



Monthly Statistics Package

Fraser Valley Real Estate Board

February 2025



News Release

Fraser Valley Real Estate Board



For Immediate Release: March 4, 2025

Buyers gaining upper hand in Fraser Valley real estate market

SURREY, BC – For the first time in four months, home sales in the Fraser Valley have increased as buyers capitalize on more selection and weakening prices.

The Fraser Valley Real Estate Board recorded 920 sales in February, up 13 per cent from January, but 26 per cent below sales recorded in February 2024.

Despite a nine per cent drop in newly listed homes on the Board's Multiple Listing Service® (MLS®), new listings remained 14 per cent above the 10-year seasonal average, at 3,121. Overall inventory remains high, at 8,070 active listings, 45 per cent above February 2024 and 55 per cent above the 10-year seasonal average.

The overall sales-to-active listings ratio continues to signal a buyer's market in the Fraser Valley, with a ratio of 11 per cent. The market is considered to be balanced with the ratio is between 12 per cent and 20 per cent.

"The combination of inventory accumulation and softening prices is providing buyers with increased leverage, especially in the single-family detached category," said Baldev Gill, CEO of the Fraser Valley Real Estate Board. "Should this pattern persist, we could see a further shift toward a buyer's market, particularly given the ongoing economic uncertainties and impending tariffs. With ample selection, buyers have flexibility and time on their side to explore their options before making a decision."

Homes across the Fraser Valley sold in fewer days in February compared to January. The average number of days to sell a single-family detached home was 39, while for a condo it was 36. Townhomes took, on average, 32 days to sell.

The composite Benchmark price in the Fraser Valley dipped less than a quarter of a per cent in February, down 0.2 per cent to \$962,500.

MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At \$1,489,100, the Benchmark price for an FVREB *single-family detached* home increased 0.5 per cent compared to January 2025 and decreased 0.6 per cent compared to February 2024.
- **Townhomes:** At \$820,600, the Benchmark price for an FVREB *townhome* decreased 0.7 per cent compared to January 2025 and decreased 2.1 per cent compared to February 2024.
- **Apartments:** At \$533,200 the Benchmark price for an FVREB *apartment/condo* decreased 0.3 per cent compared to January 2025 and decreased 2.4 per cent compared to February 2024.

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A professional headshot of Felix J. Emmanuel, a man with short dark hair, wearing a dark suit, white shirt, and a red tie, smiling at the camera.

FELIX J EMMANUEL
Real Estate Professional

 778.968.0427
 felix@fjeestates.com
 fjeestates.com

RE/MAX CREST REALTY

A logo featuring a shield with a large 'F' and 'E' inside, flanked by laurel branches.

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PERSONAL REAL ESTATE CORPORATION

A row of five social media icons: Facebook, Nextdoor, LinkedIn, Instagram, and YouTube.



MLS® Summary - Fraser Valley February 2025

Grand Totals	All Property Types				
	Feb-25	Feb-24	% change	Jan-25	% change
Sales	920	1,235	-25.5%	818	12.5%
New Listings	3,121	2,797	11.6%	3,432	-9.1%
Active Listings	8,070	5,561	45.1%	7,251	11.3%
Average Price	\$ 993,560	\$ 1,005,290	-1.2%	\$ 1,033,366	-3.9%

Grand Totals - year to date	All Property Types		
	2025	2024	% change
Sales - year to date	1,737	2,172	-20.0%
New Listings - year to date	6,553	5,165	26.9%

All Areas Combined	Detached					Townhouse					Apartment				
	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change
Sales	270	404	-33.2%	242	11.6%	255	279	-8.6%	227	12.3%	281	423	-33.6%	262	7.3%
New Listings	1,088	998	9.0%	1,136	-4.2%	634	551	15.1%	681	-6.9%	958	788	21.6%	1,076	-11.0%
Active Listings	2,763	1,865	48.2%	2,400	15.1%	1,286	803	60.1%	1,161	10.8%	2,115	1,284	64.7%	1,873	12.9%
Benchmark Price	\$1,489,100	\$ 1,498,000	-0.6%	\$ 1,482,400	0.5%	\$ 820,600	\$ 838,300	-2.1%	\$ 826,000	-0.7%	\$ 533,200	\$ 546,300	-2.4%	\$ 534,600	-0.3%
Median Price	\$1,435,000	\$ 1,449,500	-1.0%	\$ 1,470,000	-2.4%	\$ 833,000	\$ 850,000	-2.0%	\$ 839,000	-0.7%	\$ 535,000	\$ 532,000	0.6%	\$ 527,250	1.5%
Average Price	\$1,554,420	\$ 1,508,622	3.0%	\$ 1,571,769	-1.1%	\$ 860,446	\$ 881,408	-2.4%	\$ 865,637	-0.6%	\$ 567,266	\$ 556,123	2.0%	\$ 530,193	7.0%

