White Rock and South Surrey housing: the October 2026 numbers.

November 2026 edition, analysing the Fraser Valley Real Estate Board's October 2026 statistics (news release dated 3 November 2026). October on the peninsula: fewer house and townhome sales than in September, more condo sales, and benchmarks that moved in different directions. Houses sold 54 against 60 in September and townhomes 35 against 47; condos rose to 46 from 43. The house benchmark fell 0.4% on the month; the townhome rose 0.5% and the condo 2.6%.

DETACHED HOUSE
$1,606,500
−0.4% on September (−$6,000)
−6.3% on October 2025

TOWNHOME
$800,900
+0.5% on September (+$3,800)
−9.2% on October 2025

CONDO
$558,600
+2.6% on September (+$14,200)
−3.5% on October 2025

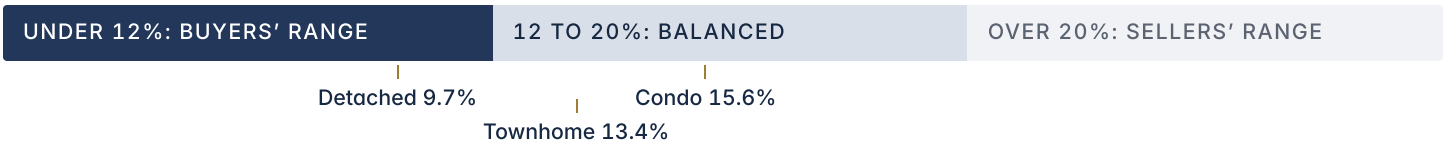
MLS® HOME PRICE INDEX BENCHMARK, SOUTH SURREY AND WHITE ROCK COMBINED, OCTOBER 2026, FROM THE BOARD'S PACKAGE.

Sold, listed and still active.

As printed in the board's October 2026 package; active listings at 31 October 2026. Sales-to-active-listings ratio = homes sold in the month ÷ listings still active at month end.

OCTOBER 2026 (SEPTEMBER 2026 IN BRACKETS)	DETACHED	TOWNHOME	CONDO
Homes sold in the month	54 (60)	35 (47)	46 (43)
New listings in the month	155 (175)	87 (122)	100 (125)
Active listings at month end	559 (600)	261 (283)	295 (310)
Sales-to-active-listings ratio	**9.7%** (10.0%)	**13.4%** (16.6%)	**15.6%** (13.9%)
Same ratio, October 2025	9.3%	15.5%	12.8%
Months of supply at the month's pace	10.4 (10.0)	7.5 (6.0)	6.4 (7.2)
Benchmark price	$1,606,500 (−0.4%)	$800,900 (+0.5%)	$558,600 (+2.6%)

Market temperature.



A sales-to-active-listings ratio under 12% is conventionally called a buyers' market, 12 to 20% balanced, above 20% a sellers' market. A threshold describes the month; it does not guarantee negotiating power or rising prices. Houses: 9.7% in October against 10.0% in September, under 12%. Townhomes went from 16.6% to 13.4% and condos from 13.9% to 15.6%; both are in the 12 to 20% range.

September to October.

Homes sold, active listings at month end and the benchmark price: October 2026 beside September 2026, with October 2025 above them. All as printed in the board's monthly packages.

DETACHED	SOLD	ACTIVE	BENCHMARK
Oct '25	58	622	$1,715,000
Sep '26	60	600	$1,612,500
Oct '26	**54**	**559**	**$1,606,500**

TOWNHOME	SOLD	ACTIVE	BENCHMARK
Oct '25	50	322	$881,600
Sep '26	47	283	$797,100
Oct '26	**35**	**261**	**$800,900**

CONDO	SOLD	ACTIVE	BENCHMARK
Oct '25	48	375	$578,900
Sep '26	43	310	$544,400
Oct '26	**46**	**295**	**$558,600**

From September to October house sales went from 60 to 54 and townhome sales from 47 to 35, while condo sales rose from 43 to 46. Active listings fell in all three: houses from 600 to 559, townhomes from 283 to 261, condos from 310 to 295. In October 2025, 58 houses sold; these figures are not seasonally adjusted. In the same month the house benchmark eased $6,000 while the townhome rose $3,800 and the condo $14,200.

Months of supply, ranked against the board.

