



Vancouver Market Area North Shore

New Homes Sub Market Report
Data as of Q2 2026

North Shore

Submarket Report - Q2 2026



Sales - Q2 2026

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
5	16	0	13	0	34

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	254	54	154
Mid Rise	7	714	564	108	42
Low Rise	2	71	40	0	31
Townhouse	11	374	203	94	77
Single Family	3	30	23	5	2
Grand Total	26	1,651	1,084	261	306

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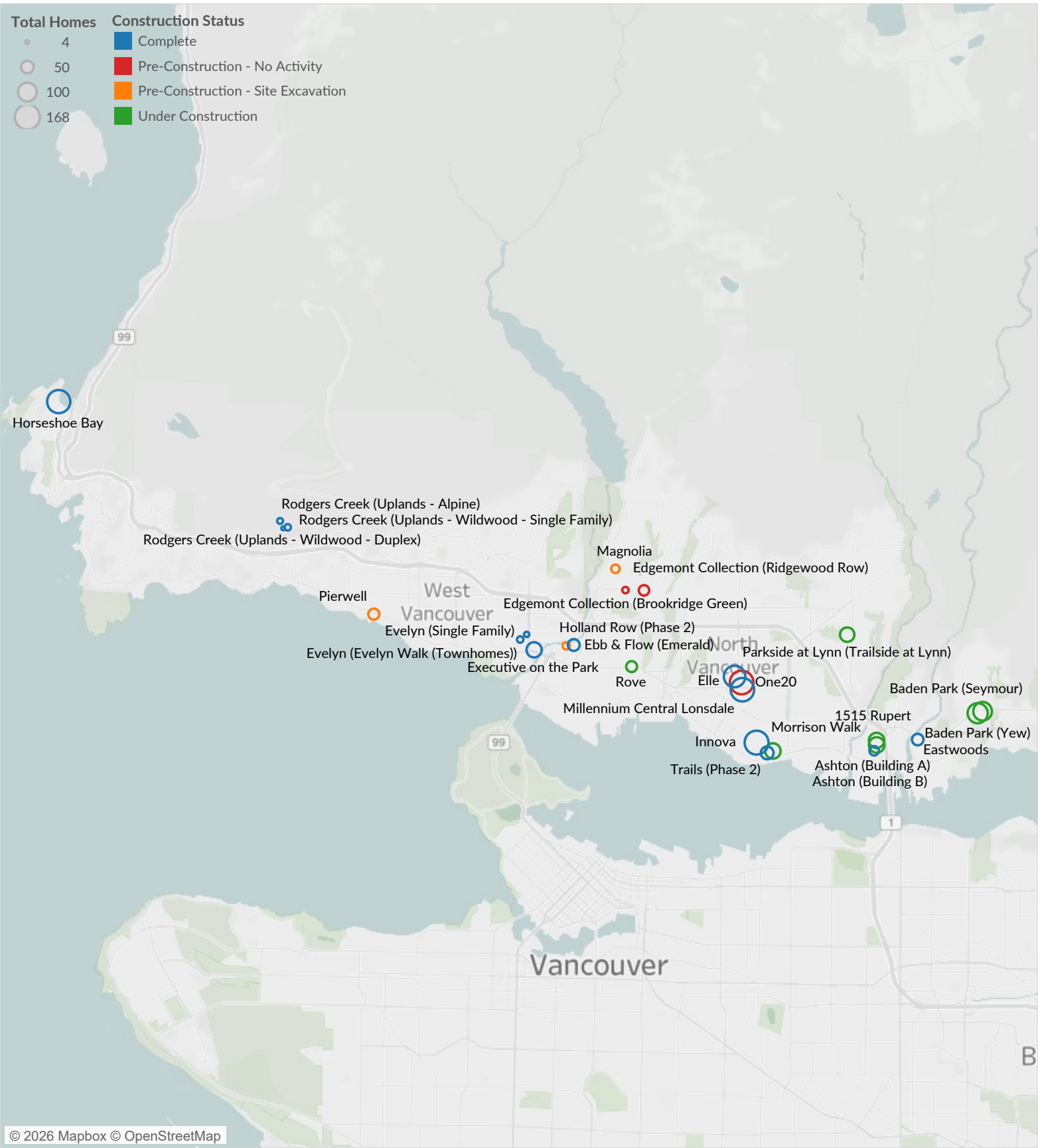
Current Pricing & Size

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	\$1,049	\$1,637	\$1,231	580	1,574
Low Rise	\$1,443	\$2,656	\$1,766	551	1,726
Townhouse	\$1,081	\$1,316	\$1,173	1,141	1,862
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	148	168
One20	Three Shores	High Rise	June 2024	\$1,420	10	164
Millennium Central Lonsdale	The Millennium Group	High Rise	June 2021	\$1,385	154	162
Horseshoe Bay	Westbank Projects Corp	Mid Rise	November 2016	\$1,450	152	158
Elle	Polygon Homes	High Rise	September 2023	\$1,510	90	136
Baden Park (Yew)	Anthem Properties	Mid Rise	August 2022	\$1,015	77	119
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	20	70
Ashton (Building A)	Fairborne Homes	Mid Rise	November 2023	\$1,110	50	69

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
Ashton (Building A)	Fairborne Homes	Mid Rise	November 2023	\$1,110	7	69
Morrison Walk	Creo Developments	Townhouse	March 2024	\$1,207	5	70
Elle	Polygon Homes	High Rise	September 2023	\$1,510	4	136
Parkside at Lynn (Trailside at Lynn)	Mosaic	Mid Rise	May 2025	\$1,075	3	61
Innova	Cascadia Green Development	Mid Rise	March 2022	\$1,215	3	168
1515 Rupert	Areva Living	Townhouse	May 2022	\$953	3	26
Trails (Phase 2)	Wall Financial Corp	Townhouse	March 2024	\$1,073	2	48
Horseshoe Bay	Westbank Projects Corp	Mid Rise	November 2016	\$1,450	2	158
Ebb & Flow (Emerald)	Woodbridge Homes,Citimark	Townhouse	November 2024	\$1,050	2	41
Seymour Village (Lupin Walk - West)	TAKaya Developments Ltd,Aquilini	Mid Rise	June 2022	\$955	1	105

Future Supply - North Shore

Project Type	Coming Soon		Property Type	Unreleased Units	
	Number of Projects	Total Homes		Number of Projects	Total Homes
High Rise	6	4,951	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	17	6,328	Grand Total	26	311

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