%	28	29	-3.4%	31	-9.7%	44	45	-2.2%	53	-17.0%
Benchmark Price	\$1,252,200	\$1,430,900	-12.5%	\$1,284,100	-2.5%	\$916,200	\$950,800	-3.6%	\$879,700	4.1%	\$529,900	\$566,100	-6.4%	\$535,500	-1.0%
Median Price	\$1,275,000	\$1,351,000	-5.6%	\$1,270,000	0.4%	\$1,080,000	\$880,000	22.7%	\$882,000	22.4%	\$517,500	\$629,000	-17.7%	\$404,000	28.1%
Average Price	\$1,347,730	\$1,442,447	-6.6%	\$1,290,694	4.4%	\$987,800	\$840,500	17.5%	\$821,500	20.2%	\$503,750	\$606,000	-16.9%	\$424,187	18.8%



City of Surrey - Combined*	Detached					Townhouse					Apartment				
	Nov-25	Nov-24	% change	Oct-25	% change	Nov-25	Nov-24	% change	Oct-25	% change	Nov-25	Nov-24	% change	Oct-25	% change
Sales	151	207	-27.1%	178	-15.2%	143	146	-2.1%	177	-19.2%	101	198	-49.0%	140	-27.9%
Benchmark Price	\$ 1,502,000	\$ 1,597,100	-6.0%	\$ 1,495,300	0.4%	\$ 791,900	\$ 863,700	-8.3%	\$ 801,500	-1.2%	\$ 485,600	\$ 523,700	-7.3%	\$ 490,900	-1.1%
Average Price	\$ 1,589,606	\$ 1,663,632	-4.4%	\$ 1,630,220	-2.5%	\$ 793,784	\$ 862,027	-7.9%	\$ 814,899	-2.6%	\$ 502,531	\$ 570,602	-11.9%	\$ 498,348	0.8%

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

Surrey - Central	Detached					Townhouse					Apartment				
	Nov-25	Nov-24	% change	Oct-25	% change	Nov-25	Nov-24	% change	Oct-25	% change	Nov-25	Nov-24	% change	Oct-25	% change
Sales	46	69	-33.3%	60	-23.3%	61	69	-11.6%	81	-24.7%	13	22	-40.9%	21	-38.1%
New Listings	158	188	-16.0%	211	-25.1%	104	137	-24.1%	165	-37.0%	60	65	-7.7%	97	-38.1%
Active Listings	701	619	13.2%	759	-7.6%	451	417	8.2%	507	-11.0%	255	247	3.2%	257	-0.8%
Benchmark Price	\$ 1,413,300	\$ 1,519,900	-7.0%	\$ 1,413,800	0.0%	\$ 767,700	\$ 833,600	-7.9%	\$ 779,300	-1.5%	\$ 509,000	\$ 551,400	-7.7%	\$ 516,500	-1.5%
Median Price	\$ 1,420,000	\$ 1,460,000	-2.7%	\$ 1,447,000	-1.9%	\$ 795,000	\$ 837,000	-5.0%	\$ 782,500	1.6%	\$ 483,000	\$ 531,000	-9.0%	\$ 479,990	0.6%
Average Price	\$ 1,510,897	\$ 1,535,398	-1.6%	\$ 1,479,981	2.1%	\$ 771,027	\$ 840,922	-8.3%	\$ 787,925	-2.1%	\$ 484,300	\$ 489,859	-1.1%	\$ 467,009	3.7%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Nov-25	Nov-24	% change	Oct-25	% change	Nov-25	Nov-24	% change	Oct-25	% change	Nov-25	Nov-24	% change	Oct-25	% change
Sales	28	34	-17.6%	33	-15.2%	26	31	-16.1%	33	-21.2%	15	12	25.0%	15	0.0%
New Listings	61	54	13.0%	83	-26.5%	44	41	7.3%	67	-34.3%	33	20	65.0%	36	-8.3%
Active Listings	180	164	9.8%	200	-10.0%	120	95	26.3%	141	-14.9%	86	68	26.5%	93	-7.5%
Benchmark Price	\$ 1,406,500	\$ 1,466,500	-4.1%	\$ 1,410,700	-0.3%	\$ 778,900	\$ 853,900	-8.8%	\$ 792,600	-1.7%	\$ 546,900	\$ 590,600	-7.4%	\$ 550,500	-0.7%
Median Price	\$ 1,341,500	\$ 1,433,500	-6.4%	\$ 1,360,000	-1.4%	\$ 752,500	\$ 825,000	-8.8%	\$ 740,000	1.7%	\$ 470,000	\$ 555,000	-15.3%	\$ 510,000	-7.8%
Average Price	\$ 1,340,616	\$ 1,584,306	-15.4%	\$ 1,469,780	-8.8%	\$ 755,211	\$ 830,900	-9.1%	\$ 751,393	0.5%	\$ 487,600	\$ 579,916	-15.9%	\$ 507,260	-3.9%

