

Fraser Valley Housing Market Statistics

September 2026

News Release

Fraser Valley Real Estate Board

For Immediate Release: October 5, 2026

More choice, lower prices giving hesitant Fraser Valley homebuyers options

SURREY, BC – Fraser Valley home buyers remained cautious despite continued weakening prices, as September sales failed to keep pace with the seasonal rise in new listings.

The Fraser Valley Real Estate Board recorded 922 sales on its Multiple Listing Service® (MLS®) in September, a two per cent decrease from August and four per cent below sales from the same month last year. Subdued demand continues to weigh on prices, with the composite Benchmark price for a typical Fraser Valley home falling one per cent in September and seven per cent from one year ago.

“Prices continue to soften, with some areas of the Fraser Valley seeing more significant declines,” said Ishaq Ismail, Chair of the Fraser Valley Real Estate Board. “The Benchmark price for a single-family home is now $460,000 below its March 2022 peak. For buyers who are in a position to act, this represents a significant shift in affordability and may create an opportunity for some households to move into a different segment of the market.”

After a quieter summer, more sellers returned to the market in September, bringing 2,818 new listings, up 19 per cent from August, but 18 per cent below the same month last year. Overall inventory remained unchanged in September, with 9,763 active listings on the market, a 0.2 per cent decline from August, but still 31 per cent above the 10-year seasonal average.

The Fraser Valley has spent most of the last two years in a buyer’s market with no change in September. A balanced market is typically defined by a ratio between 12 and 20 per cent.

“Buyers have been waiting for months for greater economic certainty,” said Anthony Boone, Interim CEO of the Fraser Valley Real Estate Board. “But a succession of economic shocks have conspired to weigh on consumer confidence, keeping many buyers on the sidelines. Despite lower prices and more choice, buyers remain cautious, and that is being reflected in the pace of sales.”

Across the Fraser Valley in September, the average number of days to sell a condo was 46 days, while a single-family detached home was 45 days. Townhomes took, on average, 38 days to sell.

MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At $1,300,000 the Benchmark price for an FVREB *single-family detached* home decreased 1.5 per cent compared to August 2026 and decreased 8.8 per cent compared to September 2025.
- **Townhomes:** At $745,300 the Benchmark price for an FVREB *townhome* decreased 0.7 per cent compared to August 2026 and decreased 6.2 per cent compared to September 2025.
- **Apartments:** At $461,800 the Benchmark price for an FVREB *apartment/condo* decreased 0.9 per cent compared to August 2026 and decreased 9.3 per cent compared to September 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
September 2026

Grand Totals	All Property Types				
	Sep-26	Sep-25	% change	Aug-26	% change
Sales	922	962	-4.2%	941	-2.0%
New Listings	2,818	3,447	-18.2%	2,373	18.8%
Active Listings	9,763	10,583	-7.7%	9,787	-0.2%
Average Price	$ 954,833	$ 986,674	-3.2%	$ 944,900	1.1%

Grand Totals - year to date	All Property Types		
	2026	2025	% change
Sales - year to date	8,742	9,250	-5.5%
New Listings - year to date	27,397	31,437	-12.9%

All Areas Combined	Detached					Townhouse					Apartment				
	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change
Sales	337	344	-2.0%	332	1.5%	225	244	-7.8%	244	-7.8%	220	262	-16.0%	234	-6.0%
New Listings	985	1,226	-19.7%	818	20.4%	626	757	-17.3%	493	27.0%	690	958	-28.0%	596	15.8%
Active Listings	3,261	3,758	-13.2%	3,281	-0.6%	1,630	1,833	-11.1%	1,579	3.2%	2,153	2,599	-17.2%	2,148	0.2%
Benchmark Price	$1,300,000	$ 1,425,800	-8.8%	$ 1,319,600	-1.5%	$ 745,300	$ 794,200	-6.2%	$ 750,600	-0.7%	$ 461,800	$ 509,100	-9.3%	$ 466,100	-0.9%
Median Price	$1,200,000	$ 1,290,000	-7.0%	$ 1,225,000	-2.0%	$ 749,000	$ 793,000	-5.5%	$ 735,000	1.9%	$ 465,000	$ 515,000	-9.7%	$ 475,000	-2.1%
Average Price	$1,332,989	$ 1,422,575	-6.3%	$ 1,299,418	2.6%	$ 759,162	$ 795,480	-4.6%	$ 748,884	1.4%	$ 483,184	$ 528,489	-8.6%	$ 503,044	-3.9%

Abbotsford	Detached					Townhouse					Apartment				
	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change
Sales	45	49	-8.2%	56	-19.6%	27	37	-27.0%	43	-37.2%	31	41	-24.4%	36	-13.9%
New Listings	139	166	-16.3%	105	32.4%	93	86	8.1%	55	69.1%	87	143	-39.2%	96	-9.4%
Active Listings	440	507	-13.2%	438	0.5%	254	250	1.6%	241	5.4%	318	376	-15.4%	323	-1.5%
Benchmark Price	$1,087,000	$ 1,222,400	-11.1%	$ 1,117,700	-2.7%	$ 592,600	$ 648,700	-8.6%	$ 596,600	-0.7%	$ 370,200	$ 415,900	-11.0%	$ 374,600	-1.2%
Median Price	$ 949,000	$ 1,050,000	-9.6%	$ 1,017,500	-6.7%	$ 624,900	$ 660,000	-5.3%	$ 624,900	0.0%	$ 410,000	$ 415,000	-1.2%	$ 351,250	16.7%
Average Price	$ 995,282	$ 1,092,428	-8.9%	$ 1,027,856	-3.2%	$ 600,100	$ 646,289	-7.1%	$ 613,662	-2.2%	$ 409,648	$ 407,310	0.6%	$ 375,094	9.2%

