

RESIDENTIAL MARKET REPORT

# Surrey

November 2025



## Surrey Specialists



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## About Surrey

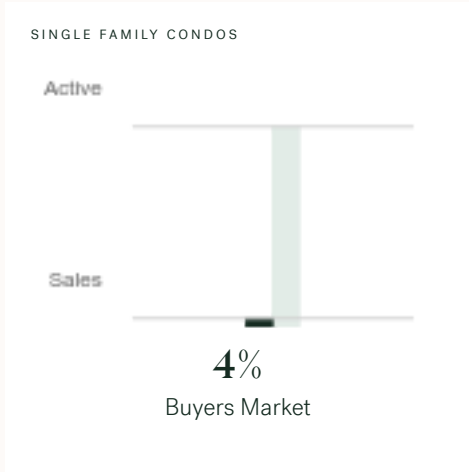
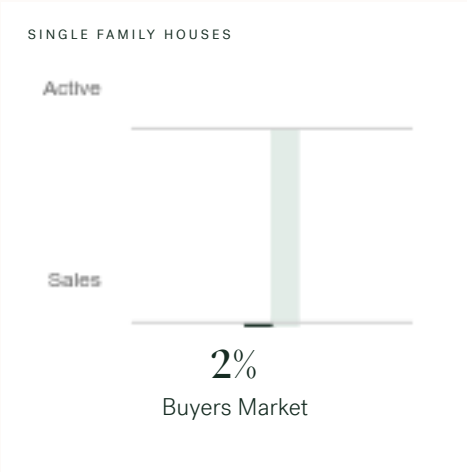
Surrey is a suburb of Vancouver, bordering Langley, Delta and Coquitlam, with approximately 633,234 (2022) residents living in a land area of 633,234 (2022) square kilometers. Currently there are homes for sale in Surrey, with an average price of 1,241,427, an average size of 2,067 sqft, and an average price per square feet of \$601.

## Surrey Neighbourhoods

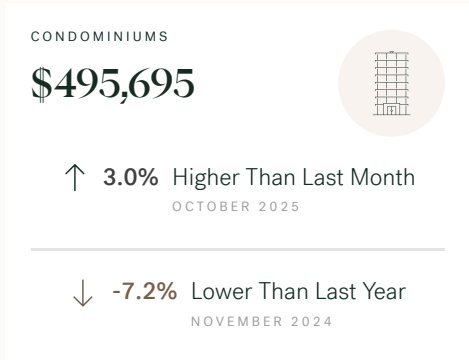
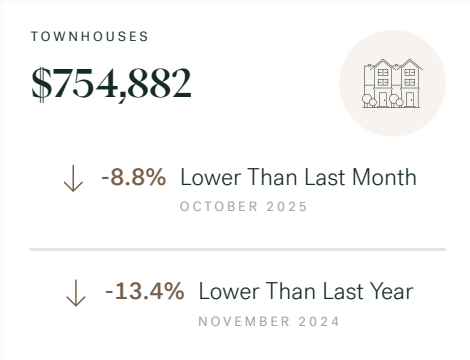
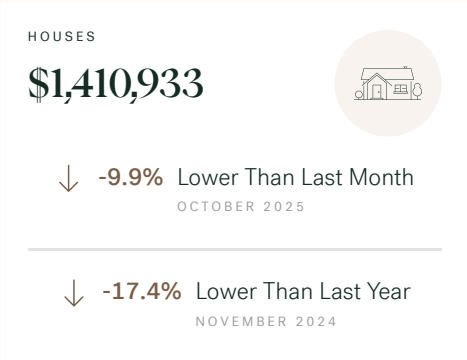
- Bear Creek-Green Timbers
- Bolivar Heights
- Bridgeview
- Cedar Hills
- Clayton
- Downtown Cloverdale
- Crescent Beach
- East Newton
- Elgin Chantrell
- Fleetwood-Tynehead
- Fraser Heights
- Grandview
- Guildford
- Hazelmere
- King George Corridor
- Morgan Creek
- Pacific Douglas
- Panorama Ridge
-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

