



# Monthly Statistics Package

Fraser Valley Real Estate Board

September 2025





# News Release

## Fraser Valley Real Estate Board



For Immediate Release: October 2, 2025

### Sustained elevated inventories soften Fraser Valley home prices further, spurring bump in sales

**SURREY, BC** – Home prices in the Fraser Valley continued their downward trend in September, marking the sixth straight month of declines, amid high inventory.

The Benchmark price for a typical home in the Fraser Valley dropped one per cent in September to \$926,300, down 5.4 per cent year-over-year. The continued softening of prices may be encouraging some buyers back into the market, as the Fraser Valley Real Estate Board recorded 962 sales on its Multiple Listing Service® (MLS®) in September, an increase of three per cent over August. September sales were down two per cent year-over-year and 28 per cent below the 10-year average.

“As prices continue to weaken, the market is showing hopeful signs of renewed confidence,” said Tore Jacobsen, Chair of the Fraser Valley Real Estate Board. “While recent economic uncertainty seems to have weighed more heavily here in the Fraser Valley, some buyers are beginning to re-engage in the market, a positive signal heading into the fall.”

After sitting out for part of the summer, sellers reemerged in September, with new listings up 23 per cent month-over-month to 3,447; up three per cent year-over-year. Overall inventory remains at decade-high levels, with 10,583 active listings, up one per cent from August and up 17 per cent from September 2024.

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

Across the Fraser Valley in September, the average number of days to sell a single-family detached home was 37 days; while for a townhome it was 38 days. Condos took, on average, 39 days to sell.

“It is unreasonable to single out any one factor or policy driving today’s market dynamics,” said Baldev Gill, CEO of the Fraser Valley Real Estate Board. “That said, there is a growing consensus within the housing and development sector calling for greater measures to incentivize investors to help drive *new* supply growth, which would certainly have a positive impact on affordability.”

#### MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At \$1,420,000 the Benchmark price for an FVREB *single-family detached* home decreased 1.2 per cent compared to August 2025 and decreased 5.4 per cent compared to September 2024.
- **Townhomes:** At \$795,600 the Benchmark price for an FVREB *townhome* decreased 1.5 per cent compared to August 2025 and decreased 4.7 per cent compared to September 2024.
- **Apartments:** At \$510,400 the Benchmark price for an FVREB *apartment/condo* decreased 0.7 per cent compared to August 2025 and decreased 6.3 per cent compared to September 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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## MLS® Summary - Fraser Valley September 2025

Grand Totals	All Property Types				
	Sep-25	Sep-24	% change	Aug-25	% change
Sales	962	982	-2.0%	931	3.3%
New Listings	3,447	3,352	2.8%	2,793	23.4%
Active Listings	10,583	9,045	17.0%	10,445	1.3%
Average Price	\$ 986,674	\$ 1,025,762	-3.8%	\$ 1,008,091	-2.1%

Grand Totals - year to date	All Property Types		
	2025	2024	% change
Sales - year to date	9,250	11,127	-16.9%
New Listings - year to date	31,437	28,849	9.0%

All Areas Combined	Detached					Townhouse					Apartment				
	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change
Sales	344	317	8.5%	332	3.6%	244	263	-7.2%	249	-2.0%	262	296	-11.5%	253	3.6%
New Listings	1,226	1,252	-2.1%	991	23.7%	757	690	9.7%	635	19.2%	958	950	0.8%	735	30.3%
Active Listings	3,758	3,294	14.1%	3,769	-0.3%	1,833	1,419	29.2%	1,781	2.9%	2,599	2,255	15.3%	2,540	2.3%
Benchmark Price	\$1,420,000	\$ 1,501,100	-5.4%	\$ 1,436,800	-1.2%	\$ 795,600	\$ 834,400	-4.7%	\$ 807,800	-1.5%	\$ 510,400	\$ 545,000	-6.3%	\$ 514,100	-0.7%
Median Price	\$1,290,000	\$ 1,420,000	-9.2%	\$ 1,349,950	-4.4%	\$ 793,000	\$ 830,000	-4.5%	\$ 790,000	0.4%	\$ 515,000	\$ 529,000	-2.6%	\$ 510,000	1.0%
Average Price	\$1,422,575	\$ 1,557,112	-8.6%	\$ 1,423,097	0.0%	\$ 795,480	\$ 853,469	-6.8%	\$ 818,162	-2.8%	\$ 528,489	\$ 557,198	-5.2%	\$ 522,577	1.1%

