

RESIDENTIAL MARKET REPORT

# Surrey

May 2025



## Surrey Specialists



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## About Surrey

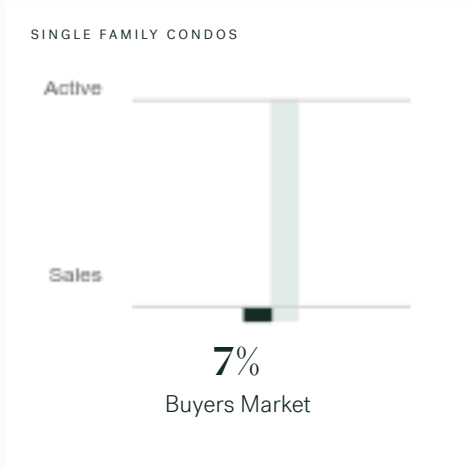
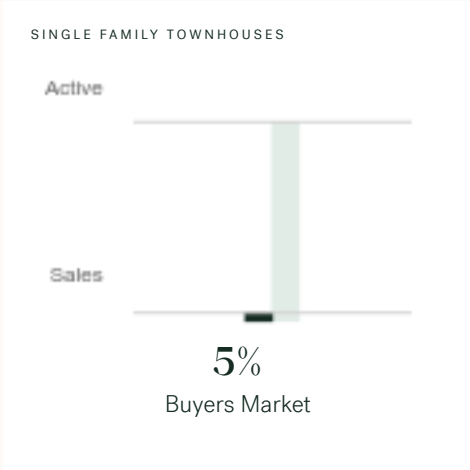
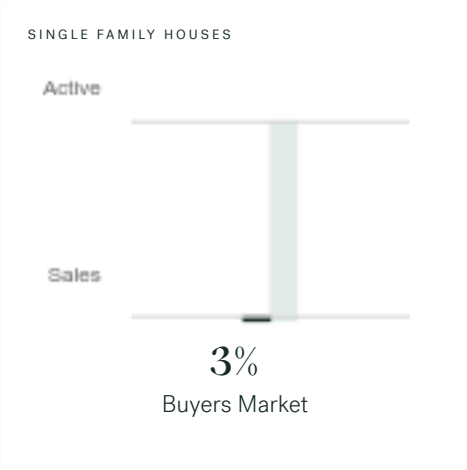
Surrey is a suburb of Vancouver, bordering Langley, Delta and Coquitlam, with approximately 633,234 (2022) residents living in a land area of 633,234 (2022) square kilometers. Currently there are homes for sale in Surrey, with an average price of 1,571,852, an average size of 2,313 sqft, and an average price per square feet of \$680.

## Surrey Neighbourhoods

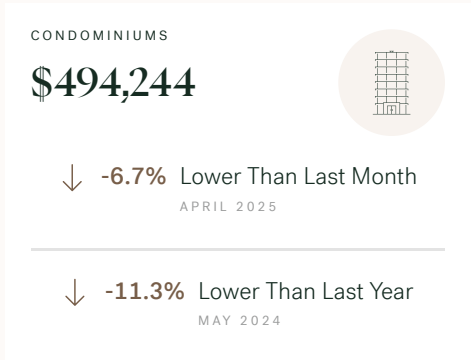
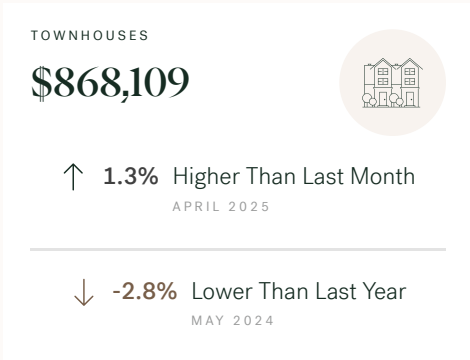
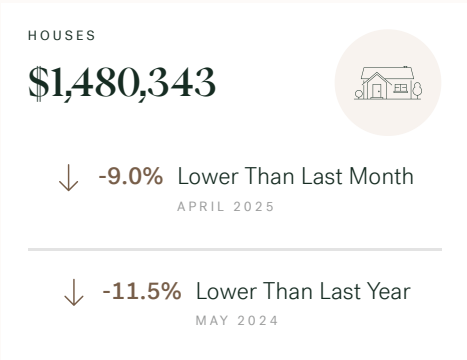
- Bear Creek-Green Timbers
- Bolivar Heights
- Bridgeview
- Cedar Hills
- Clayton
- Downtown Cloverdale
- Crescent Beach
- East Newton
- Elgin Chantrell
- Fleetwood-Tynehead
- Fraser Heights
- Grandview
- Guildford
- Hazelmere
- King George Corridor
- Morgan Creek
- Pacific Douglas
- Panorama Ridge
-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

