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Fraser Valley market shows early bloom with February sales lift

SURREY, BC - The Fraser Valley market showed early signs of a spring thaw in February, with sales increasing over January, but continuing to trail typical levels for this time of year.

The Fraser Valley Real Estate Board recorded 843 sales on its Multiple Listing Service® (MLS®) in February, a 36 per cent increase from January, but 38 per cent below the ten-year seasonal average. New listings declined nine per cent in February to 2,796, suggesting some sellers are choosing to wait amid competitive inventory levels, and may be positioning their homes for the peak of the spring market.

MLS® SALES

February 2026

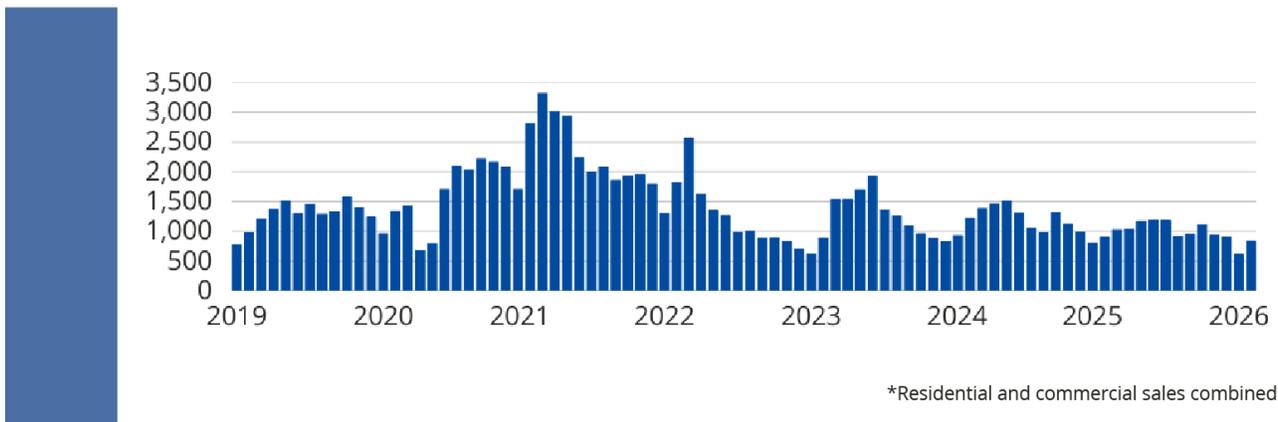


Number of units:

843 *

▲ UP 36.2%
MONTH OVER MONTH

▼ DOWN 8.4%
YEAR OVER YEAR



“Buyer-friendly conditions continue to define the Fraser Valley market,” said Tore Jacobsen, Chair of the Fraser Valley Real Estate Board. “While we did see a welcome bump in sales over January, they remain well below seasonal averages. With ample inventory and soft prices, this window may prove to be a key buying opportunity, particularly as prices settle. As we move closer to spring, we’re hopeful that improved economic stability will encourage more buyers to re-enter the market.”

Overall inventory remains above seasonal norms for the Fraser Valley, with 8,344 active listings, up eight per cent from January and 51 per cent above the 10-year seasonal average.

REALTOR® INSIGHT

February 2026



“With ample inventory and soft prices, this window may prove to be a key buying opportunity, particularly as prices settle.”

Tore Jacobsen
FVREB Chair

The Fraser Valley remains firmly in a buyer's market, with an overall sales-to-active listings ratio of ten per cent in February. A balanced market is typically defined by a ratio between 12 and 20 per cent.

Across the Fraser Valley in February, the average number of days to sell a single-family detached home was 47 days, while for a condo it was 45 days. Townhomes took, on average, 39 days to sell.



EXECUTIVE INSIGHT

February 2026



“Elevated economic uncertainty over the past year has cast a shadow over families’ big financial decisions, including buying or selling a home.”

