



# Monthly Statistics Package

Fraser Valley Real Estate Board

January 2025



# News Release

## Fraser Valley Real Estate Board



For Immediate Release: February 4, 2025

### Fraser Valley's decade-high inventory could open doors for buyers

**SURREY, BC** – Growing inventory and stable prices could lead to opportunities for buyers in the Fraser Valley market this winter despite uncertain economic conditions.

Newly listed homes jumped 167 per cent from December to January, with 3,432 listed on the Fraser Valley Real Estate Board's Multiple Listing Service® (MLS®). At 7,251 active listings, inventory is at a 10-year seasonal high, 54 per cent above the 10-year average.

While sales remained slow in January, with 818 properties sold (down 18% from December), the combination of stable prices and abundant selection presents potential opportunities for buyers to get back into the market.

The sales-to-active listings ratio appears to bear this out. At 11 per cent, the overall ratio is signaling a buyer's market, with detached homes firmly in buyer's market territory. The market is considered to be balanced when the ratio is between 12 per cent and 20 per cent.

It took longer to sell homes in January compared to December. Across the Fraser Valley, the average number of days to sell a single-family detached home was 52, while for a condo it was 42. Townhomes took, on average, 38 days to sell.

"The market appears to be in a holding pattern at the moment," said Baldev Gill, CEO of the Fraser Valley Real Estate Board. "There is no doubt that economic uncertainty is playing a role, especially the spectre of a trade war, which could lead to even more rate cuts by the Bank of Canada. The confluence of these conditions could provide unique buying opportunities, but we urge buyers and sellers to work with a REALTOR® to ensure they align with financial objectives."

Benchmark prices in the Fraser Valley held relatively steady in January, with the composite Benchmark price down 0.03 per cent to \$964,800.

#### MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At \$1,482,400, the Benchmark price for an FVREB *single-family detached* home increased 0.1 per cent compared to December 2024 and increased 0.6 per cent compared to January 2024.
- **Townhomes:** At \$826,000, the Benchmark price for an FVREB *townhome* decreased 0.2 per cent compared to December 2024 and decreased 0.2 per cent compared to January 2024.
- **Apartments:** At \$534,600, the Benchmark price for an FVREB *apartment/condo* increased 0.1 per cent compared to December 2024 and decreased 1.2 per cent compared to January 2024.

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## MLS® Summary - Fraser Valley January 2025

Grand Totals	All Property Types				
	Jan-25	Jan-24	% change	Dec-24	% change
Sales	818	938	-12.8%	994	-17.7%
New Listings	3,432	2,368	44.9%	1,288	166.5%
Active Listings	7,251	4,877	48.7%	6,285	15.4%
Average Price	\$ 1,033,366	\$ 1,006,306	2.7%	\$ 1,044,336	-1.1%

Grand Totals - year to date	All Property Types		
	2025	2024	% change
Sales - year to date	818	938	-12.8%
New Listings - year to date	3,432	2,368	44.9%

All Areas Combined	Detached					Townhouse					Apartment				
	Jan-25	Jan-24	% change	Dec-24	% change	Jan-25	Jan-24	% change	Dec-24	% change	Jan-25	Jan-24	% change	Dec-24	% change
Sales	242	304	-20.4%	311	-22.2%	227	231	-1.7%	242	-6.2%	262	309	-15.2%	313	-16.3%
New Listings	1,136	746	52.3%	385	195.1%	681	481	41.6%	260	161.9%	1,076	689	56.2%	413	160.5%
Active Listings	2,400	1,623	47.9%	2,101	14.2%	1,161	684	69.7%	985	17.9%	1,873	1,148	63.2%	1,590	17.8%
Benchmark Price	\$ 1,482,400	\$ 1,473,500	0.6%	\$ 1,480,400	0.1%	\$ 826,000	\$ 828,000	-0.2%	\$ 827,900	-0.2%	\$ 534,600	\$ 540,900	-1.2%	\$ 533,900	0.1%
Median Price	\$ 1,470,000	\$ 1,400,000	5.0%	\$ 1,475,000	-0.3%	\$ 839,000	\$ 840,000	-0.1%	\$ 799,950	4.9%	\$ 527,250	\$ 530,000	-0.5%	\$ 515,000	2.4%
Average Price	\$ 1,571,769	\$ 1,483,675	5.9%	\$ 1,579,124	-0.5%	\$ 865,637	\$ 835,600	3.6%	\$ 821,214	5.4%	\$ 530,193	\$ 545,841	-2.9%	\$ 539,069	-1.6%

Abbotsford	Detached					Townhouse					Apartment				
	Jan-25	Jan-24	% change	Dec-24	% change	Jan-25	Jan-24	% change	Dec-24	% change	Jan-25	Jan-24	% change	Dec-24	% change
Sales	43	43	0.0%	49	-12.2%	18	32	-43.8%	39	-53.8%	43	44	-2.3%	61	-29.5%
New Listings	178	96	85.4%	62	187.1%	82	45	82.2%	30	173.3%	143	100	43.0%	58	146.6%
Active Listings	332	215	54.4%	278	19.4%	152	76	100.0%	118	28.8%	233	145	60.7%	212	9.9%
Benchmark Price	\$ 1,207,400	\$ 1,183,700	2.0%	\$ 1,195,200	1.0%	\$ 653,700	\$ 636,200	2.8%	\$ 654,500	-0.1%	\$ 440,900	\$ 447,200	-1.4%	\$ 436,300	1.1%
Median Price	\$ 1,136,000	\$ 1,117,000	1.7%	\$ 1,143,000	-0.6%	\$ 696,000	\$ 662,500	5.1%	\$ 660,000	5.5%	\$ 432,000	\$ 458,950	-5.9%	\$ 435,000	-0.7%
Average Price	\$ 1,195,228	\$ 1,175,569	1.7%	\$ 1,255,746	-4.8%	\$ 685,002	\$ 655,187	4.6%	\$ 637,287	7.5%	\$ 464,069	\$ 446,531	3.9%	\$ 445,648	4.1%

