Vancouver Market Reports

Statistics, on the Web!

detached homes

Market Analysis and Forecasting

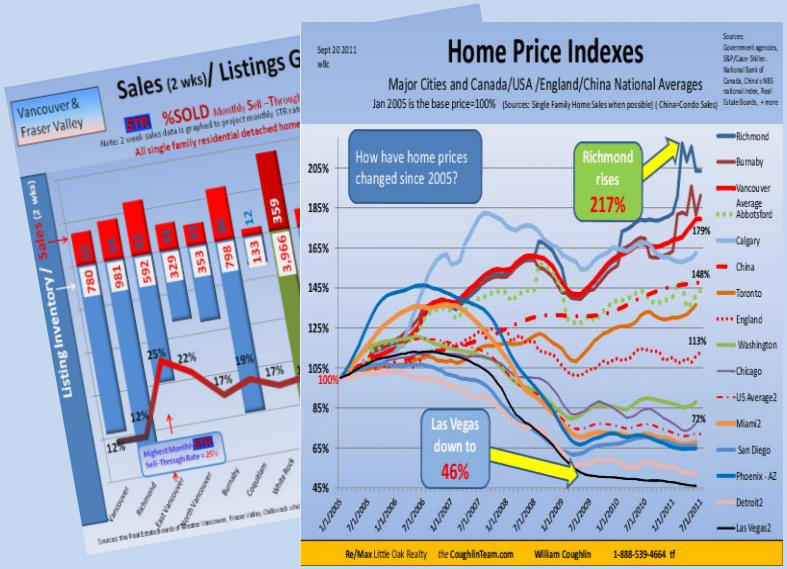
Vancouver Market Reports

Statistics, on the Web!

attached homes

Market Analysis and Forecasting

Bob McLean's Market Reports



Advanced Marketing Tools

Bob McLean PREC

Royal LePage Preferred

bob@bobmclean.ca

realestateinmission.ca

604-302-0177

Vancouver Market Reports

Statistics, on the Web!

detached homes

Market Analysis and Forecasting

Vancouver Market Reports

Statistics, on the Web!

attached homes

Market Analysis and Forecasting

Bob McLean's Market Reports

Detached

- Abbotsford
- Mission
- Maple Ridge – Pitt Meadows

Attached

- Abbotsford
- Maple Ridge – Pitt Meadows

Warning: *These Advanced Market Reports are Dangerous to operate without lesson ☺*
We highly recommend the ***Stats Boot Camp Course*** *to fully understand them.*

Bob McLean ***PREC***

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Vancouver Market Reports

detached homes

Vancouver Market Reports

attached homes

Bob McLean PREC
Royal LePage Preferred
604-302-0177

Bob McLean PREC
Royal LePage Preferred
604-302-0177

Vancouver & Fraser Valley

Sales (2 wks)/ Listings Graph

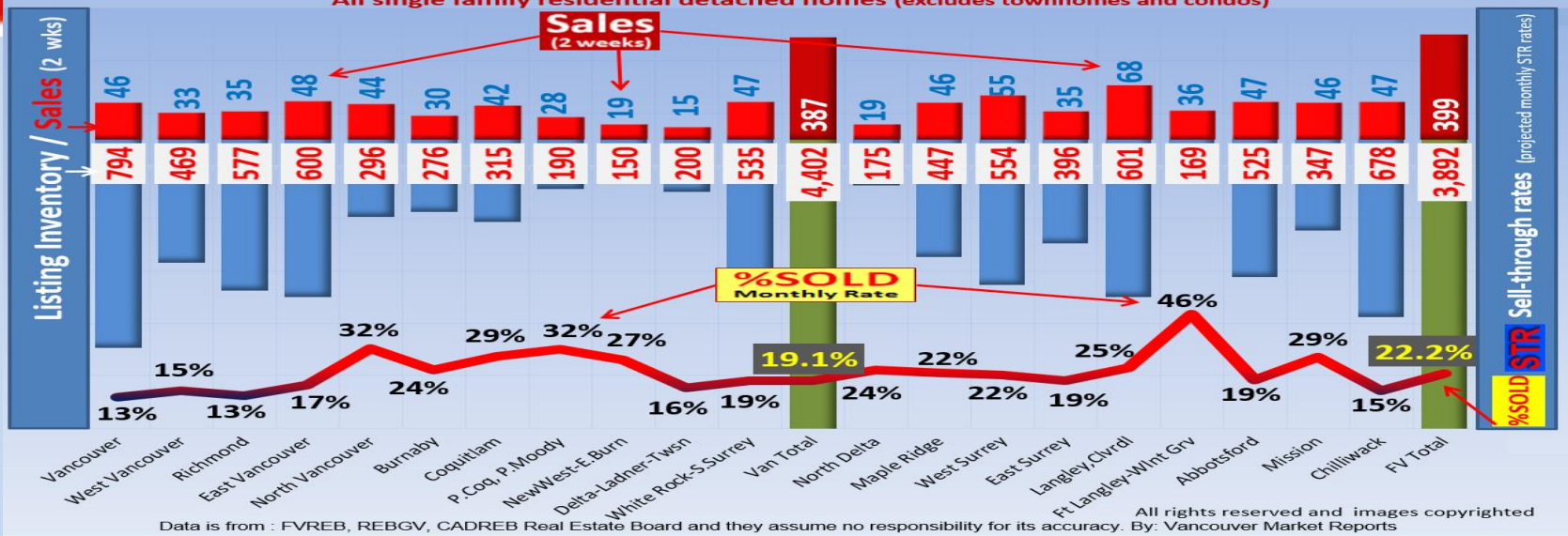
May 6 2022 (2-weeks)

%SOLD Monthly Sell –Through Rates STR (absorption rates) (vr3)

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

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

2022.05.07.9:00AM m7s



All rights reserved and images copyrighted

Data is from : FVREB, REBGV, CADREB Real Estate Board and they assume no responsibility for its accuracy. By: Vancouver Market Reports

Vancouver & Fraser Valley

Sales (2 wks)/ Listings Graph

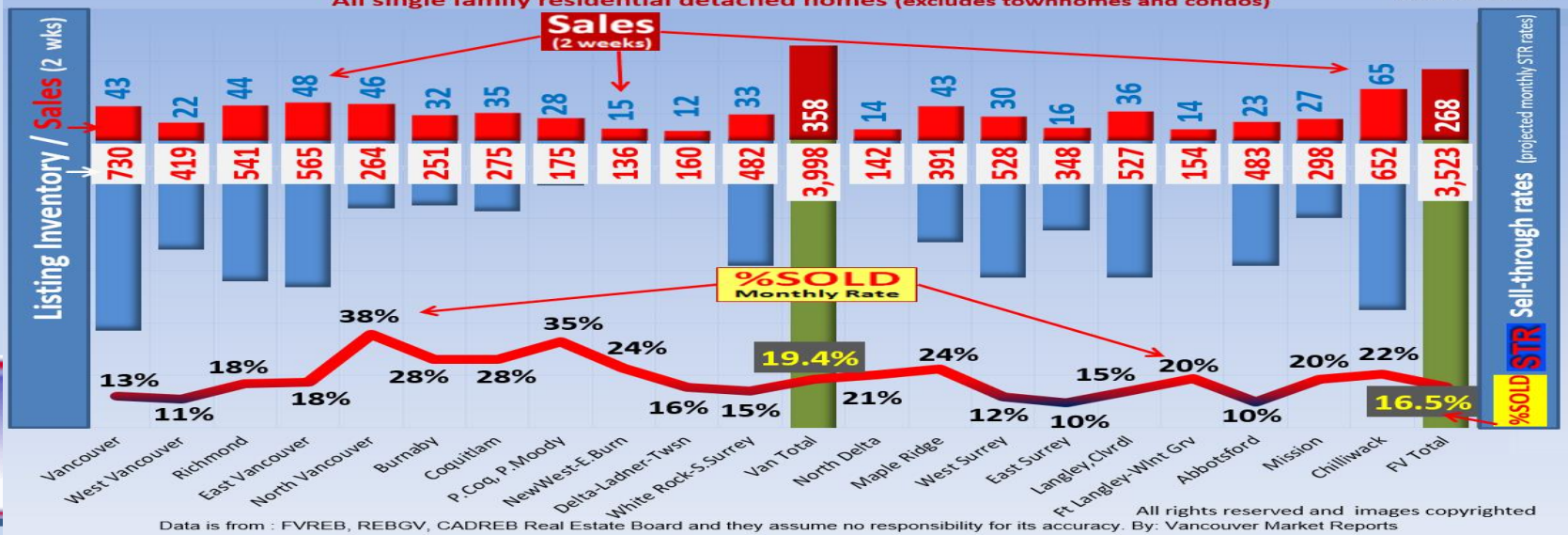
Apr 22 2022 (2-weeks)

%SOLD Monthly Sell –Through Rates STR (absorption rates) (vr3)

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

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

2022.04.23.8:00AM m7s



All rights reserved and images copyrighted

Data is from : FVREB, REBGV, CADREB Real Estate Board and they assume no responsibility for its accuracy. By: Vancouver Market Reports

Vancouver Market Reports

detached homes

Vancouver Market Reports

attached homes

Bob McLean PREC
Royal LePage Preferred
604-302-0177

Bob McLean PREC
Royal LePage Preferred
604-302-0177

Vancouver & Fraser Valley

Sales (1 wk)/ Listings Graph

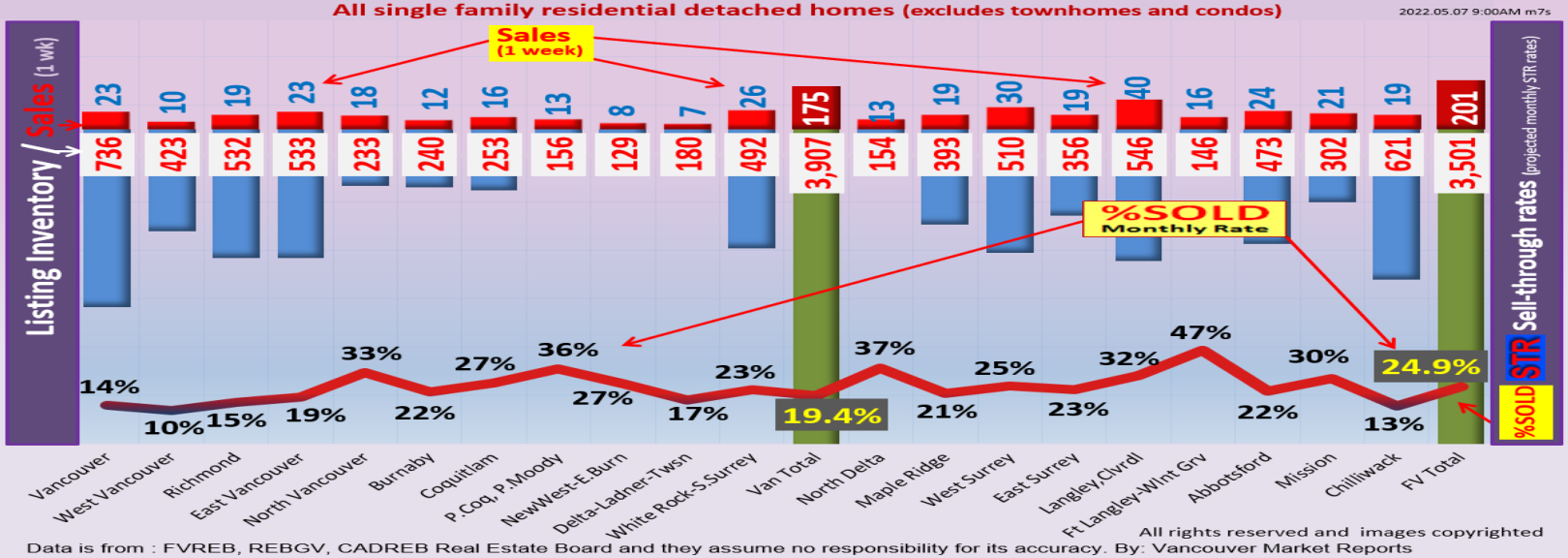
May 6 2022 (1 week)

%SOLD Monthly Sell –Through Rates STR (absorption rates) (vr3)

Note: 1-week sales data is extrapolated to project monthly STR rates* (* inventory includes the sold and expired listings).

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

2022.05.07 9:00AM m7s



All rights reserved and images copyrighted
Data is from : FVREB, REBGV, CADREB Real Estate Board and they assume no responsibility for its accuracy. By: Vancouver Market Reports

Vancouver & Fraser Valley

Sales (1 wk)/ Listings Graph

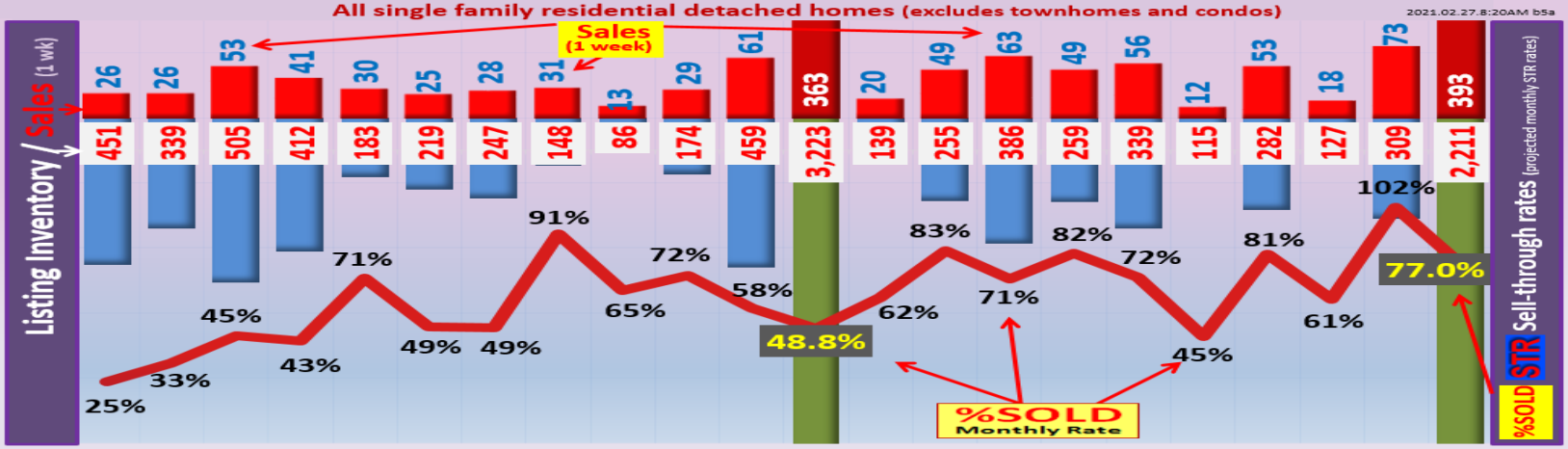
Feb 26 2021 (1 week)

%SOLD Monthly Sell –Through Rates STR (absorption rates) (vr3)

Note: 1-week sales data is extrapolated to project monthly STR rates* (* inventory includes the sold and expired listings).

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

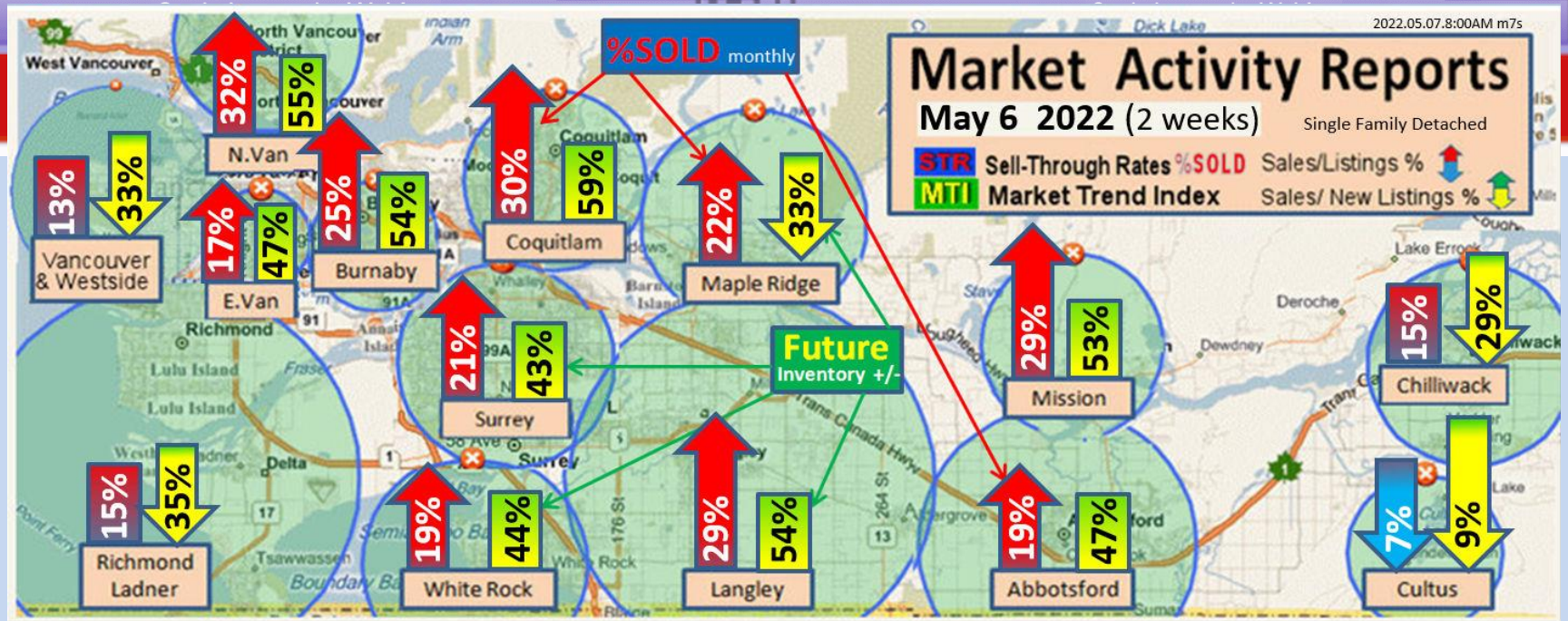
2021.02.27.8:20AM b5a

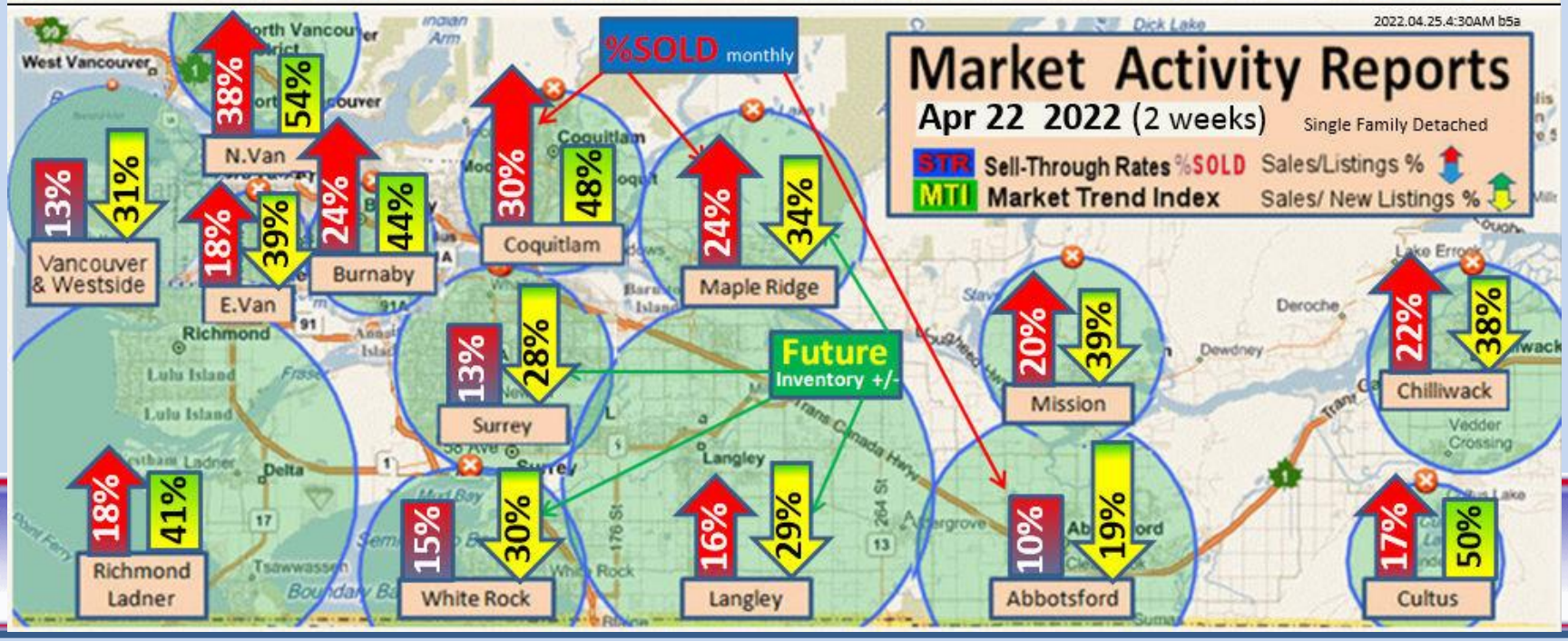


All rights reserved and images copyrighted
Data is from : FVREB, REBGV, CADREB Real Estate Board and they assume no responsibility for its accuracy. By: Vancouver Market Reports

