

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

September 2026 edition, analysing the Fraser Valley Real Estate Board’s August 2026 statistics, released 2 September 2026. The headline is quiet and it matters: the peninsula was the only market on the board where both the house benchmark and the condo benchmark rose in August. Houses sold 33% more than last August into fewer listings. Prices are still 7.5% to 11.1% below a year ago. Here is exactly where each home type stands.

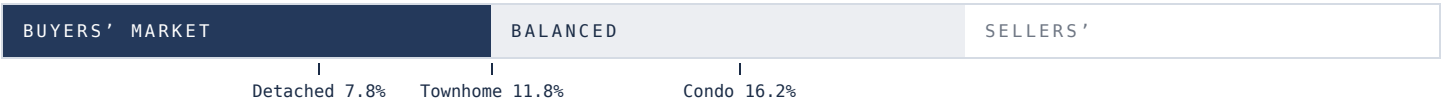
DETACHED HOUSE	TOWNHOME	CONDO
\$1,649,200	\$820,300	\$550,800
-7.5% in a year · -\$133,000 · +0.1% on July	-11.1% in a year · -\$102,200 · -1.7% on July	-6.2% in a year · -\$36,200 · +0.7% on July

MLS® HOME PRICE INDEX BENCHMARK, SOUTH SURREY AND WHITE ROCK COMBINED, AUGUST 2026. THE BOARD PUBLISHES NO WHITE ROCK-ONLY FIGURE.

Sold, listed and still available.

AUGUST 2026 (CHANGE ON AUGUST 2025)	DETACHED	TOWNHOME	CONDO
Homes sold	48 (+33%)	33 (-3%)	52 (+27%)
New listings	137 (-10%)	89 (-17%)	99 (-10%)
Homes for sale at month end	616 (-6%)	280 (-4%)	321 (-13%)
Share of listings sold in the month	7.8% buyers’	11.8% buyers’	16.2% balanced
Same share, August 2025	5.5%	11.7%	11.1%
Months of supply (for sale ÷ sold)	12.8	8.5	6.2
Benchmark price	\$1,649,200 (-7%)	\$820,300 (-11%)	\$550,800 (-6%)

Market temperature.



Under 12% of listings selling in a month is a buyers’ market; 12 to 20% is balanced; above that, sellers hold the cards. Condos are the peninsula’s balanced segment at 16.2%, up from 11.1% last August. Houses sit at 7.8%, buyers’ territory, but well above the 5.5% of a year ago. Townhomes at 11.8% are the softest segment and the one whose price fell most.

Then, and now.

Homes sold, homes for sale and the benchmark price, August 2025 and August 2026, both columns as printed in the board’s August 2026 package.

DETACHED	SOLD	FOR SALE	BENCHMARK	TOWNHOME	SOLD	FOR SALE	BENCHMARK	CONDO	SOLD	FOR SALE	BENCHMARK
AUG '25	36	654	\$1,782,200	AUG '25	34	291	\$922,500	AUG '25	41	369	\$587,000
AUG '26	48	616	\$1,649,200	AUG '26	33	280	\$820,300	AUG '26	52	321	\$550,800

Every home type is cheaper than a year ago and every one has fewer listings than a year ago: 97 fewer homes for sale across the three types. Detached sales rose from 36 to 48 and condo sales from 41 to 52 in the same twelve months. More buying into less supply while prices are still lower: that is the order in which corrections end, and price is the last of the three to move.

The wider Fraser Valley.

The backdrop every local decision is made against, August 2026, all board areas.

9,787	941	10%	\$869,900
homes for sale valley-wide, -6% on a year ago and still 33% above the ten-year seasonal average (board figure).	August sales, +1% on last August: only the second year-over-year gain since January 2025 (board release).	of listings sold in the month, a buyers' market valley-wide. Detached 10.1%, townhome 15.5%, condo 10.9%.	composite benchmark, -0.9% on July and -7.2% in a year (board HPI).

