

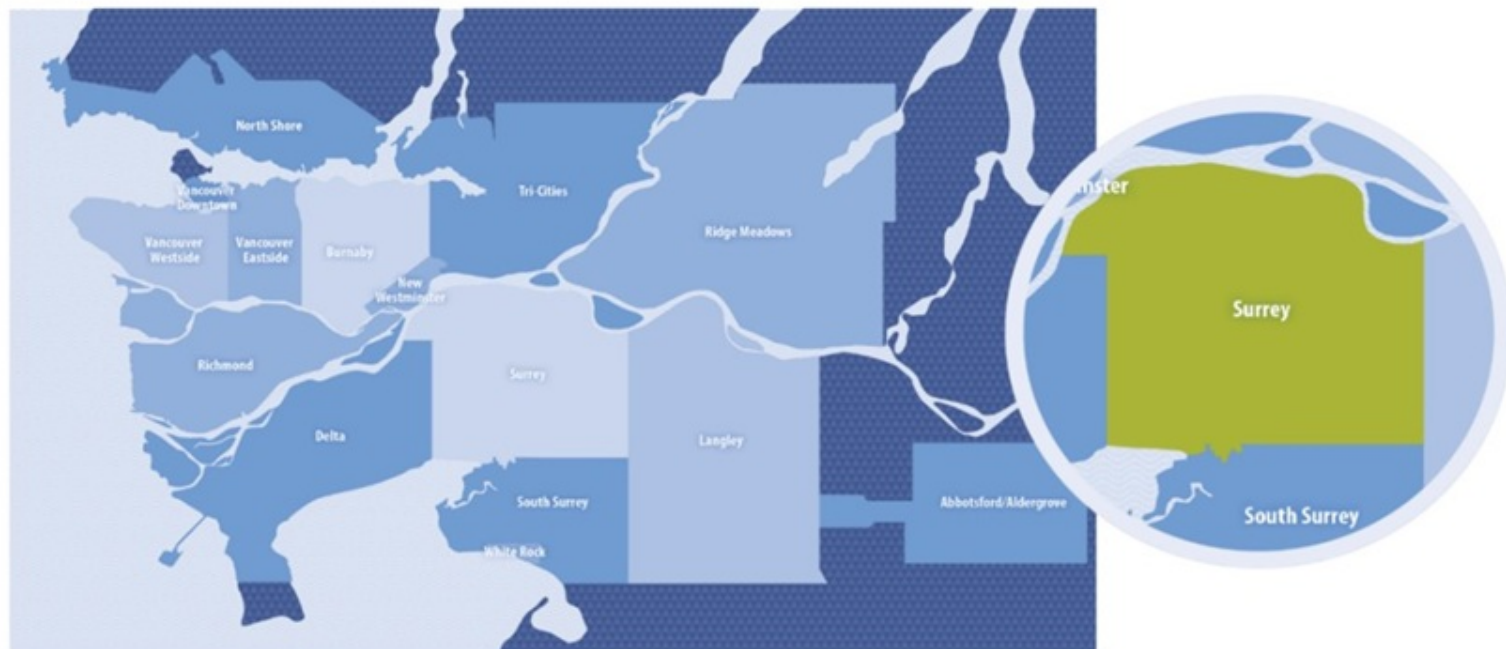


Vancouver Market Area Surrey

New Homes Sub Market Report
Data as of Q4 2024

Surrey

Submarket Report - Q4 2024



Sales - Q4 2024

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
114	154	1	37	6	312

Annual Sales

2019	2020	2021	2022	2023	2024
1,864	1,766	6,023	3,516	2,116	2,027

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	13	4,528	2,320	1,454	754
Mid Rise	23	2,301	1,326	879	96
Low Rise	2	106	83	9	14
Townhouse	21	1,274	598	314	362
Single Family	1	27	8	7	12
Grand Total	60	8,236	4,335	2,663	1,238