Mission	Detached					Townhouse					Apartment				
	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change
Sales	28	33	-15.2%	27	3.7%	5	9	-44.4%	9	-44.4%	5	7	-28.6%	3	66.7%
New Listings	52	80	-35.0%	59	-11.9%	24	13	84.6%	12	100.0%	20	9	122.2%	5	300.0%
Active Listings	231	295	-21.7%	239	-3.3%	67	46	45.7%	54	24.1%	55	39	41.0%	57	-3.5%
Benchmark Price	$ 889,200	$ 1,025,000	-13.2%	$ 892,700	-0.4%	$ 618,000	$ 644,100	-4.1%	$ 621,700	-0.6%	$ 411,500	$ 431,900	-4.7%	$ 414,600	-0.7%
Median Price	$ 814,000	$ 995,000	-18.2%	$ 872,000	-6.7%	$ 460,000	$ 715,000	-35.7%	$ 665,000	-30.8%	$ 380,000	$ 410,000	-7.3%	$ 399,000	-4.8%
Average Price	$ 924,517	$ 1,001,157	-7.7%	$ 923,136	0.1%	$ 517,000	$ 698,533	-26.0%	$ 638,155	-19.0%	$ 428,700	$ 404,914	5.9%	$ 418,000	2.6%

White Rock / South Surrey	Detached					Townhouse					Apartment				
	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change
Sales	60	41	46.3%	48	25.0%	47	29	62.1%	33	42.4%	43	49	-12.2%	52	-17.3%
New Listings	175	209	-16.3%	137	27.7%	122	153	-20.3%	89	37.1%	125	178	-29.8%	99	26.3%
Active Listings	600	664	-9.6%	616	-2.6%	283	340	-16.8%	280	1.1%	310	389	-20.3%	321	-3.4%
Benchmark Price	$1,612,500	$ 1,741,400	-7.4%	$ 1,649,200	-2.2%	$ 797,100	$ 897,900	-11.2%	$ 820,300	-2.8%	$ 544,400	$ 589,800	-7.7%	$ 550,800	-1.2%
Median Price	$1,628,000	$ 1,625,000	0.2%	$ 1,623,523	0.3%	$ 800,000	$ 882,000	-9.3%	$ 855,000	-6.4%	$ 510,500	$ 595,000	-14.2%	$ 552,500	-7.6%
Average Price	$1,845,228	$ 2,008,273	-8.1%	$ 1,790,326	3.1%	$ 876,697	$ 932,817	-6.0%	$ 904,178	-3.0%	$ 605,574	$ 653,209	-7.3%	$ 647,209	-6.4%

Langley	Detached					Townhouse					Apartment				
	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change
Sales	64	68	-5.9%	69	-7.2%	61	59	3.4%	62	-1.6%	67	66	1.5%	65	3.1%
New Listings	189	206	-8.3%	128	47.7%	150	178	-15.7%	117	28.2%	159	265	-40.0%	159	0.0%
Active Listings	449	539	-16.7%	425	5.6%	283	330	-14.2%	266	6.4%	416	589	-29.4%	420	-1.0%
Benchmark Price	$1,471,100	$ 1,576,500	-6.7%	$ 1,479,400	-0.6%	$ 802,600	$ 839,800	-4.4%	$ 806,400	-0.5%	$ 525,900	$ 579,300	-9.2%	$ 534,000	-1.5%
Median Price	$1,345,000	$ 1,432,950	-6.1%	$ 1,315,000	2.3%	$ 795,000	$ 826,405	-3.8%	$ 792,500	0.3%	$ 480,000	$ 552,000	-13.0%	$ 521,600	-8.0%
Average Price	$1,435,921	$ 1,477,700	-2.8%	$ 1,367,948	5.0%	$ 807,410	$ 856,850	-5.8%	$ 807,346	0.0%	$ 498,728	$ 552,792	-9.8%	$ 540,492	-7.7%

Delta - North	Detached					Townhouse					Apartment				
	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change
Sales	24	32	-25.0%	19	26.3%	5	2	150.0%	4	25.0%	3	6	-50.0%	2	50.0%
New Listings	70	103	-32.0%	57	22.8%	9	13	-30.8%	9	0%	17	20	-15.0%	8	112.5%
Active Listings	209	287	-27.2%	211	-0.9%	26	34	-23.5%	29	-10.3%	45	59	-23.7%	41	9.8%
Benchmark Price	$1,159,600	$ 1,302,300	-11.0%	$ 1,186,400	-2.3%	$ 845,600	$ 887,600	-4.7%	$ 850,300	-0.6%	$ 479,000	$ 542,000	-11.6%	$ 485,100	-1.3%
Median Price	$1,100,000	$ 1,267,500	-13.2%	$ 1,095,000	0.5%	$ 725,000	$ 1,050,000	-31.0%	$ 727,500	-0.3%	$ 395,000	$ 672,500	-41.3%	$ 512,500	-22.9%
Average Price	$1,149,399	$ 1,338,843	-14.1%	$ 1,176,447	-2.3%	$ 703,000	$ 1,050,000	-33.0%	$ 716,250	-1.8%	$ 425,595	$ 623,000	-31.7%	$ 512,500	-17.0%

