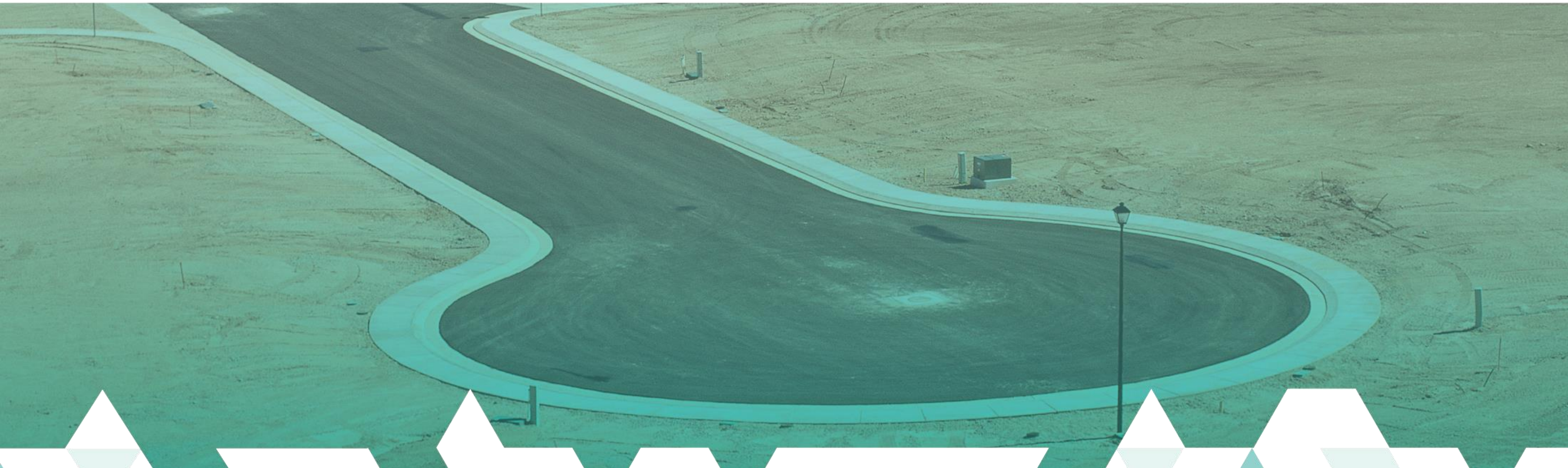
Greater Vancouver Area Residential Land

Commercial Q4 2020 Statistics

Data as of December 31, 2020



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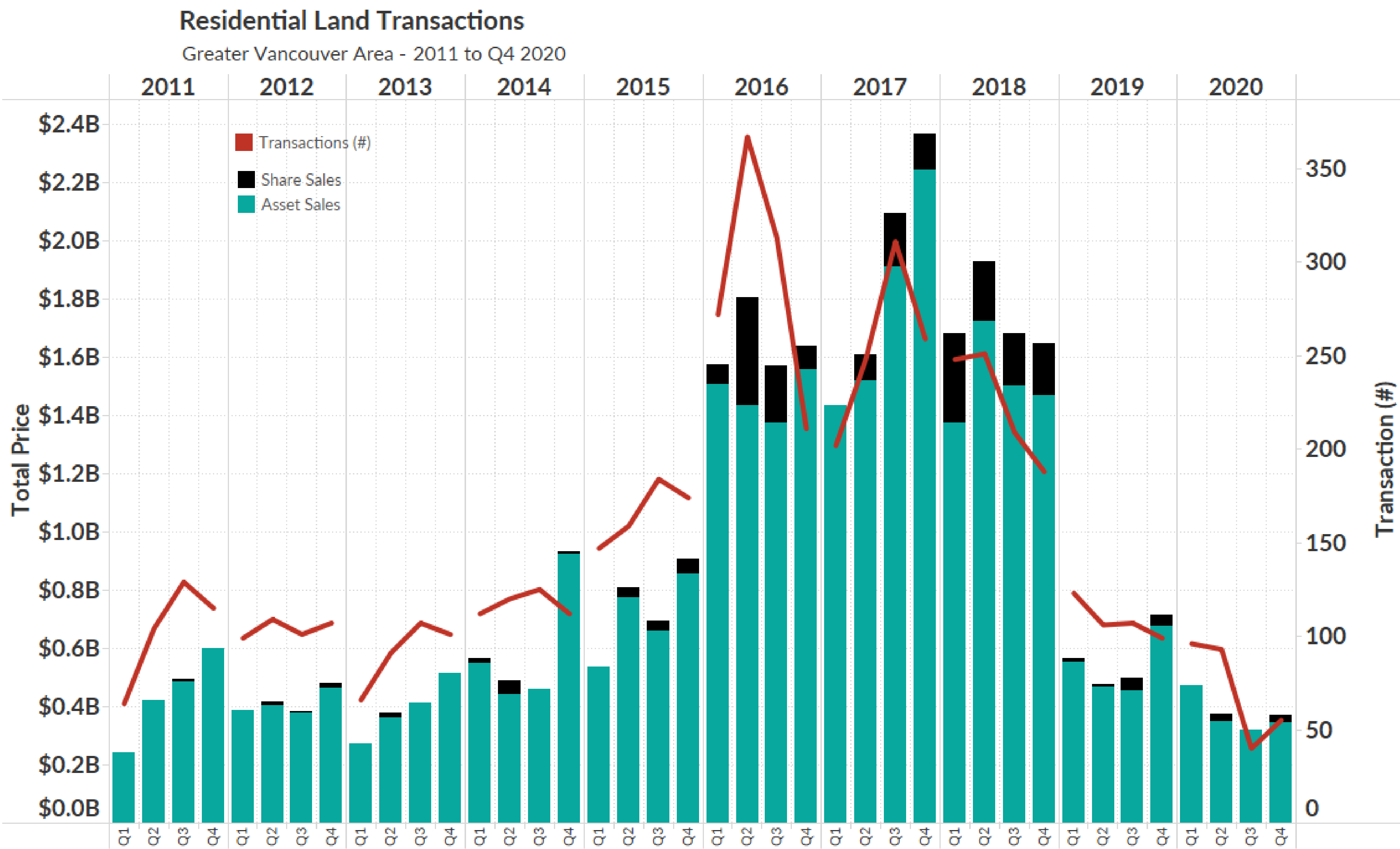
Residential Land Transactions

