



Vancouver Market Area North Shore

New Homes Sub Market Report
Data as of Q3 2025

North Shore

Submarket Report - Q3 2025



Sales - Q3 2025

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
12	4	2	2	0	20

Annual Sales

2019	2020	2021	2022	2023	2024
317	522	1,086	818	362	245

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	3	462	269	39	154
Mid Rise	8	819	626	151	42
Low Rise	2	71	40	21	10
Townhouse	9	357	205	58	94
Single Family	4	40	32	5	3
Grand Total	26	1,749	1,172	274	303

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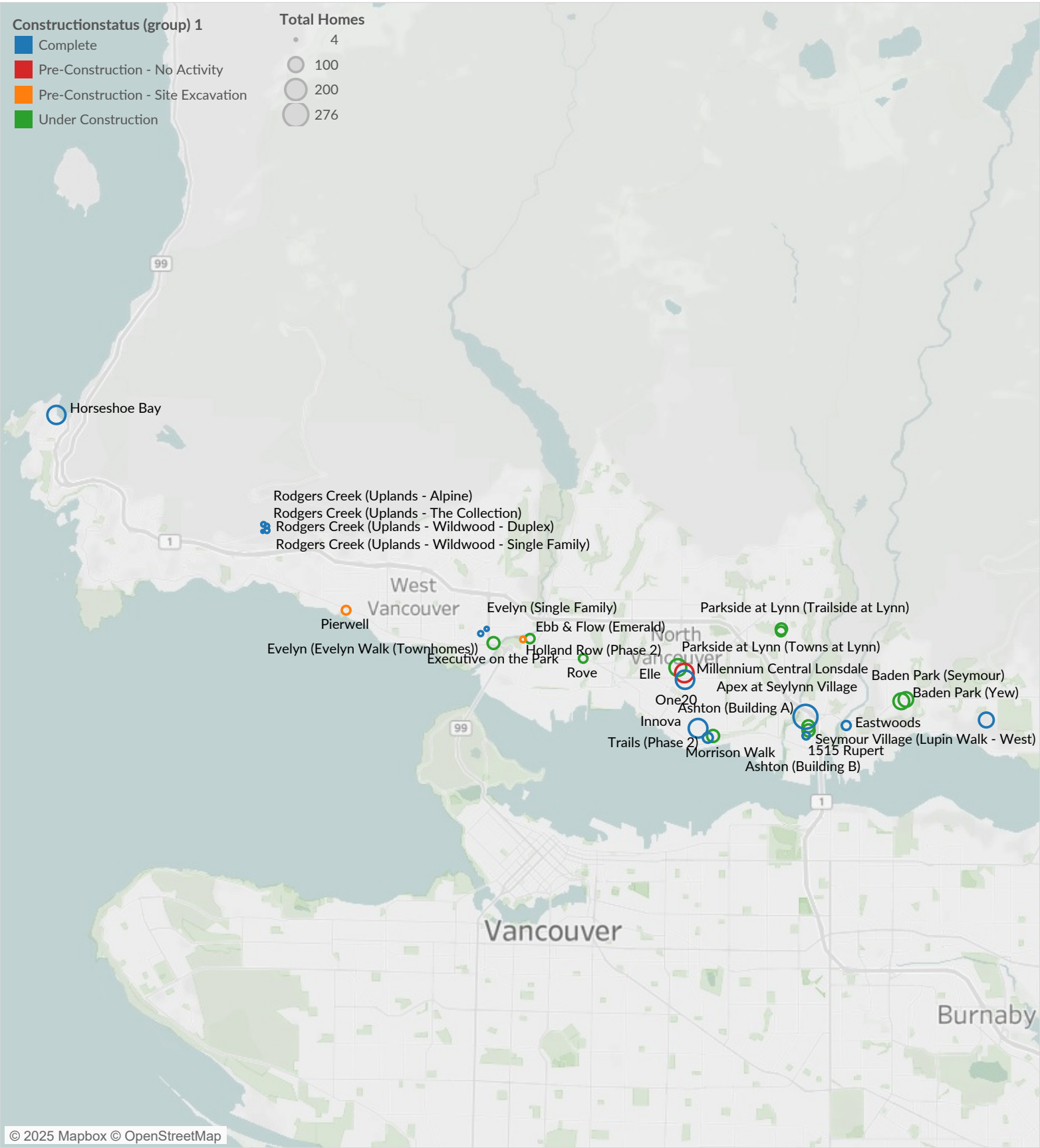
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$1,180	\$2,109	\$1,438	561	1,527
Mid Rise	\$1,025	\$1,619	\$1,196	575	1,499
Low Rise	\$1,443	\$2,656	\$1,766	551	1,726
Townhouse	\$1,028	\$1,260	\$1,092	1,135	1,825
Single Family	\$1,236	\$1,383	\$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
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	148	158
Elle	Polygon Homes	High Rise	September 2023	\$1,510	110	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	93	105
Baden Park (Seymour)	Anthem Properties	Townhouse	August 2022	\$908	72	102
Ashton (Building B)	Fairborne Homes	Mid Rise	August 2023	\$1,100	65	71
Morrison Walk	Creo Developments	Townhouse	March 2024	\$1,207	12	70

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	11	276
Seymour Village (Lupin Walk - West)	TAKaya Developments Ltd,Aquilini	Mid Rise	June 2022	\$955	3	105
Pierwell	Brimming Development	Low Rise	April 2024	\$2,400	2	36
Parkside at Lynn (Towns at Lynn)	Mosaic	Townhouse	May 2023	\$927	1	46
Horseshoe Bay	Westbank Projects Corp	Mid Rise	November 2016	\$1,450	1	158
Evelyn (Evelyn Walk (Townhomes))	Onni	Townhouse	November 2023	\$1,494	1	12
Elle	Polygon Homes	High Rise	September 2023	\$1,510	1	136

Future Supply - North Shore

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	6	1,361	6	1,507
Mid Rise	4	916	10	1,059
Low Rise			4	120
Townhouse	7	465	10	469
Single Family	1	8		
Grand Total	18	2,750	30	3,155

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