

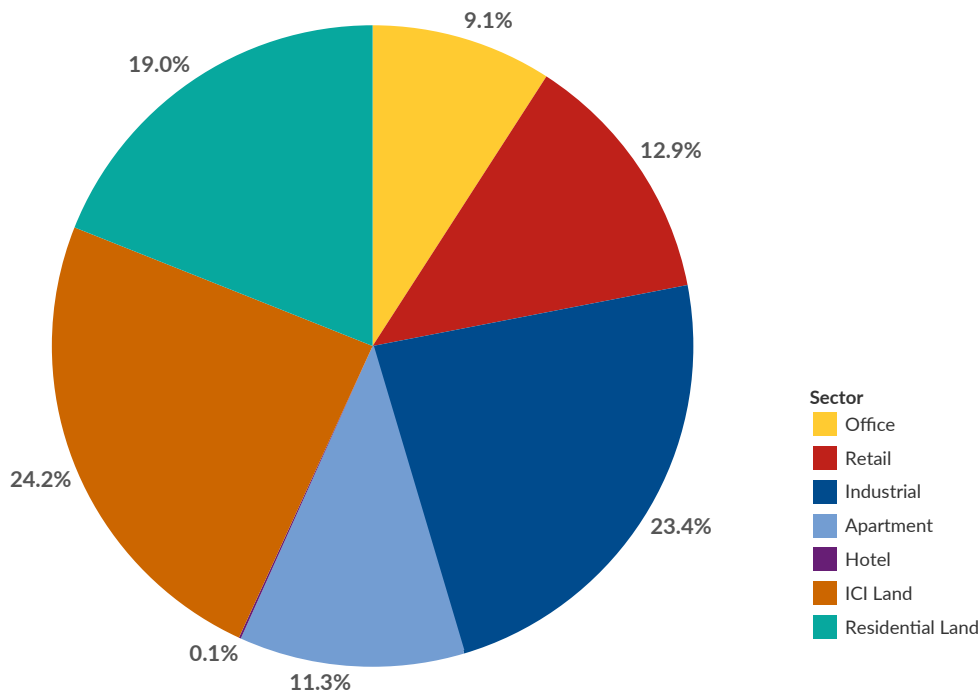
---

# Vancouver Market Area Commercial Q2 2024 Statistics



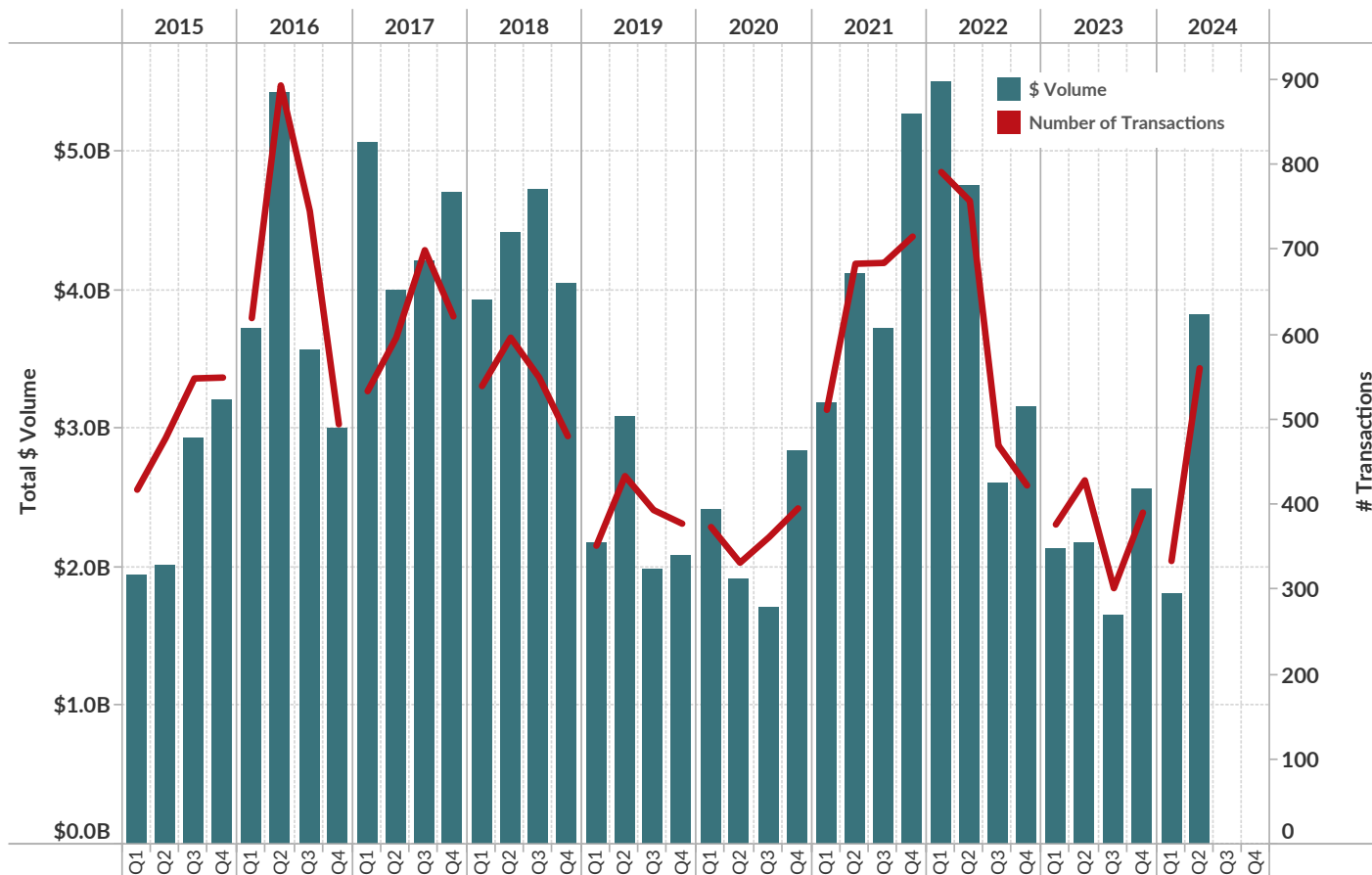
**AltusGroup**

## Q2 2024 YTD 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

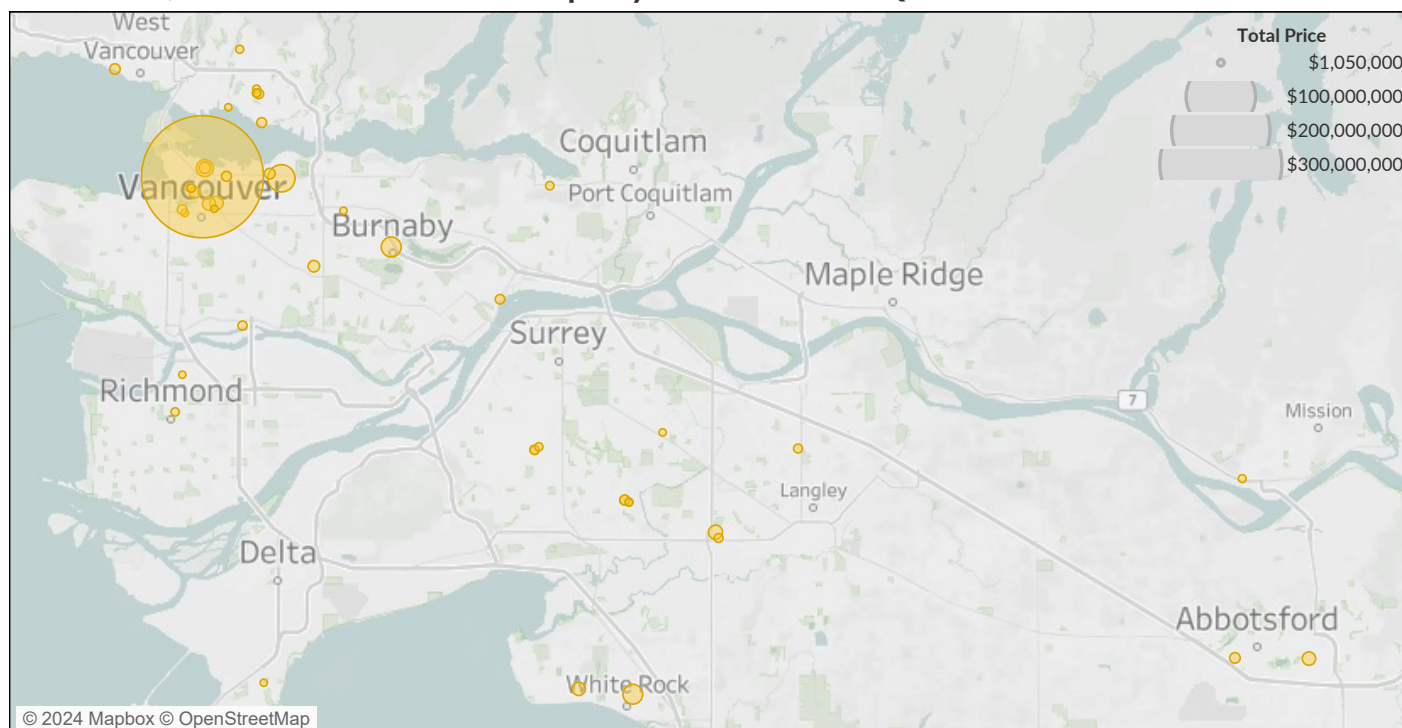
| Region             | Q2 2024<br>\$ Volume | #         | YTD Volume      |                 | YoY -<br>% Change | YTD -<br>Avg \$/SF |
|--------------------|----------------------|-----------|-----------------|-----------------|-------------------|--------------------|
|                    |                      |           | 2023            | 2024            |                   |                    |
| Fraser Valley      | \$8.7M               | 4         | \$29.4M         | \$12.8M         | -56.4%            | \$835              |
| North East         | \$1.4M               | 1         |                 | \$3.6M          |                   | \$619              |
| North Shore        | \$12.5M              | 8         | \$11.5M         | \$12.5M         | 8.3%              | \$1,001            |
| South Fraser       | \$32.7M              | 15        | \$34.3M         | \$48.5M         | 41.5%             | \$884              |
| Vancouver          | \$359.6M             | 19        | \$289.0M        | \$434.9M        | 50.5%             | \$1,182            |
| <b>Grand Total</b> | <b>\$414.9M</b>      | <b>47</b> | <b>\$364.2M</b> | <b>\$512.3M</b> | <b>40.7%</b>      | <b>\$1,033</b>     |

