

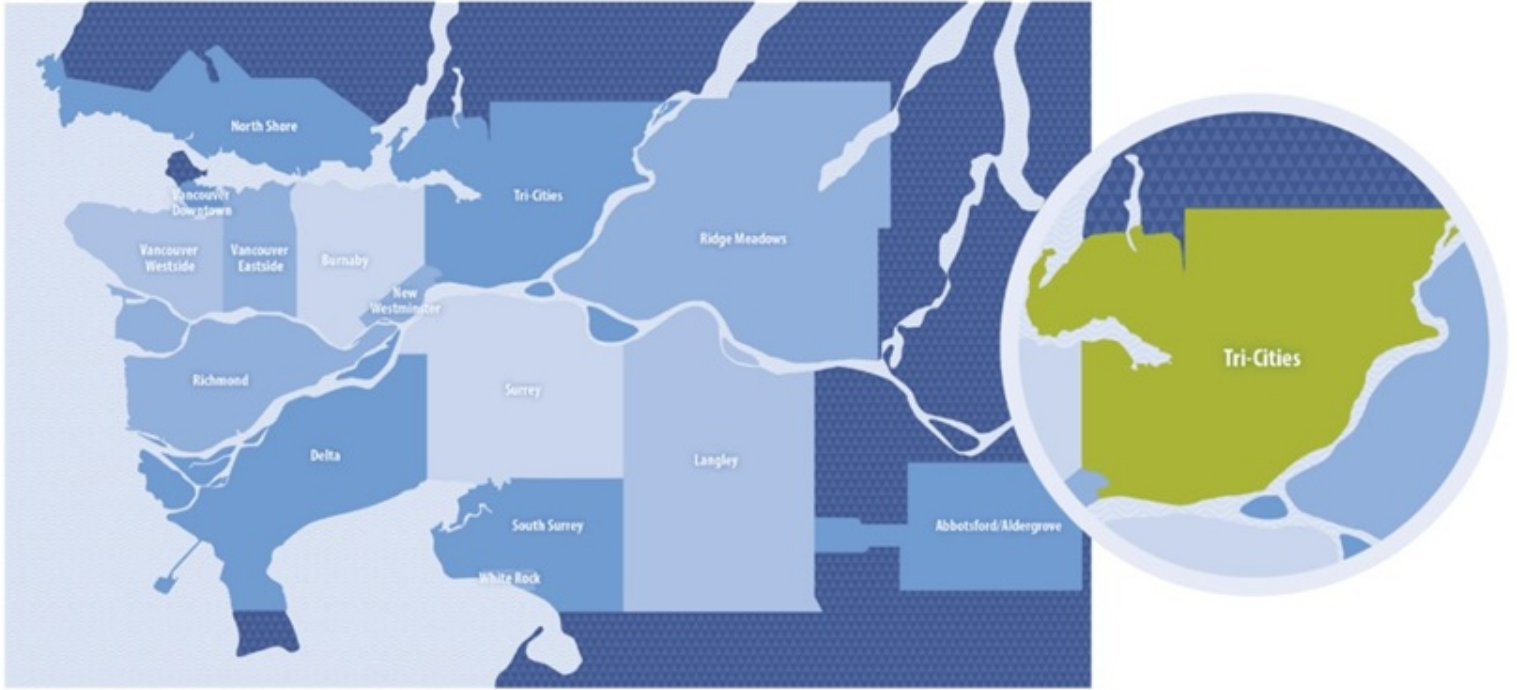


Vancouver Market Area Tri Cities

New Homes Sub Market Report
Data as of Q1 2026

Tri Cities

Submarket Report - Q1 2026



Sales - Q1 2026

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
32	48	2	60	2	144

Annual Sales

2021	2022	2023	2024	2025
3,042	2,321	2,222	2,220	644

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Total Homes
High Rise	17	4,948	3,609	1,230	109
Mid Rise	20	1,884	1,187	672	25
Low Rise	2	65	34	31	0
Townhouse	22	1,503	821	468	214
Single Family	3	34	9	15	10
Grand Total	64	8,434	5,660	2,416	358