Vancouver Market Reports

detached homes





Bob McLean PREC
Royal LePage Preferred
604-302-0177

Bob McLean PREC
Royal LePage Preferred
604-302-0177

Vancouver Market Reports

attached homes

Top

Vancouver Market Reports

Statistics, on the Web!

detached homes

Market Analysis and Forecasting May 1/22 **Abbotsford**

BobmcLean
PERSONAL REAL ESTATE CORPORATION

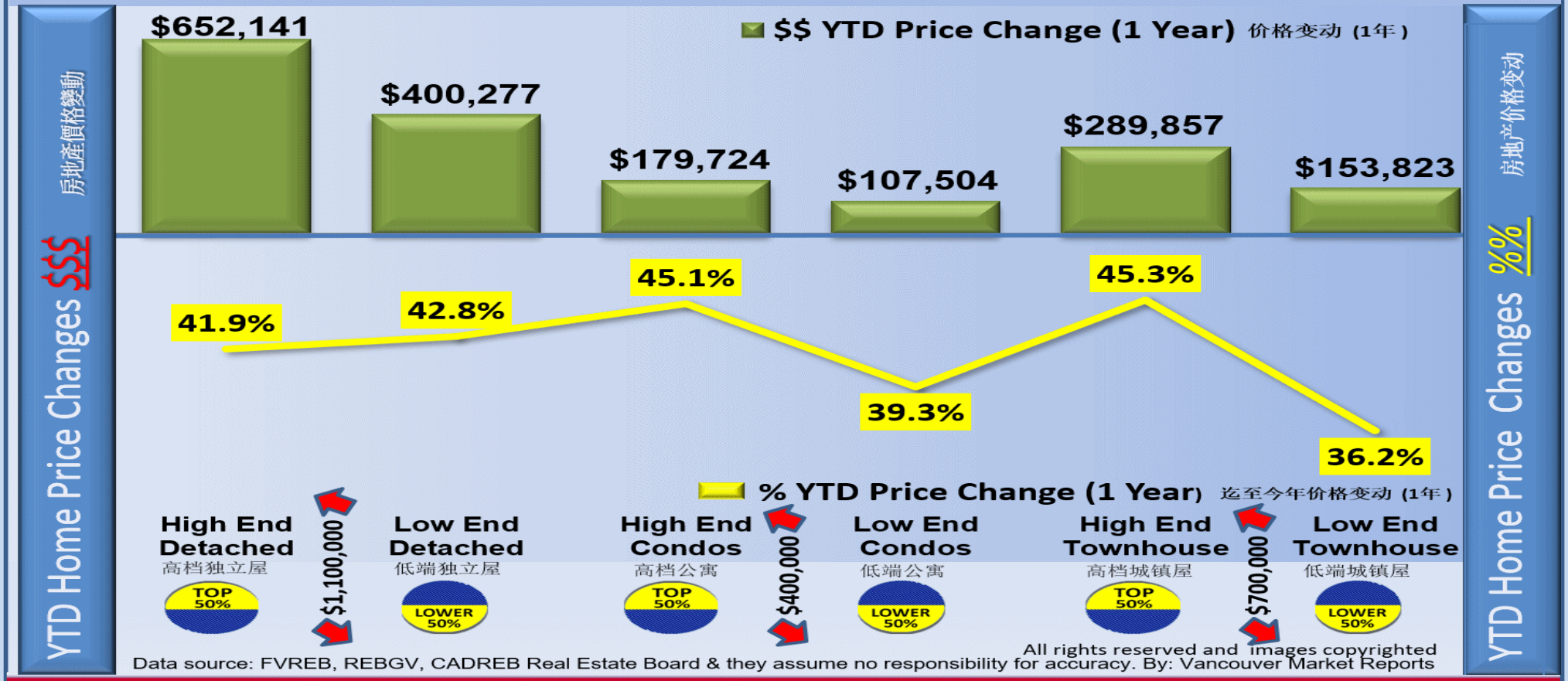
Abbotsford Real Estate Price Changes ($/%)

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

Powered by: Vancouver Market Reports HPI*p*



All rights reserved and images copyrighted

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.

Bob McLean *PREC*

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

detached homes

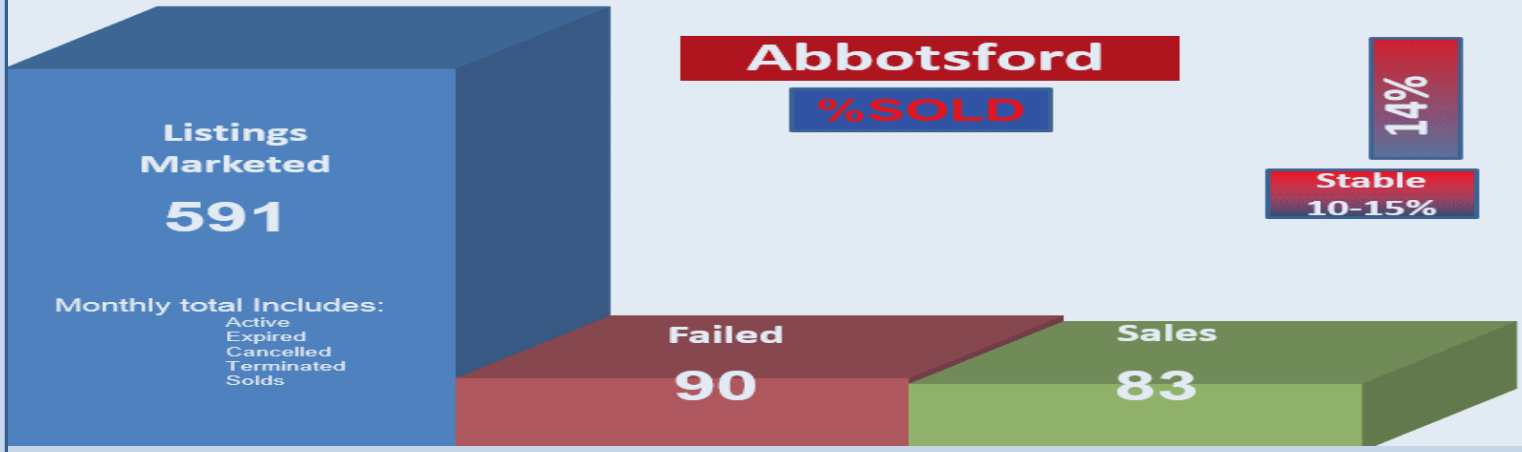
Statistics, on the Web!

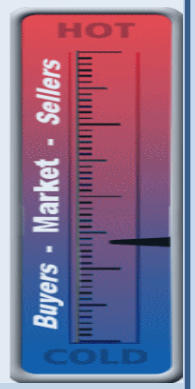
BobmcLean

PERSONAL REAL ESTATE CORPORATION

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.

*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.

Bob McLean *PREC*

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

detached homes

Statistics, on the Web!

Market Analysis and Forecasting May 1/22 **Abbotsford**

BobmcLean

PERSONAL REAL ESTATE CORPORATION

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	LOWER 50%	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	TOP 50%	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 /mnthly 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	↓

*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.

Bob McLean PREC

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

detached homes

Statistics, on the Web!

Market Analysis and Forecasting May 1/22 **Abbotsford**

BobmcLean

PERSONAL REAL ESTATE CORPORATION

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%**

*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.

Bob McLean PREC

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

Statistics, on the Web!

detached homes

Market Analysis and Forecasting May 1/22 **Abbotsford**

BobmcLean

PERSONAL REAL ESTATE CORPORATION

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.

Data is from : FVREB, REBGV, CADREB Real Estate Board 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.

Bob McLean *PREC*

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

detached homes

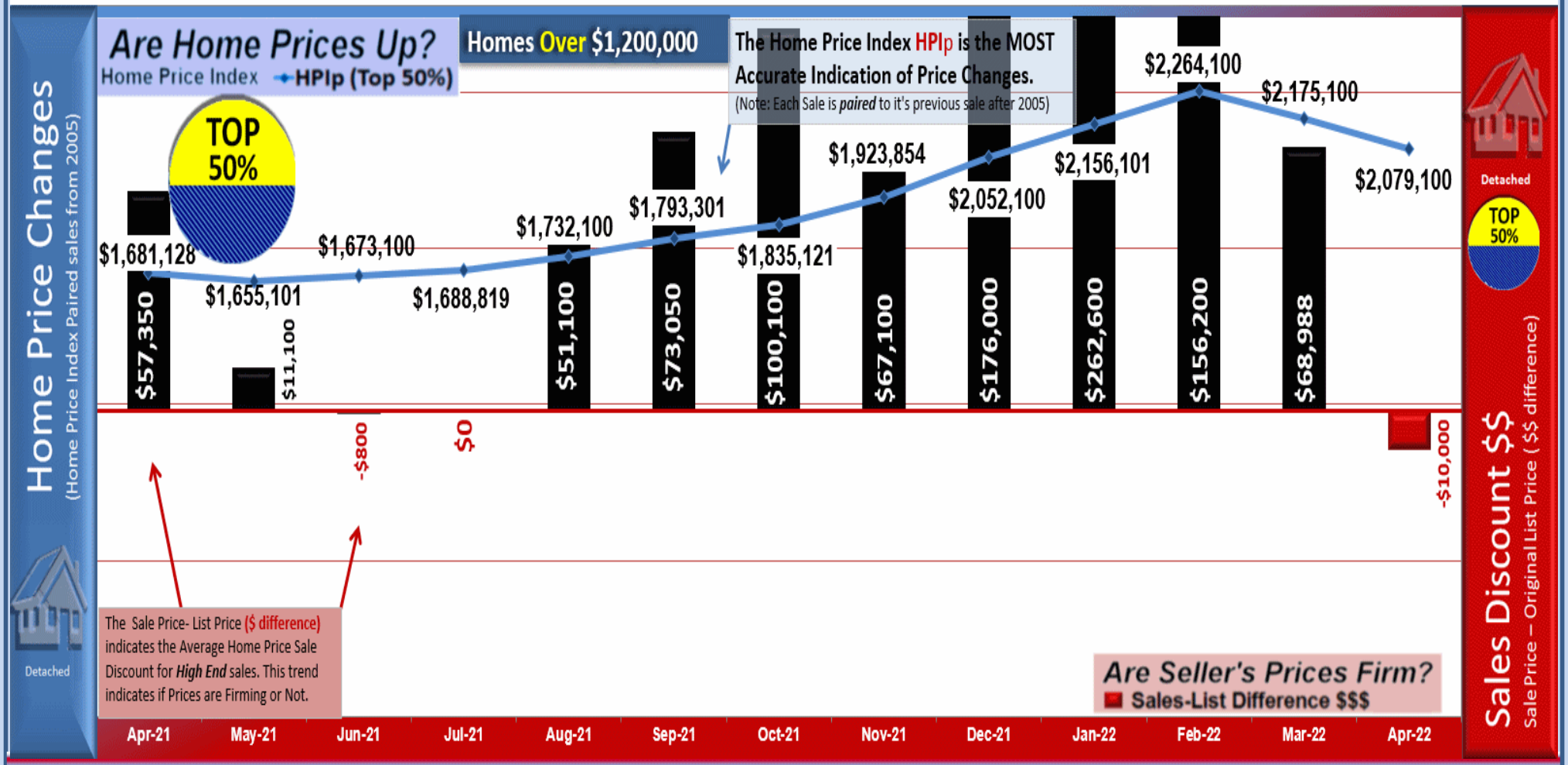
Statistics, on the Web!

BobmcLean

PERSONAL REAL ESTATE CORPORATION

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)



*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.

Bob McLean *PREC*

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

detached homes

Statistics, on the Web!

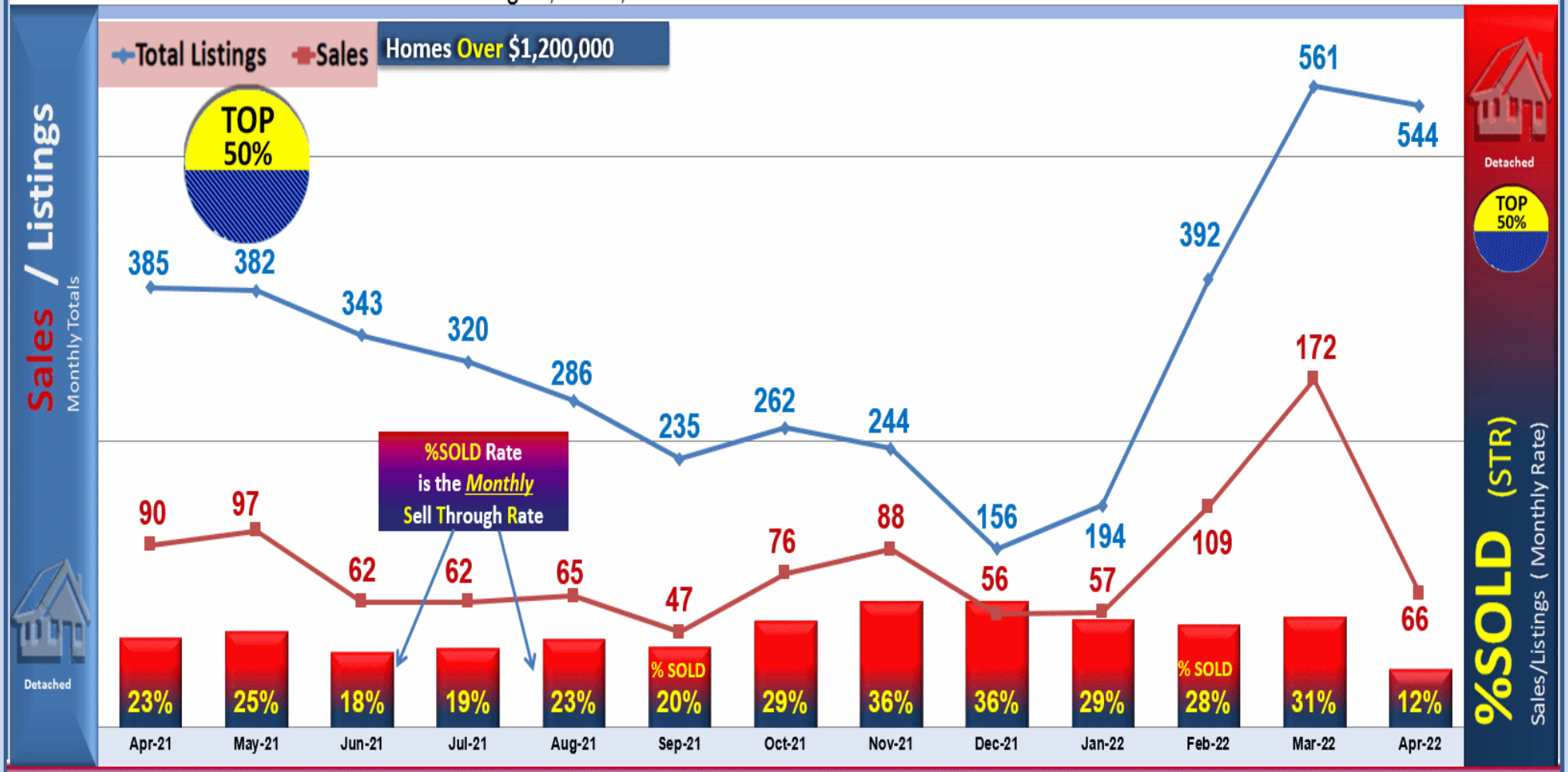
BobmcLean

PERSONAL REAL ESTATE CORPORATION

Market Analysis and Forecasting

May 1/22 Abbotsford

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



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

Bob McLean PREC

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

detached homes

Statistics, on the Web!

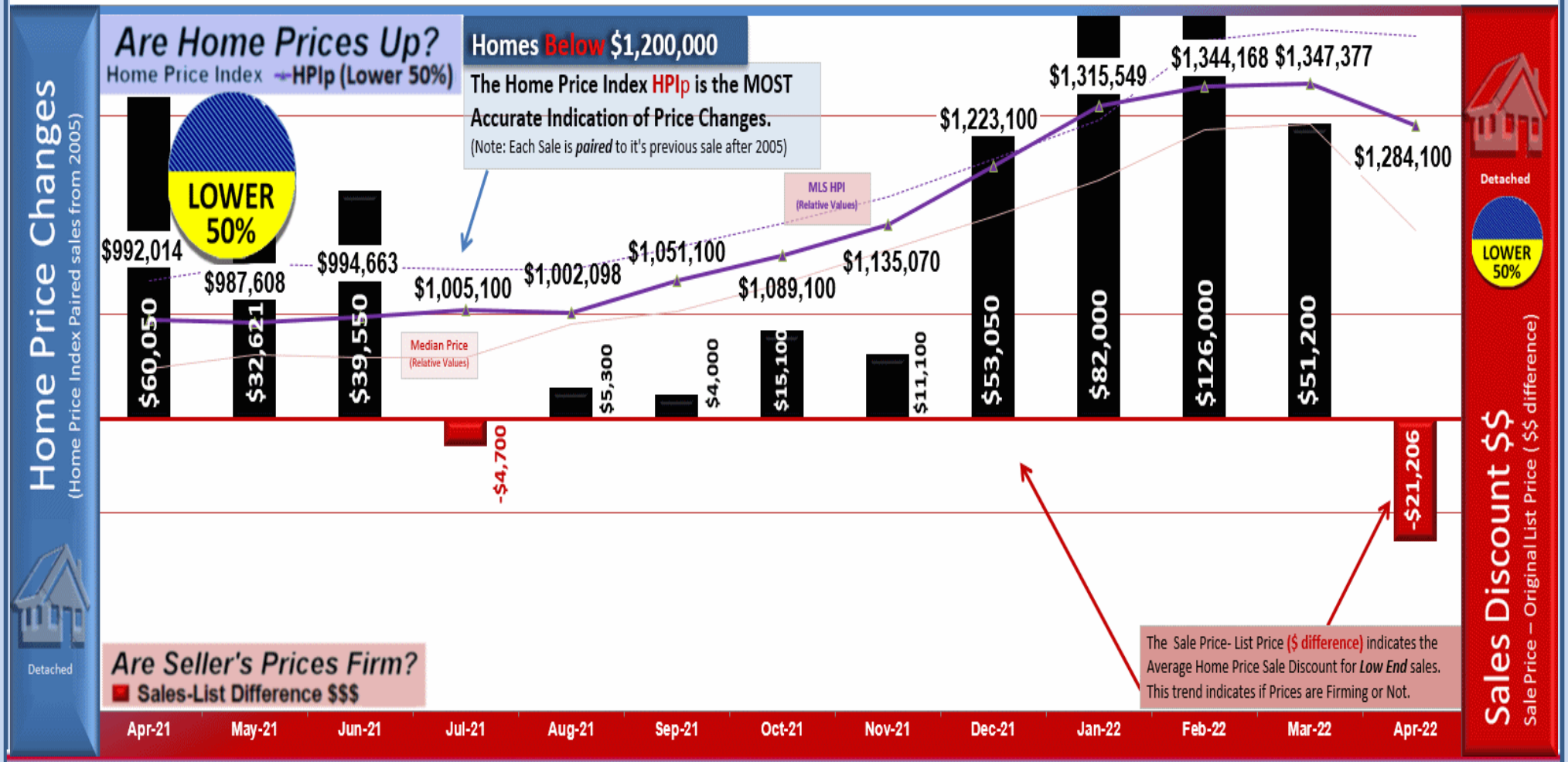
BobmcLean

PERSONAL REAL ESTATE CORPORATION

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 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.

Bob McLean *PREC*

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

detached homes

Statistics, on the Web!

