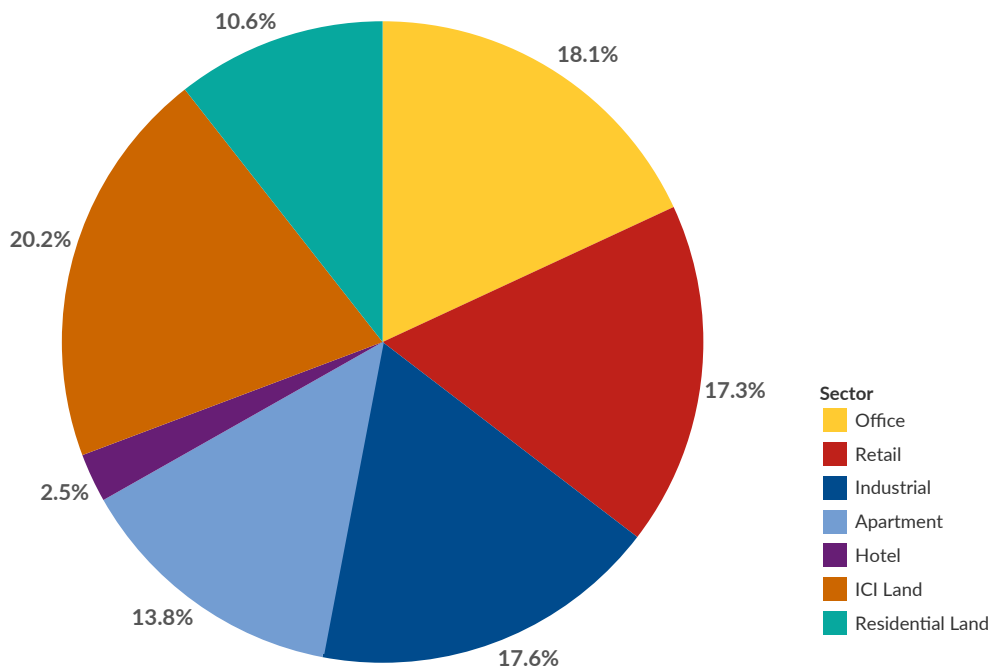

Vancouver Market Area Commercial Q3 2025 Statistics



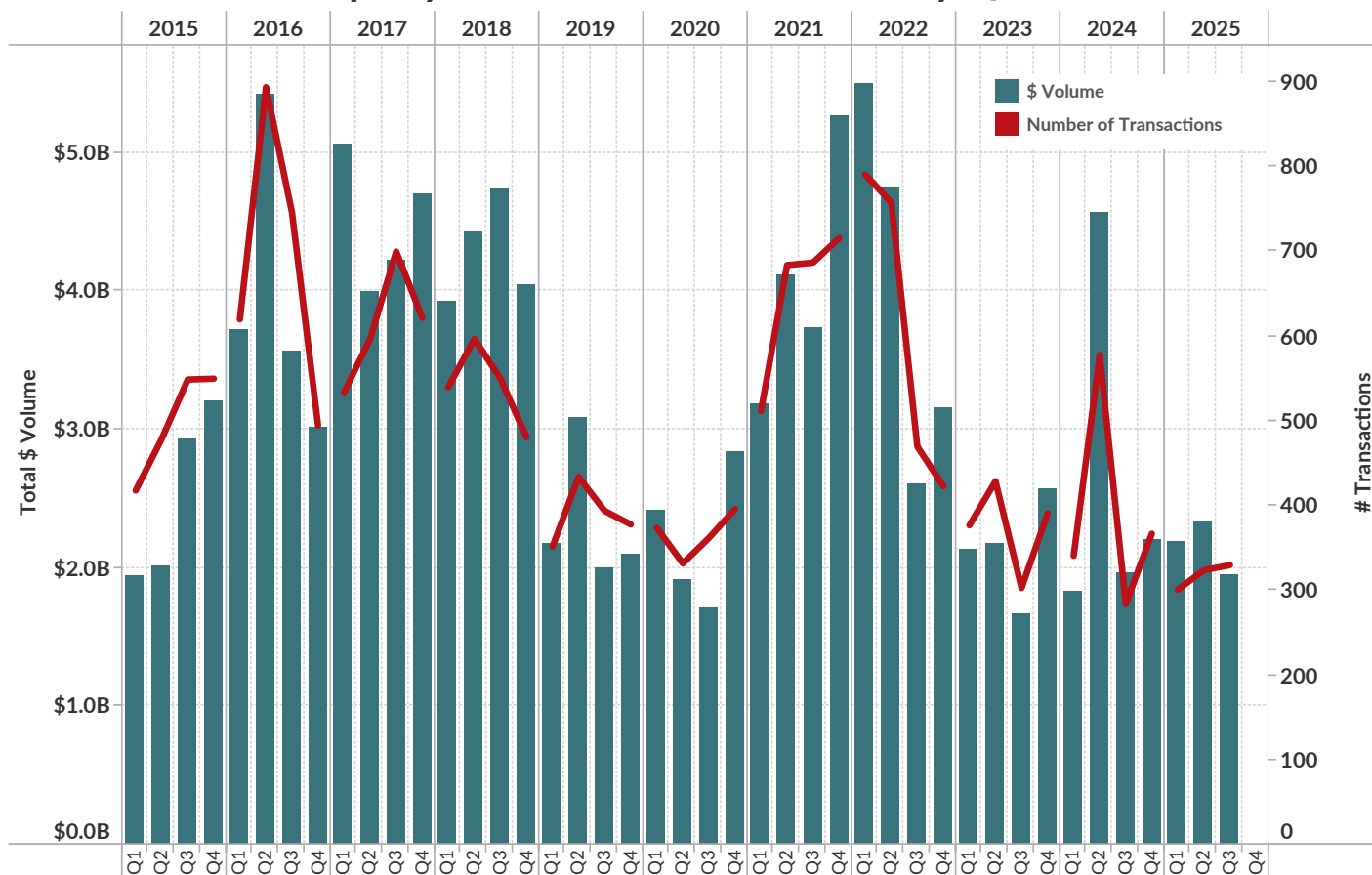
AltusGroup

