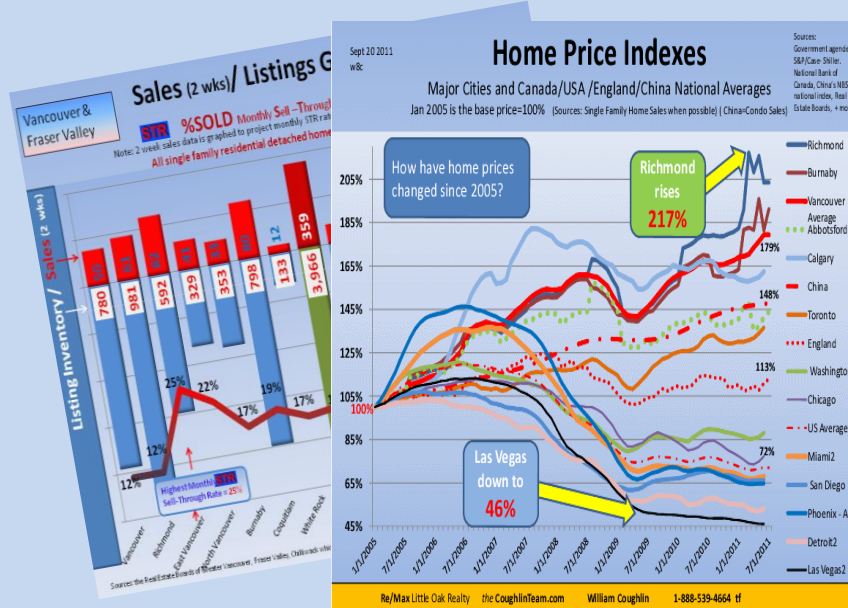


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Advanced Marketing Tools



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](#)

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



Vancouver Market Reports

detached homes

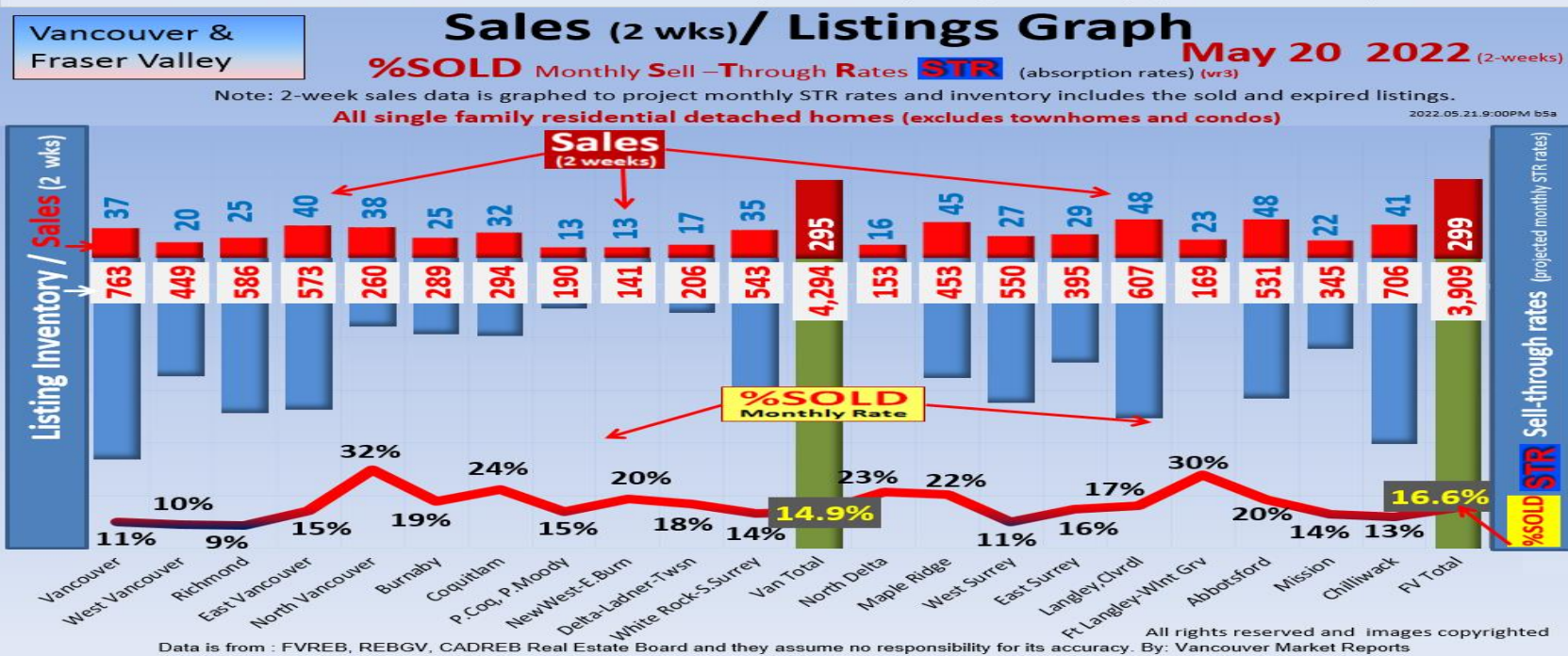
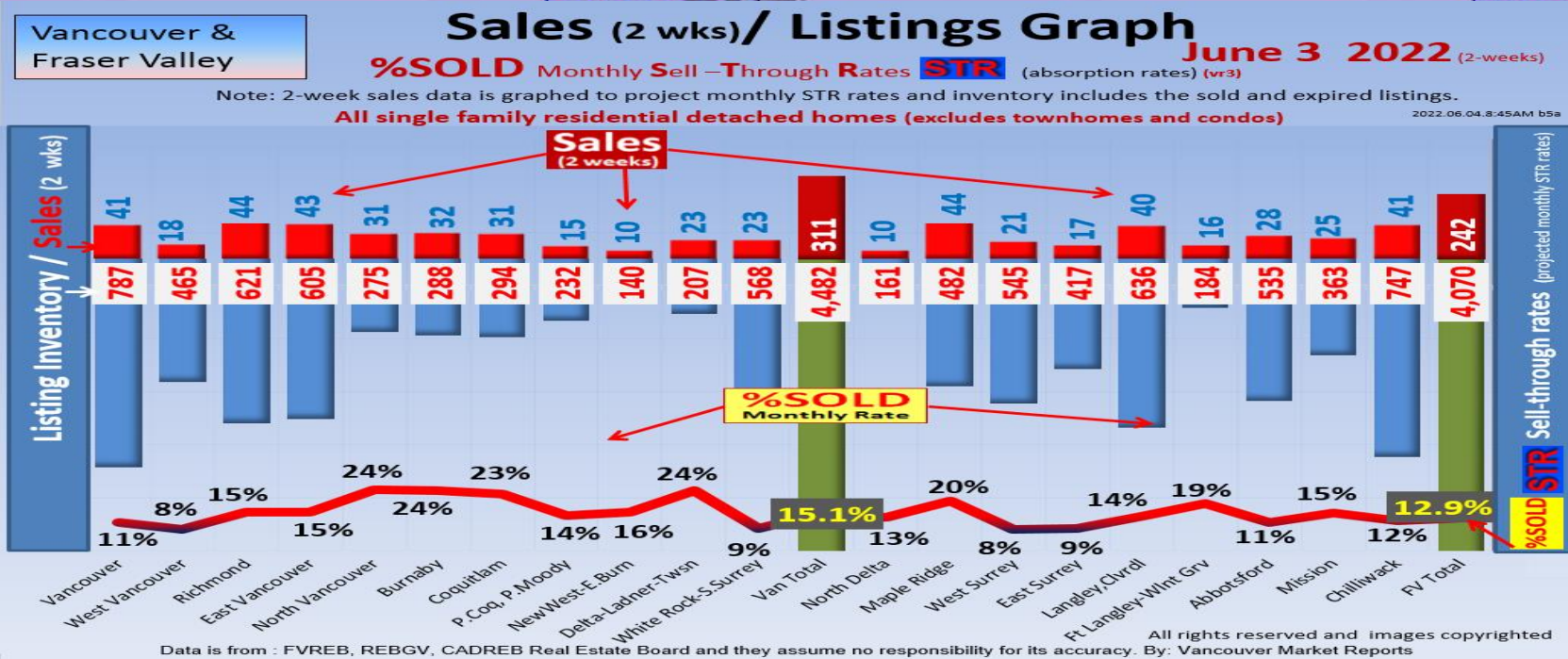
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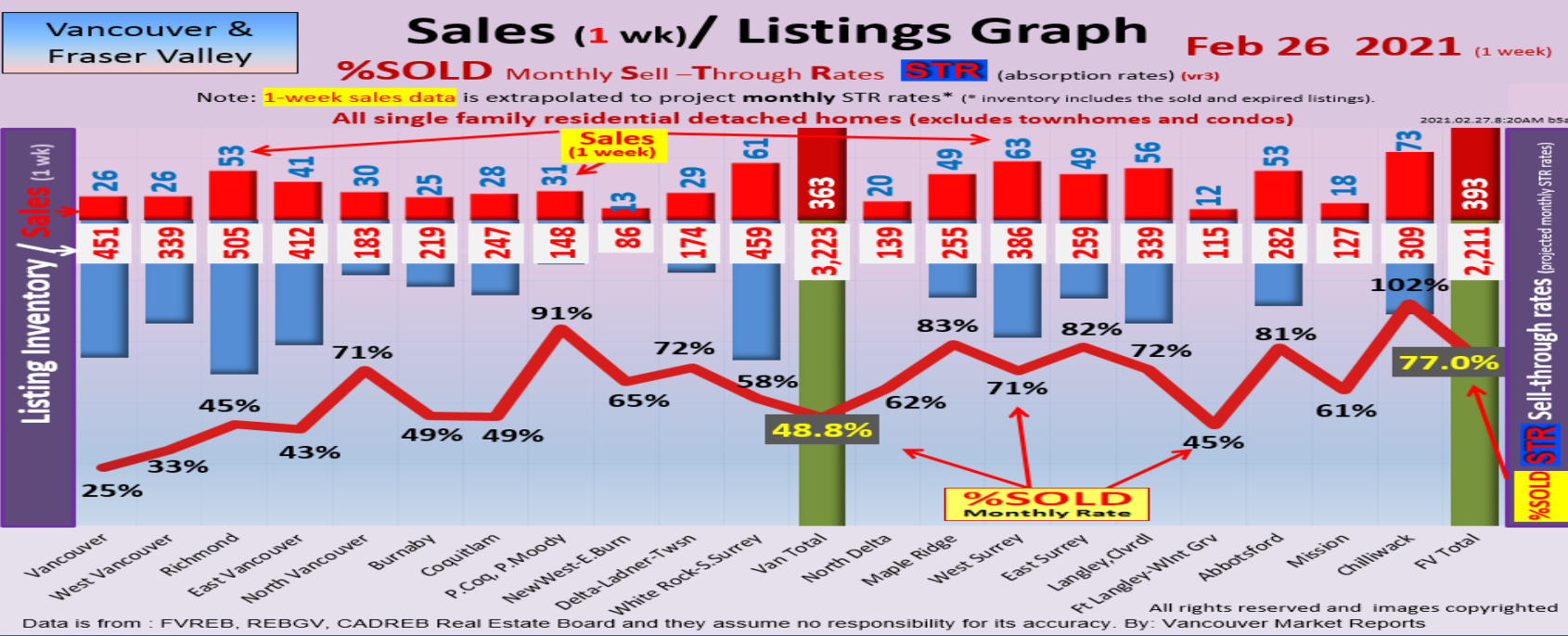
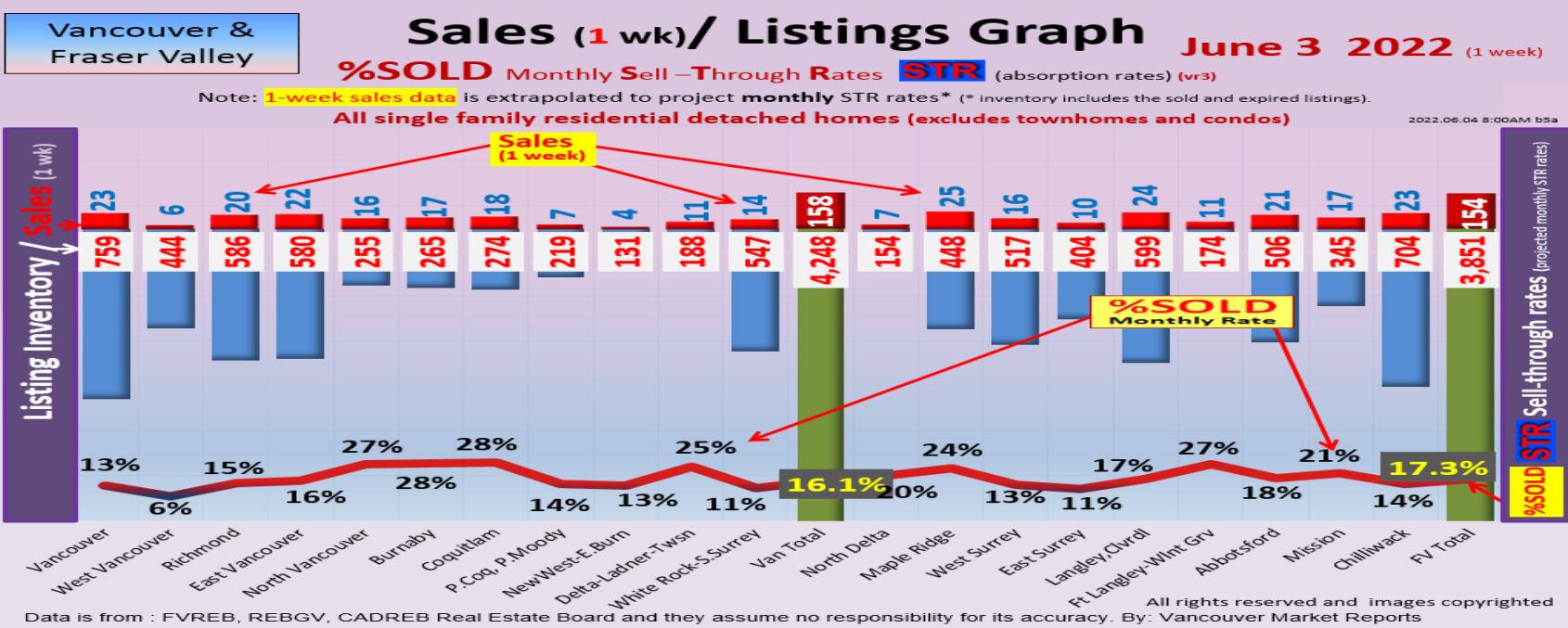
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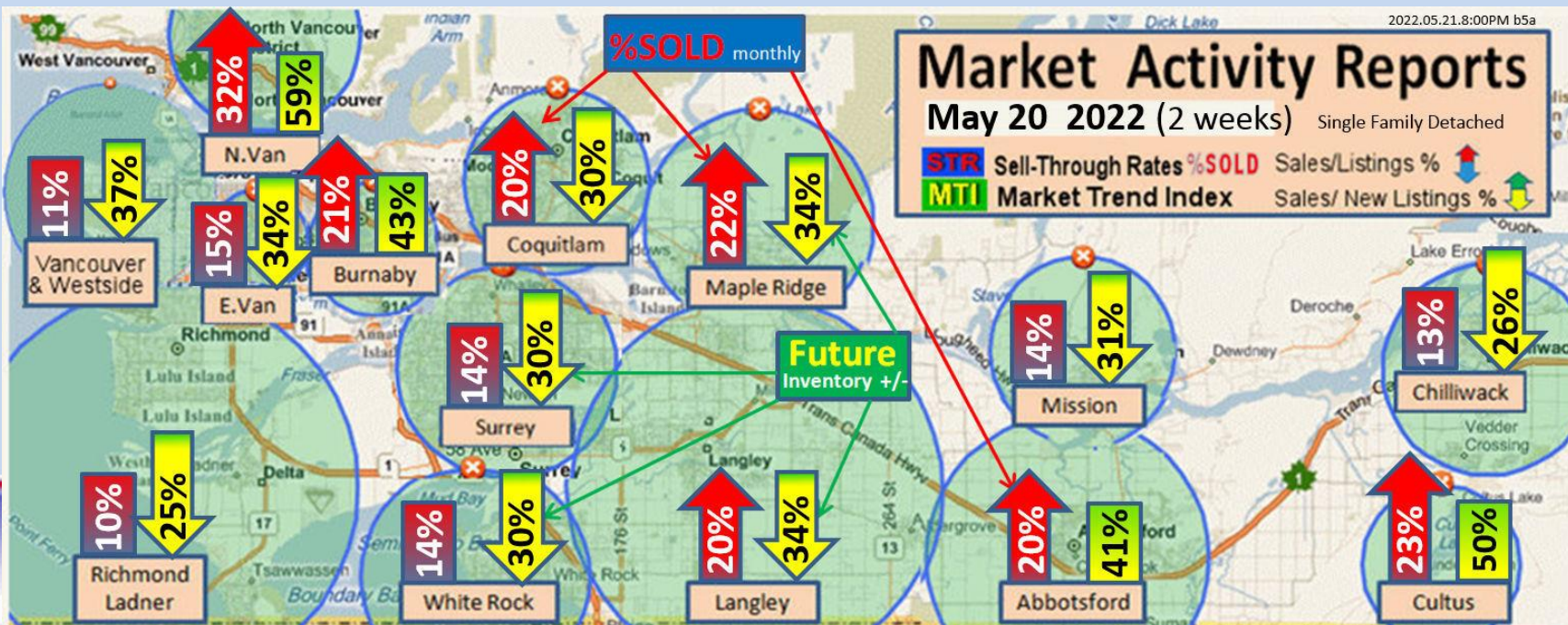
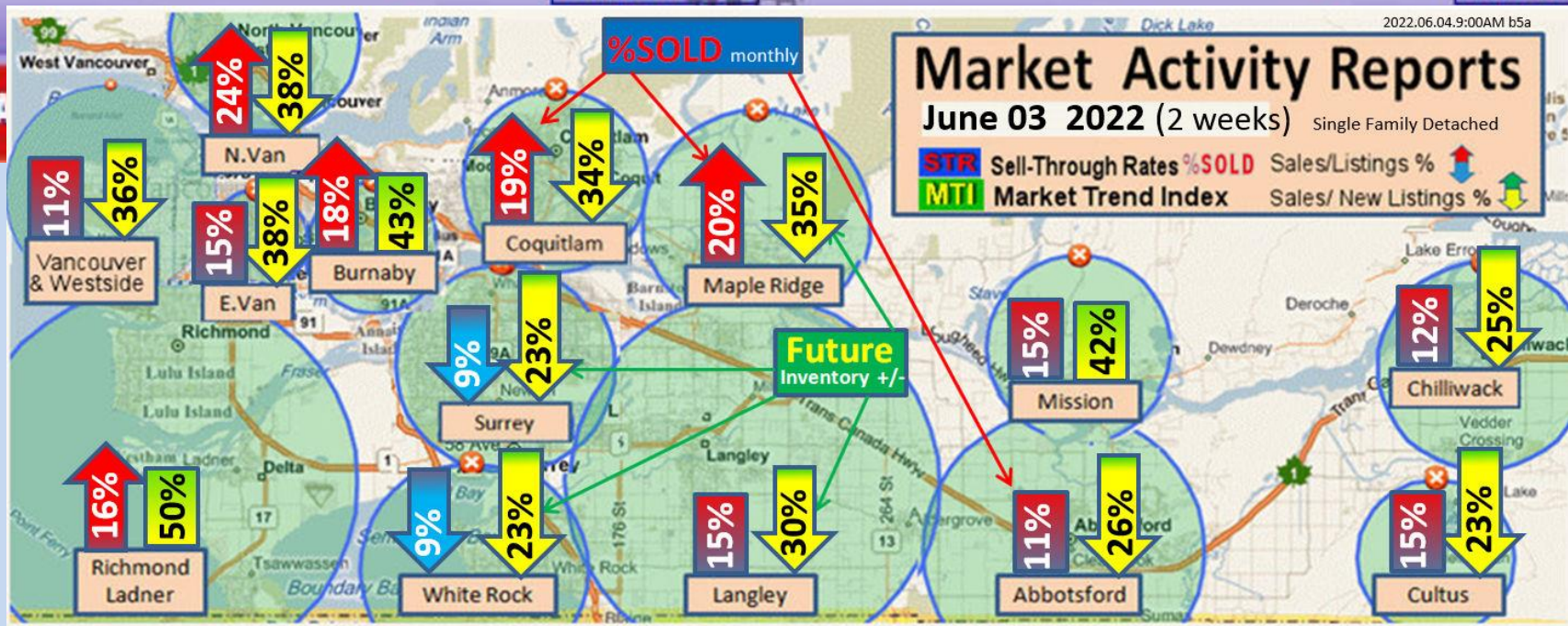
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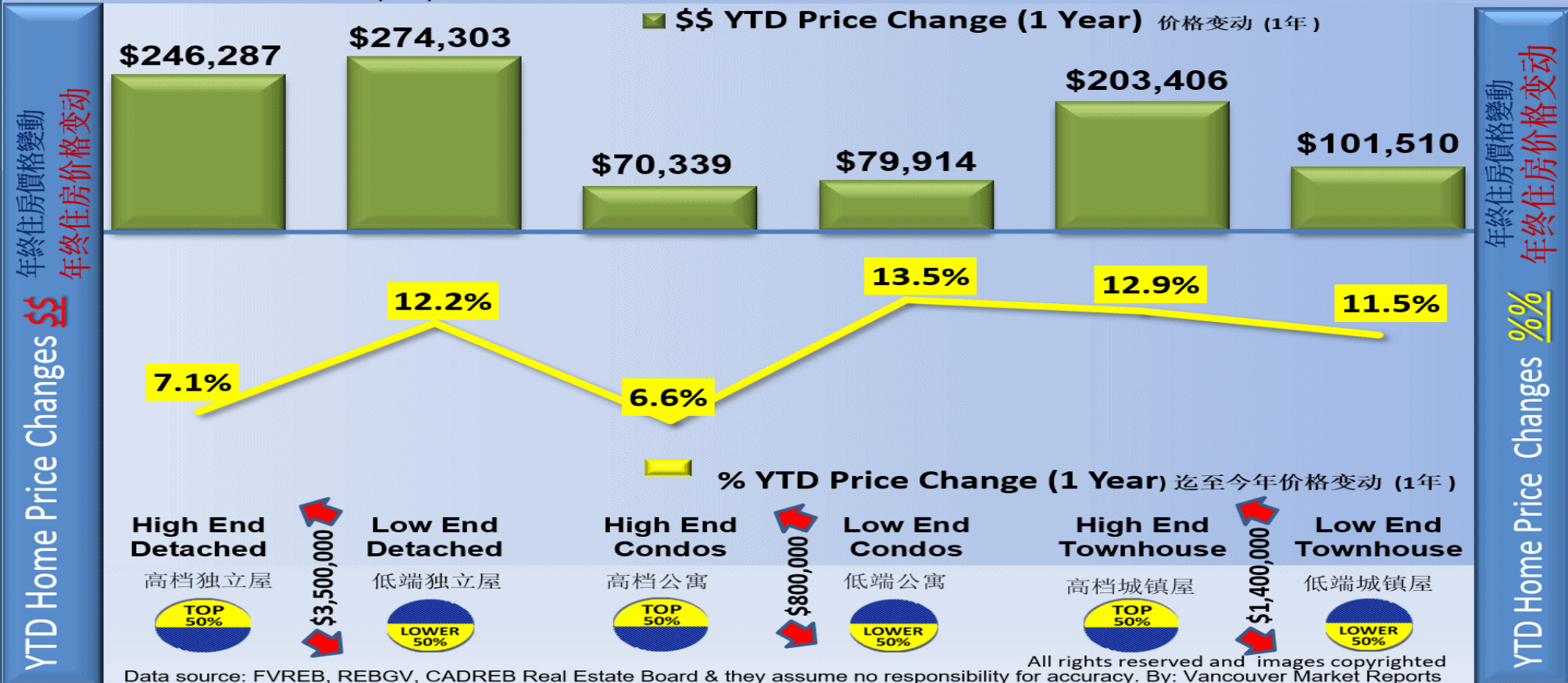
Vancouver Westside Real Estate Price Changes(\$/%)

温哥华西區房地產價格變動 / 温哥华西区房地产价格变动

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

房屋类型: 迄于今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports **HPIp**



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

*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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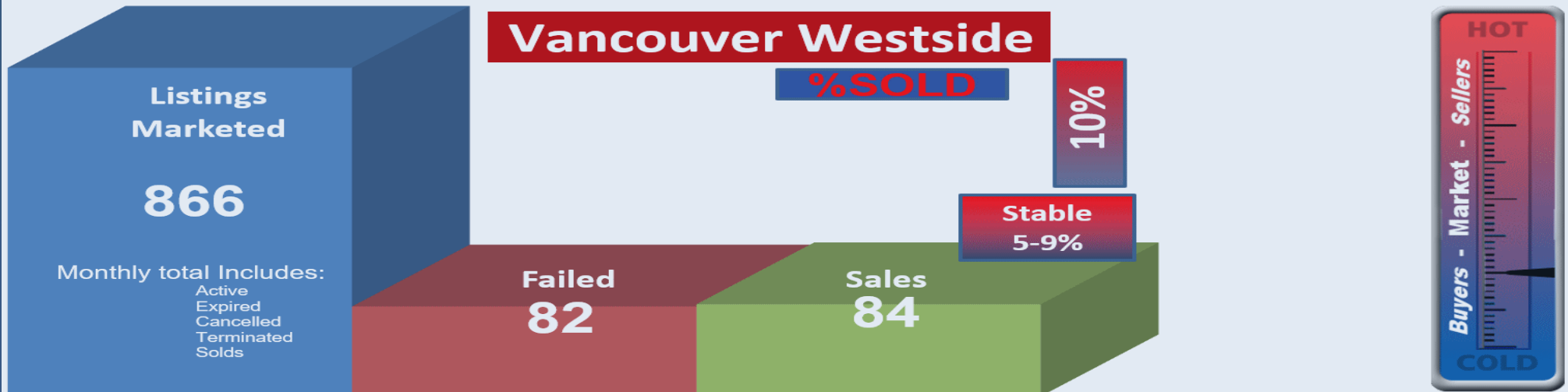
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Monthly Market Activity - May 2022 - Single Family



June 1 2022 Vancouver Westside Market Update (Detached)

Current: Vancouver Westside ranges from a Buyer's High End Market to a Seler's Market with average **10 %SOLD** rate and a Sale Price /List Price of 98% or \$85,000 avg. sale price discount from original list price.
Most Active Price Range: Homes below \$2.75 mill. have **20.8 %SOLD** rate.
Least Active Price Range: Homes between \$6.0 mill. - \$7.0 mill. have **2.7 %SOLD** rate.

History: The Vancouver Westside Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$152,251.
 The Vancouver Westside Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$229,527.
 *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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Market Analysis and Forecasting June 1/22 Vancouver Westside

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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	
\$0-\$2,750,000	77	16	8	100%	\$1,000	20.8%	↑
\$2,750,001-\$3,150,000	79	16	12	100%	-\$6,500	20.3%	↑
\$3,150,001-\$3,500,000	75	11	19	98%	-\$82,000	14.7%	
\$3,500,001-\$3,900,000	75	8	12	98%	-\$68,000	10.7%	
\$3,900,001-\$4,300,000	77	8	16	96%	-\$160,500	10.4%	
\$4,300,001-\$4,800,000	78	6	29	97%	-\$126,500	7.7%	↓
\$4,800,001-\$5,500,000	88	7	11	97%	-\$145,000	8.0%	↓
\$5,500,001-\$6,000,000	72	5	22	92%	-\$499,000	6.9%	↓
\$6,000,001-\$7,000,000	74	2	8	93%	-\$473,500	2.7%	↓
\$7,000,001-\$8,750,000	66	2	19	96%	-\$320,000	3.0%	↓
\$8,750,001-\$10,000,000	37	1	100	83%	-\$1,740,000	2.7%	↓
\$10,000,001 and more	68	2	150	87%	-\$3,110,000	2.9%	↓
Total Activity	866	84	12	98%	-\$85,000	10%	

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	May-21	Apr-22	May-22	06/01/2022	Change	
Total Listings** (A,S,T,C,X)	931	835	866		31	↑
Active Listings (1st of the month)	631	581	664	700	36	↑
Solds	117	93	84		-9	↓
Days on Market (DOM)	9	10	12		2	↑
%SOLD (Sales/ Listings /mnlthly rate)	13%	11%	9.7%		-1%	↓
(Top 50%) Home Price Index HPIp	3,729,100	3,945,468	\$3,881,351		-\$64,117	↓
(Lower 50%) Home Price Index HPIp	2,378,108	2,584,865	\$2,607,635		\$22,770	↑

*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 June 1/22 Vancouver Westside

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What Sold in your Neighbourhood and for What Price?

