

RESIDENTIAL MARKET REPORT

# Surrey

April 2025



## Surrey Specialists



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## About Surrey

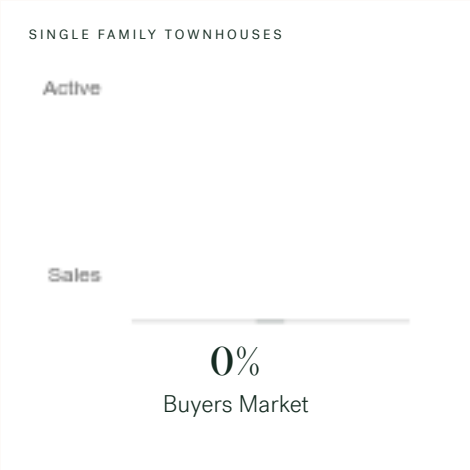
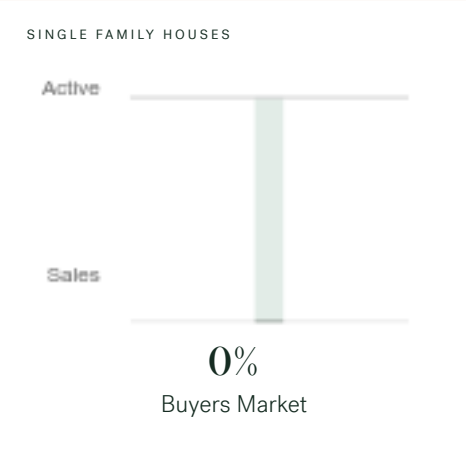
Surrey is a suburb of Vancouver, bordering Langley, Delta and Coquitlam, with approximately 633,234 (2022) residents living in a land area of 633,234 (2022) square kilometers. Currently there are homes for sale in Surrey, with an average price of 1,947,076, an average size of 2,728 sqft, and an average price per square feet of \$714.

## Surrey Neighbourhoods

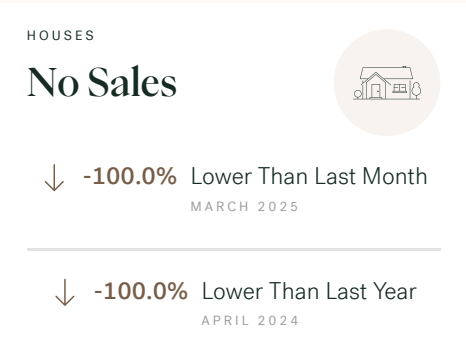
- Bear Creek-Green Timbers
- Bolivar Heights
- Bridgeview
- Cedar Hills
- Clayton
- Downtown Cloverdale
- Crescent Beach
- East Newton
- Elgin Chantrell
- Fleetwood-Tynehead
- Fraser Heights
- Grandview
- Guildford
- Hazelmere
- King George Corridor
- Morgan Creek
- Pacific Douglas
- Panorama Ridge
-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

