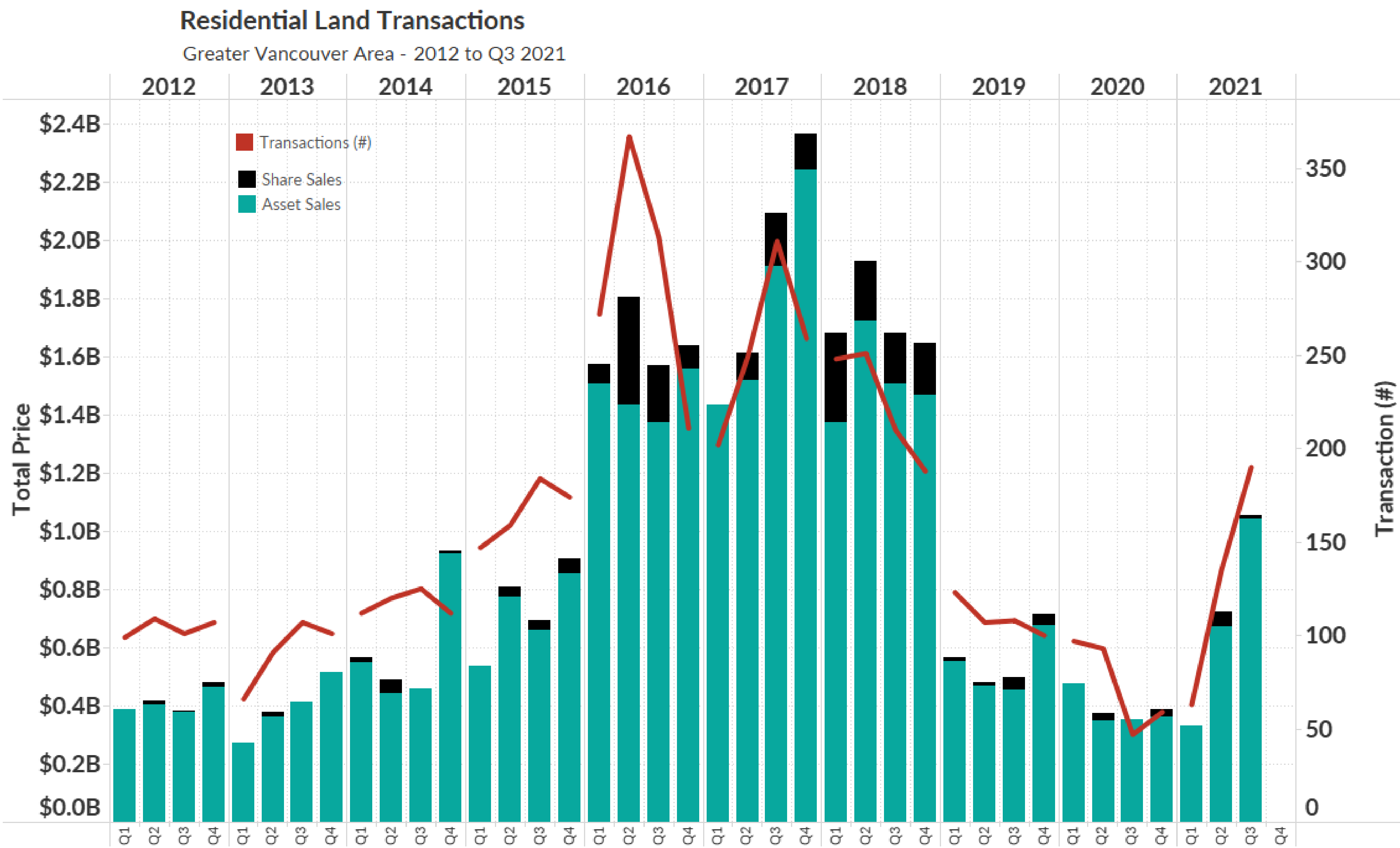
Greater Vancouver Area Residential Land

Commercial Q3 2021 Statistics

Altus Group

Residential Land Transactions

Q3 2021 saw 190 residential land transactions worth $1.1B, up more than 100% from Q1 2021 and 175% the same quarter last year