Q4 2020 saw 55 residential land transactions worth $370M, up +16% from Q3 2020 and down -48% from the same quarter last year.



Q4 2020 Residential Land Transaction Timeline

Surrey is the most active market with 17 residential land transactions, followed by City of Vancouver with 11 residential land transactions.

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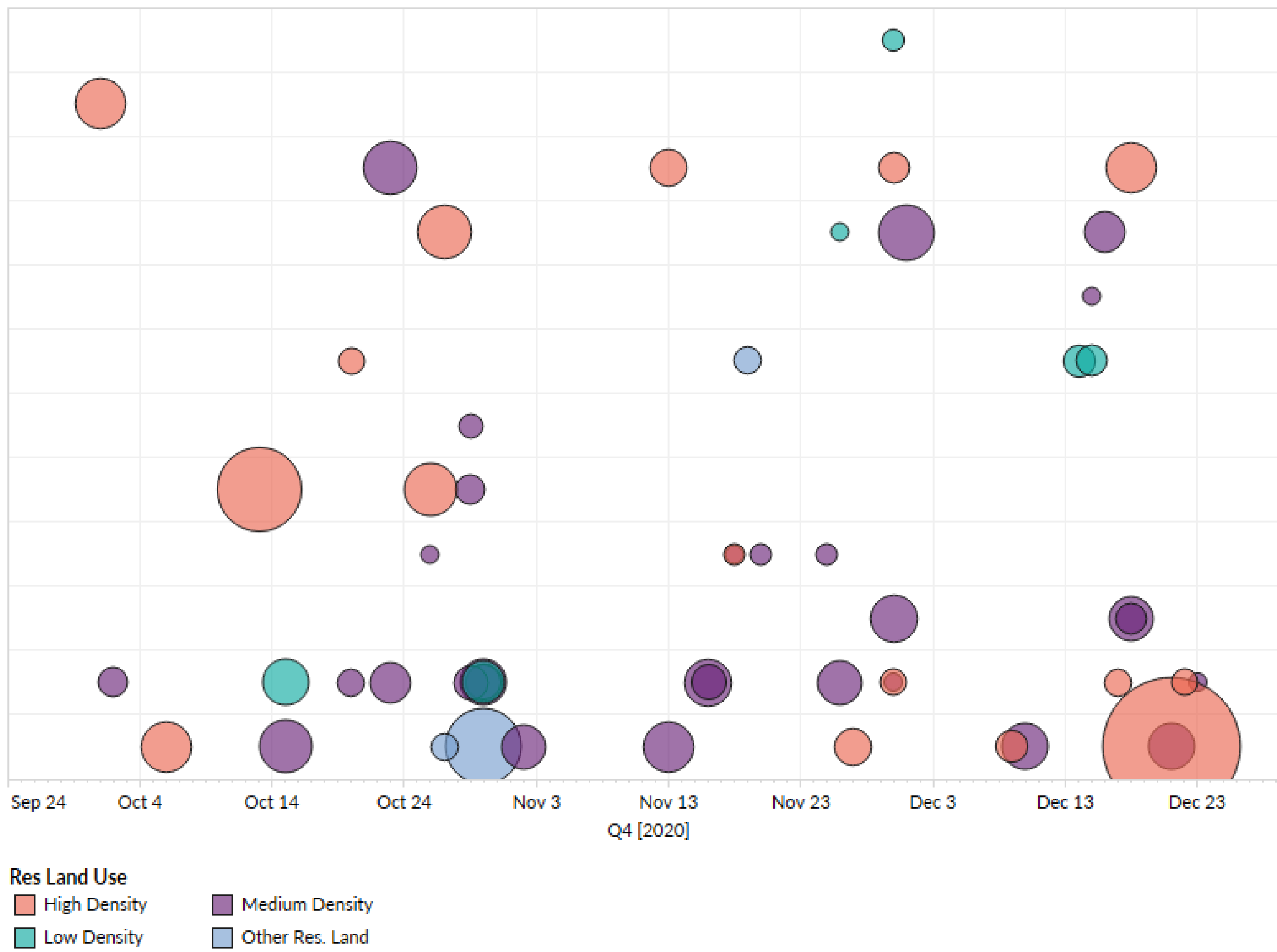
Transaction Timeline by Municipality, Total Price & Land Use

