

RESIDENTIAL MARKET REPORT

Surrey

January 2025



Surrey Specialists



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About Surrey

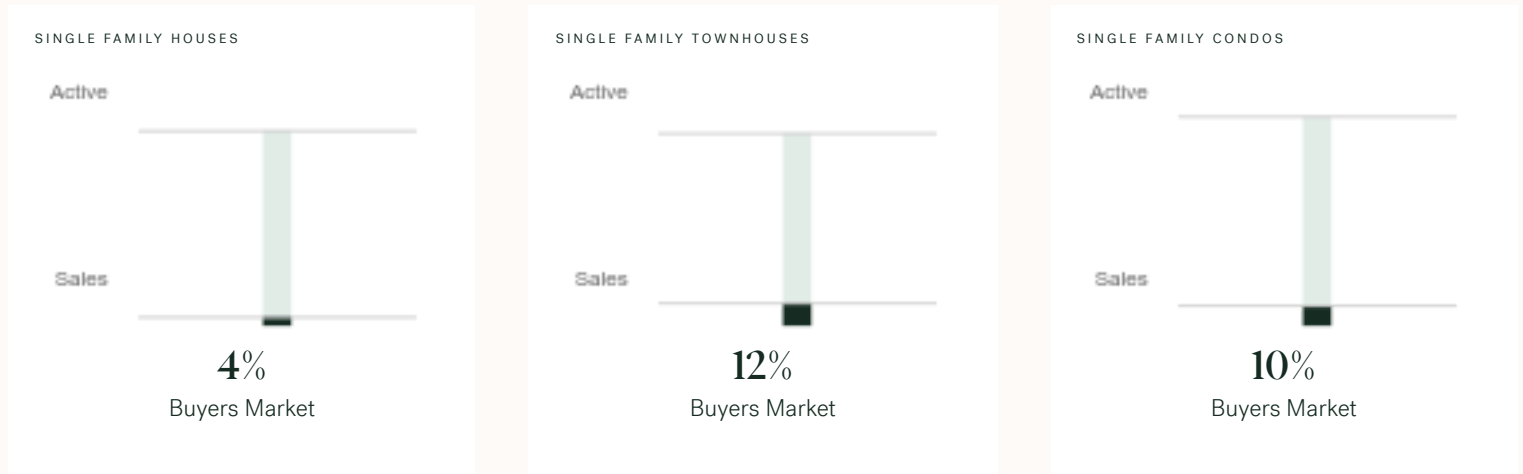
Surrey is a suburb of Vancouver, bordering Langley, Delta and Coquitlam, with approximately 633,234 (2022) residents living in a land area of 633,234 (2022) square kilometers. Currently there are homes for sale in Surrey, with an average price of 1,356,948, an average size of 2,611 sqft, and an average price per square feet of \$520.

Surrey Neighbourhoods

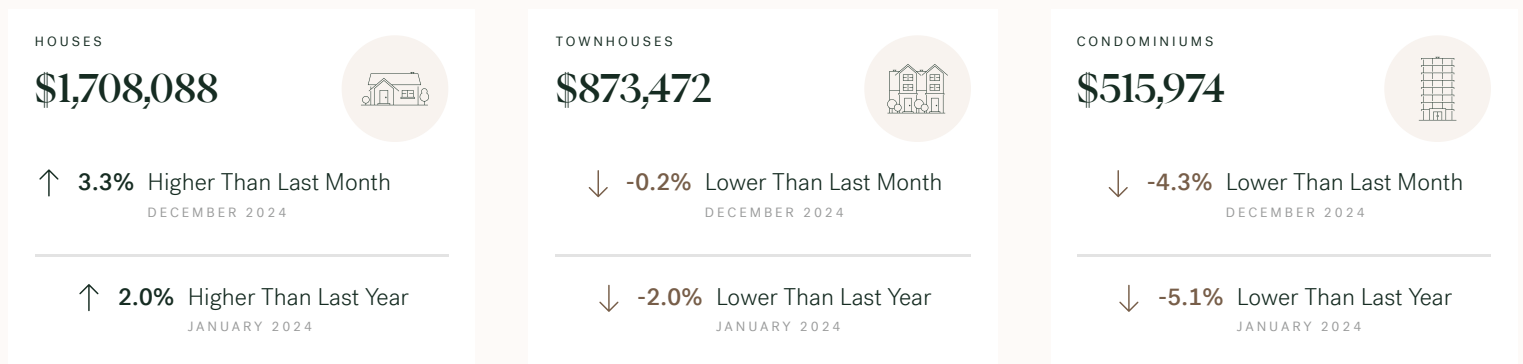
- Bear Creek-Green Timbers
- Bolivar Heights
- Bridgeview
- Cedar Hills
- Clayton
- Downtown Cloverdale
- Crescent Beach
- East Newton
- Elgin Chantrell
- Fleetwood-Tynehead
- Fraser Heights
- Grandview
- Guildford
- Hazelmere
- King George Corridor
- Morgan Creek
- Pacific Douglas
- Panorama Ridge
-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

