

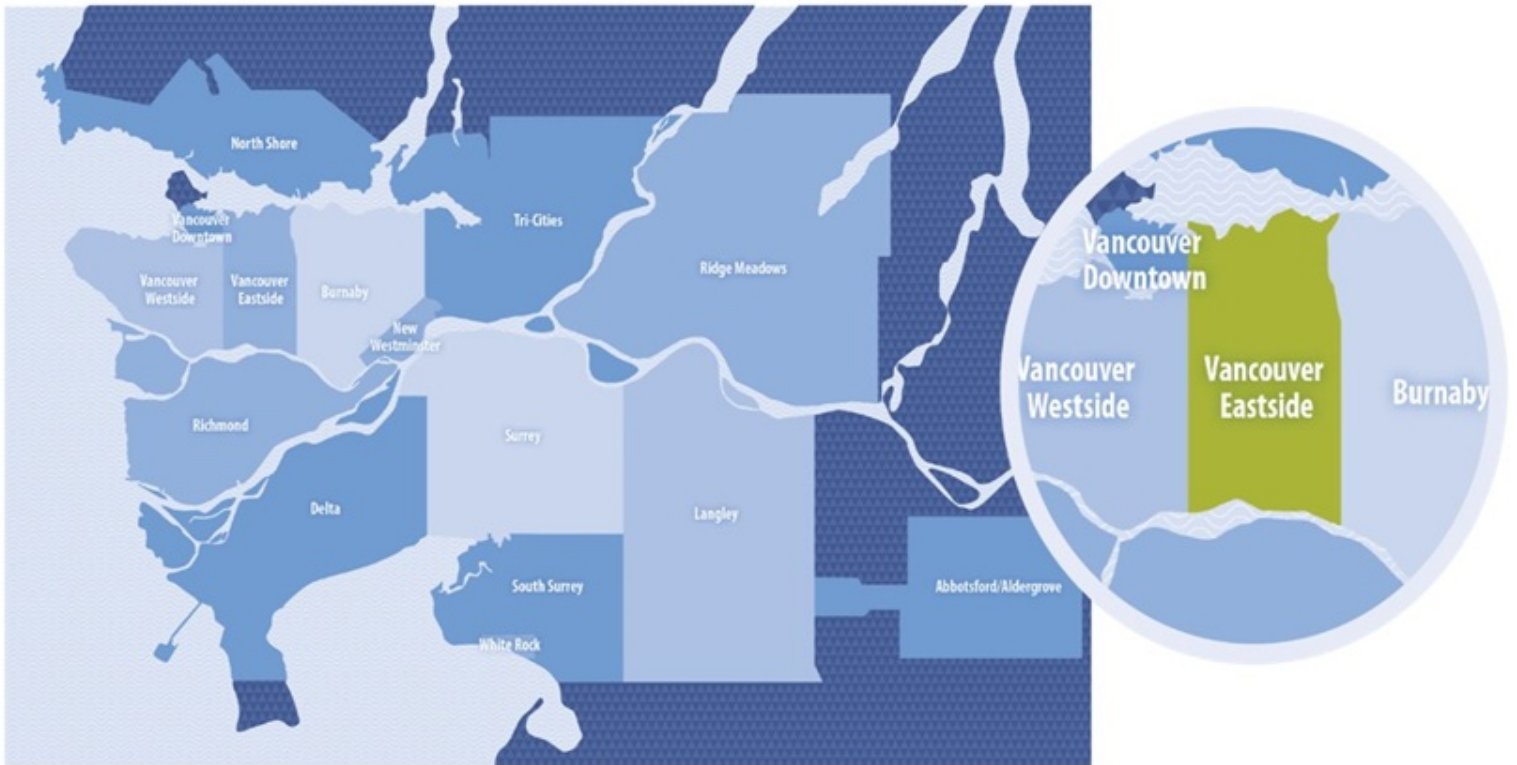


Vancouver Market Area Eastside

New Homes Sub Market Report
Data as of March 2024

Eastside

Submarket Report - March 2024



Sales - Q1 2024

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
27	27	10	20		84

Annual Sales

2018	2019	2020	2021	2022	2023
516	248	390	575	468	515

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	5	1,268	916	352	0
Mid Rise	11	672	476	171	25
Low Rise	6	275	106	167	2
Townhouse	6	224	132	57	35
Single Family					
Grand Total	28	2,439	1,630	747	62

