

Altus Group

Vancouver Market Area North Shore

New Homes Sub Market Report
Data as of Q3 2026

North Shore
Submarket Report - Q3 2026



Sales - Q3 2026

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
15	5	0	7	1	28

Annual Sales

2021	2022	2023	2024	2025
1,086	818	335	231	107

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Total Homes
High Rise	3	462	269	39	154
Mid Rise	7	714	569	103	42
Low Rise	1	35	25	0	10
Townhouse	10	335	171	87	77
Single Family	3	30	24	4	2
Grand Total	24	1,576	1,058	233	285

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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	$1,194	$2,109	$1,438	561	1,527
Mid Rise	$1,060	$1,637	$1,231	580	1,574
Low Rise	$1,156	$1,387	$1,131	411	906
Townhouse	$1,091	$1,322	$1,194	1,167	1,896
Single Family	$1,216	$1,403	$1,231	2,441	2,825

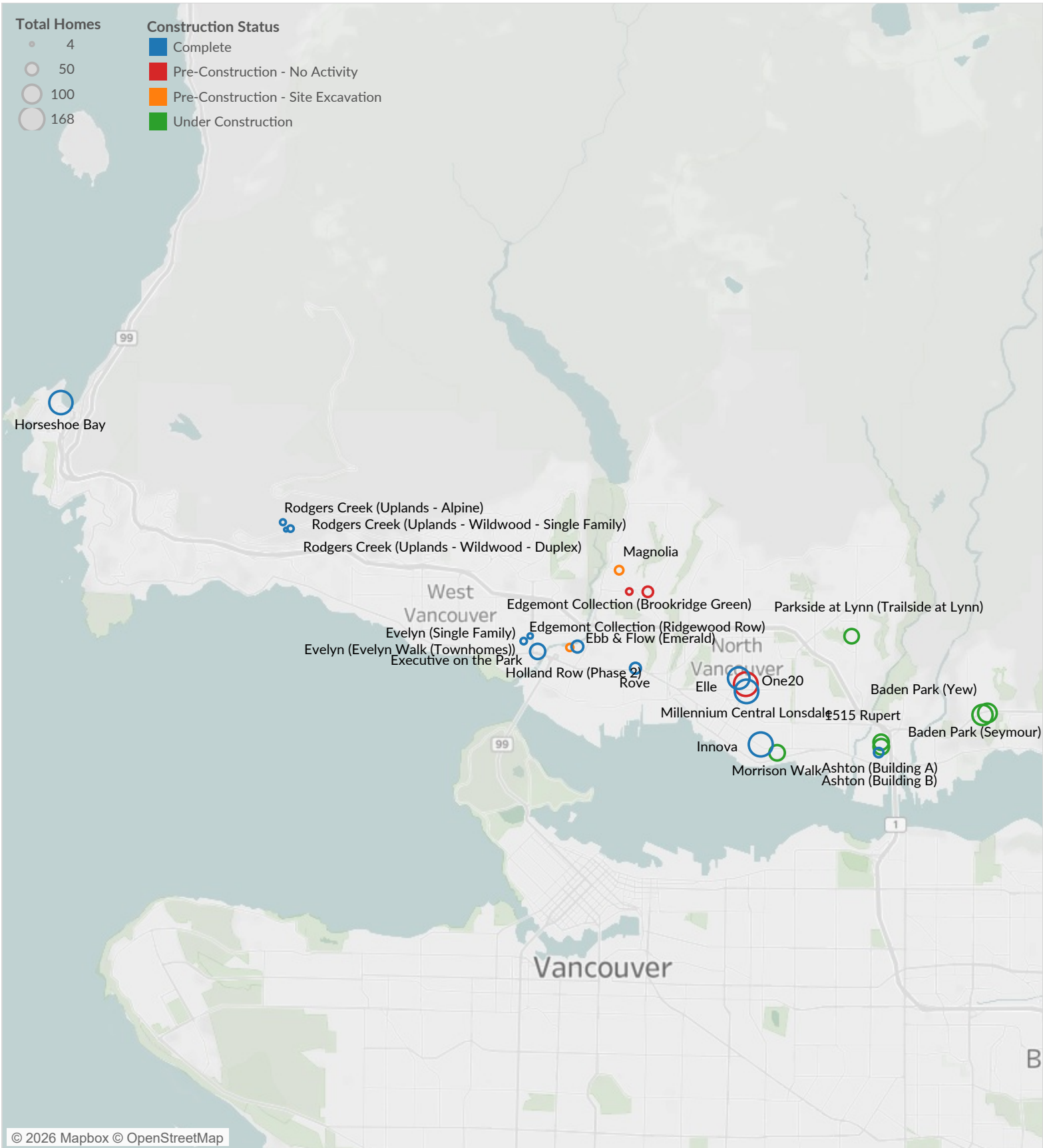
Active Phases - Top Projects by Total Homes

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	153	168
One20	Three Shores	High Rise	June 2024	$1,420	10	164
Millennium Central Lonsdale	The Millennium Group	High Rise	June 2021	$1,385	156	162
Horseshoe Bay	Westbank Projects Corp	Mid Rise	November 2016	$1,450	152	158
Elle	Polygon Homes	High Rise	September 2023	$1,510	103	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	22	70
Ashton (Building A)	Fairborne Homes	Mid Rise	November 2023	$1,110	50	69

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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
Elle	Polygon Homes	High Rise	September 2023	$1,510	13	136
Innova	Cascadia Green Development	Mid Rise	March 2022	$1,215	5	168
Morrison Walk	Creo Developments	Townhouse	March 2024	$1,207	2	70
Millennium Central Lonsdale	The Millennium Group	High Rise	June 2021	$1,385	2	162
Ebb & Flow (Emerald)	Woodbridge Homes,Citimark	Townhouse	November 2024	$1,050	2	41
1515 Rupert	Areva Living	Townhouse	May 2022	$953	2	26
Rodgers Creek (Uplands - Wildwood - Single Family)	British Pacific Properties	Single Family	October 2022	$1,073	1	12
Eastwoods	Anthem Properties	Townhouse	June 2023	$972	1	39

Future Supply - North Shore

	Coming Soon	
Project Type	Number of Projects	Total Homes
High Rise	6	4,951
Mid Rise	5	940
Low Rise		
Townhouse	4	398
Single Family	1	8
Grand Total	16	6,297

	Unreleased Units	
Property Type	Number of Projects	Total Homes
High Rise	3	154
Mid Rise	8	78
Low Rise	1	10
Townhouse	9	66
Single Family	4	3
Grand Total	25	311

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