

RESIDENTIAL MARKET REPORT

# Abbotsford

February 2025



## Abbotsford Specialists



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## About Abbotsford

Abbotsford is a suburb of Vancouver, bordering Chilliwack, Langley and Mission, with approximately 195,726 residents living in a land area of 195,726 square kilometers. Currently there are homes for sale in Abbotsford, with an average price of 1,233,066, an average size of 2,820 sqft, and an average price per square feet of \$437.

## Abbotsford Neighbourhoods

- Aberdeen
- Bradner Mt Lehman
- City Centre
- Clayburn
- Clearbrook
- Fairfield
- Hazelwood
- Historic Downtown
- Immel-McMillan
- Marshall-McCallum
- Matsqui Prairie
- McKee
- Peardonville
- South Clearbrook
- South Poplar
- Sumas Mountain
- Sumas Prairie
- Sumas Way
- Townline
- UDistrict
- West Abbotsford
- Whatcom

# February 2025 Abbotsford Overview

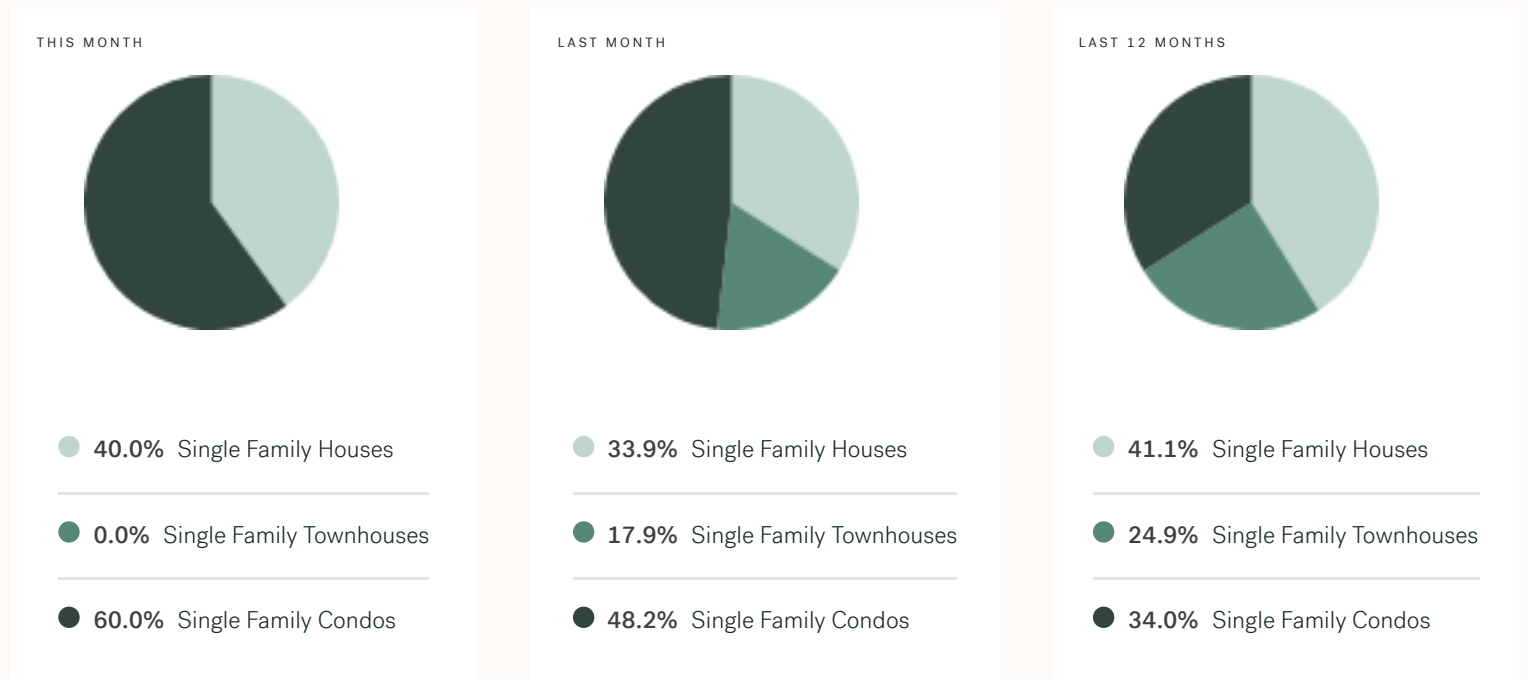
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



# Abbotsford Single Family Houses

FEBRUARY 2025 - 5 YEAR TREND

## Market Status

# Buyers Market

Abbotsford 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



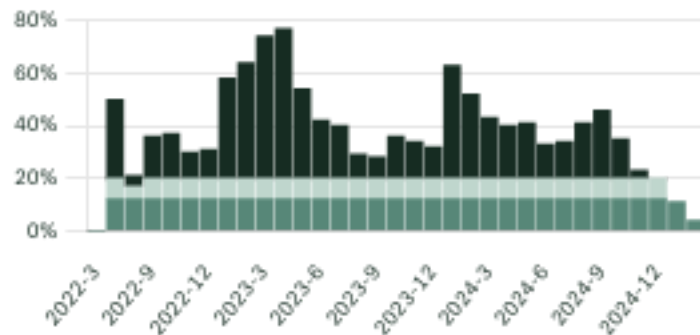
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



