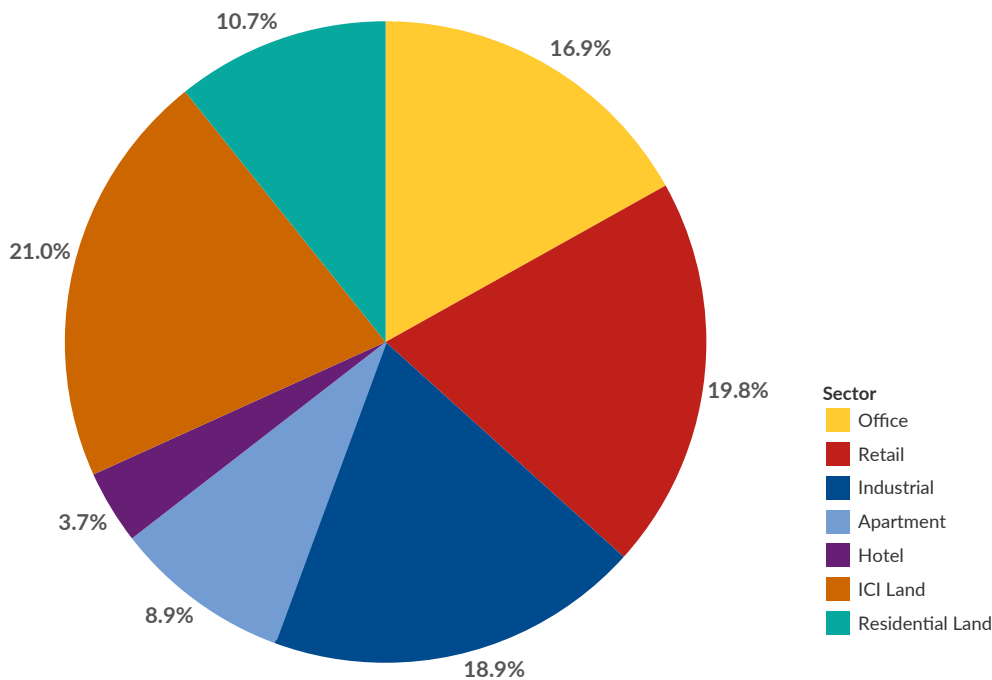

Vancouver Market Area Commercial Q2 2025 Statistics



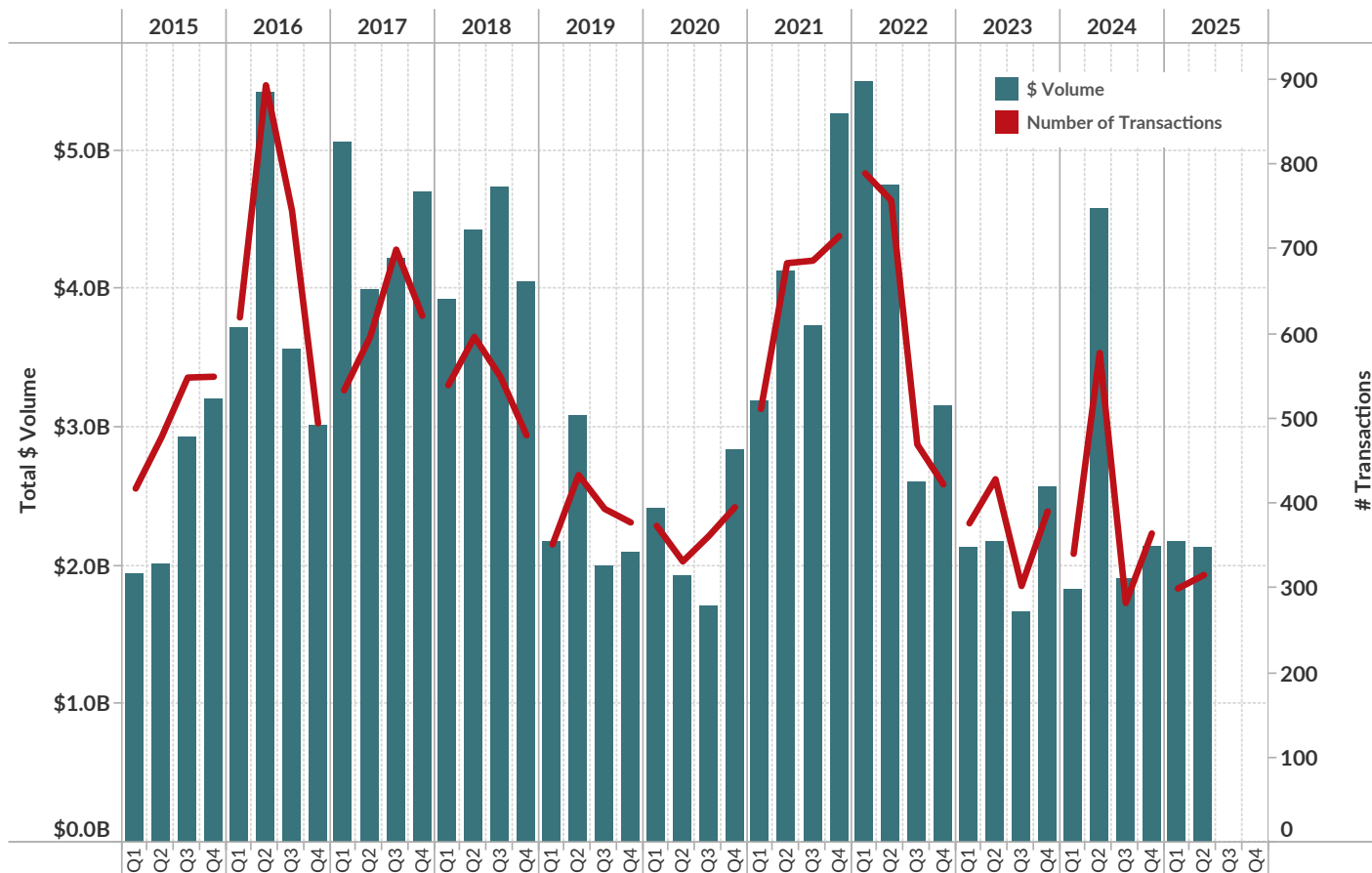
AltusGroup

