

RESIDENTIAL MARKET REPORT

# Surrey

February 2025



## Surrey Specialists



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## About Surrey

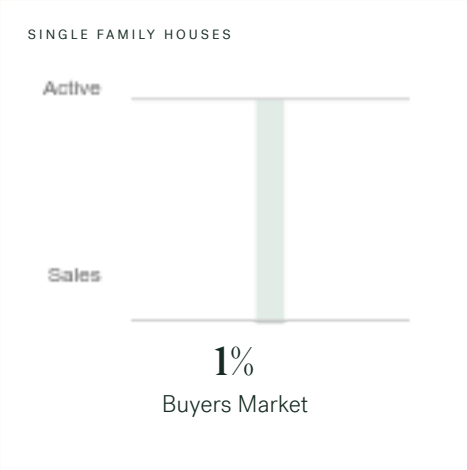
Surrey is a suburb of Vancouver, bordering Langley, Delta and Coquitlam, with approximately 633,234 (2022) residents living in a land area of 633,234 (2022) square kilometers. Currently there are homes for sale in Surrey, with an average price of 1,400,047, an average size of 2,782 sqft, and an average price per square feet of \$503.

## Surrey Neighbourhoods

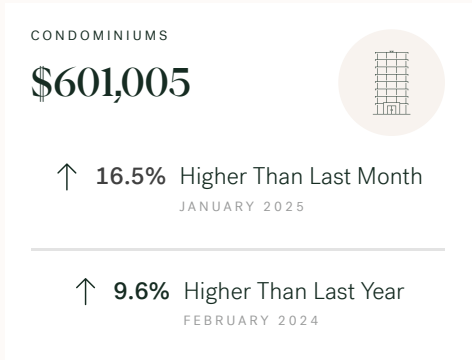
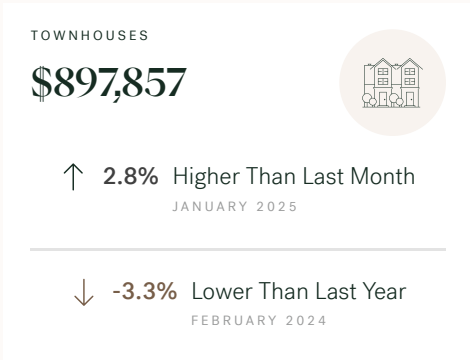
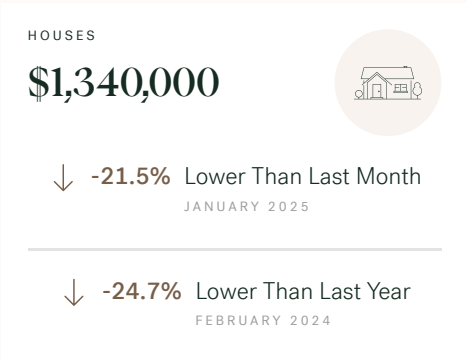
- Bear Creek-Green Timbers
- Bolivar Heights
- Bridgeview
- Cedar Hills
- Clayton
- Downtown Cloverdale
- Crescent Beach
- East Newton
- Elgin Chantrell
- Fleetwood-Tynehead
- Fraser Heights
- Grandview
- Guildford
- Hazelmere
- King George Corridor
- Morgan Creek
- Pacific Douglas
- Panorama Ridge
-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