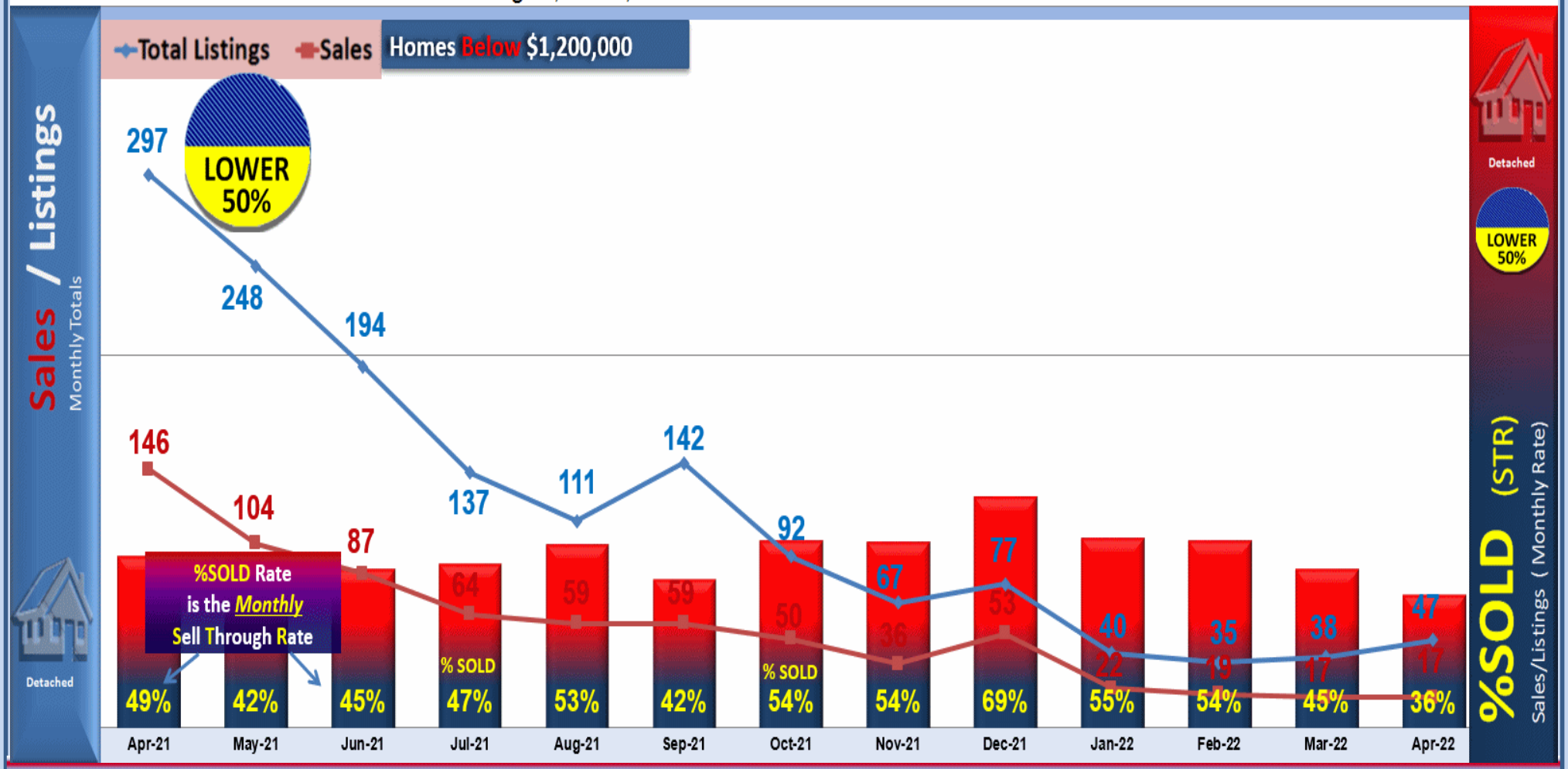
BobmcLean

PERSONAL REAL ESTATE CORPORATION

Market Analysis and Forecasting

May 1/22 Abbotsford

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



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

Bob McLean *PREC*

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

detached homes

Statistics, on the Web!

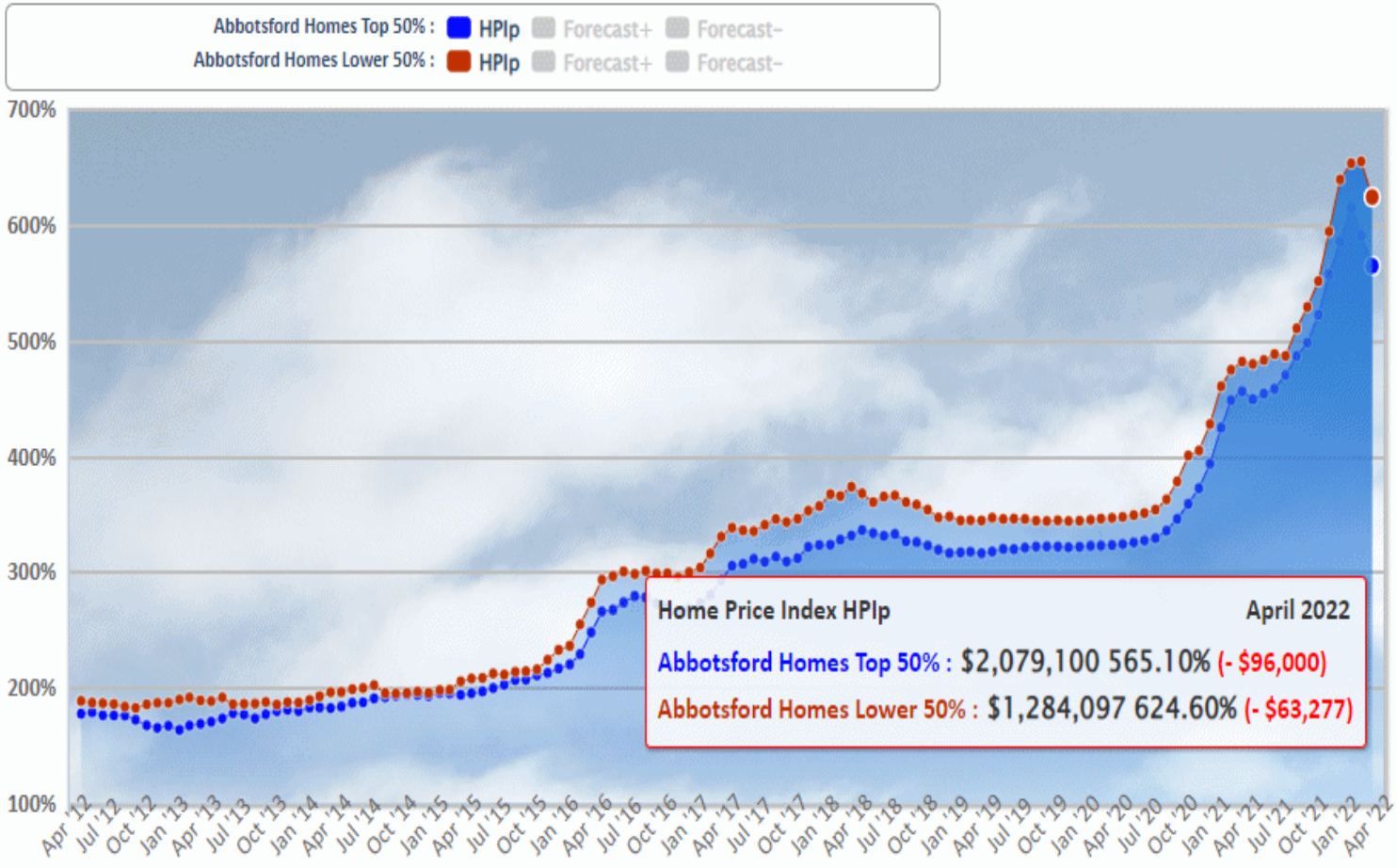
BobmcLean

PERSONAL REAL ESTATE CORPORATION

Market Analysis and Forecasting

May 1/22 **Abbotsford**

Powered by the Greater Vancouver Market Reports HPIp



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

*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.

Bob McLean *PREC*

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

Statistics, on the Web!

detached homes

Market Analysis and Forecasting May 1/22 **Mission**

BobmcLean

PERSONAL REAL ESTATE CORPORATION

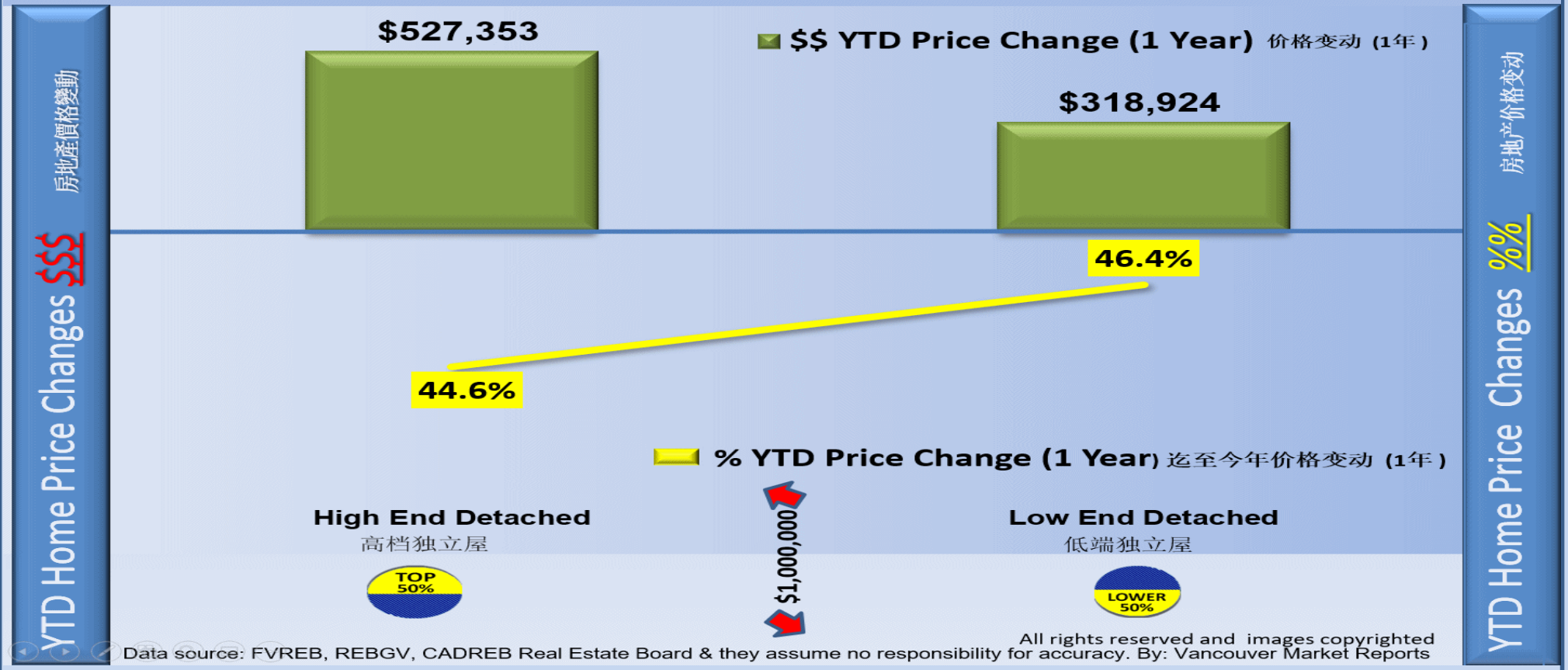
Mission Real Estate Price Changes ($/%)

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 HPI*p*



All rights reserved and images copyrighted

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.

Bob McLean *PREC*

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

detached homes

Statistics, on the Web!

Market Analysis and Forecasting May 1/22 **Mission**

BobmcLean

PERSONAL REAL ESTATE CORPORATION

Monthly Market Activity - Apr 2022 - Single Family

May 1 2022 **Mission** Market Update **(Detached)**

Current: Mission is a Seller Market with normal listing inventories, **20 %SOLD** rate and Sale Price /List Price = 99%
(e.g.: means an average of a $10,000 increase from the original list price on sale.)

Most Active Price Range: Homes between $400,000 - $850,000 have **41.7 %SOLD** rate.

Least Active Price Range: Homes above $2.0 mill have **6.5 %SOLD** rate.

History: The Mission Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased $413,186.

The Mission Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased $276,085.

*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.

Bob McLean *PREC*

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

detached homes

Statistics, on the Web!

Market Analysis and Forecasting May 1/22 **Mission**

BobmcLean

PERSONAL REAL ESTATE CORPORATION

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

Mission List Price Ranges Statistics - Apr 2022 — Detached

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD	
0-$400,000	15	6	25	96%	-$15,400	40.0%	↑
$400,001-$850,000	12	5	15	108%	$35,000	41.7%	↑
$850,001-$975,000	18	3	15	98%	-$20,000	16.7%	↑
$975,001-$1,100,000	54	16	9	103%	$29,650	29.6%	↑
$1,100,001-$1,450,000	121	28	12	100%	-$5,000	23.1%	↑
$1,450,001-$2,000,000	76	9	13	95%	-$74,700	11.8%	
$2,000,001 and more	62	4	6	99%	-$36,444	6.5%	↓
Total Activity	**358**	**71**	**10**	**99%**	**-$10,000**	**20%**	↑

LOWER 50%

TOP 50%

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)	292	337	358		21	↑
Active Listings (1st of the month)	136	155	212	249	37	↑
Solds	96	91	71		-20	↓
Days on Market (DOM)	7	7	10		3	
%SOLD (Sales/ Listings /mnthly rate)	32.9%	27.0%	19.8%		-7.2%	↓
(Top 50%) Home Price Index HPIp	$1,236,914	$1,729,756	$1,650,100		-$79,656	↓
(Lower 50%) Home Price Index HPIp	$733,101	$1,035,881	$1,009,186		-$26,696	↓

*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.

Bob McLean PREC

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Vancouver Market Reports

Statistics, on the Web!

detached homes

Market Analysis and Forecasting May 1/22 **Mission**

BobmcLean

PERSONAL REAL ESTATE CORPORATION

What Sold in your Neighbourhood and for What Price?

Mission Sub areas Statistics - Apr 2022

Detached

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD
Hatzic	27	7	11	94%	-$54,900	25.9%
Stave Falls	12	3	6	101%	$9,200	25.0%
Steelhead	9	0				0.0%
Mission	245	47	12	98%	-$20,900	19.2%
Durieu	7	2	9	94%	-$45,001	28.6%
Dewdney Deroche	15	2	77	92%	-$54,350	13.3%
Lake Errock	12	5	6	100%	$100	41.7%
Hemlock	2	1	16	98%	-$20,000	50.0%
Mission-West	29	4	7	103%	$49,300	13.8%
Total Activity	**358**	**71**	**10**	**99%**	**-$10,000**	**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.

Bob McLean PREC

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

Statistics, on the Web!

detached homes

Market Analysis and Forecasting May 1/22 **Mission**

BobmcLean

PERSONAL REAL ESTATE CORPORATION

Next Months Market Forecast

Forecast: Mission has average Listing Supply; 249 homes are for sale and with the **20 %SOLD** monthly rate gives us a ~5 months of inventory. Another indicator: 37% of the Active Listings have Reduced their Price by $77,486 on Average and $72,451 on Median for the last month. We project Mission 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 Mission 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 ***Mission HPI*p Top 50%** representing the higher end sales the ***Mission 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 Board 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.

Bob McLean *PREC*

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

detached homes

Statistics, on the Web!

BobmcLean

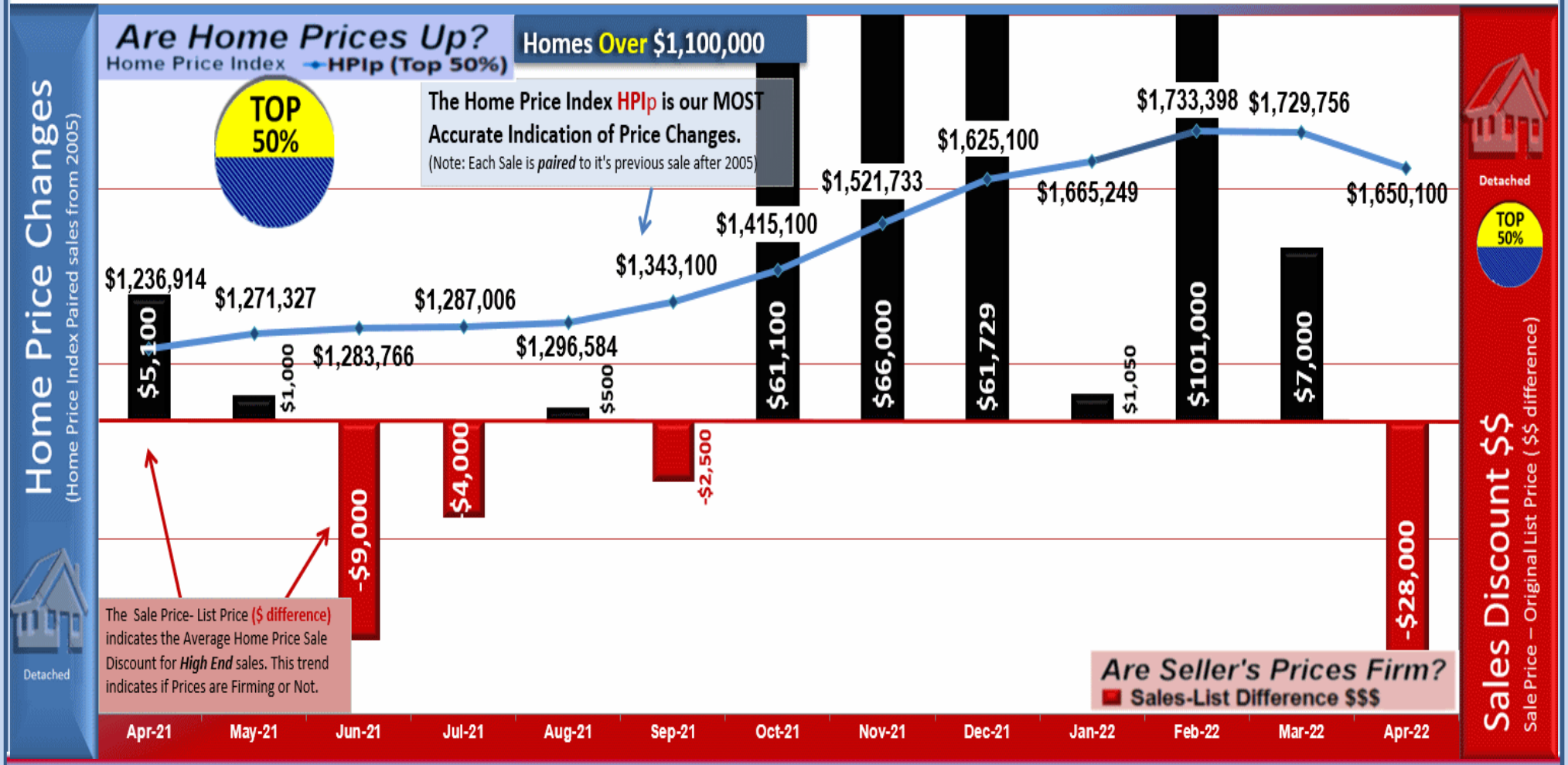
PERSONAL REAL ESTATE CORPORATION

Market Analysis and Forecasting

May 1/22 Mission

Detached

Mission 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 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.

Bob McLean PREC

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

detached homes

Statistics, on the Web!

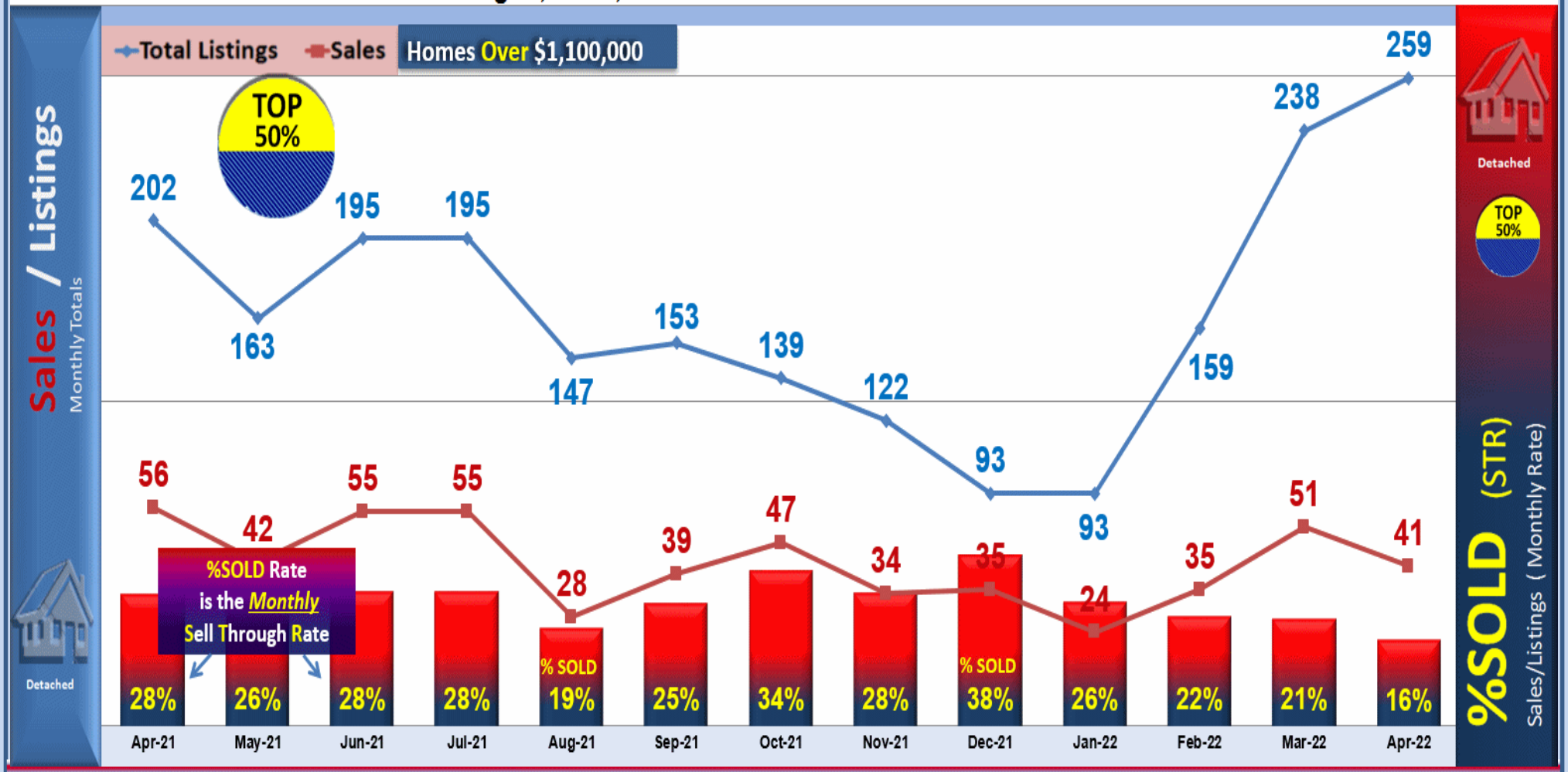
BobmcLean

PERSONAL REAL ESTATE CORPORATION

Market Analysis and Forecasting

May 1/22 Mission

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



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

Bob McLean PREC

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

detached homes

Statistics, on the Web!

