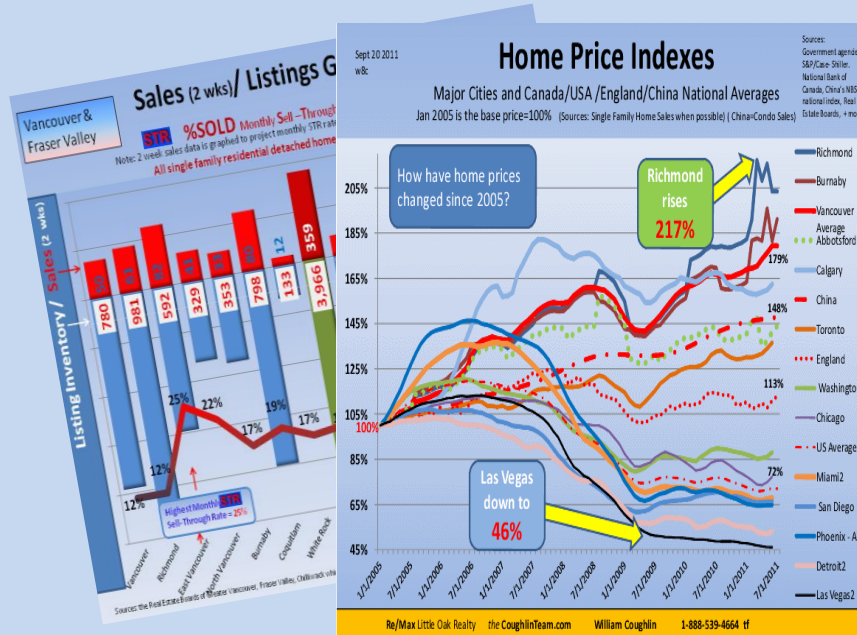


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Advanced Marketing Tools

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Detached

- [New West – E. Burnaby](#)
- [North Delta](#)
- [Burnaby](#)
- [Port Coquitlam](#)
- [Port Moody](#)

Attached

- [New West – E. Burnaby](#)
- [Port Coquitlam](#)
- [Port Moody](#)

Warning: These Advanced Market Reports are Dangerous to operate without lesson 😊
We highly recommend the [Stats Boot Camp Course](#) to fully understand them.



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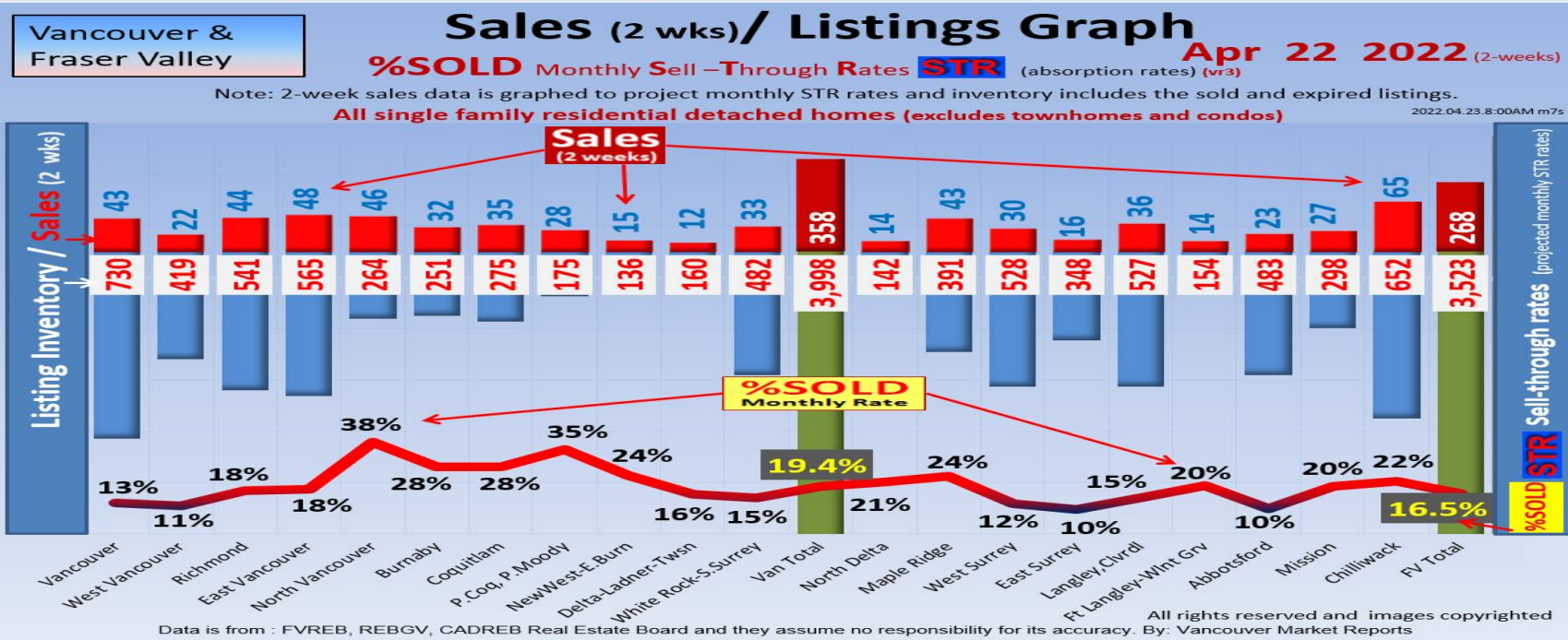
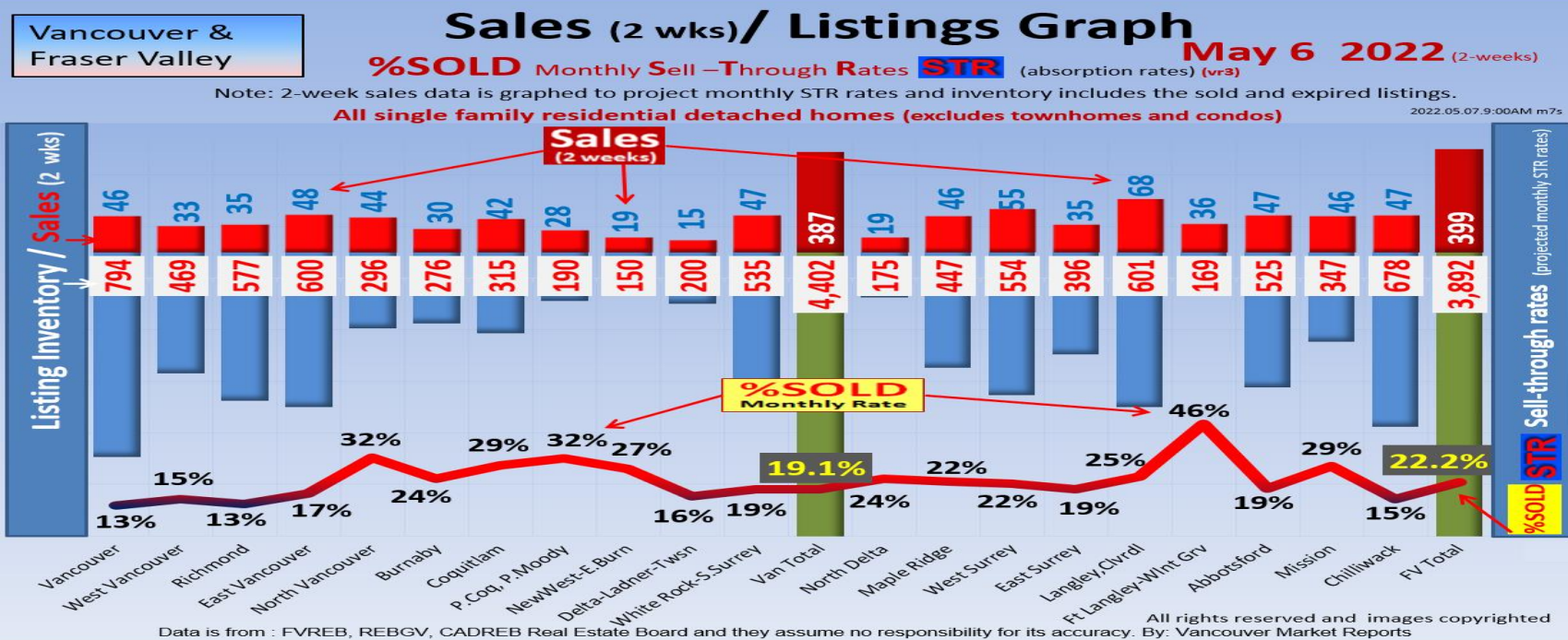
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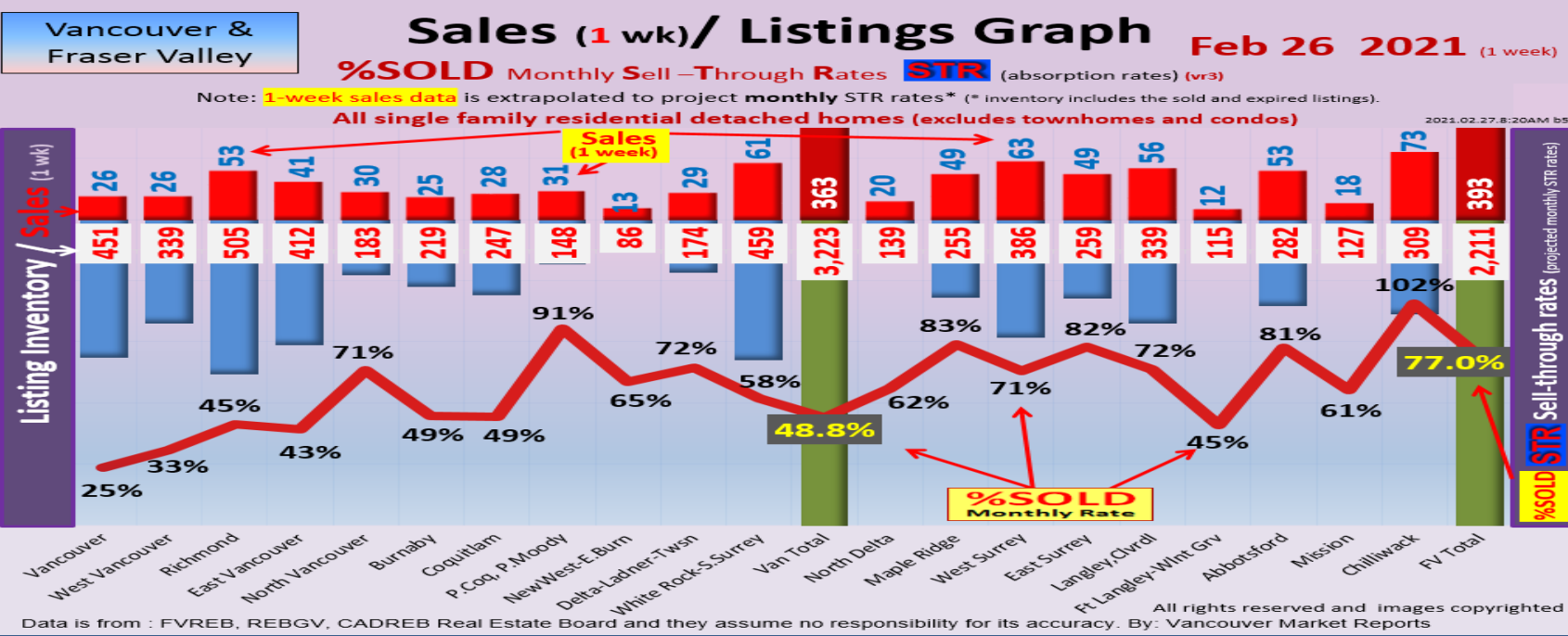
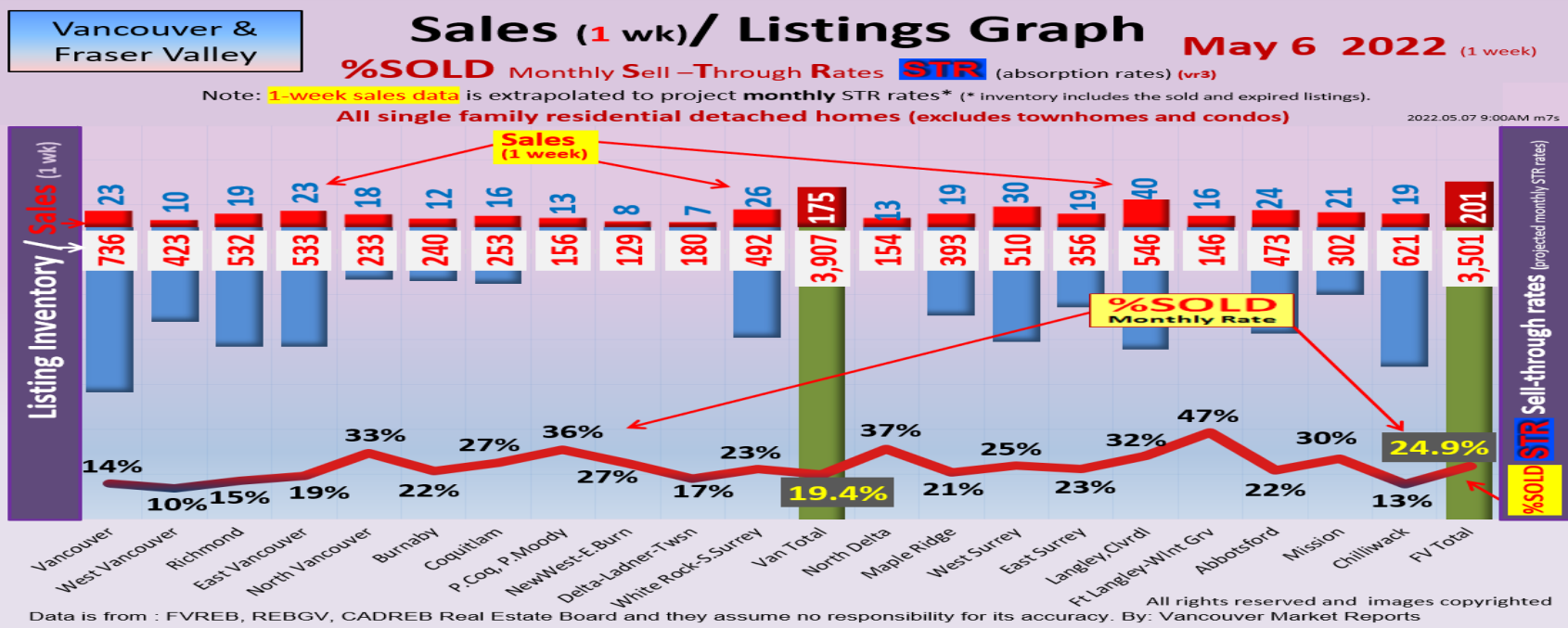
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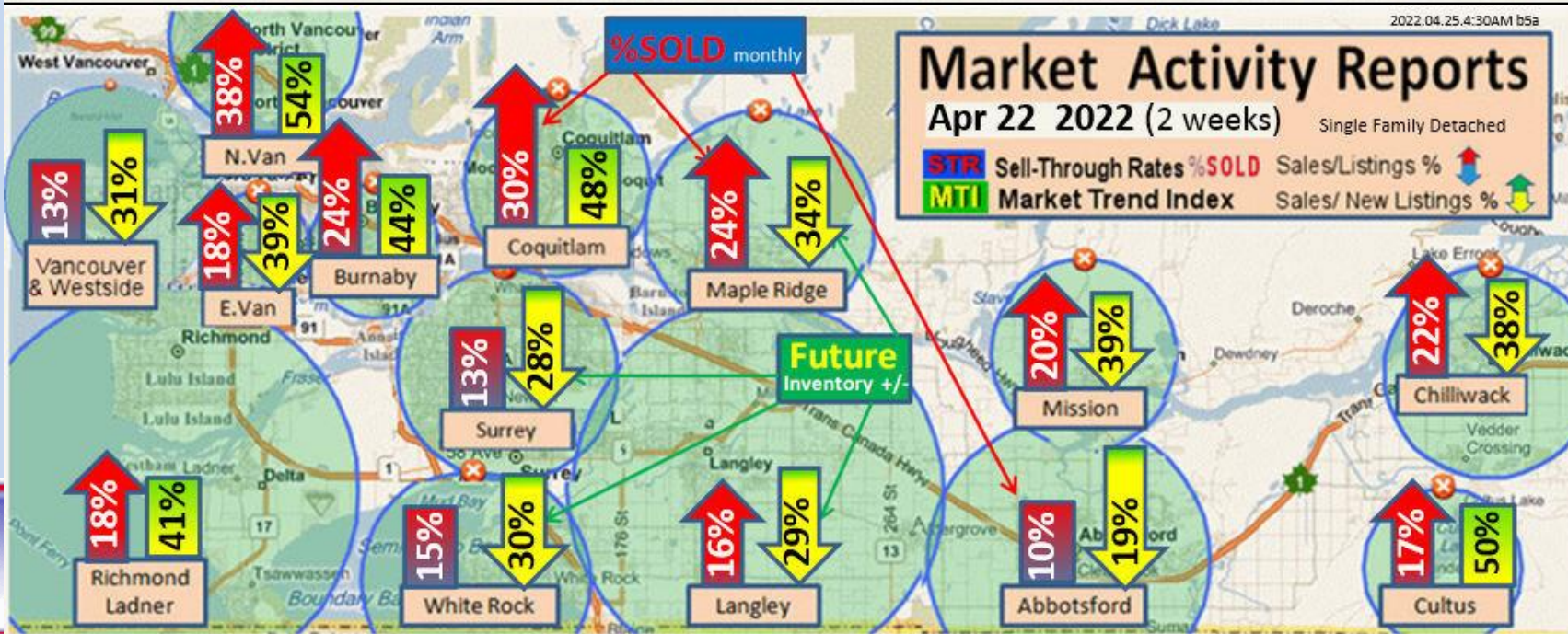
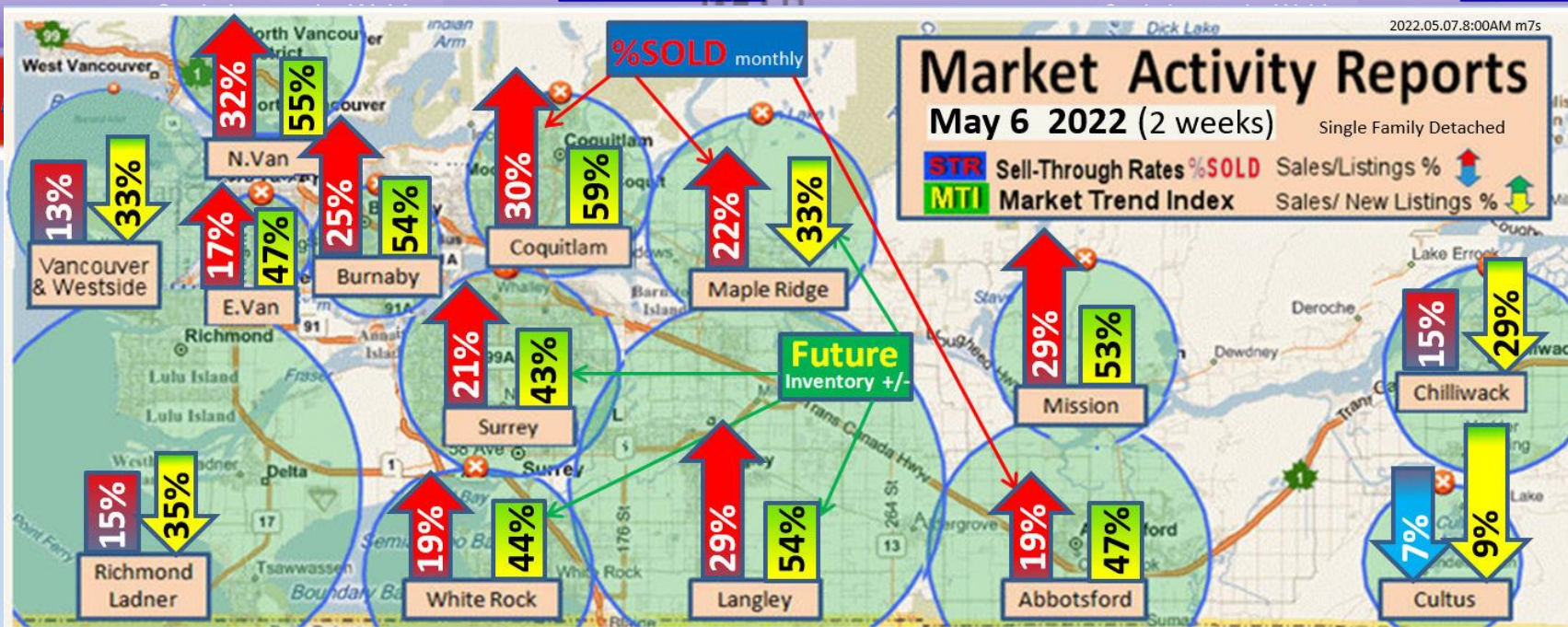
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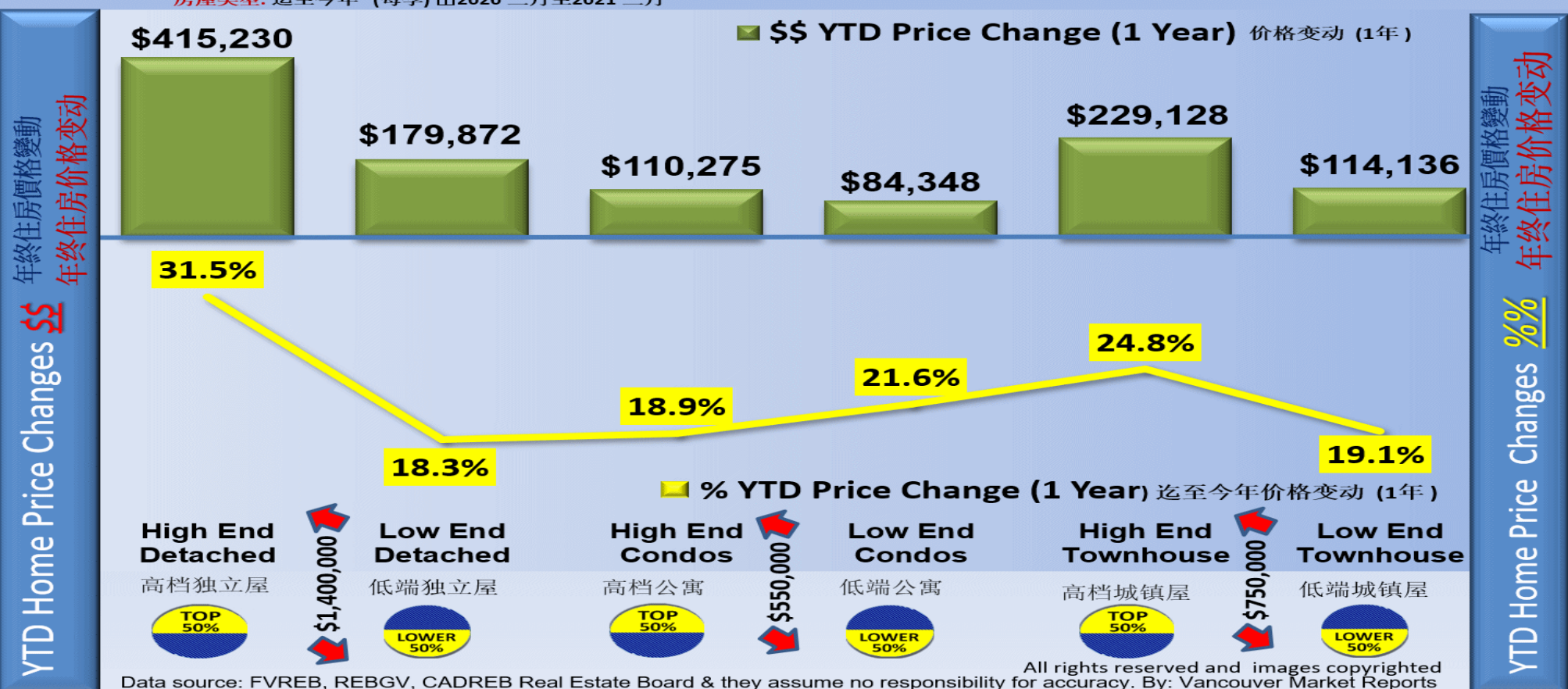
New-West, Burnaby E. Real Estate Price Changes (\$/%)

新西,本拿比東房地產價格變動 / 新西,本拿比東 房地產價格變動

Housing Types: Year-To-Date Mar 2021 – Mar 2022 (Quarters)

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports HPIp



Data source: FVREB, REBGV, CADREB Real Estate Board & they assume no responsibility for accuracy. By: Vancouver Market Reports

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YTD Home Price Changes \$

YTD Home Price Changes %

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Market Analysis and Forecasting May 1/22 New West – E. Burnaby

Monthly Market Activity - Apr 2022 Single Family



May 1 2022 New Westminter - East Burnaby Market Update (Detached)

Current: New West & E. Burnaby's Residential Detached housing is in a Seller Market with **22 %SOLD** Rate.
(Meaning 22 homes out of 100 sold last month with an average \$28,000 increase from Original List price)
Most Active Range: Homes below \$1.3 mill. have High **33.3 %SOLD** rate.
Least Active Range: Homes above \$2.5 mill. have **9.1 %SOLD** rate.

