

RESIDENTIAL MARKET REPORT

Abbotsford

March 2025



Abbotsford Specialists



Olga Tarasenko

B.LING (BACHELOR OF
LINGUISTICS), DIBM

604 684 8844 · 705
olga@kleingroup.com

About Abbotsford

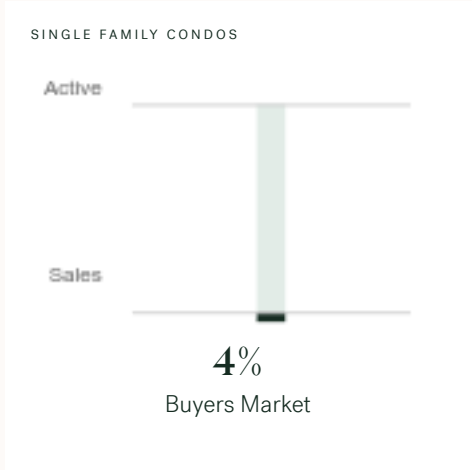
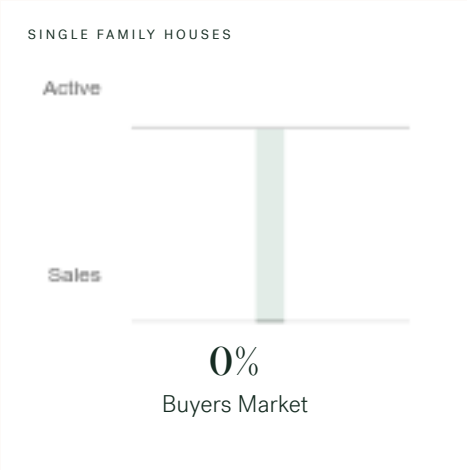
Abbotsford is a suburb of Vancouver, bordering Chilliwack, Langley and Mission, with approximately 195,726 residents living in a land area of 195,726 square kilometers. Currently there are homes for sale in Abbotsford, with an average price of 1,352,640, an average size of 3,285 sqft, and an average price per square feet of \$412.

Abbotsford Neighbourhoods

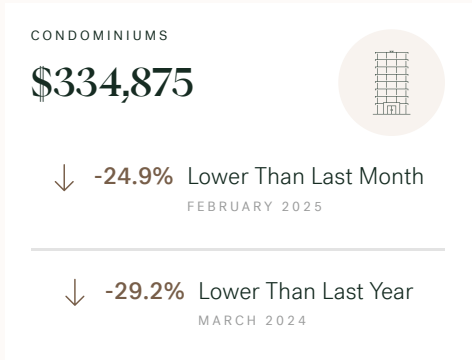
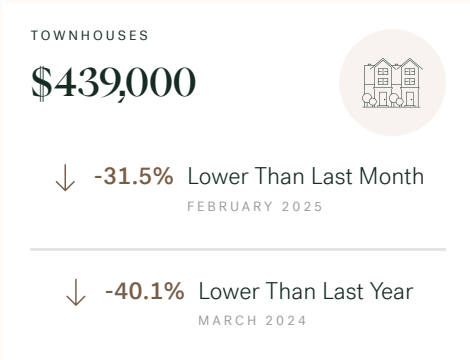
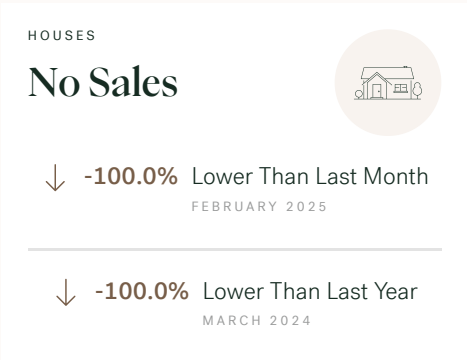
- Aberdeen
- Bradner Mt Lehman
- City Centre
- Clayburn
- Clearbrook
- Fairfield
- Hazelwood
- Historic Downtown
- Immel-McMillan
- Marshall-McCallum
- Matsqui Prairie
- McKee
- Peardonville
- South Clearbrook
- South Poplar
- Sumas Mountain
- Sumas Prairie
- Sumas Way
- Townline
- UDistrict
- West Abbotsford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

