

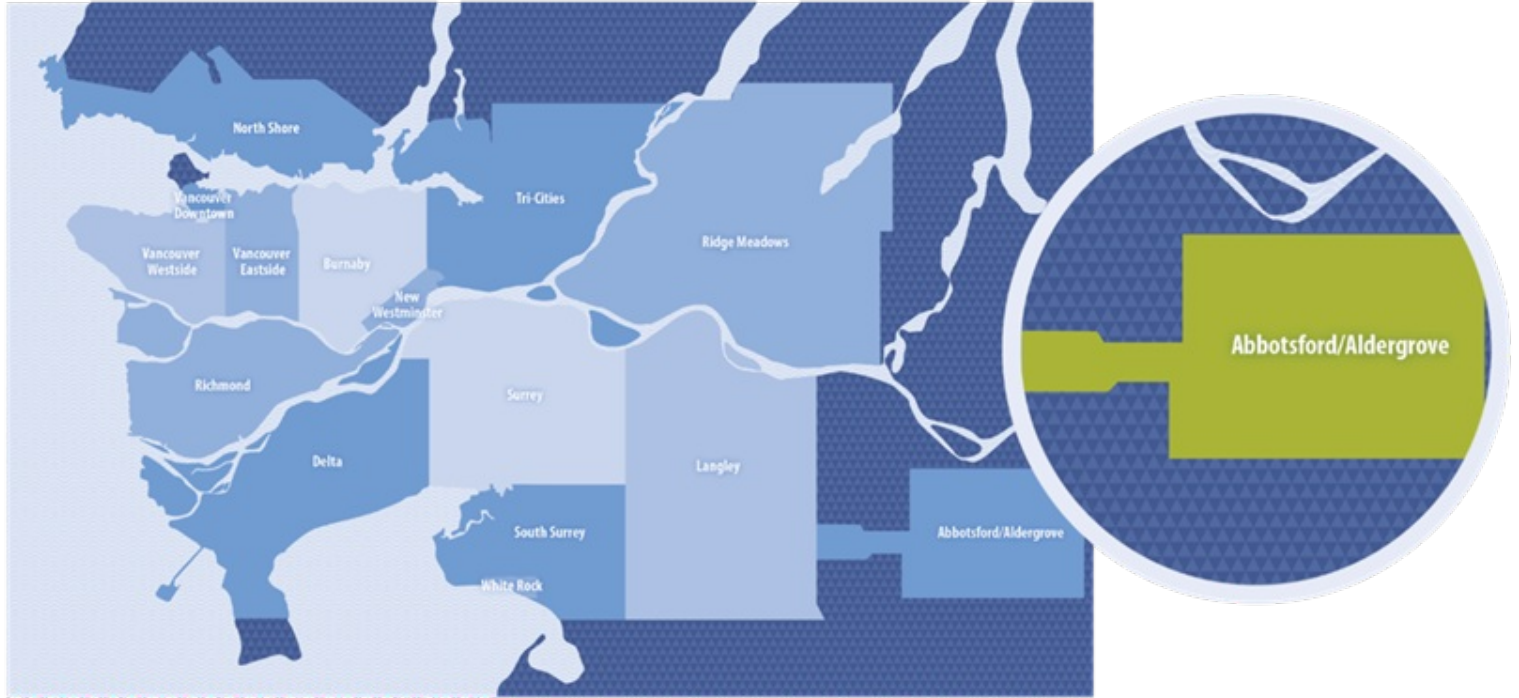


## Vancouver Market Area Aldergrove/Abbotsford

New Homes Sub Market Report  
Data as of Q3 2025

# Aldergrove/Abbotsford

## Submarket Report - Q3 2025



### Sales - Q3 2025

| High Rise | Mid Rise | Low Rise | Townhouse | Single Family | Grand Total |
|-----------|----------|----------|-----------|---------------|-------------|
|           | 13       |          | 38        | 2             | 53          |

