Monthly Statistics Package

Fraser Valley Real Estate Board

July 2025

News Release

Fraser Valley Real Estate Board

For Immediate Release: August 5, 2025

Fraser Valley real estate sales activity levels off as market enters seasonal slowdown

SURREY, BC – Market conditions are ideal for Fraser Valley home buyers this summer, but the persistent gap between buyers' and sellers' price expectations continues to suppress sales.

The Fraser Valley Real Estate Board recorded 1,190 sales on its Multiple Listing Service® (MLS®) in July, down half a per cent from June and down three per cent year-over-year. July sales were 23 per cent below the 10-year average.

The supply of homes for sale dipped slightly in July, down two per cent from June to 10,650, nearly 50 per cent above the 10-year seasonal average. New listings declined five per cent over June to 3,453. The Fraser Valley remains in a buyer's market with an overall sales-to-active listings ratio of 11 per cent; the market is considered balanced when the ratio is between 12 per cent and 20 per cent.

"Home sellers are having to work harder than they did a year or two ago," said Tore Jacobsen, Chair of the Fraser Valley Real Estate Board. "In a market where buyers are cautious and have ample choice, successful sellers are going the extra mile to meet buyers where they're at—staging their home, handling repairs up front, and most importantly, pricing their homes realistically for the current market conditions."

Across the Fraser Valley in July, the average number of days to sell both a single-family detached home and a condo was 38 days. Townhomes took, on average, 35 days to sell.

"The housing market, like other sectors, continues to process the effects of the ongoing tariff threats," said Baldev Gill, CEO of the Fraser Valley Real Estate Board. "The slowdown in home sales this spring and summer has largely been driven by uncertainty and fear. Buyers and sellers are taking measures to offset the anticipated impacts, knowing that the economic effects of tariffs will likely take some time to be fully realized throughout the system."

The composite Benchmark price in the Fraser Valley decreased 0.7 per cent in July, to $944,800.

MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At $1,451,100, the Benchmark price for an FVREB *single-family detached* home decreased 0.5 per cent compared to June 2025 and decreased 5.1 per cent compared to July 2024.
- **Townhomes:** At $814,900 the Benchmark price for an FVREB *townhome* decreased 1.2 per cent compared to June 2025 and decreased 4.0 per cent compared to July 2024.
- **Apartments:** At $519,300 the Benchmark price for an FVREB *apartment/condo* decreased 1.4 per cent compared to June 2025 and decreased 5.8 per cent compared to July 2024.

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**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.*

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FVREB Stats

MLS® Summary - Fraser Valley
July 2025

Grand Totals	All Property Types				
	Jul-25	Jul-24	% change	Jun-25	% change
Sales	1,190	1,230	-3.3%	1,195	-0.4%
New Listings	3,453	3,412	1.2%	3,618	-4.6%
Active Listings	10,650	8,731	22.0%	10,842	-1.8%
Average Price	$ 995,094	$ 1,015,501	-2.0%	$ 1,047,863	-5.0%

Grand Totals - year to date	All Property Types		
	2025	2024	% change
Sales - year to date	7,368	9,089	-18.9%
New Listings - year to date	25,195	22,719	10.9%

All Areas Combined	Detached					Townhouse					Apartment				
	Jul-25	Jul-24	% change	Jun-25	% change	Jul-25	Jul-24	% change	Jun-25	% change	Jul-25	Jul-24	% change	Jun-25	% change
Sales	397	382	3.9%	431	-7.9%	299	354	-15.5%	314	-4.8%	356	372	-4.3%	341	4.4%
New Listings	1,279	1,238	3.3%	1,341	-4.6%	770	760	1.3%	785	-1.9%	938	996	-5.8%	992	-5.4%
Active Listings	3,883	3,258	19.2%	3,907	-0.6%	1,801	1,376	30.9%	1,818	-0.9%	2,593	2,057	26.1%	2,676	-3.1%
Benchmark Price	$1,451,100	$ 1,529,600	-5.1%	$ 1,458,600	-0.5%	$ 814,900	$ 848,800	-4.0%	$ 824,400	-1.2%	$ 519,300	$ 551,000	-5.8%	$ 526,500	-1.4%
Median Price	$1,375,000	$ 1,426,000	-3.6%	$ 1,370,000	0.4%	$ 800,000	$ 832,250	-3.9%	$ 812,500	-1.5%	$ 520,000	$ 525,000	-1.0%	$ 519,900	0.0%
Average Price	$1,472,027	$ 1,522,197	-3.3%	$ 1,489,089	-1.1%	$ 814,339	$ 854,317	-4.7%	$ 825,820	-1.4%	$ 556,407	$ 541,963	2.7%	$ 554,270	0.4%

Abbotsford	Detached					Townhouse					Apartment				
	Jul-25	Jul-24	% change	Jun-25	% change	Jul-25	Jul-24	% change	Jun-25	% change	Jul-25	Jul-24	% change	Jun-25	% change
Sales	64	66	-3.0%	58	10.3%	32	43	-25.6%	45	-28.9%	58	66	-12.1%	57	1.8%
New Listings	178	166	7.2%	181	-1.7%	88	85	3.5%	107	-17.8%	163	127	28.3%	151	7.9%
Active Listings	512	438	16.9%	534	-4.1%	242	160	51.3%	252	-4.0%	383	265	44.5%	378	1.3%
Benchmark Price	$1,180,200	$ 1,234,700	-4.4%	$ 1,190,600	-0.9%	$ 653,400	$ 666,700	-2.0%	$ 655,300	-0.3%	$ 424,400	$ 448,200	-5.3%	$ 441,600	-3.9%
Median Price	$1,154,600	$ 1,150,000	0.4%	$ 1,053,500	9.6%	$ 651,500	$ 712,000	-8.5%	$ 700,000	-6.9%	$ 439,500	$ 426,250	3.1%	$ 420,000	4.6%
Average Price	$1,204,726	$ 1,246,232	-3.3%	$ 1,131,623	6.5%	$ 645,918	$ 710,668	-9.1%	$ 690,971	-6.5%	$ 472,611	$ 436,361	8.3%	$ 438,880	7.7%