Abbotsford	Detached					Townhouse					Apartment				
	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change
Sales	48	67	-28.4%	43	11.6%	36	37	-2.7%	18	100.0%	48	66	-27.3%	43	11.6%
New Listings	160	140	14.3%	178	-10.1%	77	63	22.2%	82	-6.1%	118	107	10.3%	143	-17.5%
Active Listings	384	250	53.6%	332	15.7%	165	87	89.7%	152	8.6%	247	161	53.4%	233	6.0%
Benchmark Price	\$1,204,100	\$ 1,212,000	-0.7%	\$ 1,207,400	-0.3%	\$ 657,600	\$ 646,400	1.7%	\$ 653,700	0.6%	\$ 440,100	\$ 442,400	-0.5%	\$ 440,900	-0.2%
Median Price	\$1,267,500	\$ 1,125,000	12.7%	\$ 1,136,000	11.6%	\$ 702,500	\$ 697,500	0.7%	\$ 696,000	0.9%	\$ 435,000	\$ 424,500	2.5%	\$ 432,000	0.7%
Average Price	\$1,243,470	\$ 1,183,807	5.0%	\$ 1,195,228	4.0%	\$ 700,266	\$ 712,469	-1.7%	\$ 685,002	2.2%	\$ 440,877	\$ 460,636	-4.3%	\$ 464,069	-5.0%

Mission	Detached					Townhouse					Apartment				
	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change
Sales	18	42	-57.1%	26	-30.8%	3	11	-72.7%	6	-50.0%	2	14	-85.7%	2	0.0%
New Listings	63	69	-8.7%	81	-22.2%	10	11	-9.1%	9	11.1%	29	25	16.0%	21	38.1%
Active Listings	220	149	47.7%	202	8.9%	36	29	24.1%	36	0.0%	51	38	34.2%	32	59.4%
Benchmark Price	\$1,056,200	\$ 1,052,300	0.4%	\$ 1,025,000	3.0%	\$ 667,500	\$ 667,200	0.0%	\$ 685,500	-2.6%	\$ 453,200	\$ 443,500	2.2%	\$ 457,400	-0.9%
Median Price	\$1,039,500	\$ 1,043,500	-0.4%	\$ 1,053,375	-1.3%	\$ 799,000	\$ 728,000	9.8%	\$ 699,900	14.2%	\$ 448,000	\$ 429,700	4.3%	\$ 466,500	-4.0%
Average Price	\$1,062,632	\$ 1,118,137	-5.0%	\$ 1,158,759	-8.3%	\$ 777,966	\$ 731,009	6.4%	\$ 696,883	11.6%	\$ 448,000	\$ 435,728	2.8%	\$ 466,500	-4.0%



White Rock / South Surrey	Detached					Townhouse					Apartment				
	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change
Sales	39	56	-30.4%	35	11.4%	52	45	15.6%	33	57.6%	53	68	-22.1%	40	32.5%
New Listings	163	165	-1.2%	204	-20.1%	121	93	30.1%	117	3.4%	175	143	22.4%	215	-18.6%
Active Listings	454	302	50.3%	401	13.2%	219	129	69.8%	200	9.5%	365	206	77.2%	323	13.0%
Benchmark Price	\$1,844,400	\$1,923,200	-4.1%	\$1,856,700	-0.7%	\$927,500	\$958,200	-3.2%	\$934,600	-0.8%	\$609,400	\$621,200	-1.9%	\$599,500	1.7%
Median Price	\$1,900,000	\$1,807,500	5.1%	\$1,727,250	10.0%	\$975,000	\$1,068,000	-8.7%	\$1,010,000	-3.5%	\$615,000	\$607,500	1.2%	\$582,250	5.6%
Average Price	\$2,117,166	\$2,023,424	4.6%	\$1,854,521	14.2%	\$1,017,718	\$1,083,777	-6.1%	\$1,046,942	-2.8%	\$757,822	\$688,173	10.1%	\$608,450	24.5%

Langley	Detached					Townhouse					Apartment				
	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change
Sales	57	77	-26.0%	37	54.1%	65	64	1.6%	59	10.2%	78	105	-25.7%	74	5.4%
New Listings	194	136	42.6%	181	7.2%	145	115	26.1%	135	7.4%	217	165	31.5%	227	-4.4%
Active Listings	400	257	55.6%	340	17.6%	234	150	56.0%	194	20.6%	403	256	57.4%	354	13.8%
Benchmark Price	\$1,617,700	\$1,602,800	0.9%	\$1,616,600	0.1%	\$864,500	\$858,100	0.7%	\$864,600	0.0%	\$598,500	\$610,200	-1.9%	\$603,900	-0.9%
Median Price	\$1,450,000	\$1,520,000	-4.6%	\$1,583,000	-8.4%	\$870,000	\$852,500	2.1%	\$839,000	3.7%	\$555,000	\$580,000	-4.3%	\$546,750	1.5%
Average Price	\$1,615,749	\$1,577,187	2.4%	\$1,782,393	-9.3%	\$882,386	\$892,163	-1.1%	\$877,686	0.5%	\$568,720	\$587,487	-3.2%	\$564,248	0.8%