Q3 2025 YTD Property Transactions - Total \$ Volume by Sector



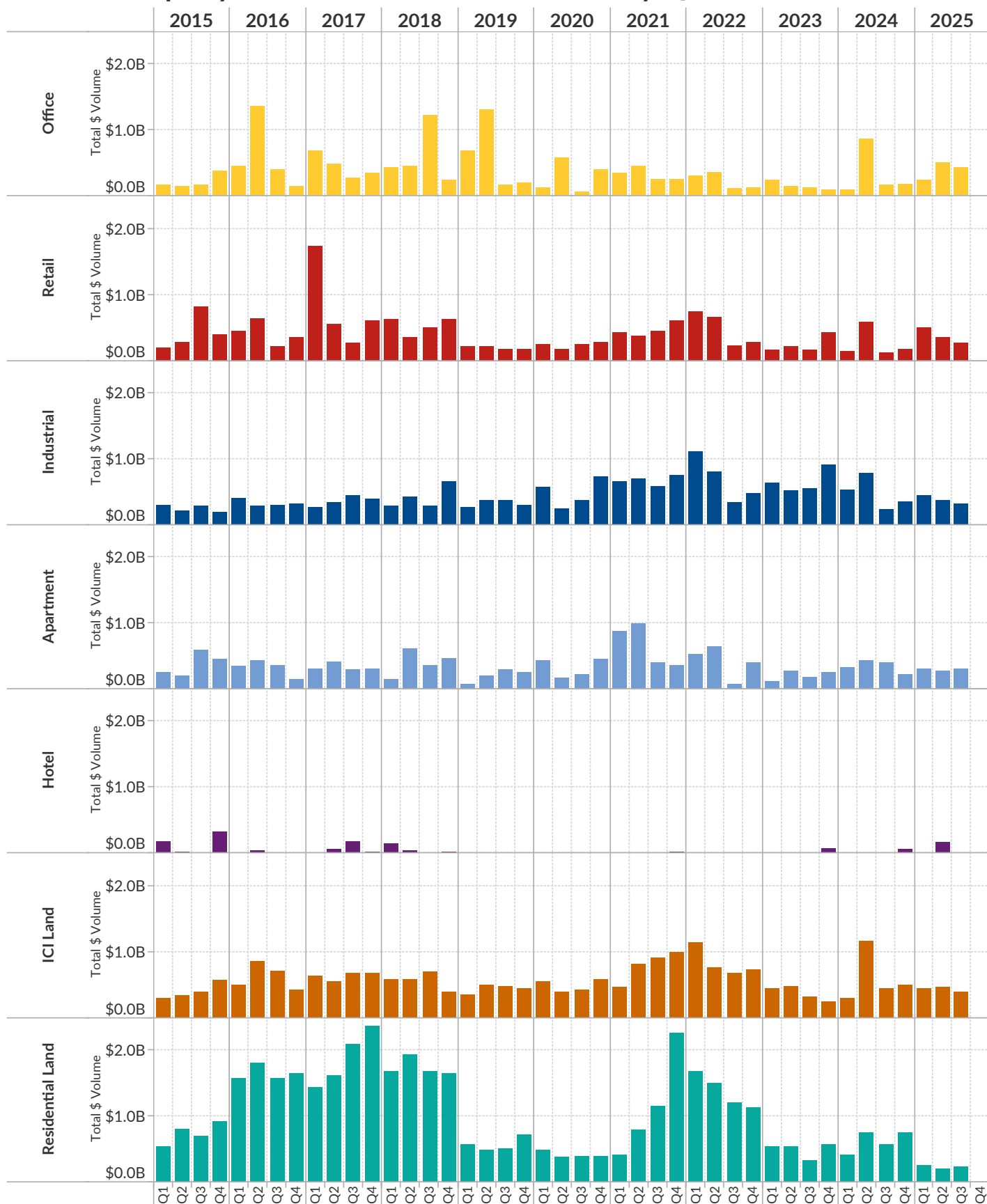
Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total \$ Volume by Quarter & Sector



