



Bramwell &
Associates
Realty Advisors

Informed Opinions - Trusted Values

January 2026 Commercial Strata Benchmark Report

3 Month Benchmark Report	Industrial		Retail		Office		Total Sales
New Sales Commercial Strata Market	Sales	Average PSF	Sales	Average PSF	Sales	Average PSF	
Area 1: Vancouver	1	\$495	1	\$1,568			2
Area 2: N. Shore							0
Area 3: Burnaby							0
Area 4: Coquitlam / New West / Port Moody	1	\$647			1	\$981	2
Area 5: Richmond / Delta			1	\$681			1
Area 6: Surrey / Langley / White Rock	1	\$575	2	\$1,309			3
Area 7: Port Coquitlam / Pitt Meadows / Maple Ridge							0
Area 8: Abbotsford / Mission					1	\$847	1
Total	3	\$614	4	\$1,024	2	\$922	9

3 Month Benchmark Report	Industrial		Retail		Office		Total Sales
Resales Commercial Strata Market	Sales	Average PSF	Sales	Average PSF	Sales	Average PSF	
Area 1: Vancouver	1	\$662	6	\$1,152	6	\$1,192	13
Area 2: N. Shore	2	\$690			1	\$900	3
Area 3: Burnaby					3	\$908	3
Area 4: Coquitlam / New West / Port Moody							0
Area 5: Richmond / Delta	6	\$468	3	\$1,099	2	\$671	11
Area 6: Surrey / Langley / White Rock	1	\$569	1	\$1,359	2	\$992	4
Area 7: Port Coquitlam / Pitt Meadows / Maple Ridge	6	\$563			2	\$474	8
Area 8: Abbotsford / Mission					2	\$473	2
Total	16	\$527	10	\$1,157	18	\$824	44

Methodology: 3 Month benchmark of September 1, 2025, to November 30, 2025, as of January 14, 2026. All data taken from CommercialEdge (Greater Vancouver Real Estate Board) and is assumed correct. New sales data is limited as most new strata projects are sold outside the MLS system. Values are averages and represent various income, use, improvements, etc. Should only be used as a guide. © 2013-2026 by Bramwell & Associates Realty Advisors Inc. (BARA) and any use of statistics must reference BARA.

Depreciation Reports

Depreciation Reports are now mandatory and cannot be waived anymore. Insurers and financial institutions will review and analyze them.

167 Days Left

Strata Reserve Planning, one of BC's largest and oldest Depreciation Report networks, has offices in Vancouver, Victoria, and Vernon and is a division of BARA.

It takes 60-90 days to finish a Depreciation Report.

Call Strata Reserve Planning at 604-638-4960 or email ClientCare@StrataReservePlanning.Com today for more information.

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