

A white line graph icon on a dark blue background, showing a line that starts at the origin, goes up, then down, then up again, ending with a horizontal line.

Fraser Valley Housing Market Statistics

July 2026

News Release

Fraser Valley Real Estate Board



For Immediate Release: August 5, 2026

Improving affordability continues to outpace buyer demand

SURREY, BC – Fraser Valley home prices continued to edge downward in July, with the composite Benchmark price down 0.8 per cent from June and down seven per cent year-over-year. Despite improving affordability, buyers remained cautious, keeping sales well below typical seasonal levels.

The Fraser Valley Real Estate Board recorded 1,089 sales on its Multiple Listing Service® (MLS®) in July, a five per cent decrease from June and nine per cent below the same month last year.

"Buyer urgency has been notably absent from the Fraser Valley market for some time now," said Ishaq Ismail, Chair of the Fraser Valley Real Estate Board. "With inventory remaining high and competition subdued, buyers know they don't have to rush. They can take their time evaluating their options, knowing they can return to a market that continues to offer plenty of choice."

Seller activity slowed in July, with 2,836 new listings coming to market—a 14 per cent decline from June and 18 per cent below the same month last year. Overall inventory also edged down in July, with 10,044 active listings on the market, a three per cent decline from June, but still 32 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 11 per cent in July. A balanced market is typically defined by a ratio between 12 and 20 per cent.

"Economic uncertainty continues to influence buying decisions, but the Fraser Valley has remained one of the Lower Mainland's brightest spots for improving affordability," said Anthony Boone, Interim CEO of the Fraser Valley Real Estate Board. "As home prices continue to ease, qualified buyers are finding opportunities that simply weren't available a few years ago, particularly those looking to enter the market or downsize."

Across the Fraser Valley in July, the average number of days to sell both a single-family detached home and a townhome was 40 days. Condos took, on average, 46 days to sell.

The composite Benchmark price for a typical Fraser Valley home in July was \$877,600.

MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At \$1,335,200 the Benchmark price for an FVREB *single-family detached* home decreased 1.1 per cent compared to June 2026 and decreased 8.3 per cent compared to July 2025.
- **Townhomes:** At \$757,300 the Benchmark price for an FVREB *townhome* decreased 0.9 per cent compared to June 2026 and decreased 7.1 per cent compared to July 2025.
- **Apartments:** At \$469,500 the Benchmark price for an FVREB *apartment/condo* decreased 1.4 per cent compared to June 2026 and decreased 9.1 per cent compared to July 2025.

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** The Fraser Valley Real Estate Board represents some 5,000 real estate professionals, and is the exclusive source of statistics and information for the Fraser Valley real estate market including, Surrey, Langley, Abbotsford, Mission, White Rock and North Delta.*



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The logo for Felix J. Emmanuel, featuring a stylized 'F' inside a shield-like shape with a laurel wreath.
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MLS® Summary - Fraser Valley July 2026

Grand Totals	All Property Types				
	Jul-26	Jul-25	% change	Jun-26	% change
Sales	1,089	1,190	-8.5%	1,147	-5.1%
New Listings	2,836	3,453	-17.9%	3,303	-14.1%
Active Listings	10,044	10,650	-5.7%	10,377	-3.2%
Average Price	\$ 940,355	\$ 995,094	-5.5%	\$ 954,679	-1.5%

Grand Totals - year to date	All Property Types		
	2026	2025	% change
Sales - year to date	6,926	7,368	-6.0%
New Listings - year to date	22,207	25,195	-11.9%

All Areas Combined	Detached					Townhouse					Apartment				
	Jul-26	Jul-25	% change	Jun-26	% change	Jul-26	Jul-25	% change	Jun-26	% change	Jul-26	Jul-25	% change	Jun-26	% change
Sales	393	397	-1.0%	420	-6.4%	272	299	-9.0%	317	-14.2%	278	356	-21.9%	293	-5.1%
New Listings	1,035	1,279	-19.1%	1,190	-13.0%	602	770	-21.8%	717	-16.0%	674	938	-28.1%	796	-15.3%
Active Listings	3,404	3,883	-12.3%	3,515	-3.2%	1,668	1,801	-7.4%	1,728	-3.5%	2,200	2,593	-15.2%	2,310	-4.8%
Benchmark Price	\$ 1,335,200	\$ 1,455,900	-8.3%	\$ 1,350,200	-1.1%	\$ 757,300	\$ 814,800	-7.1%	\$ 764,100	-0.9%	\$ 469,500	\$ 516,600	-9.1%	\$ 476,400	-1.4%
Median Price	\$ 1,260,000	\$ 1,375,000	-8.4%	\$ 1,304,500	-3.4%	\$ 775,000	\$ 800,000	-3.1%	\$ 780,000	-0.6%	\$ 465,000	\$ 520,000	-10.6%	\$ 474,990	-2.1%
Average Price	\$ 1,312,029	\$ 1,472,027	-10.9%	\$ 1,398,093	-6.2%	\$ 760,271	\$ 814,339	-6.6%	\$ 788,698	-3.6%	\$ 496,291	\$ 556,407	-10.8%	\$ 485,576	2.2%

