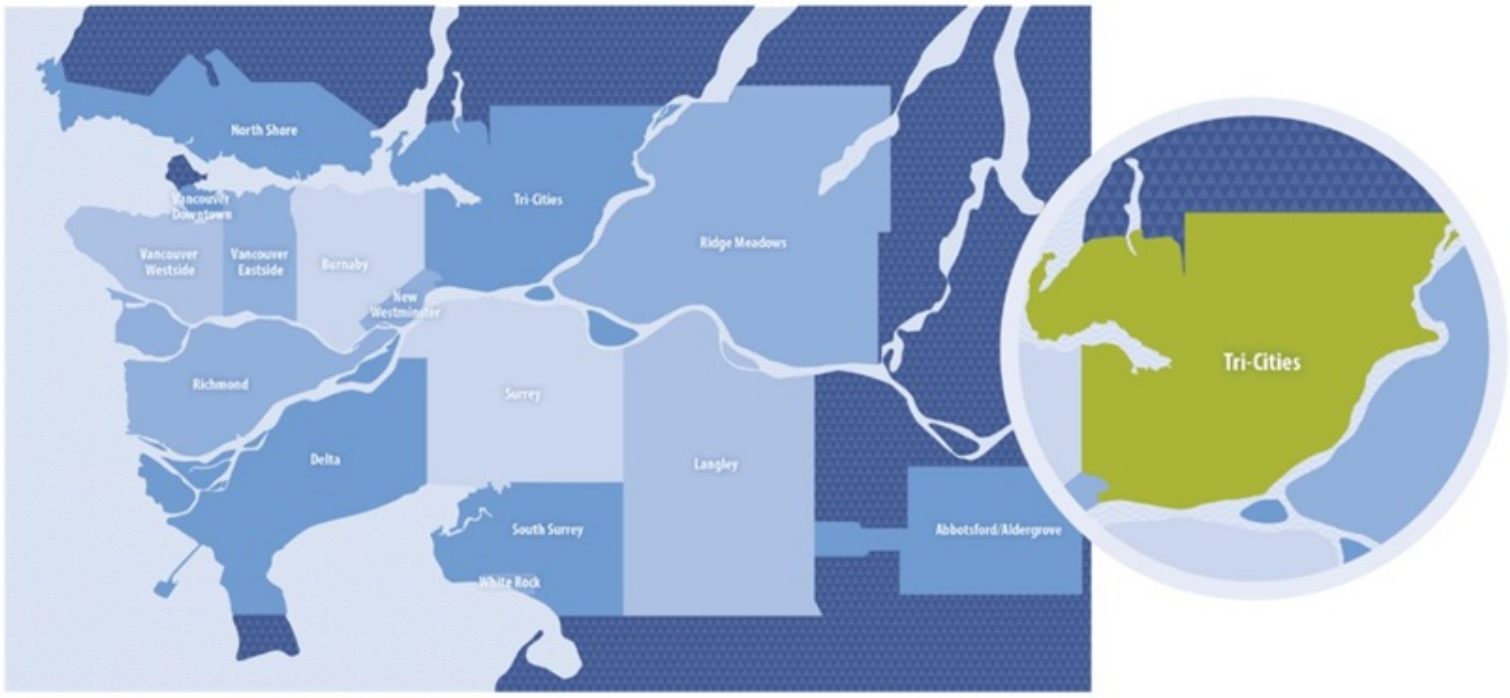
Altus Group

Vancouver Market Area
Tri Cities

New Homes Sub Market Report
Data as of Q3 2025

Tri Cities
Submarket Report - Q3 2025



Sales - Q3 2025

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
28	83	0	50	0	161

Annual Sales

2019	2020	2021	2022	2023	2024
821	2,009	3,042	2,321	2,222	2,234

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	17	4,948	3,569	1,270	109
Mid Rise	20	1,926	1,224	603	99
Low Rise	2	65	32	33	0
Townhouse	20	1,374	683	468	223
Single Family	3	34	7	7	20
Grand Total	62	8,347	5,515	2,381	451

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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	$964	$1,334	$1,100	453	1,257
Mid Rise	$885	$1,076	$974	504	1,145
Low Rise	$792	$1,074	$888	517	1,052
Townhouse	$774	$966	$835	935	1,779
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	187	446
Band	Townline Group of Companies	High Rise	May 2022	$1,145	320	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	178	364
Elmwood	Marcon Development	High Rise	July 2022	$1,170	288	335
Jinju	Anthem Properties	High Rise	March 2021	$1,000	300	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	183	303
Vue	Amacon	High Rise	July 2021	$1,000	270	301

