



# Monthly Statistics Package

Fraser Valley Real Estate Board

March 2026



# News Release

## Fraser Valley Real Estate Board



For Immediate Release: April 2, 2026

### Fraser Valley home prices level off amid improving affordability

**SURREY, BC** – After nearly a year of steady price declines, the Fraser Valley housing market is beginning to show early signs of stabilizing, with Benchmark prices edging up month-over-month for the first time in 11 months. While March sales activity picked up over the previous month, year-over-year sales throughout the first quarter of 2026 continue to stumble, reflecting a market where buyer caution still lingers.

The Fraser Valley Real Estate Board recorded 1,007 sales on its Multiple Listing Service® (MLS®) in March, a 20 per cent increase from February, but three per cent below the same month last year and 42 per cent below the ten-year seasonal average. After a decline in February, new listings increased in March, up 20 per cent to 3,341, suggesting some sellers are eager to get ahead of the spring market despite sales activity remaining soft and well below typical seasonal levels.

“We’re encouraged to see early signs of prices levelling off in the Fraser Valley,” said Ishaq Ismail, Chair of the Fraser Valley Real Estate Board. “While sales remain below last year’s levels, this market is presenting a rare window — with greater choice, improved affordability, and meaningful incentives, particularly in the condo segment — for buyers who are ready to make a move with the right professional guidance.”

Overall inventory remains elevated in the Fraser Valley, with 9,201 active listings, up 10 per cent from February and 50 per cent above the 10-year seasonal average.

The Fraser Valley remains in a buyer’s market, with an overall sales-to-active listings ratio of 11 per cent in March. A balanced market is typically defined by a ratio between 12 and 20 per cent.

Across the Fraser Valley in March, the average number of days to sell a single-family detached home was 39 days, while for a condo it was 43 days. Townhomes took, on average, 36 days to sell.

“Amid economic uncertainty and rising day-to-day costs, many households are understandably taking a more cautious approach to their finances,” said Baldev Gill, CEO of the Fraser Valley Real Estate Board. “That said, improving housing affordability and the potential for upward pressure on rates may make this a timely moment for buyers to consider entering the market.”

The composite Benchmark price for a typical home in the Fraser Valley increased 0.3 per cent in March, to \$898,300.

#### MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At \$1,375,600 the Benchmark price for an FVREB *single-family detached* home increased 0.3 per cent compared to February 2026 and decreased 8.7 per cent compared to March 2025.
- **Townhomes:** At \$772,700 the Benchmark price for an FVREB *townhome* increased 0.3 per cent compared to February 2026 and decreased 7.3 per cent compared to March 2025.
- **Apartments:** At \$489,200 the Benchmark price for an FVREB *apartment/condo* increased 0.2 per cent compared to February 2026 and decreased 9.2 per cent compared to March 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

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# MLS® Summary - Fraser Valley March 2026

Grand Totals	All Property Types				
	Mar-26	Mar-25	% change	Feb-26	% change
Sales	1,007	1,036	-2.8%	843	19.5%
New Listings	3,341	3,800	-12.1%	2,796	19.5%
Active Listings	9,201	9,219	-0.2%	8,344	10.3%
Average Price	\$ 962,167	\$ 1,028,301	-6.4%	\$ 913,110	5.4%

Grand Totals - year to date	All Property Types		
	2026	2025	% change
Sales - year to date	2,470	2,768	-10.8%
New Listings - year to date	9,218	10,354	-11.0%

All Areas Combined	Detached					Townhouse					Apartment				
	Mar-26	Mar-25	% change	Feb-26	% change	Mar-26	Mar-25	% change	Feb-26	% change	Mar-26	Mar-25	% change	Feb-26	% change
Sales	347	322	7.8%	254	36.6%	264	281	-6.0%	218	21.1%	279	331	-15.7%	261	6.9%
New Listings	1,118	1,357	-17.6%	977	14.4%	721	801	-10.0%	549	31.3%	874	1,072	-18.5%	741	17.9%
Active Listings	3,046	3,253	-6.4%	2,792	9.1%	1,565	1,495	4.7%	1,379	13.5%	2,151	2,371	-9.3%	1,960	9.7%
Benchmark Price	\$ 1,375,600	\$ 1,506,000	-8.7%	\$ 1,370,900	0.3%	\$ 772,700	\$ 833,700	-7.3%	\$ 770,700	0.3%	\$ 489,200	\$ 538,500	-9.2%	\$ 488,300	0.2%
Median Price	\$ 1,282,500	\$ 1,450,000	-11.6%	\$ 1,300,250	-1.4%	\$ 787,500	\$ 840,000	-6.3%	\$ 765,000	2.9%	\$ 492,500	\$ 530,000	-7.1%	\$ 475,000	3.7%
Average Price	\$ 1,410,189	\$ 1,548,249	-8.9%	\$ 1,386,432	1.7%	\$ 790,384	\$ 854,191	-7.5%	\$ 791,912	-0.2%	\$ 505,895	\$ 551,410	-8.3%	\$ 517,607	-2.3%

