



Vancouver Market Area Richmond

New Homes Sub Market Report
Data as of Q1 2025

Richmond

Submarket Report - Q1 2025



Sales - Q1 2025

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
13	0		13		26

Annual Sales

2019	2020	2021	2022	2023	2024
854	1,300	1,654	805	333	200

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	20	4,138	3,182	858	98
Mid Rise	4	321	275	28	18
Low Rise					
Townhouse	7	333	214	106	13
Single Family					
Grand Total	31	4,792	3,671	992	129

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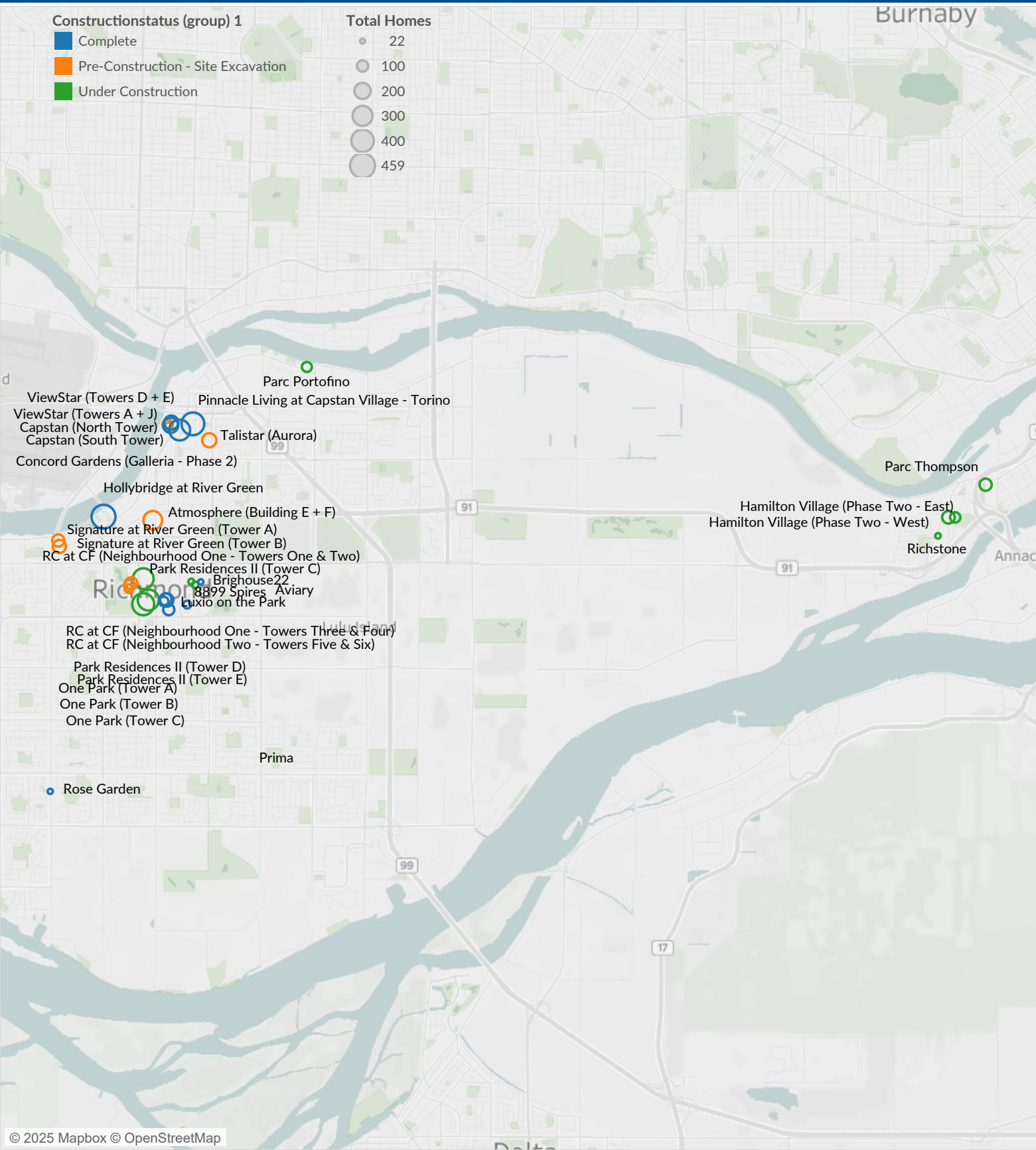
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$975	\$1,569	\$1,104	516	1,728
Mid Rise	\$806	\$1,052	\$839	625	1,391
Low Rise					
Townhouse	\$844	\$991	\$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	424	459
Pinnacle Living at Capstan Village - Torino	Pinnacle International	High Rise	June 2018	\$1,012	218	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	129	183
Talistar (Aurora)	Polygon Homes	High Rise	October 2023	\$1,195	128	161
ViewStar (Towers A + J)	Yuanheng Holdings Ltd	High Rise	July 2017	\$950	152	160

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
8899 Spires	TopStreams	Townhouse	June 2024	\$1,100	13	28
ViewStar (Towers D + E)	Yuanheng Holdings Ltd	High Rise	April 2018	\$1,100	6	183
ViewStar (Towers A + J)	Yuanheng Holdings Ltd	High Rise	July 2017	\$950	2	160
Pinnacle Living at Capstan Village - Torino	Pinnacle International	High Rise	June 2018	\$1,012	2	416
One Park (Tower C)	Grand Long Holdings Canada Ltd.	High Rise	May 2022	\$1,086	2	143
Hollybridge at River Green	ASPAC Developments Ltd	High Rise	August 2019	\$1,200	1	459

Future Supply - Richmond

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	1	8,098	1	4,528
Mid Rise	1	588	1	1,292
Low Rise	1	329		
Townhouse	1	219	1	676
Single Family				
Grand Total	1	9,234	1	6,496

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