Vancouver Westside Sub Areas Statistics - May 2022					Detached	
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Arbutus	37	4	7	103%	\$123,000	10.8%
Cambie	59	4	11	98%	-\$52,000	6.8%
Dunbar	102	8	9	96%	-\$140,000	7.8%
Fairview VW-False Creek	2	0				0.0%
Kerrisdale	52	7	19	97%	-\$98,000	13.5%
Kitsilano	58	13	12	100%	-\$8,000	22.4%
MacKenzie Heights	37	6	13	93%	-\$317,500	16.2%
Mount Pleasant VW	3	0				0.0%
Marpole	70	5	29	95%	-\$109,999	7.1%
Oakridge VW	22	0				0.0%
Point Grey	113	16	12	98%	-\$73,000	14.2%
Quilchena	33	4	28	96%	-\$194,000	12.1%
South Cambie	9	1	33	92%	-\$269,000	11.1%
South Granville	91	4	6	99%	-\$37,500	4.4%
Shaughnessy	95	3	26	98%	-\$88,000	3.2%
Southlands	36	2	12	96%	-\$134,000	5.6%
S.W. Marine	25	5	15	100%	\$2,000	20.0%
University VW	22	2	3	105%	\$179,500	9.1%
Total Activity	866	84	12	98%	-\$85,000	10%

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Market Analysis and Forecasting

June 1/22 Vancouver Westside

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Next Months Market Forecast

Forecast: Vancouver Westside has average Listing Supply; 664 homes are for sale and with the **10 % SOLD** monthly rate gives us a ~10 months of inventory. 6% of the active listings have reduced their price by \$308,804 on average and \$208,000 median for the last month.

May's Real Estate Statistics shows Vancouver's Detached Markets decreased by **(\$25,900)** on average that is 76% of the homes dropped in value. This is the 3rd drop since Peak (Feb 2022). This is partially caused by the erosion of consumer confidence with the \$2+/litre gas prices, interest rates, and economic woes. We are now forecasting that the majority of the Metro Vancouver Markets will be in a continued *Buyer's Market* for the months. The Fraser Valley prices dropped a whopping (\$44,898) on average.

Currently, Both the Condo Markets and Townhouse Markets are in a Buyer's Market, with Average Price decrease of **(\$10,062)** and **(\$16,759)** respectively. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

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

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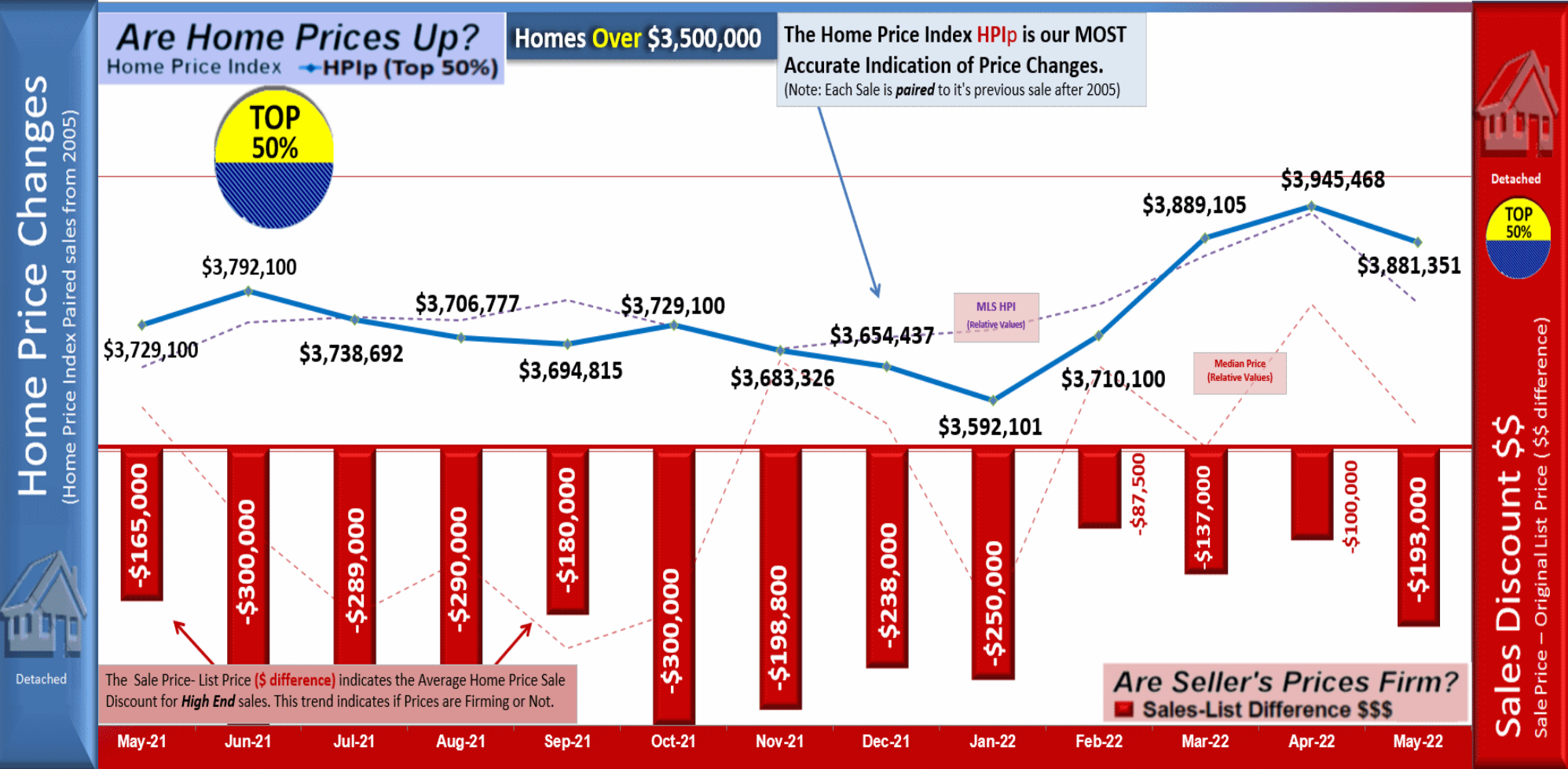
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Market Analysis and Forecasting June 1/22 Vancouver Westside

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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)



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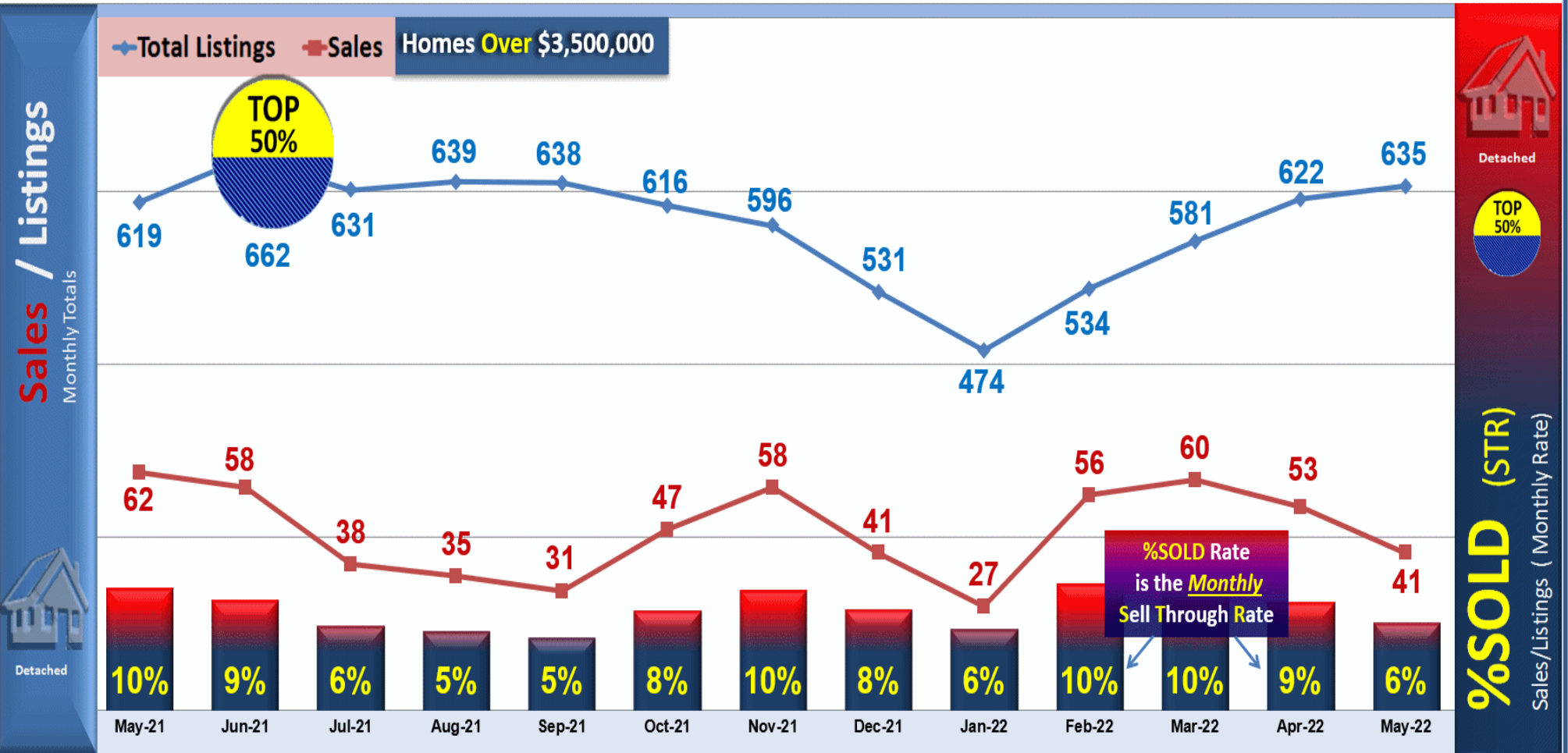
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Detached Vancouver Westside Total Listings**, Sales, and %SOLD rates



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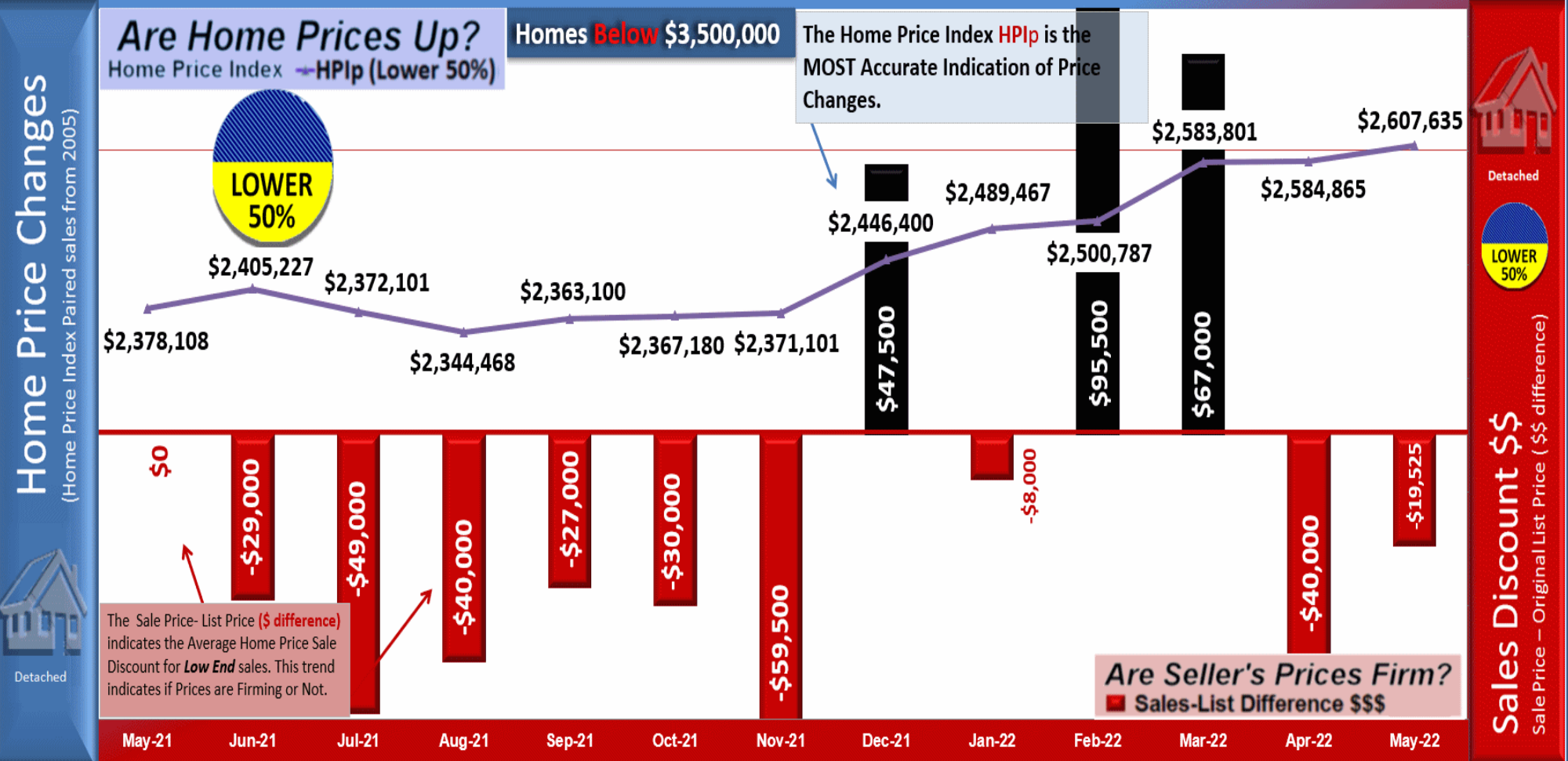
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Detached Vancouver Westside Home Price Index **HPIp (Lower 50%)**. Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)



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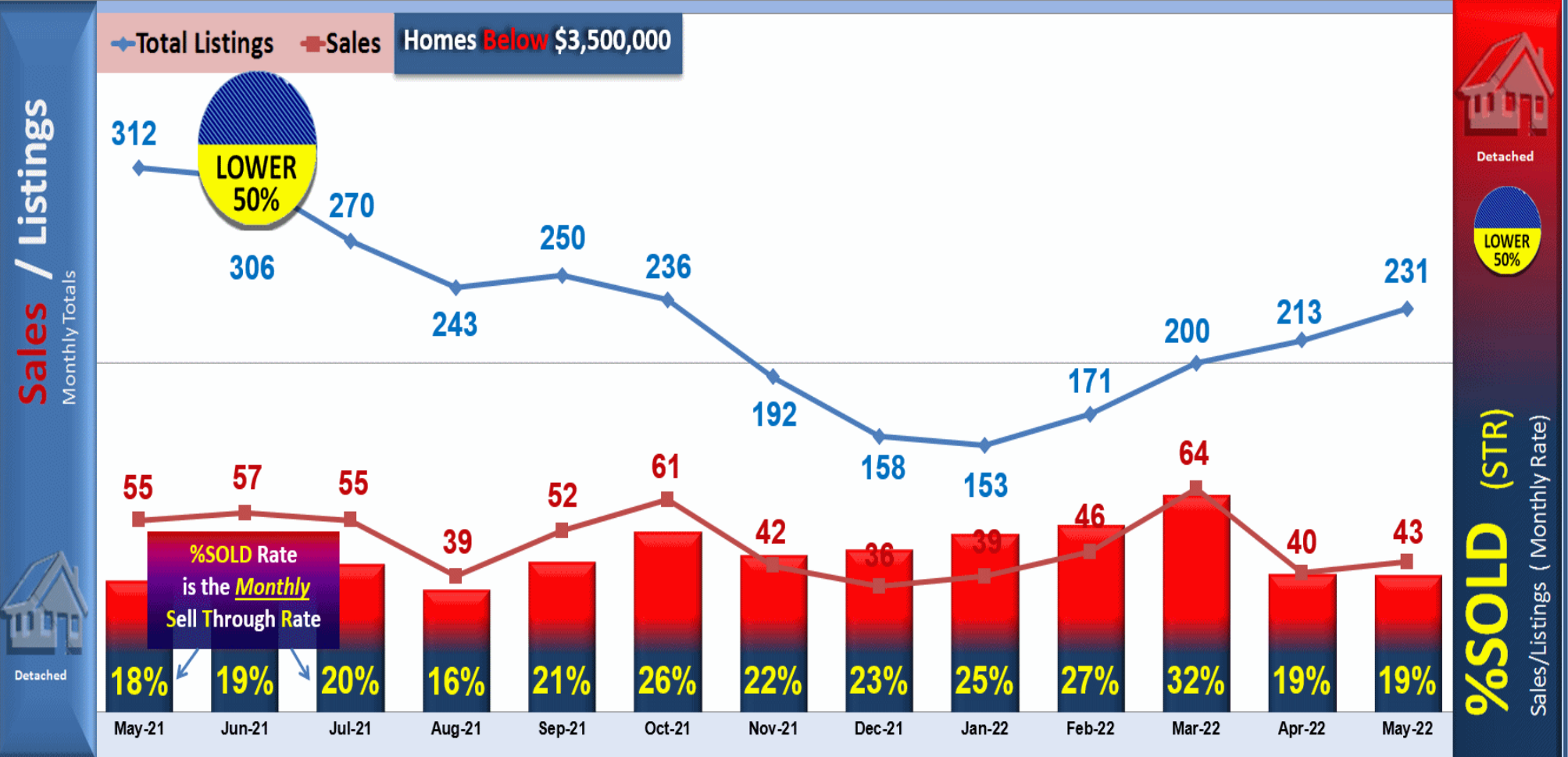
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Detached Vancouver Westside Total Listings**, Sales, and %SOLD rates



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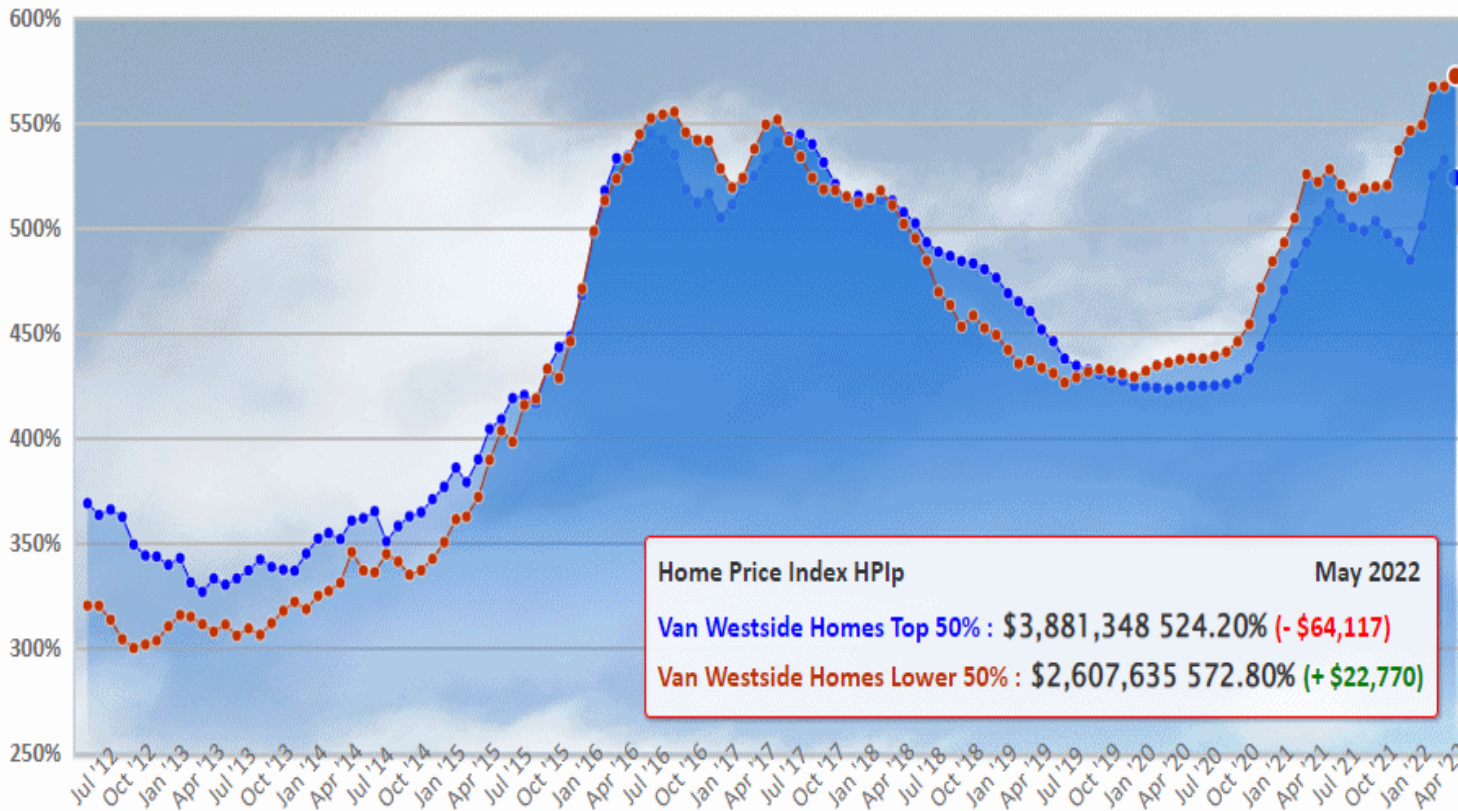
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Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
May 2022	% 524.20
Apr 2022	% 532.80
Mar 2022	% 525.20
Feb 2022	% 501.10
Jan 2022	% 485.10
Dec 2021	% 493.50
Nov 2021	% 497.40
Oct 2021	% 503.60
Sep 2021	% 499.00
Aug 2021	% 500.60
Jul 2021	% 504.90
Jun 2021	% 512.10

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Market Analysis and Forecasting June 1/22 White Rock & S. Surrey

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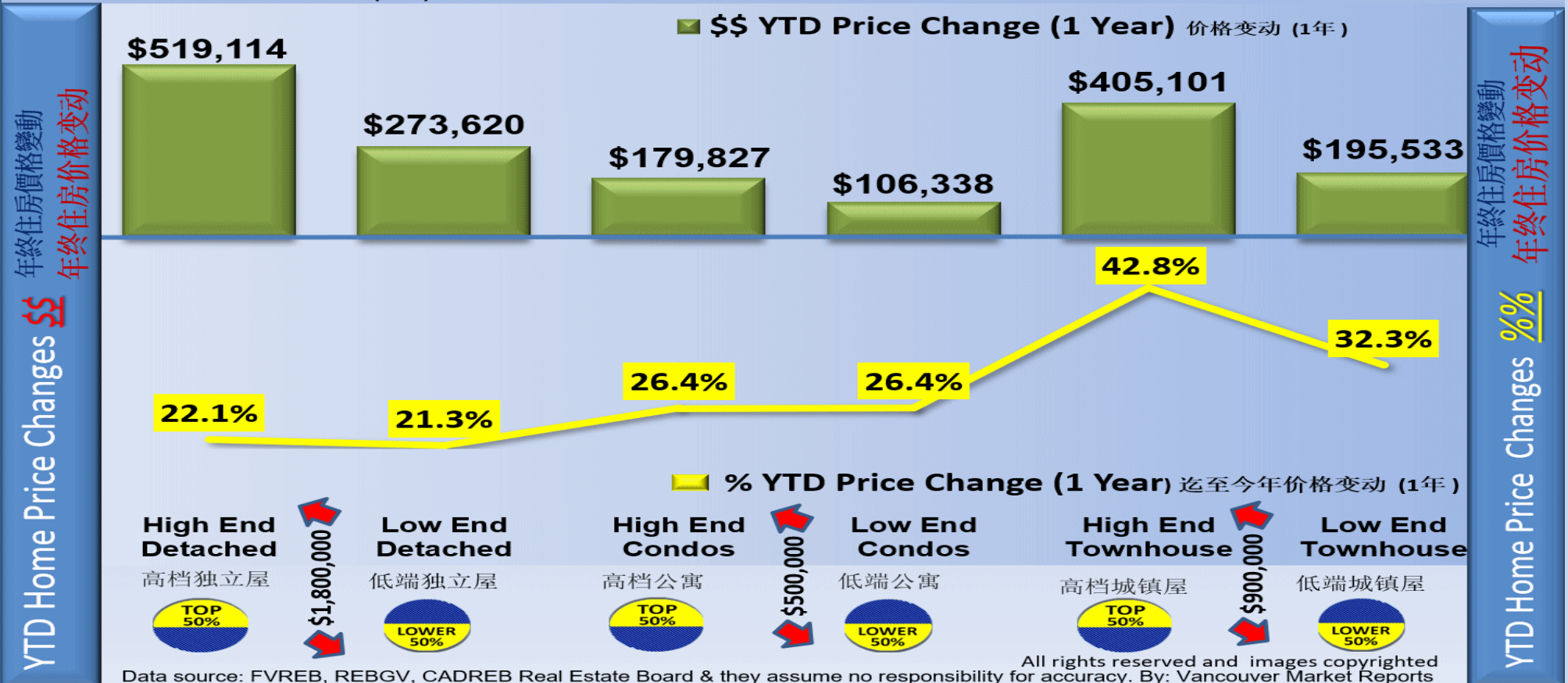
South Surrey White Rock Real Estate Price Changes (\$/%)

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 2021 – Mar 2022 (Quarters)

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports **HPIp**



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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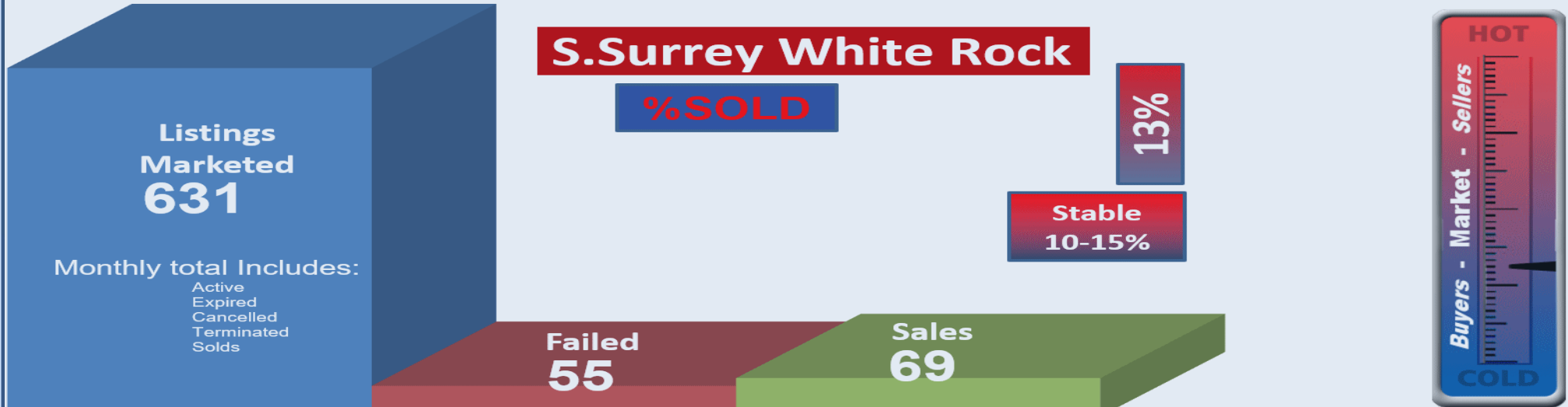
June 1/22 White Rock & S. Surrey

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Monthly Market Activity - May 2022 - Single Family



June 1 2022

White Rock - South Surrey Market Update (Detached)

Current: White Rock South Surrey is in a Seller Market with average listing inventories, **13 %SOLD** rate and a 97% Sell/List Ratio. (This means that there is an average of a \$55,000 discount on a sale from the original list price)

Most Active Price Range: Homes below \$1.5 mill. have **23.0 %SOLD** rate.

Least Active Price Range: Homes above \$6 mill. have **1.6 %SOLD** rate.

History: The S. Surrey White Rock Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$512,844.
The S. Surrey White Rock Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$223,511.

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

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Market Analysis and Forecasting June 1/22 White Rock & S. Surrey

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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	
\$0-\$1,500,000	61	14	9	96%	-\$30,000	23.0%	↑
\$1,500,001-\$1,700,000	64	13	12	98%	-\$39,000	20.3%	↑
\$1,700,001-\$1,850,000	39	7	6	97%	-\$60,000	17.9%	↑
\$1,850,001-\$2,100,000	86	8	25	95%	-\$87,450	9.3%	↓
\$2,100,001-\$2,500,000	88	7	7	98%	-\$54,800	8.0%	↓
\$2,500,001-\$2,900,000	72	10	10	98%	-\$54,000	13.9%	↓
\$2,900,001-\$3,200,000	46	4	46	94%	-\$178,944	8.7%	↓
\$3,200,001-\$3,750,000	49	3	20	100%	-\$8,000	6.1%	↓
\$3,750,001-\$4,500,000	41	1	12	95%	-\$240,000	2.4%	↓
\$4,500,001-\$6,000,000	22	1	6	98%	-\$100,000	4.5%	↓
\$6,000,001 and more	63	1	198	89%	-\$552,000	1.6%	↓
Total Activity	631	69	12	97%	-\$55,000	11%	

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	May-21	Apr-22	May-22	06/01/2022	Change	
Total Listings** (A,S,T,C,X)	857	571	631		60	↑
Active Listings (1st of the month)	591	359	430	507	77	↑
Solds	207	102	69		-33	↓
Days on Market (DOM)	9	7	12		5	↑
%SOLD (Sales/ Listings /mnthly rate)	24.2%	18%	11%		-7%	↓
(Top 50%) Home Price Index HPIp	\$2,423,101	\$3,041,483	\$2,935,945		-\$105,538	↓
(Lower 50%) Home Price Index HPIp	\$1,368,710	\$1,601,681	\$1,592,221		-\$9,460	↓

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Market Analysis and Forecasting June 1/22 White Rock & S. Surrey

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What Sold in your Neighbourhood and for What Price?

