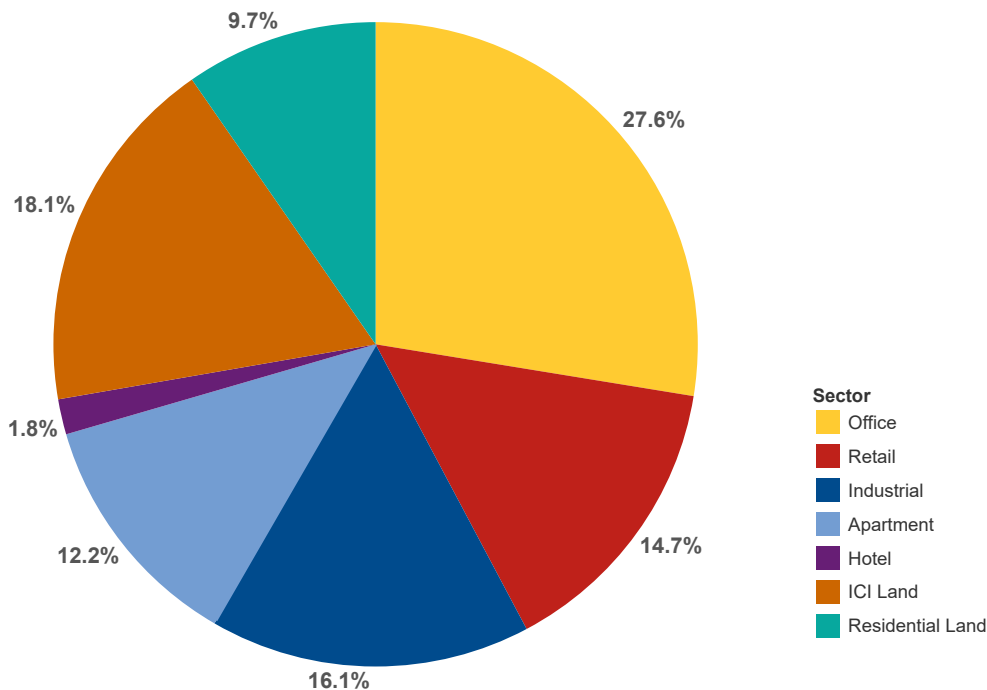

Vancouver Market Area Commercial Q4 2025 Statistics



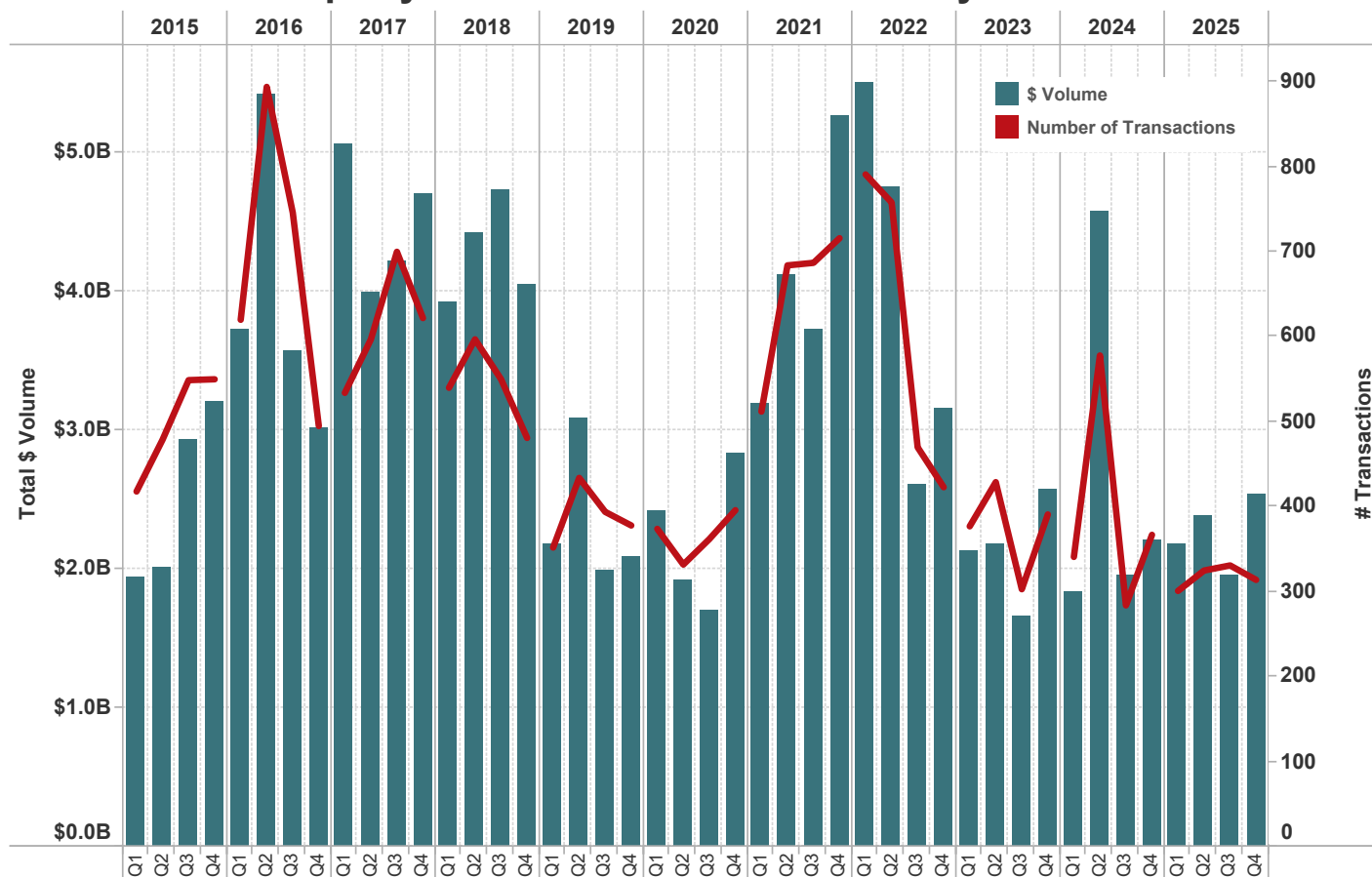
AltusGroup

Q4 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

