



Monthly Statistics Package

Fraser Valley Real Estate Board

December 2024



News Release

Fraser Valley Real Estate Board



For Immediate Release: January 6, 2025

New listings at 10-year high in 2024, but affordability still the elephant in the room in Fraser Valley

SURREY, BC – Bank of Canada interest rate cuts that began mid-year were not enough to ease the affordability crisis for many home buyers in the Fraser Valley in 2024, leading to a decline in annual sales.

The Fraser Valley Real Estate Board reported new listings of 35,698 for the year ended December 31, 2024, a 10-year high and nine per cent above the 10-year average. However, annual sales recorded on the Multiple Listing Service® (MLS®) were the lowest seen in ten years at 14,570, a decline of one per cent over 2023 and 24 per cent below the 10-year average. The City of Surrey accounted for the majority of 2024 sales at 51 per cent, with Langley and Abbotsford accounting for 24 per cent and 15 per cent respectively.

“2024 marked another subdued year for Fraser Valley home sales on the heels of a ten-year low in 2023,” said Jeff Chadha, Chair of the Fraser Valley Real Estate Board. “Slight declines in home prices across some areas of the region provided negligible relief for buyers looking to get into the market. At the same time, the modest price adjustments did not discourage sellers from listing.”

The composite Benchmark home price in the Fraser Valley closed the year at \$965,000, down two per cent year-over-year, and down four per cent from its 2024 peak in March.

December 2024

The Board recorded 994 sales on its MLS® in December, a decline of 13 per cent from November, but 19 per cent above sales from December 2023.

New listings declined 46 per cent from November to December, from 2,367 to 1,288, contributing to a 23 per cent decline in overall inventory in December. With a sales-to-active listings ratio of 16 per cent in December, the overall market closed out the year in balance. The market is considered balanced when the ratio is between 12 per cent and 20 per cent.

“While the Fraser Valley saw overall balanced market conditions for most of 2024, the low levels of buying and selling activity reflected a challenging year for many as would-be buyers waited for affordability to improve,” said Baldev Gill, CEO of the Fraser Valley Real Estate Board. “Interest rate cuts by the Bank of Canada along with recent government policies aimed at boosting overall housing supply and improving affordability, should help to increase market conditions in 2025.”

It took longer to sell townhomes and condos in December compared to November. Townhomes spent 36 days on the market, up from 33 days in November, while condos spent 38 days on the market, up from 36 days in the previous month. Single-family homes spent 43 days on the market — no change from November.

The composite Benchmark home price in the Fraser Valley continued to slide for the ninth straight month, down 0.5 per cent compared to November.

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[FVREB Stats](#)

MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At \$1,480,400, the Benchmark price for an FVREB *single-family detached* home decreased 0.1 per cent compared to November 2024 and increased 0.9 per cent compared to December 2023.
- **Townhomes:** At \$827,900, the Benchmark price for an FVREB *townhome* decreased 0.9 per cent compared to November 2024 and increased 0.3 per cent compared to December 2023.
- **Apartments:** At \$533,900, the Benchmark price for an FVREB *apartment/condo* decreased 0.4 per cent compared to November 2024 and decreased 0.2 per cent compared to December 2023.

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**The Fraser Valley Real Estate Board is an association of 5,234 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 December 2024

Grand Totals	All Property Types				
	Dec-24	Dec-23	% change	Nov-24	% change
Sales	994	837	18.8%	1,136	-12.5%
New Listings	1,288	942	36.7%	2,367	-45.6%
Active Listings	6,285	4,670	34.6%	8,125	-22.6%
Average Price	\$1,044,336	\$ 956,117	9.2%	\$ 1,024,170	2.0%

Grand Totals - year to date	All Property Types		
	2024	2023	% change
Sales - year to date	14,570	14,713	-1.0%
New Listings - year to date	35,698	29,610	20.6%

All Areas Combined	Detached					Townhouse					Apartment				
	Dec-24	Dec-23	% change	Nov-24	% change	Dec-24	Dec-23	% change	Nov-24	% change	Dec-24	Dec-23	% change	Nov-24	% change
Sales	311	271	14.8%	403	-22.8%	242	185	30.8%	252	-4.0%	313	278	12.6%	357	-12.3%
New Listings	385	251	53.4%	788	-51.1%	260	189	37.6%	493	-47.3%	413	291	41.9%	722	-42.8%
Active Listings	2,101	1,651	27.3%	2,810	-25.2%	985	629	56.6%	1,292	-23.8%	1,590	1,061	49.9%	2,074	-23.3%
Benchmark Price	\$1,480,400	\$ 1,466,500	0.9%	\$ 1,482,600	-0.1%	\$ 827,900	\$ 825,500	0.3%	\$ 835,100	-0.9%	\$ 533,900	\$ 534,800	-0.2%	\$ 536,100	-0.4%
Median Price	\$1,475,000	\$ 1,295,000	13.9%	\$ 1,425,000	3.5%	\$ 799,950	\$ 823,000	-2.8%	\$ 825,000	-3.0%	\$ 515,000	\$ 525,000	-1.9%	\$ 525,000	-1.9%
Average Price	\$1,579,124	\$ 1,407,210	12.2%	\$ 1,509,167	4.6%	\$ 821,214	\$ 817,943	0.4%	\$ 838,715	-2.1%	\$ 539,069	\$ 543,022	-0.7%	\$ 552,918	-2.5%

Abbotsford	Detached					Townhouse					Apartment				
	Dec-24	Dec-23	% change	Nov-24	% change	Dec-24	Dec-23	% change	Nov-24	% change	Dec-24	Dec-23	% change	Nov-24	% change
Sales	49	38	28.9%	70	-30.0%	39	22	77.3%	38	2.6%	61	38	60.5%	60	1.7%
New Listings	62	38	63.2%	111	-44.1%	30	27	11.1%	55	-45.5%	58	50	16.0%	110	-47.3%
Active Listings	278	222	25.2%	377	-26.3%	118	72	63.9%	157	-24.8%	212	130	63.1%	273	-22.3%
Benchmark Price	\$1,195,200	\$ 1,164,600	2.6%	\$ 1,193,000	0.2%	\$ 654,500	\$ 637,500	2.7%	\$ 651,000	0.5%	\$ 436,300	\$ 438,500	-0.5%	\$ 438,400	-0.5%
Median Price	\$1,143,000	\$ 1,078,500	6.0%	\$ 1,190,000	-3.9%	\$ 660,000	\$ 622,500	6.0%	\$ 688,000	-4.1%	\$ 435,000	\$ 411,000	5.8%	\$ 436,000	-0.2%
Average Price	\$1,255,746	\$ 1,100,404	14.1%	\$ 1,203,182	4.4%	\$ 637,287	\$ 632,263	0.8%	\$ 690,932	-7.8%	\$ 445,648	\$ 418,699	6.4%	\$ 451,744	-1.3%