Delta - North	Detached					Townhouse					Apartment				
	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change
Sales	16	29	-44.8%	14	14.3%	6	1	500.0%	5	20.0%	5	6	-16.7%	6	-16.7%
New Listings	85	80	6.3%	60	41.7%	20	10	100.0%	16	25%	23	12	91.7%	24	-4.2%
Active Listings	181	129	40.3%	142	27.5%	39	15	160.0%	30	30.0%	52	30	73.3%	40	30.0%
Benchmark Price	\$1,398,800	\$1,400,300	-0.1%	\$1,415,300	-1.2%	\$899,600	\$917,400	-1.9%	\$926,500	-2.9%	\$550,500	\$579,500	-5.0%	\$567,900	-3.1%
Median Price	\$1,385,000	\$1,450,000	-4.5%	\$1,468,000	-5.7%	\$920,000	\$940,000	-2.1%	\$855,000	7.6%	\$595,000	\$635,000	-6.3%	\$552,000	7.8%
Average Price	\$1,475,437	\$1,518,987	-2.9%	\$1,616,357	-8.7%	\$917,833	\$940,000	-2.4%	\$922,200	-0.5%	\$630,000	\$649,166	-3.0%	\$521,500	20.8%



City of Surrey - Combined*	Detached					Townhouse					Apartment				
	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change
Sales	124	183	-32.2%	115	7.8%	145	165	-12.1%	137	5.8%	126	197	-36.0%	124	1.6%
Benchmark Price	\$1,622,200	\$1,625,700	-0.2%	\$1,607,500	0.9%	\$842,700	\$872,200	-3.4%	\$851,000	-1.0%	\$525,700	\$544,400	-3.4%	\$527,000	-0.2%
Average Price	\$1,698,154	\$1,671,024	1.6%	\$1,744,026	-2.6%	\$889,712	\$925,102	-3.8%	\$887,613	0.2%	\$575,807	\$543,282	6.0%	\$527,592	9.1%

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

Surrey - Central	Detached					Townhouse					Apartment				
	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change
Sales	46	61	-24.6%	38	21.1%	54	76	-28.9%	61	-11.5%	25	30	-16.7%	19	31.6%
New Listings	213	212	0.5%	232	-8.2%	158	166	-4.8%	205	-22.9%	83	90	-7.8%	97	-14.4%
Active Listings	598	403	48.4%	536	11.6%	388	272	42.6%	367	5.7%	212	146	45.2%	199	6.5%
Benchmark Price	\$1,520,800	\$1,529,100	-0.5%	\$1,510,800	0.7%	\$817,600	\$848,700	-3.7%	\$827,500	-1.2%	\$546,300	\$567,900	-3.8%	\$562,700	-2.9%
Median Price	\$1,545,500	\$1,500,000	3.0%	\$1,687,500	-8.4%	\$837,500	\$880,000	-4.8%	\$840,000	-0.3%	\$555,000	\$517,450	7.3%	\$526,000	5.5%
Average Price	\$1,610,978	\$1,569,237	2.7%	\$1,843,657	-12.6%	\$835,103	\$863,893	-3.3%	\$860,983	-3.0%	\$558,210	\$530,897	5.1%	\$539,605	3.4%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change
Sales	28	37	-24.3%	25	12.0%	24	31	-22.6%	32	-25.0%	10	16	-37.5%	12	-16.7%
New Listings	75	76	-1.3%	82	-8.5%	54	43	25.6%	62	-12.9%	42	24	75.0%	24	75.0%
Active Listings	150	113	32.7%	126	19.0%	94	48	95.8%	84	11.9%	60	22	172.7%	47	27.7%
Benchmark Price	\$1,529,200	\$1,505,000	1.6%	\$1,500,900	1.9%	\$826,500	\$856,700	-3.5%	\$837,100	-1.3%	\$582,700	\$608,600	-4.3%	\$595,700	-2.2%
Median Price	\$1,359,900	\$1,450,000	-6.2%	\$1,499,999	-9.3%	\$796,500	\$828,000	-3.8%	\$797,450	-0.1%	\$547,450	\$568,500	-3.7%	\$490,000	11.7%
Average Price	\$1,439,764	\$1,487,977	-3.2%	\$1,559,959	-7.7%	\$802,804	\$873,553	-8.1%	\$795,090	1.0%	\$627,190	\$547,750	14.5%	\$499,658	25.5%

Surrey - North	Detached					Townhouse					Apartment				
	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change	Feb-25	Feb-24	% change	Jan-25	% change
Sales	18	35	-48.6%	23	-21.7%	15	14	7.1%	13	15.4%	60	118	-49.2%	65	-7.7%
New Listings	134	118	13.6%	117	14.5%	49	50	-2.0%	55	-10.9%	270	222	21.6%	324	-16.7%
Active Listings	369	255	44.7%	315	17.1%	111	73	52.1%	98	13.3%	723	421	71.7%	644	12.3%
Benchmark Price	\$1,524,700	\$1,479,700	3.0%	\$1,482,500	2.8%	\$749,000	\$782,200	-4.2%	\$751,300	-0.3%	\$481,700	\$499,000	-3.5%	\$480,300	0.3%
Median Price	\$1,390,000	\$1,425,000	-2.5%	\$1,442,500	-3.6%	\$770,000	\$820,500	-6.2%	\$850,000	-9.4%	\$477,000	\$502,500	-5.1%	\$489,990	-2.7%
Average Price	\$1,565,944	\$1,532,060	2.2%	\$1,540,297	1.7%	\$781,606	\$854,707	-8.6%	\$852,461	-8.3%	\$490,698	\$522,627	-6.1%	\$496,619	-1.2%