White Rock - South Surrey Sub areas			Statistics - May 2022		Detached	
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Elgin Chantrell	98	11	8	95%	-\$148,687	11.2%
Sunnyside Pk Surrey	57	6	10	97%	-\$45,500	10.5%
Crescent Bch Ocean Pk.	94	11	12	96%	-\$79,900	11.7%
White Rock	110	8	16	96%	-\$74,000	7.3%
King George Corridor	101	18	9	97%	-\$25,000	17.8%
Hazelmere	14	0				0.0%
Grandview Surrey	66	3	6	98%	-\$100,000	4.5%
Morgan Creek	47	8	13	97%	-\$66,900	17.0%
Pacific Douglas	44	4	24	96%	-\$68,850	9.1%
Total Activity	631	69	12	97%	-\$55,000	11%

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Market Analysis and Forecasting June 1/22 White Rock & S. Surrey

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Next Months Market Forecast

Forecast: White Rock South Surrey has average Listing supply; 507 homes are for sale and with the **13 %SOLD** monthly rate gives us a ~8 months of inventory. 13% of the active listings have reduced their price by \$128,650 on average or \$100,000 median for the last month. We project White Rock South Surrey to be a continued Seller market.

The 89% of Fraser Valley's Detached Home Market dropped in May and on Average Prices decreased **(\$44,898)**. This is the biggest MAY drop we've seen on Record. This adjustment is partially caused by the erosion of consumer confidence with the \$2+/litre gas prices, interest rates, and economic woes. This is the 3rd lowest monthly price decrease of all time. We are now forecasting that the majority of the Fraser Valley Market continues to be in a Buyer's Market in the next coming months.

Currently, Both the Condo Markets and Townhouse Markets are in a Buyer's Market, with Average Price decrease of **(\$10,062)** and **(\$16,759)** respectively. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

Analytical Methods: The S. Surrey White Rock represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the market into two parts with the **S. Surrey White Rock HPIp Top 50%** representing the higher end sales and the **S. Surrey White Rock 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 Board and they assume no responsibility for its accuracy. Copyright: VancouverMarketReports.com

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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)

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

Are Home Prices Up?

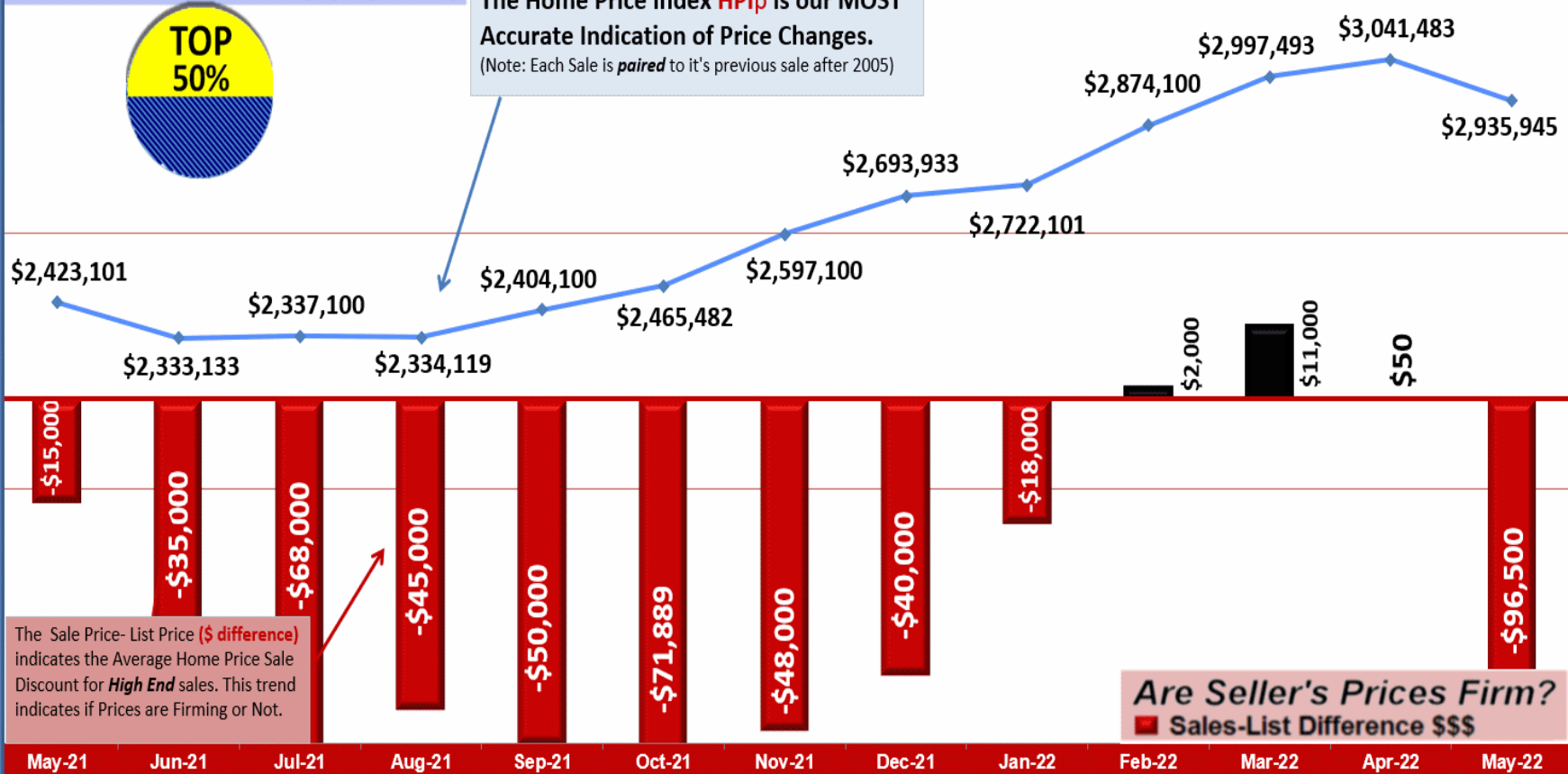
Home Price Index **HPIp (Top 50%)**



Homes Over \$1,800,000

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 \$\$\$



Detached

TOP 50%

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

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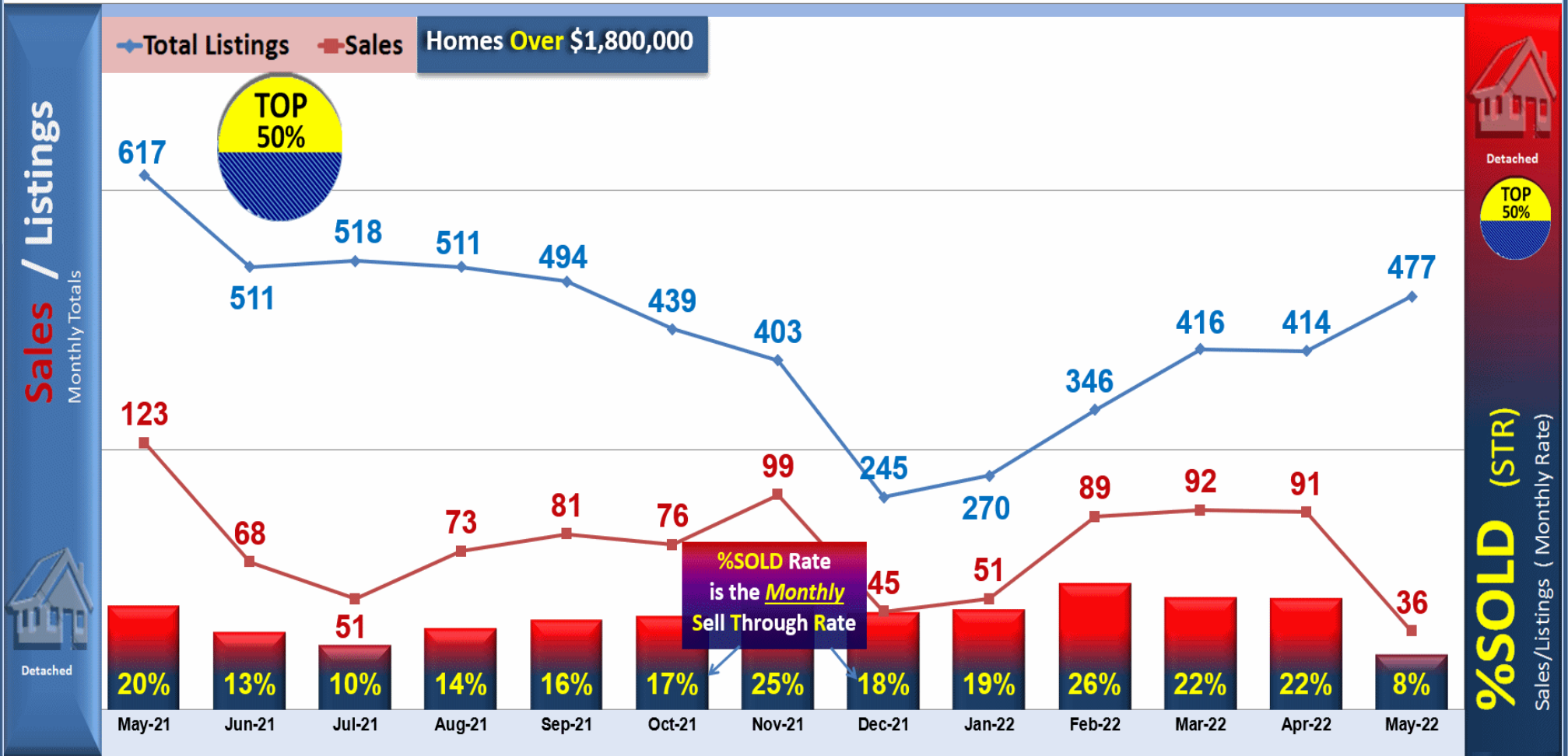
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Detached White Rock - South Surrey Total Listings**, Sales, and %SOLD rates



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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)

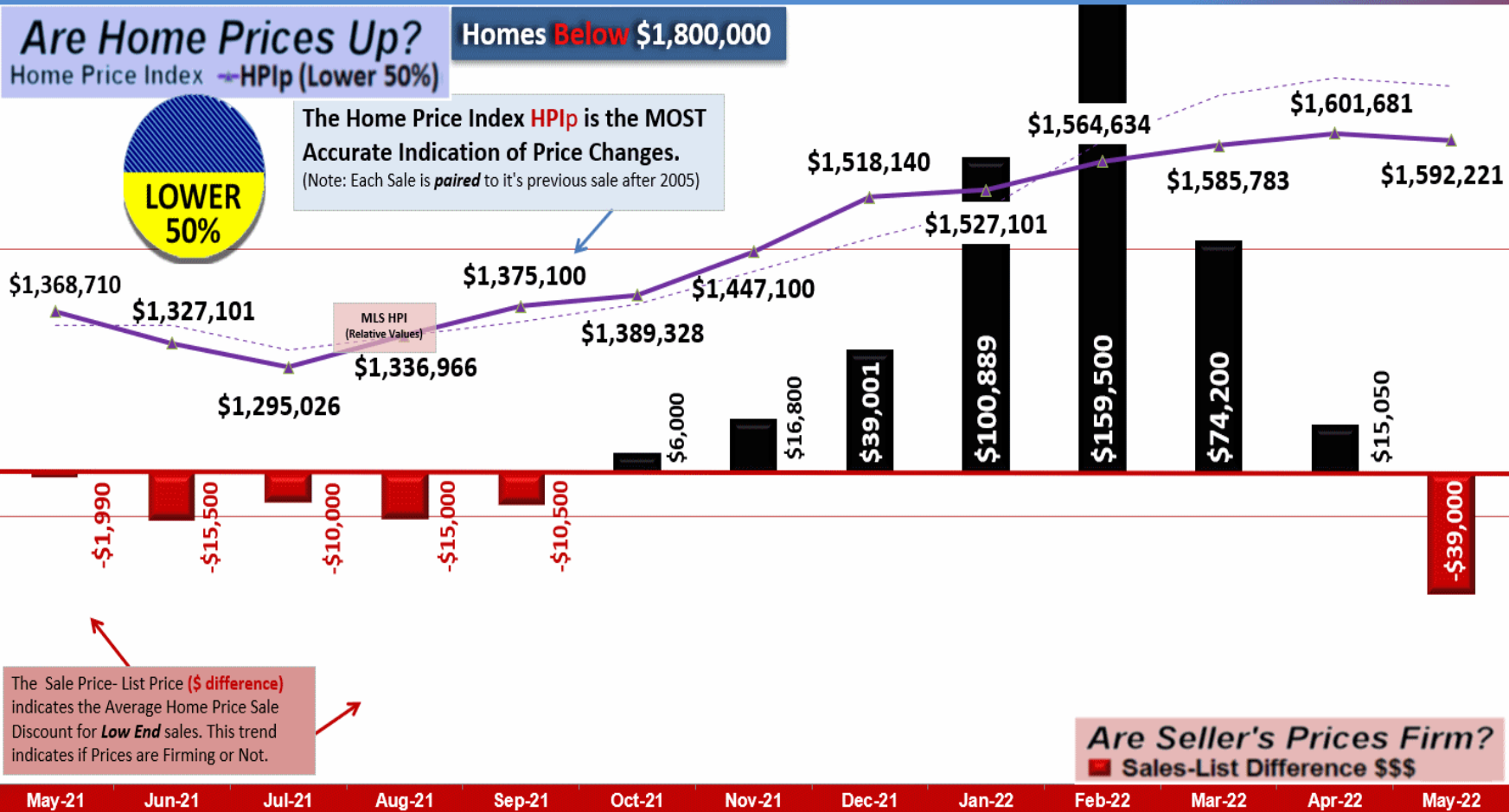
Home Price Changes
(Home Price Index Paired sales from 2005)

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

Homes Below \$1,800,000



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



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

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



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

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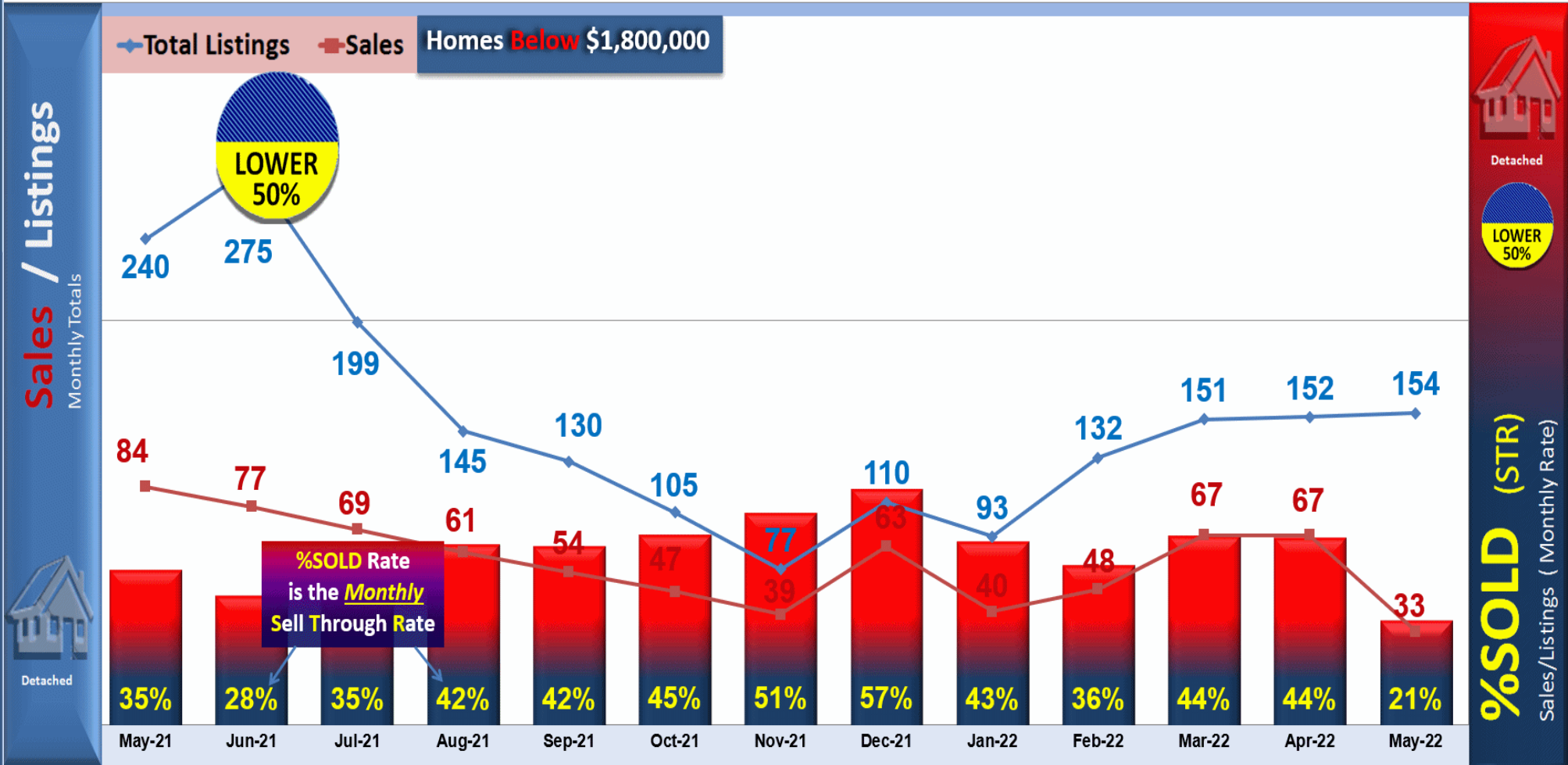
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Detached White Rock - South Surrey Total Listings**, Sales, and %SOLD rates



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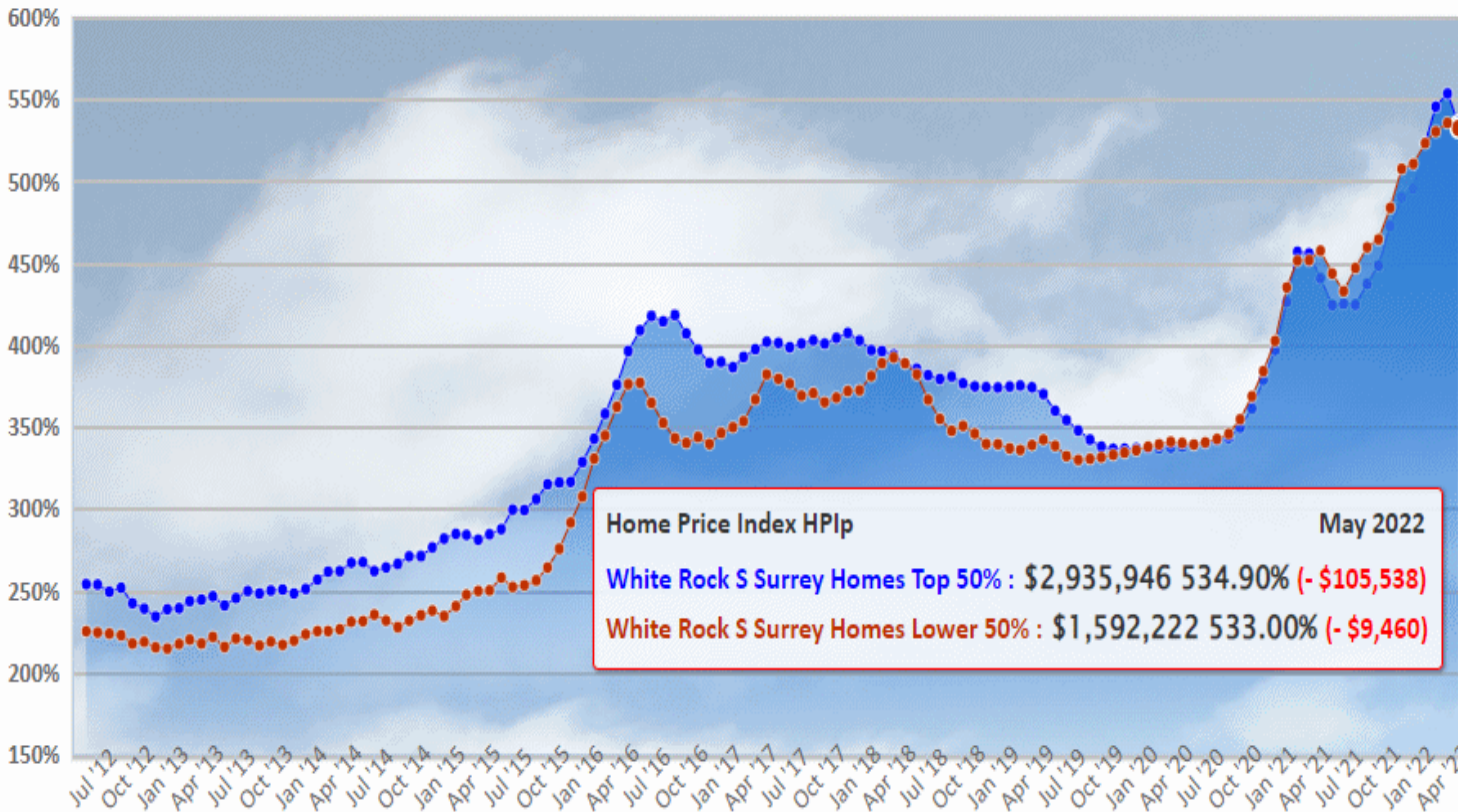
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White Rock S Surrey Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 White Rock S Surrey Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Home Price Index HPIp May 2022
 White Rock S Surrey Homes Top 50% : \$2,935,946 534.90% (- \$105,538)
 White Rock S Surrey Homes Lower 50% : \$1,592,222 533.00% (- \$9,460)

Monthly Home values

Date	Value
May 2022	% 534.90
Apr 2022	% 554.10
Mar 2022	% 546.10
Feb 2022	% 523.70
Jan 2022	% 496.00
Dec 2021	% 490.80
Nov 2021	% 473.20
Oct 2021	% 449.20
Sep 2021	% 438.00
Aug 2021	% 425.30
Jul 2021	% 425.80
Jun 2021	% 425.10

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Market Analysis and Forecasting

June 1/22 North Delta

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

房地产价格变动(\$/%)

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

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports **HPIp**

\$384,415



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

\$329,732



35.5%

30.7%

■ % 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



\$1,500,000

YTD Home Price Changes \$\$\$ 房地產價格變動

YTD Home Price Changes %% 房地產價格變動

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

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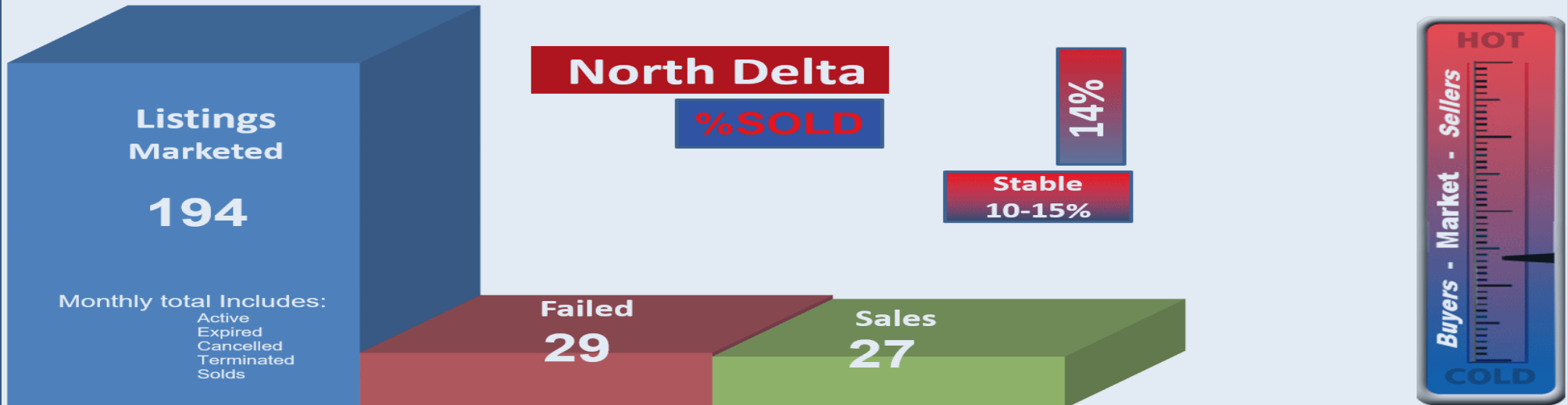
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Monthly Market Activity - May 2022 Single Family



June 1 2022 N. Delta Market Update (Detached)

Current: North Delta has a Stable Market with **14 %SOLD** rate and a 100% Sell/List ratio.

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

Most Active Price Range: Homes below \$1,4 mill. have a high **22.9 %SOLD** rate.

Least Active Price Range: Homes above \$1.9 mill. have **8.5 %SOLD** rate.

History: The North Delta Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$311,997.
The North Delta Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$294,782.

*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 - May 2022

Detached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,400,000	35	8	10	100%	\$500	22.9%	↑
\$1,400,001-\$1,600,000	59	10	5	98%	-\$34,500	16.9%	↑
\$1,600,001-\$1,900,000	53	5	16	99%	-\$14,999	9.4%	↓
\$1,900,001 and more	47	4	12	100%	-\$13,350	8.5%	↓
Total Activity	194	27	11	99%	-\$14,999	14%	

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	May-21	Apr-22	May-22	06/01/2022	Change	
Total Listings** (A,S,T,C,X)	320	180	194		14	↑
Active Listings (1st of the month)	208	94	118	138	20	↑
Solds	95	34	27		-7	↓
Days on Market (DOM)	8	7	11		4	↑
%SOLD (Sales/ Listings /mnlthly rate)	30%	19%	14%		-5.0%	↓
(Top 50%) Home Price Index HPIp	\$1,360,704	\$1,698,936	\$1,672,701		-\$26,235	↓
(Lower 50%) Home Price Index HP	\$1,021,034	\$1,296,669	\$1,315,816		\$19,148	↑

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June 1/22 North Delta

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What Sold in your Neighbourhood and for What Price?

N. Delta Sub areas Statistics - May 2022					Detached	
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Annieville	42	3	9	96%	-\$68,000	7.1%
Nordel	60	10	8	99%	-\$22,000	16.7%
Scottsdale	47	7	14	96%	-\$77,388	14.9%
Sunshine Hills Woods	45	7	16	101%	\$21,000	15.6%
Total Activity	194	27	11	99%	-\$14,999	14%

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Next Months Market Forecast

Forecast: North Delta has average Listing supply; 138 homes are for sale and with the **14 %SOLD** monthly rate gives us about ~7 months of inventory. 12% of the active listings have reduced their price by \$98,018 on average or \$100,000 on median for the last month. We project North Delta to be a continued Seller market.

The 89% of Fraser Valley's Detached Home Market dropped in May and on Average Prices decreased (**\$44,898**). This is the biggest MAY drop we've seen on Record. This adjustment is partially caused by the erosion of consumer confidence with the \$2+/litre gas prices, interest rates, and economic woes. This is the 3rd lowest monthly price decrease of all time. We are now forecasting that the majority of the Fraser Valley Market continues to be in a Buyer's Market in the next coming months.