Active listings at month end ÷ October's sales alone (the neighbourhood pages use the three-month pace, so their figures differ), ranked against the board's other seven areas. Some areas sold fewer than ten of a type in the month, so their figures swing.

OCTOBER 2026, BY HOME TYPE	MONTHS OF SUPPLY HERE	RANK (1 = LEAST SUPPLY)	LEAST SUPPLY ON THE BOARD	MOST SUPPLY ON THE BOARD
Detached house	10.4	7 of 8	North Delta (4.8)	Mission (12.4)
Townhome	7.5	5 of 8	Langley (3.4)	North Surrey (14.6)
Condo	6.4	1 of 8	South Surrey / White Rock (6.4)	Cloverdale (22.7)

What buyers are seeing.

559 houses, 261 townhomes and 295 condos active at month end. At October's pace that is 10.4 months of houses (10.0 in September), 7.5 of townhomes (6.0) and 6.4 of condos (7.2). Across the whole board (not the peninsula alone) the average was 50 days to sell a house, 44 a condo and 37 a townhome. The last three months, neighbourhood by neighbourhood, are on pages 3 and 4.

What sellers are seeing.

October sales were 15.6% of month-end condo listings, 13.4% of townhome listings and 9.7% of house listings. Condo supply at October's pace, 6.4 months, was the least of the board's eight areas, and the condo benchmark rose 2.6% in the month and 2.1% over three months. Over three months the house benchmark is down 2.5% and the townhome 4.1% (board HPI). 559 houses were for sale at month end; 54 sold in the month.

Detached houses, the last three months.

The board publishes one combined figure for South Surrey and White Rock; its MLS® database goes deeper, and this page reads it for August to October 2026, with May to July in brackets. These figures are not seasonally adjusted, so the change between the two quarters can reflect both seasonal patterns and changes in market conditions. Benchmark: the board's index price and its change since July. Months of supply: active listings at the end of October against the average monthly sales of August to October, the same arithmetic in every row. Days and % of list price: the three monthly medians, weighted by sales. A dash where fewer than five sold. Active listings: the database's October 2026 figure as it stood when read on 5 November 2026 (Pacific time); it is within four listings of the package count on the cover.

DETACHED, BY MLS NEIGHBOURHOOD	BENCHMARK (CHANGE SINCE JULY)	SOLD AUG–OCT (MAY–JUL)	SOLD IN OCT	ACTIVE, OCT (JUL)	MONTHS OF SUPPLY	DAYS	% OF LIST
White Rock	$1,555,600 (−1.4%)	31 (26)	12	127 (154)	12.3	55	94.3%
Elgin Chantrell	$2,016,500 (−8.0%)	26 (16)	8	73 (81)	8.4	36	94.5%
Crescent Beach / Ocean Park	$1,539,700 (−1.1%)	25 (43)	9	81 (95)	9.7	22	96.4%
King George Corridor	$1,285,800 (−5.1%)	19 (30)	3	84 (88)	13.3	33	96.7%
Sunnyside Park	$1,436,200 (−3.7%)	17 (20)	11	43 (50)	7.6	30	93.0%
Grandview Heights	$1,661,700 (−4.6%)	16 (32)	2	66 (71)	12.4	60	94.9%
Pacific Douglas	$1,561,900 (−4.7%)	16 (12)	8	35 (34)	6.6	27	95.3%
Morgan Creek	$1,913,800 (+14.7%)	9 (12)	1	44 (43)	14.7	9	97.9%
Hazelmere	$1,978,300 (−6.6%)	3 (1)	0	7 (9)	—	—	—
Whole peninsula	**$1,606,500 (−2.5%)**	**162** (192)	**54**	**560** (625)	**10.4**	**35**	**95.3%**

Where the price moved since July.

The peninsula's house benchmark fell 2.5% in three months. Among neighbourhoods with ten or more sales it fell furthest in Elgin Chantrell, 8.0% (from $2,191,900 to $2,016,500; +1.7% in October alone, on 26 sales), then King George Corridor 5.1% (−2.3% in October), Pacific Douglas 4.7% and Grandview Heights 4.6%; least in Crescent Beach / Ocean Park (1.1%) and White Rock (1.4%).

Where the supply is.

