



# Monthly Statistics Package

Fraser Valley Real Estate Board

June 2025



# News Release

## Fraser Valley Real Estate Board



For Immediate Release: July 3, 2025

### Buying opportunities remain untapped in Fraser Valley real estate market

**SURREY, BC** – Economic uncertainty continued to be the main driver in buying decisions as home sales in the Fraser Valley remain mostly unchanged, despite abundant inventory and lower prices.

The Fraser Valley Real Estate Board recorded 1,195 sales on its Multiple Listing Service® (MLS®) in June, up one per cent from May, but nine per cent below sales from June 2024 and 33 per cent below the 10-year average.

The Fraser Valley remains in a buyer's market with the supply of available homes continuing to build. Active listings approached 11,000 in June — a two per cent increase over May and 30 per cent above levels from this time last year. New listings declined 10 per cent over May to 3,618. The overall sales-to-active listings ratio is steady at 11 per cent; the market is considered balanced when the ratio is between 12 per cent and 20 per cent.

"For buyers who can tolerate the current economic uncertainty, this market offers some very real opportunities," said Tore Jacobsen, Chair of the Fraser Valley Real Estate Board. "With more homes to choose from and softening prices, it's a uniquely favourable time to make a move in the Fraser Valley, particularly for first-time buyers."

Across the Fraser Valley in June, the average number of days to sell a condo was 39 days, while for a single-family detached home it was 35 days. Townhomes took, on average, 30 days to sell.

"There's no question the economy continues to grapple with unpredictability surrounding trade and tariffs, and the real estate market, like all sectors, is adapting to an uncertain future," said Baldev Gill, CEO of the Fraser Valley Real Estate Board. "Perhaps this presents an opportunity for government to revisit policy decisions of the past, which may have served their purposes under different market conditions, in support of new economic realities."

The composite Benchmark price in the Fraser Valley decreased 1.2 per cent in June, to \$951,500.

#### MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At \$1,458,600, the Benchmark price for an FVREB *single-family detached* home decreased 1.6 per cent compared to May 2025 and decreased 4.6 per cent compared to June 2024.
- **Townhomes:** At \$824,400 the Benchmark price for an FVREB *townhome* decreased 1.0 per cent compared to May 2025 and decreased 3.1 per cent compared to June 2024.
- **Apartments:** At \$526,500 the Benchmark price for an FVREB *apartment/condo* decreased 1.2 per cent compared to May 2025 and decreased 4.5 per cent compared to June 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.*

#### Contact

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## MLS® Summary - Fraser Valley June 2025

Grand Totals	All Property Types				
	Jun-25	Jun-24	% change	May-25	% change
Sales	1,195	1,317	-9.3%	1,183	1.0%
New Listings	3,618	3,418	5.9%	4,007	-9.7%
Active Listings	10,842	8,350	29.8%	10,626	2.0%
Average Price	\$1,047,863	\$ 1,010,994	3.6%	\$ 978,229	7.1%

Grand Totals - year to date	All Property Types		
	2025	2024	% change
Sales - year to date	6,182	7,862	-21.4%
New Listings - year to date	21,741	19,306	12.6%

All Areas Combined	Detached					Townhouse					Apartment				
	Jun-25	Jun-24	% change	May-25	% change	Jun-25	Jun-24	% change	May-25	% change	Jun-25	Jun-24	% change	May-25	% change
Sales	431	452	-4.6%	405	6.4%	314	340	-7.6%	309	1.6%	341	396	-13.9%	341	0.0%
New Listings	1,341	1,298	3.3%	1,449	-7.5%	785	739	6.2%	924	-15.0%	992	918	8.1%	1,037	-4.3%
Active Listings	3,907	3,076	27.0%	3,851	1.5%	1,818	1,299	40.0%	1,831	-0.7%	2,676	1,926	38.9%	2,603	2.8%
Benchmark Price	\$1,458,600	\$ 1,528,900	-4.6%	\$ 1,481,900	-1.6%	\$ 824,400	\$ 851,100	-3.1%	\$ 832,800	-1.0%	\$ 526,500	\$ 551,100	-4.5%	\$ 532,700	-1.2%
Median Price	\$1,370,000	\$ 1,429,500	-4.2%	\$ 1,388,000	-1.3%	\$ 812,500	\$ 830,000	-2.1%	\$ 800,000	1.6%	\$ 519,900	\$ 559,950	-7.2%	\$ 530,000	-1.9%
Average Price	\$1,489,089	\$ 1,515,526	-1.7%	\$ 1,448,225	2.8%	\$ 825,820	\$ 844,022	-2.2%	\$ 824,811	0.1%	\$ 554,270	\$ 580,141	-4.5%	\$ 545,537	1.6%

