



Vancouver Market Area Richmond

New Homes Sub Market Report
Data as of Q4 2025

Richmond

Submarket Report - Q4 2025



Sales - Q4 2025

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
49	1		8		58

Annual Sales

2021	2022	2023	2024	2025
1,654	805	333	210	176

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	14	2,262	1,452	735	75
Mid Rise	4	321	277	29	15
Low Rise					
Townhouse	9	472	241	131	100
Single Family					
Grand Total	27	3,055	1,970	895	190

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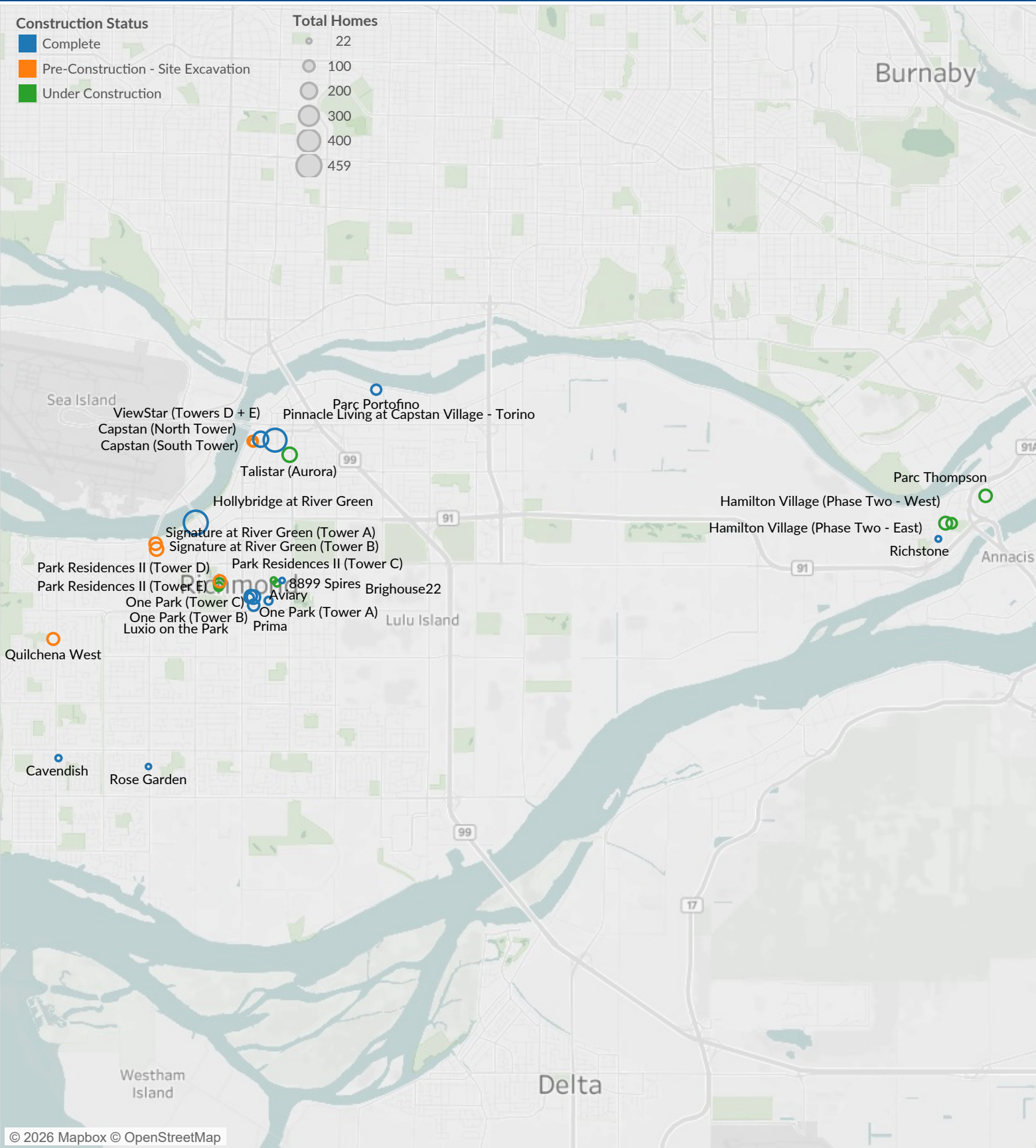
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$994	\$1,469	\$1,115	531	1,832
Mid Rise	\$746	\$1,052	\$839	609	1,391
Low Rise					
Townhouse	\$866	\$1,010	\$908	1,168	1,738
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	428	459
Pinnacle Living at Capstan Village - Torino	Pinnacle International	High Rise	June 2018	\$1,012	219	416
ViewStar (Towers D + E)	Yuanheng Holdings Ltd	High Rise	April 2018	\$1,100	152	183
Talistar (Aurora)	Polygon Homes	High Rise	October 2023	\$1,195	128	161
One Park (Tower C)	Grand Long Holdings Canada Ltd.	High Rise	May 2022	\$1,086	78	143
Signature at River Green (Tower B)	ASPAC Developments Ltd	High Rise	March 2025	\$1,200	10	140
Hamilton Village (Phase Two - West)	Oris Consulting Ltd	Mid Rise	September 2021	\$710	121	128
Parc Thompson	Dava Developments	Townhouse	October 2019	\$585	84	120
Signature at River Green (Tower A)	ASPAC Developments Ltd	High Rise	April 2025	\$1,250	10	120
One Park (Tower B)	Grand Long Holdings Canada Ltd.	High Rise	March 2019	\$1,050	109	117

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
Signature at River Green (Tower B)	ASPAC Developments Ltd	High Rise	March 2025	\$1,200	10	140
Signature at River Green (Tower A)	ASPAC Developments Ltd	High Rise	April 2025	\$1,250	10	120
Concord Gardens (Galleria - Phase 2)	Concord Pacific	High Rise	November 2019	\$965	8	348
ViewStar (Towers D + E)	Yuanheng Holdings Ltd	High Rise	April 2018	\$1,100	5	183
RC at CF (Neighbourhood One - Towers One & Two)	Shape Properties Corp, Cadillac Fairview	High Rise	October 2020	\$1,150	5	344
Richstone	Infinity Living	Townhouse	August 2023	\$805	3	25
RC at CF (Neighbourhood One - Towers Three & Four)	Shape Properties Corp, Cadillac Fairview	High Rise	November 2020	\$1,160	3	355
RC at CF (Neighbourhood Two - Towers Five & Six)	Shape Properties Corp, Cadillac Fairview	High Rise	July 2021	\$1,190	2	388
Quilchena West	Citimark, Western Construction Ltd.	Townhouse	June 2025	\$1,080	2	110
One Park (Tower C)	Grand Long Holdings Canada Ltd.	High Rise	May 2022	\$1,086	2	143

Future Supply - Richmond

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	14	8,420	9	4,020
Mid Rise	4	607	6	1,292
Low Rise	2	329		
Townhouse	3	74	19	676
Single Family				
Grand Total	23	9,430	34	5,988

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