### Annual Sales

| 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|------|------|------|------|------|------|
| 504  | 401  | 533  | 415  | 464  | 497  |

### Current Supply

| Property Type | Number of Phases | Total Homes | Homes Sold | Homes Available | Unreleased Homes |
|---------------|------------------|-------------|------------|-----------------|------------------|
| High Rise     |                  |             |            |                 |                  |
| Mid Rise      | 9                | 705         | 304        | 359             | 42               |
| Low Rise      |                  |             |            |                 |                  |
| Townhouse     | 4                | 588         | 213        | 39              | 336              |
| Single Family | 1                | 59          | 54         | 1               | 4                |
| Grand Total   | 14               | 1,352       | 571        | 399             | 382              |

# Aldergrove/Abbotsford

## Submarket Report - Q3 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      | \$656          | \$925          | \$762              | 467           | 1,092         |
| Low Rise      |                |                |                    |               |               |
| Townhouse     | \$486          | \$547          | \$551              | 1,637         | 1,904         |
| Single Family | \$364          | \$466          | \$358              | 2,104         | 3,616         |

### Active Phases - Top Projects by Total Homes

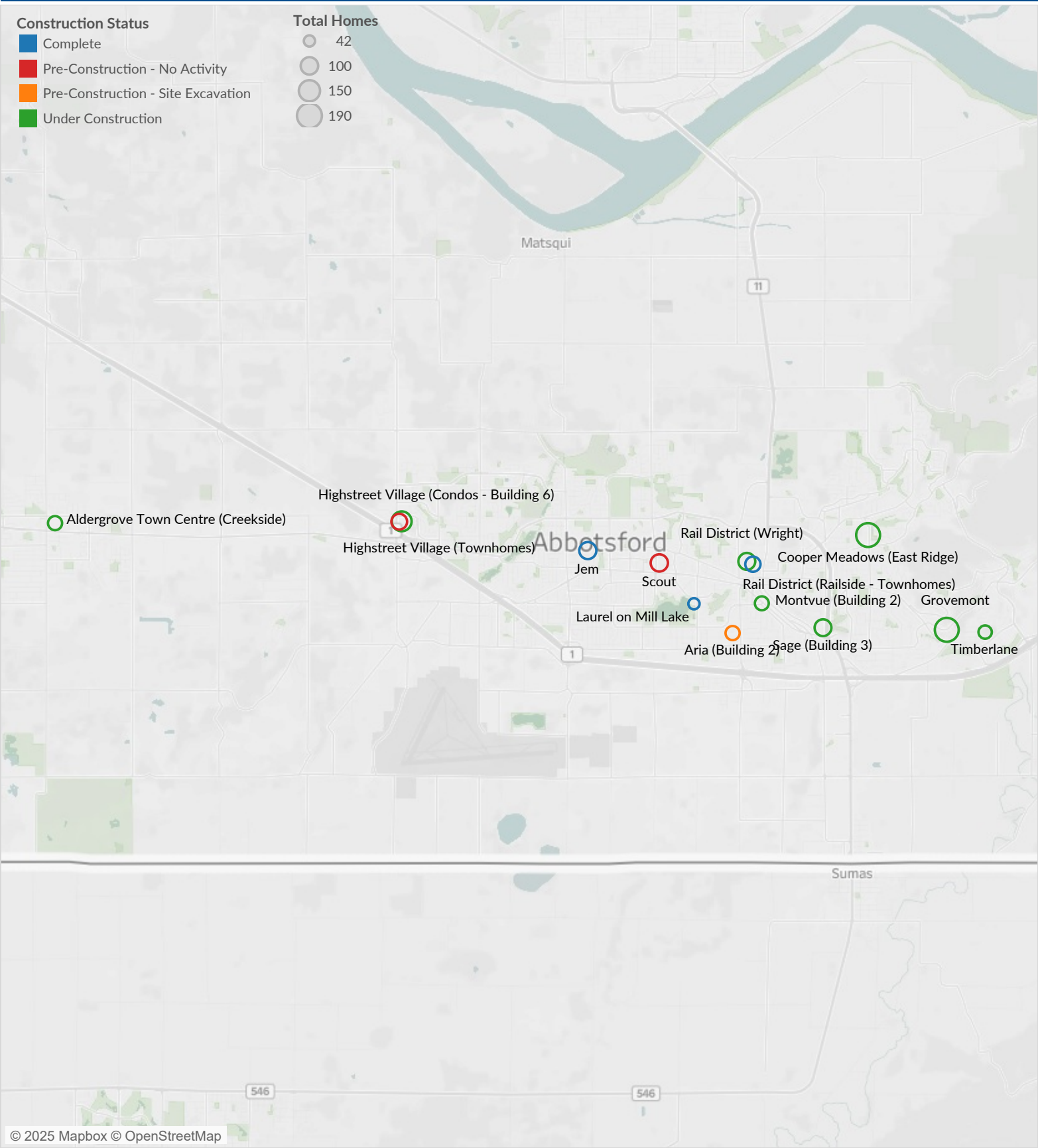
| Project Name                             | Developer                | Property Type | Month, Year of Open Date | Avg. \$/SF Blended | Homes Sold | Total Homes |
|------------------------------------------|--------------------------|---------------|--------------------------|--------------------|------------|-------------|
| Cooper Meadows (East Ridge)              | Polygon Homes            | Townhouse     | July 2025                | \$520              | 20         | 190         |
| Grovemont                                | Mann Group               | Townhouse     | July 2022                | \$570              | 12         | 190         |
| Highstreet Village (Townhomes)           | AB Wall                  | Townhouse     | November 2022            | \$569              | 119        | 131         |
| Scout                                    | Heinrichs Developments   | Mid Rise      | February 2025            | \$750              | 0          | 99          |
| Jem                                      | Quanterra Developments   | Mid Rise      | August 2022              | \$710              | 89         | 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              | 52         | 82          |
| Rail District (Railside - Townhomes)     | Infinity Properties Ltd. | Townhouse     | March 2024               | \$544              | 62         | 77          |
| Aldergrove Town Centre (Creekside)       | Janda Group              | Mid Rise      | July 2022                | \$815              | 57         | 66          |