Q2 2025 YTD Property Transactions - Total \$ Volume by Sector



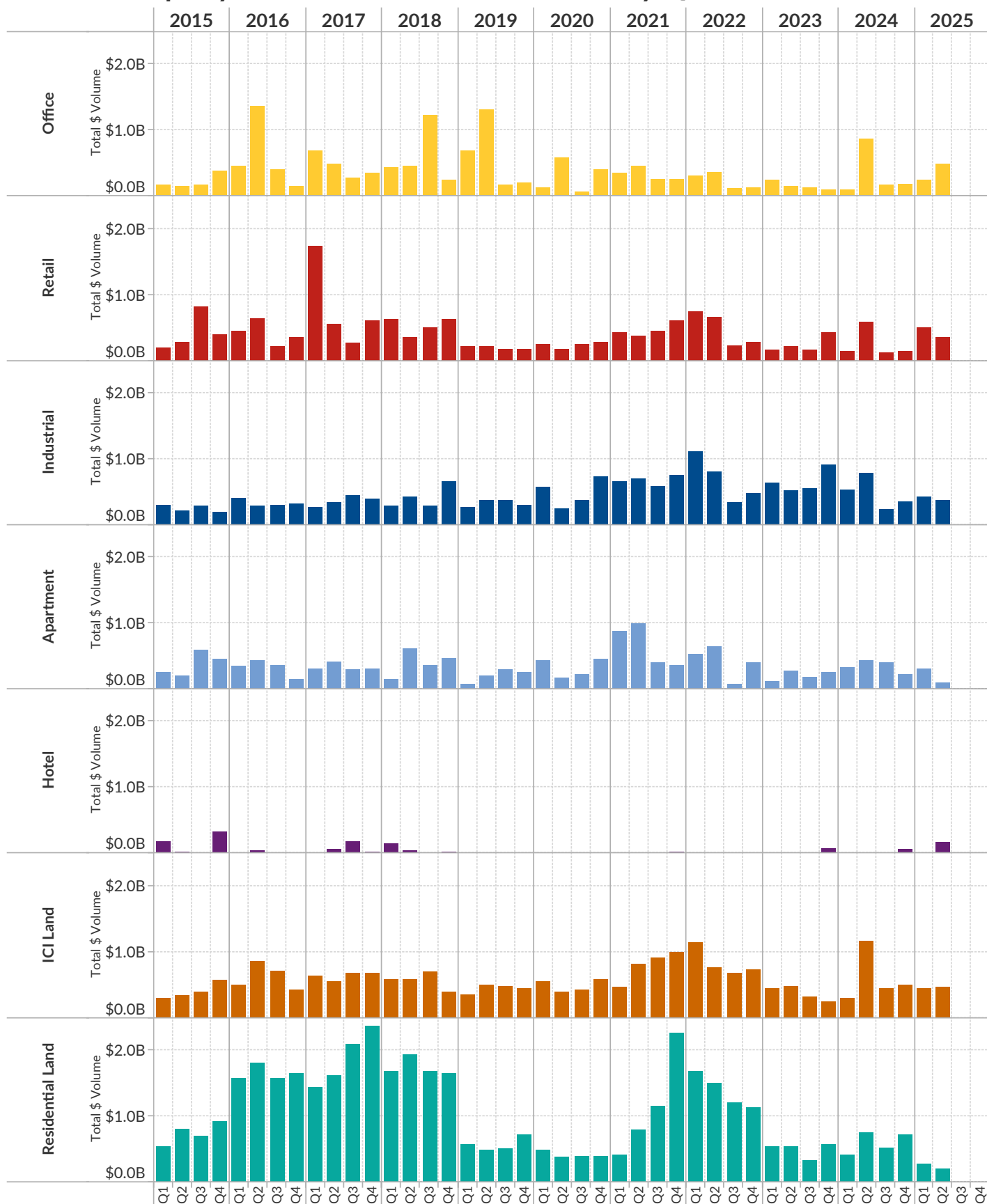
Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total \$ Volume by Quarter & Sector



