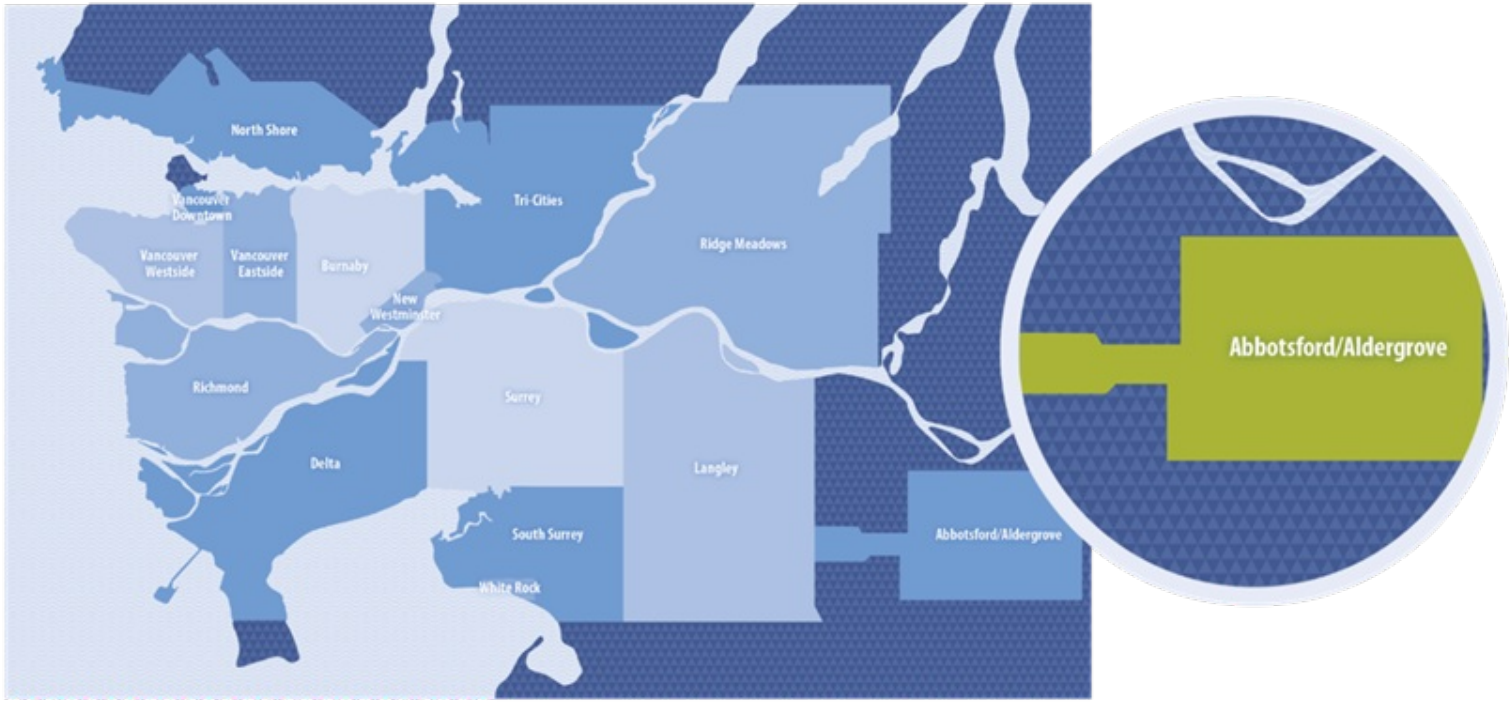


Altus Group

Vancouver Market Area
Aldergrove/Abbotsford

New Homes Sub Market Report
Data as of Q3 2026

Aldergrove/Abbotsford
Submarket Report - Q3 2026



Sales - Q3 2026

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
	4		37	3	44

Annual Sales

2021	2022	2023	2024	2025
533	415	464	502	306

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Total Homes
High Rise					
Mid Rise	8	676	258	215	203
Low Rise					
Townhouse	8	719	143	136	440
Single Family	2	135	68	7	60
Grand Total	18	1,530	469	358	703

