Altus Group

Vancouver Market Area
Surrey

New Homes Sub Market Report
Data as of Q2 2025

Surrey
Submarket Report - Q2 2025

Sales - Q2 2025

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
210	93	15	32	2	352

Annual Sales

2019	2020	2021	2022	2023	2024
1,864	1,834	6,087	3,516	2,106	2,021

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	13	4,491	2,278	1,909	304
Mid Rise	27	2,670	1,462	1,004	204
Low Rise	3	166	98	54	14
Townhouse	20	1,100	484	271	345
Single Family	1	27	12	4	11
Grand Total	64	8,454	4,334	3,242	878

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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	$906	$1,338	$1,070	388	1,300
Mid Rise	$784	$1,043	$887	473	1,096
Low Rise	$874	$995	$921	534	936
Townhouse	$598	$680	$666	1,431	1,906
Single Family	$523	$584	$520	2,975	3,955

Active Phases - Top Projects by Total Homes

Project Name	Developer	Property Type	Month, Year of Open Date	Avg. $/SF Blended	Homes Sold	Total Homes
BridgeCity (Tower 1)	Oviedo Developments	High Rise	September 2024	$1,100	0	438
Manhattan	ML Emporio Properties	High Rise	October 2024	$1,190	160	418
Century City Holland Park (Parkside Tower One)	Century Group	High Rise	May 2022	$1,070	350	412
Parkway (Intersect)	Bosa Properties	High Rise	April 2024	$1,105	198	396
Sequoia	ML Emporio Properties	High Rise	April 2023	$1,150	360	386
Parksville 96	Darshan Builders	High Rise	May 2024	$1,200	87	377
102 + Park	Marcon Development	High Rise	April 2025	$1,090	0	376
Sky Living	Allure Ventures	High Rise	November 2023	$1,150	188	375
Georgetown (Two)	Anthem Properties	High Rise	September 2022	$1,055	266	355
Juno	StreetSide Developments	High Rise	March 2024	$1,020	240	341

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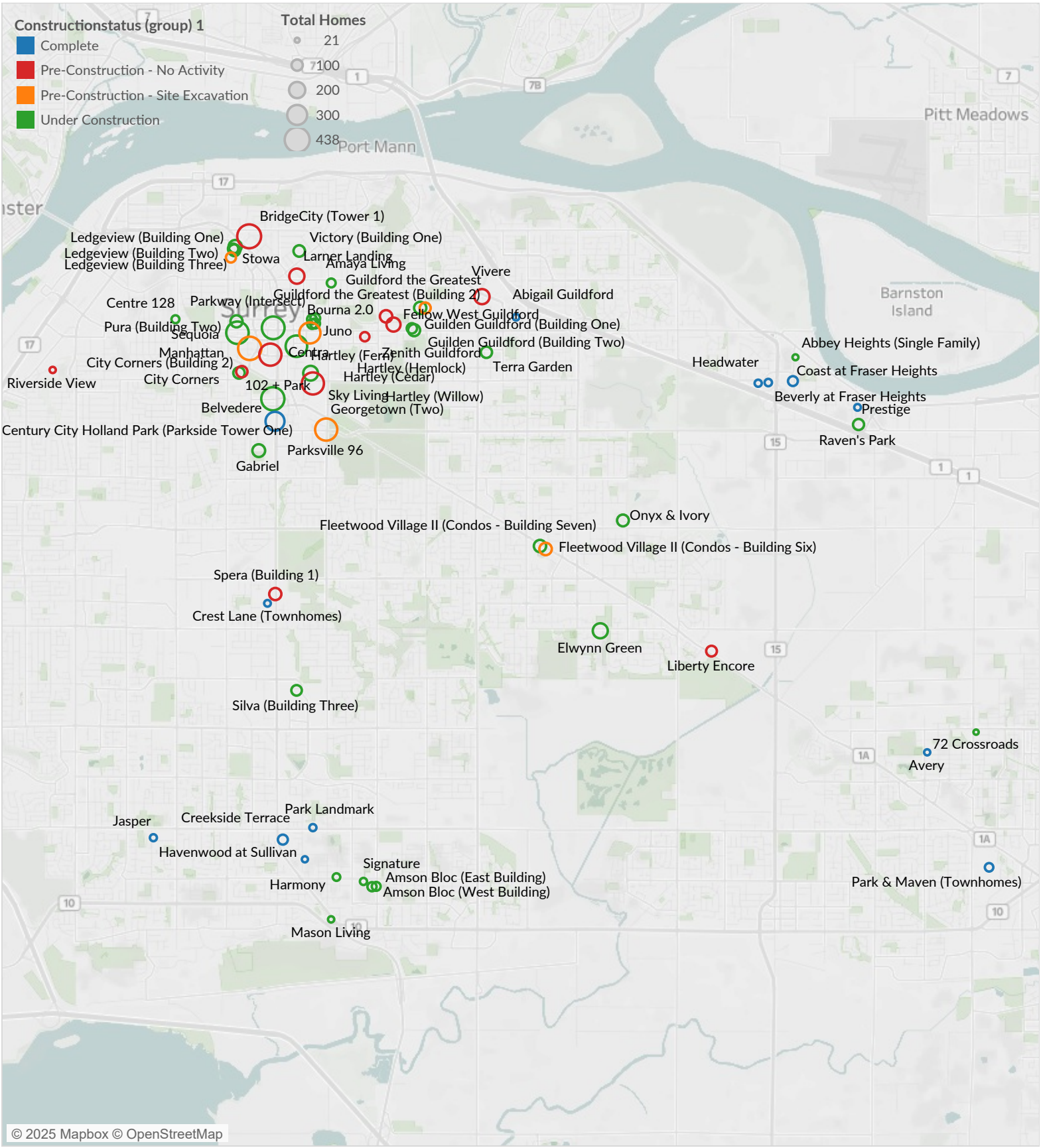
Current Active Phases



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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
Manhattan	ML Emporio Properties	High Rise	October 2024	$1,190	73	418
Sky Living	Allure Ventures	High Rise	November 2023	$1,150	40	375
Belvedere	Square Nine Development Inc.	High Rise	March 2021	$855	35	275
Parkway (Intersect)	Bosa Properties	High Rise	April 2024	$1,105	32	396
Georgetown (Two)	Anthem Properties	High Rise	September 2022	$1,055	30	355
Guilden Guildford (Building Two)	RDG Management	Mid Rise	April 2025	$860	23	81
Spera (Building 1)	Northwest Development	Mid Rise	April 2025	$900	20	114
Amson Bloc (East Building)	Amson Group	Low Rise	April 2025	$910	15	60
Terra Garden	Remond Holdings Corp.	Mid Rise	October 2024	$880	11	97
Guildford the Greatest	Dawson + Sawyer	Mid Rise	October 2023	$960	8	115

Future Supply - Surrey

	Coming Soon		Dev Application	
Project Type	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	1	20,822	1	11,225
Mid Rise	1	6,711	1	8,696
Low Rise	1	316	1	1,206
Townhouse	1	249	1	2,825
Single Family			1	169
Grand Total	1	28,098	1	24,121

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