City of Surrey - Combined*	Detached					Townhouse					Apartment				
	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change
Sales	166	155	7.1%	152	9.2%	126	136	-7.4%	124	1.6%	95	123	-22.8%	107	-11.2%
Benchmark Price	$1,386,200	$ 1,510,900	-8.3%	$ 1,407,800	-1.5%	$ 758,600	$ 812,100	-6.6%	$ 764,900	-0.8%	$ 447,600	$ 497,100	-10.0%	$ 450,800	-0.7%
Average Price	$1,456,893	$ 1,623,733	-10.3%	$ 1,418,924	2.7%	$ 782,752	$ 811,481	-3.5%	$ 763,841	2.5%	$ 479,069	$ 540,715	-11.4%	$ 476,570	0.5%

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

Surrey - Central	Detached					Townhouse					Apartment				
	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change
Sales	56	45	24.4%	45	24.4%	47	63	-25.4%	53	-11.3%	13	22	-40.9%	9	44.4%
New Listings	179	254	-29.5%	181	-1.1%	134	211	-36.5%	130	3.1%	68	87	-21.8%	52	30.8%
Active Listings	698	786	-11.2%	718	-2.8%	442	552	-19.9%	445	-0.7%	237	241	-1.7%	228	3.9%
Benchmark Price	$1,304,100	$ 1,433,300	-9.0%	$ 1,322,800	-1.4%	$ 749,600	$ 780,300	-3.9%	$ 748,000	0.2%	$ 460,200	$ 519,800	-11.5%	$ 462,800	-0.6%
Median Price	$1,246,500	$ 1,450,000	-14.0%	$ 1,375,000	-9.3%	$ 710,000	$ 810,000	-12.3%	$ 755,000	-6.0%	$ 462,000	$ 538,500	-14.2%	$ 495,000	-6.7%
Average Price	$1,283,054	$ 1,545,808	-17.0%	$ 1,356,522	-5.4%	$ 710,125	$ 794,612	-10.6%	$ 735,126	-3.4%	$ 443,430	$ 527,195	-15.9%	$ 475,555	-6.8%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change
Sales	32	35	-8.6%	33	-3.0%	28	34	-17.6%	26	7.7%	9	7	28.6%	12	-25.0%
New Listings	74	88	-15.9%	62	19.4%	57	68	-16.2%	47	21.3%	25	38	-34.2%	16	56.3%
Active Listings	201	218	-7.8%	201	0.0%	138	142	-2.8%	142	-2.8%	60	92	-34.8%	58	3.4%
Benchmark Price	$1,317,200	$ 1,414,600	-6.9%	$ 1,339,700	-1.7%	$ 754,300	$ 799,100	-5.6%	$ 757,200	-0.4%	$ 506,700	$ 555,900	-8.9%	$ 505,700	0.2%
Median Price	$1,212,500	$ 1,375,000	-11.8%	$ 1,258,000	-3.6%	$ 762,500	$ 780,900	-2.4%	$ 729,500	4.5%	$ 475,000	$ 530,000	-10.4%	$ 510,000	-6.9%
Average Price	$1,270,824	$ 1,420,530	-10.5%	$ 1,310,575	-3.0%	$ 772,288	$ 775,082	-0.4%	$ 720,650	7.2%	$ 491,988	$ 521,357	-5.6%	$ 485,666	1.3%

