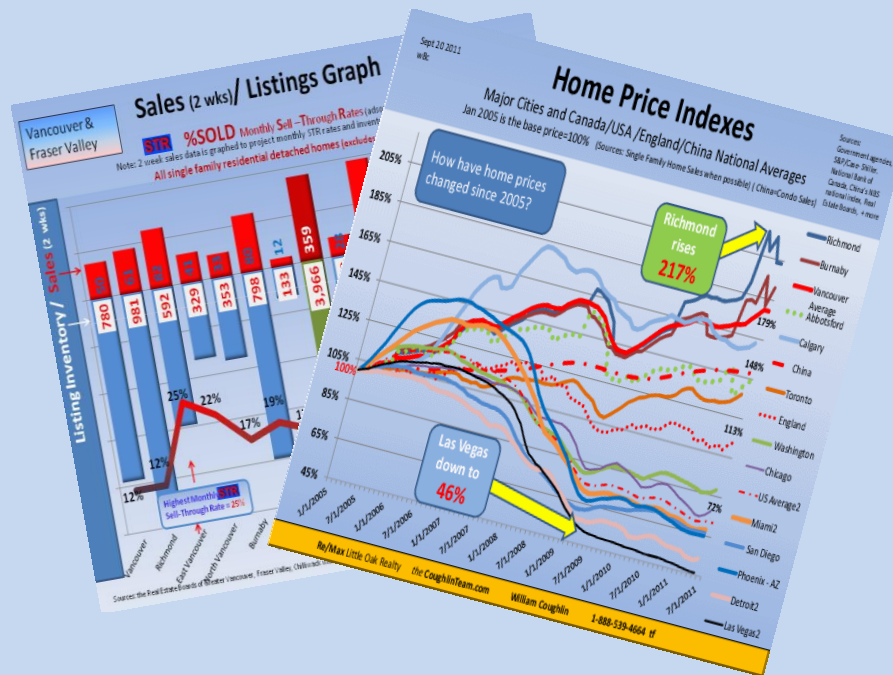


## Market Analysis and Forecasting

## Market Analysis and Forecasting

# Brian Ahlsten's Market Reports



## Advanced Marketing Tools





# Brian Ahlsten's Market Reports

### Detached

- [Abbotsford](#)
- [Burnaby](#)
- [Chilliwack](#)
- [Coquitlam](#)
- [East Vancouver](#)
- [Ladner Delta](#)
- [Langley North](#)
- [Langley-Cloverdale](#)
- [Maple Ridge](#)
- [Mission](#)
- [New West](#)

### Detached

- [North Delta](#)
- [North Vancouver](#)
- [Port Coquitlam](#)
- [Port Moody](#)
- [Richmond](#)
- [Surrey East](#)
- [Surrey West](#)
- [Vancouver Westside](#)
- [West Vancouver](#)
- [White Rock S Surrey](#)

### Attached

- [Abbotsford](#)
- [Burnaby](#)
- [Chilliwack](#)
- [Coquitlam](#)
- [Downtown-West End](#)
- [East Vancouver](#)
- [Langley-Cloverdale](#)
- [Maple Ridge](#)

### Attached

- [New West](#)
- [North Vancouver](#)
- [Port Coquitlam](#)
- [Port Moody](#)
- [Richmond](#)
- [Surrey East](#)
- [Surrey West](#)
- [Vancouver Westside](#)
- [White Rock S Surrey](#)

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





# Vancouver Market Reports

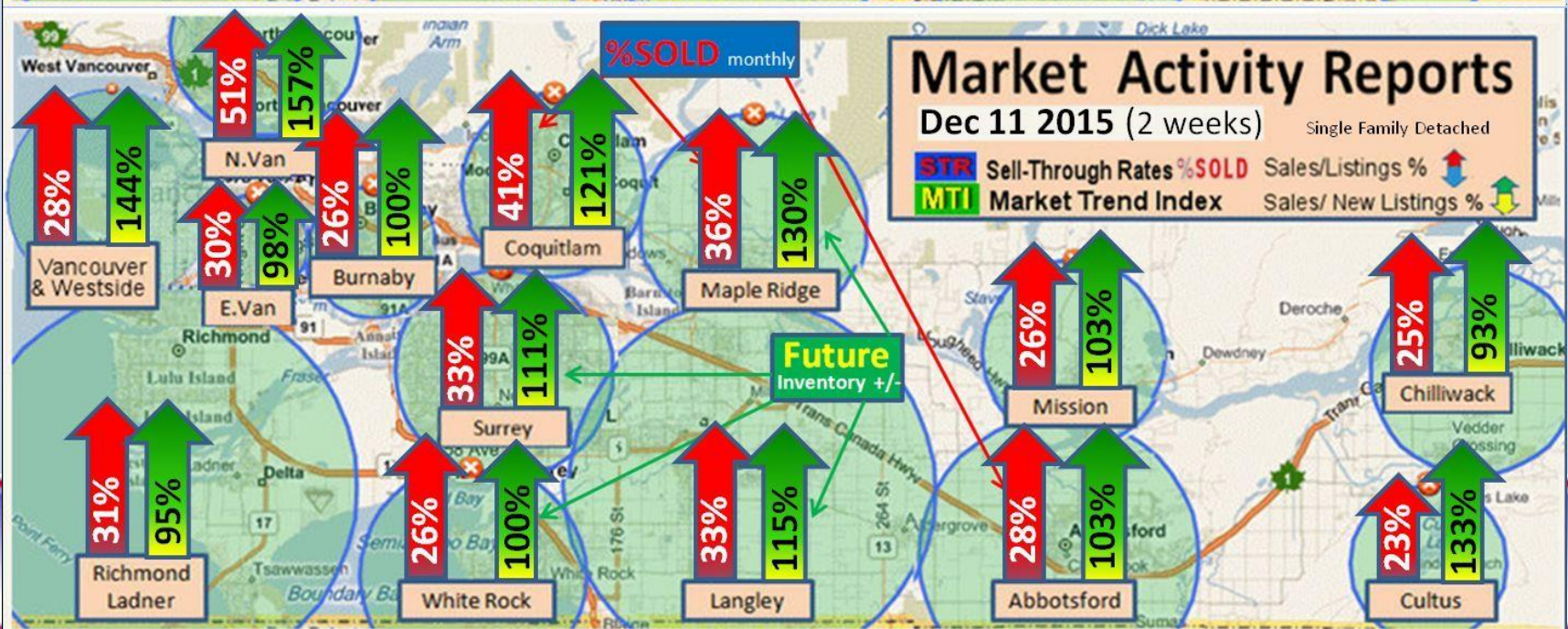
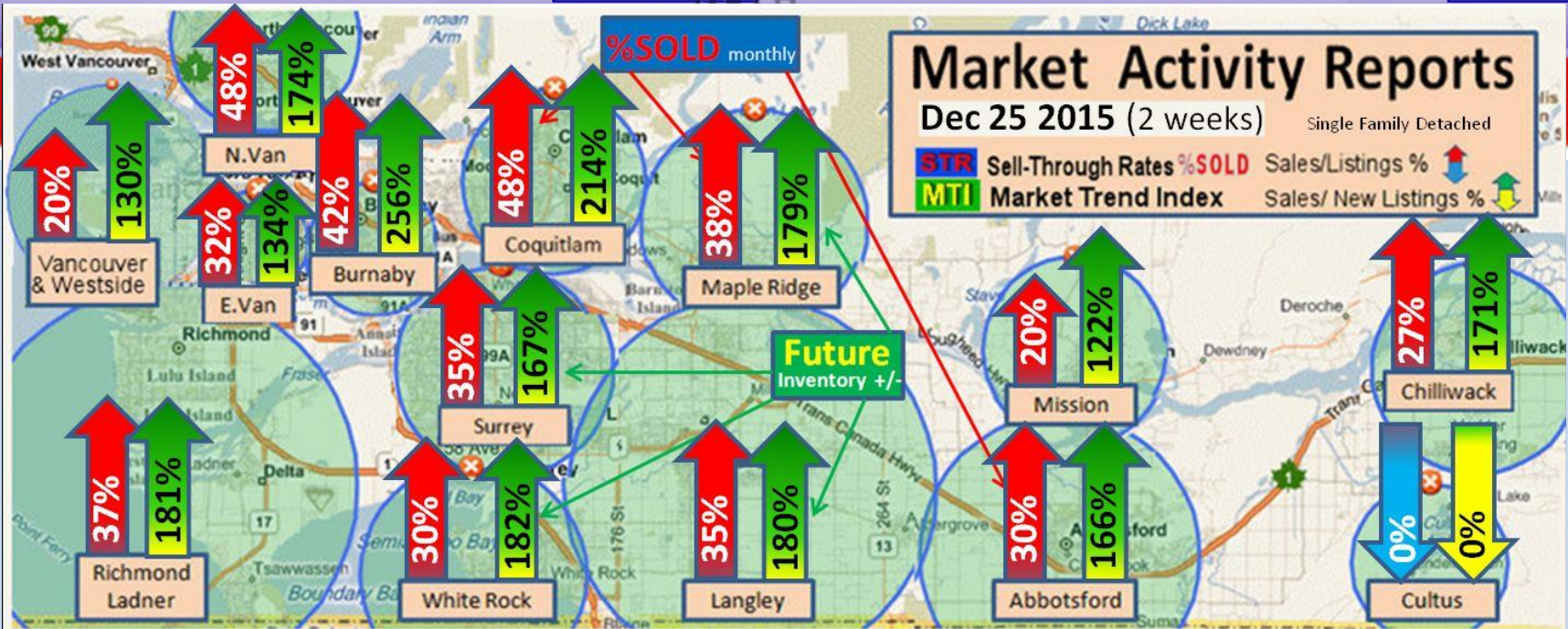
detached homes

# Vancouver Market Reports

attached homes

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# Vancouver Market Reports

detached homes

# Vancouver Market Reports

attached homes

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Vancouver & Fraser Valley

## Sales (2 wks)/ Listings Graph

Dec 25 2015 (2 weeks)

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

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

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



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Vancouver & Fraser Valley

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



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# Vancouver Market Reports

Statistics, on the Web!

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Market Analysis and Forecasting Jan 1/16 Vancouver Westside

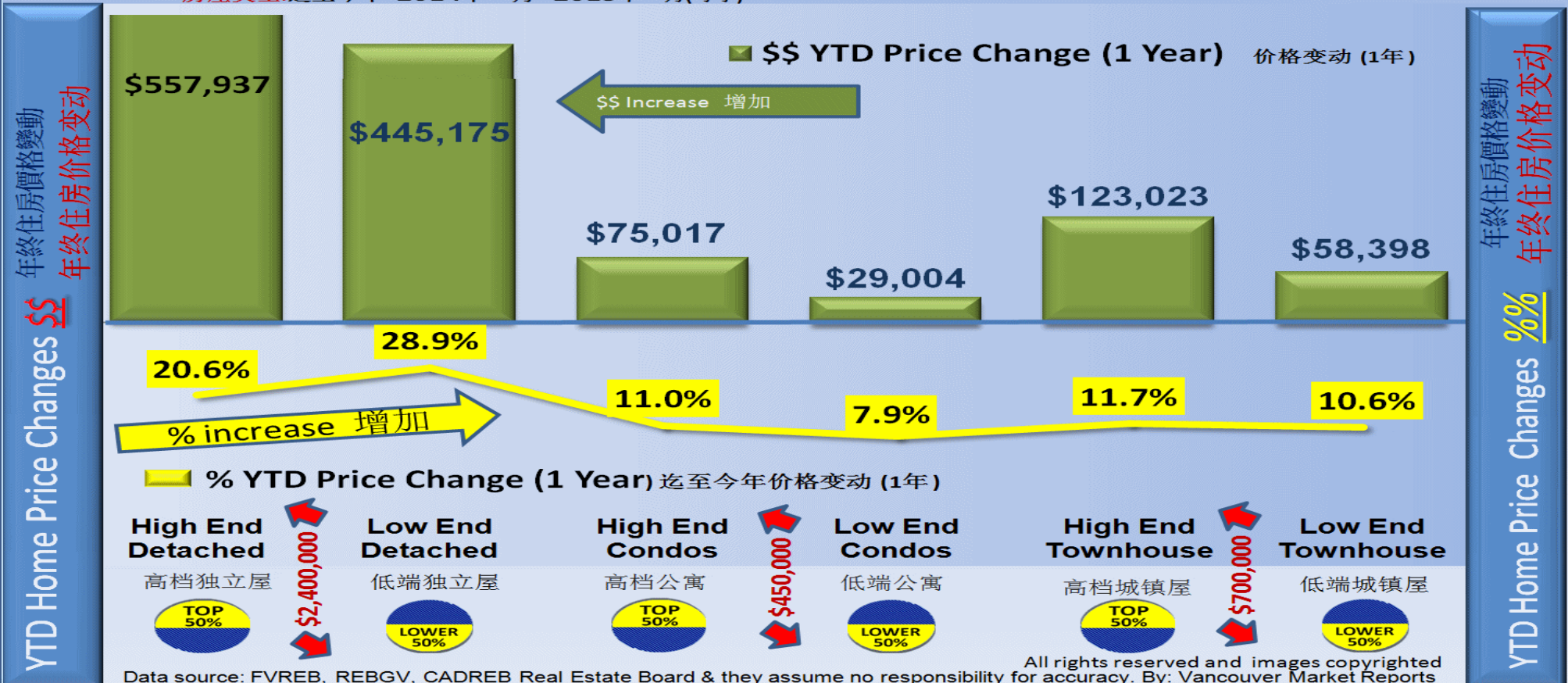
## Vancouver Westside Real Estate Price Changes(\$/%)

温哥华西区房地产价格变动 / 温哥华西区房地产价格变动

Housing Types: Year-To-Date Dec 2014 – Dec 2015 (Quarters)

房屋类型: 迄至今年 2014十二月-2015十二月(每季)

Powered by: Vancouver Market Reports HPIp



YTD Home Price Changes \$\$ 年終住房價格變動

YTD Home Price Changes % 年終住房價格變動

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

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# Vancouver Market Reports

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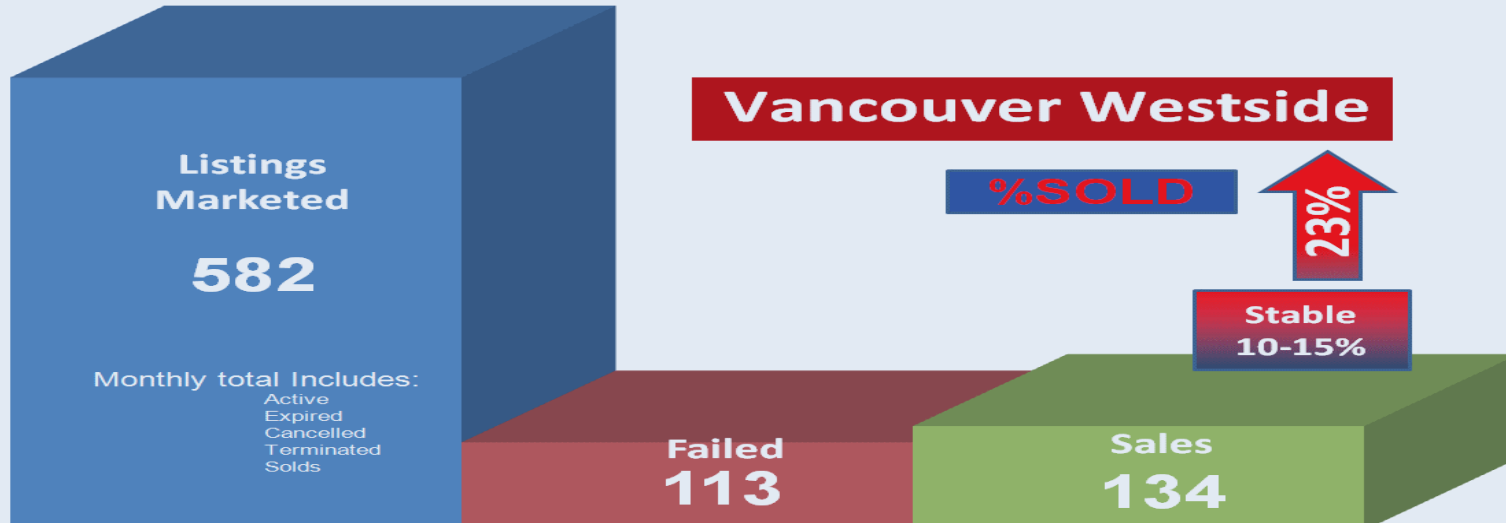


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Market Analysis and Forecasting Jan 1/16 Vancouver Westside

## Monthly Market Activity - Dec 2015 - Single Family



Jan 1 2016 Vancouver Westside Market Update (Detached)

**Current:** Vancouver Westside ranges from a Hot Lower End Market to a Stable High End Market with average **23 %SOLD** rate and a Sale Price /List Price =97% or \$61,450 average sale discount from original list price.

*Most Active Price Range:* Homes between \$1.75 mill.-\$2 mill. have **65.0 %SOLD** rate.

*Least Active Price Range:* Homes below \$1.5 mill. have **0 %SOLD** rate

**History:** The Vancouver Westside Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$575,526.

The Vancouver Westside Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$472,000. \*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

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# Vancouver Market Reports

Statistics, on the Web!

detached homes



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Market Analysis and Forecasting Jan 1/16 Vancouver Westside

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

Vancouver Westside List Price Ranges Statistics -Dec 2015						Detached	
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
\$0-\$1,250,000	1	0	581			0.0%	↓
\$1,250,001-\$1,500,000	0	0				0.0%	↓
\$1,500,001-\$1,750,000	7	3	18	125%	\$420,000	42.9%	↑
\$1,750,001-\$2,000,000	20	13	14	102%	\$32,000	65.0%	↑
\$2,000,001-\$2,250,000	13	6	46	99%	-\$16,500	46.2%	↑
\$2,250,001-\$2,500,000	39	13	38	109%	\$212,000	33.3%	↑
\$2,500,001-\$2,750,000	33	10	91	101%	\$36,000	30.3%	↑
\$2,750,001-\$3,000,000	59	22	59	99%	-\$24,000	37.3%	↑
\$3,000,001-\$3,500,000	67	18	71	98%	-\$64,500	26.9%	↑
\$3,500,001-\$4,000,000	76	20	56	96%	-\$155,000	26.3%	↑
\$4,000,000-\$4,500,000	50	7	97	94%	-\$248,000	14.0%	
\$4,500,000-\$5,000,000	44	6	63	95%	-\$243,500	13.6%	
\$5,000,000 and more	173	16	94	95%	-\$269,000	9.2%	
<b>Total Activity</b>	<b>582</b>	<b>134</b>	<b>24</b>	<b>98%</b>	<b>-\$61,450</b>	<b>23%</b>	↑

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change	
Total Listings** (A,S,T,C,X)	991	732	582		-150	↓
Active Listings (1st of the month)	801	572	486	335	-151	↓
Solds	157	164	134		-30	↓
Days on Market (DOM)	35	32	24		-9	↓
%SOLD (Sales/ Listings /mnlthly rate)	16%	22%	23%		1%	↑
(Top 50%) Home Price Index HPIp	\$2,748,100	\$3,283,590	\$3,323,626		\$40,036	↑
(Lower 50%) Home Price Index HPIp	\$1,560,100	\$1,953,101	\$2,032,100		\$78,999	↑

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# Vancouver Market Reports

Statistics, on the Web!

detached homes



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**Market Analysis and Forecasting** Jan 1/16 **Vancouver Westside**

## What Sold in your Neighbourhood and for What Price?

Vancouver Westside Sub Areas Statistics -Dec 2015					Detached	
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Arbutus	27	6	72	100%	\$7,501	22.2%
Cambie	37	5	74	97%	-\$79,000	13.5%
Dunbar	59	24	43	101%	\$21,000	40.7%
Fairview VW-False Creek	1	0	90			0.0%
Kerrisdale	29	9	56	97%	-\$99,000	31.0%
Kitsilano	25	11	28	105%	\$102,000	44.0%
MacKenzie Heights	22	3	49	103%	\$90,000	13.6%
Mount Pleasant VW	0	0				0.0%
Marpole	37	8	71	100%	-\$6,500	21.6%
Oakridge VW	14	4	80	93%	-\$295,444	28.6%
Point Grey	56	15	59	99%	-\$30,000	26.8%
Quilchena	18	3	66	93%	-\$200,000	16.7%
South Cambie	17	5	40	96%	-\$148,000	29.4%
South Granville	77	14	95	96%	-\$147,500	18.2%
Shaughnessy	90	12	94	94%	-\$284,000	13.3%
Southlands	27	7	93	94%	-\$212,000	25.9%
S.W. Marine	30	7	69	105%	\$120,000	23.3%
University VW	16	1	80	99%	-\$18,000	6.3%
<b>Total Activity</b>	<b>582</b>	<b>134</b>	<b>24</b>	<b>98%</b>	<b>-\$61,450</b>	<b>23%</b>

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Statistics, on the Web!

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**Market Analysis and Forecasting** Jan 1/16 **Vancouver Westside**

## Next Months Market Forecast

**Forecast:** Vancouver Westside has average Listing Supply; 335 homes are for sale and with the **23 %SOLD** monthly rate gives us a ~4 months of inventory. At this sell through rate, approximately 130 these listings will not sell. 1% of the active listings have reduced their price by \$128,360 on average or \$89,800 median for the last month.

December's Real Estate Statistics show that major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 72 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

We forecast this next surge of Off-shore buyers will be strong right upto the Chinese New Year this coming February 8. We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment .. do contact us for your own analysis and forecast.

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



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Statistics, on the Web!

detached homes



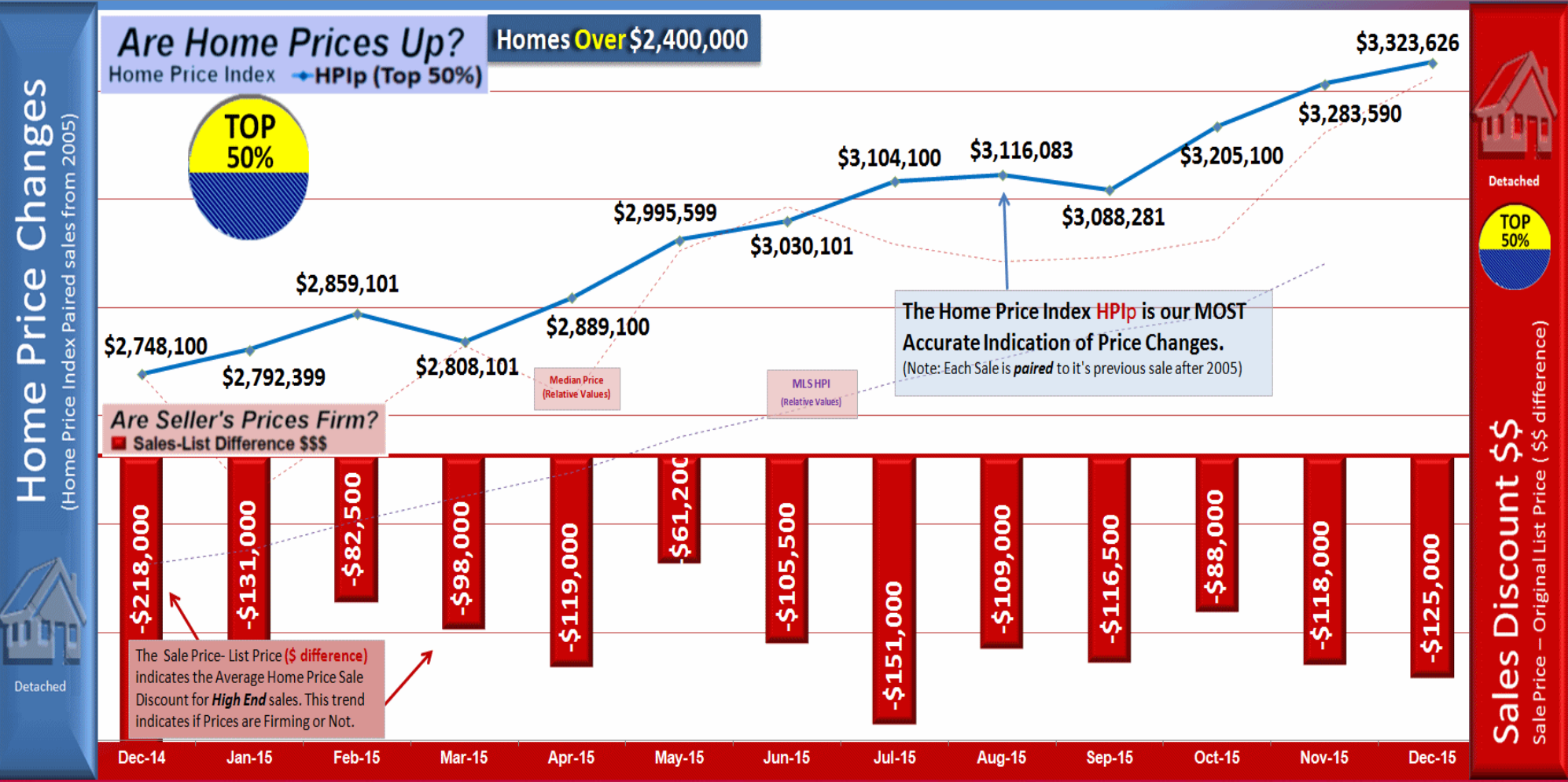
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Market Analysis and Forecasting Jan 1/16 Vancouver Westside

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



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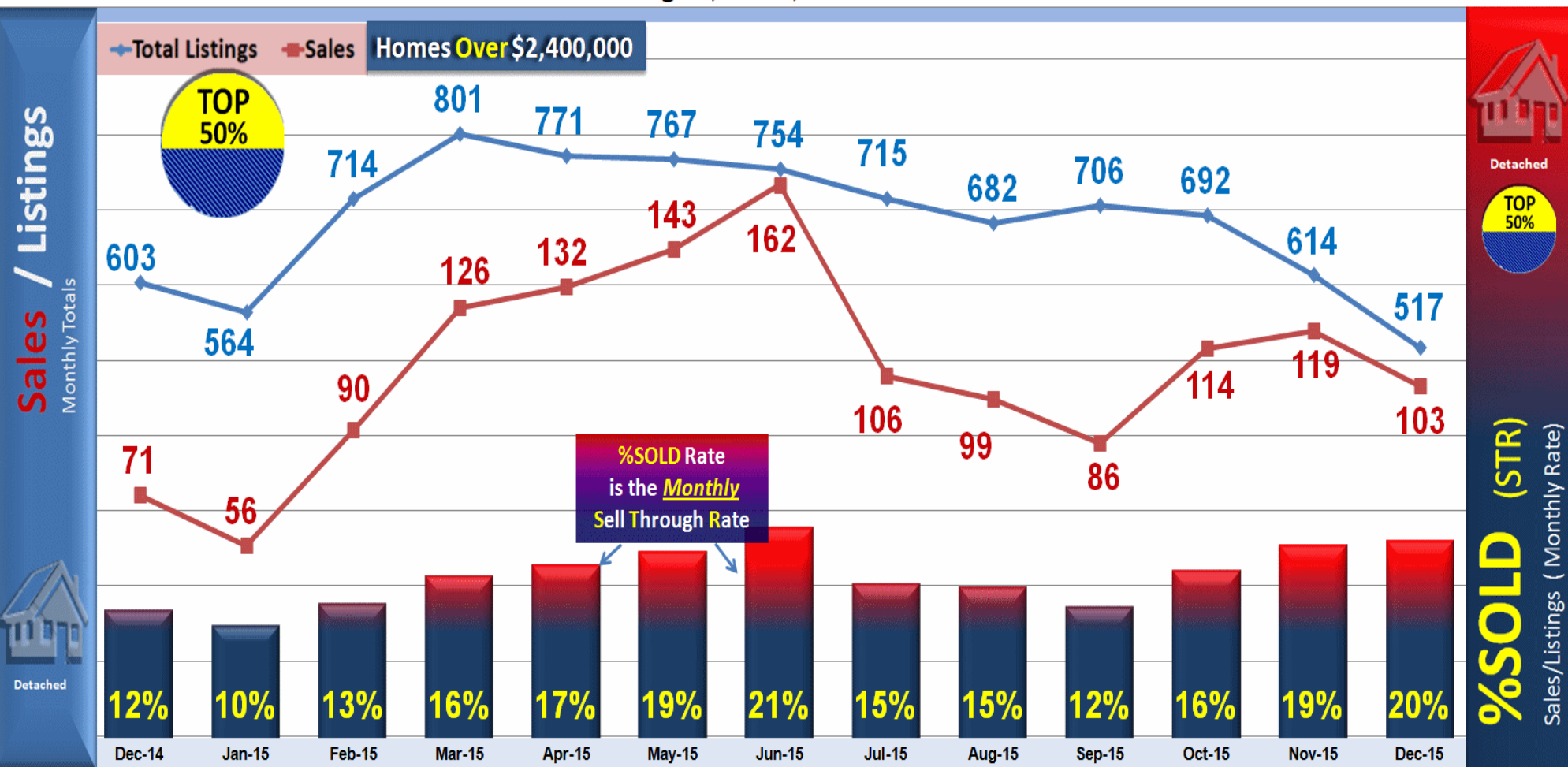
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Market Analysis and Forecasting Jan 1/16 Vancouver Westside

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



Sales / Listings  
Monthly Totals



Detached



Detached

TOP 50%

%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. [More Details](#)  
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# Vancouver Market Reports

Statistics, on the Web!

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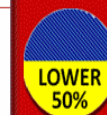
Market Analysis and Forecasting Jan 1/16 Vancouver Westside

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

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

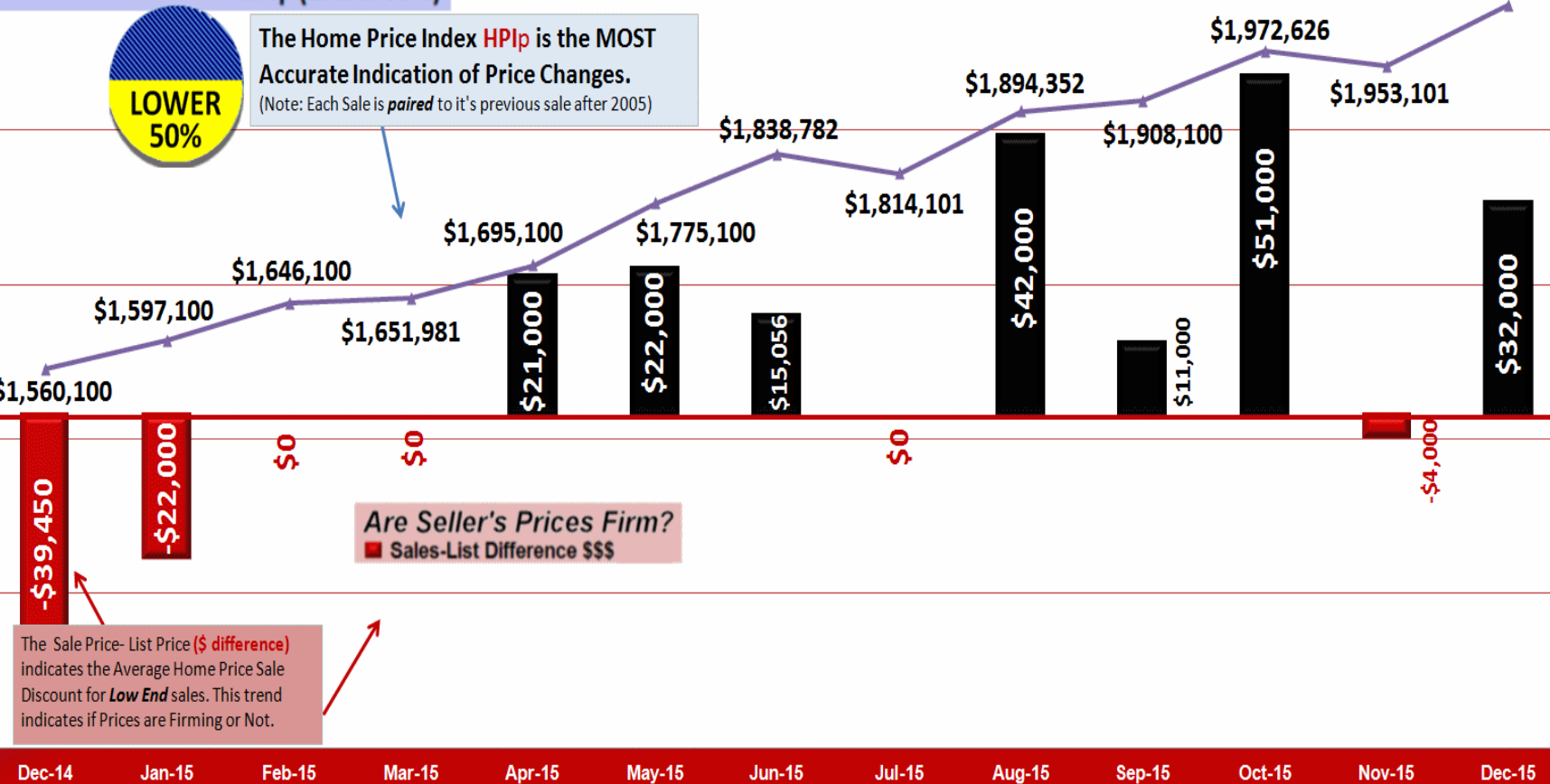


Detached



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

## Are Home Prices Up? Homes Below \$2,400,000



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

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

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



Detached

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# Vancouver Market Reports

Statistics, on the Web!

detached homes

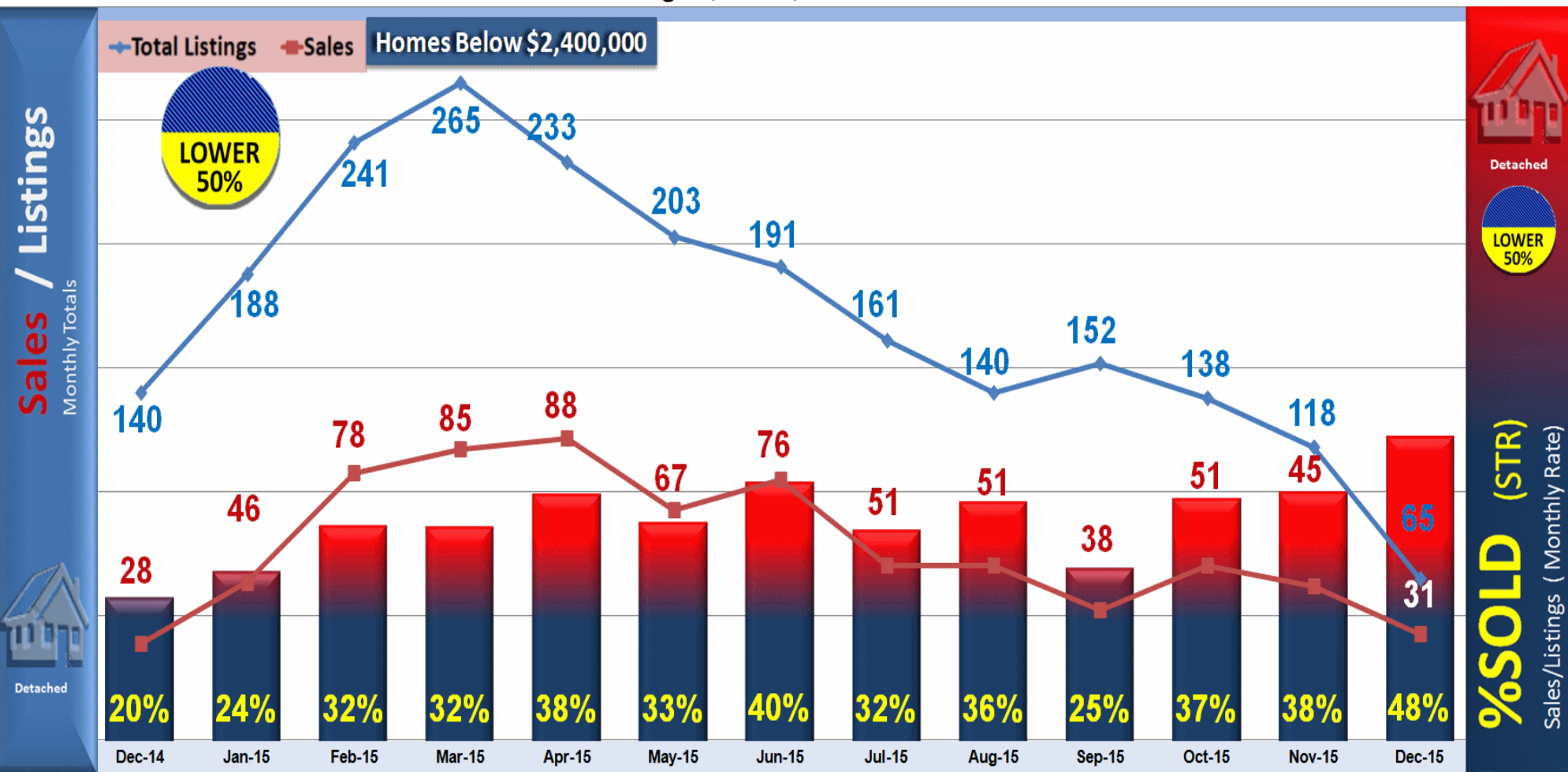


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Market Analysis and Forecasting Jan 1/16 Vancouver Westside

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



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. [More Details](#)  
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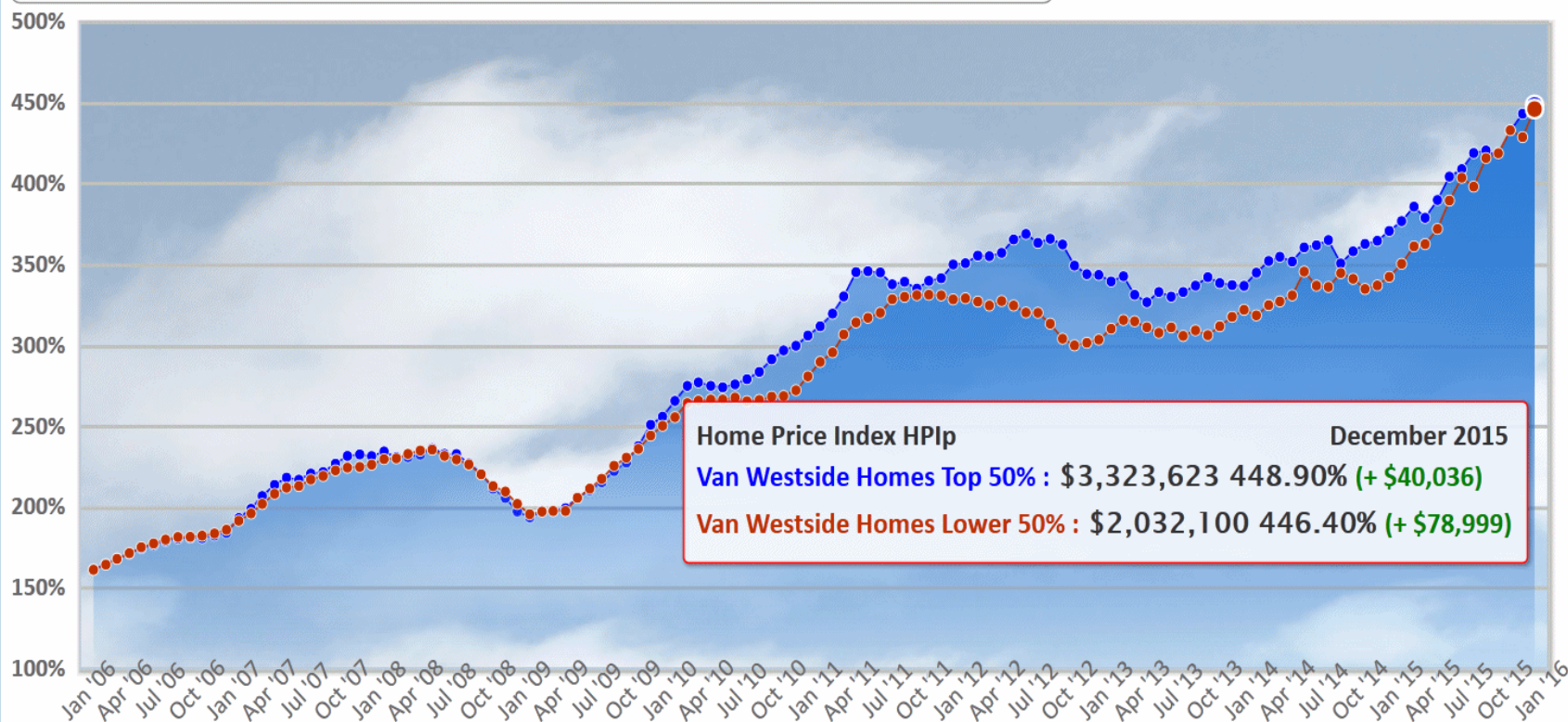


**Market Analysis and Forecasting** Jan 1/16 Vancouver Westside

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Dec 2015	% 448.90
Nov 2015	% 443.50
Oct 2015	% 432.90
Sep 2015	% 417.10
Aug 2015	% 420.80
Jul 2015	% 419.20
Jun 2015	% 409.20
May 2015	% 404.60
Apr 2015	% 390.20
Mar 2015	% 379.20
Feb 2015	% 386.10
Jan 2015	% 377.10

<< < 1 2 3 > >>

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# Vancouver Market Reports

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Market Analysis and Forecasting

Jan 1/16 Richmond

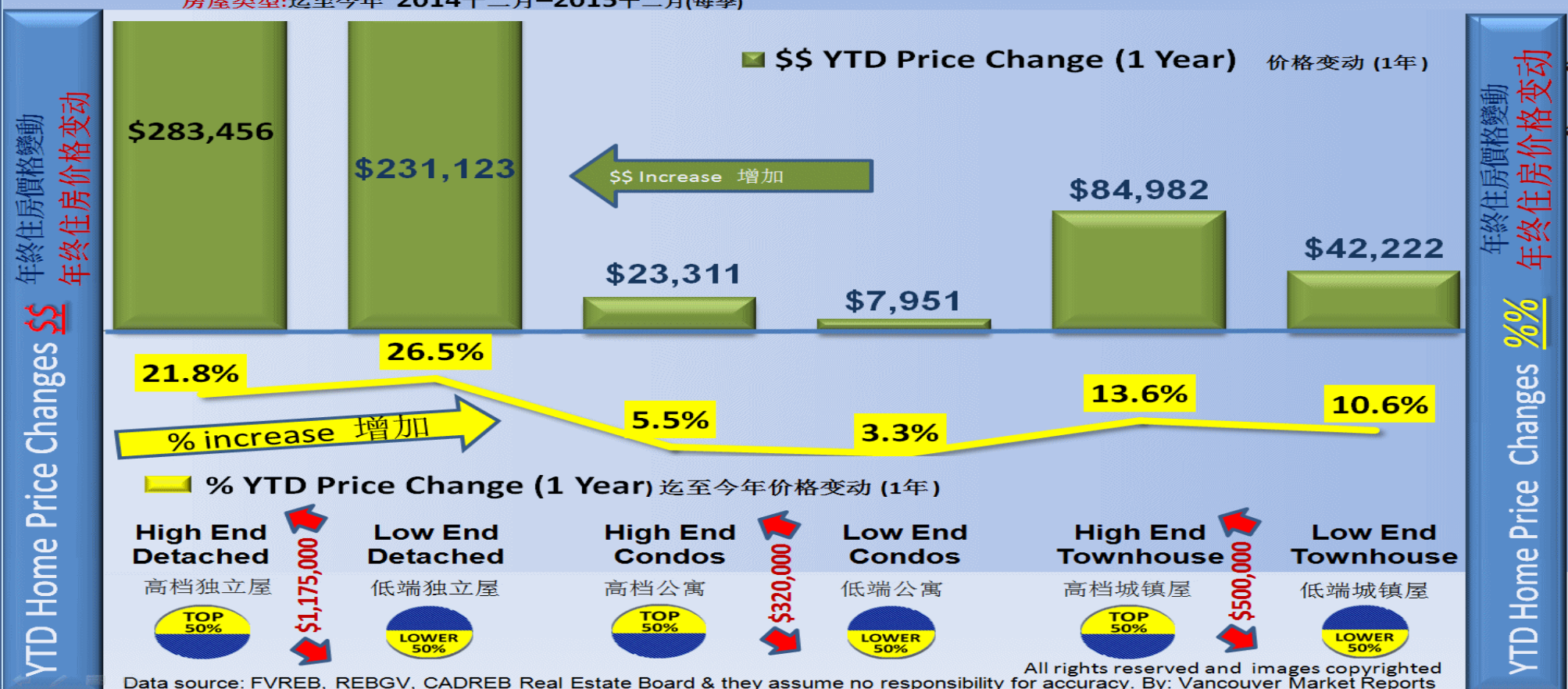
## Richmond Real Estate Price Changes (\$/%)

列治文房地產價格變動 / 列治文房地產價格變動

Housing Types: Year-To-Date Dec 2014 – Dec 2015 (Quarters)

房屋类型: 迄至今年 2014十二月-2015十二月(每季)

Powered by: Vancouver Market Reports HPIp



年終住房價格變動  
年終住房價格變動

YTD Home Price Changes \$/\$

年終住房價格變動  
年終住房價格變動

YTD Home Price Changes %/%

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

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detached homes



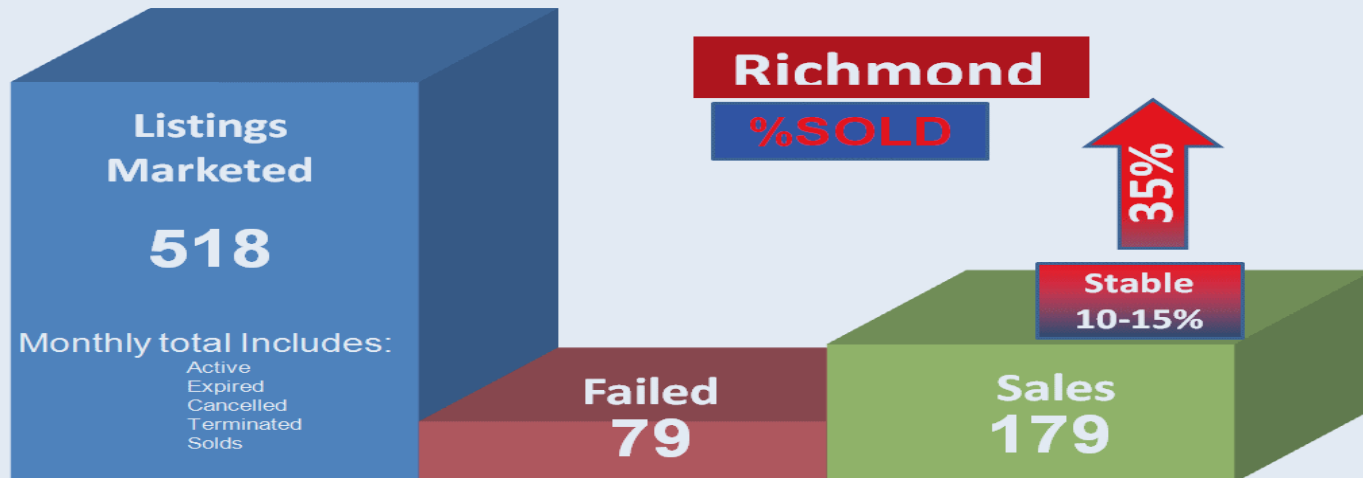
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Market Analysis and Forecasting

Jan 1/16 Richmond

## Monthly Market Activity - Dec 2015 - Single Family



### Jan 1 2016 Richmond Market Update (Detached)

**Current:** Richmond: is in a Sellers Market with average Listings, **35 %SOLD** rate and a 98% Sell/List Ratio. (This means that there is an average of a \$19,888 discount on a sale from the original list price)

*Most Active Price Range:* Homes between \$900,000 - \$1 mill. have **59.1 %SOLD** rate.

*Least Active Price Range:* Homes above \$2 mill. have **20.1 %SOLD** rate

**History:** The Richmond Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$296,325. The Richmond Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$230,442.

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



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# Vancouver Market Reports

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detached homes



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Market Analysis and Forecasting

Jan 1/16 Richmond

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

Richmond List Price Ranges Statistics - Dec 2015						Detached	
Home Price Range	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$700,000	7	2	44	94%	-\$6,950	28.6%	↑
\$700,001-\$800,000	3	1	34	100%	\$1,120	33.3%	↑
\$800,001-\$900,000	13	5	55	99%	-\$9,000	38.5%	↑
\$900,001-\$1,000,000	22	13	22	99%	-\$11,888	59.1%	↑
\$1,000,001-\$1,250,000	67	33	18	102%	\$22,000	49.3%	↑
\$1,250,001-\$1,500,000	107	50	62	100%	\$1,000	46.7%	↑
\$1,500,001-\$1,750,000	49	18	51	98%	-\$35,000	36.7%	↑
\$1,750,001-\$2,000,000	66	20	63	98%	-\$43,000	30.3%	↑
\$2,000,001 and more	184	37	62	94%	-\$158,000	20.1%	↑
<b>Total Activity</b>	<b>518</b>	<b>179</b>	<b>20</b>	<b>98%</b>	<b>-\$19,888</b>	<b>35%</b>	↑

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change	
Total Listings** (A,S,T,C,X)	738	635	518		-117	↓
Active Listings	608	458	377	260	-117	↓
Solds	108	194	179		-15	↓
DOM	36	18	20		3	↑
%SOLD (Sales/ Listings /mnlthly rate)	15%	31%	35%		4%	↑
<b>(Top 50%) Home Price Index HPIp</b>	\$1,318,100	\$1,603,100	\$1,614,425		\$11,325	↑
<b>(Lower 50%) Home Price Index HPIp</b>	\$892,148	\$1,102,186	\$1,122,590		\$20,404	↑

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Market Analysis and Forecasting

Jan 1/16 Richmond

## Richmond Sub areas Statistics - Dec 2015

Detached

Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Sea Island	4	1	69	91%	-\$85,888	25.0%
Bridgeport RI	11	2	85	95%	-\$59,500	18.2%
West Cambie	35	9	74	99%	-\$10,000	25.7%
East Cambie	11	4	31	99%	-\$15,900	36.4%
Terra Nova	10	4	31	103%	\$50,050	40.0%
Riverdale RI	34	11	71	96%	-\$83,333	32.4%
Quilchena RI	10	6	46	97%	-\$48,000	60.0%
Granville	30	9	49	97%	-\$58,000	30.0%
Seafair	33	18	46	97%	-\$61,500	54.5%
Boyd Park	21	5	32	102%	\$22,000	23.8%
Lackner	23	5	60	115%	\$208,112	21.7%
Steveston Village	5	3	60	98%	-\$28,800	60.0%
Steveston North	22	9	30	100%	\$0	40.9%
Steveston South	11	4	19	101%	\$18,000	36.4%
Westwind	10	7	24	98%	-\$18,000	70.0%
Woodwards	27	13	24	100%	\$0	48.1%
Broadmoor	44	12	42	98%	-\$37,400	27.3%
Garden City	24	5	55	100%	\$0	20.8%
Saunders	18	6	55	98%	-\$42,000	33.3%
South Arm	20	7	52	103%	\$38,000	35.0%
Brighouse	7	3	25	104%	\$52,000	42.9%
Brighouse South	2	0	64			0.0%
McLennan North	8	1	129	96%	-\$82,000	12.5%
Gilmore	8	0	136			0.0%
McLennan	19	0	108			0.0%
East Richmond	18	7	128	95%	-\$180,000	38.9%
McNair	22	13	39	100%	\$0	59.1%
Ironwood	21	12	63	97%	-\$61,975	57.1%
Hamilton RI	10	3	76	99%	-\$11,888	30.0%
<b>Total Activity</b>	<b>518</b>	<b>179</b>	<b>20</b>	<b>98%</b>	<b>-\$19,888</b>	<b>35%</b>

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# Vancouver Market Reports

Statistics, on the Web!

detached homes



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**Market Analysis and Forecasting**

Jan 1/16 **Richmond**

## Next Months Market Forecast

**Forecast:** Richmond has 260 homes are for sale and with the **35 %SOLD** monthly rate gives us a ~3.5 months of inventory. At this sell through rate, approximately 53 of these listings will not sell. 2% of the active listings have reduced their price by \$260,181 on average or \$289,500 median for the last month. We project Richmond to be a continued sellers market.

December's Real Estate Statistics show that major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 72 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

We forecast this next surge of Off-shore buyers will be strong right upto the Chinese New Year this coming February 8. We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment .. do contact us for your own analysis and forecast.

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



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## Market Analysis and Forecasting

Jan 1/16 Richmond

Detached Richmond 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)



TOP 50%

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

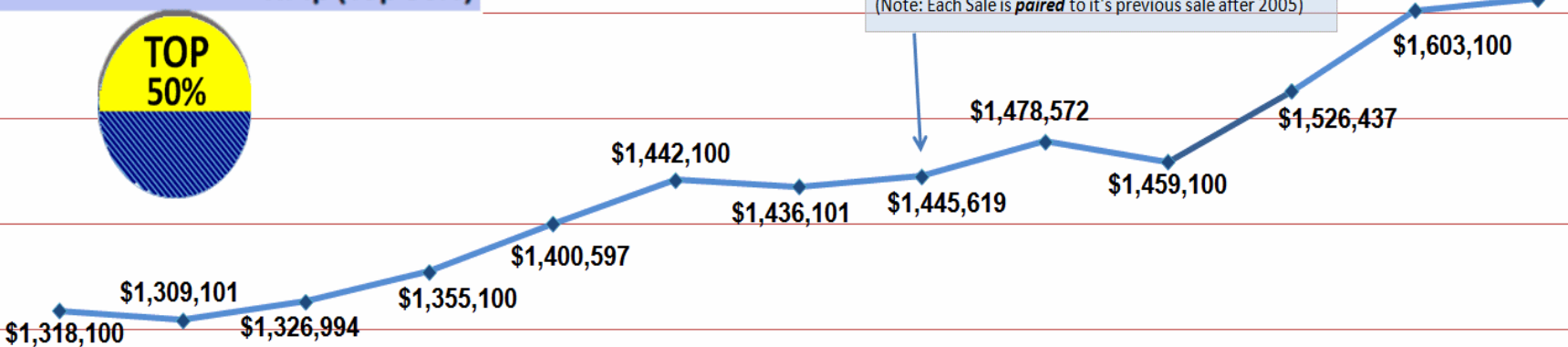
### Are Home Prices Up?

Home Price Index → **HPIp** (Top 50%)

Homes Over \$1,175,000

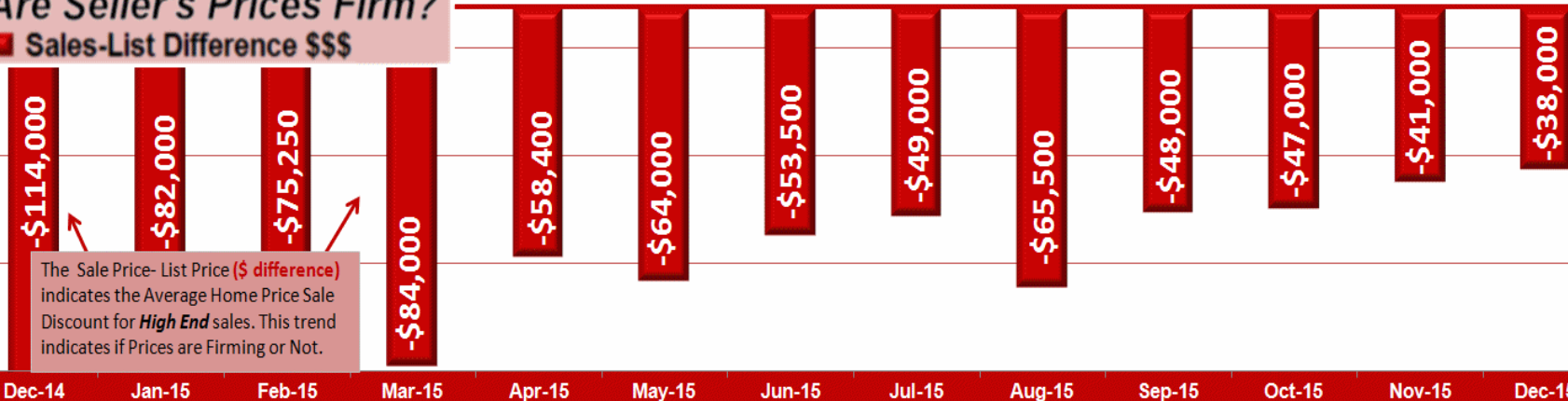
The Home Price Index **HPIp** is our MOST Accurate Indication of Price Changes.

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



### Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



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

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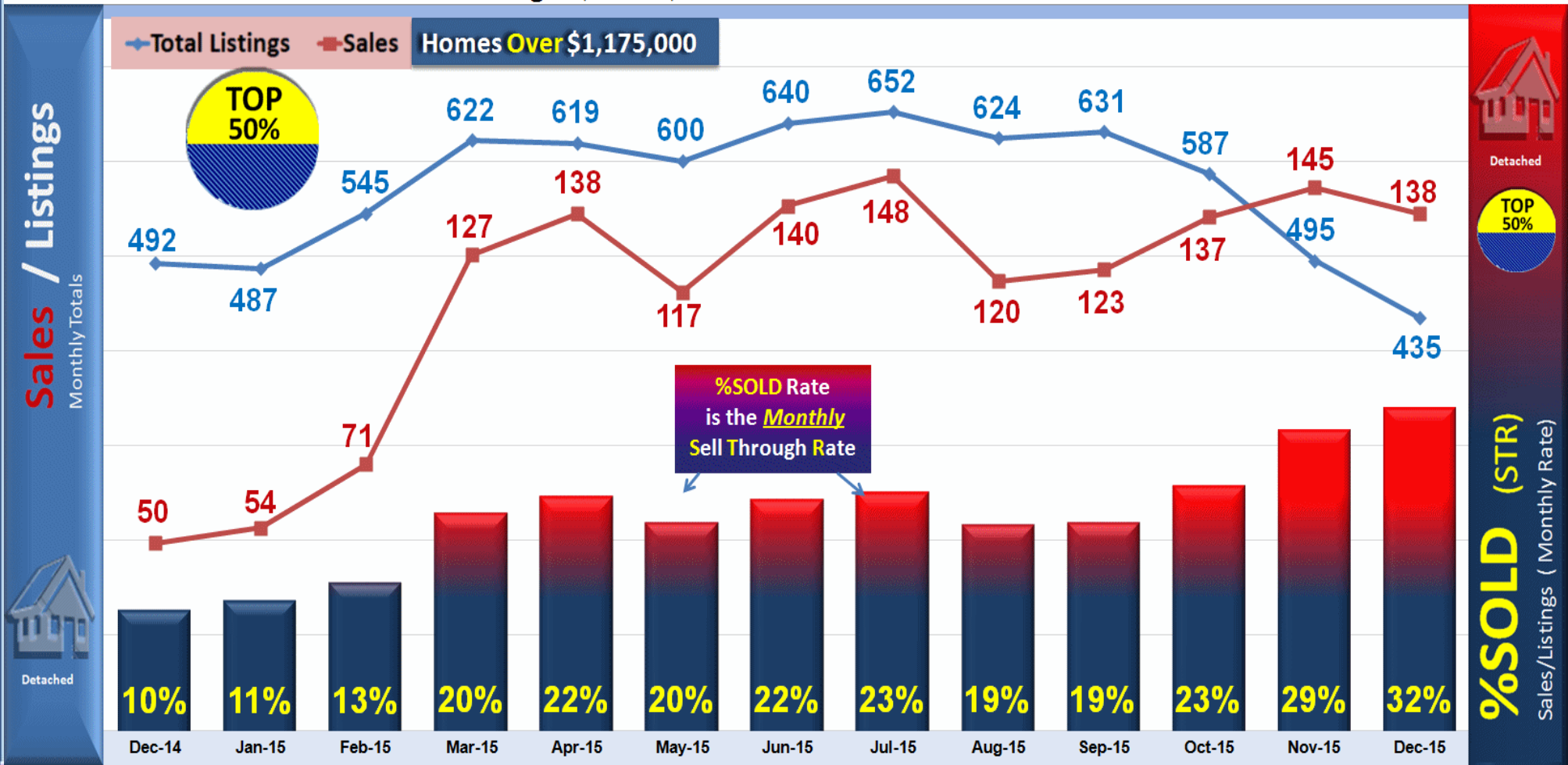
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Market Analysis and Forecasting

Jan 1/16 Richmond

## Detached Richmond Total Listings\*\*, Sales, and %SOLD rates



Sales / Listings  
Monthly Totals



Detached



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

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## Market Analysis and Forecasting

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Detached Richmond 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)

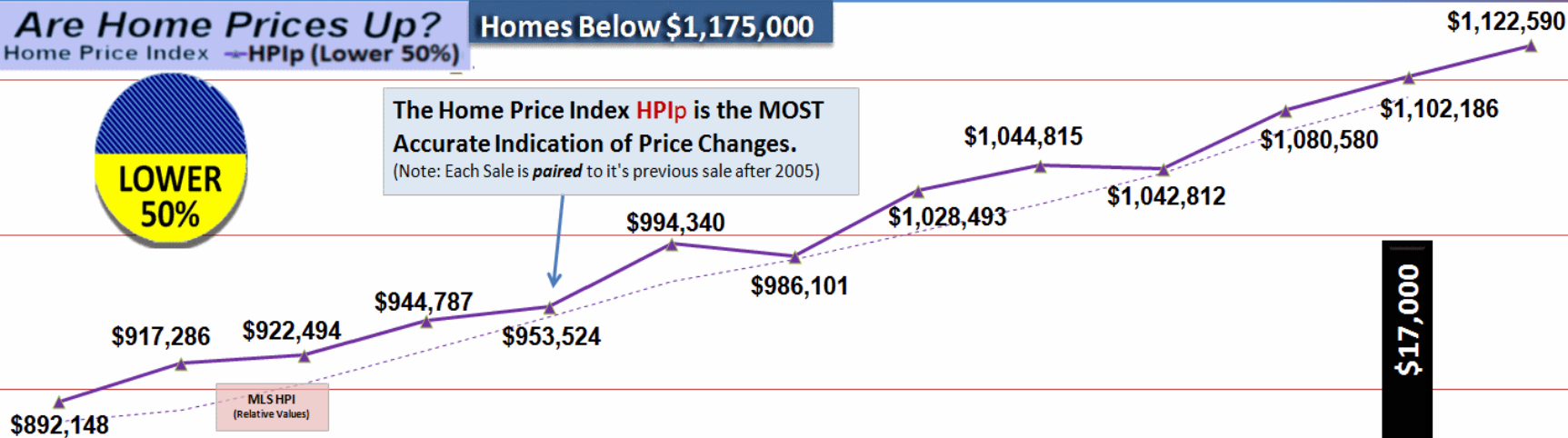
Home Price Changes  
(Home Price Index Paired sales from 2005)

### Are Home Prices Up? Homes Below \$1,175,000

Home Price Index - HPIp (Lower 50%)

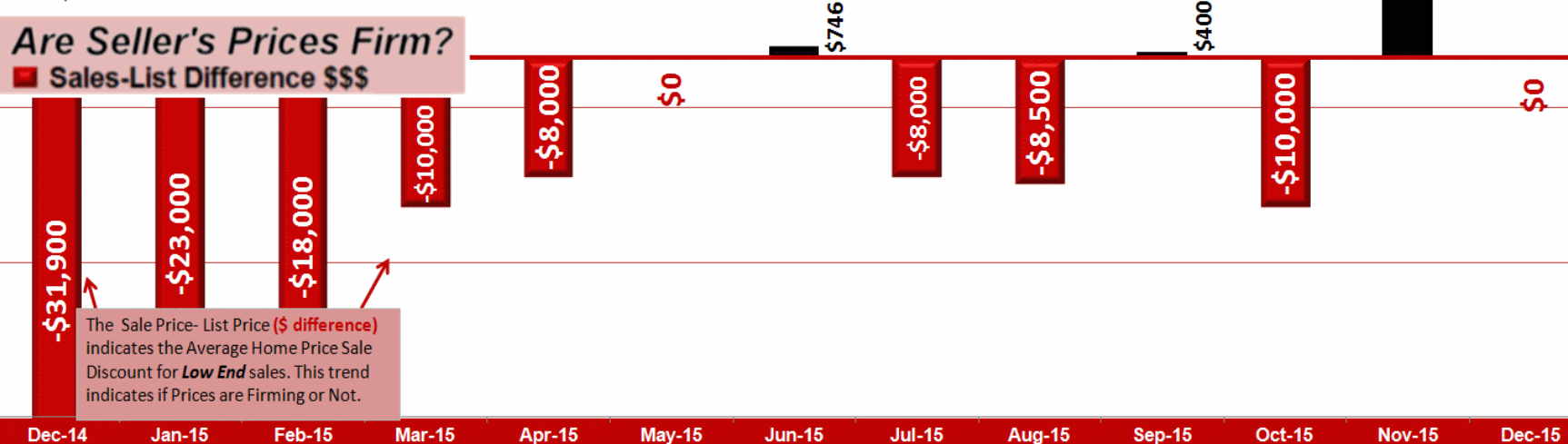


The Home Price Index **HPIp** is the MOST Accurate Indication of Price Changes.  
(Note: Each Sale is paired to it's previous sale after 2005)



### Are Seller's Prices Firm?

Sales-List Difference \$\$\$



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

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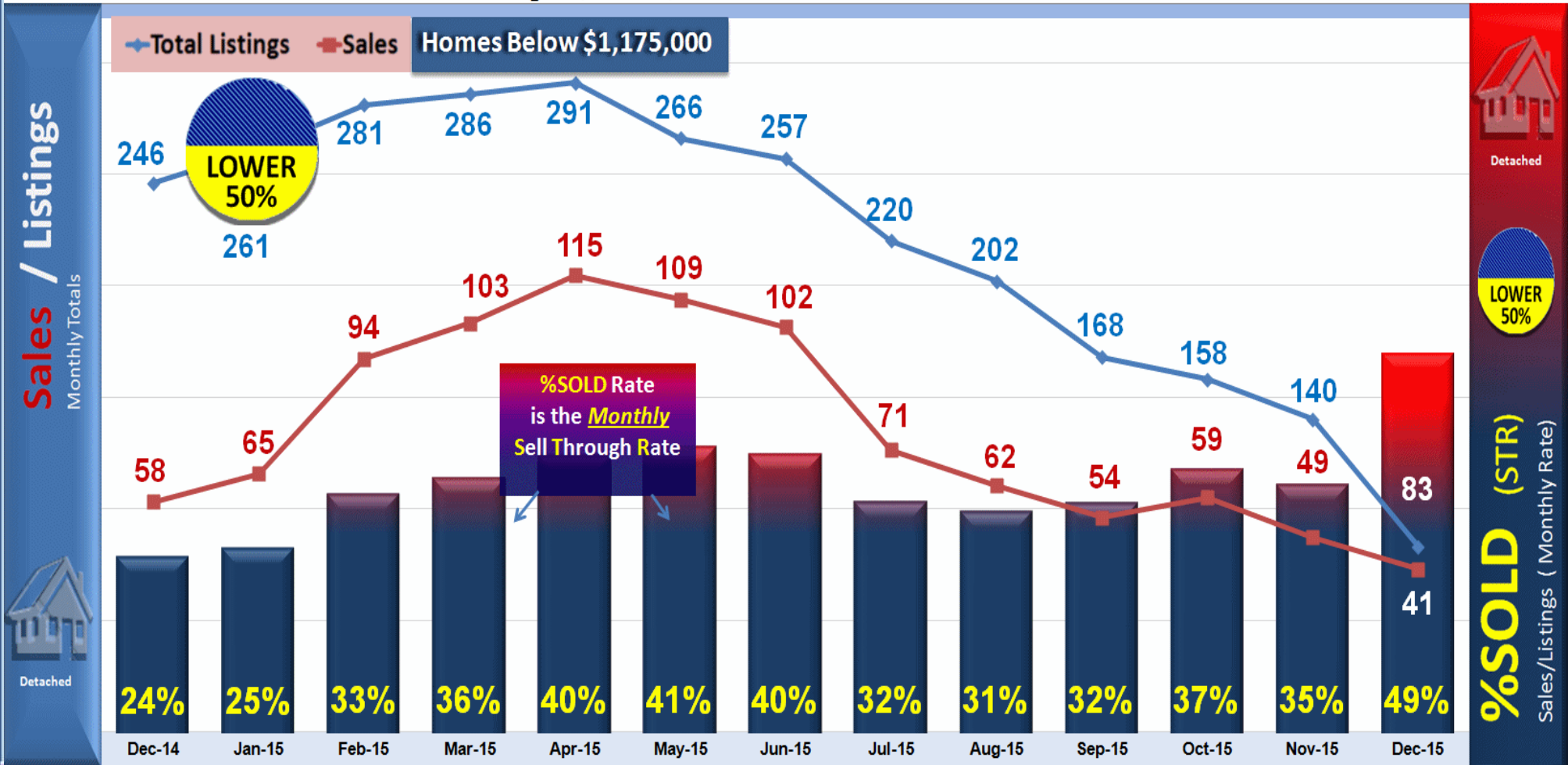
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## Market Analysis and Forecasting

Jan 1/16 Richmond

### Detached Richmond Total Listings\*\*, Sales, and %SOLD rates



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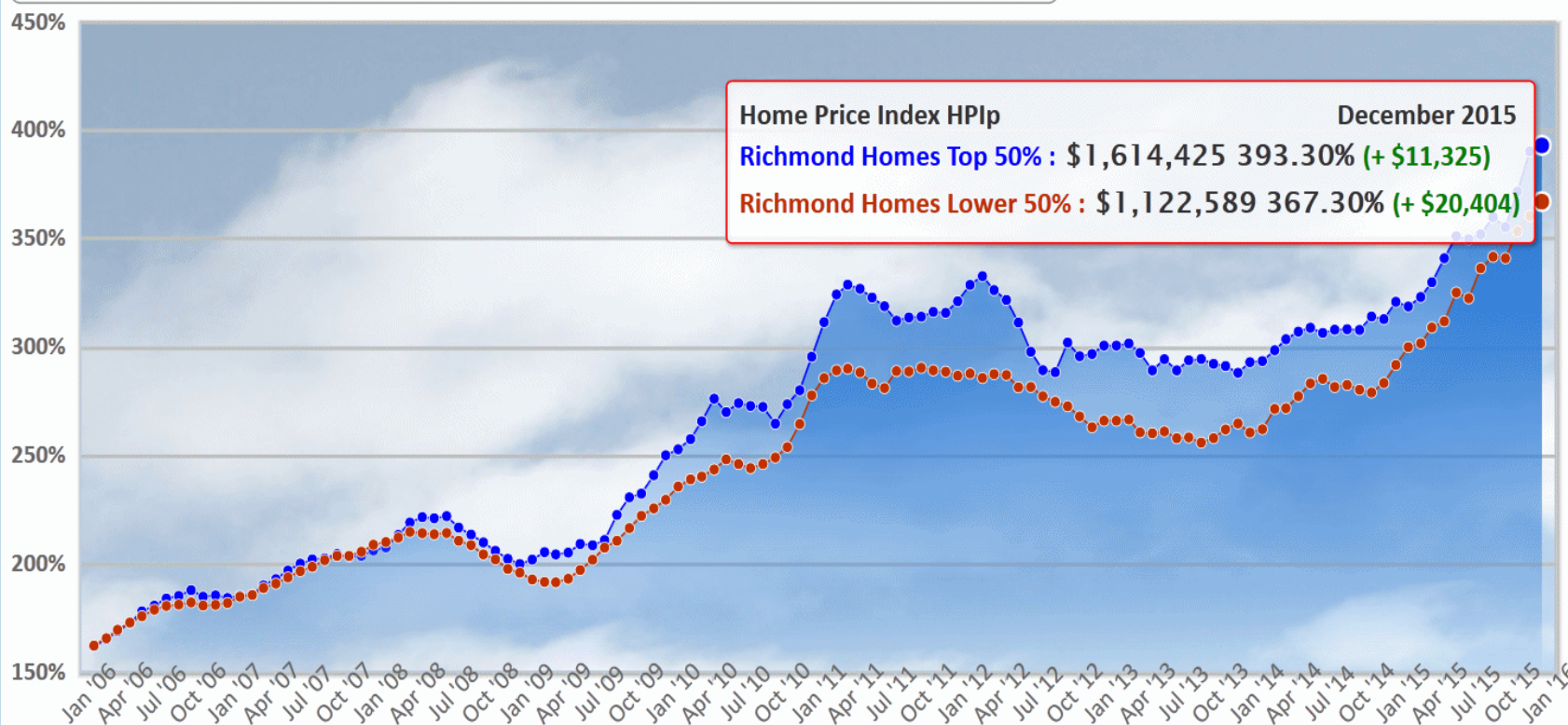
## Market Analysis and Forecasting

Jan 1/16 Richmond

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Dec 2015	% 393.30
Nov 2015	% 390.50
Oct 2015	% 371.90
Sep 2015	% 355.50
Aug 2015	% 360.20
Jul 2015	% 352.20
Jun 2015	% 349.90
May 2015	% 351.30
Apr 2015	% 341.20
Mar 2015	% 330.10
Feb 2015	% 323.30
Jan 2015	% 318.90

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Market Analysis and Forecasting

Jan 1/16 East Vancouver

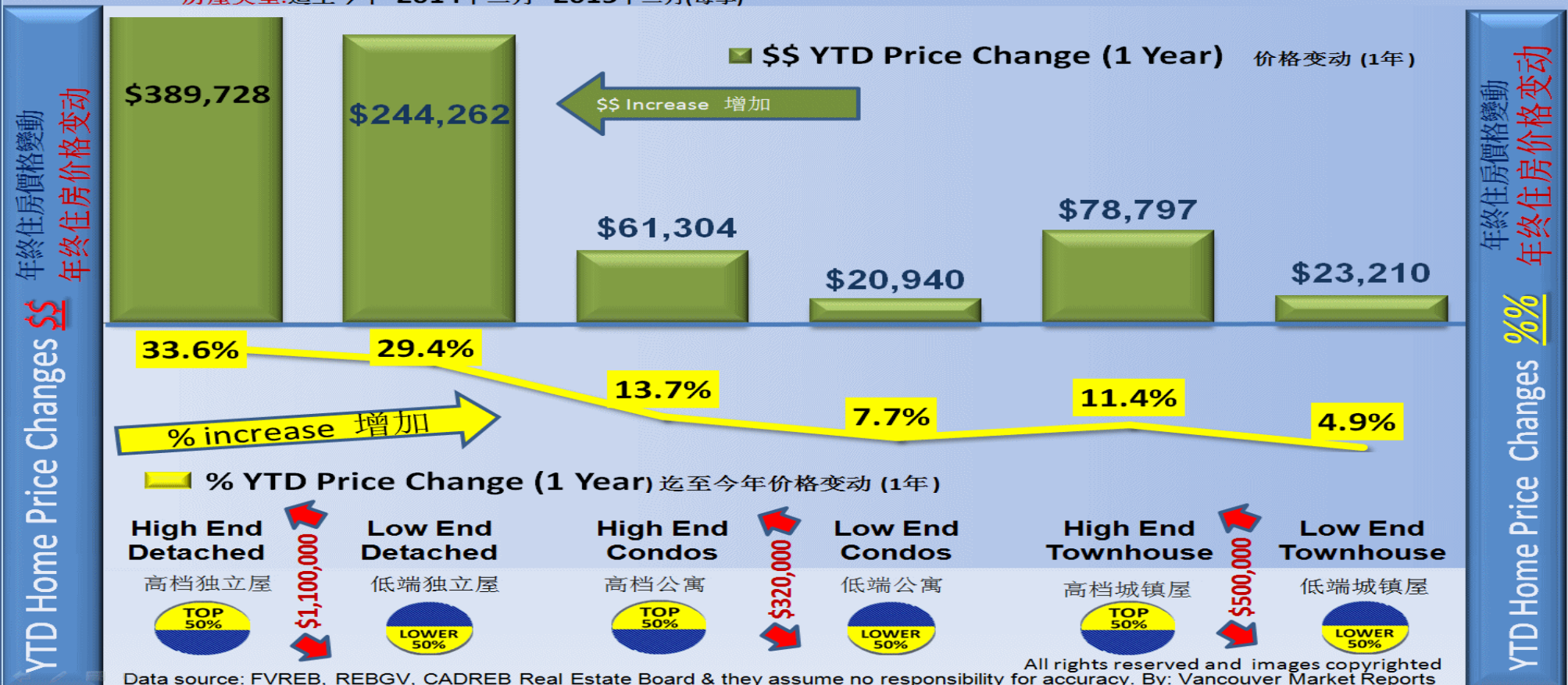
## East Vancouver Real Estate Price Changes (\$/%)

東溫房地產價格變動 / 东温 房地产价格变动

Housing Types: Year-To-Date Dec 2014 – Dec 2015 (Quarters)

房屋类型: 迄至今年 2014十二月-2015十二月(每季)

Powered by: Vancouver Market Reports HPIp



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

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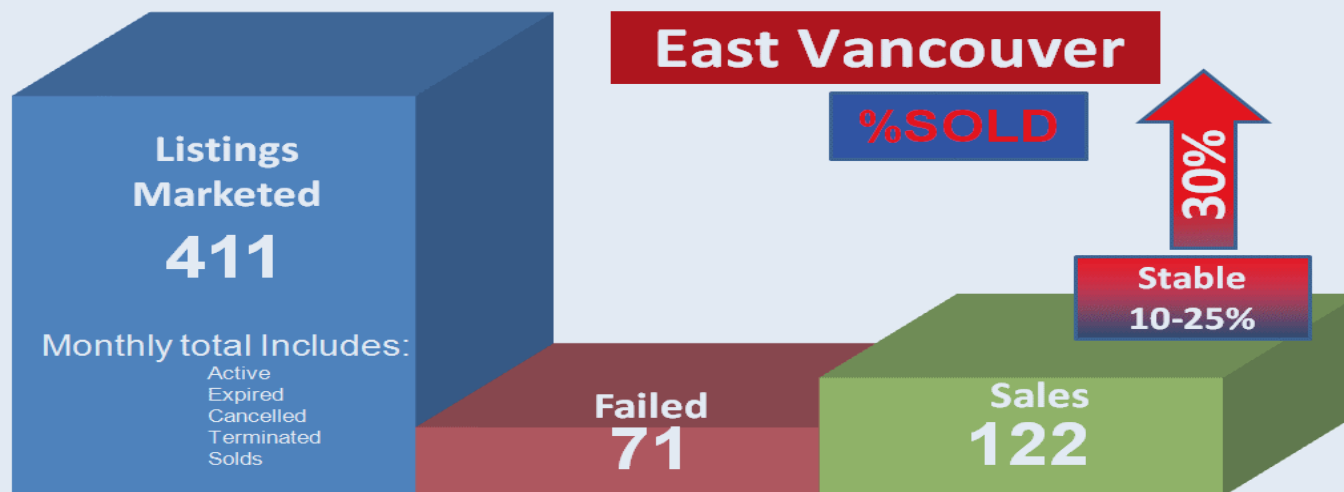
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Market Analysis and Forecasting

Jan 1/16 East Vancouver

## Monthly Market Activity - Dec 2015 - Single Family



### Jan 1 2016 East Vancouver Market Update (Detached)

**Current:** East Vancouver has a Sellers Market with average listing inventory, a strong **30 %SOLD** rate, a 100% Sell/List Ratio and 10 DOM. (This means an average of a \$0 discount on a sale from the original list price)

*Most Active Price Range:* Homes between \$800,000 - \$900,000 have High **85.7 %SOLD** rate.