BobmcLean

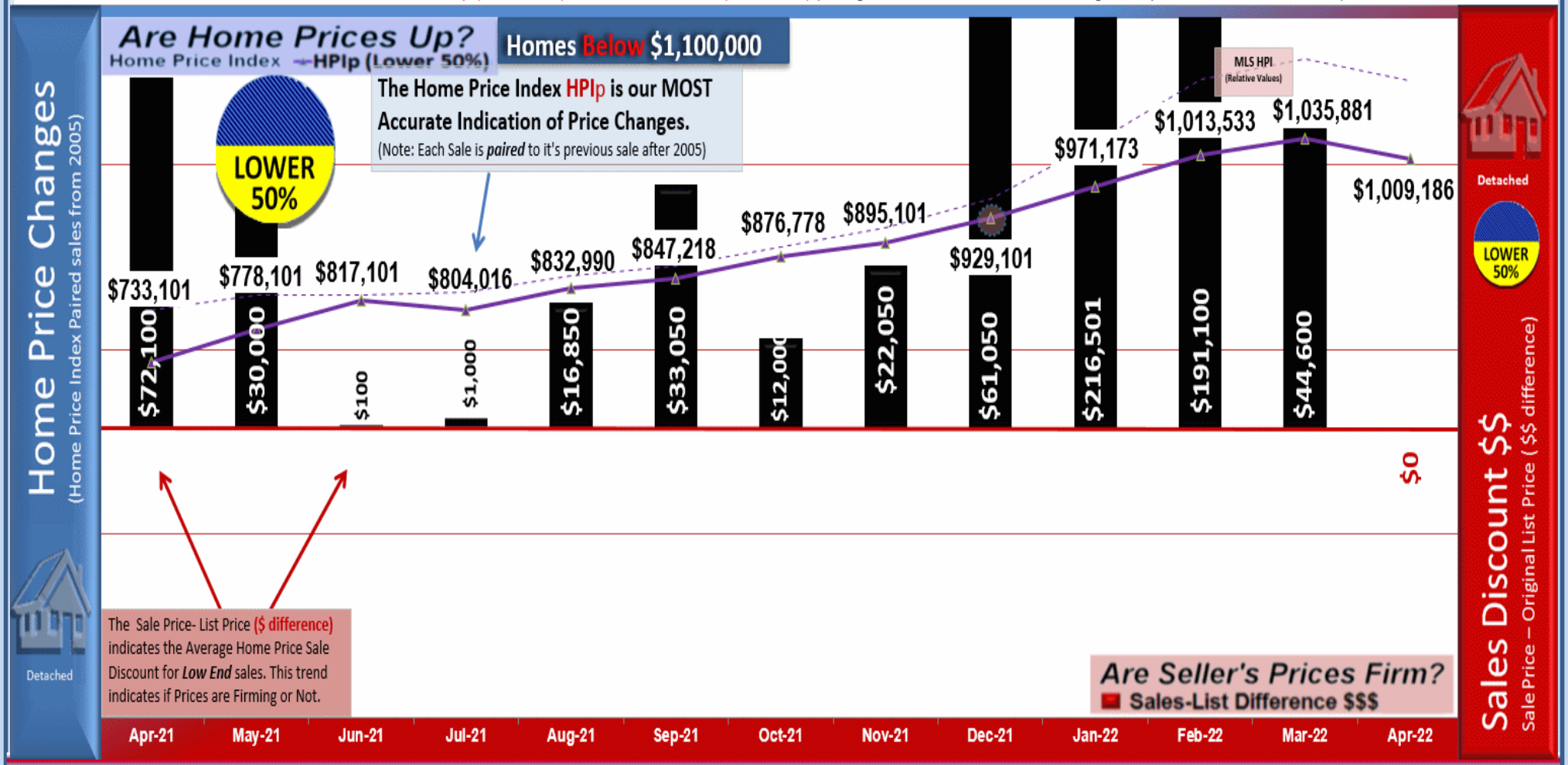
PERSONAL REAL ESTATE CORPORATION

Market Analysis and Forecasting

May 1/22 Mission

Detached

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



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

Bob McLean PREC

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

detached homes

Statistics, on the Web!

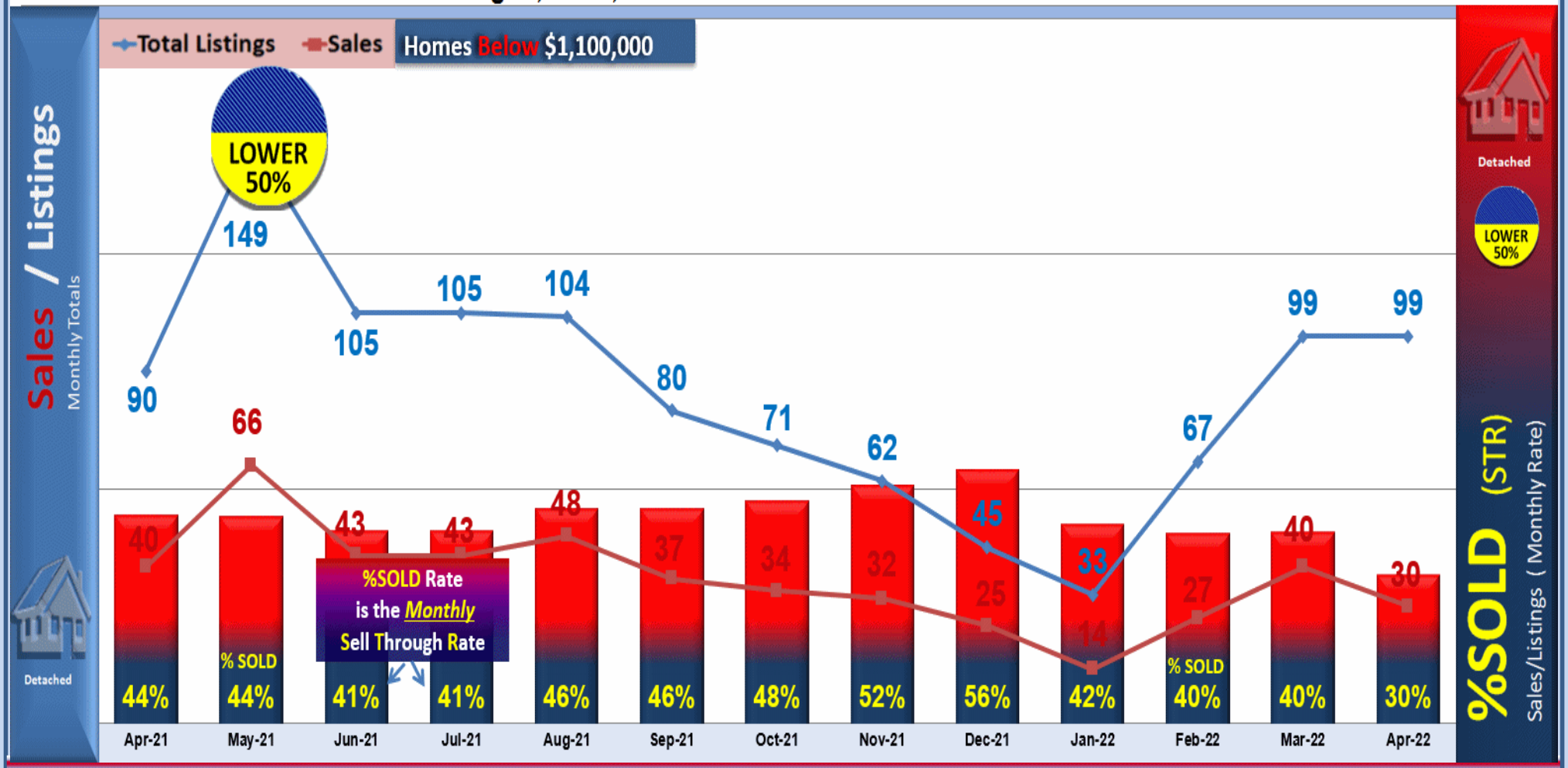
BobmcLean

PERSONAL REAL ESTATE CORPORATION

Market Analysis and Forecasting

May 1/22 Mission

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



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

Bob McLean PREC

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

detached homes

Statistics, on the Web!

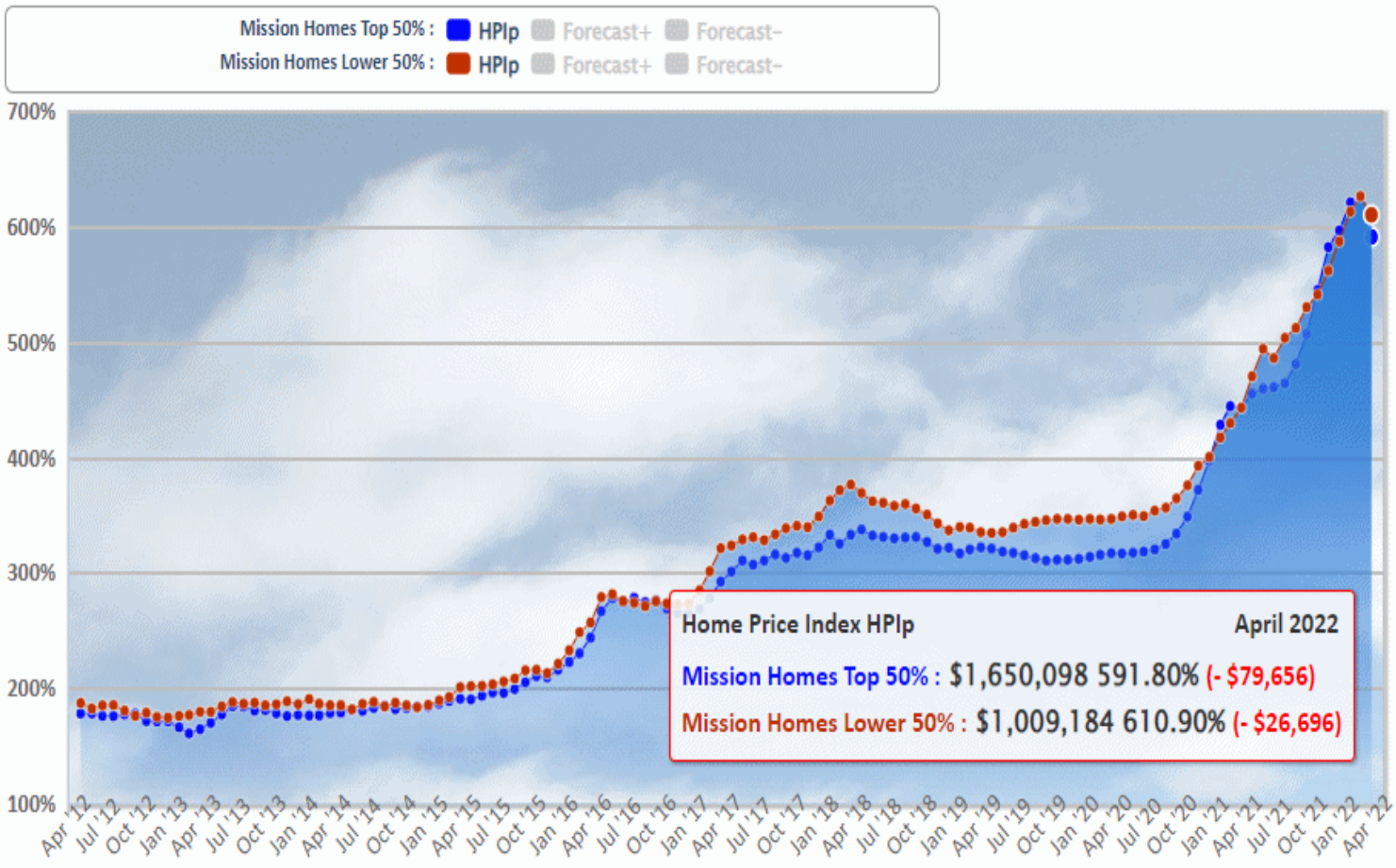
BobmcLean

PERSONAL REAL ESTATE CORPORATION

Market Analysis and Forecasting

May 1/22 Mission

Powered by the Greater Vancouver Market Reports HPIp



Monthly Home values

Date	Value
Apr 2022	% 591.80
Mar 2022	% 620.40
Feb 2022	% 621.70
Jan 2022	% 597.30
Dec 2021	% 582.90
Nov 2021	% 545.80
Oct 2021	% 507.50
Sep 2021	% 481.70
Aug 2021	% 465.00
Jul 2021	% 461.60
Jun 2021	% 460.40
May 2021	% 456.00

*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.

Bob McLean PREC

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

Statistics, on the Web!

detached homes

Market Analysis and Forecasting May 1/22 Maple Ridge-Pitt Meadows

BobmcLean

PERSONAL REAL ESTATE CORPORATION

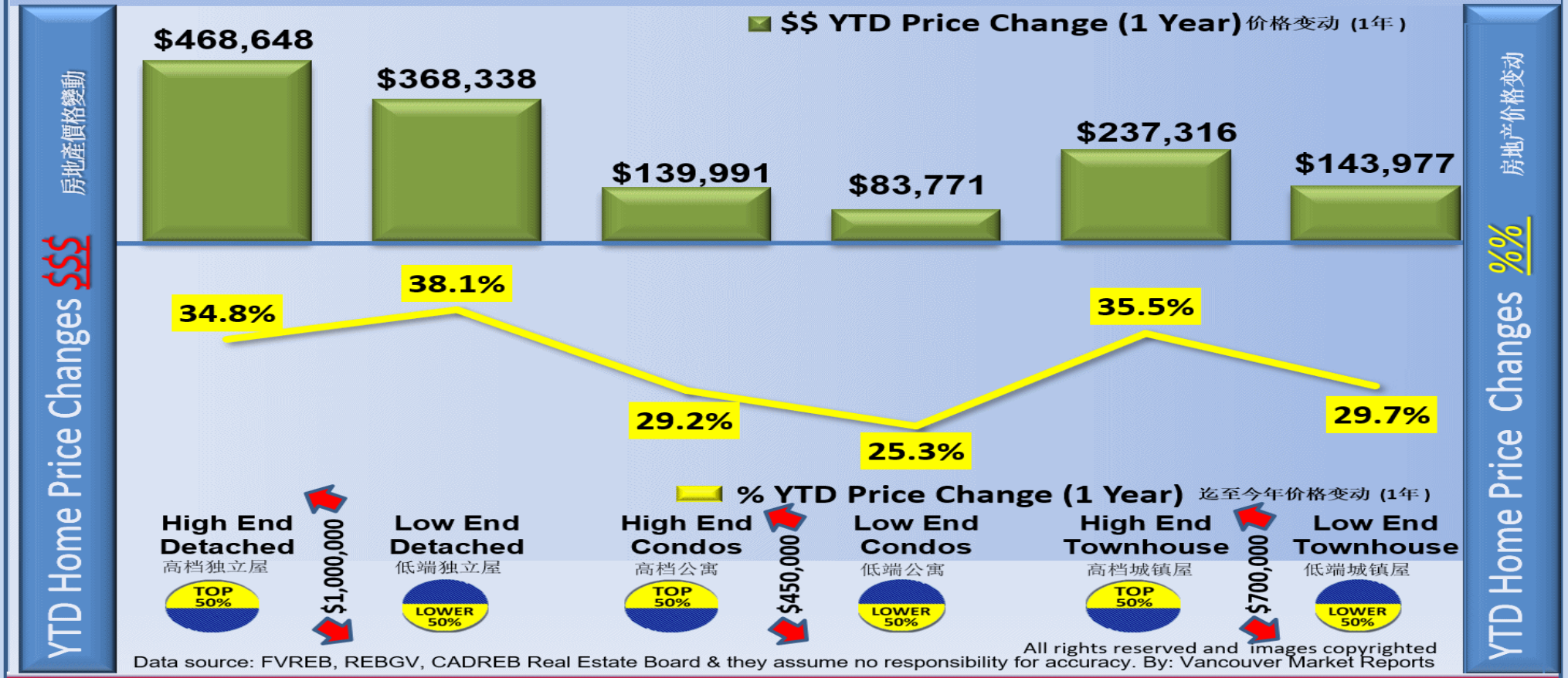
Maple Ridge-Pitt Meadows Real Estate Price Changes ($/%)

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



All rights reserved and images copyrighted

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.

Bob McLean PREC

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

detached homes

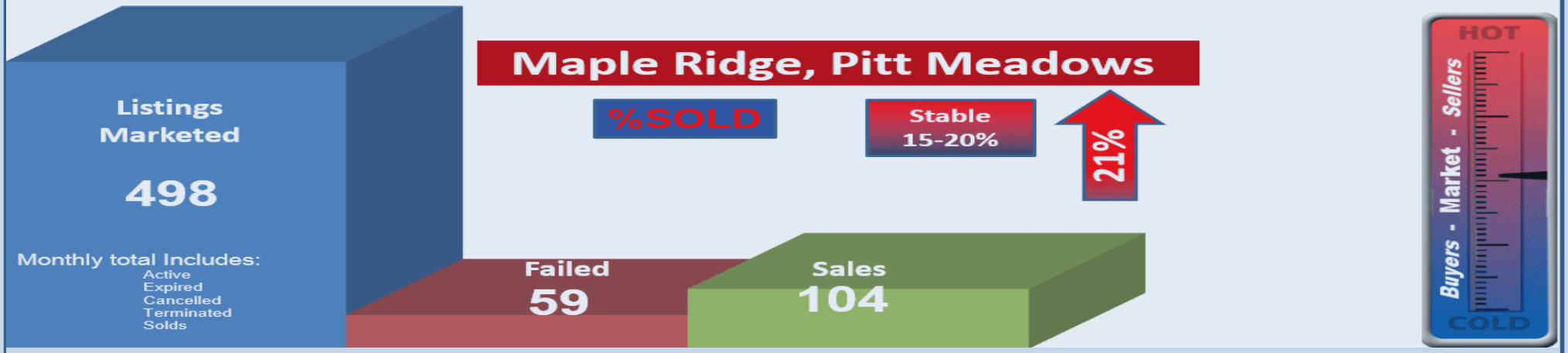
Statistics, on the Web!

BobmcLean

PERSONAL REAL ESTATE CORPORATION

Market Analysis and Forecasting May 1/22 Maple Ridge-Pitt Meadows

Monthly Market Activity - Apr 2022 Single Family



May 1 2022 Maple Ridge & Pitt Meadows Market Update (Detached)

Current: Maple Ridge & Pitt Meadows are in a Seller Market with Average Listing inventories, a **21 %SOLD** Rate and Sell Price/List Price = 100% (Meaning there is an Average of a $50,750 increase in a Sale from the List price)

Most Active Price Range: Homes below $1.15 mill. - $1.3 mill. have **33.7 %SOLD** Rate.

Least Active Price Range:Homes above $3.0 mill. have **9.3 %SOLD** Rate.

History: The Maple Ridge & Pitt Meadows Year-To-Date Home Price Index **HPIp (Upper 50%)** shows that prices increased $343,759.

The Maple Ridge & Pitt Meadows Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased $269,474.

**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.

Bob McLean *PREC*

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

detached homes

Statistics, on the Web!

