



Monthly Statistics Package

Fraser Valley Real Estate Board

January 2026



News Release

Fraser Valley Real Estate Board



For Immediate Release: February 3, 2026

Fraser Valley home prices back to pandemic-era levels under weight of economic headwinds and sustained inventory

SURREY, BC – Home prices in the Fraser Valley fell for the tenth consecutive month in January, pushing the Benchmark price below \$900,000 for the first time since spring 2021.

The Benchmark price for a typical home in the Fraser Valley dropped one per cent in January to \$897,200, down 6.9 per cent year-over-year. The continued softening of prices wasn't enough to get buyers off the sidelines, as the Fraser Valley Real Estate Board recorded 619 sales on its Multiple Listing Service® (MLS®) in January, a 33 per cent decrease from December, and 24 per cent below sales from the same month last year. New listings increased 128 per cent in January to 3,078, reflecting the typical seasonal patterns; however, activity remained 10 per cent below last year's levels.

"January opened the year with negligible momentum," said Tore Jacobsen, Chair of the Fraser Valley Real Estate Board. "Prices continued to weaken while at the same time selection remains high. Under normal market dynamics, these would be considered highly favourable conditions for buyers, however the uncertainty of the past year or so continues to loom large, subduing buyer confidence and muting overall market activity."

Overall inventory remains above seasonal norms for the Fraser Valley, with 7,711 active listings, up 11 per cent from December and 54 per cent above the 10-year seasonal average.

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

Across the Fraser Valley in January, the average number of days to sell a single-family detached home was 55 days, while for a condo it was 53 days. Townhomes took, on average, 50 days to sell.

"Affordability challenges facing many households today extend well beyond housing costs alone," said Baldev Gill, CEO of the Fraser Valley Real Estate Board. "Rising day-to-day expenses, combined with wages that have not kept pace, have created significant financial pressure. As a result, potential buyers are choosing to be more circumspect with respect to purchasing decisions and are working with REALTORS® to develop timing strategies that meet their long-term objectives."

MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At \$1,373,100 the Benchmark price for an FVREB *single-family detached* home decreased 1.1 per cent compared to December 2025 and decreased 7.4 per cent compared to January 2025.
- **Townhomes:** At \$773,100 the Benchmark price for an FVREB *townhome* decreased one per cent compared to December 2025 and decreased 6.5 per cent compared to January 2025.
- **Apartments:** At \$488,600 the Benchmark price for an FVREB *apartment/condo* decreased 0.6 per cent compared to December 2025 and decreased 8.2 per cent compared to January 2025.



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 January 2026

Grand Totals	All Property Types				
	Jan-26	Jan-25	% change	Dec-25	% change
Sales	619	818	-24.3%	919	-32.6%
New Listings	3,078	3,432	-10.3%	1,350	128.0%
Active Listings	7,711	7,251	6.3%	6,965	10.7%
Average Price	\$ 942,330	\$ 1,033,366	-8.8%	\$ 993,519	-5.2%

Grand Totals - year to date	All Property Types		
	2026	2025	% change
Sales - year to date	619	818	-24.3%
New Listings - year to date	3,078	3,432	-10.3%

All Areas Combined	Detached					Townhouse					Apartment				
	Jan-26	Jan-25	% change	Dec-25	% change	Jan-26	Jan-25	% change	Dec-25	% change	Jan-26	Jan-25	% change	Dec-25	% change
Sales	191	242	-21.1%	311	-38.6%	154	227	-32.2%	224	-31.3%	187	262	-28.6%	255	-26.7%
New Listings	1,014	1,136	-10.7%	416	143.8%	640	681	-6.0%	235	172.3%	801	1,076	-25.6%	363	120.7%
Active Listings	2,563	2,400	6.8%	2,348	9.2%	1,280	1,161	10.2%	1,116	14.7%	1,837	1,873	-1.9%	1,641	11.9%
Benchmark Price	\$ 1,373,100	\$ 1,483,300	-7.4%	\$ 1,388,400	-1.1%	\$ 773,100	\$ 826,700	-6.5%	\$ 781,300	-1.0%	\$ 488,600	\$ 532,400	-8.2%	\$ 491,600	-0.6%
Median Price	\$ 1,285,000	\$ 1,470,000	-12.6%	\$ 1,340,000	-4.1%	\$ 785,950	\$ 839,000	-6.3%	\$ 769,500	2.1%	\$ 465,000	\$ 527,250	-11.8%	\$ 487,000	-4.5%
Average Price	\$ 1,412,775	\$ 1,571,769	-10.1%	\$ 1,425,834	-0.9%	\$ 788,687	\$ 865,637	-8.9%	\$ 780,651	1.0%	\$ 500,268	\$ 530,193	-5.6%	\$ 505,428	-1.0%