Mission	Detached					Townhouse					Apartment				
	Jan-25	Jan-24	% change	Dec-24	% change	Jan-25	Jan-24	% change	Dec-24	% change	Jan-25	Jan-24	% change	Dec-24	% change
Sales	26	19	36.8%	15	73.3%	6	5	20.0%	3	100.0%	2	8	-75.0%	4	-50.0%
New Listings	81	61	32.8%	20	305.0%	9	18	-50.0%	8	12.5%	21	31	-32.3%	5	320.0%
Active Listings	202	151	33.8%	178	13.5%	36	34	5.9%	39	-7.7%	32	49	-34.7%	28	14.3%
Benchmark Price	\$ 1,025,000	\$ 1,017,900	0.7%	\$ 1,023,000	0.2%	\$ 685,500	\$ 653,400	4.9%	\$ 682,700	0.4%	\$ 457,400	\$ 439,300	4.1%	\$ 457,900	-0.1%
Median Price	\$ 1,053,375	\$ 985,000	6.9%	\$ 980,000	7.5%	\$ 699,900	\$ 660,000	6.0%	\$ 735,000	-4.8%	\$ 466,500	\$ 423,000	10.3%	\$ 484,500	-3.7%
Average Price	\$ 1,158,759	\$ 1,073,231	8.0%	\$ 1,044,296	11.0%	\$ 696,883	\$ 664,046	4.9%	\$ 763,633	-8.7%	\$ 466,500	\$ 427,043	9.2%	\$ 501,867	-7.0%



White Rock / South Surrey	Detached					Townhouse					Apartment				
	Jan-25	Jan-24	% change	Dec-24	% change	Jan-25	Jan-24	% change	Dec-24	% change	Jan-25	Jan-24	% change	Dec-24	% change
Sales	35	34	2.9%	49	-28.6%	33	38	-13.2%	40	-17.5%	40	50	-20.0%	52	-23.1%
New Listings	204	107	90.7%	55	270.9%	117	82	42.7%	35	234.3%	215	104	106.7%	65	230.8%
Active Listings	401	250	60.4%	331	21.1%	200	104	92.3%	170	17.6%	323	167	93.4%	225	43.6%
Benchmark Price	\$ 1,856,700	\$ 1,887,400	-1.6%	\$ 1,869,700	-0.7%	\$ 934,600	\$ 950,500	-1.7%	\$ 932,000	0.3%	\$ 599,500	\$ 605,200	-0.9%	\$ 610,000	-1.7%
Median Price	\$ 1,727,250	\$ 1,604,000	7.7%	\$ 1,755,000	-1.6%	\$ 1,010,000	\$ 959,950	5.2%	\$ 893,500	13.0%	\$ 582,250	\$ 608,500	-4.3%	\$ 635,000	-8.3%
Average Price	\$ 1,854,521	\$ 1,896,073	-2.2%	\$ 1,930,205	-3.9%	\$ 1,046,942	\$ 999,765	4.7%	\$ 1,030,642	1.6%	\$ 608,450	\$ 669,574	-9.1%	\$ 674,557	-9.8%

Langley	Detached					Townhouse					Apartment				
	Jan-25	Jan-24	% change	Dec-24	% change	Jan-25	Jan-24	% change	Dec-24	% change	Jan-25	Jan-24	% change	Dec-24	% change
Sales	37	71	-47.9%	61	-39.3%	59	58	1.7%	57	3.5%	74	67	10.4%	75	-1.3%
New Listings	181	132	37.1%	48	277.1%	135	108	25.0%	56	141.1%	227	148	53.4%	104	118.3%
Active Listings	340	242	40.5%	293	16.0%	194	126	54.0%	158	22.8%	354	237	49.4%	303	16.8%
Benchmark Price	\$ 1,616,600	\$ 1,575,700	2.6%	\$ 1,606,500	0.6%	\$ 864,600	\$ 858,200	0.7%	\$ 862,800	0.2%	\$ 603,900	\$ 602,900	0.2%	\$ 599,900	0.7%
Median Price	\$ 1,583,000	\$ 1,430,000	10.7%	\$ 1,552,000	2.0%	\$ 839,000	\$ 868,000	-3.3%	\$ 835,000	0.5%	\$ 546,750	\$ 570,000	-4.1%	\$ 525,000	4.1%
Average Price	\$ 1,782,393	\$ 1,507,150	18.3%	\$ 1,734,018	2.8%	\$ 877,686	\$ 874,853	0.3%	\$ 843,350	4.1%	\$ 564,248	\$ 576,131	-2.1%	\$ 549,705	2.6%