Market Analysis and Forecasting May 1/22 **Maple Ridge-Pitt Meadows**

BobmcLean

PERSONAL REAL ESTATE CORPORATION

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

Maple Ridge and Pitt Meadows List Price Ranges Statistics - Apr 2022 Detached

Home Price Range	Total Listings (Month)		Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD	
0-$1,150,000	41	LOWER 50%	13	8	103%	$26,000	31.7%	↑
$1,150,001-$1,300,000	83		28	8	100%	-$5,000	33.7%	↑
$1,300,001-$1,450,000	71		14	9	97%	-$39,000	19.7%	↑
$1,450,001-$1,650,000	106		24	7	100%	$7,550	22.6%	↑
$1,650,001-$2,000,000	83	TOP 50%	12	8	99%	-$11,500	14.5%	
$2,000,001-$3,000,000	71		9	8	100%	$1	12.7%	
$3,000,001 and more	43		4	26	97%	-$99,500	9.3%	↓
Total Activity	**498**		**104**	**8**	**100%**	**$0**	**21%**	↑

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)	523	460	498		38	↑
Active Listings (1st of the month)	249	200	269	335	66	↑
Solds	204	154	104		-50	↓
Days on Market (DOM)	7	7	8		1	↑
%SOLD (Sales/Listings/Mthly Rate)	39%	33%	21%		-12.6%	↓
(Upper 50%) Home Price Index HPIp	$1,425,042	$1,808,170	$1,768,801		-$39,369	↓
(Lower 50%) Home Price Index HPIp	$1,042,626	$1,371,900	$1,312,100		-$59,800	↓

*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.

Bob McLean PREC

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

Statistics, on the Web!

detached homes

Market Analysis and Forecasting May 1/22 **Maple Ridge-Pitt Meadows**

BobmcLean

PERSONAL REAL ESTATE CORPORATION

What Sold in your Neighbourhood and for What Price?

Maple Ridge, Haney and Pitt Mdws Sub areas Stats - Apr 2022 **Detached**

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD
Albion	57	11	8	102%	$26,000	19.3%
Cottonwood MR	49	8	10	100%	-$5,450	16.3%
East Central	75	17	10	98%	-$24,900	22.7%
Northeast-North Maple Ridge	13	2				15.4%
Northwest Maple Ridge	26	6	9	96%	-$68,950	23.1%
Silver Valley	45	10	5	100%	$500	22.2%
Southwest Mple Rdg	53	10	8	100%	-$2,350	18.9%
Thornhill	19	4	14	101%	$16,100	21.1%
Websters Corners	30	4	7	109%	$180,051	13.3%
West Central	59	10	7	96%	-$48,500	16.9%
Whonnock	22	3	23	98%	-$50,000	13.6%
Central & Mid Meadows	24	12	8	101%	$2,700	50.0%
North & West Meadows	13	1				7.7%
South Meadows	13	6	5	101%	$17,550	46.2%
Total Activity	**498**	**104**	**8**	**100%**	**$0**	**21%**

*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.

Bob McLean *PREC*

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

Statistics, on the Web!

detached homes

Market Analysis and Forecasting May 1/22 **Maple Ridge-Pitt Meadows**

BobmcLean

PERSONAL REAL ESTATE CORPORATION

Next Months Market Forecast

Forecast: Maple Ridge & Pitt Meadows has normal Listing supply; 335 homes are for sale and with the **21 %SOLD** Monthly Rate gives us a ~5 months of inventory. Another Indicator: 13% of the Active listings have Reduced their Price by $133,483 on Average and $75,000 on Median in the last month. We project Maple Ridge - Pitt Meadows Detached to continue into 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 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 Maple Ridge & Pitt Meadows represents many diverse markets that makes the Average or Median Monthly Home Sales Statistics have very little value towards understanding the Market changes. Currently we have split the market into two parts with the ***Maple Ridge & Pitt Meadows HPIp* Upper 50%** representing the Upper 50% Price Range Sales and the ***Maple Ridge & Pitt Meadows HPIp* Lower 50%** representing the Lower 50% Price Range Home Sales. Each HPI is determined by adjusting all of the Paired Monthly Sales to produce one the most accurate HPI indexes at this time. Note: For a more Accurate Price change for your Home, CALL US for a Comparative Market Analysis.

Data is from : FVREB, REBGV, CADREB Real Estate Board 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.

Bob McLean *PREC*

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

detached homes

Statistics, on the Web!

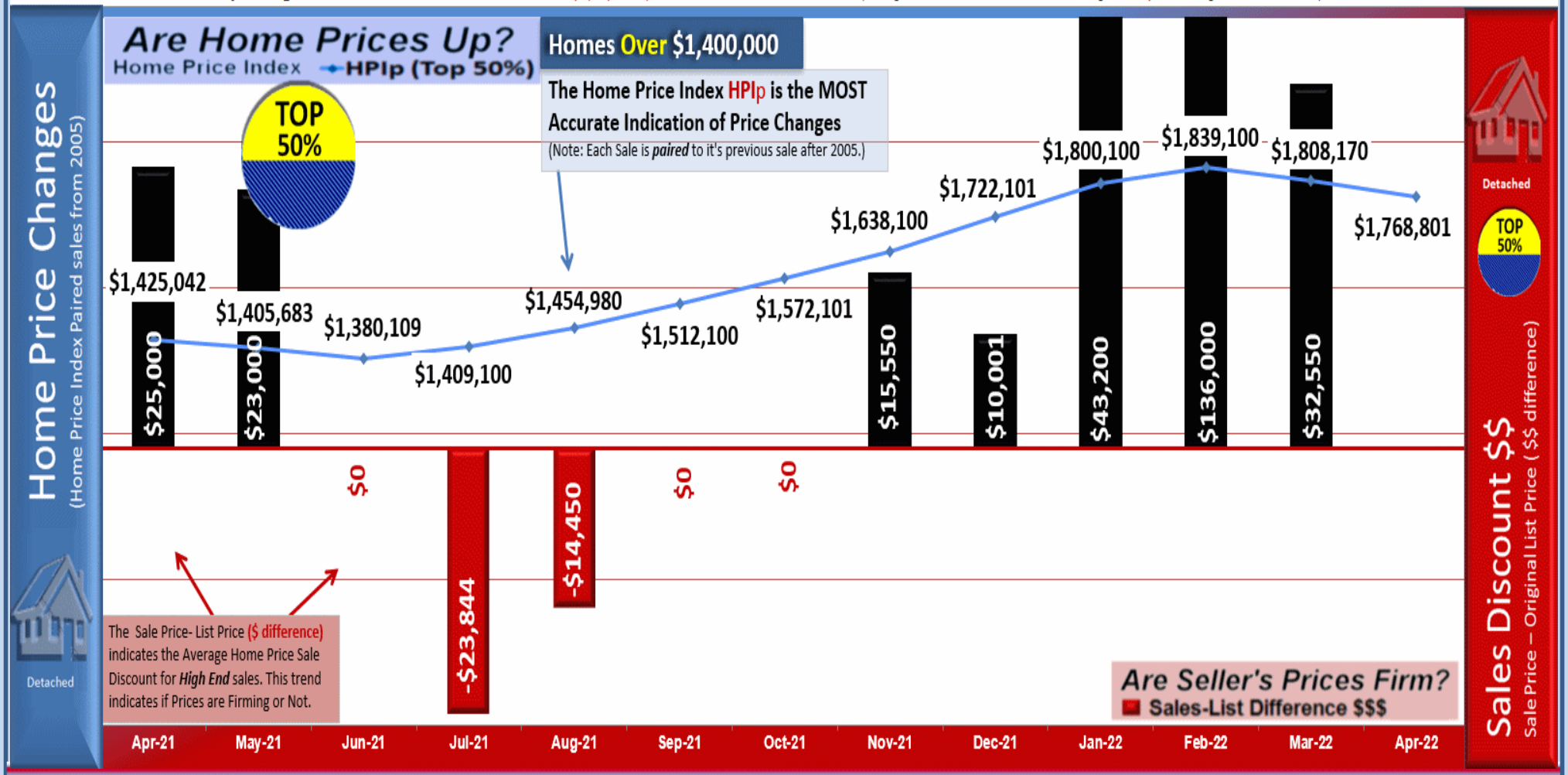
BobmcLean

PERSONAL REAL ESTATE CORPORATION

Market Analysis and Forecasting May 1/22 Maple Ridge-Pitt Meadows

Detached

Maple Ridge and Pitt Meadows 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 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.

Bob McLean PREC

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

detached homes

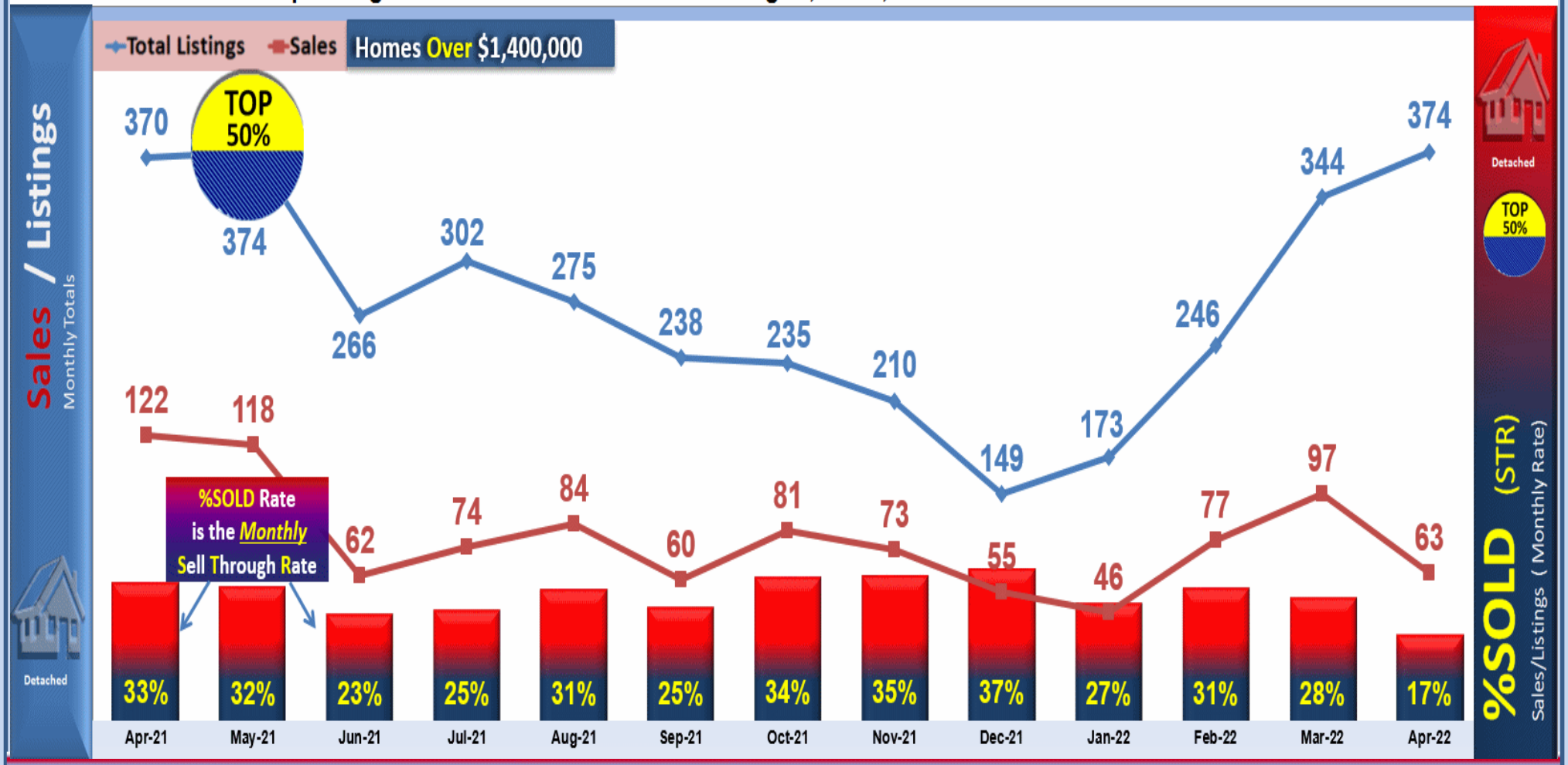
Statistics, on the Web!

BobmcLean

PERSONAL REAL ESTATE CORPORATION

Market Analysis and Forecasting May 1/22 Maple Ridge-Pitt Meadows

Detached **Maple Ridge & Pitt Meadows** **Total Listings**, Sales, and %SOLD Rates**



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

Bob McLean *PREC*

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

detached homes

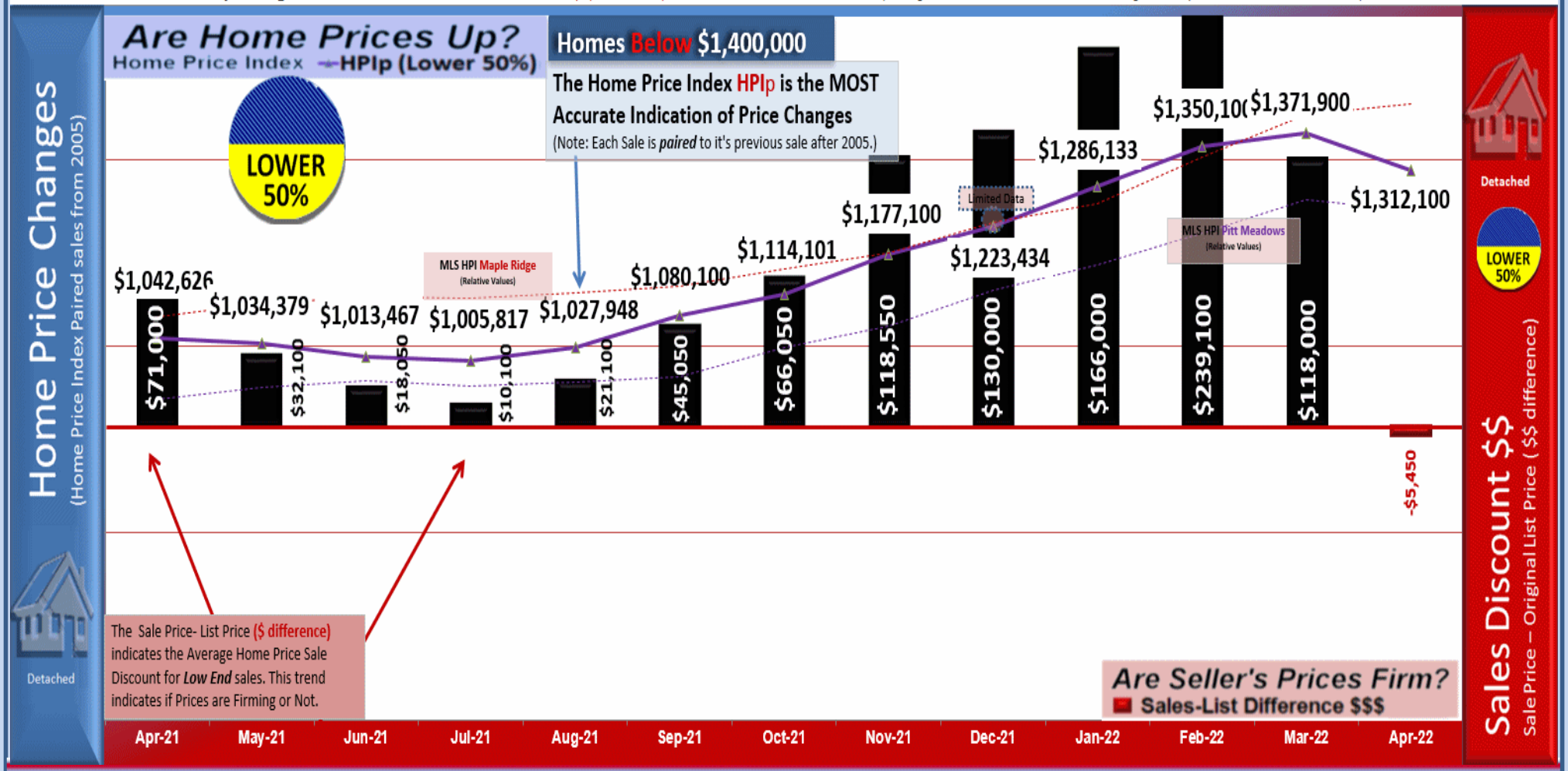
Statistics, on the Web!

BobmcLean

PERSONAL REAL ESTATE CORPORATION

Market Analysis and Forecasting May 1/22 Maple Ridge-Pitt Meadows

Detached **Maple Ridge and Pitt Meadows** Home Price Index HPIp (Lower 50%), Sale Price-List Price ($ Difference) (Average Home Sold for $ less than their Original List price for Low End Home sales)



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

Bob McLean PREC

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

detached homes

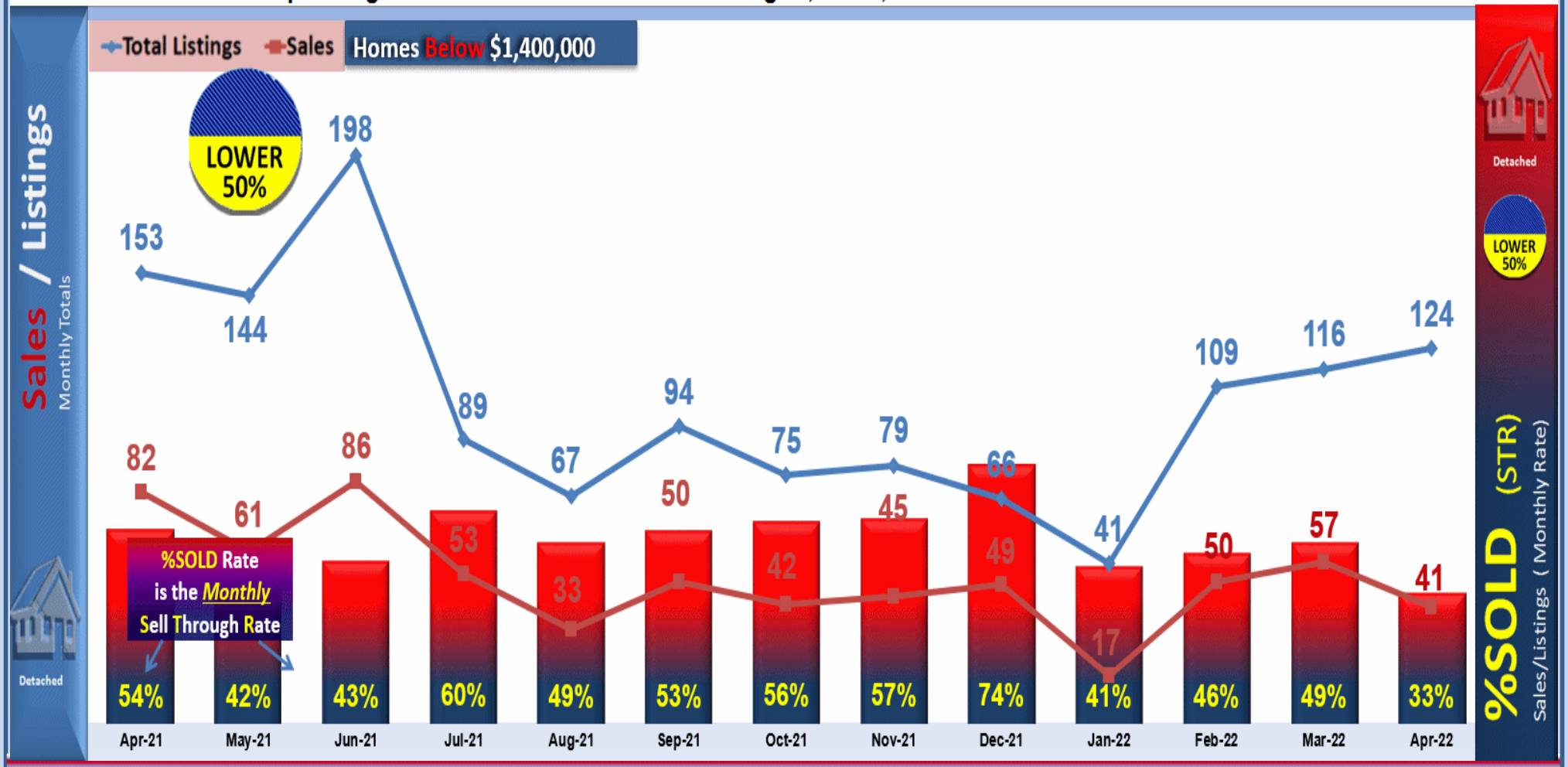
Statistics, on the Web!

