

RESIDENTIAL MARKET REPORT

Surrey

October 2025



Surrey Specialists



Olga Tarasenko

B.LING (BACHELOR OF LINGUISTICS), DIBM

604 684 8844 · 705
olga@kleingroup.com

About Surrey

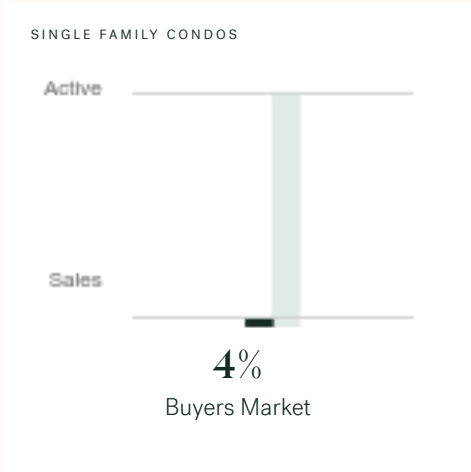
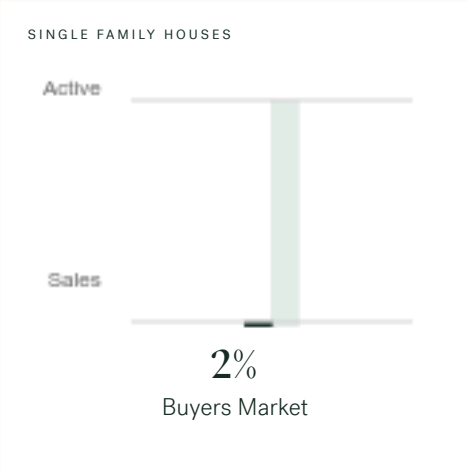
Surrey is a suburb of Vancouver, bordering Langley, Delta and Coquitlam, with approximately 633,234 (2022) residents living in a land area of 633,234 (2022) square kilometers. Currently there are homes for sale in Surrey, with an average price of 1,320,896, an average size of 2,039 sqft, and an average price per square feet of \$648.

Surrey Neighbourhoods

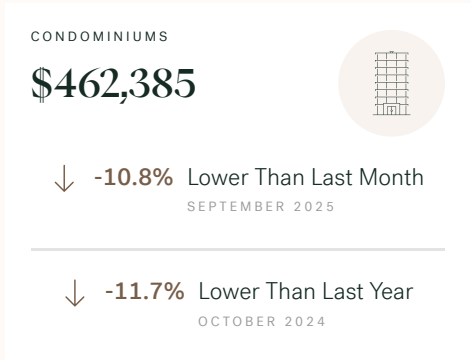
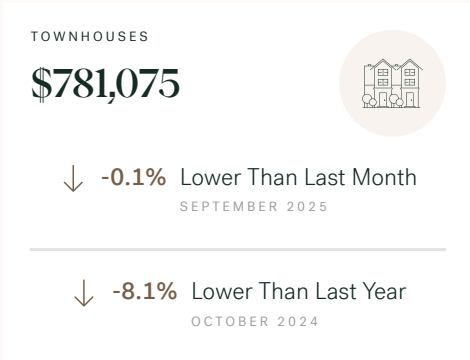
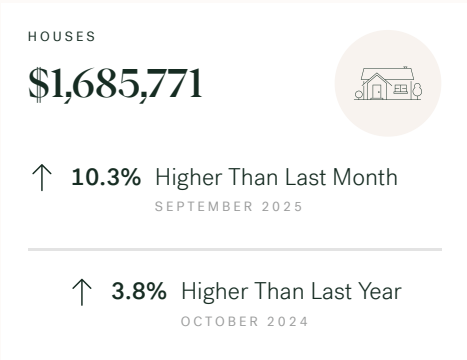
- Bear Creek-Green Timbers
- Bolivar Heights
- Bridgeview
- Cedar Hills
- Clayton
- Downtown Cloverdale
- Crescent Beach
- East Newton
- Elgin Chantrell
- Fleetwood-Tynehead
- Fraser Heights
- Grandview
- Guildford
- Hazelmere
- King George Corridor
- Morgan Creek
- Pacific Douglas
- Panorama Ridge
-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

