

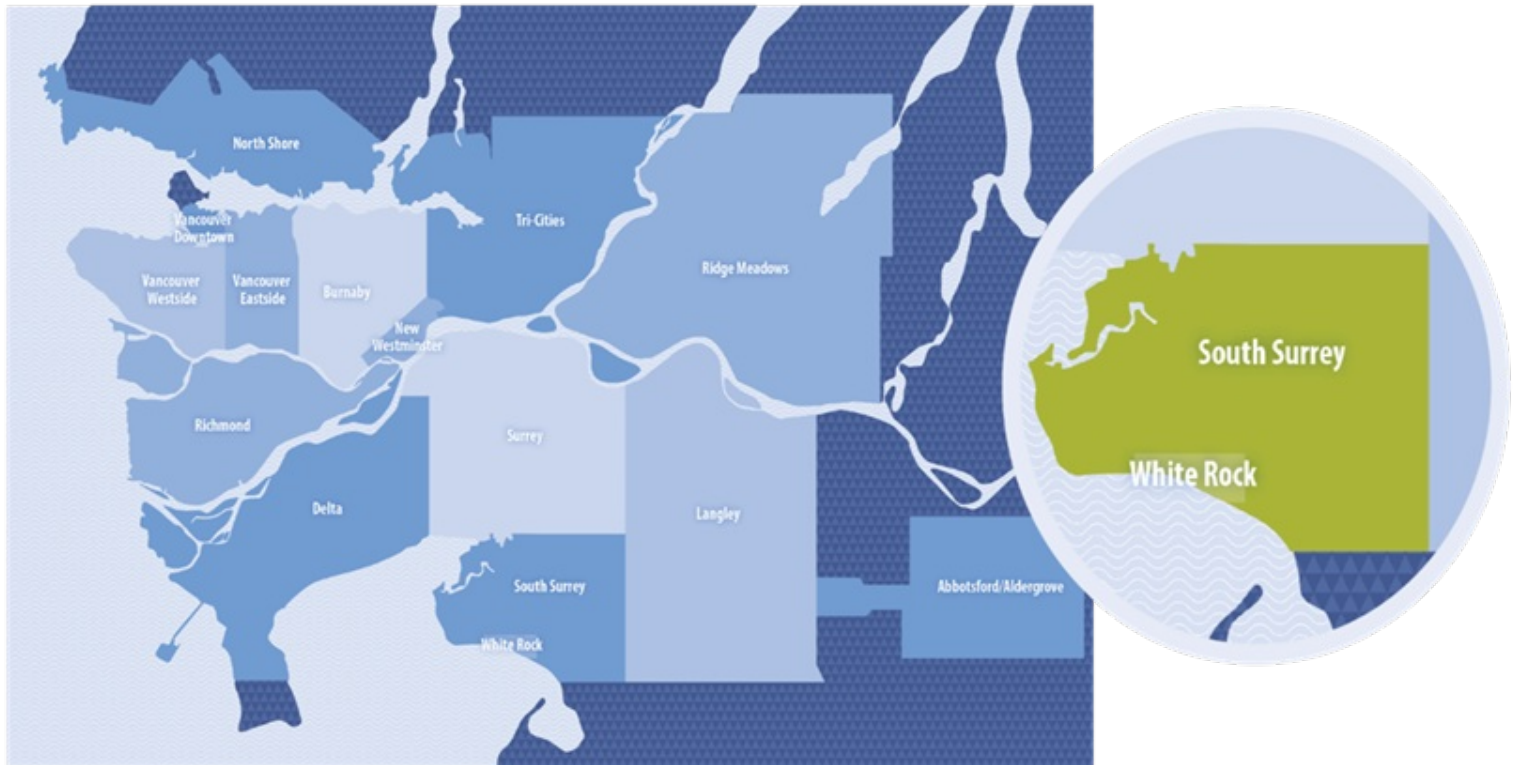


Vancouver Market Area South Surrey/White Rock

New Homes Sub Market Report
Data as of Q3 2025

South Surrey/White Rock

Submarket Report - Q3 2025



Sales - Q3 2025

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
0	3	2	30		35

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	158	111	0
Low Rise	2	97	35	62	0
Townhouse	8	645	302	104	239
Single Family					
Grand Total	14	1,139	587	311	241

South Surrey/White Rock

Submarket Report - Q3 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	\$670	\$738	\$705	1,331	1,770
Single Family					

