



AltusGroup

Vancouver Market Area Abbotsford / Aldergrove

New Homes Sub Market Report
Data as of September 2023

Aldergrove/Abbotsford

Submarket Report - September 2023



Sales - Q3 2023

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
	9		55	0	64

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	3	303	181	19	103
Low Rise					
Townhouse	3	424	118	32	274
Single Family	1	59	51	4	4
Grand Total	7	786	350	55	381

Aldergrove/Abbotsford

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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					
Mid Rise	\$689	\$931	\$753	516	1,035
Low Rise					
Townhouse	\$500	\$652	\$594	1,658	1,969
Single Family	\$364	\$521	\$358	2,104	3,616

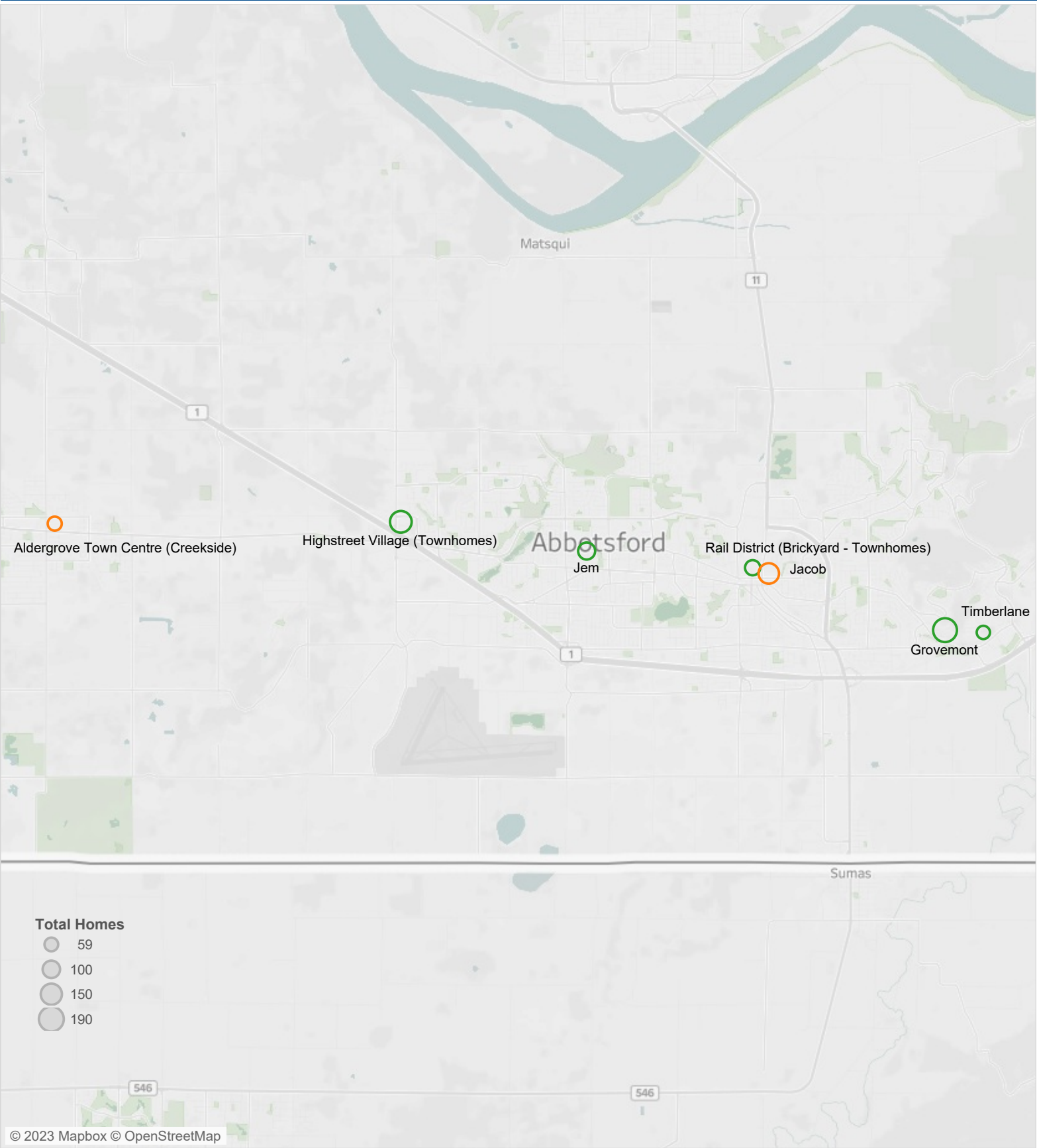
Active Phases - Top Projects by Total Homes

Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Grovemont	Mann Group	Townhouse	July 2022	\$570	5	190
Highstreet Village (Townhomes)	AB Wall	Townhouse	November 2022	\$569	59	157
Jacob	Redekop Development Corporation	Mid Rise	February 2023	\$735	121	140
Jem	Quanterra Developments	Mid Rise	August 2022	\$710	3	97
Rail District (Brickyard - Townhomes)	Infinity Properties Ltd.	Townhouse	April 2022	\$643	54	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

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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 (Townhomes)	AB Wall	Townhouse	November 2022	\$569	28	157
Rail District (Brickyard - Townhomes)	Infinity Properties Ltd.	Townhouse	April 2022	\$643	27	77
Jacob	Redekop Development Corpor..	Mid Rise	February 2023	\$735	9	140

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	4	685	28	2,338
Low Rise			4	169
Townhouse	1	654	12	1,130
Single Family	1	146	7	1,894
Grand Total	6	1,485	53	6,027

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