Delta - North	Detached					Townhouse					Apartment				
	Jan-25	Jan-24	% change	Dec-24	% change	Jan-25	Jan-24	% change	Dec-24	% change	Jan-25	Jan-24	% change	Dec-24	% change
Sales	14	29	-51.7%	21	-33.3%	5	7	-28.6%	5	0.0%	6	5	20.0%	3	100.0%
New Listings	60	59	1.7%	32	87.5%	16	8	100.0%	12	33%	24	14	71.4%	5	380.0%
Active Listings	142	106	34.0%	132	7.6%	30	8	275.0%	24	25.0%	40	24	66.7%	33	21.2%
Benchmark Price	\$ 1,415,300	\$ 1,375,100	2.9%	\$ 1,415,600	0.0%	\$ 926,500	\$ 896,700	3.3%	\$ 950,400	-2.5%	\$ 567,900	\$ 567,900	0.0%	\$ 559,000	1.6%
Median Price	\$ 1,468,000	\$ 1,400,000	4.9%	\$ 1,400,059	4.9%	\$ 855,000	\$ 890,000	-3.9%	\$ 761,100	12.3%	\$ 552,000	\$ 535,000	3.2%	\$ 417,000	32.4%
Average Price	\$ 1,616,357	\$ 1,467,272	10.2%	\$ 1,507,383	7.2%	\$ 922,200	\$ 860,871	7.1%	\$ 758,300	21.6%	\$ 521,500	\$ 566,000	-7.9%	\$ 538,666	-3.2%





City of Surrey - Combined*	Detached					Townhouse					Apartment				
	Jan-25	Jan-24	% change	Dec-24	% change	Jan-25	Jan-24	% change	Dec-24	% change	Jan-25	Jan-24	% change	Dec-24	% change
Sales	115	134	-14.2%	165	-30.3%	137	128	7.0%	138	-0.7%	124	164	-24.4%	170	-27.1%
Benchmark Price	\$ 1,607,500	\$ 1,604,400	0.2%	\$ 1,605,800	0.1%	\$ 851,000	\$ 857,600	-0.8%	\$ 853,800	-0.3%	\$ 527,000	\$ 539,000	-2.2%	\$ 524,800	0.4%
Average Price	\$ 1,744,026	\$ 1,604,636	8.7%	\$ 1,675,645	4.1%	\$ 887,613	\$ 868,436	2.2%	\$ 867,582	2.3%	\$ 527,592	\$ 540,406	-2.4%	\$ 568,780	-7.2%

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

Surrey - Central	Detached					Townhouse					Apartment				
	Jan-25	Jan-24	% change	Dec-24	% change	Jan-25	Jan-24	% change	Dec-24	% change	Jan-25	Jan-24	% change	Dec-24	% change
Sales	38	54	-29.6%	57	-33.3%	61	52	17.3%	54	13.0%	19	24	-20.8%	19	0.0%
New Listings	232	145	60.0%	96	141.7%	205	149	37.6%	81	153.1%	97	77	26.0%	33	193.9%
Active Listings	536	340	57.6%	486	10.3%	367	237	54.9%	320	14.7%	199	131	51.9%	181	9.9%
Benchmark Price	\$ 1,510,800	\$ 1,515,200	-0.3%	\$ 1,522,000	-0.7%	\$ 827,500	\$ 831,800	-0.5%	\$ 830,300	-0.3%	\$ 562,700	\$ 557,200	1.0%	\$ 559,400	0.6%
Median Price	\$ 1,687,500	\$ 1,494,888	12.9%	\$ 1,550,000	8.9%	\$ 840,000	\$ 838,500	0.2%	\$ 801,950	4.7%	\$ 526,000	\$ 521,450	0.9%	\$ 555,000	-5.2%
Average Price	\$ 1,843,657	\$ 1,577,218	16.9%	\$ 1,625,173	13.4%	\$ 860,983	\$ 808,310	6.5%	\$ 781,374	10.2%	\$ 539,605	\$ 535,399	0.8%	\$ 544,868	-1.0%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Jan-25	Jan-24	% change	Dec-24	% change	Jan-25	Jan-24	% change	Dec-24	% change	Jan-25	Jan-24	% change	Dec-24	% change
Sales	25	28	-10.7%	35	-28.6%	32	30	6.7%	28	14.3%	12	10	20.0%	11	9.1%
New Listings	82	56	46.4%	27	203.7%	62	45	37.8%	25	148.0%	24	13	84.6%	9	166.7%
Active Listings	126	93	35.5%	102	23.5%	84	48	75.0%	76	10.5%	47	18	161.1%	54	-13.0%
Benchmark Price	\$ 1,500,900	\$ 1,486,300	1.0%	\$ 1,485,700	1.0%	\$ 837,100	\$ 840,800	-0.4%	\$ 847,500	-1.2%	\$ 595,700	\$ 606,900	-1.8%	\$ 597,700	-0.3%
Median Price	\$ 1,499,999	\$ 1,460,000	2.7%	\$ 1,500,000	0.0%	\$ 797,450	\$ 827,500	-3.6%	\$ 787,000	1.3%	\$ 490,000	\$ 567,000	-13.6%	\$ 582,000	-15.8%
Average Price	\$ 1,559,959	\$ 1,432,696	8.9%	\$ 1,560,815	-0.1%	\$ 795,090	\$ 843,133	-5.7%	\$ 810,514	-1.9%	\$ 499,658	\$ 569,380	-12.2%	\$ 632,354	-21.0%