Source: Altus Group

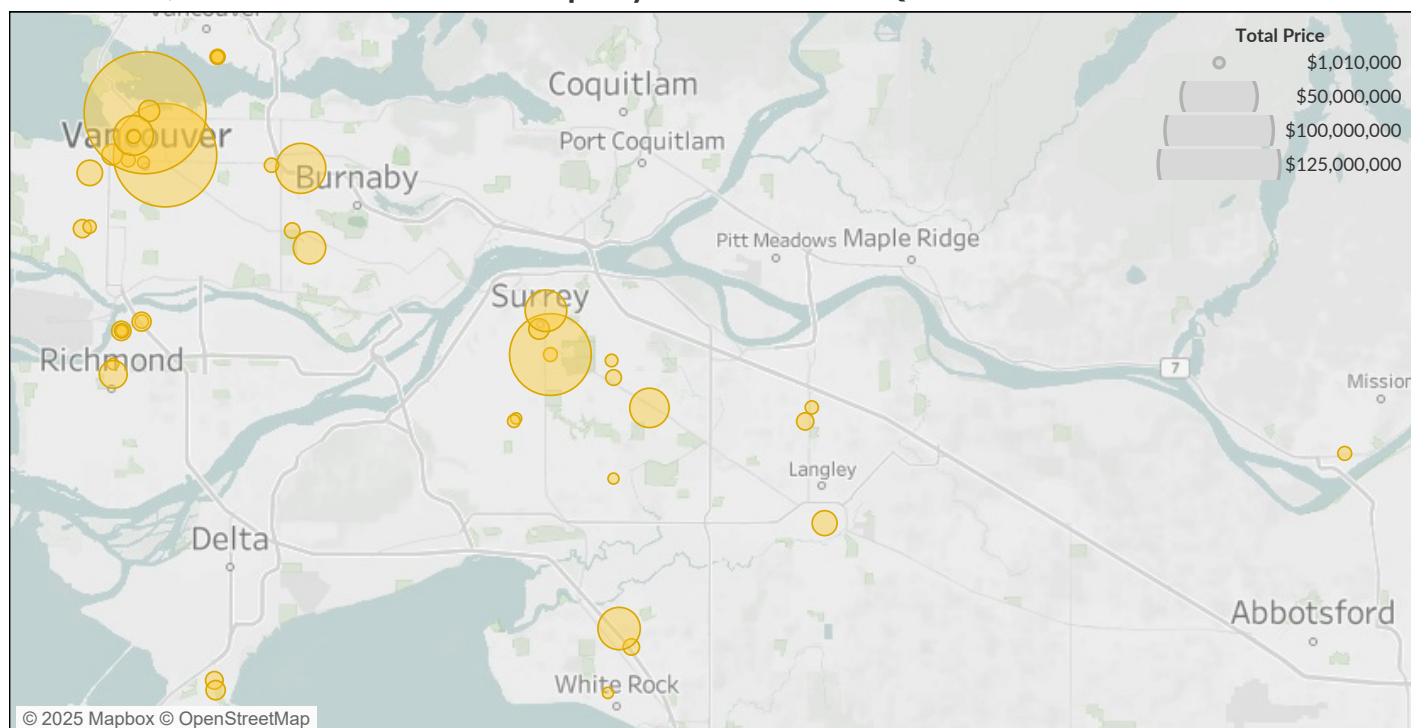
Region	Q3 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2024	2025		
Fraser Valley	\$10.7M	4	\$24.9M	\$83.9M	236.7%	\$801
North East			\$6.6M	\$19.0M	189.3%	\$902
North Shore	\$6.3M	4	\$12.5M	\$11.0M	-11.9%	\$1,071
South Fraser	\$138.7M	23	\$79.9M	\$190.0M	137.9%	\$883
Vancouver	\$282.7M	15	\$994.8M	\$864.3M	-13.1%	\$882
Grand Total	\$438.4M	46	\$1,118.6M	\$1,168.3M	4.4%	\$881