Mission	Detached					Townhouse					Apartment				
	Jul-25	Jul-24	% change	Jun-25	% change	Jul-25	Jul-24	% change	Jun-25	% change	Jul-25	Jul-24	% change	Jun-25	% change
Sales	36	38	-5.3%	37	-2.7%	8	15	-46.7%	6	33.3%	11	8	37.5%	9	22.2%
New Listings	89	107	-16.8%	94	-5.3%	21	20	5.0%	12	75.0%	15	28	-46.4%	11	36.4%
Active Listings	303	247	22.7%	291	4.1%	47	36	30.6%	44	6.8%	44	39	12.8%	49	-10.2%
Benchmark Price	$1,033,100	$ 1,048,900	-1.5%	$ 1,026,700	0.6%	$ 663,000	$ 685,700	-3.3%	$ 659,600	0.5%	$ 441,500	$ 466,700	-5.4%	$ 453,200	-2.6%
Median Price	$ 955,000	$ 999,450	-4.4%	$ 1,020,000	-6.4%	$ 644,500	$ 655,000	-1.6%	$ 640,000	0.7%	$ 400,000	$ 425,000	-5.9%	$ 484,000	-17.4%
Average Price	$ 959,916	$ 1,097,961	-12.6%	$ 1,007,268	-4.7%	$ 618,112	$ 641,205	-3.6%	$ 654,166	-5.5%	$ 434,790	$ 475,437	-8.5%	$ 502,433	-13.5%

Source: Fraser Valley Real Estate Board

White Rock / South Surrey	Detached					Townhouse					Apartment				
	Jul-25	Jul-24	% change	Jun-25	% change	Jul-25	Jul-24	% change	Jun-25	% change	Jul-25	Jul-24	% change	Jun-25	% change
Sales	54	49	10.2%	73	-26.0%	41	46	-10.9%	54	-24.1%	60	43	39.5%	62	-3.2%
New Listings	210	184	14.1%	217	-3.2%	136	105	29.5%	116	17.2%	119	143	-16.8%	166	-28.3%
Active Listings	661	581	13.8%	661	0.0%	287	236	21.6%	267	7.5%	379	299	26.8%	421	-10.0%
Benchmark Price	$1,837,300	$ 1,980,500	-7.2%	$ 1,846,800	-0.5%	$ 928,200	$ 969,500	-4.3%	$ 935,000	-0.7%	$ 584,400	$ 635,100	-8.0%	$ 589,300	-0.8%
Median Price	$1,658,000	$ 1,900,000	-12.7%	$ 1,800,000	-7.9%	$ 1,078,000	$ 979,000	10.1%	$ 927,500	16.2%	$ 635,000	$ 599,900	5.9%	$ 634,950	0.0%
Average Price	$1,985,981	$ 2,105,257	-5.7%	$ 2,041,629	-2.7%	$ 1,083,484	$ 1,042,435	3.9%	$ 974,880	11.1%	$ 752,684	$ 715,532	5.2%	$ 751,208	0.2%

Langley	Detached					Townhouse					Apartment				
	Jul-25	Jul-24	% change	Jun-25	% change	Jul-25	Jul-24	% change	Jun-25	% change	Jul-25	Jul-24	% change	Jun-25	% change
Sales	89	78	14.1%	93	-4.3%	82	105	-21.9%	88	-6.8%	82	96	-14.6%	89	-7.9%
New Listings	216	208	3.8%	240	-10.0%	147	160	-8.1%	182	-19.2%	220	252	-12.7%	223	-1.3%
Active Listings	571	482	18.5%	576	-0.9%	328	243	35.0%	352	-6.8%	524	392	33.7%	522	0.4%
Benchmark Price	$1,598,600	$ 1,635,100	-2.2%	$ 1,600,800	-0.1%	$ 852,300	$ 878,900	-3.0%	$ 859,700	-0.9%	$ 590,900	$ 618,300	-4.4%	$ 599,800	-1.5%
Median Price	$1,400,000	$ 1,515,000	-7.6%	$ 1,425,000	-1.8%	$ 820,000	$ 871,000	-5.9%	$ 830,000	-1.2%	$ 550,000	$ 566,500	-2.9%	$ 540,000	1.9%
Average Price	$1,564,635	$ 1,608,600	-2.7%	$ 1,526,300	2.5%	$ 832,423	$ 904,518	-8.0%	$ 850,629	-2.1%	$ 558,508	$ 585,293	-4.6%	$ 576,319	-3.1%

Delta - North	Detached					Townhouse					Apartment				
	Jul-25	Jul-24	% change	Jun-25	% change	Jul-25	Jul-24	% change	Jun-25	% change	Jul-25	Jul-24	% change	Jun-25	% change
Sales	31	22	40.9%	27	14.8%	10	6	66.7%	7	42.9%	11	11	0.0%	5	120.0%
New Listings	103	82	25.6%	118	-12.7%	18	17	5.9%	8	125%	23	30	-23.3%	25	-8.0%
Active Listings	291	193	50.8%	281	3.6%	38	30	26.7%	42	-9.5%	57	50	14.0%	58	-1.7%
Benchmark Price	$1,333,600	$ 1,474,300	-9.5%	$ 1,323,600	0.8%	$ 932,900	$ 987,100	-5.5%	$ 921,900	1.2%	$ 555,800	$ 583,900	-4.8%	$ 558,000	-0.4%
Median Price	$1,391,500	$ 1,385,000	0.5%	$ 1,285,000	8.3%	$ 855,000	$ 872,500	-2.0%	$ 928,888	-8.0%	$ 556,097	$ 535,000	3.9%	$ 580,000	-4.1%
Average Price	$1,423,387	$ 1,428,290	-0.3%	$ 1,350,166	5.4%	$ 894,598	$ 943,166	-5.1%	$ 936,641	-4.5%	$ 558,603	$ 547,580	2.0%	$ 611,029	-8.6%

