

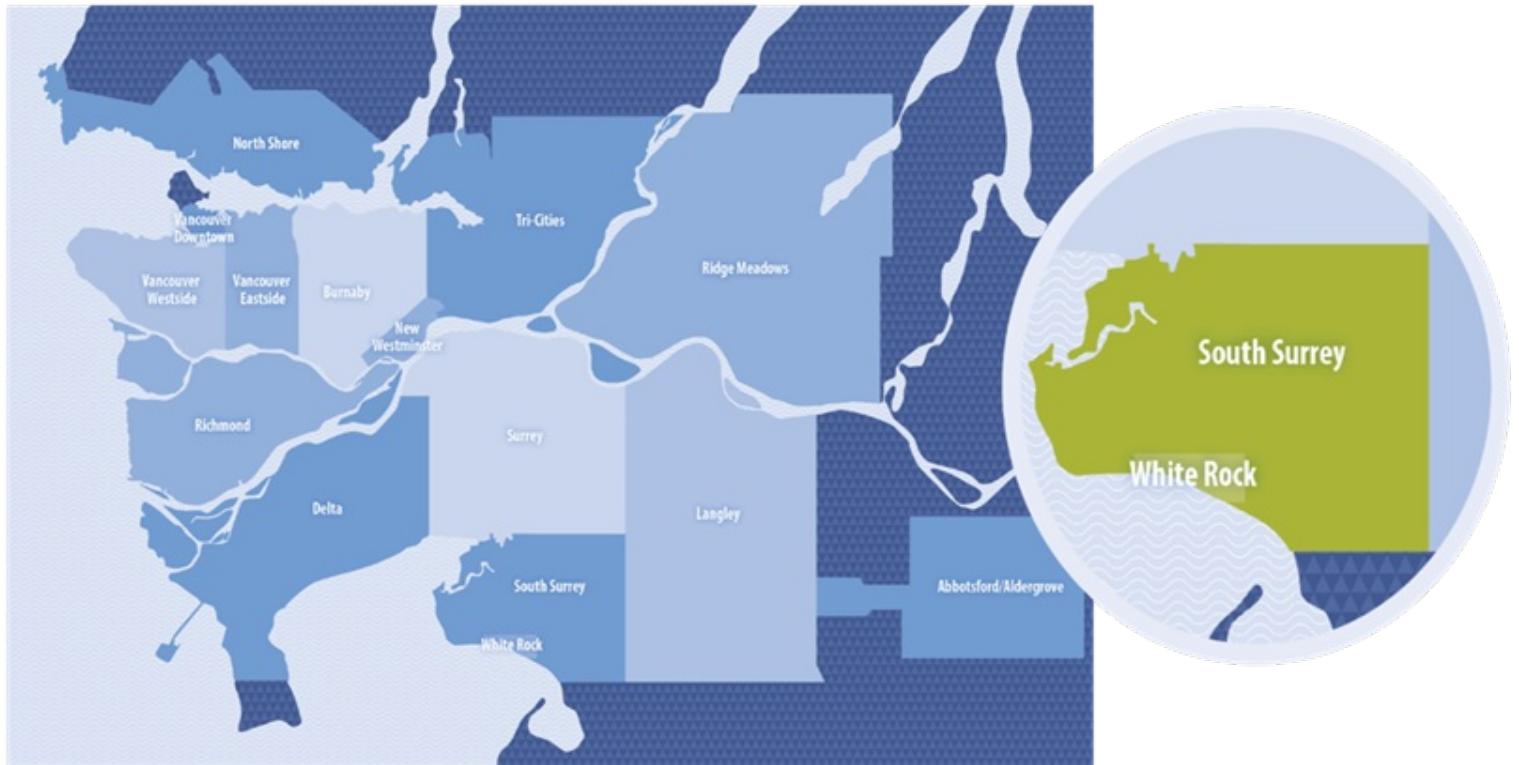


## Vancouver Market Area South Surrey/White Rock

New Homes Sub Market Report  
Data as of Q3 2024

# South Surrey/White Rock

## Submarket Report - Q3 2024



### Sales - Q3 2024

| High Rise | Mid Rise | Low Rise | Townhouse | Single Family | Grand Total |
|-----------|----------|----------|-----------|---------------|-------------|
| 4         | 29       | 4        | 43        |               | 80          |