Mission	Detached					Townhouse					Apartment				
	Dec-24	Dec-23	% change	Nov-24	% change	Dec-24	Dec-23	% change	Nov-24	% change	Dec-24	Dec-23	% change	Nov-24	% change
Sales	15	32	-53.1%	29	-48.3%	3	7	-57.1%	9	-66.7%	4	6	-33.3%	6	-33.3%
New Listings	20	19	5.3%	52	-61.5%	8	8	0.0%	9	-11.1%	5	20	-75.0%	18	-72.2%
Active Listings	178	143	24.5%	230	-22.6%	39	32	21.9%	39	0.0%	28	34	-17.6%	38	-26.3%
Benchmark Price	\$1,023,000	\$ 981,300	4.2%	\$ 1,026,100	-0.3%	\$ 682,700	\$ 653,200	4.5%	\$ 678,300	0.6%	\$ 457,900	\$ 448,500	2.1%	\$ 463,300	-1.2%
Median Price	\$ 980,000	\$ 907,500	8.0%	\$ 990,000	-1.0%	\$ 735,000	\$ 730,000	0.7%	\$ 739,000	-0.5%	\$ 484,500	\$ 459,500	5.4%	\$ 429,850	12.7%
Average Price	\$1,044,296	\$ 932,215	12.0%	\$ 1,061,524	-1.6%	\$ 763,633	\$ 682,114	12.0%	\$ 690,433	10.6%	\$ 501,867	\$ 455,650	10.1%	\$ 422,016	18.9%



White Rock / South Surrey	Detached					Townhouse					Apartment				
	Dec-24	Dec-23	% change	Nov-24	% change	Dec-24	Dec-23	% change	Nov-24	% change	Dec-24	Dec-23	% change	Nov-24	% change
Sales	49	35	40.0%	59	-16.9%	40	33	21.2%	32	25.0%	52	36	44.4%	57	-8.8%
New Listings	55	33	66.7%	109	-49.5%	35	26	34.6%	89	-60.7%	65	44	47.7%	102	-36.3%
Active Listings	331	242	36.8%	467	-29.1%	170	88	93.2%	238	-28.6%	225	160	40.6%	307	-26.7%
Benchmark Price	\$1,869,700	\$1,898,900	-1.5%	\$1,871,400	-0.1%	\$932,000	\$951,400	-2.0%	\$952,100	-2.1%	\$610,000	\$622,900	-2.1%	\$615,300	-0.9%
Median Price	\$1,755,000	\$1,742,857	0.7%	\$1,760,000	-0.3%	\$893,500	\$929,900	-3.9%	\$885,000	1.0%	\$635,000	\$612,500	3.7%	\$622,500	2.0%
Average Price	\$1,930,205	\$1,953,955	-1.2%	\$1,915,558	0.8%	\$1,030,642	\$931,187	10.7%	\$972,878	5.9%	\$674,557	\$685,574	-1.6%	\$740,243	-8.9%

Langley	Detached					Townhouse					Apartment				
	Dec-24	Dec-23	% change	Nov-24	% change	Dec-24	Dec-23	% change	Nov-24	% change	Dec-24	Dec-23	% change	Nov-24	% change
Sales	61	45	35.6%	66	-7.6%	57	38	50.0%	55	3.6%	75	73	2.7%	85	-11.8%
New Listings	48	41	17.1%	123	-61.0%	56	42	33.3%	121	-53.7%	104	58	79.3%	148	-29.7%
Active Listings	293	254	15.4%	408	-28.2%	158	114	38.6%	205	-22.9%	303	207	46.4%	405	-25.2%
Benchmark Price	\$1,606,500	\$1,597,600	0.6%	\$1,618,400	-0.7%	\$862,800	\$859,200	0.4%	\$867,200	-0.5%	\$599,900	\$594,700	0.9%	\$601,000	-0.2%
Median Price	\$1,552,000	\$1,298,000	19.6%	\$1,462,000	6.2%	\$835,000	\$876,250	-4.7%	\$877,000	-4.8%	\$525,000	\$560,000	-6.3%	\$575,000	-8.7%
Average Price	\$1,734,018	\$1,393,594	24.4%	\$1,577,269	9.9%	\$843,350	\$874,952	-3.6%	\$903,071	-6.6%	\$549,705	\$554,193	-0.8%	\$587,385	-6.4%

Delta - North	Detached					Townhouse					Apartment				
	Dec-24	Dec-23	% change	Nov-24	% change	Dec-24	Dec-23	% change	Nov-24	% change	Dec-24	Dec-23	% change	Nov-24	% change
Sales	21	24	-12.5%	31	-32.3%	5	2	150.0%	4	25.0%	3	5	-40.0%	8	-62.5%
New Listings	32	13	146.2%	54	-40.7%	12	4	200.0%	6	100%	5	4	25.0%	13	-61.5%
Active Listings	132	103	28.2%	170	-22.4%	24	12	100.0%	29	-17.2%	33	19	73.7%	45	-26.7%
Benchmark Price	\$1,415,600	\$1,352,500	4.7%	\$1,428,400	-0.9%	\$950,400	\$931,100	2.1%	\$957,200	-0.7%	\$559,000	\$569,600	-1.9%	\$569,200	-1.8%
Median Price	\$1,400,059	\$1,307,500	7.1%	\$1,351,000	3.6%	\$761,100	\$936,000	-18.7%	\$880,000	-13.5%	\$417,000	\$525,000	-20.6%	\$629,000	-33.7%
Average Price	\$1,507,383	\$1,428,736	5.5%	\$1,442,447	4.5%	\$758,300	\$936,000	-19.0%	\$840,500	-9.8%	\$538,666	\$531,600	1.3%	\$606,000	-11.1%



City of Surrey - Combined*	Detached					Townhouse					Apartment				
	Dec-24	Dec-23	% change	Nov-24	% change	Dec-24	Dec-23	% change	Nov-24	% change	Dec-24	Dec-23	% change	Nov-24	% change
Sales	165	124	33.1%	207	-20.3%	138	116	19.0%	146	-5.5%	170	139	22.3%	198	-14.1%
Benchmark Price	\$1,605,800	\$1,593,900	0.7%	\$1,602,900	0.2%	\$853,800	\$851,100	0.3%	\$864,700	-1.3%	\$524,800	\$528,100	-0.6%	\$526,200	-0.3%
Average Price	\$1,675,645	\$1,589,778	5.4%	\$1,663,632	0.7%	\$867,582	\$840,643	3.2%	\$862,027	0.6%	\$568,780	\$547,210	3.9%	\$570,602	-0.3%

