

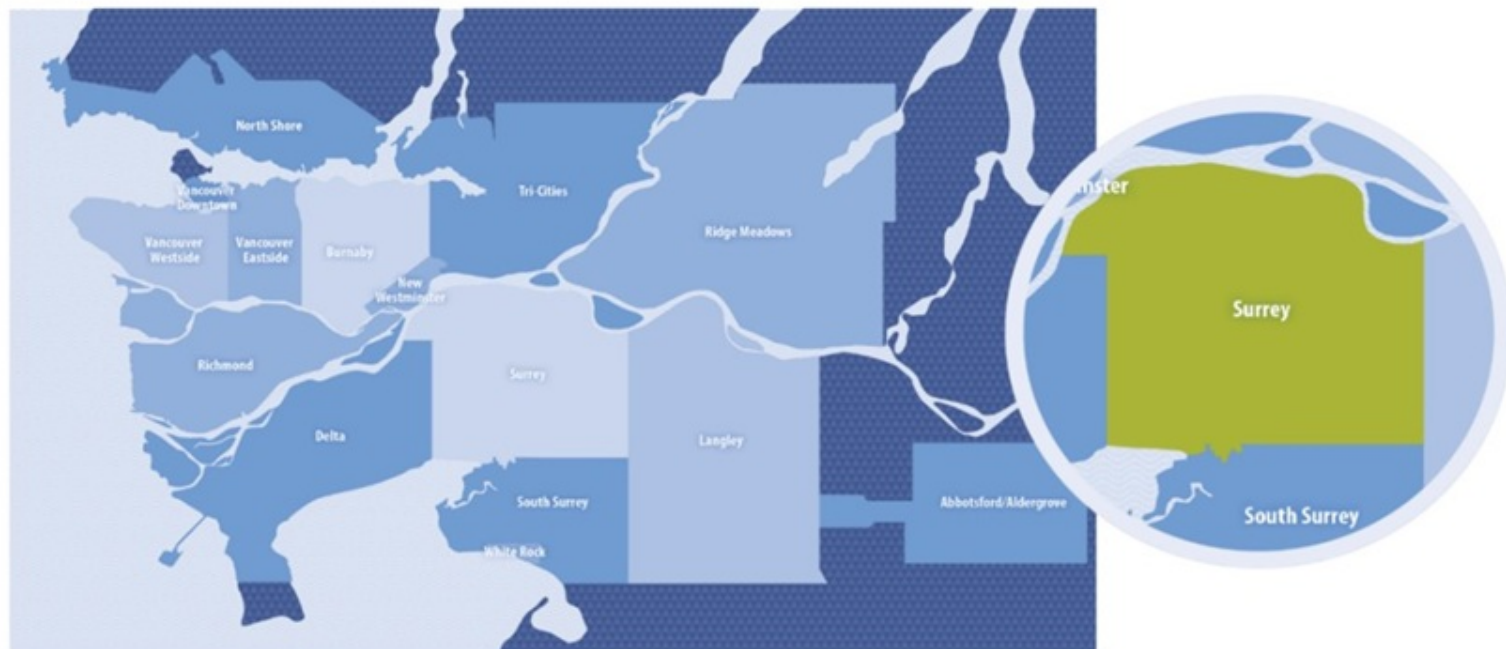


Vancouver Market Area Surrey

New Homes Sub Market Report
Data as of Q2 2024

Surrey

Submarket Report - Q2 2024



Sales - Q2 2024

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
239	394	2	85	2	722

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	4,047	2,602	533	912
Mid Rise	18	1,801	1,219	461	121
Low Rise	2	106	77	15	14
Townhouse	21	1,188	523	258	407
Single Family	1	27	2	6	19
Grand Total	53	7,169	4,423	1,273	1,473