Surrey - North	Detached					Townhouse					Apartment				
	Jan-25	Jan-24	% change	Dec-24	% change	Jan-25	Jan-24	% change	Dec-24	% change	Jan-25	Jan-24	% change	Dec-24	% change
Sales	23	26	-11.5%	24	-4.2%	13	9	44.4%	16	-18.8%	65	101	-35.6%	88	-26.1%
New Listings	117	89	31.5%	43	172.1%	55	26	111.5%	13	323.1%	324	201	61.2%	134	141.8%
Active Listings	315	221	42.5%	295	6.8%	98	51	92.2%	80	22.5%	644	372	73.1%	553	16.5%
Benchmark Price	\$ 1,482,500	\$ 1,460,200	1.5%	\$ 1,472,900	0.7%	\$ 751,300	\$ 763,500	-1.6%	\$ 754,600	-0.4%	\$ 480,300	\$ 495,700	-3.1%	\$ 478,900	0.3%
Median Price	\$ 1,442,500	\$ 1,464,000	-1.5%	\$ 1,401,500	2.9%	\$ 850,000	\$ 660,000	28.8%	\$ 813,500	4.5%	\$ 489,990	\$ 520,000	-5.8%	\$ 489,450	0.1%
Average Price	\$ 1,540,297	\$ 1,568,692	-1.8%	\$ 1,443,249	6.7%	\$ 852,461	\$ 739,177	15.3%	\$ 850,756	0.2%	\$ 496,619	\$ 516,320	-3.8%	\$ 503,492	-1.4%