Source: Altus Group

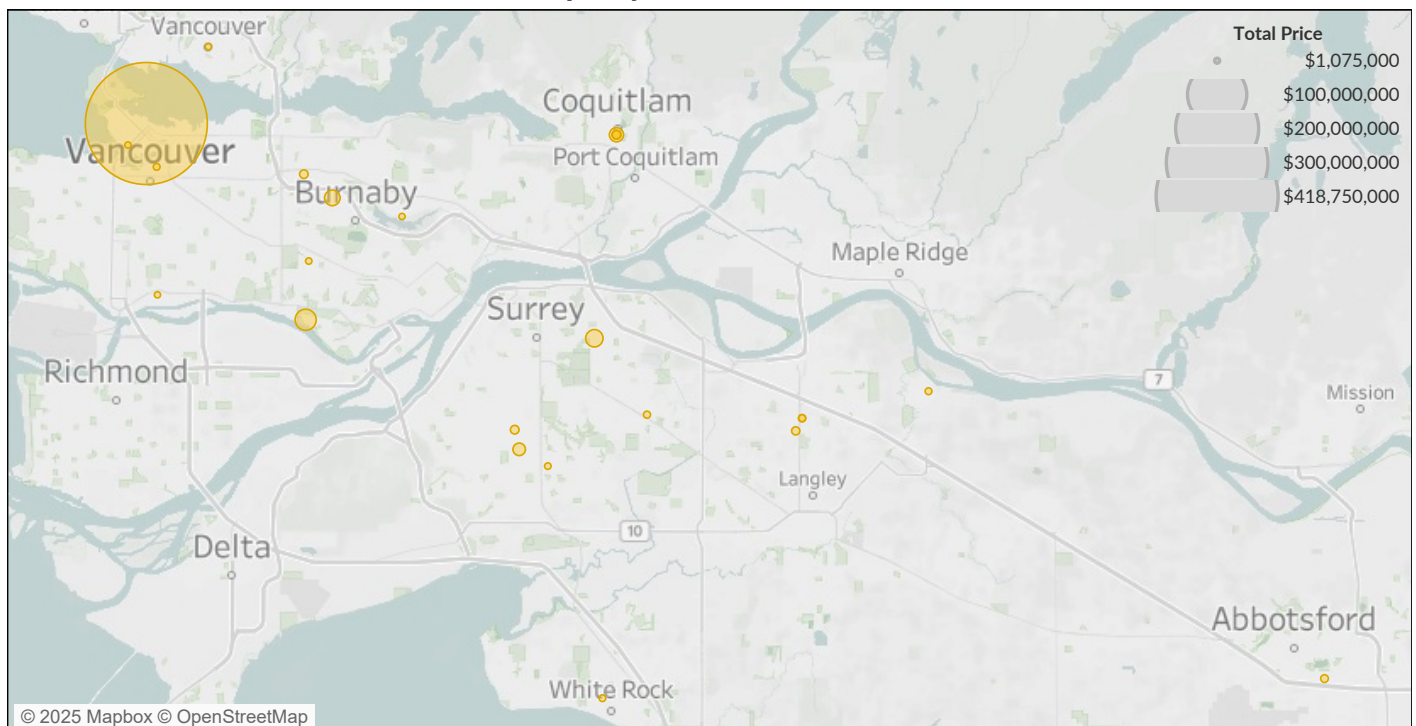
Region	Q2 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2024	2025		
Fraser Valley	\$7.7M	5	\$18.6M	\$69.4M	274.0%	\$808
North East	\$19.0M	9	\$3.6M	\$19.0M	434.9%	\$902
North Shore	\$1.2M	1	\$12.5M	\$4.7M	-62.1%	\$805
South Fraser	\$18.9M	6	\$48.5M	\$51.3M	5.8%	\$849
Vancouver	\$445.8M	9	\$866.9M	\$581.6M	-32.9%	\$884
Grand Total	\$492.6M	30	\$950.0M	\$726.1M	-23.6%	\$861

Office - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Ft
4200 North Fraser Way	Vancouver	Burnaby	\$12.5M	42,962	291
14888 104th Avenue	South Fraser	Surrey	\$8.5M	17,760	479
4695 Canada Way	Vancouver	Burnaby	\$6.9M	4,845	1,414
13049 76th Avenue	South Fraser	Surrey	\$4.4M	4,166	1,060
12885 80th Avenue	South Fraser	Surrey	\$2.1M	1,995	1,053