The peninsula is selling 16.2% of its condos into a valley selling 10.9% of its condos. Houses here at 7.8% trail the valley’s 10.1%, and that is the segment whose sales grew fastest. Where the numbers lean this month: toward buyers in houses and townhomes, toward balance in condos.

Where the numbers lean.

Months of supply is how long the current shelf would take to sell at this month’s pace. The easiest sale and the hardest sale on the peninsula, ranked against the board’s other seven areas.

AUGUST 2026, BY HOME TYPE	MONTHS OF SUPPLY HERE	RANK (1 = FASTEST)	FASTEST AREA ON THE BOARD	SLOWEST AREA ON THE BOARD
Detached house	12.8	7 of 8	Cloverdale (6.1)	Central Surrey (16.0)
Townhome	8.5	7 of 8	Langley (4.3)	North Surrey (9.2)
Condo	6.2	2 of 8	Cloverdale (4.8)	Central Surrey (25.3)

What buyers are seeing.

616 houses, 280 townhomes and 321 condos for sale. A house buyer here has 12.8 months of supply to choose from, the second-widest choice of any area on the board; a condo buyer has 6.2. Board-wide it took 45 days to sell a house or a condo in August and 37 to sell a townhome. The board publishes no peninsula-only days figure.

What sellers are seeing.

One in 6 condos and one in 13 houses sold in the month. Condo sellers priced at the benchmark are in a balanced market with the benchmark rising. House sellers are competing with 616 other listings for 48 buyers, and the homes that sold went to buyers who were out in August and comparing everything.

Detached houses, neighbourhood by neighbourhood.

The board publishes one combined figure for South Surrey and White Rock; its MLS® database goes deeper, and this page reads it. Benchmark: the board's index price where it publishes one for the sub-area (n/p: not published). Sold 12 months: September 2025 to August 2026 against the twelve months before. Months of supply: homes for sale against the year's average monthly sales, the same arithmetic in every row (three thin rows recomputed on 25 September 2026). Days and sold-at-% of ask: medians of the year's sales. Ranked by homes sold.

DETACHED, BY NEIGHBOURHOOD	BENCHMARK (YEAR)	SOLD 12 MO (VS PRIOR 12)	FOR SALE	MONTHS OF SUPPLY	MEDIAN DAYS	SOLD AT % OF ASK	\$ / SQ FT
Crescent Beach / Ocean Park	\$1,579,400 (-10.3%)	135 +26%	89	7.9	35	95.8%	\$660
White Rock	\$1,591,300 (-7.5%)	93 -13%	144	18.6	33	95.2%	\$629
Grandview Heights	n/p	85 +37%	60	8.5	50	96.0%	\$513
King George Corridor	\$1,351,600 (-9.2%)	77 +3%	85	13.2	27	96.8%	\$583
Elgin Chantrell	\$2,145,100 (-5.3%)	69 -7%	81	14.1	45	93.9%	\$612
Sunnyside Park	\$1,481,100 (-7.0%)	61 -15%	46	9.0	43	94.0%	\$650
Morgan Creek	n/p	52 +8%	45	10.4	46	94.9%	\$500
Pacific Douglas	n/p	42 -7%	38	10.9	30	97.5%	\$483
Hazelmere	n/p	2 -67%	8	48.0	161	86.8%	\$968
Whole peninsula	\$1,649,200 (-7.5%)	616 +3%	596	11.6	35	95.7%	\$579

TOWNHOME	BENCHMARK (YEAR)	SOLD 12 MO	FOR SALE	MOS	DAYS	CONDO	BENCHMARK (YEAR)	SOLD 12 MO	FOR SALE	MOS	DAYS
Grandview Heights	\$820,000 (-10.6%)	249 -3%	130	6.3	25	White Rock	\$544,600 (-4.3%)	256 -9%	165	7.7	32
King George Corridor	\$797,300 (-11.2%)	79 +0%	55	8.4	29	King George Corridor	\$582,000 (-7.5%)	133 -32%	86	7.8	32
Sunnyside Park	\$903,800 (-11.0%)	41 -24%	23	6.7	53	Grandview Heights	\$550,600 (-8.5%)	58 -18%	22	4.6	33
Morgan Creek	\$795,400 (-11.6%)	40 -26%	25	7.5	28	Sunnyside Park	\$504,100 (-8.5%)	47 -27%	11	2.8	42
Pacific Douglas	\$774,000 (-10.2%)	38 -24%	19	6.0	30	Morgan Creek	\$571,500 (-7.0%)	41 +28%	13	3.8	32
Whole peninsula	\$820,300 (-11.1%)	492 -9%	281	6.9	27	Whole peninsula	\$550,800 (-6.2%)	562 -16%	312	6.7	30