### Office - Top 5 Transactions Q2 2024

| First Address               | Region    | Municipality    | Total Price | Building Size | Price Per Sq. Ft |
|-----------------------------|-----------|-----------------|-------------|---------------|------------------|
| 1055 West Broadway          | Vancouver | Vancouver       | \$1.1M      | 821           | 1,322            |
| 1089 Kent Avenue North East | Vancouver | Vancouver       | \$1.7M      | 2,181         | 773              |
| 1145 West 7th Avenue        | Vancouver | Vancouver       | \$1.9M      | 2,670         | 717              |
| 1147 Homer Street           | Vancouver | Vancouver       | \$1.4M      | 990           | 1,364            |
| 129 East Columbia Street    | Vancouver | New Westminster | \$1.8M      | 2,514         | 730              |

Source: Altus Group

### Office Property Transactions - Q2 2024



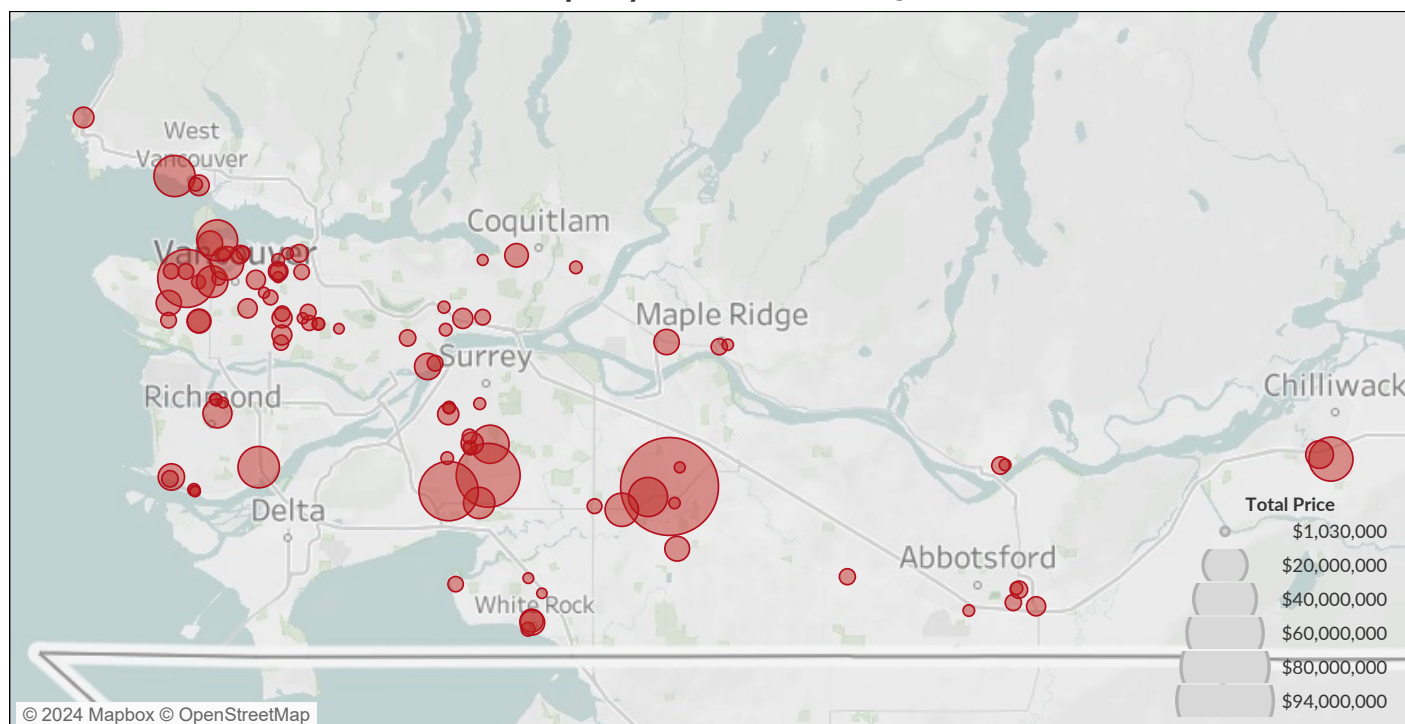
| Region             | Q2 2024<br>\$ Volume | #          | YTD Volume      |                 | YoY -<br>% Change | YTD -<br>Avg \$/SF |
|--------------------|----------------------|------------|-----------------|-----------------|-------------------|--------------------|
|                    |                      |            | 2023            | 2024            |                   |                    |
| Fraser Valley      | \$162.5M             | 15         | \$64.4M         | \$172.9M        | 168.5%            | \$607              |
| North East         | \$24.4M              | 8          | \$43.9M         | \$44.2M         | 0.6%              | \$792              |
| North Shore        | \$26.6M              | 4          | \$21.3M         | \$30.6M         | 43.3%             | \$1,339            |
| South Fraser       | \$190.9M             | 31         | \$102.6M        | \$235.8M        | 130.0%            | \$1,015            |
| Vancouver          | \$173.0M             | 42         | \$145.7M        | \$239.4M        | 64.3%             | \$1,160            |
| <b>Grand Total</b> | <b>\$577.3M</b>      | <b>100</b> | <b>\$377.9M</b> | <b>\$722.9M</b> | <b>91.3%</b>      | <b>\$1,030</b>     |

