



Monthly Statistics Package

Fraser Valley Real Estate Board

February 2026



News Release

Fraser Valley Real Estate Board



For Immediate Release: March 3, 2026

Fraser Valley market shows early bloom with February sales lift

SURREY, BC – The Fraser Valley market showed early signs of a spring thaw in February, with sales increasing over January, but continuing to trail typical levels for this time of year.

The Fraser Valley Real Estate Board recorded 843 sales on its Multiple Listing Service® (MLS®) in February, a 36 per cent increase from January, but 38 per cent below the ten-year seasonal average. New listings declined nine per cent in February to 2,796, suggesting some sellers are choosing to wait amid competitive inventory levels, and may be positioning their homes for the peak of the spring market.

“Buyer-friendly conditions continue to define the Fraser Valley market,” said Tore Jacobsen, Chair of the Fraser Valley Real Estate Board. “While we did see a welcome bump in sales over January, they remain well below seasonal averages. With ample inventory and soft prices, this window may prove to be a key buying opportunity, particularly as prices settle. As we move closer to spring, we’re hopeful that improved economic stability will encourage more buyers to re-enter the market.”

Overall inventory remains above seasonal norms for the Fraser Valley, with 8,344 active listings, up eight per cent from January and 51 per cent above the 10-year seasonal average.

The Fraser Valley remains firmly in a buyer’s market, with an overall sales-to-active listings ratio of ten per cent in February. A balanced market is typically defined by a ratio between 12 and 20 per cent.

Across the Fraser Valley in February, the average number of days to sell a single-family detached home was 47 days, while for a condo it was 45 days. Townhomes took, on average, 39 days to sell.

“Many households are in a holding pattern right now, waiting for clearer signs that the economy is finding its footing,” said Baldev Gill, CEO of the Fraser Valley Real Estate Board. “Elevated economic uncertainty over the past year has cast a shadow over families’ big financial decisions, including buying or selling a home. In times like these, a professional REALTOR® plays a critical role, offering trusted advice, local market insight, and the confidence needed to make informed moves.”

The composite Benchmark price for a typical home in the Fraser Valley decreased 0.2 per cent in February, to \$895,100.

MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At \$1,370,900 the Benchmark price for an FVREB *single-family detached* home decreased 0.2 per cent compared to January 2026 and decreased 8.6 per cent compared to February 2025.
- **Townhomes:** At \$770,700 the Benchmark price for an FVREB *townhome* decreased 0.3 per cent compared to January 2026 and decreased 7.1 per cent compared to February 2025.
- **Apartments:** At \$488,300 the Benchmark price for an FVREB *apartment/condo* decreased 0.1 per cent compared to January 2026 and decreased 8.9 per cent compared to February 2025.

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** The Fraser Valley Real Estate Board represents some 5,000 real estate professionals, and is the exclusive source of statistics and information for the Fraser Valley real estate market including, Surrey, Langley, Abbotsford, Mission, White Rock and North Delta.*

Contact

Nikki Hewitt, Senior Communications Specialist
Fraser Valley Real Estate Board

nikki.hewitt@fvreb.bc.ca
Telephone: 604.930.7654
www.fvreb.bc.ca
[FVREB Stats](#)



MLS® Summary - Fraser Valley February 2026

Grand Totals	All Property Types				
	Feb-26	Feb-25	% change	Jan-26	% change
Sales	843	920	-8.4%	619	36.2%
New Listings	2,796	3,121	-10.4%	3,078	-9.2%
Active Listings	8,344	8,070	3.4%	7,711	8.2%
Average Price	\$ 913,110	\$ 993,560	-8.1%	\$ 942,330	-3.1%

Grand Totals - year to date	All Property Types		
	2026	2025	% change
Sales - year to date	1,461	1,737	-15.9%
New Listings - year to date	5,874	6,553	-10.4%

All Areas Combined	Detached					Townhouse					Apartment				
	Feb-26	Feb-25	% change	Jan-26	% change	Feb-26	Feb-25	% change	Jan-26	% change	Feb-26	Feb-25	% change	Jan-26	% change
Sales	254	270	-5.9%	191	33.0%	218	255	-14.5%	154	41.6%	261	281	-7.1%	187	39.6%
New Listings	977	1,088	-10.2%	1,014	-3.6%	549	634	-13.4%	640	-14.2%	741	958	-22.7%	801	-7.5%
Active Listings	2,792	2,763	1.0%	2,563	8.9%	1,379	1,286	7.2%	1,280	7.7%	1,960	2,115	-7.3%	1,837	6.7%
Benchmark Price	\$ 1,370,900	\$ 1,500,100	-8.6%	\$ 1,373,100	-0.2%	\$ 770,700	\$ 830,000	-7.1%	\$ 773,100	-0.3%	\$ 488,300	\$ 535,800	-8.9%	\$ 488,600	-0.1%
Median Price	\$ 1,300,250	\$ 1,435,000	-9.4%	\$ 1,285,000	1.2%	\$ 765,000	\$ 833,000	-8.2%	\$ 785,950	-2.7%	\$ 475,000	\$ 535,000	-11.2%	\$ 465,000	2.2%
Average Price	\$ 1,386,432	\$ 1,554,420	-10.8%	\$ 1,412,775	-1.9%	\$ 791,912	\$ 860,446	-8.0%	\$ 788,687	0.4%	\$ 517,607	\$ 567,266	-8.8%	\$ 500,268	3.5%