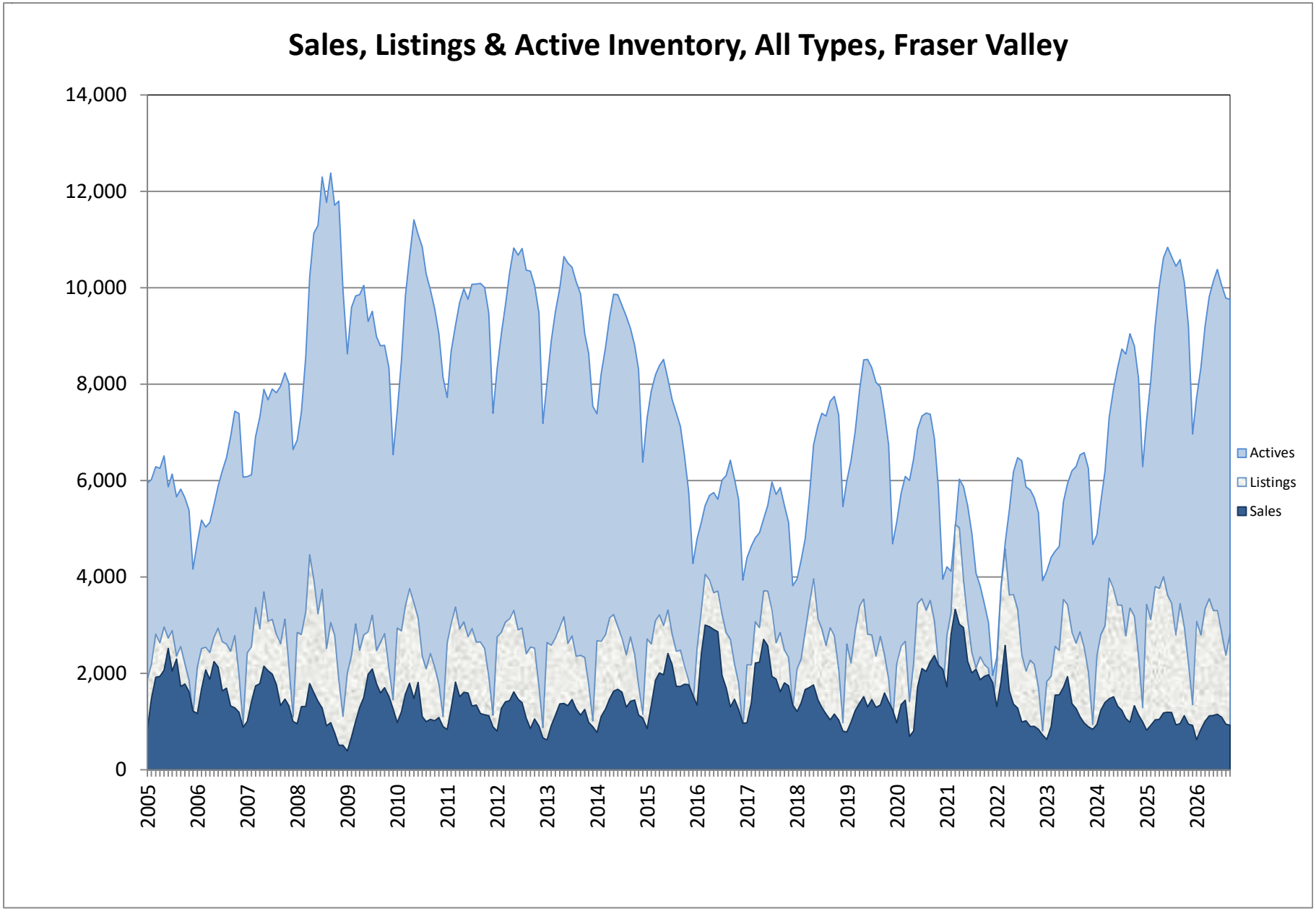
Surrey - North	Detached					Townhouse					Apartment				
	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change	Sep-26	Sep-25	% change	Aug-26	% change
Sales	28	39	-28.2%	35	-20.0%	5	11	-54.5%	13	-61.5%	49	64	-23.4%	53	-7.5%
New Listings	105	117	-10.3%	88	19.3%	36	35	2.9%	34	5.9%	188	218	-13.8%	161	16.8%
Active Listings	422	449	-6.0%	423	-0.2%	134	137	-2.2%	119	12.6%	711	814	-12.7%	699	1.7%
Benchmark Price	$1,252,600	$ 1,405,800	-10.9%	$ 1,262,400	-0.8%	$ 680,400	$ 739,900	-8.0%	$ 681,400	-0.1%	$ 398,900	$ 445,500	-10.5%	$ 401,400	-0.6%
Median Price	$1,176,000	$ 1,300,000	-9.5%	$ 1,110,000	5.9%	$ 610,000	$ 705,000	-13.5%	$ 625,000	-2.4%	$ 409,990	$ 471,250	-13.0%	$ 395,000	3.8%
Average Price	$1,279,550	$ 1,457,380	-12.2%	$ 1,198,665	6.7%	$ 610,400	$ 707,127	-13.7%	$ 681,146	-10.4%	$ 419,065	$ 491,447	-14.7%	$ 419,814	-0.2%

MLS® Home Price Index - Fraser Valley
September 2026

		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**	1,004,700	306.7	-0.7	-2.3	-2.9	-5.9	-11.7	-4.1	11.6
	FRASER VALLEY BOARD	861,300	309.9	-1.0	-2.7	-4.1	-7.2	-15.7	-9.0	26.9
	NORTH DELTA	1,011,500	321.7	-1.8	-5.0	-6.4	-9.1	-17.2	-10.9	31.0
	NORTH SURREY	639,100	291.0	-0.3	-1.1	-4.6	-8.8	-20.1	-16.6	13.5
	SURREY	906,200	318.1	-0.7	-1.8	-4.2	-7.0	-18.8	-10.7	36.5
	CLOVERDALE	921,900	309.4	-1.0	-2.5	-4.5	-5.8	-11.7	-3.8	48.7
	SOUTH SURREY & WHITE ROCK	990,300	262.1	-2.0	-4.4	-5.3	-7.3	-21.4	-10.5	0.9
	LANGLEY	941,800	316.6	-0.7	-1.3	-2.5	-6.2	-9.6	-1.9	37.9
	ABBOTSFORD	701,900	314.8	-1.6	-4.9	-6.1	-9.0	-12.7	-11.0	43.7
	MISSION	797,500	317.7	-0.4	-4.8	-5.9	-11.6	-16.7	-12.6	56.3
DETACHED	**LOWER MAINLAND**	1,584,500	347.8	-1.1	-3.4	-4.3	-7.8	-11.6	-2.8	15.2
	FRASER VALLEY BOARD	1,300,000	370.5	-1.5	-3.7	-5.5	-8.8	-14.4	-6.8	41.9
	NORTH DELTA	1,159,600	348.3	-2.3	-5.9	-7.4	-11.0	-17.1	-11.1	33.9
	NORTH SURREY	1,252,600	387.2	-0.8	-2.0	-6.8	-10.9	-16.1	-10.3	44.3
	SURREY	1,304,100	374.6	-1.4	-2.5	-4.9	-9.0	-17.5	-8.0	50.1
	CLOVERDALE	1,317,200	379.2	-1.7	-2.7	-5.3	-6.9	-11.3	-5.1	57.3
	SOUTH SURREY & WHITE ROCK	1,612,500	316.0	-2.2	-4.9	-6.2	-7.4	-17.9	-5.3	10.5
	LANGLEY	1,471,100	388.5	-0.6	-1.6	-2.8	-6.7	-9.6	-2.9	57.4
	ABBOTSFORD	1,087,000	370.5	-2.7	-7.3	-8.6	-11.1	-9.7	-9.5	63.2
	MISSION	889,200	333.5	-0.4	-5.6	-6.9	-13.3	-14.2	-10.6	62.6
TOWNHOUSE	**LOWER MAINLAND**	890,400	340.0	-1.0	-2.6	-2.9	-5.0	-8.9	5.0	53.2
	FRASER VALLEY BOARD	745,300	334.5	-0.7	-2.5	-3.6	-6.2	-12.1	1.5	63.8
	NORTH DELTA	845,600	369.7	-0.6	-2.7	-5.3	-4.7	-12.9	2.1	44.4
	NORTH SURREY	680,400	390.8	-0.2	-1.8	-0.8	-8.1	-11.1	4.2	83.3
	SURREY	749,600	345.0	0.2	-1.1	-3.0	-3.9	-12.4	1.7	73.8
	CLOVERDALE	754,300	310.0	-0.4	-1.8	-3.1	-5.6	-11.0	1.0	64.9
	SOUTH SURREY & WHITE ROCK	797,100	252.1	-2.8	-6.6	-8.2	-11.2	-19.8	-5.6	29.8
	LANGLEY	802,600	346.2	-0.5	-1.3	-1.1	-4.4	-7.5	7.0	76.0
	ABBOTSFORD	592,600	326.7	-0.7	-2.3	-5.1	-8.6	-9.1	-0.5	79.5
	MISSION	618,000	338.4	-0.6	-4.3	-4.9	-4.1	-5.2	5.2	89.1
APARTMENT	**LOWER MAINLAND**	630,600	316.4	-0.6	-2.0	-3.6	-6.5	-11.5	0.6	37.3
	FRASER VALLEY BOARD	461,800	380.4	-0.9	-3.1	-5.6	-9.3	-14.5	1.3	83.9
	NORTH DELTA	479,000	463.7	-1.3	-5.2	-5.4	-11.6	-17.4	1.3	62.1
	NORTH SURREY	398,900	370.4	-0.6	-2.5	-6.6	-10.4	-19.3	-6.0	81.1
	SURREY	460,200	428.5	-0.6	-4.5	-6.8	-11.5	-16.7	4.2	116.3
	CLOVERDALE	506,700	375.6	0.2	-2.3	-7.7	-8.9	-11.9	-0.3	82.5
	SOUTH SURREY & WHITE ROCK	544,400	322.3	-1.2	-2.9	-4.7	-7.7	-12.5	3.3	70.2
	LANGLEY	525,900	367.2	-1.5	-3.0	-5.6	-9.2	-12.5	3.5	92.7
	ABBOTSFORD	370,200	398.1	-1.2	-5.1	-6.5	-11.0	-15.4	2.3	99.4
	MISSION	411,500	368.1	-0.7	-2.7	-3.6	-4.7	-9.5	6.6	117.7