Abbotsford	Detached					Townhouse					Apartment				
	Jul-26	Jul-25	% change	Jun-26	% change	Jul-26	Jul-25	% change	Jun-26	% change	Jul-26	Jul-25	% change	Jun-26	% change
Sales	51	64	-20.3%	63	-19.0%	34	32	6.3%	40	-15.0%	47	58	-19.0%	60	-21.7%
New Listings	145	178	-18.5%	172	-15.7%	103	88	17.0%	99	4.0%	92	163	-43.6%	128	-28.1%
Active Listings	458	512	-10.5%	458	0.0%	269	242	11.2%	267	0.7%	329	383	-14.1%	355	-7.3%
Benchmark Price	\$ 1,143,000	\$ 1,237,200	-7.6%	\$ 1,172,600	-2.5%	\$ 602,000	\$ 659,500	-8.7%	\$ 606,500	-0.7%	\$ 380,900	\$ 422,900	-9.9%	\$ 390,100	-2.4%
Median Price	\$ 1,050,000	\$ 1,154,600	-9.1%	\$ 1,040,000	1.0%	\$ 633,750	\$ 651,500	-2.7%	\$ 645,000	-1.7%	\$ 390,000	\$ 439,500	-11.3%	\$ 390,000	0.0%
Average Price	\$ 1,066,910	\$ 1,204,726	-11.4%	\$ 1,175,461	-9.2%	\$ 663,661	\$ 645,918	2.7%	\$ 627,722	5.7%	\$ 384,321	\$ 472,611	-18.7%	\$ 410,596	-6.4%

Mission	Detached					Townhouse					Apartment				
	Jul-26	Jul-25	% change	Jun-26	% change	Jul-26	Jul-25	% change	Jun-26	% change	Jul-26	Jul-25	% change	Jun-26	% change
Sales	36	36	0.0%	33	9.1%	4	8	-50.0%	4	0.0%	4	11	-63.6%	3	33.3%
New Listings	59	89	-33.7%	84	-29.8%	12	21	-42.9%	23	-47.8%	16	15	6.7%	19	-15.8%
Active Listings	245	303	-19.1%	263	-6.8%	62	47	31.9%	59	5.1%	67	44	52.3%	60	11.7%
Benchmark Price	\$ 934,800	\$ 1,018,300	-8.2%	\$ 941,700	-0.7%	\$ 630,500	\$ 656,100	-3.9%	\$ 645,400	-2.3%	\$ 425,800	\$ 442,300	-3.7%	\$ 422,900	0.7%
Median Price	\$ 887,500	\$ 955,000	-7.1%	\$ 875,000	1.4%	\$ 545,000	\$ 644,500	-15.4%	\$ 669,500	-18.6%	\$ 386,250	\$ 400,000	-3.4%	\$ 490,000	-21.2%
Average Price	\$ 901,599	\$ 959,916	-6.1%	\$ 907,429	-0.6%	\$ 552,500	\$ 618,112	-10.6%	\$ 638,675	-13.5%	\$ 429,750	\$ 434,790	-1.2%	\$ 484,566	-11.3%



White Rock / South Surrey	Detached					Townhouse					Apartment				
	Jul-26	Jul-25	% change	Jun-26	% change	Jul-26	Jul-25	% change	Jun-26	% change	Jul-26	Jul-25	% change	Jun-26	% change
Sales	61	54	13.0%	71	-14.1%	38	41	-7.3%	50	-24.0%	57	60	-5.0%	55	3.6%
New Listings	176	210	-16.2%	204	-13.7%	99	136	-27.2%	139	-28.8%	100	119	-16.0%	136	-26.5%
Active Listings	633	661	-4.2%	660	-4.1%	283	287	-1.4%	292	-3.1%	329	379	-13.2%	364	-9.6%
Benchmark Price	\$ 1,647,200	\$ 1,824,200	-9.7%	\$ 1,696,300	-2.9%	\$ 834,900	\$ 929,900	-10.2%	\$ 853,400	-2.2%	\$ 546,900	\$ 582,700	-6.1%	\$ 560,800	-2.5%
Median Price	\$ 1,645,000	\$ 1,658,000	-0.8%	\$ 1,685,000	-2.4%	\$ 794,950	\$ 1,078,000	-26.3%	\$ 810,000	-1.9%	\$ 515,000	\$ 635,000	-18.9%	\$ 555,000	-7.2%
Average Price	\$ 1,669,696	\$ 1,985,981	-15.9%	\$ 1,868,814	-10.7%	\$ 810,802	\$ 1,083,484	-25.2%	\$ 884,831	-8.4%	\$ 661,012	\$ 752,684	-12.2%	\$ 614,445	7.6%

Langley	Detached					Townhouse					Apartment				
	Jul-26	Jul-25	% change	Jun-26	% change	Jul-26	Jul-25	% change	Jun-26	% change	Jul-26	Jul-25	% change	Jun-26	% change
Sales	79	89	-11.2%	86	-8.1%	83	82	1.2%	92	-9.8%	64	82	-22.0%	64	0.0%
New Listings	171	216	-20.8%	196	-12.8%	148	147	0.7%	165	-10.3%	164	220	-25.5%	168	-2.4%
Active Listings	460	571	-19.4%	486	-5.3%	281	328	-14.3%	299	-6.0%	413	524	-21.2%	455	-9.2%
Benchmark Price	\$ 1,500,900	\$ 1,600,300	-6.2%	\$ 1,494,800	0.4%	\$ 811,400	\$ 852,900	-4.9%	\$ 813,200	-0.2%	\$ 534,200	\$ 586,900	-9.0%	\$ 542,100	-1.5%
Median Price	\$ 1,350,000	\$ 1,400,000	-3.6%	\$ 1,435,000	-5.9%	\$ 819,900	\$ 820,000	0.0%	\$ 820,000	0.0%	\$ 504,000	\$ 550,000	-8.4%	\$ 506,500	-0.5%
Average Price	\$ 1,404,903	\$ 1,564,635	-10.2%	\$ 1,496,203	-6.1%	\$ 825,259	\$ 832,423	-0.9%	\$ 838,170	-1.5%	\$ 529,787	\$ 558,508	-5.1%	\$ 515,579	2.8%

