



Monthly Statistics Package

Fraser Valley Real Estate Board

May 2025



News Release

Fraser Valley Real Estate Board



For Immediate Release: June 3, 2025

May brings much-needed lift to Fraser Valley housing market

SURREY, BC – On the heels of a quiet April, Fraser Valley home sales saw a modest but encouraging uptick in May — a sign that buyer confidence may slowly be returning to the market.

The Fraser Valley Real Estate Board recorded 1,183 sales on its Multiple Listing Service® (MLS®) in May, up 13 per cent from April. Despite the increase, sales were 22 per cent below May 2024 levels and 36 per cent below the 10-year seasonal average.

Overall inventory continues to build, with active listings up six per cent in May, to 10,626, an increase of 34 per cent year-over-year and 54 per cent above the 10-year seasonal average. New listings increased seven per cent from April to May to 4,007.

“High inventory in the Fraser Valley is giving buyers more choice, but it also means sellers are facing more competition,” said Tore Jacobsen, Chair of the Fraser Valley Real Estate Board. “We’re seeing that homes priced appropriately for today’s market are selling, while sellers who aren’t in a rush are choosing to hold off or stand firm on pricing and wait for more favourable conditions.”

The overall sales-to-active listings ratio of 11 per cent indicates the Fraser Valley remains in a buyer’s market. The market is considered balanced when the ratio is between 12 per cent and 20 per cent.

Across the Fraser Valley in May, the average number of days to sell a single-family detached home was 34, while for a condo it was 33 days. Townhomes took, on average, 27 days to sell.

“Many buyers are taking a wait and see approach, hoping for the economy to improve,” said Baldev Gill, CEO of the Fraser Valley Real Estate Board. “Job security, inflation, and the cost of living continue to weigh on the minds of many families. As soon as greater confidence begins to return, we could start to see more activity in the market.”

The composite Benchmark price in the Fraser Valley decreased one per cent in May, to \$963,200.

MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At \$1,481,900, the Benchmark price for an FVREB *single-family detached* home decreased 1.6 per cent compared to April 2025 and decreased 3.2 per cent compared to May 2024.
- **Townhomes:** At \$832,800 the Benchmark price for an FVREB *townhome* decreased 0.03 per cent compared to April 2025 and decreased 2.5 per cent compared to May 2024.
- **Apartments:** At \$532,700 the Benchmark price for an FVREB *apartment/condo* decreased 0.9 per cent compared to April 2025 and decreased 4.0 per cent compared to May 2024.

—30—

**The Fraser Valley Real Estate Board is an association of 5,100-plus real estate professionals who live and work in the BC communities of Abbotsford, Langley, Mission, North Delta, Surrey, and White Rock.*



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 May 2025

Grand Totals	All Property Types				
	May-25	May-24	% change	Apr-25	% change
Sales	1,183	1,517	-22.0%	1,043	13.4%
New Listings	4,007	3,760	6.6%	3,762	6.5%
Active Listings	10,626	7,904	34.4%	10,046	5.8%
Average Price	\$ 978,229	\$ 1,066,196	-8.3%	\$ 982,914	-0.5%

Grand Totals - year to date	All Property Types		
	2025	2024	% change
Sales - year to date	4,988	6,549	-23.8%
New Listings - year to date	18,123	15,888	14.1%

All Areas Combined	Detached					Townhouse					Apartment				
	May-25	May-24	% change	Apr-25	% change	May-25	May-24	% change	Apr-25	% change	May-25	May-24	% change	Apr-25	% change
Sales	405	531	-23.7%	316	28.2%	309	367	-15.8%	272	13.6%	341	447	-23.7%	344	-0.9%
New Listings	1,449	1,394	3.9%	1,378	5.2%	924	827	11.7%	808	14.4%	1,037	978	6.0%	1,061	-2.3%
Active Listings	3,851	2,873	34.0%	3,625	6.2%	1,831	1,218	50.3%	1,676	9.2%	2,603	1,851	40.6%	2,530	2.9%
Benchmark Price	\$1,481,900	\$ 1,530,200	-3.2%	\$ 1,506,600	-1.6%	\$ 832,800	\$ 853,800	-2.5%	\$ 833,100	-0.03%	\$ 532,700	\$ 555,100	-4.0%	\$ 537,800	-0.9%
Median Price	\$1,388,000	\$ 1,481,000	-6.3%	\$ 1,434,285	-3.2%	\$ 800,000	\$ 850,000	-5.9%	\$ 828,450	-3.4%	\$ 530,000	\$ 545,000	-2.8%	\$ 532,250	-0.4%
Average Price	\$1,448,225	\$ 1,565,126	-7.5%	\$ 1,539,856	-6.0%	\$ 824,811	\$ 864,284	-4.6%	\$ 849,516	-2.9%	\$ 545,537	\$ 561,310	-2.8%	\$ 552,511	-1.3%

