



Vancouver Market Area Delta/Tsawwassen

New Homes Sub Market Report
Data as of Q2 2024

Delta/Tsawwassen

Submarket Report - Q2 2024



Sales - Q2 2024

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
4	187	0	20	1	212

Annual Sales

2018	2019	2020	2021	2022	2023
200	434	424	585	454	481

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	1	264	192	72	0
Mid Rise	2	254	85	169	0
Low Rise	2	84	61	23	0
Townhouse	8	334	267	61	6
Single Family	1	7	1	6	0
Grand Total	14	943	606	331	6

Delta/Tsawwassen

Submarket Report - Q2 2024



Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$979	\$1,469	\$1,100	391	1,021
Mid Rise	\$894	\$1,158	\$983	471	1,224
Low Rise	\$620	\$1,122	\$790	353	879
Townhouse	\$715	\$875	\$783	1,317	1,783
Single Family	\$986	\$989	\$990	1,328	1,410

Active Phases - Top Projects by Total Homes

Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Walker House	BMG Real Estate	High Rise	June 2022	\$1,100	192	264
Bridge & Elliott	Headwater	Mid Rise	May 2024	\$985	30	131
Hampton Cove (Westhampton)	Polygon Homes	Townhouse	January 2023	\$675	104	125
Boardwalk (Salt & Meadow Three)	Aquilini	Mid Rise	June 2023	\$980	55	123
Boardwalk (Five)	Aquilini	Townhouse	April 2022	\$730	52	53
West Coast Estates (Condo Building C)	Executive Group	Low Rise	September 2023	\$810	28	43
West Coast Estates (Condo Building A)	Executive Group	Low Rise	April 2023	\$770	33	41
Boardwalk (Ocean Row)	Aquilini	Townhouse	April 2023	\$810	28	38
Lineage	JPS Developments Inc.	Townhouse	March 2023	\$670	33	35
Southlands (Granary)	Century Group	Townhouse	September 2022	\$890	23	35

Current Active Phases



Delta/Tsawwassen

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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
Scott+77 (Building A)	Realco Holdings Ltd	Mid Rise	April 2024	\$940	154	154
Bridge & Elliott	Headwater	Mid Rise	May 2024	\$985	30	131
Hampton Cove (Westhampton)	Polygon Homes	Townhouse	January 2023	\$675	7	125
Walker House	BMG Real Estate	High Rise	June 2022	\$1,100	4	264
Southlands (Granary)	Century Group	Townhouse	September 2022	\$890	4	35
Southlands (High Street Rowhomes)	Century Group	Townhouse	February 2024	\$950	3	10
Boardwalk (Salt & Meadow Three)	Aquilini	Mid Rise	June 2023	\$980	3	123
Boardwalk (Ocean Row)	Aquilini	Townhouse	April 2023	\$810	3	38
Boardwalk (Six)	Aquilini	Townhouse	August 2023	\$655	2	22
Southlands (Beachcomber Cottages)	Century Group	Single Family	April 2024	\$990	1	7

Future Supply - Aldergrove/Abbotsford

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise			2	496
Mid Rise	4	738	28	2,168
Low Rise			4	169
Townhouse			12	1,642
Single Family	1	146	8	1,944
Grand Total	5	884	54	6,419

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