

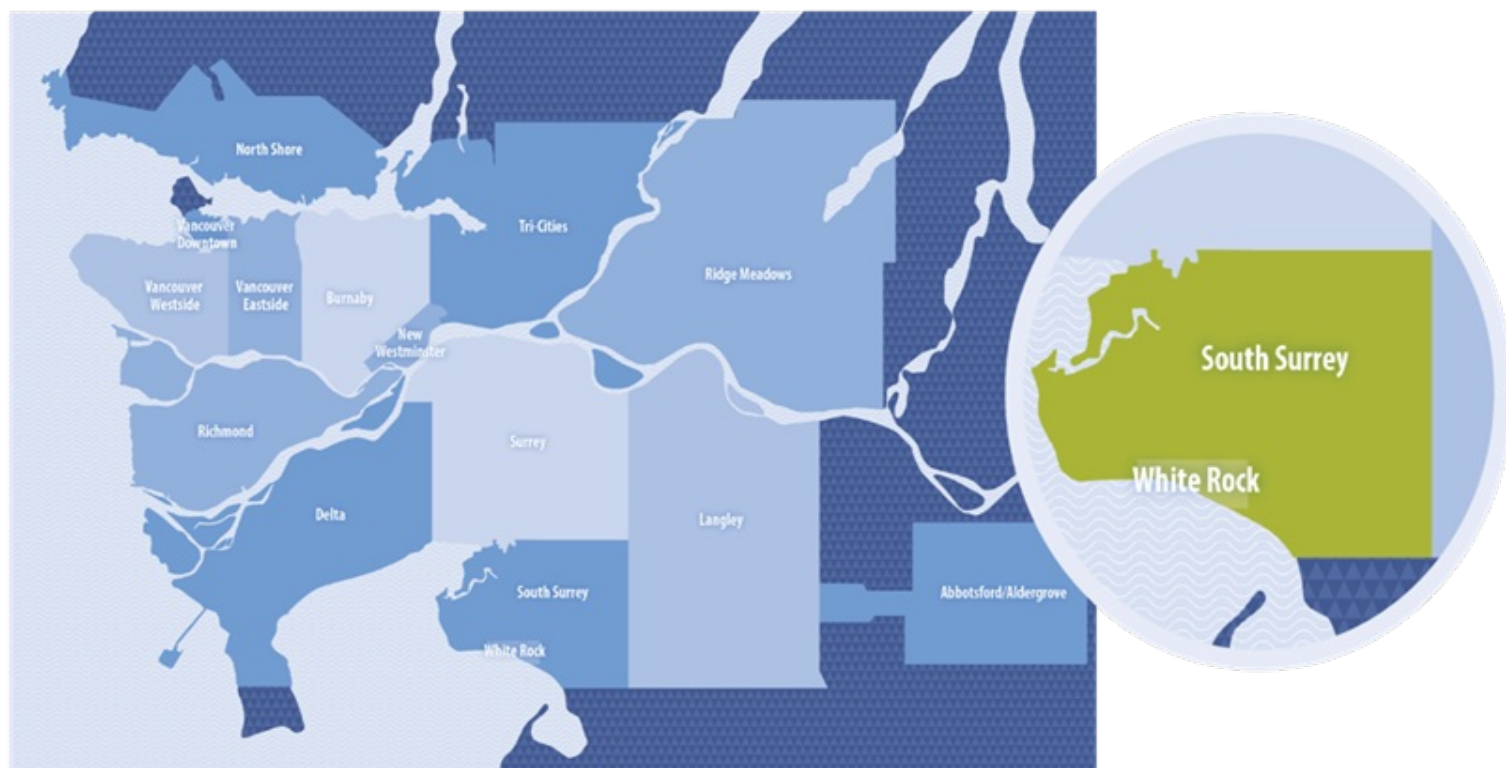


Vancouver Market Area South Surrey/White Rock

New Homes Sub Market Report
Data as of Q4 2024

South Surrey/White Rock

Submarket Report - Q4 2024



Sales - Q4 2024

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
1	58	16	30		105

Annual Sales

2019	2020	2021	2022	2023	2024
292	501	1,182	450	338	350

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	1	128	91	35	2
Mid Rise	3	269	127	142	0
Low Rise	3	144	59	85	0
Townhouse	8	601	233	103	265
Single Family					
Grand Total	15	1,142	510	365	267

South Surrey/White Rock

Submarket Report - Q4 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	\$752	\$1,019	\$912	587	1,446
Low Rise	\$930	\$1,144	\$1,027	646	1,229
Townhouse	\$653	\$733	\$691	1,427	1,797
Single Family					

