

RESIDENTIAL MARKET REPORT

# Surrey

December 2024



## Surrey Specialists



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## About Surrey

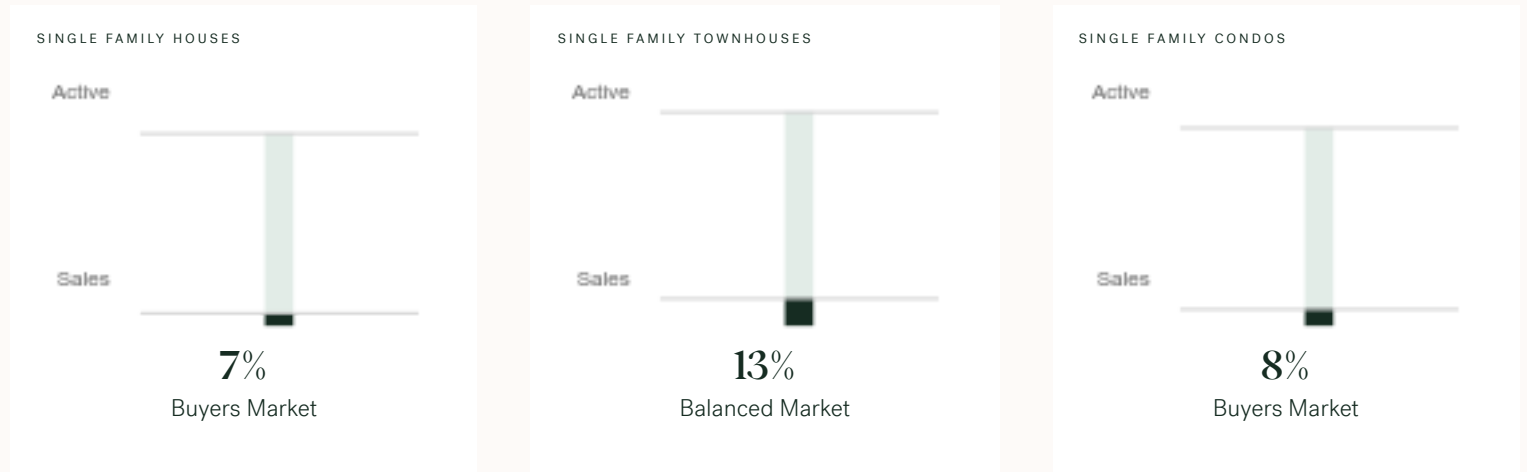
Surrey is a suburb of Vancouver, bordering Langley, Delta and Coquitlam, with approximately 633,234 (2022) residents living in a land area of 633,234 (2022) square kilometers. Currently there are homes for sale in Surrey, with an average price of 1,385,966, an average size of 2,664 sqft, and an average price per square feet of \$520.

## Surrey Neighbourhoods

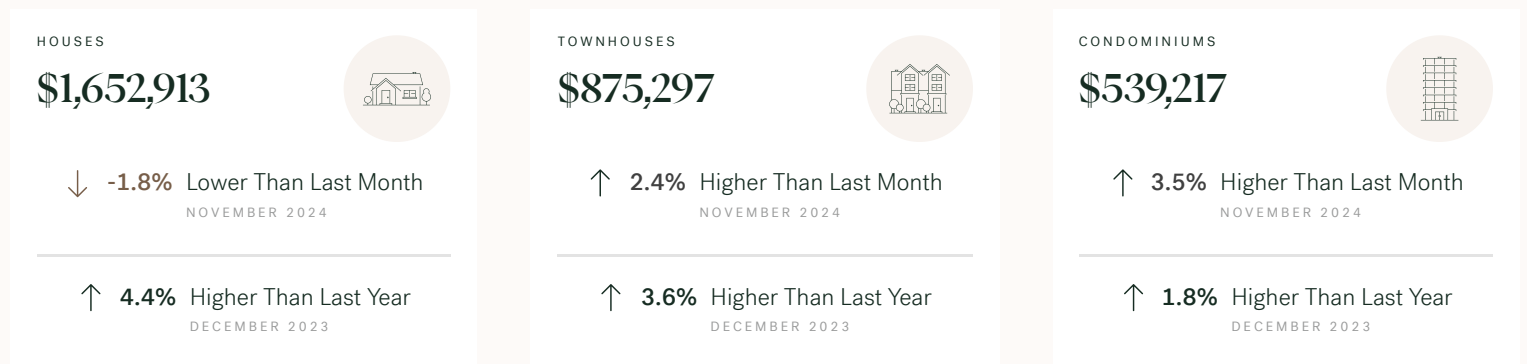
- Bear Creek-Green Timbers
- Bolivar Heights
- Bridgeview
- Cedar Hills
- Clayton
- Downtown Cloverdale
- Crescent Beach
- East Newton
- Elgin Chantrell
- Fleetwood-Tynehead
- Fraser Heights
- Grandview
- Guildford
- Hazelmere
- King George Corridor
- Morgan Creek
- Pacific Douglas
- Panorama Ridge
- Port Kells
- Queen Mary Park
- Royal Heights
- Serpentine
- Sullivan Station
- Sunnyside Park
- West Newton
- Whalley
- White Rock

