



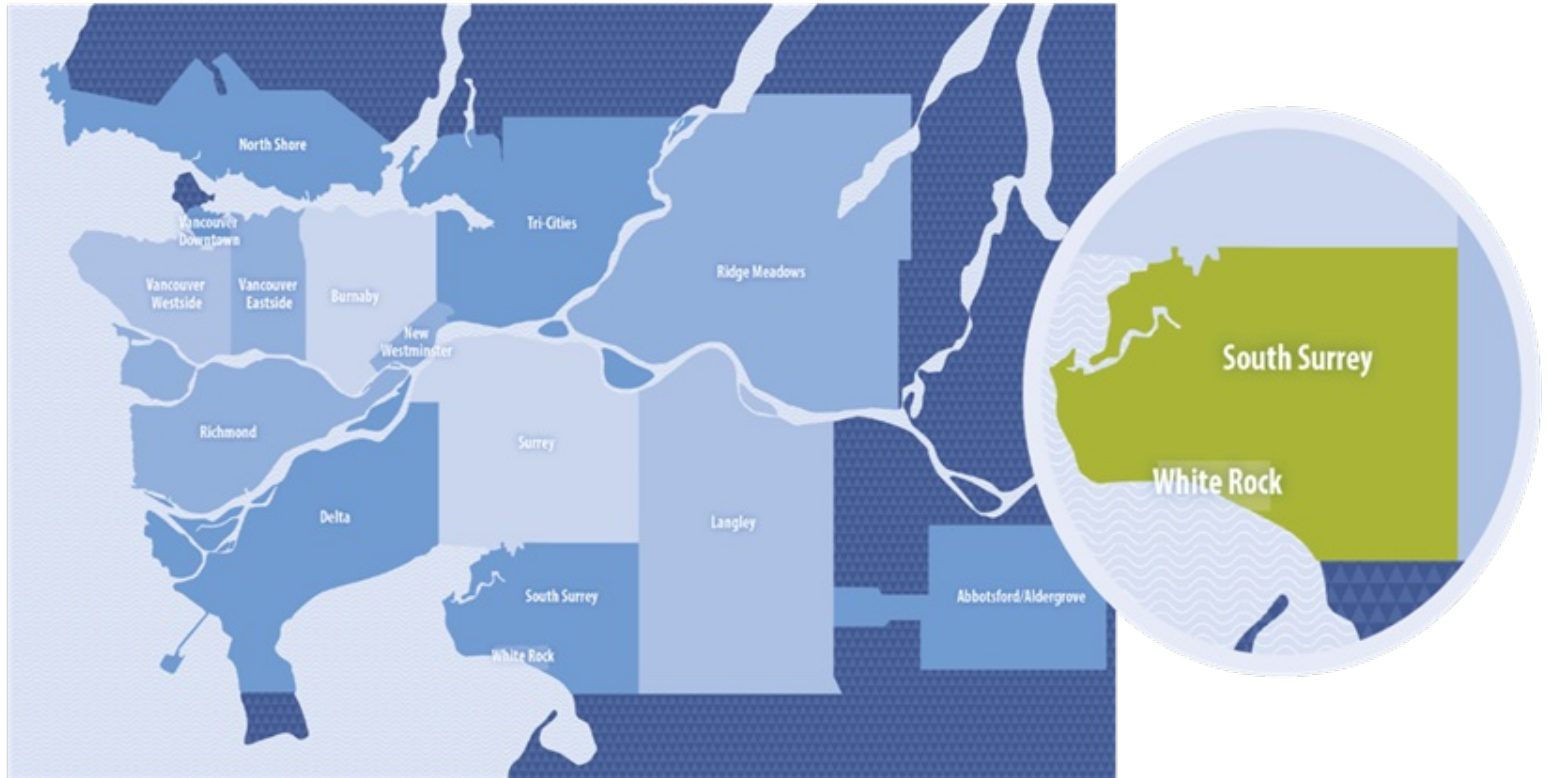
AltusGroup

Vancouver Market Area South Surrey / White Rock

New Homes Sub Market Report
Data as of December 2023

South Surrey/White Rock

Submarket Report - December 2023



Sales - Q4 2023

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
13	0	2	14		29

Annual Sales

2018	2019	2020	2021	2022	2023
851	292	501	1,182	450	338

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	5	569	484	83	2
Mid Rise	2	101	60	41	0
Low Rise	1	47	37	10	0
Townhouse	4	346	204	48	94
Single Family					
Grand Total	12	1,063	785	182	96

South Surrey/White Rock

Submarket Report - December 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	\$996	\$898	563	1,455
Low Rise	\$810	\$1,058	\$850	603	963
Townhouse	\$613	\$781	\$670	1,361	1,713
Single Family					