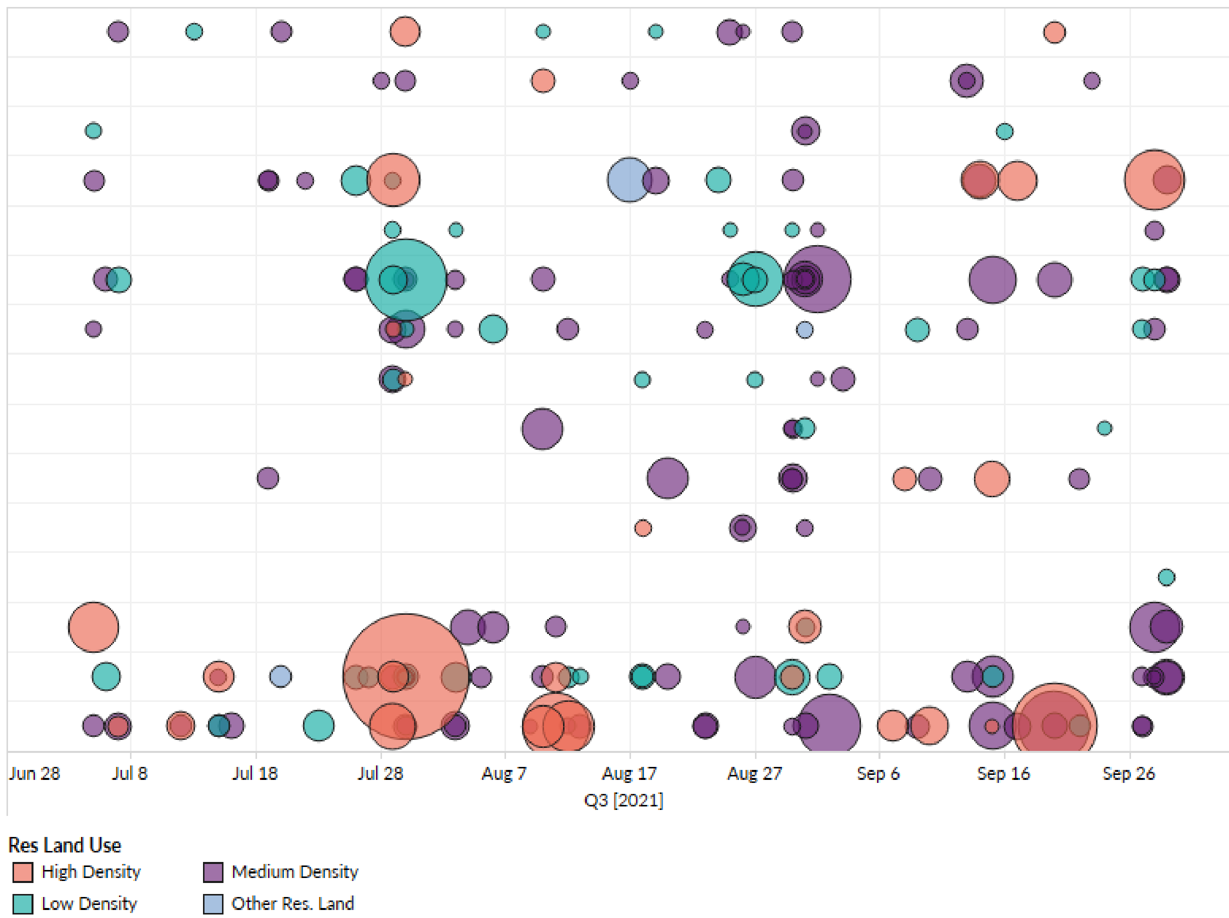
Q3 2021 Residential Land Transaction Timeline

Vancouver is the most active market with 37 residential land transactions, followed by Surrey with 35 residential land transactions.