History: The New West & E. Burnaby Year-To-Date Home Price Index **HPIp (Upper 50%)** shows that prices increased \$389,046.
The New West & E. Burnaby Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$106,618.
*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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Market Analysis and Forecasting May 1/22 New West – E. Burnaby

1. How Many Sold During the Month and at What Price Range?

New Westminster - East Burnaby List Price Ranges Statistics - Apr 2022							Detached
Home Price Range	Total Listings (/Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,300,000	18	6	21	107%	\$87,500	33.3%	↑
\$1,300,001-\$1,400,000	21	1	7	100%	\$0	4.8%	↓
\$1,400,001-\$1,600,000	30	7	7	102%	\$28,000	23.3%	↑
\$1,600,001-\$2,000,000	46	15	8	101%	\$15,000	32.6%	↑
\$2,000,001-\$2,500,000	23	4	7	111%	\$246,500	17.4%	↑
\$2,500,001 and more	22	2	7	102%	\$51,000	9.1%	↓
Total Activity	160	35	8	102%	\$28,000	22%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change	
Total Listings** (A,S,T,C,X)	228	151	160		9	↑
Active Listings (1st of the Month)	124	78	92	110	18	↑
Solds	61	49	35		-14	↓
Days on Market (DOM)	8	7	8		1	↑
%SOLD (Sales/Listings/Mthly Rate)	49.2%	32.5%	21.9%		-10.6%	↓
Upper 50% Home Price Index HPIp	\$1,425,897	\$1,783,758	\$1,814,943		\$31,185	↑
Lower 50% Home Price Index HPIp	\$1,084,272	\$1,186,595	\$1,190,890		\$4,295	↑

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Market Analysis and Forecasting May 1/22 New West – E. Burnaby

What Sold in your Neighbourhood and for What Price?

New Westminster - East Burnaby Sub Area Statistics - Apr 2022

Detached

Neighborhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
East Burnaby	24	8	7	108%	\$172,000	33%
The Crest BE	8	1	6	102%	\$30,000	13%
Edmonds BE	10	2	8	101%	\$15,000	20%
Connaught Heights NW	7	2	11	94%	-\$108,900	29%
Downtown NW	0	0				0%
Fraserview NW	1	0				0%
GlenBrooke North NW	7	1	3	101%	\$15,000	14%
Moody Park NW	4	1	8	103%	\$51,108	25%
North Arm NW	1	0				0%
Queensborough NW	33	2	11	108%	\$103,500	6%
Queens Park NW	11	5	8	100%	\$0	45%
Sapperton NW	13	5	11	103%	\$56,000	38%
The Heights NW	22	3	6	100%	\$0	14%
Uptown NW	7	1	63	99%	-\$14,150	14%
West End NW	12	4	23	99%	-\$21,500	33%
Total Activity	160	35	8	102%	\$28,000	22%

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Market Analysis and Forecasting May 1/22 New West – E. Burnaby

Next Months Market Forecast

Forecast: New Westminster- East Burnaby has an average Listing Supply; 110 homes are for sale and with the **22 %SOLD** Monthly Rate giving us a ~5 Months of Inventory. We project New Westminster- East Burnaby Detached to be a Seller Market. 8% of the Active Listings have Reduced their Price by \$76,912 on Average and \$88,112 on Median for the last month.

Vancouver home prices increased by just \$2,372 in April. This is a big drop from the \$59,777 increase that we saw in March. This is partially caused by the erosion of consumer confidence with the \$2/liter gas prices, interest rates, and economic woes. We are now forecasting that the majority of the Metro Vancouver Markets will be in a Buyer's Market the next month. The Fraser Valley has already switched to a Buyer's Market with prices dropping a whopping (\$43,918.)

Currently, the Condo Market is still Stable with an Average Price Increase of \$1,617. Meanwhile, Townhouse Markets have switched to a Buyer's Market with an (\$8,069) average price decrease. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

Analytical Methods: New Westminster -East Burnaby represent so many diverse markets which make the Average or Median Mthly Homes Sales Statistics less important when understanding the Market changes . Currently we have split the Market into two parts with the **New Westminster - East Burnaby HPIp Upper 50%** representing the Upper 50% Sales and the **New West - East Burnaby HPIp Lower 50%** representing the Lower priced Home sales. Each HPI is determined by adjusting all of the Paired Monthly Sales to produce one the most accurate HPI indexes at this time. Note: For a more accurate price change for your home request a Comparative CMarket Analysis. Data is from : FVREB, REBGV, CADREB Real Estate Board and they assume no responsibility for its accuracy. Copyright: VancouverMarketReports.com

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Market Analysis and Forecasting May 1/22 New West – E. Burnaby

Detached New West, E. Burnaby Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

Home Price Changes
(Home Price Index Paired sales from 2005)



Detached

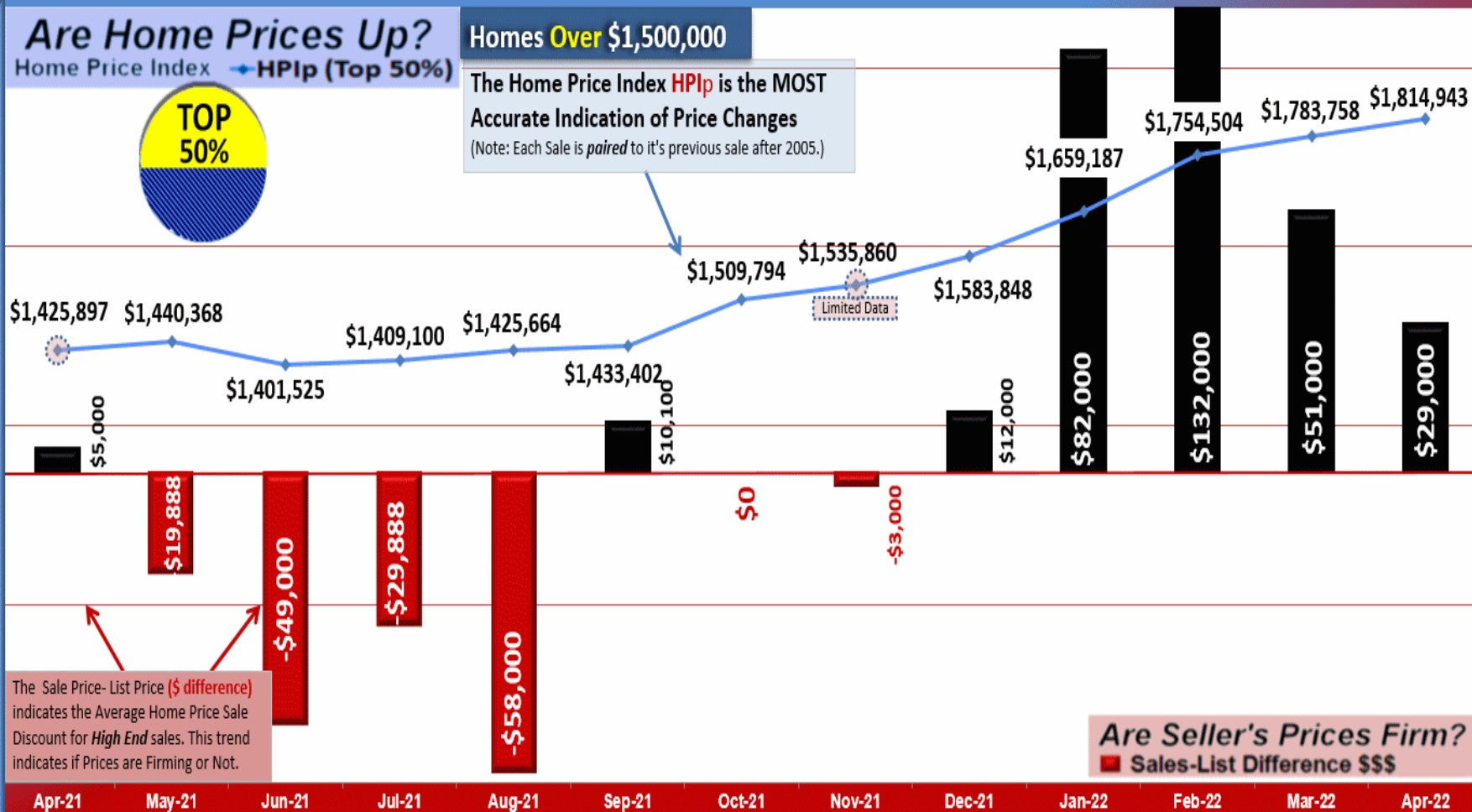
Are Home Prices Up? Home Price Index → HPIp (Top 50%)



Homes Over \$1,500,000

The Home Price Index HPIp is the MOST Accurate Indication of Price Changes

(Note: Each Sale is paired to it's previous sale after 2005.)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for High End sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?
■ Sales-List Difference \$\$\$



Detached



Sales Discount \$\$
Sale Price - Original List Price (\$ difference)

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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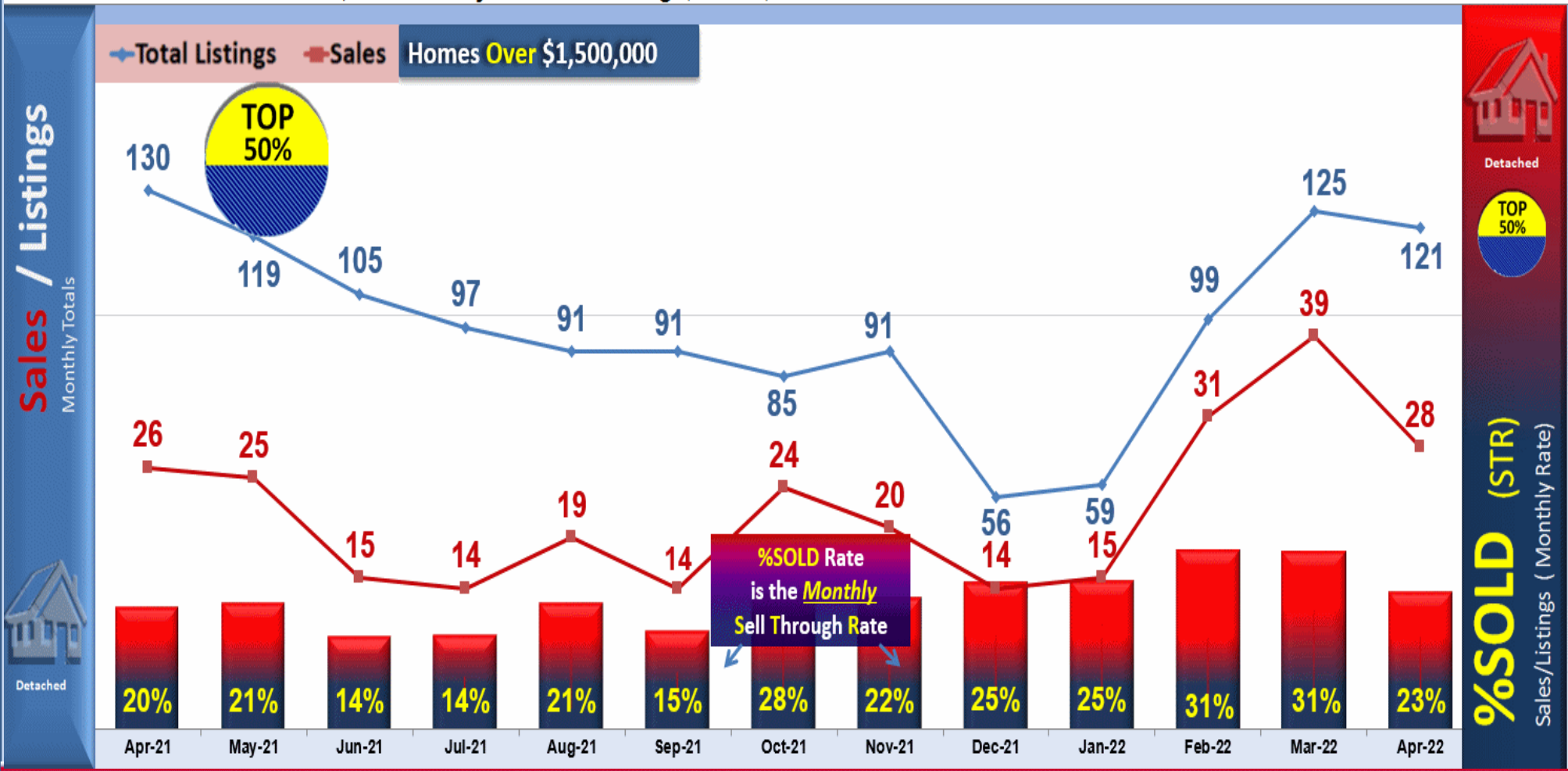
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Market Analysis and Forecasting May 1/22 New West – E. Burnaby

Detached New West, E. Burnaby Total Listings, Sales, and %SOLD rates



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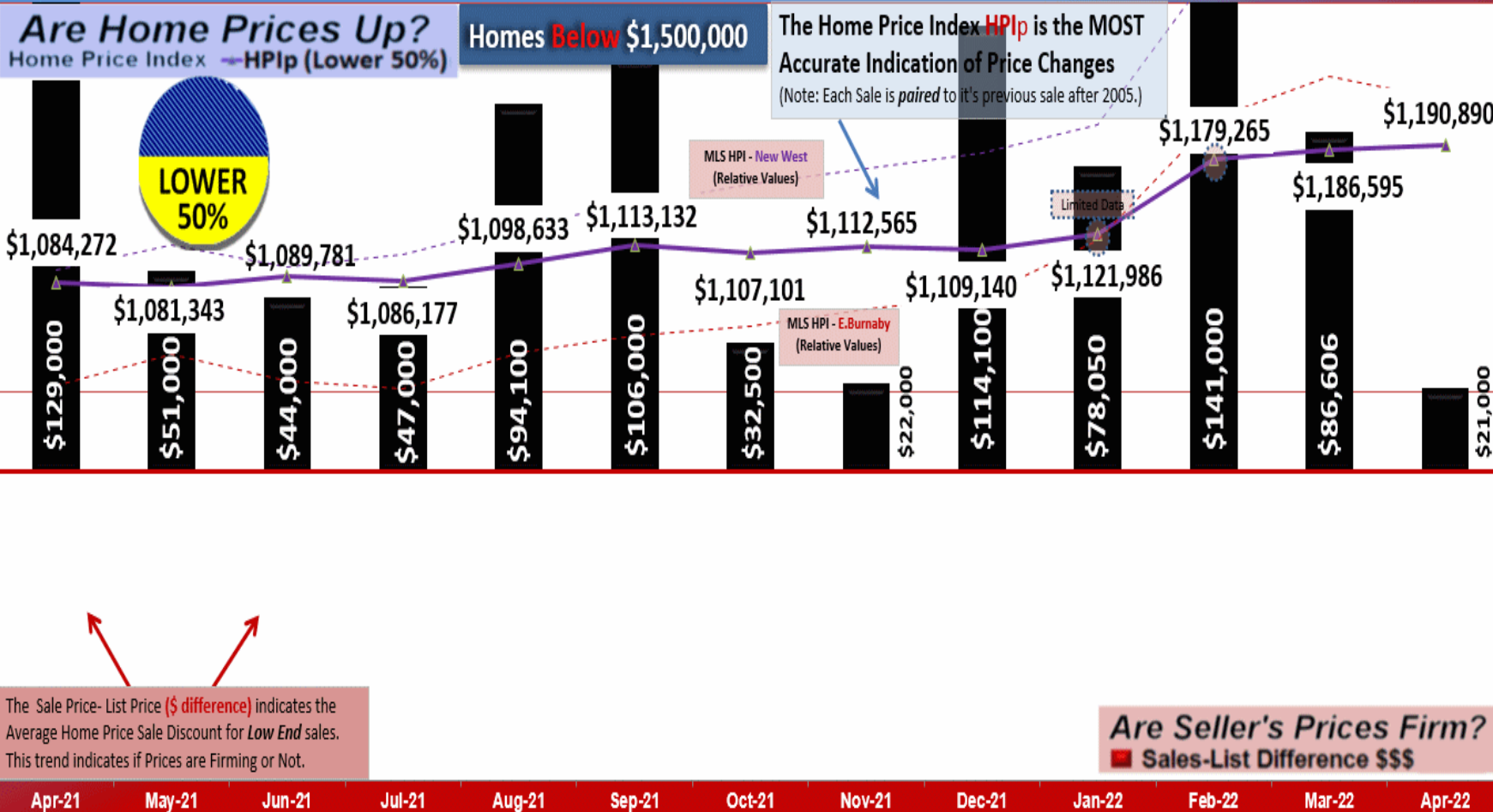
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Market Analysis and Forecasting May 1/22 New West – E. Burnaby

Detached New West, E. Burnaby Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

Home Price Changes
(Home Price Index Paired sales from 2005)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for Low End sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?
Sales-List Difference \$\$\$



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Sales Discount \$\$
Sale Price – Original List Price (\$\$ difference)

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale – List Price differences are based on medians, not averages. Market Share Reports include all property types. Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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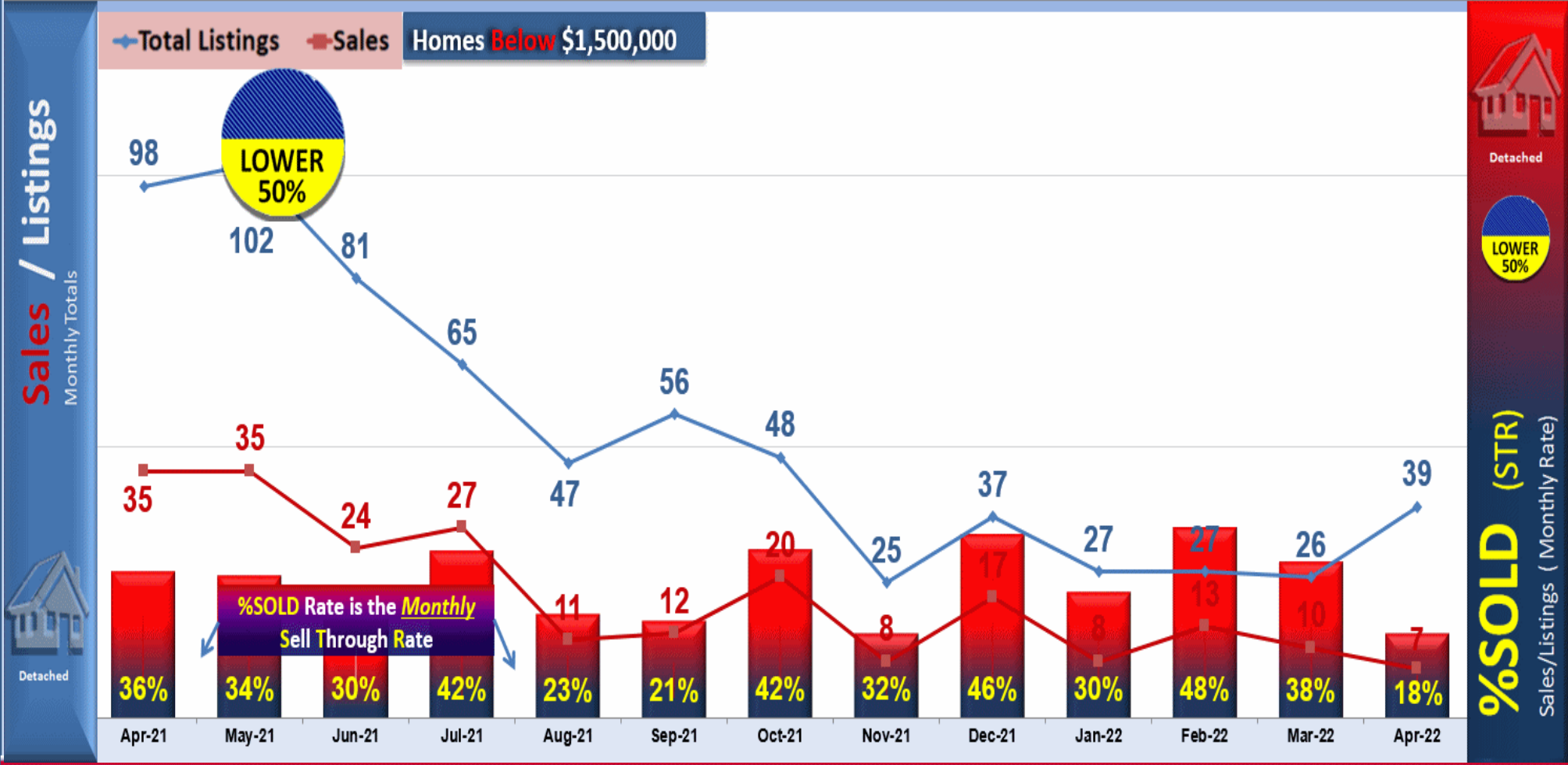
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Detached New West, E. Burnaby Total Listings, Sales, and %SOLD rates