*Least Active Price Range:* Homes between \$700,000 - \$800,000 have **0 %SOLD** rate.

**History:** The East Vancouver Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$424,447. The East Vancouver Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$255,044.

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



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Market Analysis and Forecasting

Jan 1/16 East Vancouver

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

East Vancouver List Price Ranges Statistics -Dec 2015							Detached
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
\$0-\$700,000	3	1	28	100%	-\$2,000	33.3%	↑
\$700,001-\$800,000	4	0	57			0.0%	↓
\$800,001-\$900,000	7	6	22	101%	\$7,550	85.7%	↑
\$900,001-\$1,000,000	23	12	27	111%	\$105,001	52.2%	↑
\$1,000,001-\$1,250,000	59	29	36	100%	\$0	49.2%	↑
\$1,250,001-\$1,500,000	122	40	42	102%	\$27,000	32.8%	↑
\$1,500,001 and more	193	34	56	99%	-\$15,500	17.6%	↑
<b>Total Activity</b>	<b>411</b>	<b>122</b>	<b>11</b>	<b>100%</b>	<b>\$0</b>	<b>30%</b>	↑

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change	
Total Listings** (A,S,T,C,X)	422	509	411		-98	↓
Active Listings (1st of the month)	335	349	293	197	-96	↓
Solds	100	145	122		-23	↓
Days on Market (DOM)	18	10	11		1	↑
%SOLD (Sales/ Listings /mnlthly rate)	23.7%	28.5%	29.7%		1.2%	↑
(Top 50%) Home Price Index HPIp	\$1,162,386	\$1,564,323	\$1,586,834		\$22,510	↑
(Lower 50%) Home Price Index HPIp	\$843,100	\$1,067,109	\$1,098,144		\$31,036	↑

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**Market Analysis and Forecasting**

**Jan 1/16 East Vancouver**

## What Sold in your Neighbourhood and for What Price?

East Vancouver Sub areas Statistics - Dec 2015					Detached	
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Champlain Heights	2	1	36	100%	-\$2,000	50.0%
Collingwood Van East	59	8	118	100%	-\$2,500	13.6%
Fraser VE	27	11	23	104%	\$53,000	40.7%
Fraserview VE	40	6	74	98%	-\$40,944	15.0%
Grandview VE	26	10	49	106%	\$83,001	38.5%
Hastings	9	1	63	98%	-\$20,000	11.1%
Hastings East	14	7	34	111%	\$111,000	50.0%
Killarney VE	37	12	41	98%	-\$25,191	32.4%
Knight	28	12	31	101%	\$13,250	42.9%
Main	17	6	18	106%	\$79,000	35.3%
Mount Pleasant VE	13	4	28	101%	\$55,250	30.8%
Renfrew VE	26	6	50	101%	\$12,600	23.1%
Renfrew Heights	42	13	39	100%	\$0	31.0%
South Vancouver	47	18	23	102%	\$25,500	38.3%
Victoria VE	24	7	71	98%	-\$28,000	29.2%
<b>Total Activity</b>	<b>411</b>	<b>122</b>	<b>11</b>	<b>100%</b>	<b>\$0</b>	<b>30%</b>

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**Market Analysis and Forecasting**

Jan 1/16 East Vancouver

## Next Months Market Forecast

**Forecast:** East Vancouver has average Listing Supply; with 197 homes for sale and the **30 %SOLD** monthly rate gives us ~3 months of Inventory. At this sell through rate approximately 126 of these listings will not sell. 1% of the active listings have reduced their price by \$70,000 on average or \$70,000 on median for the last month. We project East Vancouver to be a continued Seller's Market.

December's Real Estate Statistics show that major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 72 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

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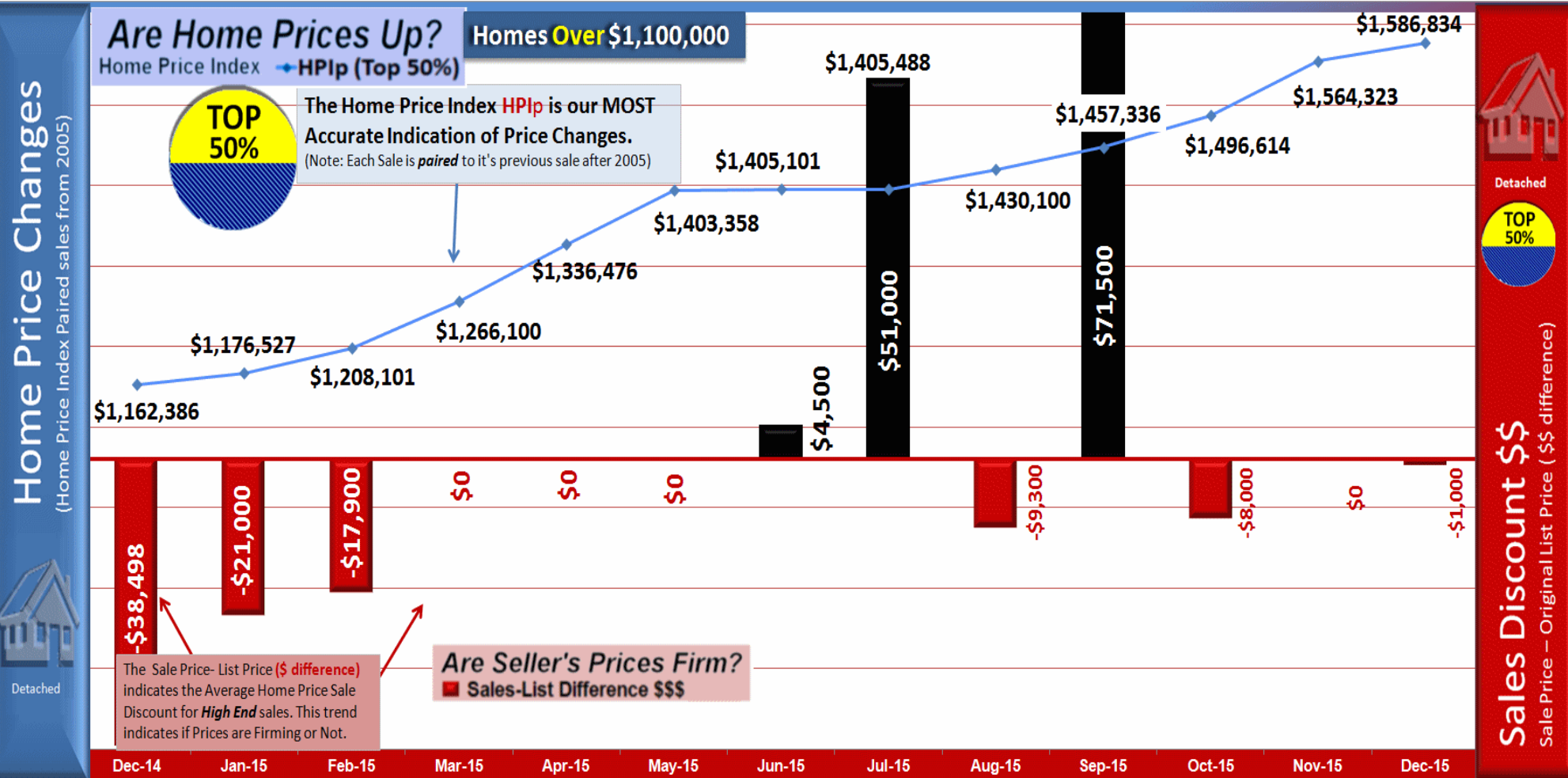
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Market Analysis and Forecasting

Jan 1/16 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)



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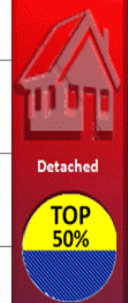
## Market Analysis and Forecasting

Jan 1/16 East Vancouver

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



Sales / Listings  
Monthly Totals



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

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## Market Analysis and Forecasting

Jan 1/16 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)

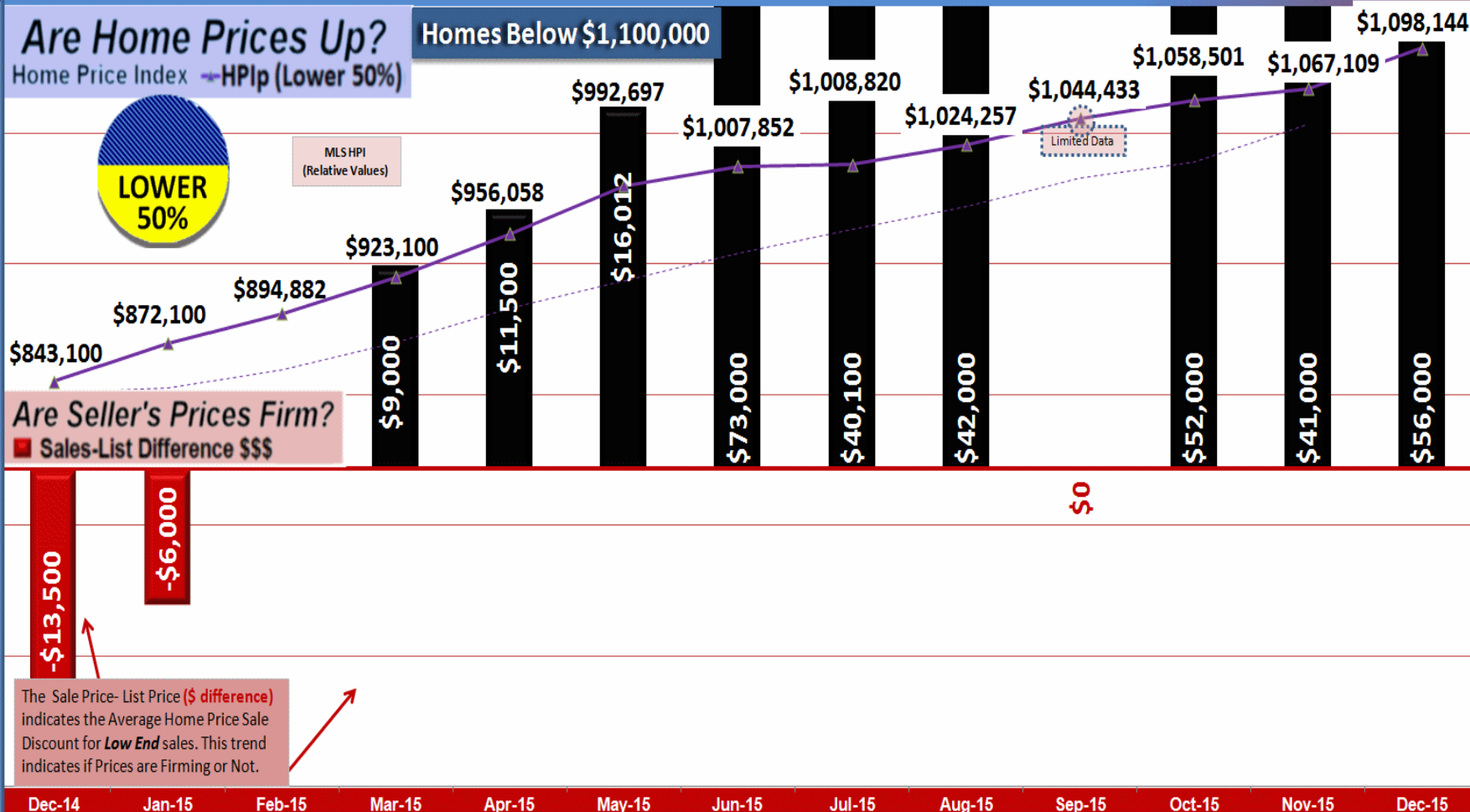
### Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)



MLS HPI  
(Relative Values)

### Homes Below \$1,100,000



### Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Detached



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



Detached

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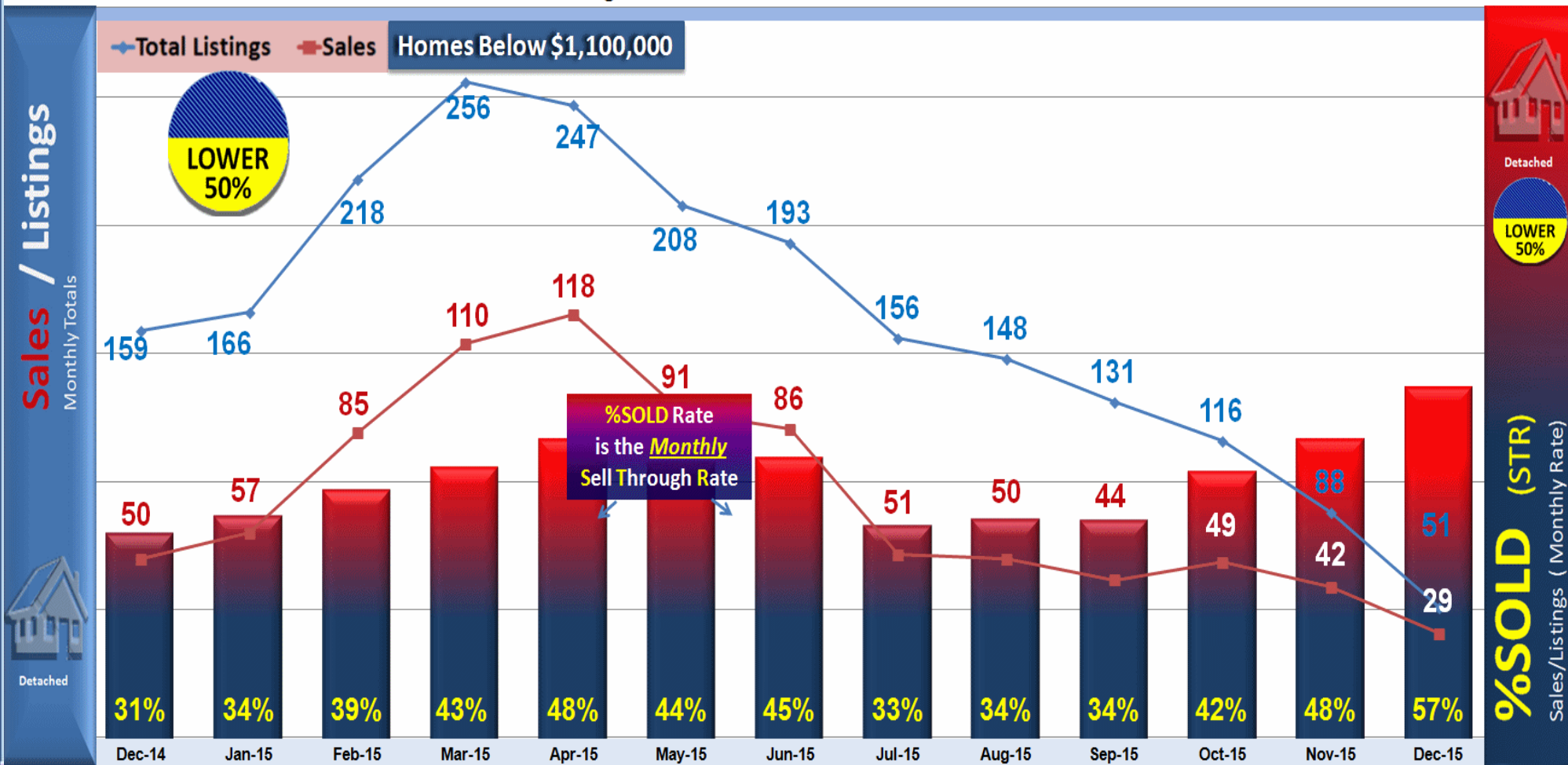
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Jan 1/16 East Vancouver

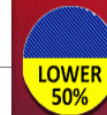
Detached East Vancouver Total Listings\*\*, Sales, and %SOLD rates



Sales / Listings  
Monthly Totals



Detached



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

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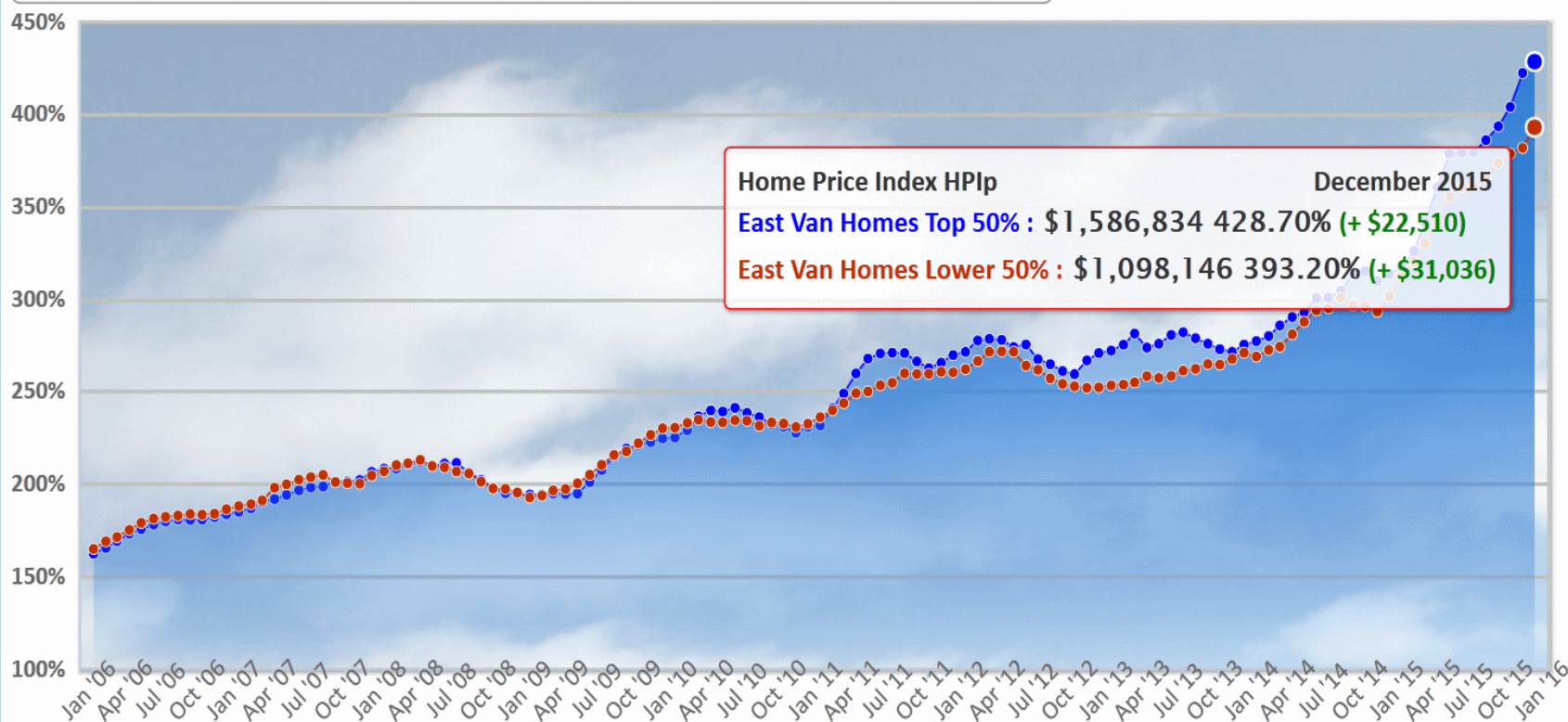
Market Analysis and Forecasting

Jan 1/16 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
Dec 2015	% 428.70
Nov 2015	% 422.60
Oct 2015	% 404.30
Sep 2015	% 393.70
Aug 2015	% 386.30
Jul 2015	% 379.70
Jun 2015	% 379.60
May 2015	% 379.10
Apr 2015	% 361.00
Mar 2015	% 342.00
Feb 2015	% 326.30
Jan 2015	% 317.80

<< < 1 2 3 > >>

\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
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# Vancouver Market Reports

Statistics, on the Web!

detached homes

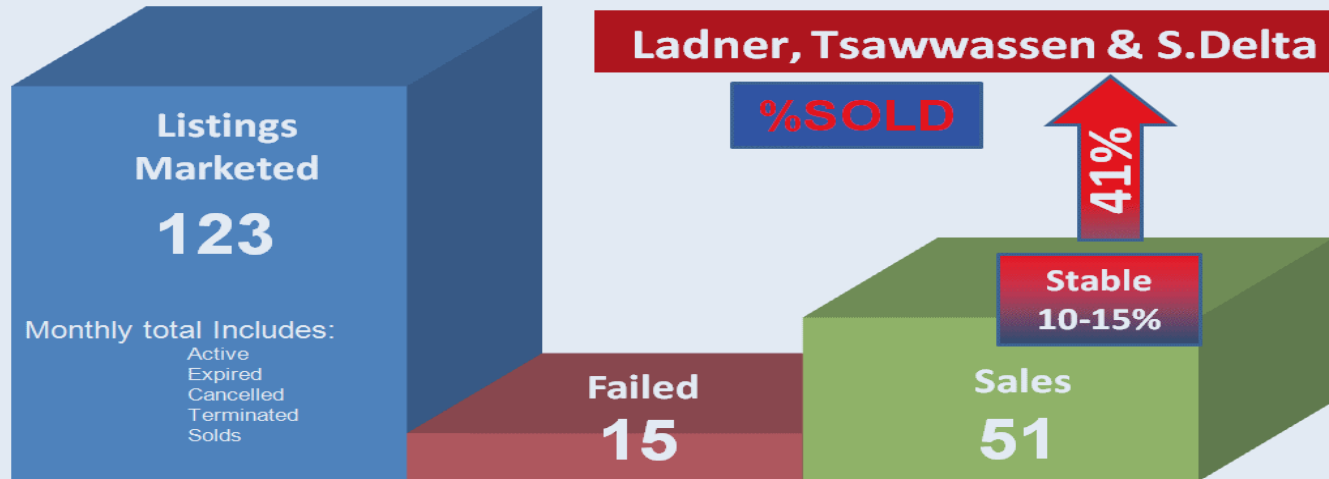


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Market Analysis and Forecasting Jan 1/16 Ladner, S. Delta

## Monthly Market Activity - Dec 2016 Single Family



Jan 1 2016 **Ladner, Tsawwassen & S.Delta** Market Update (detached)

**Current:** Ladner, Tsawwassen and S.Delta residential detached housing market has a **41 %SOLD** rate making it a Sellers Market.

(This means 41 homes out of 100 sold last month with an average \$13,800 sales discount from the original list price).

**Most Active Price Range:** Homes between \$600,000 - \$700,000 have **100.0 %SOLD** rate.

**Least Active Price Range:** Homes below \$600,000 have **33.3 %SOLD** rate.

**History:** Ladner, Tsawwassen and S.Delta Year-To-Date RMR HPI\* shows that prices increased \$316,761.

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



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# Vancouver Market Reports

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Market Analysis and Forecasting

Jan 1/16 Ladner, S. Delta

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

### Ladner, Tsawwassen & S.Delta List Price Ranges Statistics - Dec 2015

Detached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$600,000	6	2	67	98%	-\$4,500	33.3%	↑
\$600,001-\$700,000	2	2	168	102%	\$10,050	100.0%	↑
\$700,001-\$800,000	2	1	52	110%	\$81,200	50.0%	↑
\$800,001-\$900,000	8	4	39	97%	-\$26,998	50.0%	↑
\$900,001 and more	105	42	39	99%	-\$15,900	40.0%	↑
<b>Total Activity</b>	<b>123</b>	<b>51</b>	<b>20</b>	<b>99%</b>	<b>-\$13,800</b>	<b>41%</b>	↑

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change	
Total Listings** (A,S,T,C,X)	181	146	123		-23	↓
Active Listings (1st of the month)	142	96	80	57	-23	↓
Solds	33	54	51		-3	↓
Days on Market (DOM)	10	10	20		11	↑
%SOLD (Sales/ Listings /mntly rate)	23%	37%	41%		4%	↑
Home Price Index	\$685,339	\$976,882	\$1,002,100		\$25,218	↑

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Market Analysis and Forecasting

Jan 1/16 Ladner, S. Delta

## What Sold in your Neighbourhood and for What Price?

Ladner, Tsawwassen & S.Delta Sub areas Statistics - Dec 2015 Detached						
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Delta Manor	1	1	205	85%	-\$195,000	100%
East Delta	7	0	263			0%
Hawthorne	6	3	16	99%	-\$13,800	50%
Holly	5	2	2	100%	-\$2,500	40%
Ladner Rural	15	2	196	97%	-\$10,250	13%
Ladner Elementary	10	6	29	99%	-\$9,950	60%
Neilsen Grove	3	2	11	102%	\$15,800	67%
Port Guichon	3	0	70			0%
Westham Island	1	0	134			0%
Boundary Beach	6	3	41	95%	-\$39,995	50%
Beach Grove	3	2	15	97%	-\$46,500	67%
Cliff Drive	13	8	74	98%	-\$30,700	62%
Tsawwassen Central	9	4	20	98%	-\$25,000	44%
English Bluff	14	4	101	97%	-\$39,000	29%
Pebble Hill	17	9	25	100%	-\$800	53%
Tsawwassen East	10	5	30	95%	-\$60,000	50%
<b>Total Activity</b>	<b>123</b>	<b>51</b>	<b>20</b>	<b>99%</b>	<b>-\$13,800</b>	<b>41%</b>

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# Vancouver Market Reports

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detached homes



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**Market Analysis and Forecasting**

Jan 1/16 Ladner, S. Delta

## Next Months Market Forecast

**Forecast:** Ladner, Tsawwassen and S. Delta have 57 homes for sale and with the strong **41 %SOLD** monthly rate gives us ~2.5 months of inventory. At this sell through rate approximately 8 of these listings will not sell. 2% of the active listings have reduced their price by \$90,000 on average or \$90,000 median in the last month.

December's Real Estate Statistics show that major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 72 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

We forecast this next surge of Off-shore buyers will be strong right upto the Chinese New Year this coming February 8. We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment .. do contact us for your own analysis and forecast.

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



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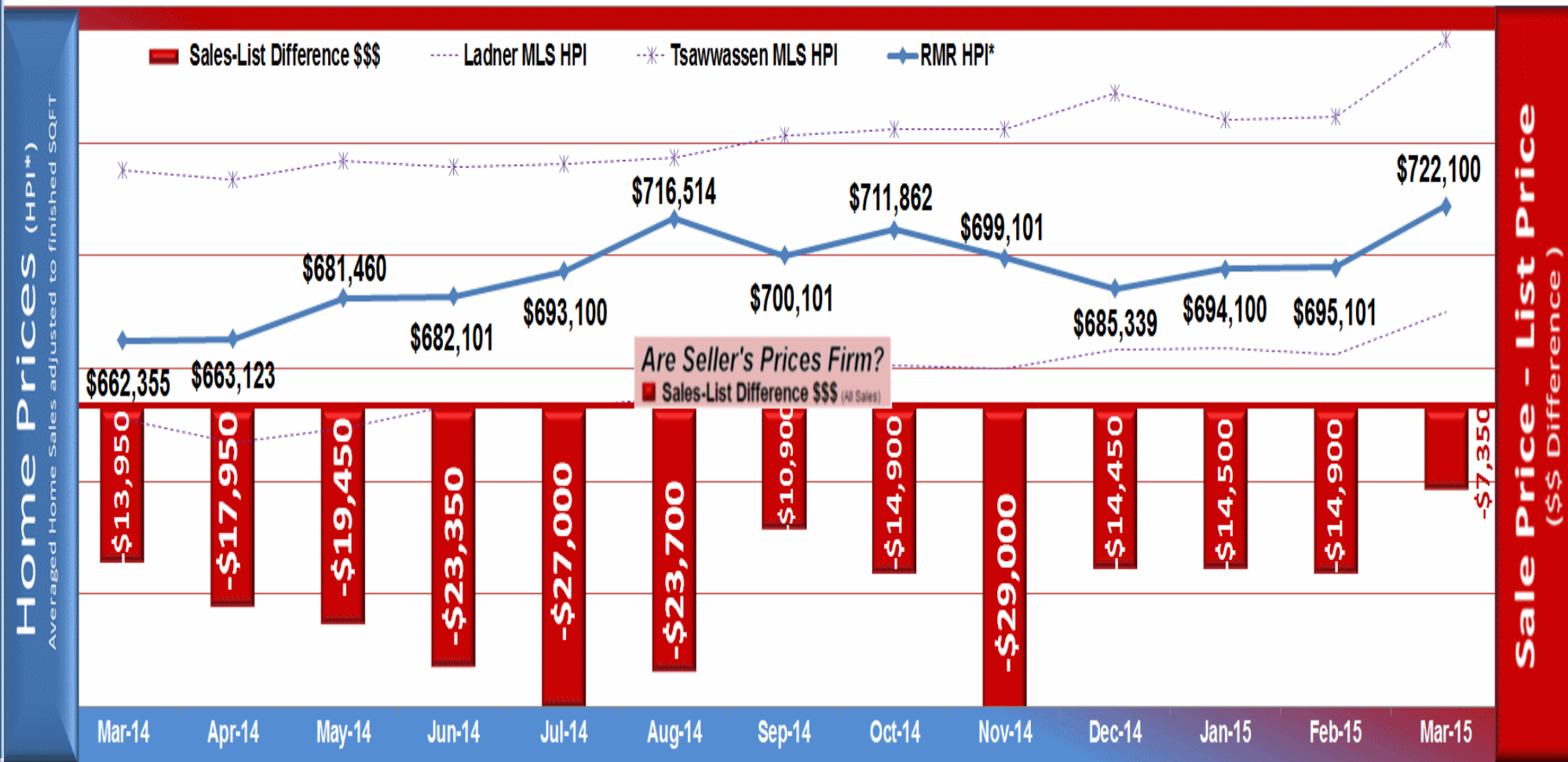


Market Analysis and Forecasting

Jan 1/16 Ladner, S. Delta

## Detached

Ladner, Tsawwassen & s.Delta Home Price Index\*, Sale Price-List Price \$ Difference (average home sold for \$less than their original list price)



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

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

Are Seller's Prices Firm?

Sales-List Difference \$\$\$ (All Sales)

\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
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Market Analysis and Forecasting

Jan 1/16 West Vancouver

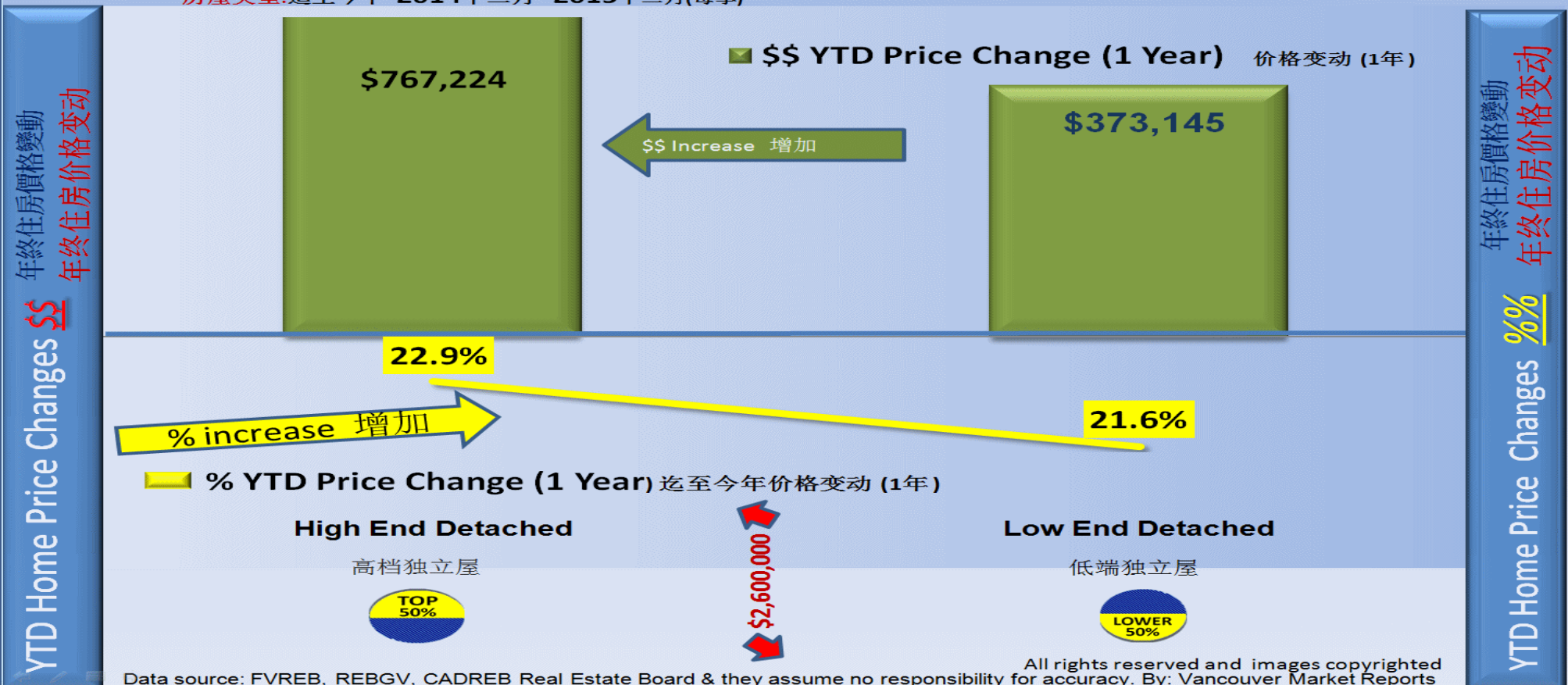
## West Vancouver Real Estate Price Changes(\$/%)

西溫 房地產價格變動 / 西溫 房地產價格變動

Housing Types: Year-To-Date Dec 2014 – Dec 2015 (Quarters)

房屋类型: 迄至今年 2014十二月-2015十二月(每季)

Powered by: Vancouver Market Reports HPIp



YTD Home Price Changes \$

YTD Home Price Changes %

YTD Home Price Changes \$

YTD Home Price Changes %

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

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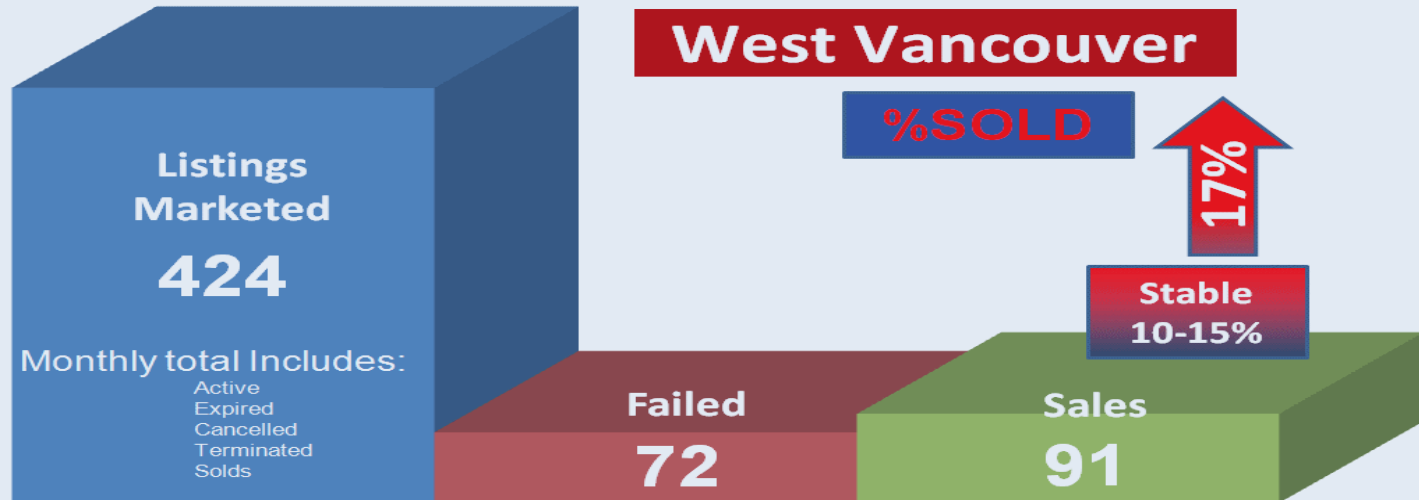
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Market Analysis and Forecasting

Jan 1/16 West Vancouver

## Monthly Market Activity Dec 2015 - Single Family



Jan 1 2016 West Vancouver Market Update (detached)

**Current:** West Vancouver is in a Sellers Market with a **17 %SOLD** rate, 30 days on the market (DOM) and with a 5% selling discount of \$134,000 off the original list price.

*Most Active Price Range:* Homes between \$1.5 mill.-\$2 million have **36.0 %SOLD** rate.

*Least Active Price Range:* Homes below \$1.25 mill. have **0 %SOLD** rate.

**History:** The West Vancouver Year-To-Date Home Price Index **HPIp (Top 50%)** HPIp\* shows that prices increased \$793,627. The West Vancouver Year-To-Date Home Price Index **HPIp (Lower 50%)** HPIp\* shows that prices increased \$408,578.

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



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# Vancouver Market Reports

Statistics, on the Web!

detached homes



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Market Analysis and Forecasting

Jan 1/16 West Vancouver

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

### West Vancouver List Price Ranges Statistics - Dec 2015

Detached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
\$0-\$1,250,000	11	0	74			0.0%	↓
\$1,250,001-\$1,500,000	1	1	24	100%	\$0	100.0%	↑
\$1,500,001-\$2,000,000	25	9	64	96%	-\$80,000	36.0%	↑
\$2,000,001-\$2,500,000	41	13	62	95%	-\$115,000	31.7%	↑
\$2,500,001-\$3,000,000	46	12	48	97%	-\$74,000	26.1%	↑
\$3,000,001-\$3,500,000	42	8	73	94%	-\$183,944	19.0%	↑
\$3,500,001-\$4,000,000	42	7	77	94%	-\$238,000	16.7%	↑
\$4,000,001 and more	216	22	86	92%	-\$368,000	10.2%	↓
<b>Total Activity</b>	<b>424</b>	<b>72</b>	<b>30</b>	<b>95%</b>	<b>-\$134,000</b>	<b>17%</b>	↑

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change	
Total Listings (A,S,T,C,X)	463	519	424		-95	↓
Active Listings (1st of the month)	402	420	357	261	-96	↓
Solds	53	83	72		-11	↓
Days on Market (DOM)	62	30	30		0	
%SOLD (Sales/ Listings /mnthly rate)	11%	16%	17%		1%	↑
<b>(Top 50%) Home Price Index HPIp</b>	\$3,383,100	\$4,160,100	\$4,176,727		\$16,627	↑
<b>(Lower 50%) Home Price Index HPIp</b>	\$1,734,100	\$2,098,921	\$2,142,678		\$43,757	↑

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# Vancouver Market Reports

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detached homes



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**Market Analysis and Forecasting**

**Jan 1/16 West Vancouver**

West Vancouver Sub areas Statistics - Dec 2015					Detached	
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Altamont	16	3	75	94%	-\$298,000	18.8%
Ambleside	39	10	44	92%	-\$189,000	25.6%
British Properties	69	10	95	90%	-\$305,000	14.5%
Bayridge	8	0	66			0.0%
Caulfeild	15	1	128	93%	-\$124,000	6.7%
Canterbury WV	12	0	79			0.0%
Cedardale	5	1	59	101%	\$15,000	20.0%
Cypress Prk Estates	8	3	46	98%	-\$50,000	37.5%
Chelsea Park	4	0	150			0.0%
Chartwell	18	3	99	99%	-\$80,000	16.7%
Cypress	7	0	74			0.0%
Deer Ridge WV	1	0	308			0.0%
Dundarave	36	8	58	99%	-\$31,500	22.2%
Eagle Harbour	10	5	76	96%	-\$114,000	50.0%
Eagleridge	8	1	89	96%	-\$98,000	12.5%
Furry Creek	3	0	78			0.0%
Gleneagles	5	0	46			0.0%
Glenmore	16	4	74	95%	-\$104,500	25.0%
Horseshoe Bay WV	3	0	59			0.0%
Howe Sound	11	0	101			0.0%
Lions Bay	5	1	92	96%	-\$80,000	20.0%
Olde Caulfeild	4	1	36	102%	\$102,000	25.0%
Porteau Cove	0	0				0.0%
Park Royal	5	0	67			0.0%
Panorama Village	1	0	184			0.0%
Queens	22	3	66	87%	-\$438,000	13.6%
Rockridge	9	2	53	97%	-\$110,500	22.2%
Sandy Cove	2	0	77			0.0%
Sentinel Hill	11	4	46	96%	-\$144,000	36.4%
Upper Caulfeild	3	1	21	94%	-\$238,000	33.3%
West Bay	10	2	59	80%	-\$2,651,500	20.0%
Whytecliff	3	0	140			0.0%
Whitby Estates	29	7	134	89%	-\$388,000	24.1%
Westhill	8	0	67			0.0%
Westmount WV	18	2	61.5	99%	-\$10,000	11.1%
<b>Total Activity</b>	<b>424</b>	<b>72</b>	<b>30</b>	<b>95%</b>	<b>-\$134,000</b>	<b>17%</b>

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# Vancouver Market Reports

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detached homes



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**Market Analysis and Forecasting**

Jan 1/16 West Vancouver

## Next Months Market Forecast

**Forecast:** West Vancouver has average Listing supply; 261 homes are for sale and with the **17 %SOLD** monthly rate gives us a ~6 months of inventory. At this sell through rate, approximately 122 of these listings will not sell. 1% of the active listings have reduced their price by \$65,967 on average or 50,000 median for the last month. We project West Vancouver to be a continued stable market.

December's Real Estate Statistics show that major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 72 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

We forecast this next surge of Off-shore buyers will be strong right upto the Chinese New Year this coming February 8. We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment .. do contact us for your own analysis and forecast.

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## Market Analysis and Forecasting

Jan 1/16 West Vancouver

Detached West 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)

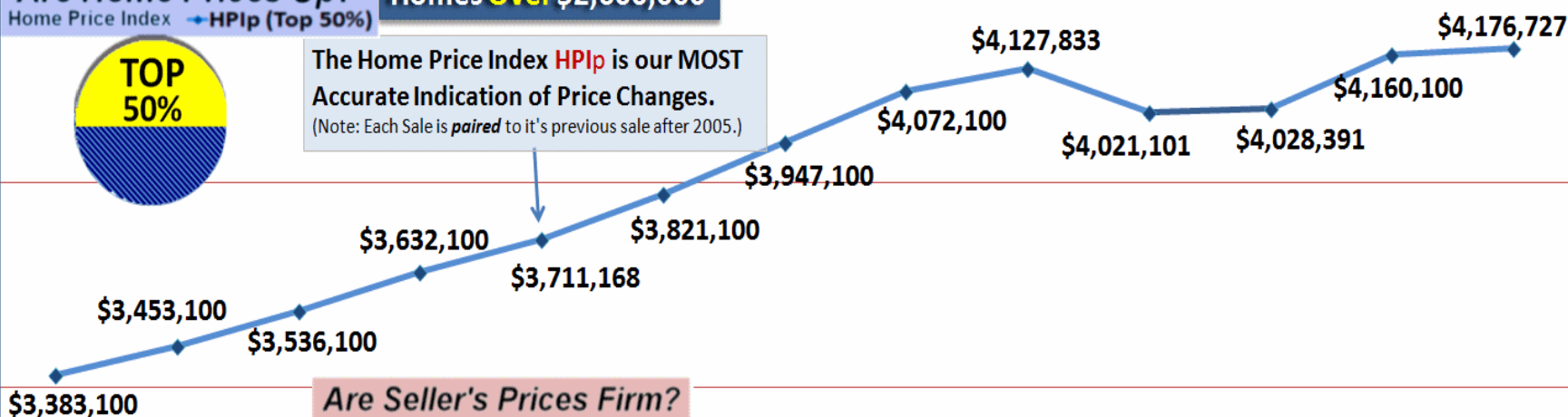
Home Price Changes  
(Home Price Index Paired sales from 2005)

### Are Home Prices Up? Homes Over \$2,600,000

Home Price Index → HPIp (Top 50%)

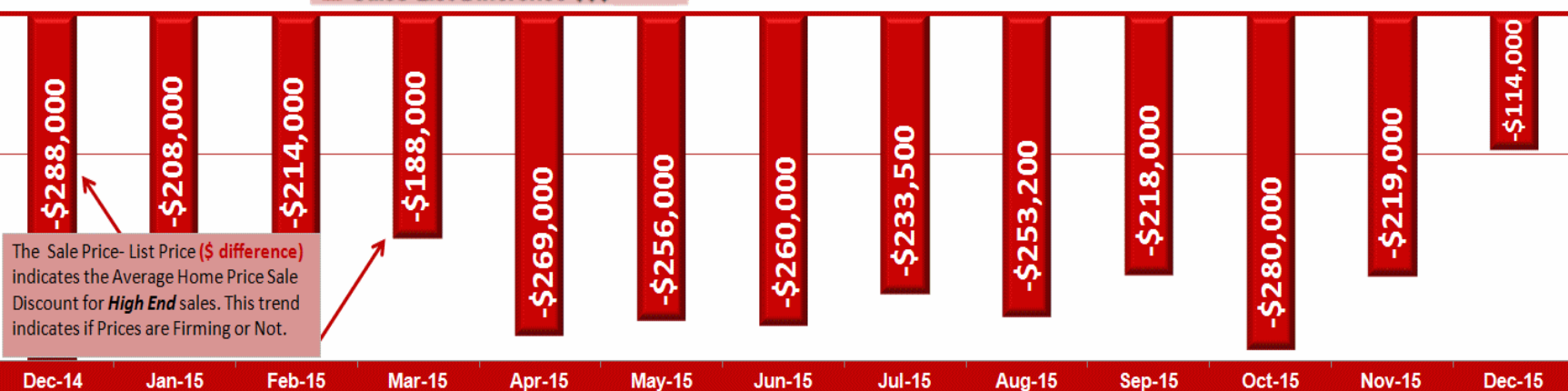


The Home Price Index HPIp is our MOST Accurate Indication of Price Changes.  
(Note: Each Sale is paired to it's previous sale after 2005.)



### Are Seller's Prices Firm?

Sales-List Difference \$\$\$



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



Detached

TOP 50%

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

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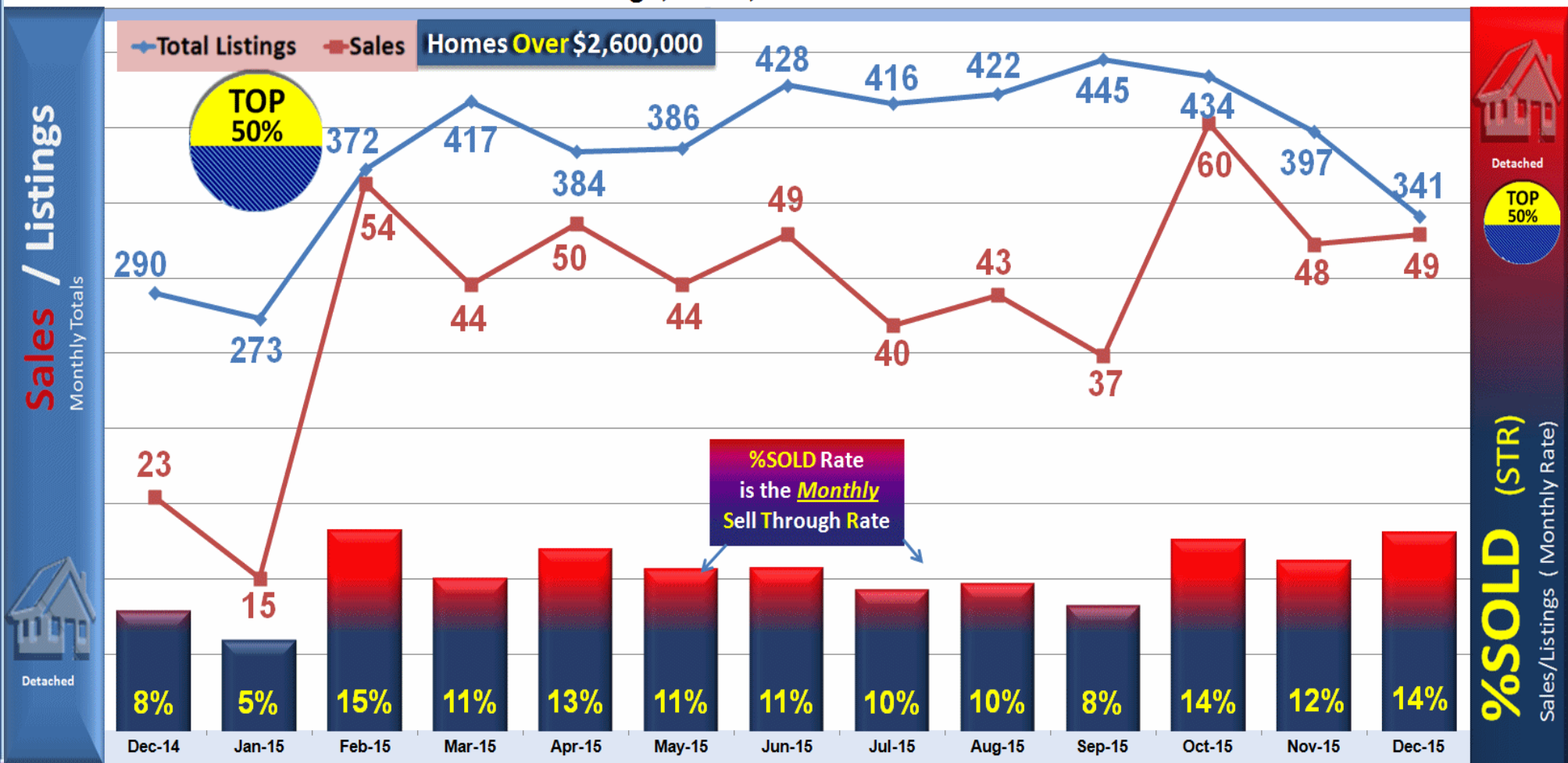
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Market Analysis and Forecasting

Jan 1/16 West Vancouver

## Detached West Vancouver Total Listings, Sales, and %SOLD rates



Sales / Listings

Monthly Totals



Detached



Detached

TOP 50%

%SOLD (STR)

Sales/Listings (Monthly Rate)

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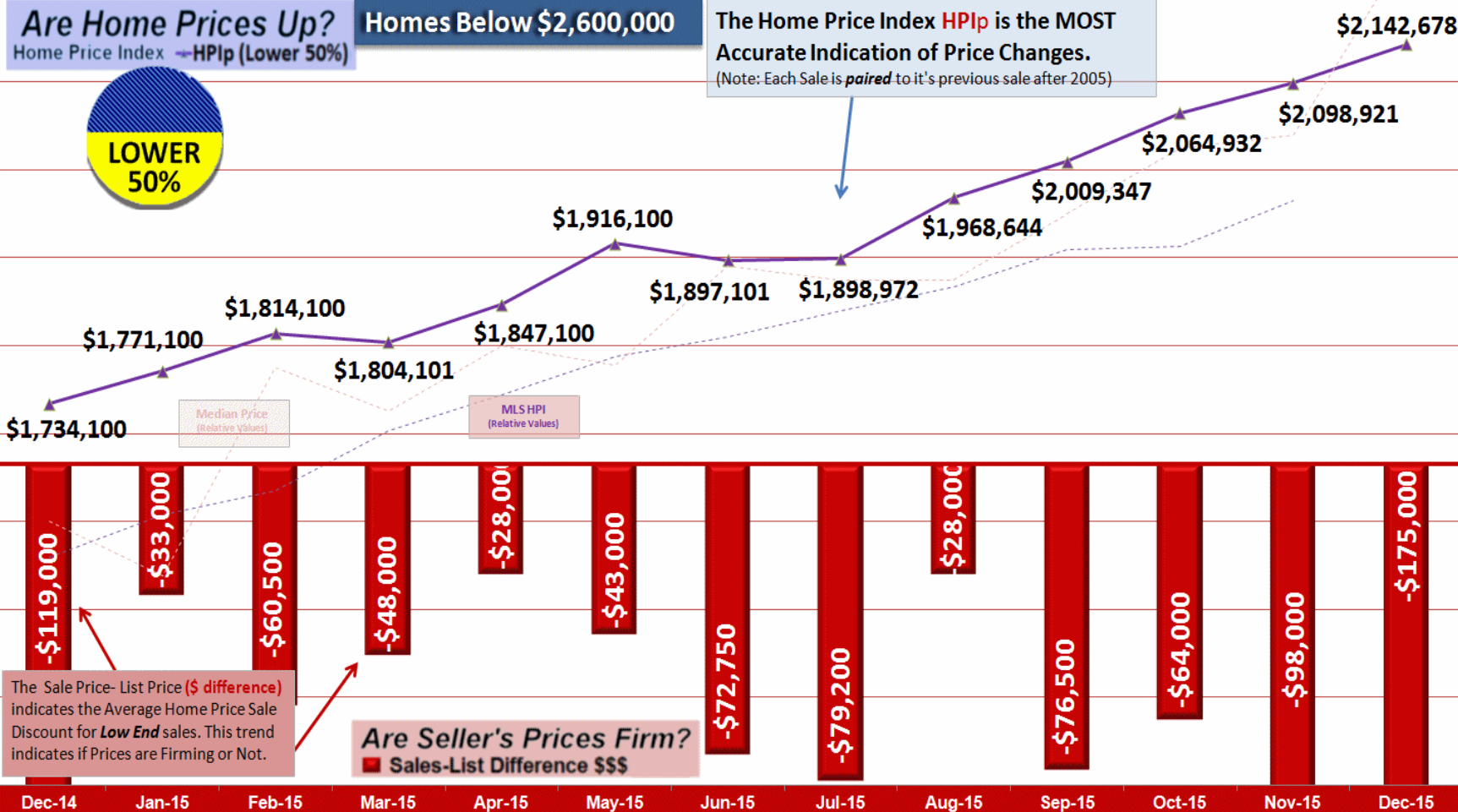


## Market Analysis and Forecasting

Jan 1/16 West Vancouver

Detached West 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 \$2,600,000  
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)

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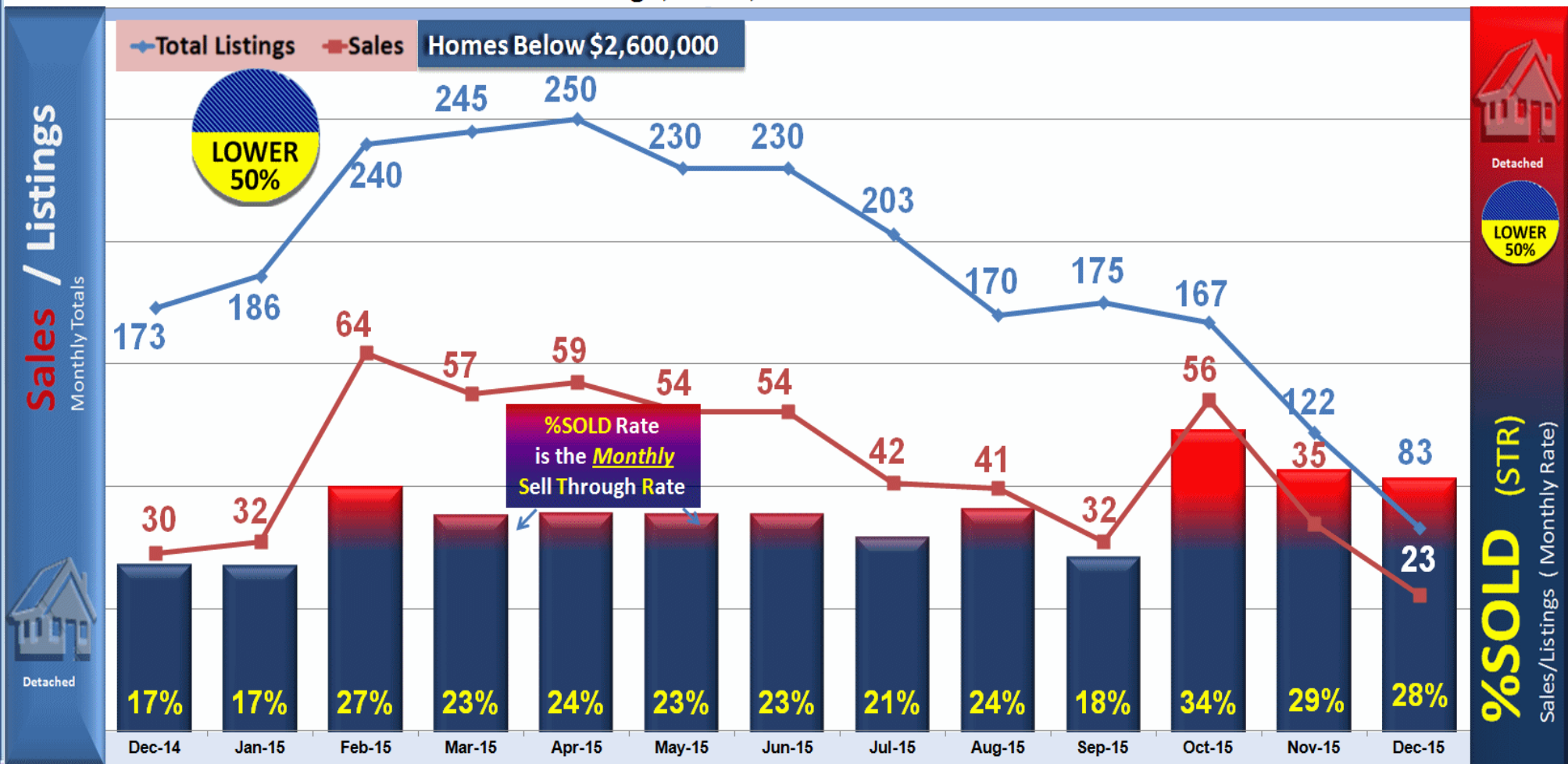
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Market Analysis and Forecasting

Jan 1/16 West Vancouver

## Detached West Vancouver Total Listings, Sales, and %SOLD rates



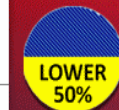
Sales / Listings  
Monthly Totals



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. [More Details](#)  
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



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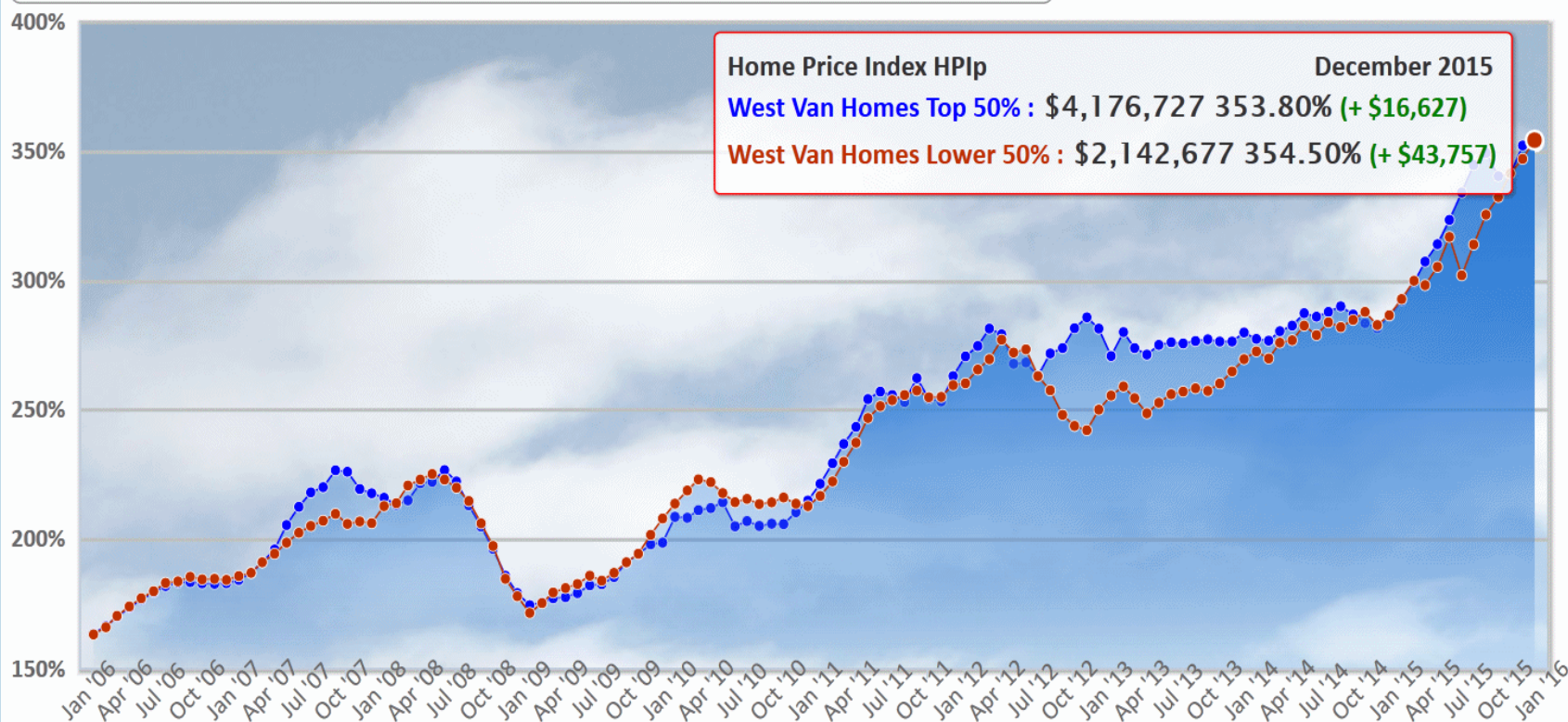
Market Analysis and Forecasting

Jan 1/16 West Vancouver

Powered by the Greater Vancouver Market Reports HPIp



West Van Homes Top 50% : HPIp Forecast+ Forecast-  
West Van Homes Lower 50% : HPIp Forecast+ Forecast-



Monthly Home values

Date	Value
Dec 2015	% 353.80
Nov 2015	% 352.40
Oct 2015	% 341.20
Sep 2015	% 340.60
Aug 2015	% 349.60
Jul 2015	% 344.90
Jun 2015	% 334.30
May 2015	% 323.70
Apr 2015	% 314.30
Mar 2015	% 307.60
Feb 2015	% 299.50
Jan 2015	% 292.50

<< < 1 2 3 > >>

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Market Analysis and Forecasting

Jan 1/16 North Vancouver

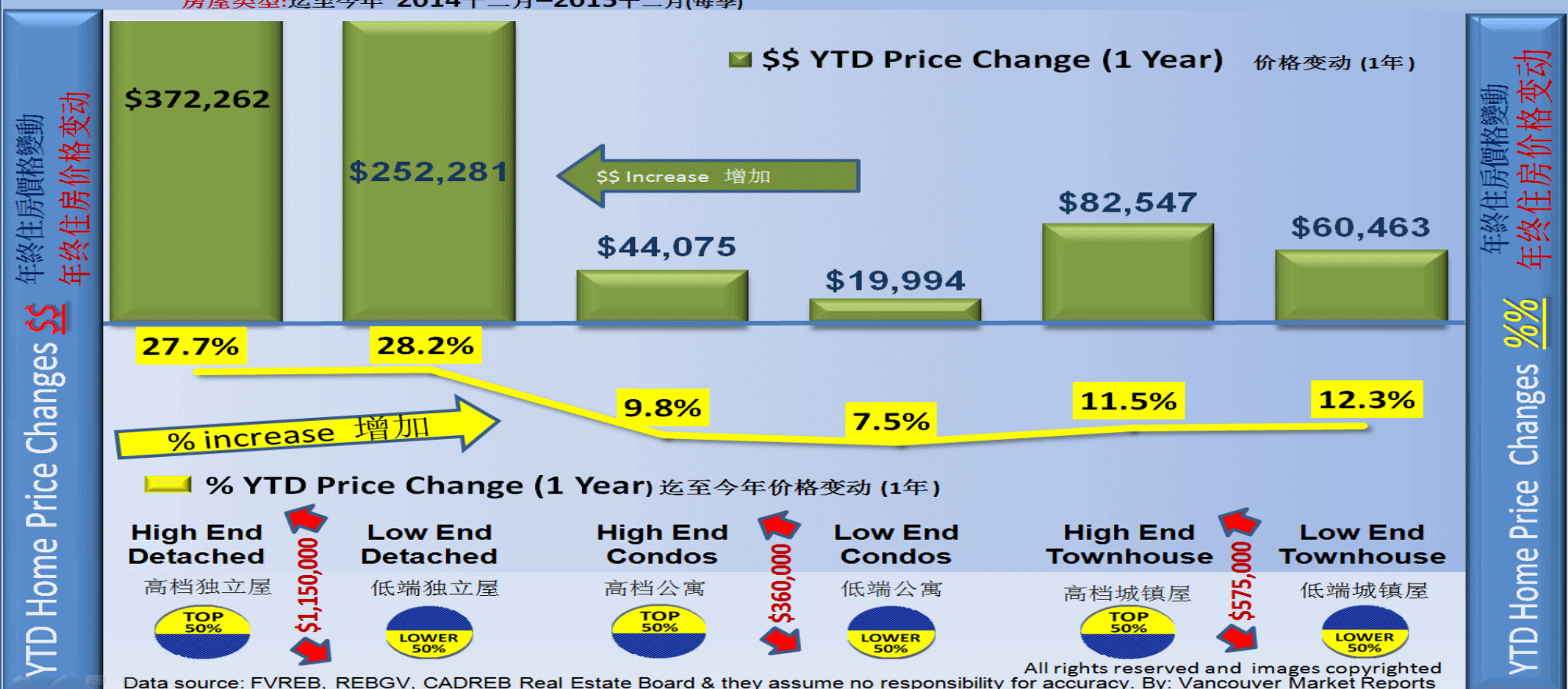
## North Vancouver Real Estate Price Changes (\$/%)

北溫房地產價格變動 / 北溫房地產價格變動

Housing Types: Year-To-Date Dec 2014 – Dec 2015 (Quarters)

房屋类型: 迄至今年 2014十二月-2015十二月(每季)

Powered by: Vancouver Market Reports HPI<sup>ip</sup>



年終住房價格變動  
年終住房價格變動

YTD Home Price Changes \$\$

年終住房價格變動  
年終住房價格變動

YTD Home Price Changes %

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

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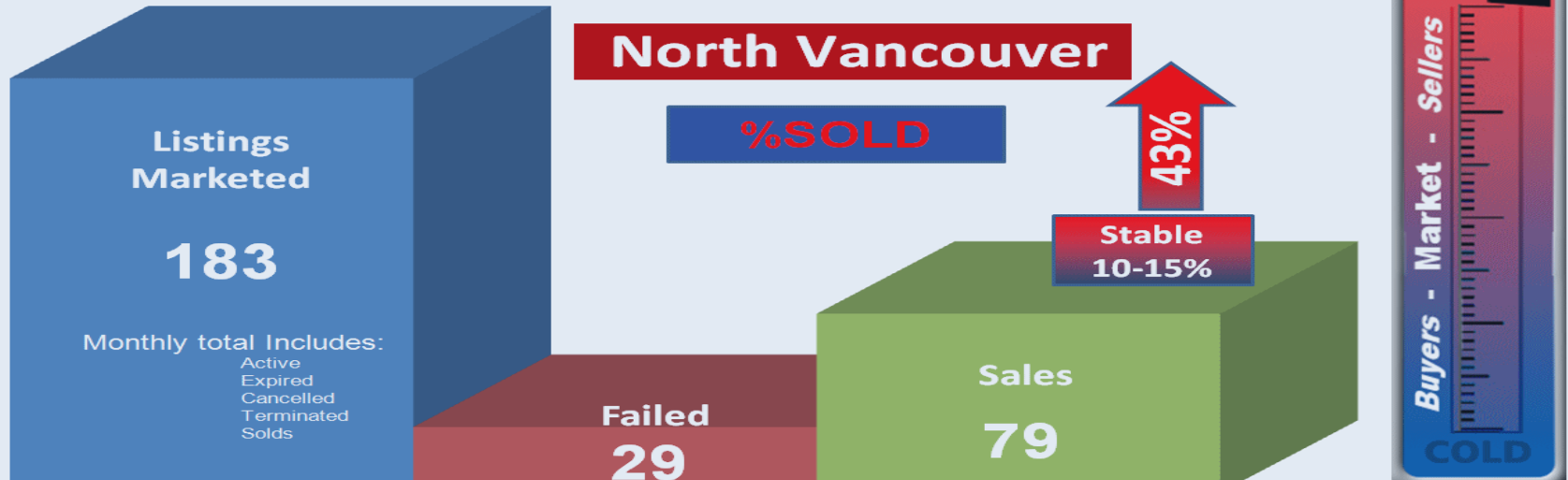


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Market Analysis and Forecasting Jan 1/16 North Vancouver

## Monthly Market Activity - Dec 2015 - Single Family



### Jan 1 2016 North Vancouver Market Update (detached)

**Current:** North Vancouver is in a Sellers Market with its average listings inventory and **43 %SOLD** rate.

Meaning 43 homes out of 100 sold in the last month with an avg of \$20,001 Surplus on sale from the original list price.

