Monthly Statistics Package

Fraser Valley Real Estate Board

April 2025



News Release

Fraser Valley Real Estate Board

For Immediate Release: May 2, 2025

Abundant listings and stable prices not enough to drive April sales in the Fraser Valley

SURREY, BC – Home buyers in the Fraser Valley are enjoying a selection of homes for sale not seen in more than a decade. The growing inventory of more than 10,000 active listings means, in many cases, that buyers have time, selection and price negotiation on their side.

"There's definitely a surge of activity in the market — buyers are out viewing homes and attending open houses," said Tore Jacobsen, Chair of the Fraser Valley Real Estate Board. "What's noticeable in the current market is the level of choice. A buyer might see a home they like and then have an opportunity to tour five or ten more just like it, without feeling rushed to make an immediate offer."

However, despite the abundance of listings and potential buying opportunities, spring sales remain sluggish. The Fraser Valley Real Estate Board recorded 1,043 sales on its Multiple Listing Service® (MLS®) in April, up one per cent from March and down 29 per cent year over year. New listings declined slightly in April, down one per cent from March.

The overall sales-to-active listings ratio indicates a buyer's market in the Fraser Valley, with a ratio of 10 per cent. The market is considered to be balanced when the ratio is between 12 per cent and 20 per cent.

Across the Fraser Valley in April, the average number of days to sell a single-family detached home was 32, while for both townhomes and condos it was slightly lower at 29 days.

"Tariffs and economic uncertainty continue to weigh heavily on the minds of home buyers in the Fraser Valley," said Baldev Gill, CEO of the Fraser Valley Real Estate Board. "However, with the federal election now behind us and a new administration in place, there's cautious optimism that a fresh approach to strengthening the economy could be on the way, which is welcome news for the real estate sector."

The composite Benchmark price in the Fraser Valley decreased 0.2 per cent in April, to $972,700.

MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At $1,506,600, the Benchmark price for an FVREB *single-family detached* home increased 0.1 per cent compared to March 2025 and decreased 1.3 per cent compared to April 2024.
- **Townhomes:** At $833,100 the Benchmark price for an FVREB *townhome* decreased 0.1 per cent compared to March 2025 and decreased 2.4 per cent compared to April 2024.
- **Apartments:** At $537,800 the Benchmark price for an FVREB *apartment/condo* decreased 0.6 per cent compared to March 2025 and decreased 3.2 per cent compared to April 2024.

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**The Fraser Valley Real Estate Board is an association of 5,200-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
April 2025

Grand Totals	All Property Types				
	Apr-25	Apr-24	% change	Mar-25	% change
Sales	1,043	1,471	-29.1%	1,036	0.7%
New Listings	3,762	3,976	-5.4%	3,800	-1.0%
Active Listings	10,046	7,313	37.4%	9,219	9.0%
Average Price	$ 982,914	$ 1,040,405	-5.5%	$ 1,028,301	-4.4%

Grand Totals - year to date	All Property Types		
	2025	2024	% change
Sales - year to date	3,808	5,034	-24.4%
New Listings - year to date	14,116	12,128	16.4%

All Areas Combined	Detached					Townhouse					Apartment				
	Apr-25	Apr-24	% change	Mar-25	% change	Apr-25	Apr-24	% change	Mar-25	% change	Apr-25	Apr-24	% change	Mar-25	% change
Sales	316	461	-31.5%	322	-1.9%	272	401	-32.2%	281	-3.2%	344	454	-24.2%	331	3.9%
New Listings	1,378	1,476	-6.6%	1,357	1.5%	808	835	-3.2%	801	0.9%	1,061	1,118	-5.1%	1,072	-1.0%
Active Listings	3,625	2,655	36.5%	3,253	11.4%	1,676	1,065	57.4%	1,495	12.1%	2,530	1,741	45.3%	2,371	6.7%
Benchmark Price	$ 1,506,600	$ 1,526,500	-1.3%	$ 1,505,500	0.1%	$ 833,100	$ 854,000	-2.4%	$ 833,700	-0.1%	$ 537,800	$ 555,500	-3.2%	$ 540,900	-0.6%
Median Price	$ 1,434,285	$ 1,475,000	-2.8%	$ 1,450,000	-1.1%	$ 828,450	$ 855,000	-3.1%	$ 840,000	-1.4%	$ 532,250	$ 549,900	-3.2%	$ 530,000	0.4%
Average Price	$ 1,539,856	$ 1,557,647	-1.1%	$ 1,548,249	-0.5%	$ 849,516	$ 868,211	-2.2%	$ 854,191	-0.5%	$ 552,511	$ 579,904	-4.7%	$ 551,410	0.2%