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

Surrey - Central	Detached					Townhouse					Apartment				
	Dec-24	Dec-23	% change	Nov-24	% change	Dec-24	Dec-23	% change	Nov-24	% change	Dec-24	Dec-23	% change	Nov-24	% change
Sales	57	40	42.5%	69	-17.4%	54	52	3.8%	69	-21.7%	19	24	-20.8%	22	-13.6%
New Listings	96	61	57.4%	188	-48.9%	81	49	65.3%	137	-40.9%	33	33	0.0%	65	-49.2%
Active Listings	486	372	30.6%	619	-21.5%	320	210	52.4%	417	-23.3%	181	111	63.1%	247	-26.7%
Benchmark Price	\$1,522,000	\$1,505,200	1.1%	\$1,520,500	0.1%	\$830,300	\$822,400	1.0%	\$835,400	-0.6%	\$559,400	\$552,100	1.3%	\$564,000	-0.8%
Median Price	\$1,550,000	\$1,375,000	12.7%	\$1,460,000	6.2%	\$801,950	\$820,000	-2.2%	\$837,000	-4.2%	\$555,000	\$561,500	-1.2%	\$531,000	4.5%
Average Price	\$1,625,173	\$1,539,589	5.6%	\$1,535,398	5.8%	\$781,374	\$804,340	-2.9%	\$840,922	-7.1%	\$544,868	\$544,459	0.1%	\$489,859	11.2%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Dec-24	Dec-23	% change	Nov-24	% change	Dec-24	Dec-23	% change	Nov-24	% change	Dec-24	Dec-23	% change	Nov-24	% change
Sales	35	25	40.0%	34	2.9%	28	19	47.4%	31	-9.7%	11	13	-15.4%	12	-8.3%
New Listings	27	12	125.0%	54	-50.0%	25	21	19.0%	41	-39.0%	9	5	80.0%	20	-55.0%
Active Listings	102	99	3.0%	164	-37.8%	76	50	52.0%	95	-20.0%	54	24	125.0%	68	-20.6%
Benchmark Price	\$1,485,700	\$1,445,400	2.8%	\$1,480,400	0.4%	\$847,500	\$840,800	0.8%	\$856,700	-1.1%	\$597,700	\$560,200	6.7%	\$593,300	0.7%
Median Price	\$1,500,000	\$1,417,000	5.9%	\$1,433,500	4.6%	\$787,000	\$835,000	-5.7%	\$825,000	-4.6%	\$582,000	\$512,000	13.7%	\$555,000	4.9%
Average Price	\$1,560,815	\$1,422,751	9.7%	\$1,584,306	-1.5%	\$810,514	\$810,226	0.0%	\$830,900	-2.5%	\$632,354	\$527,423	19.9%	\$579,916	9.0%

Surrey - North	Detached					Townhouse					Apartment				
	Dec-24	Dec-23	% change	Nov-24	% change	Dec-24	Dec-23	% change	Nov-24	% change	Dec-24	Dec-23	% change	Nov-24	% change
Sales	24	31	-22.6%	45	-46.7%	16	12	33.3%	14	14.3%	88	83	6.0%	107	-17.8%
New Listings	43	33	30.3%	97	-55.7%	13	12	8.3%	35	-62.9%	134	74	81.1%	246	-45.5%
Active Listings	295	212	39.2%	371	-20.5%	80	51	56.9%	112	-28.6%	553	372	48.7%	688	-19.6%
Benchmark Price	\$1,472,900	\$1,445,600	1.9%	\$1,463,600	0.6%	\$754,600	\$738,900	2.1%	\$771,200	-2.2%	\$478,900	\$483,200	-0.9%	\$480,100	-0.2%
Median Price	\$1,401,500	\$1,330,000	5.4%	\$1,516,000	-7.6%	\$813,500	\$806,250	0.9%	\$811,950	0.2%	\$489,450	\$515,000	-5.0%	\$480,000	2.0%
Average Price	\$1,443,249	\$1,461,629	-1.3%	\$1,589,890	-9.2%	\$850,756	\$797,125	6.7%	\$781,600	8.8%	\$503,492	\$537,320	-6.3%	\$495,789	1.6%



MLS® 5-year summary - Fraser Valley Year-end 2024

Grand Totals	All Sales						
	2024	2023	% change	2021	% change	2019	% change
Sales	14,570	14,713	-1.0%	27,692	-47.4%	15,487	-5.9%
New Listings	35,698	29,610	20.6%	35,629	0.2%	30,568	16.8%
Number of FVREB members	5,234	5,126	2.1%	4,379	19.5%	3,691	41.8%

All areas combined	Detached						
	2024	2023	% change	2021	% change	2019	% change
Sales	4,835	4,800	0.7%	10,772	-55.1%	5,770	-16.2%
New Listings	12,681	10,831	17.1%	14,402	-11.9%	11,746	8.0%
Median Price	\$ 1,443,000	\$ 1,420,000	1.6%	\$ 1,350,000	6.9%	\$ 930,000	55.2%
Average Price	\$ 1,528,610	\$ 1,525,644	0.2%	\$ 1,438,129	6.3%	\$ 1,007,124	51.8%

Abbotsford	Detached						
	2024	2023	% change	2021	% change	2019	% change
Sales	764	730	4.7%	1,726	-55.7%	917	-16.7%
New Listings	1,851	1,640	12.9%	2,183	-15.2%	1,783	3.8%
Median Price	\$ 1,150,000	\$ 1,140,000	0.9%	\$ 1,120,000	2.7%	\$ 765,000	50.3%
Average Price	\$ 1,209,234	\$ 1,183,067	2.2%	\$ 1,161,630	4.1%	\$ 811,077	49.1%

Mission	Detached						
	2024	2023	% change	2021	% change	2019	% change
Sales	387	408	-5.1%	795	-51.3%	502	-22.9%
New Listings	913	836	9.2%	905	0.9%	853	7.0%
Median Price	\$ 983,000	\$ 968,750	1.5%	\$ 945,000	4.0%	\$ 660,000	48.9%
Average Price	\$ 1,039,989	\$ 1,007,604	3.2%	\$ 1,001,711	3.8%	\$ 675,918	53.9%



MLS® 5-year summary - Fraser Valley Year-end 2024

White Rock	Detached						
	2024	2023	% change	2021	% change	2019	% change
Sales	673	687	-2.0%	1,752	-61.6%	725	-7.2%
New Listings	2,023	1,619	25.0%	2,553	-20.8%	2,087	-3.1%
Median Price	\$ 1,779,000	\$ 1,828,000	-2.7%	\$ 1,650,000	7.8%	\$ 1,250,000	42.3%
Average Price	\$ 2,037,104	\$ 2,030,441	0.3%	\$ 1,855,285	9.8%	\$ 1,403,524	45.1%

Langley	Detached						
	2024	2023	% change	2021	% change	2019	% change
Sales	993	959	3.5%	1,592	-37.6%	956	3.9%
New Listings	2,153	1,801	19.5%	1,991	8.1%	1,689	27.5%
Median Price	\$ 1,500,000	\$ 1,465,000	2.4%	\$ 1,350,000	11.1%	\$ 950,000	57.9%
Average Price	\$ 1,603,513	\$ 1,578,189	1.6%	\$ 1,463,453	9.6%	\$ 1,027,506	56.1%

Delta - North	Detached						
	2024	2023	% change	2021	% change	2019	% change
Sales	353	365	-3.3%	763	-53.7%	452	-21.9%
New Listings	828	796	4.0%	1,054	-21.4%	798	3.8%
Median Price	\$ 1,425,000	\$ 1,385,000	2.9%	\$ 1,295,000	10.0%	\$ 917,250	55.4%
Average Price	\$ 1,488,639	\$ 1,472,741	2.9%	\$ 1,354,247	9.9%	\$ 973,438	52.9%



MLS® 5-year summary - Fraser Valley Year-end 2024

City of Surrey - Combined*	Detached						
	2024	2023	% change	2021	% change	2019	% change
Sales	2,328	2,200	5.8%	5,512	-57.8%	2,797	-16.8%
Average Price	\$ 1,692,240	\$ 1,690,133	0.1%	\$ 1,562,963	8.3%	\$ 1,108,754	52.6%