Abbotsford	Detached					Townhouse					Apartment				
	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change
Sales	49	64	-23.4%	50	-2.0%	37	30	23.3%	42	-11.9%	41	50	-18.0%	49	-16.3%
New Listings	166	190	-12.6%	140	18.6%	86	69	24.6%	88	-2.3%	143	142	0.7%	130	10.0%
Active Listings	507	440	15.2%	513	-1.2%	250	172	45.3%	250	0.0%	376	283	32.9%	391	-3.8%
Benchmark Price	\$1,152,500	\$ 1,200,700	-4.0%	\$ 1,171,900	-1.7%	\$ 640,500	\$ 657,500	-2.6%	\$ 645,700	-0.8%	\$ 415,900	\$ 433,600	-4.1%	\$ 421,800	-1.4%
Median Price	\$1,050,000	\$ 1,097,500	-4.3%	\$ 1,095,000	-4.1%	\$ 660,000	\$ 683,500	-3.4%	\$ 715,250	-7.7%	\$ 415,000	\$ 435,000	-4.6%	\$ 398,500	4.1%
Average Price	\$1,092,428	\$ 1,206,471	-9.5%	\$ 1,153,428	-5.3%	\$ 646,289	\$ 644,726	0.2%	\$ 682,726	-5.3%	\$ 407,310	\$ 442,864	-8.0%	\$ 424,567	-4.1%

Mission	Detached					Townhouse					Apartment				
	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change
Sales	33	22	50.0%	38	-13.2%	9	7	28.6%	8	12.5%	7	4	75.0%	6	16.7%
New Listings	80	83	-3.6%	75	6.7%	13	10	30.0%	17	-23.5%	9	13	-30.8%	9	0.0%
Active Listings	295	259	13.9%	293	0.7%	46	39	17.9%	49	-6.1%	39	36	8.3%	41	-4.9%
Benchmark Price	\$1,015,400	\$ 1,003,400	1.2%	\$ 1,025,400	-1.0%	\$ 652,500	\$ 672,000	-2.9%	\$ 656,500	-0.6%	\$ 436,800	\$ 462,800	-5.6%	\$ 434,700	0.5%
Median Price	\$ 995,000	\$ 915,000	8.7%	\$ 949,000	4.8%	\$ 715,000	\$ 704,900	1.4%	\$ 669,500	6.8%	\$ 410,000	\$ 439,250	-6.7%	\$ 432,500	-5.2%
Average Price	\$1,001,157	\$ 973,772	2.8%	\$ 1,029,603	-2.8%	\$ 698,533	\$ 699,042	-0.1%	\$ 684,250	2.1%	\$ 404,914	\$ 479,100	-15.5%	\$ 464,333	-12.8%



White Rock / South Surrey	Detached					Townhouse					Apartment				
	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change
Sales	41	43	-4.7%	36	13.9%	29	49	-40.8%	34	-14.7%	49	44	11.4%	41	19.5%
New Listings	209	232	-9.9%	153	36.6%	153	147	4.1%	107	43.0%	178	164	8.5%	110	61.8%
Active Listings	664	580	14.5%	654	1.5%	340	263	29.3%	291	16.8%	389	361	7.8%	369	5.4%
Benchmark Price	\$1,777,900	\$1,934,500	-8.1%	\$1,795,500	-1.0%	\$906,800	\$964,600	-6.0%	\$921,200	-1.6%	\$593,100	\$646,000	-8.2%	\$588,600	0.8%
Median Price	\$1,625,000	\$1,770,000	-8.2%	\$1,730,000	-6.1%	\$882,000	\$974,000	-9.4%	\$987,850	-10.7%	\$595,000	\$623,000	-4.5%	\$590,000	0.8%
Average Price	\$2,008,273	\$2,379,721	-15.6%	\$1,949,122	3.0%	\$932,817	\$1,036,819	-10.0%	\$1,054,646	-11.6%	\$653,209	\$757,831	-13.8%	\$654,576	-0.2%

Langley	Detached					Townhouse					Apartment				
	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change
Sales	68	71	-4.2%	72	-5.6%	59	78	-24.4%	72	-18.1%	66	86	-23.3%	48	37.5%
New Listings	206	221	-6.8%	144	43.1%	178	153	16.3%	150	18.7%	265	234	13.2%	158	67.7%
Active Listings	539	489	10.2%	545	-1.1%	330	238	38.7%	316	4.4%	589	455	29.5%	528	11.6%
Benchmark Price	\$1,576,300	\$1,633,700	-3.5%	\$1,590,800	-0.9%	\$839,600	\$873,100	-3.8%	\$848,100	-1.0%	\$579,700	\$606,500	-4.4%	\$589,500	-1.7%
Median Price	\$1,432,950	\$1,494,000	-4.1%	\$1,422,500	0.7%	\$826,405	\$865,950	-4.6%	\$822,500	0.5%	\$552,000	\$551,500	0.1%	\$520,000	6.2%
Average Price	\$1,477,700	\$1,623,331	-9.0%	\$1,480,381	-0.2%	\$856,850	\$883,929	-3.1%	\$841,670	1.8%	\$552,792	\$567,633	-2.6%	\$545,458	1.3%