Transaction Timeline by Municipality, Total Price & Land Use

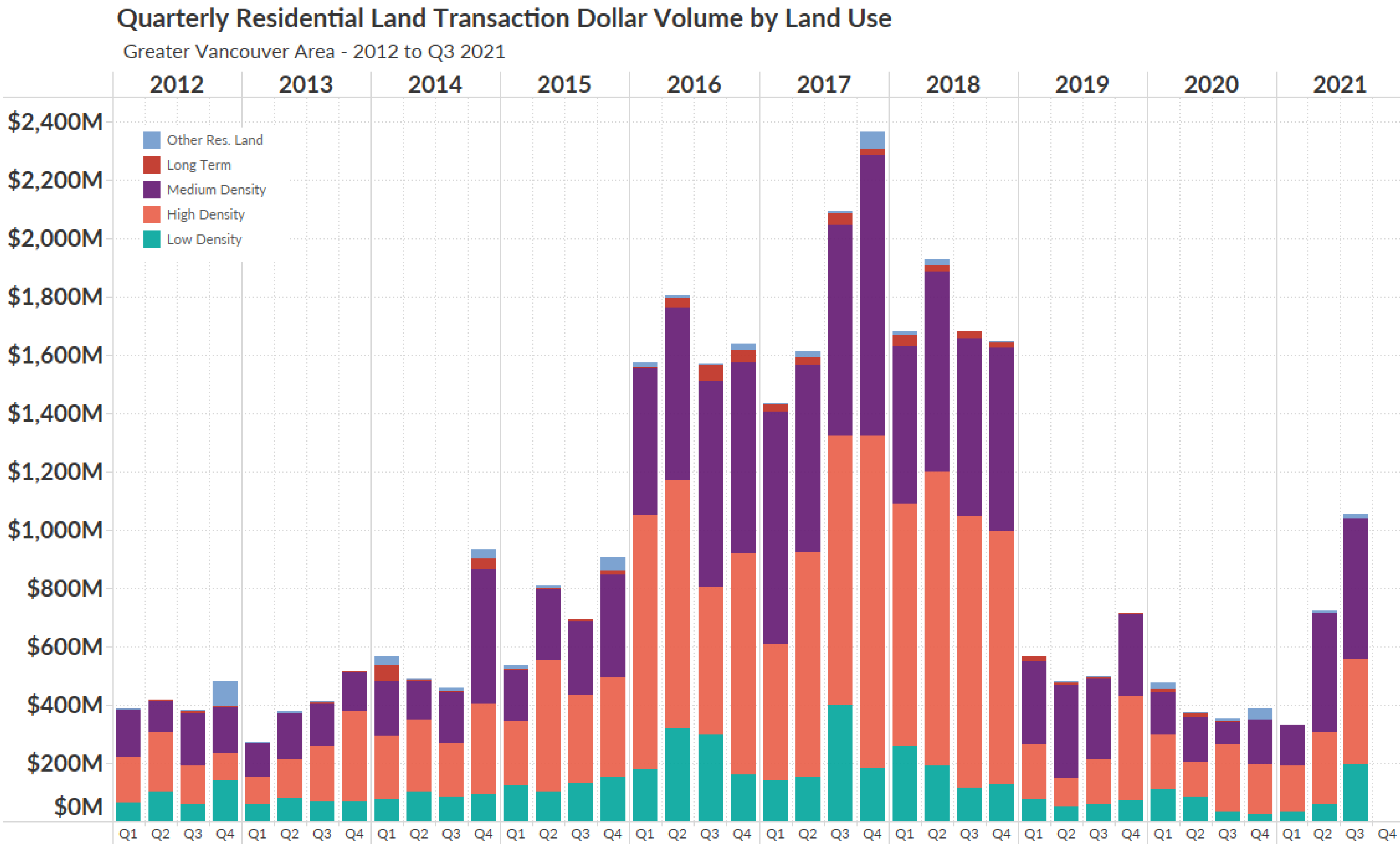
Greater Vancouver Area - Q3 2021

	Total Price	Land Area	Deals
Abbotsford	$24,580,189	6	10
Burnaby	$19,188,000	2	7
Chilliwack	$8,950,000	4	4
Coquitlam	$108,570,511	12	16
Delta	$8,597,000	3	6
Langley	$182,304,000	128	26
Maple Ridge	$40,843,888	19	14
Mission	$15,499,900	8	7
New Westminster	$17,632,232	2	5
North Vancouver	$40,022,039	2	9
Port Coquitlam	$9,002,000	1	4
Port Moody	$1,675,000	1	1
Richmond	$63,597,000	7	9
Surrey	$233,236,786	44	35
Vancouver	$283,401,000	9	37



