

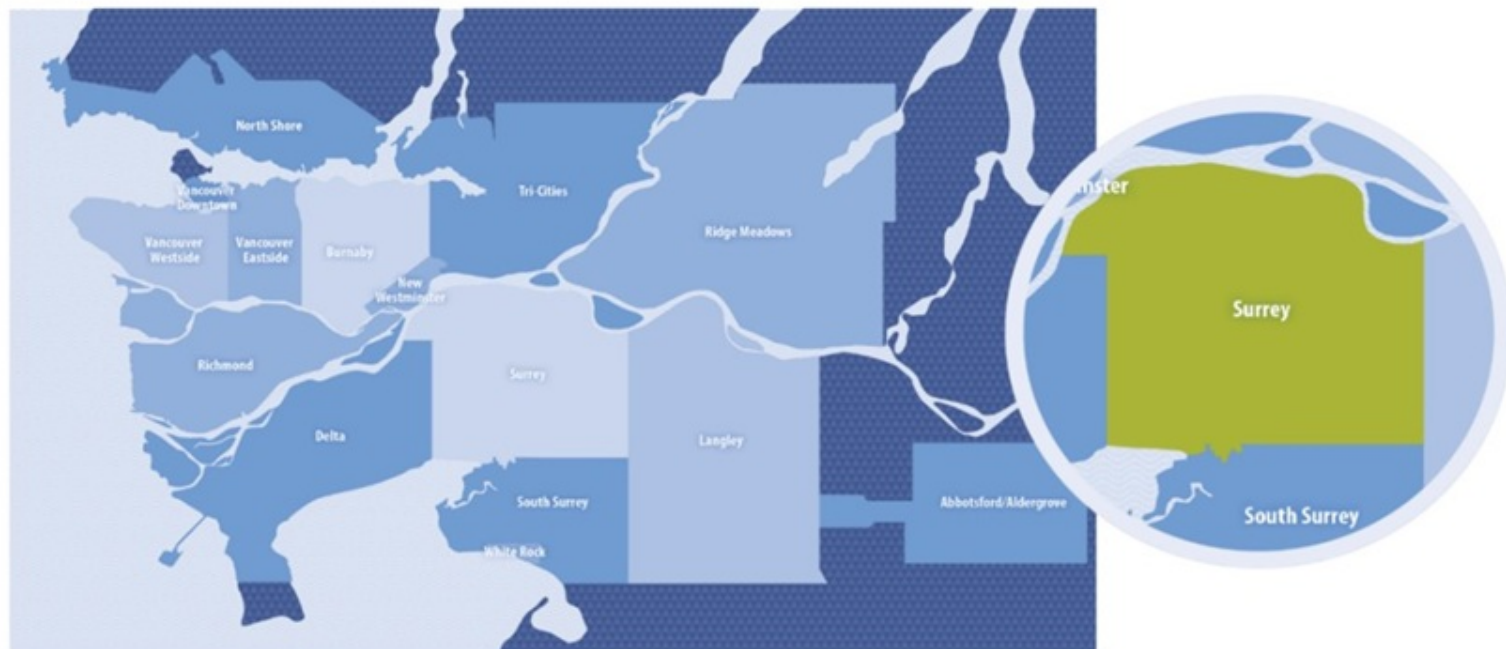


Vancouver Market Area Surrey

New Homes Sub Market Report
Data as of Q3 2025

Surrey

Submarket Report - Q3 2025



Sales - Q3 2025

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
27	115	0	43	0	185

Annual Sales

2019	2020	2021	2022	2023	2024
1,864	1,834	6,087	2,775	1,987	1,895

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	11	3,676	2,218	1,312	146
Mid Rise	29	2,980	1,577	1,238	165
Low Rise	3	166	98	68	0
Townhouse	22	1,344	532	259	553
Single Family	1	27	12	4	11
Grand Total	66	8,193	4,437	2,881	875