October 2025 Surrey Overview

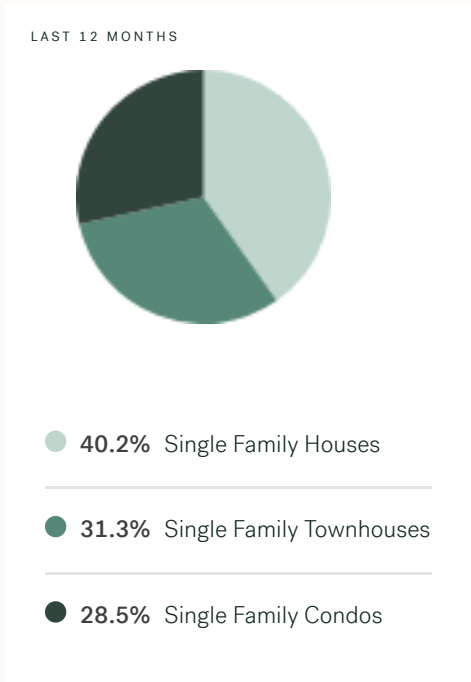
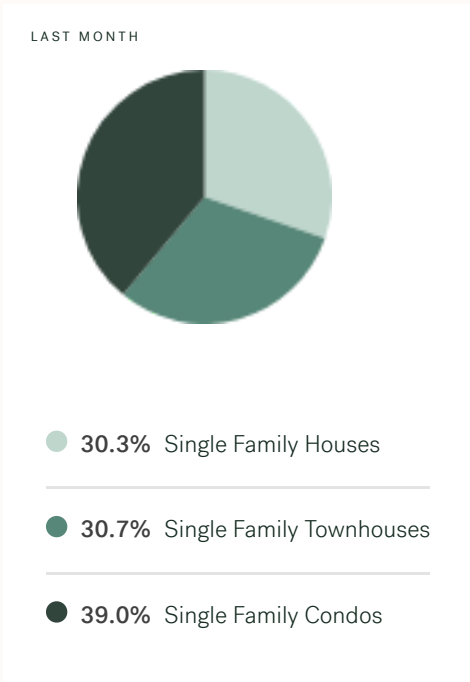
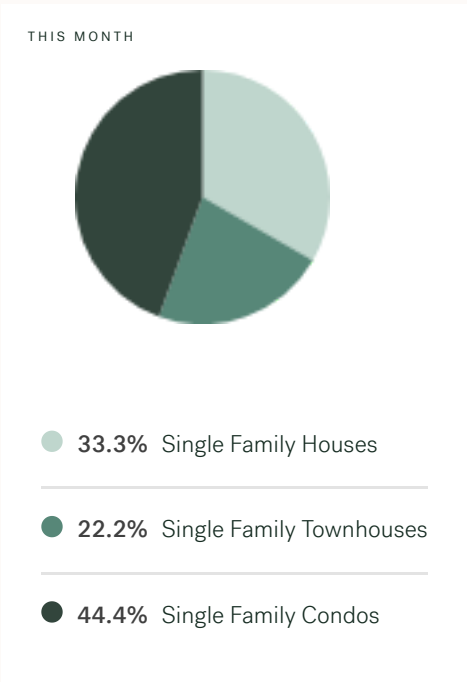
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



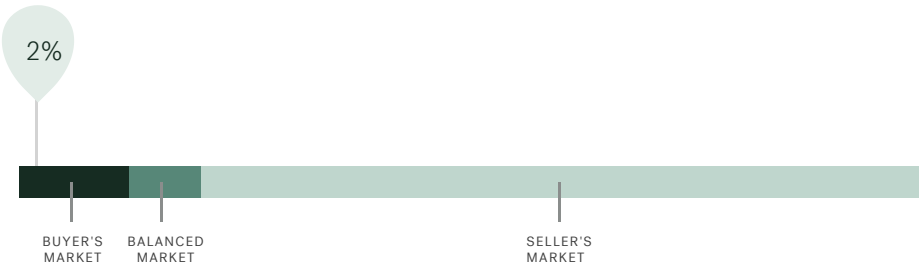
Surrey Single Family Houses

OCTOBER 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 House Listings Sold
IN PAST 30 DAYS

762

Active Single Family House Listings
IN PAST 30 DAYS

18

Single Family House Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change



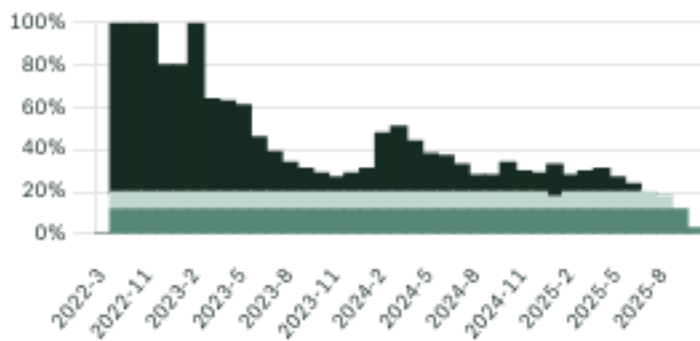
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