Tri Cities

Submarket Report - Q1 2026



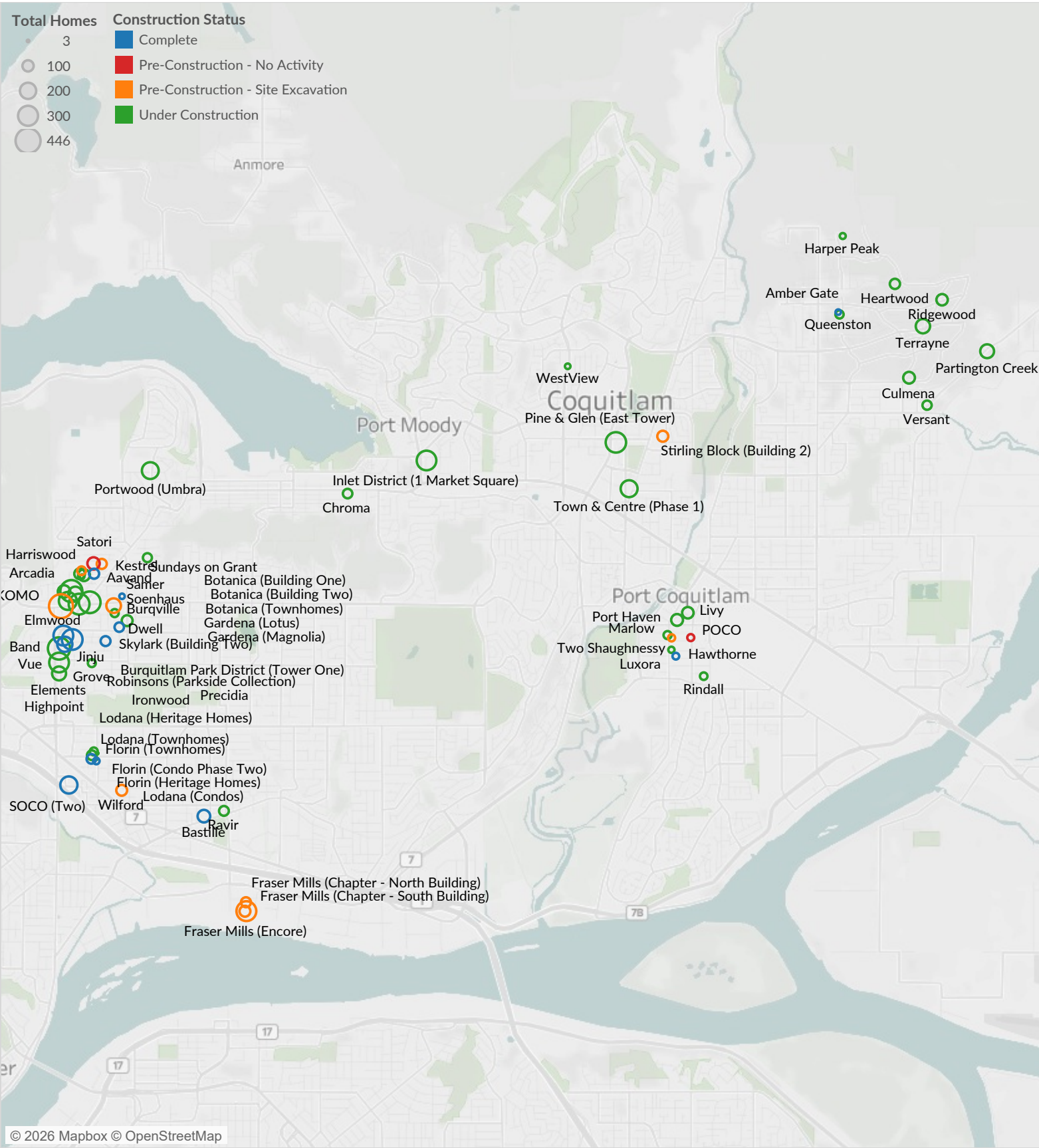
Current Pricing & Size

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	\$868	\$1,061	\$958	500	1,160
Low Rise	\$775	\$1,024	\$888	517	1,052
Townhouse	\$756	\$960	\$825	926	1,789
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	190	446
Band	Townline Group of Companies	High Rise	May 2022	\$1,145	320	384
Gardena (Lotus)	Intracorp	High Rise	June 2023	\$1,130	339	377
Burquitlam Park District (Tower One)	Intergulf Development Group	High Rise	October 2023	\$1,170	183	364
Elmwood	Marcon Development	High Rise	July 2022	\$1,170	288	335
Jinju	Anthem Properties	High Rise	March 2021	\$1,000	304	332
Pine & Glen (East Tower)	Onni	High Rise	June 2024	\$1,140	167	324
Fraser Mills (Encore)	Beedie Living	High Rise	November 2023	\$1,050	276	306
Highpoint	Ledingham McAllister	High Rise	November 2020	\$880	185	303
Vue	Amacon	High Rise	July 2021	\$1,000	270	301

Current Active Phases



Tri Cities

Submarket Report - Q1 2026



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
Stirling Block (Building 2)	Polygon Homes	Mid Rise	March 2026	\$830	31	94
Ridgewood	Polygon Homes	Townhouse	March 2025	\$719	12	101
Partington Creek	Polygon Homes	Townhouse	February 2024	\$660	9	148
Satori	Everglade	Townhouse	May 2025	\$960	8	78
Rindall	Woodbridge Homes	Townhouse	August 2025	\$725	8	44
Heartwood	StreetSide Developments	Townhouse	July 2024	\$755	8	81
Gardena (Magnolia)	Intracorp	High Rise	September 2023	\$1,145	8	150
SOCO (Two)	Anthem Properties	High Rise	November 2022	\$1,010	7	228
Livy	Northstar Development	Mid Rise	June 2025	\$930	6	102
POCO	Rapture Developments	Mid Rise	February 2026	\$840	5	38

Future Supply - Tri Cities

Project Type	Coming Soon		Property Type	Unreleased Units	
	Number of Projects	Total Homes		Number of Projects	Total Homes
High Rise	21	20,062	High Rise	17	109
Mid Rise	14	2,675	Mid Rise	19	96
Low Rise	1	46	Low Rise	2	26
Townhouse	7	392	Townhouse	22	286
Single Family	2	120	Single Family	4	20
Grand Total	45	23,295	Grand Total	64	537

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