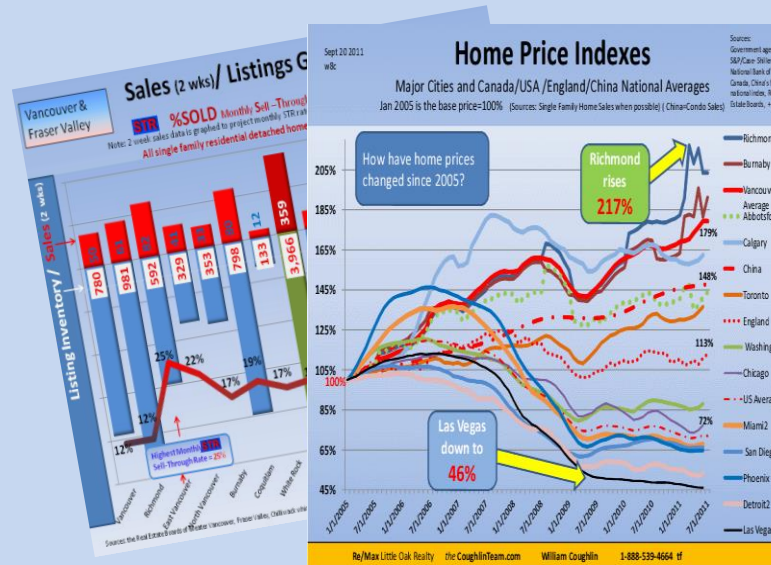


Arjun Kapoor's Market Reports



Advanced Marketing Tools





Market Reports Advanced

Detached

- [Abbotsford](#)
- [East Vancouver](#)
- [Langley North](#)
- [Langley-Cloverdale](#)
- [Surrey West](#)

Attached

- [Abbotsford](#)
- [East Vancouver](#)
- [Langley-Cloverdale](#)
- [Surrey East](#)
- [Surrey West](#)

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 Market Reports

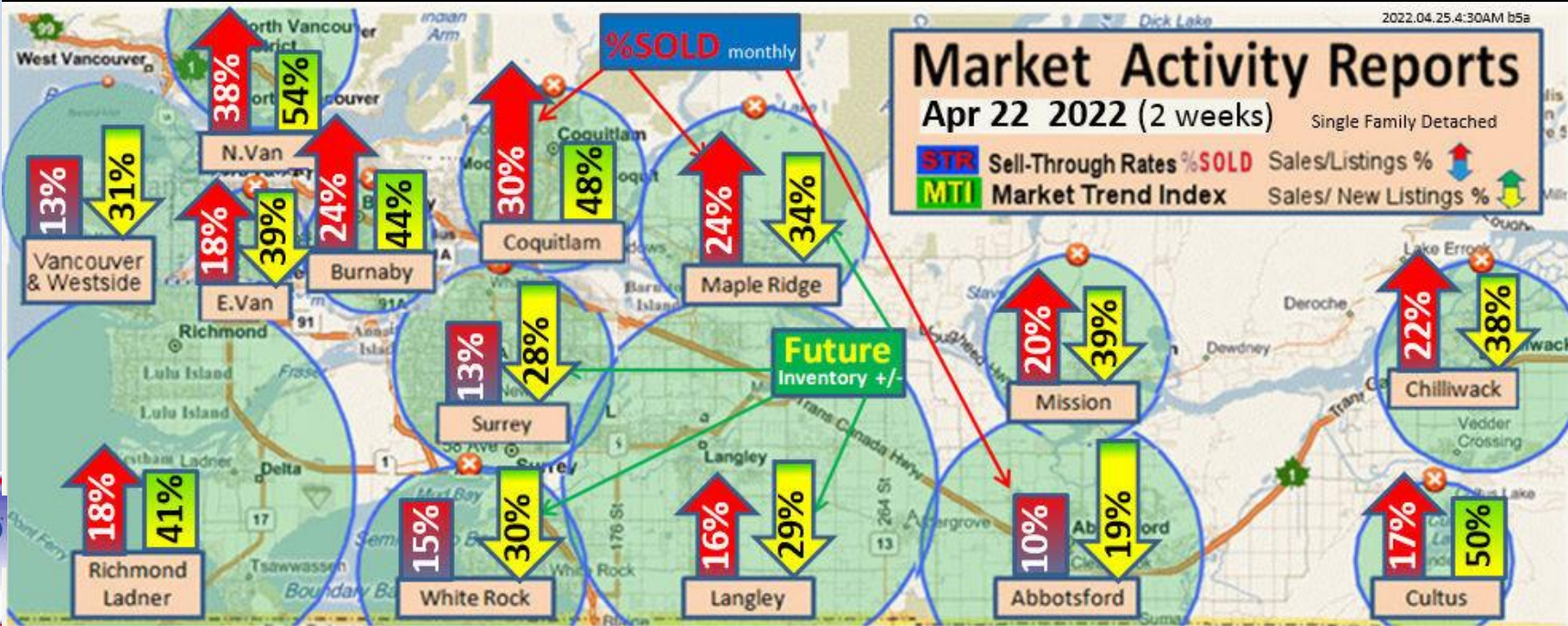
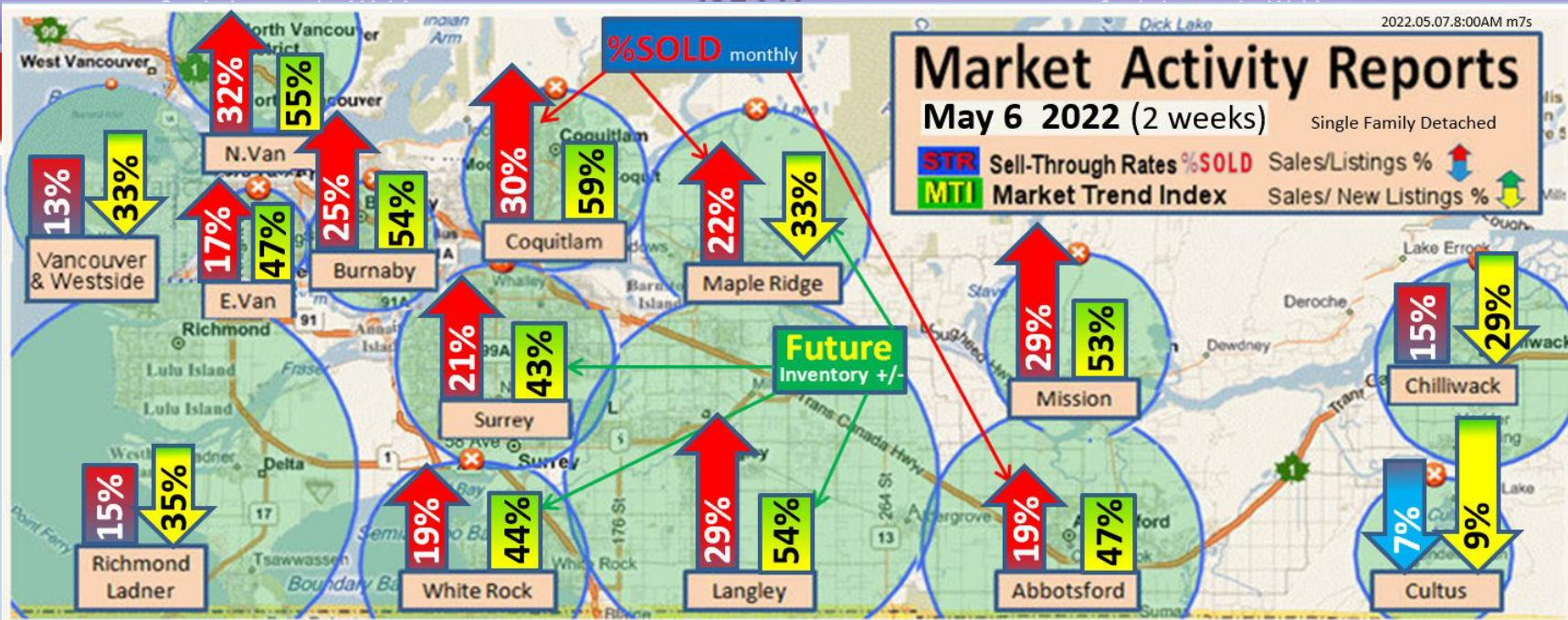
detached homes

Vancouver Market Reports

attached homes

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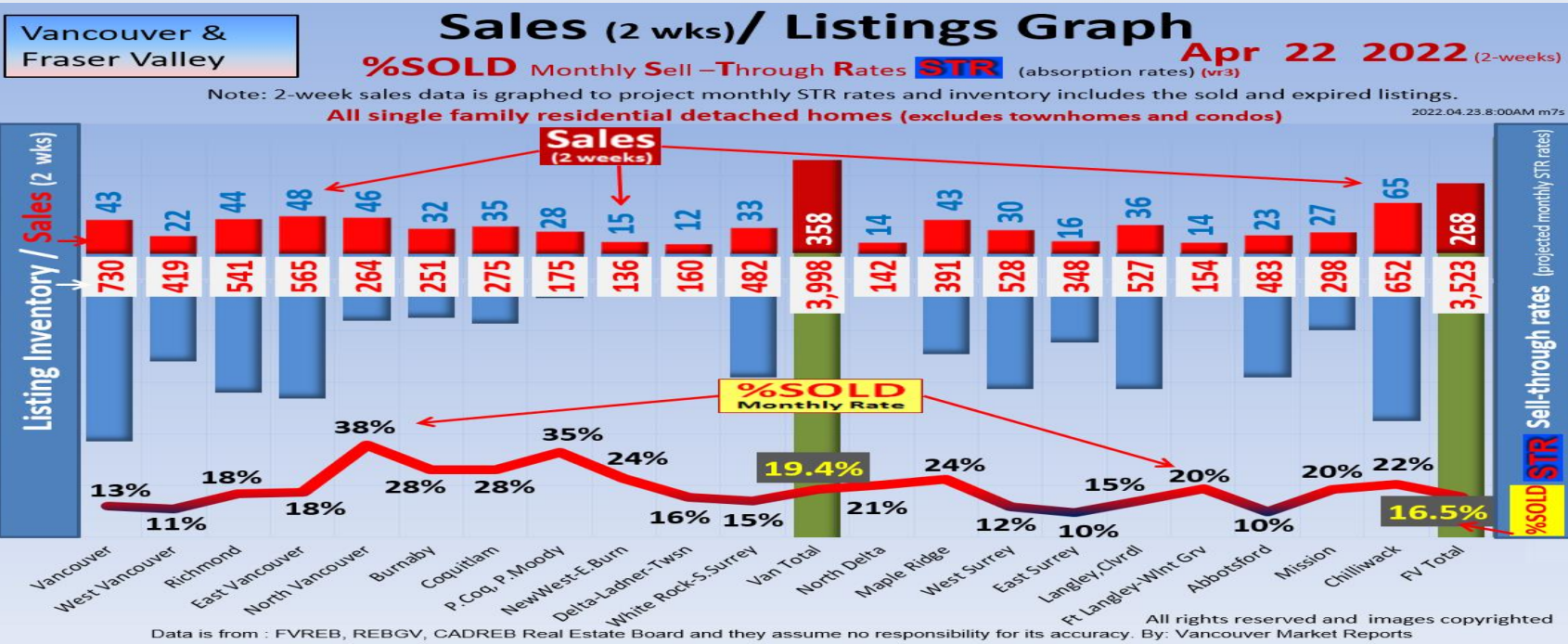
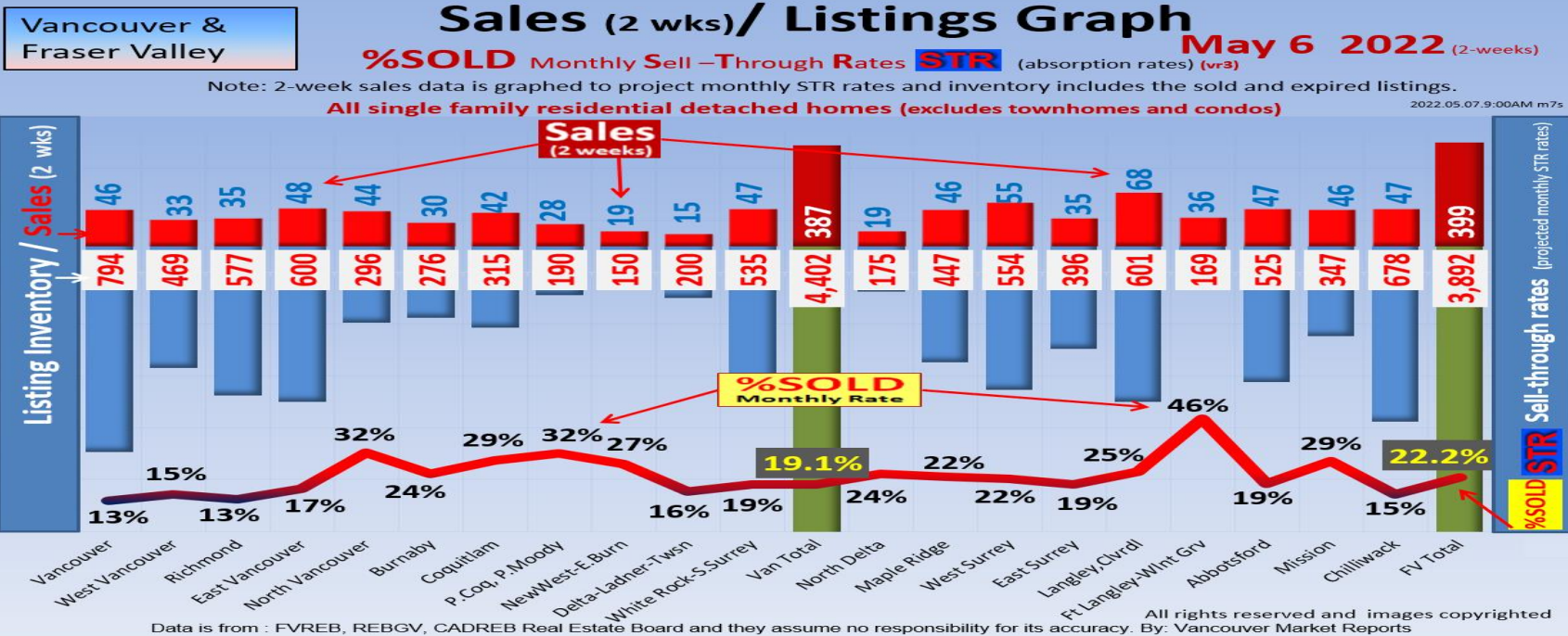
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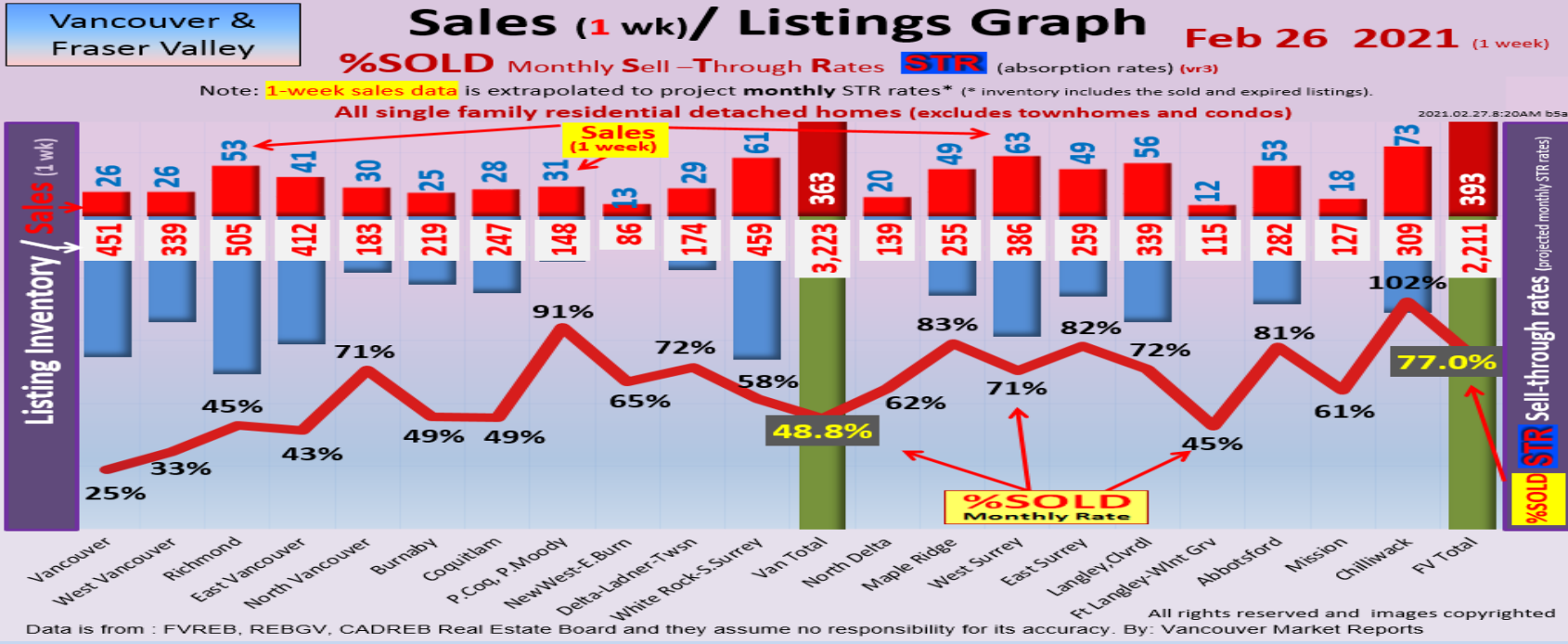
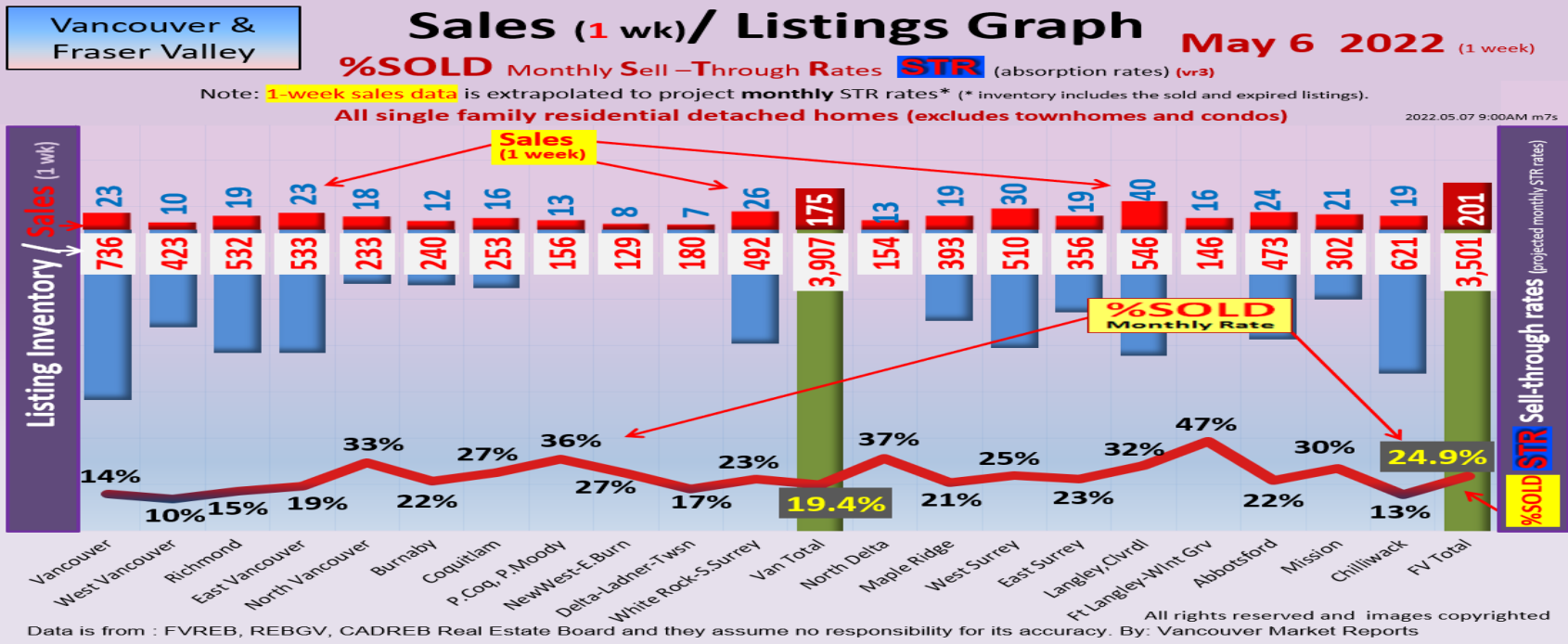
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Statistics, on the Web!



Market Analysis and Forecasting May 1/22 East Vancouver

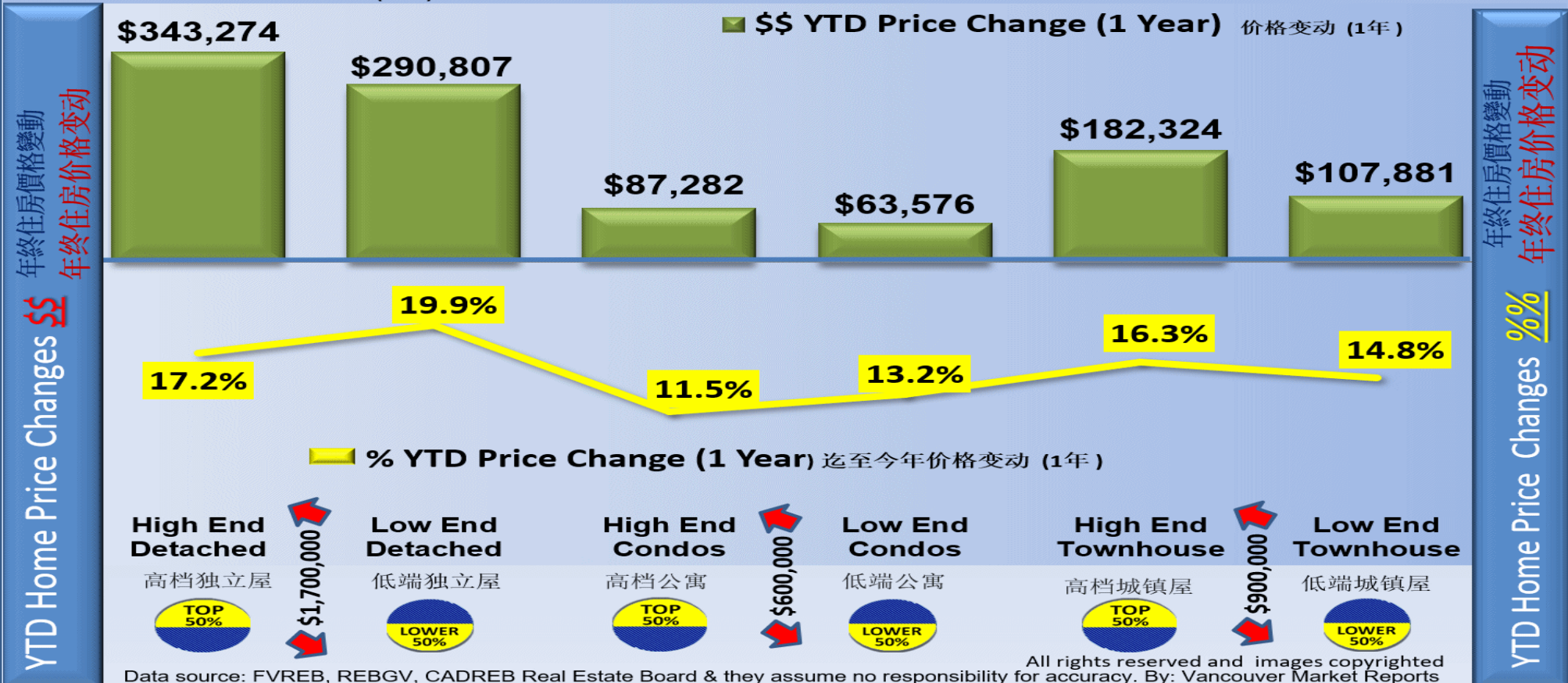
East Vancouver Real Estate Price Changes (\$/%)

東溫 房地產價格變動 / 东温 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



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

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Vancouver Market Reports

Statistics, on the Web!

detached homes



Market Analysis and Forecasting May 1/22 East Vancouver

Monthly Market Activity - Apr 2022 - Single Family



May 1 2022 **East Vancouver Market Update (Detached)**

Current: East Vancouver has a Seller Market with average listing inventory, **16 %SOLD** rate, a 104% Sell/List Ratio and 8 DOM.

(This means an average of a \$71,600 increase on a sale from the original list price)

Most Active Price Range: Homes below \$1.7 mill. have High **33.7 %SOLD** rate.

Least Active Price Range: Homes above \$3.3 mill. have **4.5 %SOLD** rate.

History: The East Vancouver Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$335,592.
The East Vancouver Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$248,528.

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



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

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

East Vancouver List Price Ranges Statistics - Apr 2022							Detached
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
\$0-\$1,700,000	83	28	8	104%	\$65,556	33.7%	↑
\$1,700,001-\$1,900,000	95	20	9	104%	\$77,500	21.1%	↑
\$1,900,001-\$2,100,000	112	29	8	108%	\$158,000	25.9%	↑
\$2,100,001-\$2,300,000	91	9	8	98%	-\$50,000	9.9%	↓
\$2,300,001-\$2,500,000	73	11	10	100%	\$0	15.1%	↑
\$2,500,001-\$2,900,001	75	6	8	105%	\$141,000	8.0%	↓
\$2,900,001-\$3,300,000	75	4	8	104%	\$110,500	5.3%	↓
\$3,300,001 and more	66	3	23	100%	\$1,000	4.5%	↓
Total Activity	670	110	8	104%	\$71,600	16%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change	
Total Listings** (A,S,T,C,X)	911	673	670		-3	↓
Active Listings (1st of the month)	471	406	442	469	27	↑
Solds	222	175	110		-65	↓
Days on Market (DOM)	9	9	8		-1	↓
%SOLD (Sales/ Listings /mnlly rate)	24%	26%	16%		-9.6%	↓
(Top 50%) Home Price Index HPIp	\$2,056,137	\$2,438,100	\$2,391,730		-\$46,370	↓
(Lower 50%) Home Price Index HPIp	\$1,543,079	\$1,780,101	\$1,791,606		\$11,505	↑



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What Sold in your Neighbourhood and for What Price?

East Vancouver Sub areas Statistics - Apr 2022					Detached	
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Champlain Heights	3	1	22	96%	-\$49,900	33.3%
Collingwood Vancouver East	112	7	11	105%	\$70,000	6.3%
Fraser VE	34	9	8	108%	\$200,100	26.5%
Fraserview VE	27	4	8	107%	\$140,001	14.8%
Grandview Woodland	64	8	9	103%	\$51,500	12.5%
Hastings	17	2	18	96%	-\$62,000	11.8%
Killarney VE	72	20	10	105%	\$99,000	27.8%
Knight	58	12	7	109%	\$138,056	20.7%
Main	33	5	8	107%	\$151,100	15.2%
Mount Pleasant VE	16	2	11	99%	-\$13,750	12.5%
Renfrew VE	66	13	7	103%	\$51,000	19.7%
Renfrew Heights	56	10	8	101%	\$21,000	17.9%
South Marine	5	0				0.0%
Strathcona	6	0				0.0%
Hastings Sunrise	17	3	8	100%	\$0	17.6%
South Vancouver	50	11	8	104%	\$82,000	22.0%
Victoria VE	34	3	8	103%	\$56,900	8.8%
Total Activity	670	110	8	104%	\$71,600	16%



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Next Months Market Forecast

Forecast: East Vancouver has average Listing Supply; with 469 homes for sale and the **16 %SOLD** monthly rate gives us ~6 months of Inventory. 8% of the active listings have reduced their price by \$143,513 on average or \$100,000 on median for the last month. We project East Vancouver to be a continued Seller Market.

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

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

Analytical Methods: The East Vancouver 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 **East Vancouver HPI Top 50%** representing the higher end sales and the **East Vancouver 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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Statistics, on the Web!

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Market Analysis and Forecasting May 1/22 East Vancouver

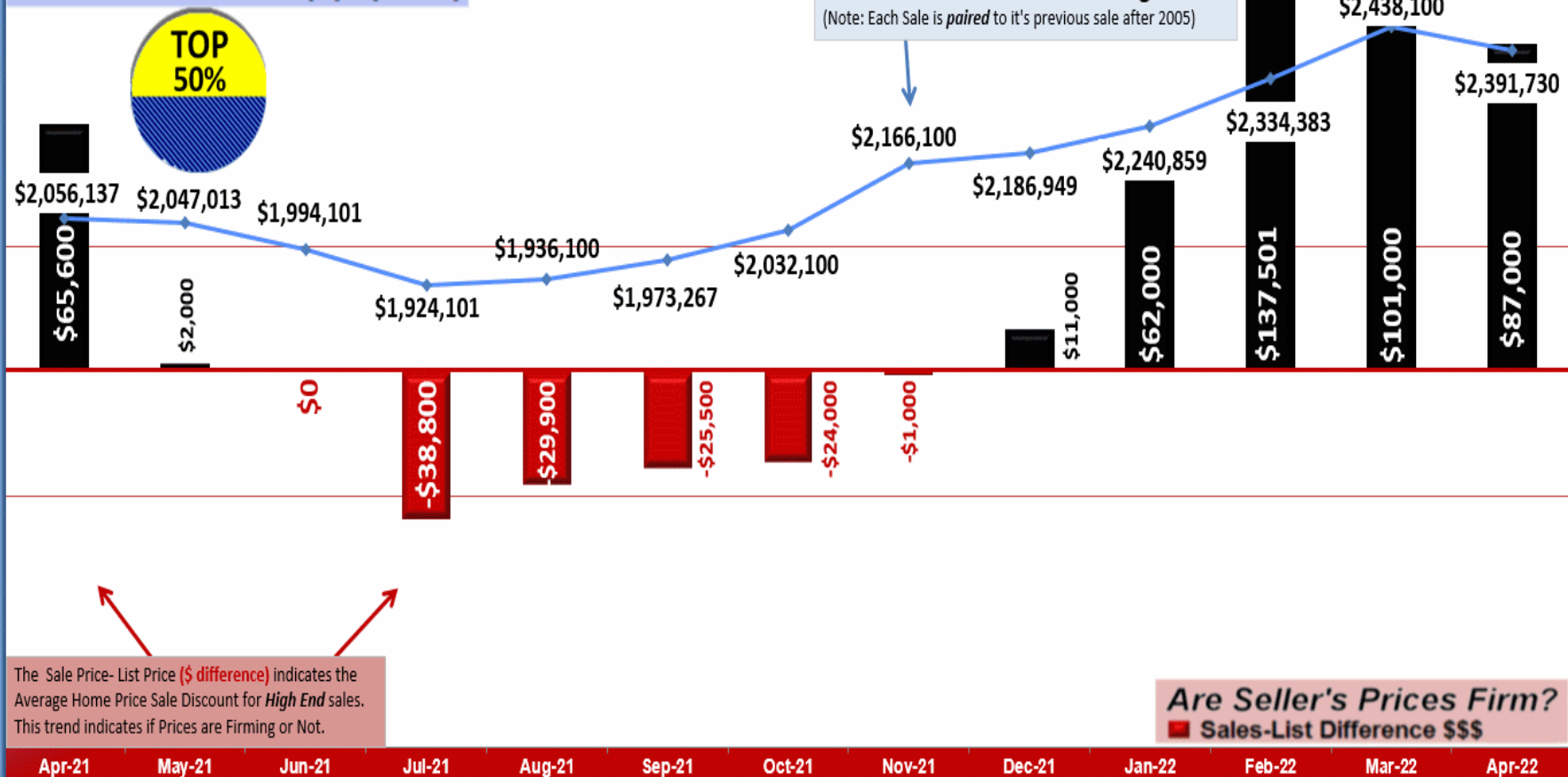
Detached East Vancouver Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

Homes Over \$1,900,000

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

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)



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

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Market Analysis and Forecasting May 1/22 East Vancouver

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

← Total Listings → Sales Homes Over \$1,900,000

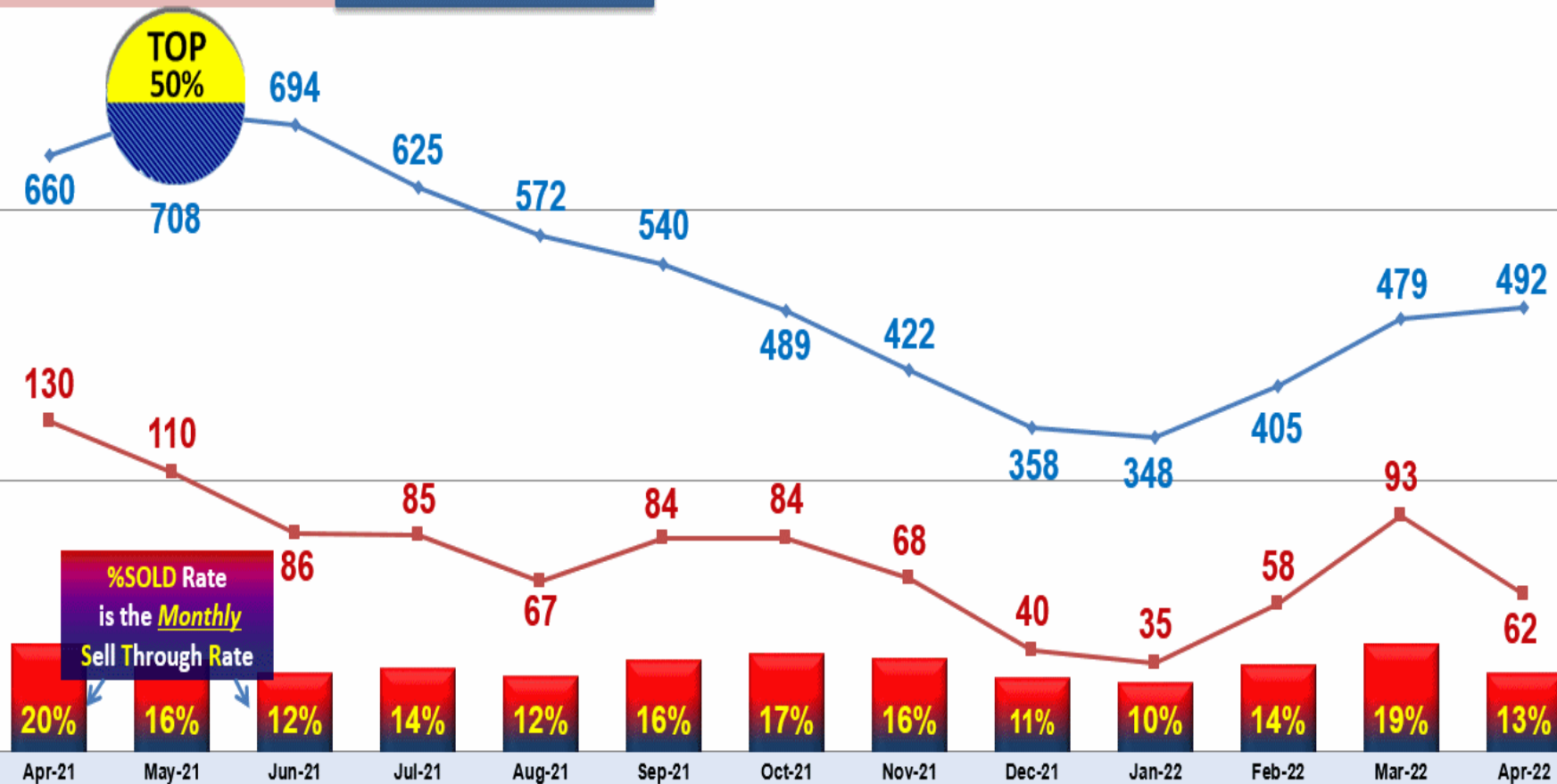
Sales / Listings
Monthly Totals



Detached

TOP 50%

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



Detached



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

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Market Analysis and Forecasting May 1/22 East Vancouver

Detached East Vancouver 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)

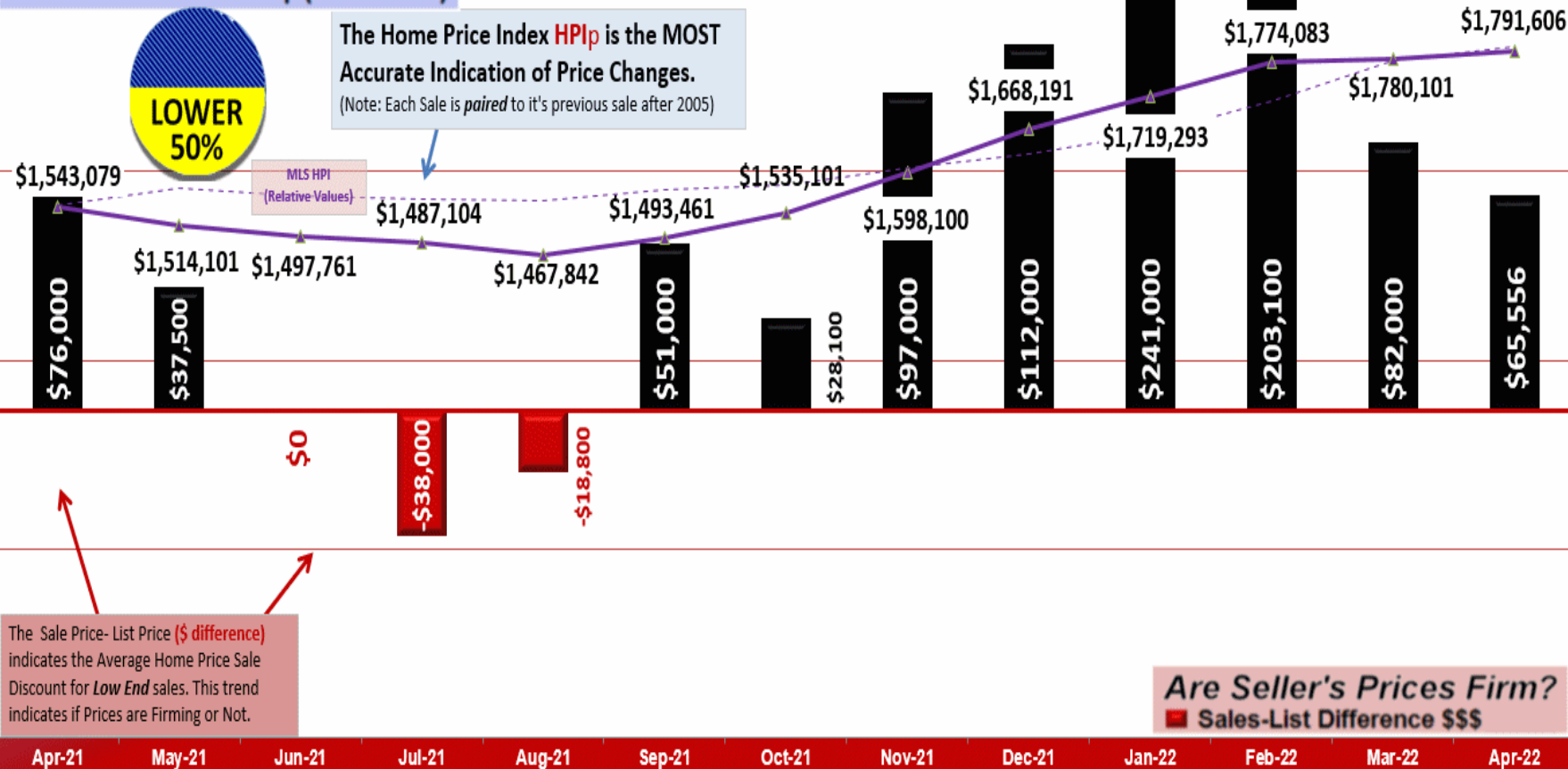
Home Price Changes
(Home Price Index Paired sales from 2005)

Are Home Prices Up? Homes Below \$1,900,000

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)

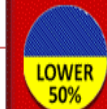


The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for *Low End* sales. This trend indicates if Prices are Firming or Not.