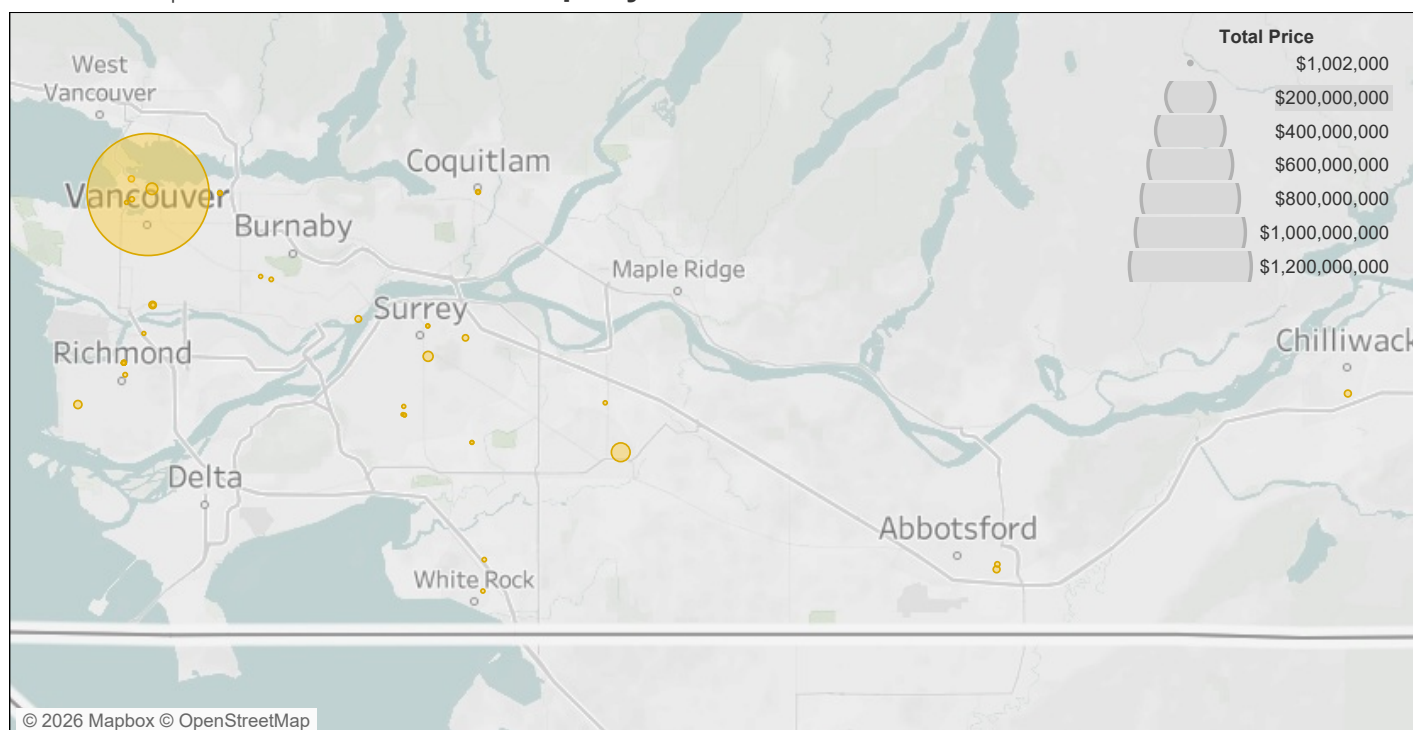
Region	Q4 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2024	2025		
Fraser Valley	\$39.1M	5	\$29.7M	\$123.1M	314.2%	\$753
North East	\$2.9M	2	\$7.6M	\$22.0M	187.8%	\$924
North Shore			\$47.8M	\$11.0M	-77.0%	\$1,071
South Fraser	\$56.7M	35	\$114.9M	\$246.7M	114.8%	\$944
Vancouver	\$1,232.4M	12	\$1,098.9M	\$2,096.7M	90.8%	\$883
Grand Total	\$1,331.2M	54	\$1,298.9M	\$2,499.5M	92.4%	\$899

