

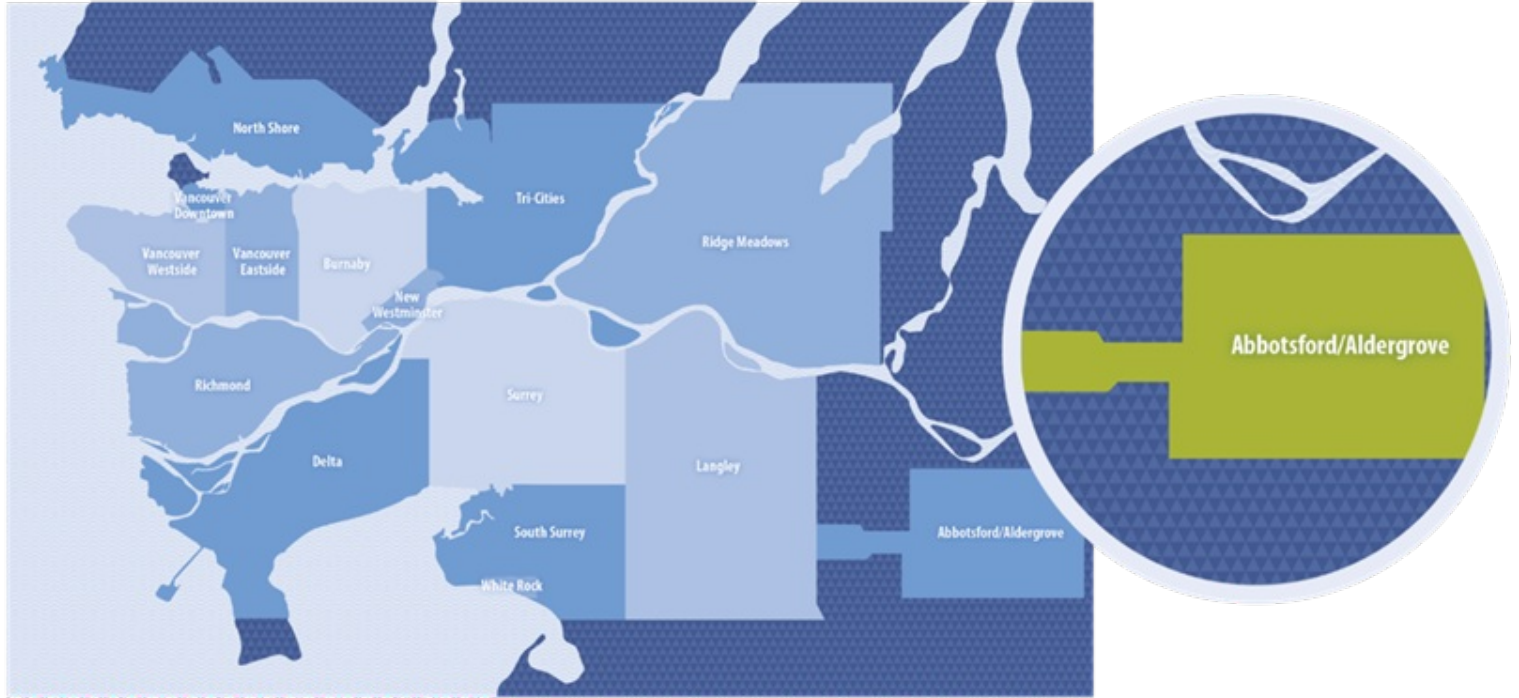


Vancouver Market Area Aldergrove/Abbotsford

New Homes Sub Market Report
Data as of Q1 2026

Aldergrove/Abbotsford

Submarket Report - Q1 2026



Sales - Q1 2026

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
	10		23	0	33

Annual Sales

2021	2022	2023	2024	2025
533	415	464	497	302

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Total Homes
High Rise					
Mid Rise	8	608	305	294	9
Low Rise					
Townhouse	5	704	253	47	404
Single Family	2	135	61	14	60
Grand Total	15	1,447	619	355	473

Aldergrove/Abbotsford

Submarket Report - Q1 2026



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	\$477	\$537	\$538	1,710	1,966
Single Family	\$453	\$526	\$458	2,293	3,263

