

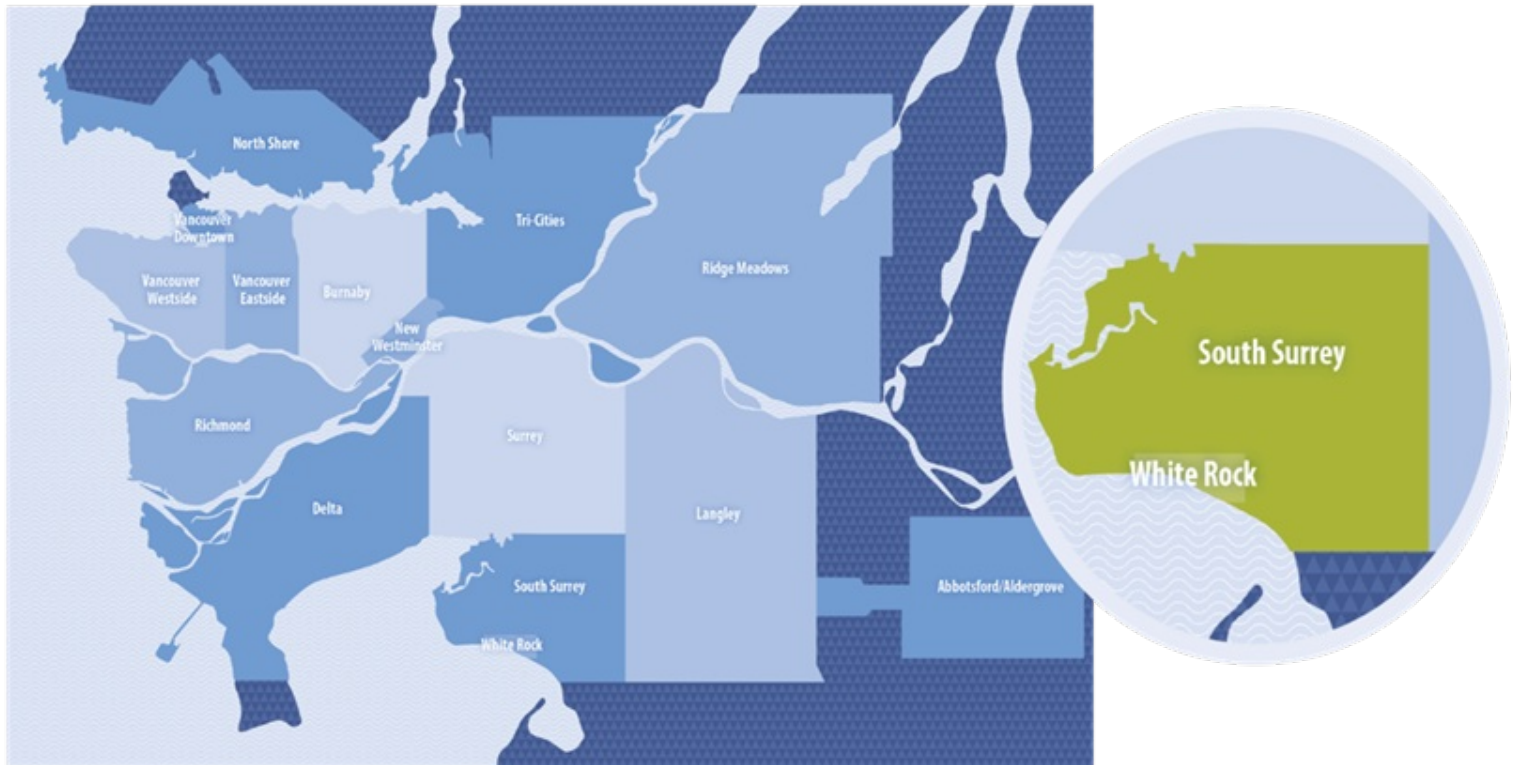


Vancouver Market Area South Surrey/White Rock

New Homes Sub Market Report
Data as of Q2 2025

South Surrey/White Rock

Submarket Report - Q2 2025



Sales - Q2 2025

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
0	17	3	21		41

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	155	114	0
Low Rise	2	97	33	64	0
Townhouse	9	654	281	116	257
Single Family					
Grand Total	15	1,148	561	328	259

South Surrey/White Rock

Submarket Report - Q2 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	\$725	\$1,019	\$912	587	1,446
Low Rise	\$1,002	\$1,284	\$1,115	668	1,363
Townhouse	\$667	\$740	\$709	1,347	1,753
Single Family					