Surrey - North	Detached					Townhouse					Apartment				
	Nov-25	Nov-24	% change	Oct-25	% change	Nov-25	Nov-24	% change	Oct-25	% change	Nov-25	Nov-24	% change	Oct-25	% change
Sales	34	45	-24.4%	33	3.0%	12	14	-14.3%	15	-20.0%	51	107	-52.3%	77	-33.8%
New Listings	73	97	-24.7%	126	-42.1%	36	35	2.9%	46	-21.7%	156	246	-36.6%	183	-14.8%
Active Listings	398	371	7.3%	439	-9.3%	122	112	8.9%	134	-9.0%	664	688	-3.5%	731	-9.2%
Benchmark Price	\$ 1,391,600	\$ 1,470,000	-5.3%	\$ 1,390,500	0.1%	\$ 690,800	\$ 768,600	-10.1%	\$ 694,300	-0.5%	\$ 433,100	\$ 480,100	-9.8%	\$ 437,100	-0.9%
Median Price	\$ 1,374,000	\$ 1,516,000	-9.4%	\$ 1,390,000	-1.2%	\$ 645,000	\$ 811,950	-20.6%	\$ 710,000	-9.2%	\$ 447,500	\$ 480,000	-6.8%	\$ 465,000	-3.8%
Average Price	\$ 1,406,297	\$ 1,589,890	-11.5%	\$ 1,457,549	-3.5%	\$ 663,250	\$ 781,600	-15.1%	\$ 725,226	-8.5%	\$ 468,168	\$ 495,789	-5.6%	\$ 479,544	-2.4%