Abbotsford	Detached					Townhouse					Apartment				
	May-25	May-24	% change	Apr-25	% change	May-25	May-24	% change	Apr-25	% change	May-25	May-24	% change	Apr-25	% change
Sales	78	73	6.8%	52	50.0%	61	49	24.5%	32	90.6%	51	74	-31.1%	44	15.9%
New Listings	218	195	11.8%	183	19.1%	115	106	8.5%	103	11.7%	162	150	8.0%	147	10.2%
Active Listings	497	420	18.3%	485	2.5%	251	160	56.9%	245	2.4%	379	273	38.8%	346	9.5%
Benchmark Price	\$1,202,700	\$ 1,240,900	-3.1%	\$ 1,211,600	-0.7%	\$ 660,600	\$ 669,900	-1.4%	\$ 655,700	0.7%	\$ 435,000	\$ 451,800	-3.7%	\$ 438,000	-0.7%
Median Price	\$1,162,500	\$ 1,207,500	-3.7%	\$ 1,207,500	-3.7%	\$ 700,000	\$ 739,900	-5.4%	\$ 656,450	6.6%	\$ 425,000	\$ 441,250	-3.7%	\$ 416,000	2.2%
Average Price	\$1,184,974	\$ 1,273,186	-6.9%	\$ 1,259,028	-5.9%	\$ 707,436	\$ 728,760	-2.9%	\$ 667,284	6.0%	\$ 446,494	\$ 455,325	-1.9%	\$ 445,863	0.1%

Mission	Detached					Townhouse					Apartment				
	May-25	May-24	% change	Apr-25	% change	May-25	May-24	% change	Apr-25	% change	May-25	May-24	% change	Apr-25	% change
Sales	42	39	7.7%	26	61.5%	3	14	-78.6%	9	-66.7%	5	8	-37.5%	4	25.0%
New Listings	107	106	0.9%	88	21.6%	21	14	50.0%	14	50.0%	24	21	14.3%	22	9.1%
Active Listings	284	216	31.5%	268	6.0%	56	29	93.1%	42	33.3%	53	39	35.9%	49	8.2%
Benchmark Price	\$1,019,100	\$ 1,046,700	-2.6%	\$ 1,062,100	-4.0%	\$ 676,100	\$ 674,600	0.2%	\$ 662,200	2.1%	\$ 453,000	\$ 452,300	0.2%	\$ 448,300	1.0%
Median Price	\$ 993,950	\$ 987,499	0.7%	\$ 932,500	6.6%	\$ 674,500	\$ 709,950	-5.0%	\$ 642,500	5.0%	\$ 425,000	\$ 400,500	6.1%	\$ 447,500	-5.0%
Average Price	\$1,042,935	\$ 1,046,523	-0.3%	\$ 990,888	5.3%	\$ 678,133	\$ 707,651	-4.2%	\$ 653,268	3.8%	\$ 433,160	\$ 385,125	12.5%	\$ 443,250	-2.3%



White Rock / South Surrey	Detached					Townhouse					Apartment				
	May-25	May-24	% change	Apr-25	% change	May-25	May-24	% change	Apr-25	% change	May-25	May-24	% change	Apr-25	% change
Sales	52	77	-32.5%	52	0.0%	54	61	-11.5%	42	28.6%	63	76	-17.1%	72	-12.5%
New Listings	230	211	9.0%	233	-1.3%	148	140	5.7%	139	6.5%	167	135	23.7%	172	-2.9%
Active Listings	657	498	31.9%	614	7.0%	295	201	46.8%	290	1.7%	422	261	61.7%	426	-0.9%
Benchmark Price	\$1,889,900	\$1,946,600	-2.9%	\$1,910,800	-1.1%	\$956,000	\$977,100	-2.2%	\$954,400	0.2%	\$606,900	\$644,100	-5.8%	\$619,400	-2.0%
Median Price	\$1,710,000	\$1,775,000	-3.7%	\$1,892,500	-9.6%	\$909,950	\$959,900	-5.2%	\$970,428	-6.2%	\$645,000	\$629,250	2.5%	\$596,450	8.1%
Average Price	\$1,862,945	\$1,995,807	-6.7%	\$2,013,015	-7.5%	\$1,002,600	\$1,024,176	-2.1%	\$1,061,994	-5.6%	\$685,552	\$717,788	-4.5%	\$673,674	1.8%

Langley	Detached					Townhouse					Apartment				
	May-25	May-24	% change	Apr-25	% change	May-25	May-24	% change	Apr-25	% change	May-25	May-24	% change	Apr-25	% change
Sales	74	129	-42.6%	67	10.4%	75	87	-13.8%	76	-1.3%	87	98	-11.2%	76	14.5%
New Listings	238	275	-13.5%	236	0.8%	220	192	14.6%	186	18.3%	224	230	-2.6%	219	2.3%
Active Listings	583	433	34.6%	543	7.4%	349	244	43.0%	310	12.6%	487	377	29.2%	475	2.5%
Benchmark Price	\$1,632,100	\$1,650,200	-1.1%	\$1,650,700	-1.1%	\$863,600	\$874,400	-1.2%	\$861,800	0.2%	\$605,300	\$619,700	-2.3%	\$611,200	-1.0%
Median Price	\$1,431,500	\$1,535,000	-6.7%	\$1,586,000	-9.7%	\$800,000	\$878,000	-8.9%	\$852,500	-6.2%	\$535,000	\$579,950	-7.8%	\$580,000	-7.8%
Average Price	\$1,481,471	\$1,621,640	-8.6%	\$1,636,513	-9.5%	\$831,027	\$884,495	-6.0%	\$887,042	-6.3%	\$562,679	\$597,342	-5.8%	\$589,148	-4.5%

