

RESIDENTIAL MARKET REPORT

Surrey

June 2025



Surrey Specialists



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About Surrey

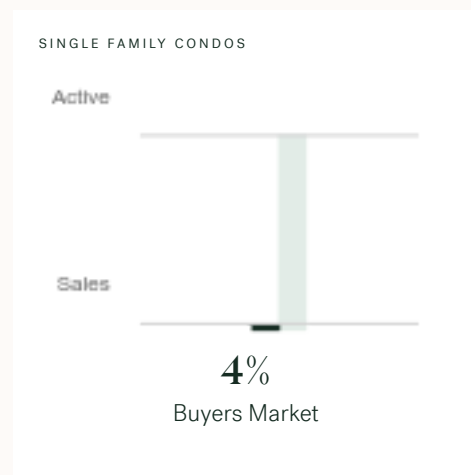
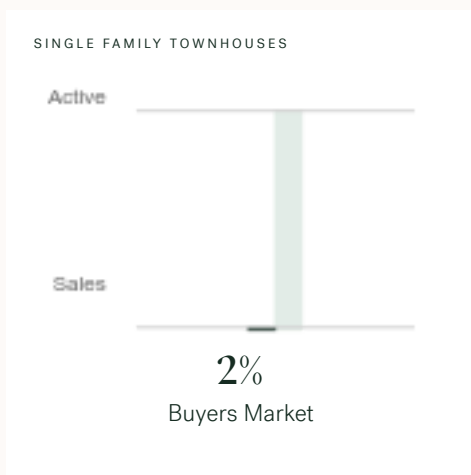
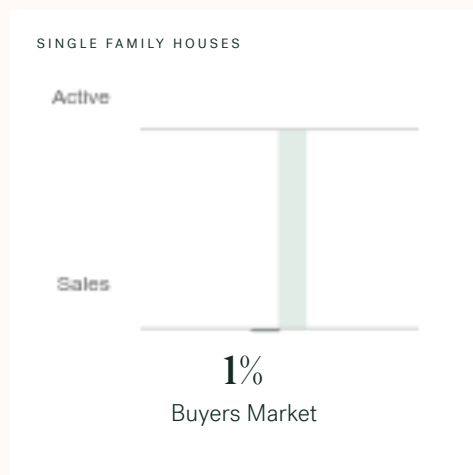
Surrey is a suburb of Vancouver, bordering Langley, Delta and Coquitlam, with approximately 633,234 (2022) residents living in a land area of 633,234 (2022) square kilometers. Currently there are homes for sale in Surrey, with an average price of 1,605,906, an average size of 2,283 sqft, and an average price per square feet of \$703.

Surrey Neighbourhoods

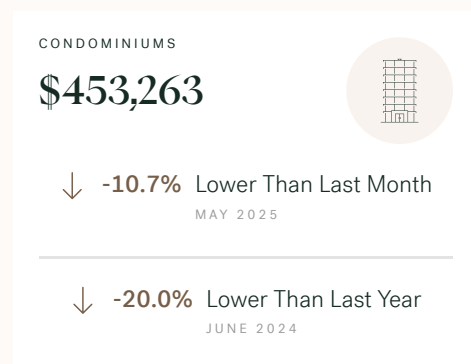
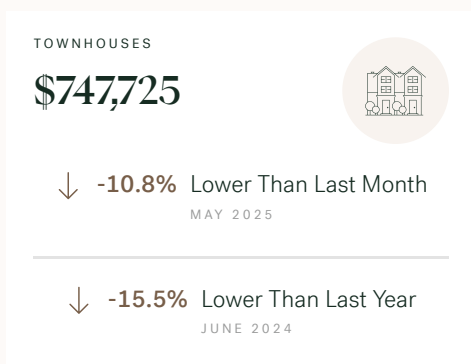
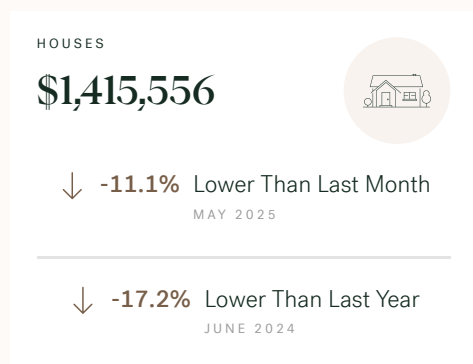
- Bear Creek-Green Timbers
- Bolivar Heights
- Bridgeview
- Cedar Hills
- Clayton
- Downtown Cloverdale
- Crescent Beach
- East Newton
- Elgin Chantrell
- Fleetwood-Tynehead
- Fraser Heights
- Grandview
- Guildford
- Hazelmere
- King George Corridor
- Morgan Creek
- Pacific Douglas
- Panorama Ridge
-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