MLS® Home Price Index - Fraser Valley

February 2025

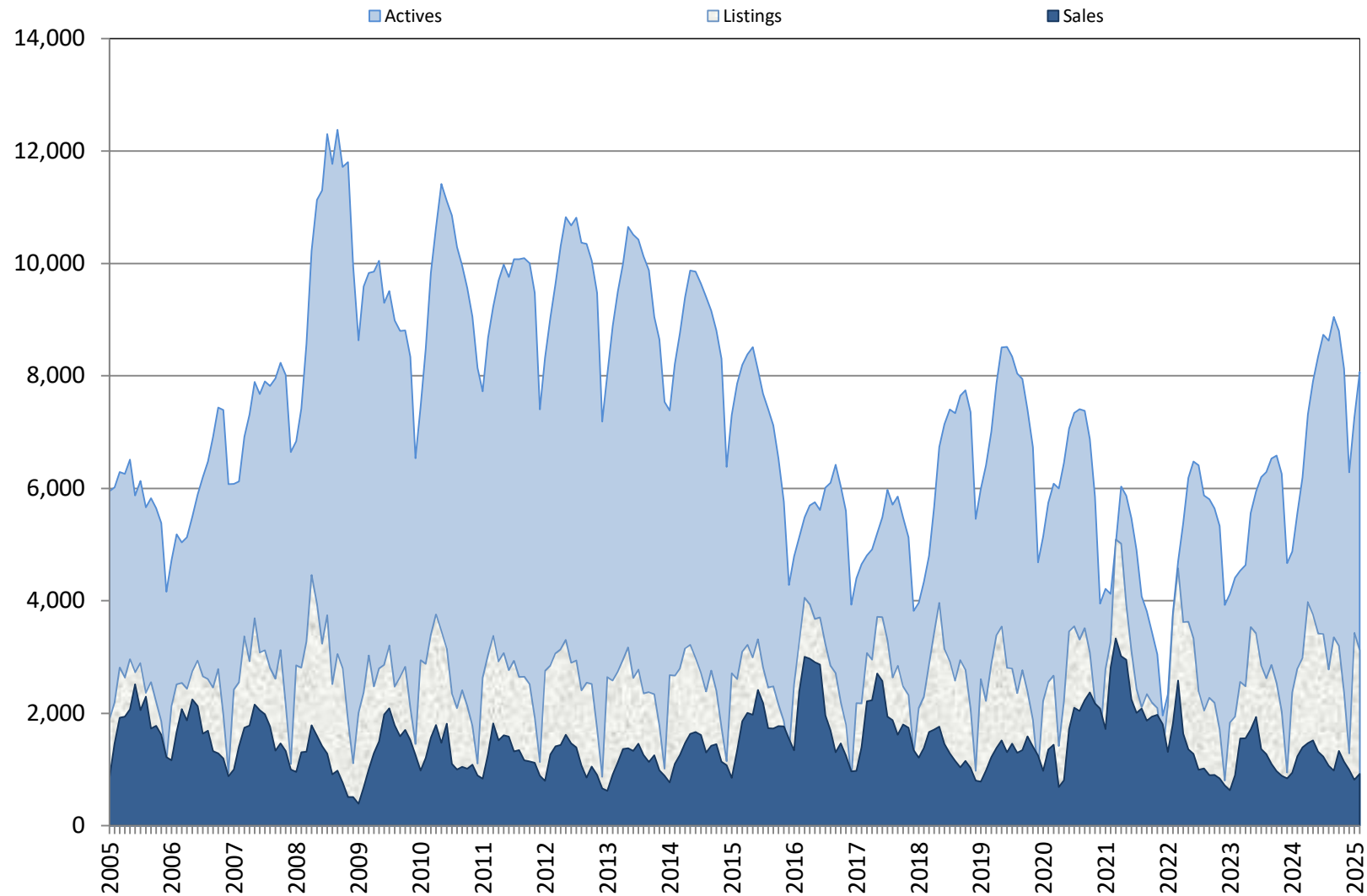
		BENCHMARK PRICE	INDEX (HPI)	ONE MONTH % CHANGE	THREE MONTH % CHANGE	SIX MONTH % CHANGE	ONE YEAR % CHANGE	THREE YEAR % CHANGE	FIVE YEAR % CHANGE	TEN YEAR % CHANGE
RESIDENTIAL COMBINED	LOWER MAINLAND	1,099,300	335.6	-0.3	-0.3	-2.4	-1.6	-8.9	31.3	70.5
	FRASER VALLEY BOARD	962,500	345.5	-0.2	-0.7	-3.1	-3.7	-17.3	39.5	105.8
	NORTH DELTA	1,187,500	377.2	-1.8	-3.0	-5.5	-1.9	-16.9	38.6	124.5
	NORTH SURREY	737,900	335.4	0.9	1.0	-2.0	-4.8	-21.1	30.8	93.2
	SURREY	1,026,700	359.0	-0.6	-1.4	-3.6	-4.6	-19.0	39.3	123.7
	CLOVERDALE	1,039,000	344.3	0.2	0.3	-0.6	-1.9	-15.5	44.9	127.4
	SOUTH SURREY & WHITE ROCK	1,119,300	293.5	-0.8	-2.8	-6.8	-7.3	-16.4	35.6	65.5
	LANGLEY	1,031,100	346.4	-0.3	-0.3	-1.8	-0.5	-10.0	41.8	119.5
	ABBOTSFORD	773,100	351.2	-0.5	0.1	-2.0	-2.9	-21.0	41.3	135.7
MISSION	933,600	366.7	2.2	1.8	-0.7	-2.4	-21.9	48.2	165.7	
DETACHED	LOWER MAINLAND	1,792,400	393.4	0.3	0.6	-1.9	1.6	-5.8	43.3	88.4
	FRASER VALLEY BOARD	1,489,100	423.3	0.5	0.5	-2.3	-0.6	-13.8	50.1	144.7
	NORTH DELTA	1,398,800	420.1	-1.2	-2.1	-5.1	-0.1	-14.4	46.0	145.4
	NORTH SURREY	1,524,700	471.5	2.9	4.2	0.9	3.1	-11.5	53.7	175.6
	SURREY	1,520,800	436.0	0.7	0.0	-1.3	-0.6	-13.2	51.3	162.3
	CLOVERDALE	1,529,200	435.8	1.9	3.3	1.2	1.6	-14.0	50.9	159.9
	SOUTH SURREY & WHITE ROCK	1,844,400	356.1	-0.6	-1.4	-6.2	-4.1	-10.0	40.0	93.0
	LANGLEY	1,617,700	427.5	0.1	-0.1	-1.8	0.9	-11.3	50.6	162.1