# November 2025 Surrey Overview

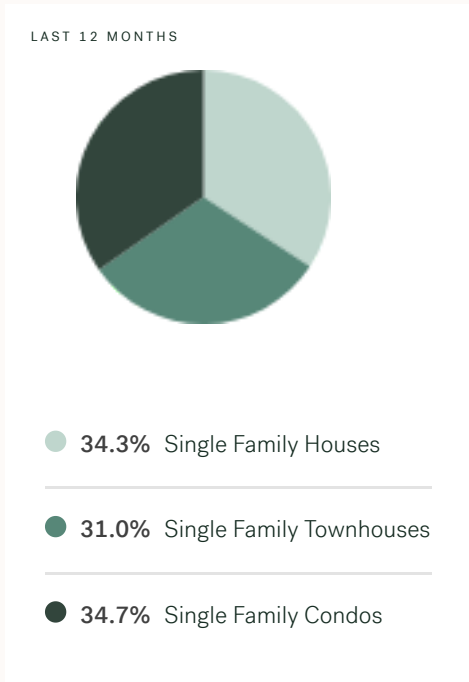
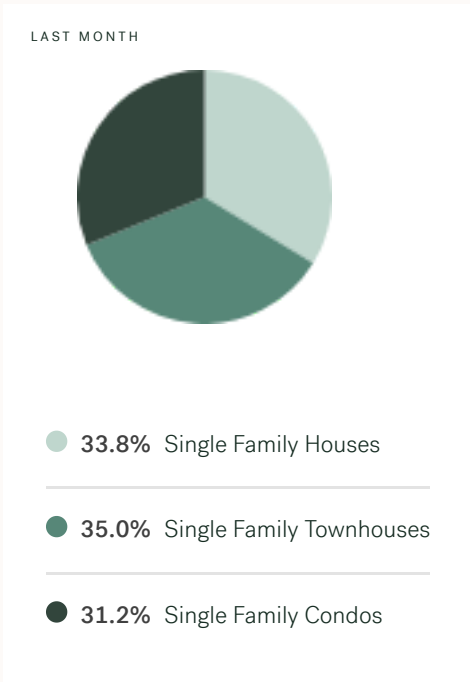
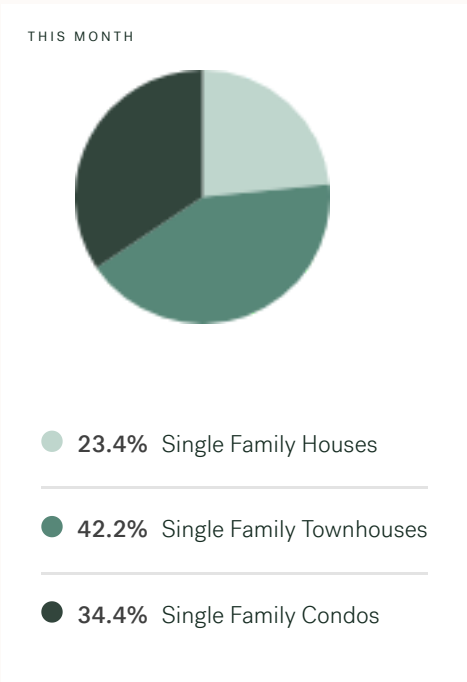
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



