

Market Analysis and Forecasting

Market Analysis and Forecasting

Alistair Young's Market Reports



Advanced Marketing Tools



Alistair Young's Market Reports

Detached

- [Langley North](#)
- [Langley-Cloverdale](#)
- [White Rock S Surrey](#)
- [North Delta](#)
- [West Surrey](#)
- [East Surrey](#)
- [Vancouver Westside](#)

Attached

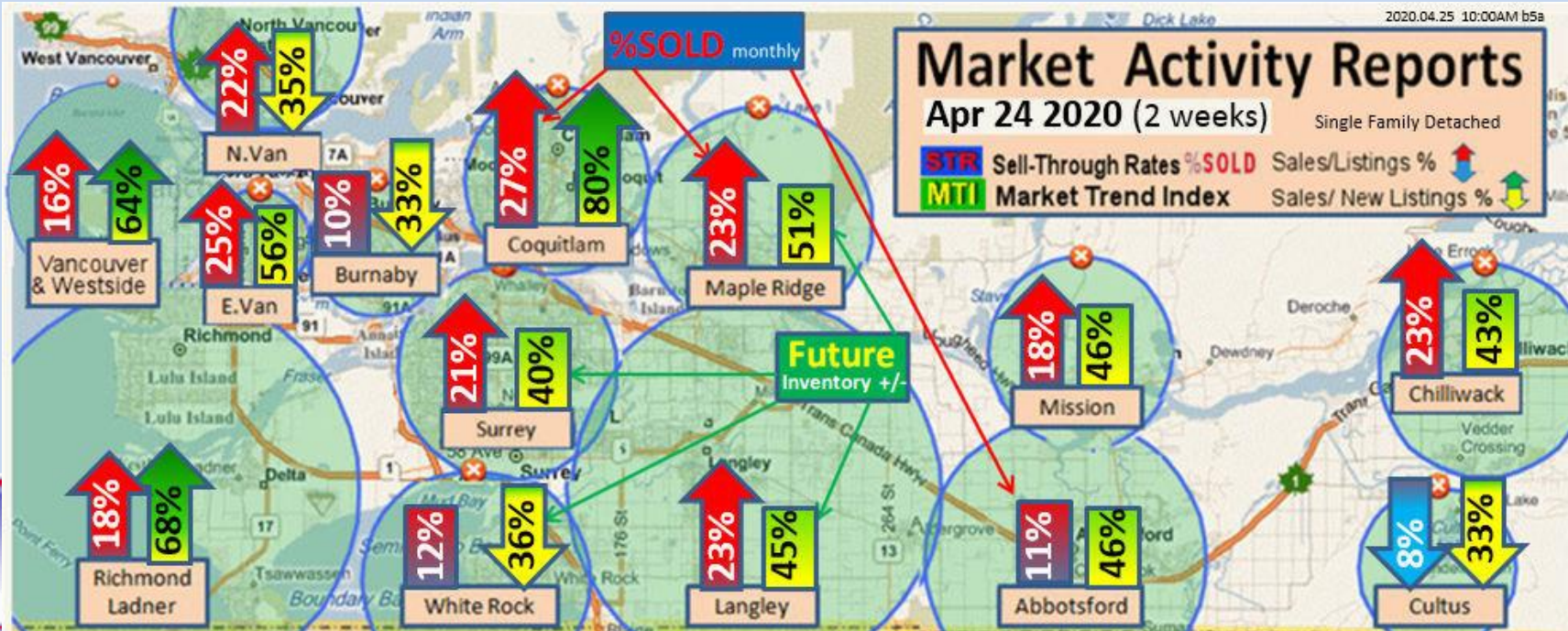
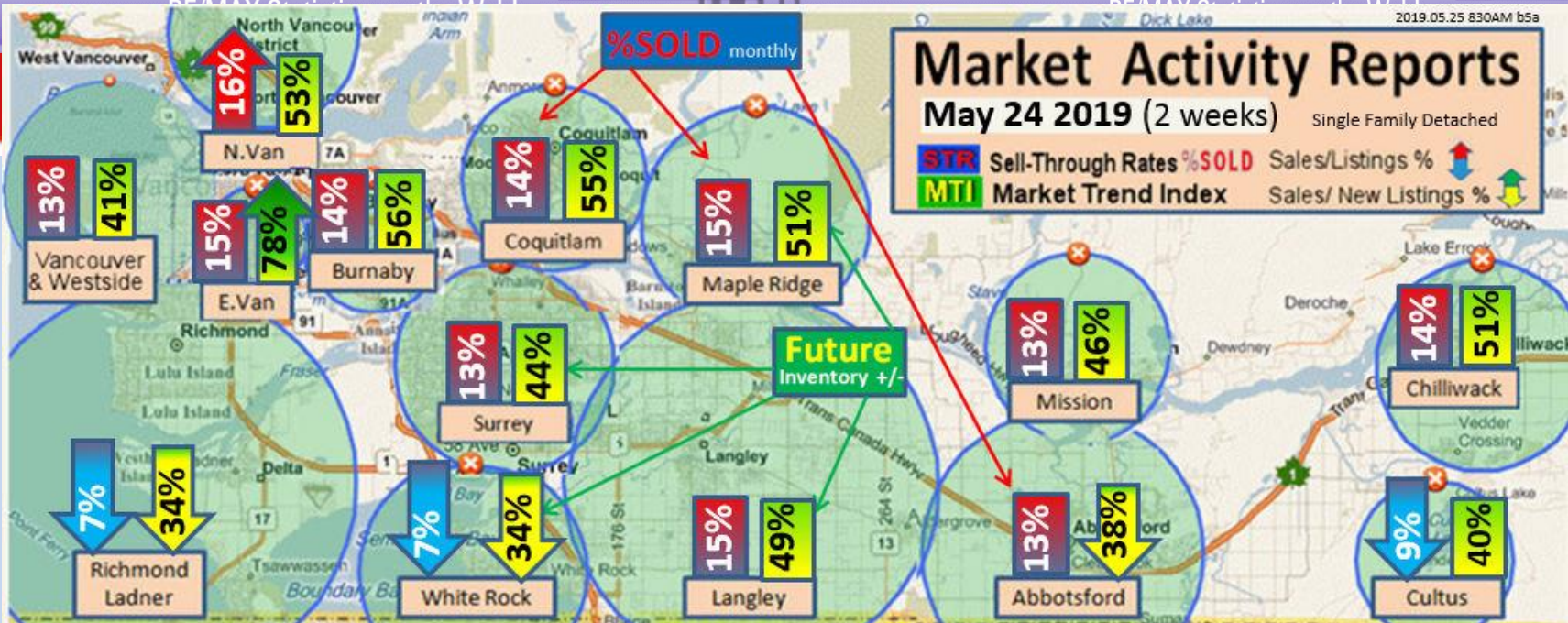
- [Downtown-West End](#)
- [Langley-Cloverdale](#)
- [White Rock S Surrey](#)
- [West Surrey](#)
- [East Surrey](#)
- [Vancouver Westside](#)

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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Vancouver & Fraser Valley

Sales (2 wks)/ Listings Graph

May 8 2020 (2 weeks)

%SOLD Monthly Sell-Through Rates STR (absorption rates) (vr2)

Note: 2 week sales data is graphed to project monthly STR rates and inventory includes the sold and expired listings.

All single family residential detached homes (excludes townhomes and condos)

2020.05.09.730PM b5a



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Vancouver & Fraser Valley

Sales (2 wks)/ Listings Graph

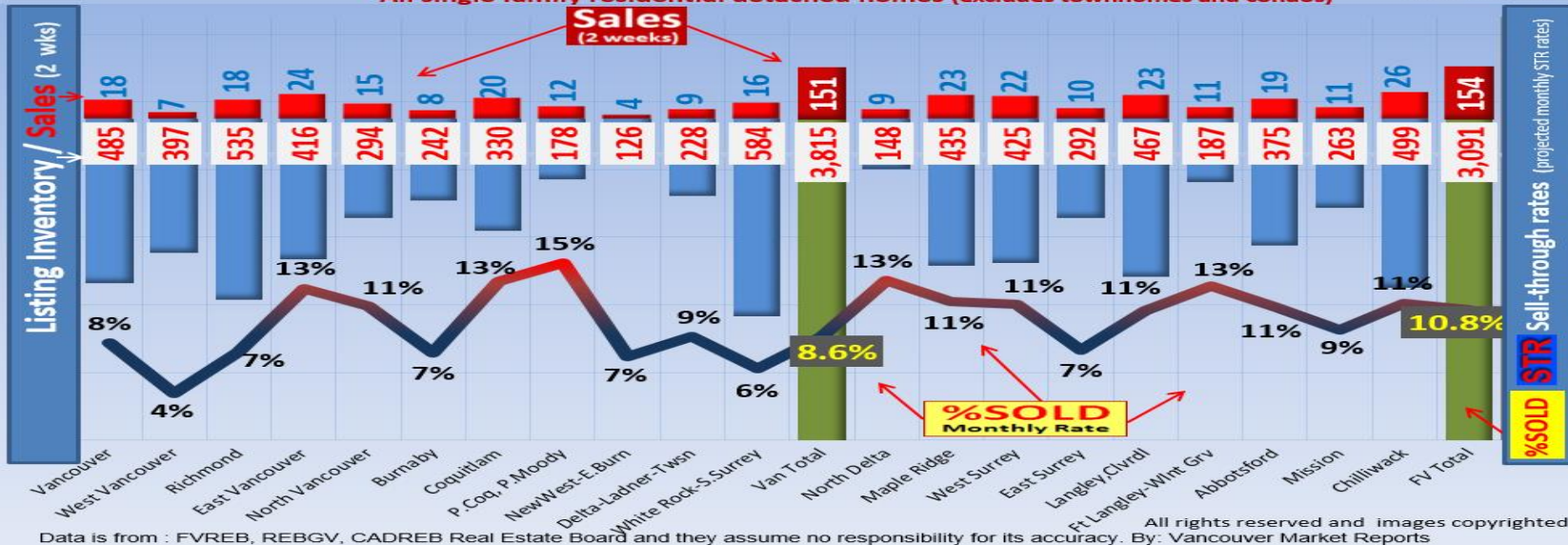
Apr 24 2020 (2 weeks)

%SOLD Monthly Sell-Through Rates STR (absorption rates) (vr2)

Note: 2 week sales data is graphed to project monthly STR rates and inventory includes the sold and expired listings.

All single family residential detached homes (excludes townhomes and condos)

2020.04.25.930AM b5a

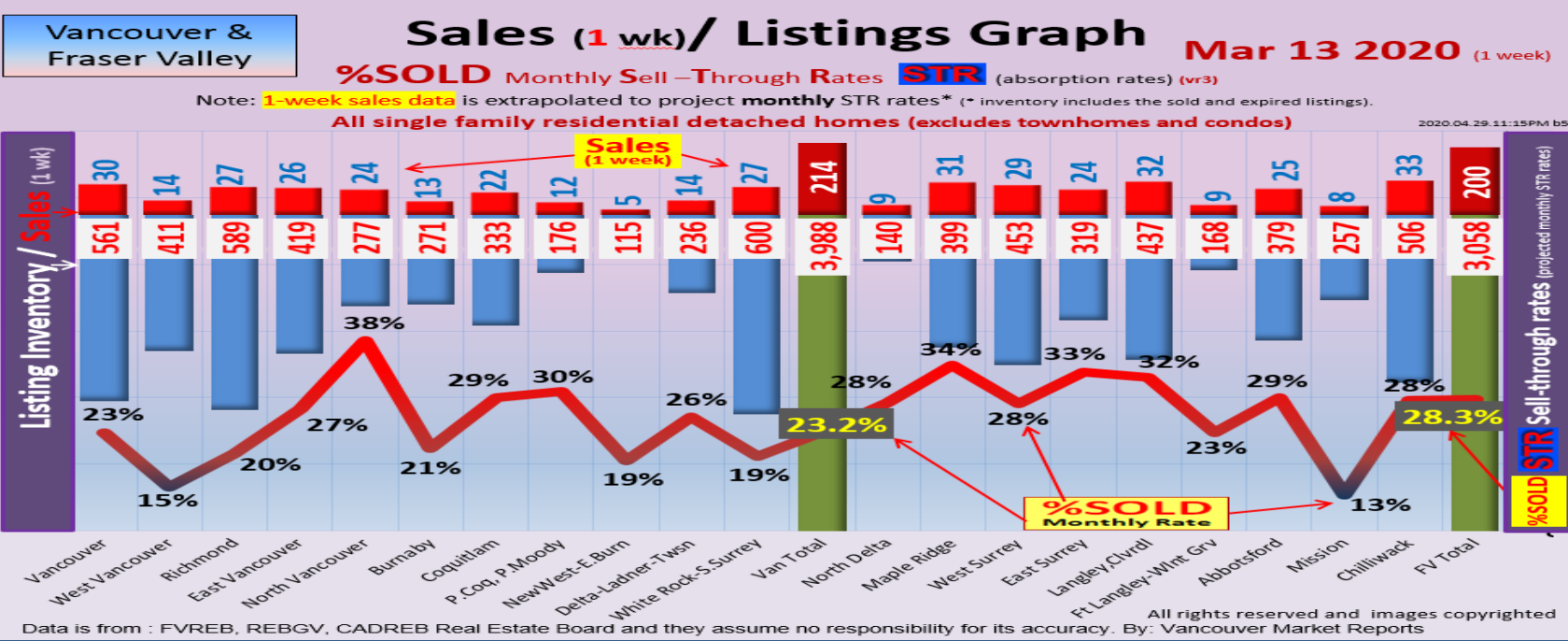
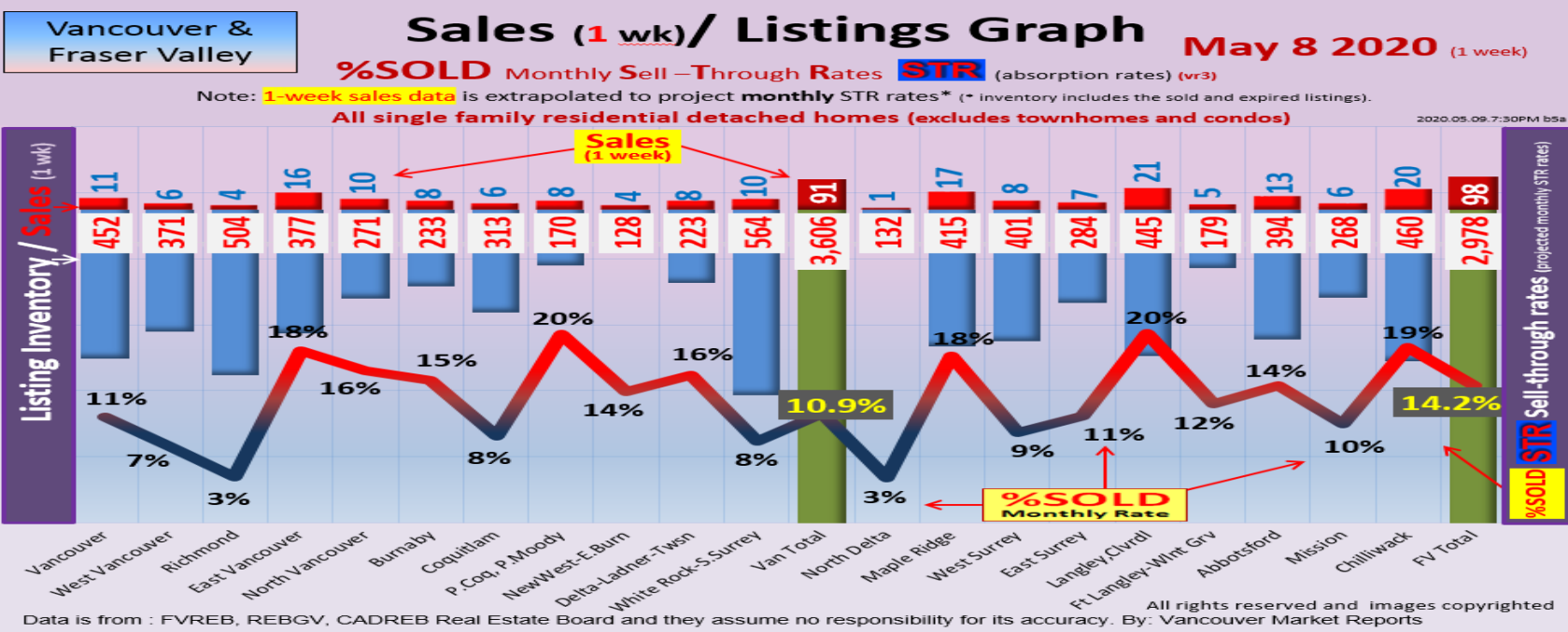


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Vancouver Westside Real Estate Price Changes(\$/%)

溫哥華西區房地產價格變動 / 溫哥華西區房地產價格變動

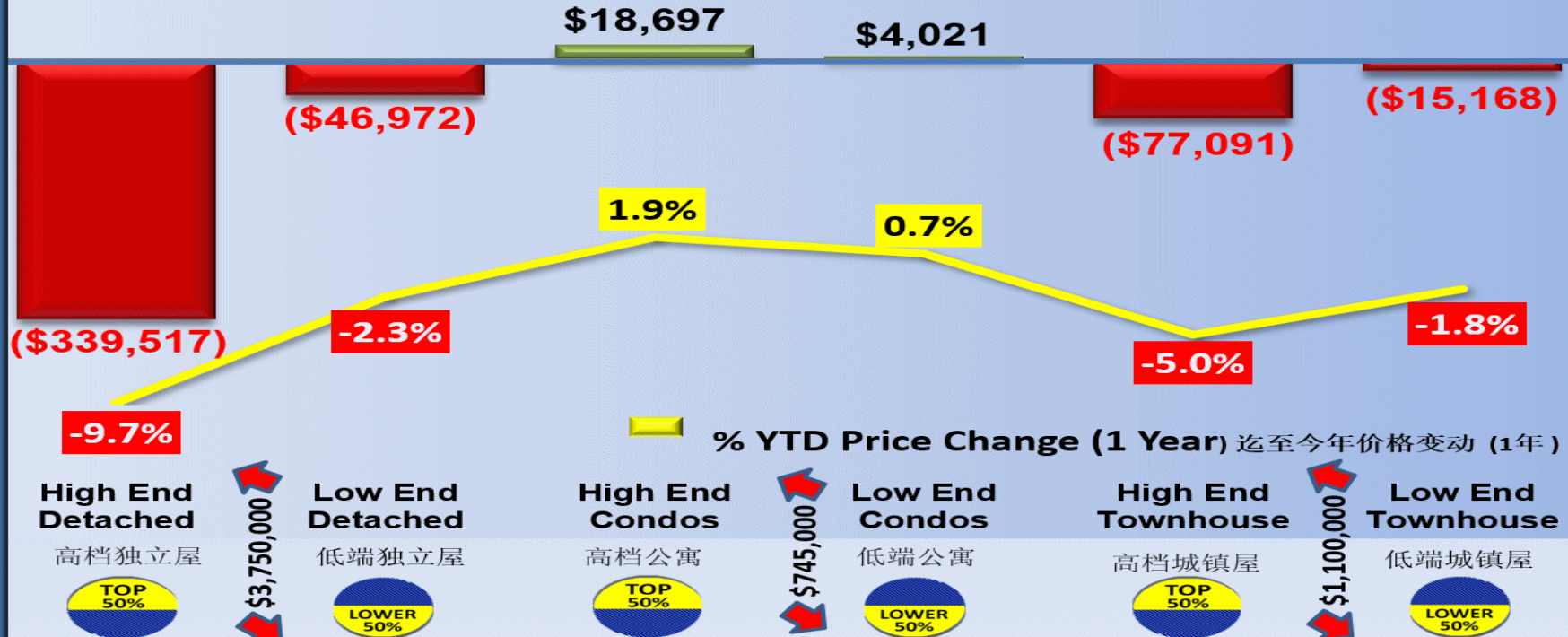
Housing Types: Year-To-Date Mar 2019 – Mar 2020 (Quarters)

房屋类型: 迄于今年 (每季) 由2019 三月份至2020 三月份

Powered by: Vancouver Market Reports HPIp

\$\$\$ YTD Price Change (1 Year)

价格变动 (1年)



YTD Home Price Changes \$\$\$ 年終住房價格變動

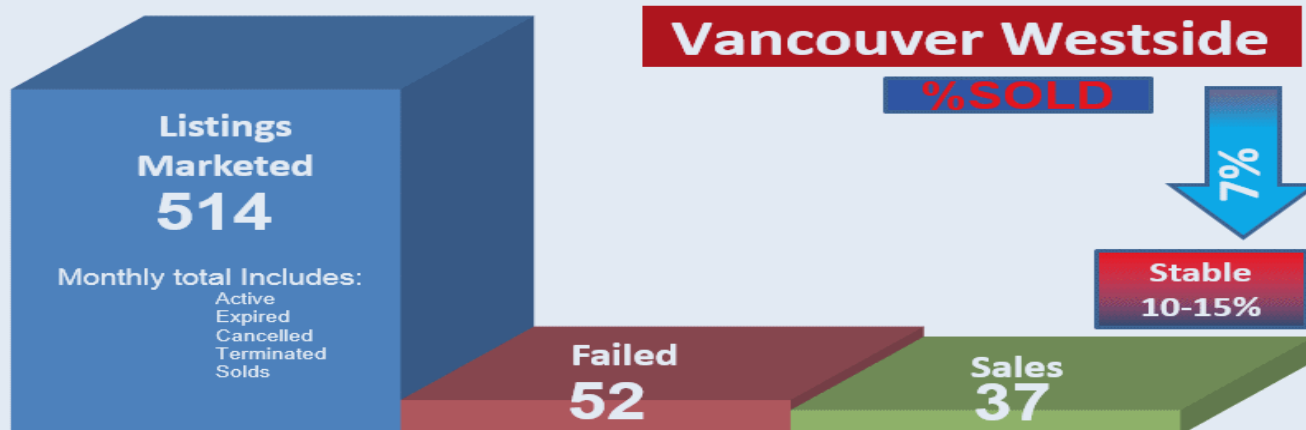
YTD Home Price Changes % 年終住房價格變動

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

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Monthly Market Activity - Apr 2020 - Single Family



May 1 2020 Vancouver Westside Market Update (Detached)

Current: Vancouver Westside ranges from a Stable High End Market to a Stable Market with average **7 %SOLD** rate and a Sale Price /List Price of 91% or \$270,000 avg. sale price discount from original list price.

Most Active Price Range: Homes below \$2.25 mill. have **25.0 %SOLD** rate.

Least Active Price Range: Homes between \$4.5 mill. - \$5 mill. have **2.2 %SOLD** rate.

History: The Vancouver Westside Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$274,898. The Vancouver Westside Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$5,413.

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



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

Vancouver Westside Home Price Range	List Price Ranges Statistics - Apr 2020 Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	Detached %SOLD	
\$0-\$2,250,000	28	7	8	95%	-\$93,000	25.0%	↑
\$2,250,001-\$2,500,000	32	4	21	98%	-\$49,000	12.5%	
\$2,500,001-\$2,750,000	15	2	21	91%	-\$244,500	13.3%	
\$2,750,001-\$3,000,000	40	5	7	100%	\$0	12.5%	
\$3,000,001-\$3,400,000	44	2	97	88%	-\$394,000	4.5%	↓
\$3,400,001-\$3,750,000	39	4	15	91%	-\$319,000	10.3%	
\$3,750,001-\$4,000,000	39	1	48	91%	-\$359,000	2.6%	↓
\$4,000,001-\$4,500,000	39	2	22	89%	-\$479,000	5.1%	↓
\$4,500,001-\$5,000,000	46	1	336	81%	-\$910,000	2.2%	↓
\$5,000,001-\$6,000,000	70	6	109	84%	-\$945,000	8.6%	↓
\$6,000,001-\$7,500,000	37	1	96	69%	-\$2,490,000	2.7%	↓
\$7,500,001 and more	85	2	68	84%	-\$1,445,000	2.4%	↓
Total Activity	514	37	25	91%	-\$270,000	7%	↓

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-19	Mar-20	Apr-20	5/1/2020	Change	
Total Listings** (A,S,T,C,X)	854	647	514		-133	↓
Active Listings (1st of the month)	664	508	454	425	-29	↓
Solds	64	107	37		-70	↓
Days on Market (DOM)	27	18	25		7	↑
%SOLD (Sales/ Listings /mnlthly rate)	7%	17%	7.2%		-9.3%	↓
(Top 50%) Home Price Index HPIp	3,411,101	3,141,101	\$3,136,203		-\$4,898	↓
(Lower 50%) Home Price Index HPIp	1,991,100	1,980,104	\$1,985,687		\$5,583	↑



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What Sold in your Neighbourhood and for What Price?

Vancouver Westside Sub Areas Statistics - Apr 2020					Detached	
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Arbutus	17	3	82	78%	-\$939,000	17.6%
Cambie	40	3	11	96%	-\$129,000	7.5%
Dunbar	55	4	74	87%	-\$835,000	7.3%
Fairview VW-False Creek	2	0				0.0%
Kerrisdale	37	6	33	91%	-\$329,000	16.2%
Kitsilano	20	4	46	91%	-\$194,000	20.0%
MacKenzie Heights	16	1	205	91%	-\$460,000	6.3%
Mount Pleasant VW	6	1	7	100%	\$500	16.7%
Marpole	25	2	7	92%	-\$166,500	8.0%
Oakridge VW	16	0				0.0%
Point Grey	69	3	3	93%	-\$201,900	4.3%
Quilchena	20	2	13	100%	-\$44,000	10.0%
South Cambie	7	0				0.0%
South Granville	46	2	27	94%	-\$198,500	4.3%
Shaughnessy	58	3	21	85%	-\$1,210,000	5.2%
Southlands	37	0				0.0%
S.W. Marine	19	0				0.0%
University VW	24	3	96	84%	-\$850,000	12.5%
Total Activity	514	37	25	91%	-\$270,000	7%

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#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

*detached homes***YOUNG**

REAL ESTATE GROUP

**Market Analysis and Forecasting** May 1/20 **Vancouver Westside****Alistair "Al" Young**

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Next Months Market Forecast

Forecast: Vancouver Westside has average Listing Supply; 425 homes are for sale and with the **7 %SOLD** monthly rate gives us a ~14 months of inventory. 5% of the active listings have reduced their price by \$299,864 on average and 299,000 median for the last month.

April's Real Estate Statistics shows that 76% of Single-Family Homes in Metro Vancouver have been in a Seller's Market. The Average Monthly Price increase was \$2,100 which is a small decline from last month's \$4,090 gain. Yes, both sales and inventory have dropped in the last month and the sell-through rates are falling enough to become a Buyer's Market. With that being said, we are not going to forecast the Markets this coming month, due to the Stock Market volatility and the Pandemic on hand.

Currently, Condos are in a Seller Market with 77% of the Greater Vancouver (Lower Mainland) Condo Prices increasing. On average, the Condo Market went up **\$1,476**. At the same time, the Townhouse Market increased **\$1,366** on average. That is 79% increased (22 out of 28 Markets). We analyze and provide 97 individual City's Home Price Indexes to supply you the MOST ACCURATE Market Trends every 2 weeks. 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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RE/MAX Statistics, on the Web!

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Market Analysis and Forecasting May 1/20 Vancouver Westside

Alistair "Al" Young

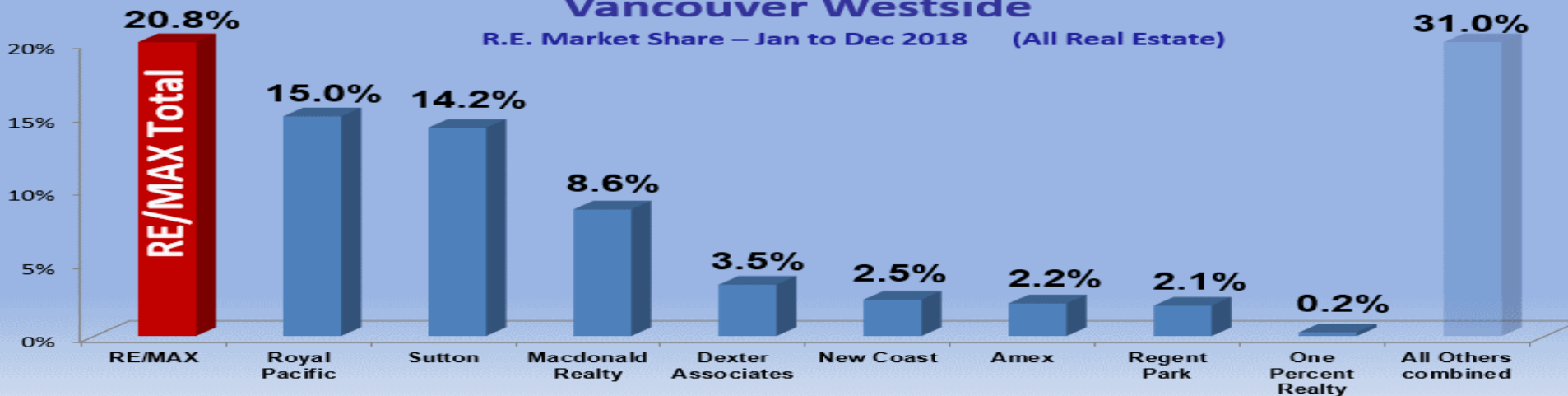
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#1 the RE/MAX Market Share Reports

Vancouver Westside

R.E. Market Share – Jan to Dec 2018 (All Real Estate)



RE/MAX Agents Sell More Real Estate than Any Other Canadian Brand



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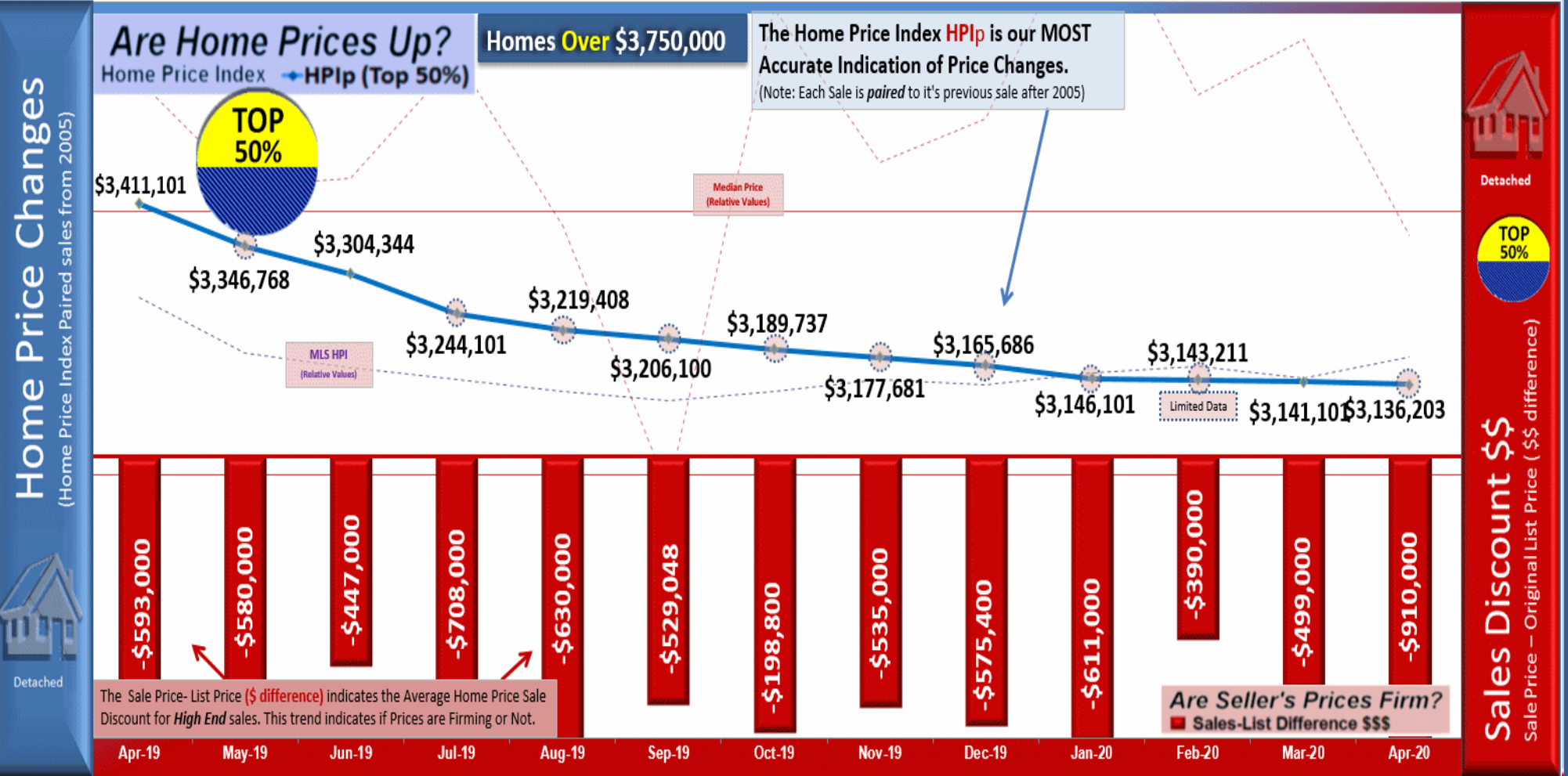
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Detached Vancouver Westside Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)



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



Detached



Detached

TOP 50%

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



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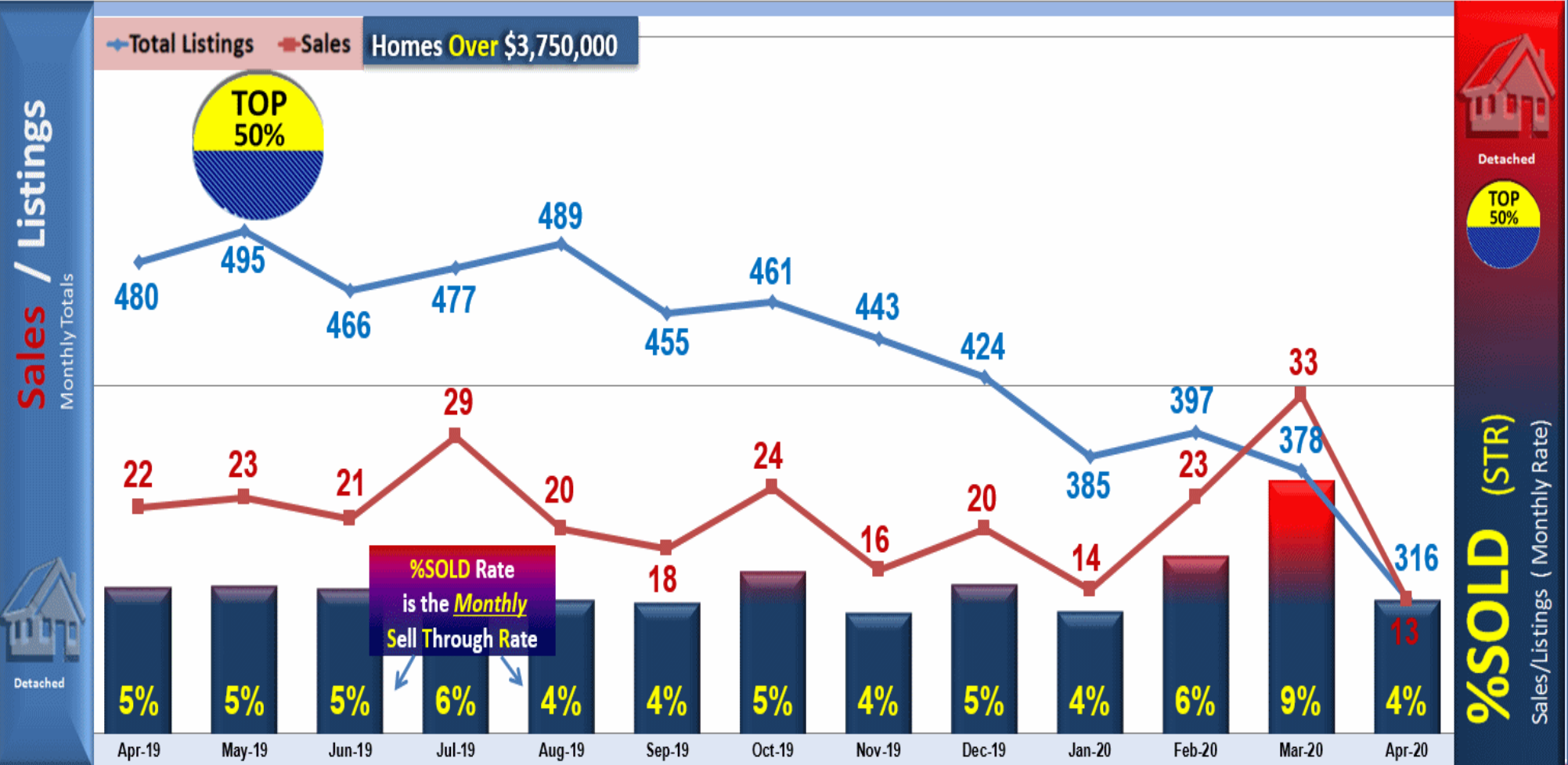
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Market Analysis and Forecasting May 1/20 Vancouver Westside

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Detached Vancouver Westside Total Listings**, Sales, and %SOLD rates



Sales / Listings
Monthly Totals



Detached



Detached



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

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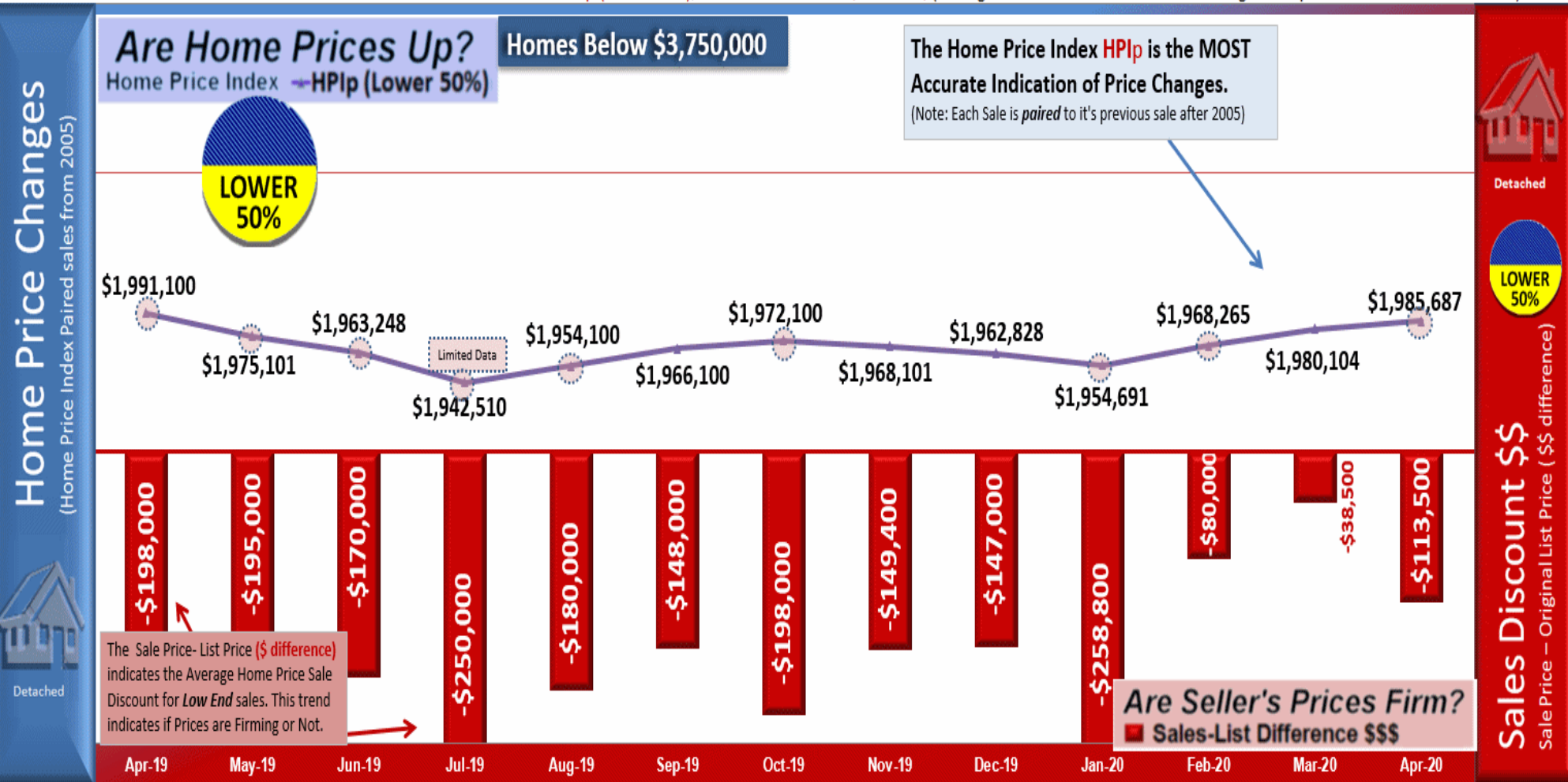
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Detached **Vancouver Westside** Home Price Index **HPI** (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)



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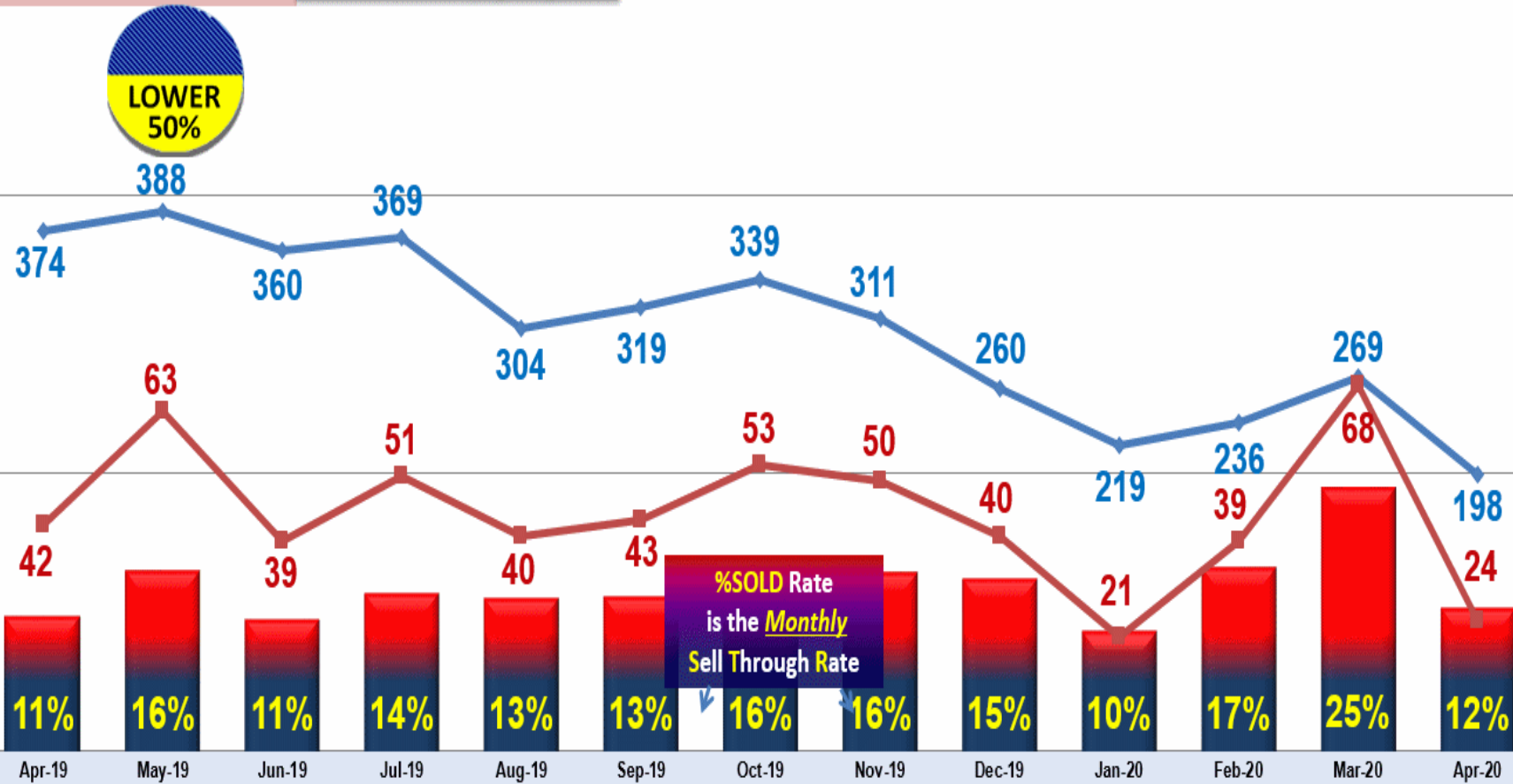
Market Analysis and Forecasting May 1/20 Vancouver Westside

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Detached Vancouver Westside Total Listings**, Sales, and %SOLD rates

← Total Listings → Sales Homes Below \$3,750,000

Sales / Listings
Monthly Totals



Detached



%SOLD (STR)

Sales/Listings (Monthly Rate)



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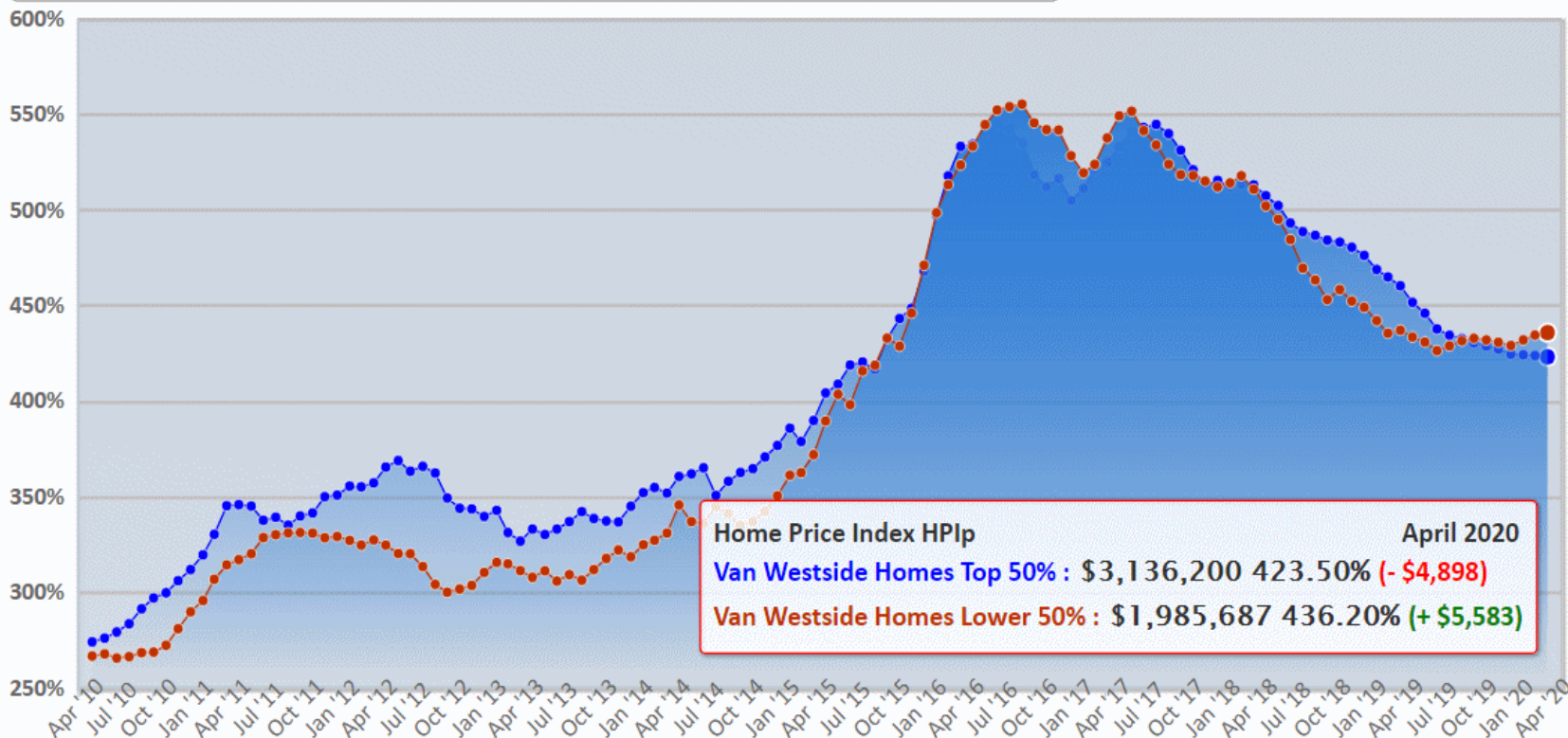
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Powered by the Greater Vancouver Market Reports HPIp



Van Westside Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Van Westside Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Home Price Index HPIp April 2020
Van Westside Homes Top 50% : \$3,136,200 423.50% (- \$4,898)
Van Westside Homes Lower 50% : \$1,985,687 436.20% (+ \$5,583)

Monthly Home values

Date	Value
Apr 2020	% 423.50
Mar 2020	% 424.20
Feb 2020	% 424.50
Jan 2020	% 424.90
Dec 2019	% 427.50
Nov 2019	% 429.10
Oct 2019	% 430.80
Sep 2019	% 433.00
Aug 2019	% 434.80
Jul 2019	% 438.10
Jun 2019	% 446.30
May 2019	% 452.00

<<< 1 2 3 >>>

Highcharts.com



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South Surrey White Rock Real Estate Price Changes (\$/%)

白石,南素里 房地產價格變動/白石,南素里 房地產價格變動

Housing Types: Year-To-Date Mar 2019 – Mar 2020 (Quarters)

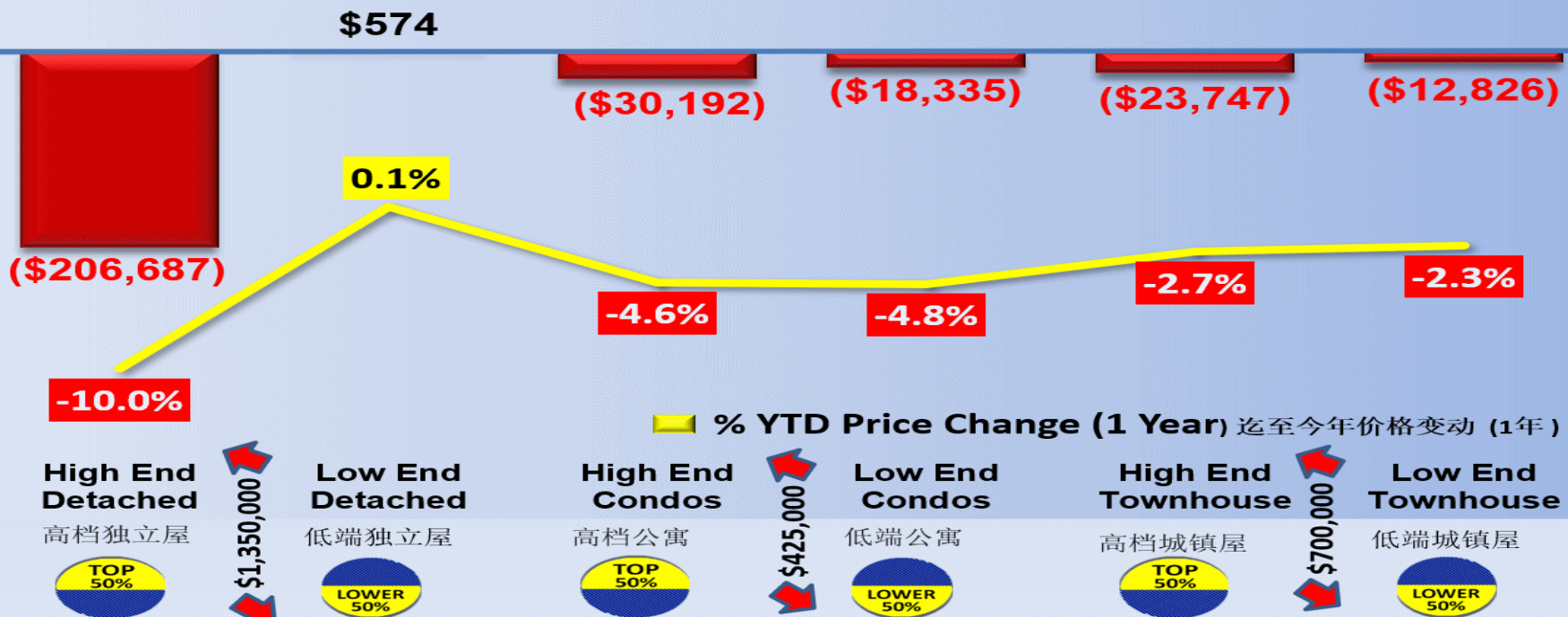
房屋类型: 迄于今年 (每季) 由2019 三月份至2020 三月份

Powered by: Vancouver Market Reports HPI®

■ **\$\$ YTD Price Change (1 Year)**
价格变动 (1年)

YTD Home Price Changes \$\$ 年終住房價格變動

YTD Home Price Changes % 年終住房價格變動



■ **% YTD Price Change (1 Year)** 迄于今年价格变动 (1年)

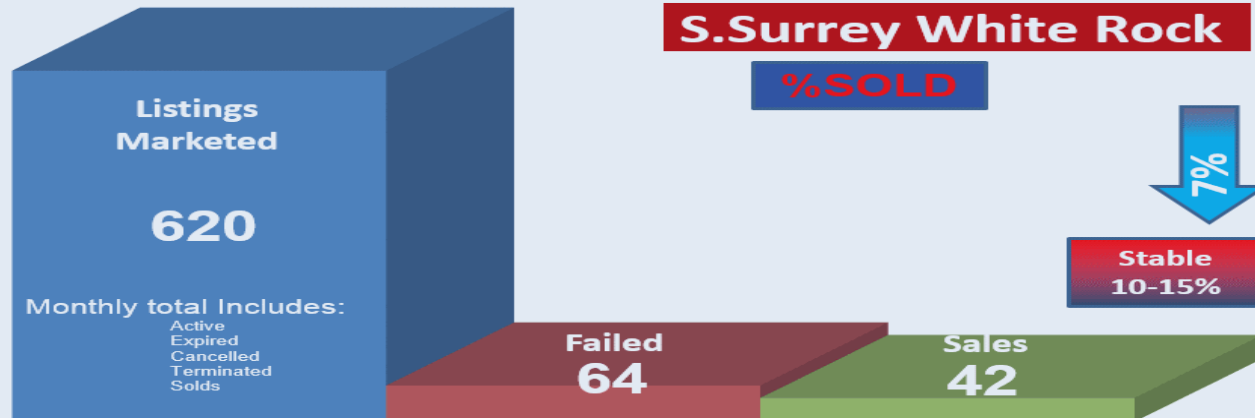
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Monthly Market Activity - Apr 2020 - Single Family



May 1 2020 White Rock - South Surrey Market Update (Detached)

Current: White Rock South Surrey is in a Buyer Market with average listing inventories, **7 %SOLD** rate and a 94% Sell/List Ratio.