Where the price bands sit.

The peninsula cut by price instead of by street. The board publishes no share of homes sold over asking; the nearest measure is the median sale price as a percentage of final list price. Townhome and condo bands are in the text below.

DETACHED, BY PRICE BAND	SOLD AUG 26 / AUG 25	SOLD 13 MO	MONTHS OF SUPPLY	SAME, AUG 25	SOLD AT % OF ASK	MEDIAN DAYS
Under \$1.2M	8 / 4	52	8.0	8.9	96.2%	59
\$1.2M to \$1.5M	13 / 8	157	9.6	8.4	96.8%	23
\$1.5M to \$2.0M	10 / 12	233	9.4	10.2	96.4%	50
\$2.0M to \$3.0M	13 / 6	167	12.1	16.3	92.5%	28
\$3.0M and up	4 / 5	42	26.8	25.4	94.7%	54

The neighbourhood that turned first: Crescent Beach and Ocean Park.

135 houses sold in twelve months against 107 the year before, 41 in the last three months against 25. Supply is 7.9 months, the tightest of the big neighbourhoods, and the benchmark fell furthest, 10.3% in a year to \$1,579,400. Buyers answered the price cut here first. Runner-up: King George Corridor, 31 sales in three months against 14, closest to ask of the volume neighbourhoods at 96.8%.

The entry condo is the soft spot.

Condos under \$450,000: 48 for sale against 15 a year ago, 10.3 months of supply against 5.2, the slowest condo band on the peninsula. Condos from \$600,000 to \$800,000 sit at 4.5 months, the tightest. Townhomes under \$700,000, a band with 2 listings a year ago, now carry 16 and sold 6 in August; townhomes above \$1.2 million carry 9.9 months, up from 5.7.

The line where supply doubles: \$3 million.

Under \$2 million every band carries 8 to 10 months of supply. From \$2 million to \$3 million it is 12.1 months, down from 16.3 a year ago and the biggest improvement of any band: 13 sold in August against 6. Above \$3 million it is 26.8 months, 4 sales into a shelf that would take more than two years to clear at this pace, and those sales closed at 94.7% of ask.

White Rock proper: slow lane for houses, fast lane for condos.

Inside the city limits 144 houses are for sale and 93 sold in twelve months: 18.6 months of supply, the slowest on the peninsula. The same postal codes sold 256 condos, 46% of the peninsula's condo sales, at 7.7 months and 32 median days. Grandview Heights is the townhome market: 249 of 492 peninsula townhome sales, 6.3 months, 25 days, 97.8% of ask.

Neighbourhood and price-band figures: Fraser Valley Real Estate Board MLS® data read from the board's MLS® database on 5 September 2026, sub-areas F51 to F59. The live database runs 1 to 3% below the printed package on homes for sale (withdrawn listings drop out); the package figures on pages 1, 2 and 4 are the figures of record. Benchmarks are the board's index price, never an average; none is published for Hazelmere, Grandview Heights, Morgan Creek or Pacific Douglas houses. Months of supply, twelve-month totals and rankings are my own arithmetic on the board's counts; analysis my own. Townhome and condo tables: neighbourhoods with 30 or more sales in the year. Assurance, not guarantee: this page describes and informs, it does not advise. Not intended to solicit properties already listed.

Detached houses, month by month.