# May 2025 Surrey Overview

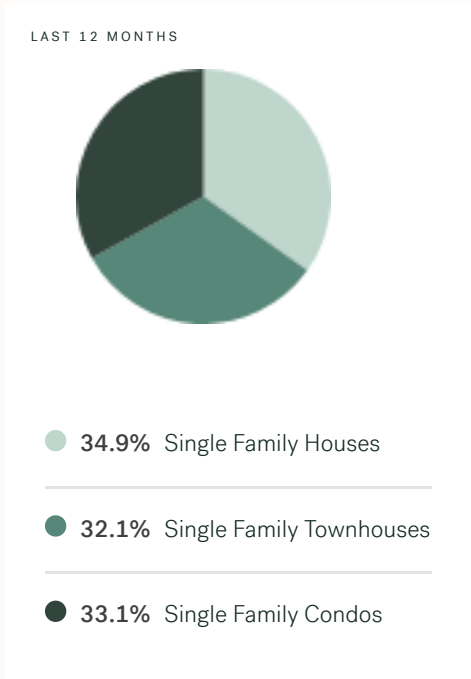
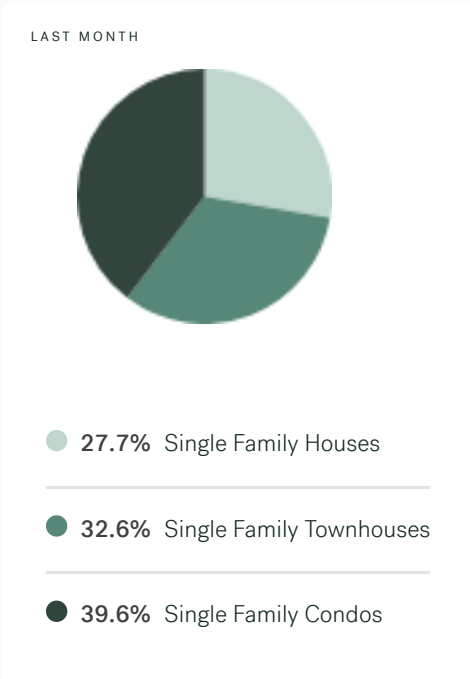
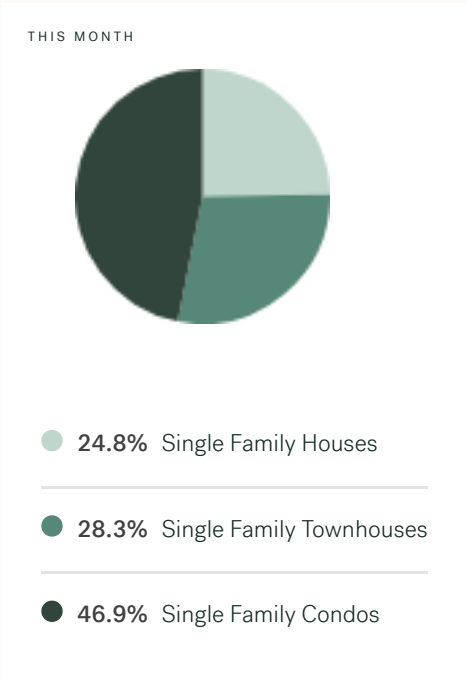
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



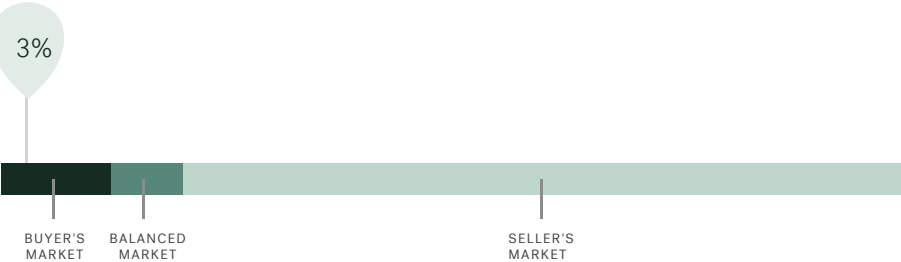
# Surrey Single Family Houses

MAY 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.