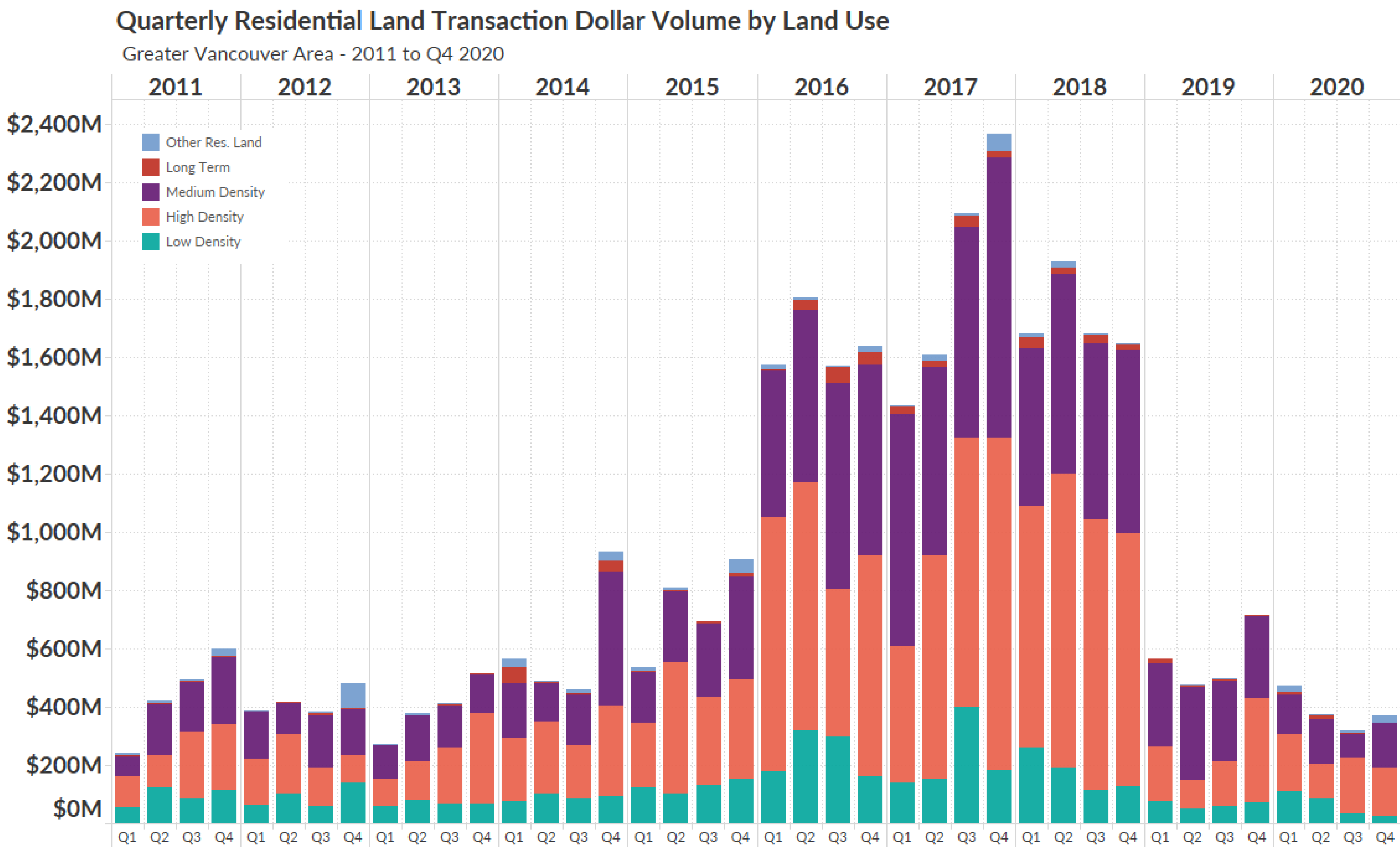
Greater Vancouver Area - Q4 2020

	Total Price	Land Area	Deals
Abbotsford	$1,725,000	1	1
Burnaby	$9,300,000	0	1
Coquitlam	$27,393,104	2	4
Langley	$28,038,000	11	4
Maple Ridge	$1,066,500	1	1
Mission	$12,002,933	27	4
New Westminster	$2,075,000	1	1
North Vancouver	$37,950,000	1	3
Port Coquitlam	$6,950,000	1	5
Richmond	$18,200,000	2	3
Surrey	$75,211,000	18	17
Vancouver	$149,898,401	5	11