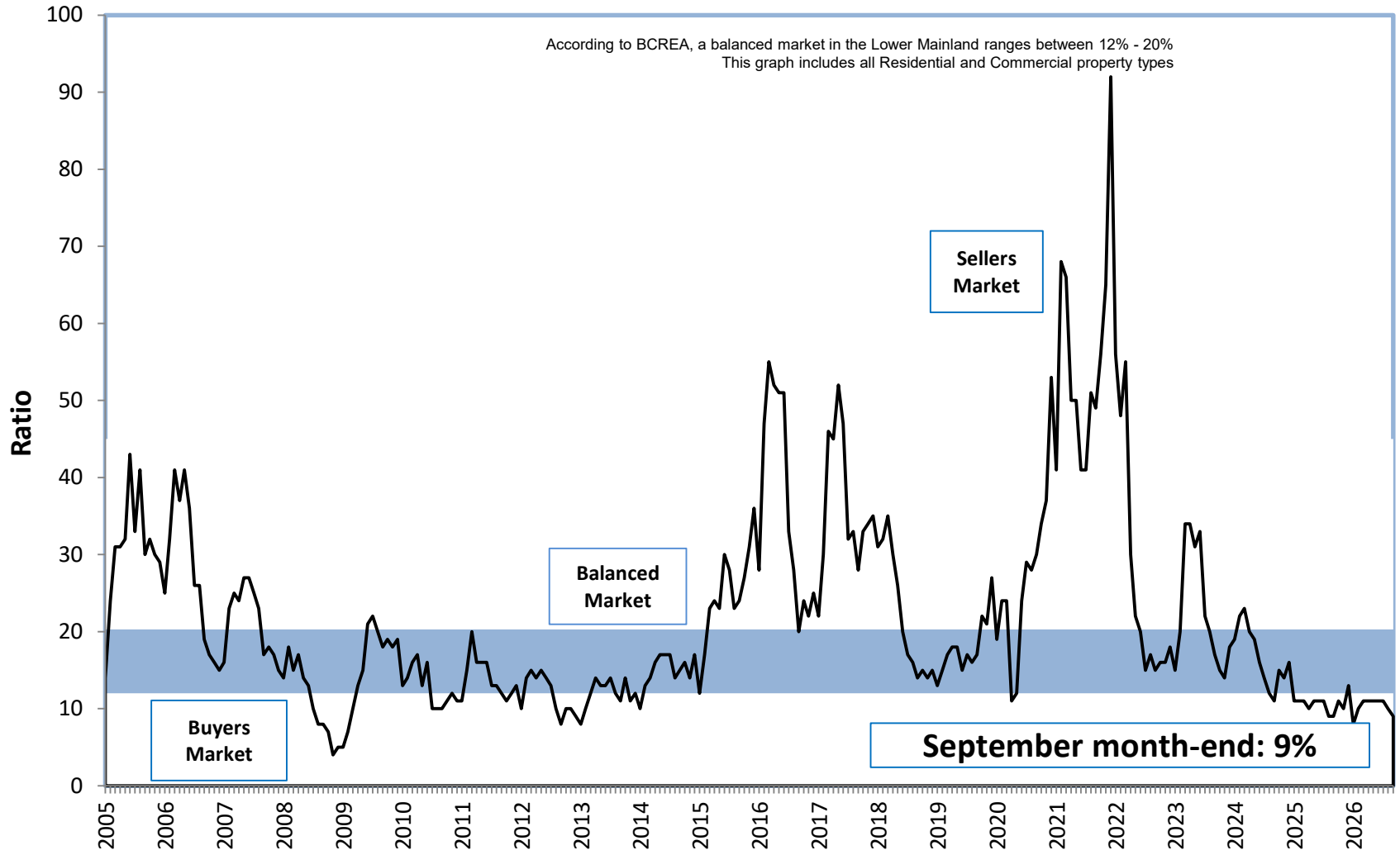
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All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.
Lower Mainland combines data across the Fraser Valley and Greater Vancouver real estate board areas.