### 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     | 1                | 128         | 90         | 36              | 2                |
| Mid Rise      | 2                | 177         | 69         | 108             | 0                |
| Low Rise      | 2                | 81          | 43         | 38              | 0                |
| Townhouse     | 9                | 643         | 245        | 130             | 268              |
| Single Family |                  |             |            |                 |                  |
| Grand Total   | 14               | 1,029       | 447        | 312             | 270              |

# South Surrey/White Rock

## Submarket Report - Q3 2024



### Current Pricing & Size

| Property Type | Avg. \$/SF Min | Avg. \$/SF Max | Avg. \$/SF Blended | Avg. Min Size | Avg. Max Size |
|---------------|----------------|----------------|--------------------|---------------|---------------|
| High Rise     | \$818          | \$1,945        | \$1,255            | 753           | 3,348         |
| Mid Rise      | \$727          | \$1,013        | \$910              | 615           | 1,636         |
| Low Rise      | \$795          | \$973          | \$870              | 636           | 1,167         |
| Townhouse     | \$642          | \$732          | \$694              | 1,415         | 1,859         |
| Single Family |                |                |                    |               |               |

### Active Phases - Top Projects by Total Homes

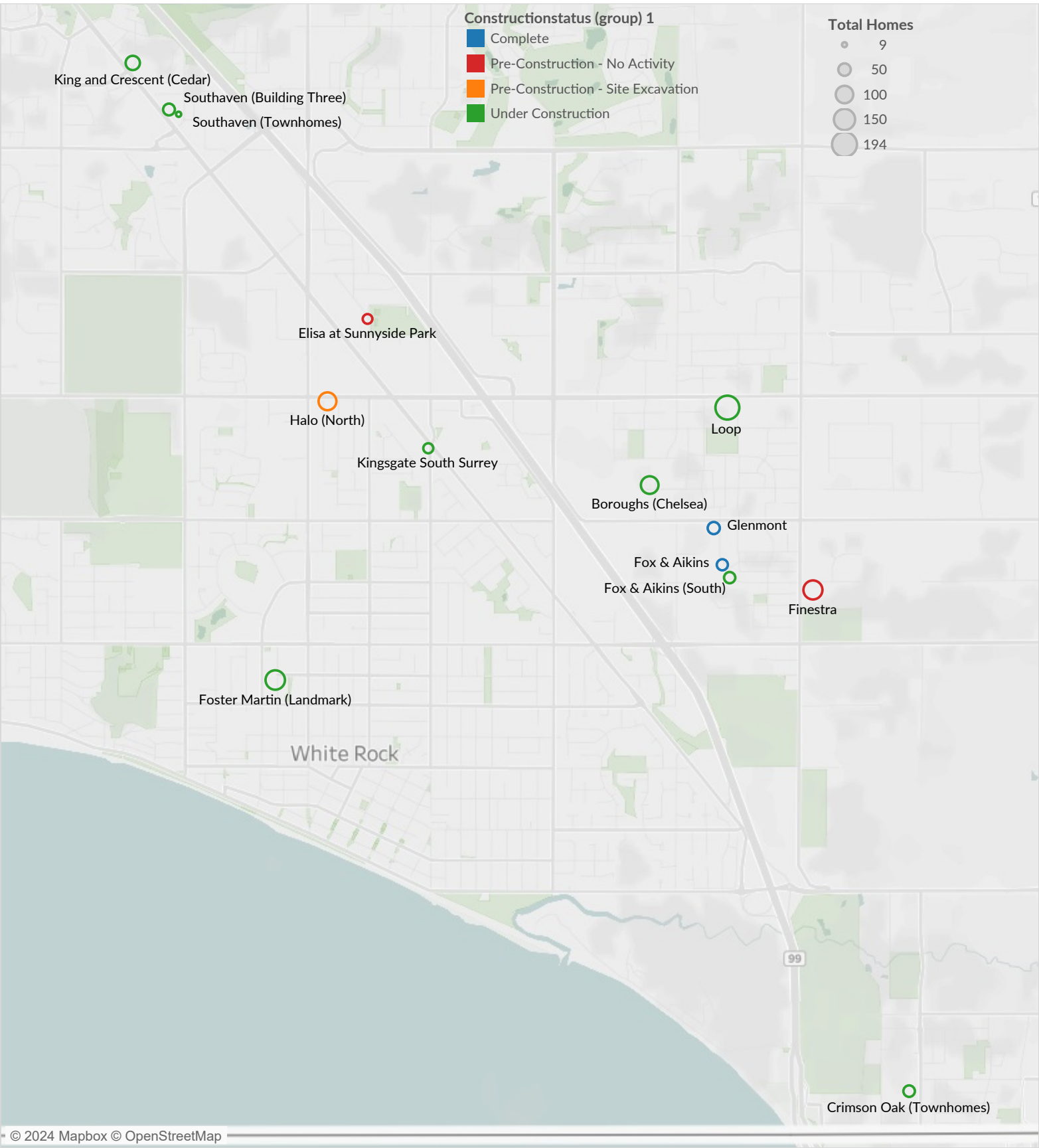
| Project Name               | Developer                    | Property Type | Month, Year of Open Date | Avg. \$/SF Blended | Homes Sold | Total Homes |
|----------------------------|------------------------------|---------------|--------------------------|--------------------|------------|-------------|
| Loop                       | Gramercy Developments Ltd    | Townhouse     | January 2023             | \$660              | 105        | 194         |
| Foster Martin (Landmark)   | Landmark Premiere Properties | High Rise     | August 2023              | \$1,255            | 90         | 128         |
| Finestra                   | MetroVan Custom Homes Inc.   | Townhouse     | June 2024                | \$710              | 12         | 123         |
| Halo (North)               | Polygon Homes                | Mid Rise      | September 2024           | \$885              | 28         | 108         |
| Boroughs (Chelsea)         | StreetSide Developments      | Townhouse     | January 2024             | \$665              | 29         | 105         |
| King and Crescent (Cedar)  | Zenterra Developments        | Mid Rise      | June 2023                | \$935              | 41         | 69          |
| Glenmont                   | PCC Construction             | Townhouse     | March 2024               | \$680              | 24         | 50          |
| Southaven (Building Three) | Park Ridge Homes             | Low Rise      | February 2023            | \$850              | 43         | 47          |
| Crimson Oak (Townhomes)    | Peace Park Developments      | Townhouse     | May 2024                 | \$640              | 4          | 45          |
| Fox & Aikins (South)       | Park Ridge Homes             | Townhouse     | May 2024                 | \$685              | 22         | 43          |