	ABBOTSFORD	1,204,100	416.5	-0.3	0.9	-1.5	-0.6	-20.0	49.0	172.6
MISSION	1,056,200	389.7	3.0	2.9	1.0	0.4	-20.4	54.2	184.5	
TOWNHOUSE	LOWER MAINLAND	959,200	366.2	-1.2	-2.2	-2.8	-1.4	-4.4	41.1	124.3
	FRASER VALLEY BOARD	820,600	368.3	-0.7	-1.7	-3.0	-2.1	-8.6	45.8	148.0
	NORTH DELTA	899,600	392.0	-2.9	-6.0	-6.0	-1.9	-14.5	31.7	120.7
	NORTH SURREY	749,000	427.0	-0.3	-2.9	-0.7	-4.3	-7.4	38.2	170.9
	SURREY	817,600	375.4	-1.2	-2.1	-4.3	-3.7	-12.9	44.1	159.1
	CLOVERDALE	826,500	339.0	-1.3	-3.5	-2.3	-3.5	-13.0	42.4	151.5
	SOUTH SURREY & WHITE ROCK	927,500	294.6	-0.8	-2.6	-4.4	-3.2	-11.2	47.9	98.7
	LANGLEY	864,500	373.6	0.0	-0.3	-2.3	0.8	-0.1	50.1	168.4
	ABBOTSFORD	657,600	363.7	0.6	1.0	-1.0	1.7	-3.8	48.3	178.1
MISSION	667,500	356.0	-2.6	-1.6	-2.5	0.1	3.1	52.4	181.0	
APARTMENT	LOWER MAINLAND	695,000	348.7	-0.1	-0.7	-2.6	-2.6	-1.4	22.7	98.7
	FRASER VALLEY BOARD	533,200	436.7	-0.3	-0.6	-2.4	-2.4	-5.4	41.0	174.0
	NORTH DELTA	550,500	527.3	-3.1	-3.3	-4.3	-5.0	-11.0	21.8	207.3
	NORTH SURREY	481,700	444.8	0.3	0.3	-2.8	-3.5	-7.8	31.5	161.7
	SURREY	546,300	498.0	-2.9	-3.1	-4.4	-3.8	-7.2	42.9	217.4
	CLOVERDALE	582,700	429.7	-2.2	-1.8	-4.0	-4.3	-7.7	31.6	160.0
	SOUTH SURREY & WHITE ROCK	609,400	359.7	1.6	-1.0	-2.3	-1.9	-2.0	41.5	144.9
	LANGLEY	598,500	416.5	-0.9	-0.4	-2.1	-1.9	-4.7	43.7	186.3
	ABBOTSFORD	440,100	471.7	-0.2	0.4	-0.7	-0.5	-4.4	51.4	225.1
MISSION	453,200	406.1	-0.9	-2.2	-1.9	2.2	2.7	48.8	221.5	

