



Vancouver Market Area Westside

New Homes Sub Market Report
Data as of Q4 2024

Westside

Submarket Report - Q4 2024



Sales - Q4 2024

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
1	31	1	18		51

Annual Sales

2019	2020	2021	2022	2023	2024
460	271	1,195	872	591	334

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	10	1,377	920	329	128
Mid Rise	12	737	479	212	46
Low Rise	9	329	198	110	21
Townhouse	18	721	481	193	47
Single Family					
Grand Total	49	3,164	2,078	844	242

Westside

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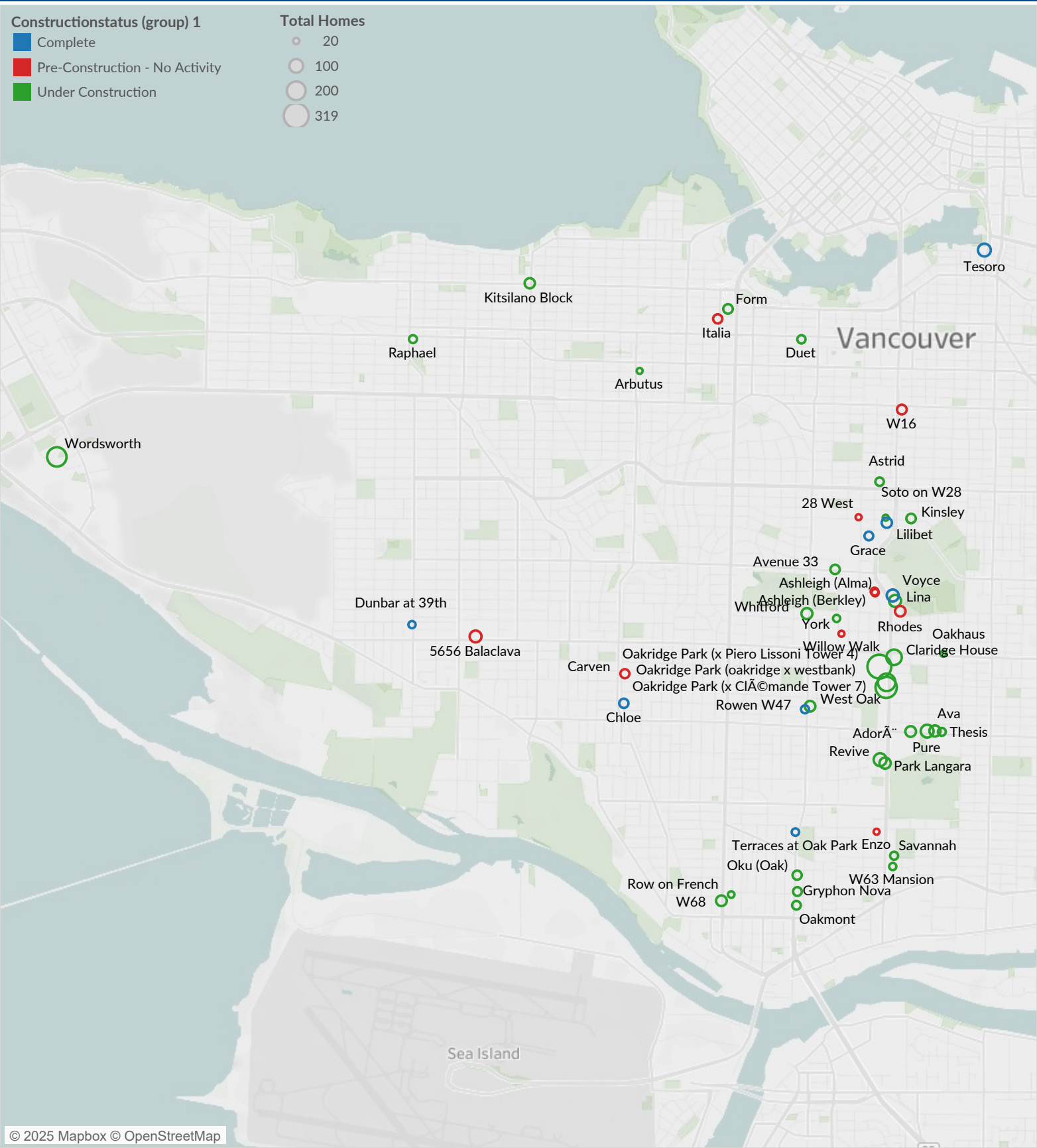
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$1,668	\$2,905	\$2,006	547	2,330
Mid Rise	\$1,382	\$1,869	\$1,537	482	1,303
Low Rise	\$1,441	\$2,131	\$1,655	638	1,358
Townhouse	\$1,328	\$1,564	\$1,414	800	1,515
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
Oakridge Park (x Piero Lissoni Tower 4)	Westbank Projects Corp,QuadReal Property ..	High Rise	November 2018	\$2,791	191	319
Oakridge Park (x CIÃ©mande Tower 7)	Westbank Projects Corp,QuadReal Property ..	High Rise	September 2019	\$2,398	100	252
Wordsworth	Polygon Homes	High Rise	May 2023	\$1,520	195	209
Oakridge Park (oakridge x westbank)	Westbank Projects Corp,QuadReal Property ..	High Rise	January 2022	\$2,550	120	172
Claridge House	Polygon Homes	High Rise	December 2021	\$1,820	116	133
Revive	Belford Properties	Townhouse	April 2021	\$1,350	79	93
Pure	Lavern Developments	Mid Rise	October 2021	\$1,440	74	92
Tesoro	Concert Properties Ltd.	High Rise	August 2020	\$1,900	79	92
Lina	Everbright Properties	Mid Rise	November 2021	\$1,580	68	80
5656 Balaclava	Hon Developments	Mid Rise	December 2022	\$1,925	22	79

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
Rhodes	Listraor Group,Locarno Legacy	Mid Rise	October 2024	\$1,670	14	62
Voyce	Forefield	Mid Rise	August 2020	\$1,450	5	81
Terraces at Oak Park	Vanwell Homes	Townhouse	October 2019	\$1,140	5	31
York	Listraor Group	Townhouse	October 2023	\$1,430	3	29
West Oak	Shokai	Townhouse	April 2021	\$1,230	3	63
Park Langara	Redekop Kroeker Development Inc	Mid Rise	February 2022	\$1,490	3	71
Lina	Everbright Properties	Mid Rise	November 2021	\$1,580	3	80
Winona	Raichu Development Group	Mid Rise	October 2018	\$1,460	2	38
Thesis	Alabaster Homes	Mid Rise	June 2023	\$1,430	2	69
Soto on W28	Forme Development	Townhouse	March 2022	\$1,675	2	20

Future Supply - Westside

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	1	1,791	1	9,500
Mid Rise	1	793	1	1,579
Low Rise	1	84	1	121
Townhouse	1	309	1	136
Single Family				
Grand Total	1	2,977	1	11,336

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