# MLS® Home Price Index - Fraser Valley

## November 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	1,052,300	321.2	-0.4	-2.1	-4.5	-4.6	-1.6	19.0	41.6
	FRASER VALLEY BOARD	912,400	328.3	-0.7	-2.6	-5.3	-5.9	-5.6	22.2	73.3
	NORTH DELTA	1,083,700	344.7	-1.4	-4.2	-5.7	-11.4	-3.3	17.6	74.9
	NORTH SURREY	684,000	311.5	-0.4	-3.3	-5.5	-6.5	-12.9	13.7	54.3
	SURREY	960,400	337.1	-0.8	-2.7	-6.0	-7.5	-7.2	21.1	88.2
	CLOVERDALE	965,900	324.1	-1.0	-2.5	-7.0	-6.0	0.0	29.5	98.0
	SOUTH SURREY & WHITE ROCK	1,060,900	280.7	0.8	-2.5	-6.1	-7.5	-10.4	17.9	39.9
	LANGLEY	984,100	330.8	-0.5	-3.1	-5.1	-4.8	-0.6	26.4	86.2
	ABBOTSFORD	763,100	342.2	-2.2	-0.8	-3.0	-2.9	-1.6	25.3	106.6
	MISSION	866,300	345.1	-3.2	-3.1	-3.3	-4.9	-0.5	25.2	130.1
DETACHED	LOWER MAINLAND	1,694,000	371.8	-0.5	-2.1	-4.6	-4.9	3.0	25.0	51.0
	FRASER VALLEY BOARD	1,405,500	400.5	-0.6	-2.4	-5.3	-5.4	0.7	29.1	101.7
	NORTH DELTA	1,252,200	376.1	-2.5	-5.4	-6.4	-12.5	-2.1	20.5	83.7
	NORTH SURREY	1,391,600	430.2	0.1	-2.5	-4.4	-5.3	-2.1	30.5	113.9
	SURREY	1,413,300	406.0	0.0	-2.6	-6.1	-7.0	-0.8	29.4	116.1
	CLOVERDALE	1,406,500	404.9	-0.3	-1.6	-6.4	-4.1	4.4	30.6	118.5
	SOUTH SURREY & WHITE ROCK	1,746,100	342.2	1.8	-2.0	-6.9	-5.9	-4.2	23.2	60.0
	LANGLEY	1,543,400	407.6	-0.3	-3.1	-5.5	-4.9	2.8	29.3	116.2
	ABBOTSFORD	1,215,400	414.2	-3.1	0.2	-1.8	-0.7	9.3	32.7	141.0
	MISSION	981,700	368.2	-3.4	-3.0	-2.5	-3.2	5.1	29.3	145.6
TOWNHOUSE	LOWER MAINLAND	928,900	354.7	-0.3	-2.0	-4.7	-5.3	1.7	32.1	99.3
	FRASER VALLEY BOARD	778,700	349.5	-0.8	-3.6	-6.5	-6.8	-2.3	32.6	125.2
	NORTH DELTA	916,200	400.6	4.1	-1.3	-5.4	-3.6	7.1	31.8	115.3
	NORTH SURREY	690,800	396.8	-0.5	-9.3	-9.6	-10.1	-5.6	28.7	152.3
	SURREY	767,700	353.3	-1.5	-3.4	-6.9	-7.9	-2.3	30.8	137.3
	CLOVERDALE	778,900	320.1	-1.8	-3.8	-7.7	-8.8	-2.0	29.1	125.0
	SOUTH SURREY & WHITE ROCK	876,500	277.2	-0.6	-5.0	-8.5	-8.1	-4.4	29.4	80.1
	LANGLEY	827,500	357.0	-0.5	-2.5	-4.2	-4.7	-0.9	38.5	145.4
	ABBOTSFORD	638,100	351.8	-1.0	-2.0	-4.4	-2.8	-0.3	35.2	152.2
	MISSION	646,700	354.2	0.2	-0.5	-3.3	-3.7	3.5	41.2	157.8
APARTMENT	LOWER MAINLAND	661,300	331.8	-0.3	-2.7	-5.8	-5.5	-0.9	17.3	73.3
	FRASER VALLEY BOARD	496,500	409.0	-0.9	-2.9	-6.3	-6.9	-2.8	28.1	148.6
	NORTH DELTA	529,900	513.0	-1.0	-1.4	-6.2	-6.4	-2.3	19.5	180.9
	NORTH SURREY	433,100	402.1	-0.9	-2.9	-8.0	-9.8	-8.6	16.5	130.0
	SURREY	509,000	473.9	-1.5	-2.3	-5.9	-7.7	0.3	34.9	181.8
	CLOVERDALE	546,900	405.4	-0.7	-4.1	-6.2	-7.4	0.7	27.0	139.6
	SOUTH SURREY & WHITE ROCK	574,900	340.4	-0.7	-2.0	-5.0	-6.4	-0.1	25.1	128.6
	LANGLEY	564,200	394.0	-1.1	-3.7	-6.2	-5.5	-1.4	33.2	156.8
	ABBOTSFORD	406,600	437.2	-1.2	-3.2	-6.2	-6.9	-2.3	36.2	212.3
	MISSION	428,400	383.2	-0.7	-1.5	-5.6	-7.9	-4.1	32.1	196.4