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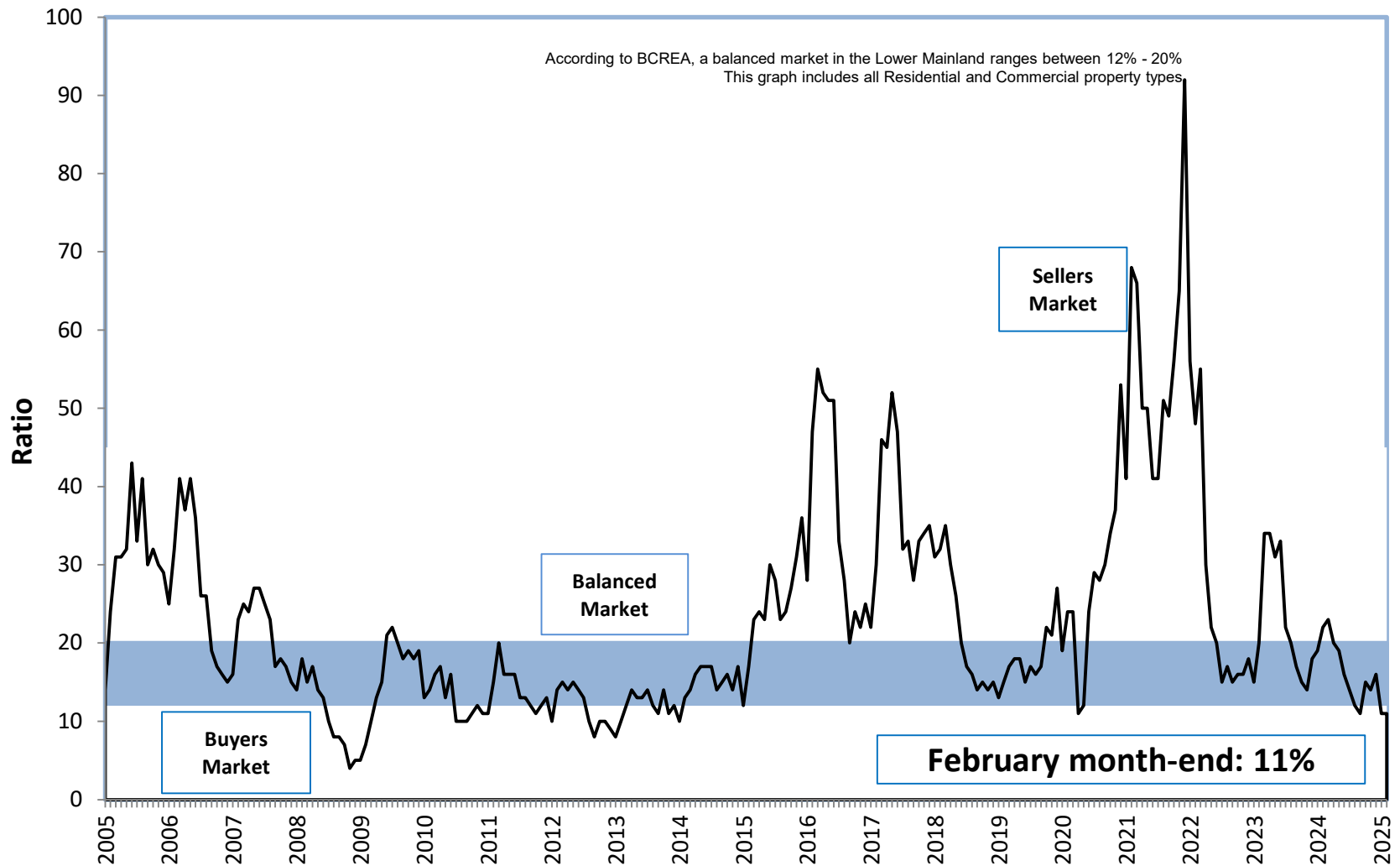
All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.

