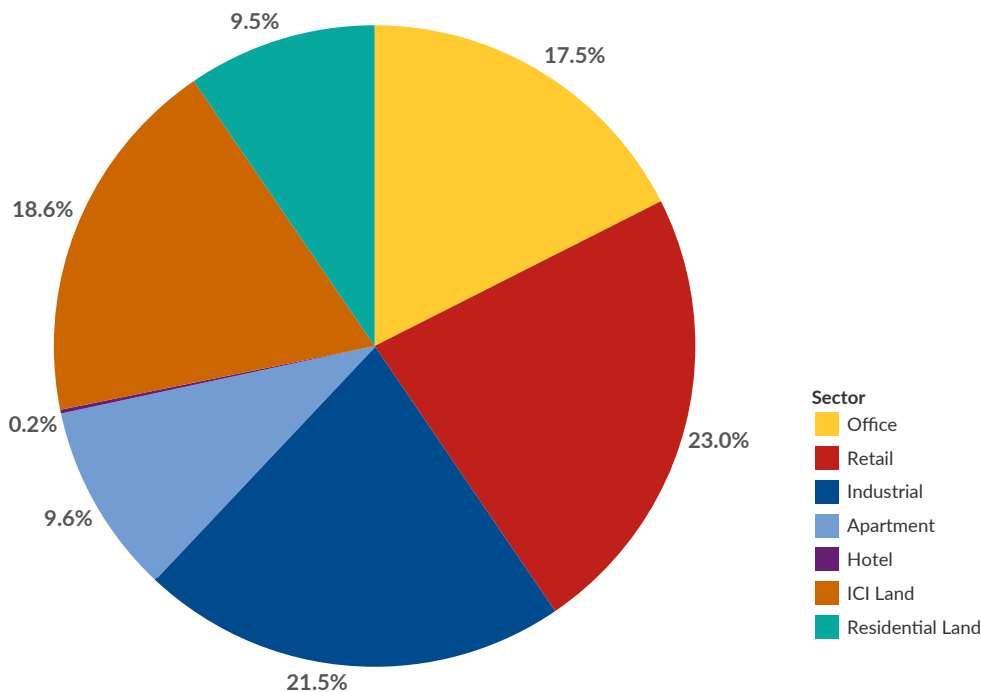

Vancouver Market Area Commercial Q1 2026 Statistics



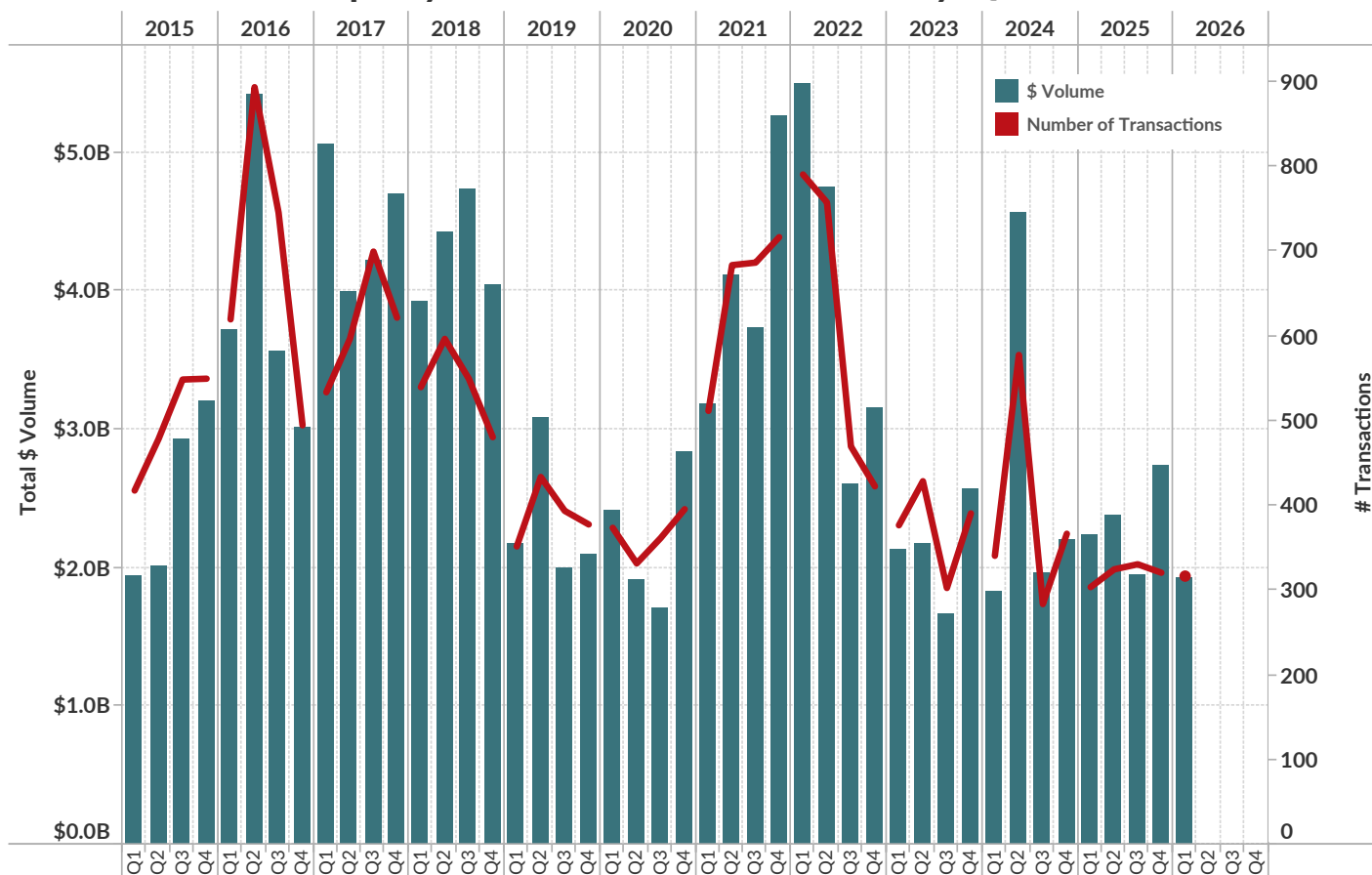
AltusGroup