Abbotsford	Detached					Townhouse					Apartment				
	Jan-26	Jan-25	% change	Dec-25	% change	Jan-26	Jan-25	% change	Dec-25	% change	Jan-26	Jan-25	% change	Dec-25	% change
Sales	30	43	-30.2%	55	-45.5%	20	18	11.1%	35	-42.9%	33	43	-23.3%	39	-15.4%
New Listings	125	178	-29.8%	54	131.5%	80	82	-2.4%	37	116.2%	148	143	3.5%	54	174.1%
Active Listings	311	332	-6.3%	293	6.1%	180	152	18.4%	157	14.6%	279	233	19.7%	242	15.3%
Benchmark Price	\$ 1,171,700	\$ 1,237,600	-5.3%	\$ 1,199,100	-2.3%	\$ 632,600	\$ 660,900	-4.3%	\$ 634,600	-0.3%	\$ 397,500	\$ 439,400	-9.5%	\$ 403,800	-1.6%
Median Price	\$ 1,017,050	\$ 1,136,000	-10.5%	\$ 1,170,612	-13.1%	\$ 675,000	\$ 696,000	-3.0%	\$ 650,000	3.8%	\$ 400,000	\$ 432,000	-7.4%	\$ 385,000	3.9%
Average Price	\$ 1,247,466	\$ 1,195,228	4.4%	\$ 1,229,392	1.5%	\$ 659,365	\$ 685,002	-3.7%	\$ 659,310	0.0%	\$ 381,233	\$ 464,069	-17.8%	\$ 401,373	-5.0%

Mission	Detached					Townhouse					Apartment				
	Jan-26	Jan-25	% change	Dec-25	% change	Jan-26	Jan-25	% change	Dec-25	% change	Jan-26	Jan-25	% change	Dec-25	% change
Sales	24	26	-7.7%	21	14.3%	5	6	-16.7%	1	400.0%	2	2	0.0%	2	0.0%
New Listings	78	81	-3.7%	30	160.0%	17	9	88.9%	9	88.9%	13	21	-38.1%	6	116.7%
Active Listings	205	202	1.5%	180	13.9%	42	36	16.7%	45	-6.7%	31	32	-3.1%	23	34.8%
Benchmark Price	\$ 948,500	\$ 1,009,300	-6.0%	\$ 973,500	-2.6%	\$ 655,400	\$ 679,600	-3.6%	\$ 655,400	0.0%	\$ 437,100	\$ 458,500	-4.7%	\$ 429,700	1.7%
Median Price	\$ 956,950	\$ 1,053,375	-9.2%	\$ 960,000	-0.3%	\$ 635,000	\$ 699,900	-9.3%	\$ 833,000	-23.8%	\$ 402,500	\$ 466,500	-13.7%	\$ 568,500	-29.2%
Average Price	\$ 1,067,950	\$ 1,158,759	-7.8%	\$ 1,016,376	5.1%	\$ 664,980	\$ 696,883	-4.6%	\$ 833,000	-20.2%	\$ 402,500	\$ 466,500	-13.7%	\$ 568,500	-29.2%



White Rock / South Surrey	Detached					Townhouse					Apartment				
	Jan-26	Jan-25	% change	Dec-25	% change	Jan-26	Jan-25	% change	Dec-25	% change	Jan-26	Jan-25	% change	Dec-25	% change
Sales	32	35	-8.6%	34	-5.9%	29	33	-12.1%	37	-21.6%	31	40	-22.5%	48	-35.4%
New Listings	200	204	-2.0%	69	189.9%	115	117	-1.7%	30	283.3%	109	215	-49.3%	45	142.2%
Active Listings	473	401	18.0%	417	13.4%	222	200	11.0%	194	14.4%	276	323	-14.6%	255	8.2%
Benchmark Price	\$ 1,728,000	\$ 1,843,100	-6.2%	\$ 1,732,300	-0.2%	\$ 861,000	\$ 936,500	-8.1%	\$ 885,700	-2.8%	\$ 565,300	\$ 598,000	-5.5%	\$ 570,600	-0.9%
Median Price	\$ 1,791,250	\$ 1,727,250	3.7%	\$ 1,789,000	0.1%	\$ 820,000	\$ 1,010,000	-18.8%	\$ 865,000	-5.2%	\$ 525,000	\$ 582,250	-9.8%	\$ 550,000	-4.5%
Average Price	\$ 1,802,406	\$ 1,854,521	-2.8%	\$ 1,932,459	-6.7%	\$ 904,524	\$ 1,046,942	-13.6%	\$ 892,327	1.4%	\$ 664,121	\$ 608,450	9.1%	\$ 605,512	9.7%

Langley	Detached					Townhouse					Apartment				
	Jan-26	Jan-25	% change	Dec-25	% change	Jan-26	Jan-25	% change	Dec-25	% change	Jan-26	Jan-25	% change	Dec-25	% change
Sales	40	37	8.1%	60	-33.3%	41	59	-30.5%	56	-26.8%	44	74	-40.5%	55	-20.0%
New Listings	143	181	-21.0%	52	175.0%	140	135	3.7%	51	174.5%	204	227	-10.1%	111	83.8%
Active Listings	328	340	-3.5%	314	4.5%	228	194	17.5%	197	15.7%	411	354	16.1%	364	12.9%
Benchmark Price	\$ 1,505,900	\$ 1,619,200	-7.0%	\$ 1,514,400	-0.6%	\$ 814,500	\$ 865,600	-5.9%	\$ 822,200	-0.9%	\$ 553,000	\$ 600,200	-7.9%	\$ 555,700	-0.5%
Median Price	\$ 1,455,000	\$ 1,583,000	-8.1%	\$ 1,407,500	3.4%	\$ 810,000	\$ 839,000	-3.5%	\$ 787,500	2.9%	\$ 513,500	\$ 546,750	-6.1%	\$ 536,000	-4.2%
Average Price	\$ 1,527,789	\$ 1,782,393	-14.3%	\$ 1,453,062	5.1%	\$ 809,835	\$ 877,686	-7.7%	\$ 817,494	-0.9%	\$ 514,980	\$ 564,248	-8.7%	\$ 532,389	-3.3%