(This means that there is an average of a \$77,726 discount on a sale from the original list price)

Most Active Price Range: Homes below \$900,000 have **17.1 %SOLD** rate.

Least Active Price Range: Homes above \$3.25 mill. have **2.4 %SOLD** rate.

History: The S. Surrey White Rock Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$202,253.

The S. Surrey White Rock Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$6,000.

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



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

White Rock - South Surrey List Price Ranges Statistics - Apr 2020							Detached
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
\$0-\$900,000	28	5	46	91%	-\$14,000	17.9%	↑
\$900,000-\$1,050,000	28	3	17	96%	-\$38,900	10.7%	
\$1,050,000-\$1,200,000	60	7	20	96%	-\$47,072	11.7%	
\$1,200,000-\$1,350,000	62	9	28	97%	-\$40,000	14.5%	
\$1,350,000-\$1,550,000	100	7	53	94%	-\$84,000	7.0%	↓
\$1,550,000-\$1,800,000	67	2	260	86%	-\$259,500	3.0%	↓
\$1,800,000-\$2,300,000	104	5	43	93%	-\$165,000	4.8%	↓
\$2,300,000-\$3,250,000	87	2	72	92%	-\$181,500	2.3%	↓
\$3,250,001 and more	84	2	168	84%	-\$644,500	2.4%	↓
Total Activity	620	42	32	94%	-\$77,726	7%	↓

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-19	Mar-20	Apr-20	5/1/2020	Change	
Total Listings** (A,S,T,C,X)	914	708	620		-88	↓
Active Listings (1st of the month)	676	528	531	514	-17	↓
Solds	65	103	42		-61	↓
Days on Market (DOM)	35	23	32		9	↑
%SOLD (Sales/ Listings /mnthly rate)	7.1%	15%	7%		-8%	↓
(Top 50%) Home Price Index HPIp	\$2,057,353	\$1,853,100	\$1,855,100		\$2,000	↑
(Lower 50%) Home Price Index HPIp	\$1,014,100	\$1,015,711	\$1,020,100		\$4,389	↑



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What Sold in your Neighbourhood and for What Price?

White Rock - South Surrey Sub areas Statistics - Apr 2020				Detached		
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Elgin Chantrell	87	9	43	93%	-\$165,000	10.3%
Sunnyside Pk Surrey	57	4	35	89%	-\$139,500	7.0%
Crescent Bch Ocean Pk.	65	3	28	97%	-\$40,000	4.6%
White Rock	133	9	17	95%	-\$84,000	6.8%
King George Corridor	88	9	23	96%	-\$18,000	10.2%
Hazelmere	18	2	189	83%	-\$549,450	11.1%
Grandview Surrey	80	3	49	96%	-\$58,800	3.8%
Morgan Creek	51	2	163	87%	-\$208,500	3.9%
Pacific Douglas	41	1	29	93%	-\$99,800	2.4%
Total Activity	620	42	32	94%	-\$77,726	7%



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RE/MAX Statistics, on the Web!

*detached homes***YOUNG**

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**Market Analysis and Forecasting** May 1/20 White Rock & S. Surrey**Alistair "Al" Young**

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Next Months Market Forecast

Forecast: White Rock South Surrey has average Listing supply; 514 homes are for sale and with the **7 %SOLD** monthly rate gives us a ~14 months of inventory. 5% of the active listings have reduced their price by \$49,048 on average or \$51,000 median for the last month. We project White Rock South Surrey to be a continued Buyer market.

April's Real Estate Statistics shows 89% of Fraser Valley's Detached Markets increased values this month. Overall, Single Family Homes had a \$2,239 monthly price increase. Yes, both sales and inventory have dropped in the last month and the sell-through rates are falling enough to become a Buyer's Market. With that being said, we are not going to forecast the Markets this coming month, due to the Stock Market volatility and the Pandemic on hand.

Currently, Condos are in a Seller Market with 77% of the Greater Vancouver (Lower Mainland) Condo Prices increasing. On average, the Condo Market went up **\$1,476**. At the same time, the Townhouse Market increased **\$1,366** on average. That is 79% increased (22 out of 28 Markets). We analyze and provide 97 individual City's Home Price Indexes to supply you the MOST ACCURATE Market Trends every 2 weeks. 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.

Data is from : FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: RMXReports.com



*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. [More Details](#)
Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

RE/MAX Treeland Realtyinfo@callyoung.comAlistairYoung.comproduced for: **Alistair Young**

Cell: 604-720-5353

#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

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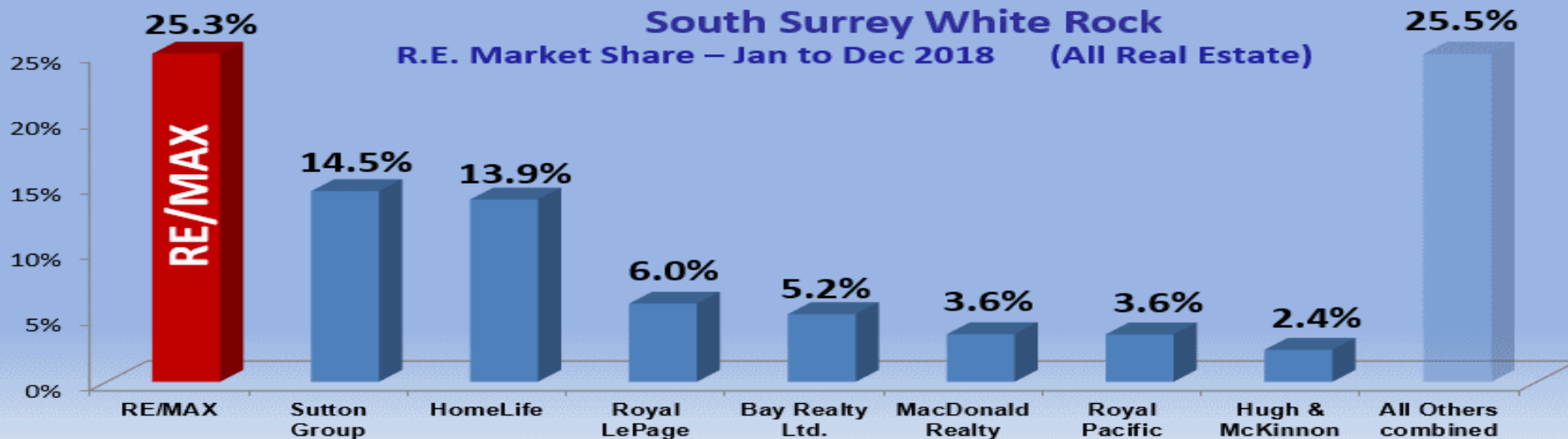
Market Analysis and Forecasting May 1/20 White Rock & S. Surrey

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#1 the RE/MAX Market Share Reports



RE/MAX Agents Sell More Real Estate than Any Other Canadian Brand



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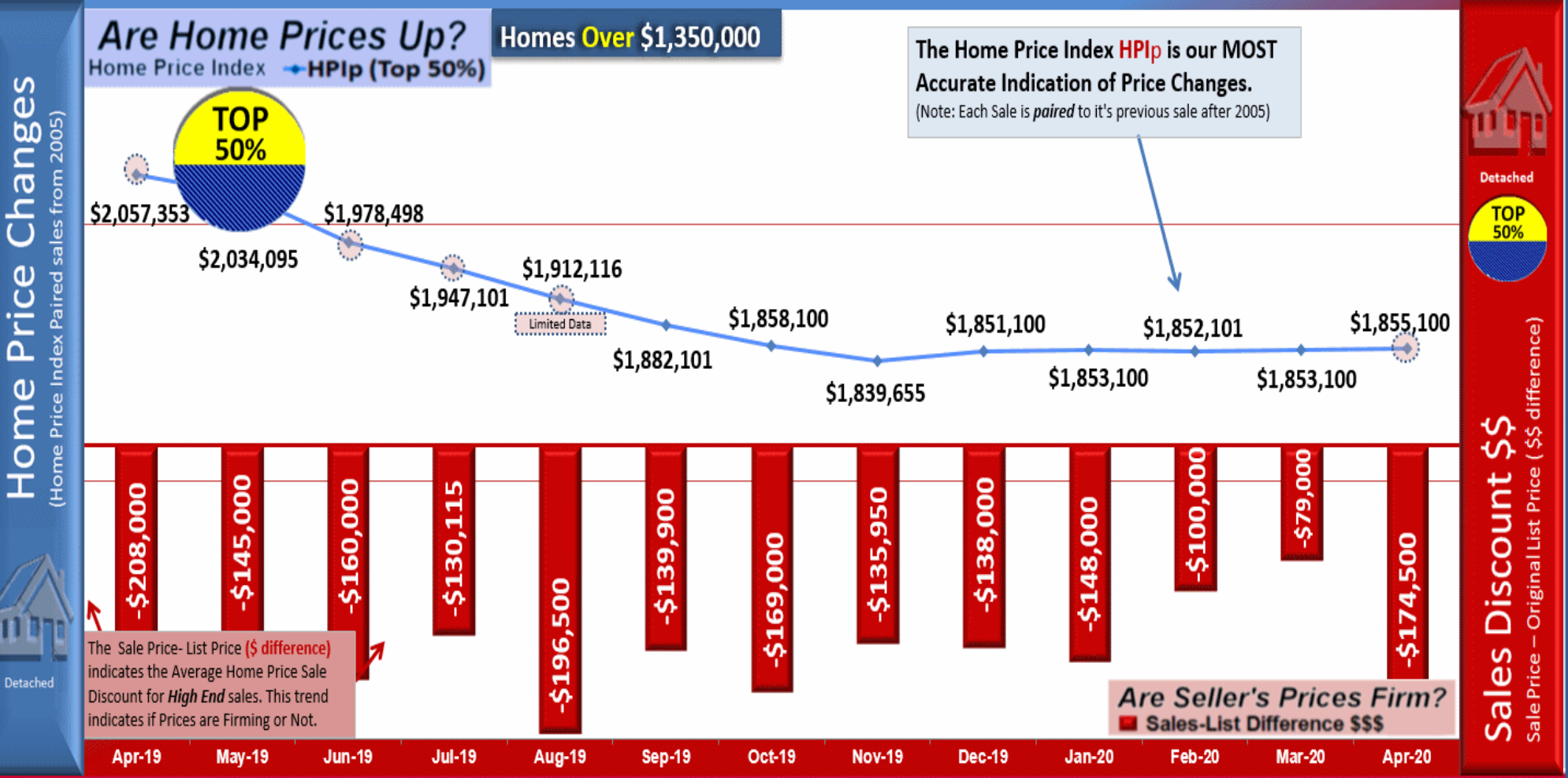
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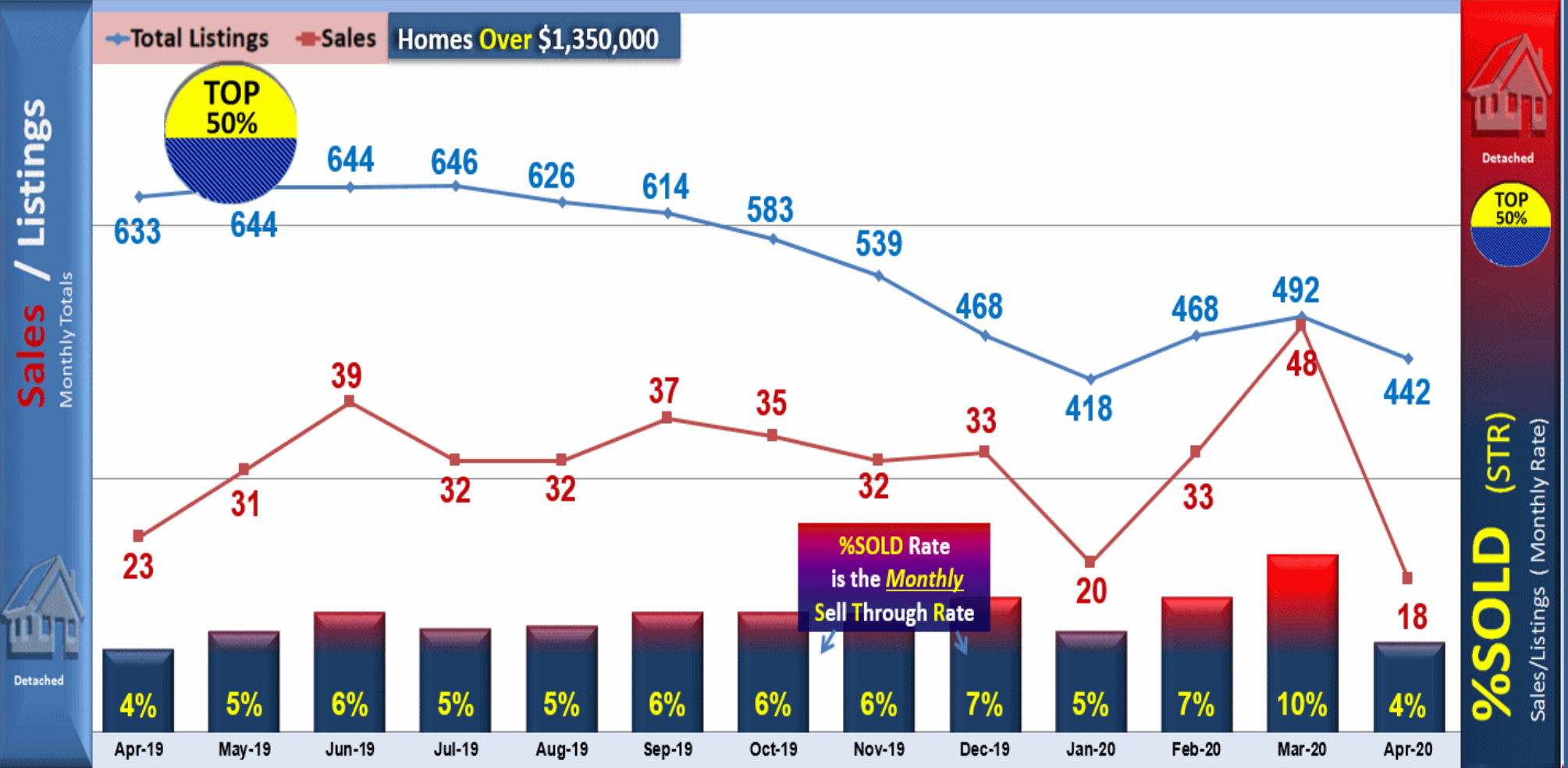
Detached White Rock - South Surrey Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)



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Detached White Rock - South Surrey Total Listings**, Sales, and %SOLD rates



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Detached White Rock - South Surrey 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)

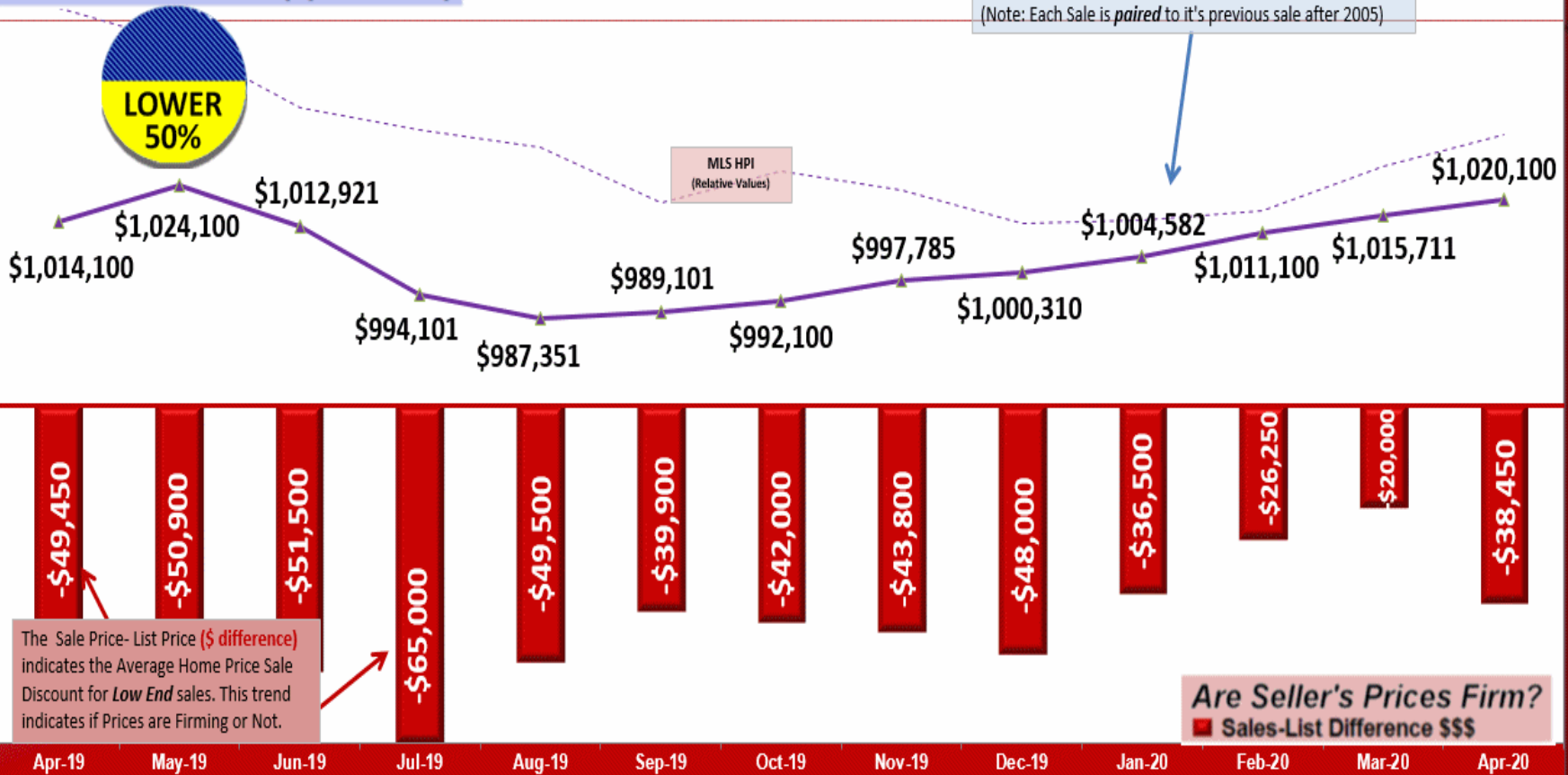
Home Price Changes
(Home Price Index Paired sales from 2005)



Detached

Are Home Prices Up? Homes Below \$1,350,000
Home Price Index → HPIp (Lower 50%)

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



Detached



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

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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Market Analysis and Forecasting May 1/20 White Rock & S. Surrey

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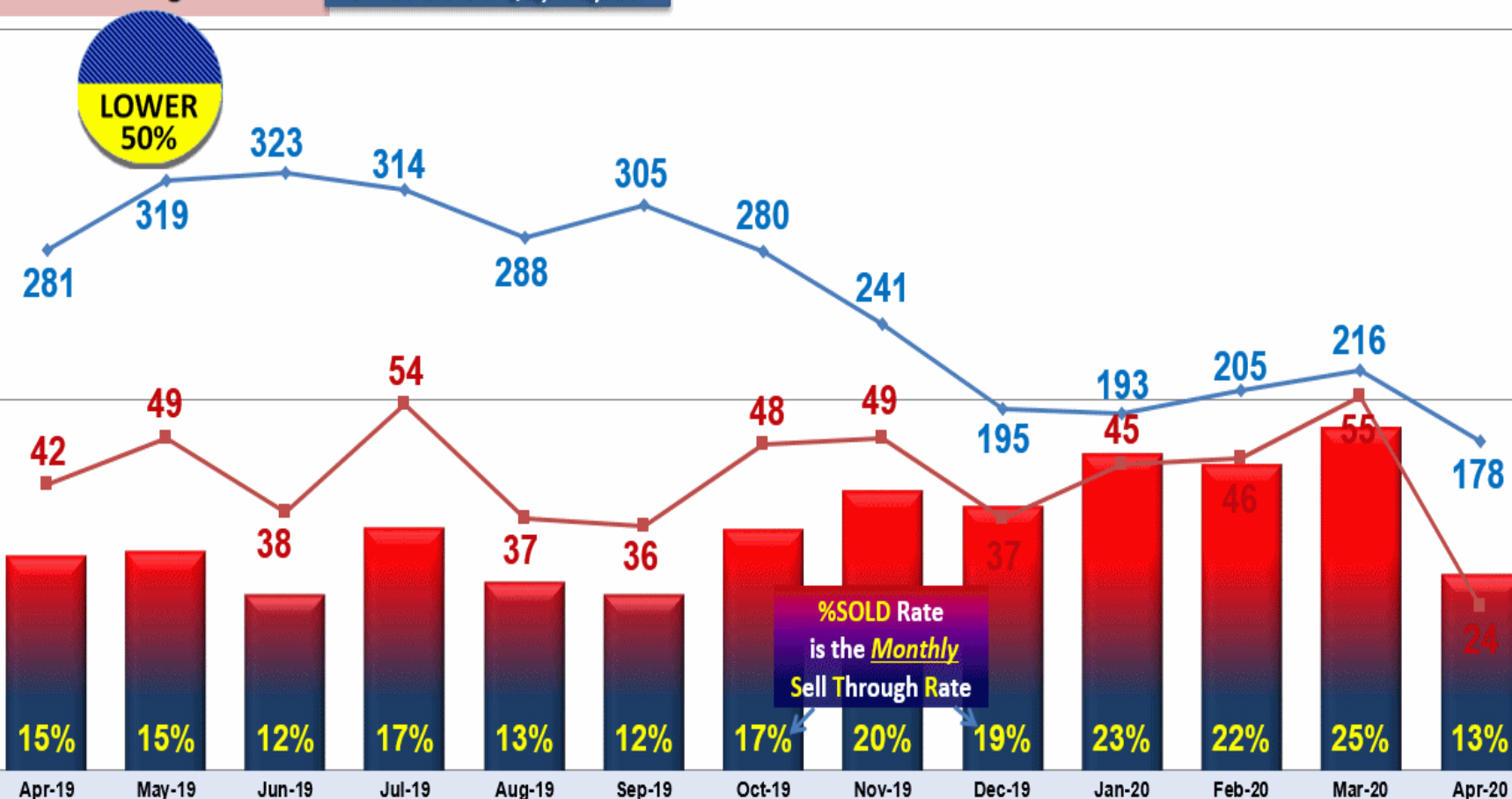
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Detached White Rock - South Surrey Total Listings**, Sales, and %SOLD rates

← Total Listings → Sales Homes Below \$1,350,000

Sales / Listings
Monthly Totals



Detached



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



Detached

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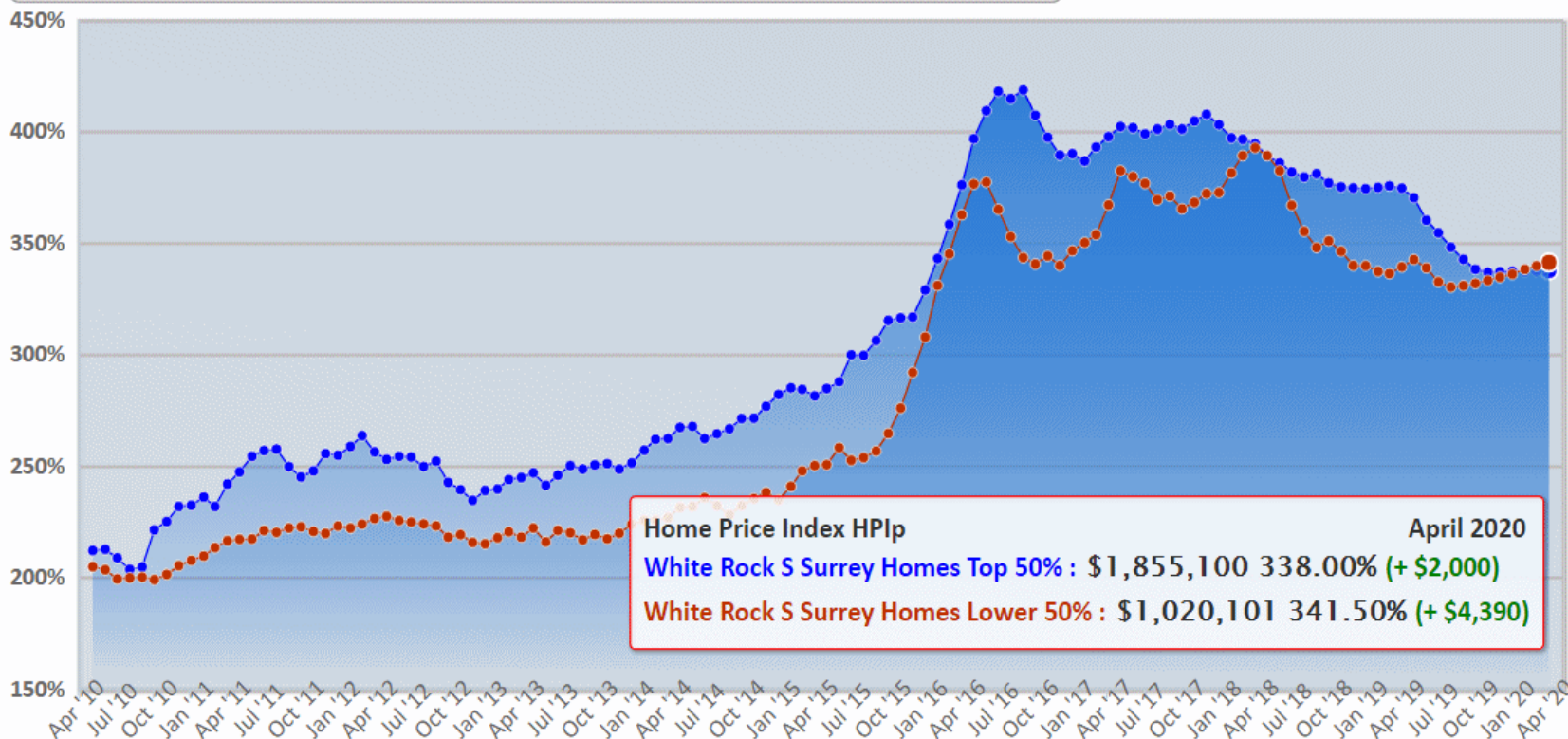
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White Rock S Surrey Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 White Rock S Surrey Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly **Home values**

Date	Value
Apr 2020	% 338.00
Mar 2020	% 337.60
Feb 2020	% 337.40
Jan 2020	% 337.60
Dec 2019	% 337.30
Nov 2019	% 337.10
Oct 2019	% 338.50
Sep 2019	% 342.90
Aug 2019	% 348.40
Jul 2019	% 354.80
Jun 2019	% 360.50
May 2019	% 370.60

<<< 1 2 3 >>>

Highcharts.com



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

房地产价格变动(\$/%)

Housing Types: Year-To-Date Mar 2019 – Mar 2020 (Quarters)

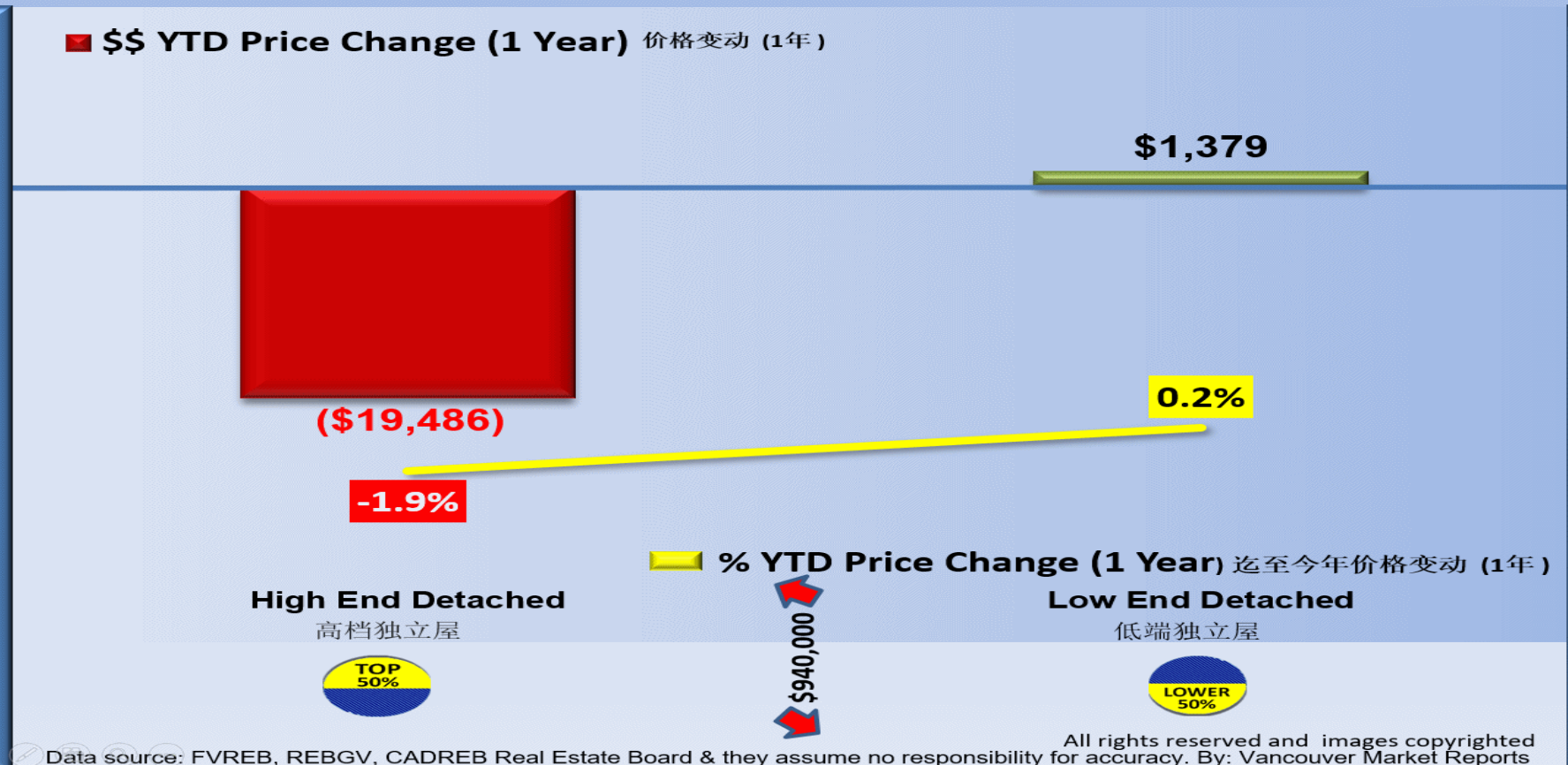
房屋类型: 迄于今年 (每季) 由2019 三月份至2020 三月份

Powered by: Vancouver Market Reports HPIp

■ \$\$ YTD Price Change (1 Year) 价格变动 (1年)

YTD Home Price Changes \$\$\$ 房地產價格變動

YTD Home Price Changes %% 房地產價格變動



■ % YTD Price Change (1 Year) 迄于今年价格变动 (1年)

High End Detached
高档独立屋

Low End Detached
低端独立屋



\$940,000

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Monthly Market Activity - Apr 2020 Single Family



May 1 2020 N. Delta Market Update (Detached)

Current: N.Delta has a Stable Market with **11 %SOLD** rate and a 98% Sell/List ratio.

(This means that there is an average of a \$21,000 discount from the original list price)

Most Active Price Range: Homes between \$875,000 - \$940,000 have a high **28.2 %SOLD** rate.

Least Active Price Range: Homes above \$1.2 mill. have **1.8 %SOLD** rate.

History: The North Delta Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$20,873.

The North Delta Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$6,622.

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



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

N. Delta List Price Ranges Statistics - Apr 2020

Detached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$875,000	16	2	5	99%	-\$11,500	12.5%	
\$875,001-\$940,000	39	11	8	97%	-\$24,000	28.2%	↑
\$940,001-\$1,200,000	54	4	5	99%	-\$7,350	7.4%	↓
\$1,200,001 and more	55	1	6	93%	-\$89,000	1.8%	↓
Total Activity	164	18	6	98%	-\$21,000	11%	

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-19	Mar-20	Apr-20	5/1/2020	Change	
Total Listings** (A,S,T,C,X)	238	186	164		-22	↓
Active Listings (1st of the month)	148	123	127	120	-7	↓
Solds	31	40	18		-22	↓
Days on Market (DOM)	15	6	6		0	
%SOLD (Sales/ Listings /mthly rate)	13%	22%	11%		-10.5%	↓
(Top 50%) Home Price Index HPIp	\$1,010,973	\$989,101	\$990,100		\$999	↑
(Lower 50%) Home Price Index HPIp	\$797,327	\$803,100	\$803,949		\$849	↑



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What Sold in your Neighbourhood and for What Price?

N. Delta Sub areas Statistics - Apr 2020					Detached	
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Annieville	39	3	8	97%	-\$24,000	7.7%
Nordel	44	5	6	97%	-\$24,000	11.4%
Scottsdale	43	5	3	98%	-\$19,000	11.6%
Sunshine Hills Woods	38	5	12	99%	-\$4,900	13.2%
Total Activity	164	18	6	98%	-\$21,000	11%



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Next Months Market Forecast

Forecast: North Delta has average Listing supply; 120 homes are for sale and with the **11 %SOLD** monthly rate gives us about ~9 months of inventory. 3% of the active listings have reduced their price by \$20,000 on average or \$25,000 on median for the last month. We project North Delta to be a continued Buyer market.

April's Real Estate Statistics shows 89% of Fraser Valley's Detached Markets increased values this month. Overall, Single Family Homes had a \$2,239 monthly price increase. Yes, both sales and inventory have dropped in the last month and the sell-through rates are falling enough to become a Buyer's Market. With that being said, we are not going to forecast the Markets this coming month, due to the Stock Market volatility and the Pandemic on hand.

Currently, Condos are in a Seller Market with 77% of the Greater Vancouver (Lower Mainland) Condo Prices increasing. On average, the Condo Market went up **\$1,476**. At the same time, the Townhouse Market increased **\$1,366** on average. That is 79% increased (22 out of 28 Markets). We analyze and provide 97 individual City's Home Price Indexes to supply you the MOST ACCURATE Market Trends every 2 weeks. 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. Data is from : FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: RMXReports.com



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#1 RE/MAX Market Reports

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detached homes

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Market Analysis and Forecasting May 1/20 North Delta

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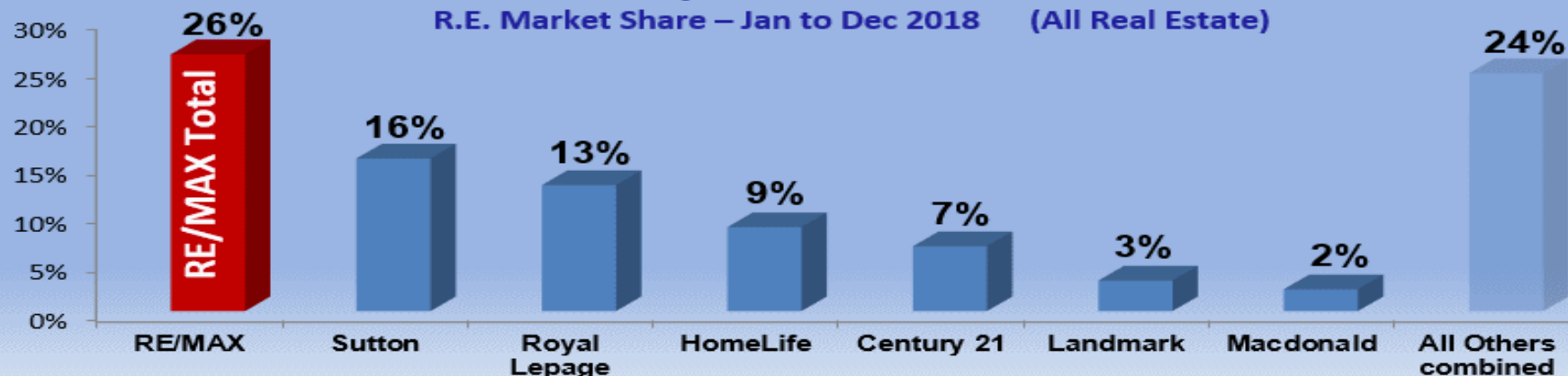
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#1 the RE/MAX Market Share Reports

Fraser Valley and Chilliwack R.E. Boards

R.E. Market Share – Jan to Dec 2018 (All Real Estate)



RE/MAX Agents Sell More Real Estate than Any Other Canadian Brand



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Market Analysis and Forecasting May 1/20 North Delta

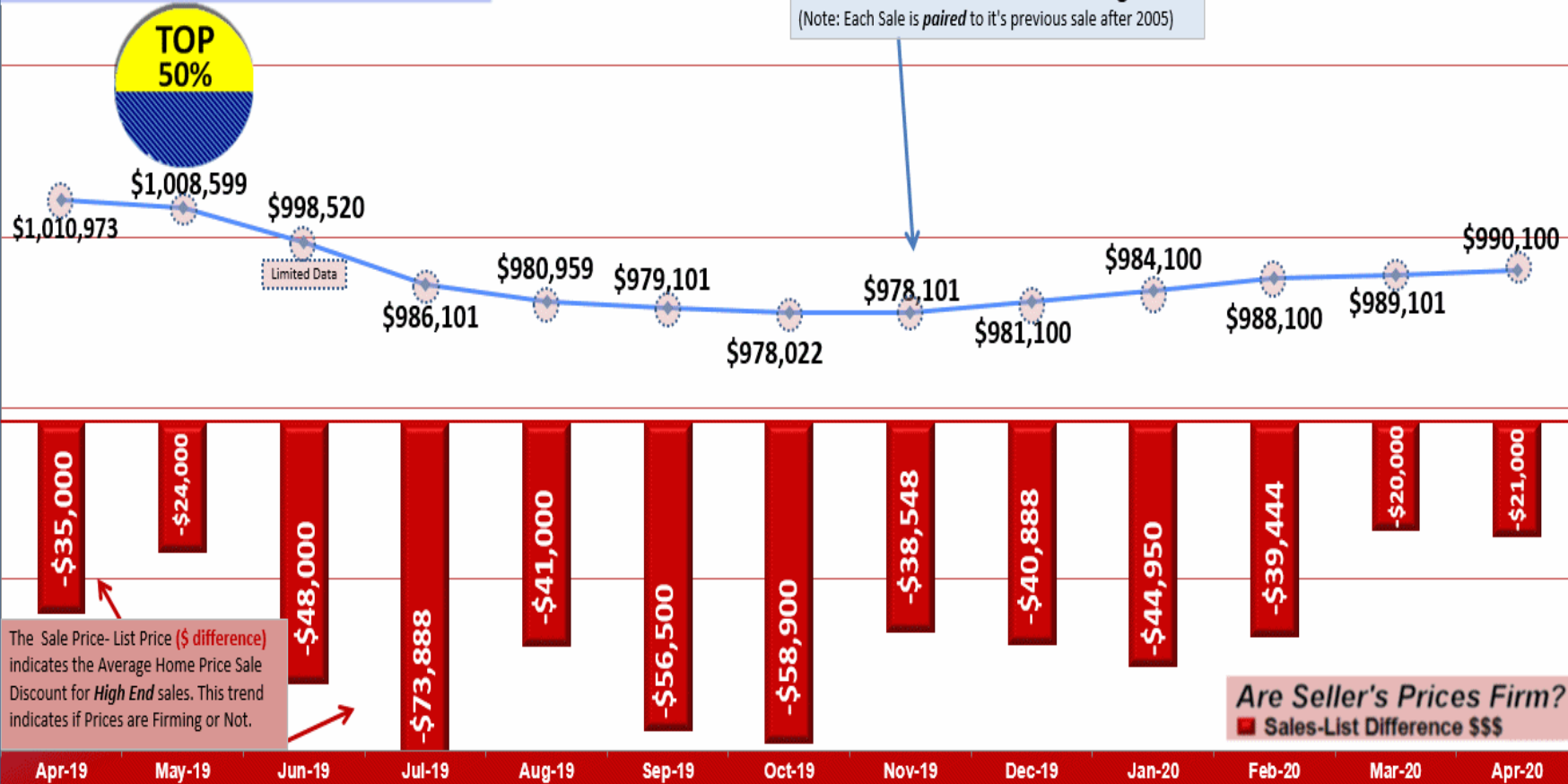
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Detached North Delta Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

Homes Over \$940,000

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. This trend indicates if Prices are Firming or Not.

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

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

Detached

TOP 50%

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



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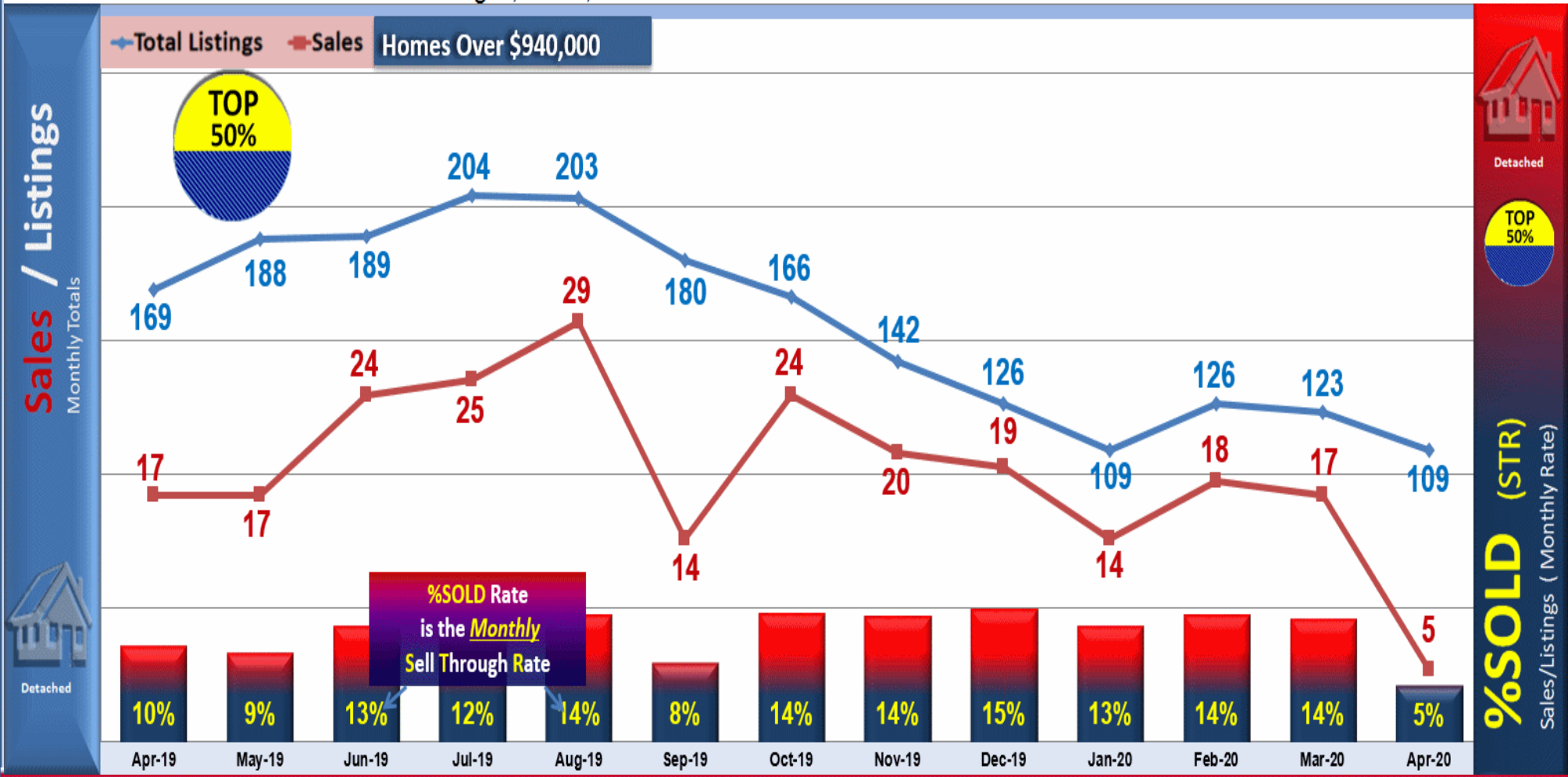
Market Analysis and Forecasting May 1/20 North Delta

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



Sales / Listings
Monthly Totals



Detached



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



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Market Analysis and Forecasting May 1/20 North Delta

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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)

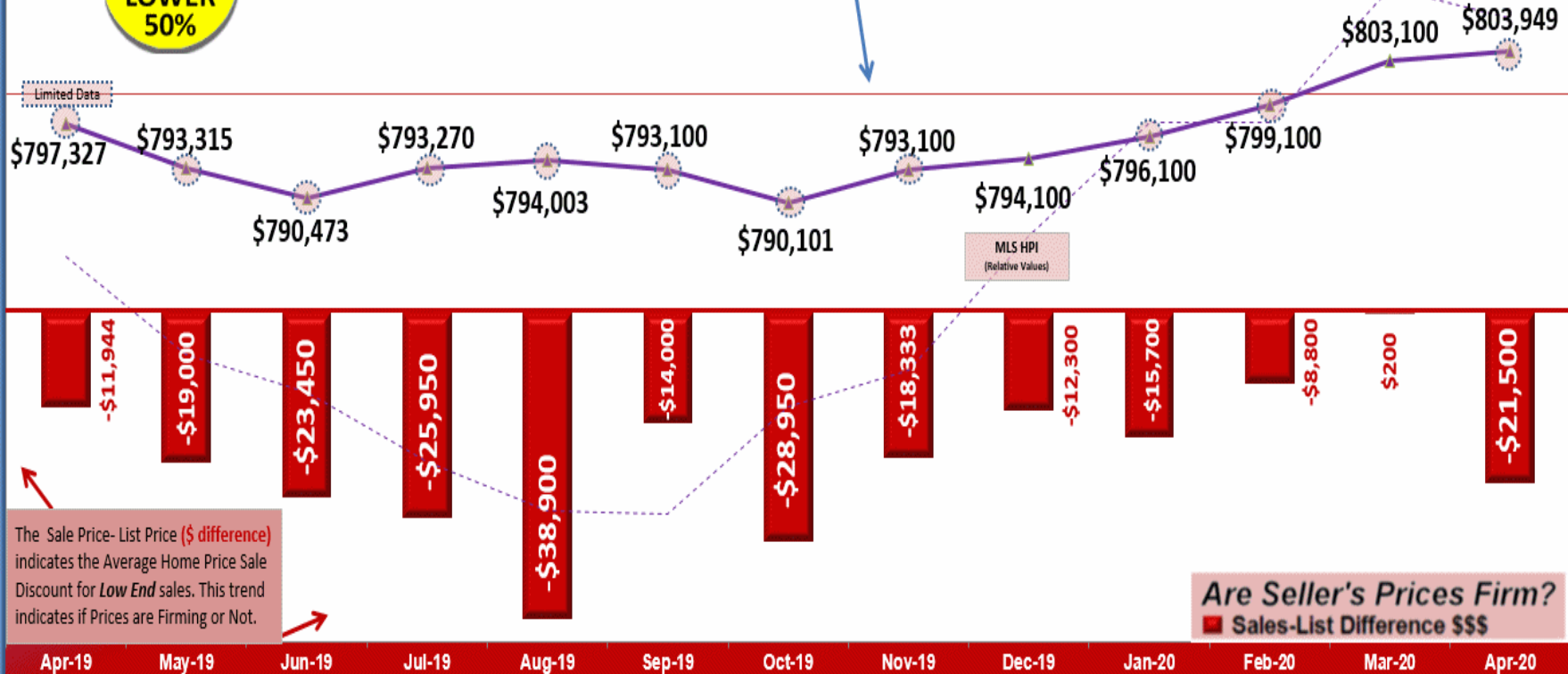
Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

Homes Below \$940,000

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

(Note: Each Sale is paired to its previous sale after 2005)



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 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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RE/MAX Statistics, on the Web!