Q1 2026 YTD Property Transactions - Total \$ Volume by Sector



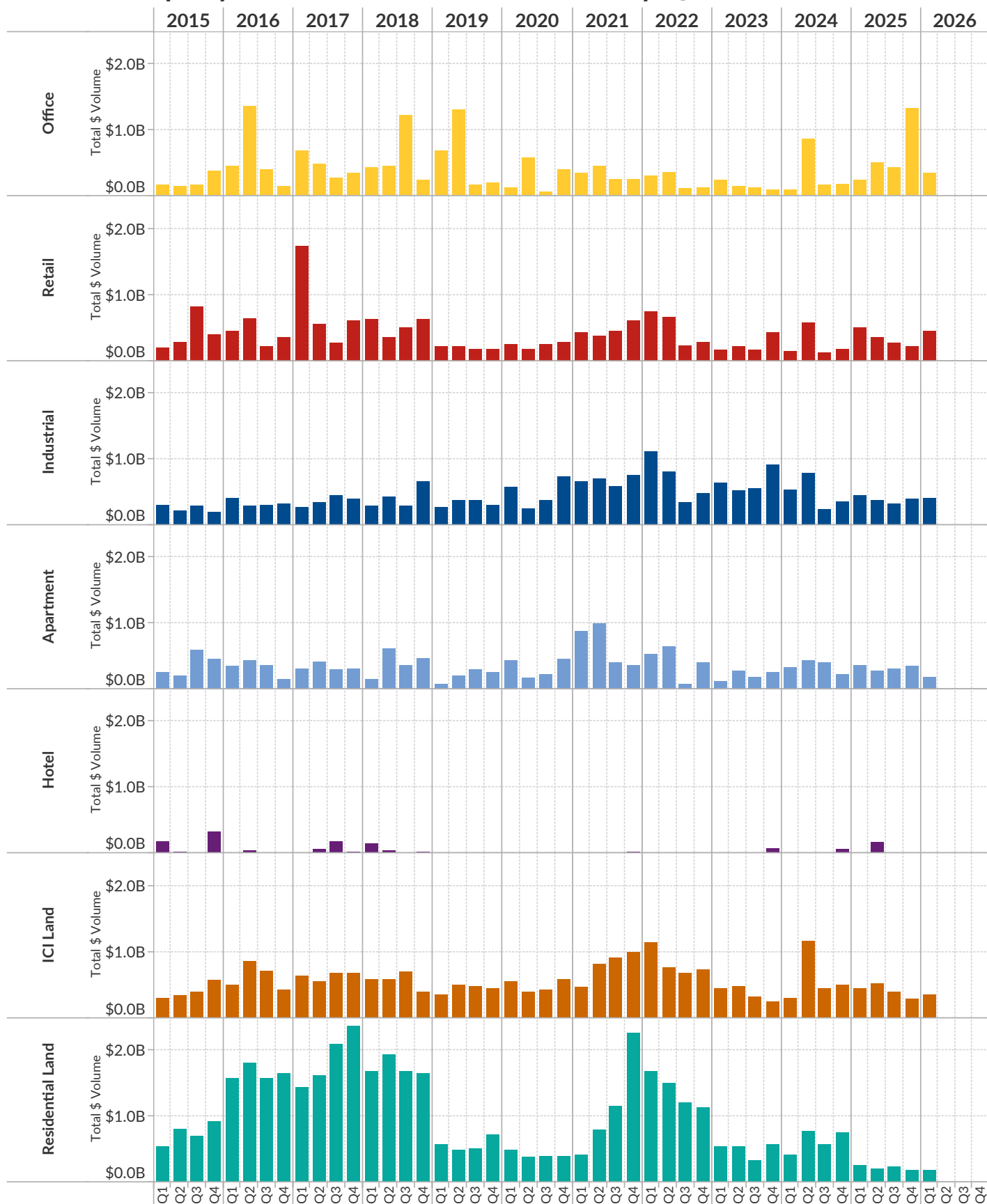
Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total \$ Volume by Quarter & Sector