Delta - North	Detached					Townhouse					Apartment				
	Jan-26	Jan-25	% change	Dec-25	% change	Jan-26	Jan-25	% change	Dec-25	% change	Jan-26	Jan-25	% change	Dec-25	% change
Sales	12	14	-14.3%	19	-36.8%	2	5	-60.0%	-	-	2	6	-66.7%	3	-33.3%
New Listings	71	60	18.3%	37	91.9%	17	16	6.3%	7	143%	16	24	-33.3%	4	300.0%
Active Listings	199	142	40.1%	185	7.6%	29	30	-3.3%	24	20.8%	41	40	2.5%	34	20.6%
Benchmark Price	\$ 1,269,100	\$ 1,417,300	-10.5%	\$ 1,267,100	0.2%	\$ 901,700	\$ 921,400	-2.1%	\$ 912,800	-1.2%	\$ 517,700	\$ 564,800	-8.3%	\$ 520,600	-0.6%
Median Price	\$ 1,295,000	\$ 1,468,000	-11.8%	\$ 1,310,000	-1.1%	\$ 870,000	\$ 855,000	1.8%	\$ -	-	\$ 467,500	\$ 552,000	-15.3%	\$ 445,000	5.1%
Average Price	\$ 1,318,166	\$ 1,616,357	-18.4%	\$ 1,346,052	-2.1%	\$ 870,000	\$ 922,200	-5.7%	\$ -	-	\$ 467,500	\$ 521,500	-10.4%	\$ 398,333	17.4%



City of Surrey - Combined*	Detached					Townhouse					Apartment				
	Jan-26	Jan-25	% change	Dec-25	% change	Jan-26	Jan-25	% change	Dec-25	% change	Jan-26	Jan-25	% change	Dec-25	% change
Sales	80	115	-30.4%	152	-47.4%	85	137	-38.0%	132	-35.6%	91	124	-26.6%	138	-34.1%
Benchmark Price	\$ 1,468,500	\$ 1,601,900	-8.3%	\$ 1,484,100	-1.1%	\$ 789,300	\$ 850,100	-7.2%	\$ 799,200	-1.2%	\$ 480,800	\$ 524,700	-8.4%	\$ 481,700	-0.2%
Average Price	\$ 1,538,247	\$ 1,744,026	-11.8%	\$ 1,550,922	-0.8%	\$ 815,381	\$ 887,613	-8.1%	\$ 796,798	2.3%	\$ 535,765	\$ 527,592	1.5%	\$ 503,191	6.5%

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

Surrey - Central	Detached					Townhouse					Apartment				
	Jan-26	Jan-25	% change	Dec-25	% change	Jan-26	Jan-25	% change	Dec-25	% change	Jan-26	Jan-25	% change	Dec-25	% change
Sales	27	38	-28.9%	57	-52.6%	31	61	-49.2%	59	-47.5%	21	19	10.5%	23	-8.7%
New Listings	225	232	-3.0%	97	132.0%	154	205	-24.9%	64	140.6%	73	97	-24.7%	48	52.1%
Active Listings	583	536	8.8%	529	10.2%	361	367	-1.6%	314	15.0%	218	199	9.5%	209	4.3%
Benchmark Price	\$ 1,393,800	\$ 1,513,900	-7.9%	\$ 1,404,300	-0.7%	\$ 767,300	\$ 825,500	-7.1%	\$ 773,200	-0.8%	\$ 499,700	\$ 549,900	-9.1%	\$ 500,900	-0.2%
Median Price	\$ 1,235,000	\$ 1,687,500	-26.8%	\$ 1,430,000	-13.6%	\$ 800,000	\$ 840,000	-4.8%	\$ 765,000	4.6%	\$ 520,000	\$ 526,000	-1.1%	\$ 512,500	1.5%
Average Price	\$ 1,329,451	\$ 1,843,657	-27.9%	\$ 1,526,857	-12.9%	\$ 780,250	\$ 860,983	-9.4%	\$ 760,335	2.6%	\$ 537,214	\$ 539,605	-0.4%	\$ 495,121	8.5%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Jan-26	Jan-25	% change	Dec-25	% change	Jan-26	Jan-25	% change	Dec-25	% change	Jan-26	Jan-25	% change	Dec-25	% change
Sales	12	25	-52.0%	28	-57.1%	16	32	-50.0%	24	-33.3%	10	12	-16.7%	10	0.0%
New Listings	74	82	-9.8%	39	89.7%	76	62	22.6%	22	245.5%	39	24	62.5%	6	550.0%
Active Listings	161	126	27.8%	144	11.8%	112	84	33.3%	80	40.0%	66	47	40.4%	52	26.9%
Benchmark Price	\$ 1,356,700	\$ 1,486,900	-8.8%	\$ 1,385,100	-2.1%	\$ 778,000	\$ 834,400	-6.8%	\$ 781,700	-0.5%	\$ 543,100	\$ 593,100	-8.4%	\$ 536,700	1.2%
Median Price	\$ 1,417,500	\$ 1,499,999	-5.5%	\$ 1,365,000	3.8%	\$ 772,200	\$ 797,450	-3.2%	\$ 750,000	3.0%	\$ 429,375	\$ 490,000	-12.4%	\$ 567,500	-24.3%
Average Price	\$ 1,377,958	\$ 1,559,959	-11.7%	\$ 1,355,339	1.7%	\$ 766,253	\$ 795,090	-3.6%	\$ 761,347	0.6%	\$ 496,375	\$ 499,658	-0.7%	\$ 639,800	-22.4%

