



AltusGroup

Vancouver Market Area North Shore

New Homes Sub Market Report
Data as of December 2023

North Shore

Submarket Report - December 2023



Sales - Q4 2023

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
39	52	2	12	1	106

Annual Sales

2018	2019	2020	2021	2022	2023
772	317	512	1,086	817	370

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	5	732	625	107	0
Mid Rise	10	946	667	219	60
Low Rise	2	57	29	5	23
Townhouse	7	525	165	43	317
Single Family	4	40	30	7	3
Grand Total	28	2,300	1,516	381	403

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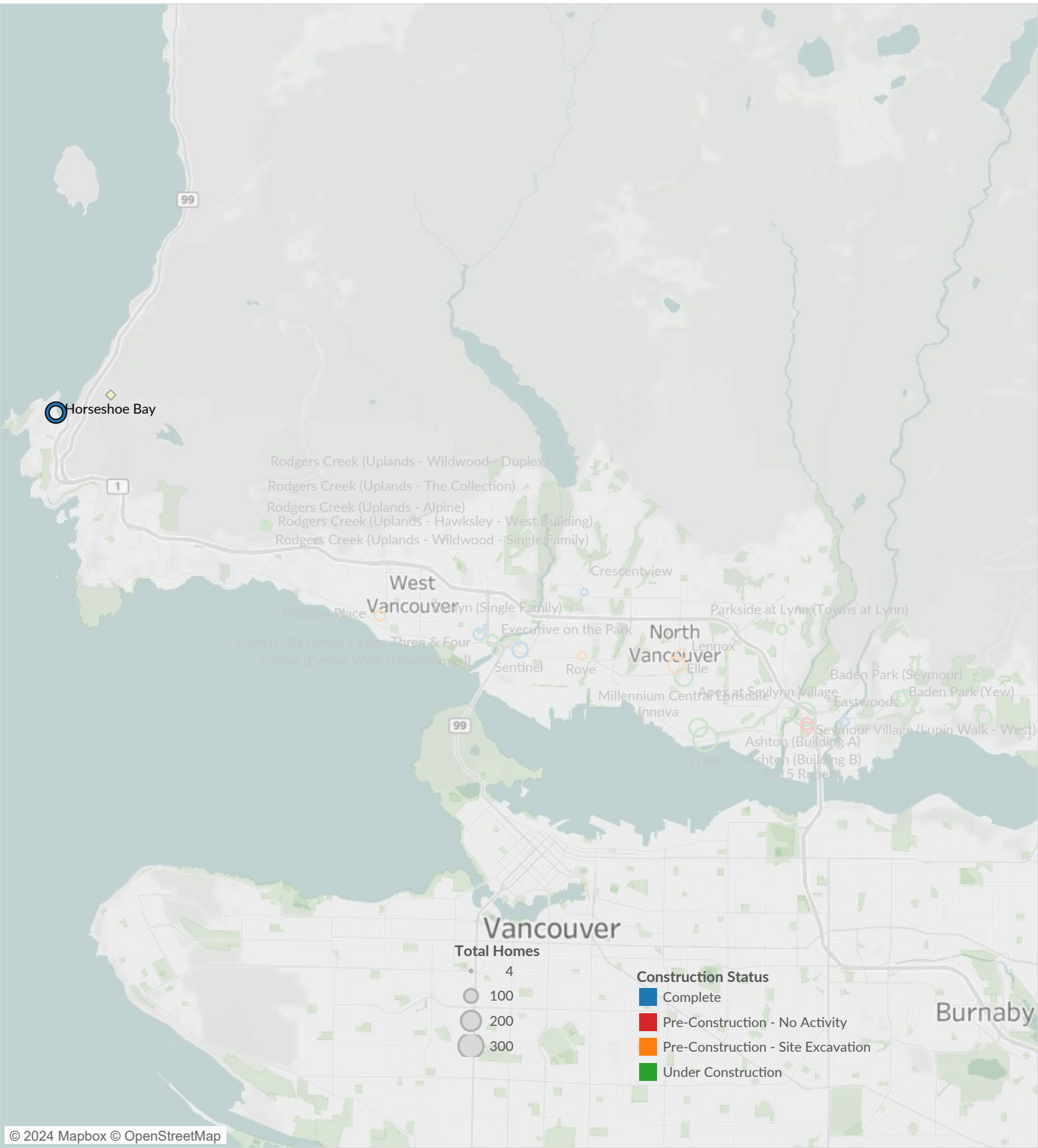
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$1,097	\$1,982	\$1,343	573	1,787
Mid Rise	\$1,104	\$1,679	\$1,316	606	1,611
Low Rise	\$1,302	\$1,468	\$1,299	578	1,031
Townhouse	\$988	\$1,182	\$1,038	1,391	1,920
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	119	168
Millennium Central Lonsdale	The Millennium Group	High Rise	June 2021	\$1,385	142	162
Horseshoe Bay	Westbank Projects Corp	Mid Rise	November 2016	\$1,450	143	158
Elle	Polygon Homes	High Rise	September 2023	\$1,510	73	136
Sentinel	Denna Homes	High Rise	May 2020	\$1,346	120	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	61	102

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	\$1,510	32	136
Ashton (Building B)	Fairborne Homes	Mid Rise	July 2023	\$1,100	26	71
Ashton (Building A)	Fairborne Homes	Mid Rise	November 2023	\$1,110	13	69
Weston Place	Darwin Properties Ltd	Mid Rise	October 2023	\$1,800	8	57
Parkside at Lynn (Towns at Lynn)	Mosaic	Townhouse	May 2023	\$927	7	46
Millennium Central Lonsdale	The Millennium Group	High Rise	June 2021	\$1,385	5	162
Innova	Cascadia Green Development	Mid Rise	March 2022	\$1,215	4	168
Eastwoods	Anthem Properties	Townhouse	June 2023	\$972	3	39
Rove	Staburn Property Group	Low Rise	September 2022	\$1,131	2	35
Sentinel	Denna Homes	High Rise	May 2020	\$1,346	1	122

Future Supply - North Shore

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	4	914	8	1,950
Mid Rise	3	859	12	1,159
Low Rise	2	67	4	120
Townhouse	6	295	10	469
Single Family	1	8		
Grand Total	16	2,143	34	3,698

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