



Fraser Valley Housing Market Statistics

May 2026



News Release

Fraser Valley Real Estate Board



For Immediate Release: June 2, 2026

Falling prices open the door for Fraser Valley move-up buyers

SURREY, BC – A modest increase in Fraser Valley home sales in May suggests buyers remain engaged, albeit cautiously as economic uncertainty continues to temper the pace of the spring market.

The Fraser Valley Real Estate Board recorded 1,124 sales on its Multiple Listing Service® (MLS®) in May, a 0.5 per cent increase from April, but five per cent below the same month last year. Single-family homes remained the most active segment of the Fraser Valley market in May, generating more sales than townhouses and apartments.

“We’re seeing limited activity from first-time buyers right now, with much of the market being driven by homeowners looking to move up,” said Ishaq Ismail, Chair of the Fraser Valley Real Estate Board. “As prices in the detached segment have become more attainable, buyers with existing equity are finding opportunities to transition into larger homes and market segments that were out of reach just a few years ago.”

Sellers were less active in May, with new listings falling both month-over-month and year-over-year as some homeowners appear to be waiting for stronger market conditions before listing.

However, the Fraser Valley continues to offer buyers an abundance of choice, with 10,140 active listings on the market in May, keeping inventory well above historical norms.

With a sales-to-active listings ratio of 11 per cent in May, the Fraser Valley remains in buyer’s market territory. A balanced market is typically defined by a ratio between 12 and 20 per cent.

“Many households are understandably approaching major financial decisions with caution right now,” said Baldev Gill, CEO of the Fraser Valley Real Estate Board. “Between economic uncertainty, concerns about job security, and the continued pressure of higher everyday costs, confidence has been slow to recover. At the same time, buyers who are financially prepared are finding some of the most favourable market conditions we’ve seen in some time.”

Across the Fraser Valley in May, the average number of days to sell a single-family detached home was 35 days, while for a townhome, it was 37 days. Condos took, on average, 40 days to sell.

After two months of gains, the composite Benchmark price for a typical home in the Fraser Valley dipped, down 0.7 per cent in May, to \$893,300.

MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At \$1,366,500 the Benchmark price for an FVREB *single-family detached* home decreased 0.6 per cent compared to April 2026 and decreased 7.9 per cent compared to May 2025.
- **Townhomes:** At \$769,500 the Benchmark price for an FVREB *townhome* decreased 0.3 per cent compared to April 2026 and decreased 7.6 per cent compared to May 2025.
- **Apartments:** At \$483,800 the Benchmark price for an FVREB *apartment/condo* decreased 1.5 per cent compared to April 2026 and decreased 8.8 per cent compared to May 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.*

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[FVREB Stats](#)



MLS® Summary - Fraser Valley May 2026

Grand Totals	All Property Types				
	May-26	May-25	% change	Apr-26	% change
Sales	1,124	1,183	-5.0%	1,118	0.5%
New Listings	3,300	4,007	-17.6%	3,549	-7.0%
Active Listings	10,140	10,626	-4.6%	9,816	3.3%
Average Price	\$ 965,551	\$ 978,229	-1.3%	\$ 975,305	-1.0%

Grand Totals - year to date	All Property Types		
	2026	2025	% change
Sales - year to date	4,708	4,988	-5.6%
New Listings - year to date	16,068	18,123	-11.3%

All Areas Combined	Detached					Townhouse					Apartment				
	May-26	May-25	% change	Apr-26	% change	May-26	May-25	% change	Apr-26	% change	May-26	May-25	% change	Apr-26	% change
Sales	413	405	2.0%	395	4.6%	308	309	-0.3%	282	9.2%	263	341	-22.9%	297	-11.4%
New Listings	1,265	1,449	-12.7%	1,303	-2.9%	719	924	-22.2%	759	-5.3%	758	1,037	-26.9%	863	-12.2%
Active Listings	3,470	3,851	-9.9%	3,300	5.2%	1,720	1,831	-6.1%	1,676	2.6%	2,304	2,603	-11.5%	2,260	1.9%
Benchmark Price	\$ 1,366,500	\$ 1,483,800	-7.9%	\$ 1,374,800	-0.6%	\$ 769,500	\$ 833,000	-7.6%	\$ 771,600	-0.3%	\$ 483,800	\$ 530,200	-8.8%	\$ 491,000	-1.5%
Median Price	\$ 1,290,000	\$ 1,388,000	-7.1%	\$ 1,350,000	-4.4%	\$ 771,500	\$ 800,000	-3.6%	\$ 775,000	-0.5%	\$ 485,000	\$ 530,000	-8.5%	\$ 495,000	-2.0%
Average Price	\$ 1,359,190	\$ 1,448,225	-6.1%	\$ 1,454,008	-6.5%	\$ 779,922	\$ 824,811	-5.4%	\$ 778,127	0.2%	\$ 500,278	\$ 545,537	-8.3%	\$ 526,851	-5.0%