June 2025 Surrey Overview

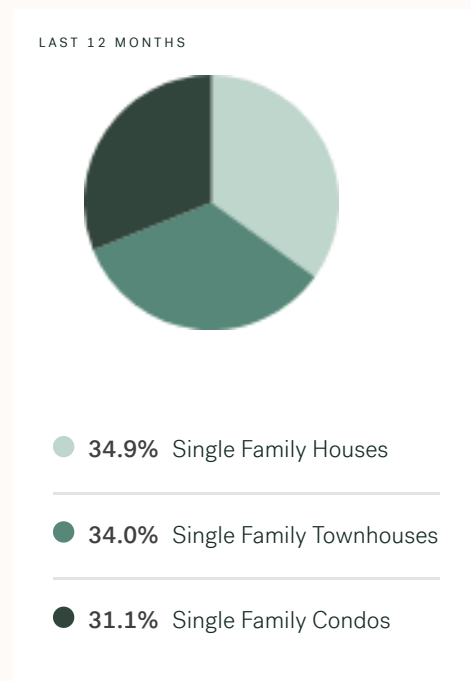
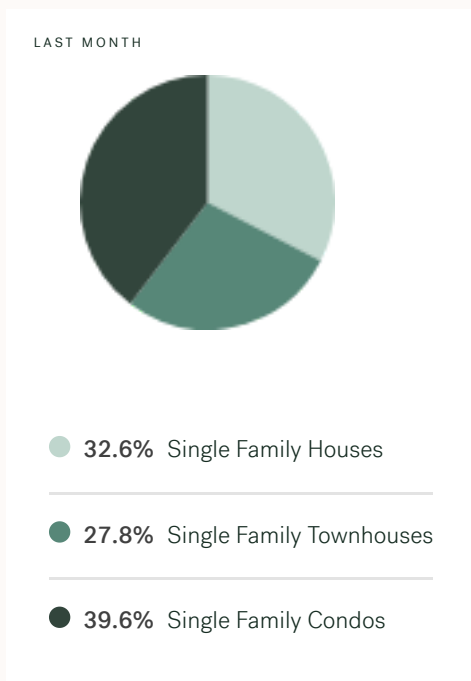
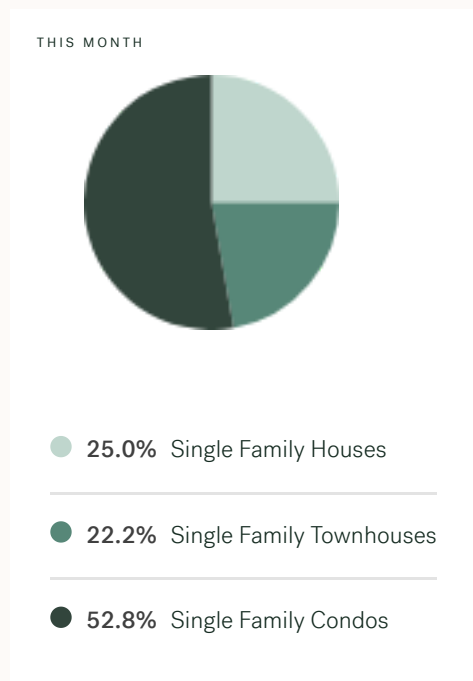
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



