



AltusGroup

Vancouver Market Area Surrey

New Homes Sub Market Report
Data as of December 2023

Surrey

Submarket Report - December 2023



Sales - Q4 2023

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
231	139	7	47		424

Annual Sales

2018	2019	2020	2021	2022	2023
2,395	1,864	1,766	6,023	3,516	2,116

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	11	4,019	3,131	459	429
Mid Rise	14	1,443	1,047	229	167
Low Rise	2	106	67	25	14
Townhouse	18	1,170	667	159	344
Single Family					
Grand Total	45	6,738	4,912	872	954

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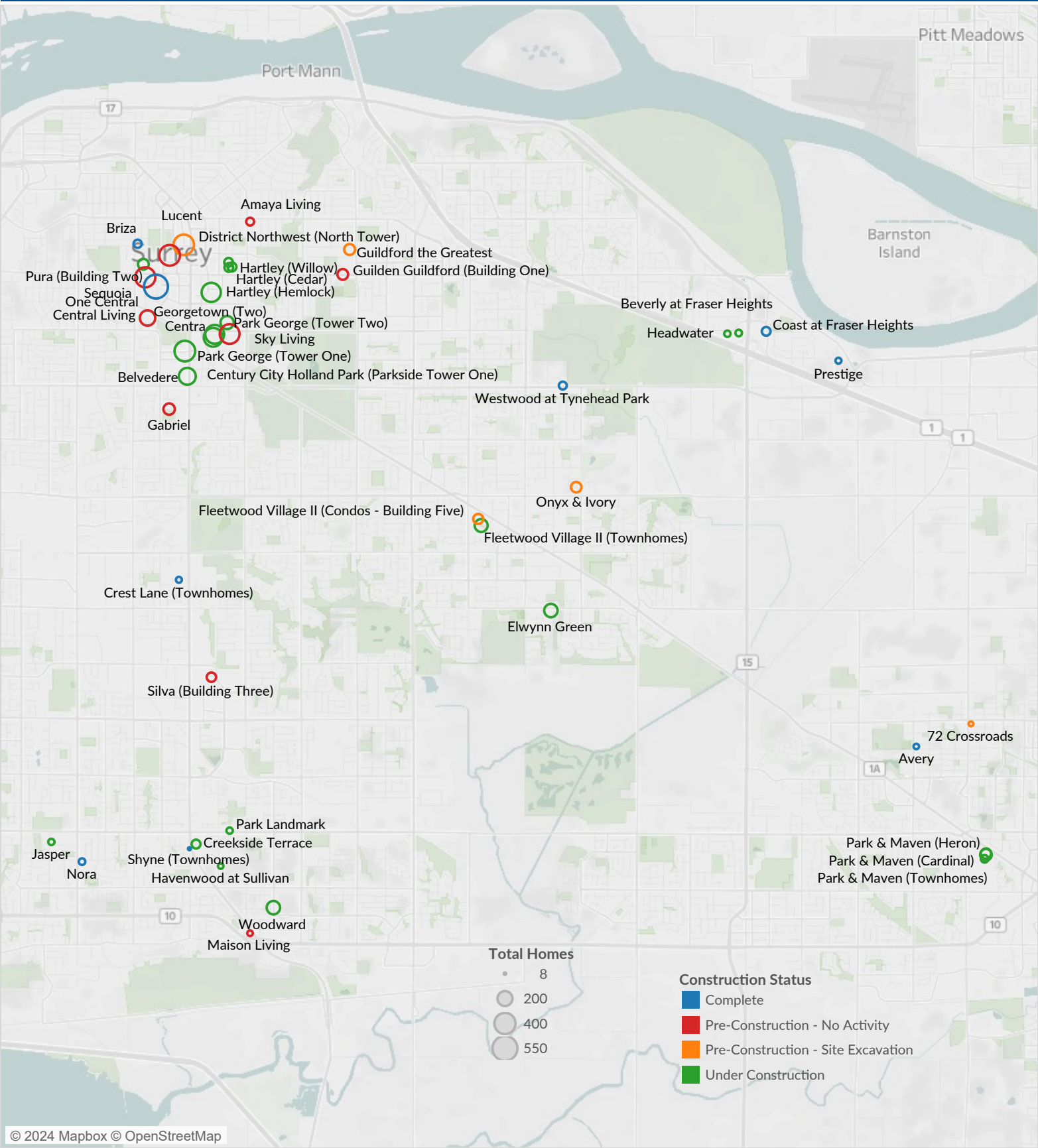
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$821	\$1,279	\$980	423	1,361
Mid Rise	\$756	\$1,032	\$860	489	1,100
Low Rise	\$871	\$1,029	\$926	509	930
Townhouse	\$600	\$699	\$659	1,392	1,839
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
One Central	Aoyuan	High Rise	October 2018	\$820	507	550
District Northwest (North Tower)	Thind Holdings Ltd.	High Rise	April 2022	\$1,090	250	413
Century City Holland Park (Parkside Tower One)	Century Group	High Rise	May 2022	\$1,070	300	412
Lucent	Landa Global,Lark Group of Companies	High Rise	February 2023	\$1,050	364	404
Sequoia	ML Emporio Properties	High Rise	April 2023	\$1,150	298	386
Sky Living	Allure Ventures	High Rise	November 2023	\$1,150	125	375
Georgetown (Two)	Anthem Properties	High Rise	September 2022	\$1,055	230	355
Park George (Tower Two)	Concord Pacific	High Rise	January 2019	\$868	340	343
Park George (Tower One)	Concord Pacific	High Rise	October 2018	\$875	335	339
Belvedere	Square Nine Development Inc.	High Rise	March 2021	\$855	227	275

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
Sky Living	Allure Ventures	High Rise	November 2023	\$1,150	125	375
Gabriel	Whitetail Homes	Mid Rise	October 2023	\$915	43	125
Lucent	Landa Global,Lark Group of Companies	High Rise	February 2023	\$1,050	40	404
Guilden Guildford (Building One)	RDG Management	Mid Rise	November 2023	\$900	40	111
District Northwest (North Tower)	Thind Holdings Ltd.	High Rise	April 2022	\$1,090	34	413
Sequoia	ML Emporio Properties	High Rise	April 2023	\$1,150	28	386
Guildford the Greatest	Dawson + Sawyer	Mid Rise	October 2023	\$960	25	115
Woodward	Mosaic	Townhouse	June 2022	\$660	13	174
Fleetwood Village II (Townhomes)	Dawson + Sawyer	Townhouse	October 2021	\$650	13	162
Park & Maven (Cardinal)	Jayen Properties	Mid Rise	June 2022	\$845	8	131

Future Supply - Surrey

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	28	18,920	22	12,155
Mid Rise	21	3,639	58	12,482
Low Rise	2	151	16	1,321
Townhouse	6	257	50	3,263
Single Family	1	27	2	169
Grand Total	58	22,994	148	29,390

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