Abbotsford	Detached					Townhouse					Apartment				
	May-26	May-25	% change	Apr-26	% change	May-26	May-25	% change	Apr-26	% change	May-26	May-25	% change	Apr-26	% change
Sales	60	78	-23.1%	61	-1.6%	47	61	-23.0%	36	30.6%	41	51	-19.6%	45	-8.9%
New Listings	157	218	-28.0%	183	-14.2%	101	115	-12.2%	123	-17.9%	129	162	-20.4%	134	-3.7%
Active Listings	440	497	-11.5%	430	2.3%	270	251	7.6%	279	-3.2%	364	379	-4.0%	345	5.5%
Benchmark Price	\$ 1,175,000	\$ 1,237,500	-5.1%	\$ 1,186,600	-1.0%	\$ 620,800	\$ 667,500	-7.0%	\$ 610,900	1.6%	\$ 389,000	\$ 433,400	-10.2%	\$ 400,400	-2.8%
Median Price	\$ 1,037,500	\$ 1,162,500	-10.8%	\$ 1,063,600	-2.5%	\$ 655,000	\$ 700,000	-6.4%	\$ 673,700	-2.8%	\$ 385,000	\$ 425,000	-9.4%	\$ 370,000	4.1%
Average Price	\$ 1,137,168	\$ 1,184,974	-4.0%	\$ 1,173,937	-3.1%	\$ 653,589	\$ 707,436	-7.6%	\$ 679,943	-3.9%	\$ 411,451	\$ 446,494	-7.8%	\$ 383,040	7.4%

Mission	Detached					Townhouse					Apartment				
	May-26	May-25	% change	Apr-26	% change	May-26	May-25	% change	Apr-26	% change	May-26	May-25	% change	Apr-26	% change
Sales	37	42	-11.9%	36	2.8%	10	3	233.3%	11	-9.1%	3	5	-40.0%	4	-25.0%
New Listings	81	107	-24.3%	80	1.3%	17	21	-19.0%	19	-10.5%	16	24	-33.3%	12	33.3%
Active Listings	263	284	-7.4%	260	1.2%	48	56	-14.3%	49	-2.0%	52	53	-1.9%	49	6.1%
Benchmark Price	\$ 940,900	\$ 1,006,400	-6.5%	\$ 929,500	1.2%	\$ 649,400	\$ 668,600	-2.9%	\$ 637,700	1.8%	\$ 427,400	\$ 453,800	-5.8%	\$ 430,700	-0.8%
Median Price	\$ 950,000	\$ 993,950	-4.4%	\$ 962,500	-1.3%	\$ 704,950	\$ 674,500	4.5%	\$ 665,000	6.0%	\$ 490,000	\$ 425,000	15.3%	\$ 412,500	18.8%
Average Price	\$ 906,659	\$ 1,042,935	-13.1%	\$ 1,020,156	-11.1%	\$ 713,270	\$ 678,133	5.2%	\$ 634,981	12.3%	\$ 483,333	\$ 433,160	11.6%	\$ 446,225	8.3%



White Rock / South Surrey	Detached					Townhouse					Apartment				
	May-26	May-25	% change	Apr-26	% change	May-26	May-25	% change	Apr-26	% change	May-26	May-25	% change	Apr-26	% change
Sales	60	52	15.4%	72	-16.7%	61	54	13.0%	44	38.6%	49	63	-22.2%	52	-5.8%
New Listings	221	230	-3.9%	265	-16.6%	126	148	-14.9%	106	18.9%	121	167	-27.5%	154	-21.4%
Active Listings	656	657	-0.2%	634	3.5%	271	295	-8.1%	277	-2.2%	364	422	-13.7%	357	2.0%
Benchmark Price	\$1,727,000	\$1,876,300	-8.0%	\$1,740,600	-0.8%	\$863,100	\$957,800	-9.9%	\$878,200	-1.7%	\$576,800	\$605,300	-4.7%	\$588,200	-1.9%
Median Price	\$1,682,500	\$1,710,000	-1.6%	\$1,845,000	-8.8%	\$869,900	\$909,950	-4.4%	\$842,500	3.3%	\$545,000	\$645,000	-15.5%	\$584,999	-6.8%
Average Price	\$1,756,524	\$1,862,945	-5.7%	\$2,017,591	-12.9%	\$870,015	\$1,002,600	-13.2%	\$871,363	-0.2%	\$638,661	\$685,552	-6.8%	\$753,520	-15.2%

Langley	Detached					Townhouse					Apartment				
	May-26	May-25	% change	Apr-26	% change	May-26	May-25	% change	Apr-26	% change	May-26	May-25	% change	Apr-26	% change
Sales	90	74	21.6%	79	13.9%	74	75	-1.3%	73	1.4%	83	87	-4.6%	86	-3.5%
New Listings	222	238	-6.7%	214	3.7%	157	220	-28.6%	174	-9.8%	161	224	-28.1%	211	-23.7%
Active Listings	486	583	-16.6%	449	8.2%	311	349	-10.9%	297	4.7%	464	487	-4.7%	490	-5.3%
Benchmark Price	\$1,522,700	\$1,633,500	-6.8%	\$1,526,200	-0.2%	\$817,100	\$864,200	-5.5%	\$812,000	0.6%	\$549,100	\$601,400	-8.7%	\$554,100	-0.9%
Median Price	\$1,376,200	\$1,431,500	-3.9%	\$1,398,000	-1.6%	\$810,000	\$800,000	1.3%	\$810,000	0.0%	\$500,000	\$535,000	-6.5%	\$531,000	-5.8%
Average Price	\$1,412,104	\$1,481,471	-4.7%	\$1,493,146	-5.4%	\$808,765	\$831,027	-2.7%	\$838,756	-3.6%	\$518,474	\$562,679	-7.9%	\$539,142	-3.8%