Surrey

Submarket Report - Q4 2024



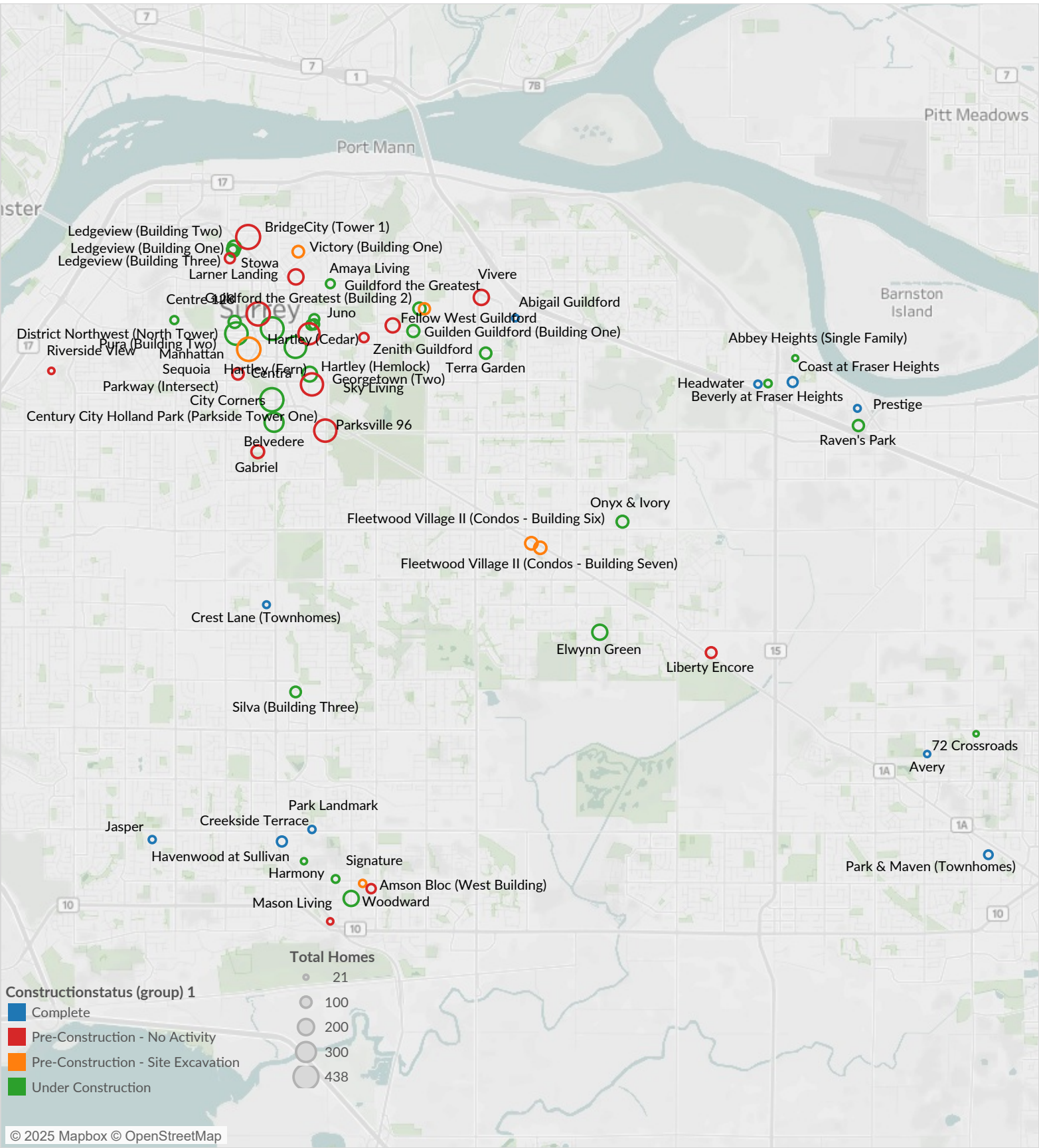
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$895	\$1,330	\$1,070	392	1,238
Mid Rise	\$776	\$1,055	\$887	475	1,127
Low Rise	\$871	\$1,029	\$926	509	930
Townhouse	\$609	\$704	\$666	1,418	1,888
Single Family	\$552	\$618	\$520	2,975	3,949

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	September 2024	\$1,100	0	438
Manhattan	ML Emporio Properties	High Rise	October 2024	\$1,190	60	418
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	161	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

Current Active Phases



Surrey

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
Manhattan	ML Emporio Properties	High Rise	October 2024	\$1,190	60	418
Fellow West Guildford	Tangerine Developments	Mid Rise	October 2024	\$900	44	151
Vivere	Solterra Development Corp	High Rise	October 2024	\$1,120	43	175
Terra Garden	Remond Holdings Corp.	Mid Rise	October 2024	\$880	39	97
Guildford the Greatest (Building 2)	Dawson + Sawyer	Mid Rise	November 2024	\$900	19	93
Woodward	Mosaic	Townhouse	June 2022	\$660	17	174
Victory (Building One)	Maskeen Developments Ltd.	Mid Rise	July 2024	\$902	13	101
Parkway (Intersect)	Bosa Properties	High Rise	April 2024	\$1,105	11	396
Onyx & Ivory	Vanquish Homes	Townhouse	April 2022	\$632	10	106
Stowa	Genaris Properties	Mid Rise	May 2024	\$970	9	77

Future Supply - Surrey

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	1	21,420	1	11,225
Mid Rise	1	2,949	1	11,374
Low Rise	1	316	1	1,206
Townhouse	1	306	1	2,825
Single Family			1	169
Grand Total	1	24,991	1	26,799

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