

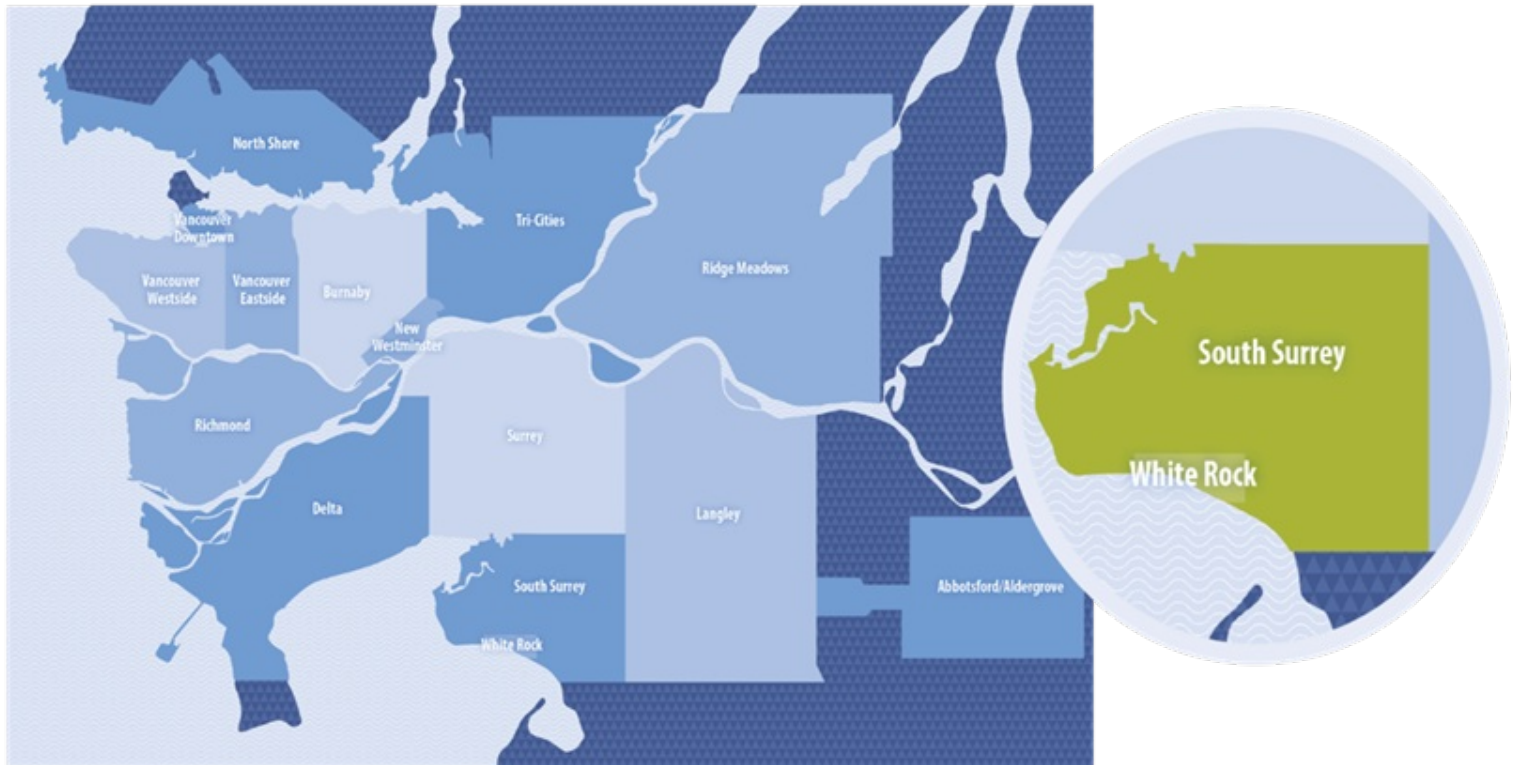


Vancouver Market Area South Surrey/White Rock

New Homes Sub Market Report
Data as of Q4 2025

South Surrey/White Rock

Submarket Report - Q4 2025



Sales - Q4 2025

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
0	39	1	27		67

Annual Sales

2021	2022	2023	2024	2025
1,182	450	338	350	200

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	1	128	92	34	2
Mid Rise	4	355	197	133	25
Low Rise	2	97	36	61	0
Townhouse	8	645	329	86	230
Single Family					
Grand Total	15	1,225	654	314	257

South Surrey/White Rock

Submarket Report - Q4 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	\$771	\$1,038	\$944	511	1,293
Low Rise	\$1,002	\$1,626	\$1,115	668	1,363
Townhouse	\$673	\$730	\$705	1,331	1,752
Single Family					