Source: Altus Group

Office Property Transactions - Q2 2025



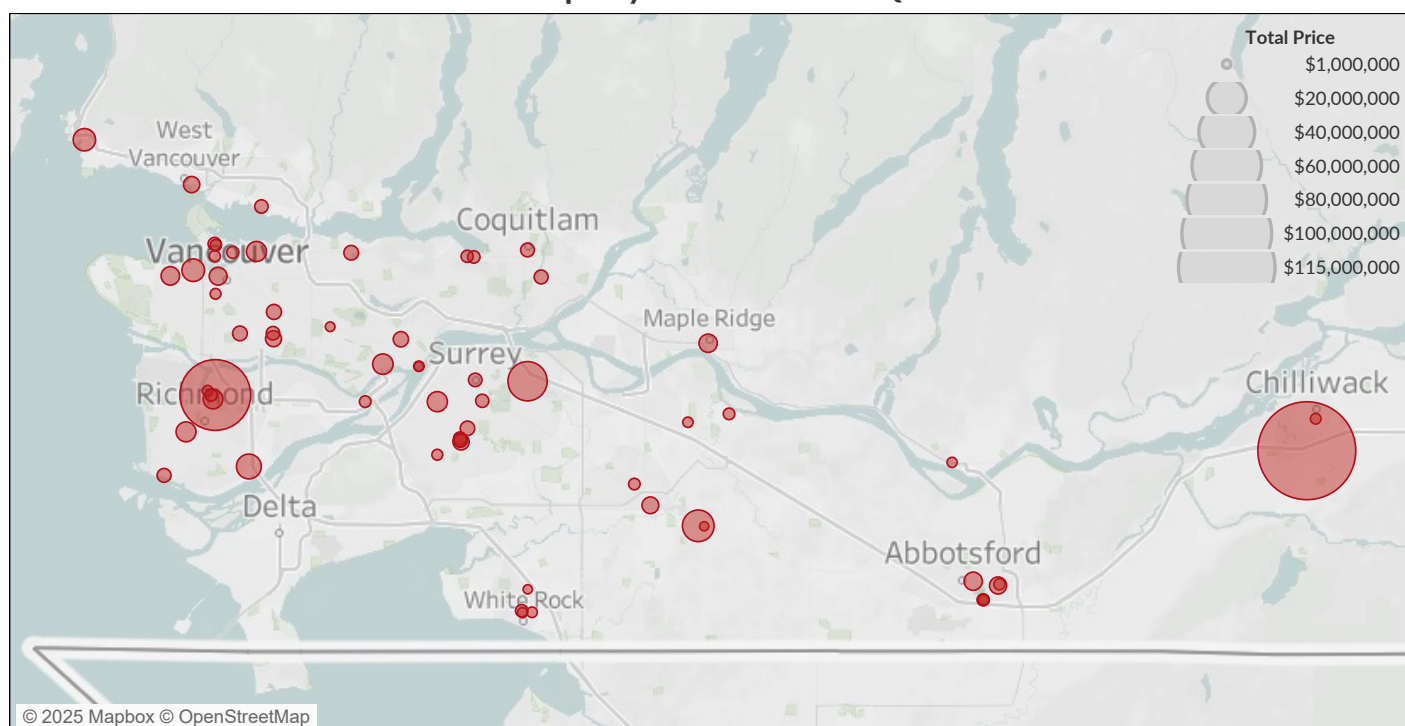
Region	Q2 2025	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
	\$ Volume		2024	2025		
Fraser Valley	\$150.4M	14	\$172.9M	\$311.8M	80.3%	\$769
North East	\$12.2M	5	\$44.2M	\$34.0M	-23.1%	\$810
North Shore	\$11.3M	3	\$35.5M	\$15.4M	-56.6%	\$1,563
South Fraser	\$131.8M	23	\$235.8M	\$151.3M	-35.8%	\$1,147
Vancouver	\$51.3M	19	\$239.4M	\$339.2M	41.7%	\$1,189
Grand Total	\$357.0M	64	\$727.8M	\$851.8M	17.0%	\$1,080

Retail - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Ft
45585 Luckakuck Way	Fraser Valley	Chilliwack	\$115.0M	255,810	450
8671 Odlin Crescent	South Fraser	Richmond	\$60.0M	25,000	2,400
15420 104th Avenue	South Fraser	Surrey	\$18.5M	14,466	1,279
22070 48A Avenue	Fraser Valley	Langley	\$12.0M	Null	Null
11200 No. 5 Road	South Fraser	Richmond	\$7.4M	5,041	1,468