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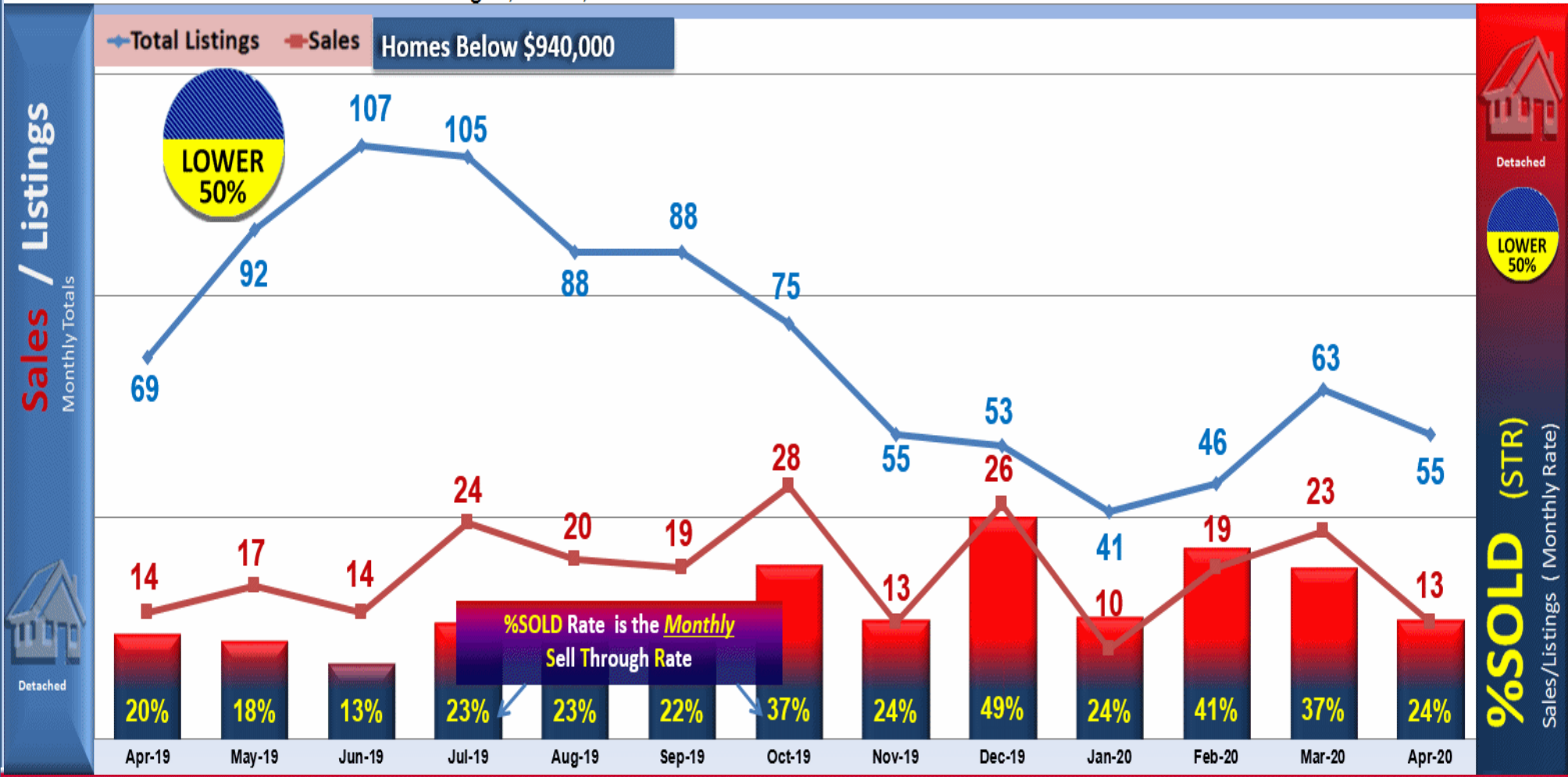
Market Analysis and Forecasting May 1/20 North Delta

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



Sales / Listings
Monthly Totals



Detached



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



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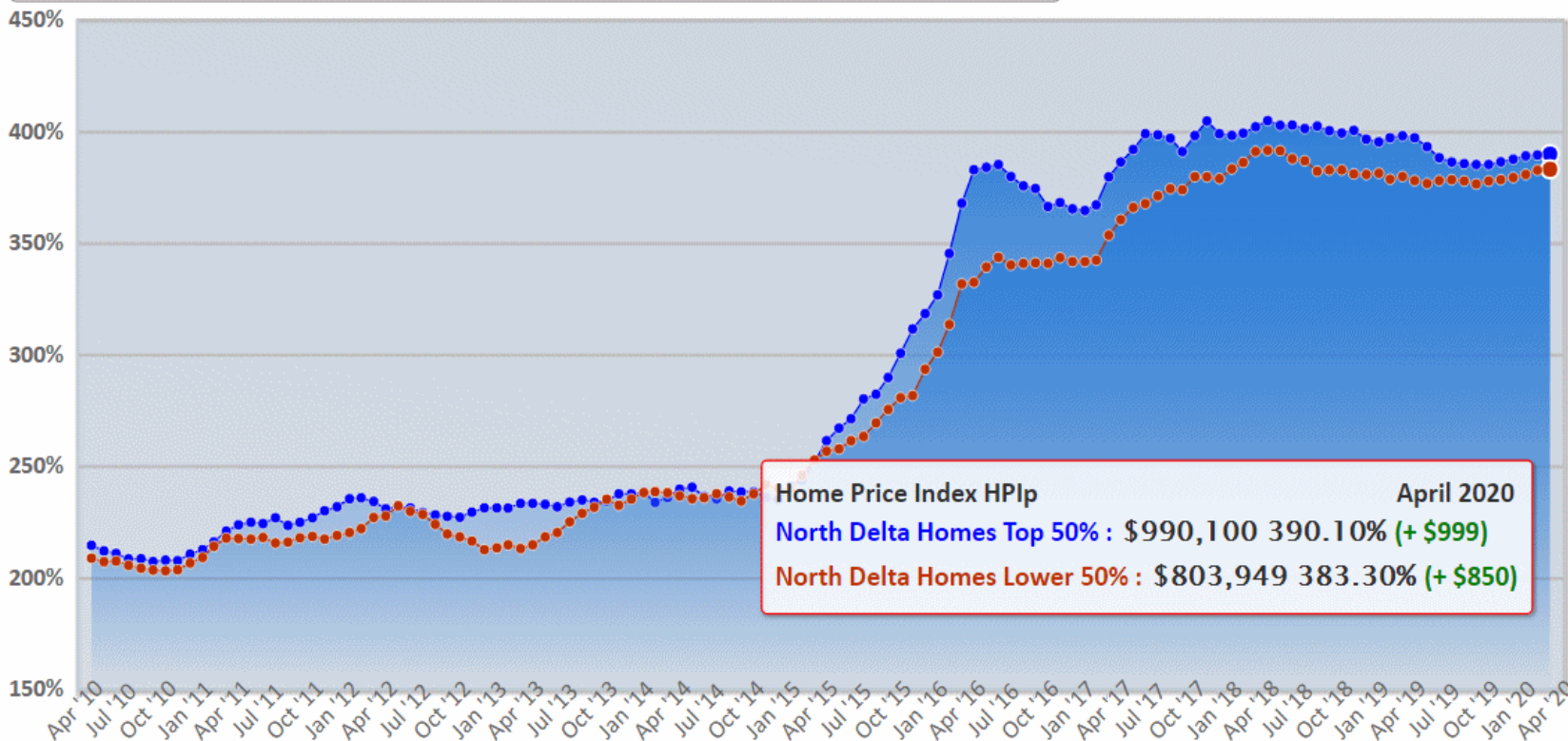
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North Delta Homes Top 50% : **HPIp** Forecast+ Forecast-
North Delta Homes Lower 50% : **HPIp** Forecast+ Forecast-



Monthly Home values

Date	Value
Apr 2020	% 390.10
Mar 2020	% 389.70
Feb 2020	% 389.30
Jan 2020	% 387.80
Dec 2019	% 386.60
Nov 2019	% 385.40
Oct 2019	% 385.40
Sep 2019	% 385.80
Aug 2019	% 386.50
Jul 2019	% 388.50
Jun 2019	% 393.40
May 2019	% 397.40

<<< 1 2 3 >>>

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Surrey West Real Estate Price Changes (\$/%)

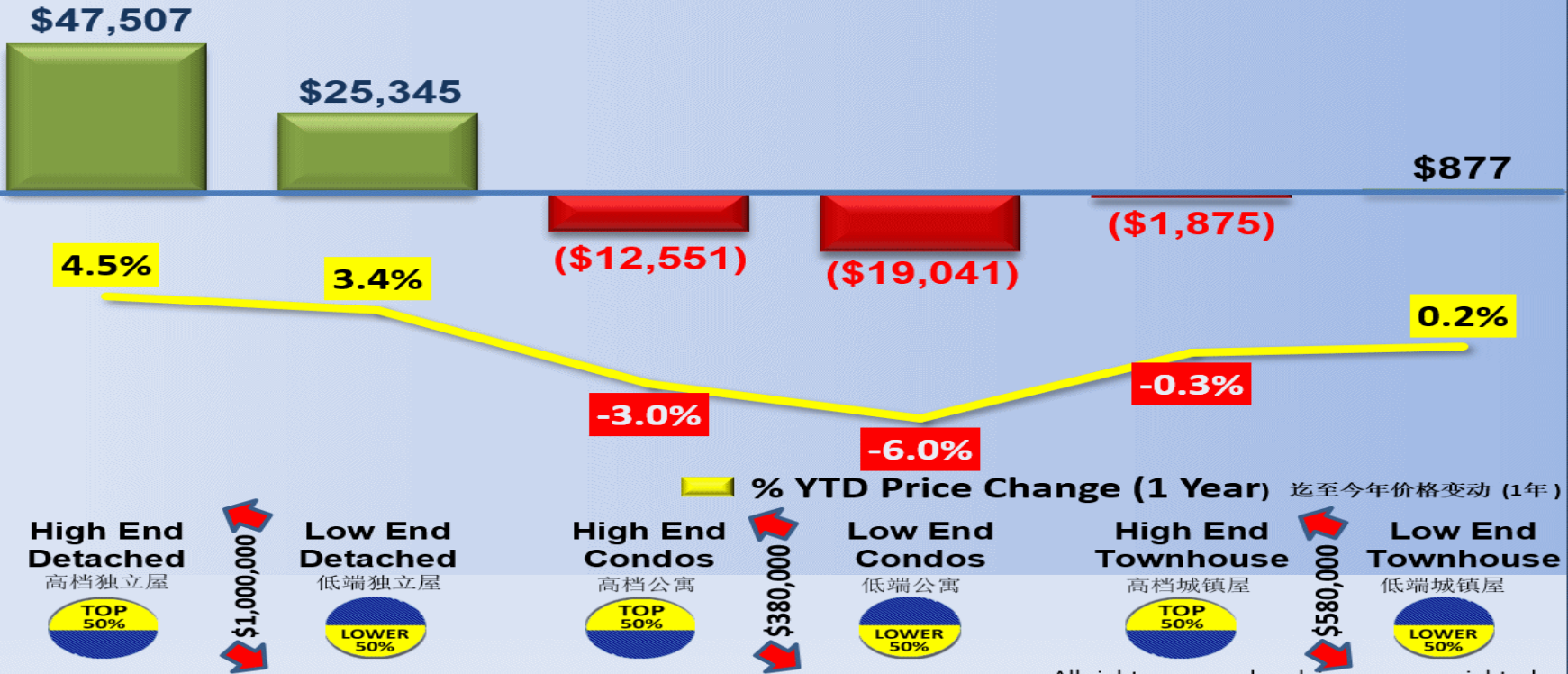
房地产价格变动(\$/%)

Housing Types: Year-To-Date Mar 2019 – Mar 2020 (Quarters)

房屋类型: 迄至今年 (每季) 由2019 三月份至2020 三月份

Powered by: Vancouver Market Reports HPIp

\$\$\$ YTD Price Change (1 Year) 价格变动 (1年)



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

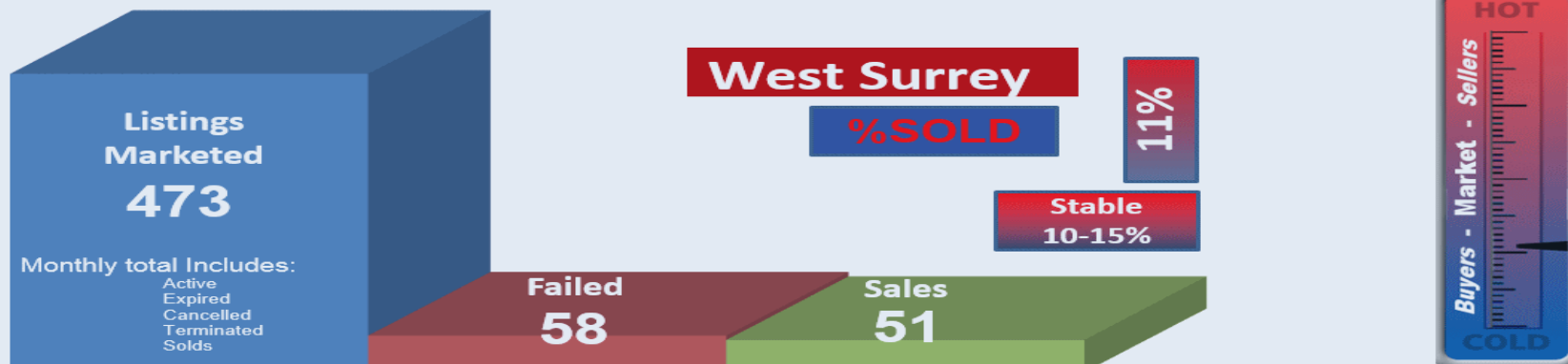
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Monthly Market Activity - Apr 2020 - Single Family



May 1 2020 West Surrey Market Update

(Detached)

Current: West Surrey is in a Buyer Market with an average listing inventory, **11 %SOLD** rate and a 98% Sell/List Ratio. (This means that there is an average of a \$20,000 sales discount from the original list price)

Most Active Price Range: Homes between \$800,000 - \$900,000 have **20.6 %SOLD** rate.

Least Active Price Range: Homes between \$1 mill. - \$1.05 mill. have **3.0 % SOLD** rate.

History: The Surrey West Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$49,026. The Surrey West Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$26,901. *The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.



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

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	Detached
0-\$600,000	44	5	21	98%	-\$10,000	11.4%	
\$600,001-\$800,000	28	4	13	98%	-\$19,450	14.3%	
\$800,000-\$900,000	68	14	10	99%	-\$11,900	20.6%	↑
\$900,000-\$1,000,000	99	11	12	98%	-\$19,900	11.1%	
\$1,000,000-\$1,150,000	33	1	2	100%	-\$4,000	3.0%	↓
\$1,150,000-\$1,300,000	52	5	20	96%	-\$49,000	9.6%	↓
\$1,300,001 and more	149	11	57	96%	-\$59,000	7.4%	↓
Total Activity	473	51	17	98%	-\$20,000	11%	

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-19	Mar-20	Apr-20	5/1/2020	Change	
Total Listings** (A,S,T,C,X)	681	569	473		-96	↓
Active Listings (1st of the month)	446	363	382	364	-18	↓
Solds	97	112	51		-61	↓
Days on Market (DOM)	20	11	17		7	↑
%SOLD (Sales/ Listings /mnlly rate)	14.2%	19.7%	10.8%		-9%	↓
(Top 50%) Home Price Index HPIp	\$1,055,459	\$1,099,100	\$1,104,485		\$5,385	↑
(Lower 50%) Home Price Index HPIp	\$762,199	\$785,736	\$789,100		\$3,364	↑

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What Sold in your Neighbourhood and for What Price?

West Surrey Sub areas Statistics - Apr 2020					Detached	
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Bridgeview	14	1	29	98%	-\$10,000	7.1%
Bolivar Heights	58	12	18	98%	-\$18,950	20.7%
Royal Heights	22	2	11	104%	\$33,000	3.7%
Cedar Hills	47	3	3	100%	-\$3,000	10.7%
Whalley	54	0				14.8%
Queen Mary Park Surrey	48	1	83	93%	-\$60,000	15.1%
Bear Creek Green Timbers	60	12	28	98%	-\$24,000	9.2%
West Newton	71	7	13	97%	-\$34,000	11.3%
East Newton	99	13	22	96%	-\$21,900	7.2%
Total Activity	473	51	17	98%	-\$20,000	11%



*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. [More Details](#)
Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.



Next Months Market Forecast

Forecast: West Surrey has average Listing supply; 364 homes are for sale and with the **11 %SOLD** monthly rate gives us a ~9 months of inventory. 7% of the active listings have reduced their price by \$46,675 on average or \$34,000 median in the last month. We project West Surrey to be a Buyer market.

April's Real Estate Statistics shows 89% of Fraser Valley's Detached Markets increased values this month. Overall, Single Family Homes had a \$2,239 monthly price increase. Yes, both sales and inventory have dropped in the last month and the sell-through rates are falling enough to become a Buyer's Market. With that being said, we are not going to forecast the Markets this coming month, due to the Stock Market volatility and the Pandemic on hand.

Currently, Condos are in a Seller Market with 77% of the Greater Vancouver (Lower Mainland) Condo Prices increasing. On average, the Condo Market went up **\$1,476**. At the same time, the Townhouse Market increased **\$1,366** on average. That is 79% increased (22 out of 28 Markets). We analyze and provide 97 individual City's Home Price Indexes to supply you the MOST ACCURATE Market Trends every 2 weeks. 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. Data is from : FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright:

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#1 **RE/MAX** Market Reports

RE/MAX Statistics, on the Web!

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Market Analysis and Forecasting May 1/20 West Surrey

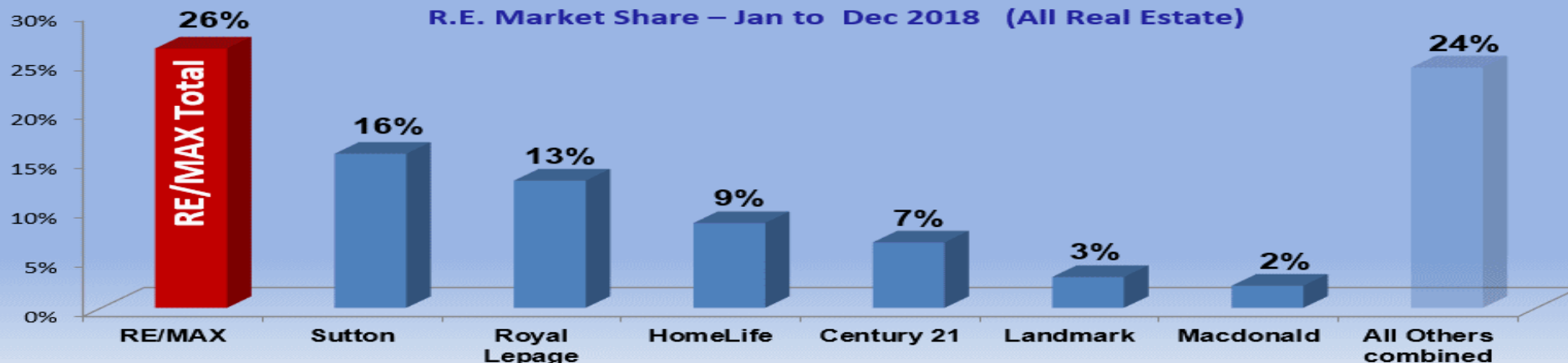
Alistair "Al" Young

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#1 the **RE/MAX** Market Share Reports

Fraser Valley and Chilliwack R.E. Boards
R.E. Market Share – Jan to Dec 2018 (All Real Estate)



RE/MAX Agents Sell More Real Estate than Any Other Canadian Brand



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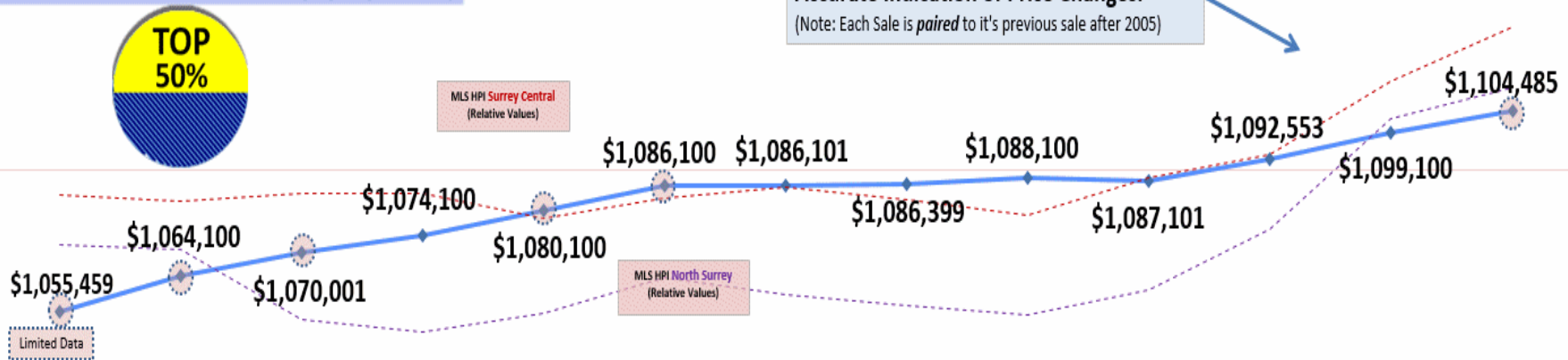


Detached West Surrey Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

Homes Over \$1,000,000

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)



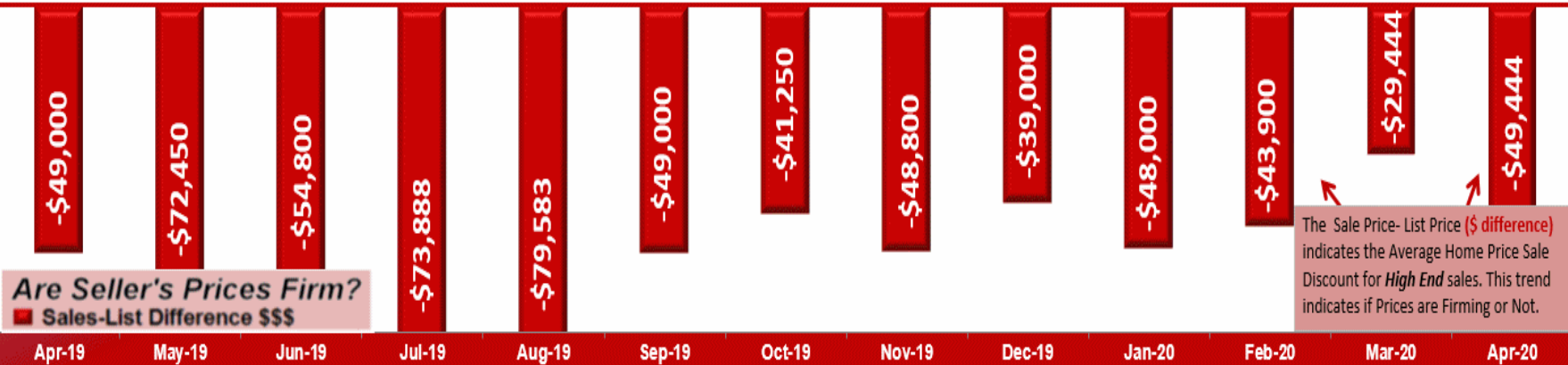
Home Price Changes
(Home Price Index Paired sales from 2005)



Detached



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



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

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.



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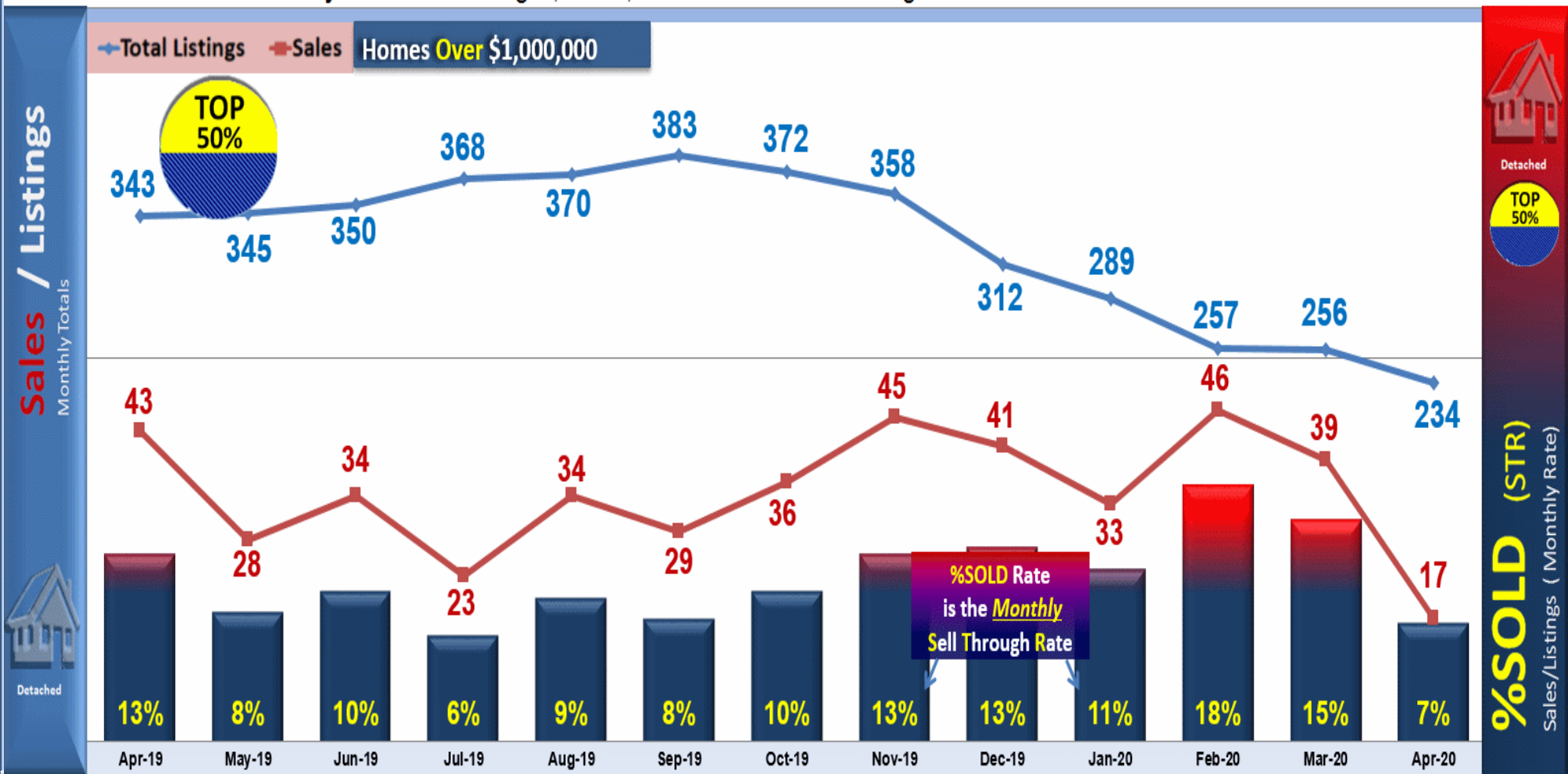
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Detached West Surrey Total Listings, Sales, and %SOLD Rates for High End Homes



Sales / Listings
Monthly Totals



Detached



Detached

TOP 50%

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



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Detached West Surrey 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)

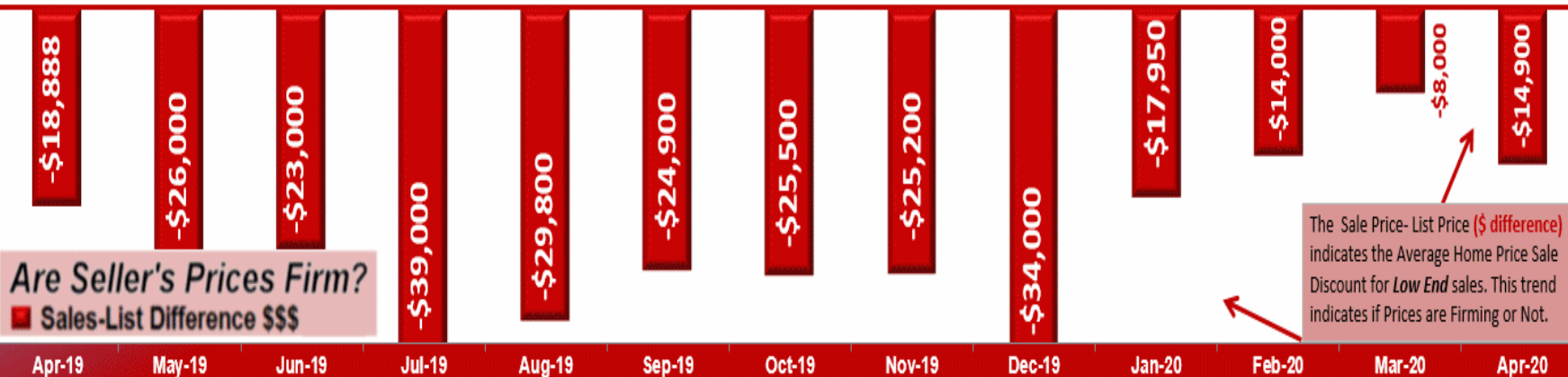
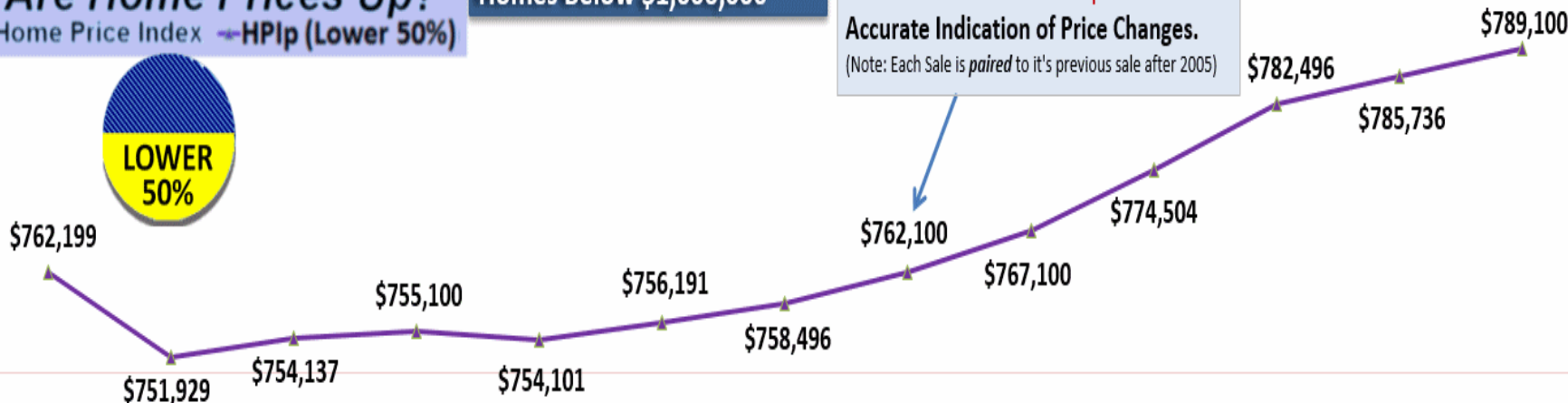
Home Price Changes
(Home Price Index Paired sales from 2005)

Are Home Prices Up?

Homes Below \$1,000,000

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

Home Price Index → HPIp (Lower 50%)



Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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.



Detached

LOWER 50%

Sales Discount \$\$

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



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RE/MAX Statistics, on the Web!

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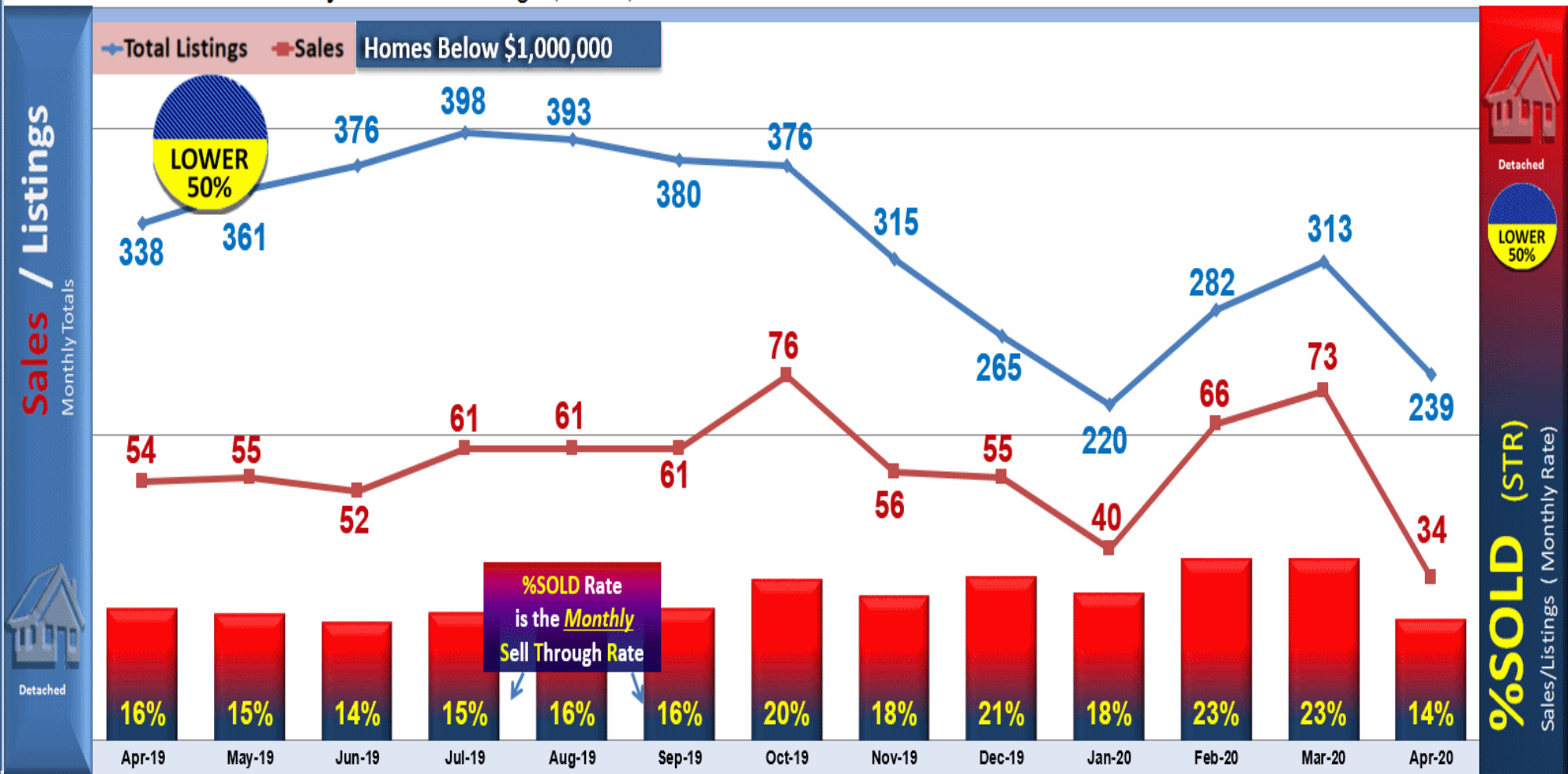
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Detached West Surrey Total Listings, Sales, and %SOLD Rates for Low End Homes



Sales / Listings
Monthly Totals



Detached



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



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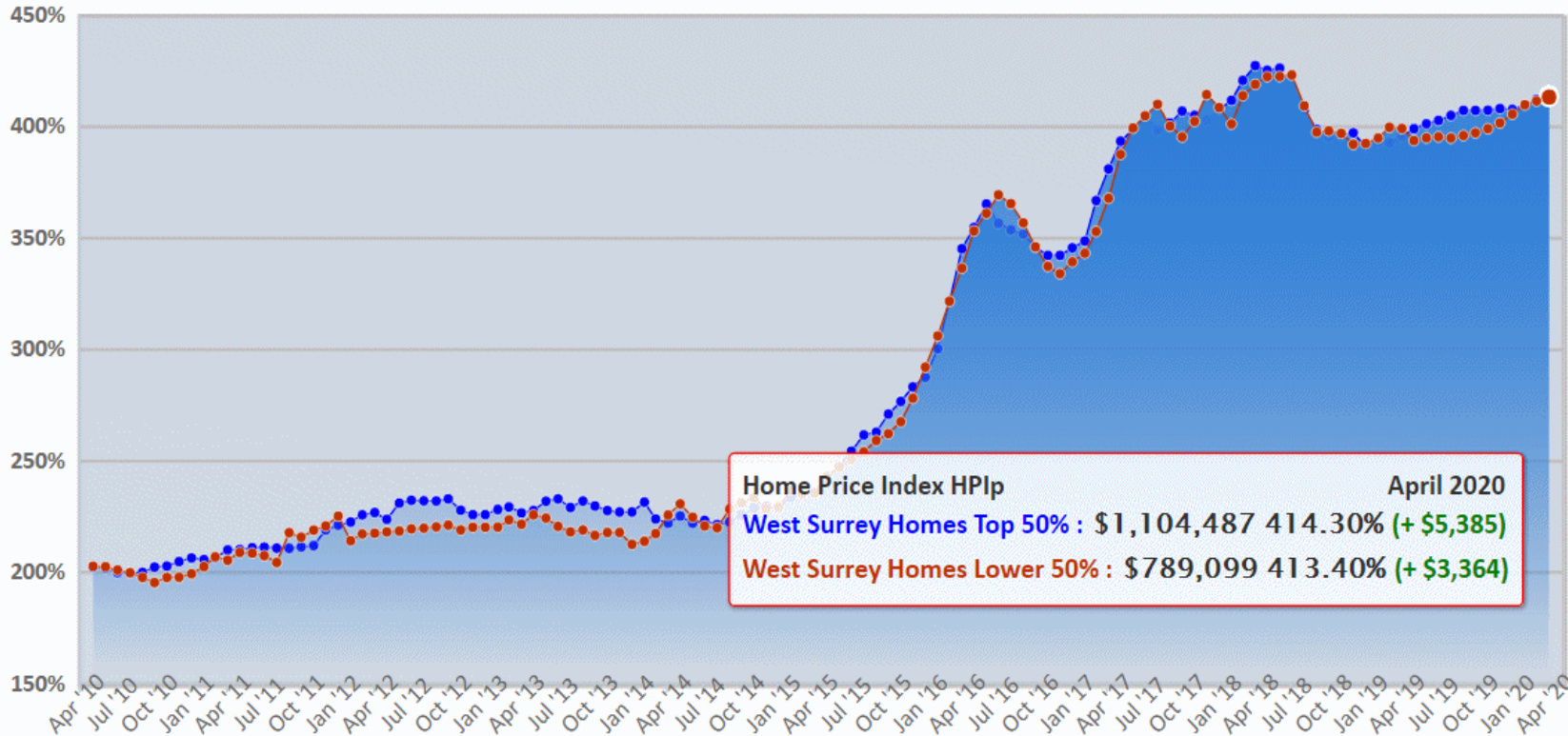
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West Surrey Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
West Surrey Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly

Date	Value
Apr 2020	% 414.30
Mar 2020	% 412.30
Feb 2020	% 409.90
Jan 2020	% 407.80
Dec 2019	% 408.20
Nov 2019	% 407.50
Oct 2019	% 407.40
Sep 2019	% 407.40
Aug 2019	% 405.20
Jul 2019	% 402.90
Jun 2019	% 401.40
May 2019	% 399.20

<<< 1 2 3 >>>

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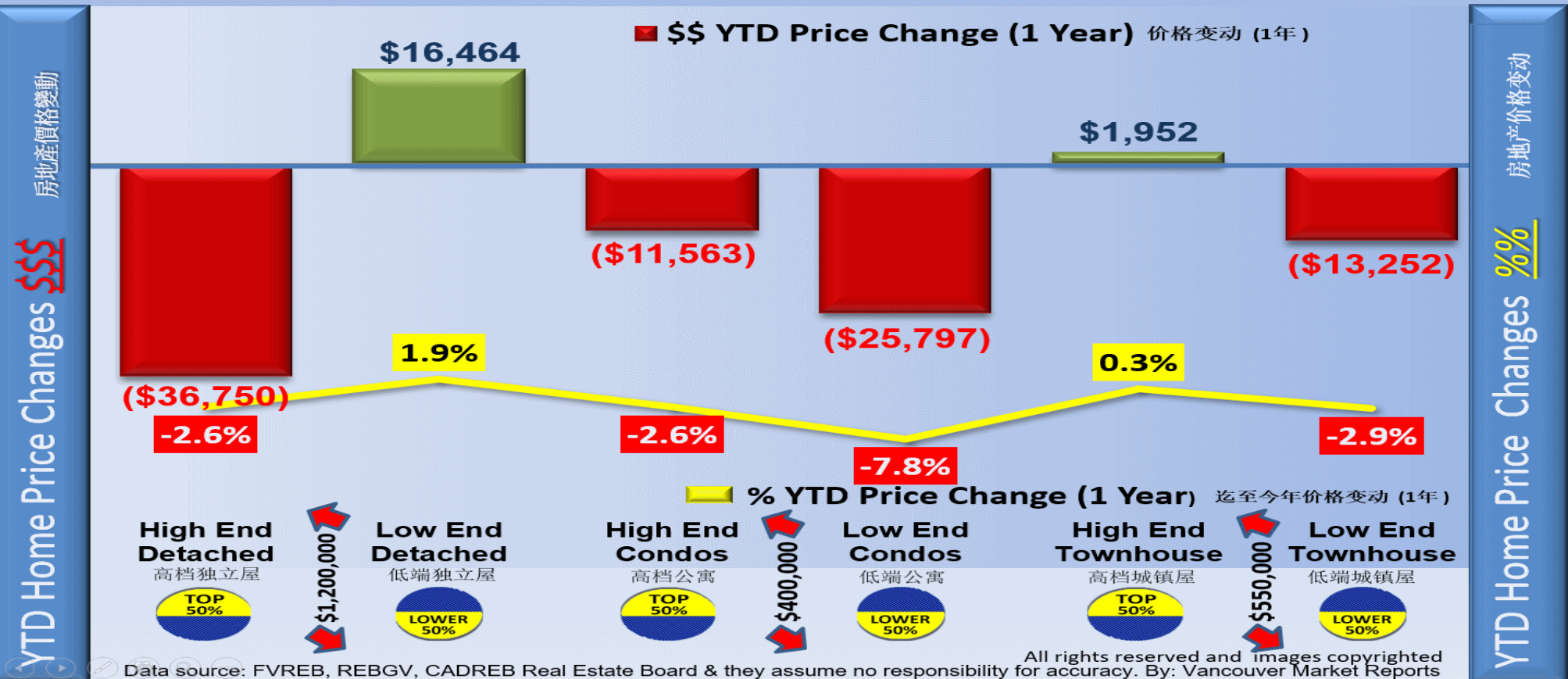
Surrey East Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

Housing Types: Year-To-Date Mar 2019 – Mar 2020 (Quarters)

房屋类型: 迄于今年 (每季) 由2019 三月份至2020 三月份

Powered by: Vancouver Market Reports HPIp

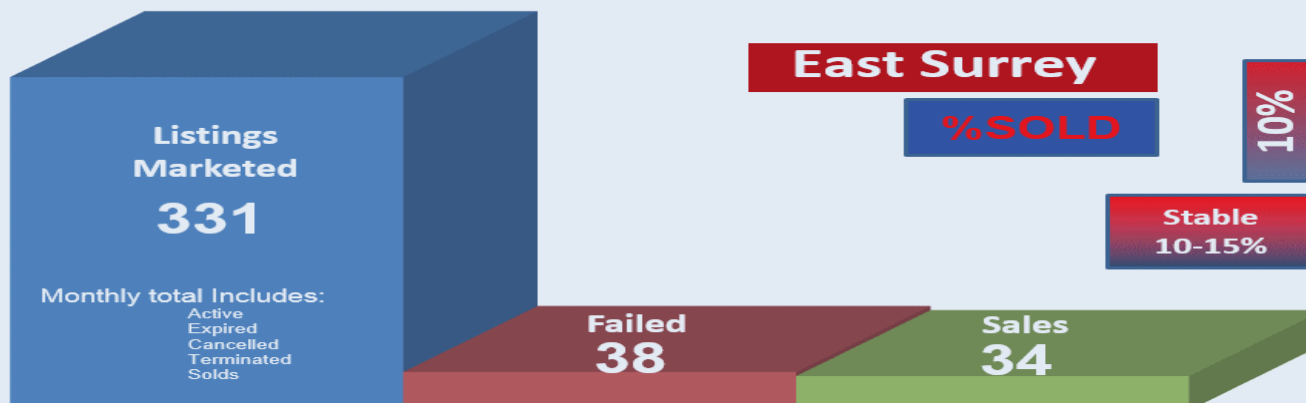


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Monthly Market Activity - Apr 2020 - Single Family



May 1 2020 East Surrey Market Update (Detached)

Current: East Surrey is in a Buyer Market with **10% SOLD** rate, 15 DOM and 98% Sell/List Ratio. (This means that there is an average (m) of a \$19,500 discount from the original list price)

Most Active Price Range: Homes below \$850,000 have **31.6 %SOLD** rate.

Least Active Price Range: Homes above \$1.55 mill. have **1.2 %SOLD** rate.

History: The Surrey East Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$46,000. The Surrey East Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$28,936.

*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. [More Details](#)
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1. How Many Sold During the Month and at What Price Range?

East Surrey List Price Ranges Statistics - Apr 2020

Detached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$850,000	19	6	10	97%	-\$23,000	31.6%	↑
\$850,001-\$1,000,000	51	6	5	99%	-\$9,400	11.8%	
\$1,000,001-\$1,200,000	61	11	30	98%	-\$20,000	18.0%	↑
\$1,200,001-\$1,400,000	68	9	15	98%	-\$24,000	13.2%	
\$1,400,001-\$1,550,000	51	1	53	98%	-\$36,000	2.0%	↓
\$1,550,001 and more	81	1	30	94%	-\$158,000	1.2%	↓
Total Activity	331	34	15	98%	-\$19,500	10%	↓

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-19	Mar-20	Apr-20	5/1/2020	Change	
Total Listings** (A,S,T,C,X)	590	403	331		-72	↓
Active Listings (1st of the month)	428	274	257	259	2	↑
Solds	86	92	34		-58	↓
Days on Market (DOM)	23	18	15		-3	↓
%SOLD (Sales/ Listings /mnlthly rate)	14.6%	22.8%	10.3%		-12.6%	↓
(Top 50%) Home Price Index HPIp	\$1,415,100	\$1,368,100	\$1,369,100		\$1,000	↑
(Lower 50%) Home Price Index HPIp	\$879,165	\$908,278	\$908,101		-\$177	↓



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What Sold in your Neighbourhood and for What Price?

East Surrey Sub areas Statistics - Apr 2020

Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Fraser Heights	76	8	18	98%	-\$30,000	10.5%
Guildford	25	3	12	94%	-\$59,800	12.0%
Port Kells	10	0				0.0%
Fleetwood Tynehead	93	9	5	99%	-\$10,000	9.7%
Panorama Ridge	73	9	30	97%	-\$38,880	12.3%
Sullivan Station	54	5	45	99%	-\$8,000	9.3%
Total Activity	331	34	15	98%	-\$19,500	10%



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#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

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REAL ESTATE GROUP

**Market Analysis and Forecasting** May 1/20 East Surrey**Alistair "Al" Young**

604-720-5353

info@alyoung.ca

Next Months Market Forecast

Forecast: East Surrey has an average Listing Supply; 259 homes are for sale and with the **23 %SOLD** monthly rate gives us a 4 months of inventory. 5% of the active listings have reduced their price by \$61,781 on average or \$45,950 on median in the last month. We project East Surrey to be a continued Buyer market.

April's Real Estate Statistics shows 89% of Fraser Valley's Detached Markets increased values this month. Overall, Single Family Homes had a \$2,239 monthly price increase. Yes, both sales and inventory have dropped in the last month and the sell-through rates are falling enough to become a Buyer's Market. With that being said, we are not going to forecast the Markets this coming month, due to the Stock Market volatility and the Pandemic on hand.