Delta - North	Detached					Townhouse					Apartment				
	May-25	May-24	% change	Apr-25	% change	May-25	May-24	% change	Apr-25	% change	May-25	May-24	% change	Apr-25	% change
Sales	24	40	-40.0%	16	50.0%	5	9	-44.4%	4	25.0%	11	11	0.0%	8	37.5%
New Listings	106	81	30.9%	95	11.6%	19	16	18.8%	19	0%	17	19	-10.5%	21	-19.0%
Active Listings	260	174	49.4%	228	14.0%	44	23	91.3%	37	18.9%	51	32	59.4%	54	-5.6%
Benchmark Price	\$1,335,200	\$1,439,900	-7.3%	\$1,404,100	-4.9%	\$971,400	\$954,800	1.7%	\$961,200	1.1%	\$565,600	\$587,200	-3.7%	\$563,500	0.4%
Median Price	\$1,320,000	\$1,487,500	-11.3%	\$1,337,450	-1.3%	\$884,000	\$950,000	-6.9%	\$912,000	-3.1%	\$602,900	\$580,000	3.9%	\$620,000	-2.8%
Average Price	\$1,433,785	\$1,559,304	-8.0%	\$1,372,743	4.4%	\$878,600	\$956,277	-8.1%	\$880,500	-0.2%	\$567,272	\$544,863	4.1%	\$589,249	-3.7%



City of Surrey - Combined*	Detached					Townhouse					Apartment				
	May-25	May-24	% change	Apr-25	% change	May-25	May-24	% change	Apr-25	% change	May-25	May-24	% change	Apr-25	% change
Sales	183	250	-26.8%	151	21.2%	160	208	-23.1%	151	6.0%	160	256	-37.5%	184	-13.0%
Benchmark Price	\$1,606,100	\$1,663,200	-3.4%	\$1,627,800	-1.3%	\$860,500	\$887,300	-3.0%	\$862,900	-0.3%	\$519,800	\$548,600	-5.2%	\$524,000	-0.8%
Average Price	\$1,637,938	\$1,703,045	-3.8%	\$1,694,779	-3.4%	\$864,097	\$894,319	-3.4%	\$880,123	-1.8%	\$537,403	\$584,364	-8.0%	\$526,911	2.0%

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

Surrey - Central	Detached					Townhouse					Apartment				
	May-25	May-24	% change	Apr-25	% change	May-25	May-24	% change	Apr-25	% change	May-25	May-24	% change	Apr-25	% change
Sales	60	67	-10.4%	45	33.3%	65	88	-26.1%	60	8.3%	23	30	-23.3%	29	-20.7%
New Listings	295	285	3.5%	281	5.0%	231	204	13.2%	227	1.8%	102	73	39.7%	90	13.3%
Active Listings	815	625	30.4%	778	4.8%	526	346	52.0%	496	6.0%	249	169	47.3%	230	8.3%
Benchmark Price	\$1,506,800	\$1,575,900	-4.4%	\$1,533,200	-1.7%	\$826,500	\$858,800	-3.8%	\$836,100	-1.1%	\$554,000	\$573,500	-3.4%	\$557,500	-0.6%
Median Price	\$1,510,000	\$1,555,000	-2.9%	\$1,462,000	3.3%	\$799,900	\$850,000	-5.9%	\$829,900	-3.6%	\$541,000	\$557,500	-3.0%	\$505,000	7.1%
Average Price	\$1,584,348	\$1,630,654	-2.8%	\$1,553,077	2.0%	\$791,531	\$850,746	-7.0%	\$817,859	-3.2%	\$541,556	\$563,663	-3.9%	\$512,582	5.7%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	May-25	May-24	% change	Apr-25	% change	May-25	May-24	% change	Apr-25	% change	May-25	May-24	% change	Apr-25	% change
Sales	32	51	-37.3%	31	3.2%	32	42	-23.8%	32	0.0%	19	12	58.3%	16	18.8%
New Listings	106	109	-2.8%	115	-7.8%	103	99	4.0%	80	28.8%	44	34	29.4%	38	15.8%
Active Listings	241	183	31.7%	216	11.6%	165	115	43.5%	129	27.9%	90	49	83.7%	86	4.7%
Benchmark Price	\$1,517,000	\$1,531,200	-0.9%	\$1,527,500	-0.7%	\$846,800	\$874,700	-3.2%	\$845,900	0.1%	\$585,500	\$607,400	-3.6%	\$586,100	-0.1%
Median Price	\$1,457,500	\$1,500,000	-2.8%	\$1,499,999	-2.8%	\$826,250	\$824,000	0.3%	\$820,000	0.8%	\$545,000	\$512,000	6.4%	\$582,500	-6.4%
Average Price	\$1,477,731	\$1,553,536	-4.9%	\$1,515,935	-2.5%	\$833,190	\$835,621	-0.3%	\$818,668	1.8%	\$519,605	\$522,691	-0.6%	\$592,118	-12.2%

