

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

October 2026 edition, analysing the Fraser Valley Real Estate Board’s September 2026 statistics (news release dated 5 October 2026). September on the peninsula: more houses and townhomes sold than in August, at lower benchmark prices. Houses sold 60 against 48 in August and townhomes 47 against 33; condos slipped to 43 from 52. Every benchmark fell on the month: houses 2.2%, townhomes 2.8%, condos 1.2%.

DETACHED HOUSE	TOWNHOME	CONDO
\$1,612,500	\$797,100	\$544,400
-2.2% on August (-\$36,700)	-2.8% on August (-\$23,200)	-1.2% on August (-\$6,400)
-7.4% on September 2025	-11.2% on September 2025	-7.7% on September 2025

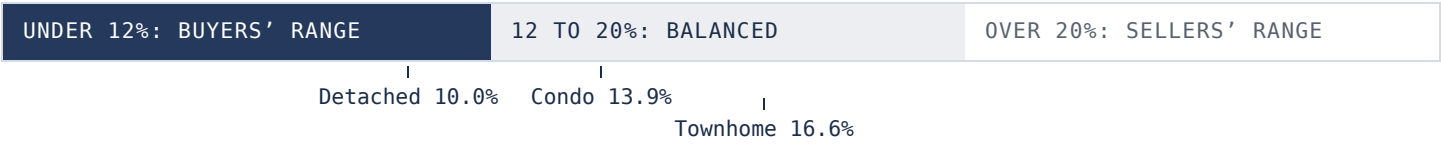
MLS® HOME PRICE INDEX BENCHMARK, SOUTH SURREY AND WHITE ROCK COMBINED, SEPTEMBER 2026, FROM THE BOARD’S PACKAGE.

Sold, listed and still active.

As printed in the board’s September 2026 package; active listings at 30 September 2026. Sales-to-active-listings ratio = homes sold in the month ÷ listings still active at month end.

SEPTEMBER 2026 (AUGUST 2026 IN BRACKETS)	DETACHED	TOWNHOME	CONDO
Homes sold in the month	60 (48)	47 (33)	43 (52)
New listings in the month	175 (137)	122 (89)	125 (99)
Active listings at month end	600 (616)	283 (280)	310 (321)
Sales-to-active-listings ratio	10.0% (7.8%)	16.6% (11.8%)	13.9% (16.2%)
Same ratio, September 2025	6.2%	8.5%	12.6%
Months of supply at the month’s pace	10.0 (12.8)	6.0 (8.5)	7.2 (6.2)
Benchmark price	\$1,612,500 (-2.2%)	\$797,100 (-2.8%)	\$544,400 (-1.2%)

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. Townhomes moved most: 16.6% in September against 11.8% in August. Houses went from 7.8% to 10.0%, still under 12%. Condos went the other way, 16.2% to 13.9%, and stay in the 12 to 20% range.

August to September.

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

DETACHED	SOLD	ACTIVE	BENCHMARK	TOWNHOME	SOLD	ACTIVE	BENCHMARK	CONDO	SOLD	ACTIVE	BENCHMARK
Sep '25	41	664	\$1,741,400	Sep '25	29	340	\$897,900	Sep '25	49	389	\$589,800
Aug '26	48	616	\$1,649,200	Aug '26	33	280	\$820,300	Aug '26	52	321	\$550,800
Sep '26	60	600	\$1,612,500	Sep '26	47	283	\$797,100	Sep '26	43	310	\$544,400

From August to September house sales rose from 48 to 60 and townhome sales from 33 to 47, while condo sales fell from 52 to 43. A year ago house sales also rose from August to September (36 to 41); these figures are not seasonally adjusted and one year does not establish a pattern. In the same month the house benchmark fell \$36,700, the townhome \$23,200, the condo \$6,400. More house and townhome sales, and lower benchmarks, in the same month.

Months of supply, ranked against the board.

Active listings at month end ÷ September’s sales alone (the neighbourhood section uses the three-month pace, so its 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.

SEPTEMBER 2026, BY HOME TYPE	MONTHS OF SUPPLY HERE	RANK (1 = LEAST SUPPLY)	LEAST SUPPLY ON THE BOARD	MOST SUPPLY ON THE BOARD
Detached house	10.0	6 of 8	Cloverdale (6.3)	North Surrey (15.1)
Townhome	6.0	4 of 8	Langley (4.6)	North Surrey (26.8)
Condo	7.2	3 of 8	Langley (6.2)	Central Surrey (18.2)

What buyers are seeing.