### Retail - Top 5 Transactions Q2 2024

| First Address                | Region       | Municipality    | Total Price | Building Size | Price Per Sq. Ft |
|------------------------------|--------------|-----------------|-------------|---------------|------------------|
| 105 408 East Columbia Street | Vancouver    | New Westminster | \$1.5M      | 1,622         | 950              |
| 1125 Falcon Drive            | North East   | Coquitlam       | \$5.4M      | Null          | Null             |
| 1175 Denman Street           | Vancouver    | Vancouver       | \$6.0M      | 3,154         | 1,902            |
| 11865 227th Street           | North East   | Maple Ridge     | \$1.2M      | 1,406         | 884              |
| 12268 Beecher Street         | South Fraser | Surrey          | \$2.3M      | 2,400         | 958              |

Source: Altus Group

### Retail Property Transactions - Q2 2024



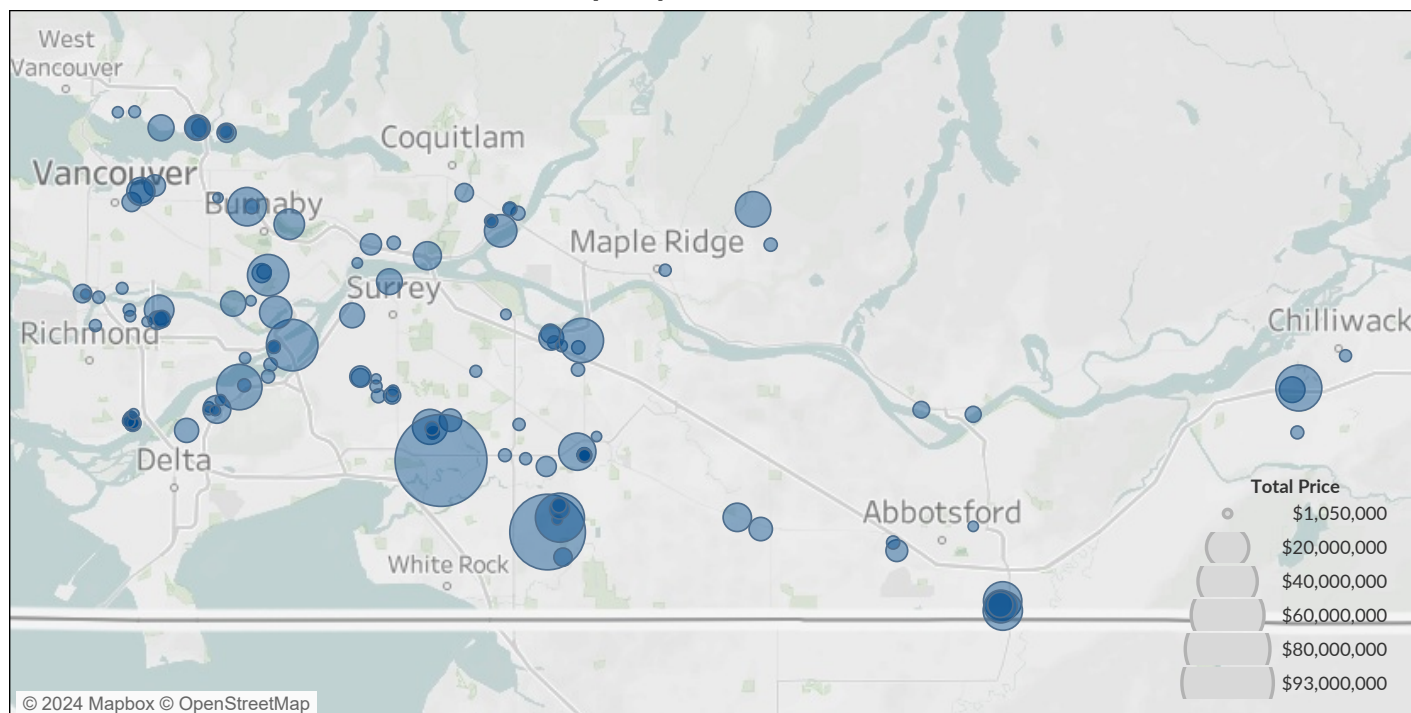
| Region             | Q2 2024<br>\$ Volume | #          | YTD Volume        |                   | YoY -<br>% Change | YTD -<br>Avg \$/SF |
|--------------------|----------------------|------------|-------------------|-------------------|-------------------|--------------------|
|                    |                      |            | 2023              | 2024              |                   |                    |
| Fraser Valley      | \$168.4M             | 26         | \$156.1M          | \$207.3M          | 32.8%             | \$539              |
| North East         | \$57.3M              | 13         | \$129.4M          | \$112.4M          | -13.2%            | \$607              |
| North Shore        | \$34.6M              | 9          | \$44.7M           | \$38.1M           | -14.8%            | \$760              |
| South Fraser       | \$418.8M             | 74         | \$615.4M          | \$690.7M          | 12.2%             | \$703              |
| Vancouver          | \$107.0M             | 19         | \$226.0M          | \$270.1M          | 19.5%             | \$762              |
| <b>Grand Total</b> | <b>\$786.1M</b>      | <b>141</b> | <b>\$1,171.7M</b> | <b>\$1,318.5M</b> | <b>12.5%</b>      | <b>\$683</b>       |

