

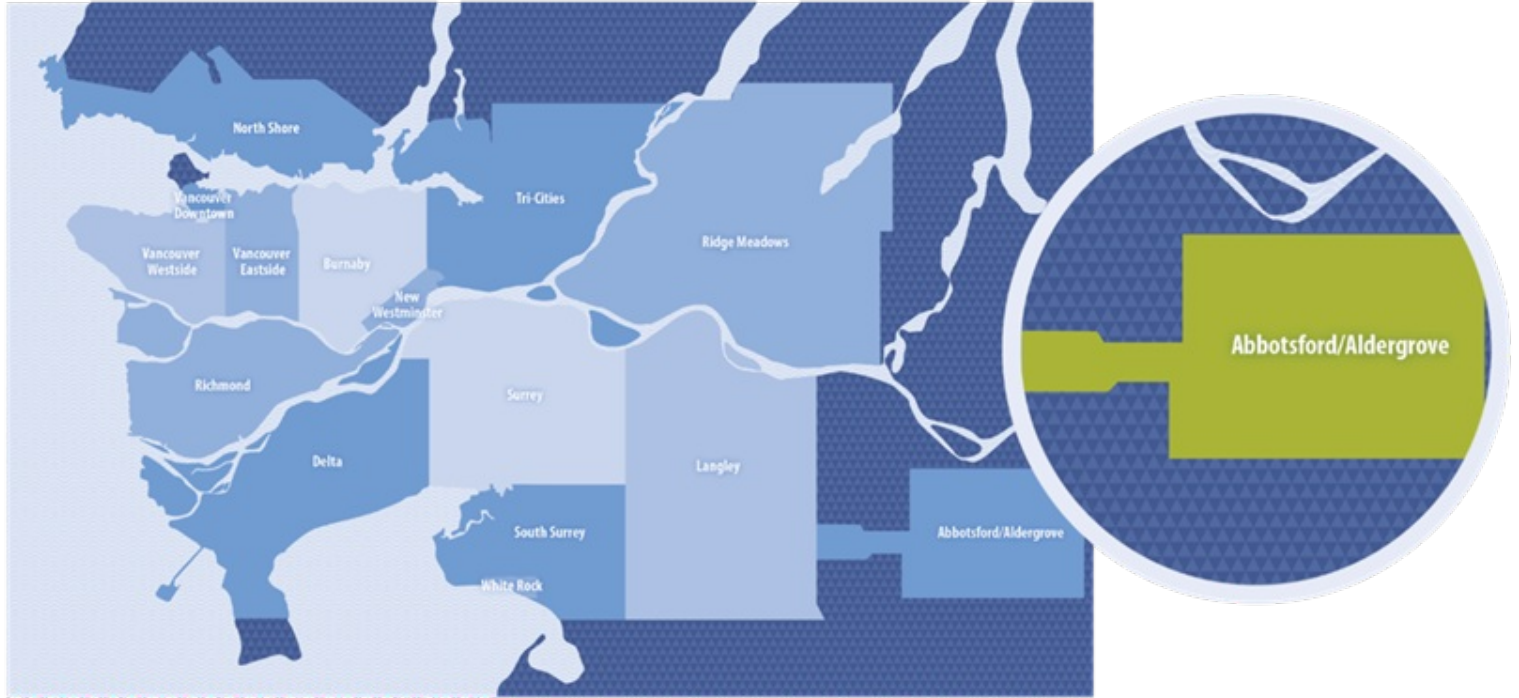


Vancouver Market Area Aldergrove/Abbotsford

New Homes Sub Market Report
Data as of Q2 2025

Aldergrove/Abbotsford

Submarket Report - Q2 2025



Sales - Q2 2025

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
	20		14	0	34

Annual Sales

2019	2020	2021	2022	2023	2024
533	402	533	415	464	509

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise					
Mid Rise	9	705	291	372	42
Low Rise					
Townhouse	3	398	175	54	169
Single Family	1	59	52	3	4
Grand Total	13	1,162	518	429	215

Aldergrove/Abbotsford

Submarket Report - Q2 2025



Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise					
Mid Rise	\$654	\$929	\$762	467	1,092
Low Rise					
Townhouse	\$475	\$547	\$561	1,681	1,969
Single Family	\$364	\$466	\$358	2,104	3,616