Abbotsford	Detached					Townhouse					Apartment				
	Jun-25	Jun-24	% change	May-25	% change	Jun-25	Jun-24	% change	May-25	% change	Jun-25	Jun-24	% change	May-25	% change
Sales	58	74	-21.6%	78	-25.6%	45	52	-13.5%	61	-26.2%	57	57	0.0%	51	11.8%
New Listings	181	200	-9.5%	218	-17.0%	107	68	57.4%	115	-7.0%	151	114	32.5%	162	-6.8%
Active Listings	534	448	19.2%	497	7.4%	252	149	69.1%	251	0.4%	378	271	39.5%	379	-0.3%
Benchmark Price	\$1,190,600	\$ 1,227,400	-3.0%	\$ 1,202,700	-1.0%	\$ 655,300	\$ 666,800	-1.7%	\$ 660,600	-0.8%	\$ 441,600	\$ 446,900	-1.2%	\$ 435,000	1.5%
Median Price	\$1,053,500	\$ 1,092,500	-3.6%	\$ 1,162,500	-9.4%	\$ 700,000	\$ 689,950	1.5%	\$ 700,000	0.0%	\$ 420,000	\$ 432,000	-2.8%	\$ 425,000	-1.2%
Average Price	\$1,131,623	\$ 1,192,600	-5.1%	\$ 1,184,974	-4.5%	\$ 690,971	\$ 659,911	4.7%	\$ 707,436	-2.3%	\$ 438,880	\$ 451,026	-2.7%	\$ 446,494	-1.7%

Mission	Detached					Townhouse					Apartment				
	Jun-25	Jun-24	% change	May-25	% change	Jun-25	Jun-24	% change	May-25	% change	Jun-25	Jun-24	% change	May-25	% change
Sales	37	32	15.6%	42	-11.9%	6	6	0.0%	3	100.0%	9	7	28.6%	5	80.0%
New Listings	94	79	19.0%	107	-12.1%	12	19	-36.8%	21	-42.9%	11	18	-38.9%	24	-54.2%
Active Listings	291	221	31.7%	284	2.5%	44	36	22.2%	56	-21.4%	49	34	44.1%	53	-7.5%
Benchmark Price	\$1,026,700	\$ 1,056,300	-2.8%	\$ 1,019,100	0.7%	\$ 659,600	\$ 675,400	-2.3%	\$ 676,100	-2.4%	\$ 453,200	\$ 456,600	-0.7%	\$ 453,000	0.0%
Median Price	\$1,020,000	\$ 884,750	15.3%	\$ 993,950	2.6%	\$ 640,000	\$ 710,450	-9.9%	\$ 674,500	-5.1%	\$ 484,000	\$ 394,900	22.6%	\$ 425,000	13.9%
Average Price	\$1,007,268	\$ 912,612	10.4%	\$ 1,042,935	-3.4%	\$ 654,166	\$ 682,125	-4.1%	\$ 678,133	-3.5%	\$ 502,433	\$ 451,571	11.3%	\$ 433,160	16.0%





White Rock / South Surrey	Detached					Townhouse					Apartment				
	Jun-25	Jun-24	% change	May-25	% change	Jun-25	Jun-24	% change	May-25	% change	Jun-25	Jun-24	% change	May-25	% change
Sales	73	55	32.7%	52	40.4%	54	48	12.5%	54	0.0%	62	72	-13.9%	63	-1.6%
New Listings	217	228	-4.8%	230	-5.7%	116	126	-7.9%	148	-21.6%	166	140	18.6%	167	-0.6%
Active Listings	661	560	18.0%	657	0.6%	267	225	18.7%	295	-9.5%	421	268	57.1%	422	-0.2%
Benchmark Price	\$1,846,800	\$1,973,300	-6.4%	\$1,889,900	-2.3%	\$935,000	\$978,600	-4.5%	\$956,000	-2.2%	\$589,300	\$636,800	-7.5%	\$606,900	-2.9%
Median Price	\$1,800,000	\$1,795,000	0.3%	\$1,710,000	5.3%	\$927,500	\$1,014,750	-8.6%	\$909,950	1.9%	\$634,950	\$651,500	-2.5%	\$645,000	-1.6%
Average Price	\$2,041,629	\$2,034,150	0.4%	\$1,862,945	9.6%	\$974,880	\$1,065,516	-8.5%	\$1,002,600	-2.8%	\$751,208	\$722,665	3.9%	\$685,552	9.6%

Langley	Detached					Townhouse					Apartment				
	Jun-25	Jun-24	% change	May-25	% change	Jun-25	Jun-24	% change	May-25	% change	Jun-25	Jun-24	% change	May-25	% change
Sales	93	99	-6.1%	74	25.7%	88	84	4.8%	75	17.3%	89	104	-14.4%	87	2.3%
New Listings	240	220	9.1%	238	0.8%	182	168	8.3%	220	-17.3%	223	209	6.7%	224	-0.4%
Active Listings	576	457	26.0%	583	-1.2%	352	252	39.7%	349	0.9%	522	356	46.6%	487	7.2%
Benchmark Price	\$1,600,800	\$1,637,500	-2.2%	\$1,632,100	-1.9%	\$859,700	\$872,600	-1.5%	\$863,600	-0.5%	\$599,800	\$618,100	-3.0%	\$605,300	-0.9%
Median Price	\$1,425,000	\$1,505,000	-5.3%	\$1,431,500	-0.5%	\$830,000	\$865,000	-4.0%	\$800,000	3.8%	\$540,000	\$586,900	-8.0%	\$535,000	0.9%
Average Price	\$1,526,300	\$1,674,142	-8.8%	\$1,481,471	3.0%	\$850,629	\$878,487	-3.2%	\$831,027	2.4%	\$576,319	\$590,681	-2.4%	\$562,679	2.4%