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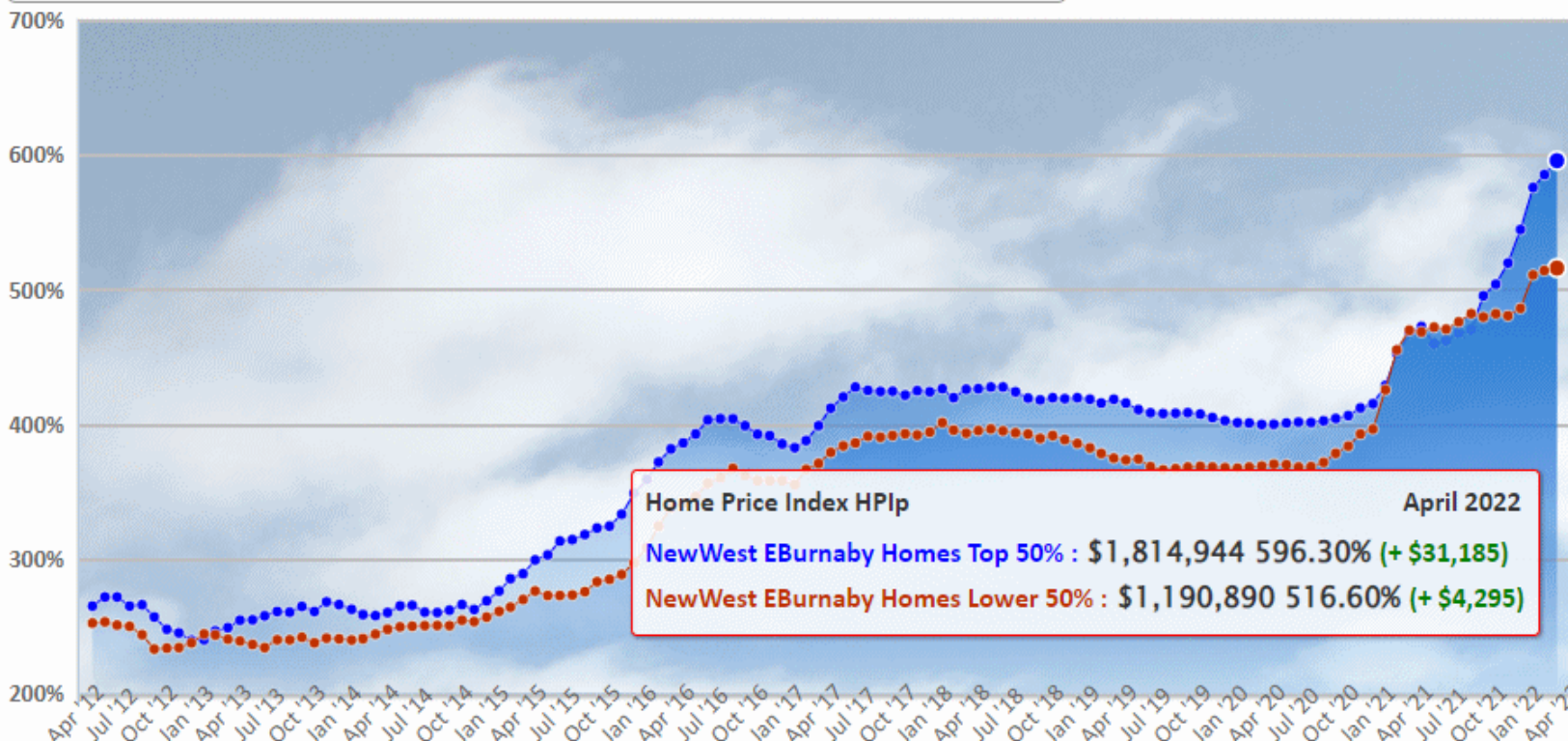
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Monthly Home values

Date	Value
Apr 2022	% 596.30
Mar 2022	% 586.00
Feb 2022	% 576.40
Jan 2022	% 545.10
Dec 2021	% 520.30
Nov 2021	% 504.60
Oct 2021	% 496.00
Sep 2021	% 470.90
Aug 2021	% 468.40
Jul 2021	% 462.90
Jun 2021	% 460.40
May 2021	% 473.20

NewWest EBurnaby Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
NewWest EBurnaby Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Drag over area to ZOOM in

Highcharts.com

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Market Analysis and Forecasting May 1/22 North Delta

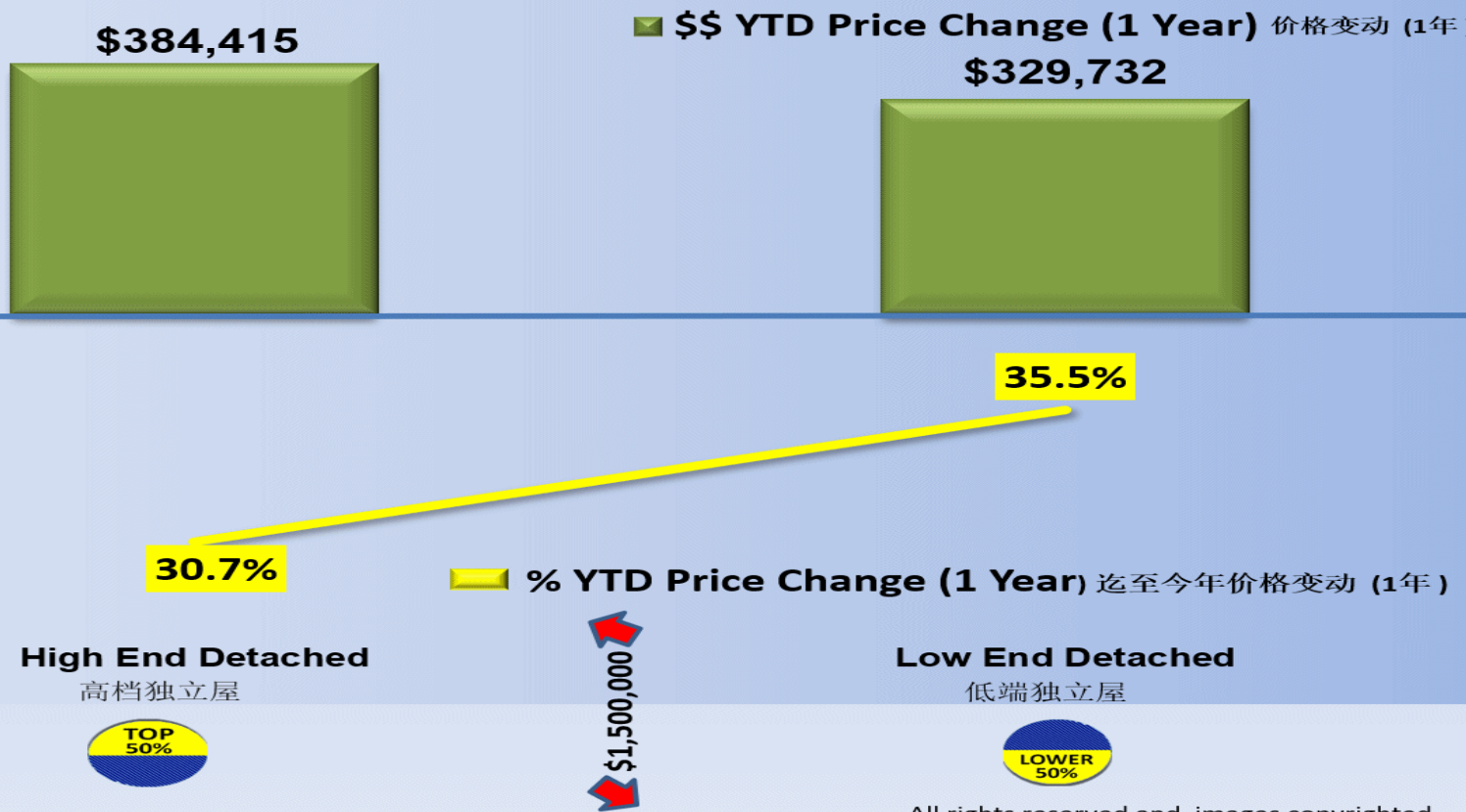
North Delta Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

Housing Types: Year-To-Date Mar 2021 – Mar 2022 (Quarters)

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports HPIp



房地產價格變動

YTD Home Price Changes \$\$\$

房地產價格變動

YTD Home Price Changes %%

Data source: FVREB, REBGV, CADREB Real Estate Board & they assume no responsibility for accuracy. By: Vancouver Market Reports

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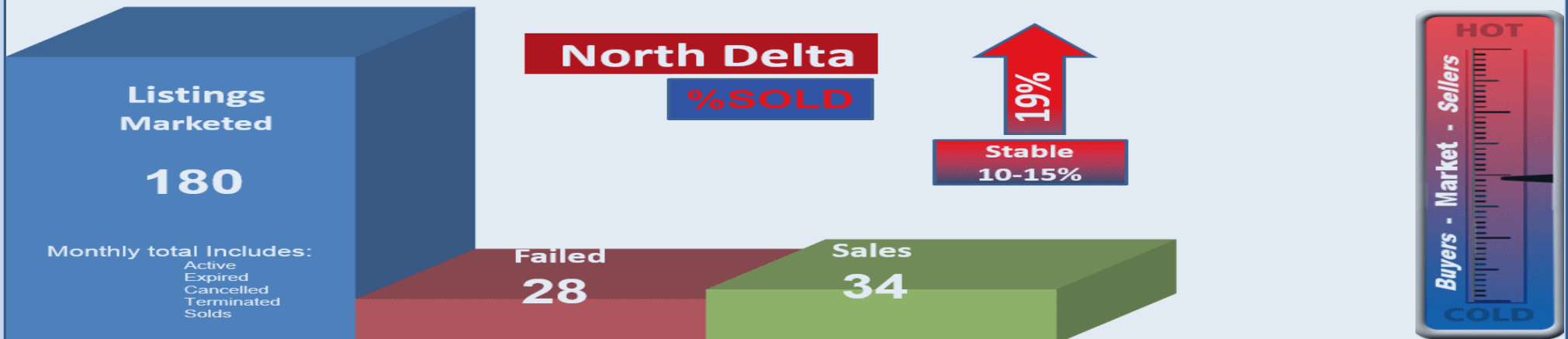
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Market Analysis and Forecasting May 1/22 North Delta

Monthly Market Activity - Apr 2022 Single Family



May 1 2022 N. Delta Market Update (Detached)

Current: North Delta has a Seller Market with **19 %SOLD** rate and a 100% Sell/List ratio.

(This means that there is an average of a **\$6,500** increase from the original list price)

Most Active Price Range: Homes below \$1,4 mill. have a high **44.8 %SOLD** rate.

Least Active Price Range: Homes between \$1.6 mill. - \$1.8 mill. have **8.6 %SOLD** rate.

History: The North Delta Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$355,239.
The North Delta Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$286,261.

*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

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Market Analysis and Forecasting May 1/22 North Delta

1. How Many Sold During the Month and at What Price Range?

N. Delta List Price Ranges Statistics - Apr 2022

Detached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,400,000	29	13	7	101%	\$12,000	44.8%	↑
\$1,400,001-\$1,600,000	50	10	7	100%	\$2,500	20.0%	↑
\$1,600,001-\$1,900,000	58	5	7	97%	-\$54,000	8.6%	↓
\$1,900,001 and more	43	6	7	101%	\$12,000	14.0%	
Total Activity	180	34	7	100%	\$6,500	19%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change	
Total Listings** (A,S,T,C,X)	335	180	180		0	
Active Listings (1st of the month)	175	91	94	118	24	↑
Solds	100	56	34		-22	↓
Days on Market (DOM)	7	7	7		0	
%SOLD (Sales/ Listings /mnlthly rate)	30%	31%	19%		-12.2%	↓
(Top 50%) Home Price Index HPIp	\$1,343,697	\$1,696,432	\$1,698,936		\$2,504	↑
(Lower 50%) Home Price Index HPIc	\$1,010,408	\$1,293,487	\$1,296,669		\$3,181	↑

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Market Analysis and Forecasting May 1/22 North Delta

What Sold in your Neighbourhood and for What Price?

N. Delta Sub areas Statistics - Apr 2022					Detached	
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Annieville	31	2	26	100%	-\$5,444	6.5%
Nordel	61	12	7	100%	\$2,306	19.7%
Scottsdale	41	8	6	100%	\$500	19.5%
Sunshine Hills Woods	47	12	8	101%	\$12,000	25.5%
Total Activity	180	34	7	100%	\$6,500	19%

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Market Analysis and Forecasting May 1/22 North Delta

Next Months Market Forecast

Forecast: North Delta has average Listing supply; 118 homes are for sale and with the **19 %SOLD** monthly rate gives us about ~5 months of inventory. 13% of the active listings have reduced their price by \$90,073 on average or \$75,000 on median for the last month. We project North Delta to be a continued Seller market.

The Fraser Valley's Detached Home Market has now dropped for the 2nd month in a row. The Average Home Price decreased (\$43,918) which is a big change from the \$2,921 drop that we saw in March. This adjustment is partially caused by the erosion of consumer confidence with the \$2/liter gas prices, interest rates, and economic woes. This is the 4th lowest monthly price decrease we have seen on record. We are now forecasting that the majority of the Fraser Valley Market continues to be in a Buyer's Market in the next coming months.

Currently, the Condo Market is still Stable with an Average Price Increase of \$1,617. Meanwhile, Townhouse Markets have switched to a Buyer's Market with an (\$8,069) average price decrease. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

Analytical Methods: The North Delta represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the market into two parts with the **North Delta HPI Top 50%** representing the higher end sales and the **North Delta HPI Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time. Note: For a more accurate price change for your home request a Comparative Market Analysis. Data is from : FVREB, REBGV, CADREB Real Estate Board and they assume no responsibility for its accuracy. Copyright: VancouverMarketReports.com

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Market Analysis and Forecasting May 1/22 North Delta

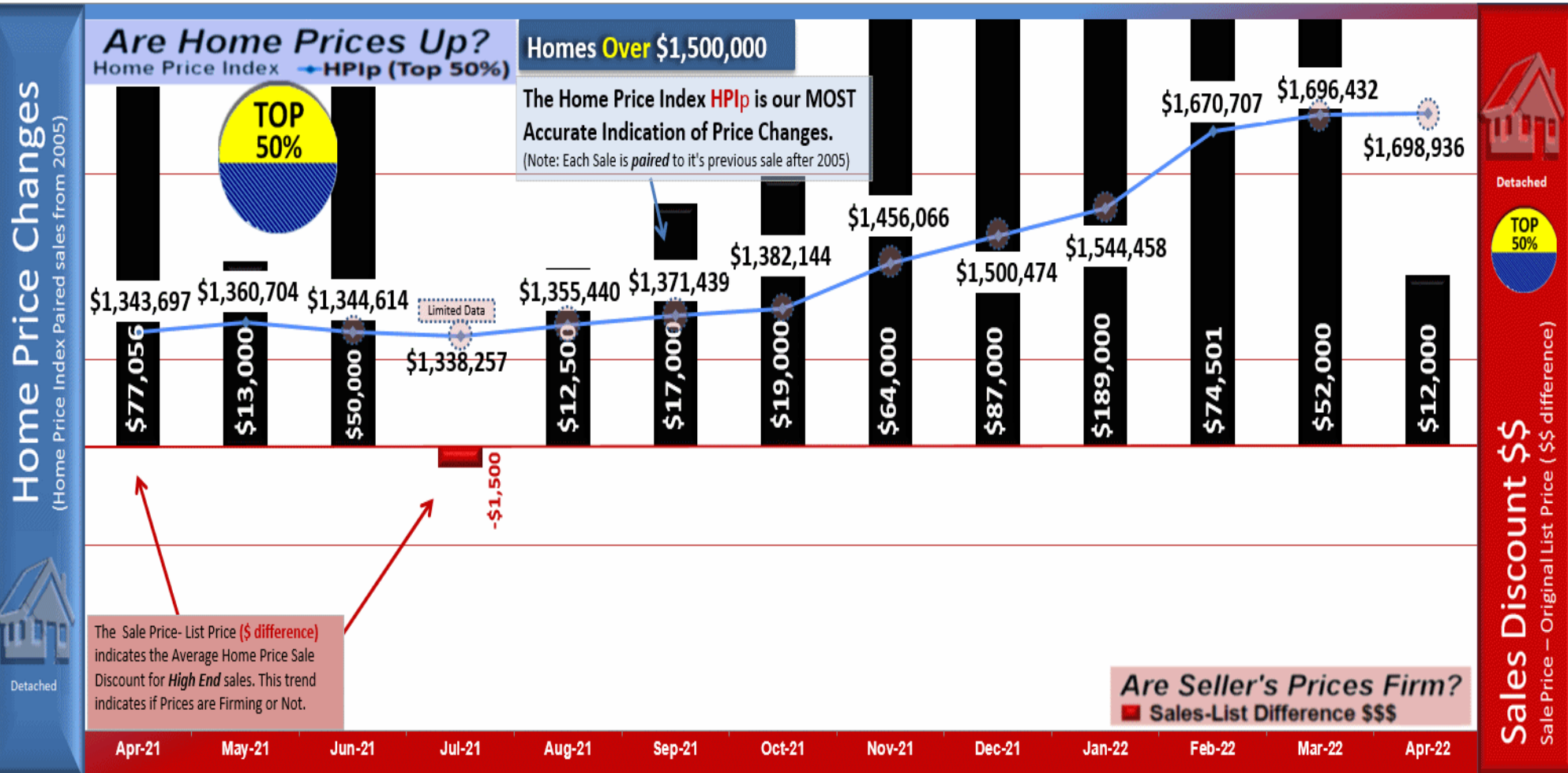


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Detached North Delta Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)



Home Price Changes
(Home Price Index Paired sales from 2005)



Detached

The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for *High End* sales. This trend indicates if Prices are Firming or Not.

Homes Over \$1,500,000

The Home Price Index HPIp is our MOST Accurate Indication of Price Changes.
(Note: Each Sale is paired to its previous sale after 2005)

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Detached

TOP 50%

Sales Discount \$\$

Sale Price - Original List Price (\$\$ difference)

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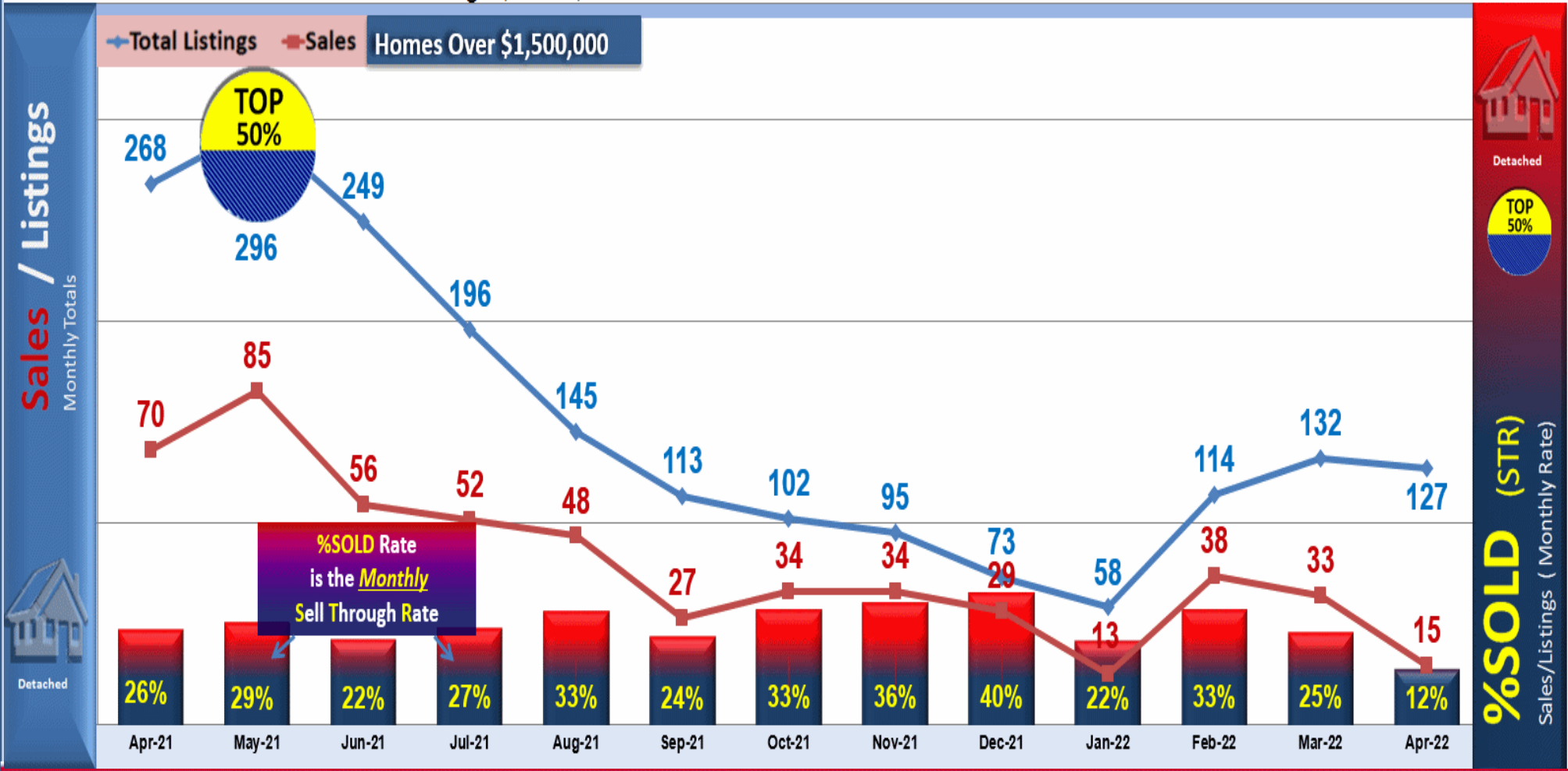
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Market Analysis and Forecasting May 1/22 North Delta

Detached N. Delta Total Listings **, Sales, and %SOLD Rates



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Market Analysis and Forecasting May 1/22 North Delta