Abbotsford	Detached					Townhouse					Apartment				
	Apr-25	Apr-24	% change	Mar-25	% change	Apr-25	Apr-24	% change	Mar-25	% change	Apr-25	Apr-24	% change	Mar-25	% change
Sales	52	61	-14.8%	51	2.0%	32	62	-48.4%	38	-15.8%	44	79	-44.3%	41	7.3%
New Listings	183	232	-21.1%	181	1.1%	103	112	-8.0%	114	-9.6%	147	177	-16.9%	158	-7.0%
Active Listings	485	399	21.6%	451	7.5%	245	135	81.5%	202	21.3%	346	252	37.3%	307	12.7%
Benchmark Price	$ 1,211,600	$ 1,237,300	-2.1%	$ 1,225,500	-1.1%	$ 655,700	$ 665,200	-1.4%	$ 656,100	-0.1%	$ 438,000	$ 451,300	-2.9%	$ 443,700	-1.3%
Median Price	$ 1,207,500	$ 1,175,000	2.8%	$ 1,170,000	3.2%	$ 656,450	$ 722,500	-9.1%	$ 651,000	0.8%	$ 416,000	$ 455,000	-8.6%	$ 420,000	-1.0%
Average Price	$ 1,259,028	$ 1,176,480	7.0%	$ 1,238,684	1.6%	$ 667,284	$ 712,055	-6.3%	$ 682,911	-2.3%	$ 445,863	$ 491,747	-9.3%	$ 460,887	-3.3%

Mission	Detached					Townhouse					Apartment				
	Apr-25	Apr-24	% change	Mar-25	% change	Apr-25	Apr-24	% change	Mar-25	% change	Apr-25	Apr-24	% change	Mar-25	% change
Sales	26	42	-38.1%	31	-16.1%	9	14	-35.7%	6	50.0%	4	8	-50.0%	4	0.0%
New Listings	88	108	-18.5%	96	-8.3%	14	21	-33.3%	17	-17.6%	22	24	-8.3%	22	0.0%
Active Listings	268	192	39.6%	244	9.8%	42	32	31.3%	42	0.0%	49	37	32.4%	43	14.0%
Benchmark Price	$ 1,062,100	$ 1,064,500	-0.2%	$ 1,064,400	-0.2%	$ 662,200	$ 669,200	-1.0%	$ 668,500	-0.9%	$ 448,300	$ 454,400	-1.3%	$ 455,800	-1.6%
Median Price	$ 932,500	$ 1,097,500	-15.0%	$ 1,050,000	-11.2%	$ 642,500	$ 699,900	-8.2%	$ 709,900	-9.5%	$ 447,500	$ 392,450	14.0%	$ 534,000	-16.2%
Average Price	$ 990,888	$ 1,130,344	-12.3%	$ 1,075,852	-7.9%	$ 653,268	$ 667,371	-2.1%	$ 670,283	-2.5%	$ 443,250	$ 395,663	12.0%	$ 543,225	-18.4%

Source: Fraser Valley Real Estate Board

White Rock / South Surrey	Detached					Townhouse					Apartment				
	Apr-25	Apr-24	% change	Mar-25	% change	Apr-25	Apr-24	% change	Mar-25	% change	Apr-25	Apr-24	% change	Mar-25	% change
Sales	52	58	-10.3%	41	26.8%	42	65	-35.4%	53	-20.8%	72	89	-19.1%	53	35.8%
New Listings	233	247	-5.7%	219	6.4%	139	138	0.7%	133	4.5%	172	175	-1.7%	185	-7.0%
Active Listings	614	464	32.3%	549	11.8%	290	173	67.6%	252	15.1%	426	254	67.7%	423	0.7%
Benchmark Price	$ 1,910,800	$ 1,962,200	-2.6%	$ 1,904,300	0.3%	$ 954,400	$ 981,700	-2.8%	$ 946,400	0.8%	$ 619,400	$ 637,700	-2.9%	$ 626,000	-1.1%
Median Price	$ 1,892,500	$ 1,905,000	-0.7%	$ 1,830,888	3.4%	$ 970,428	$ 1,059,000	-8.4%	$ 1,040,000	-6.7%	$ 596,450	$ 658,000	-9.4%	$ 612,000	-2.5%
Average Price	$ 2,013,015	$ 2,104,425	-4.3%	$ 2,007,258	0.3%	$ 1,061,994	$ 1,058,687	0.3%	$ 1,037,864	2.3%	$ 673,674	$ 743,206	-9.4%	$ 683,894	-1.5%

Langley	Detached					Townhouse					Apartment				
	Apr-25	Apr-24	% change	Mar-25	% change	Apr-25	Apr-24	% change	Mar-25	% change	Apr-25	Apr-24	% change	Mar-25	% change
Sales	67	102	-34.3%	79	-15.2%	76	106	-28.3%	72	5.6%	76	101	-24.8%	104	-26.9%
New Listings	236	254	-7.1%	233	1.3%	186	193	-3.6%	197	-5.6%	219	253	-13.4%	236	-7.2%
Active Listings	543	401	35.4%	480	13.1%	310	191	62.3%	282	9.9%	475	345	37.7%	427	11.2%
Benchmark Price	$ 1,650,700	$ 1,644,400	0.4%	$ 1,635,200	0.9%	$ 861,800	$ 867,800	-0.7%	$ 865,100	-0.4%	$ 611,200	$ 620,100	-1.4%	$ 611,900	-0.1%
Median Price	$ 1,586,000	$ 1,549,500	2.4%	$ 1,600,000	-0.9%	$ 852,500	$ 877,500	-2.8%	$ 862,500	-1.2%	$ 580,000	$ 575,000	0.9%	$ 557,500	4.0%
Average Price	$ 1,636,513	$ 1,664,308	-1.7%	$ 1,731,280	-5.5%	$ 887,042	$ 907,041	-2.2%	$ 869,465	2.0%	$ 589,148	$ 597,366	-1.4%	$ 579,845	1.6%