Delta - North	Detached					Townhouse					Apartment				
	Jun-25	Jun-24	% change	May-25	% change	Jun-25	Jun-24	% change	May-25	% change	Jun-25	Jun-24	% change	May-25	% change
Sales	27	32	-15.6%	24	12.5%	7	5	40.0%	5	40.0%	5	6	-16.7%	11	-54.5%
New Listings	118	77	53.2%	106	11.3%	8	12	-33.3%	19	-58%	25	21	19.0%	17	47.1%
Active Listings	281	172	63.4%	260	8.1%	42	25	68.0%	44	-4.5%	58	39	48.7%	51	13.7%
Benchmark Price	\$1,323,600	\$1,453,400	-8.9%	\$1,335,200	-0.9%	\$921,900	\$970,200	-5.0%	\$971,400	-5.1%	\$558,000	\$586,400	-4.8%	\$565,600	-1.3%
Median Price	\$1,285,000	\$1,459,500	-12.0%	\$1,320,000	-2.7%	\$928,888	\$935,000	-0.7%	\$884,000	5.1%	\$580,000	\$609,500	-4.8%	\$602,900	-3.8%
Average Price	\$1,350,166	\$1,569,143	-14.0%	\$1,433,785	-5.8%	\$936,641	\$960,600	-2.5%	\$878,600	6.6%	\$611,029	\$603,750	1.2%	\$567,272	7.7%



City of Surrey - Combined*	Detached					Townhouse					Apartment				
	Jun-25	Jun-24	% change	May-25	% change	Jun-25	Jun-24	% change	May-25	% change	Jun-25	Jun-24	% change	May-25	% change
Sales	198	213	-7.0%	183	8.2%	167	193	-13.5%	160	4.4%	151	222	-32.0%	160	-5.6%
Benchmark Price	\$1,573,300	\$1,662,800	-5.4%	\$1,606,100	-2.0%	\$852,100	\$883,900	-3.6%	\$860,500	-1.0%	\$513,800	\$545,600	-5.8%	\$519,800	-1.2%
Average Price	\$1,649,730	\$1,643,452	0.4%	\$1,637,938	0.7%	\$849,533	\$880,640	-3.5%	\$864,097	-1.7%	\$531,882	\$611,770	-13.1%	\$537,403	-1.0%

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

Surrey - Central	Detached					Townhouse					Apartment				
	Jun-25	Jun-24	% change	May-25	% change	Jun-25	Jun-24	% change	May-25	% change	Jun-25	Jun-24	% change	May-25	% change
Sales	61	75	-18.7%	60	1.7%	61	75	-18.7%	65	-6.2%	25	32	-21.9%	23	8.7%
New Listings	253	261	-3.1%	295	-14.2%	227	217	4.6%	231	-1.7%	74	74	0.0%	102	-27.5%
Active Listings	839	661	26.9%	815	2.9%	544	384	41.7%	526	3.4%	244	179	36.3%	249	-2.0%
Benchmark Price	\$1,480,200	\$1,566,700	-5.5%	\$1,506,800	-1.8%	\$824,200	\$859,000	-4.1%	\$826,500	-0.3%	\$547,800	\$573,500	-4.5%	\$554,000	-1.1%
Median Price	\$1,475,000	\$1,505,000	-2.0%	\$1,510,000	-2.3%	\$810,000	\$835,000	-3.0%	\$799,900	1.3%	\$537,500	\$557,500	-3.6%	\$541,000	-0.6%
Average Price	\$1,501,407	\$1,563,802	-4.0%	\$1,584,348	-5.2%	\$811,277	\$815,440	-0.5%	\$791,531	2.5%	\$527,520	\$544,457	-3.1%	\$541,556	-2.6%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Jun-25	Jun-24	% change	May-25	% change	Jun-25	Jun-24	% change	May-25	% change	Jun-25	Jun-24	% change	May-25	% change
Sales	32	49	-34.7%	32	0.0%	34	52	-34.6%	32	6.3%	16	17	-5.9%	19	-15.8%
New Listings	97	91	6.6%	106	-8.5%	85	76	11.8%	103	-17.5%	51	32	59.4%	44	15.9%
Active Listings	225	181	24.3%	241	-6.6%	164	113	45.1%	165	-0.6%	98	55	78.2%	90	8.9%
Benchmark Price	\$1,462,500	\$1,521,300	-3.9%	\$1,517,000	-3.6%	\$841,500	\$860,000	-2.2%	\$846,800	-0.6%	\$575,000	\$591,100	-2.7%	\$585,500	-1.8%
Median Price	\$1,332,500	\$1,450,000	-8.1%	\$1,457,500	-8.6%	\$811,000	\$833,750	-2.7%	\$826,250	-1.8%	\$562,500	\$595,000	-5.5%	\$545,000	3.2%
Average Price	\$1,435,697	\$1,494,234	-3.9%	\$1,477,731	-2.8%	\$788,125	\$846,303	-6.9%	\$833,190	-5.4%	\$598,250	\$642,517	-6.9%	\$519,605	15.1%