# MLS® Home Price Index - Fraser Valley

## January 2025

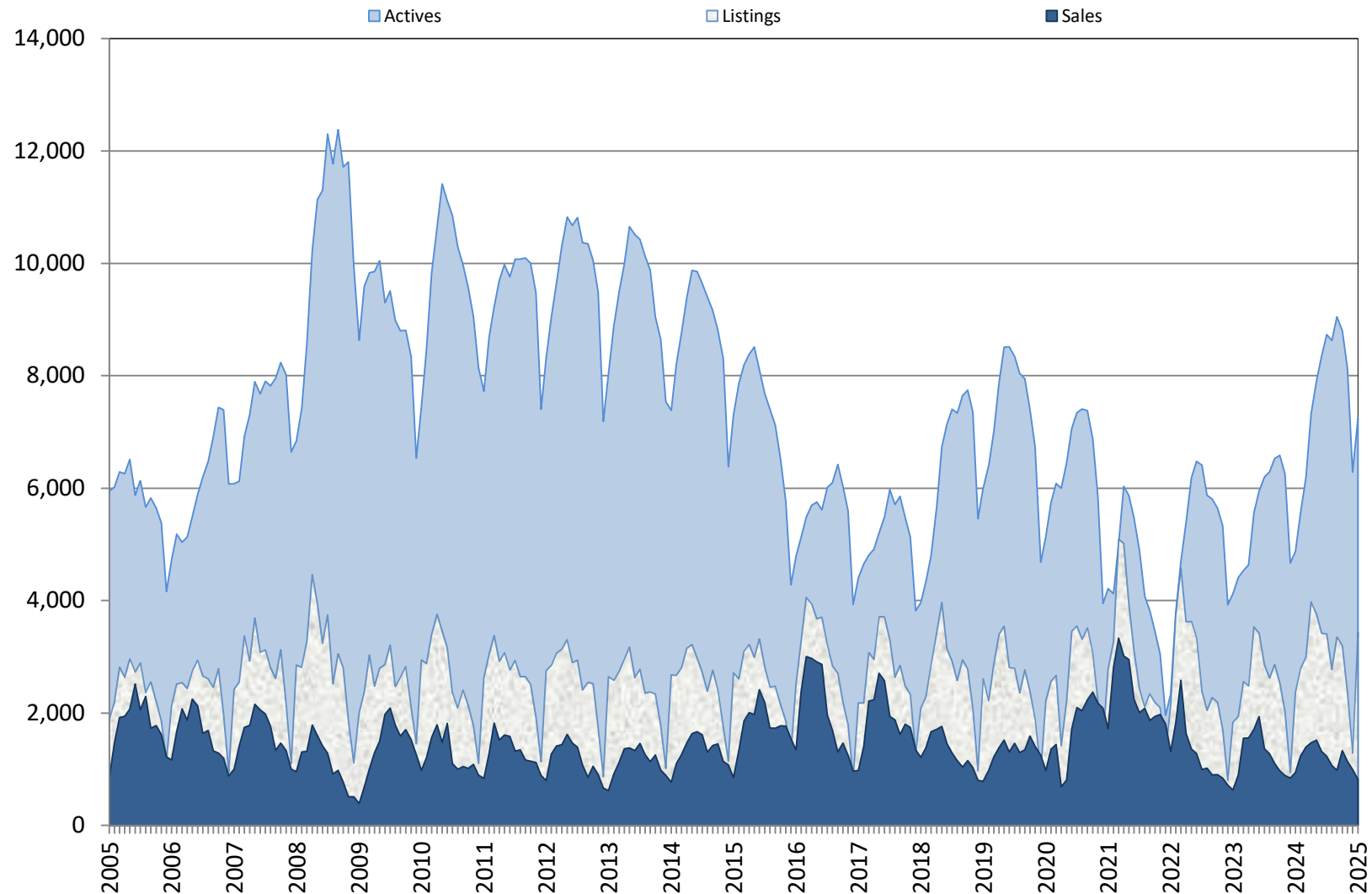
		BENCHMARK PRICE	INDEX (HPI)	ONE MONTH % CHANGE	THREE MONTH % CHANGE	SIX MONTH % CHANGE	ONE YEAR % CHANGE	THREE YEAR % CHANGE	FIVE YEAR % CHANGE	TEN YEAR % CHANGE
RESIDENTIAL COMBINED	LOWER MAINLAND	1,102,400	336.5	0.1	-0.1	-2.4	-0.1	-4.5	33.5	74.2
	FRASER VALLEY BOARD	964,800	346.3	0.0	-0.7	-3.4	-2.4	-12.4	42.3	108.6
	NORTH DELTA	1,208,600	383.9	-0.3	-0.5	-4.3	1.7	-12.2	41.0	132.4
	NORTH SURREY	731,100	332.3	0.3	-0.7	-3.8	-5.6	-17.5	32.7	91.8
	SURREY	1,033,000	361.2	-0.5	-0.1	-4.1	-3.0	-12.8	41.6	126.5
	CLOVERDALE	1,036,900	343.6	-0.1	0.1	-1.5	-1.1	-9.8	47.6	132.3
	SOUTH SURREY & WHITE ROCK	1,128,500	296.0	-0.9	-3.9	-6.7	-5.3	-11.6	39.0	69.4
	LANGLEY	1,034,500	347.5	0.7	0.3	-1.2	1.3	-4.8	44.5	122.3
	ABBOTSFORD	777,100	353.1	0.7	0.4	-2.6	-1.2	-15.7	45.7	137.9
	MISSION	913,300	358.7	0.1	0.4	-3.2	-1.9	-18.5	47.9	164.3
DETACHED	LOWER MAINLAND	1,787,800	392.4	0.4	0.1	-2.2	2.9	-1.8	44.9	92.1
	FRASER VALLEY BOARD	1,482,400	421.4	0.1	-0.4	-3.1	0.6	-9.4	52.5	146.0
	NORTH DELTA	1,415,300	425.0	0.0	0.2	-4.0	2.9	-10.6	47.3	153.1
	NORTH SURREY	1,482,500	458.4	0.7	0.5	-2.0	1.5	-9.6	54.1	165.4
	SURREY	1,510,800	433.1	-0.8	-0.5	-3.4	-0.3	-7.9	51.8	162.3
	CLOVERDALE	1,500,900	427.7	1.0	0.5	-1.4	1.0	-9.5	51.0	161.3
	SOUTH SURREY & WHITE ROCK	1,856,700	358.4	-0.7	-2.7	-6.3	-1.7	-5.3	45.0	95.7
	LANGLEY	1,616,600	427.2	0.6	0.2	-1.1	2.6	-6.9	54.0	165.5
	ABBOTSFORD	1,207,400	417.6	1.0	0.9	-2.2	2.0	-15.4	53.7	174.0
	MISSION	1,025,000	378.2	0.2	0.8	-2.3	0.7	-17.4	52.8	181.0
TOWNHOUSE	LOWER MAINLAND	971,100	370.8	-0.5	-0.3	-2.0	1.7	2.4	43.8	129.3
	FRASER VALLEY BOARD	826,000	370.7	-0.2	-0.8	-2.7	-0.2	-2.2	48.0	153.6
	NORTH DELTA	926,500	403.7	-2.5	-1.3	-6.1	3.3	-5.9	36.7	129.9
	NORTH SURREY	751,300	428.3	-0.4	-5.4	-1.8	-1.6	0.6	40.8	178.1
	SURREY	827,500	379.9	-0.3	1.0	-3.5	-0.5	-5.6	46.5	165.3
	CLOVERDALE	837,100	343.4	-1.2	-2.0	-2.4	-0.4	-4.7	47.2	159.2
	SOUTH SURREY & WHITE ROCK	934,600	296.9	0.3	-2.4	-3.6	-1.7	-6.2	49.6	108.5
	LANGLEY	864,600	373.6	0.2	0.0	-1.6	0.7	5.2	51.4	168.4
	ABBOTSFORD	653,700	361.6	-0.1	0.7	-2.0	2.8	0.6	48.6	176.2
	MISSION	685,500	365.6	0.4	1.5	0.0	4.9	8.1	57.4	188.8
APARTMENT	LOWER MAINLAND	695,700	349.1	-0.2	-1.2	-2.6	-1.5	2.9	25.3	101.1
	FRASER VALLEY BOARD	534,600	437.8	0.1	-1.6	-3.0	-1.2	0.9	43.3	179.0
	NORTH DELTA	567,900	544.0	1.6	-2.2	-2.7	0.0	-0.5	28.7	204.4
	NORTH SURREY	480,300	443.5	0.3	0.0	-3.4	-3.1	-3.0	33.3	169.4
	SURREY	562,700	512.9	0.6	-1.6	-1.7	1.0	2.9	50.8	218.2
	CLOVERDALE	595,700	439.3	-0.3	1.5	-0.5	-1.9	-2.5	37.1	169.0
	SOUTH SURREY & WHITE ROCK	599,500	353.9	-1.7	-6.9	-5.6	-1.0	1.7	37.5	146.8
	LANGLEY	603,900	420.3	0.7	-0.1	-2.3	0.2	3.1	47.3	190.5
	ABBOTSFORD	440,900	472.6	1.1	-1.3	-1.6	-1.4	3.9	55.1	232.1
	MISSION	457,400	409.9	-0.1	-0.5	-2.0	4.1	10.4	48.2	232.2

