

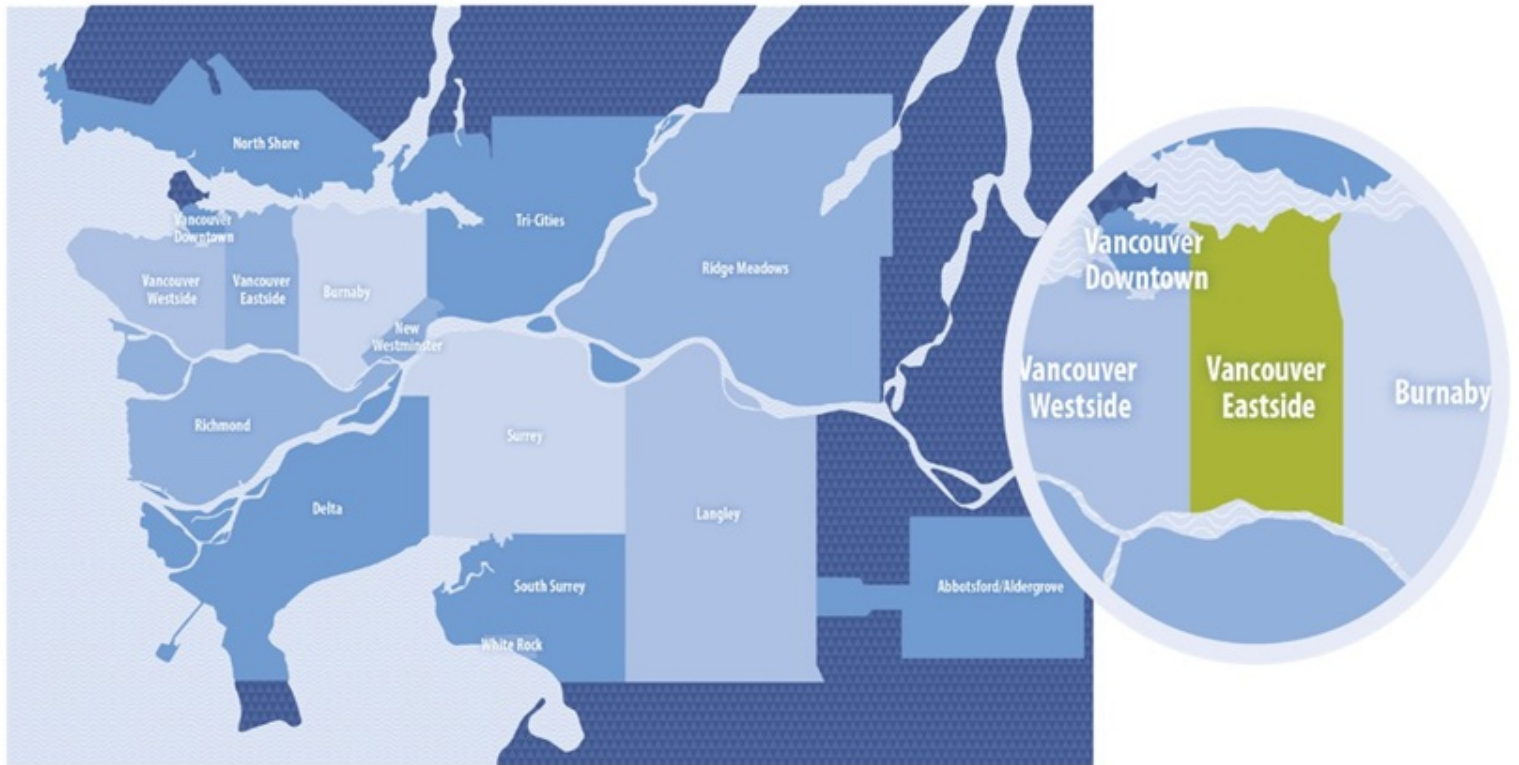


Vancouver Market Area Eastside

New Homes Sub Market Report
Data as of Q3 2025

Eastside

Submarket Report - Q3 2025



Sales - Q3 2025

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
0	7	15	3		25

Annual Sales

2019	2020	2021	2022	2023	2024
237	390	575	468	456	278

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	2	551	385	166	0
Mid Rise	6	378	245	129	4
Low Rise	4	120	73	47	0
Townhouse	6	228	170	58	0
Single Family					
Grand Total	18	1,277	873	400	4