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

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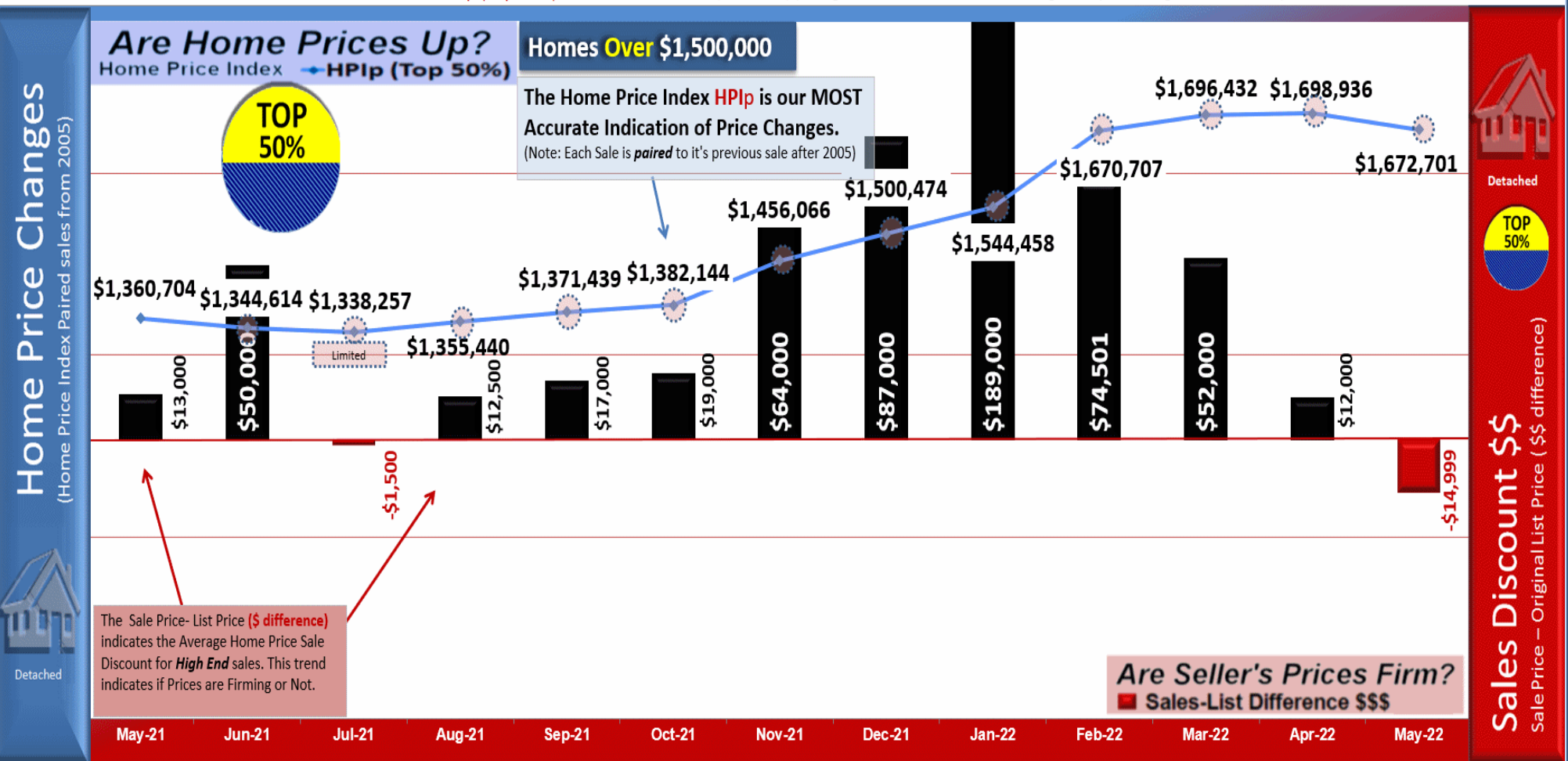
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Detached

North Delta

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



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



Detached



Detached



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

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

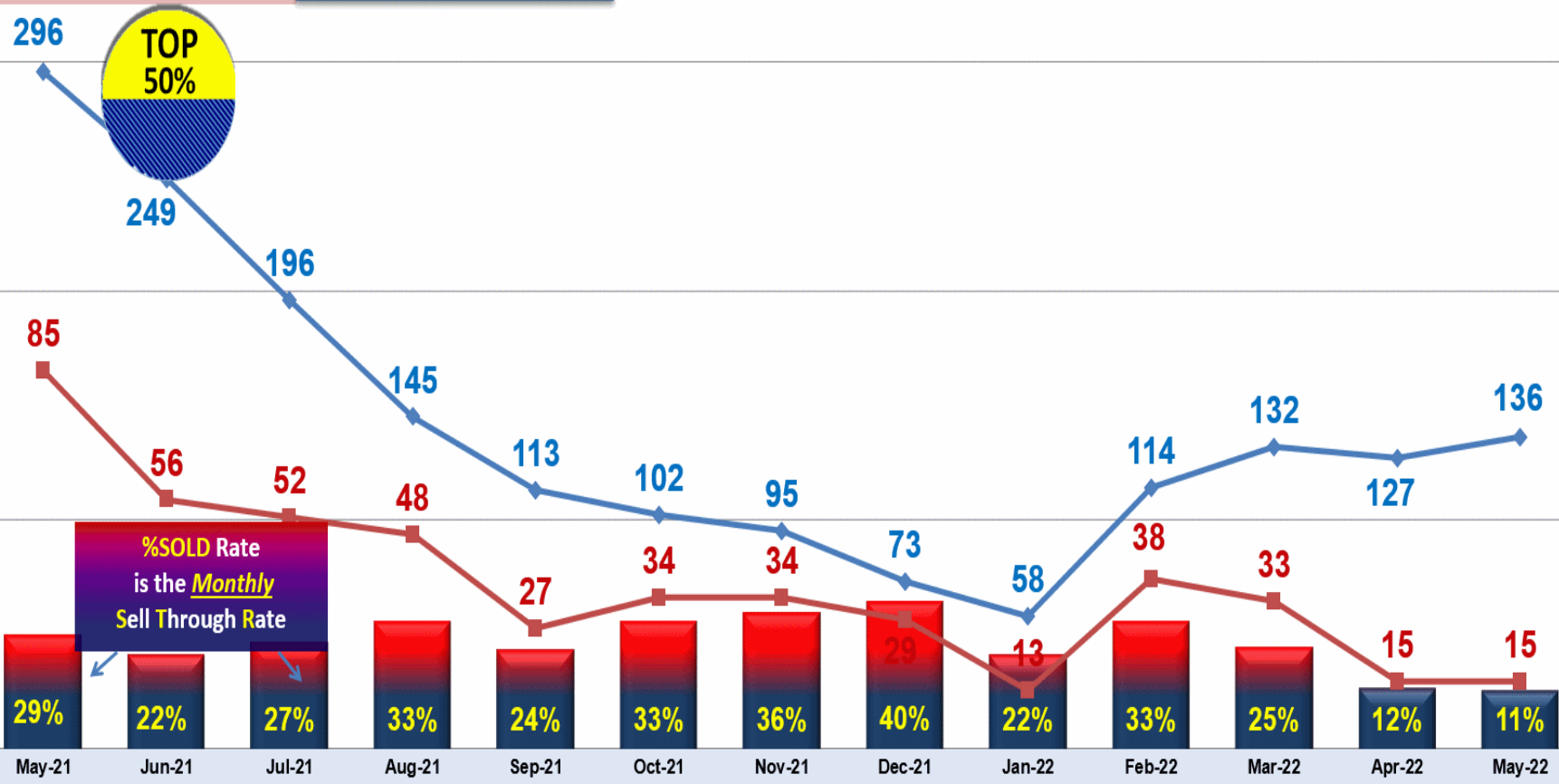
Sales / Listings
Monthly Totals



Detached



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



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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)

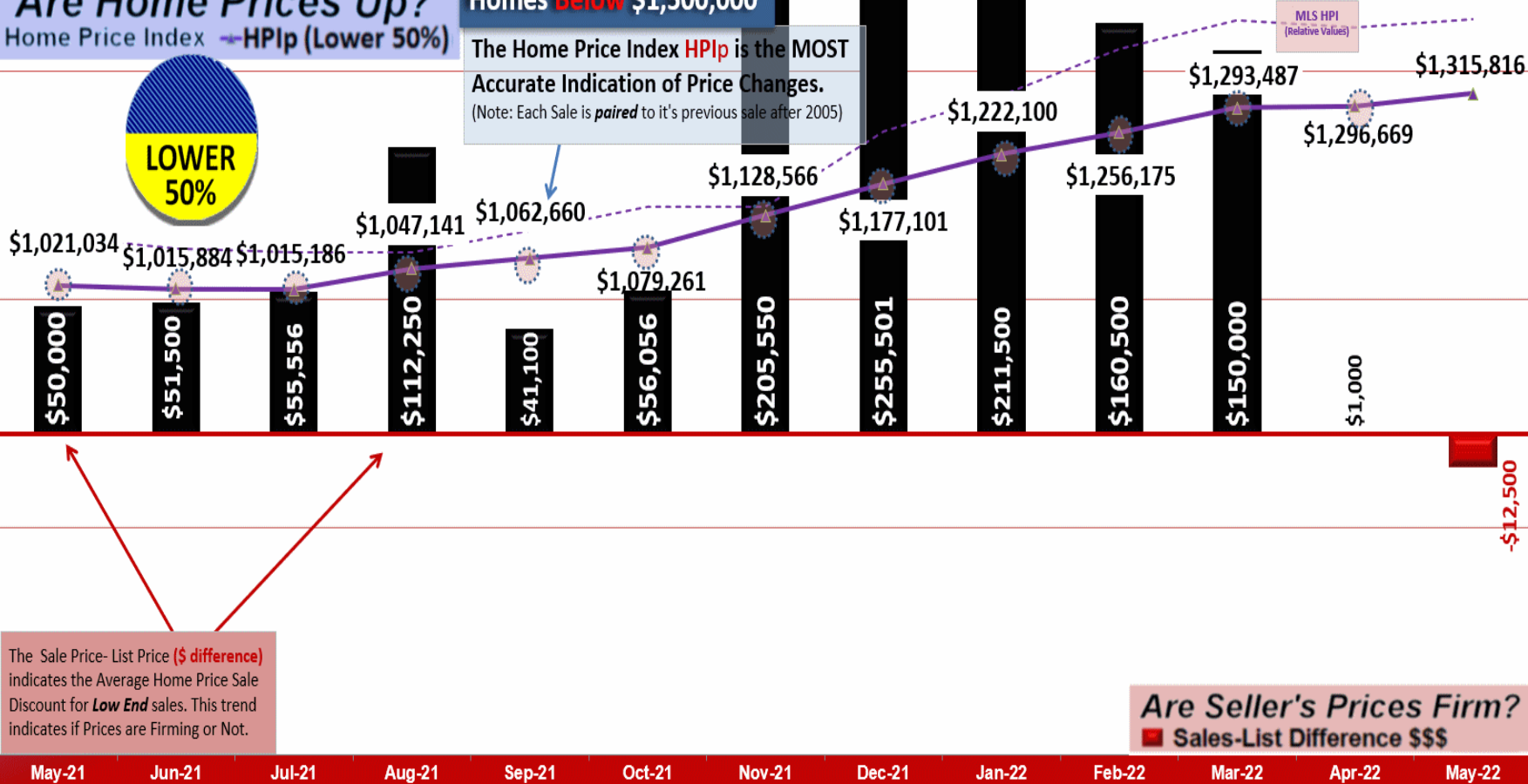
Home Price Changes
(Home Price Index Paired sales from 2005)

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



Homes Below \$1,500,000

The Home Price Index HPIp is the MOST Accurate Indication of Price Changes.
(Note: Each Sale is paired to 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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Detached N. Delta Total Listings**, Sales, and %SOLD Rates

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



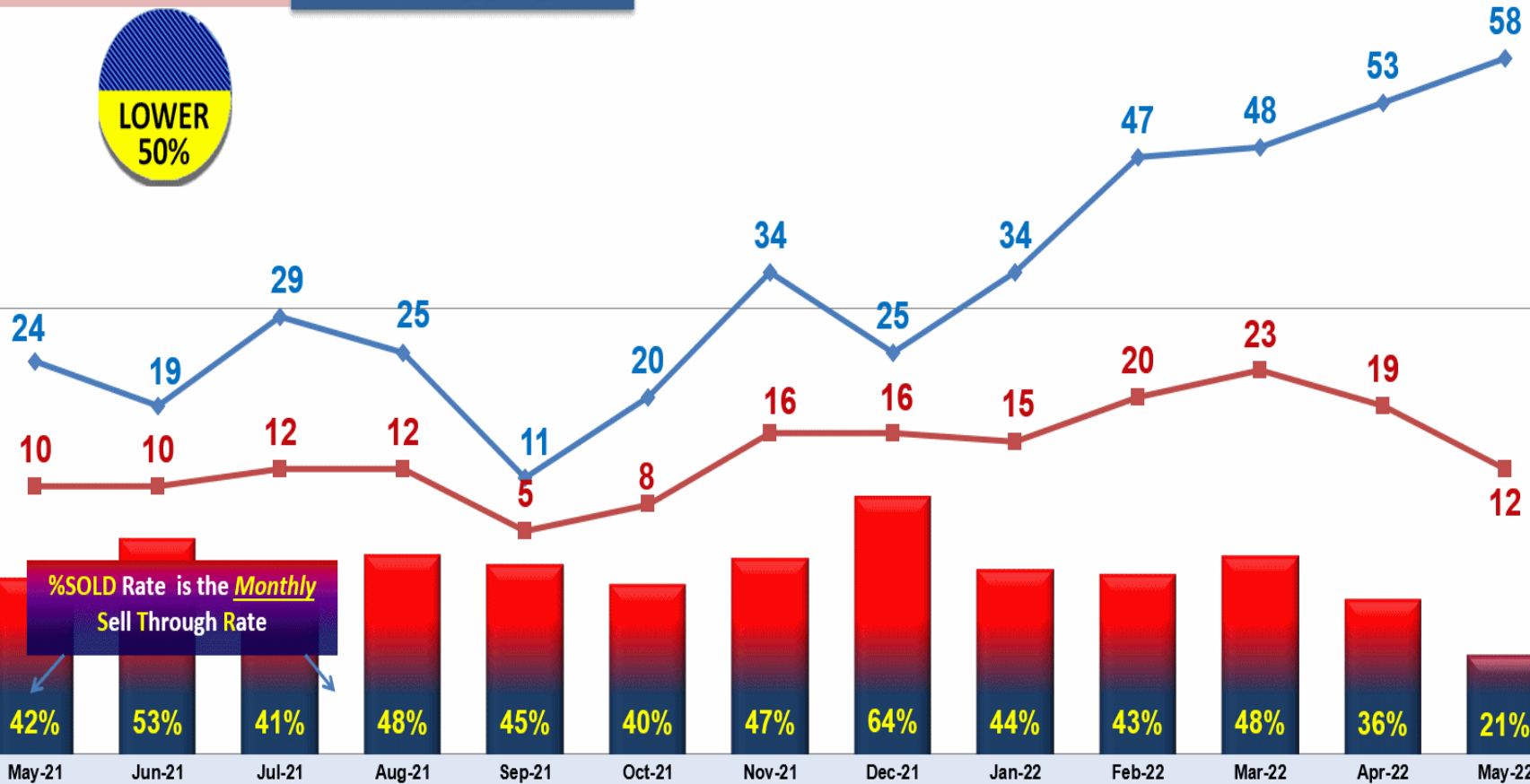
Sales / Listings
Monthly Totals



Detached



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



%SOLD Rate is the *Monthly* Sell Through Rate

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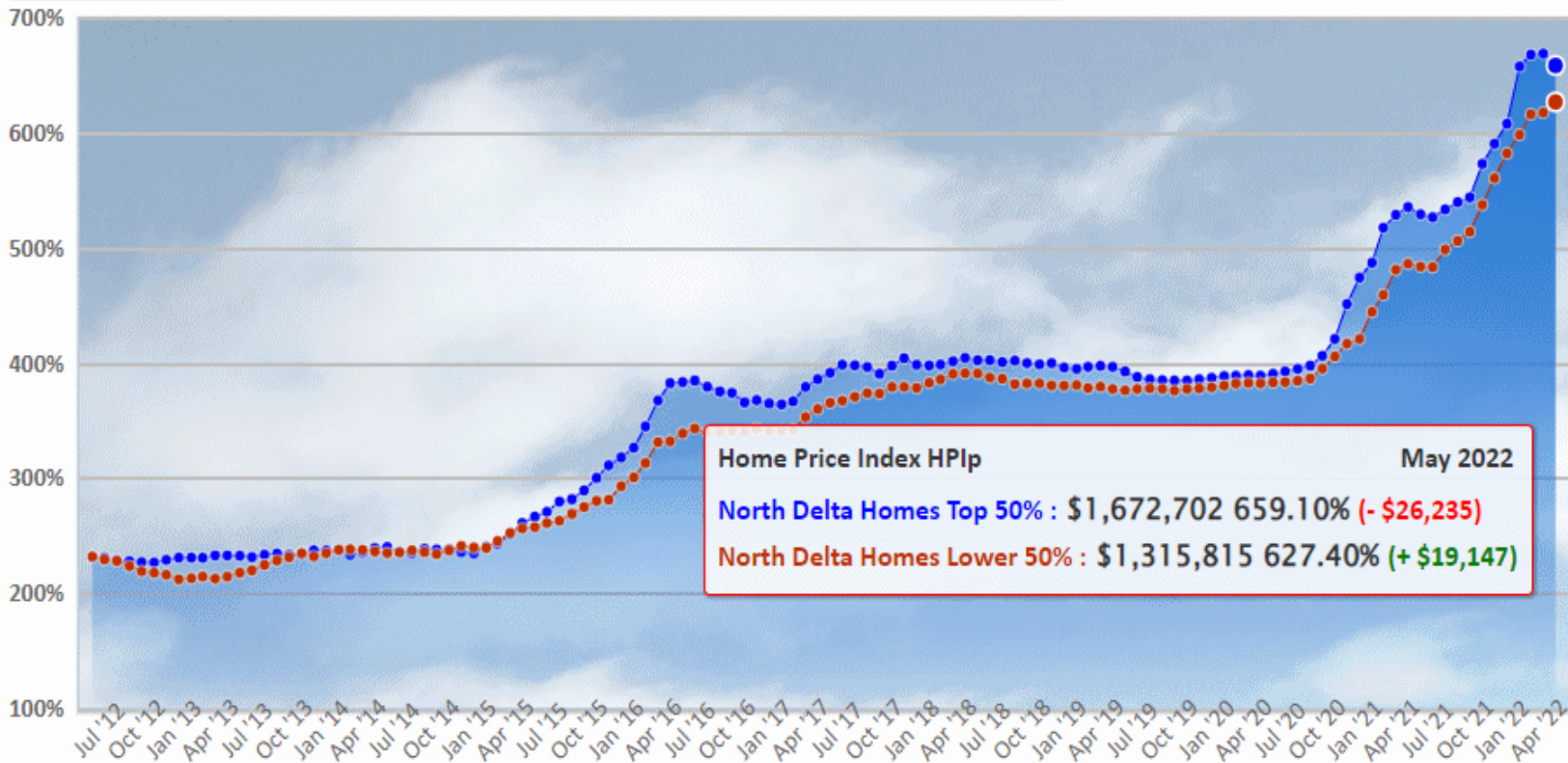


Monthly Home values

Date Value

May 2022	% 659.10
Apr 2022	% 669.40
Mar 2022	% 668.40
Feb 2022	% 658.30
Jan 2022	% 608.50
Dec 2021	% 591.20
Nov 2021	% 573.70
Oct 2021	% 544.60
Sep 2021	% 540.40
Aug 2021	% 534.10
Jul 2021	% 527.30
Jun 2021	% 529.80

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



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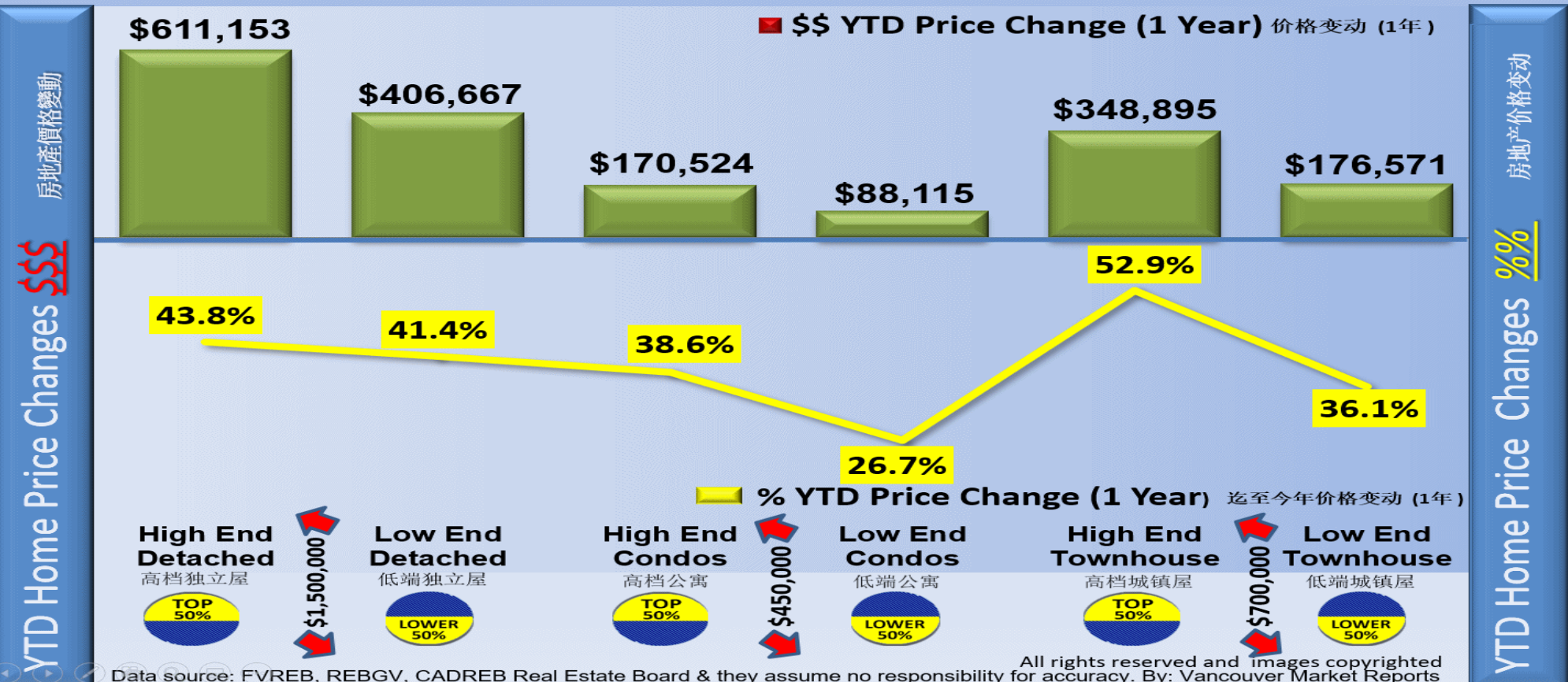
Surrey West Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

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

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports HPIp



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

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

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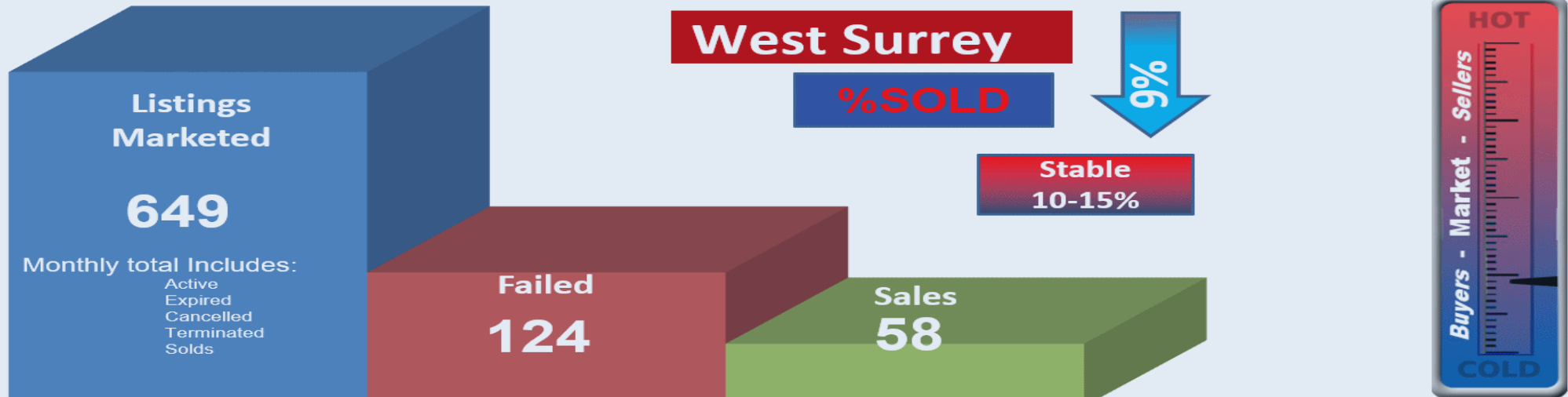
June 1/22 West Surrey

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Monthly Market Activity - May 2022 - Single Family



June 1 2022 West Surrey Market Update

(Detached)

Current: West Surrey is in a Buyer's Market with an average listing inventory, **9 %SOLD** rate and a 101% Sell/List Ratio.
(This means that there is an average of a **\$29,500** sales discount from the original list price)

Most Active Price Range: Homes below \$1.35 mill. have **22.2 %SOLD** rate.

Least Active Price Range: Homes between \$1.85 mill. - \$2.2 mill. have **4.1 % SOLD** rate.

History: The Surrey West Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$438,117.
The Surrey West Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$295,954.

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

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June 1/22 West Surrey

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

West Surrey List Price Ranges Statistics - May 2022							Detached
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,350,000	90	20	9	96%	-\$16,400	22.2%	↑
\$1,350,001-\$1,500,000	91	13	7	98%	-\$29,000	14.3%	
\$1,500,000-\$1,700,000	125	7	7	99%	-\$17,499	5.6%	↓
\$1,700,000-\$1,850,000	71	6	7	96%	-\$63,556	8.5%	↓
\$1,850,000-\$2,200,000	121	5	29	98%	-\$39,900	4.1%	↓
\$2,200,000-\$2,600,000	64	3	18	96%	-\$102,762	4.7%	↓
\$2,600,001 and more	87	4	9	99%	-\$40,476	4.6%	↓
Total Activity	649	58	8	97%	-\$29,500	9%	↓

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	May-21	Apr-22	May-22	06/01/2022	Change	
Total Listings** (A,S,T,C,X)	860	620	649		29	↑
Active Listings (1st of the month)	535	412	456	467	11	↑
Solds	190	81	58		-23	↓
Days on Market (DOM)	8	8	8		-1	↓
%SOLD (Sales/ Listings /mnlthly rate)	22.1%	13.1%	8.9%		-4%	↓
(Top 50%) Home Price Index HPIp	\$1,527,227	\$1,992,336	\$1,965,344		-\$26,992	↓
(Lower 50%) Home Price Index HPIp	\$1,081,045	\$1,369,101	\$1,376,998		\$7,897	↑

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What Sold in your Neighbourhood and for What Price?

West Surrey Sub areas Statistics - May 2022

Detached

Neighbourhoods	Total Listings	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Bridgeview	24	5	7	99%	-\$19,000	20.8%
Bolivar Heights	103	10	6	99%	-\$27,976	9.7%
Royal Heights	24	0				3.7%
Cedar Hills	48	3	11	95%	-\$65,000	10.7%
Whalley	64	3	19	97%	-\$62,112	14.8%
Queen Mary Park Surrey	64	11	18	97%	-\$49,000	15.1%
Bear Creek Green Timbers	70	5	18	96%	-\$29,000	9.2%
West Newton	96	8	7	97%	-\$31,950	11.3%
East Newton	156	13	7	98%	-\$10,000	7.2%
Total Activity	649	58	8	97%	-\$29,500	9%

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Next Months Market Forecast

Forecast: West Surrey has average Listing supply; 467 homes are for sale and with the **9 % SOLD** monthly rate gives us a ~9 months of inventory. 9% of the active listings have reduced their price by \$121,573 on average or \$100,300 median in the last month. We project West Surrey to be a Seller market.

The 89% of Fraser Valley's Detached Home Market dropped in May and on Average Prices decreased **(\$44,898)**. This is the biggest MAY drop we've seen on Record. This adjustment is partially caused by the erosion of consumer confidence with the \$2+/litre gas prices, interest rates, and economic woes. This is the 3rd lowest monthly price decrease of all time. We are now forecasting that the majority of the Fraser Valley Market continues to be in a Buyer's Market in the next coming months.