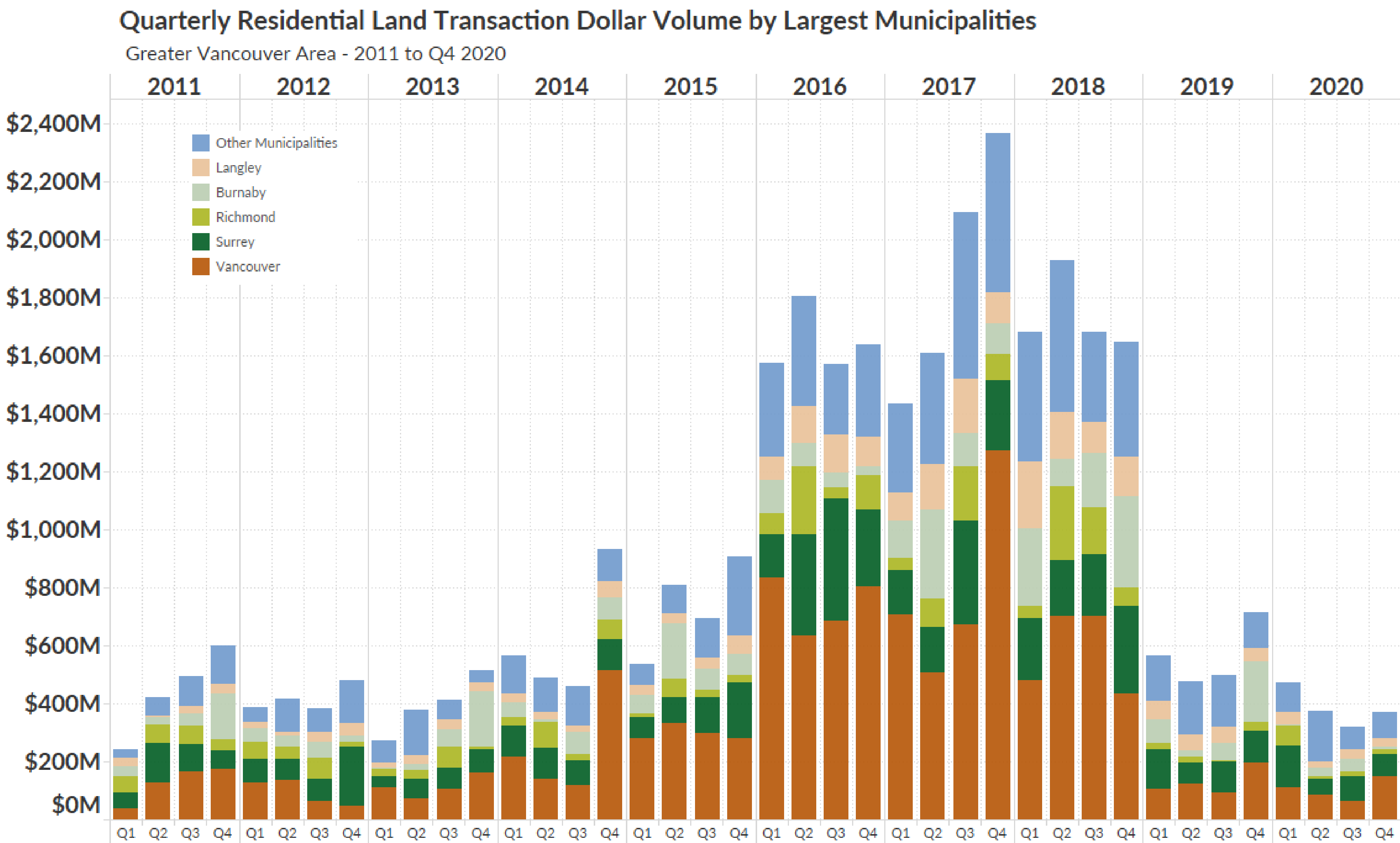
Transactions by Land Use

$370M in Q4 2020 comprised of $24M Low Density deals, $169M High Density deals, $152M Medium Density deals, $0M Long Term deals and $26M in deals classified as Other land uses.



