

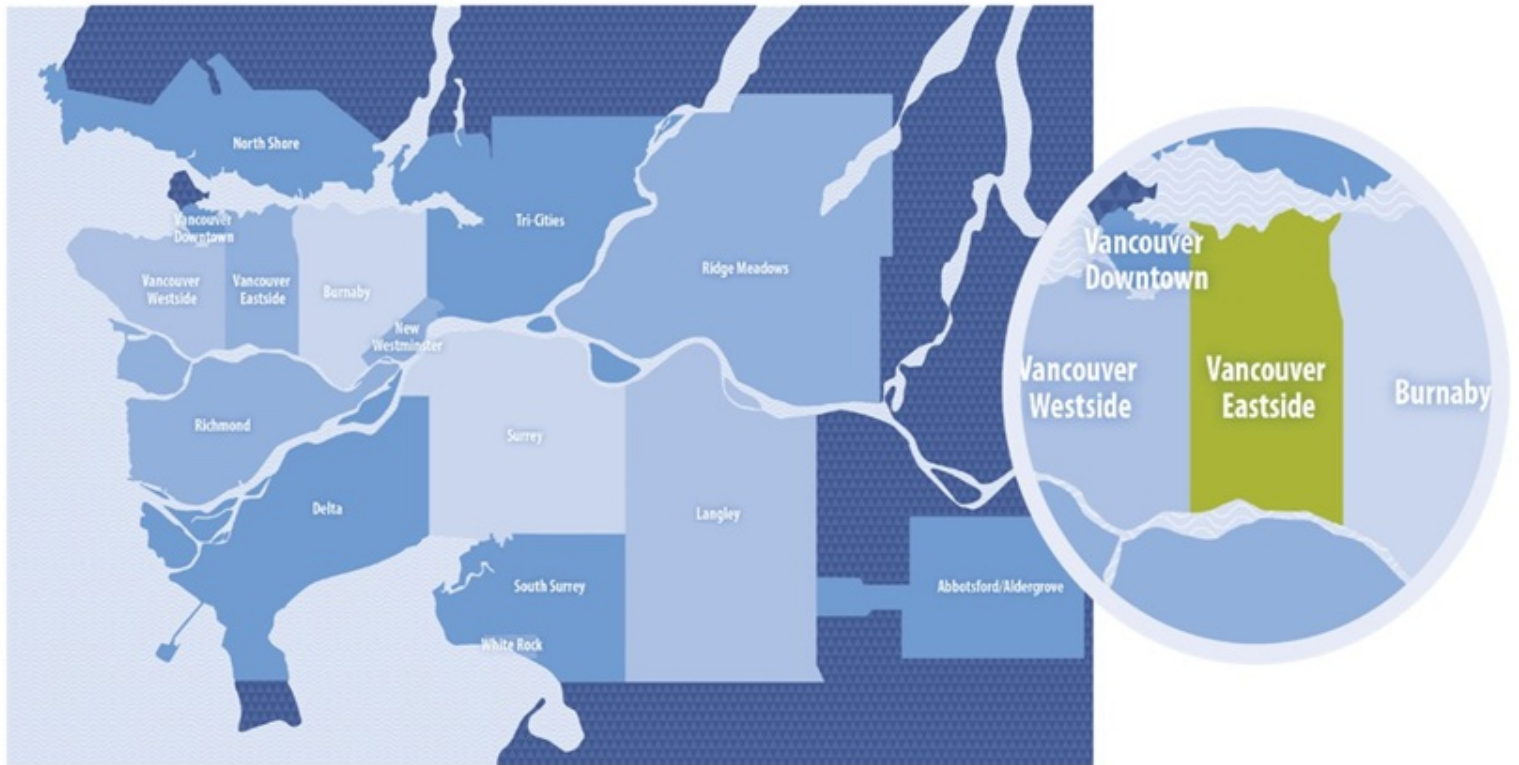


Vancouver Market Area Eastside

New Homes Sub Market Report
Data as of Q4 2024

Eastside

Submarket Report - Q4 2024



Sales - Q4 2024

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
18	15	5	5		43

Annual Sales

2019	2020	2021	2022	2023	2024
248	390	575	468	519	334

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	3	647	414	233	0
Mid Rise	11	672	537	131	4
Low Rise	5	135	57	76	2
Townhouse	6	228	157	71	0
Single Family					
Grand Total	25	1,682	1,165	511	6