Abbotsford	Detached					Townhouse					Apartment				
	Feb-26	Feb-25	% change	Jan-26	% change	Feb-26	Feb-25	% change	Jan-26	% change	Feb-26	Feb-25	% change	Jan-26	% change
Sales	32	48	-33.3%	30	6.7%	25	36	-30.6%	20	25.0%	48	48	0.0%	33	45.5%
New Listings	134	160	-16.3%	125	7.2%	95	77	23.4%	80	18.8%	111	118	-5.9%	148	-25.0%
Active Listings	353	384	-8.1%	311	13.5%	220	165	33.3%	180	22.2%	293	247	18.6%	279	5.0%
Benchmark Price	\$ 1,163,000	\$ 1,247,700	-6.8%	\$ 1,171,700	-0.7%	\$ 626,100	\$ 660,600	-5.2%	\$ 632,600	-1.0%	\$ 400,800	\$ 446,300	-10.2%	\$ 397,500	0.8%
Median Price	\$ 1,080,500	\$ 1,267,500	-14.8%	\$ 1,017,050	6.2%	\$ 667,000	\$ 702,500	-5.1%	\$ 675,000	-1.2%	\$ 410,000	\$ 435,000	-5.7%	\$ 400,000	2.5%
Average Price	\$ 1,107,407	\$ 1,243,470	-10.9%	\$ 1,247,466	-11.2%	\$ 650,200	\$ 700,266	-7.1%	\$ 659,365	-1.4%	\$ 399,241	\$ 440,877	-9.4%	\$ 381,233	4.7%

Mission	Detached					Townhouse					Apartment				
	Feb-26	Feb-25	% change	Jan-26	% change	Feb-26	Feb-25	% change	Jan-26	% change	Feb-26	Feb-25	% change	Jan-26	% change
Sales	21	18	16.7%	24	-12.5%	9	3	200.0%	5	80.0%	4	2	100.0%	2	100.0%
New Listings	78	63	23.8%	78	0.0%	10	10	0.0%	17	-41.2%	13	29	-55.2%	13	0.0%
Active Listings	227	220	3.2%	205	10.7%	42	36	16.7%	42	0.0%	35	51	-31.4%	31	12.9%
Benchmark Price	\$ 948,700	\$ 1,053,700	-10.0%	\$ 948,500	0.0%	\$ 652,800	\$ 658,800	-0.9%	\$ 655,400	-0.4%	\$ 430,300	\$ 459,900	-6.4%	\$ 437,100	-1.6%
Median Price	\$ 930,000	\$ 1,039,500	-10.5%	\$ 956,950	-2.8%	\$ 692,000	\$ 799,000	-13.4%	\$ 635,000	9.0%	\$ 411,499	\$ 448,000	-8.1%	\$ 402,500	2.2%
Average Price	\$ 996,328	\$ 1,062,632	-6.2%	\$ 1,067,950	-6.7%	\$ 665,122	\$ 777,966	-14.5%	\$ 664,980	0.0%	\$ 423,249	\$ 448,000	-5.5%	\$ 402,500	5.2%



White Rock / South Surrey	Detached					Townhouse					Apartment				
	Feb-26	Feb-25	% change	Jan-26	% change	Feb-26	Feb-25	% change	Jan-26	% change	Feb-26	Feb-25	% change	Jan-26	% change
Sales	35	39	-10.3%	32	9.4%	28	52	-46.2%	29	-3.4%	40	53	-24.5%	31	29.0%
New Listings	160	163	-1.8%	200	-20.0%	92	121	-24.0%	115	-20.0%	118	175	-32.6%	109	8.3%
Active Listings	521	454	14.8%	473	10.1%	241	219	10.0%	222	8.6%	297	365	-18.6%	276	7.6%
Benchmark Price	\$ 1,722,800	\$ 1,864,400	-7.6%	\$ 1,728,000	-0.3%	\$ 863,300	\$ 943,800	-8.5%	\$ 861,000	0.3%	\$ 559,500	\$ 614,300	-8.9%	\$ 565,300	-1.0%
Median Price	\$ 1,665,000	\$ 1,900,000	-12.4%	\$ 1,791,250	-7.0%	\$ 857,950	\$ 975,000	-12.0%	\$ 820,000	4.6%	\$ 595,000	\$ 615,000	-3.3%	\$ 525,000	13.3%
Average Price	\$ 1,860,636	\$ 2,117,166	-12.1%	\$ 1,802,406	3.2%	\$ 895,415	\$ 1,017,718	-12.0%	\$ 904,524	-1.0%	\$ 721,312	\$ 757,822	-4.8%	\$ 664,121	8.6%

Langley	Detached					Townhouse					Apartment				
	Feb-26	Feb-25	% change	Jan-26	% change	Feb-26	Feb-25	% change	Jan-26	% change	Feb-26	Feb-25	% change	Jan-26	% change
Sales	54	57	-5.3%	40	35.0%	62	65	-4.6%	41	51.2%	79	78	1.3%	44	79.5%
New Listings	170	194	-12.4%	143	18.9%	119	145	-17.9%	140	-15.0%	187	217	-13.8%	204	-8.3%
Active Listings	384	400	-4.0%	328	17.1%	233	234	-0.4%	228	2.2%	442	403	9.7%	411	7.5%
Benchmark Price	\$ 1,516,100	\$ 1,629,200	-6.9%	\$ 1,505,900	0.7%	\$ 810,300	\$ 868,700	-6.7%	\$ 814,500	-0.5%	\$ 553,000	\$ 603,900	-8.4%	\$ 553,000	0.0%
Median Price	\$ 1,372,000	\$ 1,450,000	-5.4%	\$ 1,455,000	-5.7%	\$ 822,500	\$ 870,000	-5.5%	\$ 810,000	1.5%	\$ 517,000	\$ 555,000	-6.8%	\$ 513,500	0.7%
Average Price	\$ 1,483,040	\$ 1,615,749	-8.2%	\$ 1,527,789	-2.9%	\$ 837,143	\$ 882,386	-5.1%	\$ 809,835	3.4%	\$ 542,382	\$ 568,720	-4.6%	\$ 514,980	5.3%