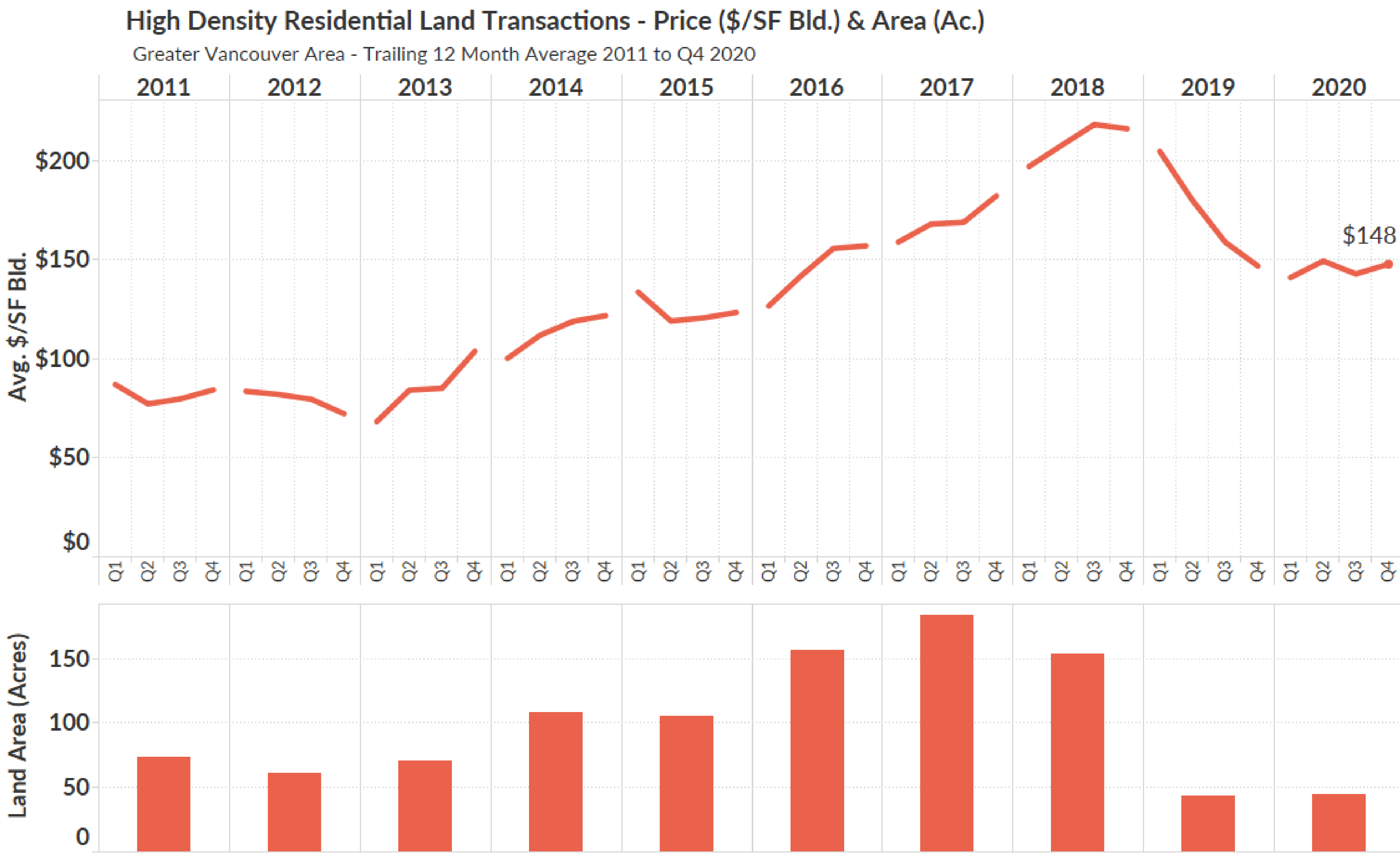
Transactions by Municipality

$370M in Q4 2020 residential land deals broken down by Municipality as $150M in Vancouver, $75M in Surrey, $18M in Richmond, $9M in Burnaby, $28M in Langley and $89M in all other Municipalities.



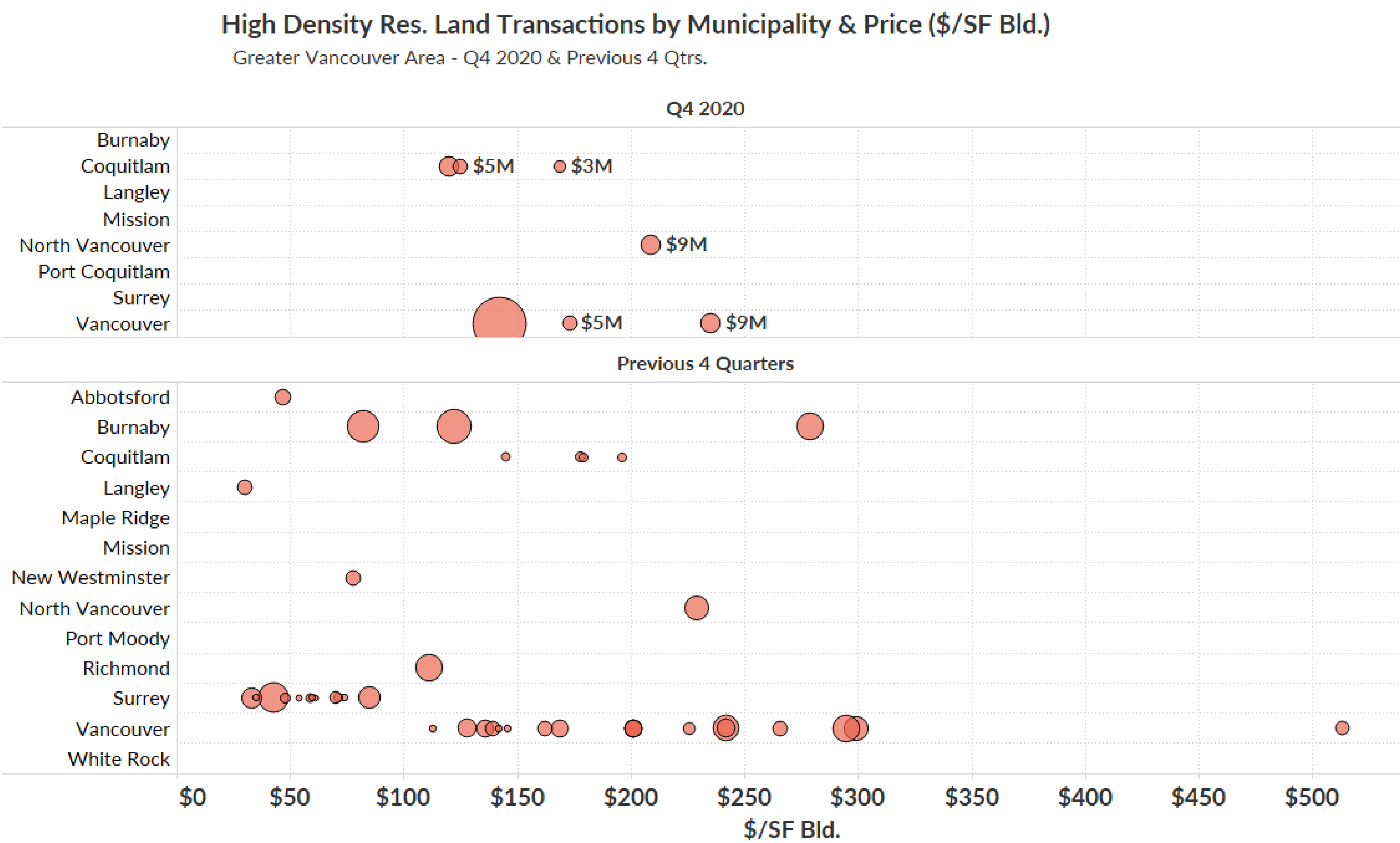
Price & Area Trends – High Density

Average High Density price per square foot buildable as a rolling twelve month average in Q3 2020 is $148/sf bld. That's up about +1% from the previous quarter.