Delta - North	Detached					Townhouse					Apartment				
	May-26	May-25	% change	Apr-26	% change	May-26	May-25	% change	Apr-26	% change	May-26	May-25	% change	Apr-26	% change
Sales	32	24	33.3%	20	60.0%	2	5	-60.0%	7	-71.4%	3	11	-72.7%	4	-25.0%
New Listings	110	106	3.8%	94	17.0%	13	19	-31.6%	14	-7%	15	17	-11.8%	15	0.0%
Active Listings	263	260	1.2%	245	7.3%	39	44	-11.4%	37	5.4%	40	51	-21.6%	41	-2.4%
Benchmark Price	\$1,255,900	\$1,337,100	-6.1%	\$1,239,800	1.3%	\$852,600	\$968,000	-11.9%	\$879,900	-3.1%	\$502,300	\$564,900	-11.1%	\$512,700	-2.0%
Median Price	\$1,262,950	\$1,320,000	-4.3%	\$1,193,750	5.8%	\$812,500	\$884,000	-8.1%	\$780,000	4.2%	\$404,000	\$602,900	-33.0%	\$482,450	-16.3%
Average Price	\$1,289,870	\$1,433,785	-10.0%	\$1,318,975	-2.2%	\$812,500	\$878,600	-7.5%	\$757,142	7.3%	\$362,333	\$567,272	-36.1%	\$462,475	-21.7%



City of Surrey - Combined*	Detached					Townhouse					Apartment				
	May-26	May-25	% change	Apr-26	% change	May-26	May-25	% change	Apr-26	% change	May-26	May-25	% change	Apr-26	% change
Sales	185	183	1.1%	185	0.0%	173	160	8.1%	155	11.6%	111	160	-30.6%	127	-12.6%
Benchmark Price	\$1,448,300	\$1,598,800	-9.4%	\$1,461,000	-0.9%	\$786,600	\$859,400	-8.5%	\$794,500	-1.0%	\$467,500	\$517,100	-9.6%	\$474,100	-1.4%
Average Price	\$1,503,625	\$1,637,938	-8.2%	\$1,591,266	-5.5%	\$804,716	\$864,097	-6.9%	\$783,483	2.7%	\$485,725	\$537,403	-9.6%	\$488,838	-0.6%

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

Surrey - Central	Detached					Townhouse					Apartment				
	May-26	May-25	% change	Apr-26	% change	May-26	May-25	% change	Apr-26	% change	May-26	May-25	% change	Apr-26	% change
Sales	67	60	11.7%	49	36.7%	71	65	9.2%	54	31.5%	18	23	-21.7%	24	-25.0%
New Listings	232	295	-21.4%	228	1.8%	184	231	-20.3%	197	-6.6%	64	102	-37.3%	82	-22.0%
Active Listings	717	815	-12.0%	689	4.1%	490	526	-6.8%	475	3.2%	242	249	-2.8%	250	-3.2%
Benchmark Price	\$1,356,500	\$1,505,500	-9.9%	\$1,373,800	-1.3%	\$758,600	\$824,900	-8.0%	\$768,300	-1.3%	\$488,100	\$540,900	-9.8%	\$495,900	-1.6%
Median Price	\$1,335,000	\$1,510,000	-11.6%	\$1,377,000	-3.1%	\$761,000	\$799,900	-4.9%	\$780,000	-2.4%	\$489,000	\$541,000	-9.6%	\$532,500	-8.2%
Average Price	\$1,417,995	\$1,584,348	-10.5%	\$1,402,359	1.1%	\$762,169	\$791,531	-3.7%	\$767,035	-0.6%	\$491,642	\$541,556	-9.2%	\$528,962	-7.1%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	May-26	May-25	% change	Apr-26	% change	May-26	May-25	% change	Apr-26	% change	May-26	May-25	% change	Apr-26	% change
Sales	36	32	12.5%	43	-16.3%	28	32	-12.5%	34	-17.6%	10	19	-47.4%	16	-37.5%
New Listings	103	106	-2.8%	94	9.6%	66	103	-35.9%	82	-19.5%	30	44	-31.8%	34	-11.8%
Active Listings	216	241	-10.4%	210	2.9%	154	165	-6.7%	146	5.5%	75	90	-16.7%	74	1.4%
Benchmark Price	\$1,378,100	\$1,503,300	-8.3%	\$1,382,000	-0.3%	\$766,200	\$844,100	-9.2%	\$773,100	-0.9%	\$539,000	\$582,900	-7.5%	\$538,700	0.1%
Median Price	\$1,380,000	\$1,457,500	-5.3%	\$1,300,000	6.2%	\$763,500	\$826,250	-7.6%	\$734,500	3.9%	\$502,500	\$545,000	-7.8%	\$446,250	12.6%
Average Price	\$1,387,444	\$1,477,731	-6.1%	\$1,357,869	2.2%	\$765,642	\$833,190	-8.1%	\$762,529	0.4%	\$492,850	\$519,605	-5.1%	\$512,143	-3.8%