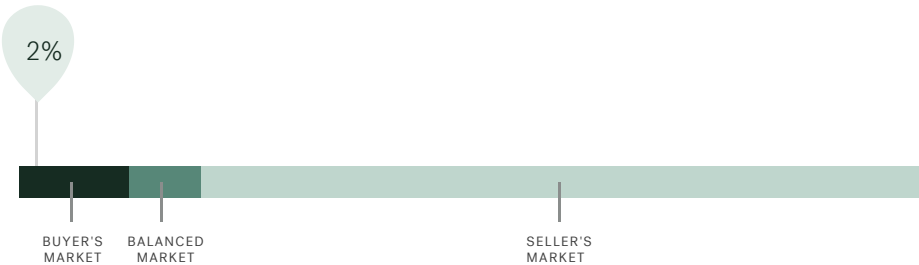
# Surrey Single Family Houses

NOVEMBER 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

667

Active Single Family House Listings  
IN PAST 30 DAYS

15

Single Family House Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

-10%

↓ Lower Than Last Month  
OCTOBER 2025

-17%

↓ Lower Than Last Year  
NOVEMBER 2024

## Summary of Sales Volume Change

-86%

↓ Lower Than Last Month  
OCTOBER 2025

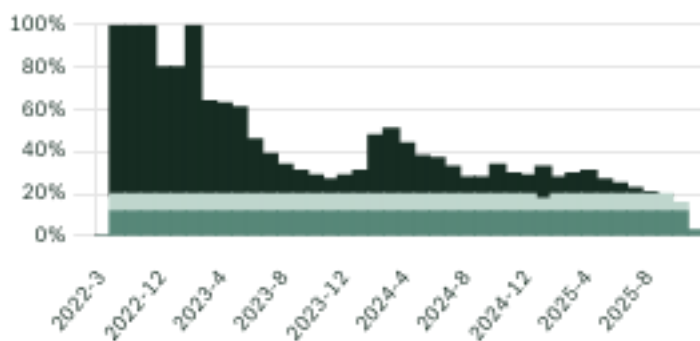
-91%

↓ Lower Than Last Year  
NOVEMBER 2024

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



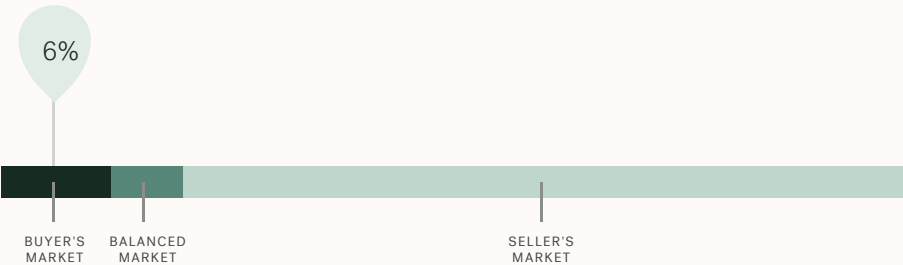
# Surrey Single Family Townhomes

NOVEMBER 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.



6%

Of Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

453

Active Single Family  
Townhouse Listings  
IN PAST 30 DAYS

27

Single Family  
Townhouse Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change



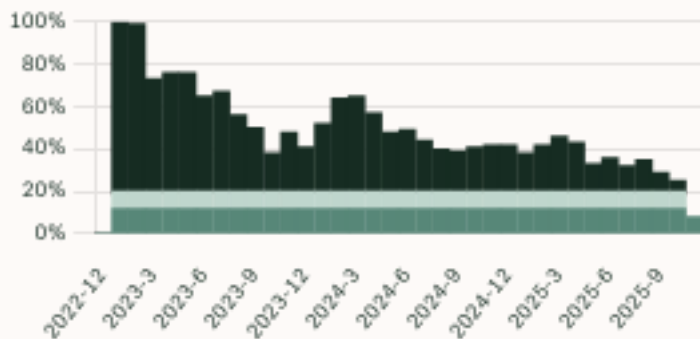
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



# Surrey Single Family Condos

NOVEMBER 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

505

Active Single Family  
Condo Listings

IN PAST 30 DAYS

22

Single Family  
Condo Listings Sold

IN PAST 30 DAYS

## Summary of Sales Price Change



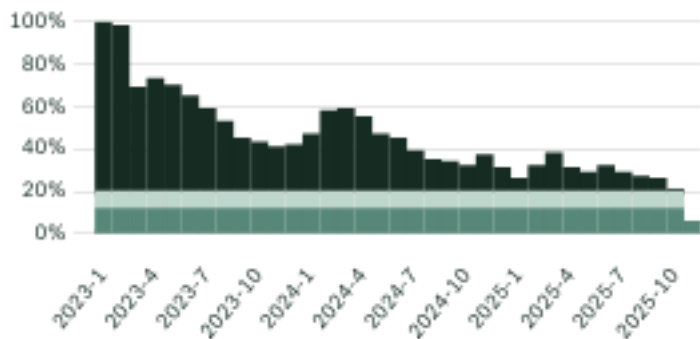
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



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