Active Phases - Top Projects by Total Homes

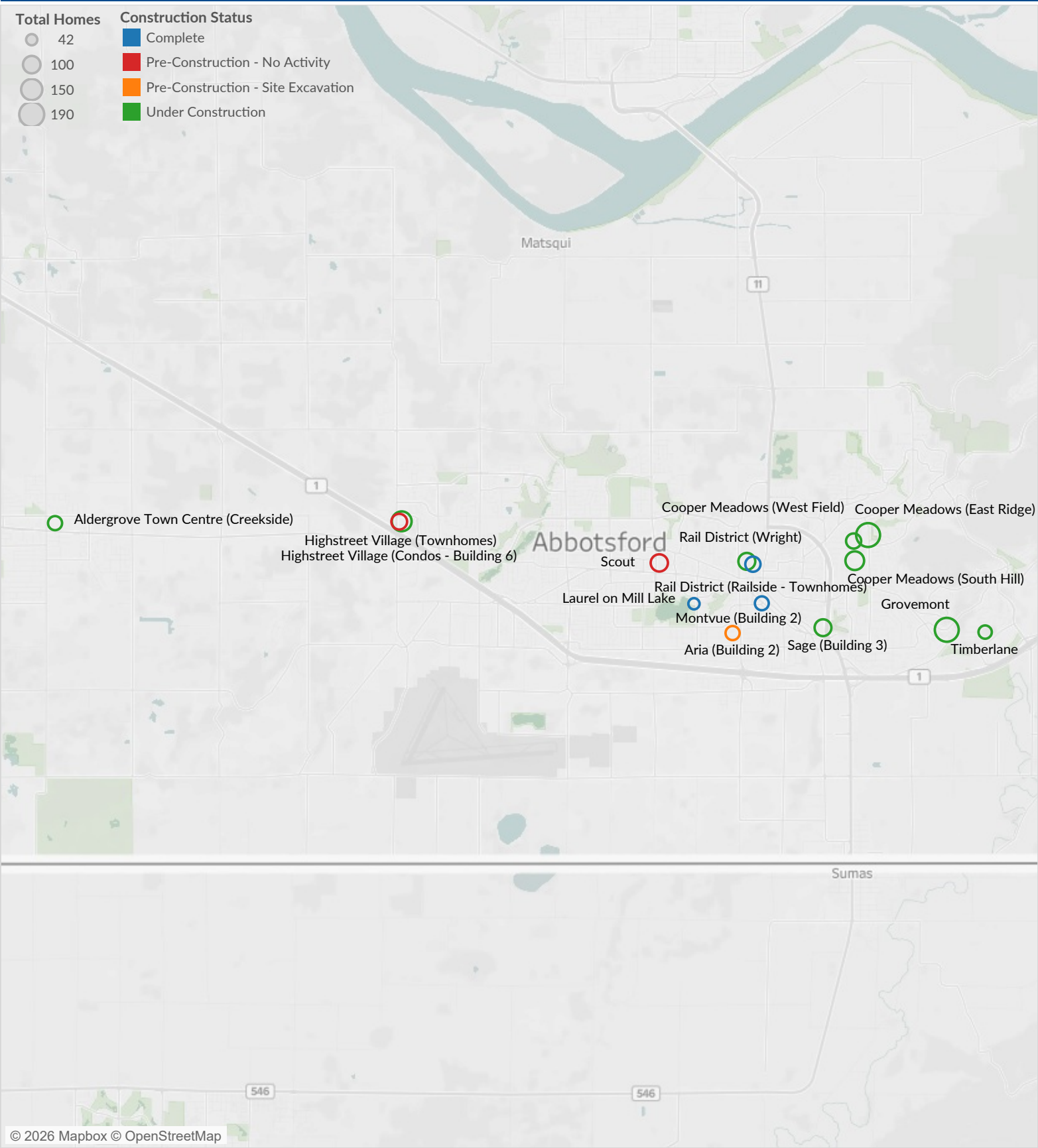
Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Cooper Meadows (East Ridge)	Polygon Homes	Townhouse	July 2025	\$520	32	190
Grovemont	Mann Group	Townhouse	July 2022	\$570	12	190
Highstreet Village (Townhomes)	AB Wall	Townhouse	November 2022	\$569	126	131
Cooper Meadows (South Hill)	Morningstar Homes	Townhouse	October 2025	\$485	10	116
Scout	Heinrichs Developments	Mid Rise	February 2025	\$750	20	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	54	82
Rail District (Railside - Townhomes)	Infinity Properties Ltd.	Townhouse	March 2024	\$544	73	77
Cooper Meadows (West Field)	Morningstar Homes	Single Family	October 2025	\$558	6	76

Aldergrove/Abbotsford

Submarket Report - Q1 2026



Current Active Phases



Aldergrove/Abbotsford

Submarket Report - Q1 2026

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 (South Hill)	Morningstar Homes	Townhouse	October 2025	\$485	8	116
Cooper Meadows (East Ridge)	Polygon Homes	Townhouse	July 2025	\$520	8	190
Highstreet Village (Townhomes)	AB Wall	Townhouse	November 2022	\$569	5	131
Laurel on Mill Lake	Heinrichs Developments	Mid Rise	January 2024	\$750	3	42
Aria (Building 2)	Diverse Properties	Mid Rise	October 2024	\$815	3	66
Rail District (Railside - Townhomes)	Infinity Properties Ltd.	Townhouse	March 2024	\$544	2	77
Montvue (Building 2)	Parcel7	Mid Rise	March 2024	\$755	2	64
Highstreet Village (Condos - Building 6)	AB Wall	Mid Rise	February 2025	\$755	2	82

Future Supply - Aldergrove/Abbotsford

Project Type	Coming Soon		Property Type	Unreleased Units	
	Number of Projects	Total Homes		Number of Projects	Total Homes
High Rise			High Rise		
Mid Rise	7	847	Mid Rise	9	9
Low Rise			Low Rise		
Townhouse	7	358	Townhouse	5	424
Single Family	1	146	Single Family	2	60
Grand Total	15	1,351	Grand Total	16	493

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