



## Vancouver Market Area South Surrey/White Rock

New Homes Sub Market Report  
Data as of Q2 2026

# South Surrey/White Rock

## Submarket Report - Q2 2026



### Sales - Q2 2026

| High Rise | Mid Rise | Low Rise | Townhouse | Single Family | Grand Total |
|-----------|----------|----------|-----------|---------------|-------------|
| 0         | 10       | 3        | 10        |               | 23          |

### 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 | Total Homes |
|---------------|------------------|-------------|------------|-----------------|-------------|
| High Rise     | 1                | 128         | 93         | 33              | 2           |
| Mid Rise      | 4                | 355         | 216        | 114             | 25          |
| Low Rise      | 2                | 97          | 45         | 52              | 0           |
| Townhouse     | 8                | 623         | 316        | 93              | 214         |
| Single Family |                  |             |            |                 |             |
| Grand Total   | 15               | 1,203       | 670        | 292             | 241         |

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### 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      | \$763          | \$1,038        | \$944              | 511           | 1,293         |
| Low Rise      | \$1,002        | \$1,626        | \$1,115            | 668           | 1,363         |
| Townhouse     | \$681          | \$744          | \$707              | 1,321         | 1,684         |
| Single Family |                |                |                    |               |               |

### Active Phases - Top Projects by Total Homes

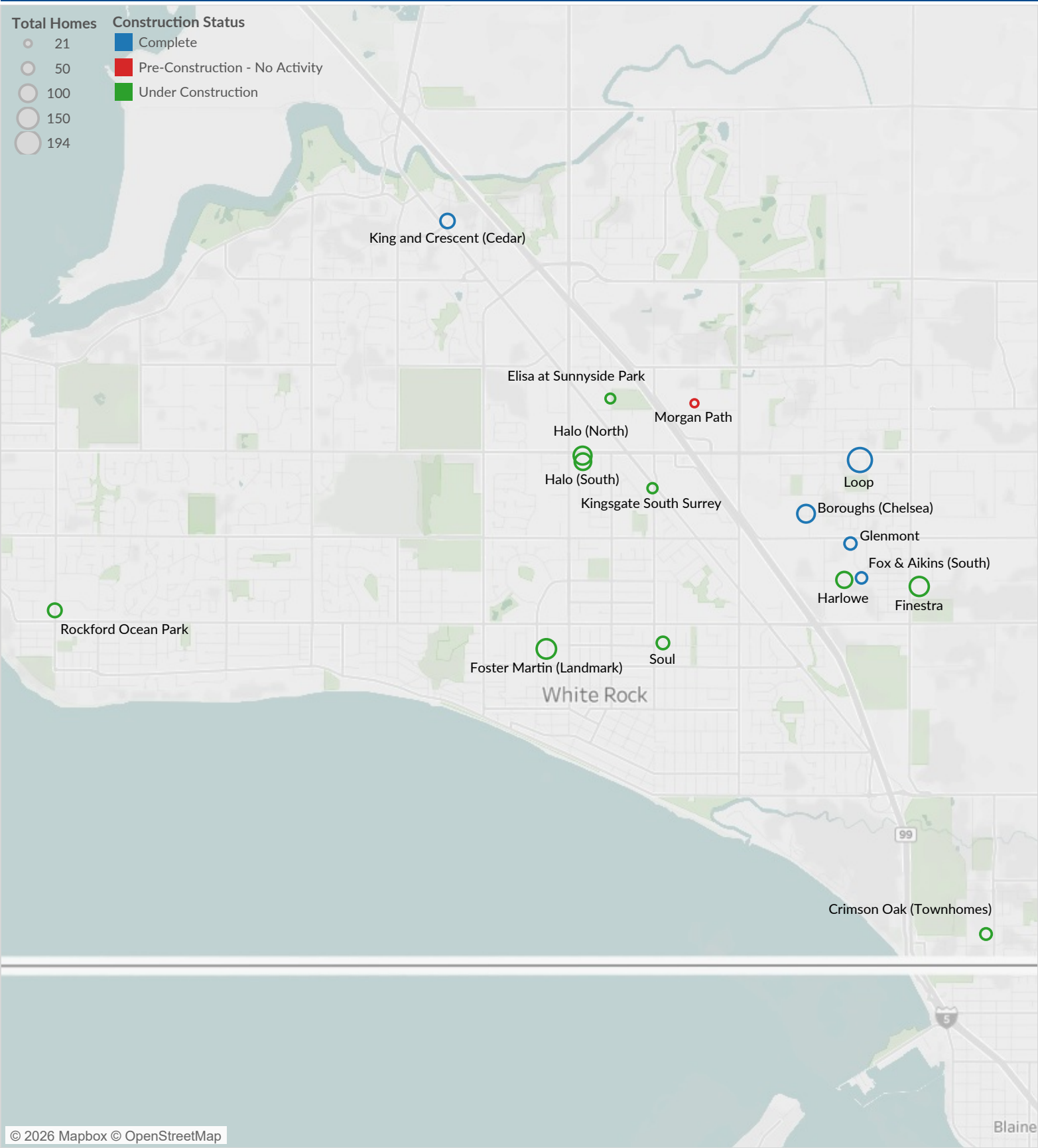
| Project Name              | Developer                    | Property Type | Month, Year of Open Date | Avg. \$/SF Blended | Homes Sold | Total Homes |
|---------------------------|------------------------------|---------------|--------------------------|--------------------|------------|-------------|
| Loop                      | Gramercy Developments Ltd    | Townhouse     | January 2023             | \$660              | 149        | 194         |
| Foster Martin (Landmark)  | Landmark Premiere Properties | High Rise     | August 2023              | \$1,255            | 93         | 128         |
| Finestra                  | MetroVan Custom Homes Inc.   | Townhouse     | June 2024                | \$710              | 14         | 123         |
| Halo (North)              | Polygon Homes                | Mid Rise      | September 2024           | \$885              | 69         | 108         |
| Boroughs (Chelsea)        | StreetSide Developments      | Townhouse     | January 2024             | \$665              | 81         | 105         |
| Halo (South)              | Polygon Homes                | Mid Rise      | November 2024            | \$915              | 44         | 92          |
| Harlowe                   | Genaris Properties           | Mid Rise      | October 2025             | \$1,040            | 35         | 86          |
| King and Crescent (Cedar) | Zenterra                     | Mid Rise      | June 2023                | \$935              | 68         | 69          |
| Rockford Ocean Park       | Cressey Development Group    | Low Rise      | November 2024            | \$1,340            | 45         | 63          |
| Soul                      | Elevate Development Corp     | Townhouse     | May 2025                 | \$850              | 6          | 53          |