# April 2025 Surrey Overview

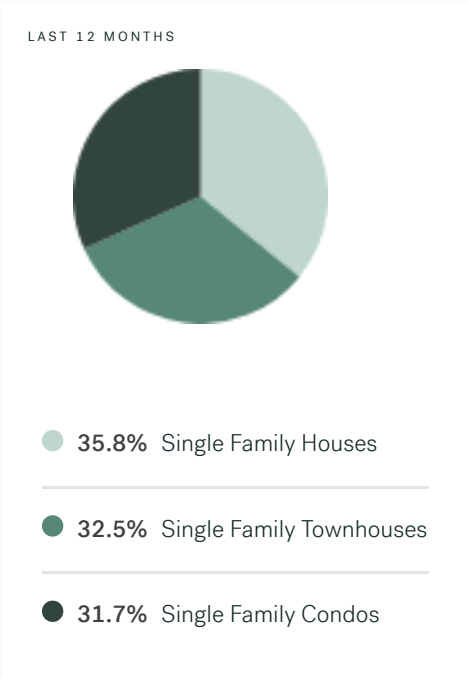
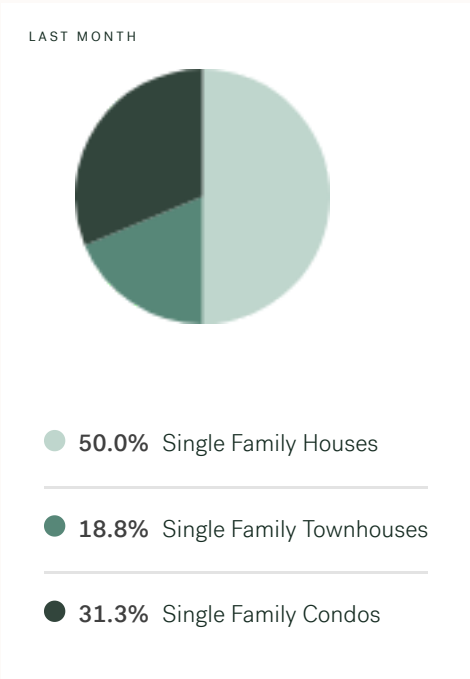
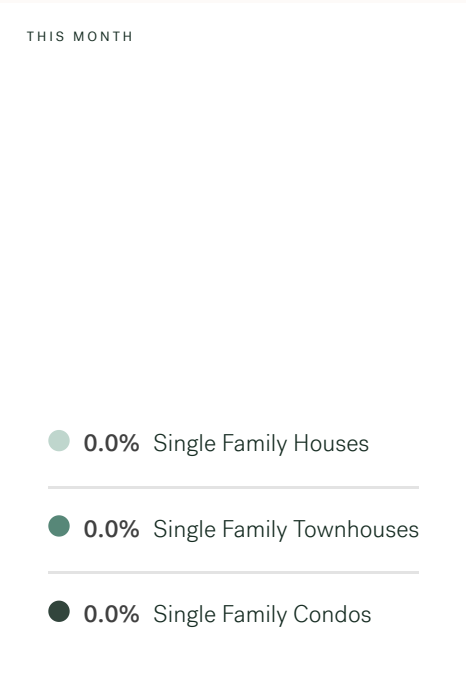
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



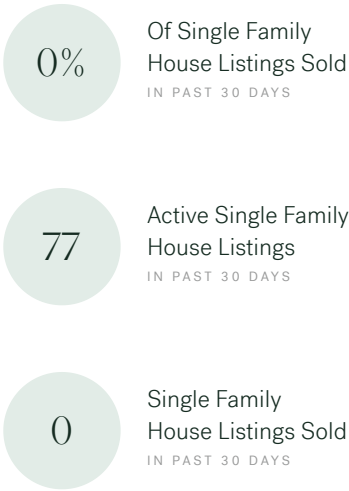
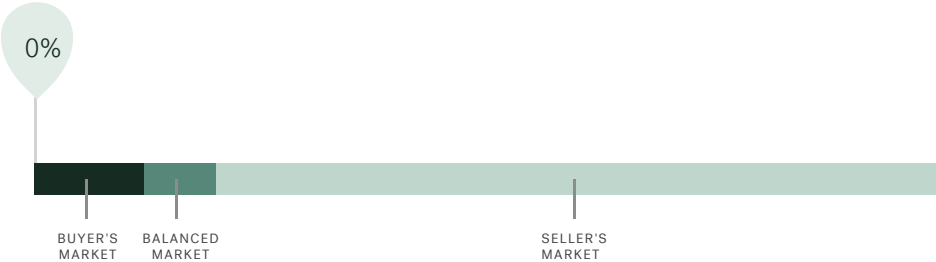
# Surrey Single Family Houses

APRIL 2025 - 5 YEAR TREND

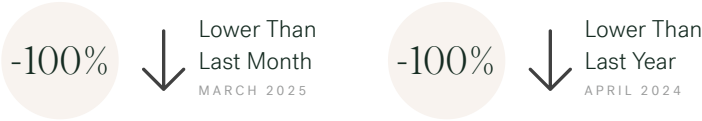
## Market Status

# Buyers Market

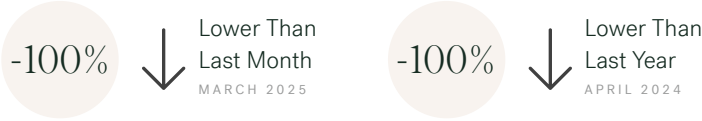
Surrey is currently a **Buyers Market**. This means that **less than 12%** of listings are sold within **30 days**. Buyers may have a **slight advantage** when negotiating prices.



