Fraser Valley Housing Market Statistics

October 2026



News Release

Fraser Valley Real Estate Board

For Immediate Release: November 3, 2026

Home sales rise in October, but Fraser Valley buyer's market shows little sign of shifting

SURREY, BC – Despite a seasonal increase in monthly sales, the Fraser Valley housing market continues to contend with subdued demand, ample supply and cautious buyers, with little change in the balance between buyers and sellers.

The Fraser Valley Real Estate Board recorded 1,051 sales on its Multiple Listing Service® (MLS®) in October, a 14 per cent increase from September but six per cent below sales from the same month last year.

"Detached homes continued to lead sales activity in October, significantly outpacing both townhomes and apartments," said Ishaq Ismail, Chair of the Fraser Valley Real Estate Board. "This is a trend we've been watching in recent months, and improving affordability in the detached segment may be helping sustain that demand. The substantial price correction appears to be bringing detached homes within reach for more buyers."

Inventory declined in October, in keeping with typical seasonal patterns. A total of 2,551 new listings came to market, down 10 per cent from September. Overall inventory also softened, falling six per cent month-over-month and 10 per cent from October 2025 to 9,164 active listings.

The Fraser Valley remains in a buyer's market with a sales-to-active listings ratio of 11 per cent. A balanced market is typically defined by a ratio between 12 and 20 per cent.

The composite Benchmark price for a typical Fraser Valley home dipped 0.1 per cent in October to $860,000, down 6.4 per cent year-over-year.

"Much of the pandemic-era price growth in the Fraser Valley has been erased," said Rock Lefebvre, CEO of the Fraser Valley Real Estate Board. "That brings affordability to its best level in five years, creating a welcome opportunity for buyers. However, with interest rates recently moving higher and the possibility of further increases, buyers will need to consider how borrowing costs factor into their purchasing decisions."

Across the Fraser Valley in October, the average number of days to sell a single-family detached home was 50 days, while a condo was 44 days. Townhomes took, on average, 37 days to sell.

MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At $1,293,800 the Benchmark price for an FVREB *single-family detached* home decreased 0.5 per cent compared to September 2026 and decreased 8.5 per cent compared to October 2025.
- **Townhomes:** At $742,300 the Benchmark price for an FVREB *townhome* decreased 0.4 per cent compared to September 2026 and decreased 5.5 per cent compared to October 2025.
- **Apartments:** At $460,800 the Benchmark price for an FVREB *apartment/condo* decreased 0.2 per cent compared to September 2026 and decreased 8.1 per cent compared to October 2025.



MLS® Summary - Fraser Valley
October 2026

Grand Totals	All Property Types				
	Oct-26	Oct-25	% change	Sep-26	% change
Sales	1,051	1,123	-6.4%	922	14.0%
New Listings	2,551	2,967	-14.0%	2,818	-9.5%
Active Listings	9,164	10,121	-9.5%	9,763	-6.1%
Average Price	$ 936,748	$ 987,199	-5.1%	$ 954,833	-1.9%

Grand Totals - year to date	All Property Types		
	2026	2025	% change
Sales - year to date	9,765	10,371	-5.8%
New Listings - year to date	29,949	34,404	-12.9%

All Areas Combined	Detached					Townhouse					Apartment				
	Oct-26	Oct-25	% change	Sep-26	% change	Oct-26	Oct-25	% change	Sep-26	% change	Oct-26	Oct-25	% change	Sep-26	% change
Sales	384	378	1.6%	337	13.9%	258	313	-17.6%	225	14.7%	238	298	-20.1%	220	8.2%
New Listings	886	1,038	-14.6%	985	-10.1%	527	632	-16.6%	626	-15.8%	621	786	-21.0%	690	-10.0%
Active Listings	2,994	3,556	-15.8%	3,261	-8.2%	1,502	1,722	-12.8%	1,630	-7.9%	2,060	2,470	-16.6%	2,153	-4.3%
Benchmark Price	$ 1,293,800	$ 1,414,100	-8.5%	$ 1,300,000	-0.5%	$ 742,300	$ 785,200	-5.5%	$ 745,300	-0.4%	$ 460,800	$ 501,300	-8.1%	$ 461,800	-0.2%
Median Price	$ 1,225,000	$ 1,350,000	-9.3%	$ 1,200,000	2.1%	$ 728,000	$ 778,500	-6.5%	$ 749,000	-2.8%	$ 430,750	$ 504,000	-14.5%	$ 465,000	-7.4%
Average Price	$ 1,308,329	$ 1,450,280	-9.8%	$ 1,332,989	-1.8%	$ 748,261	$ 787,415	-5.0%	$ 759,162	-1.4%	$ 462,665	$ 521,538	-11.3%	$ 483,184	-4.2%

Abbotsford	Detached					Townhouse					Apartment				
	Oct-26	Oct-25	% change	Sep-26	% change	Oct-26	Oct-25	% change	Sep-26	% change	Oct-26	Oct-25	% change	Sep-26	% change
Sales	72	54	33.3%	45	60.0%	42	50	-16.0%	27	55.6%	47	50	-6.0%	31	51.6%
New Listings	106	137	-22.6%	139	-23.7%	65	79	-17.7%	93	-30.1%	110	136	-19.1%	87	26.4%
Active Listings	400	480	-16.7%	440	-9.1%	214	225	-4.9%	254	-15.7%	321	367	-12.5%	318	0.9%
Benchmark Price	$ 1,090,500	$ 1,254,600	-13.1%	$ 1,087,000	0.3%	$ 579,600	$ 644,700	-10.1%	$ 592,600	-2.2%	$ 370,300	$ 411,300	-10.0%	$ 370,200	0.0%
Median Price	$ 1,060,000	$ 1,055,000	0.5%	$ 949,000	11.7%	$ 641,950	$ 660,000	-2.7%	$ 624,900	2.7%	$ 340,000	$ 390,000	-12.8%	$ 410,000	-17.1%
Average Price	$ 1,110,158	$ 1,118,818	-0.8%	$ 995,282	11.5%	$ 631,104	$ 669,663	-5.8%	$ 600,100	5.2%	$ 347,101	$ 428,830	-19.1%	$ 409,648	-15.3%