# December 2024 Surrey Overview

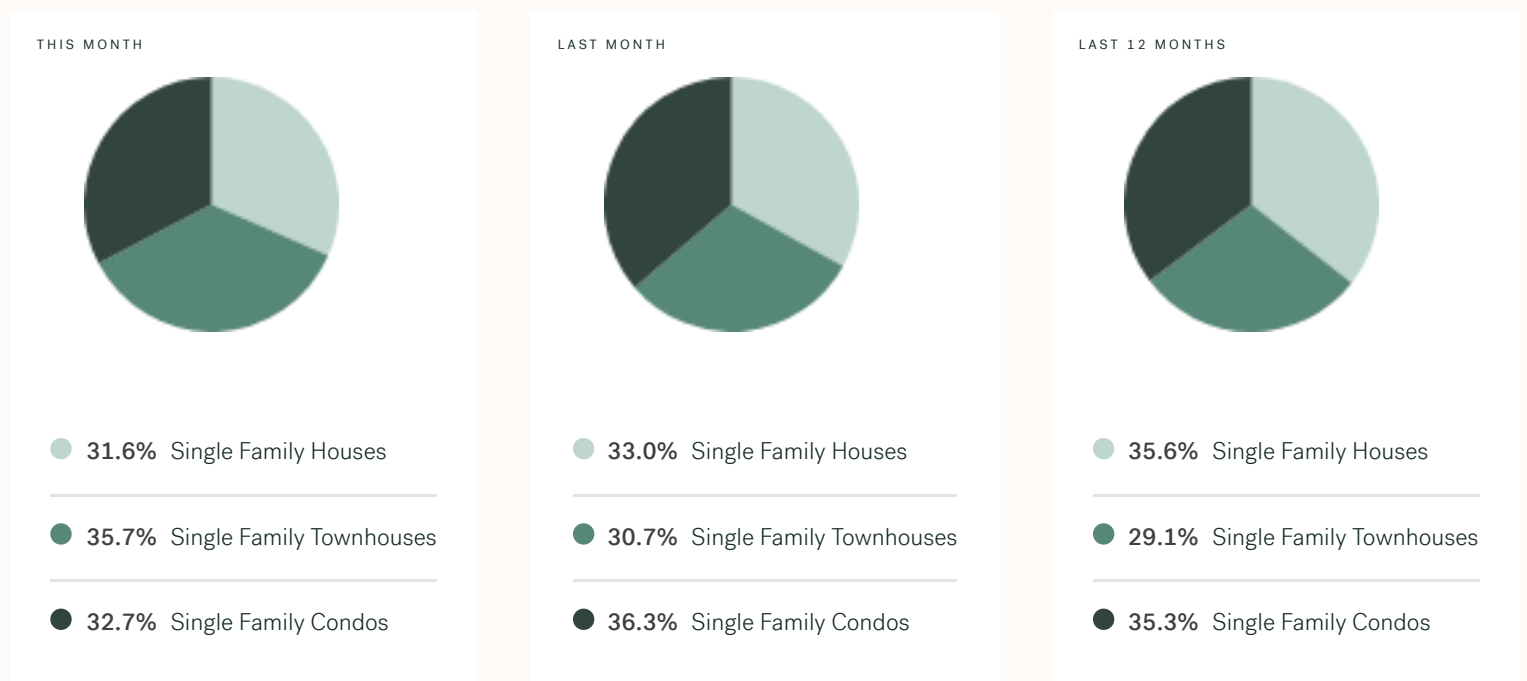
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



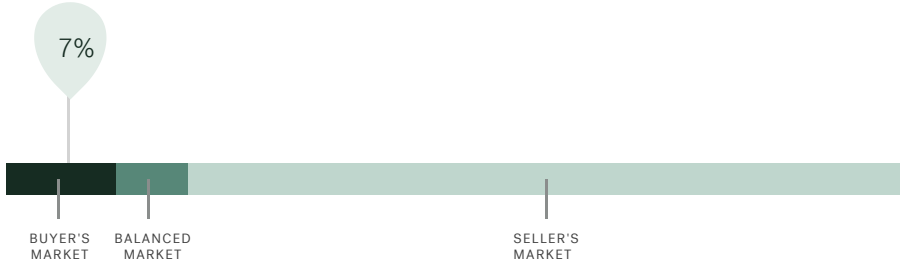
# Surrey Single Family Houses

DECEMBER 2024 - 5 YEAR TREND

## Market Status

# Buyers Market

Surrey is currently a **Buyers Market**. This means that **less than 12%** of listings are sold within **30 days**. Buyers may have a **slight advantage** when negotiating prices.