Benchmark, homes sold, new listings, homes for sale and the share sold, August 2025 to August 2026, from the board’s own monthly packages. Share sold and months of supply are my arithmetic on the board’s counts.

DETACHED	BENCHMARK	SOLD	NEW	FOR SALE	SHARE SOLD	MONTHS OF SUPPLY
AUG 25	\$1,795,500	36	153	654	5.5%	18.2
SEP 25	\$1,777,900	41	209	664	6.2%	16.2
OCT 25	\$1,754,000	58	165	622	9.3%	10.7
NOV 25	\$1,746,100	55	114	552	10.0%	10.0
DEC 25	\$1,732,300	34	69	417	8.2%	12.3
JAN 26	\$1,728,000	32	200	473	6.8%	14.8
FEB 26	\$1,722,800	35	160	521	6.7%	14.9
MAR 26	\$1,718,500	52	200	579	9.0%	11.1
APR 26	\$1,740,600	72	265	634	11.4%	8.8
MAY 26	\$1,727,000	60	221	656	9.1%	10.9
JUN 26	\$1,696,300	71	204	660	10.8%	9.3
JUL 26	\$1,647,200	61	176	633	9.6%	10.4
AUG 26	\$1,649,200	48	137	616	7.8%	12.8

TOWNHOME	BENCHMARK	SOLD	FOR SALE	SHARE SOLD	CONDO	BENCHMARK	SOLD	FOR SALE	SHARE SOLD
AUG 25	\$921,200	34	291	11.7%	AUG 25	\$588,600	41	369	11.1%
SEP 25	\$906,800	29	340	8.5%	SEP 25	\$593,100	49	389	12.6%
OCT 25	\$879,100	50	322	15.5%	OCT 25	\$581,300	48	375	12.8%
NOV 25	\$876,500	47	281	16.7%	NOV 25	\$574,900	48	345	13.9%
DEC 25	\$885,700	37	194	19.1%	DEC 25	\$570,600	48	255	18.8%
JAN 26	\$861,000	29	222	13.1%	JAN 26	\$565,300	31	276	11.2%
FEB 26	\$863,300	28	241	11.6%	FEB 26	\$559,500	40	297	13.5%
MAR 26	\$868,400	46	278	16.5%	MAR 26	\$571,000	44	319	13.8%
APR 26	\$878,200	44	277	15.9%	APR 26	\$588,200	52	357	14.6%
MAY 26	\$863,100	61	271	22.5%	MAY 26	\$576,800	49	364	13.5%
JUN 26	\$853,400	50	292	17.1%	JUN 26	\$560,800	55	364	15.1%
JUL 26	\$834,900	38	283	13.4%	JUL 26	\$546,900	57	329	17.3%
AUG 26	\$820,300	33	280	11.8%	AUG 26	\$550,800	52	321	16.2%

What the thirteen months are telling us.

Read straight off the board’s figures, not from impression. South Surrey and White Rock remains the most expensive detached market on the board at \$1,649,200, \$169,800 above Langley. Analysis my own.

Houses: a third more sold than last August. Last August 36 houses sold into 654 listings (5.5%); this August 48 into 616 (7.8%). The share sold ran from 5.5% (Aug 25) to 11.4% (Apr 26) over the year. August is always quieter than spring; against its own season, the house market is busier than a year ago and the benchmark printed its first monthly rise since April, +0.1%.	Townhomes: the segment still finding its floor. 33 sold against 34; 280 for sale against 291. The benchmark fell 11.1% in a year, the steepest townhome fall of any area on the board, and 5.0% in three months. The share sold has stepped down every month since May (22.5% to 11.8%). Buyers are choosing houses and condos over townhomes at these prices.
Condos: the balanced segment, and the first to turn. 52 sold, up 27% on last August, into 321 listings, down 13%. Share sold 16.2%, months of supply 6.2, the second-tightest condo market on the board after Cloverdale. The benchmark rose +0.7% in the month and is down 6.2% in a year, the smallest fall of the three.	The move-up gap closed by \$96,800. Prices fall in dollars, not percentages. The distance between the benchmark condo and the benchmark house on the peninsula narrowed from \$1,195,200 to \$1,098,400 in a year; condo to townhome, the gap is now \$269,500. Every month the gap narrows, the next rung costs less, and this month the bottom rung rose while the top rung held.

