

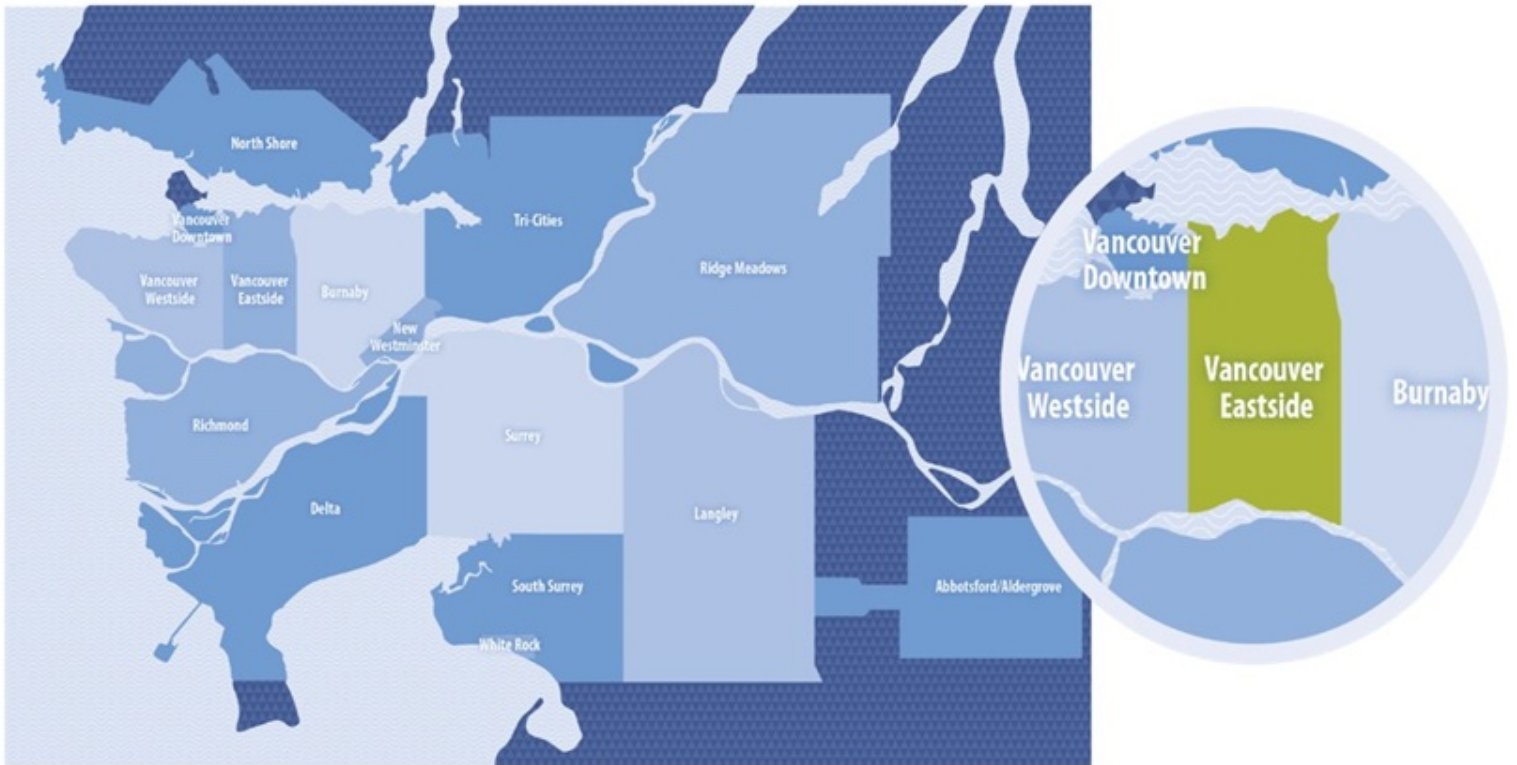


Vancouver Market Area Eastside

New Homes Sub Market Report
Data as of Q3 2024

Eastside

Submarket Report - Q3 2024



Sales - Q3 2024

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
36	10	1	7		54

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	4	1,010	759	251	0
Mid Rise	11	672	522	146	4
Low Rise	6	182	99	81	2
Townhouse	7	238	162	76	0
Single Family					
Grand Total	28	2,102	1,542	554	6