Source: Altus Group

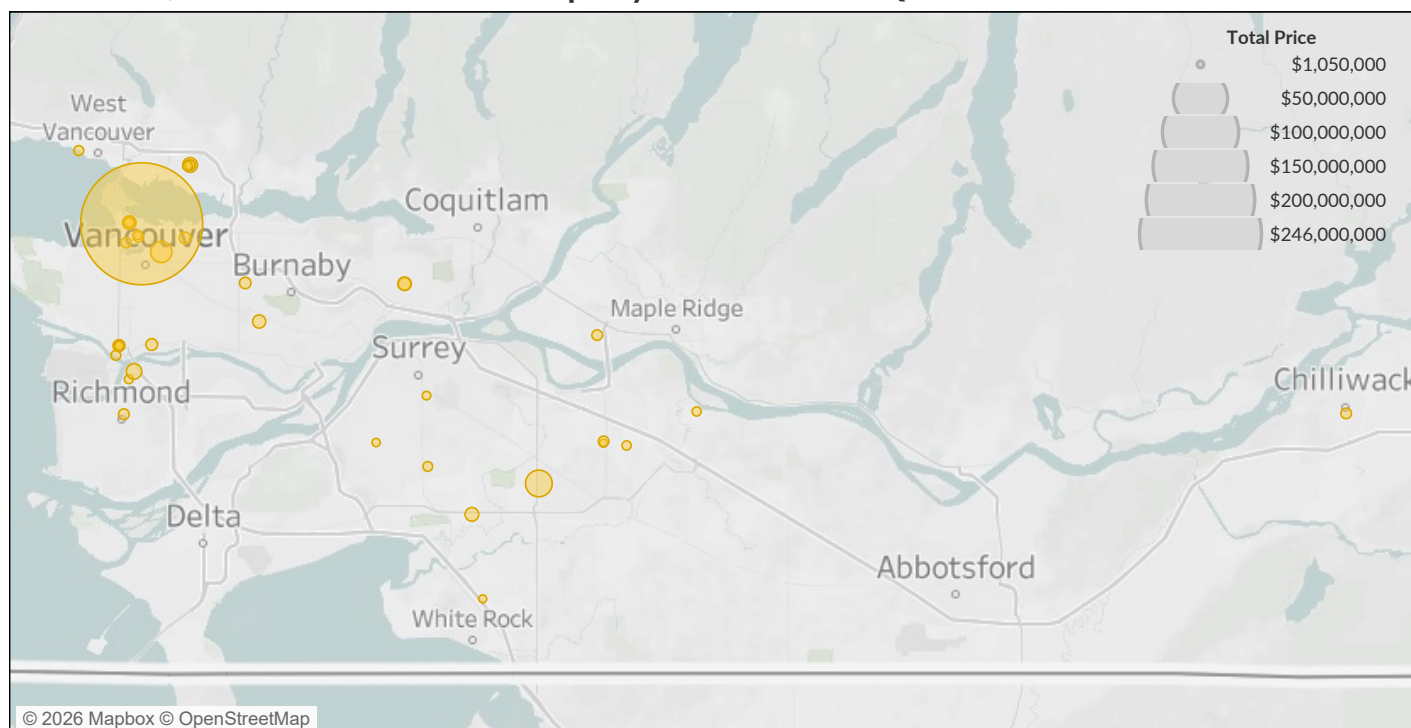
Region	Q1 2026 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2025	2026		
Fraser Valley	\$7.5M	5	\$61.7M	\$7.5M	-87.8%	\$857
North East	\$7.6M	3		\$7.6M		\$948
North Shore	\$11.6M	6	\$3.5M	\$11.6M	228.1%	\$1,236
South Fraser	\$27.0M	9	\$32.5M	\$27.0M	-16.8%	\$906
Vancouver	\$284.8M	18	\$135.8M	\$284.8M	109.8%	\$1,130
Grand Total	\$338.5M	41	\$233.5M	\$338.5M	45.0%	\$1,050

Office - Top 5 Transactions Q1 2026

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Ft
17650 66A Avenue	South Fraser	Surrey	\$11.8M	15,640	754
220 East 1st Avenue	Vancouver	Vancouver	\$7.5M	8,319	898
8971 Beckwith Road	South Fraser	Richmond	\$4.0M	5,458	729
15240 56th Avenue Highwa..	South Fraser	Surrey	\$3.1M	3,138	988
501 Nelson Street	North East	Coquitlam	\$3.0M	2,478	1,217