Surrey

Submarket Report - Q3 2025



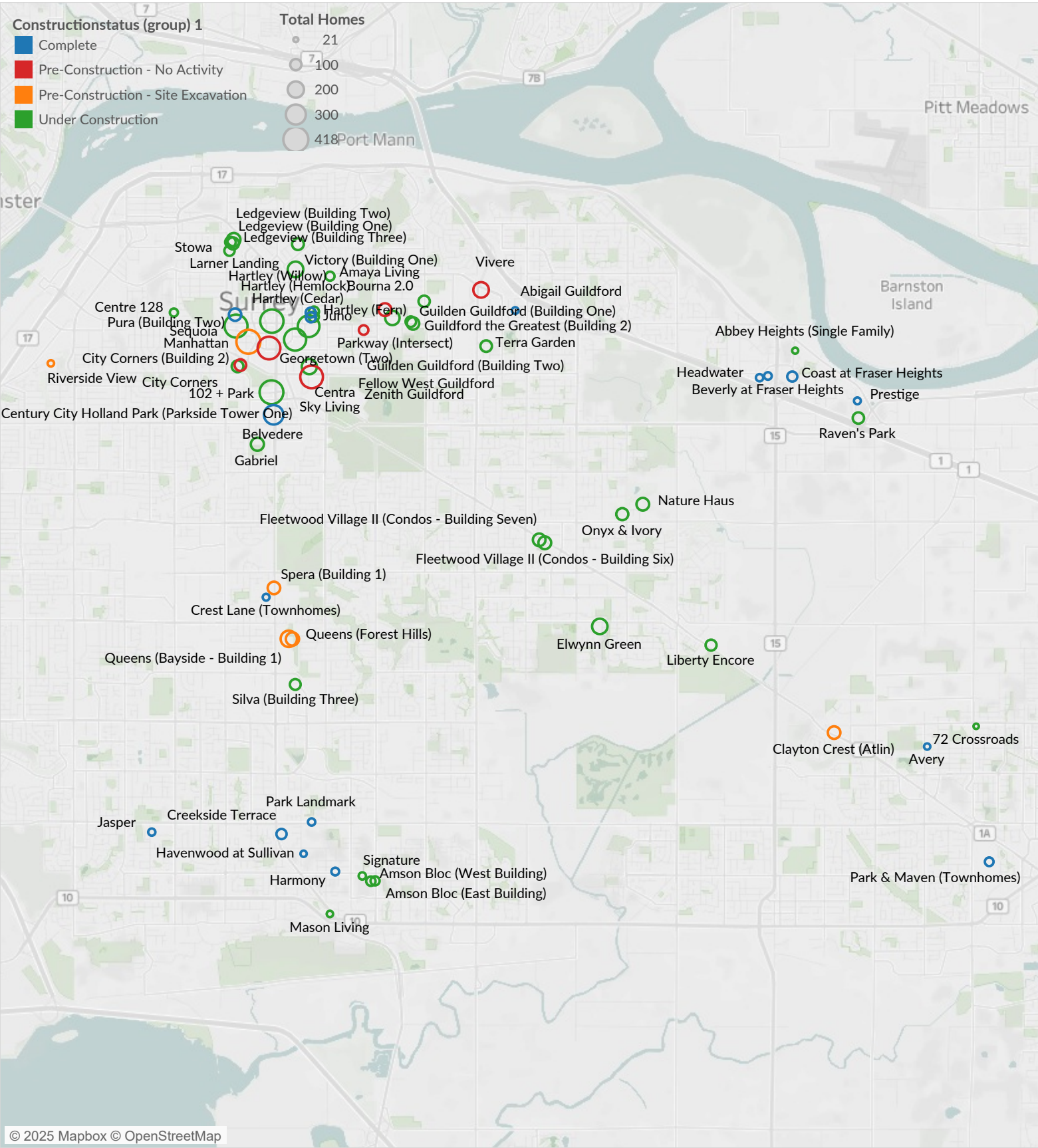
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$924	\$1,347	\$1,055	399	1,318
Mid Rise	\$768	\$1,029	\$881	473	1,089
Low Rise	\$822	\$978	\$921	534	936
Townhouse	\$588	\$668	\$662	1,430	1,906
Single Family	\$571	\$575	\$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
Manhattan	ML Emporio Properties	High Rise	October 2024	\$1,190	183	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	May 2023	\$1,150	360	386
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
Belvedere	Square Nine Development Inc.	High Rise	March 2021	\$855	235	275
Queens (Bayside - Building 1)	Dawson + Sawyer	Mid Rise	September 2025	\$820	0	195

Current Active Phases



Surrey

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
Clayton Crest (Atlin)	Zenterra Developments	Mid Rise	July 2024	\$780	92	115
Manhattan	ML Emporio Properties	High Rise	October 2024	\$1,190	23	418
Elwynn Green	The Minhas Group	Townhouse	July 2022	\$715	14	173
Pura (Building Two)	Adera	Mid Rise	April 2023	\$950	7	112
Guildford the Greatest (Building 2)	Dawson + Sawyer	Mid Rise	November 2024	\$900	5	93
Raven's Park	Urban Coast Developments Ltd.	Townhouse	October 2024	\$573	4	94
Park & Maven (Townhomes)	Jayen Properties	Townhouse	June 2022	\$716	4	55
Havenwood at Sullivan	Apcon Group	Townhouse	September 2023	\$650	4	29
Belvedere	Square Nine Development Inc.	High Rise	March 2021	\$855	4	275
Zenith Guildford	Matte Homes	Mid Rise	November 2024	\$875	3	66

Future Supply - Surrey

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	27	21,440	19	11,225
Mid Rise	26	6,449	47	8,696
Low Rise	3	316	15	1,206
Townhouse	3	132	44	2,825
Single Family			2	169
Grand Total	59	28,337	127	24,121

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