Office - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Ft
6325 204th Street	Fraser Valley	Langley	\$28.3M	94,546	299
342 Water Street	Vancouver	Vancouver	\$10.7M	21,360	501
9686 137th Street	South Fraser	Surrey	\$8.0M	6,645	1,197
3960 Francis Road	South Fraser	Richmond	\$5.3M	4,260	1,232
8188 Manitoba Street	Vancouver	Vancouver	\$4.4M	4,787	912

Source: Altus Group

Office Property Transactions - Q4 2025



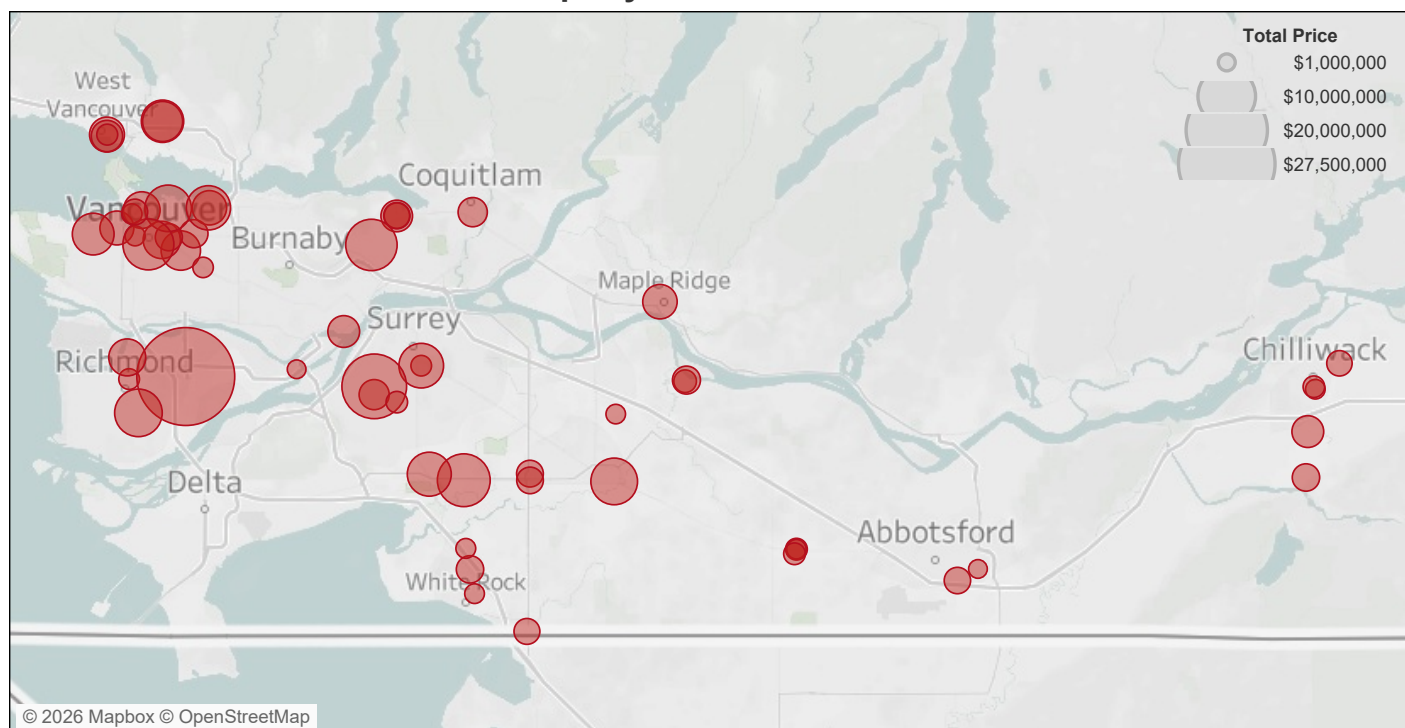
Region	Q4 2025	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
	\$ Volume		2024	2025		
Fraser Valley	\$28.3M	15	\$266.8M	\$407.5M	52.7%	\$718
North East	\$20.1M	6	\$64.4M	\$60.8M	-5.7%	\$831
North Shore	\$17.3M	5	\$45.3M	\$81.0M	78.8%	\$1,313
South Fraser	\$86.9M	18	\$287.8M	\$282.7M	-1.8%	\$1,079
Vancouver	\$56.0M	16	\$348.8M	\$497.3M	42.6%	\$1,127
Grand Total	\$208.7M	60	\$1,013.1M	\$1,329.3M	31.2%	\$1,026

Retail - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Ft
13251 Smallwood Place	South Fraser	Richmond	\$27.5M	25,000	1,100
8910 120th Street	South Fraser	Surrey	\$12.0M	14,304	839
5580 152nd Street	South Fraser	Surrey	\$8.0M	8,019	998
655 North Road	North East	Coquitlam	\$7.6M	9,614	788
3106 Cambie Street	Vancouver	Vancouver	\$7.5M	6,879	1,083