Surrey - North	Detached					Townhouse					Apartment				
	Jun-25	Jun-24	% change	May-25	% change	Jun-25	Jun-24	% change	May-25	% change	Jun-25	Jun-24	% change	May-25	% change
Sales	49	34	44.1%	43	14.0%	19	18	5.6%	14	35.7%	78	101	-22.8%	82	-4.9%
New Listings	140	138	1.4%	144	-2.8%	48	53	-9.4%	67	-28.4%	291	310	-6.1%	297	-2.0%
Active Listings	484	362	33.7%	497	-2.6%	153	115	33.0%	145	5.5%	903	721	25.2%	869	3.9%
Benchmark Price	\$1,447,600	\$1,514,500	-4.4%	\$1,451,000	-0.2%	\$762,300	\$791,500	-3.7%	\$766,600	-0.6%	\$463,400	\$498,400	-7.0%	\$470,900	-1.6%
Median Price	\$1,350,000	\$1,350,000	0.0%	\$1,430,888	-5.7%	\$696,000	\$768,500	-9.4%	\$721,250	-3.5%	\$447,250	\$520,000	-14.0%	\$463,250	-3.5%
Average Price	\$1,498,611	\$1,402,191	6.9%	\$1,559,043	-3.9%	\$734,178	\$758,500	-3.2%	\$764,750	-4.0%	\$458,790	\$548,868	-16.4%	\$492,439	-6.8%