City of Surrey - Combined*	Detached					Townhouse					Apartment				
	Jul-25	Jul-24	% change	Jun-25	% change	Jul-25	Jul-24	% change	Jun-25	% change	Jul-25	Jul-24	% change	Jun-25	% change
Sales	167	176	-5.1%	198	-15.7%	167	185	-9.7%	167	0.0%	161	191	-15.7%	151	6.6%
Benchmark Price	$1,561,700	$ 1,663,100	-6.1%	$ 1,573,300	-0.7%	$ 838,700	$ 877,500	-4.4%	$ 852,100	-1.6%	$ 511,600	$ 544,000	-6.0%	$ 513,800	-0.4%
Average Price	$1,600,371	$ 1,699,246	-5.8%	$ 1,649,730	-3.0%	$ 842,326	$ 873,610	-3.6%	$ 849,533	-0.8%	$ 529,350	$ 559,138	-5.3%	$ 531,882	-0.5%

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

Surrey - Central	Detached					Townhouse					Apartment				
	Jul-25	Jul-24	% change	Jun-25	% change	Jul-25	Jul-24	% change	Jun-25	% change	Jul-25	Jul-24	% change	Jun-25	% change
Sales	55	57	-3.5%	61	-9.8%	73	73	0.0%	61	19.7%	19	30	-36.7%	25	-24.0%
New Listings	248	232	6.9%	253	-2.0%	224	239	-6.3%	227	-1.3%	89	88	1.1%	74	20.3%
Active Listings	835	688	21.4%	839	-0.5%	547	437	25.2%	544	0.6%	248	196	26.5%	244	1.6%
Benchmark Price	$1,468,200	$ 1,563,800	-6.1%	$ 1,480,200	-0.8%	$ 809,300	$ 857,100	-5.6%	$ 824,200	-1.8%	$ 547,400	$ 572,200	-4.3%	$ 547,800	-0.1%
Median Price	$1,485,000	$ 1,550,000	-4.2%	$ 1,475,000	0.7%	$ 795,000	$ 825,000	-3.6%	$ 810,000	-1.9%	$ 480,000	$ 549,000	-12.6%	$ 537,500	-10.7%
Average Price	$1,547,333	$ 1,587,105	-2.5%	$ 1,501,407	3.1%	$ 754,317	$ 821,164	-8.1%	$ 811,277	-7.0%	$ 486,784	$ 549,623	-11.4%	$ 527,520	-7.7%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Jul-25	Jul-24	% change	Jun-25	% change	Jul-25	Jul-24	% change	Jun-25	% change	Jul-25	Jul-24	% change	Jun-25	% change
Sales	31	37	-16.2%	32	-3.1%	32	40	-20.0%	34	-5.9%	22	16	37.5%	16	37.5%
New Listings	95	113	-15.9%	97	-2.1%	78	86	-9.3%	85	-8.2%	32	27	18.5%	51	-37.3%
Active Listings	220	214	2.8%	225	-2.2%	165	122	35.2%	164	0.6%	83	56	48.2%	98	-15.3%
Benchmark Price	$1,435,500	$ 1,521,900	-5.7%	$ 1,462,500	-1.8%	$ 821,500	$ 858,200	-4.3%	$ 841,500	-2.4%	$ 580,700	$ 598,500	-3.0%	$ 575,000	1.0%
Median Price	$1,380,000	$ 1,410,000	-2.1%	$ 1,332,500	3.6%	$ 809,900	$ 845,000	-4.2%	$ 811,000	-0.1%	$ 554,500	$ 595,000	-6.8%	$ 562,500	-1.4%
Average Price	$1,418,412	$ 1,462,867	-3.0%	$ 1,435,697	-1.2%	$ 820,714	$ 855,185	-4.0%	$ 788,125	4.1%	$ 550,427	$ 583,018	-5.6%	$ 598,250	-8.0%

Surrey - North	Detached					Townhouse					Apartment				
	Jul-25	Jul-24	% change	Jun-25	% change	Jul-25	Jul-24	% change	Jun-25	% change	Jul-25	Jul-24	% change	Jun-25	% change
Sales	37	33	12.1%	49	-24.5%	21	26	-19.2%	19	10.5%	93	102	-8.8%	78	19.2%
New Listings	137	145	-5.5%	140	-2.1%	57	48	18.8%	48	18.8%	277	301	-8.0%	291	-4.8%
Active Listings	474	403	17.6%	484	-2.1%	146	112	30.4%	153	-4.6%	873	757	15.3%	903	-3.3%
Benchmark Price	$1,435,300	$ 1,512,500	-5.1%	$ 1,447,600	-0.8%	$ 750,800	$ 765,200	-1.9%	$ 762,300	-1.5%	$ 458,200	$ 497,400	-7.9%	$ 463,400	-1.1%
Median Price	$1,420,000	$ 1,512,000	-6.1%	$ 1,350,000	5.2%	$ 650,000	$ 733,000	-11.3%	$ 696,000	-6.6%	$ 495,000	$ 471,000	5.1%	$ 447,250	10.7%
Average Price	$1,433,535	$ 1,555,108	-7.8%	$ 1,498,611	-4.3%	$ 710,366	$ 750,518	-5.3%	$ 734,178	-3.2%	$ 509,949	$ 492,260	3.6%	$ 458,790	11.2%

