Greater Vancouver Area Residential Land

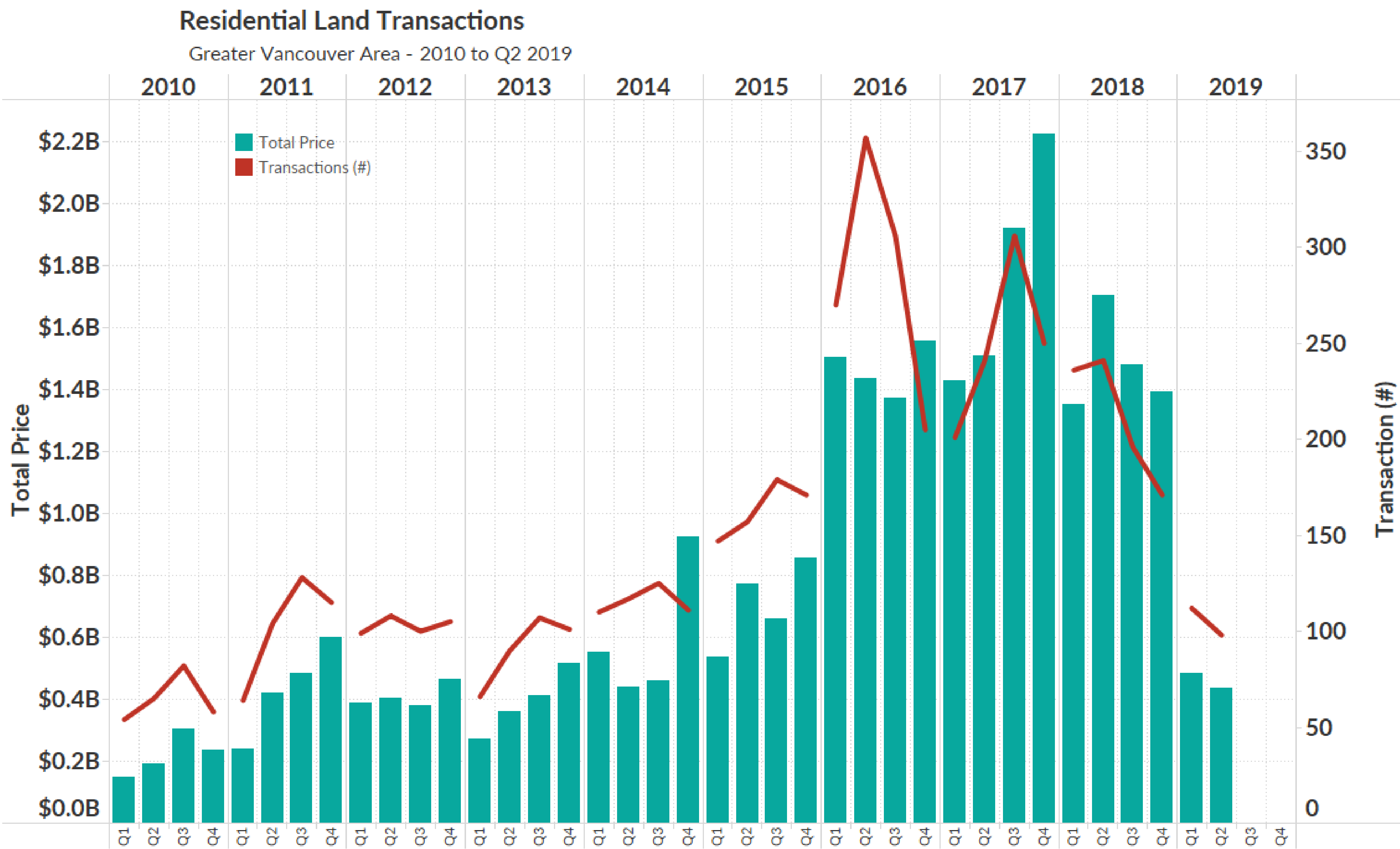
Commercial Q2 2019 Statistics

Data as of June 30, 2019

Altus Group

Residential Land Transactions

Q2 2019 saw 98 residential land transactions worth $437M, down -2% from Q1 2019 and down -74% from the same quarter last year.