Eastside

Submarket Report - Q3 2024



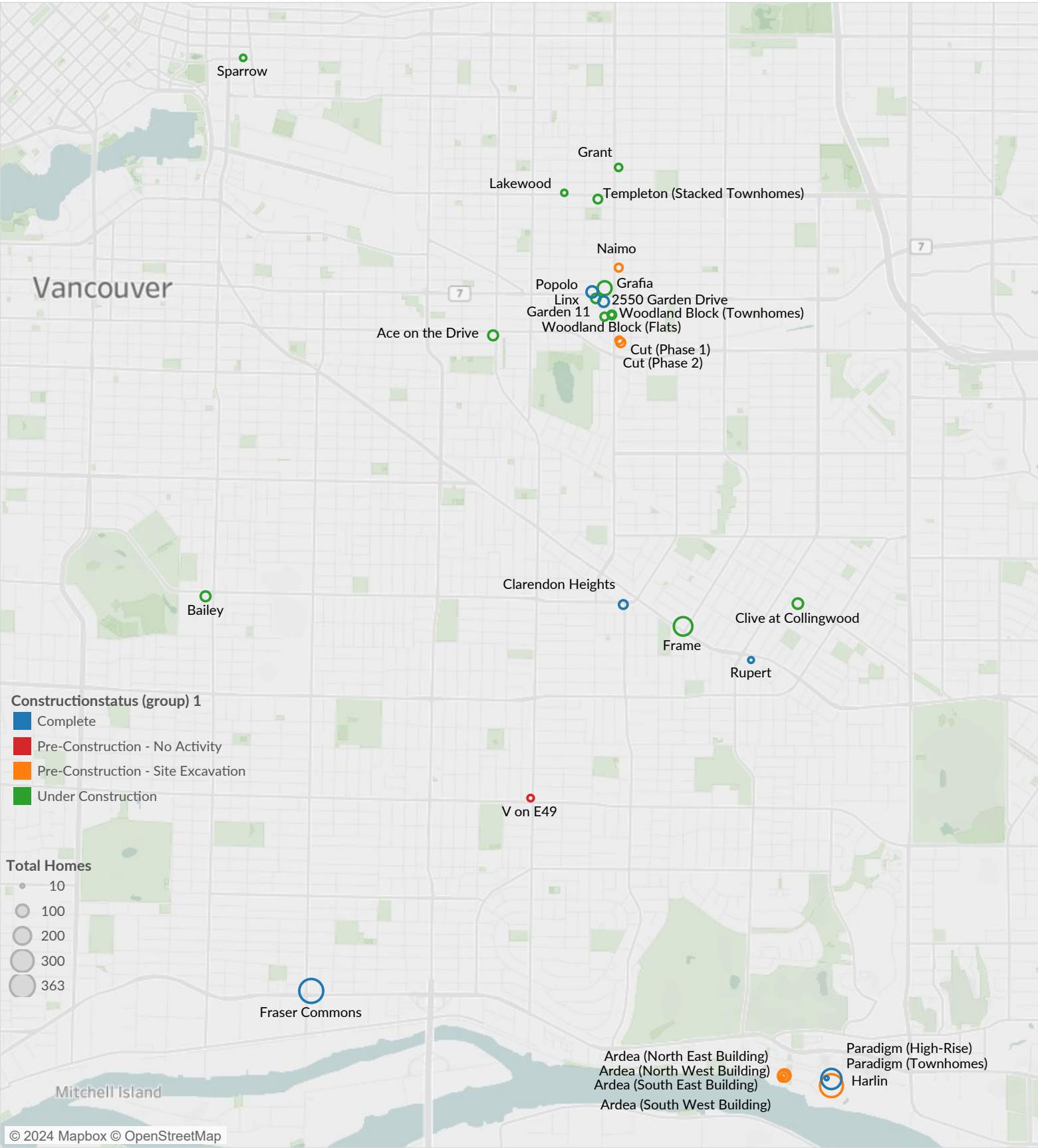
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$1,040	\$1,390	\$1,206	491.3	1,368.3
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	\$1,213	\$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	357	363
Harlin	Wesgroup	High Rise	June 2023	\$1,210	201	334
Frame	Coromandel Properties	High Rise	April 2022	\$1,290	170	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	62	69
Clive at Collingwood	Nexst Properties	Mid Rise	July 2021	\$1,100	63	68
Ace on the Drive	Wesgroup	Mid Rise	April 2022	\$1,220	33	61

Current Active Phases



Eastside

Submarket Report - Q3 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	15	217
Fraser Commons	Serracan Properties	High Rise	March 2018	\$1,107	9	363
Paradigm (High-Rise)	Wesgroup	High Rise	January 2020	\$895	7	258
Harlin	Wesgroup	High Rise	June 2023	\$1,210	5	334
Cut (Phase 2)	fabric	Townhouse	March 2024	\$1,277	4	50
2550 Garden Drive	Bucci Developments	Mid Rise	October 2022	\$1,215	4	69
Ace on the Drive	Wesgroup	Mid Rise	April 2022	\$1,220	3	61
Garden 11	Aree Developments	Mid Rise	June 2023	\$1,260	2	40
Cut (Phase 1)	fabric	Townhouse	June 2023	\$1,250	2	36
Paradigm (Townhomes)	Wesgroup	Townhouse	January 2020	\$800	1	10

Future Supply - Eastside

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	1	1,360	5	822
Mid Rise	4	254	5	363
Low Rise	3	96	3	103
Townhouse			1	40
Single Family				
Grand Total	8	1,710	14	1,328

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