



Vancouver Market Area Surrey

New Homes Sub Market Report
Data as of Q2 2026

Surrey

Submarket Report - Q2 2026



Sales - Q2 2026

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
46	47	0	58	0	151

Annual Sales

2021	2022	2023	2024	2025
6,066	2,704	1,987	1,892	910

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Total Homes
High Rise	9	2,973	2,158	558	257
Mid Rise	29	2,989	1,695	988	306
Low Rise	3	166	99	67	0
Townhouse	20	1,431	550	223	658
Single Family	1	27	16	3	8
Grand Total	62	7,586	4,518	1,839	1,229

Surrey

Submarket Report - Q2 2026



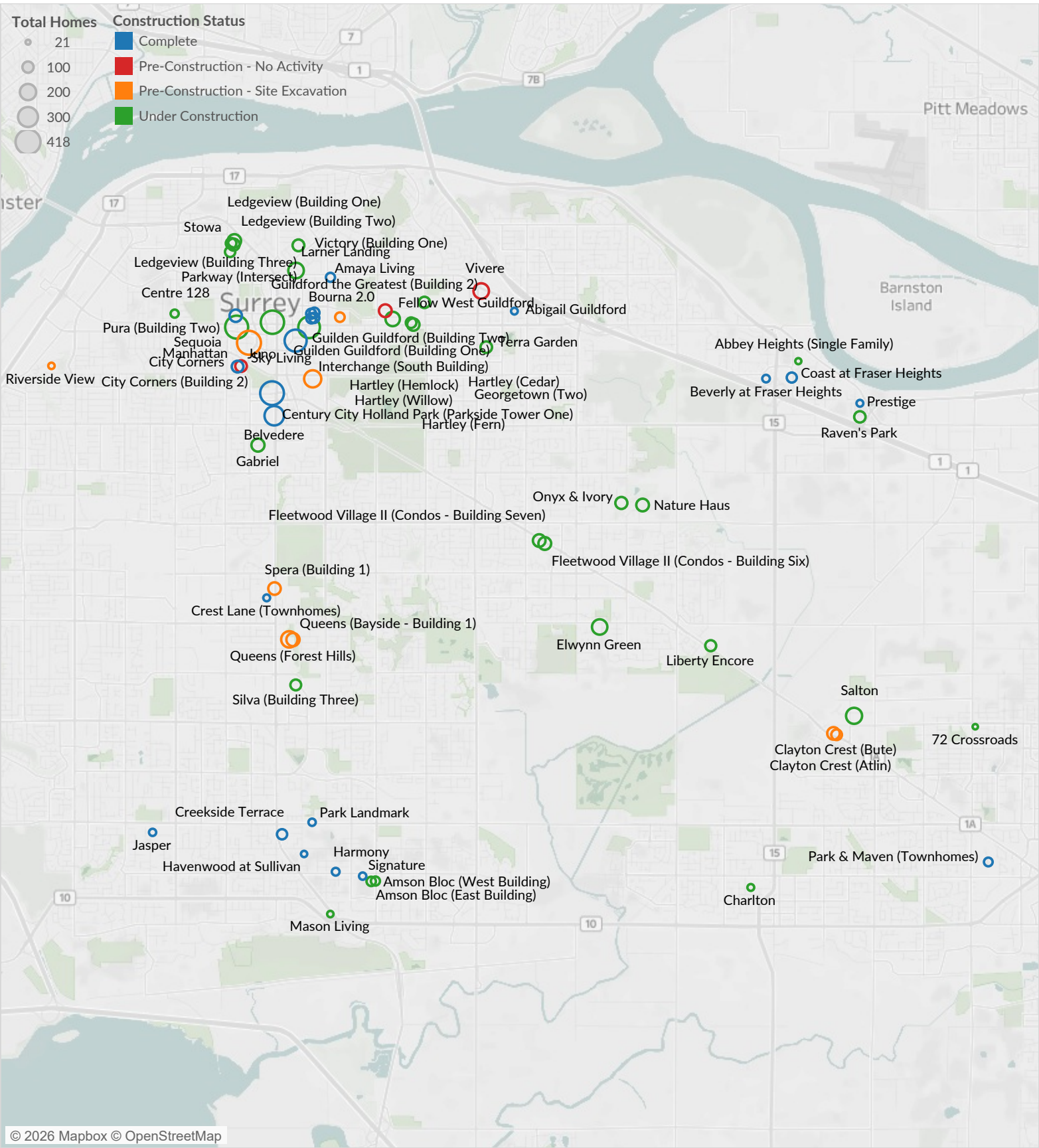
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$909	\$1,279	\$1,079	401	1,129
Mid Rise	\$733	\$1,007	\$887	473	1,057
Low Rise	\$777	\$914	\$921	534	936
Townhouse	\$563	\$629	\$660	1,432	1,896
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	238	418
Century City Holland Park (Parkside Tower One)	Century Group	High Rise	May 2022	\$1,070	374	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	249	275
Sky Living	Allure Ventures	High Rise	November 2023	\$1,150	188	215
Queens (Bayside - Building 1)	Dawson + Sawyer	Mid Rise	September 2025	\$825	93	195
Salton	StreetSide Developments	Townhouse	May 2026	\$620	5	188