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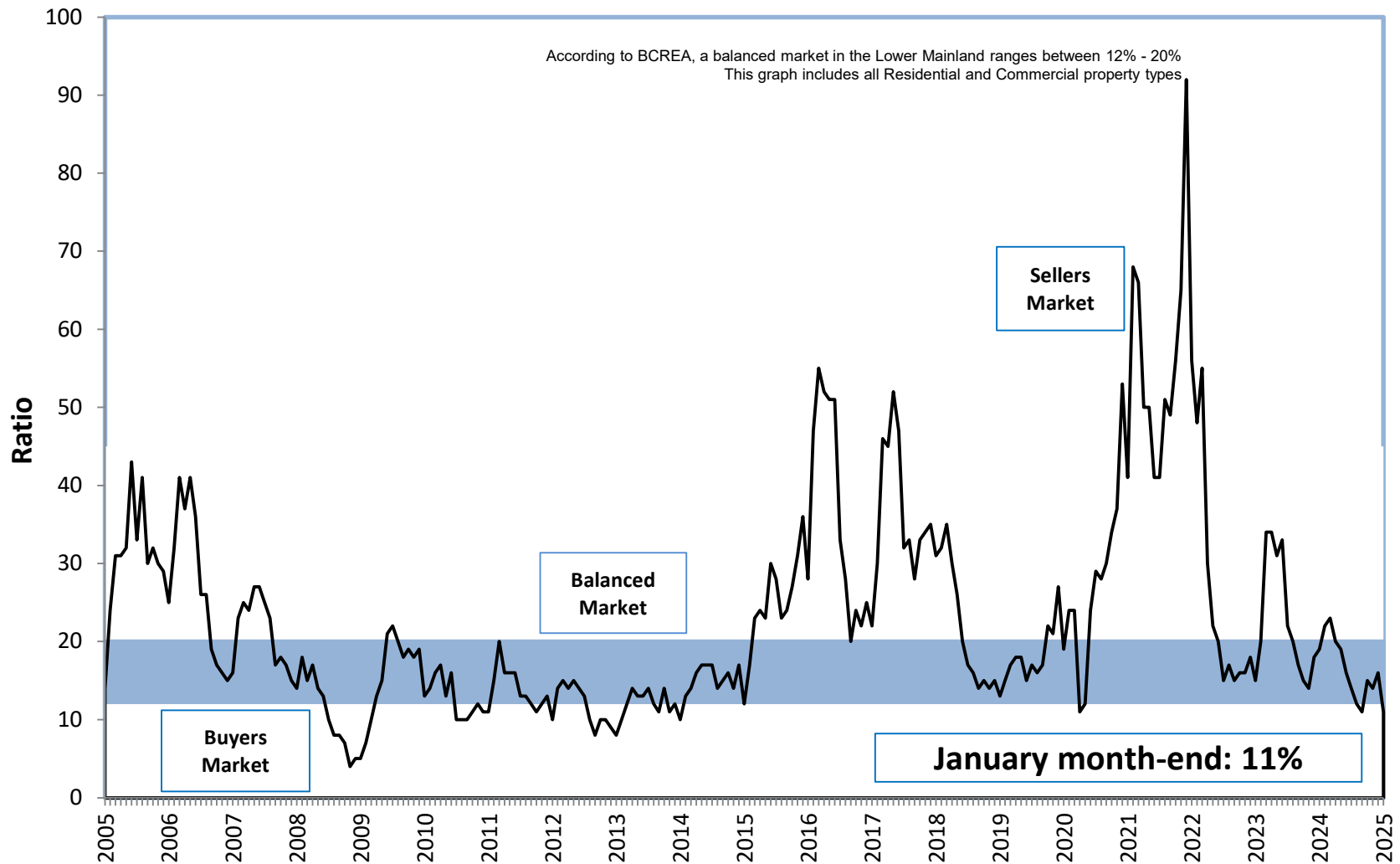
All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.