Active Phases - Top Projects by Total Homes

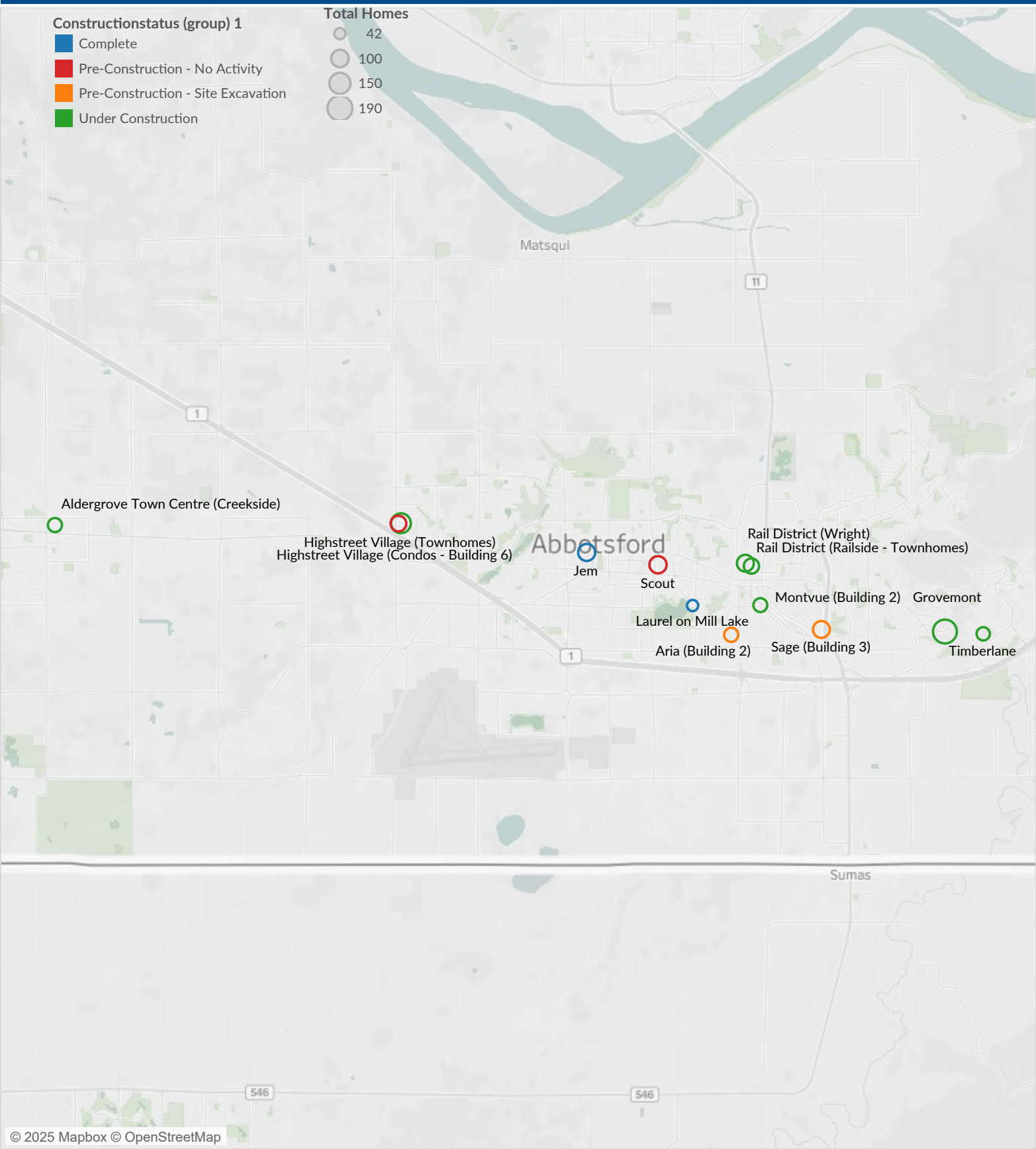
Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Grovemont	Mann Group	Townhouse	July 2022	\$570	12	190
Highstreet Village (Townhomes)	AB Wall	Townhouse	November 2022	\$569	116	131
Scout	Heinrichs Developments	Mid Rise	February 2025	\$750	0	99
Jem	Quanterra Developments	Mid Rise	August 2022	\$710	85	97
Rail District (Wright)	Infinity Properties Ltd.	Mid Rise	January 2025	\$680	0	95
Sage (Building 3)	Diverse Properties	Mid Rise	March 2025	\$826	0	94
Highstreet Village (Condos - Building 6)	AB Wall	Mid Rise	February 2025	\$755	45	82
Rail District (Railside - Townhomes)	Infinity Properties Ltd.	Townhouse	March 2024	\$544	47	77
Aldergrove Town Centre (Creekside)	Janda Group	Mid Rise	July 2022	\$815	57	66
Aria (Building 2)	Diverse Properties	Mid Rise	October 2024	\$815	27	66

Aldergrove/Abbotsford

Submarket Report - Q2 2025



Current Active Phases



Aldergrove/Abbotsford

Submarket Report - Q2 2025

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
Jem	Quanterra Developments	Mid Rise	August 2022	\$710	9	97
Rail District (Railside - Townhomes)	Infinity Properties Ltd.	Townhouse	March 2024	\$544	8	77
Laurel on Mill Lake	Heinrichs Developments	Mid Rise	January 2024	\$750	7	42
Highstreet Village (Townhomes)	AB Wall	Townhouse	November 2022	\$569	6	131
Highstreet Village (Condos - Building 6)	AB Wall	Mid Rise	February 2025	\$755	4	82

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	733	1	1,966
Low Rise			1	111
Townhouse	1	216	1	1,327
Single Family	1	222	1	1,944
Grand Total	1	1,171	1	5,844

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