MLS® Home Price Index - Fraser Valley
July 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**	1,090,700	332.9	-0.7	-2.0	-1.2	-3.4	-5.9	28.0	55.0
	FRASER VALLEY BOARD	944,800	339.1	-0.7	-2.9	-2.1	-5.4	-12.8	32.9	88.2
	NORTH DELTA	1,143,500	363.2	0.7	-4.4	-5.4	-9.5	-8.8	30.0	96.5
	NORTH SURREY	713,100	324.1	-0.9	-1.8	-2.5	-6.2	-17.9	24.4	70.9
	SURREY	1,002,500	350.5	-1.1	-3.2	-3.2	-7.0	-15.1	31.8	105.6
	CLOVERDALE	1,004,000	332.7	-2.0	-4.5	-3.2	-4.6	-6.1	38.9	109.9
	SOUTH SURREY & WHITE ROCK	1,105,600	290.0	-0.4	-3.4	-2.0	-8.6	-13.7	28.3	53.3
	LANGLEY	1,021,200	343.0	-0.4	-2.3	-1.3	-2.5	-8.2	36.1	102.4
	ABBOTSFORD	760,200	345.4	-1.2	-2.2	-2.2	-4.7	-15.2	35.0	117.6
	MISSION	908,200	356.7	0.5	-2.8	-0.6	-3.8	-9.4	39.2	144.7
DETACHED	**LOWER MAINLAND**	1,757,100	385.7	-0.9	-2.9	-1.9	-3.9	-2.9	35.9	67.1
	FRASER VALLEY BOARD	1,451,100	412.5	-0.5	-3.7	-2.1	-5.1	-8.5	40.7	120.6
	NORTH DELTA	1,333,600	400.5	0.8	-5.0	-5.8	-9.5	-5.9	34.6	111.2
	NORTH SURREY	1,435,300	443.8	-0.9	-3.3	-3.2	-5.1	-11.9	40.4	135.6
	SURREY	1,468,200	420.9	-0.8	-4.3	-3.1	-6.1	-10.6	40.7	137.1
	CLOVERDALE	1,435,500	409.1	-1.9	-6.0	-4.4	-5.7	-6.3	38.6	131.3
	SOUTH SURREY & WHITE ROCK	1,837,300	354.7	-0.5	-3.8	-1.0	-7.2	-8.1	32.8	78.9
	LANGLEY	1,598,600	422.5	-0.1	-3.2	-1.1	-2.2	-6.5	42.8	137.8
	ABBOTSFORD	1,180,200	408.2	-0.9	-2.6	-2.3	-4.4	-9.3	40.7	149.7
	MISSION	1,033,100	381.2	0.6	-2.7	0.8	-1.5	-4.4	44.9	162.2
TOWNHOUSE	**LOWER MAINLAND**	963,300	367.8	-0.7	-1.0	-0.8	-2.8	-2.3	38.9	113.7
	FRASER VALLEY BOARD	814,900	365.8	-1.1	-2.2	-1.3	-4.0	-6.6	40.8	138.2
	NORTH DELTA	932,900	406.5	1.2	-2.9	0.7	-5.5	-4.2	35.4	117.3
	NORTH SURREY	750,800	428.1	-1.5	-1.0	-0.1	-1.9	-4.3	34.6	173.4
	SURREY	809,300	371.6	-1.8	-3.2	-2.2	-5.6	-6.8	39.7	153.3
	CLOVERDALE	821,500	337.0	-2.4	-2.9	-1.9	-4.3	-3.1	38.8	134.4
	SOUTH SURREY & WHITE ROCK	928,200	294.9	-0.7	-2.7	-0.7	-4.3	-3.1	39.8	92.8
	LANGLEY	852,300	368.3	-0.9	-1.1	-1.4	-3.0	-7.9	43.5	158.1
	ABBOTSFORD	653,400	361.4	-0.3	-0.4	-0.1	-2.0	-11.8	45.9	163.4
	MISSION	663,000	353.6	0.5	0.1	-3.3	-3.3	-9.5	49.7	170.5
APARTMENT	**LOWER MAINLAND**	688,600	345.5	-0.8	-2.7	-1.0	-3.6	-1.9	23.0	87.7
	FRASER VALLEY BOARD	519,300	425.3	-1.4	-3.5	-2.9	-5.8	-5.3	35.0	163.0
	NORTH DELTA	555,800	532.4	-0.4	-1.4	-2.1	-4.8	-7.0	20.9	187.9
	NORTH SURREY	458,200	423.1	-1.1	-3.4	-4.6	-7.9	-7.2	23.6	154.6
	SURREY	547,400	499.0	-0.1	-1.8	-2.7	-4.3	-2.2	39.7	196.1
	CLOVERDALE	580,700	428.2	1.0	-0.9	-2.5	-3.0	4.0	36.0	161.1
	SOUTH SURREY & WHITE ROCK	584,400	345.0	-0.8	-5.6	-2.5	-8.0	-5.6	33.0	131.4
	LANGLEY	590,900	411.2	-1.5	-3.3	-2.2	-4.4	-4.7	38.5	174.0
	ABBOTSFORD	424,400	454.9	-3.9	-3.1	-3.8	-5.3	-7.6	42.3	222.9
	MISSION	441,500	395.6	-2.6	-1.5	-3.5	-5.4	-11.1	37.2	220.8

