

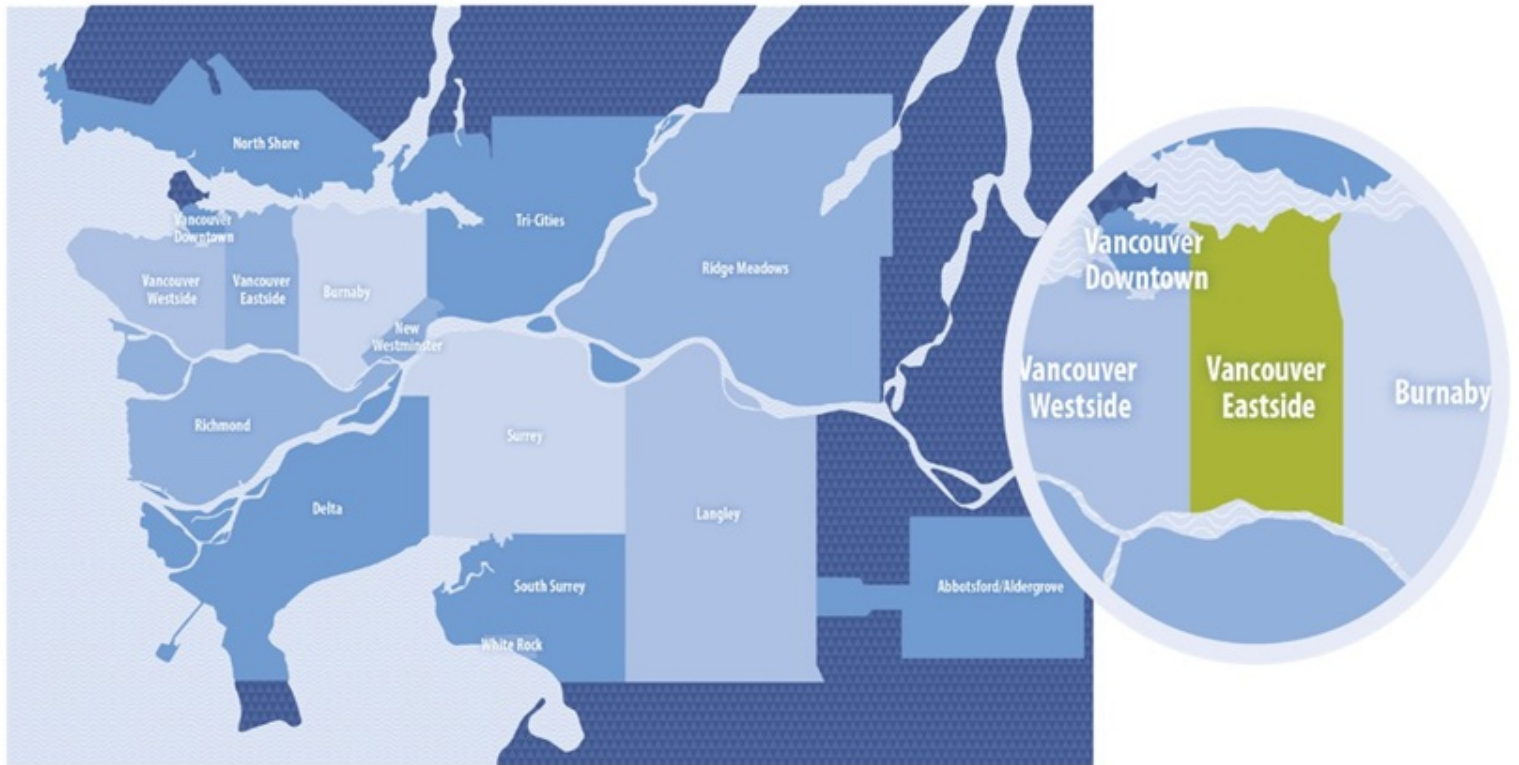


Vancouver Market Area Eastside

New Homes Sub Market Report
Data as of Q2 2025

Eastside

Submarket Report - Q2 2025



Sales - Q2 2025

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
4	10	11	3		28

Annual Sales

2019	2020	2021	2022	2023	2024
248	390	575	468	519	333

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	3	647	428	219	0
Mid Rise	9	537	349	184	4
Low Rise	5	137	64	71	2
Townhouse	6	228	167	61	0
Single Family					
Grand Total	23	1,549	1,008	535	6