Active Phases - Top Projects by Total Homes

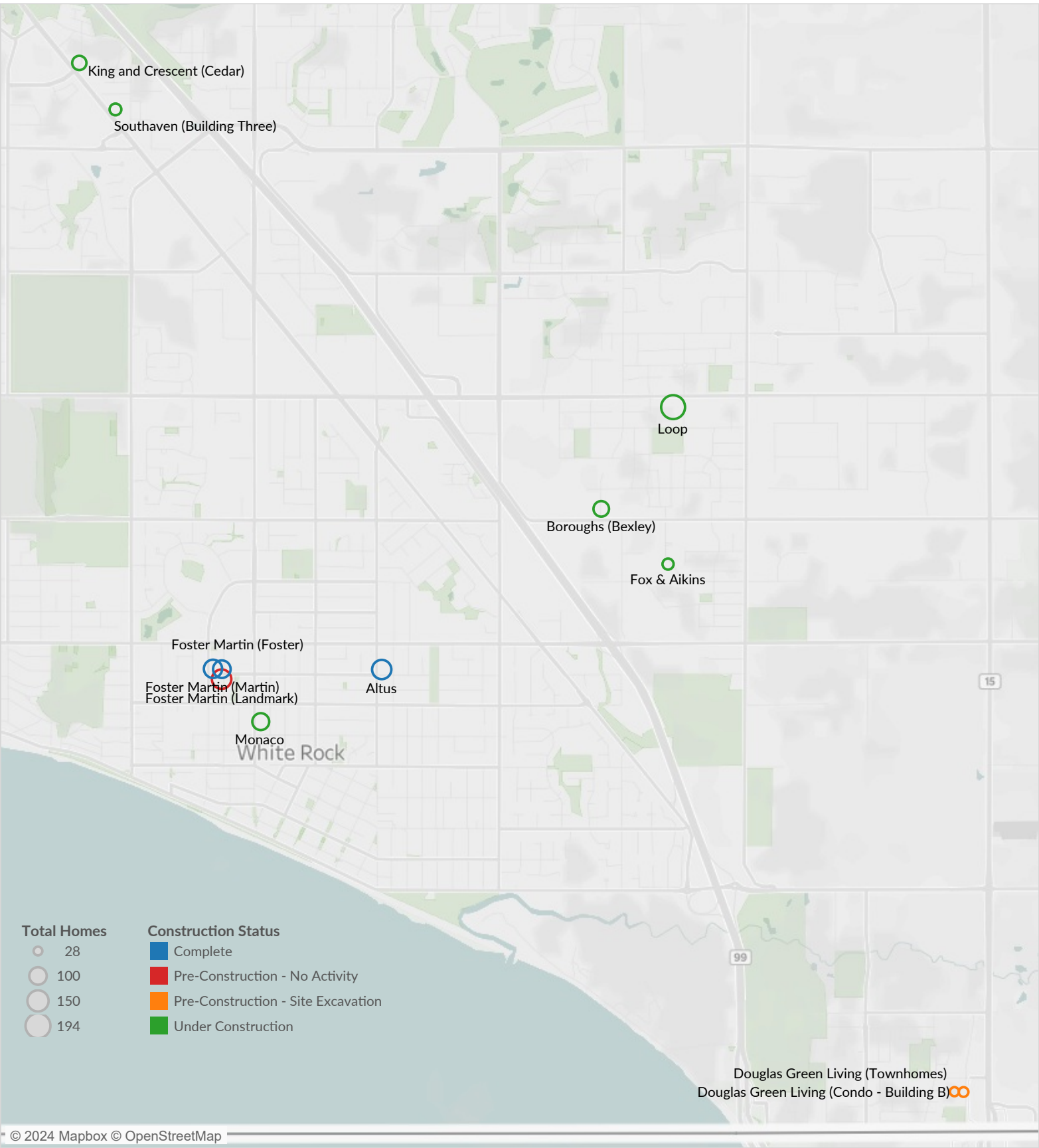
Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Loop	Gramercy Developments Ltd	Townhouse	January 2023	\$660	84	194
Foster Martin (Landmark)	Landmark Premiere Properties	High Rise	August 2023	\$1,255	74	128
Altus	Oviedo Developments	High Rise	June 2018	\$915	114	126
Foster Martin (Martin)	Landmark Premiere Properties	High Rise	August 2017	\$1,075	105	113
Foster Martin (Foster)	Landmark Premiere Properties	High Rise	August 2017	\$1,020	99	105
Monaco	Solterra Development Corp	High Rise	December 2021	\$1,015	92	97
Boroughs (Bexley)	StreetSide Developments	Townhouse	April 2022	\$585	71	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	37	47
Fox & Aikins	Park Ridge Homes	Townhouse	June 2022	\$715	25	42

South Surrey/White Rock

Submarket Report - December 2023



Current Active Phases



South Surrey/White Rock

Submarket Report - December 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
Foster Martin (Landmark)	Landmark Premiere Properties	High Rise	August 2023	\$1,255	10	128
Loop	Gramercy Developments Ltd	Townhouse	January 2023	\$660	8	194
Fox & Aikins	Park Ridge Homes	Townhouse	June 2022	\$715	3	42
Boroughs (Bexley)	StreetSide Developments	Townhouse	April 2022	\$585	3	82
Southaven (Building Three)	Park Ridge Homes	Low Rise	February 2023	\$850	2	47
Foster Martin (Martin)	Landmark Premiere Properties	High Rise	August 2017	\$1,075	1	113
Foster Martin (Foster)	Landmark Premiere Properties	High Rise	August 2017	\$1,020	1	105
Altus	Oviedo Developments	High Rise	June 2018	\$915	1	126

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	4	1,310
Mid Rise	7	986	10	997
Low Rise	5	244	9	461
Townhouse	12	569	31	3,108
Single Family			5	348
Grand Total	25	1,920	59	6,224

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