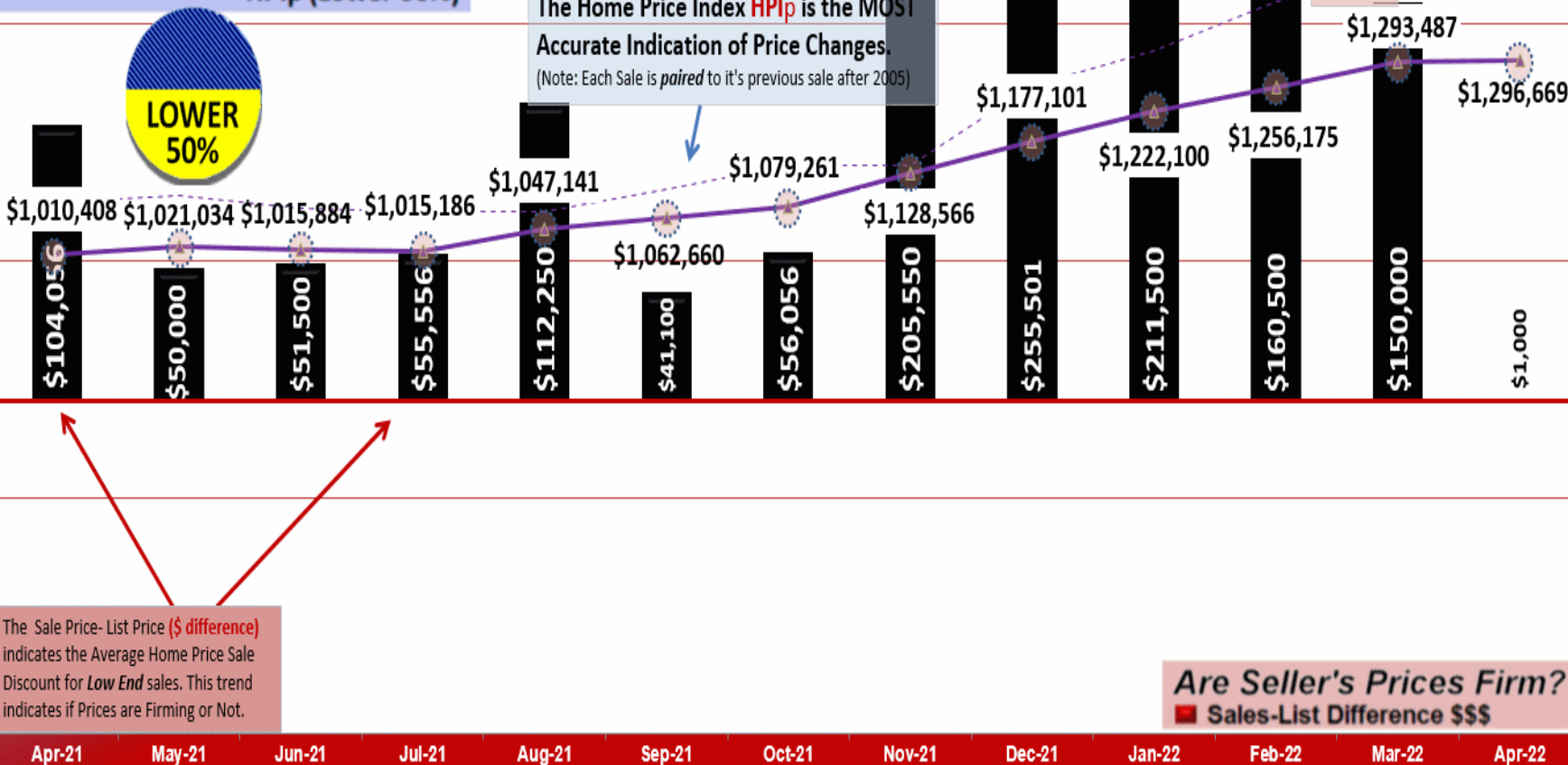
Detached North Delta Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

Home Price Changes
(Home Price Index Paired sales from 2005)

Are Home Prices Up?
Home Price Index → HPIp (Lower 50%)

Homes Below \$1,500,000

The Home Price Index HPIp is the MOST Accurate Indication of Price Changes.
(Note: Each Sale is paired to its previous sale after 2005)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for Low End sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?
Sales-List Difference \$\$\$



Detached



Sales Discount \$\$
Sale Price - Original List Price (\$ difference)

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Market Analysis and Forecasting May 1/22 North Delta

Detached N. Delta Total Listings^{**}, Sales, and %SOLD Rates

← Total Listings → Sales Homes Below \$1,500,000

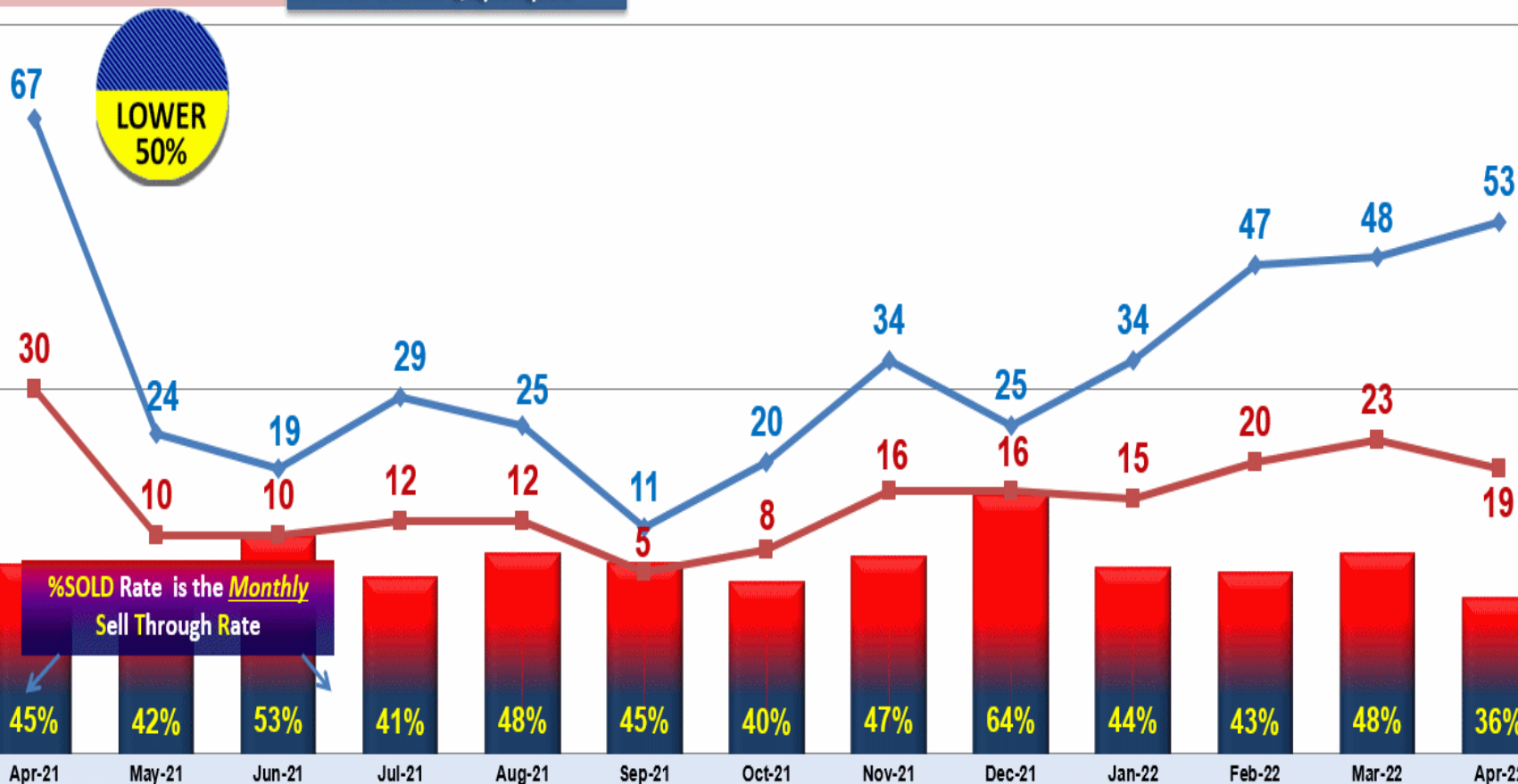
Sales / Listings
Monthly Totals



Detached



%SOLD (STR)
Sales/Listings (Monthly Rate)



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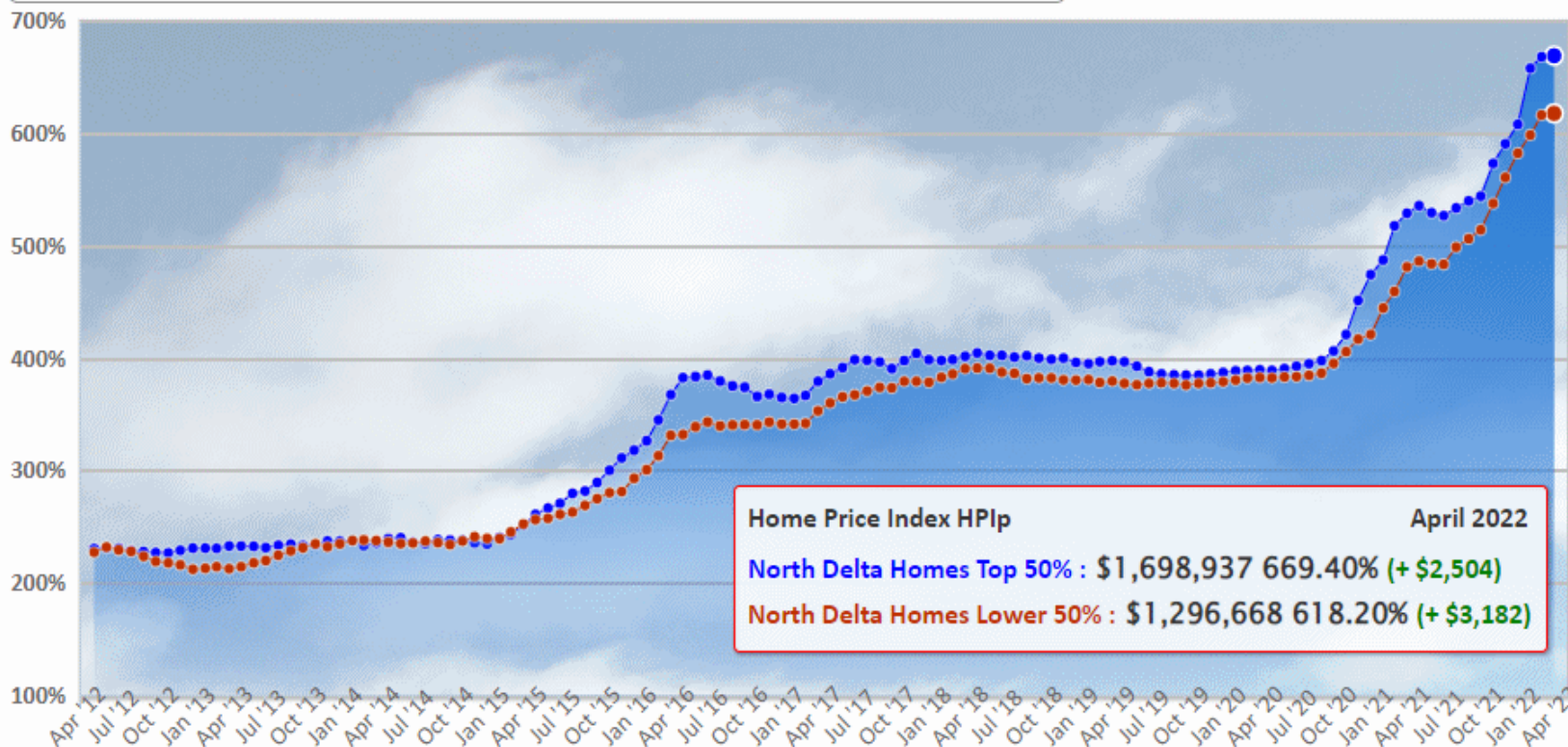


Market Analysis and Forecasting May 1/22 North Delta

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North Delta Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 North Delta Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Apr 2022	% 669.40
Mar 2022	% 668.40
Feb 2022	% 658.30
Jan 2022	% 608.50
Dec 2021	% 591.20
Nov 2021	% 573.70
Oct 2021	% 544.60
Sep 2021	% 540.40
Aug 2021	% 534.10
Jul 2021	% 527.30
Jun 2021	% 529.80
May 2021	% 536.10

<< < 1 2
3 4 5 ...

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Market Analysis and Forecasting May 1/22 S. and N. Burnaby



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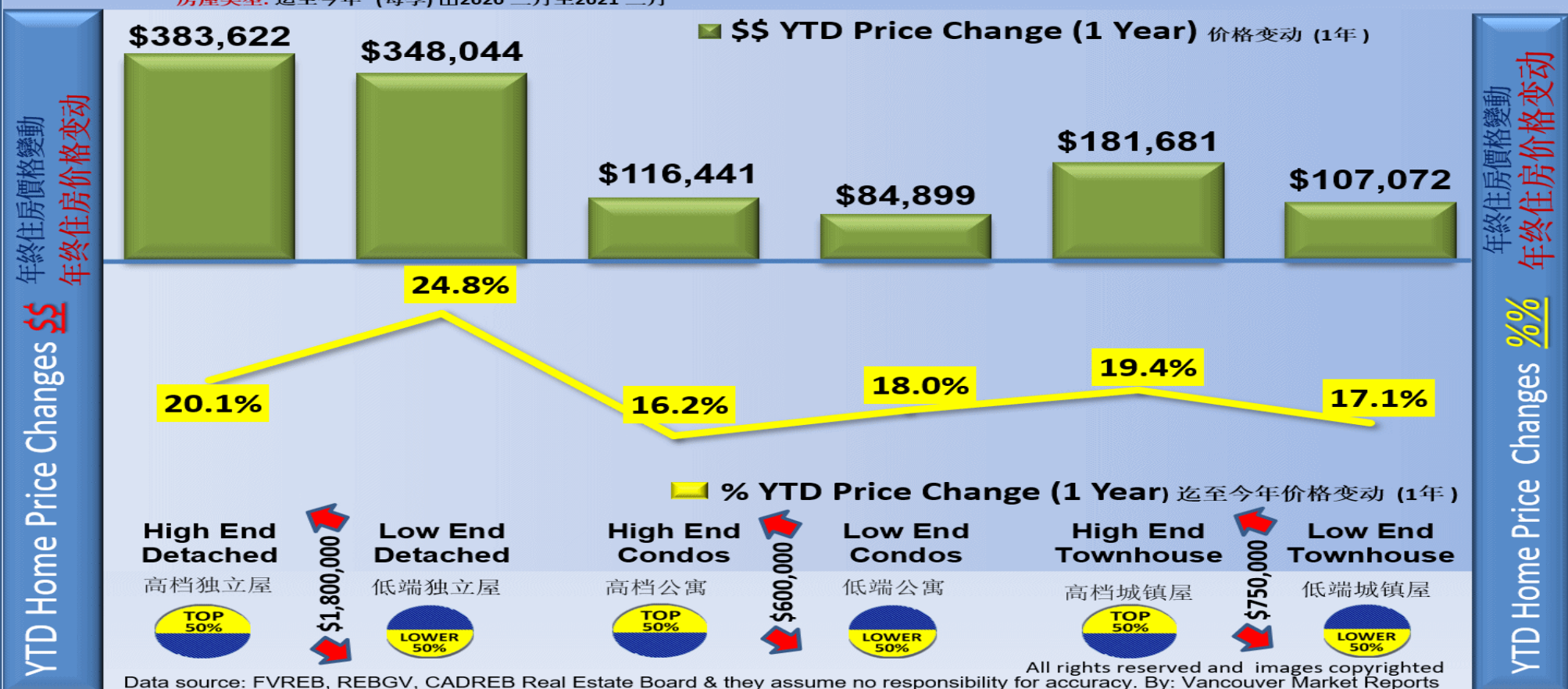
Burnaby Real Estate Price Changes (\$/%)

本拿比房地產價格變動 / 本拿比房地產價格變動

Housing Types: Year-To-Date Mar 2021 – Mar 2022 (Quarters)

房屋类型: 迄于今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports HPI^{ip}



YTD Home Price Changes \$

YTD Home Price Changes %

Data source: FVREB, REBGV, CADREB Real Estate Board & they assume no responsibility for accuracy. By: Vancouver Market Reports

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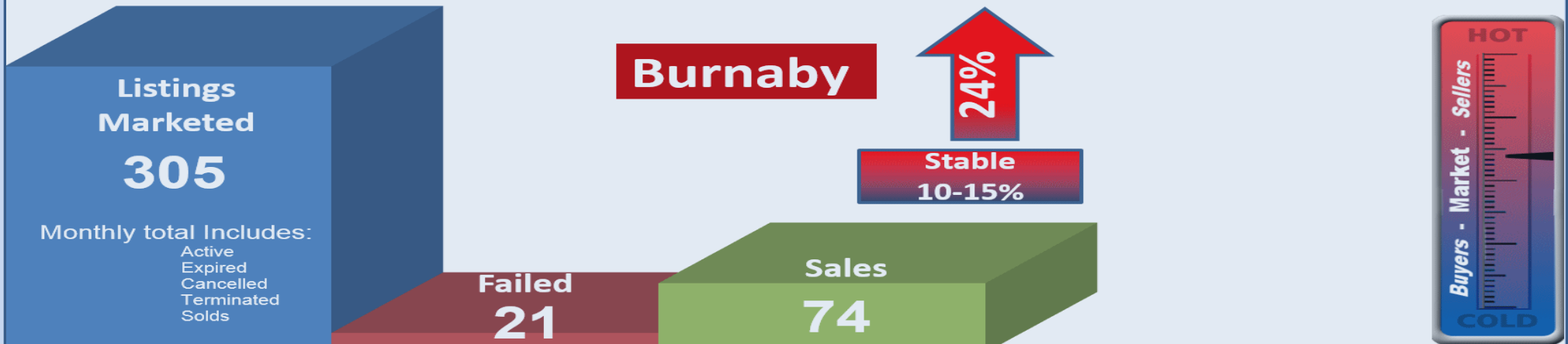
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Market Analysis and Forecasting May 1/22 S. and N. Burnaby

Monthly Market Activity - Apr 2022 - Single Family



May 1 2022 Burnaby Market Update (detached)

Current: Burnaby's Residential Detached housing market is in a Seller Market with **24 %SOLD** rate.

(This means 24 homes out of 100 sold last month with an average \$45,500 increase from the original price)

Most Active Range: Homes below \$1.7 mill. have **41.2 %SOLD** rate.

Least Active Range: Homes above \$3.5 mill. have **9.5 %SOLD** rate.

History: The Burnaby Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$331,328. The Burnaby Home Price Index **HPIp (Lower 50%)** Year-To-Date shows that prices increased \$306,711.

*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

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Market Analysis and Forecasting May 1/22 S. and N. Burnaby

1. How Many Sold During the Month and at What Price Range?

Burnaby List Price Ranges Statistics - Apr 2022

Detached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,700,000	34	14	9	103%	\$42,550	41.2%	↑
\$1,700,001-\$1,900,000	34	9	8	103%	\$62,000	26.5%	↑
\$1,900,001-\$2,175,000	57	20	8	103%	\$50,500	35.1%	↑
\$2,175,001-\$2,500,000	57	15	9	104%	\$102,000	26.3%	↑
\$2,500,001-\$3,000,000	56	8	14	104%	\$90,000	14.3%	↑
\$3,000,001-\$3,500,000	25	4	26	98%	-\$62,500	16.0%	↑
\$3,500,001 and more	42	4	17	97%	-\$115,500	9.5%	↓
Total Activity	305	74	9	103%	\$45,500	24%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change	
Total Listings (A,S,T,C,X)	533	290	305		15	↑
Active Listings (1st of the month)	285	143	197	200	3	↑
Solds	137	72	74		2	↑
Days on Market (DOM)	8	24	9		-15	↓
%SOLD (Sales/ Listings /mnthly rate)	25.7%	24.8%	24.3%		-1%	↓
(Top 50%) Home Price Index HPIp	\$2,059,945	\$2,366,458	\$2,391,274		\$24,816	↑
(Lower 50%) Home Price Index HPIp	\$1,522,905	\$1,802,178	\$1,829,616		\$27,438	↑

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Market Analysis and Forecasting May 1/22 S. and N. Burnaby

Burnaby Sub areas Statistics - Apr 2022

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Detached	
					Sell - List \$Difference	%SOLD
Brentwood Park	13	1	8	113%	\$402,888	8%
Central BN	5	0				0%
Capitol Hill BN	16	6	8	102%	\$33,000	38%
Forest Hills BS	1	0				0%
Government Road	11	3	8	106%	\$200,000	27%
Montecito	9	2	17	95%	-\$109,500	22%
Oakdale	2	2	14	103%	\$35,550	100%
Parkcrest	28	7	11	102%	\$41,000	25%
Sperling-Duthie	17	5	6	102%	\$31,112	29%
Simon Fraser Univer.	8	1	10	112%	\$305,001	13%
Sullivan Heights	2	1	7	103%	\$62,000	50%
Simon Fraser Hills	0	0				0%
Vancouver Heights	6	3	8	110%	\$202,000	50%
Willingdon Heights	16	7	8	102%	\$31,000	44%
Westridge BN	9	0				0%
Big Bend	8	1	10	96%	-\$75,000	13%
Burnaby Hospital	9	3	8	101%	\$15,000	33%
Buckingham Heights	6	0				0%
Burnaby Lake	8	1	20	93%	-\$180,000	13%
Central Park BS	9	2	13	105%	\$88,500	22%
Deer Lake	9	2	20	105%	\$158,500	22%
Deer Lake Place	6	3	29	99%	-\$10,000	50%
Forest Glen BS	14	1	8	109%	\$200,000	7%
Greentree Village	3	1	11	102%	\$35,100	33%
Garden Village	5	1	86	98%	-\$73,000	20%
Highgate	7	4	9	122%	\$439,056	57%
Metrtown	16	5	7	111%	\$240,000	31%
Suncrest	6	2	7	104%	\$76,500	33%
South Slope	44	8	19	99%	-\$10,000	18%
Upper Deer Lake	12	2	10	99%	-\$16,950	17%
Total Activity	305	74	9	103%	\$45,500	24%

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Market Analysis and Forecasting May 1/22 S. and N. Burnaby

Next Months Market Forecast

Forecast: Burnaby has a normal Listing supply; 200 homes are for sale and with the **24 %SOLD** monthly rate gives us a ~4 months of inventory. 6% of the active listings have reduced their price by \$160,726 on average or \$118,000 median. We project Burnaby to be a continued Seller market.

Vancouver home prices increased by just \$2,372 in April. This is a big drop from the \$59,777 increase that we saw in March. This is partially caused by the erosion of consumer confidence with the \$2/liter gas prices, interest rates, and economic woes. We are now forecasting that the majority of the Metro Vancouver Markets will be in a Buyer's Market the next month. The Fraser Valley has already switched to a Buyer's Market with prices dropping a whopping (\$43,918.)