Abbotsford	Detached					Townhouse					Apartment				
	Mar-26	Mar-25	% change	Feb-26	% change	Mar-26	Mar-25	% change	Feb-26	% change	Mar-26	Mar-25	% change	Feb-26	% change
Sales	53	51	3.9%	32	65.6%	46	38	21.1%	25	84.0%	59	41	43.9%	48	22.9%
New Listings	150	181	-17.1%	134	11.9%	117	114	2.6%	95	23.2%	159	158	0.6%	111	43.2%
Active Listings	389	451	-13.7%	353	10.2%	253	202	25.2%	220	15.0%	321	307	4.6%	293	9.6%
Benchmark Price	\$ 1,188,800	\$ 1,251,800	-5.0%	\$ 1,163,000	2.2%	\$ 624,500	\$ 662,000	-5.7%	\$ 626,100	-0.3%	\$ 395,900	\$ 441,900	-10.4%	\$ 400,800	-1.2%
Median Price	\$ 1,029,000	\$ 1,170,000	-12.1%	\$ 1,080,500	-4.8%	\$ 633,500	\$ 651,000	-2.7%	\$ 667,000	-5.0%	\$ 393,000	\$ 420,000	-6.4%	\$ 410,000	-4.1%
Average Price	\$ 1,094,184	\$ 1,238,684	-11.7%	\$ 1,107,407	-1.2%	\$ 631,293	\$ 682,911	-7.6%	\$ 650,200	-2.9%	\$ 425,595	\$ 460,887	-7.7%	\$ 399,241	6.6%

Mission	Detached					Townhouse					Apartment				
	Mar-26	Mar-25	% change	Feb-26	% change	Mar-26	Mar-25	% change	Feb-26	% change	Mar-26	Mar-25	% change	Feb-26	% change
Sales	30	31	-3.2%	21	42.9%	6	6	0.0%	9	-33.3%	1	4	-75.0%	4	-75.0%
New Listings	91	96	-5.2%	78	16.7%	16	17	-5.9%	10	60.0%	17	22	-22.7%	13	30.8%
Active Listings	256	244	4.9%	227	12.8%	48	42	14.3%	42	14.3%	48	43	11.6%	35	37.1%
Benchmark Price	\$ 955,200	\$ 1,049,900	-9.0%	\$ 948,700	0.7%	\$ 650,000	\$ 663,500	-2.0%	\$ 652,800	-0.4%	\$ 427,000	\$ 456,500	-6.5%	\$ 430,300	-0.8%
Median Price	\$ 870,000	\$ 1,050,000	-17.1%	\$ 930,000	-6.5%	\$ 690,000	\$ 709,900	-2.8%	\$ 692,000	-0.3%	\$ 518,000	\$ 534,000	-3.0%	\$ 411,499	25.9%
Average Price	\$ 1,013,689	\$ 1,075,852	-5.8%	\$ 996,328	1.7%	\$ 708,300	\$ 670,283	5.7%	\$ 665,122	6.5%	\$ 518,000	\$ 543,225	-4.6%	\$ 423,249	22.4%



White Rock / South Surrey	Detached					Townhouse					Apartment				
	Mar-26	Mar-25	% change	Feb-26	% change	Mar-26	Mar-25	% change	Feb-26	% change	Mar-26	Mar-25	% change	Feb-26	% change
Sales	52	41	26.8%	35	48.6%	46	53	-13.2%	28	64.3%	44	53	-17.0%	40	10.0%
New Listings	200	219	-8.7%	160	25.0%	135	133	1.5%	92	46.7%	128	185	-30.8%	118	8.5%
Active Listings	579	549	5.5%	521	11.1%	278	252	10.3%	241	15.4%	319	423	-24.6%	297	7.4%
Benchmark Price	\$ 1,718,500	\$ 1,893,400	-9.2%	\$ 1,722,800	-0.2%	\$ 868,400	\$ 948,000	-8.4%	\$ 863,300	0.6%	\$ 571,000	\$ 624,400	-8.6%	\$ 559,500	2.1%
Median Price	\$ 1,690,500	\$ 1,830,888	-7.7%	\$ 1,665,000	1.5%	\$ 879,500	\$ 1,040,000	-15.4%	\$ 857,950	2.5%	\$ 551,000	\$ 612,000	-10.0%	\$ 595,000	-7.4%
Average Price	\$ 1,814,235	\$ 2,007,258	-9.6%	\$ 1,860,636	-2.5%	\$ 927,663	\$ 1,037,864	-10.6%	\$ 895,415	3.6%	\$ 638,503	\$ 683,894	-6.6%	\$ 721,312	-11.5%

Langley	Detached					Townhouse					Apartment				
	Mar-26	Mar-25	% change	Feb-26	% change	Mar-26	Mar-25	% change	Feb-26	% change	Mar-26	Mar-25	% change	Feb-26	% change
Sales	77	79	-2.5%	54	42.6%	72	72	0.0%	62	16.1%	72	104	-30.8%	79	-8.9%
New Listings	168	233	-27.9%	170	-1.2%	149	197	-24.4%	119	25.2%	222	236	-5.9%	187	18.7%
Active Listings	411	480	-14.4%	384	7.0%	261	282	-7.4%	233	12.0%	486	427	13.8%	442	10.0%
Benchmark Price	\$ 1,513,100	\$ 1,637,600	-7.6%	\$ 1,516,100	-0.2%	\$ 811,500	\$ 865,900	-6.3%	\$ 810,300	0.1%	\$ 556,900	\$ 608,000	-8.4%	\$ 553,000	0.7%
Median Price	\$ 1,450,000	\$ 1,600,000	-9.4%	\$ 1,372,000	5.7%	\$ 844,122	\$ 862,500	-2.1%	\$ 822,500	2.6%	\$ 547,750	\$ 557,500	-1.7%	\$ 517,000	5.9%
Average Price	\$ 1,546,200	\$ 1,731,280	-10.7%	\$ 1,483,040	4.3%	\$ 858,027	\$ 869,465	-1.3%	\$ 837,143	2.5%	\$ 545,481	\$ 579,845	-5.9%	\$ 542,382	0.6%