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

Surrey - Central	Detached						
	2024	2023	% change	2021	% change	2019	% change
Sales	739	805	-8.2%	2,202	-66.4%	1,188	-37.8%
New Listings	2,556	2,281	12.1%	3,050	-16.2%	2,468	3.6%
Median Price	\$ 1,542,000	\$ 1,535,000	0.5%	\$ 1,436,256	7.4%	\$ 999,000	54.4%
Average Price	\$ 1,590,765	\$ 1,633,317	-2.6%	\$ 1,500,438	6.0%	\$ 1,057,224	50.5%

Surrey - Cloverdale	Detached						
	2024	2023	% change	2021	% change	2019	% change
Sales	466	367	27.0%	796	-41.5%	466	0.0%
New Listings	998	719	38.8%	1,004	-0.6%	803	24.3%
Median Price	\$ 1,470,000	\$ 1,430,000	2.8%	\$ 1,351,250	8.8%	\$ 960,000	53.1%
Average Price	\$ 1,527,643	\$ 1,487,059	2.7%	\$ 1,414,445	8.0%	\$ 1,001,634	52.5%

Surrey - North	Detached						
	2024	2023	% change	2021	% change	2019	% change
Sales	450	472	-4.7%	1,143	-60.6%	561	-19.8%
New Listings	1,333	1,126	18.4%	1,658	-19.6%	1,257	6.0%
Median Price	\$ 1,449,950	\$ 1,450,000	0.0%	\$ 1,374,000	5.5%	\$ 920,000	57.6%
Average Price	\$ 1,513,571	\$ 1,554,256	-2.6%	\$ 1,434,306	5.5%	\$ 1,004,602	50.7%



MLS® 5-year summary - Fraser Valley Year-end 2024

Grand Totals	All Sales						
	2024	2023	% change	2021	% change	2019	% change
Sales	14,570	14,713	-1.0%	27,692	-47.4%	15,487	-5.9%
New Listings	35,698	29,610	20.6%	35,629	0.2%	30,568	16.8%
Number of FVREB members	5,234	5,126	2.1%	4,379	19.5%	3,691	41.8%

All areas combined	Townhouse							Apartment						
	2024	2023	% change	2021	% change	2019	% change	2024	2023	% change	2021	% change	2019	% change
Sales	3,695	3,681	0.4%	6,819	-45.8%	3,888	-5.0%	4,486	4,654	-3.6%	7,357	-39.0%	4,115	9.0%
New Listings	7,511	5,836	28.7%	7,668	-2.0%	6,638	13.2%	10,178	8,097	25.7%	8,865	14.8%	7,172	41.9%
Median Price	\$ 835,000	\$ 825,000	1.2%	\$ 730,000	14.4%	\$ 564,950	47.8%	\$ 535,000	\$ 522,200	2.5%	\$ 460,000	16.3%	\$ 370,000	44.6%
Average Price	\$ 851,727	\$ 831,081	2.5%	\$ 738,510	15.3%	\$ 569,732	49.5%	\$ 558,647	\$ 546,104	2.3%	\$ 479,868	16.4%	\$ 391,345	42.8%

Abbotsford	Townhouse							Apartment						
	2024	2023	% change	2021	% change	2019	% change	2024	2023	% change	2021	% change	2019	% change
Sales	501	524	-4.4%	792	-36.7%	506	-1.0%	740	837	-11.6%	1,271	-41.8%	834	-11.3%
New Listings	853	747	14.2%	926	-7.9%	947	-9.9%	1,448	1,262	14.7%	1,476	-1.9%	1,313	10.3%
Median Price	\$ 694,900	\$ 661,500	5.0%	\$ 615,000	13.0%	\$ 466,500	49.0%	\$ 440,000	\$ 418,000	5.3%	\$ 370,000	18.9%	\$ 300,000	46.7%
Average Price	\$ 686,334	\$ 654,503	4.9%	\$ 614,833	11.6%	\$ 458,995	49.5%	\$ 453,396	\$ 426,706	6.3%	\$ 380,686	19.1%	\$ 308,821	46.8%

Mission	Townhouse							Apartment						
	2024	2023	% change	2021	% change	2019	% change	2024	2023	% change	2021	% change	2019	% change
Sales	105	86	22.1%	82	28.0%	87	20.7%	86	56	53.6%	65	32.3%	37	132.4%
New Listings	173	169	2.4%	82	111.0%	132	31.1%	244	192	27.1%	70	248.6%	64	281.3%
Median Price	\$ 714,900	\$ 698,950	2.3%	\$ 625,000	14.4%	\$ 485,000	47.4%	\$ 415,000	\$ 461,450	-10.1%	\$ 350,000	18.6%	\$ 290,000	43.1%
Average Price	\$ 689,363	\$ 669,683	2.9%	\$ 592,389	16.4%	\$ 480,052	43.6%	\$ 441,270	\$ 466,114	-5.3%	\$ 361,127	22.2%	\$ 298,989	47.6%



MLS® 5-year summary - Fraser Valley Year-end 2024

White Rock	Townhouse							Apartment						
	2024	2023	% change	2021	% change	2019	% change	2024	2023	% change	2021	% change	2019	% change
Sales	581	576	0.9%	1,116	-47.9%	609	-4.6%	717	757	-5.3%	1,232	-41.8%	650	10.3%
New Listings	1,268	886	43.1%	1,216	4.3%	1,178	7.6%	1,563	1,268	23.3%	1,481	5.5%	1,300	20.2%
Median Price	\$ 980,000	\$ 969,000	1.1%	\$ 838,400	16.9%	\$ 665,000	47.4%	\$ 629,500	\$ 615,000	2.4%	\$ 539,500	16.7%	\$ 447,637	40.6%
Average Price	\$ 1,031,143	\$ 1,012,325	1.9%	\$ 872,111	18.2%	\$ 689,691	49.5%	\$ 716,987	\$ 687,901	4.2%	\$ 612,801	17.0%	\$ 504,148	42.2%

Langley	Townhouse							Apartment						
	2024	2023	% change	2021	% change	2019	% change	2024	2023	% change	2021	% change	2019	% change
Sales	927	842	10.1%	1,593	-41.8%	922	0.5%	1,103	1,138	-3.1%	1,727	-36.1%	827	33.4%
New Listings	1,663	1,223	36.0%	1,737	-4.3%	1,372	21.2%	2,361	1,848	27.8%	2,055	14.9%	1,485	59.0%
Median Price	\$ 865,000	\$ 845,000	2.4%	\$ 745,000	16.1%	\$ 569,950	51.8%	\$ 570,000	\$ 555,000	2.7%	\$ 486,000	17.3%	\$ 385,000	48.1%
Average Price	\$ 885,220	\$ 855,438	3.5%	\$ 756,175	17.1%	\$ 571,215	55.0%	\$ 583,166	\$ 575,937	1.3%	\$ 502,406	16.1%	\$ 413,855	40.9%

Delta - North	Townhouse							Apartment						
	2024	2023	% change	2021	% change	2019	% change	2024	2023	% change	2021	% change	2019	% change
Sales	67	77	-13.0%	134	-50.0%	66	1.5%	87	88	-1.1%	176	-50.6%	101	-13.9%
New Listings	142	126	12.7%	149	-4.7%	141	0.7%	205	159	28.9%	239	-14.2%	161	27.3%
Median Price	\$ 912,000	\$ 905,000	0.8%	\$ 772,950	18.0%	\$ 639,000	42.7%	\$ 599,000	\$ 527,500	13.6%	\$ 503,750	18.9%	\$ 380,000	57.6%
Average Price	\$ 930,988	\$ 932,423	-0.2%	\$ 786,520	18.4%	\$ 662,856	40.5%	\$ 575,891	\$ 555,347	3.7%	\$ 492,101	17.0%	\$ 381,888	50.8%



