



Vancouver Market Area North Shore

New Homes Sub Market Report
Data as of Q2 2025

North Shore

Submarket Report - Q2 2025



Sales - Q2 2025

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
0	22	0	8	1	31

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	51	154
Mid Rise	8	819	622	155	42
Low Rise	2	71	38	23	10
Townhouse	10	403	249	52	102
Single Family	4	40	32	5	3
Grand Total	28	2,071	1,474	286	311

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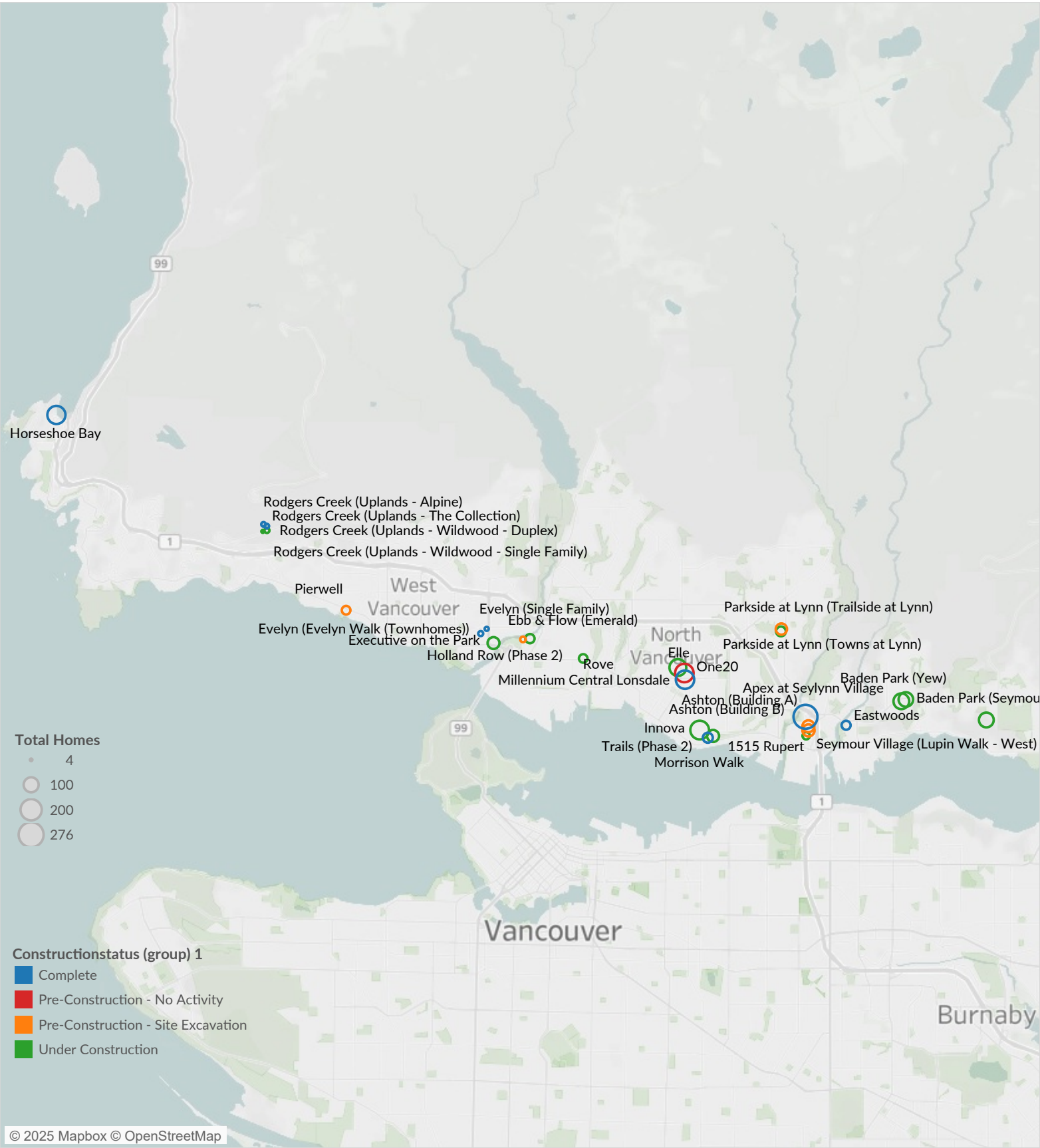
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$1,058	\$2,026	\$1,341	543	1,675
Mid Rise	\$1,021	\$1,623	\$1,196	575	1,499
Low Rise	\$1,443	\$2,656	\$1,766	551	1,726
Townhouse	\$1,018	\$1,238	\$1,075	1,184	1,813
Single Family	\$1,236	\$1,372	\$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	142	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
Parkside at Lynn (Trailside at Lynn)	Mosaic	Mid Rise	May 2025	\$1,075	15	61
Trails (Phase 2)	Wall Financial Corp	Townhouse	March 2024	\$1,073	4	48
Innova	Cascadia Green Development	Mid Rise	March 2022	\$1,215	3	168
Lennox	Polygon Homes	Mid Rise	March 2023	\$1,150	2	64
Executive on the Park	Executive Group	Mid Rise	May 2022	\$1,650	2	68
Eastwoods	Anthem Properties	Townhouse	June 2023	\$972	2	39
Parkside at Lynn (Towns at Lynn)	Mosaic	Townhouse	May 2023	\$927	1	46
Evelyn (Single Family)	Onni	Single Family	September 2020	\$1,210	1	8
Evelyn (Evelyn Walk (Townhomes))	Onni	Townhouse	November 2023	\$1,494	1	12

Future Supply - North Shore

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	1	1,251	1	1,507
Mid Rise	1	916	1	1,059
Low Rise			1	120
Townhouse	1	400	1	469
Single Family	1	8		
Grand Total	1	2,575	1	3,155

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