Source: Altus Group

Office Property Transactions - Q1 2026



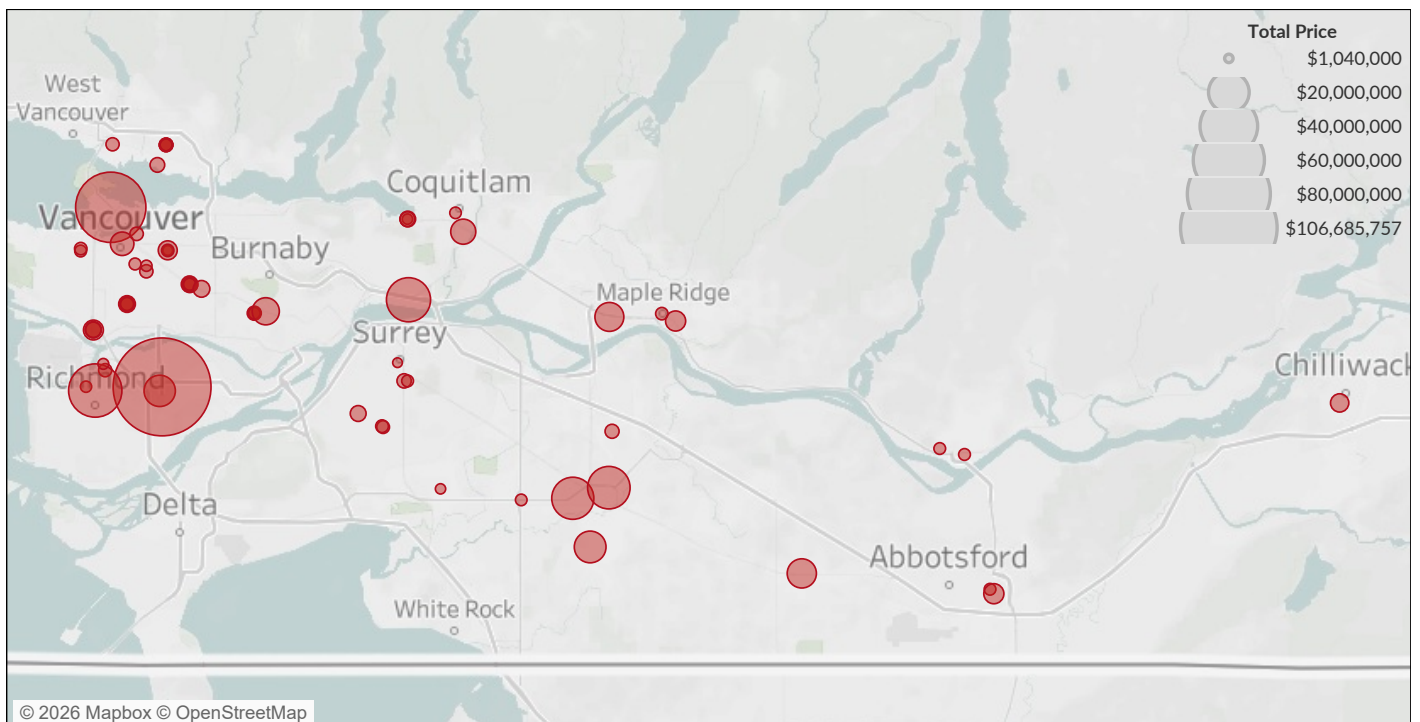
Region	Q1 2026	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
	\$ Volume		2025	2026		
Fraser Valley	\$55.8M	9	\$161.5M	\$55.8M	-65.4%	\$732
North East	\$52.0M	9	\$21.8M	\$52.0M	138.4%	\$938
North Shore	\$13.5M	7	\$4.1M	\$13.5M	229.8%	\$1,659
South Fraser	\$187.5M	15	\$19.5M	\$187.5M	862.0%	\$946
Vancouver	\$134.0M	33	\$287.9M	\$134.0M	-53.4%	\$1,512
Grand Total	\$442.9M	73	\$494.8M	\$442.9M	-10.5%	\$1,243

Retail - Top 5 Transactions Q1 2026

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Ft
5600 Parkwood Crescent	South Fraser	Richmond	\$106.7M	202,250	527
1101 Alberni Street	Vancouver	Vancouver	\$55.0M	40,996	1,342
5840 Minoru Boulevard	South Fraser	Richmond	\$31.6M	48,635	650
1751 United Boulevard	North East	Coquitlam	\$21.7M	31,417	690
20622 Langley Bypass	Fraser Valley	Langley	\$20.1M	31,228	644