BobmcLean

PERSONAL REAL ESTATE CORPORATION

Market Analysis and Forecasting May 1/22 Maple Ridge-Pitt Meadows

Detached **Maple Ridge & Pitt Meadows** **Total Listings**, Sales, and %SOLD Rates**



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

Bob McLean PREC

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

detached homes

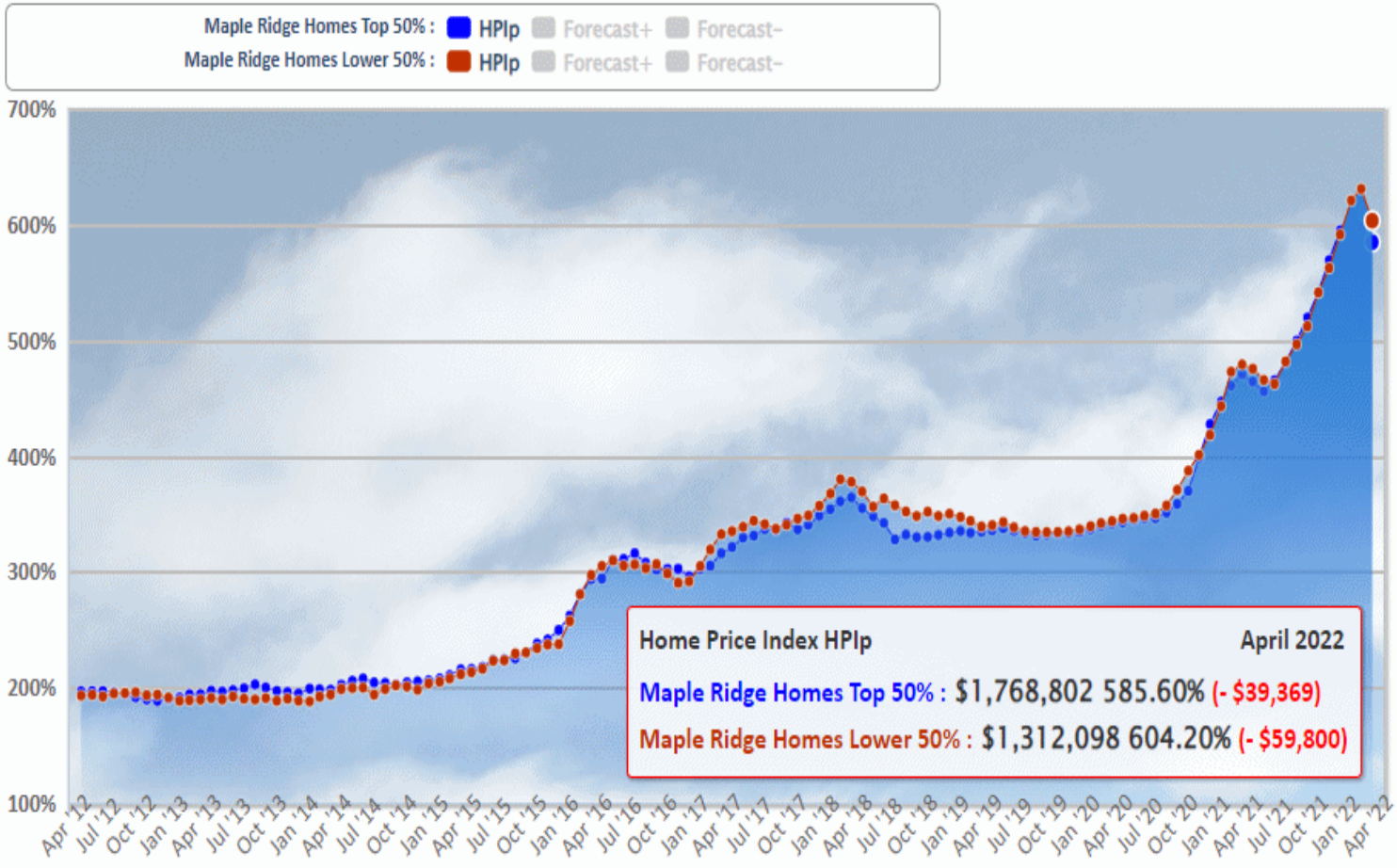
Statistics, on the Web!

BobmcLean

PERSONAL REAL ESTATE CORPORATION

Market Analysis and Forecasting May 1/22 Maple Ridge-Pitt Meadows

Powered by the Greater Vancouver Market Reports HPIp



Monthly Home values

Date	Value
Apr 2022	% 585.60
Mar 2022	% 598.70
Feb 2022	% 608.90
Jan 2022	% 596.00
Dec 2021	% 570.20
Nov 2021	% 542.30
Oct 2021	% 520.50
Sep 2021	% 500.60
Aug 2021	% 481.70
Jul 2021	% 466.50
Jun 2021	% 456.90
May 2021	% 465.40

*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.

Bob McLean PREC

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

attached homes

Statistics, on the Web!

BobmcLean

PERSONAL REAL ESTATE CORPORATION

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%**

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%**

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.

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 /mnthly 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
Twnhs (Top 50%) Home Price Index HPIp	$711,324	$958,948	$918,101		-$40,847
Twnhs (Lower 50%) Home Price Index HPIp	$472,100	$596,143	$597,655		$1,512

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.

Forecast: Abbotsford Listing Inventories is 2% less than same month as last year.
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/litre 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. 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 **all marketed listings /month.
The Days-On-Market and Sale-List Price differences are based on medians, not averages. Market Share Reports include all property types.
Sources: the respective Real Estate Boards, and other sources which assume no responsibility for accuracy.

Bob McLean PREC

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

attached homes

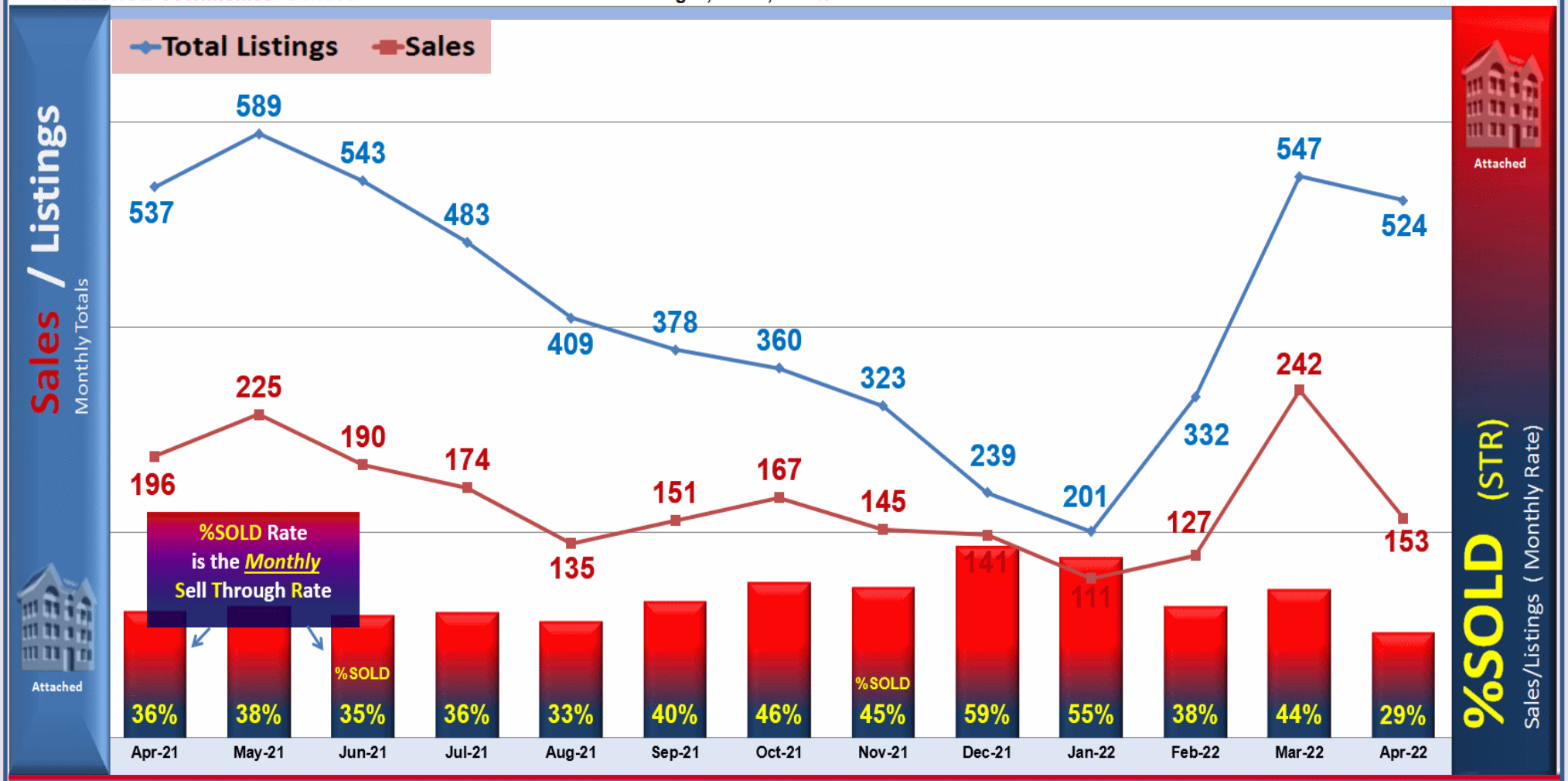
Statistics, on the Web!

BobmcLean

PERSONAL REAL ESTATE CORPORATION

Market Analysis and Forecasting — May 1/22 — Abbotsford

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



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

Bob McLean PREC

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

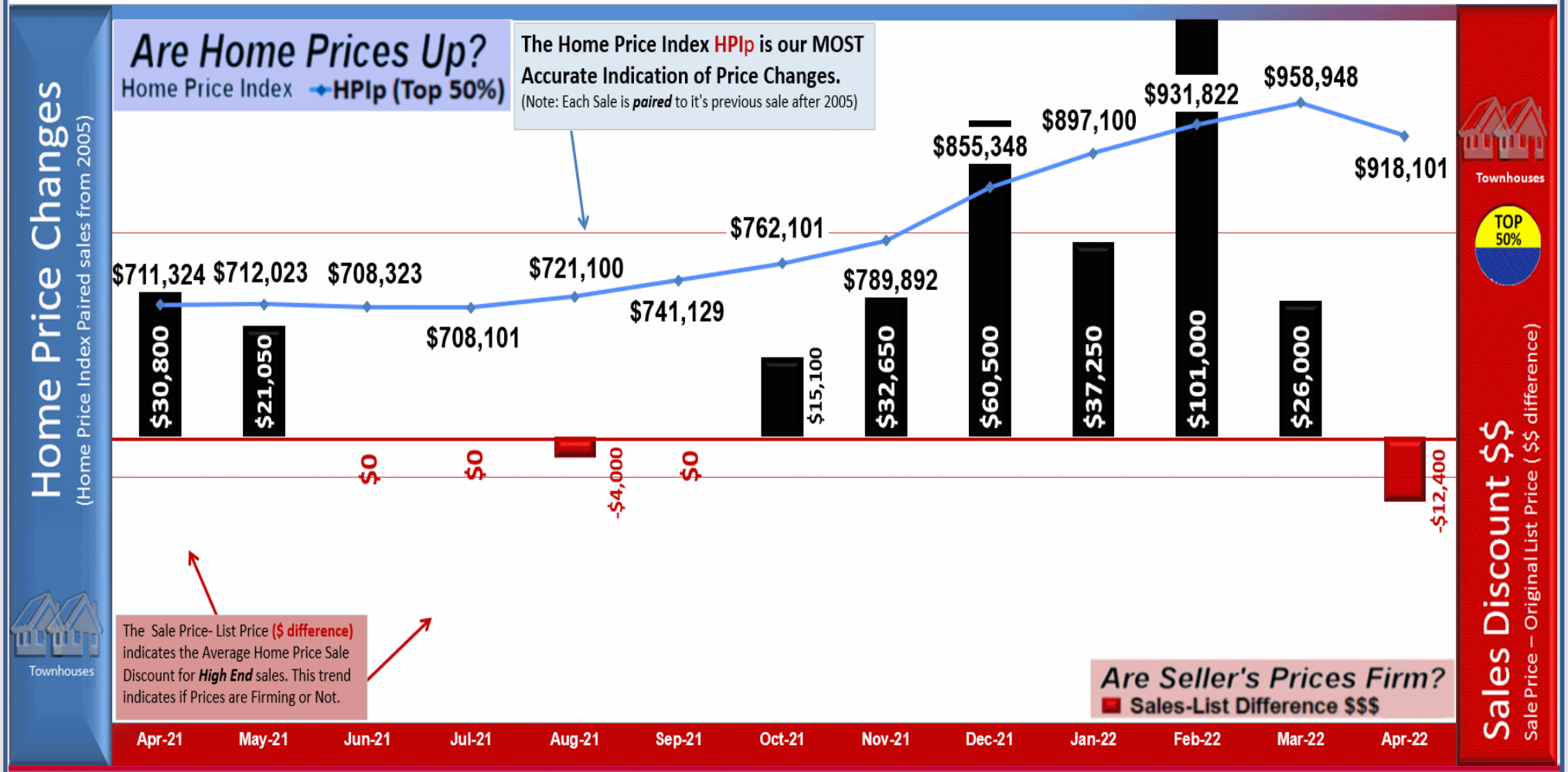
Statistics, on the Web!

attached homes

Market Analysis and Forecasting May 1/22 Abbotsford

BobmcLean
PERSONAL REAL ESTATE CORPORATION

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

Bob McLean PREC
Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

attached homes

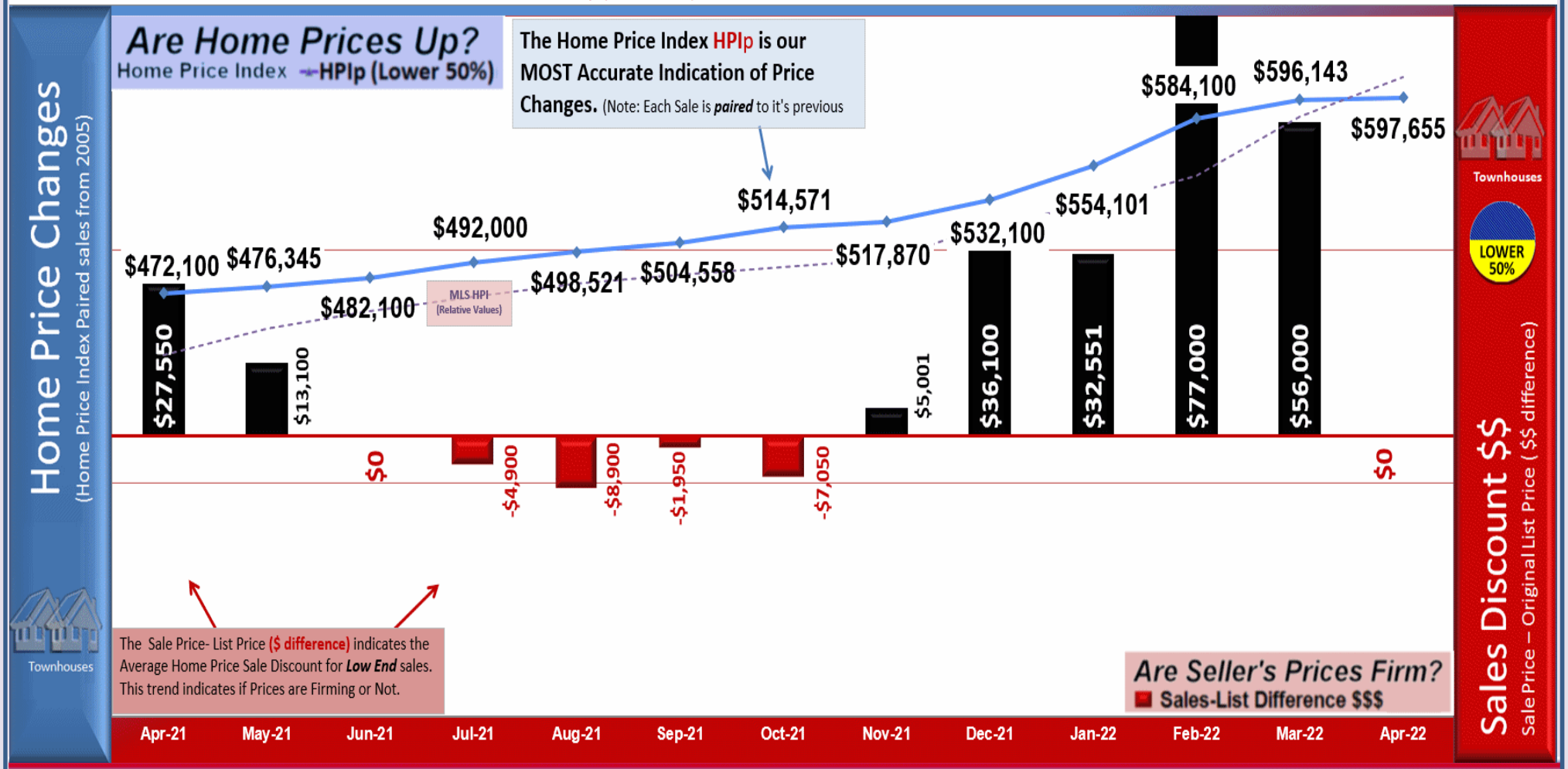
Statistics, on the Web!

BobmcLean

PERSONAL REAL ESTATE CORPORATION

Market Analysis and Forecasting — May 1/22 — Abbotsford

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

Bob McLean PREC

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

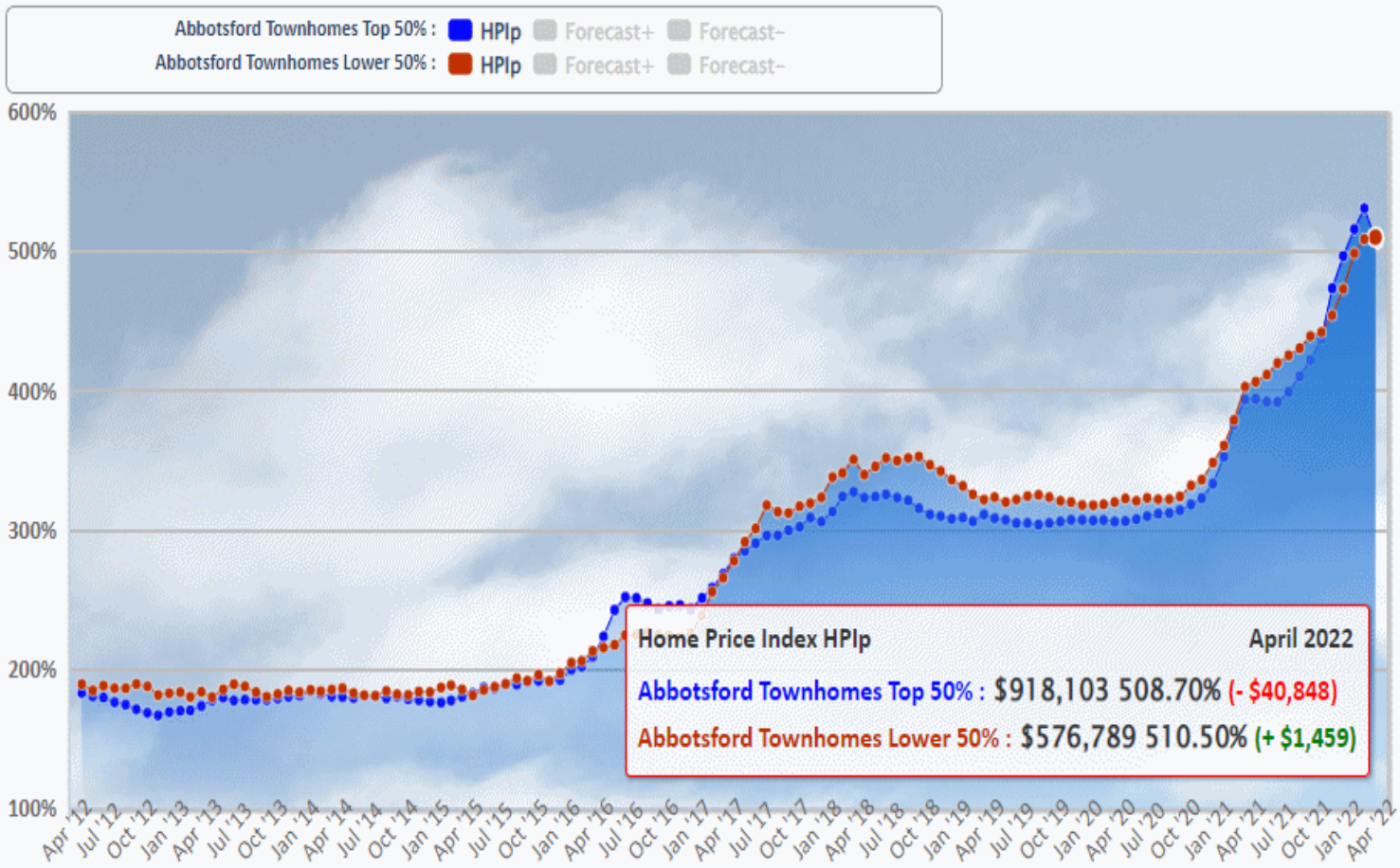
Statistics, on the Web!

attached homes

Market Analysis and Forecasting May 1/22 Abbotsford

BobmcLean
PERSONAL REAL ESTATE CORPORATION

Powered by the Greater Vancouver Market Reports HPIp



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

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

Bob McLean PREC
Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

Statistics, on the Web!

attached homes

Market Analysis and Forecasting May 1/22 Abbotsford

BobmcLean
PERSONAL REAL ESTATE CORPORATION

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)

Condominiums

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)