Delta - North	Detached					Townhouse					Apartment				
	Apr-25	Apr-24	% change	Mar-25	% change	Apr-25	Apr-24	% change	Mar-25	% change	Apr-25	Apr-24	% change	Mar-25	% change
Sales	16	31	-48.4%	20	-20.0%	4	6	-33.3%	6	-33.3%	8	4	100.0%	8	0.0%
New Listings	95	89	6.7%	81	17.3%	19	16	18.8%	15	27%	21	9	133.3%	18	16.7%
Active Listings	228	165	38.2%	199	14.6%	37	21	76.2%	36	2.8%	54	34	58.8%	53	1.9%
Benchmark Price	$ 1,404,100	$ 1,421,200	-1.2%	$ 1,393,000	0.8%	$ 961,200	$ 949,700	1.2%	$ 956,300	0.5%	$ 563,500	$ 592,100	-4.8%	$ 554,500	1.6%
Median Price	$ 1,337,450	$ 1,472,000	-9.1%	$ 1,392,500	-4.0%	$ 912,000	$ 937,500	-2.7%	$ 947,500	-3.7%	$ 620,000	$ 653,000	-5.1%	$ 528,500	17.3%
Average Price	$ 1,372,743	$ 1,552,370	-11.6%	$ 1,408,950	-2.6%	$ 880,500	$ 940,666	-6.4%	$ 983,333	-10.5%	$ 589,249	$ 648,750	-9.2%	$ 547,050	7.7%

City of Surrey - Combined*	Detached					Townhouse					Apartment				
	Apr-25	Apr-24	% change	Mar-25	% change	Apr-25	Apr-24	% change	Mar-25	% change	Apr-25	Apr-24	% change	Mar-25	% change
Sales	151	224	-32.6%	135	11.9%	151	213	-29.1%	159	-5.0%	184	261	-29.5%	152	21.1%
Benchmark Price	$ 1,627,800	$ 1,656,600	-1.7%	$ 1,634,900	-0.4%	$ 862,900	$ 890,900	-3.1%	$ 862,500	0.0%	$ 524,000	$ 551,700	-5.0%	$ 528,500	-0.9%
Average Price	$ 1,694,779	$ 1,697,801	-0.2%	$ 1,674,065	1.2%	$ 880,123	$ 905,502	-2.8%	$ 890,275	-1.1%	$ 526,911	$ 604,996	-12.9%	$ 529,951	-0.6%

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

Surrey - Central	Detached					Townhouse					Apartment				
	Apr-25	Apr-24	% change	Mar-25	% change	Apr-25	Apr-24	% change	Mar-25	% change	Apr-25	Apr-24	% change	Mar-25	% change
Sales	45	71	-36.6%	49	-8.2%	60	92	-34.8%	63	-4.8%	29	38	-23.7%	28	3.6%
New Listings	281	271	3.7%	269	4.5%	227	226	0.4%	202	12.4%	90	88	2.3%	83	8.4%
Active Listings	778	552	40.9%	695	11.9%	496	335	48.1%	441	12.5%	230	162	42.0%	214	7.5%
Benchmark Price	$ 1,533,200	$ 1,557,700	-1.6%	$ 1,536,900	-0.2%	$ 836,100	$ 861,000	-2.9%	$ 843,600	-0.9%	$ 557,500	$ 578,700	-3.7%	$ 552,600	0.9%
Median Price	$ 1,462,000	$ 1,600,000	-8.6%	$ 1,470,000	-0.5%	$ 829,900	$ 853,000	-2.7%	$ 834,900	-0.6%	$ 505,000	$ 545,000	-7.3%	$ 553,500	-8.8%
Average Price	$ 1,553,077	$ 1,636,555	-5.1%	$ 1,619,357	-4.1%	$ 817,859	$ 844,952	-3.2%	$ 821,065	-0.4%	$ 512,582	$ 530,144	-3.3%	$ 540,232	-5.1%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Apr-25	Apr-24	% change	Mar-25	% change	Apr-25	Apr-24	% change	Mar-25	% change	Apr-25	Apr-24	% change	Mar-25	% change
Sales	31	49	-36.7%	26	19.2%	32	37	-13.5%	25	28.0%	16	13	23.1%	15	6.7%
New Listings	115	132	-12.9%	99	16.2%	80	87	-8.0%	65	23.1%	38	34	11.8%	42	-9.5%
Active Listings	216	176	22.7%	178	21.3%	129	92	40.2%	113	14.2%	86	37	132.4%	78	10.3%
Benchmark Price	$ 1,527,500	$ 1,521,800	0.4%	$ 1,525,400	0.1%	$ 845,900	$ 886,200	-4.5%	$ 842,100	0.5%	$ 586,100	$ 612,700	-4.3%	$ 592,700	-1.1%
Median Price	$ 1,499,999	$ 1,480,000	1.4%	$ 1,490,500	0.6%	$ 820,000	$ 835,000	-1.8%	$ 842,500	-2.7%	$ 582,500	$ 565,000	3.1%	$ 490,000	18.9%
Average Price	$ 1,515,935	$ 1,484,838	2.1%	$ 1,482,057	2.3%	$ 818,668	$ 841,717	-2.7%	$ 832,876	-1.7%	$ 592,118	$ 614,207	-3.6%	$ 494,033	19.9%