### Industrial - Top 5 Transactions Q2 2024

| First Address        | Region       | Municipality | Total Price | Building Size | Price Per Sq. Ft |
|----------------------|--------------|--------------|-------------|---------------|------------------|
| 10384 120th Street   | South Fraser | Surrey       | \$6.8M      | 4,000         | 1,688            |
| 10425 173rd Street   | South Fraser | Surrey       | \$1.2M      | 1,903         | Null             |
| 1081 Cliveden Avenue | South Fraser | Delta        | \$29.3M     | 41,100        | 712              |
| 11151 Horsheshoe Way | South Fraser | Richmond     | \$1.3M      | 2,215         | 582              |
| 11180 Voyageur Way   | South Fraser | Richmond     | \$1.4M      | 1,929         | 702              |

Source: Altus Group

### Industrial Property Transactions - Q2 2024



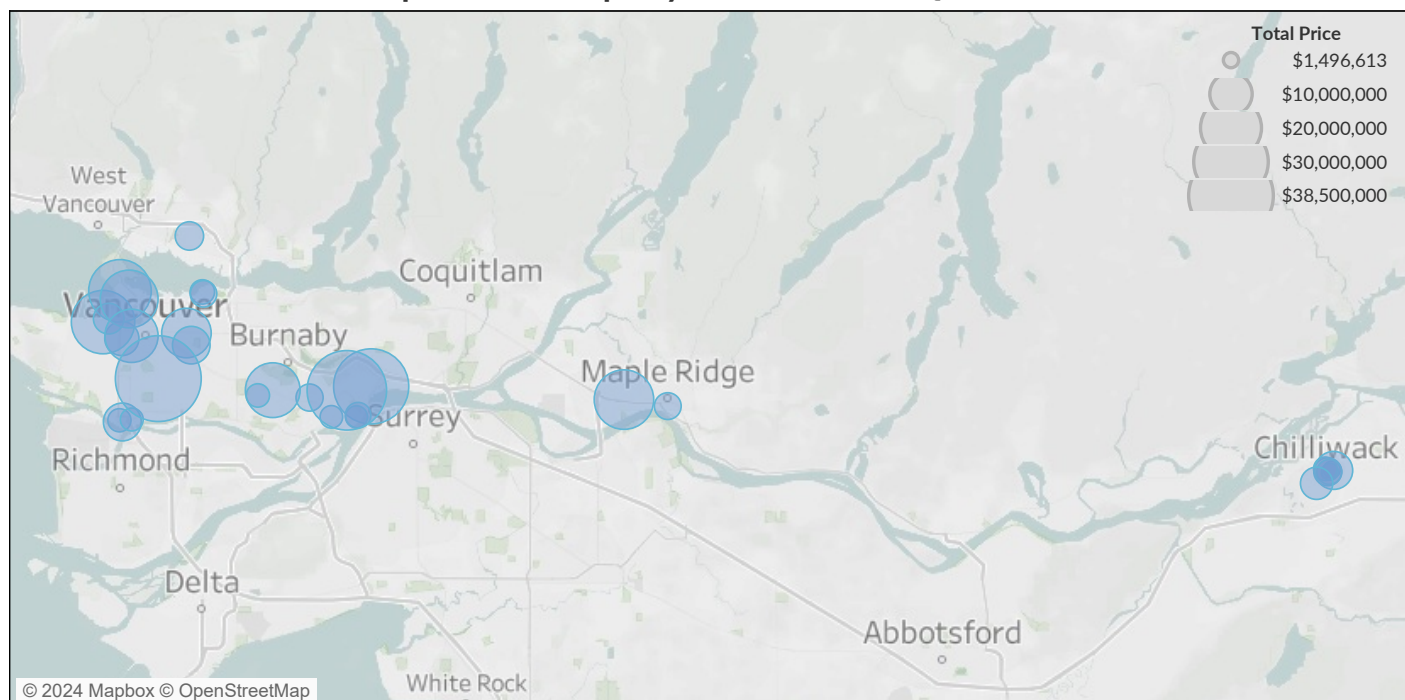
| Region             | Q2 2024<br>\$ Volume | #         | YTD Volume      |                 | YoY -<br>% Change | YTD -<br>Avg \$/Unit |
|--------------------|----------------------|-----------|-----------------|-----------------|-------------------|----------------------|
|                    |                      |           | 2023            | 2024            |                   |                      |
| Fraser Valley      | \$26.2M              | 7         | \$122.9M        | \$75.2M         | -38.8%            | \$257,311            |
| North East         | \$22.2M              | 2         | \$42.8M         | \$109.2M        | 155.0%            | \$300,075            |
| North Shore        | \$4.2M               | 1         | \$20.8M         | \$28.2M         | 36.0%             | \$377,533            |
| South Fraser       |                      |           | \$25.9M         | \$30.0M         | 15.9%             | \$441,176            |
| Vancouver          | \$256.6M             | 22        | \$167.4M        | \$395.4M        | 136.1%            | \$361,310            |
| <b>Grand Total</b> | <b>\$309.2M</b>      | <b>32</b> | <b>\$379.8M</b> | <b>\$638.1M</b> | <b>68.0%</b>      | <b>\$332,941</b>     |