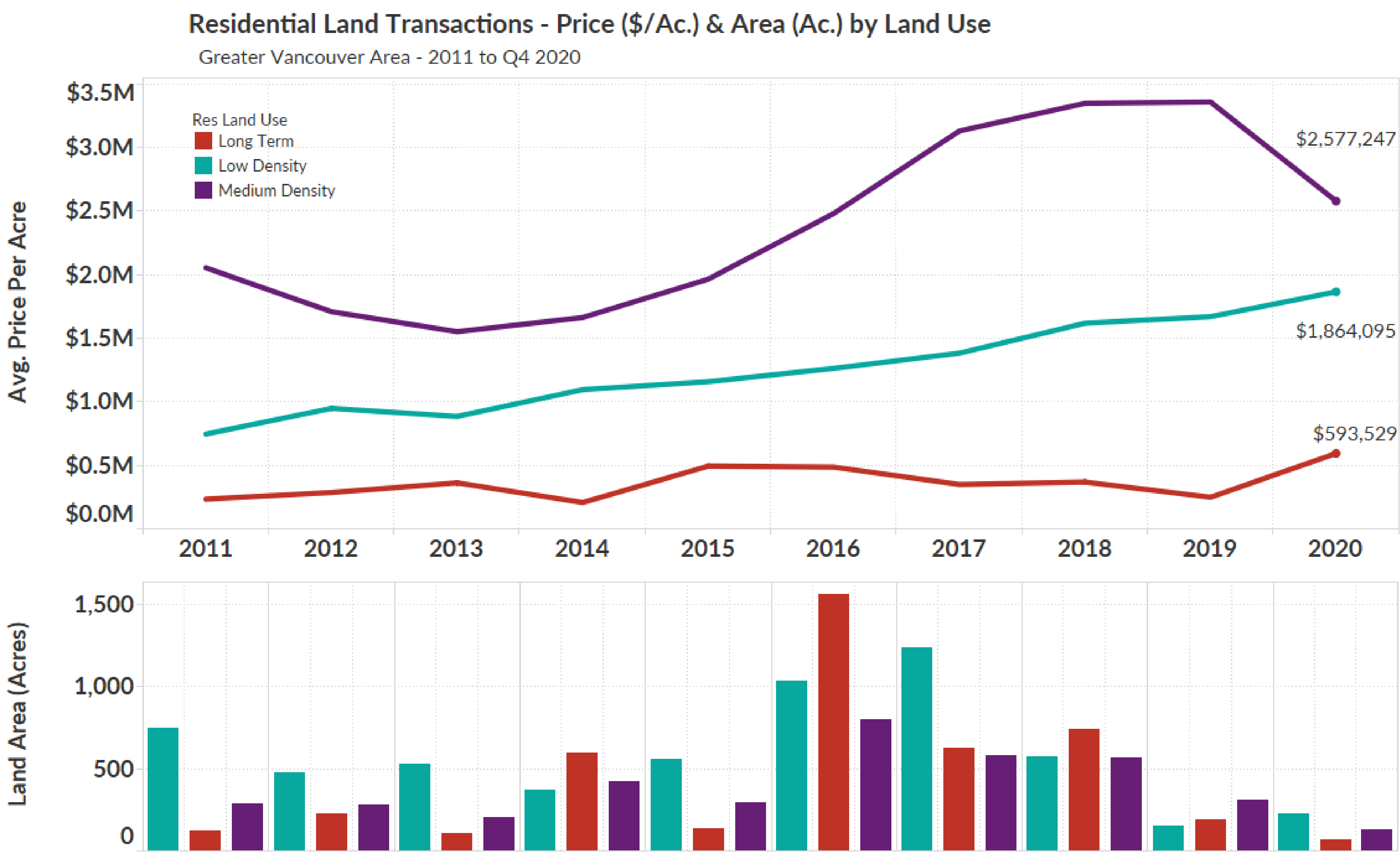
Municipal Comparison – High Density $/SF Bld.

Q4 2020 residential land transactions appear to be similar in price per square foot buildable to the previous four quarters.