# South Surrey/White Rock

## Submarket Report - Q3 2024



### Current Active Phases



# South Surrey/White Rock

## Submarket Report - Q3 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 |
|----------------------------------|------------------------------|---------------|--------------------------|--------------------|---------------|-------------|
| Halo (North)                     | Polygon Homes                | Mid Rise      | September 2024           | \$885              | 28            | 108         |
| Finestra                         | MetroVan Custom Homes Inc.   | Townhouse     | June 2024                | \$710              | 12            | 123         |
| Elisa at Sunnyside Park          | Hive Development             | Townhouse     | April 2024               | \$750              | 6             | 32          |
| Fox & Aikins (South)             | Park Ridge Homes             | Townhouse     | May 2024                 | \$685              | 5             | 43          |
| Boroughs (Chelsea)               | StreetSide Developments      | Townhouse     | January 2024             | \$665              | 5             | 105         |
| Southaven (Building Three)       | Park Ridge Homes             | Low Rise      | February 2023            | \$850              | 4             | 47          |
| Fox & Aikins                     | Park Ridge Homes             | Townhouse     | June 2022                | \$715              | 4             | 42          |
| Foster Martin (Landmark)         | Landmark Premiere Properties | High Rise     | August 2023              | \$1,255            | 4             | 128         |
| Douglas Green Living (Townhomes) | Panorama West Homes          | Townhouse     | April 2022               | \$720              | 4             | 28          |
| Glenmont                         | PCC Construction             | Townhouse     | March 2024               | \$680              | 3             | 50          |

### 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                  | 271         | 5                  | 1,491       |
| Mid Rise      | 9                  | 1,323       | 8                  | 797         |
| Low Rise      | 5                  | 244         | 9                  | 563         |
| Townhouse     | 7                  | 328         | 31                 | 2,943       |
| Single Family |                    |             | 6                  | 423         |
| Grand Total   | 23                 | 2,166       | 59                 | 6,217       |

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