

Altus Group

Vancouver Market Area
South Surrey/White Rock

New Homes Sub Market Report
Data as of Q3 2026

South Surrey/White Rock
Submarket Report - Q3 2026



Sales - Q3 2026

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
0	1	0	8		9

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	3	286	148	113	25
Low Rise	2	97	45	52	0
Townhouse	8	623	324	99	200
Single Family					
Grand Total	14	1,134	610	297	227

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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	$826	$1,024	$947	485	1,231
Low Rise	$1,002	$1,626	$1,115	668	1,363
Townhouse	$669	$744	$707	1,321	1,684
Single Family					

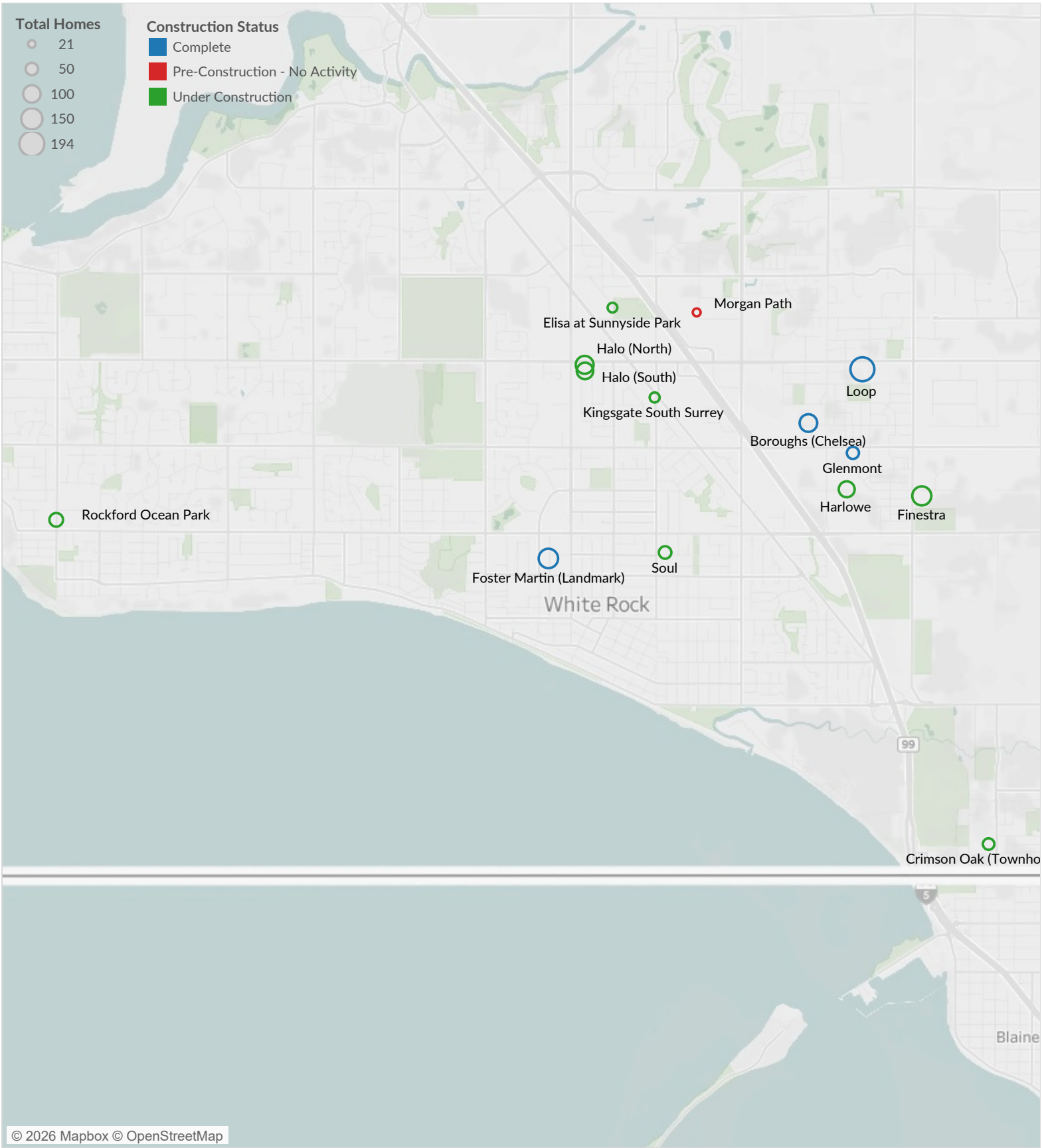
Active Phases - Top Projects by Total Homes

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	152	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	84	105
Halo (South)	Polygon Homes	Mid Rise	November 2024	$915	44	92
Harlowe	Genaris Properties	Mid Rise	October 2025	$1,040	35	86
Rockford Ocean Park	Cressey Development Group	Low Rise	November 2024	$1,340	45	63
Soul	Elevate Development Corp	Townhouse	May 2025	$850	6	53
Glenmont	PCC Construction	Townhouse	March 2024	$680	49	50

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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
Loop	Gramercy Developments Ltd	Townhouse	January 2023	$660	3	194
Boroughs (Chelsea)	StreetSide Developments	Townhouse	January 2024	$665	3	105
Glenmont	PCC Construction	Townhouse	March 2024	$680	2	50
King and Crescent (Cedar)	Zenterra	Mid Rise	June 2023	$935	1	69

Future Supply - South Surrey/White Rock

	Coming Soon	
Project Type	Number of Projects	Total Homes
High Rise	3	437
Mid Rise	7	966
Low Rise	2	112
Townhouse	7	445
Single Family	1	32
Grand Total	20	1,992

	Unreleased Units	
Property Type	Number of Projects	Total Homes
High Rise	1	2
Mid Rise	4	25
Low Rise	2	0
Townhouse	8	230
Single Family		
Grand Total	15	257

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