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Market Analysis and Forecasting May 1/22 S. and N. Burnaby

Detached Burnaby Home Price Index **HPIp (Top 50%)**, Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End sales)

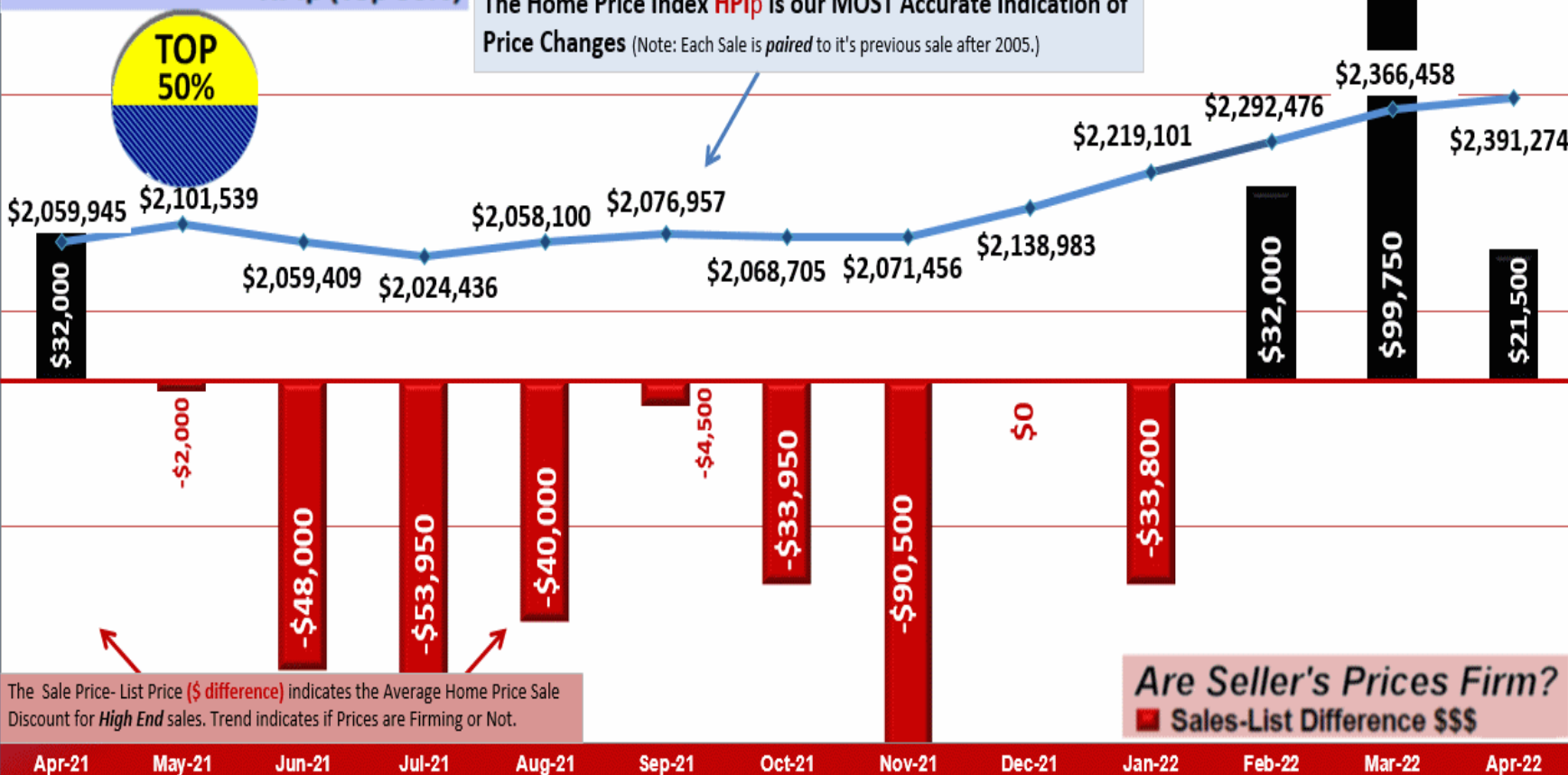
Home Price Changes
(Home Price Index Paired sales from 2005)

Are Home Prices Up?

Home Price Index → **HPIp (Top 50%)**

Homes **Over \$2,000,000**

The Home Price Index **HPIp** is our MOST Accurate Indication of Price Changes (Note: Each Sale is *paired* to it's previous sale after 2005.)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for **High End** sales. Trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?
Sales-List Difference \$\$\$



Detached



Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)

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Market Analysis and Forecasting May 1/22 S. and N. Burnaby

Detached Burnaby Total Listings, Sales, and %SOLD rates

← Total Listings → Sales Homes Over \$2,000,000

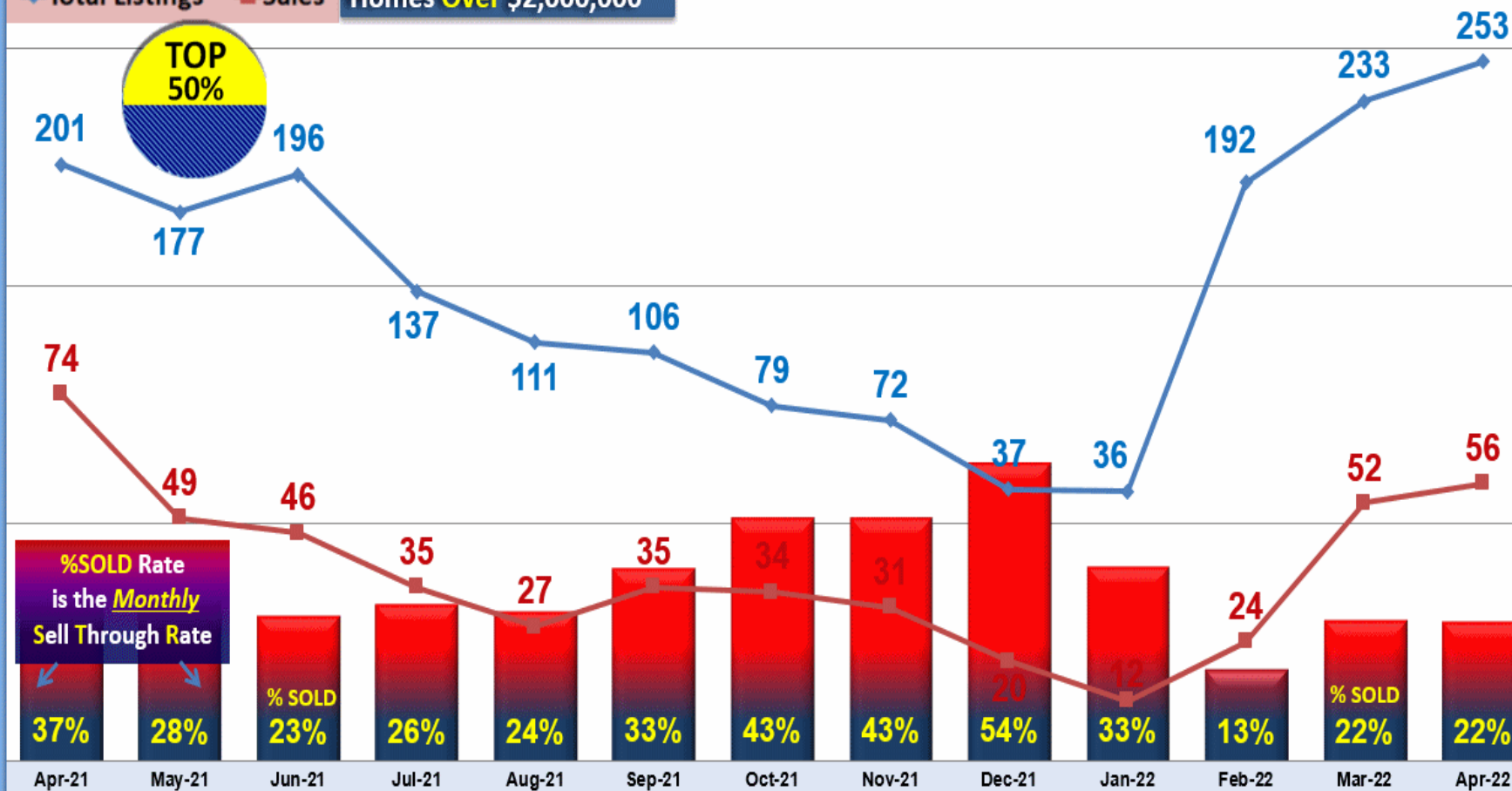
Sales / Listings
Monthly Totals



Detached

TOP 50%

%SOLD (STR)
Sales/Listings (Monthly Rate)



%SOLD Rate is the Monthly Sell Through Rate

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(Home Price Index Paired sales from 2005)

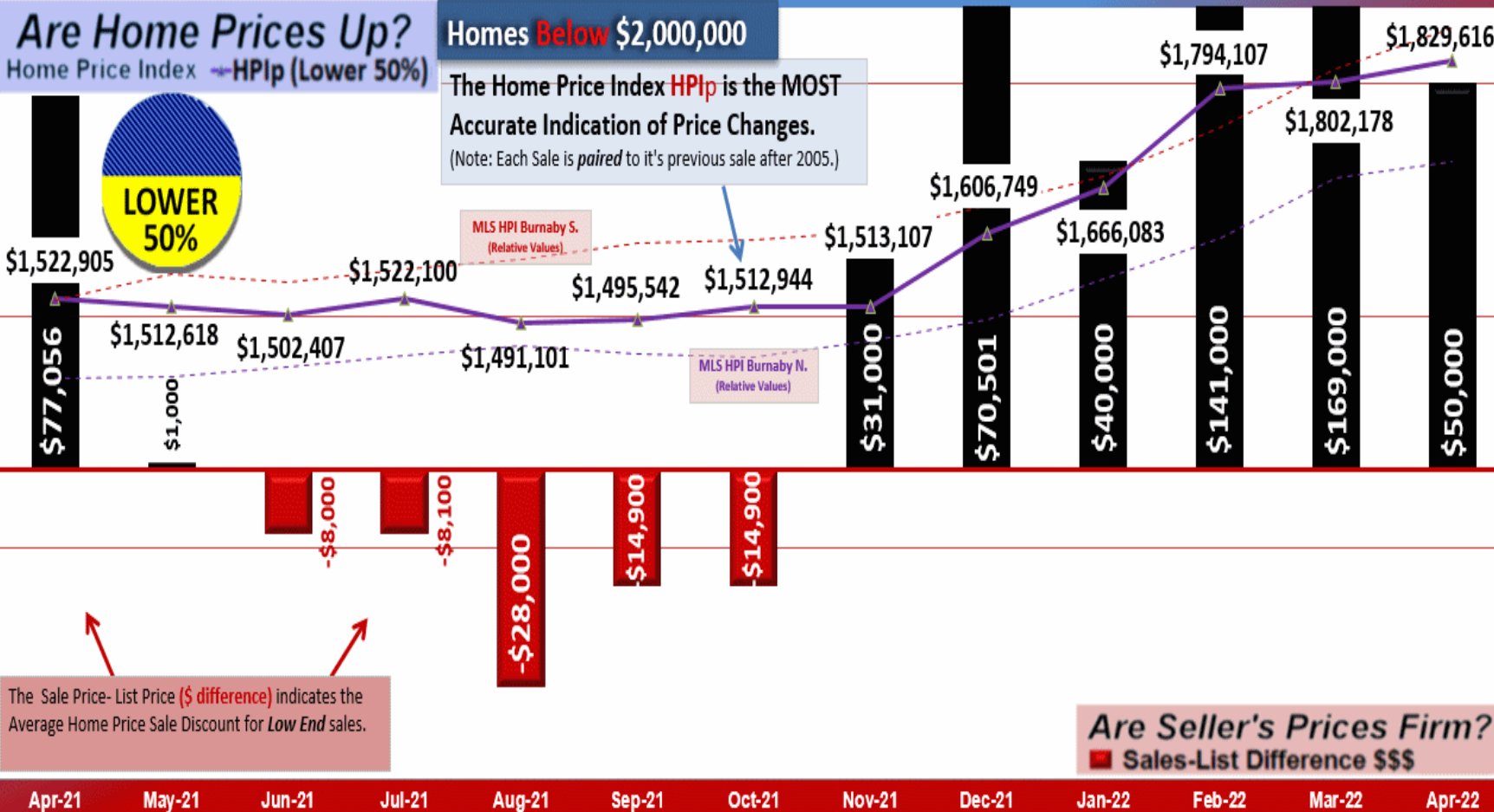
Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)



Homes Below \$2,000,000

The Home Price Index HPIp is the MOST Accurate Indication of Price Changes.
(Note: Each Sale is paired to it's previous sale after 2005.)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for Low End sales.

Are Seller's Prices Firm?
Sales-List Difference \$\$\$

Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)

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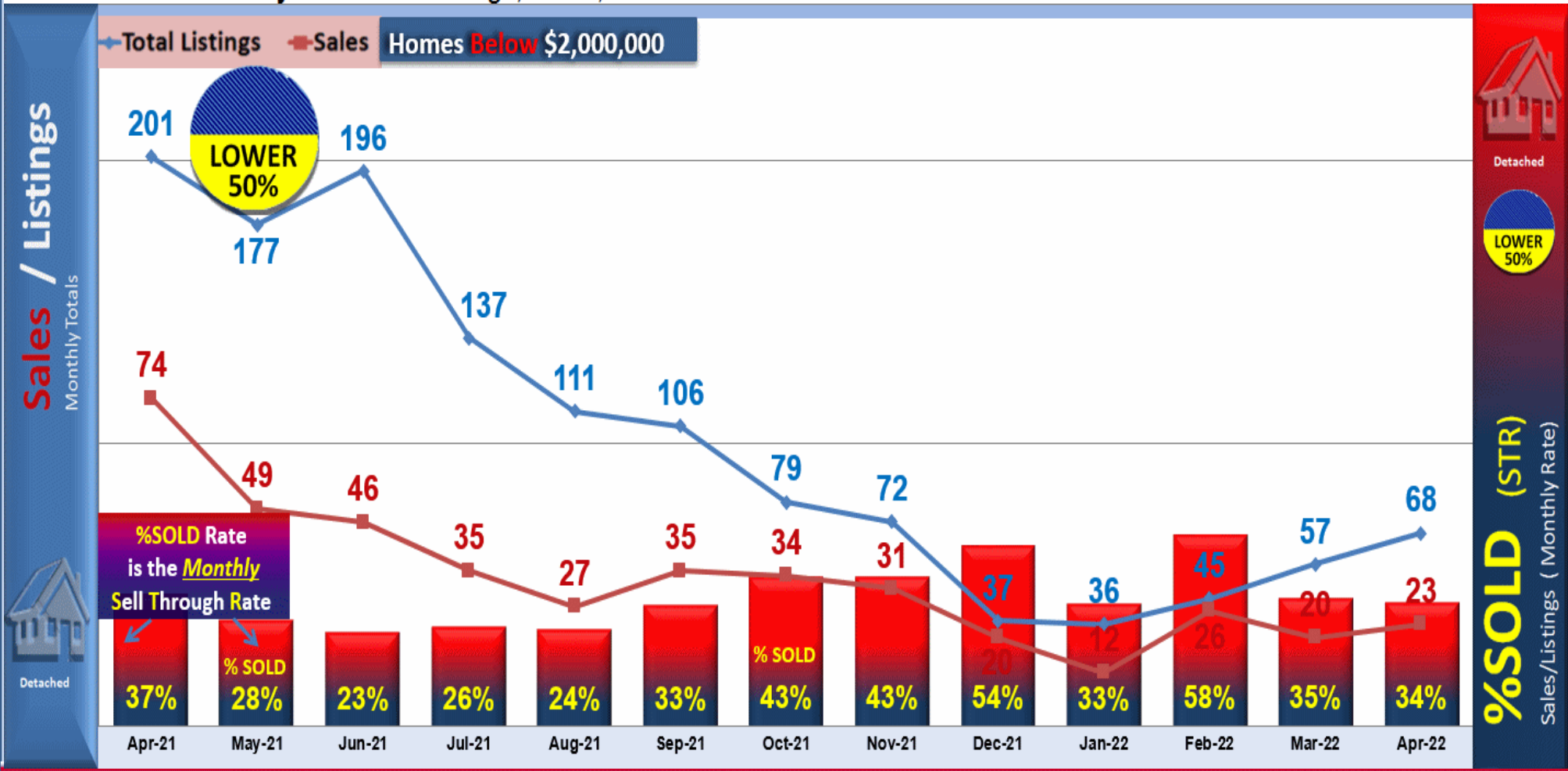
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Market Analysis and Forecasting May 1/22 S. and N. Burnaby

Detached Burnaby Total Listings, Sales, and %SOLD rates



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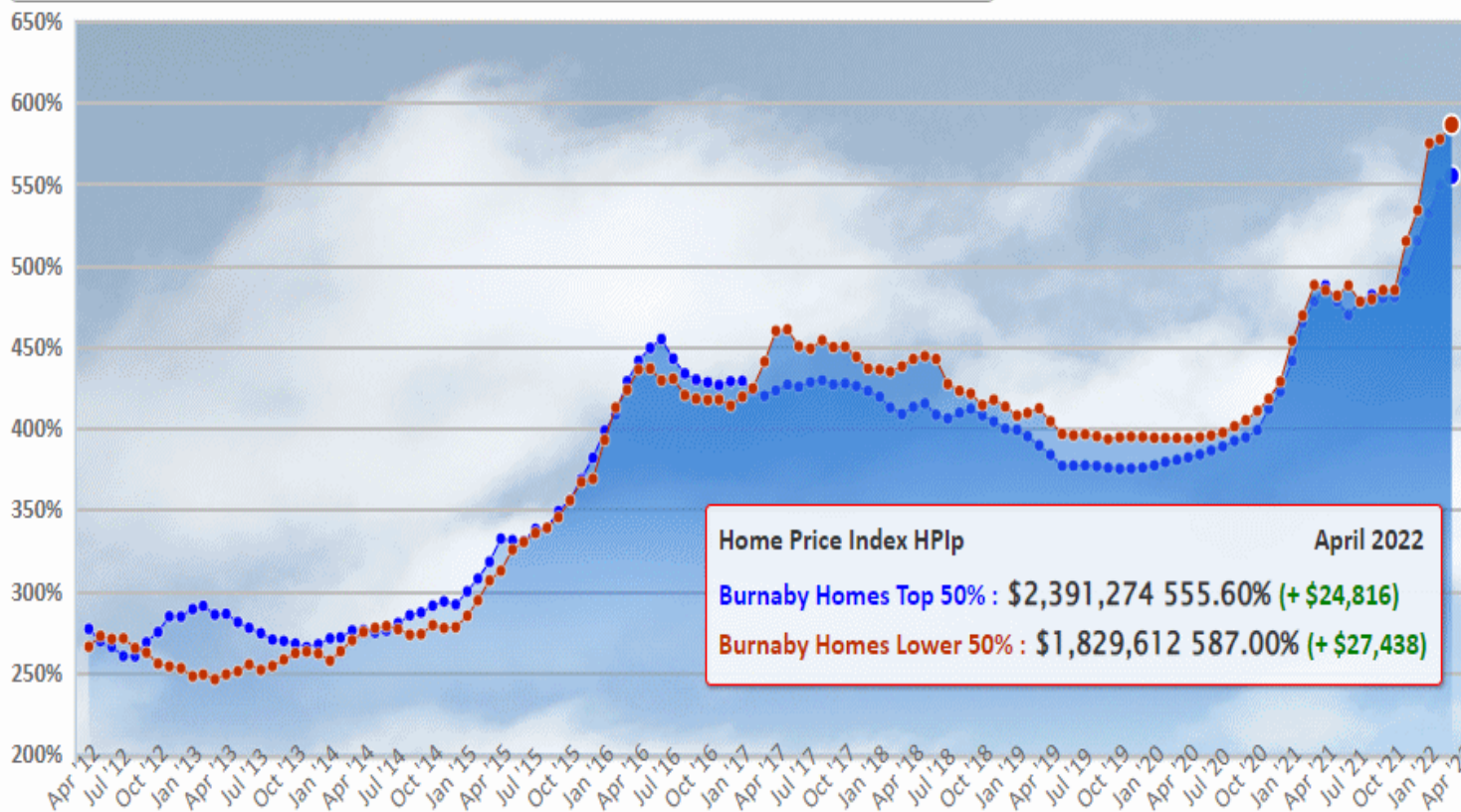
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Burnaby Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
Burnaby Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-

Monthly Home values



Date	Value
Apr 2022	% 555.60
Mar 2022	% 549.80
Feb 2022	% 532.60
Jan 2022	% 515.60
Dec 2021	% 497.00
Nov 2021	% 481.30
Oct 2021	% 480.60
Sep 2021	% 482.60
Aug 2021	% 478.20
Jul 2021	% 470.30
Jun 2021	% 478.50
May 2021	% 488.30

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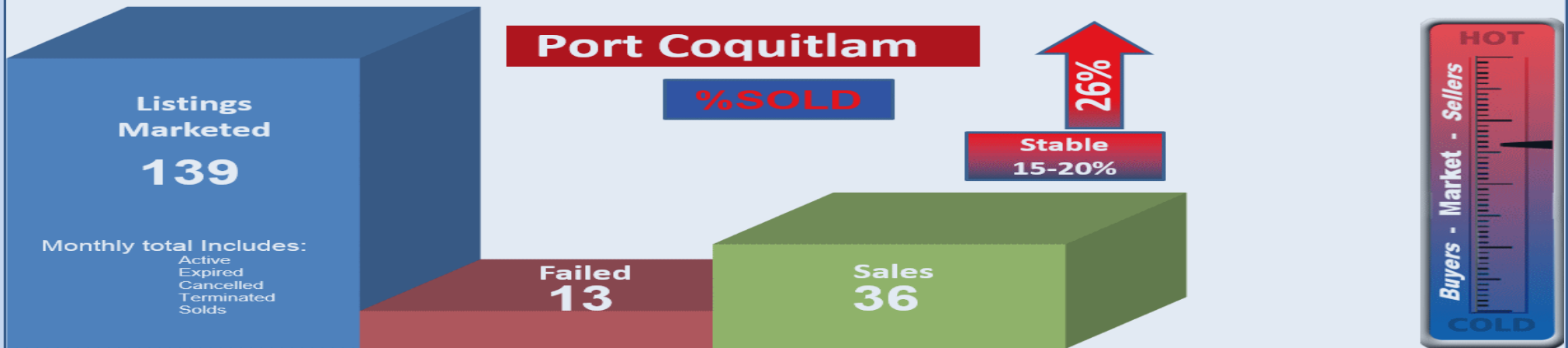
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Market Analysis and Forecasting May 1/22 Port Coquitlam

Monthly Market Activity - Apr 2022 - Single Family



May 1 2022 Port Coquitlam Market Update (Detached)

Current: Port Coquitlam's **26 %SOLD** rate indicates a Seller Market.
(This means 26 homes out of 100 sold with an average \$39,900 increase from the original list price).

Most Active Price Range: Homes below \$1.3 mill. have **55.0 %SOLD** rate.

Least Active Price Range: Homes above \$1.75 mill. have **8.6 %SOLD** rate.

History: Port Coquitlam Year-To-Date RMR Home Price Index* shows that prices increased \$232,148.

*The RMR HPI (Home Price Index) is an approximate reflection of the Average Home Price Changes.