# February 2025 Surrey Overview

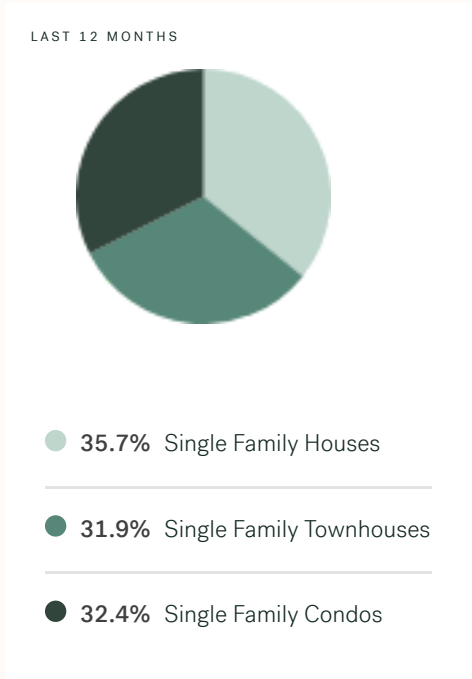
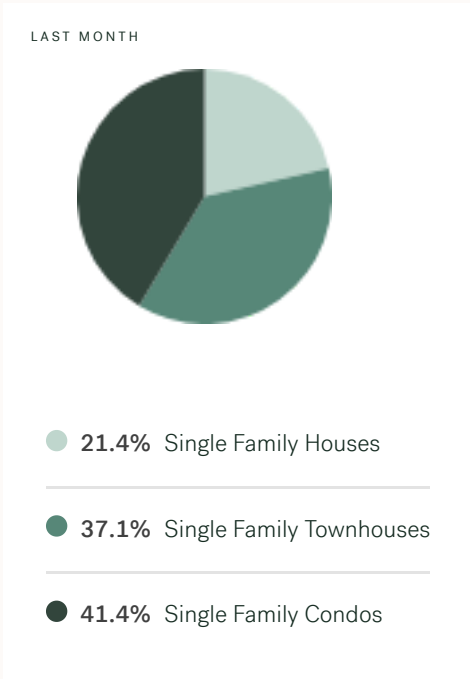
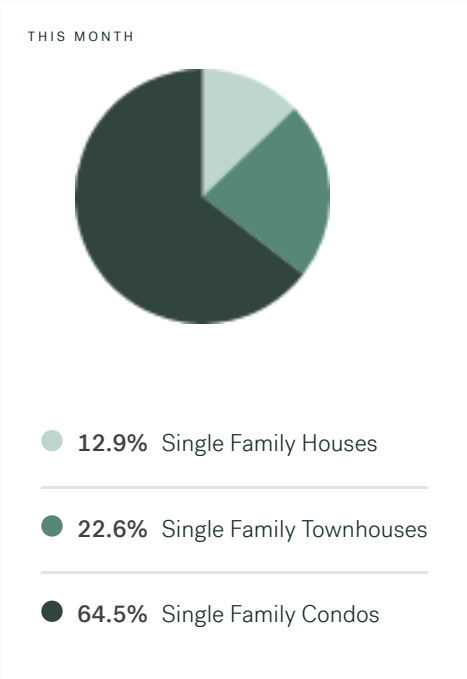
## Sales-to-Active Ratio