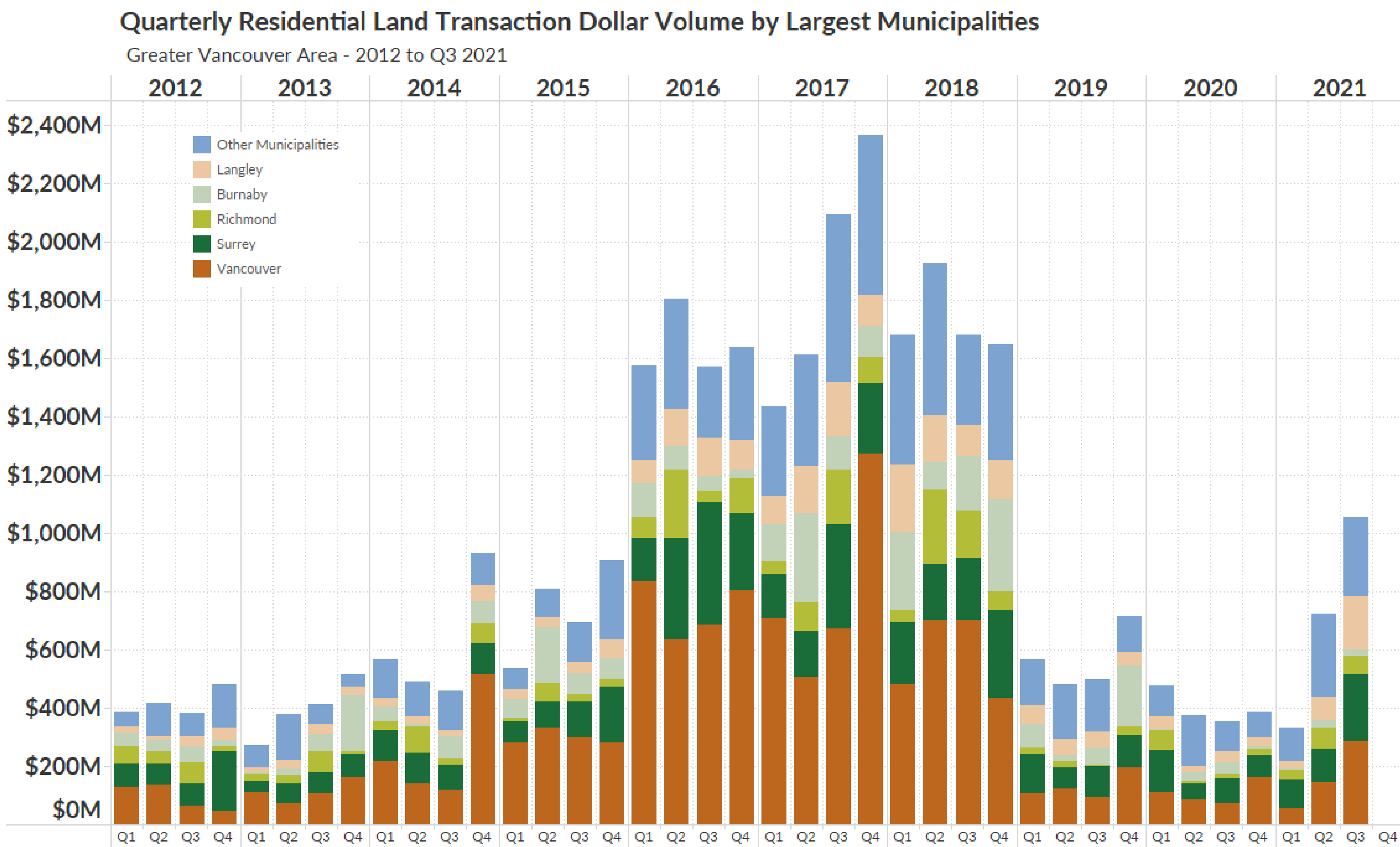
Transactions by Land Use

$1.1B in Q3 2021 comprised of $194M Low Density deals, $264M High Density deals, $482M Medium Density deals, $0M Long Term deals and $17M in deals classified as Other land uses.



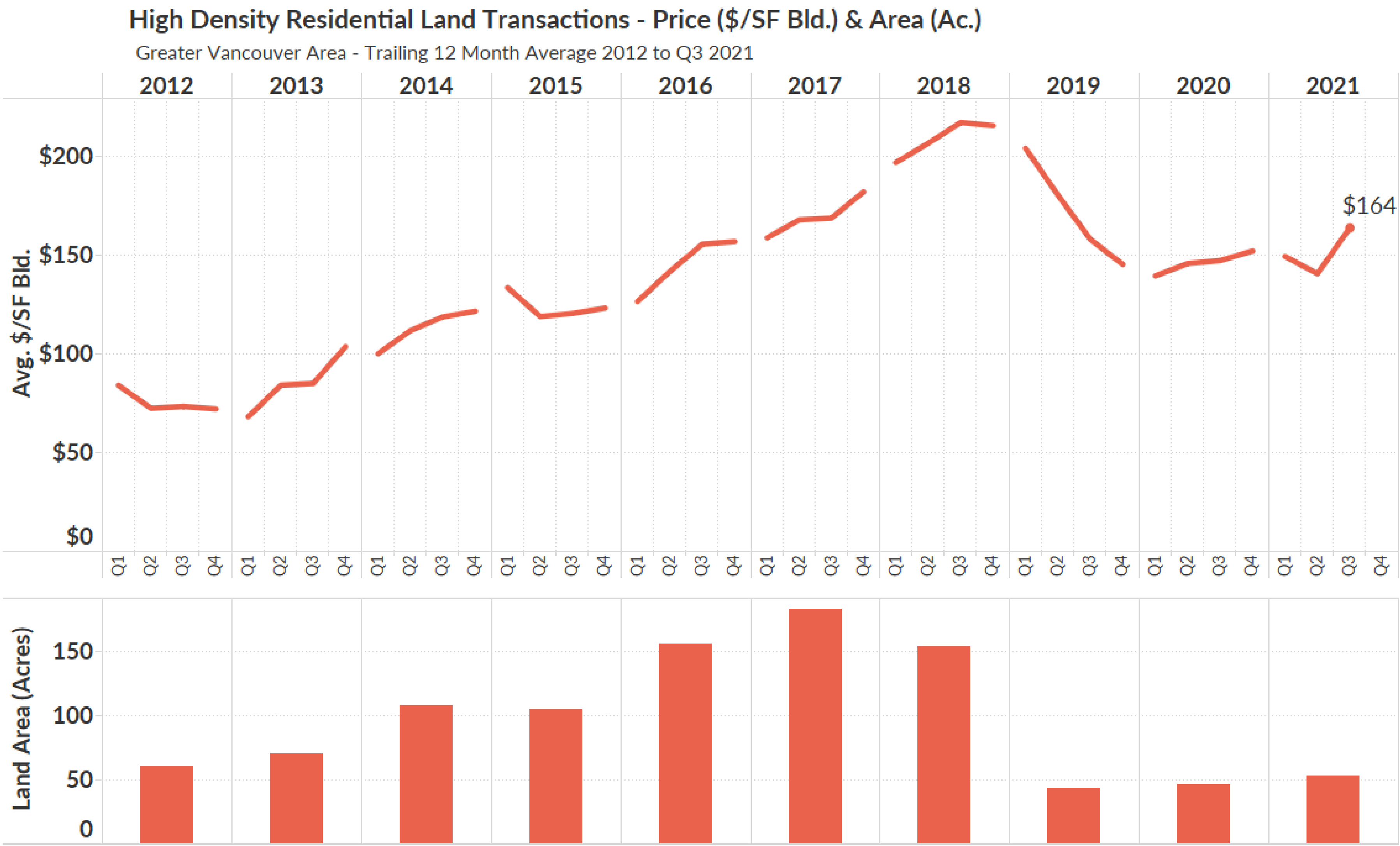
Transactions by Municipality

$1.1BM in Q3 2021 residential land deals broken down by Municipality as $283M in Vancouver, $233M in Surrey, $64M in Richmond, $19M in Burnaby, $182M in Langley and $275M in all other Municipalities.



