Vancouver Market Area
Vancouver Westside

New Homes Sub Market Report
Data as of September 2019

Vancouver Westside

Submarket Report – September 2019

AltusGroup

Current Overview:

- During the last tour to the Vancouver Westside submarket there was a total of 32 new home developments actively selling
- There are now an estimated 2,680 new home units contained within the active projects on the Westside. Of these, an estimated 783 are available for sale, 1,877 have been reported sold and 20 have yet to be released
- In the Vancouver Westside market place there was 105 new home sales in Q3 2019
- Notable launches in Vancouver Westside include Arbutus and Oakridge x Clemande Tower 7) bringing 201 units to market with approximately 25% of product absorbed to date

YTD Sales

High Rise Apartment	Mid Rise Apartment	Low Rise Apartment	Townhomes	Single Family	Total
272	16	45	0	0	333

Annual Sales

2010	2011	2012	2013	2014	2015	2016	2017	2018
1,356	1,108	2,138	761	1,790	2,570	2,263	842	1,183

Current Supply

Property Type	Number of Projects	Total Homes	Homes Sold	Homes Available
High Rise	9	1,651	1,146	495
Mid Rise	15	784	629	145
Low Rise	5	144	95	49
Townhomes	2	58	51	7
Grand Total	31	2,637	1,921	696