Delta - North	Detached					Townhouse					Apartment				
	Jul-26	Jul-25	% change	Jun-26	% change	Jul-26	Jul-25	% change	Jun-26	% change	Jul-26	Jul-25	% change	Jun-26	% change
Sales	40	31	29.0%	33	21.2%	8	10	-20.0%	5	60.0%	6	11	-45.5%	2	200.0%
New Listings	69	103	-33.0%	83	-16.9%	9	18	-50.0%	18	-50%	10	23	-56.5%	18	-44.4%
Active Listings	228	291	-21.6%	256	-10.9%	35	38	-7.9%	43	-18.6%	45	57	-21.1%	48	-6.3%
Benchmark Price	\$ 1,213,000	\$ 1,333,900	-9.1%	\$ 1,232,700	-1.6%	\$ 848,900	\$ 928,000	-8.5%	\$ 868,600	-2.3%	\$ 496,100	\$ 553,000	-10.3%	\$ 505,000	-1.8%
Median Price	\$ 1,219,000	\$ 1,391,500	-12.4%	\$ 1,238,000	-1.5%	\$ 795,000	\$ 855,000	-7.0%	\$ 975,000	-18.5%	\$ 527,000	\$ 556,097	-5.2%	\$ 491,500	7.2%
Average Price	\$ 1,256,015	\$ 1,423,387	-11.8%	\$ 1,346,883	-6.7%	\$ 801,625	\$ 894,598	-10.4%	\$ 864,780	-7.3%	\$ 512,500	\$ 558,603	-8.3%	\$ 491,500	4.3%



City of Surrey - Combined*	Detached					Townhouse					Apartment				
	Jul-26	Jul-25	% change	Jun-26	% change	Jul-26	Jul-25	% change	Jun-26	% change	Jul-26	Jul-25	% change	Jun-26	% change
Sales	179	167	7.2%	193	-7.3%	142	167	-15.0%	174	-18.4%	128	161	-20.5%	141	-9.2%
Benchmark Price	\$ 1,412,000	\$ 1,555,000	-9.2%	\$ 1,431,700	-1.4%	\$ 772,700	\$ 837,600	-7.7%	\$ 781,500	-1.1%	\$ 456,100	\$ 508,900	-10.4%	\$ 460,400	-0.9%
Average Price	\$ 1,425,084	\$ 1,600,371	-11.0%	\$ 1,491,567	-4.5%	\$ 749,220	\$ 842,326	-11.1%	\$ 796,152	-5.9%	\$ 459,271	\$ 529,350	-13.2%	\$ 472,070	-2.7%

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

Surrey - Central	Detached					Townhouse					Apartment				
	Jul-26	Jul-25	% change	Jun-26	% change	Jul-26	Jul-25	% change	Jun-26	% change	Jul-26	Jul-25	% change	Jun-26	% change
Sales	61	55	10.9%	66	-7.6%	67	73	-8.2%	75	-10.7%	16	19	-15.8%	19	-15.8%
New Listings	209	248	-15.7%	225	-7.1%	132	224	-41.1%	165	-20.0%	56	89	-37.1%	73	-23.3%
Active Listings	723	835	-13.4%	731	-1.1%	460	547	-15.9%	491	-6.3%	224	248	-9.7%	234	-4.3%
Benchmark Price	\$ 1,325,500	\$ 1,467,400	-9.7%	\$ 1,336,800	-0.8%	\$ 753,000	\$ 807,600	-6.8%	\$ 758,000	-0.7%	\$ 474,100	\$ 534,400	-11.3%	\$ 481,900	-1.6%
Median Price	\$ 1,320,000	\$ 1,485,000	-11.1%	\$ 1,278,333	3.3%	\$ 735,000	\$ 795,000	-7.5%	\$ 760,000	-3.3%	\$ 472,500	\$ 480,000	-1.6%	\$ 462,500	2.2%
Average Price	\$ 1,364,811	\$ 1,547,333	-11.8%	\$ 1,329,866	2.6%	\$ 718,941	\$ 754,317	-4.7%	\$ 772,041	-6.9%	\$ 470,718	\$ 486,784	-3.3%	\$ 447,210	5.3%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Jul-26	Jul-25	% change	Jun-26	% change	Jul-26	Jul-25	% change	Jun-26	% change	Jul-26	Jul-25	% change	Jun-26	% change
Sales	34	31	9.7%	37	-8.1%	22	32	-31.3%	37	-40.5%	21	22	-4.5%	10	110.0%
New Listings	105	95	10.5%	101	4.0%	60	78	-23.1%	75	-20.0%	29	32	-9.4%	33	-12.1%
Active Listings	220	220	0.0%	222	-0.9%	148	165	-10.3%	146	1.4%	66	83	-20.5%	74	-10.8%
Benchmark Price	\$ 1,354,400	\$ 1,423,000	-4.8%	\$ 1,354,500	0.0%	\$ 762,500	\$ 818,900	-6.9%	\$ 768,100	-0.7%	\$ 506,700	\$ 578,100	-12.4%	\$ 518,600	-2.3%
Median Price	\$ 1,272,000	\$ 1,380,000	-7.8%	\$ 1,340,000	-5.1%	\$ 797,400	\$ 809,900	-1.5%	\$ 815,000	-2.2%	\$ 446,500	\$ 554,500	-19.5%	\$ 425,000	5.1%
Average Price	\$ 1,306,608	\$ 1,418,412	-7.9%	\$ 1,335,406	-2.2%	\$ 765,604	\$ 820,714	-6.7%	\$ 795,016	-3.7%	\$ 438,823	\$ 550,427	-20.3%	\$ 475,180	-7.7%

