



Vancouver Market Area North Shore

New Homes Sub Market Report
Data as of March 2024

North Shore

Submarket Report - March 2024



Sales - Q1 2024

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
21	52	1	20	0	94

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	4	610	524	85	1
Mid Rise	9	879	652	152	75
Low Rise	2	57	30	4	23
Townhouse	8	343	154	83	106
Single Family	4	40	30	7	3
Grand Total	27	1,929	1,390	331	208

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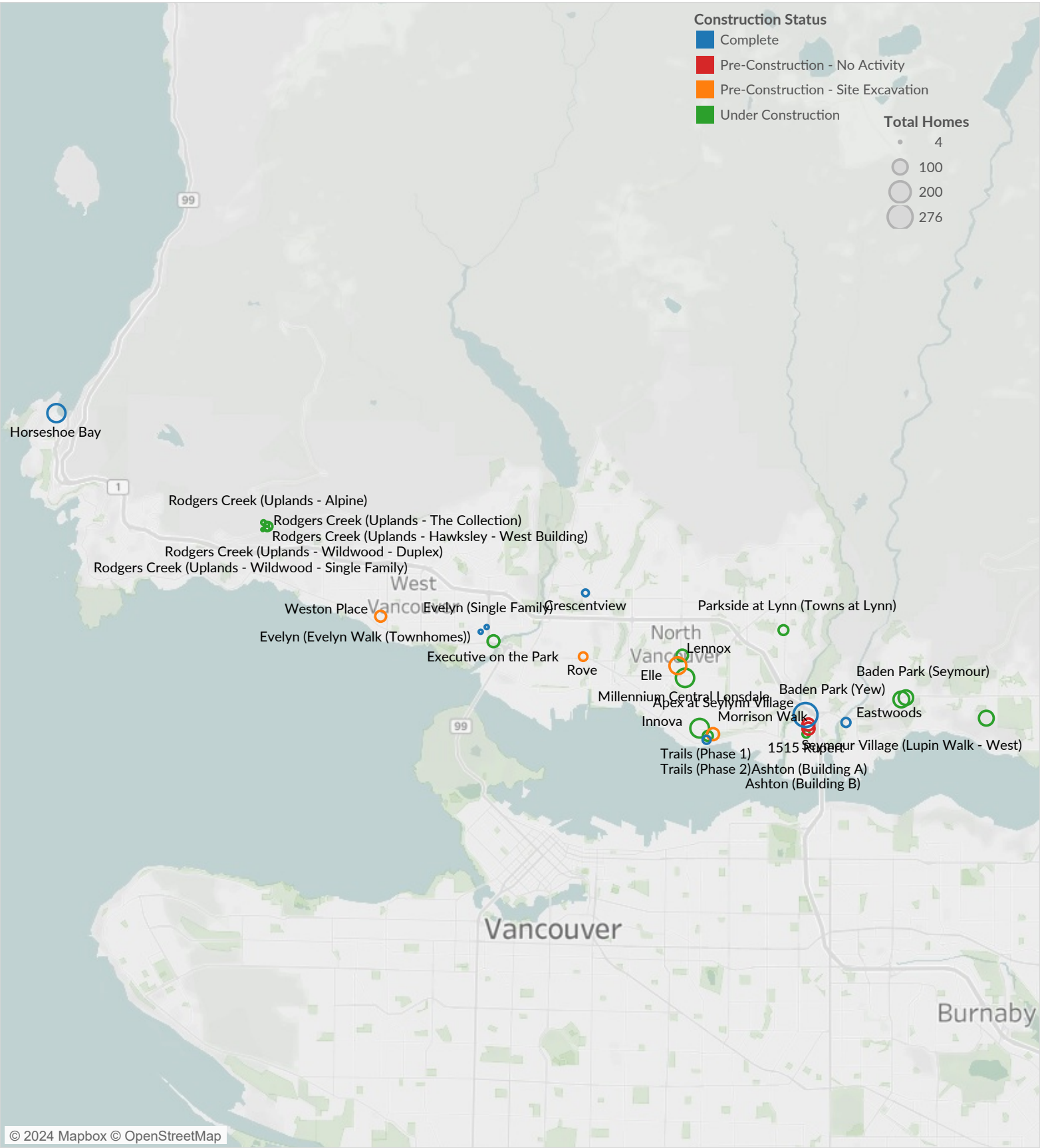
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$1,090	\$2,050	\$1,343	592	1,831
Mid Rise	\$1,094	\$1,650	\$1,272	595	1,560
Low Rise	\$1,302	\$1,468	\$1,299	578	1,031
Townhouse	\$1,032	\$1,236	\$1,090	1,307	1,772
Single Family	\$1,228	\$1,337	\$1,261	2,827	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
Apex at Seylynn Village	Denna Homes	High Rise	October 2021	\$1,050	257	276
Innova	Cascadia Green Development	Mid Rise	March 2022	\$1,215	125	168
Millennium Central Lonsdale	The Millennium Group	High Rise	June 2021	\$1,385	145	162
Horseshoe Bay	Westbank Projects Corp	Mid Rise	November 2016	\$1,450	144	158
Elle	Polygon Homes	High Rise	September 2023	\$1,510	88	136
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	70	102
Ashton (Building B)	Fairborne Homes	Mid Rise	July 2023	\$1,100	65	71
Morrison Walk	Creo Developments	Townhouse	March 2024	\$1,207	2	70

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
Ashton (Building A)	Fairborne Homes	Mid Rise	November 2023	\$1,110	30	69
Elle	Polygon Homes	High Rise	September 2023	\$1,510	15	136
Baden Park (Seymour)	Anthem Properties	Townhouse	August 2022	\$908	9	102
Ashton (Building B)	Fairborne Homes	Mid Rise	July 2023	\$1,100	9	71
Innova	Cascadia Green Development	Mid Rise	March 2022	\$1,215	6	168
Parkside at Lynn (Towns at Lynn)	Mosaic	Townhouse	May 2023	\$927	5	46
Millennium Central Lonsdale	The Millennium Group	High Rise	June 2021	\$1,385	3	162
Weston Place	Darwin Properties Ltd	Mid Rise	October 2023	\$1,800	2	57
Trails (Phase 2)	Wall Financial Corp	Townhouse	March 2024	\$1,073	2	48
Sentinel	Denna Homes	High Rise	May 2020	\$1,346	2	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	4	949	11	1,087
Low Rise	2	67	4	120
Townhouse	6	456	10	469
Single Family	1	8		
Grand Total	17	2,394	33	3,626

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