

RESIDENTIAL MARKET REPORT

# Surrey

February 2025



## Surrey Specialists



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## About Surrey

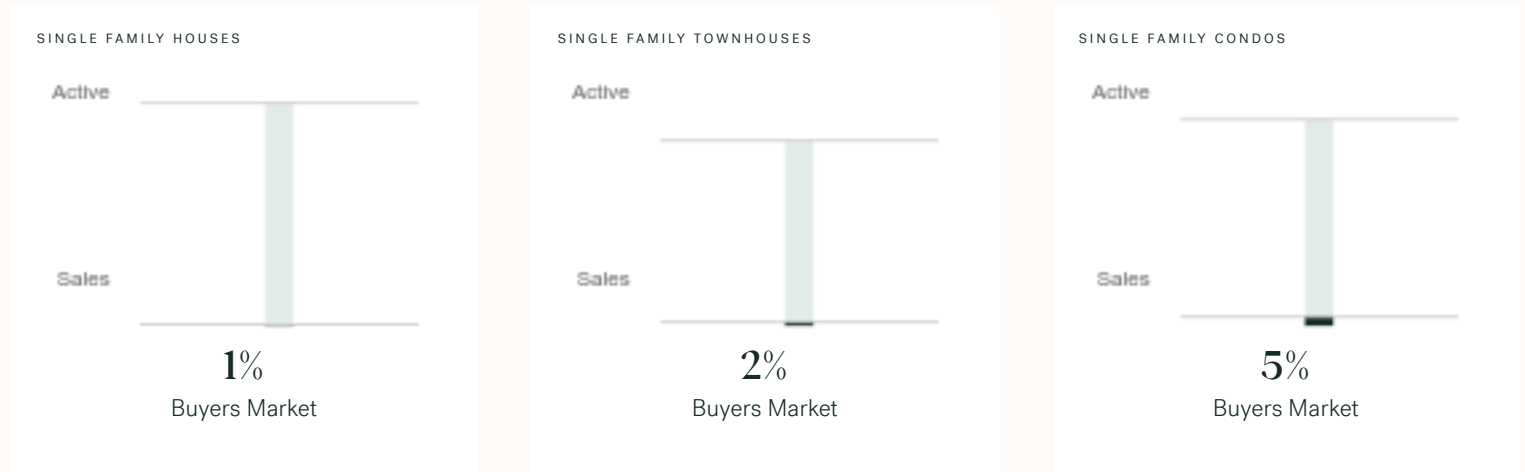
Surrey is a suburb of Vancouver, bordering Langley, Delta and Coquitlam, with approximately 633,234 (2022) residents living in a land area of 633,234 (2022) square kilometers. Currently there are homes for sale in Surrey, with an average price of 1,358,339, an average size of 2,615 sqft, and an average price per square feet of \$519.

## Surrey Neighbourhoods

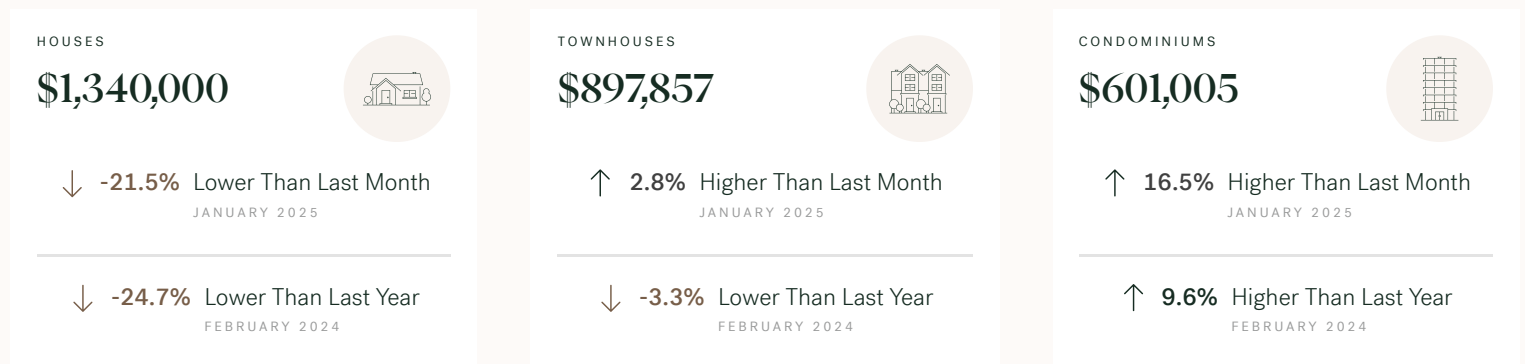
- Bear Creek-Green Timbers
- Bolivar Heights
- Bridgeview
- Cedar Hills
- Clayton
- Downtown Cloverdale
- Crescent Beach
- East Newton
- Elgin Chantrell
- Fleetwood-Tynehead
- Fraser Heights
- Grandview
- Guildford
- Hazelmere
- King George Corridor
- Morgan Creek
- Pacific Douglas
- Panorama Ridge
-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