600 houses, 283 townhomes and 310 condos active at month end. At September’s pace that is 10.0 months of houses (12.8 in August), 6.0 of townhomes (8.5) and 7.2 of condos (6.2). Across the whole board (not the peninsula alone) the average was 45 days to sell a house, 46 a condo and 38 a townhome. The last three months, neighbourhood by neighbourhood, are in the neighbourhood section.

What sellers are seeing.

September sales were 16.6% of month-end townhome listings, 13.9% of condo listings and 10.0% of house listings. House and townhome sales rose in the same month the benchmarks fell, and over three months the house benchmark is down 4.9% and the townhome 6.6% (board HPI). 600 houses were for sale at month end; 60 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 July to September 2026, with April to June 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 June. Months of supply: active listings at the end of September against the average monthly sales of July to September, 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 September 2026 figure as it stood when read on 5 October 2026 (Pacific time); it runs a little below the package count on the cover.

DETACHED, BY MLS NEIGHBOURHOOD	BENCHMARK (CHANGE SINCE JUNE)	SOLD JUL- SEP (APR- JUN)	SOLD IN SEP	ACTIVE, SEP (JUN)	MONTHS OF SUPPLY	DAYS	% OF LIST
Crescent Beach / Ocean Park	\$1,528,500 (-4.4%)	34 (39)	7	93 (108)	8.2	33	95.5%
White Rock	\$1,542,600 (-5.0%)	26 (31)	10	133 (155)	15.3	33	95.4%
Grandview Heights	\$1,716,300 (-1.9%)	26 (31)	9	64 (70)	7.4	52	95.3%
King George Corridor	\$1,315,900 (-1.7%)	25 (28)	8	85 (87)	10.2	29	96.4%
Elgin Chantrell	\$1,981,900 (-11.4%)	23 (21)	10	72 (80)	9.4	38	94.7%
Sunnyside Park	\$1,417,200 (-9.0%)	11 (20)	3	45 (50)	12.3	41	93.1%
Morgan Creek	\$1,926,200 (-1.4%)	11 (14)	5	42 (48)	11.5	20	97.1%
Pacific Douglas	\$1,604,100 (-3.3%)	10 (16)	6	37 (30)	11.1	20	95.7%
Hazelmere	\$2,104,200 (+0.9%)	3 (1)	2	7 (9)	—	—	—
Whole peninsula	\$1,612,500 (-4.9%)	169 (201)	60	578 (637)	10.3	34	95.6%

Where the price moved since June.

The peninsula's house benchmark fell 4.9% in three months. Among neighbourhoods with ten or more sales it fell furthest in Elgin Chantrell, 11.4% (from \$2,237,000 to \$1,981,900; the index fell 7.6% in September alone, a thin reading on 23 sales), then Sunnyside Park 9.0%, White Rock 5.0% and Ocean Park 4.4%; least, excluding Morgan Creek's volatile reading, in King George Corridor (1.7%) and Grandview Heights (1.9%). Neighbourhood indexes rest on few sales and jump: Morgan Creek's rose 9.1% in September alone, so its figure carries no reading.

Where the supply is.

White Rock proper has 133 houses for sale and sold 26 from July to September: 15.3 months of supply, the most on the peninsula. Sunnyside Park is next at 12.3, and its 11 sales closed at 93.1% of list price, the lowest among neighbourhoods with ten or more sales. The lowest supply among those neighbourhoods is Grandview Heights (7.4 months) and Ocean Park (8.2). Fewer houses are for sale than in June in each of them but Pacific Douglas (37 now, 30 in June).

Neighbourhood and price-band figures come from the board's MLS® database, not its printed package, and cannot be checked against the package. Three months of sales in one neighbourhood is a small number; the counts are printed. Definitions and sources are on page 7.

Townhomes, the last three months.

TOWNHOME, BY MLS NEIGHBOURHOOD (TEN OR MORE SALES)	BENCHMARK (CHANGE SINCE JUNE)	SOLD JUL- SEP (APR- JUN)	SOLD IN SEP	ACTIVE, SEP (JUN)	MONTHS OF SUPPLY	DAYS	% OF LIST
Grandview Heights	\$807,200 (-4.9%)	63 (74)	18	123 (135)	5.9	30	96.7%
King George Corridor	\$758,000 (-9.1%)	18 (22)	11	53 (54)	8.8	23	97.3%
Morgan Creek	\$781,200 (-4.8%)	13 (15)	6	25 (26)	5.8	18	97.3%
Sunnyside Park	\$859,500 (-9.3%)	11 (15)	7	18 (23)	4.9	39	98.3%
Whole peninsula	\$797,100 (-6.6%)	119 (155)	47	279 (289)	7.0	26	97.1%

Condos, the last three months.