Fraser Valley Real Estate Board Monthly Statistics Package, August 2026, released 2 September 2026: MLS® Summary area tables and MLS® Home Price Index. Benchmarks are the board’s index price for a typical home, never an average. Share sold, months of supply and every comparison across areas are my own arithmetic on the board’s counts; analysis my own. The thirteen-month table is built from the August 2025 to August 2026 packages; year-ago benchmarks are the board’s revised figures as printed in the August 2026 package. Assurance, not guarantee: this report describes and informs, it does not advise. Not intended to solicit properties already listed.

Both ends of the ladder, and a hollow middle.

Every South Surrey and White Rock sale in the twelve months to August 2026, cut by bedroom count, by new build against resale, and by the age and size of the house. Medians and dollars per square foot are sales-weighted over the year; days and sold-at-% of ask are medians; months of supply is the year’s average. Source: FVREB MLS® data, read 5 September 2026.

BY BEDROOMS, WHOLE PENINSULA	SOLD 12 MO (VS PRIOR)	MEDIAN	\$ / SQ FT	HOUSES BY AGE AND SIZE	SOLD 12 MO	MEDIAN	\$ / SQ FT
House, 3 bedrooms	135 -1%	\$1,501,000	\$696	Built before 1990	259 +5%	\$1,451,000	\$656
House, 4 or more	450 +3%	\$1,833,000	\$542	Built 1990 to 1999	84	\$2,014,000	\$580
Townhome, 2 bedrooms	131 +5%	\$792,000	\$578	Built 2000 to 2011	108	\$2,026,000	\$520
Townhome, 3 bedrooms	211 -17%	\$819,000	\$538	Built 2012 or later	163 +13%	\$1,905,000	\$524
Townhome, 4 or more	149 -7%	\$943,000	\$502	Under 2,000 sq ft	97 -13%	\$1,264,000	\$779
Condo, 1 bedroom	102 -33%	\$483,000	\$674	2,000 to 3,799 sq ft	354 +4%	\$1,616,000	\$579
Condo, 2 bedrooms	433 -10%	\$581,000	\$567	3,800 sq ft or more	165 +15%	\$2,361,000	\$505
Condo, 3 bedrooms	26 -19%	\$1,138,000	\$784				

New build against resale.

NEW BUILD AGAINST RESALE	SOLD 12 MO	MEDIAN	\$ / SQ FT	MEDIAN DAYS	% OF ASK	MOS (12-MO AVG)
House, new build	30	\$1,988,000	\$539	57	95.1%	16.0
House, resale	586 +3%	\$1,693,000	\$586	34	95.7%	11.8
Townhome, new build	49 -16%	\$903,000	\$619	25	99.8%	4.8
Townhome, resale	443 -9%	\$839,000	\$526	29	97.2%	6.7
Condo, new build	53 -63%	\$760,000	\$910	19	99.2%	6.9
Condo, resale	509 -3%	\$554,000	\$573	32	96.7%	6.7

The same cuts, neighbourhood by neighbourhood.

4-BEDROOM-PLUS HOUSE, BY NEIGHBOURHOOD	SOLD 12 MO	MEDIAN	\$ / SQ FT	TOWNHOME (SALES), BY NEIGHBOURHOOD	2 BEDROOMS	3 BEDROOMS	4 OR MORE
Elgin Chantrell	59	\$2,390,000	\$588	Grandview Heights	\$738,000 (46)	\$820,000 (106)	\$952,000 (97)
Morgan Creek	44	\$2,126,000	\$496	King George Corridor	\$795,000 (22)	\$800,000 (43)	\$926,000 (14)
Crescent Beach / Ocean Park	86	\$1,909,000	\$628	Morgan Creek	—	\$845,000 (23)	\$969,000 (14)
White Rock	59	\$1,841,000	\$583	Pacific Douglas	—	\$887,000 (14)	\$872,000 (16)
Grandview Heights	83	\$1,797,000	\$512	Sunnyside Park	\$990,000 (31)	—	—
Sunnyside Park	34	\$1,783,000	\$599	Whole peninsula	\$792,000 (131)	\$819,000 (211)	\$943,000 (149)
Pacific Douglas	41	\$1,622,000	\$483				
King George Corridor	42	\$1,534,000	\$517				
Whole peninsula	450	\$1,833,000	\$542				

The two ends held; the middle gave way.

