



## Vancouver Market Area Delta/Tsawwassen

New Homes Sub Market Report  
Data as of Q1 2025

# Delta/Tsawwassen

## Submarket Report - Q1 2025



### Sales - Q1 2025

| High Rise | Mid Rise | Low Rise | Townhouse | Single Family | Grand Total |
|-----------|----------|----------|-----------|---------------|-------------|
| 0         | 5        | 2        | 7         | 10            | 24          |

### Annual Sales

| 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|------|------|------|------|------|------|
| 434  | 424  | 585  | 454  | 481  | 482  |

### Current Supply

| Property Type | Number of Phases | Total Homes | Homes Sold | Homes Available | Unreleased Homes |
|---------------|------------------|-------------|------------|-----------------|------------------|
| High Rise     | 1                | 264         | 193        | 71              | 0                |
| Mid Rise      | 3                | 401         | 235        | 166             | 0                |
| Low Rise      | 2                | 84          | 64         | 20              | 0                |
| Townhouse     | 7                | 327         | 235        | 64              | 28               |
| Single Family | 5                | 60          | 28         | 14              | 18               |
| Grand Total   | 18               | 1,136       | 755        | 335             | 46               |

# Delta/Tsawwassen

## Submarket Report - Q1 2025



### Current Pricing & Size

| Property Type | Avg. \$/SF Min | Avg. \$/SF Max | Avg. \$/SF Blended | Avg. Min Size | Avg. Max Size |
|---------------|----------------|----------------|--------------------|---------------|---------------|
| High Rise     | \$979          | \$1,509        | \$1,100            | 391           | 1,021         |
| Mid Rise      | \$880          | \$1,101        | \$972              | 496           | 1,096         |
| Low Rise      | \$620          | \$1,122        | \$790              | 353           | 879           |
| Townhouse     | \$710          | \$837          | \$765              | 1,309         | 1,771         |
| Single Family | \$831          | \$861          | \$849              | 1,807         | 1,950         |

### Active Phases - Top Projects by Total Homes

| Project Name                          | Developer             | Property Type | Month, Year of Open Date | Avg. \$/SF Blended | Homes Sold | Total Homes |
|---------------------------------------|-----------------------|---------------|--------------------------|--------------------|------------|-------------|
| Walker House                          | BMG Real Estate       | High Rise     | June 2022                | \$1,100            | 193        | 264         |
| Scott+77 (Building B)                 | Realco Holdings Ltd   | Mid Rise      | September 2024           | \$950              | 110        | 147         |
| Bridge & Elliott                      | Headwater             | Mid Rise      | May 2024                 | \$985              | 64         | 131         |
| Hampton Cove (Westhampton)            | Polygon Homes         | Townhouse     | January 2023             | \$675              | 117        | 125         |
| Boardwalk (Salt & Meadow Three)       | Aquilini              | Mid Rise      | June 2023                | \$980              | 61         | 123         |
| Skye at Holly Park                    | Bramor Developments   | Townhouse     | November 2024            | \$770              | 5          | 56          |
| West Coast Estates (Condo Building C) | Executive Group       | Low Rise      | September 2023           | \$810              | 29         | 43          |
| West Coast Estates (Condo Building A) | Executive Group       | Low Rise      | April 2023               | \$770              | 35         | 41          |
| Boardwalk (Ocean Row)                 | Aquilini              | Townhouse     | April 2023               | \$810              | 30         | 38          |
| Lineage                               | JPS Developments Inc. | Townhouse     | March 2023               | \$670              | 33         | 35          |

### Current Active Phases



# Delta/Tsawwassen

## Submarket Report - Q1 2025



### 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 |
|-----------------------------------------------|---------------------|---------------|--------------------------|--------------------|---------------|-------------|
| Boardwalk (Seven - Single Family Homes)       | Aquilini            | Single Family | November 2024            | \$660              | 7             | 22          |
| Bridge & Elliott                              | Headwater           | Mid Rise      | May 2024                 | \$985              | 4             | 131         |
| Southlands (Granary)                          | Century Group       | Townhouse     | September 2022           | \$890              | 3             | 35          |
| West Coast Estates (Condo Building A)         | Executive Group     | Low Rise      | April 2023               | \$770              | 2             | 41          |
| Skye at Holly Park                            | Bramor Developments | Townhouse     | November 2024            | \$770              | 2             | 56          |
| Southlands (Harrow Estate Cottages)           | Century Group       | Single Family | September 2024           | \$810              | 1             | 12          |
| Southlands (Harrow Estate Cottages Phase Two) | Century Group       | Single Family | March 2025               | \$805              | 1             | 12          |
| Southlands (Centennial Green)                 | Century Group       | Townhouse     | June 2024                | \$885              | 1             | 16          |
| Southlands (Beachcomber Cottages - Phase Two) | Century Group       | Single Family | September 2024           | \$980              | 1             | 7           |
| Boardwalk (Salt & Meadow Three)               | Aquilini            | Mid Rise      | June 2023                | \$980              | 1             | 123         |

### Future Supply - Delta/Tsawwassen

| Project Type  | Coming Soon        |             | Dev Application    |             |
|---------------|--------------------|-------------|--------------------|-------------|
|               | Number of Projects | Total Homes | Number of Projects | Total Homes |
| High Rise     | 1                  | 260         | 1                  | 844         |
| Mid Rise      | 1                  | 1,214       | 1                  | 65          |
| Low Rise      | 1                  | 83          | 1                  | 42          |
| Townhouse     | 1                  | 335         | 1                  | 941         |
| Single Family | 1                  | 20          |                    |             |
| Grand Total   | 1                  | 1,912       | 1                  | 1,892       |

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