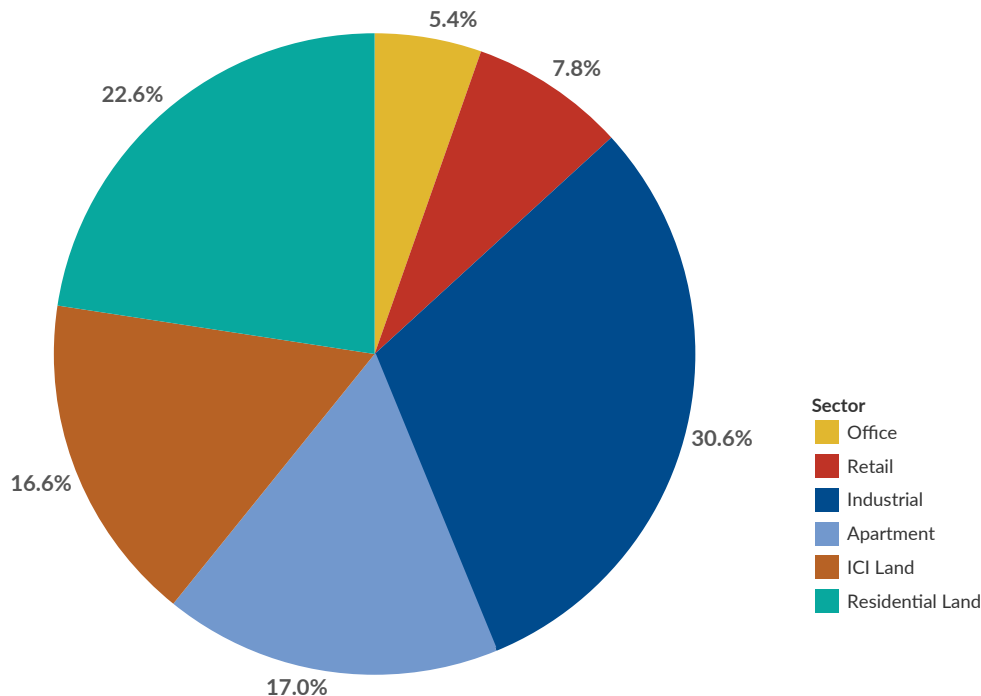

Vancouver Market Area Commercial Q1 2024 Statistics



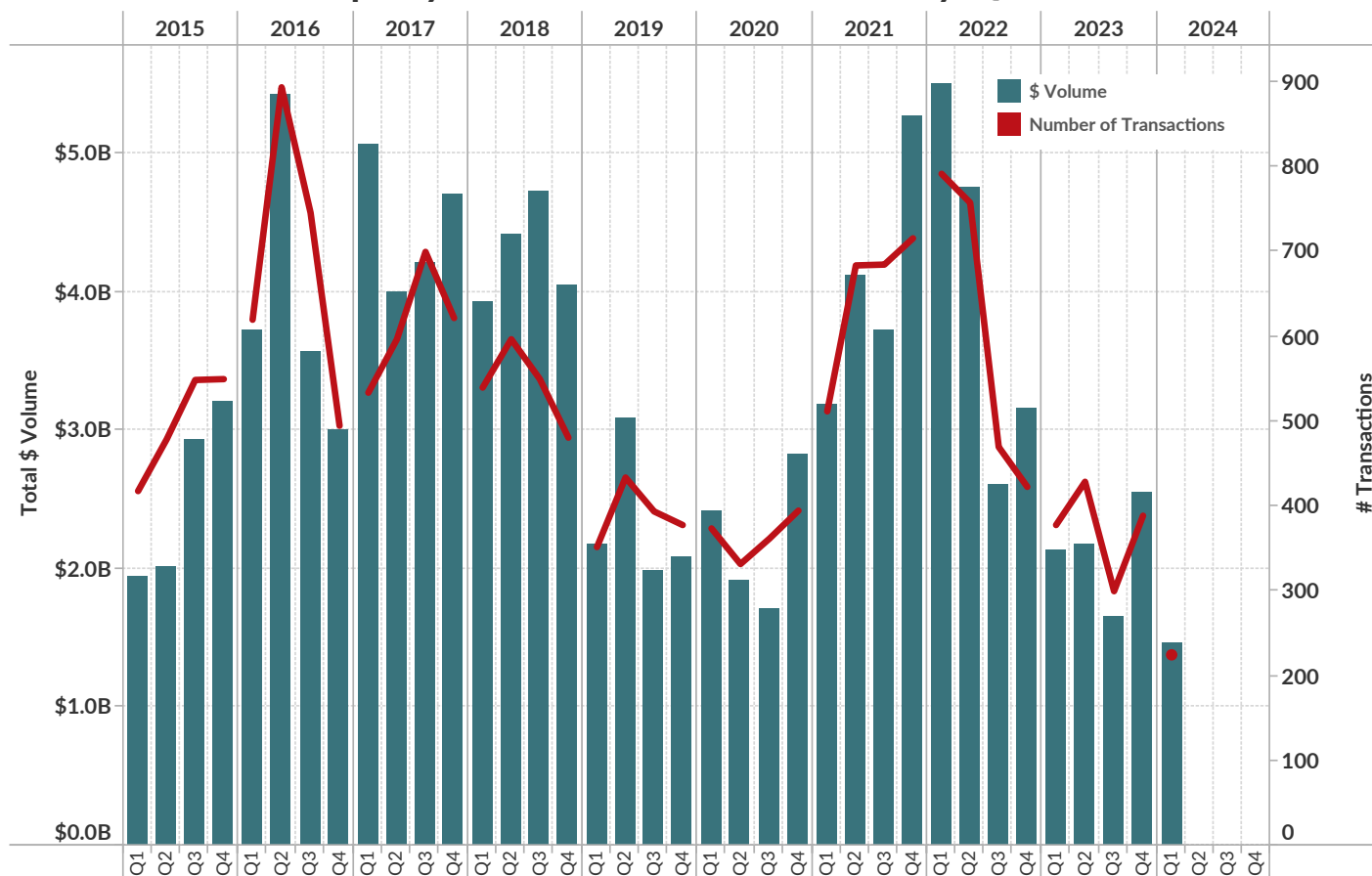
AltusGroup

Q1 2024 Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total \$ Volume by Quarter & Sector