March 2025 Abbotsford Overview

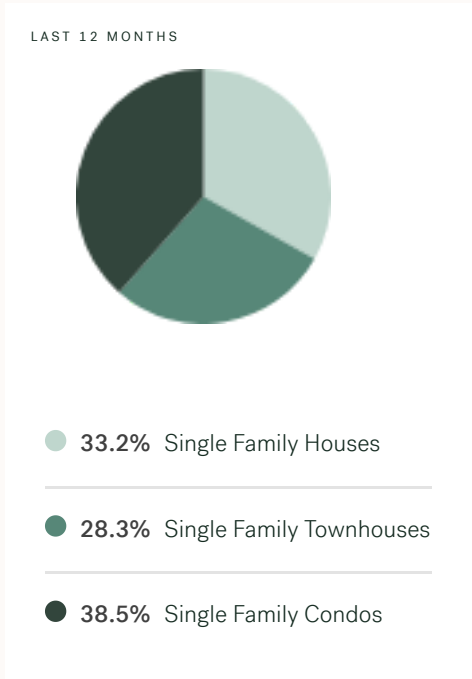
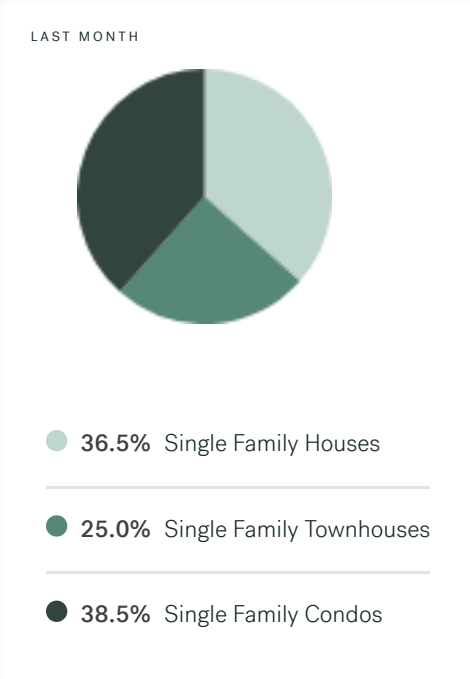
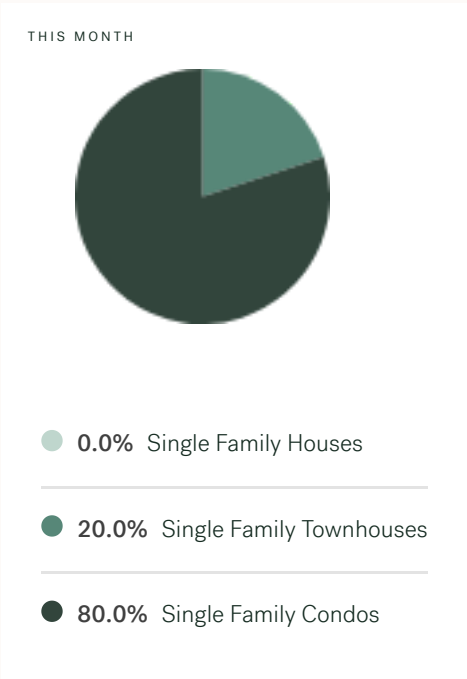
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



