

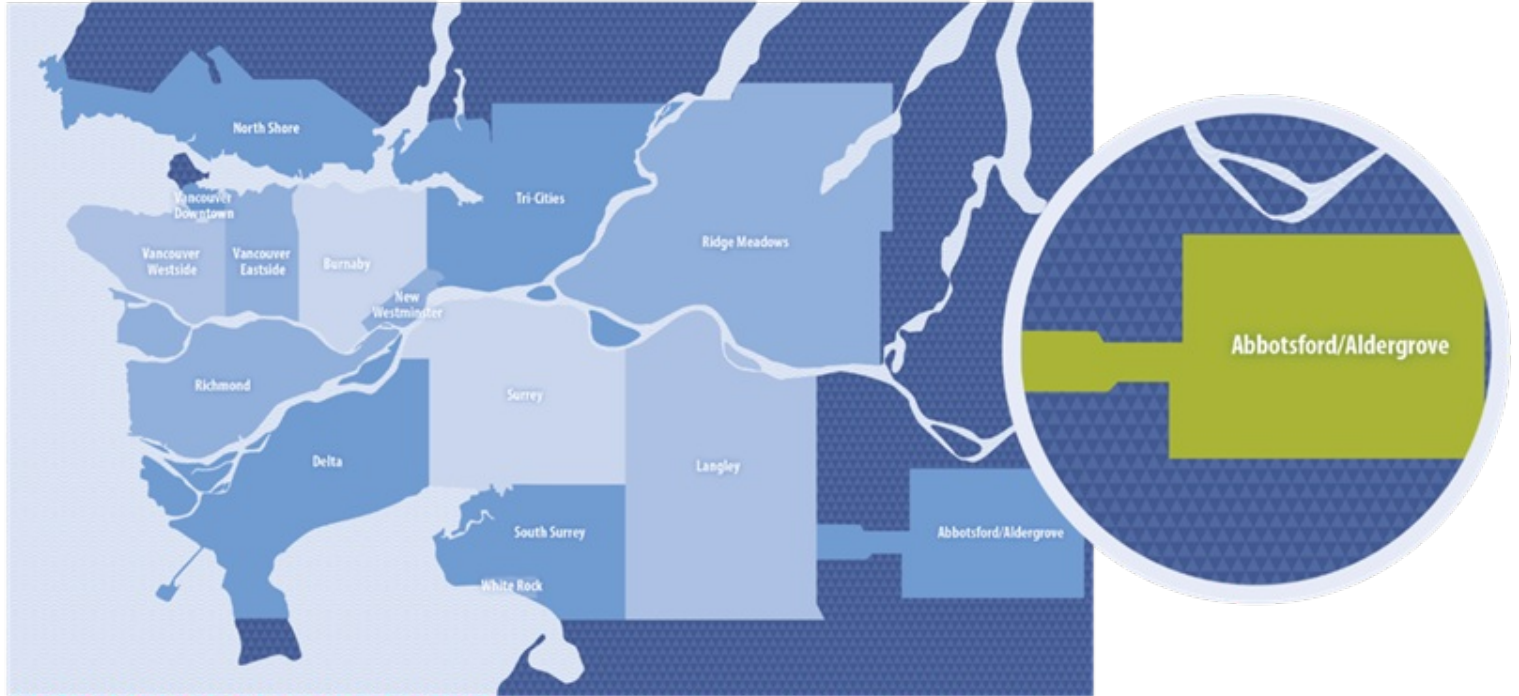


Vancouver Market Area Aldergrove/Abbotsford

New Homes Sub Market Report
Data as of Q2 2024

Aldergrove/Abbotsford

Submarket Report - Q2 2024



Sales - Q2 2024

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
	234		18	0	252

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	6	502	366	127	9
Low Rise					
Townhouse	4	501	165	43	293
Single Family	1	59	52	3	4
Grand Total	11	1,062	583	173	306