*Most Active Range:* Homes between \$900,000 - \$1 mill. have **100.0 %SOLD** rate.

*Least Active Range:* Homes below \$800,000 **14.3 %SOLD** rate.

**History:** The North Vancouver Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$420,000. The North Vancouver Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$282,102.

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



\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
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detached homes



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Market Analysis and Forecasting

Jan 1/16 North Vancouver

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

### North Vancouver Price Ranges Statistics -Dec 2015

Detached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$800,000	7	1	49	89%	-\$24,900	14.3%	
\$800,001-\$900,000	6	4	37	101%	\$12,501	66.7%	↑
\$900,001-\$1,000,000	6	6	8	121%	\$203,600	100.0%	↑
\$1,000,001-\$1,250,000	28	18	9	111%	\$129,750	64.3%	↑
\$1,250,001-\$1,500,000	34	20	14	105%	\$74,850	58.8%	↑
\$1,500,001-\$2,000,000	40	14	44	100%	\$2,700	35.0%	↑
\$2,000,001 and more	62	16	44	97%	-\$94,500	25.8%	↑
<b>Total Activity</b>	<b>183</b>	<b>79</b>	<b>8</b>	<b>102%</b>	<b>\$20,001</b>	<b>43%</b>	↑

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change	
Total Listings (A,S,T,C,X)	282	261	183		-78	↓
Active Listings (1st of the month)	228	154	132	75	-57	↓
Solds	64	102	79		-23	↓
DOM	26	8	8		0	
%SOLD (Sales/ Listings /mntly rate)	23%	39%	43%		4%	↑
(Top 50%) Home Price Index <b>HPIp</b>	\$1,365,100	\$1,701,888	\$1,785,100		\$83,212	↑
(Lower 50%) Home Price Index <b>HPIp</b>	\$890,871	\$1,142,034	\$1,172,973		\$30,938	↑

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Statistics, on the Web!

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Market Analysis and Forecasting

Jan 1/16 North Vancouver

North Vancouver Sub areas Statistics -Dec 2015						Detached	
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
Boulevard	11	4	17	102%	\$16,388	36.4%	
Blueridge NV	3	1	5	121%	\$257,000	33.3%	
Braemar	4	0	121			0.0%	
Capilano NV	1	0	36			0.0%	
Central Lonsdale	2	0	76			0.0%	
Calverhall	8	3	44	105%	\$74,500	37.5%	
Canyon Heights NV	20	8	26	100%	-\$4,500	40.0%	
Deep Cove	5	1	49	110%	\$103,930	20.0%	
Delbrook	2	1	26	106%	\$106,000	50.0%	
Dollarton	6	1	68	90%	-\$398,000	16.7%	
EDGEMONT	15	8	16	101%	\$28,500	53.3%	
Forest Hills NV	3	0	36			0.0%	
Grouse Woods	0	0				0.0%	
Hamilton Heights	0	0				0.0%	
Hamilton	3	1	84	95%	-\$49,000	33.3%	
Indian Arm	5	0	137			0.0%	
Indian River	2	2	9	114%	\$194,500	100.0%	
Lower Lonsdale	7	4	32	96%	-\$28,100	57.1%	
Lynn Valley	18	11	10	105%	\$75,200	61.1%	
Lynnmour	8	2	211	96%	-\$46,900	25.0%	
Norgate	2	1	18	102%	\$20,001	50.0%	
Northlands	0	0				0.0%	
Pemberton Heights	3	2	8	100%	\$2,550	66.7%	
Pemberton NV	4	3	41	98%	-\$30,000	75.0%	
Princess Park	1	0	109			0.0%	
Queensbury	6	5	7	114%	\$166,000	83.3%	
Roche Point	1	0	31			0.0%	
Seymour	6	3	10	104%	\$45,000	50.0%	
Tempe	1	1	7	107%	\$87,000	100.0%	
Upper Delbrook	5	2	62	101%	\$6,500	40.0%	
Upper Lonsdale	19	9	73	99%	-\$9,000	47.4%	
Westlynn	6	4	7	122%	\$267,500	66.7%	
Windsor Park NV	2	1	23	125%	\$251,200	50.0%	
Woodlands-Sunshine	4	1	108	94%	-\$275,000	25.0%	
Westlynn Terrace	0	0				0.0%	
<b>Total Activity</b>	<b>183</b>	<b>79</b>	<b>8</b>	<b>102%</b>	<b>\$20,001</b>	<b>43%</b>	

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# Vancouver Market Reports

Statistics, on the Web!

detached homes



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**Market Analysis and Forecasting**

**Jan 1/16 North Vancouver**

## Next Months Market Forecast

**Forecast:** North Vancouver has average listing supply; 75 homes are for sale and with the **43 %SOLD** monthly rate gives us a ~2.5 months of inventory. At this sell through rate, approximately 18 of these listings will not sell. 3% of the Active Listings have reduced their price by \$75,500 on average or \$75,500 on median in the last month. We project North Vancouver to be a continued seller's market.

December's Real Estate Statistics show that major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 72 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

We forecast this next surge of Off-shore buyers will be strong right upto the Chinese New Year this coming February 8. We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment .. do contact us for your own analysis and forecast.

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



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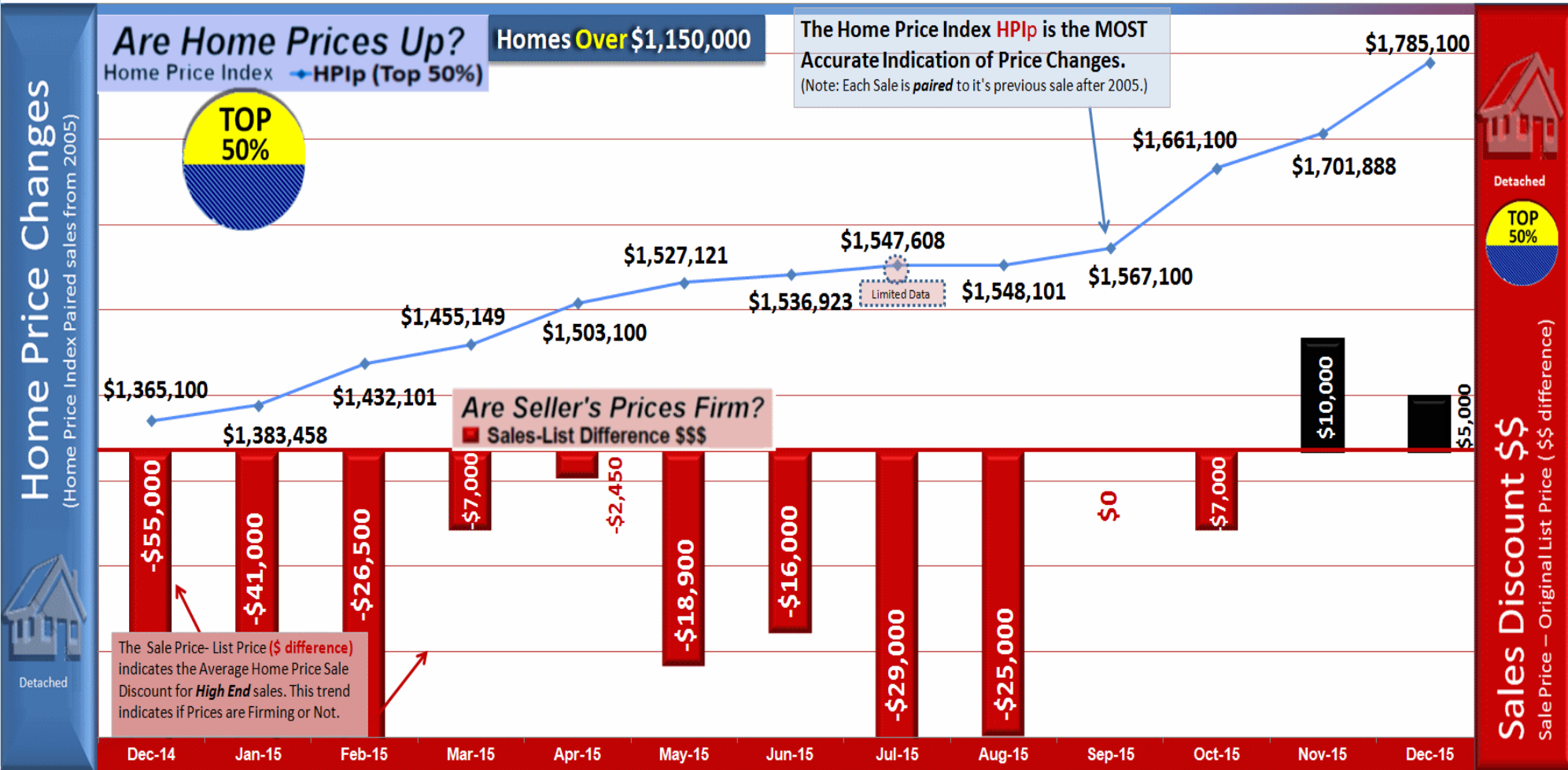
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Market Analysis and Forecasting

Jan 1/16 North Vancouver

Detached North 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)



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

Detached  
TOP 50%

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

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# Vancouver Market Reports

Statistics, on the Web!

detached homes



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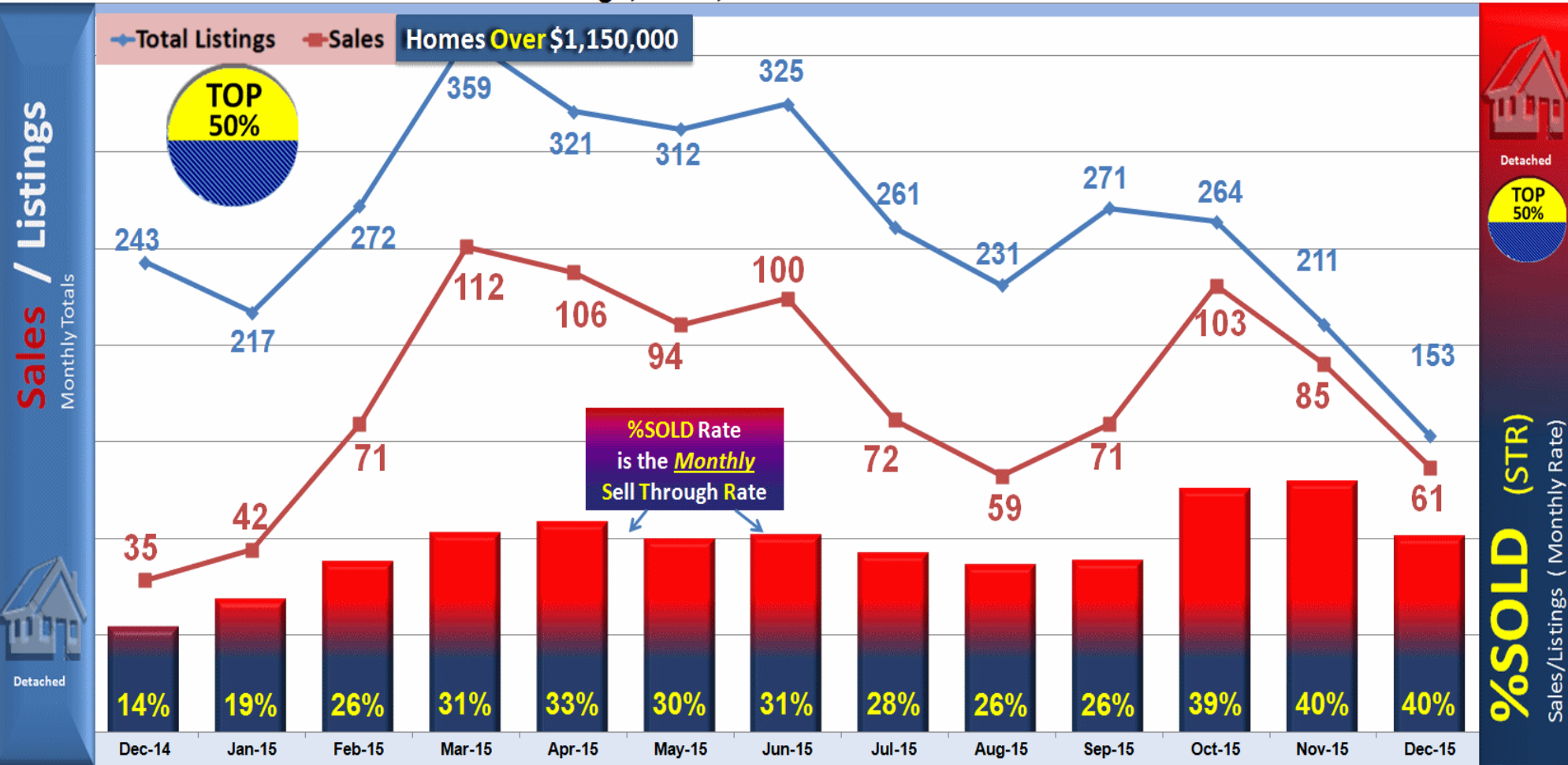
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Market Analysis and Forecasting

Jan 1/16 North Vancouver

## Detached North Vancouver Total Listings, Sales, and %SOLD Rate



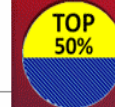
Sales / Listings  
Monthly Totals



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. [More Details](#)  
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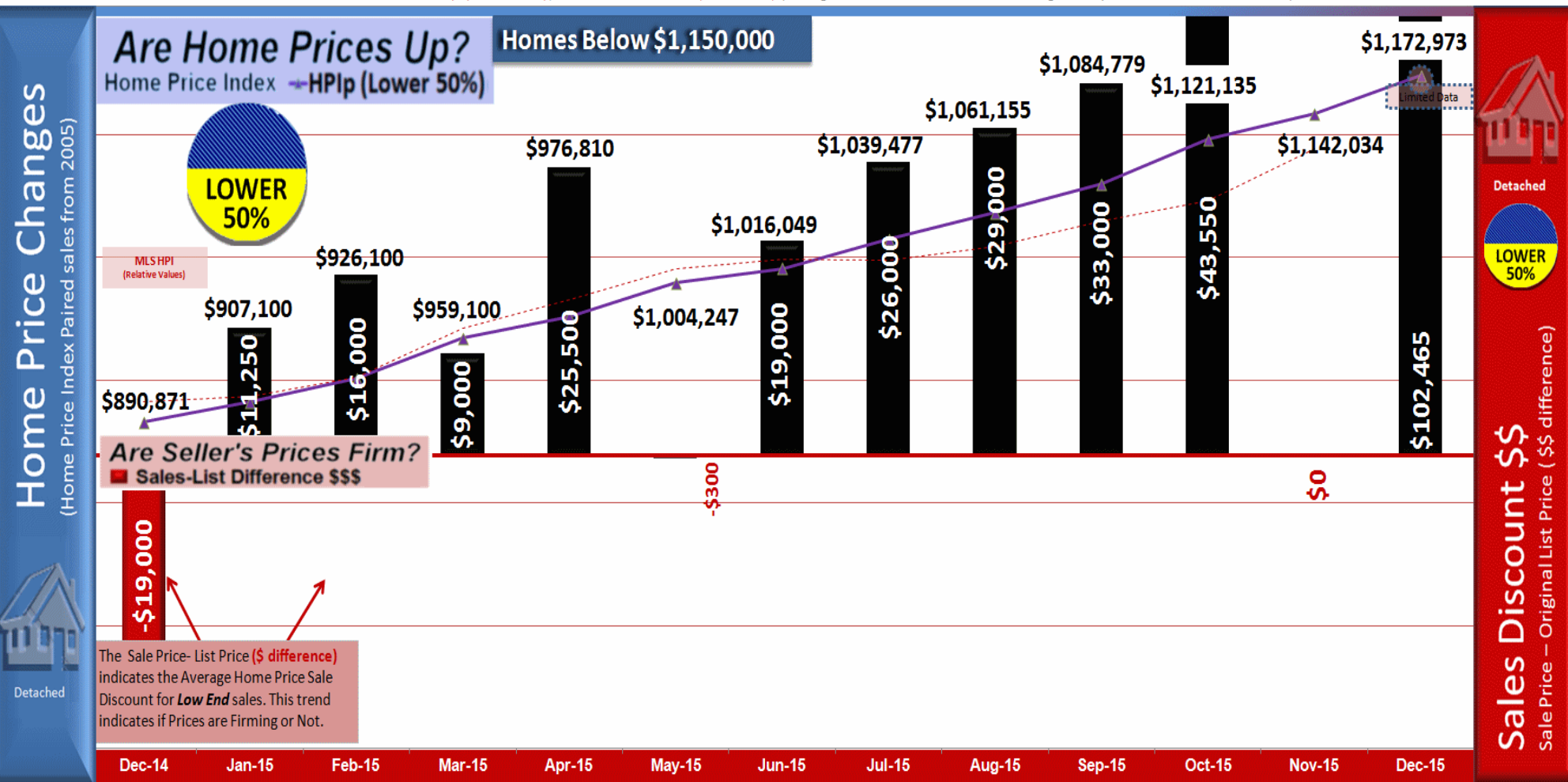
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## Market Analysis and Forecasting

Jan 1/16 North Vancouver

Detached North 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)



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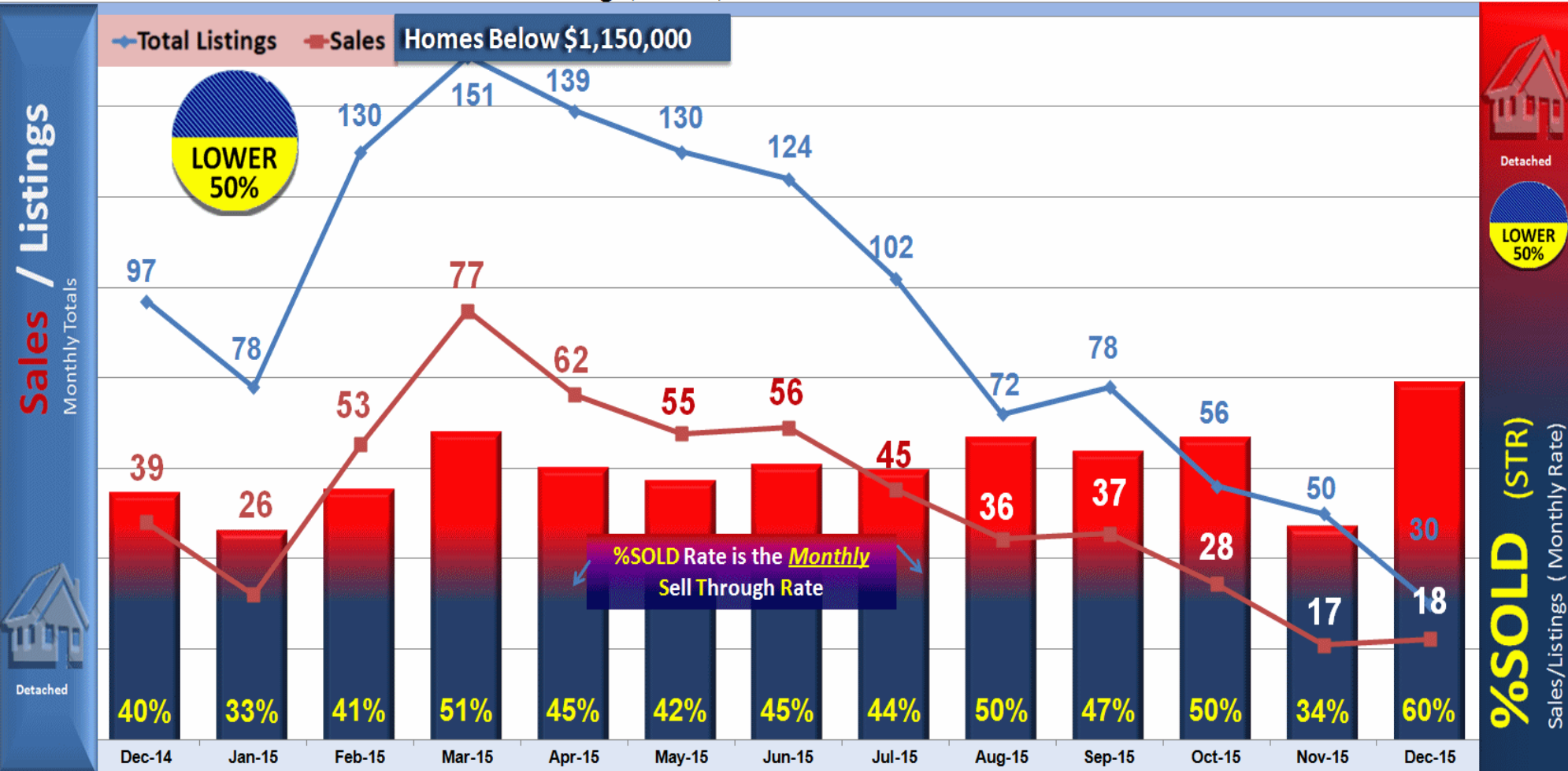
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Market Analysis and Forecasting

Jan 1/16 North Vancouver

## Detached North Vancouver Total Listings, Sales, and %SOLD Rate



Sales / Listings

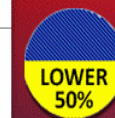
Monthly Totals



Detached



Detached



%SOLD (STR)

Sales/Listings (Monthly Rate)

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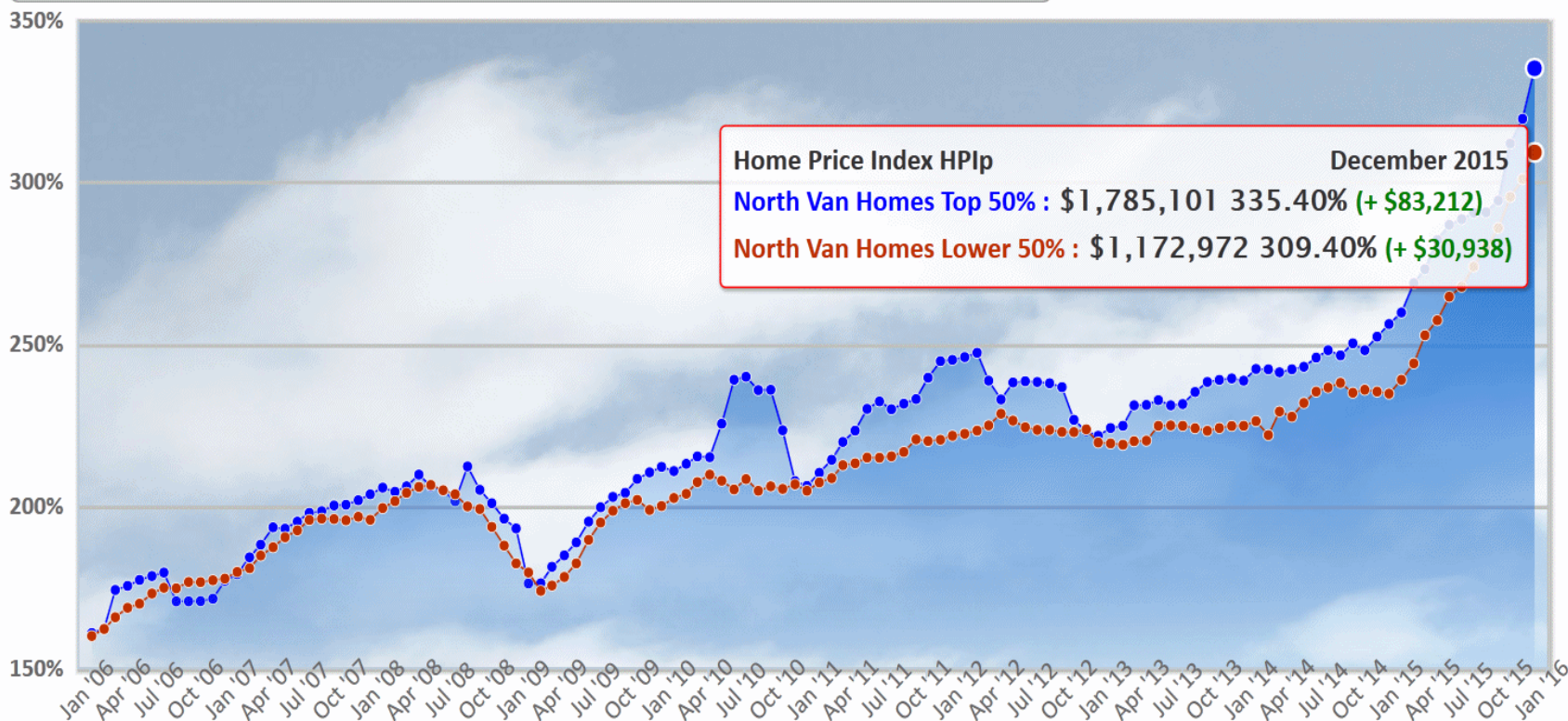


Market Analysis and Forecasting

Jan 1/16 North Vancouver

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



Monthly Home values

Date	Value
Dec 2015	% 335.40
Nov 2015	% 319.80
Oct 2015	% 312.10
Sep 2015	% 294.50
Aug 2015	% 290.90
Jul 2015	% 290.80
Jun 2015	% 288.80
May 2015	% 287.00
Apr 2015	% 282.40
Mar 2015	% 273.40
Feb 2015	% 269.10
Jan 2015	% 260.00

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\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
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Market Analysis and Forecasting

Jan 1/16 Burnaby S. & N.

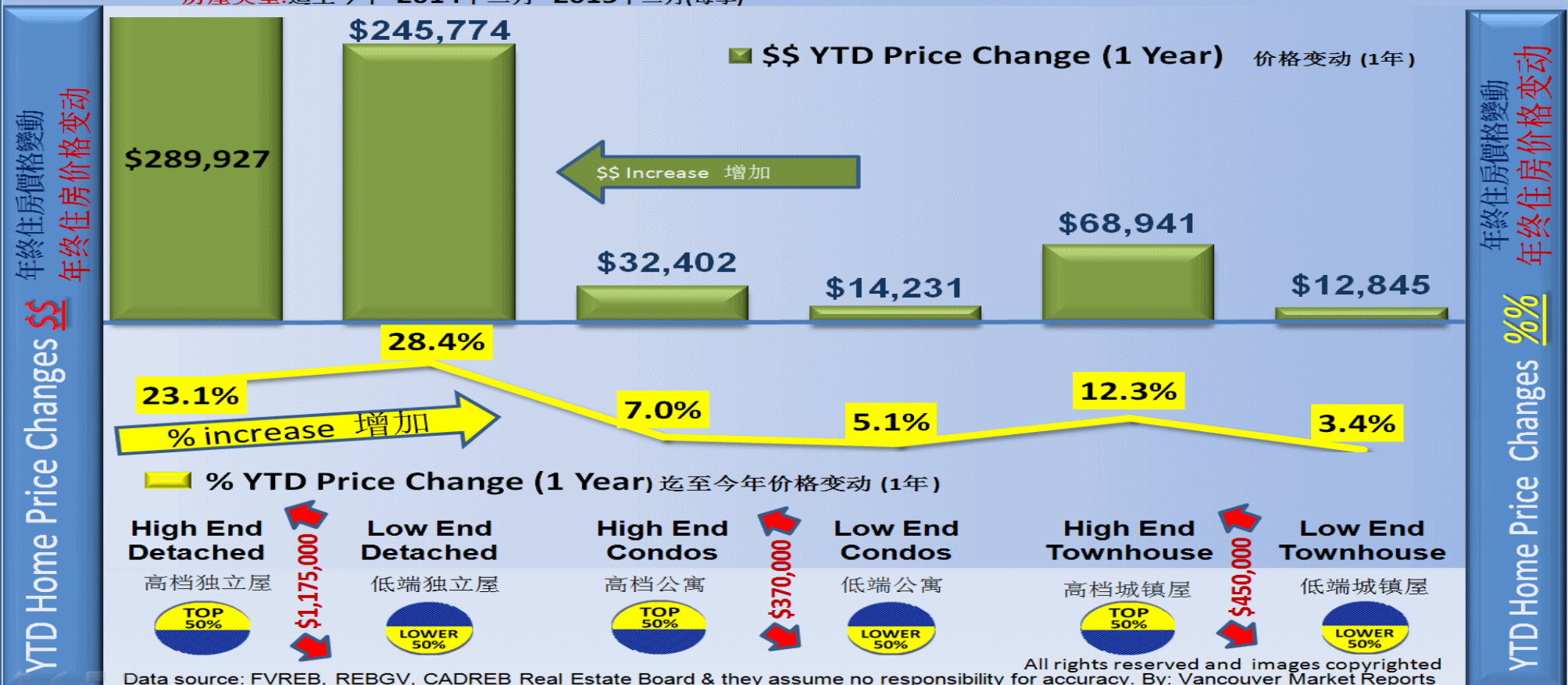
## Burnaby Real Estate Price Changes (\$/%)

本拿比房地產價格變動 / 本拿比房地產价格变动

Housing Types: Year-To-Date Dec 2014 – Dec 2015 (Quarters)

房屋类型: 迄至今年 2014十二月-2015十二月(每季)

Powered by: Vancouver Market Reports HPIp



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

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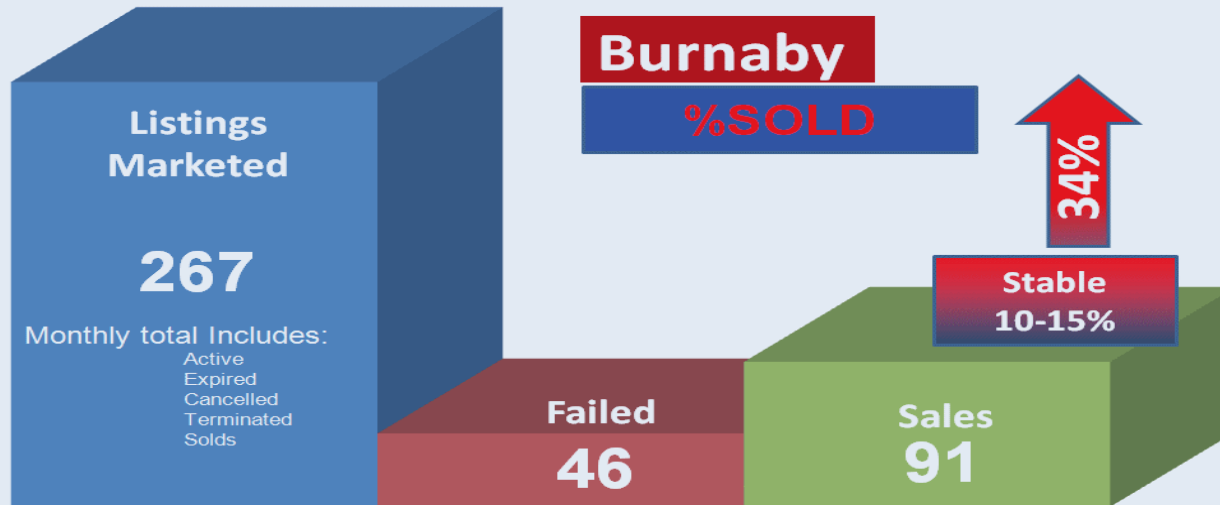
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Market Analysis and Forecasting

Jan 1/16 Burnaby S. & N.

## Monthly Market Activity - Dec 2015 - Single Family



### Jan 1 2016 Burnaby Market Update (detached)

**Current:** Burnaby's Residential Detached housing market is in a Sellers Market with **34 %SOLD** rate. (This means 34 homes out of 100 sold last month with an average \$5,000 discount from the original price)

*Most Active Range:* Homes between \$300,000 - \$400,000 have **100.0 %SOLD** rate.

*Least Active Range:* Homes below \$800,000 have **0 %SOLD** rate.

**History:** The Burnaby Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$323,464.  
The Burnaby Home Price Index **HPIp (Lower 50%)** Year-To-Date shows that prices increased \$274,498.

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

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Market Analysis and Forecasting

Jan 1/16 Burnaby S. & N.

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

### Burnaby List Price Ranges Statistics -Dec 2015

Detached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$800,000	2	0	79			0.0%	↓
\$800,001-\$900,000	3	3	69	106%	\$51,000	100.0%	↑
\$900,001-\$1,000,000	15	7	33	105%	\$47,000	46.7%	↑
\$1,000,001-\$1,250,000	31	16	39	100%	\$6,000	51.6%	↑
\$1,250,001-\$1,500,000	61	24	46	104%	\$59,000	39.3%	↑
\$1,500,001-\$1,750,000	41	16	56	99%	-\$21,500	39.0%	↑
\$1,750,001 and more	114	25	67	96%	-\$80,000	21.9%	↑
<b>Total Activity</b>	<b>267</b>	<b>91</b>	<b>23</b>	<b>100%</b>	<b>-\$5,000</b>	<b>34%</b>	↑

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change	
Total Listings (A,S,T,C,X)	425	358	267		-91	↓
Active Listings (1st of the month)	363	267	211	130	-81	↓
Solds	94	97	91		-6	↓
Days on Market (DOM)	35	19	23		4	↑
%SOLD (Sales/ Listings /mthly rate)	22%	27%	34%		7%	↑
(Top 50%) Home Price Index HPIp	\$1,266,636	\$1,533,670	\$1,590,100		\$56,430	↑
(Lower 50%) Home Price Index HPIp	\$871,101	\$1,110,837	\$1,145,599		\$34,762	↑

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Market Analysis and Forecasting

Jan 1/16 Burnaby S. & N.

## Burnaby Sub areas Statistics -Dec 2015

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Detached	
					Sell - List \$Difference	%SOLD
Brentwood Park	5	2	46	103%	\$47,500	40%
Central BN	10	6	81	98%	-\$26,444	60%
Capitol Hill BN	22	8	33	99%	-\$15,001	36%
Forest Hills BS	0	0				0%
Government Road	12	1	62	103%	\$46,000	8%
Montecito	12	3	59	101%	\$12,000	25%
Oakdale	1	1	80	112%	\$115,000	100%
Parkcrest	14	9	43	99%	-\$10,000	64%
Sperling-Duthie	16	7	38	98%	-\$28,000	44%
Simon Fraser Univer.	4	1	52	107%	\$122,000	25%
Sullivan Heights	3	0	15			0%
Simon Fraser Hills	0	0				0%
Vancouver Heights	8	2	50	110%	\$133,500	25%
Willingdon Heights	8	3	55	98%	-\$30,000	38%
Westridge BN	10	1	95	105%	\$50,001	10%
Big Bend	8	0	88			0%
Burnaby Hospital	5	2	42	104%	\$47,750	40%
Buckingham Heights	7	2	124	93%	-\$187,000	29%
Burnaby Lake	17	3	66	101%	\$7,000	18%
Central Park BS	3	1	85	107%	\$96,000	33%
Deer Lake	5	1	80	84%	-\$740,000	20%
Deer Lake Place	6	2	82	118%	\$228,500	33%
Forest Glen BS	12	2	104	99%	-\$1,500	17%
Greentree Village	2	2	10	119%	\$217,000	100%
Garden Village	2	1	38	91%	-\$207,524	50%
Highgate	10	6	8	100%	\$1,500	60%
Metrtown	22	7	55	95%	-\$90,000	32%
Suncrest	4	2	71	99%	-\$14,000	50%
South Slope	29	10	56	102%	\$29,361	34%
Upper Deer Lake	10	6	38	99%	-\$29,250	60%
<b>Total Activity</b>	<b>267</b>	<b>91</b>	<b>23</b>	<b>100%</b>	<b>-\$5,000</b>	<b>34%</b>

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# Vancouver Market Reports

Statistics, on the Web!

detached homes



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Market Analysis and Forecasting

Jan 1/16 Burnaby S. & N.

## Next Months Market Forecast

**Forecast:** Burnaby has a normal Listing supply; 130 homes are for sale and with the **34 %SOLD** monthly rate gives us a ~3 months of inventory. At this sell through rate approximately 40 of these listings will not sell. 2% of the active listings have reduced their price by \$196,333 on average or \$100,000 median. We project Burnaby to be a continued sellers market.

December's Real Estate Statistics show that major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 72 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

We forecast this next surge of Off-shore buyers will be strong right upto the Chinese New Year this coming February 8. We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment .. do contact us for your own analysis and forecast.

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



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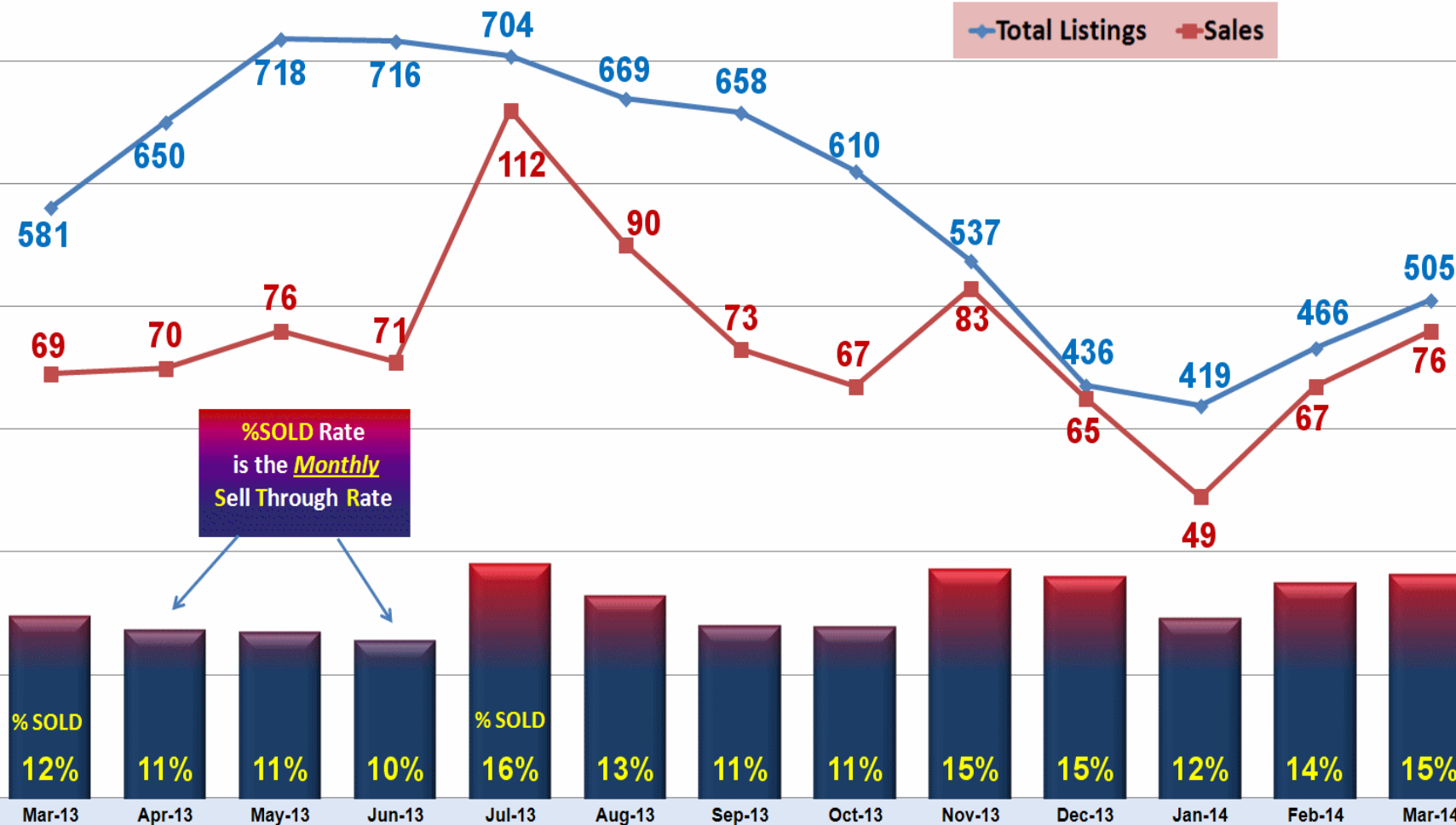


## Market Analysis and Forecasting

Jan 1/16 Burnaby S. & N.

Detached Burnaby Total Listings, Sales, and %SOLD rates

Sales / Listings  
Monthly Totals



%SOLD Rate is the Monthly Sell Through Rate



Detached

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



Detached



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Jan 1/16 Burnaby S. & N.

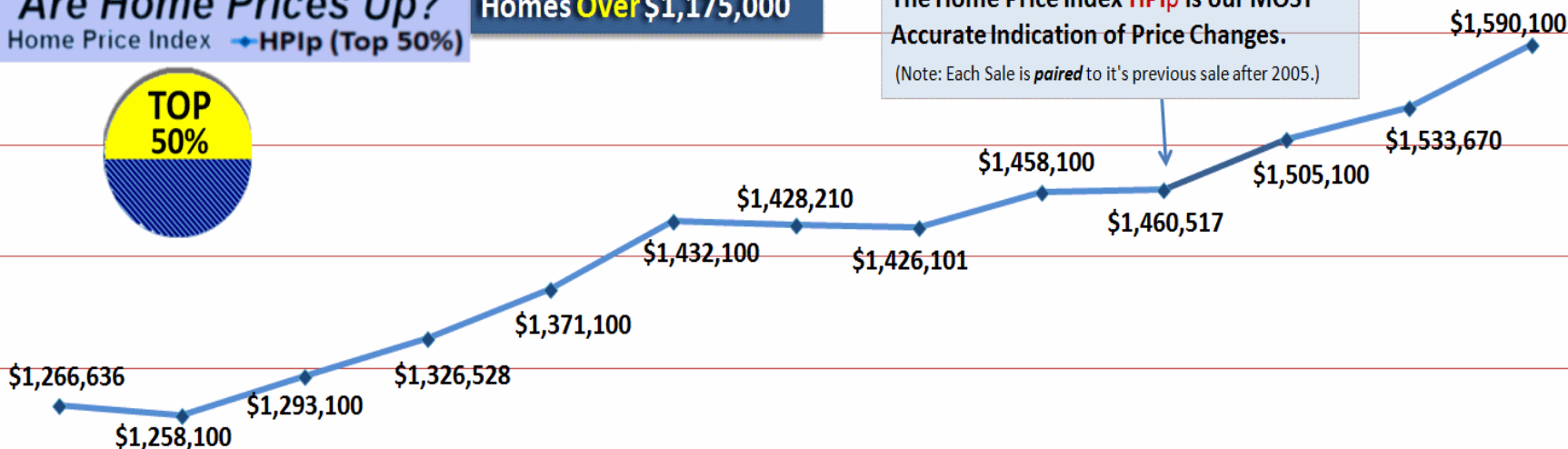
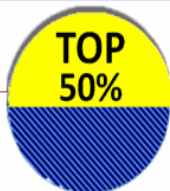
**Detached Burnaby** Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End sales)

## Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

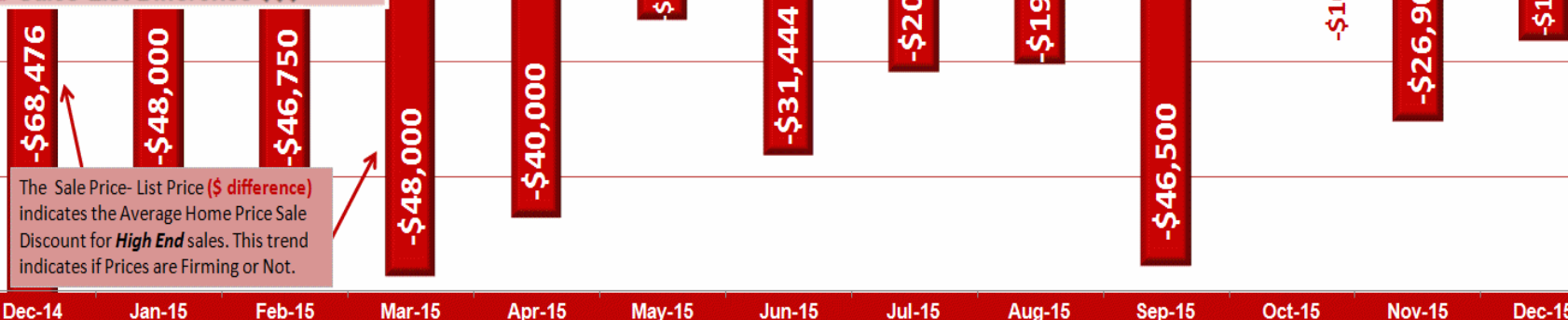
Homes Over \$1,175,000

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.)



## Are Seller's Prices Firm?

Sales-List Difference \$\$\$



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

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



Detached



Detached

TOP 50%

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

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# Vancouver Market Reports

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Market Analysis and Forecasting

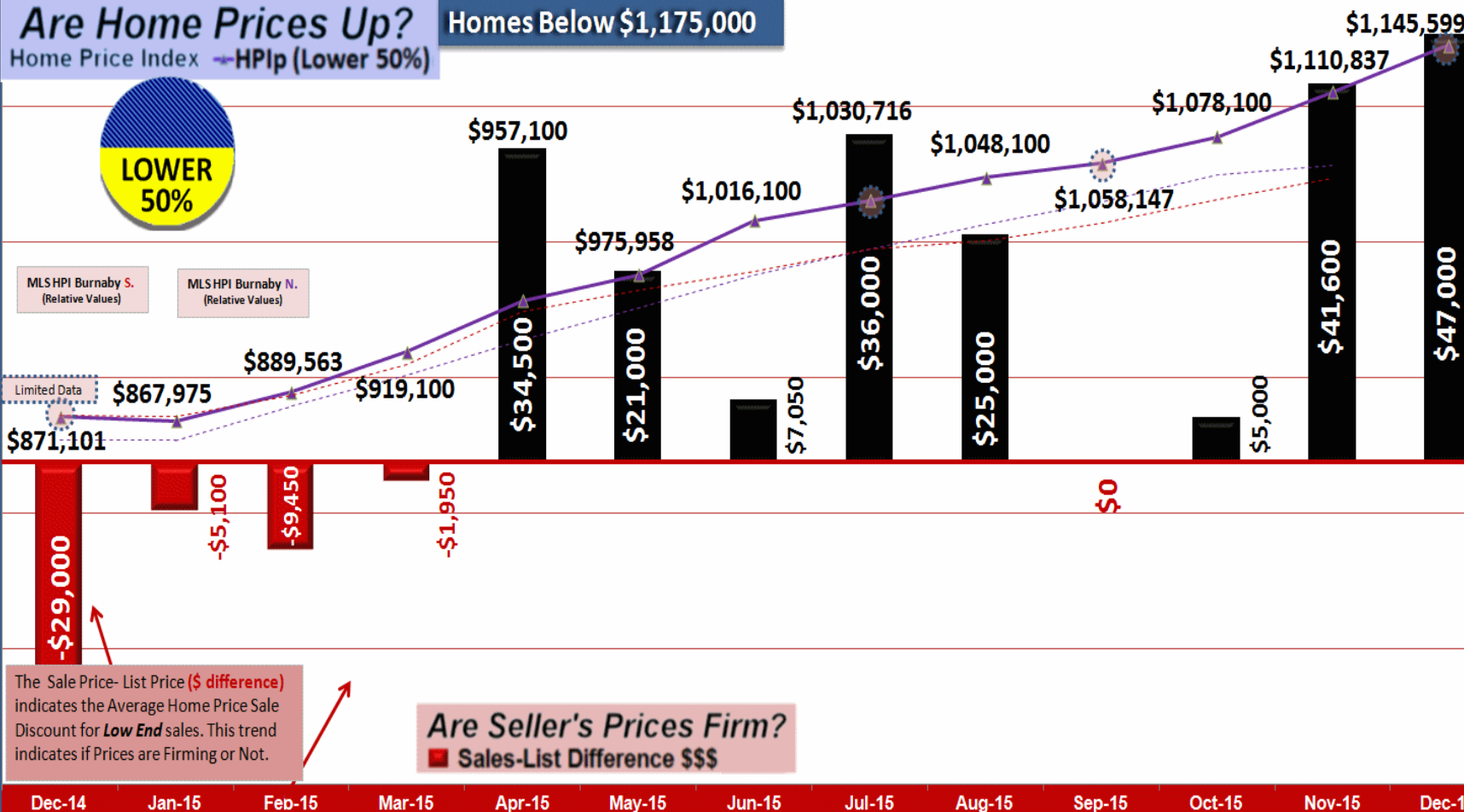
Jan 1/16 Burnaby S. & N.

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

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

## Are Home Prices Up? Homes Below \$1,175,000

Home Price Index → HPIp (Lower 50%)



MLS HPI Burnaby S. (Relative Values)  
MLS HPI Burnaby N. (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 \$\$\$



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

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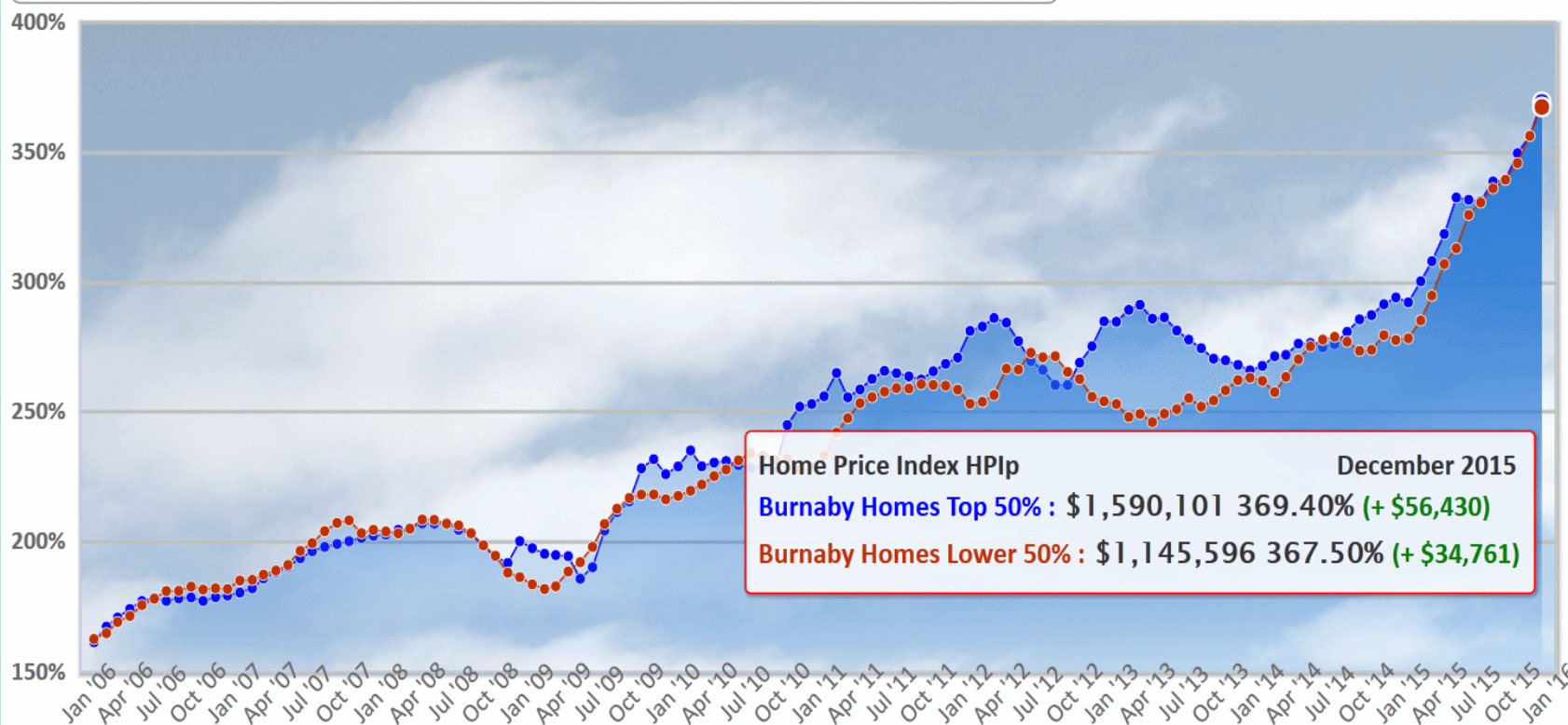
Market Analysis and Forecasting

Jan 1/16 Burnaby S. & N.

Powered by the Greater Vancouver Market Reports HPIp



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



**Home Price Index HPIp** **December 2015**  
**Burnaby Homes Top 50% : \$1,590,101 369.40% (+ \$56,430)**  
**Burnaby Homes Lower 50% : \$1,145,596 367.50% (+ \$34,761)**

Monthly Home values

Date	Value
Dec 2015	% 369.40
Nov 2015	% 356.30
Oct 2015	% 349.70
Sep 2015	% 339.30
Aug 2015	% 338.80
Jul 2015	% 331.30
Jun 2015	% 331.80
May 2015	% 332.70
Apr 2015	% 318.60
Mar 2015	% 308.20
Feb 2015	% 300.40
Jan 2015	% 292.30

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Market Analysis and Forecasting Jan 1/16 New West – E. Burnaby

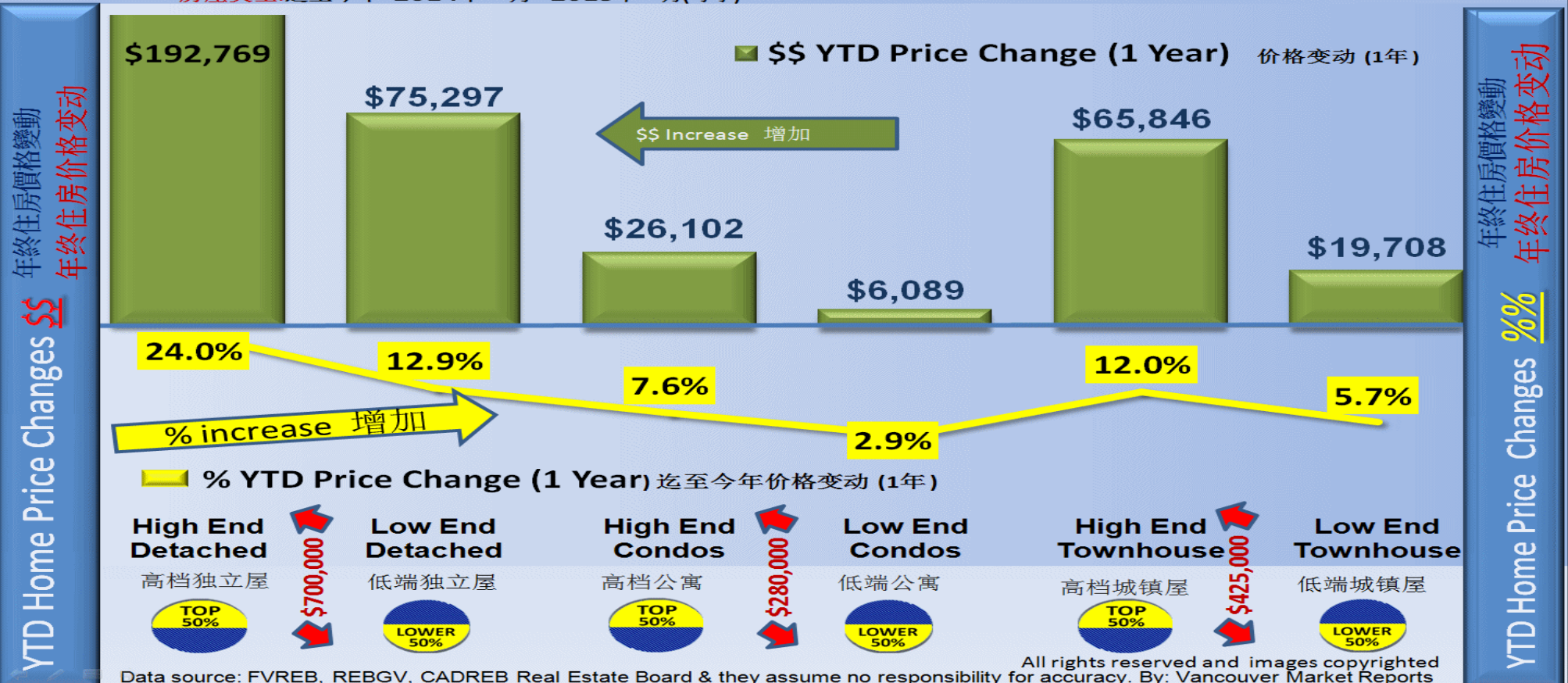
## New-West, Burnaby E. Real Estate Price Changes (\$/%)

新西,本拿比東房地產價格變動 / 新西,本拿比東房地產價格變動

Housing Types: Year-To-Date Dec 2014 – Dec 2015 (Quarters)

房屋类型: 迄至今年 2014十二月-2015十二月(每季)

Powered by: Vancouver Market Reports HPIp



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

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YTD Home Price Changes \$/%

YTD Home Price Changes %/%

# Vancouver Market Reports

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detached homes

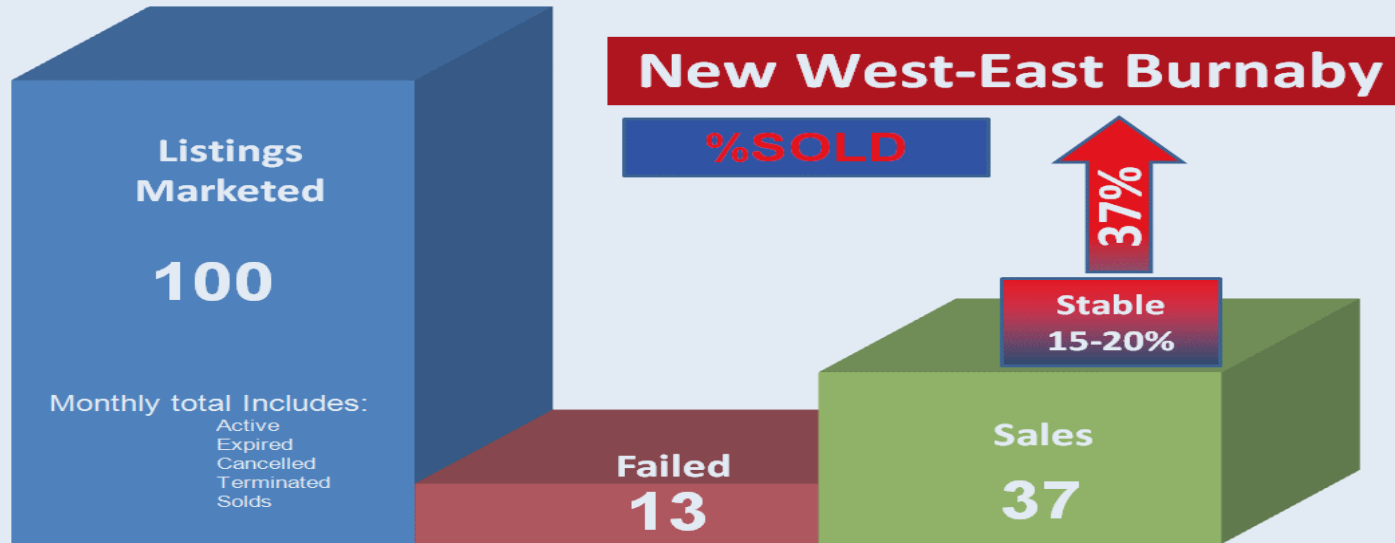


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Market Analysis and Forecasting Jan 1/16 New West – E. Burnaby

## Monthly Market Activity - Dec 2015 - Single Family



Jan 1 2016 New Westminter - East Burnaby Market Update (Detached)

**Current:** New West & E. Burnaby's Residential Detached housing is in a Sellers Market with **37 %SOLD** Rate. (Meaning 37 homes out of 100 sold last month with an average \$0 Discount from Original List price)

*Most Active Range:* Homes between \$600,000 - \$700,000 have a High **66.7 %SOLD** rate.

*Least Active Range:* Homes below \$500,000 have **0.0 %SOLD** rate.

**History:** The New West & E. Burnaby Year-To-Date Home Price Index **HPIp** (Upper 50%) shows that prices increased \$214,957.

The New West & E. Burnaby Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$80,805. \*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

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detached homes



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Market Analysis and Forecasting Jan 1/16 New West – E. Burnaby

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

New Westminster - East Burnaby List Price Ranges Statistics -Dec 2015						Detached	
Home Price Range	Total Listings (/Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$500,000	3	0	150			0.0%	↓
\$500,001-\$600,000	2	1	109	114%	\$80,100	50.0%	↑
\$600,001-\$700,000	3	2	8	93%	-\$43,940	66.7%	↑
\$700,001-\$800,000	10	6	28	103%	\$25,950	60.0%	↑
\$800,001-\$1,000,000	23	10	17	102%	\$21,600	43.5%	↑
\$1,000,001 and more	59	18	61	99%	-\$14,400	30.5%	↑
<b>Total Activity</b>	<b>100</b>	<b>37</b>	<b>23</b>	<b>100%</b>	<b>\$0</b>	<b>37%</b>	↑

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change	
Total Listings** (A,S,T,C,X)	138	139	100		-39	↓
Active Listings (1st of the Month)	116	101	74	50	-24	↓
Solds	26	56	37		-19	↓
Days on Market (DOM)	43	14	23		9	↑
%SOLD (Sales/Listings/Mthly Rate)	22%	40%	37%		-3%	↓
<b>Upper 50% Home Price Index HPIp</b>	\$800,628	\$989,101	\$1,015,585		\$26,484	↑
<b>Lower 50% Home Price Index HPIp</b>	\$585,445	\$657,819	\$666,250		\$8,431	↑

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detached homes



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**Market Analysis and Forecasting** Jan 1/16 New West – E. Burnaby

## What Sold in your Neighbourhood and for What Price?

### New Westminster - East Burnaby Sub Area Statistics -Dec 2015 Detached

Neighborhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
East Burnaby	22	7	43	99%	-\$13,000	32%
The Crest BE	4	2	91	100%	-\$5,400	50%
Edmonds BE	13	4	65	100%	-\$4,000	31%
Connaught Heights NW	3	2	53	104%	\$25,400	67%
Downtown NW	0	0				0%
Fraserview NW	0	0				0%
GlenBrooke North NW	3	1	8	106%	\$51,900	33%
Moody Park NW	3	2	18	107%	\$85,000	67%
North Arm NW	0	0				0%
Queensborough NW	21	4	53	100%	\$862	19%
Queens Park NW	4	2	64	96%	-\$65,000	50%
Sapperton NW	3	2	13	98%	-\$18,500	67%
The Heights NW	10	7	70	100%	-\$5,476	70%
Uptown NW	5	0	57			0%
West End NW	9	4	44	105%	\$66,250	44%
<b>Total Activity</b>	<b>100</b>	<b>37</b>	<b>23</b>	<b>100%</b>	<b>\$0</b>	<b>37%</b>

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**Market Analysis and Forecasting** Jan 1/16 New West – E. Burnaby

## Next Months Market Forecast

**Forecast:** New Westminster- East Burnaby has an average Listing Supply; 50 homes are for sale and with the **37 %SOLD** Monthly Rate giving us a ~2.5 Months of Inventory. At this Sell-Through-Rate approximately 15 of these Listings will not sell. We project New Westminster- East Burnaby Detached to be a continued Sellers Market.