Delta - North	Detached					Townhouse					Apartment				
	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change
Sales	32	20	60.0%	21	52.4%	2	5	-60.0%	3	-33.3%	6	4	50.0%	9	-33.3%
New Listings	103	78	32.1%	65	58.5%	13	9	44.4%	6	117%	20	20	0.0%	15	33.3%
Active Listings	287	182	57.7%	275	4.4%	34	28	21.4%	35	-2.9%	59	56	5.4%	53	11.3%
Benchmark Price	\$1,318,400	\$1,468,200	-10.2%	\$1,321,300	-0.2%	\$901,200	\$929,700	-3.1%	\$933,000	-3.4%	\$543,400	\$581,300	-6.5%	\$540,300	0.6%
Median Price	\$1,267,500	\$1,410,000	-10.1%	\$1,285,000	-1.4%	\$1,050,000	\$860,000	22.1%	\$885,000	18.6%	\$672,500	\$617,500	8.9%	\$560,000	20.1%
Average Price	\$1,338,843	\$1,476,225	-9.3%	\$1,354,083	-1.1%	\$1,050,000	\$924,400	13.6%	\$880,000	19.3%	\$623,000	\$617,500	0.9%	\$493,799	26.2%



City of Surrey - Combined*	Detached					Townhouse					Apartment				
	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change
Sales	155	139	11.5%	138	12.3%	136	143	-4.9%	123	10.6%	123	151	-18.5%	125	-1.6%
Benchmark Price	\$1,521,300	\$1,628,600	-6.6%	\$1,541,800	-1.3%	\$816,000	\$861,200	-5.2%	\$830,700	-1.8%	\$498,100	\$539,300	-7.6%	\$500,800	-0.5%
Average Price	\$1,623,733	\$1,795,744	-9.6%	\$1,574,392	3.1%	\$811,481	\$885,725	-8.4%	\$856,782	-5.3%	\$540,715	\$590,162	-8.4%	\$541,333	-0.1%

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

Surrey - Central	Detached					Townhouse					Apartment				
	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change
Sales	45	50	-10.0%	63	-28.6%	63	43	46.5%	53	18.9%	22	16	37.5%	21	4.8%
New Listings	254	225	12.9%	226	12.4%	211	194	8.8%	166	27.1%	87	83	4.8%	70	24.3%
Active Listings	786	695	13.1%	788	-0.3%	552	461	19.7%	543	1.7%	241	233	3.4%	237	1.7%
Benchmark Price	\$1,434,400	\$1,509,500	-5.0%	\$1,451,500	-1.2%	\$781,900	\$828,000	-5.6%	\$795,900	-1.8%	\$532,200	\$574,700	-7.4%	\$534,000	-0.3%
Median Price	\$1,450,000	\$1,512,500	-4.1%	\$1,460,000	-0.7%	\$810,000	\$829,900	-2.4%	\$785,000	3.2%	\$538,500	\$540,000	-0.3%	\$568,500	-5.3%
Average Price	\$1,545,808	\$1,581,628	-2.3%	\$1,532,990	0.8%	\$794,612	\$822,322	-3.4%	\$784,918	1.2%	\$527,195	\$531,367	-0.8%	\$530,614	-0.6%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change
Sales	35	24	45.8%	20	75.0%	34	36	-5.6%	24	41.7%	7	14	-50.0%	20	-65.0%
New Listings	88	90	-2.2%	77	14.3%	68	70	-2.9%	56	21.4%	38	32	18.8%	35	8.6%
Active Listings	218	205	6.3%	225	-3.1%	142	115	23.5%	150	-5.3%	92	65	41.5%	82	12.2%
Benchmark Price	\$1,433,200	\$1,507,100	-4.9%	\$1,440,800	-0.5%	\$800,100	\$850,600	-5.9%	\$811,800	-1.4%	\$559,300	\$605,300	-7.6%	\$572,500	-2.3%
Median Price	\$1,375,000	\$1,502,500	-8.5%	\$1,397,500	-1.6%	\$780,900	\$778,750	0.3%	\$740,000	5.5%	\$530,000	\$585,000	-9.4%	\$515,000	2.9%
Average Price	\$1,420,530	\$1,520,005	-6.5%	\$1,447,725	-1.9%	\$775,082	\$800,439	-3.2%	\$760,416	1.9%	\$521,357	\$609,171	-14.4%	\$522,065	-0.1%