Delta - North	Detached					Townhouse					Apartment				
	Feb-26	Feb-25	% change	Jan-26	% change	Feb-26	Feb-25	% change	Jan-26	% change	Feb-26	Feb-25	% change	Jan-26	% change
Sales	22	16	37.5%	12	83.3%	5	6	-16.7%	2	150.0%	5	5	0.0%	2	150.0%
New Listings	70	85	-17.6%	71	-1.4%	8	20	-60.0%	17	-53%	9	23	-60.9%	16	-43.8%
Active Listings	208	181	14.9%	199	4.5%	29	39	-25.6%	29	0.0%	40	52	-23.1%	41	-2.4%
Benchmark Price	\$ 1,277,500	\$ 1,418,400	-9.9%	\$ 1,269,100	0.7%	\$ 873,600	\$ 924,400	-5.5%	\$ 901,700	-3.1%	\$ 510,100	\$ 545,400	-6.5%	\$ 517,700	-1.5%
Median Price	\$ 1,302,500	\$ 1,385,000	-6.0%	\$ 1,295,000	0.6%	\$ 960,000	\$ 920,000	4.3%	\$ 870,000	10.3%	\$ 500,000	\$ 595,000	-16.0%	\$ 467,500	7.0%
Average Price	\$ 1,292,204	\$ 1,475,437	-12.4%	\$ 1,318,166	-2.0%	\$ 917,400	\$ 917,833	0.0%	\$ 870,000	5.4%	\$ 553,600	\$ 630,000	-12.1%	\$ 467,500	18.4%



City of Surrey - Combined*	Detached					Townhouse					Apartment				
	Feb-26	Feb-25	% change	Jan-26	% change	Feb-26	Feb-25	% change	Jan-26	% change	Feb-26	Feb-25	% change	Jan-26	% change
Sales	119	124	-4.0%	80	48.8%	114	145	-21.4%	85	34.1%	101	126	-19.8%	91	11.0%
Benchmark Price	\$ 1,461,300	\$ 1,617,800	-9.7%	\$ 1,468,500	-0.5%	\$ 789,800	\$ 855,000	-7.6%	\$ 789,300	0.1%	\$ 479,100	\$ 525,800	-8.9%	\$ 480,800	-0.4%
Average Price	\$ 1,473,513	\$ 1,698,154	-13.2%	\$ 1,538,247	-4.2%	\$ 804,408	\$ 889,712	-9.6%	\$ 815,381	-1.3%	\$ 485,853	\$ 575,807	-15.6%	\$ 535,765	-9.3%

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

Surrey - Central	Detached					Townhouse					Apartment				
	Feb-26	Feb-25	% change	Jan-26	% change	Feb-26	Feb-25	% change	Jan-26	% change	Feb-26	Feb-25	% change	Jan-26	% change
Sales	41	46	-10.9%	27	51.9%	41	54	-24.1%	31	32.3%	16	25	-36.0%	21	-23.8%
New Listings	189	213	-11.3%	225	-16.0%	134	158	-15.2%	154	-13.0%	84	83	1.2%	73	15.1%
Active Listings	613	598	2.5%	583	5.1%	393	388	1.3%	361	8.9%	228	212	7.5%	218	4.6%
Benchmark Price	\$ 1,372,700	\$ 1,528,100	-10.2%	\$ 1,393,800	-1.5%	\$ 767,000	\$ 832,100	-7.8%	\$ 767,300	0.0%	\$ 494,100	\$ 533,000	-7.3%	\$ 499,700	-1.1%
Median Price	\$ 1,300,500	\$ 1,545,500	-15.9%	\$ 1,235,000	5.3%	\$ 760,000	\$ 837,500	-9.3%	\$ 800,000	-5.0%	\$ 483,000	\$ 555,000	-13.0%	\$ 520,000	-7.1%
Average Price	\$ 1,355,594	\$ 1,610,978	-15.9%	\$ 1,329,451	2.0%	\$ 788,841	\$ 835,103	-5.5%	\$ 780,250	1.1%	\$ 492,412	\$ 558,210	-11.8%	\$ 537,214	-8.3%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Feb-26	Feb-25	% change	Jan-26	% change	Feb-26	Feb-25	% change	Jan-26	% change	Feb-26	Feb-25	% change	Jan-26	% change
Sales	25	28	-10.7%	12	108.3%	28	24	16.7%	16	75.0%	10	10	0.0%	10	0.0%
New Listings	75	75	0.0%	74	1.4%	56	54	3.7%	76	-26.3%	33	42	-21.4%	39	-15.4%
Active Listings	180	150	20.0%	161	11.8%	123	94	30.9%	112	9.8%	75	60	25.0%	66	13.6%
Benchmark Price	\$ 1,347,000	\$ 1,505,600	-10.5%	\$ 1,356,700	-0.7%	\$ 779,500	\$ 837,700	-6.9%	\$ 778,000	0.2%	\$ 546,600	\$ 585,400	-6.6%	\$ 543,100	0.6%
Median Price	\$ 1,430,000	\$ 1,359,900	5.2%	\$ 1,417,500	0.9%	\$ 749,000	\$ 796,500	-6.0%	\$ 772,200	-3.0%	\$ 486,500	\$ 547,450	-11.1%	\$ 429,375	13.3%
Average Price	\$ 1,436,220	\$ 1,439,764	-0.2%	\$ 1,377,958	4.2%	\$ 753,785	\$ 802,804	-6.1%	\$ 766,253	-1.6%	\$ 506,050	\$ 627,190	-19.3%	\$ 496,375	1.9%

