



Vancouver Market Area North Shore

New Homes Sub Market Report
Data as of Q3 2024

North Shore

Submarket Report - Q3 2024



Sales - Q3 2024

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
9	6	2	15	0	32

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	4	738	521	113	104
Mid Rise	9	879	672	115	92
Low Rise	2	71	38	23	10
Townhouse	9	362	208	67	87
Single Family	4	40	31	6	3
Grand Total	28	2,090	1,470	324	296

North Shore

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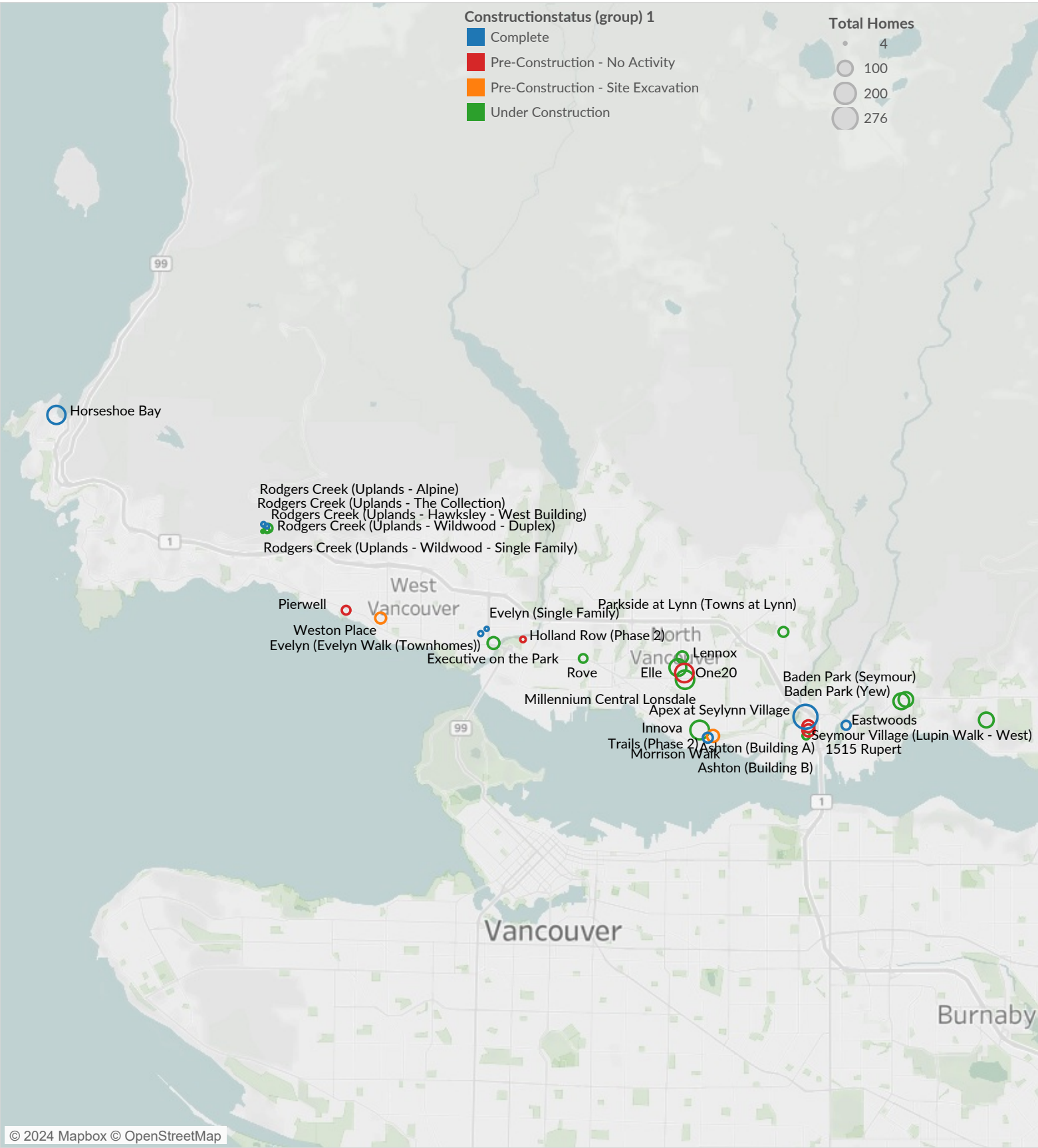
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$1,086	\$2,053	\$1,341	543	1,675
Mid Rise	\$1,063	\$1,715	\$1,272	595	1,567
Low Rise	\$1,503	\$2,656	\$1,766	551	1,726
Townhouse	\$1,027	\$1,227	\$1,078	1,248	1,803
Single Family	\$1,240	\$1,378	\$1,261	2,753	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	136	168
One20	Three Shores	High Rise	June 2024	\$1,420	10	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	146	158
Elle	Polygon Homes	High Rise	September 2023	\$1,510	106	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
Elle	Polygon Homes	High Rise	September 2023	\$1,510	8	136
Holland Row (Phase 2)	PC Urban	Townhouse	July 2024	\$985	6	15
Eastwoods	Anthem Properties	Townhouse	June 2023	\$972	4	39
Parkside at Lynn (Towns at Lynn)	Mosaic	Townhouse	May 2023	\$927	3	46
Pierwell	Brimming Development	Low Rise	April 2024	\$2,400	2	36
Innova	Cascadia Green Development	Mid Rise	March 2022	\$1,215	2	168
Weston Place	Darwin Properties Ltd	Mid Rise	October 2023	\$1,800	1	57
Rodgers Creek (Uplands - Wildwood - Duplex)	British Pacific Properties	Townhouse	February 2023	\$1,184	1	4
Rodgers Creek (Uplands - Hawksley - West Building)	British Pacific Properties	High Rise	May 2022	\$1,425	1	36
Morrison Walk	Creo Developments	Townhouse	March 2024	\$1,207	1	70

Future Supply - North Shore

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	4	1,070	6	1,507
Mid Rise	5	977	10	1,059
Low Rise			4	120
Townhouse	5	441	10	469
Single Family	1	8		
Grand Total	15	2,496	30	3,155

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