Surrey - North	Detached					Townhouse					Apartment				
	Jul-26	Jul-25	% change	Jun-26	% change	Jul-26	Jul-25	% change	Jun-26	% change	Jul-26	Jul-25	% change	Jun-26	% change
Sales	30	37	-18.9%	30	0.0%	16	21	-23.8%	14	14.3%	62	93	-33.3%	80	-22.5%
New Listings	99	137	-27.7%	123	-19.5%	38	57	-33.3%	33	15.2%	206	277	-25.6%	220	-6.4%
Active Listings	427	474	-9.9%	430	-0.7%	126	146	-13.7%	128	-1.6%	724	873	-17.1%	717	1.0%
Benchmark Price	\$ 1,264,900	\$ 1,436,500	-11.9%	\$ 1,278,300	-1.0%	\$ 686,100	\$ 748,300	-8.3%	\$ 692,600	-0.9%	\$ 408,300	\$ 458,100	-10.9%	\$ 408,900	-0.1%
Median Price	\$ 1,145,000	\$ 1,420,000	-19.4%	\$ 1,277,500	-10.4%	\$ 688,500	\$ 650,000	5.9%	\$ 620,000	11.0%	\$ 412,500	\$ 495,000	-16.7%	\$ 434,950	-5.2%
Average Price	\$ 1,251,733	\$ 1,433,535	-12.7%	\$ 1,318,913	-5.1%	\$ 705,437	\$ 710,366	-0.7%	\$ 668,431	5.5%	\$ 424,774	\$ 509,949	-16.7%	\$ 439,511	-3.4%



