



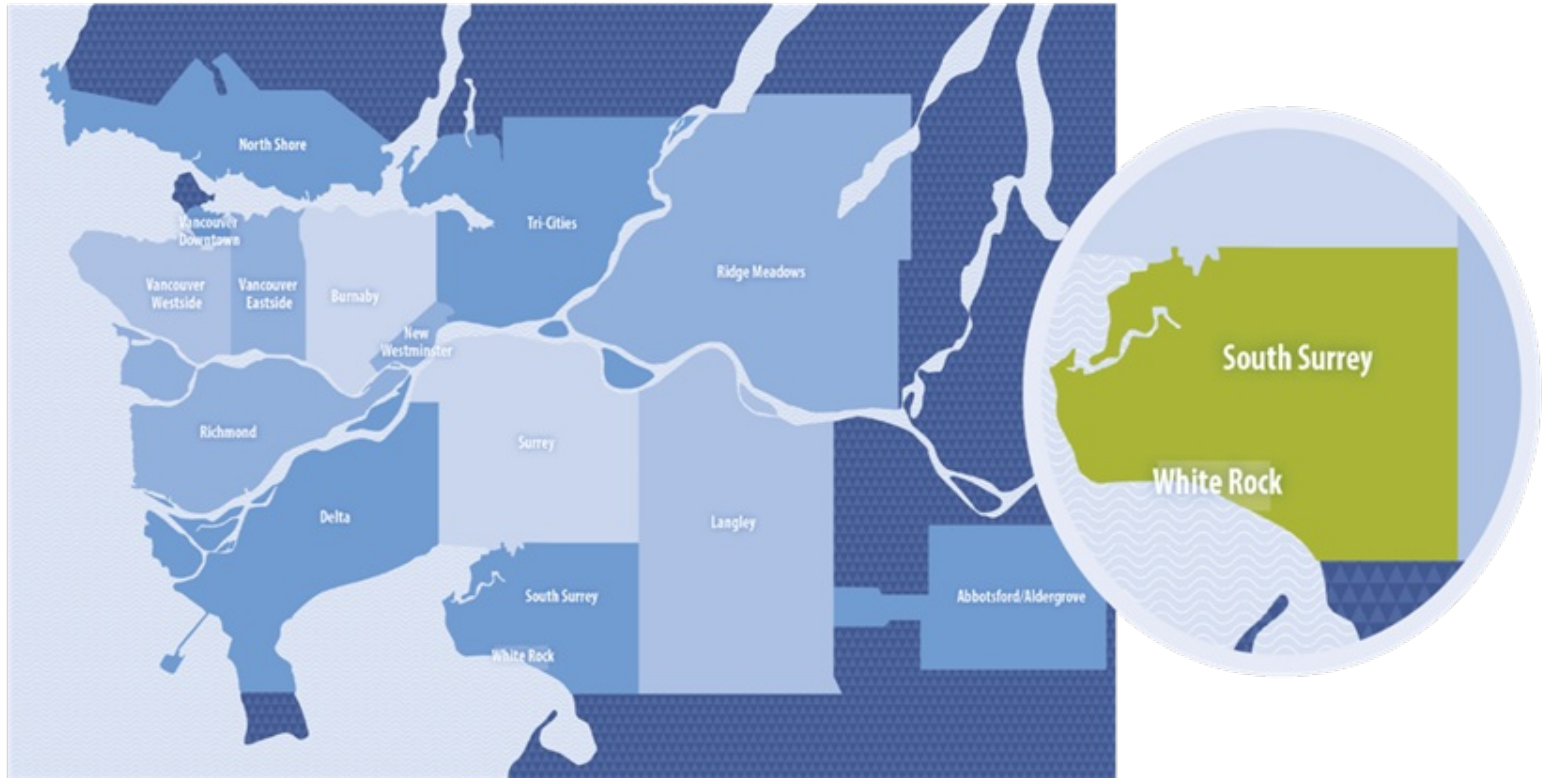
AltusGroup

Vancouver Market Area South Surrey / White Rock

New Homes Sub Market Report
Data as of March 2023

South Surrey/White Rock

Submarket Report - March 2023



Sales - Q1 2023

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
4	0	15	44		63

Annual Sales

2017	2018	2019	2020	2021	2022
1,616	848	287	504	1,184	450

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	5	611	564	47	0
Mid Rise	2	139	111	28	0
Low Rise	1	47	15	32	0
Townhouse	5	368	121	32	215
Single Family					
Grand Total	13	1,165	811	139	215

South Surrey/White Rock

Submarket Report - March 2023



Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$835	\$1,596	\$947	672	3,005
Mid Rise	\$650	\$979	\$855	558	1,299
Low Rise	\$810	\$1,014	\$850	603	963
Townhouse	\$638	\$701	\$678	1,377	1,676
Single Family					