## MLS® Home Price Index - Fraser Valley June 2025

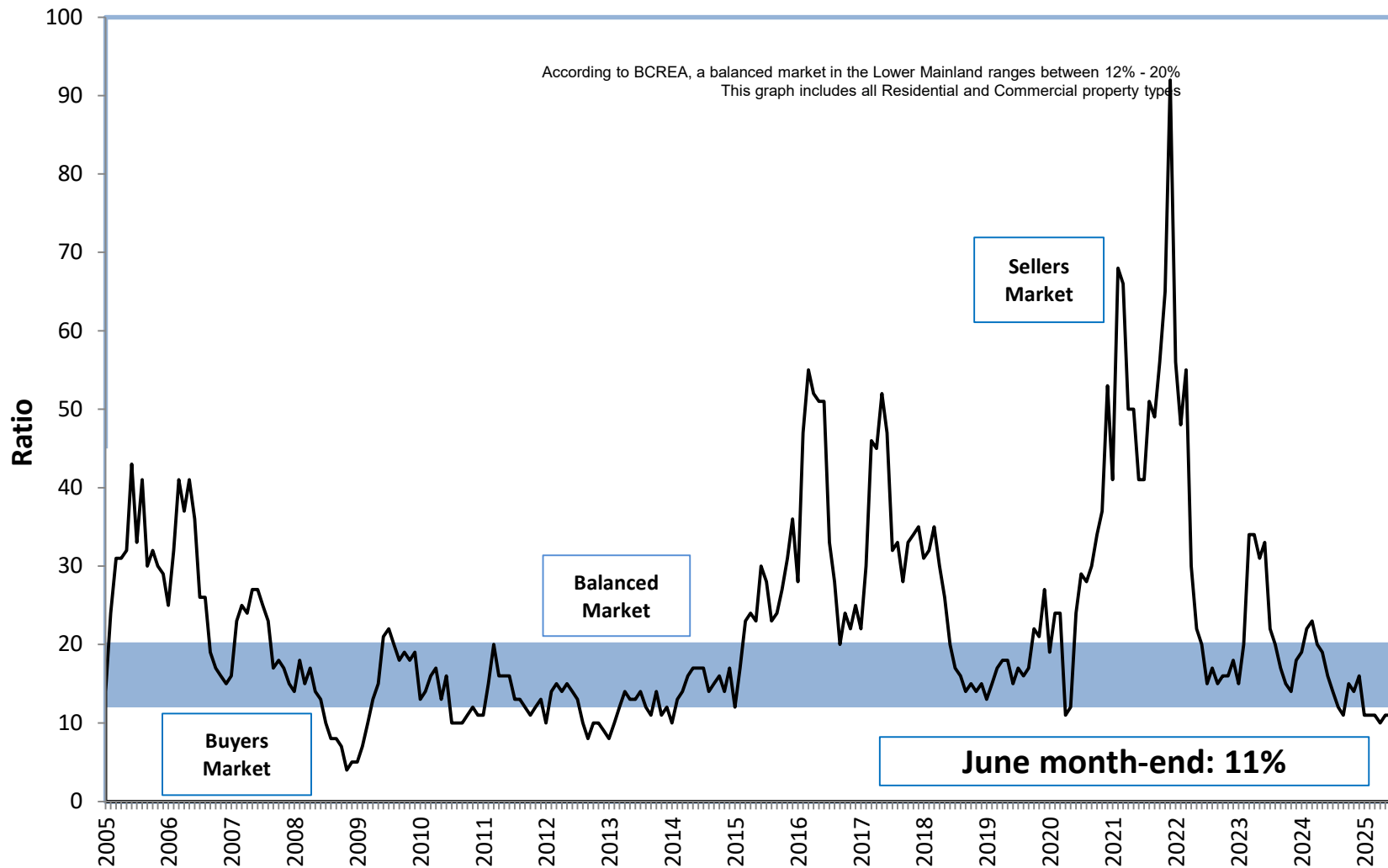
	BENCHMARK PRICE	INDEX (HPI)	ONE MONTH % CHANGE	THREE MONTH % CHANGE	SIX MONTH % CHANGE	ONE YEAR % CHANGE	THREE YEAR % CHANGE	FIVE YEAR % CHANGE	TEN YEAR % CHANGE
RESIDENTIAL COMBINED	LOWER MAINLAND	1,098,200	335.2	-0.6	-1.8	-0.3	-3.3	-7.7	58.3
	FRASER VALLEY BOARD	951,500	341.5	-1.2	-2.3	-1.4	-5.0	-14.9	92.1
	NORTH DELTA	1,135,100	360.6	-1.5	-4.7	-6.4	-9.1	-15.5	98.7
	NORTH SURREY	719,100	326.9	-0.4	-2.0	-1.3	-6.2	-19.9	74.6
	SURREY	1,013,600	354.4	-1.0	-2.7	-2.4	-6.5	-16.3	110.2
	CLOVERDALE	1,024,800	339.6	-2.1	-2.5	-1.3	-3.2	-7.9	116.3
	SOUTH SURREY & WHITE ROCK	1,110,300	291.2	-2.1	-3.0	-2.5	-8.5	-15.5	56.2
	LANGLEY	1,025,500	344.5	-1.2	-1.4	-0.2	-1.9	-10.6	106.0
	ABBOTSFORD	769,600	349.7	-0.6	-1.7	-0.3	-3.1	-17.3	123.0
	MISSION	903,900	355.0	0.1	-4.1	-1.0	-4.8	-13.4	146.0
DETACHED	LOWER MAINLAND	1,772,300	389.0	-0.6	-2.4	-0.5	-3.4	-5.0	71.6
	FRASER VALLEY BOARD	1,458,600	414.6	-1.6	-3.1	-1.5	-4.6	-11.2	125.1
	NORTH DELTA	1,323,600	397.5	-0.9	-5.0	-6.5	-8.9	-13.3	114.3
	NORTH SURREY	1,447,600	447.6	-0.3	-3.9	-1.7	-4.4	-14.0	141.0
	SURREY	1,480,200	424.4	-1.8	-3.7	-2.8	-5.5	-12.3	142.0
	CLOVERDALE	1,462,500	416.8	-3.6	-4.1	-1.6	-3.9	-8.4	138.2
	SOUTH SURREY & WHITE ROCK	1,846,800	356.5	-2.3	-3.0	-1.2	-6.4	-9.5	83.1
	LANGLEY	1,600,800	423.0	-1.9	-2.1	-0.4	-2.2	-9.9	142.1
	ABBOTSFORD	1,190,600	411.8	-1.0	-2.9	-0.4	-3.0	-12.5	153.9
	MISSION	1,026,700	378.9	0.7	-3.5	0.4	-2.8	-9.1	163.7
TOWNHOUSE	LOWER MAINLAND	970,200	370.4	-0.5	-1.0	-0.6	-2.8	-3.5	116.5
	FRASER VALLEY BOARD	824,400	370.0	-1.0	-1.1	-0.4	-3.1	-7.5	141.8
	NORTH DELTA	921,900	401.7	-5.1	-3.6	-3.0	-5.0	-8.2	114.8
	NORTH SURREY	762,300	434.6	-0.6	1.3	1.0	-3.7	-4.1	174.4
	SURREY	824,200	378.4	-0.3	-2.3	-0.7	-4.1	-6.8	156.0
	CLOVERDALE	841,500	345.2	-0.6	-0.1	-0.7	-2.1	-4.2	142.3
	SOUTH SURREY & WHITE ROCK	935,000	297.0	-2.2	-1.2	0.3	-4.5	-4.6	96.2
	LANGLEY	859,700	371.5	-0.5	-0.6	-0.4	-1.5	-8.3	160.9
	ABBOTSFORD	655,300	362.4	-0.8	-0.1	0.1	-1.7	-13.5	168.4
	MISSION	659,600	351.8	-2.4	-1.3	-3.4	-2.3	-10.2	167.7
APARTMENT	LOWER MAINLAND	693,900	348.2	-1.2	-2.6	-0.4	-3.4	-2.8	90.1
	FRASER VALLEY BOARD	526,500	431.2	-1.2	-2.7	-1.4	-4.5	-6.5	165.8
	NORTH DELTA	558,000	534.5	-1.4	0.6	-0.2	-4.8	-10.4	185.7
	NORTH SURREY	463,400	427.9	-1.6	-3.3	-3.2	-7.0	-8.9	153.7
	SURREY	547,800	499.4	-1.1	-0.9	-2.1	-4.5	-5.7	198.9
	CLOVERDALE	575,000	424.0	-1.8	-3.0	-3.8	-2.7	0.6	150.6
	SOUTH SURREY & WHITE ROCK	589,300	347.9	-2.9	-5.9	-3.4	-7.5	-7.7	132.9
	LANGLEY	599,800	417.4	-0.9	-2.0	0.0	-3.0	-5.3	177.9
	ABBOTSFORD	441,600	473.3	1.5	-0.5	1.2	-1.2	-6.2	234.3
	MISSION	453,200	406.1	0.1	-0.6	-1.0	-0.7	-8.8	232.3