Source: Altus Group

Retail Property Transactions - Q4 2025



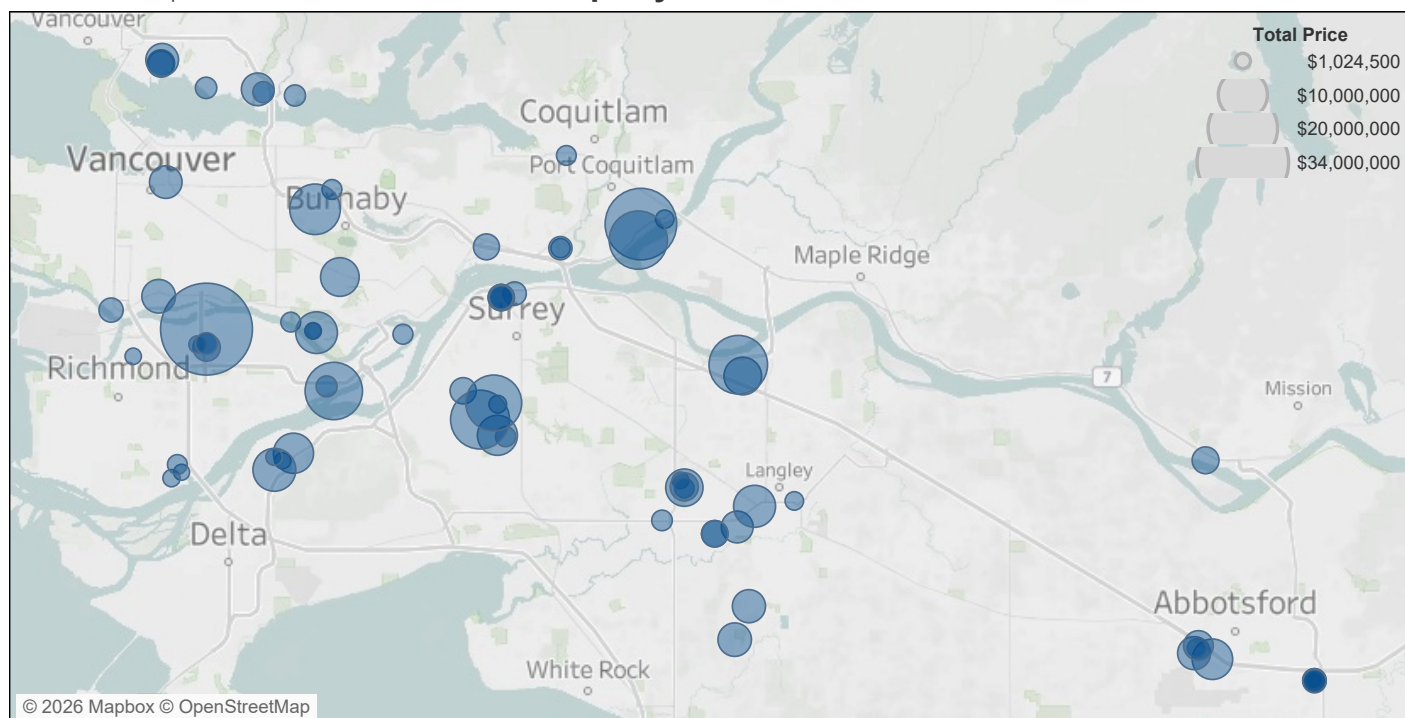
Region	Q4 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2024	2025		
Fraser Valley	\$37.8M	13	\$395.7M	\$237.8M	-39.9%	\$544
North East	\$43.5M	7	\$145.3M	\$248.1M	70.8%	\$682
North Shore	\$19.7M	7	\$46.8M	\$37.9M	-19.1%	\$810
South Fraser	\$178.3M	37	\$916.3M	\$708.5M	-22.7%	\$602
Vancouver	\$41.3M	11	\$406.4M	\$225.6M	-44.5%	\$721
Grand Total	\$320.6M	75	\$1,910.5M	\$1,458.0M	-23.7%	\$636

Industrial - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Ft
2551 Viking Way	South Fraser	Richmond	\$34.0M	129,700	262
1658 Industrial Avenue	North East	Port Coquitlam	\$20.6M	42,297	487
12487 82nd Avenue	South Fraser	Surrey	\$14.0M	26,745	522
9690 192nd Street	South Fraser	Surrey	\$13.8M	21,213	651
1622 Kebet Way	North East	Port Coquitlam	\$13.7M	25,211	541

