



Vancouver Market Area Tri Cities

New Homes Sub Market Report
Data as of Q4 2025

Tri Cities

Submarket Report - Q4 2025



Sales - Q4 2025

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
8	23	0	58	0	89

Annual Sales

2021	2022	2023	2024	2025
3,042	2,321	2,222	2,220	624

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	17	4,948	3,577	1,262	109
Mid Rise	19	1,828	1,215	517	96
Low Rise	2	65	32	7	26
Townhouse	22	1,503	741	457	305
Single Family	4	73	7	46	20
Grand Total	64	8,417	5,572	2,289	556

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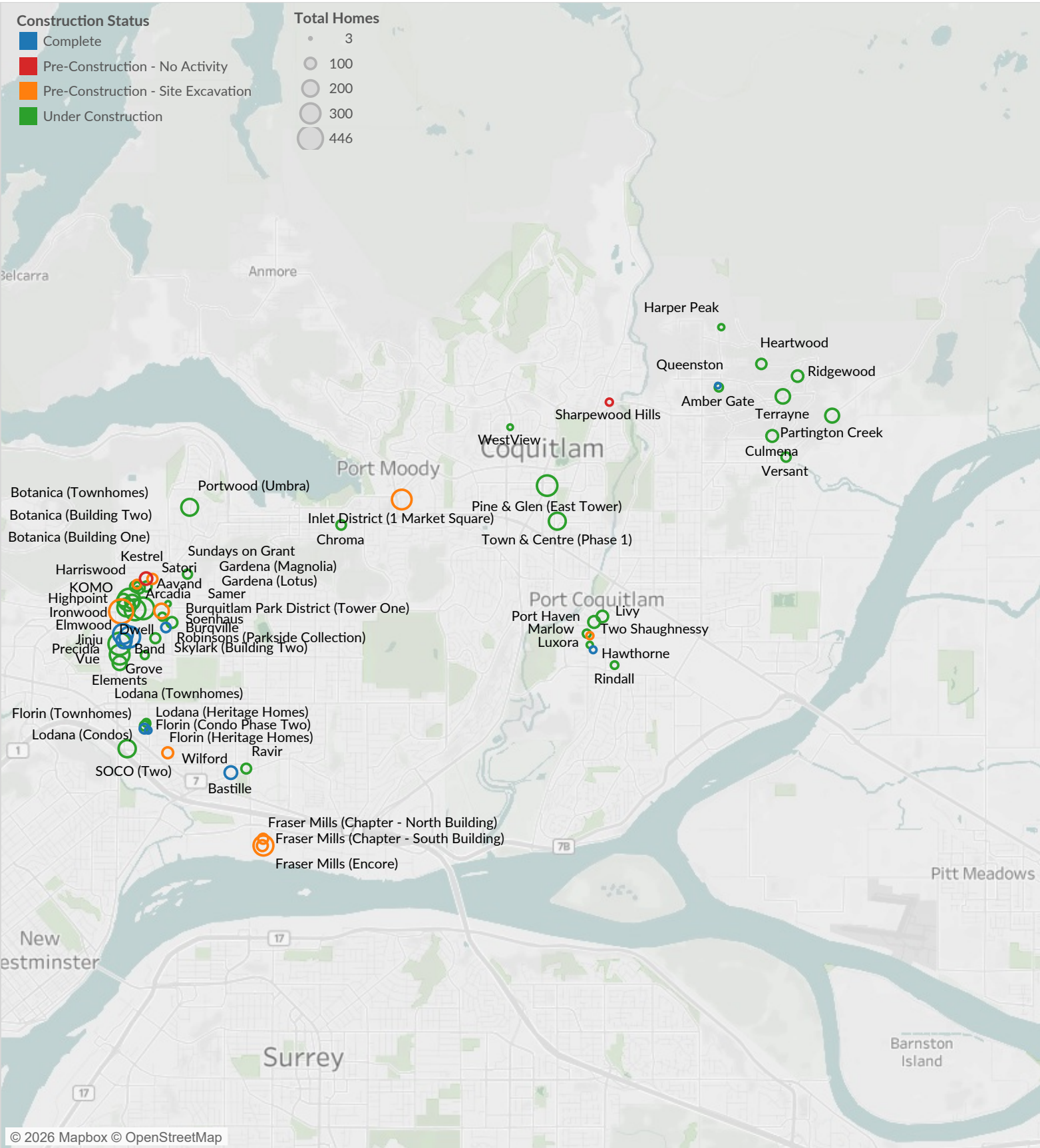
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$965	\$1,334	\$1,100	453	1,257
Mid Rise	\$881	\$1,074	\$969	503	1,150
Low Rise	\$792	\$1,074	\$888	517	1,052
Townhouse	\$760	\$948	\$825	932	1,796
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	181	364
Elmwood	Marcon Development	High Rise	July 2022	\$1,170	288	335
Jinju	Anthem Properties	High Rise	March 2021	\$1,000	303	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	184	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
Versant	Infinity Properties Ltd.	Townhouse	October 2025	\$594	22	66
Partington Creek	Polygon Homes	Townhouse	February 2024	\$660	13	148
Ridgewood	Polygon Homes	Townhouse	March 2025	\$719	8	101
Florin (Condo Phase Two)	The Circadian Group,Allaire	Mid Rise	December 2022	\$940	8	72
Livy	Northstar Development	Mid Rise	June 2025	\$930	5	102
Bastille	Porte Development Corp.	Mid Rise	June 2022	\$920	4	123
Soenhaus	Marcon Development	Mid Rise	June 2024	\$1,035	3	165
Skylark (Building Two)	Polygon Homes	Mid Rise	October 2022	\$905	3	76
Rindall	Woodbridge Homes	Townhouse	August 2025	\$725	3	44
Jinju	Anthem Properties	High Rise	March 2021	\$1,000	3	332

Future Supply - Tri Cities

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	21	20,062	24	16,248
Mid Rise	15	2,807	33	5,467
Low Rise	1	46	7	482
Townhouse	7	392	25	1,407
Single Family	2	120	2	68
Grand Total	46	23,427	91	23,672

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