



Vancouver Market Area North Shore

New Homes Sub Market Report
Data as of Q1 2026

North Shore

Submarket Report - Q1 2026



Sales - Q1 2026

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
8	3	0	21	0	32

Annual Sales

2021	2022	2023	2024	2025
1,086	818	335	244	109

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Total Homes
High Rise	3	462	249	59	154
Mid Rise	8	819	653	92	74
Low Rise	2	71	40	0	31
Townhouse	12	422	238	115	69
Single Family	3	30	23	5	2
Grand Total	28	1,804	1,203	271	330

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Submarket Report - Q1 2026



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	\$1,031	\$1,580	\$1,196	575	1,499
Low Rise	\$1,443	\$2,656	\$1,766	551	1,726
Townhouse	\$1,070	\$1,311	\$1,165	1,109	1,844
Single Family	\$1,216	\$1,482	\$1,231	2,441	2,825

Active Phases - Top Projects by Total Homes

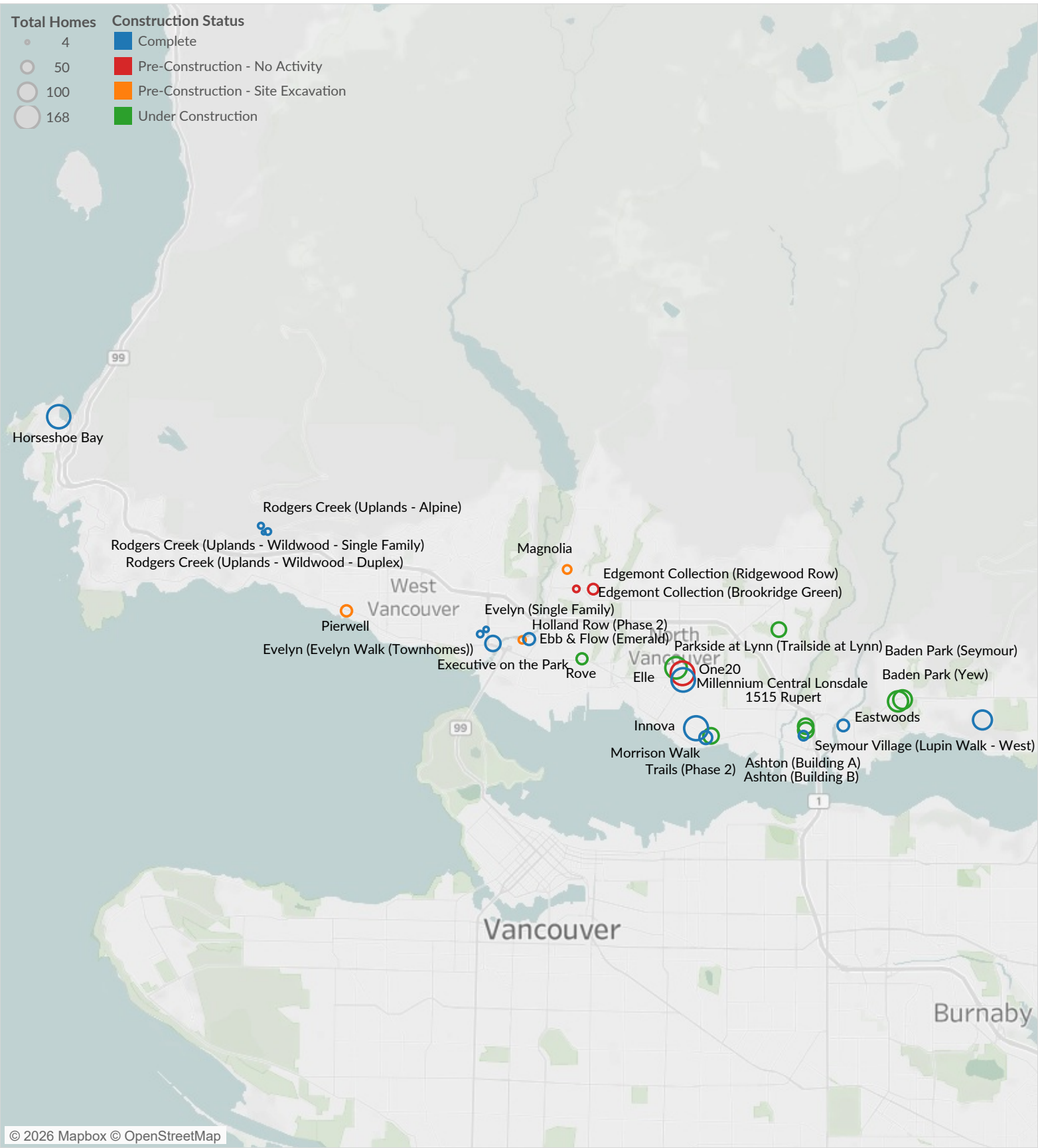
Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Innova	Cascadia Green Development	Mid Rise	March 2022	\$1,215	145	168
One20	Three Shores	High Rise	June 2024	\$1,420	10	164
Millennium Central Lonsdale	The Millennium Group	High Rise	June 2021	\$1,385	153	162
Horseshoe Bay	Westbank Projects Corp	Mid Rise	November 2016	\$1,450	150	158
Elle	Polygon Homes	High Rise	September 2023	\$1,510	86	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	15	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
Edgemont Collection (Ridgewood Row)	Domus	Townhouse	January 2026	\$1,365	6	32
Millennium Central Lonsdale	The Millennium Group	High Rise	June 2021	\$1,385	4	162
Elle	Polygon Homes	High Rise	September 2023	\$1,510	4	136
Edgemont Collection (Brookridge Green)	Domus	Townhouse	January 2026	\$1,290	4	12
Ebb & Flow (Emerald)	Woodbridge Homes,Citimark	Townhouse	November 2024	\$1,050	4	41
Morrison Walk	Creo Developments	Townhouse	March 2024	\$1,207	3	70
Magnolia	Black Creek Group	Townhouse	January 2026	\$1,500	2	21
Eastwoods	Anthem Properties	Townhouse	June 2023	\$972	2	39
Innova	Cascadia Green Development	Mid Rise	March 2022	\$1,215	1	168
Horseshoe Bay	Westbank Projects Corp	Mid Rise	November 2016	\$1,450	1	158

Future Supply - North Shore

Project Type	Coming Soon		Property Type	Unreleased Units	
	Number of Projects	Total Homes		Number of Projects	Total Homes
High Rise	5	1,251	High Rise	3	154
Mid Rise	5	940	Mid Rise	8	78
Low Rise			Low Rise	2	10
Townhouse	5	429	Townhouse	9	66
Single Family	1	8	Single Family	4	3
Grand Total	16	2,628	Grand Total	26	311

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