Source: Altus Group

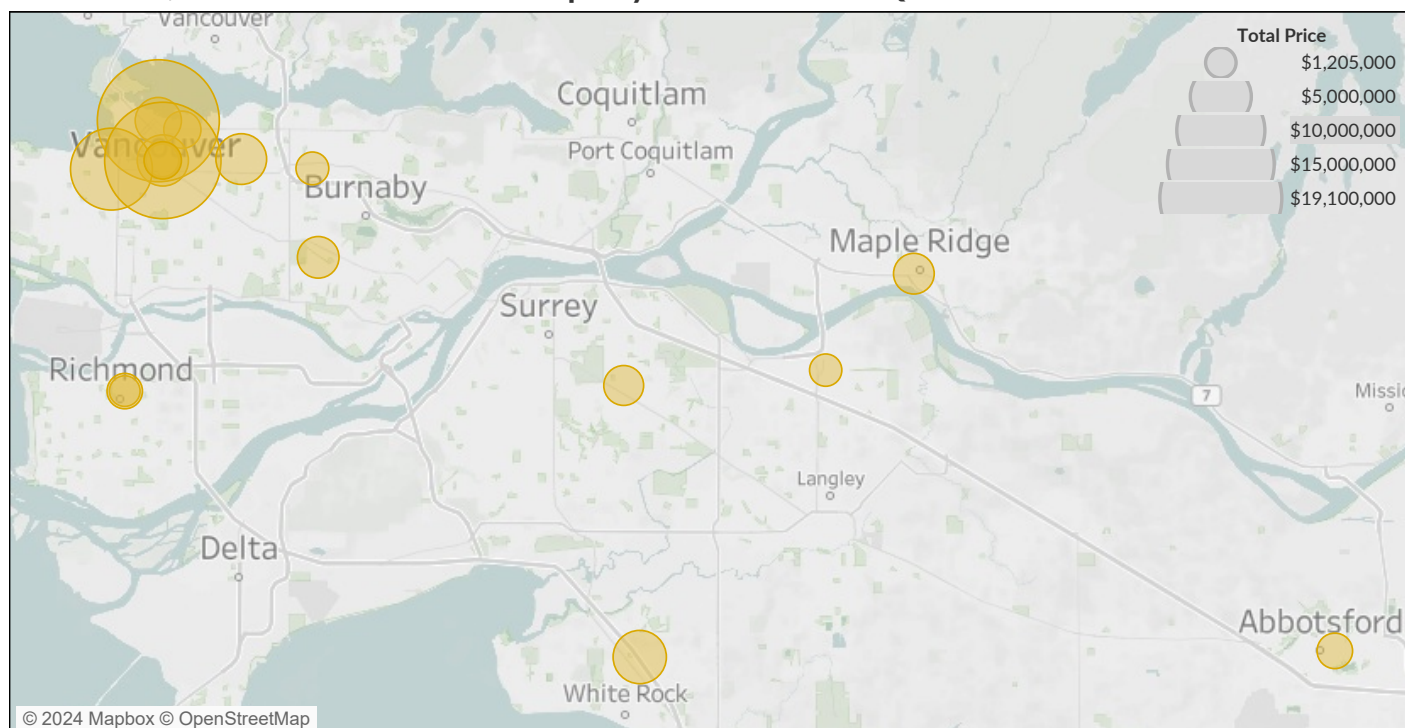
Region	Q1 2024 \$ Volume	#	YTD Volume 2023	2024	YoY - % Change	YTD - Avg \$/SF
Fraser Valley	\$3.0M	2	\$78M	\$3M	-30.1%	\$957
North East	\$2.1M	1	\$7M	\$2M		\$372
North Shore			\$15M		-100.0%	
South Fraser	\$8.5M	4	\$89M	\$9M	-45.8%	\$737
Vancouver	\$64.6M	12	\$394M	\$65M	-68.0%	\$1,365
Grand Total	\$78.2M	19	\$584M	\$78M	-66.4%	\$1,125

Office - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
15243 91st Avenue	South Fraser	Surrey	\$2.0M	3,819	534
1758 West 8th Avenue	Vancouver	Vancouver	\$8.6M	6,207	1386
1775 Nanaimo Street	Vancouver	Vancouver	\$3.3M	5,954	554
20178 96th Avenue	Fraser Valley	Langley	\$1.3M	1,409	950
22320 119th Avenue	North East	Maple Ridge	\$2.1M	5,710	372