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

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Market Analysis and Forecasting May 1/22 East Vancouver

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

← Total Listings → Sales Homes Below \$1,900,000

Sales / Listings
Monthly Totals



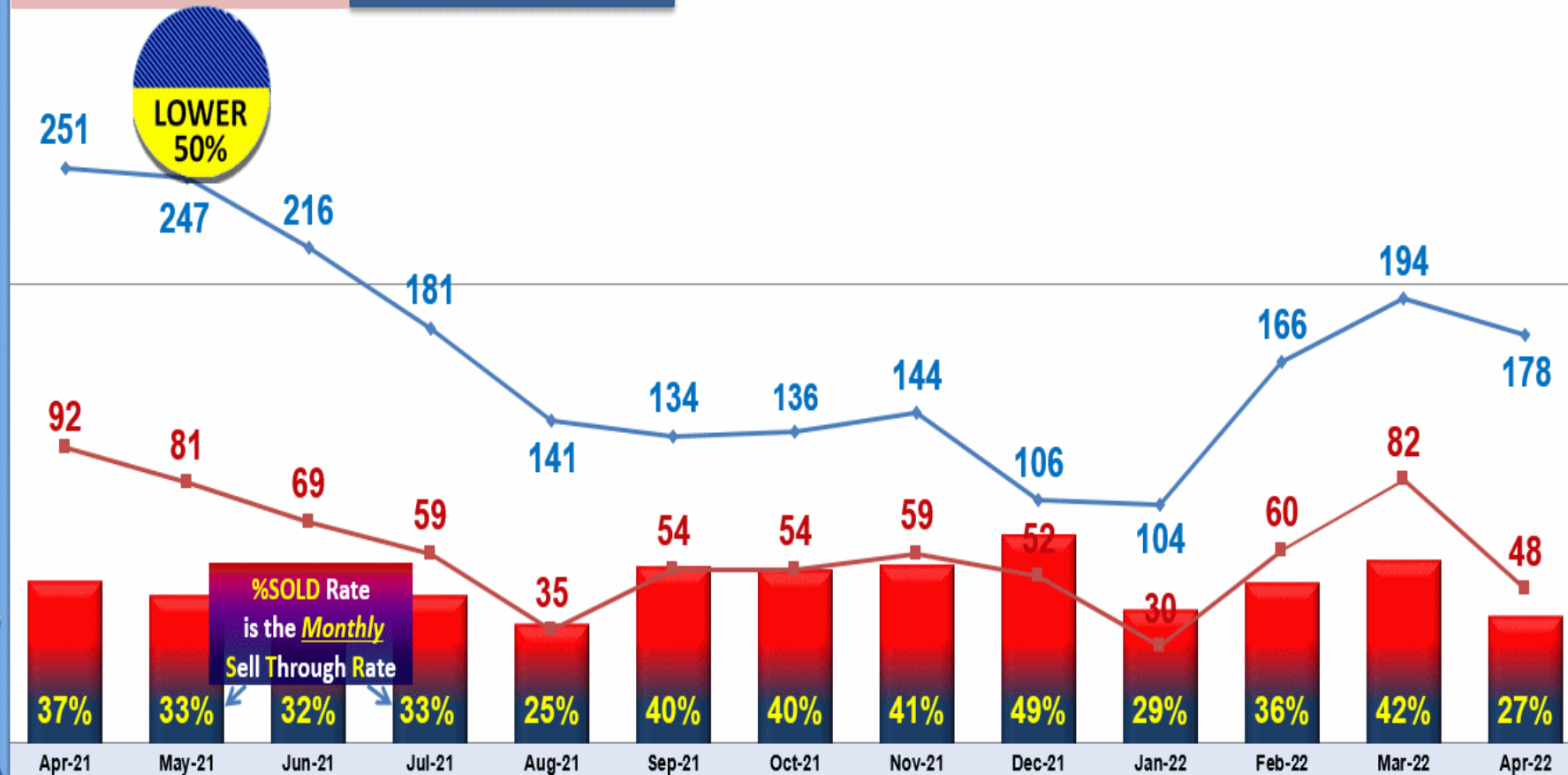
Detached



Detached



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



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

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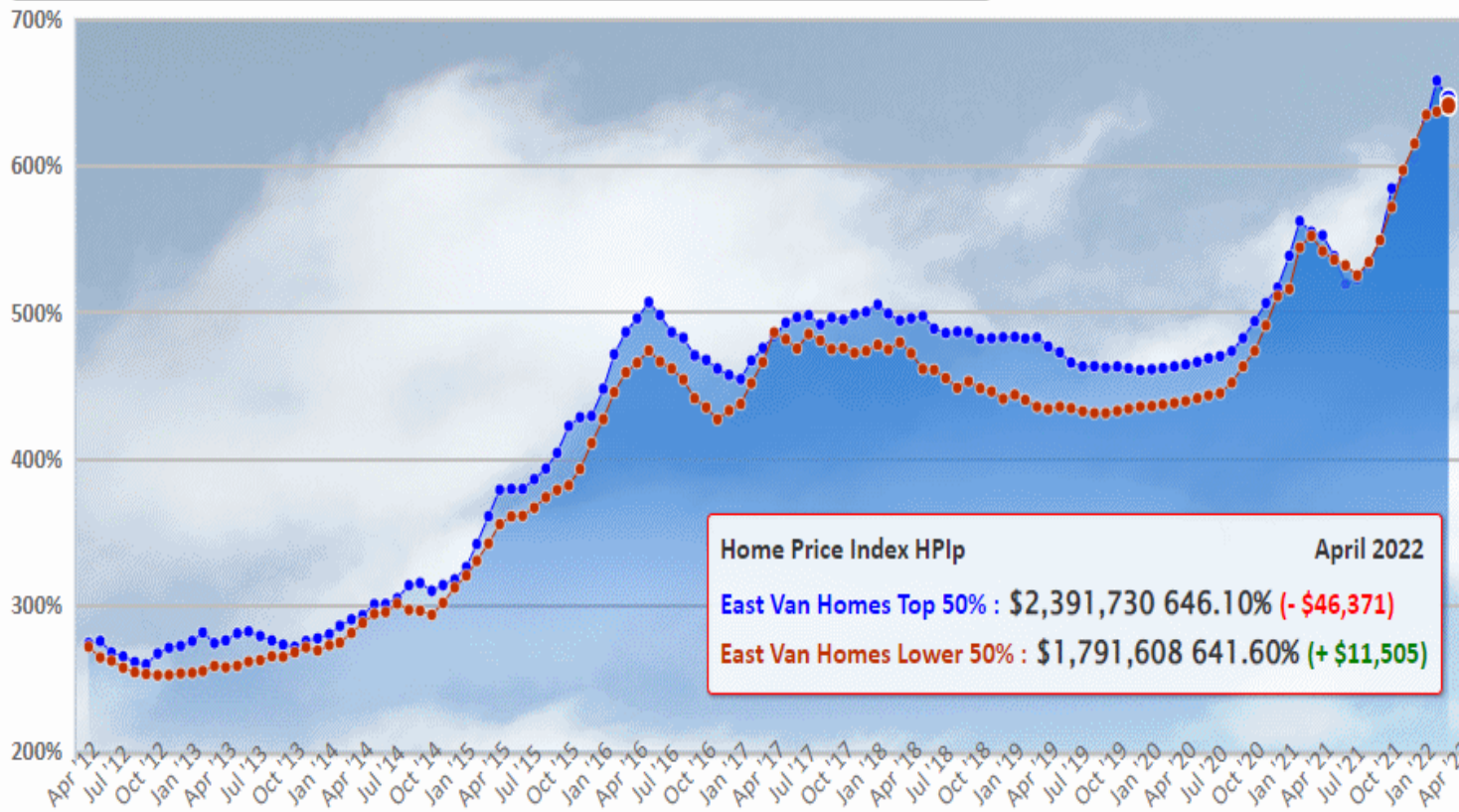


Market Analysis and Forecasting May 1/22 East Vancouver

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Apr 2022	% 646.10
Mar 2022	% 658.60
Feb 2022	% 630.60
Jan 2022	% 605.30
Dec 2021	% 590.80
Nov 2021	% 585.10
Oct 2021	% 548.90
Sep 2021	% 533.00
Aug 2021	% 523.00
Jul 2021	% 519.80
Jun 2021	% 538.70
May 2021	% 553.00



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Market Analysis and Forecasting May 1/22 West Surrey

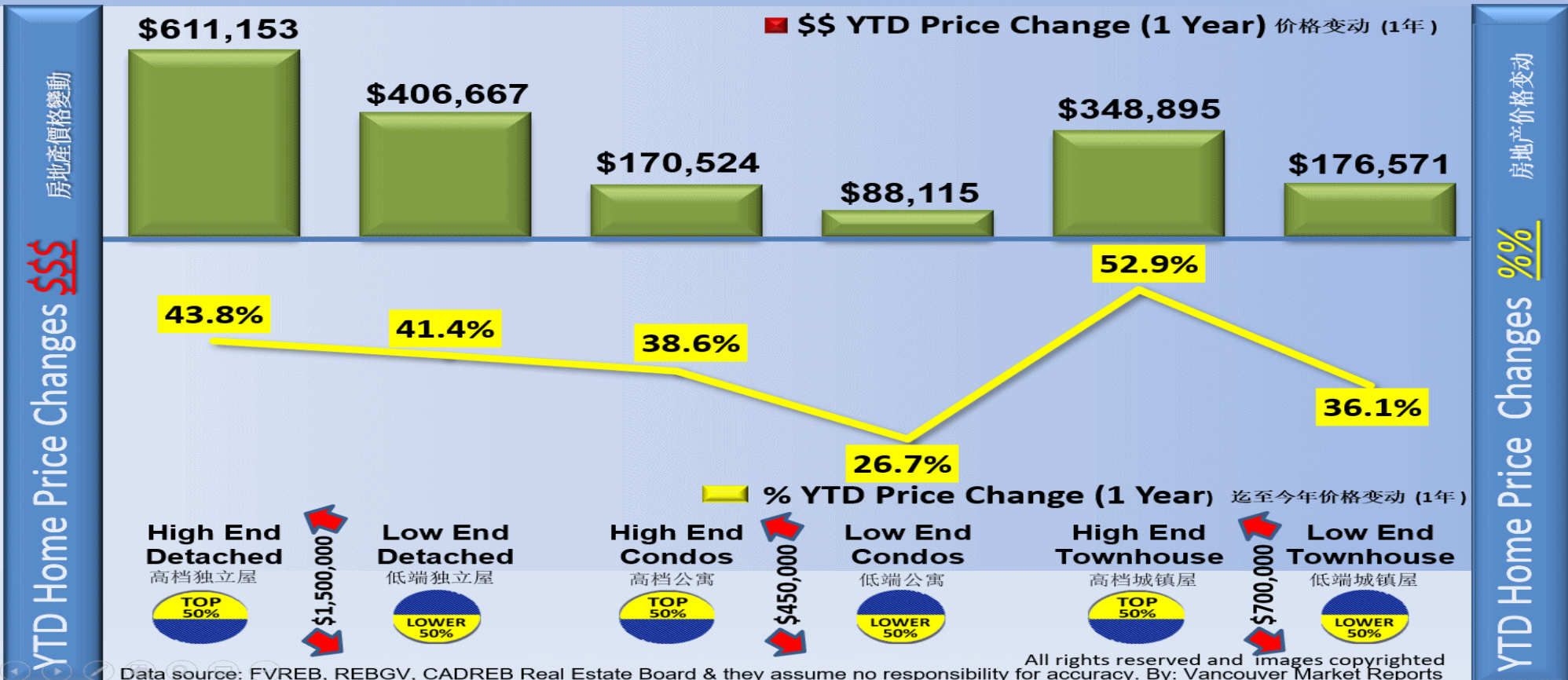
Surrey West Real Estate Price Changes (\$/%)

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



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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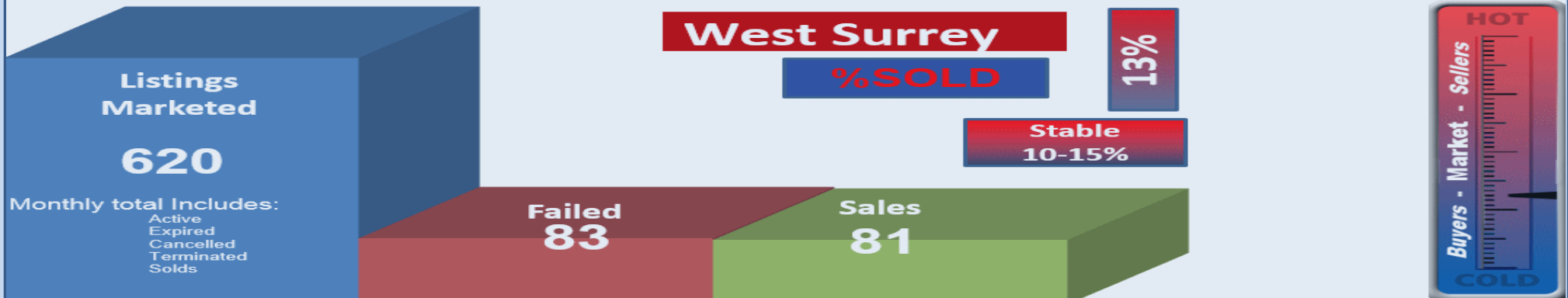
Statistics, on the Web!

detached homes



Market Analysis and Forecasting May 1/22 West Surrey

Monthly Market Activity - Apr 2022 - Single Family



May 1 2022 West Surrey Market Update (Detached)

Current: West Surrey is in a Seller Market with an average listing inventory, **13 %SOLD** rate and a 101% Sell/List Ratio.
(This means that there is an average of a **\$16,000** sales discount from the original list price)

Most Active Price Range: Homes between \$1.35 mill. - \$1.5 mill. have **30.4 %SOLD** rate.

Least Active Price Range: Homes above \$2.6 mill. have **6.2 % SOLD** rate.

History: The Surrey West Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$464,897.
The Surrey West Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$309,618.

*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?

West Surrey List Price Ranges Statistics - Apr 2022

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,350,000	34	4	10	97%	-\$5,500	11.8%	↓
\$1,350,001-\$1,500,000	46	14	9	99%	-\$18,500	30.4%	↑
\$1,500,000-\$1,700,000	41	9	7	103%	\$40,000	22.0%	↑
\$1,700,000-\$1,850,000	61	11	7	103%	\$50,100	18.0%	↑
\$1,850,000-\$2,200,000	111	17	6	100%	\$0	15.3%	↑
\$2,200,000-\$2,600,000	182	17	11	100%	\$0	9.3%	↓
\$2,600,001 and more	145	9	13	101%	\$26,000	6.2%	↓
Total Activity	620	81	8	101%	\$16,000	13%	

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change	
Total Listings** (A,S,T,C,X)	837	645	620		-25	↓
Active Listings (1st of the month)	392	329	412	456	44	↑
Solds	185	157	81		-76	↓
Days on Market (DOM)	7	7	8		1	↑
%SOLD (Sales/ Listings /mnlthly rate)	22.1%	24.3%	13.1%		-11%	↓
(Top 50%) Home Price Index HPIp	\$1,527,439	\$2,043,804	\$1,992,336		-\$51,468	↓
(Lower 50%) Home Price Index HPIp	\$1,039,101	\$1,396,828	\$1,348,719		-\$48,109	↓



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What Sold in your Neighbourhood and for What Price?

West Surrey Sub areas Statistics - Apr 2022

Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Bridgeview	24	1	0	97%	-\$40,000	4.2%
Bolivar Heights	98	14	9	101%	\$12,500	14.3%
Royal Heights	20	2	17	101%	\$10,150	3.7%
Cedar Hills	54	11	8	103%	\$50,100	10.7%
Whalley	61	7	13	100%	\$0	14.8%
Queen Mary Park Surrey	60	13	7	101%	\$16,000	15.1%
Bear Creek Green Timbers	72	10	9	100%	\$0	9.2%
West Newton	97	13	9	99%	-\$19,900	11.3%
East Newton	134	10	8	102%	\$25,556	7.2%
Total Activity	620	81	8	101%	\$16,000	13%



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Next Months Market Forecast

Forecast: West Surrey has average Listing supply; 456 homes are for sale and with the **13 %SOLD** monthly rate gives us a ~8 months of inventory. 9% of the active listings have reduced their price by \$89,290 on average or \$68,100 median in the last month. We project West Surrey to be a Seller market.

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

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

Analytical Methods: The 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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Vancouver Market Reports

Statistics, on the Web!

detached homes



Market Analysis and Forecasting May 1/22 West Surrey

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)

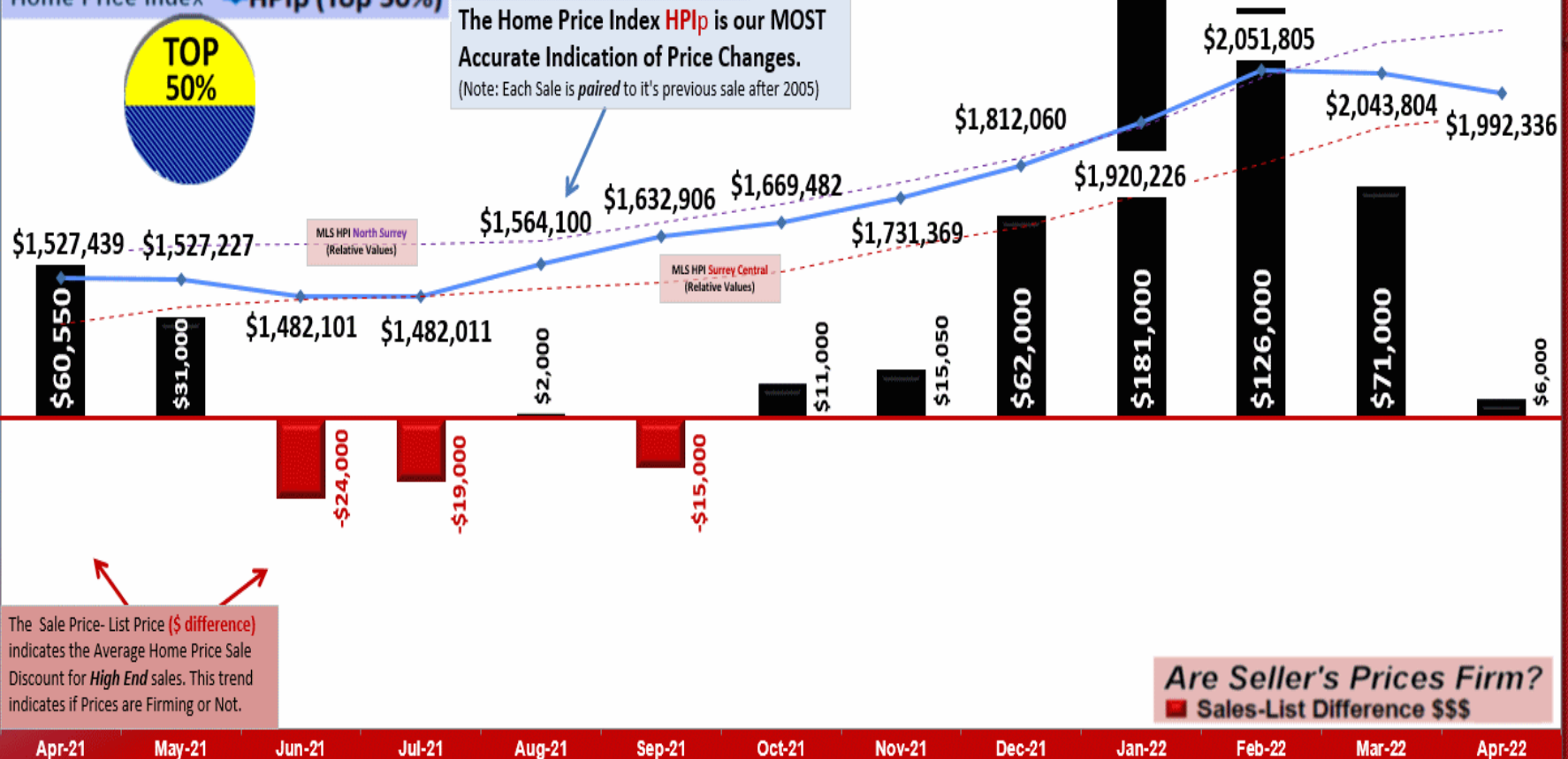
Home Price Changes
(Home Price Index Paired sales from 2005)

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 \$\$\$



Detached



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



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

produced by: **Arjun Kapoor**

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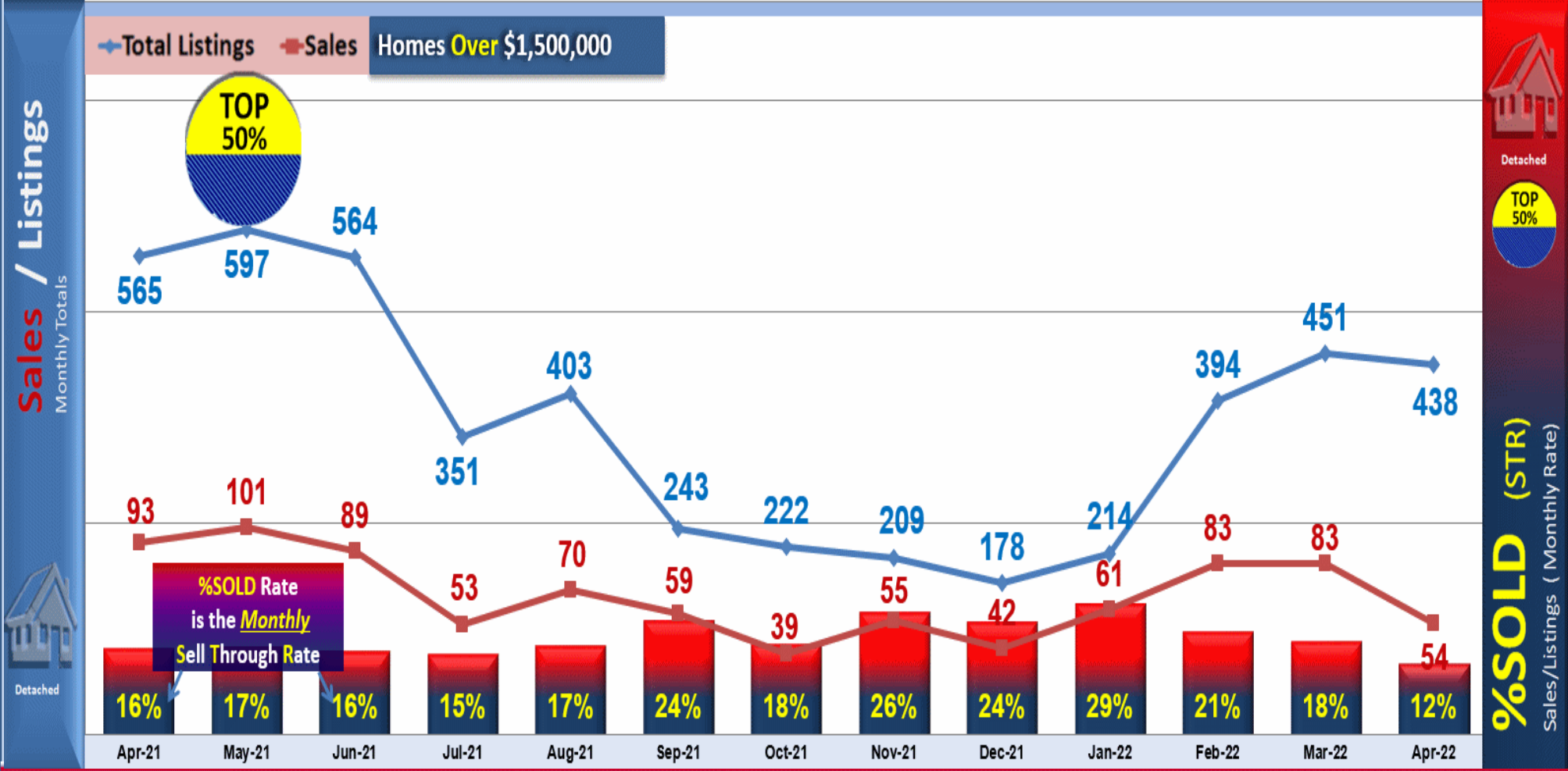
Statistics, on the Web!

detached homes



Market Analysis and Forecasting May 1/22 West Surrey

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



Sales / Listings
Monthly Totals



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



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

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Market Analysis and Forecasting May 1/22 West Surrey

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)

Are Home Prices Up?

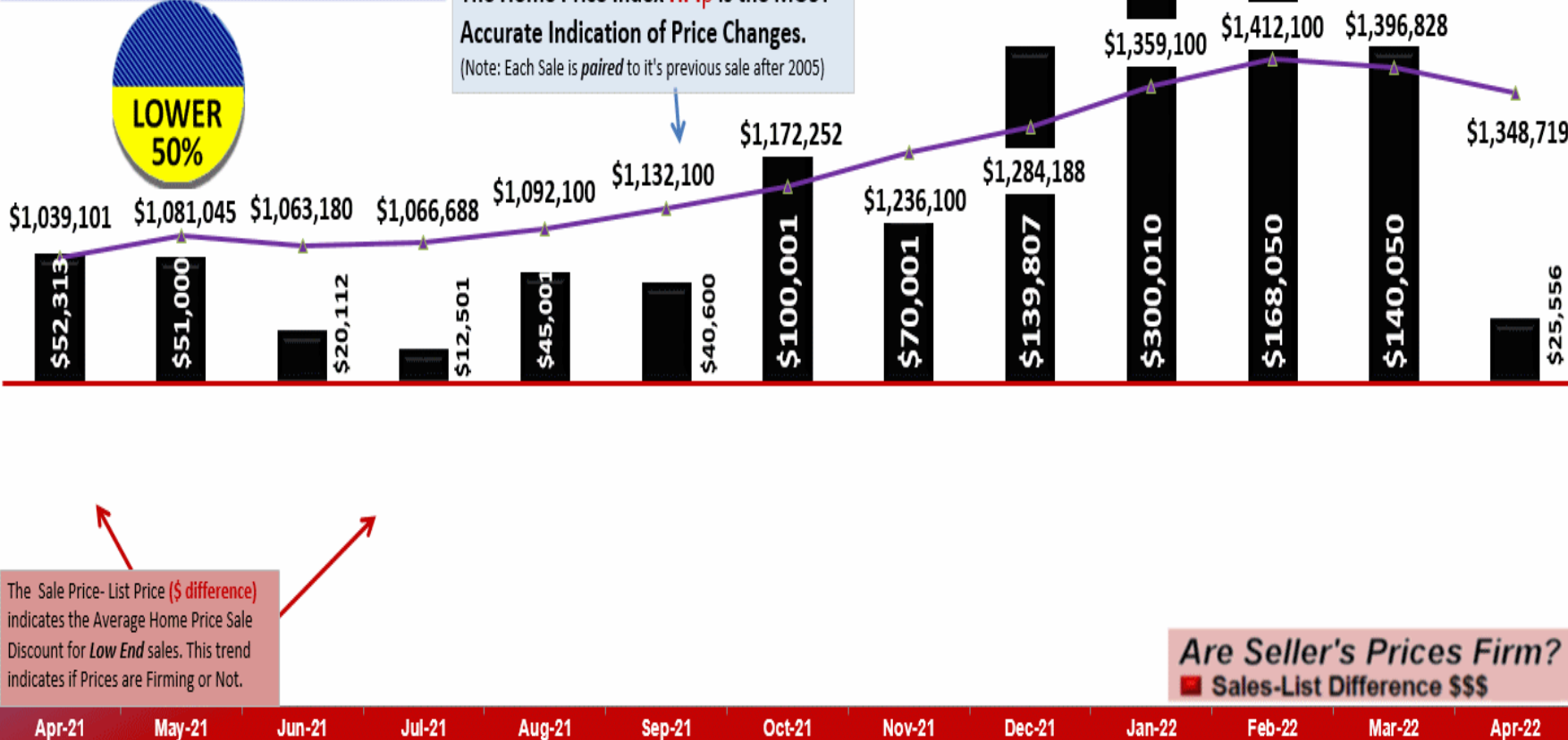
Home Price Index → HPIp (Lower 50%)



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 \$\$\$

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



Detached



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



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

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Market Analysis and Forecasting May 1/22 West Surrey