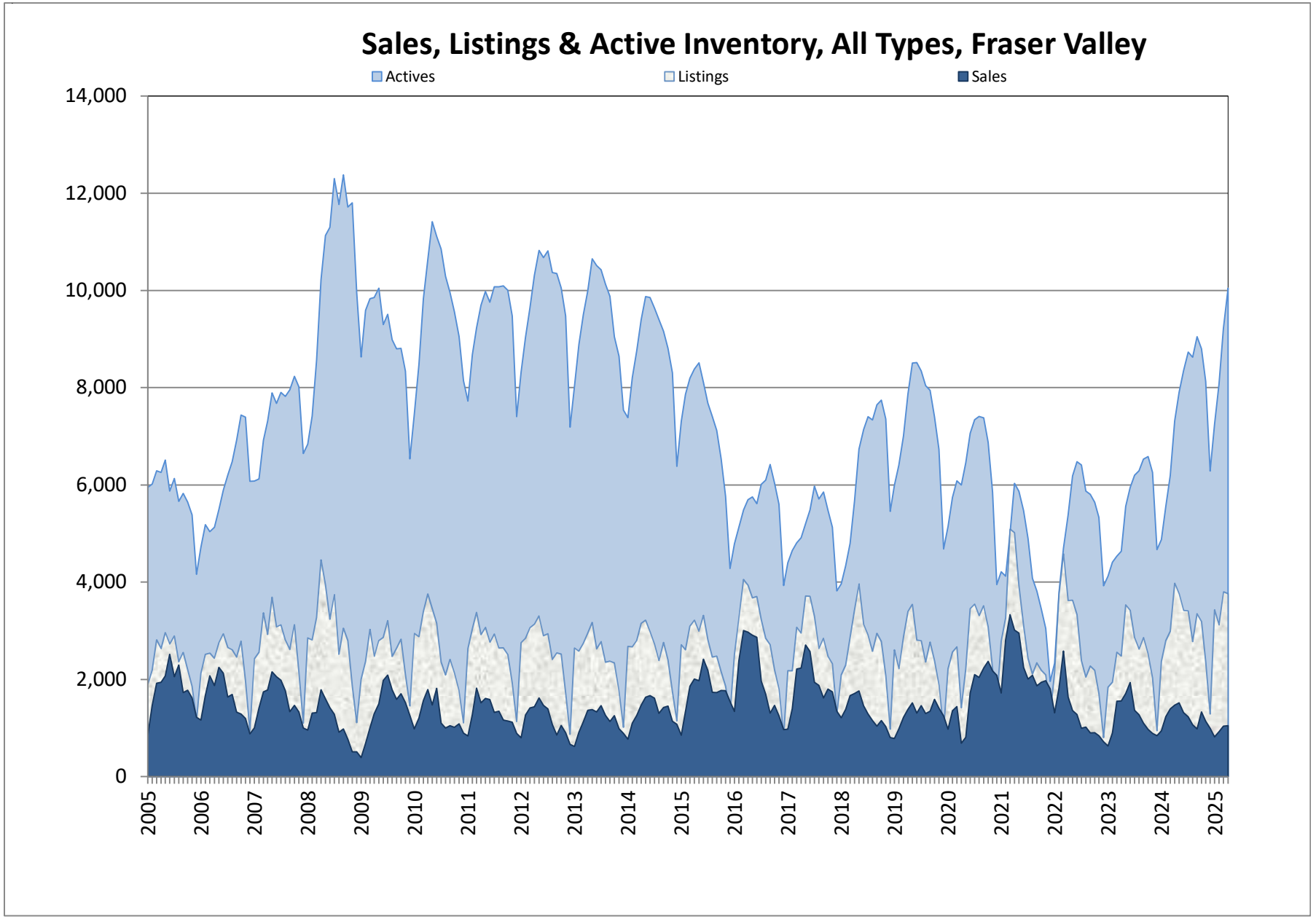
Surrey - North	Detached					Townhouse					Apartment				
	Apr-25	Apr-24	% change	Mar-25	% change	Apr-25	Apr-24	% change	Mar-25	% change	Apr-25	Apr-24	% change	Mar-25	% change
Sales	27	46	-41.3%	24	12.5%	17	19	-10.5%	18	-5.6%	95	121	-21.5%	78	21.8%
New Listings	145	142	2.1%	172	-15.7%	40	42	-4.8%	58	-31.0%	352	358	-1.7%	327	7.6%
Active Listings	480	300	60.0%	445	7.9%	127	86	47.7%	127	0.0%	861	617	39.5%	823	4.6%
Benchmark Price	$ 1,483,100	$ 1,504,500	-1.4%	$ 1,506,400	-1.5%	$ 758,400	$ 794,100	-4.5%	$ 752,400	0.8%	$ 474,500	$ 505,100	-6.1%	$ 479,100	-1.0%
Median Price	$ 1,325,000	$ 1,437,500	-7.8%	$ 1,392,500	-4.8%	$ 755,000	$ 758,000	-0.4%	$ 786,000	-3.9%	$ 465,000	$ 525,000	-11.4%	$ 465,000	0.0%
Average Price	$ 1,562,684	$ 1,506,486	3.7%	$ 1,514,887	3.2%	$ 766,229	$ 798,847	-4.1%	$ 777,666	-1.5%	$ 487,792	$ 525,856	-7.2%	$ 486,974	0.2%