MLS® Home Price Index - Fraser Valley

July 2026

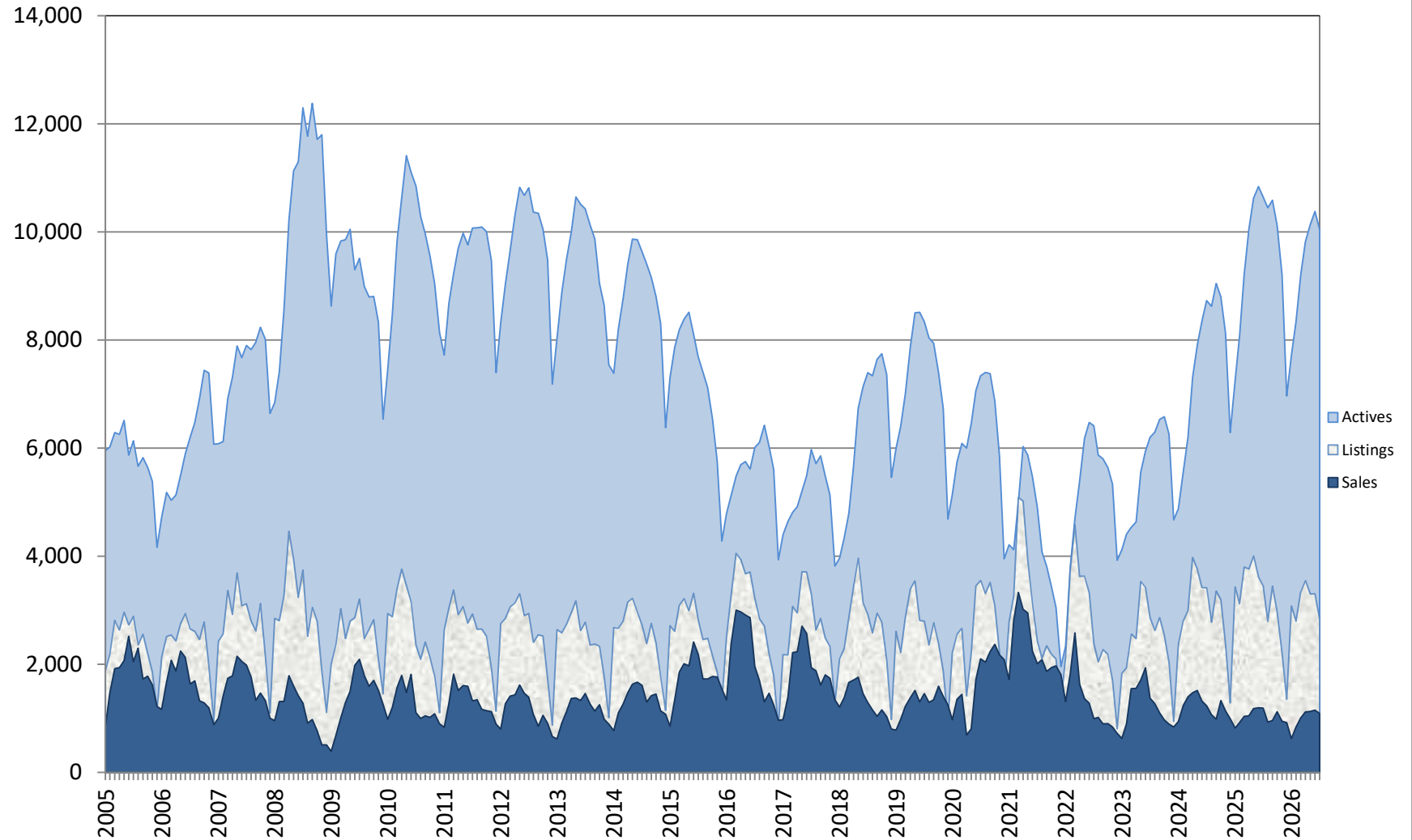
		BENCHMARK PRICE	INDEX (HPI)	ONE MONTH % CHANGE	THREE MONTH % CHANGE	SIX MONTH % CHANGE	ONE YEAR % CHANGE	THREE YEAR % CHANGE	FIVE YEAR % CHANGE	TEN YEAR % CHANGE
RESIDENTIAL COMBINED	LOWER MAINLAND	1,018,800	311.0	-0.9	-1.2	-1.3	-6.4	-11.2	-0.7	10.8
	FRASER VALLEY BOARD	877,600	315.8	-0.8	-2.4	-2.2	-7.2	-15.5	-4.2	29.2
	NORTH DELTA	1,050,900	334.3	-1.3	-1.8	-4.0	-7.8	-16.6	-4.4	31.0
	NORTH SURREY	645,000	293.7	-0.1	-2.8	-3.9	-9.5	-22.2	-12.6	12.7
	SURREY	916,600	321.7	-0.7	-2.8	-3.7	-8.4	-19.0	-6.2	37.6
	CLOVERDALE	940,600	315.6	-0.5	-1.9	-0.9	-5.4	-12.8	2.3	49.4
	SOUTH SURREY & WHITE ROCK	1,011,000	267.5	-2.4	-5.0	-3.4	-8.3	-20.1	-6.6	3.5
	LANGLEY	955,800	321.3	0.2	-1.5	-0.7	-6.3	-8.4	1.7	41.0
	ABBOTSFORD	724,700	325.0	-1.8	-2.8	-2.6	-7.3	-13.2	-4.5	51.1
	MISSION	832,100	331.5	-0.7	0.6	-1.4	-7.5	-13.2	-5.1	68.3
DETACHED	LOWER MAINLAND	1,621,600	355.9	-1.1	-1.6	-1.8	-7.4	-9.8	2.0	14.9
	FRASER VALLEY BOARD	1,335,200	380.5	-1.1	-2.9	-2.8	-8.3	-13.1	-0.8	45.1
	NORTH DELTA	1,213,000	364.4	-1.6	-2.2	-4.4	-9.1	-15.7	-3.2	34.0
	NORTH SURREY	1,264,900	391.0	-1.0	-3.6	-5.2	-11.9	-17.4	-4.4	43.1
	SURREY	1,325,500	380.8	-0.8	-3.5	-4.9	-9.7	-15.8	-2.6	52.3
	CLOVERDALE	1,354,400	389.9	0.0	-2.0	-0.2	-4.8	-11.8	2.9	59.0
	SOUTH SURREY & WHITE ROCK	1,647,200	322.8	-2.9	-5.4	-4.7	-9.7	-16.5	-1.9	13.5
	LANGLEY	1,500,900	396.3	0.4	-1.7	-0.3	-6.2	-7.4	1.9	60.8
	ABBOTSFORD	1,143,000	389.6	-2.5	-3.7	-2.5	-7.6	-9.6	-0.5	73.4
	MISSION	934,800	350.6	-0.7	0.6	-1.5	-8.2	-10.0	-1.9	76.5
TOWNHOUSE	LOWER MAINLAND	903,300	344.9	-1.2	-1.3	-1.3	-6.1	-8.0	9.0	56.8
	FRASER VALLEY BOARD	757,300	339.9	-0.9	-1.9	-2.1	-7.1	-10.9	6.4	71.4
	NORTH DELTA	848,900	371.2	-2.3	-3.5	-5.9	-8.5	-15.3	4.9	49.3
	NORTH SURREY	686,100	394.1	-0.9	-2.5	-2.6	-8.3	-13.2	7.4	94.2
	SURREY	753,000	346.5	-0.7	-2.0	-1.9	-6.8	-13.7	5.4	77.4
	CLOVERDALE	762,500	313.4	-0.7	-1.4	-2.0	-6.9	-12.5	4.2	65.9
	SOUTH SURREY & WHITE ROCK	834,900	264.0	-2.2	-4.9	-3.1	-10.2	-14.2	2.8	39.8
	LANGLEY	811,400	350.0	-0.2	-0.1	-0.4	-4.9	-5.1	11.9	86.8
	ABBOTSFORD	602,000	331.9	-0.7	-1.5	-4.8	-8.7	-6.4	4.6	95.6
	MISSION	630,500	345.3	-2.3	-1.1	-3.8	-3.9	-2.9	9.7	107.0
APARTMENT	LOWER MAINLAND	636,400	319.3	-1.1	-2.4	-2.4	-7.5	-11.2	2.9	38.8
	FRASER VALLEY BOARD	469,500	386.7	-1.5	-4.4	-3.9	-9.1	-14.6	5.1	94.0
	NORTH DELTA	496,100	480.3	-1.8	-3.2	-4.2	-10.3	-16.2	5.9	75.9
	NORTH SURREY	408,300	379.1	-0.2	-3.5	-4.9	-10.9	-19.5	-1.4	87.3
	SURREY	474,100	441.4	-1.6	-4.4	-5.1	-11.3	-16.1	9.3	127.5
	CLOVERDALE	506,700	375.6	-2.3	-5.9	-6.7	-12.4	-16.6	2.6	84.2
	SOUTH SURREY & WHITE ROCK	546,900	323.8	-2.5	-7.0	-3.3	-6.1	-13.2	6.5	78.5
	LANGLEY	534,200	373.0	-1.5	-3.6	-3.4	-9.0	-12.0	5.9	106.0
	ABBOTSFORD	380,900	409.6	-2.4	-4.9	-4.2	-9.9	-13.4	7.8	121.5
	MISSION	425,800	380.9	0.7	-1.1	-2.6	-3.7	-6.7	11.9	139.0

