

November 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	5	\$1,251	1	\$611	8
Area 2: N. Shore			5	\$1,150	9	\$1,198	14
Area 3: Burnaby			1	\$1,580			1
Area 4: Coquitlam / New West / Port Moody			1	\$894	1	\$1,028	2
Area 5: Richmond / Delta	1	\$535			1	\$1,446	2
Area 6: Surrey / Langley / White Rock			2	\$1,101	1	\$660	3
Area 7: Port Coquitlam / Pitt Meadows / Maple Ridge							0
Area 8: Abbotsford / Mission			2	\$832			2
Total	3	\$728	16	\$1,121	13	\$1,113	32

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	3	\$775	5	\$1,167	5	\$1,073	13
Area 2: N. Shore			1	\$1,664	1	\$1,150	2
Area 3: Burnaby	1	\$594	4	\$1,383	4	\$659	9
Area 4: Coquitlam / New West / Port Moody			1	\$1,322	1	\$676	2
Area 5: Richmond / Delta	5	\$384	1	\$1,061	6	\$740	12
Area 6: Surrey / Langley / White Rock	4	\$660	3	\$841	5	\$754	12
Area 7: Port Coquitlam / Pitt Meadows / Maple Ridge	2	\$570					2
Area 8: Abbotsford / Mission	1	\$385					1
Total	16	\$555	15	\$1,074	22	\$789	53

Methodology: 3 Month benchmark of July 1, 2025, to September 30, 2025, as of November 13, 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.



Unusual Litigation Assignment

We recently completed an analysis for a legal case in a small town of BC. In this case, my expert opinion was on the market value of a property built for Airbnb (Short Term vacation stays) based on the annual income. What makes this interesting is growth projection push the population of the community beyond the 5,000 level, where this use is not permitted under provincial law, as there is no resident owner.

We do many types of work for different clients, so feel free to call us about what we can do for you in our Vancouver office at 604-608-6161.

Appraisals * Special Use Valuation * Property Tax Consulting * Litigation Support * Expropriation