Currently, Condos are in a Seller Market with 77% of the Greater Vancouver (Lower Mainland) Condo Prices increasing. On average, the Condo Market went up **\$1,476**. At the same time, the Townhouse Market increased **\$1,366** on average. That is 79% increased (22 out of 28 Markets). We analyze and provide 97 individual City's Home Price Indexes to supply you the MOST ACCURATE Market Trends every 2 weeks. 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. Data is from : FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: RMXReports.com



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RE/MAX Statistics, on the Web!

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Market Analysis and Forecasting May 1/20 East Surrey

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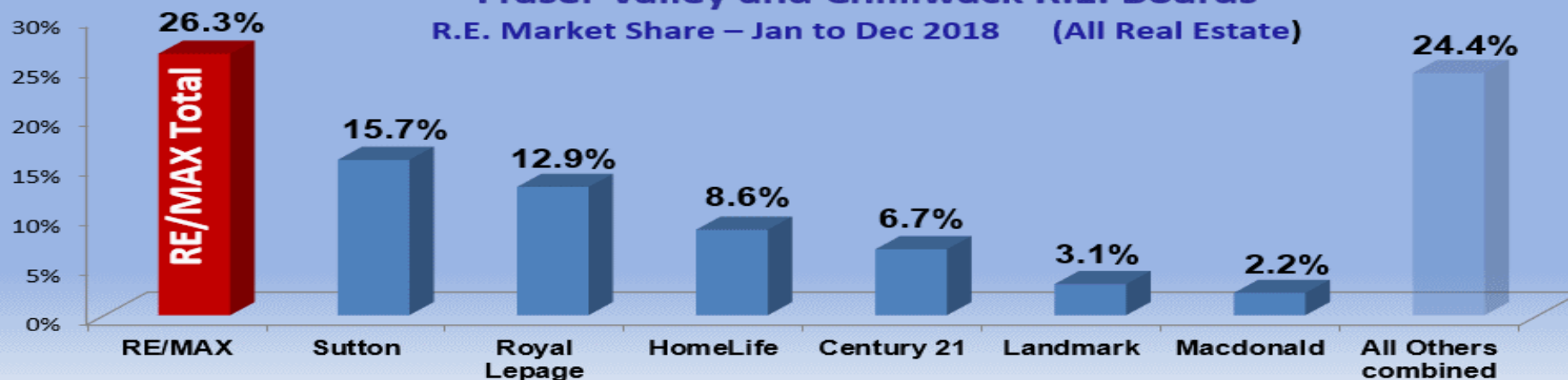
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#1 the RE/MAX Market Share Reports

Fraser Valley and Chilliwack R.E. Boards

R.E. Market Share – Jan to Dec 2018 (All Real Estate)



RE/MAX Agents Sell More Real Estate than Any Other Canadian Brand



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Detached East Surrey Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (Average home sold for \$ less than their original list price)

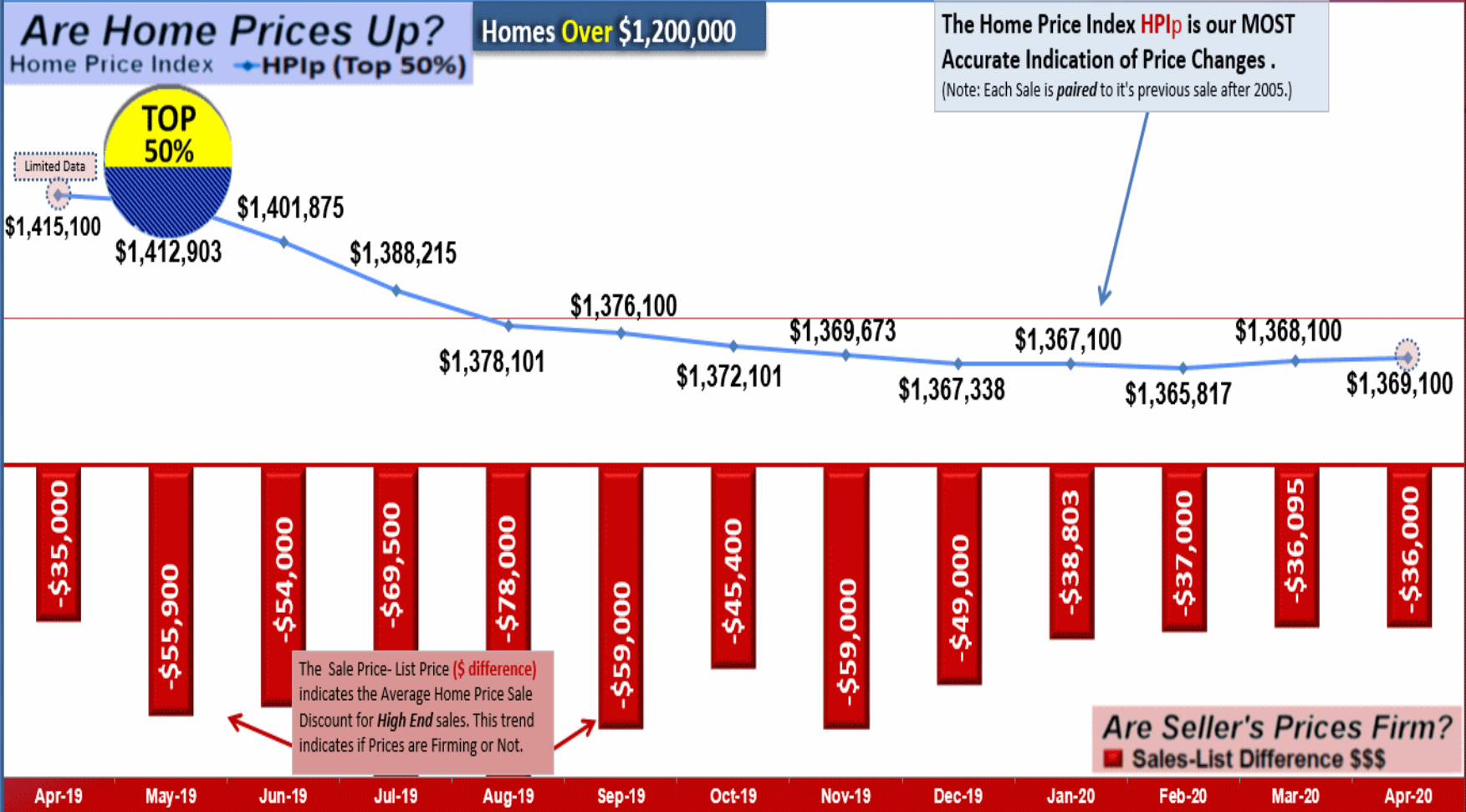
Home Price Changes
(Home Price Index Paired sales from 2005)



Detached

TOP 50%

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



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RE/MAX Statistics, on the Web!

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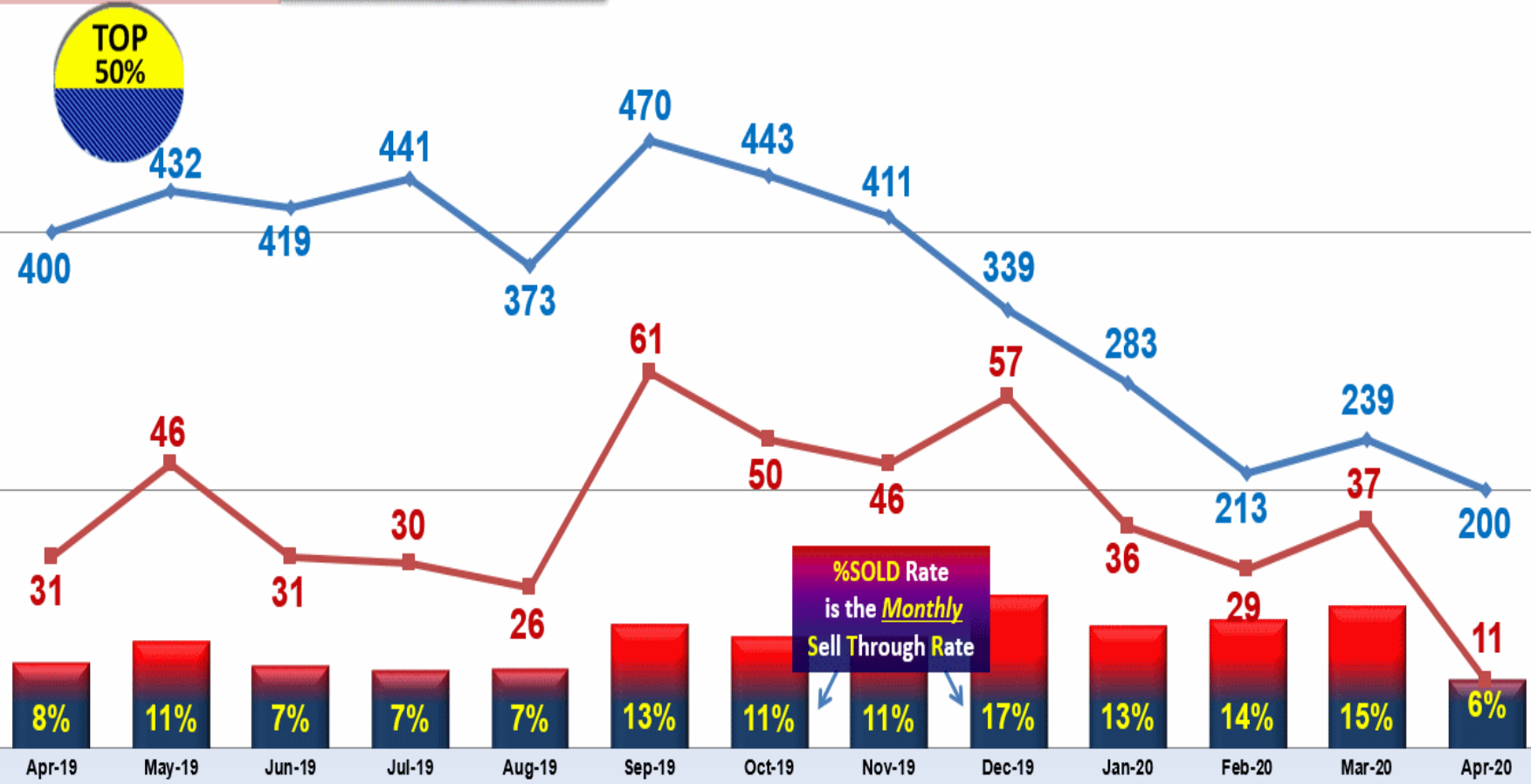
Market Analysis and Forecasting May 1/20 East Surrey

Alistair "Al" Young
604-720-5353 info@alyoung.ca

Detached East Surrey Total Listings, Sales, and %SOLD Rates

← Total Listings → Sales Homes Over \$1,200,000

Sales / Listings
Monthly Totals



Detached



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

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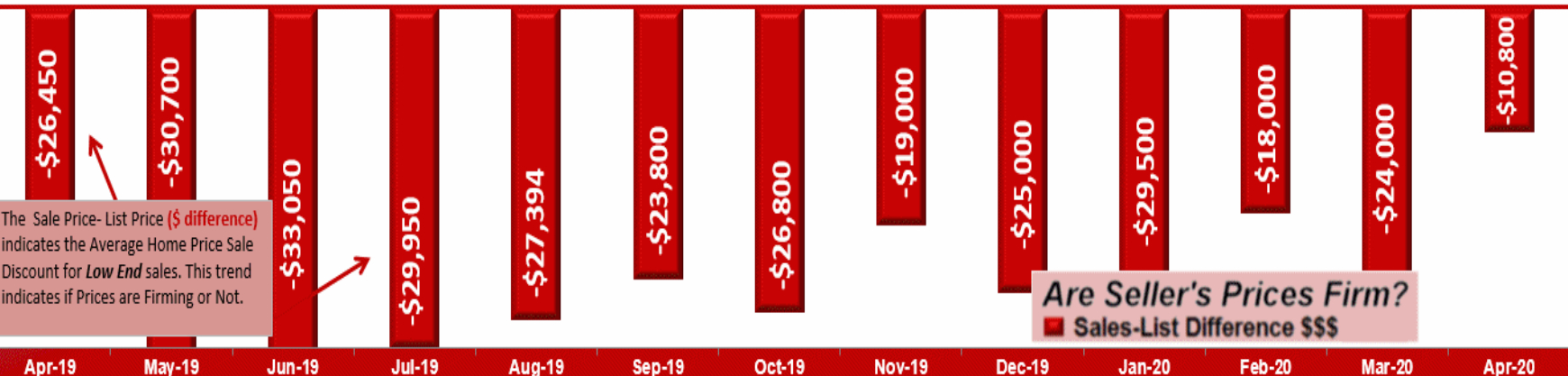
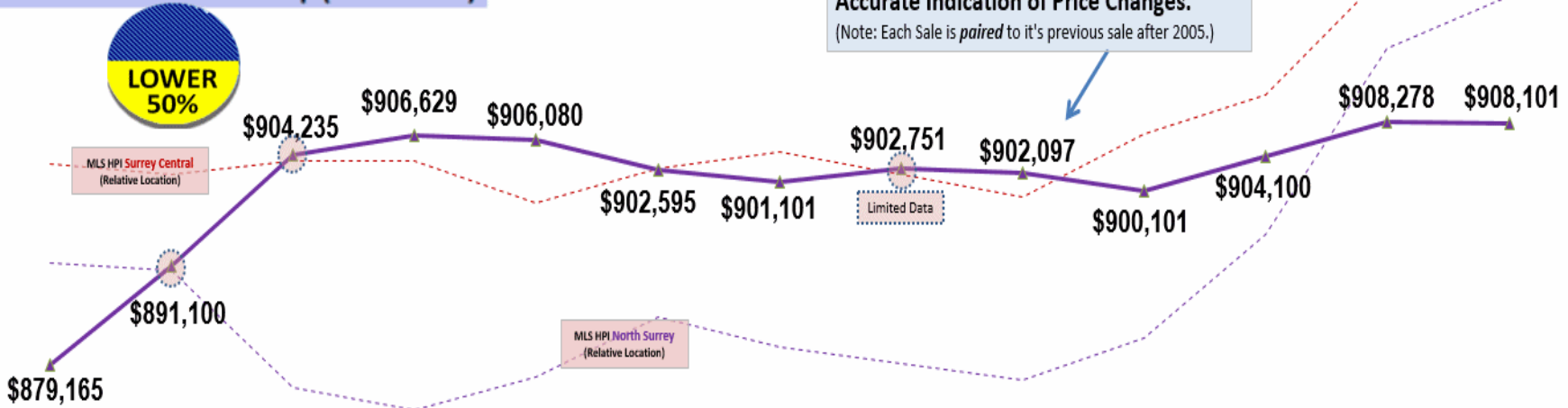
Detached East Surrey Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (Average home sold for \$ less than their original list price)

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

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

Homes Below \$1,200,000

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. 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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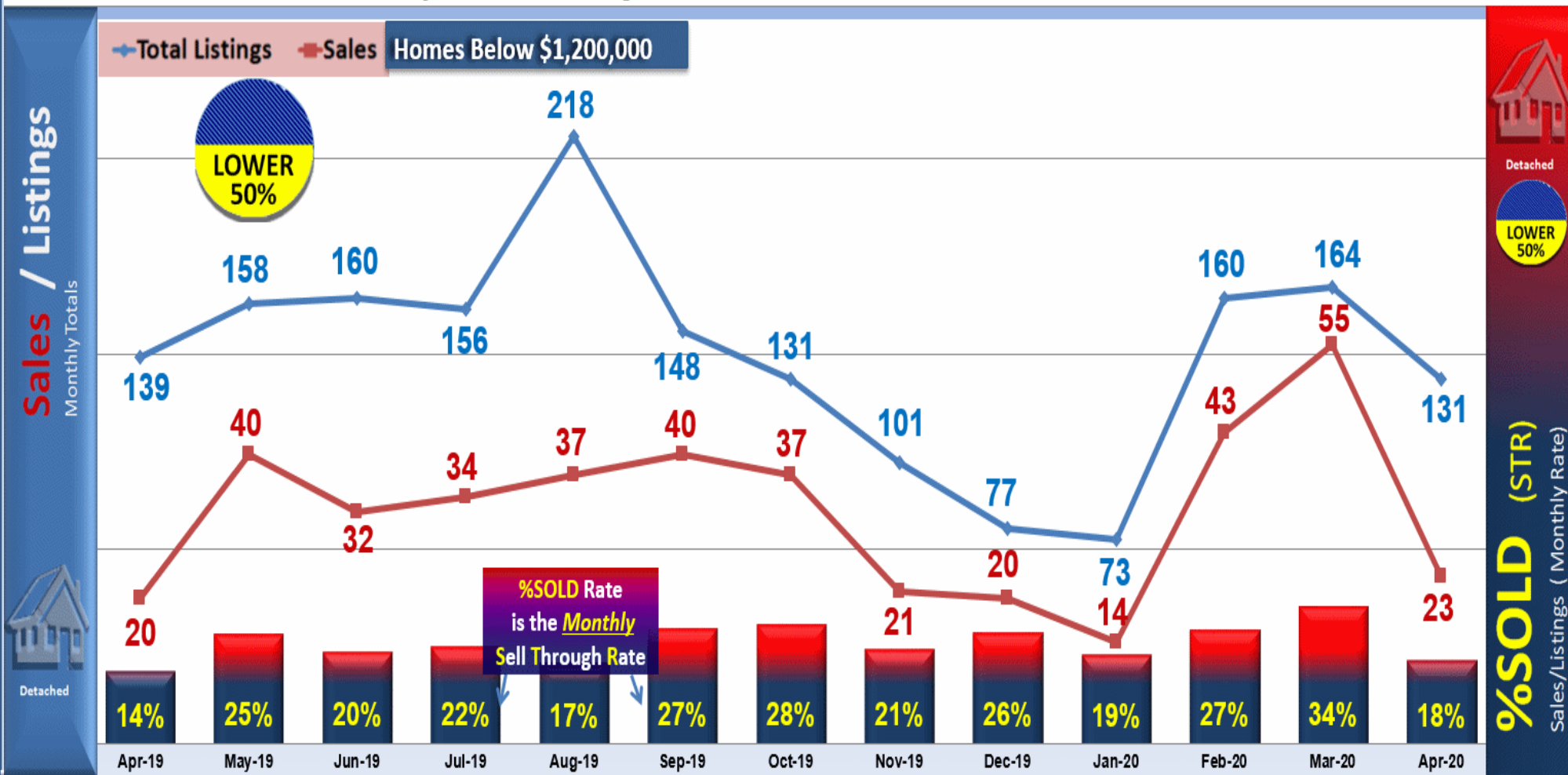
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Detached East Surrey Total Listings, Sales, and %SOLD Rates



Sales / Listings
Monthly Totals



Detached



Detached



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



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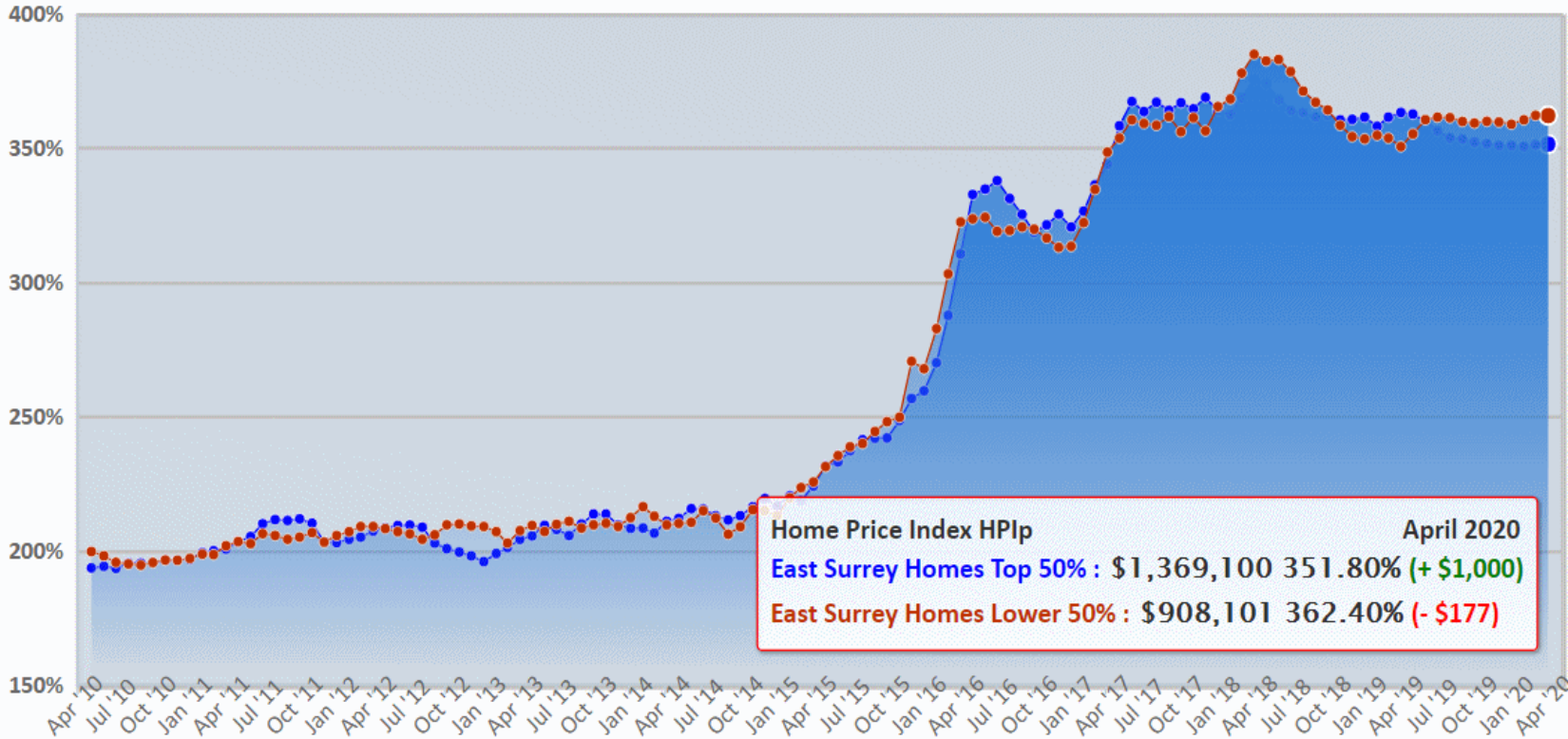
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East Surrey Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
East Surrey Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Home Price Index HPIp April 2020
East Surrey Homes Top 50% : \$1,369,100 351.80% (+ \$1,000)
East Surrey Homes Lower 50% : \$908,101 362.40% (- \$177)

Monthly Home values

Date	Value
Apr 2020	% 351.80
Mar 2020	% 351.50
Feb 2020	% 350.90
Jan 2020	% 351.30
Dec 2019	% 351.30
Nov 2019	% 351.90
Oct 2019	% 352.50
Sep 2019	% 353.60
Aug 2019	% 354.10
Jul 2019	% 356.70
Jun 2019	% 360.20
May 2019	% 363.00

<<< 1 2 3 >>>

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

房地产价格变动(\$/%)

Housing Types: Year-To-Date Mar 2019 – Mar 2020 (Quarters)

房屋类型: 迄至今年 (每季) 由2019 三月份至2020 三月份

Powered by: Vancouver Market Reports HPIp

■ \$\$ YTD Price Change (1 Year) 价格变动 (1年)

\$1,737

\$14,473

0.1%

1.6%

■ % YTD Price Change (1 Year) 迄至今年价格变动 (1年)

High End Detached

高档独立屋



Low End Detached

低端独立屋



\$1,000,000

房地產價格變動

YTD Home Price Changes \$\$\$

房地產價格變動

YTD Home Price Changes %%

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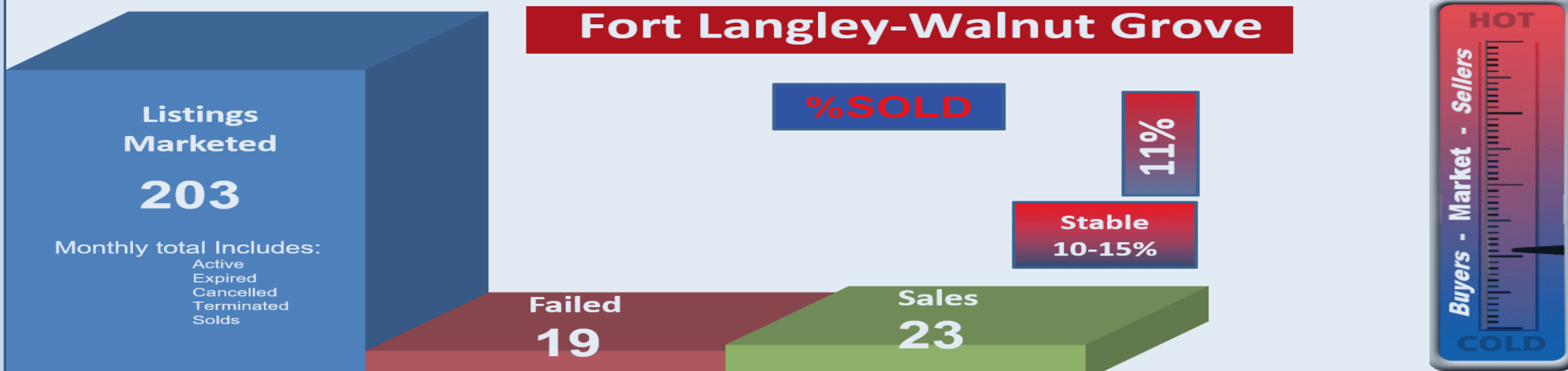
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Monthly Market Activity - Apr 2020 Single Family



May 1 2020 North Langley Market Update (Detached)

Current: North Langley is in a Stable Market with normal listing inventories, a **11 %SOLD** rate and a 97% Sell/List Ratio.

(This means that there is an average of a **\$29,000** Discount on a sale from the original list price)

Most Active Price Range: Homes below \$900,000 have **26.7 %SOLD** rate resulting in a Seller Market.

Least Active Price Range: Homes above \$1.3 mill. have **1.6 %SOLD** rate.

History: The North Langley Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$12,703.

The North Langley Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$9,316.

*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. [More Details](#)
Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.



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

North Langley List Price Ranges Statistics - Apr 2020

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$800,000	15	4	37	94%	-\$52,000	26.7%	↑
\$800,001-\$900,000	16	3	13	99%	-\$9,900	18.8%	↑
\$900,001-\$1,000,000	43	10	15	97%	-\$29,000	23.3%	↑
\$1,000,000-\$1,100,000	41	2	29	97%	-\$38,786	4.9%	↓
\$1,100,001-\$1,300,000	24	3	2	99%	-\$9,000	12.5%	↓
\$1,300,001 and more	64	1	23	96%	-\$68,000	1.6%	↓
Total Activity	203	23	13	97%	-\$29,000	11%	

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-19	Mar-20	Apr-20	05/01/2020	Change	
Total Listings** (A,S,T,C,X)	294	220	203		-17	↓
Active Listings (1st of the month)	198	148	162	161	-1	↓
Solds	43	37	23		-14	↓
Days on Market (DOM)	16	15	13		-2	↓
%SOLD (Sales/ Listings /mnlly rate)	14.6%	16.8%	11.3%		-5.5%	↓
(Top 50%) Home Price Index HPIp	\$1,288,603	\$1,301,100	\$1,301,306		\$206	↑
(Lower 50%) Home Price Index HPIp	\$899,101	\$909,189	\$908,417		-\$771	↓



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What Sold in your Neighbourhood and for What Price?

North Langley Sub areas Statistics - Apr 2020

Detached

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Walnut Grove	58	12	19	96%	-\$36,950	20.7%
County Line Glen Valley	19	1	2	100%	\$1,000	5.3%
Willoughby Heights	108	9	8	97%	-\$29,000	8.3%
Fort Langley	18	1	10	99%	-\$15,000	5.6%
Total Activity	203	23	13	97%	-\$29,000	11%



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#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

*detached homes***YOUNG**

REAL ESTATE GROUP

**Market Analysis and Forecasting** May 1/20 Langley-Walnut Grove**Alistair "Al" Young**

604-720-5353

info@alyoung.ca

Next Months Market Forecast

Forecast: North Langley has an average Listing supply; 161 homes are for sale and with the strong **17 %SOLD** monthly rate gives us a ~9 months of inventory. 8% of the active listings have reduced their price by \$43,208 on average or \$31,000 median in the last month.

April's Real Estate Statistics shows 89% of Fraser Valley's Detached Markets increased values this month. Overall, Single Family Homes had a **\$2,239** monthly price increase. Yes, both sales and inventory have dropped in the last month and the sell-through rates are falling enough to become a Buyer's Market. With that being said, we are not going to forecast the Markets this coming month, due to the Stock Market volatility and the Pandemic on hand.

Currently, Condos are in a Seller Market with 77% of the Greater Vancouver (Lower Mainland) Condo Prices increasing. On average, the Condo Market went up **\$1,476**. At the same time, the Townhouse Market increased **\$1,366** on average. That is 79% increased (22 out of 28 Markets). We analyze and provide 97 individual City's Home Price Indexes to supply you the MOST ACCURATE Market Trends every week. 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..

Data is from : FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: RMXReports.com



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Cell: 604-720-5353

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RE/MAX Statistics, on the Web!

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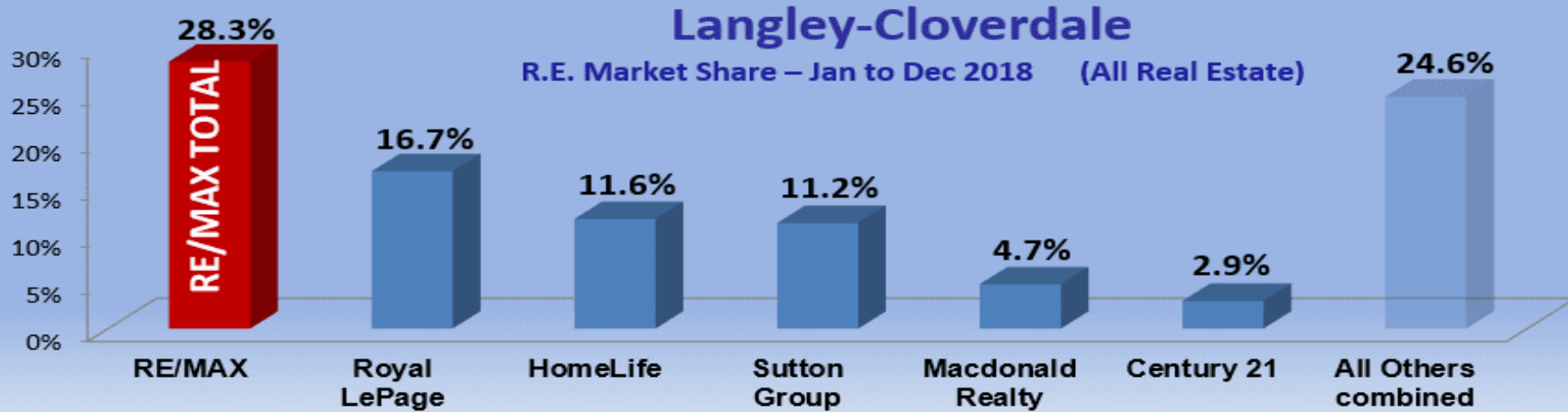
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Market Analysis and Forecasting May 1/20 Langley-Walnut Grove

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#1 the **RE/MAX** Market Share Reports



RE/MAX Agents Sell More Real Estate than Any Other Canadian Brand



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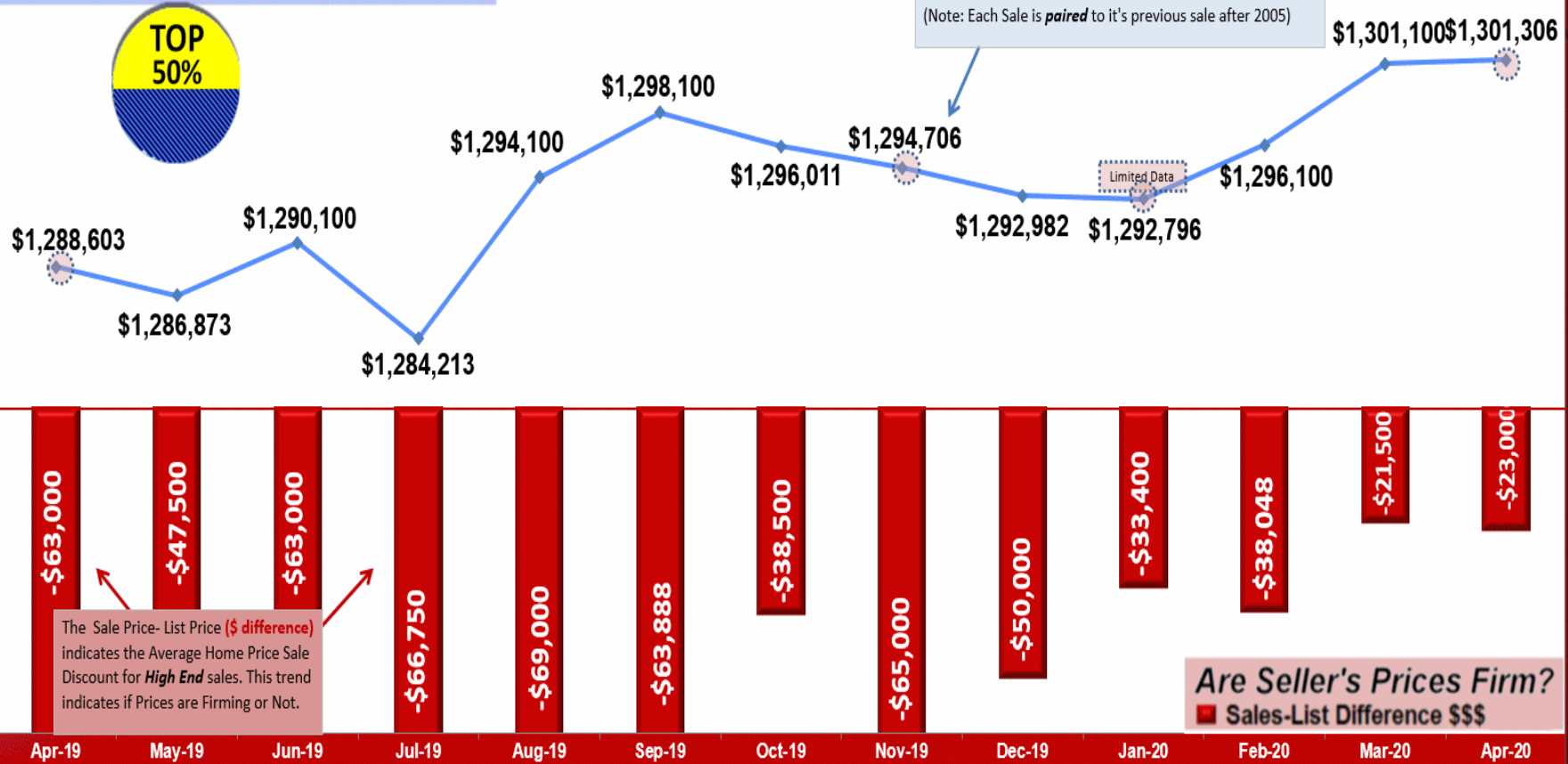
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North Langley: Walnut Grove, Fort Langley Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

Homes Over \$1,000,000

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. This trend indicates if Prices are Firming or Not.

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

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

Detached
TOP 50%

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



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Detached North Langley: Walnut Grove, Fort Langley Total Listings **, Sales, and %SOLD Rates

← Total Listings → Sales Homes Over \$1,000,000

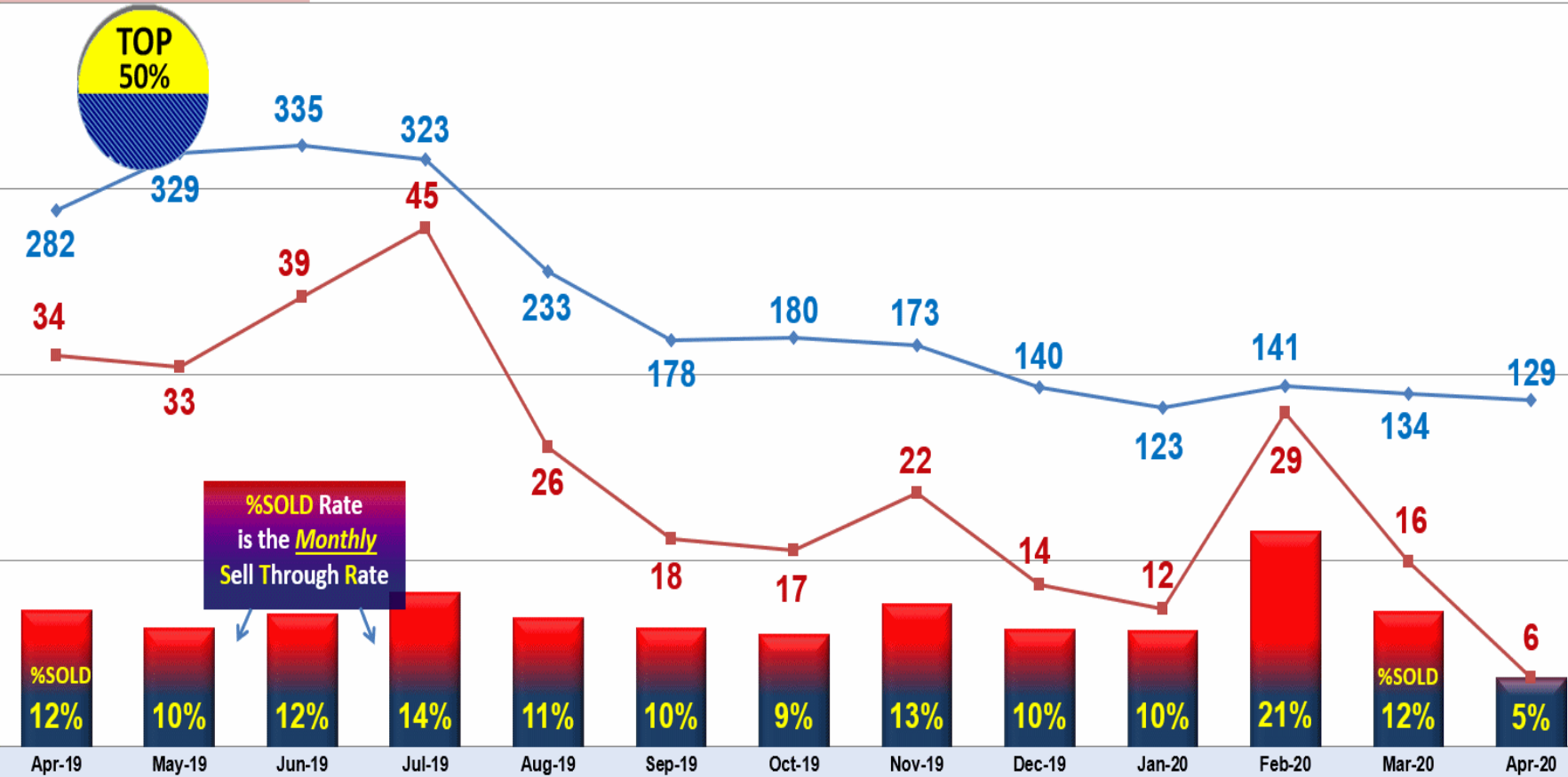
Sales / Listings
Monthly Totals



Detached



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



%SOLD Rate is the Monthly Sell Through Rate



Detached



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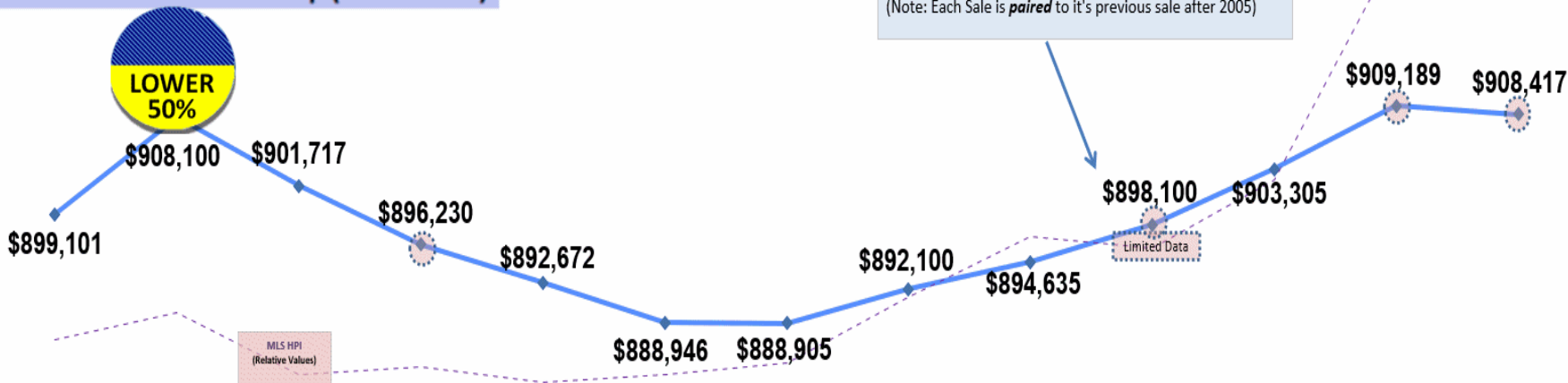
Detached North Langley: Walnut Grove, Fort Langley Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

Are Home Prices Up? Homes Below \$1,000,000

Home Price Index → HPIp (Lower 50%)

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)



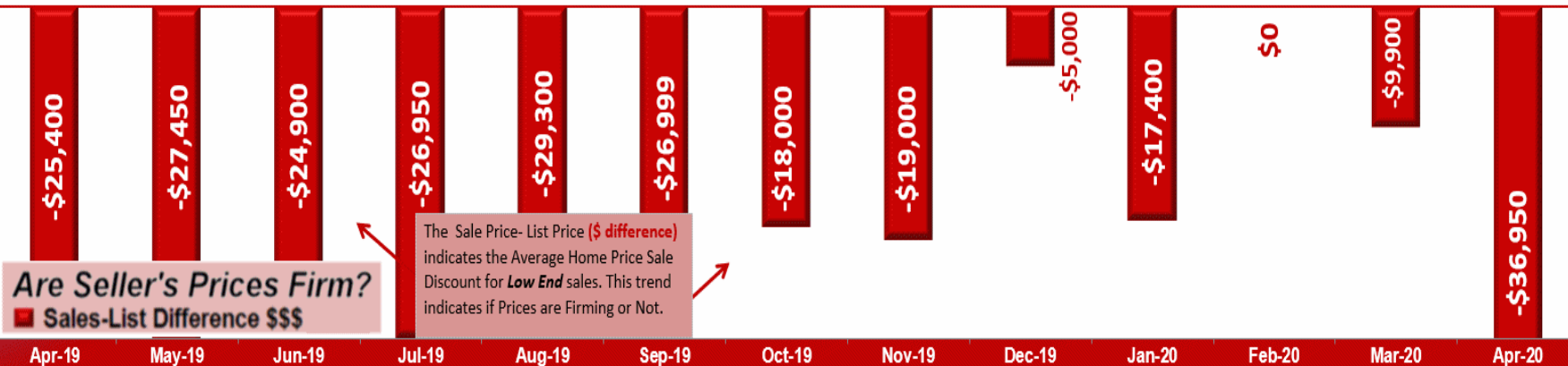
Home Price Changes
(Home Price Index Paired sales from 2005)



Detached

LOWER 50%

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



Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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.