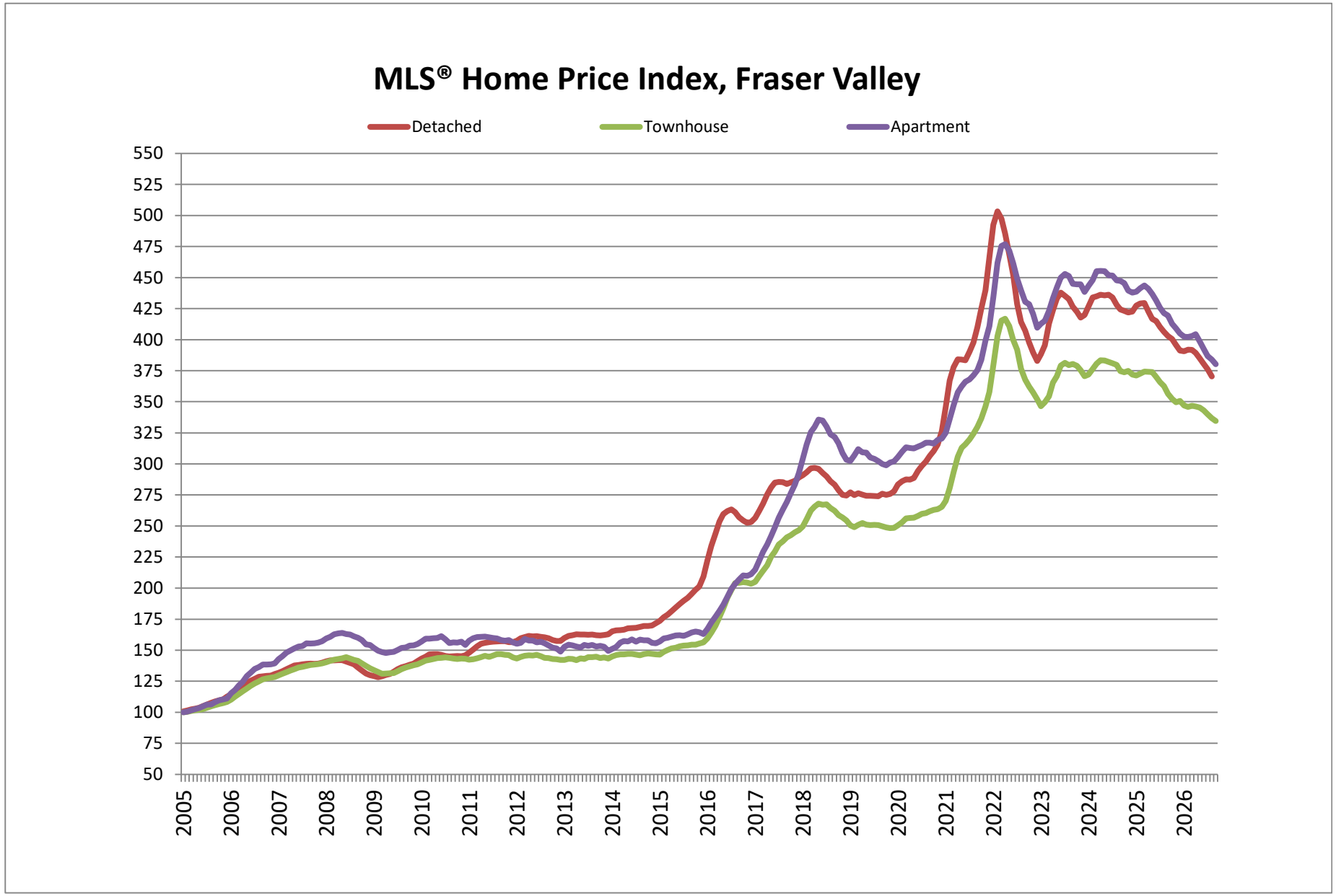


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Sales-to-Active Listings Ratio, All Types, Fraser Valley