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
Manhattan	ML Emporio Properties	High Rise	October 2024	\$1,190	23	418
Queens (Bayside - Building 1)	Dawson + Sawyer	Mid Rise	September 2025	\$825	14	195
Belvedere	Square Nine Development Inc.	High Rise	March 2021	\$855	14	275
Guilden Guildford (Building Two)	RDG Management	Mid Rise	April 2025	\$860	10	81
Century City Holland Park (Parkside Tower One)	Century Group	High Rise	May 2022	\$1,070	9	412
Raven's Park	Urban Coast Developments Ltd.	Townhouse	October 2024	\$573	8	94
Pura (Building Two)	Adera	Mid Rise	April 2023	\$950	6	112
Jasper	Crescent Creek Homes Inc.	Townhouse	September 2021	\$530	6	38
Havenwood at Sullivan	Apcon Group	Townhouse	September 2023	\$650	6	29
Gabriel	Whitetail Homes	Mid Rise	October 2023	\$915	6	125

Future Supply - Surrey

Project Type	Coming Soon		Property Type	Unreleased Units	
	Number of Projects	Total Homes		Number of Projects	Total Homes
High Rise	26	19,141	High Rise	9	178
Mid Rise	25	6,300	Mid Rise	30	390
Low Rise	3	316	Low Rise	3	0
Townhouse	6	404	Townhouse	22	524
Single Family			Single Family	1	9
Grand Total	60	26,161	Grand Total	65	1,101

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions ine information contained in the material represented. E&O.E.



Altus Group is a leading provider of commercial real estate ("CRE") intelligence, anchored by ARGUS – the industry's go-to software for valuation and performance analytics. For more than two decades, Altus has played a vital role in empowering CRE professionals with the analytics and trusted advice they need to make high-stakes decisions with confidence. The world's CRE leaders rely on our market-leading solutions and expertise to drive performance and manage risk. Our people around the world are making a lasting impact on an industry undergoing unprecedented change – helping shape the cities where we live, work, and build thriving communities.

For more information about Altus (TSX: AIF) please visit www.altusgroup.com

This publication has been prepared for general guidance on matters of interest only and does not constitute professional advice or services of Altus Group Limited, its affiliates and its related entities (collectively "Altus Group"). You should not act upon the information contained in this publication without obtaining specific professional advice. The information contained in this publication is provided for informational purposes only, and should not be construed as legal or financial advice on any subject matter. No representation or warranty (express or implied) is given as to the accuracy, completeness or reliability of the information contained in this publication, or the suitability of the information for a particular purpose. Altus Group has no obligation (express or implied) to correct or update any or all of the information contained herein or to advise you of any changes. Altus Group does not accept or assume any liability, responsibility or duty of care for any consequences of you or anyone else acting, or refraining to act, in reliance on the information contained in this publication or for any decision based on it. The distribution of this publication to you does not create, extend or revive a client relationship between Altus Group and you or any other person or entity. This publication, or any part thereof, may not be reproduced or distributed in any form for any purpose without the express written consent of Altus Group.