



AltusGroup

Vancouver Market Area North Shore

New Homes Sub Market Report
Data as of March 2023

North Shore

Submarket Report - March 2023



Sales - Q1 2023

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
11	43	9	4	3	70

Annual Sales

2017	2018	2019	2020	2021	2022
1,097	772	317	512	1,086	817

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	6	854	778	76	0
Mid Rise	7	749	538	169	42
Low Rise	2	57	23	17	17
Townhouse	3	428	107	10	311
Single Family	4	40	28	8	4
Grand Total	22	2,128	1,474	280	374

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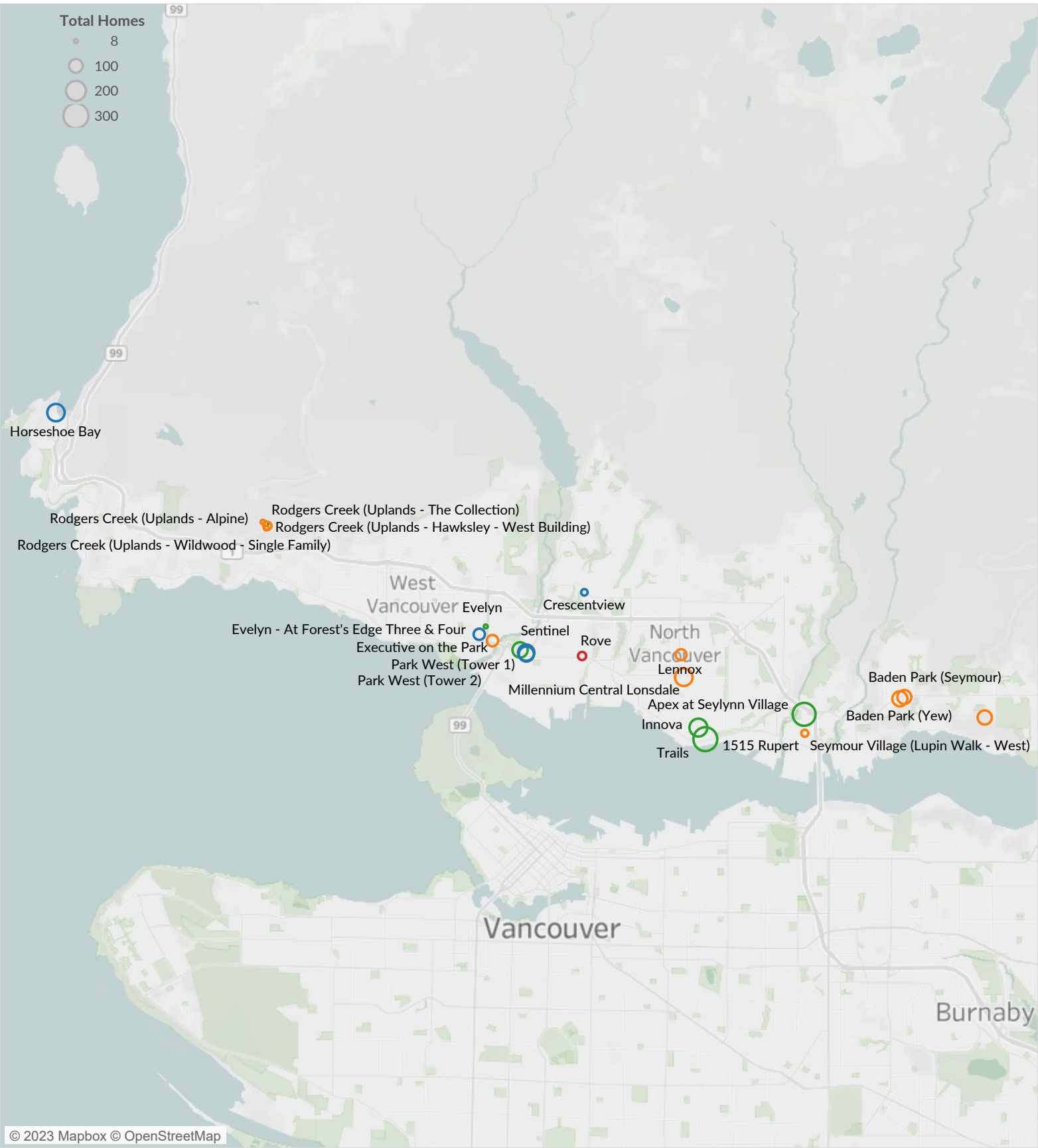
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$1,094	\$2,368	\$1,284	538	2,039
Mid Rise	\$1,108	\$1,766	\$1,307	591	1,659
Low Rise	\$1,263	\$1,407	\$1,299	578	1,031
Townhouse	\$819	\$1,053	\$897	996	1,808
Single Family	\$1,246	\$1,300	\$1,261	2,835	3,221

Active Phases - Top Projects by Total Homes

Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Trails	Wall Financial Corp	Townhouse	April 2018	\$830	31	300
Apex at Seylynn Village	Denna Homes	High Rise	October 2021	\$1,050	248	276
Innova	Cascadia Green Development	Mid Rise	March 2022	\$1,215	104	168
Millennium Central Lonsdale	Millennium Development Co.	High Rise	June 2021	\$1,385	130	162
Horseshoe Bay	Westbank Projects Corp	Mid Rise	November 2016	\$1,450	140	158
Park West (Tower 1)	Keltic Canada Development	High Rise	August 2018	\$1,250	136	139
Sentinel	Denna Homes	High Rise	May 2020	\$1,346	116	122
Baden Park (Yew)	Anthem Properties	Mid Rise	August 2022	\$1,015	77	119
Park West (Tower 2)	Keltic Canada Development	High Rise	July 2018	\$1,250	115	119
Seymour Village (Lupin Walk - West)	TAKaya Developments Ltd,Aquilini	Mid Rise	June 2022	\$955	83	105

Current Active Phases



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Active Phases - Top Projects by Current Quarter Sales

Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Quarter Sales	Total Homes
Lennox	Polygon Homes	Mid Rise	March 2023	\$1,150	34	64
Rove	Staburn Property Group	Low Rise	September 2022	\$1,131	9	35
Sentinel	Denna Homes	High Rise	May 2020	\$1,346	6	122
Seymour Village (Lupin Walk - West)	TAKaya Developments Ltd,Aquilini	Mid Rise	June 2022	\$955	4	105
Rodgers Creek (Uplands - Wildwood - Single Family)	British Pacific Properties	Single Family	October 2022	\$1,073	3	12
Innova	Cascadia Green Development	Mid Rise	March 2022	\$1,215	3	168
Apex at Seylynn Village	Denna Homes	High Rise	October 2021	\$1,050	3	276
Millennium Central Lonsdale	Millennium Development Co.	High Rise	June 2021	\$1,385	2	162
Baden Park (Yew)	Anthem Properties	Mid Rise	August 2022	\$1,015	2	119
Baden Park (Seymour)	Anthem Properties	Townhouse	August 2022	\$908	2	102

Future Supply - North Shore

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	5	1,144	9	2,144
Mid Rise	2	502	12	1,219
Low Rise	2	86	4	120
Townhouse	8	381	8	404
Single Family				
Grand Total	17	2,113	33	3,887

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