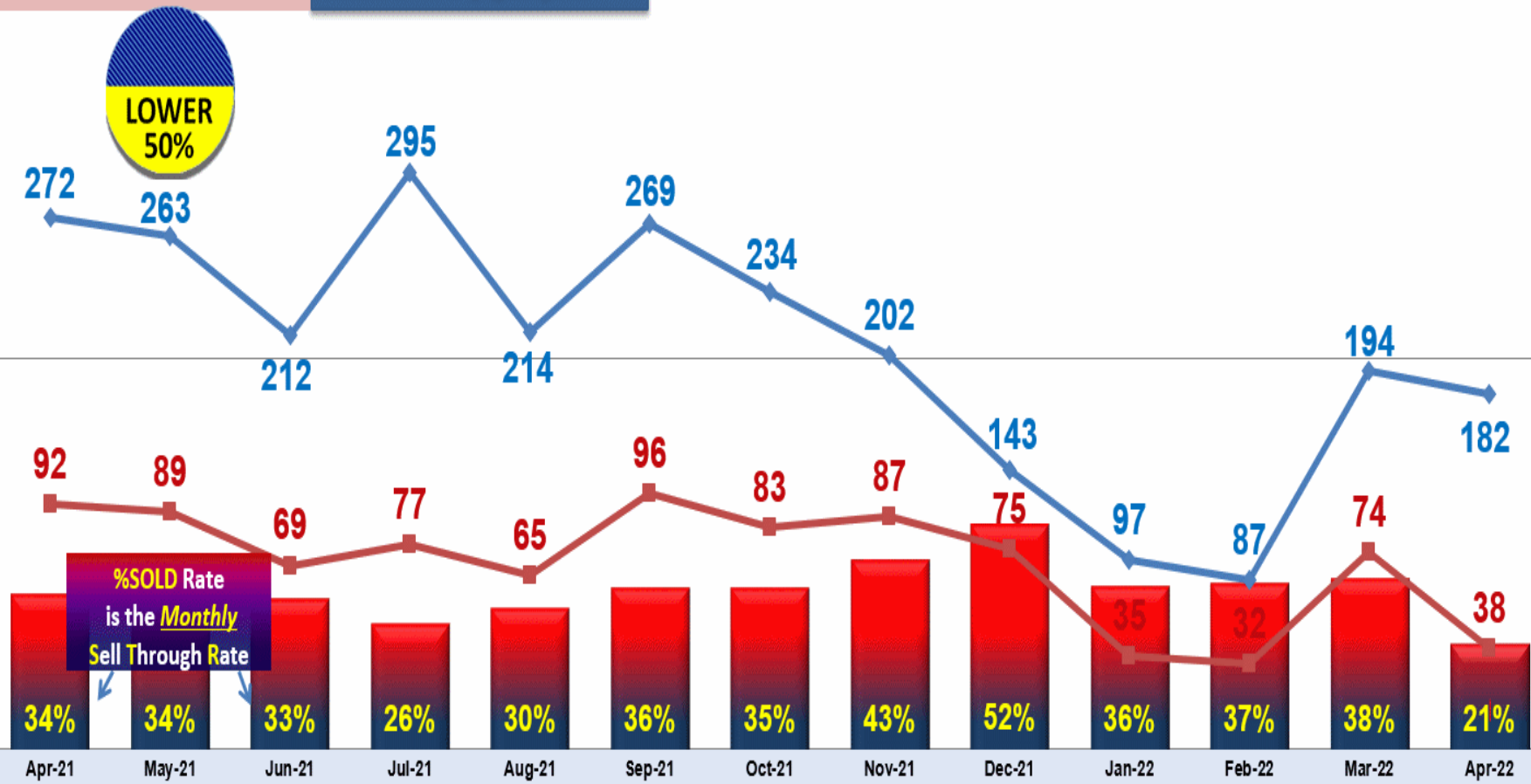
Detached West Surrey Total Listings **, Sales, and %SOLD Rates for Low End Homes

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

Sales / Listings
Monthly Totals



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



%SOLD Rate is the Monthly Sell Through Rate



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

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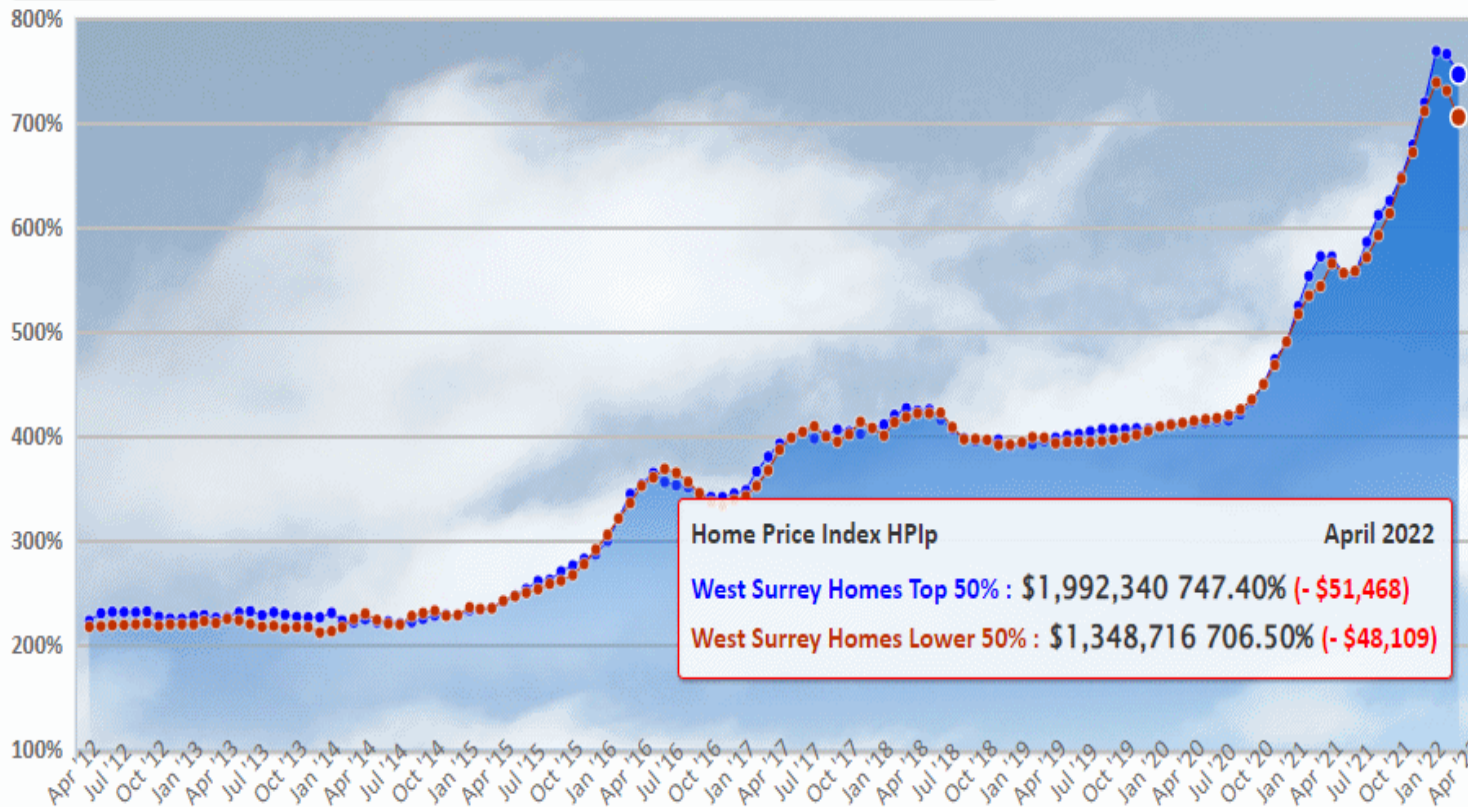
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Market Analysis and Forecasting May 1/22 West Surrey

Powered by the Greater Vancouver Market Reports HPIp

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



Monthly Home values

Date	Value
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
May 2021	% 572.90



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Statistics, on the Web!

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Market Analysis and Forecasting May 1/22 Langley, Walnut Grove

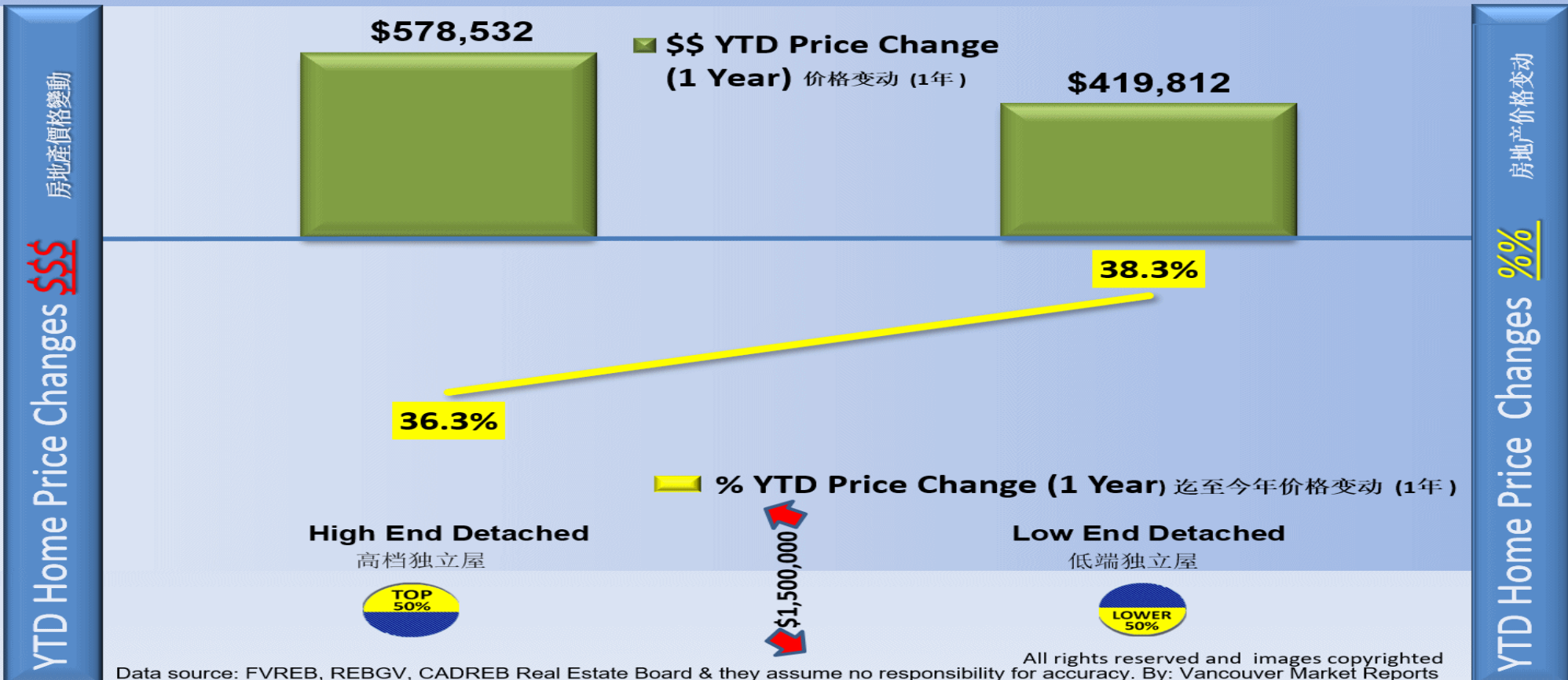
North Langley Real Estate Price Changes (\$/%)

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

Powered by: Vancouver Market Reports HPIp



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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Statistics, on the Web!

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Market Analysis and Forecasting May 1/22 Langley, Walnut Grove

Monthly Market Activity - Apr 2022 Single Family

Fort Langley-Walnut Grove



May 1 2022 North Langley Market Update (Detached)

Current: North Langley is in a Seller Market with normal listing inventories, a **30 %SOLD** rate and a 100% Sell/List Ratio.

(This means that there is an average of a **\$100** Discount on a sale from the original list price)

Most Active Price Range: Homes below \$1.35 mill. have **46.2 %SOLD** rate resulting in a Seller Market.

Least Active Price Range: Homes between \$2.2 mill. - \$3.8 mill. have **14.8 %SOLD** rate.

History: The North Langley Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$444,211.
The North Langley Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$370,878.

*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?

North Langley List Price Ranges Statistics - Apr 2022

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,350,000	26	12	8	102%	\$23,000	46.2%	↑
\$1,350,001-\$1,700,000	53	18	9	100%	\$2,550	34.0%	↑
\$1,700,001-\$2,200,000	61	20	8	100%	\$7,750	32.8%	↑
\$2,200,001-\$3,800,000	27	4	16	96%	-\$88,072	14.8%	
\$3,800,001 and more	31	5	28	90%	-\$400,000	16.1%	↑
Total Activity	198	59	8	100%	\$100	30%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change	
Total Listings** (A,S,T,C,X)	320	189	198		9	↑
Active Listings (1st of the month)	150	80	109	120	11	↑
Solds	112	61	59		-2	↓
Days on Market (DOM)	7	6	8		2	↑
%SOLD (Sales/ Listings /mnlthly rate)	35.0%	32.3%	29.8%		-2.5%	↓
(Top 50%) Home Price Index HPIp	\$1,737,100	\$2,223,921	\$2,181,311		-\$42,610	↓
(Lower 50%) Home Price Index HPIp	\$1,164,100	\$1,554,415	\$1,534,978		-\$19,438	↓



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What Sold in your Neighbourhood and for What Price?

North Langley Sub areas Statistics - Apr 2022					Detached	
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Walnut Grove	65	26	7	102%	\$23,500	40.0%
County Line Glen Valley	15	2	17	91%	-\$349,500	13.3%
Willoughby Heights	97	23	9	99%	-\$9,000	23.7%
Fort Langley	21	8	13	96%	-\$74,894	38.1%
Total Activity	198	59	8	100%	\$100	30%



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Next Months Market Forecast

Forecast: North Langley has an average Listing supply; 120 homes are for sale and with the strong **30 %SOLD** monthly rate gives us a ~3 months of inventory. 15% of the active listings have reduced their price by \$150,672 on average and \$65,950 on median in the last month.

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

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

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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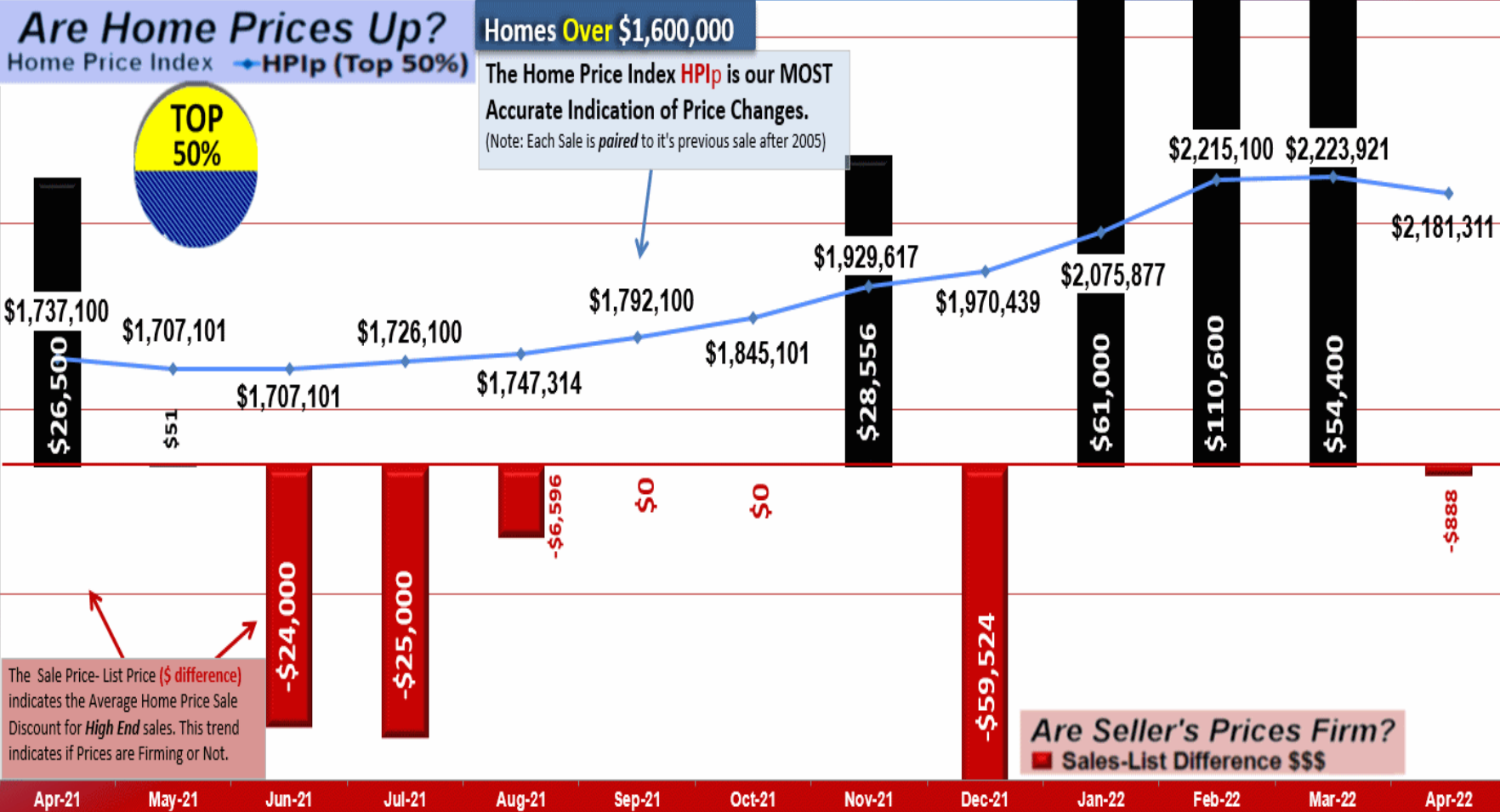
detached homes



Market Analysis and Forecasting May 1/22 Langley, Walnut Grove

Detached 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)

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



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 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 \$\$\$



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



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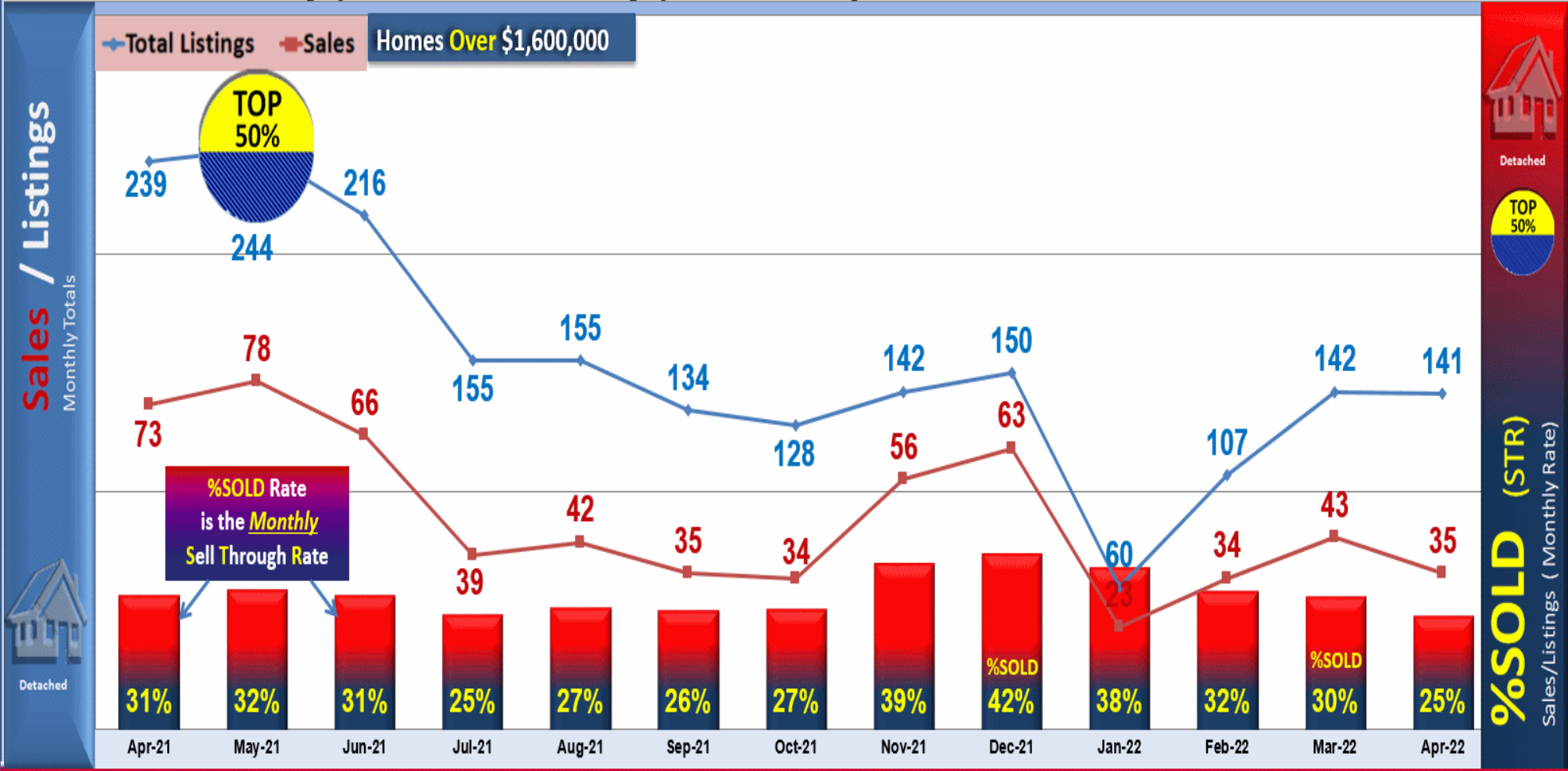
Statistics, on the Web!

detached homes



Market Analysis and Forecasting May 1/22 Langley, Walnut Grove

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



Sales / Listings
Monthly Totals



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

Vancouver Market Reports

Statistics, on the Web!

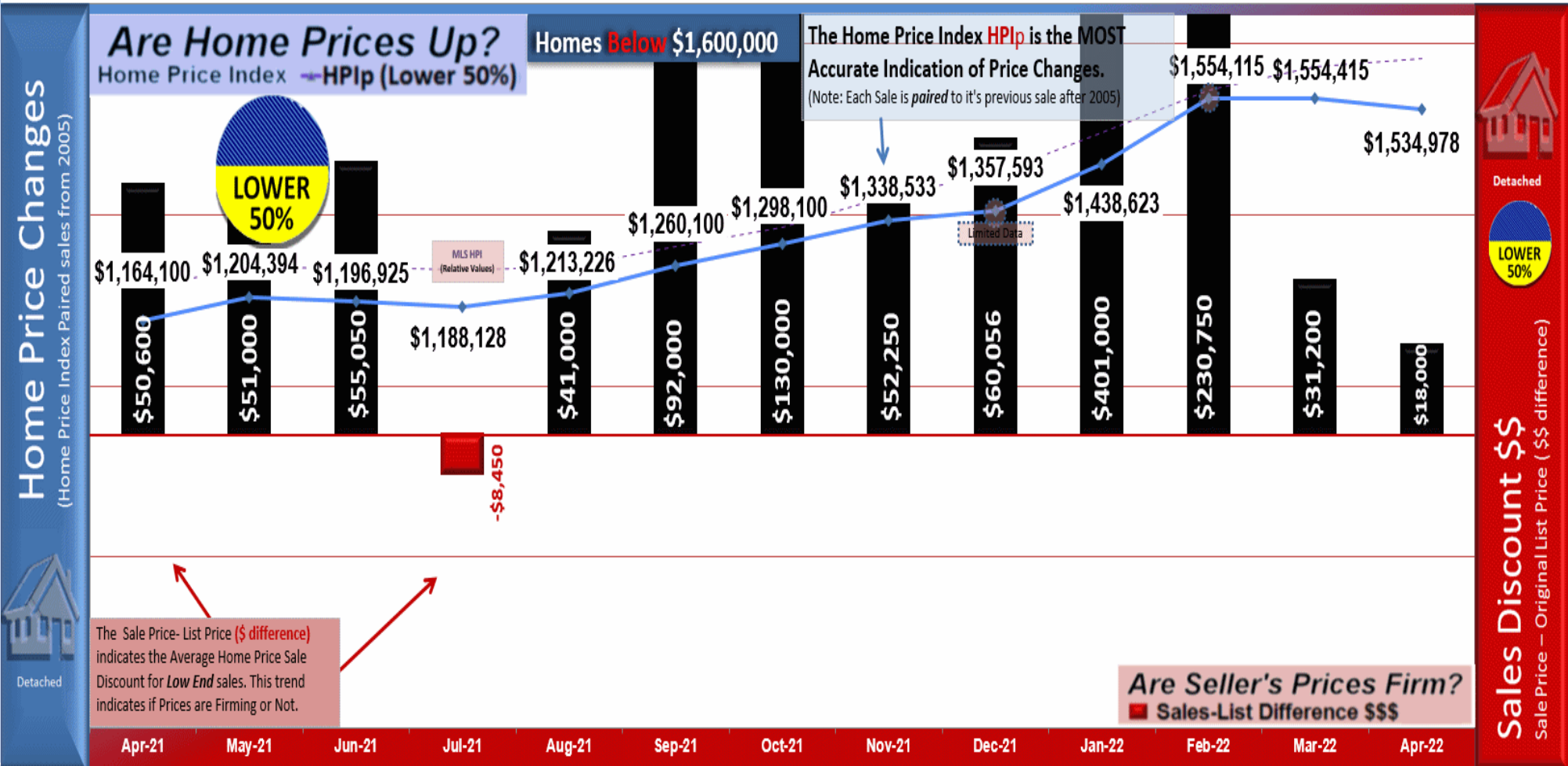
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Market Analysis and Forecasting May 1/22 Langley, Walnut Grove

Detached

North Langley: Walnut Grove, Fort Langley 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)

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

Homes Below \$1,600,000

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

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

MLS HPI (Relative Values)

Limited Data

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

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



Detached



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



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Market Analysis and Forecasting May 1/22 Langley, Walnut Grove

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

→ Total Listings → Sales Homes Below \$1,600,000

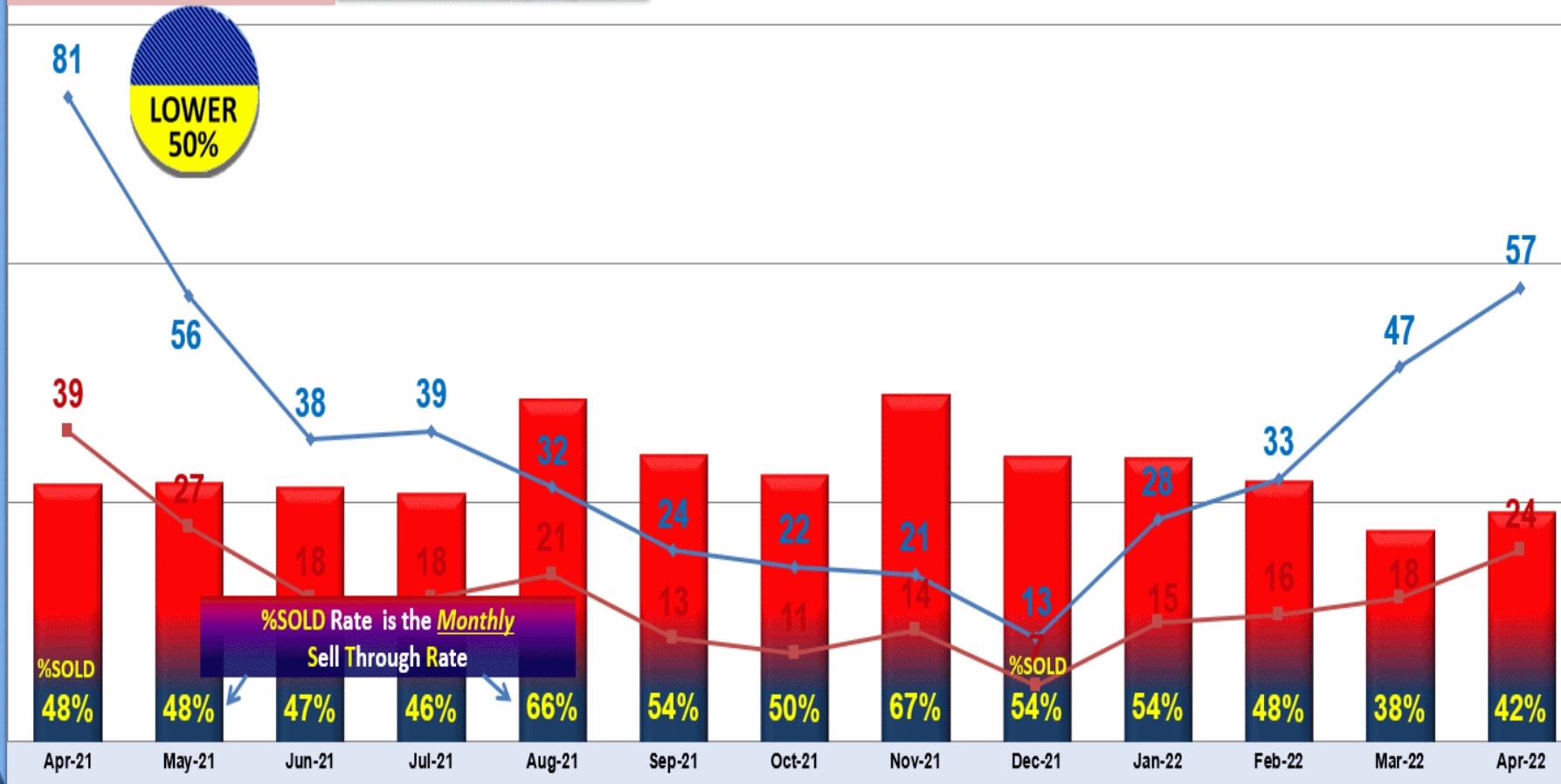
Sales / Listings
Monthly Totals



Detached



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



%SOLD Rate is the Monthly Sell Through Rate



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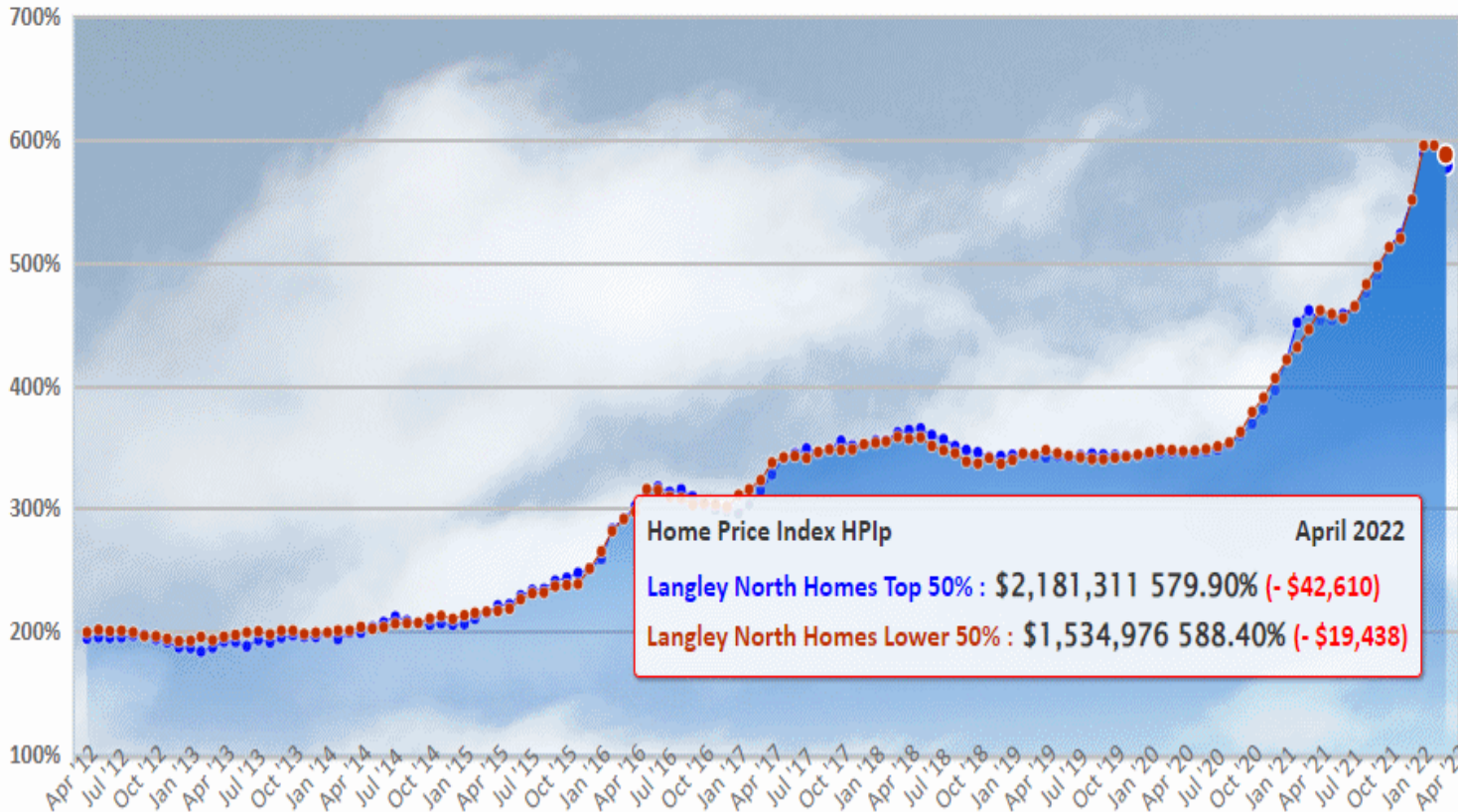
Statistics, on the Web!



Market Analysis and Forecasting May 1/22 Langley, Walnut Grove

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 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
May 2021	% 453.80



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Market Analysis and Forecasting May 1/22 Langley, Cloverdale

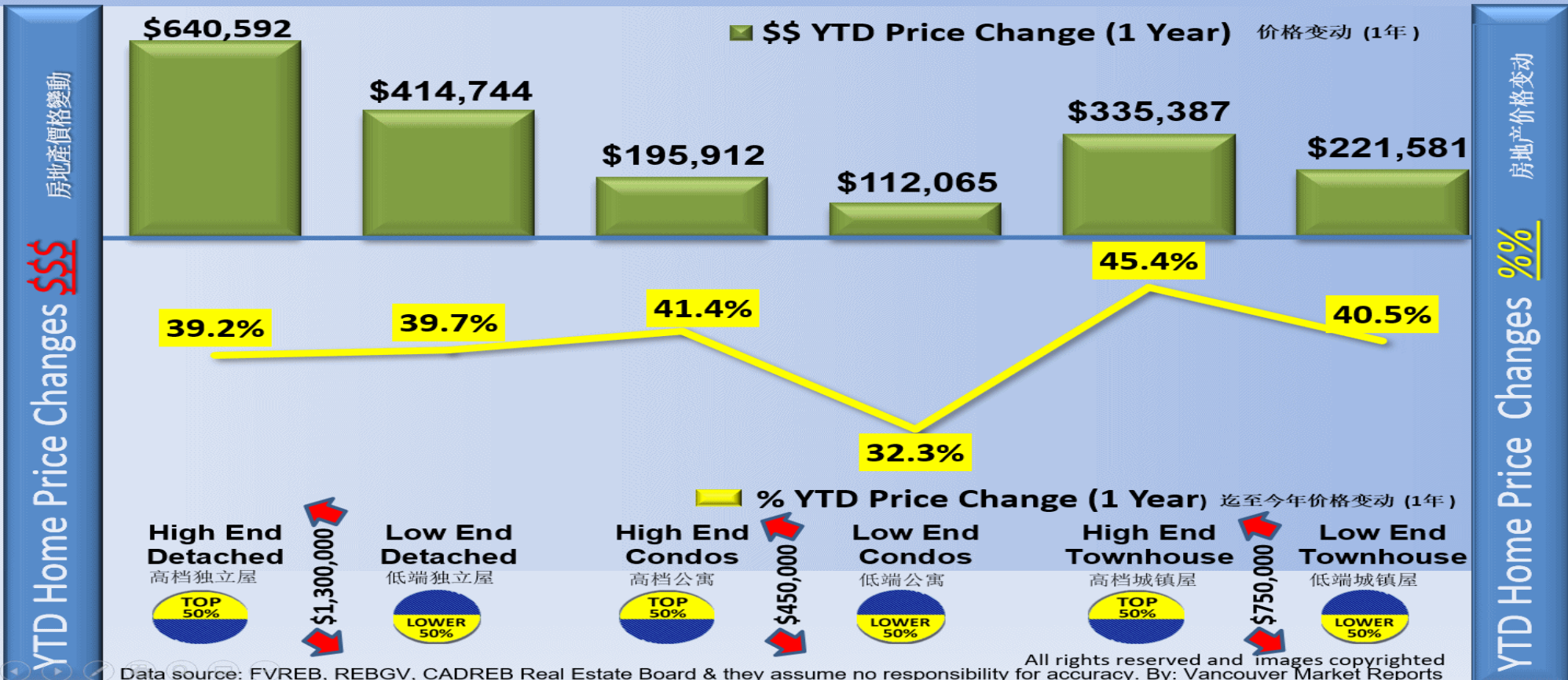
Langley-Cloverdale Real Estate Price Changes (\$/%)

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 \$\$\$ 房地产价格变动

YTD Home Price Changes %%% 房地产价格变动

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Market Analysis and Forecasting May 1/22 Langley, Cloverdale

Monthly Market Activity - Apr 2022 Single Family



May 1 2022 Langley, Cloverdale Market Update (Detached)

Current: Langley, Cloverdale is in a Seller Market with average listing inventories, a **20 %SOLD** rate and a 103% Sell/List Ratio.
(This means that there is an average of a \$0 increase on a sale from the original list price)

Most Active Price Range: Homes below \$1.1 mill. have High **40.5 %SOLD** rate and is in a Seller Market.