Eastside

Submarket Report - Q3 2025



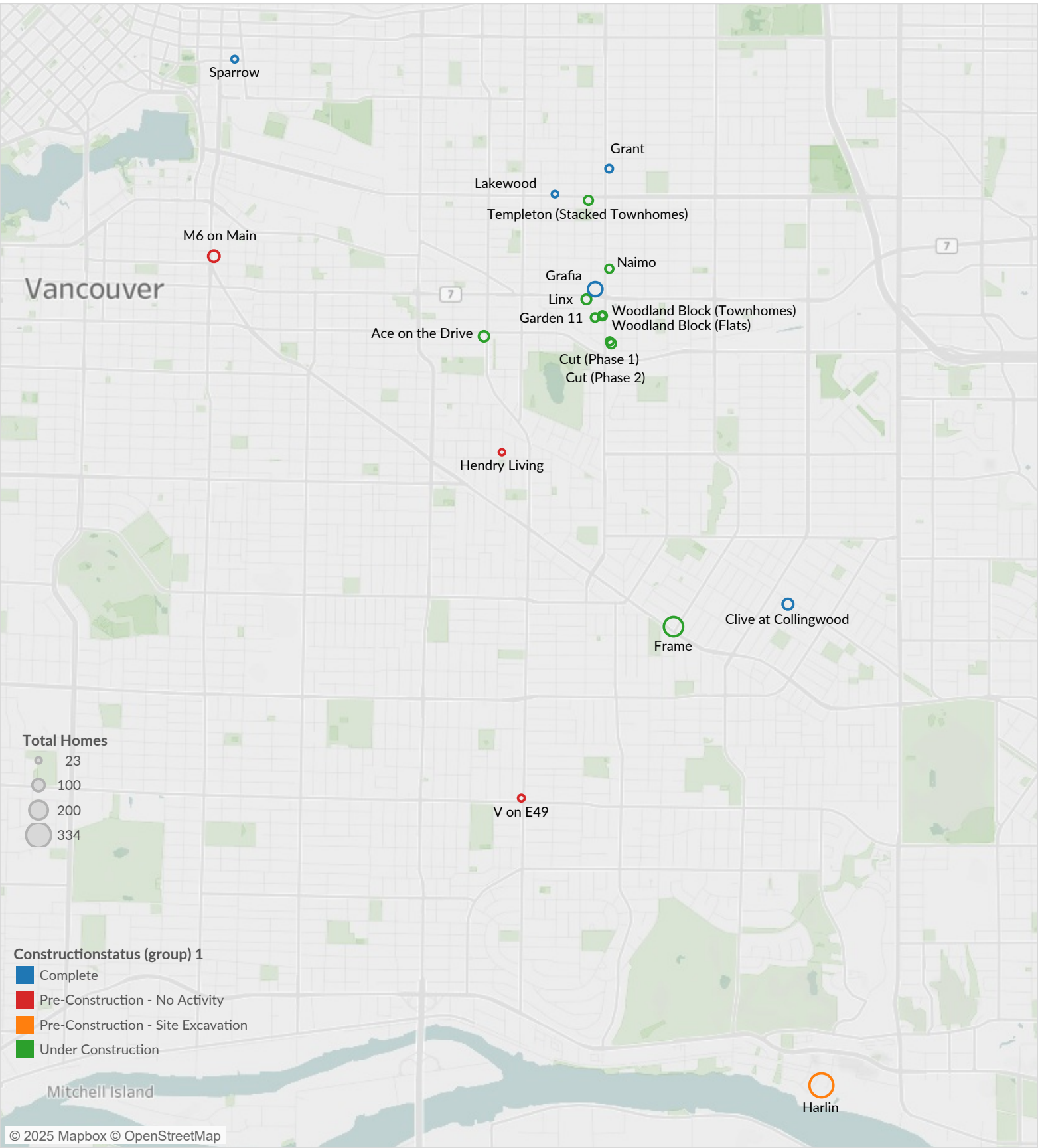
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$1,087	\$1,349	\$1,250	500	1,328
Mid Rise	\$1,143	\$1,495	\$1,293	458	1,161
Low Rise	\$1,168	\$1,324	\$1,242	464	1,119
Townhouse	\$946	\$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	112	122
M6 on Main	The Jim Pattison Group	Mid Rise	September 2024	\$1,675	0	76
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	40	50
Templeton (Stacked Townhomes)	Dimex	Townhouse	May 2021	\$1,100	40	46
Woodland Block (Townhomes)	First Track	Townhouse	May 2023	\$1,220	22	46
Garden 11	Aree Developments	Mid Rise	June 2023	\$1,260	24	40

Current Active Phases



Eastside

Submarket Report - Q3 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
Grant	Amacon	Low Rise	June 2022	\$1,150	15	33
Clive at Collingwood	Nexst Properties	Mid Rise	July 2021	\$1,100	4	68
Grafia	Porte Development Corp.	Mid Rise	November 2021	\$1,180	2	122
Cut (Phase 2)	fabric	Townhouse	March 2024	\$1,277	2	50
Woodland Block (Townhomes)	First Track	Townhouse	May 2023	\$1,220	1	46
Sparrow	Rendition Developments	Mid Rise	May 2018	\$1,250	1	25

Future Supply - Eastside

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	1	1,360	5	822
Mid Rise	5	322	5	363
Low Rise	3	141	3	103
Townhouse			1	40
Single Family				
Grand Total	9	1,823	14	1,328

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.



Altus connects data, analytics, applications, and expertise to deliver the intelligence necessary to drive optimal CRE performance. The industry's top leaders rely on our market-leading solutions and expertise to power performance and mitigate risk. Our global team of ~2,000 experts are making a lasting impact on an industry undergoing unprecedented change – helping shape the cities where we live, work, and build thriving communities.

For more information about Altus (TSX: AIF) please visit www.altusgroup.com

This publication has been prepared for general guidance on matters of interest only and does not constitute professional advice or services of Altus Group Limited, its affiliates and its related entities (collectively "Altus Group"). You should not act upon the information contained in this publication without obtaining specific professional advice. The information contained in this publication is provided for informational purposes only, and should not be construed as legal or financial advice on any subject matter. No representation or warranty (express or implied) is given as to the accuracy, completeness or reliability of the information contained in this publication, or the suitability of the information for a particular purpose. Altus Group has no obligation (express or implied) to correct or update any or all of the information contained herein or to advise you of any changes. Altus Group does not accept or assume any liability, responsibility or duty of care for any consequences of you or anyone else acting, or refraining to act, in reliance on the information contained in this publication or for any decision based on it. The distribution of this publication to you does not create, extend or revive a client relationship between Altus Group and you or any other person or entity. This publication, or any part thereof, may not be reproduced or distributed in any form for any purpose without the express written consent of Altus Group.