

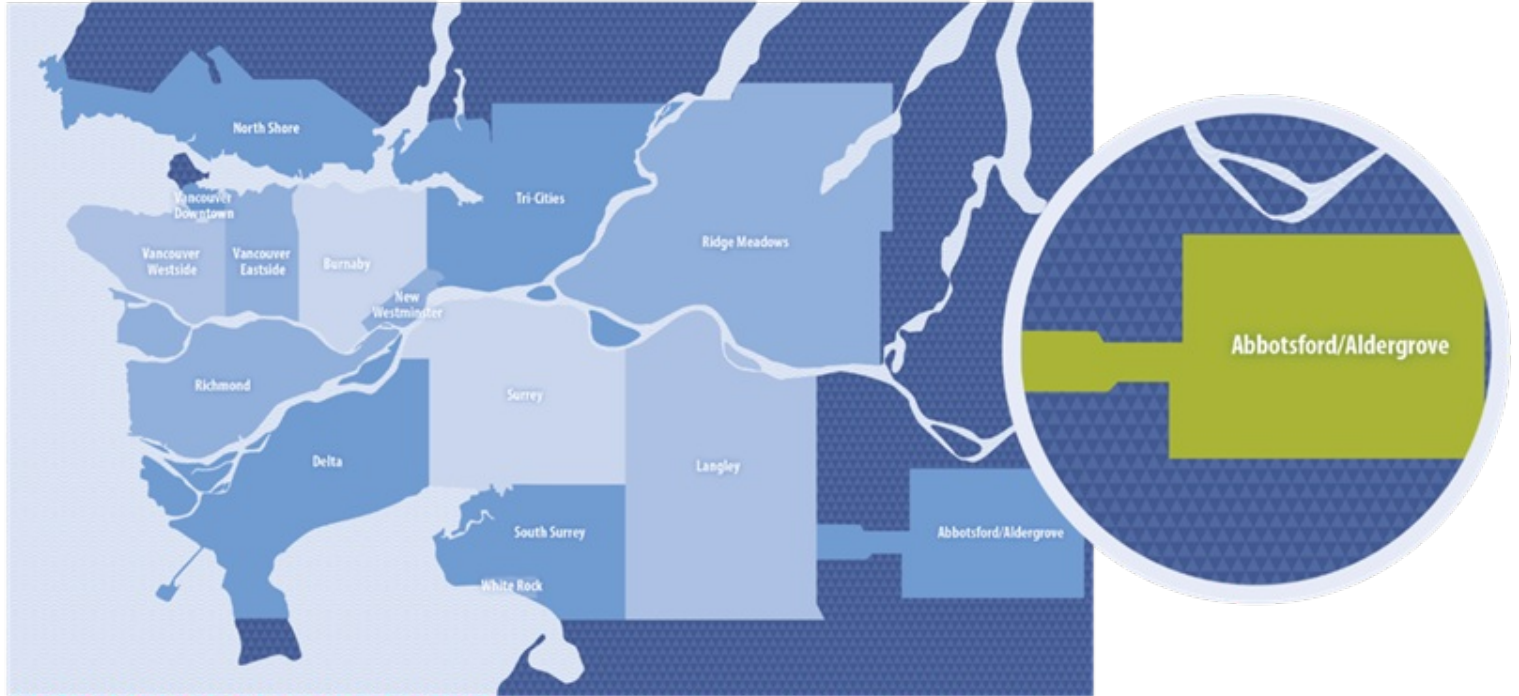


Vancouver Market Area Aldergrove/Abbotsford

New Homes Sub Market Report
Data as of Q4 2025

Aldergrove/Abbotsford

Submarket Report - Q4 2025



Sales - Q4 2025

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
	15		17	7	39

Annual Sales

2021	2022	2023	2024	2025
533	415	464	497	261

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise					
Mid Rise	8	608	254	312	42
Low Rise					
Townhouse	5	704	230	50	424
Single Family	2	135	61	14	60
Grand Total	15	1,447	545	376	526

Aldergrove/Abbotsford

Submarket Report - Q4 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	\$668	\$937	\$768	454	1,075
Low Rise					
Townhouse	\$484	\$538	\$538	1,710	1,971
Single Family	\$453	\$526	\$458	2,293	3,263