Least Active Price Range: Homes above \$5.5 mill. have **4.5 %SOLD** rate.

History: The Langley, Cloverdale Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$523,480.
The Langley, Cloverdale Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$335,697.

*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 2022

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,100,000	37	15	11	100%	\$1,200	40.5%	↑
\$1,100,001-\$1,400,000	79	28	8	99%	-\$11,000	35.4%	↑
\$1,400,001-\$1,550,000	77	28	7	100%	\$0	36.4%	↑
\$1,550,001-\$1,700,000	100	22	12	100%	\$0	22.0%	↑
\$1,700,001-\$1,850,000	69	8	7	104%	\$69,494	11.6%	
\$2,000,000-\$2,300,000	87	13	7	100%	-\$4,800	14.9%	
\$2,300,001-\$2,750,000	69	9	8	101%	\$21,000	13.0%	
\$2,750,001-\$3,750,000	67	6	6	100%	-\$7,500	9.0%	↓
\$3,750,001-\$5,500,000	34	2	30	97%	-\$111,500	5.9%	↓
\$5,500,001 and more	48	2	5	105%	\$453,000	4.2%	↓
Total Activity	667	133	8	100%	\$0	20%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change	
Total Listings** (A,S,T,C,X)	760	660	667		7	↑
Active Listings (1st of the month)	364	318	415	467	52	↑
Solds	281	203	133		-70	↓
Days on Market (DOM)	7	9	8		-1	↓
%SOLD (Sales/ Listings /mnlthly rate)	37.0%	30.8%	19.9%		-10.8%	↓
(Top 50%) Home Price Index HPIp	\$1,720,616	\$2,313,626	\$2,244,096		-\$69,530	↓
(Lower 50%) Home Price Index HPIp	\$1,104,403	\$1,506,158	\$1,440,100		-\$66,058	↓

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What Sold in your Neighbourhood and for What Price?

Langley, Cloverdale Sub areas Statistics - Apr 2022				Detached		
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Cloverdale BC	185	15	12	100%	\$0	8.1%
Serpentine	6	28	5	113%	\$1,006,000	466.7%
Clayton	56	28	6	103%	\$50,000	50.0%
Murrayville	31	22	7	103%	\$49,000	71.0%
Salmon River	50	8	6	100%	\$10,500	16.0%
Brookswood Langley	95	13	9	98%	-\$24,450	13.7%
Aldergrove Langley	81	9	7	99%	-\$4,900	11.1%
Campbell Valley	42	6	22	99%	-\$25,000	14.3%
Otter District	27	2	12	94%	-\$42,000	7.4%
Langley City	94	2	8	99%	-\$19,880	2.1%
Total Activity	667	133	8	100%	\$0	20%



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

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Next Months Market Forecast

Forecast: Langley, Cloverdale has an average Listing supply; 467 homes are for sale and with the **20 %SOLD** monthly rate gives us a ~5 months of inventory. 18% of the active listings have reduced their price by \$133,203 on average or \$100,000 median in the last month. We project Langley, Cloverdale Detached to be a Seller market.

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

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

Analytical Methods: The 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.

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Statistics, on the Web!

detached homes



Market Analysis and Forecasting May 1/22 Langley, Cloverdale

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)

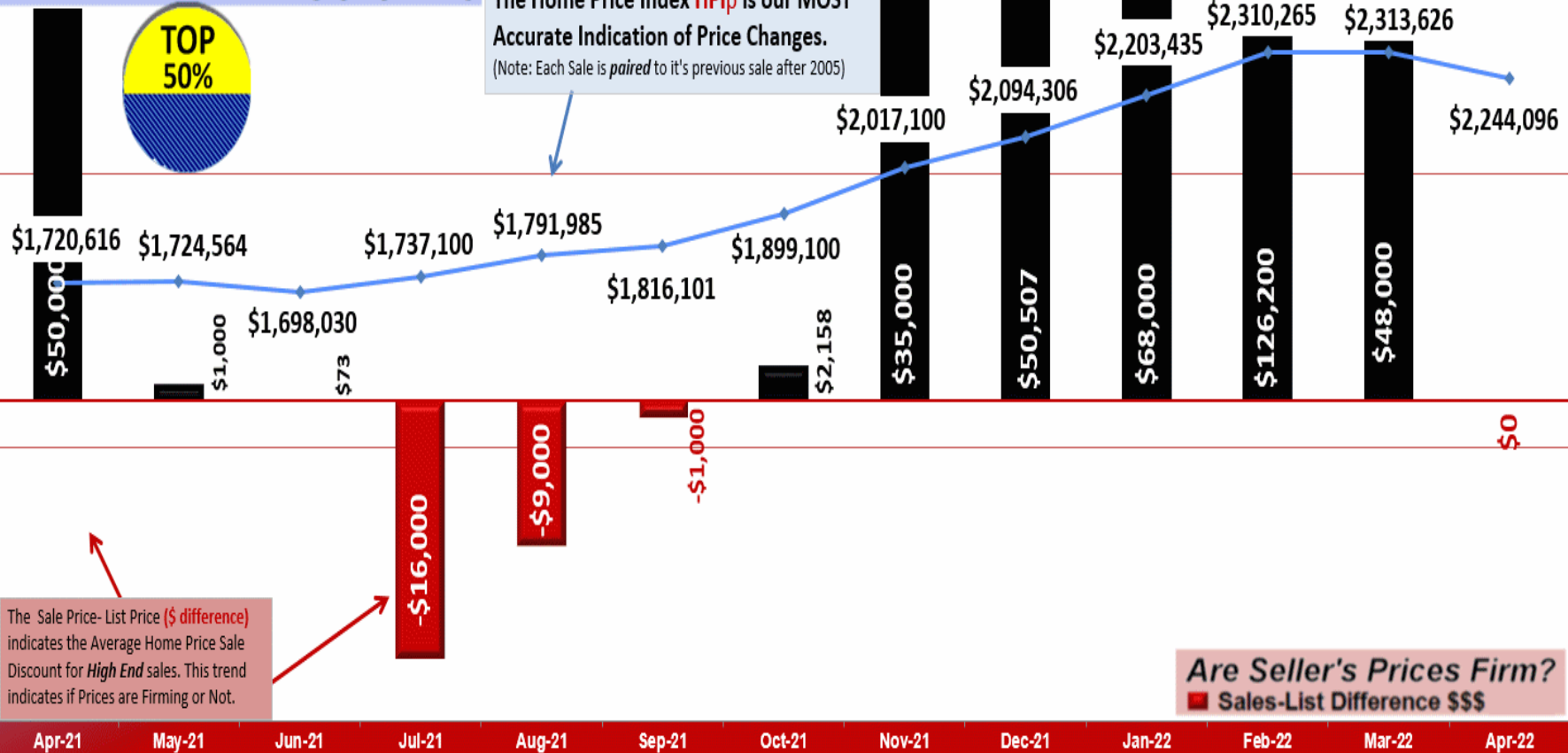
Are Home Prices Up?

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 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 \$\$\$



Detached



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



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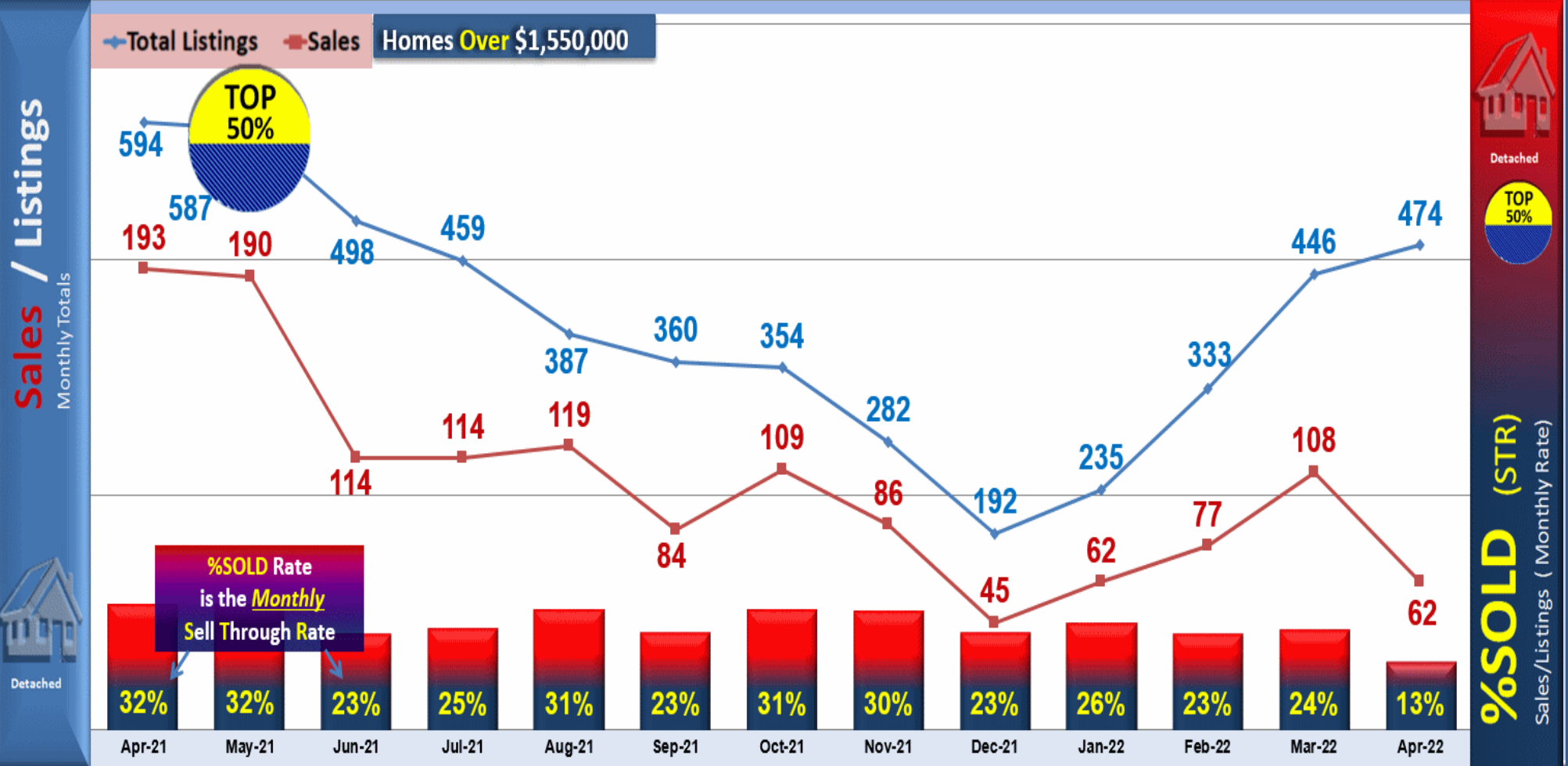
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Market Analysis and Forecasting May 1/22 Langley, Cloverdale

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



Sales / Listings
Monthly Totals



Detached



Detached



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

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Market Analysis and Forecasting May 1/22 Langley, Cloverdale

Detached Langley, Cloverdale 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?

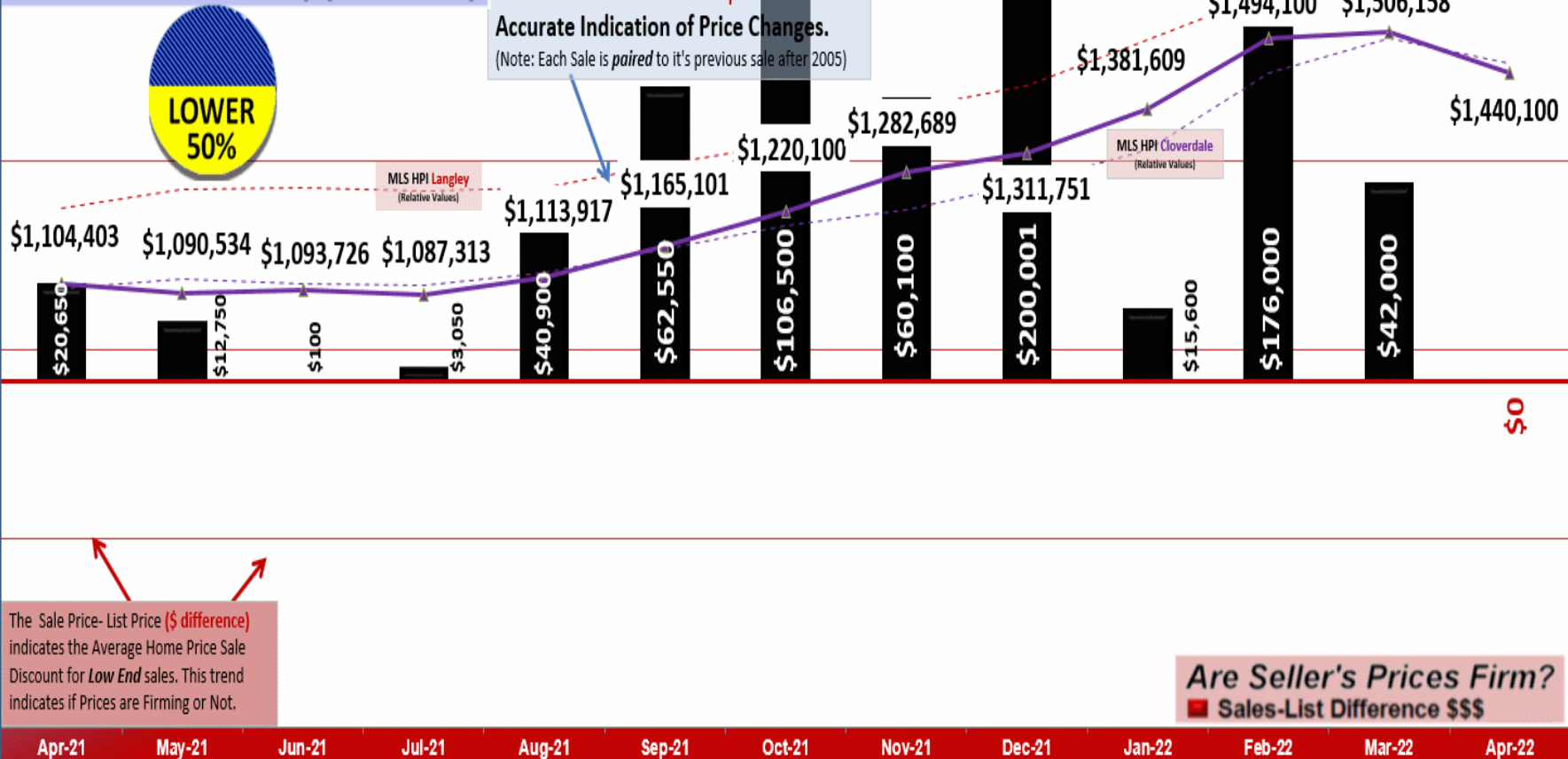
Home Price Index → HPIp (Lower 50%)



Homes Below \$1,550,000

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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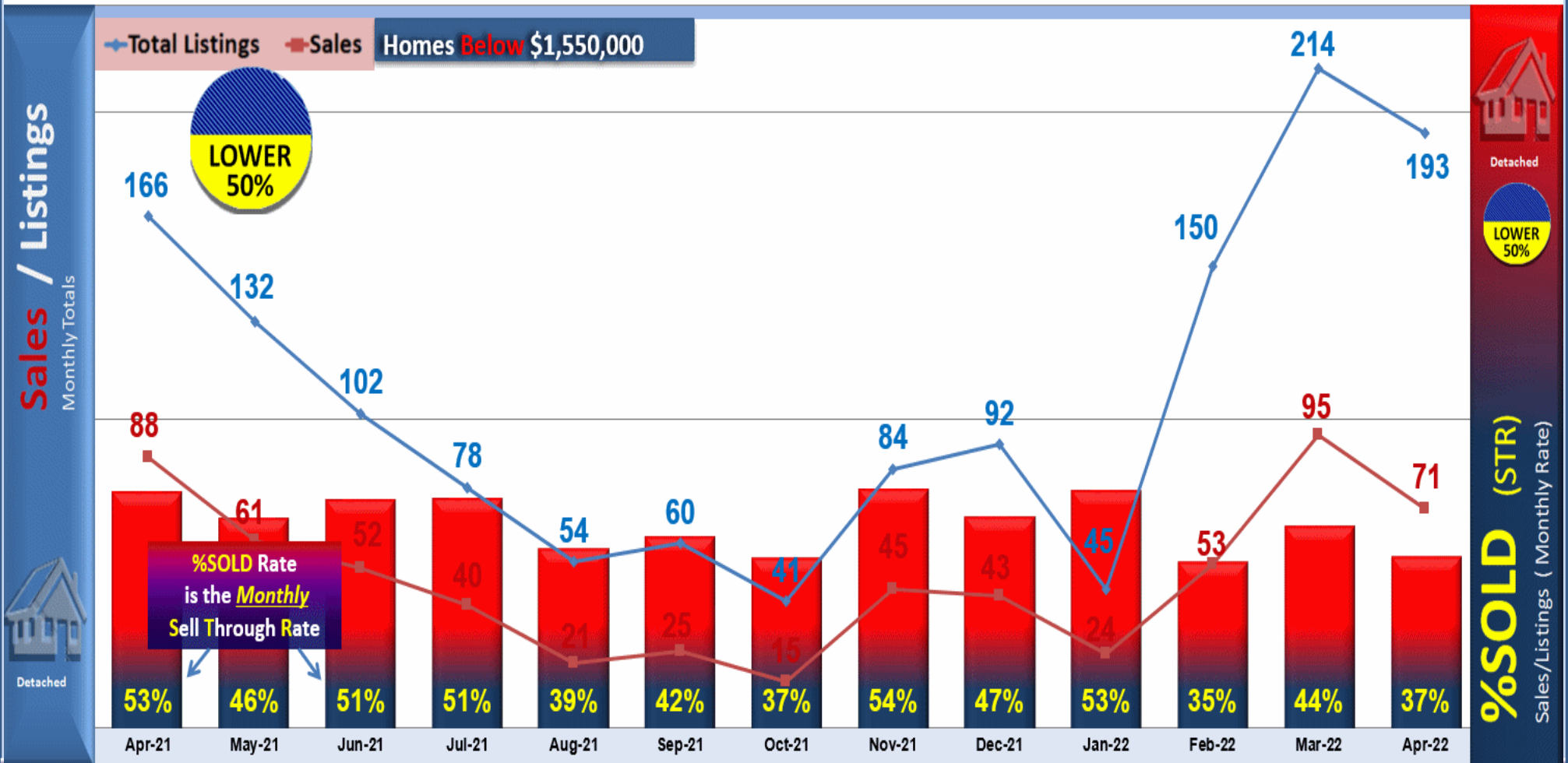
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Market Analysis and Forecasting May 1/22 Langley, Cloverdale

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



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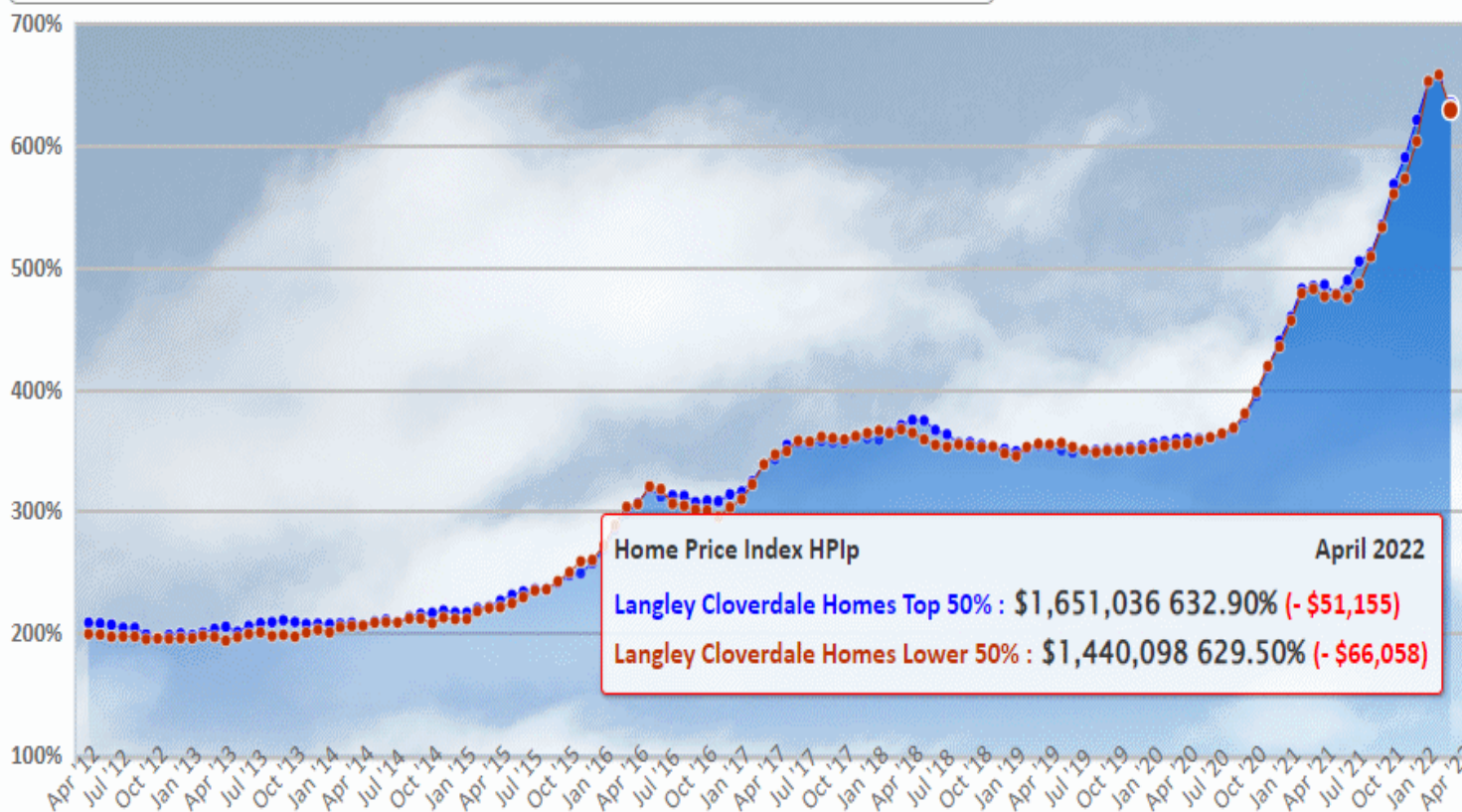


Market Analysis and Forecasting May 1/22 Langley, Cloverdale

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
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
May 2021	% 486.40



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Market Analysis and Forecasting May 1/22 Abbotsford

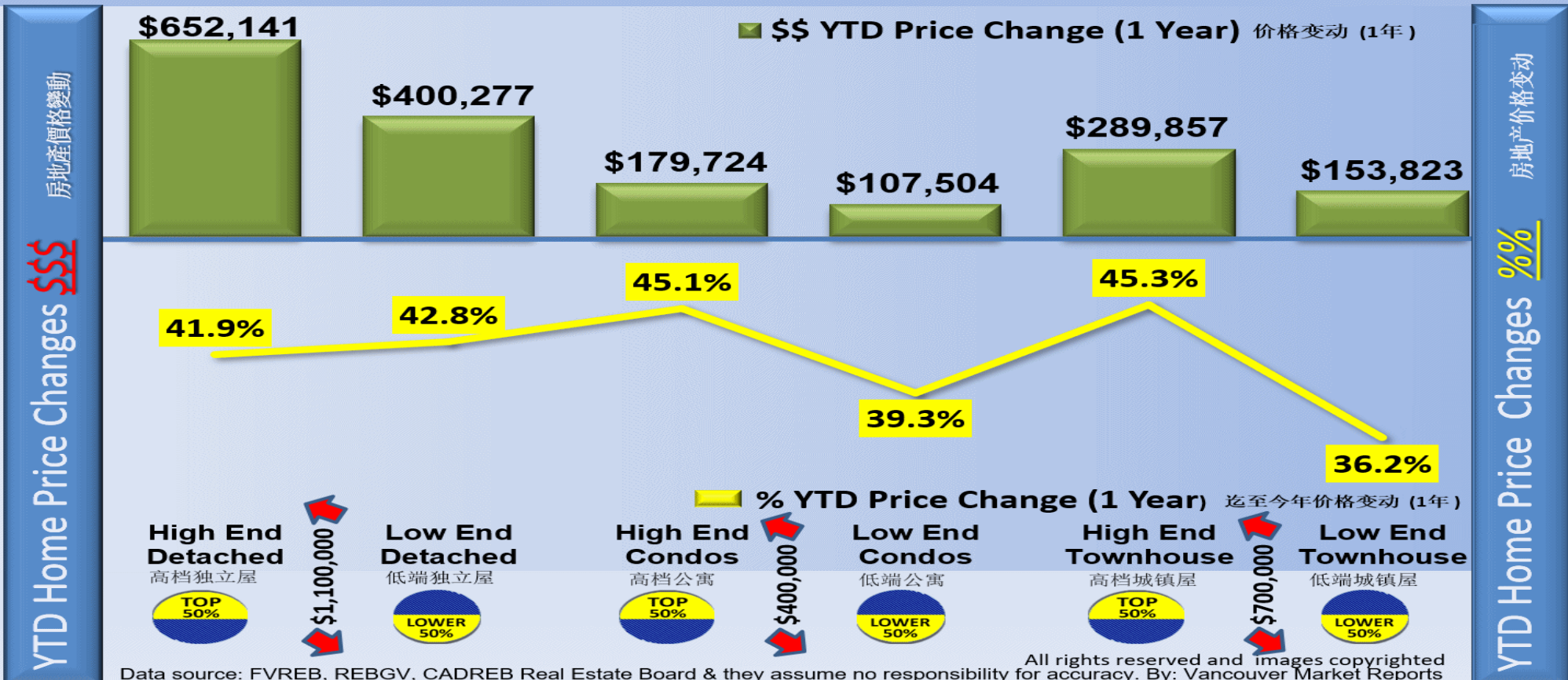
Abbotsford Real Estate Price Changes (\$/%)

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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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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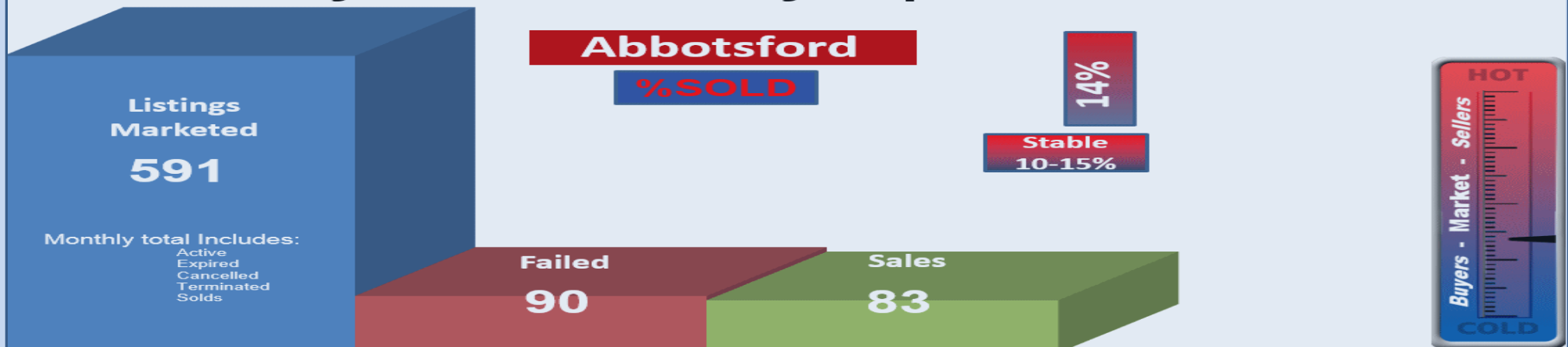
Statistics, on the Web!

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Market Analysis and Forecasting May 1/22 Abbotsford

Monthly Market Activity - Apr 2022 - Single Family



May 1 2022 Abbotsford Market Update (Detached)

Current: Abbotsford is in Seller Market with average listing inventories, a **14 %SOLD** rate and a 98% Sell/List Ratio.

(This means that on an average sale there is a \$20,000 increase from the original list price) .

Most Active Price Range: Homes below \$1.1mill have a **36.2 %SOLD** rate.

Least Active Price Range: Homes above \$2.5 mill. have a **3.0 %SOLD** rate.

History: The Abbotsford Home Price Index **HPIp (Top 50%)** shows that prices increased \$397,972.
The Abbotsford Home Price Index **HPIp (Lower 50%)** shows that prices increased \$292,086 year-to-date.

*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?

Abbotsford List Price Ranges Statistics - Apr 2022

Detached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,100,000	47	17	10	99%	-\$9,900	36.2%	↑
\$1,100,001-\$1,275,000	62	13	11	98%	-\$25,000	21.0%	↑
\$1,275,001-\$1,400,000	139	28	9	98%	-\$24,450	20.1%	↑
\$1,400,001-\$1,550,000	100	10	10	102%	\$25,050	10.0%	↓
\$1,550,001-\$1,800,000	111	7	6	99%	-\$24,000	6.3%	↓
\$1,800,001-\$2,500,000	65	6	8	100%	-\$7,500	9.2%	↓
\$2,500,001 and more	67	2	59	95%	-\$259,500	3.0%	↓
Total Activity	591	83	10	98%	-\$20,000	14%	

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change	
Total Listings** (A,S,T,C,X)	682	599	591		-8	↓
Active Listings (1st of the month)	291	276	357	418	61	↑
Solds	236	189	83		-106	↓
Days on Market (DOM)	7	7	10		3	↑
%SOLD (Sales/ Listings /mnlthly rate)	35%	32%	14%		-17.5%	↓
(Top 50%) Home Price Index HPIp	\$1,681,128	\$2,175,100	\$2,079,100		-\$96,000	↓
(Lower 50%) Home Price Index HPIp	\$992,014	\$1,347,377	\$1,284,100		-\$63,277	↓

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What Sold in your Neighbourhood and for What Price?

Abbotsford Sub areas Statistics - Apr 2022					Detached	
Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Poplar	34	2	13	98%	-\$24,500	5.9%
Bradner	21	3	12	99%	-\$49,000	14.3%
Matsqui	11	4	14	90%	-\$135,450	36.4%
Sumas Mountain	7	0				0.0%
Abbotsford West	143	22	12	100%	-\$4,950	15.4%
Abbotsford East	227	38	9	98%	-\$22,000	16.7%
Aberdeen	32	1	2	100%	\$3,000	3.1%
Sumas Prairie	9	1	17	104%	\$50,000	11.1%
Central Abbotsford	107	12	10	97%	-\$35,306	11.2%
Total Activity	591	83	10	98%	-\$20,000	14%



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Next Months Market Forecast

Forecast: Abbotsford has average Listing supply; 418 homes are for sale & with the **14 %SOLD** monthly rate gives us a ~7 months of inventory. 19% of the active listings have reduced their price by \$90,278 on average and \$60,450 on median in the last month. We project Abbotsford to continue in Seller Market.