Mission	Detached					Townhouse					Apartment				
	Oct-26	Oct-25	% change	Sep-26	% change	Oct-26	Oct-25	% change	Sep-26	% change	Oct-26	Oct-25	% change	Sep-26	% change
Sales	17	29	-41.4%	28	-39.3%	5	10	-50.0%	5	0.0%	4	4	0.0%	5	-20.0%
New Listings	52	75	-30.7%	52	0.0%	15	14	7.1%	24	-37.5%	18	13	38.5%	20	-10.0%
Active Listings	211	286	-26.2%	231	-8.7%	66	43	53.5%	67	-1.5%	56	38	47.4%	55	1.8%
Benchmark Price	$ 883,300	$ 1,015,900	-13.1%	$ 889,200	-0.7%	$ 606,100	$ 645,700	-6.1%	$ 618,000	-1.9%	$ 396,200	$ 431,500	-8.2%	$ 411,500	-3.7%
Median Price	$ 910,000	$ 880,000	3.4%	$ 814,000	11.8%	$ 644,408	$ 672,500	-4.2%	$ 460,000	40.1%	$ 425,000	$ 424,950	0.0%	$ 380,000	11.8%
Average Price	$ 940,582	$ 1,015,286	-7.4%	$ 924,517	1.7%	$ 612,841	$ 634,800	-3.5%	$ 517,000	18.5%	$ 446,250	$ 410,725	8.6%	$ 428,700	4.1%

White Rock / South Surrey	Detached					Townhouse					Apartment				
	Oct-26	Oct-25	% change	Sep-26	% change	Oct-26	Oct-25	% change	Sep-26	% change	Oct-26	Oct-25	% change	Sep-26	% change
Sales	54	58	-6.9%	60	-10.0%	35	50	-30.0%	47	-25.5%	46	48	-4.2%	43	7.0%
New Listings	155	165	-6.1%	175	-11.4%	87	103	-15.5%	122	-28.7%	100	123	-18.7%	125	-20.0%
Active Listings	559	622	-10.1%	600	-6.8%	261	322	-18.9%	283	-7.8%	295	375	-21.3%	310	-4.8%
Benchmark Price	$ 1,606,500	$ 1,715,000	-6.3%	$ 1,612,500	-0.4%	$ 800,900	$ 881,600	-9.2%	$ 797,100	0.5%	$ 558,600	$ 578,900	-3.5%	$ 544,400	2.6%
Median Price	$ 1,552,500	$ 1,787,500	-13.1%	$ 1,628,000	-4.6%	$ 832,000	$ 866,400	-4.0%	$ 800,000	4.0%	$ 562,250	$ 557,500	0.9%	$ 510,500	10.1%
Average Price	$ 1,665,425	$ 1,998,917	-16.7%	$ 1,845,228	-9.7%	$ 876,620	$ 922,415	-5.0%	$ 876,697	0.0%	$ 627,539	$ 678,890	-7.6%	$ 605,574	3.6%

Langley	Detached					Townhouse					Apartment				
	Oct-26	Oct-25	% change	Sep-26	% change	Oct-26	Oct-25	% change	Sep-26	% change	Oct-26	Oct-25	% change	Sep-26	% change
Sales	59	79	-25.3%	64	-7.8%	76	71	7.0%	61	24.6%	60	75	-20.0%	67	-10.4%
New Listings	164	162	1.2%	189	-13.2%	125	144	-13.2%	150	-16.7%	145	185	-21.6%	159	-8.8%
Active Listings	434	495	-12.3%	449	-3.3%	260	316	-17.7%	283	-8.1%	404	555	-27.2%	416	-2.9%
Benchmark Price	$ 1,448,100	$ 1,548,300	-6.5%	$ 1,471,100	-1.6%	$ 800,600	$ 831,400	-3.7%	$ 802,600	-0.2%	$ 522,300	$ 570,200	-8.4%	$ 525,900	-0.7%
Median Price	$ 1,300,000	$ 1,377,500	-5.6%	$ 1,345,000	-3.3%	$ 772,444	$ 816,000	-5.3%	$ 795,000	-2.8%	$ 438,825	$ 549,000	-20.1%	$ 480,000	-8.6%
Average Price	$ 1,358,144	$ 1,469,330	-7.6%	$ 1,435,921	-5.4%	$ 792,290	$ 824,625	-3.9%	$ 807,410	-1.9%	$ 465,223	$ 560,171	-16.9%	$ 498,728	-6.7%

Delta - North	Detached					Townhouse					Apartment				
	Oct-26	Oct-25	% change	Sep-26	% change	Oct-26	Oct-25	% change	Sep-26	% change	Oct-26	Oct-25	% change	Sep-26	% change
Sales	38	31	22.6%	24	58.3%	3	3	0.0%	5	-40.0%	4	8	-50.0%	3	33.3%
New Listings	68	78	-12.8%	70	-2.9%	10	12	-16.7%	9	11%	10	12	-16.7%	17	-41.2%
Active Listings	182	267	-31.8%	209	-12.9%	32	31	3.2%	26	23.1%	41	53	-22.6%	45	-8.9%
Benchmark Price	$ 1,165,900	$ 1,284,100	-9.2%	$ 1,159,600	0.5%	$ 867,500	$ 879,700	-1.4%	$ 845,600	2.6%	$ 475,700	$ 535,500	-11.2%	$ 479,000	-0.7%
Median Price	$ 1,182,500	$ 1,270,000	-6.9%	$ 1,100,000	7.5%	$ 805,000	$ 882,000	-8.7%	$ 725,000	11.0%	$ 540,000	$ 404,000	33.7%	$ 395,000	36.7%
Average Price	$ 1,280,924	$ 1,290,694	-0.8%	$ 1,149,399	11.4%	$ 778,333	$ 821,500	-5.3%	$ 703,000	10.7%	$ 535,000	$ 424,187	26.1%	$ 425,595	25.7%