MLS® 5-year summary - Fraser Valley Year-end 2024

City of Surrey - Combined*	Townhouse							Apartment						
	2024	2023	% change	2021	% change	2019	% change	2024	2023	% change	2021	% change	2019	% change
Sales	2,095	2,125	-1.4%	4,164	-49.7%	2,275	-7.9%	2,468	2,177	13.4%	3,575	-31.0%	2,020	22.2%
Average Price	\$882,063	\$866,335	1.8%	\$755,430	16.8%	\$593,119	48.7%	\$582,817	\$542,016	7.5%	\$475,589	22.5%	\$393,244	48.2%

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

Surrey - Central	Townhouse							Apartment						
	2024	2023	% change	2021	% change	2019	% change	2024	2023	% change	2021	% change	2019	% change
Sales	860	906	-5.1%	1,926	-55.3%	1,021	-15.8%	327	353	-7.4%	621	-47.3%	386	-15.3%
New Listings	2,113	1,679	25.8%	2,237	-5.5%	1,749	20.8%	884	708	24.9%	767	15.3%	628	40.8%
Median Price	\$ 837,000	\$ 834,999	0.2%	\$ 726,000	15.3%	\$ 575,000	45.6%	\$ 550,000	\$ 545,000	0.9%	\$ 451,500	21.8%	\$ 369,000	49.1%
Average Price	\$ 829,675	\$ 825,181	0.5%	\$ 725,462	14.4%	\$ 570,352	45.5%	\$ 540,763	\$ 542,389	-0.3%	\$ 451,712	19.7%	\$ 369,008	46.5%

Surrey - Cloverdale	Townhouse							Apartment						
	2024	2023	% change	2021	% change	2019	% change	2024	2023	% change	2021	% change	2019	% change
Sales	444	409	8.6%	727	-38.9%	464	-4.3%	161	163	-1.2%	337	-52.2%	267	-39.7%
New Listings	795	578	37.5%	802	-0.9%	727	9.4%	314	234	34.2%	359	-12.5%	350	-10.3%
Median Price	\$ 825,000	\$ 825,000	0.0%	\$ 724,000	14.0%	\$ 547,500	50.7%	\$ 580,000	\$ 523,000	10.9%	\$ 474,000	22.4%	\$ 380,000	52.6%
Average Price	\$ 834,997	\$ 816,974	2.2%	\$ 726,122	15.0%	\$ 556,991	49.9%	\$ 583,094	\$ 534,363	9.1%	\$ 488,048	19.5%	\$ 396,507	47.1%

Surrey - North	Townhouse							Apartment						
	2024	2023	% change	2021	% change	2019	% change	2024	2023	% change	2021	% change	2019	% change
Sales	210	261	-19.5%	448	-53.1%	213	-1.4%	1,263	1,257	0.5%	1,927	-34.5%	1,013	24.7%
New Listings	504	428	17.8%	518	-2.7%	391	28.9%	3,157	2,413	30.8%	2,417	30.6%	1,853	70.4%
Median Price	\$ 763,500	\$ 765,000	-0.2%	\$ 642,000	18.9%	\$ 505,000	51.2%	\$ 502,000	\$ 506,000	-0.8%	\$ 441,000	13.8%	\$ 374,000	34.2%
Average Price	\$ 783,657	\$ 772,923	1.4%	\$ 650,890	20.4%	\$ 515,955	51.9%	\$ 517,501	\$ 518,489	-0.2%	\$ 450,676	14.8%	\$ 379,994	36.2%