The only house segment that sold more than a year ago was the 4-bedroom-plus (450, +3%); the only townhome segment up was the 2-bedroom (131, +5%). Between them, 3-bedroom townhomes fell 17% and 1-bedroom condos fell 33%. Families buying the whole house and downsizers buying the small townhome are the peninsula’s two live markets; the starter rungs in between are where the shelf sits.

A new house here waits sixteen months.

New-build houses: 30 sold, 16.0 months of supply, 57 median days, 95.1% of ask. Resale: 586 sold (+3%), 11.8 months, 34 days, 95.7%. And the 2012-or-later house sold for less (\$1,905,000) than the 1990s (\$2,014,000) or 2000s (\$2,026,000) house, because the new stock is Grandview Heights and Pacific Douglas on compact lots (92 of the 163 sales) while the 1990s stock is Elgin, Morgan Creek and Ocean Park on the big ones.

New condos: a \$337-a-foot premium, and two-thirds fewer of them.

53 new-build condos sold in the year against 143 the year before, at \$910 a square foot against \$573 for resale. In White Rock the new product cleared at \$1,217 a foot (13 sales), on the Crescent Beach and Ocean Park waterfront at \$1,412 (5). The completions have thinned out; what remains is the top of the market, and it sold in 19 median days at 99.2% of ask. Resale condos took 32 days at 96.7%.

Where the 4-bedroom dollar goes furthest.

Elgin Chantrell \$2,390,000, Morgan Creek \$2,126,000, Crescent Beach and Ocean Park \$1,909,000, White Rock \$1,841,000, Grandview Heights \$1,797,000, Sunnyside \$1,783,000, Pacific Douglas \$1,622,000, King George Corridor \$1,534,000: an \$856,000 spread for the same bedroom count. Per square foot the order changes: Ocean Park \$628, Pacific Douglas \$483, Morgan Creek \$496. The big-house buyer bought more this year (3,800-plus square feet, 165 sales, +15%) and paid \$505 a foot for it.

Fraser Valley Real Estate Board MLS® data, sub-areas F51 to F59, twelve months to August 2026 against the twelve months before; read 5 September 2026. Bedroom, construction, age and size cuts are the board’s own listing fields. Medians are of sold prices, never averages of the index. Rows with fewer than ten sales are left out. Analysis my own. Assurance, not guarantee: this page describes and informs, it does not advise. Not intended to solicit properties already listed.

The schools, and what each catchment is known for.

The peninsula's public schools and the programs families choose them for: International Baccalaureate, French immersion, Montessori, Intensive Fine Arts, theatre and sport, as listed by Surrey Schools and the schools themselves. Market columns are this edition's neighbourhood figures (page 3). No rankings here; a school is a reason to buy on a street, and the numbers beside it say what that street cost this year.