Q2 2019 Residential Land Transaction Timeline

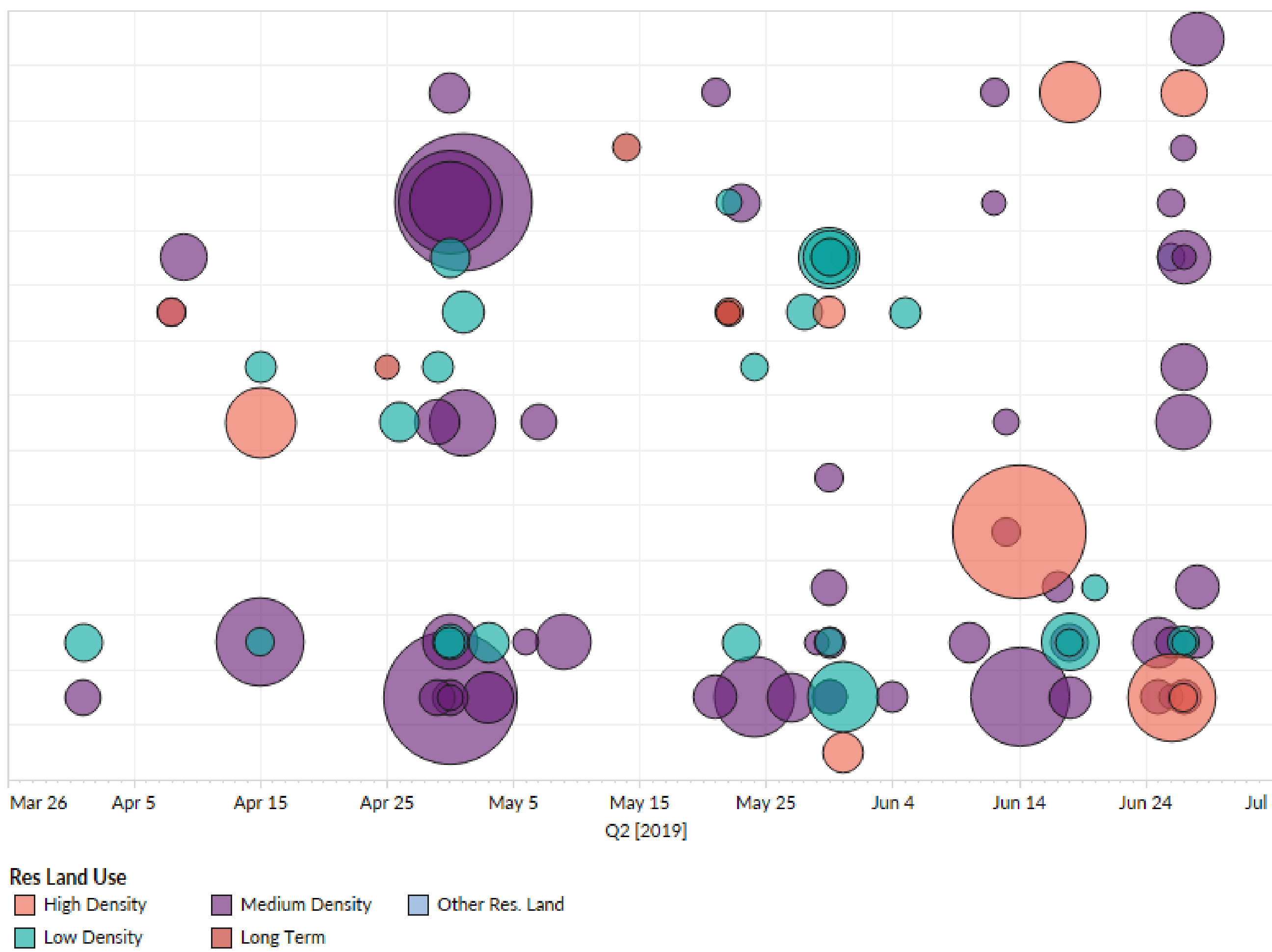
Surrey is the most active market with 20 residential land transactions, followed by City of Vancouver with 20 residential land transactions.

Altus Group

Transaction Timeline by Municipality, Total Price & Land Use

Greater Vancouver Area - Q2 2019

	Total Price	Land Area	Deals
Abbotsford	$5,250,000	2	1
Burnaby	$17,073,000	1	5
Chilliwack	$2,445,000	11	2
Coquitlam	$73,303,000	12	7
Langley	$40,155,000	18	12
Maple Ridge	$15,060,000	25	8
Mission	$9,823,000	26	5
North Vancouver	$32,936,000	2	7
Port Coquitlam	$1,550,000	0	1
Port Moody	$34,350,000	3	2
Richmond	$8,838,000	1	4
Surrey	$69,754,000	21	23
Vancouver	$123,749,160	4	20
White Rock	$3,100,000	0	1



Transactions by Land Use

$437M in Q2 2019 comprised of $75M Low Density deals, $76M High Density deals, $280M Medium Density deals, $5M Long Term deals and $1M in deals classified as Other land uses.