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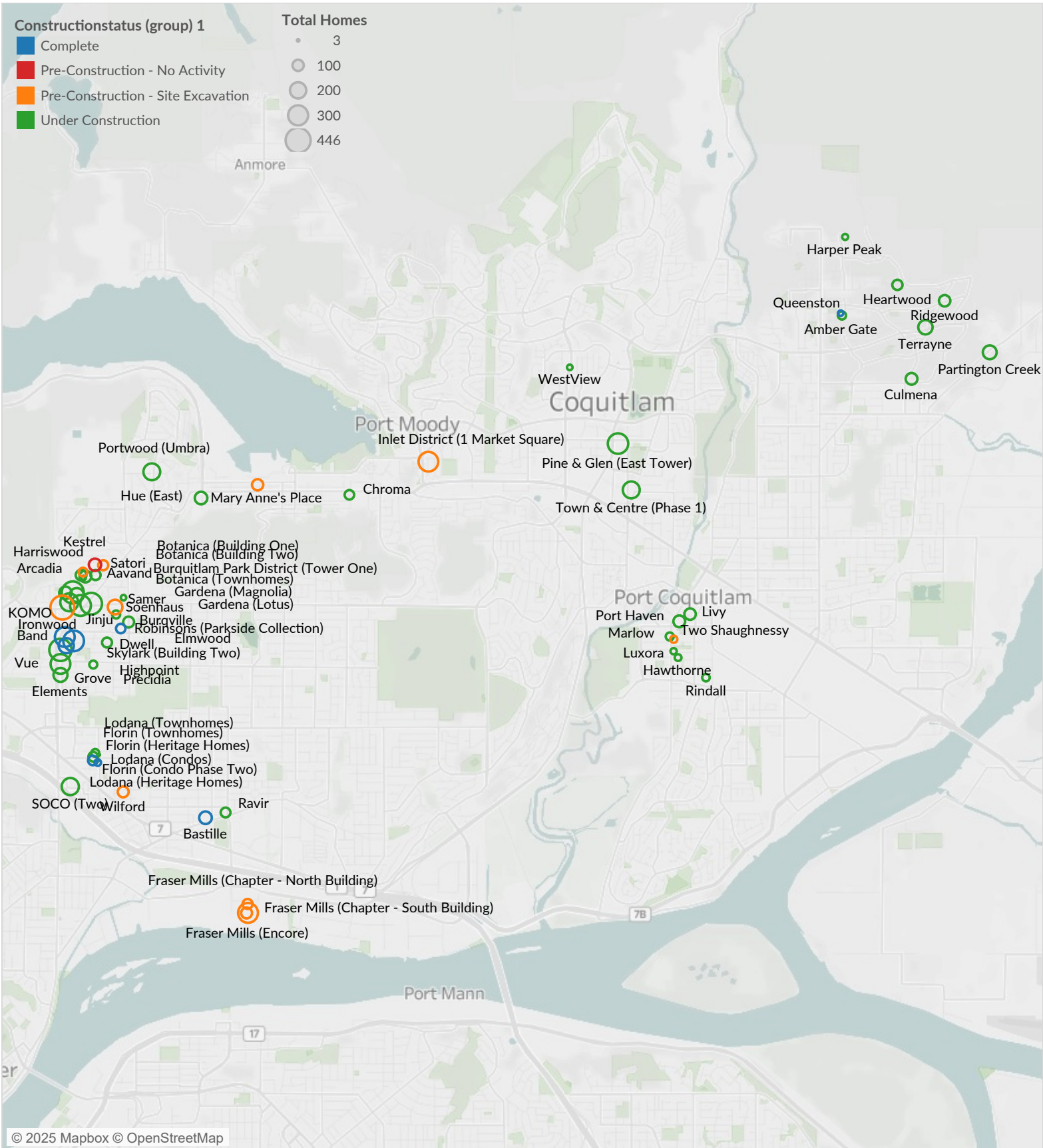
Current Active Phases



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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
Soenhaus	Marcon Development	Mid Rise	June 2024	$1,035	35	165
Ridgewood	Polygon Homes	Townhouse	March 2025	$719	16	101
Inlet District (1 Market Square)	Wesgroup	High Rise	November 2024	$1,200	15	299
Partington Creek	Polygon Homes	Townhouse	February 2024	$660	13	148
Chroma	Forte Living	Mid Rise	April 2022	$993	13	70
Rindall	Woodbridge Homes	Townhouse	August 2025	$725	9	44
Portwood (Umbra)	Edgar Development	Mid Rise	April 2023	$985	7	219
Skylark (Building Two)	Polygon Homes	Mid Rise	October 2022	$905	6	76
Livy	Northstar Development	Mid Rise	June 2025	$930	6	102
Jinju	Anthem Properties	High Rise	March 2021	$1,000	5	332

Future Supply - Tri Cities

	Coming Soon		Dev Application	
Project Type	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	21	20,062	24	16,248
Mid Rise	12	2,427	34	5,506
Low Rise	2	230	7	482
Townhouse	8	388	26	1,540
Single Family	2	120	2	71
Grand Total	45	23,227	93	23,847

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