The Fraser Valley's Detached Home Market has now dropped for the 2nd month in a row. The Average Home Price decreased (\$43,918) which is a big change from the \$2,921 drop that we saw in March. This adjustment is partially caused by the erosion of consumer confidence with the \$2/liter gas prices, interest rates, and economic woes. This is the 4th lowest monthly price decrease we have seen on record. We are now forecasting that the majority of the Fraser Valley Market continues to be in a Buyer's Market in the next coming months. Currently, the Condo Market is still Stable with an Average Price Increase of \$1,617. Meanwhile, Townhouse Markets have switched to a Buyer's Market with an (\$8,069) average price decrease. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

Analytical Methods: The Abbotsford 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 **Abbotsford HPIp Top 50%** representing the higher end sales the **Abbotsford 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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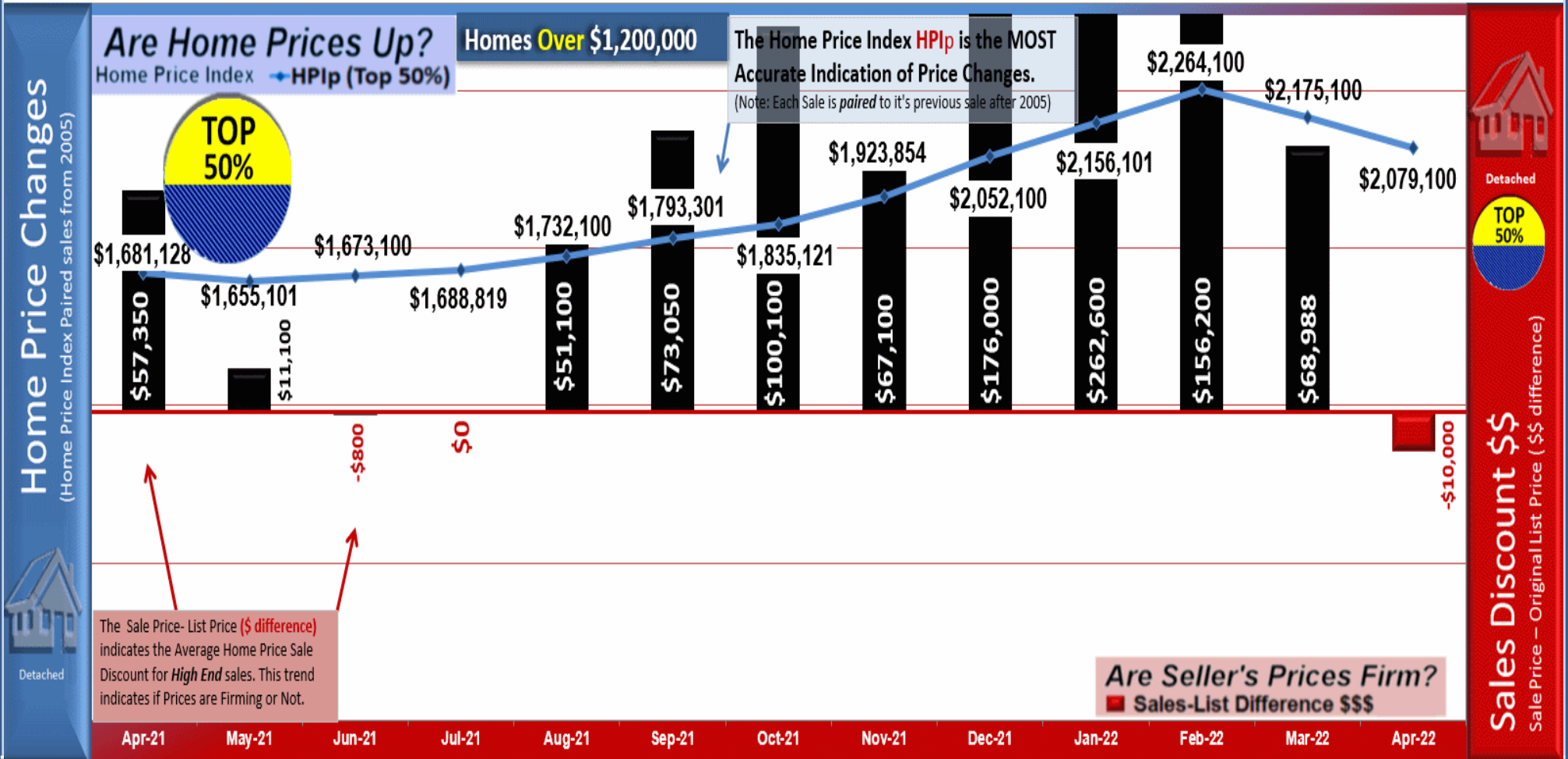
Statistics, on the Web!

detached homes



Market Analysis and Forecasting May 1/22 Abbotsford

Detached Abbotsford 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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Market Analysis and Forecasting May 1/22 Abbotsford

Detached Abbotsford Total Listings**, Sales, and %SOLD Rates

◆ Total Listings
 ■ Sales
 Homes Over \$1,200,000

Sales / Listings

Monthly Totals

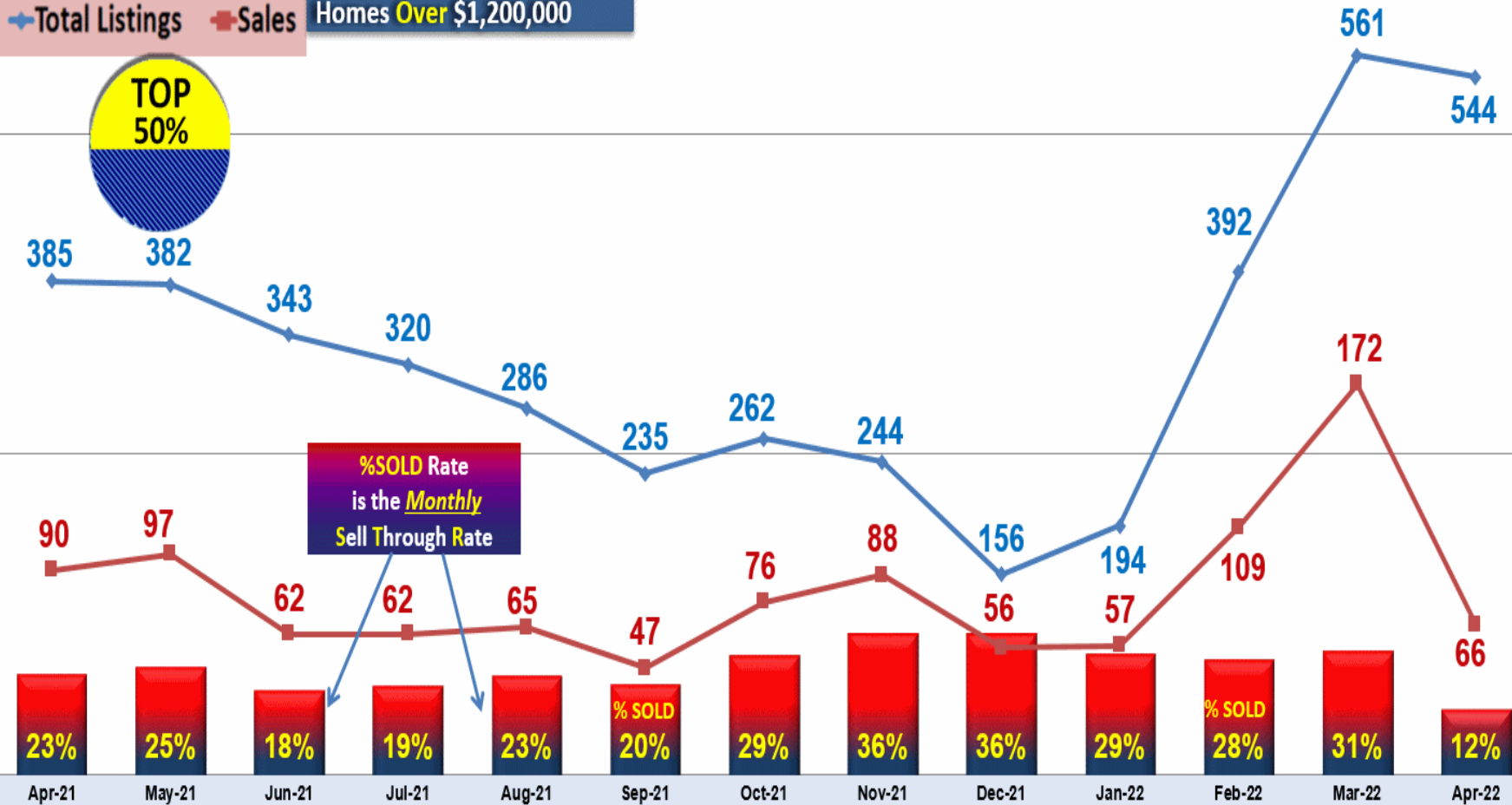


Detached

TOP 50%

%SOLD (STR)

Sales/Listings (Monthly Rate)



%SOLD Rate is the Monthly Sell Through Rate



Detached



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Market Analysis and Forecasting May 1/22 Abbotsford

Detached Abbotsford 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)

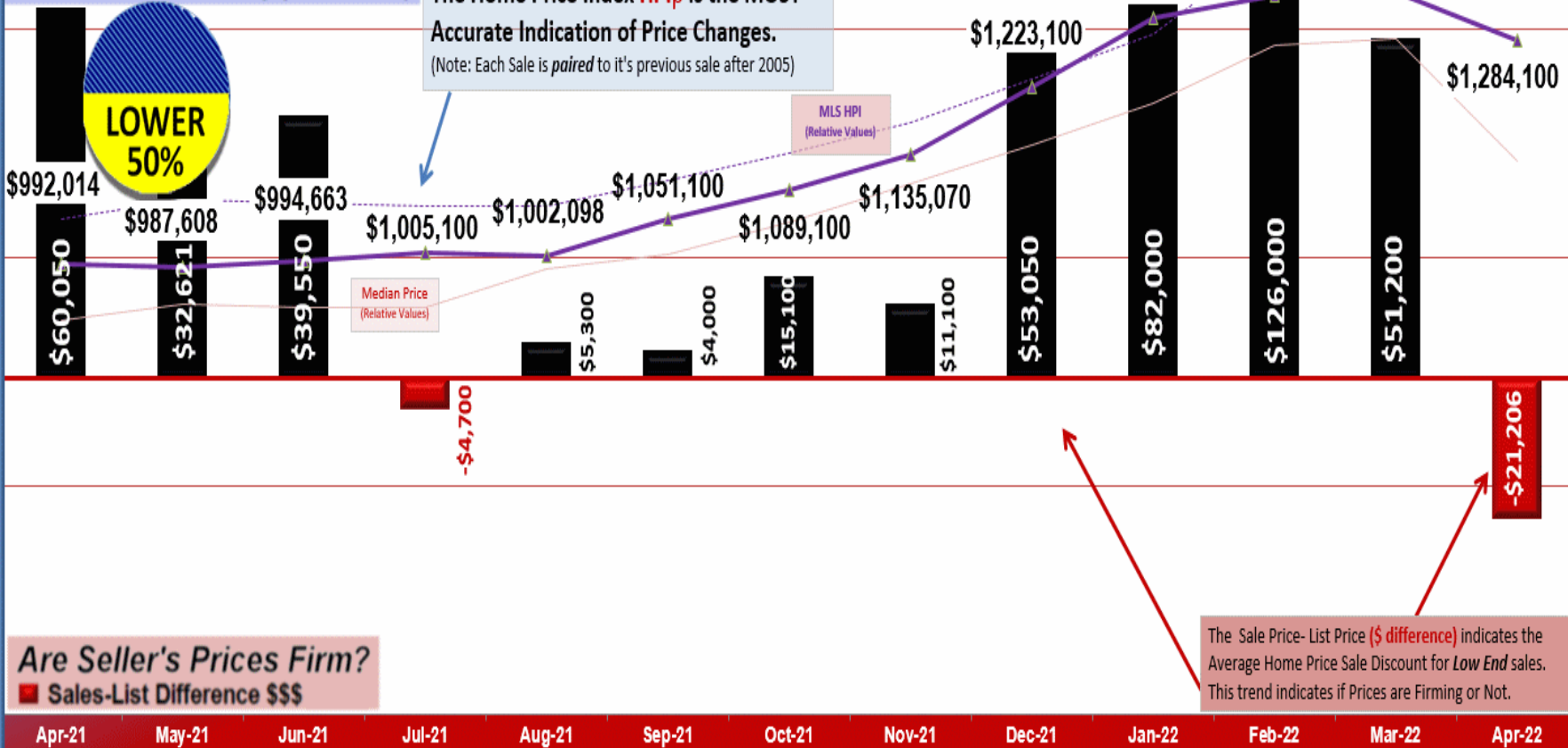
Are Home Prices Up?

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)



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.



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Statistics, on the Web!

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Market Analysis and Forecasting May 1/22 Abbotsford

Detached Abbotsford Total Listings**, Sales, and %SOLD Rates

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

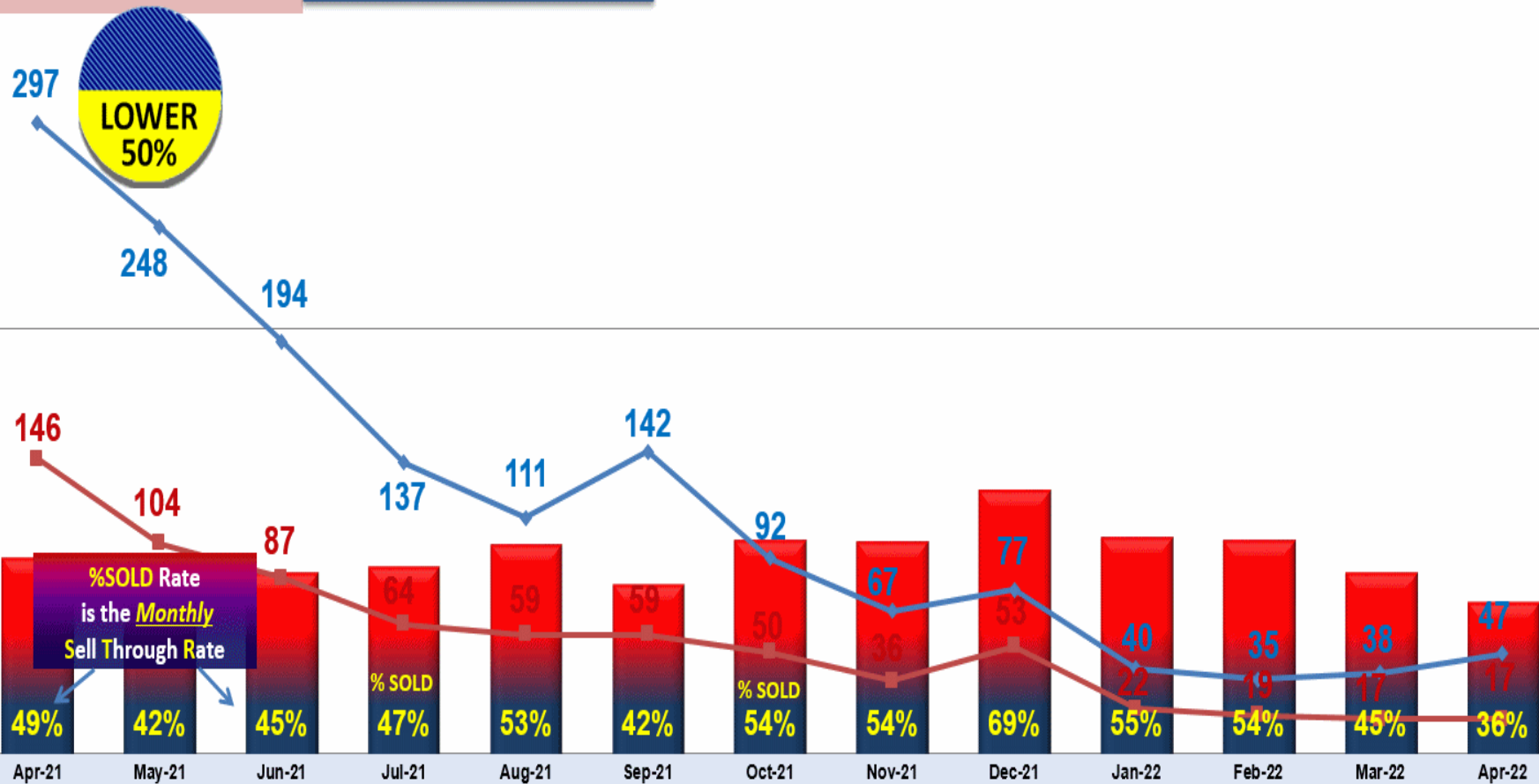
Sales / Listings
Monthly Totals



Detached



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



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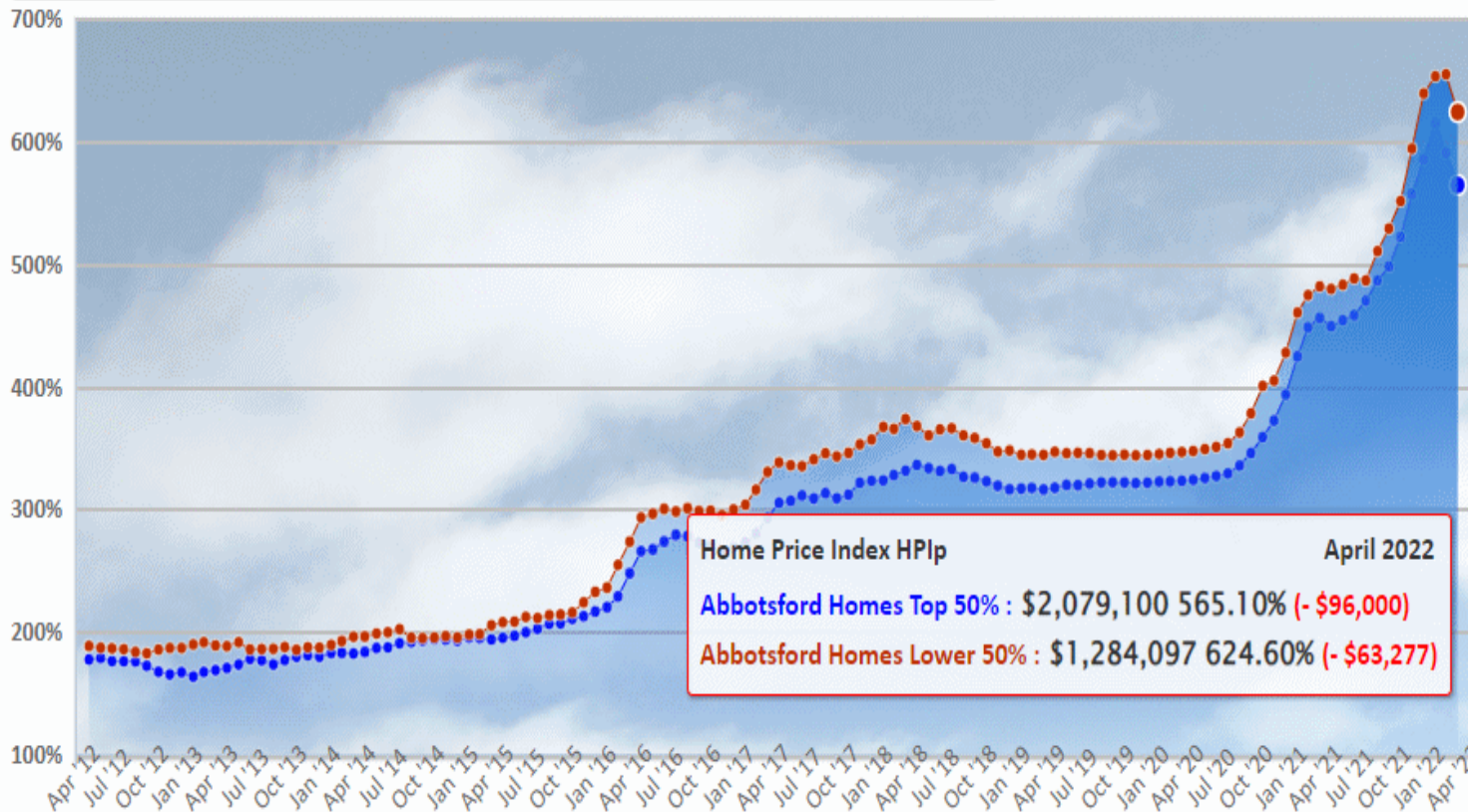
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Market Analysis and Forecasting May 1/22 Abbotsford

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



Monthly Home values

Date	Value
Apr 2022	% 565.10
Mar 2022	% 591.20
Feb 2022	% 615.40
Jan 2022	% 586.00
Dec 2021	% 557.80
Nov 2021	% 522.90
Oct 2021	% 498.80
Sep 2021	% 487.40
Aug 2021	% 470.80
Jul 2021	% 459.00
Jun 2021	% 454.80
May 2021	% 449.90



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Vancouver Market Reports

Statistics, on the Web!

attached homes

Market Analysis and Forecasting May 1/22 East Vancouver



East Vancouver Sub areas Statistics - Apr 2022

Neighbourhoods	Total Listings	Sales	DOM	Sell / List Ratio	Sell - List	Attached %SOLD
Champlain Heights	17	5	8	105%	\$45,800	29.4%
Collingwood Vancouver	163	45	9	103%	\$20,000	27.6%
Downtown VE	54	14	9	100%	\$0	25.9%
Fraser VE	41	7	7	111%	\$97,000	17.1%
Fraserview VE	5	0				0.0%
Grandview Woodland	49	10	9	101%	\$17,000	20.4%
Hastings	35	15	11	99%	-\$3,800	42.9%
Killarney VE	22	7	8	105%	\$39,000	31.8%
Knight	37	16	8	102%	\$10,500	43.2%
Main	24	9	7	106%	\$44,100	37.5%
Mount Pleasant VE	156	57	8	100%	\$1,000	36.5%
Renfrew VE	25	6	17	99%	-\$8,286	24.0%
Renfrew Heights	24	9	5	100%	\$0	37.5%
South Marine	110	31	8	100%	\$1,000	28.2%
Strathcona	50	14	8	103%	\$26,000	28.0%
Hastings Sunrise	3	2	20	100%	\$0	66.7%
South Vancouver	37	5	9	104%	\$23,000	13.5%
Victoria VE	32	15	12	100%	\$1,999	46.9%
Total Activity	884	267	8	101%	\$8,600	30%

East Vancouver List Price Ranges Statistics - Apr 2022

Home Price Range	Total Listings	Sales	DOM	Sell / List Ratio	Sell - List	Attached %SOLD
\$0-\$550,000	100	44	7	101%	\$5,050	
\$550,001-\$650,000	123	53	8	103%	\$17,000	
\$650,001-\$750,000	104	34	8	103%	\$20,000	
\$750,001-\$900,000	119	36	9	101%	\$5,000	
\$900,001-\$1,075,000	101	25	8	100%	\$0	
\$1,075,001-\$1,300,000	100	25	9	100%	\$2,000	
\$1,300,001-\$1,650,000	120	37	8	100%	\$0	
\$1,650,001 and more	117	13	23	99%	-\$16,500	
Total Activity	884	267	8	101%	\$8,600	

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/22
Total Listings** (A,S,T,C,X)	975	890	884	
Active Listings (1st of the month)	504	428	453	
Solds	298	332	267	-65
DOM	8	8	8	0
% SOLD (Sales/ Listings /mthly rate)	31%	37%	30%	-7%
Condos (Top 50%) Home Price Index HPIp	\$794,868	\$848,101	\$839,809	-\$8,292
Condos (Lower 50%) Home Price Index HPIp	\$498,024	\$553,348	\$558,010	\$4,662
Twnhs (Top 50%) Home Price Index HPIp	\$1,192,972	\$1,333,681	\$1,344,172	\$10,491
Twnhs (Lower 50%) Home Price Index HPIp	\$758,455	\$850,383	\$846,898	-\$3,485

May 1 2022 East Vancouver Market Update (Attached)

Current: East Vancouver has a Seller Market with **30 % SOLD** rate and a 101% Sell/List Ratio. (This means an average of a \$8,600 increase on a sale from the original list price)
Most Active Range: Homes below \$550,000 have **44.1 % SOLD** rate.
Least Active Range: Homes above \$1.65 mill. have **11.4 % SOLD** rate.

History: East Vancouver's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$44,942.
 East Vancouver's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$59,986.
 East Vancouver's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$151,200.
 East Vancouver's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$88,443.
 *The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Forecast: The last month listing inventory 9% less than the same month last year. There were more active listings compared to last month. We project East Vancouver continued to be a Seller Market.

Vancouver home prices increased by just \$2,372 in April. This is a big drop from the \$59,777 increase that we saw in March. This is partially caused by the erosion



Analytical Methods: The East Vancouver 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 Vancouver HPIp Top 50%** representing the higher end sales and the **East Vancouver 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: VancouverMarketReports.com

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Market Analysis and Forecasting May 1/22 East Vancouver

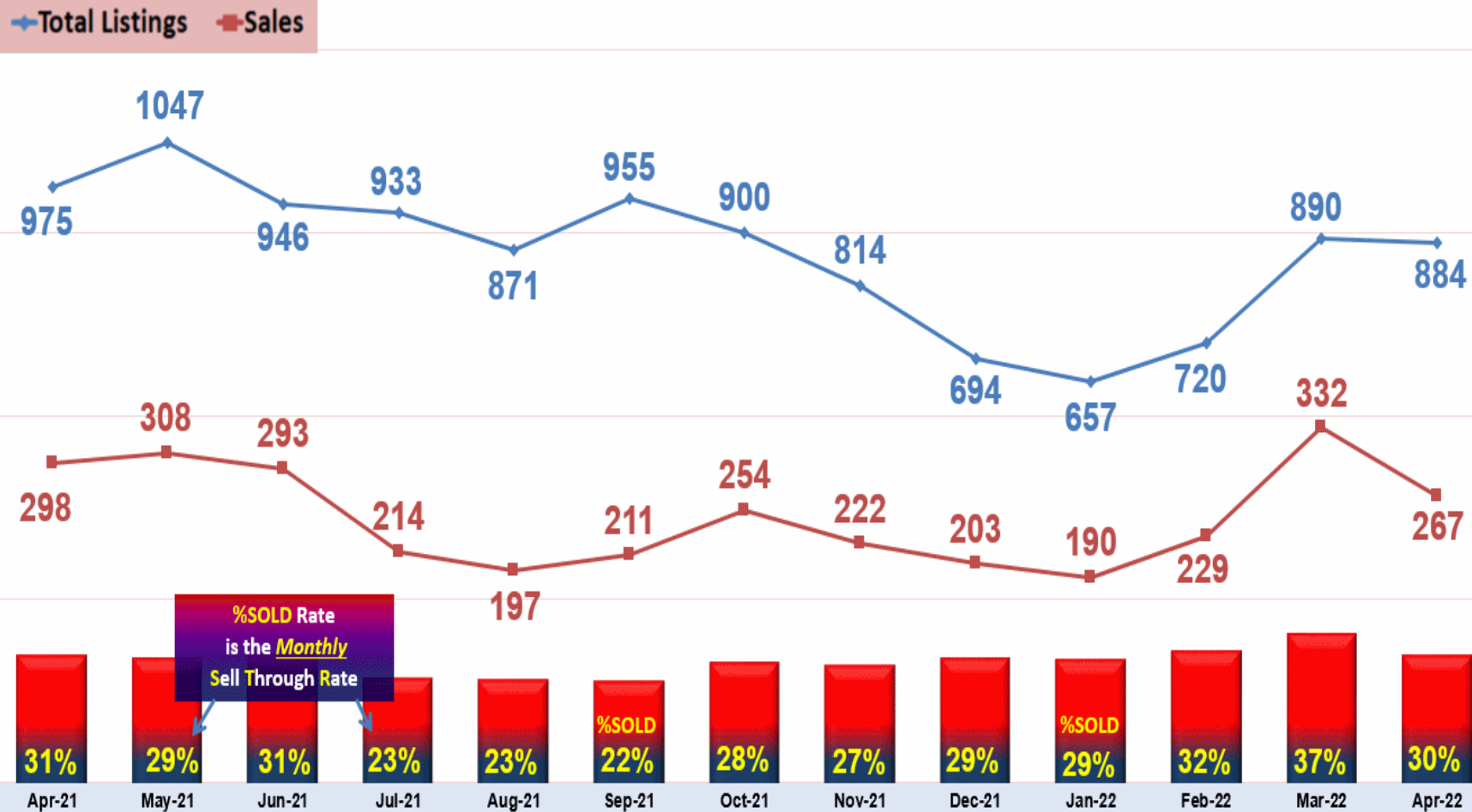
Attached Townhomes/ Condos East Vancouver Total Listings, Sales, and %SOLD rates

Sales / Listings
Monthly Totals



Attached

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



%SOLD Rate is the Monthly Sell Through Rate

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



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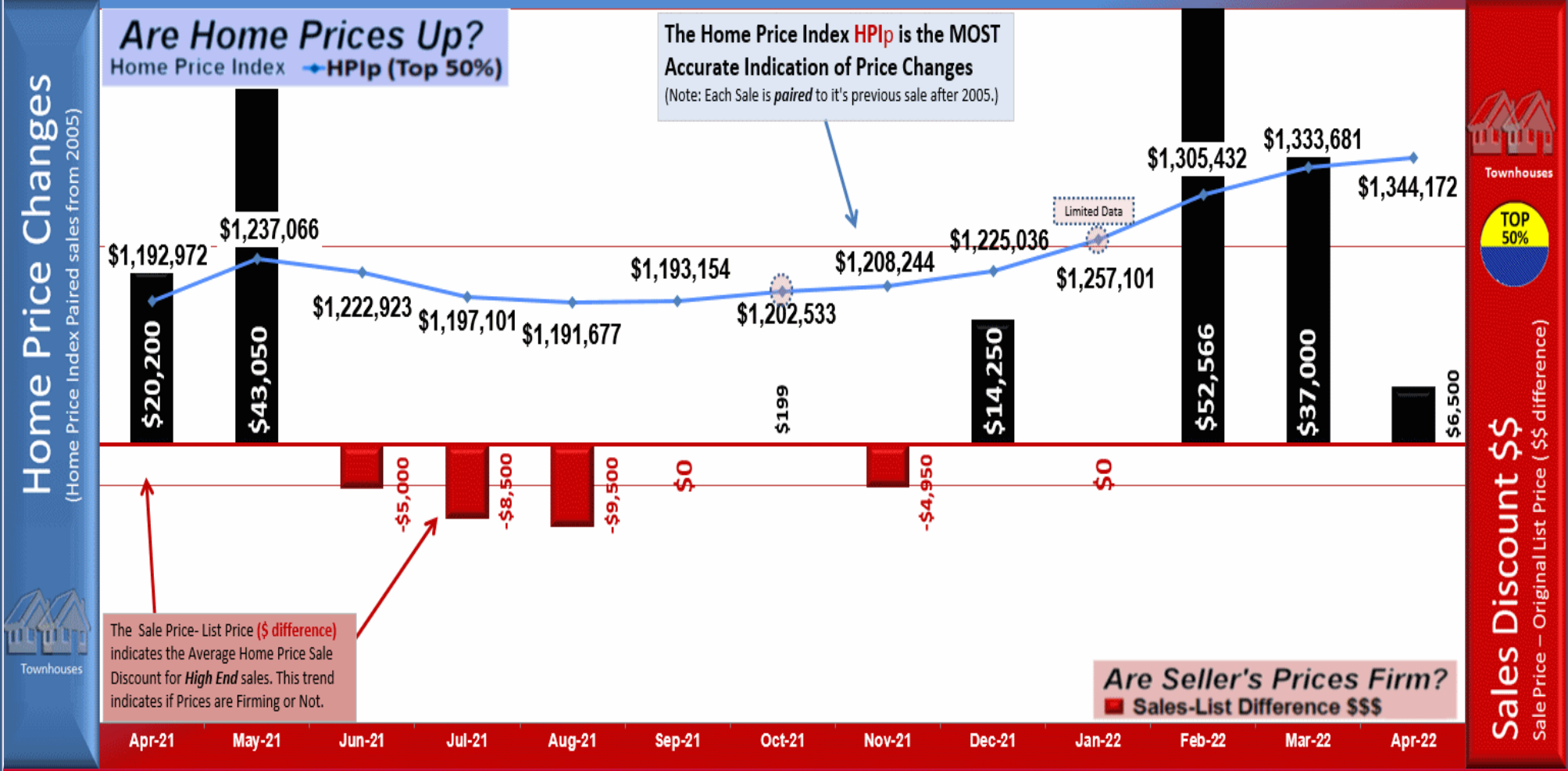
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Market Analysis and Forecasting May 1/22 East Vancouver

Attached East Vancouver 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)



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



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

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Market Analysis and Forecasting May 1/22 East Vancouver

Attached East Vancouver 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)

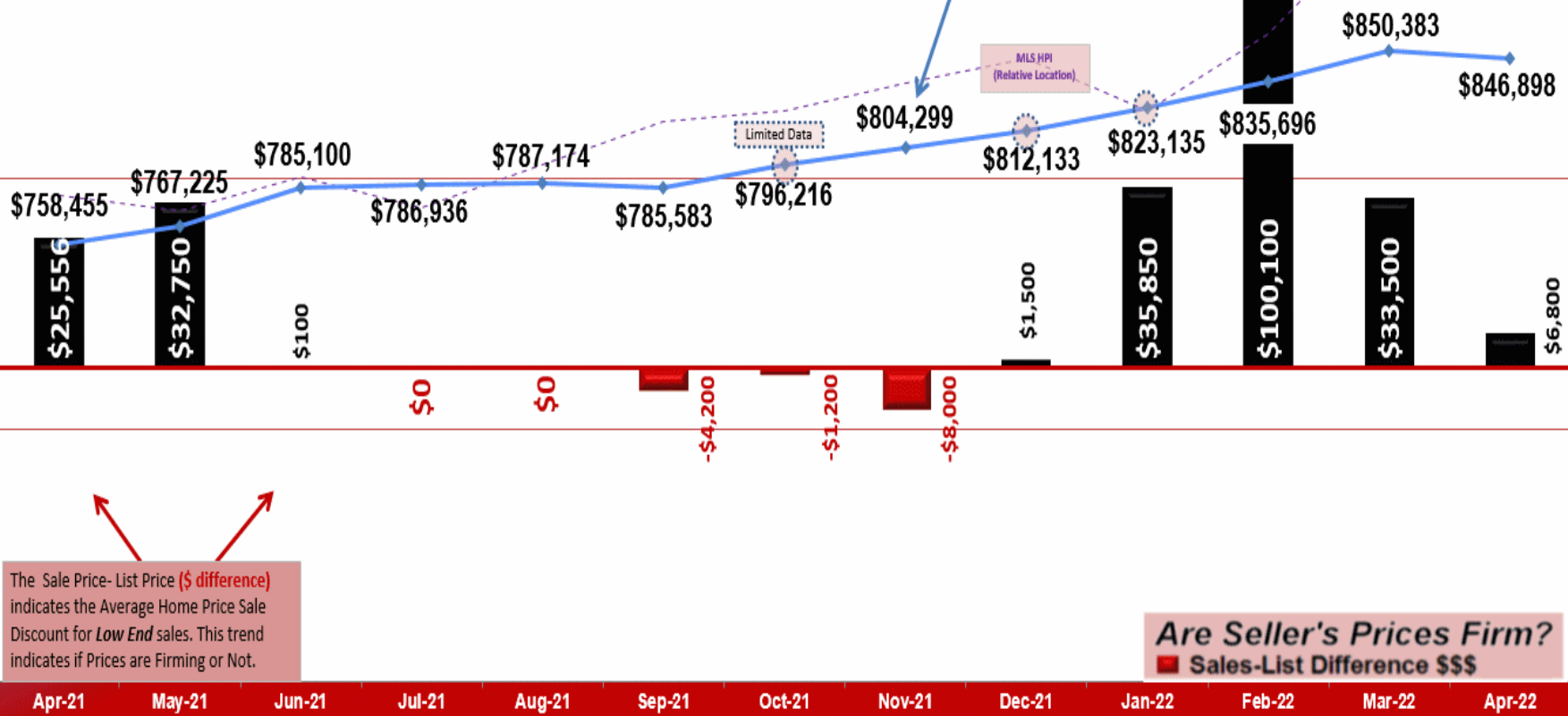


Townhouses

Are Home Prices Up?

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.)