Surrey Single Family Houses

JUNE 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

692

Active Single Family
House Listings
IN PAST 30 DAYS

9

Single Family
House Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change

-11%



Lower Than
Last Month
MAY 2025

-17%



Lower Than
Last Year
JUNE 2024

Summary of Sales Volume Change

-88%



Lower Than
Last Month
MAY 2025

-95%

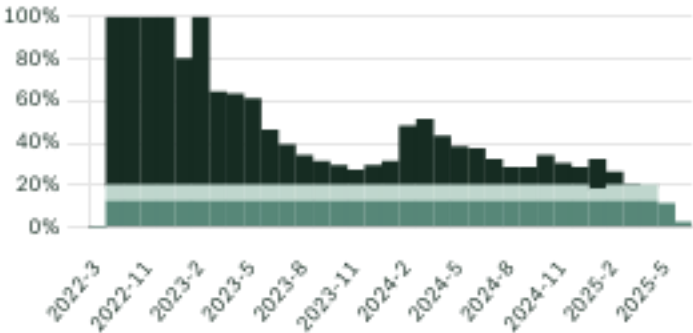


Lower Than
Last Year
JUNE 2024

Sales Price



Sales-to-Active Ratio



Number of Transactions



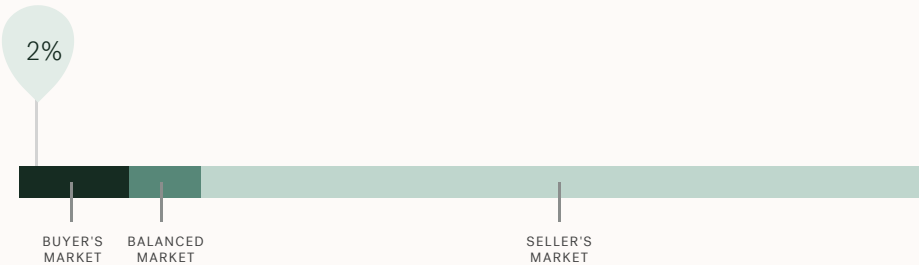
Surrey Single Family Townhomes

JUNE 2025 - 5 YEAR TREND

Market Status

Buyers Market

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2%

Of Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

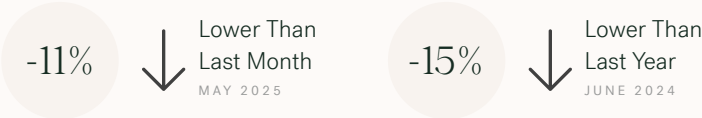
472

Active Single Family
Townhouse Listings
IN PAST 30 DAYS

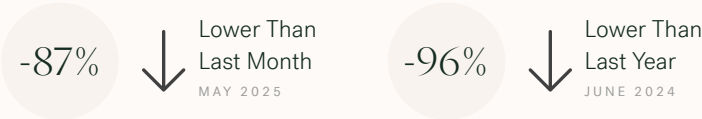
8

Single Family
Townhouse Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change



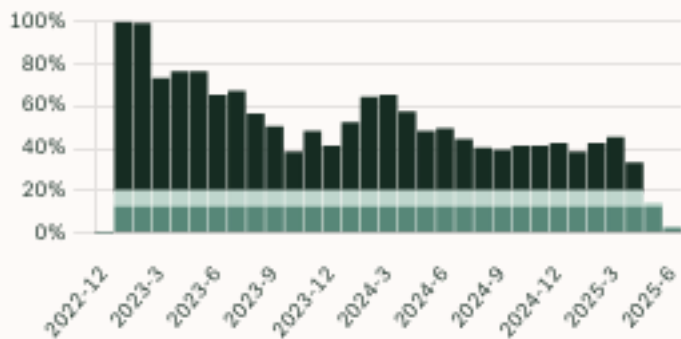
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



Surrey Single Family Condos

JUNE 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.



4%

Of Single Family
Condo Listings Sold
IN PAST 30 DAYS

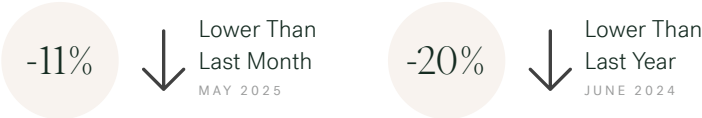
503

Active Single Family
Condo Listings
IN PAST 30 DAYS

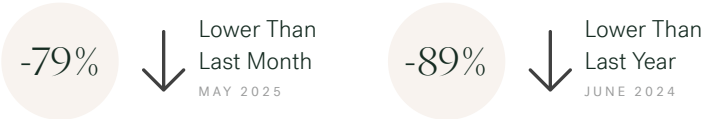
19

Single Family
Condo Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change



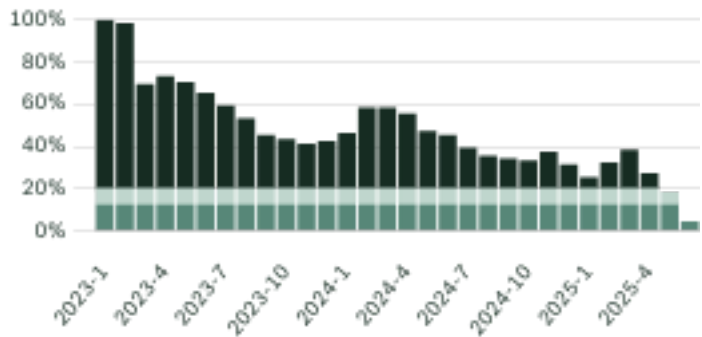
Summary of Sales Volume Change



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.