

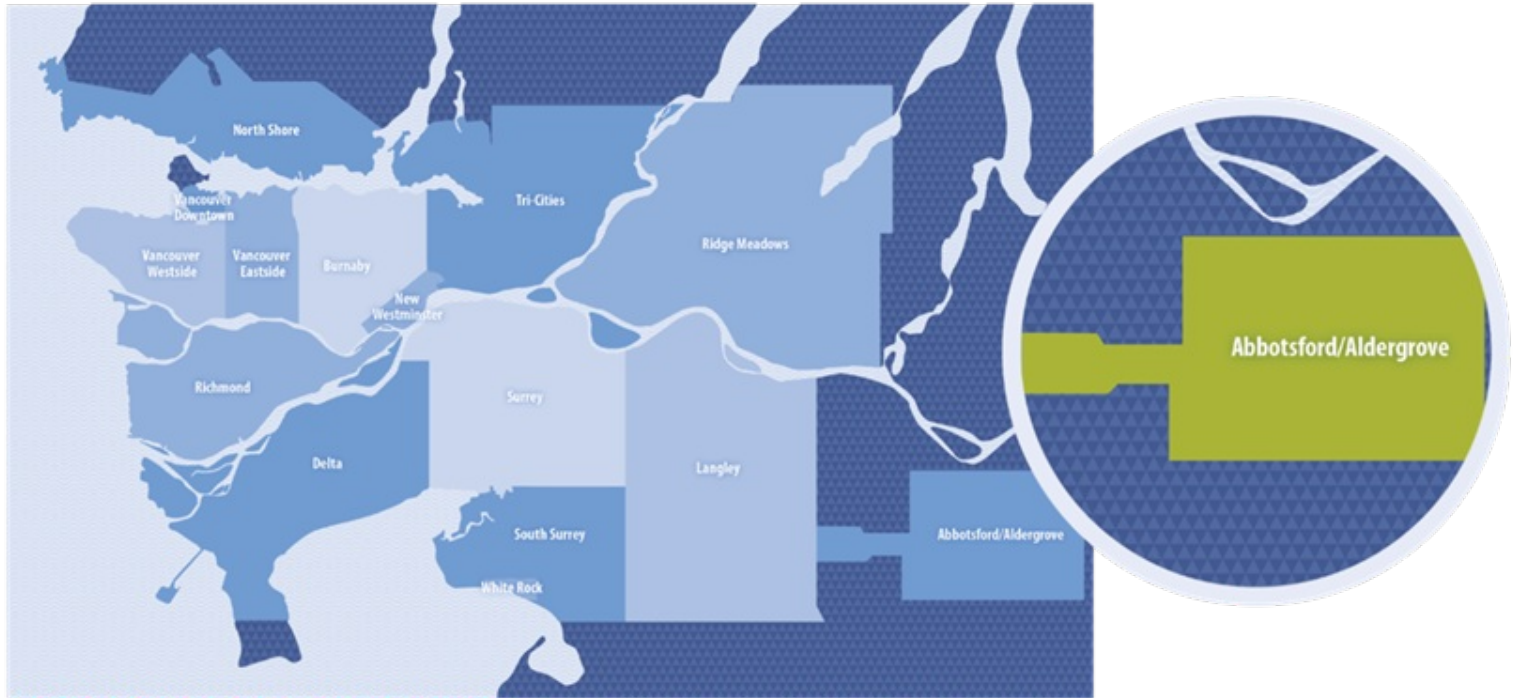


Vancouver Market Area Aldergrove/Abbotsford

New Homes Sub Market Report
Data as of Q4 2024

Aldergrove/Abbotsford

Submarket Report - Q4 2024



Sales - Q4 2024

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
	40		0	0	40

Annual Sales

2019	2020	2021	2022	2023	2024
533	402	533	415	464	511

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise					
Mid Rise	7	606	331	172	103
Low Rise					
Townhouse	3	398	152	27	219
Single Family	1	59	52	3	4
Grand Total	11	1,063	535	202	326

Aldergrove/Abbotsford

Submarket Report - Q4 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	\$695	\$932	\$769	485	1,090
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