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 \$\$\$



Townhouses



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

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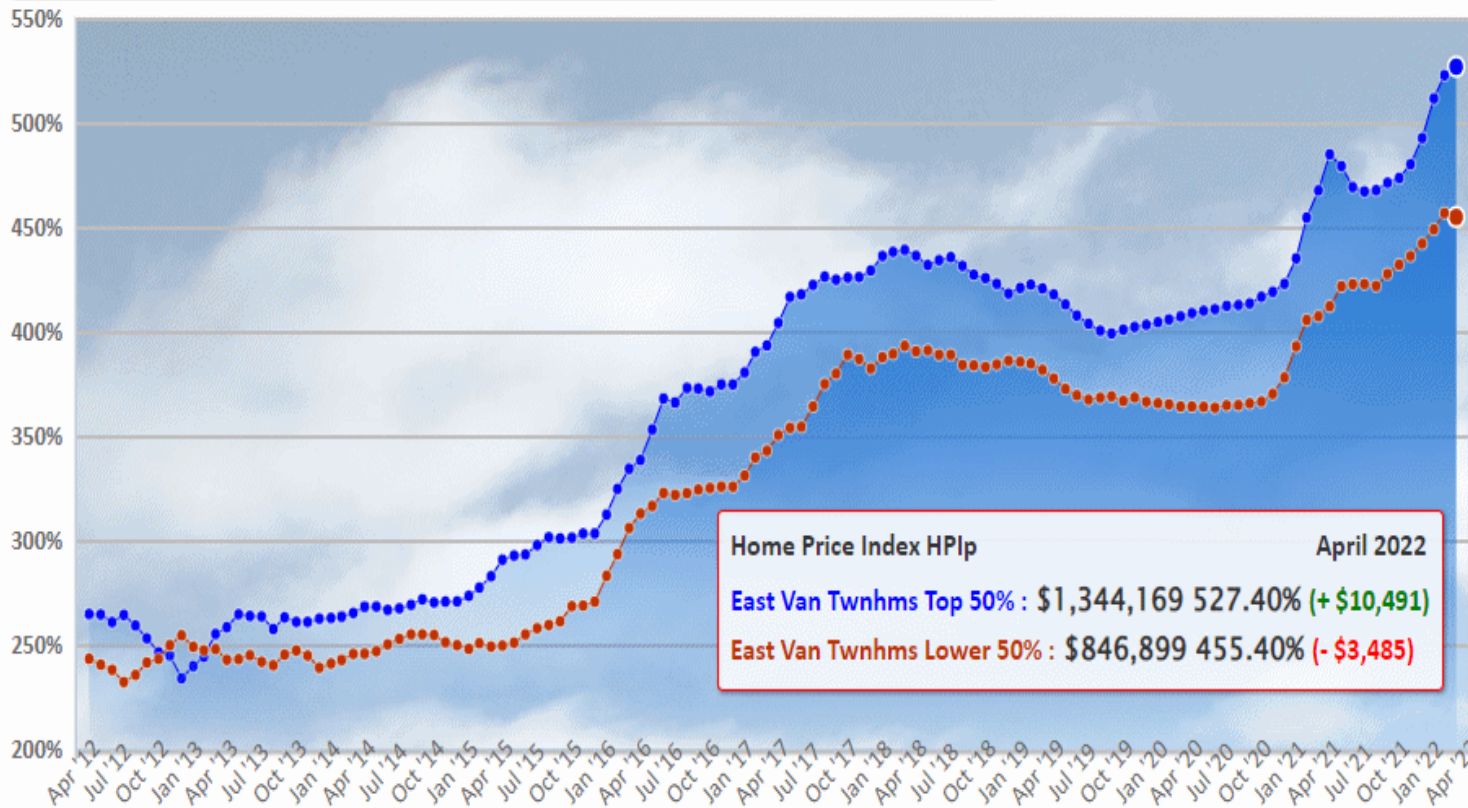
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Market Analysis and Forecasting May 1/22 East Vancouver

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



Monthly Home values

Date	Value
Apr 2022	% 527.40
Mar 2022	% 523.30
Feb 2022	% 512.20
Jan 2022	% 493.20
Dec 2021	% 480.70
Nov 2021	% 474.10
Oct 2021	% 471.80
Sep 2021	% 468.20
Aug 2021	% 467.60
Jul 2021	% 469.70
Jun 2021	% 479.80
May 2021	% 485.40

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Market Analysis and Forecasting May 1/22 East Vancouver

Attached East Vancouver 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)

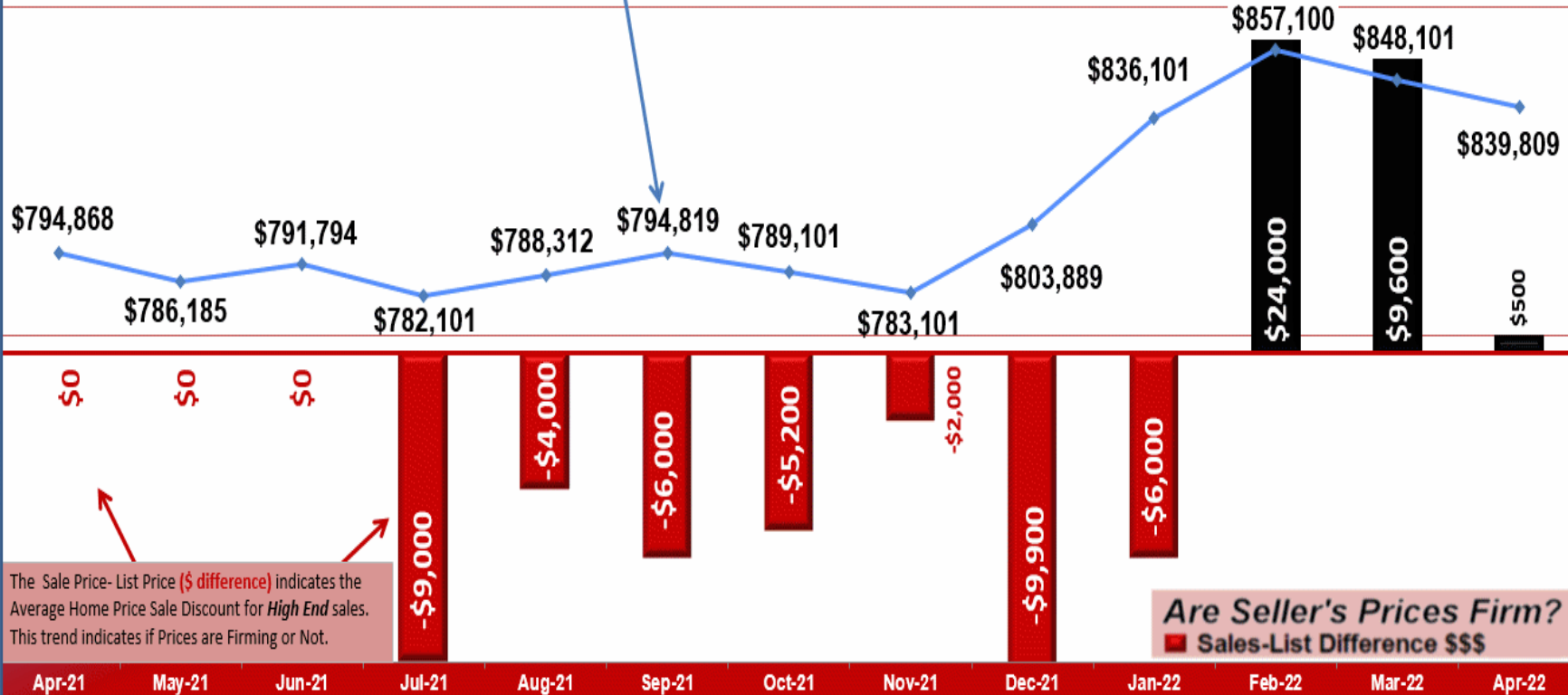
Home Price Changes
(Home Price Index Paired sales from 2005)



Condominiums

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



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

TOP 50%

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

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Market Analysis and Forecasting May 1/22 East Vancouver

Attached East Vancouver 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)

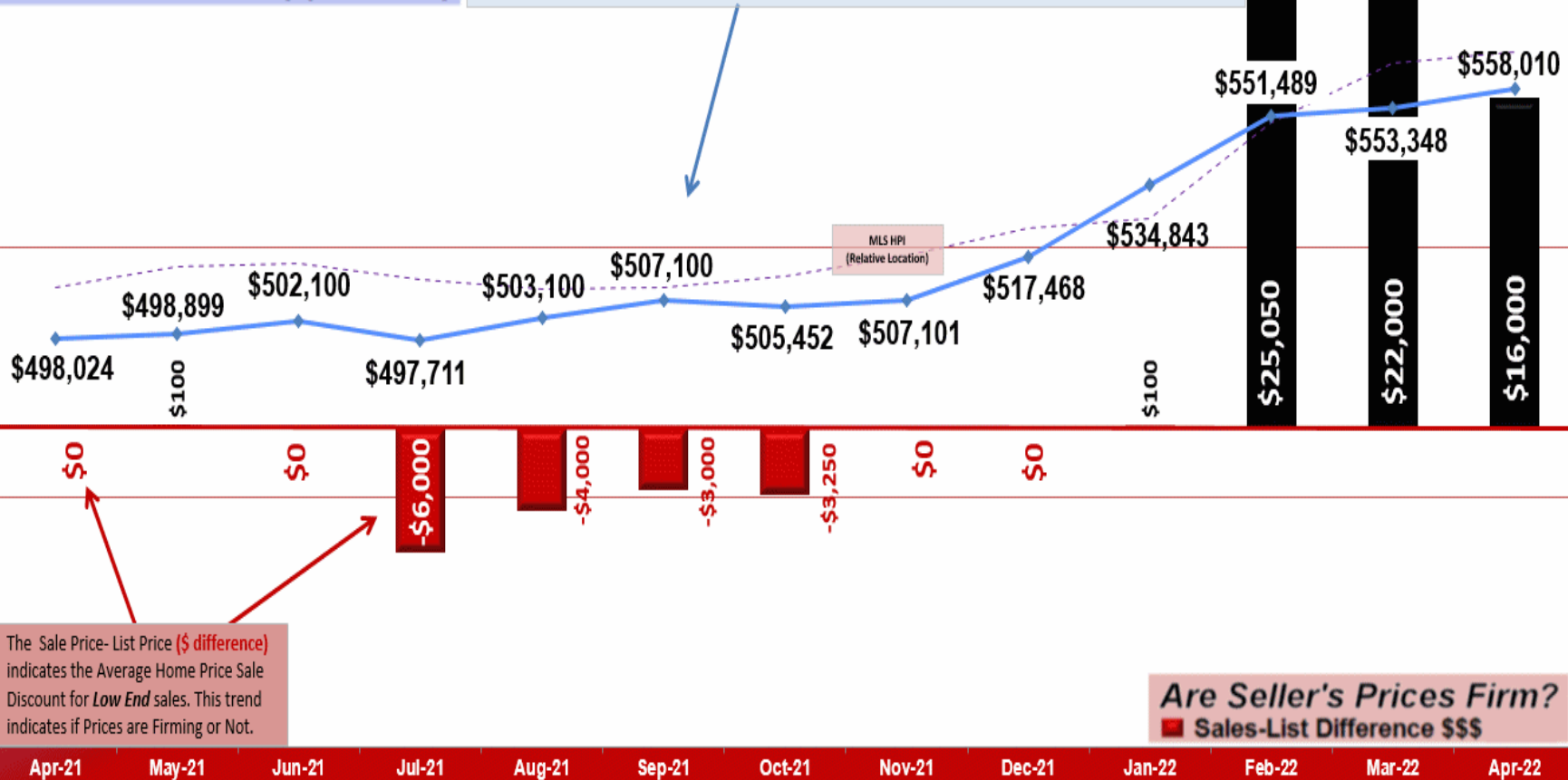


Condominiums

Are Home Prices Up?

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.)



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 \$\$\$



Condominiums



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

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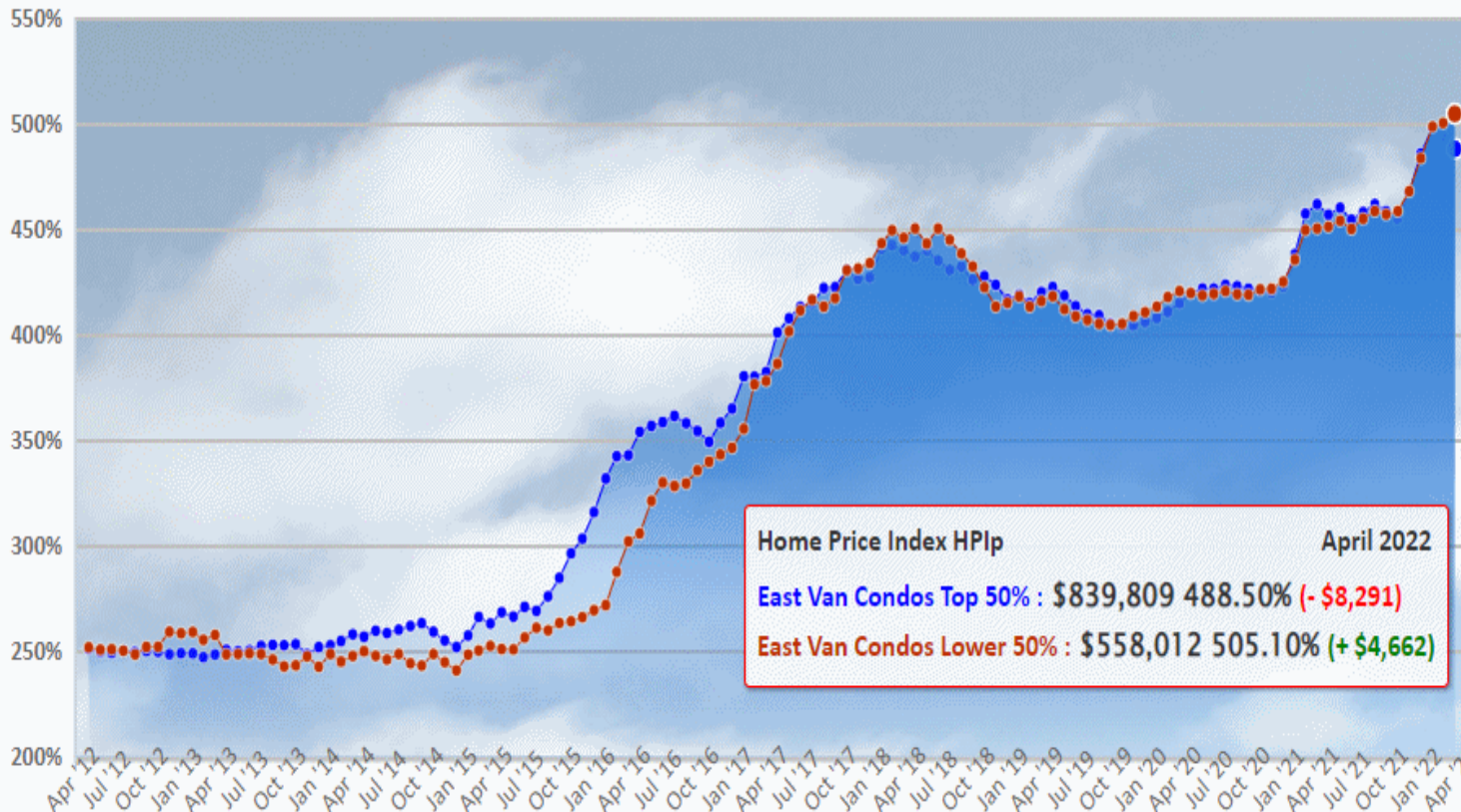
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Market Analysis and Forecasting May 1/22 East Vancouver

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East Van Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 East Van Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Apr 2022	% 488.50
Mar 2022	% 493.30
Feb 2022	% 498.50
Jan 2022	% 486.30
Dec 2021	% 467.60
Nov 2021	% 455.50
Oct 2021	% 459.00
Sep 2021	% 462.30
Aug 2021	% 458.50
Jul 2021	% 454.90
Jun 2021	% 460.60
May 2021	% 457.30

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Market Analysis and Forecasting May 1/22 West Surrey

West Surrey Sub areas Statistics - Apr 2022

Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	Attached %SOLD
Bridgeview	1	0				0.0%
Bolivar Heights	16	10	11	106%	\$40,556	62.5%
Royal Heights	3	2	7	107%	\$65,050	0.0%
Cedar Hills	9	1	15	107%	\$26,000	11.1%
Whalley	451	127	8	105%	\$25,100	28.2%
Queen Mary Park Surrey	78	11	8	107%	\$41,000	14.1%
Bear Creek Green Timbe	38	8	8	108%	\$62,501	21.1%
West Newton	136	31	6	104%	\$21,000	22.8%
East Newton	119	19	7	103%	\$16,700	16.0%
Total Activity	851	209	8	105%	\$26,000	25%

West Surrey List Price Ranges Statistics - Apr 2022

Home Price Range	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	Attached %SOLD
\$0-\$400,000	21	10	22	106%	\$16,250	47.6%
\$400,001-\$490,000	53	21	8	118%	\$70,200	39.6%
\$490,001-\$550,000	91	28	7	104%	\$19,000	30.8%
\$550,001-\$600,000	115	41	7	104%	\$18,100	35.7%
\$600,001-\$750,000	153	47	7	106%	\$38,100	
\$750,001-\$900,000	180	26	8	104%	\$25,100	
\$900,001 and more	238	36	9	101%	\$5,750	
Total Activity	851	209	8	105%	\$26,000	

Monthly Changes Summary

	Apr-21	Mar-22	Apr-22	5/1/2022	
Total Listings** (A,S,T,C,X)	946	741	851		
Active Listings (1st of the month)	569	340	470	563	93 ↑
Solds	316	209	209		0
Days on Market (DOM)	9	8	8		0
%SOLD (Sales/ Listings /mnlthly rate)	33%	28%	25%		-3.6% ↓
Condos (Top 50%) Home Price Index HPI _I	\$470,181	\$622,327	\$605,795		-\$16,532 ↓
Condos (Lower 50%) Home Price Index HPI _I	\$334,238	\$443,684	\$455,231		\$11,547 ↑
Twnhs (Top 50%) Home Price Index HPI _p	\$750,843	\$1,027,261	\$973,585		-\$53,676 ↓
Twnhs (Lower 50%) Home Price Index HPI _p	\$524,709	\$700,087	\$702,098		\$2,011 ↑

May 1 2022 West Surrey Market Update Attached Townhomes/ Condos

Current: West Surrey is a Seller Market with average listing inventory, a **25 %SOLD** rate and a 107% Sell/List Ratio.

(This means the increase on a sale from the original list price is averaging \$26,001).

Most Active Price Range: Homes below \$400,000 have **47.6 %SOLD** rate.

Least Active Price Range: Homes between \$750,000 - \$900,000 have **14.1 %SOLD** rate.

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

HPI_p (Top 50%) shows that prices increased \$135,614.

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

HPI_p (Lower 50%) shows that prices increased \$120,992.

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

HPI_p (Top 50%) shows that prices increased \$222,742.

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

HPI_p (Lower 50%) shows that prices increased \$177,388.

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

Forecast: Current month's listing inventory is 10% less than same month last yr.

The Fraser Valley's Detached Home Market has now dropped for the 2nd month in a row. The Average Home Price decreased (\$43,918) which is a big change from the \$2,921 drop that we saw in March. This adjustment is partially caused by the erosion



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: 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 HPI_p Top 50%** representing the higher end sales and the **West Surrey HPI_p Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time. Note: For a more accurate price change for your home request a Comparative Market Analysis. Data is from: FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: vancouvermarketreports.com



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Market Analysis and Forecasting May 1/22 West Surrey

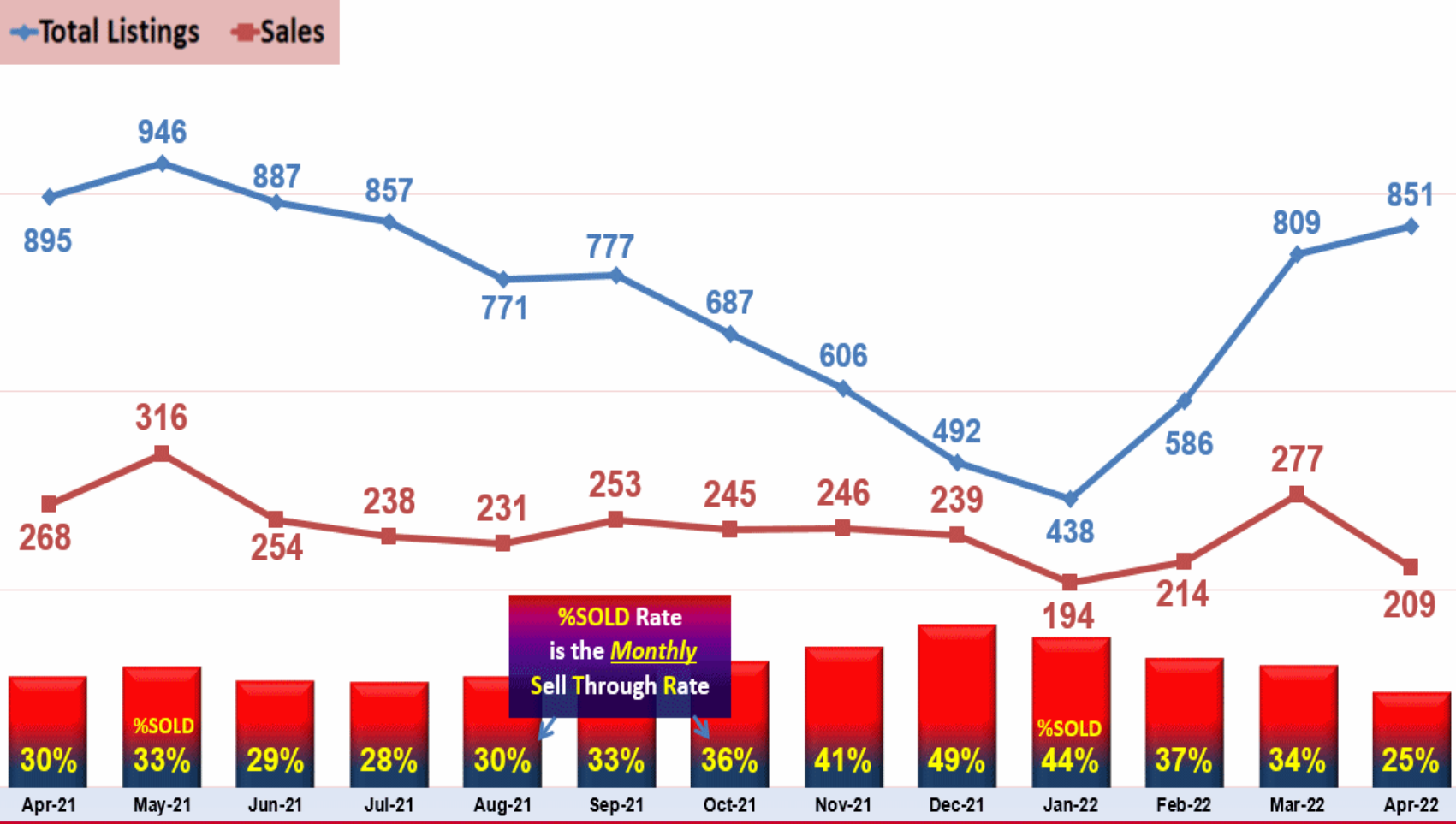
Attached Townhomes/ Condos West Surrey Total Listings, Sales, and %SOLD rates

Sales / Listings
Monthly Totals



Attached

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



%SOLD Rate is the **Monthly Sell Through Rate**



Attached

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

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Market Analysis and Forecasting May 1/22 West Surrey

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)

Home Price Changes

(Home Price Index Paired sales from 2005)



Townhouses



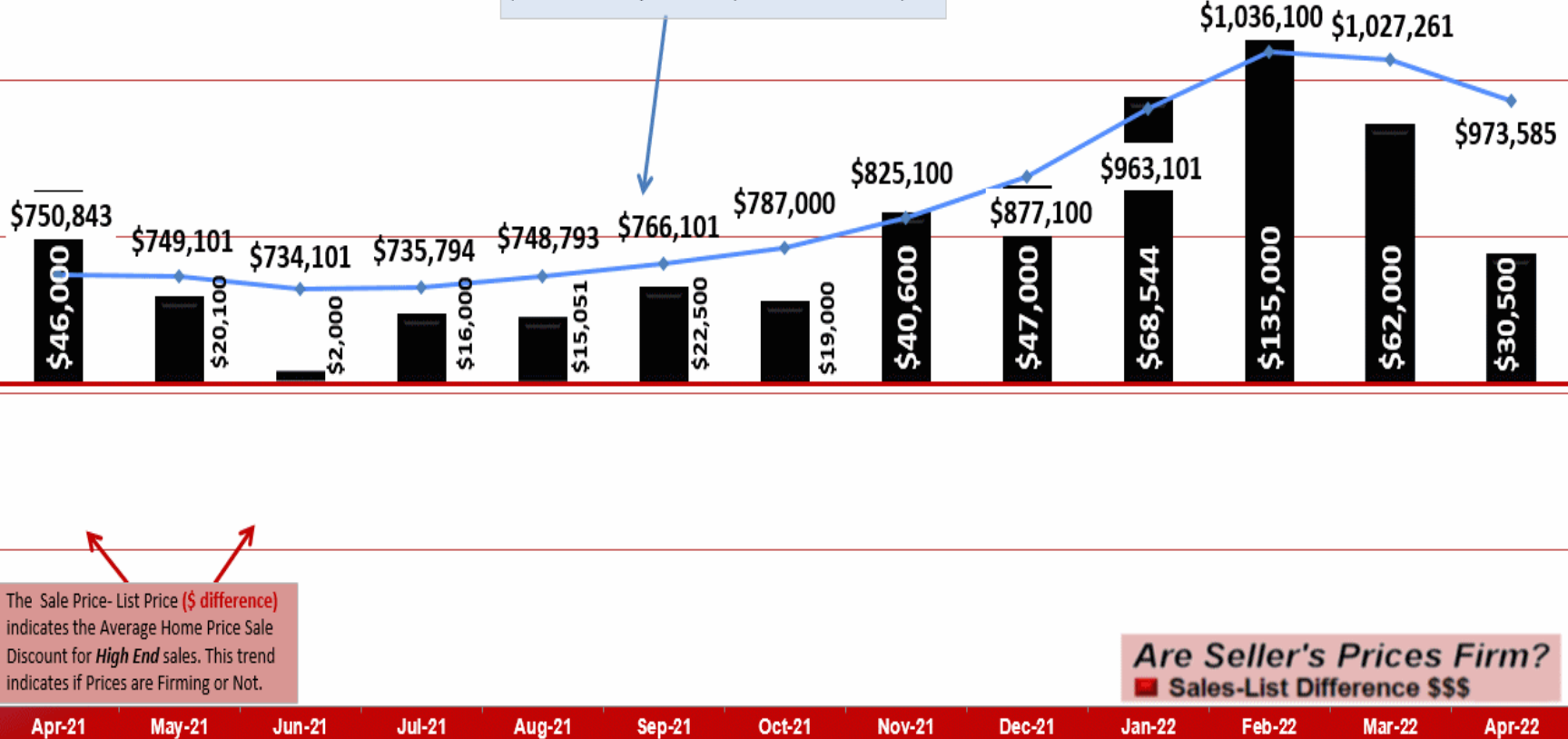
Sales Discount \$\$
Sale Price - Original List Price (\$ difference)

Are Home Prices Up?

Home Price Index → HPIp (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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Market Analysis and Forecasting May 1/22 West Surrey

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)



LOWER 50%

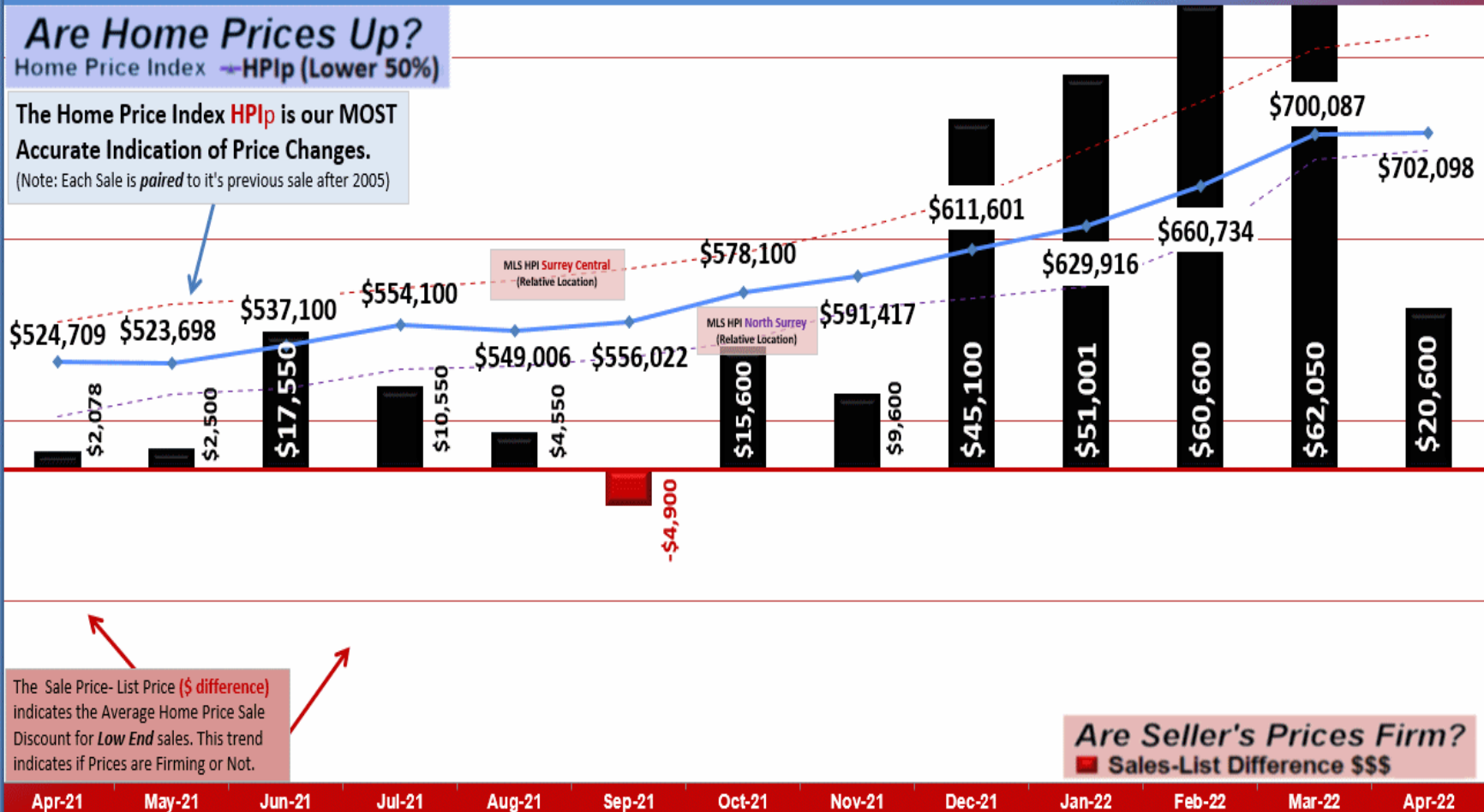
Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

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

(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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Market Analysis and Forecasting May 1/22 West Surrey

Attached West 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



Condominiums



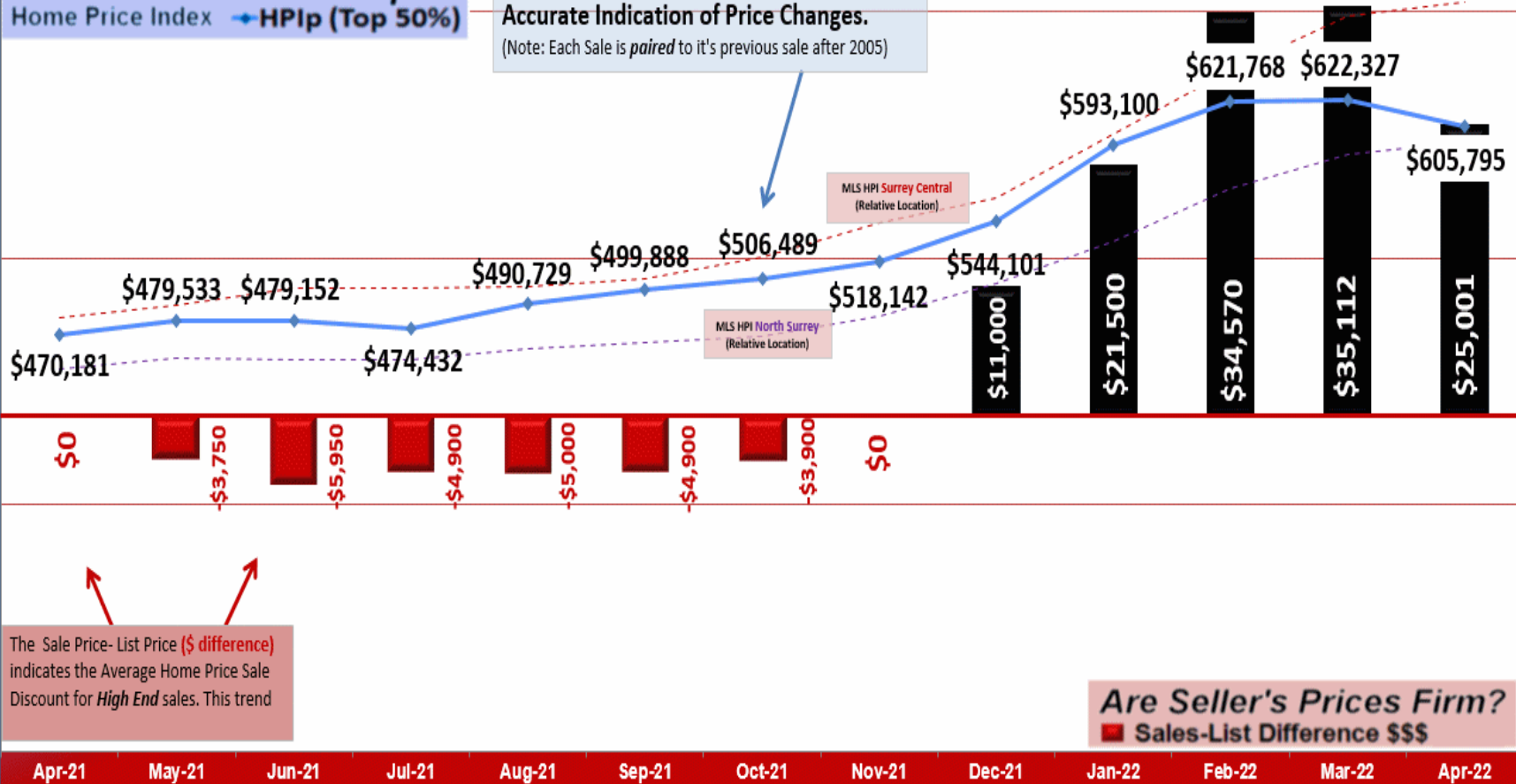
Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

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

(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

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

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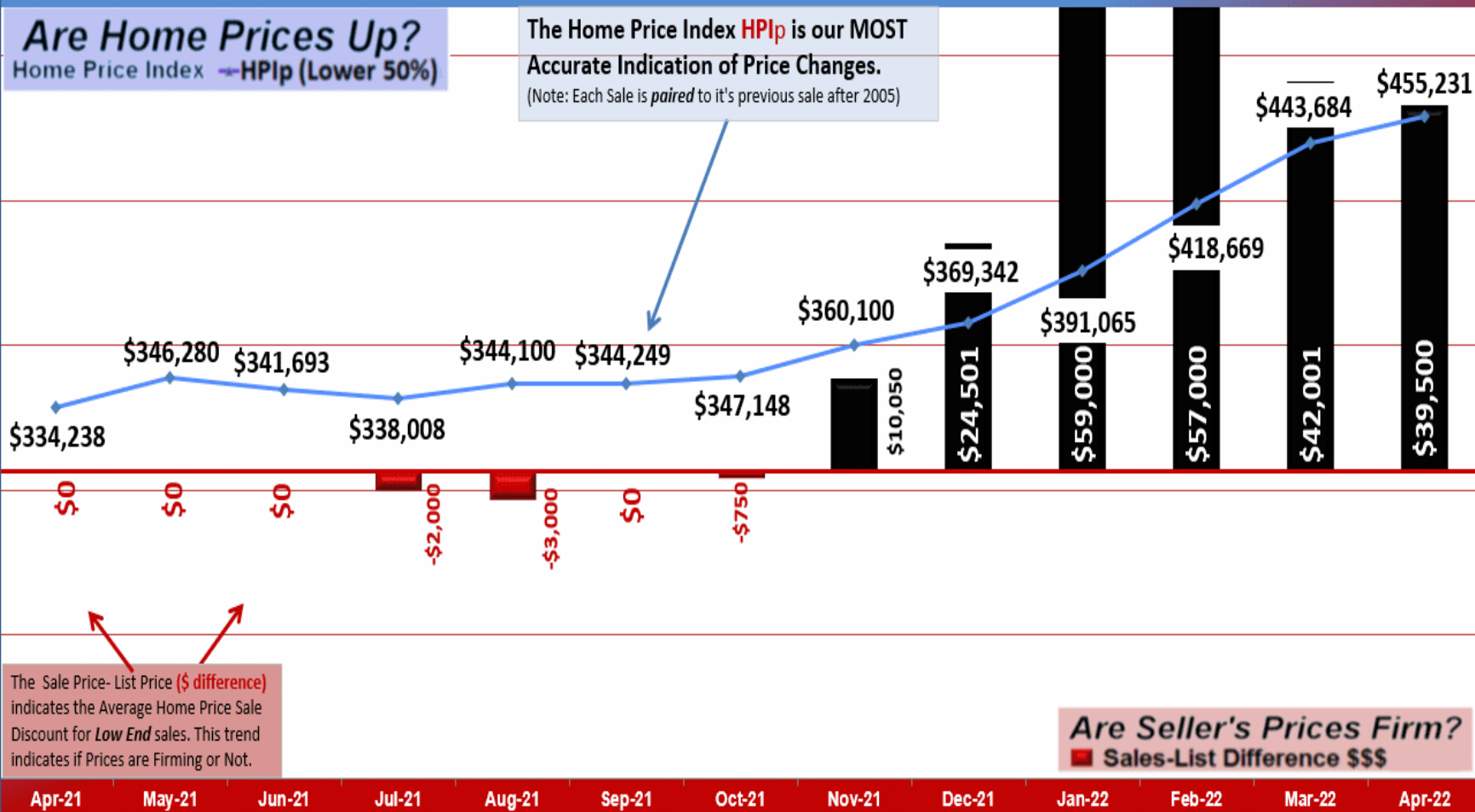
Attached West Surrey Condos Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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 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 Low End sales. This trend indicates if Prices are Firming or Not.