Source: Altus Group

Industrial Property Transactions - Q4 2025



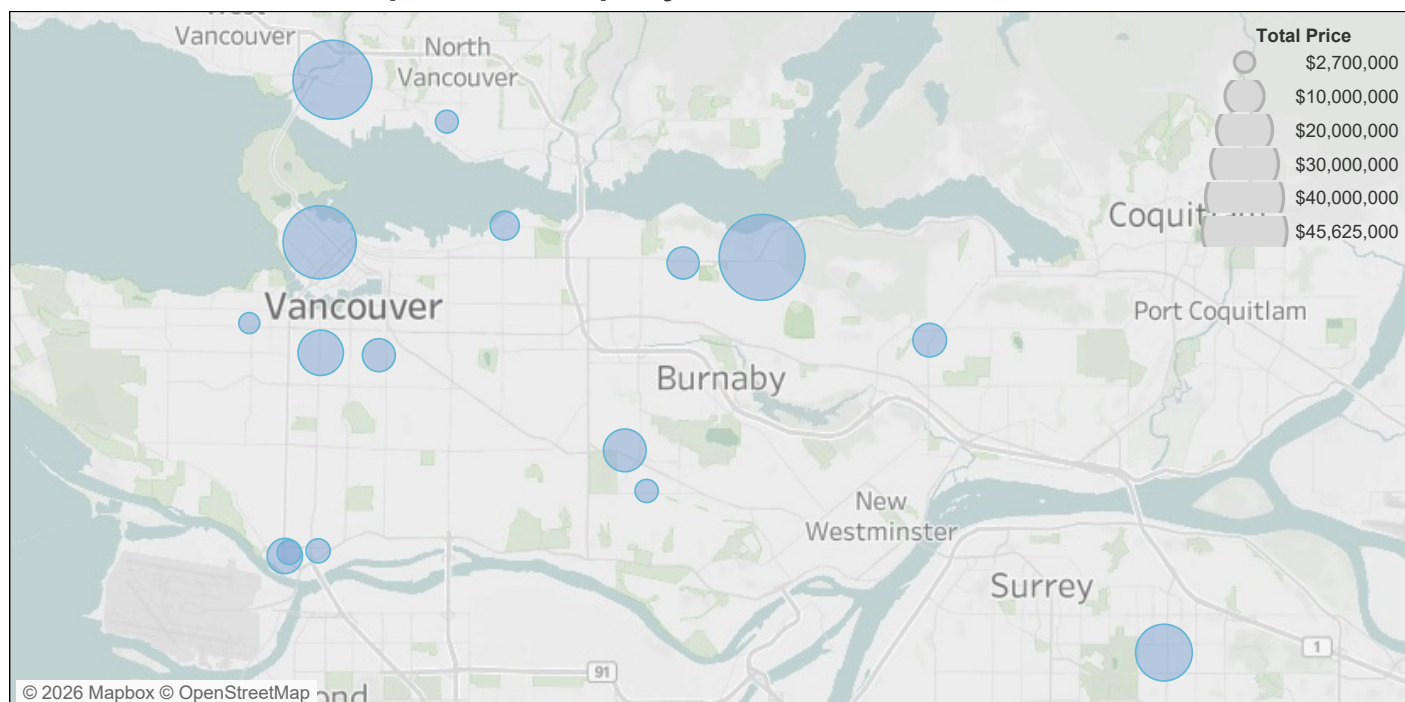
Region	Q4 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
			2024	2025		
Fraser Valley			\$113.9M	\$47.5M	-58.3%	\$284,495
North East	\$7.0M	1	\$116.3M	\$38.0M	-67.3%	\$279,387
North Shore	\$41.7M	2	\$99.4M	\$54.7M	-44.9%	\$285,464
South Fraser	\$19.9M	1	\$50.4M	\$142.8M	183.1%	\$259,599
Vancouver	\$141.8M	12	\$996.5M	\$818.8M	-17.8%	\$439,069
Grand Total	\$210.5M	16	\$1,376.5M	\$1,101.9M	-20.0%	\$398,845

Apartment - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
7070 Inlet Drive	Vancouver	Burnaby	\$45.6M	117	\$389,957
2020 Curling Road	North Shore	North Vancouver	\$38.5M	374	\$103,060
1175 Haro Street	Vancouver	Vancouver	\$33.1M	83	\$398,795
9852 151st Street	South Fraser	Surrey	\$19.9M	75	\$265,333
3108 Oak Street	Vancouver	Vancouver	\$12.7M	25	\$508,000