December's Real Estate Statistics show that major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 72 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

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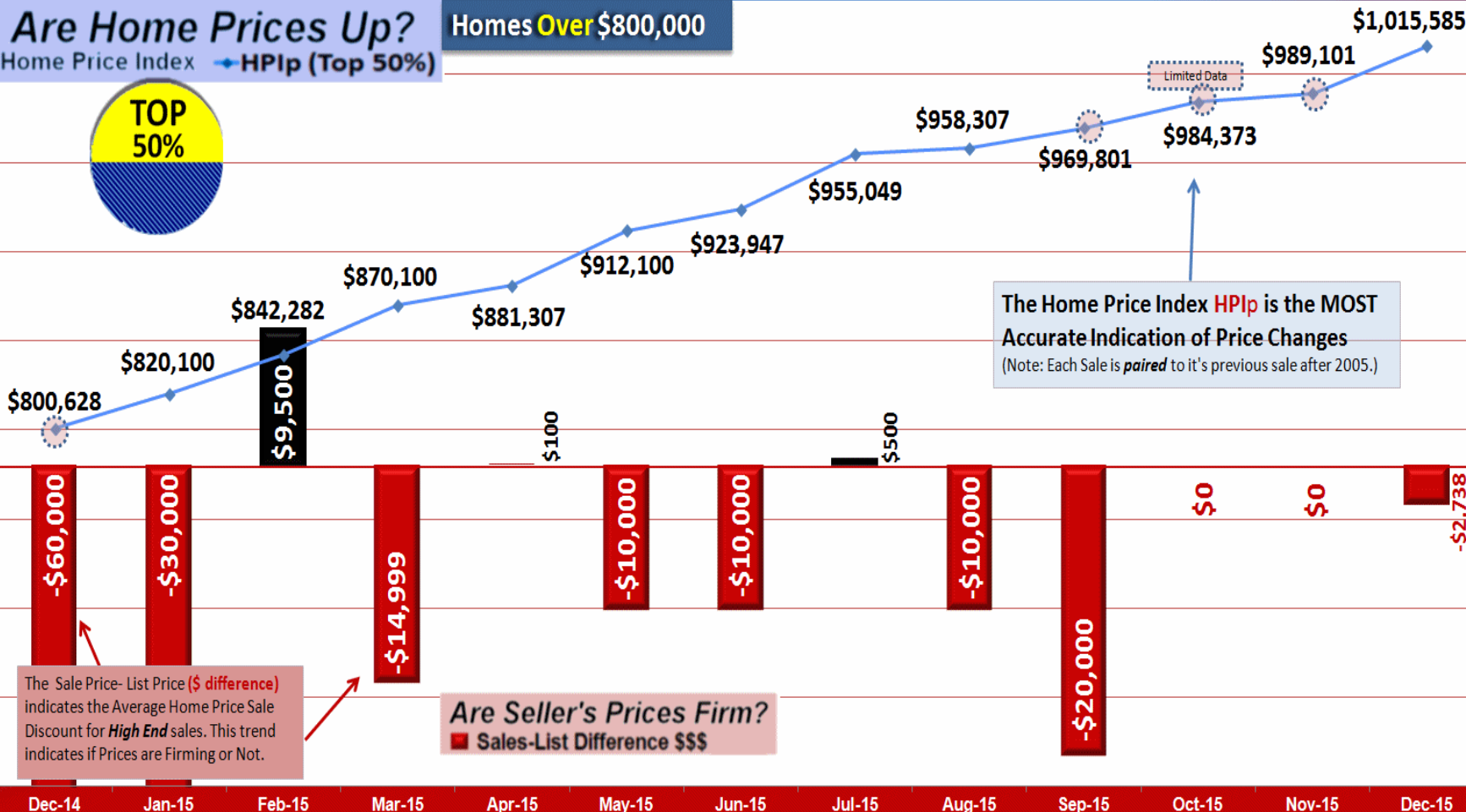
Market Analysis and Forecasting Jan 1/16 New West – E. Burnaby

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

## Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

Homes Over \$800,000



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



Detached



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

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 \$\$\$

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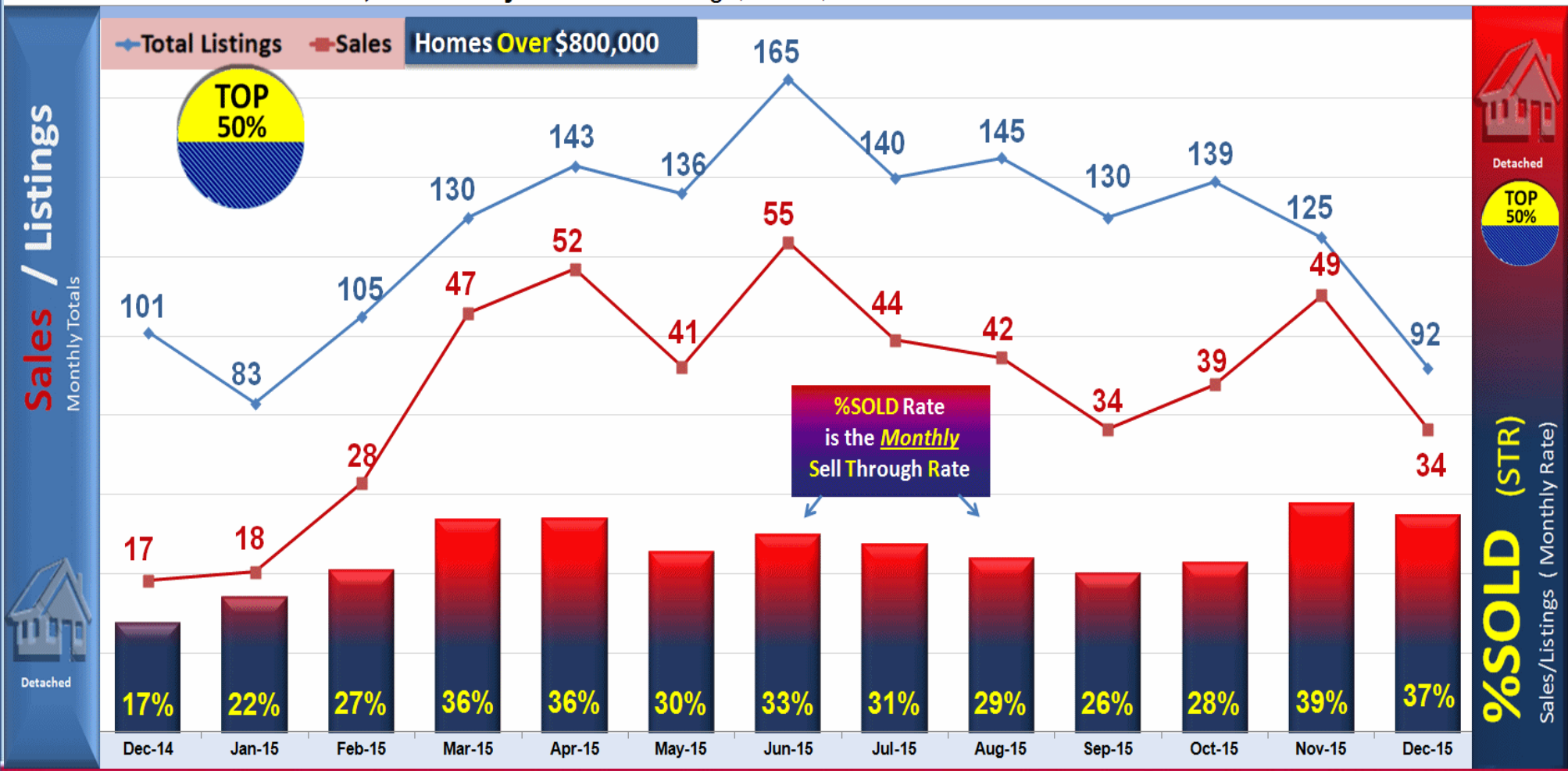
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Market Analysis and Forecasting Jan 1/16 New West – E. Burnaby

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



Sales / Listings  
Monthly Totals

Detached  
TOP 50%

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



Detached

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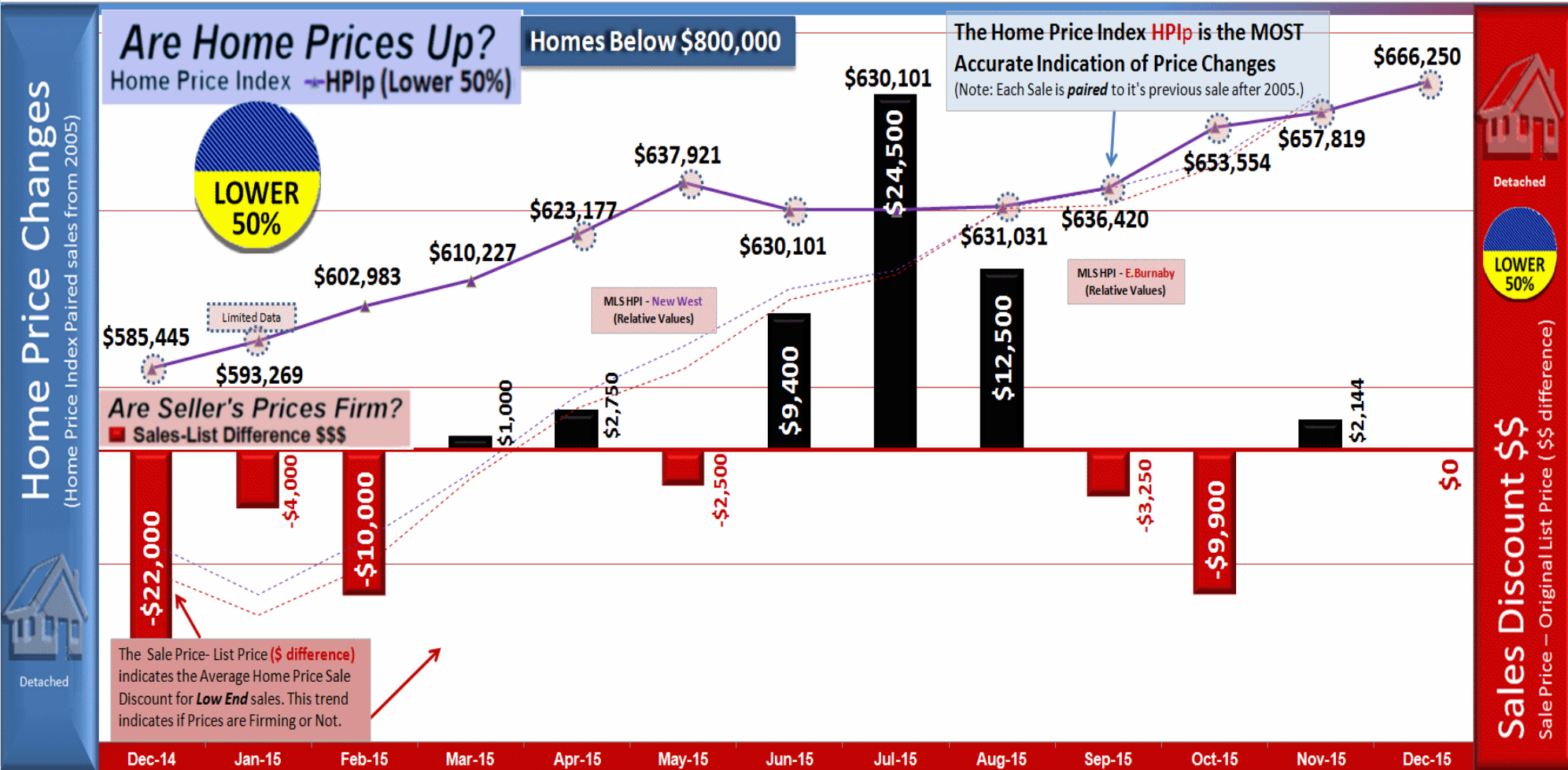


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Detached New West, E. Burnaby Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)



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

Detached



Detached



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

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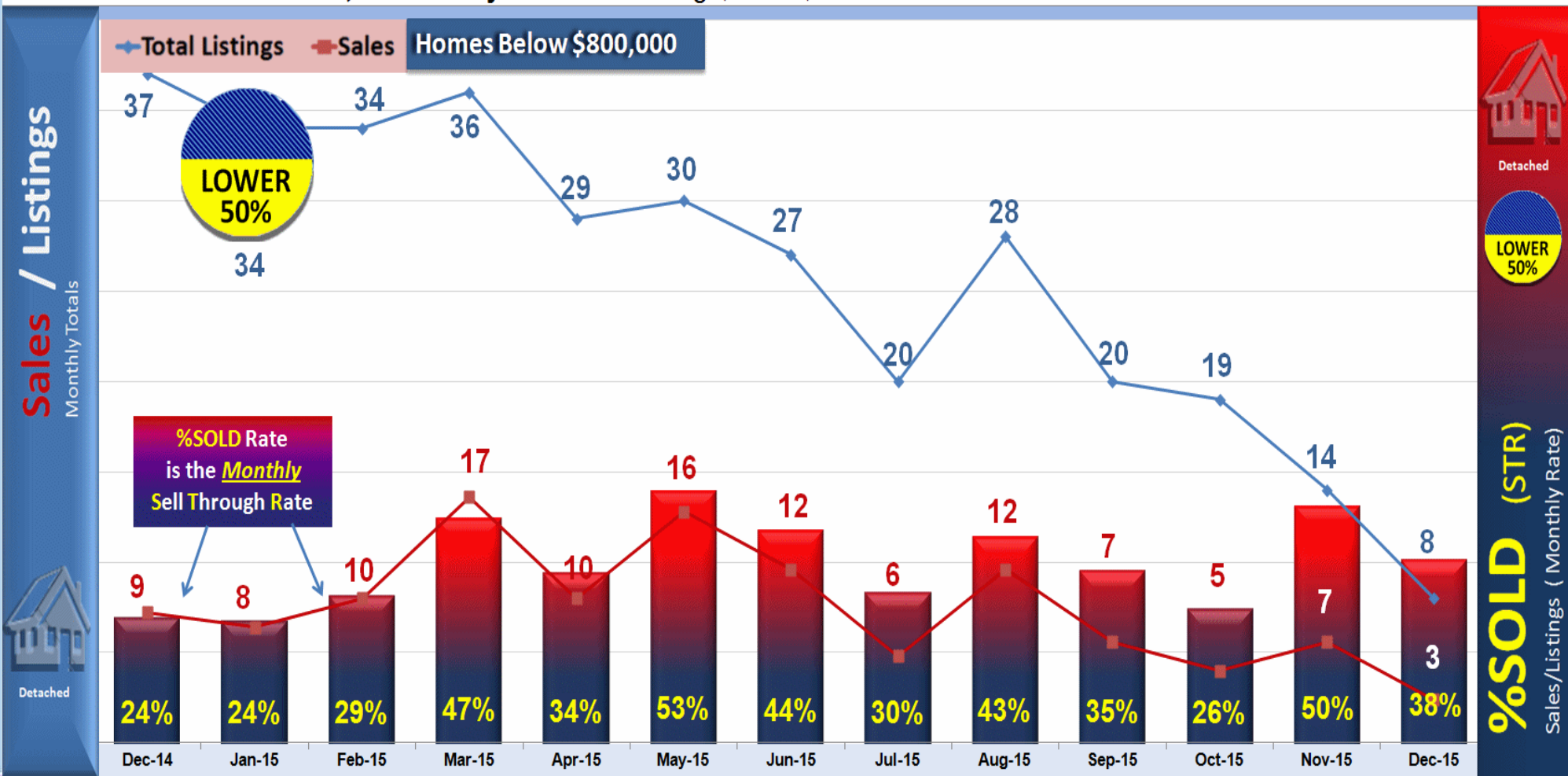
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Market Analysis and Forecasting Jan 1/16 New West – E. Burnaby

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



Sales / Listings  
Monthly Totals



Detached



Detached



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

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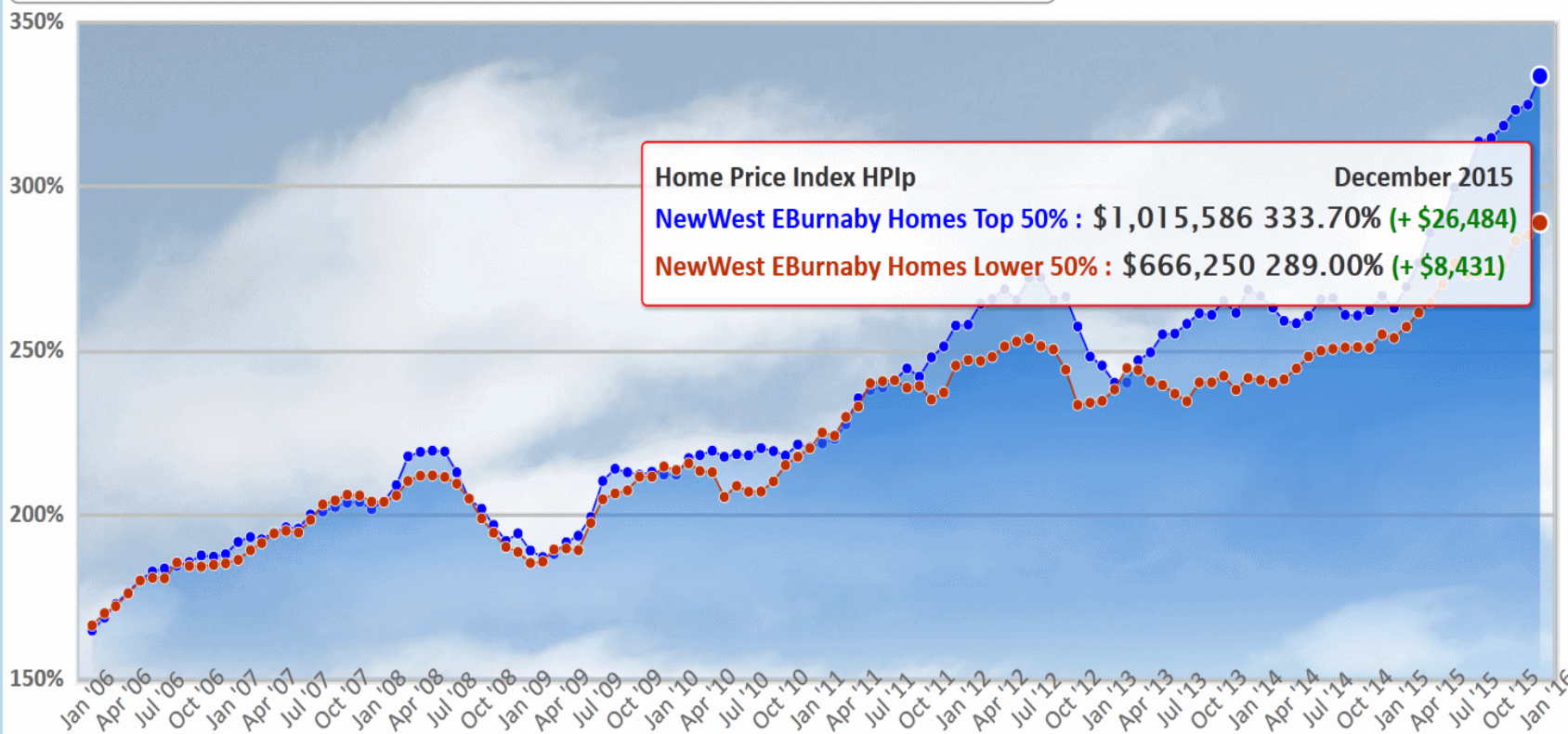


**Market Analysis and Forecasting** Jan 1/16 New West – E. Burnaby

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Dec 2015	% 333.70
Nov 2015	% 325.00
Oct 2015	% 323.40
Sep 2015	% 318.60
Aug 2015	% 314.80
Jul 2015	% 313.80
Jun 2015	% 303.50
May 2015	% 299.70
Apr 2015	% 289.50
Mar 2015	% 285.90
Feb 2015	% 276.70
Jan 2015	% 269.40

<< < 1 2 3 > >>

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Market Analysis and Forecasting

Jan 1/16 Coquitlam

## Coquitlam Real Estate Price Changes (\$/%)

高貴林房地產價格變動 / 高贵林房地产价格变动

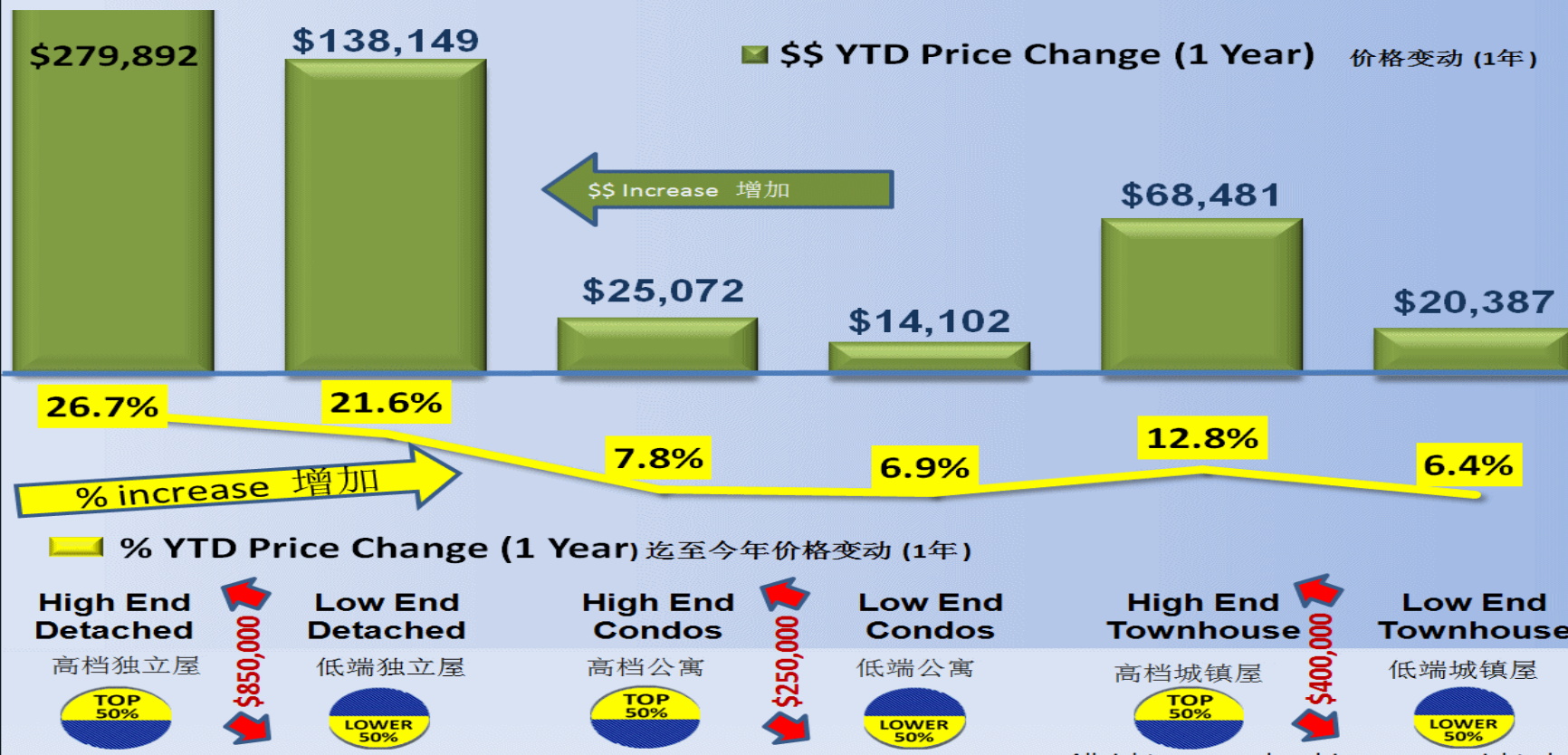
Housing Types: Year-To-Date Dec 2014 – Dec 2015 (Quarters)

房屋类型: 迄至今年 2014十二月-2015十二月(每季)

Powered by: Vancouver Market Reports HPIp

YTD Home Price Changes \$/ % 年終住房價格變動

YTD Home Price Changes \$/ % 年終住房價格變動



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

\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
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# Vancouver Market Reports

Statistics, on the Web!

detached homes



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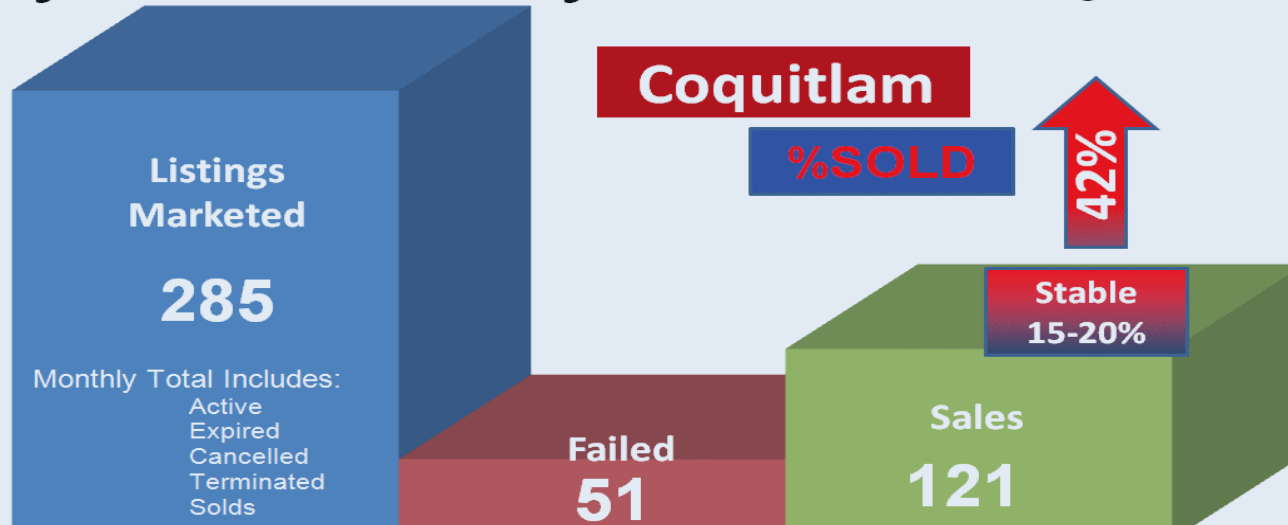
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Market Analysis and Forecasting

Jan 1/16 Coquitlam

## Monthly Market Activity - Dec 2015 - Single Family



### Jan 1 2016 Coquitlam Market Update (Detached)

**Current:** Coquitlam's **42% SOLD** Rate indicates a Sellers Market. (This means 42 homes out of 100 sold last month with an Average \$4,000 Discount from the Original List Price) but do check the many micro-markets %SOLD rates for each neighbourhood.

*Most Active Price Range:* Homes between \$600,000-\$700,000 have a **71.4 %SOLD** rate.

*Least Active Price Range:* Homes above \$1.25 million have **31.2 %SOLD** rate.

**History:** The Coquitlam Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$291,557.  
The Coquitlam Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$129,353.

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



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Market Analysis and Forecasting

Jan 1/16 Coquitlam

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

Coquitlam Price Range Statistics - Dec 2015

Home Price Range	Total Listings (Month)	Sales	DOM	Sell Price /List Price	Sell - List \$Difference	%SOLD	
0-\$600,000	13	5	37	103%	\$15,100	38.5%	↑
\$600,001-\$700,000	7	5	9	103%	\$20,000	71.4%	↑
\$700,001-\$800,000	10	5	17	107%	\$54,000	50.0%	↑
\$800,001-\$900,000	28	17	8	107%	\$56,000	60.7%	↑
\$900,001-\$1,000,000	29	19	7	106%	\$63,000	65.5%	↑
\$1,000,001-\$1,250,000	60	27	44	100%	-\$2,899	45.0%	↑
\$1,250,001 and more	138	43	69	97%	-\$49,800	31.2%	↑
<b>Total Activity</b>	<b>285</b>	<b>121</b>	<b>11</b>	<b>100%</b>	<b>-\$4,000</b>	<b>42%</b>	↑

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change	
Total Listings** (A,S,T,C,X)	337	342	285		-57	↓
Active Listings	253	230	199	113	-86	↓
Solds	70	109	121		12	↑
DOM	27	15	11		-4	↓
%SOLD (Sales/Listings /Mthly Rate)	20.8%	31.9%	42.5%		10.6%	↑
(Top 50%) Home Price Index HPIp	\$1,074,100	\$1,321,288	\$1,365,657		\$44,369	↑
(Lower 50%) Home Price Index HPIp	\$655,100	\$776,101	\$784,453		\$8,352	↑

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**Market Analysis and Forecasting**

Jan 1/16 Coquitlam

## What Sold in your Neighbourhood and for What Price?

Coquitlam Neighbourhood Statistics - Dec 2015					Detached	
Neighbourhoods	Total Listings	Sales	DOM	Sell Price /List Price	Sell - List \$Difference	%SOLD
Burke Mountain	74	25	64	98%	-\$22,000	33.8%
Central Coquitlam-Chineside	49	25	24	106%	\$56,000	51.0%
Coquitlam East	12	8	18	102%	\$7,994	66.7%
Cape Horn	11	5	17	100%	-\$1,000	45.5%
Coquitlam West	39	15	30	101%	\$20,000	38.5%
Eagle Ridge-Canyon Springs	8	4	23	101%	\$8,900	50.0%
Harbour Chines	6	2	43	101%	\$6,500	33.3%
Hockaday	4	3	16	103%	\$15,100	75.0%
Harbour Place	2	1	31	98%	-\$23,000	50.0%
Meadow Brook	4	1	20	106%	\$41,200	25.0%
Maillardville	15	4	77	97%	-\$19,449	26.7%
New Horizons	4	1	32	107%	\$54,000	25.0%
Park Ridge Estates	0	0				0.0%
Ranch Park	6	2	69	97%	-\$40,000	33.3%
River Springs	1	1	6	106%	\$25,000	100.0%
Scott Creek	5	5	6	106%	\$63,000	100.0%
Eagle Ridge - Summit	4	1	29	96%	-\$49,999	25.0%
Westwood Plateau-Summil	41	18	56	98%	-\$17,303	43.9%
<b>Total Activity</b>	<b>285</b>	<b>121</b>	<b>11</b>	<b>100%</b>	<b>-\$4,000</b>	<b>42%</b>

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**Market Analysis and Forecasting**

Jan 1/16 Coquitlam

## Next Months Market Forecast

**Forecast:** Coquitlam has a normal Listing supply; 113 homes are for sale. With the **42 %SOLD** Monthly Rate (**STR**) gives us ~2.4 months of inventory. At this Sell-Through-Rate approximately 32 of these Listings will Not Sell. 1% of the Active Listings have reduced their price by \$40,000 on Average or \$40,000 Median. We project Coquitlam Detached to be a Sellers Market.

December's Real Estate Statistics show that major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 72 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

We forecast this next surge of Off-shore buyers will be strong right upto the Chinese New Year this coming February 8. We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment .. do contact us for your own analysis and forecast.

Raw Data collected from the Real Estate Boards: FVREB - REBGV - CADREB and they assume no responsibility for its accuracy. Copyright: RMXReports.com



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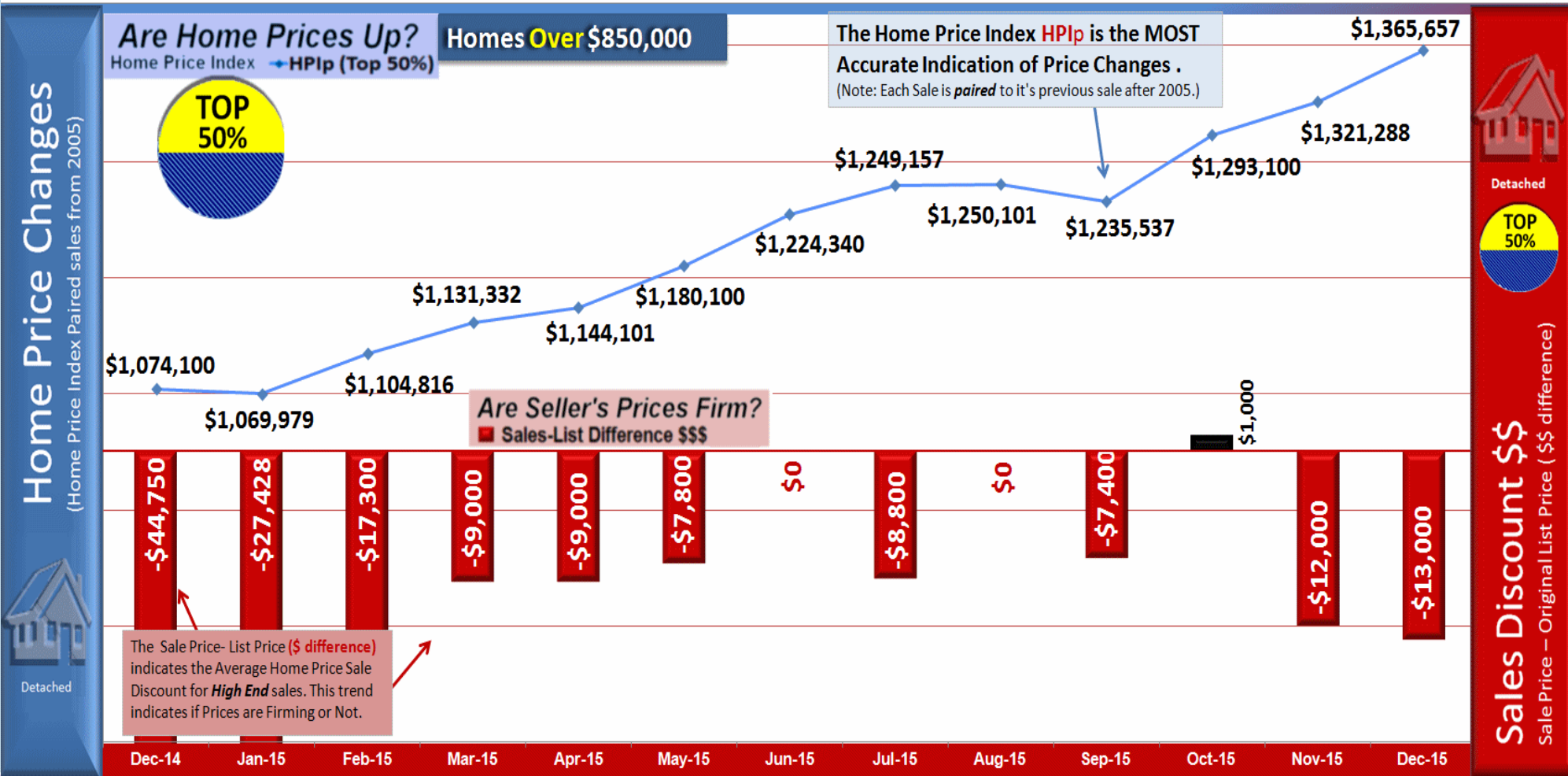
## Market Analysis and Forecasting

Jan 1/16 Coquitlam

### Detached

### Coquitlam

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)



Detached

TOP 50%

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

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# Vancouver Market Reports

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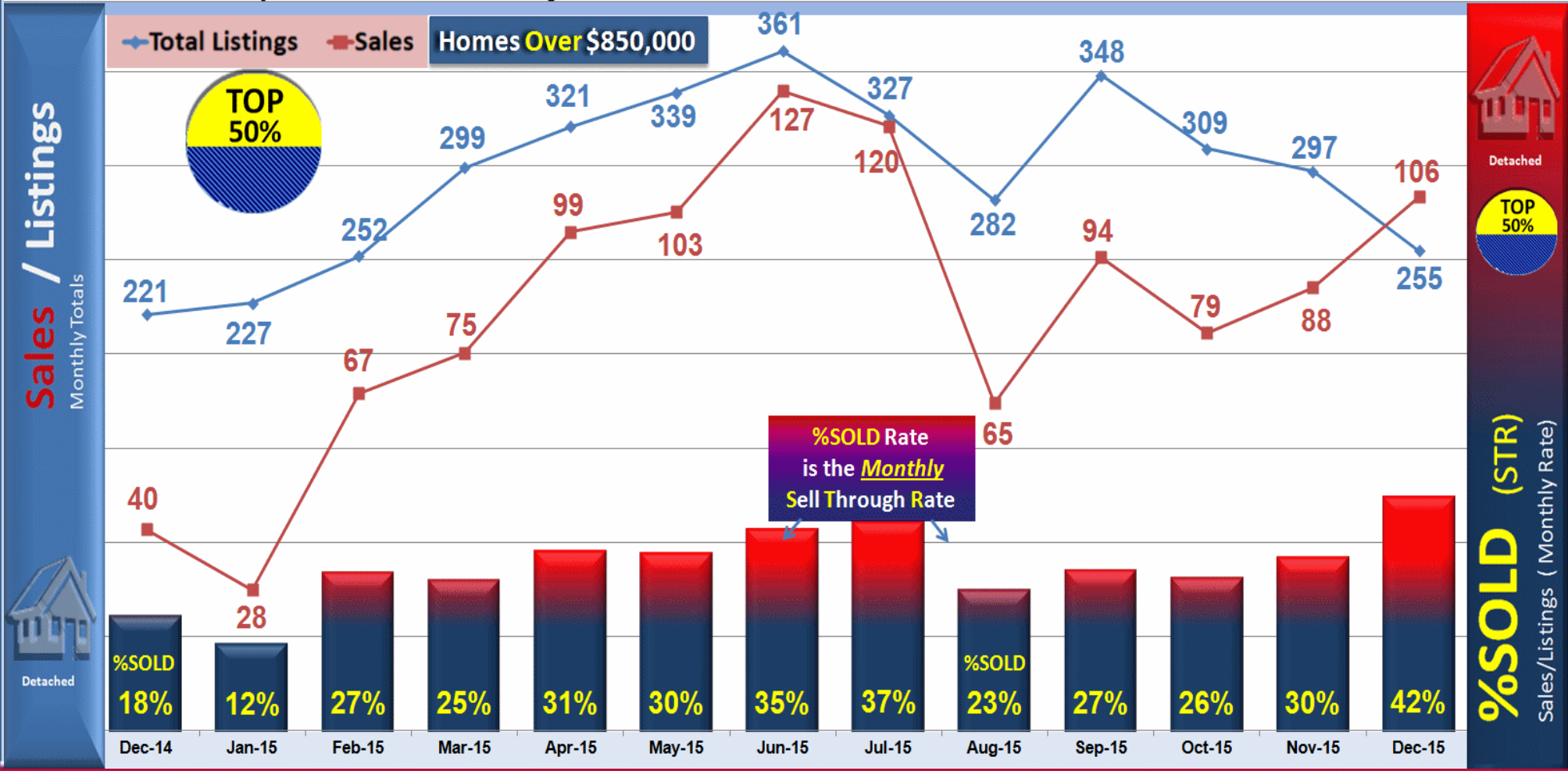
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## Market Analysis and Forecasting

Jan 1/16 Coquitlam

### Detached Coquitlam Total Listings\*\*, Sales, and %SOLD rates



Sales / Listings  
Monthly Totals



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. [More Details](#)  
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# Vancouver Market Reports

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Statistics, on the Web!



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## Market Analysis and Forecasting

Jan 1/16 Coquitlam

### Detached

Coquitlam

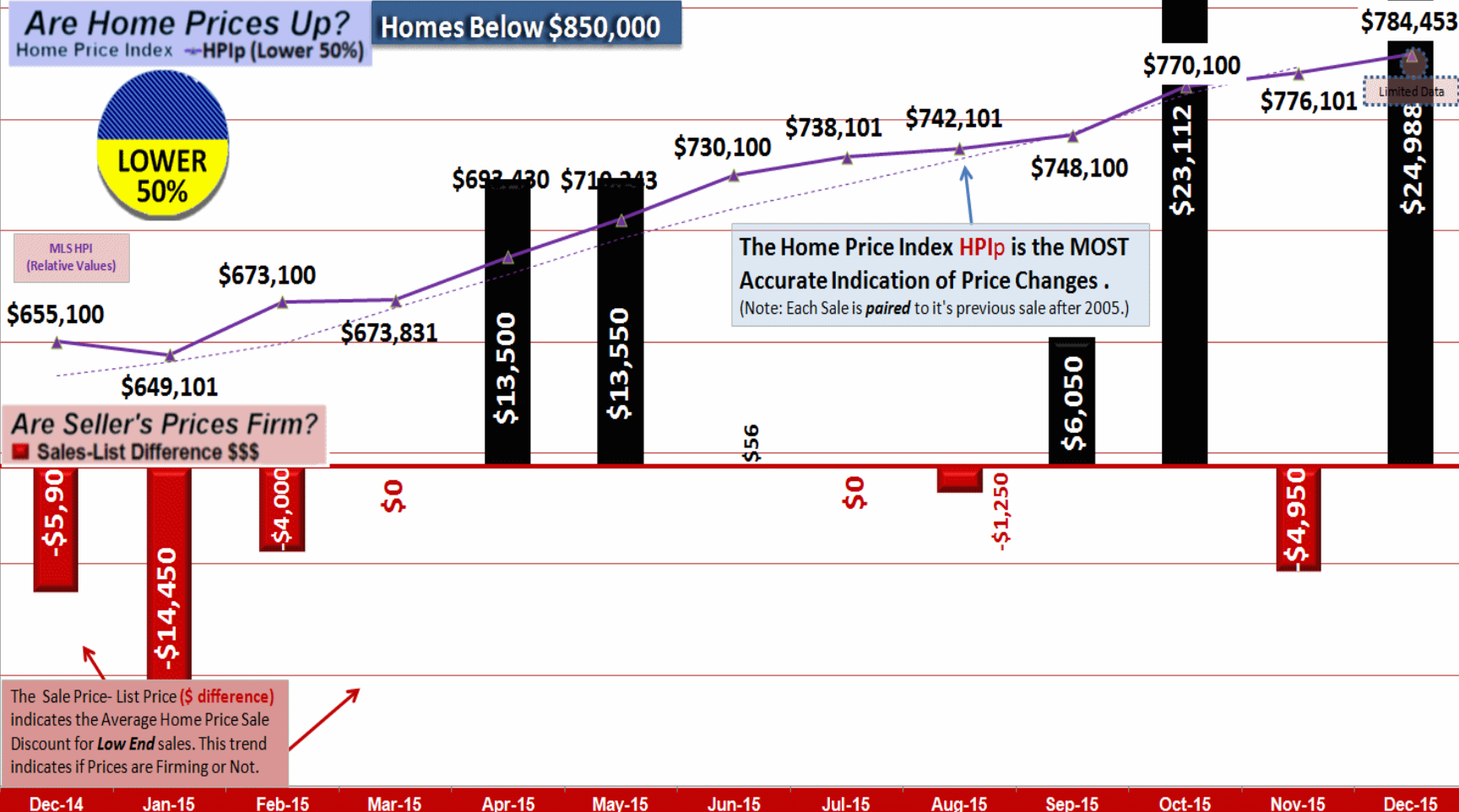
Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

### Are Home Prices Up? Homes Below \$850,000

Home Price Index → HPIp (Lower 50%)



MLS HPI (Relative Values)



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.)

### Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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

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



Detached



Detached

LOWER 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. [More Details](#)  
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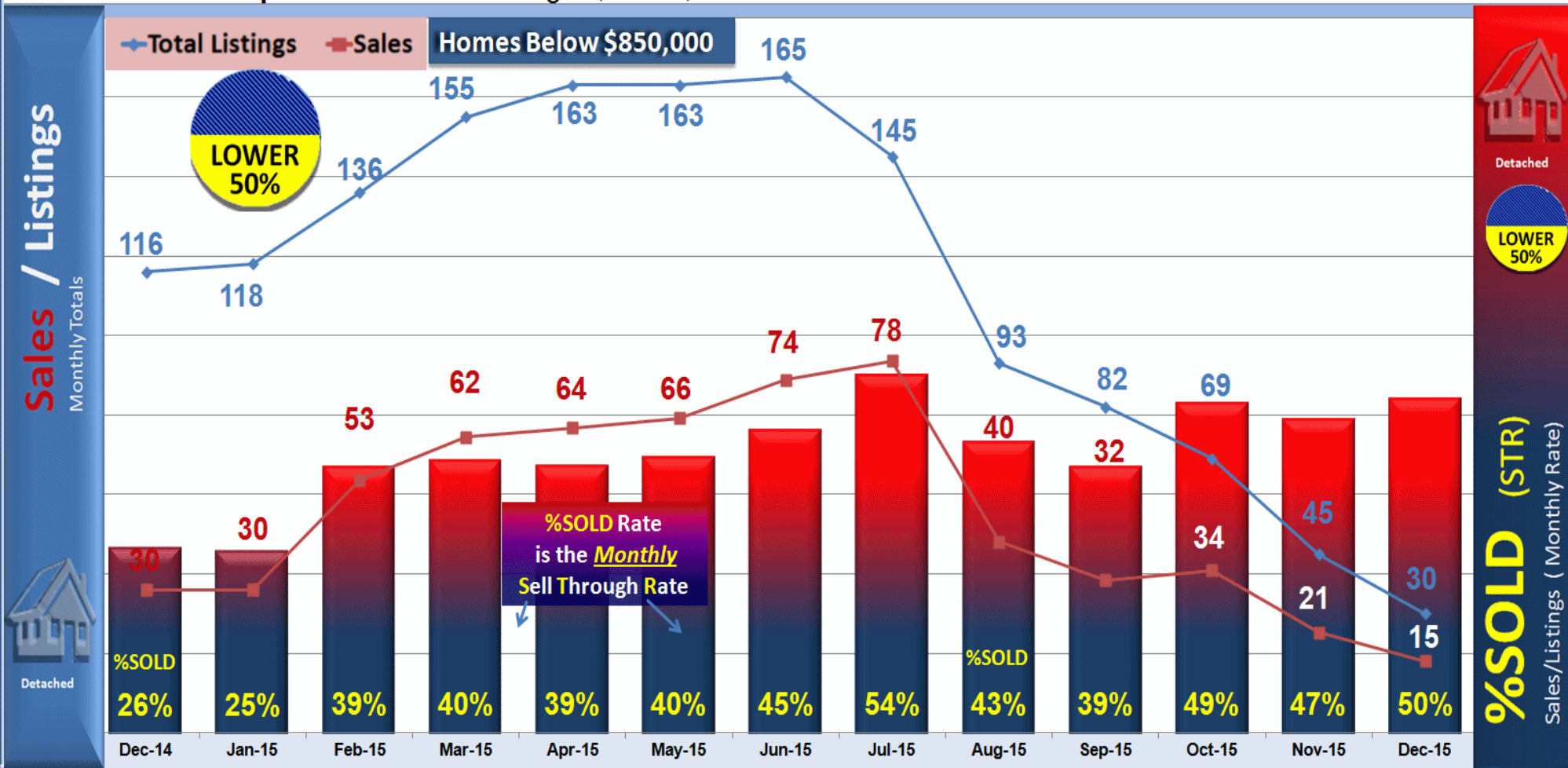
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## Market Analysis and Forecasting

Jan 1/16 Coquitlam

### Detached Coquitlam Total Listings\*\*, Sales, and %SOLD rates



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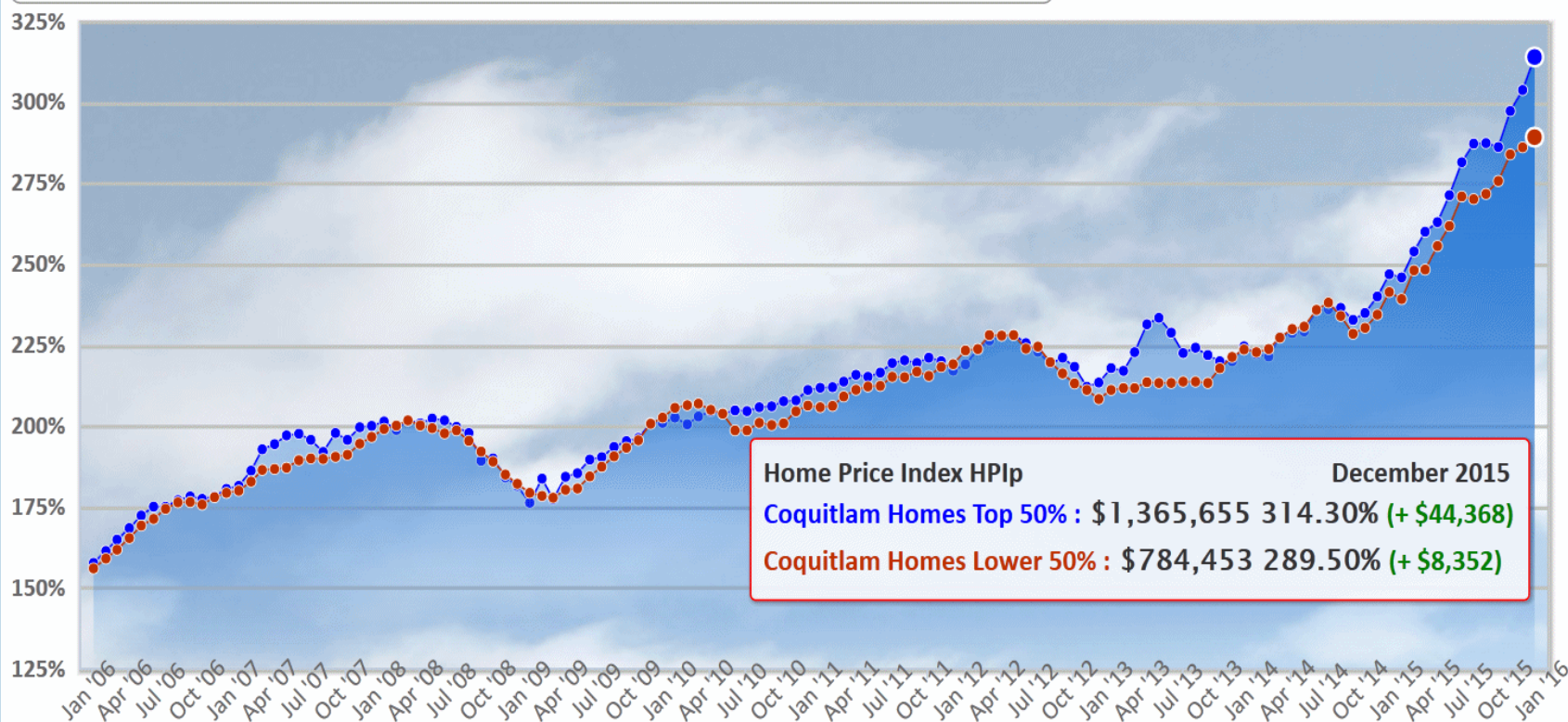


## Market Analysis and Forecasting

Jan 1/16 Coquitlam

Powered by the Greater Vancouver Market Reports HPIp

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



Monthly Home values

Date	Value
Dec 2015	% 314.30
Nov 2015	% 304.10
Oct 2015	% 297.60
Sep 2015	% 286.50
Aug 2015	% 287.70
Jul 2015	% 287.50
Jun 2015	% 281.80
May 2015	% 271.60
Apr 2015	% 263.30
Mar 2015	% 260.30
Feb 2015	% 254.20
Jan 2015	% 246.20

<< < 1 2 3 > >>

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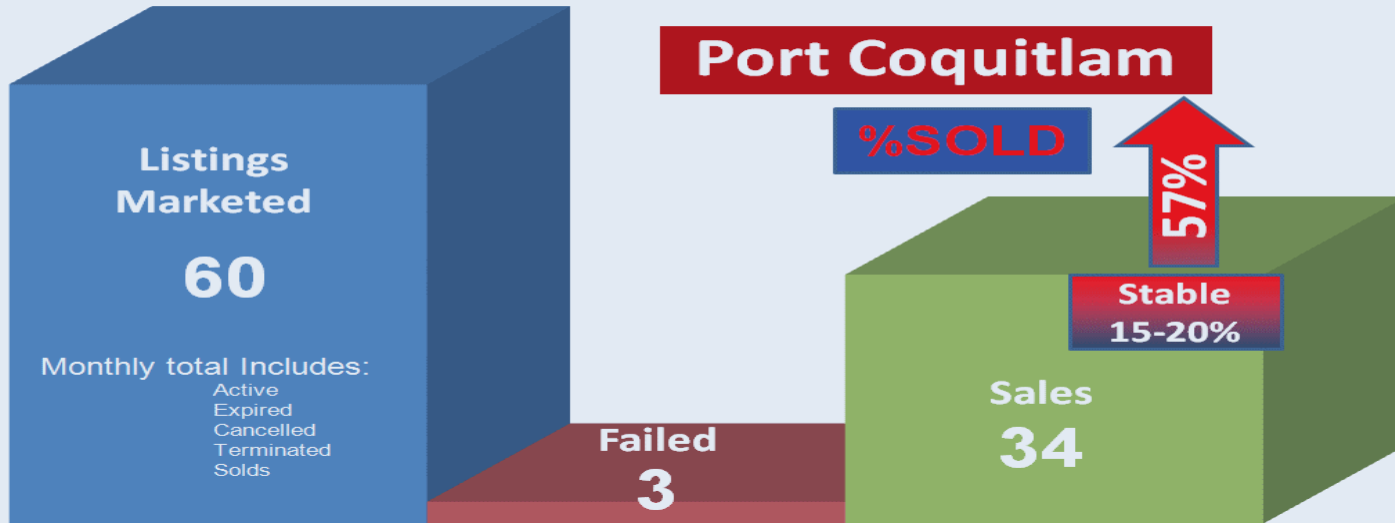


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Market Analysis and Forecasting Jan 1/16 Port Coquitlam

## Monthly Market Activity - Dec 2015 - Single Family



Jan 1 2016 Port Coquitlam Market Update (Detached)

**Current:** Pt Coquitlam's **57 %SOLD** rate indicates a Sellers Market.

(This means 57 homes out of 100 sold with an average \$16,500 surplus from the original list price).

*Most Active Price Range:* Homes between \$600,000 - \$700,000 have **70.6 %SOLD** rate.

*Least Active Price Range:* Homes above \$900,000 have **21.4 %SOLD** rate.

**History:** Port Coquitlam Year-To-Date RMR Home Price Index\* shows that prices increased \$138,963.

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



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Statistics, on the Web!

detached homes



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**Market Analysis and Forecasting** Jan 1/16 Port Coquitlam

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

Port Coquitlam Price Range Statistics - Dec 2015				Detached			
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$500,000	1	1	39	96%	-\$18,000	100.0%	↑
\$500,001-\$600,000	6	4	10	104%	\$22,950	66.7%	↑
\$600,001-\$700,000	17	12	12	108%	\$52,600	70.6%	↑
\$700,001-\$800,000	17	11	10	103%	\$19,200	64.7%	↑
\$800,001-\$890,000	5	3	56	98%	-\$16,000	60.0%	↑
\$890,001 and more	14	3	48	98%	-\$15,000	21.4%	↑
<b>Total Activity</b>	<b>60</b>	<b>34</b>	<b>7</b>	<b>103%</b>	<b>\$20,200</b>	<b>57%</b>	↑

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change	
Total Listings** (A,S,T,C,X)	79	91	60		-31	↓
Active Listings (1st of the month)	59	41	39	23	-16	↓
Solds	24	41	34		-7	↓
Days on Market (DOM)	7	7	7		0	
%SOLD (Sales/ Listings/Mthly Rate)	30.4%	45.1%	56.7%		11.6%	↑
Home Price Index	\$586,035	\$696,235	\$724,998		\$28,762	↑

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**Market Analysis and Forecasting**

Jan 1/16 Port Coquitlam

## What Sold in your Neighbourhood and for What Price?

Port Coquitlam Sub areas Statistics - Dec 2015				Detached		
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Birchland Manor	2	2	23	106%	\$54,001	100.0%
Central Port Coquitlam	6	3	106	91%	-\$79,900	50.0%
Citadel PQ	5	2	30	102%	\$12,000	40.0%
Glenwood PQ	17	9	11	110%	\$66,120	52.9%
Lower Mary Hill	3	2	10	99%	-\$7,300	66.7%
Lincoln Park PQ	6	4	13	110%	\$62,600	66.7%
Mary Hill	9	5	19	99%	-\$10,400	55.6%
Oxford Heights	3	2	8	99%	-\$9,950	66.7%
Riverwood	3	1	37	103%	\$17,000	33.3%
Woodland Acres PQ	6	4	8	102%	\$18,050	66.7%
<b>Total Activity</b>	<b>60</b>	<b>34</b>	<b>7</b>	<b>103%</b>	<b>\$20,200</b>	<b>57%</b>

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**Market Analysis and Forecasting**

Jan 1/16 Port Coquitlam

## Next Months Market Forecast

**Forecast:** Port Coquitlam has Average Listing supply; 23 homes are for sale and with the strong **57 %SOLD** Monthly rate gives us a ~1.8 months of inventory. At this sell through rate approximately 1 of these listings will not sell. We project Port Coquitlam to be a continued Sellers Market.

December's Real Estate Statistics show that major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 72 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

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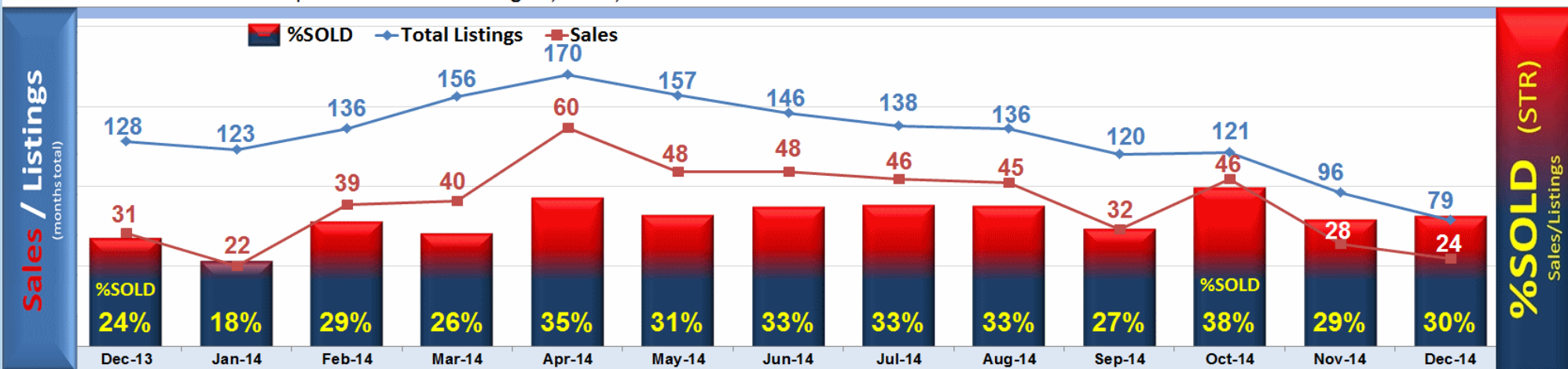
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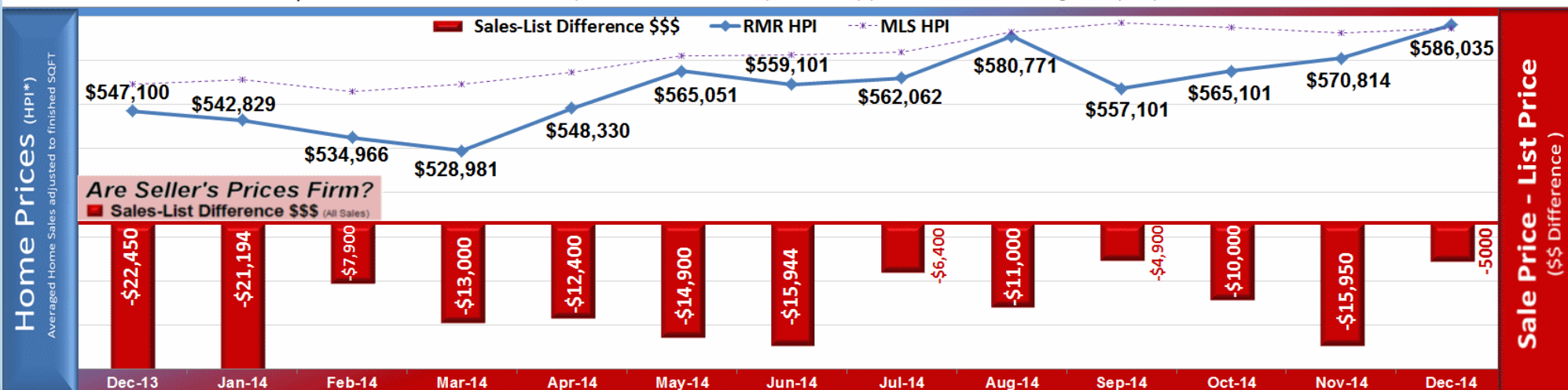
## Market Analysis and Forecasting

Jan 1/16 Port Coquitlam

Detached Port Coquitlam Total Listings\*\*, Sales, and %SOLD rates



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



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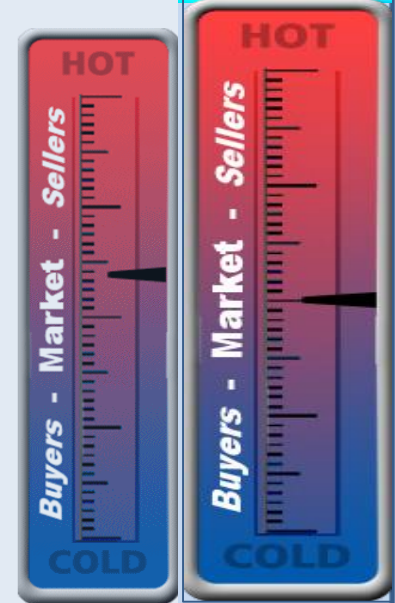
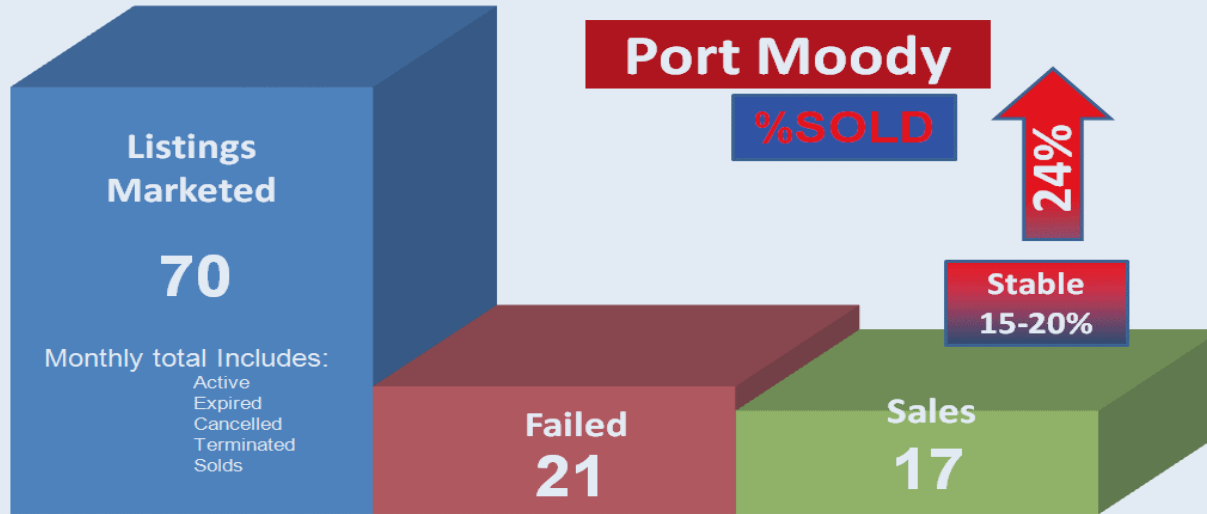
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Market Analysis and Forecasting

Jan 1/16 Port Moody

## Monthly Market Activity - Dec 2015 - Single Family



### Jan 1 2016 Port Moody Market Update (Detached)

**Current:** Port Moody's **24 %SOLD** Rate indicates a sellers Market.  
(Meaning 24 Homes out of 100 Sold Last Month with an Average \$21,900 Sales Discount from the Original List price).

*Most Active Price Range:* Homes below \$600,000 have **75.0 %SOLD** rate.

*Least Active Price Range:* Homes between \$600,000 - \$800,000 have **0 %SOLD** rate.

**History:** Pt Moody YTD RMR HPI\* shows that prices increased \$285,516.

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



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**Market Analysis and Forecasting** Jan 1/16 Port Moody

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

### Port Moody Price Range Statistics - Dec 2015

Home Price Range	Total Listings (/Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$600,000	4	3	30	100%	\$0	75.0%	↑
\$600,001-\$700,000	0	0				0.0%	↓
\$700,001-\$800,000	2	0	68			0.0%	↓
\$800,001-\$900,000	2	1	57	96%	-\$34,000	50.0%	↑
\$900,001 and more	62	13	82	98%	-\$25,000	21.0%	↑
<b>Total Activity</b>	<b>70</b>	<b>17</b>	<b>72</b>	<b>98%</b>	<b>-\$21,900</b>	<b>24%</b>	↑

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change	
Total Listings** (A,S,T,C,X)	84	85	70		-15	↓
Active Listings (1st of the month)	70	62	59	32	-27	↓
Solds	16	20	17		-3	↓
Days on Market (DOM)	10	27	72		45	↑
%SOLD (Sales/ Listings/Mthly Rate)	19.0%	23.5%	24.3%		0.8%	↑
Home Price Index	\$867,101	\$1,112,216	\$1,152,617		\$40,401	↑

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



# Vancouver Market Reports

Statistics, on the Web!

detached homes



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Market Analysis and Forecasting

Jan 1/16 Port Moody

## What Sold in your Neighbourhood and for What Price?

### Port Moody Sub areas Statistics - Dec 2015

Neighbourhoods	Total Listings (/Month)	Sales	DOM	Detached		
				Sale Price /List Price	Sell - List \$Difference	%SOLD
Anmore	22	2	80	95%	-\$51,850	9.1%
Belcarra	10	2	141	87%	-\$169,500	20.0%
Barber Street	2	2	97	97%	-\$37,500	100.0%
College Park PM	8	2	53	121%	\$127,500	25.0%
Glenayre	1	0	90			0.0%
Heritage Mountain	3	3	17	98%	-\$18,800	100.0%
Heritage Woods PM	8	2	85	105%	\$56,556	25.0%
Mountain Meadows	1	0	60			0.0%
North Shore Pt Moody	8	1	106	96%	-\$34,000	12.5%
Port Moody Centre	7	3	55	100%	\$0	42.9%
<b>Total Activity</b>	<b>70</b>	<b>17</b>	<b>72</b>	<b>98%</b>	<b>-\$21,900</b>	<b>24%</b>

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**Market Analysis and Forecasting**

Jan 1/16 Port Moody

## Next Months Market Forecast

**Forecast:** Port Moody has Average Listing Supply; 32 homes are for sale and with the **24 %SOLD** Monthly Rate gives us a ~4 months of Inventory. At this Sell-Through-Rate approximately 5 of these Listings will not sell. Another Indicator: 3% of the Active listings have Reduced their price by \$48,988 on Average or \$48,988 Median in the last month. We project Port Moody to strengthen into a Sellers Market.

December's Real Estate Statistics show that major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 72 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

We forecast this next surge of Off-shore buyers will be strong right upto the Chinese New Year this coming February 8. We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment .. do contact us for your own analysis and forecast.

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



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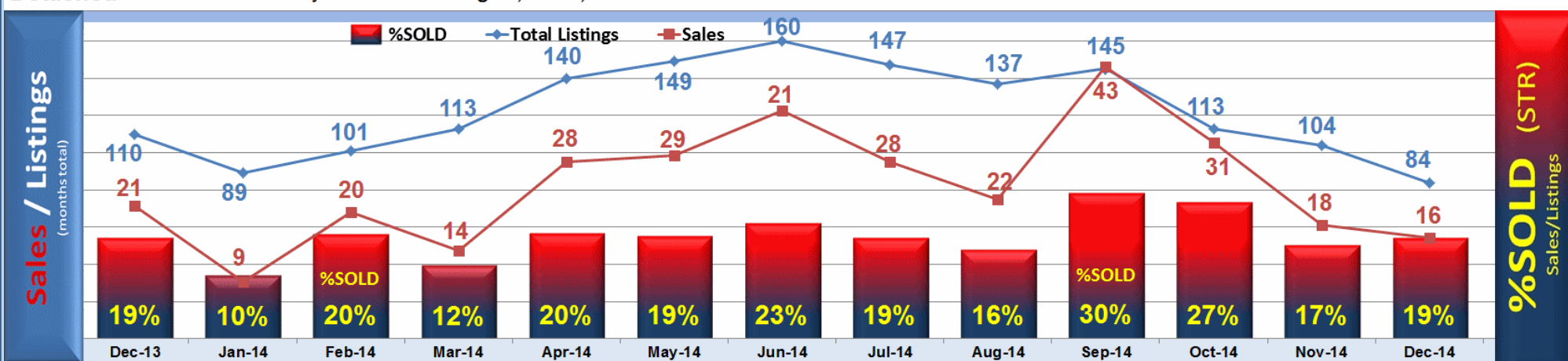
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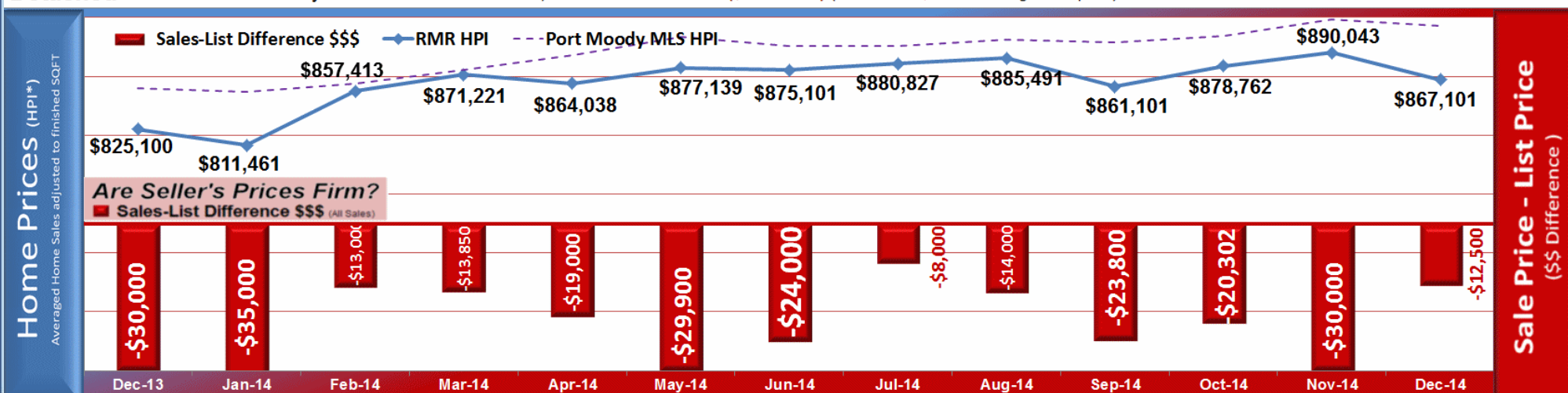


## Market Analysis and Forecasting Jan 1/16 Port Moody

Detached Port Moody Total Listings\*\*, Sales, and %SOLD rates



Detached Port Moody Home Price Index\*, Sale Price-List Price (\$ Difference) (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. [More Details](#)  
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Market Analysis and Forecasting Jan 1/16 Maple Ridge-Pitt Meadows

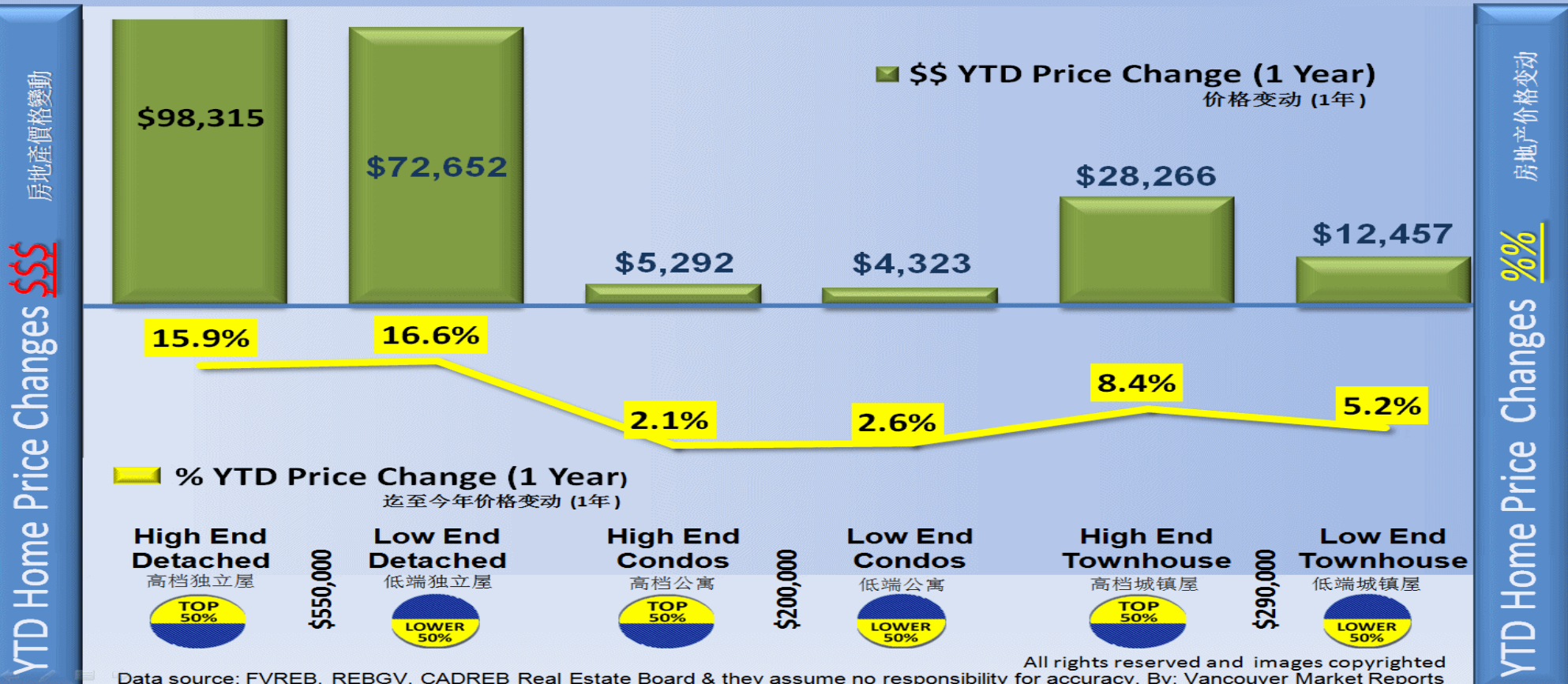
## Maple Ridge-Pitt Meadows Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

Housing Types: Year-To-Date Dec 2014 – Dec 2015 (Quarters)

迄至今年 2014 十二月 - 2015 十二月 (每季)

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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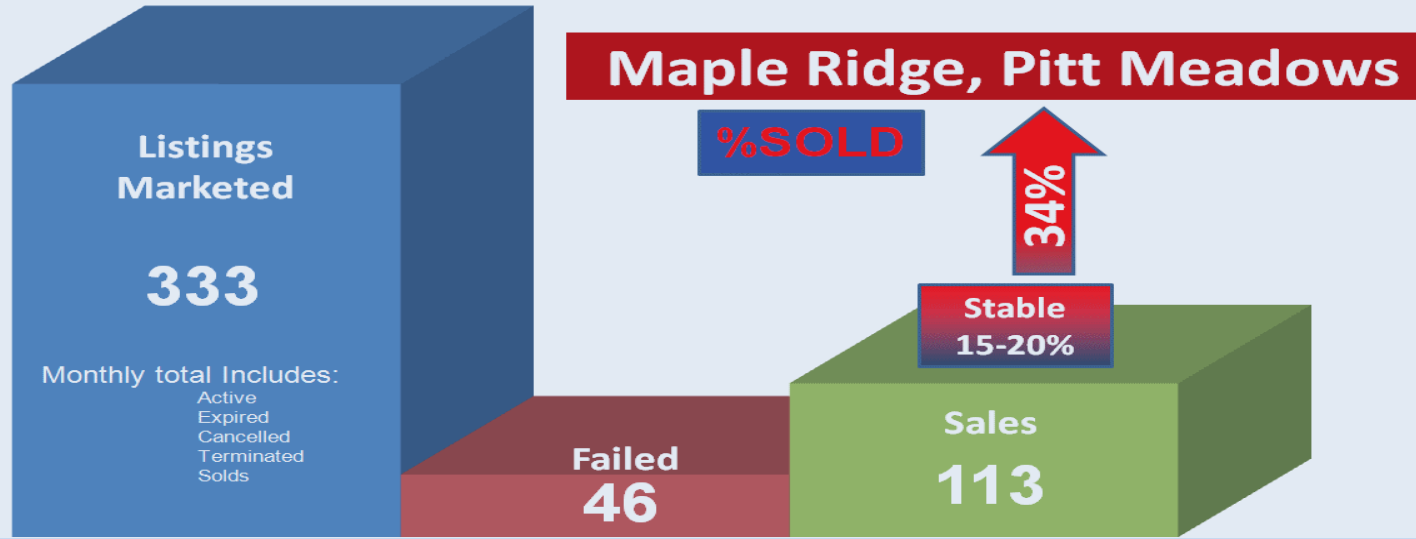


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Market Analysis and Forecasting Jan 1/16 Maple Ridge-Pitt Meadows

## Monthly Market Activity - Dec 2015 - Single Family



### Jan 1 2016 Maple Ridge & Pitt Meadows Market Update (Detached)

**Current:** Maple Ridge & Pitt Meadows are in a Sellers Market with Average Listing inventories, a **34 %SOLD** Rate and Sell Price/List Price = 100% (Meaning there is an Average of a \$0 Discount on a Sale from the List price)

*Most Active Price Range:* Homes between \$500,000-\$600,000 have **60.7 %SOLD** Rate.

*Least Active Price Range:* Homes above \$800,000 have **13.4 %SOLD** Rate.

**History:** The Maple Ridge & Pitt Meadows Year-To-Date Home Price Index **HPIp (Upper 50%)** shows that prices increased \$109,701.

The Maple Ridge & Pitt Meadows Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$84,371.

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

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Market Analysis and Forecasting Jan 1/16 Maple Ridge-Pitt Meadows

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

Maple Ridge and Pitt Meadows List Price Ranges Statistics - Dec 2015							Detached
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$400,000	21	5	51	95%	-\$14,900	23.8%	↑
\$400,001-\$500,000	38	19	36	100%	\$0	50.0%	↑
\$500,001-\$600,000	61	37	17	101%	\$5,100	60.7%	↑
\$600,001-\$700,000	50	26	24	100%	\$50	52.0%	↑
\$700,001-\$800,000	44	10	31	101%	\$6,106	22.7%	↑
\$800,001 and more	119	16	95	97%	-\$29,588	13.4%	↑
<b>Total Activity</b>	<b>333</b>	<b>113</b>	<b>11</b>	<b>100%</b>	<b>\$0</b>	<b>34%</b>	↑

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change	
Total Listings** (A,S,T,C,X)	604	433	333		-100	↓
Active Listings (1st of the month)	521	308	251	174	-77	↓
Solds	86	149	113		-36	↓
Days on Market (DOM)	50	15	11		-4	↓
%SOLD (Sales/Listings/Mthly Rate)	14%	34%	34%		0%	
(Upper 50%) Home Price Index HPIp	\$622,726	\$721,589	\$732,427		\$10,838	↑
(Lower 50%) Home Price Index HPIp	\$432,123	\$510,101	\$516,493		\$6,392	↑

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# Vancouver Market Reports

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**Market Analysis and Forecasting** Jan 1/16 Maple Ridge-Pitt Meadows

## What Sold in your Neighbourhood and for What Price?

### Maple Ridge, Haney and Pitt Mdws Sub areas Stats - Dec 2015

Detached

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Albion	43	20	23	100%	\$550	46.5%
Cottonwood MR	25	10	27	100%	\$3,050	40.0%
East Central	38	10	62	100%	\$0	26.3%
Northeast-North Maple Ridge	10	1	94	97%	-\$23,800	10.0%
Northwest Maple Ridge	12	6	14	102%	\$9,415	50.0%
Silver Valley	45	16	58	101%	\$5,100	35.6%
Southwest Mple Rdg	16	6	24	102%	\$12,600	37.5%
Thornhill	23	2	84	92%	-\$43,000	8.7%
Websters Corners	37	8	73	97%	-\$12,400	21.6%
West Central	37	14	45	99%	-\$3,250	37.8%
Whonnock	9	1	97	104%	\$51,000	11.1%
Central & Mid Meadows	12	7	16	102%	\$15,100	58.3%
North & West Meadows	16	4	141	95%	-\$60,000	25.0%
South Meadows	10	8	29	98%	-\$12,400	80.0%
<b>Total Activity</b>	<b>333</b>	<b>113</b>	<b>11</b>	<b>100%</b>	<b>\$0</b>	<b>34%</b>

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# Vancouver Market Reports

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**Market Analysis and Forecasting** Jan 1/16 **Maple Ridge-Pitt Meadows**

## Next Months Market Forecast

**Forecast:** Maple Ridge & Pitt Meadows has normal Listing supply; 174 homes are for sale and with the **34 %SOLD** Monthly Rate gives us a ~3 months of inventory. At this Sell-Through-Rate, approximately 24 of these listings will not sell. Another Indicator: 3% of the Active listings have Reduced their Price by \$13,920 on Average or \$10,000 Median in the last month. We project Maple Ridge - Pitt Meadows Detached to continue into a Sellers Market.