MLS® Home Price Index - Fraser Valley

December 2024

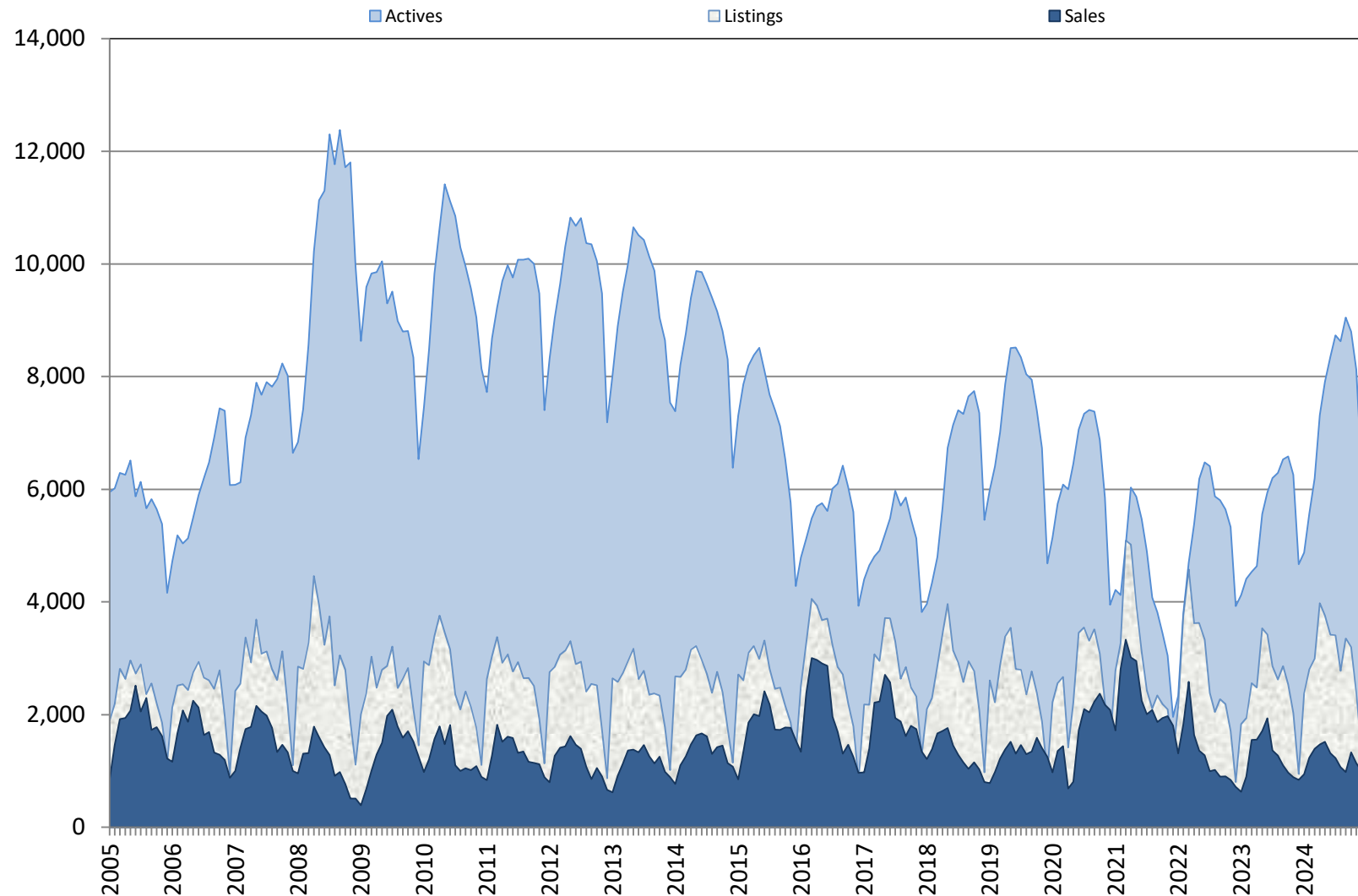
		BENCHMARK PRICE	INDEX (HPI)	ONE MONTH % CHANGE	THREE MONTH % CHANGE	SIX MONTH % CHANGE	ONE YEAR % CHANGE	THREE YEAR % CHANGE	FIVE YEAR % CHANGE	TEN YEAR % CHANGE
RESIDENTIAL COMBINED	LOWER MAINLAND	1,101,300	336.2	-0.2	-0.9	-3.1	-0.1	-0.5	34.9	76.6
	FRASER VALLEY BOARD	965,000	346.4	-0.5	-1.4	-3.6	-2.0	-7.1	43.6	110.7
	NORTH DELTA	1,212,700	385.2	-1.0	-3.0	-2.9	3.0	-7.2	42.9	134.6
	NORTH SURREY	728,700	331.2	-0.3	-1.7	-5.0	-4.6	-12.6	34.0	92.3
	SURREY	1,038,400	363.1	-0.3	0.0	-4.2	-1.8	-7.2	44.4	128.4
	CLOVERDALE	1,038,300	344.0	0.2	-0.8	-1.9	1.6	-3.3	50.5	134.3
	SOUTH SURREY & WHITE ROCK	1,139,100	298.7	-1.1	-4.3	-6.1	-5.7	-5.9	41.4	74.3
	LANGLEY	1,027,700	345.2	-0.6	-1.3	-1.7	0.3	-1.2	44.0	122.0
	ABBOTSFORD	771,800	350.7	-0.1	-0.1	-2.8	-0.8	-10.8	45.1	139.7
	MISSION	912,800	358.5	-0.4	1.2	-3.9	0.8	-9.9	49.7	168.1
DETACHED	LOWER MAINLAND	1,781,100	390.9	0.0	-1.2	-2.9	2.2	2.1	45.4	94.7
	FRASER VALLEY BOARD	1,480,400	420.8	-0.1	-1.4	-3.2	0.9	-4.0	53.5	148.6
	NORTH DELTA	1,415,600	425.1	-0.9	-3.6	-2.6	4.7	-6.1	49.3	154.9
	NORTH SURREY	1,472,900	455.4	0.6	-1.7	-2.8	1.9	-4.0	55.2	164.6
	SURREY	1,522,000	436.4	0.1	0.8	-2.9	1.1	-2.4	54.7	164.5
	CLOVERDALE	1,485,700	423.4	0.4	-1.4	-2.3	2.8	-3.2	52.2	160.9
	SOUTH SURREY & WHITE ROCK	1,869,700	360.9	-0.1	-3.4	-5.3	-1.6	-0.1	46.8	102.2
	LANGLEY	1,606,500	424.6	-0.7	-1.6	-1.9	0.6	-3.0	53.0	166.5
	ABBOTSFORD	1,195,200	413.4	0.2	-0.5	-2.6	2.6	-10.2	52.2	175.4
	MISSION	1,023,000	377.5	-0.3	1.9	-3.2	4.3	-8.2	54.5	185.1
TOWNHOUSE	LOWER MAINLAND	976,400	372.8	-0.5	0.7	-2.2	2.4	7.8	45.8	132.4
	FRASER VALLEY BOARD	827,900	371.6	-0.9	-0.8	-2.7	0.3	3.8	49.6	153.8
	NORTH DELTA	950,400	414.1	-0.7	2.2	-2.0	2.1	1.6	40.0	136.6
	NORTH SURREY	754,600	430.2	-2.2	0.9	-4.7	2.1	4.8	41.6	184.0
	SURREY	830,300	381.2	-0.6	0.3	-3.4	1.0	1.9	50.0	168.3
	CLOVERDALE	847,500	347.6	-1.1	-0.4	-1.5	0.8	1.6	50.6	162.9
	SOUTH SURREY & WHITE ROCK	932,000	296.1	-2.1	-3.4	-4.8	-2.0	1.1	49.2	103.7
	LANGLEY	862,800	372.9	-0.5	-1.2	-1.1	0.4	9.3	51.8	167.5
	ABBOTSFORD	654,500	362.0	0.5	-0.5	-1.8	2.7	4.8	50.0	175.3
	MISSION	682,700	364.1	0.6	1.6	1.1	4.5	11.0	56.8	188.5
APARTMENT	LOWER MAINLAND	696,900	349.7	-0.4	-1.6	-3.0	0.0	7.4	27.5	103.0
	FRASER VALLEY BOARD	533,900	437.3	-0.4	-2.0	-3.1	-0.2	6.4	44.9	181.4
	NORTH DELTA	559,000	535.4	-1.8	-3.8	-4.7	-1.9	6.1	26.0	212.0
	NORTH SURREY	478,900	442.2	-0.3	-2.1	-3.9	-0.9	3.6	34.8	169.5
	SURREY	559,400	509.9	-0.8	-2.7	-2.5	1.3	11.5	51.4	222.3
	CLOVERDALE	597,700	440.8	0.8	-1.3	1.1	6.7	3.9	44.0	178.8
	SOUTH SURREY & WHITE ROCK	610,000	360.1	-0.9	-5.6	-4.2	-2.1	7.0	41.8	155.0
	LANGLEY	599,900	417.5	-0.2	-1.1	-2.9	0.9	7.1	47.3	185.8
	ABBOTSFORD	436,300	467.6	-0.5	0.6	-2.4	-0.5	8.2	53.7	234.5
	MISSION	457,900	410.3	-1.2	-1.1	0.3	2.1	13.5	52.6	238.8