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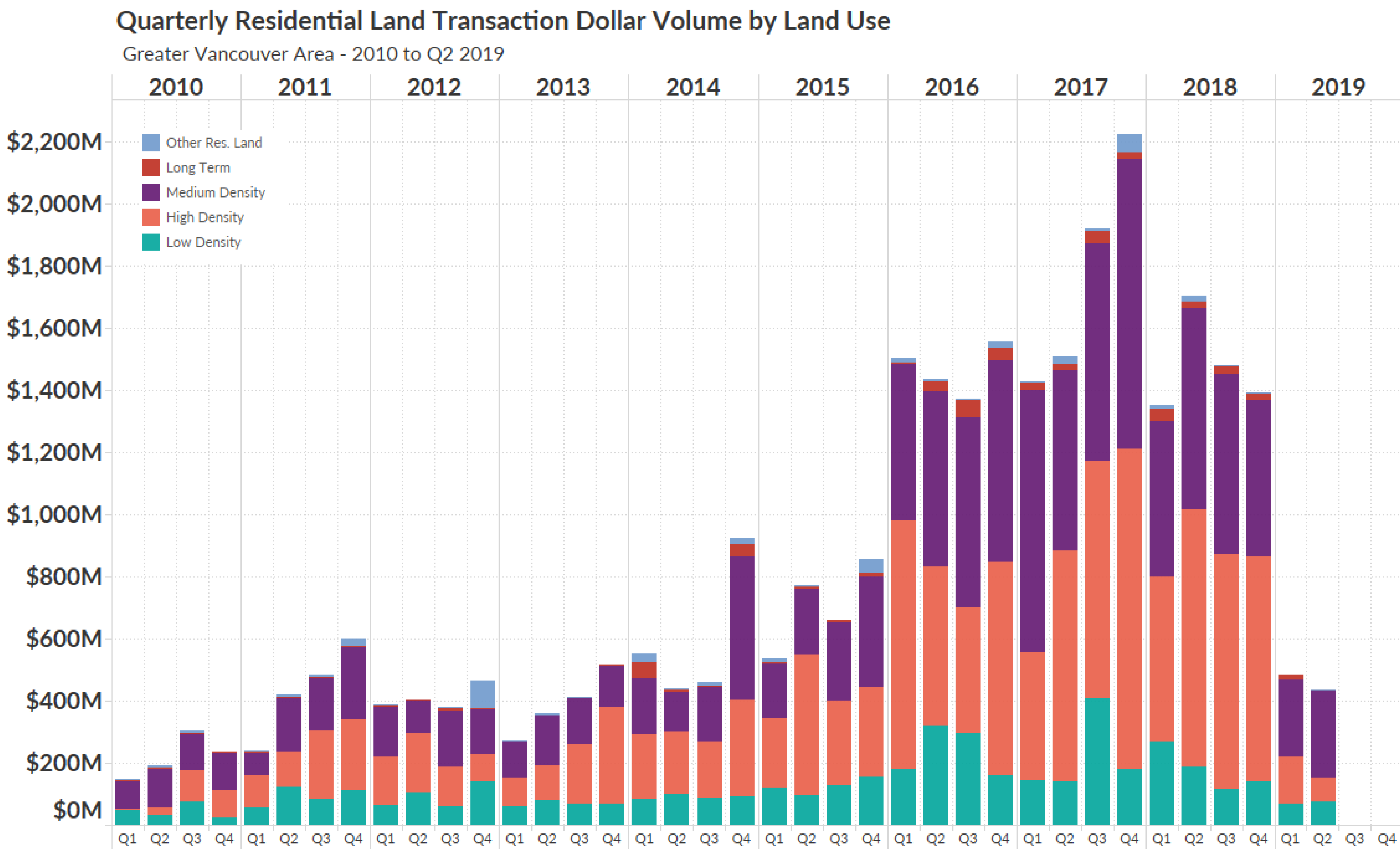
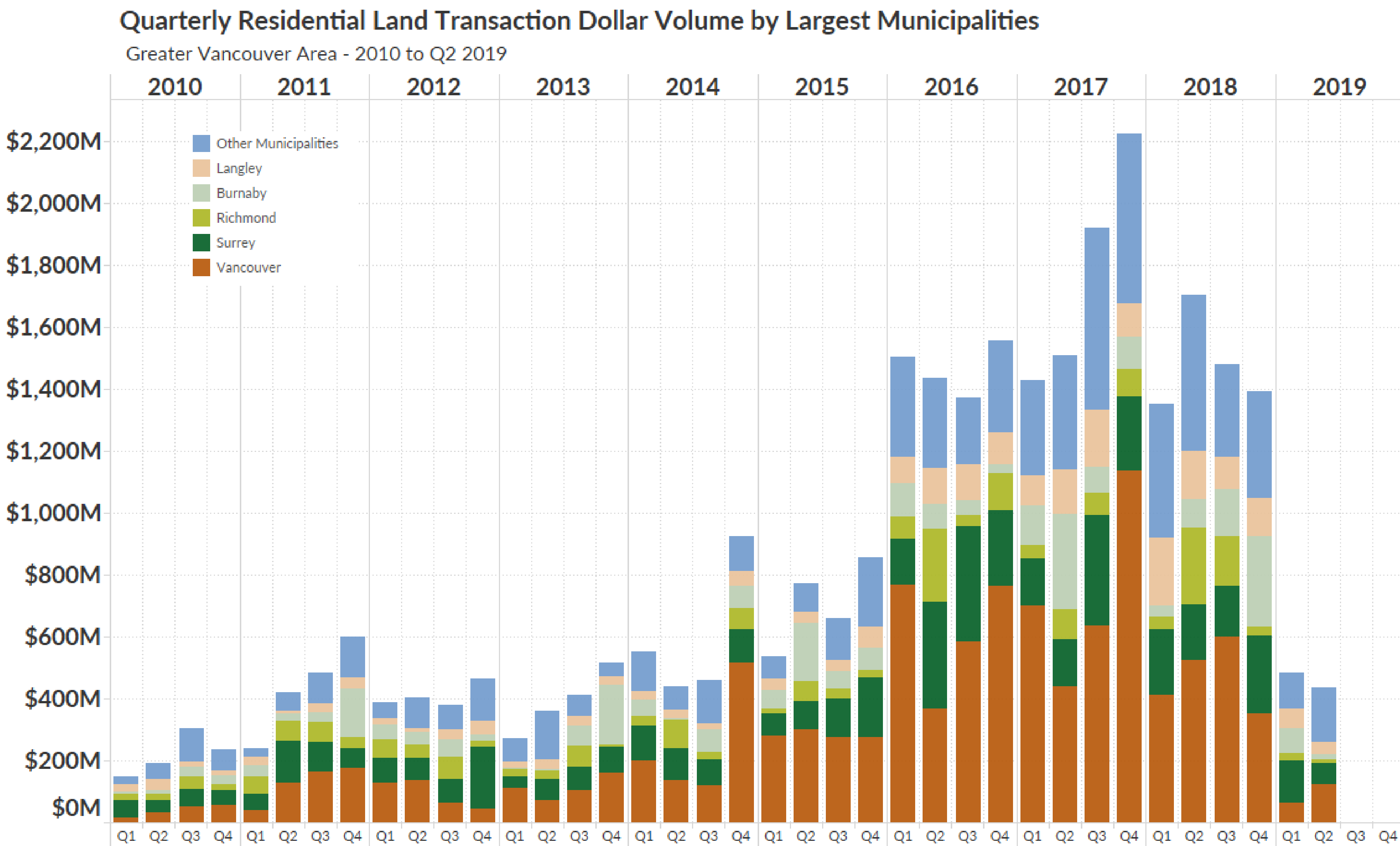