Surrey - North	Detached					Townhouse					Apartment				
	May-26	May-25	% change	Apr-26	% change	May-26	May-25	% change	Apr-26	% change	May-26	May-25	% change	Apr-26	% change
Sales	30	43	-30.2%	33	-9.1%	15	14	7.1%	23	-34.8%	56	82	-31.7%	66	-15.2%
New Listings	136	144	-5.6%	142	-4.2%	54	67	-19.4%	44	22.7%	222	297	-25.3%	221	0.5%
Active Listings	421	497	-15.3%	377	11.7%	134	145	-7.6%	114	17.5%	701	869	-19.3%	652	7.5%
Benchmark Price	\$1,270,000	\$1,455,100	-12.7%	\$1,311,600	-3.2%	\$718,800	\$764,100	-5.9%	\$703,600	2.2%	\$416,400	\$470,900	-11.6%	\$423,100	-1.6%
Median Price	\$1,202,500	\$1,430,888	-16.0%	\$1,310,000	-8.2%	\$899,900	\$721,250	24.8%	\$665,000	35.3%	\$389,500	\$463,250	-15.9%	\$446,500	-12.8%
Average Price	\$1,335,913	\$1,559,043	-14.3%	\$1,426,357	-6.3%	\$817,866	\$764,750	6.9%	\$684,956	19.4%	\$429,660	\$492,439	-12.7%	\$441,886	-2.8%



MLS® Home Price Index - Fraser Valley

May 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	1,031,700	314.9	0.0	0.0	-2.0	-6.4	-8.2	0.5	14.9
FRASER VALLEY BOARD	893,300	321.4	-0.7	-0.2	-2.1	-7.3	-11.9	-2.1	36.1
NORTH DELTA	1,075,700	342.1	0.5	-1.6	-0.8	-6.4	-11.8	-3.3	35.7
NORTH SURREY	651,800	296.8	-1.8	-3.5	-4.7	-9.9	-19.9	-12.1	16.3
SURREY	930,300	326.5	-1.4	-1.5	-3.1	-8.9	-15.8	-4.1	45.1
CLOVERDALE	954,700	320.4	-0.4	1.2	-1.1	-8.1	-9.3	4.2	57.9
SOUTH SURREY & WHITE ROCK	1,052,000	278.4	-1.1	1.1	-0.8	-6.9	-14.7	-3.2	11.7
LANGLEY	967,600	325.2	-0.3	0.4	-1.7	-6.7	-4.2	4.8	49.4
ABBOTSFORD	739,200	331.5	-0.8	-0.2	-3.1	-6.1	-9.2	-2.2	60.6
MISSION	838,500	334.1	1.3	-0.7	-3.2	-6.4	-11.0	-3.6	77.3

DETACHED

LOWER MAINLAND	1,649,200	362.0	0.1	0.4	-2.6	-7.2	-5.2	3.1	19.8
FRASER VALLEY BOARD	1,366,500	389.4	-0.6	-0.3	-2.8	-7.9	-8.1	1.4	53.6
NORTH DELTA	1,255,900	377.3	1.3	-1.7	0.3	-6.1	-9.7	-0.8	41.1
NORTH SURREY	1,270,000	392.6	-3.2	-5.8	-8.7	-12.7	-13.9	-5.2	48.0
SURREY	1,356,500	389.7	-1.3	-1.2	-4.0	-9.9	-11.3	0.1	61.3
CLOVERDALE	1,378,100	396.7	-0.3	2.3	-2.0	-8.3	-7.1	4.2	67.2
SOUTH SURREY & WHITE ROCK	1,727,000	338.4	-0.8	0.2	-1.1	-8.0	-8.9	2.0	23.4
LANGLEY	1,522,700	402.1	-0.2	0.5	-1.4	-6.8	-2.8	4.6	71.8
ABBOTSFORD	1,175,000	400.5	-1.0	1.0	-3.3	-5.1	-4.4	1.2	84.4
MISSION	940,900	352.9	1.2	-0.8	-4.2	-6.5	-7.6	-1.3	85.6

TOWNHOUSE

LOWER MAINLAND	917,500	350.3	0.2	0.2	-1.2	-5.9	-4.3	12.2	66.3
FRASER VALLEY BOARD	769,500	345.4	-0.3	-0.1	-1.2	-7.6	-6.8	10.4	87.9
NORTH DELTA	852,600	372.8	-3.1	-2.4	-6.9	-11.9	-10.2	5.8	65.1
NORTH SURREY	718,800	412.9	2.2	3.0	4.1	-5.9	-5.2	15.9	125.3
SURREY	758,600	349.1	-1.3	-1.1	-1.2	-8.0	-10.4	7.4	96.3
CLOVERDALE	766,200	314.9	-0.9	-1.7	-1.6	-9.2	-9.8	6.5	80.4
SOUTH SURREY & WHITE ROCK	863,100	273.0	-1.7	0.0	-1.5	-9.9	-10.1	6.4	54.2
LANGLEY	817,100	352.5	0.6	0.8	-1.3	-5.5	-1.3	16.8	100.7
ABBOTSFORD	620,800	342.2	1.6	-0.8	-2.7	-7.0	-0.4	12.8	118.4
MISSION	649,400	355.6	1.8	-0.5	0.4	-2.9	3.8	21.2	126.2

