



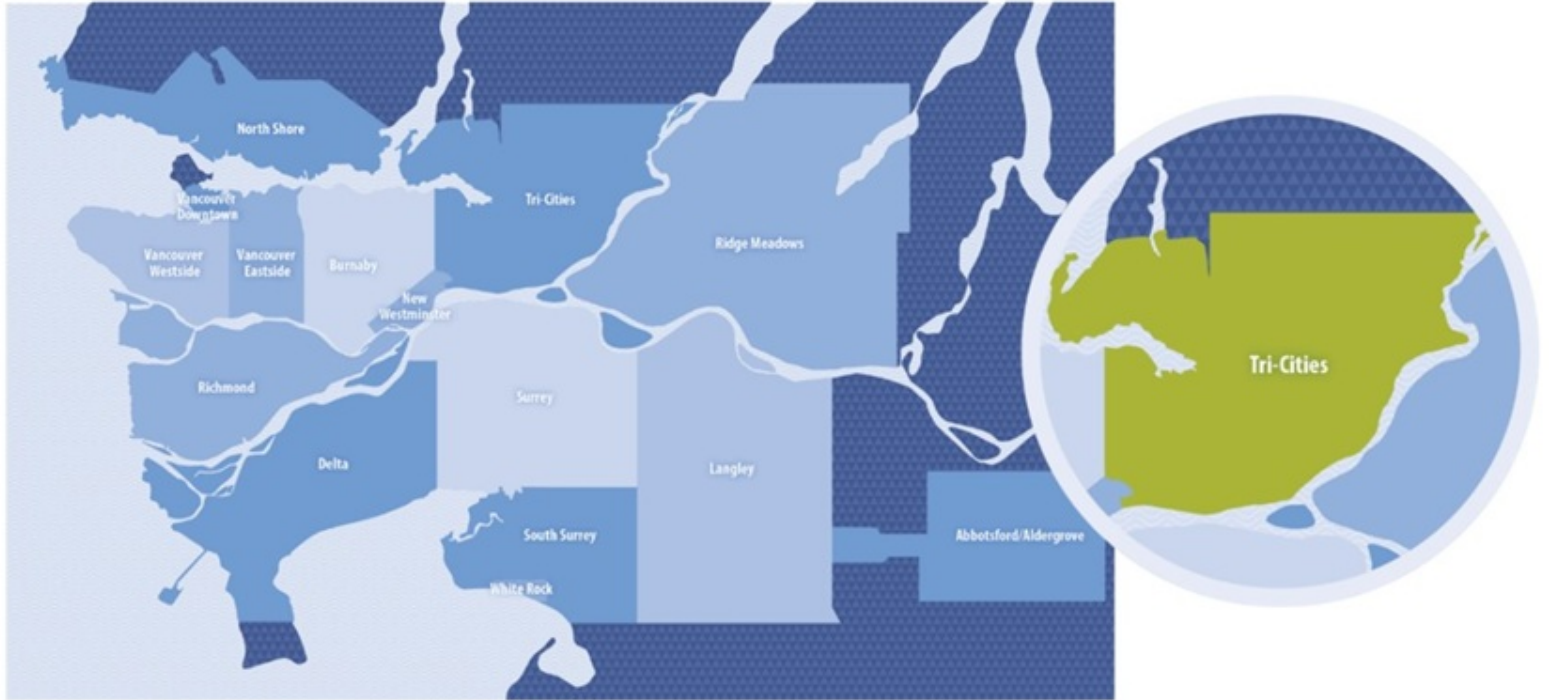
AltusGroup

Vancouver Market Area Tri-Cities

New Homes Sub Market Report
Data as of June 2023

Tri Cities

Submarket Report - June 2023



Sales - Q2 2023

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
477	227	4	155	0	863

Annual Sales

2017	2018	2019	2020	2021	2022
1,555	1,443	821	2,099	3,125	2,423

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	18	4,622	3,606	506	510
Mid Rise	18	1,730	1,310	179	241
Low Rise	2	97	82	15	0
Townhouse	8	419	241	83	95
Single Family	1	3	1	0	2
Grand Total	47	6,871	5,240	783	848

Tri Cities

Submarket Report - June 2023

Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$893	\$1,321	\$993	516	1,360
Mid Rise	\$810	\$1,081	\$879	519	1,118
Low Rise	\$807	\$1,035	\$900	554	1,206
Townhouse	\$772	\$1,010	\$833	938	1,797
Single Family	\$723	\$1,400	\$725	1,436	2,907

