



Vancouver Market Area Surrey

New Homes Sub Market Report
Data as of Q1 2026

Surrey

Submarket Report - Q1 2026



Sales - Q1 2026

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
15	48	1	49	0	113

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	Total Homes
High Rise	10	3,140	2,246	724	170
Mid Rise	30	3,063	1,700	1,058	305
Low Rise	3	166	99	67	0
Townhouse	20	1,276	559	239	478
Single Family	1	27	16	3	8
Grand Total	64	7,672	4,620	2,091	961

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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	\$873	\$1,334	\$1,052	405	1,230
Mid Rise	\$730	\$1,006	\$877	477	1,074
Low Rise	\$795	\$919	\$921	534	936
Townhouse	\$565	\$635	\$657	1,435	1,911
Single Family	\$537	\$571	\$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	365	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	79	195
Larner Landing	Quadra Homes	Mid Rise	September 2024	\$887	55	176

Total Homes

- 21
- 100
- 200
- 300
- 418

Construction Status

- Complete
- Pre-Construction - No Activity
- Pre-Construction - Site Excavation
- Under Construction



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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
Century City Holland Park (Parkside Tower One)	Century Group	High Rise	May 2022	\$1,070	15	412
Queens (Bayside - Building 1)	Dawson + Sawyer	Mid Rise	September 2025	\$825	13	195
Queens (Forest Hills)	Dawson + Sawyer	Townhouse	September 2025	\$620	11	127
Fleetwood Village II (Condos - Building Six)	Dawson + Sawyer	Mid Rise	April 2024	\$900	9	119
Pura (Building Two)	Adera	Mid Rise	April 2023	\$950	8	112
Spera (Building 1)	Northwest Development	Mid Rise	April 2025	\$900	7	114
Raven's Park	Urban Coast Developments Ltd.	Townhouse	October 2024	\$573	6	94
Nature Haus	Isle of Mann Property Group	Townhouse	June 2025	\$620	5	117
Guilden Guildford (Building Two)	RDG Management	Mid Rise	April 2025	\$860	5	81
Centre 128	Connect Properties	Townhouse	June 2024	\$775	4	48

Future Supply - Surrey

Project Type	Coming Soon		Property Type	Unreleased Units	
	Number of Projects	Total Homes		Number of Projects	Total Homes
High Rise	27	21,440	High Rise	10	178
Mid Rise	25	6,300	Mid Rise	30	387
Low Rise	3	316	Low Rise	3	0
Townhouse	8	626	Townhouse	22	524
Single Family			Single Family	1	9
Grand Total	63	28,682	Grand Total	66	1,098

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