

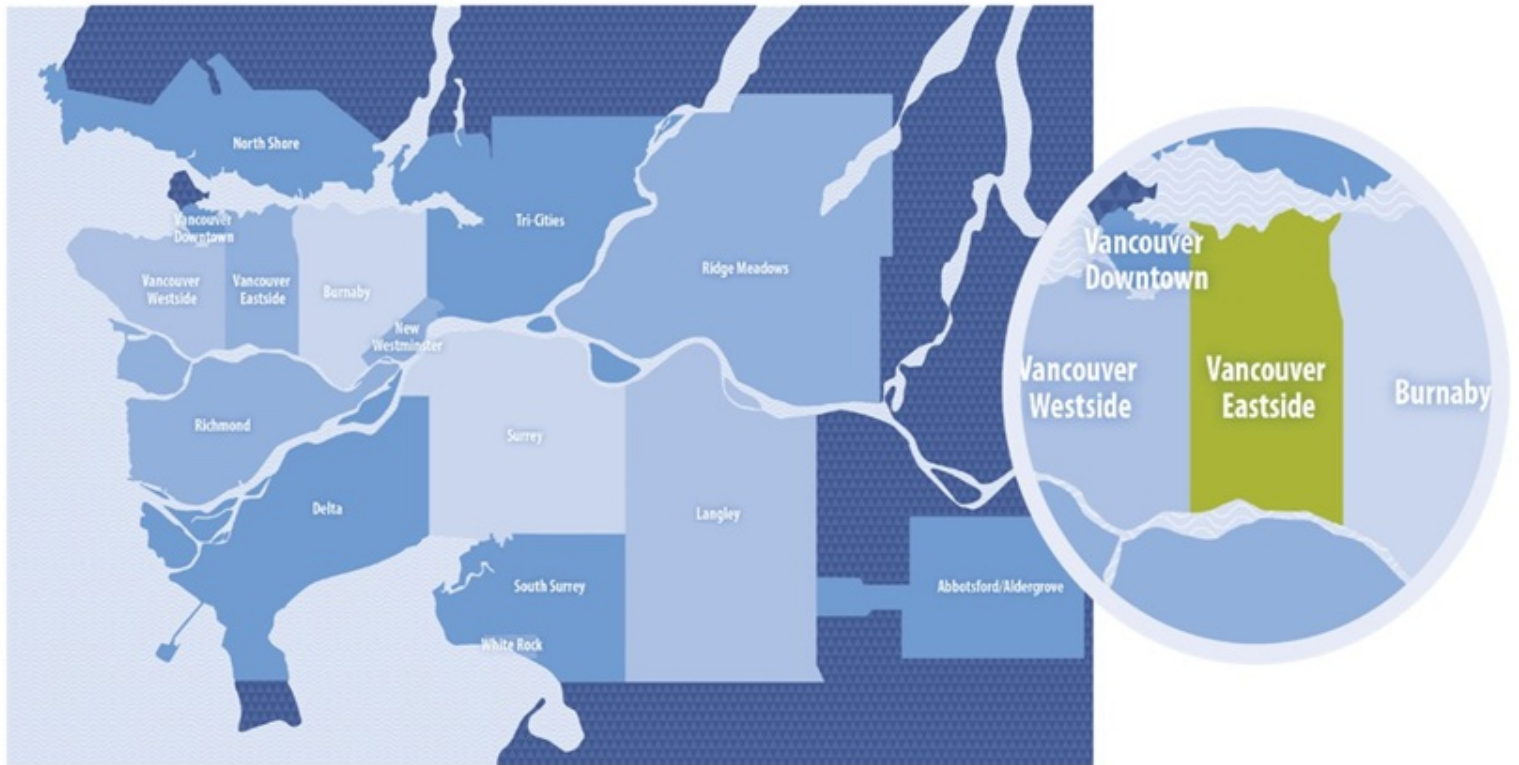


## Vancouver Market Area Eastside

New Homes Sub Market Report  
Data as of Q2 2024

# Eastside

## Submarket Report - Q2 2024



### Sales - Q2 2024

| High Rise | Mid Rise | Low Rise | Townhouse | Single Family | Grand Total |
|-----------|----------|----------|-----------|---------------|-------------|
| 65        | 25       | 33       | 11        |               | 134         |