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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Market Analysis and Forecasting May 1/22 Port Coquitlam

1. How Many Sold During the Month and at What Price Range?

Port Coquitlam Price Range Statistics - Apr 2022

Detached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,300,000	20	11	7	104%	\$55,000	55.0%	↑
\$1,300,001-\$1,500,000	40	15	7	101%	\$20,100	37.5%	↑
\$1,500,001-\$1,750,000	32	6	14	101%	\$17,500	18.8%	↑
\$1,750,001 and more	47	4	16	100%	\$5,974	8.5%	↓
Total Activity	139	36	8	100%	\$4,300	26%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change	
Total Listings** (A,S,T,C,X)	205	133	139		6	↑
Active Listings (1st of the month)	96	46	69	90	21	↑
Solds	75	51	36		-15	↓
Days on Market (DOM)	7	7	8		1	↑
%SOLD (Sales/ Listings/Mthly Rate)	37%	38.3%	25.9%		-12.4%	↓
Home Price Index	\$1,265,655	\$1,493,762	\$1,497,802		\$4,040	↑

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month.
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Market Analysis and Forecasting May 1/22 Port Coquitlam

What Sold in your Neighbourhood and for What Price?

Port Coquitlam Sub areas Statistics - Apr 2022			Detached			
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Birchland Manor	6	3	6	104%	\$61,000	50.0%
Central Port Coquitlam	8	0				0.0%
Citadel PQ	17	4	11	104%	\$65,224	23.5%
Glenwood PQ	33	10	11	101%	\$22,474	30.3%
Lower Mary Hill	5	4	12	98%	-\$27,500	80.0%
Lincoln Park PQ	15	6	10	103%	\$31,300	40.0%
Mary Hill	13	1	25	101%	\$10,000	7.7%
Oxford Heights	15	3	7	114%	\$166,000	20.0%
Riverwood	10	1	11	107%	\$83,800	10.0%
Woodland Acres PQ	17	4	12	100%	-\$4,000	23.5%
Total Activity	139	36	8	100%	\$4,300	26%

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Market Analysis and Forecasting May 1/22 Port Coquitlam

Next Months Market Forecast

Forecast: Port Coquitlam has Average Listing supply; 90 homes are for sale and with the **26 %SOLD** Monthly rate gives us a ~4 months of inventory. We project Port Coquitlam to be a continued Seller Market. 16% of the active listings have reduced their price by \$67,067 on average and \$63,500 on median.

Vancouver home prices increased by just \$2,372 in April. This is a big drop from the \$59,777 increase that we saw in March. This is partially caused by the erosion of consumer confidence with the \$2/liter gas prices, interest rates, and economic woes. We are now forecasting that the majority of the Metro Vancouver Markets will be in a Buyer's Market the next month. The Fraser Valley has already switched to a Buyer's Market with prices dropping a whopping (\$43,918.)

Currently, the Condo Market is still Stable with an Average Price Increase of \$1,617. Meanwhile, Townhouse Markets have switched to a Buyer's Market with an (\$8,069) average price decrease. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

Note*: The **Home Price Index** * (HPI) is all the detached home sales averaged & adjusted for finished sqft, age and lot size. (This HPI excludes the Mobile Home, Duplex and the House with Acreage sales.) For a more accurate price change for your home do request a personal Comparative Market Analysis (CMA).

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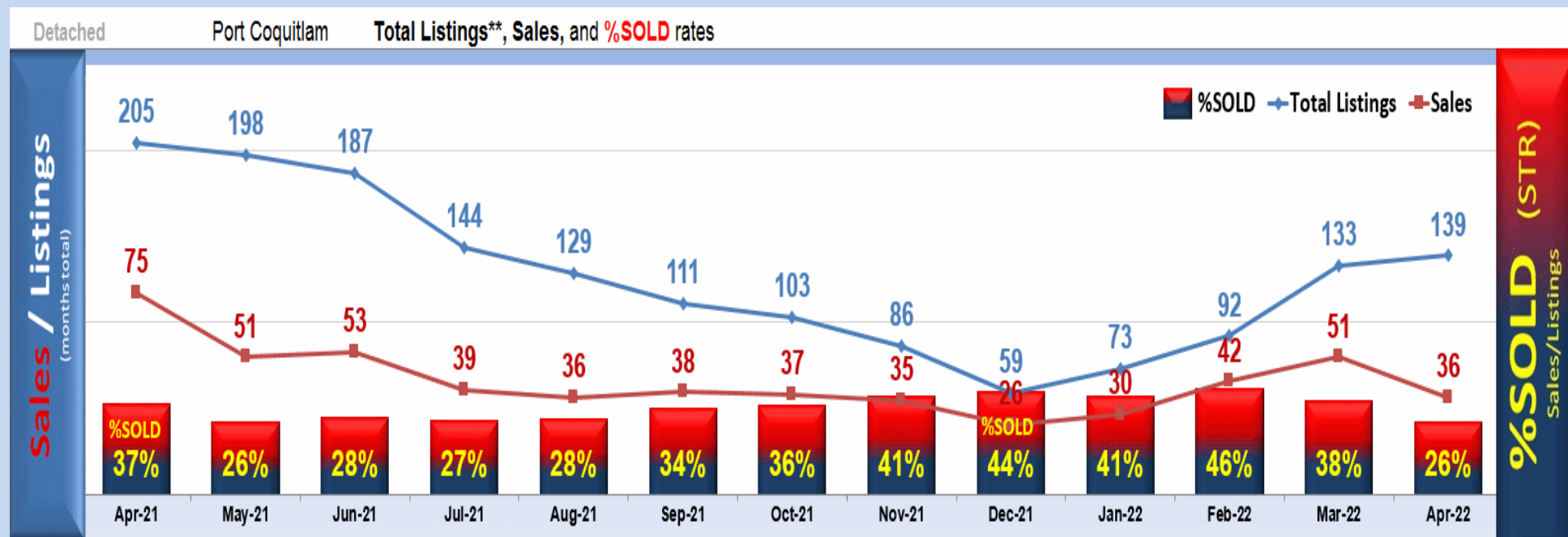
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Market Analysis and Forecasting May 1/22 Port Coquitlam

How has the Market performed this Past Month and Year?



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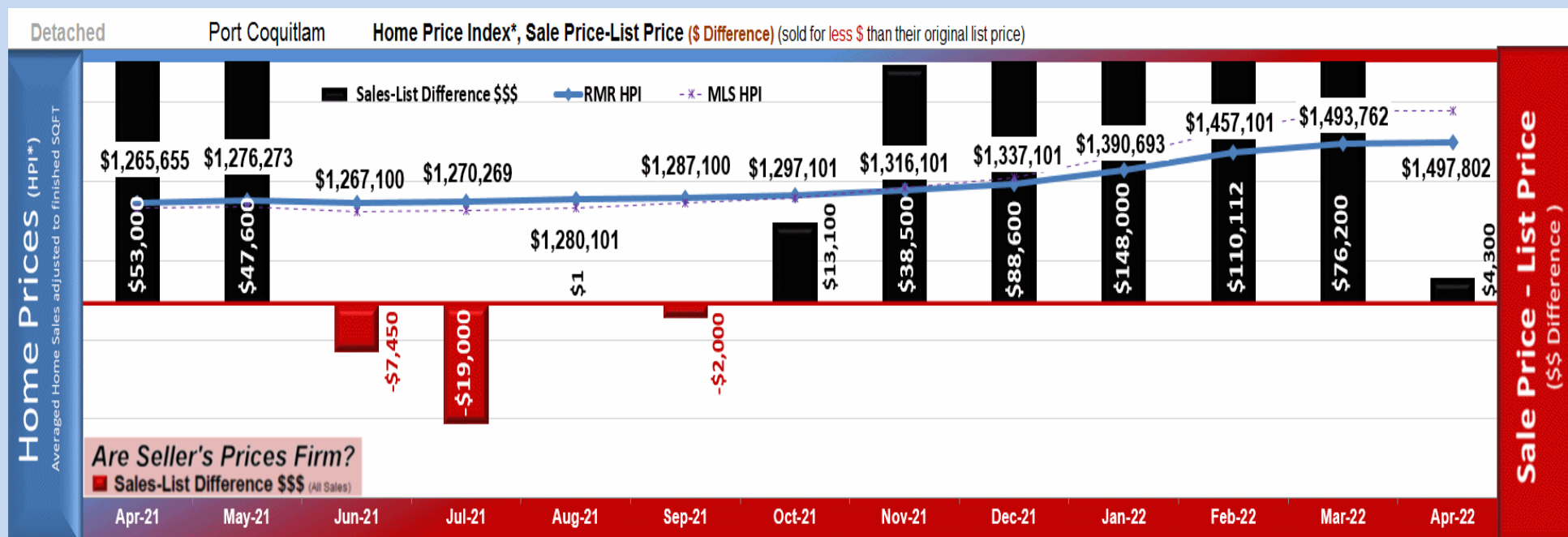
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Market Analysis and Forecasting May 1/22 Port Coquitlam

How has the Housing Price Index changed and ... What is the Average Negotiated Discount?



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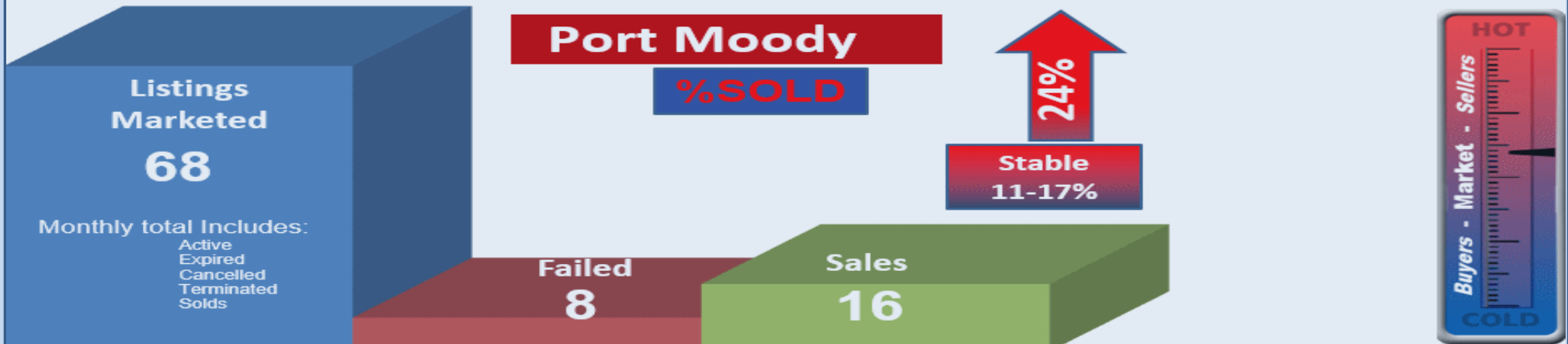
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Market Analysis and Forecasting May 1/22 Port Moody

Monthly Market Activity - Apr 2022 - Single Family



May 1 2022 Port Moody Market Update (Detached)

Current: Port Moody's **24 %SOLD** Rate indicates a Seller Market.
(Meaning 24 Homes out of 100 Sold Last Month with an Average \$0 increase from the Original List price).
Most Active Price Range: Homes above \$3.3 mill. have **30.8 %SOLD** rate.
Least Active Price Range: Homes below \$1.7 mill. have **20.0 %SOLD** rate.

History: Port Moody YTD RMR HPI* shows that prices increased \$317,001.

*The RMR HPI (Home Price Index) is an approximate reflection of the Average Home Price Changes.

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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Market Analysis and Forecasting May 1/22 Port Moody

1. How Many Sold During the Month and at What Price Range?

Port Moody Price Range Statistics - Apr 2022

Home Price Range	Total Listings (/Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,700,001	10	2	4	102%	\$22,500	20.0%	↑
\$1,700,001-\$2,200,000	25	6	22	101%	\$25,050	24.0%	↑
\$2,200,001-\$3,300,000	20	4	4	100%	\$10,000	20.0%	↑
\$3,300,001 and more	13	4	23	96%	-\$159,400	30.8%	↑
Total Activity	68	16	16	98%	-\$50,000	24%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change	
Total Listings** (A,S,T,C,X)	105	83	68		-15	↓
Active Listings (1st of the month)	59	39	43	44	1	↑
Solds	30	33	16		-17	↓
Days on Market (DOM)	11	8	16		8	↑
%SOLD (Sales/ Listings/Mthly Rate)	29%	40%	24%		-16%	↓
Home Price Index	\$1,605,100	\$1,884,101	\$1,922,101		\$38,000	↑

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Market Analysis and Forecasting May 1/22 Port Moody

What Sold in your Neighbourhood and for What Price?

Port Moody Sub areas Statistics - Apr 2022				Detached		
Neighbourhoods	Total Listings (/Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Anmore	16	5	8	101%	\$20,000	31.3%
Belcarra	3	1	28	95%	-\$180,000	33.3%
Barber Street	6	1	34	97%	-\$60,000	16.7%
College Park PM	7	0				0.0%
Glenayre	1	0				0.0%
Heritage Mountain	3	1	5	93%	-\$170,000	33.3%
Heritage Woods PM	8	3	16	109%	\$180,000	37.5%
loco	0	0				0.0%
Mountain Meadows	0	0				0.0%
North Shore Pt Moody	4	2	10	100%	-\$19,350	50.0%
Port Moody Centre	20	3	0	98%	-\$50,000	15.0%
Total Activity	68	16	16	98%	-\$50,000	24%

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Market Analysis and Forecasting May 1/22 Port Moody

Next Months Market Forecast

Forecast: Port Moody has Average Listing Supply; 44 homes are for sale and with the **24 %SOLD** Monthly Rate gives us a ~4 months of Inventory. We project Port Moody to continue into a Seller Market. 5% of the Active Listings have Reduced their Price by \$100,500 on Average and \$100,500 on Median for the last month.

Vancouver home prices increased by just \$2,372 in April. This is a big drop from the \$59,777 increase that we saw in March. This is partially caused by the erosion of consumer confidence with the \$2/liter gas prices, interest rates, and economic woes. We are now forecasting that the majority of the Metro Vancouver Markets will be in a Buyer's Market the next month. The Fraser Valley has already switched to a Buyer's Market with prices dropping a whopping (\$43,918.)

Currently, the Condo Market is still Stable with an Average Price Increase of \$1,617. Meanwhile, Townhouse Markets have switched to a Buyer's Market with an (\$8,069) average price decrease. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

Note*: The Home Price Index * (HPI) is all the Detached Home Sales Averaged & Adjusted for Finished Sq/ft, Age and Lot size. (This HPI excludes the Mobile Home, Duplex, New Construction and Acreage sales.) For a more accurate price change for your Home, CALL US for a Personal Comparative Market Analysis (CMA).

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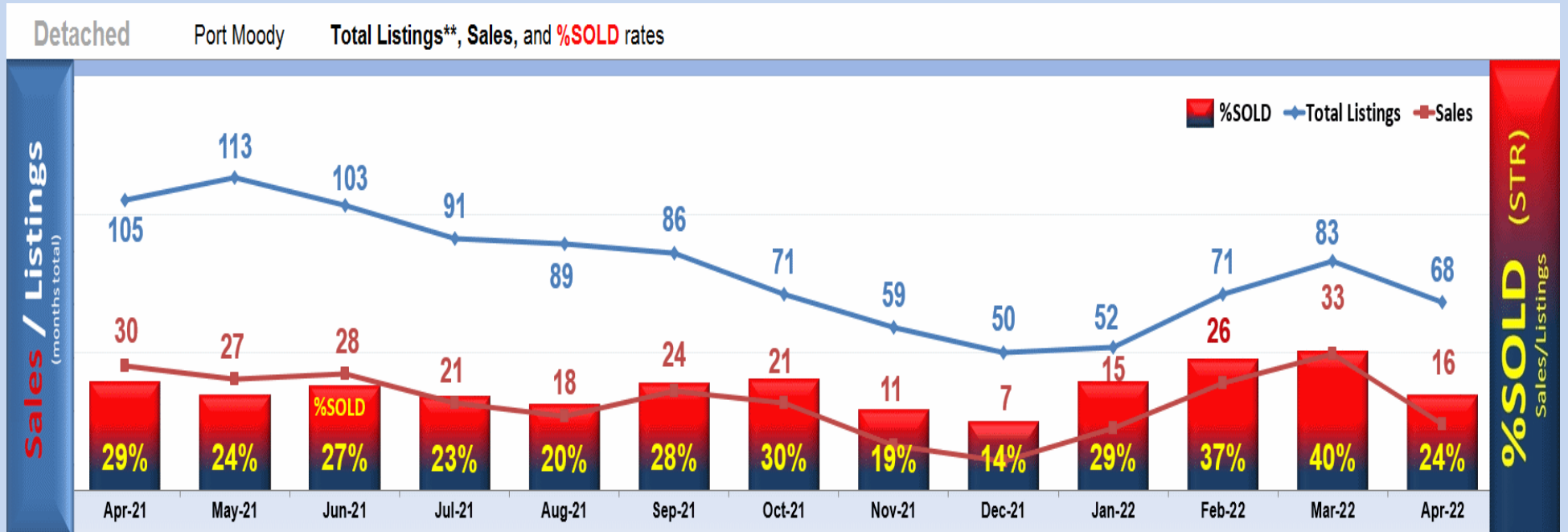
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Market Analysis and Forecasting May 1/22 Port Moody

How has the Market performed this Past Month and Year?



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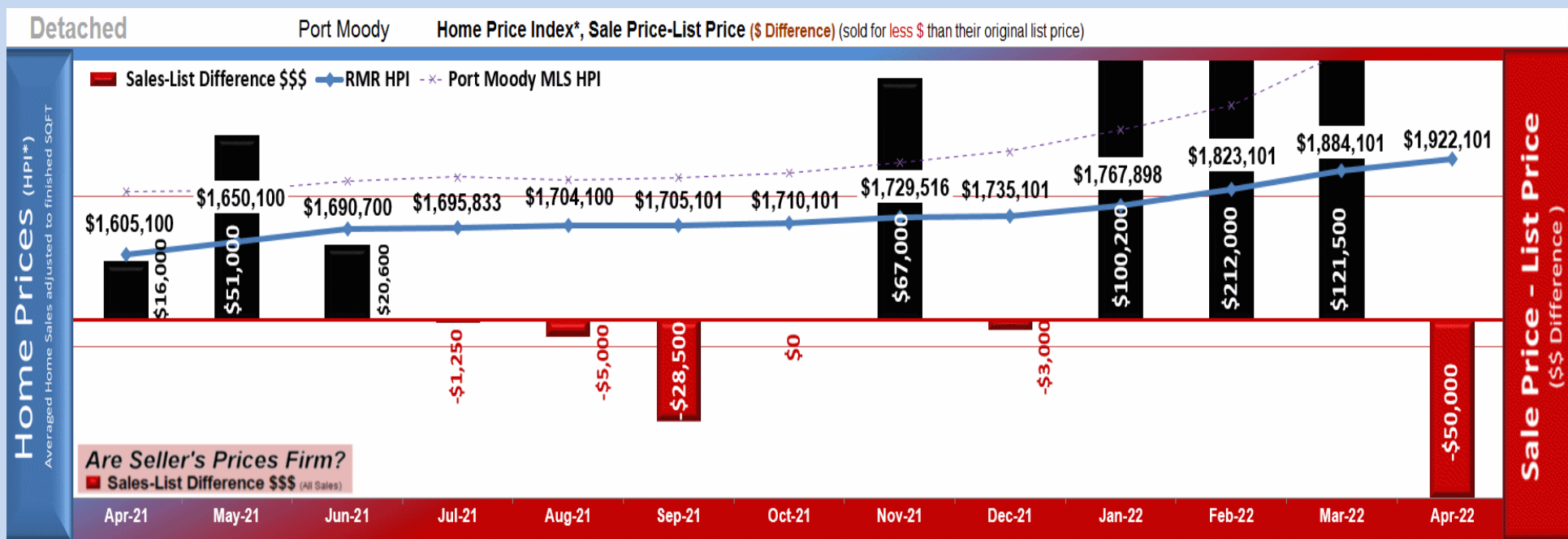
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Market Analysis and Forecasting May 1/22 Port Moody

How has the Housing Price Index changed and ... What is the Average Negotiated Discount?



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Market Analysis and Forecasting

May 1/22 New West – E. Burnaby



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New West-East Burnaby Sub areas Statistics - Apr 2022						
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
East Burnaby	7	1	7	98%	-\$30,800	14%
The Crest BE	4	1	7	107%	\$85,001	25%
Edmonds BE	58	27	8	104%	\$26,000	47%
Brunette	0	0				0%
Downtown NW	69	31	8	104%	\$27,000	45%
Fraserview NW	49	21	7	104%	\$20,100	43%
GlenBrooke North	8	4	8	112%	\$65,600	50%
Moody Park	1	0				0%
Queensborough NW	34	9	14	102%	\$16,000	26%
Queens Park NW	1	1	7	99%	-\$13,000	100%
Quay NW	47	22	9	103%	\$17,307	47%
Sapperton NW	24	14	8	103%	\$20,500	58%
The Heights NW	0	0				0%
Uptown NW	56	22	7	107%	\$29,600	39%
West End NW	1	1	12	120%	\$61,000	100%
Total Activity	359	154	8	104%	\$23,500	43%

New West - East Burnaby List Price Ranges Statistics - Apr 2022						
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$475,000	26	19	7	109%	\$36,000	73.1%
\$475,001-\$550,000	57	32	8	104%	\$19,005	56.1%
\$550,001-\$600,000	40	17	7	104%	\$21,000	42.5%
\$600,001-\$690,000	44	21	8	105%	\$31,000	47.7%
\$690,001-\$750,000	49	23	8	107%	\$50,001	46.9%
\$750,001-\$850,000	62	23	7	103%	\$20,100	37.1%
\$850,001-\$975,000	24	3	7	97%	-\$25,000	12.5%
\$975,001 and more	57	16	10	102%	\$23,150	28.1%
Total Activity	359	154	8	104%	\$23,500	43%

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change
Total Listings** (A,S,T,C,X)	554	363	359		-4
Active Listings (1st of the Month)	304	140	168	189	21
Solds	191	154	154		0
Days on Market (DOM)	8	8	8		0
%SOLD (Sales/Listings/Mthly Rate)	34%	42%	43%		0.5%
Condos (Upper 50%) Home Price Index HPIp	\$597,799	\$705,651	\$721,061		\$15,410
Condos (Lower 50%) Home Price Index HPIp	\$409,100	\$499,753	\$500,260		\$507
Twnhs (Upper 50%) Home Price Index HPIp	\$998,366	\$1,178,101	\$1,190,296		\$12,195
Twnhs (Lower 50%) Home Price Index HPIp	\$636,657	\$735,978	\$760,527		\$24,549

May 1 2022 New West - East Burnaby Market Update Attached Townhomes/ Condos

Current: New West - East Burnaby's Residential Attached housing market is a Seller Market with a **43 %SOLD** Rate.
 (This means 43 homes out of 100 sold with average sales-list difference of \$23,500 increase)

Most Active Price Range: Attached Homes below \$475,000 have **73.1 % SOLD** rate.
 Least Active Price Range: Attached Homes between \$850,000 - \$975,000 have **12.5 %SOLD** rate.

