

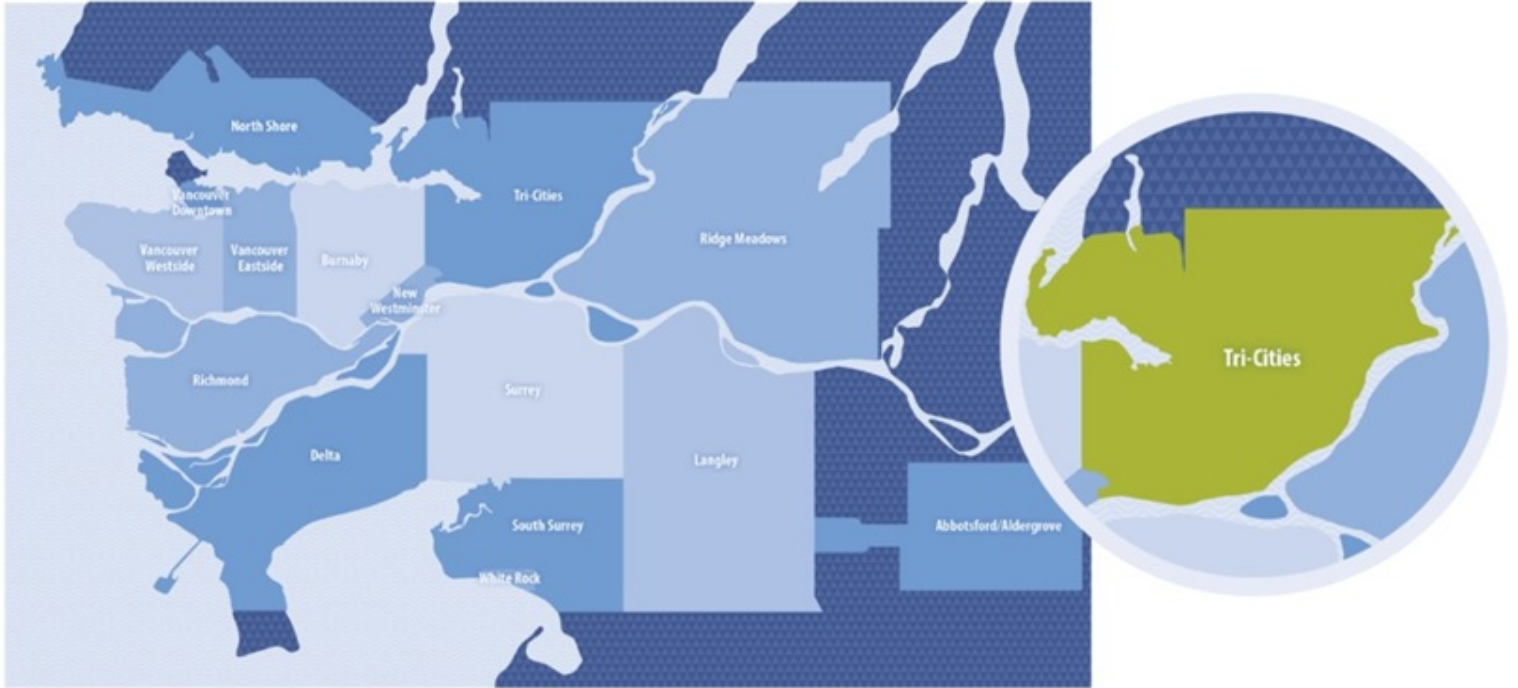


Vancouver Market Area Tri Cities

New Homes Sub Market Report
Data as of Q4 2024

Tri Cities

Submarket Report - Q4 2024



Sales - Q4 2024

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
344	111	3	39	1	498

Annual Sales

2019	2020	2021	2022	2023	2024
821	2,099	3,087	2,352	2,222	2,240

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	18	5,142	3,629	1,116	397
Mid Rise	25	2,521	1,454	684	383
Low Rise	2	65	21	44	0
Townhouse	17	1,026	600	301	125
Single Family	3	34	5	4	25
Grand Total	65	8,788	5,709	2,149	930