Surrey - North	Detached					Townhouse					Apartment				
	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change	Sep-25	Sep-24	% change	Aug-25	% change
Sales	39	22	77.3%	32	21.9%	11	15	-26.7%	13	-15.4%	64	77	-16.9%	59	8.5%
New Listings	117	129	-9.3%	111	5.4%	35	38	-7.9%	44	-20.5%	218	262	-16.8%	208	4.8%
Active Listings	449	431	4.2%	463	-3.0%	137	103	33.0%	145	-5.5%	814	763	6.7%	838	-2.9%
Benchmark Price	\$1,382,000	\$1,498,300	-7.8%	\$1,423,100	-2.9%	\$742,600	\$747,700	-0.7%	\$764,200	-2.8%	\$443,800	\$489,000	-9.2%	\$445,900	-0.5%
Median Price	\$1,300,000	\$1,440,000	-9.7%	\$1,307,000	-0.5%	\$705,000	\$759,000	-7.1%	\$820,000	-14.0%	\$471,250	\$489,000	-3.6%	\$497,900	-5.4%
Average Price	\$1,457,380	\$1,441,772	1.1%	\$1,404,602	3.8%	\$707,127	\$778,593	-9.2%	\$817,307	-13.5%	\$491,447	\$503,112	-2.3%	\$501,259	-2.0%