December's Real Estate Statistics show that major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 72 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

We forecast this next surge of Off-shore buyers will be strong right upto the Chinese New Year this coming February 8. We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment .. do contact us for your own analysis and forecast.

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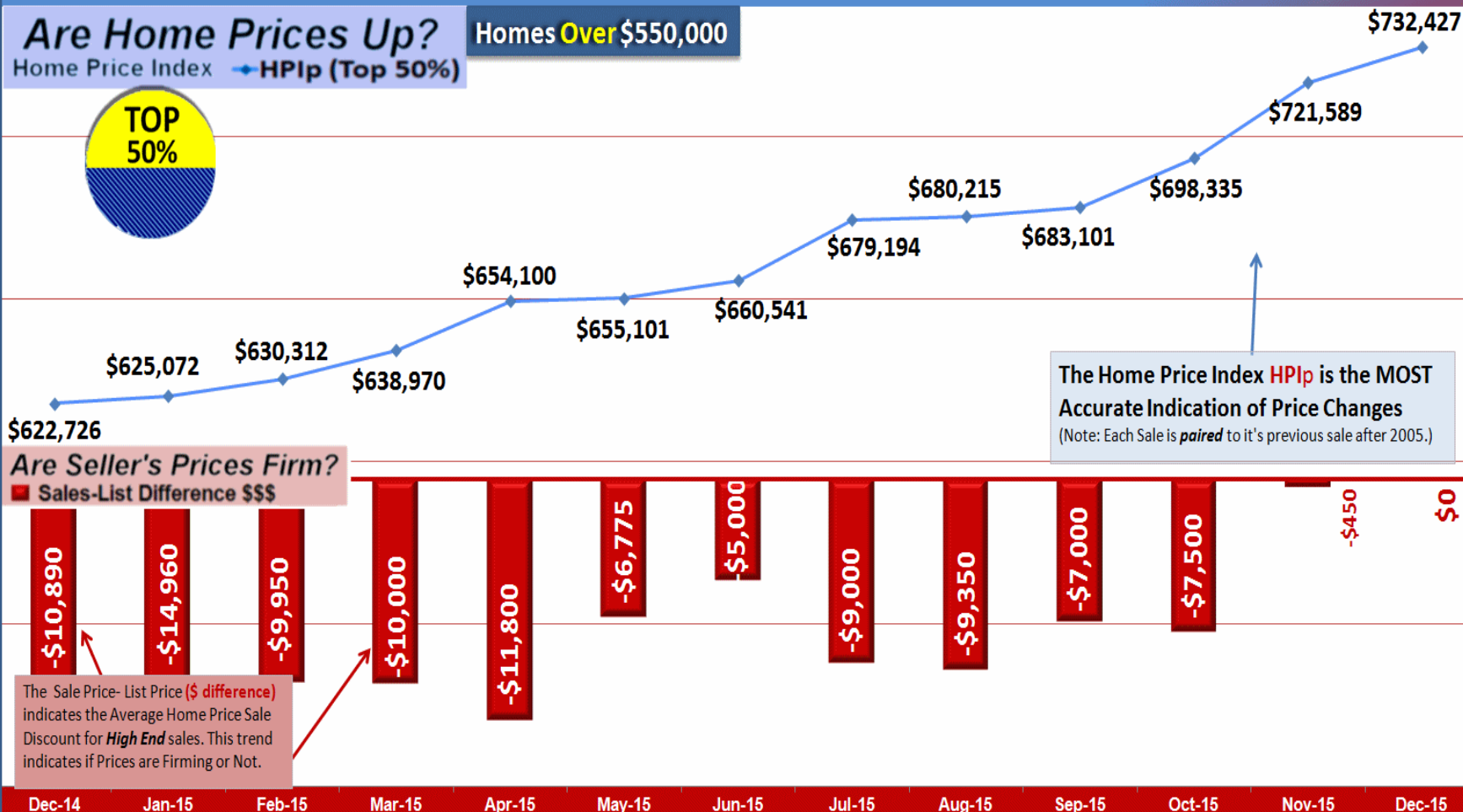
Market Analysis and Forecasting Jan 1/16 Maple Ridge-Pitt Meadows

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 Changes  
(Home Price Index Paired sales from 2005)

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

Homes Over \$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.)

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

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



Detached



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

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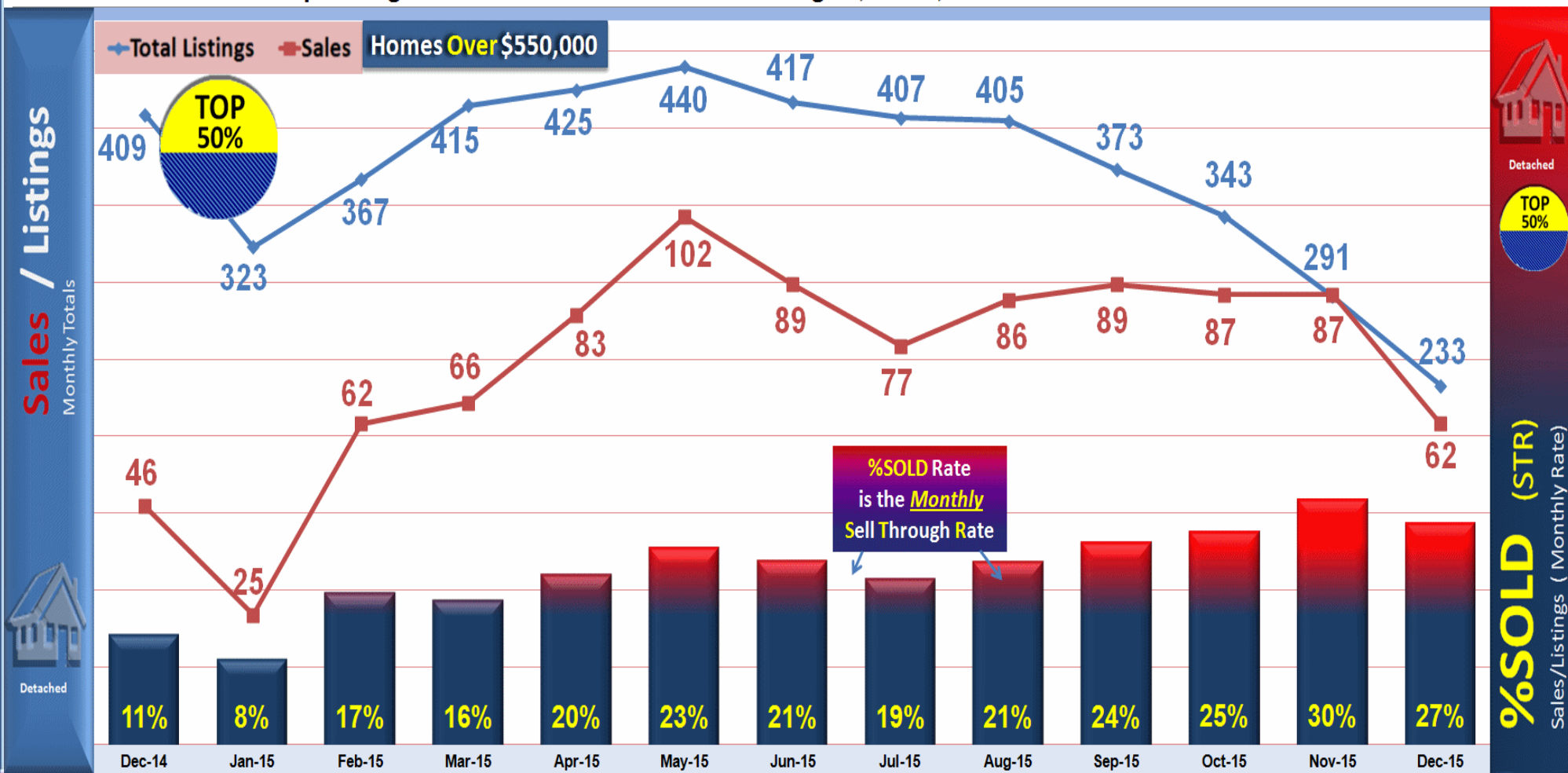
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Market Analysis and Forecasting Jan 1/16 Maple Ridge-Pitt Meadows

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



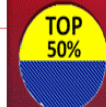
Sales / Listings  
Monthly Totals



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. [More Details](#)  
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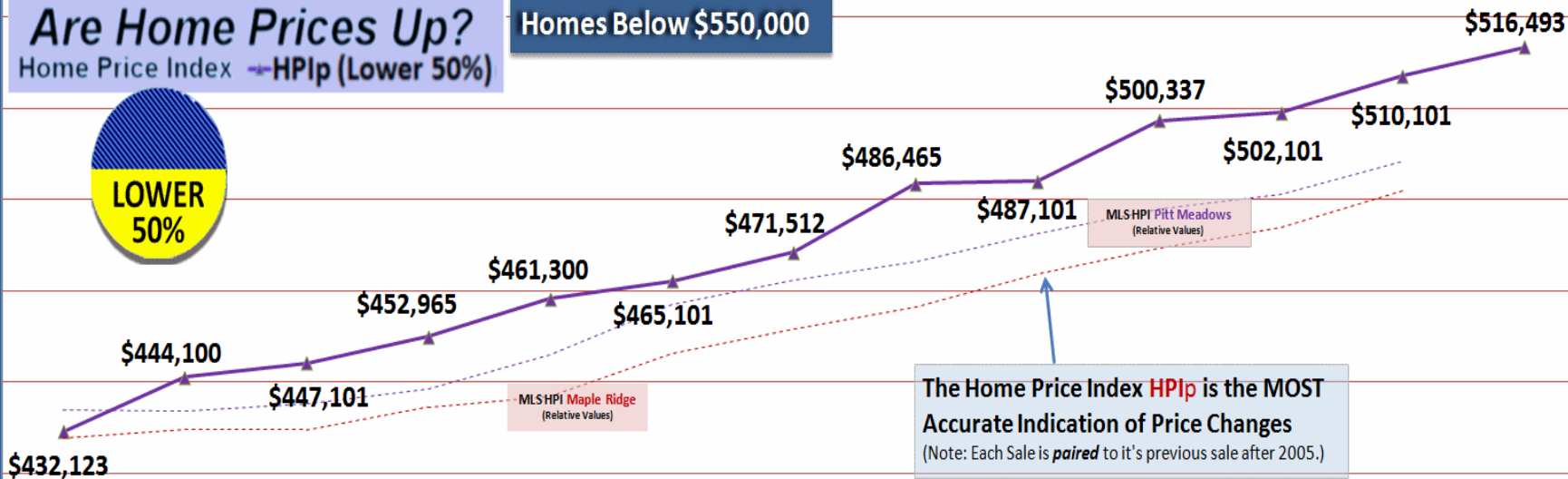
Market Analysis and Forecasting Jan 1/16 Maple Ridge-Pitt Meadows

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 Changes  
(Home Price Index Paired sales from 2005)

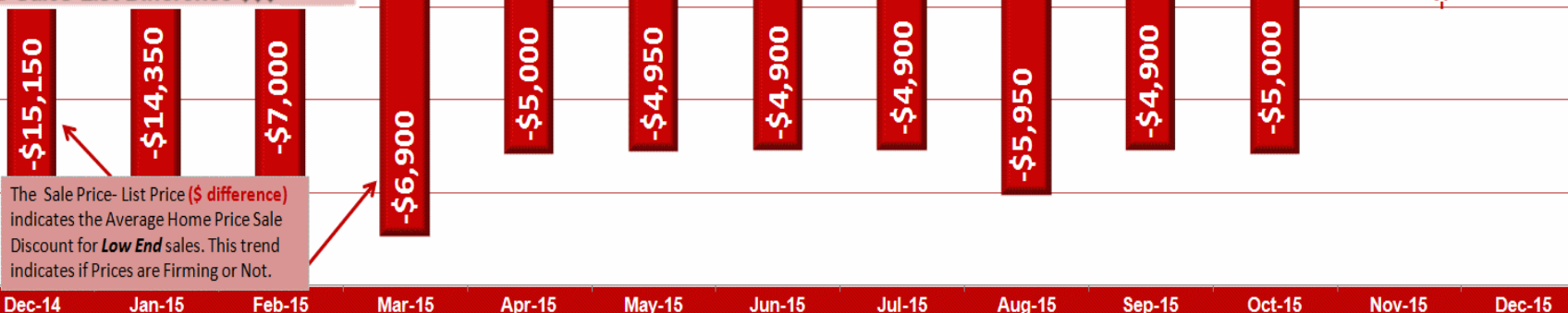
Are Home Prices Up?  
Home Price Index → HPIp (Lower 50%)

Homes Below \$550,000



Are Seller's Prices Firm?

Sales-List Difference \$\$\$



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



Detached



LOWER 50%

Sales Discount \$\$

Sale Price - Original List Price (\$ difference)

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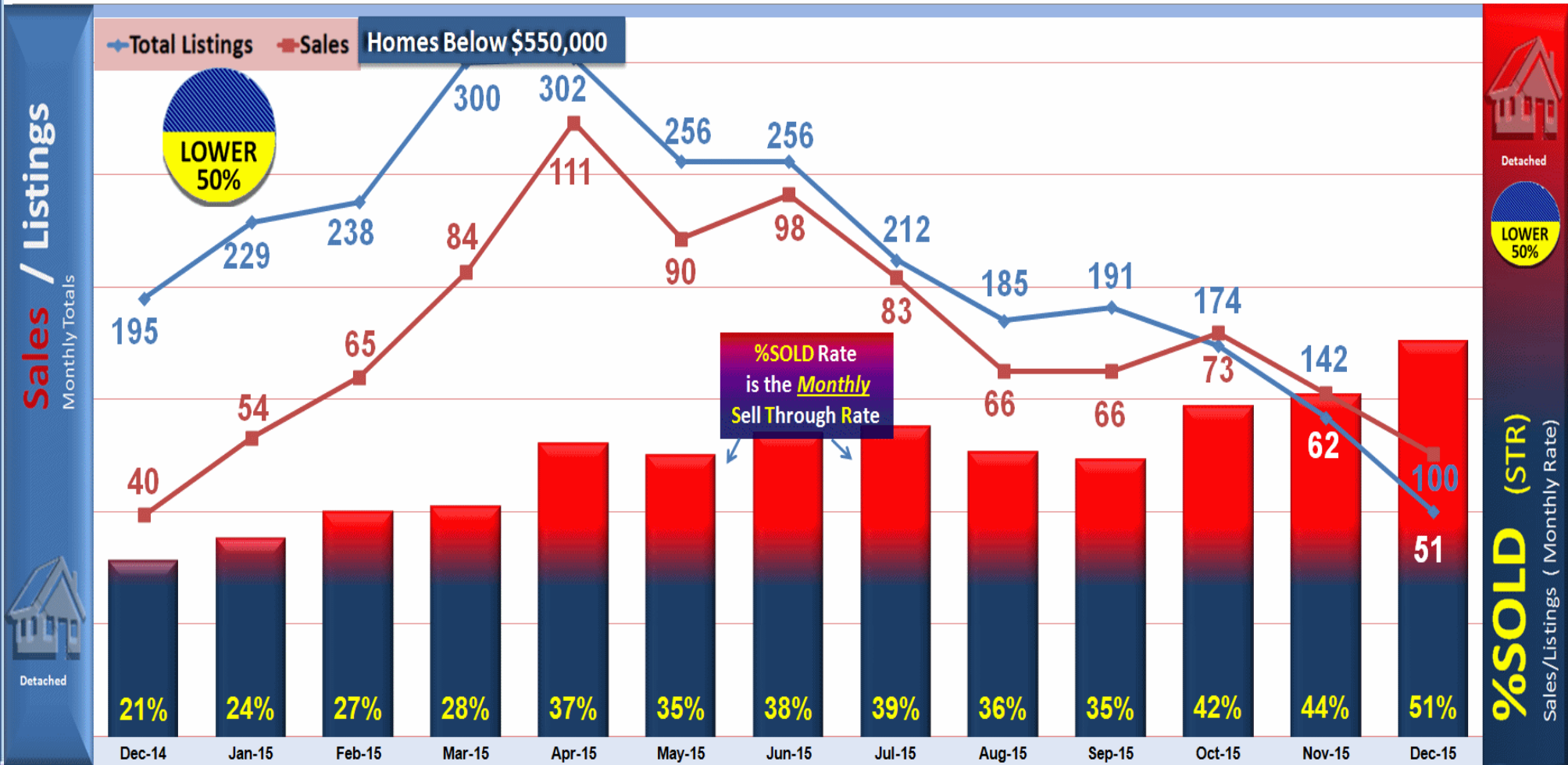
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Market Analysis and Forecasting Jan 1/16 Maple Ridge-Pitt Meadows

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



Sales / Listings  
Monthly Totals



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. [More Details](#)  
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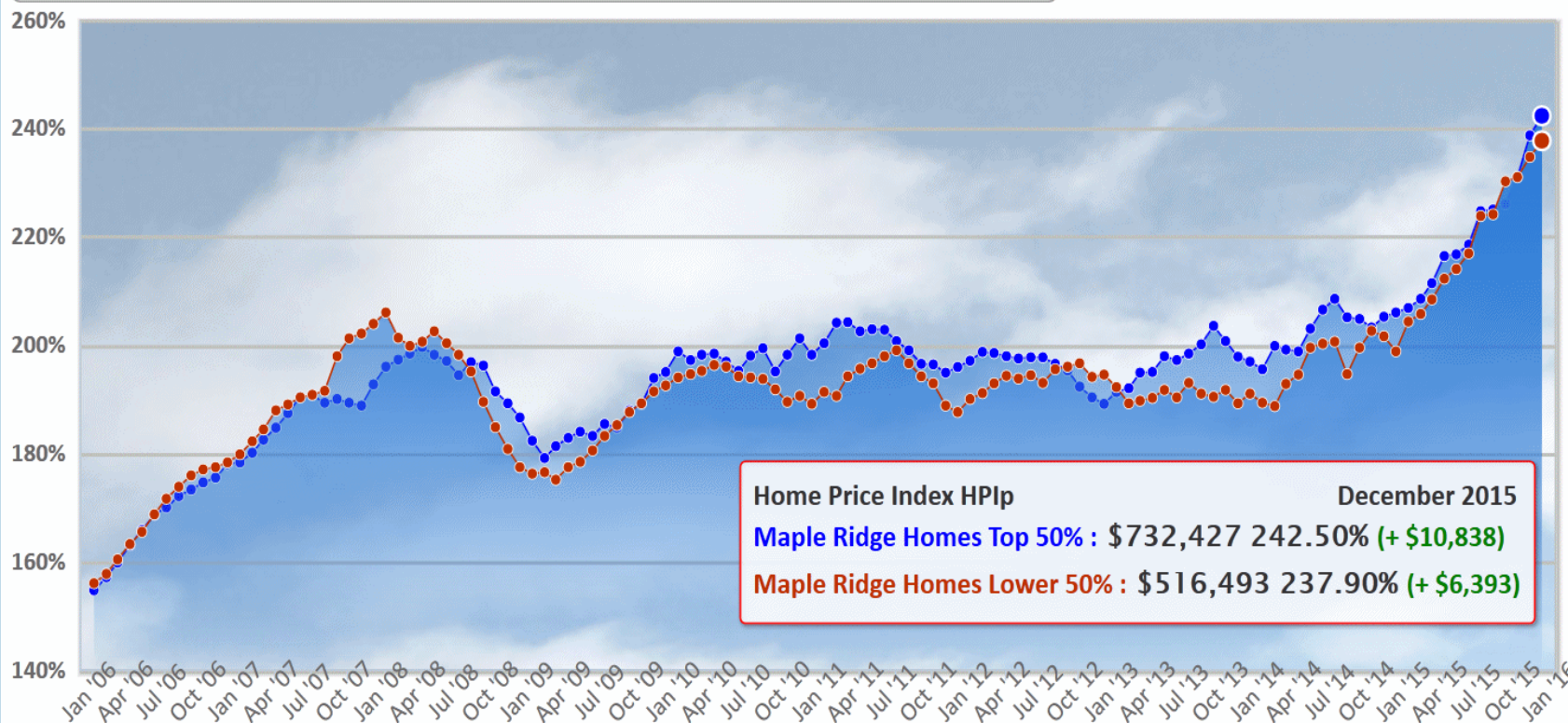
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**Market Analysis and Forecasting** Jan 1/16 Maple Ridge-Pitt Meadows

Powered by the Greater Vancouver Market Reports HPIp

Maple Ridge Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
 Maple Ridge Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



**Home Price Index HPIp** December 2015  
**Maple Ridge Homes Top 50% : \$732,427 242.50% (+ \$10,838)**  
**Maple Ridge Homes Lower 50% : \$516,493 237.90% (+ \$6,393)**

Monthly Home values

Date	Value
Dec 2015	% 242.50
Nov 2015	% 238.90
Oct 2015	% 231.20
Sep 2015	% 226.20
Aug 2015	% 225.20
Jul 2015	% 224.90
Jun 2015	% 218.70
May 2015	% 216.90
Apr 2015	% 216.60
Mar 2015	% 211.60
Feb 2015	% 208.70
Jan 2015	% 207.00

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Market Analysis and Forecasting Jan 1/16 White Rock & S. Surrey

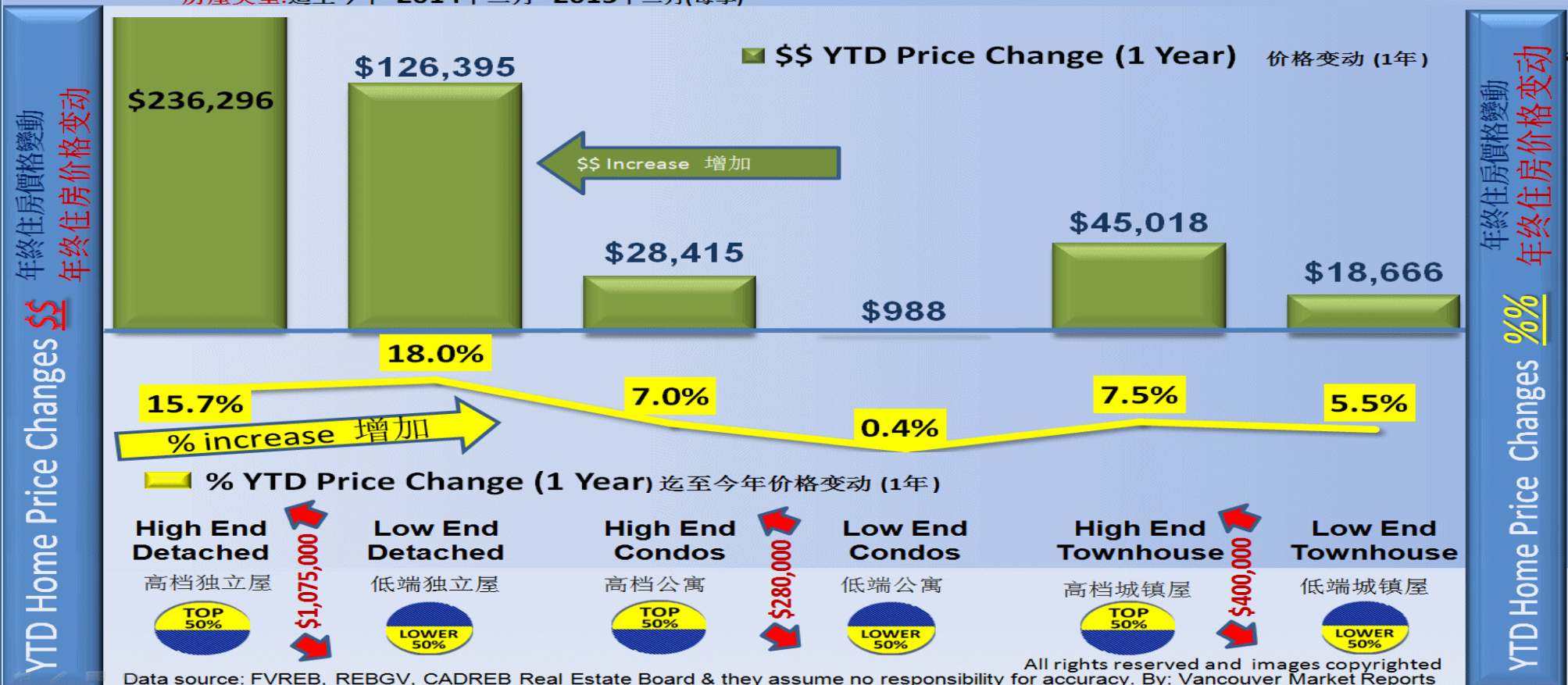
## South Surrey White Rock Real Estate Price Changes (\$/%)

白石,南素里 房地產價格變動/白石,南素里 房地產價格變動

Housing Types: Year-To-Date Dec 2014 – Dec 2015 (Quarters)

房屋类型: 迄至今年 2014十二月-2015十二月(每季)

Powered by: Vancouver Market Reports HPI<sup>®</sup>



YTD Home Price Changes \$\$ 年終住房價格變動

YTD Home Price Changes % 年終住房價格變動

\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
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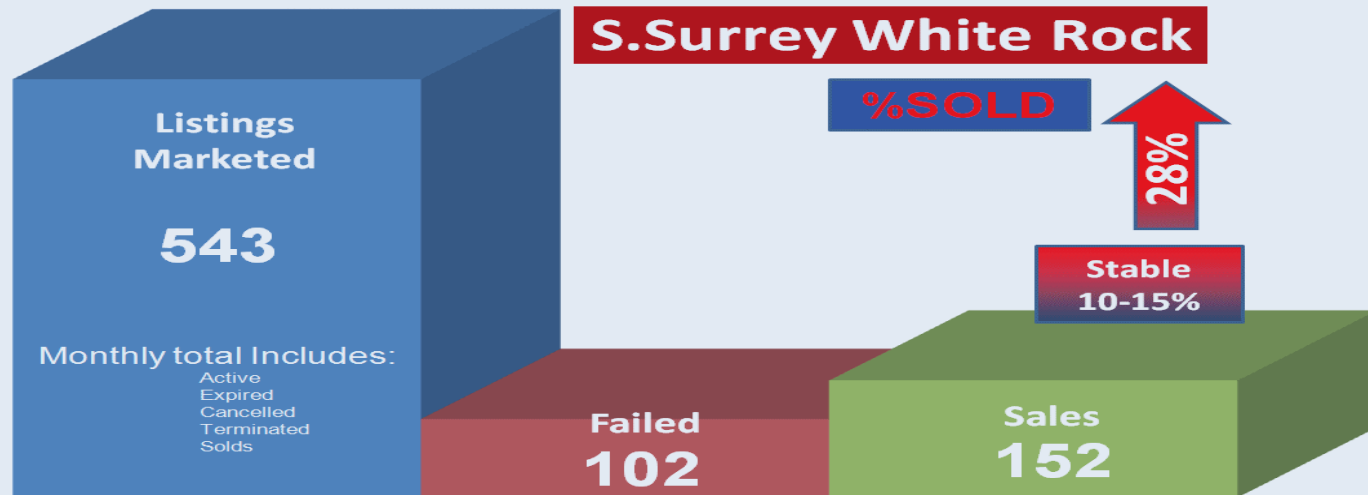


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**Market Analysis and Forecasting** Jan 1/16 White Rock & S. Surrey

## Monthly Market Activity Dec 2015 - Single Family



Jan 1 2016 White Rock - South Surrey Market Update (Detached)

**Current:** White Rock South Surrey is in a Sellers Market with average listing inventories, **28 %SOLD** rate and a 96% Sell/List Ratio. (This means that there is an average of a \$36,500 discount on a sale from the original list price)  
 Most Active Price Range: Homes between \$500,000 - \$600,000 have **100.0 %SOLD** rate.  
 Least Active Price Range: Homes above \$2 mill. have **11.8 %SOLD** rate.

**History:** The S. Surrey White Rock Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$220,001. The S. Surrey White Rock Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$150,021.  
 \*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

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# Vancouver Market Reports

Statistics, on the Web!

detached homes



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Market Analysis and Forecasting Jan 1/16 White Rock & S. Surrey

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

White Rock - South Surrey List Price Ranges Statistics - Dec 2015							Detached
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$500,000	15	7	44	93%	-\$6,900	46.7%	↑
\$500,001-\$600,000	2	2	123	98%	-\$15,250	100.0%	↑
\$600,001-\$700,000	5	3	28	96%	-\$24,000	60.0%	↑
\$700,001-\$800,000	27	7	74	98%	-\$15,000	25.9%	↑
\$800,001-\$900,000	45	17	42	99%	-\$7,000	37.8%	↑
\$900,001-\$1,000,000	35	12	23	100%	-\$4,450	34.3%	↑
\$1,000,001-\$1,250,000	55	26	33	97%	-\$35,194	47.3%	↑
\$1,250,001-\$1,500,000	66	26	58	96%	-\$55,000	39.4%	↑
\$1,500,001-\$2,000,000	115	31	70	95%	-\$82,000	27.0%	↑
\$2,000,001 and more	178	21	92	94%	-\$139,900	11.8%	↑
<b>Total Activity</b>	<b>543</b>	<b>152</b>	<b>29</b>	<b>96%</b>	<b>-\$36,500</b>	<b>28%</b>	↑

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change	
Total Listings** (A,S,T,C,X)	738	690	543		-147	↓
Active Listings (1st of the month)	606	515	424	289	-135	↓
Solds	108	182	152		-30	↓
Days on Market (DOM)	38	35	29		-6	↓
%SOLD (Sales/ Listings /mnlthly rate)	15%	26%	28%		2%	↑
(Top 50%) Home Price Index HPIp	\$1,520,100	\$1,738,101	\$1,740,101		\$2,000	↑
(Lower 50%) Home Price Index HPIp	\$712,079	\$825,100	\$862,100		\$37,000	↑

\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
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**Market Analysis and Forecasting** Jan 1/16 White Rock & S. Surrey

## What Sold in your Neighbourhood and for What Price?

White Rock - South Surrey Sub areas Statistics - Dec 2015				Detached		
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Elgin Chantrell	82	18	87	95%	-\$109,000	22.0%
Sunnyside Pk Surrey	30	16	45	97%	-\$24,000	53.3%
Crescent Bch Ocean Pk.	71	20	50	98%	-\$33,500	28.2%
White Rock	125	32	81	96%	-\$42,400	25.6%
King George Corridor	61	22	44	97%	-\$13,000	36.1%
Hazelmere	24	4	155	94%	-\$99,000	16.7%
Grandview Surrey	62	17	59	97%	-\$36,500	27.4%
Morgan Creek	39	9	46	97%	-\$58,000	23.1%
Pacific Douglas	49	14	40	100%	-\$3,950	28.6%
<b>Total Activity</b>	<b>543</b>	<b>152</b>	<b>29</b>	<b>96%</b>	<b>-\$36,500</b>	<b>28%</b>

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**Market Analysis and Forecasting** Jan 1/16 White Rock & S. Surrey

## Next Months Market Forecast

**Forecast:** White Rock South Surrey has average Listing supply; 289 homes are for sale and with the **28 %SOLD** monthly rate gives us a ~2.8 months of inventory. At this sell through rate approximately 65 of these listings will not sell. 2% of the active listings have reduced their price by \$32,600 on average or \$20,000 median for the last month. We project White Rock South Surrey to be a continued Sellers market.

The Fraser Valley Markets were directly affected by the Hyper Active Vancouver Markets. The December Statistics shows major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 70 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$12,578 in the Fraser Valley Cities and \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

We forecast this next surge of Off-shore buyers will be strong right upto the Chinese New Year this coming February 8. We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment .. do contact us for your own analysis and forecast.

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



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Market Analysis and Forecasting Jan 1/16 White Rock & S. Surrey

Detached

White Rock - South Surrey

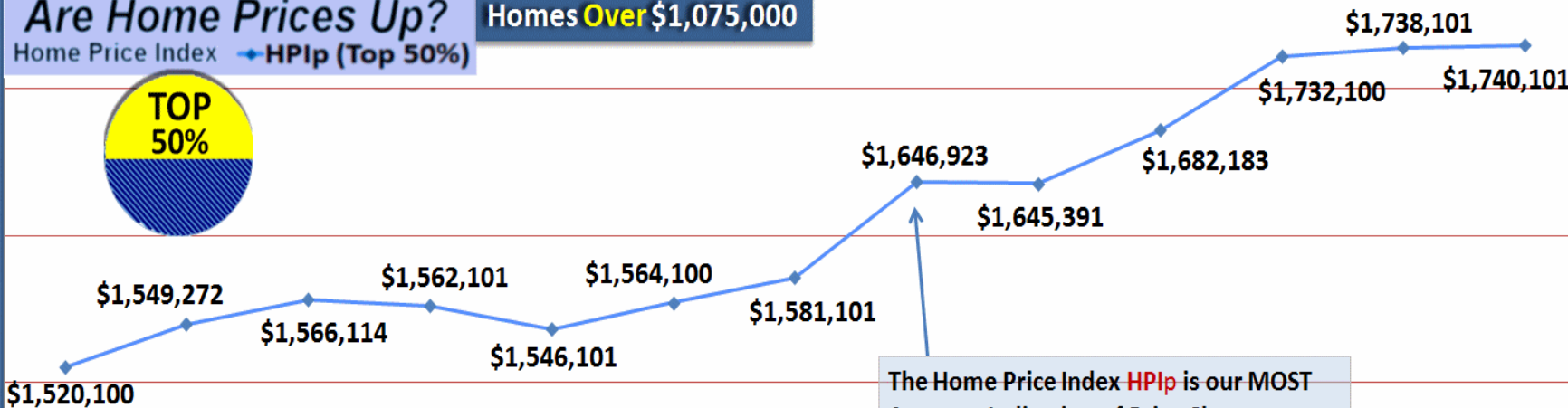
Home Price Index **HPIp (Top 50%)**, Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

## Are Home Prices Up?

Home Price Index → **HPIp (Top 50%)**

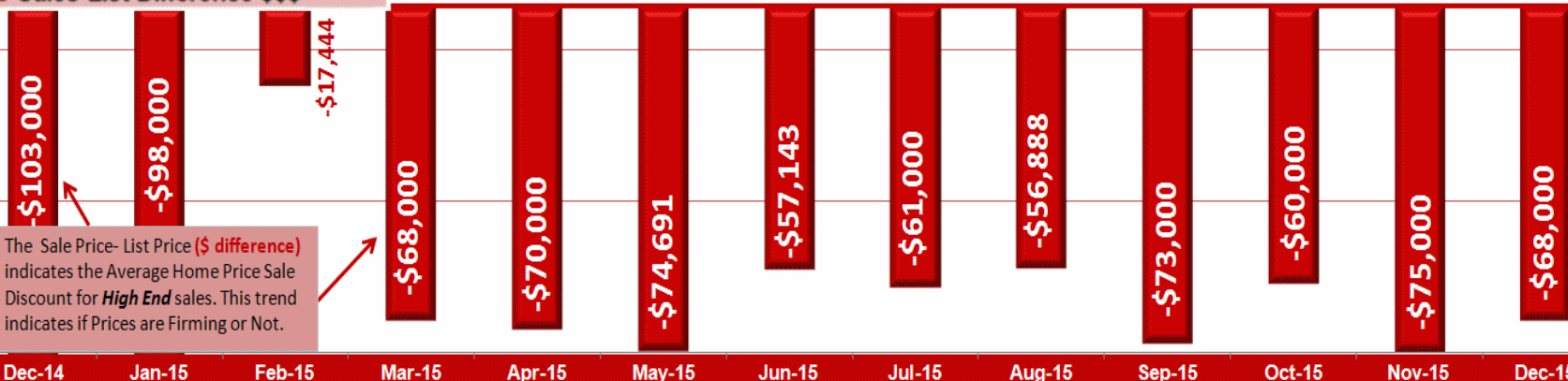
Homes **Over** \$1,075,000



## Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

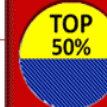
The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for **High End** sales. This trend indicates if Prices are Firming or Not.



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



Detached



TOP 50%

Sales Discount \$\$

Sale Price - Original List Price (\$ difference)

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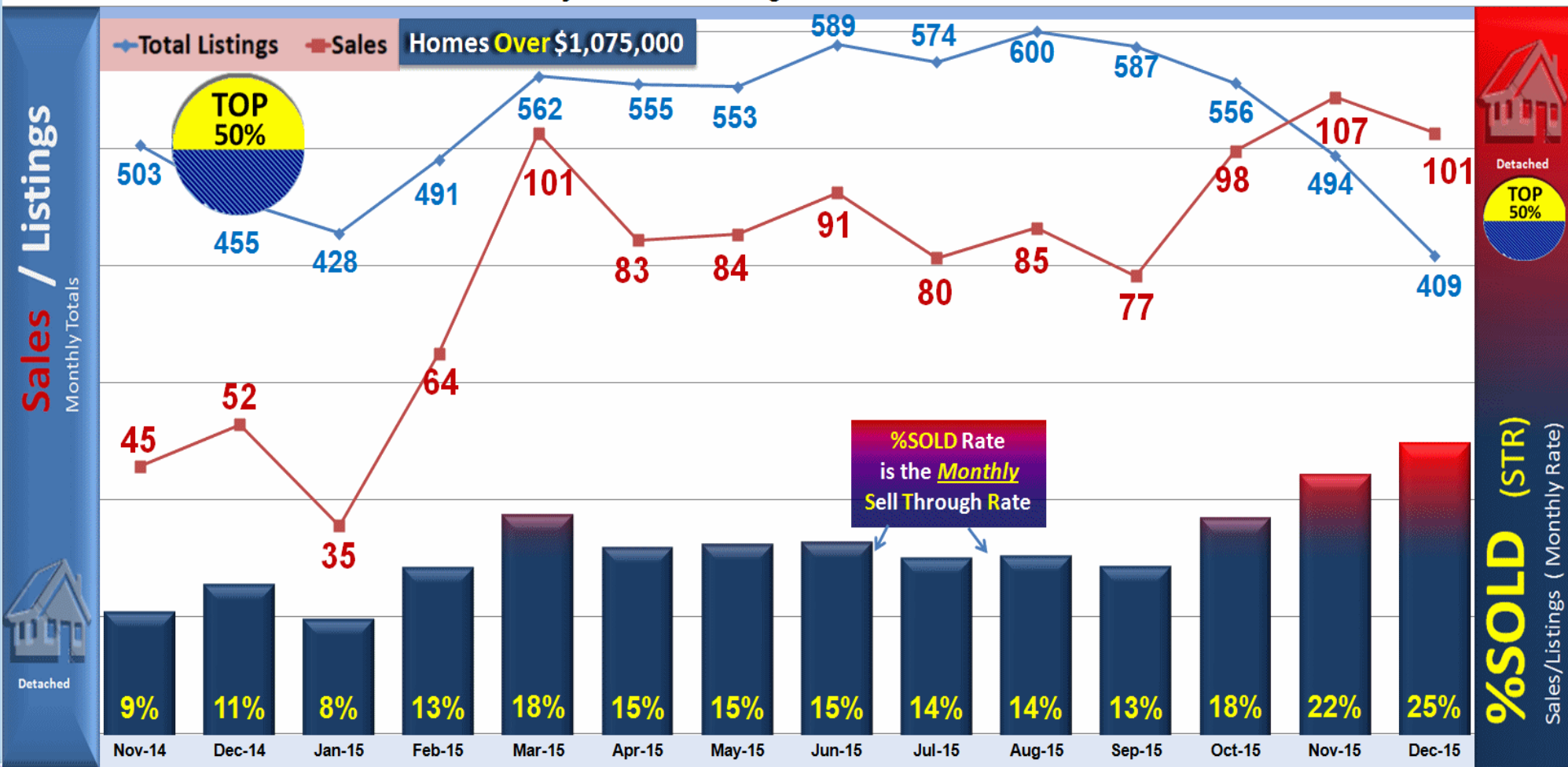
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Market Analysis and Forecasting Jan 1/16 White Rock & S. Surrey

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



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. [More Details](#)  
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# Vancouver Market Reports

Statistics, on the Web!

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Market Analysis and Forecasting Jan 1/16 White Rock & S. Surrey

## Detached

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

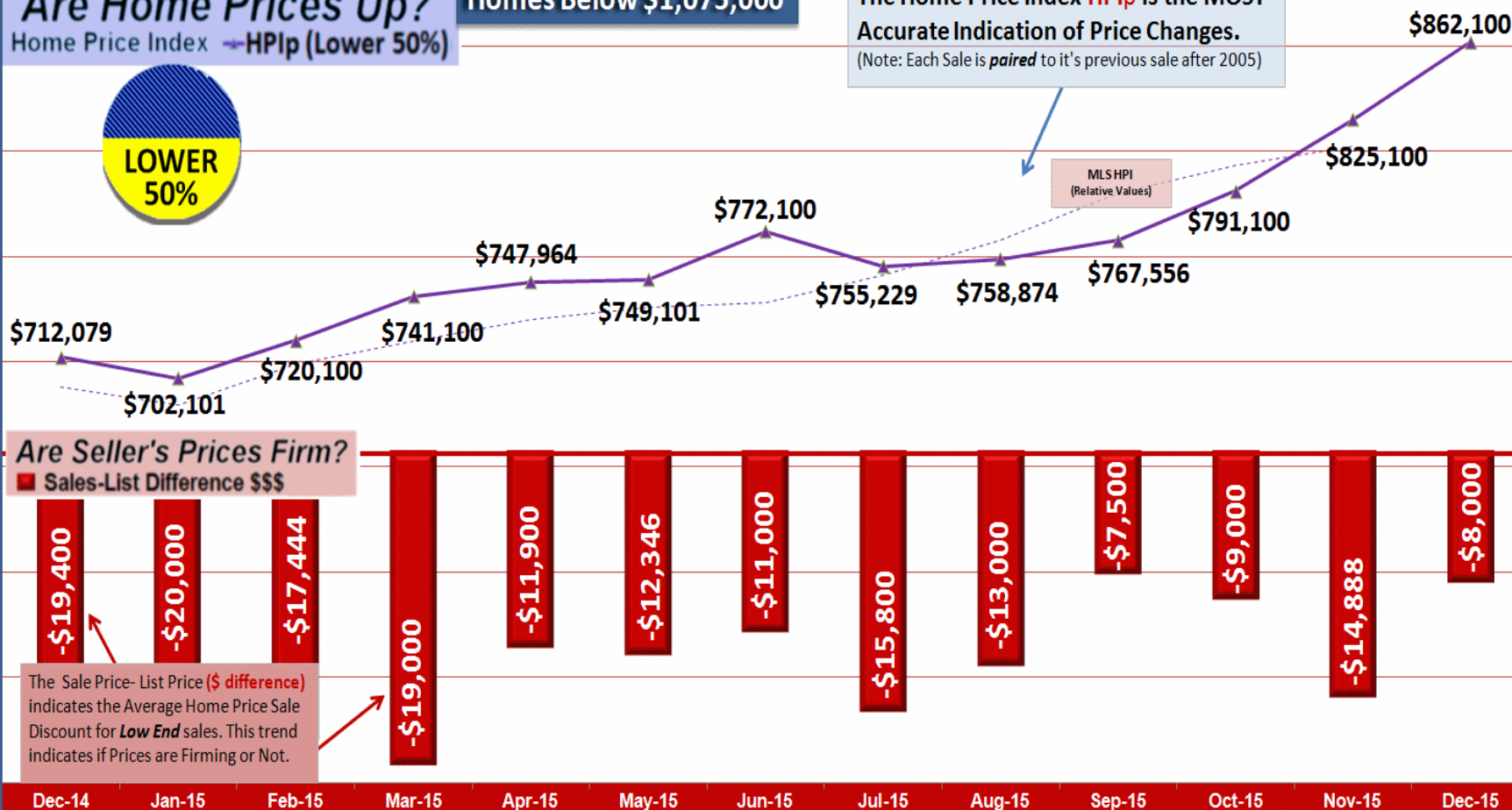
Home Price Changes  
(Home Price Index Paired sales from 2005)

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

Homes Below \$1,075,000

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)



### Are Seller's Prices Firm?

Sales-List Difference \$\$\$

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



Detached



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

\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
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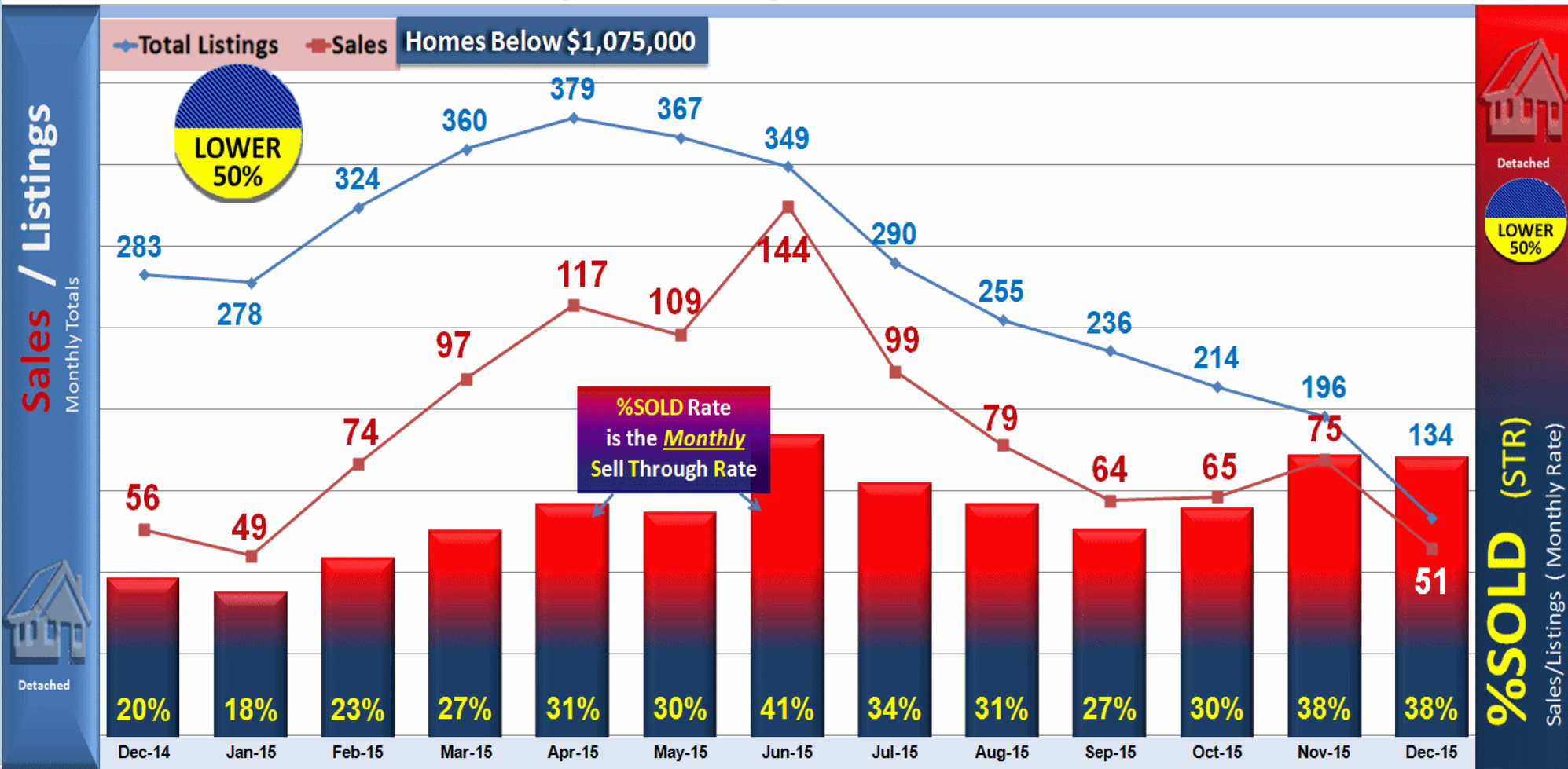
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Market Analysis and Forecasting Jan 1/16 White Rock & S. Surrey

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



Sales / Listings

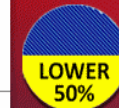
Monthly Totals



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. [More Details](#)  
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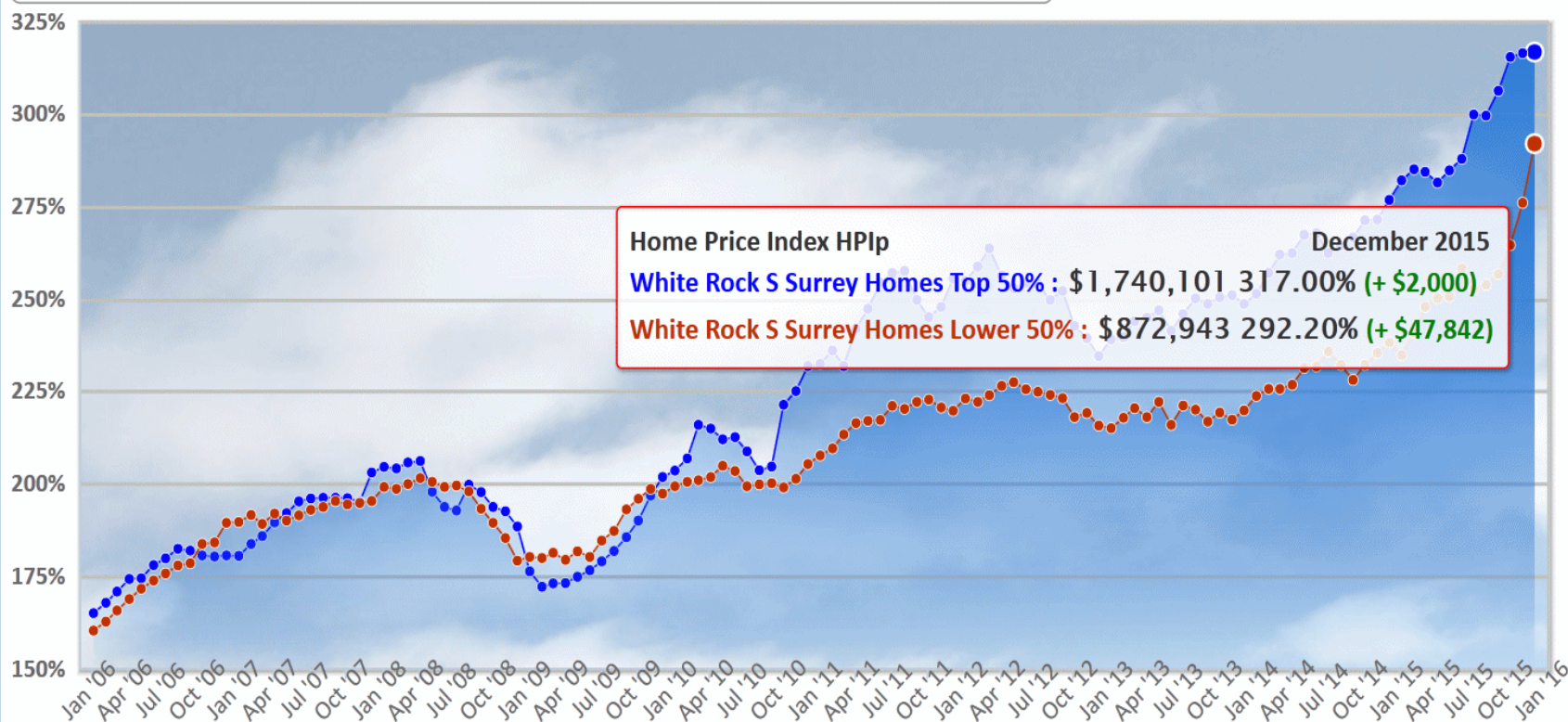


## Market Analysis and Forecasting Jan 1/16 White Rock & S. Surrey

Powered by the Greater Vancouver Market Reports HPIp



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



**Home Price Index HPIp**  
 White Rock S Surrey Homes Top 50% : \$1,740,101 317.00% (+ \$2,000)  
 White Rock S Surrey Homes Lower 50% : \$872,943 292.20% (+ \$47,842)

Monthly Home values

Date	Value
Dec 2015	% 317.00
Nov 2015	% 316.70
Oct 2015	% 315.60
Sep 2015	% 306.50
Aug 2015	% 299.80
Jul 2015	% 300.10
Jun 2015	% 288.10
May 2015	% 285.00
Apr 2015	% 281.70
Mar 2015	% 284.60
Feb 2015	% 285.30
Jan 2015	% 282.30

<< < 1 2 3 > >>

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Market Analysis and Forecasting

Jan 1/16

North Delta

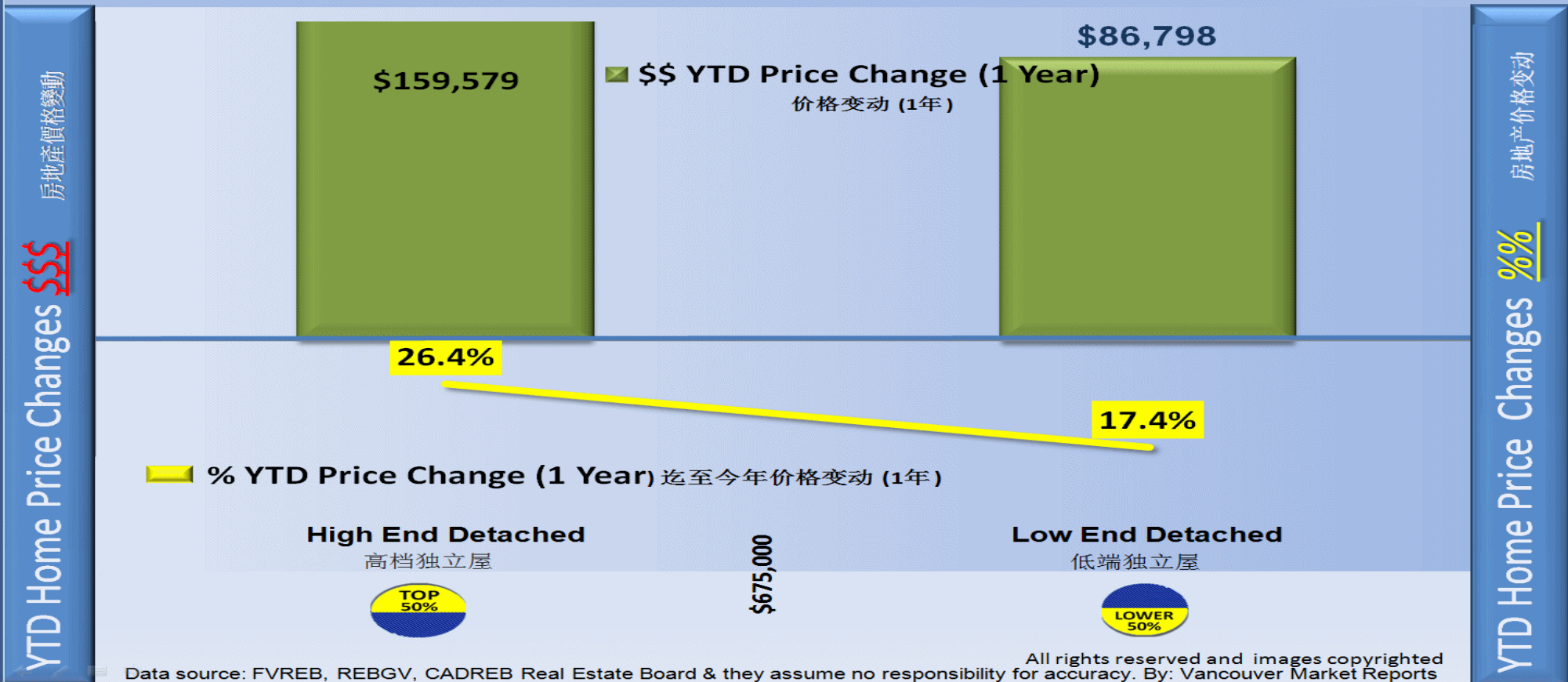
## North Delta Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

Housing Types: Year-To-Date Dec 2014 – Dec 2015 (Quarters)

迄至今年 2014 十二月 -2015 十二月 (每季)

Powered by: Vancouver Market Reports HPIp



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

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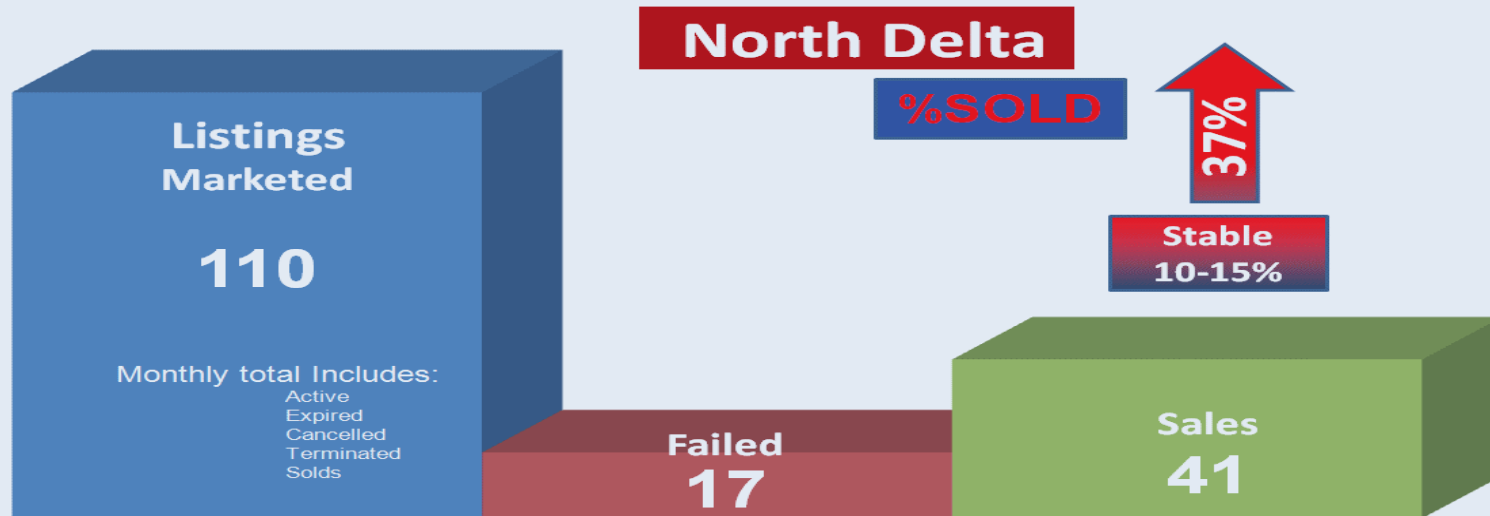
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Market Analysis and Forecasting

Jan 1/16 North Delta

## Monthly Market Activity - Dec 2015 - Single Family



Jan 1 2016 N. Delta Market Update (Detached)

**Current:** N.Delta has a Sellers Market with **37 %SOLD** rate and a 99% Sell/List ratio. (This means that there is an average of a \$4,800 sales discount from the original list price)

*Most Active Price Range:* Homes between \$500,000 - \$700,000 have a high **50.0 %SOLD** rate.

*Least Active Price Range:* Homes below \$500,000 have **0 %SOLD** rate.

**History:** The North Delta Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$191,306. The North Delta Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$83,936.

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



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Market Analysis and Forecasting

Jan 1/16

North Delta

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

### N. Delta List Price Ranges Statistics - Dec 2015

Detached

Home Price Range	Total Listings (/month)		Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$500,000	1	LOWER 50%	0	126			0.0%	↓
\$500,001-\$600,000	4		2	58	96%	-\$24,450	50.0%	↑
\$600,001-\$700,000	34		17	14	100%	-\$1,900	50.0%	↑
\$700,001 and more	71	TOP 50%	22	40	99%	-\$5,400	31.0%	↑
<b>Total Activity</b>	<b>110</b>		<b>41</b>	<b>9</b>	<b>99%</b>	<b>-\$4,800</b>	<b>37%</b>	↑

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change	
Total Listings** (A,S,T,C,X)	238	151	110		-41	↓
Active Listings (1st of the month)	177	101	69	52	-17	↓
Solds	56	67	41		-26	↓
Days on Market (DOM)	12	10	9		-1	↓
%SOLD (Sales/ Listings /mnlthly rate)	24%	44%	37%		-7%	↓
(Top 50%) Home Price Index HPIp	\$599,948	\$763,580	\$791,254		\$27,674	↑
(Lower 50%) Home Price Index HPIp	\$507,394	\$589,429	\$591,330		\$1,901	↑

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Market Analysis and Forecasting

Jan 1/16

North Delta

## What Sold in your Neighbourhood and for What Price?

### N. Delta Sub areas Statistics - Dec 2015

Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Annieville	27	9	36	99%	-\$4,000	33.3%
Nordel	44	16	33	100%	\$1,700	36.4%
Scottsdale	26	10	41	99%	-\$5,900	38.5%
Sunshine Hills Woods	13	6	26	99%	-\$5,500	46.2%
<b>Total Activity</b>	<b>110</b>	<b>41</b>	<b>9</b>	<b>99%</b>	<b>-\$4,800</b>	<b>37%</b>



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**Market Analysis and Forecasting**

Jan 1/16

**North Delta**

## Next Months Market Forecast

**Forecast:** North Delta has average Listing supply; 52 homes are for sale and with the strong **37 %SOLD** monthly rate gives us about ~2.5 months of inventory. At this sell through rate approximately 23 of these listings will not sell. 8% of the active listings have reduced their price by \$35,475 on average or \$30,600 on median for the last month. We project North Delta to be a continued sellers market.

The Fraser Valley Markets were directly affected by the Hyper Active Vancouver Markets. The December Statistics shows major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 70 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$12,578 in the Fraser Valley Cities and \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

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North Delta

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

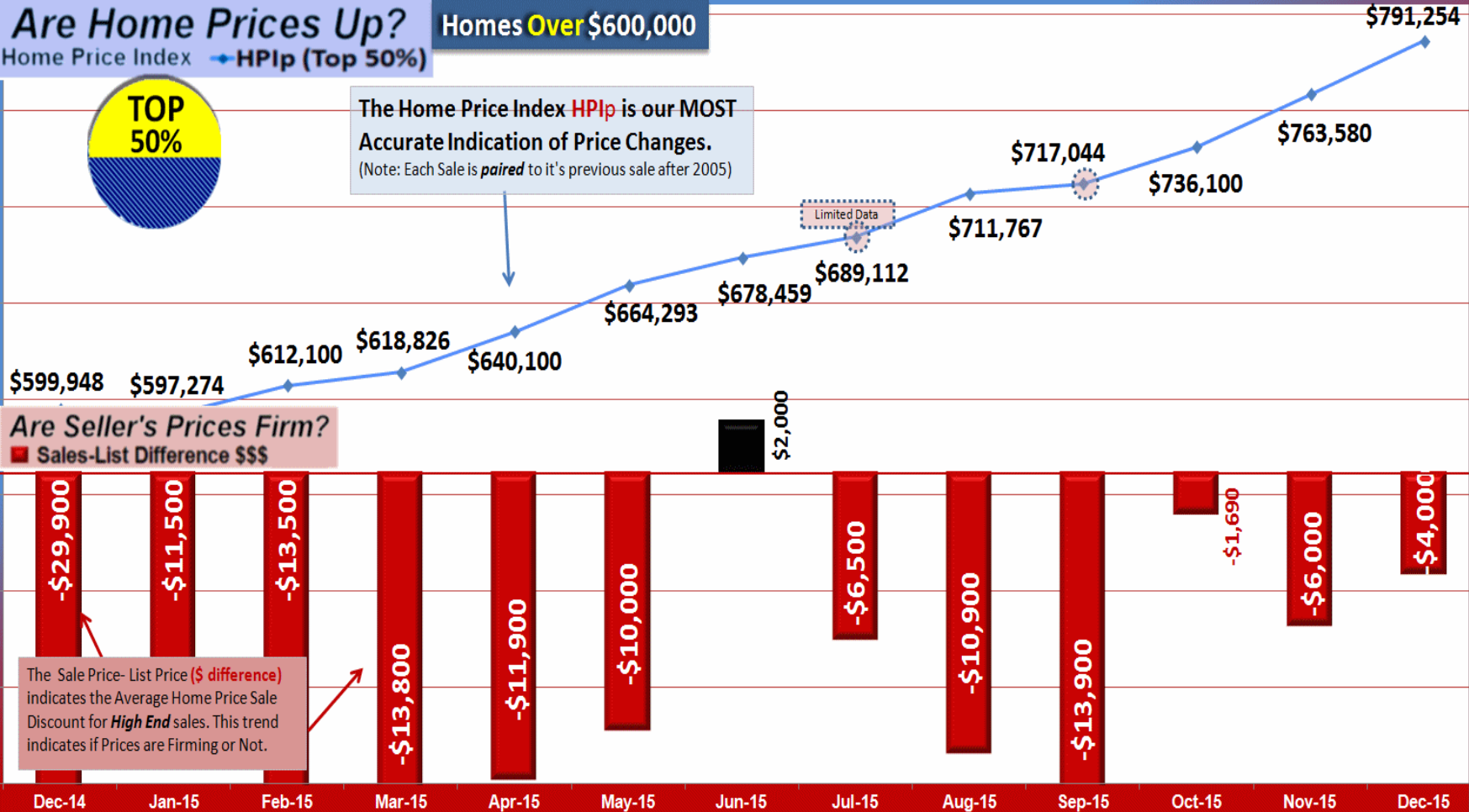
## Are Home Prices Up?

Home Price Index → **HPIp (Top 50%)**

Homes **Over** \$600,000

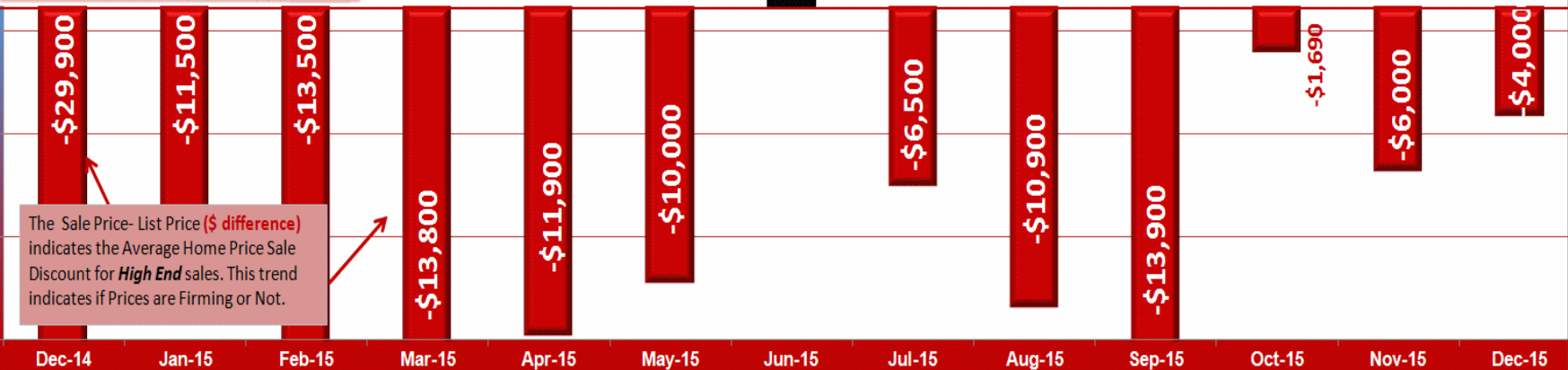


The Home Price Index **HPIp** is our **MOST Accurate Indication of Price Changes.**  
(Note: Each Sale is *paired* to it's previous sale after 2005)



## Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Detached

TOP 50%

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

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



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. [More Details](#)  
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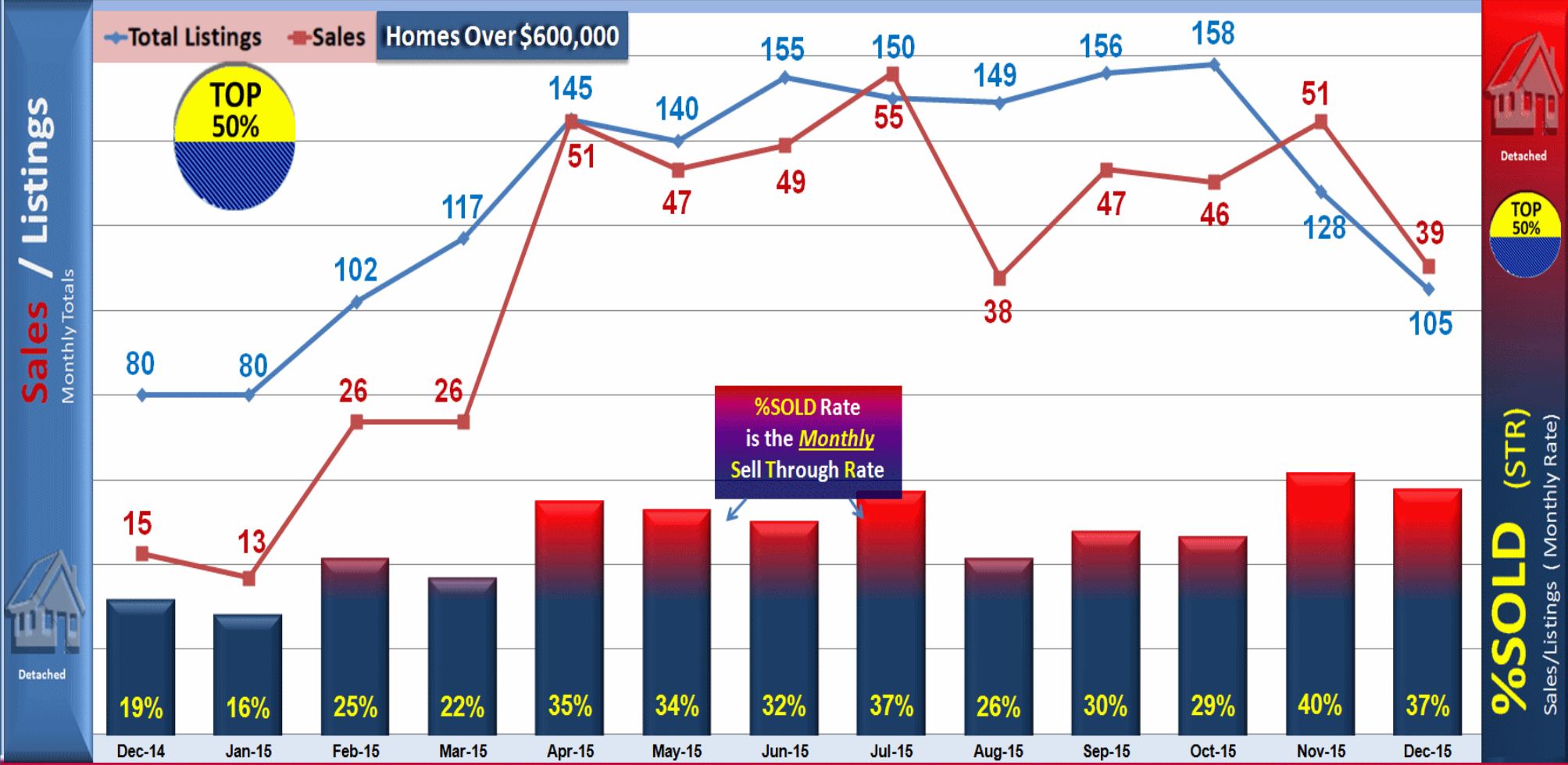
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Market Analysis and Forecasting

Jan 1/16 North Delta

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



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Market Analysis and Forecasting

Jan 1/16 North Delta

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

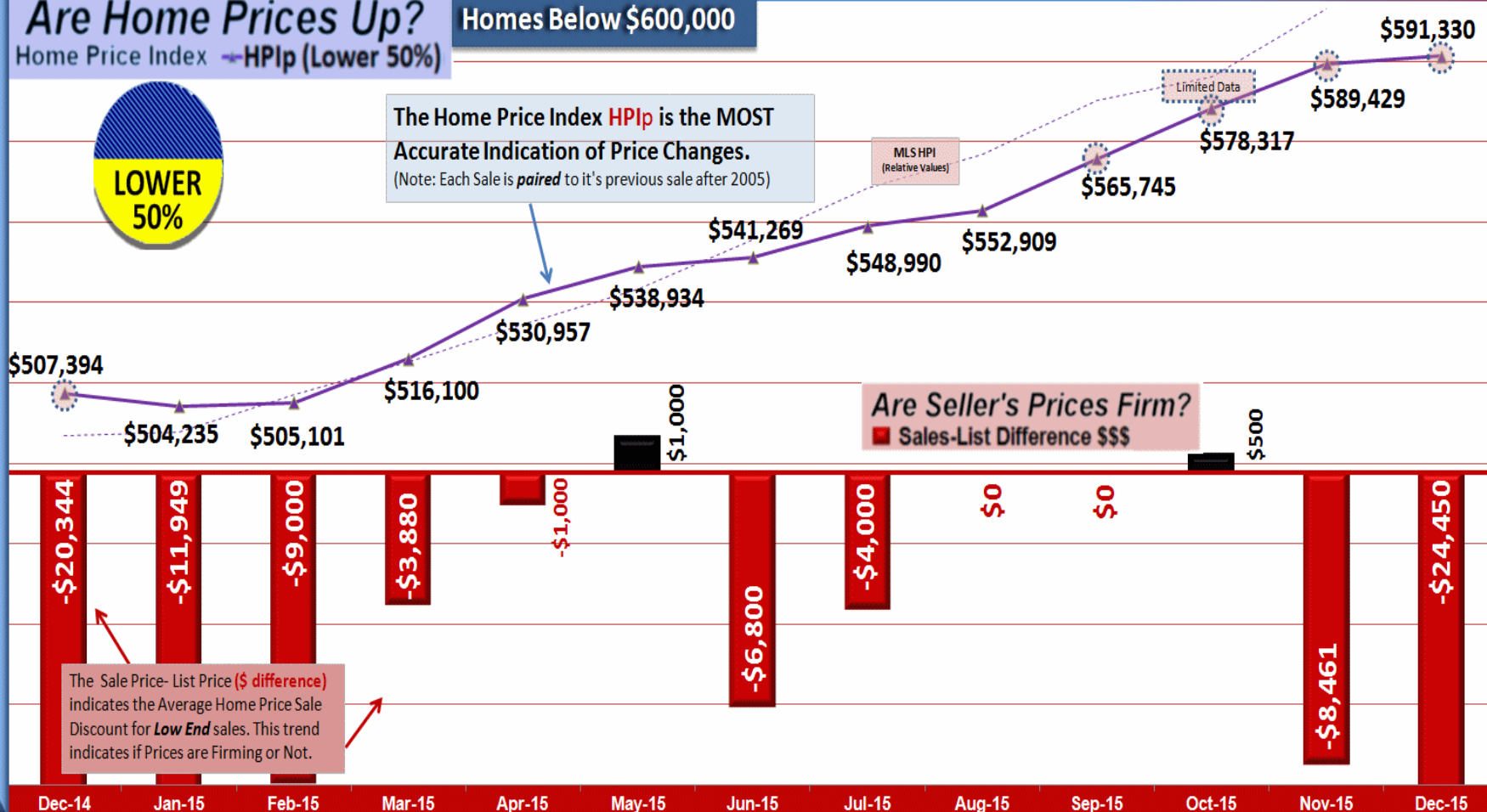
## Are Home Prices Up?