Source: Altus Group

Retail Property Transactions - Q2 2025



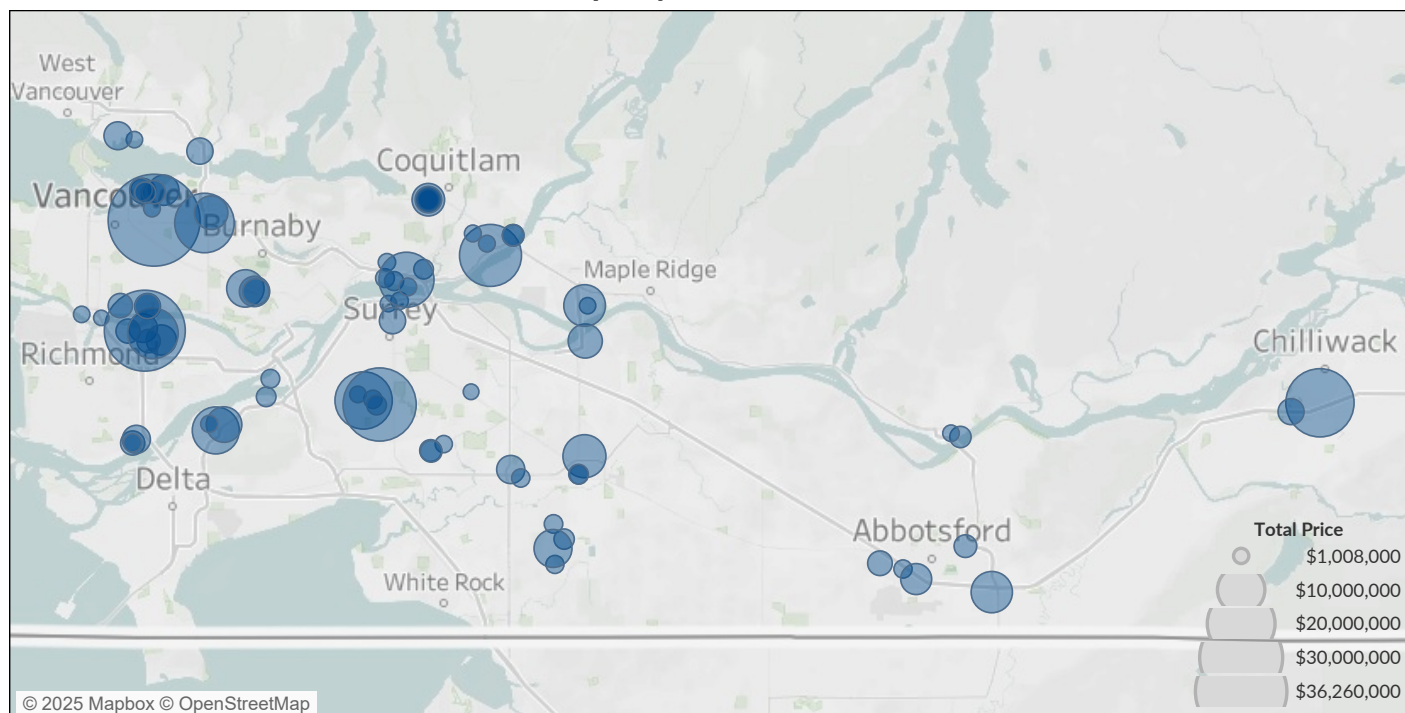
Region	Q2 2025	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
	\$ Volume		2024	2025		
Fraser Valley	\$57.8M	12	\$208.9M	\$124.9M	-40.2%	\$508
North East	\$71.6M	21	\$112.4M	\$150.0M	33.5%	\$712
North Shore	\$7.4M	3	\$38.1M	\$11.9M	-68.9%	\$829
South Fraser	\$146.7M	32	\$702.3M	\$378.6M	-46.1%	\$635
Vancouver	\$93.6M	17	\$258.6M	\$149.7M	-42.1%	\$718
Grand Total	\$377.1M	85	\$1,320.3M	\$815.1M	-38.3%	\$651

Industrial - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Ft
2288 Clark Drive	Vancouver	Vancouver	\$36.3M	62,330	582
2500 Vauxhall Place	South Fraser	Richmond	\$28.1M	81,716	344
13055 80th Avenue	South Fraser	Surrey	\$23.0M	38,220	600
45739 Kerr Avenue	Fraser Valley	Chilliwack	\$20.0M	51,692	387
1495 Kebet Way	North East	Port Coquitlam	\$16.5M	22,475	734

Source: Altus Group

Industrial Property Transactions - Q2 2025



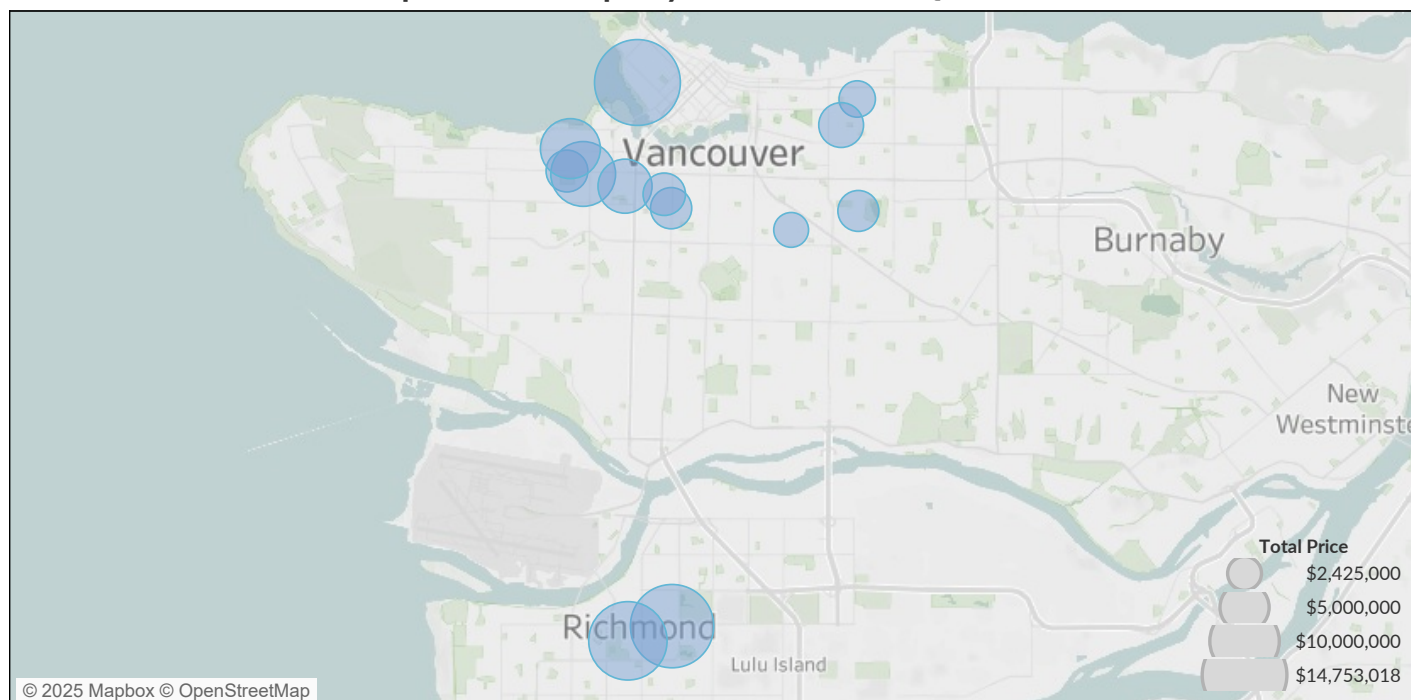
Region	Q2 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
			2024	2025		
Fraser Valley			\$75.2M	\$43.4M	-42.3%	\$330,755
North East			\$109.2M		-100.0%	
North Shore			\$28.2M		-100.0%	
South Fraser	\$26.2M	2	\$32.6M	\$26.2M	-19.5%	\$300,873
Vancouver	\$59.1M	11	\$520.4M	\$312.3M	-40.0%	\$461,168
Grand Total	\$85.3M	13	\$765.6M	\$382.0M	-50.1%	\$433,790