# MLS® Home Price Index - Fraser Valley

## September 2025

REAL ESTATE BOARD

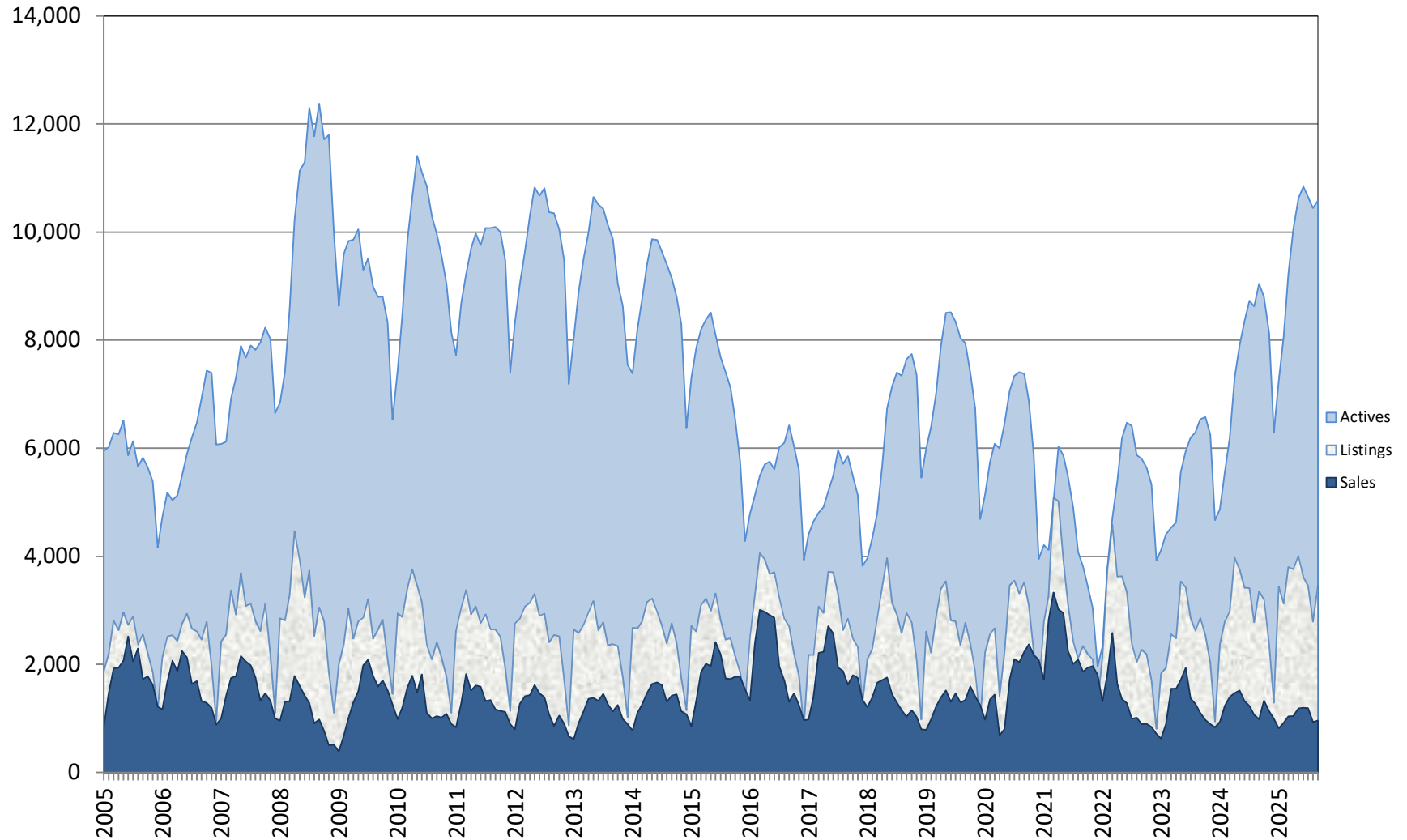
		BENCHMARK PRICE	INDEX (HPI)	ONE MONTH % CHANGE	THREE MONTH % CHANGE	SIX MONTH % CHANGE	ONE YEAR % CHANGE	THREE YEAR % CHANGE	FIVE YEAR % CHANGE	TEN YEAR % CHANGE
RESIDENTIAL COMBINED	LOWER MAINLAND	1,069,200	326.4	-0.8	-2.6	-4.4	-3.8	-2.5	23.0	48.3
	FRASER VALLEY BOARD	926,300	332.5	-1.0	-2.6	-4.9	-5.4	-7.7	27.3	80.4
	NORTH DELTA	1,127,100	358.0	-0.3	-0.7	-5.4	-9.8	-2.2	25.2	90.4
	NORTH SURREY	693,800	315.4	-1.7	-3.5	-5.4	-6.4	-14.8	19.2	61.6
	SURREY	978,500	342.1	-1.2	-3.5	-6.1	-5.8	-10.4	25.8	96.1
	CLOVERDALE	990,900	328.3	-0.7	-3.3	-5.7	-5.4	-1.0	35.4	102.9
	SOUTH SURREY & WHITE ROCK	1,084,500	284.4	-0.7	-2.3	-5.2	-8.9	-10.7	22.4	45.9
	LANGLEY	1,004,500	337.4	-1.2	-2.1	-3.5	-3.5	-2.3	31.1	95.5
	ABBOTSFORD	743,600	337.8	-1.3	-3.4	-5.1	-3.8	-7.2	28.0	111.0
	MISSION	890,700	349.8	-1.1	-1.5	-5.5	-1.2	-3.7	33.1	136.4
DETACHED	LOWER MAINLAND	1,720,000	377.5	-1.0	-3.0	-5.3	-4.6	1.3	29.9	59.0
	FRASER VALLEY BOARD	1,420,000	403.6	-1.2	-2.7	-5.7	-5.4	-2.4	34.2	110.3
	NORTH DELTA	1,318,400	395.9	-0.2	-0.4	-5.4	-10.2	1.3	30.1	103.8
	NORTH SURREY	1,382,000	427.3	-2.9	-4.5	-8.3	-7.8	-8.0	33.7	121.5
	SURREY	1,434,400	411.2	-1.2	-3.1	-6.7	-5.0	-5.5	34.7	125.3
	CLOVERDALE	1,433,200	408.4	-0.5	-2.0	-6.1	-4.9	1.9	36.2	124.6
	SOUTH SURREY & WHITE ROCK	1,777,900	343.2	-1.0	-3.7	-6.6	-8.1	-5.7	25.2	66.8