History: The New West - E. Burnaby's **Condos** Year-To-Date Home Price Index **HPIp** (Upper 50%) shows that prices increased \$123,261.
 The New West - E. Burnaby's **Condos** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$91,160.
 The New West - E. Burnaby's **Townhouses** Year-To-Date Home Price Index **HPIp** (Upper 50%) shows that prices increased \$191,930.
 The New West - E. Burnaby's **Townhouses** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$123,870.

*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Analytical Methods: The New West - E. Burnaby represents many diverse markets that makes the average or median Monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the Condos and Townhouse markets into two parts with the **New West - E. Burnaby HPIp Upper 50%** representing the higher end sales and the **New West - E. Burnaby HPIp Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the Paired Monthly Sales to produce one the Most Accurate HPI Indexes at this time.

Note: For a more accurate price change for your home request a Comparative Market Analysis. Data is from: FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: vancouvermarketreports.com

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 The Days-On-Market and Sale-List Price differences are based on medians, not averages. Market Share Reports include all property types.
 Sources: the respective Real Estate Boards, and other sources which assume no responsibility for accuracy.

Forecast: The Total Listing Inventories were 35% less than the month last year. Active Listings increased by 28 listings than last month. We project New West - E. Burnaby Attached be a continued Seller Market.

Vancouver home prices increased by just \$2,372 in April. This is a big drop from the \$59,777 increase that we saw in March. This is partially caused by the erosion of consumer confidence with the \$2/liter gas prices, interest rates, and economic woes. We are now forecasting that the majority of the Metro Vancouver Markets will be in a Buyer's Market the next month. The Fraser Valley has already switched to a Buyer's Market with prices dropping a whopping (\$43,918.)

Currently, the Condo Market is still Stable with an Average Price Increase of \$1,617. Meanwhile, Townhouse Markets have switched to a Buyer's Market with an (\$8,069) average price decrease. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

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Market Analysis and Forecasting

May 1/22 New West – E. Burnaby

Attached Townhomes/ Condos New West, E. Burnaby Total Listings, Sales, and %SOLD rates

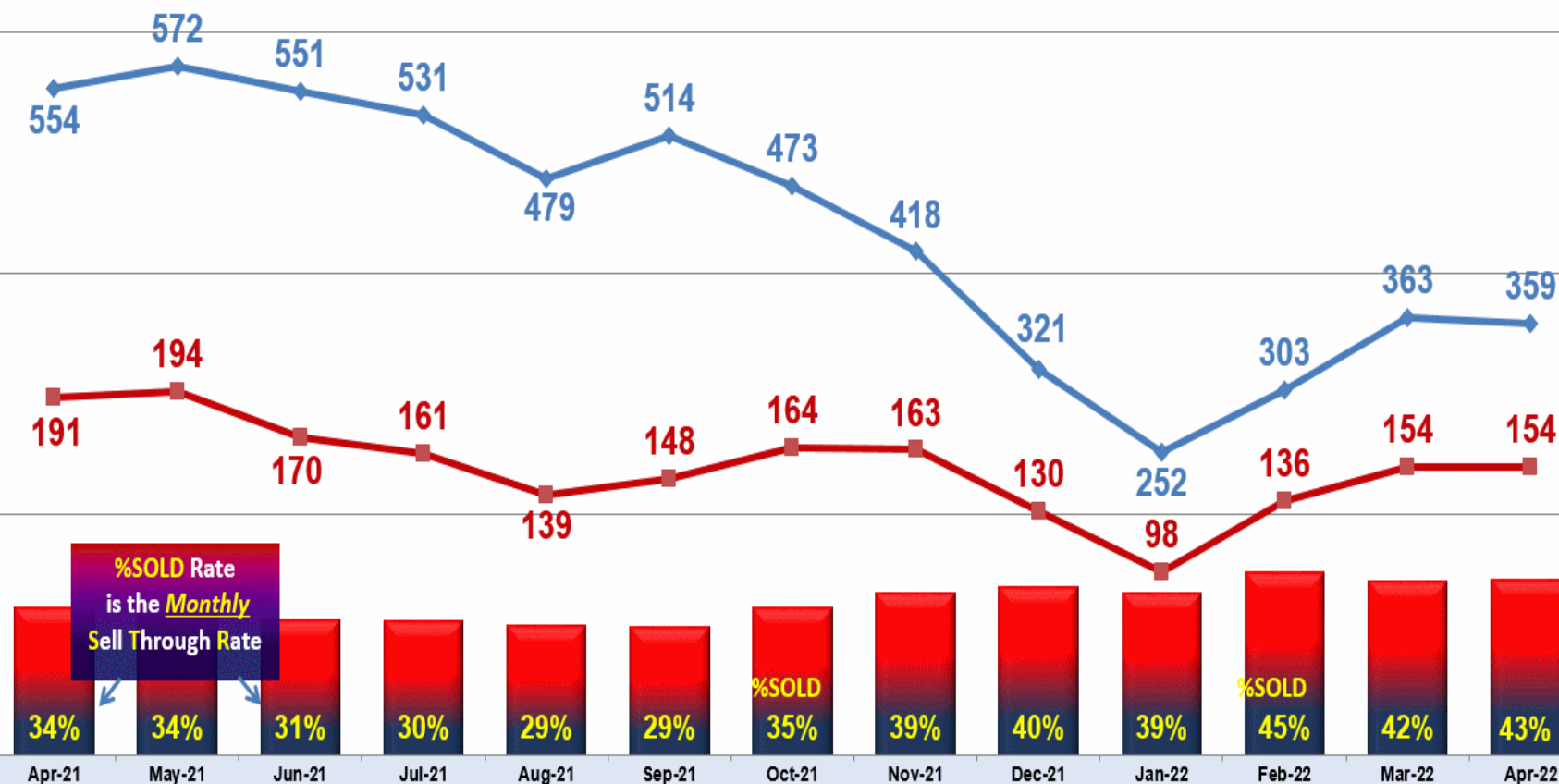
Sales / Listings
Monthly Totals



Attached

%SOLD (STR)
Sales/Listings (Monthly Rate)

◆ Total Listings ■ Sales



%SOLD Rate is the Monthly Sell Through Rate

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Market Analysis and Forecasting

May 1/22 New West – E. Burnaby



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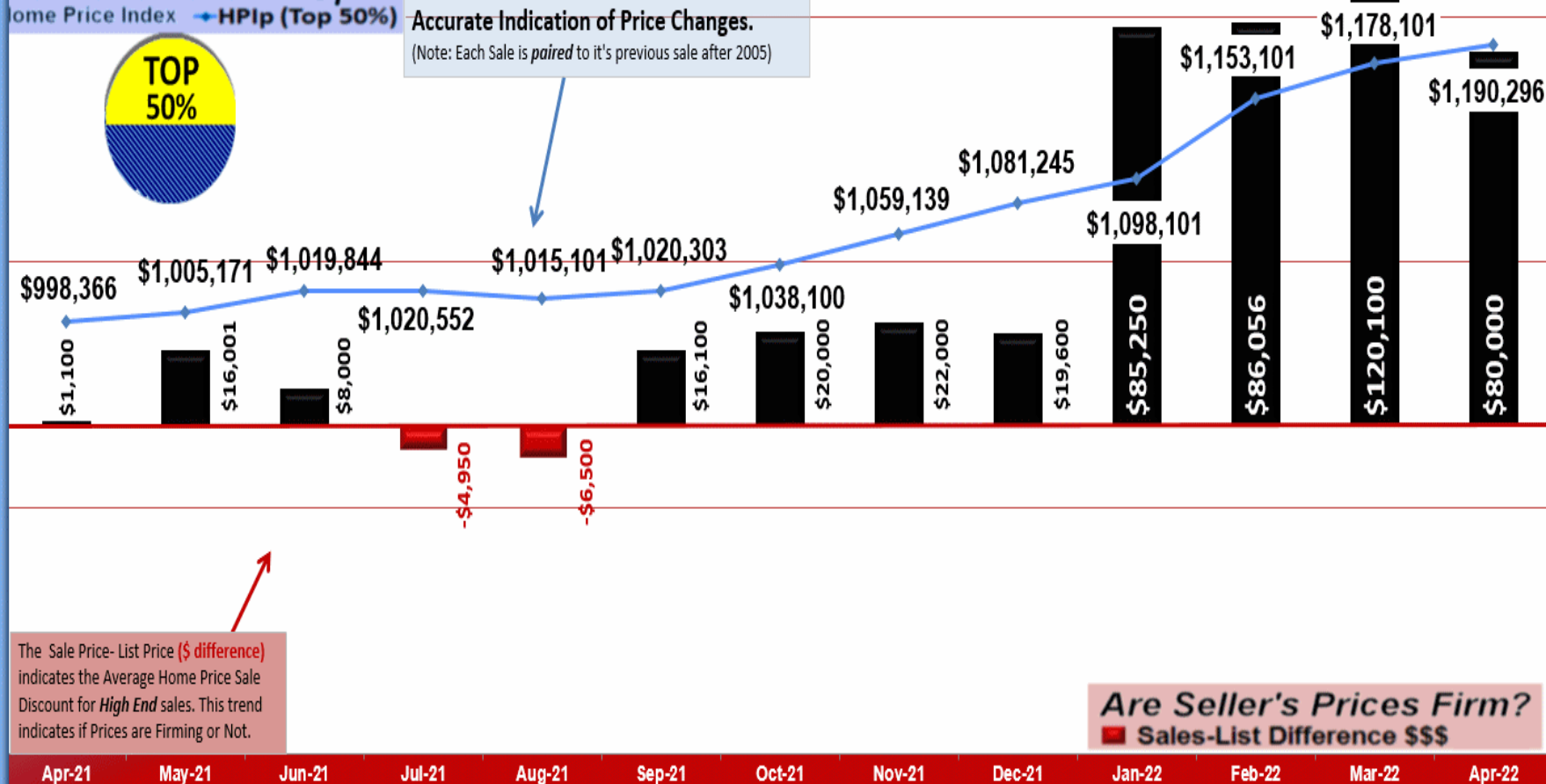
Attached New West, E. Burnaby Townhouse Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

The Home Price Index HPIp is our MOST Accurate Indication of Price Changes.

(Note: Each Sale is paired to it's previous sale after 2005)

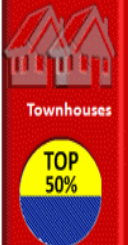


Home Price Changes
(Home Price Index Paired sales from 2005)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for High End sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?
Sales-List Difference \$\$\$



Sales Discount \$\$
Sale Price – Original List Price (\$ difference)

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May 1/22 New West – E. Burnaby

Attached New West, E. Burnaby Townhouse Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

Home Price Changes
(Home Price Index Paired sales from 2005)

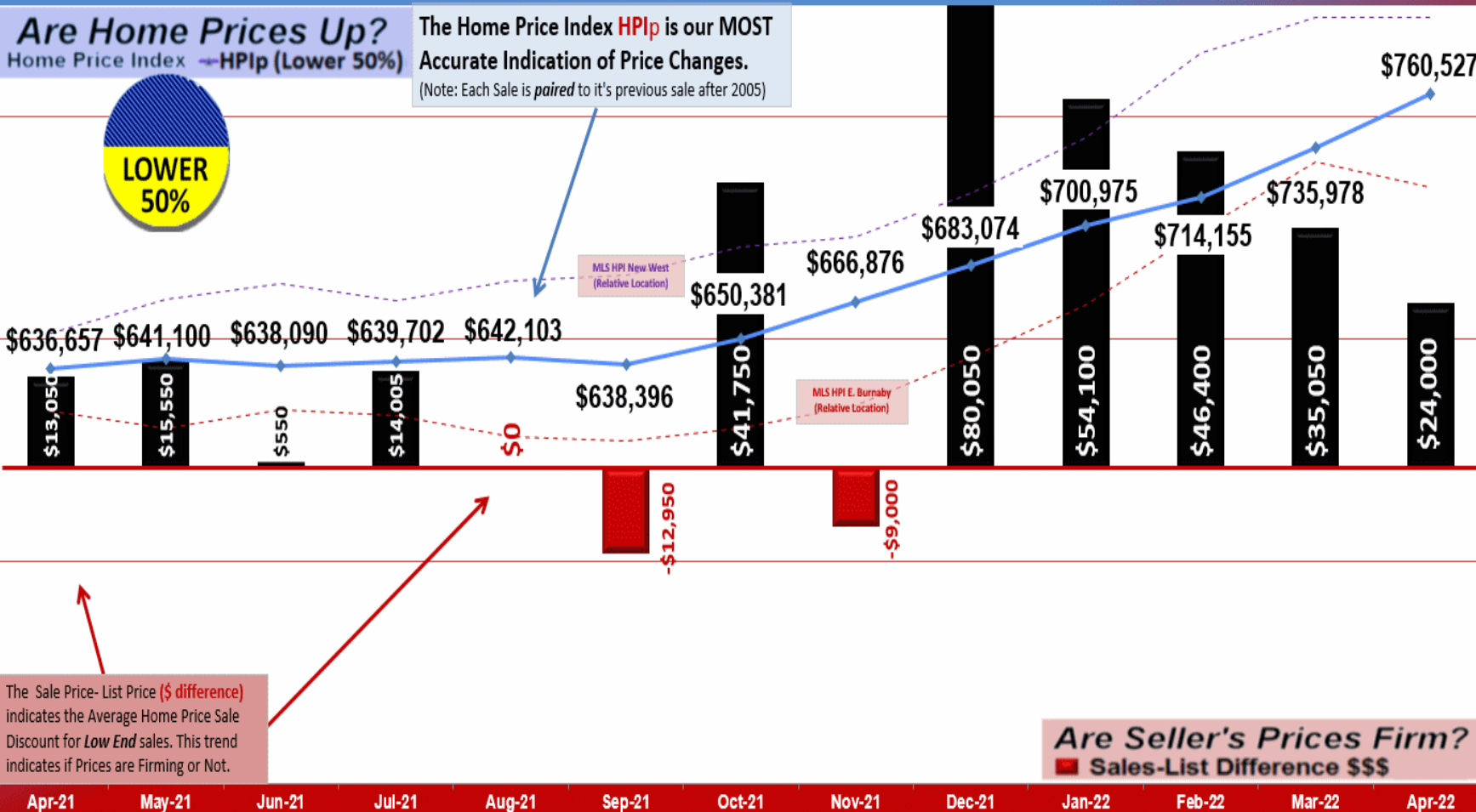
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Home Price Index → HPIp (Lower 50%)



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Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Townhouses



Sales Discount \$\$
Sale Price - Original List Price (\$ difference)

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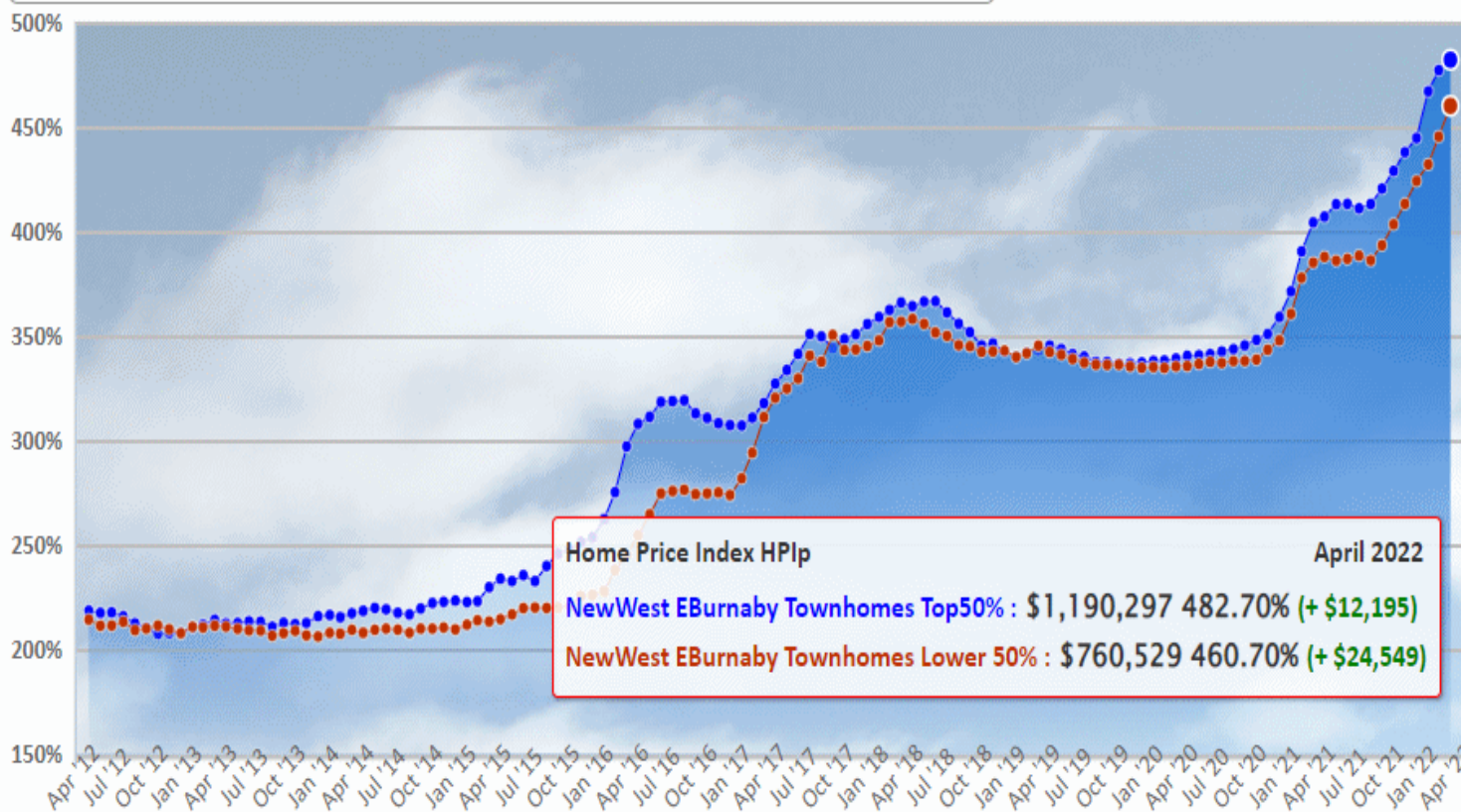
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Monthly Home values

NewWest EBurnaby Townhomes Top50% : HPIp Forecast+ Forecast-
 NewWest EBurnaby Townhomes Lower 50% : HPIp Forecast+ Forecast-



Home Price Index HPIp April 2022
 NewWest EBurnaby Townhomes Top50% : \$1,190,297 482.70% (+ \$12,195)
 NewWest EBurnaby Townhomes Lower 50% : \$760,529 460.70% (+ \$24,549)

Date	Value
Apr 2022	% 482.70
Mar 2022	% 477.70
Feb 2022	% 467.60
Jan 2022	% 445.30
Dec 2021	% 438.50
Nov 2021	% 429.50
Oct 2021	% 421.00
Sep 2021	% 413.70
Aug 2021	% 411.60
Jul 2021	% 413.80
Jun 2021	% 413.60
May 2021	% 407.60

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Home Price Changes
(Home Price Index Paired sales from 2005)

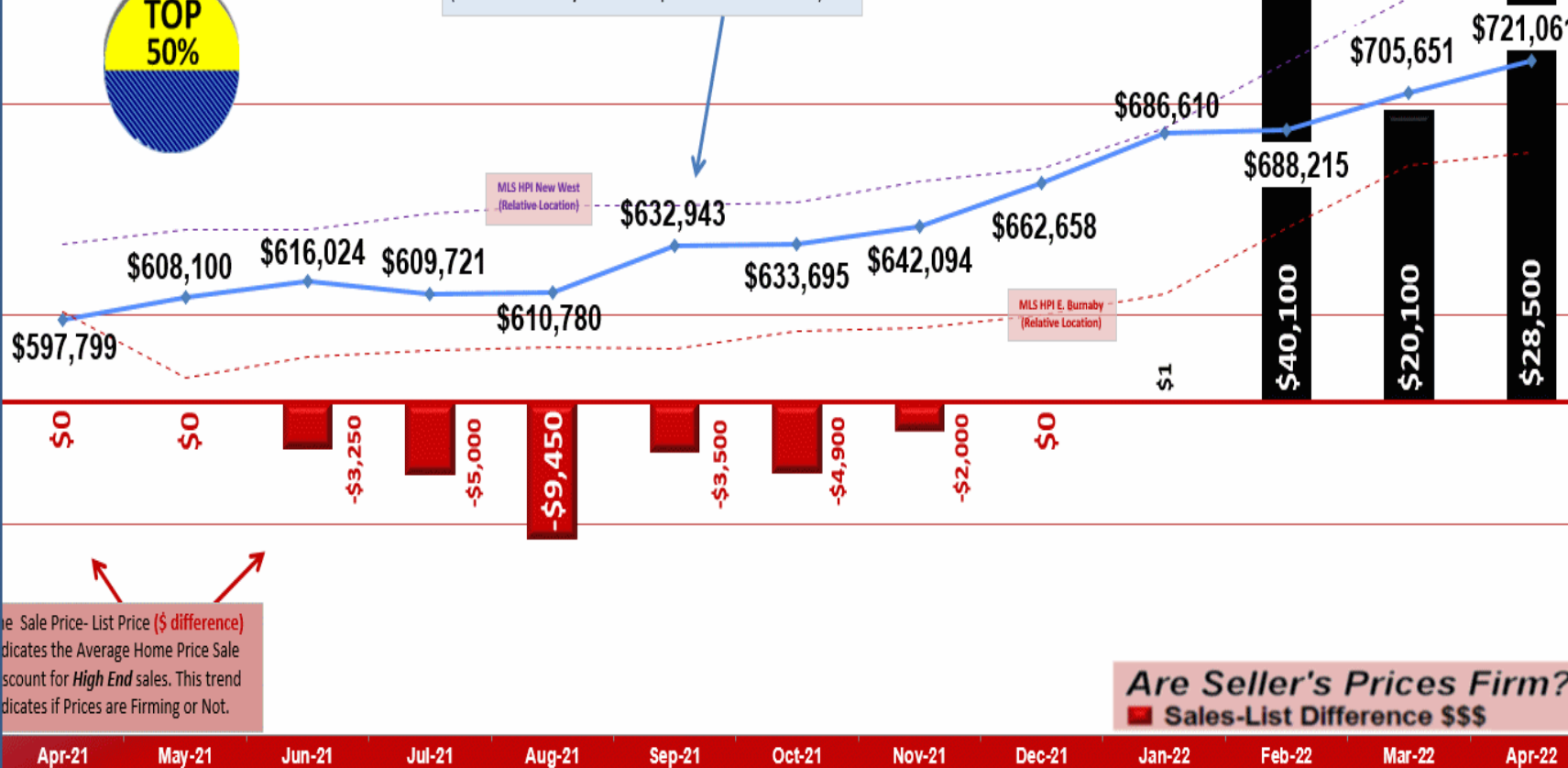
Are Home Prices Up?