# February 2025 Surrey Overview

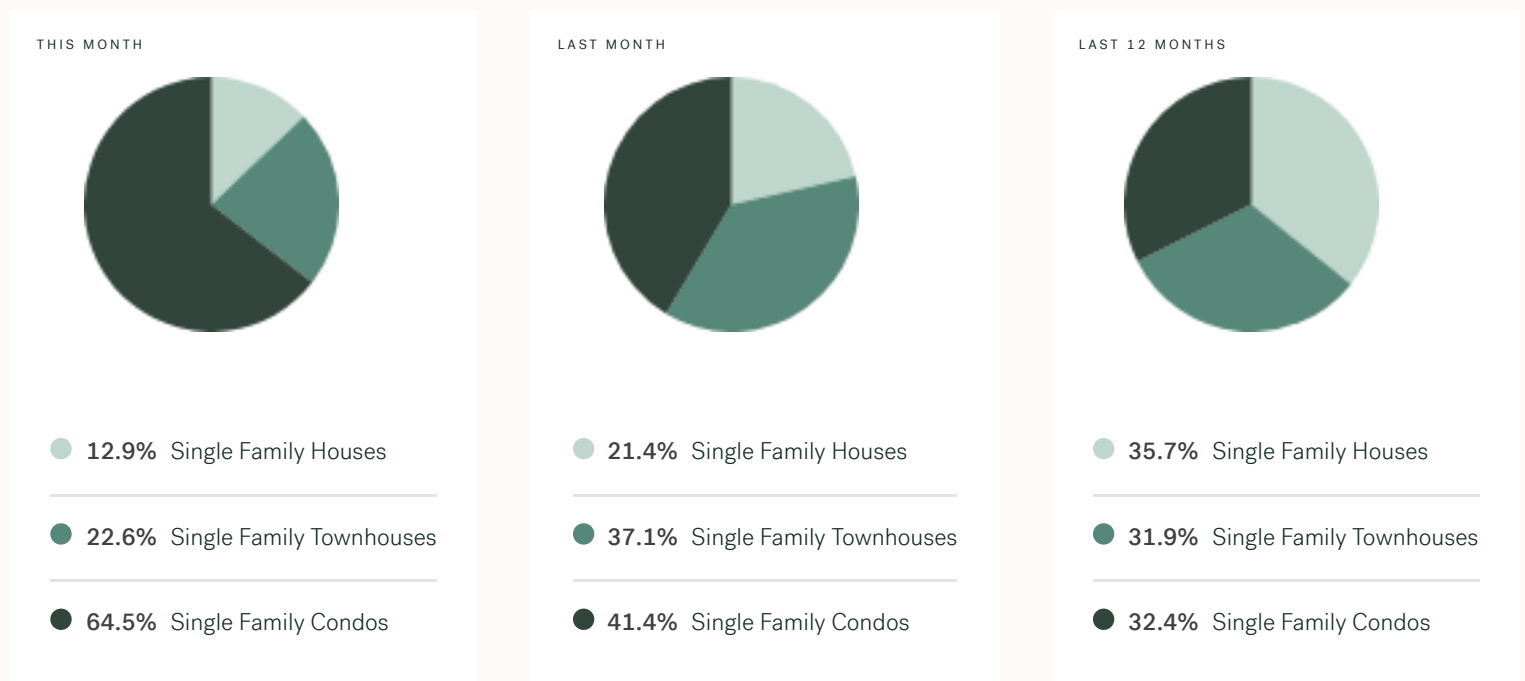
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



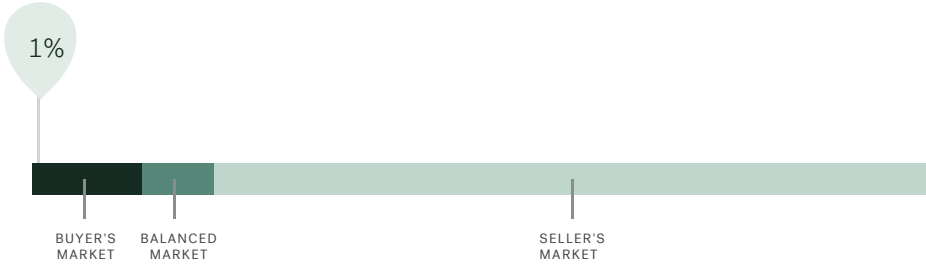
# Surrey Single Family Houses

FEBRUARY 2025 - 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.



