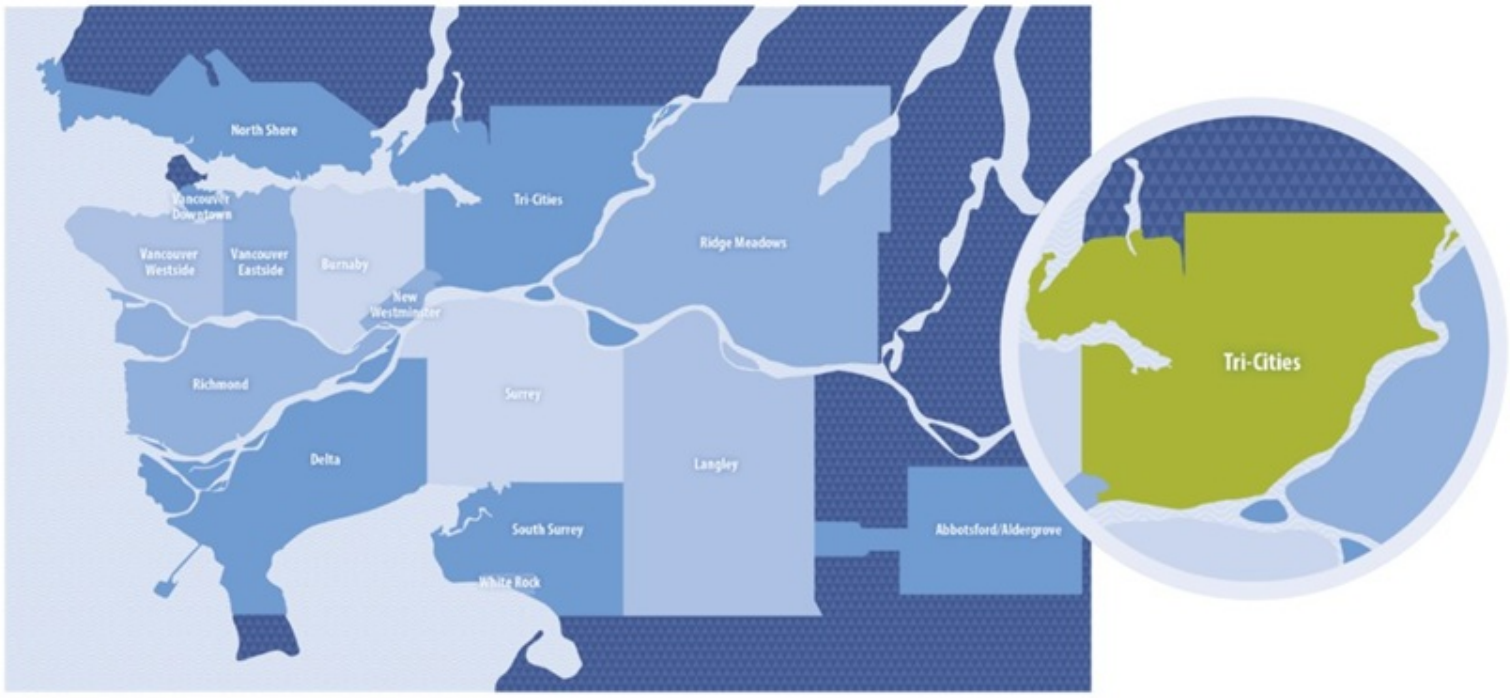


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Vancouver Market Area
Tri Cities

New Homes Sub Market Report
Data as of Q3 2026

Tri Cities
Submarket Report - Q3 2026



Sales - Q3 2026

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
27	41	22	116	16	222

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	3,660	1,179	109
Mid Rise	19	1,812	1,231	479	102
Low Rise	3	182	58	124	0
Townhouse	21	1,396	650	517	229
Single Family	3	60	40	20	0
Grand Total	63	8,398	5,639	2,319	440

Tri Cities
Submarket Report - Q3 2026

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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	$958	$1,338	$1,100	453	1,281
Mid Rise	$851	$1,048	$959	507	1,163
Low Rise	$739	$934	$852	507	1,066
Townhouse	$745	$926	$819	964	1,736
Single Family	$663	$683	$694	3,048	3,120

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	194	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	184	364
Elmwood	Marcon Development	High Rise	July 2022	$1,170	288	335
Jinju	Anthem Properties	High Rise	March 2021	$1,000	306	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	188	303
Vue	Amacon	High Rise	July 2021	$1,000	270	301

Tri Cities
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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
Beaumont	Polygon Homes	Townhouse	July 2026	$712	24	101
Lexford	Polygon Homes	Low Rise	September 2026	$780	21	117
Partington Creek	Polygon Homes	Townhouse	February 2024	$660	13	148
Versant	Infinity Properties Ltd.	Townhouse	October 2025	$594	11	66
Aavand	Canada West Development Ltd.	Mid Rise	May 2023	$1,000	10	79
Inlet District (1 Market Square)	Wesgroup	High Rise	November 2024	$1,200	9	299
SOCO (Two)	Anthem Properties	High Rise	November 2022	$1,010	8	228
Rindall	Woodbridge Homes	Townhouse	August 2025	$725	8	44
Port Haven	Northstar Development	Mid Rise	April 2024	$935	8	108
Parkview (Single Family)	Morningstar Homes	Single Family	April 2026	$587	8	29

Future Supply - Tri Cities

	Coming Soon	
Project Type	Number of Projects	Total Homes
High Rise	23	21,077
Mid Rise	14	2,675
Low Rise	1	46
Townhouse	7	301
Single Family	1	91
Grand Total	46	24,190

	Unreleased Units	
Property Type	Number of Projects	Total Homes
High Rise	17	109
Mid Rise	19	96
Low Rise	2	26
Townhouse	22	286
Single Family	4	20
Grand Total	64	537

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