



Vancouver Market Area Tri Cities

New Homes Sub Market Report
Data as of Q2 2025

Tri Cities

Submarket Report - Q2 2025



Sales - Q2 2025

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
49	87	1	79	2	218

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	17	4,948	3,541	1,077	330
Mid Rise	24	2,319	1,337	571	411
Low Rise	2	65	32	33	0
Townhouse	19	1,330	633	438	259
Single Family	3	34	7	7	20
Grand Total	65	8,696	5,550	2,126	1,020

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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	\$972	\$1,334	\$1,100	453	1,257
Mid Rise	\$895	\$1,087	\$973	514	1,126
Low Rise	\$792	\$1,074	\$888	517	1,052
Townhouse	\$784	\$988	\$841	912	1,776
Single Family	\$718	\$774	\$740	2,499	2,836

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	186	446
Band	Townline Group of Companies	High Rise	May 2022	\$1,145	316	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	176	364
Elmwood	Marcon Development	High Rise	July 2022	\$1,170	288	335
Jinju	Anthem Properties	High Rise	March 2021	\$1,000	295	332
Pine & Glen (East Tower)	Onni	High Rise	June 2024	\$1,140	162	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



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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
Livy	Northstar Development	Mid Rise	June 2025	\$930	30	102
Jinju	Anthem Properties	High Rise	March 2021	\$1,000	28	332
Ridgewood	Polygon Homes	Townhouse	March 2025	\$719	16	101
Wilford	Allaire Living	Mid Rise	February 2025	\$1,000	15	92
Satori	Everglade	Townhouse	May 2025	\$960	12	78
Inlet District (1 Market Square)	Wesgroup	High Rise	November 2024	\$1,200	10	299
Kestrel	Adera	Townhouse	April 2025	\$945	9	118
Heartwood	StreetSide Developments	Townhouse	July 2024	\$755	9	81
Anchor	Bold Properties	Mid Rise	June 2021	\$870	8	163
Terrayne	Townline Group of Companies	Townhouse	September 2023	\$847	7	159

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	2,143	1	5,506
Low Rise	1	46	1	482
Townhouse	1	389	1	1,540
Single Family	1	120	1	71
Grand Total	1	21,788	1	23,847

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