Delta - North	Detached					Townhouse					Apartment				
	Mar-26	Mar-25	% change	Feb-26	% change	Mar-26	Mar-25	% change	Feb-26	% change	Mar-26	Mar-25	% change	Feb-26	% change
Sales	27	20	35.0%	22	22.7%	2	6	-66.7%	5	-60.0%	5	8	-37.5%	5	0.0%
New Listings	91	81	12.3%	70	30.0%	16	15	6.7%	8	100%	14	18	-22.2%	9	55.6%
Active Listings	228	199	14.6%	208	9.6%	35	36	-2.8%	29	20.7%	44	53	-17.0%	40	10.0%
Benchmark Price	\$ 1,252,700	\$ 1,394,500	-10.2%	\$ 1,277,500	-1.9%	\$ 892,800	\$ 951,000	-6.1%	\$ 873,600	2.2%	\$ 506,100	\$ 552,600	-8.4%	\$ 510,100	-0.8%
Median Price	\$ 1,199,000	\$ 1,392,500	-13.9%	\$ 1,302,500	-7.9%	\$ 942,250	\$ 947,500	-0.6%	\$ 960,000	-1.8%	\$ 607,000	\$ 528,500	14.9%	\$ 500,000	21.4%
Average Price	\$ 1,335,185	\$ 1,408,950	-5.2%	\$ 1,292,204	3.3%	\$ 942,250	\$ 983,333	-4.2%	\$ 917,400	2.7%	\$ 551,600	\$ 547,050	0.8%	\$ 553,600	-0.4%



City of Surrey - Combined*	Detached					Townhouse					Apartment				
	Mar-26	Mar-25	% change	Feb-26	% change	Mar-26	Mar-25	% change	Feb-26	% change	Mar-26	Mar-25	% change	Feb-26	% change
Sales	152	135	12.6%	119	27.7%	137	159	-13.8%	114	20.2%	121	152	-20.4%	101	19.8%
Benchmark Price	\$1,463,500	\$ 1,628,900	-10.2%	\$ 1,461,300	0.2%	\$ 792,700	\$ 861,200	-8.0%	\$ 789,800	0.4%	\$ 477,100	\$ 525,900	-9.3%	\$ 479,100	-0.4%
Average Price	\$1,532,256	\$ 1,674,065	-8.5%	\$ 1,473,513	4.0%	\$ 809,230	\$ 890,275	-9.1%	\$ 804,408	0.6%	\$ 490,513	\$ 529,951	-7.4%	\$ 485,853	1.0%

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

Surrey - Central	Detached					Townhouse					Apartment				
	Mar-26	Mar-25	% change	Feb-26	% change	Mar-26	Mar-25	% change	Feb-26	% change	Mar-26	Mar-25	% change	Feb-26	% change
Sales	49	49	0.0%	41	19.5%	49	63	-22.2%	41	19.5%	21	28	-25.0%	16	31.3%
New Listings	215	269	-20.1%	189	13.8%	163	202	-19.3%	134	21.6%	88	83	6.0%	84	4.8%
Active Listings	649	695	-6.6%	613	5.9%	436	441	-1.1%	393	10.9%	246	214	15.0%	228	7.9%
Benchmark Price	\$1,371,400	\$ 1,536,300	-10.7%	\$ 1,372,700	-0.1%	\$ 773,100	\$ 841,800	-8.2%	\$ 767,000	0.8%	\$ 493,500	\$ 539,900	-8.6%	\$ 494,100	-0.1%
Median Price	\$1,440,000	\$ 1,470,000	-2.0%	\$ 1,300,500	10.7%	\$ 775,000	\$ 834,900	-7.2%	\$ 760,000	2.0%	\$ 520,000	\$ 553,500	-6.1%	\$ 483,000	7.7%
Average Price	\$1,539,130	\$ 1,619,357	-5.0%	\$ 1,355,594	13.5%	\$ 755,491	\$ 821,065	-8.0%	\$ 788,841	-4.2%	\$ 501,176	\$ 540,232	-7.2%	\$ 492,412	1.8%

Surrey - Cloverdale	Detached					Townhouse					Apartment				
	Mar-26	Mar-25	% change	Feb-26	% change	Mar-26	Mar-25	% change	Feb-26	% change	Mar-26	Mar-25	% change	Feb-26	% change
Sales	29	26	11.5%	25	16.0%	31	25	24.0%	28	10.7%	13	15	-13.3%	10	30.0%
New Listings	93	99	-6.1%	75	24.0%	65	65	0.0%	56	16.1%	39	42	-7.1%	33	18.2%
Active Listings	203	178	14.0%	180	12.8%	130	113	15.0%	123	5.7%	82	78	5.1%	75	9.3%
Benchmark Price	\$1,391,000	\$ 1,510,000	-7.9%	\$ 1,347,000	3.3%	\$ 778,400	\$ 839,300	-7.3%	\$ 779,500	-0.1%	\$ 549,100	\$ 590,100	-6.9%	\$ 546,600	0.5%
Median Price	\$1,275,000	\$ 1,490,500	-14.5%	\$ 1,430,000	-10.8%	\$ 745,500	\$ 842,500	-11.5%	\$ 749,000	-0.5%	\$ 445,000	\$ 490,000	-9.2%	\$ 486,500	-8.5%
Average Price	\$1,324,834	\$ 1,482,057	-10.6%	\$ 1,436,220	-7.8%	\$ 754,474	\$ 832,876	-9.4%	\$ 753,785	0.1%	\$ 490,715	\$ 494,033	-0.7%	\$ 506,050	-3.0%