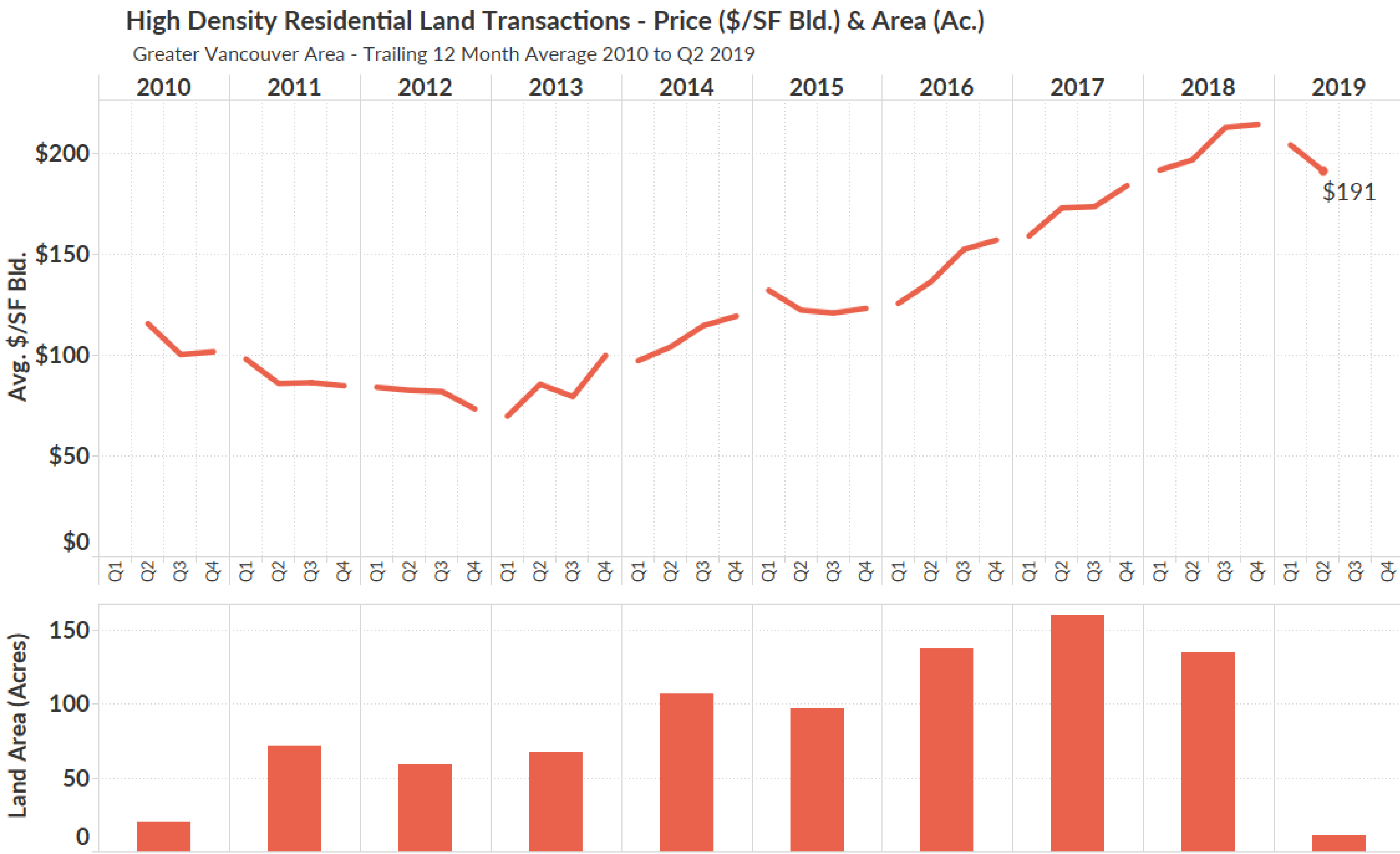
Transactions by Municipality

$437M in Q2 2019 residential land deals broken down by Municipality as $124M in Vancouver, $70M in Surrey, $9M in Richmond, $17M in Burnaby, $40M in Langley and $178M in all other Municipalities.