### Apartment - Top 5 Transactions Q2 2024

| First Address         | Region      | Municipality    | Total Price | Number of Units | Price Per Unit |
|-----------------------|-------------|-----------------|-------------|-----------------|----------------|
| 1065 West 12th Avenue | Vancouver   | Vancouver       | \$14.8M     | 20              | \$739,888      |
| 115 2nd Street        | Vancouver   | New Westminster | \$3.4M      | 10              | \$340,000      |
| 115 East 18th Street  | North Shore | North Vancouver | \$4.2M      | 11              | \$383,636      |
| 1235 Nelson Street    | Vancouver   | Vancouver       | \$17.4M     | 42              | \$415,119      |
| 1465 West 14th Avenue | Vancouver   | Vancouver       | \$6.1M      | 14              | \$435,714      |

Source: Altus Group

### Apartment Property Transactions - Q2 2024



| Region             | Q2 2024<br>\$ Volume | # | YTD Volume<br>2023 | 2024 | YoY -<br>% Change | YTD - Avg<br>\$/Room |
|--------------------|----------------------|---|--------------------|------|-------------------|----------------------|
| Fraser Valley      |                      |   |                    |      |                   |                      |
| North East         |                      |   |                    |      |                   |                      |
| North Shore        |                      |   |                    |      |                   |                      |
| South Fraser       |                      |   |                    |      |                   |                      |
| Vancouver          | \$5.5M               | 1 |                    | \$6M |                   | \$6,111,111          |
| <b>Grand Total</b> | \$5.5M               | 1 |                    | \$6M |                   | \$6,111,111          |

### Hotel - Top 5 Transactions Q2 2024

| First Address    | Region | Municipality | Total Price | Number of Rooms | Price Per Room |
|------------------|--------|--------------|-------------|-----------------|----------------|
| 1362 Haro Street | \N     | Vancouver    | \$5.5M      | 9               | \$6,111,111    |

