



Vancouver Market Area Ridge Meadows

New Homes Sub Market Report
Data as of December 2022



Ridge Meadows

Submarket Report – December 2022



Current Overview:

- Currently there are 9 actively selling multifamily projects consisting of 10 phases in Maple Ridge and one project with one actively selling phase in Pitt Meadows.
- Maple Ridge accounts for a total of 822 units of inventory, of which an estimated 589 have been sold, 172 are available for purchase, and 61 have yet to be released.
- Pitt Meadows accounts for a total of 220 units of inventory, of which an estimated 180 have been sold, 10 are available for purchase, and 30 have yet to be released.
- In the Ridge Meadows marketplace there were 18 new homes sales recorded in Q4 2022.
- This represents a quarter-over-quarter decrease of 77% and a year-over-year decrease of 90%.
- Zero phases launched in Q4 2022 in the Ridge Meadows market.

YTD Sales

High Rise Apartment	Mid Rise Apartment	Low Rise Apartment	Townhomes	Single Family	Total
0	290	0	77	28	395

Annual Sales

2013	2014	2015	2016	2017	2018	2019	2020	2021
248	474	863	808	500	219	278	718	774

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	0	0	0	0	0
Mid Rise	5	477	396	58	23
Low Rise	0	0	0	0	0
Townhomes	5	481	356	89	36
Single Family	1	84	17	35	32
Grand Total	11	1,042	769	182	91

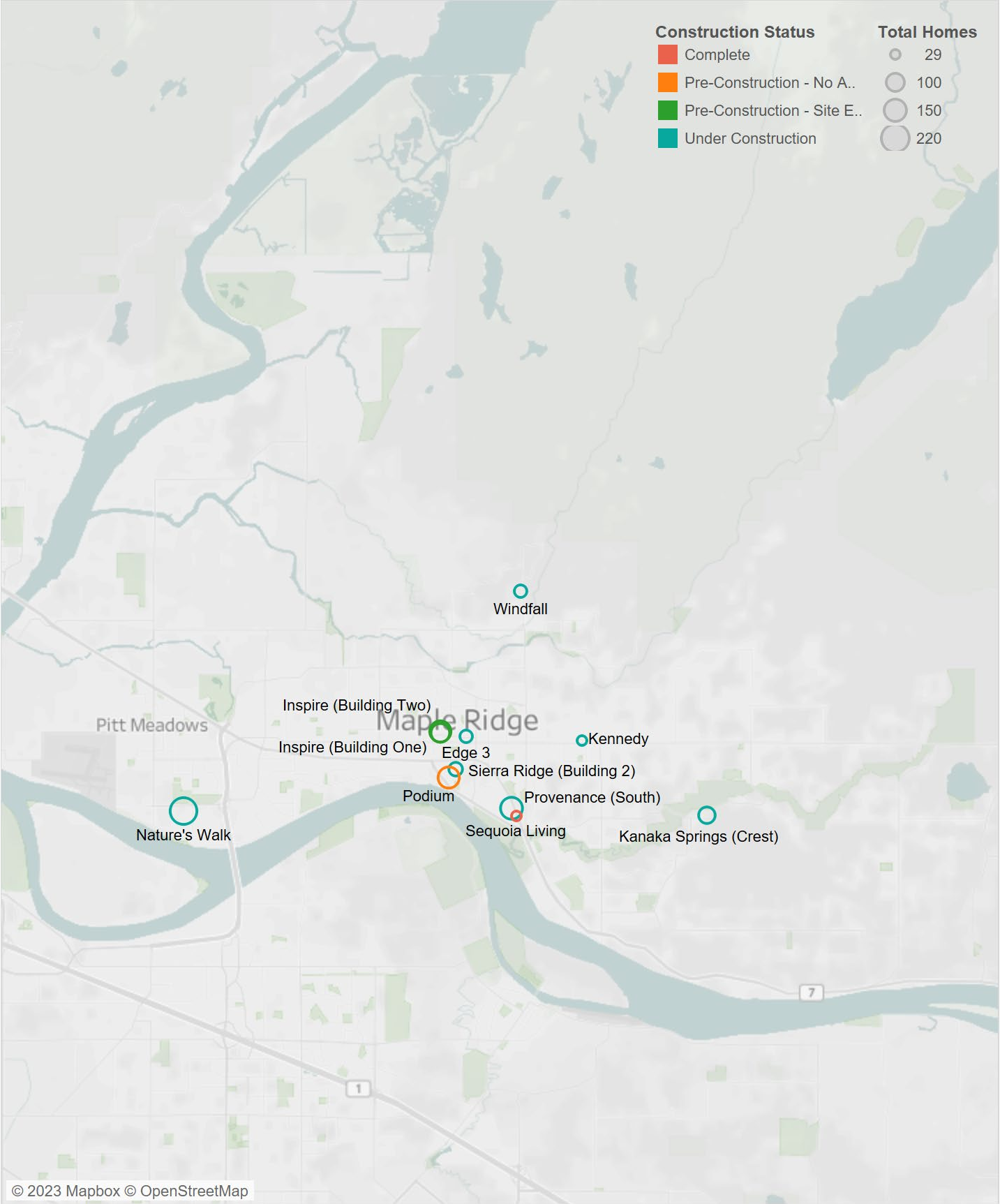
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	-	-	-	-	-
Mid Rise	\$594	\$820	678	551	1,257
Low Rise	-	-	-	-	-
Townhomes	\$556	\$718	544	1,364	1,866
Single Family	\$515	\$526	522	2,089	3,163