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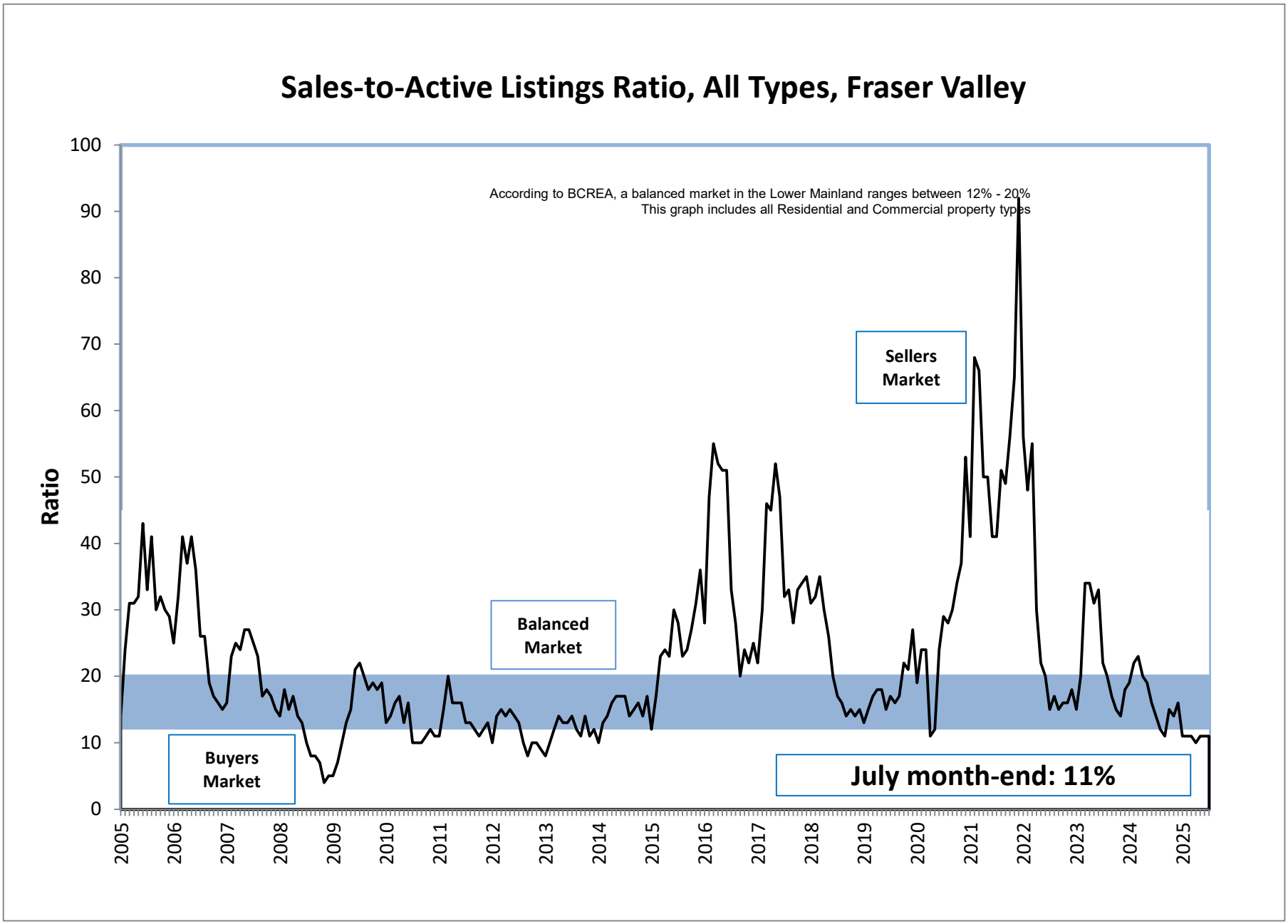
All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.
Lower Mainland combines data across the Fraser Valley and Greater Vancouver real estate board areas.



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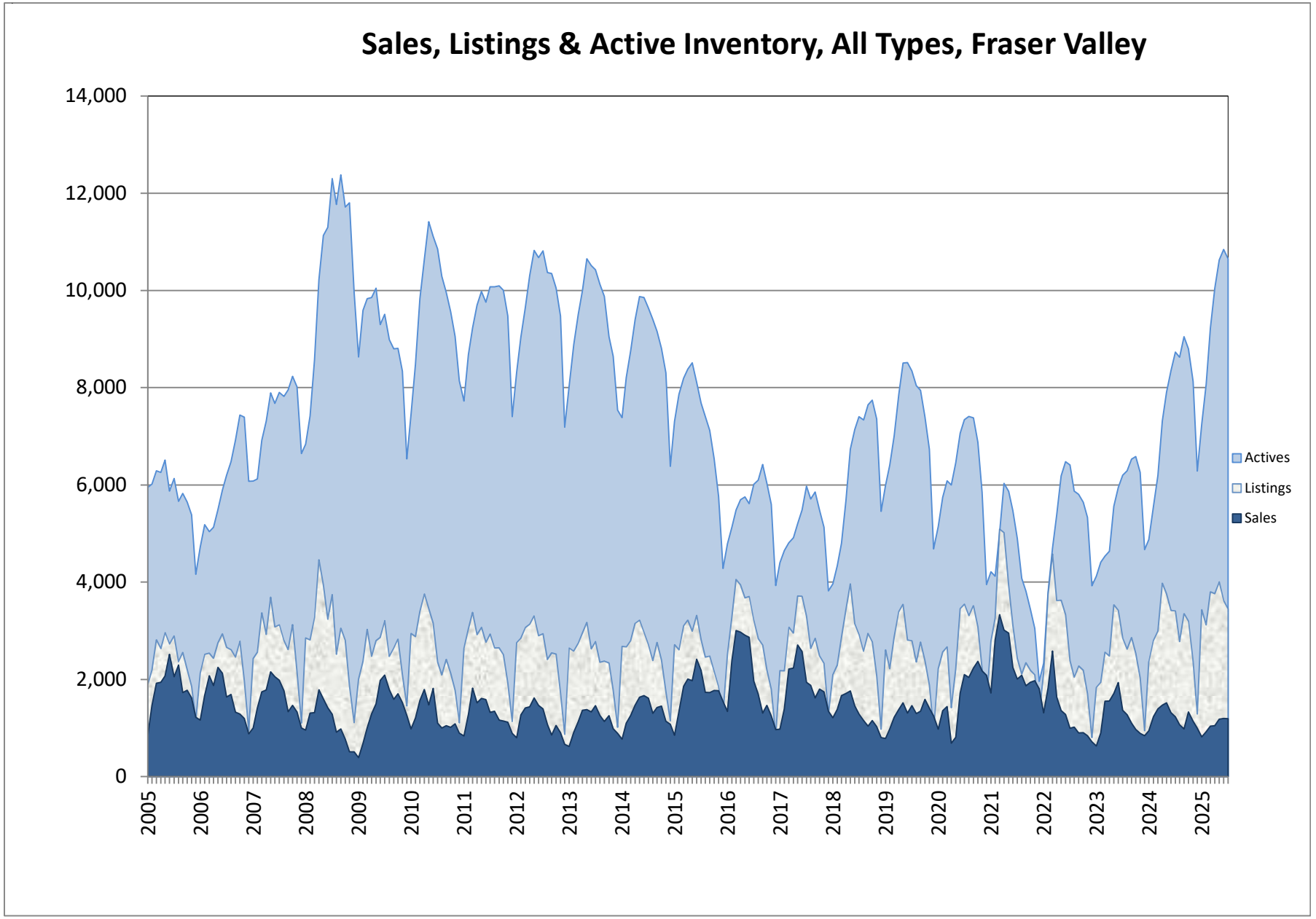