King George Corridor has 84 houses for sale and sold 19 from August to October: 13.3 months of supply, the most among neighbourhoods with ten or more sales. Grandview Heights (12.4) and White Rock (12.3) are next; White Rock's 31 sales were the most of any peninsula neighbourhood, at 55 days (26 days from May to July). The least supply among those neighbourhoods is in Pacific Douglas (6.6 months) and Sunnyside Park (7.6). Fewer houses are for sale than at the end of July in each of them but Pacific Douglas (35 now, 34 in July).

Neighbourhood and price-band figures come from the board's MLS® database, not its printed package, and cannot be checked against the package. At area level the database matched every October benchmark and sales count in the package. Three months of sales in one neighbourhood is a small number; the counts are printed, and a neighbourhood index can move 5% or more on a handful of sales. Definitions and sources are on page 7.

Townhomes and condos, neighbourhood by neighbourhood.

Townhomes, the last three months.

TOWNHOME, BY MLS NEIGHBOURHOOD (TEN OR MORE SALES)	BENCHMARK (CHANGE SINCE JULY)	SOLD AUG–OCT (MAY–JUL)	SOLD IN OCT	ACTIVE, OCT (JUL)	MONTHS OF SUPPLY	DAYS	% OF LIST
Grandview Heights	$815,400 (−2.6%)	57 (79)	18	125 (137)	6.6	29	96.9%
King George Corridor	$758,100 (−6.8%)	22 (16)	7	45 (51)	6.1	23	97.1%
Sunnyside Park	$848,100 (−7.2%)	12 (14)	4	16 (25)	4.0	44	97.9%
Morgan Creek	$785,400 (−3.1%)	10 (16)	3	23 (21)	6.9	14	96.9%
Whole peninsula	**$800,900 (−4.1%)**	**115** (150)	**35**	**265** (285)	**6.9**	**25**	**97.2%**

Condos, the last three months.

CONDO, BY MLS NEIGHBOURHOOD (TEN OR MORE SALES)	BENCHMARK (CHANGE SINCE JULY)	SOLD AUG–OCT (MAY–JUL)	SOLD IN OCT	ACTIVE, OCT (JUL)	MONTHS OF SUPPLY	DAYS	% OF LIST
White Rock	$565,700 (+5.2%)	60 (73)	22	174 (171)	8.7	34	96.4%
King George Corridor	$575,100 (−0.5%)	45 (41)	11	69 (89)	4.6	44	97.0%
Sunnyside Park	$504,100 (−0.7%)	14 (10)	4	7 (18)	1.5	20	97.7%
Grandview Heights	$548,200 (−0.3%)	10 (15)	5	18 (25)	5.4	24	97.5%
Morgan Creek	$569,200 (−0.8%)	10 (18)	3	12 (12)	3.6	10	98.1%
Whole peninsula	**$558,600 (+2.1%)**	**141** (161)	**46**	**296** (325)	**6.3**	**32**	**97.0%**

Townhomes: 35 sold, benchmark up in the month.

35 sold against 47 in September; the sales-to-active ratio went from 16.6% to 13.4%. The benchmark rose 0.5% in the month and is down 4.1% over three months, the largest three-month townhome fall of the board's eight areas. 261 are for sale at month end in the package count, 22 fewer than in September.

Condos: up over three months.

46 sold against 43 in September (database: 57 in July, 52 in August). The ratio went from 13.9% to 15.6%; months of supply at October's pace 6.4, the least of the board's eight areas. The benchmark rose 2.6% in the month and 2.1% over three months, the only one of the eight areas with a condo benchmark above its July level. White Rock's own condo index is +5.2% since July (+4.2% in October alone) on 60 sales.

Where the townhomes trade.

57 of the 115 townhomes sold on the peninsula from August to October were in the Grandview Heights MLS neighbourhood, which had 125 active at the end of October: 6.6 months of supply.

Townhomes by bedroom.

2-bedroom townhomes: 32 sold, 46 for sale, 4.3 months of supply, $771,000. 3-bedroom: 48 sold, 124 for sale, 7.8 months, $804,000. Four or more: 35 sold, 95 for sale, 8.1 months, $885,000 (weighted monthly medians). The 2-bedroom has the least supply of the three; four bedrooms or more, the most.

Where the price bands sit.