Surrey - North	Detached					Townhouse					Apartment				
	May-25	May-24	% change	Apr-25	% change	May-25	May-24	% change	Apr-25	% change	May-25	May-24	% change	Apr-25	% change
Sales	43	55	-21.8%	27	59.3%	14	17	-17.6%	17	-17.6%	82	138	-40.6%	95	-13.7%
New Listings	144	124	16.1%	145	-0.7%	67	56	19.6%	40	67.5%	297	316	-6.0%	352	-15.6%
Active Listings	497	311	59.8%	480	3.5%	145	100	45.0%	127	14.2%	869	648	34.1%	861	0.9%
Benchmark Price	\$1,451,000	\$1,517,200	-4.4%	\$1,483,100	-2.2%	\$766,600	\$798,800	-4.0%	\$758,400	1.1%	\$470,900	\$502,500	-6.3%	\$474,500	-0.8%
Median Price	\$1,430,888	\$1,490,000	-4.0%	\$1,325,000	8.0%	\$721,250	\$783,000	-7.9%	\$755,000	-4.5%	\$463,250	\$518,500	-10.7%	\$465,000	-0.4%
Average Price	\$1,559,043	\$1,520,000	2.6%	\$1,562,684	-0.2%	\$764,750	\$798,935	-4.3%	\$766,229	-0.2%	\$492,439	\$520,748	-5.4%	\$487,792	1.0%



MLS® Home Price Index - Fraser Valley

May 2025

RESIDENTIAL COMBINED

	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
LOWER MAINLAND	1,104,900	337.3	-0.7	-0.7	0.2	-3.1	-9.4	31.2	62.1
FRASER VALLEY BOARD	963,200	345.7	-1.0	-0.8	-0.7	-4.3	-16.7	38.3	97.5
NORTH DELTA	1,152,600	366.1	-3.7	-4.3	-5.9	-6.7	-17.9	32.7	106.7
NORTH SURREY	722,000	328.2	-0.6	-1.4	-1.2	-6.7	-21.8	28.6	79.3
SURREY	1,023,600	357.9	-1.2	-1.2	-1.7	-6.0	-18.6	36.9	114.4
CLOVERDALE	1,047,100	347.0	-0.4	0.5	1.1	-2.0	-10.9	45.6	123.9
SOUTH SURREY & WHITE ROCK	1,134,100	297.4	-1.0	-0.2	-1.5	-6.3	-16.9	36.6	63.1
LANGLEY	1,037,700	348.6	-0.7	0.1	0.4	-1.5	-11.5	40.3	111.0
ABBOTSFORD	774,100	351.7	-0.4	-0.9	0.2	-3.5	-18.6	40.3	125.6
MISSION	903,300	354.8	-3.3	-4.3	-1.5	-4.3	-18.2	41.5	150.9

DETACHED

LOWER MAINLAND	1,783,900	391.5	-1.4	-1.4	0.2	-2.8	-6.7	40.2	76.2
FRASER VALLEY BOARD	1,481,900	421.2	-1.7	-1.2	-0.1	-3.2	-13.0	47.4	132.7
NORTH DELTA	1,335,200	401.0	-4.9	-5.8	-6.5	-7.3	-16.2	37.0	121.9
NORTH SURREY	1,451,000	448.7	-2.2	-3.4	-0.9	-4.4	-15.1	44.9	147.5
SURREY	1,506,800	432.0	-1.7	-1.4	-0.9	-4.4	-13.8	46.9	149.1
CLOVERDALE	1,517,000	432.3	-0.7	-0.2	2.5	-0.9	-10.4	47.7	150.9
SOUTH SURREY & WHITE ROCK	1,889,900	364.8	-1.1	0.5	1.0	-2.9	-11.0	43.1	91.7
LANGLEY	1,632,100	431.3	-1.2	0.3	0.8	-1.1	-10.7	49.2	149.9
ABBOTSFORD	1,202,700	416.0	-0.7	-1.0	0.8	-3.1	-14.5	46.5	159.4
MISSION	1,019,100	376.1	-4.0	-4.5	-0.7	-2.6	-15.2	46.7	166.7

TOWNHOUSE

LOWER MAINLAND	975,400	372.4	0.2	-0.1	-0.6	-2.8	-5.3	42.5	120.0
FRASER VALLEY BOARD	832,800	373.8	-0.03	0.4	-0.3	-2.5	-9.0	45.7	146.3
NORTH DELTA	971,400	423.3	1.1	4.6	1.5	1.8	-8.3	42.4	128.7
NORTH SURREY	766,600	437.1	1.1	2.6	-0.6	-4.0	-7.9	40.6	176.8
SURREY	826,500	379.5	-1.2	-0.9	-1.1	-3.8	-9.8	44.2	157.8
CLOVERDALE	846,800	347.3	0.1	0.8	-1.2	-3.2	-8.0	44.4	145.4
SOUTH SURREY & WHITE ROCK	956,000	303.7	0.2	1.5	0.4	-2.2	-7.0	46.4	103.4
LANGLEY	863,600	373.2	0.2	-0.5	-0.4	-1.2	-8.7	47.2	164.5
ABBOTSFORD	660,600	365.4	0.7	0.9	1.5	-1.4	-11.3	49.3	170.5
MISSION	676,100	360.6	2.1	1.7	-0.3	0.2	-8.3	50.3	174.2