Source: Altus Group

### Hotel Property Transactions - Q2 2024



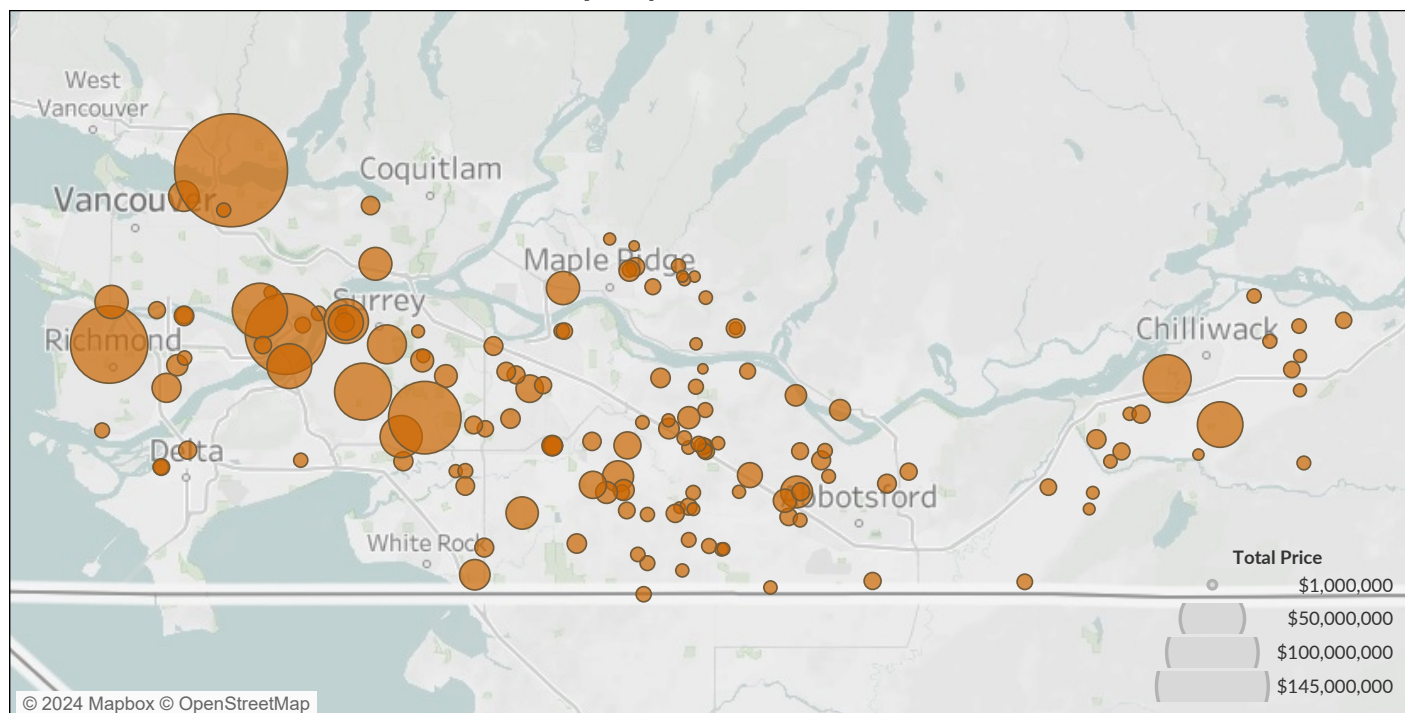
| Region             | Q2 2024<br>\$ Volume | #          | YTD Volume      |                   | YoY -<br>% Change | YTD -<br>Avg \$/Acre |
|--------------------|----------------------|------------|-----------------|-------------------|-------------------|----------------------|
|                    |                      |            | 2023            | 2024              |                   |                      |
| Fraser Valley      | \$316.7M             | 83         | \$428.4M        | \$448.4M          | 4.7%              | \$0.5M               |
| North East         | \$61.3M              | 17         | \$95.0M         | \$91.2M           | -4.0%             | \$0.9M               |
| North Shore        | \$145.0M             | 1          |                 | \$145.0M          |                   | \$6.8M               |
| South Fraser       | \$395.6M             | 40         | \$342.4M        | \$458.9M          | 34.0%             | \$3.2M               |
| Vancouver          | \$140.9M             | 8          | \$70.7M         | \$217.5M          | 207.5%            | \$4.9M               |
| <b>Grand Total</b> | <b>\$1,059.5M</b>    | <b>149</b> | <b>\$936.5M</b> | <b>\$1,361.0M</b> | <b>45.3%</b>      | <b>\$1.2M</b>        |

### ICI Land - Top 5 Transactions Q2 2024

| First Address      | Region        | Municipality    | Total Price | Lot Area | Price Per Acre |
|--------------------|---------------|-----------------|-------------|----------|----------------|
| 57 Lakewood Drive  | Vancouver     | Vancouver       | \$10.5M     | Null     | Null           |
| 100 238th Street   | Fraser Valley | Langley         | \$2.6M      | 8.1      | \$322,581      |
| 248 Bradner Road   | Fraser Valley | Abbotsford      | \$2.0M      | 5.0      | \$396,000      |
| 318 Stanley Street | Vancouver     | New Westminster | \$2.8M      | 0.5      | Null           |
| 485 Arnold Road    | Fraser Valley | Abbotsford      | \$2.7M      | 7.3      | \$368,966      |