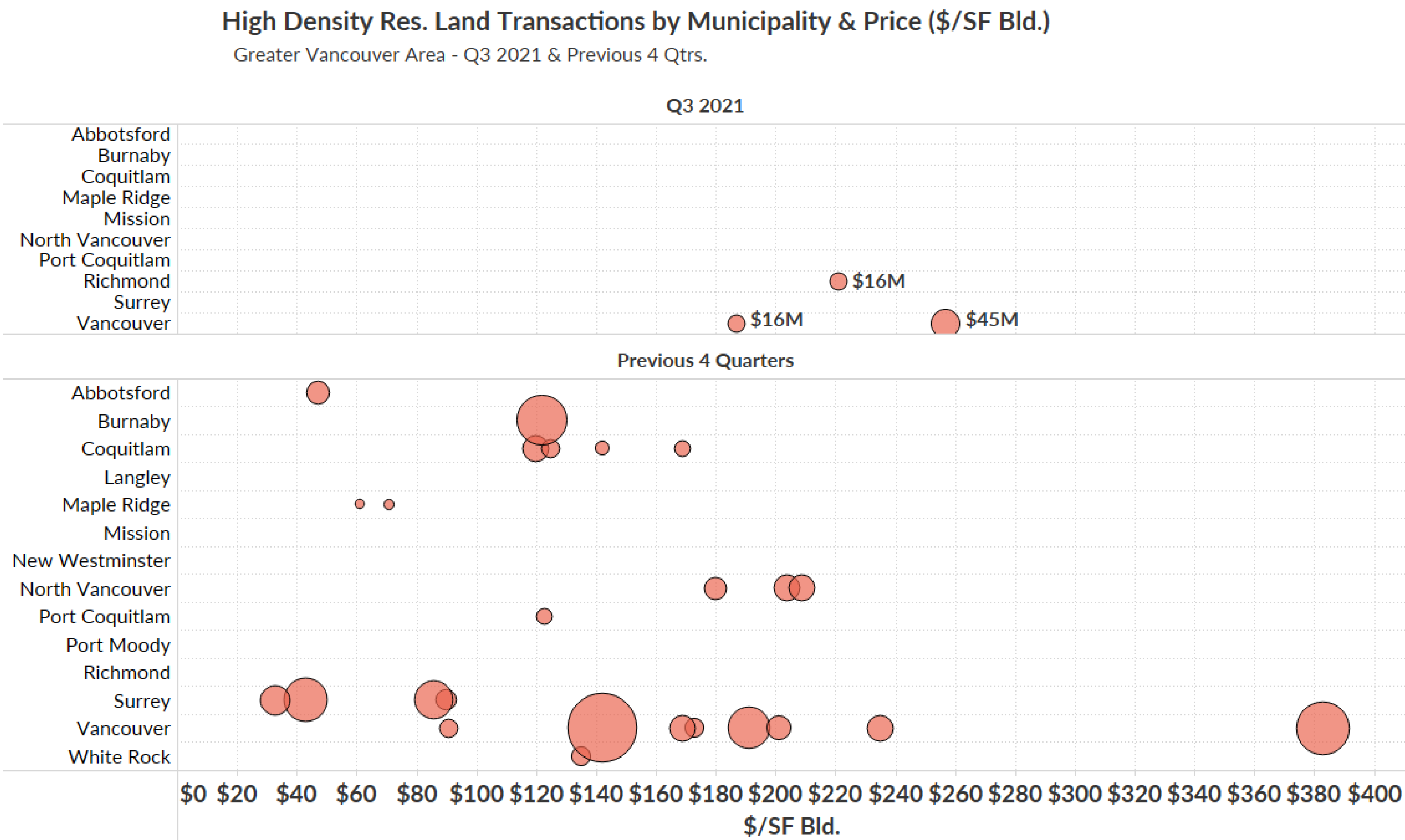
Price & Area Trends – High Density

Average High Density price per square foot buildable as a rolling twelve month average in Q3 2021 is $164/sf bld. That's upabout 16% from the previous quarter.



