



AltusGroup

Vancouver Market Area North Shore

New Homes Sub Market Report
Data as of September 2023

North Shore

Submarket Report - September 2023



Sales - Q3 2023

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
50	39	0	16	1	106

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	5	732	584	148	0
Mid Rise	8	820	615	158	47
Low Rise	2	57	27	13	17
Townhouse	6	517	153	33	331
Single Family	4	40	29	8	3
Grand Total	25	2,166	1,408	360	398

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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	\$1,095	\$2,012	\$1,341	573	1,742
Mid Rise	\$1,052	\$1,697	\$1,281	584	1,594
Low Rise	\$1,284	\$1,468	\$1,299	578	1,031
Townhouse	\$924	\$1,113	\$962	1,314	1,856
Single Family	\$1,226	\$1,280	\$1,261	2,877	3,255

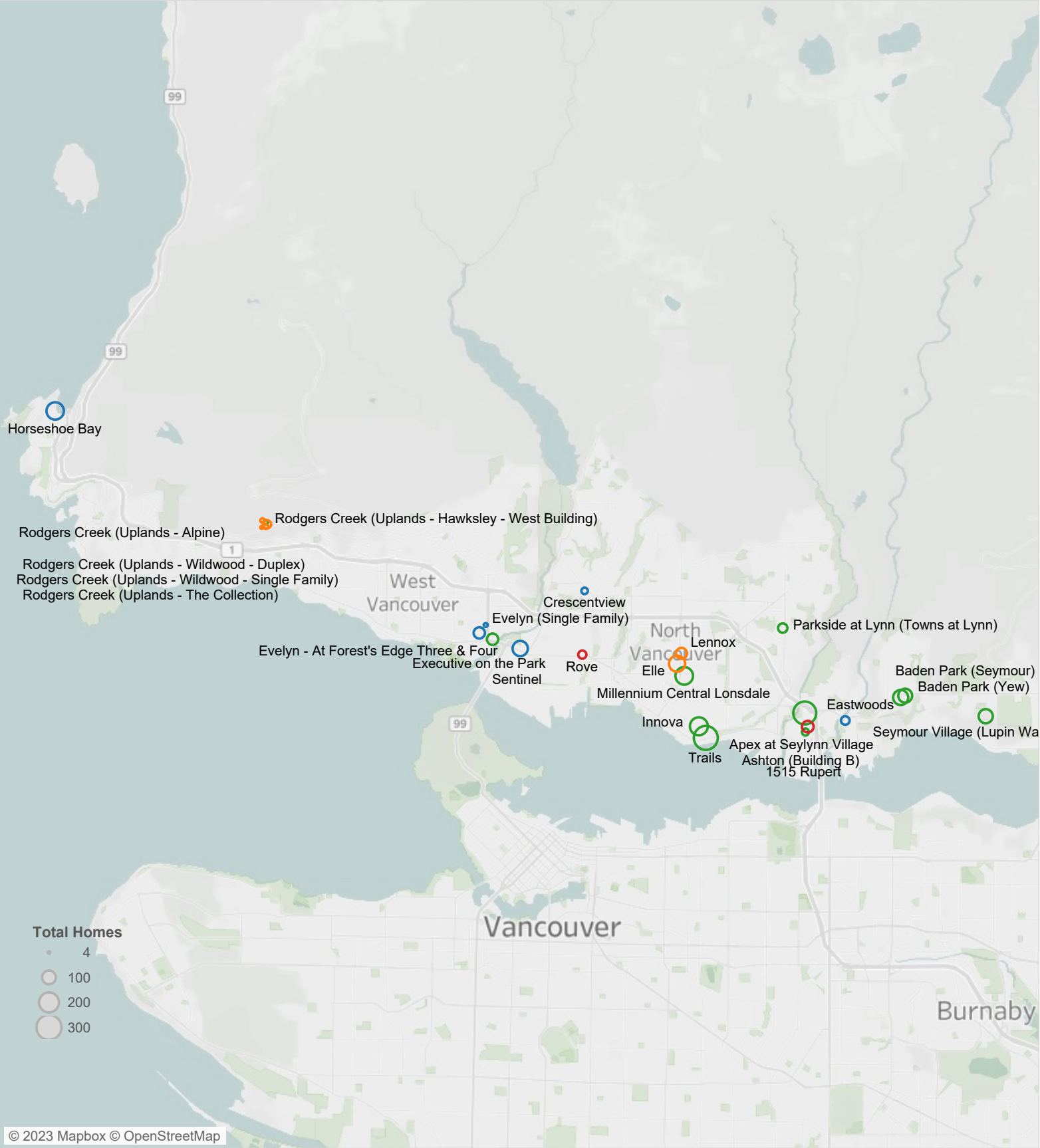
Active Phases - Top Projects by Total Homes

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	256	276
Innova	Cascadia Green Development	Mid Rise	March 2022	\$1,215	115	168
Millennium Central Lonsdale	Millennium Development Co.	High Rise	June 2021	\$1,385	137	162
Horseshoe Bay	Westbank Projects Corp	Mid Rise	November 2016	\$1,450	142	158
Elle	Polygon Homes	High Rise	September 2023	\$1,500	41	136
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

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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
Elle	Polygon Homes	High Rise	September 2023	\$1,500	41	136
Ashton (Building B)	Fairborne Homes	Mid Rise	July 2023	\$1,100	30	71
Eastwoods	Anthem Properties	Townhouse	June 2023	\$972	13	39
Millennium Central Lonsdale	Millennium Development Co.	High Rise	June 2021	\$1,385	6	162
Parkside at Lynn (Towns at Lynn)	Mosaic	Townhouse	May 2023	\$927	3	46
Lennox	Polygon Homes	Mid Rise	March 2023	\$1,150	3	64
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
Evelyn - At Forest's Edge Three & Four	Onni	Mid Rise	June 2016	\$1,715	2	67
Horseshoe Bay	Westbank Projects Corp	Mid Rise	November 2016	\$1,450	1	158

Future Supply - North Shore

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	3	709	9	2,172
Mid Rise	5	985	11	1,079
Low Rise	2	67	4	120
Townhouse	7	287	9	436
Single Family	1	8		
Grand Total	18	2,056	33	3,807

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