MLS® Home Price Index - Fraser Valley
April 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**	1,113,200	339.8	-0.4	0.9	0.9	-2.1	-9.6	32.1	66.4
	FRASER VALLEY BOARD	972,700	349.1	-0.2	0.8	0.1	-3.5	-17.8	39.4	102.4
	NORTH DELTA	1,195,800	379.9	0.4	-1.0	-1.5	-2.3	-17.3	38.8	117.6
	NORTH SURREY	726,000	330.0	-1.1	-0.7	-1.4	-6.4	-23.4	28.3	82.0
	SURREY	1,035,300	362.0	-0.6	0.0	0.1	-4.5	-19.8	38.1	121.1
	CLOVERDALE	1,051,100	348.3	0.0	1.4	1.4	-2.2	-13.5	46.5	126.3
	SOUTH SURREY & WHITE ROCK	1,145,300	300.4	0.1	1.5	-2.5	-6.1	-17.1	36.7	65.3
	LANGLEY	1,044,900	351.0	0.4	1.0	1.3	-0.6	-11.9	40.8	117.5
	ABBOTSFORD	777,200	353.1	-0.8	0.0	0.4	-3.0	-20.1	41.0	129.9
	MISSION	934,600	367.1	-0.8	2.3	2.7	-2.7	-19.8	48.6	163.3
DETACHED	**LOWER MAINLAND**	1,809,000	397.1	-0.4	1.0	1.3	-0.4	-6.5	42.3	82.7
	FRASER VALLEY BOARD	1,506,600	428.3	0.1	1.6	1.3	-1.3	-13.7	49.9	140.6
	NORTH DELTA	1,404,100	421.7	0.8	-0.8	-0.6	-1.2	-14.6	45.9	136.8
	NORTH SURREY	1,483,100	458.6	-1.6	0.0	0.5	-1.4	-15.4	47.6	155.9
	SURREY	1,533,200	439.6	-0.2	1.2	1.0	-1.6	-14.3	49.6	159.1
	CLOVERDALE	1,527,500	435.3	0.1	1.8	2.3	0.4	-12.8	49.2	156.1
	SOUTH SURREY & WHITE ROCK	1,910,800	368.9	0.4	2.9	0.1	-2.6	-10.6	43.8	95.0
	LANGLEY	1,650,700	436.2	1.0	2.1	2.3	0.4	-11.3	50.4	160.0
	ABBOTSFORD	1,211,600	419.1	-1.1	0.4	1.3	-2.1	-16.8	47.9	166.1
	MISSION	1,062,100	391.9	-0.2	3.6	4.4	-0.2	-17.0	55.3	181.9
TOWNHOUSE	**LOWER MAINLAND**	973,300	371.6	-0.6	0.2	-0.1	-2.5	-6.4	42.4	122.0
	FRASER VALLEY BOARD	833,100	373.9	-0.1	0.9	0.1	-2.5	-10.3	45.8	147.0
	NORTH DELTA	961,200	418.8	0.5	3.7	2.4	1.2	-11.0	41.3	128.6
	NORTH SURREY	758,400	432.4	0.8	1.0	-4.5	-4.5	-11.6	40.2	173.7
	SURREY	836,100	383.9	-0.9	1.1	2.1	-2.9	-11.8	46.6	162.8
	CLOVERDALE	845,900	347.0	0.5	1.1	-1.0	-4.5	-10.9	44.2	145.6
	SOUTH SURREY & WHITE ROCK	954,400	303.2	0.9	2.1	-0.4	-2.8	-9.1	44.9	101.5
	LANGLEY	861,800	372.4	-0.4	-0.3	-0.4	-0.7	-7.8	47.2	165.8
	ABBOTSFORD	655,700	362.7	-0.1	0.3	1.0	-1.4	-10.8	48.8	169.5
	MISSION	662,200	353.2	-0.9	-3.4	-1.9	-1.0	-8.7	49.7	172.3
APARTMENT	**LOWER MAINLAND**	707,800	355.1	-0.6	1.7	0.5	-2.1	-2.5	25.5	97.1
	FRASER VALLEY BOARD	537,800	440.5	-0.6	0.6	-1.0	-3.2	-7.6	40.8	173.8
	NORTH DELTA	563,500	539.8	1.6	-0.8	-3.0	-4.8	-13.3	17.9	200.7
	NORTH SURREY	474,500	438.1	-1.0	-1.2	-1.2	-6.1	-11.3	29.3	155.8
	SURREY	557,500	508.2	0.9	-0.9	-2.5	-3.7	-9.3	40.4	215.3
	CLOVERDALE	586,100	432.2	-1.1	-1.6	-0.2	-4.3	-7.3	38.0	161.5
	SOUTH SURREY & WHITE ROCK	619,400	365.6	-1.1	3.3	-3.8	-2.9	-4.4	43.1	148.2
	LANGLEY	611,200	425.3	-0.1	1.2	1.1	-1.4	-5.0	42.3	187.6
	ABBOTSFORD	438,000	469.5	-1.3	-0.7	-1.9	-2.9	-9.7	49.8	222.9
	MISSION	448,300	401.7	-1.6	-2.0	-2.5	-1.4	-6.0	46.8	226.6