Source: Altus Group

Retail Property Transactions - Q1 2026



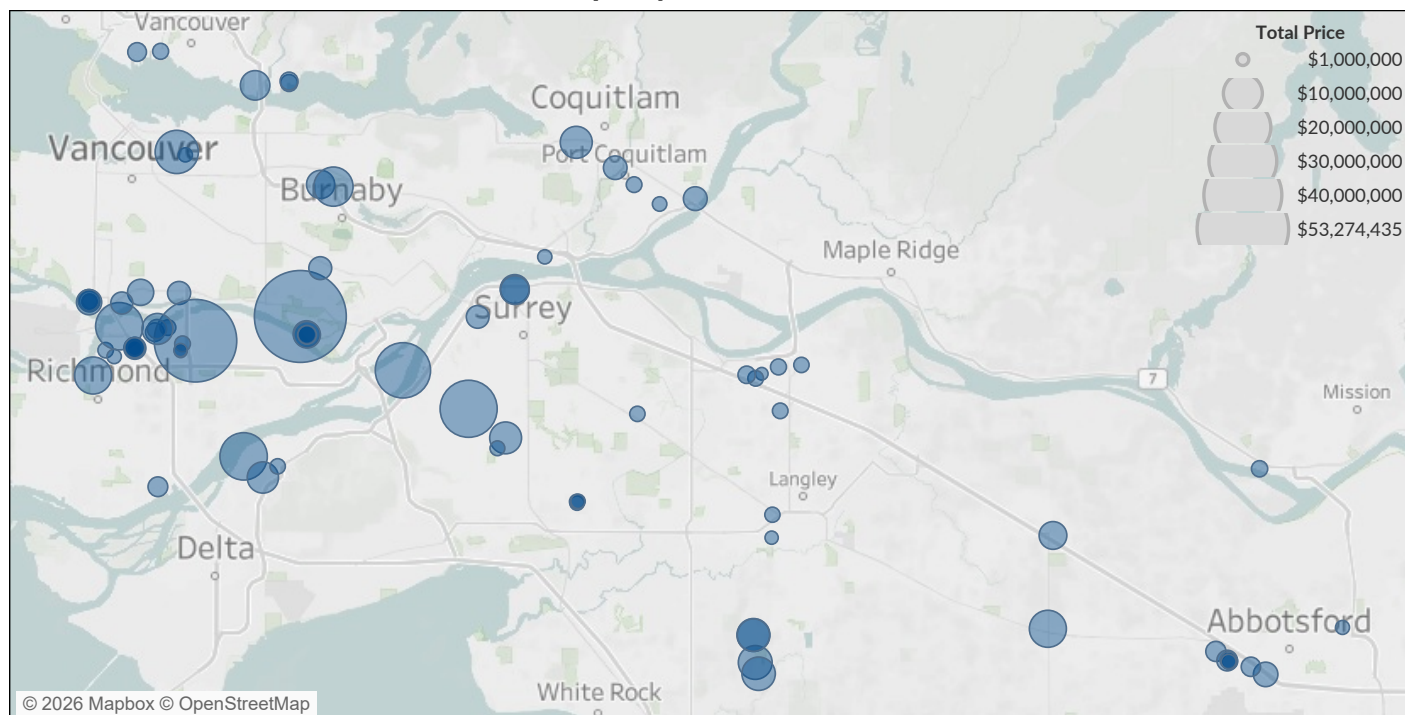
Region	Q1 2026 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2025	2026		
Fraser Valley	\$35.5M	13	\$67.1M	\$35.5M	-47.0%	\$585
North East	\$17.6M	6	\$78.5M	\$17.6M	-77.5%	\$529
North Shore	\$11.1M	4	\$4.4M	\$11.1M	150.6%	\$714
South Fraser	\$226.7M	44	\$239.9M	\$226.7M	-5.5%	\$533
Vancouver	\$124.4M	20	\$56.1M	\$124.4M	121.6%	\$736
Grand Total	\$415.4M	87	\$446.1M	\$415.4M	-6.9%	\$595

Industrial - Top 5 Transactions Q1 2026

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Ft
5085 North Fraser Way	Vancouver	Burnaby	\$53.3M	106,100	502
3300 Viking Way	South Fraser	Richmond	\$43.0M	173,025	249
12140 86th Avenue	South Fraser	Surrey	\$20.6M	56,588	363
780 Derwent Way	South Fraser	Delta	\$19.3M	60,501	319
9151 Van Horne Way	South Fraser	Richmond	\$14.2M	19,750	716

Source: Altus Group

Industrial Property Transactions - Q1 2026



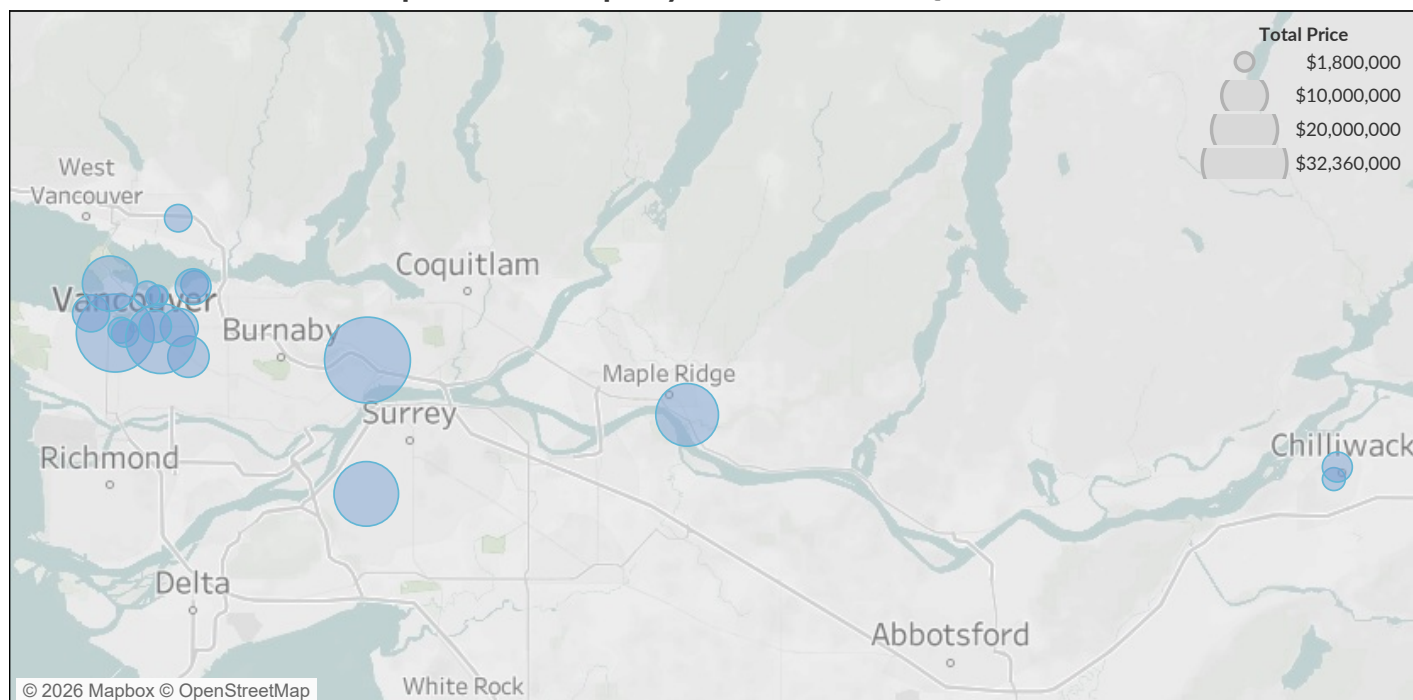
Region	Q1 2026 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
			2025	2026		
Fraser Valley	\$6.3M	2	\$48.8M	\$6.3M	-87.2%	\$198,593
North East	\$49.6M	2		\$49.6M		\$587,263
North Shore	\$3.3M	1		\$3.3M		\$275,000
South Fraser	\$18.3M	1	\$36.5M	\$18.3M	-49.9%	\$261,429
Vancouver	\$107.8M	14	\$268.9M	\$107.8M	-59.9%	\$343,662
Grand Total	\$185.2M	20	\$354.2M	\$185.2M	-47.7%	\$345,970