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

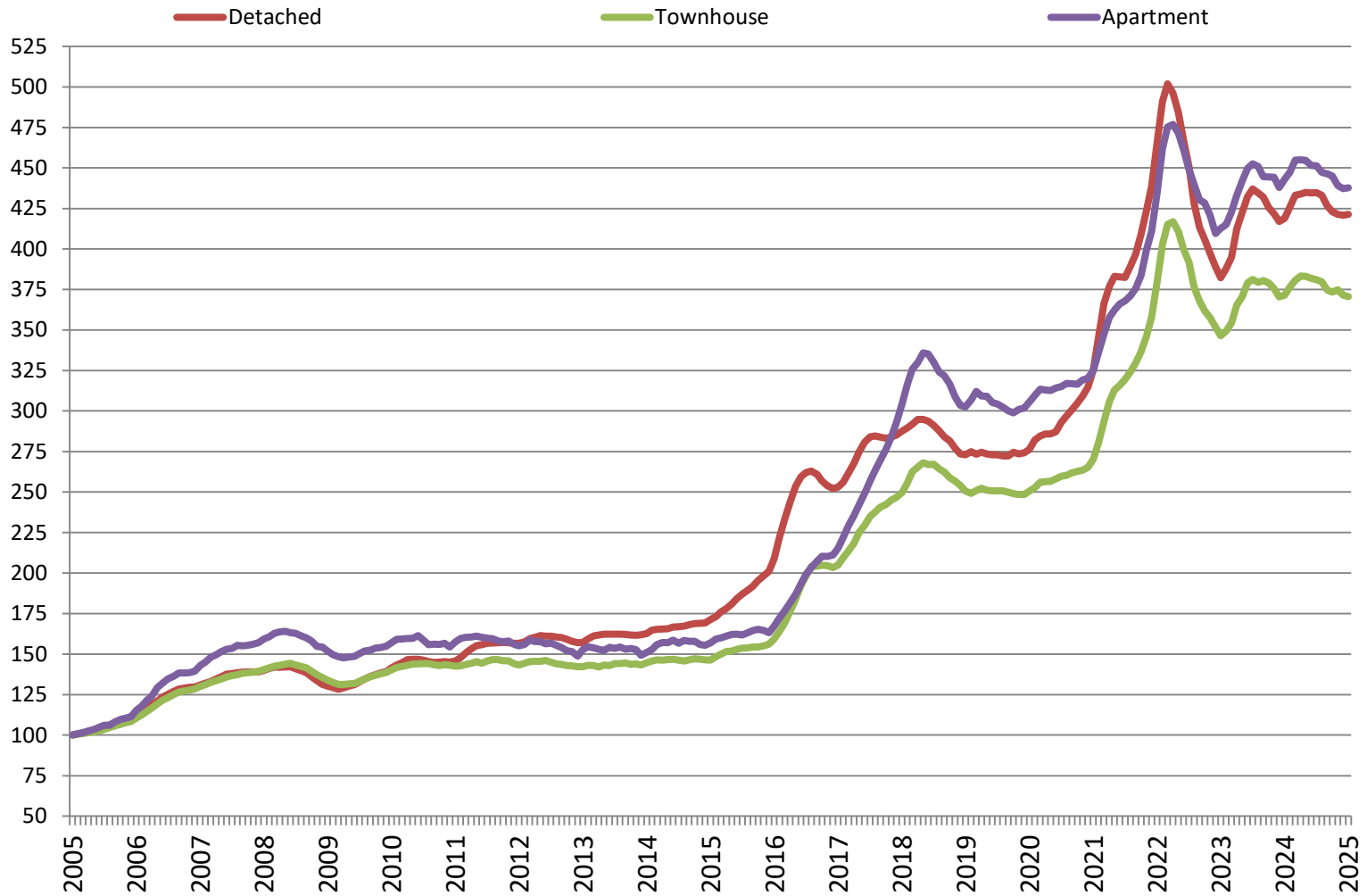
Sales, Listings & Active Inventory, All Types, Fraser Valley



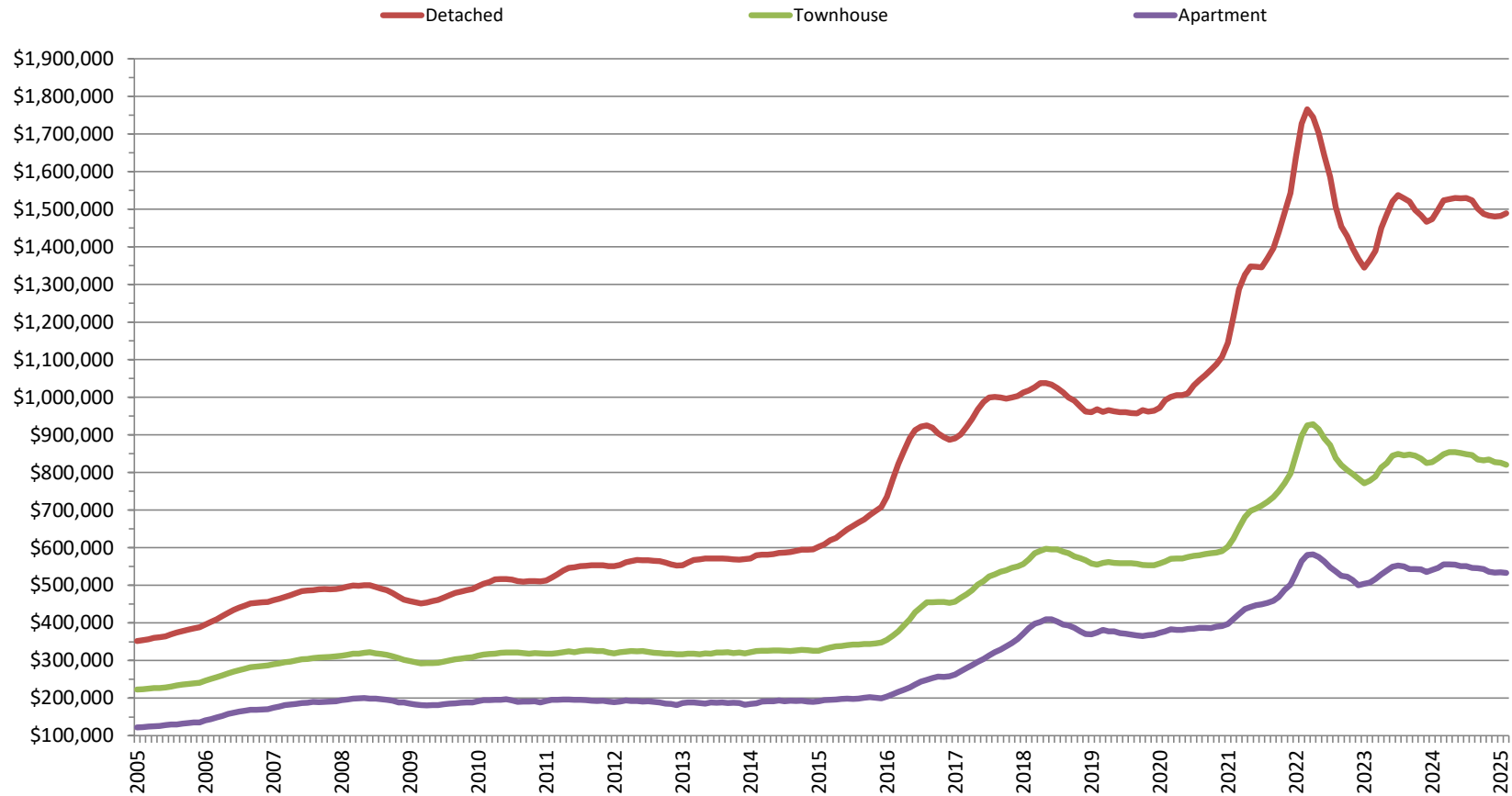
Sales-to-Active Listings Ratio, All Types, Fraser Valley