Office - Top 5 Transactions Q3 2025

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Ft
700 West Pender Street	Vancouver	Vancouver	\$125.0M	293,096	426
108 East 5th Avenue	Vancouver	Vancouver	\$89.7M	208,000	863
9686 137th Street	South Fraser	Surrey	\$56.1M	59,966	935
			\$1.6M	1,178	1,365
4185 Still Creek Drive	Vancouver	Burnaby	\$21.0M	46,745	449

Source: Altus Group

Office Property Transactions - Q3 2025



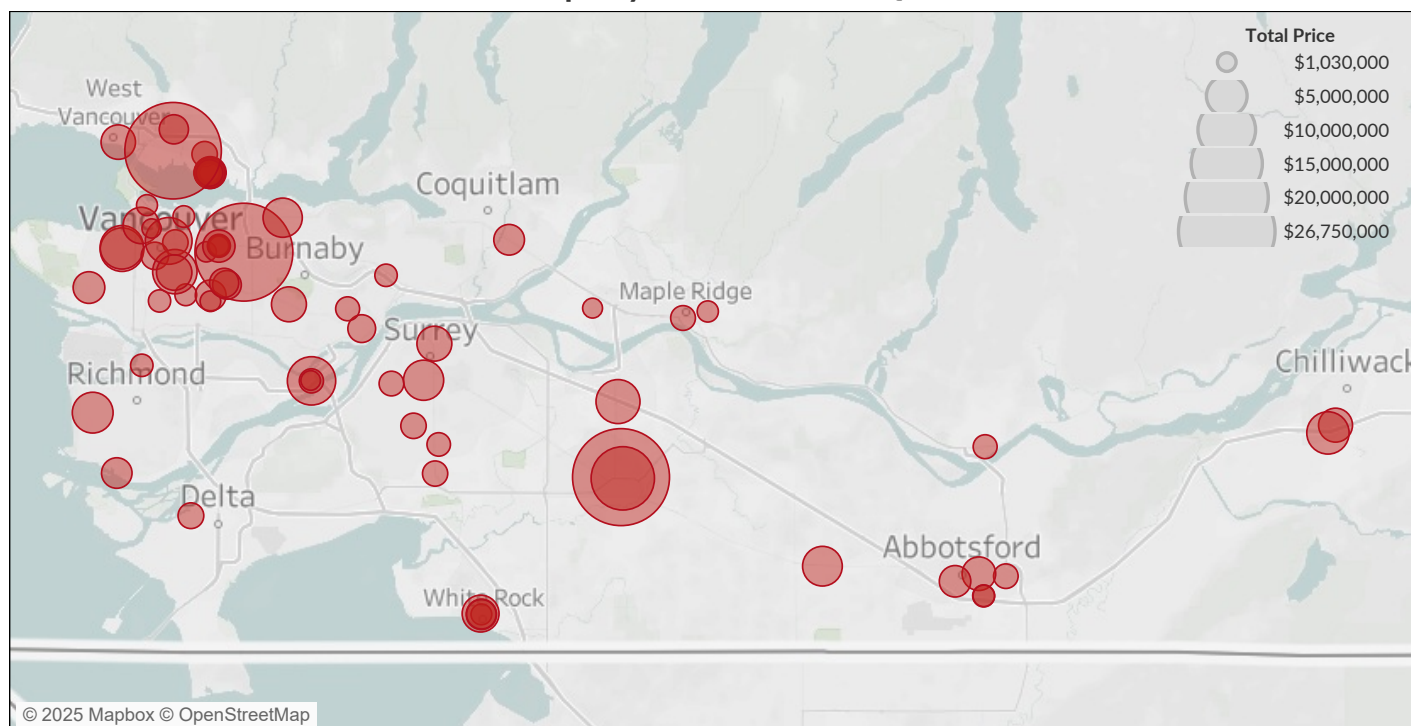
Region	Q3 2025	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
	\$ Volume		2024	2025		
Fraser Valley	\$67.3M	12	\$206.1M	\$379.2M	83.9%	\$711
North East	\$6.7M	4	\$52.5M	\$40.7M	-22.5%	\$711
North Shore	\$48.2M	11	\$36.6M	\$63.6M	73.9%	\$1,295
South Fraser	\$44.4M	17	\$256.9M	\$195.8M	-23.8%	\$1,128
Vancouver	\$98.3M	29	\$301.0M	\$441.4M	46.6%	\$1,165
Grand Total	\$265.0M	73	\$853.1M	\$1,120.6M	31.4%	\$1,050