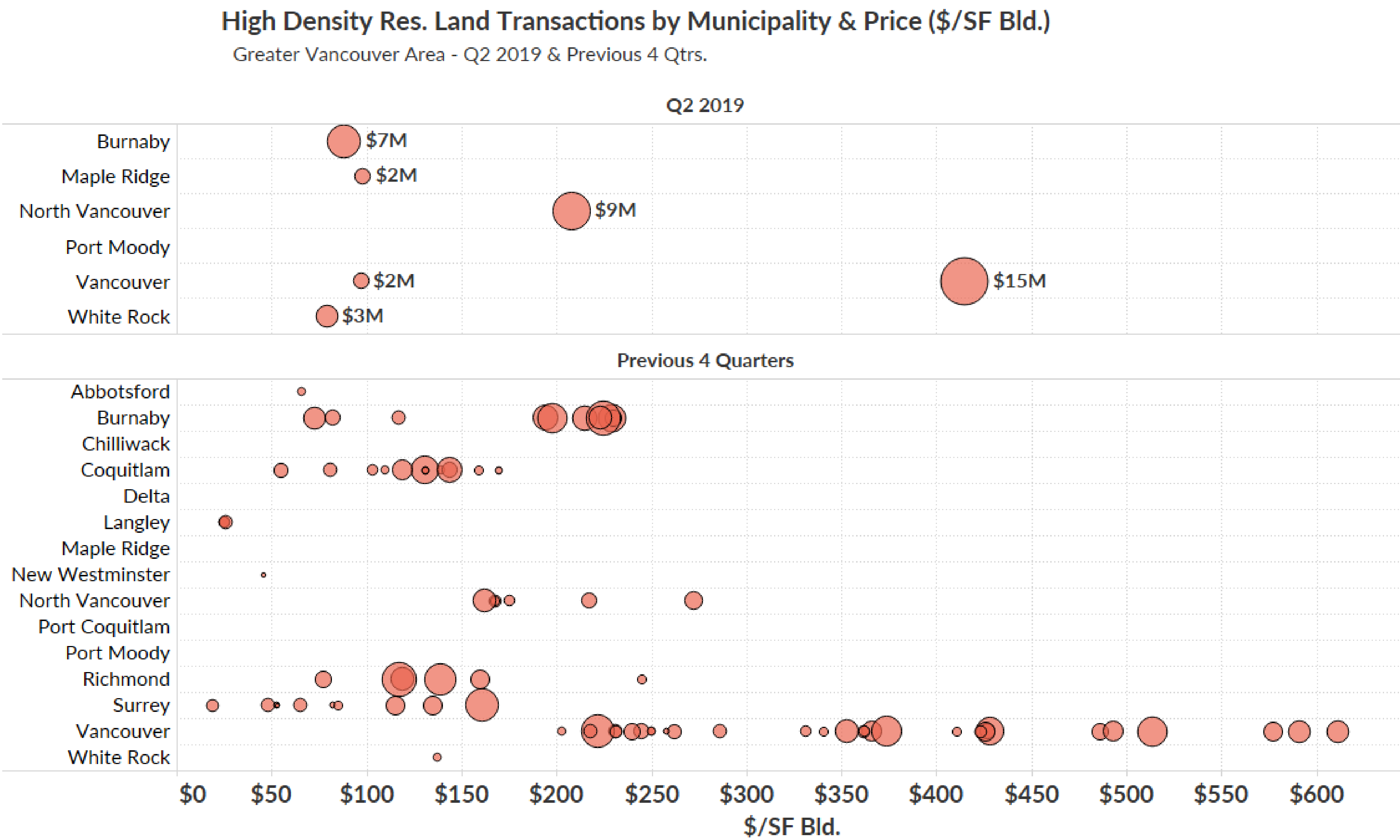
Price & Area Trends – High Density

Average High Density price per square foot buildable as a rolling twelve month average in Q2 2019 is $191/sf bld. That's down about -6% from the previous quarter.