Apartment - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
1315 Broughton Street	Vancouver	Vancouver	\$14.8M	37	\$398,730
8660 Westminster Highway	South Fraser	Richmond	\$13.9M	45	\$308,889
6451 Minoru Boulevard	South Fraser	Richmond	\$12.3M	42	\$292,857
2212 West Broadway	Vancouver	Vancouver	\$8.4M	9	\$933,333
1926 Balsam Street	Vancouver	Vancouver	\$7.2M	9	\$800,000

Source: Altus Group

Apartment Property Transactions - Q2 2025



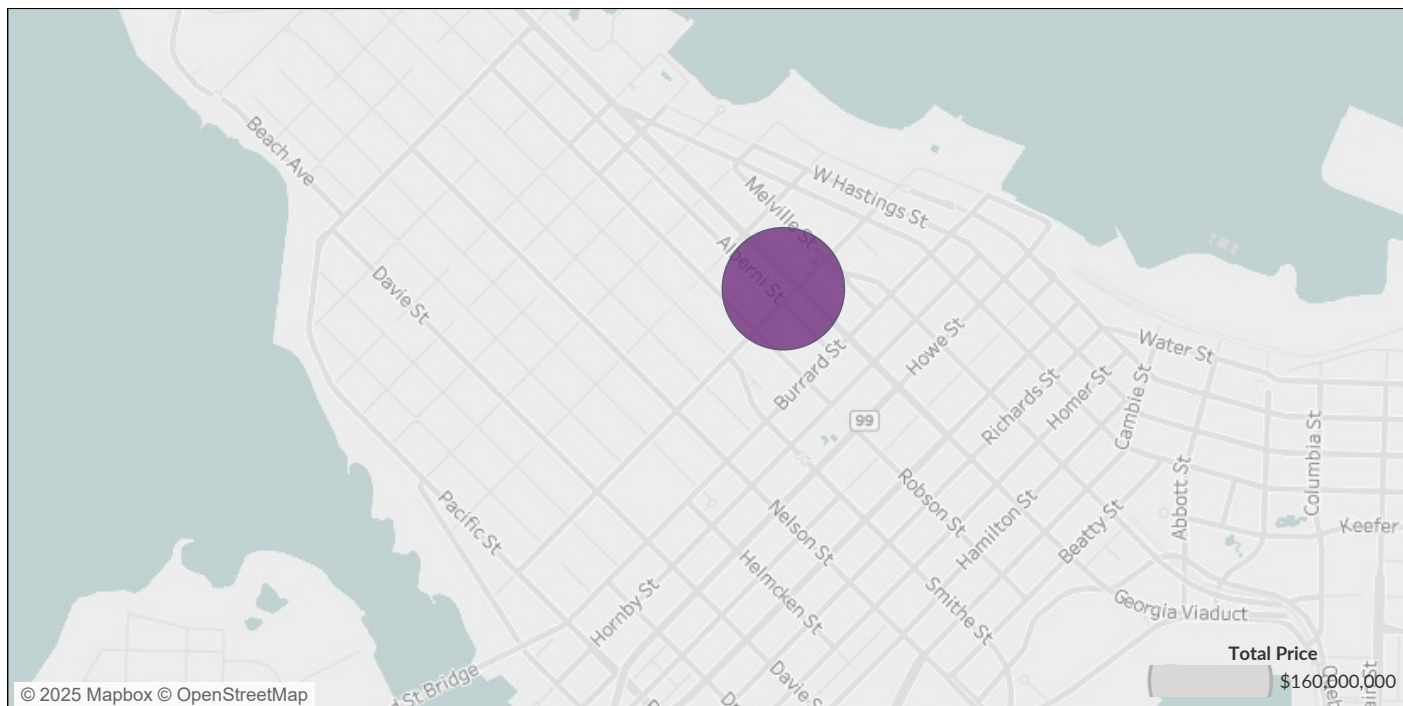
Region	Q2 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Room
			2024	2025		
Fraser Valley						
North East						
North Shore						
South Fraser						
Vancouver	\$160.0M	1	\$6M	\$160M	2809.1%	\$1,000,000
Grand Total	\$160.0M	1	\$6M	\$160M	2809.1%	\$1,000,000