Retail - Top 5 Transactions Q3 2025

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Ft
2876 Rupert Street	Vancouver	Vancouver	\$26.8M	26,285	1,018
20175 Langley Bypass	Fraser Valley	Langley	\$26.3M	47,507	553
1015 Marine Drive	North Shore	North Vancouver	\$26.0M	45,455	572
20247 Langley Bypass	Fraser Valley	Langley	\$11.2M	10,000	650
101 West 6th Avenue	Vancouver	Vancouver	\$6.1M	5,077	1,201

Source: Altus Group

Retail Property Transactions - Q3 2025



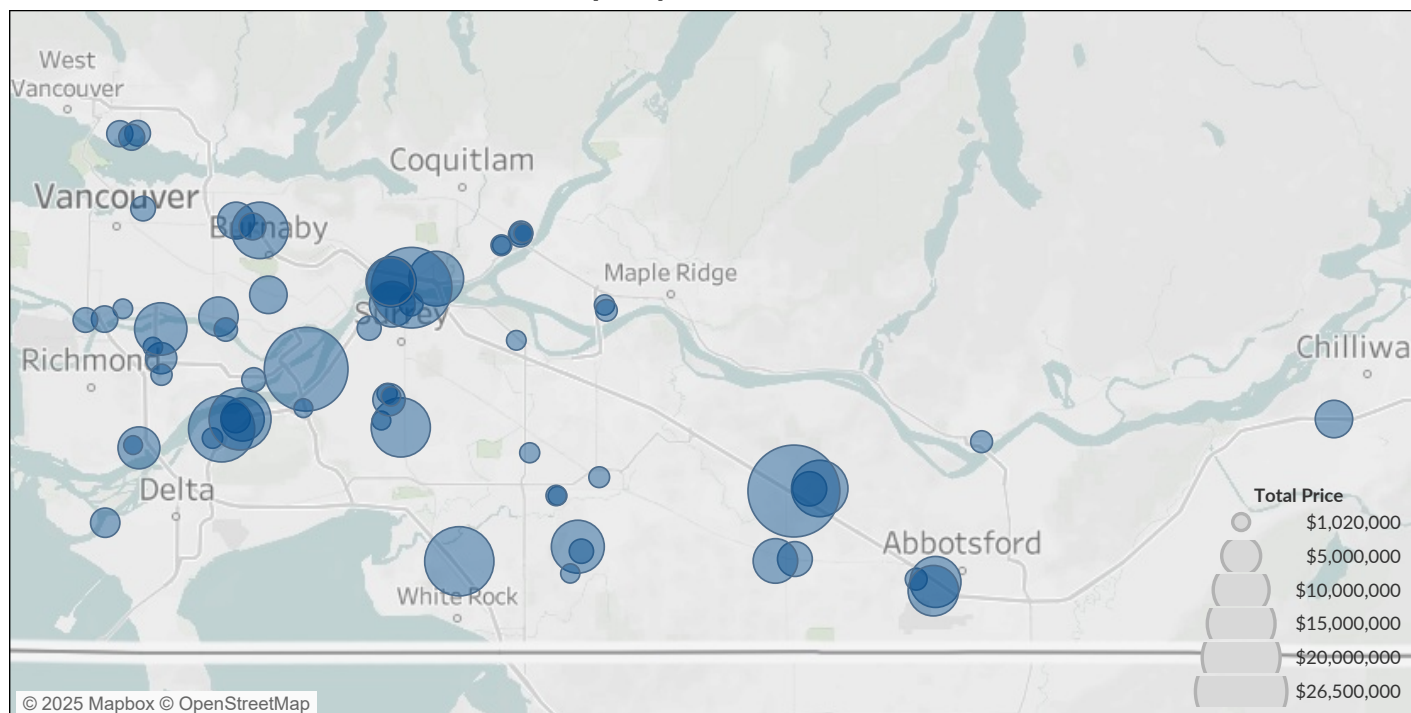
Region	Q3 2025	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
	\$ Volume		2024	2025		
Fraser Valley	\$75.1M	11	\$296.2M	\$200.0M	-32.5%	\$518
North East	\$54.6M	11	\$125.2M	\$204.6M	63.4%	\$693
North Shore	\$6.3M	3	\$45.2M	\$18.1M	-59.9%	\$847
South Fraser	\$143.6M	31	\$790.5M	\$530.2M	-32.9%	\$610
Vancouver	\$34.6M	10	\$302.7M	\$184.3M	-39.1%	\$751
Grand Total	\$314.2M	66	\$1,559.8M	\$1,137.3M	-27.1%	\$643