Surrey - North	Detached					Townhouse					Apartment				
	Mar-26	Mar-25	% change	Feb-26	% change	Mar-26	Mar-25	% change	Feb-26	% change	Mar-26	Mar-25	% change	Feb-26	% change
Sales	30	24	25.0%	24	25.0%	12	18	-33.3%	19	-36.8%	64	78	-17.9%	59	8.5%
New Listings	110	172	-36.0%	99	11.1%	59	58	1.7%	35	68.6%	207	327	-36.7%	186	11.3%
Active Listings	326	445	-26.7%	300	8.7%	122	127	-3.9%	97	25.8%	603	823	-26.7%	548	10.0%
Benchmark Price	\$1,344,000	\$ 1,509,100	-10.9%	\$ 1,348,600	-0.3%	\$ 686,000	\$ 749,300	-8.4%	\$ 698,200	-1.7%	\$ 427,100	\$ 479,100	-10.9%	\$ 430,900	-0.9%
Median Price	\$1,142,500	\$ 1,392,500	-18.0%	\$ 1,212,500	-5.8%	\$ 768,500	\$ 786,000	-2.2%	\$ 830,000	-7.4%	\$ 423,500	\$ 465,000	-8.9%	\$ 438,096	-3.3%
Average Price	\$1,254,936	\$ 1,514,887	-17.2%	\$ 1,278,083	-1.8%	\$ 719,108	\$ 777,666	-7.5%	\$ 778,826	-7.7%	\$ 445,090	\$ 486,974	-8.6%	\$ 454,764	-2.1%