Tri Cities

Submarket Report - Q4 2024



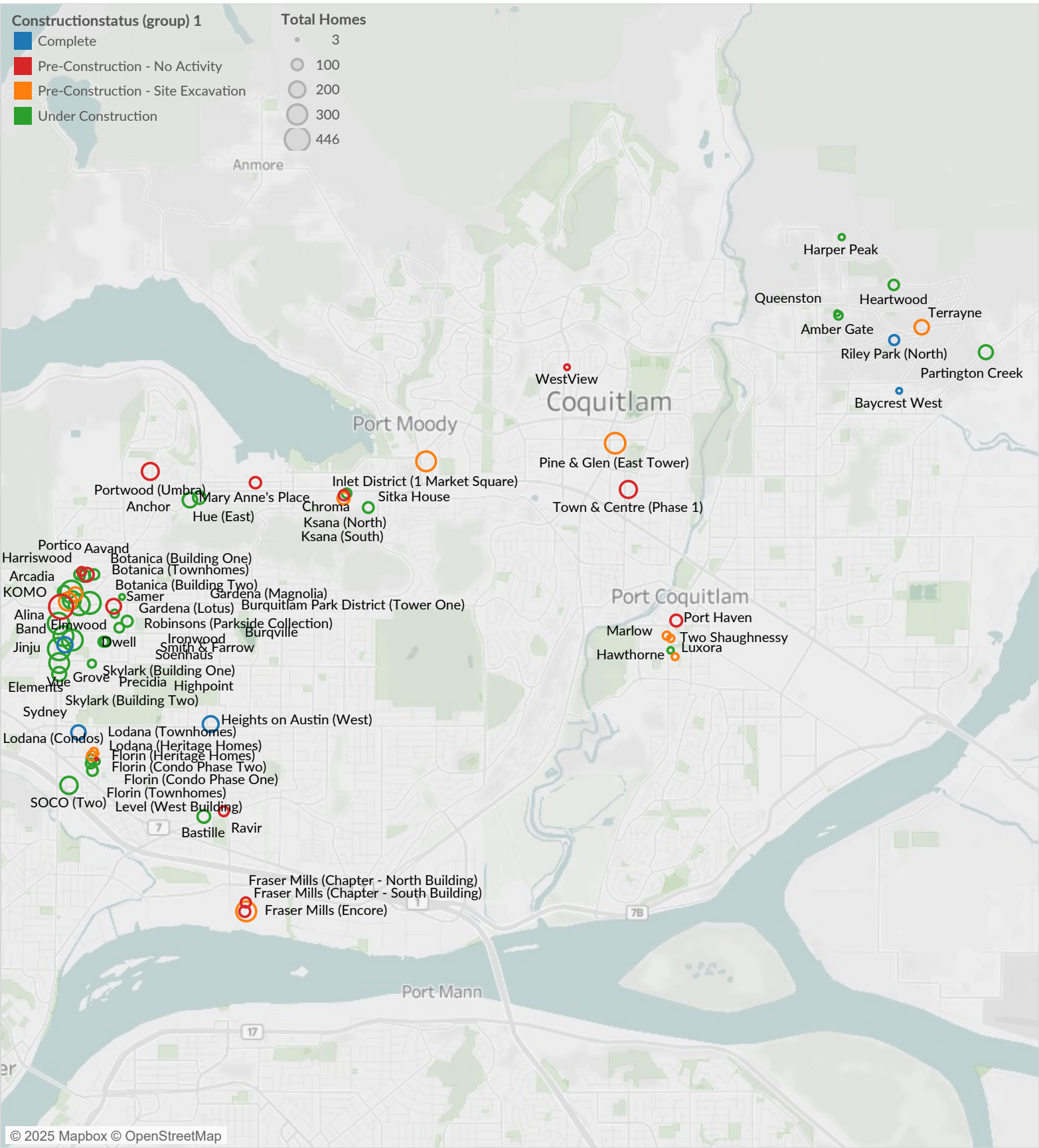
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$958	\$1,327	\$1,088	449	1,248
Mid Rise	\$898	\$1,126	\$980	507	1,114
Low Rise	\$792	\$1,043	\$888	517	1,052
Townhouse	\$790	\$991	\$842	946	1,796
Single Family	\$717	\$998	\$740	2,060	2,888

Active Phases - Top Projects by Total Homes

Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Ironwood	Qualex Landmark	High Rise	July 2024	\$1,110	176	446
Band	Townline Group of Companies	High Rise	May 2022	\$1,145	311	384
Gardena (Lotus)	Intracorp	High Rise	June 2023	\$1,130	338	377
Burquitlam Park District (Tower One)	Intergulf Development Group	High Rise	October 2023	\$1,170	164	364
Elmwood	Marcon Development	High Rise	July 2022	\$1,170	288	335
Jinju	Anthem Properties	High Rise	March 2021	\$1,000	265	332
Pine & Glen (East Tower)	Onni	High Rise	June 2024	\$1,140	152	324
Fraser Mills (Encore)	Beedie Living	High Rise	November 2023	\$1,050	276	306
Highpoint	Ledingham McAllister	High Rise	November 2020	\$880	182	303
Vue	Amacon	High Rise	July 2021	\$1,000	270	301

Current Active Phases



Tri Cities

Submarket Report - Q4 2024



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
Inlet District (1 Market Square)	Wesgroup	High Rise	November 2024	\$1,200	157	299
Ironwood	Qualex Landmark	High Rise	July 2024	\$1,110	87	446
Pine & Glen (East Tower)	Onni	High Rise	June 2024	\$1,140	46	324
Ravir	Paulsun Development	Mid Rise	October 2024	\$975	29	74
Mary Anne's Place	Placemaker Communities Inc.	Mid Rise	November 2024	\$1,070	20	98
Burquitlam Park District (Tower One)	Intergulf Development Group	High Rise	October 2023	\$1,170	15	364
Elements	Baydo Development Corporation	High Rise	July 2023	\$1,150	14	151
Skylark (Building Two)	Polygon Homes	Mid Rise	October 2022	\$905	12	76
Heartwood	StreetSide Developments	Townhouse	July 2024	\$755	12	81
Smith & Farrow	Boffo Developments Ltd	High Rise	February 2021	\$900	11	348

Future Supply - Tri Cities

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	1	19,090	1	16,248
Mid Rise	1	1,598	1	5,838
Low Rise	1	46	1	482
Townhouse	1	794	1	1,540
Single Family	1	91	1	71
Grand Total	1	21,619	1	24,179

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