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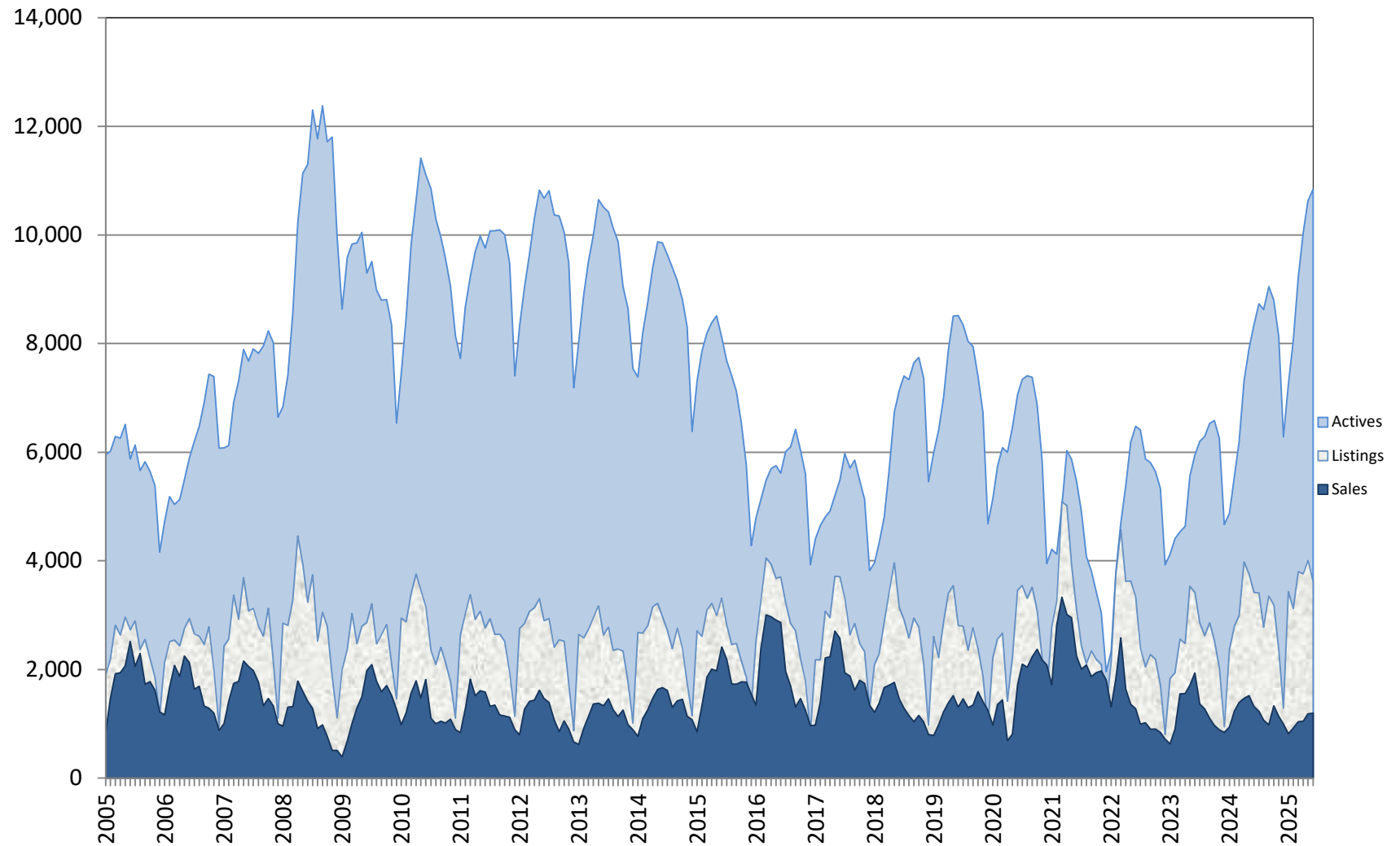
All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.