NEIGHBOURHOOD	ELEMENTARY SCHOOLS AND PROGRAMS	SECONDARY SCHOOL AND WHAT IT IS KNOWN FOR	MOS	DAYS	% OF ASK	BENCHMARK, YEAR
Elgin Chantrell	Chantrell Creek	Elgin Park: Science Co-op and Humanities Co-op, Integrated Studies, AP Calculus and AP Art, home of the Orcas	14.1	45	93.9%	-5.3%
Crescent Beach / Ocean Park	Laronde (French immersion), Ocean Cliff (Intensive French), Crescent Park, Ray Shepherd	Elgin Park	7.9	35	95.8%	-10.3%
Sunnyside Park	Sunnyside (Montessori), Semiahmoo Trail, Bayridge	Semiahmoo: International Baccalaureate since 1981, the Sandcastle Cup rugby rivalry	9.0	43	94.0%	-7.0%
White Rock	White Rock Elementary (Intensive Fine Arts), Peace Arch (French immersion)	Semiahmoo / Earl Marriott	18.6	33	95.2%	-7.5%
Morgan Creek / Pacific Douglas	Morgan, Rosemary Heights, Pacific Heights	Earl Marriott: French immersion (one of four in Surrey), the 280-seat Wheelhouse Theatre in its 45th season of productions, provincial titles in volleyball, track and curling	10.4 / 10.9	46 / 30	94.9% / 97.5%	n/p
Grandview Heights	Southridge (independent, kindergarten to grade 12, 160 Street)	Grandview Heights: the peninsula's newest secondary, opened September 2021, home of the Grizzlies	8.5	50	96.0%	n/p

Three catchments, three characters. Elgin Park (Elgin, Crescent Beach, Ocean Park) is the co-op and integrated-studies school with French immersion feeding it from Laronde and Ocean Cliff, and its catchment holds both ends of this year's story: Ocean Park turned first (135 houses sold, 7.9 months of supply) and Elgin held its price best (-5.3%). Semiahmoo is the International Baccalaureate school, forty-five years in, drawing from Sunnyside, White Rock and the Semiahmoo Trail. Earl Marriott is French immersion, theatre and sport, serving Morgan Creek, Pacific Douglas and the east side. Grandview Heights, five years old, serves the neighbourhood that is already half the peninsula's townhome market.

Semiahmoo Town Centre: the plan, the mall, the bus. The Town Centre Plan, 136 hectares from 16 Avenue to 24 Avenue, was approved on 31 January 2022 as a thirty-year plan and updated on 27 July 2026 to fit the King George Boulevard bus rapid transit line and Surrey's 2050 community plan. First Capital's proposal for the Semiahmoo Shopping Centre site is three towers, 554 homes, 12 and 20 storeys, on a mall it intends to keep operating for now. The BRT: 19 kilometres, 12 stations, City Centre to Semiahmoo Town Centre, in design with public engagement in 2026; the city says it cuts the trip by 40%.	White Rock: 8,800 homes and a hillside to protect. The province has set White Rock a target of 8,800 new units over twenty years. The revised community plan under debate in April 2026 puts them in the town centre (a 16-storey base), along North Bluff Road at four to six storeys, and on the hospital lands, and takes them off the lower hillside. A December deadline sits on council. For the market that is the question behind the 144 houses for sale inside the city: which of them are homes, and which are sites.
Surrey keeps arriving. BC Stats put Surrey at 733,760 people in December 2025, 22,919 more than a year earlier. The peninsula's share of that growth is Grandview Heights: 60 of its 85 house sales in the year were built in 2012 or later, its townhomes are 51% of every townhome sale on the peninsula, and Grandview Heights Secondary opened in 2021. Growth here is not a forecast; it is the newest neighbourhood already at half the townhome market.	The bands that moved, and the one that will not. The \$2 to \$3 million house band improved most in the year (16.3 months of supply to 12.1; 13 sold in August against 6) and every band under \$2 million sits between 8.0 and 9.6 months. Above \$3 million it is 26.8 months, unchanged from a year ago, and those sales closed at 94.7% of ask. Condos under \$450,000 loosened to 10.3 months; condos from \$600,000 to \$800,000 tightened to 4.5. Buyers moved up in price and up in size; the shelf stayed where it was.