Apartment - Top 5 Transactions Q1 2026

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
315 Alderson Avenue	North East	Coquitlam	\$32.4M	71	\$455,775
1255 West 14th Avenue	Vancouver	Vancouver	\$26.7M	61	\$437,295
727 East 17th Avenue	Vancouver	Vancouver	\$21.5M	31	\$693,548
8507 120th Street	South Fraser	Delta	\$18.3M	70	\$261,429
11300 Pazarena Place	North East	Maple Ridge	\$17.3M	24	\$718,750

Source: Altus Group

Apartment Property Transactions - Q1 2026



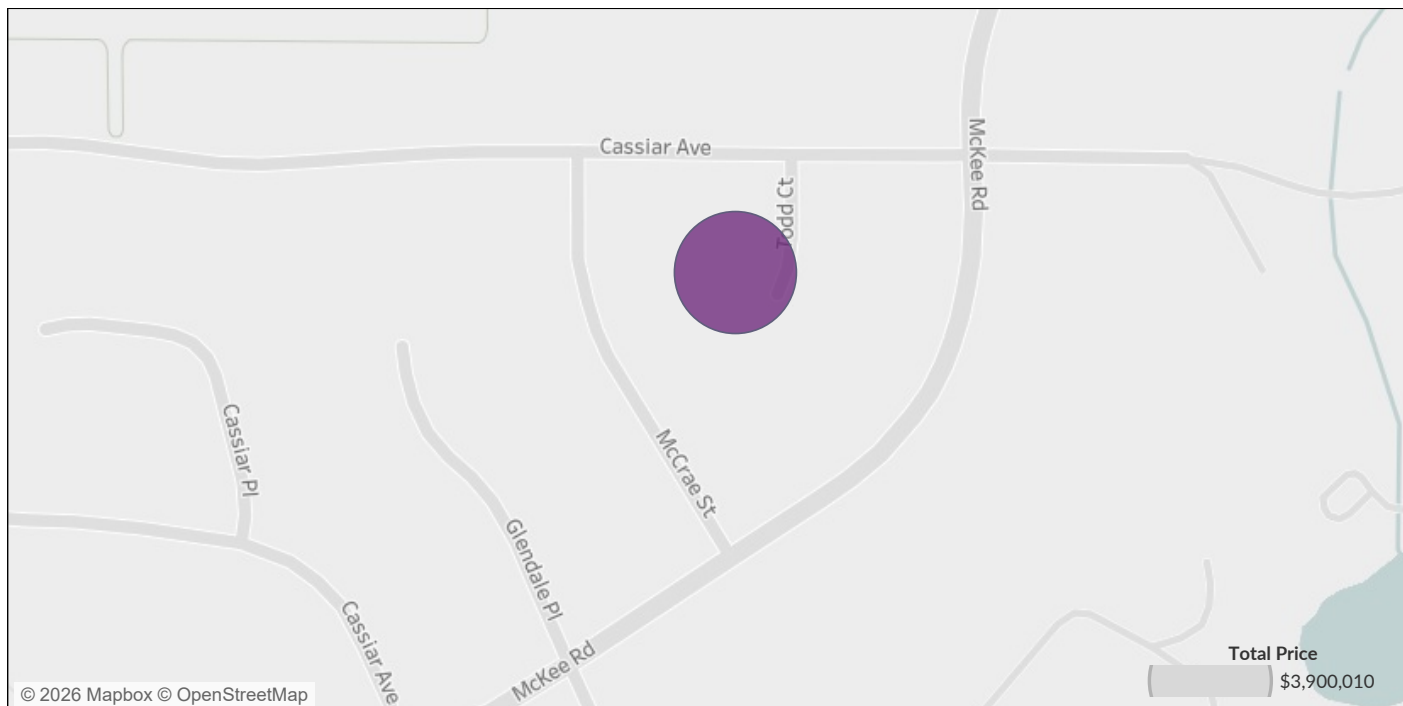
Region	Q1 2026 \$ Volume	#	YTD Volume 2025	2026	YoY - % Change	YTD - Avg \$/Room
Fraser Valley	\$3.9M	1		\$4M		
North East						
North Shore						
South Fraser						
Vancouver					-100.0%	
Grand Total	\$3.9M	1		\$4M	-97.6%	

