



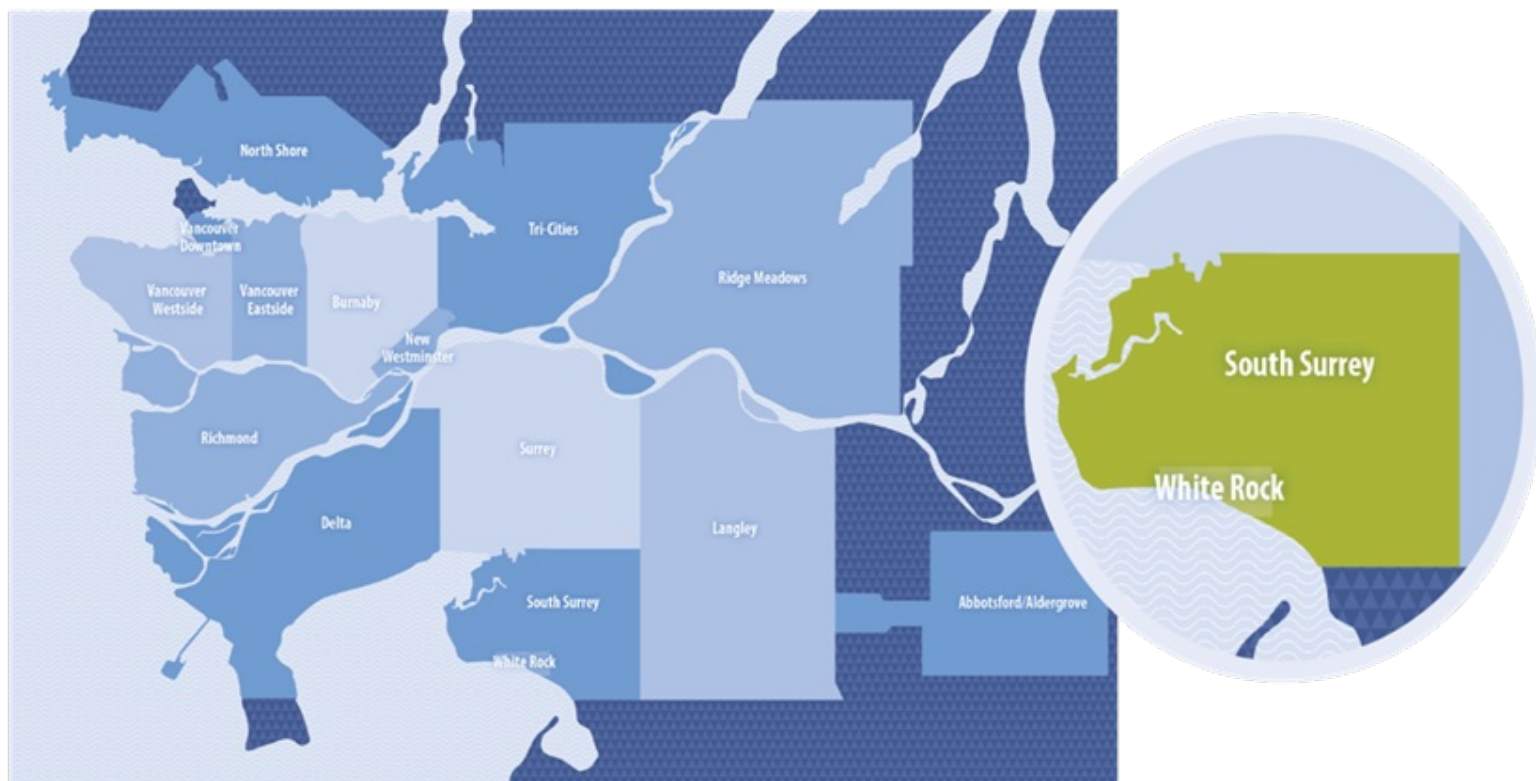
AltusGroup

Vancouver Market Area South Surrey / White Rock

New Homes Sub Market Report
Data as of June 2023

South Surrey/White Rock

Submarket Report - June 2023



Sales - Q2 2023

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
4	47	18	63		132

Annual Sales

2017	2018	2019	2020	2021	2022
1,619	851	292	501	1,182	450

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	5	619	574	45	0
Mid Rise	2	101	51	50	0
Low Rise	1	47	33	14	0
Townhouse	5	368	184	32	152
Single Family					
Grand Total	13	1,135	842	141	152

South Surrey/White Rock

Submarket Report - June 2023

Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$815	\$1,509	\$958	704	2,787
Mid Rise	\$653	\$1,007	\$898	563	1,455
Low Rise	\$810	\$1,058	\$850	603	963
Townhouse	\$629	\$695	\$678	1,377	1,676
Single Family					