## Summary of Sales Price Change



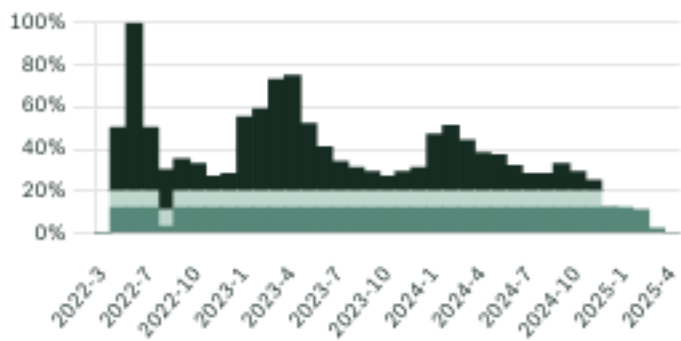
## Summary of Sales Volume Change



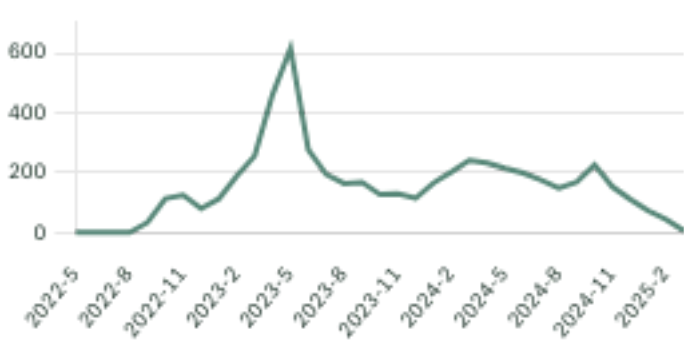
## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



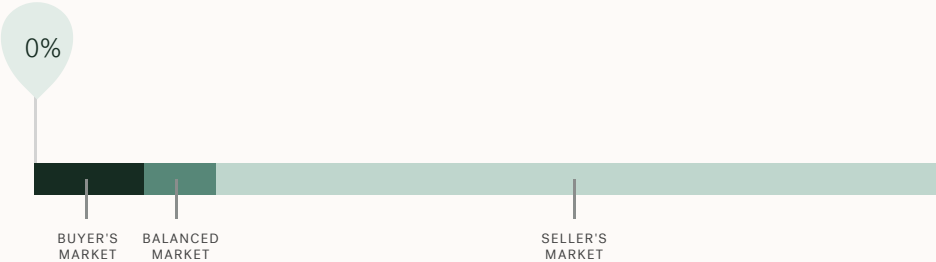
# Surrey Single Family Townhomes

APRIL 2025 - 5 YEAR TREND

## Market Status

# Buyers Market

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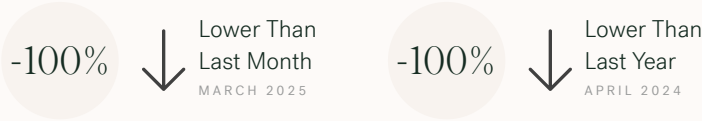


0%  
Of Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

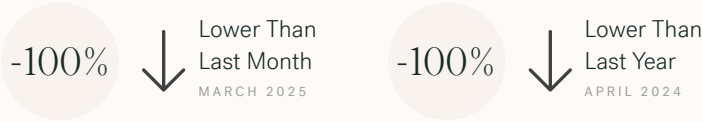
0  
Active Single Family  
Townhouse Listings  
IN PAST 30 DAYS

