



Vancouver Market Area Westside

New Homes Sub Market Report
Data as of Q2 2024

Westside

Submarket Report - Q2 2024



Sales - Q2 2024

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
25	23	10	19		77

Annual Sales

2018	2019	2020	2021	2022	2023
1,185	460	271	1,195	872	591

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	11	1,549	1,083	338	128
Mid Rise	14	852	602	234	16
Low Rise	11	387	250	116	21
Townhouse	17	653	420	233	0
Single Family					
Grand Total	53	3,441	2,355	921	165

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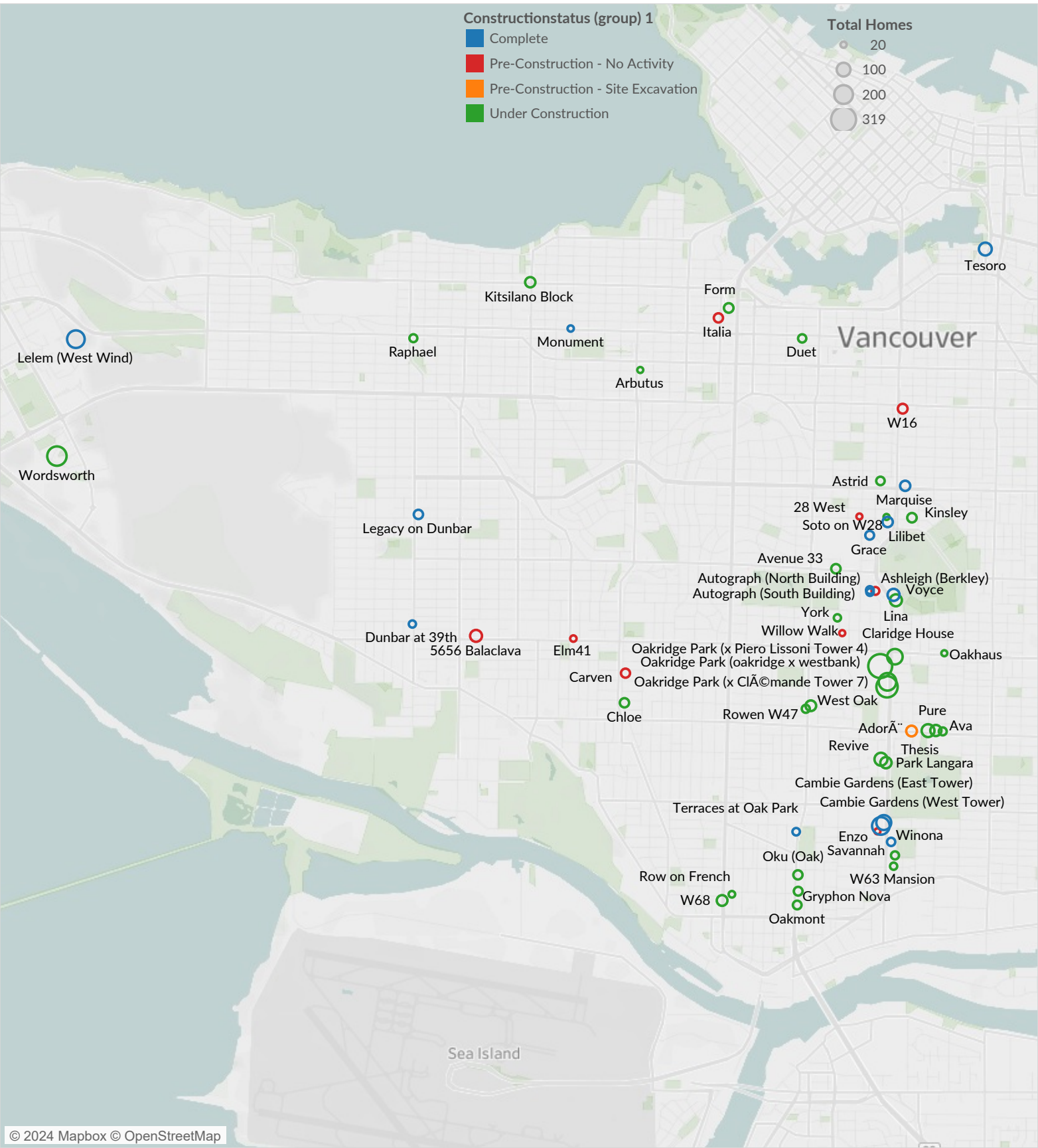
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$1,628	\$2,829	\$1,966	546	2,239
Mid Rise	\$1,345	\$1,807	\$1,510	481	1,352
Low Rise	\$1,434	\$2,037	\$1,613	641	1,416
Townhouse	\$1,339	\$1,548	\$1,412	814	1,524
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
Oakridge Park (x Piero Lissoni Tower 4)	Westbank Projects Corp,QuadReal Property ..	High Rise	November 2018	\$2,791	191	319
Oakridge Park (x CIÃ©mande Tower 7)	Westbank Projects Corp,QuadReal Property ..	High Rise	September 2019	\$2,398	100	252
Wordsworth	Polygon Homes	High Rise	May 2023	\$1,520	195	209
Lelem (West Wind)	Polygon Homes	High Rise	March 2022	\$1,560	167	172
Oakridge Park (oakridge x westbank)	Westbank Projects Corp,QuadReal Property ..	High Rise	January 2022	\$2,550	120	172
Claridge House	Polygon Homes	High Rise	December 2021	\$1,820	116	133
Revive	Belford Properties	Townhouse	April 2021	\$1,350	79	93
Pure	Lavern Developments	Mid Rise	October 2021	\$1,440	74	92
Tesoro	Concert Properties Ltd.	High Rise	August 2020	\$1,900	75	92
Voyce	Forefield	Mid Rise	August 2020	\$1,450	73	81

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
Lelem (West Wind)	Polygon Homes	High Rise	March 2022	\$1,560	13	172
Cambie Gardens (West Tower)	Onni	High Rise	November 2018	\$1,500	7	173
Thesis	Alabaster Homes	Mid Rise	June 2023	\$1,430	6	69
Ashleigh (Berkley)	Peterson Investment Group Inc	Low Rise	March 2024	\$1,800	6	34
Rowen W47	Alabaster Homes	Townhouse	September 2021	\$1,300	5	36
AdorÃ	Killarney Enterprises Ltd.	Mid Rise	August 2023	\$1,414	5	64
York	Listraor Group	Townhouse	October 2023	\$1,430	4	29
Winona	Raichu Development Group	Mid Rise	October 2018	\$1,460	4	38
W16	Wesgroup	Mid Rise	March 2024	\$1,890	4	53
Cambie Gardens (East Tower)	Onni	High Rise	June 2018	\$1,500	4	124

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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