## Summary of Sales Price Change



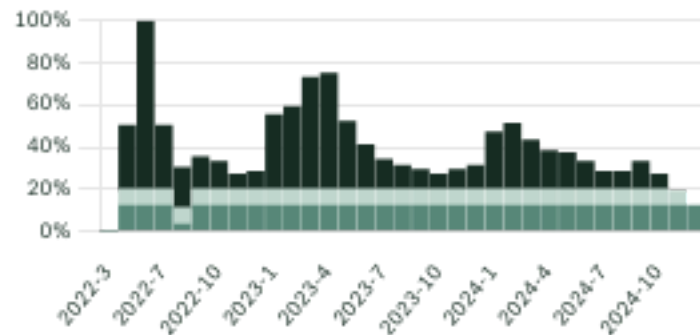
## Sales Price



## Summary of Sales Volume Change



## Sales-to-Active Ratio



## Number of Transactions



# Surrey Single Family Townhomes

DECEMBER 2024 - 5 YEAR TREND

## Market Status

# Balanced Market

Surrey is currently a **Balanced Market**. This means that **between 12% and 20%** of listings are sold within **30 days**. There may not be an advantage either way when negotiating prices.



- 13% Of Single Family Townhouse Listings Sold IN PAST 30 DAYS
- 733 Active Single Family Townhouse Listings IN PAST 30 DAYS
- 94 Single Family Townhouse Listings Sold IN PAST 30 DAYS

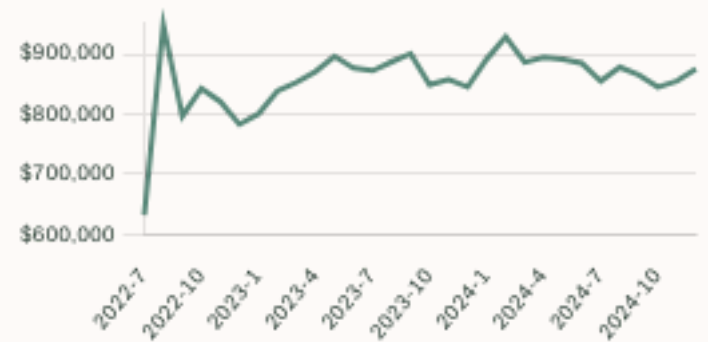
## Summary of Sales Price Change



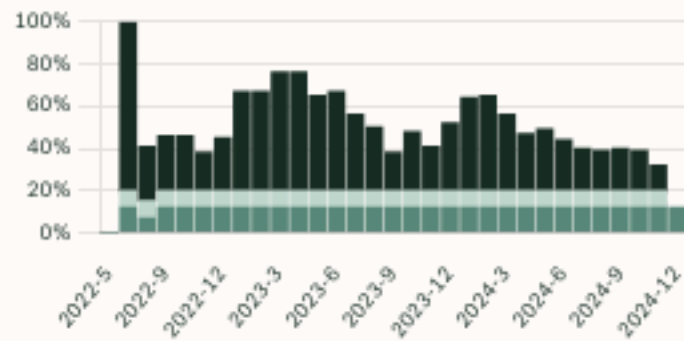
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



# Surrey Single Family Condos

DECEMBER 2024 - 5 YEAR TREND

## Market Status

# Buyers Market

Surrey is currently a **Buyers Market**. This means that **less than 12%** of listings are sold within **30 days**. Buyers may have a **slight advantage** when negotiating prices.



## Summary of Sales Price Change



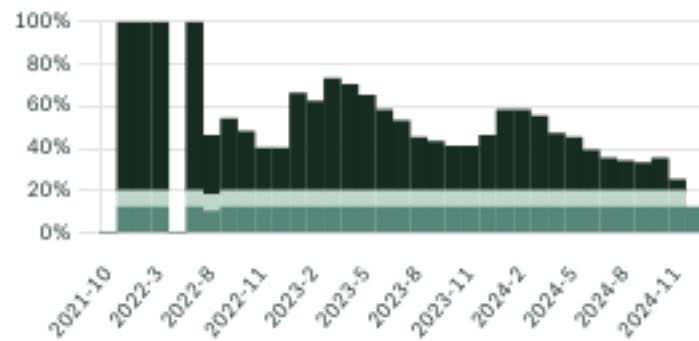
## Sales Price



## Summary of Sales Volume Change



## Sales-to-Active Ratio



## Number of Transactions



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