### Homes Below \$600,000

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)

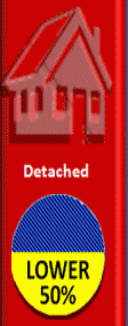


### Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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

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



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

\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
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# Vancouver Market Reports

Statistics, on the Web!

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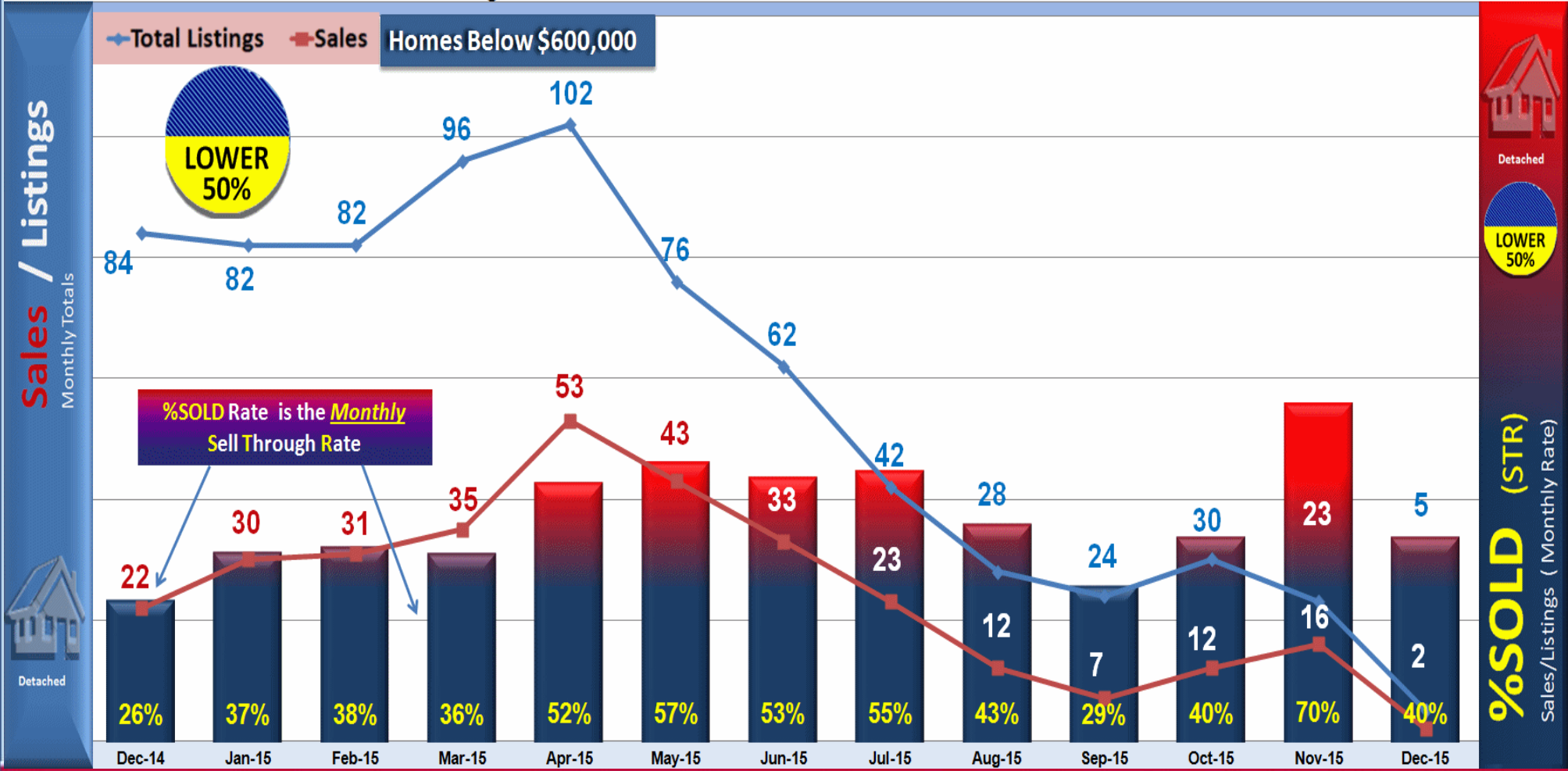
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Market Analysis and Forecasting

Jan 1/16 North Delta

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



\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
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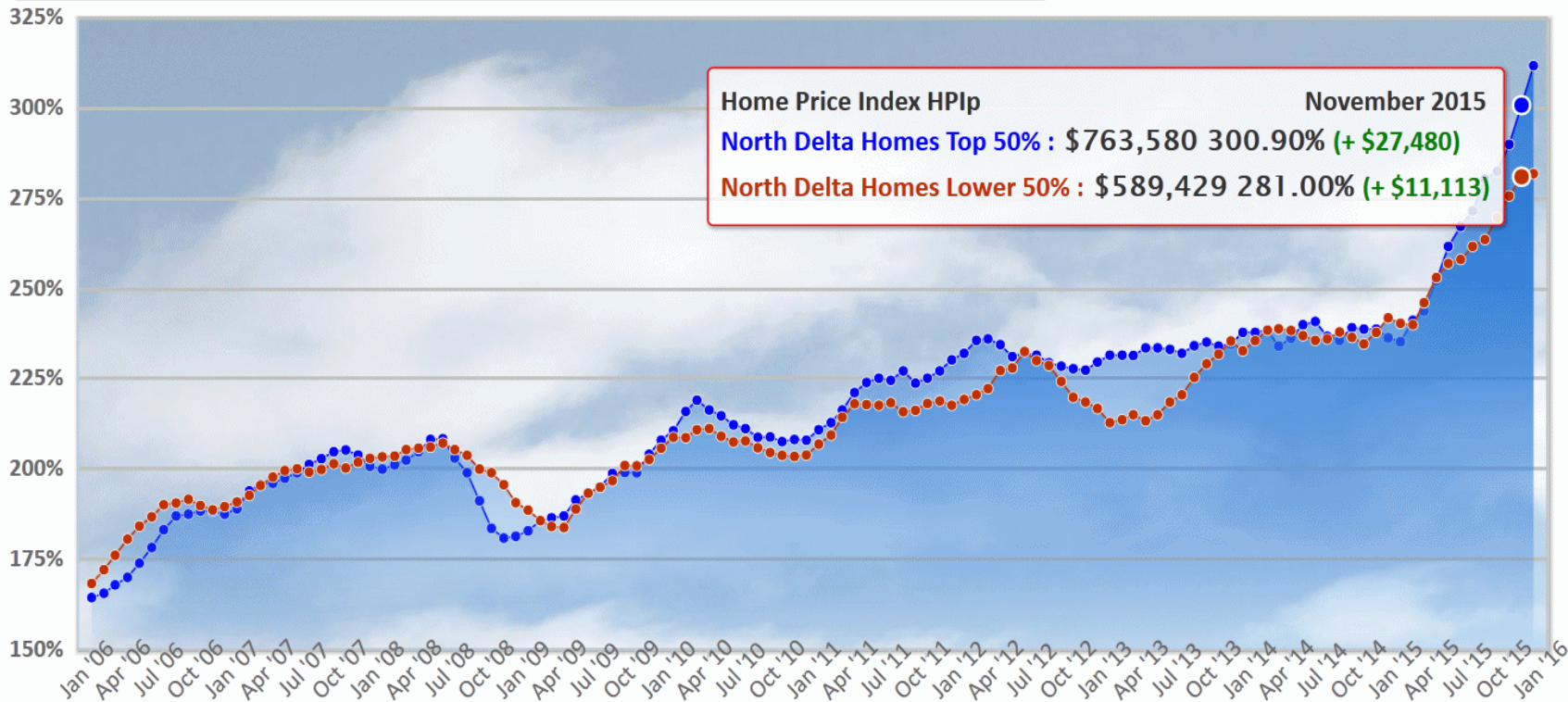


Market Analysis and Forecasting

Jan 1/16 North Delta

Powered by the Greater Vancouver Market Reports HPIp

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



Monthly Home values

Date	Value
Dec 2015	% 311.80
Nov 2015	% 300.90
Oct 2015	% 290.00
Sep 2015	% 282.50
Aug 2015	% 280.40
Jul 2015	% 271.50
Jun 2015	% 267.30
May 2015	% 261.70
Apr 2015	% 252.20
Mar 2015	% 243.80
Feb 2015	% 241.20
Jan 2015	% 235.30

Drag over area to ZOOM in

\* Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
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Market Analysis and Forecasting

Jan 1/16

West Surrey

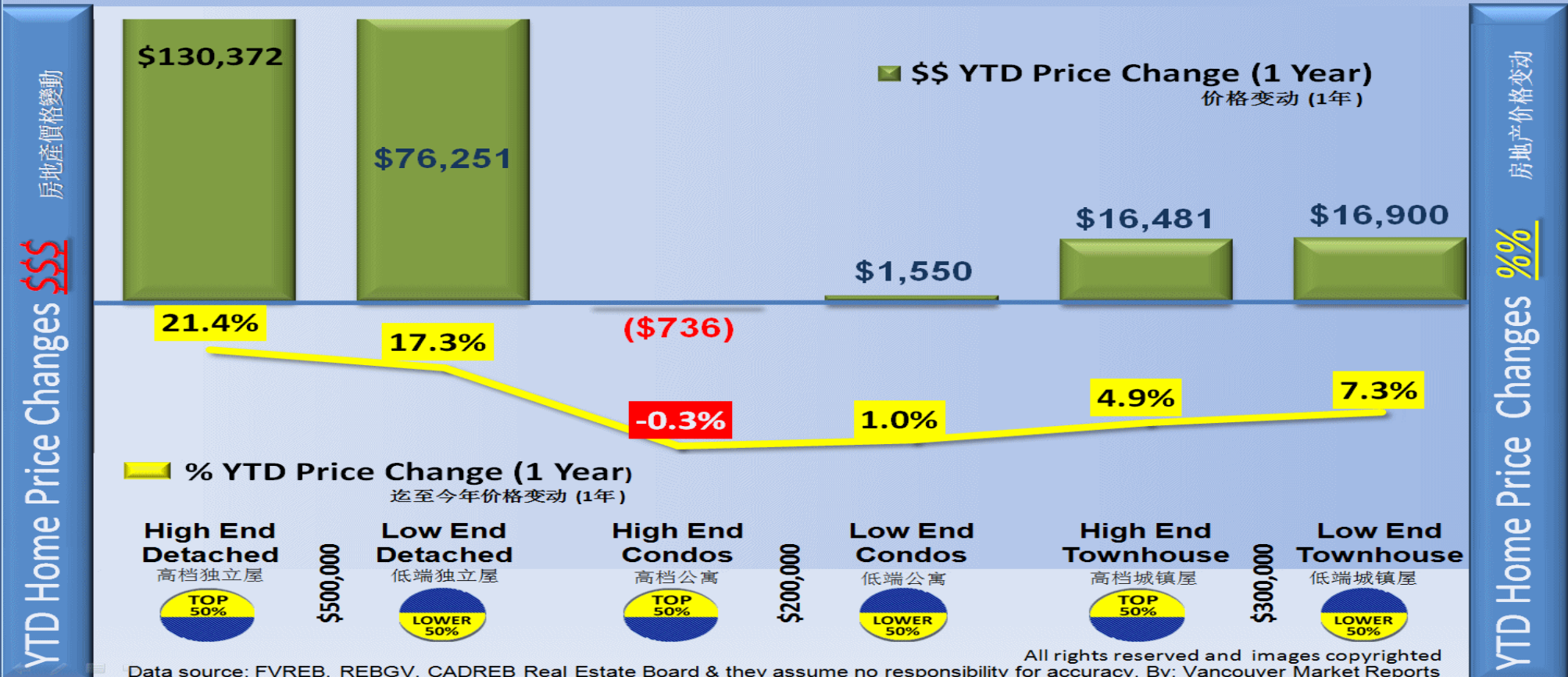
## Surrey West Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

Housing Types: Year-To-Date Dec 2014 – Dec 2015 (Quarters)

迄至今年 2014 十二月 - 2015 十二月 (每季)

Powered by: Vancouver Market Reports HPIp



房地產價格變動

YTD Home Price Changes \$\$\$

房地產價格變動

YTD Home Price Changes %%

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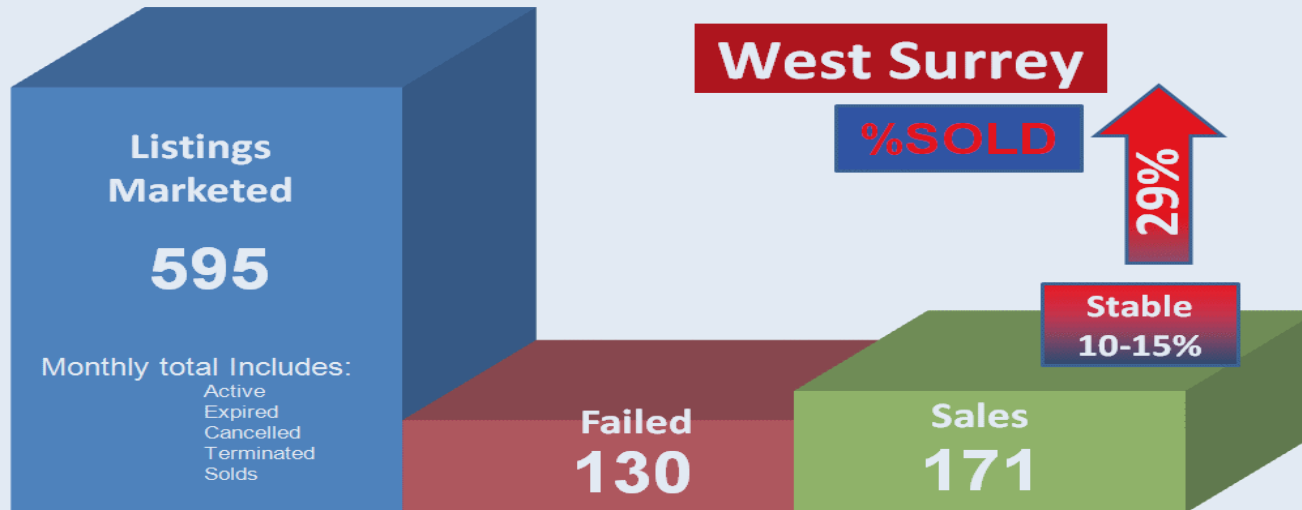
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## Monthly Market Activity - Dec 2015 - Single Family



Jan 1 2016 West Surrey Market Update

(Detached)

**Current:** West Surrey is in a Sellers Market with an average listing inventory, **29 %SOLD** rate and a 98% Sell/List Ratio. (This means that there is an average of a \$9,900 sales discount from the original list price)

*Most Active Price Range:* Homes between \$300,000-\$400,000 have **57.1 %SOLD** rate.

*Least Active Price Range:* Homes below \$300,000 have **5.4 % SOLD** rate.

**History:** The Surrey West Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$142,836.

The Surrey West Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$94,482.

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



\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
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## 1. How Many Sold During the Month and at What Price Range?

### West Surrey List Price Ranges Statistics - Dec 2015

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$300,000	37	2	122	54%	-\$11,950	5.4%	↓
\$300,001-\$400,000	7	4	38	96%	-\$12,000	57.1%	↑
\$400,001-\$500,000	36	18	42	102%	\$8,610	50.0%	↑
\$500,001-\$600,000	117	50	39	99%	-\$7,500	42.7%	↑
\$600,001-\$700,000	108	39	30	99%	-\$6,500	36.1%	↑
\$700,001-\$800,000	87	21	52	99%	-\$7,000	24.1%	↑
\$800,001 and more	203	37	66	97%	-\$29,000	18.2%	↑
<b>Total Activity</b>	<b>595</b>	<b>171</b>	<b>22</b>	<b>98%</b>	<b>-\$9,900</b>	<b>29%</b>	↑

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change	
Total Listings** (A,S,T,C,X)	973	668	595		-73	↓
Active Listings (1st of the month)	815	490	421	294	-127	↓
Solds	134	159	171		12	↑
Days on Market (DOM)	44	19	22		3	↑
%SOLD (Sales/ Listings /mnlthly rate)	14%	24%	29%		5%	↑
<b>(Top 50%) Home Price Index HPIp</b>	\$612,252	\$737,731	\$755,088		\$17,358	↑
<b>(Lower 50%) Home Price Index HPIp</b>	\$436,618	\$511,100	\$531,100		\$20,000	↑

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## What Sold in your Neighbourhood and for What Price?

### West Surrey Sub areas Statistics - Dec 2015

Detached

Neighbourhoods	Total Listings	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Bridgeview	18	6	75	97%	-\$15,500	33.3%
Bolivar Heights	55	23	39	100%	-\$2,000	41.8%
Royal Heights	14	3	68	98%	-\$14,000	3.7%
Cedar Hills	54	10	61	100%	-\$1,890	10.7%
Whalley	61	11	56	98%	-\$9,888	14.8%
Queen Mary Park Surrey	84	28	53	98%	-\$10,450	15.1%
Bear Creek Green Timbers	89	27	56	99%	-\$8,000	9.2%
West Newton	84	24	39	98%	-\$13,000	11.3%
East Newton	136	39	46	98%	-\$9,999	7.2%
<b>Total Activity</b>	<b>595</b>	<b>171</b>	<b>22</b>	<b>98%</b>	<b>-\$9,900</b>	<b>29%</b>

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## Next Months Market Forecast

**Forecast:** West Surrey has average Listing supply; 294 homes are for sale and with the **29 %SOLD** monthly rate gives us a ~4 months of inventory. Approximately 62 of these listings will not sell at this sell through rate. 6% of the active listings have reduced their price by \$19,801 on average or \$13,006 median in the last month. We project West Surrey to be a sellers market.

The Fraser Valley Markets were directly affected by the Hyper Active Vancouver Markets. The December Statistics shows major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 70 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$12,578 in the Fraser Valley Cities and \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

We forecast this next surge of Off-shore buyers will be strong right upto the Chinese New Year this coming February 8. We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment .. do contact us for your own analysis and forecast.

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

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Market Analysis and Forecasting

Jan 1/16

West Surrey

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West Surrey

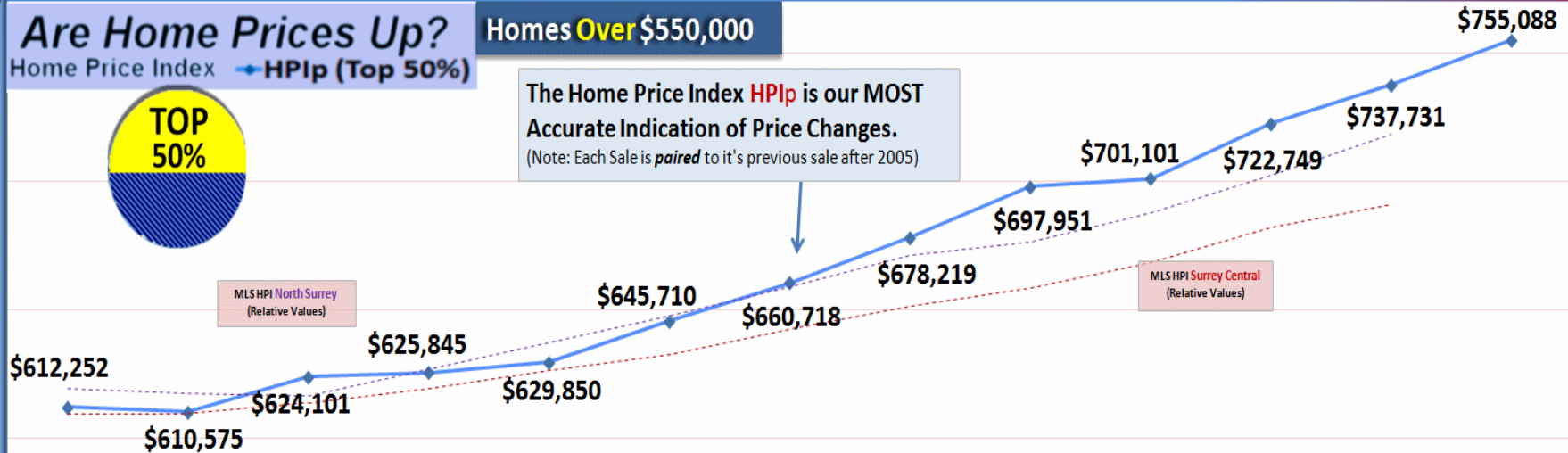
Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

Homes Over \$550,000



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



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



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

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



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TOP 50%

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

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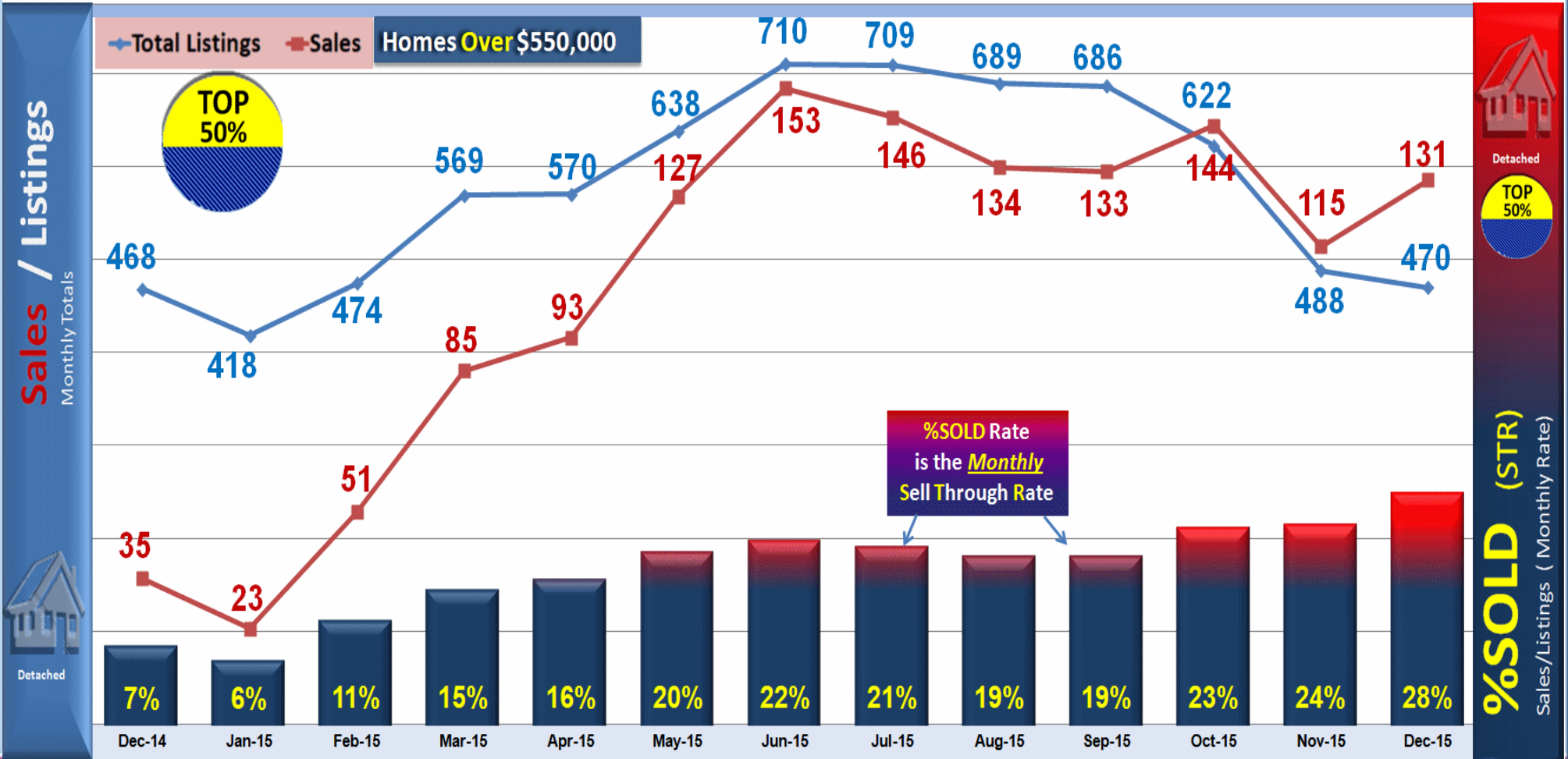


Market Analysis and Forecasting

Jan 1/16

West Surrey

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



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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?

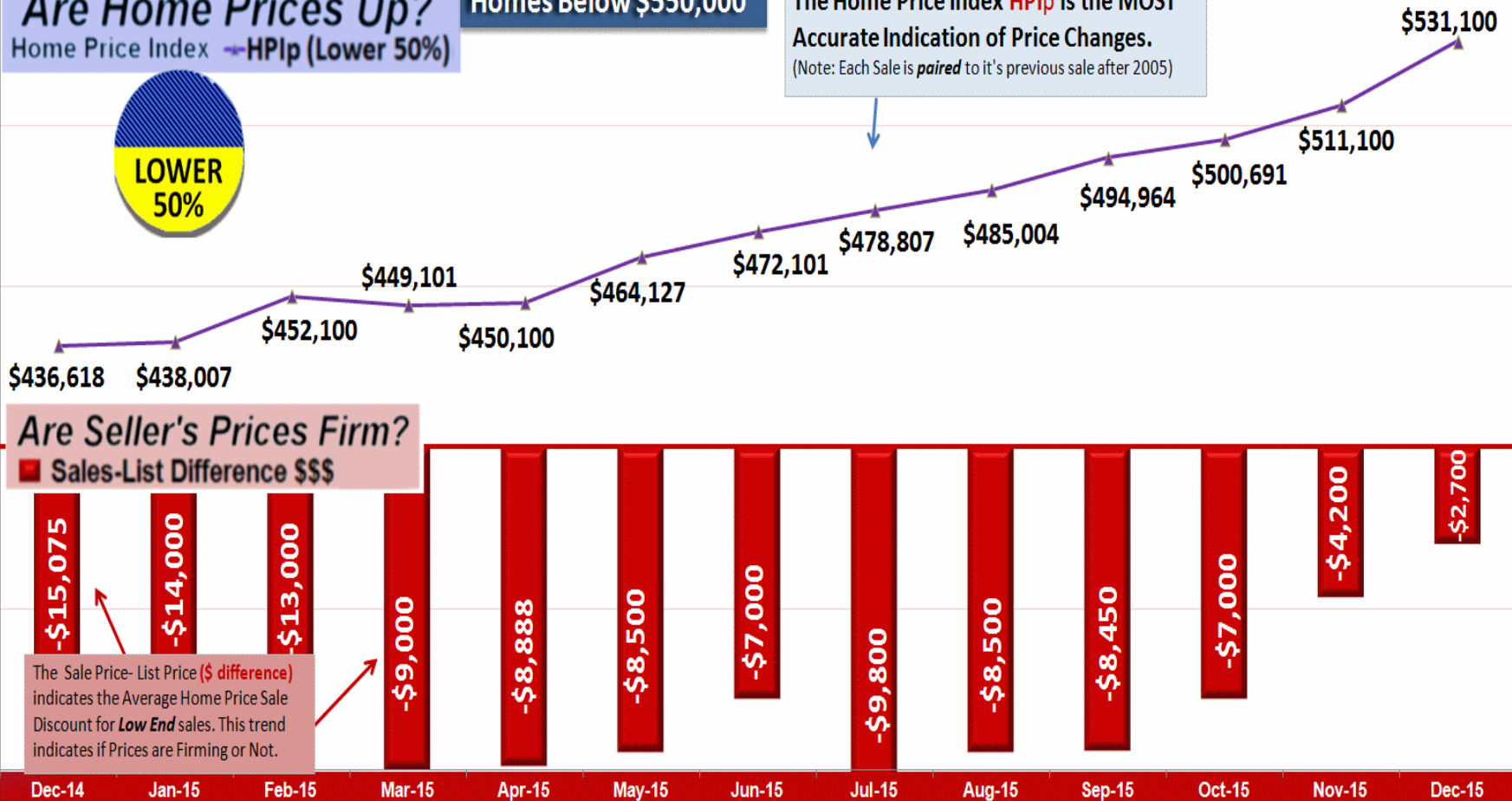
Home Price Index → HPIp (Lower 50%)



Homes Below \$550,000

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

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



## Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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

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

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

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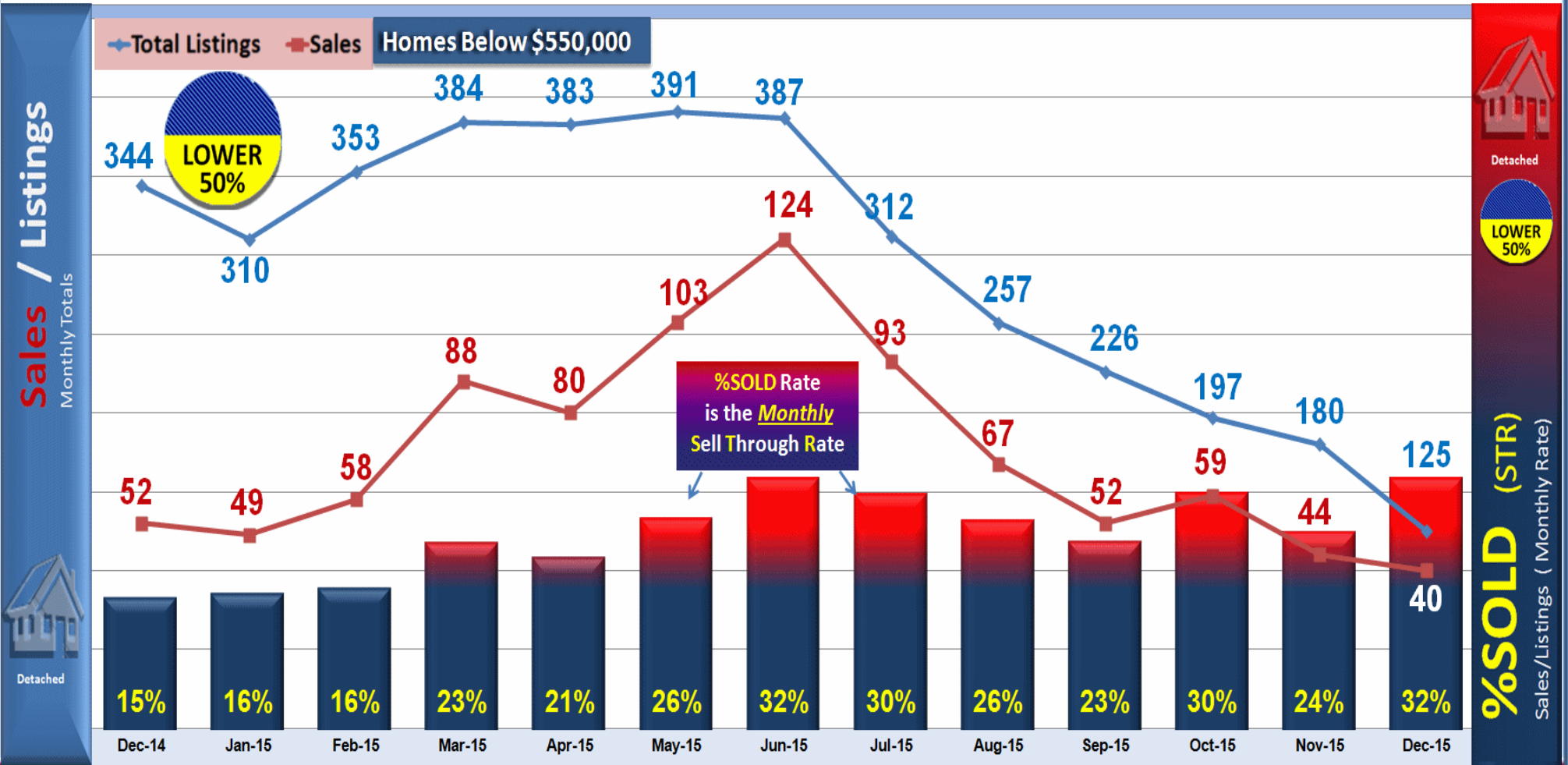


Market Analysis and Forecasting

Jan 1/16

West Surrey

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



Sales / Listings  
Monthly Totals



Detached



Detached



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

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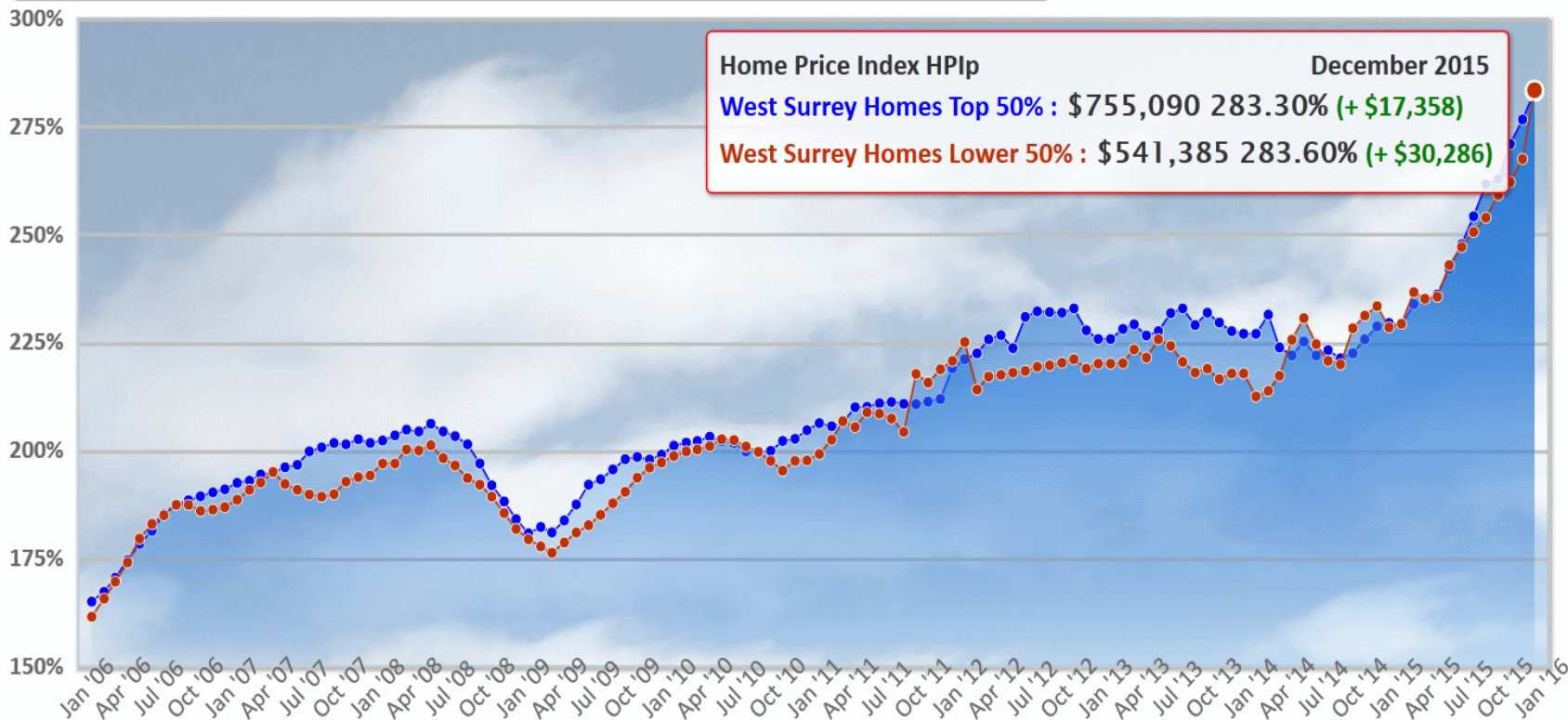
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West Surrey

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
Dec 2015	% 283.30
Nov 2015	% 276.80
Oct 2015	% 271.10
Sep 2015	% 263.00
Aug 2015	% 261.80
Jul 2015	% 254.40
Jun 2015	% 247.90
May 2015	% 242.20
Apr 2015	% 236.30
Mar 2015	% 234.80
Feb 2015	% 234.10
Jan 2015	% 229.10

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East Surrey

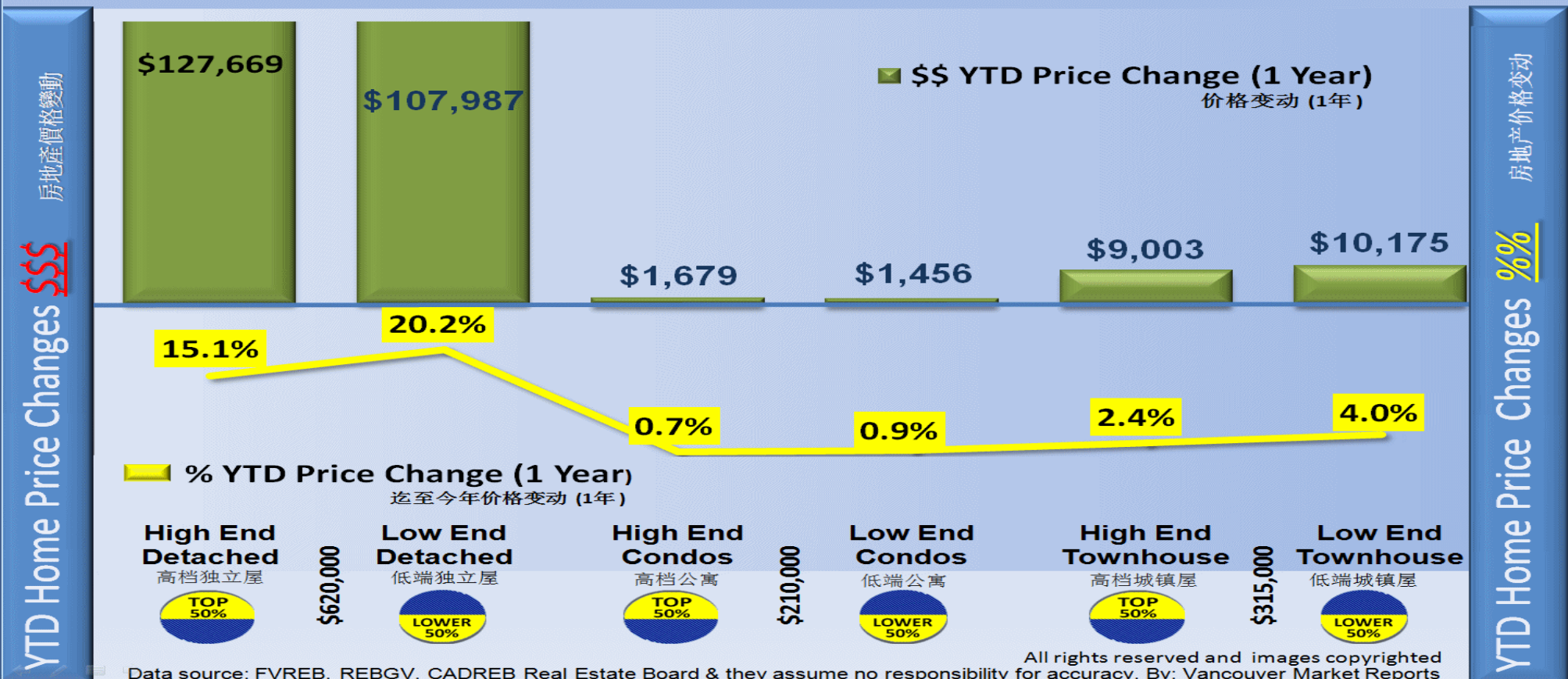
## Surrey East Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

Housing Types: Year-To-Date Dec 2014 – Dec 2015 (Quarters)

迄至今年 2014 十二月 - 2015 十二月 (每季)

Powered by: Vancouver Market Reports HPIp



房地產價格變動

YTD Home Price Changes \$\$\$

房地產價格變動

YTD Home Price Changes %%

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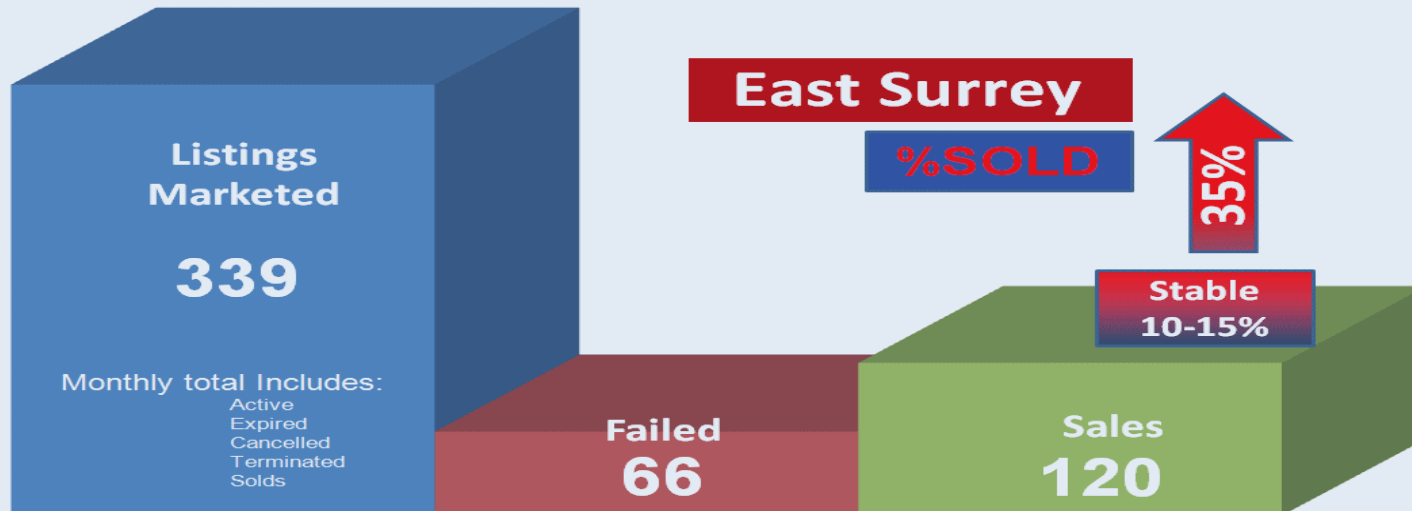


Market Analysis and Forecasting

Jan 1/16

East Surrey

## Monthly Market Activity - Dec 2015 - Single Family



Jan 1 2016 East Surrey Market Update (Detached)

**Current:** East Surrey is in a Sellers Market with **35% SOLD** rate, 11 DOM and 99% Sell/List Ratio.

(This means that there is an average (m) of a \$4,000 sales discount from the original list price)

*Most Active Price Range:* Homes between \$500,000 - \$600,000 have **63.2 %SOLD** rate keeping prices stable.

*Least Active Price Range:* Homes above \$1 mill. have **17.6 %SOLD** rate.

**History:** The Surrey East Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$145,007.

The Surrey East Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$108,974.

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Market Analysis and Forecasting

Jan 1/16

East Surrey

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

### East Surrey List Price Ranges Statistics -Dec 2015

Detached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$500,000	11	3	74	89%	-\$9,700	27.3%	↑
\$500,001-\$600,000	19	12	21	101%	\$6,000	63.2%	↑
\$600,001-\$700,000	40	13	31	100%	\$3,200	32.5%	↑
\$700,001-\$800,000	61	33	28	100%	\$0	54.1%	↑
\$800,001-\$1,000,000	83	37	42	99%	-\$7,000	44.6%	↑
\$1,000,001 and more	125	22	68	96%	-\$41,650	17.6%	↑
<b>Total Activity</b>	<b>339</b>	<b>120</b>	<b>11</b>	<b>99%</b>	<b>-\$4,000</b>	<b>35%</b>	↑

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change	
Total Listings** (A,S,T,C,X)	568	458	339		-119	↓
Active Listings (1st of the month)	486	320	253	153	-100	↓
Solds	72	141	120		-21	↓
Days on Market (DOM)	48	13	11		-2	↓
%SOLD (Sales/ Listings /mnlthly rate)	13%	31%	35%		5%	↑
(Top 50%) Home Price Index HPIp	\$855,093	\$968,100	\$1,000,100		\$32,000	↑
(Lower 50%) Home Price Index HPIp	\$539,126	\$626,536	\$648,100		\$21,564	↑

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Market Analysis and Forecasting

Jan 1/16

East Surrey

## What Sold in your Neighbourhood and for What Price?

East Surrey Sub areas Statistics - Dec 2015						Detached
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Fraser Heights	63	36	33	100%	\$0	57.1%
Guildford	18	11	16	102%	\$11,120	61.1%
Port Kells	25	3	141	97%	-\$28,800	12.0%
Fleetwood Tynehead	93	30	70	99%	-\$6,444	32.3%
Panorama Ridge	83	21	45	100%	\$0	25.3%
Sullivan Station	57	19	38	99%	-\$9,999	33.3%
<b>Total Activity</b>	<b>339</b>	<b>120</b>	<b>11</b>	<b>99%</b>	<b>-\$4,000</b>	<b>35%</b>

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**Market Analysis and Forecasting**

Jan 1/16

**East Surrey**

## Next Months Market Forecast

**Forecast:** East Surrey has an average Listing Supply; 153 homes are for sale and with the **35 %SOLD** monthly rate gives us a 3 months of inventory. At this sell through rate approximately 15 of these listings will not sell. 2% of the active listings have reduced their price by \$47,467 on average or \$50,000 on median in the last month. We project East Surrey to be a continued sellers market.

The Fraser Valley Markets were directly affected by the Hyper Active Vancouver Markets. The December Statistics shows major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 70 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$12,578 in the Fraser Valley Cities and \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

We forecast this next surge of Off-shore buyers will be strong right upto the Chinese New Year this coming February 8. We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment .. do contact us for your own analysis and forecast.

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

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# Vancouver Market Reports

Statistics, on the Web!

detached homes



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Market Analysis and Forecasting

Jan 1/16

East Surrey

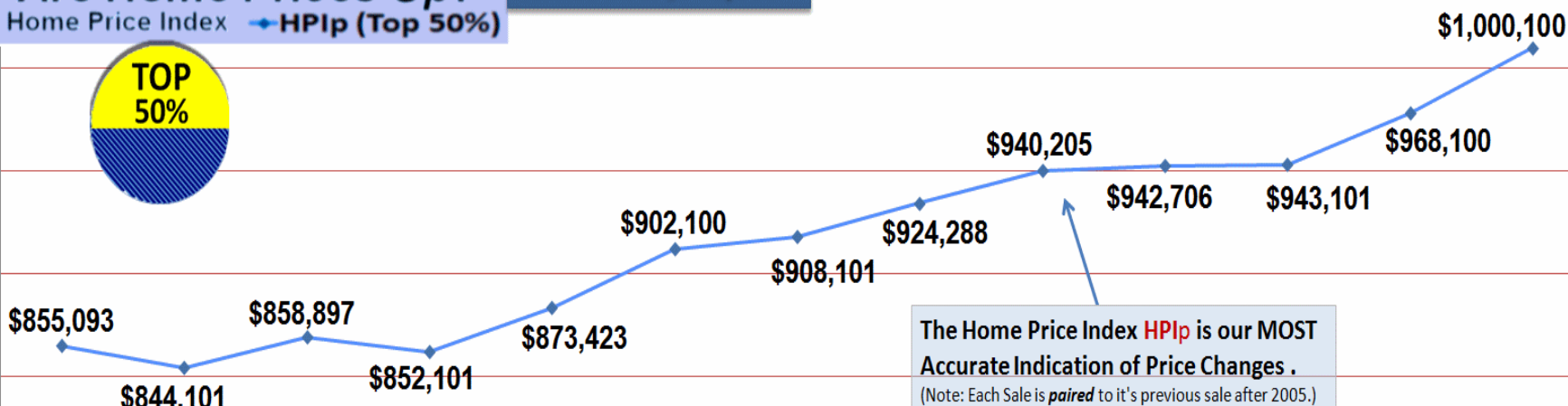
Detached East Surrey Home Price Index **HPIp (Top 50%)**, Sale Price-List Price (\$ Difference) (Average home sold for \$ less than their original list price)

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

## Are Home Prices Up? Home Price Index

Homes Over \$700,000

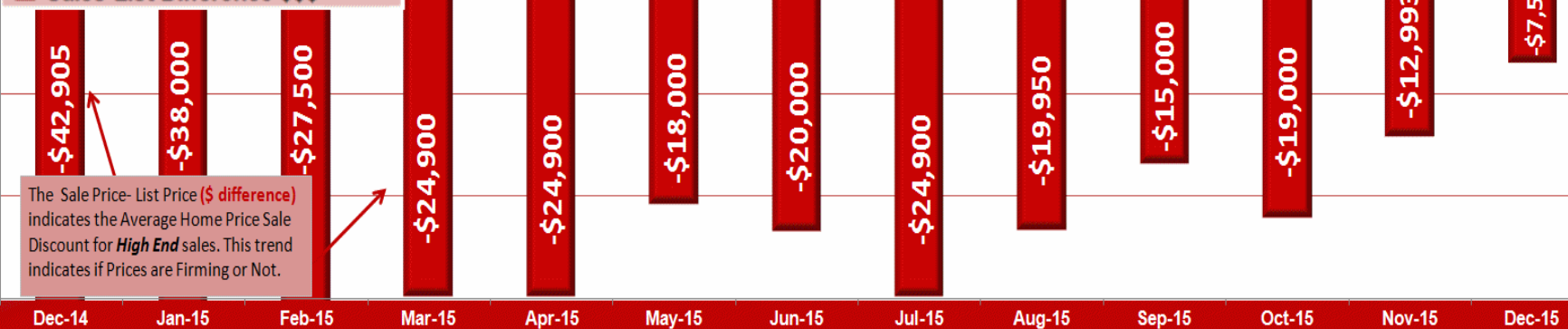
Home Price Index — HPIp (Top 50%)



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

## Are Seller's Prices Firm?

Sales-List Difference \$\$\$



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



Detached



TOP 50%

Sales Discount \$\$\$

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

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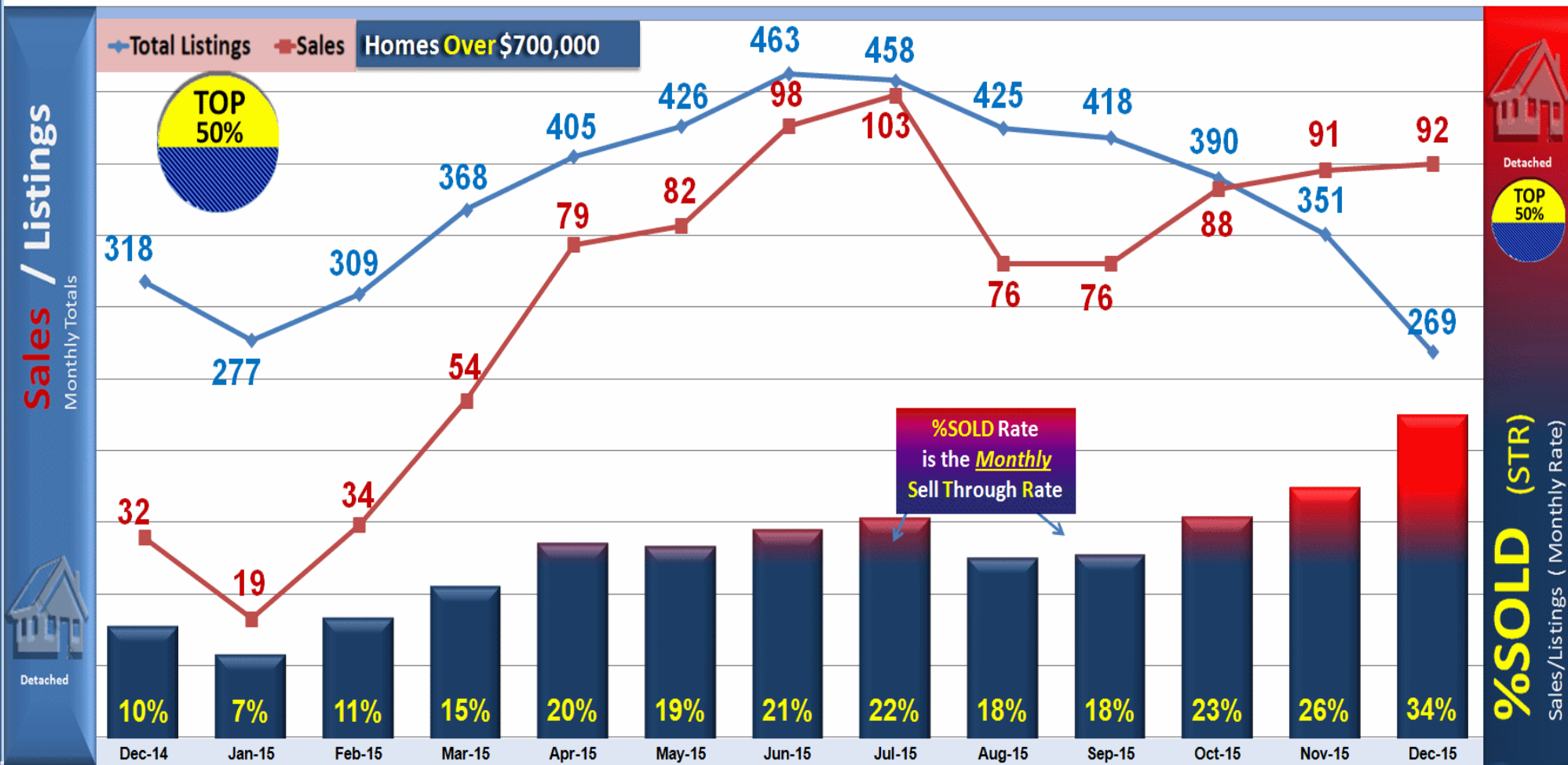


Market Analysis and Forecasting

Jan 1/16

East Surrey

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



Sales / Listings  
Monthly Totals



Detached



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

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Market Analysis and Forecasting

Jan 1/16

East Surrey

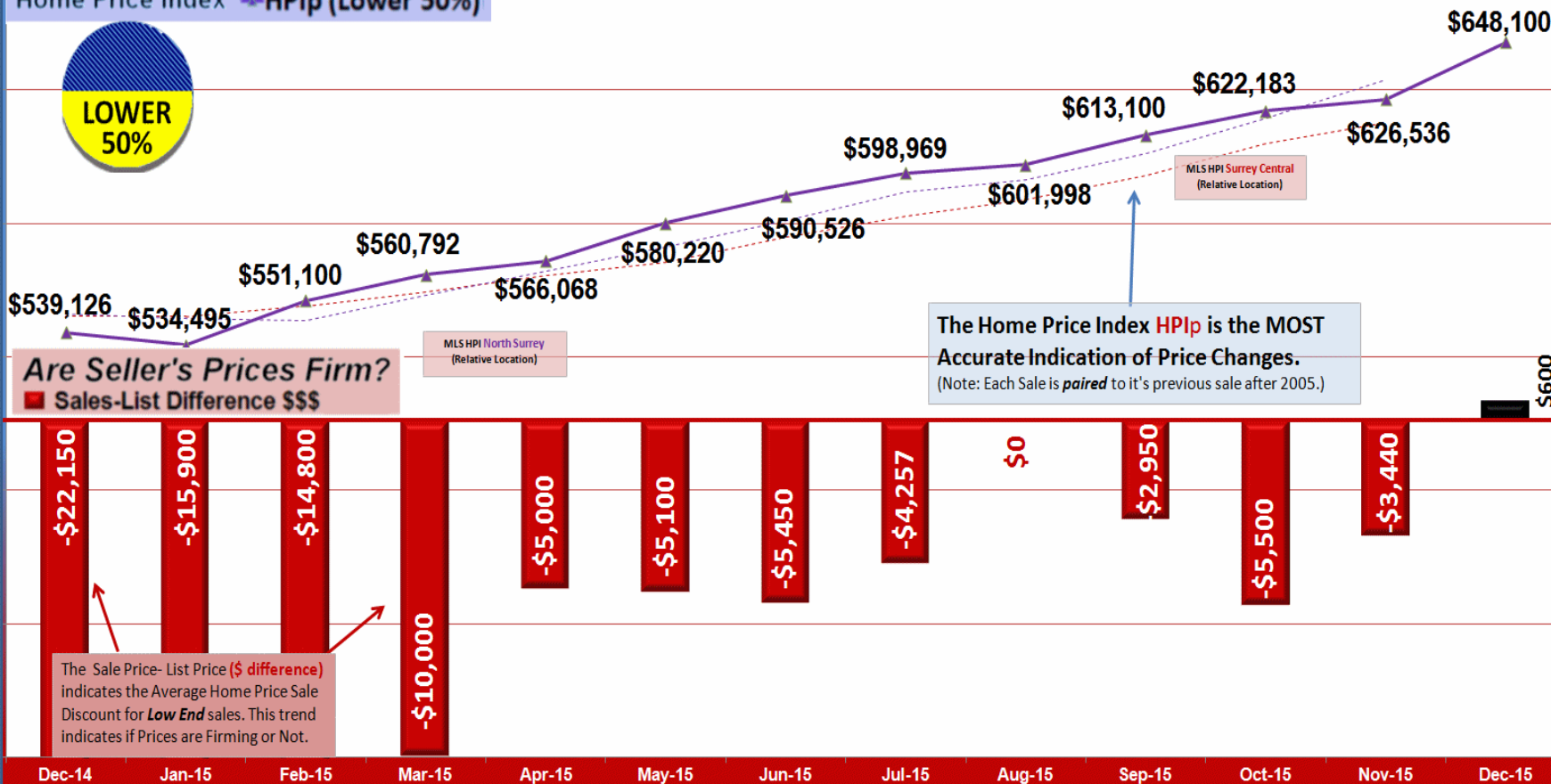
Detached East Surrey Home Price Index **HPIp (Lower 50%)**, Sale Price-List Price (\$ Difference) (Average home sold for \$ less than their original list price)

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

## Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

Homes Below \$700,000



## Are Seller's Prices Firm?

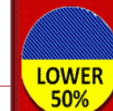
■ Sales-List Difference \$\$\$

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

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



Detached



Detached

Sales Discount \$\$

Sale Price - Original List Price (\$ difference)



\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
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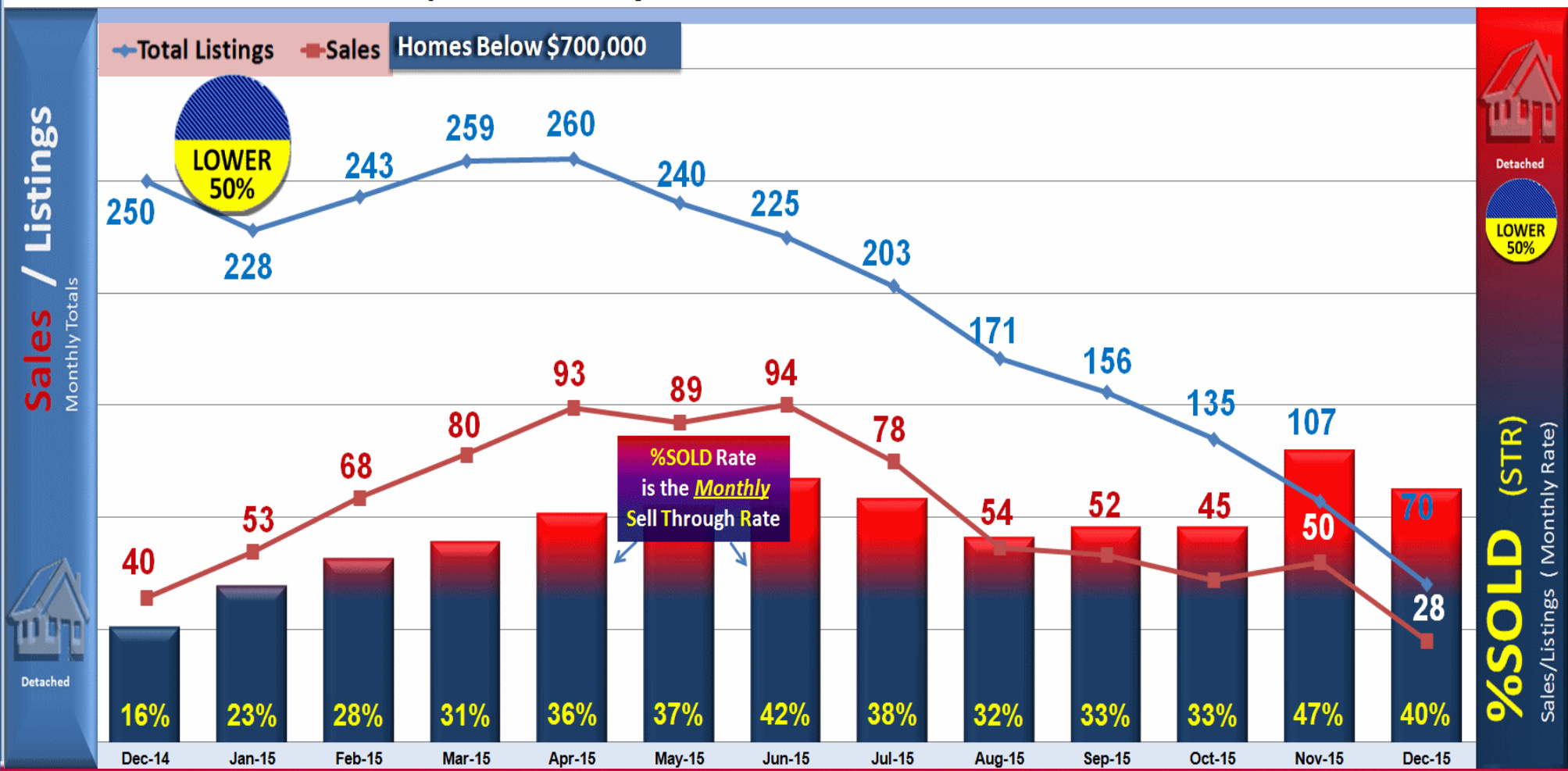


Market Analysis and Forecasting

Jan 1/16

East Surrey

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

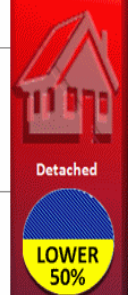


← Total Listings → Sales Homes Below \$700,000



%SOLD Rate is the Monthly Sell Through Rate

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. [More Details](#)  
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Market Analysis and Forecasting

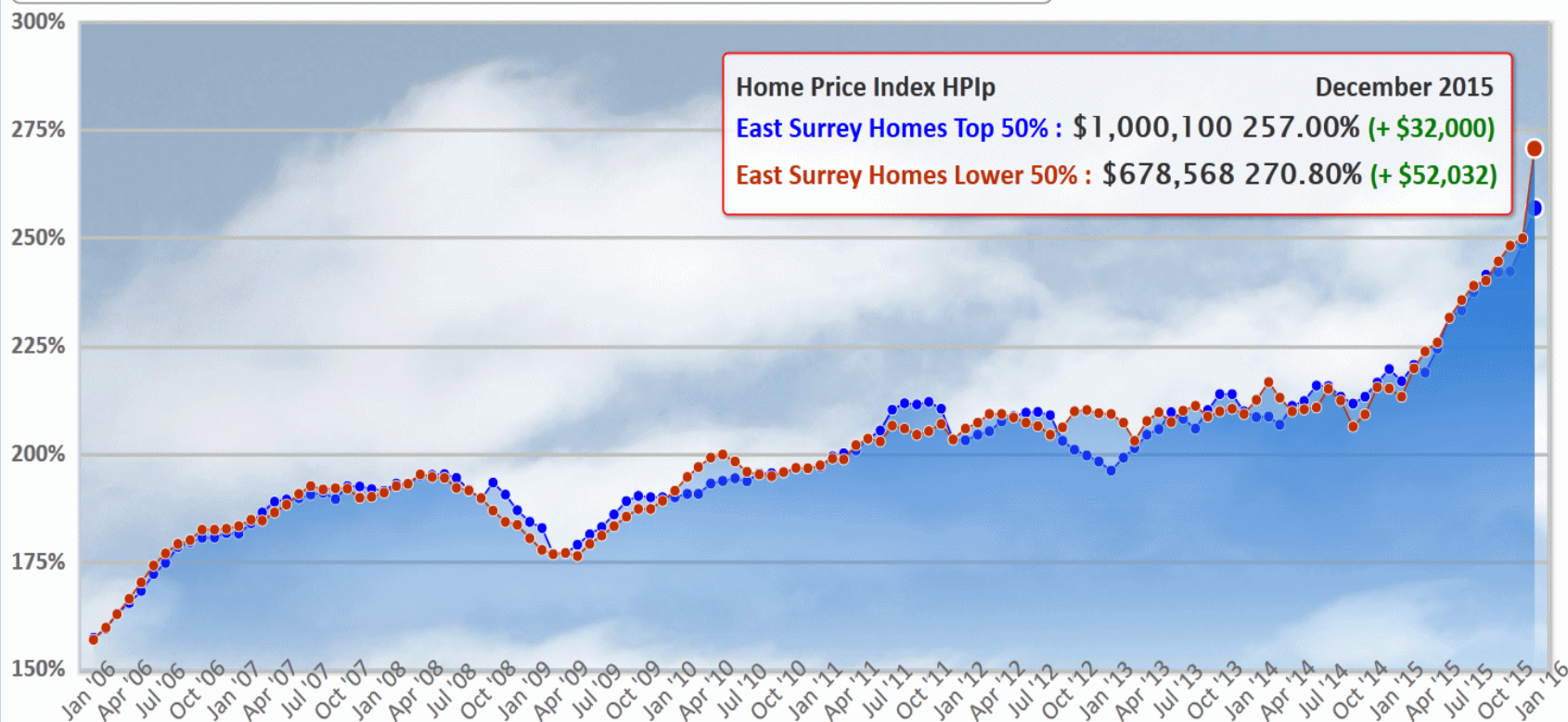
Jan 1/16

East Surrey

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Dec 2015	% 257.00
Nov 2015	% 248.70
Oct 2015	% 242.30
Sep 2015	% 242.20
Aug 2015	% 241.60
Jul 2015	% 237.50
Jun 2015	% 233.30
May 2015	% 231.80
Apr 2015	% 224.40
Mar 2015	% 218.90
Feb 2015	% 220.70
Jan 2015	% 216.90

<< < 1 2 3 > >>

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Market Analysis and Forecasting Jan 1/16 Langley - Walnut Grove

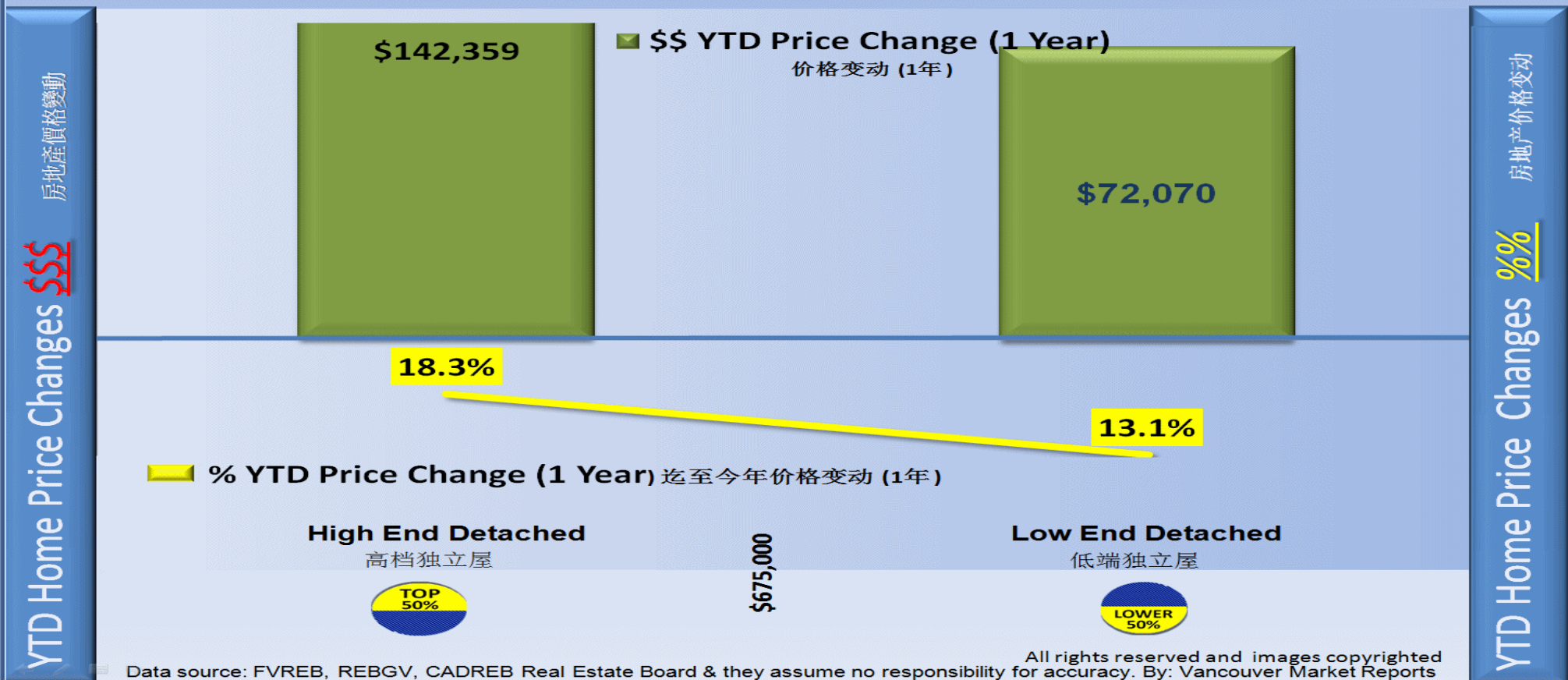
## North Langley Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

Housing Types: Year-To-Date Dec 2014 – Dec 2015 (Quarters)

迄至今年 2014 十二月 - 2015 十二月 (每季)

Powered by: Vancouver Market Reports HPIp



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

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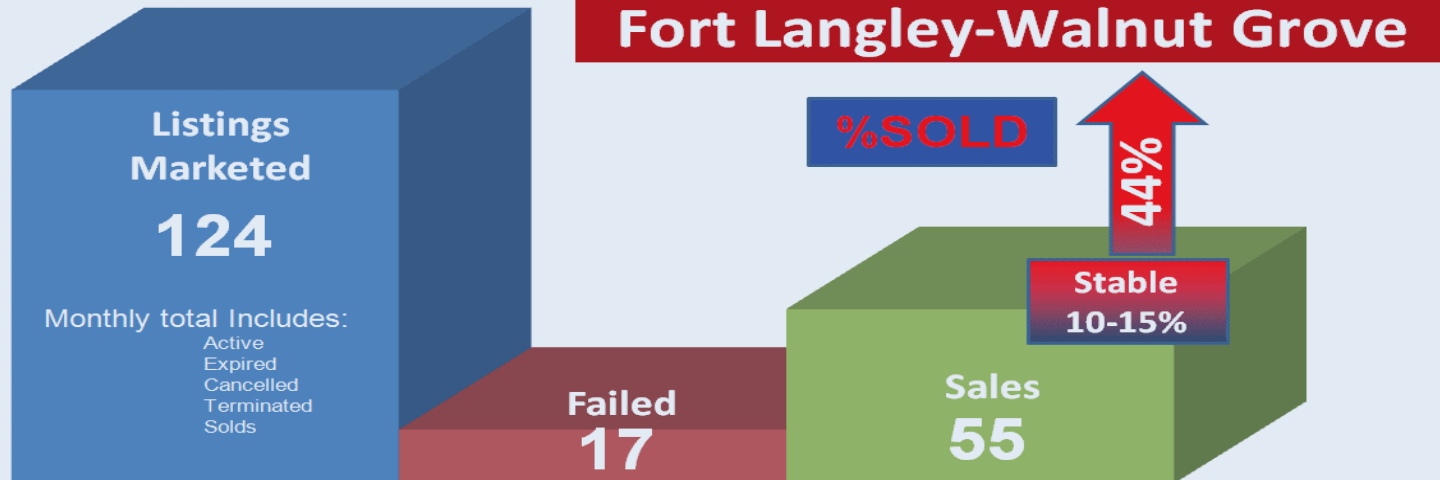


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Market Analysis and Forecasting Jan 1/16 Langley - Walnut Grove

## Monthly Market Activity - Dec 2015 - Single Family



Jan 1 2016 North Langley Market Update (Detached)

**Current:** North Langley is in a Sellers Market with normal listing inventories, a **44 %SOLD** rate and a 100% Sell/List Ratio. (This means that there is an average of a \$0 discount on a sale from the original list price)  
*Most Active Price Range:* Homes between \$600,000-\$700,000 have **80.0 %SOLD** rate resulting in a Sellers Market.  
*Least Active Price Range:* Homes above \$1.5 million have **18.5 %SOLD** rate.