Aldergrove/Abbotsford
Submarket Report - Q3 2026

Altus Group

Current Pricing & Size

Property Type	Avg. $/SF Min	Avg. $/SF Max	Avg. $/SF Blended	Avg. Min Size	Avg. Max Size
High Rise					
Mid Rise	$655	$888	$755	435	1,056
Low Rise					
Townhouse	$447	$489	$483	1,787	2,035
Single Family	$453	$526	$458	2,293	3,263

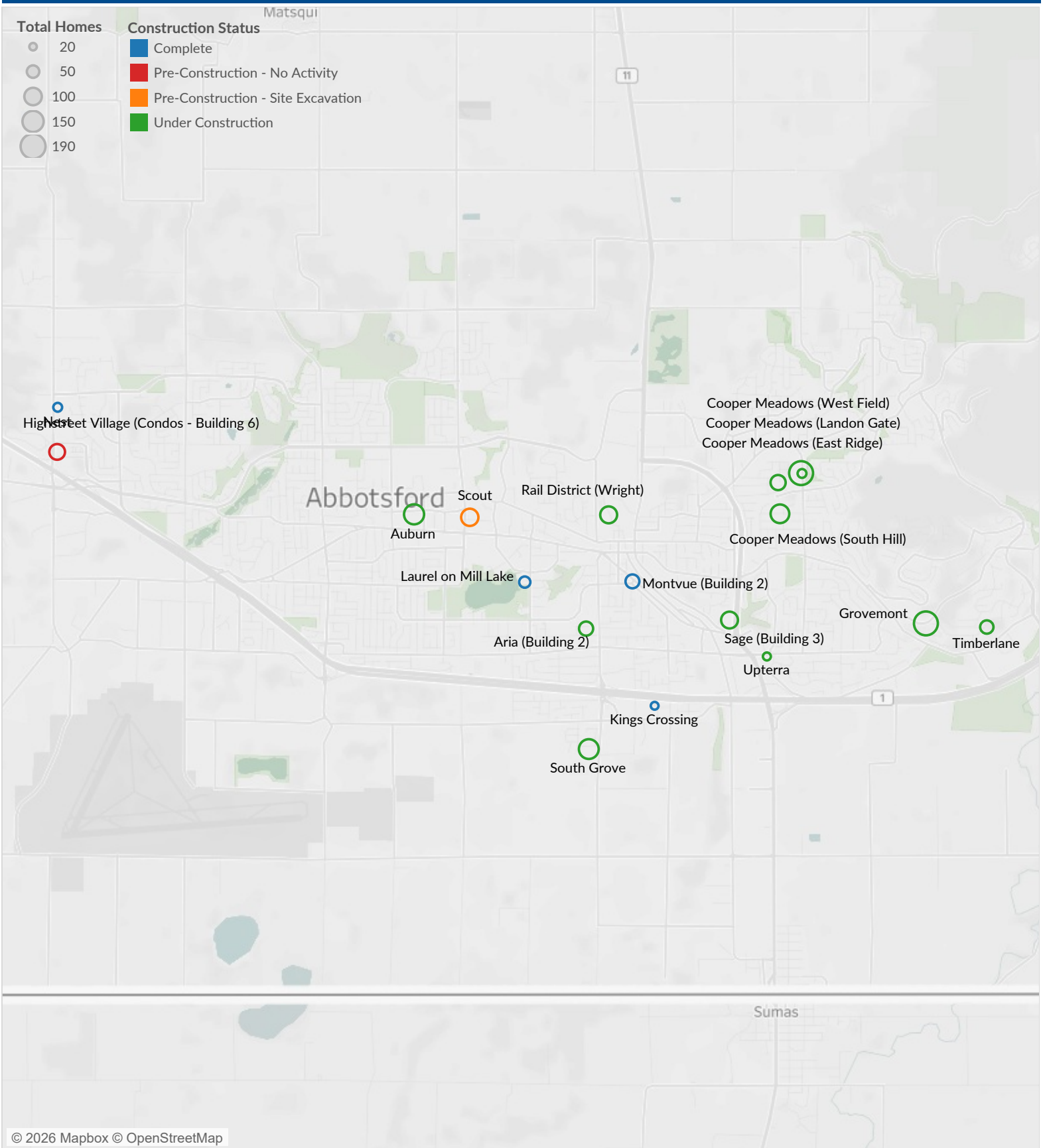
Active Phases - Top Projects by Total Homes