Industrial - Top 5 Transactions Q3 2025

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Ft
26680 Gloucester Way	Fraser Valley	Langley	\$26.5M	45,298	585
904 Cliveden Avenue	South Fraser	Delta	\$22.0M	69,137	318
1900 Brigantine Drive	North East	Coquitlam	\$20.4M	37,848	539
15336 31st Avenue	South Fraser	Surrey	\$15.1M	65,735	229
7471 Vantage Way	South Fraser	Delta	\$13.7M	34,000	404

Source: Altus Group

Industrial Property Transactions - Q3 2025



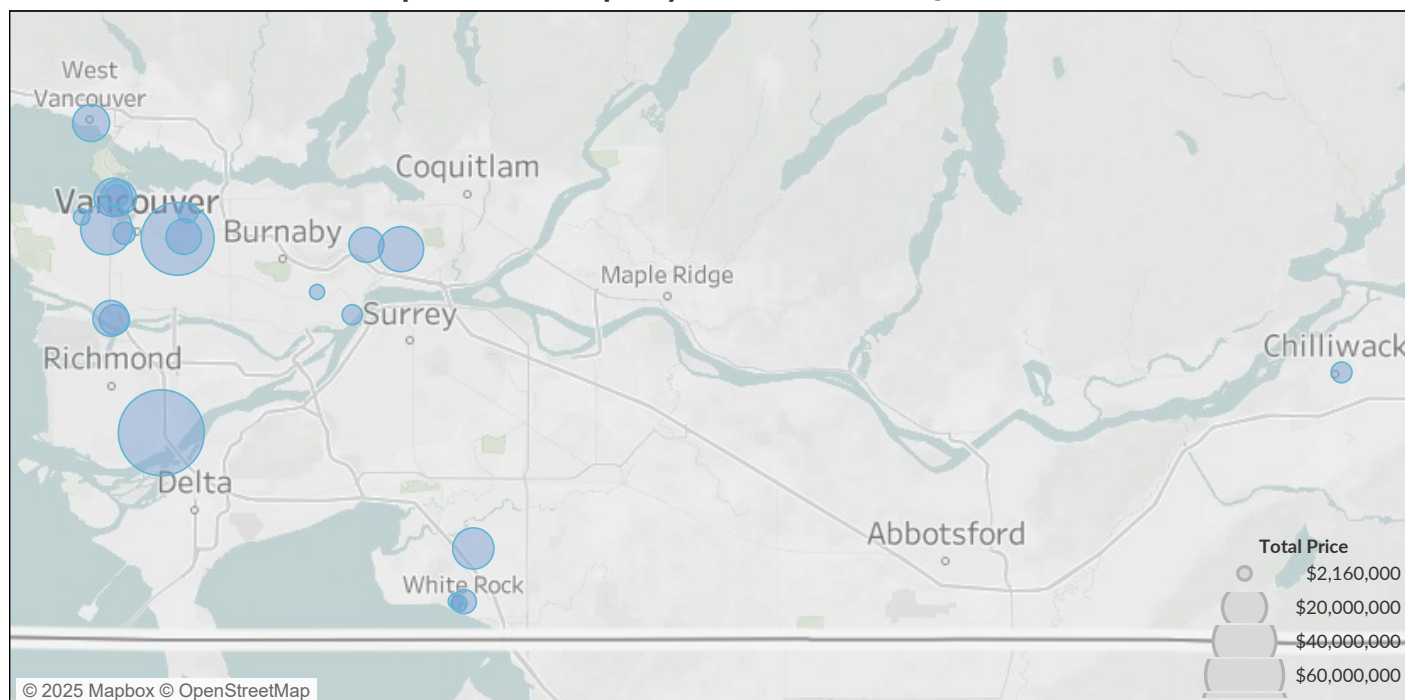
Region	Q3 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
			2024	2025		
Fraser Valley	\$4.1M	1	\$109.4M	\$47.5M	-56.6%	\$284,495
North East	\$31.1M	2	\$109.2M	\$31.1M	-71.6%	\$279,387
North Shore	\$13.0M	1	\$70.4M	\$13.0M	-81.5%	\$433,333
South Fraser	\$96.7M	5	\$32.6M	\$122.9M	277.5%	\$258,644
Vancouver	\$156.6M	13	\$845.7M	\$677.0M	-19.9%	\$444,594
Grand Total	\$301.5M	22	\$1,167.4M	\$891.4M	-23.6%	\$403,461

Apartment - Top 5 Transactions Q3 2025

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
10820 No. 5 Road	South Fraser	Richmond	\$70.3M	\N	Null
3077 Maddams Street	Vancouver	Vancouver	\$50.6M	81	\$624,691
1741 West 10th Avenue	Vancouver	Vancouver	\$25.3M	59	\$427,966
1200 Howie Avenue	North East	Coquitlam	\$19.4M	66	\$294,000
3288 156A Street	South Fraser	Surrey	\$16.2M	136	\$119,117