	LANGLEY	1,576,300	416.6	-0.9	-1.5	-3.6	-3.5	2.0	36.6	129.5
	ABBOTSFORD	1,152,500	398.7	-1.7	-3.2	-5.9	-4.0	1.2	32.9	141.1
	MISSION	1,015,400	374.7	-1.0	-1.1	-4.6	1.2	1.7	38.2	153.7
TOWNHOUSE	LOWER MAINLAND	939,400	358.7	-1.1	-3.2	-4.1	-3.2	0.5	34.5	105.8
	FRASER VALLEY BOARD	795,600	357.1	-1.5	-3.5	-4.6	-4.7	-2.9	36.4	131.3
	NORTH DELTA	901,200	392.7	-3.4	-2.2	-5.8	-3.1	-1.1	29.2	111.4
	NORTH SURREY	742,600	423.4	-2.8	-2.6	-1.3	-0.7	1.4	34.5	165.1
	SURREY	781,900	359.0	-1.8	-5.1	-7.3	-5.6	-3.5	34.0	143.2
	CLOVERDALE	800,100	328.2	-1.4	-4.9	-5.0	-5.9	-0.3	35.0	129.2
	SOUTH SURREY & WHITE ROCK	906,800	288.1	-1.5	-3.0	-4.2	-6.0	-1.7	33.8	87.4
	LANGLEY	839,600	362.8	-1.0	-2.3	-3.0	-3.8	-3.7	41.3	152.8
	ABBOTSFORD	640,500	354.3	-0.8	-2.2	-2.4	-2.6	-4.4	40.2	158.1
	MISSION	652,500	348.0	-0.6	-1.1	-2.4	-2.9	-0.7	43.2	156.8
APARTMENT	LOWER MAINLAND	675,400	338.9	-0.7	-2.7	-5.2	-4.6	-0.2	19.5	80.2
	FRASER VALLEY BOARD	510,400	418.0	-0.7	-3.1	-5.6	-6.4	-2.8	31.9	154.1
	NORTH DELTA	543,400	520.5	0.6	-2.6	-2.0	-6.5	-2.5	17.8	184.4
	NORTH SURREY	443,800	409.8	-0.5	-4.2	-7.4	-9.2	-7.9	20.4	137.6
	SURREY	532,200	485.1	-0.4	-2.9	-3.7	-7.4	0.6	34.6	186.0
	CLOVERDALE	559,300	412.5	-2.3	-2.7	-5.6	-7.6	1.8	29.1	146.3
	SOUTH SURREY & WHITE ROCK	593,100	350.1	0.8	0.6	-5.3	-8.2	1.9	33.8	131.9
	LANGLEY	579,700	403.4	-1.7	-3.4	-5.3	-4.4	-3.0	34.3	163.8
	ABBOTSFORD	415,900	445.8	-1.4	-5.8	-6.3	-4.1	-4.4	39.5	217.3
	MISSION	436,800	391.4	0.5	-3.6	-4.2	-5.6	-6.4	38.8	205.8