Eastside

Submarket Report - Q4 2024



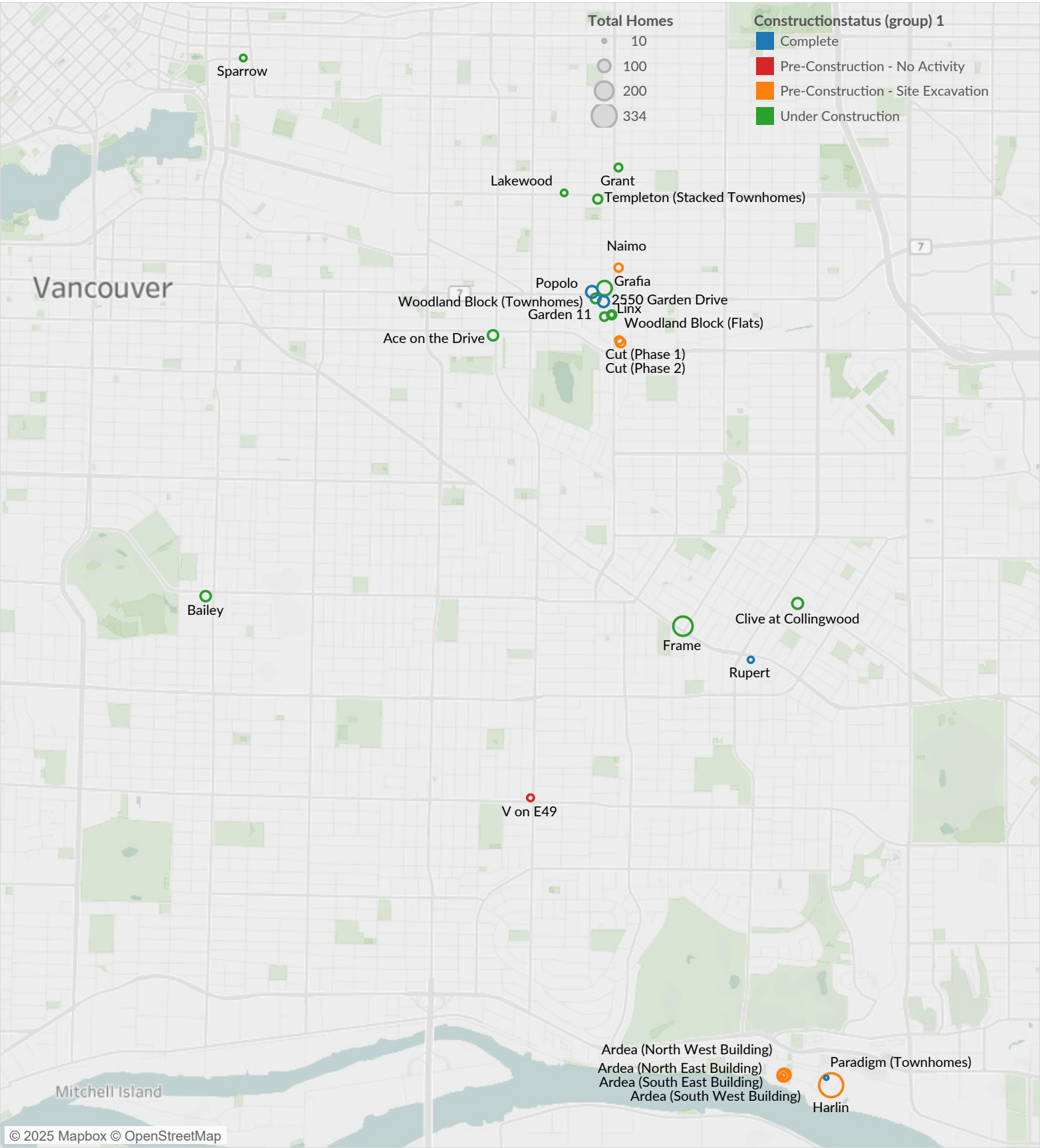
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$1,073	\$1,370	\$1,238	509.0	1,471.3
Mid Rise	\$1,053	\$1,440	\$1,206	494.7	1,284.2
Low Rise	\$1,095	\$1,345	\$1,191	495.2	1,179.0
Townhouse	\$1,124	\$1,278	\$1,200	597.2	1,308.7
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
Harlin	Wesgroup	High Rise	June 2023	\$1,210	207	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	37	96
Popolo	Epix Developments Ltd.	Mid Rise	November 2020	\$1,100	76	81
Ardea (North East Building)	Wesgroup	Mid Rise	October 2023	\$1,210	30	77
2550 Garden Drive	Bucci Developments	Mid Rise	October 2022	\$1,215	66	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
Bailey	StreetSide Developments	Mid Rise	May 2023	\$1,325	60	61

Current Active Phases



Eastside

Submarket Report - Q4 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
Ardea (North East Building)	Wesgroup	Mid Rise	October 2023	\$1,210	7	77
Harlin	Wesgroup	High Rise	June 2023	\$1,210	6	334
Fraser Commons	Serracan Properties	High Rise	March 2018	\$1,107	6	363
Ardea (North West Building)	Wesgroup	High Rise	October 2023	\$1,215	6	96
Cut (Phase 2)	fabric	Townhouse	March 2024	\$1,277	4	50
2550 Garden Drive	Bucci Developments	Mid Rise	October 2022	\$1,215	4	69
Clarendon Heights	Fully Homes	Low Rise	February 2020	\$870	2	47
Rupert	Lalli Development	Low Rise	February 2020	\$980	1	21
Popolo	Epix Developments Ltd.	Mid Rise	November 2020	\$1,100	1	81
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	1	822
Mid Rise	1	327	1	363
Low Rise	1	96	1	103
Townhouse			1	40
Single Family				
Grand Total	1	1,783	1	1,328

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