Active Phases - Top Projects by Total Homes

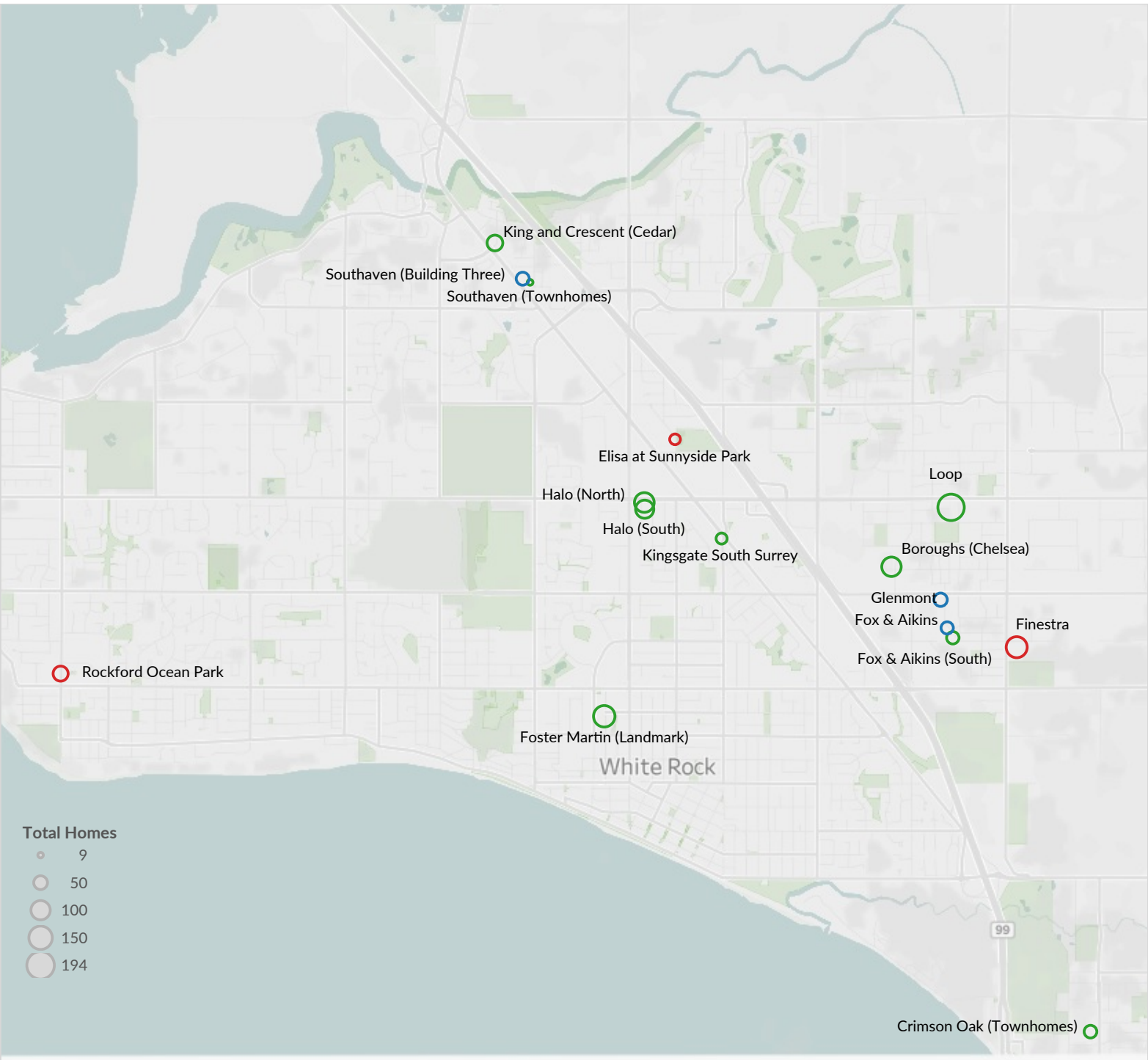
Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Loop	Gramercy Developments Ltd	Townhouse	January 2023	\$660	111	194
Foster Martin (Landmark)	Landmark Premiere Properties	High Rise	August 2023	\$1,255	91	128
Finestra	MetroVan Custom Homes Inc.	Townhouse	June 2024	\$710	14	123
Halo (North)	Polygon Homes	Mid Rise	September 2024	\$885	48	108
Boroughs (Chelsea)	StreetSide Developments	Townhouse	January 2024	\$665	31	105
Halo (South)	Polygon Homes	Mid Rise	November 2024	\$915	34	92
King and Crescent (Cedar)	Zenterra Developments	Mid Rise	June 2023	\$935	45	69
Rockford Ocean Park	Cressey Development Group	Low Rise	November 2024	\$1,340	16	63
Glenmont	PCC Construction	Townhouse	March 2024	\$680	31	50
Southaven (Building Three)	Park Ridge Homes	Low Rise	February 2023	\$850	43	47

South Surrey/White Rock

Submarket Report - Q4 2024



Current Active Phases



South Surrey/White Rock

Submarket Report - Q4 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 (South)	Polygon Homes	Mid Rise	November 2024	\$915	34	92
Halo (North)	Polygon Homes	Mid Rise	September 2024	\$885	20	108
Rockford Ocean Park	Cressey Development Group	Low Rise	November 2024	\$1,340	16	63
Glenmont	PCC Construction	Townhouse	March 2024	\$680	7	50
Elisa at Sunnyside Park	Hive Development	Townhouse	April 2024	\$750	7	32
Loop	Gramercy Developments Ltd	Townhouse	January 2023	\$660	6	194
Fox & Aikins	Park Ridge Homes	Townhouse	June 2022	\$715	5	42
King and Crescent (Cedar)	Zenterra Developments	Mid Rise	June 2023	\$935	4	69
Finestra	MetroVan Custom Homes Inc.	Townhouse	June 2024	\$710	2	123
Boroughs (Chelsea)	StreetSide Developments	Townhouse	January 2024	\$665	2	105

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	271	1	1,491
Mid Rise	1	1,078	1	797
Low Rise	1	250	1	563
Townhouse	1	296	1	2,943
Single Family			1	423
Grand Total	1	1,895	1	6,217

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