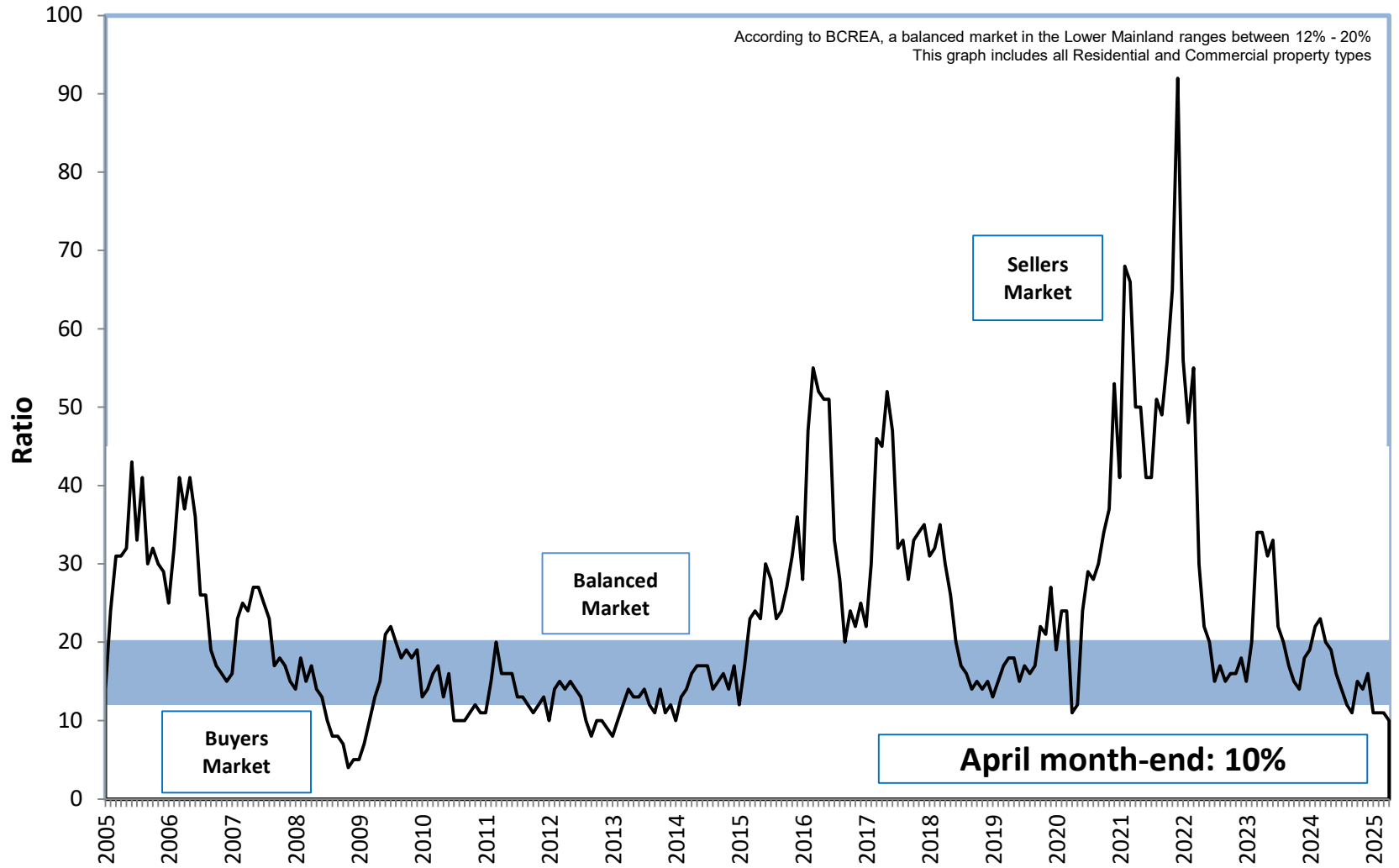
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All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.
Lower Mainland combines data across the Fraser Valley and Greater Vancouver real estate board areas.

