



AltusGroup

Vancouver Market Area South Surrey / White Rock

New Homes Sub Market Report
Data as of September 2023

South Surrey/White Rock

Submarket Report - September 2023



Sales - Q3 2023

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
75	9	2	28		114

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	569	471	96	2
Mid Rise	2	101	60	41	0
Low Rise	1	47	35	12	0
Townhouse	4	346	190	53	103
Single Family					
Grand Total	12	1,063	756	202	105

South Surrey/White Rock

Submarket Report - September 2023

Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$828	\$1,595	\$1,056	727	3,137
Mid Rise	\$653	\$1,007	\$898	563	1,455
Low Rise	\$810	\$1,058	\$850	603	963
Townhouse	\$614	\$756	\$670	1,361	1,713
Single Family					

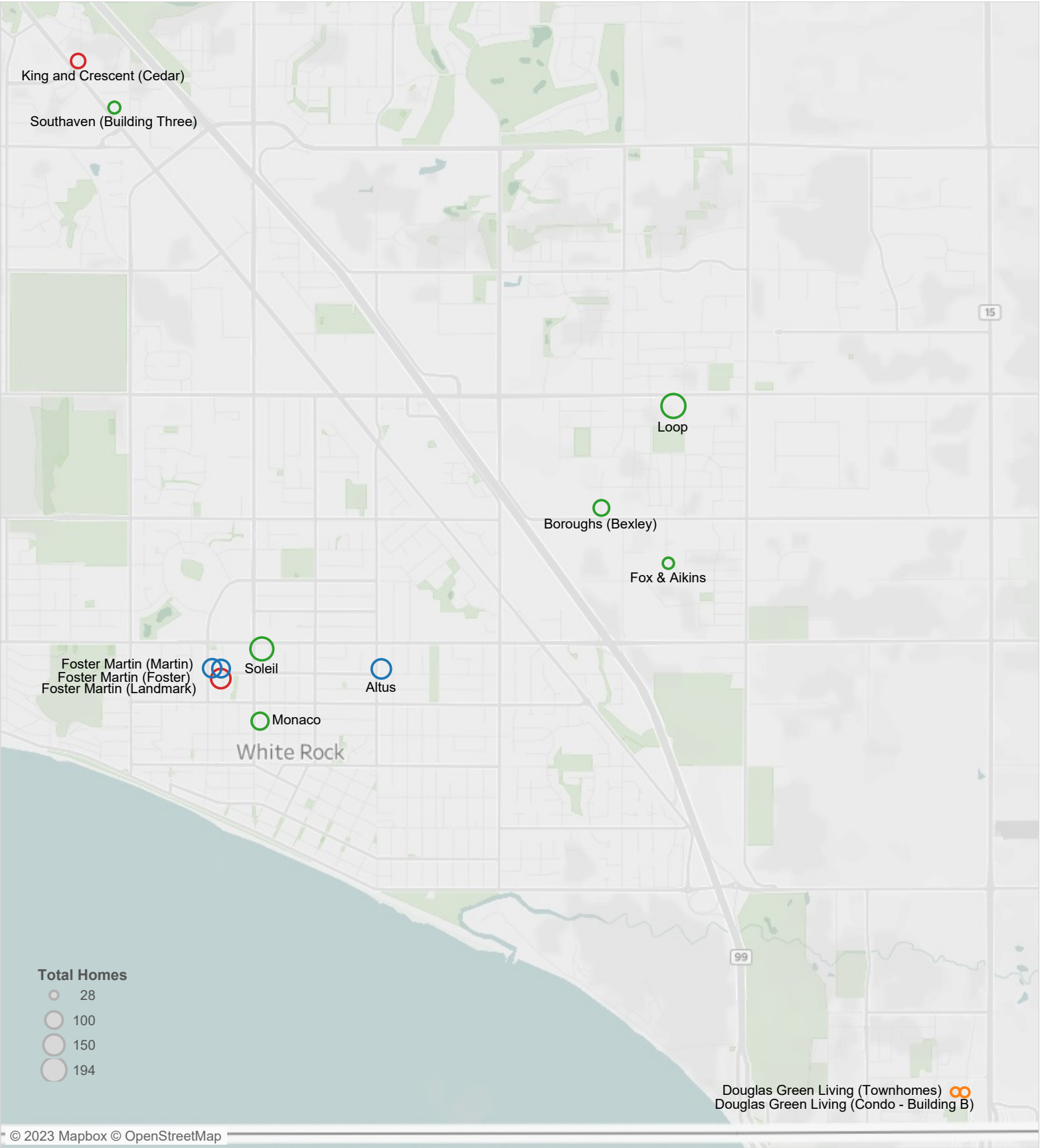
Active Phases - Top Projects by Total Homes

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	76	194
Foster Martin (Landmark)	Landmark Premiere Properties	High Rise	August 2023	\$1,255	64	128
Altus	Oviedo Developments	High Rise	June 2018	\$915	113	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	92	97
Boroughs (Bexley)	StreetSide Developments	Townhouse	April 2022	\$585	68	82
King and Crescent (Cedar)	Zenterra Developments	Mid Rise	June 2023	\$935	29	69
Southaven (Building Three)	Park Ridge Homes	Low Rise	February 2023	\$850	35	47
Fox & Aikins	Park Ridge Homes	Townhouse	June 2022	\$715	22	42

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Current Active Phases



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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
Foster Martin (Landmark)	Landmark Premiere Properties	High Rise	August 2023	\$1,255	64	128
Boroughs (Bexley)	StreetSide Developments	Townhouse	April 2022	\$585	13	82
Loop	Gramercy Developments Ltd	Townhouse	January 2023	\$660	9	194
King and Crescent (Cedar)	Zenterra Developments	Mid Rise	June 2023	\$935	9	69
Altus	Oviedo Developments	High Rise	June 2018	\$915	7	126
Oak Meadows	Silver Star Enterprises Ltd	Townhouse	June 2022	\$710	3	22
Fox & Aikins	Park Ridge Homes	Townhouse	June 2022	\$715	3	42
Southaven (Building Three)	Park Ridge Homes	Low Rise	February 2023	\$850	2	47
Soleil	RDG Management	High Rise	October 2018	\$765	2	178
Monaco	Solterra Development Corp	High Rise	December 2021	\$1,015	2	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	1	121	2	324
Mid Rise	7	986	9	1,261
Low Rise	4	187	10	518
Townhouse	12	578	30	2,950
Single Family			5	348
Grand Total	24	1,872	56	5,401

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