- 1% Of Single Family House Listings Sold IN PAST 30 DAYS
- 478 Active Single Family House Listings IN PAST 30 DAYS
- 4 Single Family House Listings Sold IN PAST 30 DAYS

## Summary of Sales Price Change



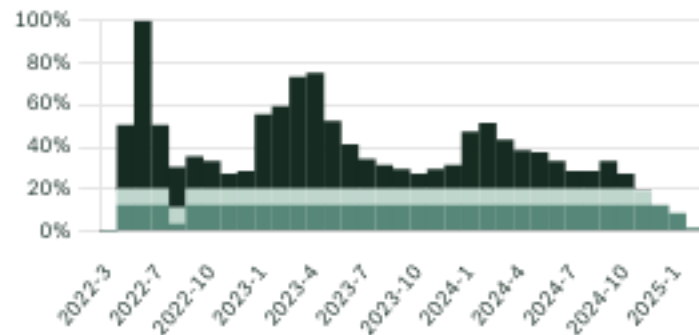
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



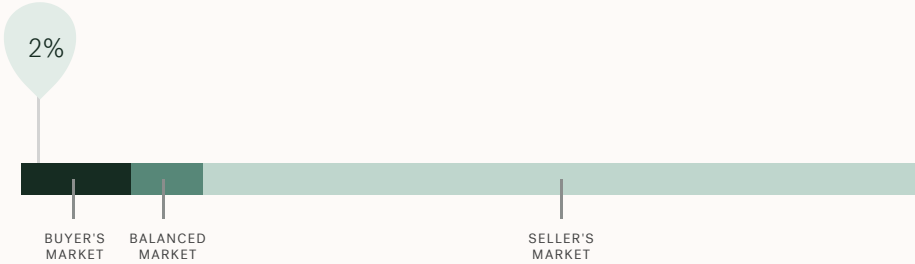
# Surrey Single Family Townhomes

FEBRUARY 2025 - 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.



- 2% Of Single Family Townhouse Listings Sold IN PAST 30 DAYS
- 318 Active Single Family Townhouse Listings IN PAST 30 DAYS
- 7 Single Family Townhouse Listings Sold IN PAST 30 DAYS

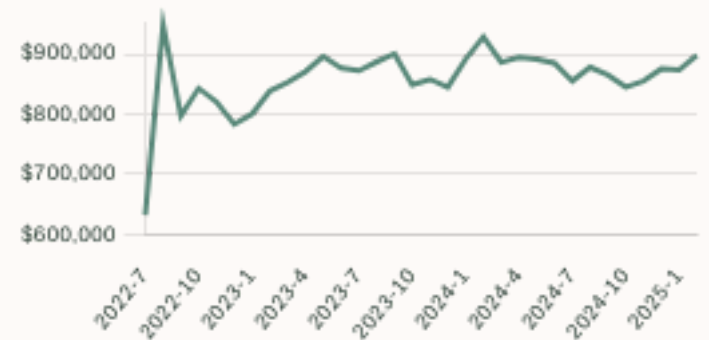
## Summary of Sales Price Change



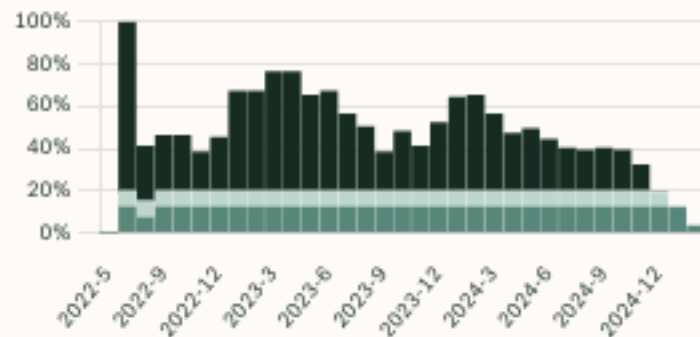
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



# Surrey Single Family Condos

FEBRUARY 2025 - 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.



- 5% Of Single Family Condo Listings Sold IN PAST 30 DAYS
- 443 Active Single Family Condo Listings IN PAST 30 DAYS
- 20 Single Family Condo Listings Sold IN PAST 30 DAYS

## Summary of Sales Price Change



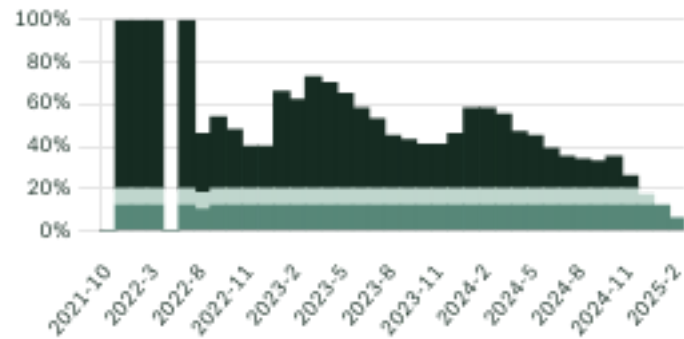
## Sales Price



## Summary of Sales Volume Change



## Sales-to-Active Ratio



## Number of Transactions



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