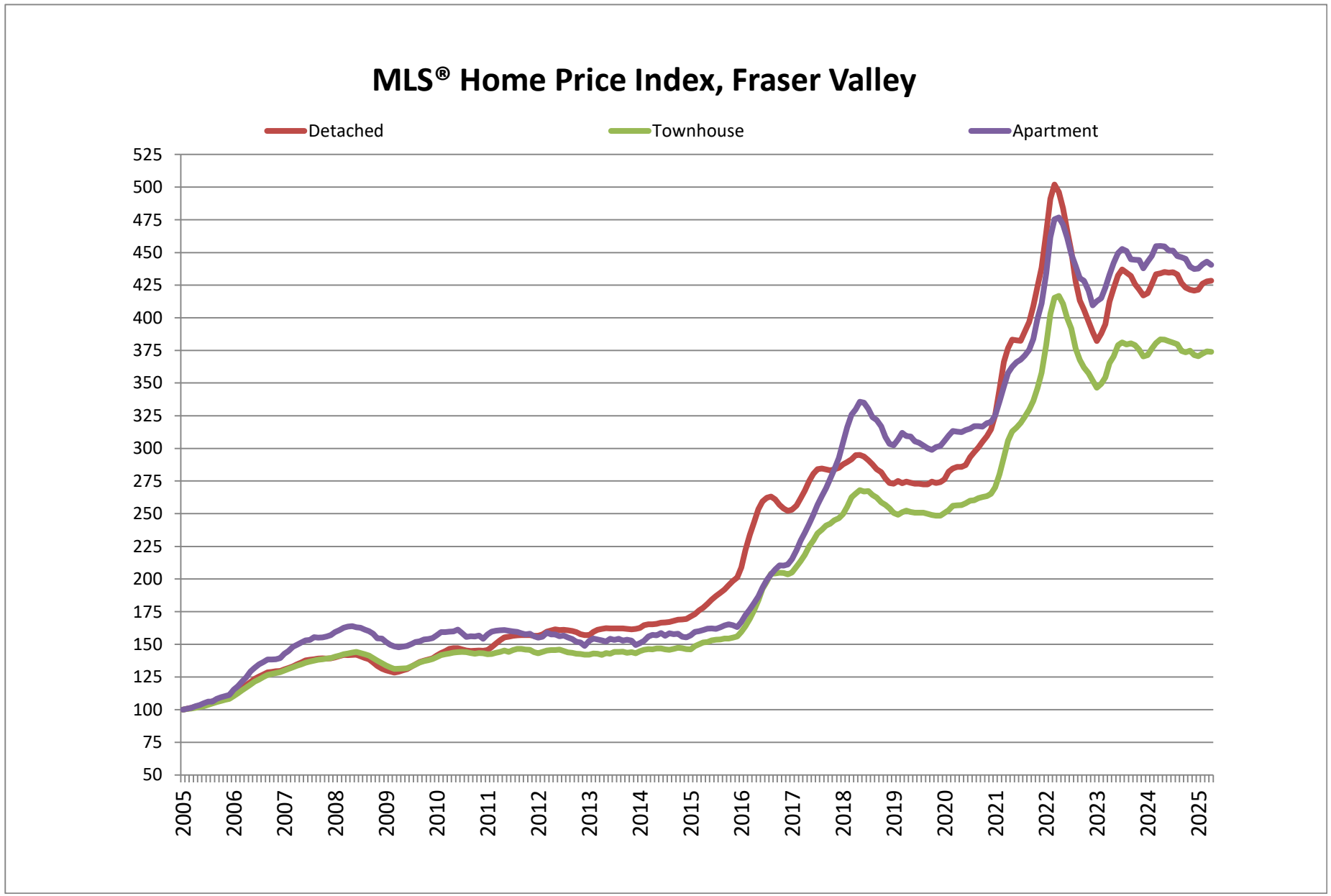


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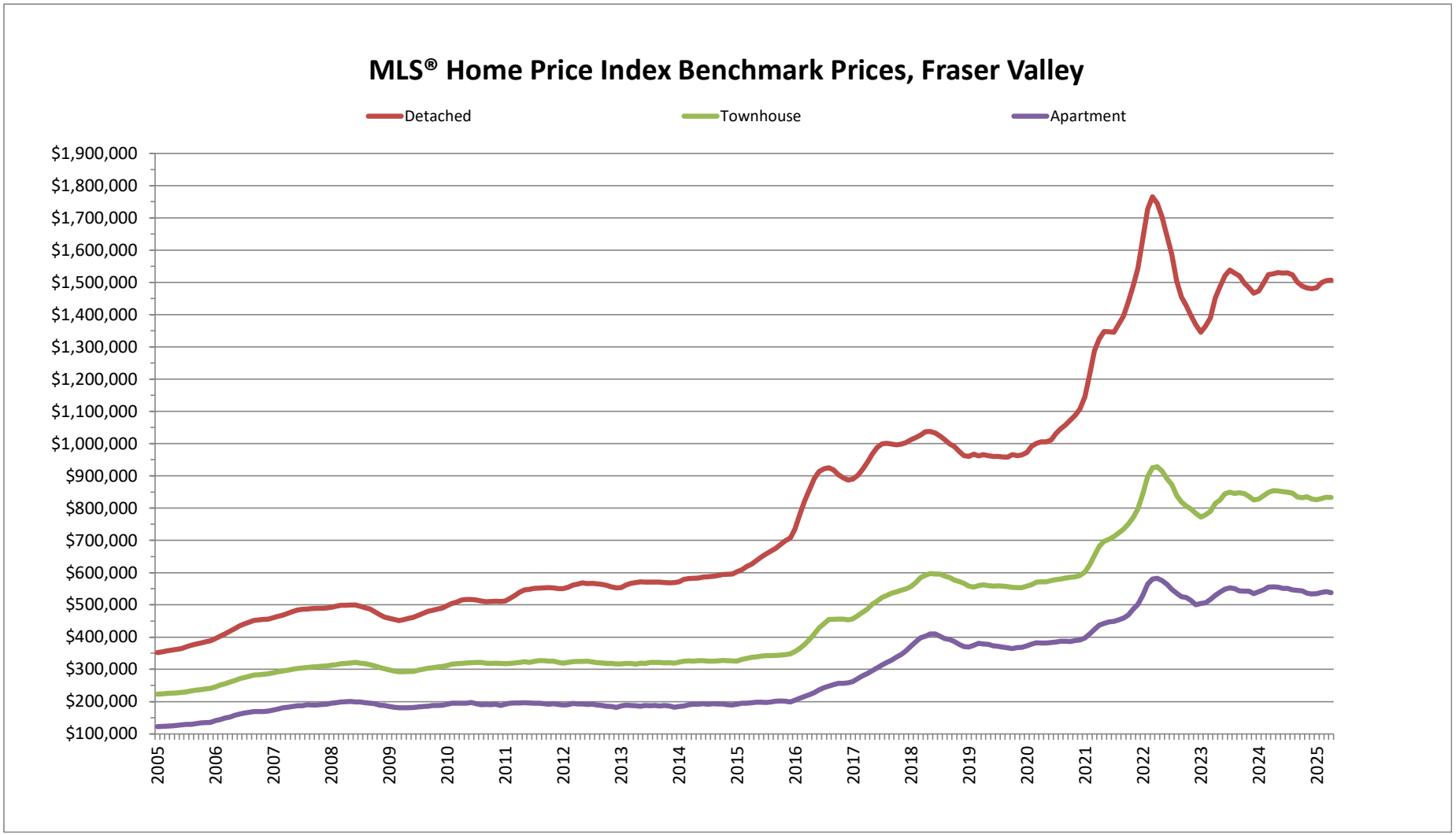
Sales-to-Active Listings Ratio, All Types, Fraser Valley



