



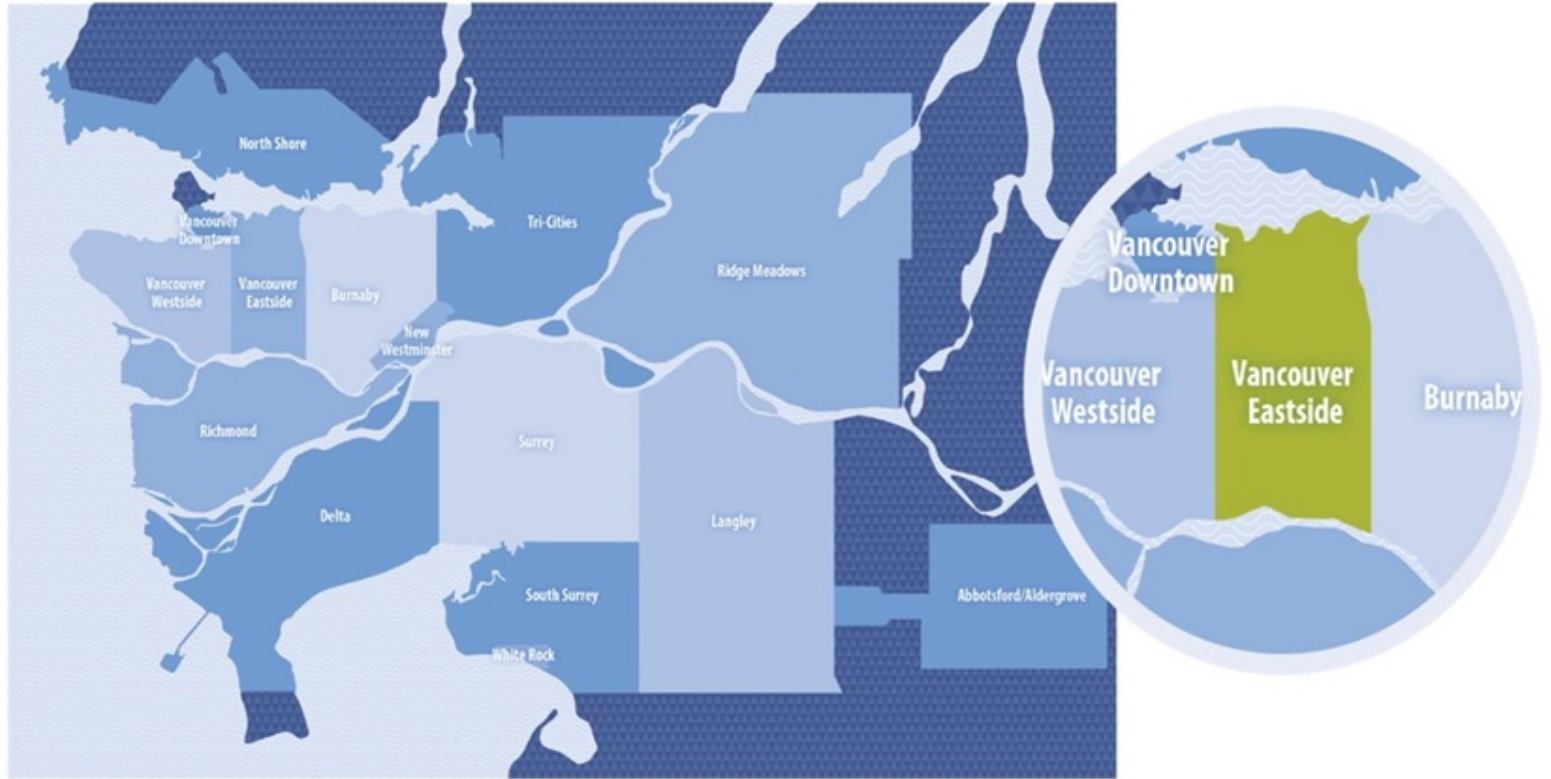
AltusGroup

Vancouver Market Area Vancouver Eastside

New Homes Sub Market Report
Data as of September 2023

Eastside

Submarket Report - September 2023



Sales - Q3 2023

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
65	17	33	0		115

Annual Sales

2017	2018	2019	2020	2021	2022
1,295	516	248	390	575	468

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	5	1,427	1,092	270	65
Mid Rise	9	581	411	129	41
Low Rise	6	281	113	146	22
Townhouse	8	291	173	82	36
Single Family					
Grand Total	28	2,580	1,789	627	164

Eastside

Submarket Report - September 2023

Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$913	\$1,419	\$1,080	500	1,519
Mid Rise	\$1,047	\$1,442	\$1,202	458	1,206
Low Rise	\$1,014	\$1,240	\$1,068	506	994
Townhouse	\$1,010	\$1,202	\$1,096	787	1,403
Single Family					

