



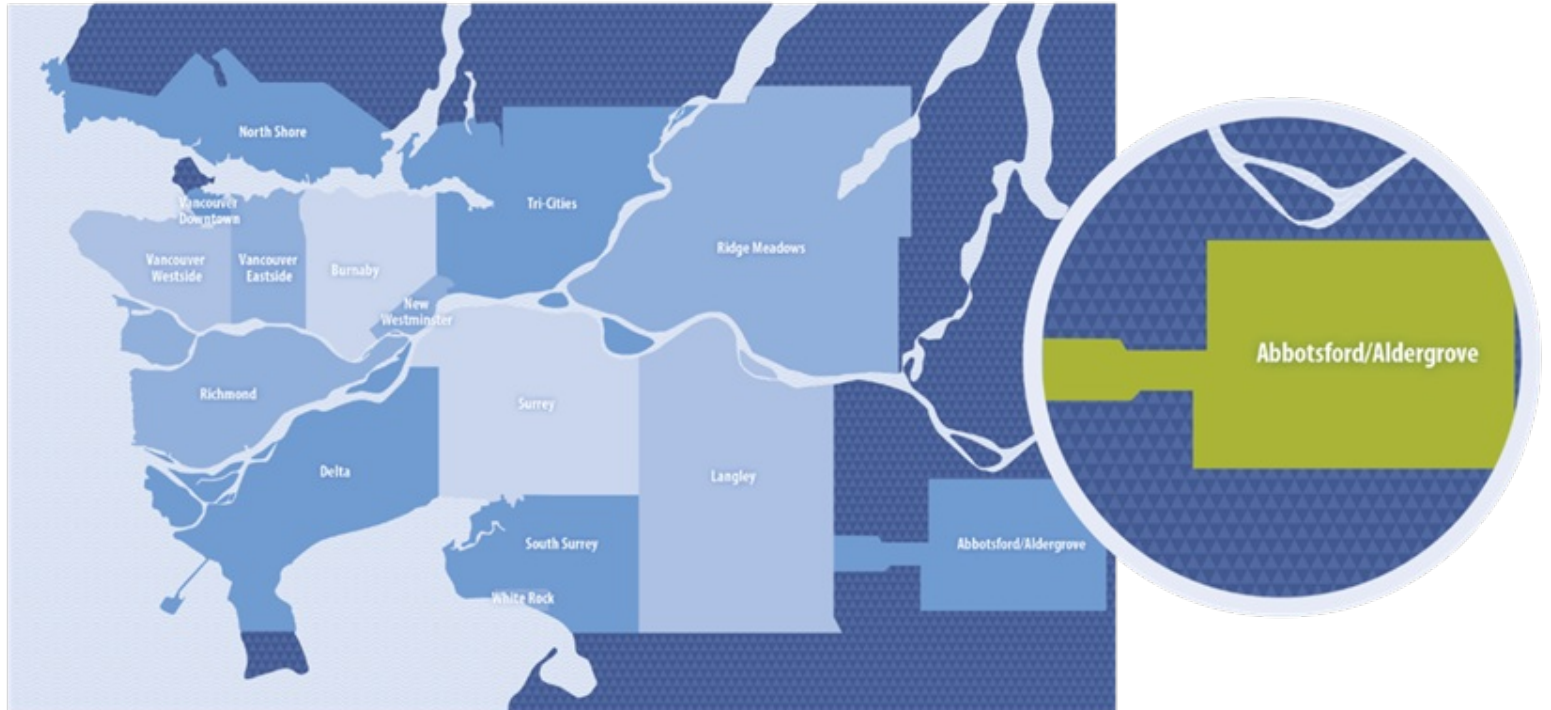
AltusGroup

Vancouver Market Area Abbotsford / Aldergrove

New Homes Sub Market Report
Data as of December 2023

Aldergrove/Abbotsford

Submarket Report - December 2023



Sales - Q4 2023

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
	190		16	1	207

Annual Sales

2018	2019	2020	2021	2022	2023
527	533	402	533	415	449

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise					
Mid Rise	4	396	241	146	9
Low Rise					
Townhouse	3	424	134	11	279
Single Family	1	59	52	3	4
Grand Total	8	879	427	160	292

Aldergrove/Abbotsford

Submarket Report - December 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	\$680	\$882	\$733	548	1,064
Low Rise					
Townhouse	\$500	\$652	\$594	1,658	1,969
Single Family	\$364	\$466	\$358	2,104	3,616