APARTMENT

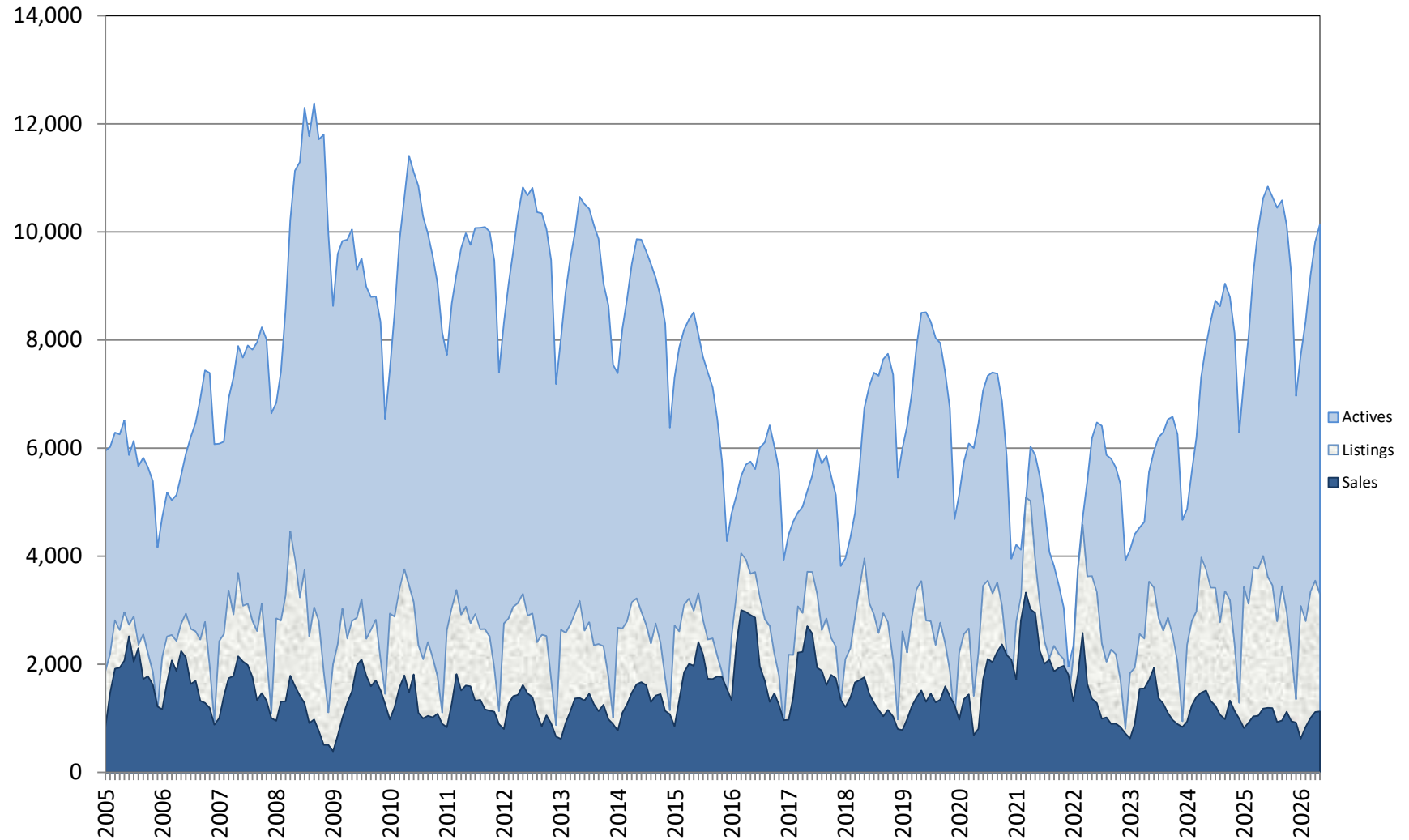
LOWER MAINLAND	646,800	324.5	-0.8	-1.3	-2.2	-7.8	-8.3	4.8	46.9
FRASER VALLEY BOARD	483,800	398.5	-1.5	-0.9	-2.6	-8.8	-9.8	10.0	113.6
NORTH DELTA	502,300	486.3	-2.0	-1.5	-5.2	-11.1	-12.2	6.9	100.4
NORTH SURREY	416,400	386.6	-1.6	-3.4	-3.9	-11.6	-17.9	0.8	104.0
SURREY	488,100	454.5	-1.6	-1.2	-4.1	-9.8	-10.1	14.9	141.9
CLOVERDALE	539,000	399.6	0.1	-1.4	-1.4	-7.5	-14.1	10.5	112.0
SOUTH SURREY & WHITE ROCK	576,800	341.5	-2.0	3.1	0.3	-4.7	-6.9	11.5	99.5
LANGLEY	549,100	383.4	-0.9	-0.7	-2.7	-8.7	-5.2	12.2	126.5
ABBOTSFORD	389,000	418.3	-2.8	-3.0	-4.3	-10.2	-6.6	14.3	150.3
MISSION	427,400	382.3	-0.8	-0.7	-0.2	-5.8	-5.8	17.9	153.4