# MLS® Home Price Index - Fraser Valley

## March 2026

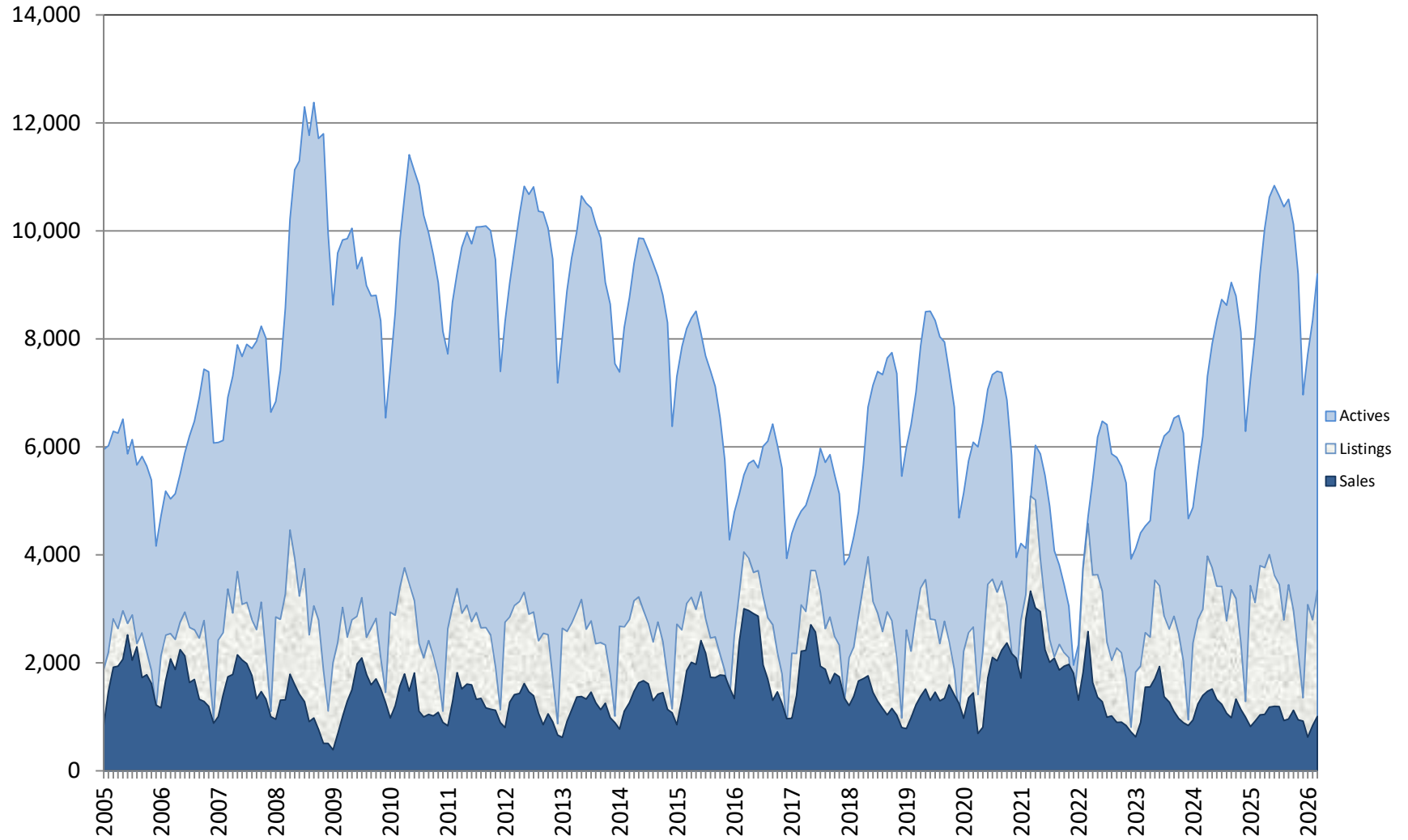
	BENCHMARK PRICE	INDEX (HPI)	ONE MONTH % CHANGE	THREE MONTH % CHANGE	SIX MONTH % CHANGE	ONE YEAR % CHANGE	THREE YEAR % CHANGE	FIVE YEAR % CHANGE	TEN YEAR % CHANGE	
RESIDENTIAL COMBINED	<b>LOWER MAINLAND</b>	1,035,200	316.0	0.4	-0.9	-3.0	-7.1	-3.8	4.7	21.6
	<b>FRASER VALLEY BOARD</b>	898,300	323.2	0.3	-0.9	-3.2	-7.7	-6.2	3.8	47.3
	NORTH DELTA	1,080,300	343.6	-1.2	-1.3	-2.9	-8.9	-4.9	-0.7	46.5
	NORTH SURREY	669,700	305.0	-0.8	-1.4	-4.4	-8.7	-13.5	-5.3	28.2
	SURREY	945,500	331.9	0.1	-1.4	-3.0	-8.9	-8.6	2.6	60.3
	CLOVERDALE	965,200	323.9	2.3	0.7	-1.4	-7.2	-2.8	9.4	69.8
	SOUTH SURREY & WHITE ROCK	1,045,700	276.7	0.4	-1.1	-2.2	-8.2	-11.2	2.0	19.9
	LANGLEY	965,600	324.6	0.2	-0.4	-3.8	-7.0	0.2	10.7	58.0
	ABBOTSFORD	747,200	335.1	0.9	-1.2	-3.1	-5.8	-1.4	4.4	77.7
MISSION	847,700	337.7	0.4	-1.5	-6.0	-9.3	-2.2	2.7	95.9	
DETACHED	<b>LOWER MAINLAND</b>	1,655,400	363.3	0.8	-1.1	-3.6	-8.4	0.3	7.3	26.8
	<b>FRASER VALLEY BOARD</b>	1,375,600	392.0	0.3	-0.9	-3.5	-8.7	-0.9	6.8	67.5
	NORTH DELTA	1,252,700	376.3	-1.9	-1.1	-3.8	-10.2	-2.9	0.7	52.4
	NORTH SURREY	1,344,000	415.5	-0.3	-1.0	-4.4	-10.9	-1.7	4.8	70.6
	SURREY	1,371,400	394.0	-0.1	-2.3	-4.3	-10.7	-3.4	6.7	78.5
	CLOVERDALE	1,391,000	400.4	3.3	0.4	-1.7	-7.9	-0.2	7.8	81.8
	SOUTH SURREY & WHITE ROCK	1,718,500	336.8	-0.2	-0.8	-1.3	-9.2	-4.6	6.4	34.2
	LANGLEY	1,513,100	399.6	-0.2	-0.1	-4.0	-7.6	2.3	9.0	80.6
	ABBOTSFORD	1,188,800	405.2	2.2	-0.9	-2.7	-5.0	6.7	7.1	105.3
MISSION	955,200	358.3	0.7	-1.9	-6.8	-9.0	2.4	4.9	106.4	
TOWNHOUSE	<b>LOWER MAINLAND</b>	917,400	350.3	0.2	-0.9	-2.1	-6.2	-1.3	18.4	78.8
	<b>FRASER VALLEY BOARD</b>	772,700	346.8	0.3	-1.1	-2.7	-7.3	-2.1	18.2	104.5
	NORTH DELTA	892,800	390.4	2.2	-2.2	0.6	-6.1	-1.1	17.0	92.6
	NORTH SURREY	686,000	394.0	-1.8	-3.0	-7.3	-8.5	-6.6	17.2	129.7
	SURREY	773,100	355.8	0.8	0.0	-0.9	-8.2	-3.1	15.8	118.3
	CLOVERDALE	778,400	319.9	-0.2	-0.4	-2.6	-7.3	-2.6	13.3	96.5
	SOUTH SURREY & WHITE ROCK	868,400	274.6	0.6	-2.0	-3.3	-8.4	-6.1	14.9	66.1
	LANGLEY	811,500	350.1	0.1	-1.3	-3.4	-6.3	1.7	24.1	119.5
	ABBOTSFORD	624,500	344.3	-0.2	-1.6	-3.7	-5.7	3.2	23.9	133.7
MISSION	650,000	356.0	-0.4	-0.8	0.9	-2.0	6.9	34.6	141.2	
APARTMENT	<b>LOWER MAINLAND</b>	654,200	328.2	-0.1	-0.4	-3.0	-8.0	-4.0	8.4	56.1
	<b>FRASER VALLEY BOARD</b>	489,200	403.0	0.2	-0.5	-3.9	-9.2	-4.8	16.1	127.9
	NORTH DELTA	506,100	489.9	-0.8	-2.8	-6.6	-8.4	-8.6	10.1	134.1
	NORTH SURREY	427,100	396.6	-0.9	-1.0	-4.1	-10.8	-12.5	6.9	113.8
	SURREY	493,500	459.5	-0.1	-1.5	-5.1	-8.6	-5.6	20.8	160.9
	CLOVERDALE	549,100	407.0	0.4	2.3	-1.2	-7.0	-6.4	13.5	120.2
	SOUTH SURREY & WHITE ROCK	571,000	338.1	2.1	0.1	-3.2	-8.6	-1.8	15.6	110.5
	LANGLEY	556,900	388.9	0.7	0.2	-3.9	-8.4	-0.4	20.7	141.1
	ABBOTSFORD	395,900	425.7	-1.2	-2.0	-4.8	-10.4	-1.7	21.3	174.8
MISSION	427,000	381.9	-0.8	-0.6	-1.1	-6.5	0.7	23.1	172.2	

