

Altus Group

Vancouver Market Area Westside

New Homes Sub Market Report
Data as of Q3 2026

Westside
Submarket Report - Q3 2026



Sales - Q3 2026

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
10	12	6	8		36

Annual Sales

2021	2022	2023	2024	2025
1,191	865	586	360	274

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Total Homes
High Rise	12	1,739	892	660	187
Mid Rise	10	583	382	201	0
Low Rise	6	225	154	71	0
Townhouse	14	516	297	219	0
Single Family					
Grand Total	42	3,063	1,725	1,151	187

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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	$1,583	$2,678	$1,911	524	2,170
Mid Rise	$1,347	$1,801	$1,505	488	1,240
Low Rise	$1,449	$2,121	$1,691	589	1,319
Townhouse	$1,288	$1,581	$1,436	737	1,553
Single Family					

Active Phases - Top Projects by Total Homes

Project Name	Developer	Property Type	Month, Year of Open Date	Avg. $/SF Blended	Homes Sold	Total Homes
Oakridge Park (x Piero Lissoni Tower 4)	Westbank Projects Corp,QuadReal Property ..	High Rise	November 2018	$2,791	191	319
Oakridge Park (x CIÃ©mande Tower 7)	Westbank Projects Corp,QuadReal Property ..	High Rise	September 2019	$2,398	100	252
Exeter Hall	Polygon Homes	High Rise	October 2024	$1,475	120	223
Cambie Gardens (West 57th)	Onni	High Rise	November 2025	$1,305	3	217
Oakridge Park (oakridge x westbank)	Westbank Projects Corp,QuadReal Property ..	High Rise	January 2022	$2,550	120	172
Claridge House	Polygon Homes	High Rise	December 2021	$1,820	116	133
Latitude on Cambie	Transca Real Estate Development	High Rise	July 2025	$1,610	20	131
Revive	Belford Properties	Townhouse	April 2021	$1,350	86	93
Pure	Lavern Developments	Mid Rise	October 2021	$1,440	75	92
Tesoro	Concert Properties Ltd.	High Rise	August 2020	$1,900	83	92

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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
Ortus	Icona Properties	Mid Rise	September 2024	$1,320	12	54
Wordsworth	Polygon Homes	High Rise	May 2023	$1,520	9	209
W45th at Oakridge Town Centre	Inception Captial	Townhouse	March 2026	$1,315	4	29
Chloe	Matchpoint Development	Low Rise	July 2021	$1,850	4	48
Avenue 33	Vertex Developments	Townhouse	October 2021	$1,485	3	49
Arbutus	Origin Properties	Low Rise	August 2019	$1,550	2	20
Wren	Tavanco Group	Townhouse	October 2024	$1,550	1	26
W68	Westland	High Rise	June 2021	$1,495	1	64

Future Supply - Westside

	Coming Soon	
Project Type	Number of Projects	Total Homes
High Rise	3	1,346
Mid Rise	8	682
Low Rise	5	200
Townhouse	7	302
Single Family		
Grand Total	23	2,530

	Unreleased Units	
Property Type	Number of Projects	Total Homes
High Rise	13	127
Mid Rise	13	0
Low Rise	9	21
Townhouse	16	0
Single Family		
Grand Total	51	148

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