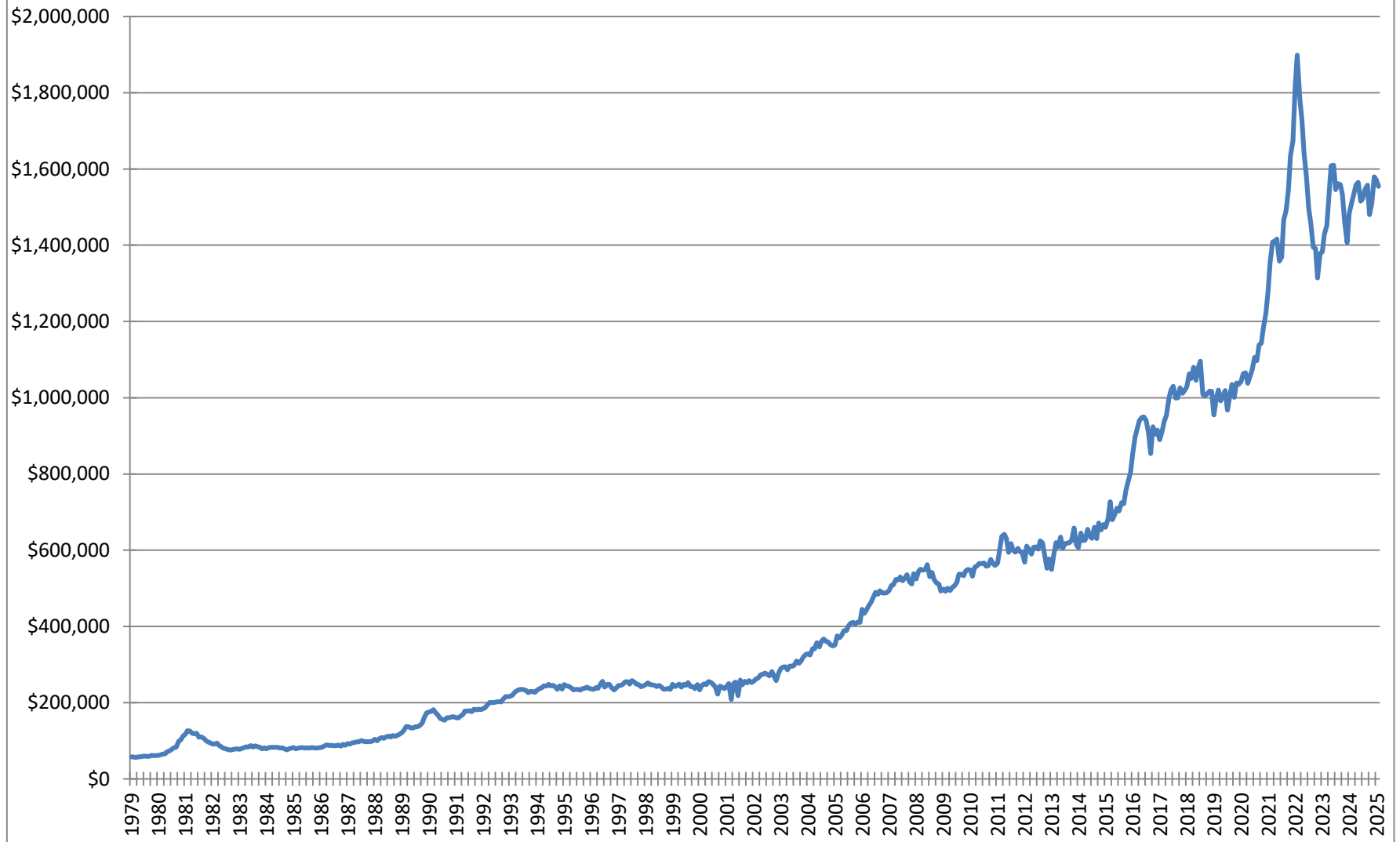
MLS® Home Price Index, Fraser Valley



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