CONDO, BY MLS NEIGHBOURHOOD (TEN OR MORE SALES)	BENCHMARK (CHANGE SINCE JUNE)	SOLD JUL- SEP (APR- JUN)	SOLD IN SEP	ACTIVE, SEP (JUN)	MONTHS OF SUPPLY	DAYS	% OF LIST
White Rock	\$543,200 (-2.0%)	66 (76)	19	172 (186)	7.8	37	96.6%
King George Corridor	\$568,400 (-3.7%)	50 (34)	16	74 (90)	4.4	46	96.7%
Sunnyside Park	\$496,300 (-4.1%)	14 (9)	2	10 (22)	2.1	33	96.5%
Morgan Creek	\$558,900 (-3.9%)	11 (16)	3	14 (17)	3.8	27	97.9%
Whole peninsula	\$544,400 (-2.9%)	152 (156)	43	305 (358)	6.0	37	96.7%

Townhomes: 47 sold, and the steepest price fall on the board.

47 sold against 33 in August; the ratio went from 11.8% to 16.6%. The benchmark fell 2.8% in the month and 6.6% in three months, the steepest townhome falls of any area on the board over both periods. 283 are for sale, three more than in August.

Condos: sales down two months running.

57 sold in July (June: 55), 52 in August, 43 in September, while the number for sale fell from 329 to 310. Sales-to-active ratio 13.9%, in the 12 to 20% range; months of supply at September's pace 7.2, third-least of the board's 8 areas. The benchmark gave back August's rise: -1.2% in the month, -2.9% in three.

Where the townhomes trade.

63 of the 119 townhomes sold on the peninsula from July to September were in the Grandview Heights MLS neighbourhood, which had 123 active at the end of September: 5.9 months of supply.

Townhomes by bedroom.

2-bedroom townhomes: 34 sold, 54 for sale, 4.8 months of supply, \$755,000. 3-bedroom: 46 sold, 134 for sale, 8.7 months, \$785,000. Four or more: 39 sold, 7.0 months, \$894,000 (weighted monthly medians). The 3-bedroom has the most supply of the three; the 2-bedroom the least.

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 SEP (AUG)	SOLD JUL–SEP (APR–JUN)	ACTIVE, SEP (JUN)	MONTHS OF SUPPLY	% OF LIST	DAYS
Under \$1.2M	9 (8)	23 (11)	22 (23)	2.9	96.2%	45
\$1.2M to under \$1.5M	17 (13)	47 (50)	100 (113)	6.4	96.6%	23
\$1.5M to under \$2.0M	14 (10)	49 (72)	183 (203)	11.2	95.5%	47
\$2.0M to under \$3.0M	16 (13)	40 (56)	157 (188)	11.8	94.5%	30
\$3.0M and over	4 (4)	10 (12)	116 (110)	34.8	90.8%	48

TOWNHOME, BY PRICE BAND	SOLD IN SEP (AUG)	SOLD JUL–SEP (APR–JUN)	ACTIVE, SEP (JUN)	MONTHS OF SUPPLY	% OF LIST	DAYS
Under \$700k	7 (6)	20 (17)	18 (17)	2.7	96.9%	33
\$700k to under \$900k	25 (13)	59 (89)	133 (119)	6.8	96.8%	23
\$900k to under \$1.2M	9 (10)	29 (37)	88 (107)	9.1	97.5%	33
\$1.2M and over	6 (4)	11 (12)	40 (46)	10.9	96.7%	41

CONDO, BY PRICE BAND	SOLD IN SEP (AUG)	SOLD JUL–SEP (APR–JUN)	ACTIVE, SEP (JUN)	MONTHS OF SUPPLY	% OF LIST	DAYS
Under \$450k	8 (12)	33 (19)	50 (42)	4.5	96.3%	47
\$450k to under \$600k	26 (22)	75 (75)	117 (150)	4.7	96.7%	41
\$600k to under \$800k	3 (12)	24 (29)	55 (85)	6.9	96.5%	31
\$800k and over	6 (6)	20 (33)	83 (81)	12.5	98.4%	30

Under \$1.5 million is a different market.

Houses under \$1.2 million: 23 sold from July to September (11 from April to June) with 22 for sale, 2.9 months of supply. \$1.2 to \$1.5 million: 47 sold (50), 6.4 months. Above \$1.5 million it is 11.2 months and up; above \$3 million 116 houses are for sale and 10 sold in the three months, at 90.8% 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 July to September 23 houses sold under \$1.2 million with 22 active at the end of September; at \$3 million and over, 10 sold with 116 active (database counts). A peninsula-wide months-of-supply figure describes neither. The price-band tables have every band.