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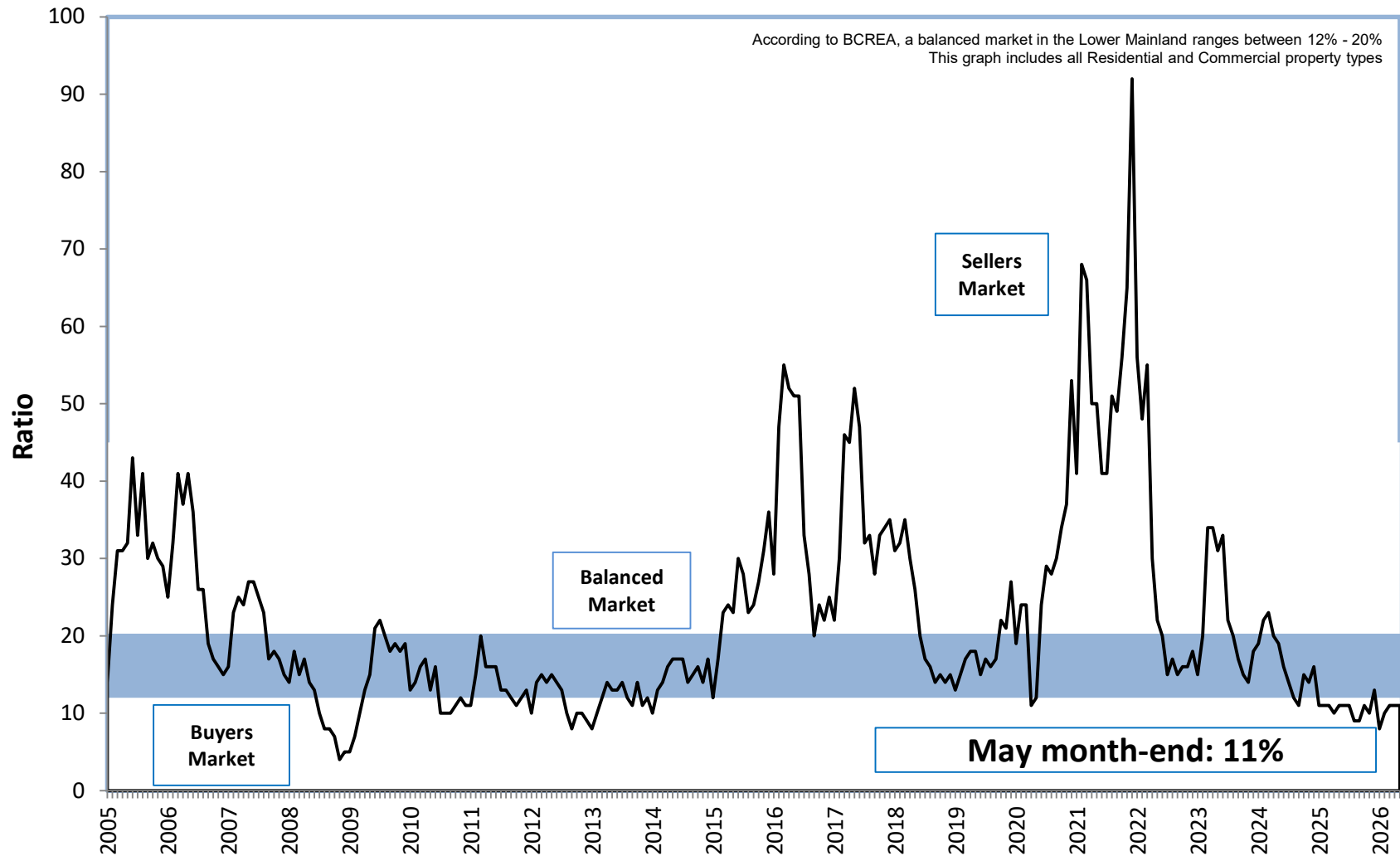
All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.