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



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



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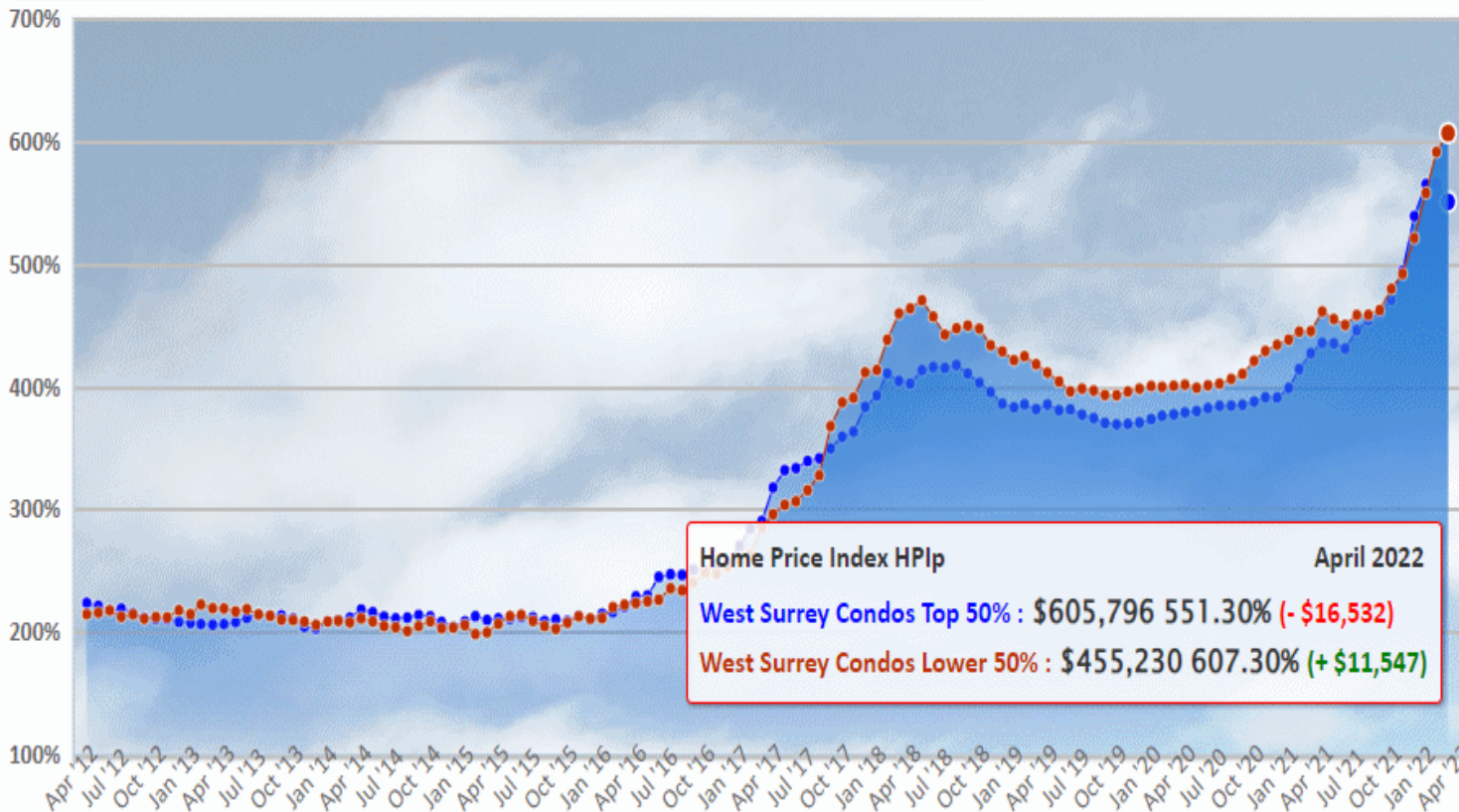
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Market Analysis and Forecasting May 1/22 West Surrey

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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 2022
 West Surrey Condos Top 50% : \$605,796 551.30% (-\$16,532)
 West Surrey Condos Lower 50% : \$455,230 607.30% (+\$11,547)

Monthly Home values

Date	Value
Apr 2022	% 551.30
Mar 2022	% 566.30
Feb 2022	% 565.80
Jan 2022	% 539.70
Dec 2021	% 495.10
Nov 2021	% 471.50
Oct 2021	% 460.90
Sep 2021	% 454.90
Aug 2021	% 446.60
Jul 2021	% 431.70
Jun 2021	% 436.00
May 2021	% 436.40



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Market Analysis and Forecasting May 1/22 Langley, Cloverdale

Langley, Cloverdale Sub areas Statistics - Apr 2022						
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Cloverdale BC	104	36	8	101%	\$8,500	34.6%
Clayton	177	56	7	101%	\$10,550	31.6%
Murrayville	25	7	11	102%	\$19,200	28.0%
Salmon River	7	3	8	99%	-\$7,000	42.9%
Brookwood Langley	0	0				0.0%
Aldergrove Langley	20	7	5	102%	\$11,000	35.0%
Langley City	214	70	8	101%	\$6,000	32.7%
Total Activity	547	179	8	101%	\$10,001	33%

May 1 2022 Langley, Cloverdale Market Update (Attached)

Current: Langley, Cloverdale is in a Seller Market with average listing inventories, a **33 % SOLD** rate and a 101% Sell/List Ratio.

(This means that there is an average of a \$10,000 discount on a sale from the original list price)

Most Active Price Range: Attached homes below \$475,000 have **40.6 % SOLD** rate and is in a Sellers Market.

Least Active Price Range: Attached homes above \$950,000 have **16.3 % SOLD** rate.

History: The Langley, Cloverdale's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$132,694.

The Langley, Cloverdale's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$107,873.

The Langley, Cloverdale's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$231,236.

The Langley, Cloverdale's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$152,125.

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

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: vancouvermarketreports.com

Langley, Cloverdale List Price Ranges Statistics - Apr 2022						
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$475,000	32	13	7	105%	\$21,000	40.6%
\$475,001-\$550,000	80	31	7	100%	\$1,000	38.8%
\$550,001-\$650,000	137	47	10	99%	-\$3,000	34.3%
\$650,001-\$800,000	102	38	7	104%	\$30,550	37.3%
\$800,001-\$950,000	104	35	7	101%	\$5,112	33.7%
\$950,001 and more	92	15	8	102%	\$20,000	16.3%
Total Activity	547	179	8	101%	\$10,001	33%

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change
Total Listings** (A.S.T.C.X)	553	561	547		-14 ↓
Active Listings	225	211	276	316	40 ↑
Solds	208	227	179		-48 ↓
Days on Market (DOM)	7	7	8		1 ↑
% SOLD (Sales/ Listings /monthly rate)	38%	40%	33%		-8% ↓
Condos (Top 50%) Home Price Index HPIp	\$510,100	\$672,444	\$642,794		-\$29,650 ↓



rates, and economic woes. This is the 4th lowest monthly price decrease we have seen on record. We are now forecasting that the majority of the Fraser Valley Market continues to be in a Buyer's Market in the next coming months.

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

*Home Price Index = average home prices are adjusted to the yearly average finished soft. & age. Total Listings **includes all listings marketed for the month.

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



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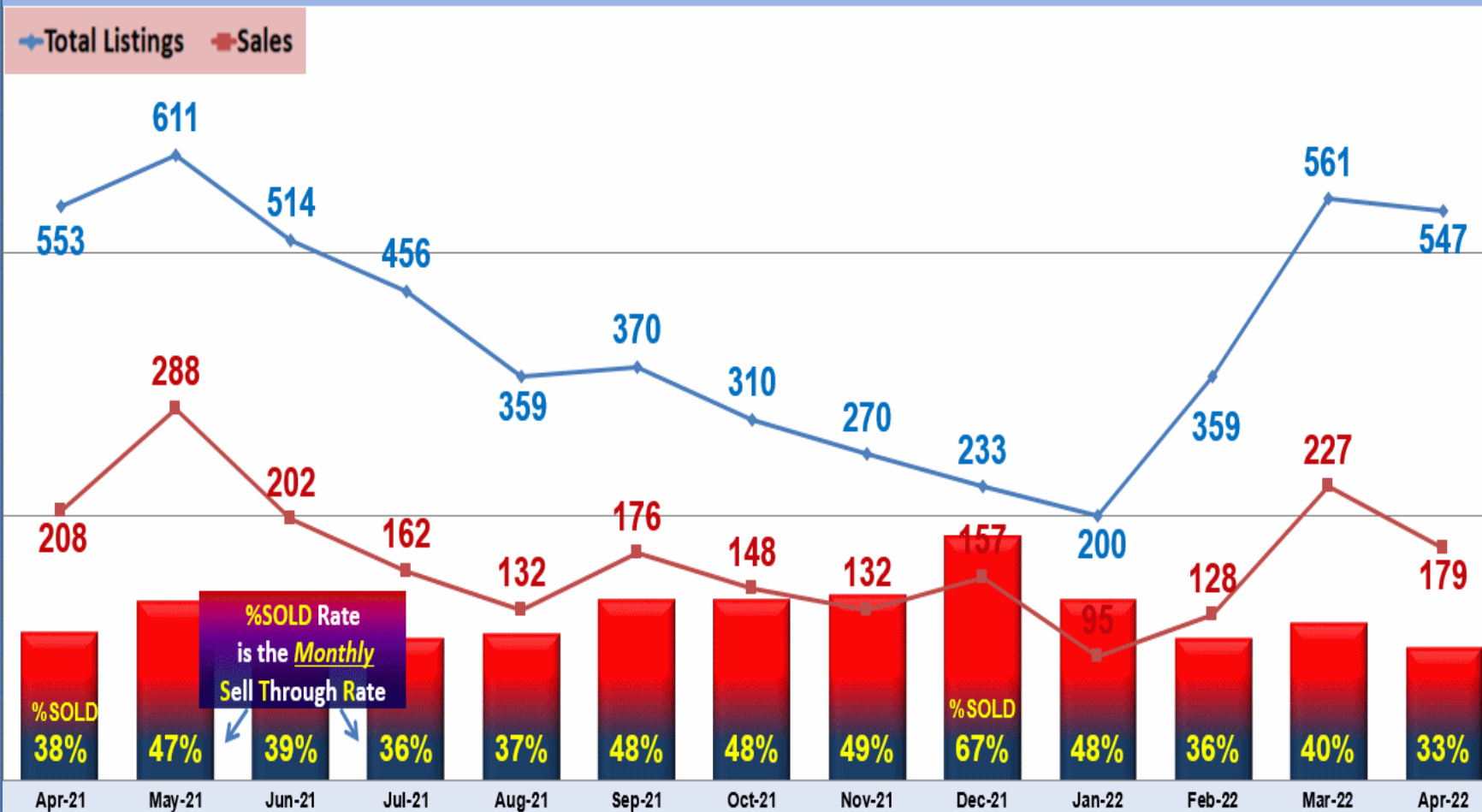


Market Analysis and Forecasting May 1/22 Langley, Cloverdale

Attached Langley, Cloverdale

Total Listings **, Sales, and %SOLD Rates

Sales / Listings
Monthly Totals



%SOLD Rate is the Monthly Sell Through Rate

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



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Market Analysis and Forecasting May 1/22 Langley, Cloverdale

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)

Home Price Changes

(Home Price Index Paired sales from 2005)



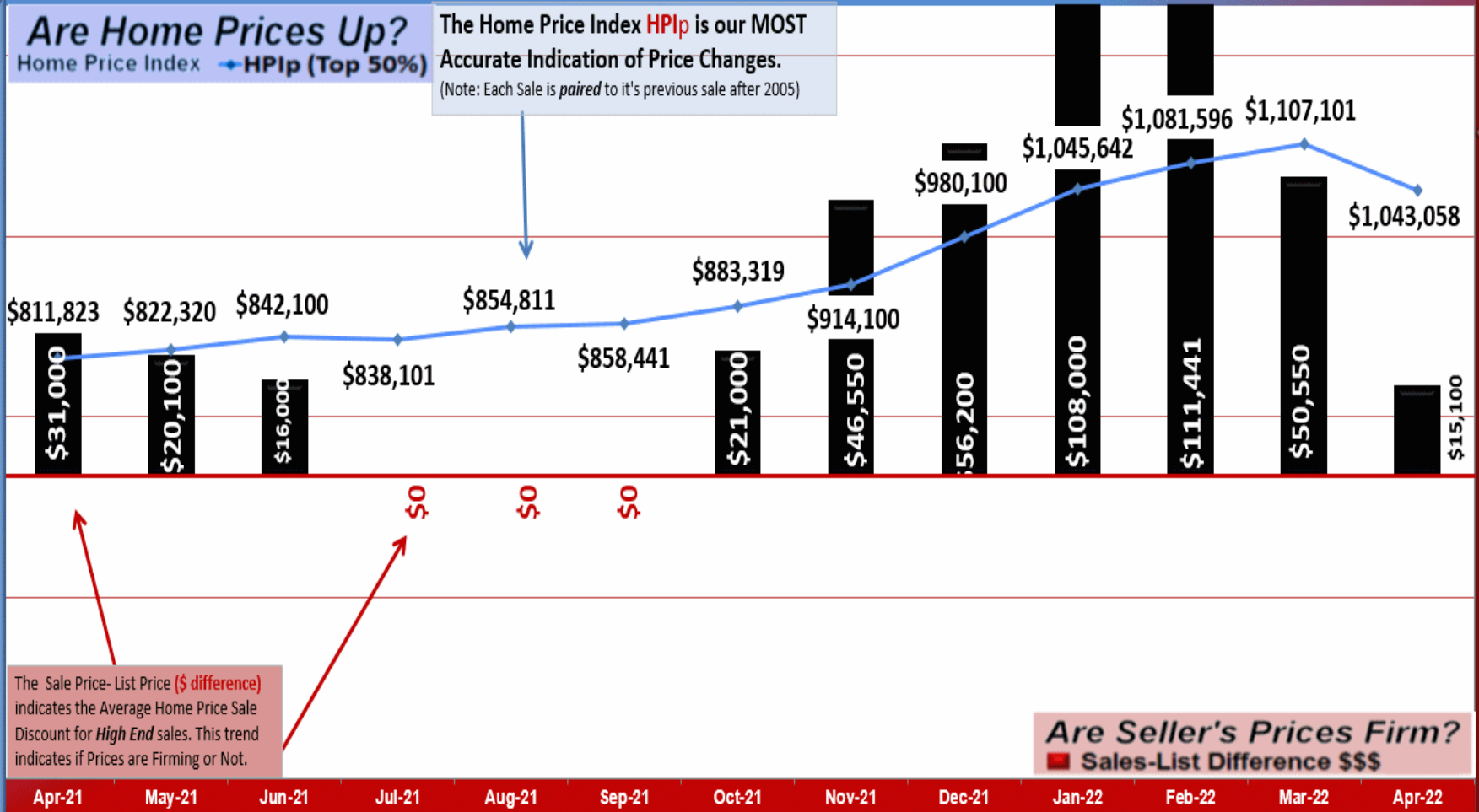
Townhouses



Townhouses

TOP 50%

Sales Discount \$\$\$
Sale Price - Original List Price (\$ 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.

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

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



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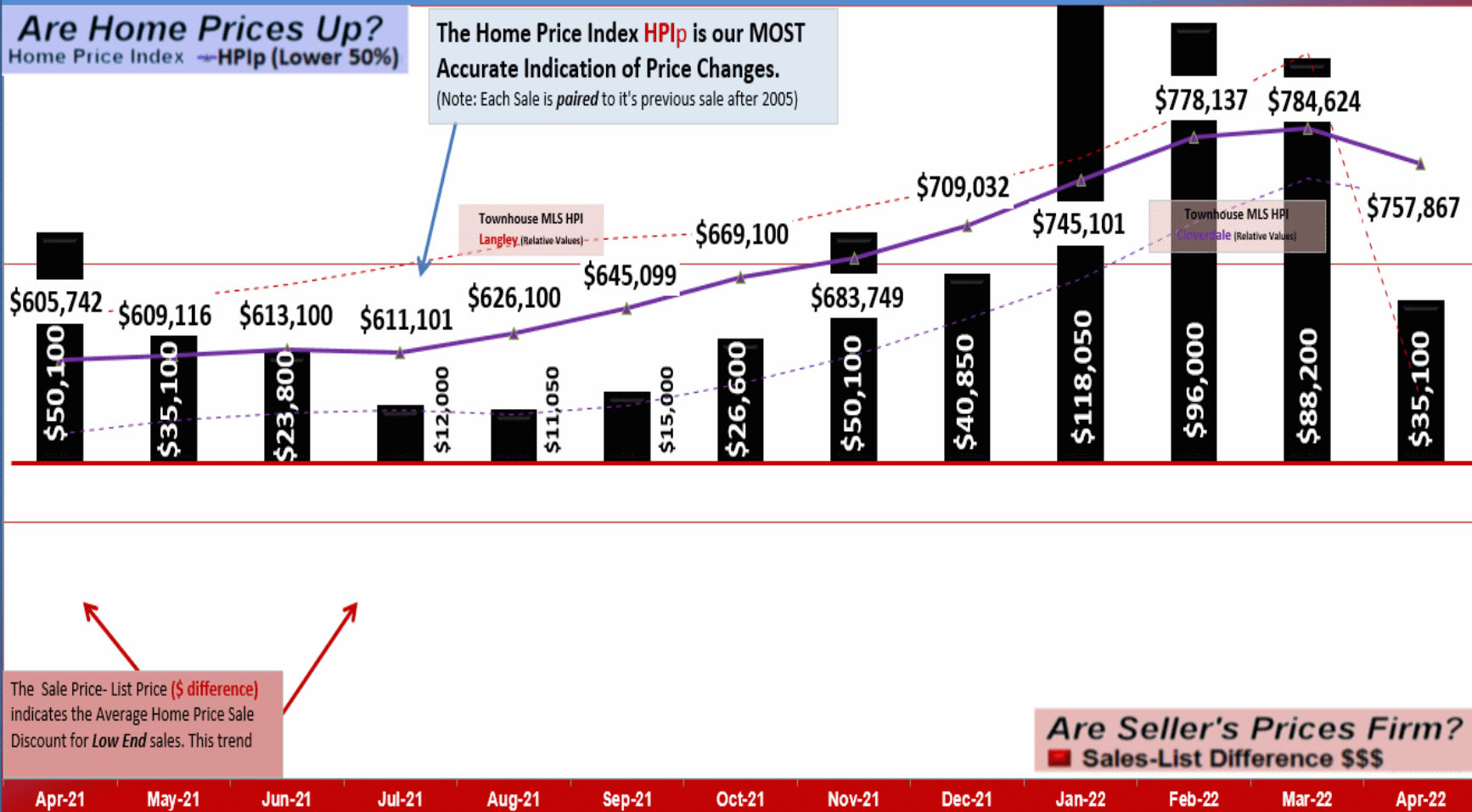
Market Analysis and Forecasting May 1/22 Langley, Cloverdale

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)

Are Home Prices Up? Home Price Index → HPIp (Lower 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 Low End sales. This trend

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



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



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

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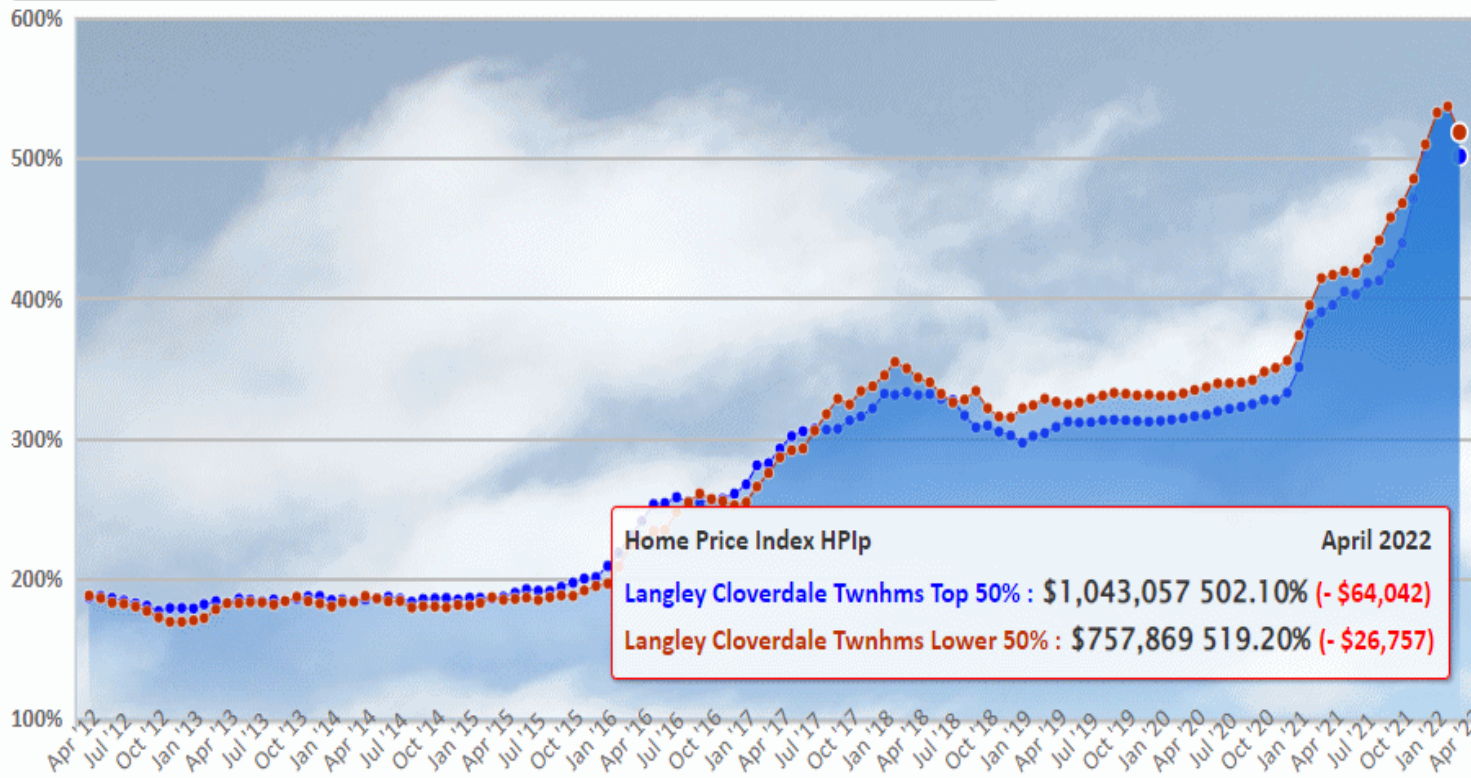
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Market Analysis and Forecasting May 1/22 Langley, Cloverdale

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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 2022	% 502.10
Mar 2022	% 532.90
Feb 2022	% 520.60
Jan 2022	% 503.30
Dec 2021	% 471.80
Nov 2021	% 440.00
Oct 2021	% 425.20
Sep 2021	% 413.20
Aug 2021	% 411.50
Jul 2021	% 403.40
Jun 2021	% 405.40
May 2021	% 395.80

Drag over area to zoom in

Highcharts.com

<< < 1 2 3 4 5 ...

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Attached Langley, Cloverdale 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

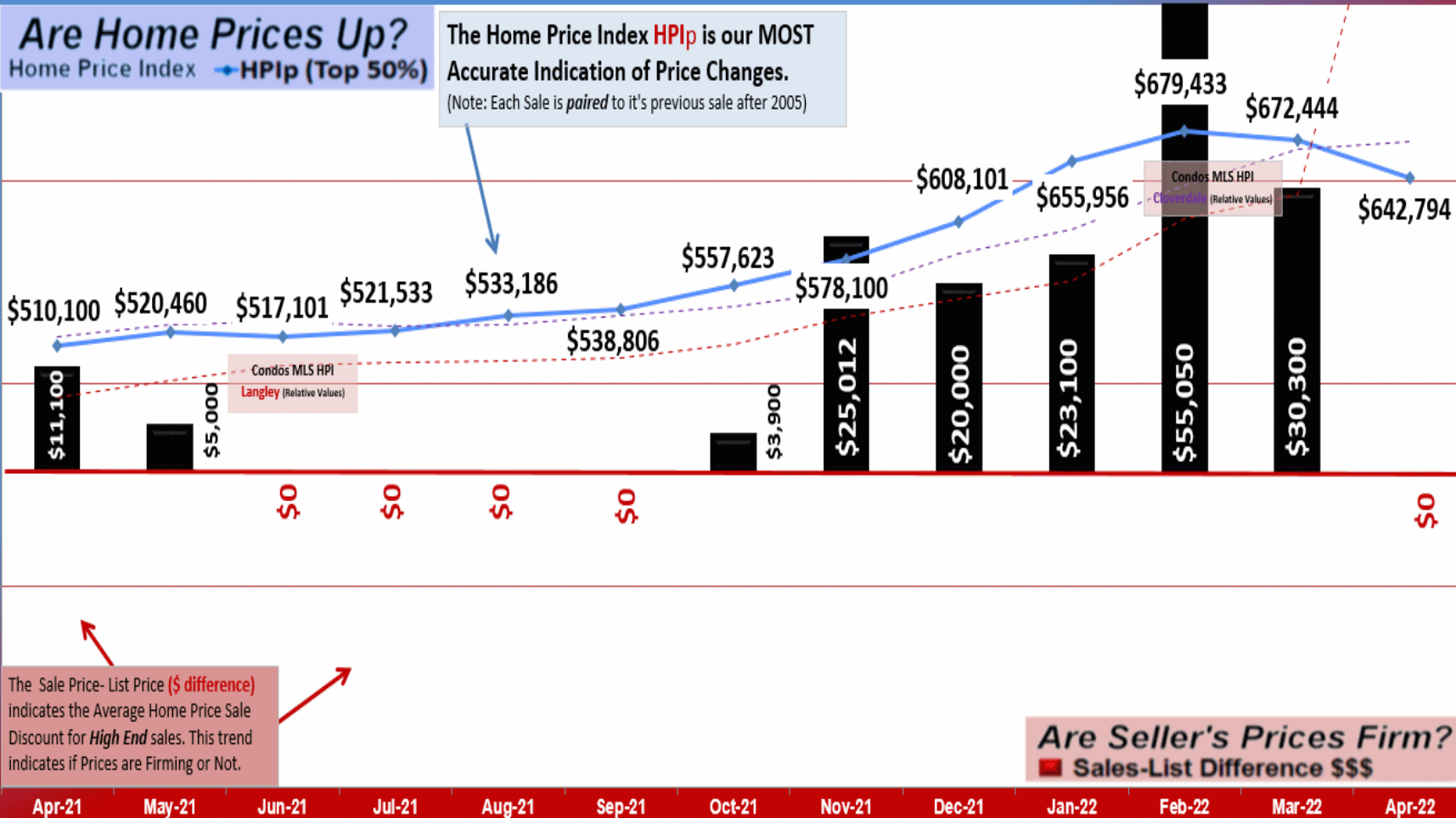
(Home Price Index Paired sales from 2005)

Are Home Prices Up?

Home Price Index → HPI (Top 50%)

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

(Note: Each Sale is paired to 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 \$\$\$



Condominiums



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



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Market Analysis and Forecasting May 1/22 Langley, Cloverdale

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)

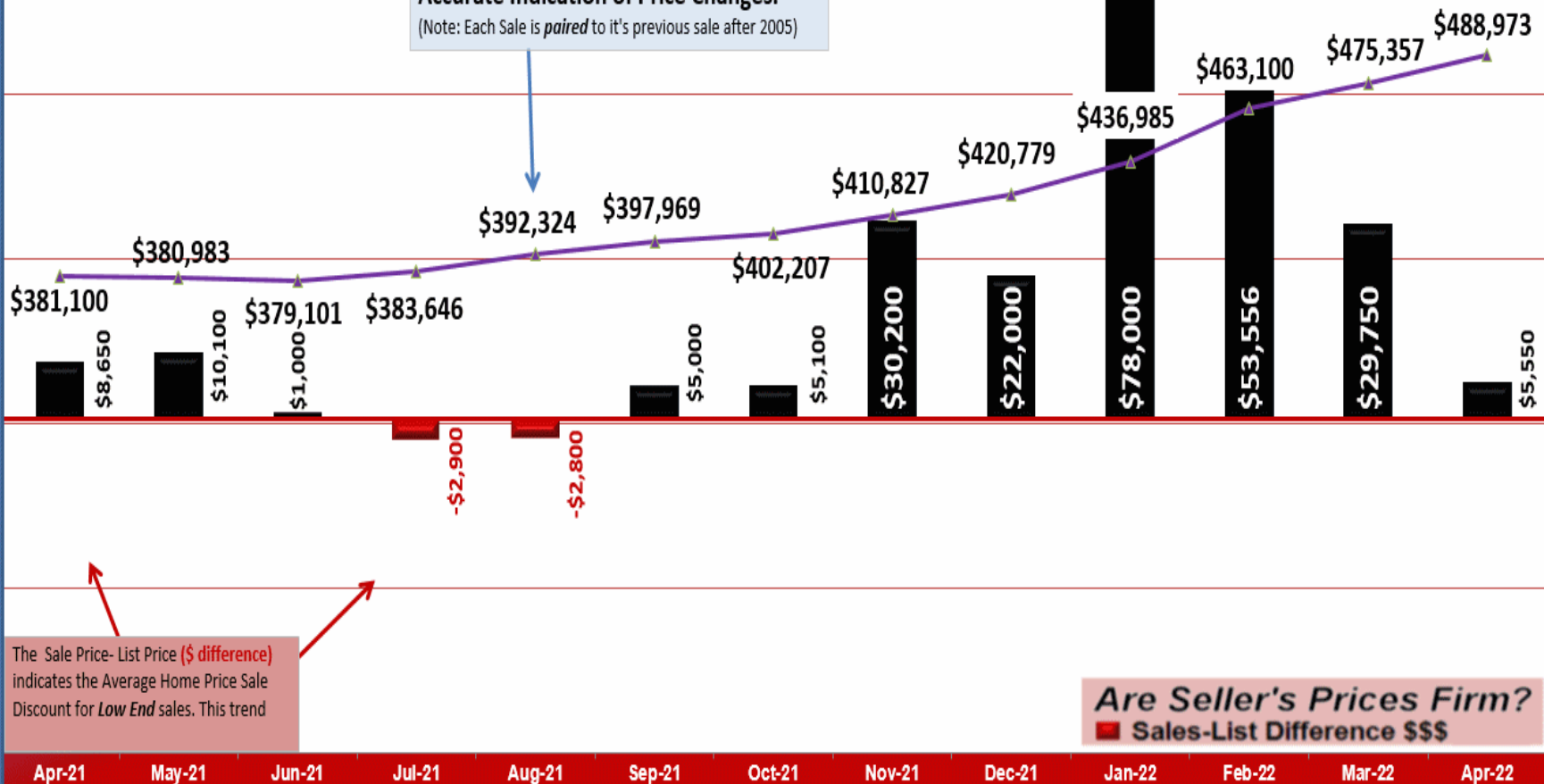
Home Price Changes

(Home Price Index Paired sales from 2005)

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

The Home Price Index HPIp is 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 Low End sales. This trend

Are Seller's Prices Firm?
Sales-List Price (\$ difference)



Condominiums



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



Condominiums



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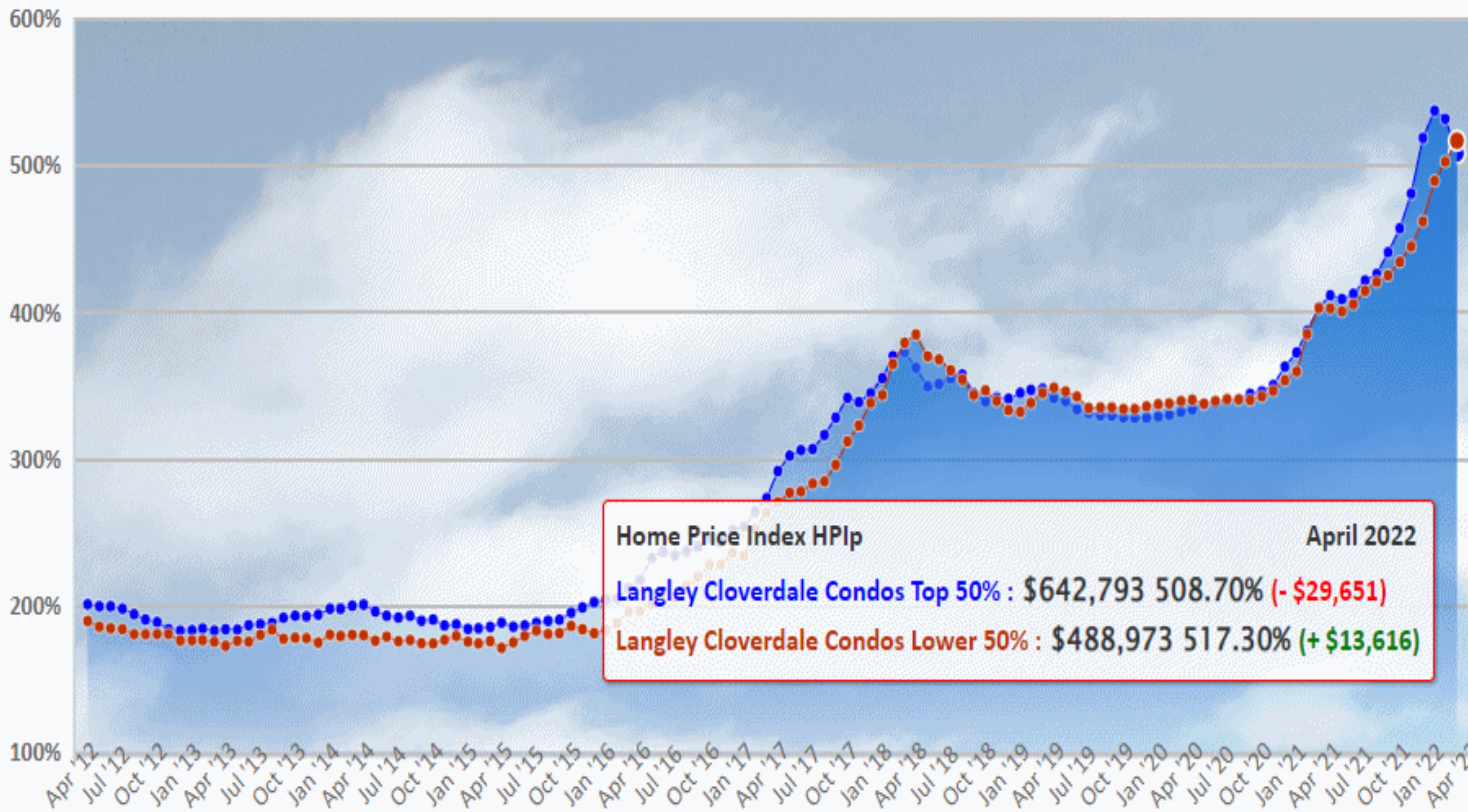


Market Analysis and Forecasting May 1/22 Langley, Cloverdale

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



Monthly Home values

Date	Value
Apr 2022	% 508.70
Mar 2022	% 532.20
Feb 2022	% 537.70
Jan 2022	% 519.10
Dec 2021	% 481.30
Nov 2021	% 457.50
Oct 2021	% 441.30
Sep 2021	% 426.40
Aug 2021	% 422.00
Jul 2021	% 412.80
Jun 2021	% 409.30
May 2021	% 411.90

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



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Market Analysis and Forecasting May 1/22 Abbotsford

Abbotsford Sub areas Statistics - Apr 2022							Attached
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
Poplar	35	9	13	100%	\$0	25.7%	
Bradner	1	0				0.0%	
Sumas Mountain	0	0				0.0%	
Abbotsford West	190	50	9	100%	-\$450	26.3%	
Abbotsford East	63	19	14	98%	-\$15,000	30.2%	
Aberdeen	9	2	21	99%	-\$12,400	22.2%	
Sumas Prairie	0	0				0.0%	
Central Abbotsford	226	73	9	100%	\$1,000	32.3%	
Total Activity	524	153	10	100%	\$0	29%	

May 1 2022 Abbotsford Market Update Attached Townhomes/ Condos

Current: Abbotsford is a Seller's Market with normal listing inventories, a **29% SOLD** rate and a 100% Sell/List Ratio.