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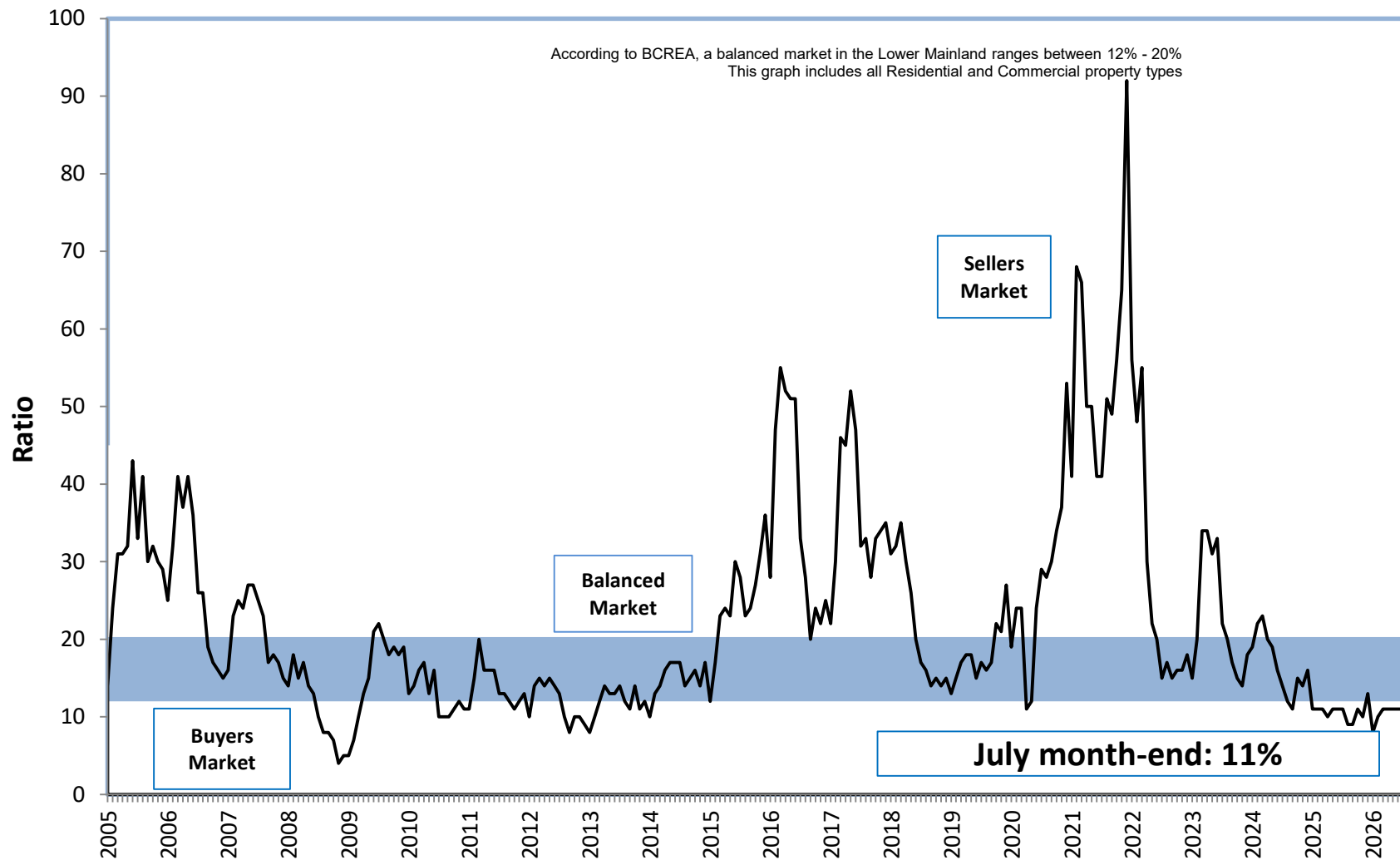
All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.