Surrey - North	Detached					Townhouse					Apartment				
	Jan-26	Jan-25	% change	Dec-25	% change	Jan-26	Jan-25	% change	Dec-25	% change	Jan-26	Jan-25	% change	Dec-25	% change
Sales	14	23	-39.1%	37	-62.2%	9	13	-30.8%	12	-25.0%	44	65	-32.3%	75	-41.3%
New Listings	97	117	-17.1%	38	155.3%	40	55	-27.3%	15	166.7%	199	324	-38.6%	89	123.6%
Active Listings	299	315	-5.1%	279	7.2%	104	98	6.1%	102	2.0%	513	644	-20.3%	460	11.5%
Benchmark Price	\$ 1,334,600	\$ 1,484,400	-10.1%	\$ 1,357,300	-1.7%	\$ 704,300	\$ 748,500	-5.9%	\$ 707,200	-0.4%	\$ 429,300	\$ 480,300	-10.6%	\$ 431,600	-0.5%
Median Price	\$ 1,227,500	\$ 1,442,500	-14.9%	\$ 1,285,000	-4.5%	\$ 750,000	\$ 850,000	-11.8%	\$ 740,000	1.4%	\$ 418,000	\$ 489,990	-14.7%	\$ 456,000	-8.3%
Average Price	\$ 1,410,578	\$ 1,540,297	-8.4%	\$ 1,379,221	2.3%	\$ 736,488	\$ 852,461	-13.6%	\$ 752,429	-2.1%	\$ 448,578	\$ 496,619	-9.7%	\$ 463,559	-3.2%