Active Phases – Top 11 by Total Homes

Project Name	Developer	Type	Open Date	Avg. \$/SF	Homes Sold	Total Homes
Nature's Walk	Onni	Townhouse	Jun-17	\$465	180	220
Provenance (South)	Polygon Homes	Townhouse	Oct-21	\$583	81	148
Inspire (Building One)	Platinum Enterprises Ltd.	Mid Rise	May-21	\$634	138	139
Podium	Whitetail Homes	Mid Rise	Jun-22	\$698	102	125
Inspire (Building Two)	Platinum Enterprises Ltd.	Mid Rise	Jun-22	\$828	58	108
Kanaka Springs (Crest)	Epic Homes	Single Family	Jul-22	\$522	17	84
Sierra Ridge (Building 2)	Atterra Development Group Ltd	Mid Rise	Jul-20	\$544	54	57
Windfall	Gatehouse Developments	Townhouse	May-21	\$513	44	54
Edge 3	MacLean Homes Ltd	Mid Rise	Apr-22	\$688	44	48
Sequoia Living	Harwest Homes, New Story Homes	Townhouse	Jan-22	\$647	28	30
Kennedy	Royale Properties Ltd	Townhouse	Sep-21	\$512	23	29
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Current Active Phases



Buyer Demographics

The following list outlines recent buyer groups in the Ridge Meadows new home marketplace. These groups have been identified by Altus at presentation centers, project launches, events and through interviews with sales staff and developers active in the target area:

- Move up buyer groups, typically young families or couples from the Fraser Valley, Tri Cities or the local Ridge Meadows area. Buyers from other more central municipalities looked to Ridge Meadows as a low cost alternative for ground oriented product types
- Supported and unsupported first time buyers from the local Ridge Meadows area. Typically are looking for small, woodframe condominium product, in particular the least expensive unit plans
- Local Ridge Meadows and Fraser Valley downsizing end users price sensitive couples in their 50's, 60's and 70's. Looking for larger single level woodframe condominium product with balconies, mountain or valley views and located within walking distance of amenities and services
- Restarts from the Fraser Valley and Ridge Meadows - These buyers are often single mothers and fathers with children, restarting after a divorce. They typically look for affordable townhome or larger two bedroom low-rise product that can accommodate children and is close to amenities
- New migrants to the province - Both inter-provincial and some international arrivals are looking to the Ridge Meadows area as the most cost effective way to buy into the Lower Mainland real estate marketplace

Future Supply

Property Type	Coming Soon		Development Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	1	707	5	1,160
Mid Rise	2	204	12	1,158
Low Rise	0	0	6	597
Townhomes	1	20	9	409
Single Family	2	257	8	320
Total	6	1,188	40	3,644
Grand Total	46	4,832		

**Grand Total is the sum of Coming Soon & Development Applications*

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