Aldergrove/Abbotsford

Submarket Report - Q2 2024



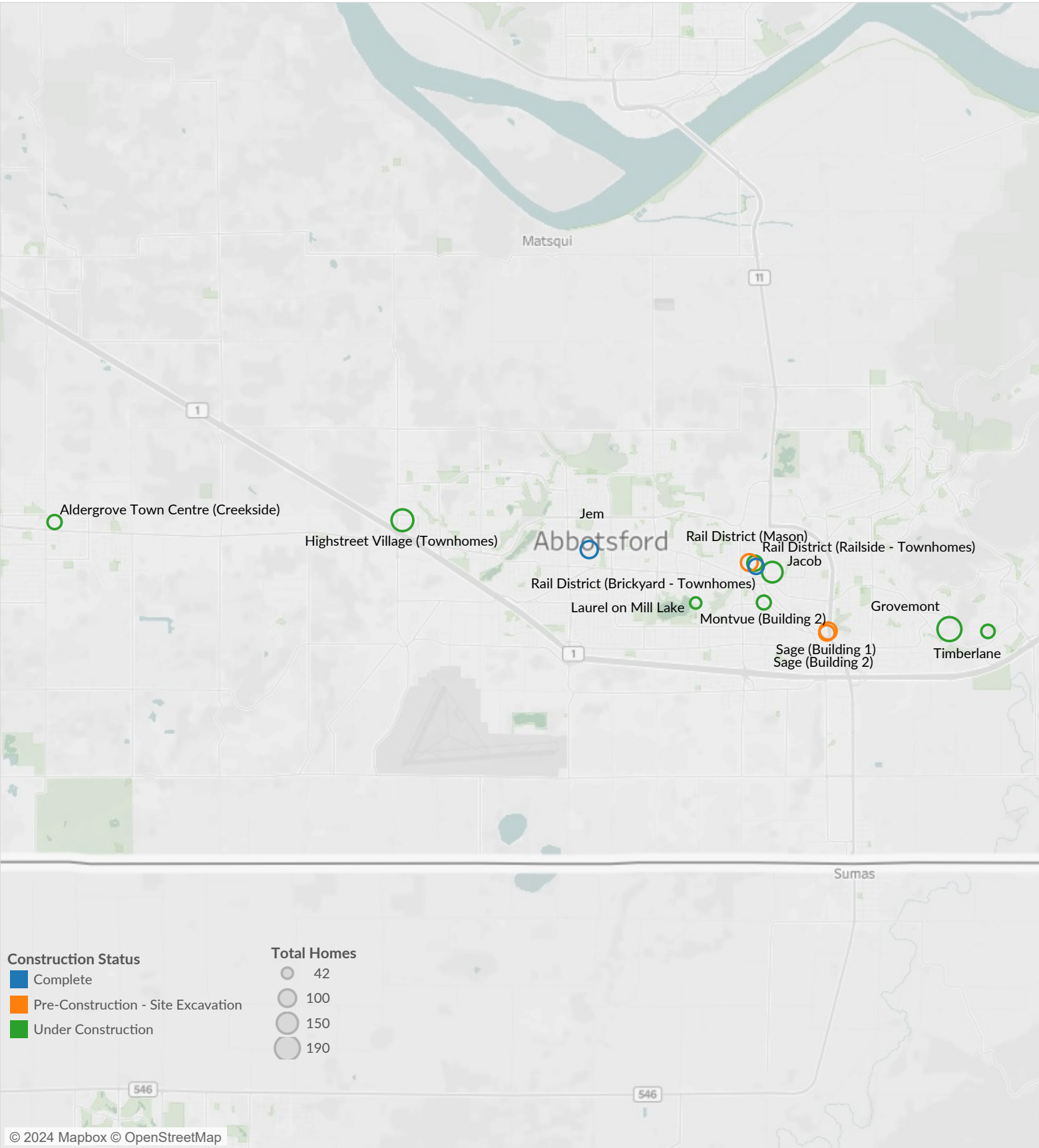
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise					
Mid Rise	\$674	\$903	\$739	542	1,182
Low Rise					
Townhouse	\$485	\$576	\$582	1,574	1,845
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	12	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	51	97
Rail District (Mason)	Infinity Properties Ltd.	Mid Rise	October 2023	\$670	89	93
Rail District (Brickyard - Townhomes)	Infinity Properties Ltd.	Townhouse	April 2022	\$643	74	77
Rail District (Railside - Townhomes)	Infinity Properties Ltd.	Townhouse	March 2024	\$544	15	77
Aldergrove Town Centre (Creekside)	Janda Group	Mid Rise	July 2022	\$815	57	66
Montvue (Building 2)	Parcel7	Mid Rise	March 2024	\$755	35	64
Timberlane	Algra Bros Development	Single Family	June 2018	\$358	52	59

Current Active Phases



Aldergrove/Abbotsford

Submarket Report - Q2 2024



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
Sage (Building 2)	Diverse Properties	Mid Rise	April 2024	\$770	97	97
Sage (Building 1)	Diverse Properties	Mid Rise	April 2024	\$790	78	78
Jem	Quanterra Developments	Mid Rise	August 2022	\$710	26	97
Rail District (Mason)	Infinity Properties Ltd.	Mid Rise	October 2023	\$670	15	93
Montvue (Building 2)	Parcel7	Mid Rise	March 2024	\$755	12	64
Rail District (Railside - Townhomes)	Infinity Properties Ltd.	Townhouse	March 2024	\$549	10	77
Laurel on Mill Lake	Heinrichs Developments	Mid Rise	January 2024	\$750	6	42
Grovemont	Mann Group	Townhouse	July 2022	\$570	6	190
Rail District (Brickyard - Townhomes)	Infinity Properties Ltd.	Townhouse	April 2022	\$643	2	77

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	738	28	2,168
Low Rise			4	169
Townhouse			12	1,642
Single Family	1	146	8	1,944
Grand Total	5	884	54	6,419

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.



Altus Group (TSX: AIF) is a leading provider of asset and fund intelligence for commercial real estate. We deliver our intelligence as a service to our global client base through a connected platform of industry-leading technology, advanced analytics and advisory services.

Our capabilities help commercial real estate investors, developers, proprietors, lenders and advisors manage risks and improve returns throughout the asset and fund lifecycle.

Altus Group is a global company headquartered in Toronto with approximately 2,700 employees across North America, EMEA and Asia Pacific.

altusgroup.com

DISCLAIMER

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in information contained in the material represented. E&OE.

© 2023 Altus Group Limited. All rights reserved.