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

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

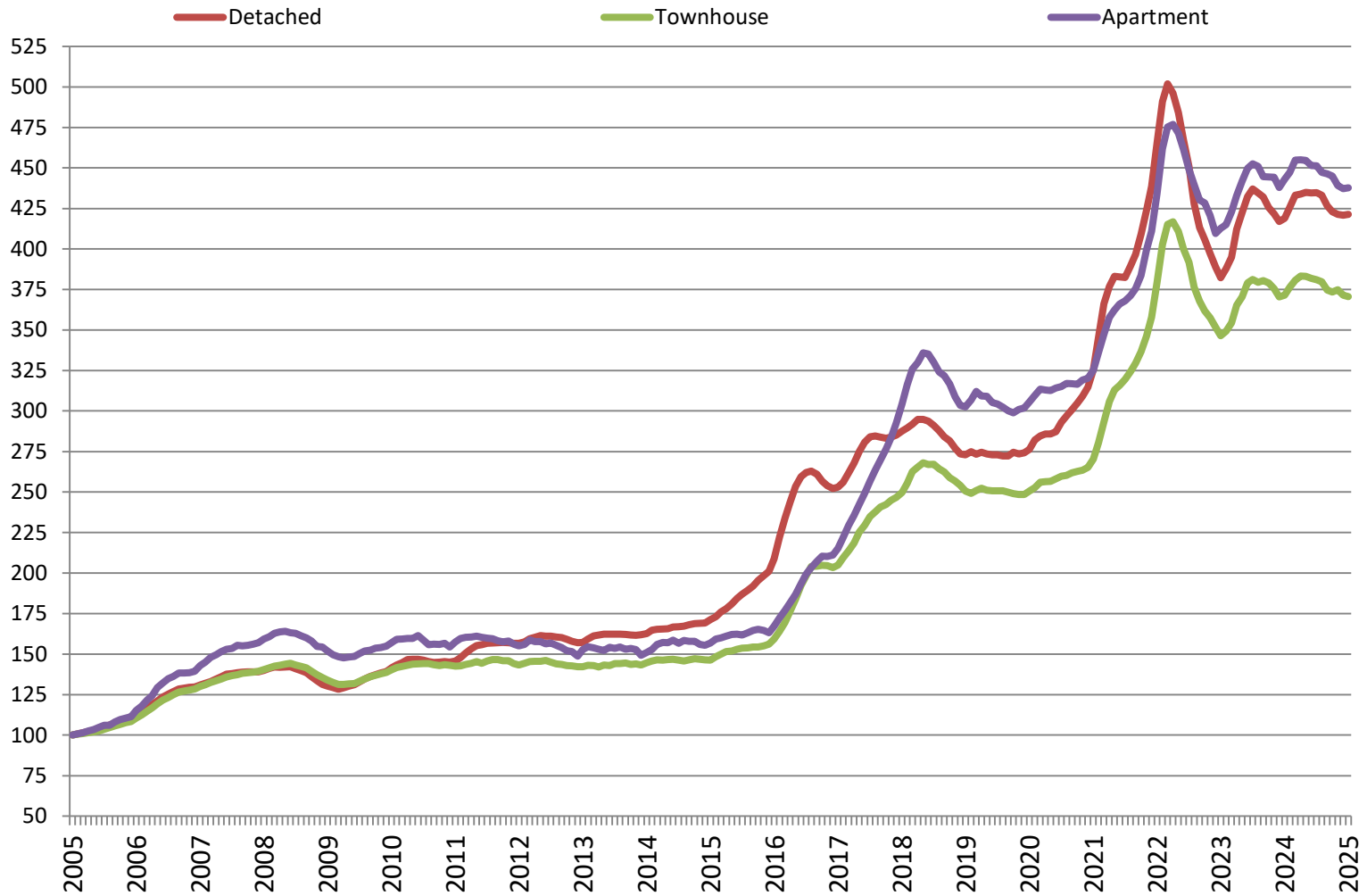


## Sales-to-Active Listings Ratio, All Types, Fraser Valley