Smaller houses sold more than in spring; larger ones did not.

July to September 2026, with April to June in brackets; active listings at the end of September.

HOUSES BY YEAR BUILT AND BY SIZE	SOLD JUL-SEP (APR-JUN)	ACTIVE, SEP	MONTHS OF SUPPLY	WEIGHTED PRICE	DAYS
Built before 1990	70 (78)	221	9.5	\$1,330,000	28
Built 1990 to 1999	23 (28)	60	7.8	\$2,120,000	36
Built 2000 to 2011	29 (30)	116	12.0	\$1,738,000	34
Built 2012 or later	47 (65)	170	10.9	\$1,827,000	41
Under 2,000 sq ft	33 (22)	87	7.9	\$1,152,000	28
2,000 to 3,799 sq ft	92 (122)	278	9.1	\$1,549,000	38
3,800 sq ft or more	44 (57)	213	14.5	\$2,236,000	39

Coverage: the year-built rows hold 169 of the 169 house sales and 567 of the 578 active house listings; the size rows hold 169 and 578. The remainder are not in any year-built group in the database; the reason was not established. Bedroom figures quoted in this report are selected counts: 157 of 169 house sales, 119 of 119 townhome sales and 152 of 152 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 JUL-SEP (APR-JUN)	ACTIVE, SEP	MONTHS OF SUPPLY	WEIGHTED PRICE	\$ / SQ FT	DAYS	% OF LIST
House, new build	7 (7)	38	16.3	\$2,042,000	\$488	69	90.2%
House, resale	162 (194)	540	10.0	\$1,582,000	\$547	32	95.7%
Townhome, new build	13 (15)	17	3.9	\$906,000	\$613	19	99.8%
Townhome, resale	106 (140)	262	7.4	\$810,000	\$500	27	96.7%
Condo, new build	11 (12)	44	12.0	\$1,007,000	\$934	37	98.2%
Condo, resale	141 (144)	261	5.6	\$523,000	\$497	37	96.5%

Three bedrooms and under 2,000 square feet.

Two house segments sold more from July to September than from April to June: 3-bedroom houses (40 against 34) and houses under 2,000 square feet (33 against 22). The larger house went the other way: four bedrooms or more, 117 against 160; 3,800 square feet or more, 44 against 57, with 213 for sale, 14.5 months of supply, the most of any age or size group.

New build: few sales, a long shelf.

7 new-build houses sold in three months with 38 for sale: 16.3 months of supply, against 10.0 for resale houses. New condos: 11 sold, 44 for sale, 12.0 months, against 5.6 for resale condos. New townhomes are the exception: 13 sold, 17 for sale, 3.9 months. These are small counts; one busy month changes them.

The market gauge: 12.6%, in the balanced range.

One gauge for South Surrey and White Rock: September sales divided by active listings at month end, all three home types together (150 of 1,193). 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.

SEPTEMBER 2026

UNDER 12%: BUYERS' RANGE	12 TO 20%: BALANCED	OVER 20%: SELLERS' RANGE
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JUST INSIDE THE 12 TO 20% RANGE; AUGUST READ 10.9%. HOUSES ALONE ARE AT 10.0%, UNDER 12%.

September: more sales, lower benchmarks.

150 homes sold, 133 in August (houses and townhomes rose, condos fell). In the same month the house benchmark fell 2.2%, the townhome 2.8% and the condo 1.2%.

The shelf is shrinking slowly.

1,193 homes for sale against 1,217 in August and 1,393 last September. New listings rose on the month.

Price has not turned.

Since June the house benchmark is down 4.9%, the townhome 6.6%, the condo 2.9%. August's +0.1% for houses did not repeat.

What I'm watching in the October numbers.

- Whether the volume holds.** 60 houses and 47 townhomes sold in September, up from 48 and 33. The house ratio alone is still under 12%.
- The townhome benchmark.** Down 2.8% in the month and 6.6% in three, the steepest of any area on the board. Watching whether October's fall is smaller.
- Condo sales.** 57 in July, 52 in August, 43 in September: two months down. The sales-to-active ratio slipped from 16.2% to 13.9%.

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 November edition the week the October 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 September 2026 (fvreb.bc.ca), the figures of record. Pages 3 to 6 use the board's MLS® statistics database, read on 5 October 2026 (Pacific time); the package does not print those figures. 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 September ÷ the average monthly sales of July to September. 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. Arithmetic and analysis my own. 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.