APARTMENT

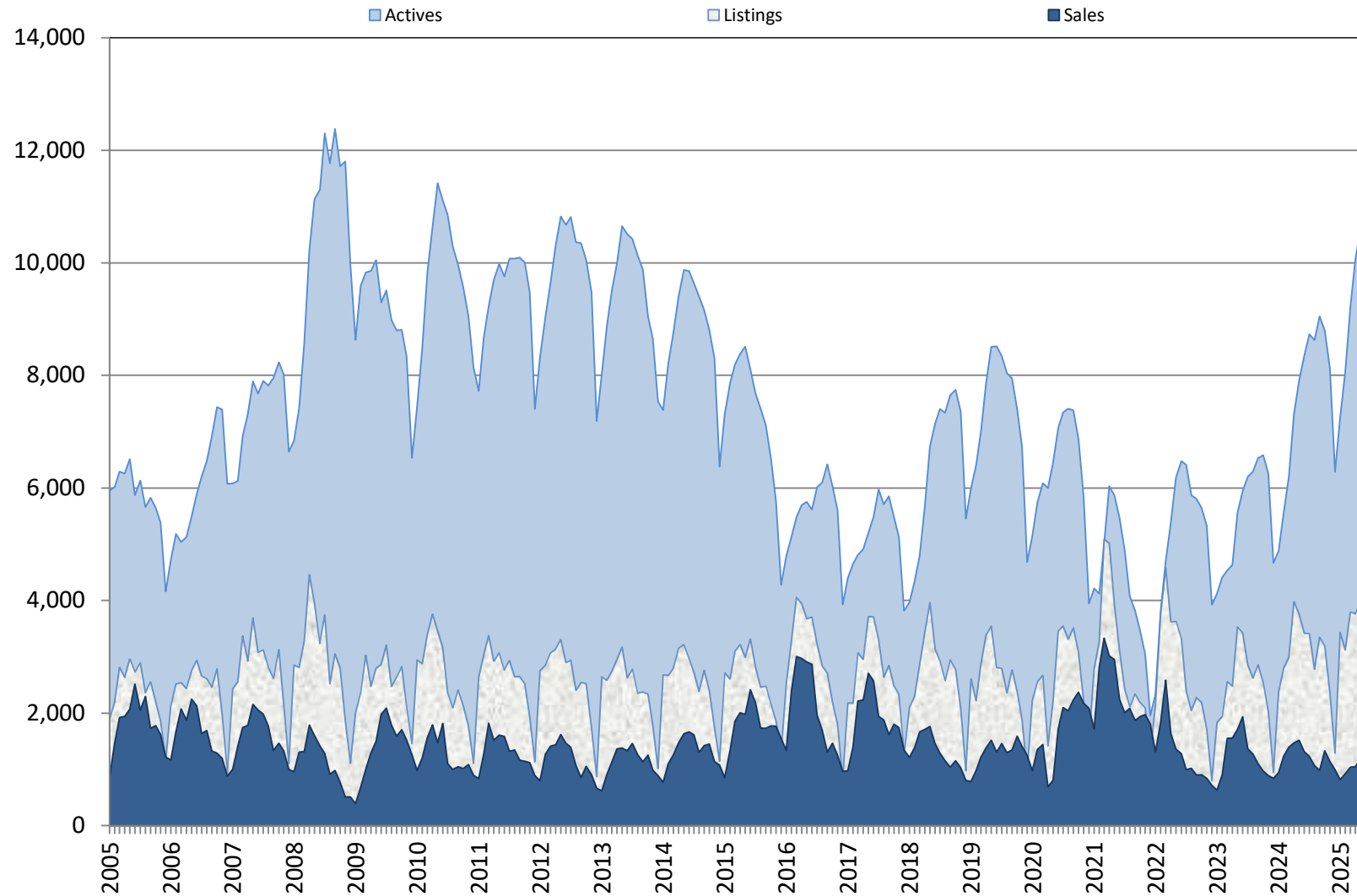
LOWER MAINLAND	702,400	352.4	-0.8	-0.5	0.4	-2.6	-3.4	24.6	93.7
FRASER VALLEY BOARD	532,700	436.3	-1.0	-1.0	-0.6	-4.0	-7.5	39.6	169.3
NORTH DELTA	565,600	541.8	0.4	3.2	-0.6	-3.7	-11.9	19.8	184.3
NORTH SURREY	470,900	434.8	-0.8	-2.0	-1.9	-6.3	-10.7	29.8	156.4
SURREY	554,000	505.0	-0.7	1.5	-1.8	-3.4	-8.8	39.7	203.9
CLOVERDALE	585,500	431.8	-0.1	-0.4	-1.3	-3.6	-5.3	37.5	160.0
SOUTH SURREY & WHITE ROCK	606,900	358.3	-2.0	-1.5	-1.4	-5.8	-5.4	39.3	141.1
LANGLEY	605,300	421.2	-1.0	-0.4	0.7	-2.3	-5.2	41.3	184.8
ABBOTSFORD	435,000	466.2	-0.7	-2.9	-0.8	-3.7	-9.0	48.0	216.1
MISSION	453,000	405.9	1.1	-1.2	-2.2	0.2	-7.9	45.1	230.5