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

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

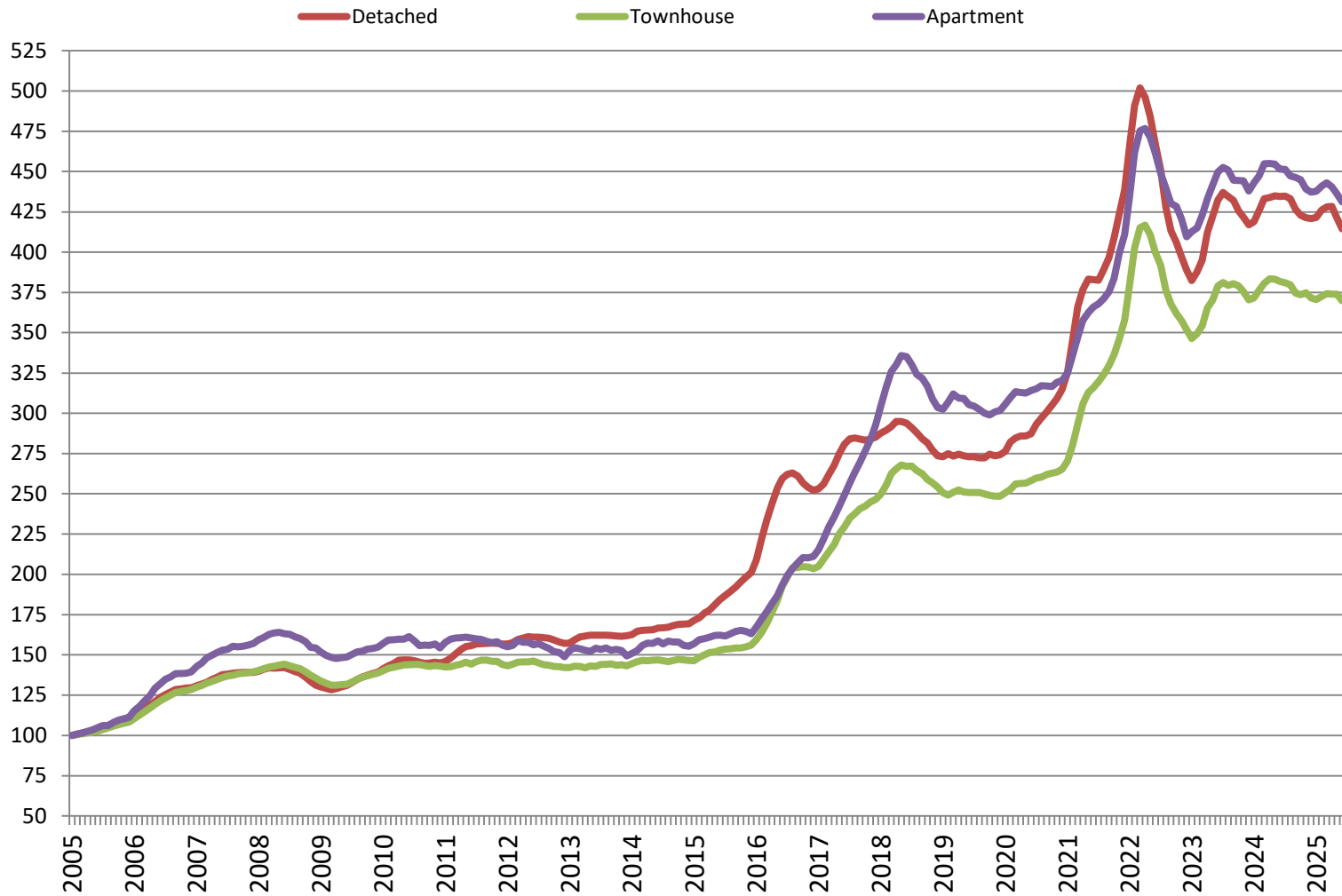


## Sales, Listings & Active Inventory, All