### Annual Sales

| 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|------|------|------|------|------|------|
| 516  | 248  | 390  | 575  | 468  | 519  |

### Current Supply

| Property Type | Number of Phases | Total Homes | Homes Sold | Homes Available | Unreleased Homes |
|---------------|------------------|-------------|------------|-----------------|------------------|
| High Rise     | 5                | 1,268       | 981        | 287             | 0                |
| Mid Rise      | 11               | 672         | 512        | 156             | 4                |
| Low Rise      | 6                | 182         | 98         | 82              | 2                |
| Townhouse     | 7                | 238         | 155        | 83              | 0                |
| Single Family |                  |             |            |                 |                  |
| Grand Total   | 29               | 2,360       | 1,746      | 608             | 6                |

# Eastside

## Submarket Report - Q2 2024



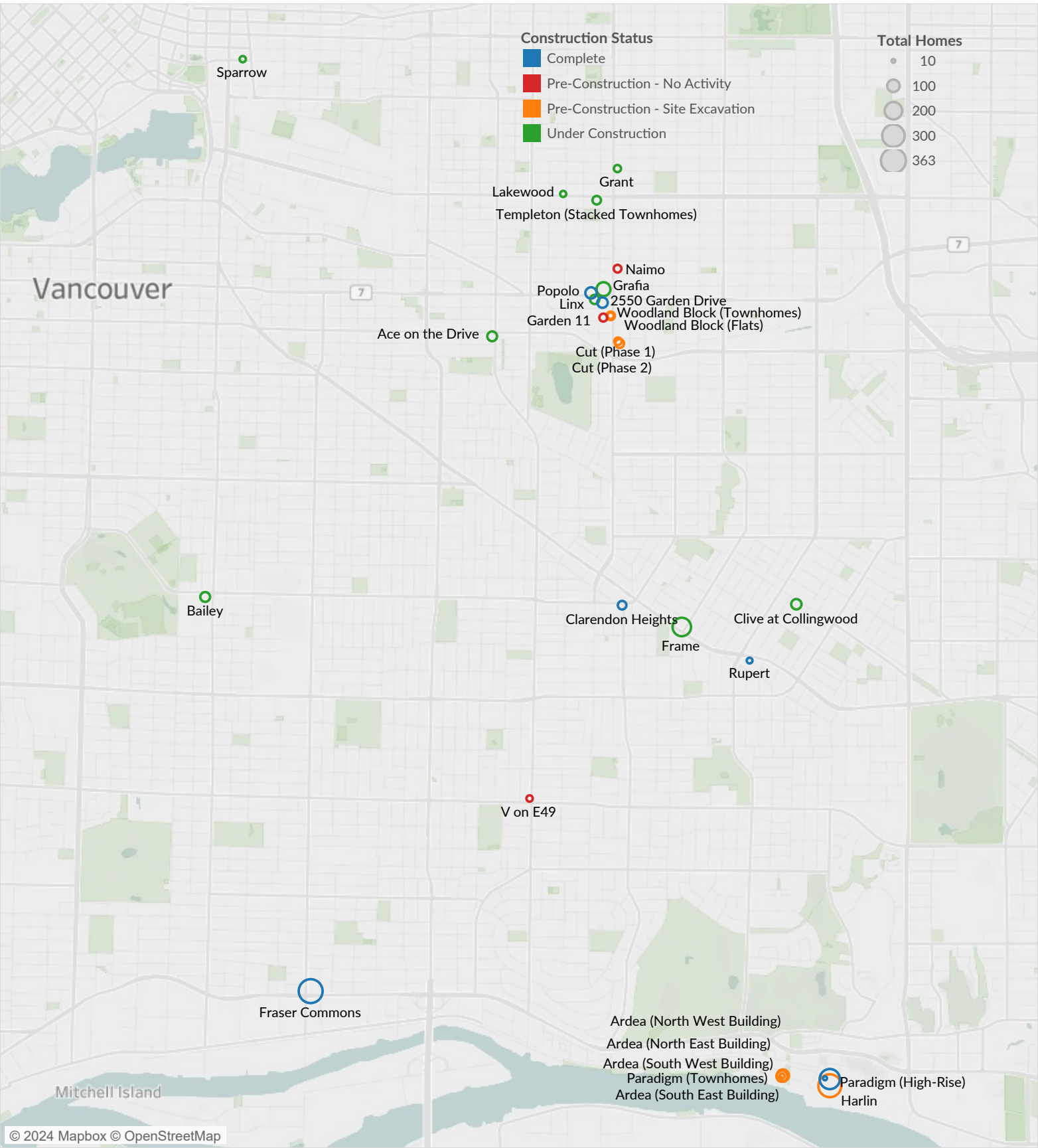
### Current Pricing & Size

| Property Type | Avg. \$/SF Min | Avg. \$/SF Max | Avg. \$/SF Blended | Avg. Min Size | Avg. Max Size |
|---------------|----------------|----------------|--------------------|---------------|---------------|
| High Rise     | \$959          | \$1,473        | \$1,143            | 491.8         | 1,454.0       |
| Mid Rise      | \$1,053        | \$1,442        | \$1,206            | 494.7         | 1,309.2       |
| Low Rise      | \$1,061        | \$1,314        | \$1,137            | 493.0         | 1,141.5       |
| Townhouse     | \$1,062        | \$1,214        | \$1,143            | 717.7         | 1,346.7       |
| 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            | 348        | 363         |
| Harlin                      | Wesgroup                | High Rise     | June 2023                | \$1,210            | 196        | 334         |
| Paradigm (High-Rise)        | Wesgroup                | High Rise     | January 2020             | \$895              | 251        | 258         |
| Frame                       | Coromandel Properties   | High Rise     | April 2022               | \$1,290            | 155        | 217         |
| Grafia                      | Porte Development Corp. | Mid Rise      | November 2021            | \$1,180            | 110        | 122         |
| Ardea (North West Building) | Wesgroup                | High Rise     | October 2023             | \$1,215            | 31         | 96          |