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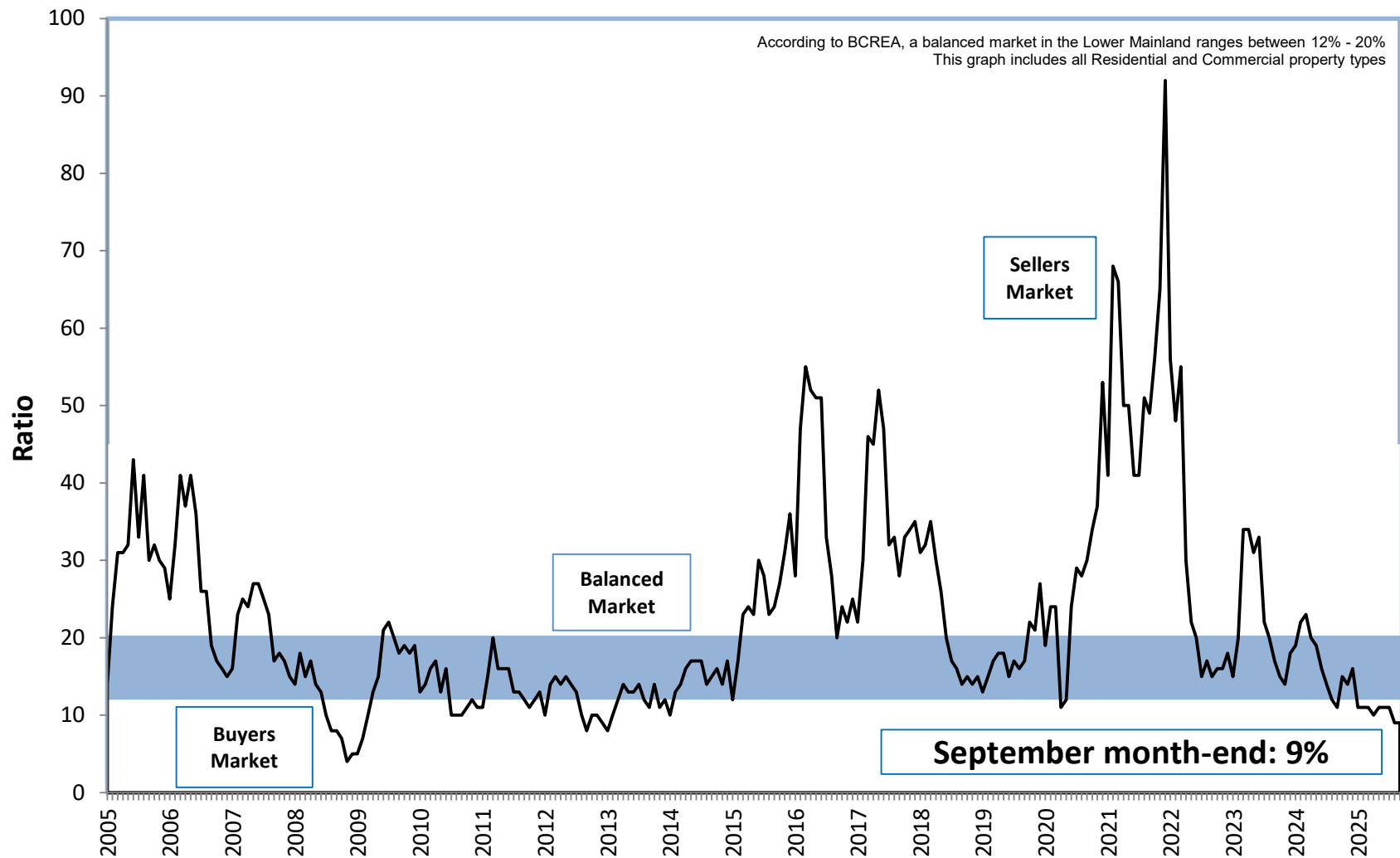
All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.

