



Vancouver Market Area Surrey

New Homes Sub Market Report
Data as of Q4 2025

Surrey

Submarket Report - Q4 2025



Sales - Q4 2025

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
13	91	0	45	4	153

Annual Sales

2021	2022	2023	2024	2025
6,087	2,775	1,987	1,895	895

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	10	3,140	2,231	731	178
Mid Rise	29	2,997	1,652	958	387
Low Rise	3	166	98	68	0
Townhouse	20	1,276	510	242	524
Single Family	1	27	16	2	9
Grand Total	63	7,606	4,507	2,001	1,098

Surrey

Submarket Report - Q4 2025



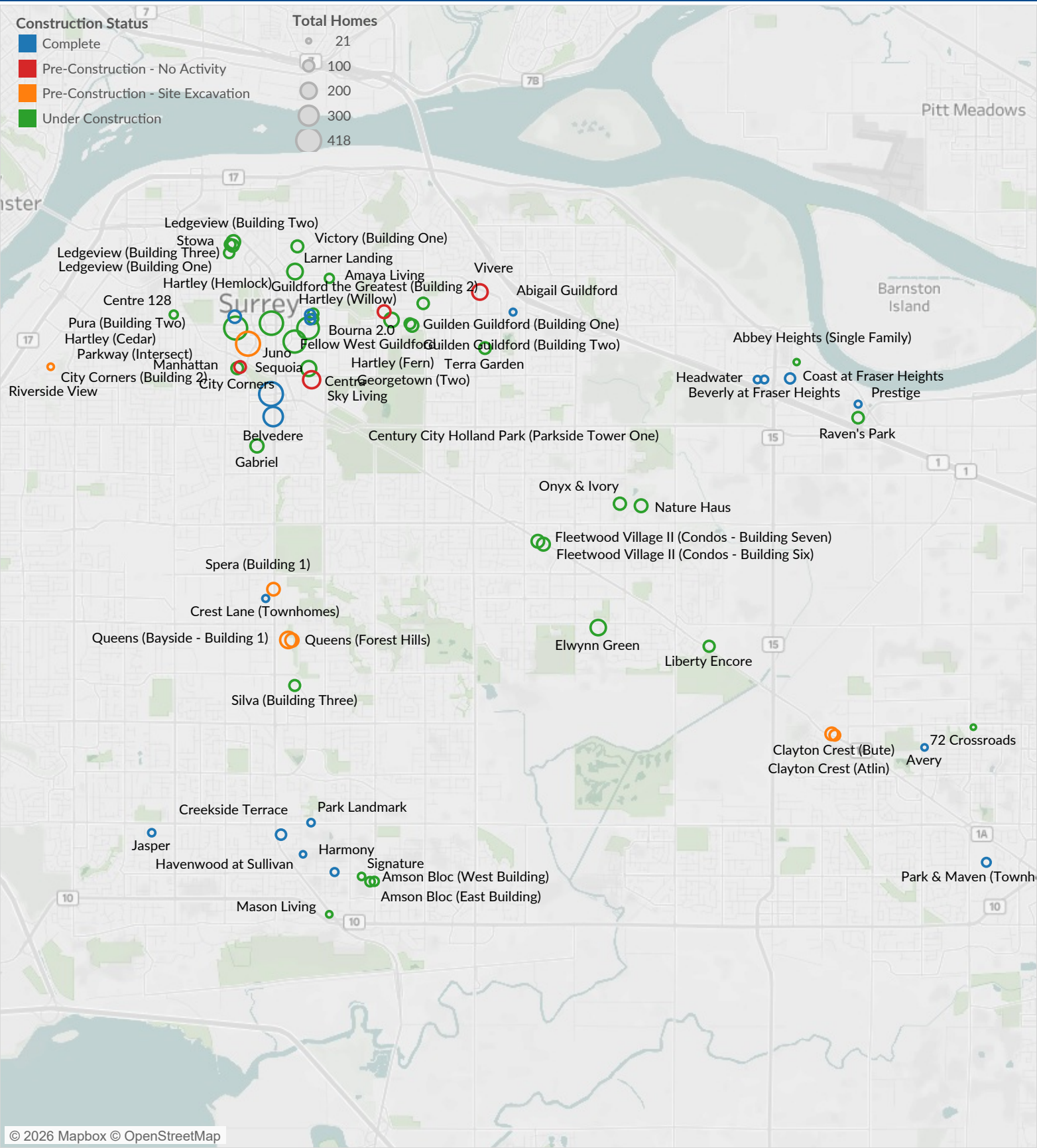
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$911	\$1,382	\$1,052	401	1,230
Mid Rise	\$750	\$1,022	\$879	476	1,081
Low Rise	\$795	\$919	\$921	534	936
Townhouse	\$575	\$657	\$657	1,424	1,929
Single Family	\$537	\$597	\$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	194	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
Georgetown (Two)	Anthem Properties	High Rise	September 2022	\$1,055	266	355
Juno	StreetSide Developments	High Rise	March 2024	\$1,020	242	341
Belvedere	Square Nine Development Inc.	High Rise	March 2021	\$855	235	275
Sky Living	Allure Ventures	High Rise	November 2023	\$1,150	188	215
Queens (Bayside - Building 1)	Dawson + Sawyer	Mid Rise	September 2025	\$825	66	195
Larner Landing	Quadra Homes	Mid Rise	September 2024	\$887	55	176

Current Active Phases



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
Queens (Bayside - Building 1)	Dawson + Sawyer	Mid Rise	September 2025	\$825	66	195
Manhattan	ML Emporio Properties	High Rise	October 2024	\$1,190	11	418
Clayton Crest (Atlin)	Zenterra Developments	Mid Rise	July 2024	\$780	8	115
Avery	Townside Developments	Townhouse	February 2022	\$719	8	29
Queens (Forest Hills)	Dawson + Sawyer	Townhouse	September 2025	\$620	7	127
Guilden Guildford (Building Two)	RDG Management	Mid Rise	April 2025	\$860	7	81
Pura (Building Two)	Adera	Mid Rise	April 2023	\$950	5	112
Headwater	Apcon Group	Townhouse	September 2022	\$705	5	39
Elwynn Green	The Minhas Group	Townhouse	July 2022	\$715	4	173
Abbey Heights (Single Family)	Foxridge Homes	Single Family	March 2024	\$520	4	27

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	6,366	47	8,696
Low Rise	3	316	15	1,206
Townhouse	7	592	43	2,785
Single Family			2	169
Grand Total	63	28,714	126	24,081

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