| Popolo                      | Epix Developments Ltd.  | Mid Rise      | November 2020            | \$1,100            | 75         | 81          |
| Ardea (North East Building) | Wesgroup                | Mid Rise      | October 2023             | \$1,210            | 23         | 77          |
| 2550 Garden Drive           | Bucci Developments      | Mid Rise      | October 2022             | \$1,215            | 58         | 69          |
| Clive at Collingwood        | Nexst Properties        | Mid Rise      | July 2021                | \$1,100            | 63         | 68          |

### Current Active Phases



# Eastside

## Submarket Report - Q2 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 |
|-----------------------------|-------------------------|---------------|--------------------------|--------------------|---------------|-------------|
| Frame                       | Coromandel Properties   | High Rise     | April 2022               | \$1,290            | 26            | 217         |
| Naimo                       | Hudson                  | Low Rise      | Null                     | \$1,289            | 22            | 38          |
| Harlin                      | Wesgroup                | High Rise     | June 2023                | \$1,210            | 15            | 334         |
| Paradigm (High-Rise)        | Wesgroup                | High Rise     | January 2020             | \$895              | 11            | 258         |
| Cut (Phase 2)               | fabric                  | Townhouse     | March 2024               | \$1,277            | 10            | 50          |
| 2550 Garden Drive           | Bucci Developments      | Mid Rise      | October 2022             | \$1,215            | 9             | 69          |
| Fraser Commons              | Serracan Properties     | High Rise     | March 2018               | \$1,107            | 7             | 363         |
| Earl                        | Chard Developments      | Low Rise      | July 2023                | \$1,260            | 6             | 131         |
| Ardea (North West Building) | Wesgroup                | High Rise     | October 2023             | \$1,215            | 6             | 96          |
| Grafia                      | Porte Development Corp. | Mid Rise      | November 2021            | \$1,180            | 5             | 122         |

### 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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