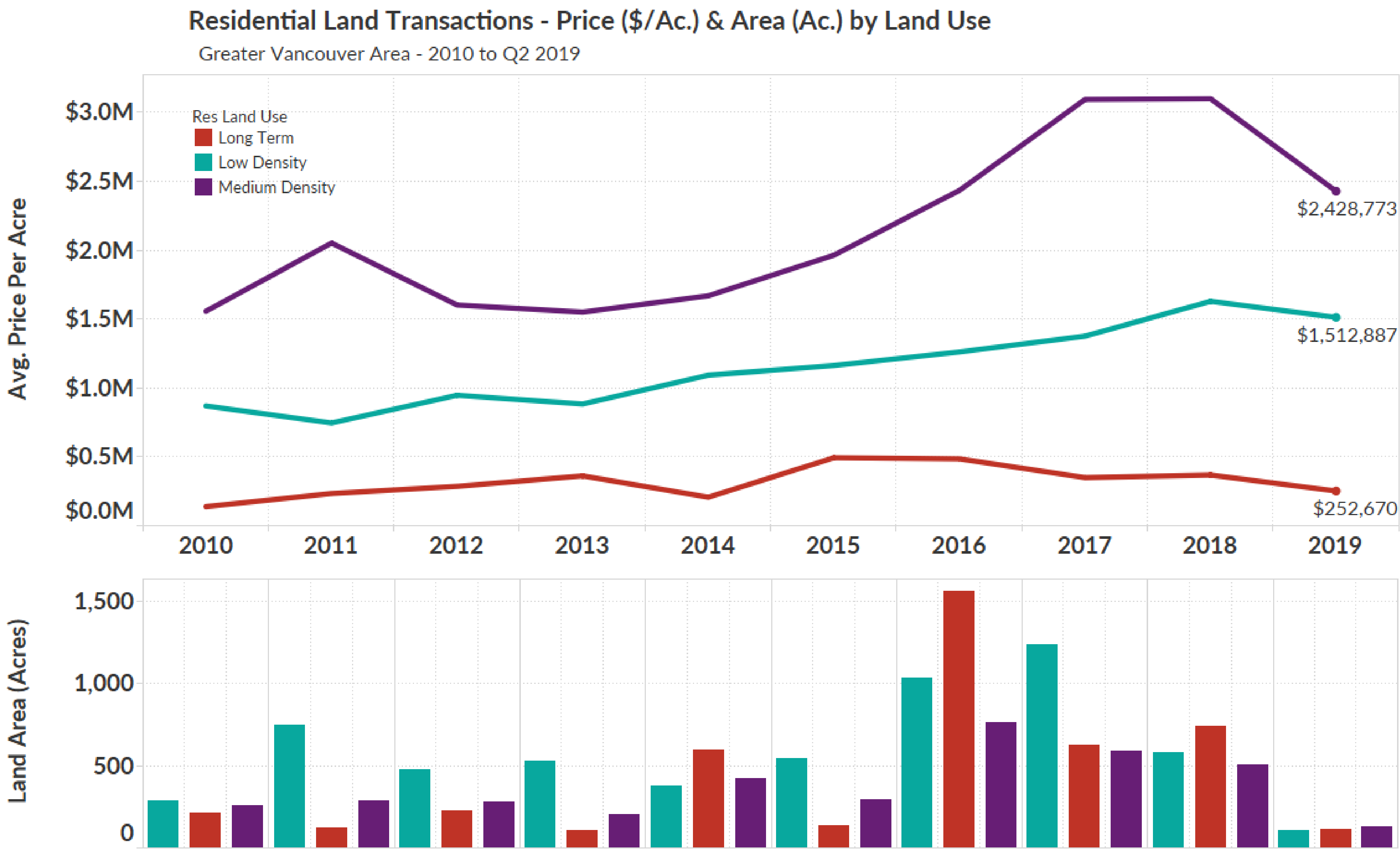
Municipal Comparison – High Density $/SF Bld.

Q2 2019 residential land transactions appear to be lower in price per square foot buildable to the previous four quarters.



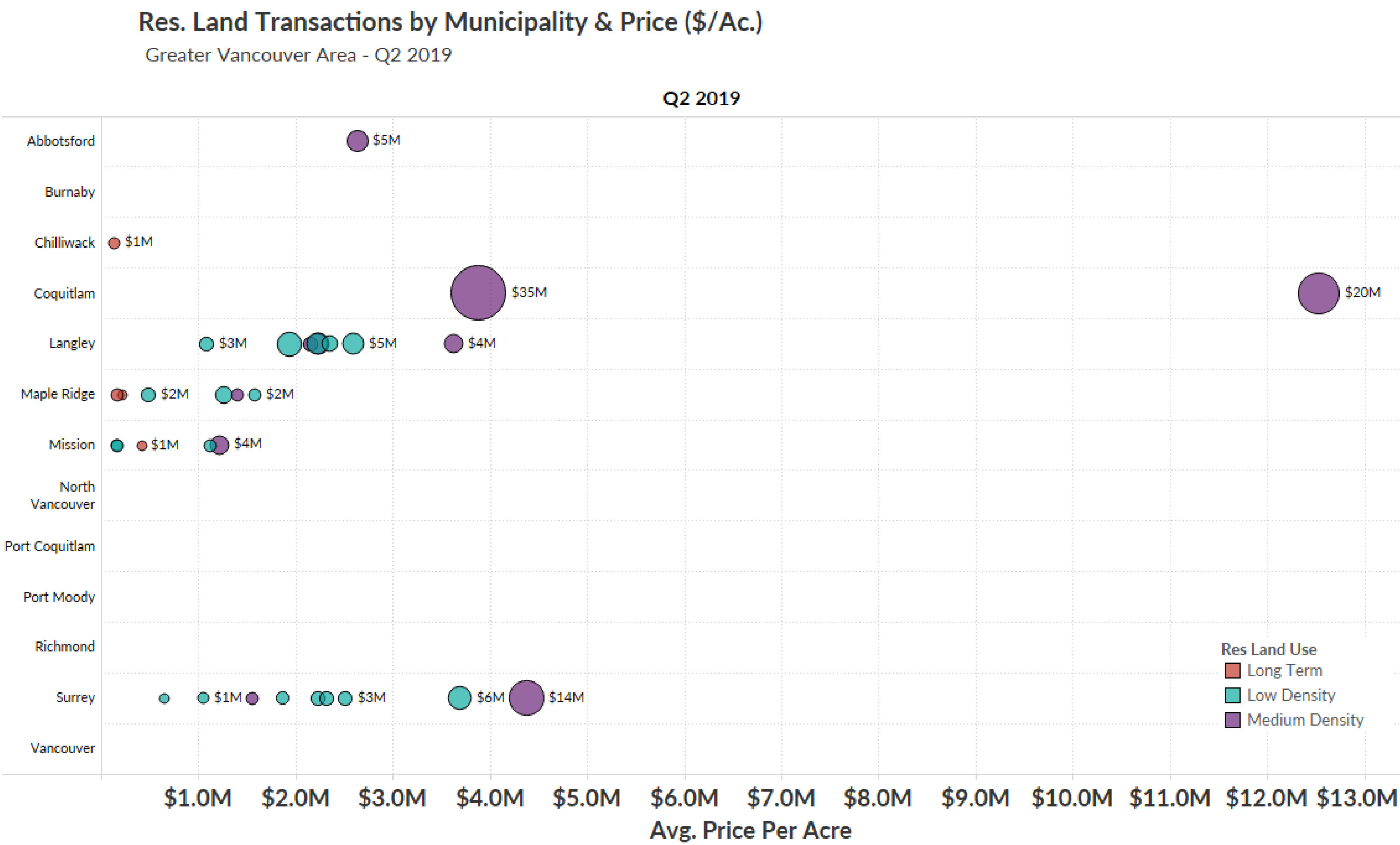
Price & Area Trends – Low Density/Medium Density/Long Term

