

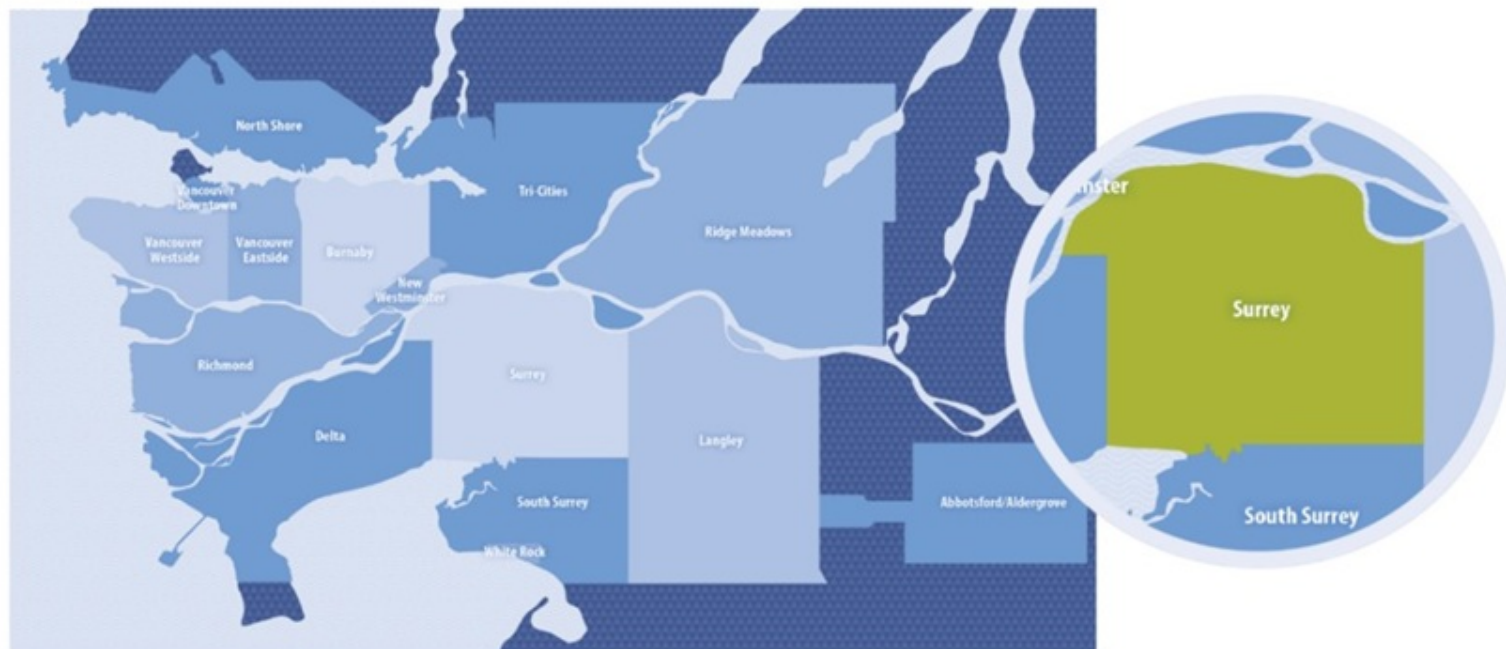


Vancouver Market Area Surrey

New Homes Sub Market Report
Data as of Q3 2024

Surrey

Submarket Report - Q3 2024



Sales - Q3 2024

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
154	253	5	46	0	458

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	3,935	2,206	661	1,068
Mid Rise	19	1,894	1,172	639	83
Low Rise	2	106	82	10	14
Townhouse	20	1,180	561	267	352
Single Family	1	27	2	6	19
Grand Total	53	7,142	4,023	1,583	1,536