Surrey - North	Detached					Townhouse					Apartment				
	Feb-26	Feb-25	% change	Jan-26	% change	Feb-26	Feb-25	% change	Jan-26	% change	Feb-26	Feb-25	% change	Jan-26	% change
Sales	24	18	33.3%	14	71.4%	19	15	26.7%	9	111.1%	59	60	-1.7%	44	34.1%
New Listings	99	134	-26.1%	97	2.1%	35	49	-28.6%	40	-12.5%	186	270	-31.1%	199	-6.5%
Active Listings	300	369	-18.7%	299	0.3%	97	111	-12.6%	104	-6.7%	548	723	-24.2%	513	6.8%
Benchmark Price	\$ 1,348,600	\$ 1,506,600	-10.5%	\$ 1,334,600	1.0%	\$ 698,200	\$ 745,000	-6.3%	\$ 704,300	-0.9%	\$ 430,900	\$ 480,800	-10.4%	\$ 429,300	0.4%
Median Price	\$ 1,212,500	\$ 1,390,000	-12.8%	\$ 1,227,500	-1.2%	\$ 830,000	\$ 770,000	7.8%	\$ 750,000	10.7%	\$ 438,096	\$ 477,000	-8.2%	\$ 418,000	4.8%
Average Price	\$ 1,278,083	\$ 1,565,944	-18.4%	\$ 1,410,578	-9.4%	\$ 778,826	\$ 781,606	-0.4%	\$ 736,488	5.7%	\$ 454,764	\$ 490,698	-7.3%	\$ 448,578	1.4%



MLS® Home Price Index - Fraser Valley

February 2026

RESIDENTIAL COMBINED

	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
LOWER MAINLAND	1,031,200	314.8	-0.1	-2.0	-4.1	-7.0	-3.0	9.2	25.8
FRASER VALLEY BOARD	895,100	322.1	-0.2	-1.9	-4.5	-7.7	-5.0	9.4	53.9
NORTH DELTA	1,093,600	347.8	-0.1	0.9	-3.3	-9.0	-1.6	7.5	58.0
NORTH SURREY	675,300	307.5	0.6	-1.3	-4.5	-8.0	-12.3	-0.8	37.5
SURREY	944,800	331.6	-0.8	-1.6	-4.3	-8.5	-7.2	9.0	68.5
CLOVERDALE	943,900	316.7	-0.5	-2.3	-4.7	-8.6	-3.2	13.4	72.7
SOUTH SURREY & WHITE ROCK	1,041,000	275.5	-0.5	-1.9	-4.3	-7.9	-9.6	6.8	24.8
LANGLEY	963,800	324.0	0.1	-2.1	-5.1	-6.9	0.8	16.0	64.8
ABBOTSFORD	740,300	332.0	-0.5	-3.0	-3.7	-6.7	0.2	10.3	83.1
MISSION	844,000	336.3	0.0	-2.6	-5.6	-10.0	0.6	9.9	105.3

DETACHED

LOWER MAINLAND	1,641,800	360.4	-0.6	-3.1	-5.1	-8.8	1.2	11.8	31.0
FRASER VALLEY BOARD	1,370,900	390.7	-0.2	-2.5	-4.8	-8.6	0.6	12.9	75.8
NORTH DELTA	1,277,500	383.7	0.7	2.0	-3.5	-10.0	1.2	10.1	66.7
NORTH SURREY	1,348,600	416.9	1.0	-3.1	-5.5	-10.5	-2.2	9.4	83.5
SURREY	1,372,700	394.3	-1.5	-2.9	-5.4	-10.2	-1.7	14.0	89.0
CLOVERDALE	1,347,000	387.7	-0.7	-4.3	-5.7	-10.5	-1.7	10.9	82.8
SOUTH SURREY & WHITE ROCK	1,722,800	337.6	-0.3	-1.3	-3.3	-7.6	-2.5	11.7	41.5
LANGLEY	1,516,100	400.3	0.7	-1.8	-4.8	-7.0	3.7	15.3	89.3
ABBOTSFORD	1,163,000	396.4	-0.8	-4.3	-4.2	-6.8	8.4	12.4	109.1
MISSION	948,700	355.9	0.0	-3.3	-6.2	-9.9	5.6	12.1	116.6