The same three months cut by price. Each band includes its lower figure and excludes its upper one. The board publishes no share of homes sold over asking; the nearest measure is the sale price as a percentage of list price. A dash where fewer than five sold.

DETACHED, BY PRICE BAND	SOLD IN OCT (SEP)	SOLD AUG–OCT (MAY–JUL)	ACTIVE, OCT (JUL)	MONTHS OF SUPPLY	% OF LIST	DAYS
Under $1.2M	7 (9)	24 (16)	29 (27)	3.6	96.0%	64
$1.2M to under $1.5M	15 (17)	45 (56)	95 (111)	6.3	95.8%	22
$1.5M to under $2.0M	23 (14)	47 (67)	170 (194)	10.9	95.8%	42
$2.0M to under $3.0M	7 (16)	36 (45)	153 (186)	12.8	94.4%	33
$3.0M and over	2 (4)	10 (8)	113 (107)	33.9	92.1%	63

TOWNHOME, BY PRICE BAND	SOLD IN OCT (SEP)	SOLD AUG–OCT (MAY–JUL)	ACTIVE, OCT (JUL)	MONTHS OF SUPPLY	% OF LIST	DAYS
Under $700k	5 (7)	18 (21)	21 (17)	3.5	97.0%	34
$700k to under $900k	19 (25)	57 (80)	121 (113)	6.4	96.8%	24
$900k to under $1.2M	7 (9)	26 (39)	86 (108)	9.9	97.6%	31
$1.2M and over	4 (6)	14 (10)	37 (47)	7.9	96.9%	40

CONDO, BY PRICE BAND	SOLD IN OCT (SEP)	SOLD AUG–OCT (MAY–JUL)	ACTIVE, OCT (JUL)	MONTHS OF SUPPLY	% OF LIST	DAYS
Under $450k	9 (8)	29 (23)	50 (40)	5.2	95.9%	43
$450k to under $600k	20 (26)	68 (84)	112 (138)	4.9	96.9%	37
$600k to under $800k	10 (3)	25 (31)	55 (68)	6.6	97.4%	23
$800k and over	7 (6)	19 (23)	79 (79)	12.5	97.9%	30

Under $1.2 million, and $3 million and over.

Houses under $1.2 million: 24 sold from August to October (16 from May to July) with 29 for sale, 3.6 months of supply. $1.2 to under $1.5 million: 45 sold (56), 6.3 months. From $1.5 million supply rises with price, to 10.9 months below $2 million and 12.8 from $2 to $3 million. At $3 million and over 113 houses are for sale and 10 sold in the three months, at 92.1% of list price. Lower prices may move some sales into the under-$1.2 million band; these totals do not separate that effect from changes in the number or mix of buyers.

One peninsula figure hides the price bands.

From August to October 69 houses sold under $1.5 million with 124 active at the end of October; at $2 million and over, 46 sold with 266 active (database counts). A peninsula-wide months-of-supply figure (10.4 at the three-month pace) describes neither. The price-band tables have every band.

Houses under 2,000 square feet sold more than from May to July; larger ones sold fewer.

August to October 2026, with May to July in brackets; active listings at the end of October.

HOUSES BY YEAR BUILT AND BY SIZE	SOLD AUG–OCT (MAY–JUL)	ACTIVE, OCT	MONTHS OF SUPPLY	WEIGHTED PRICE	DAYS
Built before 1990	73 (73)	212	8.7	$1,362,000	34
Built 1990 to 1999	18 (29)	59	9.8	$2,060,000	31
Built 2000 to 2011	28 (28)	114	12.2	$1,674,000	33
Built 2012 or later	43 (62)	167	11.7	$1,830,000	46
Under 2,000 sq ft	35 (27)	84	7.2	$1,155,000	32
2,000 to 3,799 sq ft	85 (118)	263	9.3	$1,546,000	37
3,800 sq ft or more	42 (47)	213	15.2	$2,234,000	39

Coverage: the year-built rows hold 162 of the 162 house sales and 552 of the 560 active house listings; the size rows hold 162 and 560. The remainder are not in any year-built group in the database; the reason was not established. The bedroom cuts are selected counts: 148 of 162 house sales, 115 of 115 townhome sales and 140 of 141 condo sales.

New build and resale.

New build is the listing's new-construction field as the listing agent entered it. A builder's list price is set differently from a resale seller's, so % of list is not like for like.