© Fraser Valley Real Estate Board

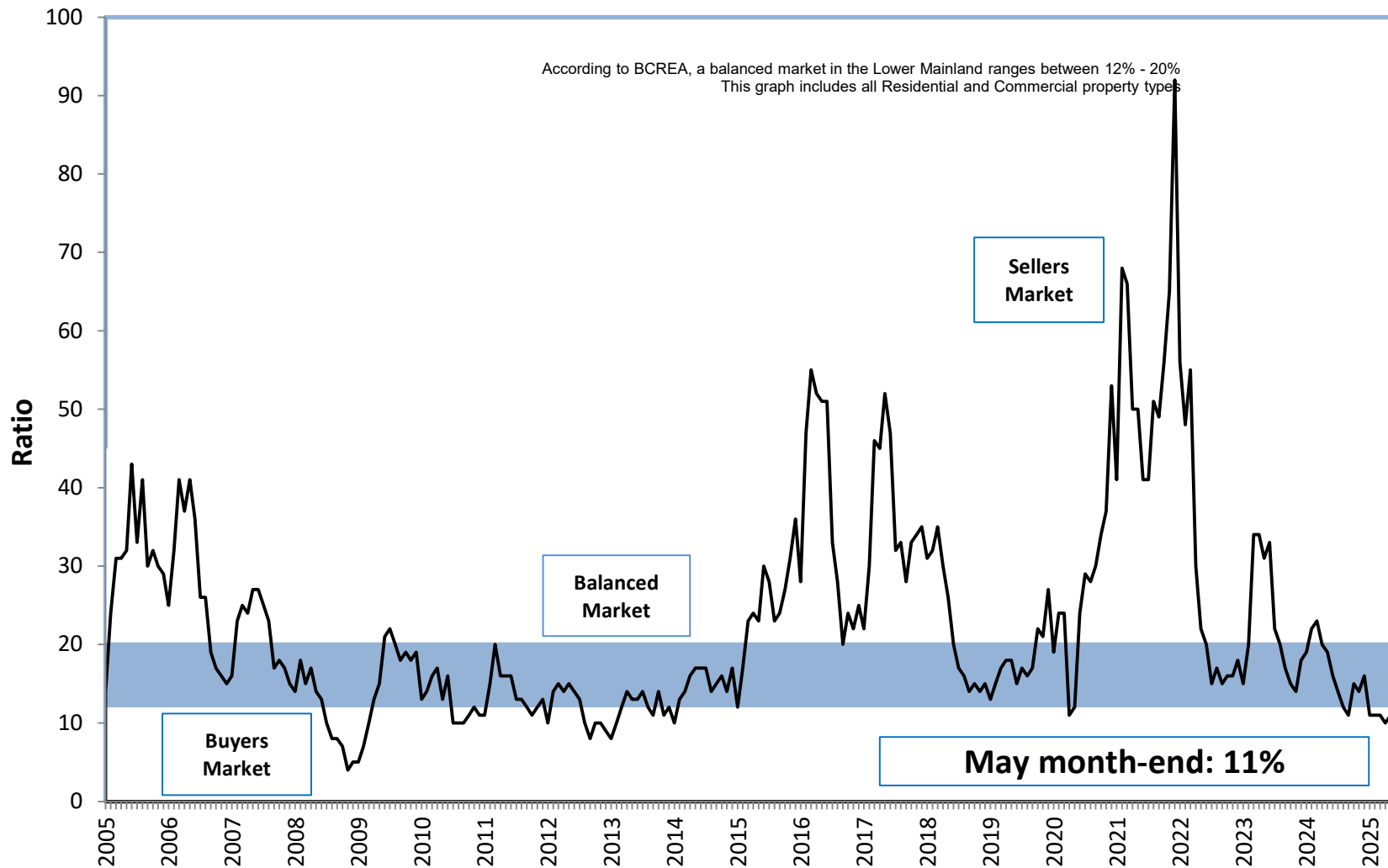
All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.