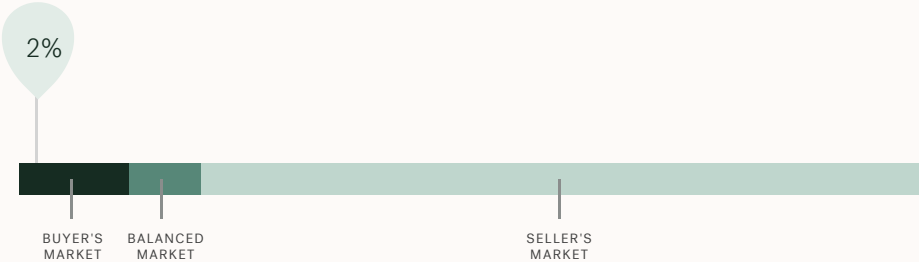
Surrey Single Family Townhomes

OCTOBER 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

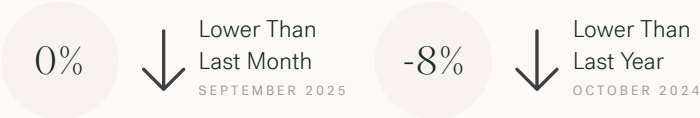
531

Active Single Family Townhouse Listings
IN PAST 30 DAYS

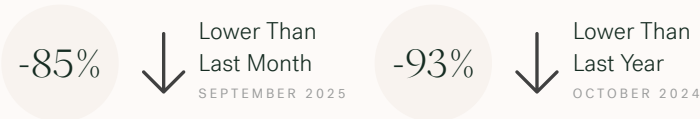
12

Single Family Townhouse Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change



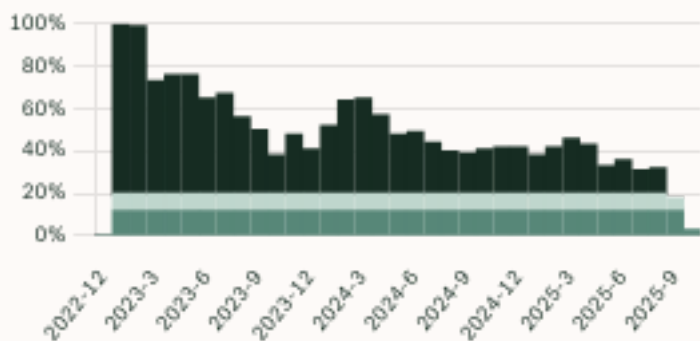
Summary of Sales Volume Change



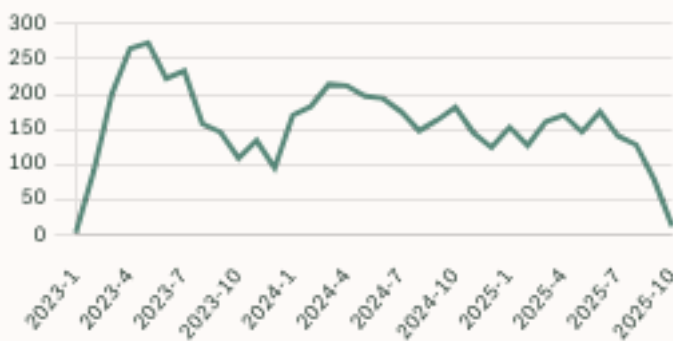
Sales Price



Sales-to-Active Ratio



Number of Transactions



Surrey Single Family Condos

OCTOBER 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

589

Active Single Family
Condo Listings
IN PAST 30 DAYS

24

Single Family
Condo Listings Sold
IN PAST 30 DAYS

Summary of Sales Price Change



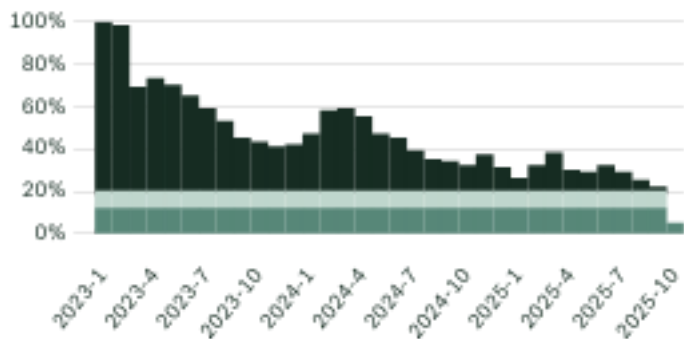
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



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Klein Group

Residential
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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