TOWNHOUSE

LOWER MAINLAND	915,400	349.5	0.1	-1.5	-3.5	-6.1	-0.4	23.7	85.7
FRASER VALLEY BOARD	770,700	345.9	-0.3	-1.0	-4.6	-7.1	-1.1	23.4	110.7
NORTH DELTA	873,600	382.0	-3.1	-4.6	-5.9	-5.5	0.4	20.9	91.4
NORTH SURREY	698,200	401.0	-0.9	1.1	-8.3	-6.3	-2.0	23.5	138.0
SURREY	767,000	353.0	0.0	-0.1	-3.5	-7.8	-2.2	21.6	122.9
CLOVERDALE	779,500	320.4	0.2	0.1	-3.7	-6.9	-1.7	19.6	106.7
SOUTH SURREY & WHITE ROCK	863,300	273.0	0.3	-1.5	-6.4	-8.5	-3.7	18.5	70.7
LANGLEY	810,300	349.6	-0.5	-2.1	-4.5	-6.7	1.5	28.7	127.8
ABBOTSFORD	626,100	345.1	-1.0	-1.9	-3.9	-5.2	3.5	28.5	139.7
MISSION	652,800	357.5	-0.4	0.9	0.4	-0.9	9.3	37.3	146.7

APARTMENT

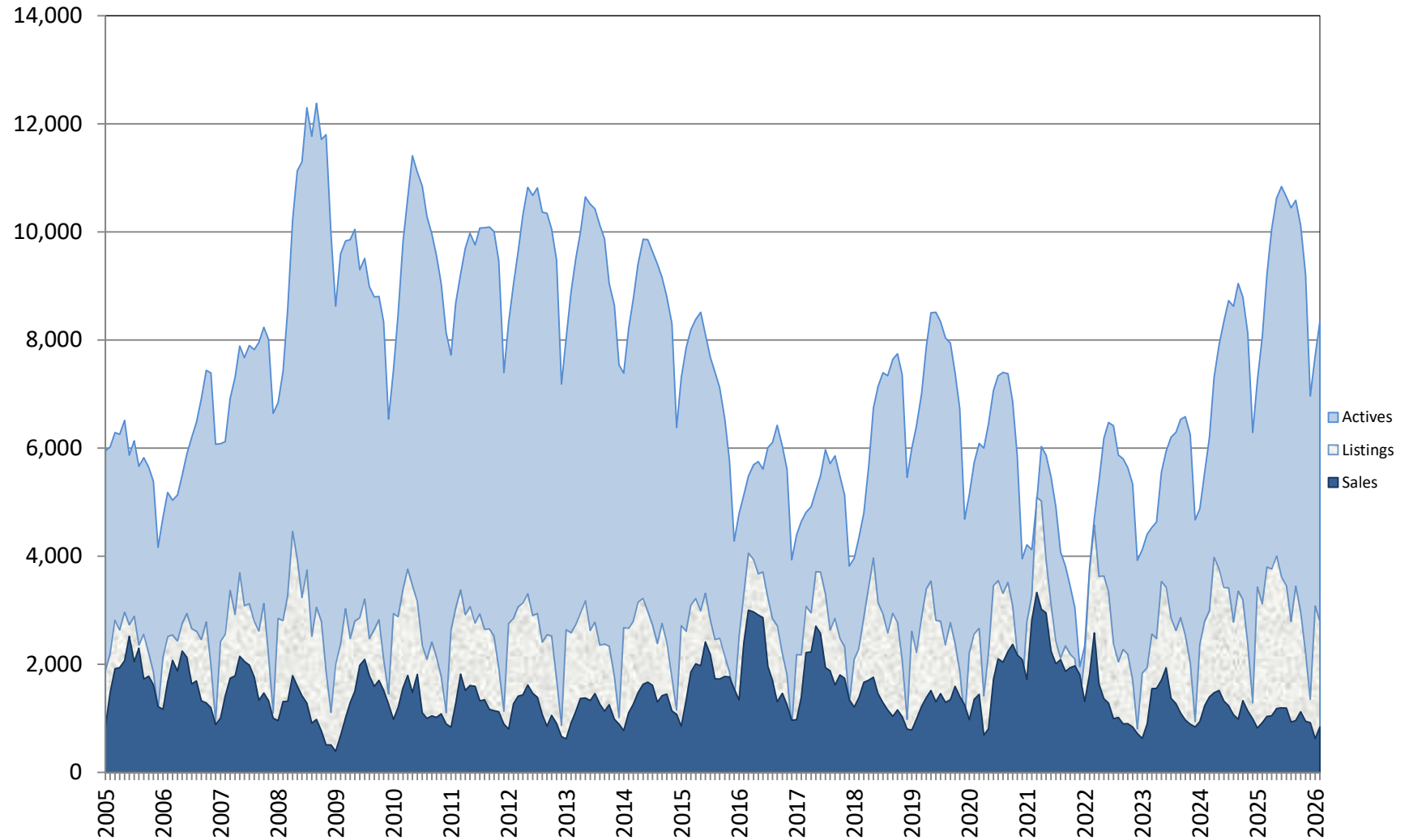
LOWER MAINLAND	654,900	328.6	0.4	-1.0	-3.7	-7.1	-2.9	11.8	60.2
FRASER VALLEY BOARD	488,300	402.2	-0.1	-1.7	-4.6	-8.9	-3.1	19.7	133.6
NORTH DELTA	510,100	493.8	-1.5	-3.7	-5.1	-6.5	-8.2	12.7	156.0
NORTH SURREY	430,900	400.1	0.4	-0.5	-3.4	-10.4	-9.9	9.7	122.9
SURREY	494,100	460.1	-1.1	-2.9	-5.1	-7.3	-5.1	23.6	166.9
CLOVERDALE	546,600	405.2	0.7	-0.1	-4.1	-6.6	-2.0	16.9	127.9
SOUTH SURREY & WHITE ROCK	559,500	331.3	-1.0	-2.7	-4.7	-8.9	-1.7	19.0	110.9
LANGLEY	553,000	386.2	0.0	-2.0	-5.6	-8.4	0.5	24.7	144.7
ABBOTSFORD	400,800	431.0	0.8	-1.4	-4.6	-10.2	1.8	25.8	183.6
MISSION	430,300	384.9	-1.6	0.4	-1.1	-6.4	-2.1	27.5	177.7