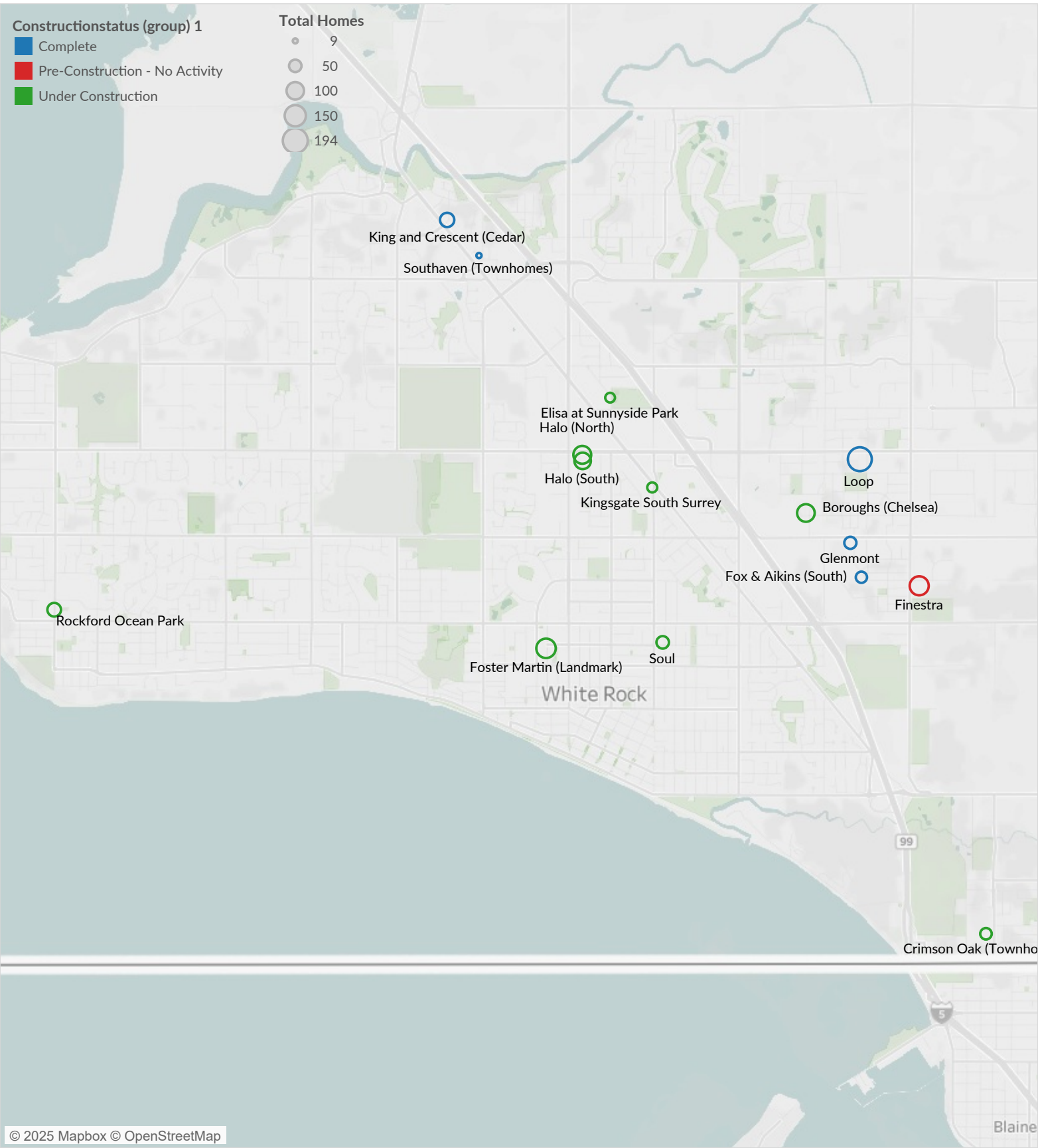
Active Phases - Top Projects by Total Homes						
Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Loop	Gramercy Developments Ltd	Townhouse	January 2023	\$660	128	194
Foster Martin (Landmark)	Landmark Premiere Properties	High Rise	August 2023	\$1,255	92	128
Finestra	MetroVan Custom Homes Inc.	Townhouse	June 2024	\$710	14	123
Halo (North)	Polygon Homes	Mid Rise	September 2024	\$885	65	108
Boroughs (Chelsea)	StreetSide Developments	Townhouse	January 2024	\$665	64	105
Halo (South)	Polygon Homes	Mid Rise	November 2024	\$915	43	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	35	63
Soul	Elevate Development Corp	Townhouse	May 2025	\$850	4	53
Glenmont	PCC Construction	Townhouse	March 2024	\$680	38	50

South Surrey/White Rock

Submarket Report - Q3 2025



Current Active Phases



South Surrey/White Rock

Submarket Report - Q3 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
Boroughs (Chelsea)	StreetSide Developments	Townhouse	January 2024	\$665	14	105
Fox & Aikins (South)	Park Ridge Homes	Townhouse	May 2024	\$685	5	43
Soul	Elevate Development Corp	Townhouse	May 2025	\$850	4	53
Loop	Gramercy Developments Ltd	Townhouse	January 2023	\$660	4	194
Rockford Ocean Park	Cressey Development Group	Low Rise	November 2024	\$1,340	2	63
Halo (North)	Polygon Homes	Mid Rise	September 2024	\$885	2	108
Glenmont	PCC Construction	Townhouse	March 2024	\$680	2	50
Southaven (Townhomes)	Park Ridge Homes	Townhouse	March 2024	\$740	1	9
Halo (South)	Polygon Homes	Mid Rise	November 2024	\$915	1	92

Future Supply - South Surrey/White Rock

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	2	271	5	1,491
Mid Rise	7	990	7	593
Low Rise	4	187	9	563
Townhouse	8	386	28	2,869
Single Family	1	32	5	400
Grand Total	22	1,866	54	5,916

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