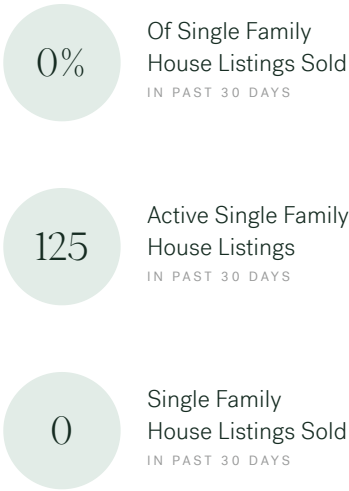
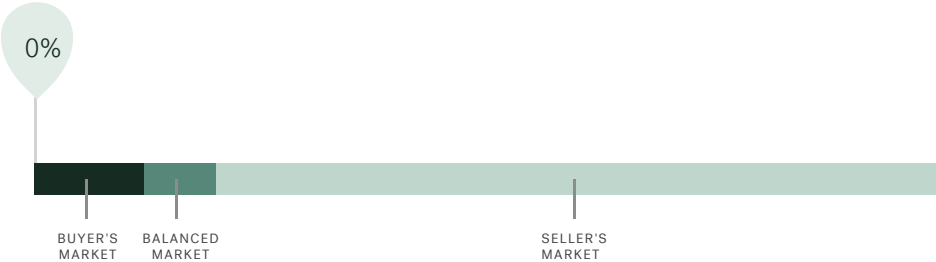
Abbotsford Single Family Houses

MARCH 2025 - 5 YEAR TREND

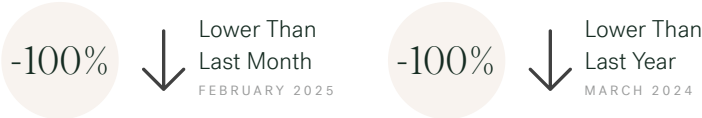
Market Status

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



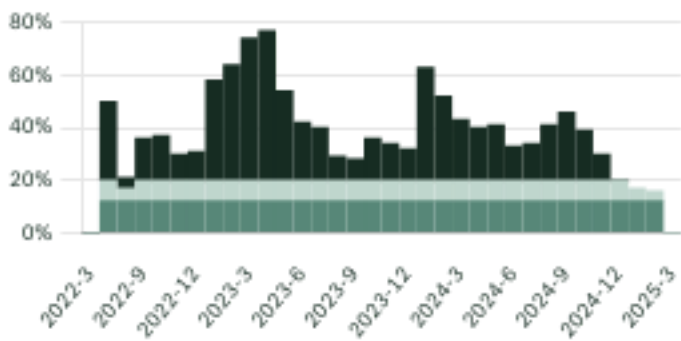
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



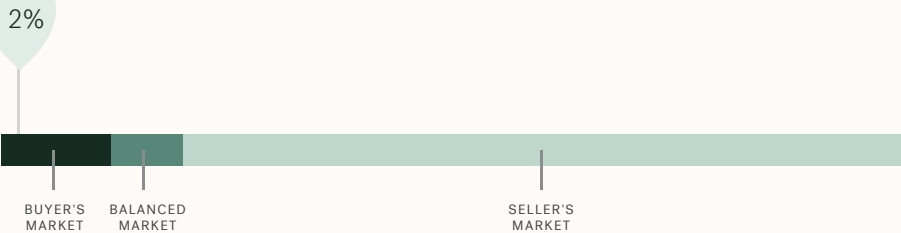
Abbotsford Single Family Townhomes

MARCH 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.