MLS® Home Price Index - Fraser Valley

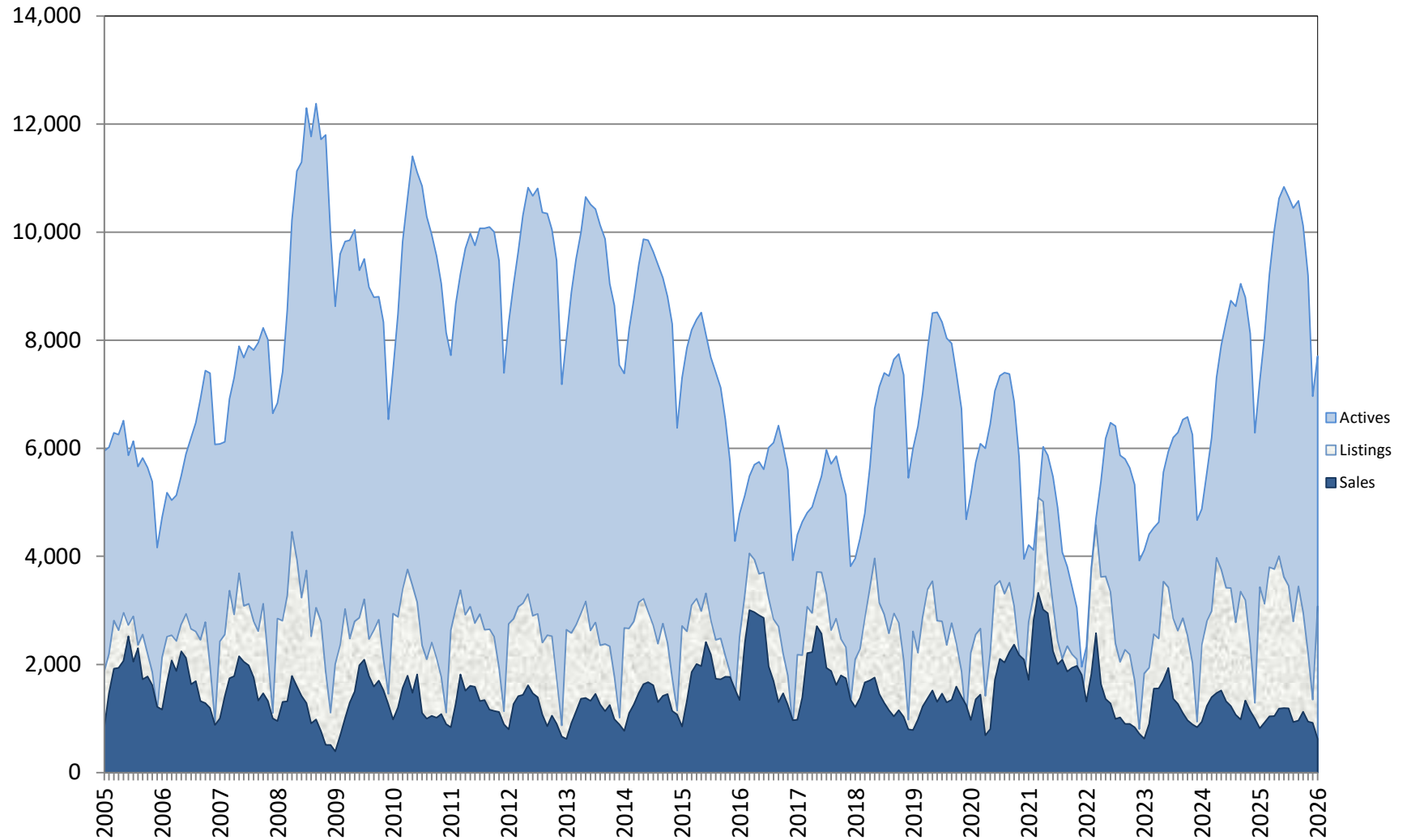
January 2026

		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	LOWER MAINLAND	1,032,700	315.2	-1.1	-2.3	-5.1	-6.0	-1.4	13.5	32.5
	FRASER VALLEY BOARD	897,200	322.8	-1.0	-2.4	-5.1	-6.9	-3.8	15.2	62.9
	NORTH DELTA	1,094,500	348.1	0.0	-0.5	-4.0	-9.3	-0.1	14.5	66.8
	NORTH SURREY	671,400	305.7	-1.2	-2.2	-5.8	-8.2	-10.6	5.2	44.5
	SURREY	951,800	334.1	-0.7	-1.7	-4.9	-7.5	-6.1	15.1	77.6
	CLOVERDALE	948,700	318.4	-1.0	-2.8	-4.6	-7.6	-1.0	21.8	85.6
	SOUTH SURREY & WHITE ROCK	1,046,200	276.8	-1.1	-0.7	-5.1	-6.7	-8.3	13.3	32.8
	LANGLEY	962,900	323.7	-0.7	-2.7	-5.6	-6.7	1.1	20.0	75.2
	ABBOTSFORD	744,300	333.8	-1.6	-4.6	-4.8	-5.8	1.7	16.8	92.0
	MISSION	844,100	336.3	-1.9	-5.6	-6.2	-6.7	2.0	13.8	115.2
DETACHED	LOWER MAINLAND	1,651,200	362.4	-1.4	-3.0	-5.7	-7.3	3.4	17.5	39.4
	FRASER VALLEY BOARD	1,373,100	391.3	-1.1	-2.9	-5.7	-7.4	2.2	19.9	87.1
	NORTH DELTA	1,269,100	381.2	0.2	-1.2	-4.9	-10.5	1.6	17.3	75.5
	NORTH SURREY	1,334,600	412.6	-1.7	-4.0	-7.1	-10.1	1.3	16.9	94.2
	SURREY	1,393,800	400.4	-0.7	-1.4	-5.0	-7.9	0.4	21.7	101.7
	CLOVERDALE	1,356,700	390.5	-2.1	-3.8	-4.7	-8.8	1.8	20.6	97.8
	SOUTH SURREY & WHITE ROCK	1,728,000	338.6	-0.3	0.7	-5.3	-6.3	-1.3	18.6	52.1
	LANGLEY	1,505,900	397.6	-0.6	-2.7	-5.9	-7.0	3.8	20.1	101.2
	ABBOTSFORD	1,171,700	399.4	-2.3	-6.6	-5.3	-5.3	10.8	20.4	119.9
	MISSION	948,500	355.8	-2.6	-6.6	-6.9	-6.0	7.1	16.0	127.1
TOWNHOUSE	LOWER MAINLAND	914,800	349.3	-1.1	-1.8	-4.9	-5.7	1.5	28.5	91.7
	FRASER VALLEY BOARD	773,100	347.0	-1.1	-1.5	-5.1	-6.5	0.1	28.4	117.6
	NORTH DELTA	901,700	394.3	-1.2	2.5	-2.8	-2.1	7.4	27.7	101.7
	NORTH SURREY	704,300	404.5	-0.4	1.4	-5.9	-5.9	2.3	25.4	145.5
	SURREY	767,300	353.1	-0.8	-1.5	-5.0	-7.1	-1.2	26.5	130.3
	CLOVERDALE	778,000	319.8	-0.5	-1.8	-5.0	-6.8	0.0	25.1	119.8
	SOUTH SURREY & WHITE ROCK	861,000	272.3	-2.8	-2.3	-7.4	-8.1	-2.0	24.3	73.0
	LANGLEY	814,500	351.4	-0.9	-2.0	-4.5	-5.9	1.5	33.5	135.7
	ABBOTSFORD	632,600	348.7	-0.3	-1.9	-4.1	-4.3	3.0	33.1	144.0
	MISSION	655,400	358.9	0.0	1.5	-0.1	-3.6	9.8	41.4	156.7
APARTMENT	LOWER MAINLAND	652,100	327.2	-0.7	-1.7	-5.2	-6.3	-2.2	13.6	65.3
	FRASER VALLEY BOARD	488,600	402.5	-0.6	-2.5	-5.4	-8.2	-2.5	23.8	141.0
	NORTH DELTA	517,700	501.2	-0.6	-3.3	-6.4	-8.3	-5.7	16.1	176.1
	NORTH SURREY	429,300	398.6	-0.5	-1.8	-6.3	-10.6	-10.5	13.2	128.0
	SURREY	499,700	465.3	-0.2	-3.2	-6.5	-9.1	-3.1	29.7	174.7
	CLOVERDALE	543,100	402.6	1.2	-1.4	-6.0	-8.4	-3.7	20.0	129.0
	SOUTH SURREY & WHITE ROCK	565,300	334.7	-0.9	-2.3	-3.0	-5.5	-0.2	22.9	117.2
	LANGLEY	553,000	386.2	-0.5	-3.0	-5.8	-7.9	1.0	28.1	152.9
	ABBOTSFORD	397,500	427.4	-1.6	-3.4	-6.0	-9.5	4.2	31.1	201.8
	MISSION	437,100	391.0	1.7	1.3	-1.2	-4.7	-0.3	29.1	192.2