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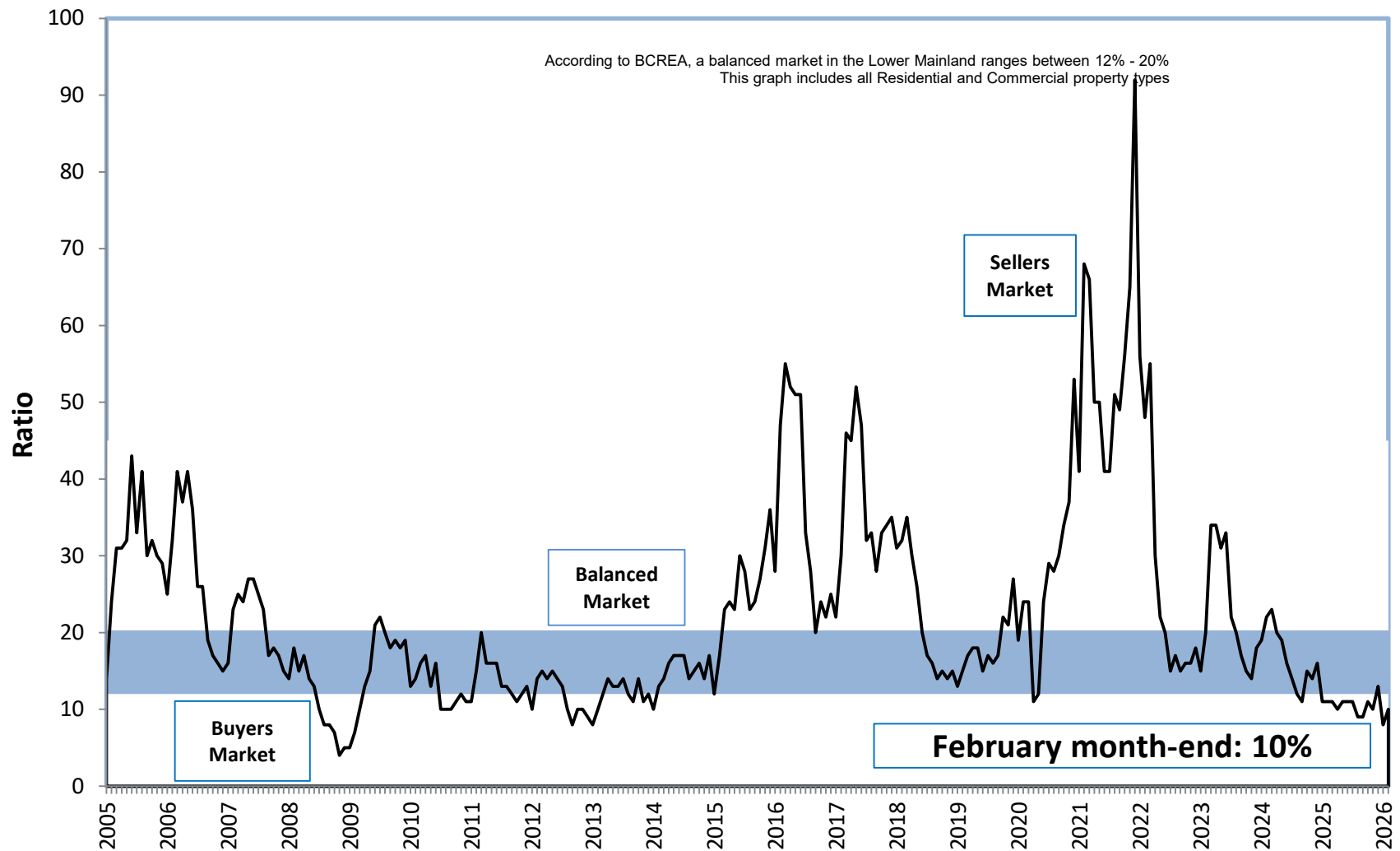
All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.

