



AltusGroup

Vancouver Market Area Abbotsford / Aldergrove

New Homes Sub Market Report
Data as of March 2023

Aldergrove/Abbotsford

Submarket Report - March 2023



Sales - Q1 2023

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
	76		12	2	90

Annual Sales

2017	2018	2019	2020	2021	2022
382	527	533	402	533	415

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise					
Mid Rise	4	353	144	36	173
Low Rise					
Townhouse	4	451	80	66	305
Single Family	1	59	51	4	4
Grand Total	9	863	275	106	482

Aldergrove/Abbotsford

Submarket Report - March 2023



Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise					
Mid Rise	\$664	\$915	\$760	532	1,034
Low Rise					
Townhouse	\$481	\$673	\$526	1,608	2,058
Single Family	\$364	\$525	\$358	2,104	3,616

Active Phases - Top Projects by Total Homes

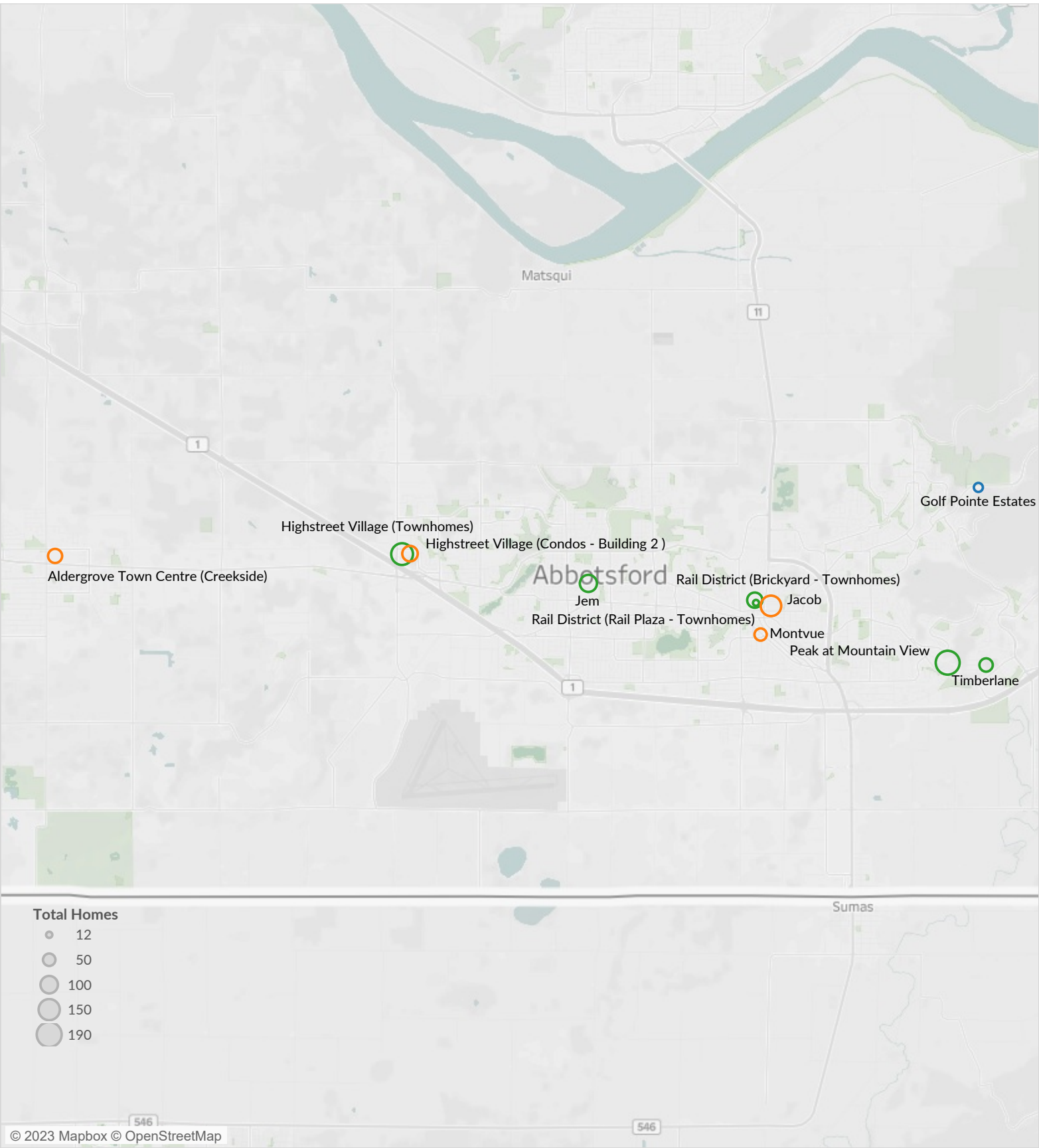
Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Peak at Mountain View	Mann Group	Townhouse	July 2022	\$570	5	190
Highstreet Village (Townhomes)	AB Wall	Townhouse	November 2022	\$569	31	157
Jacob	Redekop Development Corporation	Mid Rise	February 2023	\$735	36	140
Jem	Quanterra Developments	Mid Rise	August 2022	\$710	3	97
Rail District (Brickyard - Townhomes)	Infinity Properties Ltd.	Townhouse	April 2022	\$643	18	77
Aldergrove Town Centre (Creekside)	Janda Group	Mid Rise	July 2022	\$815	57	66
Timberlane	Algra Bros Development	Single Family	June 2018	\$358	51	59
Montvue	Parcel7	Mid Rise	March 2022	\$780	48	50
Golf Pointe Estates	Divine Villas	Townhouse	December 2020	\$320	26	27

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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
Highstreet Village (Condos - Building 2)	AB Wall	Mid Rise	December 2022	\$750	40	80
Jacob	Redekop Development Corporation	Mid Rise	February 2023	\$735	36	140
Rail District (Brickyard - Townhomes)	Infinity Properties Ltd.	Townhouse	April 2022	\$643	6	77
Rail District (Rail Plaza - Townhomes)	Infinity Properties Ltd.	Townhouse	April 2022	\$615	4	12
Timberlane	Algra Bros Development	Single Family	June 2018	\$358	2	59
Golf Pointe Estates	Divine Villas	Townhouse	December 2020	\$320	2	27

Future Supply - Aldergrove/Abbotsford

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise			2	496
Mid Rise	2	497	28	2,338
Low Rise			4	169
Townhouse	1	654	12	1,130
Single Family	1	146	7	1,894
Grand Total	4	1,297	53	6,027

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