Currently, Both the Condo Markets and Townhouse Markets are in a Buyer's Market, with Average Price decrease of **(\$10,062)** and **(\$16,759)** respectively. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

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

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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)

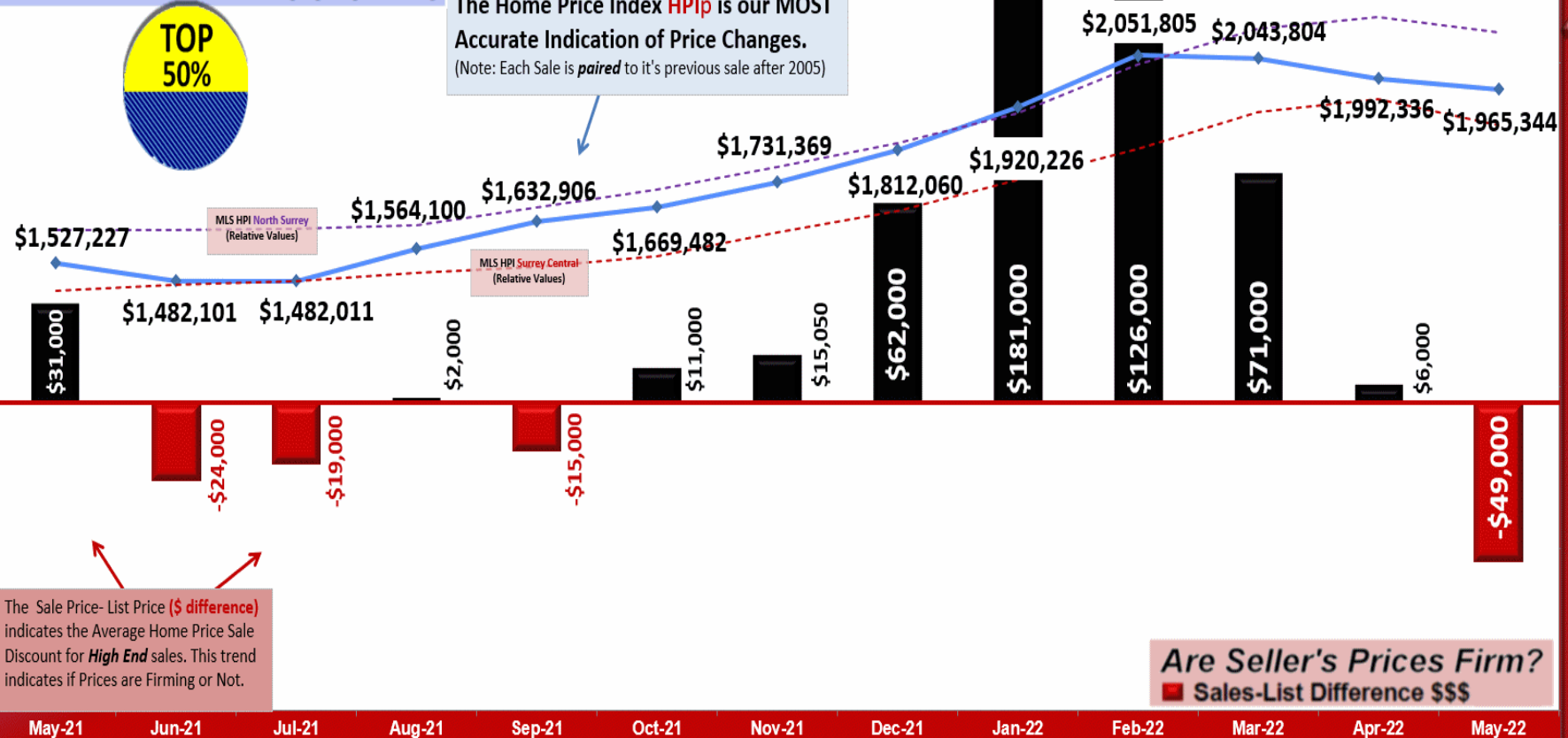
Home Price Changes
(Home Price Index Paired sales from 2005)

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



Homes Over \$1,500,000

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 \$\$\$



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

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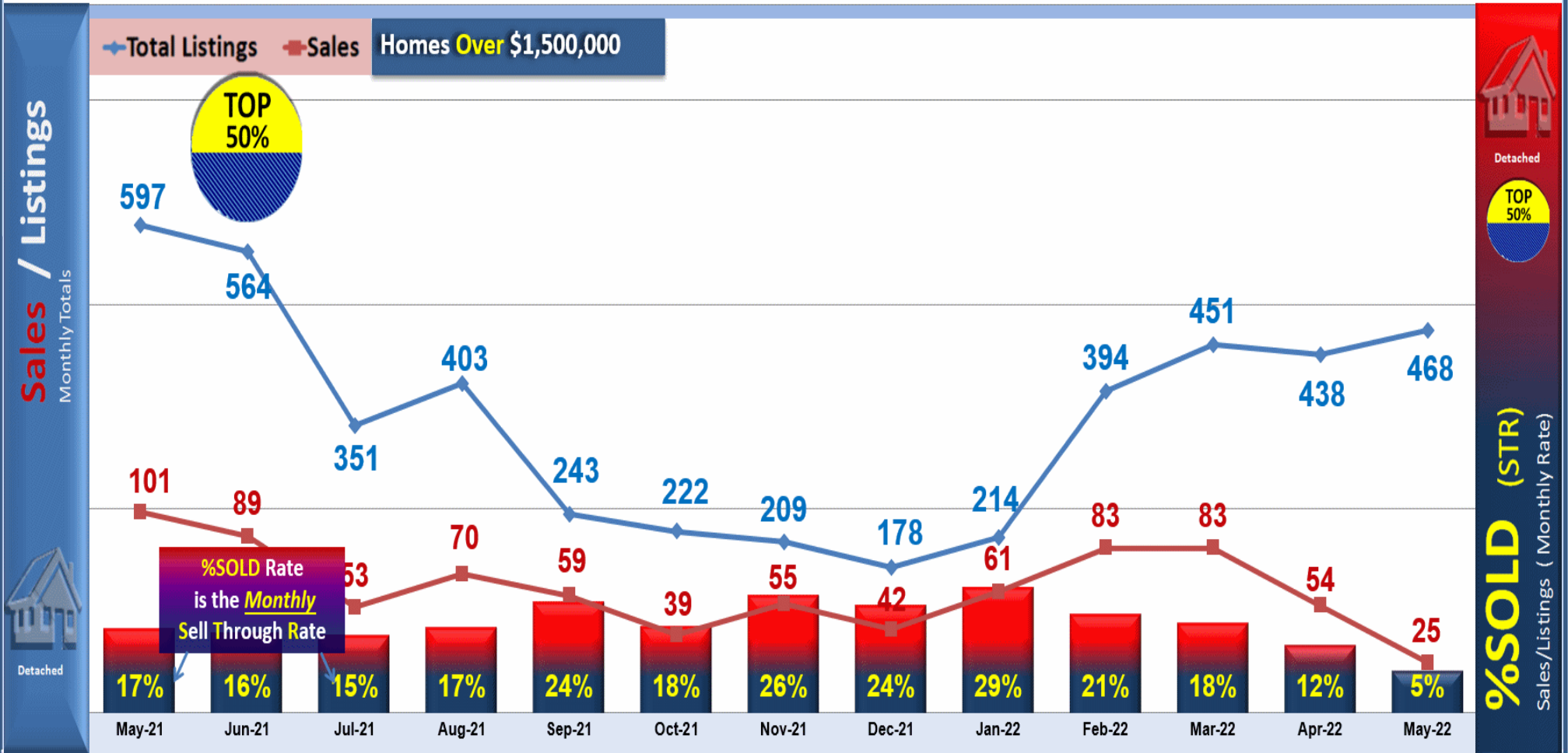
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Detached West Surrey Total Listings **, Sales, and %SOLD Rates for High End Homes



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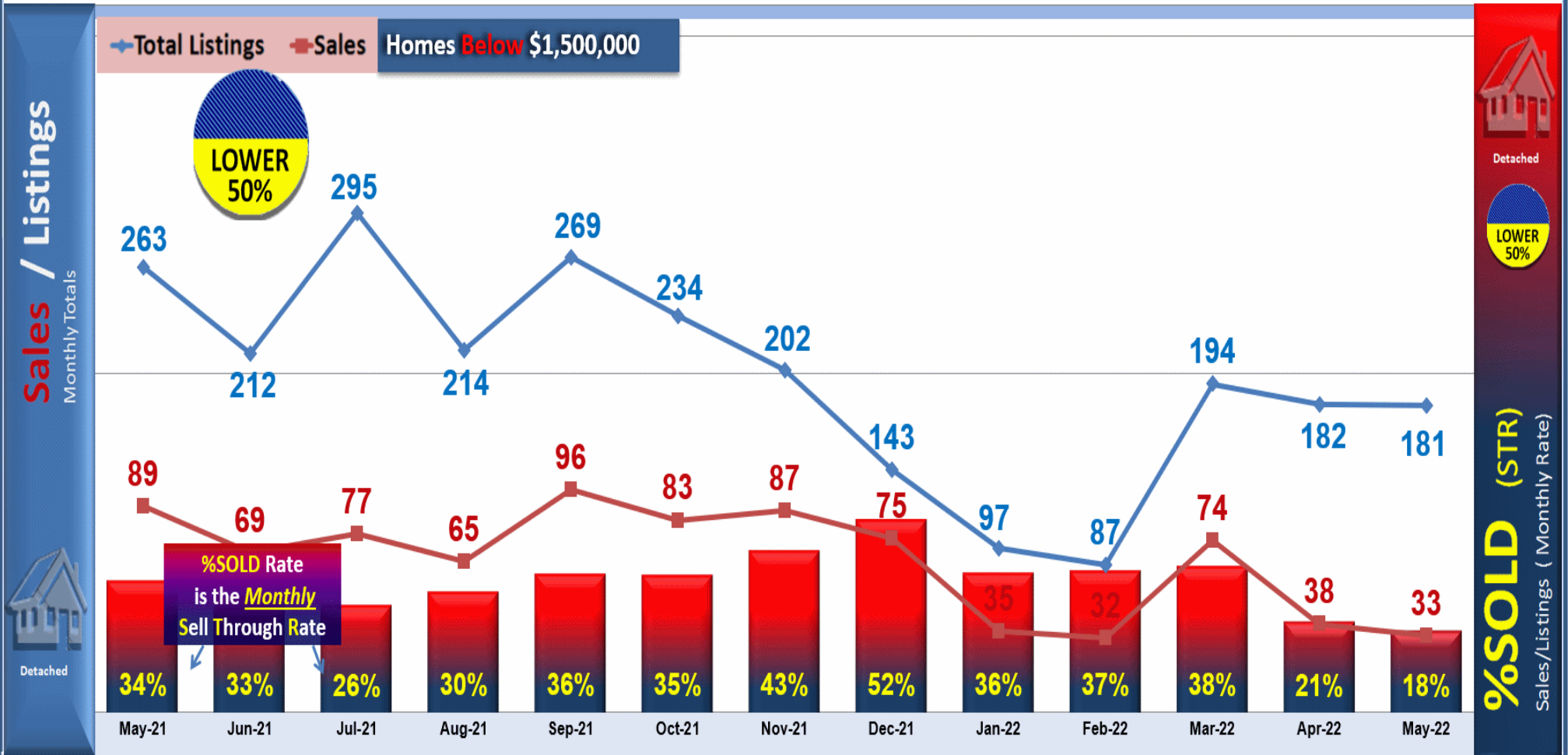
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Detached West Surrey Total Listings **, Sales, and %SOLD Rates for Low End Homes



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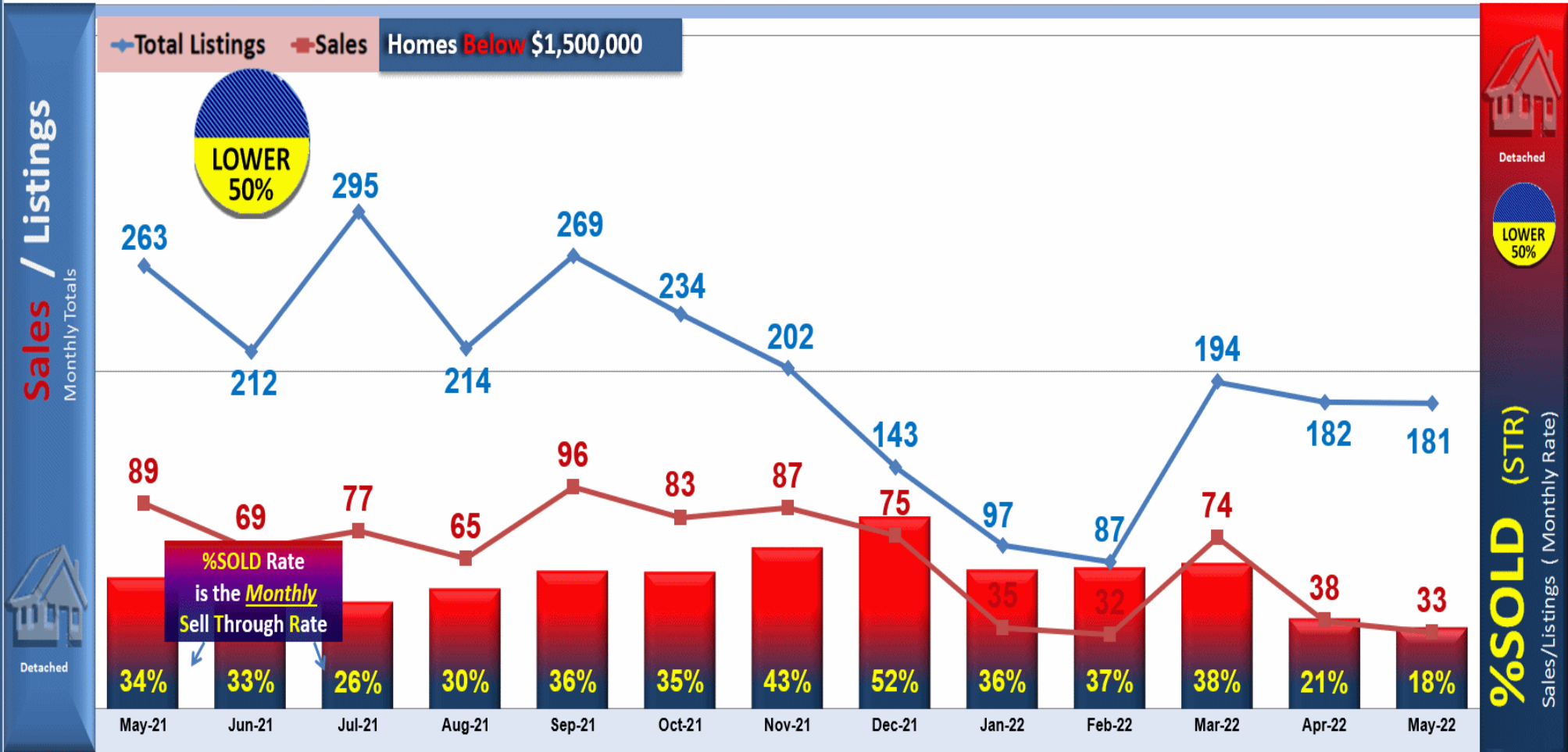
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Detached West Surrey Total Listings **, Sales, and %SOLD Rates for Low End Homes



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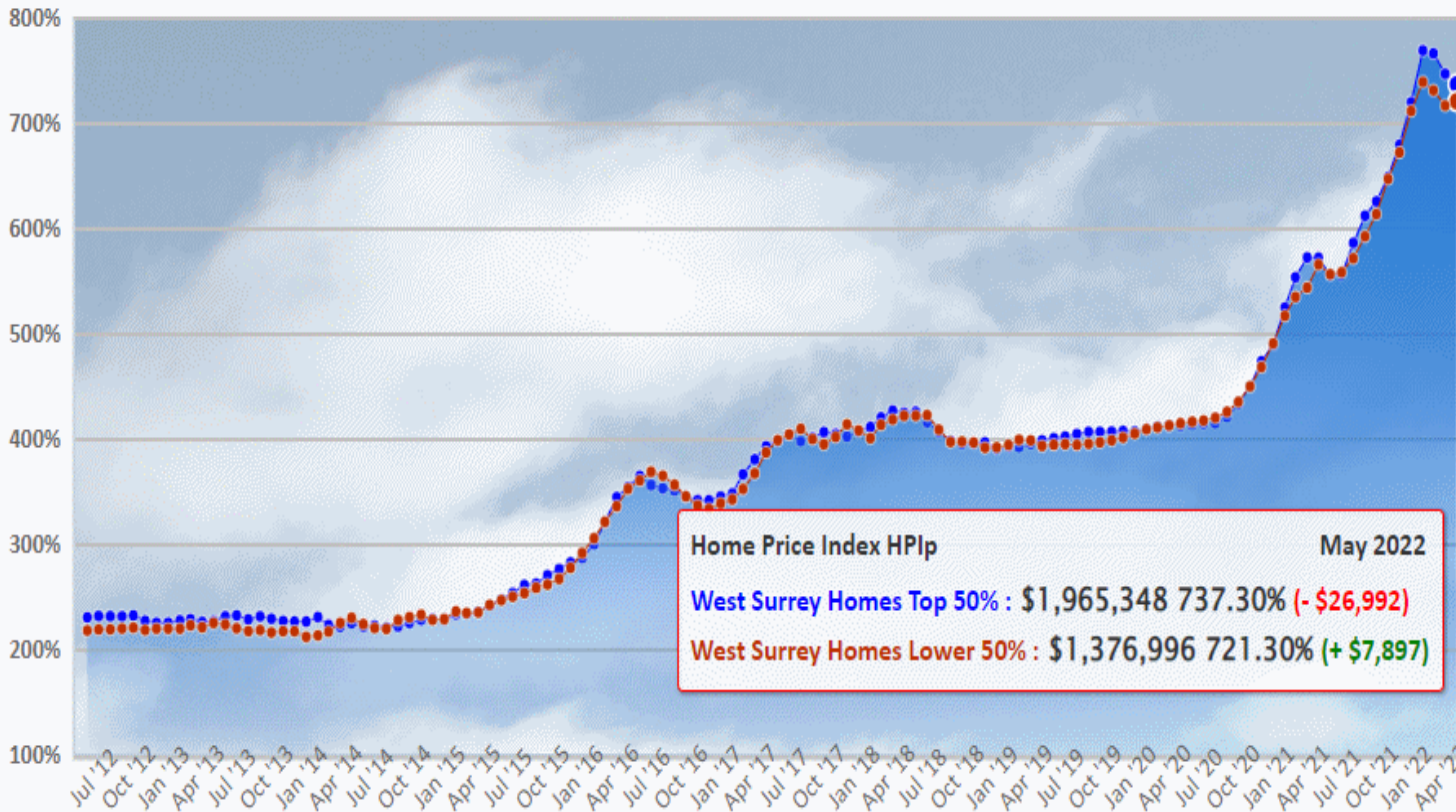
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West Surrey Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-

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



Monthly Home values

Date	Value
May 2022	% 737.30
Apr 2022	% 747.40
Mar 2022	% 766.70
Feb 2022	% 769.70
Jan 2022	% 720.40
Dec 2021	% 679.80
Nov 2021	% 649.50
Oct 2021	% 626.30
Sep 2021	% 612.60
Aug 2021	% 586.80
Jul 2021	% 556.00
Jun 2021	% 556.00

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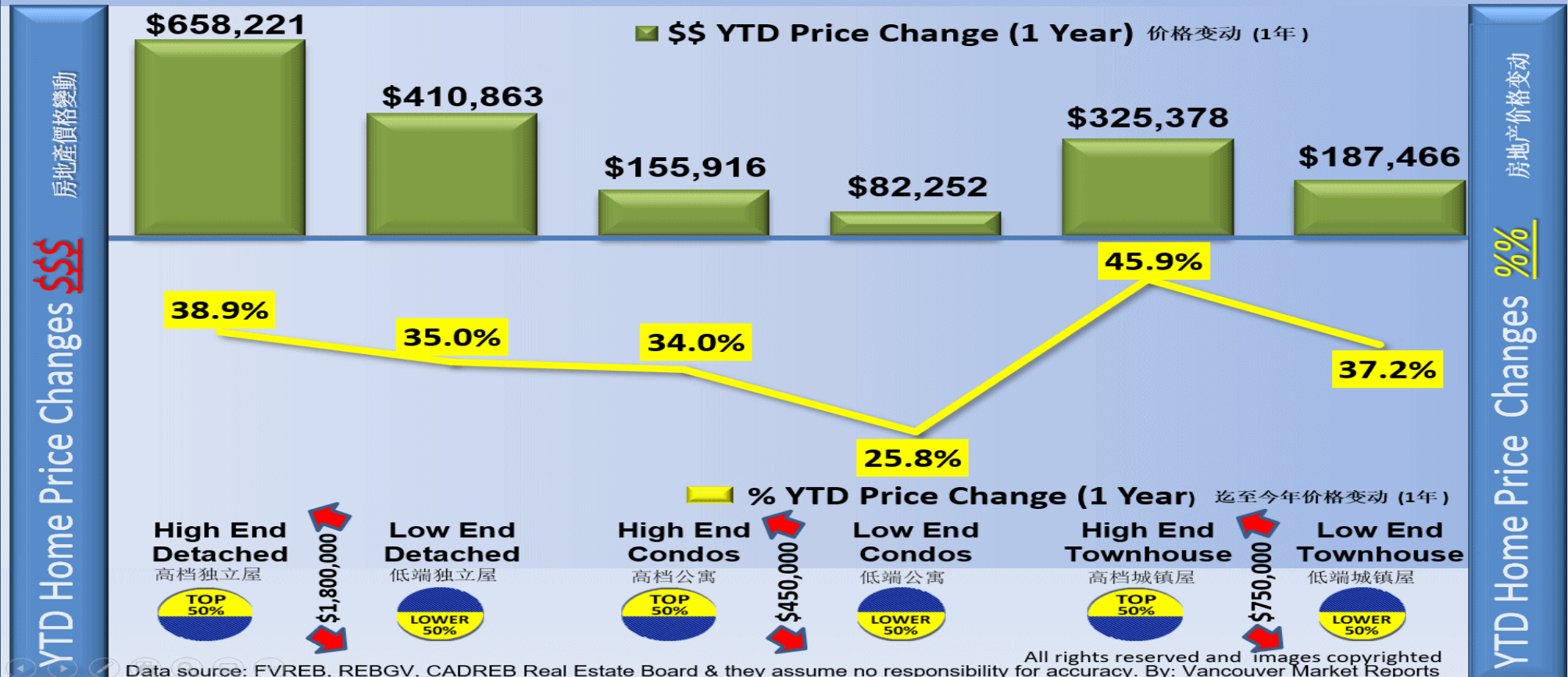
Surrey East Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

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

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports **HPIp**



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

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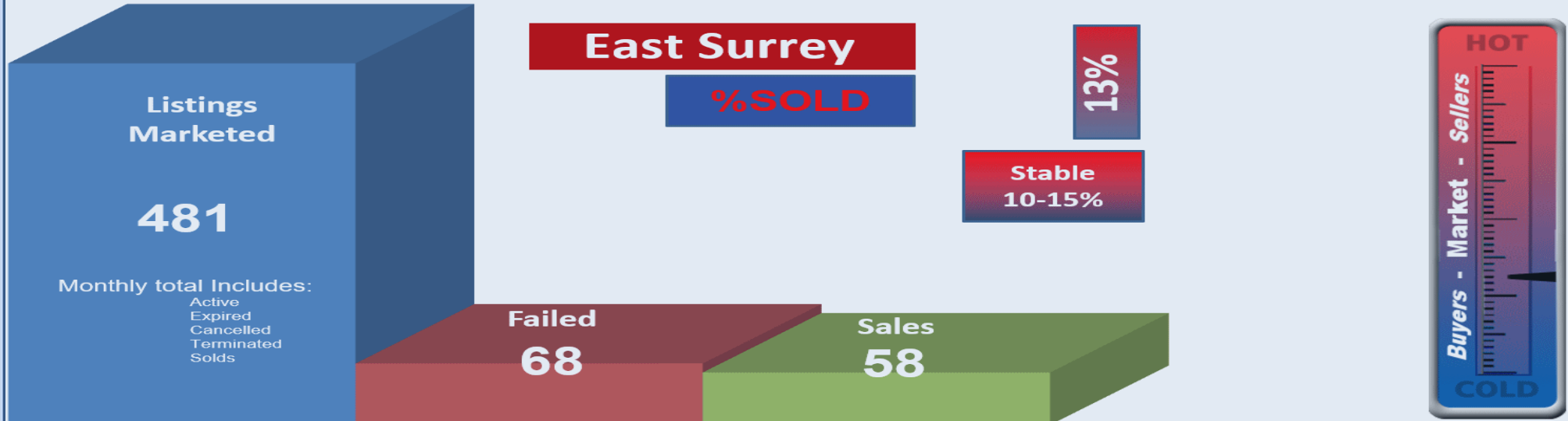
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Monthly Market Activity - May 2022 - Single Family



June 1 2022 East Surrey Market Update (Detached)

Current: East Surrey is in a Seller Market with **13 % SOLD** rate, 10 DOM and 98% Sell/List Ratio.
(This means that there is an average (m) of a **\$40,000** increase from the original list price)

Most Active Price Range: Homes below \$1.5 mill have **32.3 %SOLD** rate.

Least Active Price Range: Homes between \$2.0 mill. - \$2.3 mill. have **1.5 %SOLD** rate.

History: The Surrey East Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$477,250.
The Surrey East Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$344,138.
*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?

East Surrey List Price Ranges Statistics - May 2022

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,500,000	62	20	8	99%	-\$5,400	32.3%	↑
\$1,500,001-\$1,800,000	126	16	8	97%	-\$59,000	12.7%	
\$1,800,001-\$2,000,000	90	8	16	97%	-\$54,000	8.9%	↓
\$2,000,001-\$2,300,000	66	1	32	91%	-\$199,000	1.5%	↓
\$2,300,001-\$3,200,000	99	9	20	98%	-\$49,000	9.1%	↓
\$3,200,001 and more	38	4	39	93%	-\$295,000	10.5%	↓
Total Activity	481	58	10	98%	-\$40,000	12%	

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	May-21	Apr-22	May-22	06/01/2022	Change	
Total Listings** (A,S,T,C,X)	611	424	481		57	↑
Active Listings (1st of the month)	389	259	299	355	56	↑
Solds	171	55	58		3	↑
Days on Market (DOM)	9	8	10		2	↑
%SOLD (Sales/ Listings /mnlthly rate)	28.0%	13.0%	12.1%		-0.9%	↓
(Top 50%) Home Price Index HPIp	\$1,856,179	\$2,388,100	\$2,333,429		-\$54,671	↓
(Lower 50%) Home Price Index HPIp	\$1,273,335	\$1,632,937	\$1,617,474		-\$15,463	↓

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What Sold in your Neighbourhood and for What Price?

East Surrey Sub areas Statistics - May 2022

Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Fraser Heights	68	9	8	97%	-\$59,000	13.2%
Guildford	72	5	9	96%	-\$49,900	6.9%
Port Kells	8	2	10	102%	\$156,500	25.0%
Fleetwood Tynehead	171	23	10	98%	-\$34,999	13.5%
Panorama Ridge	84	16	10	99%	-\$13,893	19.0%
Sullivan Station	78	3	29	94%	-\$74,999	3.8%
Total Activity	481	58	10	98%	-\$40,000	12%

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Next Months Market Forecast

Forecast: East Surrey has an average Listing Supply; 355 homes are for sale and with the **13% SOLD** monthly rate gives us a ~8 months of inventory. 13% of the active listings have reduced their price by \$126,928 on average and \$100,000 on median in the last month. We project East Surrey to be a continued Seller market.

The 89% of Fraser Valley's Detached Home Market dropped in May and on Average Prices decreased **(\$44,898)**. This is the biggest MAY drop we've seen on Record. This adjustment is partially caused by the erosion of consumer confidence with the \$2+/litre gas prices, interest rates, and economic woes. This is the 3rd lowest monthly price decrease of all time. We are now forecasting that the majority of the Fraser Valley Market continues to be in a Buyer's Market in the next coming months.

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

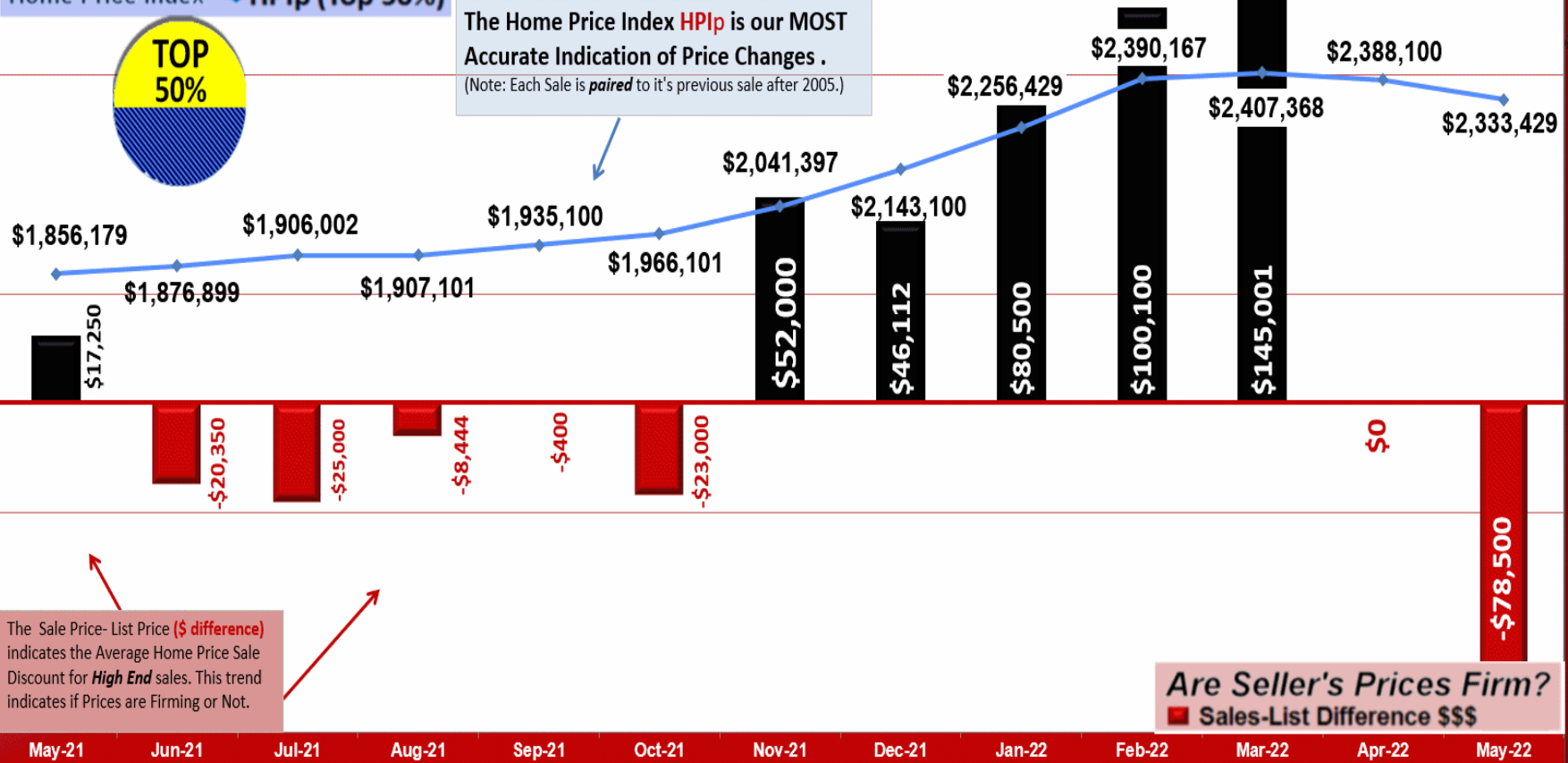
Are Home Prices Up?