January 2025 Surrey Overview

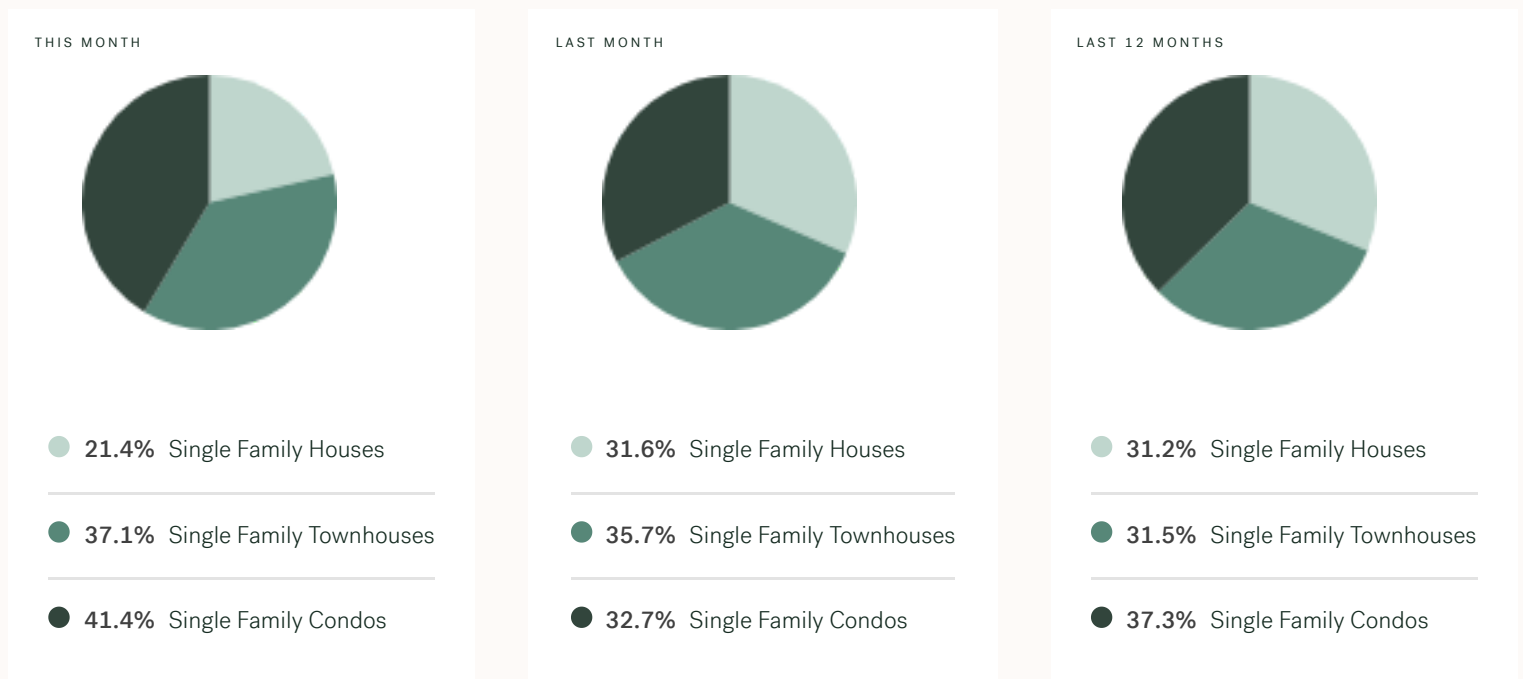
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



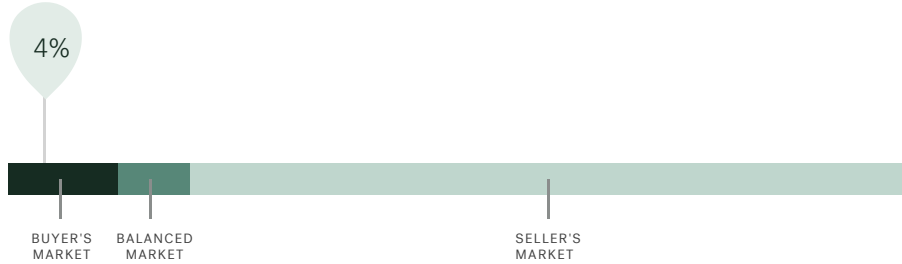
Surrey Single Family Houses

JANUARY 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.