City of Surrey - Combined*	Detached					Townhouse					Apartment				
	Oct-26	Oct-25	% change	Sep-26	% change	Oct-26	Oct-25	% change	Sep-26	% change	Oct-26	Oct-25	% change	Sep-26	% change
Sales	186	178	4.5%	166	12.0%	132	177	-25.4%	126	4.8%	101	140	-27.9%	95	6.3%
Benchmark Price	$ 1,380,100	$ 1,495,300	-7.7%	$ 1,386,200	-0.4%	$ 757,300	$ 801,500	-5.5%	$ 758,600	-0.2%	$ 443,900	$ 490,900	-9.6%	$ 447,600	-0.8%
Average Price	$ 1,388,963	$ 1,630,220	-14.8%	$ 1,456,893	-4.7%	$ 764,633	$ 814,899	-6.2%	$ 782,752	-2.3%	$ 464,860	$ 498,348	-6.7%	$ 479,069	-3.0%

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

Surrey - Central	Detached					Townhouse					Apartment				
	Oct-26	Oct-25	% change	Sep-26	% change	Oct-26	Oct-25	% change	Sep-26	% change	Oct-26	Oct-25	% change	Sep-26	% change
Sales	74	60	23.3%	56	32.1%	63	81	-22.2%	47	34.0%	22	21	4.8%	13	69.2%
New Listings	189	211	-10.4%	179	5.6%	125	165	-24.2%	134	-6.7%	45	97	-53.6%	68	-33.8%
Active Listings	637	759	-16.1%	698	-8.7%	397	507	-21.7%	442	-10.2%	216	257	-16.0%	237	-8.9%
Benchmark Price	$ 1,288,000	$ 1,413,800	-8.9%	$ 1,304,100	-1.2%	$ 744,300	$ 779,300	-4.5%	$ 749,600	-0.7%	$ 453,600	$ 516,500	-12.2%	$ 460,200	-1.4%
Median Price	$ 1,256,500	$ 1,447,000	-13.2%	$ 1,246,500	0.8%	$ 720,000	$ 782,500	-8.0%	$ 710,000	1.4%	$ 471,500	$ 479,990	-1.8%	$ 462,000	2.1%
Average Price	$ 1,329,123	$ 1,479,981	-10.2%	$ 1,283,054	3.6%	$ 707,607	$ 787,925	-10.2%	$ 710,125	-0.4%	$ 432,359	$ 467,009	-7.4%	$ 443,430	-2.5%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Oct-26	Oct-25	% change	Sep-26	% change	Oct-26	Oct-25	% change	Sep-26	% change	Oct-26	Oct-25	% change	Sep-26	% change
Sales	31	33	-6.1%	32	-3.1%	25	33	-24.2%	28	-10.7%	3	15	-80.0%	9	-66.7%
New Listings	66	83	-20.5%	74	-10.8%	67	67	0.0%	57	17.5%	27	36	-25.0%	25	8.0%
Active Listings	191	200	-4.5%	201	-5.0%	138	141	-2.1%	138	0.0%	68	93	-26.9%	60	13.3%
Benchmark Price	$ 1,326,400	$ 1,410,700	-6.0%	$ 1,317,200	0.7%	$ 757,900	$ 792,600	-4.4%	$ 754,300	0.5%	$ 501,800	$ 550,500	-8.8%	$ 506,700	-1.0%
Median Price	$ 1,190,000	$ 1,360,000	-12.5%	$ 1,212,500	-1.9%	$ 755,000	$ 740,000	2.0%	$ 762,500	-1.0%	$ 465,000	$ 510,000	-8.8%	$ 475,000	-2.1%
Average Price	$ 1,252,384	$ 1,469,780	-14.8%	$ 1,270,824	-1.5%	$ 739,732	$ 751,393	-1.6%	$ 772,288	-4.2%	$ 568,261	$ 507,260	12.0%	$ 491,988	15.5%

Surrey - North	Detached					Townhouse					Apartment				
	Oct-26	Oct-25	% change	Sep-26	% change	Oct-26	Oct-25	% change	Sep-26	% change	Oct-26	Oct-25	% change	Sep-26	% change
Sales	39	33	18.2%	28	39.3%	9	15	-40.0%	5	80.0%	52	77	-32.5%	49	6.1%
New Listings	85	126	-32.5%	105	-19.0%	32	46	-30.4%	36	-11.1%	164	183	-10.4%	188	-12.8%
Active Listings	370	439	-15.7%	422	-12.3%	131	134	-2.2%	134	-2.2%	656	731	-10.3%	711	-7.7%
Benchmark Price	$ 1,254,500	$ 1,390,500	-9.8%	$ 1,252,600	0.2%	$ 671,000	$ 694,300	-3.4%	$ 680,400	-1.4%	$ 392,300	$ 437,100	-10.2%	$ 398,900	-1.7%
Median Price	$ 1,225,000	$ 1,390,000	-11.9%	$ 1,176,000	4.2%	$ 835,000	$ 710,000	17.6%	$ 610,000	36.9%	$ 408,750	$ 465,000	-12.1%	$ 409,990	-0.3%
Average Price	$ 1,296,401	$ 1,457,549	-11.1%	$ 1,279,550	1.3%	$ 797,488	$ 725,226	10.0%	$ 610,400	30.7%	$ 420,744	$ 479,544	-12.3%	$ 419,065	0.4%

MLS® Home Price Index - Fraser Valley
October 2026

Lower Mainland data has been revised, Fraser Valley figures remain unchanged.