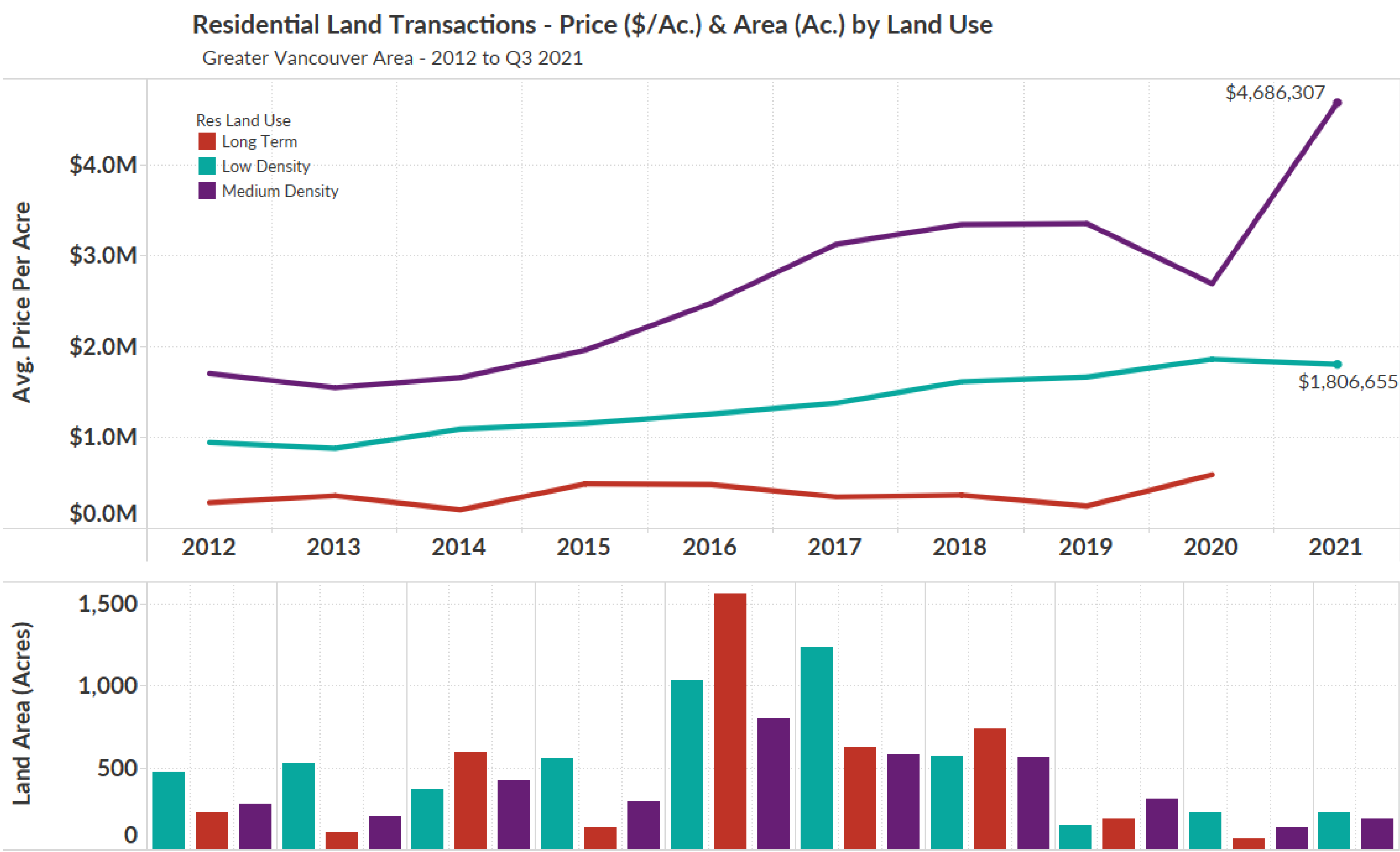
Municipal Comparison – High Density $/SF Bld.

Q3 2021 residential land transactions appear to be slightly higher in price per square foot buildable to the previous four quarters.



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

The Q3 2021 average pricing at $4.7M/acre for Medium Density deals, $1.8M/acre for Low Density.