Hotel - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
1128 West Georgia Street	\N	Vancouver	\$160.0M	119	\$1,000,000

Source: Altus Group

Hotel Property Transactions - Q2 2025



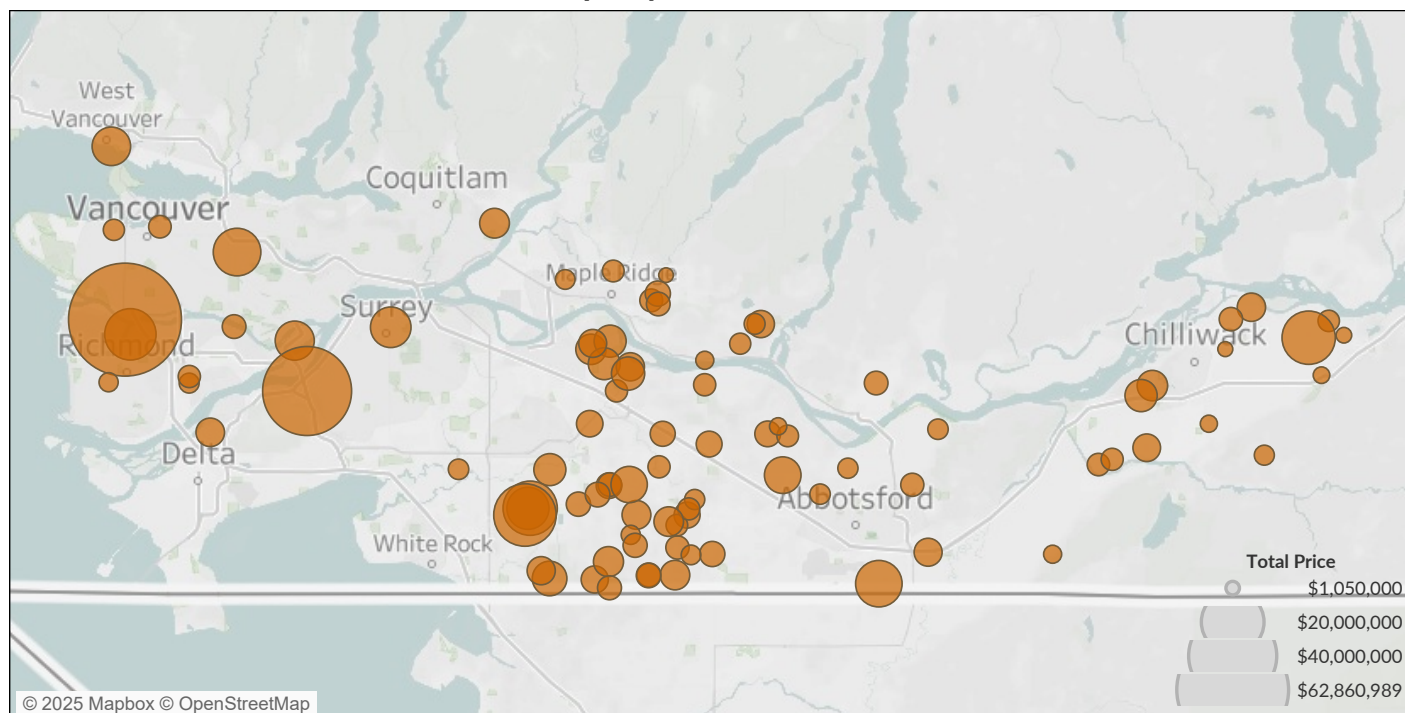
Region	Q2 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2024	2025		
Fraser Valley	\$219.2M	63	\$479.3M	\$403.9M	-15.7%	\$0.7M
North East	\$27.6M	11	\$91.2M	\$41.0M	-55.1%	\$0.4M
North Shore	\$7.3M	1	\$145.0M	\$150.3M	3.7%	\$5.2M
South Fraser	\$117.5M	12	\$520.4M	\$223.0M	-57.1%	\$2.1M
Vancouver	\$86.2M	5	\$229.0M	\$86.2M	-62.3%	\$9.4M
Grand Total	\$457.8M	92	\$1,464.9M	\$904.5M	-38.3%	\$1.0M