		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**	999,500	306.5	-0.6	-2.0	-3.2	-5.5	-11.1	-5.8	14.6
	FRASER VALLEY BOARD	860,000	309.5	-0.1	-2.0	-4.4	-6.4	-14.7	-11.4	28.6
	NORTH DELTA	1,024,900	326.0	1.3	-2.5	-4.3	-6.8	-15.0	-11.8	35.9
	NORTH SURREY	637,000	290.1	-0.3	-1.2	-4.0	-7.2	-19.4	-18.1	16.6
	SURREY	899,900	315.9	-0.7	-1.8	-4.6	-7.0	-17.9	-13.6	38.0
	CLOVERDALE	930,600	312.3	0.9	-1.1	-3.0	-4.6	-9.6	-6.4	51.4
	SOUTH SURREY & WHITE ROCK	996,000	263.6	0.6	-1.5	-6.4	-5.4	-19.4	-12.9	3.1
	LANGLEY	932,900	313.6	-1.0	-2.4	-3.9	-5.7	-10.4	-4.9	37.8
	ABBOTSFORD	702,800	315.2	0.1	-3.0	-5.7	-9.9	-11.5	-13.3	43.7
	MISSION	787,800	313.9	-1.2	-5.3	-4.8	-11.9	-14.0	-16.2	54.6
DETACHED	**LOWER MAINLAND**	1,576,000	340.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	FRASER VALLEY BOARD	1,293,800	368.7	-0.5	-3.1	-5.9	-8.5	-13.6	-10.1	43.4
	NORTH DELTA	1,165,900	350.2	0.6	-3.9	-6.0	-9.2	-15.7	-13.0	38.3
	NORTH SURREY	1,254,500	387.8	0.2	-0.8	-4.3	-9.8	-15.0	-11.9	49.6
	SURREY	1,288,000	370.0	-1.2	-2.8	-6.3	-8.9	-17.2	-11.6	51.0
	CLOVERDALE	1,326,400	381.8	0.7	-2.1	-4.0	-6.0	-8.6	-7.9	59.2
	SOUTH SURREY & WHITE ROCK	1,606,500	314.8	-0.4	-2.5	-7.7	-6.3	-16.5	-9.0	12.0
	LANGLEY	1,448,100	382.4	-1.6	-3.5	-5.1	-6.5	-10.8	-7.2	57.0
	ABBOTSFORD	1,090,500	371.7	0.3	-4.6	-8.1	-13.1	-9.1	-12.4	63.5
	MISSION	883,300	331.3	-0.7	-5.5	-5.0	-13.1	-10.8	-13.8	62.0
TOWNHOUSE	**LOWER MAINLAND**	883,500	338.1	-0.8	-2.2	-3.5	-5.2	-9.4	2.6	53.1
	FRASER VALLEY BOARD	742,300	333.2	-0.4	-2.0	-3.8	-5.5	-12.1	-1.0	62.7
	NORTH DELTA	867,500	379.3	2.6	2.2	-1.4	-1.4	-11.7	1.5	48.8
	NORTH SURREY	671,000	385.4	-1.4	-2.2	-4.6	-3.4	-14.5	0.4	77.8
	SURREY	744,300	342.5	-0.7	-1.2	-3.1	-4.5	-12.1	-1.3	72.7
	CLOVERDALE	757,900	311.5	0.5	-0.6	-2.0	-4.4	-10.5	-2.5	69.2
	SOUTH SURREY & WHITE ROCK	800,900	253.3	0.5	-4.1	-8.8	-9.2	-17.6	-8.0	31.2
	LANGLEY	800,600	345.4	-0.2	-1.3	-1.4	-3.7	-8.6	6.0	71.9
	ABBOTSFORD	579,600	319.5	-2.2	-3.7	-5.1	-10.1	-10.3	-3.2	71.5
	MISSION	606,100	331.9	-1.9	-3.9	-5.0	-6.1	-6.0	2.1	81.1
APARTMENT	**LOWER MAINLAND**	623,700	314.8	-1.1	-2.0	-4.4	-6.0	-12.5	-1.3	37.8
	FRASER VALLEY BOARD	460,800	379.6	-0.2	-1.8	-6.1	-8.1	-14.6	-1.1	80.6
	NORTH DELTA	475,700	460.5	-0.7	-4.1	-7.2	-11.2	-16.9	-2.6	55.8
	NORTH SURREY	392,300	364.3	-1.7	-3.9	-7.3	-10.2	-20.0	-8.6	74.5
	SURREY	453,600	422.3	-1.5	-4.3	-8.5	-12.2	-16.9	-0.3	106.9
	CLOVERDALE	501,800	372.0	-1.0	-1.0	-6.8	-8.9	-12.5	-3.9	74.8
	SOUTH SURREY & WHITE ROCK	558,600	330.7	2.6	2.1	-5.1	-3.5	-12.2	3.6	71.8
	LANGLEY	522,300	364.7	-0.7	-2.2	-5.7	-8.4	-13.6	0.5	89.5
	ABBOTSFORD	370,300	398.2	0.0	-2.8	-7.5	-10.0	-13.7	-0.8	98.6
	MISSION	396,200	354.4	-3.7	-7.0	-8.0	-8.2	-12.0	3.1	101.3