The Q2 2019 average pricing at $2.4M/acre for Medium Density deals, $1.5M/acre for Low Density deals and $253,000/acre for Long Term land deals.



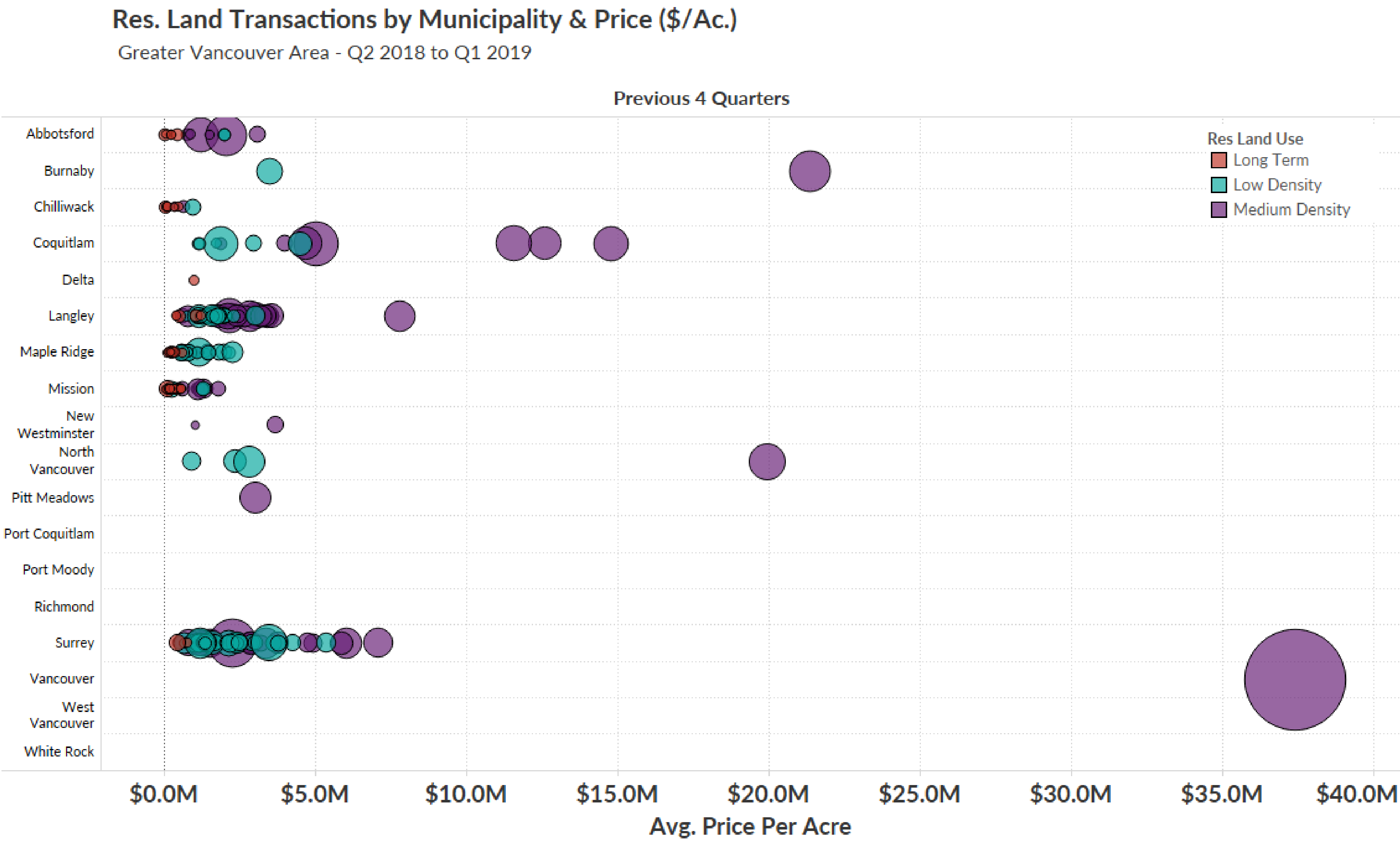
Municipal Comparison – Current Quarter

Notable deals this quarter included a $35M Medium Density transaction for about $3.9M/acre in Coquitlam and a $14M Medium Density deal in Surrey for about $4.4M/acre.