Active Phases - Top Projects by Total Homes

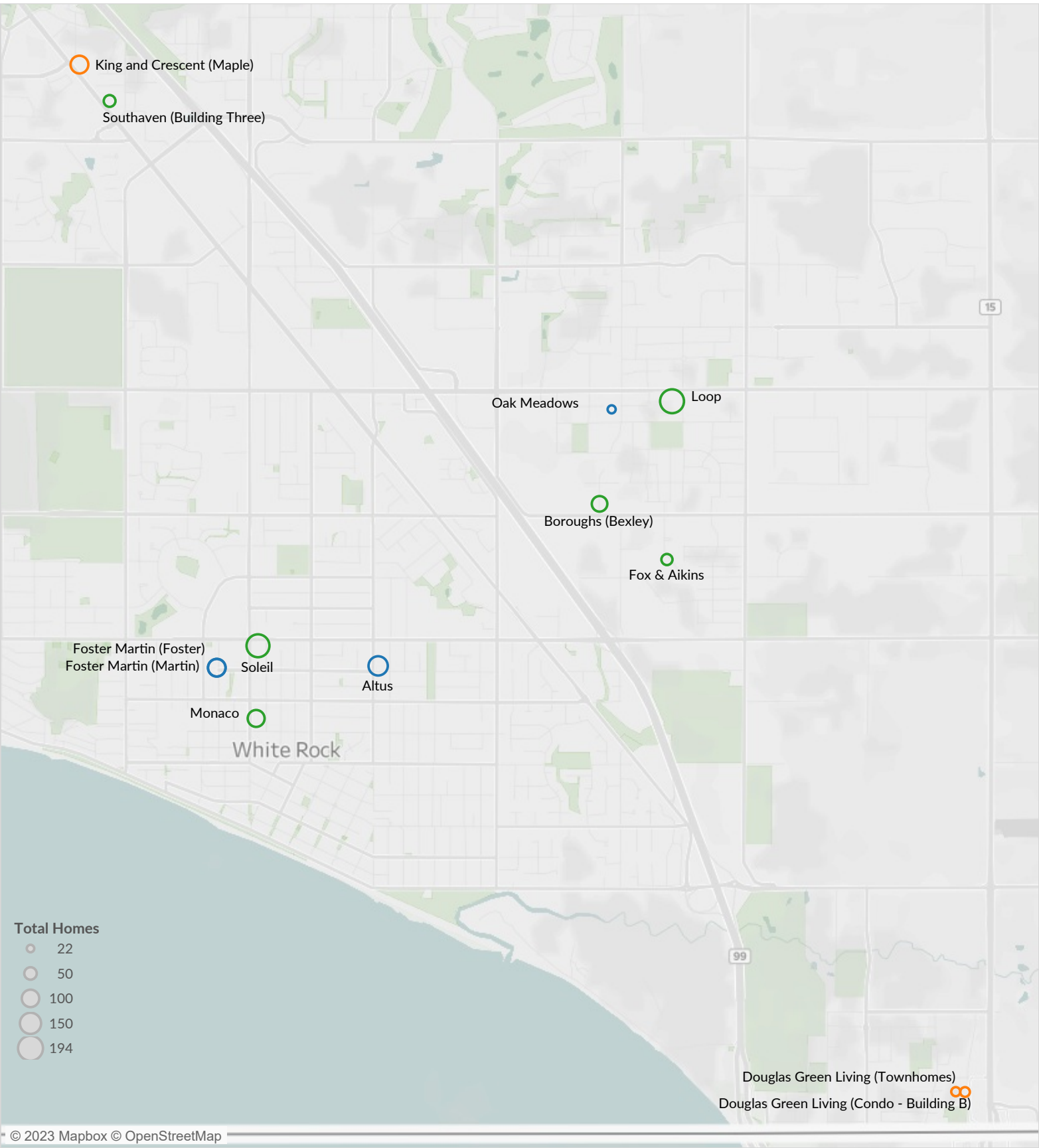
Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Loop	Gramercy Developments Ltd	Townhouse	January 2023	\$660	38	194
Soleil	RDG Management	High Rise	October 2018	\$765	176	178
Altus	Oviedo Developments	High Rise	June 2018	\$915	103	126
King and Crescent (Maple)	Zenterra Developments	Mid Rise	January 2022	\$850	80	107
Foster Martin (Foster)	Landmark Premiere Properties	High Rise	August 2017	\$1,020	98	105
Foster Martin (Martin)	Landmark Premiere Properties	High Rise	August 2017	\$1,020	98	105
Monaco	Solterra Development Corp	High Rise	December 2021	\$1,015	89	97
Boroughs (Bexley)	StreetSide Developments	Townhouse	April 2022	\$585	31	82
Southaven (Building Three)	Park Ridge Homes	Low Rise	February 2023	\$850	15	47
Fox & Aikins	Park Ridge Homes	Townhouse	June 2022	\$715	19	42

South Surrey/White Rock

Submarket Report - March 2023



Current Active Phases



South Surrey/White Rock

Submarket Report - March 2023

Active Phases - Top Projects by Current Quarter Sales

Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Quarter Sales	Total Homes
Loop	Gramercy Developments Ltd	Townhouse	January 2023	\$660	38	194
Southaven (Building Three)	Park Ridge Homes	Low Rise	February 2023	\$850	15	47
Boroughs (Bexley)	StreetSide Developments	Townhouse	April 2022	\$585	6	82
Altus	Oviedo Developments	High Rise	June 2018	\$915	3	126
Monaco	Solterra Development Corp	High Rise	December 2021	\$1,015	1	97

Future Supply - South Surrey/White Rock

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	2	237	2	324
Mid Rise	5	639	9	837
Low Rise	1	82	10	521
Townhouse	9	474	25	2,648
Single Family			5	348
Grand Total	17	1,432	51	4,678

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