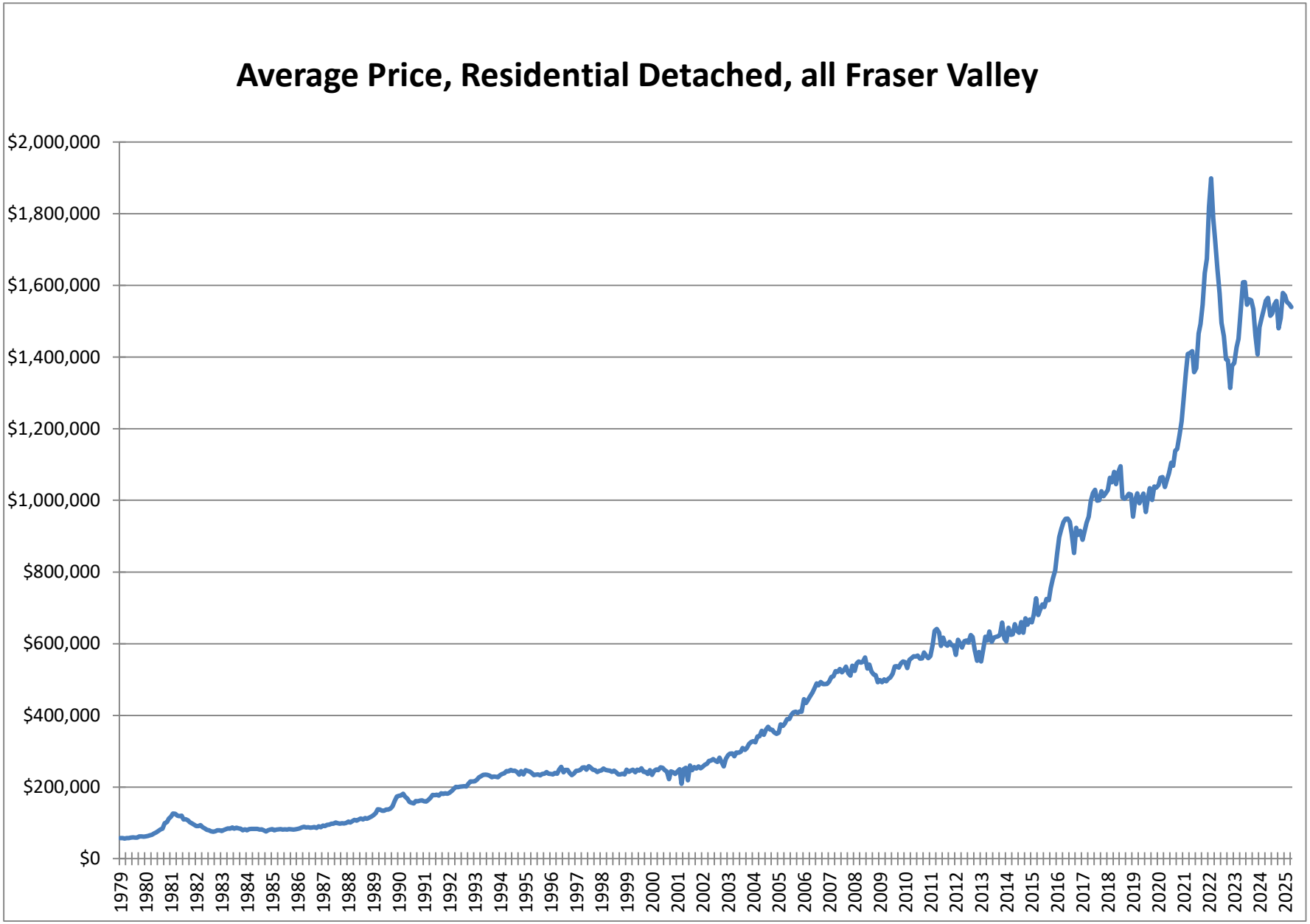
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Average Price, Residential Detached, all Fraser Valley
$2,000,000
$1,800,000
$1,600,000
$1,400,000
$1,200,000
$1,000,000
$800,000
$600,000
$400,000
$200,000
$0
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2025

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