Types, Fraser Valley

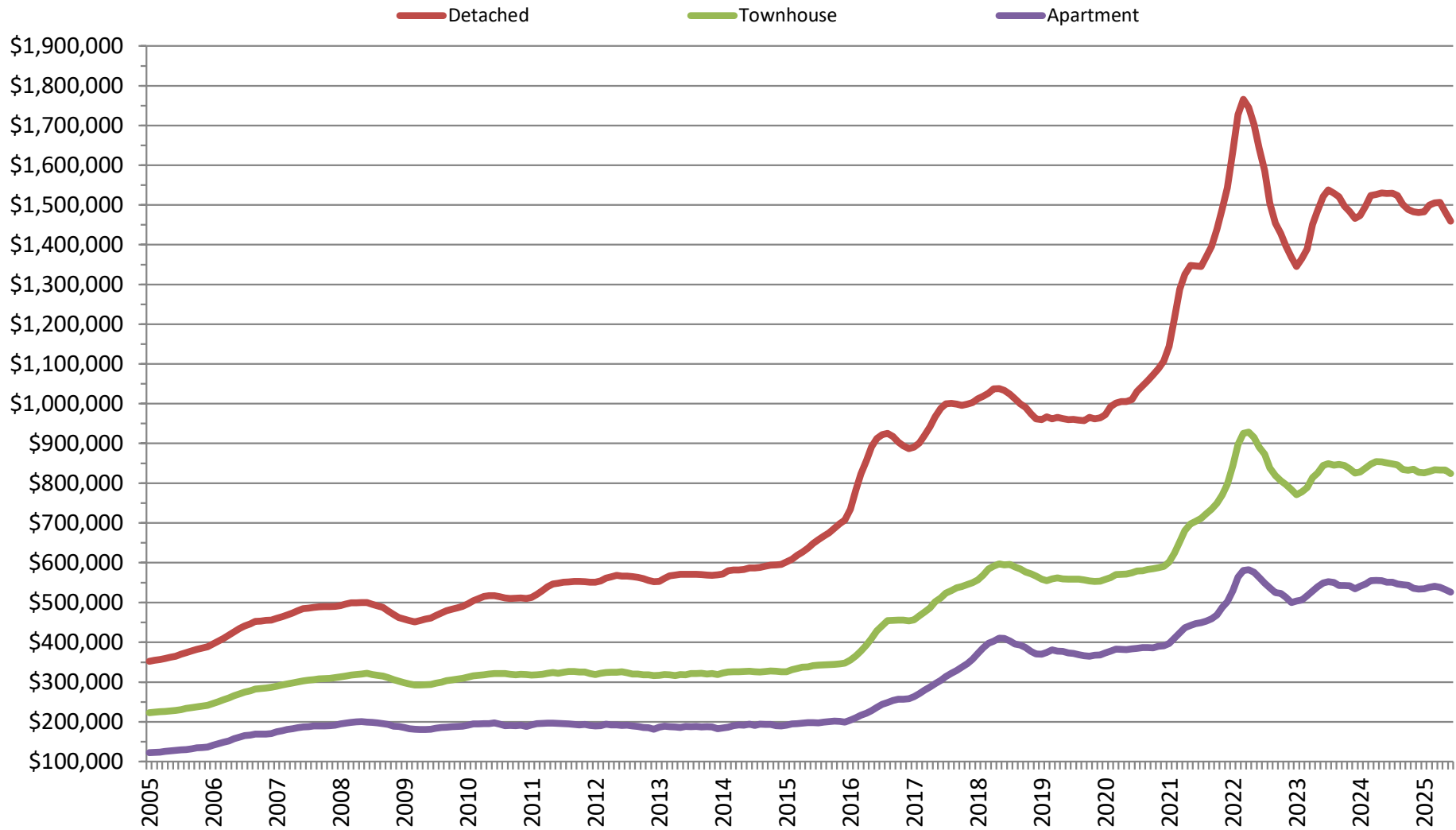




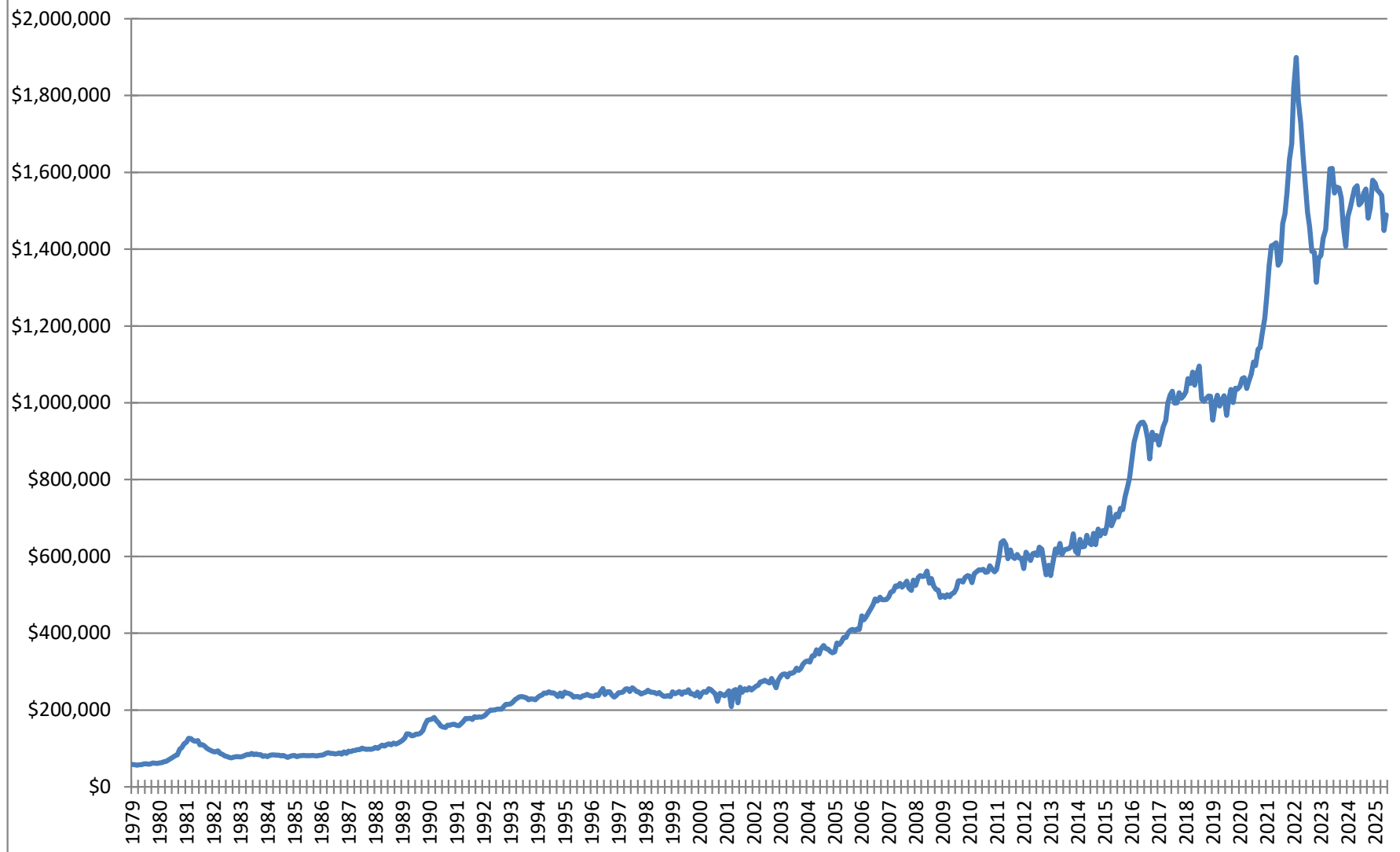
## MLS® Home Price Index, Fraser Valley



## 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