NEW BUILD AND RESALE	SOLD AUG–OCT (MAY–JUL)	ACTIVE, OCT	MONTHS OF SUPPLY	WEIGHTED PRICE	$ / SQ FT	DAYS	% OF LIST
House, new build	6 (7)	41	20.5	$2,069,000	$474	72	88.9%
House, resale	156 (185)	519	10.0	$1,564,000	$549	33	95.4%
Townhome, new build	10 (15)	19	5.7	$923,000	$609	14	99.7%
Townhome, resale	105 (135)	246	7.0	$825,000	$492	27	96.9%
Condo, new build	11 (12)	45	12.3	$839,000	$836	47	96.9%
Condo, resale	130 (149)	251	5.8	$541,000	$519	30	97.0%

Under 2,000 square feet, and 3,800 or more.

Houses under 2,000 square feet: 35 sold from August to October against 27 from May to July, 84 for sale, 7.2 months of supply, 32 days. 3,800 square feet or more: 42 against 47, with 213 for sale, 15.2 months, the most of any age or size group. By bedrooms, 3-bedroom houses sold 41 against 33; four or more, 107 against 150.

New build: few sales, a long shelf.

6 new-build houses sold in three months with 41 for sale: 20.5 months of supply, against 10.0 for resale houses. New condos: 11 sold, 45 for sale, 12.3 months, against 5.8 for resale condos. New townhomes are the exception: 10 sold, 19 for sale, 5.7 months against 7.0 for resale. These are small counts.

The market gauge: 12.1%, in the balanced range.

One gauge for South Surrey and White Rock: October sales divided by active listings at month end, all three home types together (135 of 1,115). Under 12% is conventionally called a buyers' market, 12 to 20% balanced, above 20% a sellers' market. These are conventions; a threshold does not guarantee negotiating power or rising prices.



JUST INSIDE THE 12 TO 20% RANGE; SEPTEMBER READ 12.6%. HOUSES ALONE ARE AT 9.7%, UNDER 12%.

October: fewer sales, fewer listings.

135 homes sold, 150 in September (houses and townhomes fell, condos rose). 342 new listings arrived against 422.

Fewer homes for sale.

1,115 homes for sale against 1,193 in September and 1,319 in October 2025.

Benchmarks split.

In October the house benchmark fell 0.4%, the townhome rose 0.5% and the condo 2.6%. Since July: houses −2.5%, townhomes −4.1%, condos +2.1%.

What I'm watching in the November numbers.

01 **The condo benchmark.** +2.6% in October to $558,600 and +2.1% since July, the only one of the board's eight areas with a condo benchmark above its July level.

02 **House sales under 12%.** A house sales-to-active ratio of 9.7% in October and 10.0% in September; 559 houses for sale at month end, 54 sold in the month.

03 **The $3 million shelf.** 113 houses at $3 million and over active at the end of October (database count); 10 sold from August to October.

How does your home compare with this market?

The benchmark moved again last month, and your street is not the benchmark. Call or email for a free, no-obligation valuation of your exact home. Want the December edition the week the November numbers land? Email **info@hamishross.com** with the word REPORT.

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Definitions and sources. Pages 1 and 2 use the board's Monthly Statistics Package for October 2026 (fvreb.bc.ca), the figures of record, and its news release of 3 November 2026. Pages 3 to 6 use the board's MLS® statistics database, read on 5 November 2026 (Pacific time); the package does not print those figures. Benchmarks and their changes on pages 3 and 4 are the board's MLS® HPI Detail report for October 2026. Sales-to-active-listings ratio: homes sold in the month ÷ listings still active at month end. Months of supply: on pages 1 and 2, active listings ÷ the month's sales; on pages 3 to 6, active listings at the end of October ÷ the average monthly sales of August to October. Three-month days, % of list, prices and $ per square foot are sales-weighted averages of the three monthly medians, not medians of the individual sales. Houses with acreage are a separate board category, not in these tables. A benchmark is the board's index price for a typical home, never an average; neighbourhood indexes rest on few sales. A dash where fewer than five sold. Nothing is seasonally adjusted. Assurance, not guarantee: this report describes and informs, it does not advise. Not intended to solicit properties already listed. Hamish Ross, Macdonald Realty WR, 604 376 7687, info@hamishross.com, hamishross.com.