Source: Altus Group

Apartment Property Transactions - Q3 2025



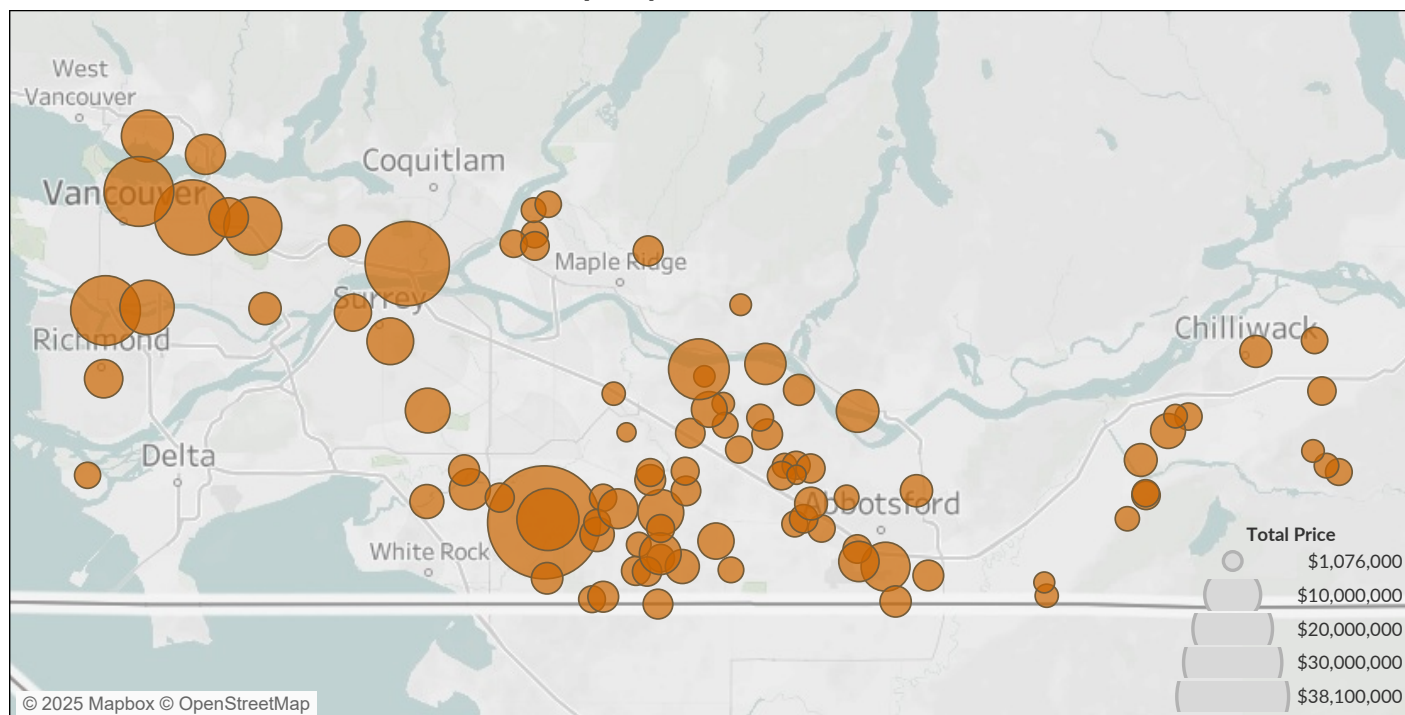
Region	Q3 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2024	2025		
Fraser Valley	\$237.7M	69	\$700.4M	\$641.6M	-8.4%	\$0.6M
North East	\$38.9M	9	\$130.1M	\$79.9M	-38.6%	\$0.5M
North Shore	\$12.8M	2	\$145.0M	\$163.1M	12.5%	\$5.2M
South Fraser	\$45.6M	10	\$671.1M	\$268.6M	-60.0%	\$1.7M
Vancouver	\$63.6M	6	\$269.2M	\$149.8M	-44.3%	\$7.3M
Grand Total	\$398.5M	96	\$1,915.8M	\$1,303.0M	-32.0%	\$0.9M

ICI Land - Top 5 Transactions Q3 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
13823 Fraser Highway	South Fraser	Surrey	\$6.5M	0.8	Null
15211 72nd Avenue	South Fraser	Surrey	\$6.0M	31.0	\$192,984
4317 168th Street	South Fraser	Surrey	\$5.0M	40.0	\$125,031
10860 124th Street	South Fraser	Surrey	\$4.1M	0.8	Null
3885 152nd Street	South Fraser	Surrey	\$3.4M	5.2	\$657,102