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

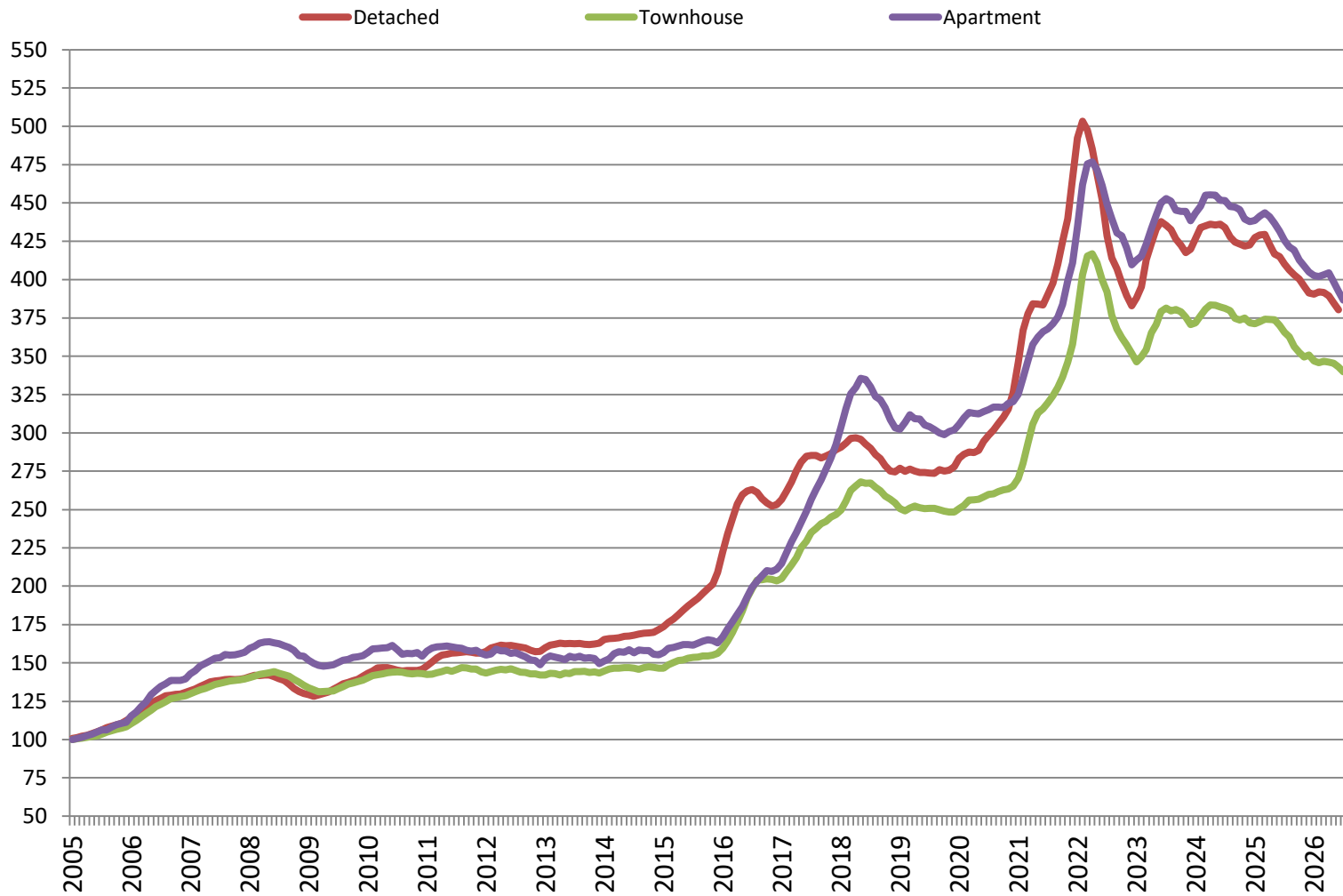
Sales, Listings & Active Inventory, All Types, Fraser Valley



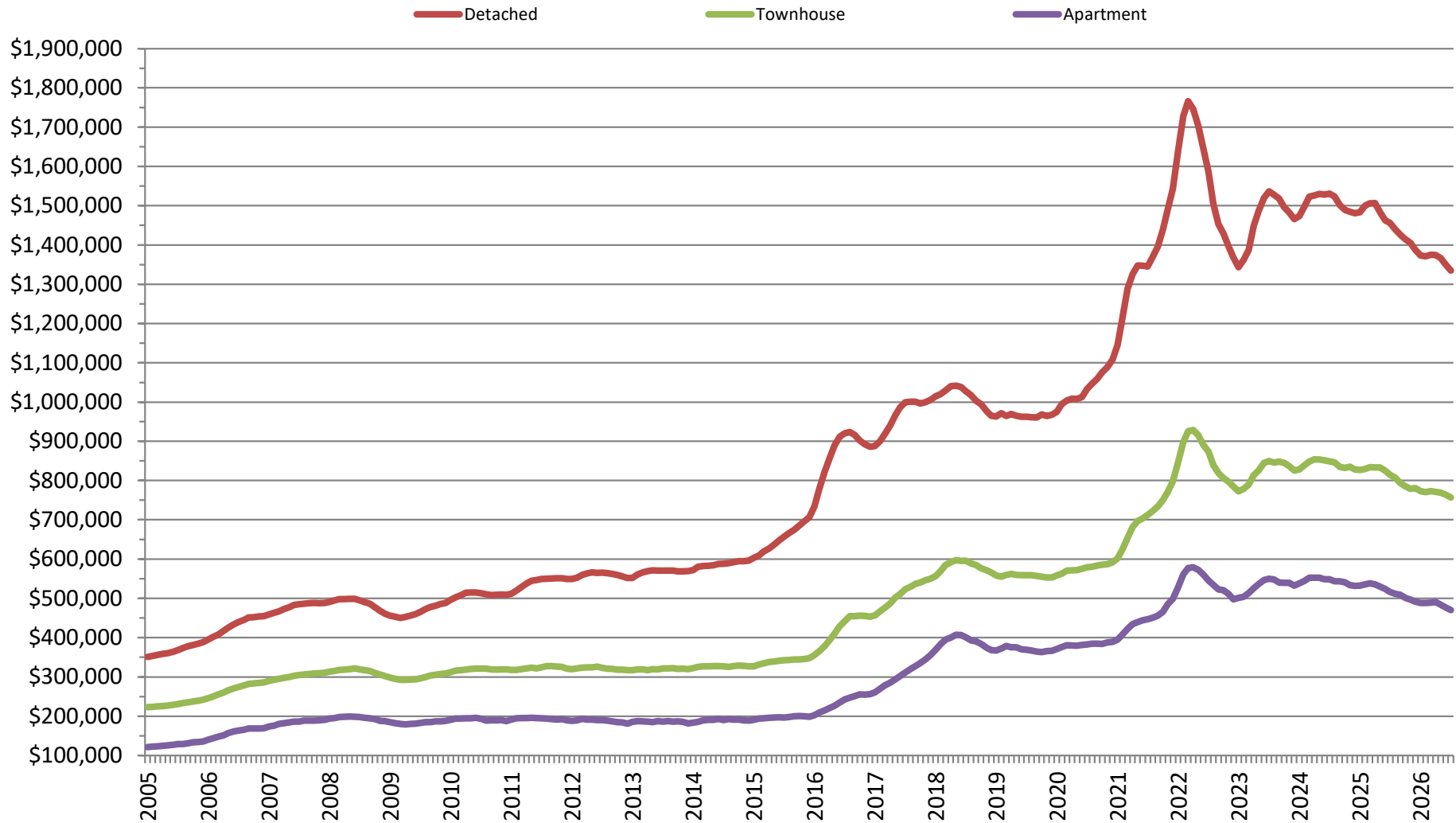
Sales-to-Active Listings Ratio, All Types, Fraser Valley