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	48	190
Grovemont	Mann Group	Townhouse	July 2022	$570	12	190
Auburn	Diverse Properties	Mid Rise	July 2026	$712	0	134
South Grove	Anthem Properties	Townhouse	July 2026	$495	12	130
Cooper Meadows (South Hill)	Morningstar Homes	Townhouse	October 2025	$485	32	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
Cooper Meadows (West Field)	Morningstar Homes	Single Family	October 2025	$558	13	76

Aldergrove/Abbotsford
Submarket Report - Q3 2026

Altus Group

Current Active Phases



Aldergrove/Abbotsford
Submarket Report - Q3 2026

Altus Group

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
South Grove	Anthem Properties	Townhouse	July 2026	$495	12	130
Cooper Meadows (East Ridge)	Polygon Homes	Townhouse	July 2025	$520	6	190
Kings Crossing	Rockwood Homes	Townhouse	February 2026	$465	5	20
Cooper Meadows (Landon Gate)	Polygon Homes	Townhouse	April 2026	$412	5	26
Upterra	Binncorp	Townhouse	April 2026	$463	4	21
Montvue (Building 2)	Parcel7	Mid Rise	March 2024	$755	4	64
Cooper Meadows (West Field)	Morningstar Homes	Single Family	October 2025	$558	3	76
Nest	T.M. Crest Homes	Townhouse	August 2025	$451	2	26
Cooper Meadows (South Hill)	Morningstar Homes	Townhouse	October 2025	$485	2	116
Rail District (Railside - Townhomes)	Infinity Properties Ltd.	Townhouse	March 2024	$544	1	77

Future Supply - Aldergrove/Abbotsford

	Coming Soon	
Project Type	Number of Projects	Total Homes
High Rise		
Mid Rise	6	713
Low Rise		
Townhouse	4	222
Single Family	1	146
Grand Total	11	1,081

	Unreleased Units	
Property Type	Number of Projects	Total Homes
High Rise		
Mid Rise	9	9
Low Rise		
Townhouse	6	432
Single Family	2	60
Grand Total	17	501

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions ine information contained in the material represented. E&O.E.

Altus Group

Altus Group is a leading provider of commercial real estate ("CRE") intelligence, anchored by ARGUS – the industry's go-to software for valuation and performance analytics. For more than two decades, Altus has played a vital role in empowering CRE professionals with the analytics and trusted advice they need to make high-stakes decisions with confidence. The world's CRE leaders rely on our market-leading solutions and expertise to drive performance and manage risk. Our people around the world are making a lasting impact on an industry undergoing unprecedented change – helping shape the cities where we live, work, and build thriving communities.

For more information about Altus (TSX: AIF) please visit www.altusgroup.com

This publication has been prepared for general guidance on matters of interest only and does not constitute professional advice or services of Altus Group Limited, its affiliates and its related entities (collectively "Altus Group"). You should not act upon the information contained in this publication without obtaining specific professional advice. The information contained in this publication is provided for informational purposes only, and should not be construed as legal or financial advice on any subject matter. No representation or warranty (express or implied) is given as to the accuracy, completeness or reliability of the information contained in this publication, or the suitability of the information for a particular purpose. Altus Group has no obligation (express or implied) to correct or update any or all of the information contained herein or to advise you of any changes. Altus Group does not accept or assume any liability, responsibility or duty of care for any consequences of you or anyone else acting, or refraining to act, in reliance on the information contained in this publication or for any decision based on it. The distribution of this publication to you does not create, extend or revive a client relationship between Altus Group and you or any other person or entity. This publication, or any part thereof, may not be reproduced or distributed in any form for any purpose without the express written consent of Altus Group.

© 2026 Altus Group Limited. All rights reserved.