

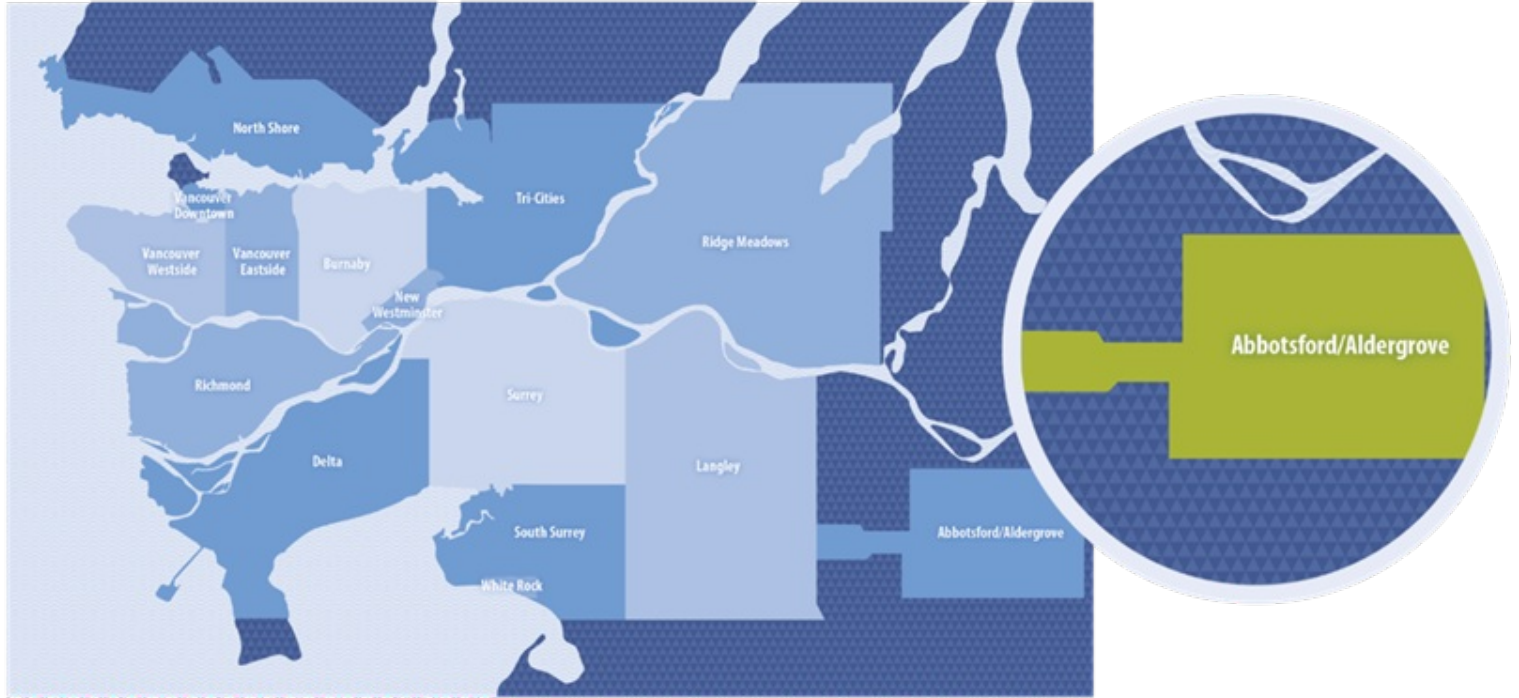


Vancouver Market Area Aldergrove/Abbotsford

New Homes Sub Market Report
Data as of Q3 2024

Aldergrove/Abbotsford

Submarket Report - Q3 2024



Sales - Q3 2024

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
	96		8	0	104

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	409	291	109	9
Low Rise					
Townhouse	3	424	96	38	290
Single Family	1	59	52	3	4
Grand Total	9	892	439	150	303