Baldev Gill
FVREB CEO

“Many households are in a holding pattern right now, waiting for clearer signs that the economy is finding its footing,” said Baldev Gill, CEO of the Fraser Valley Real Estate Board. “Elevated economic uncertainty over the past year has cast a shadow over families’ big financial decisions, including buying or selling a home. In times like these, a professional REALTOR® plays a critical role, offering trusted advice, local market insight, and the confidence needed to make informed moves.”

The composite Benchmark price for a typical home in the Fraser Valley decreased 0.2 per cent in February, to \$895,100.



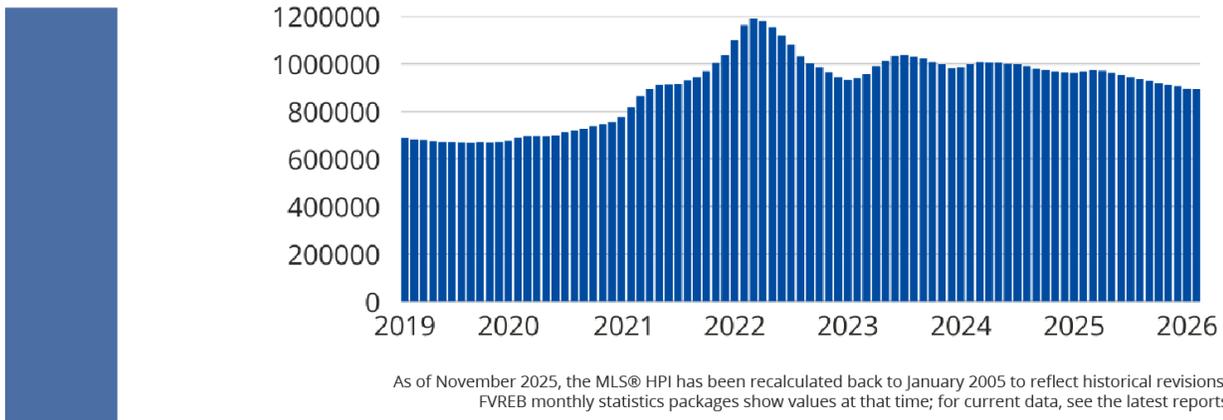
BENCHMARK PRICE

February 2026

All residential composite: \$895,100*

▼ DOWN 0.2%
MONTH OVER MONTH

▼ DOWN 7.7%
YEAR OVER YEAR



MLS® HPI Benchmark Price Activity

- **Single Family Detached:** At \$1,370,900 the Benchmark price for an FVREB *single-family detached* home decreased 0.2 per cent compared to January 2026 and decreased 8.6 per cent compared to February 2025.
- **Townhomes:** At \$770,700 the Benchmark price for an FVREB *townhome* decreased 0.3 per cent compared to January 2026 and decreased 7.1 per cent compared to February 2025.
- **Apartments:** At \$488,300 the Benchmark price for an FVREB *apartment/condo* decreased 0.1 per cent compared to January 2026 and decreased 8.9 per cent compared to February 2025.



HOUSING MARKET SNAPSHOT

February 2026

DETACHED		TOWNHOUSE		APARTMENT	
\$1,370,900		\$770,700		\$488,300	
MLS® HPI BENCHMARK PRICE		MLS® HPI BENCHMARK PRICE		MLS® HPI BENCHMARK PRICE	
Change in Price Month-over-Month	Average Days on Market	Change in Price Month-over-Month	Average Days on Market	Change in Price Month-over-Month	Average Days on Market
Down 0.2%	47	Down 0.3%	39	Down 0.1%	45
Change in Price Year-over-Year	Sales-to-Active Listings Ratio	Change in Price Year-over-Year	Sales-to-Active Listings Ratio	Change in Price Year-over-Year	Sales-to-Active Listings Ratio
Down 8.6%	9%	Down 7.1%	16%	Down 8.9%	13%
	Sales 254		Sales 218		Sales 261

Effective November 2025,MLS® HPI recalculated back to January 2005

Get the Statistics Package

The latest Statistics Package is now available on our public website.

Additional statistics reports and graphs, only available to members, can be found on the Market Data & Stats page on [FVREB Connect](#).

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