Detached



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Market Analysis and Forecasting May 1/20 Langley-Walnut Grove

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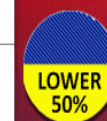
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Detached North Langley: Walnut Grove, Fort Langley Total Listings **, Sales, and %SOLD Rates

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

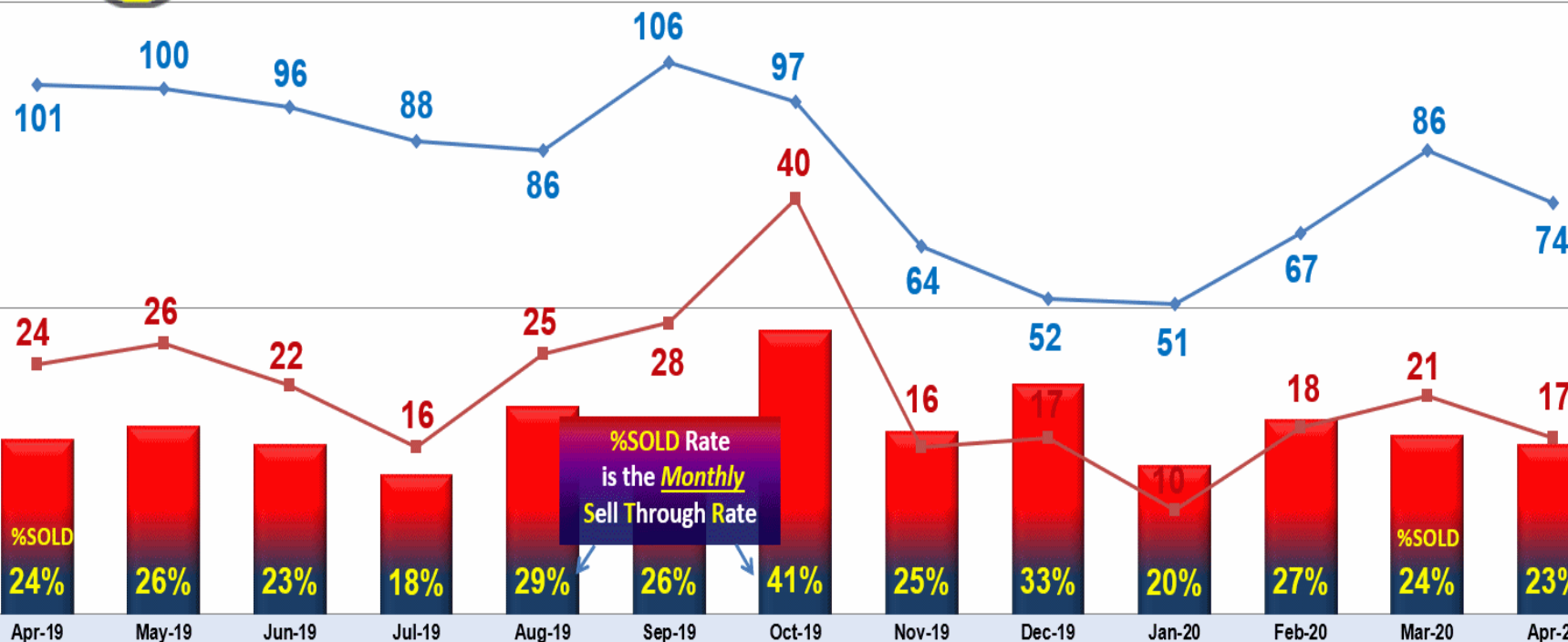


Detached



Sales / Listings
Monthly Totals

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



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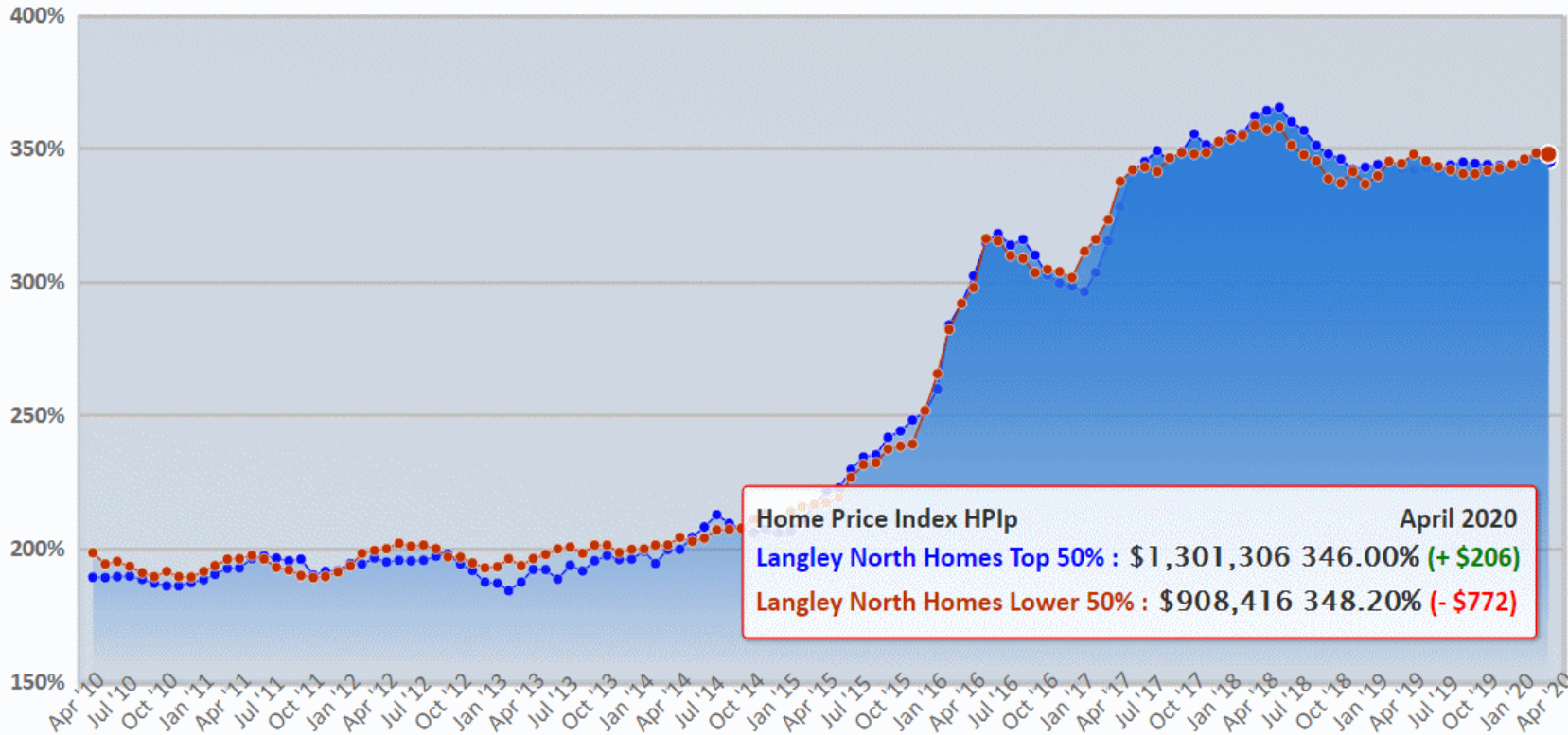
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Powered by the Greater Vancouver Market Reports HPIp



Langley North Homes Top 50% : **HPIp** Forecast+ Forecast-
Langley North Homes Lower 50% : **HPIp** Forecast+ Forecast-



Monthly Home values

Date	Value
Apr 2020	% 346.00
Mar 2020	% 345.90
Feb 2020	% 344.60
Jan 2020	% 343.70
Dec 2019	% 343.80
Nov 2019	% 344.20
Oct 2019	% 344.60
Sep 2019	% 345.10
Aug 2019	% 344.00
Jul 2019	% 341.40
Jun 2019	% 343.00
May 2019	% 342.10

<< 1 2 3 >>

Highcharts.com



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Langley-Cloverdale Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

Housing Types: Year-To-Date Mar 2019 – Mar 2020 (Quarters)

房屋类型: 迄于今年 (每季) 由2019 三月份至2020 三月份

Powered by: Vancouver Market Reports **HPIp**

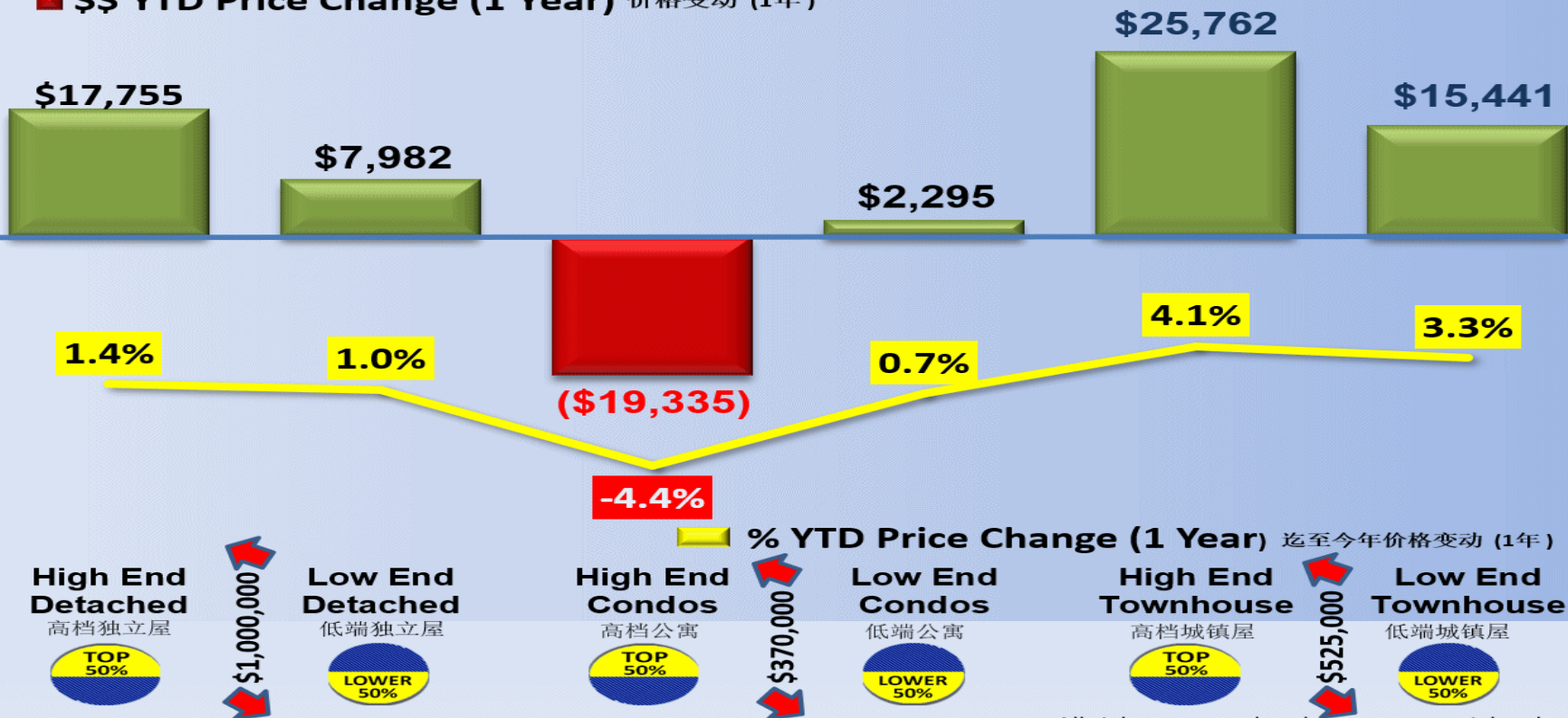
■ **\$\$ YTD Price Change (1 Year)** 价格变动 (1年)

房地產價格變動

房地產價格變動

YTD Home Price Changes \$\$\$

YTD Home Price Changes %%



High End Detached
高档独立屋

TOP 50%

\$1,000,000

Low End Detached
低端独立屋

LOWER 50%

High End Condos
高档公寓

TOP 50%

\$370,000

Low End Condos
低端公寓

LOWER 50%

High End Townhouse
高档城镇屋

TOP 50%

\$525,000

Low End Townhouse
低端城镇屋

LOWER 50%

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

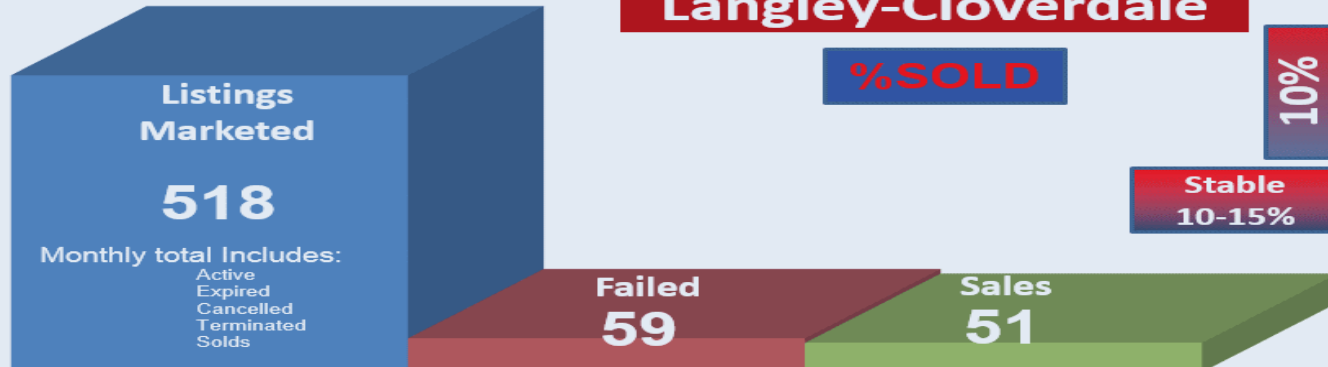
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Monthly Market Activity - Apr 2020 Single Family Langley-Cloverdale



May 1 2020 Langley, Cloverdale Market Update (Detached)

Current: Langley, Cloverdale is in a Buyer Market with average listing inventories, a **10 %SOLD** rate and a 98% Sell/List Ratio. (This means that there is an average of a **\$26,000** discount on a sale from the original list price)
 Most Active Price Range: Homes between \$850,000 - \$925,000 have High **20.0 %SOLD** rate and is in a Seller Market.
 Least Active Price Range: Homes above \$2.5 mill. have **2.4 %SOLD** rate.

History: The Langley, Cloverdale Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$19,631.
 The Langley, Cloverdale Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices decreased \$1,000.
 *The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.



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

Langley, Cloverdale List Price Ranges Statistics - Apr 2020

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$700,000	38	3	36	89%	-\$19,000	7.9%	↓
\$700,001-\$850,000	35	4	3	99%	-\$4,950	11.4%	↓
\$850,000-\$925,000	35	7	10	99%	-\$11,000	20.0%	↑
\$925,001-\$1,000,000	45	4	15	97%	-\$31,950	8.9%	↓
\$1,000,000-\$1,200,000	106	16	11	98%	-\$20,450	15.1%	↑
\$1,200,000-\$1,400,000	51	6	20	95%	-\$69,450	11.8%	↓
\$1,400,001-\$1,700,000	52	5	72	97%	-\$47,000	9.6%	↓
\$1,700,001-\$2,500,000	72	4	7	97%	-\$47,500	5.6%	↓
\$2,500,001 and more	84	2	225	78%	#####	2.4%	↓
Total Activity	518	51	12	98%	-\$26,000	10%	↓

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-19	Mar-20	Apr-20	5/1/2020	Change	
Total Listings** (A,S,T,C,X)	742	575	518		-57	↓
Active Listings (1st of the month)	505	376	422	408	-14	↓
Solds	104	112	51		-61	↓
Days on Market (DOM)	17	12	12		1	↑
%SOLD (Sales/ Listings /mnlthly rate)	14.0%	19.5%	9.8%		-9.6%	↓
(Top 50%) Home Price Index HPIp	\$1,255,100	\$1,269,135	\$1,274,731		\$5,596	↑
(Lower 50%) Home Price Index HPIp	\$814,100	\$810,100	\$813,100		\$3,000	↑



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What Sold in your Neighbourhood and for What Price?

Langley, Cloverdale Sub areas Statistics - Apr 2020			Detached			
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Cloverdale BC	120	16	11	97%	-\$28,450	13.3%
Serpentine	15	1	433	68%	-\$8,000,000	6.7%
Clayton	34	7	8	98%	-\$26,000	20.6%
Murrayville	28	3	19	96%	-\$34,900	10.7%
Salmon River	45	7	17	96%	-\$60,000	15.6%
Brookswood Langley	81	4	47	93%	-\$24,500	4.9%
Aldergrove Langley	48	3	3	98%	-\$14,900	6.3%
Campbell Valley	44	1	62	100%	\$0	2.3%
Otter District	32	0				0.0%
Langley City	71	9	3	99%	-\$11,000	12.7%
Total Activity	518	51	12	98%	-\$26,000	10%



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#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

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REAL ESTATE GROUP

**Market Analysis and Forecasting** May 1/20 Langley, Cloverdale**Alistair "Al" Young**

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Next Months Market Forecast

Forecast: Langley, Cloverdale has an average Listing supply; 408 homes are for sale and with the **10 %SOLD** monthly rate gives us a ~10 months of inventory. 7% of the active listings have reduced their price by \$36,818 on average or \$30,000 median in the last month. We project Langley, Cloverdale Detached to be a Buyer market.

April's Real Estate Statistics shows 89% of Fraser Valley's Detached Markets increased values this month. Overall, Single Family Homes had a \$2,239 monthly price increase. Yes, both sales and inventory have dropped in the last month and the sell-through rates are falling enough to become a Buyer's Market. With that being said, we are not going to forecast the Markets this coming month, due to the Stock Market volatility and the Pandemic on hand.

Currently, Condos are in a Seller Market with 77% of the Greater Vancouver (Lower Mainland) Condo Prices increasing. On average, the Condo Market went up **\$1,476**. At the same time, the Townhouse Market increased **\$1,366** on average. That is 79% increased (22 out of 28 Markets). We analyze and provide 97 individual City's Home Price Indexes to supply you the MOST ACCURATE Market Trends every 2 weeks. 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. This data is from the respective Real Estate Boards: FVREB, REBGV, CADREB and they assume no responsibility for its accuracy. Copyright: RMXReports.com



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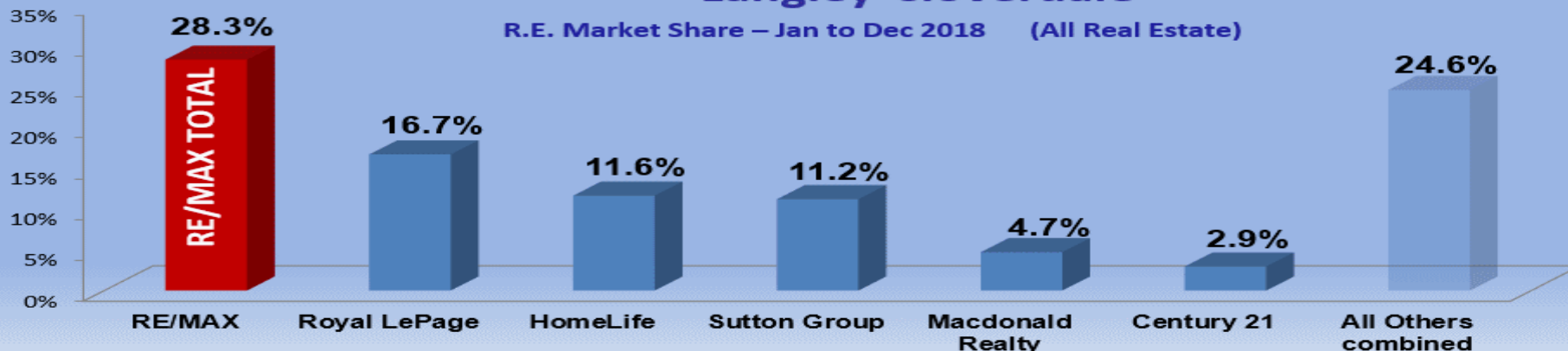
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#1 the RE/MAX Market Share Reports

Langley-Cloverdale

R.E. Market Share – Jan to Dec 2018 (All Real Estate)



RE/MAX Agents Sell More Real Estate than Any Other Canadian Brand



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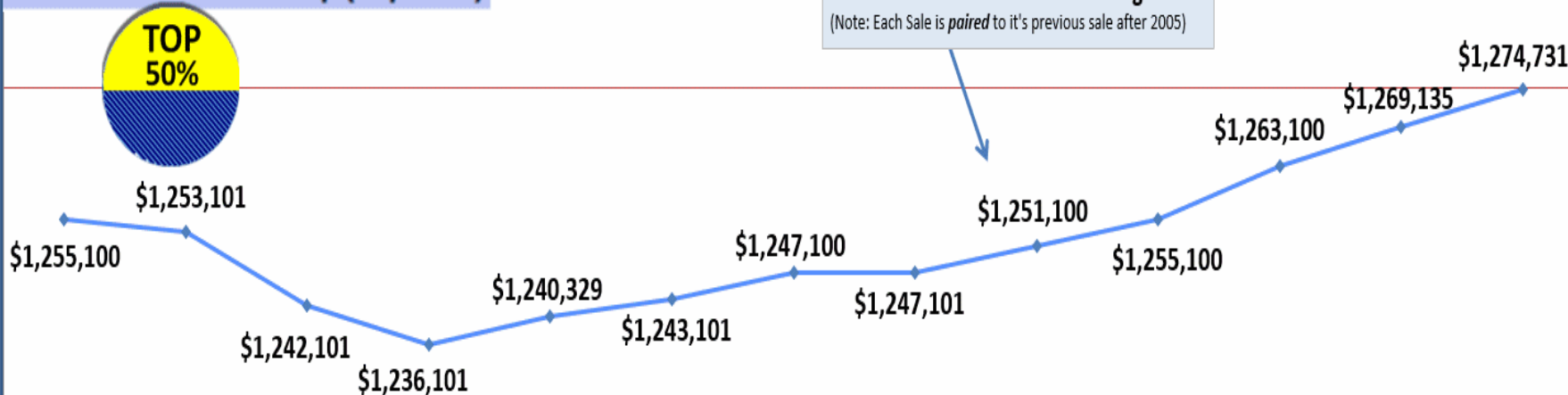
Detached Langley, Cloverdale Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

Homes Over \$1,000,000

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)



Detached

TOP 50%

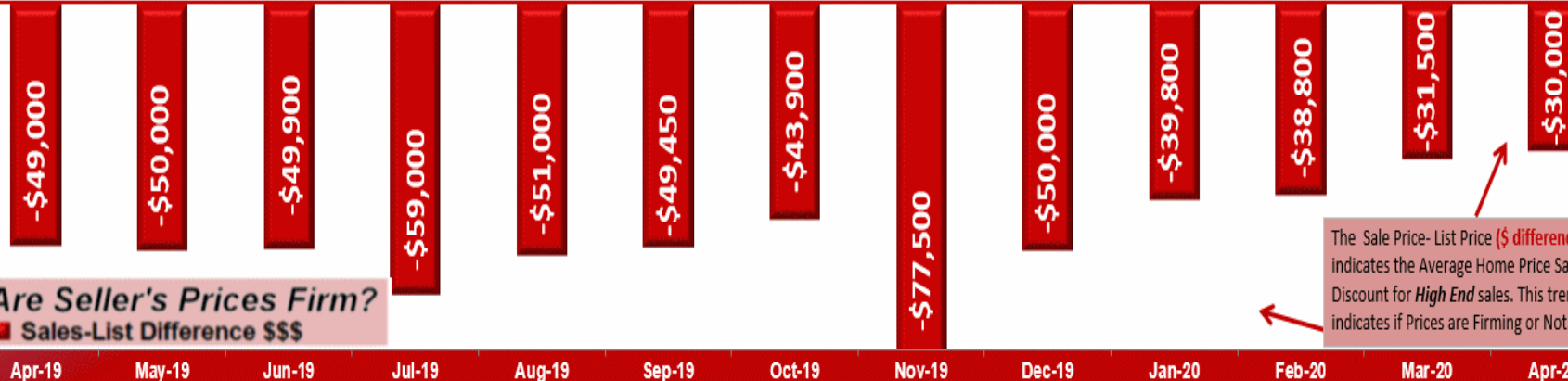
Home Price Changes
(Home Price Index Paired sales from 2005)



Detached

Are Seller's Prices Firm?

Sales-List Difference \$\$\$



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.

Sales Discount \$\$

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

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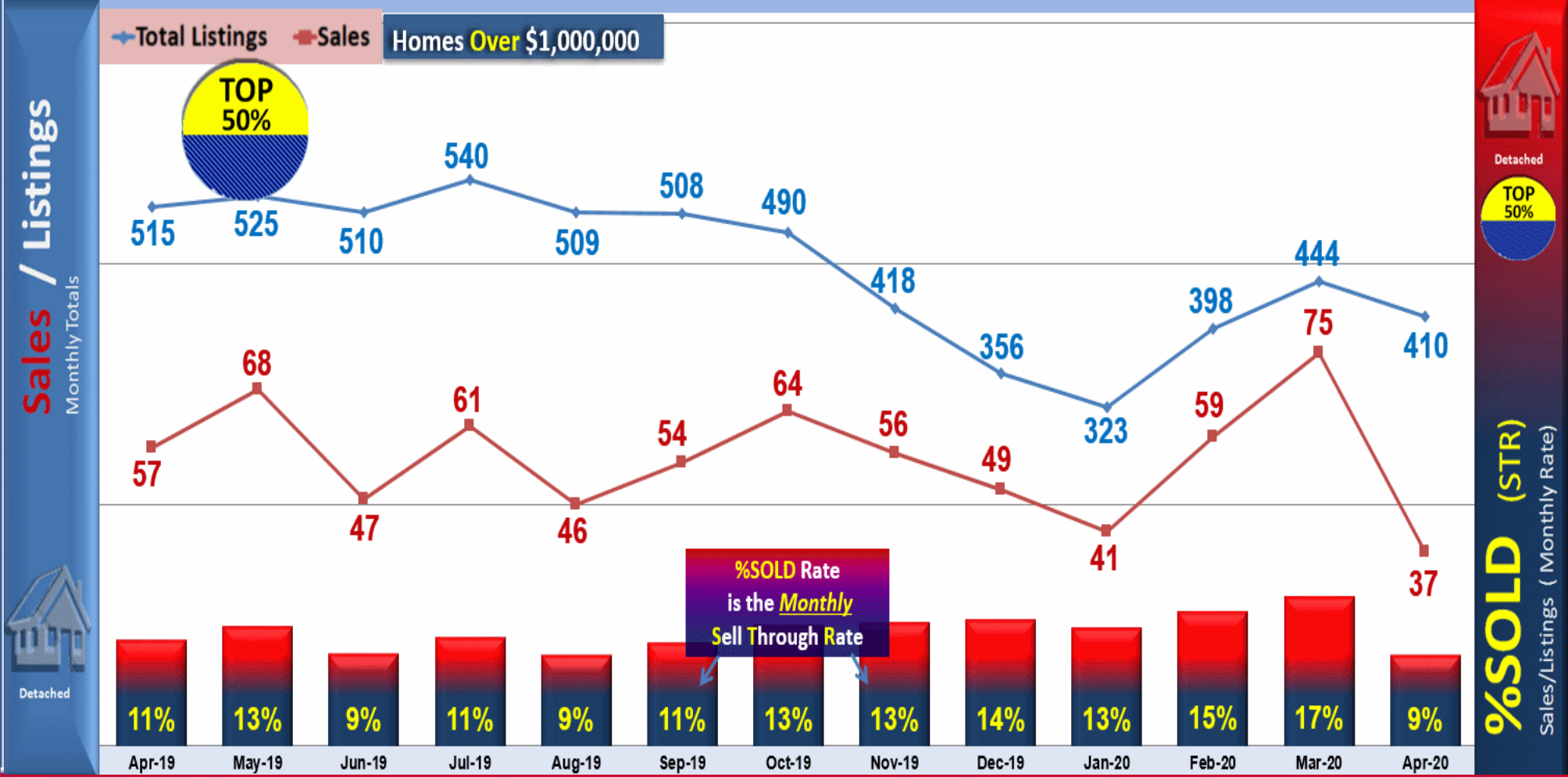
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Detached Langley, Cloverdale Total Listings, Sales, and %SOLD Rates



Sales / Listings
Monthly Totals



Detached



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



Detached



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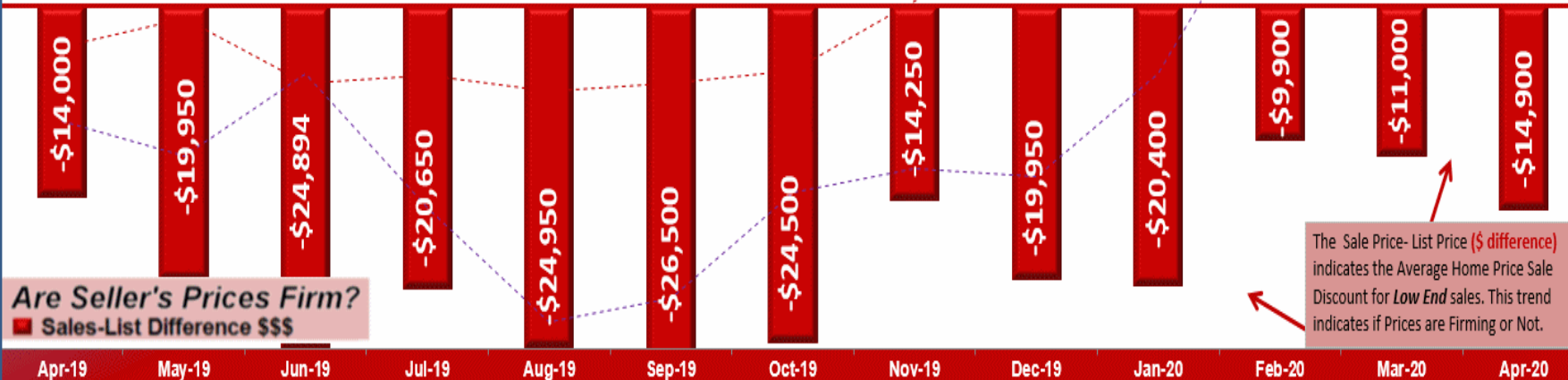
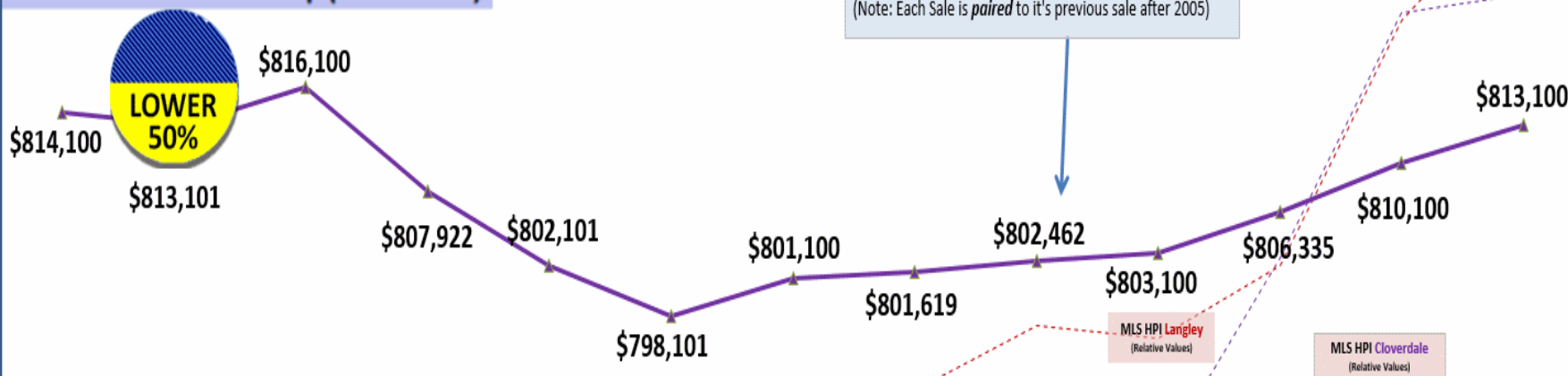
Detached Langley, Cloverdale Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price)

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

Homes Below \$1,000,000

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



Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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.

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



Detached



Detached



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



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Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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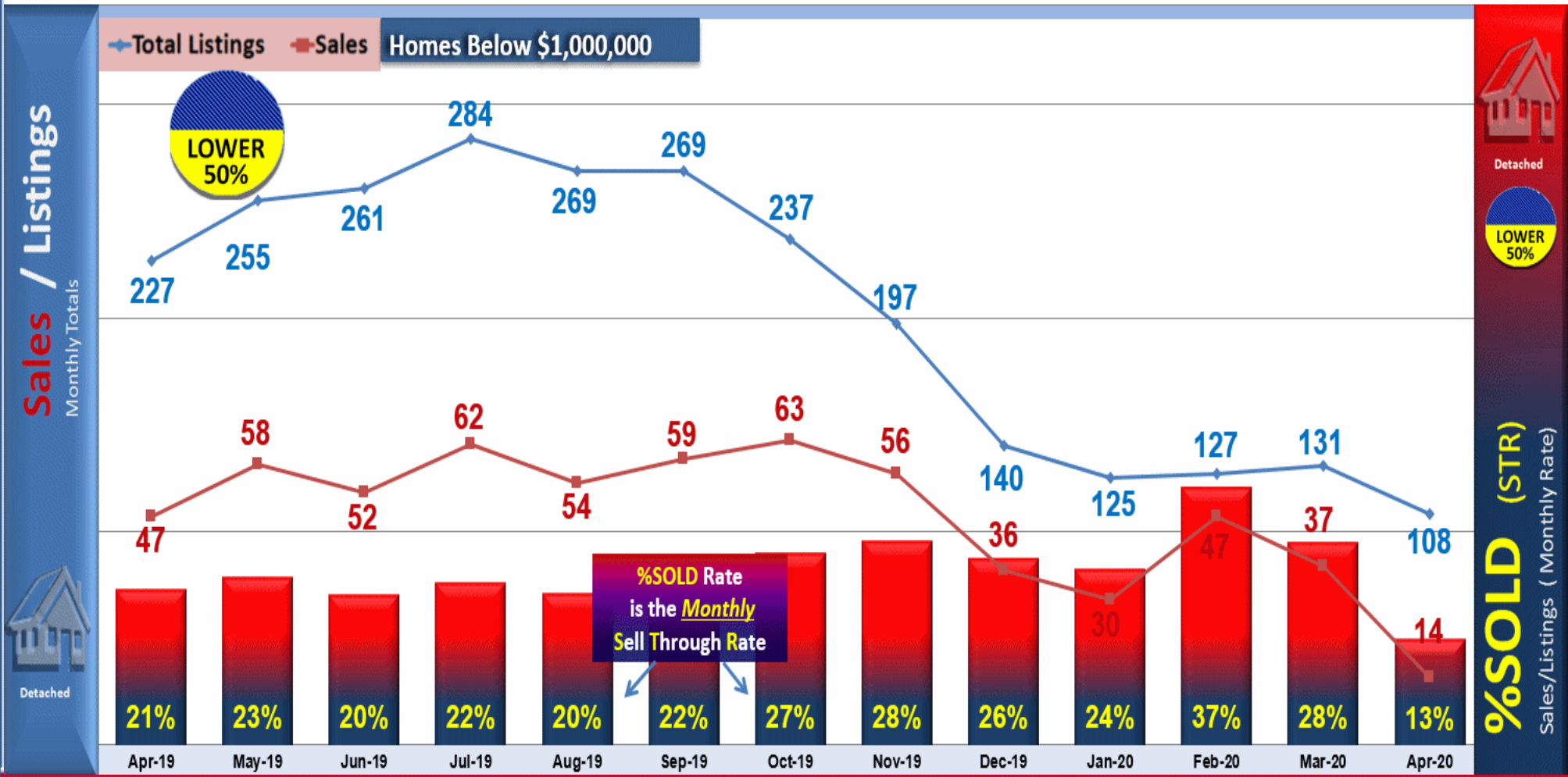
Market Analysis and Forecasting May 1/20 Langley, Cloverdale

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Detached Langley, Cloverdale Total Listings, Sales, and %SOLD Rates



Sales / Listings
Monthly Totals

Detached
LOWER 50%

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



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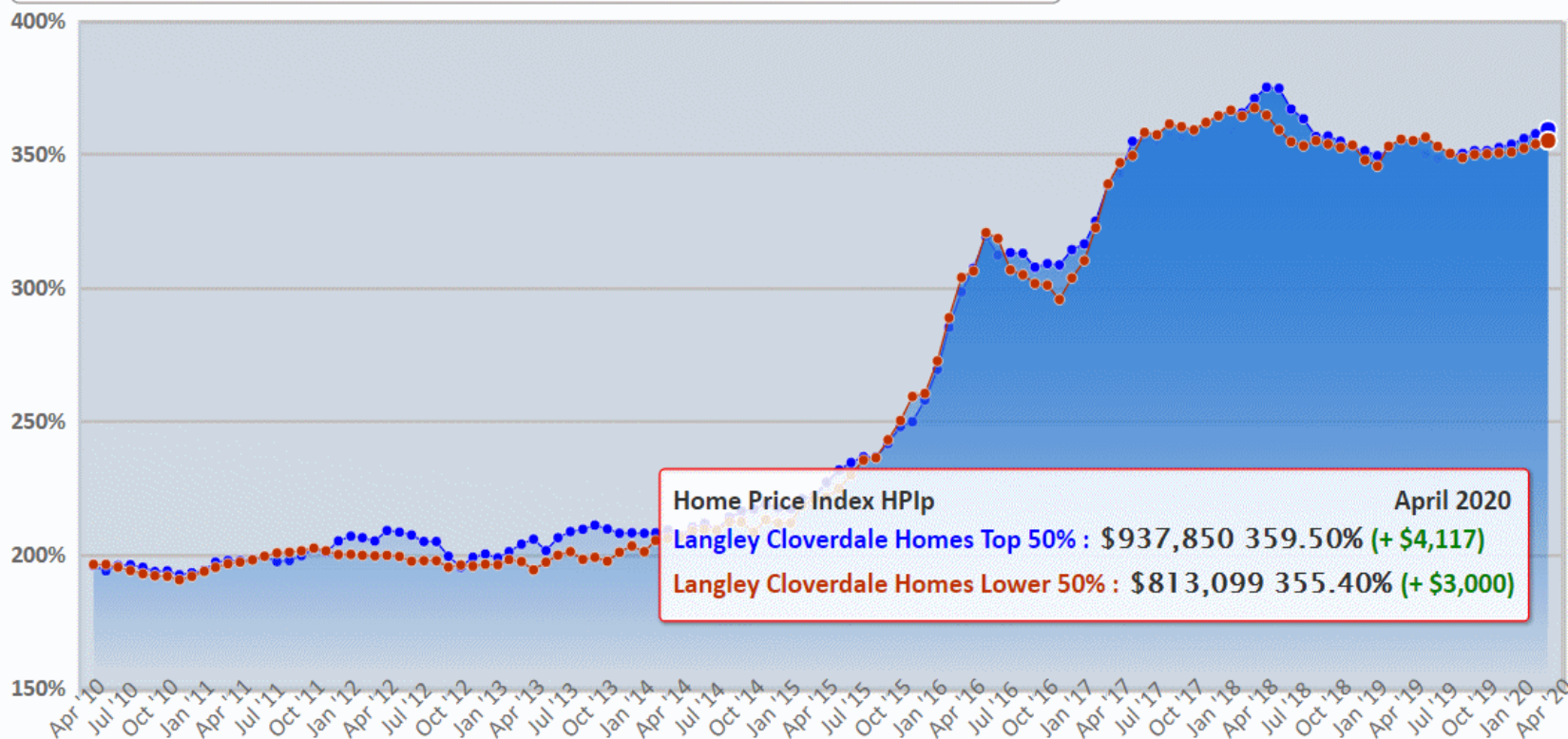


Market Analysis and Forecasting May 1/20 Langley, Cloverdale

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Langley Cloverdale Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
Langley Cloverdale Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Home Price Index HPIp April 2020
Langley Cloverdale Homes Top 50% : \$937,850 359.50% (+ \$4,117)
Langley Cloverdale Homes Lower 50% : \$813,099 355.40% (+ \$3,000)

Monthly Home values

Date	Value
Apr 2020	% 359.50
Mar 2020	% 357.90
Feb 2020	% 356.20
Jan 2020	% 354.00
Dec 2019	% 352.80
Nov 2019	% 351.70
Oct 2019	% 351.70
Sep 2019	% 350.60
Aug 2019	% 349.80
Jul 2019	% 348.60
Jun 2019	% 350.30
May 2019	% 353.40

<<< 1 2 3 >>>

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Market Analysis and Forecasting May 1/20 Vancouver Westside

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Vancouver West Side Sub areas Statistics - Apr 2020

Neighbourhoods	Total Listings (months)	Sales	DOM	Sale Price / List	Sell - List \$Difference	%SOLD
Arbutus	0	0				0.0%
Cambie	107	8	40	98%	-\$17,000	7.5%
Dunbar	6	1	7	101%	\$7,000	16.7%
Fairview VW	105	15	7	99%	-\$7,500	14.3%
False Creek	84	11	7	98%	-\$10,000	13.1%
Kerrisdale	31	1	10	99%	-\$4,000	3.2%
Kitsilano	108	16	17	98%	-\$17,000	14.8%
MacKenzie Heights	1	0				0.0%
Mount Pleasant VW	13	1	14	99%	-\$12,800	7.7%
Marpole	24	8	54	99%	-\$9,050	8.7%
Oakridge VW	92	0				0.0%
Point Grey	17	2	5	101%	\$11,500	11.8%
Quilchena	16	1	6	101%	\$12,000	6.3%
South Cambie	41	1	261	94%	-\$42,000	2.4%
South Granville	43	1	74	94%	-\$119,000	2.3%
Shaughnessy	8	0				0.0%
Southlands	0	0				0.0%
S.W. Marine	17	1	89	96%	-\$38,000	5.9%
University VW	130	8	56	94%	-\$49,000	6.2%
Total Activity	843	75	16	98%	-\$13,000	9%

Vancouver West Side List Price Ranges Statistics - Apr 2020

Home Price Range	Total Listings (months)	Sales	DOM	Sale Price / List Price	Sell - List \$Difference	%SOLD
0-\$500,000	26	7	8	99%	-\$4,000	26.9%
\$500,001-\$600,000	41	5	6	99%	-\$7,500	12.2%
\$600,001-\$700,000	76	11	17	98%	-\$13,000	14.5%
\$700,001-\$850,000	93	13	11	98%	-\$14,000	14.0%
\$850,001-\$975,000	83	14	15	98%	-\$21,700	16.9%
\$975,001-\$1,150,000	96	6	35	99%	-\$10,000	6.3%
\$1,150,001-\$1,350,000	97	5	3	100%	\$0	5.2%
\$1,350,001-\$1,650,000	100	8	71	97%	-\$44,286	8.0%
\$1,650,001-\$1,875,000	83	4	28	94%	-\$98,444	4.8%
\$1,875,001-\$2,250,000	68	1	74	94%	-\$119,000	1.5%
\$2,250,001 and more	80	1	33	90%	-\$255,000	1.3%
Total Activity	843	75	16	98%	-\$13,000	9%

Monthly Changes Summary	Apr-19	Mar-20	Apr-20	5/1/2020	Change
Total Listings** (A,S,T,C,X)	1244	948	843		-105
Active Listings (1st of the month)	837	648	652	669	17
Solds	143	188	75		-113
DOM	16	10	16		6
%SOLD (Sales/ Listings /monthly rate)	11%	20%	9%		-10.9%
Condos (Top 50%) Home Price Index HPIp	\$1,008,058	\$1,015,100	\$1,017,100		\$2,000
Condos (Lower 50%) Home Price Index HPIp	\$577,100	\$573,384	\$578,100		\$4,716
Twnhs (Top 50%) Home Price Index HPIp	\$1,527,101	\$1,479,012	\$1,484,100		\$5,088
Twnhs (Lower 50%) Home Price Index HPIp	\$847,101	\$838,100	\$839,205		\$1,105

May 1 2020 Vancouver West Side Market Update (Attached)

Current: Vancouver West Side, a Stable Market with **9 % SOLD** Rate and **98 % Sell/List Ratio**. (This means an average of a \$13,000 Discount on a sale from the original list price)

Most Active Range: Homes below \$500,000 have **26.9 % SOLD** rate.
Least Active Range: Home below \$2.5 mill. have **1.3 % SOLD** rate.

History: Vancouver Westside's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$9,042.

Vancouver Westside's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$1,000.

Vancouver Westside's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$43,001.

Vancouver Westside's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$7,896.

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

Forecast: The last month Listing Inventory is 32% less count than last year. We project Vancouver Westside to be a continued Seller market.

April's Real Estate Statistics shows that 76% of Single-Family Homes in Metro Vancouver have been in a Seller's Market. The Average Monthly Price increase was \$2,100 which is a small decline from last month's \$4,090 gain. Yes, both sales and inventory have dropped in the last month and the sell-through rates are falling enough to become a Buyer's Market. With that being said, we are not going to forecast the Markets this coming month, due to the Stock Market volatility and the Pandemic on hand.

Currently, Condos are in a Seller Market with 77% of the Greater Vancouver (Lower Mainland) Condo Prices increasing. On average, the Condo Market went up **\$1,476**. At the same time, the Townhouse Market increased **\$1,366** on average. That is 79% increased (22 out of 28 Markets). We analyze and provide 97 individual City's Home Price Indexes to supply you the MOST ACCURATE Market Trends every 2 weeks. 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 do request a personal Comparative Market Analysis (CMA). Data is from: FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy Copyright: RMXReports.com

the RE/MAX Market Share Reports



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Vancouver Market Reports

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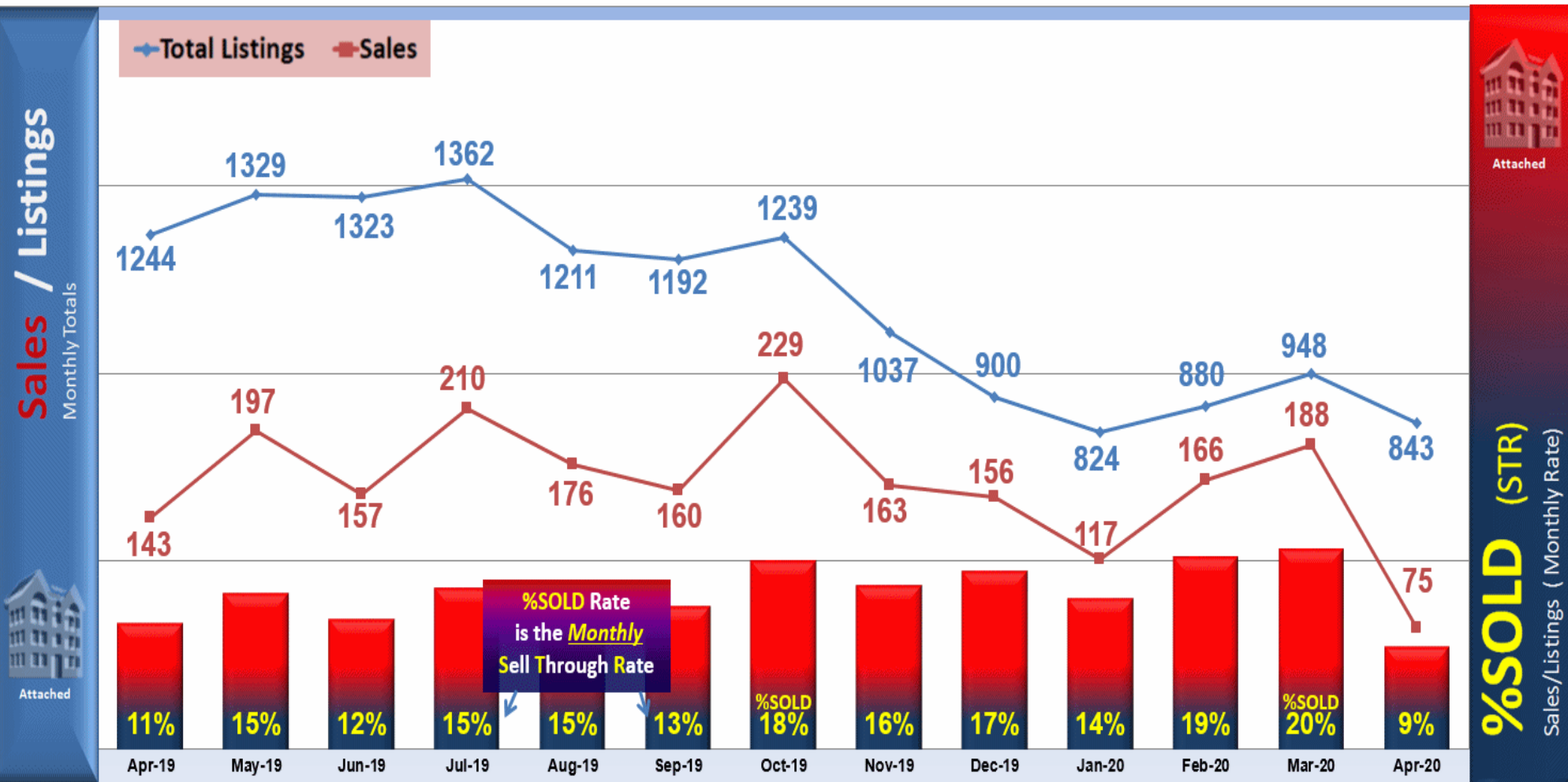
Market Analysis and Forecasting May 1/20 Vancouver Westside

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Attached Vancouver West Side Total Listings, Sales, and %SOLD rates



Sales / Listings
Monthly Totals

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



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Attached Vancouver West Side **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)

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



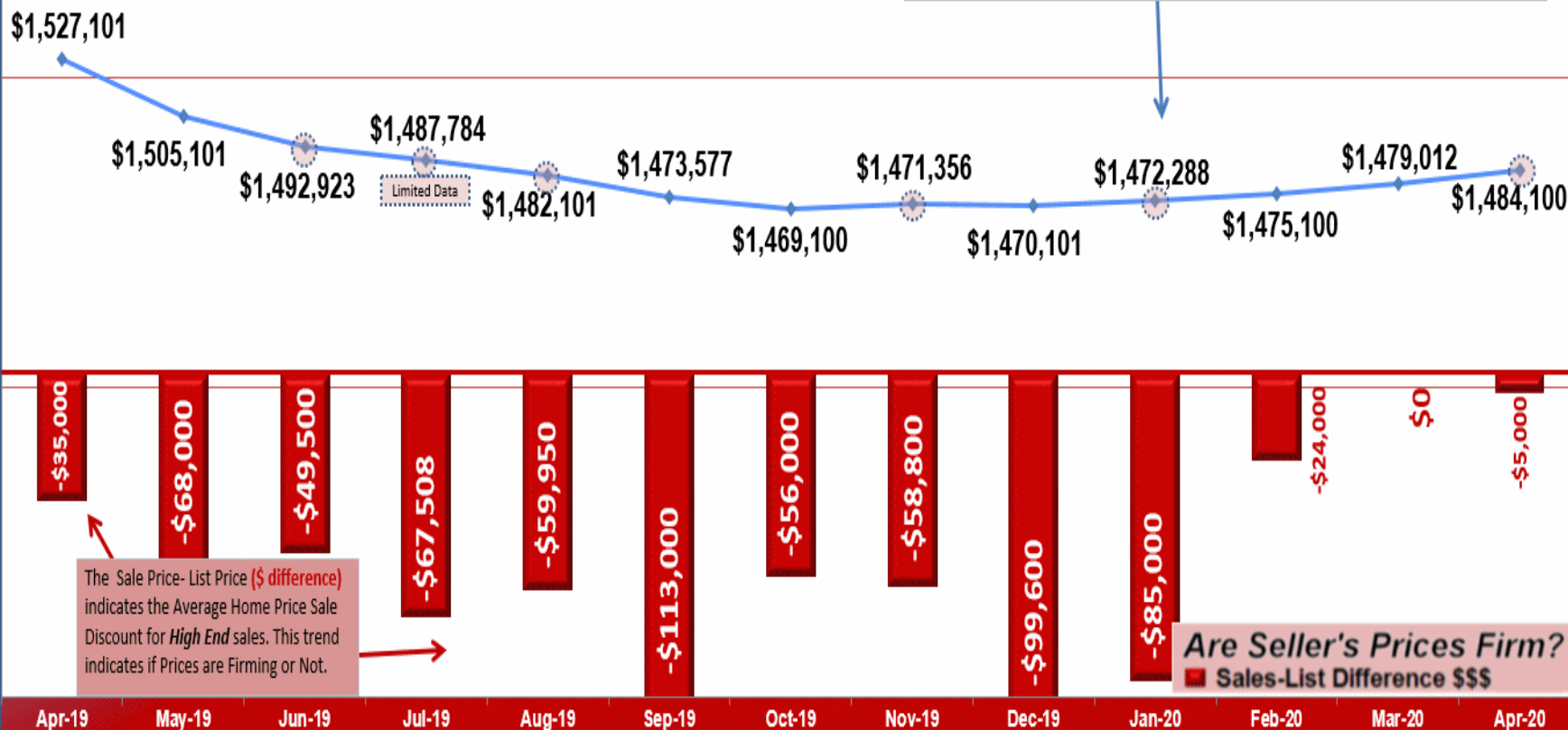
Townhouses

Are Home Prices Up?

Home Price Index → **HPIp** (Top 50%)

The Home Price Index **HPIp** is our MOST Accurate Indication of Price Changes and is based on the **Top 50%** of the homes.

(Note: Each Sale is *paired* to it's previous sale after 2005 to determine its exact price change.)