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

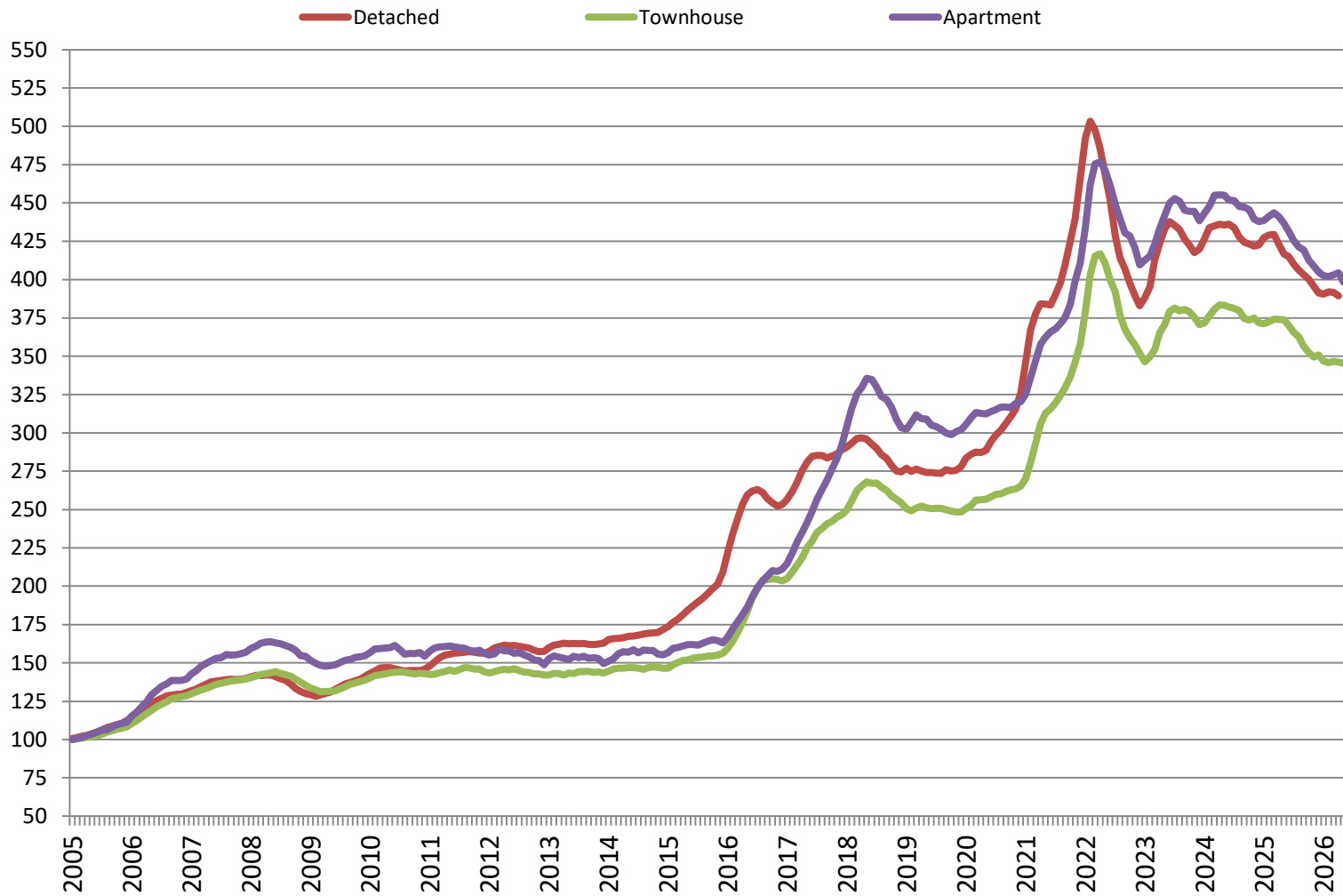
Sales, Listings & Active Inventory, All Types, Fraser Valley



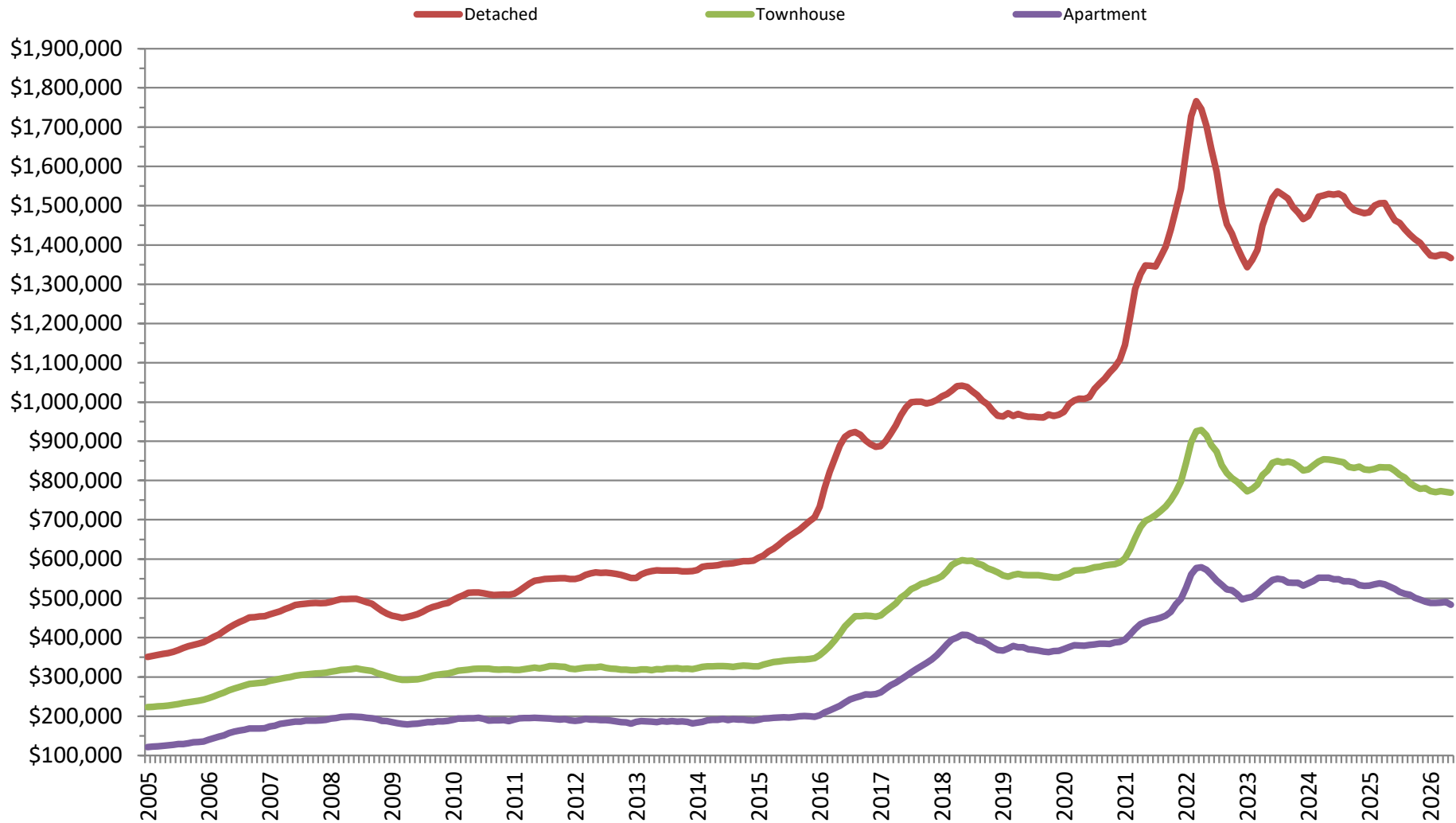
Sales-to-Active Listings Ratio, All Types, Fraser Valley