Surrey

Submarket Report - Q2 2024



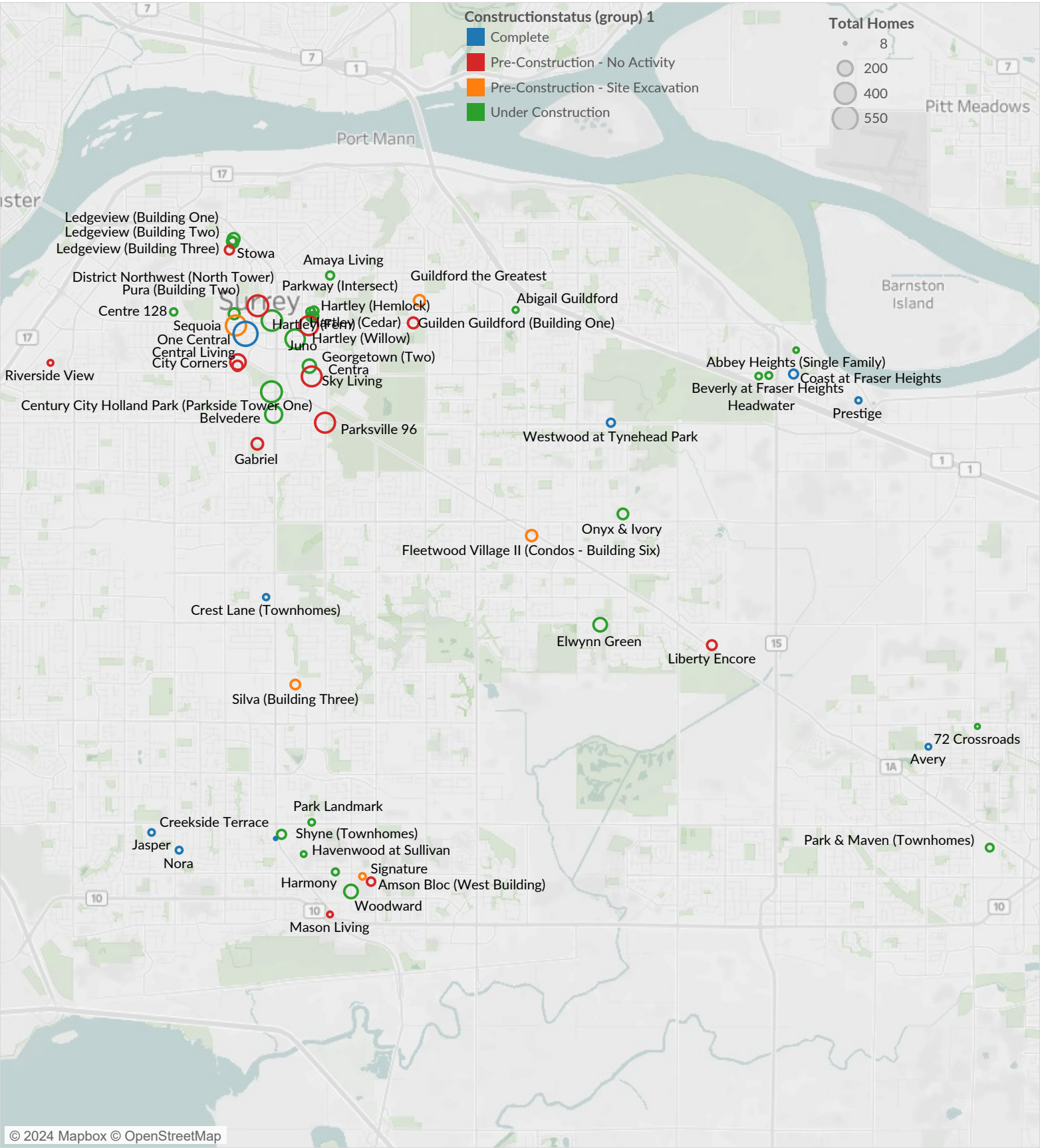
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$851	\$1,273	\$1,029	395	1,257
Mid Rise	\$792	\$1,027	\$892	494	1,134
Low Rise	\$871	\$1,029	\$926	509	930
Townhouse	\$614	\$693	\$670	1,423	1,860
Single Family	\$518	\$544	\$520	3,549	3,549

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	525	550
District Northwest (North Tower)	Thind Holdings Ltd.	High Rise	April 2022	\$1,090	289	413
Century City Holland Park (Parkside Tower One)	Century Group	High Rise	May 2022	\$1,070	345	412
Parkway (Intersect)	Bosa Properties	High Rise	April 2024	\$1,105	150	396
Sequoia	ML Emporio Properties	High Rise	April 2023	\$1,150	314	386
Parksville 96	Darshan Builders	High Rise	May 2024	\$1,200	0	377
Sky Living	Allure Ventures	High Rise	November 2023	\$1,150	125	375
Georgetown (Two)	Anthem Properties	High Rise	September 2022	\$1,055	232	355
Juno	StreetSide Developments	High Rise	March 2024	\$1,020	240	341
Belvedere	Square Nine Development Inc.	High Rise	March 2021	\$855	227	275

Current Active Phases



Surrey

Submarket Report - Q2 2024

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
Parkway (Intersect)	Bosa Properties	High Rise	April 2024	\$1,105	150	396
Ledgeview (Building Two)	Quadra Homes	Mid Rise	March 2024	\$810	86	131
Ledgeview (Building Three)	Quadra Homes	Mid Rise	March 2024	\$865	68	106
City Corners	Zenterra Developments	Mid Rise	April 2024	\$980	65	100
Ledgeview (Building One)	Quadra Homes	Mid Rise	March 2024	\$875	58	82
Juno	StreetSide Developments	High Rise	March 2024	\$1,020	55	341
Fleetwood Village II (Condos - Building Six)	Dawson + Sawyer	Mid Rise	April 2024	\$900	40	119
Woodward	Mosaic	Townhouse	June 2022	\$660	34	174
Amson Bloc (West Building)	Amson Group	Mid Rise	May 2024	\$960	32	64
Hartley (Cedar)	Porte Development Corp.	Mid Rise	September 2023	\$880	16	76

Future Supply - Aldergrove/Abbotsford

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise			2	496
Mid Rise	4	738	28	2,168
Low Rise			4	169
Townhouse			12	1,642
Single Family	1	146	8	1,944
Grand Total	5	884	54	6,419

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