**History:** The North Langley Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$154,211.  
 The North Langley Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$67,808.

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



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# Vancouver Market Reports

Statistics, on the Web!

detached homes



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Market Analysis and Forecasting Jan 1/16 Langley - Walnut Grove

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

### North Langley List Price Ranges Statistics -Dec 2015

Detached

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$500,000	6	2	55	100%	-\$3,450	33.3%	↑
\$500,001-\$600,000	9	5	11	100%	\$0	55.6%	↑
\$600,001-\$700,000	15	12	12	102%	\$11,550	80.0%	↑
\$700,001-\$800,000	12	8	25	102%	\$14,875	66.7%	↑
\$800,001-\$1,500,000	55	23	43	97%	-\$29,200	41.8%	↑
\$1,500,001 and more	27	5	119	98%	-\$49,000	18.5%	↑
<b>Total Activity</b>	<b>124</b>	<b>55</b>	<b>12</b>	<b>100%</b>	<b>\$0</b>	<b>44%</b>	↑

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change	
Total Listings** (A,S,T,C,X)	414	167	124		-43	↓
Active Listings (1st of the month)	304	111	95	52	-43	↓
Solds	85	62	55		-7	↓
Days on Market (DOM)	29	6	12		6	↑
%SOLD (Sales/ Listings /mnlly rate)	21%	37%	44%		7%	↑
<b>(Top 50%) Home Price Index HPIp</b>	\$779,887	\$918,599	\$934,098		\$15,498	↑
<b>(Lower 50%) Home Price Index HPIp</b>	\$556,553	\$622,101	\$624,360		\$2,259	↑

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**Market Analysis and Forecasting** Jan 1/16 Langley - Walnut Grove

## What Sold in your Neighbourhood and for What Price?

North Langley Sub areas Statistics -Dec 2015				Detached		
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Walnut Grove	35	21	12	100%	\$0	60.0%
County Line Glen Valley	15	4	97	96%	-\$36,000	26.7%
Willoughby Heights	59	27	61	100%	\$60	45.8%
Fort Langley	15	3	37	88%	-\$10,000	20.0%
<b>Total Activity</b>	<b>124</b>	<b>55</b>	<b>12</b>	<b>100%</b>	<b>\$0</b>	<b>44%</b>

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detached homes



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**Market Analysis and Forecasting** Jan 1/16 Langley - Walnut Grove

## Next Months Market Forecast

**Forecast:** North Langley has an average Listing supply; 52 homes are for sale and with the strong **44 %SOLD** monthly rate gives us a ~2.5 months of inventory. At this sell through rate approximately 6 of listings will not sell. 6% of the active listings have reduced their price by \$50,700 on average or \$40,000 median in the last month.

The Fraser Valley Markets were directly affected by the Hyper Active Vancouver Markets. The December Statistics shows major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 70 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$12,578 in the Fraser Valley Cities and \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

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Market Analysis and Forecasting Jan 1/16 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)

### Are Home Prices Up?

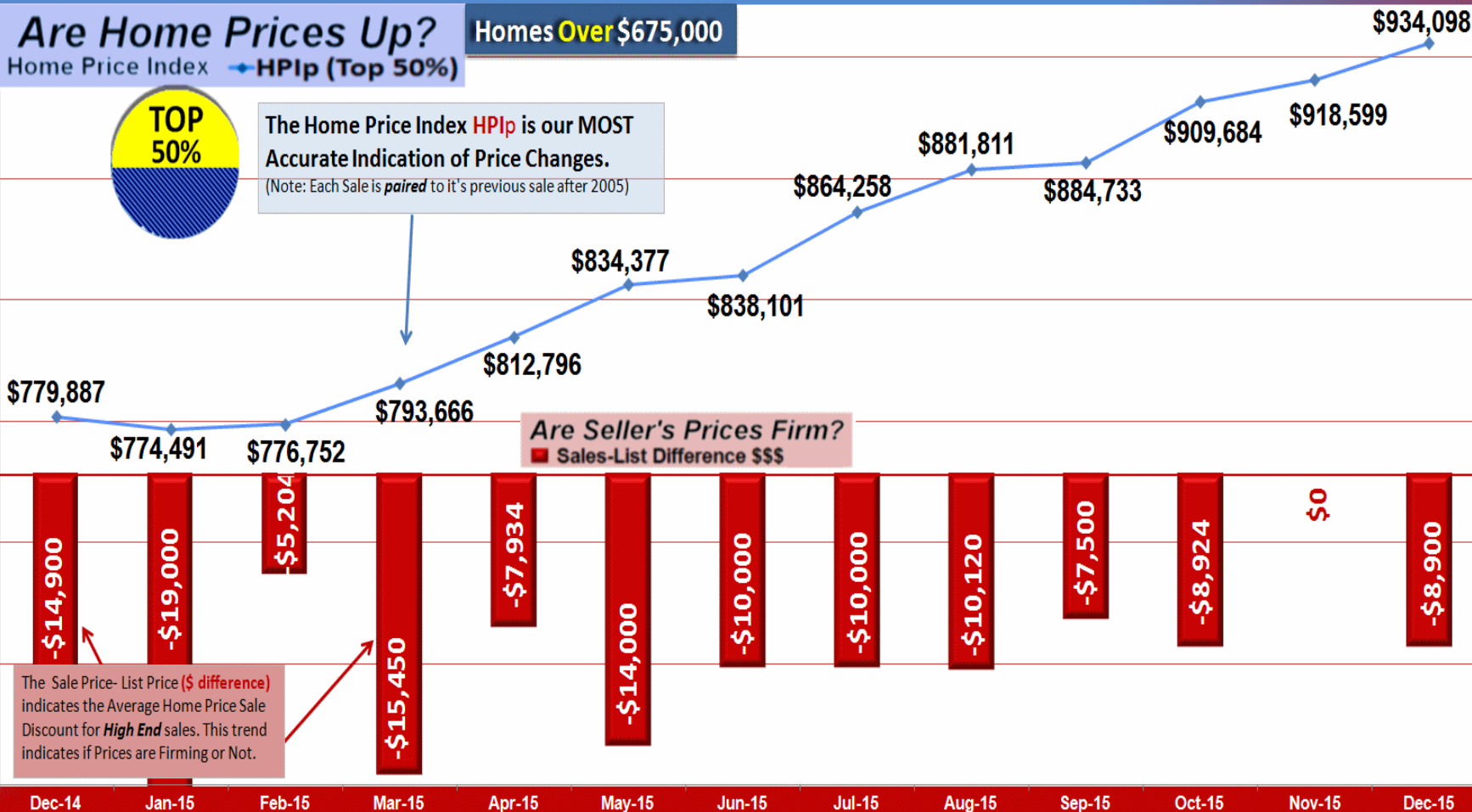
Homes Over \$675,000

Home Price Index → HPIp (Top 50%)



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

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



### Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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

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



Detached



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

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Market Analysis and Forecasting Jan 1/16 Langley - Walnut Grove

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



Sales / Listings  
Monthly Totals



Detached  
**TOP 50%**

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

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Market Analysis and Forecasting Jan 1/16 Langley - Walnut Grove

## Detached

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

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

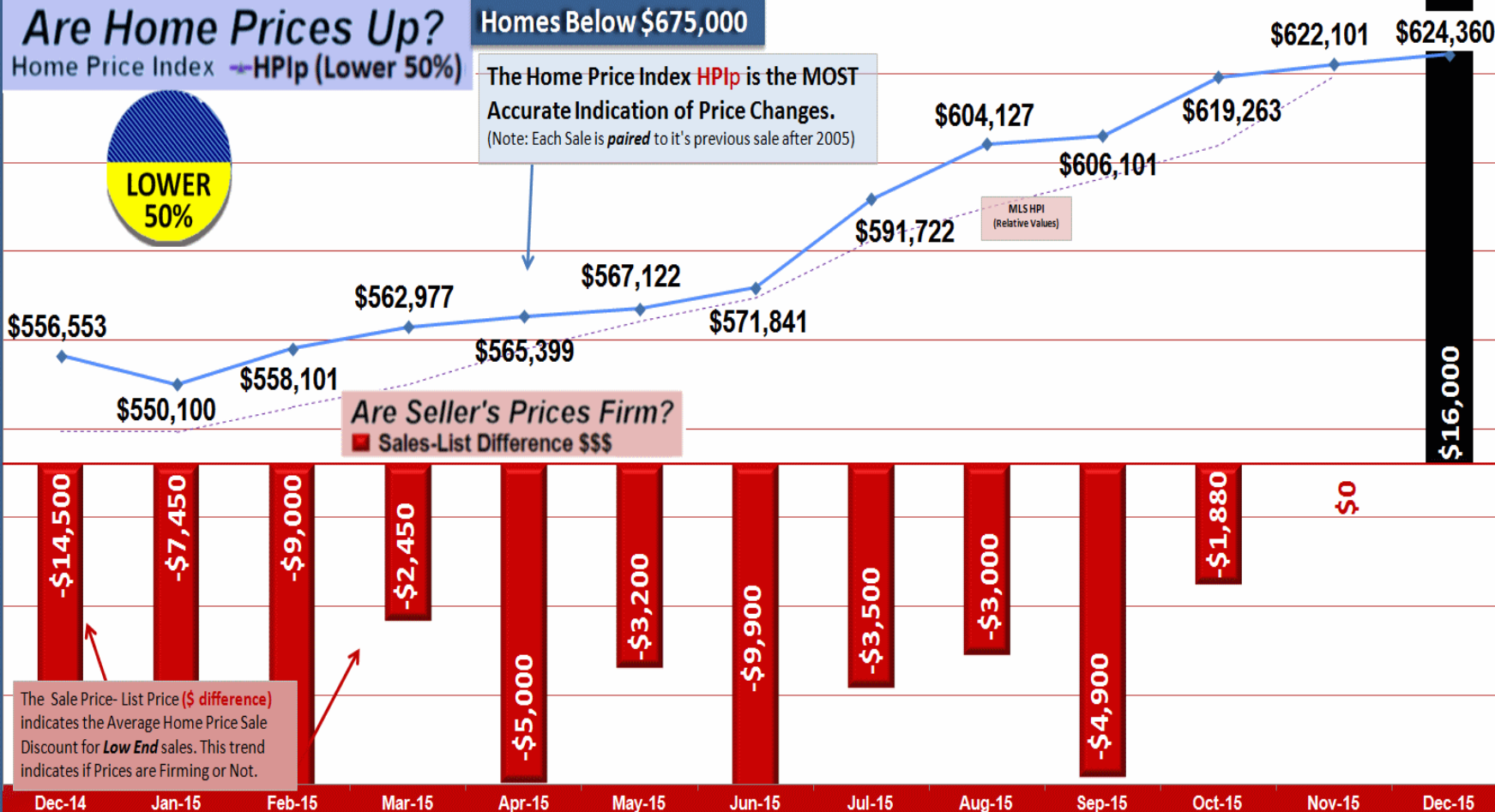
### Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)



### Homes Below \$675,000

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



### Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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



Detached



LOWER 50%

Sales Discount \$\$

Sale Price - Original List Price (\$ difference)



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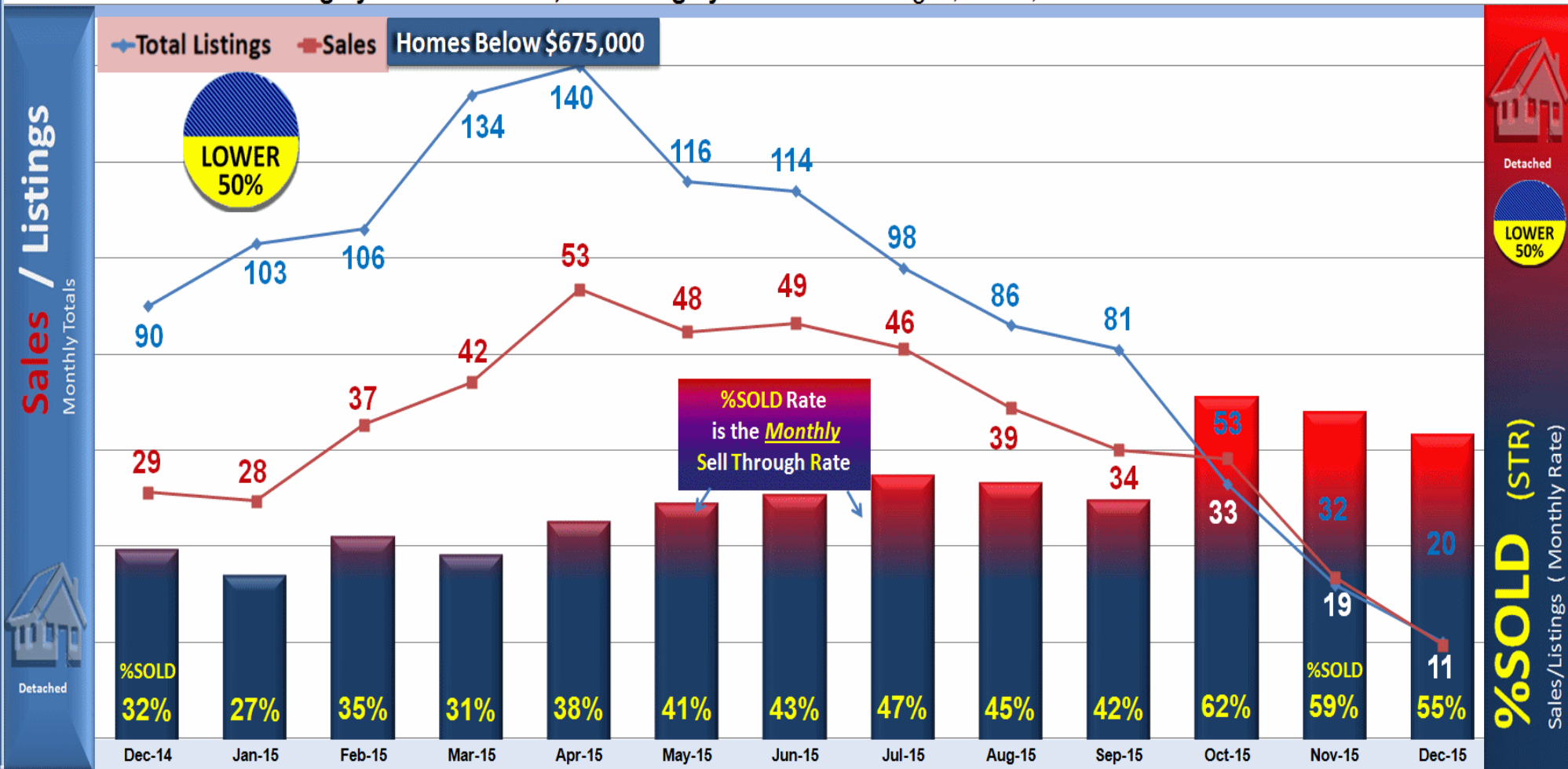
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Market Analysis and Forecasting Jan 1/16 Langley - Walnut Grove

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



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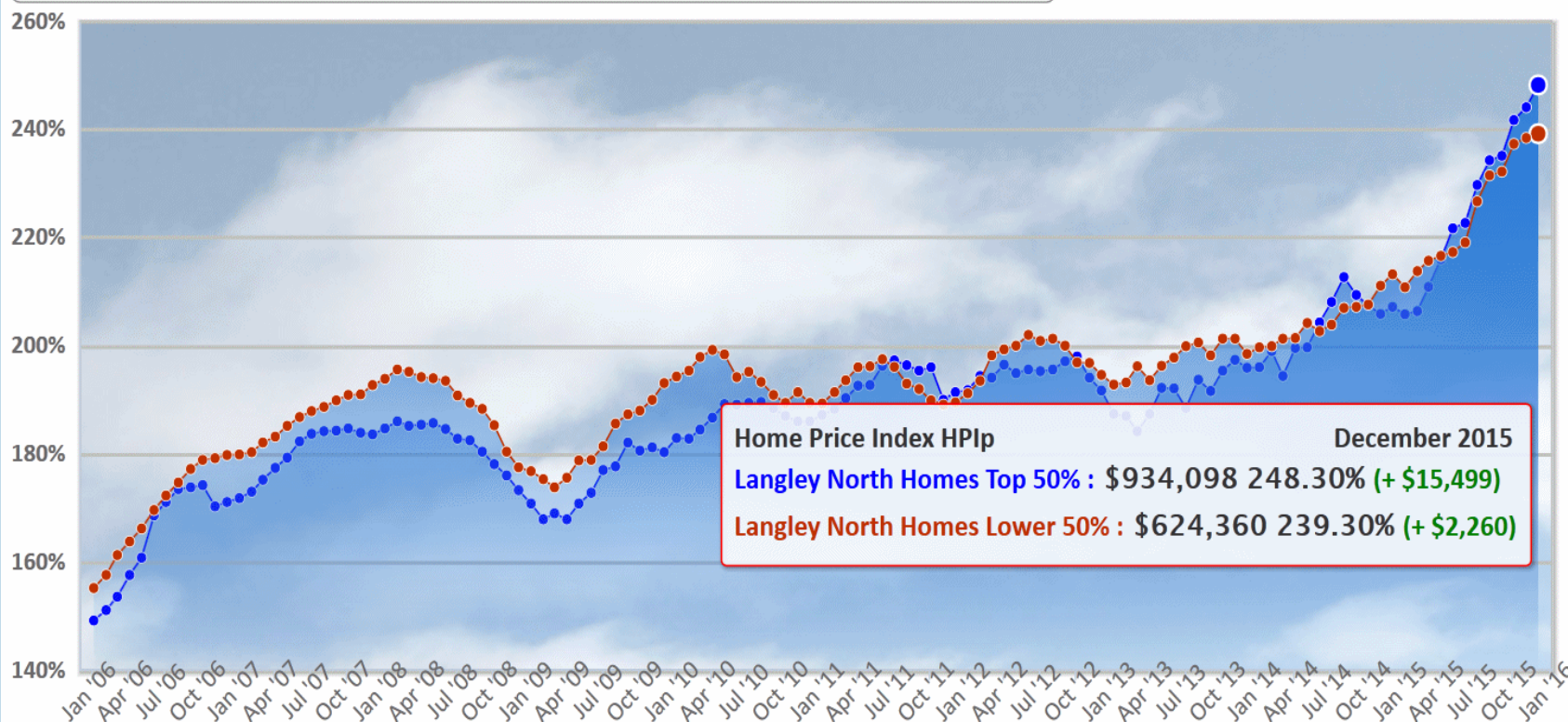
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**Market Analysis and Forecasting** Jan 1/16 Langley - Walnut Grove

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
Dec 2015	% 248.30
Nov 2015	% 244.20
Oct 2015	% 241.80
Sep 2015	% 235.20
Aug 2015	% 234.40
Jul 2015	% 229.80
Jun 2015	% 222.80
May 2015	% 221.80
Apr 2015	% 216.10
Mar 2015	% 211.00
Feb 2015	% 206.50
Jan 2015	% 205.90

<< < 1 2 3 > >>

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Market Analysis and Forecasting Jan 1/16 Langley, Cloverdale

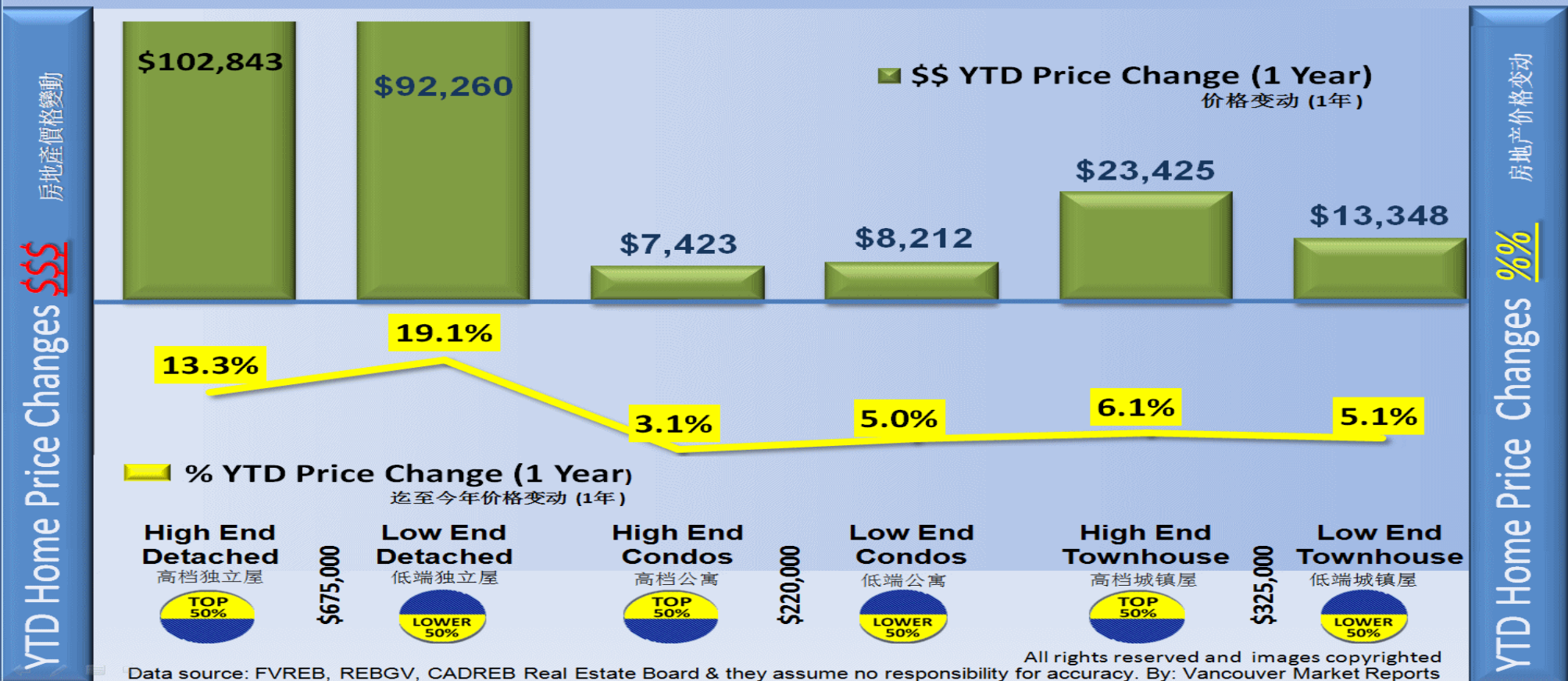
## Langley-Cloverdale Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

Housing Types: Year-To-Date Dec 2014 – Dec 2015 (Quarters)

迄至今年 2014 十二月 - 2015 十二月 (每季)

Powered by: Vancouver Market Reports HPIp



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

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YTD Home Price Changes \$\$\$

房地產價格變動

YTD Home Price Changes %%

房地產價格變動

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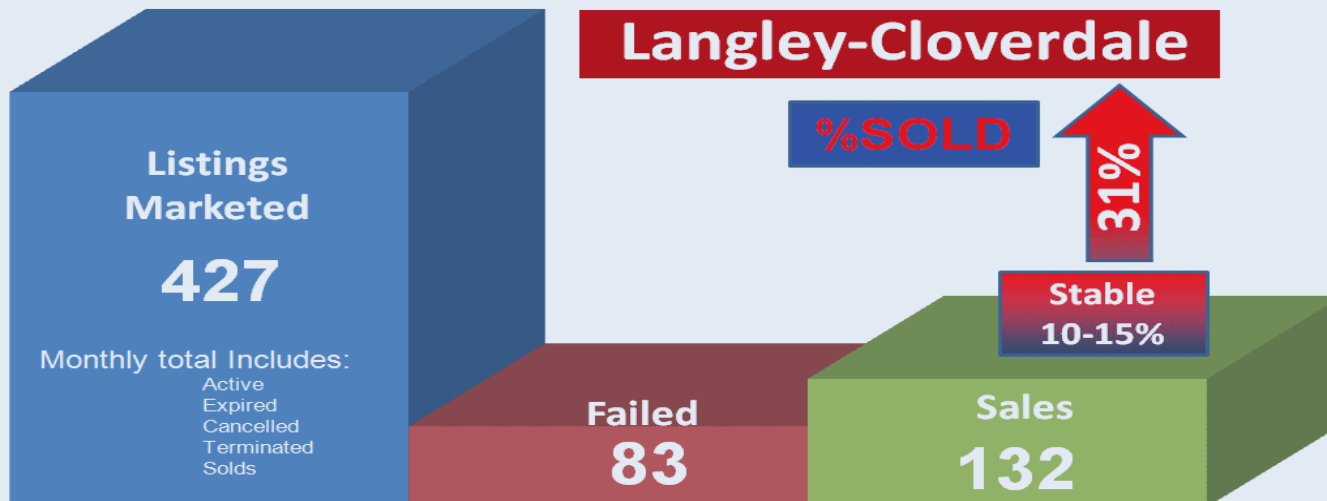


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Market Analysis and Forecasting Jan 1/16 Langley, Cloverdale

## Monthly Market Activity - Dec 2015 - Single Family



Jan 1 2016 Langley, Cloverdale Market Update (Detached)

**Current:** Langley, Cloverdale is in a Sellers Market with average listing inventories, a **31 %SOLD** rate and a 98% Sell/List Ratio. (This means that there is an average of a \$11,000 discount on a sale from the original list price)  
 Most Active Price Range: Homes between \$500,000 - \$600,000 have High **59.1 %SOLD** rate and is in a Sellers Market.  
 Least Active Price Range: Homes between \$300,000 - \$400,000 have **0 %SOLD** rate.

**History:** The Langley, Cloverdale Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$109,219.  
 The Langley, Cloverdale Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$110,484.  
 \*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.



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



# Vancouver Market Reports

Statistics, on the Web!

detached homes



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Market Analysis and Forecasting Jan 1/16 Langley, Cloverdale

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

Langley, Cloverdale List Price Ranges Statistics -Dec 2015					Detached	
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$300,000	27	4	88	90%	-\$11,450	14.8%
\$300,001-\$400,000	1	0	25			0.0%
\$400,001-\$500,000	15	6	38	98%	-\$7,250	40.0%
\$500,001-\$600,000	44	26	29	99%	-\$8,325	59.1%
\$600,001-\$700,000	60	26	26	100%	-\$2,400	43.3%
\$700,001-\$800,000	41	22	30	100%	-\$1,950	53.7%
\$800,001-\$900,000	27	5	47	100%	\$0	18.5%
\$900,001-\$1,000,000	14	5	43	96%	-\$39,000	35.7%
\$1,000,001 and more	198	38	86	95%	-\$59,450	19.2%
<b>Total Activity</b>	<b>427</b>	<b>132</b>	<b>16</b>	<b>98%</b>	<b>-\$11,000</b>	<b>31%</b>

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change
Total Listings** (A,S,T,C,X)	556	536	427		-109
Active Listings (1st of the month)	458	398	317	212	-105
Solds	75	159	132		-27
Days on Market (DOM)	24	14	16		2
%SOLD (Sales/ Listings /mnlthly rate)	13.5%	29.7%	30.9%		1.2%
(Top 50%) Home Price Index HPIp	\$777,100	\$880,100	\$886,319		\$6,219
(Lower 50%) Home Price Index HPIp	\$483,100	\$573,122	\$593,584		\$20,462

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**Market Analysis and Forecasting**

Jan 1/16

Langley, Cloverdale

## What Sold in your Neighbourhood and for What Price?

Langley, Cloverdale Sub areas Statistics -Dec 2015				Detached		
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Cloverdale BC	105	40	47	99%	-\$6,500	38.1%
Serpentine	12	2	163	97%	-\$50,950	16.7%
Clayton	39	14	54	99%	-\$4,444	35.9%
Murrayville	23	9	24	100%	\$0	39.1%
Salmon River	50	15	52	95%	-\$49,000	30.0%
Brookwood Langley	58	13	72	98%	-\$5,000	22.4%
Aldergrove Langley	31	10	38	99%	-\$6,900	32.3%
Campbell Valley	54	11	80	94%	-\$100,000	20.4%
Otter District	25	7	93	90%	-\$25,000	28.0%
Langley City	30	11	49	99%	-\$8,650	36.7%
<b>Total Activity</b>	<b>427</b>	<b>132</b>	<b>16</b>	<b>98%</b>	<b>-\$11,000</b>	<b>31%</b>

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Market Analysis and Forecasting

Jan 1/16

Langley, Cloverdale

## Next Months Market Forecast

**Forecast:** Langley, Cloverdale has an average Listing supply; 212 homes are for sale and with the **31 %SOLD** monthly rate gives us a ~3 months of inventory. At this sell through rate approximately 52 of these listings will not sell. 10% of the active listings have reduced their price by \$40,500 on average or \$19,500 median in the last month. We project Langley, Cloverdale Detached to be a sellers market.

The Fraser Valley Markets were directly affected by the Hyper Active Vancouver Markets. The December Statistics shows major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 70 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$12,578 in the Fraser Valley Cities and \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

We forecast this next surge of Off-shore buyers will be strong right up to the Chinese New Year this coming February 8. We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment .. do contact us for your own analysis and forecast.

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Market Analysis and Forecasting Jan 1/16 Langley, Cloverdale

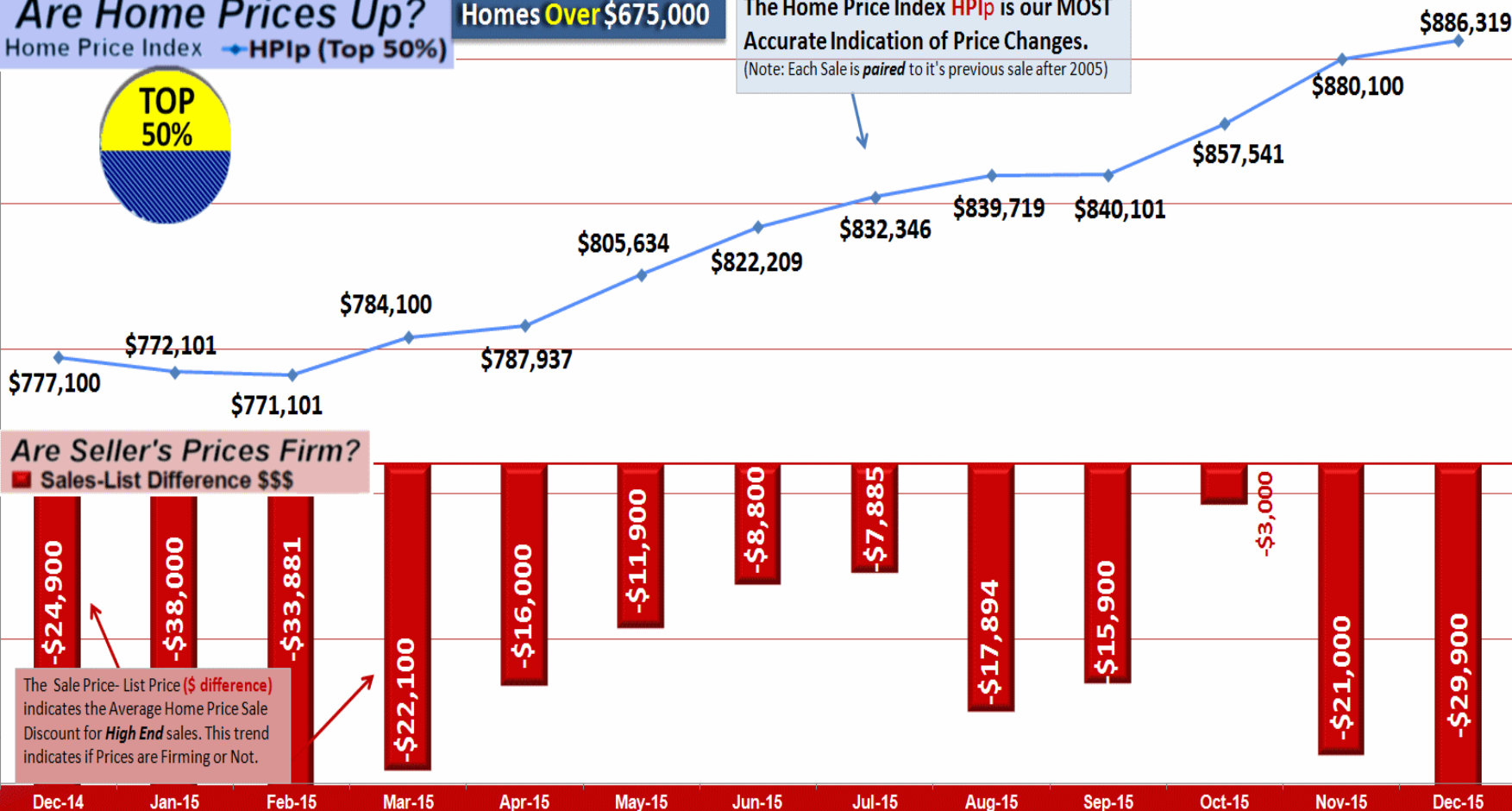
Detached Langley, Cloverdale Home Price Index HPIp (Top 50%). Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

Homes Over \$675,000

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  
TOP 50%

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

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

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

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# Vancouver Market Reports

Statistics, on the Web!

detached homes



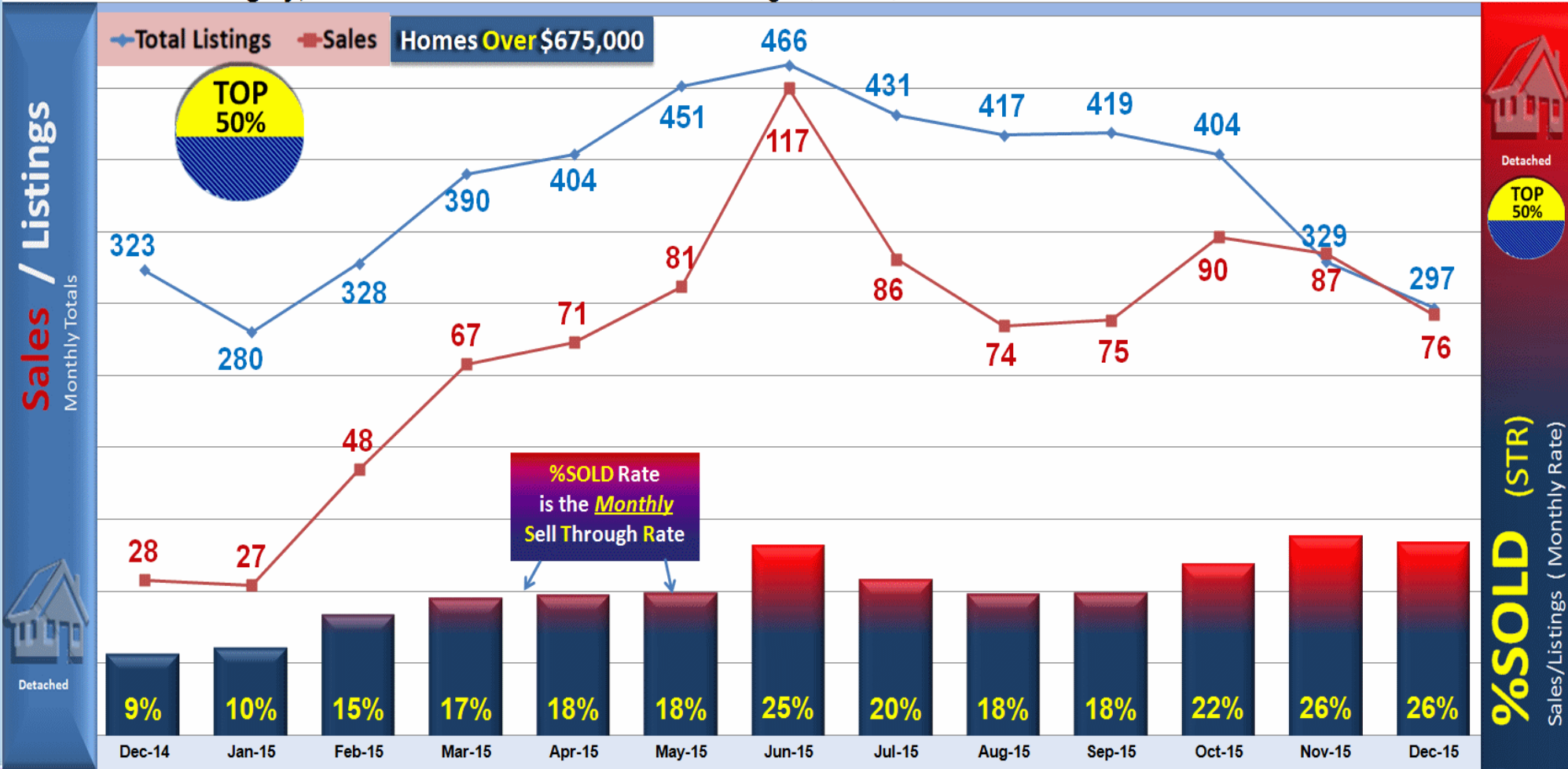
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Market Analysis and Forecasting Jan 1/16 Langley, Cloverdale

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



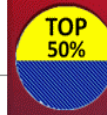
Sales / Listings  
Monthly Totals



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. [More Details](#)  
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# Vancouver Market Reports

Statistics, on the Web!

detached homes



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Market Analysis and Forecasting Jan 1/16 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)

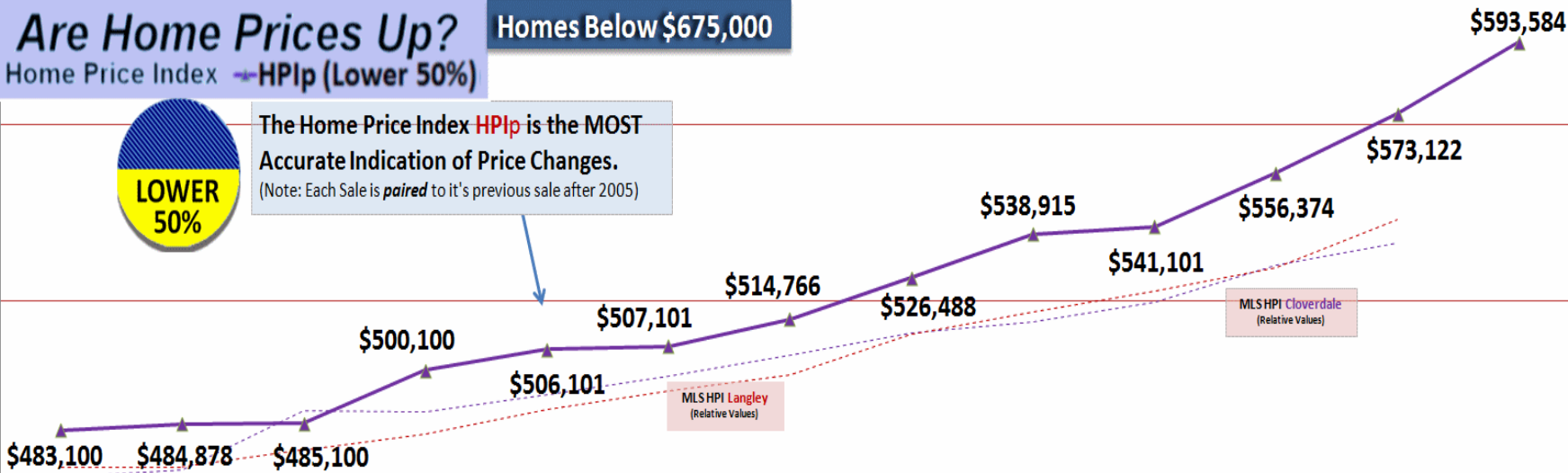
Home Price Changes  
(Home Price Index Paired sales from 2005)

## Are Home Prices Up? Homes Below \$675,000

Home Price Index → HPIp (Lower 50%)

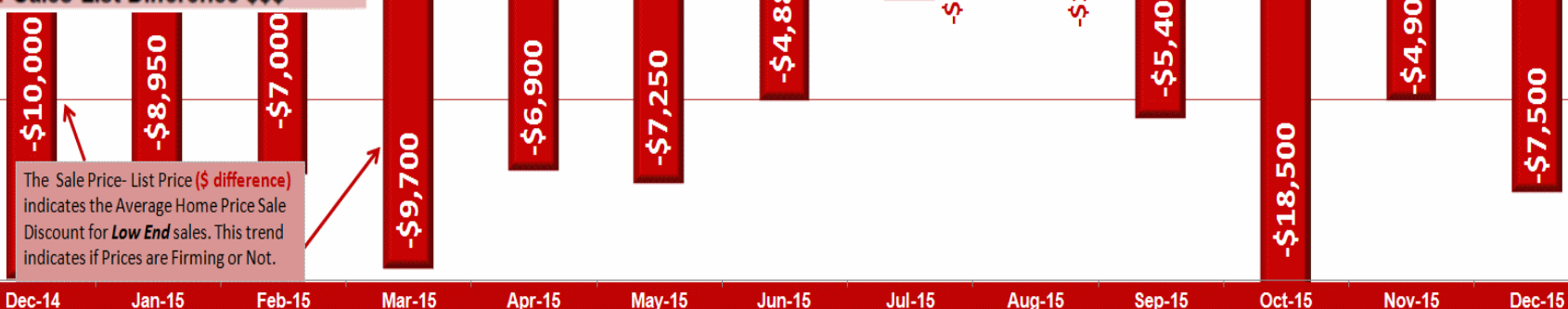


The Home Price Index HPIp is the MOST Accurate Indication of Price Changes.  
(Note: Each Sale is paired to it's previous sale after 2005)



## Are Seller's Prices Firm?

Sales-List Difference \$\$\$



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



Detached



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

\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
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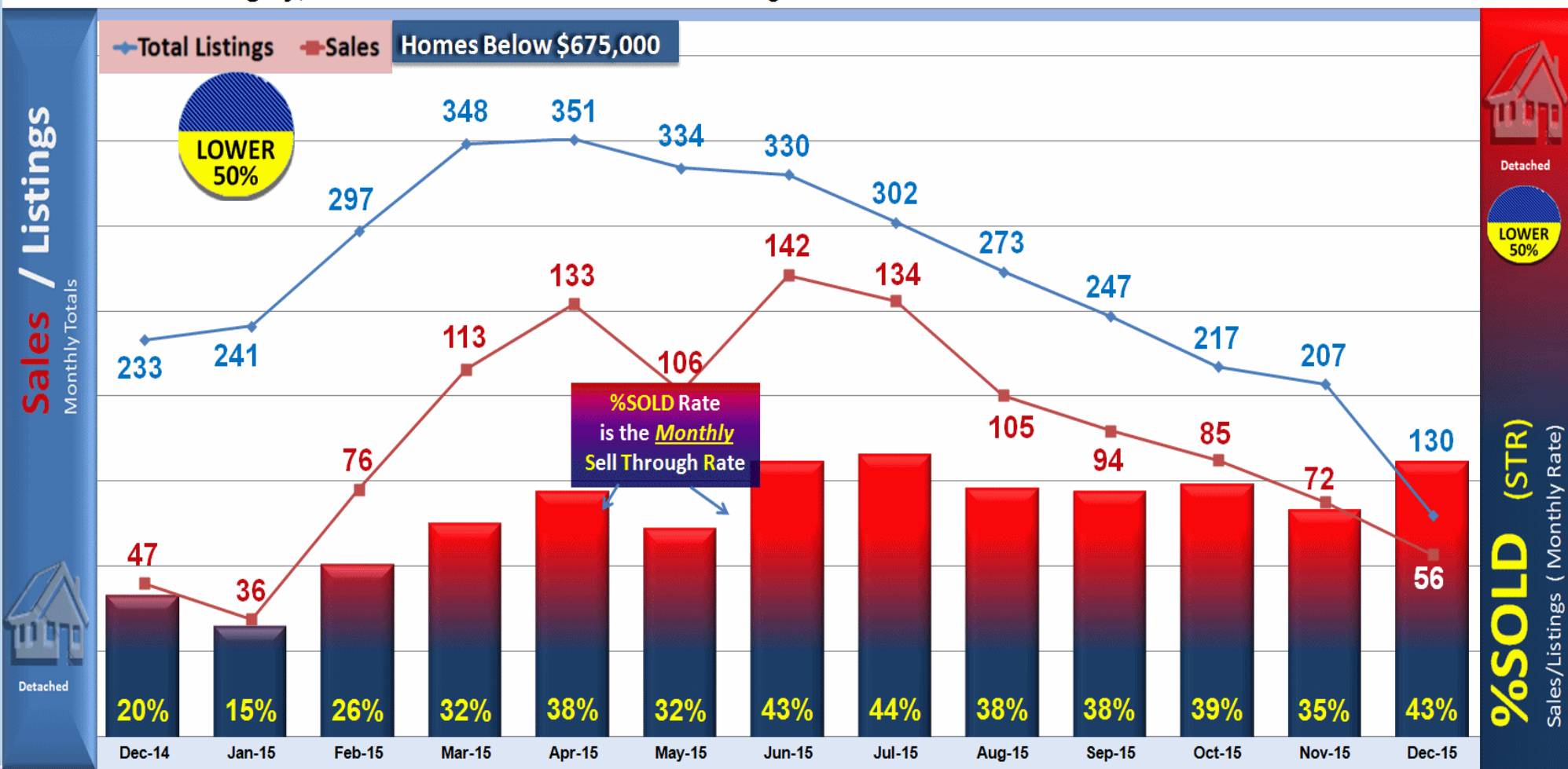
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Market Analysis and Forecasting Jan 1/16 Langley, Cloverdale

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



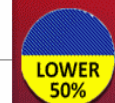
Sales / Listings  
Monthly Totals



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. [More Details](#)  
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# Vancouver Market Reports

Statistics, on the Web!

detached homes



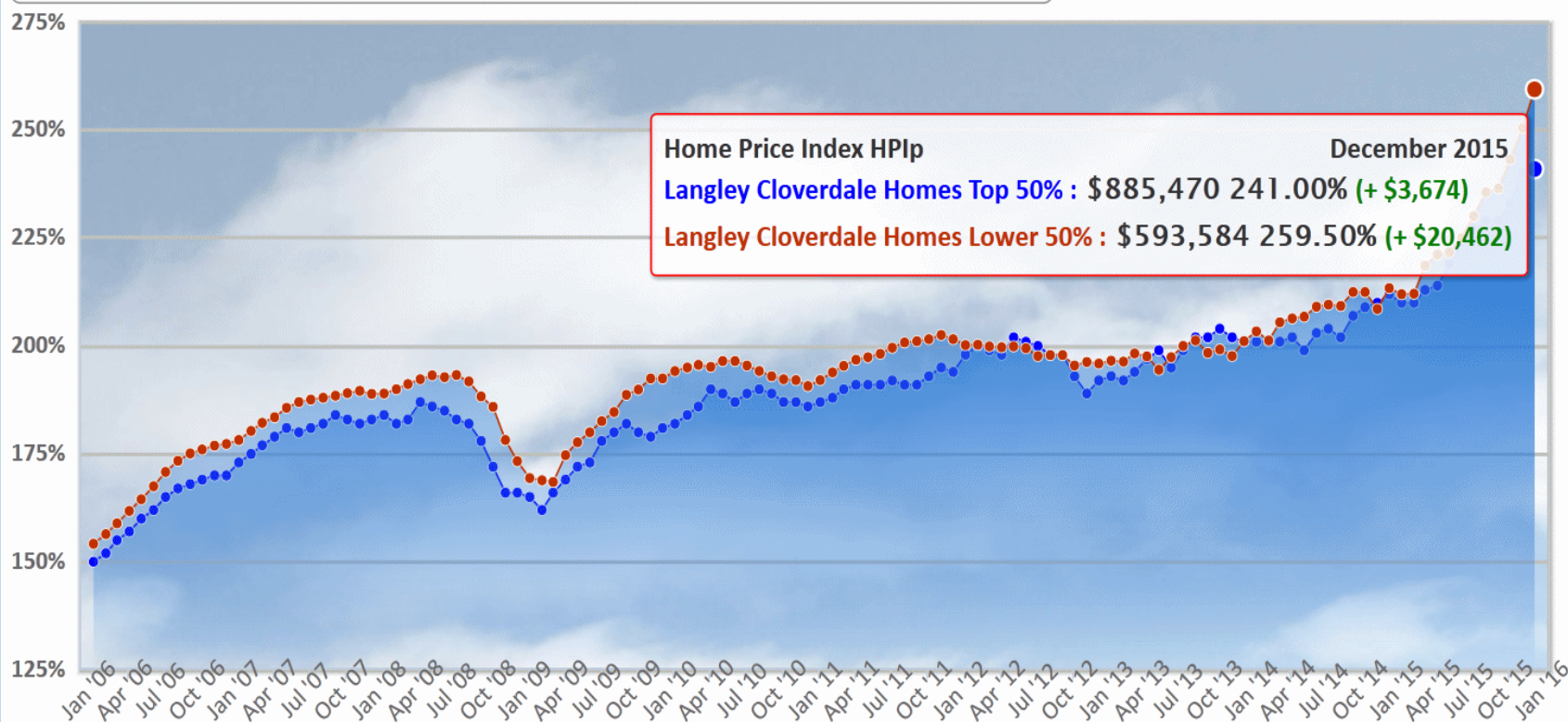
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**Market Analysis and Forecasting** Jan 1/16 Langley, Cloverdale

Powered by the Greater Vancouver Market Reports HPIp

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



**Home Price Index HPIp**  
**Langley Cloverdale Homes Top 50% : \$885,470 241.00% (+ \$3,674)**  
**Langley Cloverdale Homes Lower 50% : \$593,584 259.50% (+ \$20,462)**

Monthly Home values

Date	Value
Dec 2015	% 241.00
Nov 2015	% 240.00
Oct 2015	% 233.00
Sep 2015	% 229.00
Aug 2015	% 229.00
Jul 2015	% 227.00
Jun 2015	% 224.00
May 2015	% 219.00
Apr 2015	% 214.00
Mar 2015	% 213.00
Feb 2015	% 210.00
Jan 2015	% 210.00



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Market Analysis and Forecasting

Jan 1/16 Abbotsford

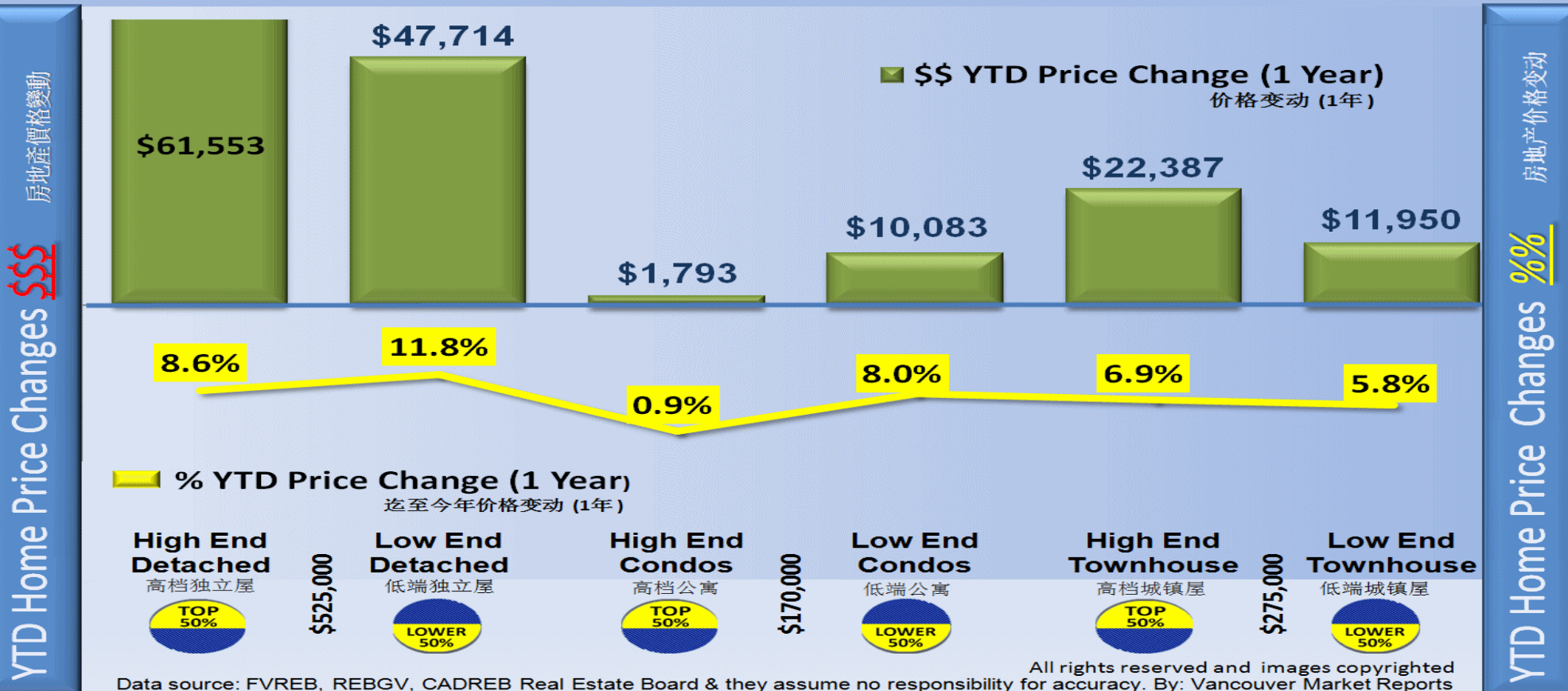
## Abbotsford Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

Housing Types: Year-To-Date Dec 2014 – Dec 2015 (Quarters)

迄至今年 2014 十二月 - 2015 十二月 (每季)

Powered by: Vancouver Market Reports HPIp



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YTD Home Price Changes \$\$\$

YTD Home Price Changes %%

# Vancouver Market Reports

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detached homes



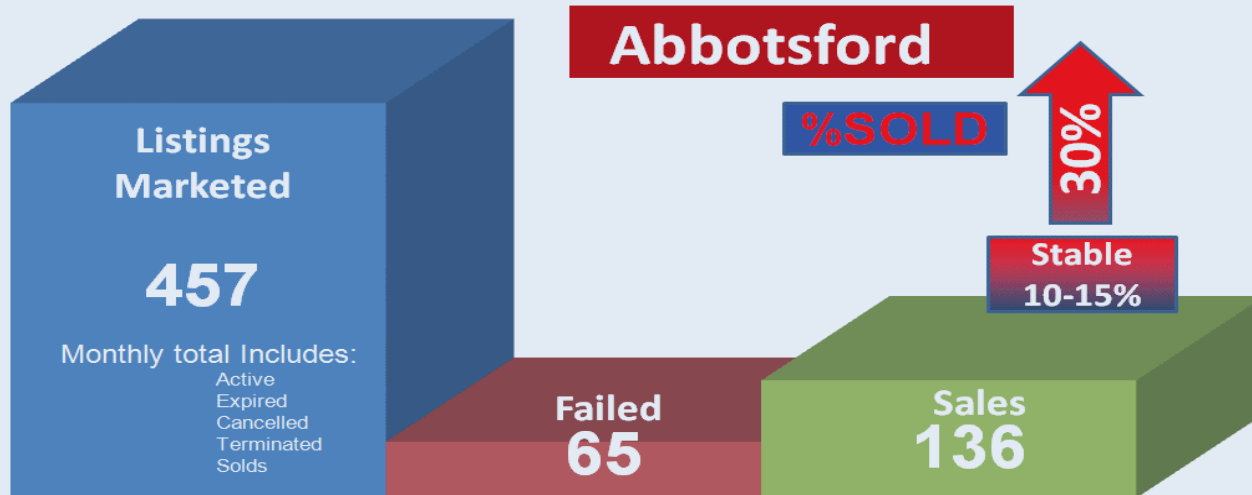
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Market Analysis and Forecasting

Jan 1/16 Abbotsford

## Monthly Market Activity - Dec 2015 - Single Family



Jan 1 2016 Abbotsford Market Update (Detached)

**Current:** Abbotsford is in Sellers Market with average listing inventories, a **30 %SOLD** rate and a 98% Sell/List Ratio. (This means that on an average sale there is a \$8,790 discount from the original list price)

*Most Active Price Range:* Homes between \$300,000 - \$400,000 have a **45.3 %SOLD** rate.

*Least Active Price Range:* Homes above \$900,000 have a **13.3 %SOLD** rate.

**History:** The Abbotsford Home Price Index **HPIp** (Top 50%) shows that prices increased \$70,443 year-to-date. The Abbotsford Home Price Index **HPIp** (Lower 50%) shows that prices increased \$56,522 year-to-date.

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



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detached homes



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Market Analysis and Forecasting

Jan 1/16 Abbotsford

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

Abbotsford List Price Ranges Statistics - Dec 2015							Detached
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$300,000	17	4	44	97%	-\$6,839	23.5%	↑
\$300,001-\$400,000	64	29	56	98%	-\$6,700	45.3%	↑
\$400,001-\$500,000	83	33	42	99%	-\$6,900	39.8%	↑
\$500,001-\$600,000	85	30	44	99%	-\$4,200	35.3%	↑
\$600,001-\$700,000	58	14	60	99%	-\$9,050	24.1%	↑
\$700,001-\$900,000	60	14	57	98%	-\$16,950	23.3%	↑
\$900,001 and more	90	12	95	96%	-\$37,500	13.3%	↑
<b>Total Activity</b>	<b>457</b>	<b>136</b>	<b>15</b>	<b>98%</b>	<b>-\$8,790</b>	<b>30%</b>	↑

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change	
Total Listings** (A,S,T,C,X)	699	575	457		-118	↓
Active Listings (1st of the month)	547	466	349	256	-93	↓
Solds	103	156	136		-20	↓
Days on Market (DOM)	46	33	15		-18	↓
%SOLD (Sales/ Listings /mnlthly rate)	15%	27%	30%		3%	↑
(Top 50%) Home Price Index HPIp	\$715,243	\$778,295	\$785,685		\$7,390	↑
(Lower 50%) Home Price Index HPIp	\$405,578	\$445,328	\$462,100		\$16,772	↑

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# Vancouver Market Reports

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Market Analysis and Forecasting

Jan 1/16 Abbotsford

## What Sold in your Neighbourhood and for What Price?

Abbotsford Sub areas Statistics - Dec 2015					Detached	
Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Poplar	31	7	94	97%	-\$14,900	22.6%
Bradner	10	4	151	95%	-\$75,750	40.0%
Matsqui	17	2	131	96%	-\$30,000	11.8%
Sumas Mountain	17	3	80	96%	-\$34,000	17.6%
Abbotsford West	122	45	46	98%	-\$8,000	36.9%
Abbotsford East	138	44	44	100%	-\$2,800	31.9%
Aberdeen	54	13	93	98%	-\$9,099	24.1%
Sumas Prairie	7	0	87			0.0%
Central Abbotsford	61	18	44	98%	-\$6,950	29.5%
<b>Total Activity</b>	<b>457</b>	<b>136</b>	<b>15</b>	<b>98%</b>	<b>-\$8,790</b>	<b>30%</b>

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**Market Analysis and Forecasting**

Jan 1/16 **Abbotsford**

## Next Months Market Forecast

Abbotsford has average Listing supply; 256 homes are for sale & with the **30 %SOLD** monthly rate gives us a ~3 months of inventory. At this sell through rate approximately 51 of these listings will not sell. 4% of the active listings have reduced their price by \$22,173 on average or \$14,900 median in the last month. We project Abbotsford to continue in Sellers Market.

The Fraser Valley Markets were directly affected by the Hyper Active Vancouver Markets. The December Statistics shows major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 70 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$12,578 in the Fraser Valley Cities and \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

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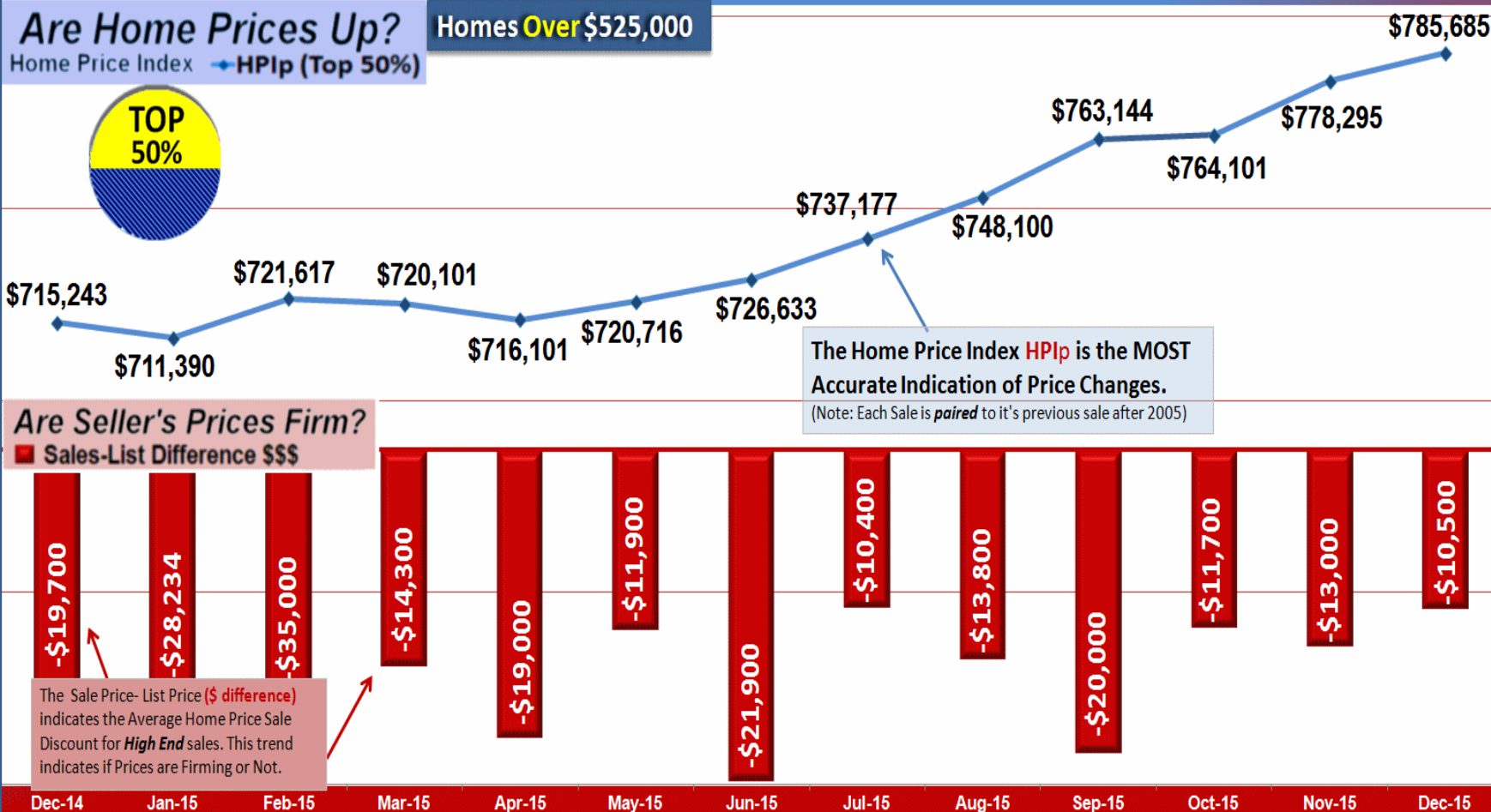


Market Analysis and Forecasting

Jan 1/16 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 Changes  
(Home Price Index Paired sales from 2005)



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. [More Details](#)  
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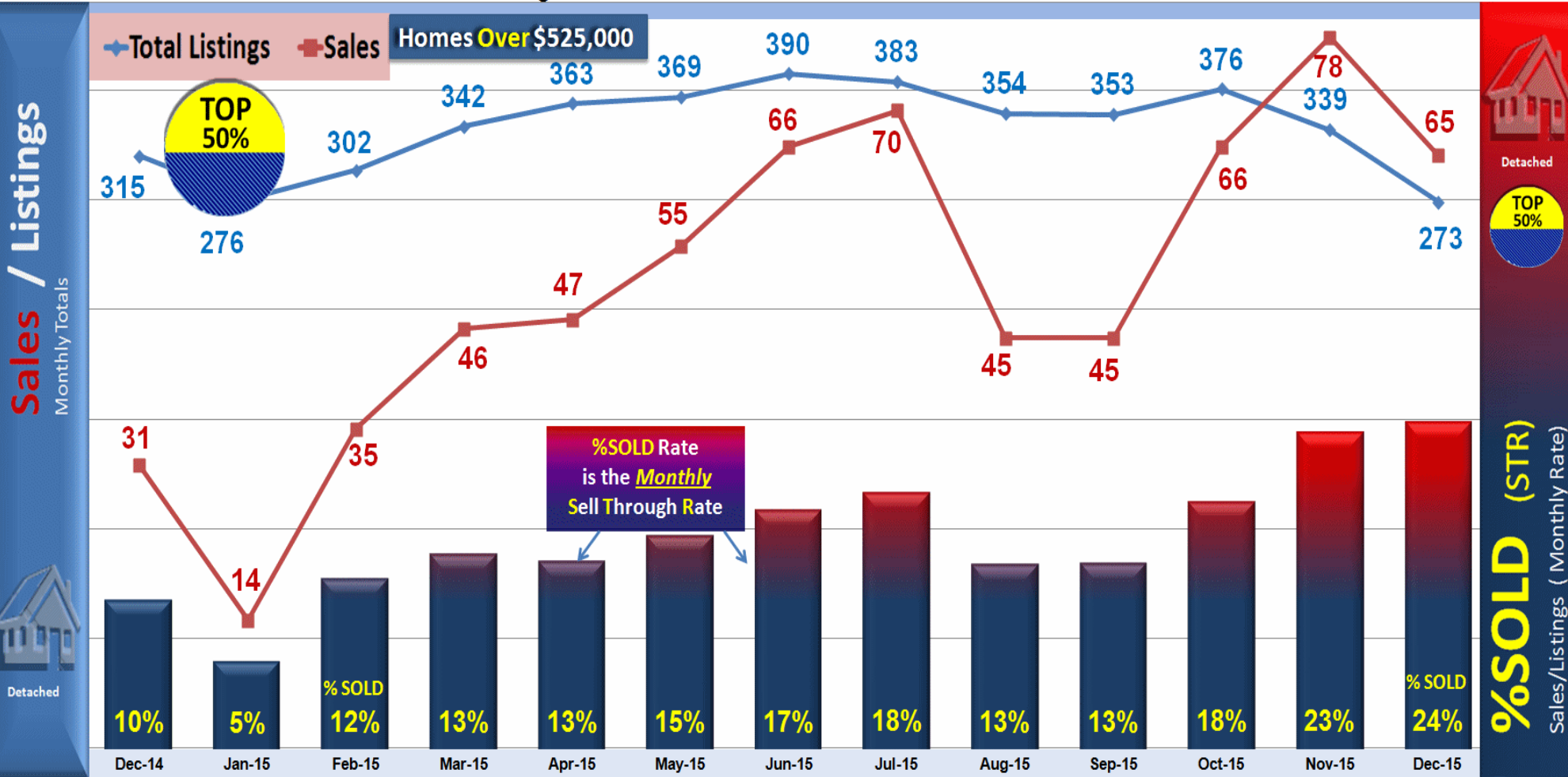
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Market Analysis and Forecasting

Jan 1/16 Abbotsford

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



Sales / Listings

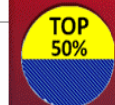
Monthly Totals



Detached



Detached



TOP 50%

%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. [More Details](#)  
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



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Market Analysis and Forecasting

Jan 1/16 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)