Eastside

Submarket Report - Q2 2025



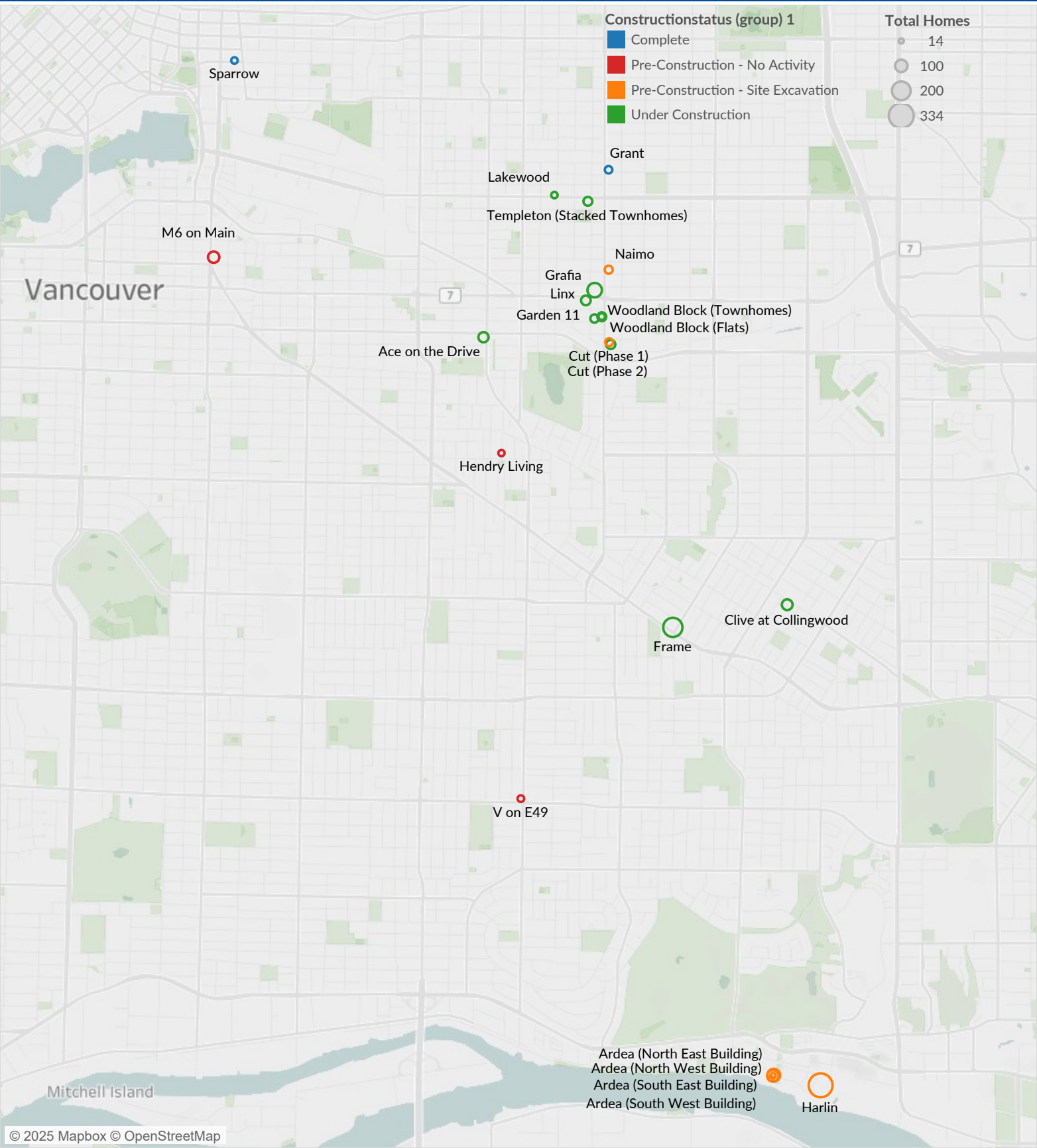
Current Pricing & Size

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	1,471
Mid Rise	\$1,095	\$1,540	\$1,256	499	1,365
Low Rise	\$1,158	\$1,356	\$1,249	492	1,262
Townhouse	\$948	\$1,278	\$1,200	597	1,309
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	209	334
Frame	Coromandel Properties	High Rise	April 2022	\$1,290	176	217
Grafia	Porte Development Corp.	Mid Rise	November 2021	\$1,180	110	122
Ardea (North West Building)	Wesgroup	High Rise	October 2023	\$1,215	43	96
Ardea (North East Building)	Wesgroup	Mid Rise	October 2023	\$1,210	37	77
M6 on Main	The Jim Pattison Group	Mid Rise	September 2024	\$1,675	0	76
Clive at Collingwood	Nexst Properties	Mid Rise	July 2021	\$1,100	64	68
Ace on the Drive	Wesgroup	Mid Rise	April 2022	\$1,220	38	61
Linx	Omicron, Lotus Capital	Mid Rise	March 2022	\$1,170	50	54
Cut (Phase 2)	fabric	Townhouse	March 2024	\$1,277	38	50

Current Active Phases



Eastside

Submarket Report - Q2 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
Hendry Living	Trillium Project Management	Low Rise	October 2024	\$1,270	7	23
Ardea (North East Building)	Wesgroup	Mid Rise	October 2023	\$1,210	5	77
Ardea (North West Building)	Wesgroup	High Rise	October 2023	\$1,215	4	96
Grant	Amacon	Low Rise	June 2022	\$1,150	3	33
Cut (Phase 2)	fabric	Townhouse	March 2024	\$1,277	3	50
Ace on the Drive	Wesgroup	Mid Rise	April 2022	\$1,220	3	61
Clive at Collingwood	Nexst Properties	Mid Rise	July 2021	\$1,100	1	68
Ardea (South West Building)	Wesgroup	Mid Rise	October 2023	\$1,240	1	14
Ardea (South East Building)	Wesgroup	Low Rise	October 2023	\$1,275	1	17

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	251	1	363
Low Rise	1	141	1	103
Townhouse			1	40
Single Family				
Grand Total	1	1,752	1	1,328

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