Hotel - Top 5 Transactions Q1 2026

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
33790 Essendene Avenue	\N	Abbotsford	\$3.9M	28	Null

Source: Altus Group

Hotel Property Transactions - Q1 2026



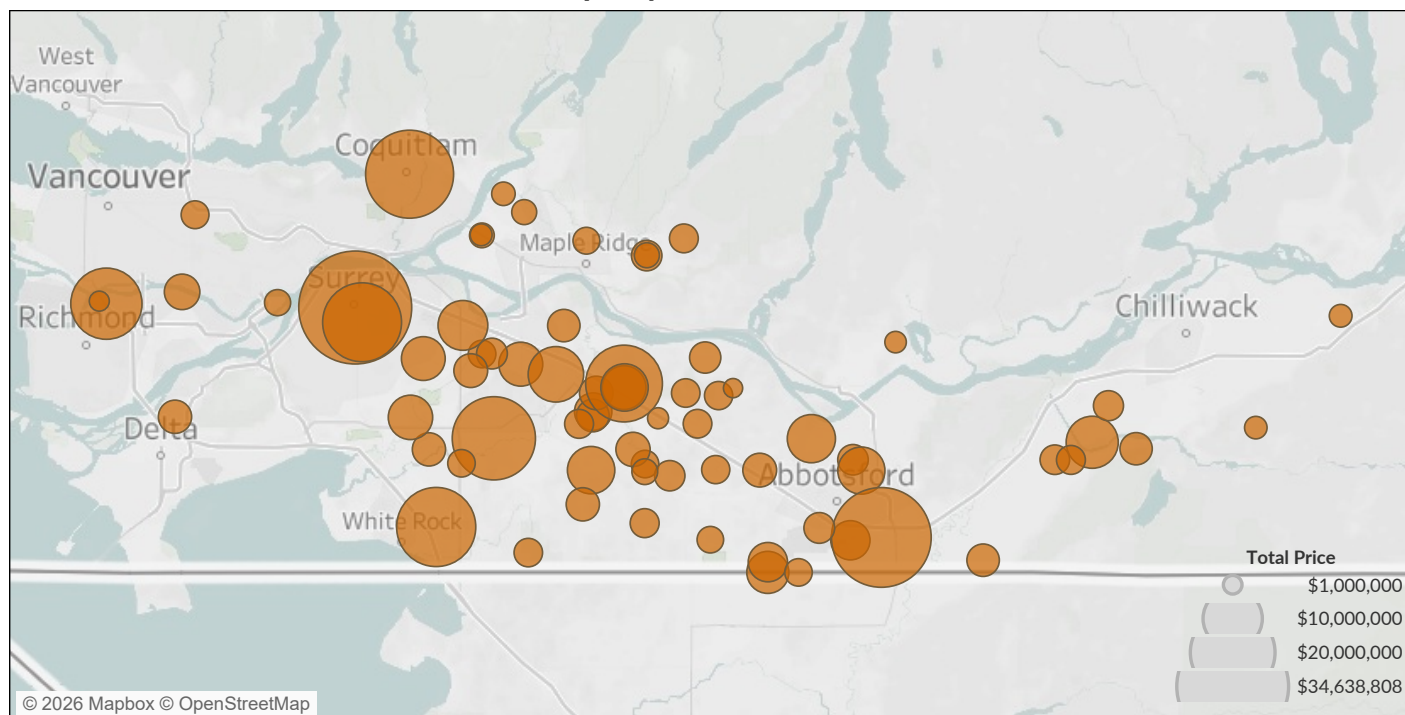
Region	Q1 2026 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2025	2026		
Fraser Valley	\$181.2M	45	\$184.8M	\$181.2M	-1.9%	\$0.6M
North East	\$35.6M	9	\$13.3M	\$35.6M	166.9%	\$2.1M
North Shore			\$143.0M		-100.0%	
South Fraser	\$138.7M	16	\$105.5M	\$138.7M	31.4%	\$4.3M
Vancouver	\$4.0M	2		\$4.0M		
Grand Total	\$359.5M	72	\$446.6M	\$359.5M	-19.5%	\$1.5M

