



Vancouver Market Area Richmond

New Homes Sub Market Report
Data as of Q3 2024

Richmond

Submarket Report - Q3 2024



Sales - Q3 2024

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
38	2		0	0	40

Annual Sales

2018	2019	2020	2021	2022	2023
946	854	1,300	1,654	805	333

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	17	3,761	3,162	540	59
Mid Rise	4	321	275	28	18
Low Rise					
Townhouse	7	333	200	117	16
Single Family					
Grand Total	28	4,415	3,637	685	93

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Submarket Report - Q3 2024



Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$957	\$1,554	\$1,085	526	1,610
Mid Rise	\$806	\$1,052	\$839	625	1,391
Low Rise					
Townhouse	\$847	\$986	\$864	1,125	1,781
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
Hollybridge at River Green	ASPAC Developments Ltd	High Rise	August 2019	\$1,200	418	459
Pinnacle Living at Capstan Village - Torino	Pinnacle International	High Rise	June 2018	\$1,012	216	416
RC at CF (Neighbourhood Two - Towers Five & Six)	Shape Properties Corp,Cadillac Fairview	High Rise	July 2021	\$1,190	373	388
RC at CF (Neighbourhood One - Towers Three & Four)	Shape Properties Corp,Cadillac Fairview	High Rise	November 2020	\$1,160	340	355
Concord Gardens (Galleria - Phase 2)	Concord Pacific	High Rise	November 2019	\$965	320	348
RC at CF (Neighbourhood One - Towers One & Two)	Shape Properties Corp,Cadillac Fairview	High Rise	October 2020	\$1,150	334	344
Atmosphere (Building E + F)	South Street Development	High Rise	January 2019	\$1,050	266	281
ViewStar (Towers D + E)	Yuanheng Holdings Ltd	High Rise	April 2018	\$1,100	123	183
Talistar (Aurora)	Polygon Homes	High Rise	October 2023	\$1,195	127	161
ViewStar (Towers A + J)	Yuanheng Holdings Ltd	High Rise	July 2017	\$950	150	160

Construction status (group) 1

- Complete
- Pre-Construction - Site Excavation
- Under Construction

Total Homes

- 16
- 100
- 200
- 300
- 400
- 459

Capstan (North Tower)
ViewStar (Towers D + E)
ViewStar (Towers A + J)
Pinnacle Living at Capstan Village - Torino
Capstan (South Tower)
Talistar (Aurora)
Concord Gardens (Galleria - Phase 2)
Hollybridge at River Green
Atmosphere (Building E + F)
RC at CF (Neighbourhood One - Towers One & Two)
Brighthouse22
8899 Spires
Aviary
Luxio on the Park
One Park (Tower A)
One Park (Tower B)
One Park (Tower C)
Park Residences II (Tower D)
Park Residences II (Tower E)
RC at CF (Neighbourhood One - Towers Three & Four)
RC at CF (Neighbourhood Two - Towers Five & Six)
Rose Garden
Venda
Westham Island
Delta
Lulu Island
Annacis Island
Richstone
Hamilton Village (Phase Two - West)
Hamilton Village (Phase Two - East)
Parc Thompson

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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
Talistar (Aurora)	Polygon Homes	High Rise	October 2023	\$1,195	15	161
Hollybridge at River Green	ASPAC Developments Ltd	High Rise	August 2019	\$1,200	8	459
ViewStar (Towers A + J)	Yuanheng Holdings Ltd	High Rise	July 2017	\$950	4	160
Prima	Anderson Square Holdings Ltd	High Rise	May 2022	\$1,117	4	101
Pinnacle Living at Capstan Village - Torino	Pinnacle International	High Rise	June 2018	\$1,012	4	416
ViewStar (Towers D + E)	Yuanheng Holdings Ltd	High Rise	April 2018	\$1,100	3	183
Hamilton Village (Phase Two - West)	Oris Consulting Ltd	Mid Rise	September 2021	\$710	2	128

Future Supply - Richmond

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	10	8,120	11	4,895
Mid Rise	3	421	6	1,292
Low Rise	2	329	1	167
Townhouse	2	44	22	846
Single Family				
Grand Total	17	8,914	40	7,200

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