

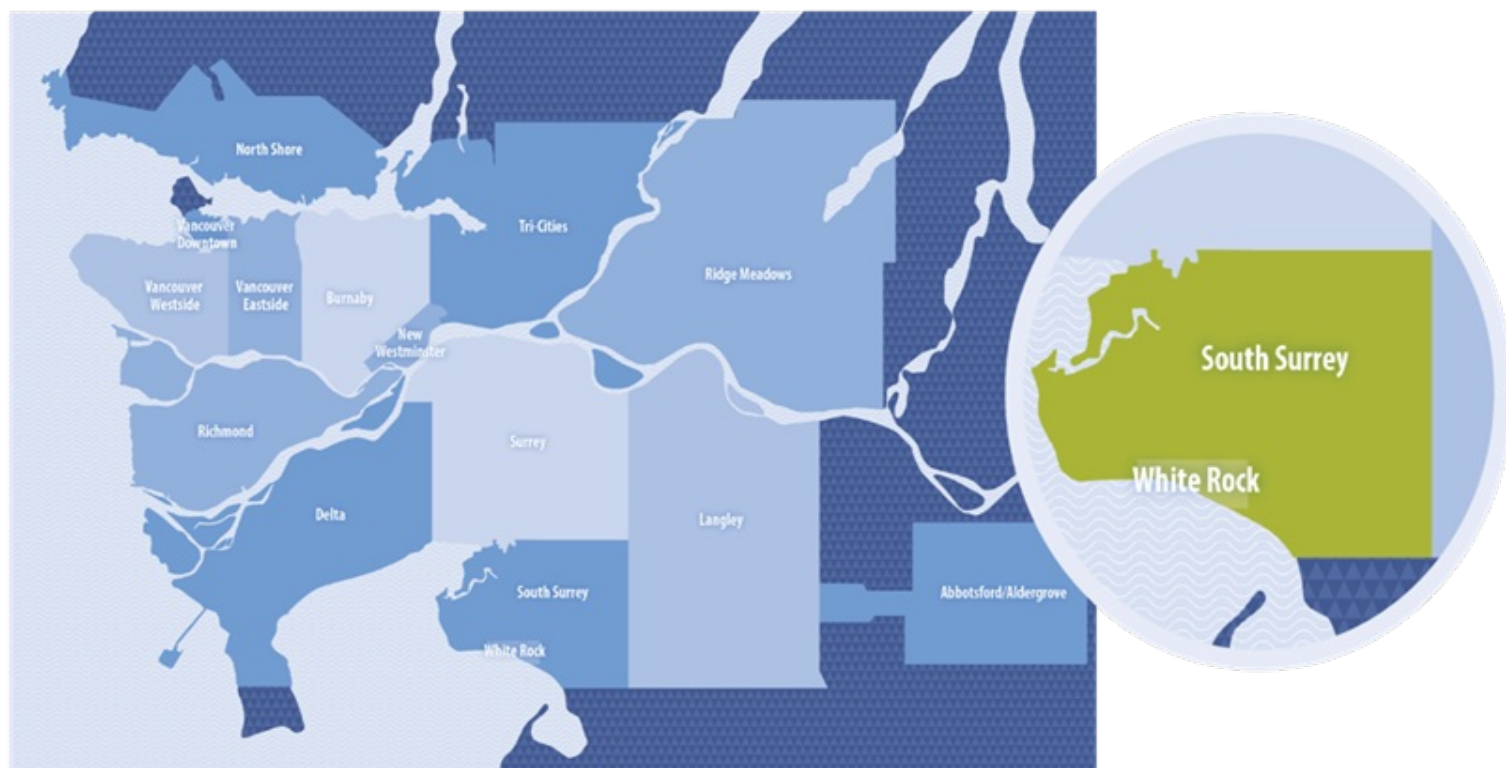


Vancouver Market Area South Surrey/White Rock

New Homes Sub Market Report
Data as of Q1 2025

South Surrey/White Rock

Submarket Report - Q1 2025



Sales - Q1 2025

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
1	11	18	27		57

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	92	34	2
Mid Rise	3	269	138	131	0
Low Rise	3	144	77	67	0
Townhouse	8	601	260	94	247
Single Family					
Grand Total	15	1,142	567	326	249

South Surrey/White Rock

Submarket Report - Q1 2025



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	\$756	\$1,019	\$912	587	1,446
Low Rise	\$900	\$1,149	\$1,027	646	1,229
Townhouse	\$652	\$726	\$691	1,427	1,797
Single Family					