$436,500 $438,830 $434,649 $430,101 $434,690 $438,250 $462,100 $486,040 $526,941 $563,101 $584,100 $588,139 $604,279

MLS HPI (Relative Values)

$0 $0 -$1,150 -$4,950 $0 -$2,000 $0 $0 $8,100 $35,100 $40,100 $24,500 $0

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 $$$

Apr-21 May-21 Jun-21 Jul-21 Aug-21 Sep-21 Oct-21 Nov-21 Dec-21 Jan-22 Feb-22 Mar-22 Apr-22

Condominiums

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

Bob McLean PREC
Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

attached homes

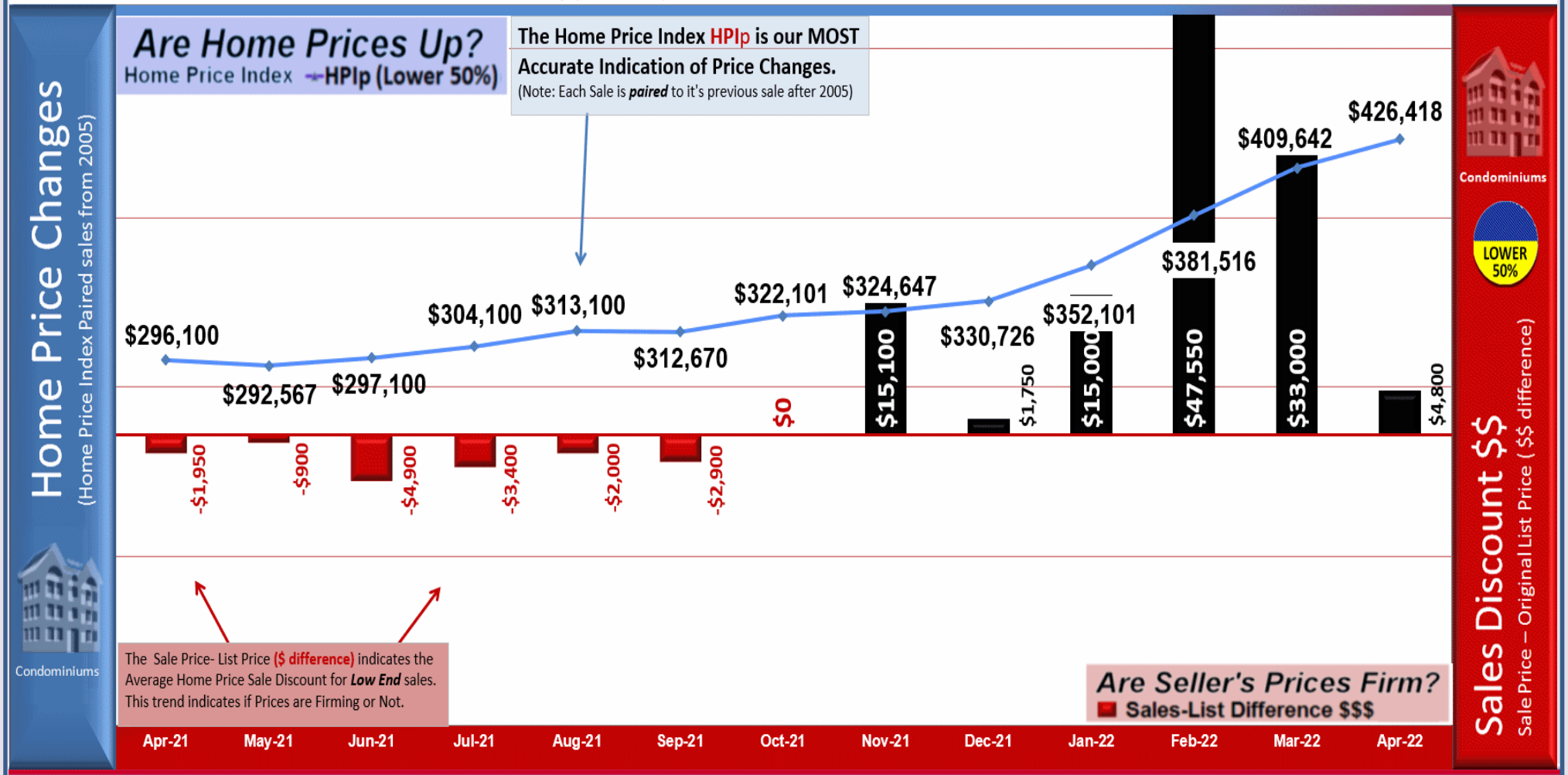
Statistics, on the Web!

BobmcLean

PERSONAL REAL ESTATE CORPORATION

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

Bob McLean *PREC*

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

attached homes

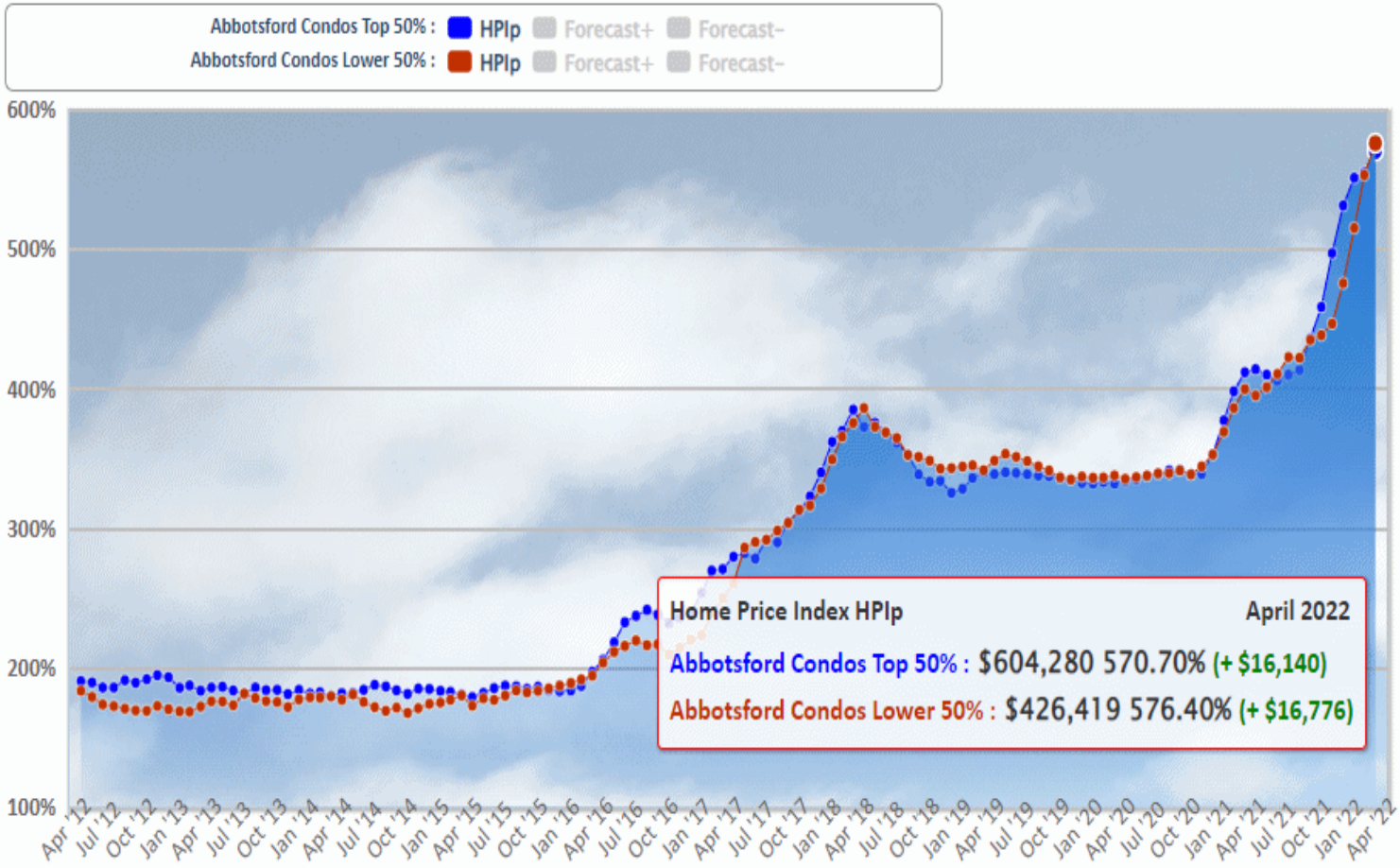
Statistics, on the Web!

BobmcLean

PERSONAL REAL ESTATE CORPORATION

Market Analysis and Forecasting — May 1/22 — Abbotsford

Powered by the Greater Vancouver Market Reports HPIp



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

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

Bob McLean PREC

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

attached homes

Statistics, on the Web!

Market Analysis and Forecasting May 1/22 Maple Ridge-Pitt Meadows

BobmcLean
PERSONAL REAL ESTATE CORPORATION

Maple Ridge - Pitt Meadows Sub areas Statistics - Apr 2022 — Attached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD
Albion	23	5	7	99%	-$9,900	21.7%
Cottonwood MR	46	12	6	103%	$26,050	26.1%
East Central	106	42	7	101%	$5,100	39.6%
Northwest Maple Ridge	4	0				0.0%
Silver Valley	8	5	8	100%	$0	62.5%
Southwest Maple Ridge	28	7	5	100%	$1,100	25.0%
Thornhill	13	2	12	101%	$5,000	15.4%
West Central	72	21	7	103%	$16,000	29.2%
Central Meadows	15	6	9	104%	$17,500	40.0%
Mid Meadows	21	14	7	101%	$3,106	66.7%
North Meadows	7	5	5	112%	$70,000	71.4%
South Meadows	12	4	8	117%	$141,000	33.3%
Total Activity	**355**	**123**	**7**	**102%**	**$10,100**	**35%**

Maple Ridge - Pitt Meadows List Price Ranges Statistics - Apr 2022 — Attached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD	
0-$500,000	54	28	8	108%	$36,000	51.9%	↑
$500,001-$625,000	54	22	7	101%	$8,056	40.7%	↑
$625,001-$775,000	75	34	7	106%	$39,100	45.3%	↑
$775,001-$925,000	84	19	7	101%	$5,100	22.6%	↑
$925,001 and more	88	20	7	100%	$0	22.7%	↑
Total Activity	**355**	**123**	**7**	**102%**	**$10,100**	**35%**	↑

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change	
Total Listings** (A,S,T,C,X)	354	338	355		17	↑
Active Listings (1st of the Month)	160	116	141	202	61	↑
Solds	158	169	123		-46	↓
DOM	8	7	7		0	
%SOLD (Sales/ Listings /mnthly rate)	44.6%	50.0%	34.6%		-15.4%	↓
Condos (Upper 50%) Home Price Index HPIp	$506,380	$647,764	$648,232		$467	↑
Condos (Lower 50%) Home Price Index HPIp	$347,022	$431,680	$436,968		$5,288	↑
Twnhs (Upper 50%) Home Price Index HPIp	$724,100	$915,666	$919,987		$4,321	↑
Twnhs (Lower 50%) Home Price Index HPIp	$524,100	$663,300	$677,116		$13,817	↑

May 1 2022 **Maple Ridge - Pitt Meadows** Market Update **Attached Townhomes/ Condos**

Current: Maple Ridge, Pitt Meadows is a Seller Market with Average listing inventory, a **35 %SOLD** Rate and a 102% Sell/List ratio.
(This means an average of a $10,100 discount on a sale from the original list price)

Most Active Range: Homes below $500,000 have **51.9 %SOLD** rate.
Least Active Range: Homes between $775,000 - $925,000 have **22.6 %SOLD** rate.

History: Maple Ridge, Pitt Meadows's Condos Year-To-Date Home Price Index **HPIp** (Upper 50%) shows that prices increased $141,852.
Maple Ridge, Pitt Meadows's Condos Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased $89,947.
Maple Ridge, Pitt Meadows's Townhouses Year-To-Date Home Price Index **HPIp** (Upper 50%) shows that prices increased $195,887.
Maple Ridge, Pitt Meadows's Townhouses Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased $153,016.
*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Forecast: The Listing Inventories are currently 1% less than same month last year. We project Ridge-Meadows Attached 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.

Note: For a more accurate price change CALL US for a Personal Comparative Market Analysis for your home.
Data is from : FVREB, REBGV, CADREB Real Estate Boards & 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 **all marketed listings /month.
The Days-On-Market and Sale-List Price differences are based on medians, not averages. Market Share Reports include all property types.
Sources: the respective Real Estate Boards, and other sources which assume no responsibility for accuracy.

Bob McLean PREC
Royal LePage Preferred
bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

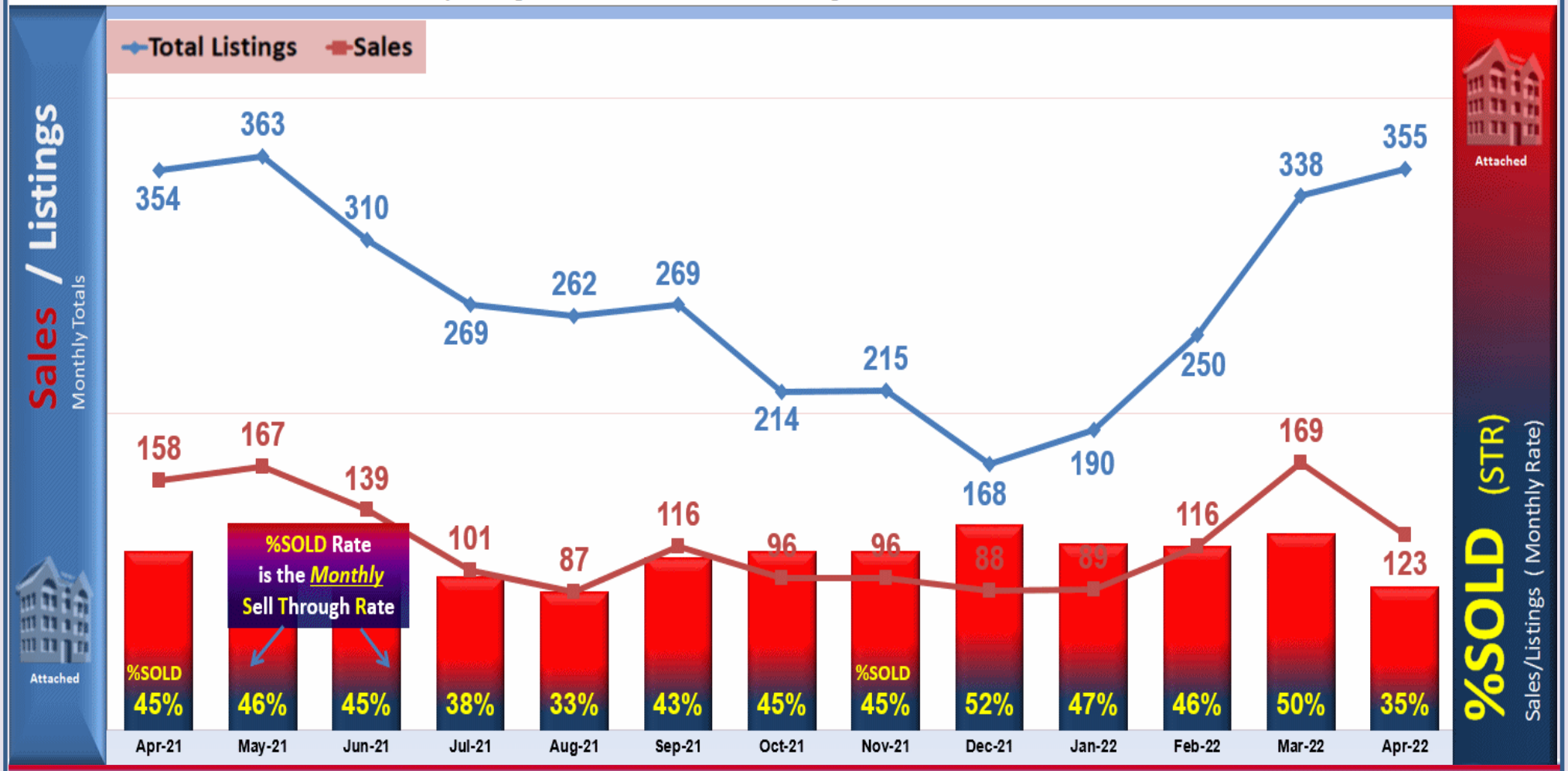
Statistics, on the Web!

attached homes

Market Analysis and Forecasting May 1/22 Maple Ridge-Pitt Meadows

BobmcLean
PERSONAL REAL ESTATE CORPORATION

Attached Townhomes/ Condos **Maple Ridge, Pitt Meadows** **Total Listings**, Sales, and %SOLD rates**



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

Bob McLean PREC
Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

attached homes

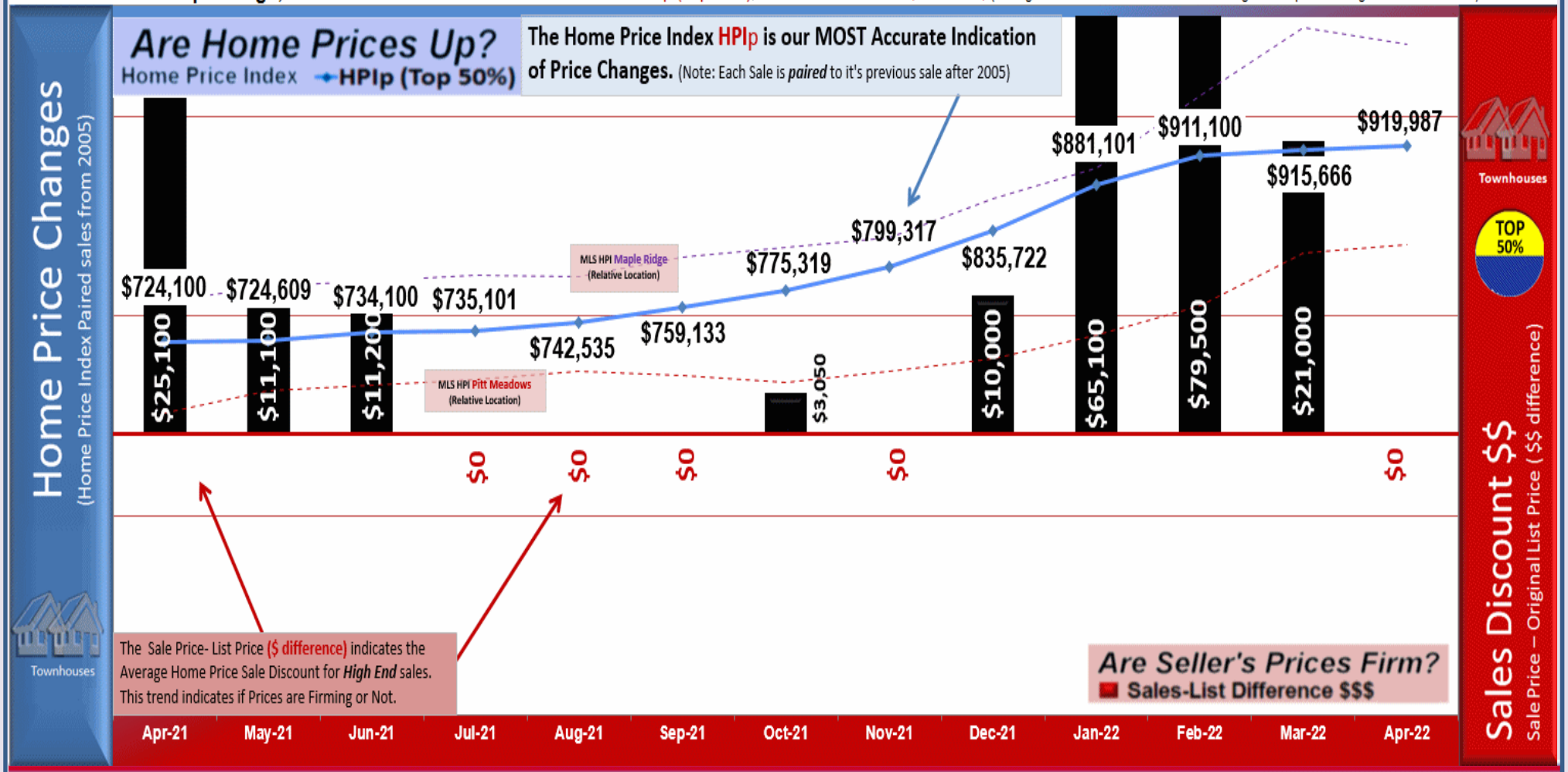
Statistics, on the Web!

