

# October 2025 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                                   | 2          | \$970       | 1      | \$1,481     | 1      | \$611       | 4           |
| Area 2: N. Shore                                    |            |             |        |             |        |             | 0           |
| Area 3: Burnaby                                     |            |             | 1      | \$1,307     | 1      | \$1,178     | 2           |
| Area 4: Coquitlam / New West / Port Moody           | 7          | \$806       | 1      | \$894       | 1      | \$1,028     | 9           |
| Area 5: Richmond / Delta                            | 3          | \$548       | 1      | \$650       | 6      | \$1,161     | 10          |
| Area 6: Surrey / Langley / White Rock               | 1          | \$560       | 3      | \$1,182     | 1      | \$660       | 5           |
| Area 7: Port Coquitlam / Pitt Meadows / Maple Ridge |            |             |        |             |        |             | 0           |
| Area 8: Abbotsford / Mission                        |            |             | 3      | \$817       | 3      | \$789       | 6           |
| Total                                               | 13         | \$718       | 10     | \$1,102     | 13     | \$951       | 36          |

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|-----------------------------------------------------|------------|-------------|--------|-------------|--------|-------------|-------------|
| Resales Commercial Strata Market                    | Sales      | Average PSF | Sales  | Average PSF | Sales  | Average PSF |             |
| Area 1: Vancouver                                   | 5          | \$703       | 12     | \$1,192     | 5      | \$1,073     | 22          |
| Area 2: N. Shore                                    |            |             | 2      | \$1,449     | 1      | \$1,150     | 3           |
| Area 3: Burnaby                                     | 1          | \$594       | 5      | \$1,661     | 6      | \$723       | 12          |
| Area 4: Coquitlam / New West / Port Moody           | 2          | \$564       | 4      | \$1,191     | 1      | \$676       | 7           |
| Area 5: Richmond / Delta                            | 8          | \$438       | 3      | \$870       | 5      | \$564       | 16          |
| Area 6: Surrey / Langley / White Rock               | 11         | \$569       | 6      | \$1,171     | 9      | \$816       | 26          |
| Area 7: Port Coquitlam / Pitt Meadows / Maple Ridge | 4          | \$583       |        |             | 1      | \$679       | 5           |
| Area 8: Abbotsford / Mission                        | 4          | \$469       |        |             | 2      | \$453       | 6           |
| Total                                               | 35         | \$537       | 32     | \$1,234     | 30     | \$758       | 97          |

**Methodology:** 3 Month benchmark of June 1, 2025, to August 31, 2025, as of October 9, 2025. 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. © 2013-2025 by Bramwell & Associates Realty Advisors Inc. (BARA) and any use of statistics must reference BARA.

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<https://www.eventbrite.com/e/virtual-workshop-risk-and-depreciation-reports-tickets-1735682114929?aff=oddtcreator>



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720-999 West Broadway, Vancouver, BC V5Z 1K5 Tel: 604-608-6161 Fax: 604-738-4080 Web VancouverAppraisal.Com