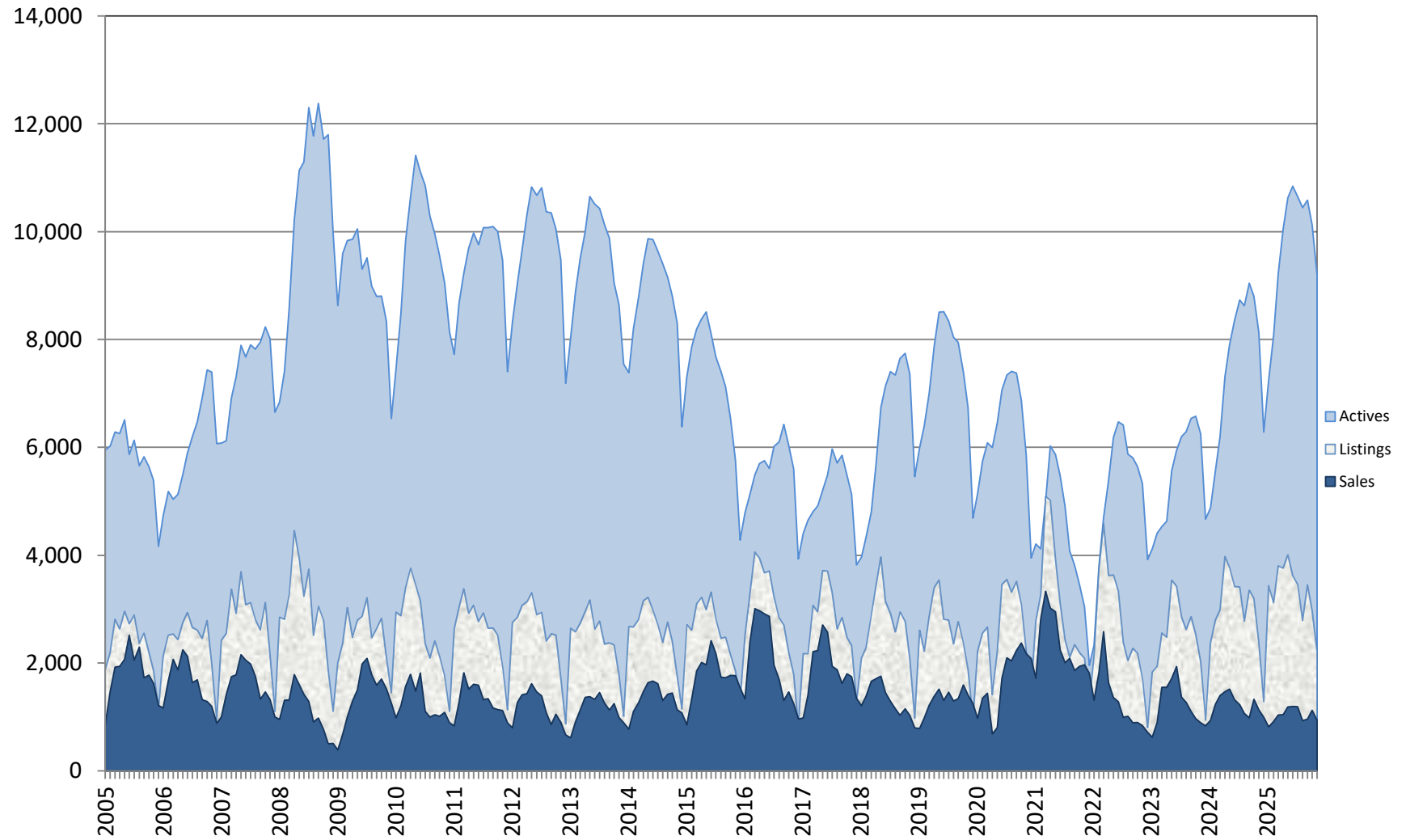
© Fraser Valley Real Estate Board

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

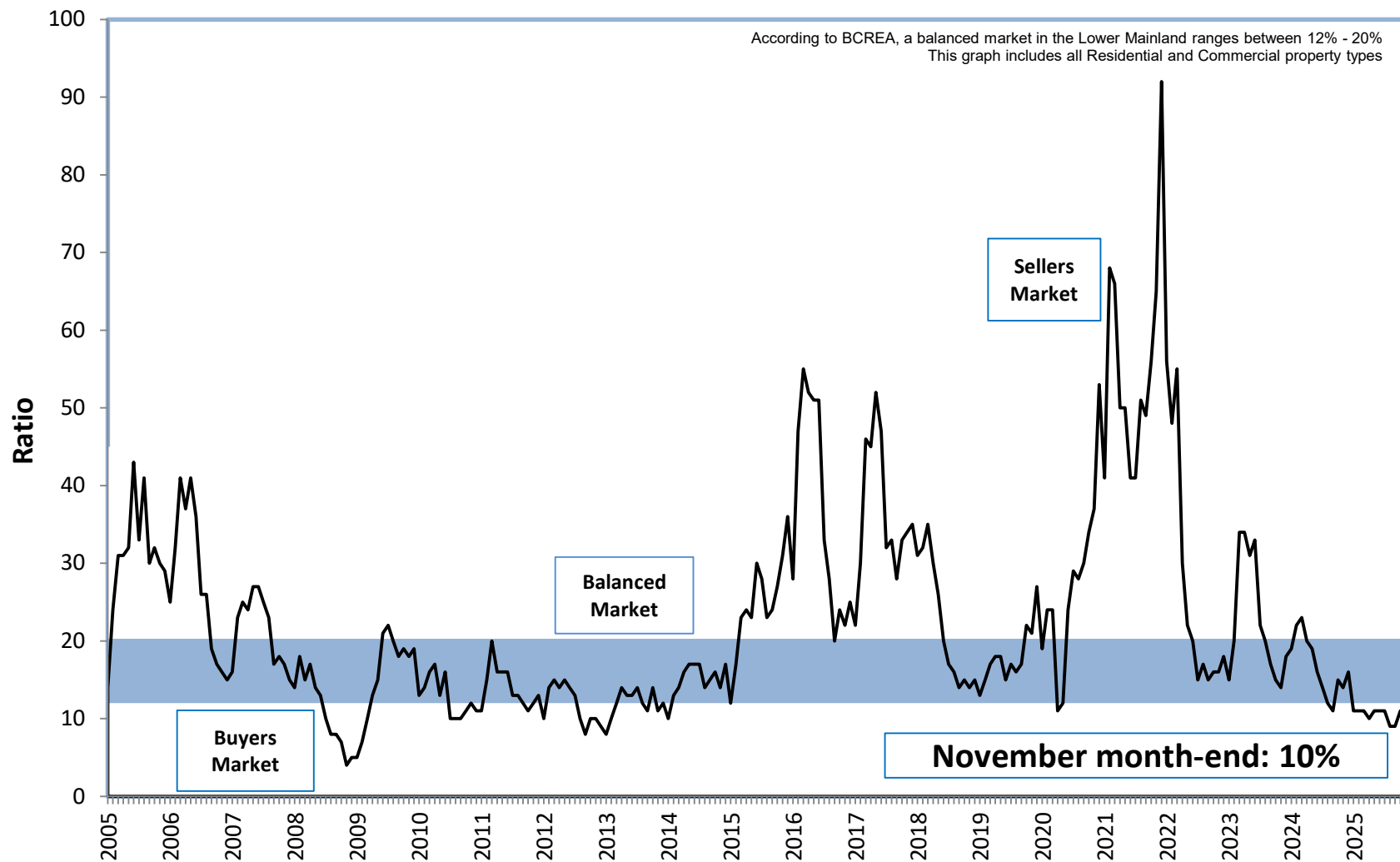
Lower Mainland combines data across the Fraser Valley and Greater Vancouver real estate board areas.

\*Effective, November 2025, the MLS® HPI underwent its annual review and has been updated back to January 2005 to reflect any historical revisions. FVREB monthly statistics packages reflect indices and Benchmark prices at that point in time. For the most up-to-date data, see current reports.