Summary of Sales Price Change



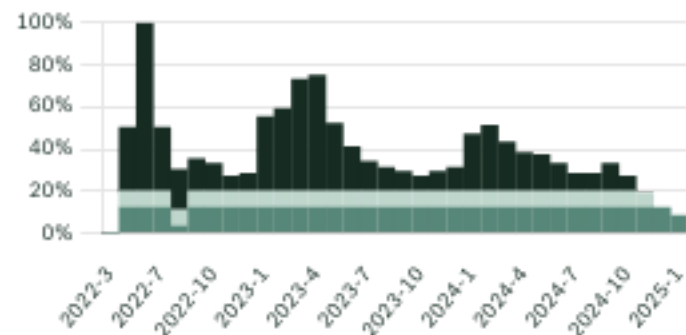
Summary of Sales Volume Change



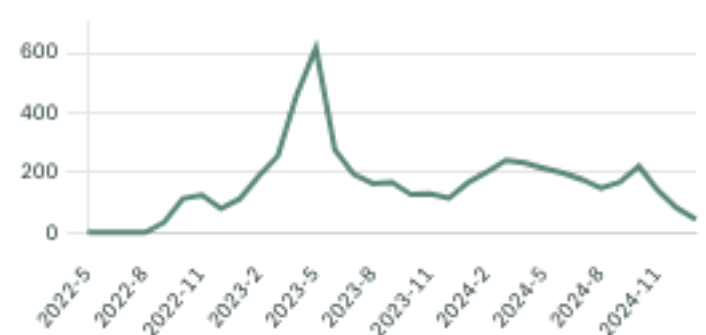
Sales Price



Sales-to-Active Ratio



Number of Transactions



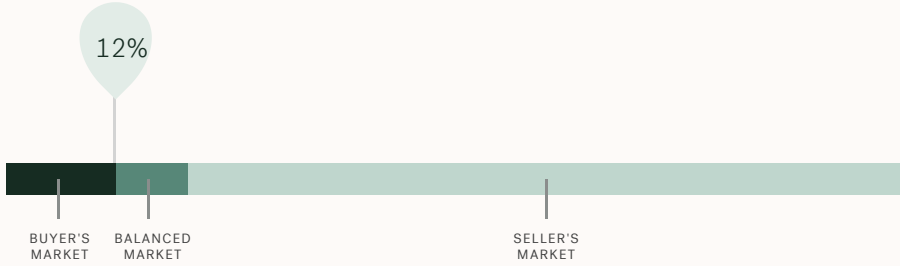
Surrey Single Family Townhomes

JANUARY 2025 - 5 YEAR TREND

Market Status

Buyers Market

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- 12% Of Single Family Townhouse Listings Sold IN PAST 30 DAYS
- 660 Active Single Family Townhouse Listings IN PAST 30 DAYS
- 78 Single Family Townhouse Listings Sold IN PAST 30 DAYS

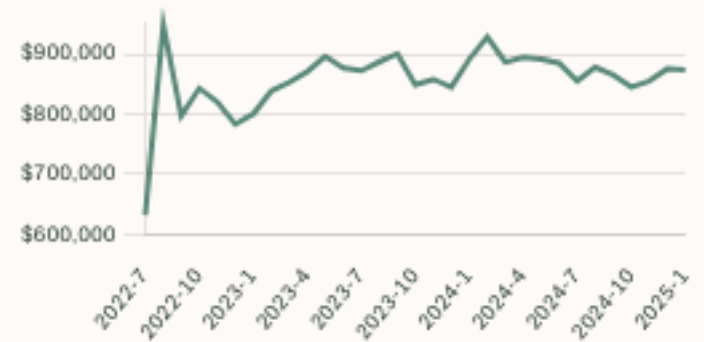
Summary of Sales Price Change



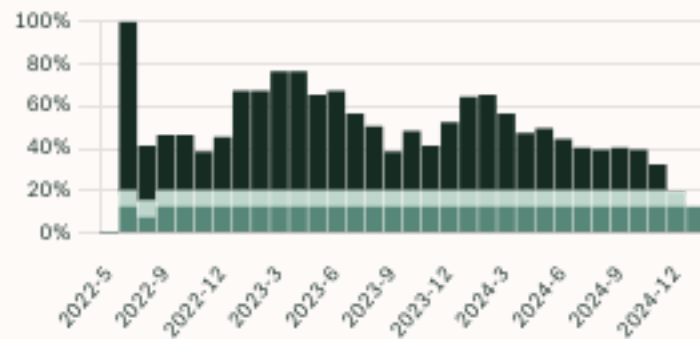
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



Surrey Single Family Condos

JANUARY 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.



- 10% Of Single Family Condo Listings Sold IN PAST 30 DAYS
- 897 Active Single Family Condo Listings IN PAST 30 DAYS
- 87 Single Family Condo Listings Sold IN PAST 30 DAYS

Summary of Sales Price Change



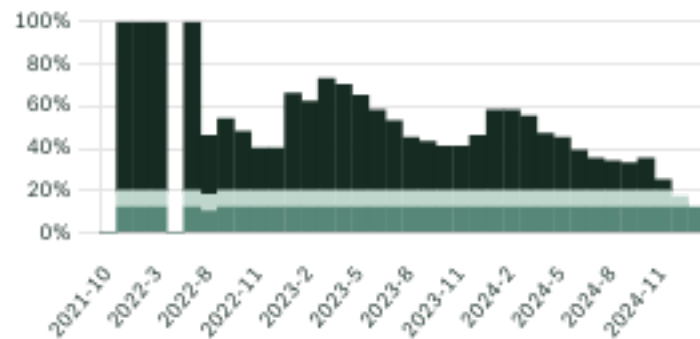
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



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