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

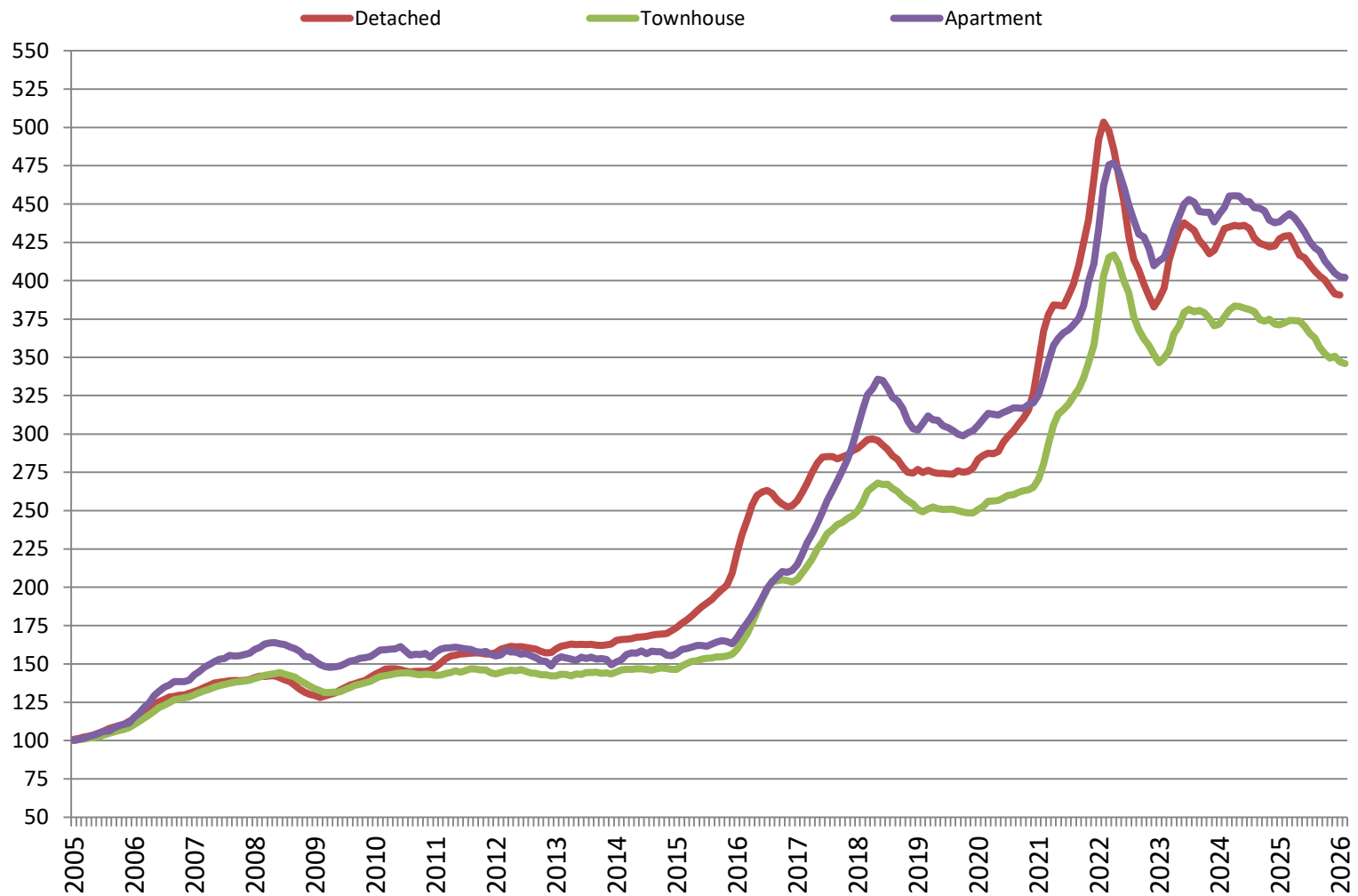
Sales, Listings & Active Inventory, All Types, Fraser Valley



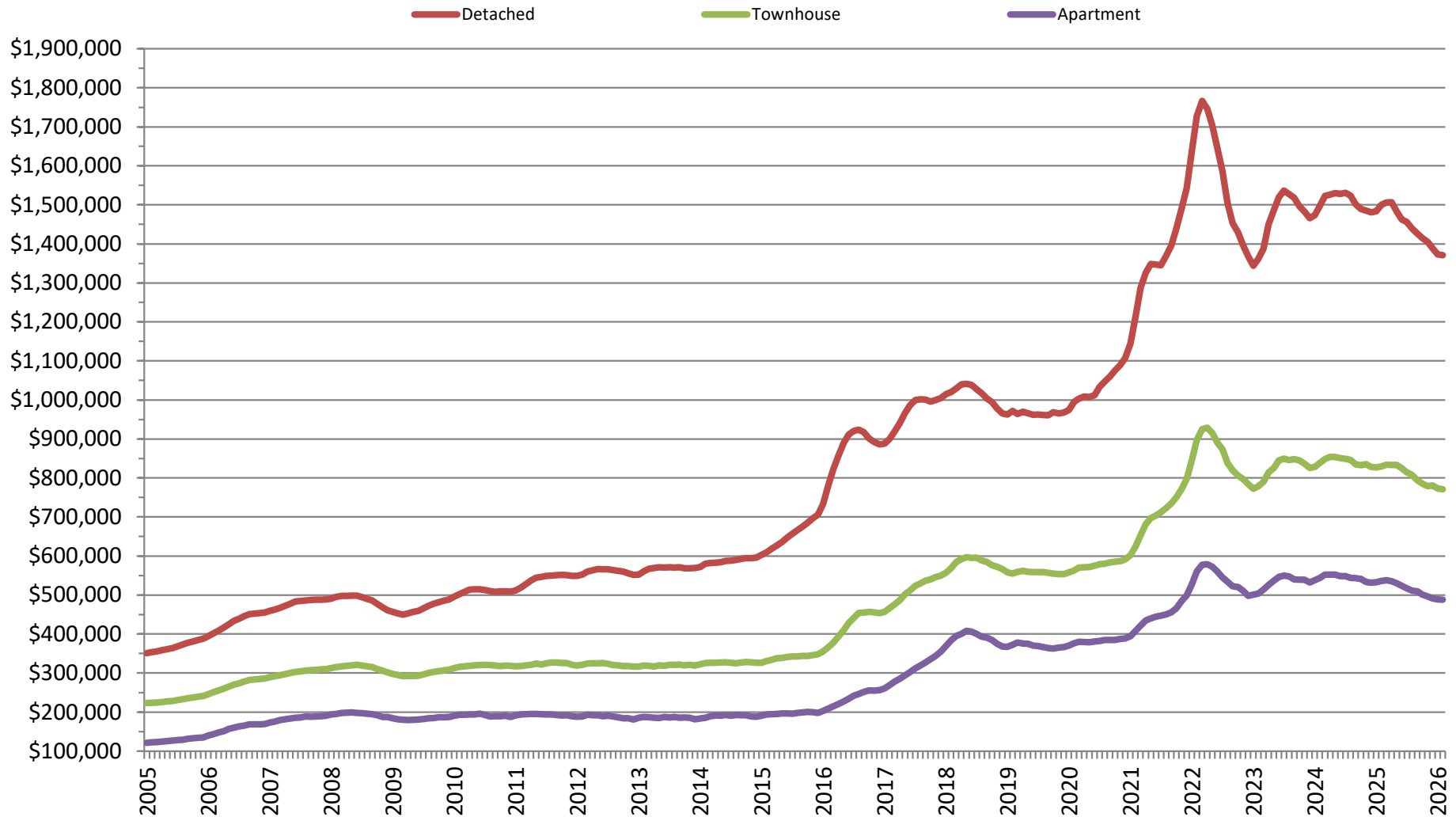
Sales-to-Active Listings Ratio, All Types, Fraser Valley