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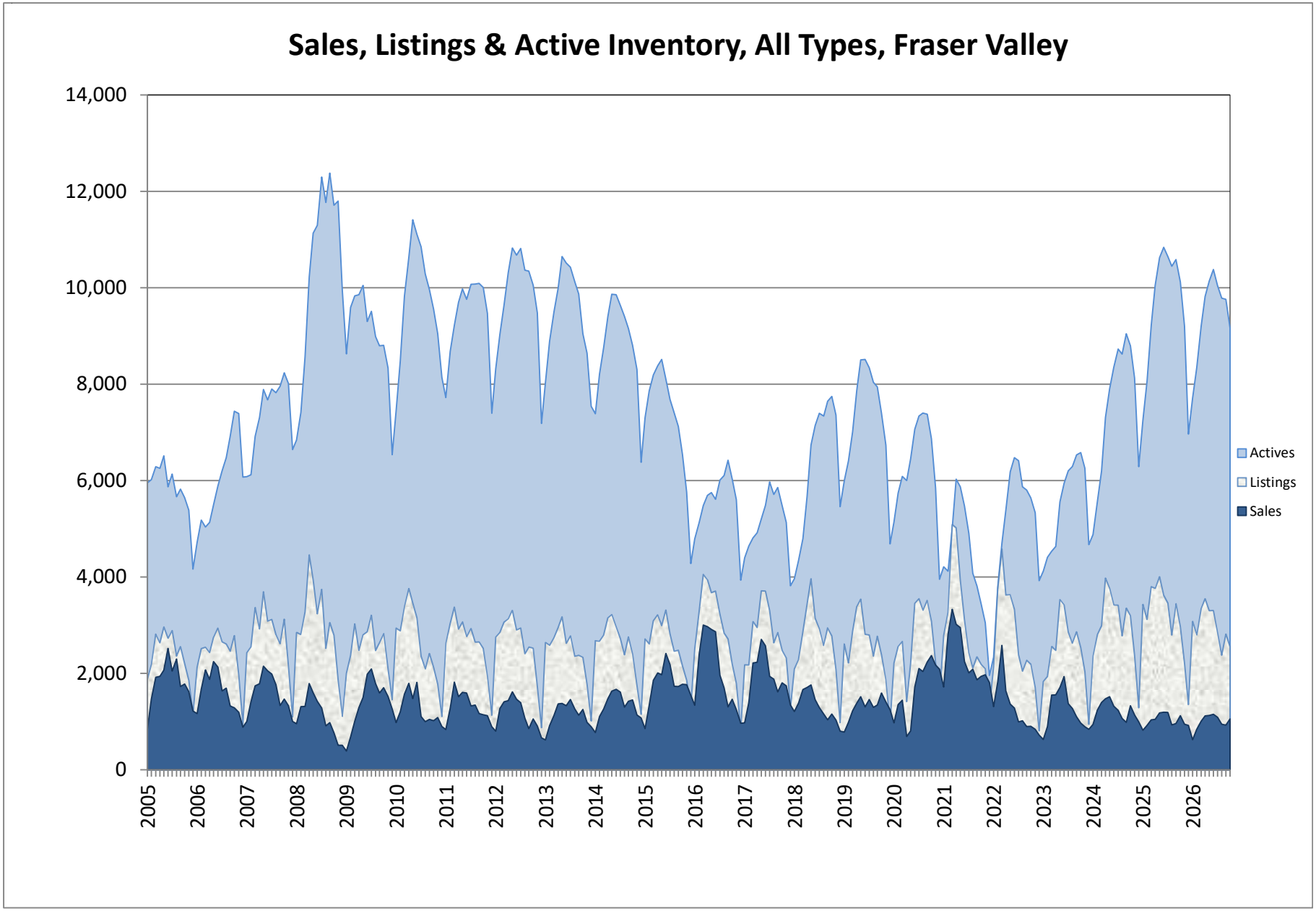
All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.
Lower Mainland combines data across the Fraser Valley and Greater Vancouver real estate board areas.

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



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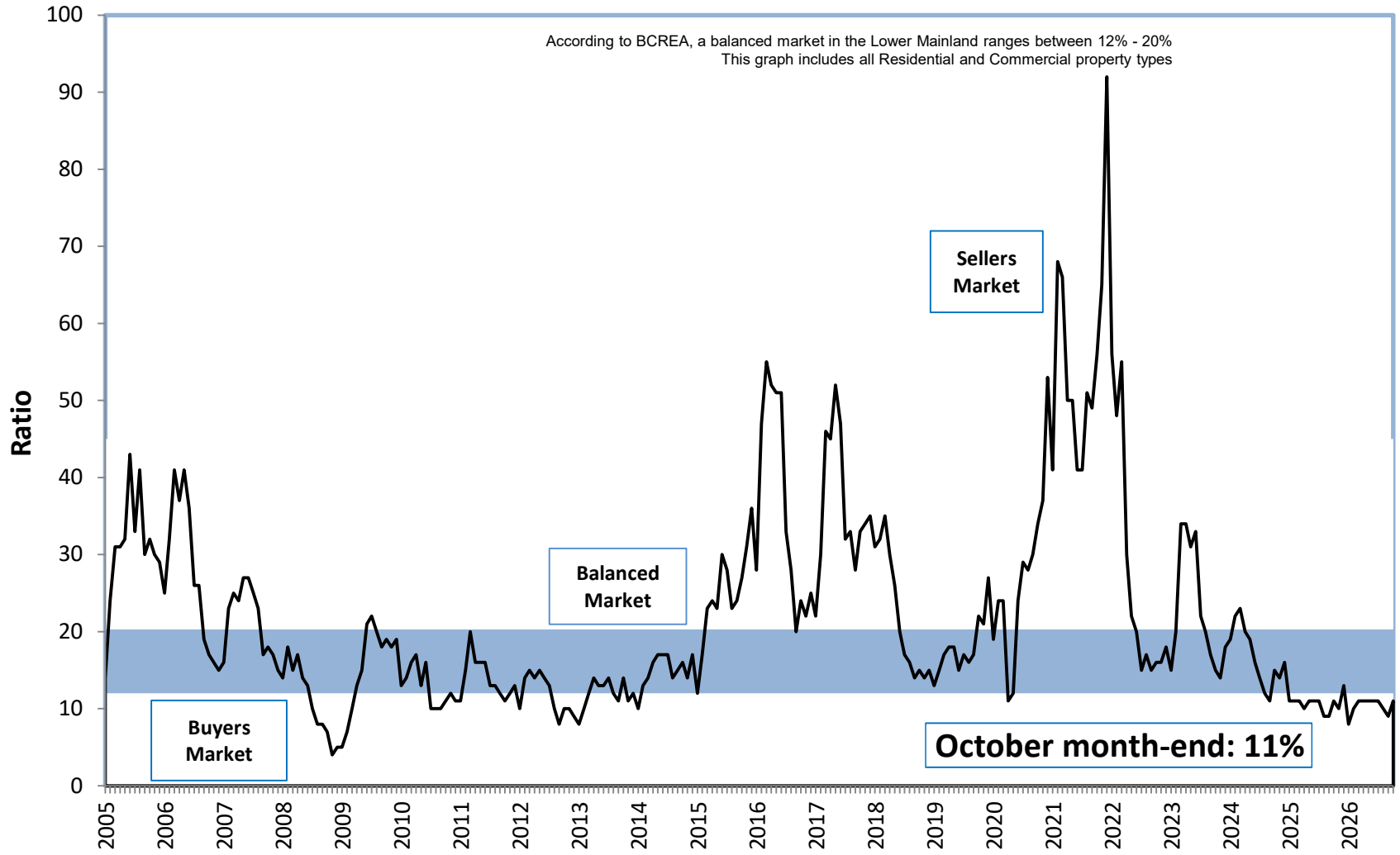
Sales-to-Active Listings Ratio, All Types, Fraser Valley