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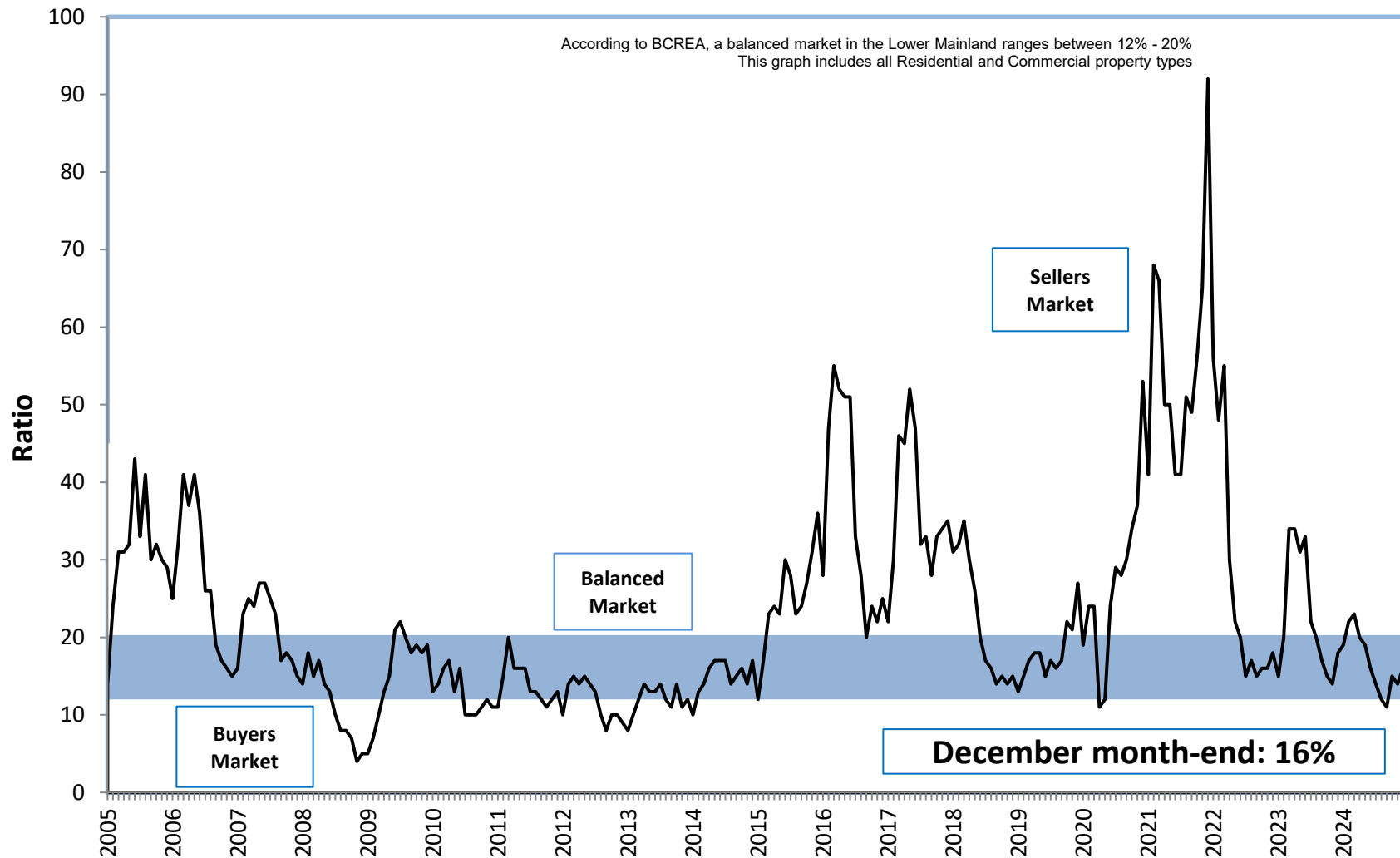
All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.

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

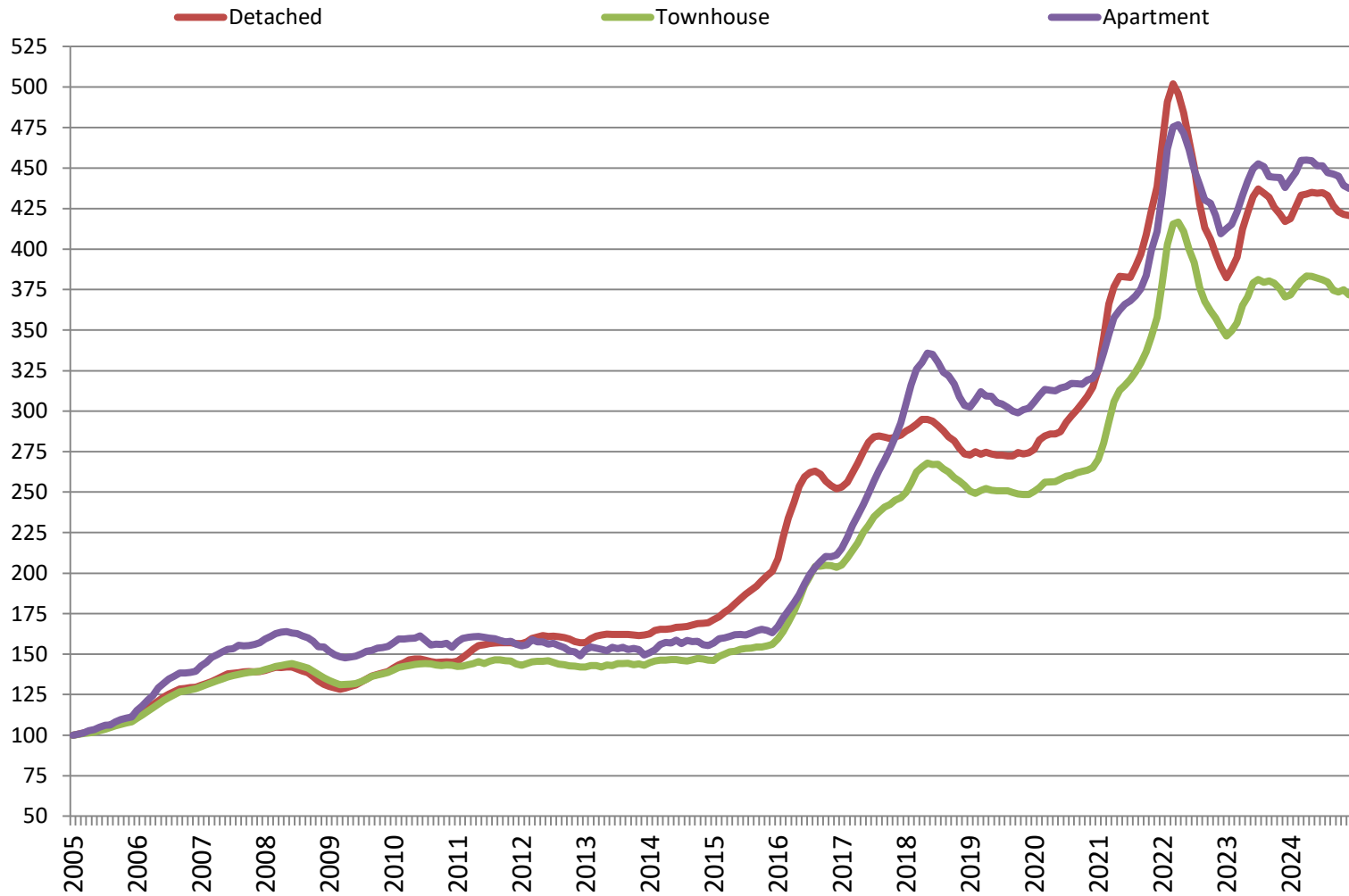
Sales, Listings & Active Inventory, All Types, Fraser Valley