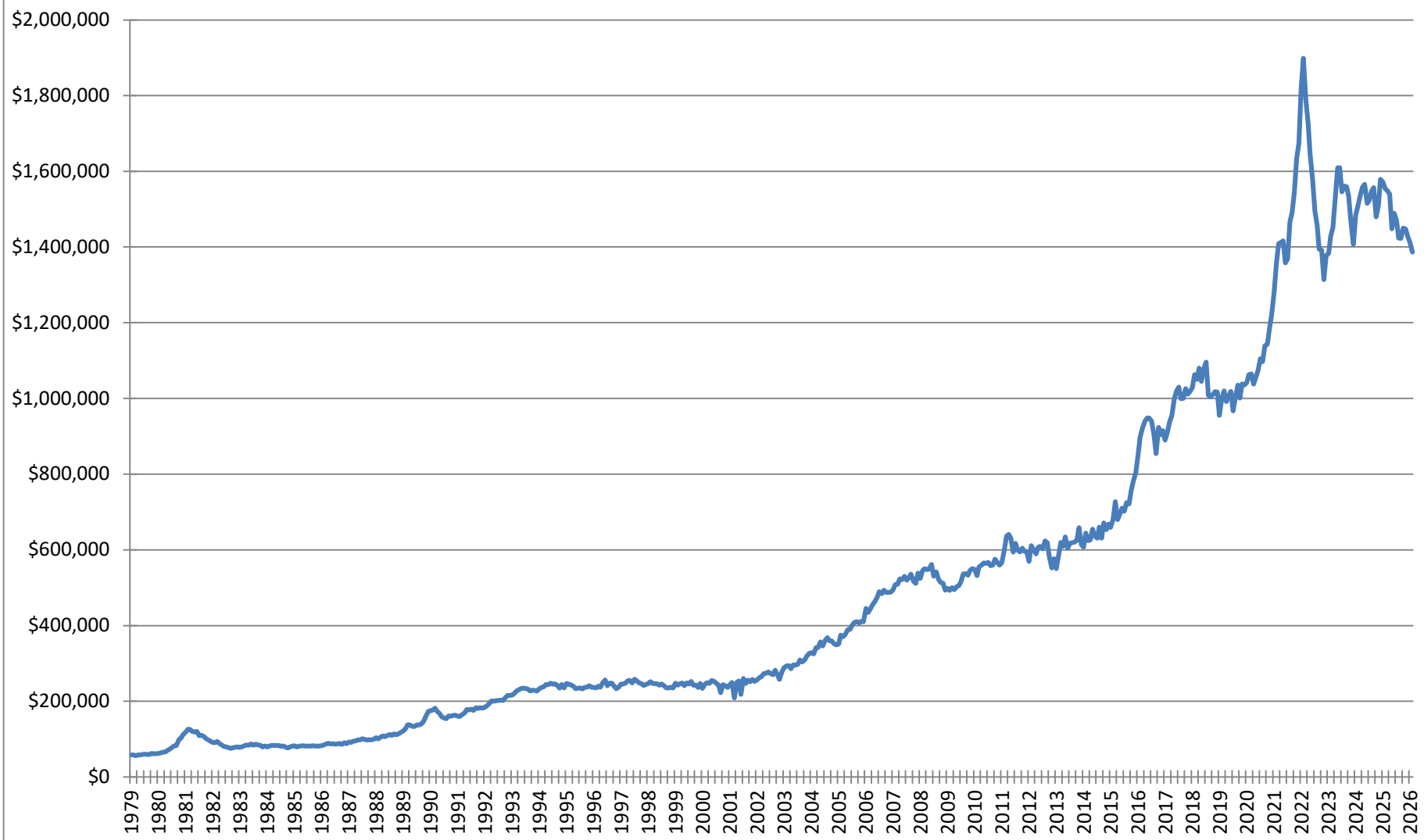
MLS® Home Price Index, Fraser Valley



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