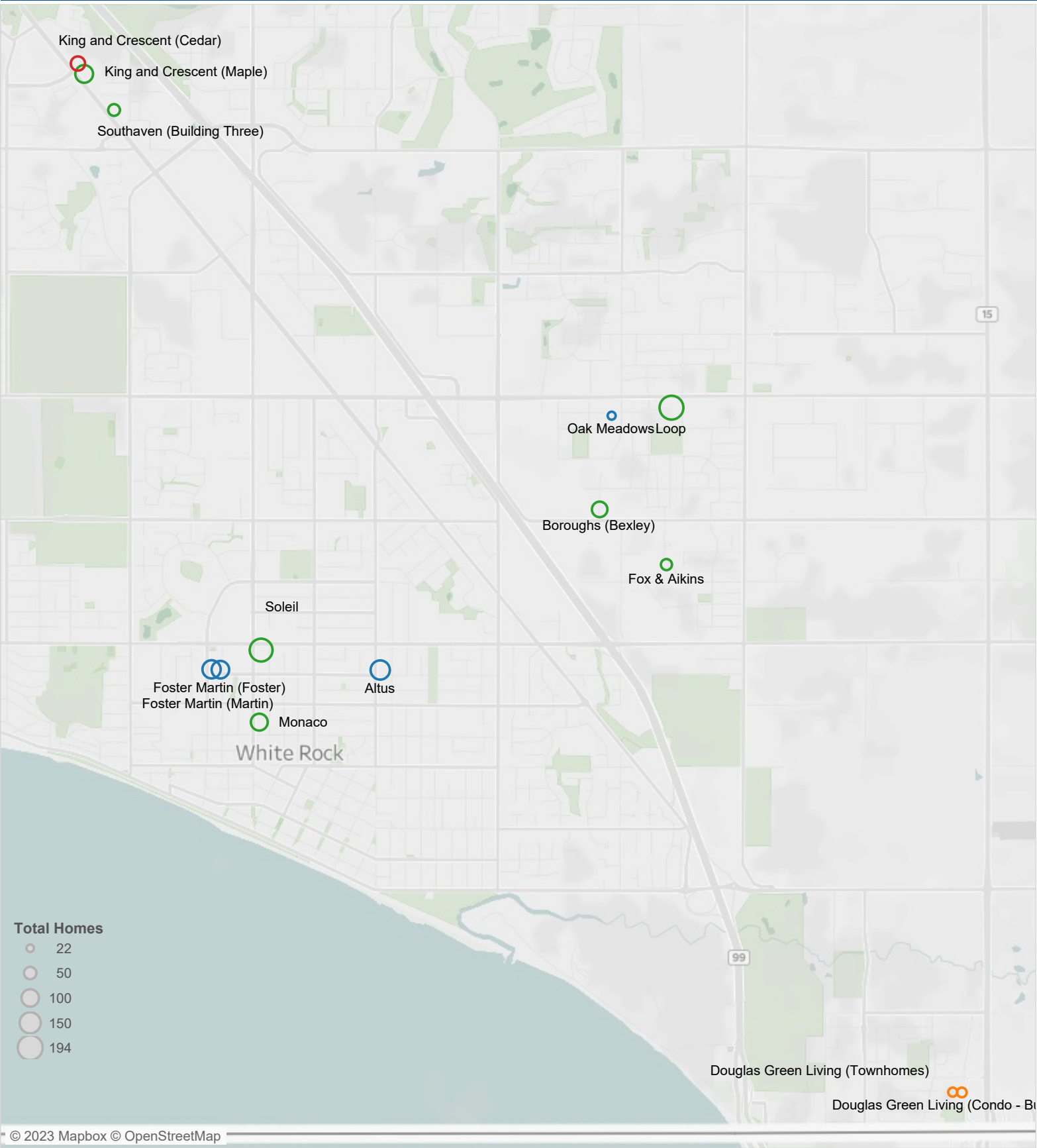
Active Phases - Top Projects by Total Homes

Project Name	Develop..	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Loop	Gramercy Development s Ltd	Townhouse	January 2023	\$660	67	194
Soleil	RDG Management	High Rise	October 2018	\$765	176	178
Altus	Oviedo Developments	High Rise	June 2018	\$915	106	126
Foster Martin (Martin)	Landmark Premiere Properties	High Rise	August 2017	\$1,075	104	113
Foster Martin (Foster)	Landmark Premiere Properties	High Rise	August 2017	\$1,020	98	105
Monaco	Solterra Development Corp	High Rise	December 2021	\$1,015	90	97
Boroughs (Bexley)	StreetSide Developments	Townhouse	April 2022	\$585	55	82
King and Crescent (Cedar)	Zenterra Developments	Mid Rise	June 2023	\$935	20	69
Southaven (Building Three)	Park Ridge Homes	Low Rise	February 2023	\$850	33	47
Fox & Aikins	Park Ridge Homes	Townhouse	June 2022	\$715	19	42

South Surrey/White Rock

Submarket Report - June 2023

Current Active Phases



South Surrey/White Rock

Submarket Report - June 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	29	194
King and Crescent (Maple)	Zenterra Developments	Mid Rise	January 2022	\$850	27	107
Boroughs (Bexley)	StreetSide Developments	Townhouse	April 2022	\$585	24	82
King and Crescent (Cedar)	Zenterra Developments	Mid Rise	June 2023	\$935	20	69
Southaven (Building Three)	Park Ridge Homes	Low Rise	February 2023	\$850	18	47
Oak Meadows	Silver Star Enterprises Ltd	Townhouse	June 2022	\$710	9	22
Altus	Oviedo Developments	High Rise	June 2018	\$915	3	126
Monaco	Solterra Development Corp	High Rise	December 2021	\$1,015	1	97
Douglas Green Living (Townhomes)	Panorama West Homes	Townhouse	April 2022	\$720	1	28

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	249	2	324
Mid Rise	6	898	10	984
Low Rise	1	82	9	461
Townhouse	9	474	29	2,896
Single Family			5	348
Grand Total	18	1,703	55	5,013

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