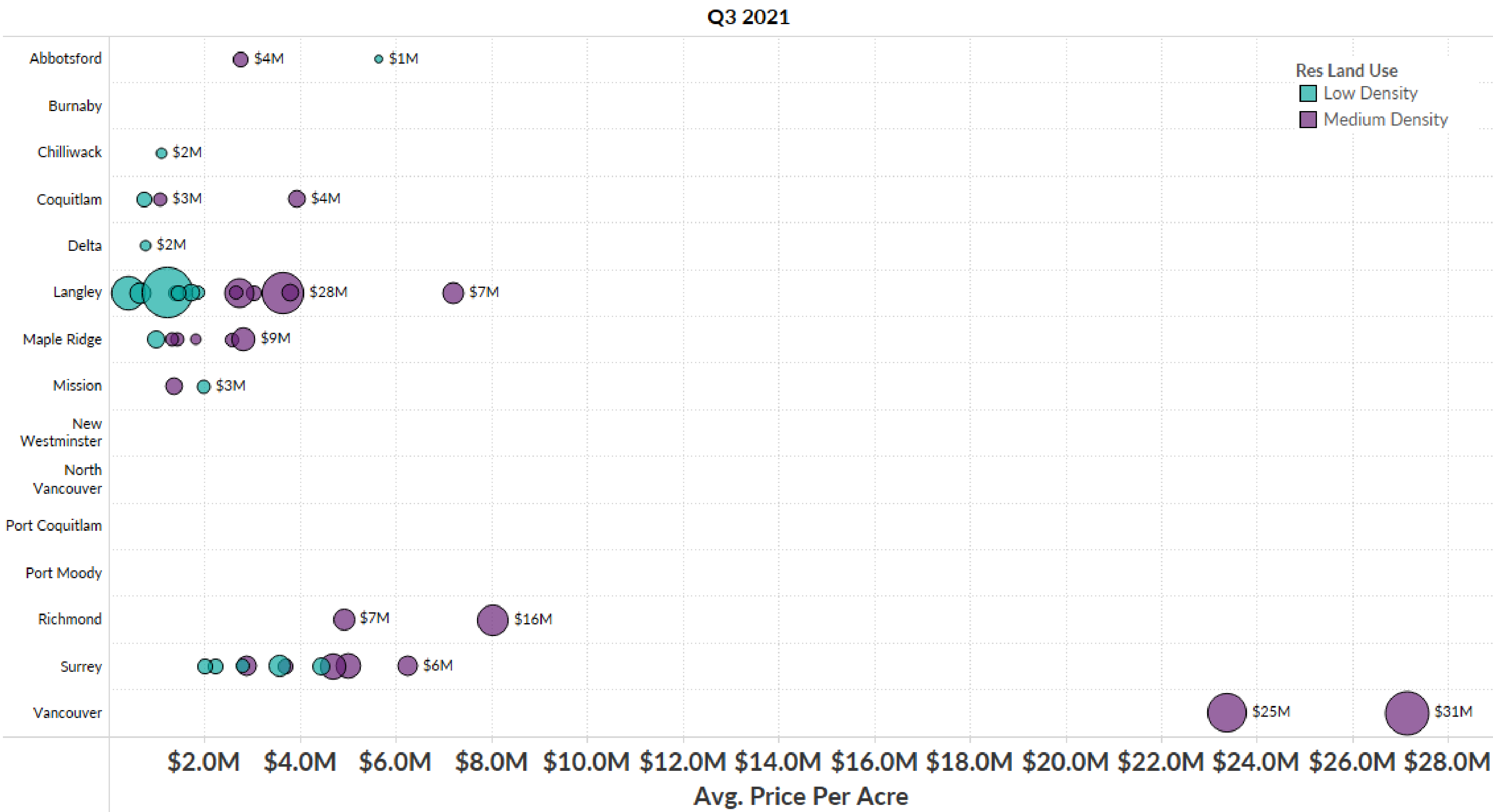


Municipal Comparison – Current Quarter

Notable deals this quarter included an $31M Medium Density transaction for about $27.1M/acre in Vancouver and a $42M Low Density deal in Langley for about $1.2M/acre.

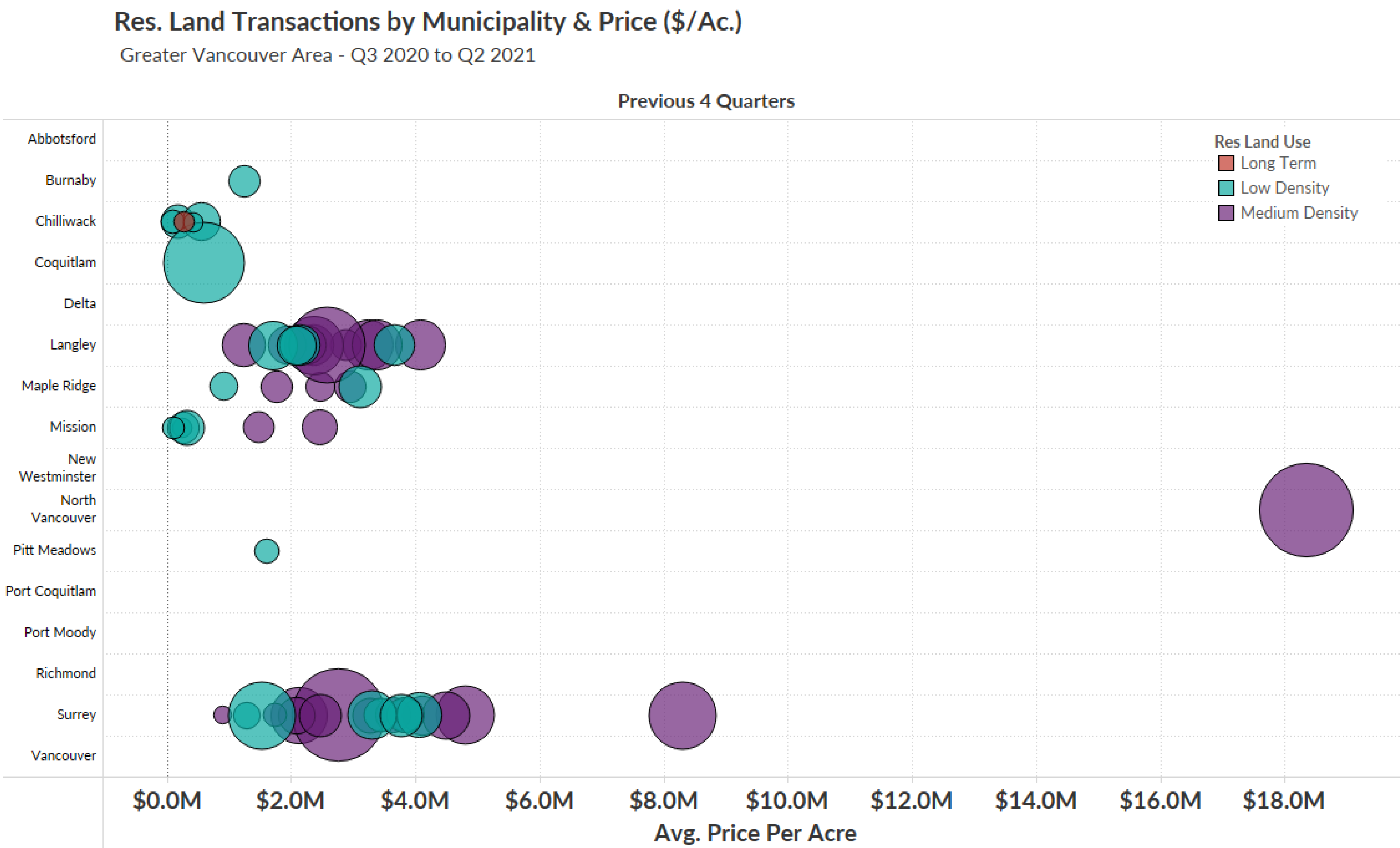
Res. Land Transactions by Municipality & Price ($/Ac.)