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### Current Active Phases



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### 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 |
|---------------------------|---------------------------|---------------|--------------------------|--------------------|---------------|-------------|
| King and Crescent (Cedar) | Zenterra                  | Mid Rise      | June 2023                | \$935              | 8             | 69          |
| Glenmont                  | PCC Construction          | Townhouse     | March 2024               | \$680              | 5             | 50          |
| Rockford Ocean Park       | Cressey Development Group | Low Rise      | November 2024            | \$1,340            | 3             | 63          |
| Harlowe                   | Genaris Properties        | Mid Rise      | October 2025             | \$1,040            | 2             | 86          |
| Fox & Aikins (South)      | Park Ridge Homes          | Townhouse     | May 2024                 | \$685              | 2             | 43          |
| Boroughs (Chelsea)        | StreetSide Developments   | Townhouse     | January 2024             | \$665              | 2             | 105         |
| Loop                      | Gramercy Developments Ltd | Townhouse     | January 2023             | \$660              | 1             | 194         |

### Future Supply - South Surrey/White Rock

| Project Type  | Coming Soon        |             | Property Type | Unreleased Units   |             |
|---------------|--------------------|-------------|---------------|--------------------|-------------|
|               | Number of Projects | Total Homes |               | Number of Projects | Total Homes |
| High Rise     | 3                  | 437         | High Rise     | 1                  | 2           |
| Mid Rise      | 7                  | 966         | Mid Rise      | 4                  | 25          |
| Low Rise      | 2                  | 112         | Low Rise      | 2                  | 0           |
| Townhouse     | 7                  | 398         | Townhouse     | 8                  | 230         |
| Single Family | 1                  | 32          | Single Family |                    |             |
| Grand Total   | 20                 | 1,945       | Grand Total   | 15                 | 257         |

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