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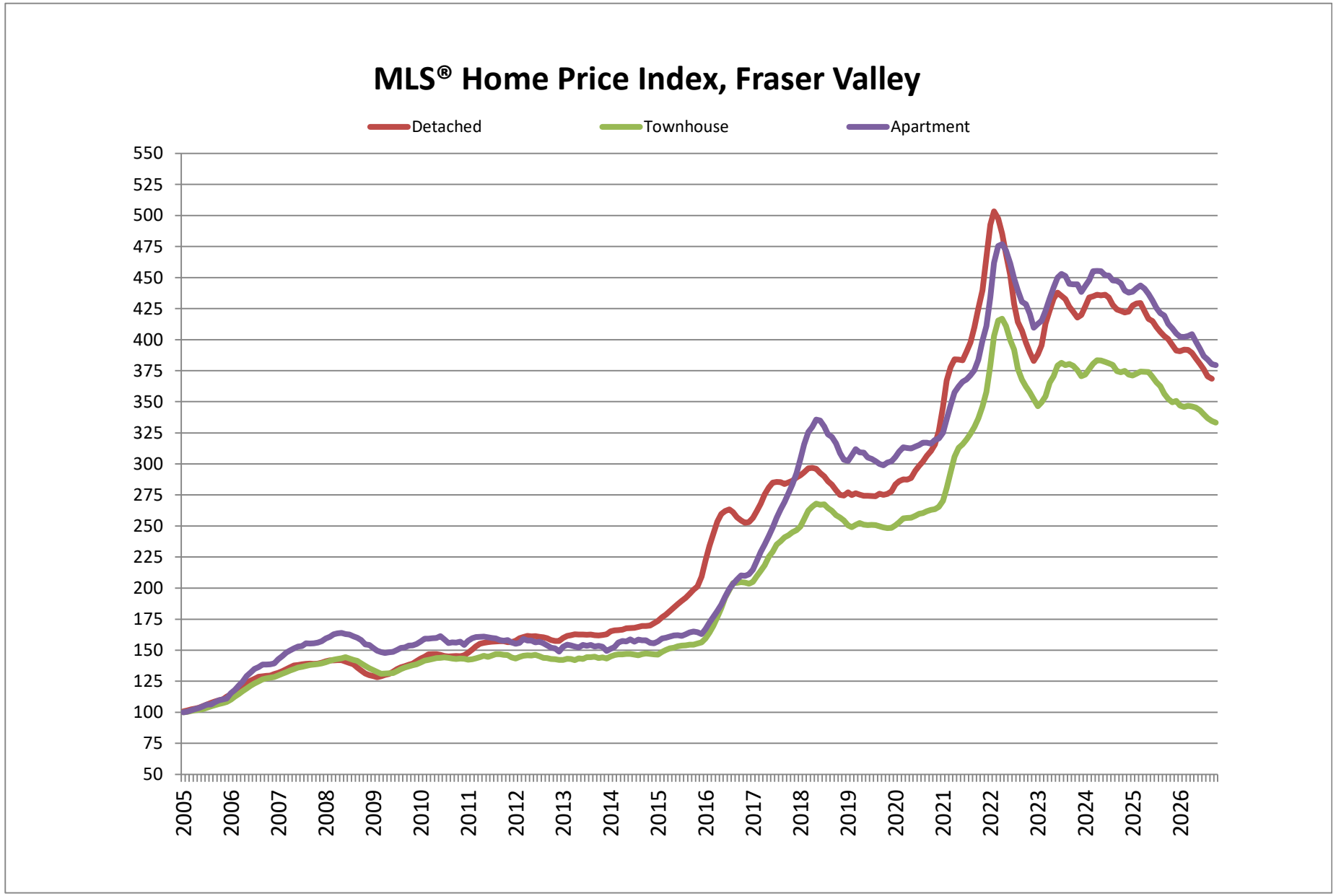