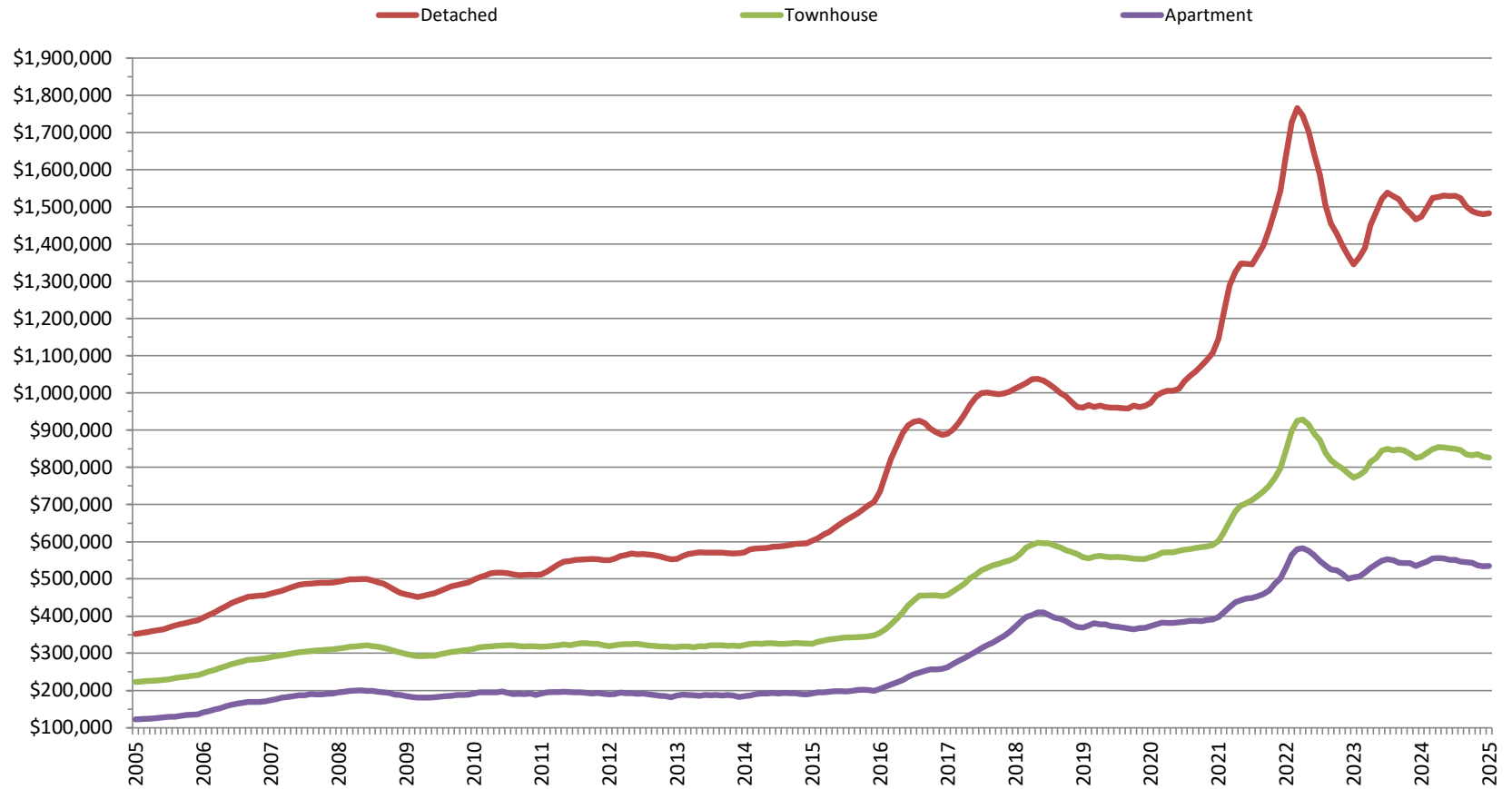




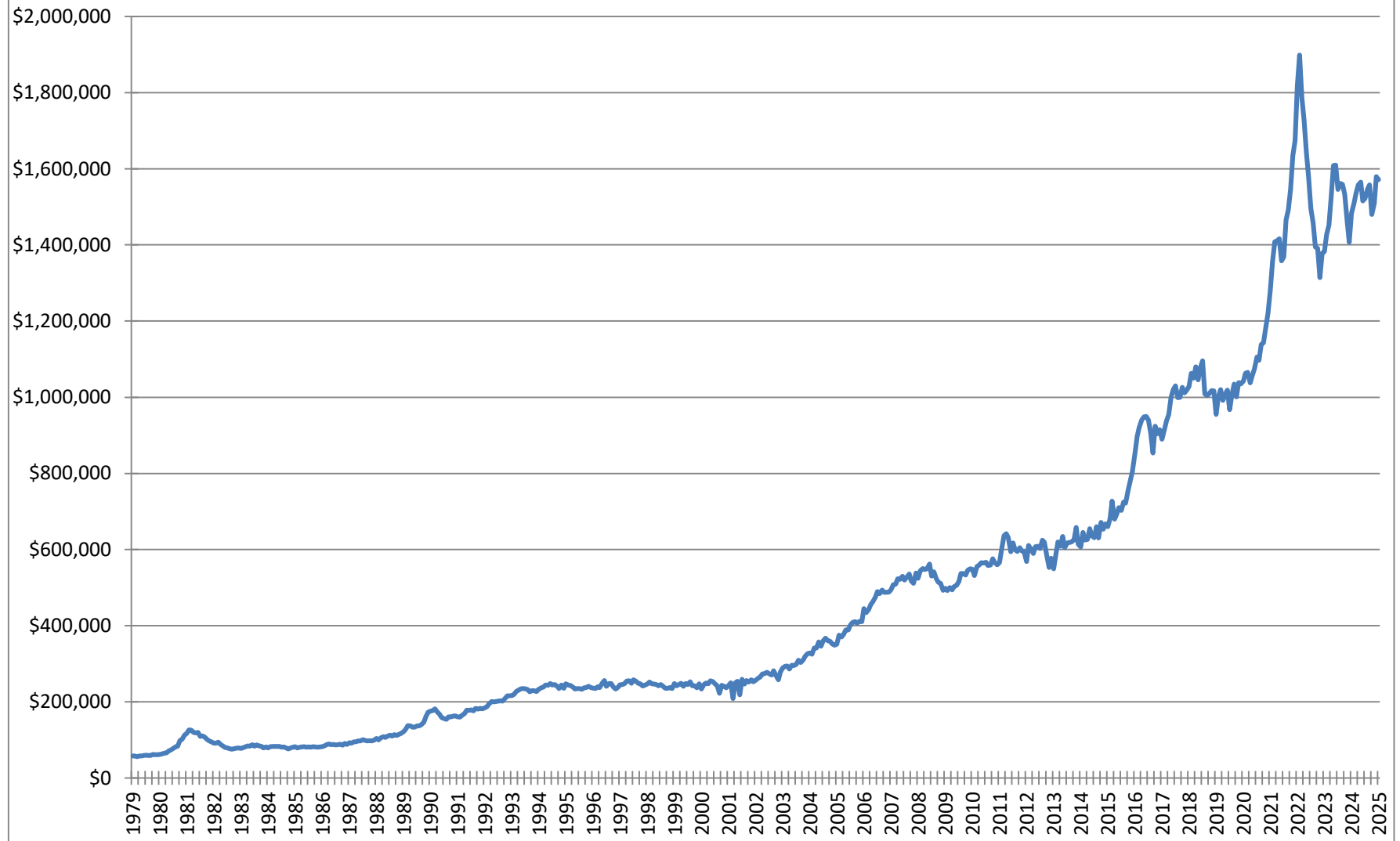
## MLS® Home Price Index, Fraser Valley



## 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

Sales New Listings Average Price

