



Vancouver Market Area Aldergrove/Abbotsford

New Homes Sub Market Report
Data as of March 2024

Aldergrove/Abbotsford

Submarket Report - March 2024



Sales - Q1 2024

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
	61		8	0	69

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	5	460	302	149	9
Low Rise					
Townhouse	3	424	142	18	264
Single Family	1	59	52	3	4
Grand Total	9	943	496	170	277

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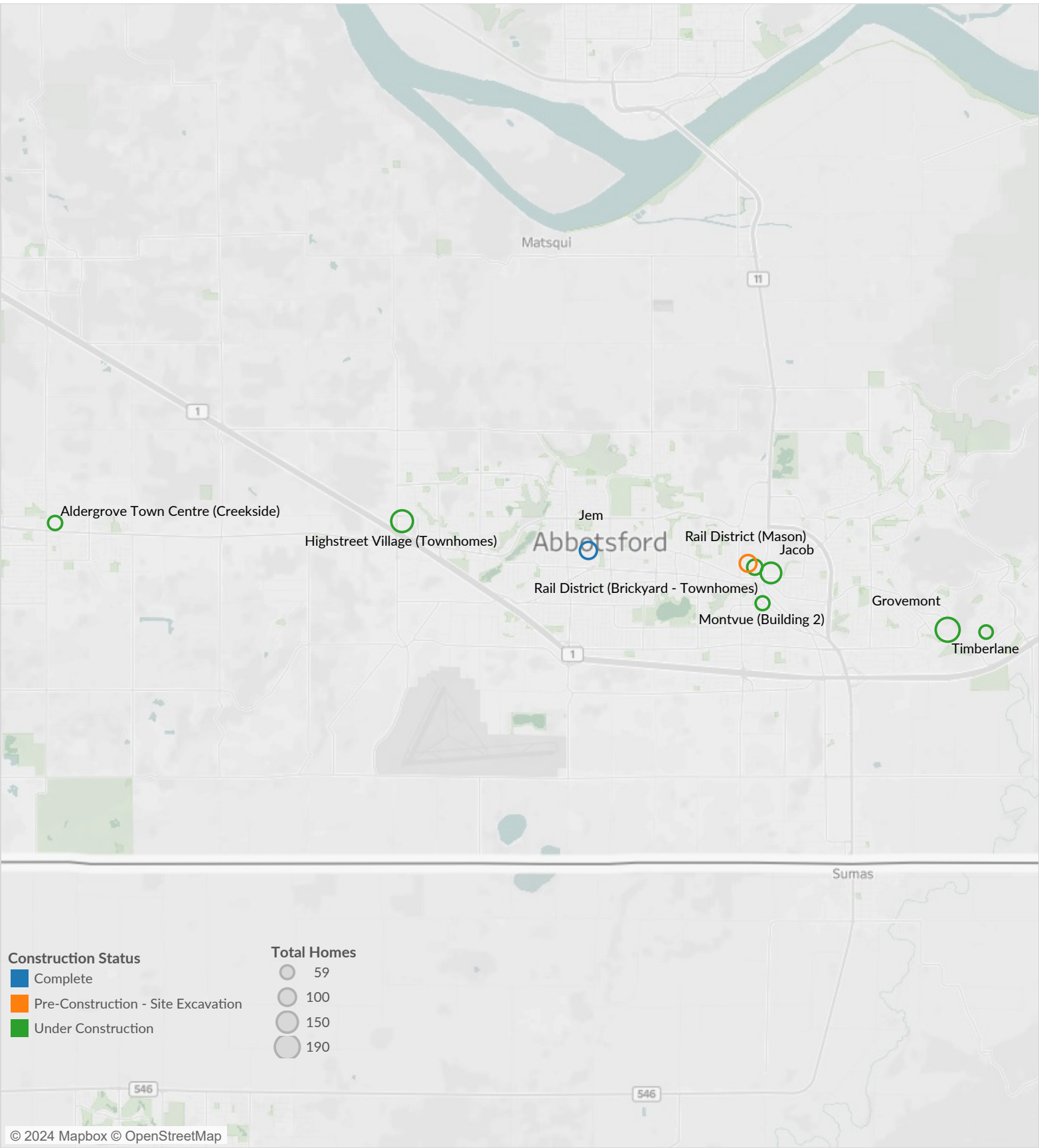
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise					
Mid Rise	\$683	\$898	\$737	512	1,022
Low Rise					
Townhouse	\$471	\$596	\$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	6	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	25	97
Rail District (Mason)	Infinity Properties Ltd.	Mid Rise	October 2023	\$670	74	93
Rail District (Brickyard - Townhomes)	Infinity Properties Ltd.	Townhouse	April 2022	\$643	72	77
Aldergrove Town Centre (Creekside)	Janda Group	Mid Rise	July 2022	\$815	57	66
Montvue (Building 2)	Parcel7	Mid Rise	March 2024	\$755	23	64
Timberlane	Algra Bros Development	Single Family	June 2018	\$358	52	59

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
Rail District (Mason)	Infinity Properties Ltd.	Mid Rise	October 2023	\$670	24	93
Montvue (Building 2)	Parcel7	Mid Rise	March 2024	\$755	23	64
Jem	Quanterra Developments	Mid Rise	August 2022	\$710	14	97
Rail District (Brickyard - Townhomes)	Infinity Properties Ltd.	Townhouse	April 2022	\$643	7	77
Grovemont	Mann Group	Townhouse	July 2022	\$570	1	190

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	6	1,143	28	2,169
Low Rise			4	169
Townhouse			13	1,719
Single Family	1	146	8	1,944
Grand Total	7	1,289	55	6,497

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