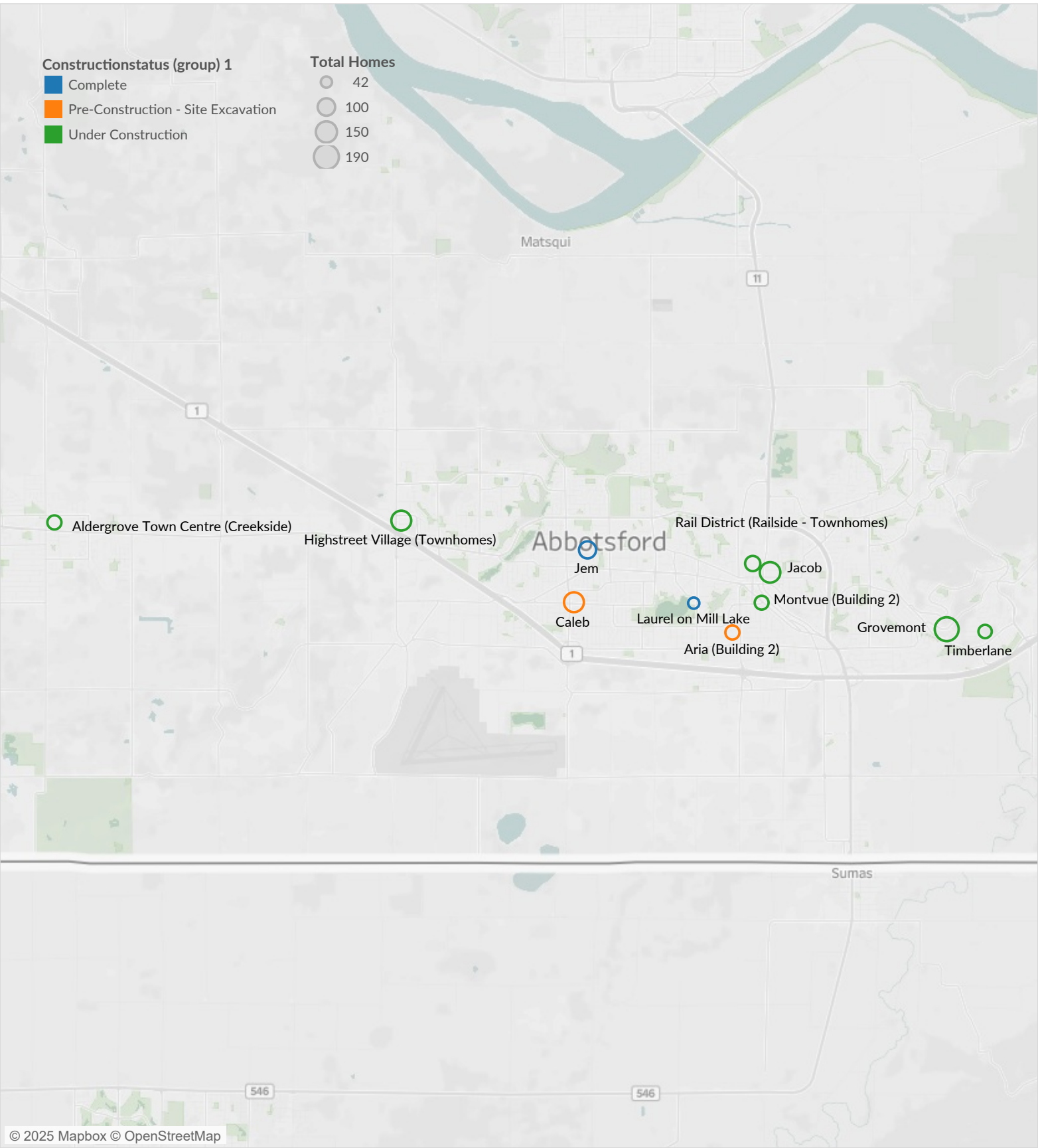
Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Grovemont	Mann Group	Townhouse	July 2022	\$570	12	190
Jacob	Redekop Development Corporation	Mid Rise	February 2023	\$735	123	140
Caleb	Whitetail Homes	Mid Rise	November 2024	\$805	0	131
Highstreet Village (Townhomes)	AB Wall	Townhouse	November 2022	\$569	120	131
Jem	Quanterra Developments	Mid Rise	August 2022	\$710	66	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
Aria (Building 2)	Diverse Properties	Mid Rise	October 2024	\$815	17	66
Montvue (Building 2)	Parcel7	Mid Rise	March 2024	\$755	47	64
Timberlane	Algra Bros Development	Single Family	June 2018	\$358	52	59

Aldergrove/Abbotsford

Submarket Report - Q4 2024



Current Active Phases



Aldergrove/Abbotsford

Submarket Report - Q4 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 2)	Diverse Properties	Mid Rise	October 2024	\$815	17	66
Laurel on Mill Lake	Heinrichs Developments	Mid Rise	January 2024	\$750	10	42
Jem	Quanterra Developments	Mid Rise	August 2022	\$710	8	97
Montvue (Building 2)	Parcel7	Mid Rise	March 2024	\$755	5	64

Future Supply - Aldergrove/Abbotsford

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise			1	496
Mid Rise	1	863	1	2,078
Low Rise			1	169
Townhouse	1	190	1	1,327
Single Family	1	146	1	1,944
Grand Total	1	1,199	1	6,014

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