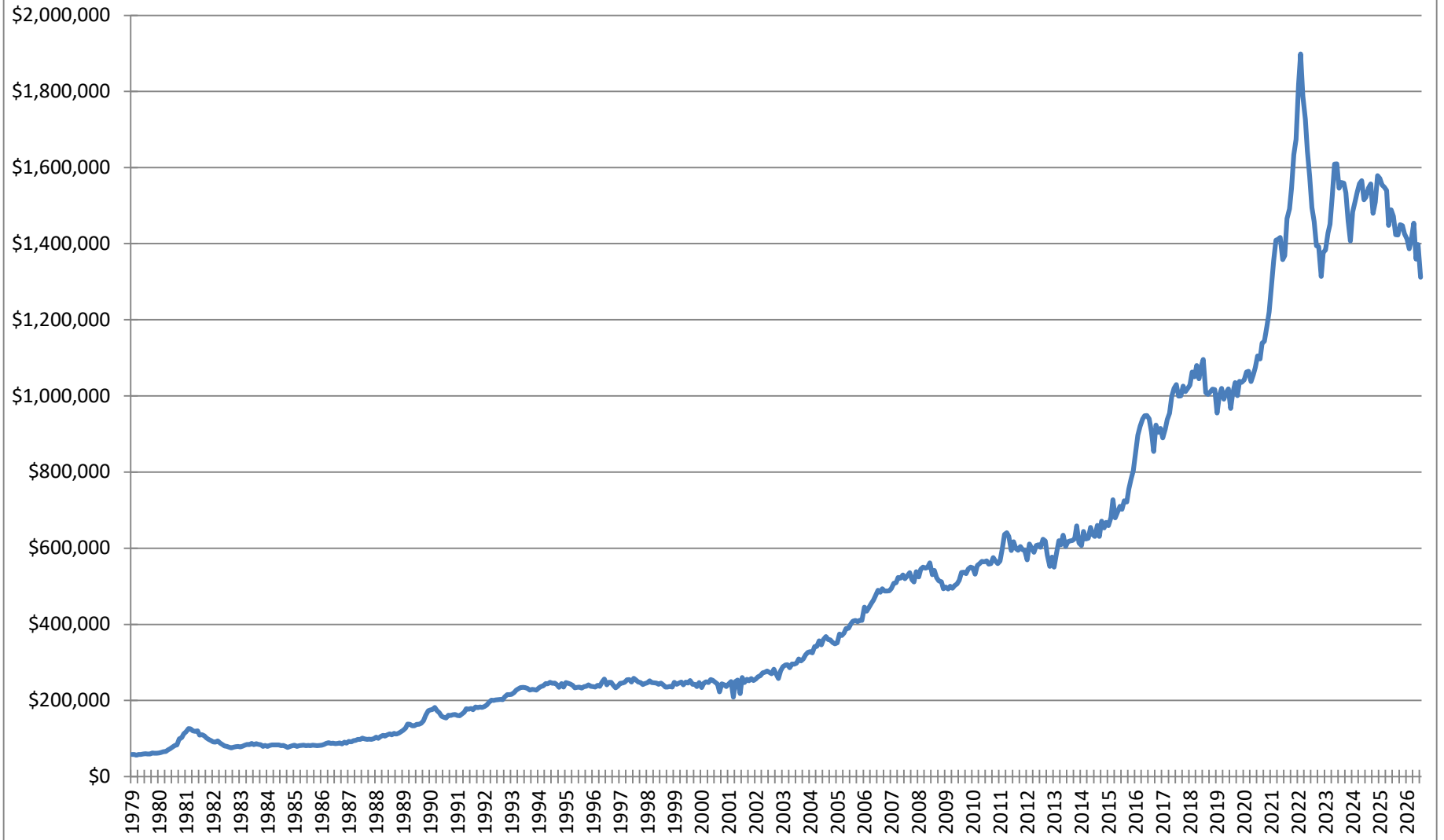
MLS® Home Price Index, Fraser Valley



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