Source: Altus Group

ICI Land Property Transactions - Q3 2025



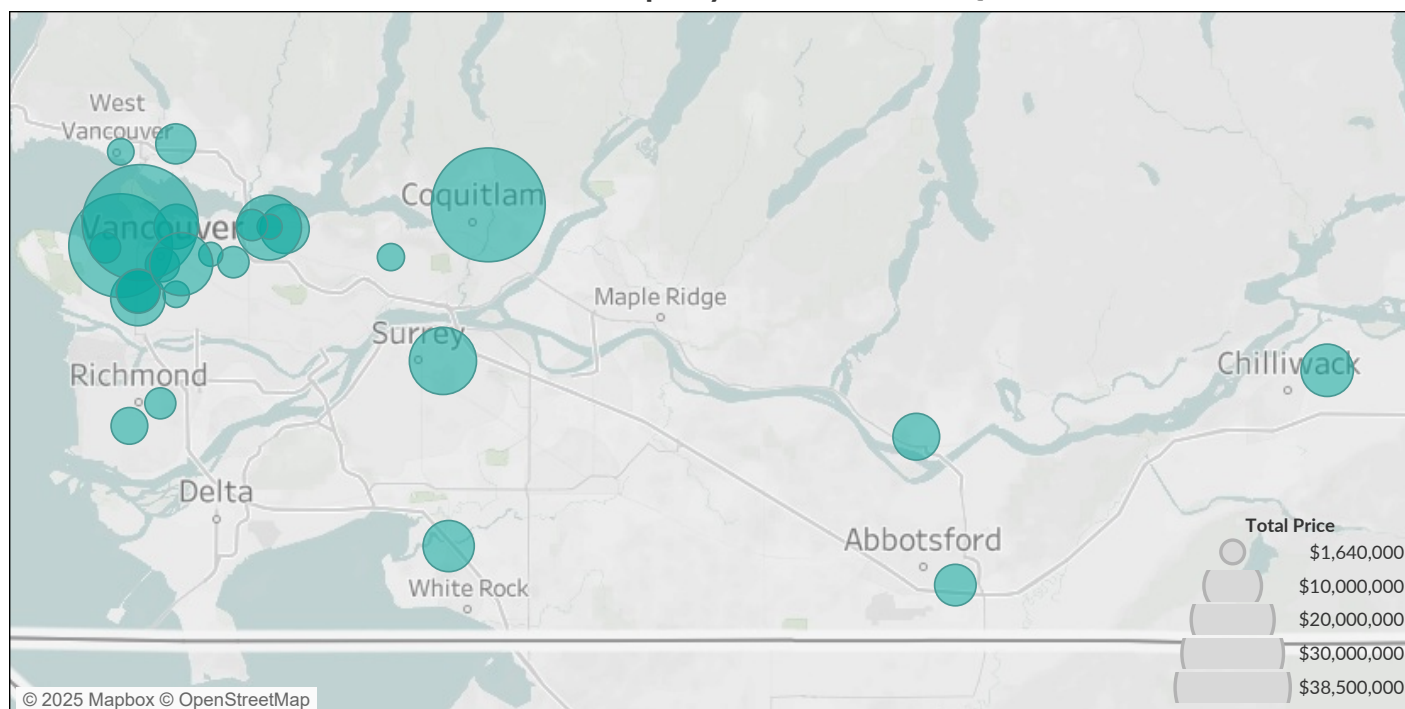
Region	Q3 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2024	2025		
Fraser Valley	\$19.0M	3	\$263.9M	\$100.8M	-61.8%	\$3.1M
North East	\$39.2M	2	\$204.4M	\$101.9M	-50.2%	\$10.5M
North Shore	\$6.6M	2	\$58.1M	\$33.5M	-42.3%	
South Fraser	\$27.0M	4	\$248.2M	\$123.8M	-50.1%	\$6.4M
Vancouver	\$141.5M	16	\$967.4M	\$322.2M	-66.7%	
Grand Total	\$233.2M	27	\$1,742.2M	\$682.3M	-60.8%	\$5.3M

Residential Land - Top 5 Transactions Q3 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
1485 Davie Street	Vancouver	Vancouver	\$38.5M	0.6	Null
1390 Sharpewood Drive	North East	Coquitlam	\$37.1M	4.7	\$7,837,952
2268 West 3rd Avenue	Vancouver	Vancouver	\$30.7M	0.5	Null
14328 104th Avenue	South Fraser	Surrey	\$12.9M	1.5	\$8,823,529
4451 Hastings Street	Vancouver	Burnaby	\$12.0M	0.4	Null

Source: Altus Group

Residential Land Property Transactions - Q3 2025





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