Active Phases - Top Projects by Total Homes

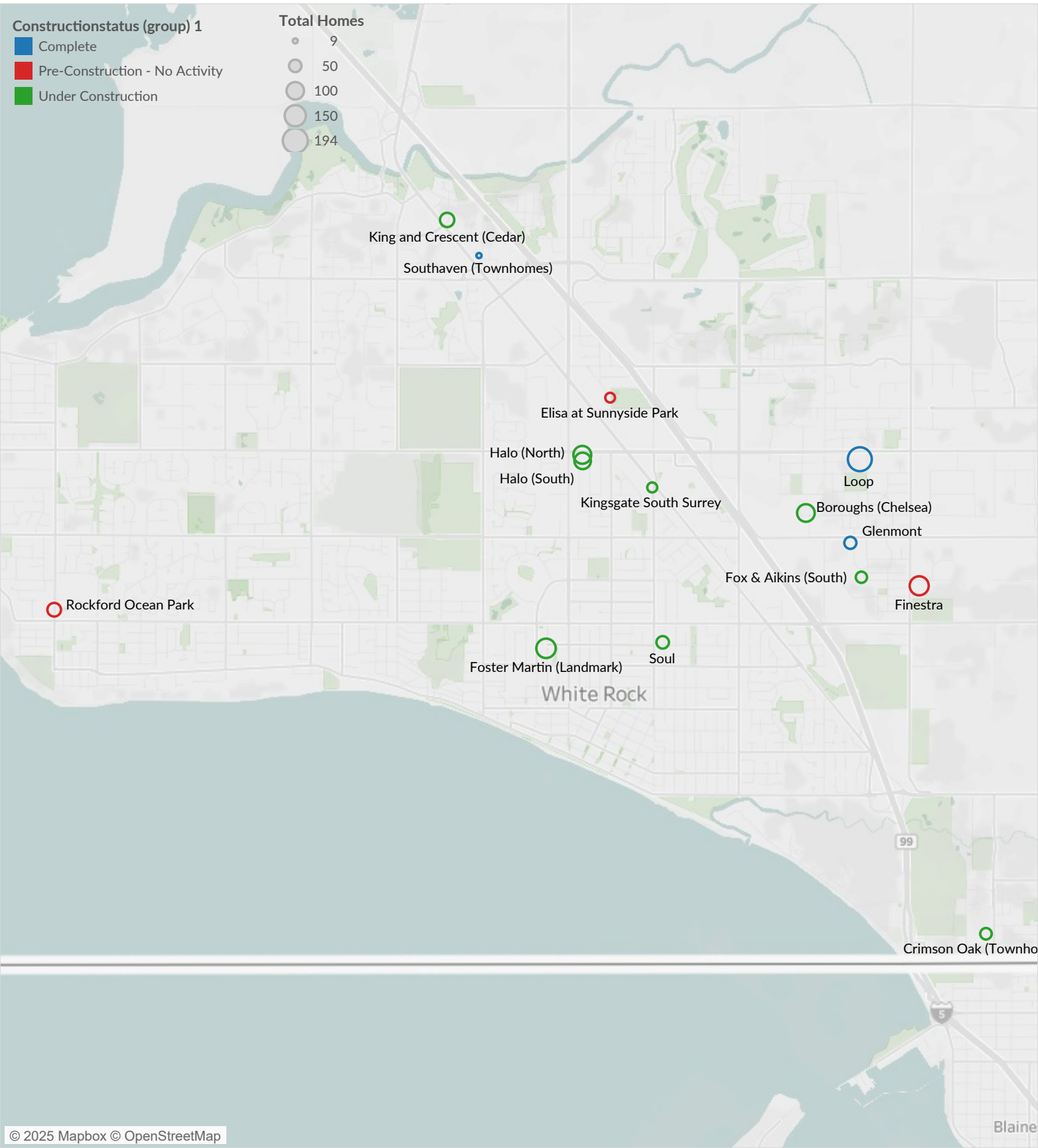
Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Loop	Gramercy Developments Ltd	Townhouse	January 2023	\$660	124	194
Foster Martin (Landmark)	Landmark Premiere Properties	High Rise	August 2023	\$1,255	92	128
Finestra	MetroVan Custom Homes Inc.	Townhouse	June 2024	\$710	14	123
Halo (North)	Polygon Homes	Mid Rise	September 2024	\$885	63	108
Boroughs (Chelsea)	StreetSide Developments	Townhouse	January 2024	\$665	50	105
Halo (South)	Polygon Homes	Mid Rise	November 2024	\$915	42	92
King and Crescent (Cedar)	Zenterra Developments	Mid Rise	June 2023	\$935	50	69
Rockford Ocean Park	Cressey Development Group	Low Rise	November 2024	\$1,340	33	63
Soul	Elevate Development Corp	Townhouse	May 2025	\$850	0	53
Glenmont	PCC Construction	Townhouse	March 2024	\$680	36	50

South Surrey/White Rock

Submarket Report - Q2 2025



Current Active Phases



South Surrey/White Rock

Submarket Report - Q2 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
Halo (North)	Polygon Homes	Mid Rise	September 2024	\$885	12	108
Boroughs (Chelsea)	StreetSide Developments	Townhouse	January 2024	\$665	12	105
Loop	Gramercy Developments Ltd	Townhouse	January 2023	\$660	5	194
Halo (South)	Polygon Homes	Mid Rise	November 2024	\$915	4	92
Fox & Aikins (South)	Park Ridge Homes	Townhouse	May 2024	\$685	3	43
Southaven (Building Three)	Park Ridge Homes	Low Rise	February 2023	\$850	2	47
Rockford Ocean Park	Cressey Development Group	Low Rise	November 2024	\$1,340	1	63
King and Crescent (Cedar)	Zenterra Developments	Mid Rise	June 2023	\$935	1	69
Glenmont	PCC Construction	Townhouse	March 2024	\$680	1	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	1	271	1	1,491
Mid Rise	1	990	1	593
Low Rise	1	187	1	563
Townhouse	1	386	1	2,869
Single Family	1	32	1	400
Grand Total	1	1,866	1	5,916

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