(This means that there is an average of a \$0 increase on a sale from the original list price)

Most Active Price Range: Attached homes between \$350,000 - \$430,000 have **48.1% SOLD** rate.

Least Active Price Range: Attached homes above \$800,000 have **15.2% SOLD** rate.

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

HPIp (Top 50%) shows that prices increased \$167,779.

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

HPIp (Lower 50%) shows that prices increased \$130,318.

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

HPIp (Top 50%) shows that prices increased \$206,777.

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

HPIp (Lower 50%) shows that prices increased \$125,555.

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

Analytical Methods: The Abbotsford 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 **Abbotsford HPIp Top 50%** representing the higher end sales and the **Abbotsford 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.

Abbotsford List Price Ranges Statistics - Apr 2022							Attached
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
\$0-\$350,000	27	12	7	99%	-\$1,500	44.4%	↑
\$350,001-\$430,000	52	25	9	101%	\$5,100	48.1%	↑
\$430,001-\$500,000	98	41	8	100%	\$100	41.8%	↑
\$500,001-\$650,000	109	23	10	100%	\$0	21.1%	↑
\$650,001-\$800,000	106	32	11	100%	\$100	30.2%	↑
\$800,001 and more	132	20	11	97%	-\$24,350	15.2%	↑
Total Activity	524	153	10	100%	\$0	29%	↑

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	05/01/2022	Change	
Total Listings** (A,S,T,C,X)	537	547	524		-23	↓
Active Listings	251	197	270	321	51	↑
Solds	196	242	153		-89	↓
Days on Market (DOM)	7	7	10		3	↑
%SOLD (Sales/ Listings /mthly rate)	36.5%	44.2%	29.2%		-15.0%	↓
Condos (Top 50%) Home Price Index HPIp	\$436,500	\$588,139	\$604,279		\$16,140	↑
Condos (Lower 50%) Home Price Index HPIp	\$296,100	\$409,642	\$426,418		\$16,776	↑



Market continues to be in a Buyer's Market in the next coming months. Currently, the Condo Market is still Stable with an Average Price Increase of \$1,617. Meanwhile, Townhouse Markets have switched to a Buyer's Market with an (\$8,069) average price decrease. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood. Note: For a more accurate price change for your home request a Comparative Market Analysis. Data is from: FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: Vancouvermarketreports.com



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

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Market Analysis and Forecasting May 1/22 Abbotsford

Attached Townhomes/ Condos Abbotsford Total Listings, Sales, and %SOLD rates

Sales / Listings

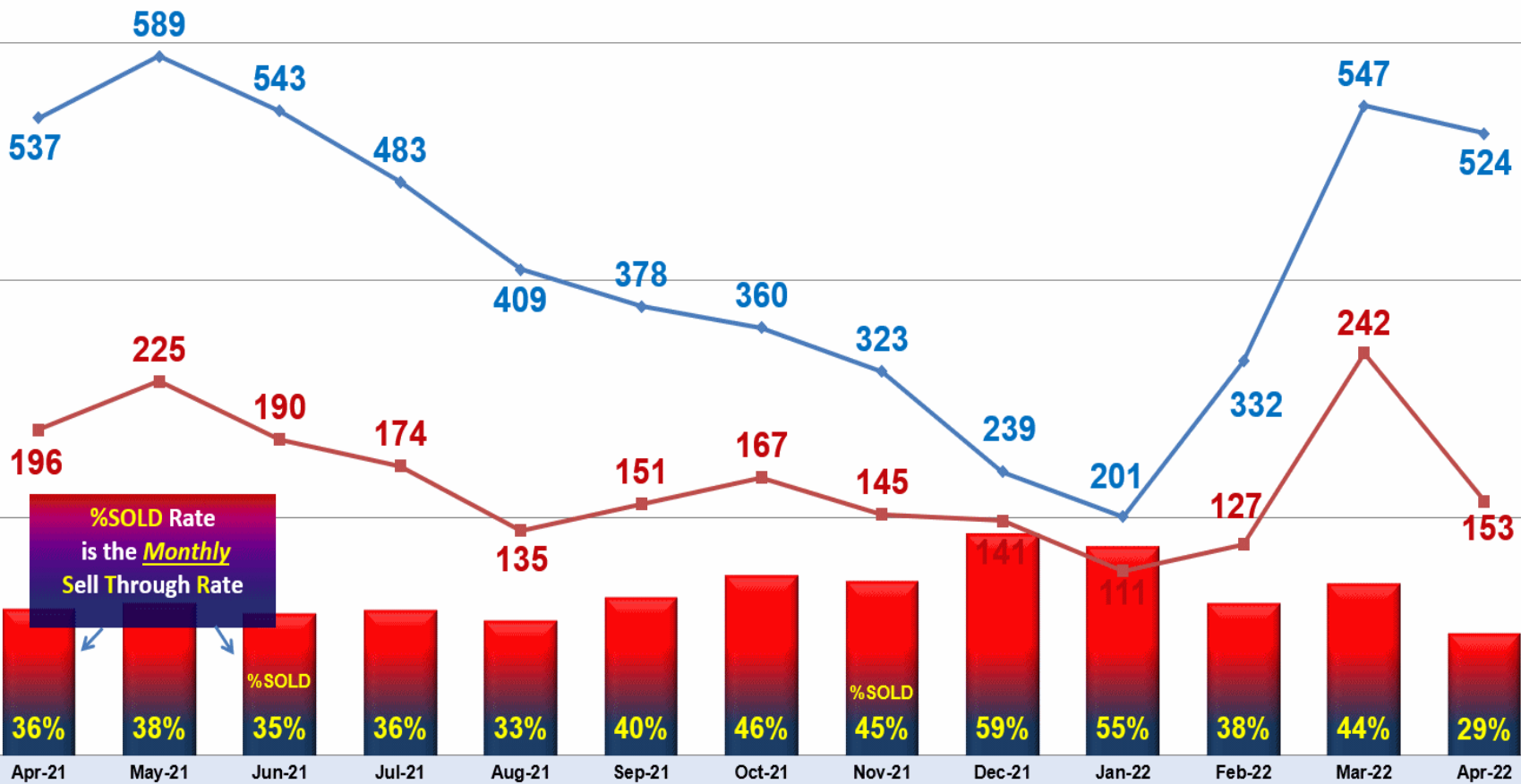
Monthly Totals



Attached

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

◆ Total Listings ■ Sales



%SOLD Rate is the Monthly Sell Through Rate



Attached



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Market Analysis and Forecasting May 1/22 Abbotsford

Attached Abbotsford 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)

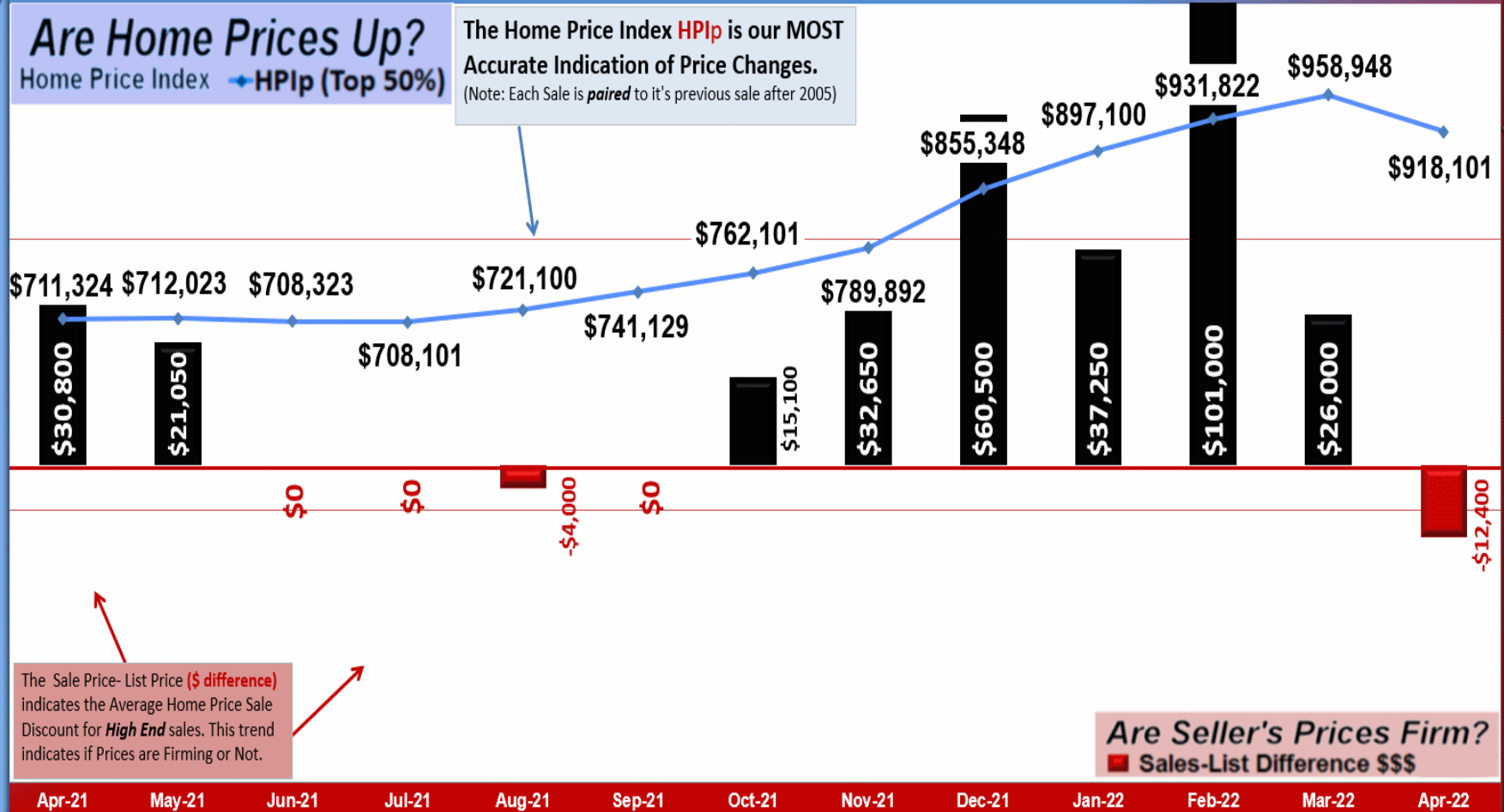
Home Price Changes

(Home Price Index Paired sales from 2005)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

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



TOP 50%

Sales Discount \$\$\$

Sale Price - Original List Price (\$ 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.

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



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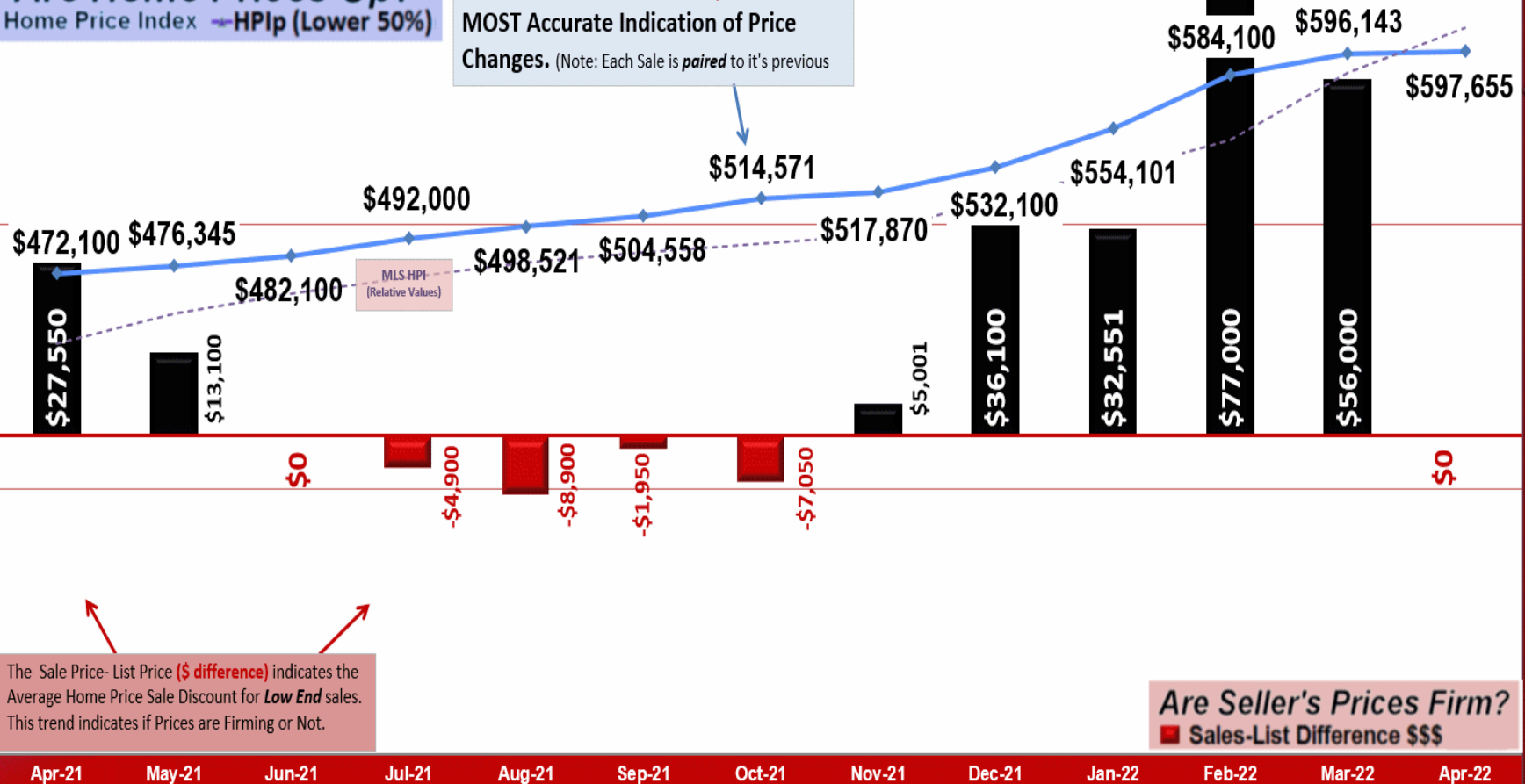
Attached Abbotsford Townhouse Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

Home Price Changes

(Home Price Index Paired sales from 2005)

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

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



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 \$\$\$



Townhouses



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

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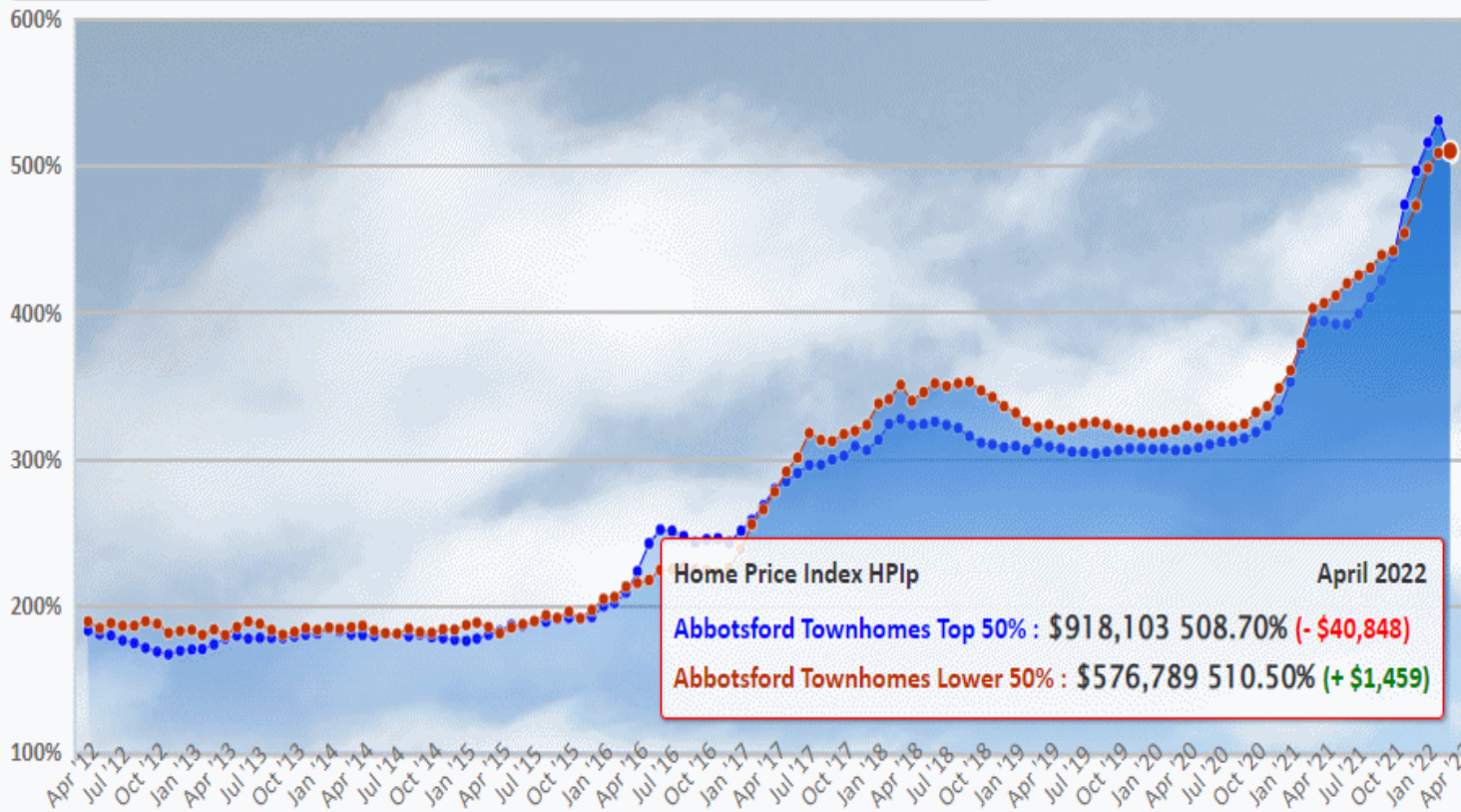


Market Analysis and Forecasting May 1/22 Abbotsford

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Abbotsford Townhomes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Abbotsford Townhomes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Apr 2022	% 508.70
Mar 2022	% 531.30
Feb 2022	% 516.30
Jan 2022	% 497.00
Dec 2021	% 473.90
Nov 2021	% 437.60
Oct 2021	% 422.20
Sep 2021	% 410.60
Aug 2021	% 399.50
Jul 2021	% 392.30
Jun 2021	% 392.40
May 2021	% 394.50



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Market Analysis and Forecasting May 1/22 Abbotsford

Attached Abbotsford 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

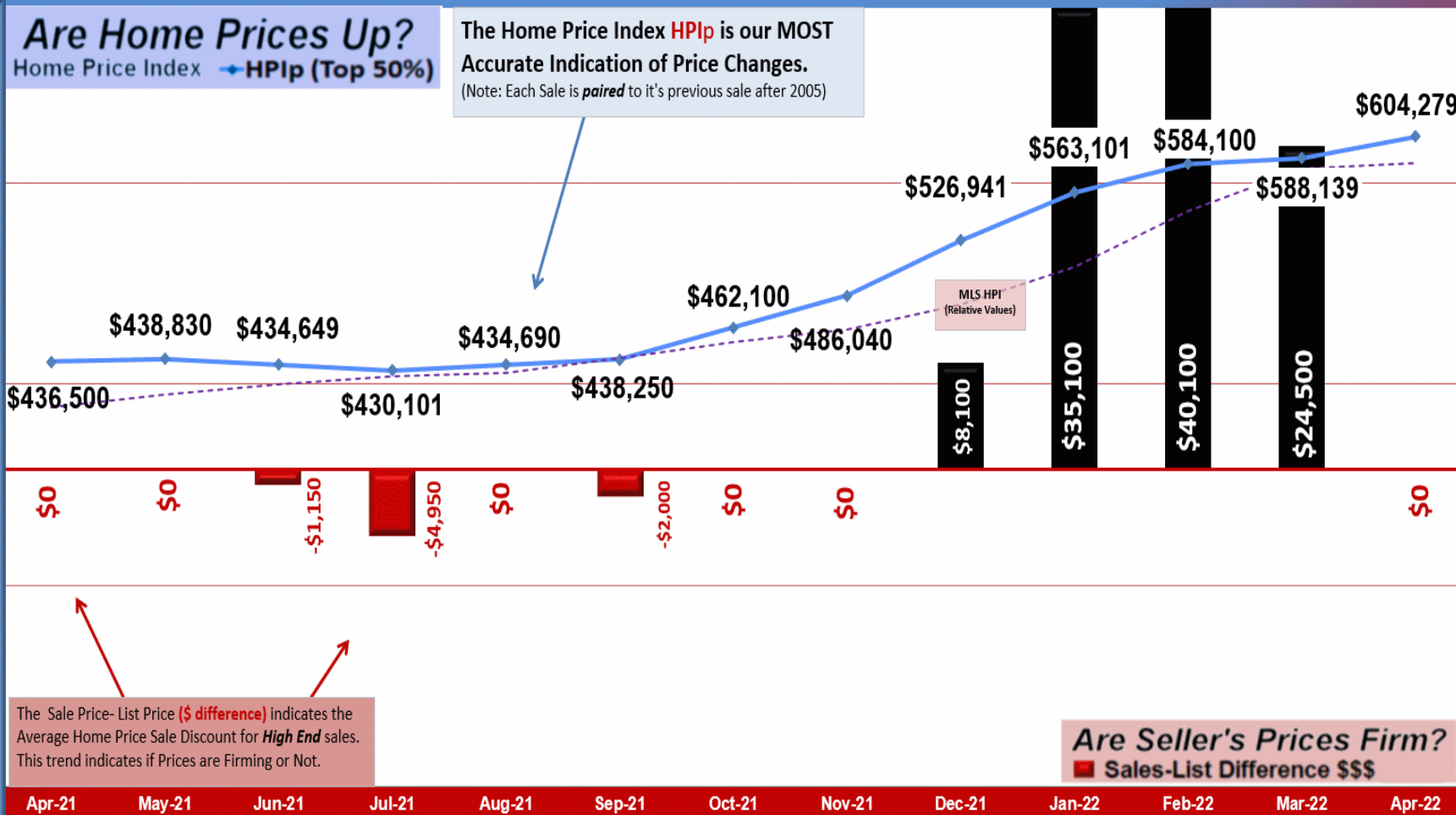
(Home Price Index Paired sales from 2005)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

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

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



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)



Condominiums



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Market Analysis and Forecasting May 1/22 Abbotsford

Attached Abbotsford 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

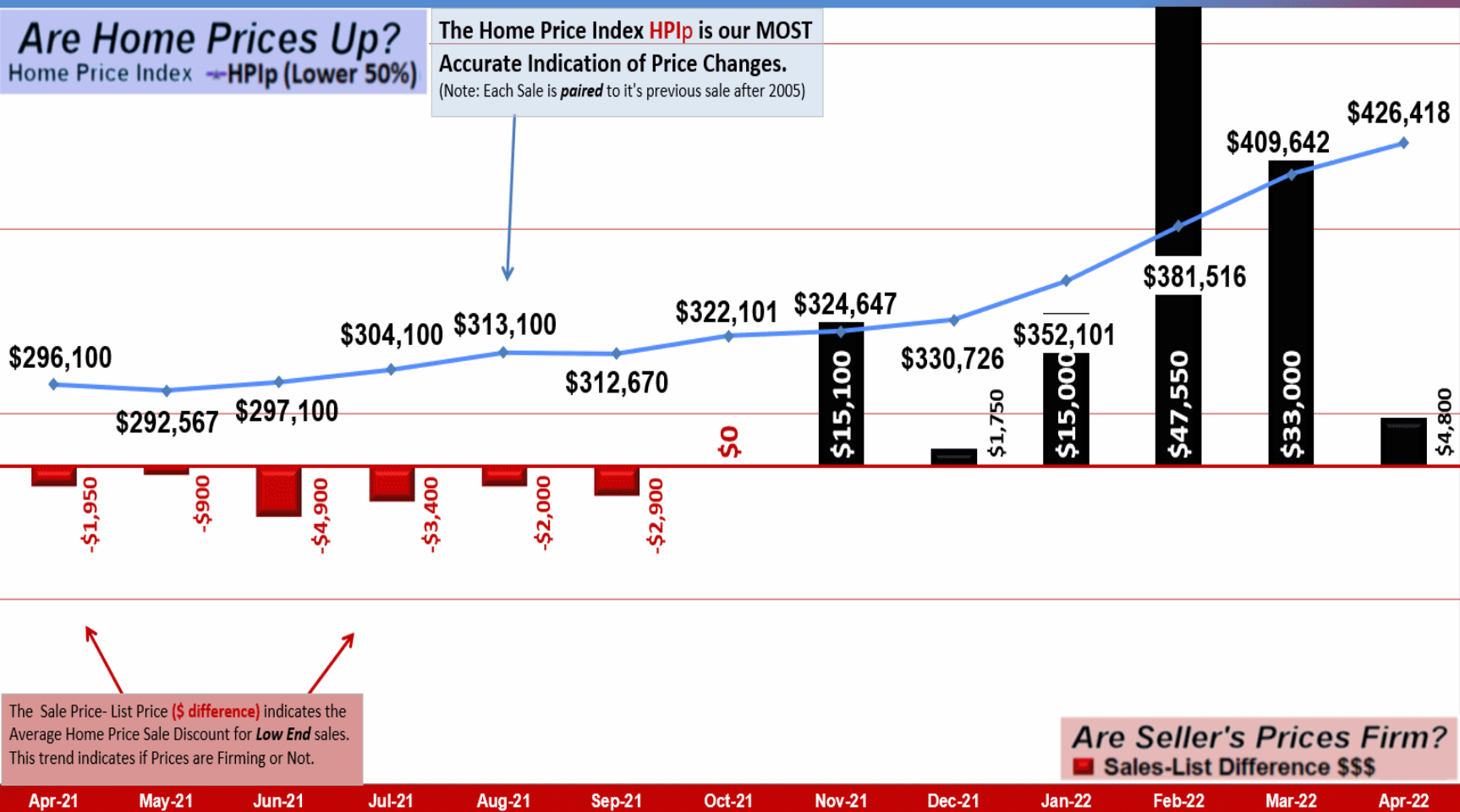


Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)

Are Home Prices Up?

Home Price Index → HPIp (Lower 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 Low End sales. This trend indicates if Prices are Firming or Not.

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

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

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Vancouver Market Reports

Statistics, on the Web!

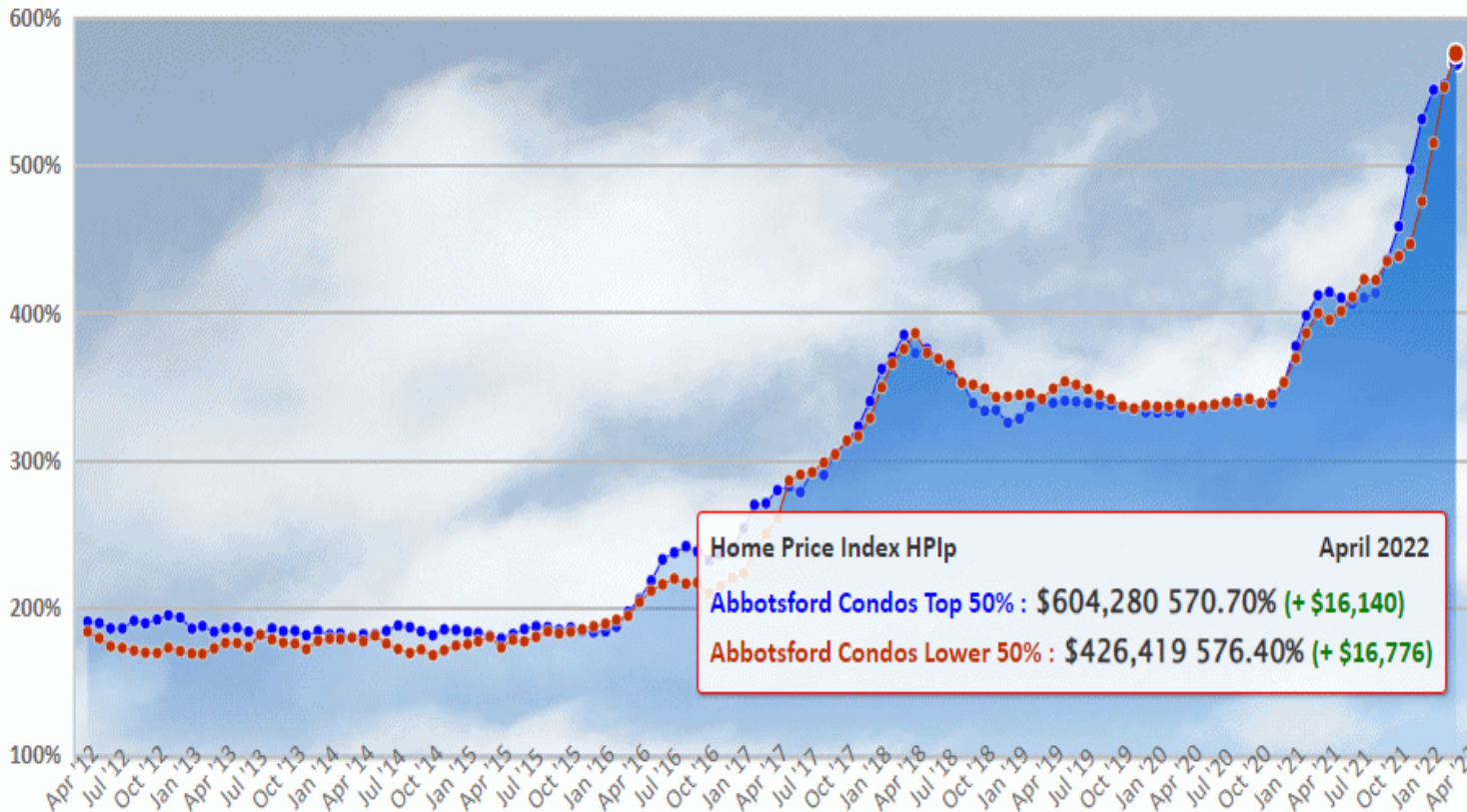
attached homes



Market Analysis and Forecasting May 1/22 Abbotsford

Powered by the Greater Vancouver Market Reports HPIp

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



Monthly Home values

Date	Value
Apr 2022	% 570.70
Mar 2022	% 555.40
Feb 2022	% 551.60
Jan 2022	% 531.80
Dec 2021	% 497.60
Nov 2021	% 459.00
Oct 2021	% 436.40
Sep 2021	% 413.90
Aug 2021	% 410.50
Jul 2021	% 406.20
Jun 2021	% 410.50
May 2021	% 414.40

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