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 \$\$\$



Townhouses

Sales Discount \$\$\$

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



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Attached Vancouver West Side 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)



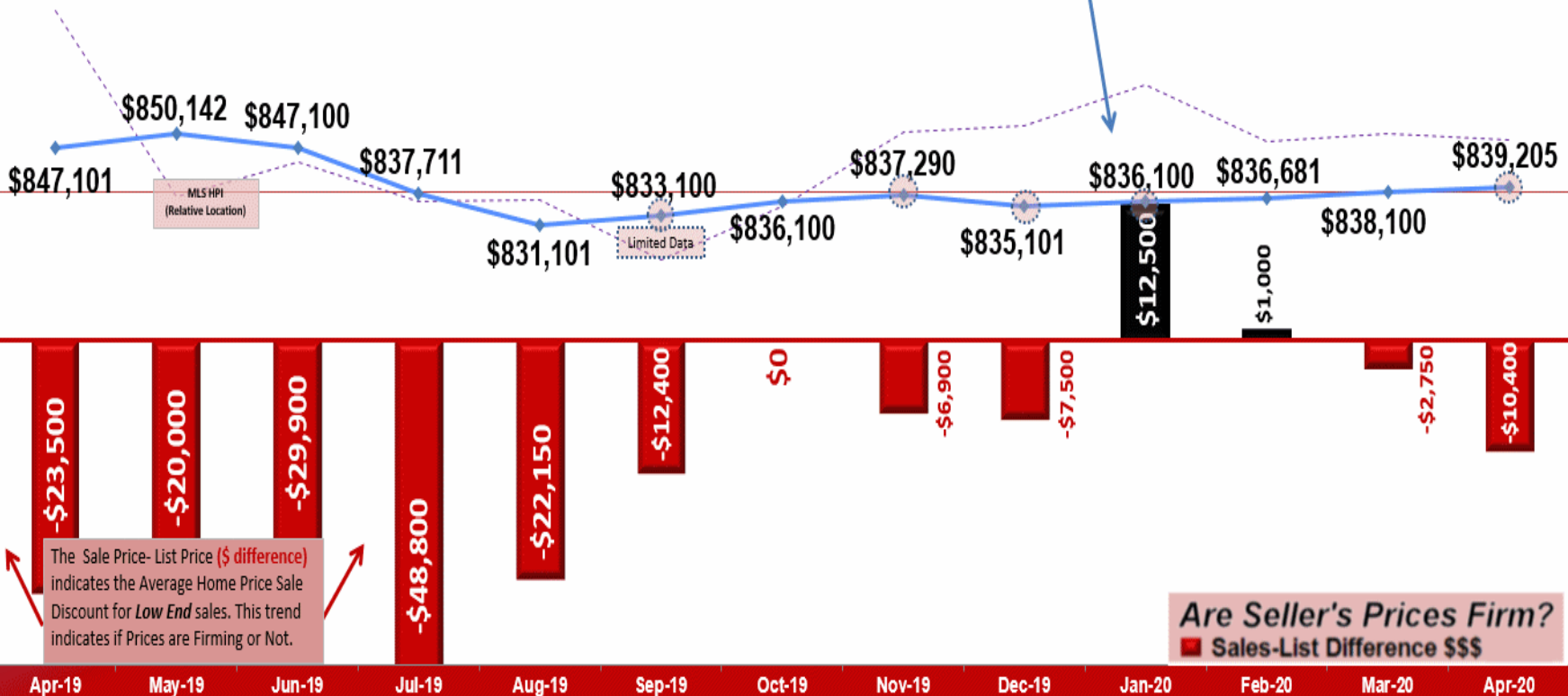
Townhouses

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

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

The Home Price Index HPIp is the MOST Accurate Indication of Price Changes and is based on the Lower 50% of the homes.
(Note: Each Sale is paired to it's previous sale after 2005 to



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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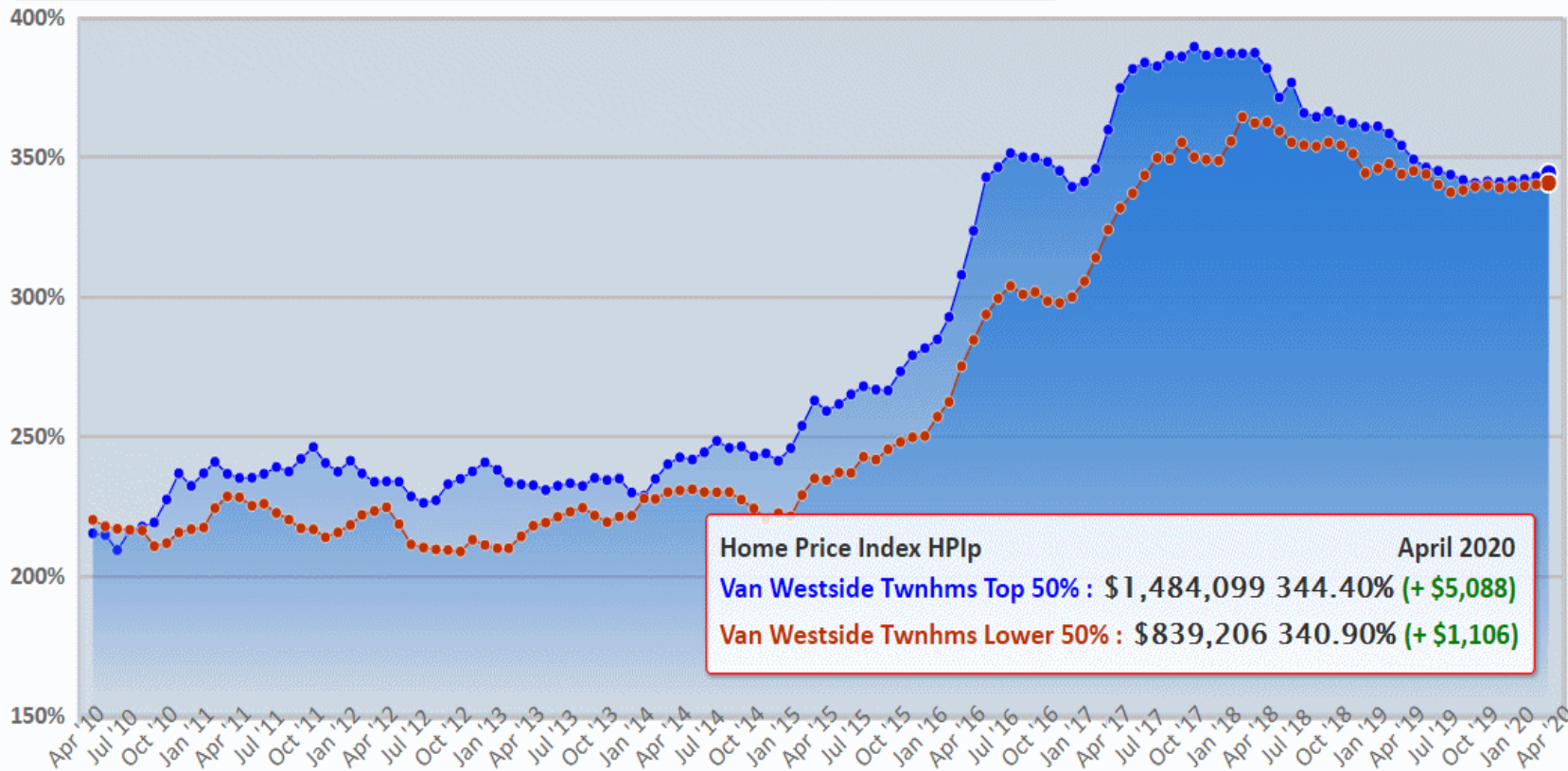
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Van Westside Twnhms Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Van Westside Twnhms Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Apr 2020	% 344.40
Mar 2020	% 343.20
Feb 2020	% 342.30
Jan 2020	% 341.70
Dec 2019	% 341.20
Nov 2019	% 341.50
Oct 2019	% 340.90
Sep 2019	% 342.00
Aug 2019	% 343.90
Jul 2019	% 345.30
Jun 2019	% 346.50
May 2019	% 349.30

<< 1 2 3 >>



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Attached Vancouver West Side **Condos** 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)

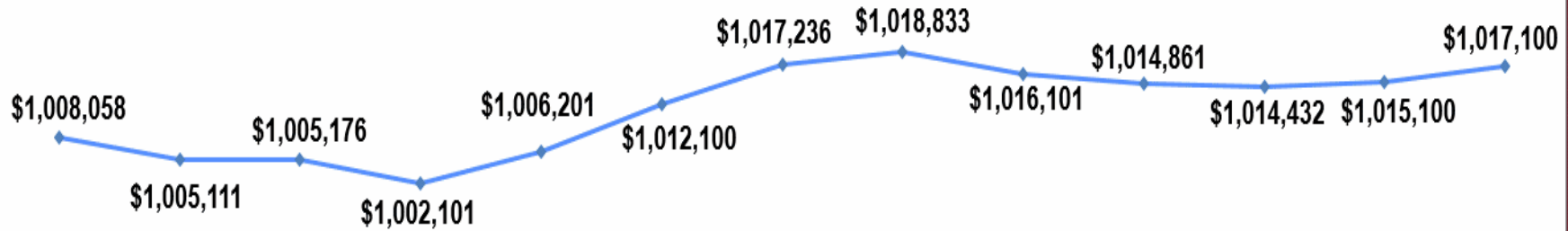
Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

The Home Price Index **HPIp** is our MOST Accurate Indication of Price

Changes and is based on the **Top 50%** of the homes.

(Note: Each Sale is *paired* to it's previous sale after 2005 to determine its exact price change.)



-\$23,500

-\$38,000

-\$43,000

-\$43,000

-\$38,450

-\$30,500

-\$32,400

-\$39,500

-\$41,500

-\$29,450

-\$20,000

-\$28,000

-\$19,000

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)

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



Condominiums



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Attached Vancouver West Side Condos 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)



Condominiums



Condominiums

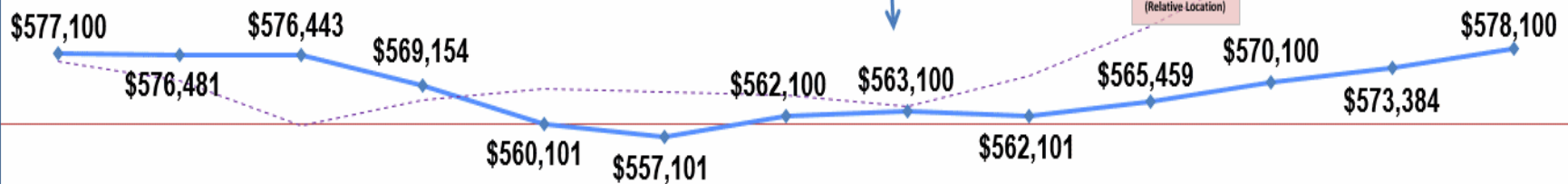
Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)

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Sales-List Difference \$\$\$

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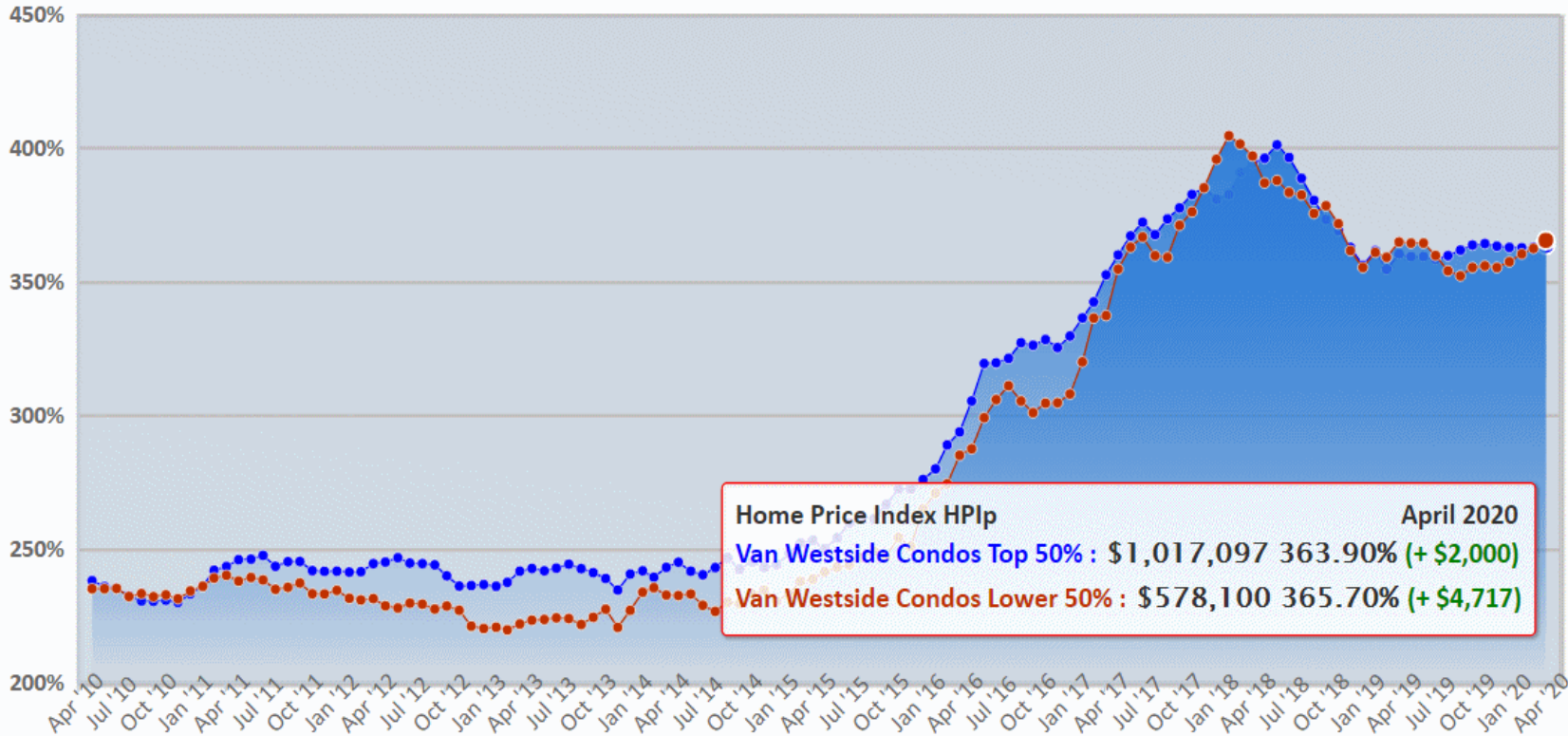
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Van Westside Condos Top 50% : **HPIp** Forecast+ Forecast-
Van Westside Condos Lower 50% : **HPIp** Forecast+ Forecast-



Monthly Home values

Date	Value
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Dec 2019	% 363.60
Nov 2019	% 364.50
Oct 2019	% 364.00
Sep 2019	% 362.10
Aug 2019	% 360.00
Jul 2019	% 358.60
Jun 2019	% 359.70
May 2019	% 359.60

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Market Analysis and Forecasting May 1/20 Vancouver Downtown

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Vancouver Downtown Real Estate Price Changes(\$/%)

溫哥華市中心房地產價格變動 / 溫哥華市中心房地產價格變動

Housing Types: Year-To-Date Dec 2018 – Dec 2019 (Quarters)

房屋类型: 迄至今年 (每季) 由2018 十二月份至2019 十二月份

Powered by: Vancouver Market Reports HPI®

■ **\$\$ YTD Price Change (1 Year)**
价格变动 (1年)

年終住房價格變動
年終住房價格變動

YTD Home Price Changes \$\$

年終住房價格變動
年終住房價格變動

YTD Home Price Changes %



(\$72,799)

-4.6%

High End Condos

高档独立屋



(\$25,396)

-4.0%

Low End Condos

低端独立屋



■ **% YTD Price Change (1 Year)** 迄至今年价格变动 (1年)



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

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Market Analysis and Forecasting May 1/20 Vancouver Downtown

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Vancouver Downtown Sub areas Statistics - Apr 2020 - Attached						
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Coal Harbour	122	6	17	98%	-\$14,250	5%
Downtown VW	277	28	13	97%	-\$23,945	10%
West End VW	156	17	15	97%	-\$29,000	11%
Yaletown	231	26	15	95%	-\$47,750	11%
Total Activity	786	77	15	96%	-\$29,000	10%

May 1 2020 Vancouver Downtown Market Update (attached)

Current: Vancouver Downtown's Residential Attached housing market is a Stable market with **10% SOLD** rate and a 96% Sell/List Ratio. (This means 19 homes out of 100 sold with an average of \$29,000 discount on a sale from original list price).
Most Active Price Range: Homes below \$450,000 have **23.8% SOLD** rate.
Least Active Price Range: Homes above \$2.2 mill. have **1.4% SOLD** rate.

History: The Vancouver Downtown Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$44,189.
 The Vancouver Downtown Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$21,133.

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

Forecast: Current listing inventories are 37% less than same month last year meaning that we are seeing a reduced listings supply. We project Vancouver Downtown to be a continued Seller market.
 April's Real Estate Statistics shows that 76% of Single-Family Homes in Metro Vancouver have been in a Seller's Market. The Average Monthly Price increase was \$2,100 which is a small decline from last month's \$4,090 gain. Yes, both sales and inventory have dropped in the last month and the sell-through rates are falling enough to become a Buyer's Market. With that being said, we are not going to forecast the Markets this coming month, due to the Stock Market volatility and the Pandemic on hand.
 Currently, Condos are in a Seller Market with 77% of the Greater Vancouver (Lower Mainland) Condo Prices increasing. On average, the Condo Market went up **\$1,476**. At the same time, the Townhouse Market increased **\$1,366** on average. That is 79% increased (22 out of 28 Markets). We analyze and provide 97 individual City's Home Price Indexes to supply you the MOST ACCURATE Market Trends every 2 weeks. 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.

Vancouver Downtown List Price Ranges Statistics - Apr 2020							Attached
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$450,000	21	5	15	102%	\$7,000	23.8%	↑
\$450,001-\$550,000	37	6	26	94%	-\$32,450	16.2%	↑
\$550,001-\$625,000	44	9	4	100%	\$0	20.5%	↑
\$625,001-\$725,000	87	14	6	98%	-\$16,500	16.1%	↑
\$725,001-\$800,000	79	11	16	97%	-\$25,000	13.9%	↓
\$800,001-\$950,000	76	11	15	96%	-\$31,500	14.5%	↓
\$950,001-\$1,150,000	79	6	10	96%	-\$41,950	7.6%	↓
\$1,150,001-\$1,300,000	61	3	19	96%	-\$50,500	4.9%	↓
\$1,300,001-\$1,600,000	69	4	17	93%	-\$101,500	5.8%	↓
\$1,600,001-\$2,201,000	93	6	21	93%	-\$134,950	6.5%	↓
\$2,201,001 and more	140	2	65	86%	-\$617,500	1.4%	↓
Total Activity	786	77	15	96%	-\$29,000	10%	↓

Monthly Changes Summary	Apr-19	Mar-20	Apr-20	5/1/2020	Change
Total Listings** (A,S,T,C,X)	1238	911	786		-125 ↓
Active Listings (1st of the month)	910	575	638	587	-51 ↓
Solds	116	171	77		-94 ↓
DOM	21	7	15		8 ↑
% SOLD (Sales/Listings /mnlthly rate)	9%	19%	10%		-9.0% ↓
Condos (Top 50%) Home Price Index HPIp	\$1,559,289	\$1,509,100	\$1,515,100		\$6,000 ↑
Condos (Lower 50%) Home Price Index HPIp	\$610,968	\$633,100	\$632,101		-\$999 ↓



Analytical Methods: The Vancouver Downtown 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 Vancouver Downtown market into two parts with the **Vancouver Downtown HPIp Top 50%** representing the higher end sales and the **Vancouver Downtown 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: RMXReports.com



*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. [More Details](#)
 Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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Market Analysis and Forecasting May 1/20 Vancouver Downtown

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Attached Vancouver Downtown Condos Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price)

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



Condominiums



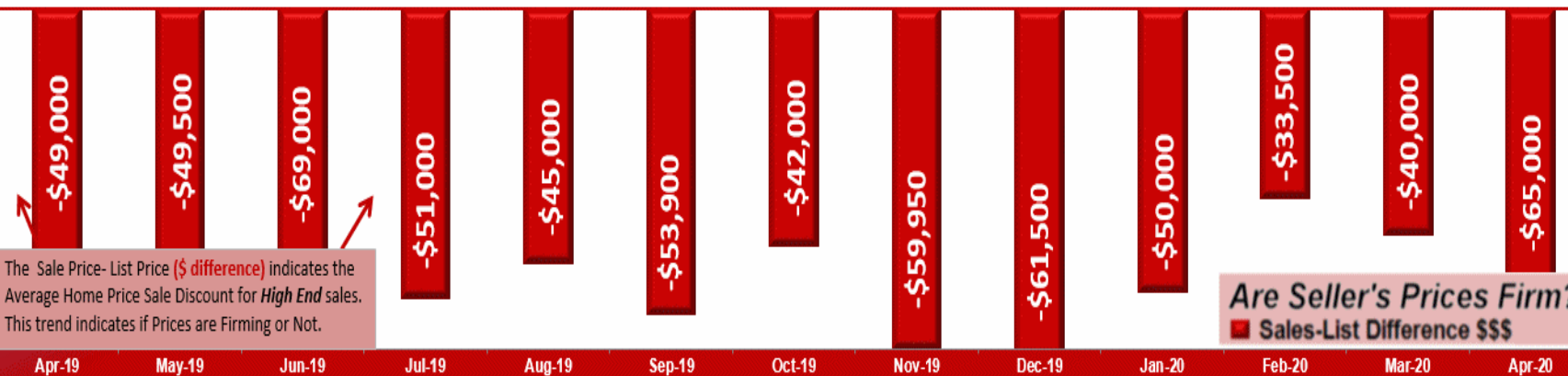
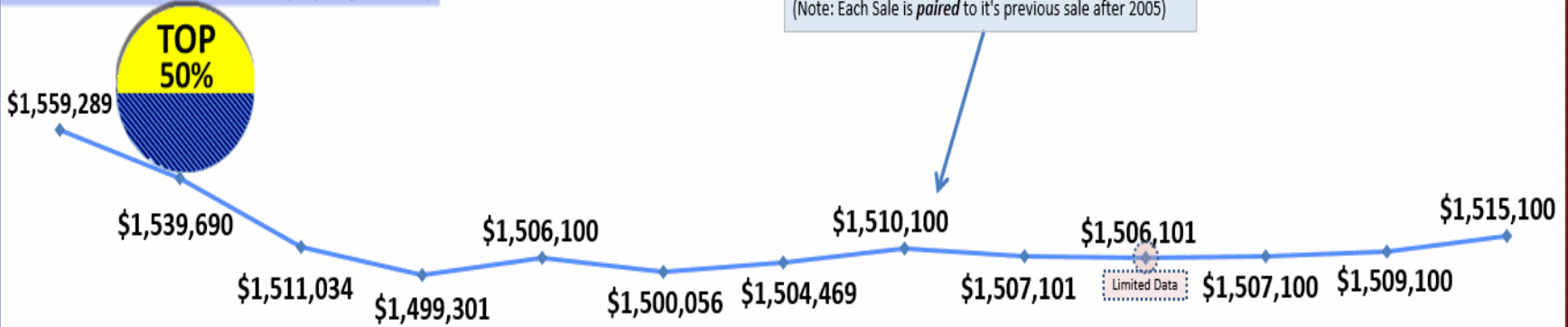
Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)

Are Home Prices Up? Homes Over \$800,000

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)



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 \$\$\$



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Attached Vancouver Downtown Total Listings, Sales, and %SOLD rates

Sales / Listings

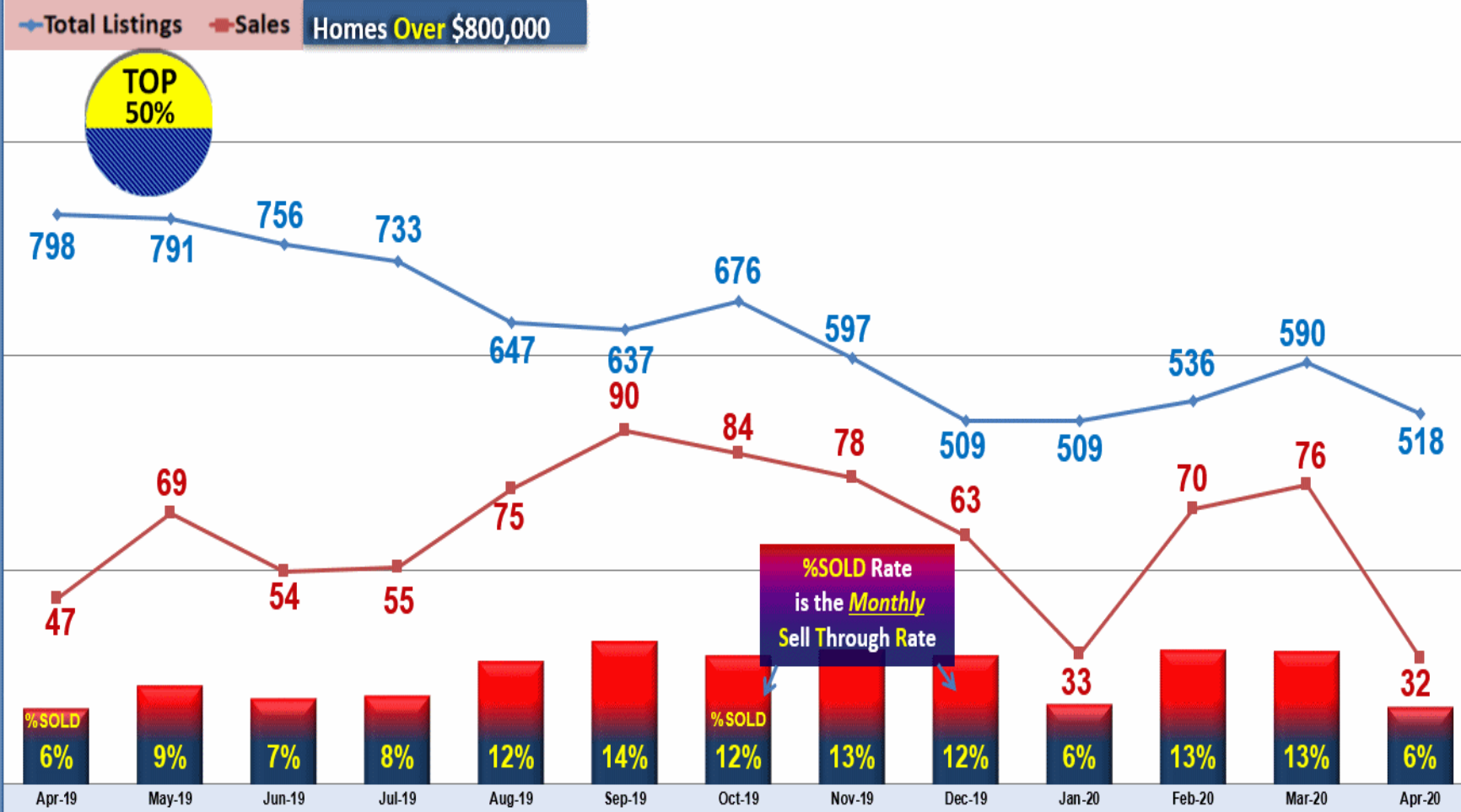
Monthly Totals



Attached



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



Attached



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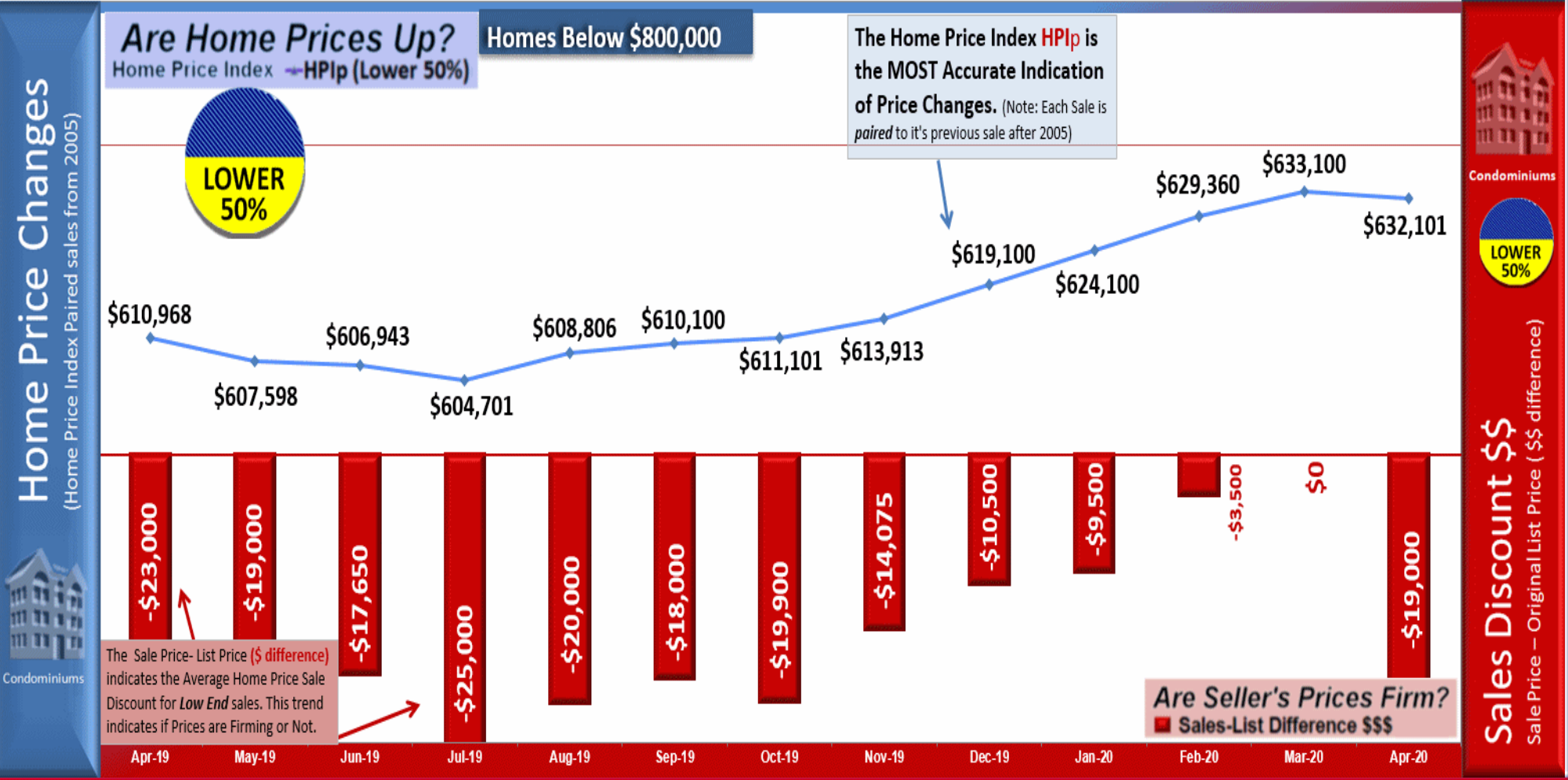
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Attached Vancouver Downtown Condos Home Price Index **HPI** (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price)



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



Condominiums



Condominiums



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

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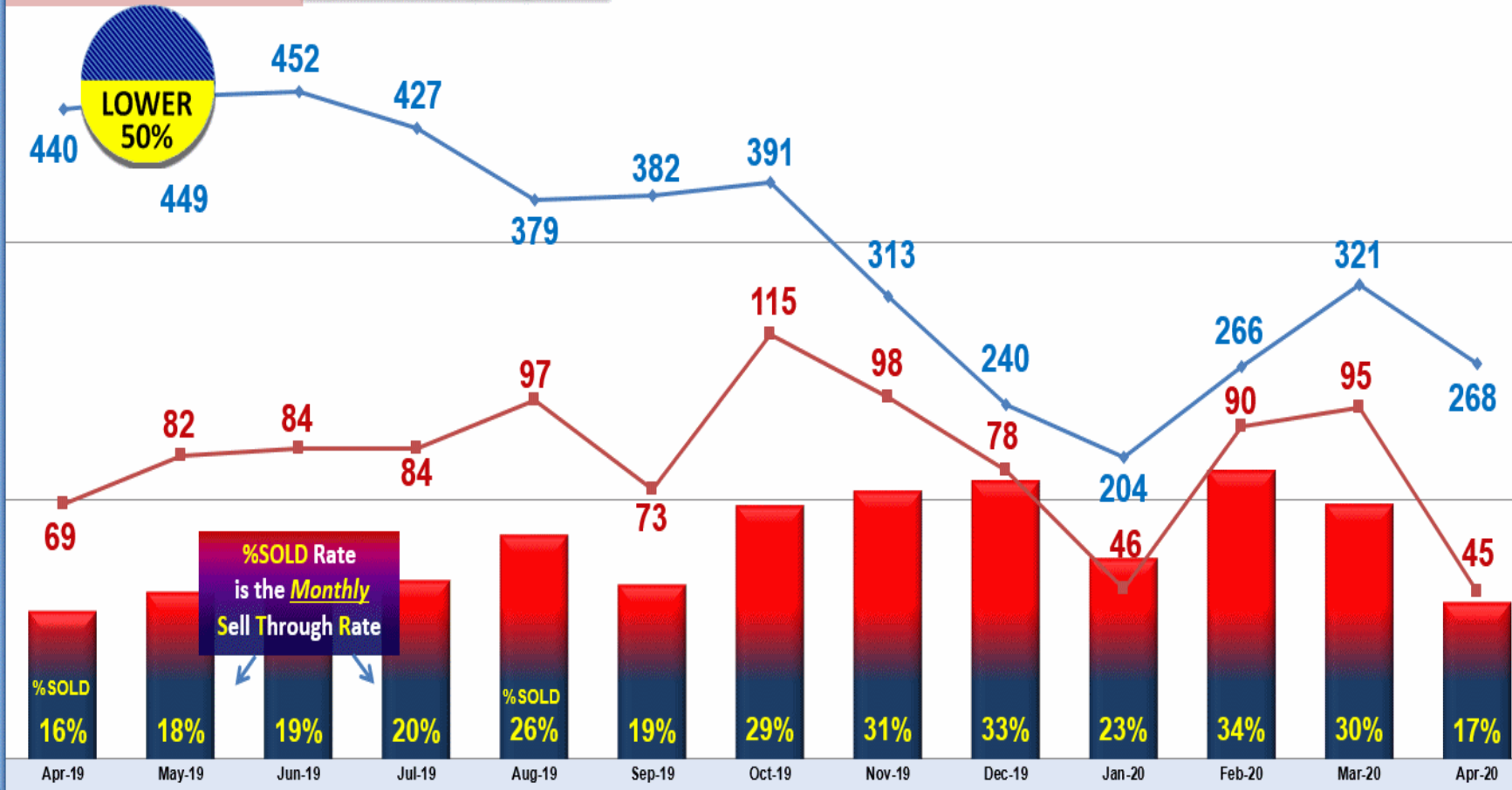
604-720-5353

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Attached Vancouver Downtown Total Listings, Sales, and %SOLD rates

Sales / Listings
Monthly Totals

Total Listings Sales Homes Below \$800,000



Attached



LOWER 50%

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



Attached

%SOLD Rate is the Monthly Sell Through Rate



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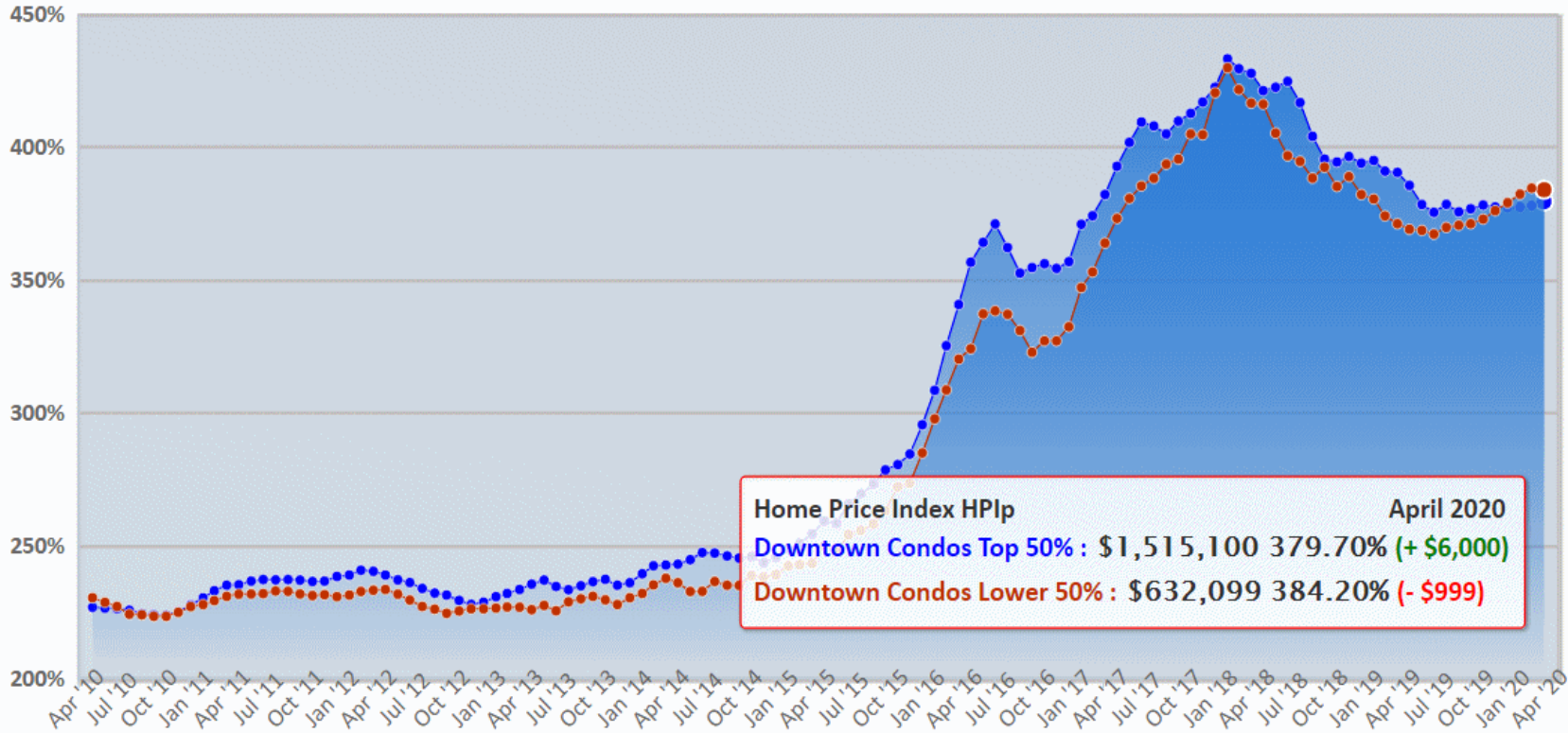
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Downtown Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
Downtown Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly ▼ Home values

Date	Value
Apr 2020	% 379.70
Mar 2020	% 378.20
Feb 2020	% 377.70
Jan 2020	% 377.40
Dec 2019	% 377.70
Nov 2019	% 378.40
Oct 2019	% 377.00
Sep 2019	% 375.90
Aug 2019	% 378.70
Jul 2019	% 375.70
Jun 2019	% 378.60
May 2019	% 385.80

<<< 1 2 3 >>>

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Market Analysis and Forecasting May 1/20 Langley, Cloverdale

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Langley, Cloverdale Sub areas Statistics - Apr 2020 Attached						
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Cloverdale BC	81	19	9	97%	-\$15,888	23.5%
Clayton	98	25	19	98%	-\$9,900	25.5%
Murrayville	48	2	30	99%	-\$9,500	4.2%
Salmon River	7	3	11	99%	-\$3,000	42.9%
Brookwood Langley	0	0				0.0%
Aldergrove Langley	17	2	14	93%	-\$27,400	11.8%
Langley City	229	20	19	98%	-\$6,000	8.7%
Total Activity	480	71	14	98%	-\$9,900	15%

Langley, Cloverdale List Price Ranges Statistics - Apr 2020 Attached						
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$400,000	135	19	15	98%	-\$7,000	14.1%
\$400,001-\$500,000	126	13	13	96%	-\$16,000	10.3%
\$500,001-\$600,000	107	25	22	99%	-\$8,000	23.4%
\$600,001 and more	112	14	12	98%	-\$9,950	12.5%
Total Activity	480	71	14	98%	-\$9,900	15%

May 1 2020 Langley, Cloverdale Market Update (Attached)

Current: Langley, Cloverdale is in a Stable Market with average listing inventories, a **15 %SOLD** rate and a 98% Sell/List Ratio.

(This means that there is an average of a \$9,900 surplus on a sale from the original list price)

Most Active Price Range: Attached homes between \$500,000 - \$600,000 have **23.4 %SOLD** rate and is in a Sellers Market.

Least Active Price Range: Attached homes between \$400,000 - \$500,000 have **19.3 %SOLD** rate.

History: The Langley, Cloverdale's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$19,821.

The Langley, Cloverdale's **Condos** Year-To-Date Home Price Index

HPIp (Lower 50%) shows that prices decreased \$5,321.

The Langley, Cloverdale's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$21,840.

The Langley, Cloverdale's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$5,665.

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

Forecast: The Listing Inventories have decreased by 24% listings compared to same month last year. We project Langley, Cloverdale Attached to be a continued Stable market.

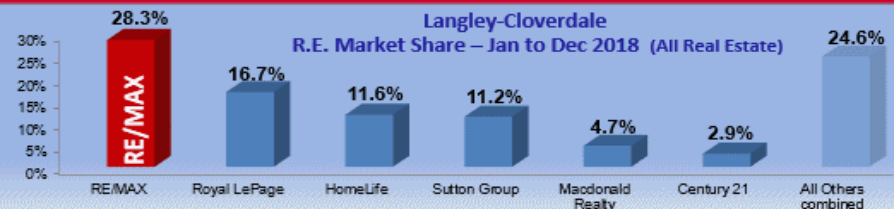
April's Real Estate Statistics shows 89% of Fraser Valley's Detached Markets increased values this month. Overall, Single Family Homes had a \$2,239 monthly price increase. Yes, both sales and inventory have dropped in the last month and the sell-through rates are falling enough to become a Buyer's Market. With that being said, we are not going to forecast the Markets this coming month, due to the Stock Market volatility and the Pandemic on hand.

Currently, Condos are in a Seller Market with 77% of the Greater Vancouver (Lower Mainland) Condo Prices increasing. On average, the Condo Market went up **\$1,476**. At the same time, the Townhouse Market increased **\$1,366** on average. That is 79% increased (22 out of 28 Markets). We analyze and provide 97 individual City's Home Price Indexes to supply you the MOST ACCURATE Market Trends every 2 weeks. 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 Langley, Cloverdale 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 **Langley, Cloverdale HPIp Top 50%** representing the higher end sales and the **Langley, Cloverdale 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: RMXReports.com

Monthly Changes Summary	Apr-19	Mar-20	Apr-20	5/1/2020	Change
Total Listings** (A,S,T,C,X)	628	537	480		-57
Active Listings	394	326	354	336	-18
Solds	140	127	71		-56
Days on Market (DOM)	17	10	14		4
%SOLD (Sales/ Listings /mnlthly rate)	22%	24%	15%		-9%
Condos (Top 50%) Home Price Index HPIp	\$439,921	\$417,553	\$420,100		\$2,547
Condos (Lower 50%) Home Price Index HPIp	\$326,421	\$319,653	\$321,100		\$1,447
Twnhs (Top 50%) Home Price Index HPIp	\$632,227	\$652,100	\$654,067		\$1,967
Twnhs (Lower 50%) Home Price Index HPIp	\$480,100	\$483,100	\$485,765		\$2,665

the RE/MAX Market Share Reports



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Attached Langley, Cloverdale

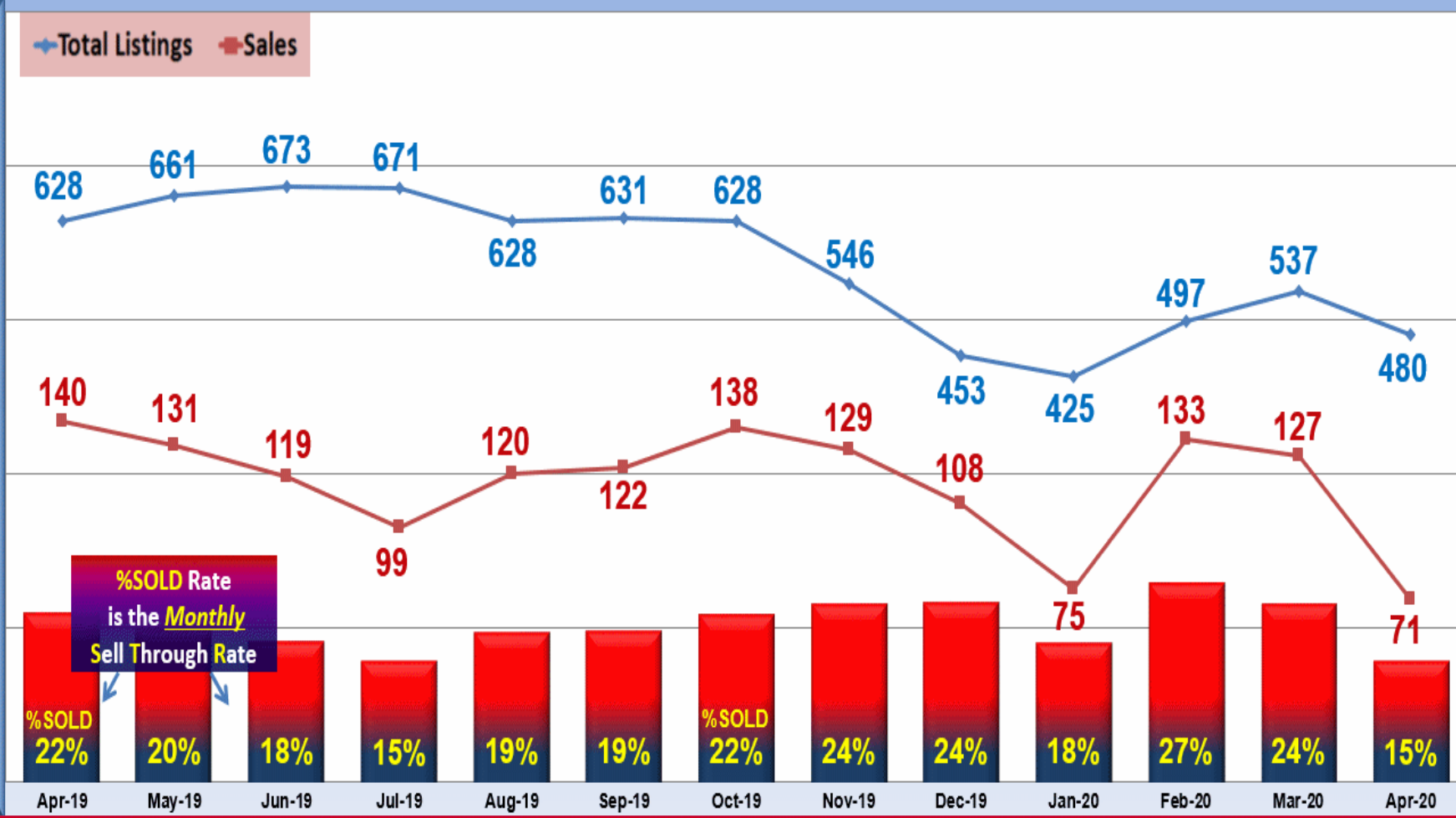
Total Listings **, Sales, and %SOLD Rates

Sales / Listings
Monthly Totals



Attached

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



%SOLD Rate is the *Monthly* Sell Through Rate



Attached



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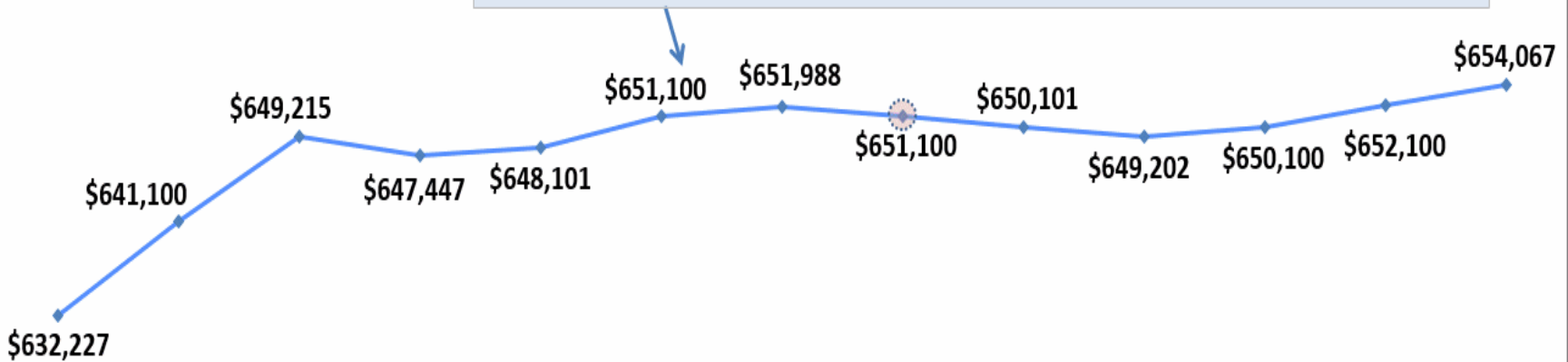
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Attached Langley, Cloverdale Townhouse Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

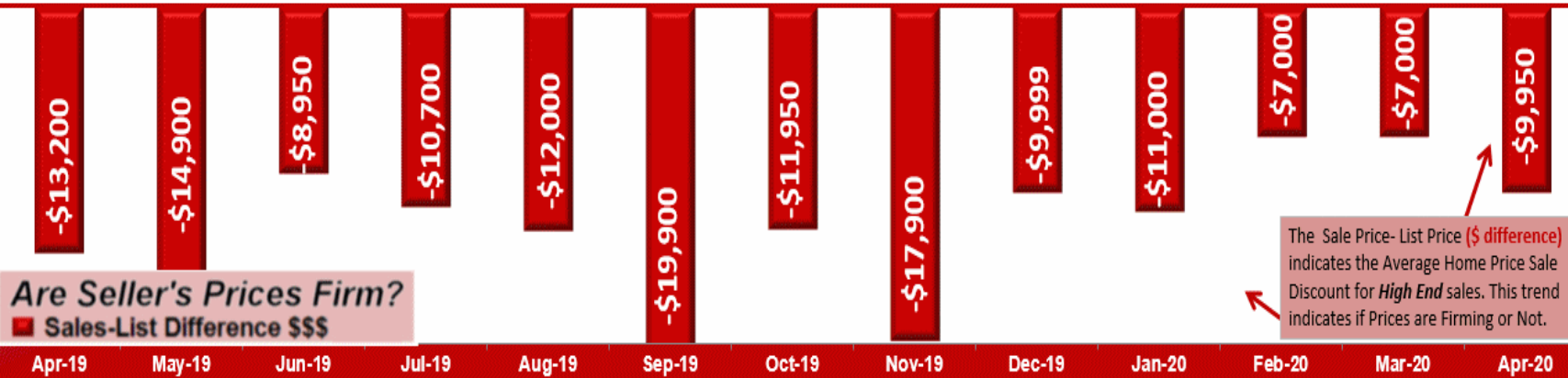
Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

The Home Price Index HPIp is the MOST Accurate Indication of Price Changes and is based on the Lower 50% of the homes. (Note: Each Sale is paired to it's previous sale after 2005 to determine its exact price change.)



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



Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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.

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. [More Details](#)
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Attached Langley, Cloverdale **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)



Townhouses

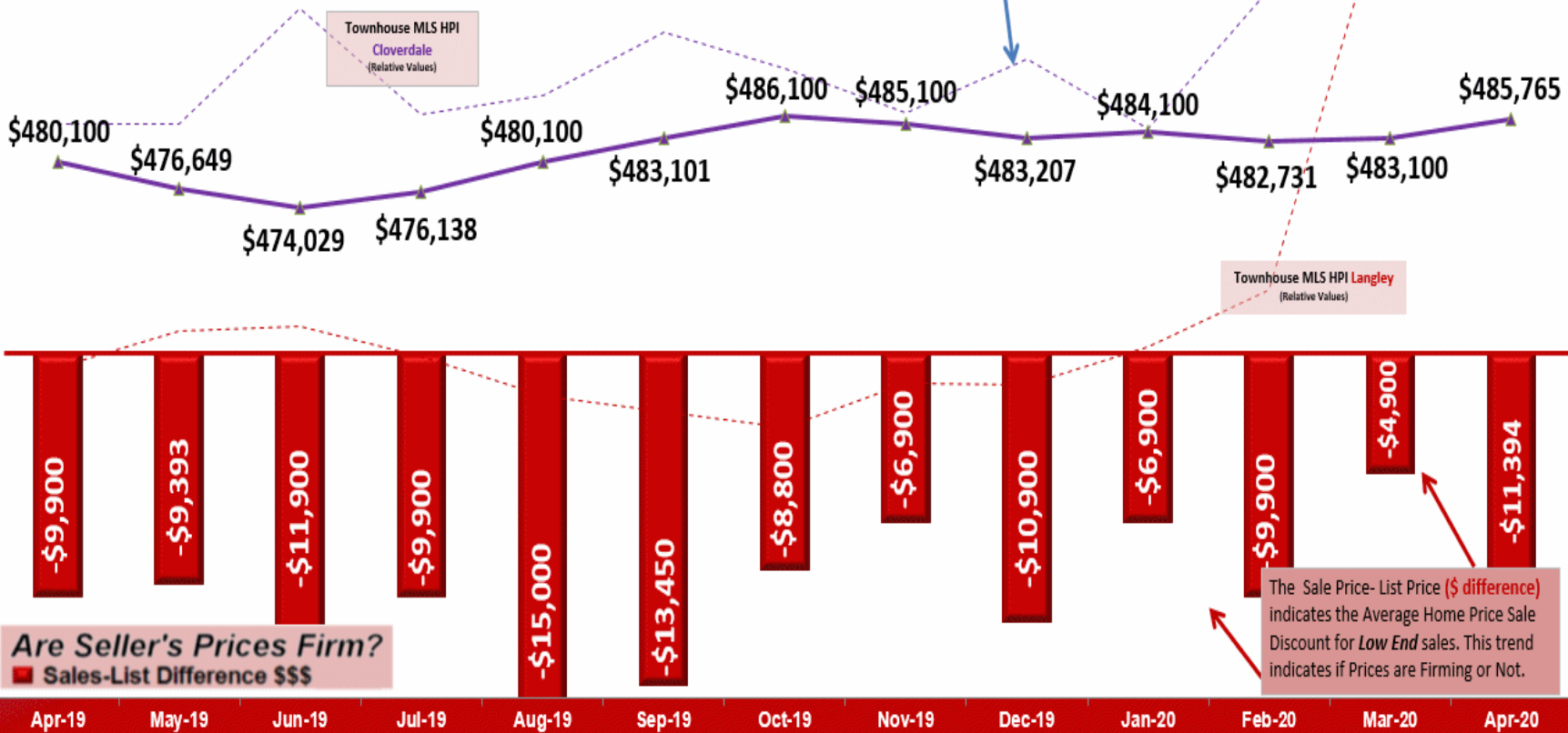
Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)

Are Home Prices Up?