Source: Altus Group

Office Property Transactions - Q1 2024



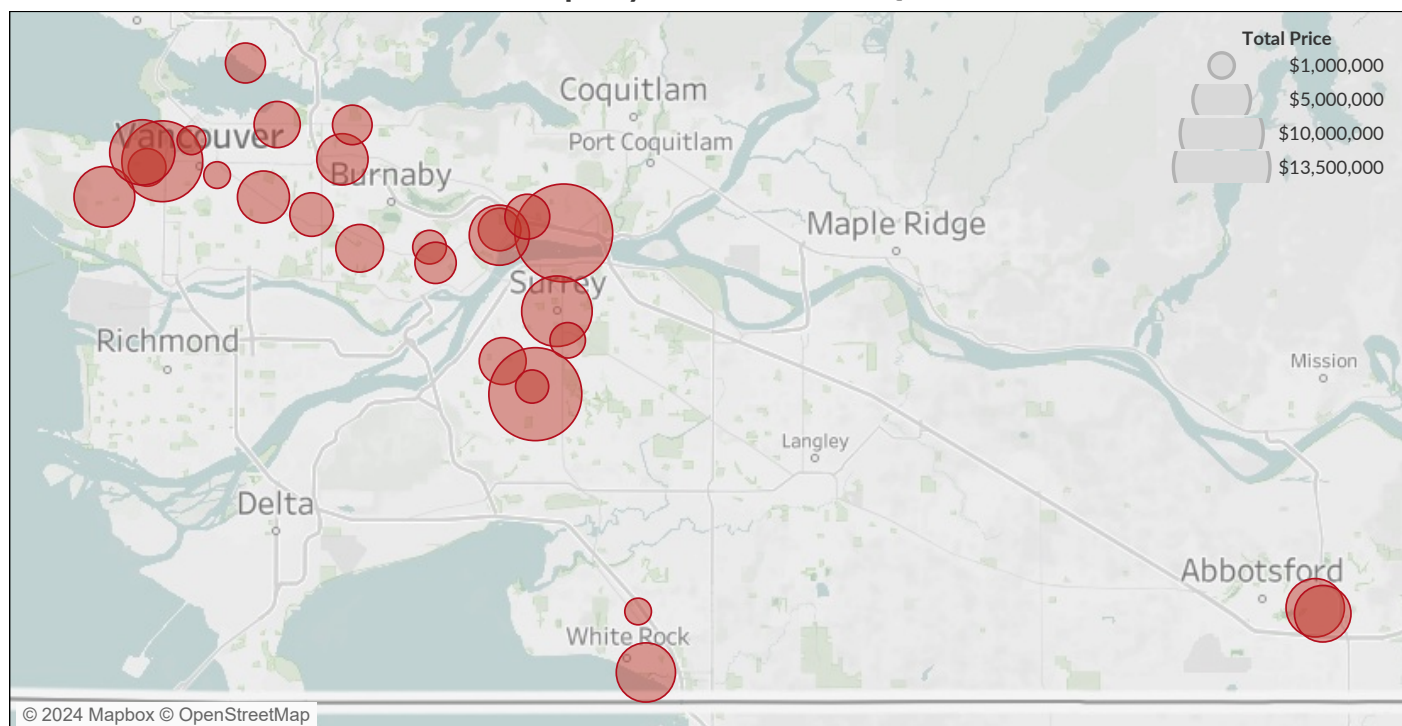
Region	Q1 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Fraser Valley	\$9.3M	2	\$107M	\$9M	-80.1%	\$431
North East	\$16.3M	2	\$83M	\$16M	-8.0%	\$864
North Shore	\$2.3M	1	\$45M	\$2M	-86.9%	\$1,286
South Fraser	\$31.5M	7	\$416M	\$32M	74.2%	\$793
Vancouver	\$54.8M	16	\$315M	\$55M	-20.6%	\$1,338
Grand Total	\$114.2M	28	\$967M	\$114M	-32.3%	\$1,083

Retail - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
112 Carrie Cates Court	North Shore	North Vancouver	\$2.3M	1,750	1286
1168 Pacific Boulevard	Vancouver	Vancouver	\$1.2M	505	2302
13402 104th Avenue	South Fraser	Surrey	\$7.0M	6,279	1115
13737 96th Avenue	South Fraser	Surrey	\$1.8M	1,686	1050
1555 United Boulevard	North East	Coquitlam	\$13.5M	28,254	478