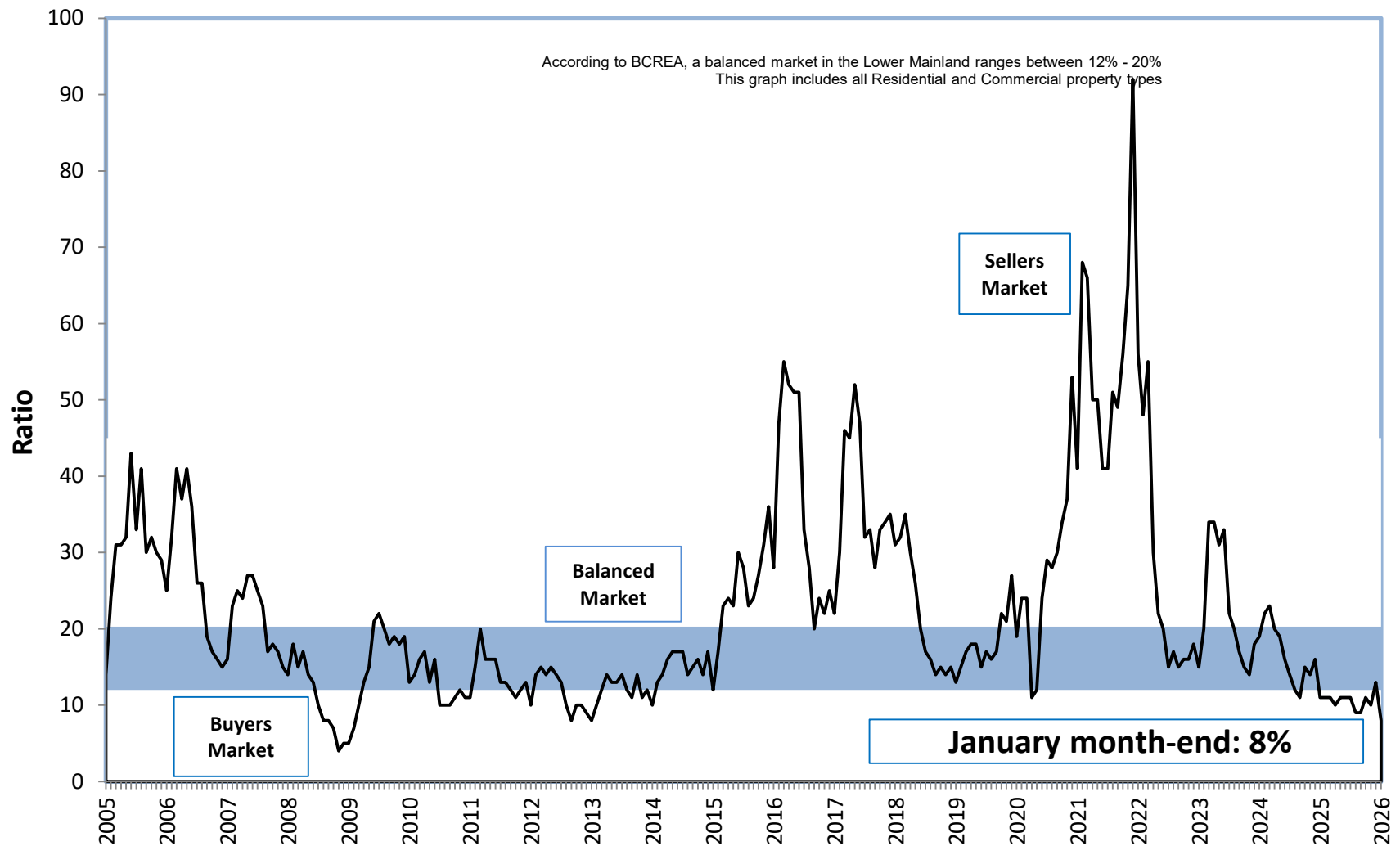
© Fraser Valley Real Estate Board

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.