0  
Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

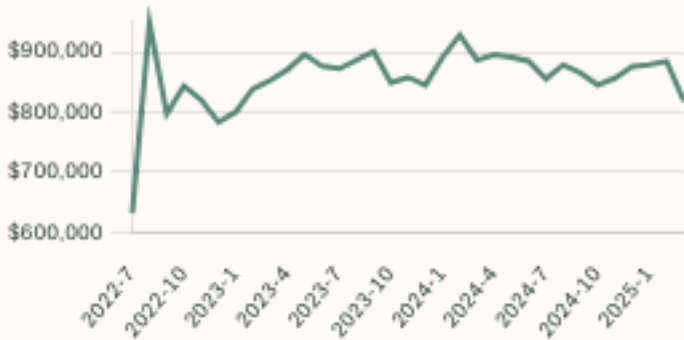
## Summary of Sales Price Change



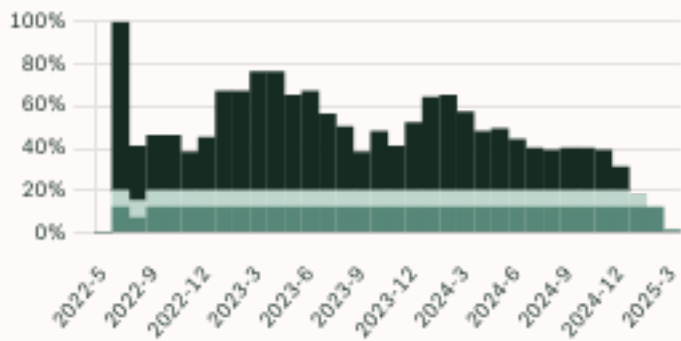
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



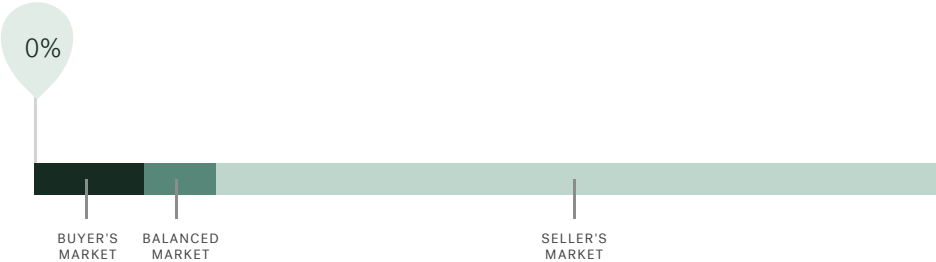
# Surrey Single Family Condos

APRIL 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.



0%

Of Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

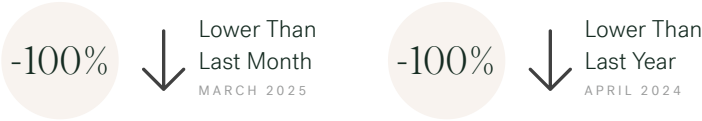
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Active Single Family  
Condo Listings  
IN PAST 30 DAYS

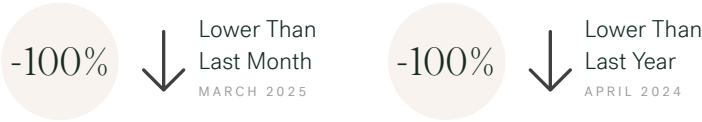
0

Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change



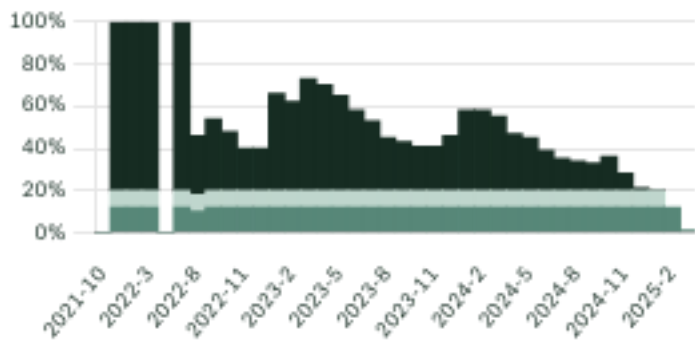
## Summary of Sales Volume Change



## 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.