Source: Altus Group

Retail Property Transactions - Q1 2024



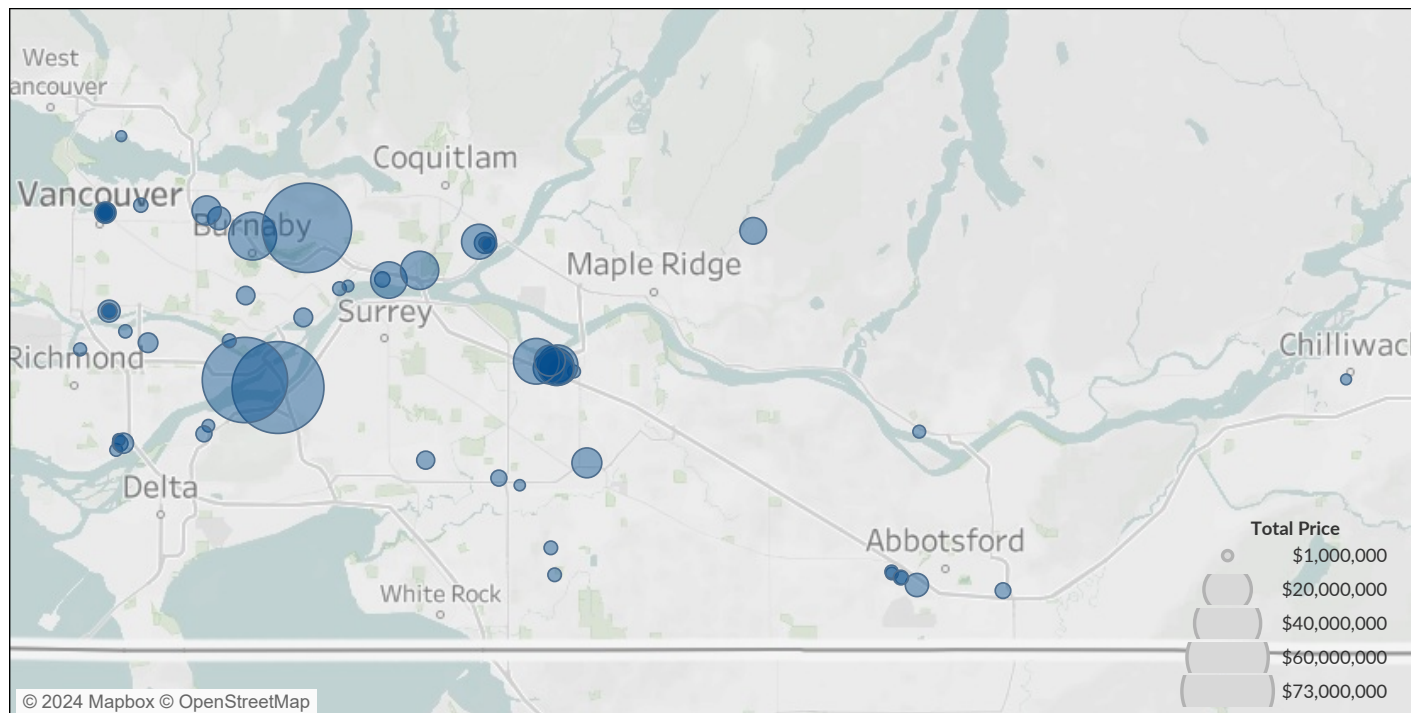
Region	Q1 2024 \$ Volume	#	YTD Volume 2023	2024	YoY - % Change	YTD - Avg \$/SF
Fraser Valley	\$24.4M	10	\$446M	\$24M	-70.4%	\$543
North East	\$49.6M	8	\$207M	\$50M	25.2%	\$572
North Shore	\$1.0M	1	\$65M	\$1M	-95.8%	\$786
South Fraser	\$238.1M	23	\$964M	\$238M	-45.9%	\$659
Vancouver	\$132.7M	18	\$954M	\$133M	133.1%	\$755
Grand Total	\$445.8M	60	\$2,637M	\$446M	-30.7%	\$663

Industrial - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
11151 Horseshoe Way	South Fraser	Richmond	\$1.3M	2,215	580
11611 No. 5 Road	South Fraser	Richmond	\$3.5M	6,463	542
11771 Horseshoe Way	South Fraser	Richmond	\$2.1M	3,117	667
12240 Horseshoe Way	South Fraser	Richmond	\$1.4M	1,863	735
1302 Derwent Way	South Fraser	Delta	\$73.0M	224,000	326