Schools and programs: Surrey Schools programs of choice (International Baccalaureate at Semiahmoo; Intensive Fine Arts at White Rock Elementary; Montessori at Sunnyside; French immersion at Peace Arch and Earl Marriott; Intensive French at Ocean Cliff; Integrated Studies at Elgin Park) and the schools' own published program and athletics records; catchments per Surrey Schools. Semiahmoo Town Centre Plan: City of Surrey. Semiahmoo Shopping Centre proposal: as reported 4 July 2024. Bus rapid transit: City of Surrey, 1 October 2025. White Rock community plan: as reported 29 April 2026. Population: BC Stats via City of Surrey, December 2025. Market figures: FVREB MLS® data, 5 September 2026. Analysis my own. Assurance, not guarantee: this page describes and informs, it does not advise.

The market gauge: buyers', reading 10.9%.

One gauge for South Surrey and White Rock: homes sold in August as a share of homes for sale, all three home types together. Under 12% is a buyers' market, 12 to 20% is balanced, above 20% sellers set terms.



WHEN THE MARKET TURNS, WE CALL THE TURN EARLY. SALES PACE AND SUPPLY MOVE FIRST; PRICE FOLLOWS THEM BY MONTHS.

The only market that rose.

Of the board's eight areas, South Surrey and White Rock was the only one where the detached benchmark (+0.1%) and the condo benchmark (+0.7%) both rose in August. Every other area printed lower.

Supply is leaving quietly.

97 fewer homes for sale across the three types than a year ago, new house listings down 10%, condo listings down 10%. Sellers are withdrawing rather than discounting.

Price has not turned on the year.

Benchmarks are still 6.2% to 11.1% below last August. One month up is a flicker, not a trend. Watch the share sold and the shelf first; price follows them.

The four seasons of our year.

SEP – NOV

The second season. Listings return after Labour Day and the buyers who waited out summer come with them.

DEC – JAN

The quiet. The fewest listings and the fewest rivals; the sellers who are on the market in these weeks mean it.

FEB – MAR

The run-up. Buyers return before listings do; the first homes of the year meet the most eyes per listing.

APR – JUN

The peak. Demand runs deepest and the share of homes selling near ask is highest.

What I'm watching in the September numbers.

- 01

A second monthly rise. Houses +0.1%, condos +0.7% in August. Two in a row with the shelf still shrinking would be the first back-to-back rise in this thirteen-month table.
- 02

The townhome floor. 11.8% share sold and 8.5 months of supply, both the weakest of the three. The first post-Labour-Day listings will test the price here first.
- 03

The autumn shelf. 137 new house listings in August is the fewest in any month since December. If September's new listings stay below last September's 209, the buyers who waited choose from less than they expect.

Four patterns in the numbers.

The turn detector: two lights on, the third flickering. At a market bottom, new listings fall first, the share selling rises second, price follows months later. Houses: listings -10%, share sold 5.5% to 7.8%, price +0.1% on the month, -7.5% on the year. Condos: -10%, 11.1% to 16.2%, +0.7% and -6.2%. Assurance, not guarantee.	A house here costs less than it did five years ago. The board's index has the peninsula detached benchmark -3.1% on August 2021 and the composite +2.4% on August 2016. The condo, +74.6% over ten years, did the decade's heavy lifting. That is the HPI, not opinion.
Seasonal honesty. August is the lull every year, so this report compares August with August, never with spring. The board's ten-year seasonal comparison exists for the valley only (9,787 for sale, 33% above the norm), not for the peninsula. A summer month-over-month fall is the calendar as much as the market.	The \$2 to \$3 million band is where August moved. 13 houses sold between \$2 million and \$3 million in August against 6 a year ago, and that band's months of supply fell from 16.3 to 12.1, the biggest improvement of any band on the peninsula. Under \$2 million every band sits between 8 and 10 months. Above \$3 million, 26.8 months. The move-up buyer is the one who showed up this summer; pages 3, 5 and 6 follow the same buyer street by street.

The market gauge, seasons and watchlist are my own analysis of Fraser Valley Real Estate Board MLS® data, August 2026 and the twelve months behind it. September 2026 edition. This report describes and informs; your street, your home and your timing deserve their own numbers.

What is your home worth in this market? Probably not what you think.

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 in this month's numbers. Want the October edition in your inbox the week the September numbers land? Email info@hamishross.com with the word REPORT.

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