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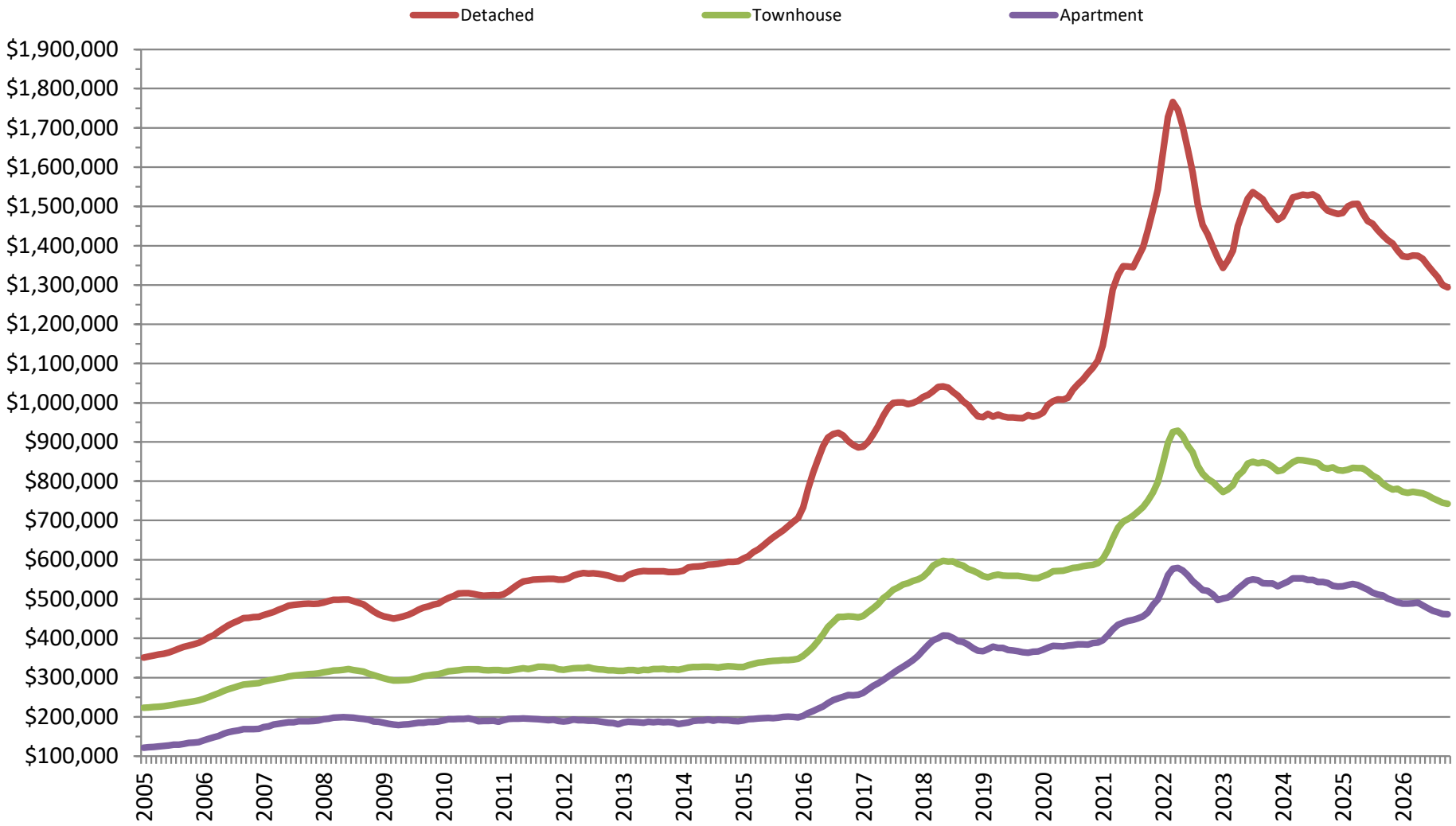
MLS® Home Price Index Benchmark Prices, Fraser Valley



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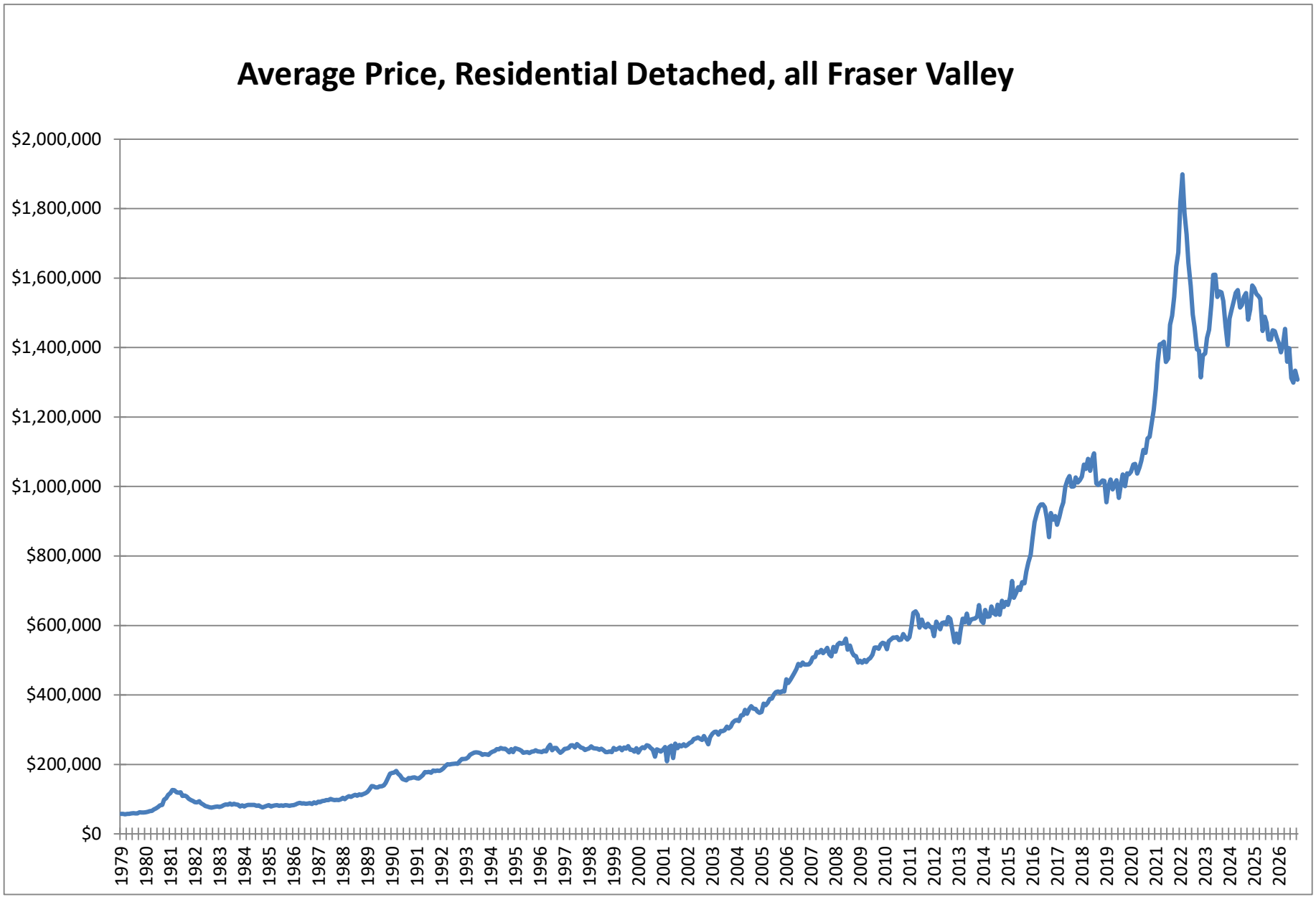