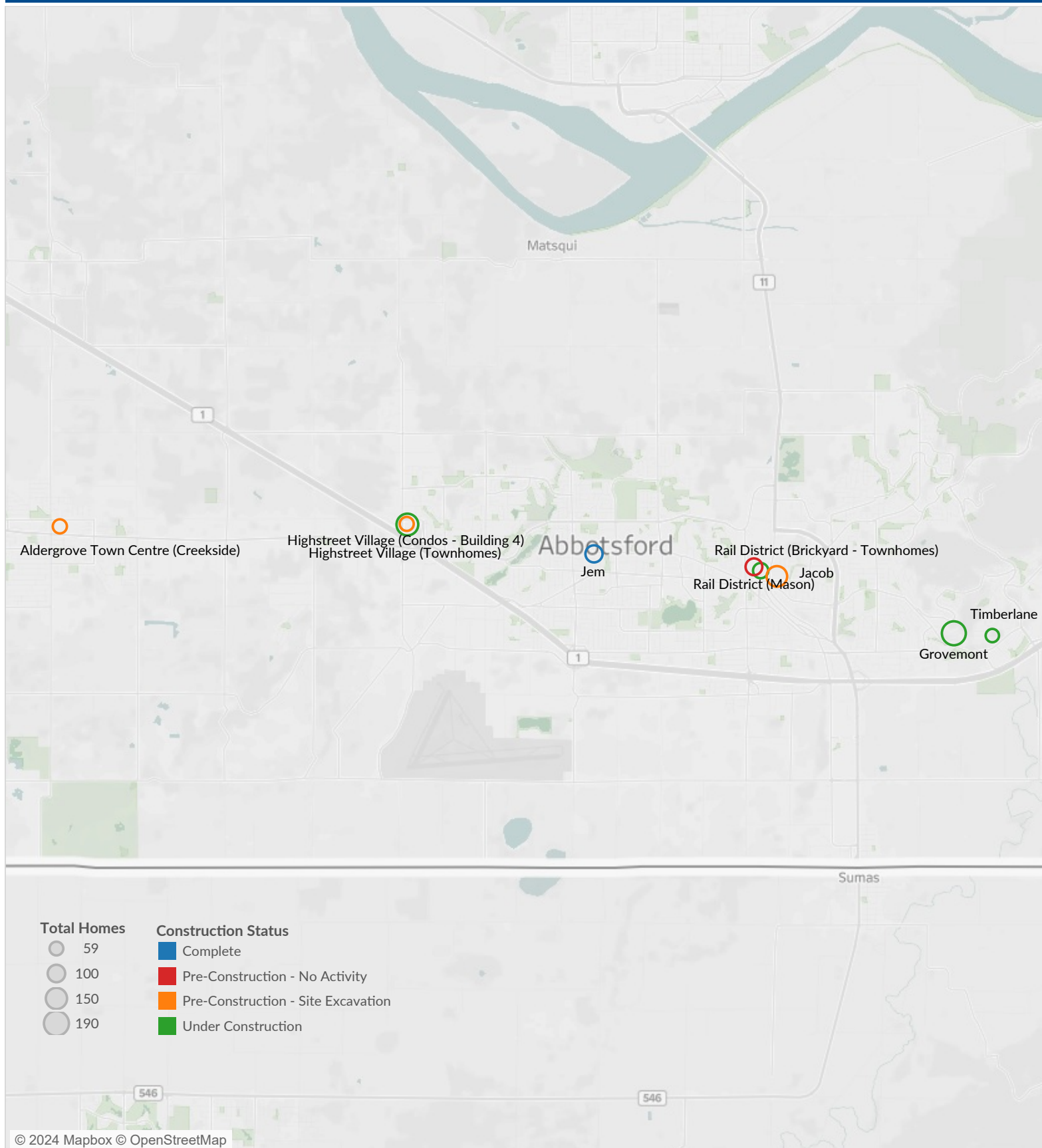
Active Phases - Top Projects by Total Homes

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	64	157
Jacob	Redekop Development Corporation	Mid Rise	February 2023	\$735	123	140
Jem	Quanterra Developments	Mid Rise	August 2022	\$710	11	97
Rail District (Mason)	Infinity Properties Ltd.	Mid Rise	October 2023	\$670	50	93
Rail District (Brickyard - Townhomes)	Infinity Properties Ltd.	Townhouse	April 2022	\$643	65	77
Aldergrove Town Centre (Creekside)	Janda Group	Mid Rise	July 2022	\$815	57	66
Timberlane	Algra Bros Development	Single Family	June 2018	\$358	52	59

Aldergrove/Abbotsford

Submarket Report - December 2023

Current Active Phases



Aldergrove/Abbotsford

Submarket Report - December 2023

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 4)	AB Wall	Mid Rise	November 2023	\$765	65	65
Highstreet Village (Condos - Building 3)	AB Wall	Mid Rise	October 2023	\$770	65	65
Rail District (Mason)	Infinity Properties Ltd.	Mid Rise	October 2023	\$670	50	93
Rail District (Brickyard - Townhomes)	Infinity Properties Ltd.	Townhouse	April 2022	\$643	11	77
Jem	Quanterra Developments	Mid Rise	August 2022	\$710	8	97
Highstreet Village (Townhomes)	AB Wall	Townhouse	November 2022	\$569	5	157
Jacob	Redekop Development Corporation	Mid Rise	February 2023	\$735	2	140
Timberlane	Algra Bros Development	Single Family	June 2018	\$358	1	59

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	856	30	2,430
Low Rise			4	169
Townhouse			13	1,719
Single Family	1	146	8	1,944
Grand Total	5	1,002	57	6,758

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