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

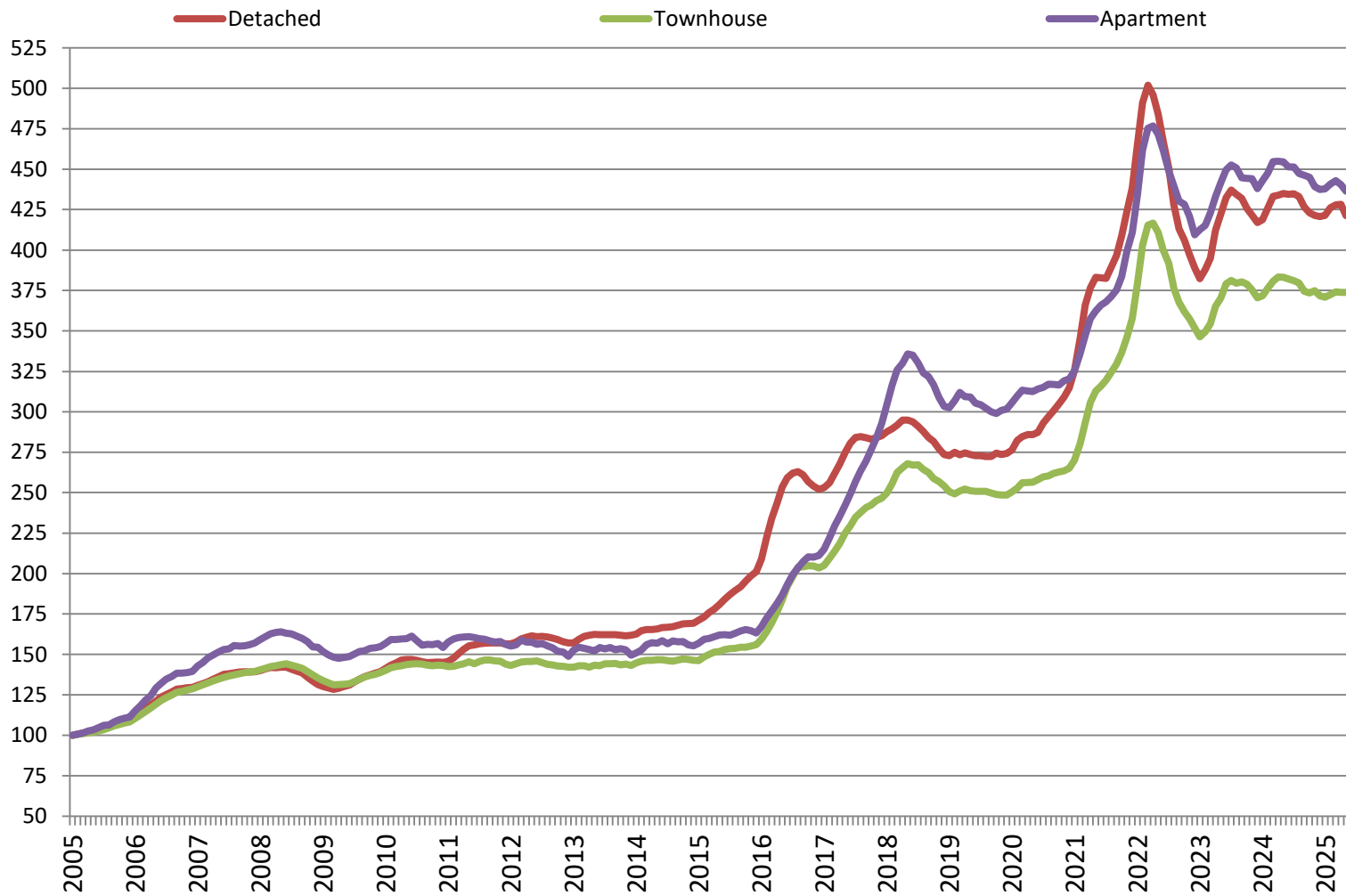
Sales, Listings & Active Inventory, All Types, Fraser Valley



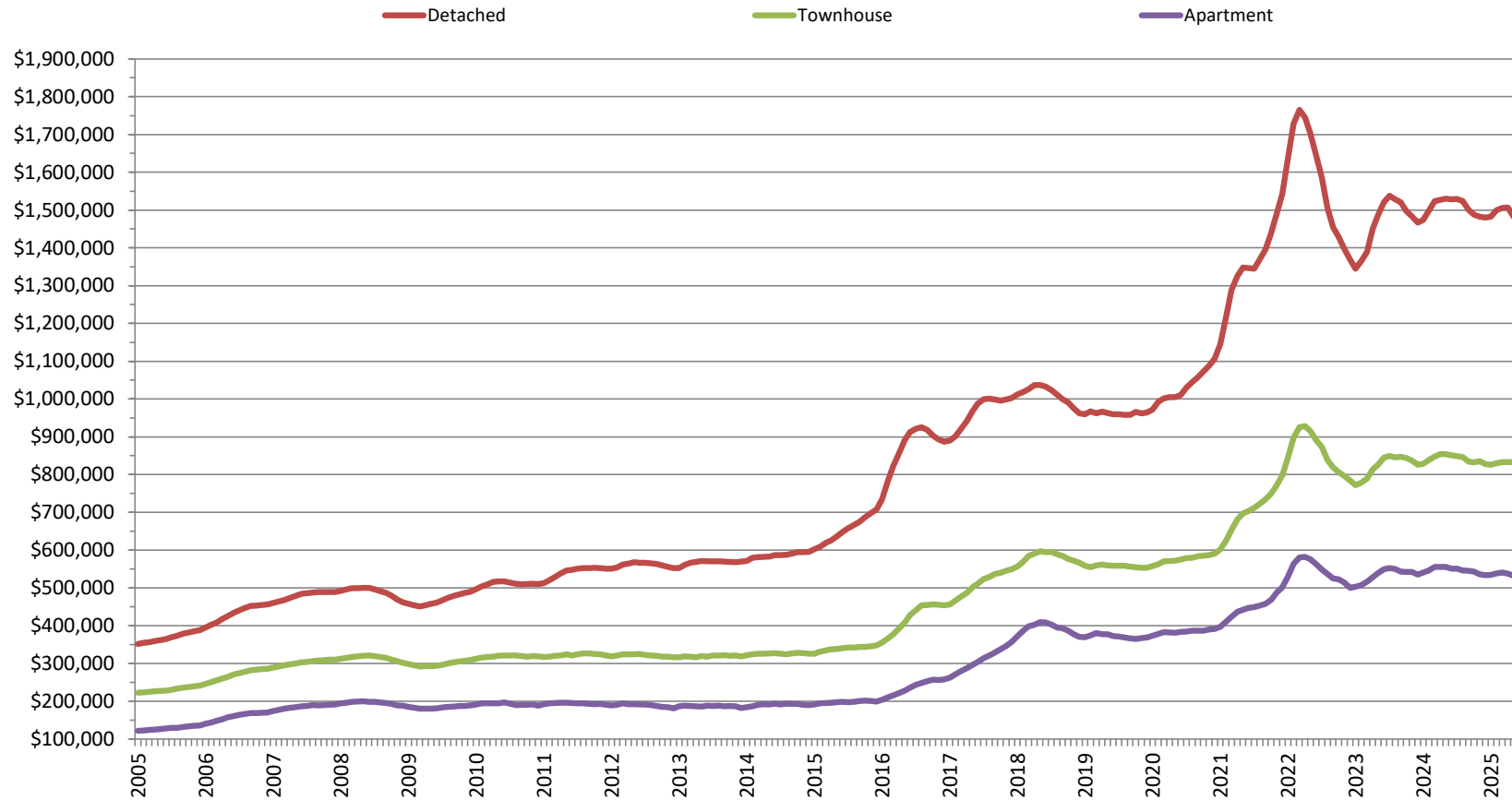
Sales-to-Active Listings Ratio, All Types, Fraser Valley