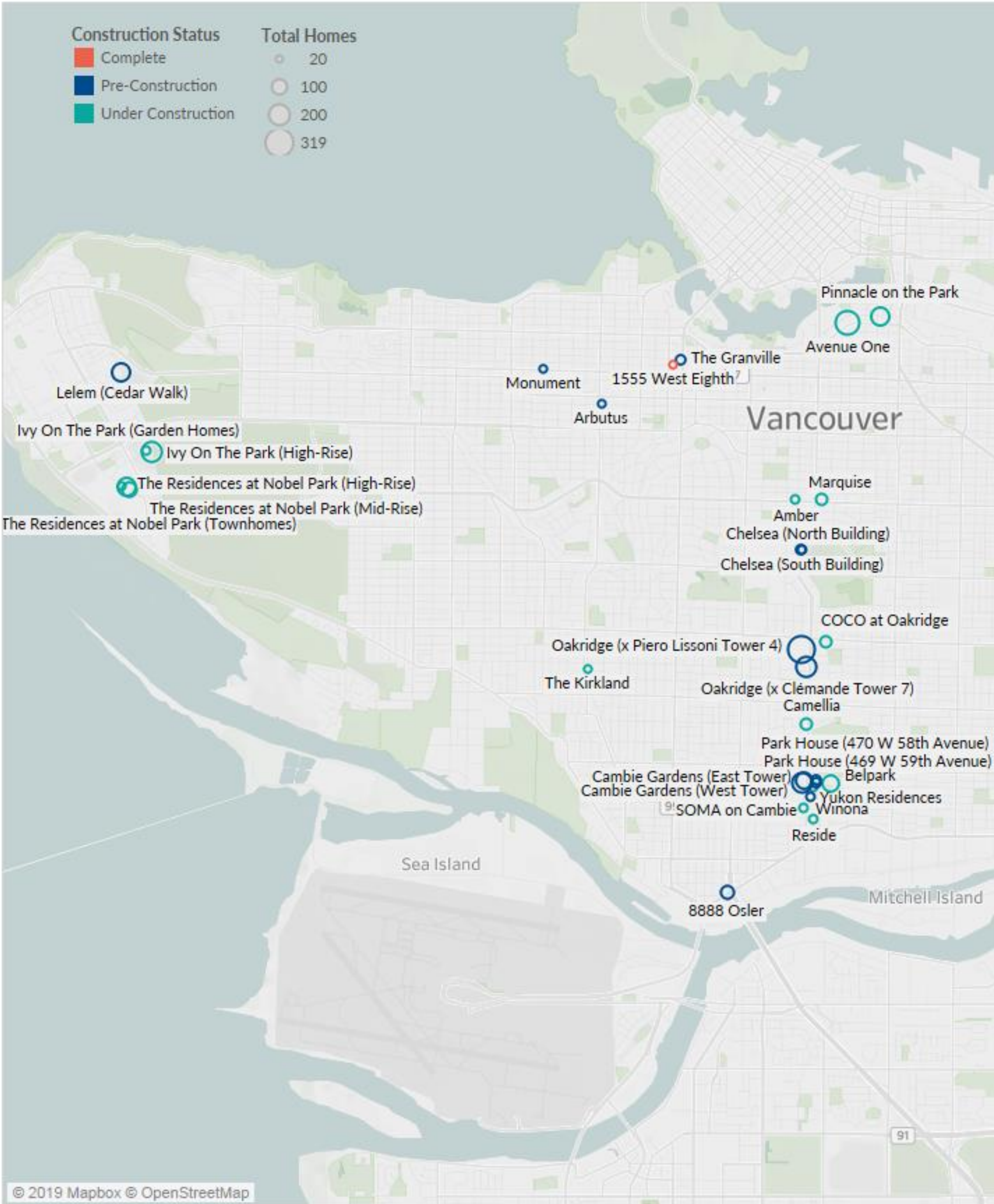
Current Pricing & Size

Property Type	Avg. $/SF Min	Avg. $/SF Max	Avg. $/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	$1,459	$2,305	$1,667	500	1,894
Mid Rise	$1,248	$1,794	$1,352	649	1,564
Low Rise	$1,256	$1,670	$1,398	632	1,371
Townhomes	$1,240	$1,520	$1,289	1,260	2,043

Active Projects – Top 15 by Total Homes

Project Name	Developer	Type	Open Date	Avg. $/SF	Homes Sold	Total Homes
Oakridge (x Piero Lissoni Tower 4)	Westbank Projects Corp,QuadReal Property Group	High Rise	Nov-18	$2,791	191	319
Avenue One	Concord Pacific	High Rise	Dec-16	$1,550	210	251
Oakridge (x Clémande Tower 7)	Westbank Projects Corp,QuadReal Property Group	High Rise	Sep-19	$2,398	100	181
Ivy On The Park (High-Rise)	Wall Financial Corp	High Rise	Sep-18	$1,300	133	180
Cambie Gardens (West Tower)	Onni	High Rise	Nov-18	$1,500	70	173
The Residences at Nobel Park (High-Rise)	Polygon Homes	High Rise	Jan-18	$1,379	136	146
Lelem (Cedar Walk)	Polygon Homes	High Rise	Feb-19	$1,335	77	140
Pinnacle on the Park	Pinnacle International	High Rise	Dec-16	$1,250	129	137
Cambie Gardens (East Tower)	Onni	High Rise	Jun-18	$1,500	100	124
Belpark	Intracorp	Mid Rise	Nov-16	$1,300	113	120
The Residences at Nobel Park (Mid-Rise)	Polygon Homes	Mid Rise	Jan-18	$1,379	92	95
8888 Osler	Tria Homes	Mid Rise	Jun-18	$1,328	48	76
Camellia	MingLian Holdings Ltd.	Mid Rise	Jun-16	$994	61	62
Marquise	Blairmore Development Group	Mid Rise	Feb-18	$1,450	50	58
COCO at Oakridge	Keltic Canada Development	Mid Rise	May-18	$1,550	47	57

Current Active Projects



Buyer Demographics

The following list outlines recent buyer groups in the Vancouver Westside new home marketplace. These groups have been identified by Altus at presentation centers, project launches, events and through interviews with sales staff and developers active in the target area:

Local downsizing end user groups - These buyers have been attracted to larger, quality finished townhome and condominium product. Often these buyers look for condominium units with view opportunities. This segment is often downsizing from single family home product in the area and will look to reinvest a significant portion of the equity from the sale of their family home into a retirement plan.

Young professional move ups - This group is made up of both singles and couples. They often have ties to the Westside and are moving back from Downtown or other parts of Greater Vancouver. These groups are often supported by family and look to purchase both condominium and smaller sized townhome product. Typically under 35 and mixed in ethnicity.

Chinese families - These buyers are attracted to the Westside because of the status of the address and the high quality schools located in this submarket. These families buy into both new townhome and condominium product. They are attracted to developments at UBC and are comfortable purchasing lease hold product.

Investor buyers, mix of ethnicities - This segment is purchasing both woodframe and concrete condominium product. The majority of investors on the Westside are ethnic Chinese, often with financial ties offshore. These buyers are especially interested in product near or on campus at UBC. They have also been most interested in pre-sale product with longer completion timelines.

Future Supply

	Coming Soon		Development Application	
Property Type	**Number of Projects**	**Total Homes**	**Number of Projects**	**Total Homes**
High Rise	6	2,727	9	4,364
Mid Rise	7	1,427	13	668
Low Rise	6	181	9	369
Townhomes	3	102	3	125
Duplex	0	0	0	0
Single Family	0	0	0	0
Total	22	4,437	34	5,526
Grand Total	56	9,963		

**Grand Total is the sum of Coming Soon & Development Applications*