Home Price Index → **HPI** (Top 50%)



Homes **Over** \$1,800,000

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



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

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



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

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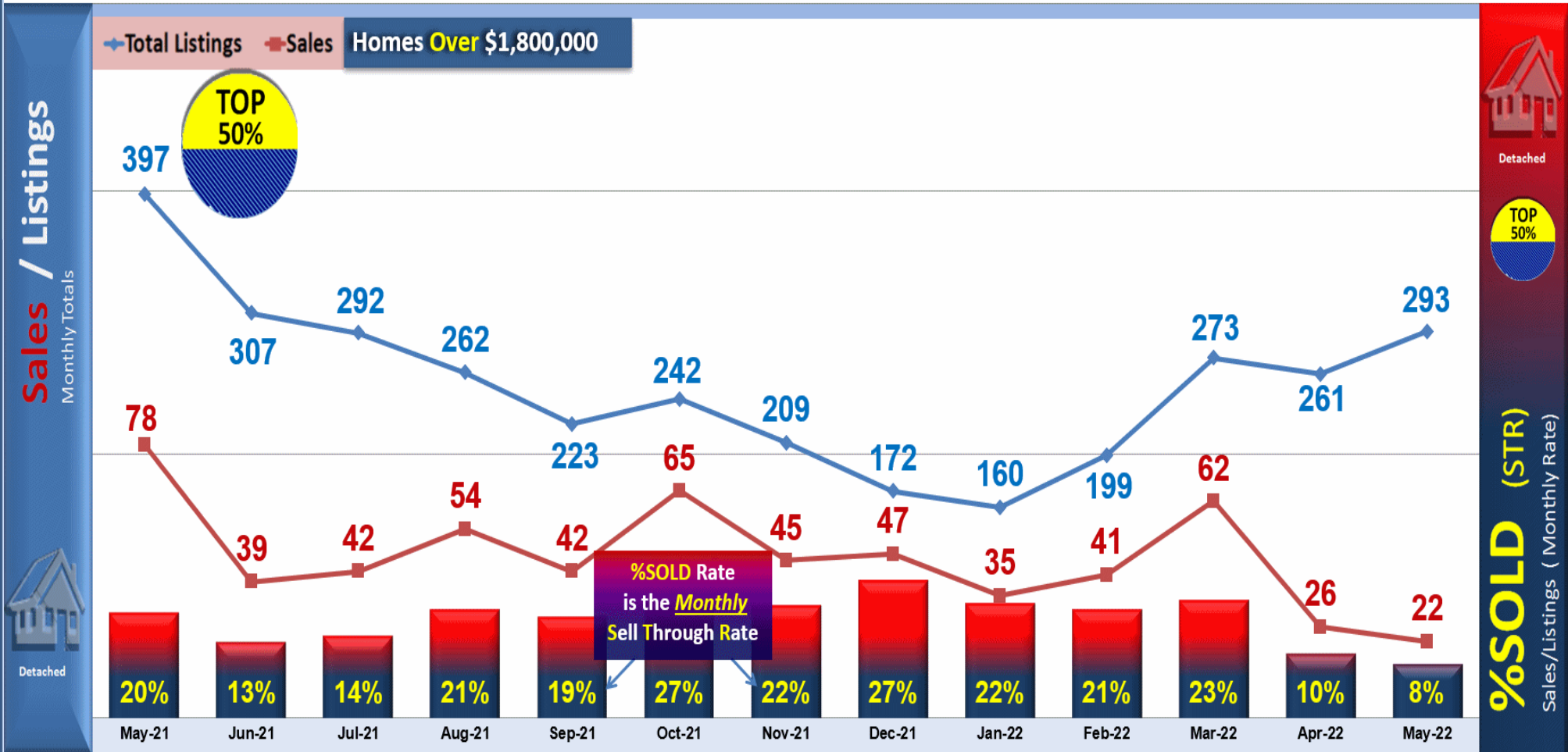
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Detached East Surrey Total Listings **, Sales, and %SOLD Rates



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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?

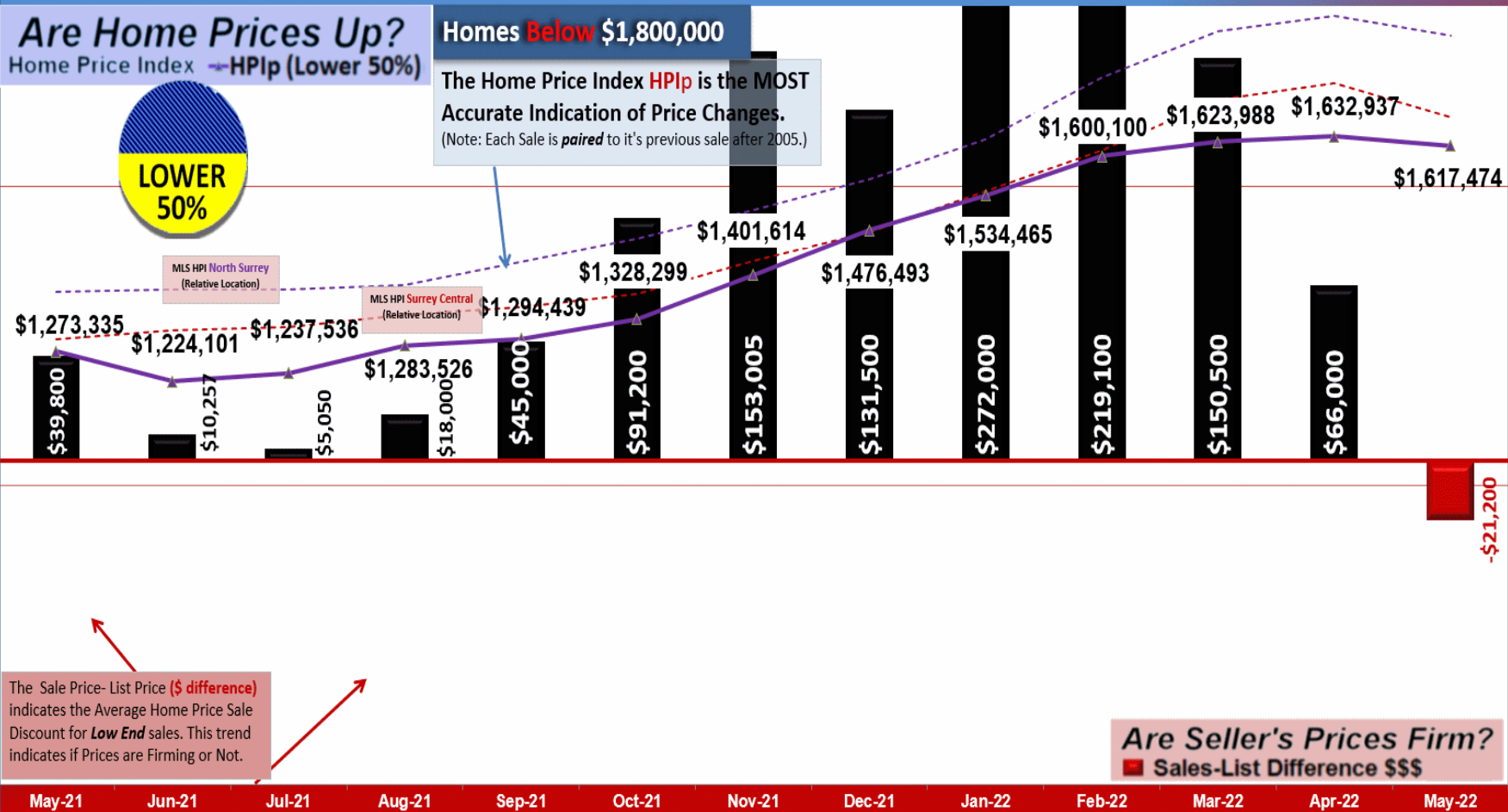
Home Price Index → HPIp (Lower 50%)



Homes **Below** \$1,800,000

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)

*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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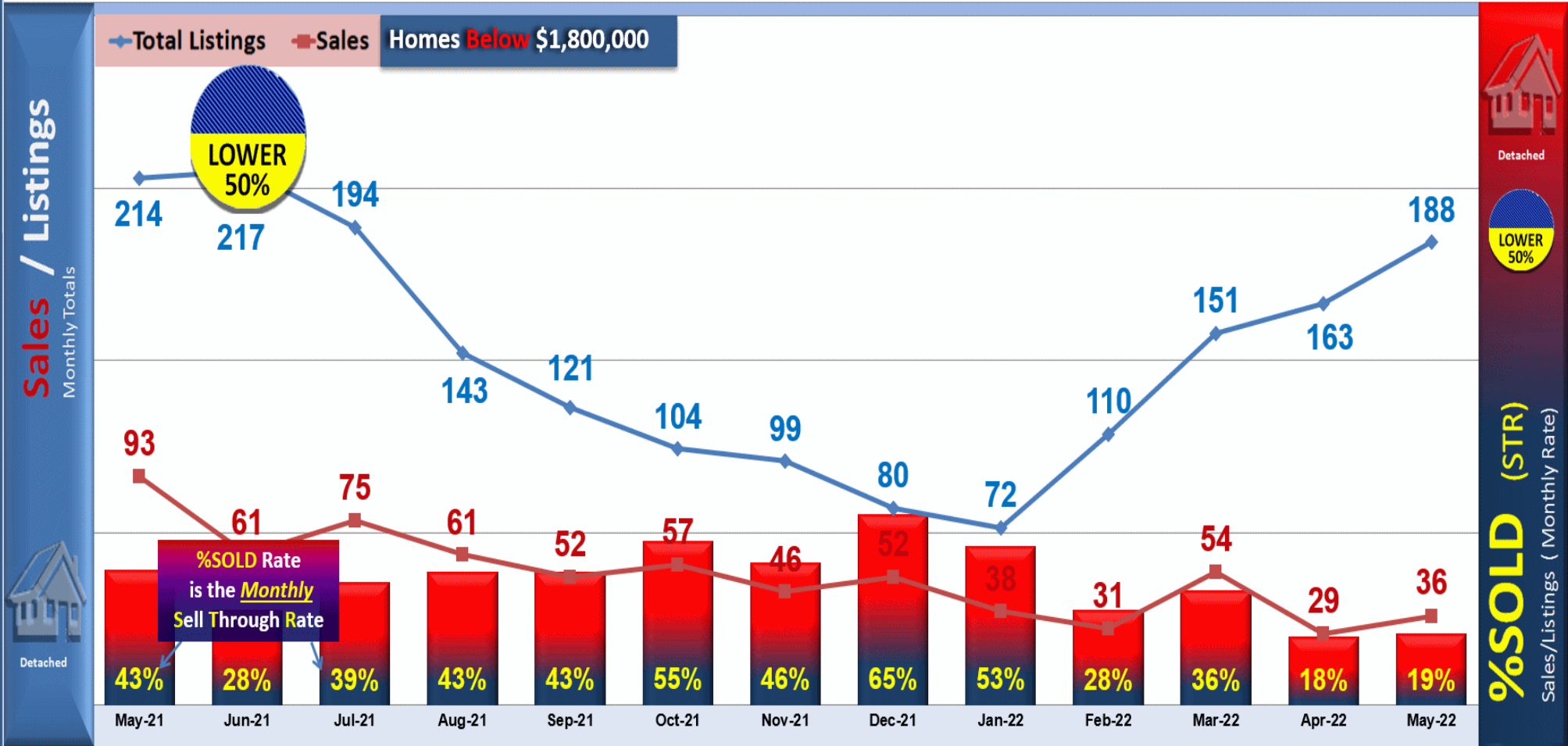
June 1/22 East Surrey

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



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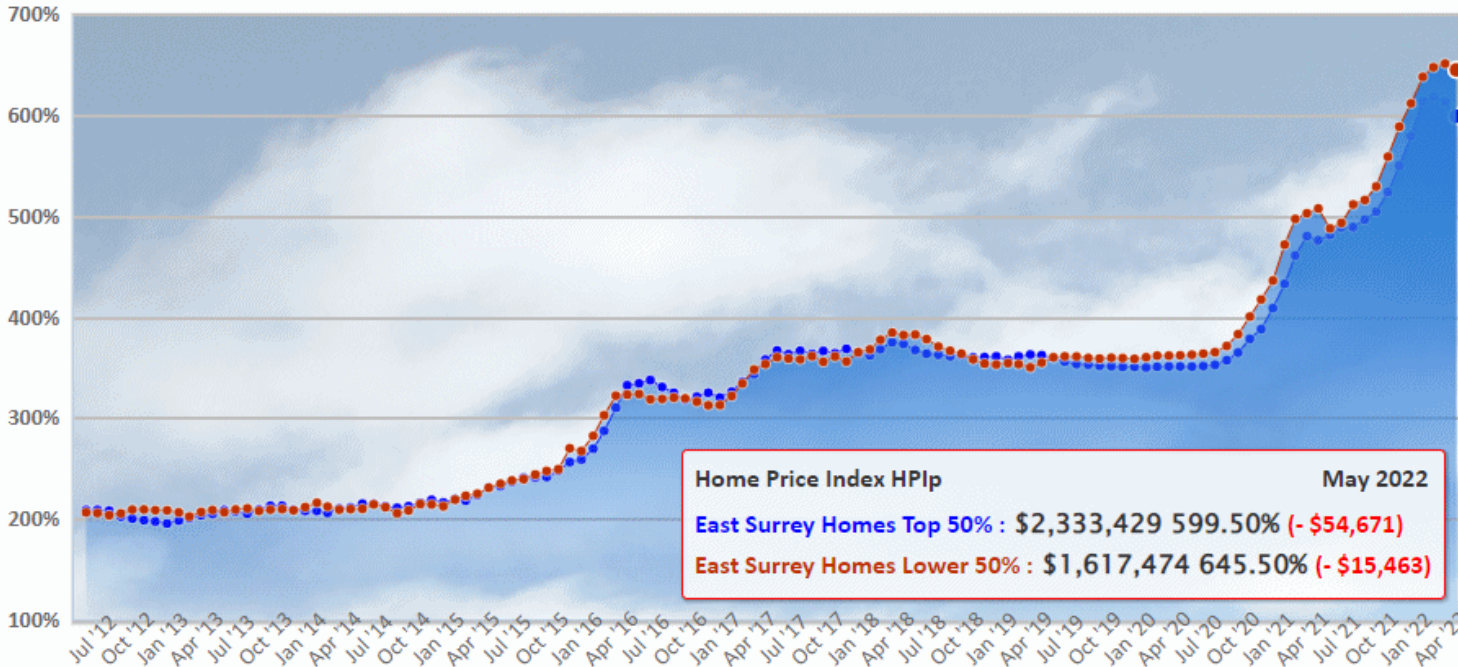
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East Surrey Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 East Surrey Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
May 2022	% 599.50
Apr 2022	% 613.60
Mar 2022	% 618.50
Feb 2022	% 614.10
Jan 2022	% 579.80
Dec 2021	% 550.60
Nov 2021	% 524.50
Oct 2021	% 505.20
Sep 2021	% 497.20
Aug 2021	% 490.00
Jul 2021	% 489.70
Jun 2021	% 482.20

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

房地产价格变动(\$/%)

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

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

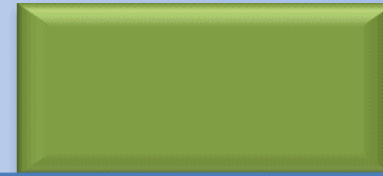
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\$578,532



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

\$419,812



38.3%

36.3%

% 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



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

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*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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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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Monthly Market Activity - May 2022 Single Family



June 1 2022 North Langley Market Update (Detached)

Current: North Langley is in a Seller Market with normal listing inventories, a **19 %SOLD** rate and a 100% Sell/List Ratio.

(This means that there is an average of a **\$6,950** Discount on a sale from the original list price)

Most Active Price Range: Homes below \$1.35 mill. have **34.6 %SOLD** rate resulting in a Seller Market.

Least Active Price Range: Homes between \$2.2 mill. - \$3.8 mill. have **3.4 %SOLD** rate.

History: The North Langley Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$397,633.

The North Langley Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$294,209.

*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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June 1/22 Langley-Walnut Grove

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

North Langley List Price Ranges Statistics - May 2022

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,350,000	26	9	6	100%	-\$4,900	34.6%	↑
\$1,350,001-\$1,700,000	67	22	9	100%	\$1,050	32.8%	↑
\$1,700,001-\$2,200,000	63	10	6	99%	-\$20,950	15.9%	↑
\$2,200,001-\$3,800,000	29	1	5	100%	\$3,000	3.4%	↓
\$3,800,001 and more	31	0				0.0%	
Total Activity	216	42	7	100%	-\$6,950	19%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	May-21	Apr-22	May-22	06/01/2022	Change	
Total Listings** (A,S,T,C,X)	300	198	216		18	↑
Active Listings (1st of the month)	169	109	120	149	29	↑
Solds	105	59	42		-17	↓
Days on Market (DOM)	7	7	7		0	
%SOLD (Sales/ Listings /mnlthly rate)	35.0%	29.8%	19.4%		-10.4%	↓
(Top 50%) Home Price Index HPIp	\$1,707,101	\$2,181,311	\$2,104,734		-\$76,577	↓
(Lower 50%) Home Price Index HPIp	\$1,204,394	\$1,534,978	\$1,498,604		-\$36,374	↓

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What Sold in your Neighbourhood and for What Price?

North Langley Sub areas Statistics - May 2022

Detached

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Walnut Grove	80	22	7	100%	\$50	27.5%
County Line Glen Valley	17	0				0.0%
Willoughby Heights	101	17	10	99%	-\$12,000	16.8%
Fort Langley	18	3	5	100%	\$3,000	16.7%
Total Activity	216	42	7	100%	-\$6,950	19%

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Next Months Market Forecast

Forecast: North Langley has an average Listing supply; 149 homes are for sale and with the strong **19 %SOLD** monthly rate gives us a ~5 months of inventory. 17% of the active listings have reduced their price by \$155,285 on average and \$100,000 on median in the last month.

The 89% of Fraser Valley's Detached Home Market dropped in May and on Average Prices decreased **(\$44,898)**. This is the biggest MAY drop we've seen on Record. This adjustment is partially caused by the erosion of consumer confidence with the \$2+/litre gas prices, interest rates, and economic woes. This is the 3rd lowest monthly price decrease of all time. We are now forecasting that the majority of the Fraser Valley Market continues to be in a Buyer's Market in the next coming months.

Currently, Both the Condo Markets and Townhouse Markets are in a Buyer's Market, with Average Price decrease of **(\$10,062)** and **(\$16,759)** respectively. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

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

Analytical Methods: The North Langley represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the market into two parts with the **North Langley HPIp Top 50%** representing the higher end sales and the **North Langley 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.

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June 1/22 Langley-Walnut Grove

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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)

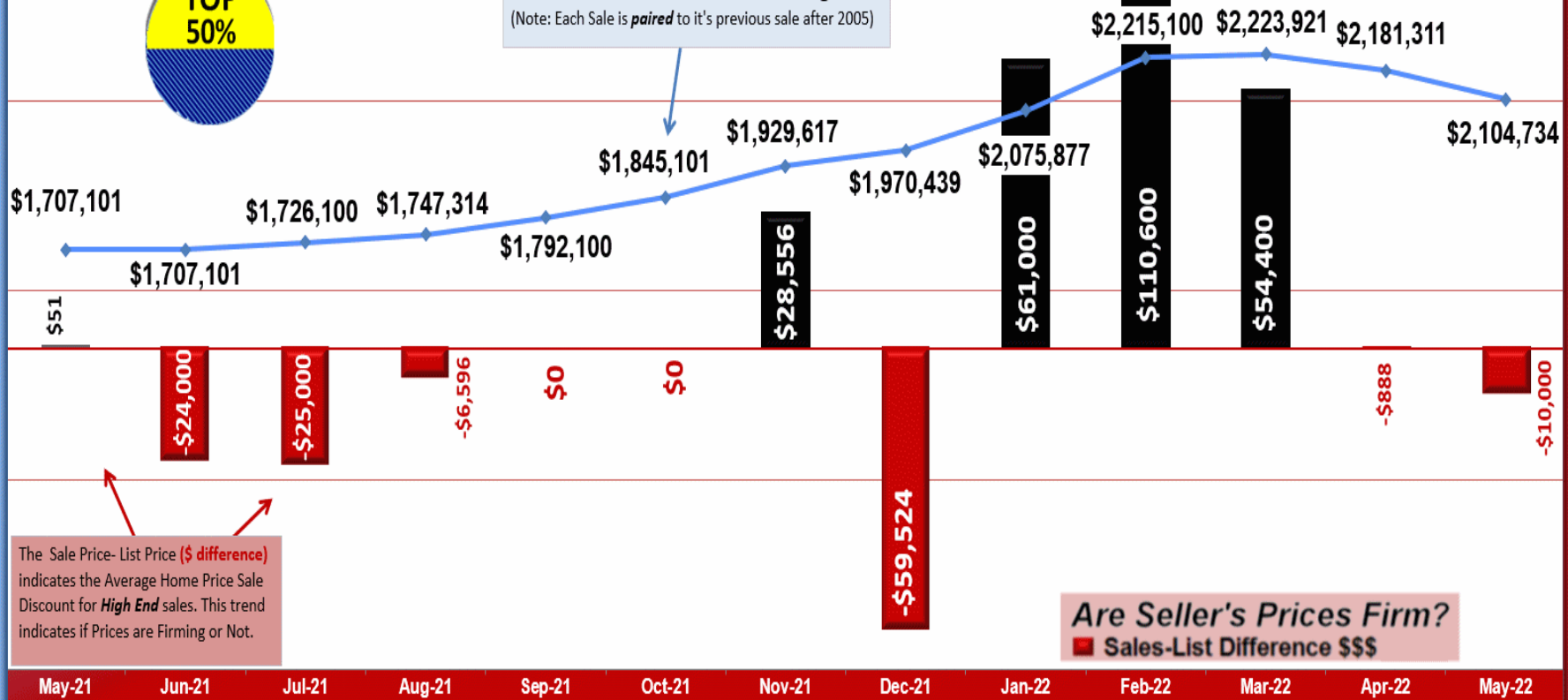
Are Home Prices Up?

Home Price Index → HPIp (Top 50%)



Homes Over \$1,600,000

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



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



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

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North Langley: Walnut Grove, Fort Langley

Total Listings **, Sales, and %SOLD Rates

◆ Total Listings ◆ Sales Homes Over \$1,600,000

Sales / Listings
Monthly Totals

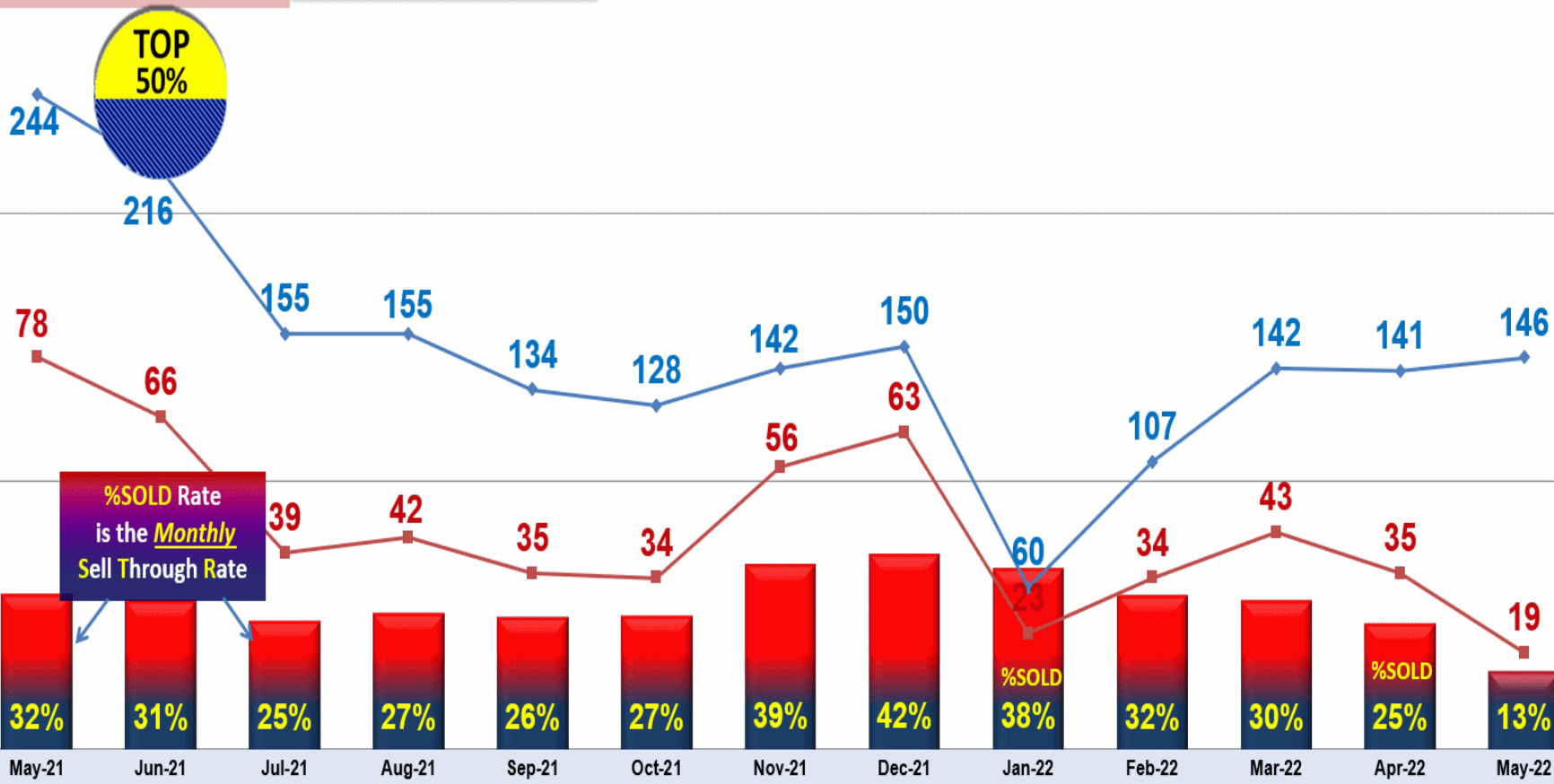


Detached

TOP 50%



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



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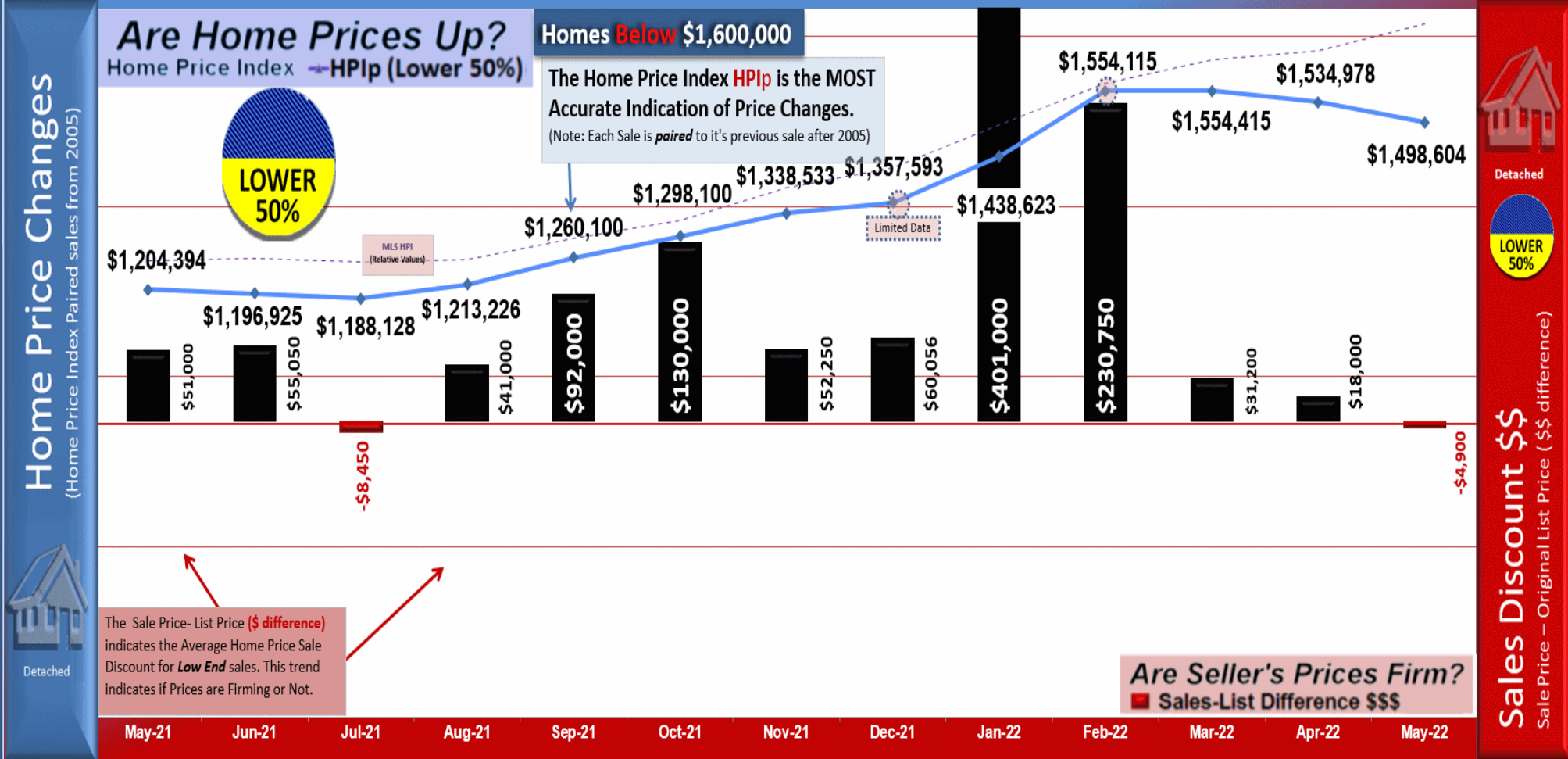
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Market Analysis and Forecasting June 1/22 Langley-Walnut Grove

