



Vancouver Market Area North Shore

New Homes Sub Market Report
Data as of Q4 2025

North Shore

Submarket Report - Q4 2025



Sales - Q4 2025

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
0	14	0	12	1	27

Annual Sales

2021	2022	2023	2024	2025
1,086	818	362	245	99

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	640	137	42
Low Rise	2	71	40	21	10
Townhouse	9	357	217	74	66
Single Family	3	30	23	4	3
Grand Total	25	1,739	1,189	275	275

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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	\$1,028	\$1,584	\$1,196	575	1,499
Low Rise	\$1,443	\$2,656	\$1,766	551	1,726
Townhouse	\$1,006	\$1,249	\$1,092	1,097	1,820
Single Family	\$1,216	\$1,463	\$1,231	2,441	2,825

Active Phases - Top Projects by Total Homes

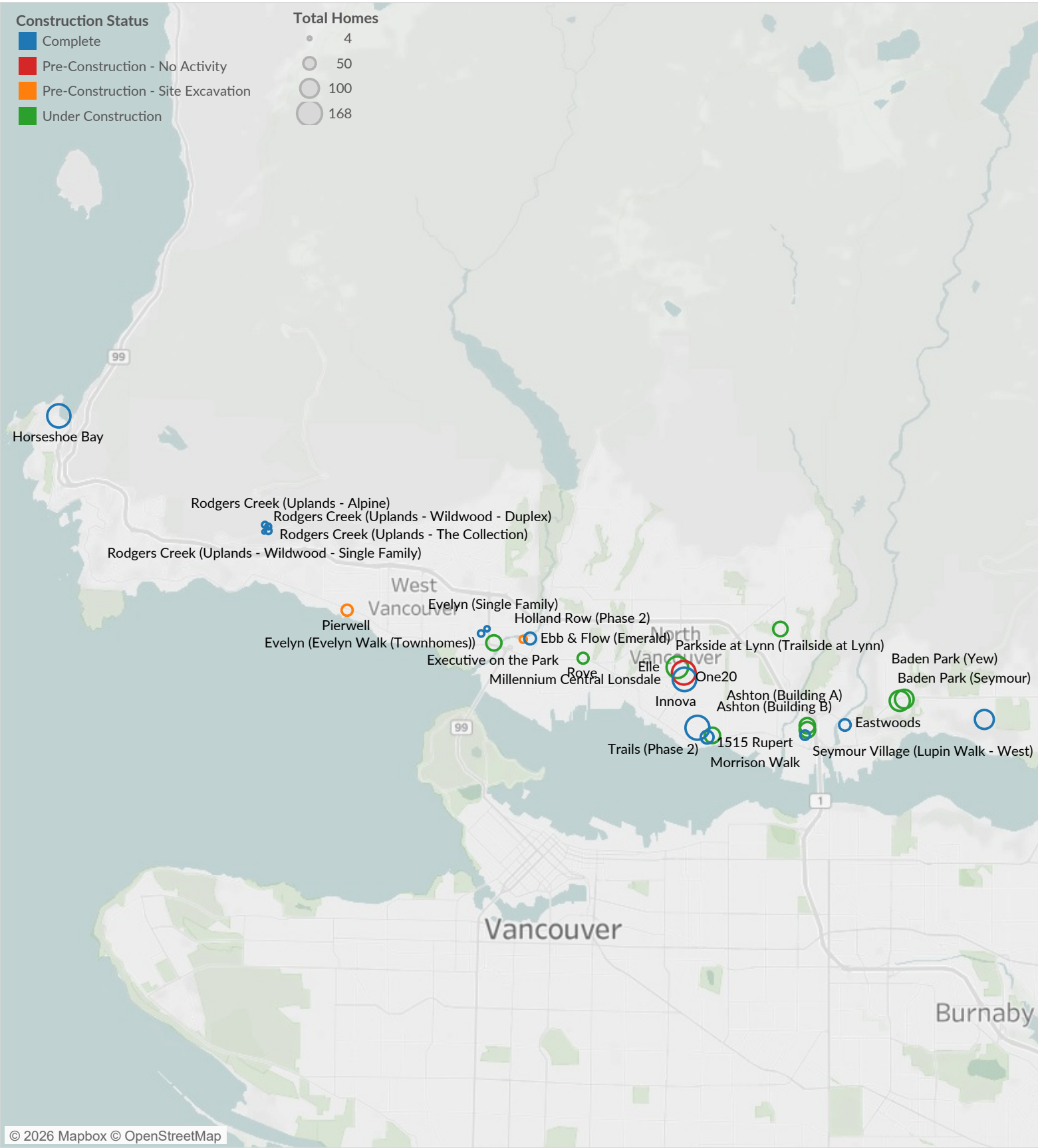
Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Innova	Cascadia Green Development	Mid Rise	March 2022	\$1,215	144	168
One20	Three Shores	High Rise	June 2024	\$1,420	10	164
Millennium Central Lonsdale	The Millennium Group	High Rise	June 2021	\$1,385	149	162
Horseshoe Bay	Westbank Projects Corp	Mid Rise	November 2016	\$1,450	149	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	104	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

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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
Seymour Village (Lupin Walk - West)	TAKaya Developments Ltd,Aquilini	Mid Rise	June 2022	\$955	11	105
Ebb & Flow (Emerald)	Woodbridge Homes,Citimark	Townhouse	November 2024	\$1,050	5	41
Trails (Phase 2)	Wall Financial Corp	Townhouse	March 2024	\$1,073	3	48
Eastwoods	Anthem Properties	Townhouse	June 2023	\$972	3	39
Innova	Cascadia Green Development	Mid Rise	March 2022	\$1,215	2	168
Rodgers Creek (Uplands - The Collection)	British Pacific Properties	Single Family	March 2022	\$1,350	1	10
Horseshoe Bay	Westbank Projects Corp	Mid Rise	November 2016	\$1,450	1	158
1515 Rupert	Areva Living	Townhouse	May 2022	\$953	1	26

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	8	502	10	469
Single Family	1	8		
Grand Total	19	2,787	30	3,155

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