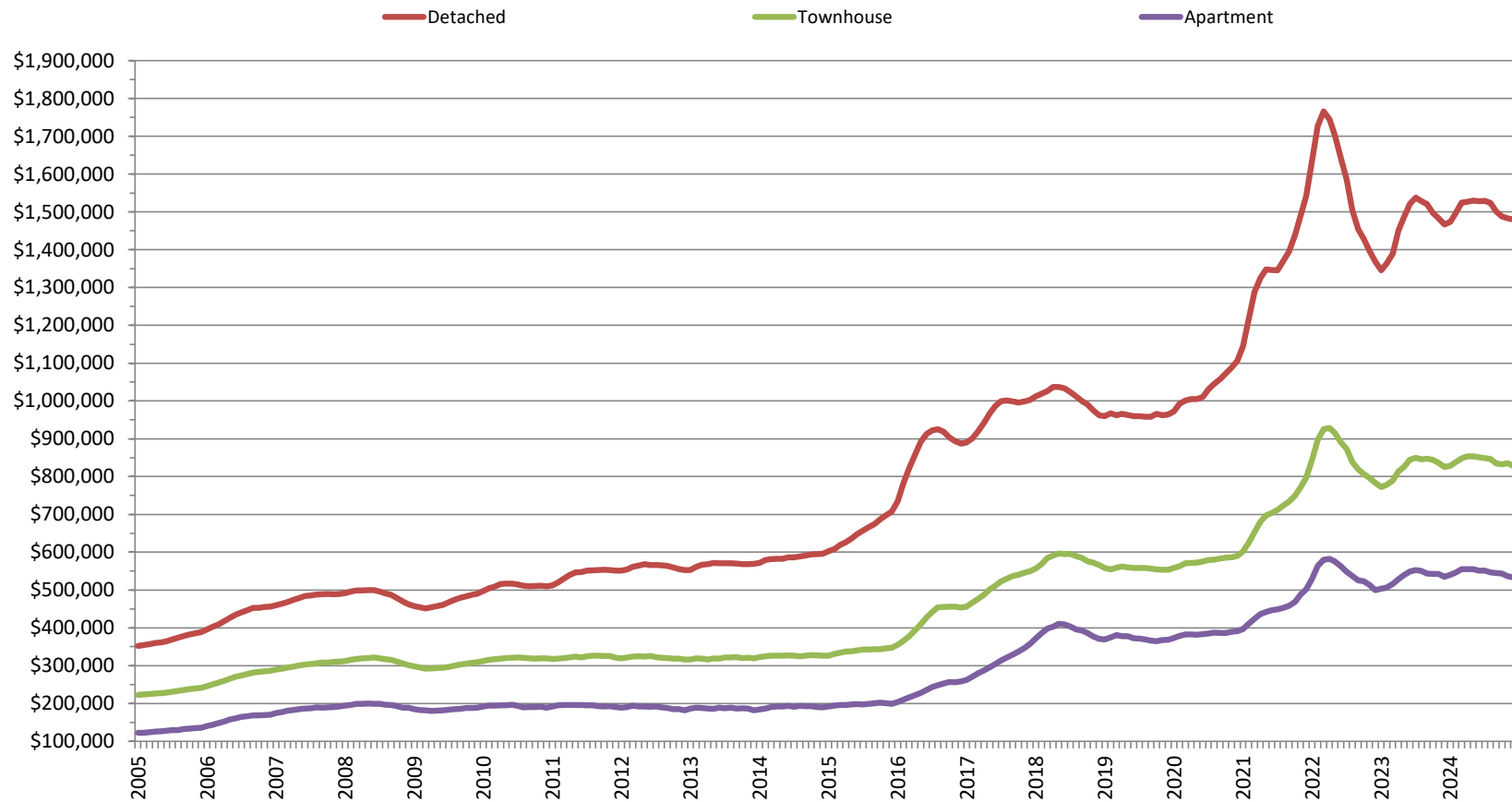
Sales-to-Active Listings Ratio, All Types, Fraser Valley



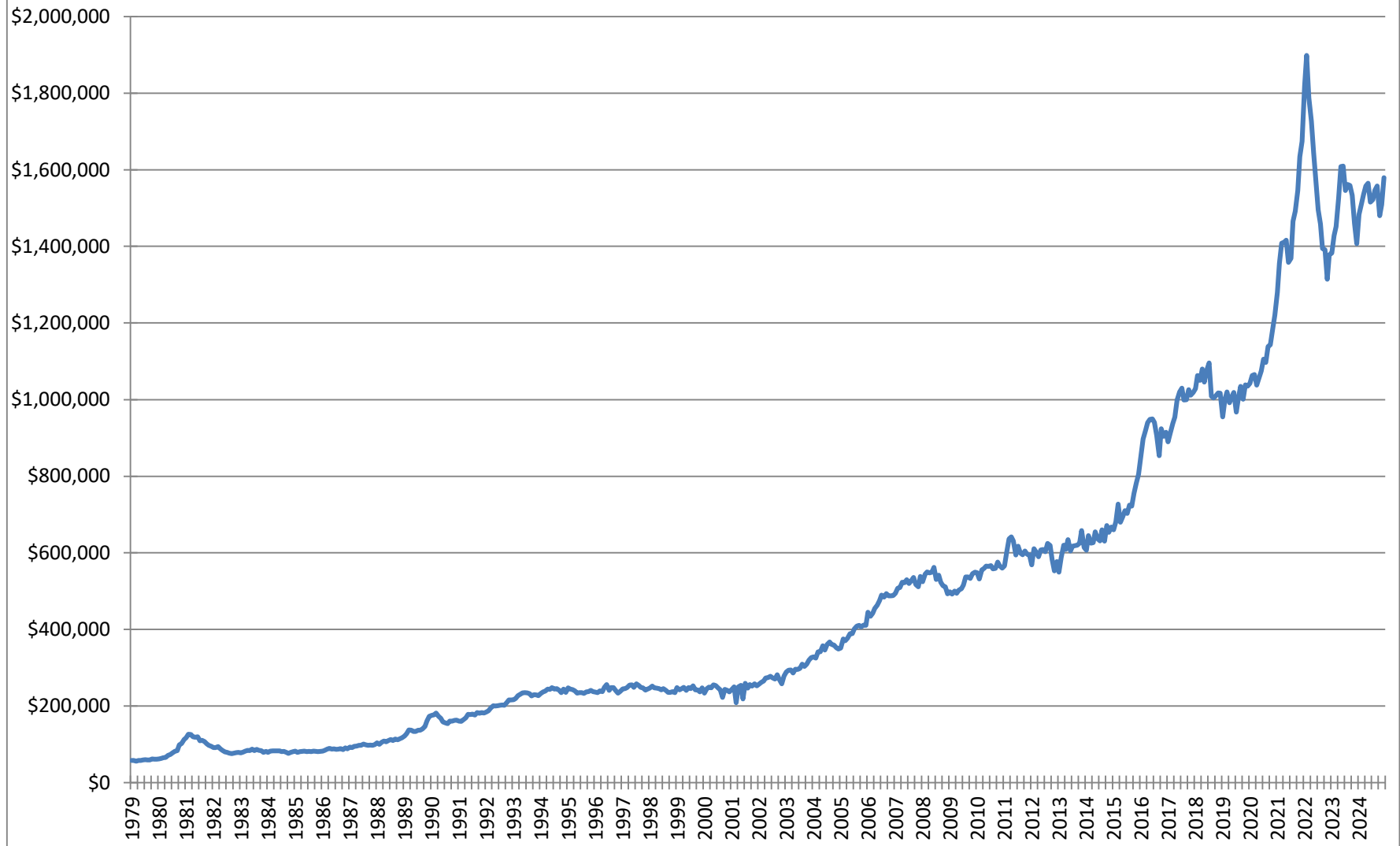
MLS® Home Price Index, Fraser Valley



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