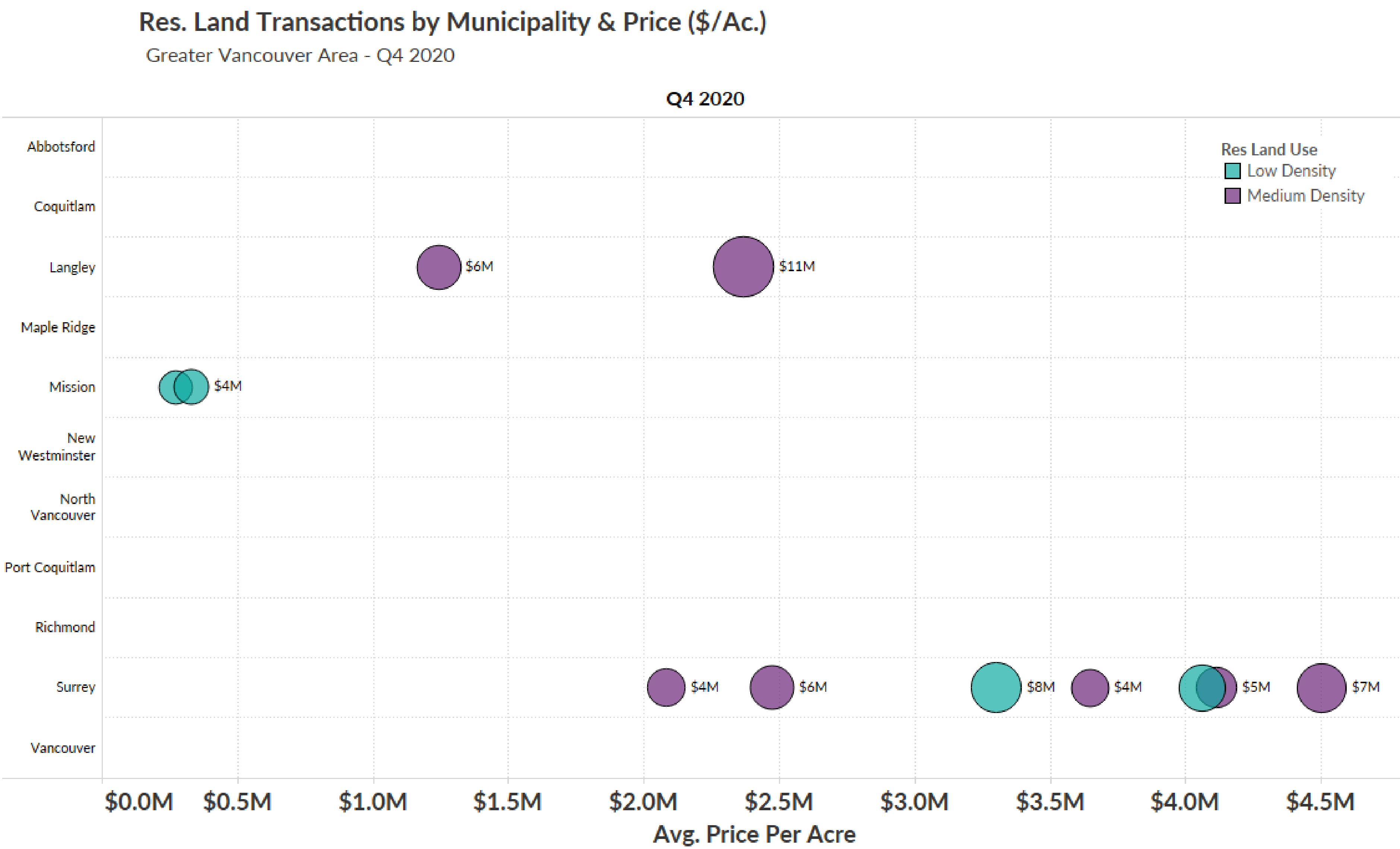
Price & Area Trends – Low Density/Medium Density/Long Term

The Q4 2020 average pricing at $2.6M/acre for Medium Density deals, $1.9M/acre for Low Density deals and $594,000/acre for Long Term land deals.