Eastside

Submarket Report - March 2024



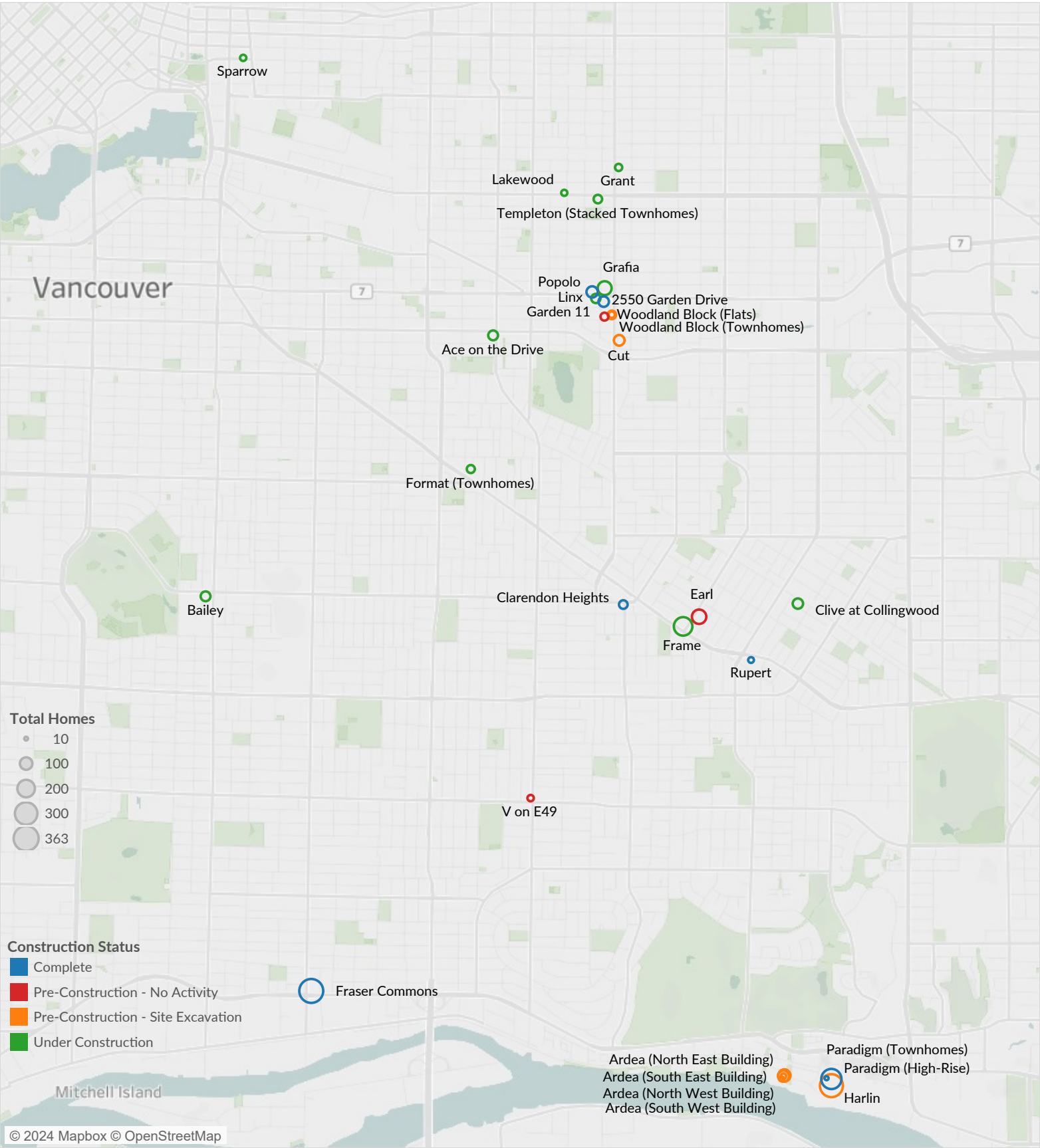
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$959	\$1,473	\$1,143	491.8	1,454.0
Mid Rise	\$1,055	\$1,439	\$1,206	494.7	1,319.9
Low Rise	\$1,042	\$1,308	\$1,133	502.2	1,224.3
Townhouse	\$1,035	\$1,184	\$1,121	755.7	1,355.2
Single Family					

Active Phases - Top Projects by Total Homes

Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Fraser Commons	Serracan Properties	High Rise	March 2018	\$1,107	341	363
Harlin	Wescorp	High Rise	June 2023	\$1,210	181	334
Paradigm (High-Rise)	Wesgroup	High Rise	January 2020	\$895	240	258
Frame	Coromandel Properties	High Rise	April 2022	\$1,290	129	217
Earl	Chard Developments	Low Rise	July 2019	\$1,260	35	131
Grafia	Porte Development Corp.	Mid Rise	November 2021	\$1,180	105	122
Ardea (North West Building)	Wesgroup	High Rise	October 2023	\$1,215	25	96
Popolo	Epix Developments Ltd.	Mid Rise	November 2020	\$1,100	72	81
Ardea (North East Building)	Wesgroup	Mid Rise	October 2023	\$1,210	19	77
Cut	fabric	Townhouse	June 2023	\$1,250	31	72

Current Active Phases



Eastside

Submarket Report - March 2024



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
Ardea (North West Building)	Wesgroup	High Rise	October 2023	\$1,215	10	96
Garden 11	Aree Developments	Mid Rise	June 2023	\$1,260	9	40
Woodland Block (Townhomes)	First Track	Townhouse	May 2023	\$1,220	8	46
Woodland Block (Flats)	First Track	Townhouse	May 2023	\$1,255	7	26
Paradigm (High-Rise)	Wesgroup	High Rise	January 2020	\$895	6	258
Harlin	Wescorp	High Rise	June 2023	\$1,210	6	334
Fraser Commons	Serracan Properties	High Rise	March 2018	\$1,107	5	363
Earl	Chard Developments	Low Rise	July 2019	\$1,260	5	131
Ardea (North East Building)	Wesgroup	Mid Rise	October 2023	\$1,210	5	77
2550 Garden Drive	Bucci Developments	Mid Rise	October 2022	\$1,215	5	69

Future Supply - Eastside

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	1	1,360	4	709
Mid Rise	3	178	5	363
Low Rise	1	38	4	143
Townhouse			1	40
Single Family				
Grand Total	5	1,576	14	1,255

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