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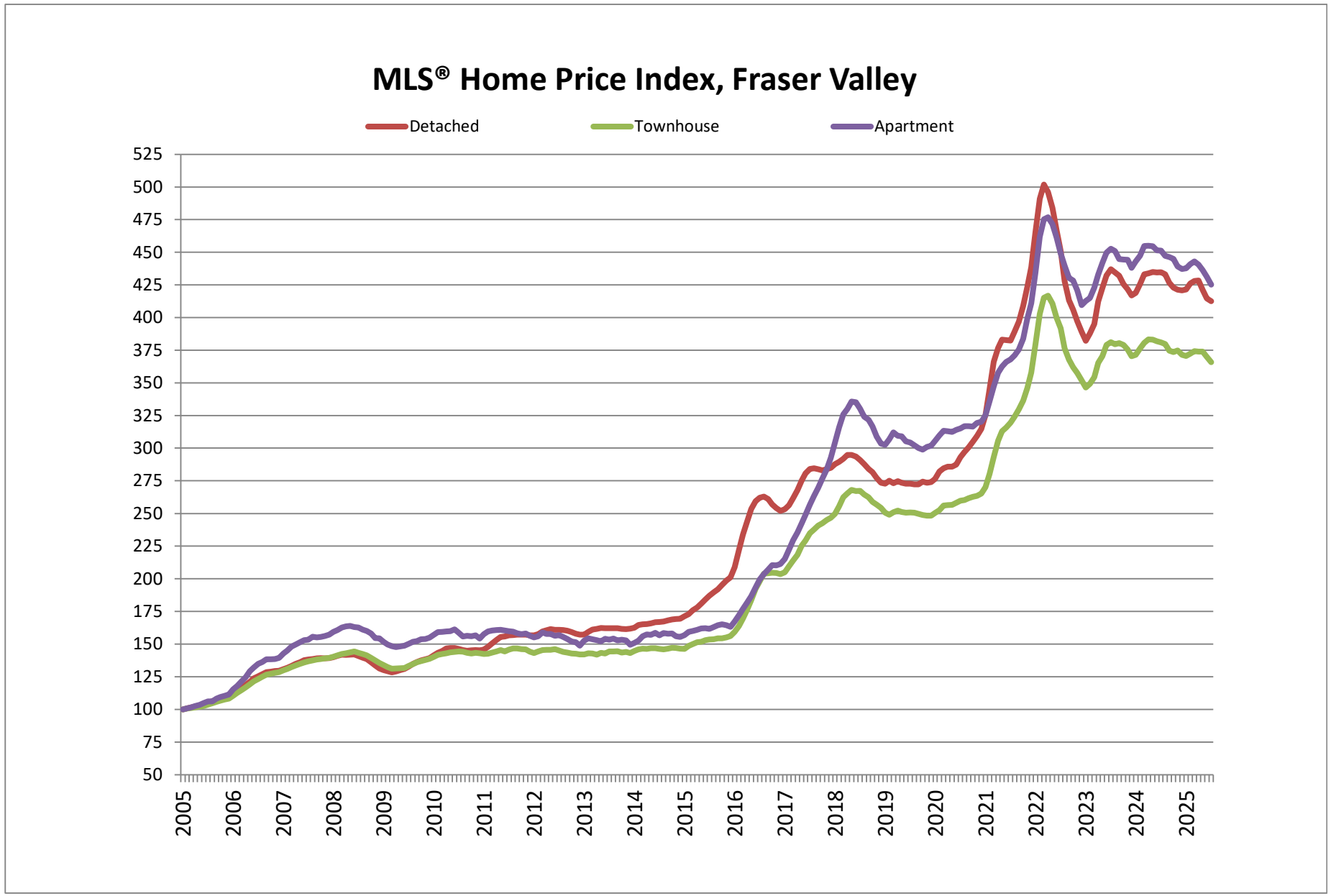