Active Phases - Top Projects by Total Homes

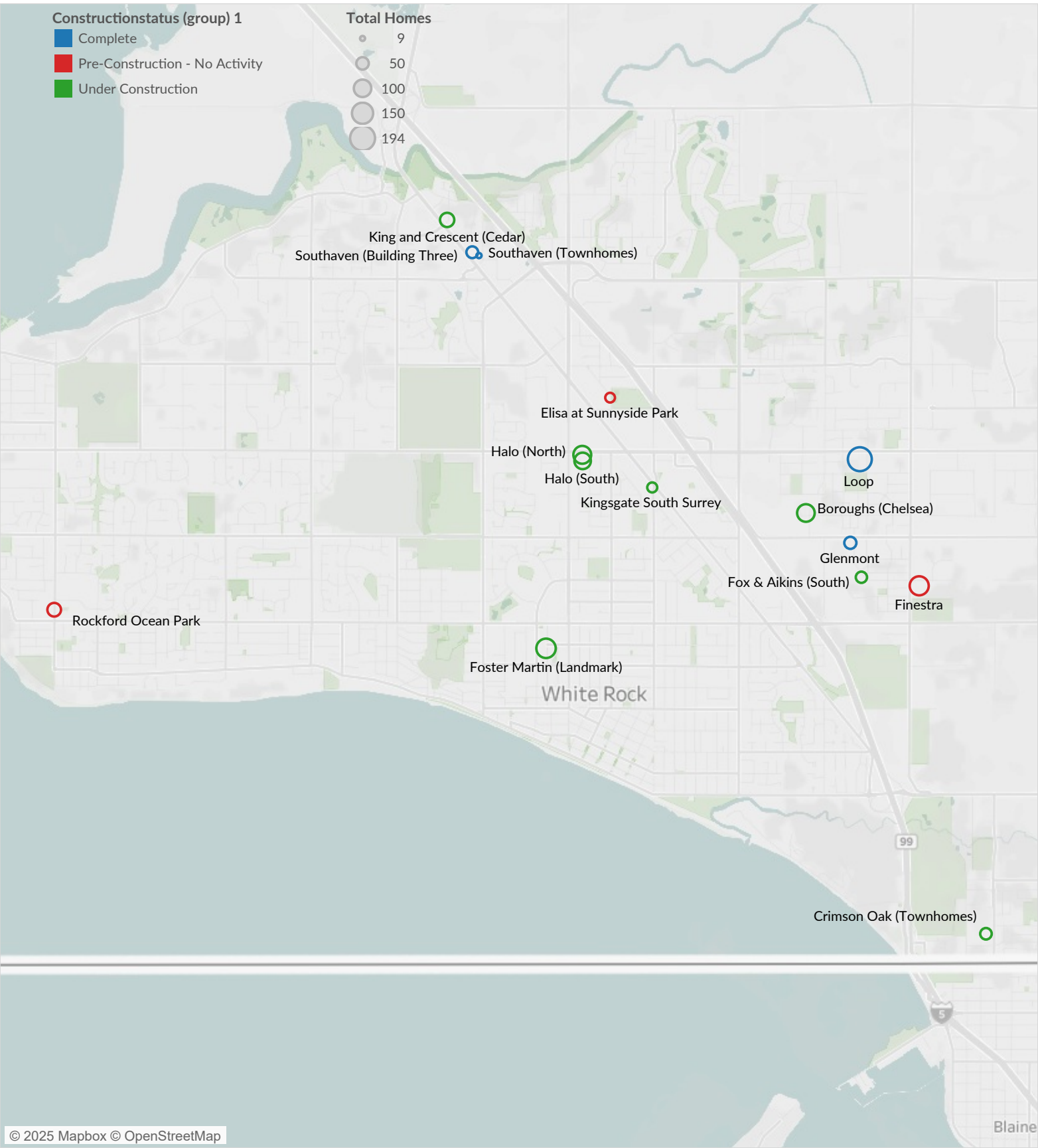
Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Loop	Gramercy Developments Ltd	Townhouse	January 2023	\$660	119	194
Foster Martin (Landmark)	Landmark Premiere Properties	High Rise	August 2023	\$1,255	92	128
Finestra	MetroVan Custom Homes Inc.	Townhouse	June 2024	\$710	14	123
Halo (North)	Polygon Homes	Mid Rise	September 2024	\$885	51	108
Boroughs (Chelsea)	StreetSide Developments	Townhouse	January 2024	\$665	38	105
Halo (South)	Polygon Homes	Mid Rise	November 2024	\$915	38	92
King and Crescent (Cedar)	Zenterra Developments	Mid Rise	June 2023	\$935	49	69
Rockford Ocean Park	Cressey Development Group	Low Rise	November 2024	\$1,340	32	63
Glenmont	PCC Construction	Townhouse	March 2024	\$680	35	50
Southaven (Building Three)	Park Ridge Homes	Low Rise	February 2023	\$850	45	47

South Surrey/White Rock

Submarket Report - Q1 2025



Current Active Phases



South Surrey/White Rock

Submarket Report - Q1 2025



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
Rockford Ocean Park	Cressey Development Group	Low Rise	November 2024	\$1,340	16	63
Loop	Gramercy Developments Ltd	Townhouse	January 2023	\$660	8	194
Boroughs (Chelsea)	StreetSide Developments	Townhouse	January 2024	\$665	7	105
King and Crescent (Cedar)	Zenterra Developments	Mid Rise	June 2023	\$935	4	69
Halo (South)	Polygon Homes	Mid Rise	November 2024	\$915	4	92
Glenmont	PCC Construction	Townhouse	March 2024	\$680	4	50
Fox & Aikins (South)	Park Ridge Homes	Townhouse	May 2024	\$685	4	43
Halo (North)	Polygon Homes	Mid Rise	September 2024	\$885	3	108
Southaven (Townhomes)	Park Ridge Homes	Townhouse	March 2024	\$740	2	9
Southaven (Building Three)	Park Ridge Homes	Low Rise	February 2023	\$850	2	47

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	904	1	593
Low Rise	1	250	1	563
Townhouse	1	317	1	2,922
Single Family	1	32	1	400
Grand Total	1	1,774	1	5,969

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.



Altus Group (TSX: AIF) is a leading provider of asset and fund intelligence for commercial real estate. We deliver our intelligence as a service to our global client base through a connected platform of industry-leading technology, advanced analytics and advisory services.

Our capabilities help commercial real estate investors, developers, proprietors, lenders and advisors manage risks and improve returns throughout the asset and fund lifecycle.

Altus Group is a global company headquartered in Toronto with approximately 2,700 employees across North America, EMEA and Asia Pacific.

altusgroup.com

DISCLAIMER

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in information contained in the material represented. E&OE.

© 2023 Altus Group Limited. All rights reserved.