



AltusGroup

Vancouver Market Area North Shore

New Homes Sub Market Report
Data as of June 2023

North Shore

Submarket Report - June 2023



Sales - Q2 2023

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
14	38	4	30	0	86

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	4	596	534	62	0
Mid Rise	7	749	576	131	42
Low Rise	2	57	27	14	16
Townhouse	6	517	137	40	340
Single Family	4	40	28	8	4
Grand Total	23	1,959	1,302	255	402

North Shore

Submarket Report - June 2023

Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$1,131	\$2,601	\$1,302	563	1,837
Mid Rise	\$1,094	\$1,766	\$1,307	591	1,659
Low Rise	\$1,284	\$1,468	\$1,299	578	1,031
Townhouse	\$920	\$1,093	\$962	1,311	1,856
Single Family	\$1,230	\$1,300	\$1,261	2,835	3,255

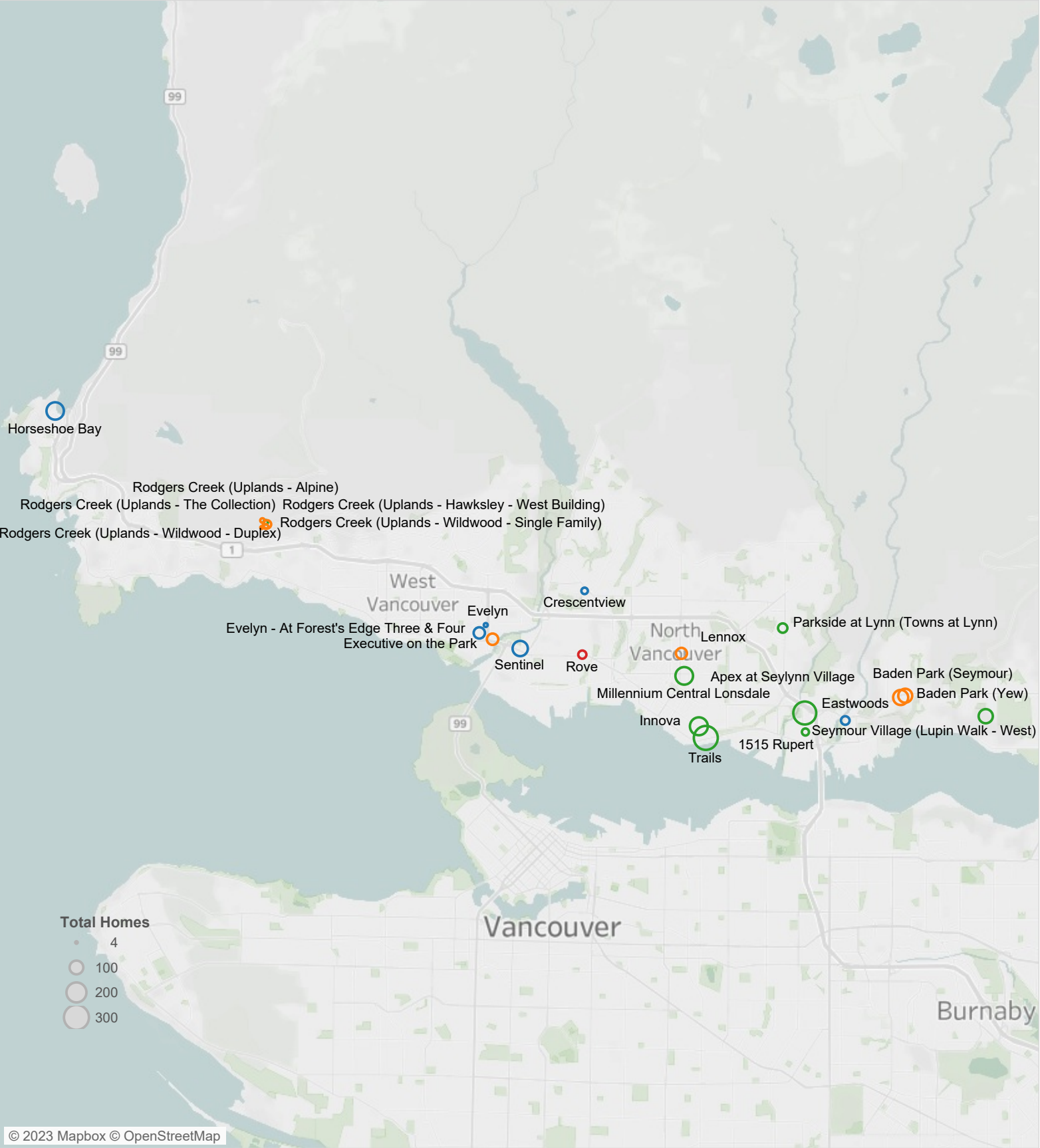
Active Phases - Top Projects by Total Homes

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	253	276
Innova	Cascadia Green Development	Mid Rise	March 2022	\$1,215	112	168
Millennium Central Lonsdale	Millennium Development Co.	High Rise	June 2021	\$1,385	131	162
Horseshoe Bay	Westbank Projects Corp	Mid Rise	November 2016	\$1,450	141	158
Sentinel	Denna Homes	High Rise	May 2020	\$1,346	117	122
Baden Park (Yew)	Anthem Properties	Mid Rise	August 2022	\$1,015	77	119
Seymour Village (Lupin Walk - West)	TAKaya Developments Ltd,Aquilini	Mid Rise	June 2022	\$955	88	105
Baden Park (Seymour)	Anthem Properties	Townhouse	August 2022	\$908	60	102
Executive on the Park	Executive Group	Mid Rise	May 2022	\$1,650	39	68

North Shore

Submarket Report - June 2023

Current Active Phases



North Shore

Submarket Report - June 2023

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
Parkside at Lynn (Towns at Lynn)	Mosaic	Townhouse	May 2023	\$927	23	46
Lennox	Polygon Homes	Mid Rise	March 2023	\$1,150	22	64
Innova	Cascadia Green Development	Mid Rise	March 2022	\$1,215	8	168
Seymour Village (Lupin Walk - West)	TAKaya Developments Ltd,A..	Mid Rise	June 2022	\$955	5	105
Apex at Seylynn Village	Denna Homes	High Rise	October 2021	\$1,050	5	276
Park West (Tower 2)	Keltic Canada Development	High Rise	July 2018	\$1,250	4	119
Eastwoods	Anthem Properties	Townhouse	June 2023	\$972	4	39
Rove	Staburn Property Group	Low Rise	September 2022	\$1,131	3	35
Park West (Tower 1)	Keltic Canada Development	High Rise	August 2018	\$1,250	3	139
1515 Rupert	Areva Living	Townhouse	June 2022	\$953	2	26

Future Supply - North Shore

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	4	845	9	2,172
Mid Rise	5	1,057	11	1,079
Low Rise	2	86	4	120
Townhouse	6	296	8	404
Single Family				
Grand Total	17	2,284	32	3,775

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.