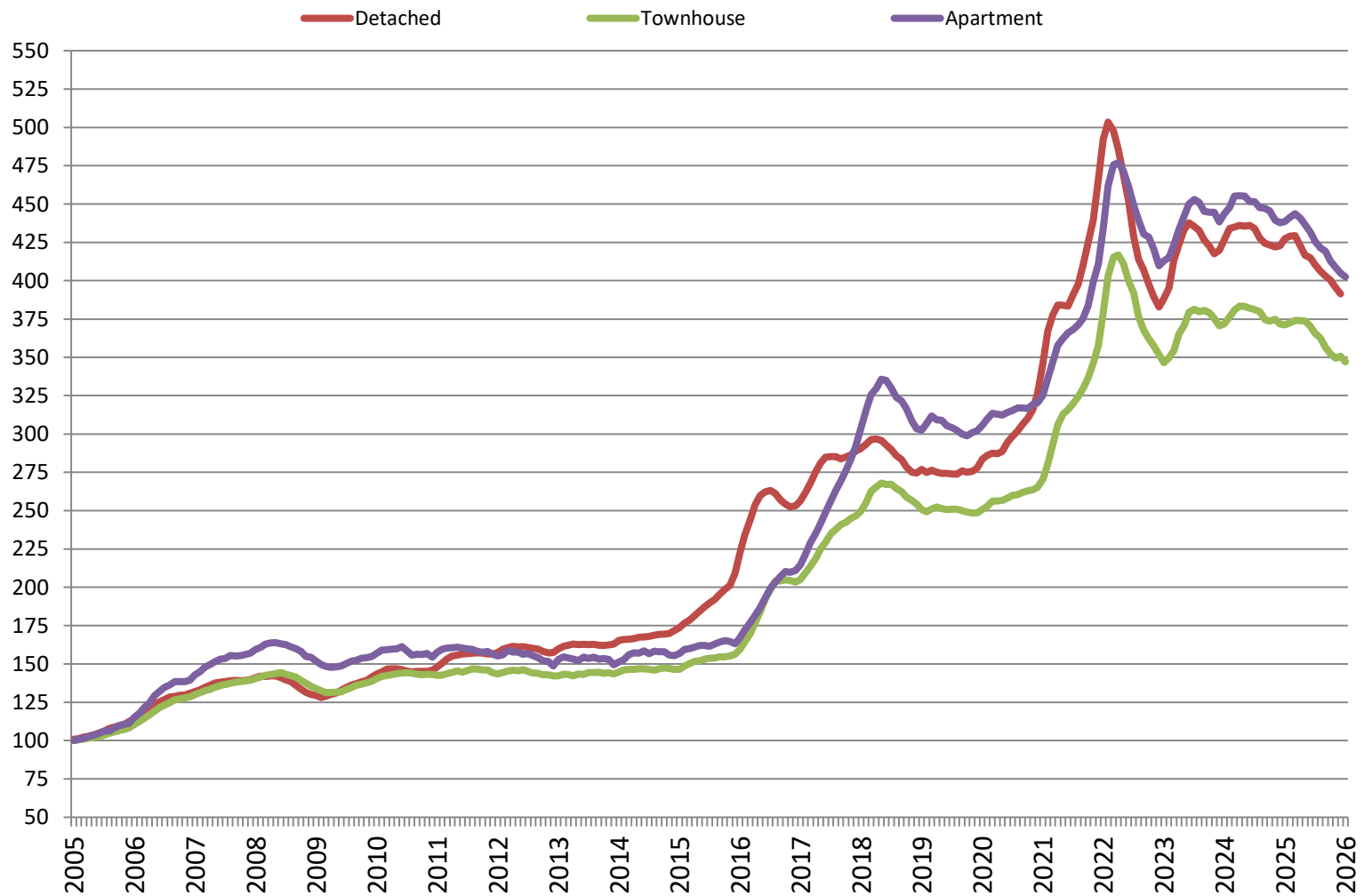
Sales, Listings & Active Inventory, All Types, Fraser Valley



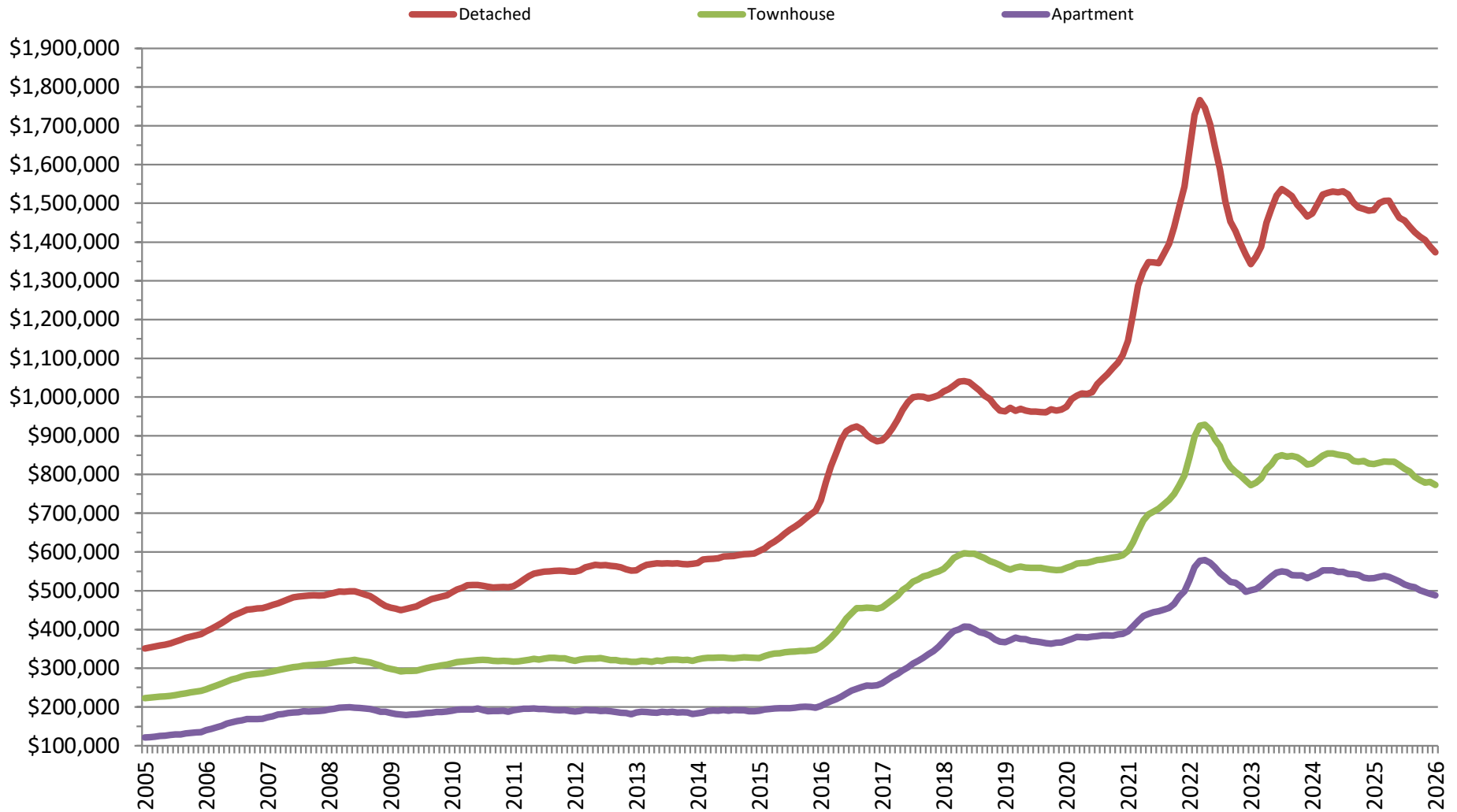
Sales-to-Active Listings Ratio, All Types, Fraser Valley