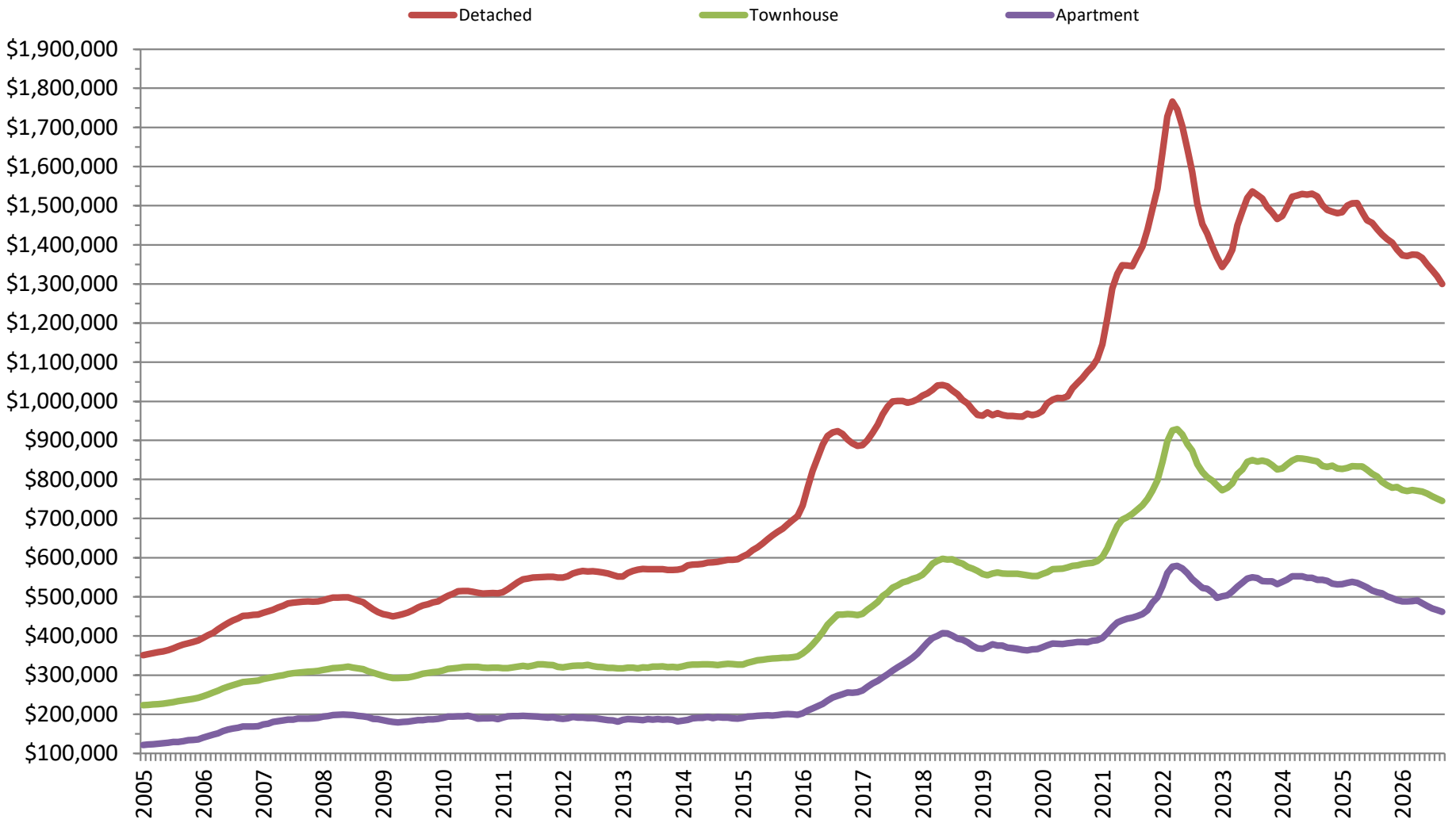


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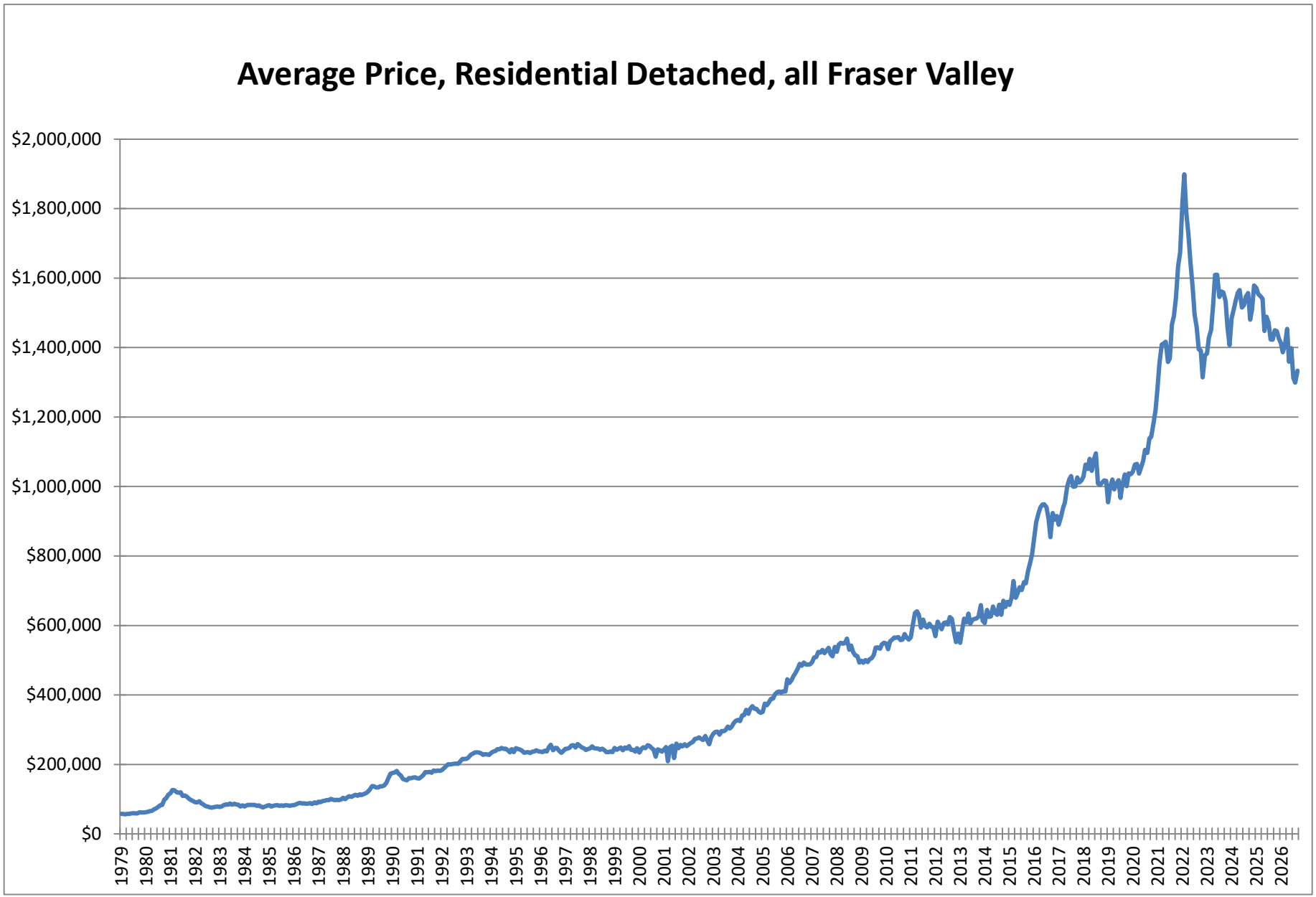