Municipal Comparison – Previous 4 Quarters

The previous 4 quarters included a $160M Medium Density Transaction in Vancouver, Surrey had many transactions between $1M/acre and $5M/acre.



Geographic Distribution

The map illustrates the geographic distribution of all residential land transactions in the current quarter with the top 5 transactions by Total Price included in the table.

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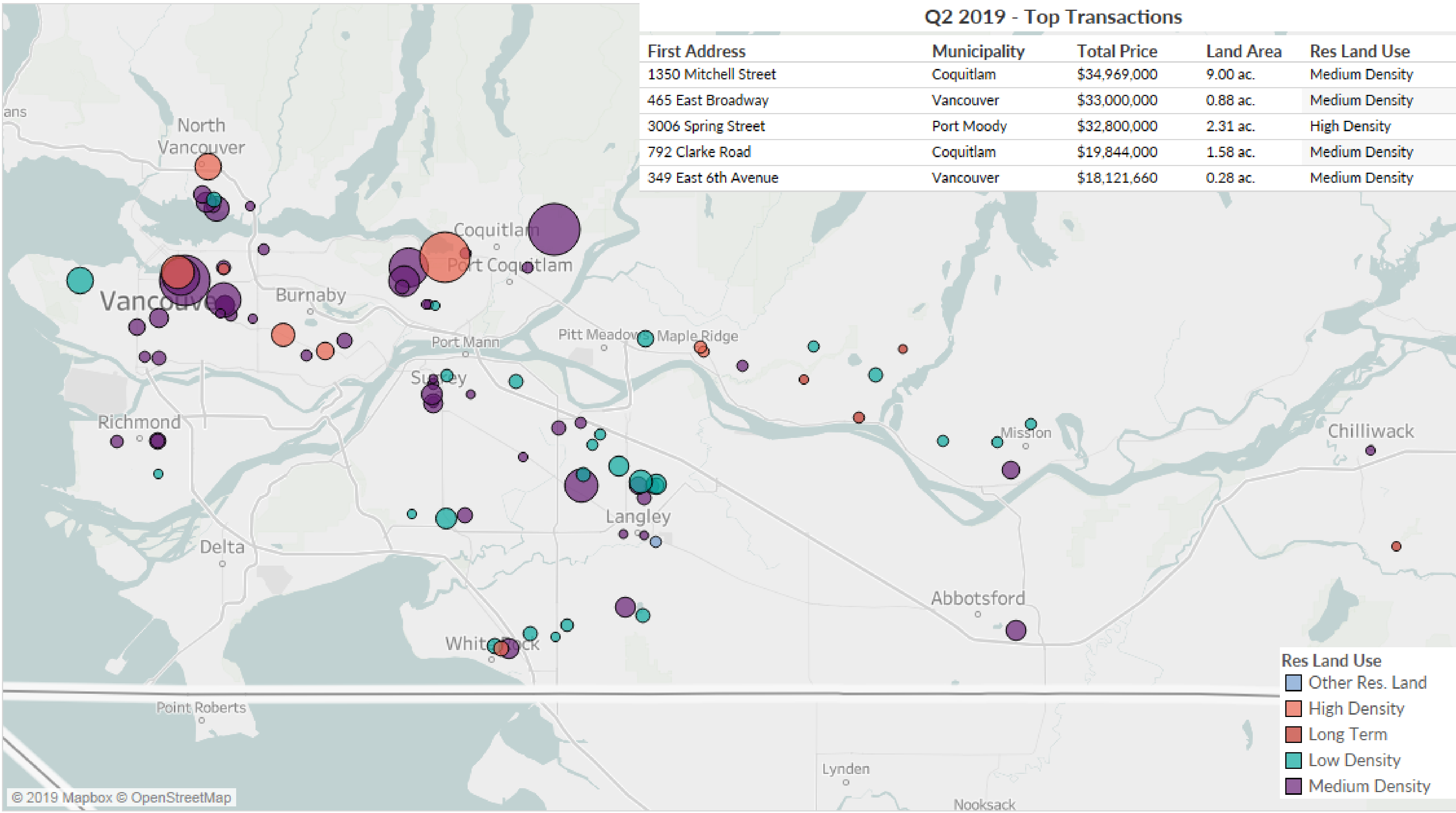
Residential Land Transactions by Land Use

Greater Vancouver Area - Q2 2019



Q2 2019 - Top Transactions

First Address	Municipality	Total Price	Land Area	Res Land Use
1350 Mitchell Street	Coquitlam	$34,969,000	9.00 ac.	Medium Density
465 East Broadway	Vancouver	$33,000,000	0.88 ac.	Medium Density
3006 Spring Street	Port Moody	$32,800,000	2.31 ac.	High Density
792 Clarke Road	Coquitlam	$19,844,000	1.58 ac.	Medium Density
349 East 6th Avenue	Vancouver	$18,121,660	0.28 ac.	Medium Density