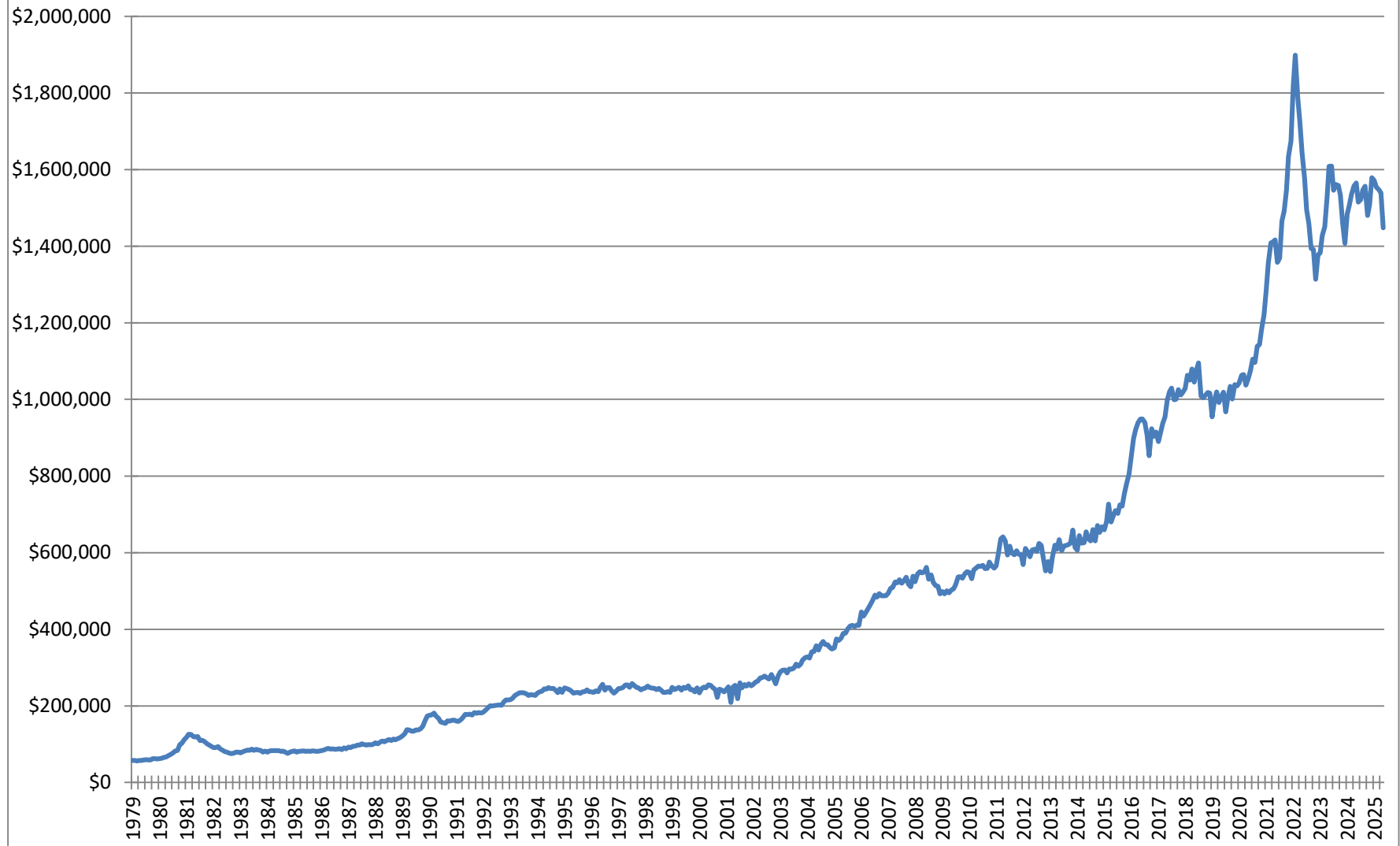
MLS® Home Price Index, Fraser Valley



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

Sales New Listings Average Price

