



Vancouver Market Area North Shore

New Homes Sub Market Report
Data as of Q2 2024

North Shore

Submarket Report - Q2 2024



Sales - Q2 2024

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
14	14	17	16	1	62

Annual Sales

2018	2019	2020	2021	2022	2023
772	317	522	1,086	818	370

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	5	774	538	132	104
Mid Rise	9	879	666	106	107
Low Rise	2	71	36	25	10
Townhouse	8	347	181	52	114
Single Family	4	40	31	6	3
Grand Total	28	2,111	1,452	321	338

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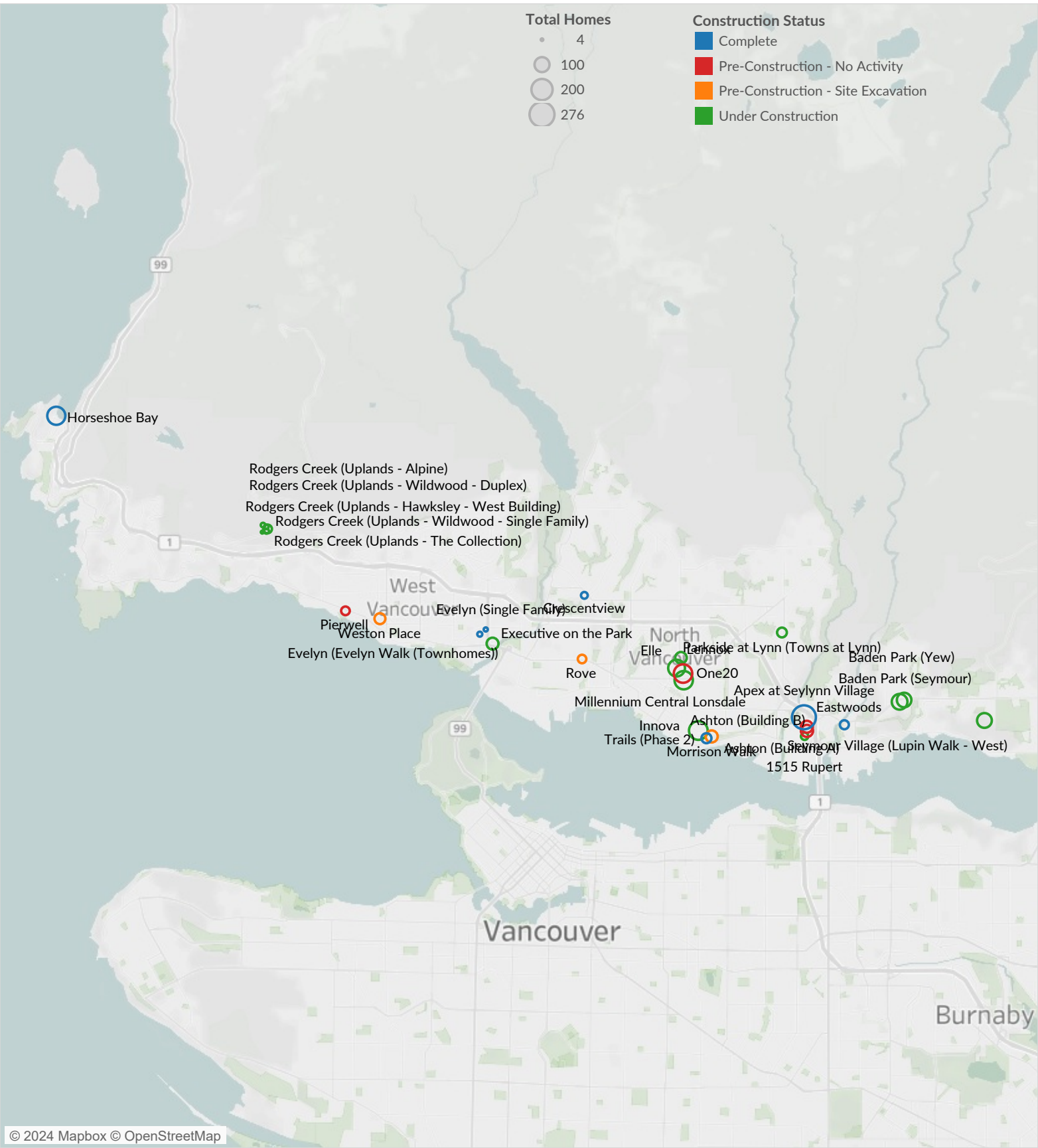
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$1,142	\$2,050	\$1,364	563	1,708
Mid Rise	\$1,094	\$1,649	\$1,272	595	1,560
Low Rise	\$1,459	\$2,656	\$1,766	551	1,726
Townhouse	\$1,056	\$1,242	\$1,090	1,307	1,766
Single Family	\$1,232	\$1,332	\$1,261	2,827	3,211

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	258	276
Innova	Cascadia Green Development	Mid Rise	March 2022	\$1,215	134	168
One20	Three Shores	High Rise	June 2024	\$1,450	0	164
Millennium Central Lonsdale	The Millennium Group	High Rise	June 2021	\$1,385	147	162
Horseshoe Bay	Westbank Projects Corp	Mid Rise	November 2016	\$1,450	145	158
Elle	Polygon Homes	High Rise	September 2023	\$1,510	98	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	72	102
Ashton (Building B)	Fairborne Homes	Mid Rise	July 2023	\$1,100	65	71

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
Pierwell	Brimming Development	Low Rise	April 2024	\$2,400	11	36
Elle	Polygon Homes	High Rise	September 2023	\$1,510	10	136
Innova	Cascadia Green Development	Mid Rise	March 2022	\$1,215	9	168
Trails (Phase 2)	Wall Financial Corp	Townhouse	March 2024	\$1,073	7	48
Crescentview	VPAC Construction Group	Low Rise	September 2020	\$1,466	6	22
Weston Place	Darwin Properties Ltd	Mid Rise	October 2023	\$1,800	4	57
Eastwoods	Anthem Properties	Townhouse	June 2023	\$972	3	39
Parkside at Lynn (Towns at Lynn)	Mosaic	Townhouse	May 2023	\$927	2	46
Morrison Walk	Creo Developments	Townhouse	March 2024	\$1,207	2	70
Millennium Central Lonsdale	The Millennium Group	High Rise	June 2021	\$1,385	2	162

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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