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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)



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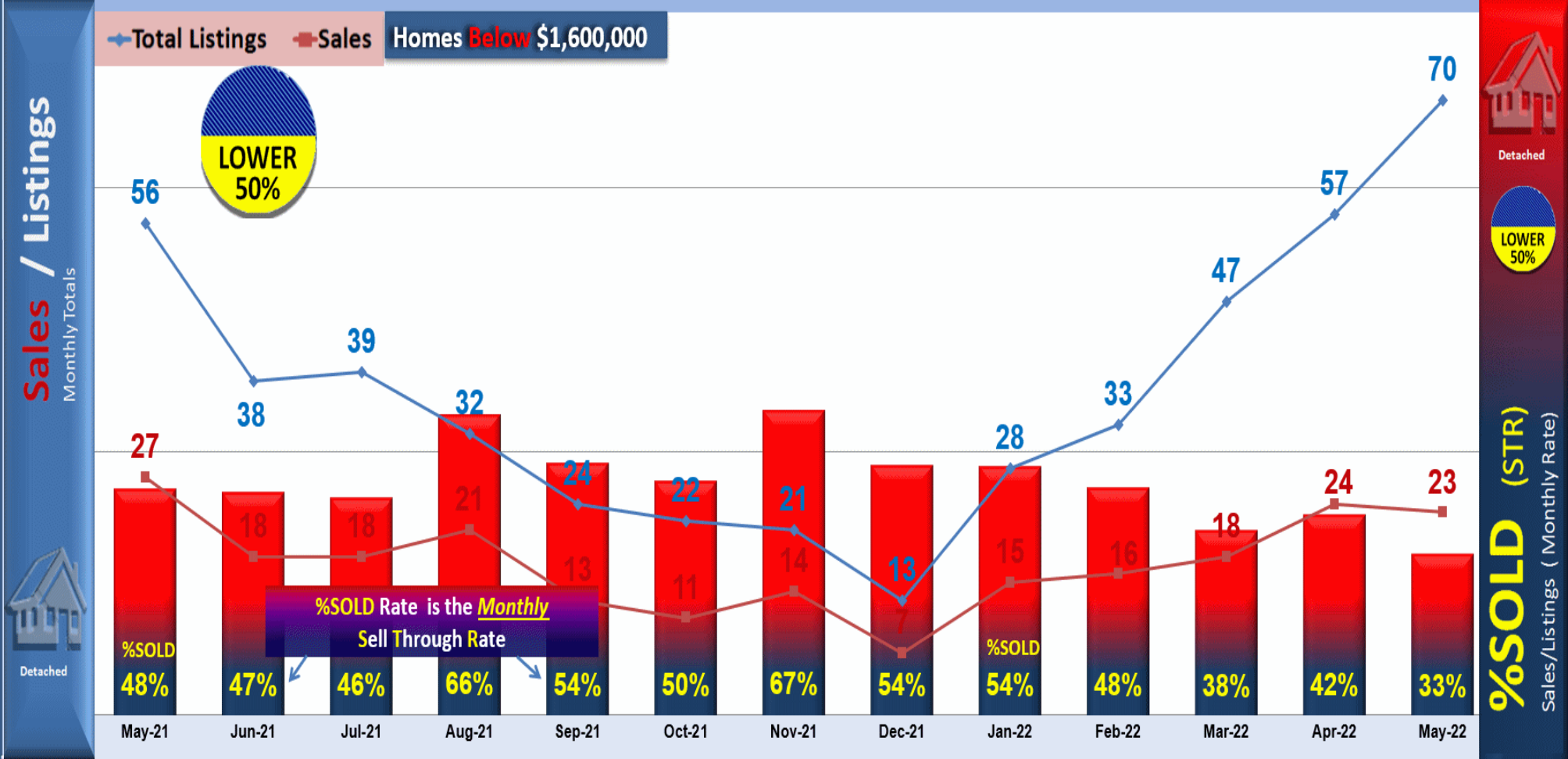
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Detached North Langley: Walnut Grove, Fort Langley

Total Listings**, Sales, and %SOLD Rates



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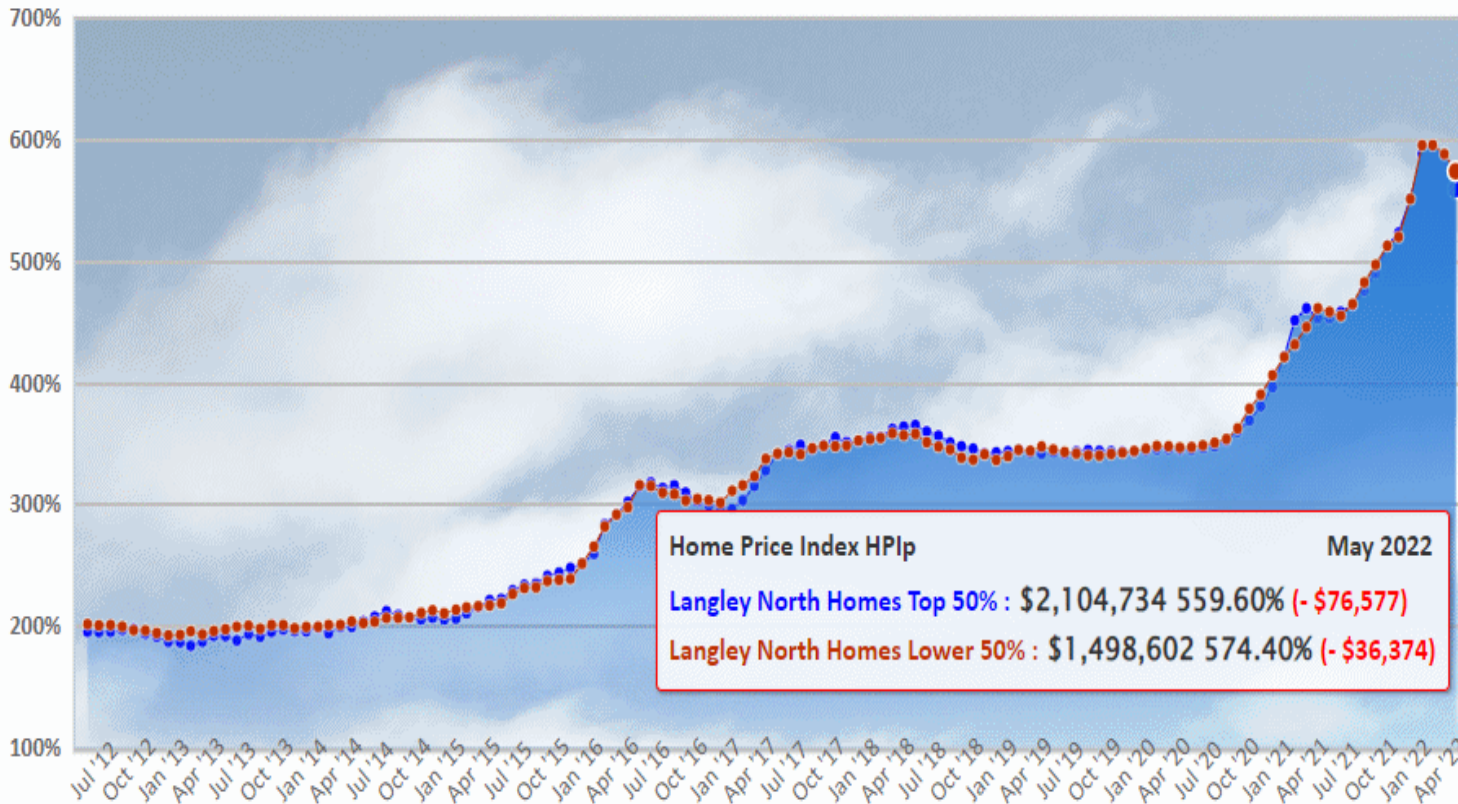
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Langley North Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Langley North Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
May 2022	% 559.60
Apr 2022	% 579.90
Mar 2022	% 591.20
Feb 2022	% 588.90
Jan 2022	% 551.90
Dec 2021	% 523.90
Nov 2021	% 513.00
Oct 2021	% 490.50
Sep 2021	% 476.40
Aug 2021	% 464.50
Jul 2021	% 458.90
Jun 2021	% 453.80

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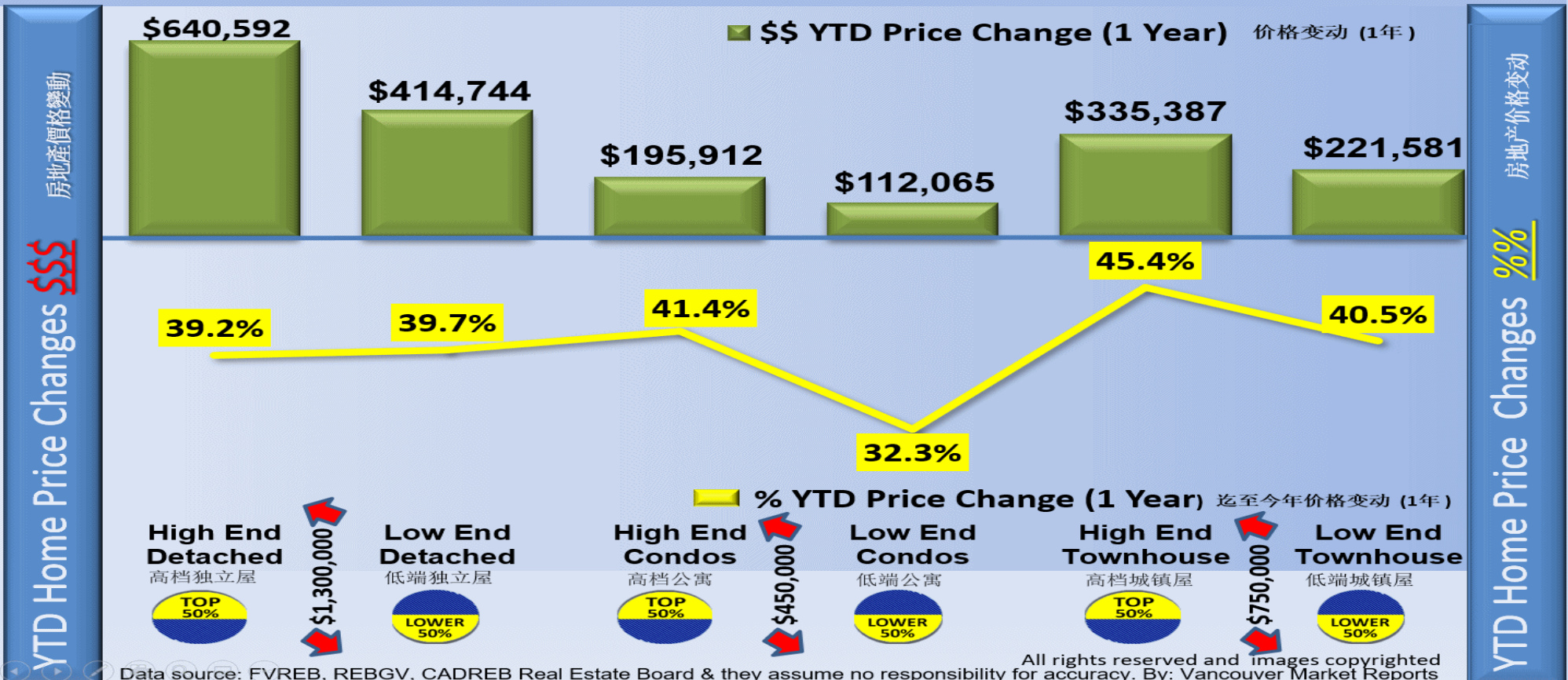
Langley-Cloverdale Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

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

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports **HPIp**



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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June 1/22 Langley, Cloverdale

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Monthly Market Activity - May 2022 Single Family



June 1 2022 Langley, Cloverdale Market Update (Detached)

Current: Langley, Cloverdale is in a Seller Market with average listing inventories, a **15 %SOLD** rate and a 103% Sell/List Ratio. (This means that there is an average of a **\$29,900** increase on a sale from the original list price)

Most Active Price Range: Homes below \$1.1 mill. have High **31.0 %SOLD** rate and is in a Seller Market.

Least Active Price Range: Homes above \$5.5 mill. have **1.9 %SOLD** rate.

History: The Langley, Cloverdale Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$449,408.
The Langley, Cloverdale Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$270,219.

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

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Market Analysis and Forecasting

June 1/22 Langley, Cloverdale

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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	
0-\$1,100,000	42	13	13	96%	-\$29,900	31.0%	↑
\$1,100,001-\$1,400,000	83	18	7	100%	-\$6,200	21.7%	↑
\$1,400,001-\$1,550,000	85	18	13	95%	-\$76,506	21.2%	↑
\$1,550,001-\$1,700,000	117	19	17	99%	-\$18,000	16.2%	↑
\$1,700,001-\$1,850,000	72	14	18	101%	\$25,050	19.4%	↑
\$2,000,000-\$2,300,000	94	11	27	92%	-\$150,000	11.7%	
\$2,300,001-\$2,750,000	61	3	3	100%	\$0	4.9%	
\$2,750,001-\$3,750,000	78	8	15	96%	-\$143,495	10.3%	
\$3,750,001-\$5,500,000	40	2	3	98%	-\$125,000	5.0%	↓
\$5,500,001 and more	54	1	100	97%	-\$290,000	1.9%	↓
Total Activity	726	107	13	98%	-\$29,900	15%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	May-21	Apr-22	May-22	06/01/2022	Change	
Total Listings** (A,S,T,C,X)	719	667	726		59	↑
Active Listings (1st of the month)	427	415	467	530	63	↑
Solds	251	133	107		-26	↓
Days on Market (DOM)	8	7	13		6	↑
%SOLD (Sales/ Listings /mnlthly rate)	34.9%	19.9%	14.7%		-5.2%	↓
(Top 50%) Home Price Index HPIp	\$1,724,564	\$2,244,096	\$2,173,972		-\$70,124	↓
(Lower 50%) Home Price Index HPIp	\$1,090,534	\$1,440,100	\$1,360,753		-\$79,347	↓

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What Sold in your Neighbourhood and for What Price?

Langley, Cloverdale Sub areas Statistics - May 2022				Detached		
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Cloverdale BC	199	36	20	99%	-\$14,250	18.1%
Serpentine	6	0				0.0%
Clayton	49	3	17	103%	\$40,000	6.1%
Murrayville	37	7	12	99%	-\$18,888	18.9%
Salmon River	59	6	7	97%	-\$74,444	10.2%
Brookwood Langley	120	20	15	96%	-\$77,150	16.7%
Aldergrove Langley	78	16	14	98%	-\$19,200	20.5%
Campbell Valley	54	5	6	100%	\$0	9.3%
Otter District	28	3	10	99%	-\$10,000	10.7%
Langley City	96	11	11	97%	-\$34,500	11.5%
Total Activity	726	107	13	98%	-\$29,900	15%

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Market Analysis and Forecasting

June 1/22 Langley, Cloverdale

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Next Months Market Forecast

Forecast: Langley, Cloverdale has an average Listing supply; 530 homes are for sale and with the **15 % SOLD** monthly rate gives us a ~7 months of inventory. 17% of the active listings have reduced their price by \$119,989 on average or \$99,000 median in the last month. We project Langley, Cloverdale Detached to be a Seller market.

The 89% of Fraser Valley's Detached Home Market dropped in May and on Average Prices decreased **(\$44,898)**. This is the biggest MAY drop we've seen on Record. This adjustment is partially caused by the erosion of consumer confidence with the \$2+/litre gas prices, interest rates, and economic woes. This is the 3rd lowest monthly price decrease of all time. We are now forecasting that the majority of the Fraser Valley Market continues to be in a Buyer's Market in the next coming months.

Currently, Both the Condo Markets and Townhouse Markets are in a Buyer's Market, with Average Price decrease of **(\$10,062)** and **(\$16,759)** respectively. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

Analytical Methods: The 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 market into two parts with the **Langley, Cloverdale HPI Top 50%** representing the higher end sales and the **Langley, Cloverdale HPI Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time.

Note: For a more accurate price change for your home request a Comparative Market Analysis.

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

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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)

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

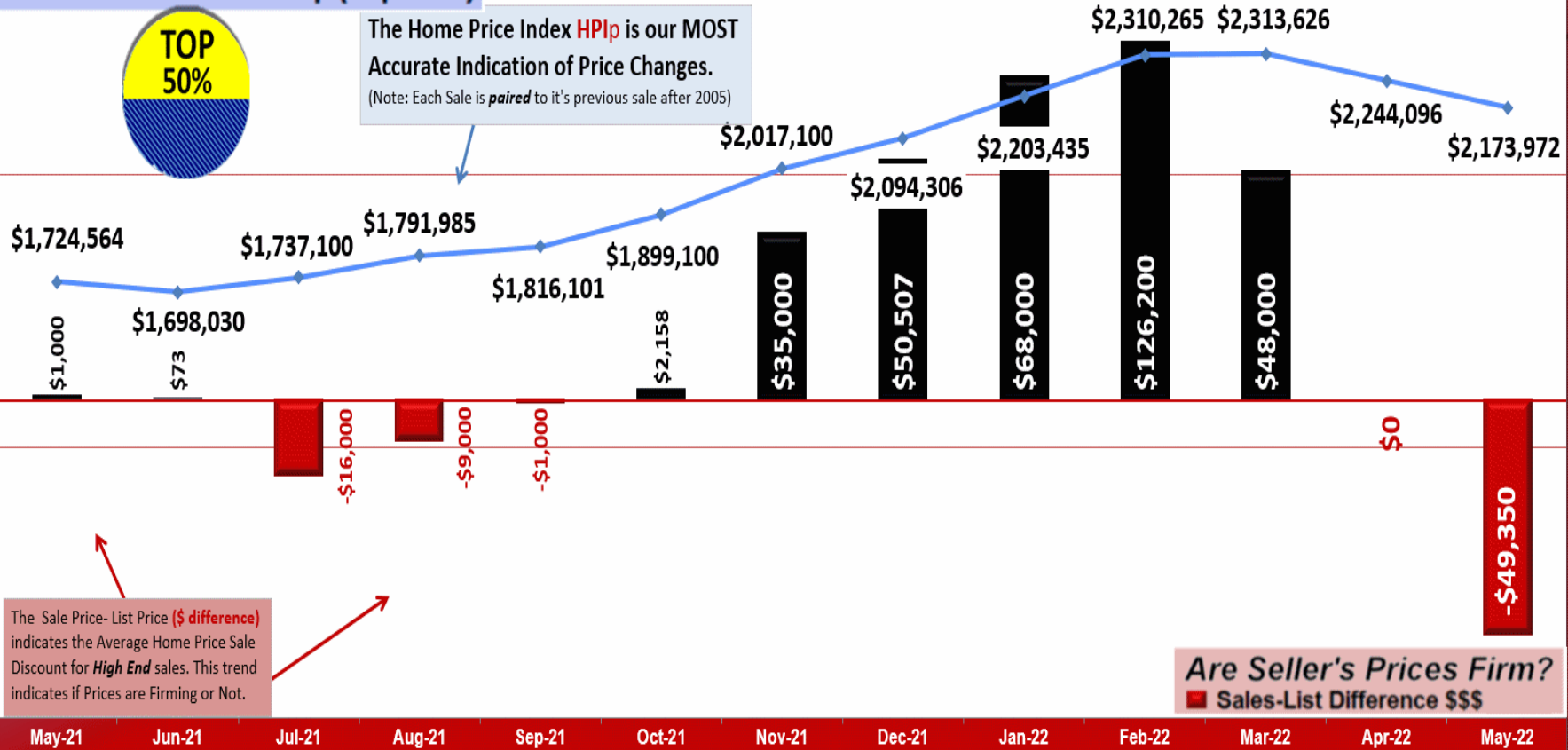
Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

Homes Over \$1,550,000



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 \$\$\$



Detached

TOP 50%

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

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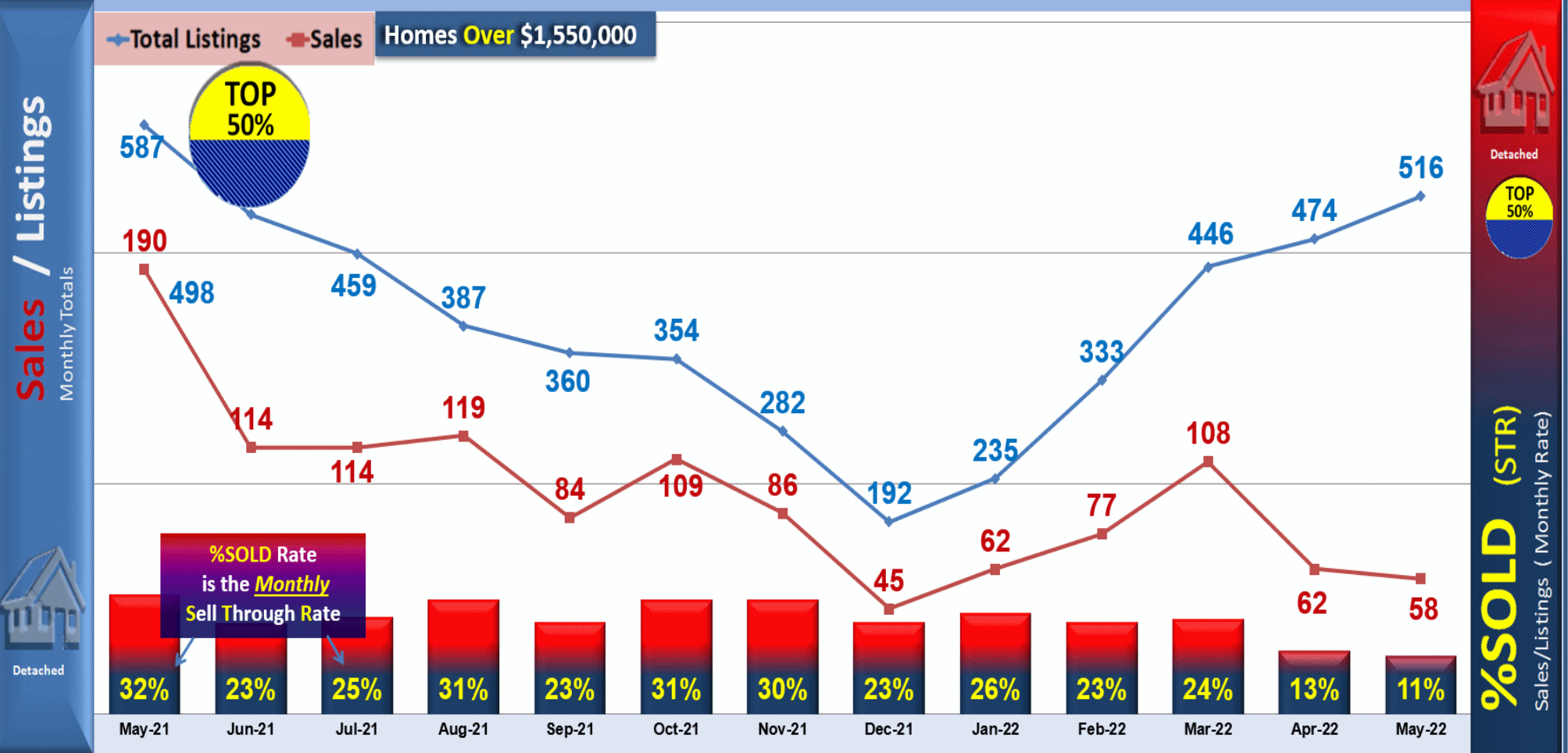
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Detached Langley, Cloverdale Total Listings**, Sales, and %SOLD Rates



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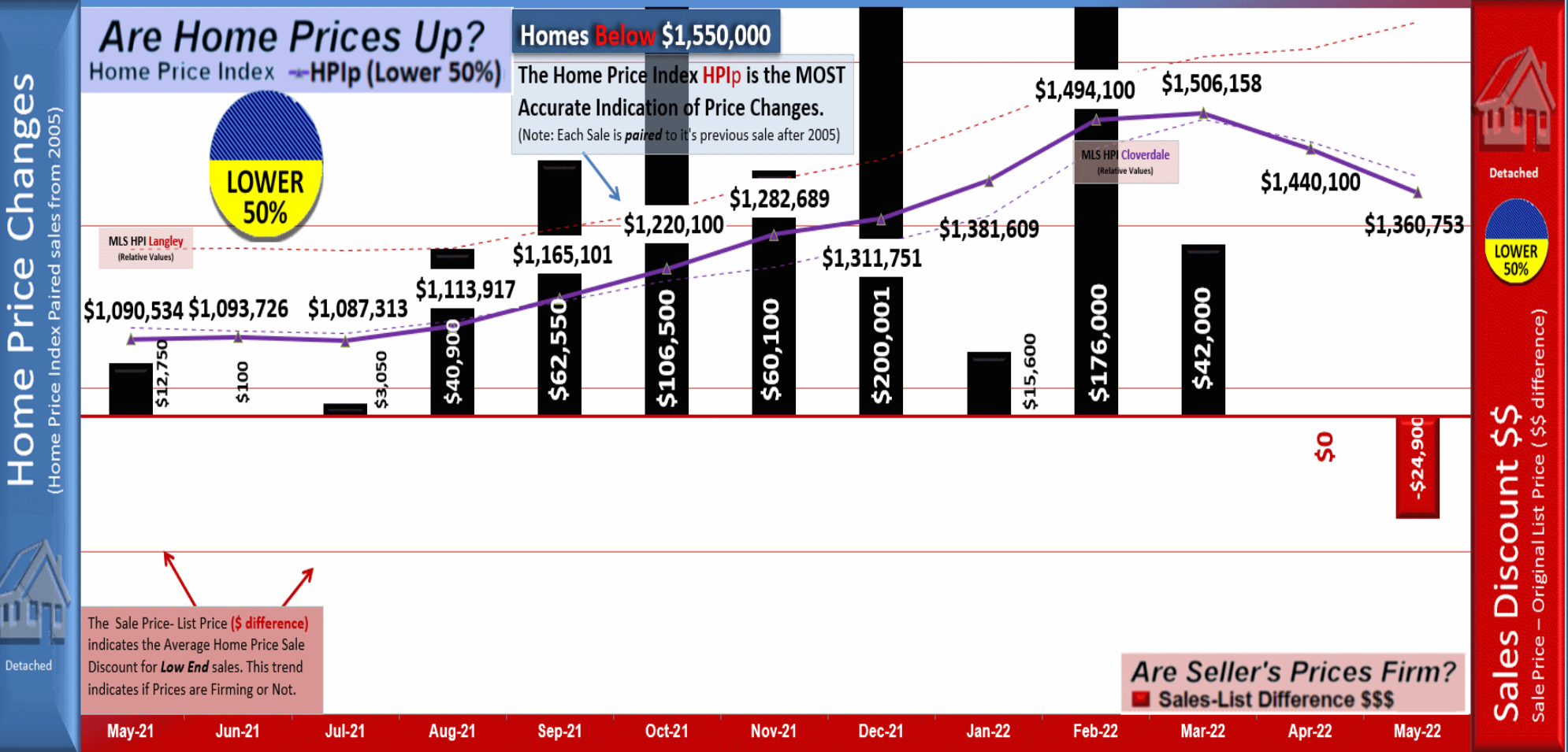
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Detached Langley, Cloverdale Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price)



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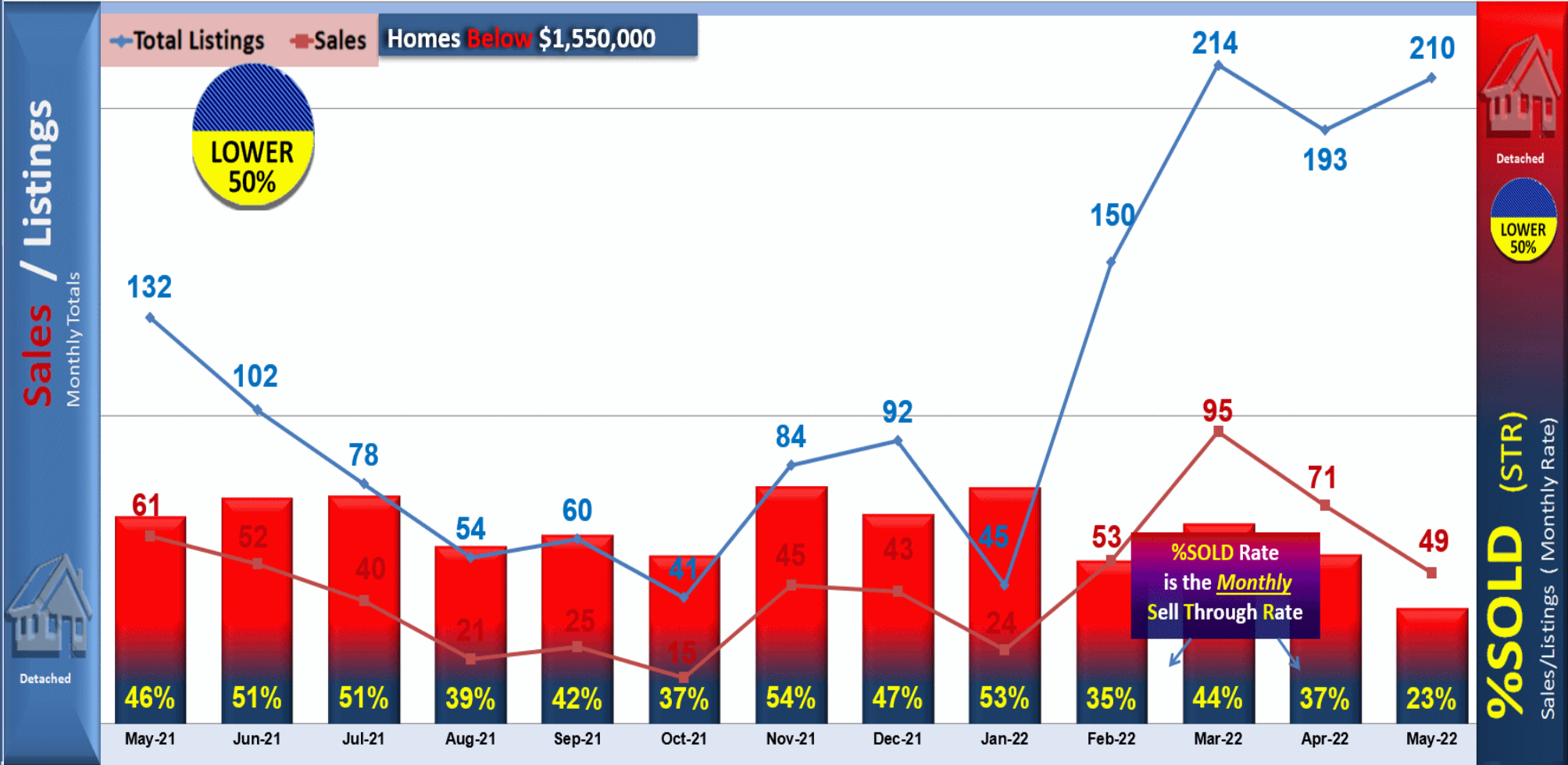
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Detached Langley, Cloverdale Total Listings **, Sales, and %SOLD Rates