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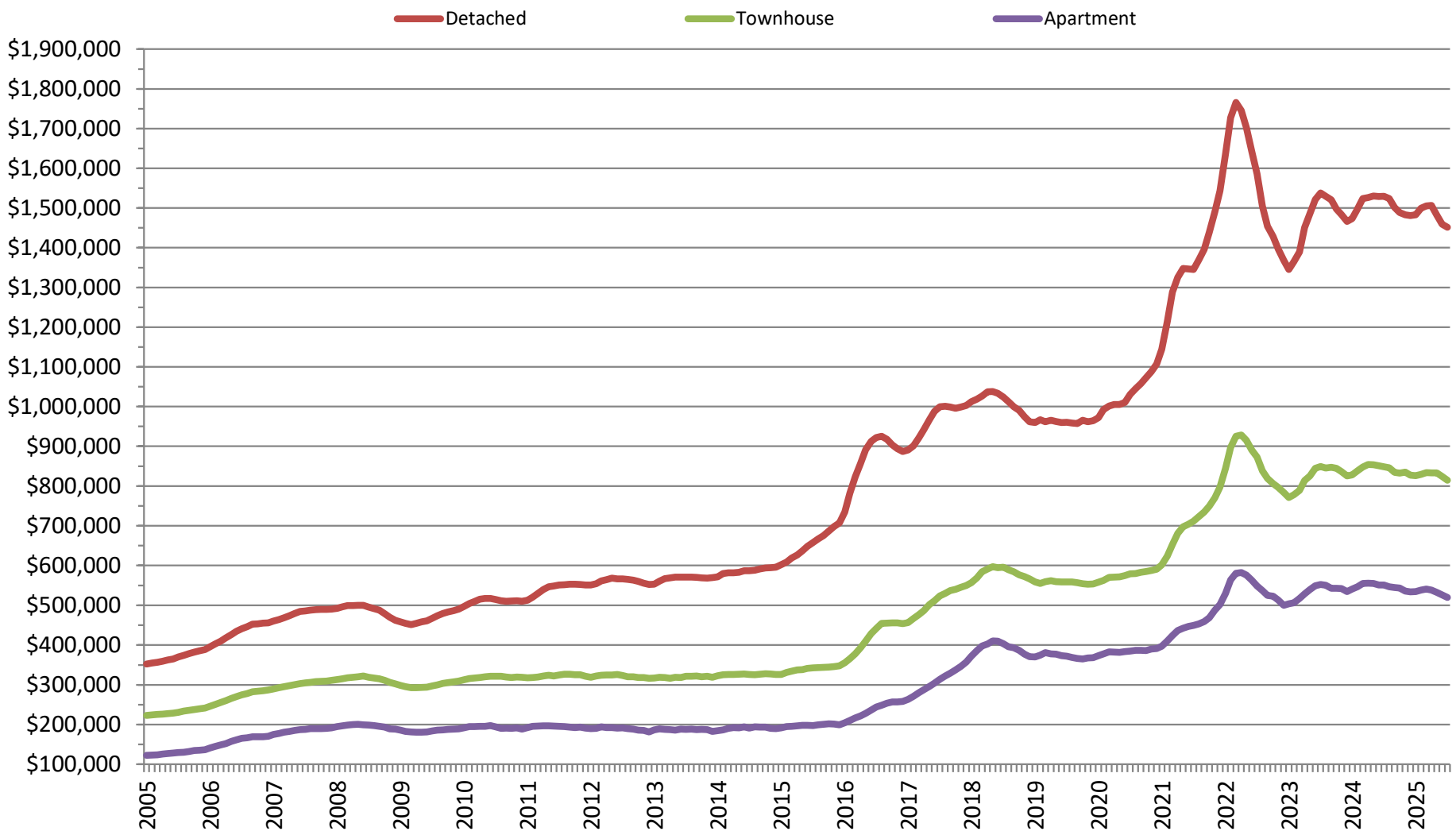
MLS® Home Price Index Benchmark Prices, Fraser Valley



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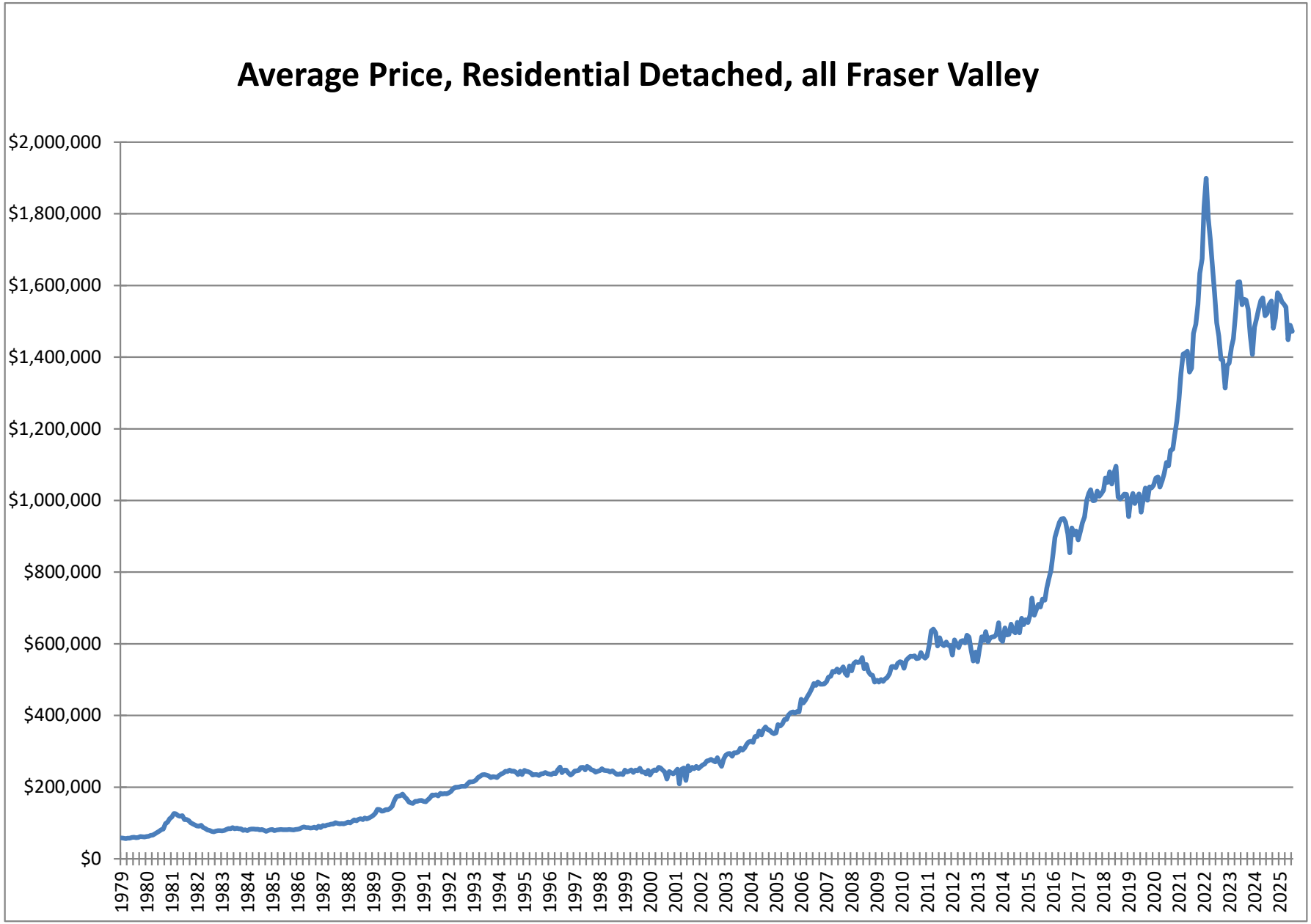