ICI Land - Top 5 Transactions Q1 2026

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
10270 University Drive	South Fraser	Surrey	\$34.6M	1.3	\$26,201,821
18875 52nd Avenue	South Fraser	Surrey	\$18.8M	4.7	\$4,017,094
16634 18th Avenue	South Fraser	Surrey	\$17.0M	3.0	\$5,638,474
9712 137A Street	South Fraser	Surrey	\$16.9M	0.5	Null
17620 96th Avenue	South Fraser	Surrey	\$6.7M	2.0	\$3,314,933

Source: Altus Group

ICI Land Property Transactions - Q1 2026



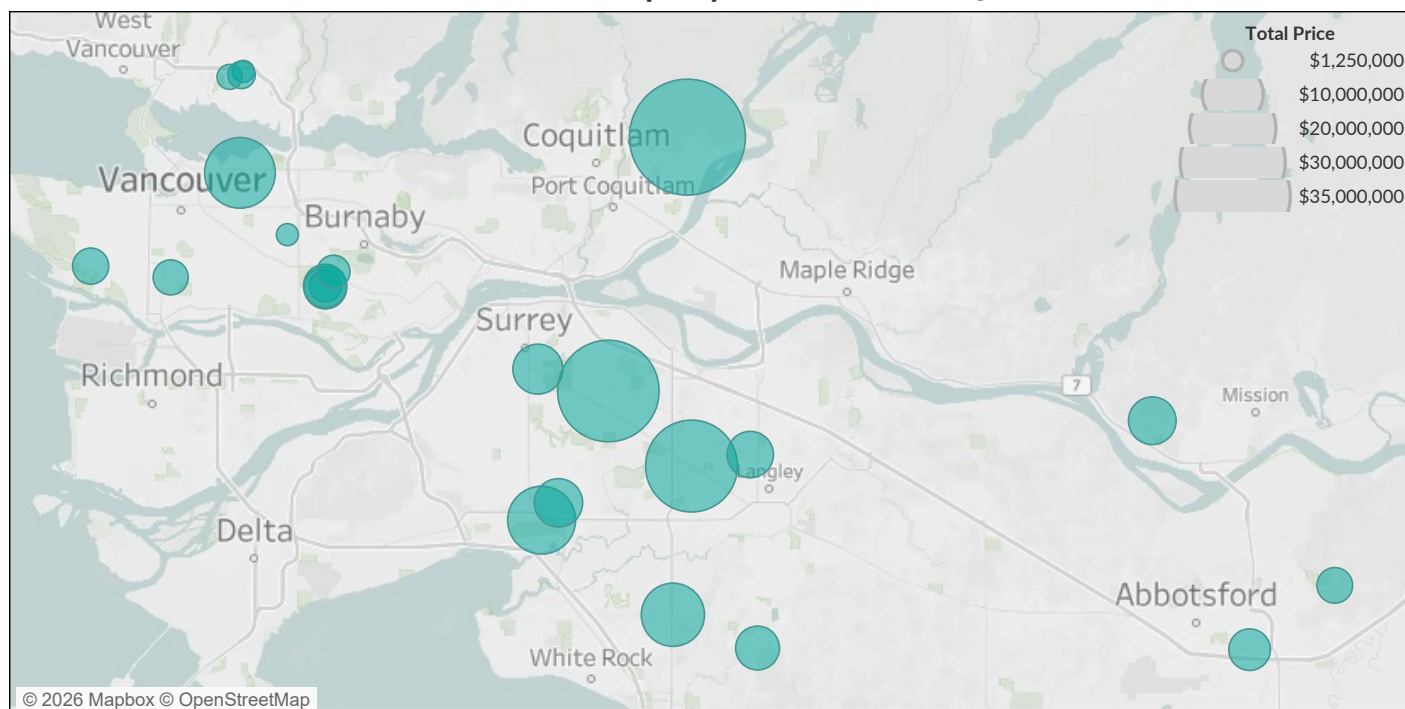
Region	Q1 2026 \$ Volume	#	YTD Volume 2025	2026	YoY - % Change	YTD - Avg \$/Acre
Fraser Valley	\$24.3M	5	\$59.2M	\$24.3M	-58.9%	\$1.3M
North East	\$35.0M	1	\$43.5M	\$35.0M	-19.5%	\$3.6M
North Shore	\$4.8M	3	\$27.0M	\$4.8M	-82.1%	
South Fraser	\$83.8M	6	\$37.2M	\$83.8M	125.2%	\$4.8M
Vancouver	\$35.9M	8	\$89.6M	\$35.9M	-59.9%	
Grand Total	\$183.9M	23	\$256.5M	\$183.9M	-28.3%	\$3.8M

Residential Land - Top 5 Transactions Q1 2026

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
1391 Pollard Street	North East	Coquitlam	\$35.0M	9.8	\$3,578,732
9258 Bothwell Drive	South Fraser	Surrey	\$26.8M	2.7	\$10,016,804
18111 Fraser Highway	South Fraser	Surrey	\$22.0M	5.5	\$3,978,631
1710 East Pender Street	Vancouver	Vancouver	\$13.0M	0.6	Null
13924 56th Avenue	South Fraser	Surrey	\$12.0M	4.2	\$2,843,602

Source: Altus Group

Residential Land Property Transactions - Q1 2026



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