Source: Altus Group

Apartment Property Transactions - Q4 2025



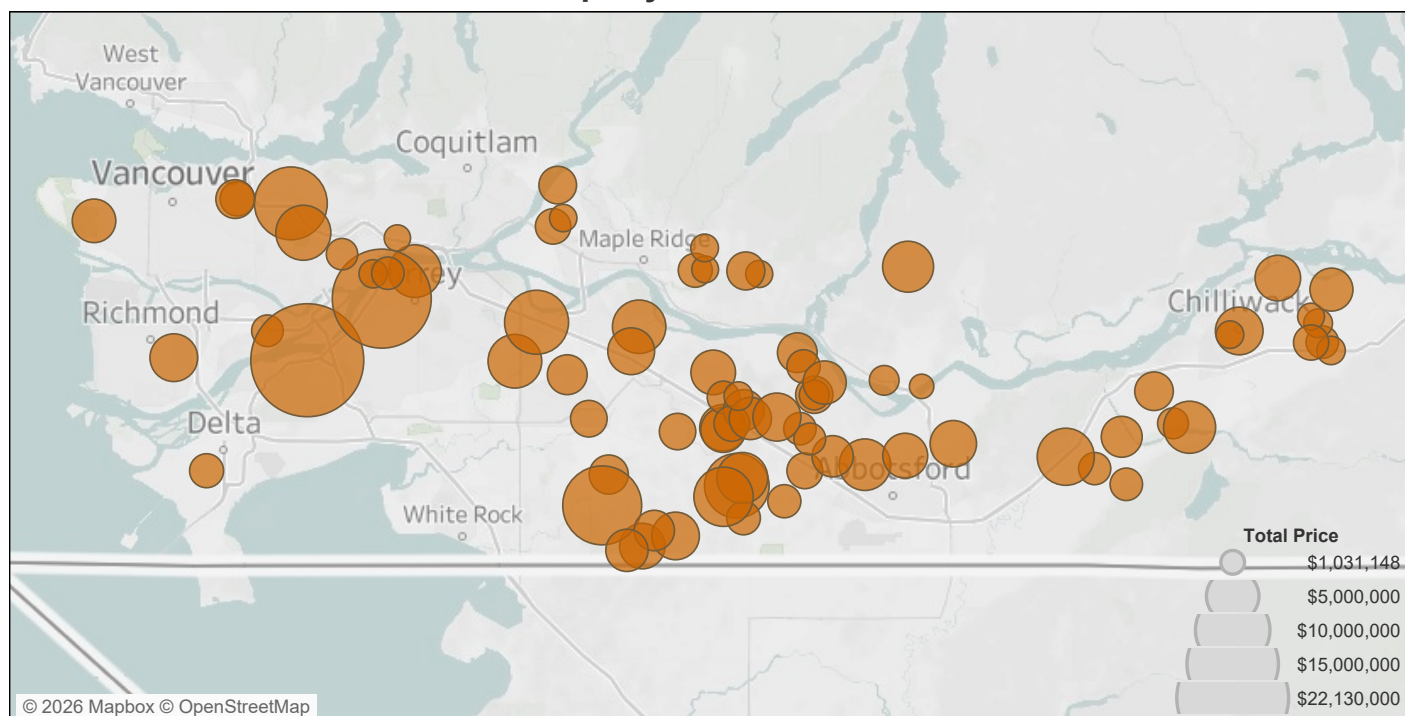
Region	Q4 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2024	2025		
Fraser Valley	\$168.8M	55	\$889.4M	\$810.4M	-8.9%	\$0.6M
North East	\$15.5M	9	\$166.6M	\$95.3M	-42.8%	\$0.5M
North Shore			\$145.0M	\$163.1M	12.5%	\$5.2M
South Fraser	\$68.3M	10	\$916.6M	\$393.4M	-57.1%	\$1.8M
Vancouver	\$25.5M	7	\$287.7M	\$175.3M	-39.1%	\$6.3M
Grand Total	\$278.0M	81	\$2,405.3M	\$1,637.5M	-31.9%	\$0.9M

ICI Land - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
12090 104th Avenue	South Fraser	Surrey	\$17.0M	5.7	\$2,987,698
9545 182nd Street	South Fraser	Surrey	\$7.1M	1.9	\$3,646,636
17351 80th Avenue	South Fraser	Surrey	\$5.0M	9.9	\$503,018
11553 134th Street	South Fraser	Surrey	\$4.8M	0.6	Null
7484 194th Street	South Fraser	Surrey	\$2.8M	1.0	\$2,750,000