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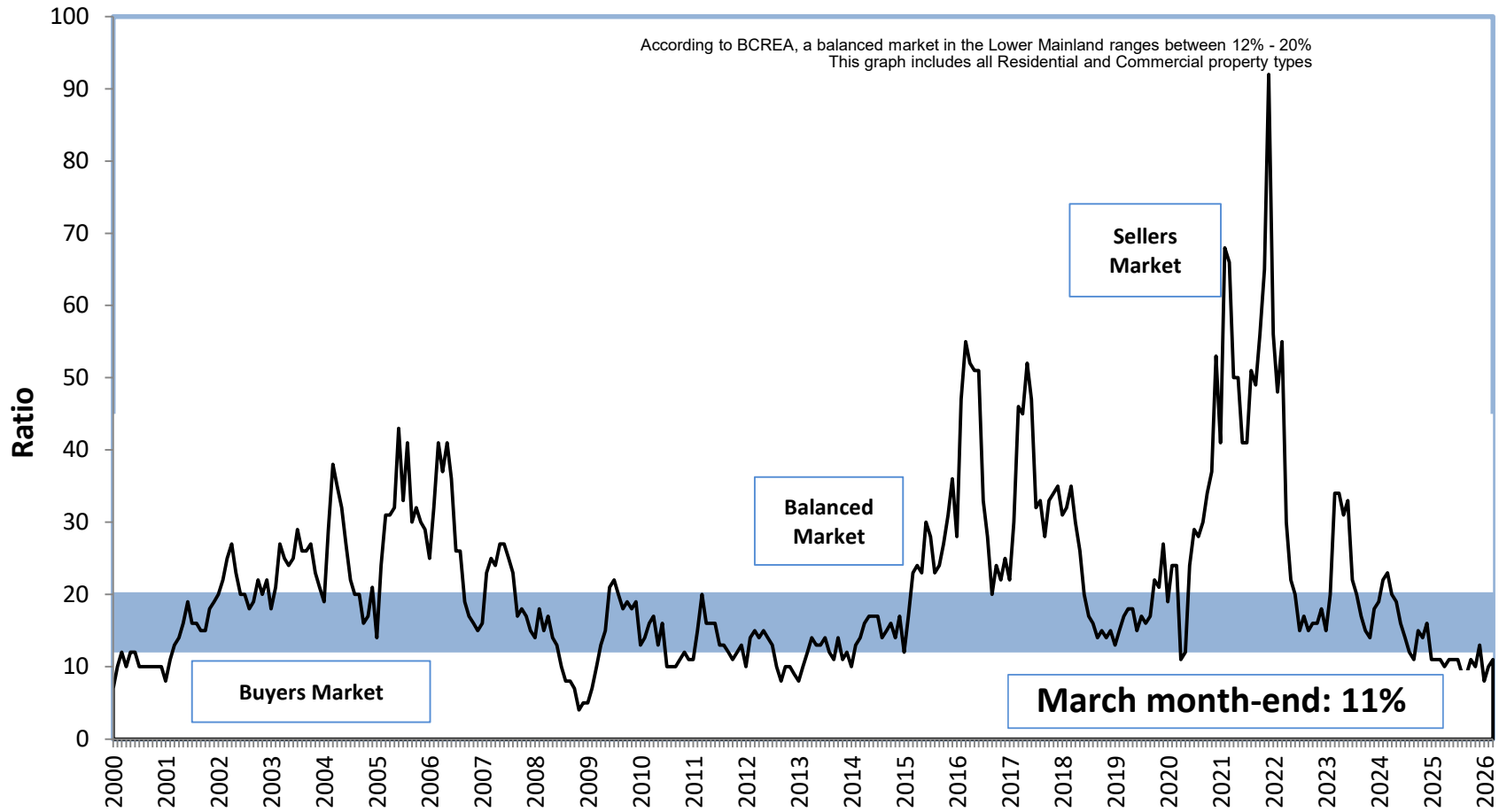
All indices equal 100 in January, 2005. An index of 120 indicates a 20% increase in price since January, 2005.