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

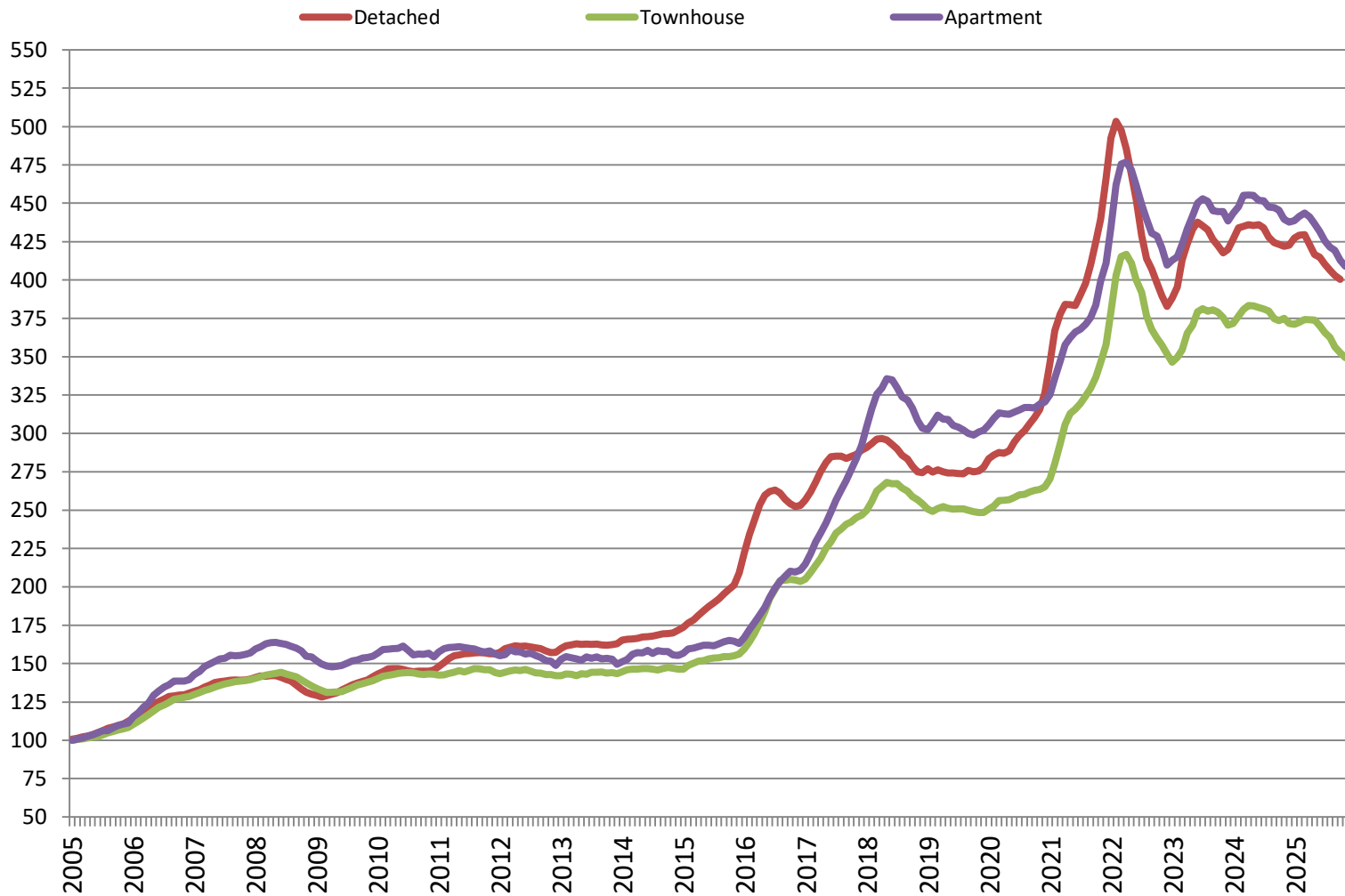


## Sales-to-Active Listings Ratio, All Types, Fraser Valley

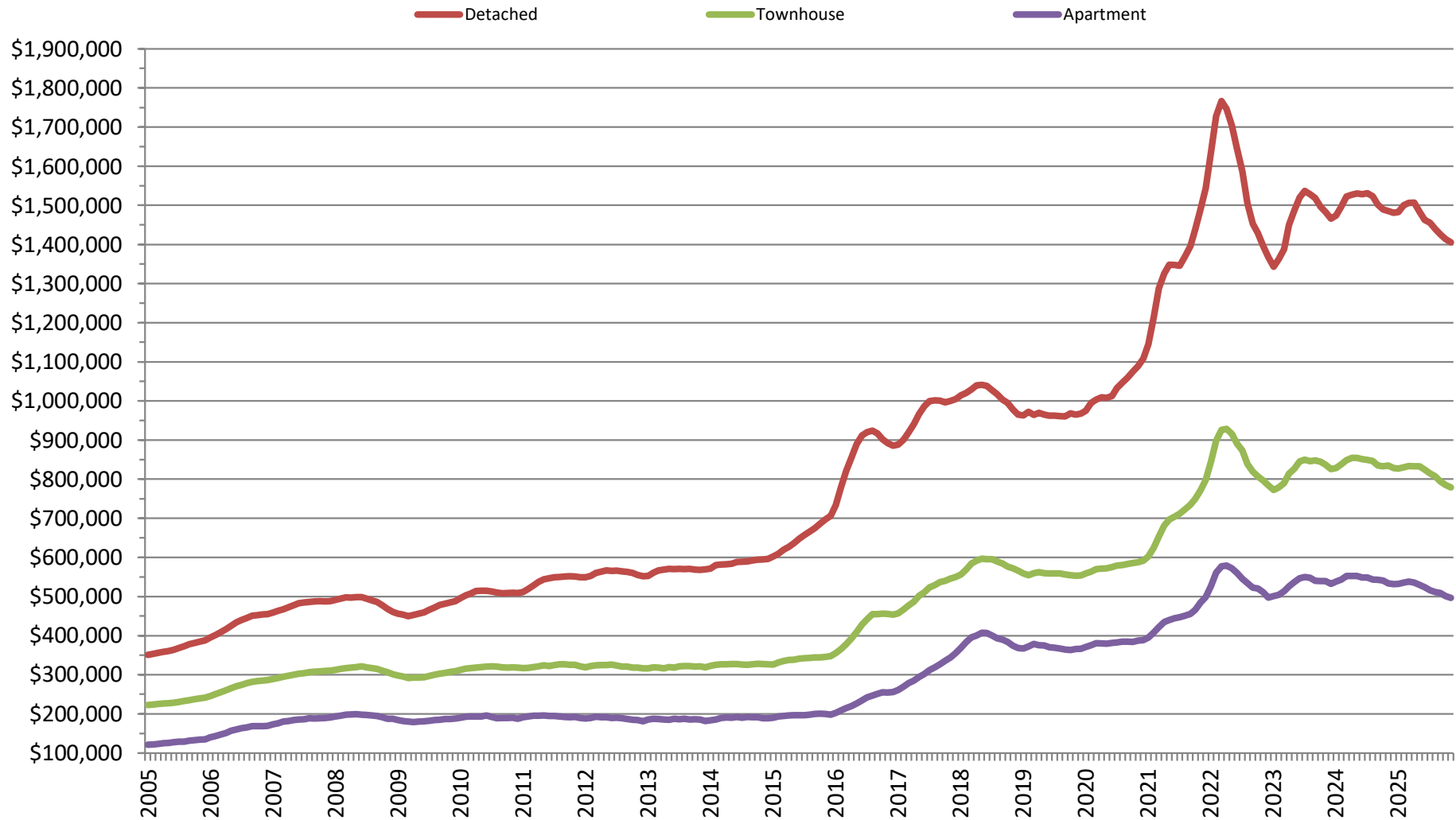