3%

Of Single Family House Listings Sold  
IN PAST 30 DAYS

1,030

Active Single Family House Listings  
IN PAST 30 DAYS

28

Single Family House Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

-9%



Lower Than Last Month  
APRIL 2025

-12%



Lower Than Last Year  
MAY 2024

## Summary of Sales Volume Change

-65%



Lower Than Last Month  
APRIL 2025

-87%

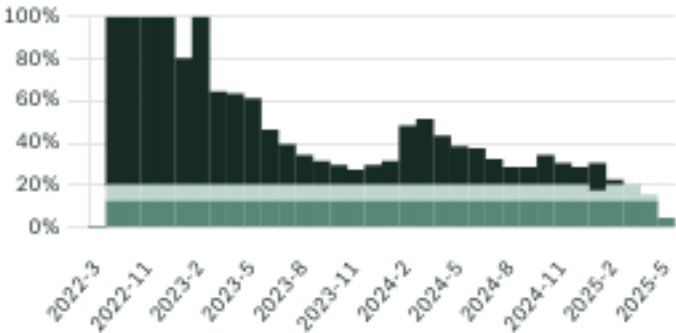


Lower Than Last Year  
MAY 2024

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



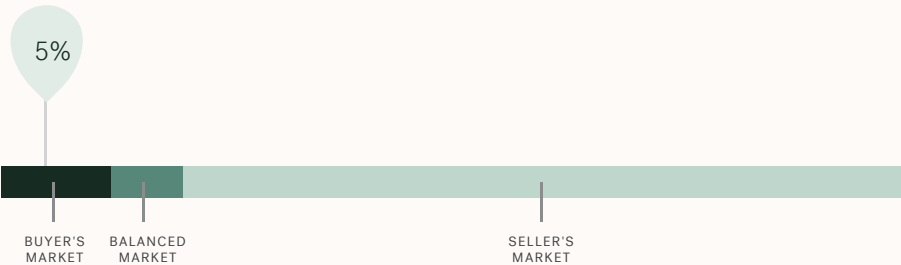
# Surrey Single Family Townhomes

MAY 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  
Townhouse Listings Sold  
IN PAST 30 DAYS

686

Active Single Family  
Townhouse Listings  
IN PAST 30 DAYS

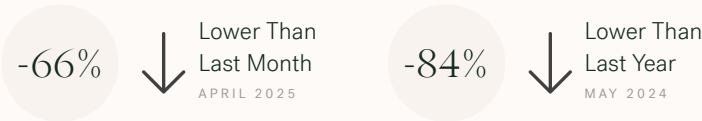
32

Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change



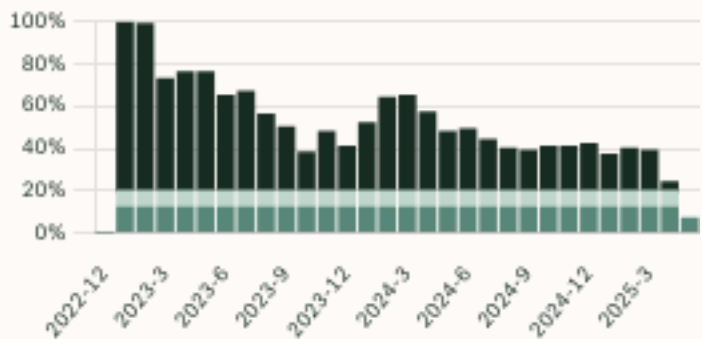
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



# Surrey Single Family Condos

MAY 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.



7%

Of Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

760

Active Single Family  
Condo Listings  
IN PAST 30 DAYS

53

Single Family  
Condo Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

-7%



Lower Than  
Last Month  
APRIL 2025

-11%



Lower Than  
Last Year  
MAY 2024

## Summary of Sales Volume Change

-53%



Lower Than  
Last Month  
APRIL 2025

-74%

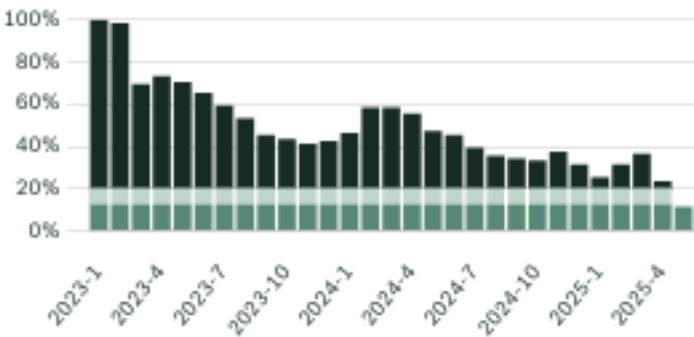


Lower Than  
Last Year  
MAY 2024

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



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