Source: Altus Group

### ICI Land Property Transactions - Q2 2024



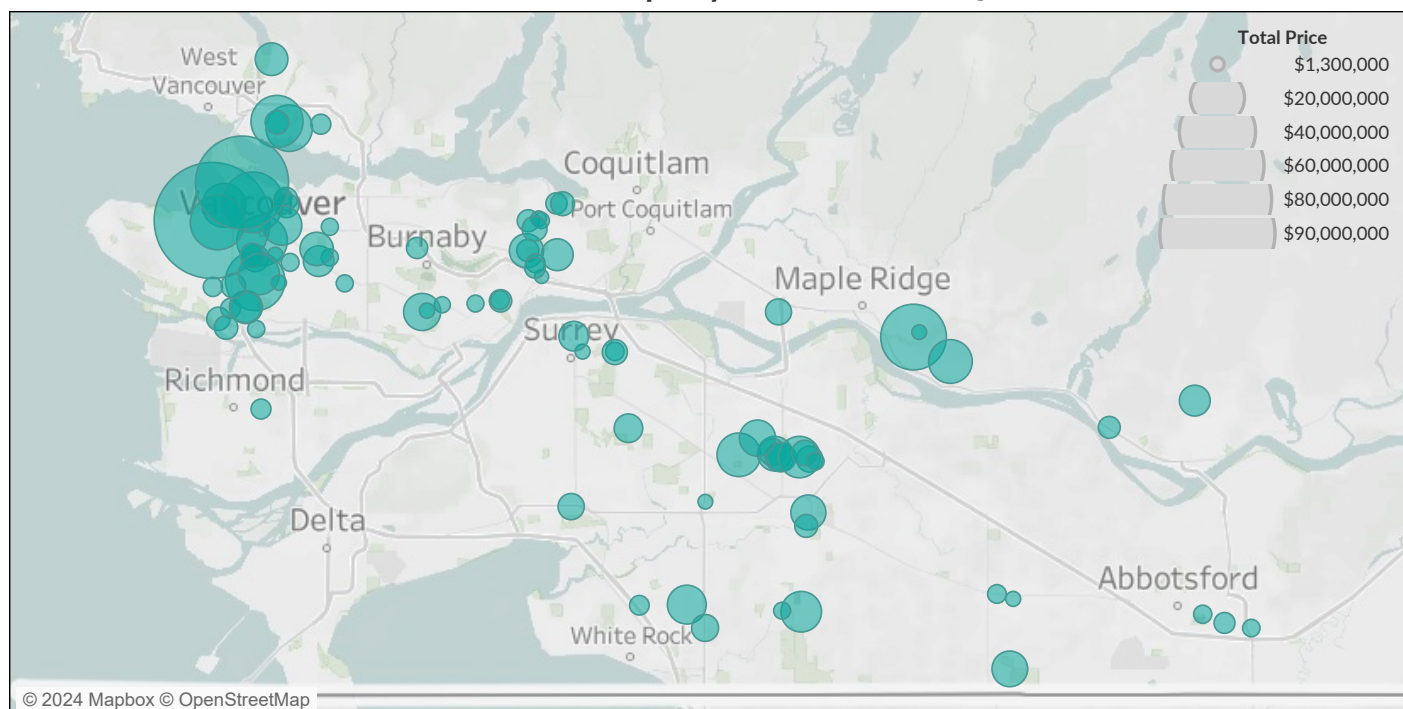
| Region             | Q2 2024<br>\$ Volume | #         | YTD Volume        |                   | YoY -<br>% Change | YTD -<br>Avg \$/Acre |
|--------------------|----------------------|-----------|-------------------|-------------------|-------------------|----------------------|
|                    |                      |           | 2023              | 2024              |                   |                      |
| Fraser Valley      | \$99.7M              | 20        | \$135.6M          | \$188.5M          | 39.0%             | \$2.6M               |
| North East         | \$89.4M              | 16        | \$239.1M          | \$100.1M          | -58.1%            | \$2.1M               |
| North Shore        | \$46.0M              | 5         | \$13.7M           | \$54.8M           | 299.6%            |                      |
| South Fraser       | \$66.9M              | 13        | \$303.0M          | \$179.3M          | -40.8%            | \$2.9M               |
| Vancouver          | \$365.2M             | 37        | \$388.6M          | \$543.9M          | 39.9%             | \$18.9M              |
| <b>Grand Total</b> | <b>\$667.2M</b>      | <b>91</b> | <b>\$1,080.0M</b> | <b>\$1,066.5M</b> | <b>-1.2%</b>      | <b>\$3.6M</b>        |

### Residential Land - Top 5 Transactions Q2 2024

| First Address       | Region       | Municipality | Total Price | Lot Area | Price Per Acre |
|---------------------|--------------|--------------|-------------|----------|----------------|
| 1000 Cypress Street | Vancouver    | Vancouver    | \$12.8M     | 0.3      | Null           |
| 1019 Seymour Street | Vancouver    | Vancouver    | \$24.8M     | 0.2      | Null           |
| 10573 148th Street  | South Fraser | Surrey       | \$4.2M      | 0.4      | Null           |
| 10585 138th Street  | South Fraser | Surrey       | \$1.5M      | 0.2      | Null           |
| 1101 Austin Avenue  | North East   | Coquitlam    | \$6.8M      | 0.5      | Null           |

Source: Altus Group

### Residential Land Property Transactions - Q2 2024





Altus Group (TSX: AIF) is a leading provider of asset and fund intelligence for commercial real estate. We deliver our intelligence as a service to our global client base through a connected platform of industry-leading technology, advanced analytics and advisory services.

Our capabilities help commercial real estate investors, developers, proprietors, lenders and advisors manage risks and improve returns throughout the asset and fund lifecycle.

Altus Group is a global company headquartered in Toronto with approximately 2,700 employees across North America, EMEA and Asia Pacific.

[altusgroup.com](https://altusgroup.com)

#### DISCLAIMER

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.