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

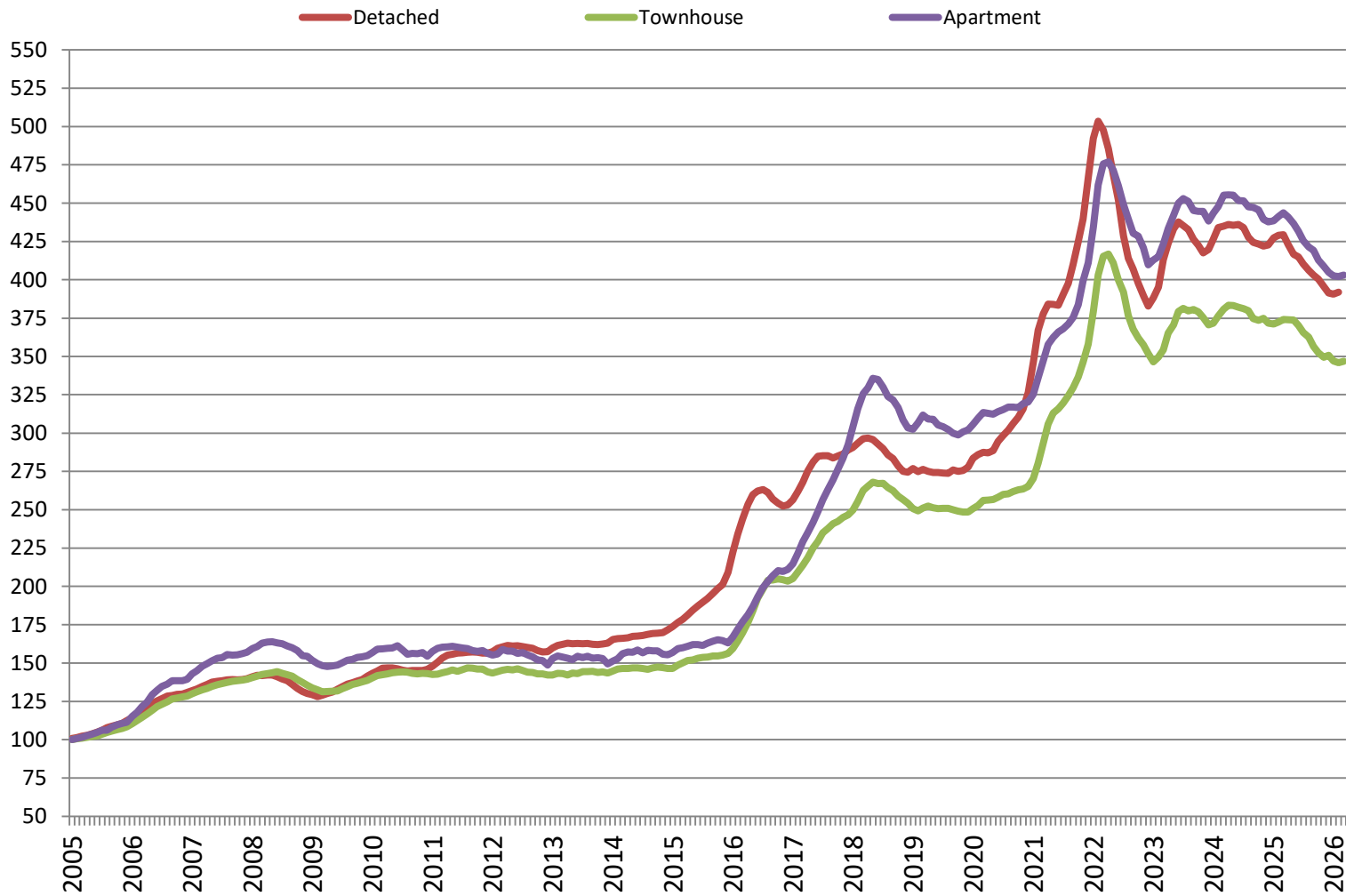
# Sales, Listings & Active Inventory, All Types, Fraser Valley



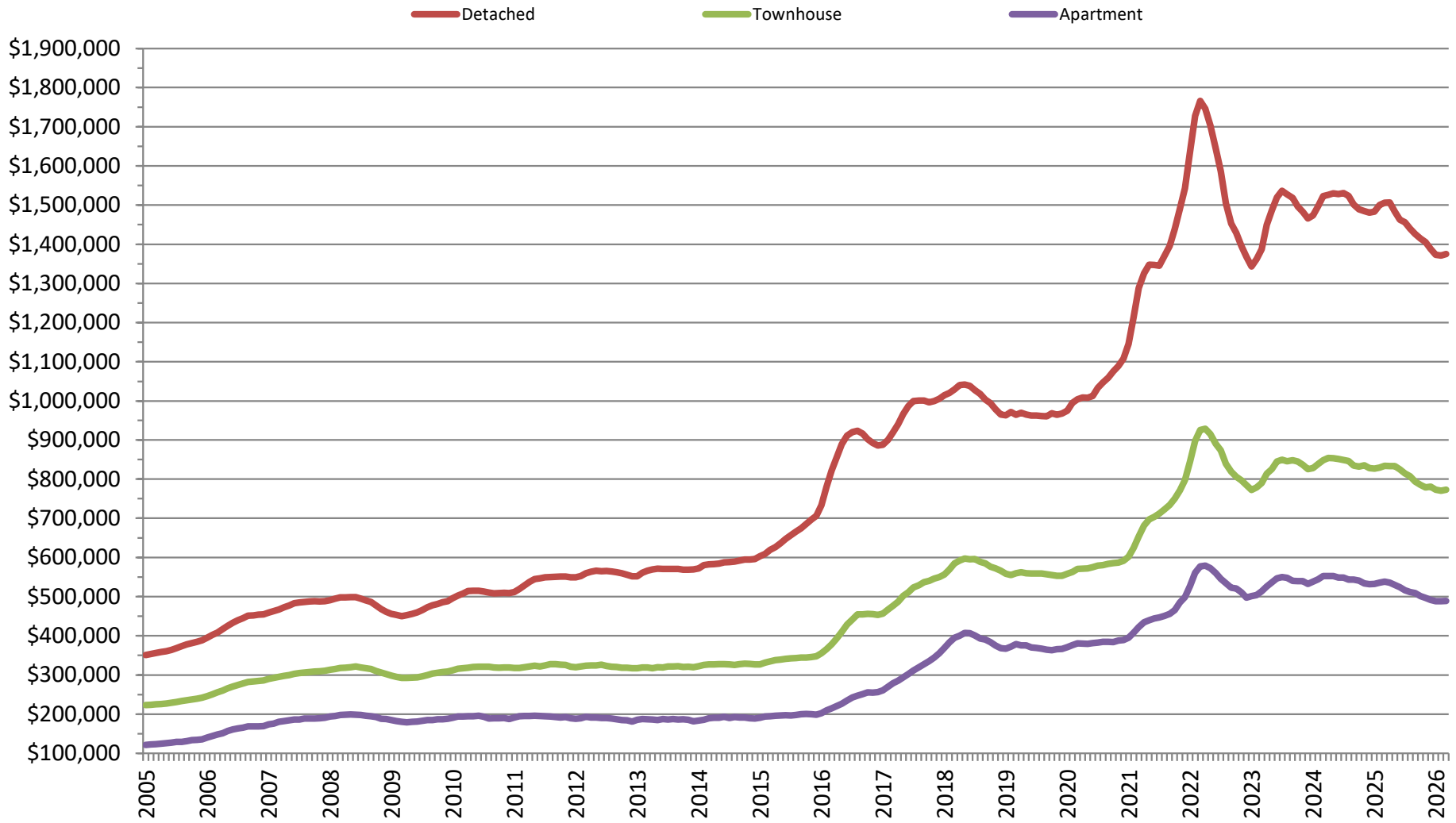
## Sales-to-Active Listings Ratio, All Types, Fraser Valley