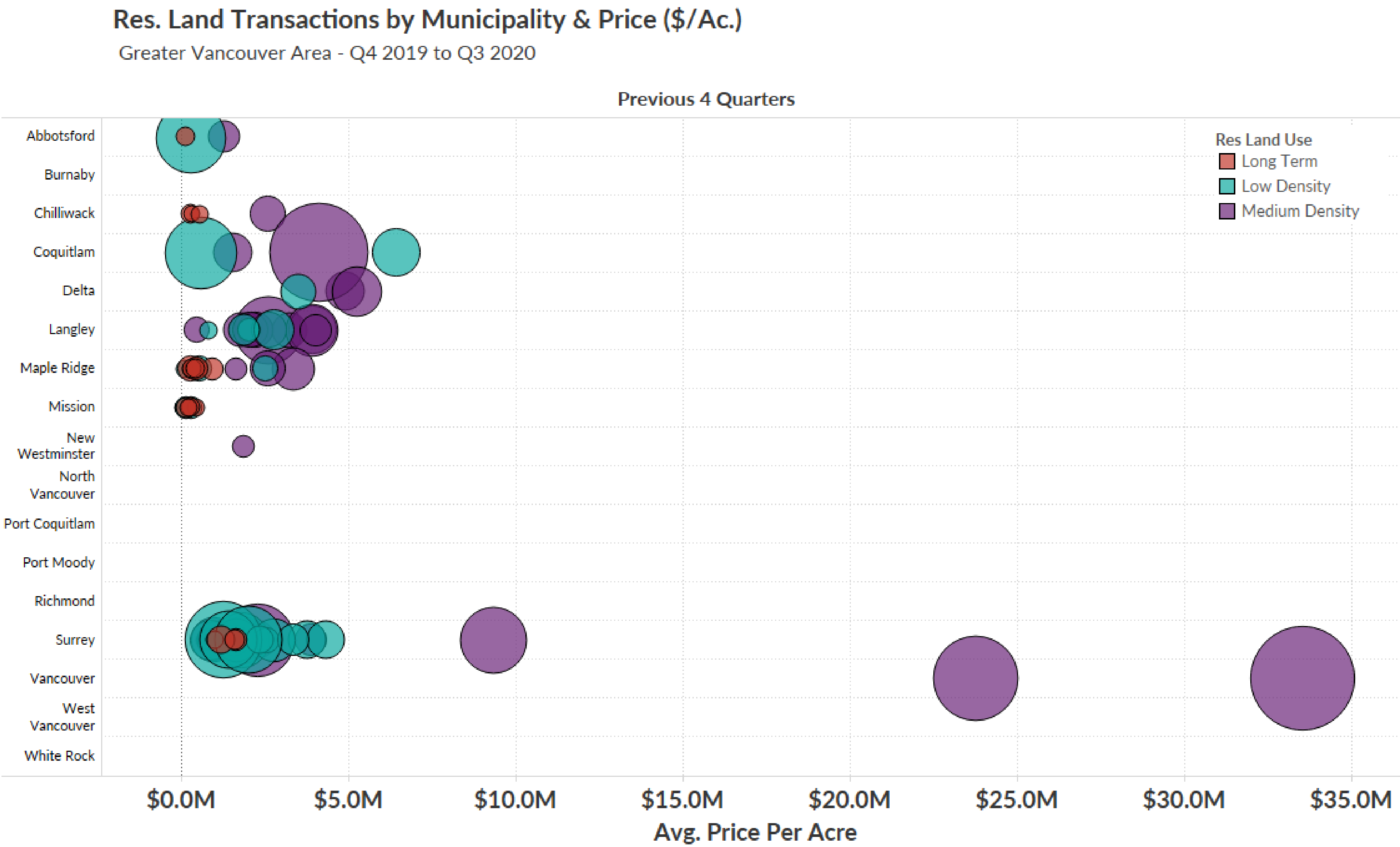
Municipal Comparison – Current Quarter

Notable deals this quarter included an $11M Medium Density transaction for about $2.4M/acre in Langley and a $7M Medium Density deal in Surrey for about $4.5M/acre.



Municipal Comparison – Previous 4 Quarters

The previous 4 quarters included a $44M 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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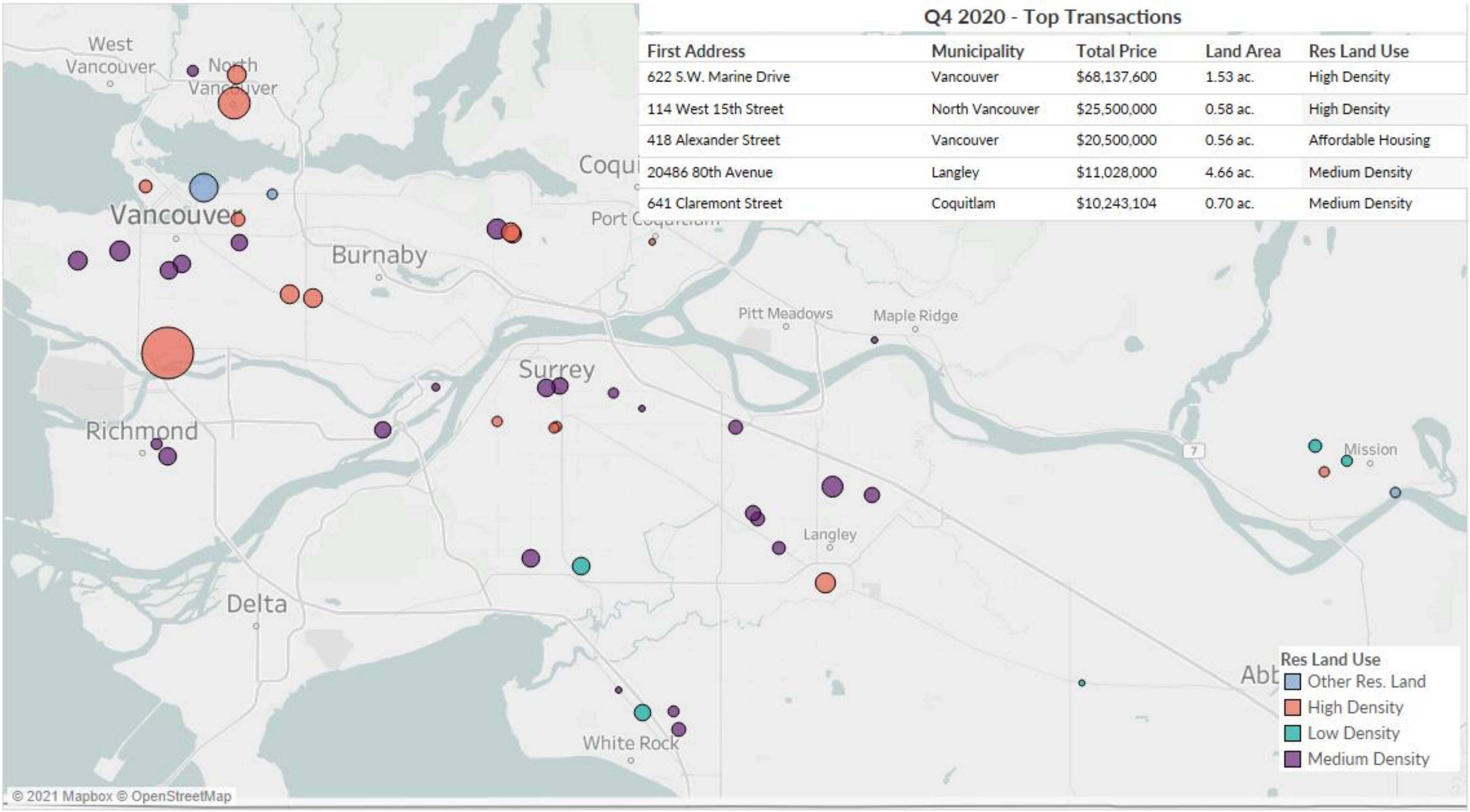
Residential Land Transactions by Land Use

Greater Vancouver Area - Q4 2020



Q4 2020 - Top Transactions

First Address	Municipality	Total Price	Land Area	Res Land Use
622 S.W. Marine Drive	Vancouver	$68,137,600	1.53 ac.	High Density
114 West 15th Street	North Vancouver	$25,500,000	0.58 ac.	High Density
418 Alexander Street	Vancouver	$20,500,000	0.56 ac.	Affordable Housing
20486 80th Avenue	Langley	$11,028,000	4.66 ac.	Medium Density
641 Claremont Street	Coquitlam	$10,243,104	0.70 ac.	Medium Density