ICI Land - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
19044 32nd Avenue	South Fraser	Surrey	\$19.2M	4.5	\$4,280,649
3470 192nd Street	South Fraser	Surrey	\$14.5M	4.0	\$3,589,109
19145 34A Avenue	South Fraser	Surrey	\$8.7M	1.7	\$5,037,638
10653 King George Boulevard	South Fraser	Surrey	\$8.1M	0.6	Null
16326 50th Avenue	South Fraser	Surrey	\$2.1M	5.0	\$410,000

Source: Altus Group

ICI Land Property Transactions - Q2 2025



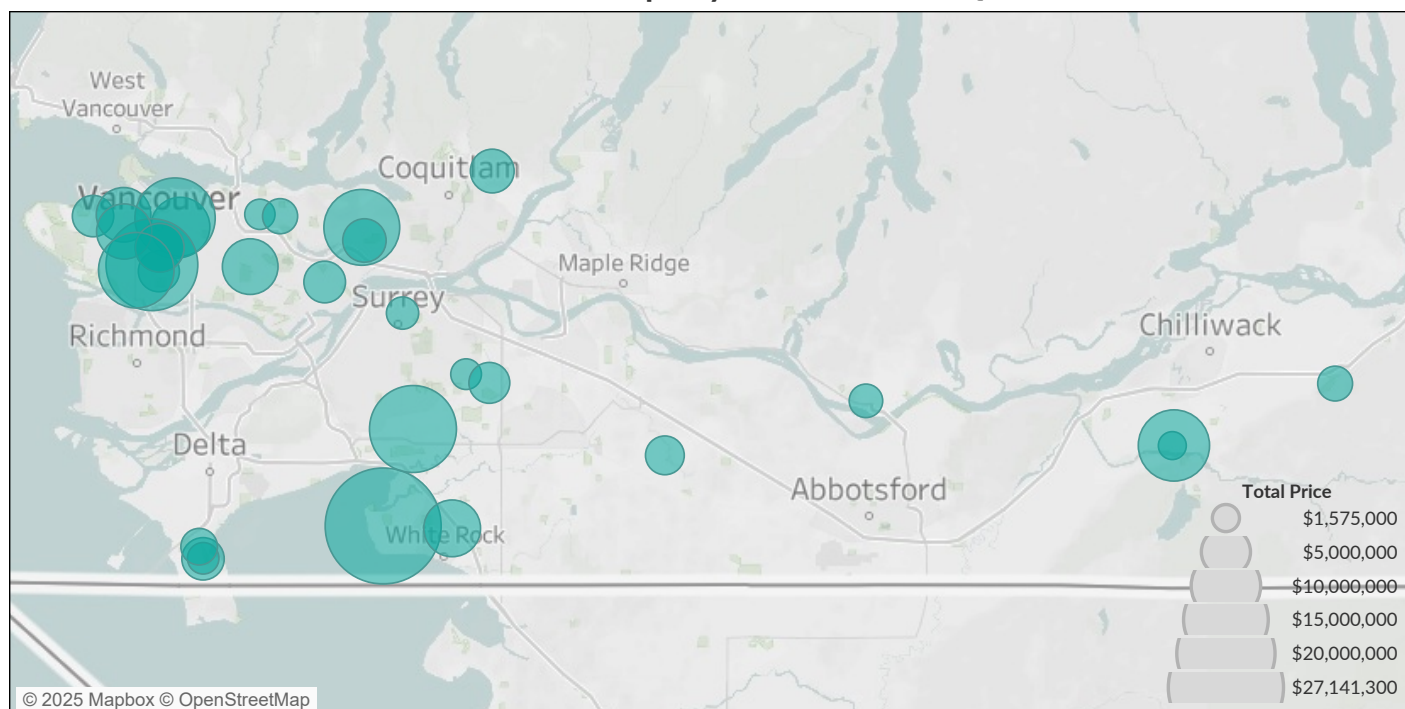
Region	Q2 2025 \$ Volume	#	YTD Volume 2024	2025	YoY - % Change	YTD - Avg \$/Acre
Fraser Valley	\$19.6M	5	\$188.5M	\$78.8M	-58.2%	\$3.0M
North East	\$19.3M	3	\$105.6M	\$62.7M	-40.6%	\$11.1M
North Shore			\$54.8M	\$27.0M	-50.8%	
South Fraser	\$64.6M	9	\$195.0M	\$96.8M	-50.4%	\$6.0M
Vancouver	\$91.2M	14	\$626.4M	\$196.5M	-68.6%	\$11.3M
Grand Total	\$194.6M	31	\$1,170.3M	\$461.9M	-60.5%	\$5.6M

Residential Land - Top 5 Transactions Q2 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
2388 128th Street	South Fraser	Surrey	\$27.1M	5.7	\$4,795,283
589 Baillie Street	Vancouver	Vancouver	\$17.0M	0.7	Null
6230 140th Street	South Fraser	Surrey	\$15.3M	5.7	\$2,656,794
304 East 1st Avenue	Vancouver	Vancouver	\$13.0M	0.3	Null
541 Clarke Road	North East	Coquitlam	\$11.6M	0.6	Null

Source: Altus Group

Residential Land Property Transactions - Q2 2025





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