



Vancouver Market Area North Shore

New Homes Sub Market Report
Data as of Q1 2025

North Shore

Submarket Report - Q1 2025



Sales - Q1 2025

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
7	4	0	10	0	21

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	533	205	0
Mid Rise	8	822	664	84	74
Low Rise	2	71	38	23	10
Townhouse	10	403	241	60	102
Single Family	4	40	31	6	3
Grand Total	28	2,074	1,507	378	189

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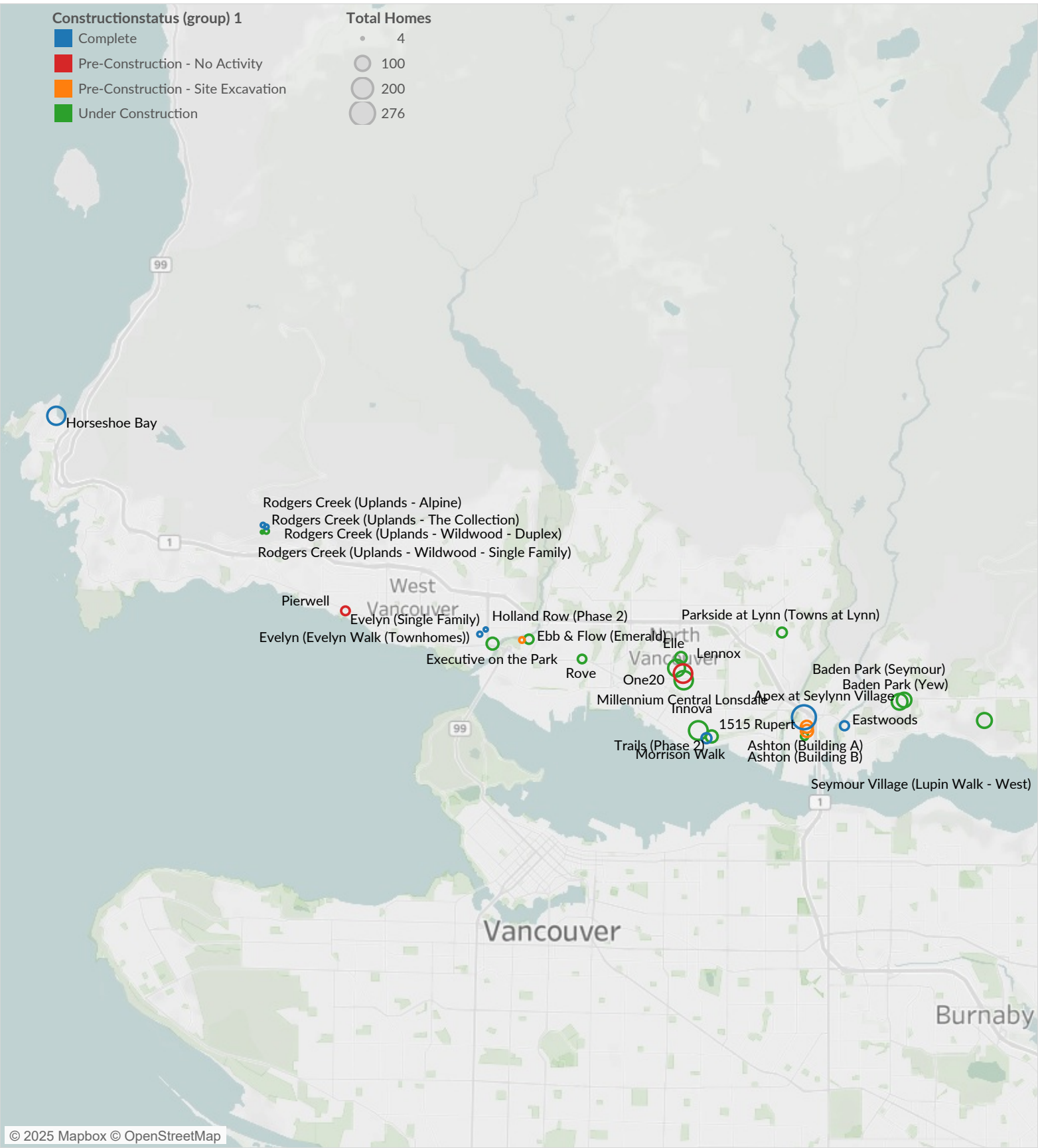
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$1,073	\$2,053	\$1,341	543	1,675
Mid Rise	\$1,044	\$1,631	\$1,206	562	1,485
Low Rise	\$1,503	\$2,656	\$1,766	551	1,726
Townhouse	\$1,023	\$1,212	\$1,075	1,181	1,813
Single Family	\$1,236	\$1,376	\$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	265	276
Innova	Cascadia Green Development	Mid Rise	March 2022	\$1,215	139	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	147	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	90	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
Apex at Seylynn Village	Denna Homes	High Rise	October 2021	\$1,050	7	276
Ebb & Flow (Emerald)	Woodbridge Homes,Citimark	Townhouse	November 2024	\$1,050	5	41
Seymour Village (Lupin Walk - West)	TAKaya Developments Ltd,Aquilini	Mid Rise	June 2022	\$955	2	105
Holland Row (Phase 2)	PC Urban	Townhouse	July 2024	\$985	2	15
Parkside at Lynn (Towns at Lynn)	Mosaic	Townhouse	May 2023	\$927	1	46
Morrison Walk	Creo Developments	Townhouse	March 2024	\$1,207	1	70
Innova	Cascadia Green Development	Mid Rise	March 2022	\$1,215	1	168
Horseshoe Bay	Westbank Projects Corp	Mid Rise	November 2016	\$1,450	1	158
Eastwoods	Anthem Properties	Townhouse	June 2023	\$972	1	39

Future Supply - North Shore

Project Type	Coming Soon		Dev Application	
	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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