Source: Altus Group

Industrial Property Transactions - Q1 2024



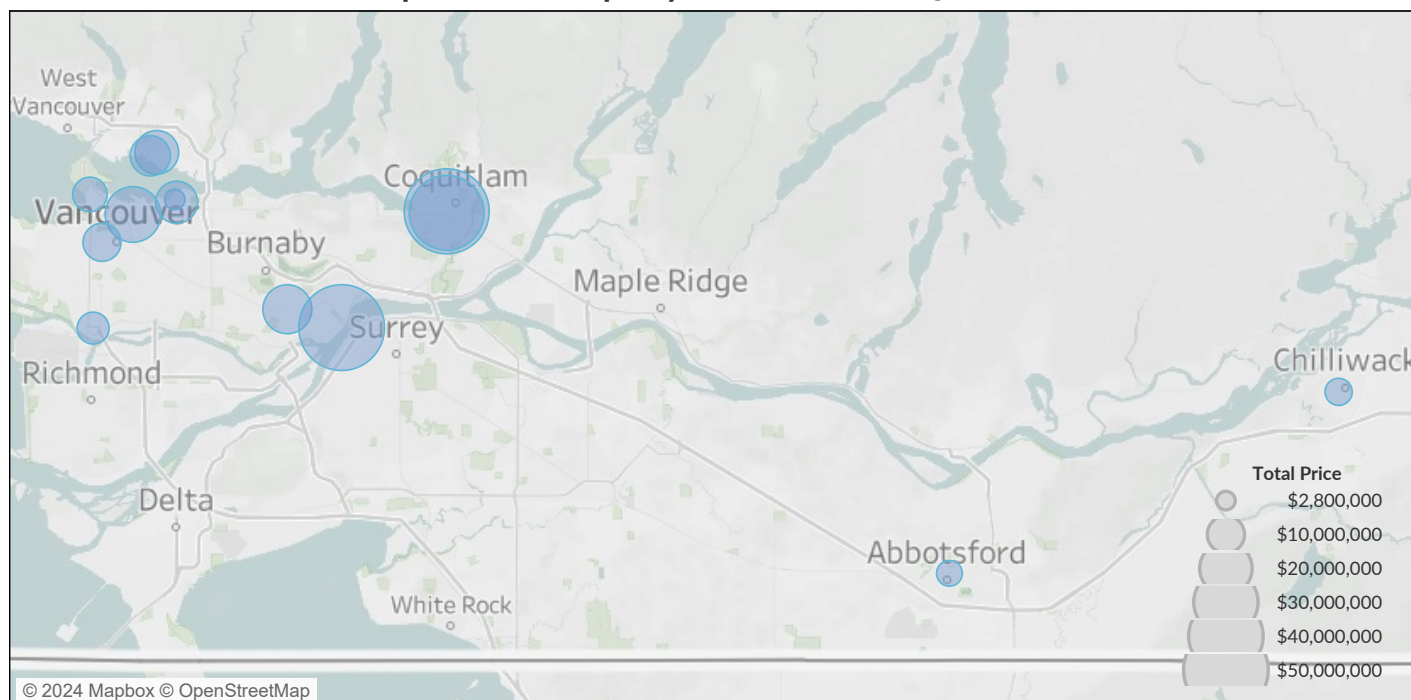
Region	Q1 2024 \$ Volume	#	YTD Volume 2023	2024	YoY - % Change	YTD - Avg \$/Unit
Fraser Valley	\$9.5M	2	\$156M	\$10M	11.8%	\$562,500
North East	\$87.0M	2	\$97M	\$87M	135.5%	\$314,922
North Shore	\$24.0M	2	\$73M	\$24M	43.3%	\$371,429
South Fraser			\$32M		-100.0%	
Vancouver	\$126.8M	8	\$441M	\$127M	368.6%	\$344,252
Grand Total	\$247.3M	14	\$799M	\$247M	130.4%	\$359,816

Apartment - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
102 Agnes Street	Vancouver	New Westminster	\$50.0M	161	\$310,559
1350 West 70th Avenue	Vancouver	Vancouver	\$6.9M	21	\$328,571
165 West 6th Street	North Shore	North Vancouver	\$13.0M	35	\$371,429
1925 Nelson Street	Vancouver	Vancouver	\$8.1M	21	\$385,714
208 East Georgia Street	Vancouver	Vancouver	\$21.0M	73	\$287,671