Home Price Index - HPIp (Lower 50%)

The Home Price Index **HPIp** is the MOST Accurate Indication of Price Changes and is based on the **Lower 50%** of the homes.

(Note: Each Sale is *paired* to it's previous sale after 2005 to determine its exact price change.)



Are Seller's Prices Firm?

Sales-List Difference \$\$\$

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.



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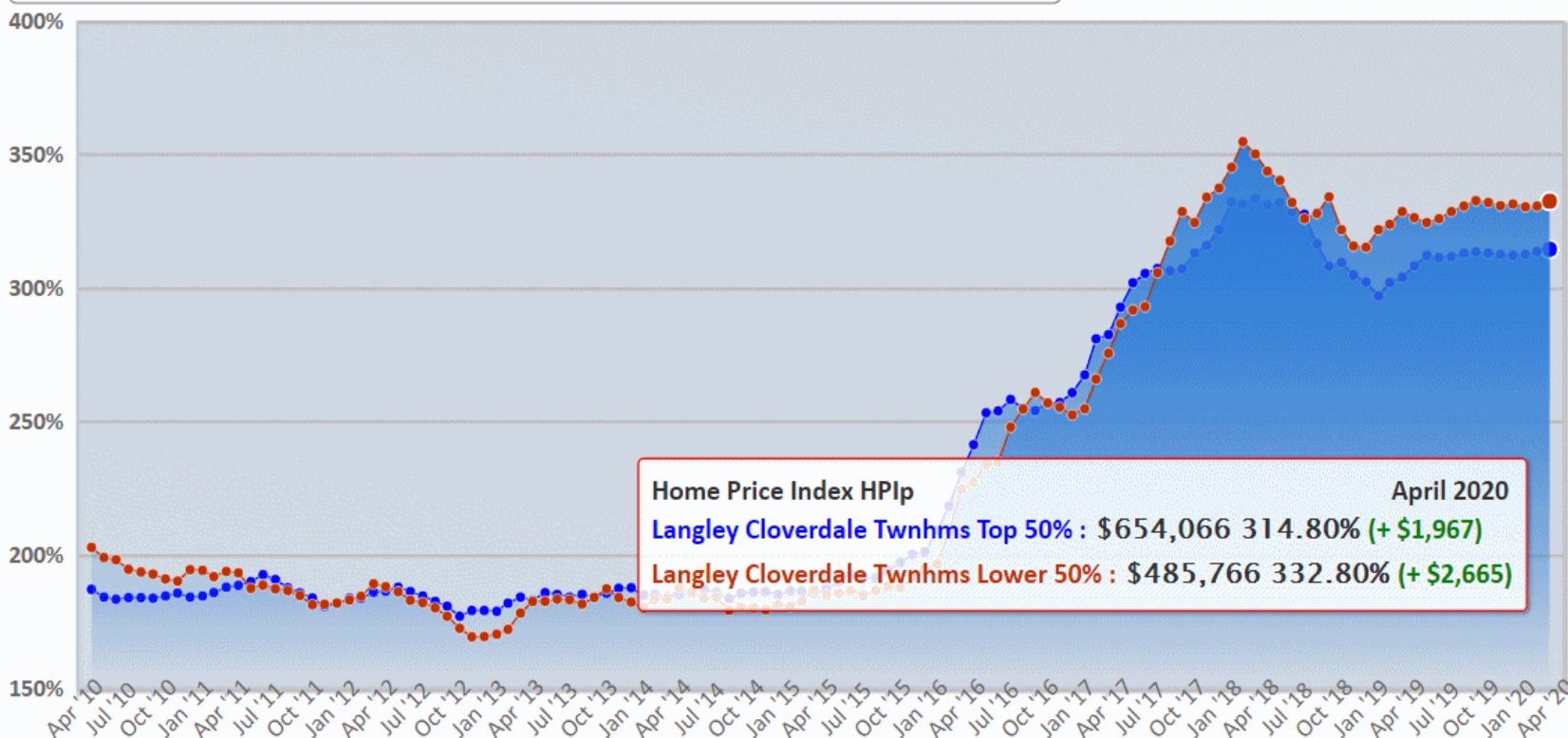
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Langley Cloverdale Twnhms Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
Langley Cloverdale Twnhms Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Apr 2020	% 314.80
Mar 2020	% 313.90
Feb 2020	% 312.90
Jan 2020	% 312.50
Dec 2019	% 312.90
Nov 2019	% 313.40
Oct 2019	% 313.80
Sep 2019	% 313.40
Aug 2019	% 312.00
Jul 2019	% 311.70
Jun 2019	% 312.50
May 2019	% 308.60

<< 1 2 3 >>

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Attached Langley, Cloverdale Condos 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)

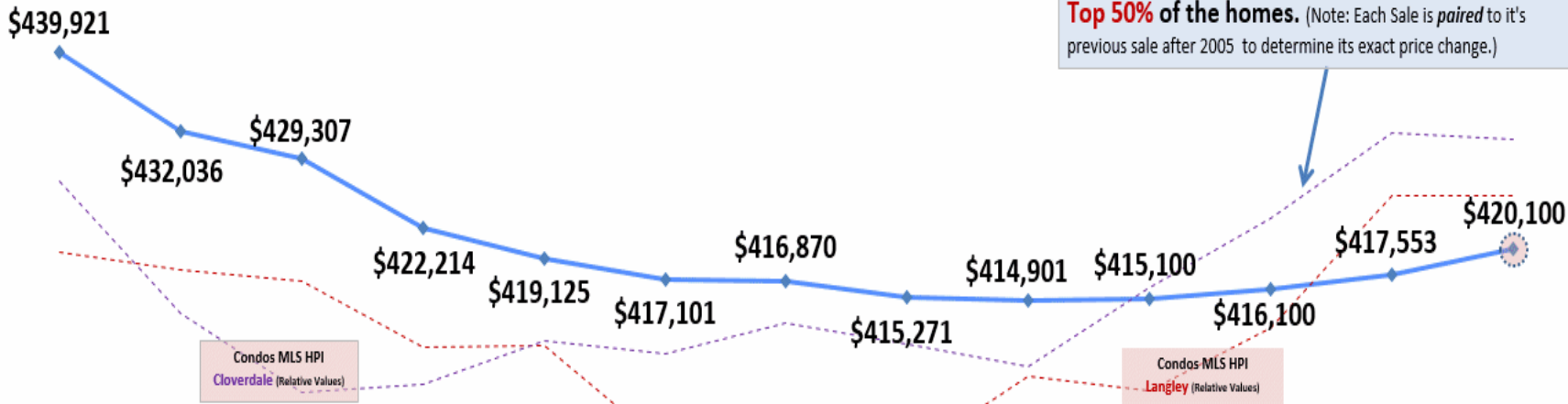


Condominiums

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

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)



The Home Price Index HPIp is our MOST Accurate Indication of Price Changes and is based on the Top 50% of the homes. (Note: Each Sale is paired to it's previous sale after 2005 to determine its exact price change.)



Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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.



Condominiums



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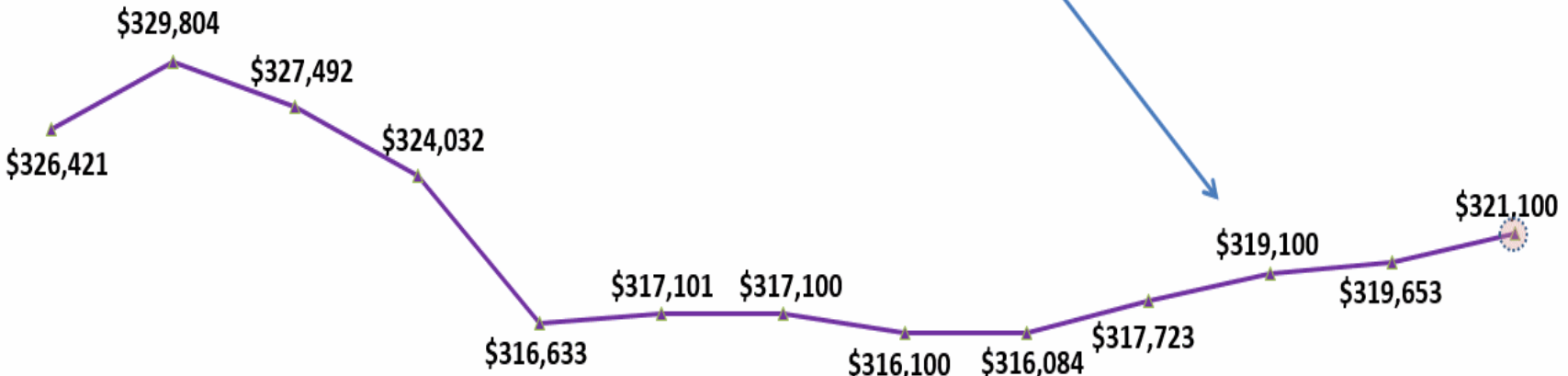
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Attached Langley, Cloverdale Condos Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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

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

The Home Price Index HPIp is the MOST Accurate Indication of Price Changes and is based on the Lower 50% of the homes. (Note: Each Sale is paired to its previous sale after 2005 to determine its exact price change.)



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

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.



Condominiums

Sales Discount \$\$

Sale Price - Original List Price (\$ difference)



Condominiums



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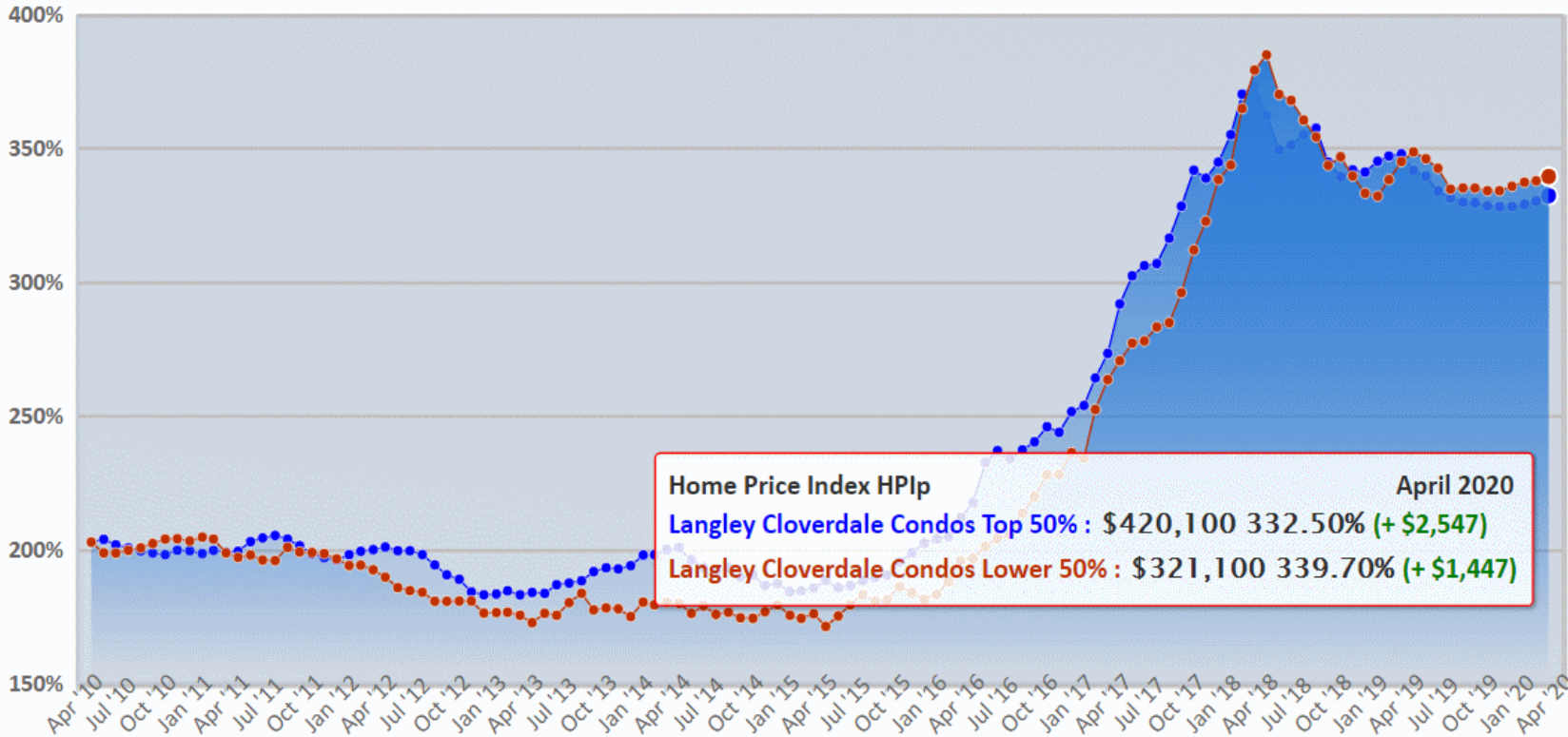
Market Analysis and Forecasting May 1/20 Langley, Cloverdale

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Langley Cloverdale Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
Langley Cloverdale Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly

Date	Value
Apr 2020	% 332.50
Mar 2020	% 330.50
Feb 2020	% 329.30
Jan 2020	% 328.50
Dec 2019	% 328.40
Nov 2019	% 328.70
Oct 2019	% 329.90
Sep 2019	% 330.10
Aug 2019	% 331.70
Jul 2019	% 334.20
Jun 2019	% 339.80
May 2019	% 341.90

<< 1 2 3 >>

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Market Analysis and Forecasting May 1/20 White Rock & S. Surrey

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Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	% SOLD
Elgin Chantrell	16	1	13	100%	\$0	6.3%
Sunnyside Park Surrey	42	5	15	94%	-\$25,900	11.9%
Crescent Bch Ocn Pk.	12	3	1	94%	-\$57,000	25.0%
White Rock	181	13	31	95%	-\$31,500	7.2%
King George Corridor	118	12	34	96%	-\$24,000	10.2%
Hazelmere	0	0				0.0%
Grandview Surrey	145	18	34	97%	-\$21,650	12.4%
Morgan Creek	55	9	35	97%	-\$24,000	16.4%
Pacific Douglas	33	3	23	100%	\$0	9.1%
Total Activity	602	64	31	96%	-\$24,000	11%

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	% SOLD
\$0-\$400,000	65	13	12	98%	-\$9,000	20.0%
\$400,001-\$500,000	119	8	36	94%	-\$27,900	6.7%
\$500,001-\$590,000	75	6	40	96%	-\$23,500	8.0%
\$590,001-\$675,000	85	11	31	97%	-\$21,000	12.9%
\$675,001-\$800,000	118	14	34	97%	-\$24,450	11.9%
\$800,001-\$950,000	89	8	44	96%	-\$32,400	9.0%
\$950,001 and more	51	4	2	96%	-\$54,900	7.8%
Total Activity	602	64	31	96%	-\$24,000	11%

May 1 2020 **White Rock - South Surrey Market Update (Attached)**

Current: White Rock South Surrey is in a Stable Market with average listing inventories, **11 % SOLD** rate and a 96% Sell/List Ratio.

(This means that there is an average of \$24,000 discount on a sale from the original list price)

Most Active Price Range: Homes below \$400,000 have **20.0 % SOLD** rate.

Least Active Price Range: Homes between \$400,000 - \$500,000 have **6.7 % SOLD** rate.

History: The White Rock South Surrey's **Condos** Year-To-Date Home Price

Index **HPIp (Top 50%)** shows that prices decreased \$15,912.

The White Rock South Surrey's **Condos** Year-To-Date Home Price

Index **HPIp (Lower 50%)** shows that prices decreased \$15,580.

The White Rock South Surrey's **Townhouses** Year-To-Date Home

Price Index **HPIp (Top 50%)** shows that prices decreased \$15,001.

The White Rock South Surrey's **Townhouses** Year-To-Date Home

Price Index **HPIp (Lower 50%)** shows that prices decreased \$3,000.

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

Forecast: White Rock has average Listing Inventories, 20% less last year.

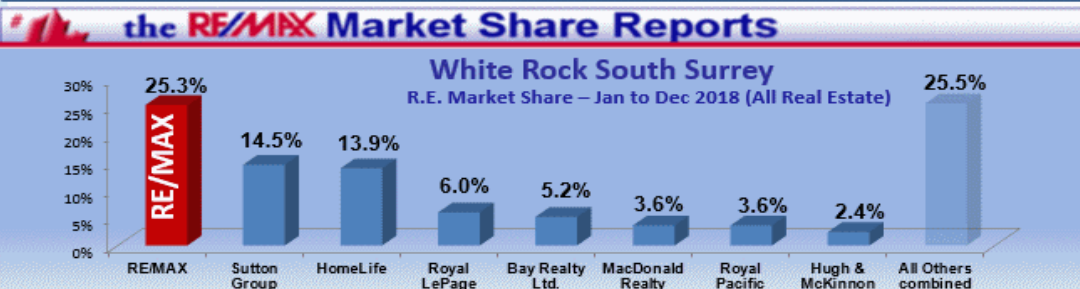
The Active Listings is 16 less in count compared last month.

April's Real Estate Statistics shows 89% of Fraser Valley's Detached Markets increased values this month. Overall, Single Family Homes had a \$2,239 monthly price increase. Yes, both sales and inventory have dropped in the last month and the sell-through rates are falling enough to become a Buyer's Market. With that being said, we are not going to forecast the Markets this coming month, due to the

Stock Market volatility and the Pandemic on hand. Currently, Condos are in a Seller Market with 77% of the Greater Vancouver (Lower Mainland) Condo Prices increasing. On average, the Condo Market went up **\$1,476**. At the same time, the Townhouse Market increased **\$1,366** on average. That is 79% increased (22 out of 28 Markets). We analyze and provide 97 individual City's Home Price Indexes to supply you the MOST ACCURATE Market Trends every 2 weeks. 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 White Rock South Surrey 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 **White Rock South Surrey HPIp Top 50%** representing the higher end sales and the **White Rock South Surrey HPIp Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one of 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: RMXReports.com

Monthly Changes Summary	Apr-19	Mar-20	Apr-20	5/1/2020	Change
Total Listings (A,S,T,C,X)	750	665	602		-63
Active Listings	526	427	480	464	-16
Solds	99	121	64		-57
Days on Market (DOM)	26	16	31		15
% SOLD (Sales/Listings /mthly rate)	13%	18.2%	10.6%		-7.6%
Condos (Top 50%) Home Price Index HPIp	\$635,013	\$620,101	\$619,101		-\$1,000
Condos (Lower 50%) Home Price Index HPIp	\$386,957	\$368,907	\$371,377		\$2,470
Twnhs (Top 50%) Home Price Index HPIp	\$859,101	\$842,918	\$844,100		\$1,182
Twnhs (Lower 50%) Home Price Index HPIp	\$538,101	\$536,100	\$535,101		-\$999



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Market Analysis and Forecasting May 1/20 White Rock & S. Surrey

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Attached White Rock - South Surrey Total Listings**, Sales, and %SOLD rates

Sales / Listings

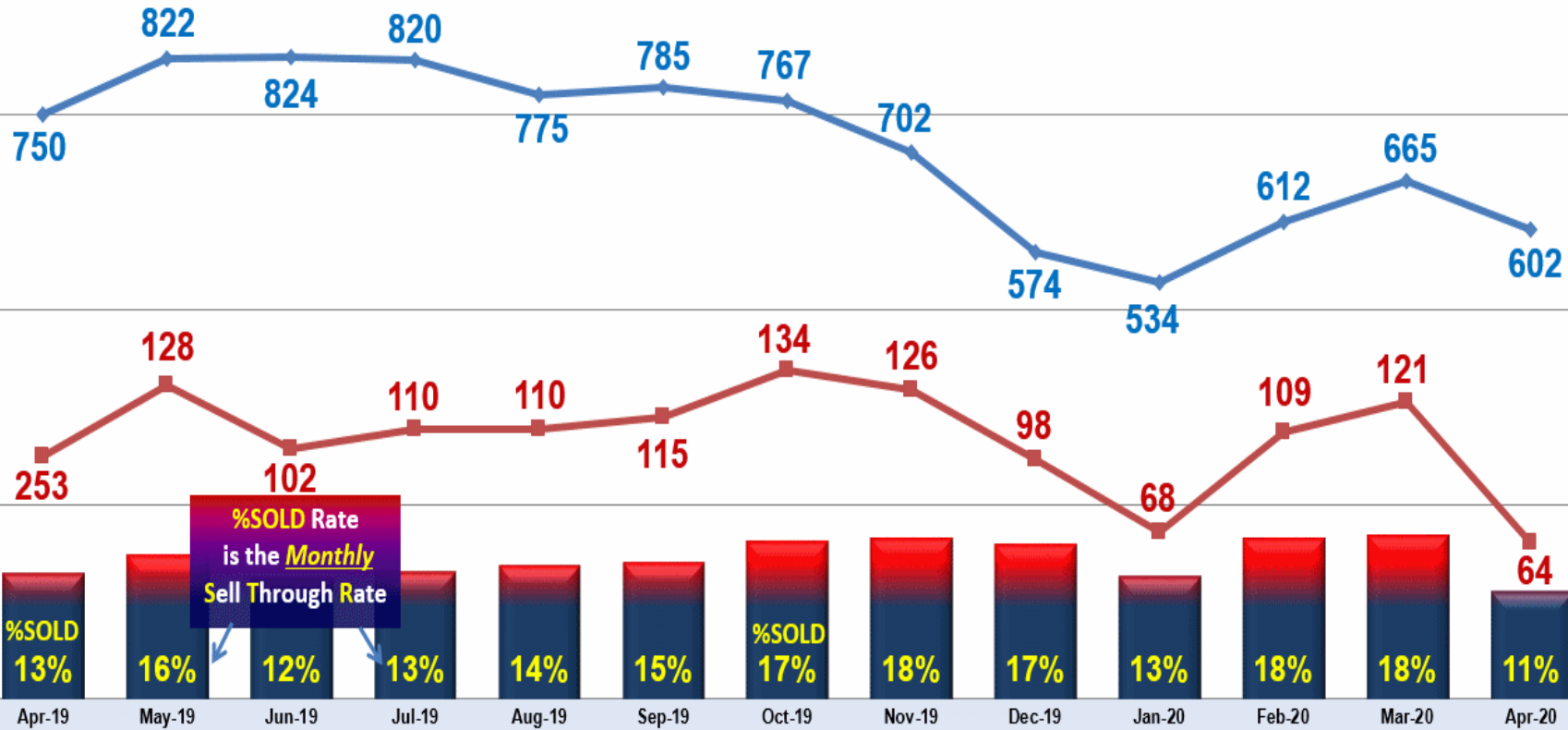
Monthly Totals



Attached

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

◆ Total Listings ■ Sales



%SOLD Rate is the Monthly Sell Through Rate



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Attached White Rock - South Surrey Condos 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)



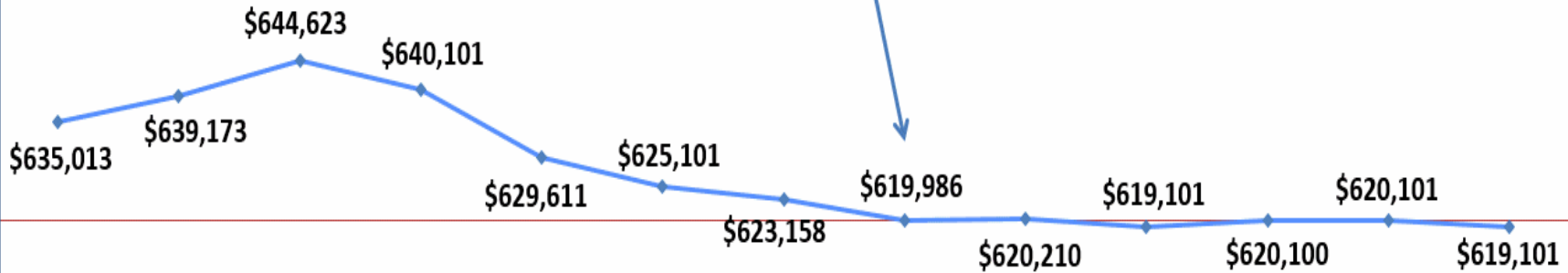
Condominiums

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

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

The Home Price Index HPIp is our MOST Accurate Indication of Price Changes and is based on the Top 50% of the Condos. (Note: Each Sale is paired to it's previous sale after 2005 to determine its exact price change.)



Are Seller's Prices Firm?

Sales-List Difference \$\$\$

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.

Apr-19 May-19 Jun-19 Jul-19 Aug-19 Sep-19 Oct-19 Nov-19 Dec-19 Jan-20 Feb-20 Mar-20 Apr-20



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Market Analysis and Forecasting May 1/20 White Rock & S. Surrey

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Attached White Rock - South Surrey **Condos** 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)



Condominiums

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

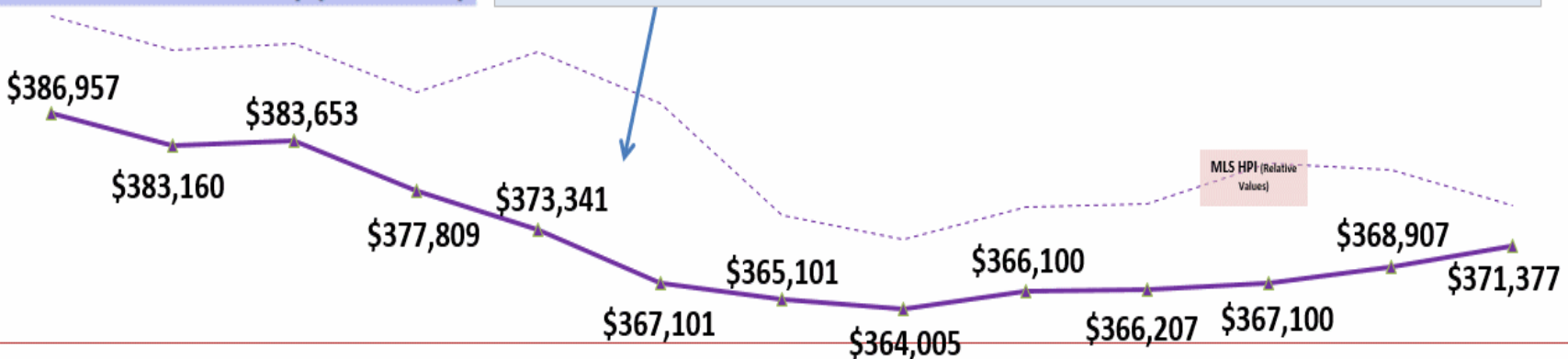


Condominiums

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

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

The Home Price Index **HPIp** is the MOST Accurate Indication of Price Changes and is based on the **Lower 50% of the Condos.** (Note: Each Sale is paired to it's previous sale after 2005 to determine its exact price change.)



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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Market Analysis and Forecasting May 1/20 White Rock & S. Surrey

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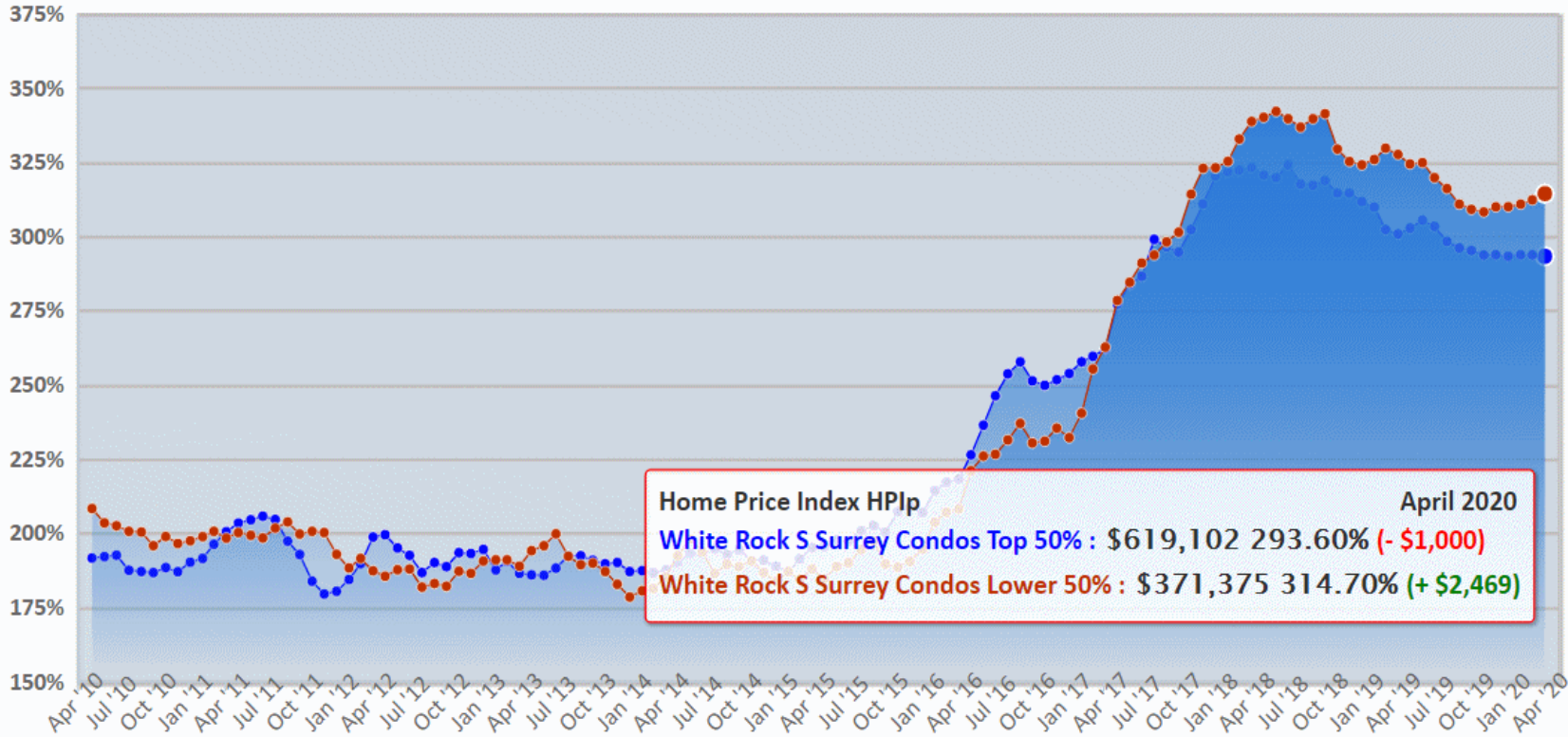
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White Rock S Surrey Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 White Rock S Surrey Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Home Price Index HPIp April 2020
 White Rock S Surrey Condos Top 50% : \$619,102 293.60% (- \$1,000)
 White Rock S Surrey Condos Lower 50% : \$371,375 314.70% (+ \$2,469)

Monthly Home values

Date	Value
Apr 2020	% 293.60
Mar 2020	% 294.10
Feb 2020	% 294.10
Jan 2020	% 293.60
Dec 2019	% 294.10
Nov 2019	% 294.00
Oct 2019	% 295.50
Sep 2019	% 296.40
Aug 2019	% 298.60
Jul 2019	% 303.60
Jun 2019	% 305.70
May 2019	% 303.10

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Attached White Rock - South Surrey 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)

Home Price Changes

(Home Price Index Paired sales from 2005)



Townhouses



Townhouses

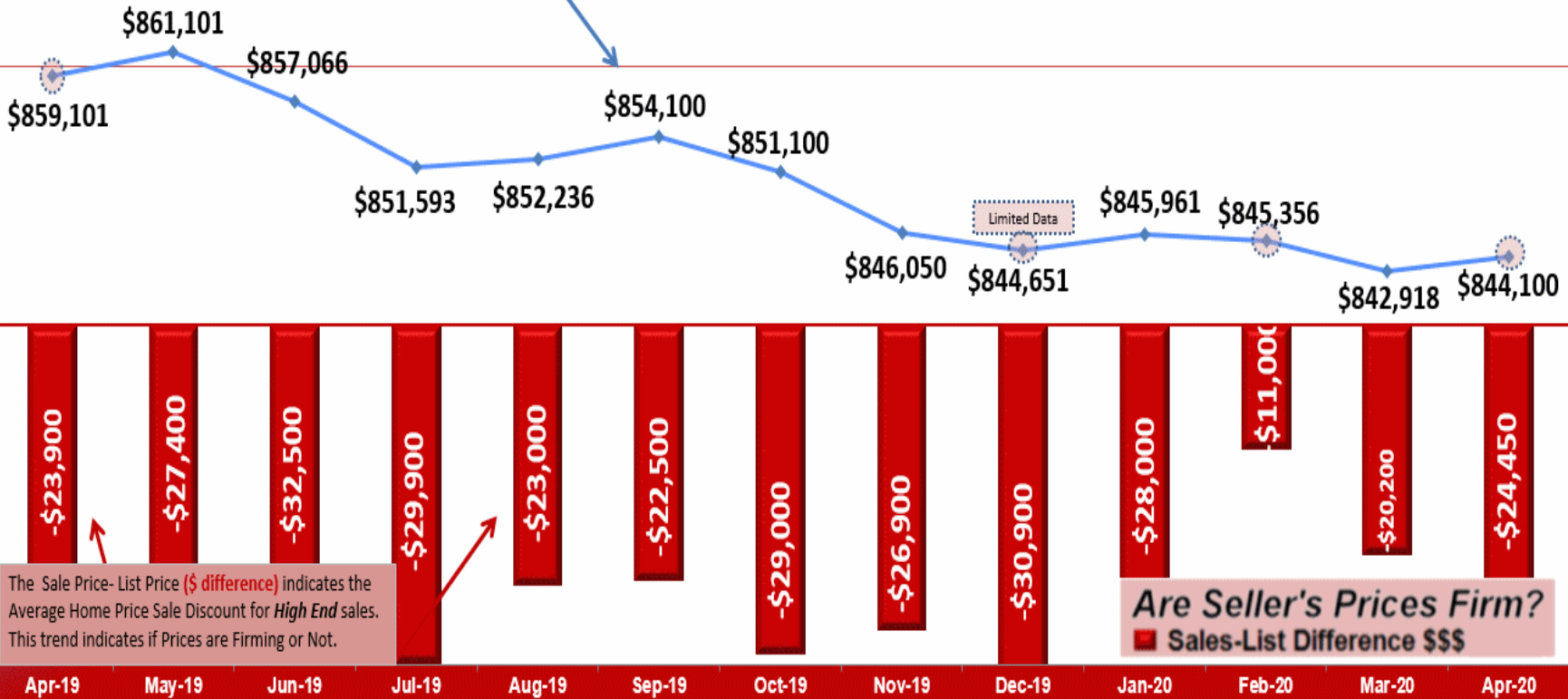
Sales Discount \$\$\$
Sale Price - Original List Price (\$\$ difference)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

The Home Price Index HPIp is our MOST Accurate Indication of Price Changes and is based on the Top 50% of the homes.

(Note: Each Sale is paired to it's previous sale after 2005 to determine its exact price change.)



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 \$\$\$



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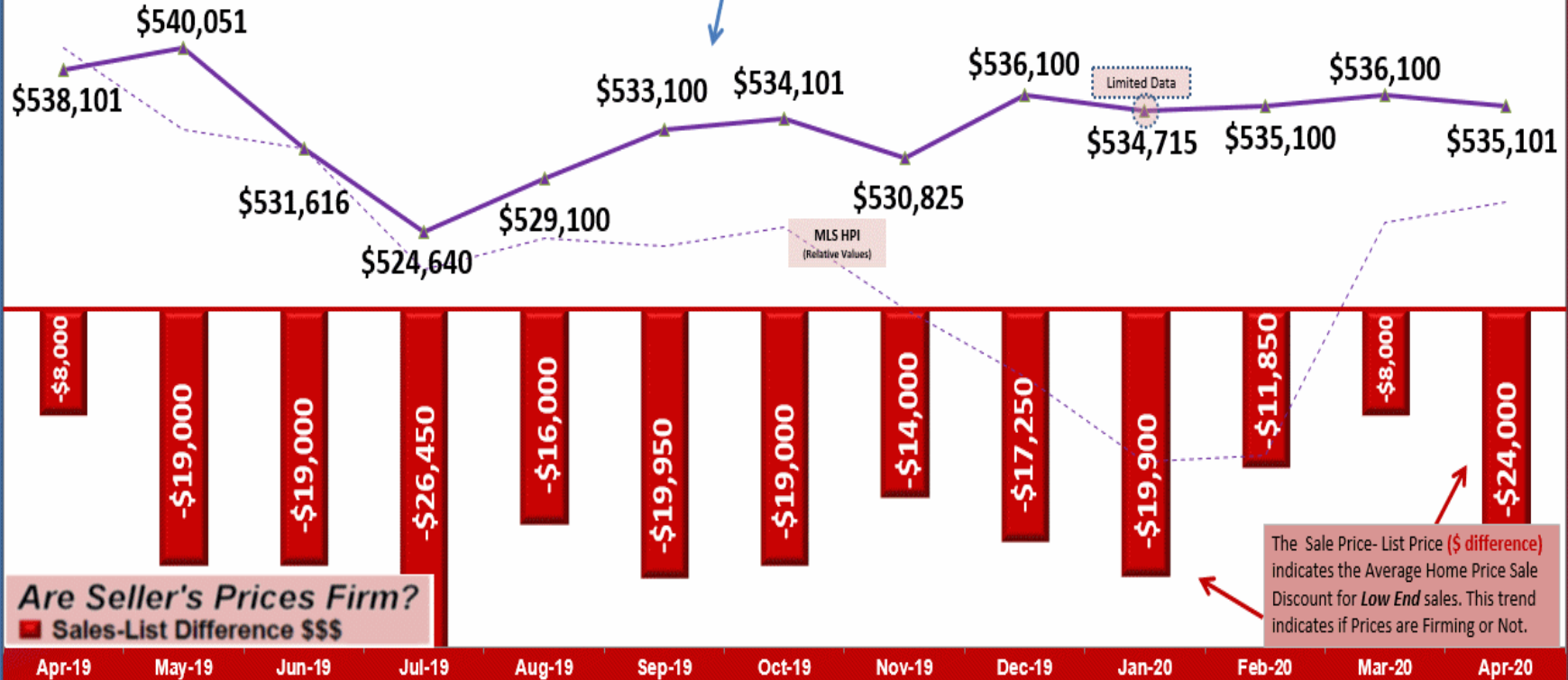
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Attached White Rock - South Surrey **Townhouse** Home Price Index **HPIp (Lower 50%)**, Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

The Home Price Index **HPIp** is the MOST Accurate Indication of Price Changes and is based on the **Lower 50%** of the homes.
(Note: Each Sale is *paired* to it's previous sale after 2005 to determine its exact price change.)



Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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.

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



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

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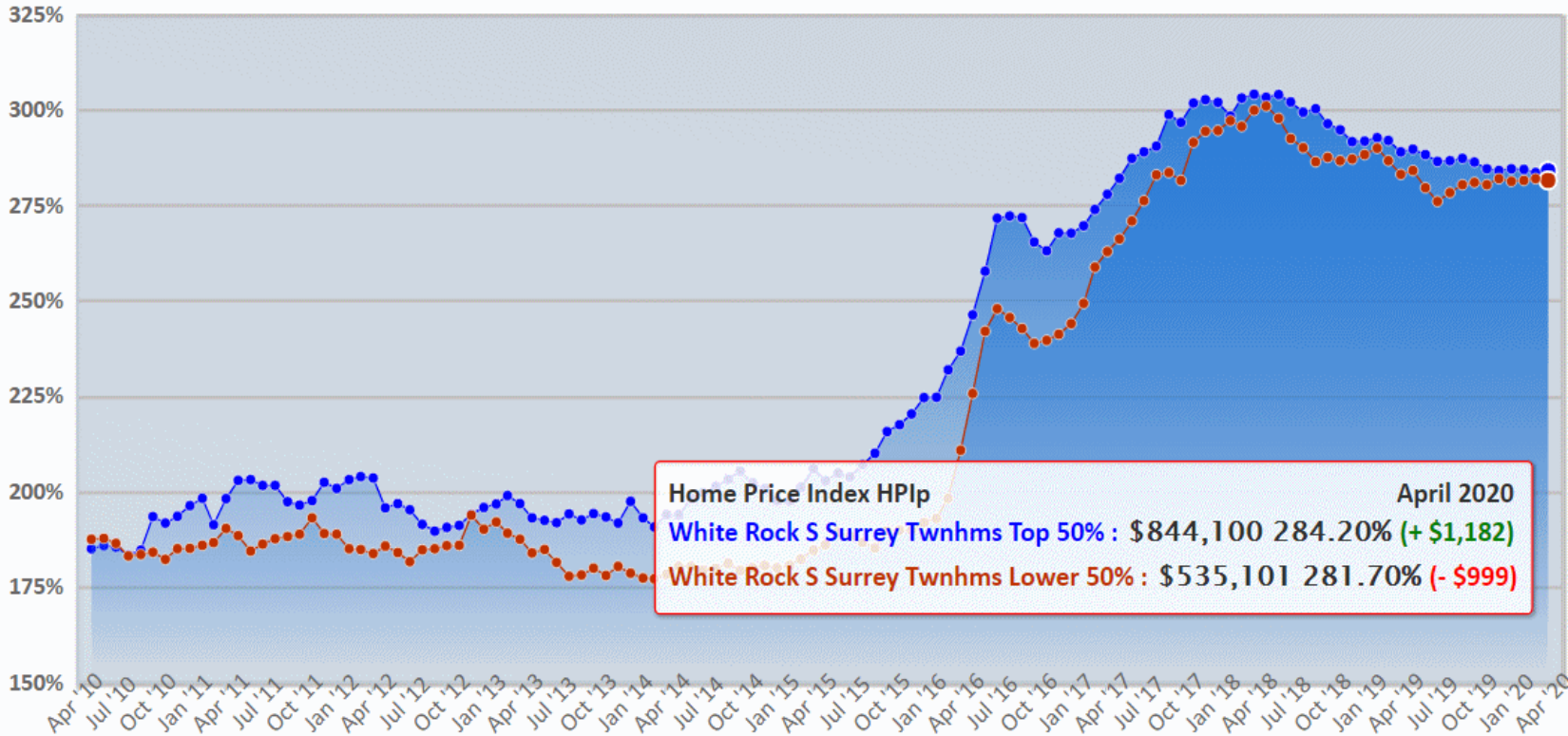
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White Rock S Surrey Twnhms Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 White Rock S Surrey Twnhms Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly ▾ Home values

Date	Value
Apr 2020	% 284.20
Mar 2020	% 283.80
Feb 2020	% 284.60
Jan 2020	% 284.80
Dec 2019	% 284.30
Nov 2019	% 284.80
Oct 2019	% 286.50
Sep 2019	% 287.50
Aug 2019	% 286.90
Jul 2019	% 286.70
Jun 2019	% 288.50
May 2019	% 289.90

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Market Analysis and Forecasting

May 1/20

East Surrey

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East Surrey Sub areas Statistics - Apr 2020

Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Fraser Heights	8	1	16	98%	-\$7,400	12.5%
Guildford	136	14	14	97%	-\$12,100	10.3%
Fleetwood Tynehead	87	11	14	100%	\$0	12.6%
Panorama Ridge	19	3	32	98%	-\$13,000	15.8%
Sullivan Station	93	14	8	98%	-\$9,400	15.1%
Total Activity	343	43	12	98%	-\$9,900	13%

East Surrey List Price Ranges Statistics - Apr 2020

Home Price Range	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
\$0-\$400,000	38	5	9	100%	\$0	13.2%
\$400,001-\$500,000	68	9	19	96%	-\$16,000	13.2%
\$500,001-\$600,000	96	17	8	100%	-\$1,800	17.7%
\$600,001 and more	141	12	12	98%	-\$12,850	8.5%
Total Activity	343	43	12	98%	-\$9,900	13%

May 1 2020 East Surrey Market Update Attached Townhomes/ Condos

Current: East Surrey is a Stable Market with average listing inventory, a **13 %SOLD** rate and a 98% Sell/List Ratio.

(This means the discount on a sale from the original list price is averaging -\$9,900)

Most Active Price Range: Homes between \$500,000-\$600,000 have **17.7 %SOLD** rate

Least Active Price Range: Homes above \$600,000 have **8.5 %SOLD** rate.

History: The East Surrey's **Condos** Year-To-Date Home Price Index

HPIp (Top 50%) shows that prices are decreased \$2,364.

The East Surrey's **Condos** Year-To-Date Home Price Index

HPIp (Lower 50%) shows that prices decreased \$12,283.

The East Surrey's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$3,636.

The East Surrey's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices are decreased \$7,054.

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

Forecast: The listing inventory is 39% less than the same month last year.

April's Real Estate Statistics shows 89% of Fraser Valley's Detached Markets increased values this month. Overall, Single Family Homes had a \$2,239 monthly price increase. Yes, both sales and inventory have dropped in the last month and the sell-through rates are falling enough to become a Buyer's Market. With that being said, we are not going to forecast the Markets this coming month, due to the Stock Market volatility and the Pandemic on hand.

Currently, Condos are in a Seller Market with 77% of the Greater Vancouver

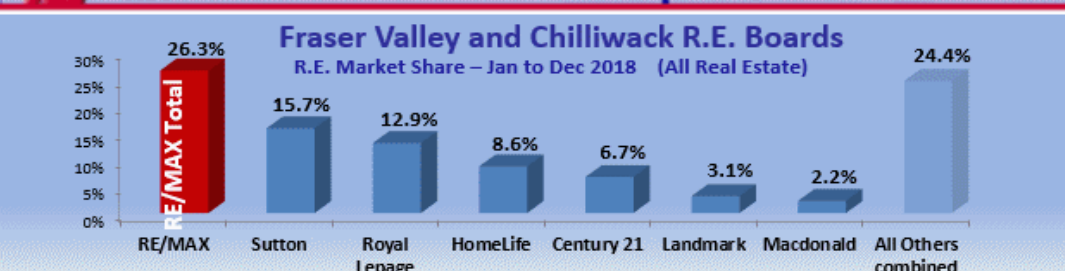
(Lower Mainland) Condo Prices increasing. On average, the Condo Market went up **\$1,476**. At the same time, the Townhouse Market increased **\$1,366** on average. That is 79% increased (22 out of 28 Markets). We analyze and provide 97 individual City's Home Price Indexes to supply you the MOST ACCURATE Market Trends every 2 weeks. 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 East Surrey 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 **East Surrey HPIp Top 50%** representing the higher end sales and the **East Surrey 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 & they assume no responsibility for its accuracy. Copyright: RMXReports.