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MLS® Home Price Index Benchmark Prices, Fraser Valley

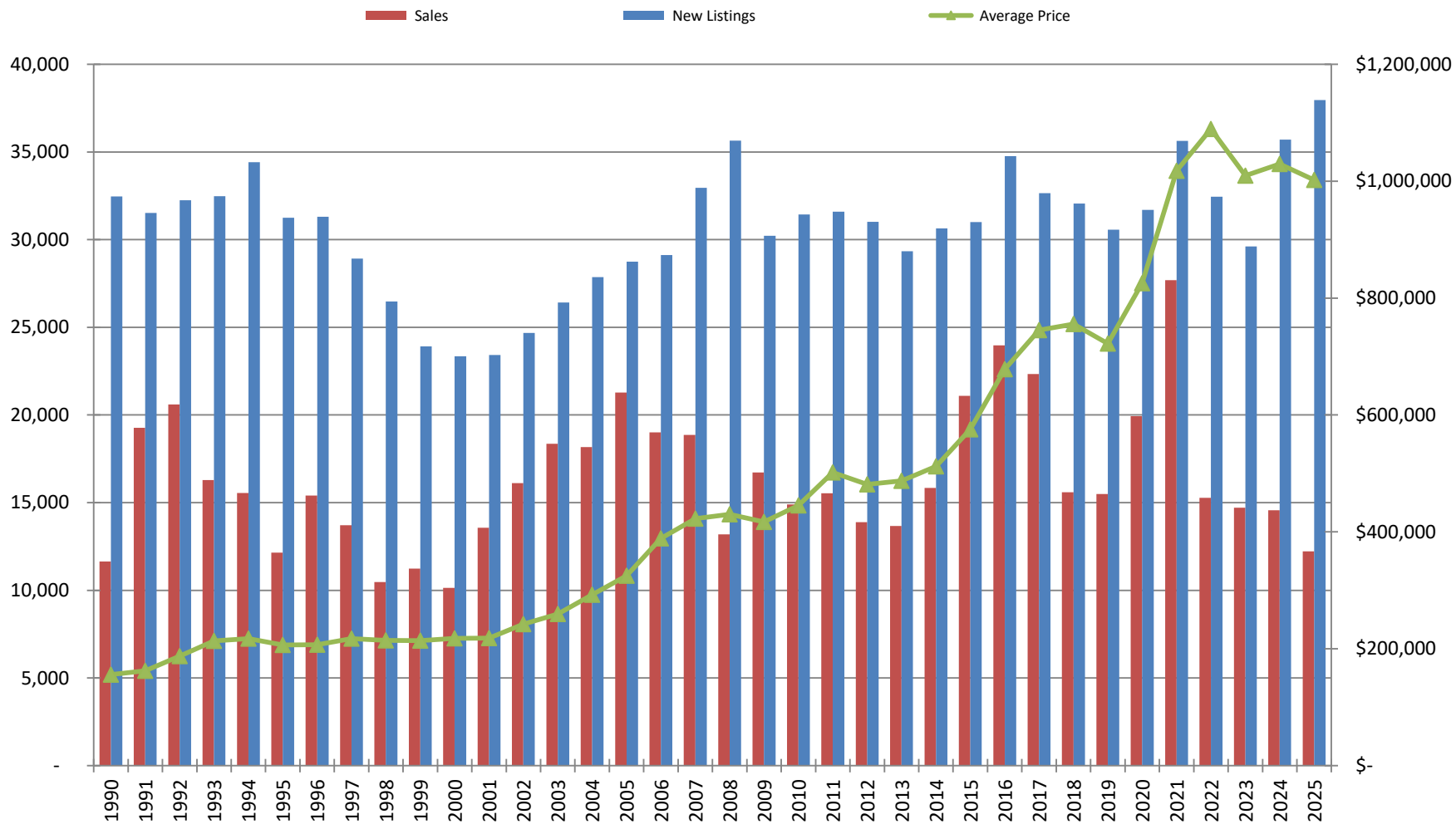


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Annual Sales, New Listings, Average Price
All Property Types, Fraser Valley



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