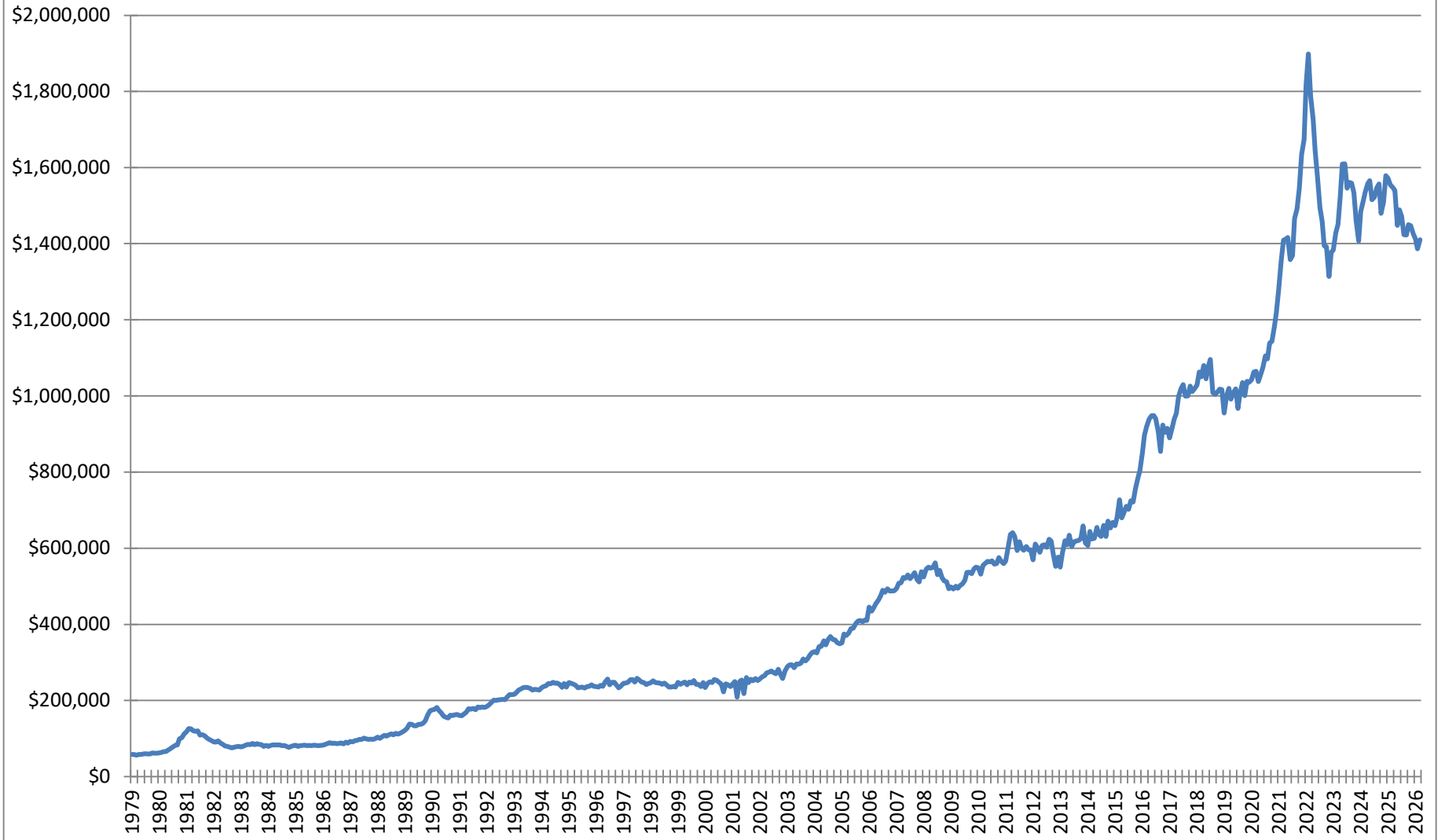
# MLS® Home Price Index, Fraser Valley



# 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