Monthly Changes Summary

	Apr-19	Mar-20	Apr-20	5/1/2020	Change
Total Listings** (A,S,T,C,X)	563	419	343		-76
Active Listings (1st of the month)	362	263	266	265	-1
Solds	92	121	43		-78
Days on Market (DOM)	18	13	12		-1
%SOLD (Sales/ Listings /mthly rate)	16%	29%	13%		-16.3%
Condos (Top 50%) Home Price Index HPIp	\$433,221	\$427,988	\$430,857		\$2,869
Condos (Lower 50%) Home Price Index HPIp	\$318,383	\$307,592	\$306,100		-\$1,492
Twnhs (Top 50%) Home Price Index HPIp	\$625,011	\$627,100	\$628,648		\$1,548
Twnhs (Lower 50%) Home Price Index HPIp	\$458,100	\$451,100	\$451,046		-\$54

the RE/MAX Market Share Reports



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Market Analysis and Forecasting

May 1/20

East Surrey

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Attached Townhomes/ Condos East Surrey Total Listings*, Sales, and %SOLD rates

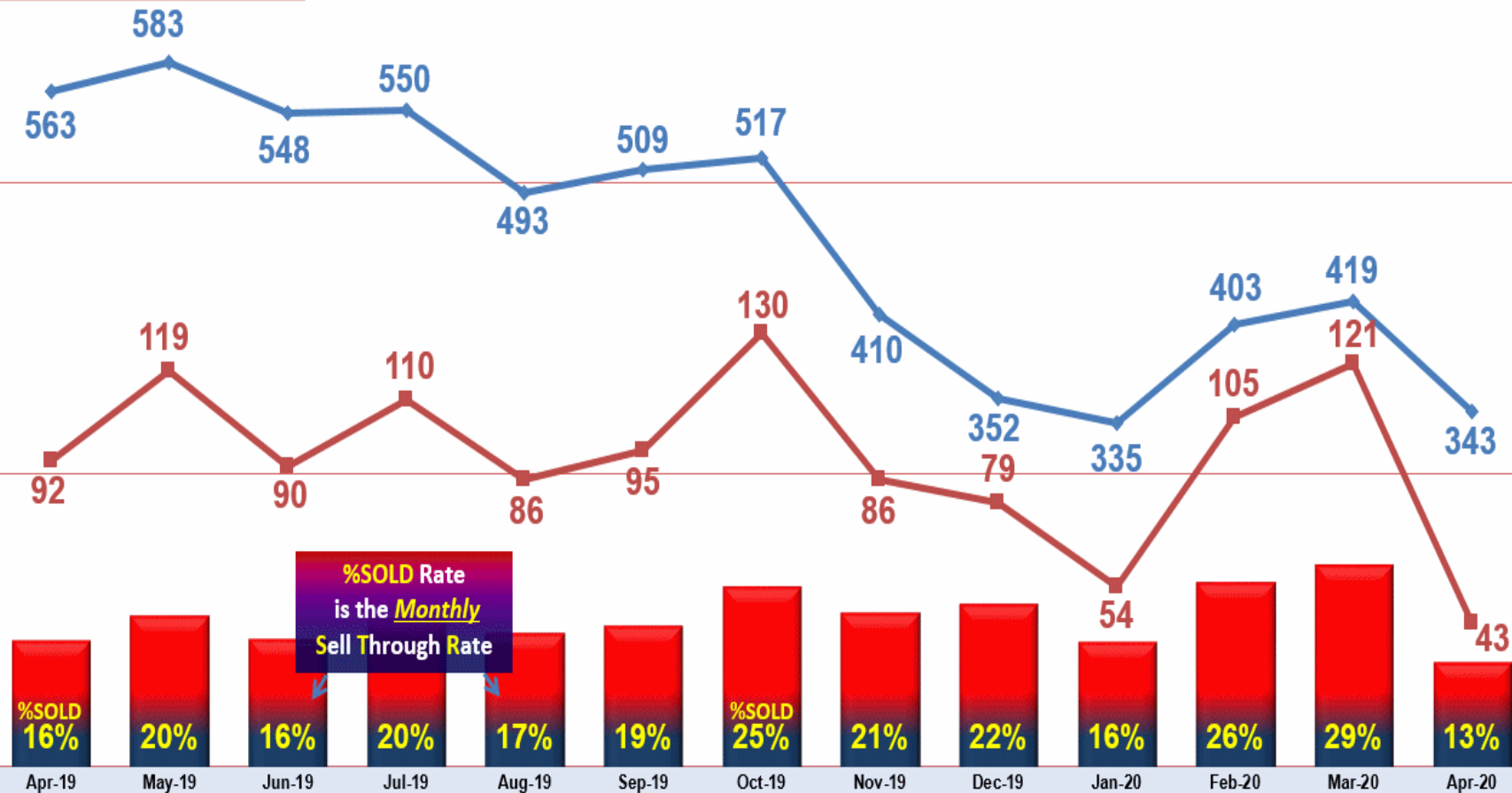
Sales / Listings
Monthly Totals



Attached

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

← Total Listings → Sales



%SOLD Rate is the Monthly Sell Through Rate



Attached



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May 1/20

East Surrey

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Attached

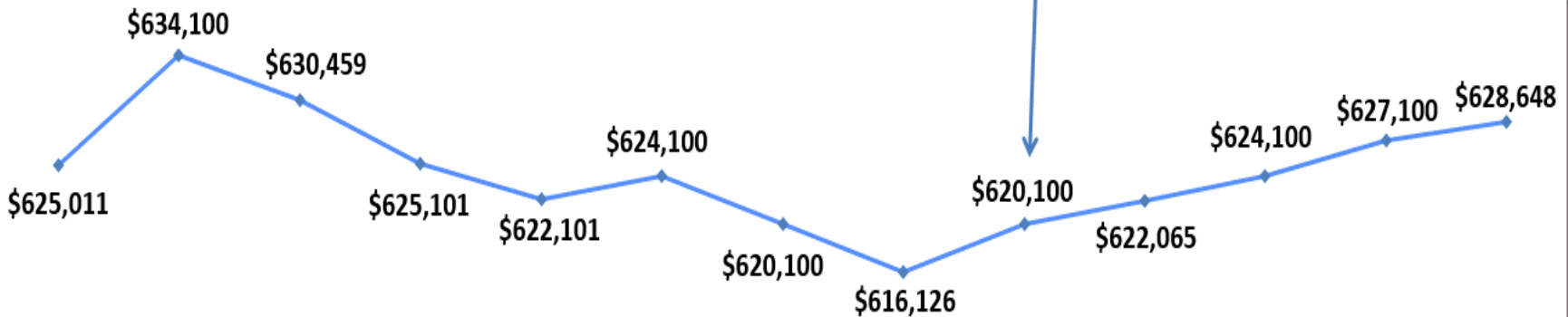
East Surrey **Townhouse** Home Price Index **HPIp** (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

Are Home Prices Up?

Home Price Index → **HPIp (Top 50%)**

The Home Price Index **HPIp** is our MOST Accurate Indication of Price Changes and is based on the **Top 50%** of the homes.

(Note: Each Sale is *paired* to it's previous sale after 2005 to determine its exact price change.)



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



Townhouses

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



Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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.



*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. [More Details](#)
Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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May 1/20

East Surrey

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East Surrey **Townhouse** Home Price Index **HPI** (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)

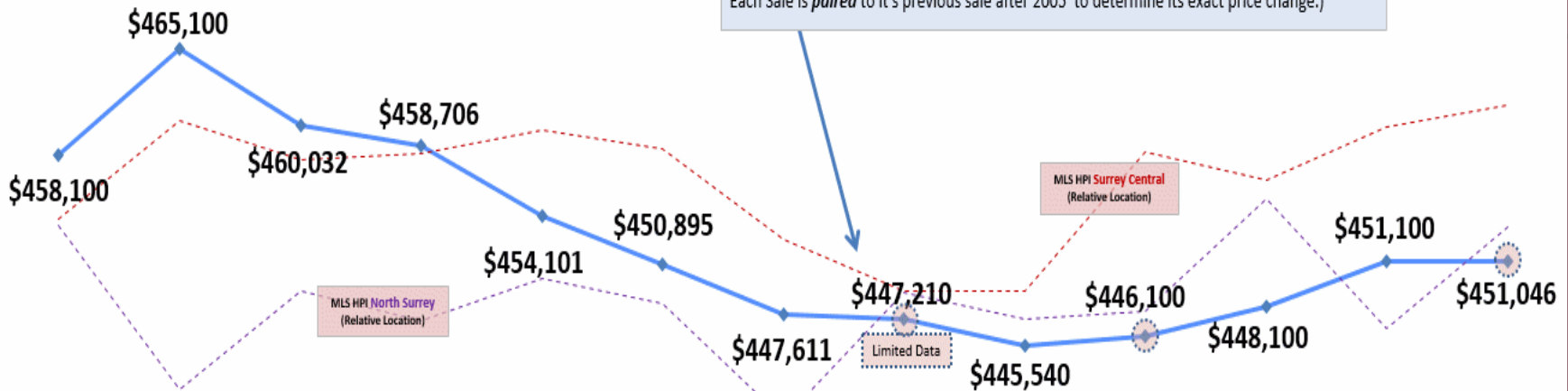


Sales Discount \$\$\$
Sale Price - Original List Price (\$ \$ difference)

Are Home Prices Up?

Home Price Index → HPI (Lower 50%)

The Home Price Index **HPI** is our MOST Accurate Indication of Price Changes and is based on the **Lower 50%** of the homes. (Note: Each Sale is *paired* to it's previous sale after 2005 to determine its exact price change.)



Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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.

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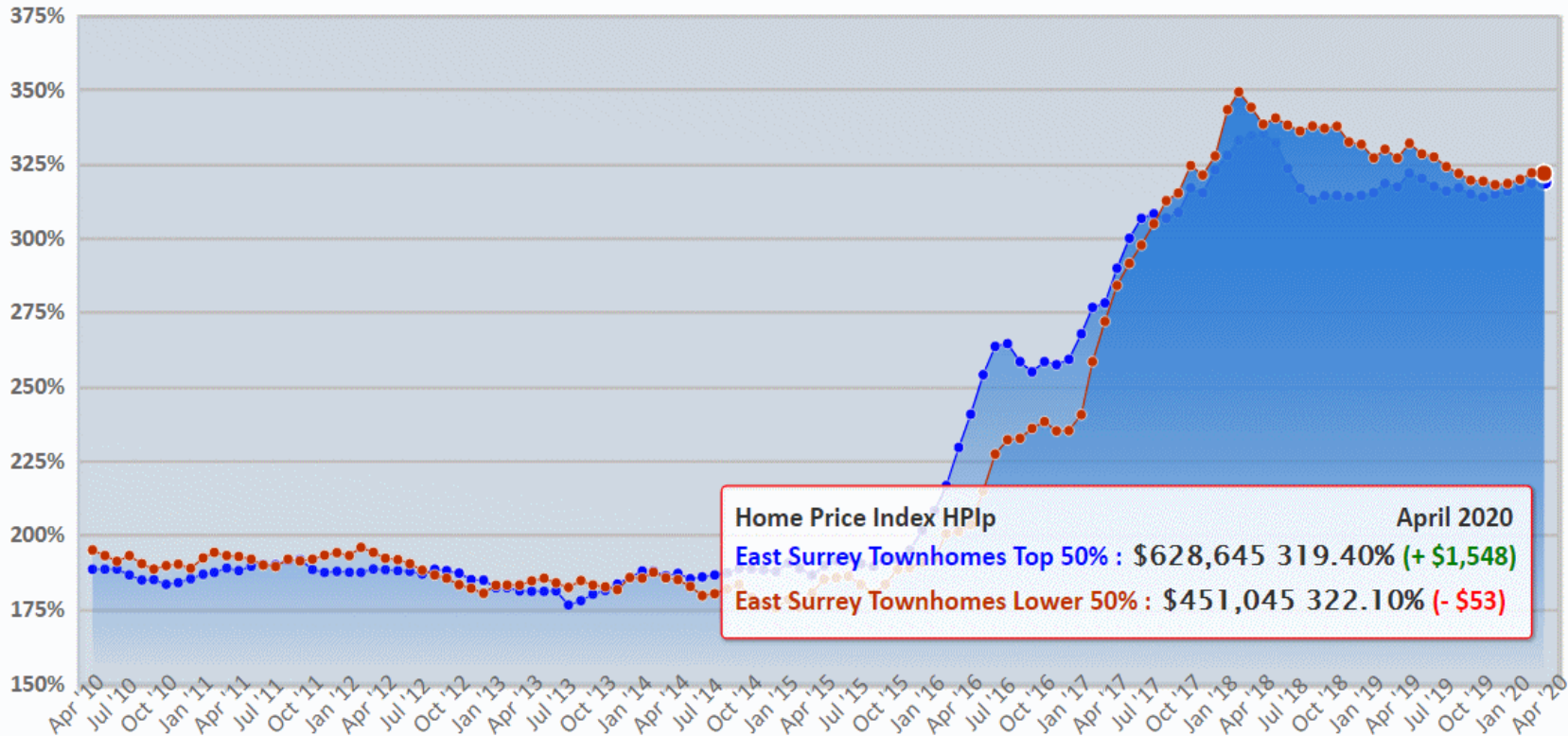
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East Surrey Townhomes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
East Surrey Townhomes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Home Price Index HPIp April 2020
East Surrey Townhomes Top 50% : \$628,645 319.40% (+ \$1,548)
East Surrey Townhomes Lower 50% : \$451,045 322.10% (- \$53)

Monthly ▾ Home values

Date	Value
Apr 2020	% 319.40
Mar 2020	% 318.60
Feb 2020	% 317.10
Jan 2020	% 316.00
Dec 2019	% 315.00
Nov 2019	% 314.00
Oct 2019	% 315.00
Sep 2019	% 317.10
Aug 2019	% 316.00
Jul 2019	% 317.60
Jun 2019	% 320.30
May 2019	% 322.10

<<< 1 2 3 >>>

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East Surrey

Condos

Home Price Index **HPI** (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)



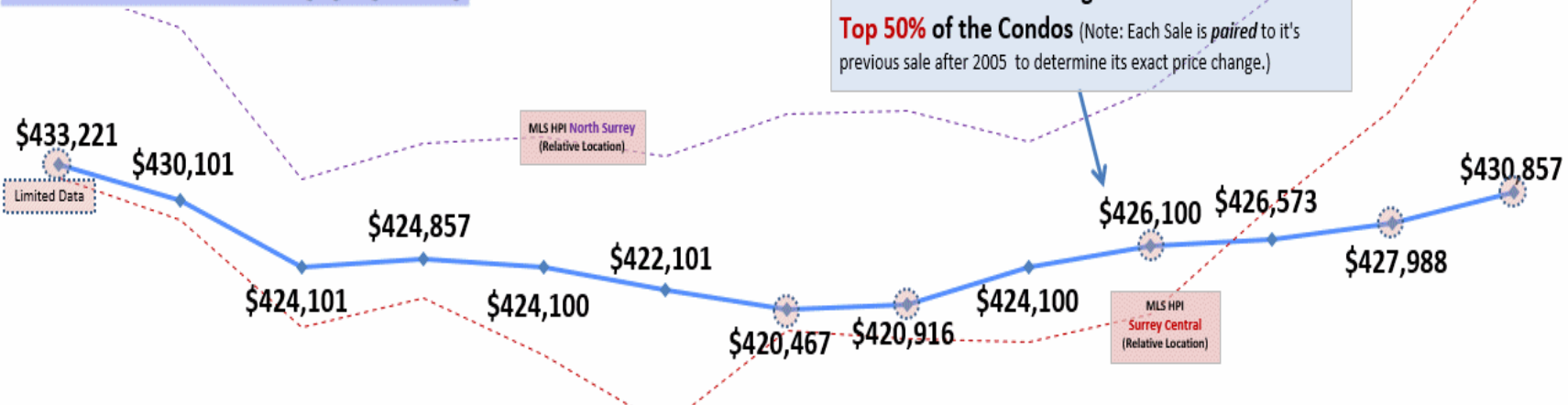
Condominiums

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

Are Home Prices Up?

Home Price Index → HPI (Top 50%)

The Home Price Index **HPI** is our MOST Accurate Indication of Price Changes and is based on the **Top 50% of the Condos** (Note: Each Sale is *paired* to it's previous sale after 2005 to determine its exact price change.)



Are Seller's Prices Firm?

Sales-List Difference \$\$\$

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.



Condominiums



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Condos

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)



Townhouses

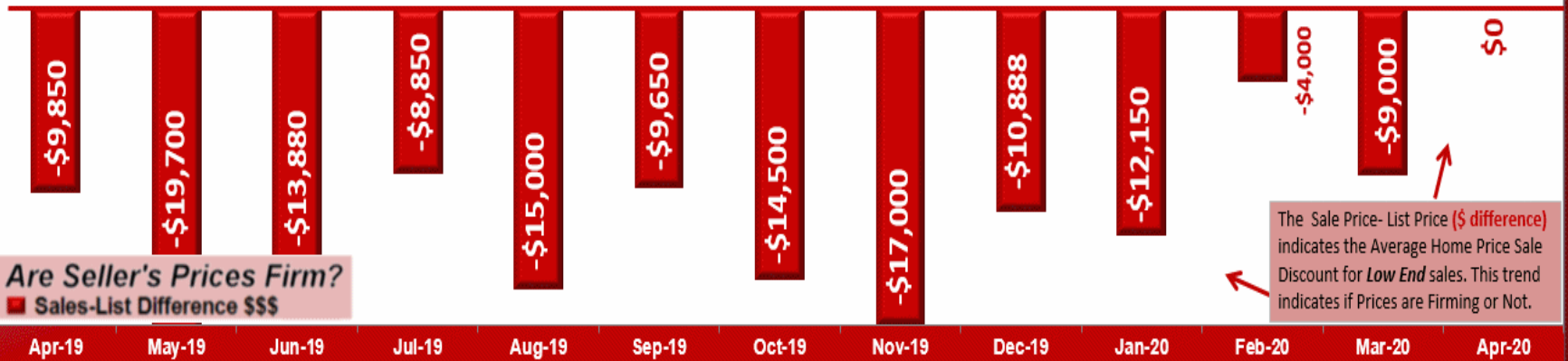
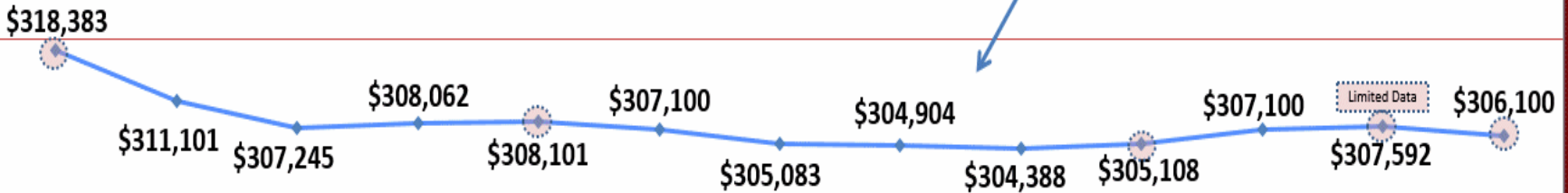
Sales Discount \$\$

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

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

The Home Price Index **HPIp** is our MOST Accurate Indication of Price Changes and is based on the Lower 50% of the homes. (Each Sale is paired to it's previous)



Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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.



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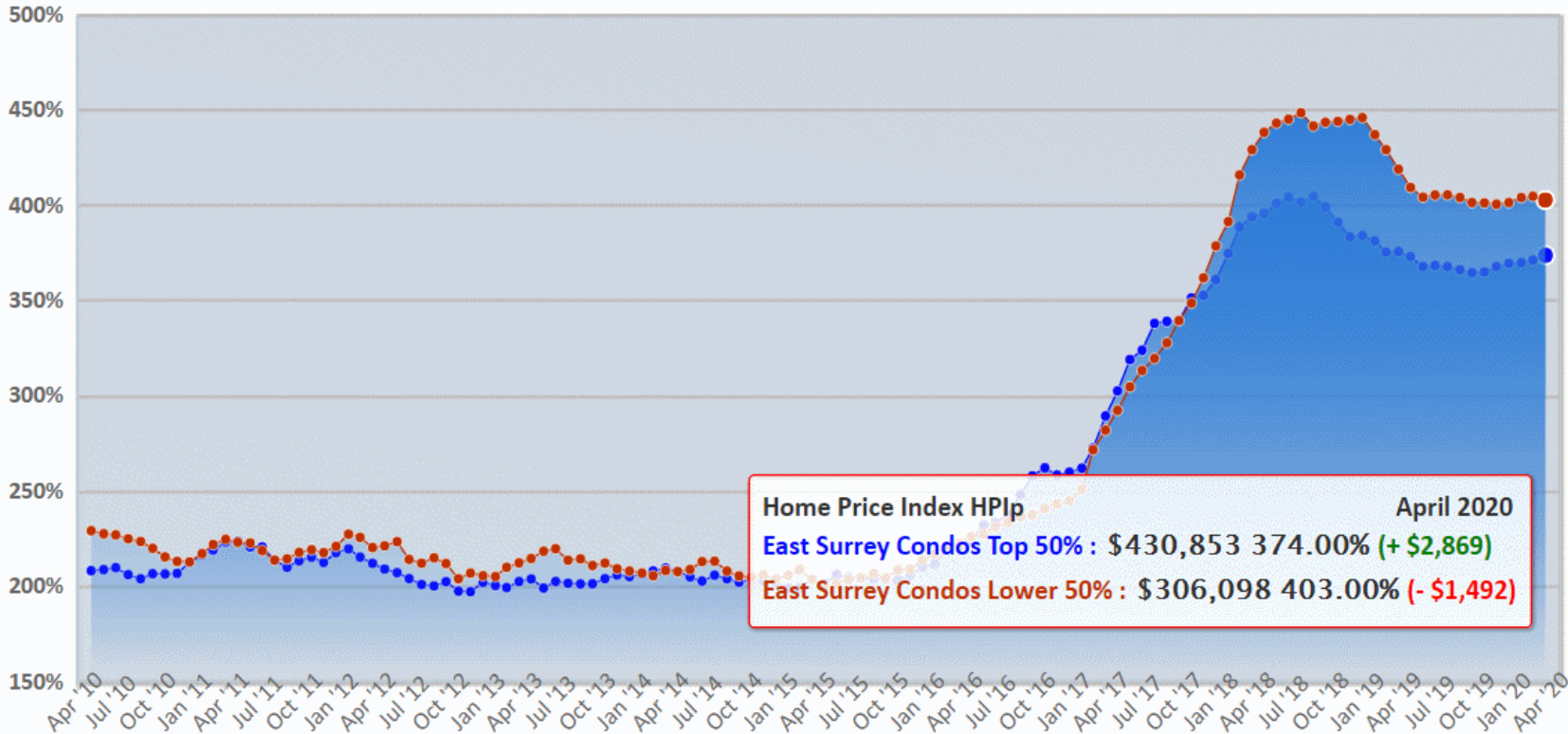
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East Surrey Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-

East Surrey Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Apr 2020	% 374.00
Mar 2020	% 371.50
Feb 2020	% 370.20
Jan 2020	% 369.80
Dec 2019	% 368.10
Nov 2019	% 365.30
Oct 2019	% 364.90
Sep 2019	% 366.40
Aug 2019	% 368.10
Jul 2019	% 368.70
Jun 2019	% 368.10
May 2019	% 373.30

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West Surrey Sub areas Statistics - Apr 2020						
Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	% SOLD
Bridgeview	3	0				0.0%
Bolivar Heights	8	1	10	98%	-\$11,900	12.5%
Royal Heights	2	0				0.0%
Cedar Hills	6	0				0.0%
Whalley	303	23	23	95%	-\$19,000	7.6%
Queen Mary Park Sur	56	7	16	99%	-\$4,900	12.5%
Bear Creek Green Tirr	7	1	7	99%	-\$7,500	14.3%
West Newton	95	9	35	98%	-\$14,000	9.5%
East Newton	85	5	9	95%	-\$17,000	5.9%
Total Activity	565	46	20	97%	-\$14,950	8%

West Surrey List Price Ranges Statistics - Apr 2020						
Home Price Range	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	% SOLD
\$0-\$350,000	100	13	18	95%	-\$14,900	13.0%
\$350,001-\$450,000	184	13	17	96%	-\$17,400	7.1%
\$450,001-\$550,000	130	10	13	96%	-\$18,000	7.7%
\$550,001 and more	151	10	28	98%	-\$10,000	6.6%
Total Activity	565	46	20	97%	-\$14,950	8%

Monthly Changes Summary	Apr-19	Mar-20	Apr-20	5/1/2020	Change
Total Listings** (A,S,T,C,X)	828	682	565		-117
Active Listings (1st of the month)	608	436	457	453	-4
Solds	134	144	46		-98
Days on Market (DOM)	17	16	20		4
%SOLD (Sales/ Listings /mntly rate)	16%	21%	8%		-13.0%
Condos (Top 50%) Home Price Index HPIp	\$420,101	\$414,100	\$415,376		\$1,276
Condos (Lower 50%) Home Price Index HPI	\$314,101	\$300,246	\$300,841		\$595
Twnhs (Top 50%) Home Price Index HPIp	\$592,917	\$588,101	\$590,100		\$1,999
Twnhs (Lower 50%) Home Price Index HPI	\$448,100	\$444,886	\$446,100		\$1,214

May 1 2020 West Surrey Market Update Attached Townhomes/ Condos

Current: West Surrey is a Buyer Market with average listing inventory, a **8% SOLD** rate and a 97% Sell/List Ratio.
(This means the discount on a sale from the original list price is averaging -\$14,950)

Most Active Price Range: Homes below \$350,000 have **13.0% SOLD** rate.

Least Active Price Range: Homes above \$550,000 have **6.6% SOLD** rate.

History: The West Surrey's **Condos** Year-To-Date Home Price Index

HPIp (Top 50%) shows that prices decreased \$4,725.

The West Surrey's **Condos** Year-To-Date Home Price Index

HPIp (Lower 50%) shows that prices decreased \$13,260.

The West Surrey's **Townhouses** Year-To-Date Home Price Index

HPIp (Top 50%) shows that prices decreased \$2,817.

The West Surrey's **Townhouses** Year-To-Date Home Price Index

HPIp (Lower 50%) shows that prices increased \$2,000.

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

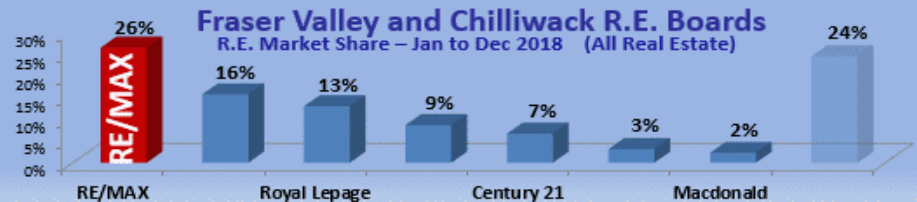
Forecast: Current month's listing inventory is 32% less than same month last year

April's Real Estate Statistics shows 89% of Fraser Valley's Detached Markets

increased values this month. Overall, Single Family Homes had a \$2,239 monthly price increase. Yes, both sales and inventory have dropped in the last month and the sell-through rates are falling enough to become a Buyer's Market. With that being said, we are not going to forecast the Markets this coming month, due to the Stock Market volatility and the Pandemic on hand. Currently, Condos are in a Seller Market with 77% of the Greater Vancouver (Lower Mainland) Condo Prices increasing. On average, the Condo Market went up \$1,476. At the same time, the Townhouse Market increased \$1,366 on average. That is 79% increased (22 out of 28 Markets). We analyze and provide 97 individual City's Home Price Indexes to supply you the MOST ACCURATE Market Trends every 2 weeks. 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: West Surrey 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 **West Surrey HPIp Top 50%** representing the higher end sales and the **West Surrey 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: RMXReports.com

the RE/MAX Market Share Reports



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May 1/20

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Attached Townhomes/ Condos

West Surrey

Total Listings*, Sales, and %SOLD rates

Sales / Listings

Monthly Totals

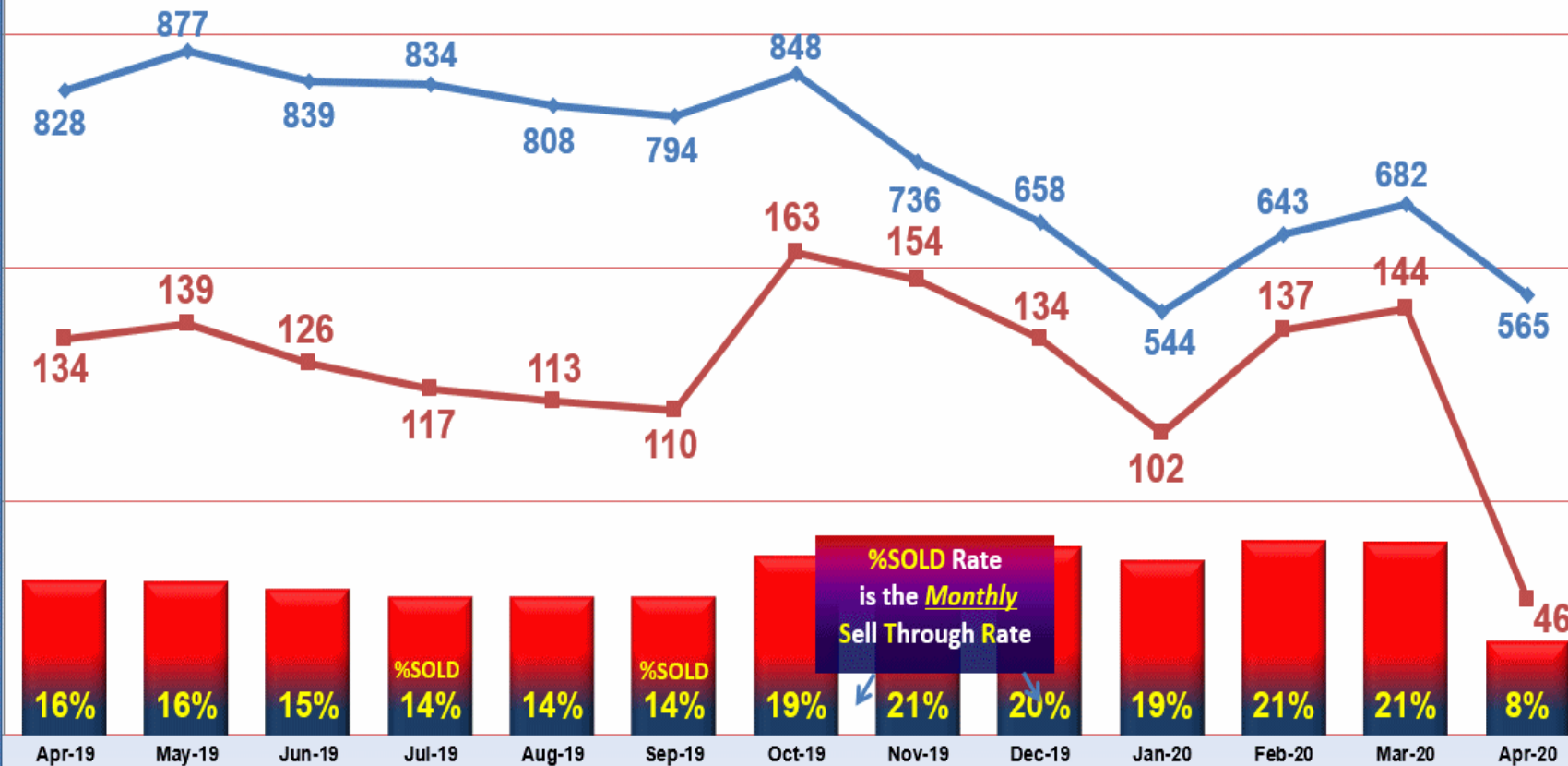


Attached

%SOLD (STR)

Sales/Listings (Monthly Rate)

◆ Total Listings ■ Sales



%SOLD Rate is the *Monthly* Sell Through Rate



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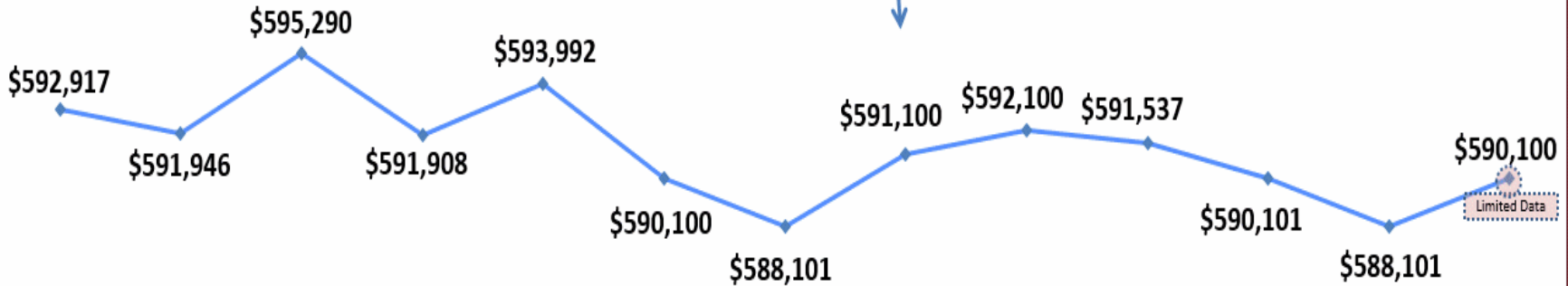
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Attached West Surrey Townhouse Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

The Home Price Index HPIp is our MOST Accurate Indication of Price Changes and is based on the Top 50% of the homes. (Note: Each Sale is paired to it's previous sale after 2005 to determine its exact price change.)



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



Townhouses



Townhouses



Are Seller's Prices Firm?

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Sales Discount \$\$

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



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Attached West Surrey 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)

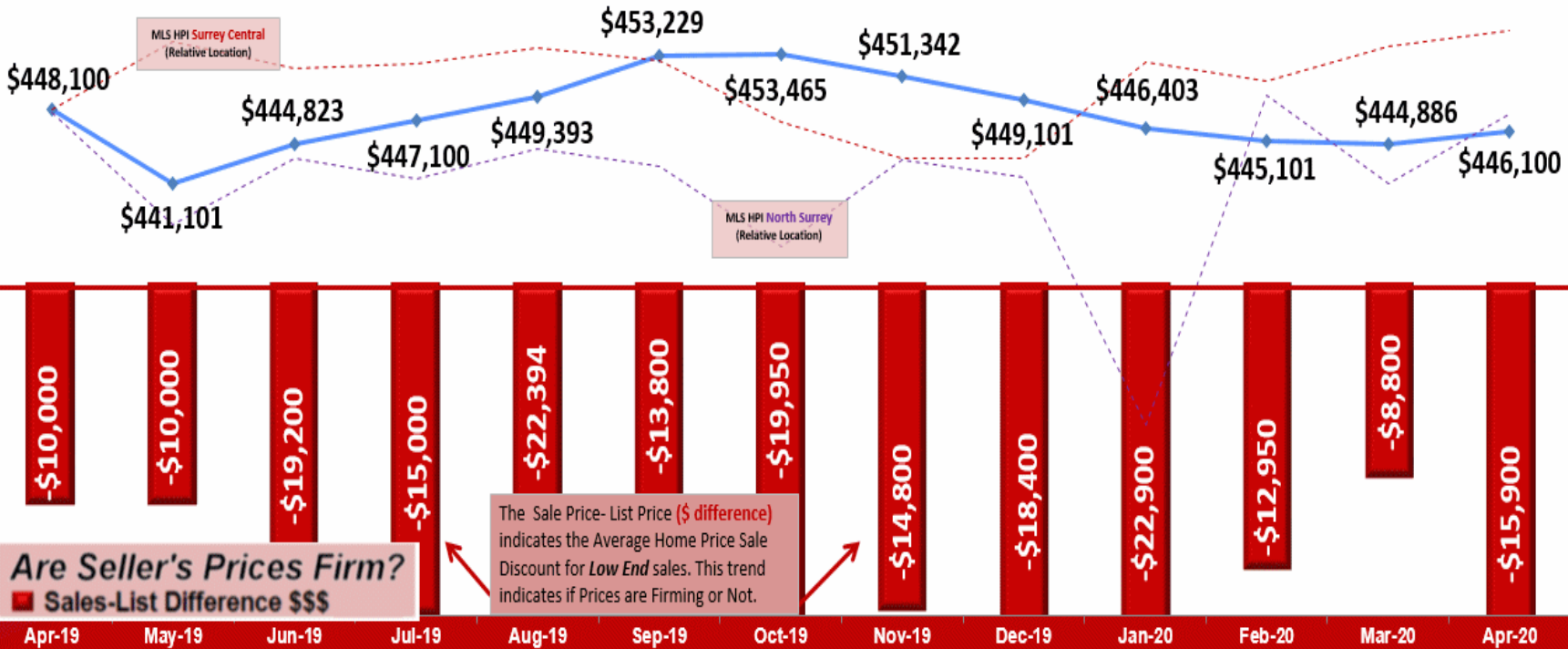


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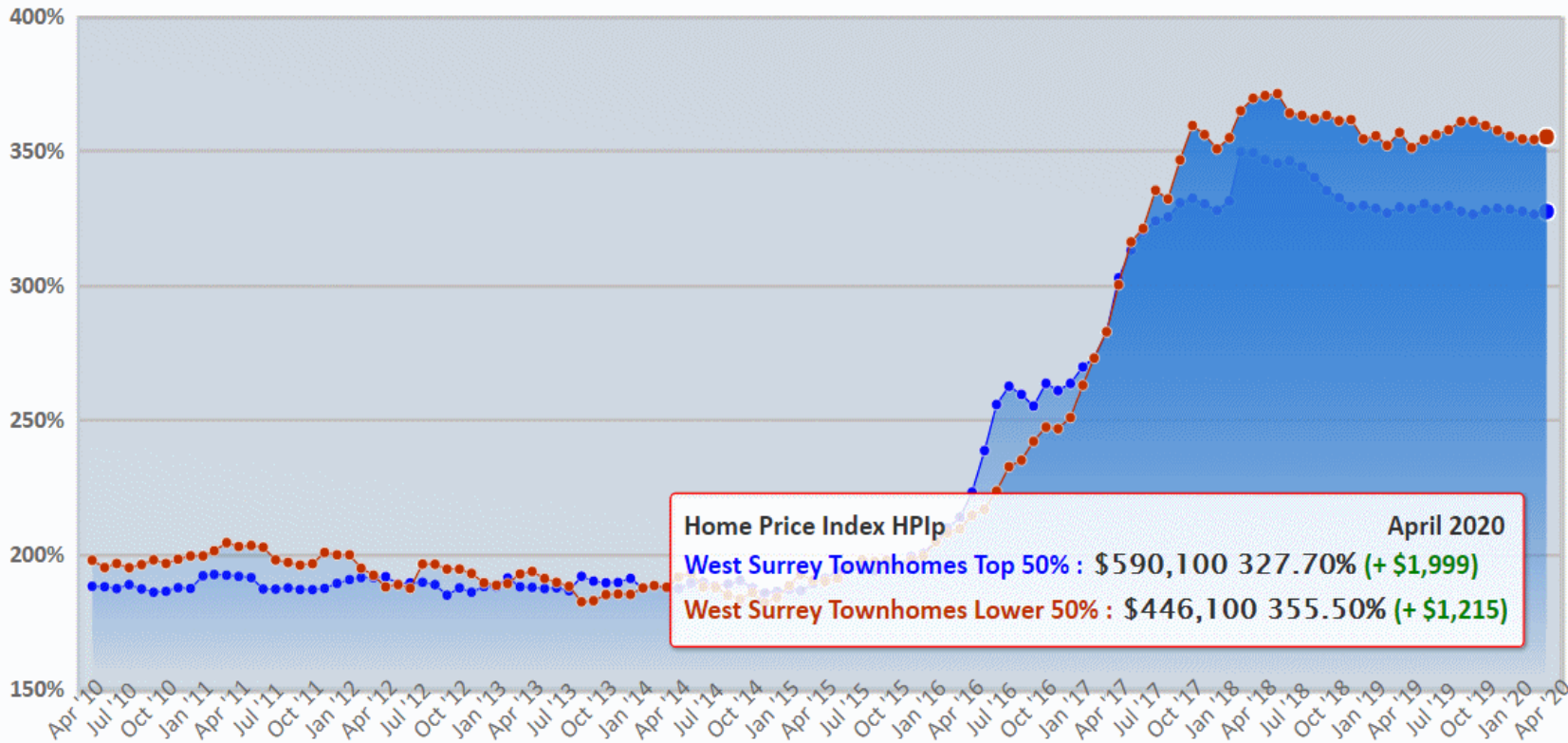
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West Surrey Townhomes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-

West Surrey Townhomes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Apr 2020	% 327.70
Mar 2020	% 326.60
Feb 2020	% 327.70
Jan 2020	% 328.50
Dec 2019	% 328.80
Nov 2019	% 328.20
Oct 2019	% 326.60
Sep 2019	% 327.70
Aug 2019	% 329.80
Jul 2019	% 328.70
Jun 2019	% 330.60
May 2019	% 328.70

<<< 1 2 3 >>>

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West Surrey

Condos

Home Price Index **HPI** (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)



Condominiums



Condominiums

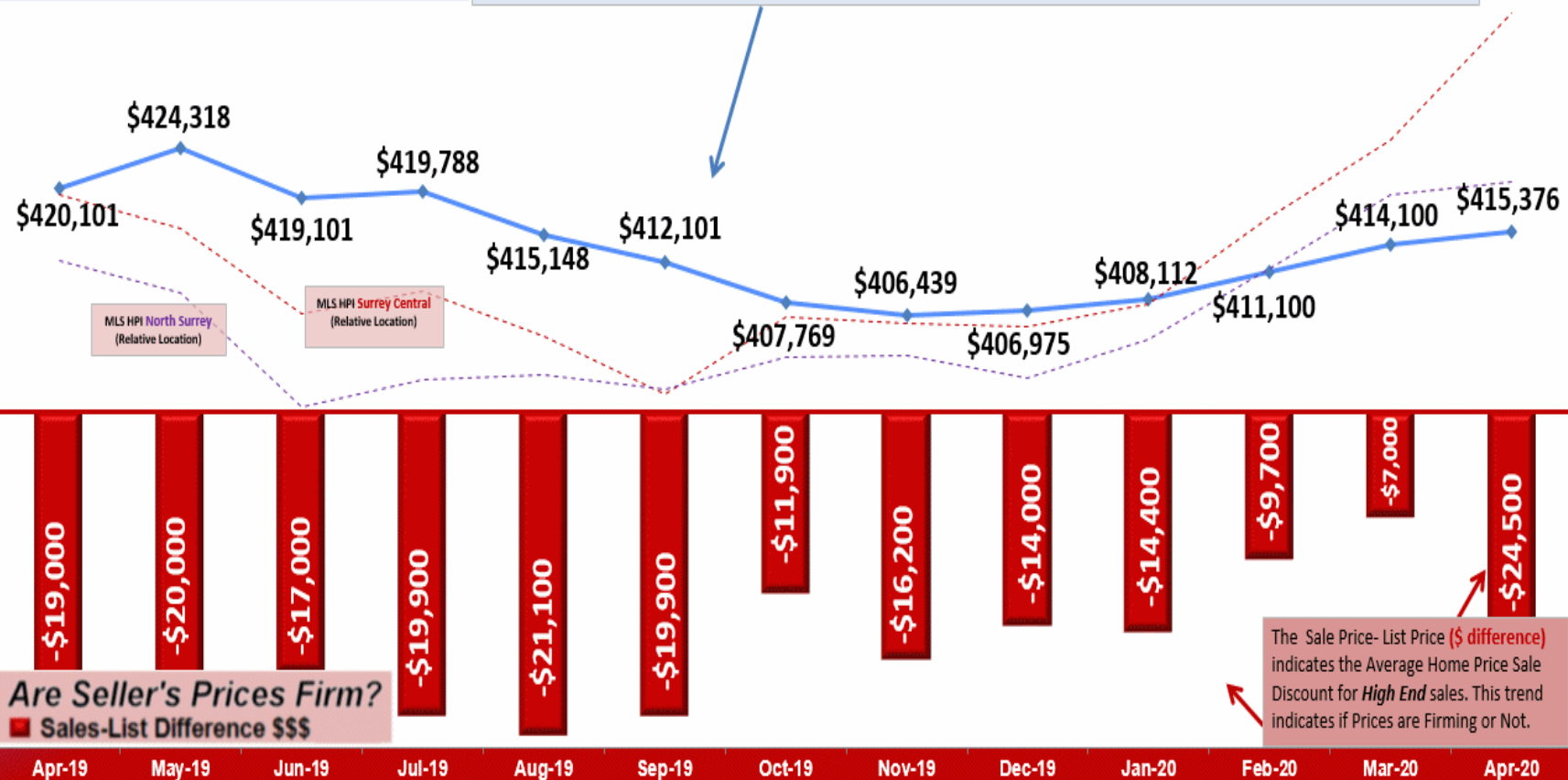
Sales Discount \$\$

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

Are Home Prices Up?

Home Price Index → **HPI** (Top 50%)

The Home Price Index **HPI** is our MOST Accurate Indication of Price Changes and is based on the **Top 50%** of the Condos. (Note: Each Sale is *paired* to it's previous sale after 2005 to determine its exact price change.)



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Condos 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)

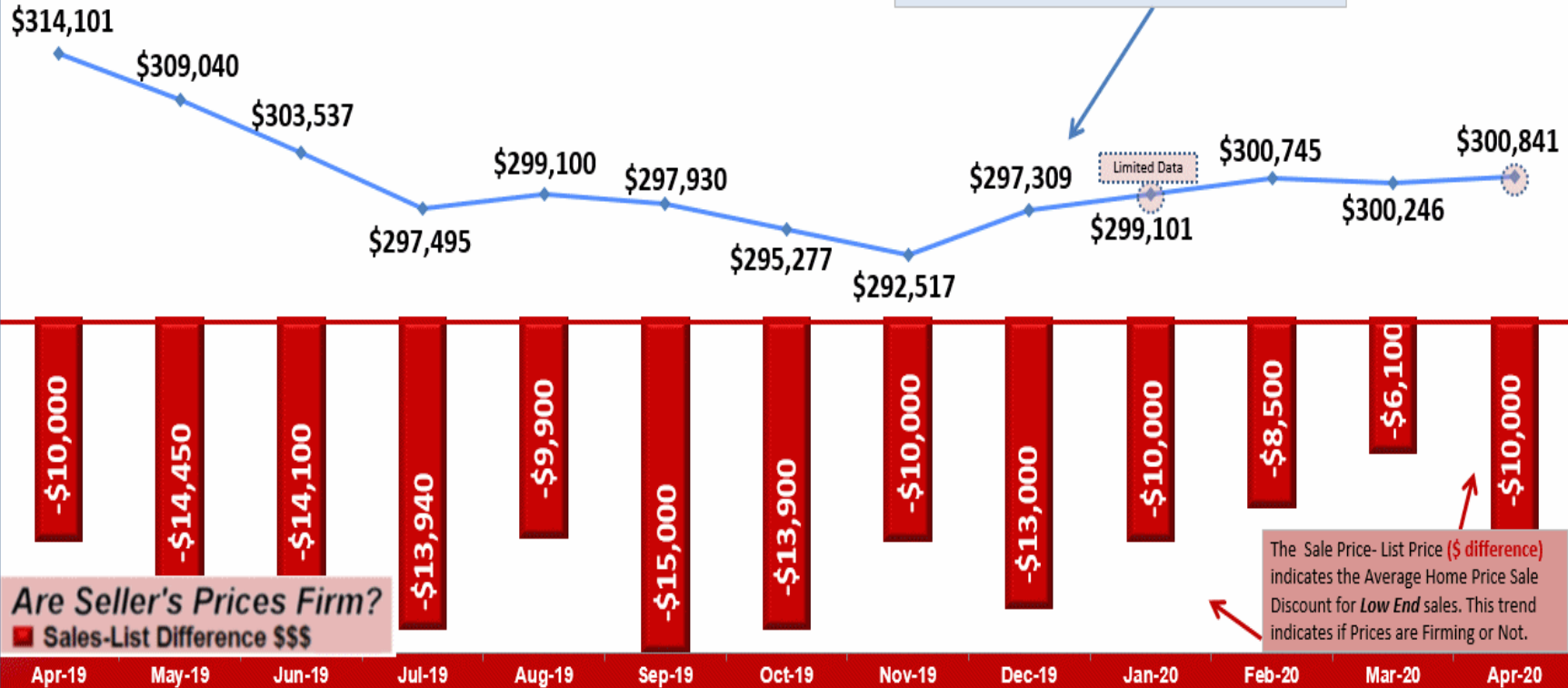
Are Home Prices Up?

Home Price Index → **HPIp** (Lower 50%)

The Home Price Index **HPIp** is our MOST Accurate Indication of Price Changes and is based on the **Lower 50%** of the homes.

(Note: Each Sale is *paired* to it's previous sale after 2005 to determine its exact price change.)

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



Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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.



Townhouses

Sales Discount \$\$

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



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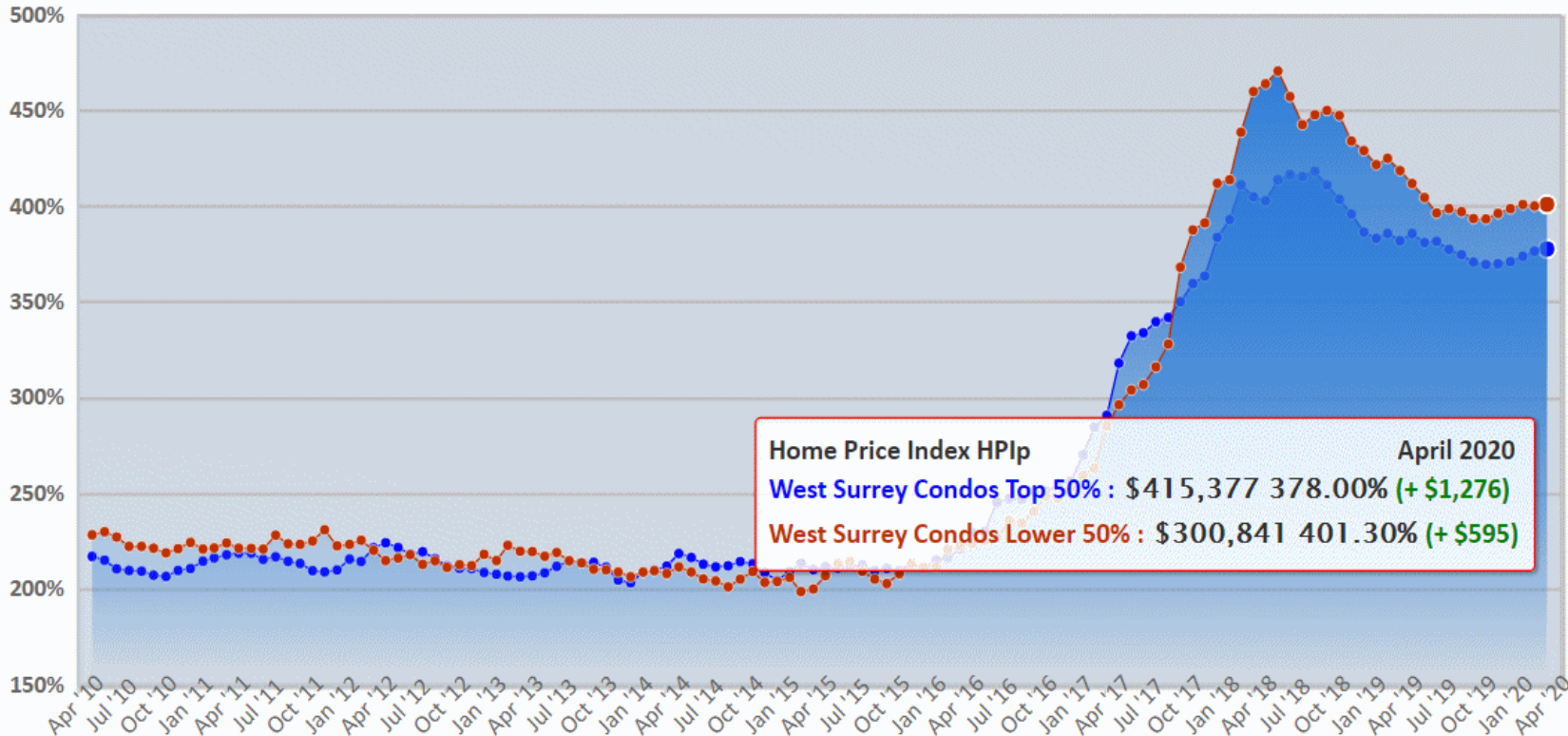
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West Surrey Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-

West Surrey Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Home Price Index HPIp April 2020
West Surrey Condos Top 50% : \$415,377 378.00% (+ \$1,276)
West Surrey Condos Lower 50% : \$300,841 401.30% (+ \$595)

Monthly ▼ Home values

Date	Value
Apr 2020	% 378.00
Mar 2020	% 376.80
Feb 2020	% 374.10
Jan 2020	% 371.40
Dec 2019	% 370.30
Nov 2019	% 369.90
Oct 2019	% 371.10
Sep 2019	% 375.00
Aug 2019	% 377.80
Jul 2019	% 382.00
Jun 2019	% 381.40
May 2019	% 386.10

<<< 1 2 3 >>>



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Supply and Demand

How %SOLD Rates Affect Price Changes
Sell-Through-Rates (STR) - Adsorption Rates