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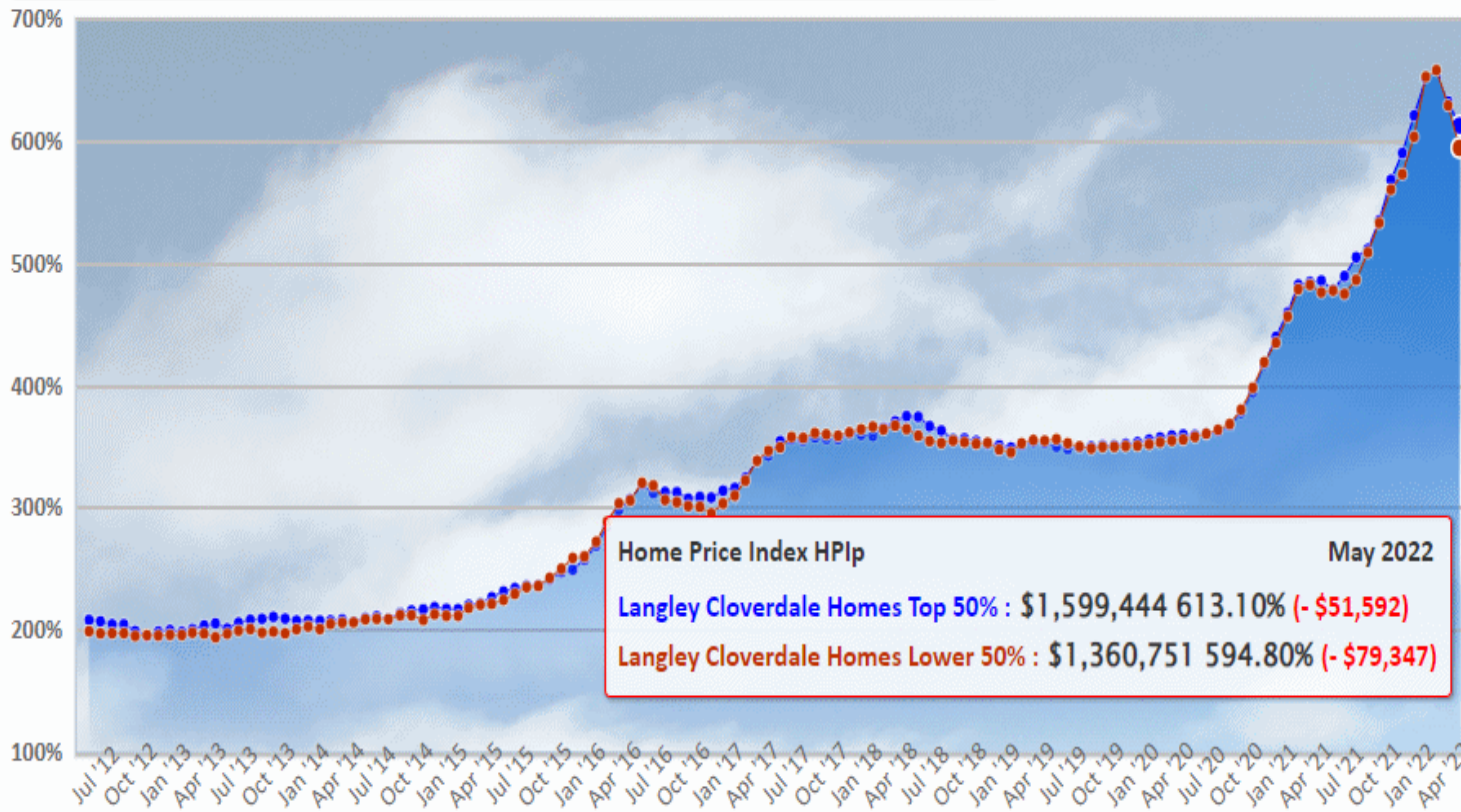
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Langley Cloverdale Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-

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



Monthly Home values

Date	Value
May 2022	% 613.10
Apr 2022	% 632.90
Mar 2022	% 652.50
Feb 2022	% 651.50
Jan 2022	% 621.40
Dec 2021	% 590.60
Nov 2021	% 568.90
Oct 2021	% 535.60
Sep 2021	% 512.20
Aug 2021	% 505.40
Jul 2021	% 489.90
Jun 2021	% 478.90

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Market Analysis and Forecasting June 1/22 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 Mar 2021 – Mar 2022 (Quarters)

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports **HPI**

\$124,271

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

\$59,050

8.0%

9.4%

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

High End Condos

Low End Condos

高档独立屋

低端独立屋



\$750,000

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 **%**

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 June 1/22 Vancouver Downtown

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Vancouver Downtown Sub areas Statistics - May 2022 - Attached						
Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Coal Harbour	156	12	9	98%	-\$25,506	8%
Downtown VW	466	93	10	99%	-\$10,000	20%
West End VW	274	42	9	99%	-\$10,450	15%
Yaletown	385	79	12	98%	-\$18,000	21%
Total Activity	1281	226	10	99%	-\$10,000	18%

Vancouver Downtown List Price Ranges Statistics - May 2022							Attached
Home Price Range	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$600,000	141	43	10	99%	-\$4,000	30.5%	↑
\$600,001-\$690,000	106	30	11	99%	-\$4,450	28.3%	↑
\$690,001-\$790,000	128	34	8	100%	-\$2,000	26.6%	↑
\$790,001-\$900,000	133	27	8	99%	-\$8,000	20.3%	↑
\$900,001-\$1,050,000	104	19	8	99%	-\$10,000	18.3%	↑
\$1,050,001-\$1,250,000	104	22	11	97%	-\$40,200	21.2%	↑
\$1,250,001-\$1,500,000	110	22	13	95%	-\$61,500	20.0%	↑
\$1,500,001-\$1,800,000	106	7	6	98%	-\$35,000	6.6%	↓
\$1,800,001-\$2,500,000	127	15	19	98%	-\$40,000	11.8%	↓
\$2,500,001-\$4,000,000	123	4	16	99%	-\$20,000	3.3%	↓
\$4,000,001 and more	99	3	68	92%	-\$367,000	3.0%	↓
Total Activity	1281	226	10	99%	-\$10,000	18%	↑

June 1 2022 Vancouver Downtown Market Update (attached)

Current: Vancouver Downtown's Residential Attached housing market is a Seller market with **18 %SOLD** rate and a 99% Sell/List Ratio.
(This means 22 homes out of 100 sold with an average of \$4,800 discount on a sale from original list price)
Most Active Price Range: Homes below \$600,000 have **30.5 %SOLD** rate.
Least Active Price Range: Homes above \$4.0 mill. have **3.0 %SOLD** rate.

History: The Vancouver Downtown Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$25,381.
The Vancouver Downtown Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$37,301.

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

Forecast: Current listing inventories are 2% 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.

Monthly Changes Summary	May-21	Apr-22	May-22	6/1/2022	Change	
Total Listings** (A,S,T,C,X)	1301	1221	1281		60	↑
Active Listings (1st of the month)	894	758	853	908	55	↑
Solds	226	273	226		-47	↓
DOM	8	10	10		0	
% SOLD (Sales/ Listings /mnlthly rate)	17%	22%	18%		-4.7%	↓
Condos (Top 50%) Home Price Index HPIp	\$1,671,100	\$1,704,428	\$1,696,481		-\$7,947	↓
Condos (Lower 50%) Home Price Index HPIp	\$649,799	\$682,075	\$687,100		\$5,025	↑

May's Real Estate Statistics shows Vancouver's Detached Markets decreased by **(\$25,900)** on average that is 76% of the homes dropped in value. This is the 3rd drop since Peak (Feb 2022). This is partially caused by the erosion of consumer confidence with the \$2+/litre gas prices, interest rates, and economic woes. We are now forecasting that the majority of the Metro Vancouver Markets will be in a continued *Buyer's Market* for the months. The Fraser Valley prices dropped a whopping (\$44,898) on average.

Currently, Both the Condo Markets and Townhouse Markets are in a Buyer's Market, with Average Price decrease of **(\$10,062)** and **(\$16,759)** respectively. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

Analytical Methods: The 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.

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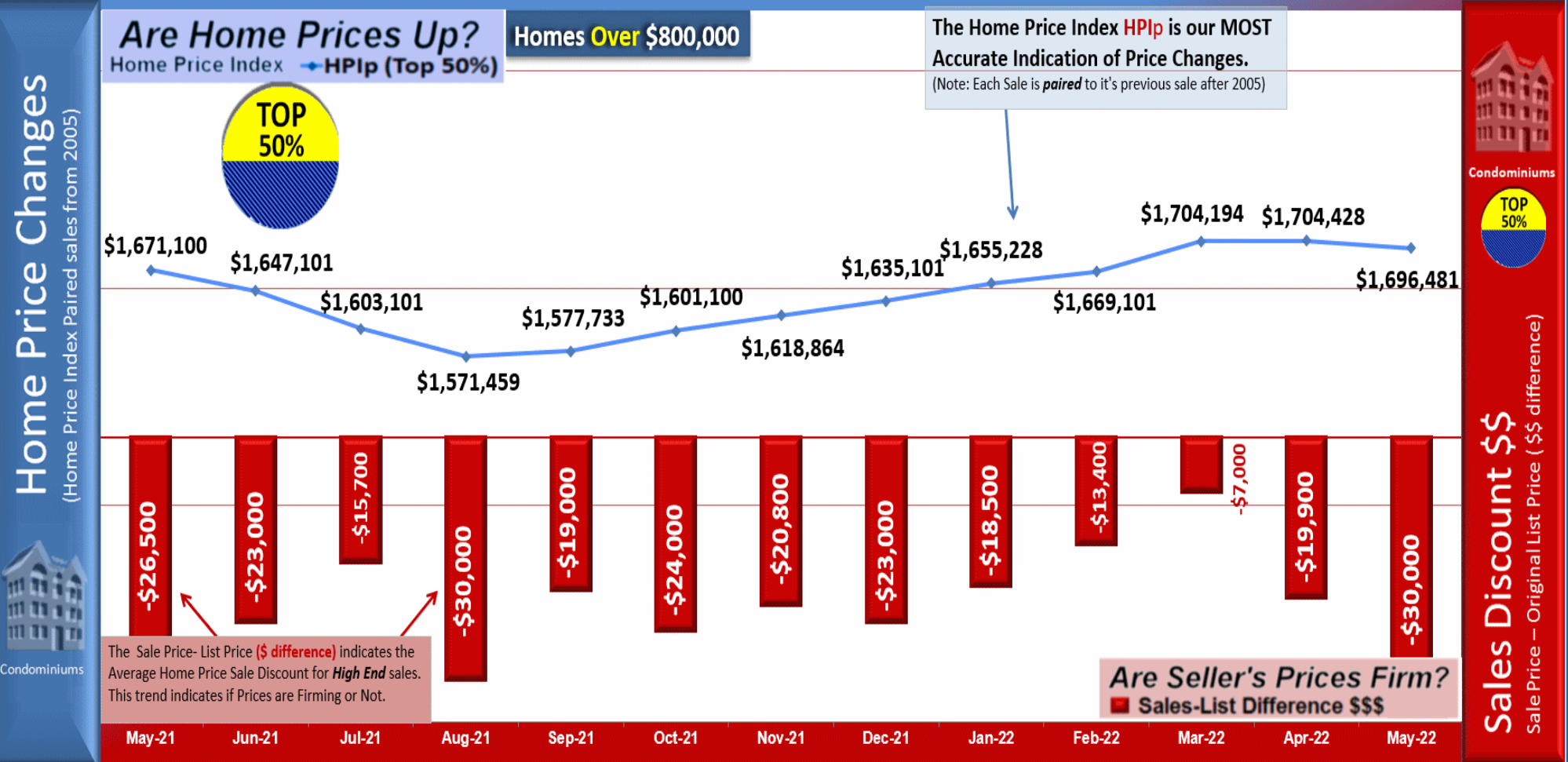
Market Analysis and Forecasting June 1/22 Vancouver Downtown

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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)



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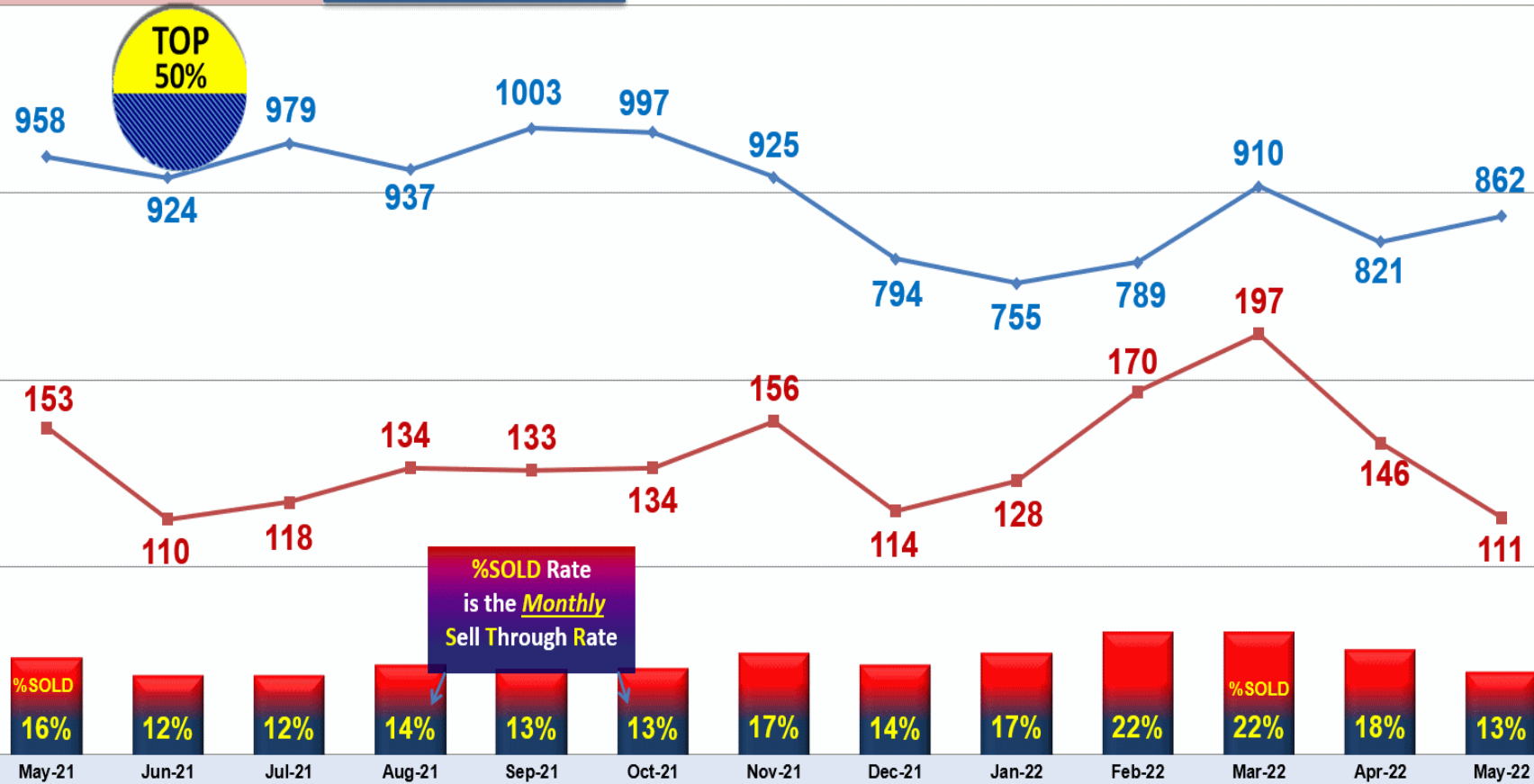
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Attached Vancouver Downtown Total Listings, Sales, and %SOLD rates

Sales / Listings

Monthly Totals

◆ Total Listings ■ Sales Homes Over \$800,000



Attached



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

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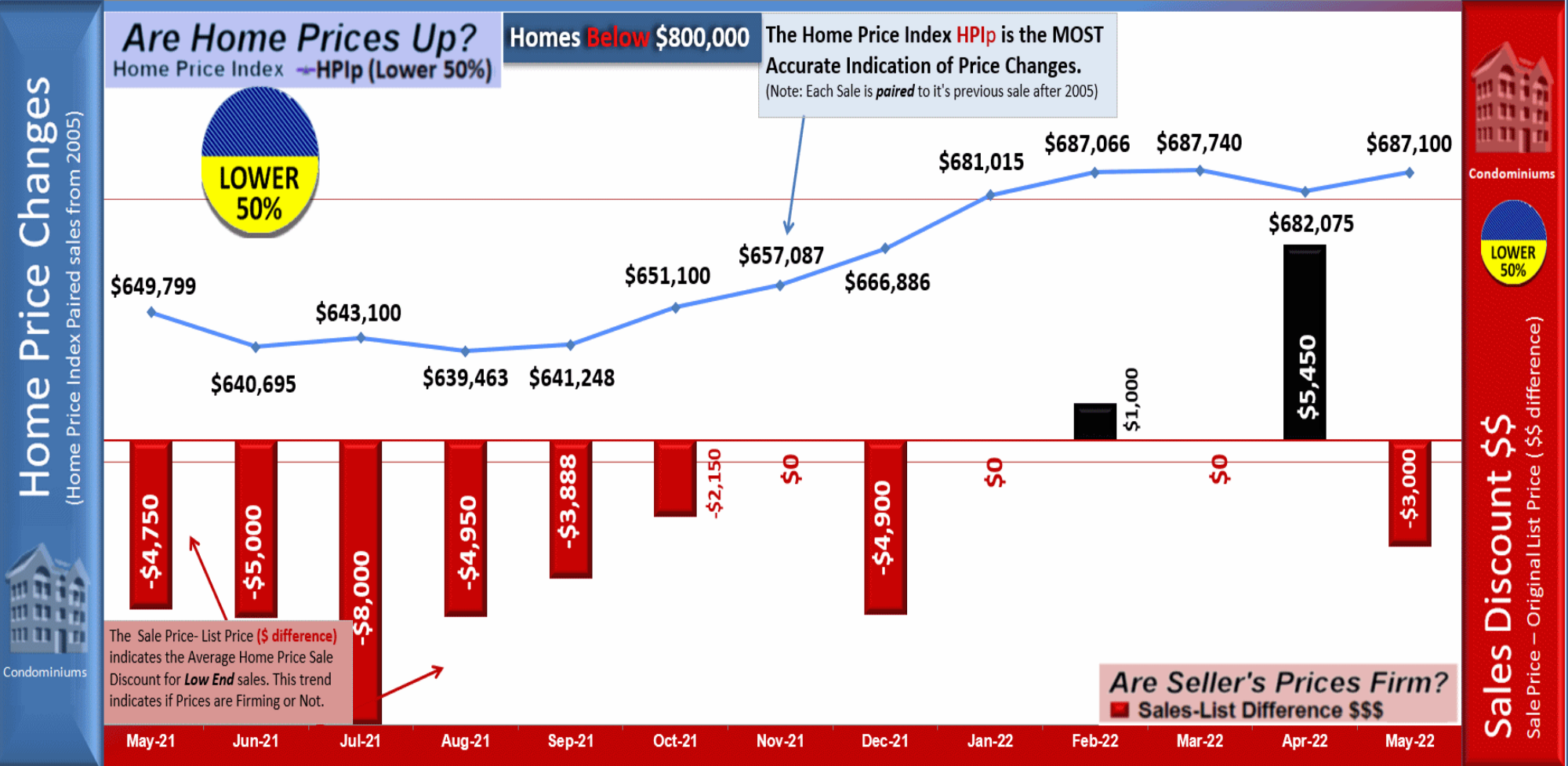
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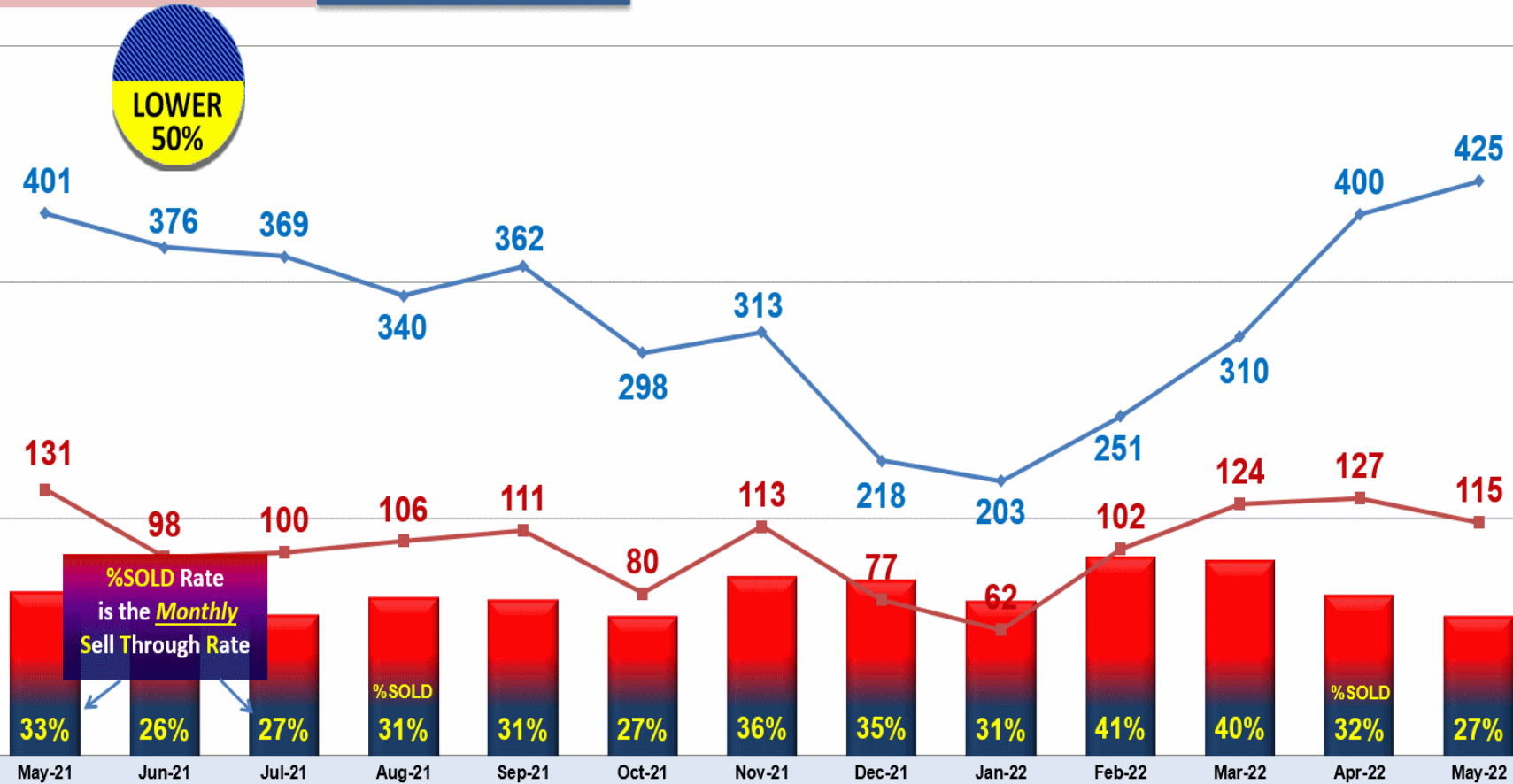
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Attached Vancouver Downtown Total Listings, Sales, and %SOLD rates

Sales / Listings
Monthly Totals

← Total Listings → Sales Homes Below \$800,000



Attached

LOWER 50%

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

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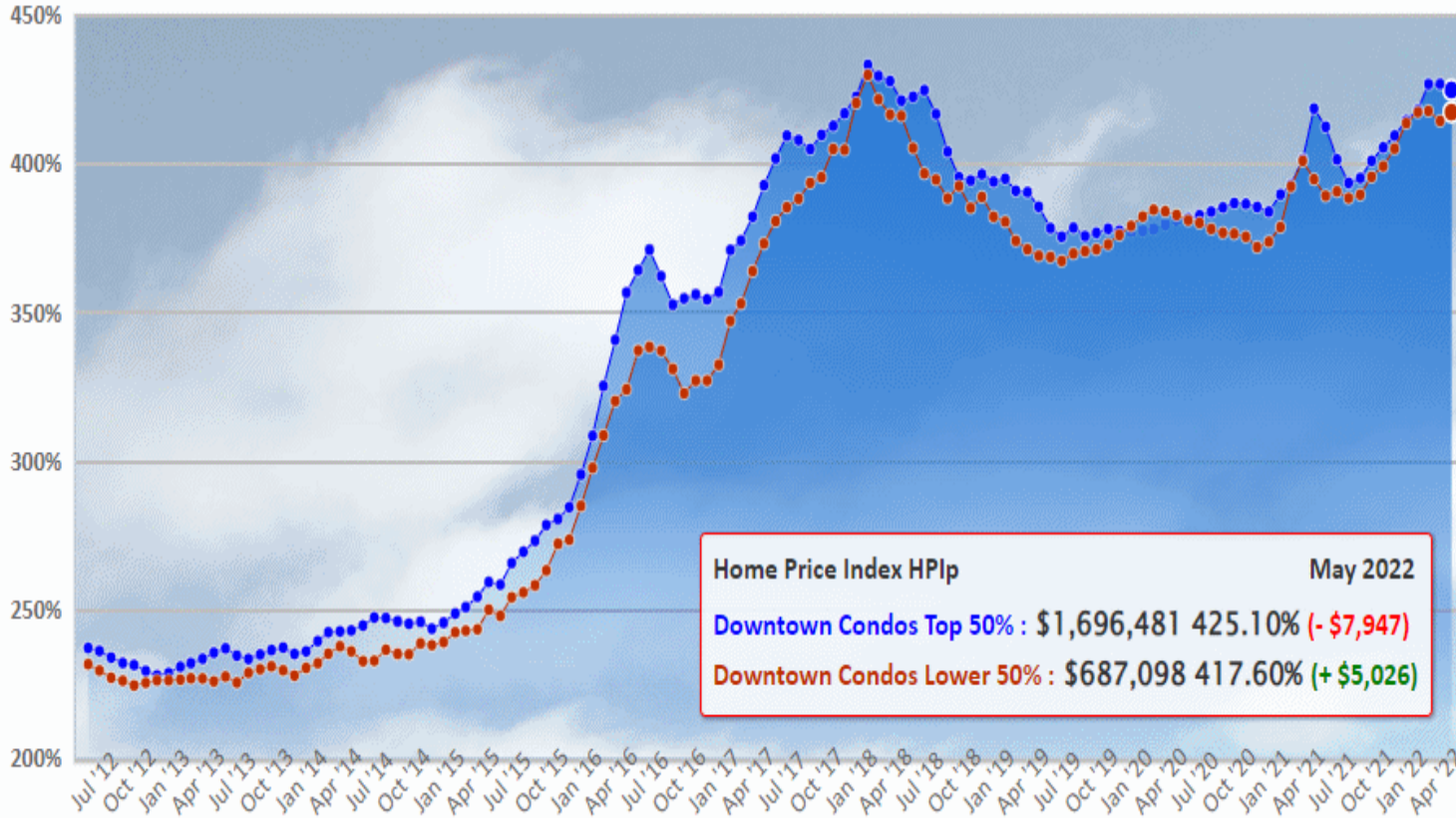
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Downtown Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Downtown Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
May 2022	% 425.10
Apr 2022	% 427.10
Mar 2022	% 427.00
Feb 2022	% 418.30
Jan 2022	% 414.80
Dec 2021	% 409.70
Nov 2021	% 405.70
Oct 2021	% 401.20
Sep 2021	% 395.40
Aug 2021	% 393.80
Jul 2021	% 401.70
Jun 2021	% 412.70

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