Home Price Index → HPI (Top 50%)



The Home Price Index HPI is our MOST Accurate Indication of Price Changes.

(Note: Each Sale is paired to it's previous sale after 2005)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale discount for High End sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Condominiums



Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)

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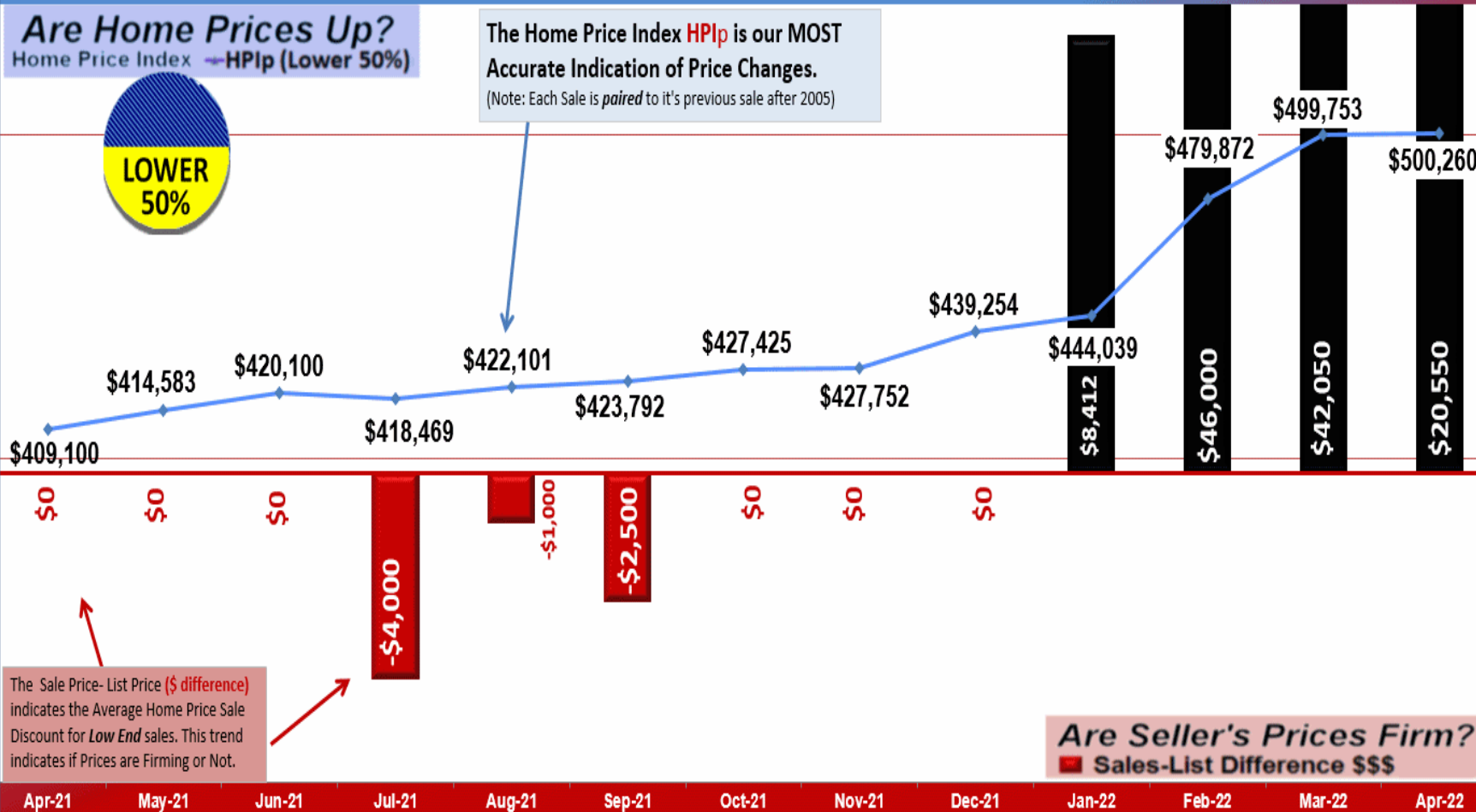
Home Price Changes
(Home Price Index Paired sales from 2005)

Are Home Prices Up?
Home Price Index → HPIp (Lower 50%)



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Sales-List Difference \$\$\$



Condominiums



Sales Discount \$\$
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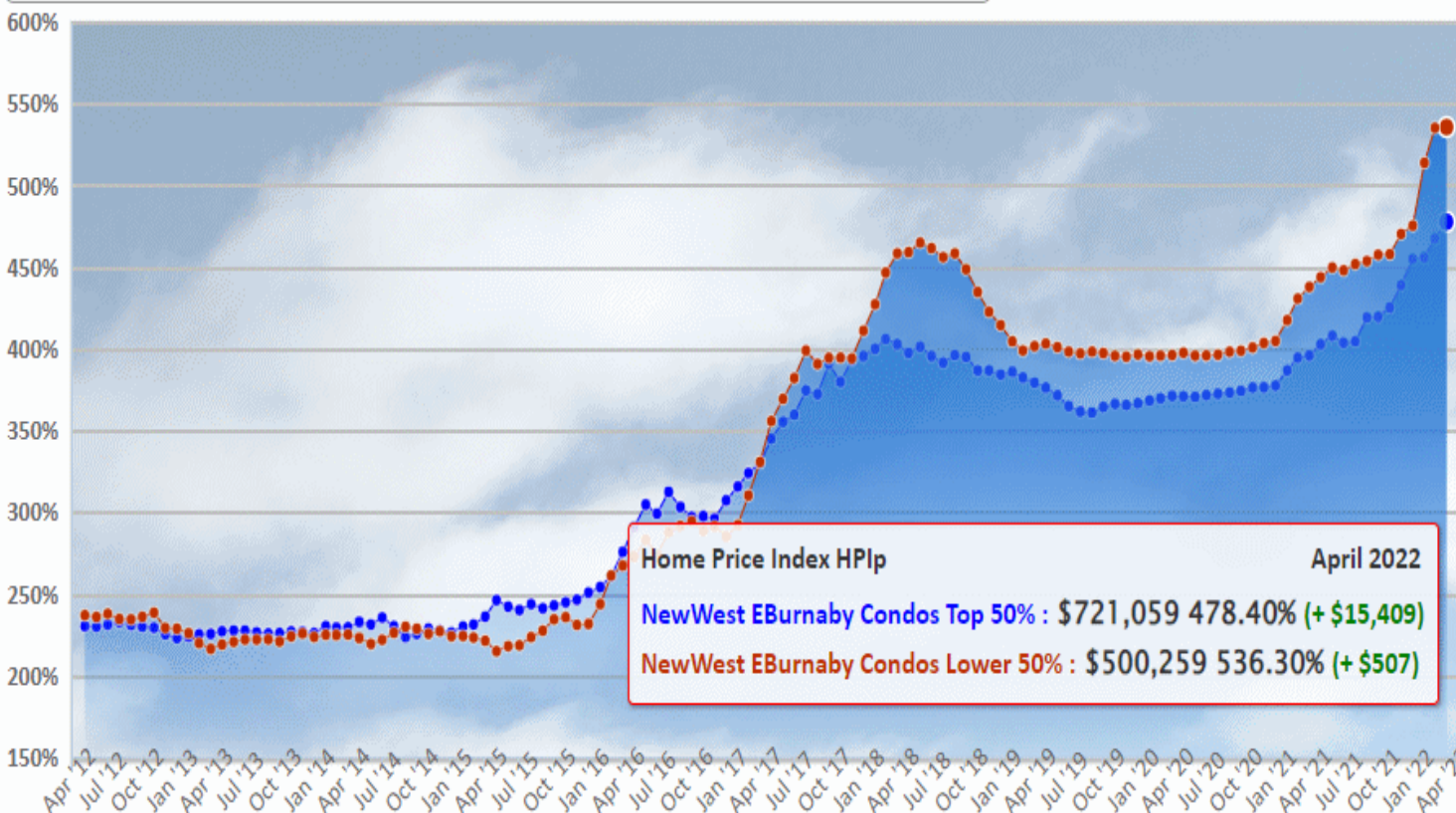
Market Analysis and Forecasting

May 1/22 New West – E. Burnaby

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NewWest EBurnaby Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 NewWest EBurnaby Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Apr 2022	% 478.40
Mar 2022	% 468.20
Feb 2022	% 456.60
Jan 2022	% 455.60
Dec 2021	% 439.70
Nov 2021	% 426.00
Oct 2021	% 420.40
Sep 2021	% 419.90
Aug 2021	% 405.20
Jul 2021	% 404.50
Jun 2021	% 408.70
May 2021	% 403.50

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Market Analysis and Forecasting

May 1/22 Port Coquitlam



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Port Coquitlam Sub areas Statistics - Apr 2022

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Birchland Manor	1	1	5	105%	\$45,120	100%
Central Pt Coquitlam	98	48	8	105%	\$29,050	49%
Citadel PQ	15	12	6	107%	\$63,000	80%
Glenwood PQ	24	8	7	110%	\$78,050	33%
Lower Mary Hill	3	1	4	100%	\$1,000	0%
Lincoln Park PQ	3	0				0%
Mary Hill	6	5	7	102%	\$25,000	83%
Oxford Heights	0	0				0%
Riverwood	24	17	7	113%	\$137,000	71%
Woodland Acres PQ	0	0				0%
Total Activity	174	92	7	107%	\$47,500	53%

Attached

Port Coquitlam List Price Ranges - Apr 2022

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$500,000	34	21	8	102%	\$10,100	61.8%
\$500,001-\$600,000	38	18	7	106%	\$35,550	47.4%
\$600,001-\$750,000	31	14	7	106%	\$40,000	45.2%
\$750,001 and more	71	39	7	109%	\$81,000	54.9%
Total Activity	174	92	7	107%	\$47,500	53%

Attached

Monthly Changes Summary

	Apr-21	Mar-22	Apr-22	5/1/2022	Change
Total Listings** (A,S,T,C,X)	222	171	174		3 ↑
Active Listings	100	50	70	73	3 ↑
Solds	82	95	92		-3 ↓
DOM	7	7	7		0
MLS Port Coquitlam HPI* (Apts)	\$517,900	\$631,100	\$641,500		\$10,400 ↑
MLS Port Coquitlam HPI* (Twnhs)	\$774,700	\$979,700	\$1,010,600		\$30,900 ↑
% SOLD (Sales/Listings /Mthly Rate)	36.9%	55.6%	52.9%		-2.7% ↓

May 1 2022 Port Coquitlam Market Update Attached

Current: Port Coquitlam is a Seller Market with average listing inventory, a **53 % SOLD** rate and a 107% Sell/List Ratio.

(This means that there is an average of a \$47,500 increase on a sale from the original list price)

Most Active Price Range: Homes below \$500,000 have **61.8 % SOLD** rate.

Least Active Price Range: Homes between \$600,000 - \$750,000 have **45.2 % SOLD** rate.

History: **Port Coquitlam's Condos** Year-To-Date MLS Home Price Index* shows an increase of \$123,600.

Port Coquitlam's Townhouses Year-To-Date MLS Home Price Index* shows an increase of \$235,900.

Forecast: Listing Inventories are 22% less than same month last year. We project a Seller Market in the next month.

Vancouver home prices increased by just \$2,372 in April. This is a big drop from the \$59,777 increase that we saw in March. This is partially caused by the erosion of consumer confidence with the \$2/liter gas prices, interest rates, and economic woes. We are now forecasting that the majority of the Metro Vancouver Markets will be in a Buyer's Market the next month. The Fraser Valley has already switched to a Buyer's Market with prices dropping a whopping (\$43,918.)

Currently, the Condo Market is still Stable with an Average Price Increase of \$1,617. Meanwhile, Townhouse Markets have switched to a Buyer's Market with an (\$8,069) average price decrease. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

Note*: For a more accurate price change for your home call us for a Personal Comparative Market Analysis (CMA). Data is from: FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: vancouvermarketreports.com

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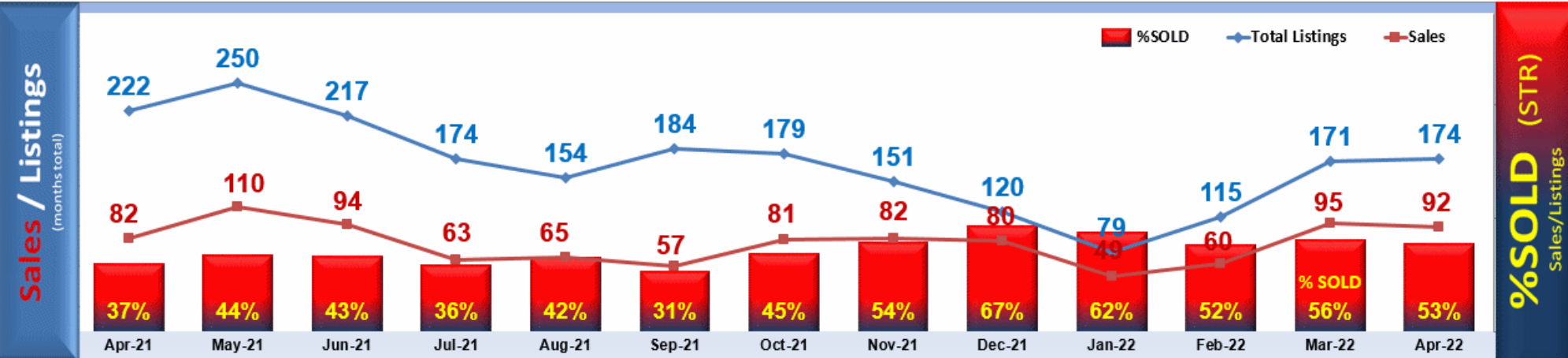
Market Analysis and Forecasting

May 1/22 Port Coquitlam

Attached Townhomes/ Condos

Port Coquitlam

Total Listings**, Sales, and %SOLD rates



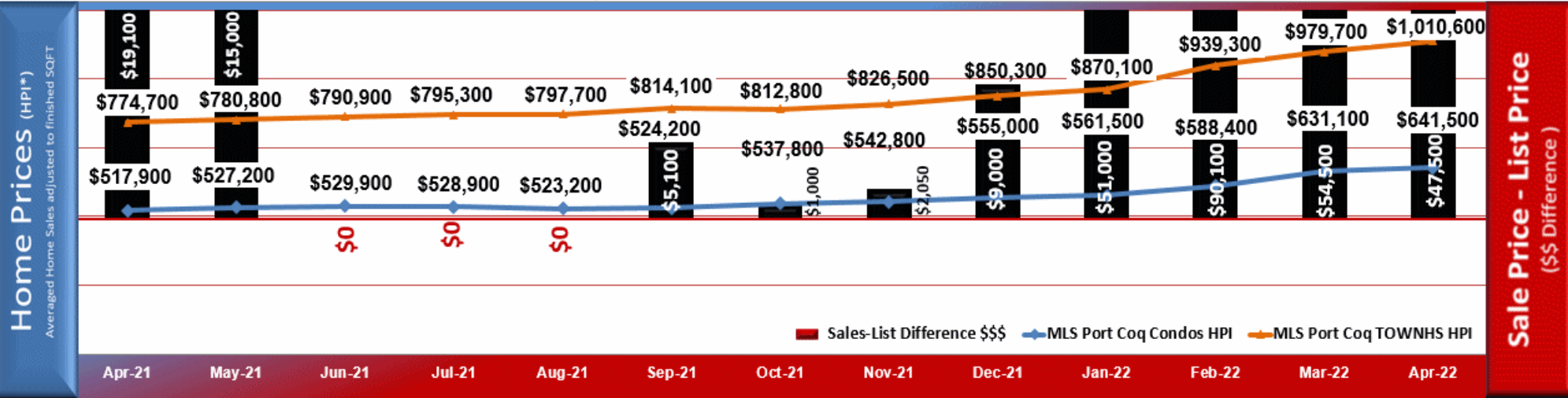
Sales / Listings
(months total)

%SOLD (STR)
Sales/Listings

Attached Townhomes/ Condos

Port Coquitlam

Home Price Index*, Sale Price-List Price (\$ Difference) (sold for less \$ than their original list price)



Home Prices (HPI*)
Averaged Home Sales adjusted to finished SQFT

Sale Price - List Price
(\$\$ Difference)

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Market Analysis and Forecasting

May 1/22 Port Moody



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Port Moody Sub Area Statistics - Apr 2022

Attached

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
College Park PM	0	0				0.0%
Heritage Mountain	18	7	13	106%	\$52,000	38.9%
Heritage Woods PM	5	2	11	96%	-\$52,000	40.0%
Anmore	14	8	12	104%	\$37,500	57.1%
North Shore Pt Moody	18	4	8	112%	\$108,550	22.2%
Port Moody Centre	90	37	8	106%	\$51,000	41.1%
Total Activity	145	58	8	106%	\$51,500	40%

Port Moody List Price Range Statistics - Apr 2022

Attached

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$650,000	19	10	8	106%	\$38,001	52.6%
\$650,001-\$800,000	41	18	8	105%	\$35,550	43.9%
\$800,001-\$1,000,000	38	12	11	105%	\$49,500	31.6%
\$1,000,001 and more	47	18	9	108%	\$96,956	38.3%
Total Activity	145	58	8	106%	\$51,500	40%

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change
Total Listings** (A,S,T,C,X)	200	145	145		0
Active Listings	82	51	63	72	9
Solds	87	74	58		-16
DOM	7	7	8		1
MLS Port Moody HPI* (Apts)	\$708,400	\$828,600	\$840,600		\$12,000
MLS Port Moody HPI* (Twnhs)	\$719,000	\$924,500	\$970,100		\$45,600
%SOLD (Sales/ Listings/Mthly Rate)	44%	51%	40%		-11.0%

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May 1 2022 Port Moody Market Update (Attached)

Current: Port Moody is a Seller Market with Average Listing inventory, a **40 %SOLD** Rate and a 106% Sell/List Ratio.

(This means that there is an Average \$40,550 increase on a Sale from the Original List Price)

Most Active Price Range: Homes below \$650,000 have **52.6 %SOLD** rate.

Least Active Price Range: Homes between \$800,000-\$1,000,000 have **31.6 %SOLD** rate.

History: Port Moody's Condos Year-To-Date MLS Home Price Index* shows an increase of \$132,200.

Port Moody's Townhouses Year-To-Date RMR Home Price Index* shows a decrease of \$251,100.

Forecast: Listing Inventories are 28% less than same month last year. Active listings for this month increased by 9 compared last month. We project Port Moody to be a continued Seller Market.

Vancouver home prices increased by just \$2,372 in April. This is a big drop from the \$59,777 increase that we saw in March. This is partially caused by the erosion of consumer confidence with the \$2/liter gas prices, interest rates, and economic woes. We are now forecasting that the majority of the Metro Vancouver Markets will be in a Buyer's Market the next month. The Fraser Valley has already switched to a Buyer's Market with prices dropping a whopping (\$43,918.)

Currently, the Condo Market is still Stable with an Average Price Increase of \$1,617. Meanwhile, Townhouse Markets have switched to a Buyer's Market with an (\$8,069) average price decrease. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

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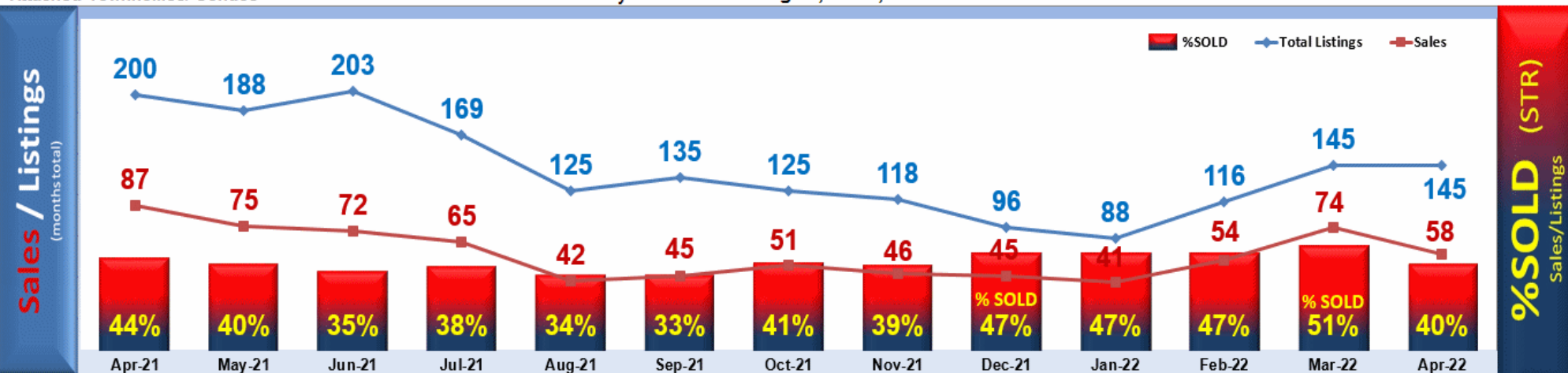
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May 1/22 Port Moody

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Port Moody

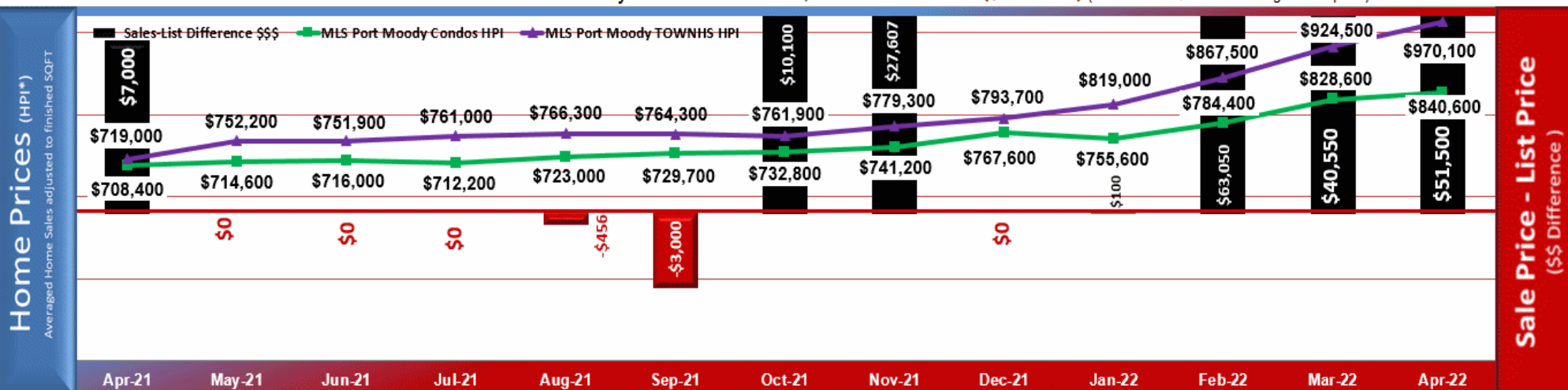
Total Listings**, Sales, and %SOLD rates



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Port Moody

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