Source: Altus Group

Apartment Property Transactions - Q1 2024



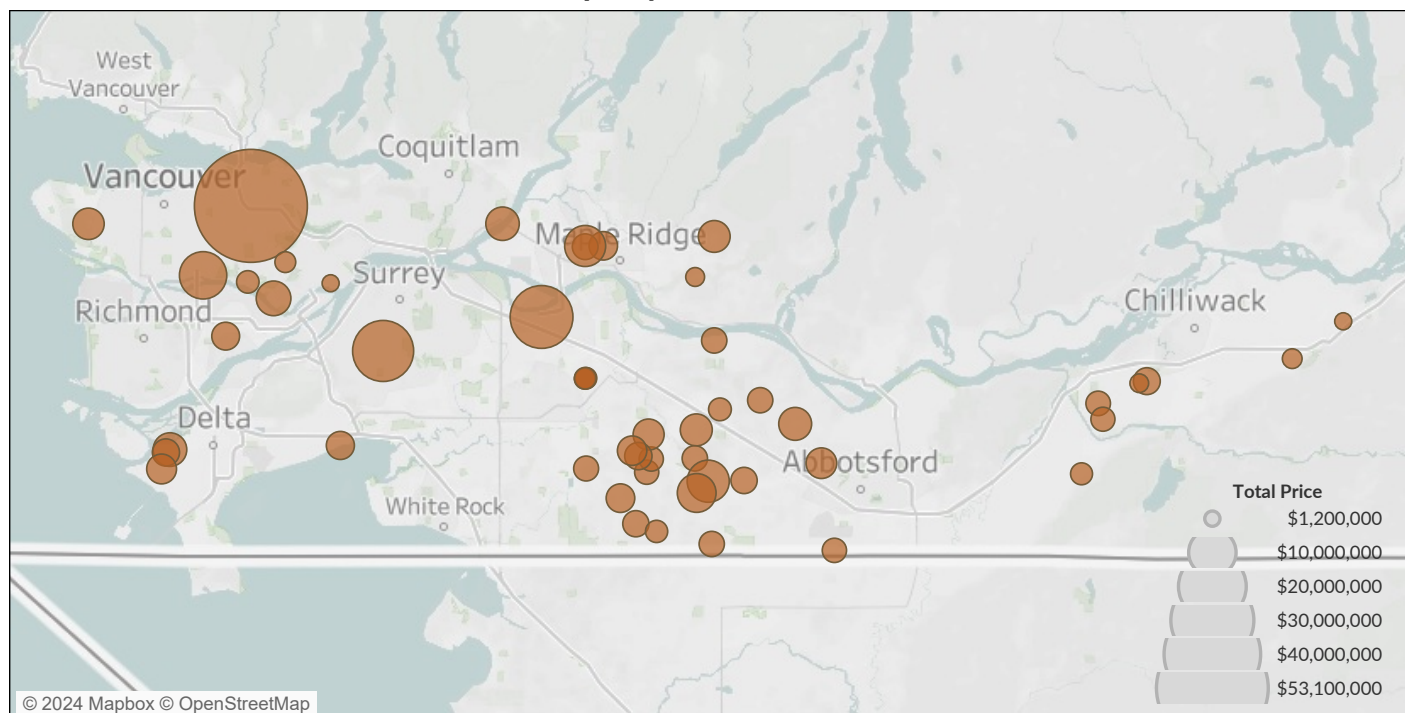
Region	Q1 2024 \$ Volume	#	YTD Volume 2023	2024	YoY - % Change	YTD - Avg \$/Acre
Fraser Valley	\$92.3M	32	\$734M	\$92M	-49.6%	\$0.5M
North East	\$23.4M	6	\$162M	\$23M	-26.4%	\$1.2M
North Shore						
South Fraser	\$49.9M	7	\$441M	\$50M	-74.7%	\$2.2M
Vancouver	\$76.6M	7	\$166M	\$77M	112.5%	\$4.1M
Grand Total	\$242.2M	52	\$1,503M	\$242M	-45.9%	\$1.1M

ICI Land - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
246 Townline Road	Fraser Valley	Abbotsford	\$2.5M	4.9	\$502,564
1075 240th Street	Fraser Valley	Langley	\$2.1M	4.9	\$420,082
1216 Fourth Avenue	Vancouver	New Westminster	\$1.2M	0.2	Null
1720 Fremont Drive	North East	Port Coquitlam	\$4.7M	1.5	\$3,206,897
2619 256th Street	Fraser Valley	Langley	\$6.3M	10.7	\$584,221