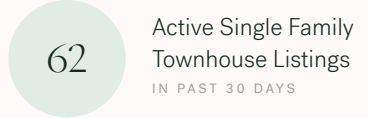
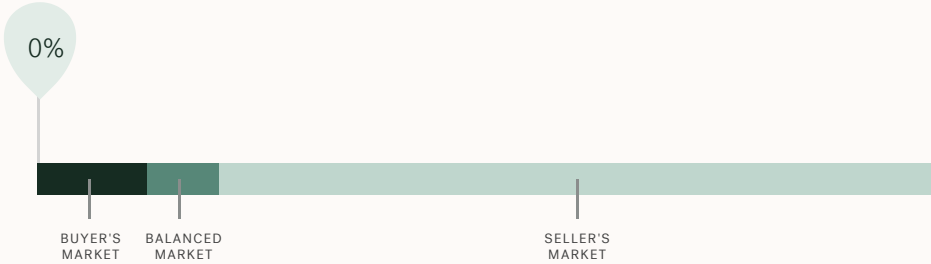
# Abbotsford Single Family Townhomes

FEBRUARY 2025 - 5 YEAR TREND

## Market Status

# Buyers Market

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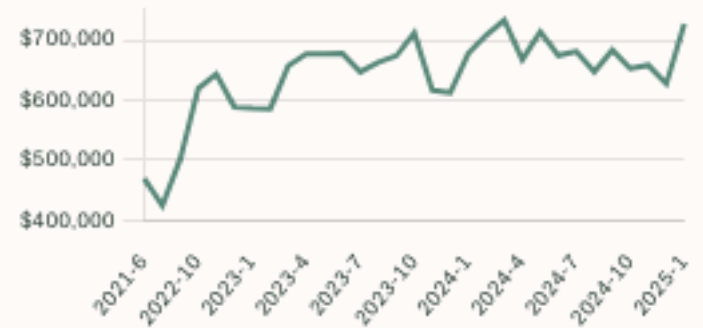
## Summary of Sales Price Change



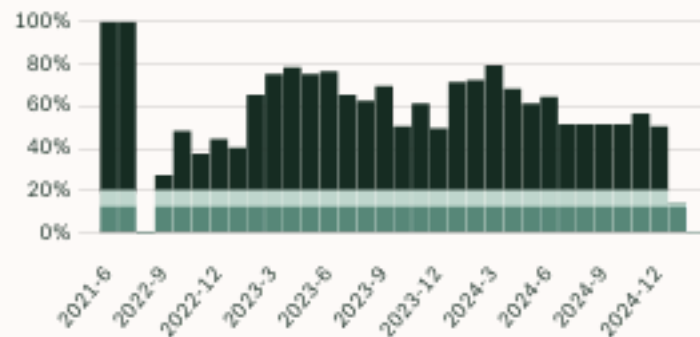
## Summary of Sales Volume Change



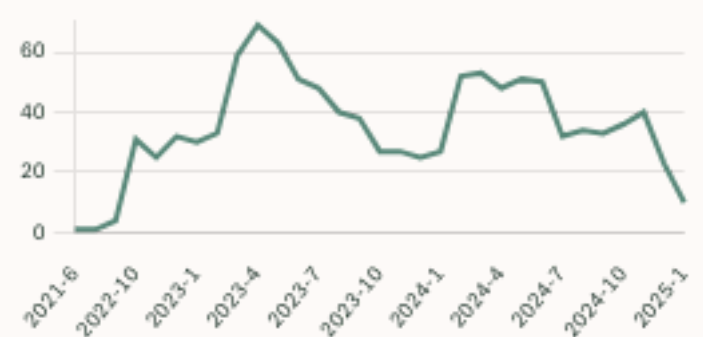
## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



# Abbotsford Single Family Condos

FEBRUARY 2025 - 5 YEAR TREND

## Market Status

# Buyers Market

Abbotsford 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.



- 5% Of Single Family Condo Listings Sold IN PAST 30 DAYS
- 110 Active Single Family Condo Listings IN PAST 30 DAYS
- 6 Single Family Condo Listings Sold IN PAST 30 DAYS

## Summary of Sales Price Change



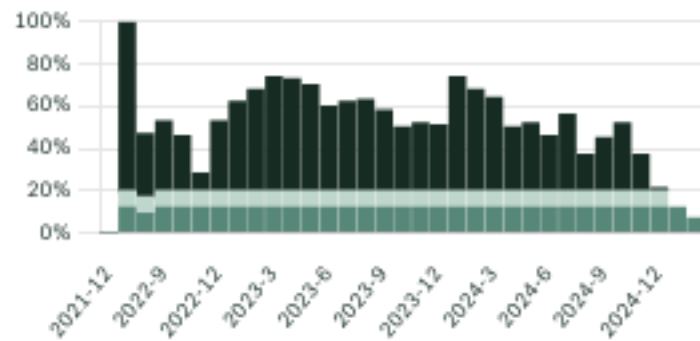
## Sales Price



## Summary of Sales Volume Change



## Sales-to-Active Ratio



## Number of Transactions



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