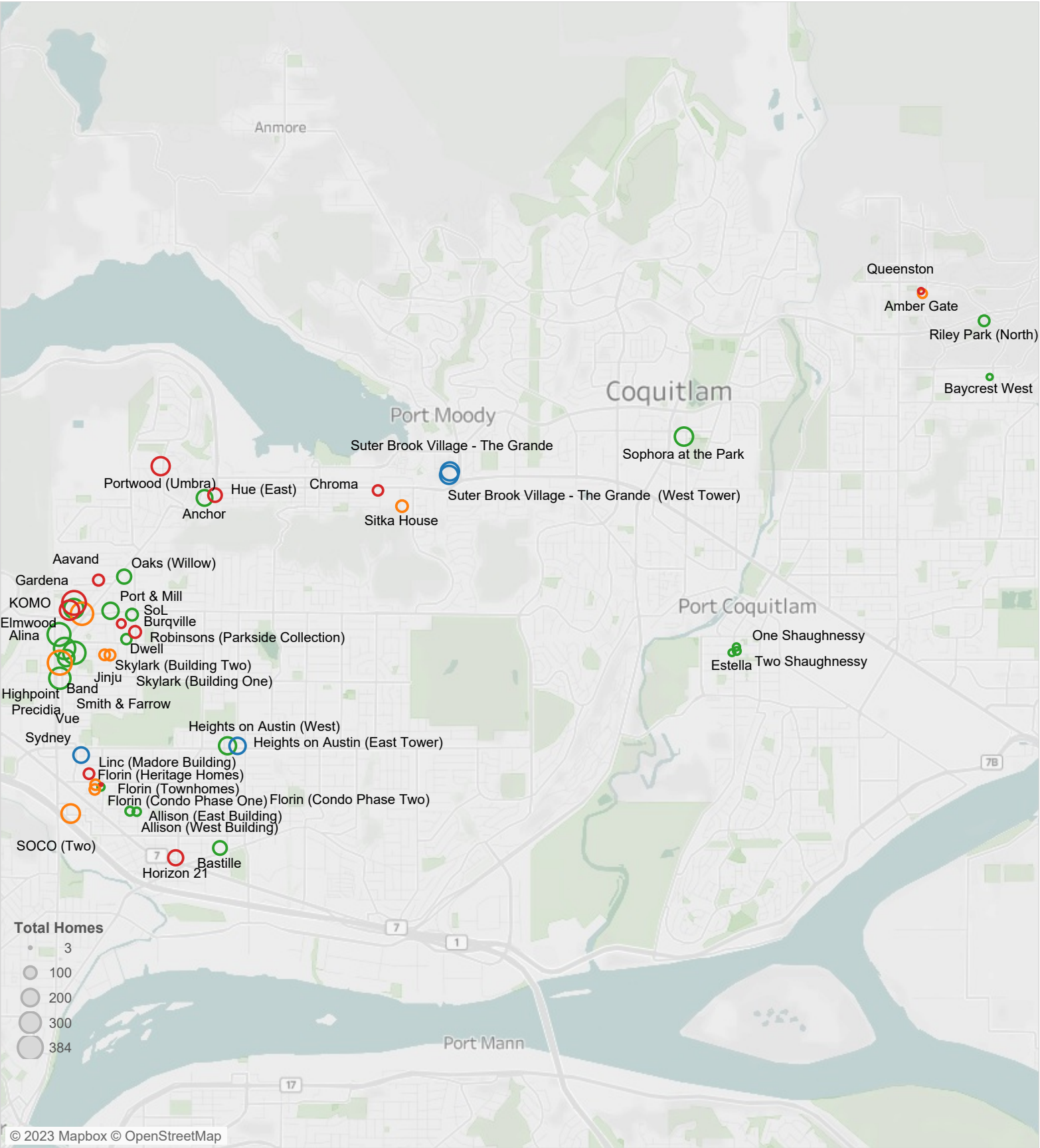
Active Phases - Top Projects by Total Homes

Project Name	Develop..	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Band	Townline Group of Companies	High Rise	May 2022	\$1,145	269	384
Gardena	Intracorp	High Rise	June 2023	\$1,130	263	377
Smith & Farrow	Boffo Developments Ltd	High Rise	February 2021	\$900	331	348
Elmwood	Marcon Development	High Rise	July 2022	\$1,170	236	335
Jinju	Anthem Properties	High Rise	March 2021	\$1,000	265	332
Highpoint	Ledingham McAllister	High Rise	November 2020	\$880	182	303
Vue	Amacon	High Rise	July 2021	\$1,000	270	301
KOMO	Strand Development	High Rise	June 2023	\$1,175	75	248
Alina	Strand Development	High Rise	July 2022	\$1,205	237	246
SOCO (Two)	Anthem Properties	High Rise	November 2022	\$1,010	125	228

Tri Cities

Submarket Report - June 2023

Current Active Phases



Tri Cities

Submarket Report - June 2023

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
Gardena	Intracorp	High Rise	June 2023	\$1,130	263	377
Portwood (Umbra)	Edgar Development	Mid Rise	April 2023	\$985	115	219
KOMO	Strand Development	High Rise	June 2023	\$1,175	75	248
Alina	Strand Development	High Rise	July 2022	\$1,205	53	246
Aavand	Canada West Development Ltd.	Mid Rise	May 2023	\$975	50	79
Dwell	Anthem Properties	Townhouse	February 2023	\$865	47	69
Burqville	Kadium Properties	Townhouse	May 2023	\$870	40	50
Band	Townline Group of Companies	High Rise	May 2022	\$1,145	38	384
Robinsons (Parkside Collection)	Formwerks Boutique Properties	Townhouse	July 2022	\$860	37	92
Hue (East)	Marcon Development	Mid Rise	July 2022	\$930	36	122

Future Supply - Tri Cities

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	13	11,679	27	23,912
Mid Rise	10	2,204	34	5,526
Low Rise			10	501
Townhouse	6	365	32	2,181
Single Family	1	91	2	75
Grand Total	30	14,339	105	32,195

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