Source: Altus Group

ICI Land Property Transactions - Q1 2024



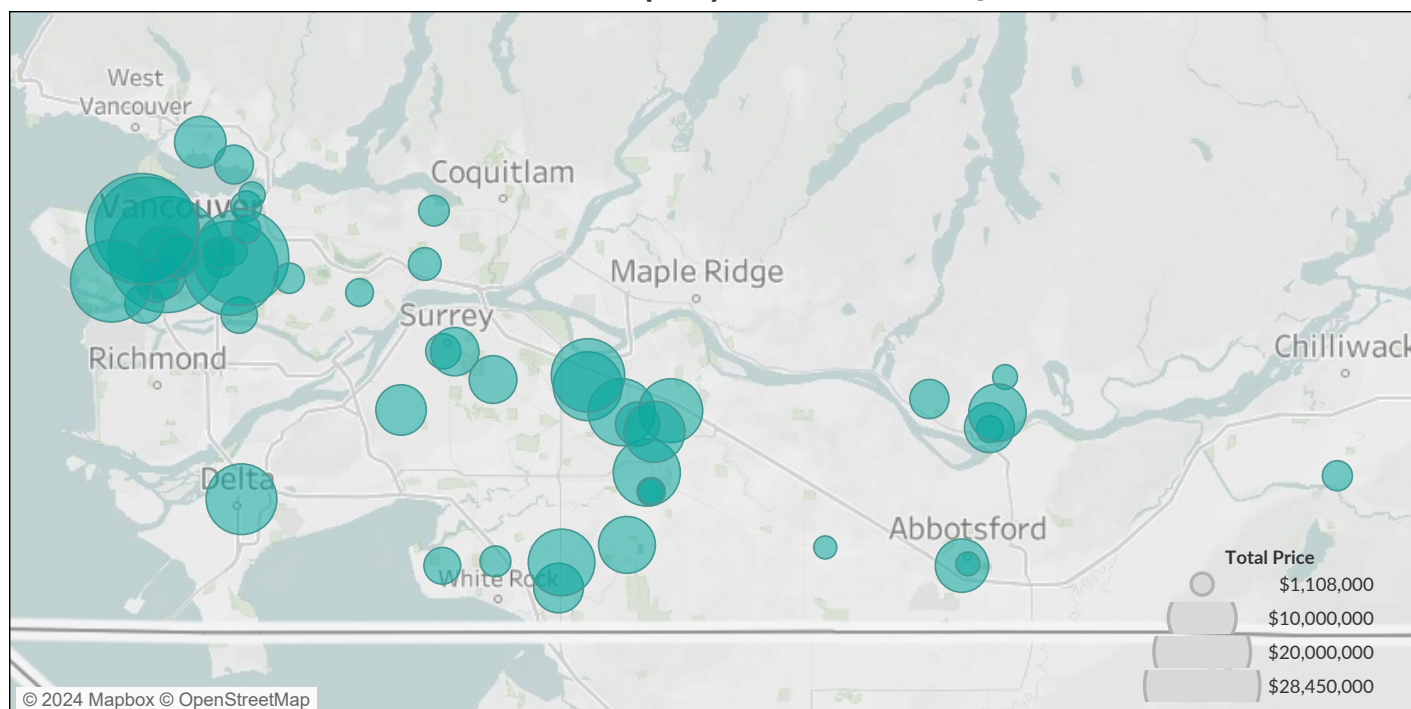
Region	Q1 2024 \$ Volume	#	YTD Volume 2023	2024	YoY - % Change	YTD - Avg \$/Acre
Fraser Valley	\$77.8M	17	\$205M	\$78M	8.0%	\$2.9M
North East	\$4.2M	2	\$321M	\$4M	-90.9%	
North Shore	\$8.8M	2	\$22M	\$9M	202.8%	
South Fraser	\$69.1M	11	\$552M	\$69M	-48.8%	\$2.6M
Vancouver	\$168.8M	20	\$854M	\$169M	-39.2%	
Grand Total	\$328.7M	52	\$1,955M	\$329M	-38.4%	\$2.8M

Residential Land - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
10088 133rd Street	South Fraser	Surrey	\$2.6M	0.2	Null
10089 137A Street	South Fraser	Surrey	\$4.9M	0.2	Null
1110 West King Edward Avenue	Vancouver	Vancouver	\$28.5M	0.2	Null
1160 West King Edward Avenue	Vancouver	Vancouver	\$6.9M	0.2	Null
1320 Kingsway	Vancouver	Vancouver	\$2.1M	0.1	Null

Source: Altus Group

Residential Land Property Transactions - Q1 2024





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