Aldergrove/Abbotsford

Submarket Report - Q3 2024



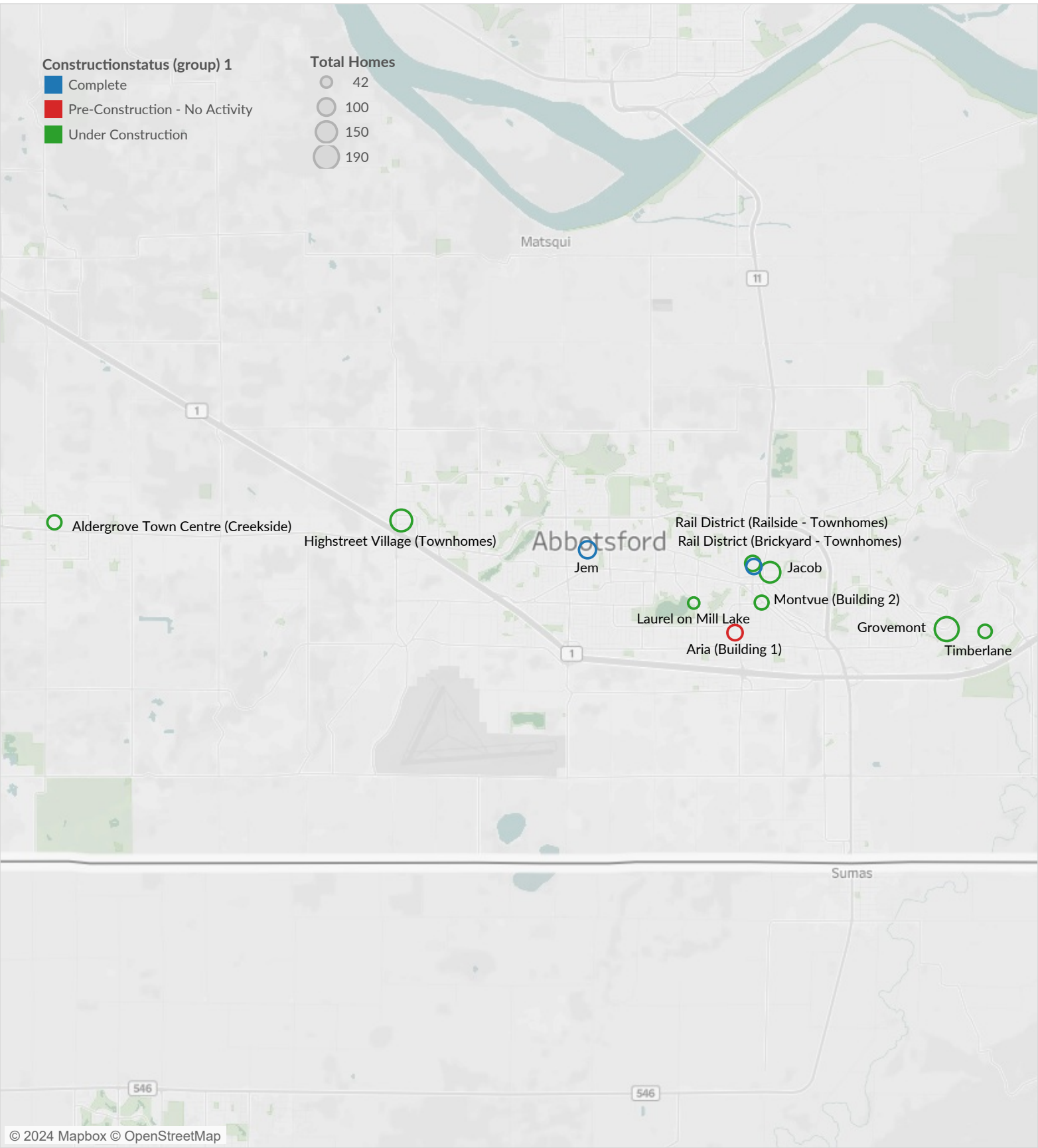
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise					
Mid Rise	\$679	\$937	\$753	521	1,188
Low Rise					
Townhouse	\$485	\$547	\$561	1,681	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	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	58	97
Rail District (Railside - Townhomes)	Infinity Properties Ltd.	Townhouse	March 2024	\$544	20	77
Aldergrove Town Centre (Creekside)	Janda Group	Mid Rise	July 2022	\$815	57	66
Montvue (Building 2)	Parcel7	Mid Rise	March 2024	\$755	42	64
Timberlane	Algra Bros Development	Single Family	June 2018	\$358	52	59
Laurel on Mill Lake	Heinrichs Developments	Mid Rise	January 2024	\$750	11	42

Current Active Phases



Aldergrove/Abbotsford

Submarket Report - Q3 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
Aria (Building 1)	Diverse Properties	Mid Rise	September 2024	\$813	78	78
Montvue (Building 2)	Parcel7	Mid Rise	March 2024	\$755	7	64
Jem	Quanterra Developments	Mid Rise	August 2022	\$710	7	97
Rail District (Railside - Townhomes)	Infinity Properties Ltd.	Townhouse	March 2024	\$544	5	77
Rail District (Mason)	Infinity Properties Ltd.	Mid Rise	October 2023	\$670	4	93
Rail District (Brickyard - Townhomes)	Infinity Properties Ltd.	Townhouse	April 2022	\$643	3	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	5	660	28	2,168
Low Rise			4	169
Townhouse			13	1,708
Single Family	1	146	8	1,944
Grand Total	6	806	55	6,485

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