Active Phases - Top Projects by Total Homes

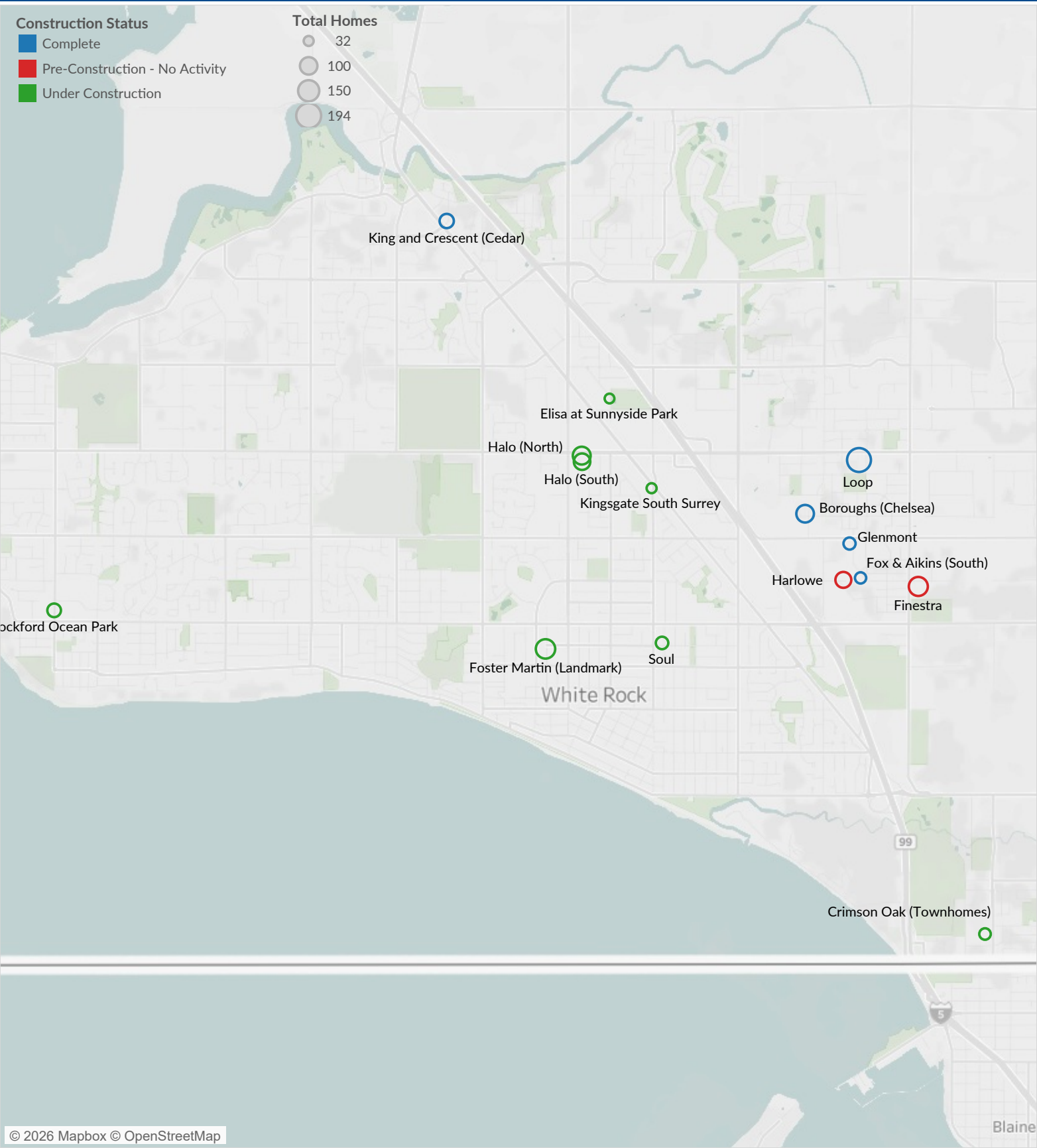
Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Loop	Gramercy Developments Ltd	Townhouse	January 2023	\$660	138	194
Foster Martin (Landmark)	Landmark Premiere Properties	High Rise	August 2023	\$1,255	92	128
Finestra	MetroVan Custom Homes Inc.	Townhouse	June 2024	\$710	14	123
Halo (North)	Polygon Homes	Mid Rise	September 2024	\$885	68	108
Boroughs (Chelsea)	StreetSide Developments	Townhouse	January 2024	\$665	74	105
Halo (South)	Polygon Homes	Mid Rise	November 2024	\$915	44	92
Harlowe	Genaris Properties	Mid Rise	October 2025	\$1,040	30	86
King and Crescent (Cedar)	Zenterra Developments	Mid Rise	June 2023	\$935	55	69
Rockford Ocean Park	Cressey Development Group	Low Rise	November 2024	\$1,340	36	63
Soul	Elevate Development Corp	Townhouse	May 2025	\$850	6	53

South Surrey/White Rock

Submarket Report - Q4 2025



Current Active Phases



South Surrey/White Rock

Submarket Report - Q4 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
Harlowe	Genaris Properties	Mid Rise	October 2025	\$1,040	30	86
Loop	Gramercy Developments Ltd	Townhouse	January 2023	\$660	10	194
Boroughs (Chelsea)	StreetSide Developments	Townhouse	January 2024	\$665	10	105
King and Crescent (Cedar)	Zenterra Developments	Mid Rise	June 2023	\$935	5	69
Halo (North)	Polygon Homes	Mid Rise	September 2024	\$885	3	108
Fox & Aikins (South)	Park Ridge Homes	Townhouse	May 2024	\$685	3	43
Soul	Elevate Development Corp	Townhouse	May 2025	\$850	2	53
Glenmont	PCC Construction	Townhouse	March 2024	\$680	2	50
Rockford Ocean Park	Cressey Development Group	Low Rise	November 2024	\$1,340	1	63
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	3	437	5	1,491
Mid Rise	7	966	6	506
Low Rise	4	187	9	563
Townhouse	9	431	27	2,824
Single Family	1	32	5	400
Grand Total	24	2,053	52	5,784

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