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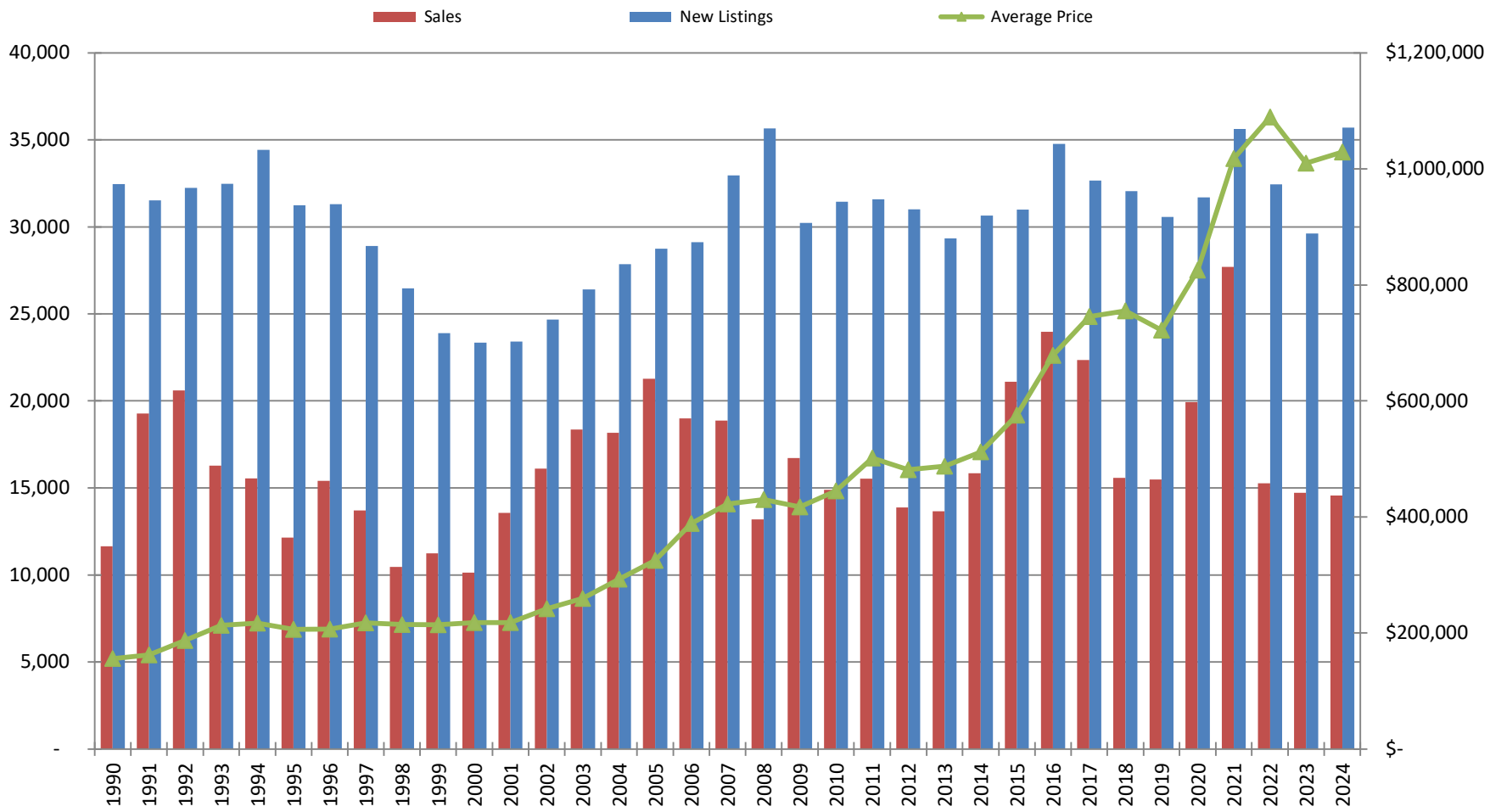
Annual Sales, New Listings, Average Price
All Property Types, Fraser Valley



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