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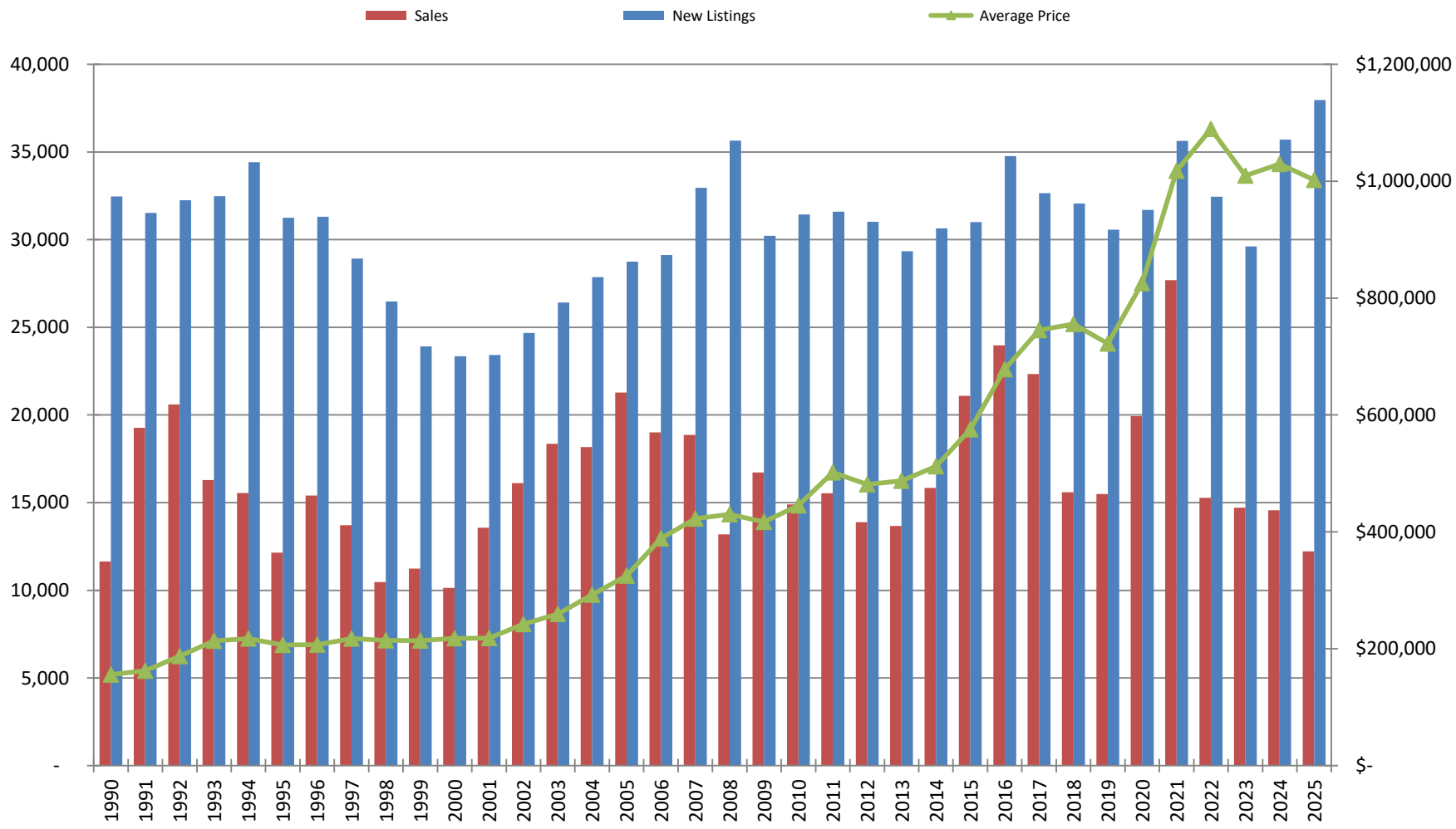
Annual Sales, New Listings, Average Price
All Property Types, Fraser Valley



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