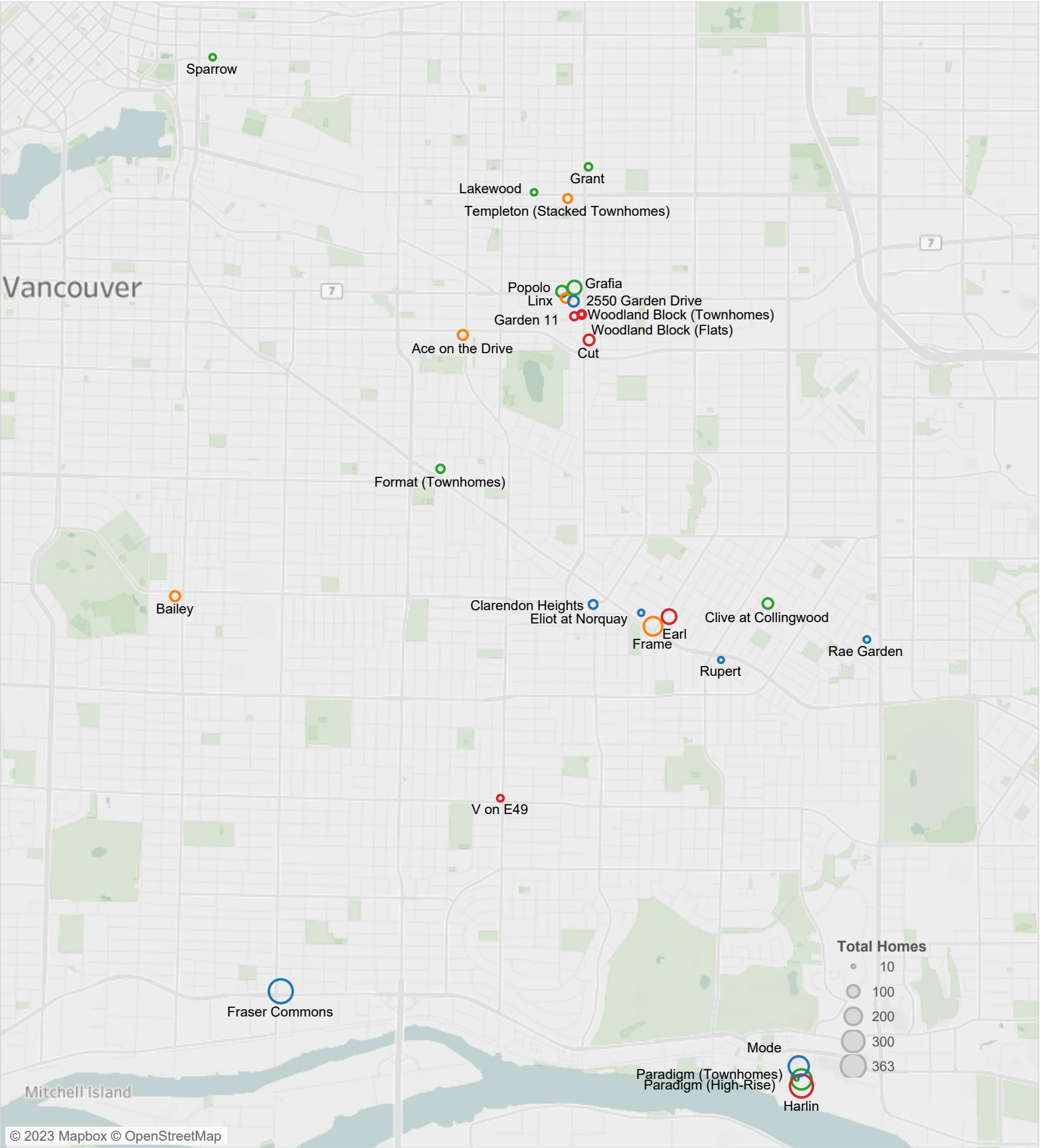
Active Phases - Top Projects by Total Homes

Project Name	Develop..	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Fraser Commons	Serracan Properties	High Rise	March 2018	\$1,107	331	363
Harlin	Wescorp	High Rise	June 2023	\$1,210	150	334
Paradigm (High-Rise)	Wesgroup	High Rise	January 2020	\$895	231	258
Mode	Wesgroup	High Rise	December 2018	\$900	251	255
Frame	Coromandeli Properties	High Rise	April 2022	\$1,290	129	217
Earl	Chard Developments	Low Rise	July 2019	\$1,260	30	131
Grafia	Porte Development Corp.	Mid Rise	November 2021	\$1,180	102	122
Popolo	Epix Developments Ltd.	Mid Rise	November 2020	\$1,100	72	81
Cut	fabric	Townhouse	June 2023	\$1,250	27	72
2550 Garden Drive	Bucci Development Ltd	Mid Rise	October 2022	\$1,215	32	69

Eastside

Submarket Report - September 2023

Current Active Phases



Eastside

Submarket Report - September 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
Harlin	Wescorp	High Rise	June 2023	\$1,210	50	334
Earl	Chard Developments	Low Rise	July 2019	\$1,261	30	131
Bailey	StreetSide Developments	Mid Rise	May 2023	\$1,325	10	61
Paradigm (High-Rise)	Wesgroup	High Rise	January 2020	\$895	7	258
Fraser Commons	Serracan Properties	High Rise	March 2018	\$1,107	5	363
2550 Garden Drive	Bucci Development Ltd	Mid Rise	October 2022	\$1,215	5	69
Cut	fabric	Townhouse	June 2023	\$1,250	4	72
Mode	Wesgroup	High Rise	December 2018	\$900	3	255
Garden 11	Aree Developments	Mid Rise	June 2023	\$1,260	2	40
Eliot at Norquay	Dinani Group	Low Rise	June 2019	\$885	2	23

Future Supply - Eastside

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	2	1,564	5	924
Mid Rise	3	178	5	363
Low Rise			4	143
Townhouse			1	40
Single Family				
Grand Total	5	1,742	15	1,470

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