2%

Of Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

64

Active Single Family
Townhouse Listings
IN PAST 30 DAYS

1

Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-31%



Lower Than
Last Month
FEBRUARY 2025

-40%



Lower Than
Last Year
MARCH 2024

Summary of Sales Volume Change

-92%



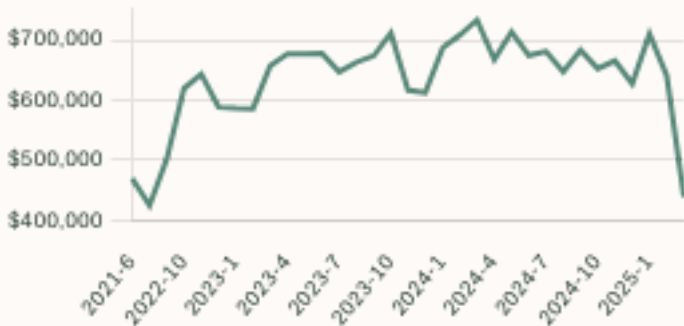
Lower Than
Last Month
FEBRUARY 2025

-98%

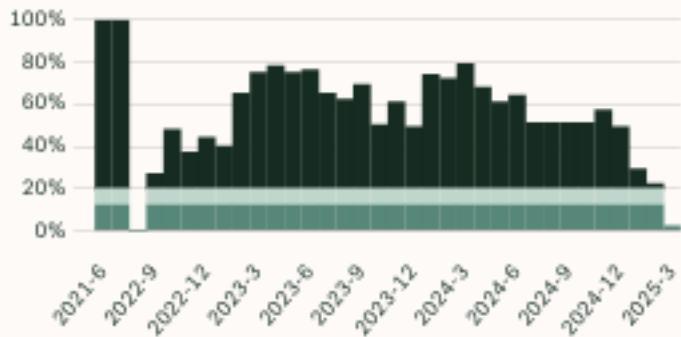


Lower Than
Last Year
MARCH 2024

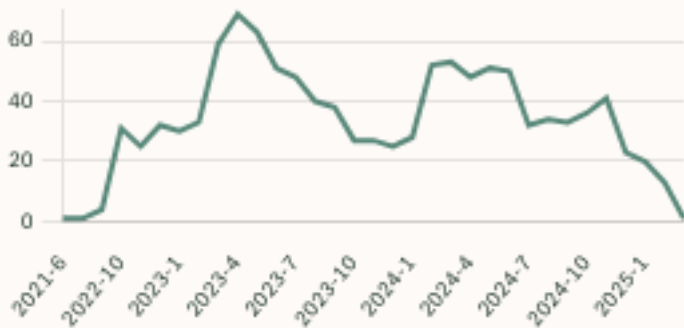
Sales Price



Sales-to-Active Ratio



Number of Transactions



Abbotsford Single Family Condos

MARCH 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.



4%

Of Single Family
Condo Listings Sold
IN PAST 30 DAYS

93

Active Single Family
Condo Listings
IN PAST 30 DAYS

4

Single Family
Condo Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-25%

↓ Lower Than
Last Month
FEBRUARY 2025

-29%

↓ Lower Than
Last Year
MARCH 2024

Summary of Sales Volume Change

-80%

↓ Lower Than
Last Month
FEBRUARY 2025

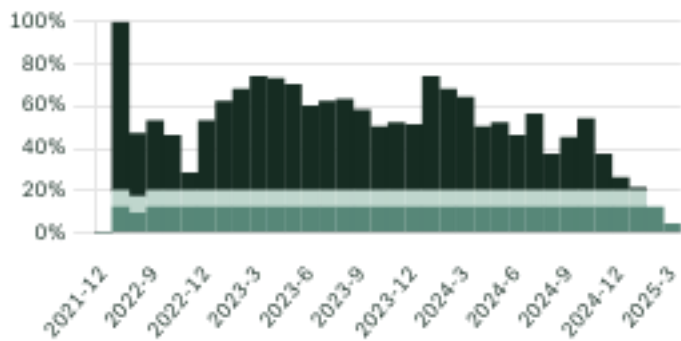
-94%

↓ Lower Than
Last Year
MARCH 2024

Sales Price



Sales-to-Active Ratio



Number of Transactions



Stay Intelligent. Join our newsletter.

Subscribe

Get first access to our public and non-public offerings, foreclosures, new projects and other developments.

kleinresidential.ca

KLEIN 

Klein Group

Residential
Commercial
Pre-Sale
Property Management

Klein Group

O 604 684 8844
T 866 352 9311
F 1 855 684 8844

201 - 2468 Scotia Street
Vancouver, BC
Canada V5T 1W5

Brokerage



Royal LePage Westside
Klein Group

Sources: Real Estate Board of Greater Vancouver, Commercial Edge, Canadian Real Estate Association, MLS®, Altus Group, Statistics Canada, Landcor, RealNet. Disclaimer: Data has been obtained from sources considered to be reliable as of September 31, 2023. However, no representation or warranty, expressed or implied, is made as to the accuracy of any of the information, projections or conclusions contained herein, and the same is submitted subject to errors and omissions, without any obligation to update or correct.