## MLS® Home Price Index, Fraser Valley

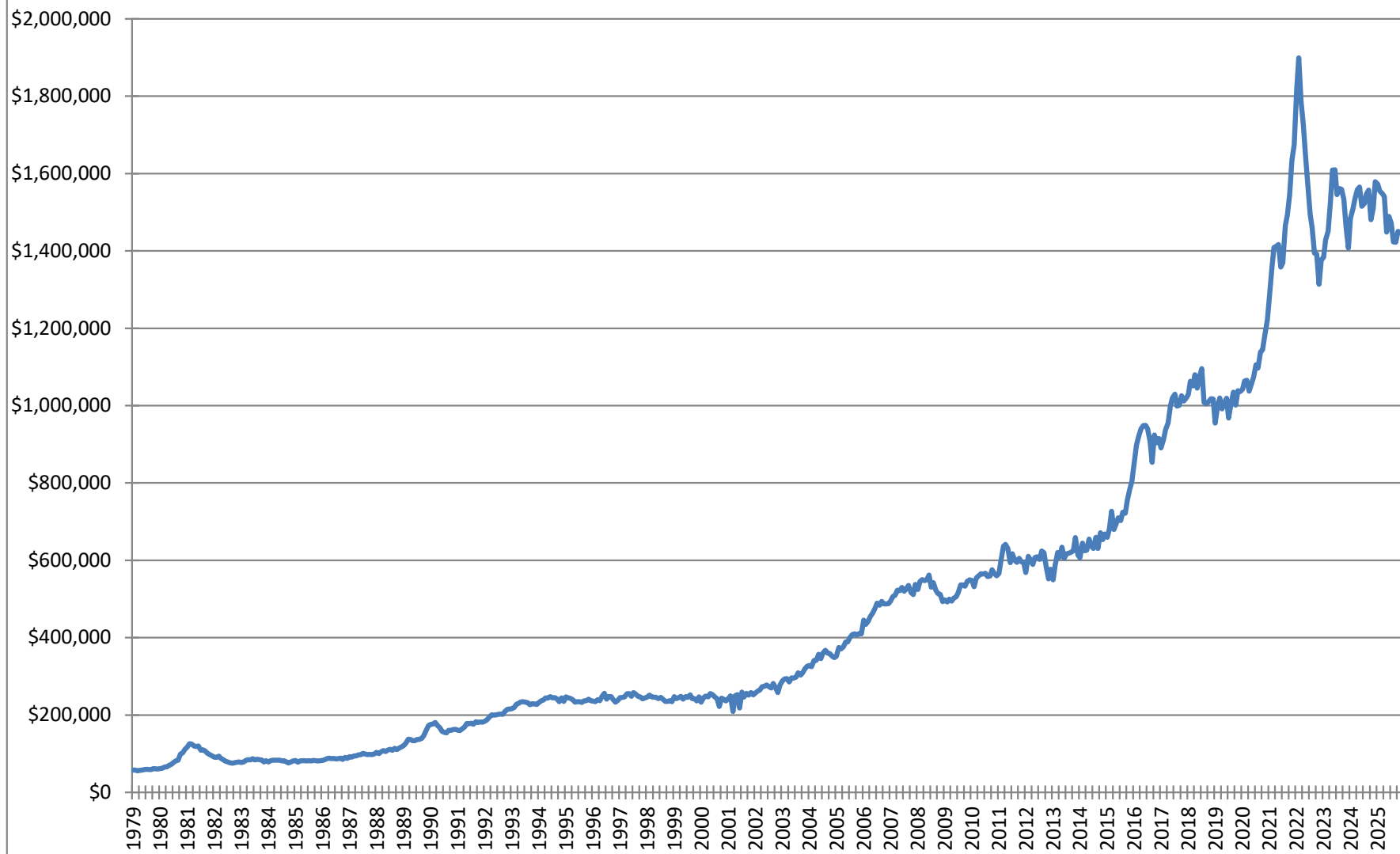


## MLS® Home Price Index Benchmark Prices, Fraser Valley



Effective November 2025, MLS® recalculated back to January 2025

## Average Price, Residential Detached, all Fraser Valley



# Annual Sales, New Listings, Average Price All Property Types, Fraser Valley