Bobmclean

PERSONAL REAL ESTATE CORPORATION

Market Analysis and Forecasting May 1/22 Maple Ridge-Pitt Meadows

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

Bob McLean *PREC*

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

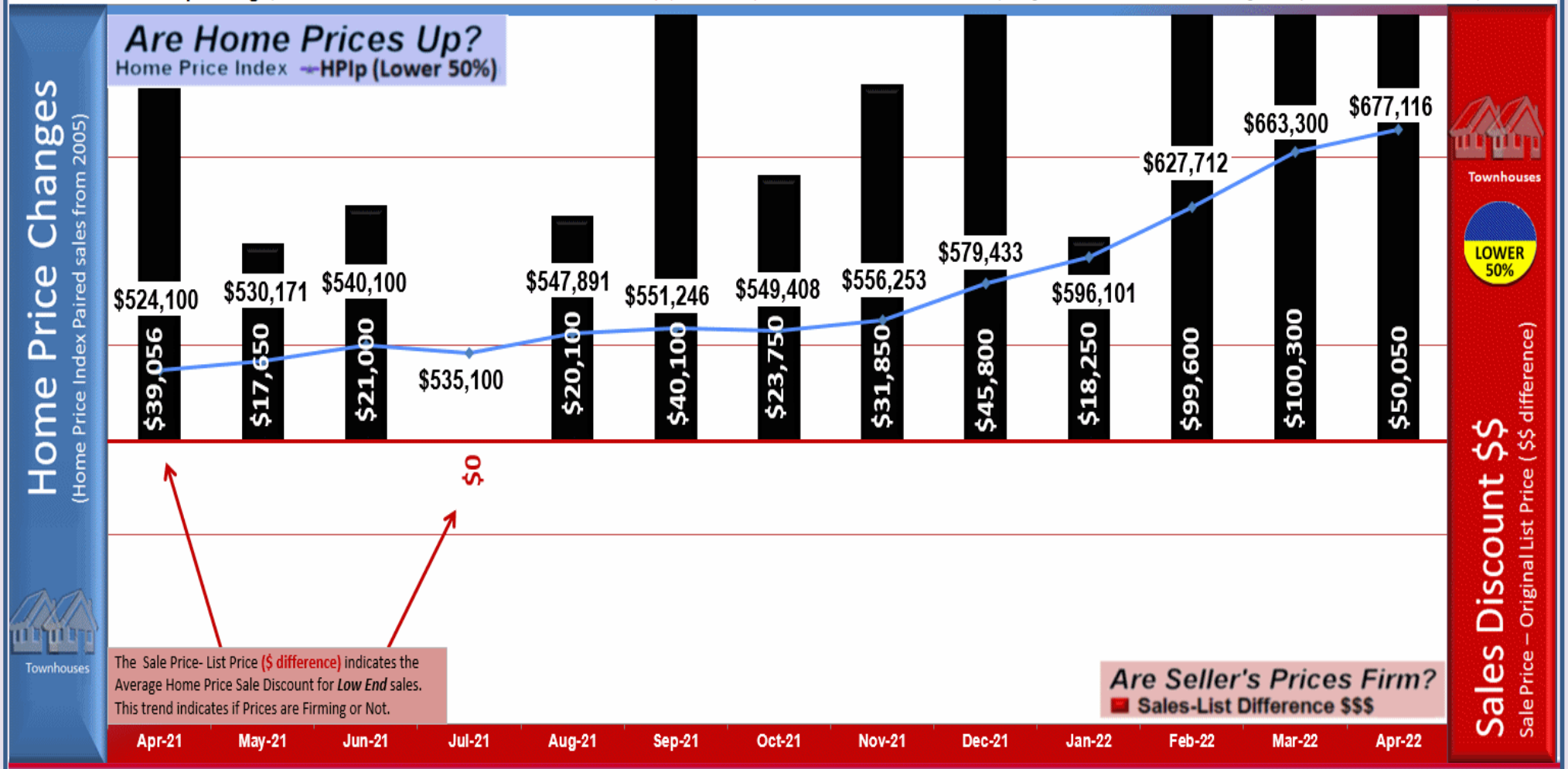
attached homes

Statistics, on the Web!

Market Analysis and Forecasting May 1/22 Maple Ridge-Pitt Meadows

BobmcLean
PERSONAL REAL ESTATE CORPORATION

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

Bob McLean PREC
Royal LePage Preferred
bob@bobmclean.ca
realestateinmission.ca
604-302-0177

Top

Vancouver Market Reports

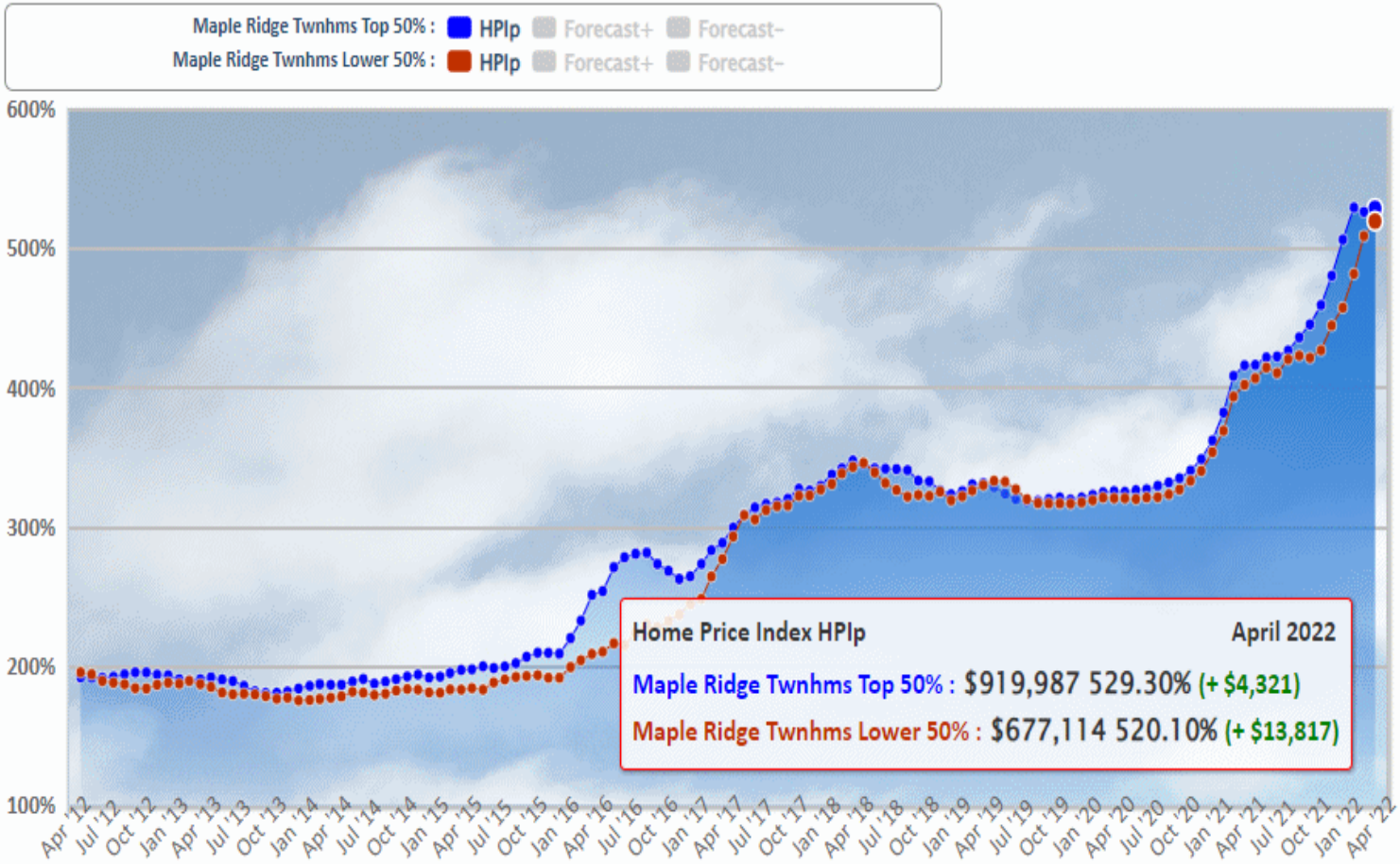
Statistics, on the Web!

attached homes

Market Analysis and Forecasting May 1/22 Maple Ridge-Pitt Meadows

BobmcLean
PERSONAL REAL ESTATE CORPORATION

Powered by the Greater Vancouver Market Reports HPIp



Monthly Home values

Date	Value
Apr 2022	% 529.30
Mar 2022	% 526.80
Feb 2022	% 529.90
Jan 2022	% 506.90
Dec 2021	% 480.80
Nov 2021	% 459.80
Oct 2021	% 446.00
Sep 2021	% 436.70
Aug 2021	% 427.20
Jul 2021	% 422.90
Jun 2021	% 422.30
May 2021	% 416.90

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

Bob McLean PREC
Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

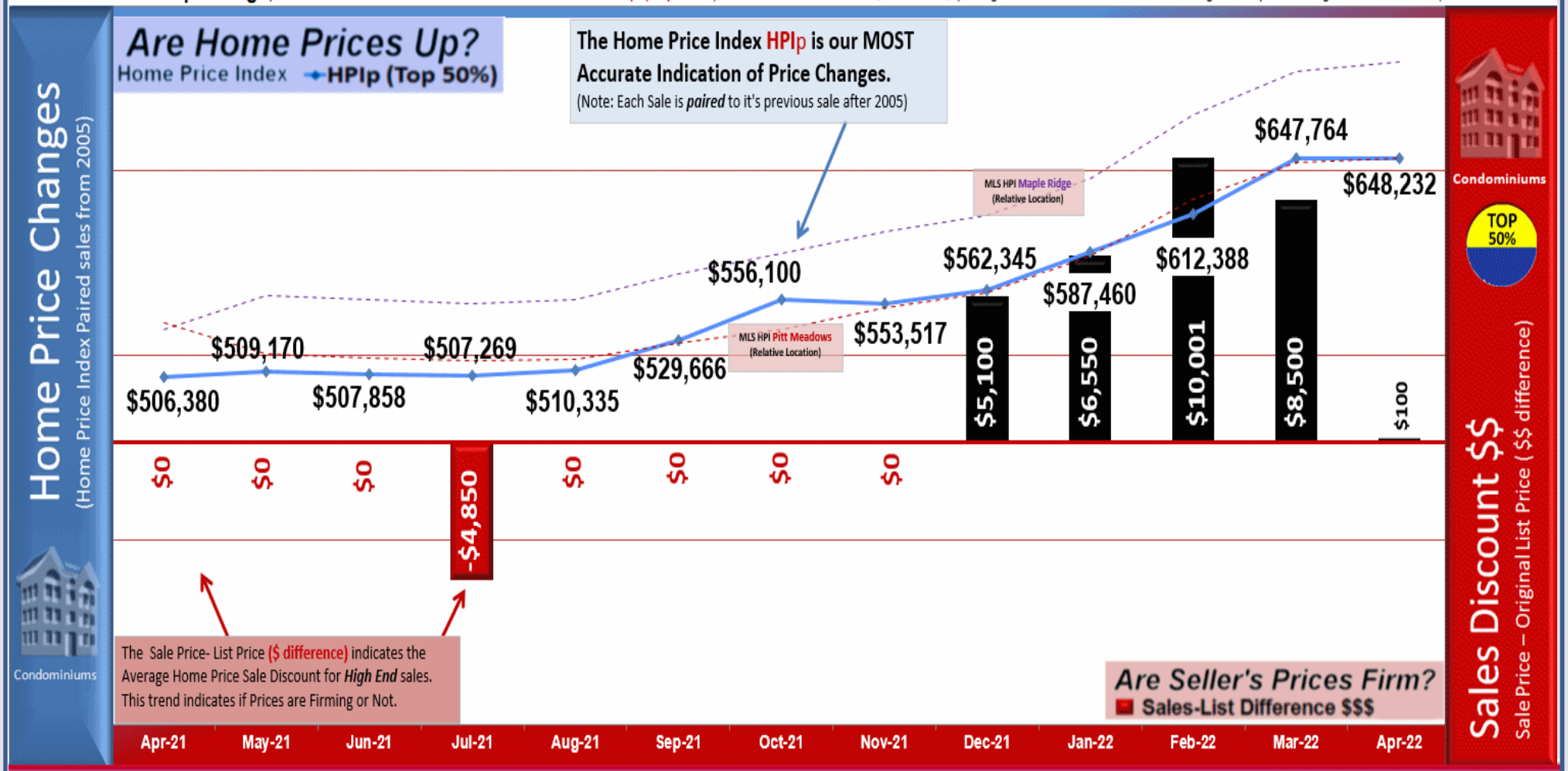
Statistics, on the Web!

attached homes

Market Analysis and Forecasting May 1/22 Maple Ridge-Pitt Meadows

BobmcLean
PERSONAL REAL ESTATE CORPORATION

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

Bob McLean PREC
Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

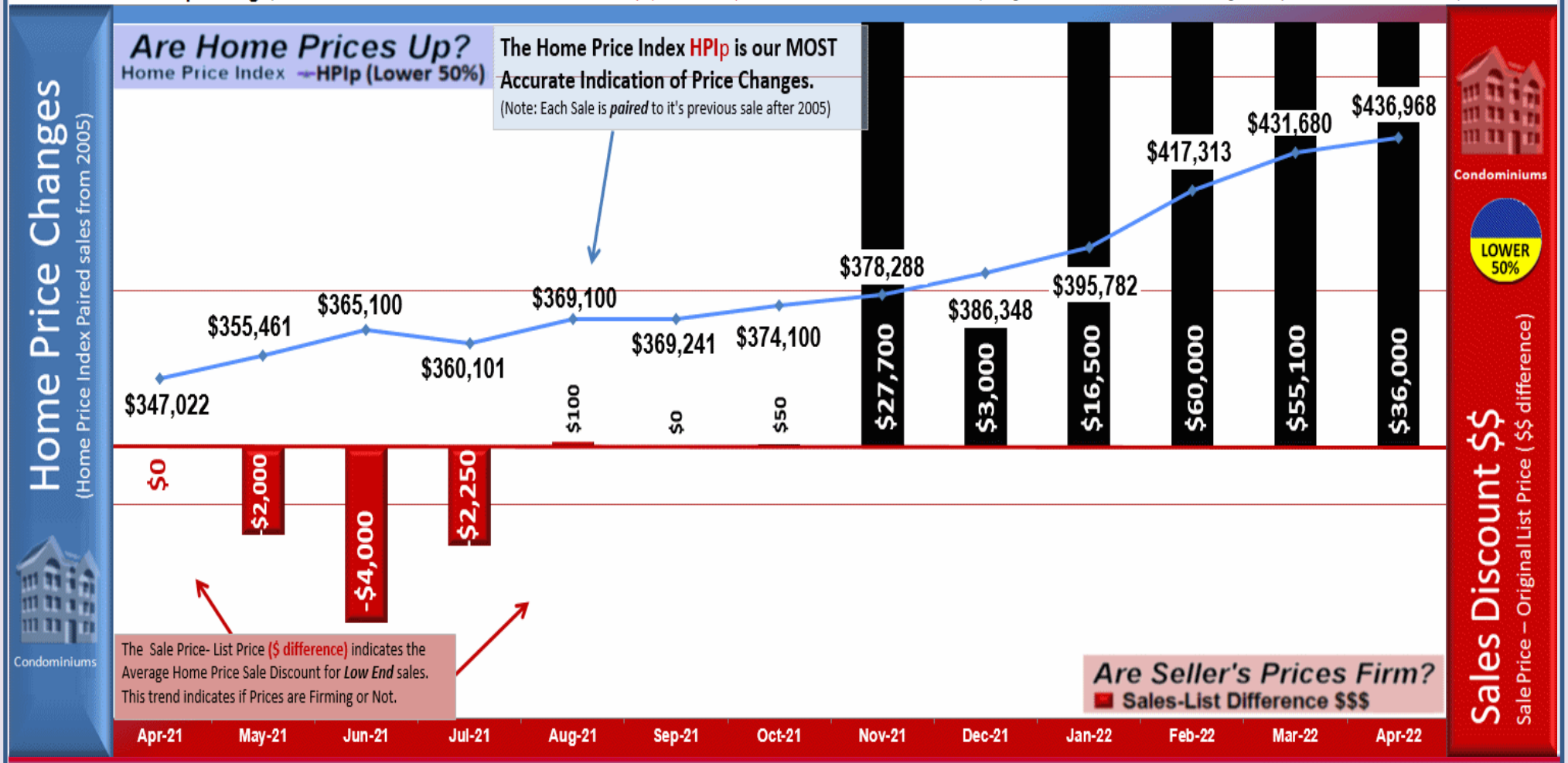
Statistics, on the Web!

attached homes

Market Analysis and Forecasting May 1/22 Maple Ridge-Pitt Meadows

BobmcLean
PERSONAL REAL ESTATE CORPORATION

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

Bob McLean PREC
Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177

Top

Vancouver Market Reports

attached homes

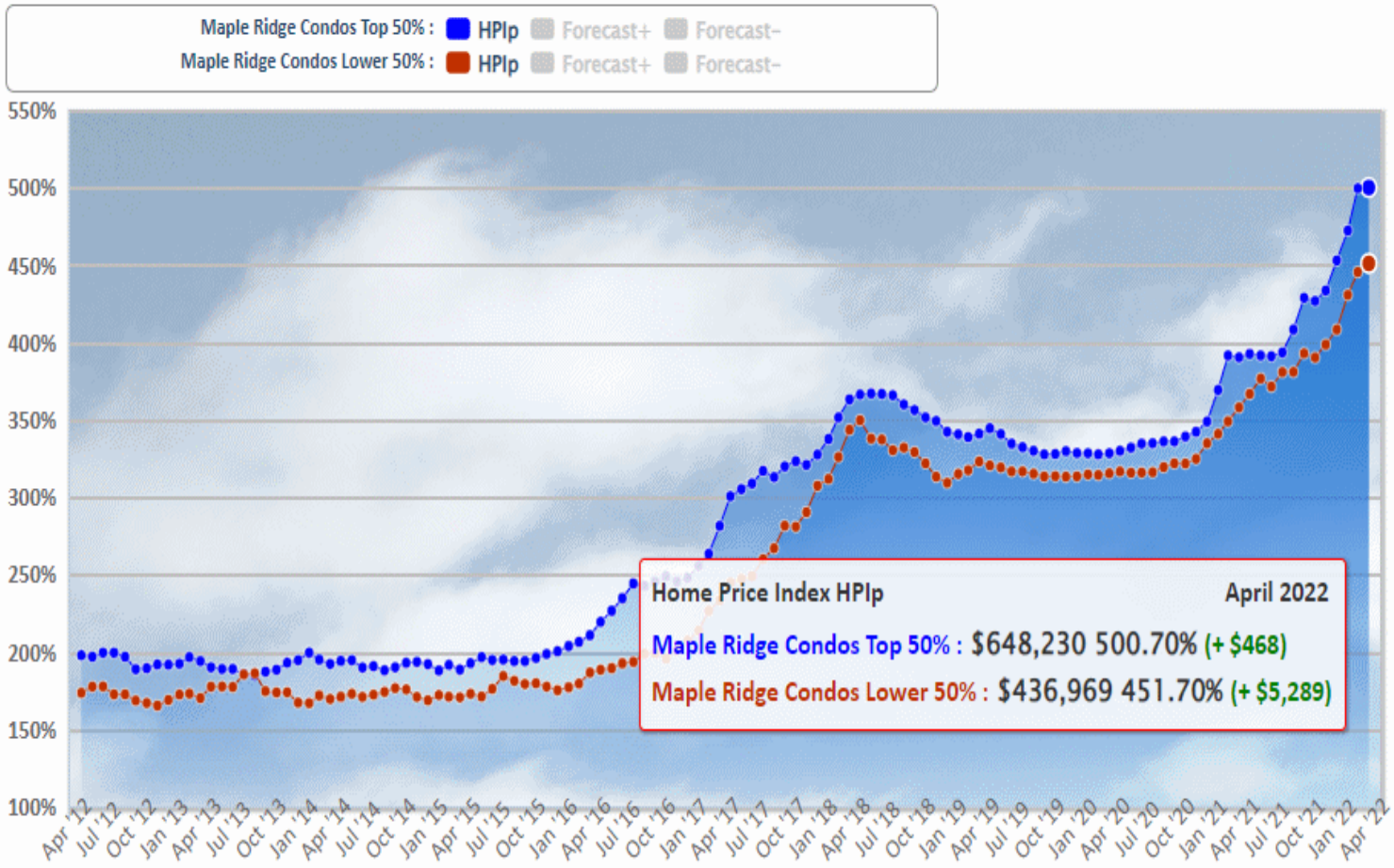
Statistics, on the Web!

BobmcLean

PERSONAL REAL ESTATE CORPORATION

Market Analysis and Forecasting May 1/22 Maple Ridge-Pitt Meadows

Powered by the Greater Vancouver Market Reports HPIp



Monthly Home values

Date	Value
Apr 2022	% 500.70
Mar 2022	% 500.30
Feb 2022	% 473.00
Jan 2022	% 453.70
Dec 2021	% 434.30
Nov 2021	% 427.50
Oct 2021	% 429.50
Sep 2021	% 409.10
Aug 2021	% 394.20
Jul 2021	% 391.80
Jun 2021	% 392.30
May 2021	% 393.30

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

Bob McLean PREC

Royal LePage Preferred bob@bobmclean.ca realestateinmission.ca 604-302-0177