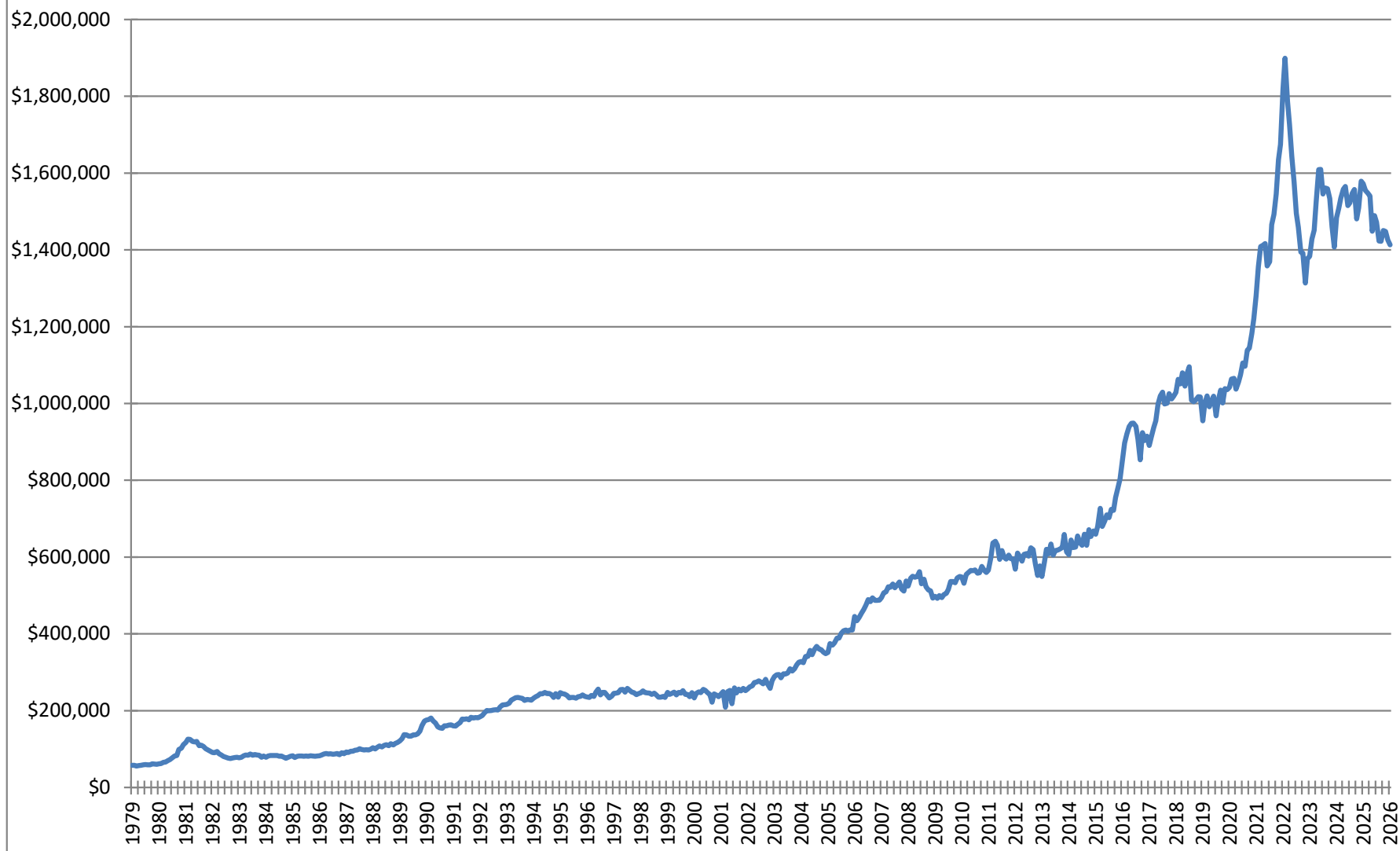
MLS® Home Price Index, Fraser Valley



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