# Aldergrove/Abbotsford

## Submarket Report - Q3 2025



### Current Active Phases



# Aldergrove/Abbotsford

## Submarket Report - Q3 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 |
|------------------------------------------|--------------------------|---------------|--------------------------|--------------------|---------------|-------------|
| Cooper Meadows (East Ridge)              | Polygon Homes            | Townhouse     | July 2025                | \$520              | 20            | 190         |
| Rail District (Railside - Townhomes)     | Infinity Properties Ltd. | Townhouse     | March 2024               | \$544              | 15            | 77          |
| Highstreet Village (Condos - Building 6) | AB Wall                  | Mid Rise      | February 2025            | \$755              | 7             | 82          |
| Jem                                      | Quanterra Developments   | Mid Rise      | August 2022              | \$710              | 4             | 97          |
| Highstreet Village (Townhomes)           | AB Wall                  | Townhouse     | November 2022            | \$569              | 3             | 131         |
| Timberlane                               | Algra Bros Development   | Single Family | June 2018                | \$358              | 2             | 59          |
| Laurel on Mill Lake                      | Heinrichs Developments   | Mid Rise      | January 2024             | \$750              | 2             | 42          |

### 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                  | 781         | 26                 | 1,966       |
| Low Rise      |                    |             | 3                  | 111         |
| Townhouse     | 2                  | 92          | 12                 | 1,259       |
| Single Family | 2                  | 222         | 8                  | 1,944       |
| Grand Total   | 10                 | 1,095       | 51                 | 5,776       |

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