Greater Vancouver Area - Q3 2021



Municipal Comparison – Previous 4 Quarters

The previous 4 quarters included a $28M Medium Density Transaction in North Vancouver, Surrey had many transactions between $0.9M/acre and $2.8M/acre.

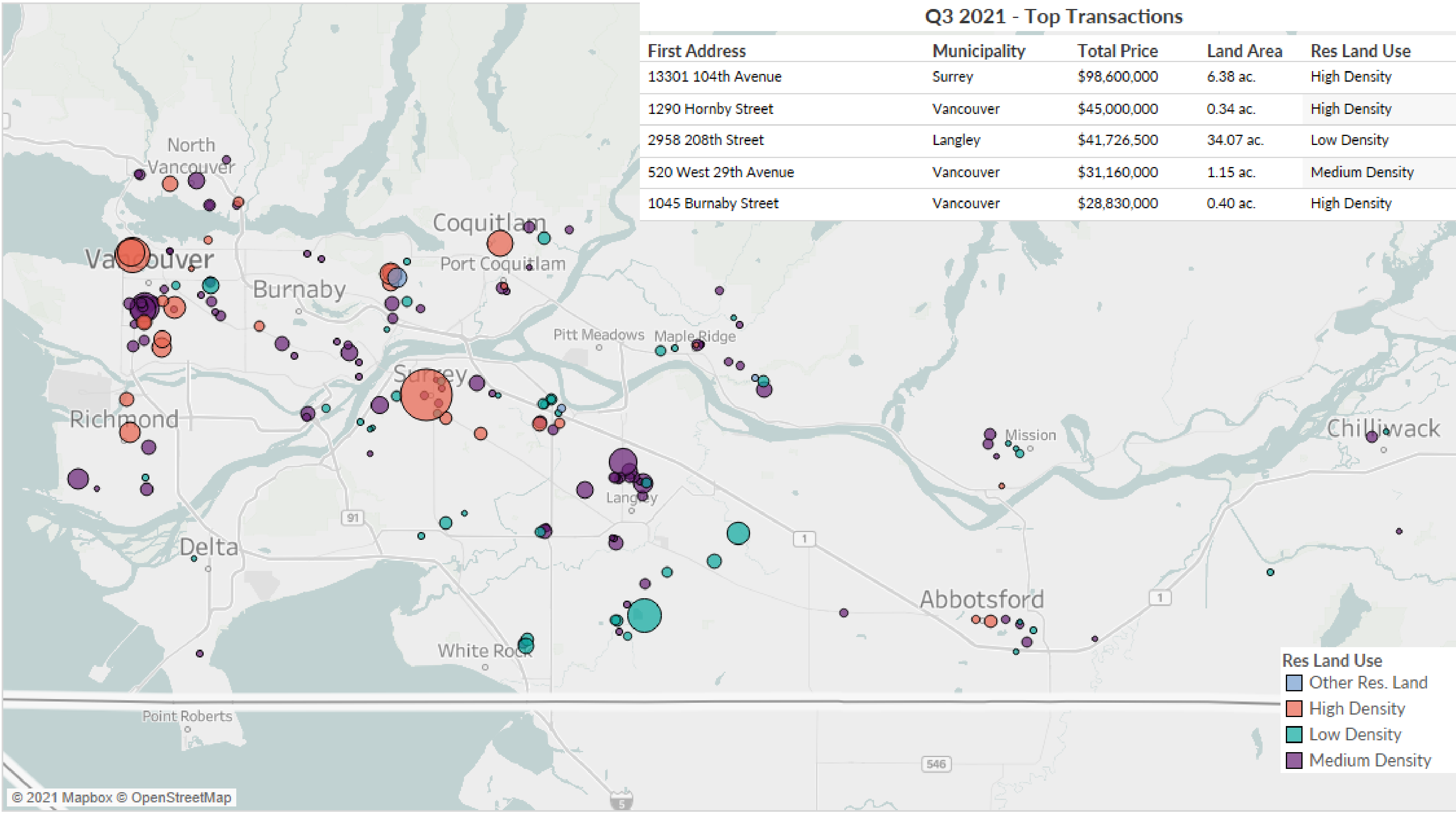


Geographic Distribution

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

Residential Land Transactions by Land Use

Greater Vancouver Area - Q3 2021



Q3 2021 - Top Transactions

First Address	Municipality	Total Price	Land Area	Res Land Use
13301 104th Avenue	Surrey	$98,600,000	6.38 ac.	High Density
1290 Hornby Street	Vancouver	$45,000,000	0.34 ac.	High Density
2958 208th Street	Langley	$41,726,500	34.07 ac.	Low Density
520 West 29th Avenue	Vancouver	$31,160,000	1.15 ac.	Medium Density
1045 Burnaby Street	Vancouver	$28,830,000	0.40 ac.	High Density

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