Surrey

Submarket Report - Q3 2024



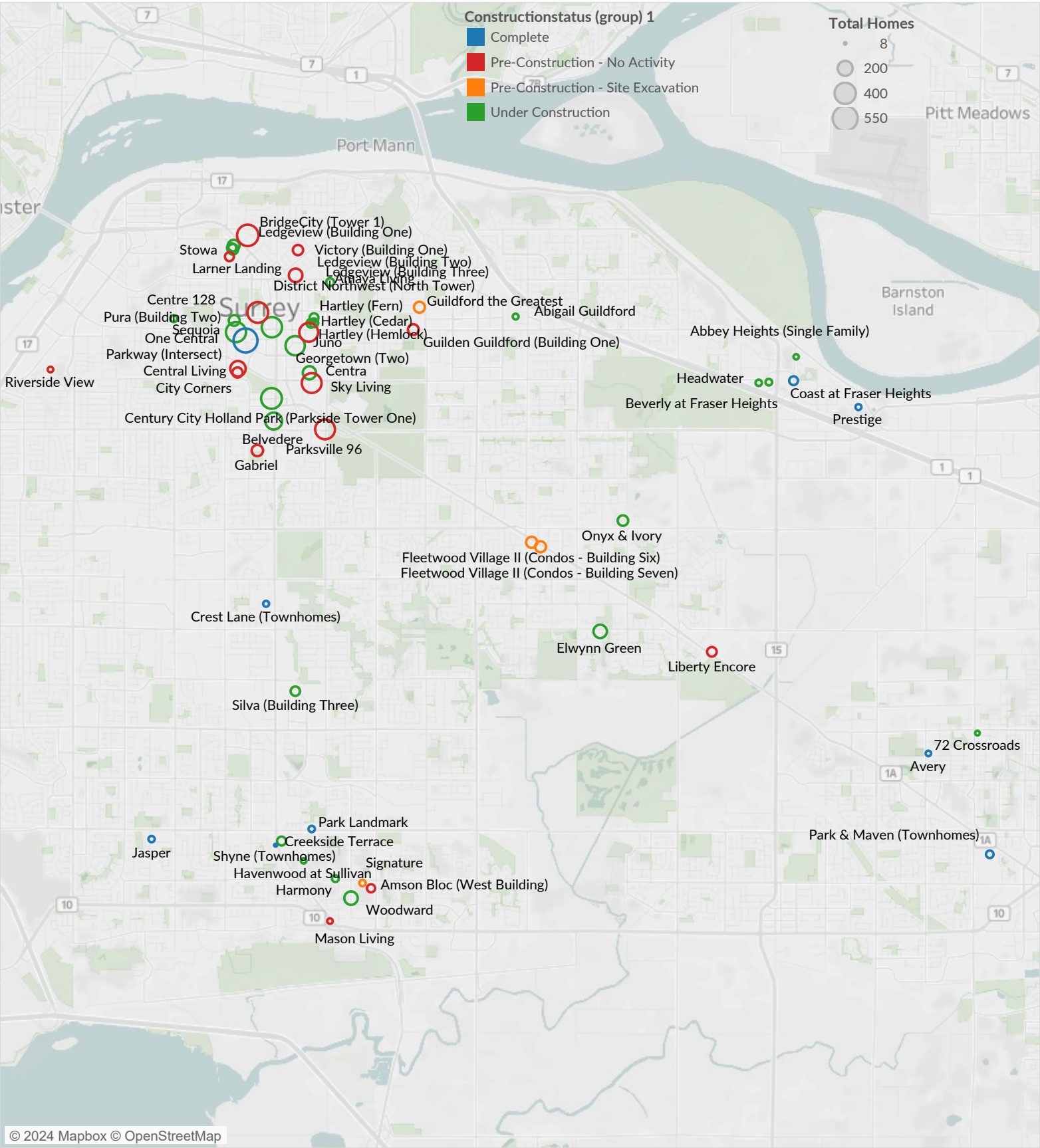
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$878	\$1,291	\$1,054	396	1,224
Mid Rise	\$778	\$1,050	\$887	485	1,153
Low Rise	\$864	\$1,029	\$926	509	930
Townhouse	\$613	\$702	\$670	1,412	1,870
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
BridgeCity (Tower 1)	Oviedo Developments	High Rise	October 2024	\$1,100		438
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	350	412
Parkway (Intersect)	Bosa Properties	High Rise	April 2024	\$1,105	150	396
Sequoia	ML Emporio Properties	High Rise	April 2023	\$1,150	347	386
Parksville 96	Darshan Builders	High Rise	May 2024	\$1,200	87	377
Sky Living	Allure Ventures	High Rise	November 2023	\$1,150	125	375
Georgetown (Two)	Anthem Properties	High Rise	September 2022	\$1,055	236	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 - 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
Parksville 96	Darshan Builders	High Rise	May 2024	\$1,200	87	377
Victory (Building One)	Maskeen Developments Ltd.	Mid Rise	July 2024	\$902	49	101
Fleetwood Village II (Condos - Building Seven)	Dawson + Sawyer	Mid Rise	September 2024	\$905	45	116
Larner Landing	Quadra Homes	Mid Rise	September 2024	\$887	39	176
Stowa	Genaris Properties	Mid Rise	May 2024	\$970	38	77
Sequoia	ML Emporio Properties	High Rise	April 2023	\$1,150	33	386
One Central	Aoyuan	High Rise	October 2018	\$820	25	550
Centre 128	Connect Properties	Townhouse	June 2024	\$775	20	48
Amson Bloc (West Building)	Amson Group	Mid Rise	May 2024	\$960	16	64
Fleetwood Village II (Condos - Building Six)	Dawson + Sawyer	Mid Rise	April 2024	\$900	13	119

Future Supply - Surrey

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	29	21,846	19	11,225
Mid Rise	21	3,264	50	11,374
Low Rise	3	316	15	1,206
Townhouse	6	400	44	2,825
Single Family			2	169
Grand Total	59	25,826	130	26,799

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