Source: Altus Group

ICI Land Property Transactions - Q4 2025



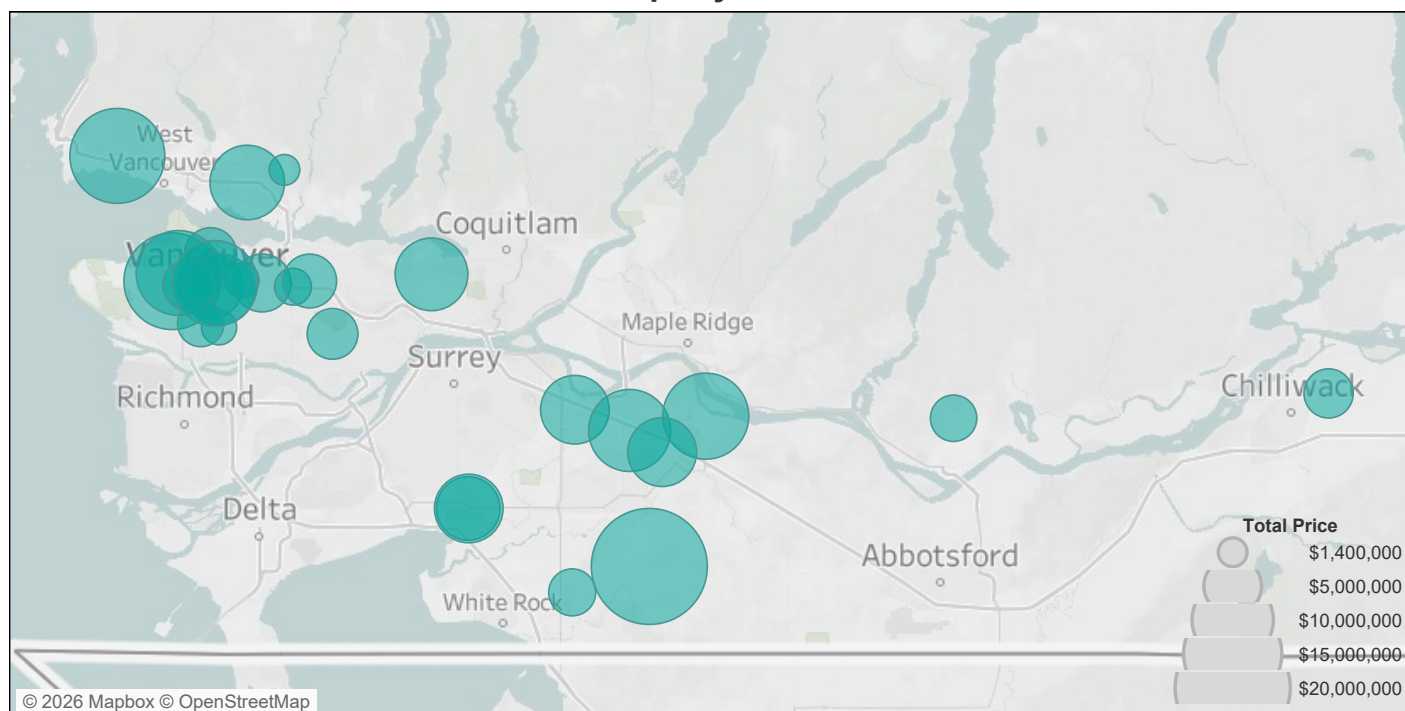
Region	Q4 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2024	2025		
Fraser Valley	\$54.9M	6	\$368.9M	\$159.7M	-56.7%	\$3.0M
North East	\$7.9M	1	\$295.8M	\$109.8M	-62.9%	\$10.5M
North Shore	\$23.0M	3	\$203.1M	\$56.6M	-72.1%	\$9.6M
South Fraser	\$23.3M	4	\$405.6M	\$147.1M	-63.7%	\$5.1M
Vancouver	\$79.3M	14	\$1,237.6M	\$401.5M	-67.6%	
Grand Total	\$188.3M	28	\$2,511.1M	\$874.6M	-65.2%	\$4.9M

Residential Land - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
3400 Block 210 Street	Fraser Valley	Langley	\$20.0M	13.6	\$1,467,351
2096 West Broadway	Vancouver	Vancouver	\$13.9M	0.2	Null
3852 Uplands Way	North Shore	West Vancouver	\$13.4M	1.4	\$9,563,209
23155 96th Avenue	Fraser Valley	Langley	\$11.0M	2.3	\$4,782,609
110 West 10th Avenue	Vancouver	Vancouver	\$10.9M	0.4	Null

Source: Altus Group

Residential Land Property Transactions - Q4 2025





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