Active Phases - Top Projects by Total Homes

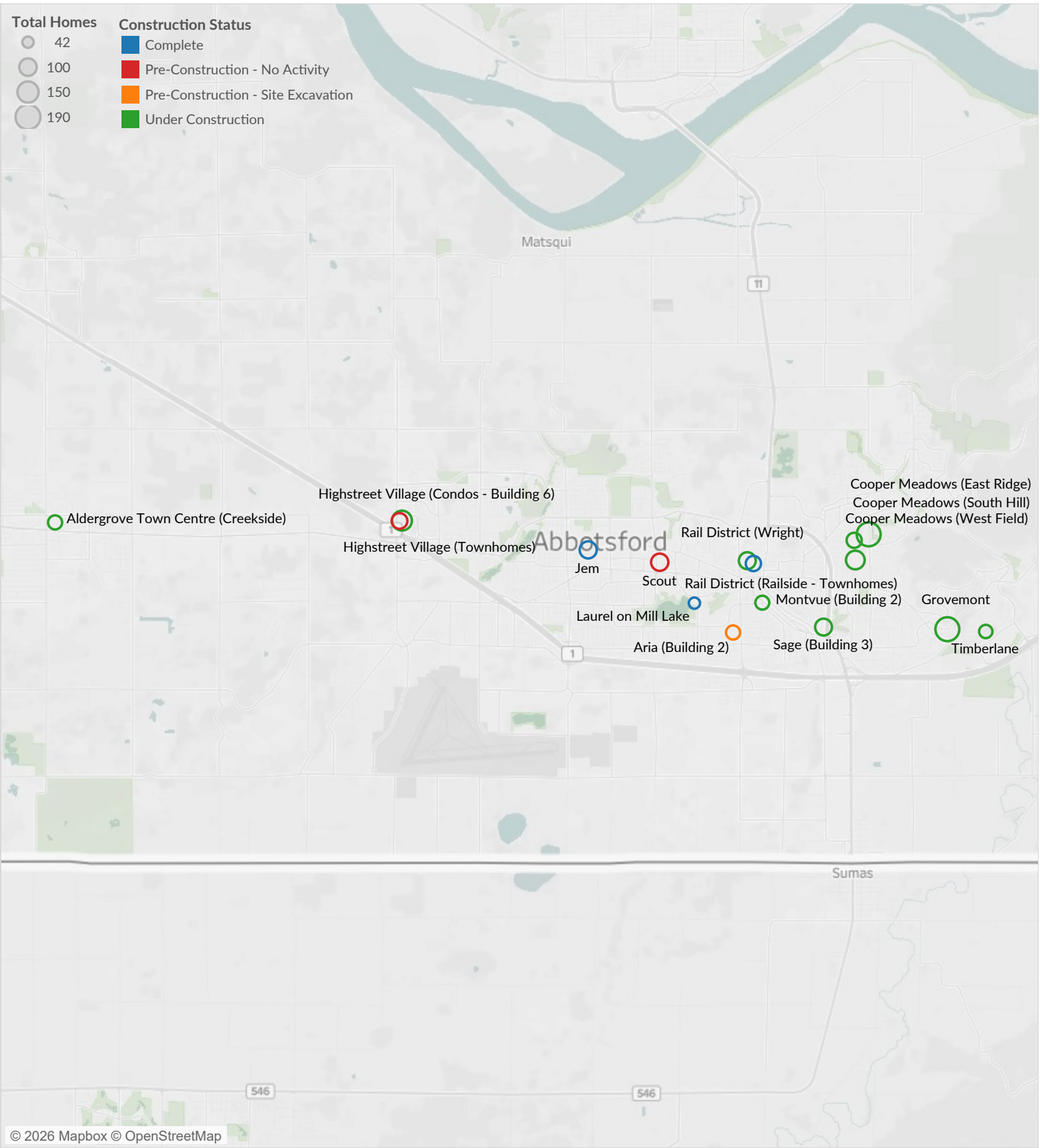
Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Cooper Meadows (East Ridge)	Polygon Homes	Townhouse	July 2025	\$520	24	190
Grovemont	Mann Group	Townhouse	July 2022	\$570	12	190
Highstreet Village (Townhomes)	AB Wall	Townhouse	November 2022	\$569	121	131
Cooper Meadows (South Hill)	Morningstar Homes	Townhouse	October 2025	\$485	2	116
Scout	Heinrichs Developments	Mid Rise	February 2025	\$750	0	99
Rail District (Wright)	Infinity Properties Ltd.	Mid Rise	January 2025	\$680	33	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	71	77
Cooper Meadows (West Field)	Morningstar Homes	Single Family	October 2025	\$558	6	76

Aldergrove/Abbotsford

Submarket Report - Q4 2025



Current Active Phases



Aldergrove/Abbotsford

Submarket Report - Q4 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
Rail District (Railside - Townhomes)	Infinity Properties Ltd.	Townhouse	March 2024	\$544	9	77
Jem	Quanterra Developments	Mid Rise	August 2022	\$710	8	97
Cooper Meadows (West Field)	Morningstar Homes	Single Family	October 2025	\$558	6	76
Cooper Meadows (East Ridge)	Polygon Homes	Townhouse	July 2025	\$520	4	190
Montvue (Building 2)	Parcel7	Mid Rise	March 2024	\$755	3	64
Laurel on Mill Lake	Heinrichs Developments	Mid Rise	January 2024	\$750	3	42
Highstreet Village (Townhomes)	AB Wall	Townhouse	November 2022	\$569	2	131
Cooper Meadows (South Hill)	Morningstar Homes	Townhouse	October 2025	\$485	2	116
Timberlane	Algra Bros Development	Single Family	June 2018	\$358	1	59
Rail District (Wright)	Infinity Properties Ltd.	Mid Rise	January 2025	\$680	1	95

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	4	291	12	1,259
Single Family	1	146	8	1,944
Grand Total	11	1,218	51	5,776

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