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

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

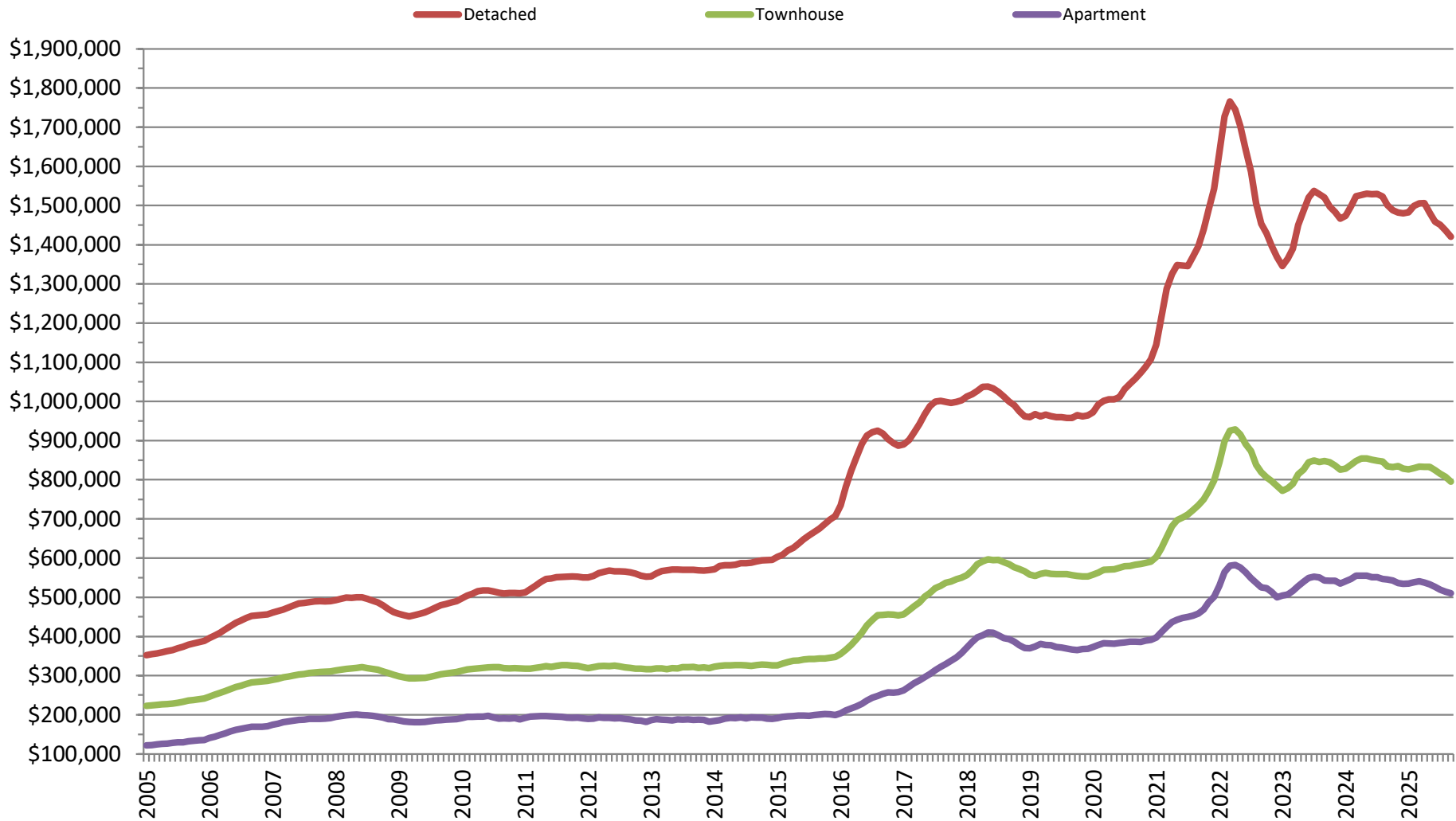


## Sales-to-Active Listings Ratio, All Types, Fraser Valley

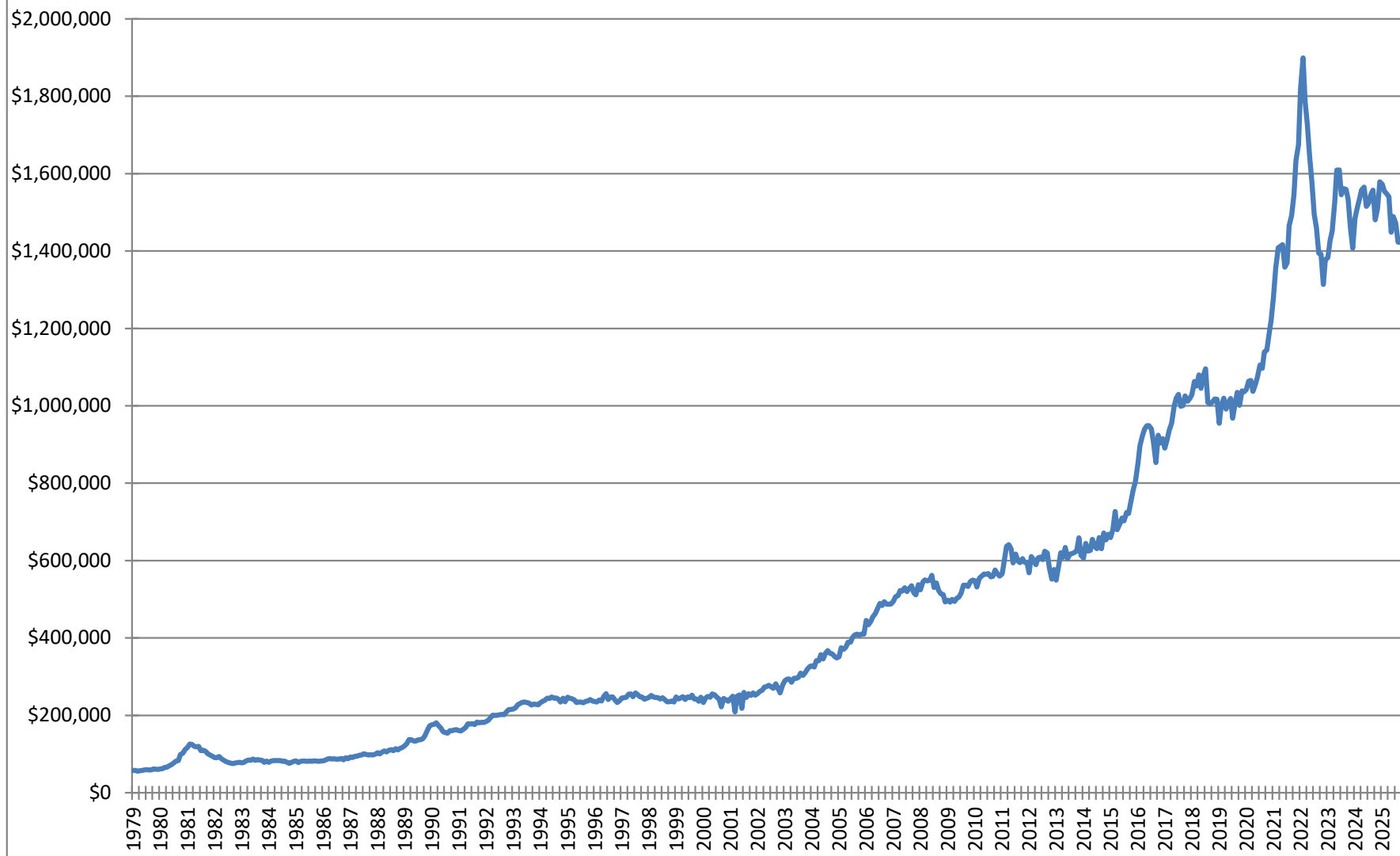




## MLS® Home Price Index Benchmark Prices, Fraser Valley



## Average Price, Residential Detached, all Fraser Valley



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

Sales New Listings Average Price