## 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

-22%



Lower Than Last Month  
JANUARY 2025

-25%



Lower Than Last Year  
FEBRUARY 2024

## Summary of Sales Volume Change

-91%



Lower Than Last Month  
JANUARY 2025

-98%

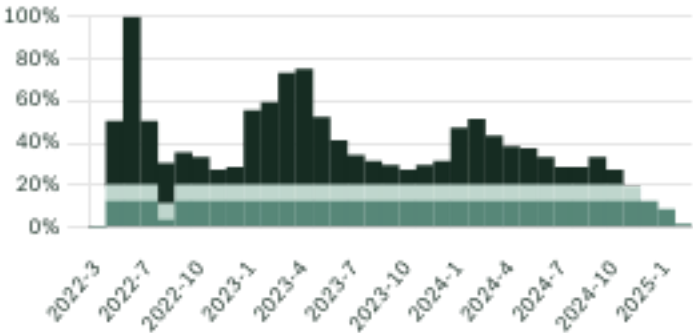


Lower Than Last Year  
FEBRUARY 2024

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



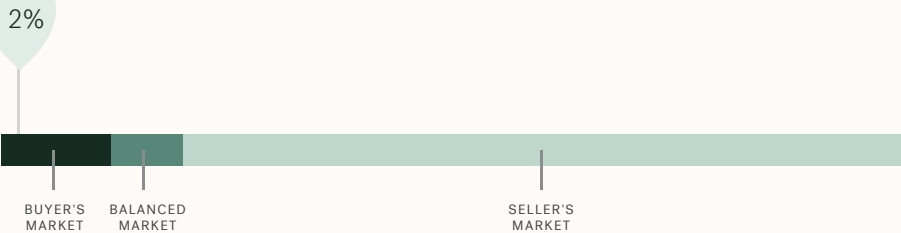
# Surrey Single Family Townhomes

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

3%



Higher Than  
Last Month  
JANUARY 2025

-3%



Lower Than  
Last Year  
FEBRUARY 2024

## Summary of Sales Volume Change

-91%



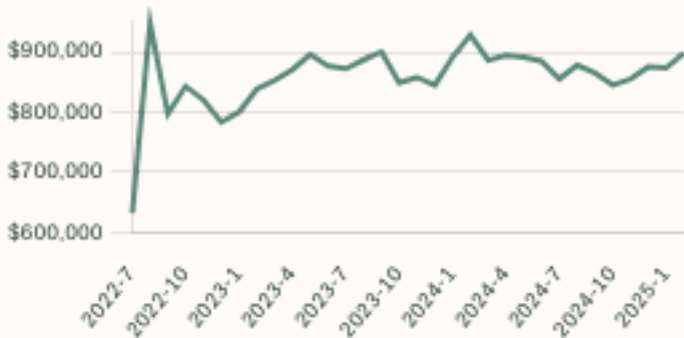
Lower Than  
Last Month  
JANUARY 2025

-96%

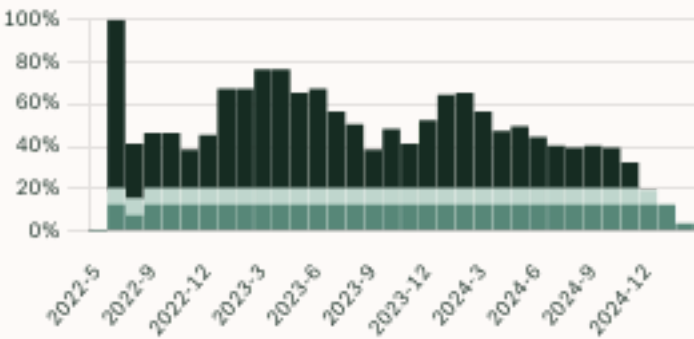


Lower Than  
Last Year  
FEBRUARY 2024

## 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

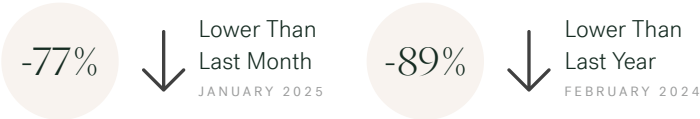
20

Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change



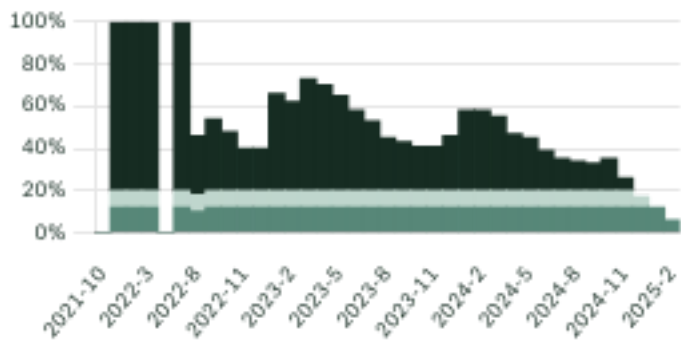
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



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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.