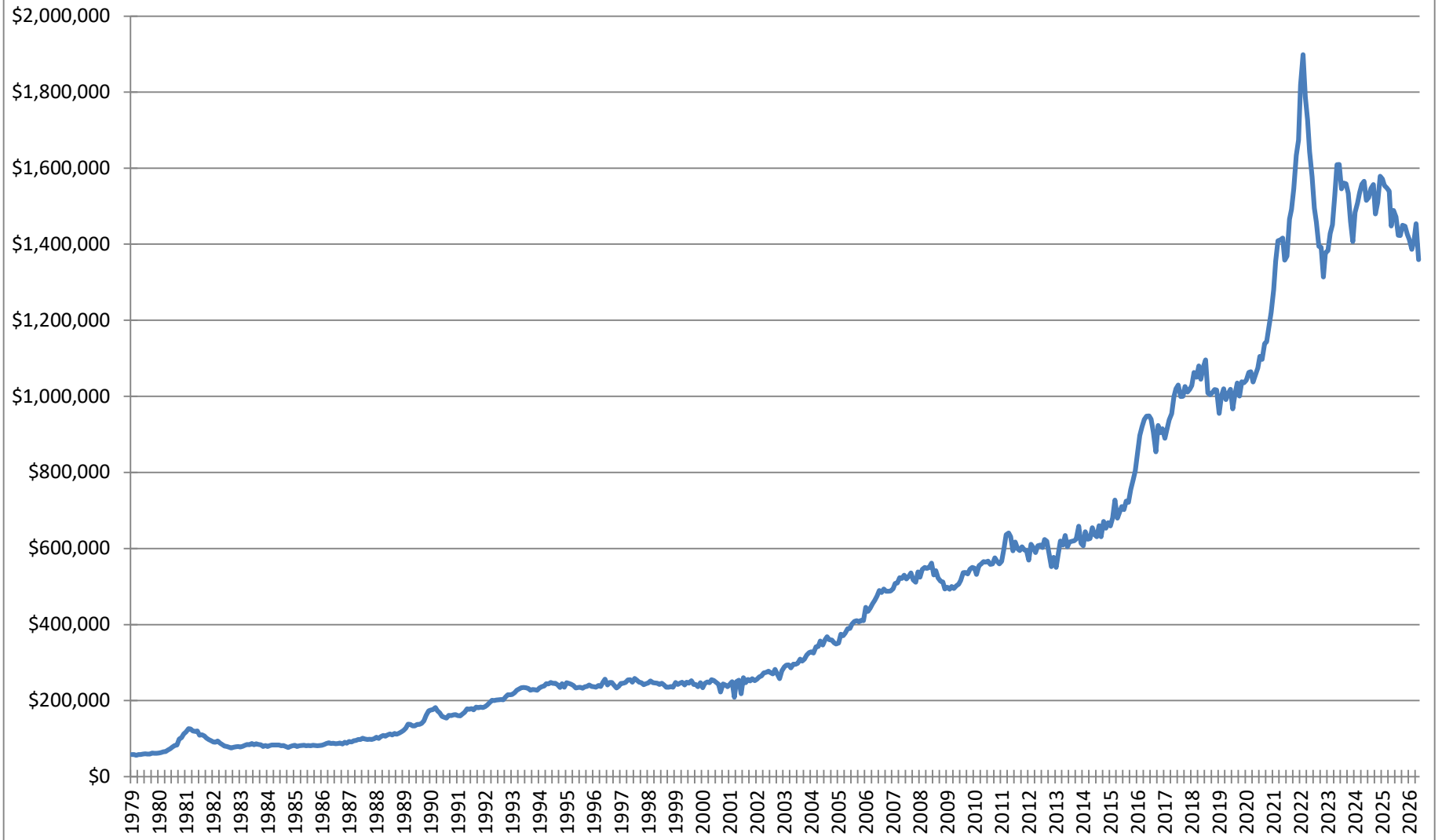
MLS® Home Price Index, Fraser Valley



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

