Altus Group

Vancouver Market Area North Shore

New Homes Sub Market Report
Data as of Q4 2024

North Shore
Submarket Report - Q4 2024

Sales - Q4 2024

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
5	3	0	23	0	31

Annual Sales

2019	2020	2021	2022	2023	2024
317	522	1,086	818	370	252

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	4	738	526	108	104
Mid Rise	8	822	660	88	74
Low Rise	2	71	38	23	10
Townhouse	10	403	231	61	111
Single Family	4	40	31	6	3
Grand Total	28	2,074	1,486	286	302

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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	$1,034	$1,637	$1,206	562	1,485
Low Rise	$1,503	$2,656	$1,766	551	1,726
Townhouse	$1,024	$1,233	$1,075	1,181	1,813
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	138	168
One20	Three Shores	High Rise	June 2024	$1,420	10	164
Millennium Central Lonsdale	The Millennium Group	High Rise	June 2021	$1,385	149	162
Horseshoe Bay	Westbank Projects Corp	Mid Rise	November 2016	$1,450	146	158
Elle	Polygon Homes	High Rise	September 2023	$1,510	109	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

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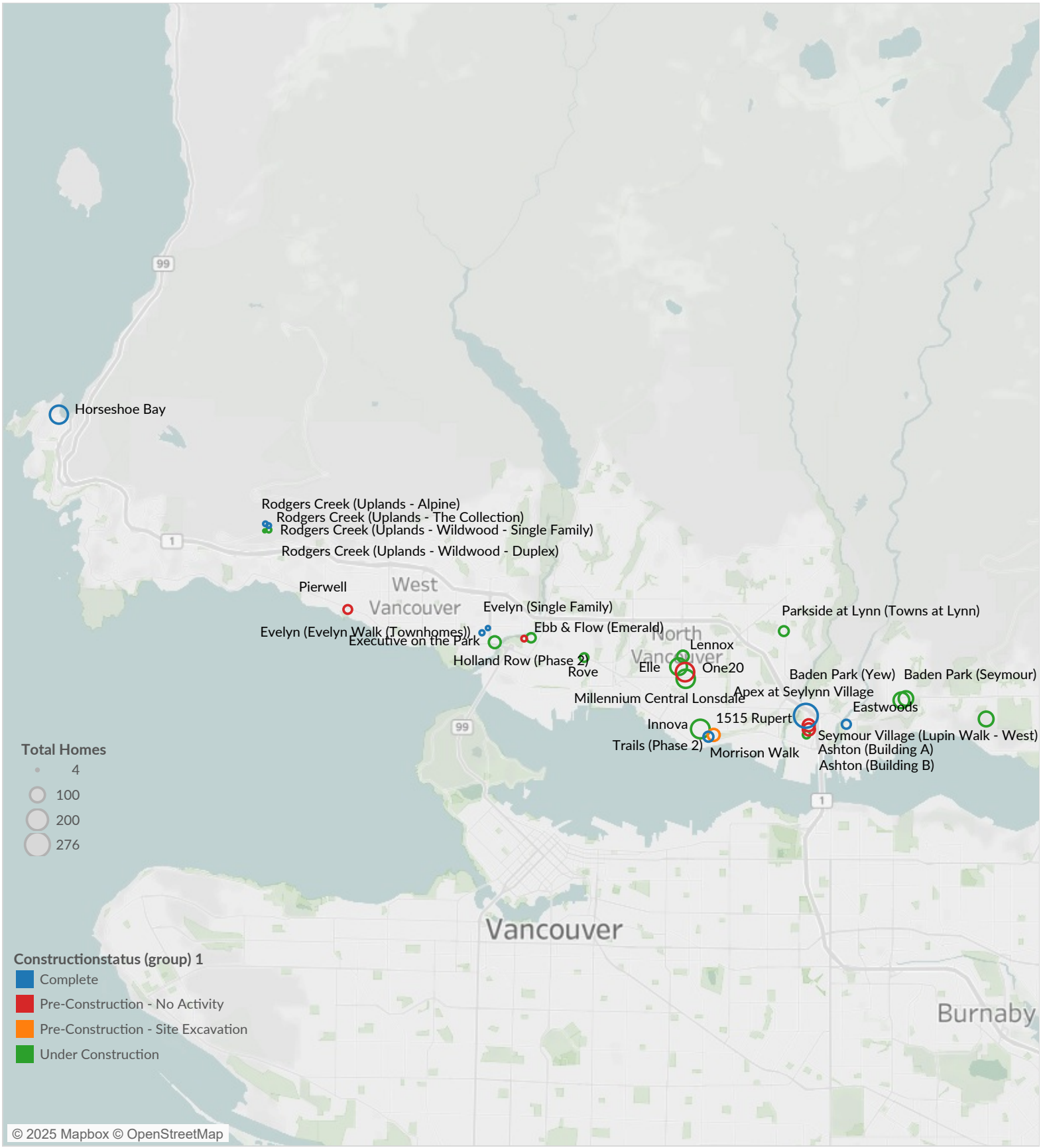
Current Active Phases



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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
Trails (Phase 2)	Wall Financial Corp	Townhouse	March 2024	$1,073	11	48
Ebb & Flow (Emerald)	Woodbridge Homes,Citimark	Townhouse	November 2024	$1,050	8	41
Morrison Walk	Creo Developments	Townhouse	March 2024	$1,207	3	70
Elle	Polygon Homes	High Rise	September 2023	$1,510	3	136
Millennium Central Lonsdale	The Millennium Group	High Rise	June 2021	$1,385	2	162
Innova	Cascadia Green Development	Mid Rise	March 2022	$1,215	2	168
Holland Row (Phase 2)	PC Urban	Townhouse	July 2024	$985	1	15
Executive on the Park	Executive Group	Mid Rise	May 2022	$1,650	1	68

Future Supply - North Shore

	Coming Soon		Dev Application	
Project Type	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	1	1,070	1	1,507
Mid Rise	1	977	1	1,059
Low Rise			1	120
Townhouse	1	400	1	469
Single Family	1	8		
Grand Total	1	2,455	1	3,155

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