Detached

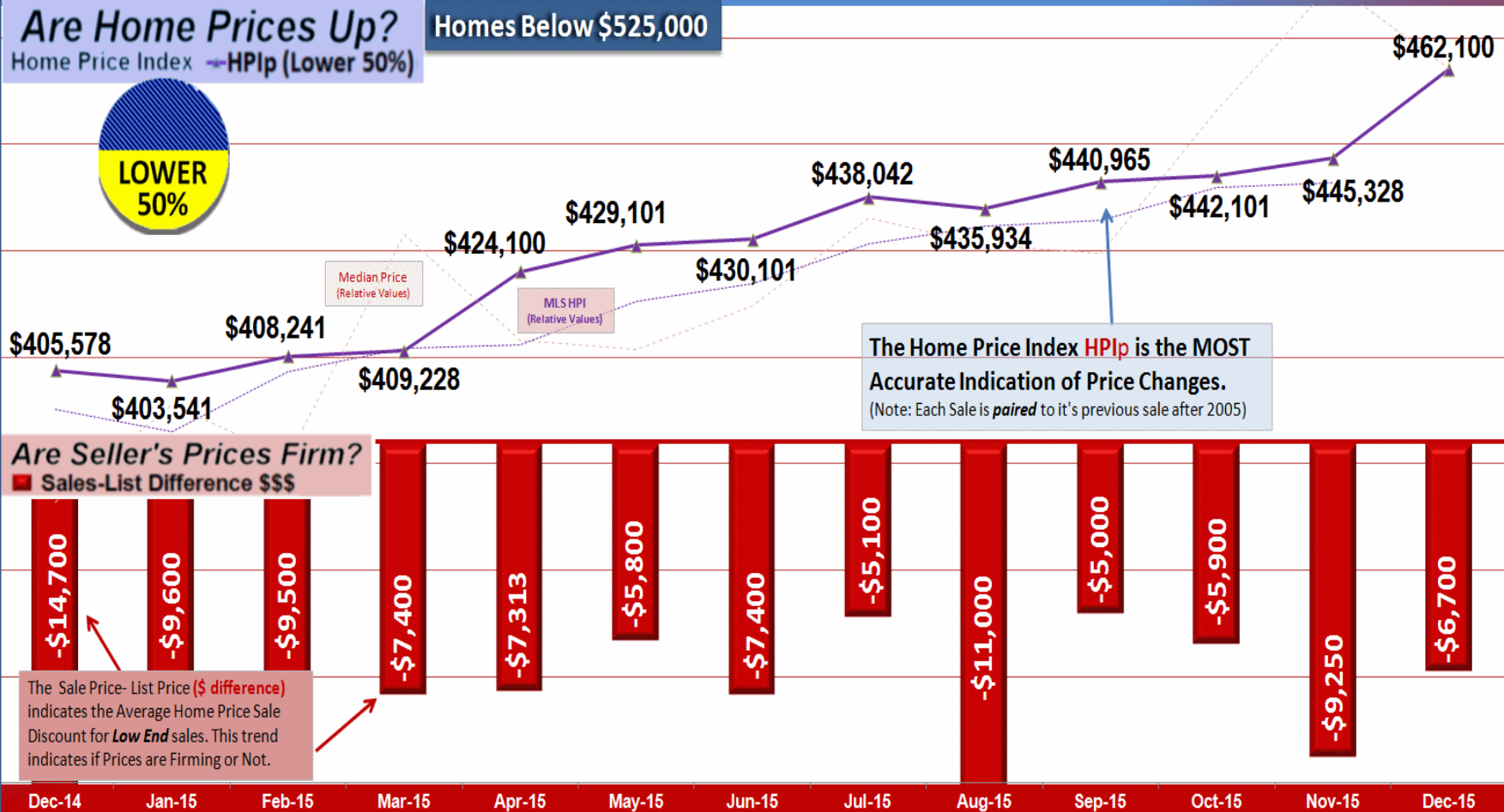


Detached



Detached

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



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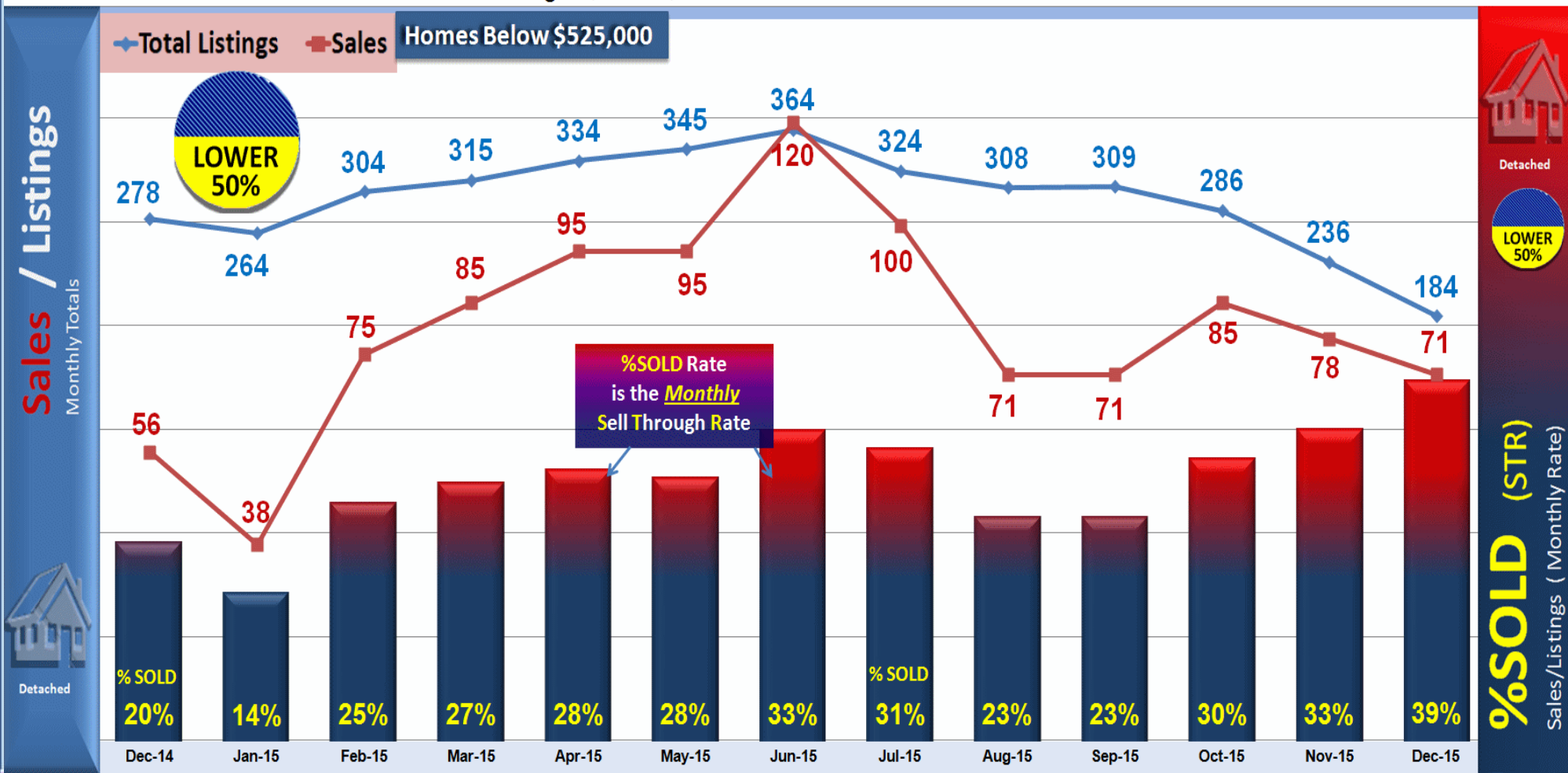
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## Market Analysis and Forecasting

Jan 1/16 Abbotsford

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



Sales / Listings

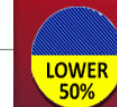
Monthly Totals



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. [More Details](#)  
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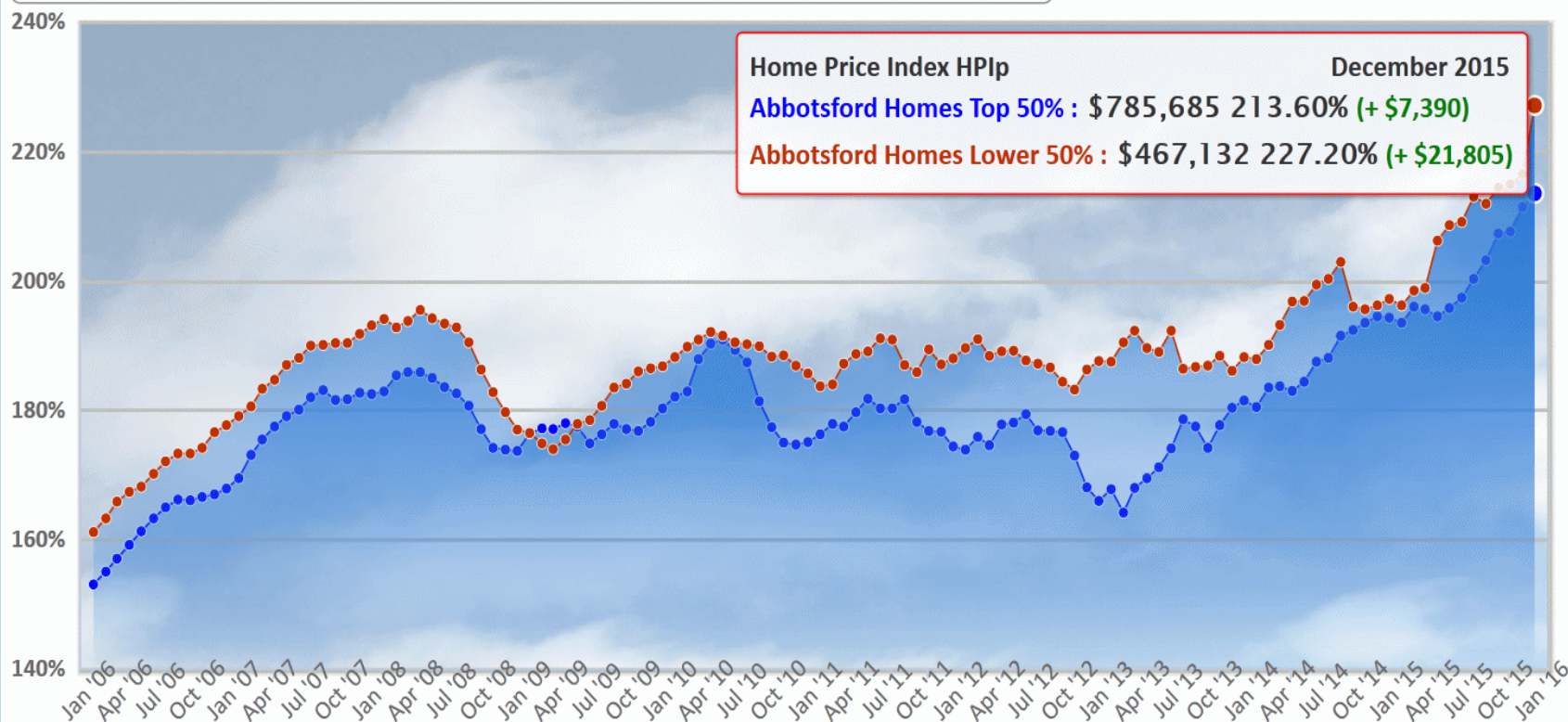
Market Analysis and Forecasting

Jan 1/16 Abbotsford

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Dec 2015	% 213.60
Nov 2015	% 211.50
Oct 2015	% 207.70
Sep 2015	% 207.40
Aug 2015	% 203.30
Jul 2015	% 200.40
Jun 2015	% 197.50
May 2015	% 195.90
Apr 2015	% 194.60
Mar 2015	% 195.70
Feb 2015	% 196.10
Jan 2015	% 193.60

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Market Analysis and Forecasting

Jan 1/16 Mission

## Mission Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

Housing Types: Year-To-Date Dec 2014 – Dec 2015 (Quarters)

迄至今年 2014 十二月 - 2015 十二月 (每季)

Powered by: Vancouver Market Reports HPIp

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

\$40,458

\$32,212

7.9%

10.4%

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

High End Detached

高档独立屋



\$400,000

Low End Detached

低端独立屋



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

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房地產價格變動

YTD Home Price Changes \$\$\$

房地產價格變動

YTD Home Price Changes %%



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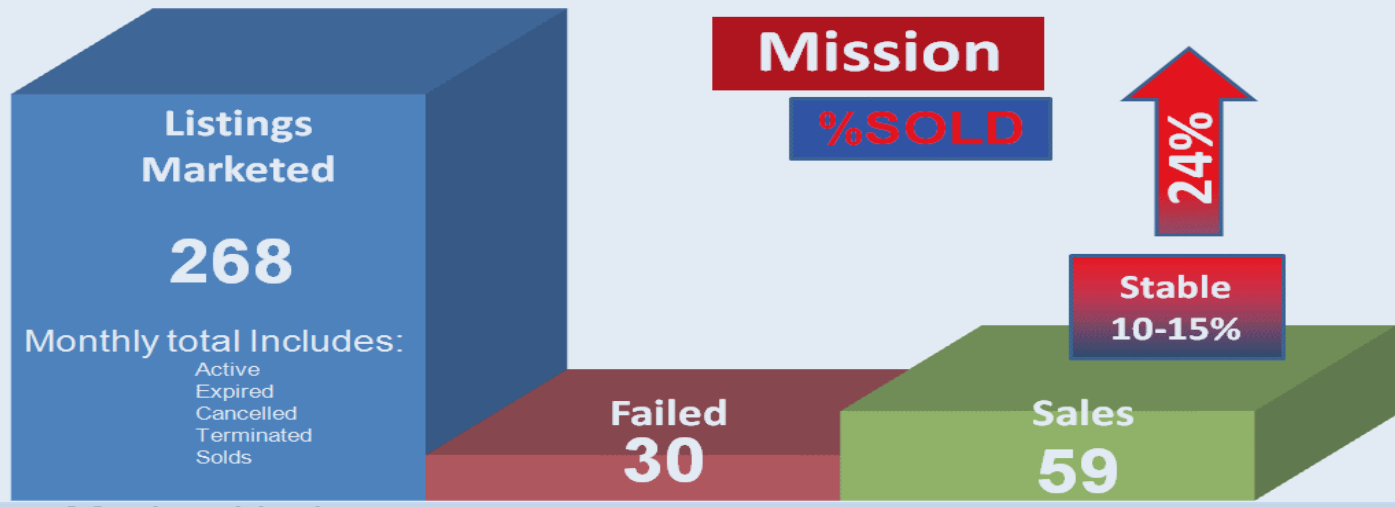
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Market Analysis and Forecasting

Jan 1/16 Mission

## Monthly Market Activity - Dec 2015 - Single Family



### Jan 1 2016 Mission Market Update (Detached)

**Current:** Mission is a Sellers Market with normal listing inventories, **22 %SOLD** rate and Sale Price /List Price = 98% (e.g.: means an average of a \$13,096 discount from the original list price on sale .)

*Most Active Price Range:* Homes between \$500,000-\$600,000 have **32.1 %SOLD** rate.

*Least Active Price Range:* Homes above \$600,000 have a **10.8 %SOLD** rate.

**History:** The Mission Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$70,772. The Mission Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$53,682.

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

\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
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# Vancouver Market Reports

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detached homes



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Market Analysis and Forecasting

Jan 1/16 Mission

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

### Mission List Price Ranges Statistics -Dec 2015

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	Detached
0-\$300,000	47	9	78	94%	-\$6,900	19.1%	↑
\$300,001-\$400,000	46	10	37	98%	-\$8,750	21.7%	↑
\$400,001-\$500,000	48	15	49	97%	-\$15,000	31.3%	↑
\$500,001-\$600,000	53	17	61	98%	-\$9,900	32.1%	↑
\$600,001 and more	74	8	110	95%	-\$32,775	10.8%	↓
<b>Total Activity</b>	<b>268</b>	<b>59</b>	<b>37</b>	<b>97%</b>	<b>-\$13,096</b>	<b>22%</b>	↑

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change	
Total Listings (A,S,T,C,X)	415	323	268		-55	↓
Active Listings (1st of the month)	365	246	215	179	-36	↓
Solds	45	76	59		-17	↓
Days on Market (DOM)	73	19	37		19	↑
%SOLD (Sales/ Listings /mnlthly rate)	11%	24%	22%		-2%	↓
(Top 50%) Home Price Index HPIp	\$515,005	\$589,097	\$585,777		-\$3,320	↓
(Lower 50%) Home Price Index HPIp	\$304,419	\$357,969	\$358,101		\$132	↑

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# Vancouver Market Reports

Statistics, on the Web!

detached homes



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Market Analysis and Forecasting

Jan 1/16 Mission

## What Sold in your Neighbourhood and for What Price?

Mission Sub areas Statistics -Dec 2015						Detached	
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
Hatzic	23	3	66	98%	-\$9,250	13.0%	
Stave Falls	9	1	85	94%	-\$6,900	11.1%	
Steelhead	8	1	140	99%	-\$4,000	12.5%	
Mission	161	45	61	97%	-\$13,096	28.0%	
Durieu	20	4	64	87%	-\$22,400	20.0%	
Dewdney Deroche	17	1	93	95%	-\$31,650	5.9%	
Lake Errock	16	2	70	88%	-\$22,565	12.5%	
Hemlock	2	0	158			0.0%	
Mission-West	12	2	89	95%	-\$17,500	16.7%	
<b>Total Activity</b>	<b>268</b>	<b>59</b>	<b>37</b>	<b>97%</b>	<b>-\$13,096</b>	<b>22%</b>	

\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
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Market Analysis and Forecasting

Jan 1/16 Mission

## Next Months Market Forecast

**Forecast:** Mission has average Listing Supply; 179 homes are for sale and with the **22 %SOLD** monthly rate gives us a ~4.5 months of inventory. At this sell through rate approximately 52 of these listings will not sell. 3% of the active listings have reduced their price by \$23,200 on average or \$20,900 on median for the last month. We project Mission Detached to be a sellers market.

The Fraser Valley Markets were directly affected by the Hyper Active Vancouver Markets. The December Statistics shows major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 70 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$12,578 in the Fraser Valley Cities and \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

We forecast this next surge of Off-shore buyers will be strong right upto the Chinese New Year this coming February 8. We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment .. do contact us for your own analysis and forecast.

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



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# Vancouver Market Reports

Statistics, on the Web!

detached homes



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## Market Analysis and Forecasting

Jan 1/16 Mission

### Detached

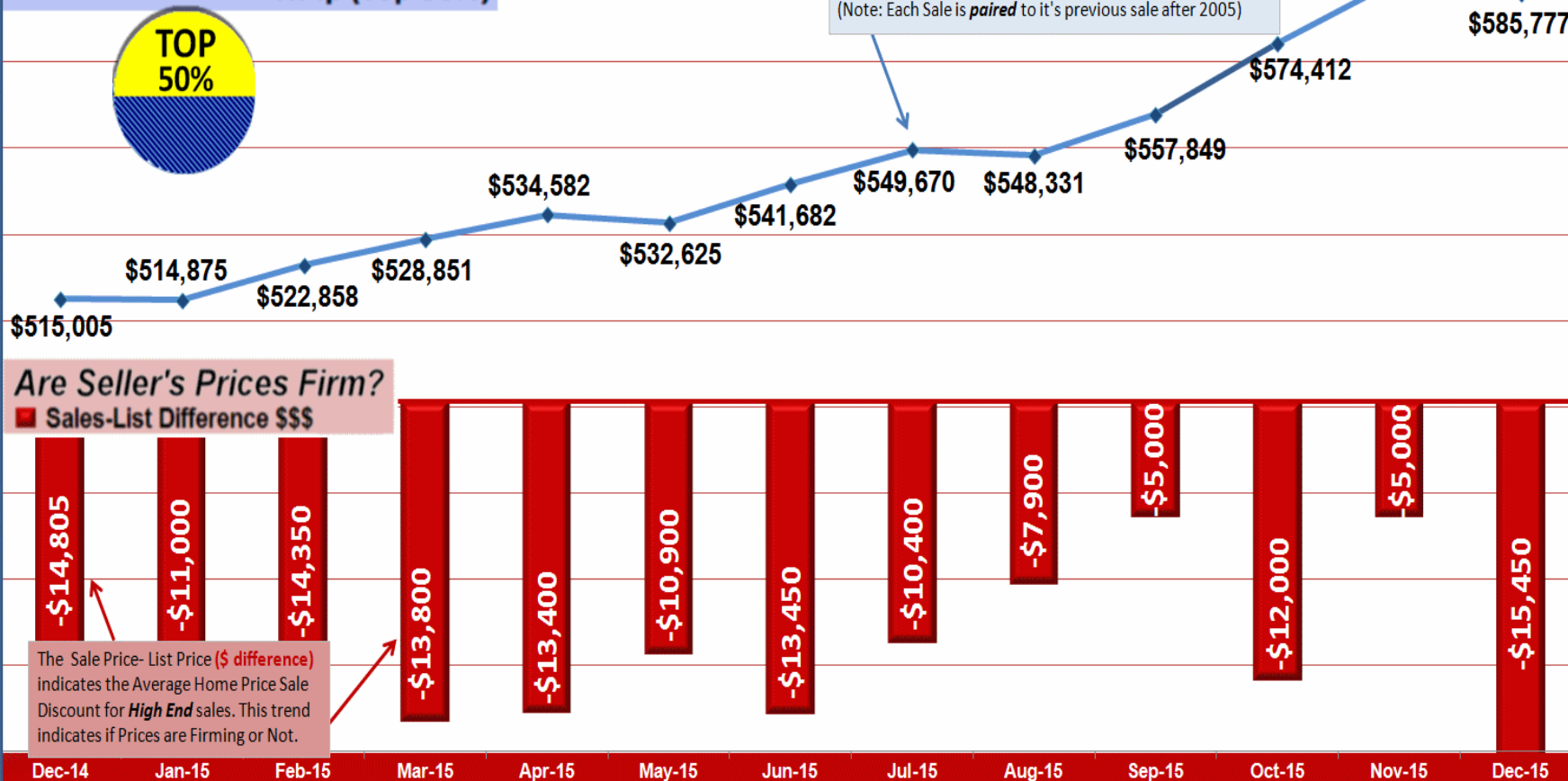
Mission Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

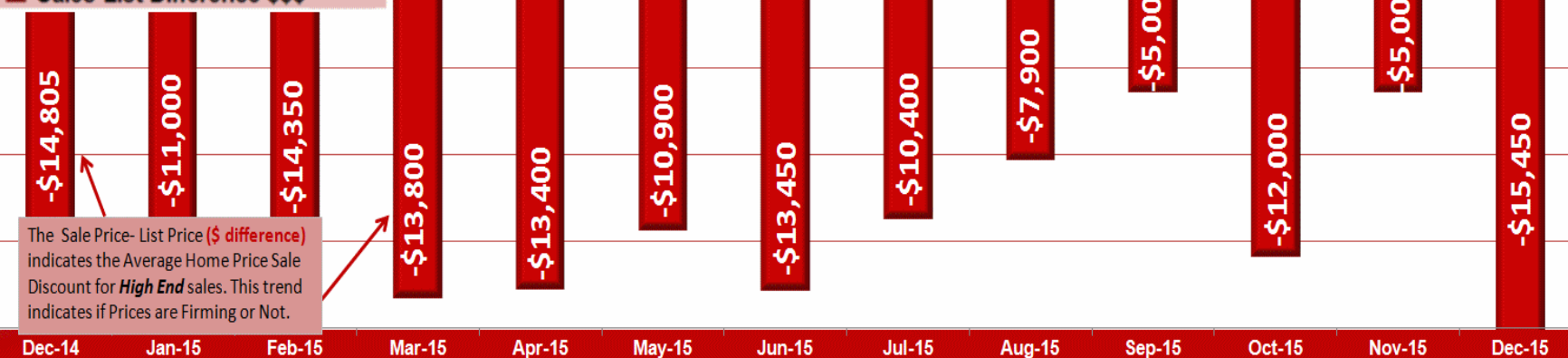
Are Home Prices Up?  
Home Price Index → HPIp (Top 50%)

Homes Over \$400,000

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)



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



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



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. [More Details](#)  
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# Vancouver Market Reports

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detached homes



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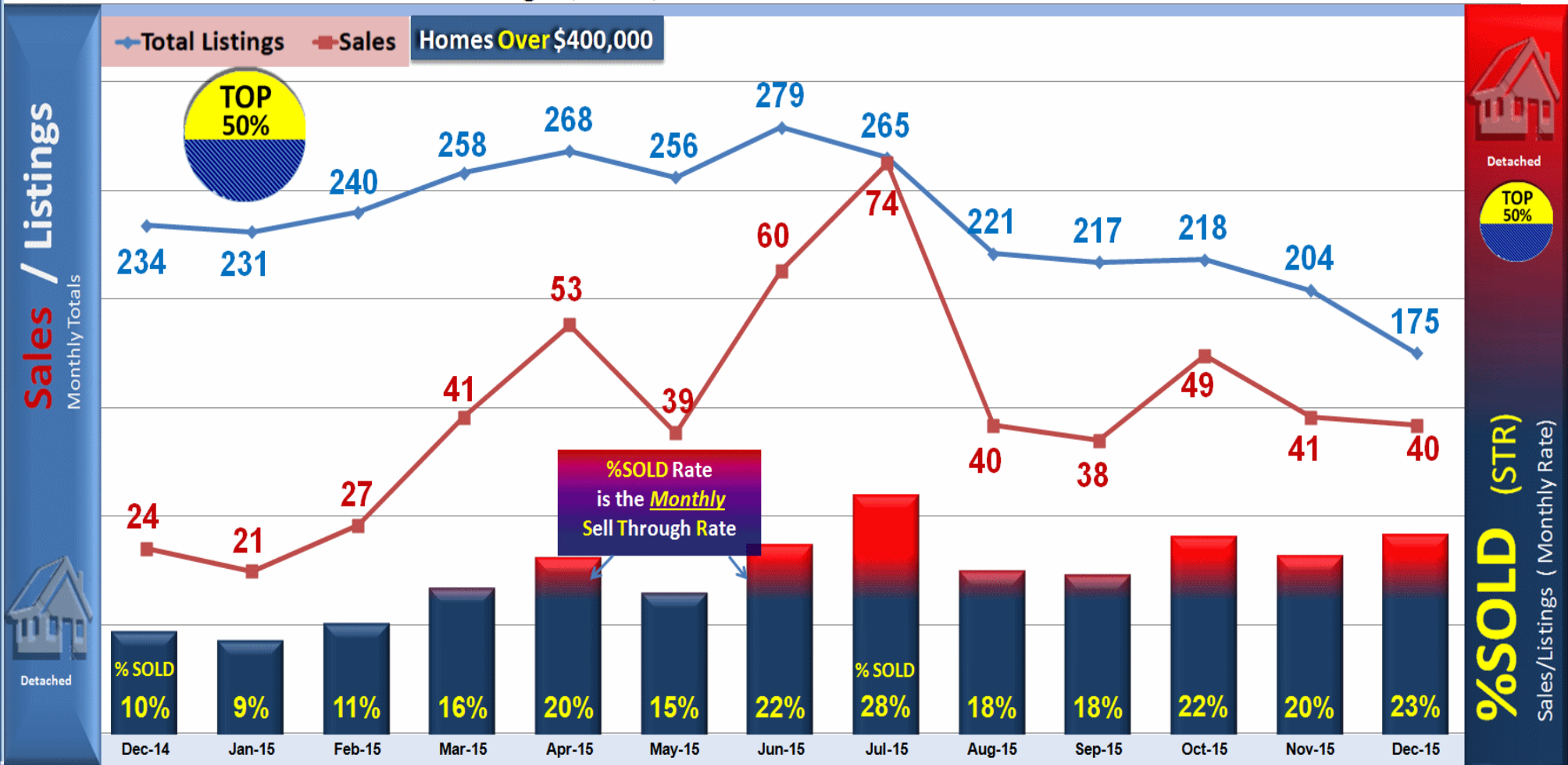
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Market Analysis and Forecasting

Jan 1/16 Mission

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



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. [More Details](#)  
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detached homes



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Market Analysis and Forecasting

Jan 1/16 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)

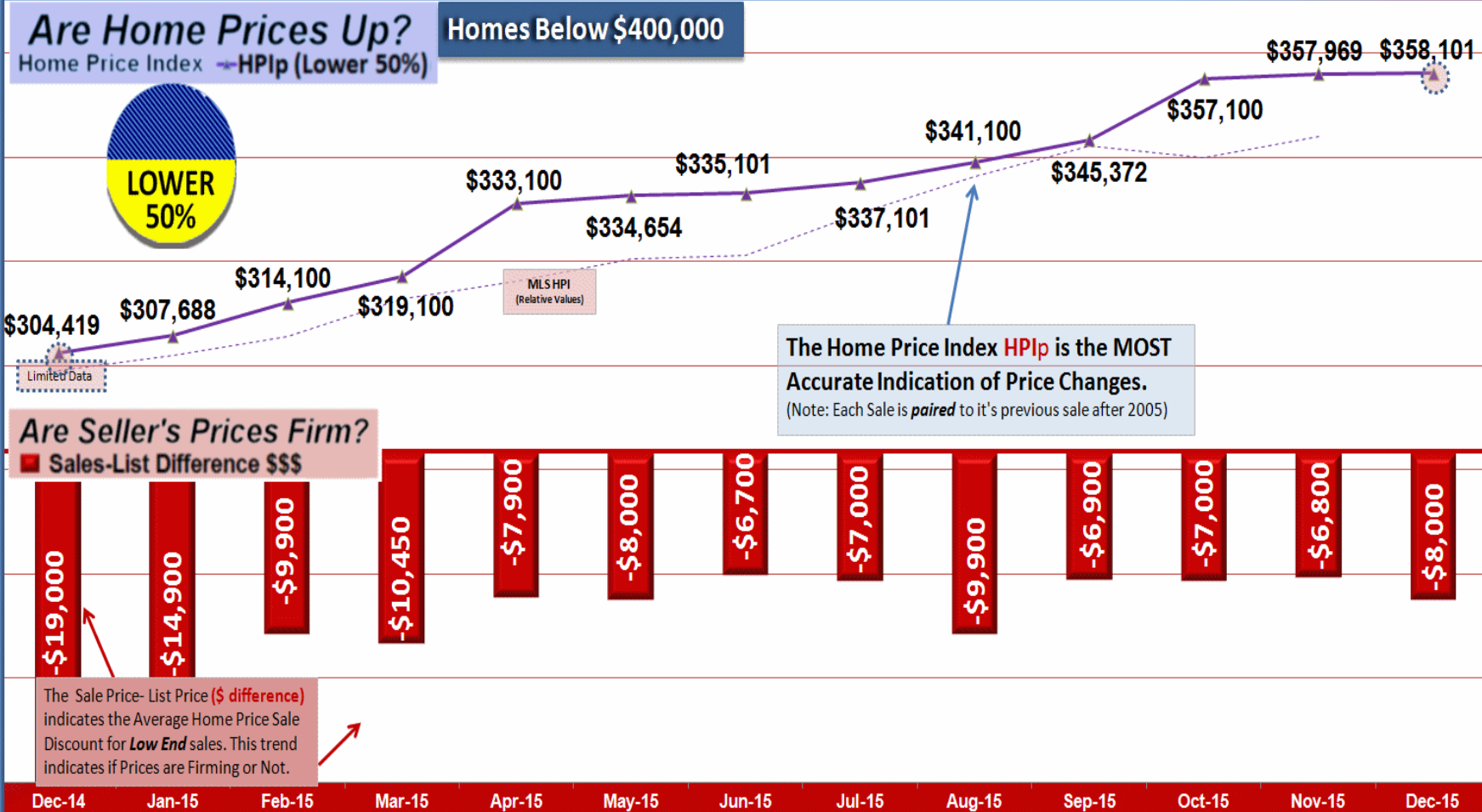
Home Price Changes  
(Home Price Index Paired sales from 2005)



Detached



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



Detached

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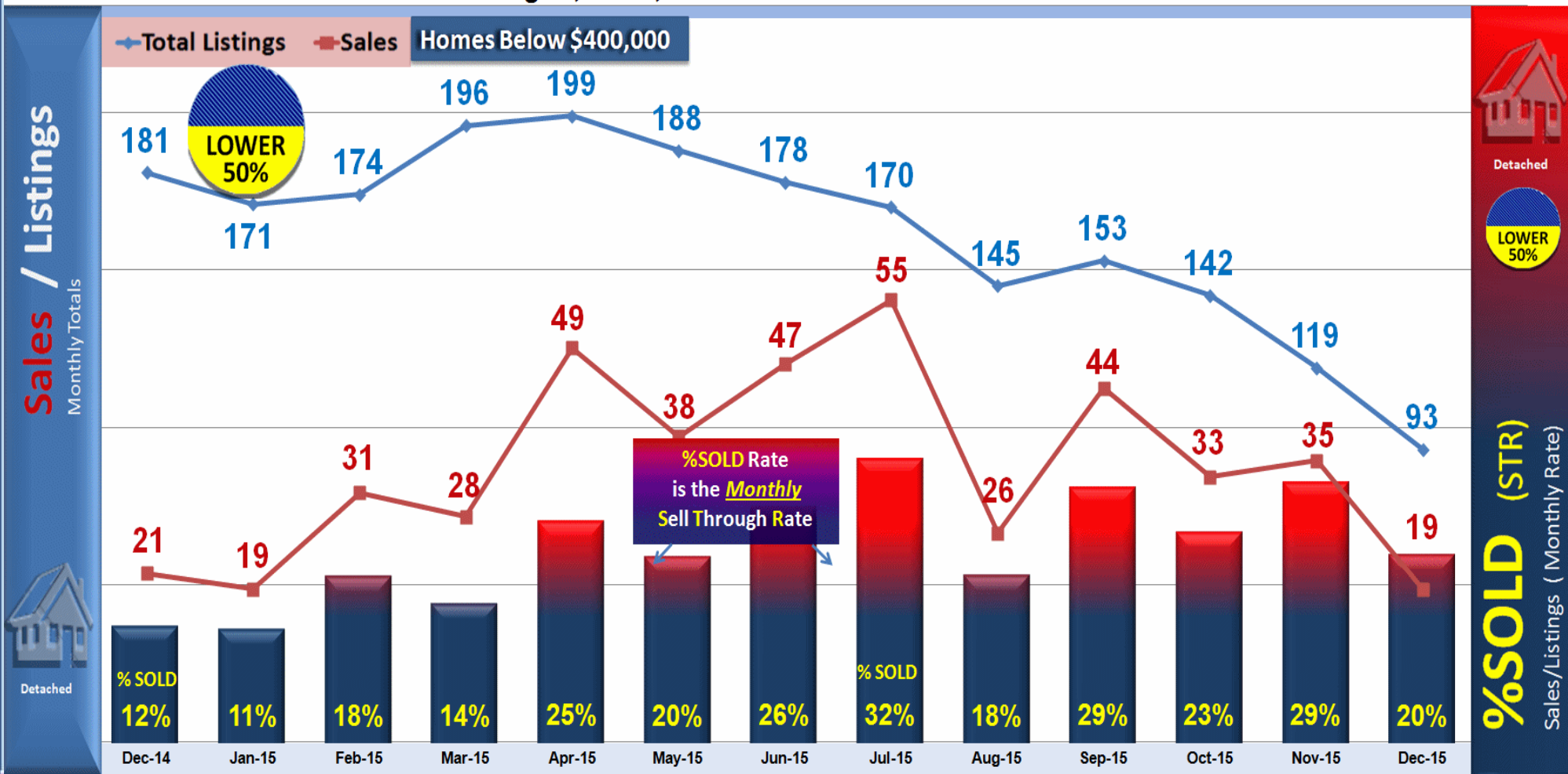
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## Market Analysis and Forecasting

Jan 1/16 Mission

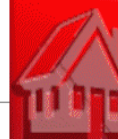
### Detached Mission Total Listings\*\*, Sales, and %SOLD Rates



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. [More Details](#)  
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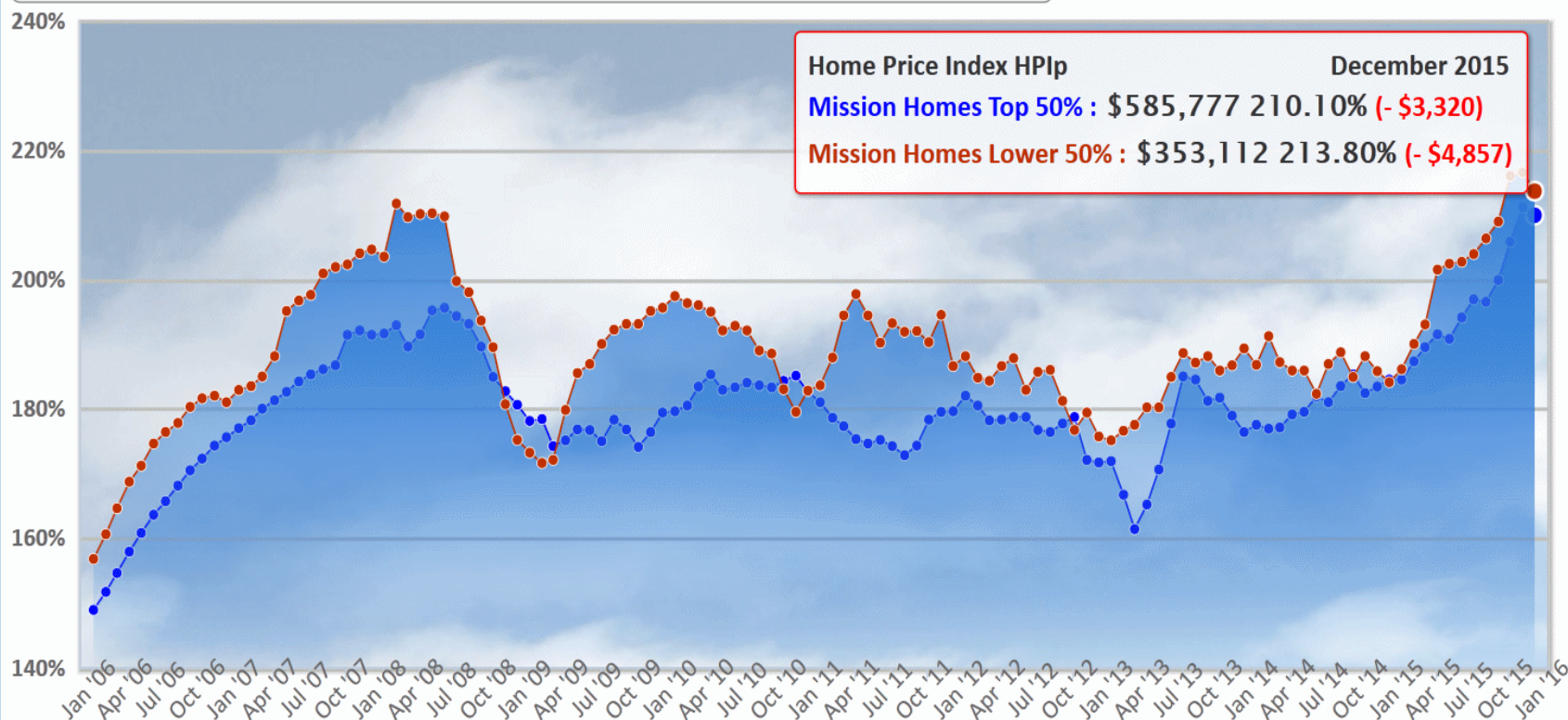
Market Analysis and Forecasting

Jan 1/16 Mission

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



Monthly Home values

Date	Value
Dec 2015	% 210.10
Nov 2015	% 211.30
Oct 2015	% 206.00
Sep 2015	% 200.10
Aug 2015	% 196.70
Jul 2015	% 197.10
Jun 2015	% 194.30
May 2015	% 191.00
Apr 2015	% 191.70
Mar 2015	% 189.70
Feb 2015	% 187.50
Jan 2015	% 184.70

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Market Analysis and Forecasting

Jan 1/16 Chilliwack

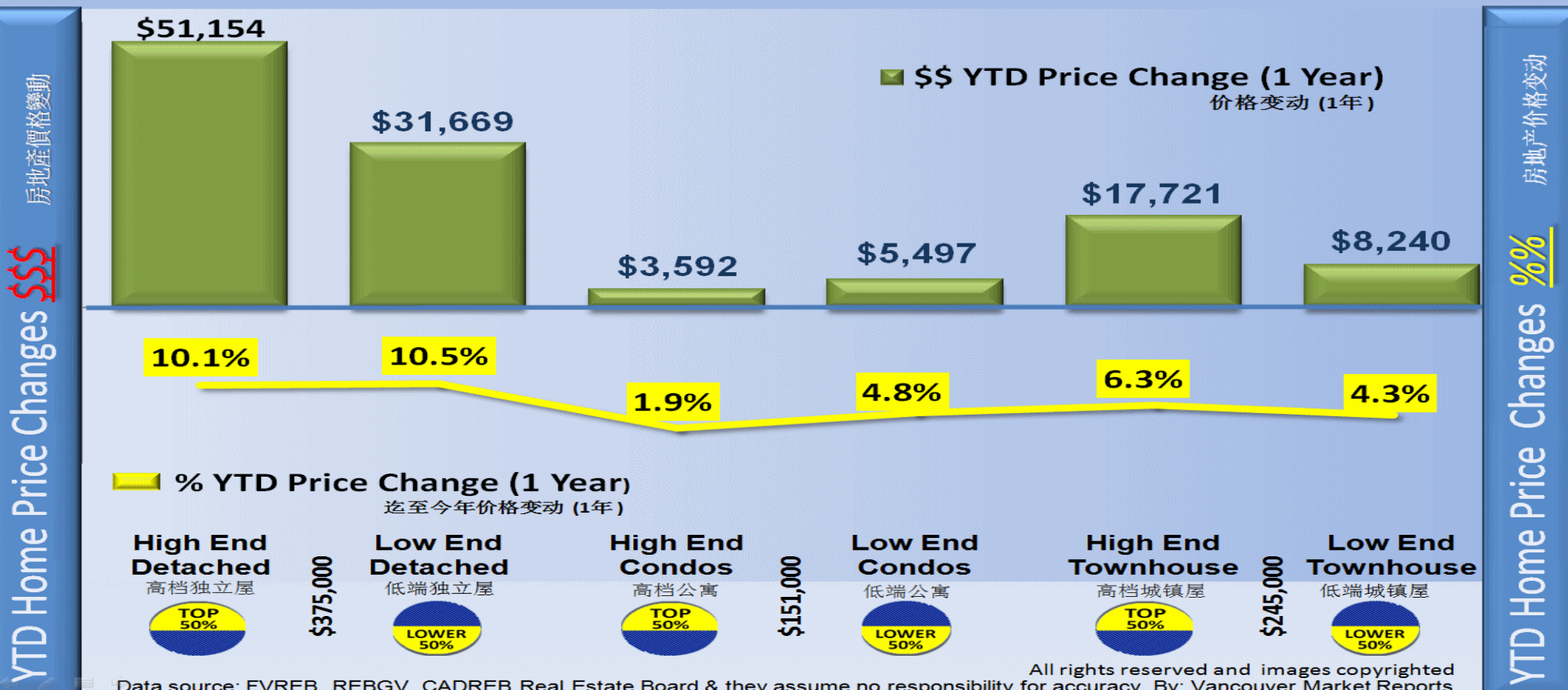
## Chilliwack Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

Housing Types: Year-To-Date Dec 2014 – Dec 2015 (Quarters)

迄至今年 2014 十二月 - 2015 十二月 (每季)

Powered by: Vancouver Market Reports HPIp



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

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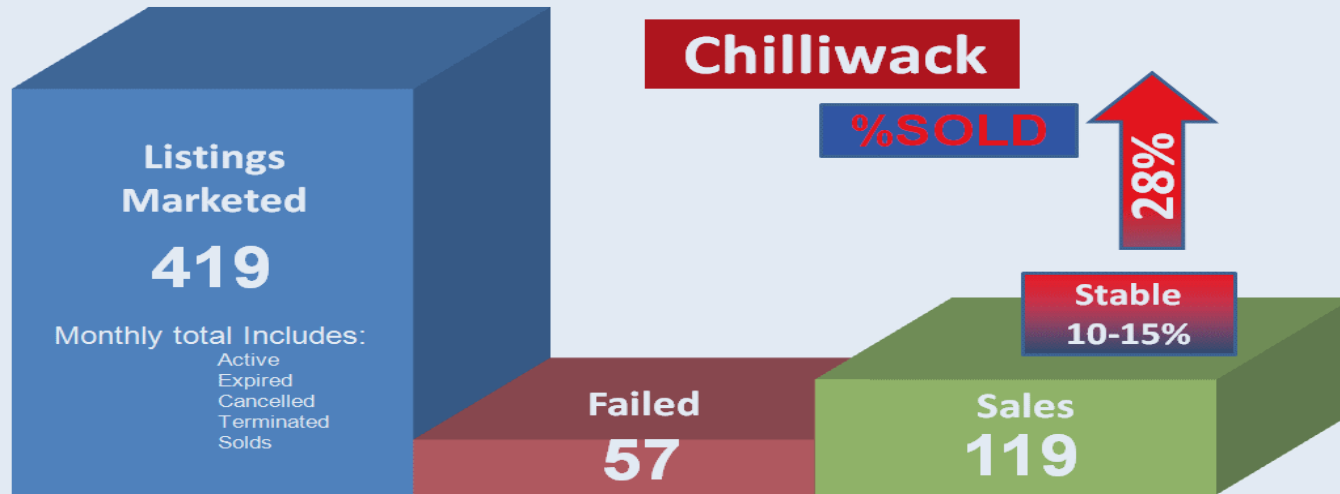
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Market Analysis and Forecasting

Jan 1/16 Chilliwack

## Monthly Market Activity - Dec 2015 - Single Family



Jan 1 2016 **Chilliwack** (+Yarrow, Rosedale and Sardis) Market Update **Detached**

**Current:** Chilliwack (+Yarrow, Rosedale and Sardis) is in a Sellers Market with average listing inventories, **28 %SOLD**

rate and the Sale Price/List Price=98%. (This means that there is an average of a \$10,000 discount on a sale from the original list price)

*Most Active Price Range:* Homes between \$400,001-\$500,000 have **37.0 %SOLD** rate.

*Least Active Price Range:* Homes below \$200,000 have **17.2 %SOLD** rate. (=17 sales out of 100 listings/ month).

**History:** The Chilliwack Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$64,000.

The Chilliwack Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$34,272.

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



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Market Analysis and Forecasting

Jan 1/16 Chilliwack

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

Chilliwack (+Yarrow, Rosedale, Sardis) List Price Ranges Statistics - Dec 2015							Detached
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$200,000	29	5	71	91%	-\$9,100	17.2%	↑
\$200,001-\$300,000	70	17	63	98%	-\$7,400	24.3%	↑
\$300,001-\$400,000	80	26	40	97%	-\$10,000	32.5%	↑
\$400,001-\$500,000	92	34	42	98%	-\$9,450	37.0%	↑
\$500,001-\$600,000	58	12	76	99%	-\$4,950	20.7%	↑
\$600,001 and more	90	25	75	96%	-\$26,950	27.8%	↑
<b>Total Activity</b>	<b>419</b>	<b>119</b>	<b>37</b>	<b>98%</b>	<b>-\$10,000</b>	<b>28%</b>	↑

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change	
Total Listings** (A,S,T,C,X)	778	501	419		-82	↓
Active Listings (1st of the month)	639	374	320	243	-77	↓
Solds	125	133	119		-14	↓
Days on Market (DOM)	43	42	37		-5	↓
%SOLD (Sales/ Listings /mnlthly rate)	16.1%	26.5%	28.4%		1.9%	↑
(Top 50%) Home Price Index HPIp	\$510,100	\$552,101	\$574,100		\$21,999	↑
(Lower 50%) Home Price Index HPIp	\$302,100	\$335,101	\$336,372		\$1,271	↑

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**Market Analysis and Forecasting**

**Jan 1/16 Chilliwack**

## What Sold in your Neighbourhood and for What Price?

### Chilliwack (+Yarrow, Rosedale, Sardis) Sub areas Statistics -Dec 2015 Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Chilliwack W Yale-Well	21	6	63	97%	-\$9,950	28.6%
Chilliwack E Young-Yale	60	14	58	97%	-\$8,700	23.3%
Chilliwack N Yale-Well	31	5	64	100%	\$0	16.1%
Chilliwack Yale Rd West	1	1	222	86%	-\$109,900	100.0%
Little Mountain	6	1	37	93%	-\$29,900	16.7%
Chilliwack Mountain	9	3	119	93%	-\$67,000	33.3%
Fairfield Island	24	10	59	93%	-\$25,700	41.7%
East Chilliwack	6	0	62			0.0%
Eastern Hillside	31	7	62	98%	-\$9,900	22.6%
Rosedale Center	2	1	33	93%	-\$29,900	50.0%
Rosedale Popkum	32	8	61	98%	-\$14,750	25.0%
Sardist W Vedder Rd	39	15	43	98%	-\$8,900	38.5%
Sardist E Vedder Rd	20	10	33	99%	-\$4,700	50.0%
Vedder S Watson-Promontory	47	20	37	98%	-\$8,900	42.6%
Promontory	52	12	67	98%	-\$8,000	23.1%
Yarrow	7	2	148	97%	-\$19,900	28.6%
Majuba Hill	5	1	115	91%	-\$74,000	20.0%
Greendale Chilliwack	2	0	154			0.0%
Ryder Lake	7	1	73	97%	-\$19,900	14.3%
Chilliwack River Valley	17	2	113	96%	-\$26,925	11.8%
<b>Total Activity</b>	<b>419</b>	<b>119</b>	<b>37</b>	<b>98%</b>	<b>-\$10,000</b>	<b>28%</b>

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# Vancouver Market Reports

Statistics, on the Web!

detached homes



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**Market Analysis and Forecasting**

Jan 1/16 Chilliwack

## Next Months Market Forecast

**Forecast:** Chilliwack has average Listing supply; 243 homes are for sale and with the **28 %SOLD** monthly rate gives us a ~4 months of inventory. At this sell through rate approximately 50 of these listings will not sell. 12% of the Active Listings have reduced their price by \$10,292 on average or \$10,000 on median. We project Chilliwack Detached to be a continued Sellers market.

The Fraser Valley Markets were directly affected by the Hyper Active Vancouver Markets. The December Statistics shows major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 70 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$12,578 in the Fraser Valley Cities and \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

We forecast this next surge of Off-shore buyers will be strong right up to the Chinese New Year this coming February 8. We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment .. do contact us for your own analysis and forecast.

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



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Market Analysis and Forecasting

Jan 1/16 Chilliwack

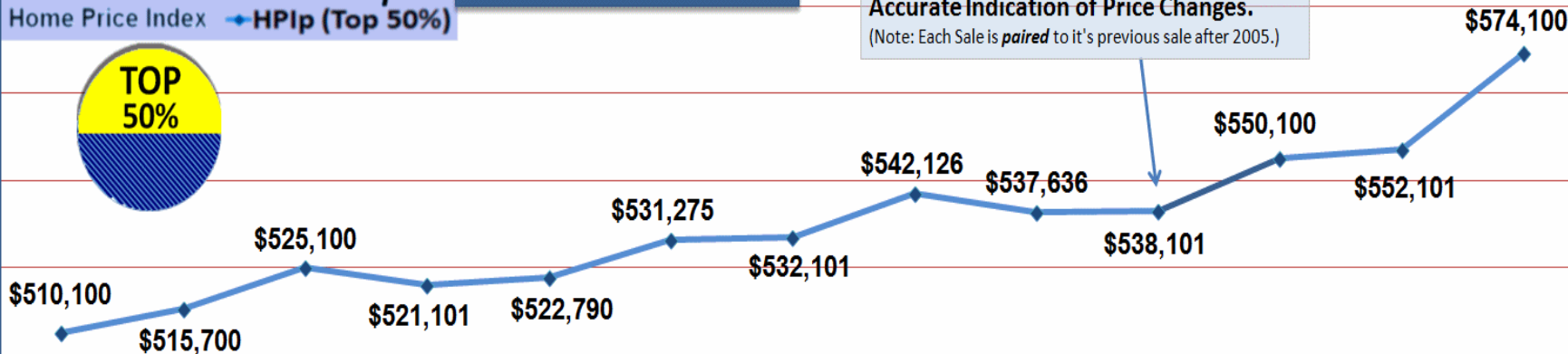
Detached

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

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

## Are Home Prices Up? Homes Over \$375,000

Home Price Index → **HPIp (Top 50%)**

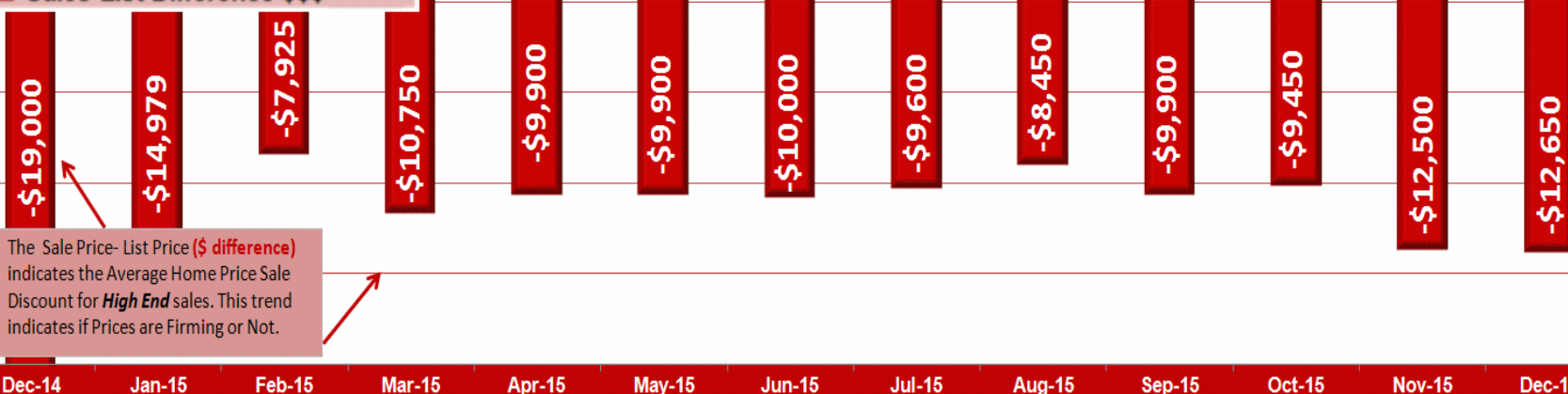


The Home Price Index **HPIp** is the MOST Accurate Indication of Price Changes.

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

## Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



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



Detached



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

\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
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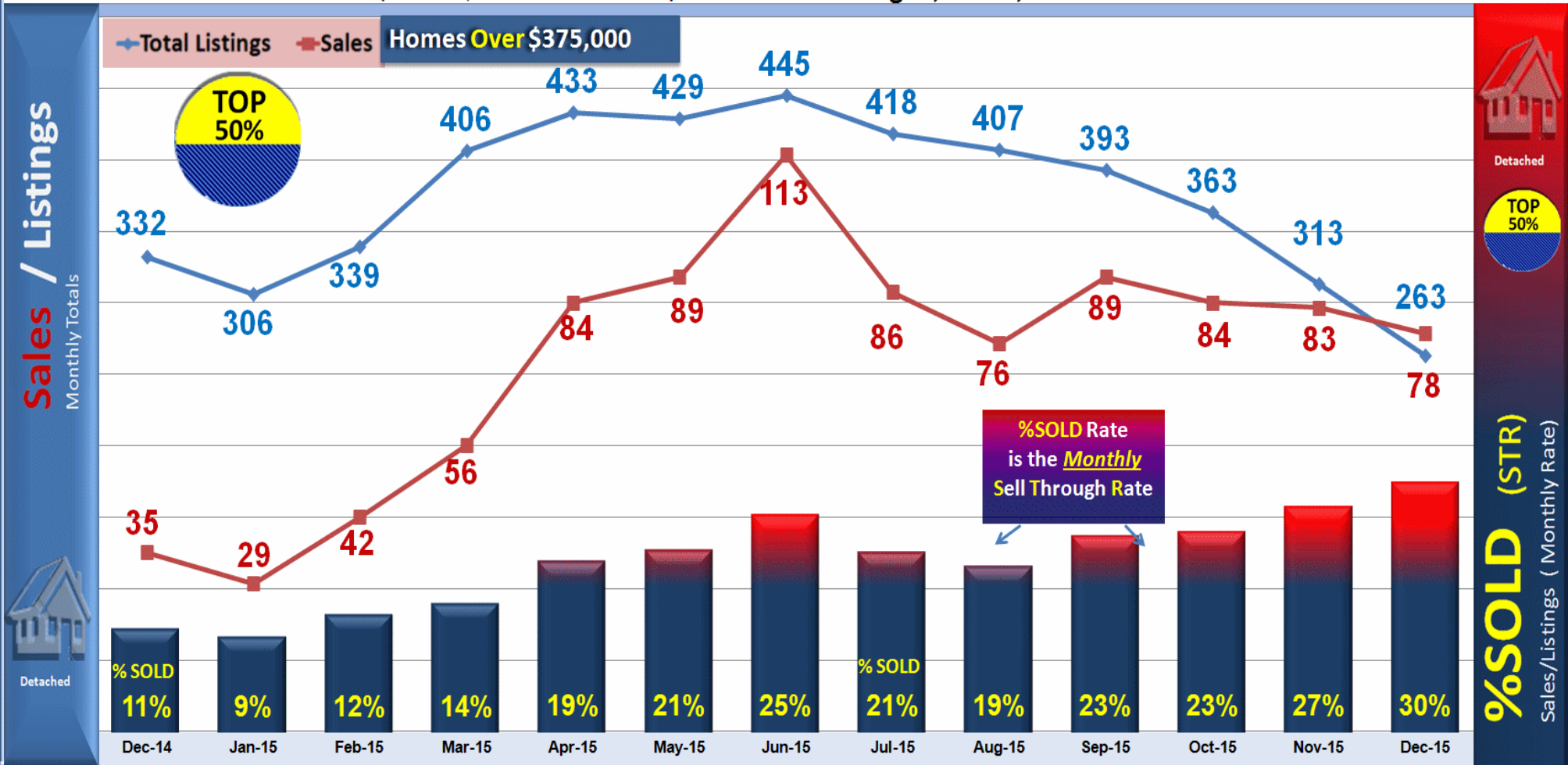
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Market Analysis and Forecasting

Jan 1/16 Chilliwack

## Detached Chilliwack (+Yarrow, Rosedale and Sardis) Total Listings \*\*, Sales, and %SOLD Rates



Sales / Listings  
Monthly Totals

Detached  
TOP 50%

%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. [More Details](#)  
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# Vancouver Market Reports

Statistics, on the Web!

detached homes



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Market Analysis and Forecasting

Jan 1/16 Chilliwack

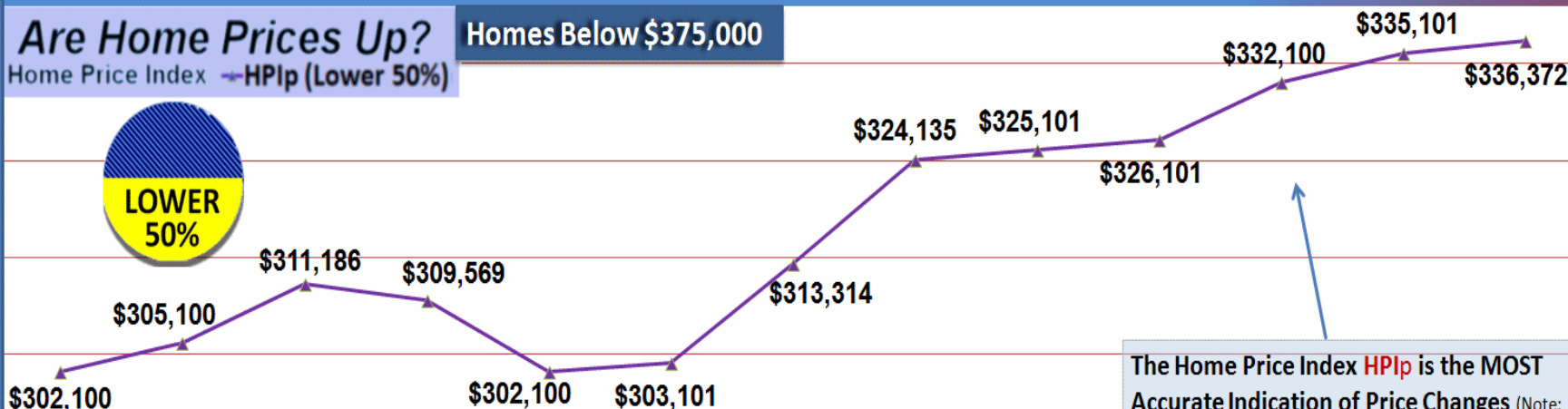
Detached

Chilliwack (+Yarrow, Rosedale and Sardis) Home Price Index **HPIp** (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End sales)

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

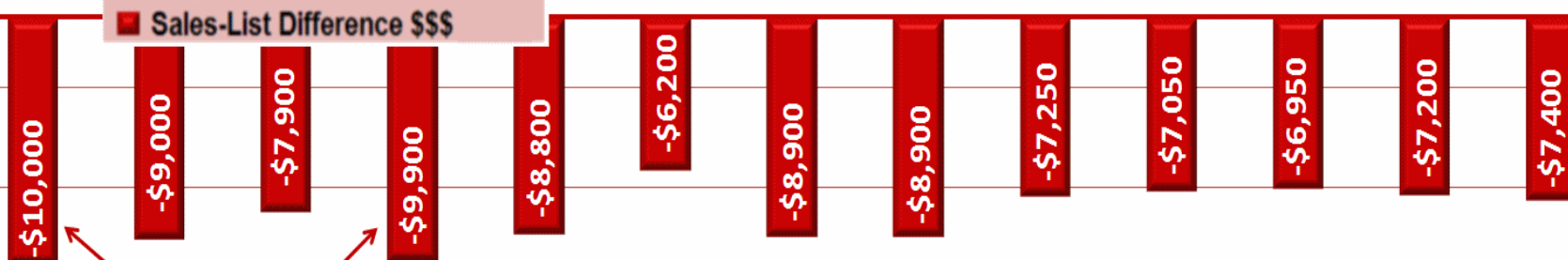
## Are Home Prices Up? Homes Below \$375,000

Home Price Index → HPIp (Lower 50%)



## Are Seller's Prices Firm?

Sales-List Difference \$\$\$



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

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.)



Detached

LOWER 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. [More Details](#)  
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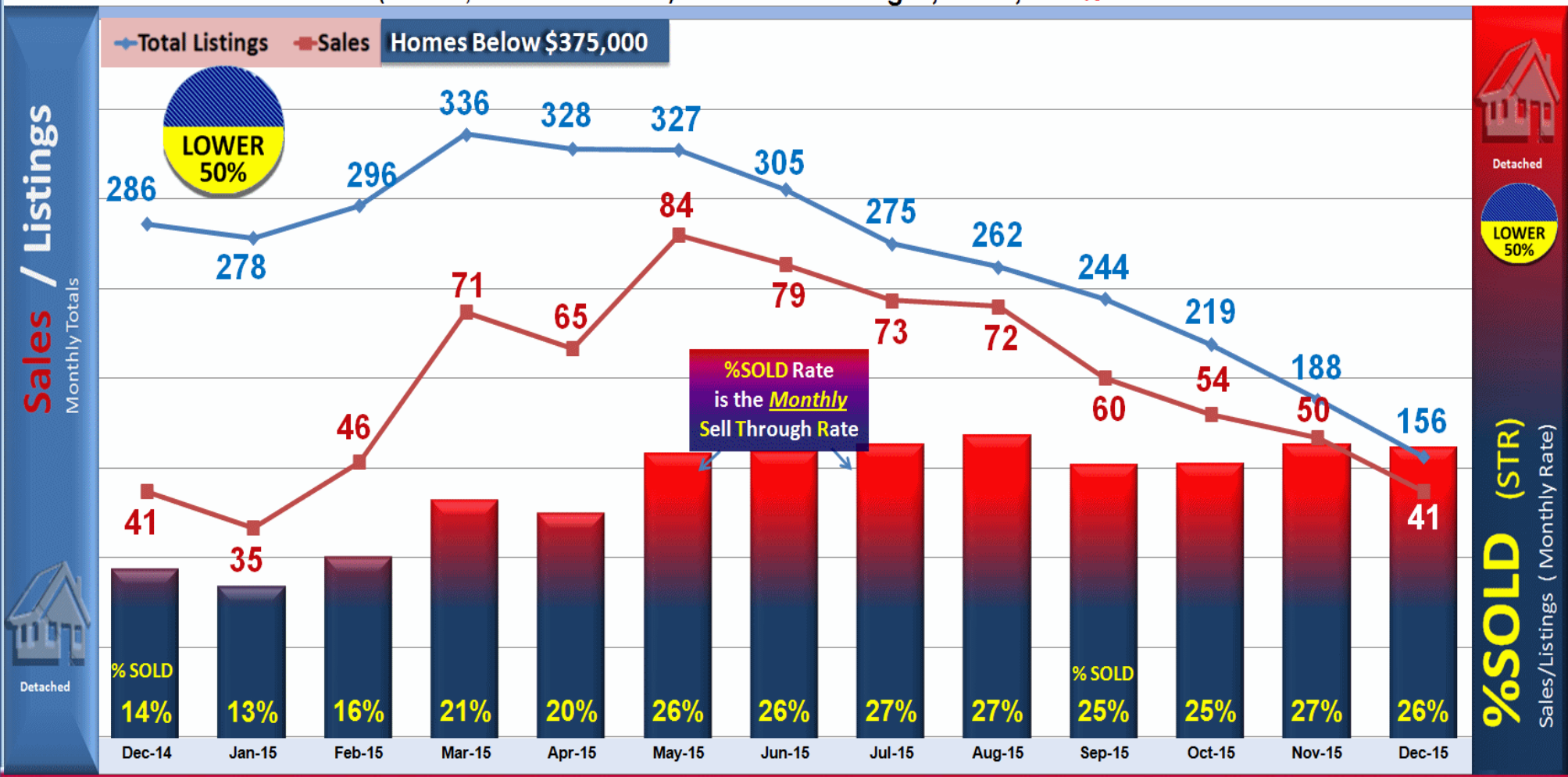
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Market Analysis and Forecasting

Jan 1/16 Chilliwack

Detached Chilliwack (+Yarrow, Rosedale and Sardis) Total Listings \*\*, Sales, and %SOLD Rates



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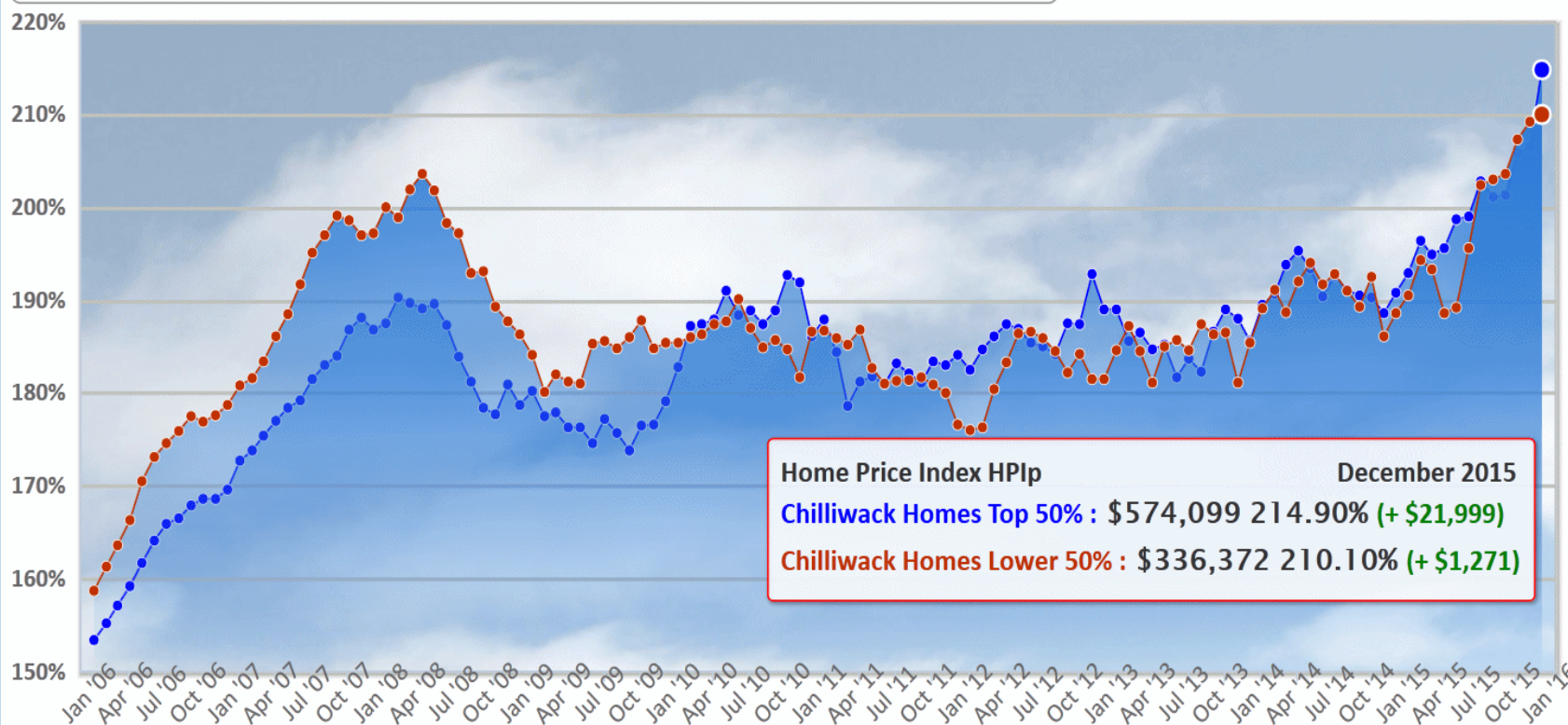
## Market Analysis and Forecasting

Jan 1/16 Chilliwack

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Dec 2015	% 214.90
Nov 2015	% 206.60
Oct 2015	% 205.90
Sep 2015	% 201.40
Aug 2015	% 201.20
Jul 2015	% 202.90
Jun 2015	% 199.10
May 2015	% 198.80
Apr 2015	% 195.70
Mar 2015	% 195.00
Feb 2015	% 196.50
Jan 2015	% 193.00

<< < 1 2 3 > >>



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# Vancouver Market Reports

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## Market Analysis and Forecasting Jan 1/16 Vancouver Westside

### Vancouver West Side Sub areas Statistics - Dec 2015

Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Arbutus	2	2	31	100%	-\$1,500	100.0%
Cambie	32	6	86	102%	\$14,500	18.8%
Dunbar	7	1	29	100%	-\$900	14.3%
Fairview VW	98	34	34	99%	-\$4,850	34.7%
False Creek	77	27	69	100%	-\$900	35.1%
Kerrisdale	35	10	54	99%	-\$2,750	28.6%
Kitsilano	103	31	45	99%	-\$9,000	30.1%
MacKenzie Heights	0	0				0.0%
Mount Pleasant VW	14	2	88	97%	-\$39,000	14.3%
Marpole	77	26	40	98%	-\$9,400	33.8%
Oakridge VW	17	3	58	96%	-\$60,000	17.6%
Point Grey	13	3	77	94%	-\$19,000	23.1%
Quilchena	21	3	107	98%	-\$14,000	14.3%
South Cambie	4	2	47	102%	\$3,100	50.0%
South Granville	7	2	55	97%	-\$16,500	28.6%
Shaughnessy	4	0	92			0.0%
Southlands	4	1	190	96%	-\$26,000	25.0%
S.W. Marine	28	4	80	89%	-\$110,000	14.3%
University VW	117	16	99	97%	-\$31,500	13.7%
<b>Total Activity</b>	<b>660</b>	<b>173</b>	<b>20</b>	<b>99%</b>	<b>-\$8,888</b>	<b>26%</b>

### Attached Vancouver West Side List Price Ranges Statistics -Dec 2015

Home Price Range	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$300,000	16	4	81	95%	-\$10,600	25.0%
\$300,001-\$400,000	62	17	36	99%	-\$4,800	27.4%
\$400,001-\$500,000	95	35	35	99%	-\$3,000	36.8%
\$500,001-\$600,000	76	21	44	98%	-\$9,800	27.6%
\$600,001-\$700,000	62	26	58	99%	-\$9,400	41.9%
\$700,001-\$800,000	65	11	85	99%	-\$9,200	16.9%
\$800,001-\$900,000	68	15	70	99%	-\$10,000	22.1%
\$900,001-\$1,000,000	47	9	59	100%	-\$4,000	19.1%
\$1,000,001-\$1,250,000	63	15	76	99%	-\$8,800	23.8%
\$1,250,001-\$1,500,000	45	10	76	97%	-\$51,500	22.2%
\$1,500,001 and more	61	10	82	95%	-\$88,000	16.4%
<b>Total Activity</b>	<b>660</b>	<b>173</b>	<b>20</b>	<b>99%</b>	<b>-\$8,888</b>	<b>26%</b>

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change
Total Listings** (A,S,T,C,X)	1260	852	660		-192
Active Listings (1st of the month)	984	648	521	346	-175
Solds	198	236	173		-63
DOM	36	16	20		5
%SOLD (Sales/ Listings /mthly rate)	16%	28%	26%		-1%
Condos (Top 50%) Home Price Index HPIp	\$680,101	\$761,816	\$761,879		\$64
Condos (Lower 50%) Home Price Index HPIp	\$371,126	\$402,357	\$397,101		-\$2,256
Twnhs (Top 50%) Home Price Index HPIp	\$1,051,500	\$1,178,100	\$1,203,220		\$25,120
Twnhs (Lower 50%) Home Price Index HPIp	\$542,672	\$610,883	\$614,882		\$3,999

### Jan 1 2016 Vancouver West Side Market Update (Attached)

**Current:** Vancouver West Side: a Sellers Market with **26 %SOLD** Rate and **99% Sell/List Ratio**. (This means an average of a \$8,888 discount on a sale from the original list price)

*Most Active Range:* Homes between \$600,000 - \$700,000 have **41.9 %SOLD** rate.

*Least Active Range:* Homes above \$1.5 mill. have **16.4 %SOLD** rate.

**History:** Vancouver Westside's **Condos** Year-To-Date Home Price Index

**HPIp (Top 50%)** shows that prices increased \$81,778.

Vancouver Westside's **Condos** Year-To-Date Home Price Index

**HPIp (Lower 50%)** shows that prices increased \$25,975.

Vancouver Westside's **Townhouses** Year-To-Date Home Price Index

**HPIp (Top 50%)** shows that prices increased \$151,721.

Vancouver Westside's **Townhouses** Year-To-Date Home Price Index

**HPIp (Lower 50%)** shows that prices increased \$72,210.

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

**Forecast** This Dec Listing Inventory is 48% less than YTD. We project Vancouver Westside to be a continued sellers market.

December's Real Estate Statistics show that major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 72 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)  
We forecast this next surge of Off-shore buyers will be strong right upto the Chinese New Year this coming February 8. We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment .. do contact us for your own analysis and forecast.

**Biography:** I have been licensed since 1983. I was the first salesperson to join Re/Max when it came to the Fraser Valley. Prior to becoming a Realtor I spent 15 years operating Heavy Equipment.

I have experience in Land assembly and have personally developed my own subdivision (39 lots) I have experience in buying and selling farms as well as commercial real-estate as well as residential homes.

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

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# Vancouver Market Reports

Statistics, on the Web!

attached homes

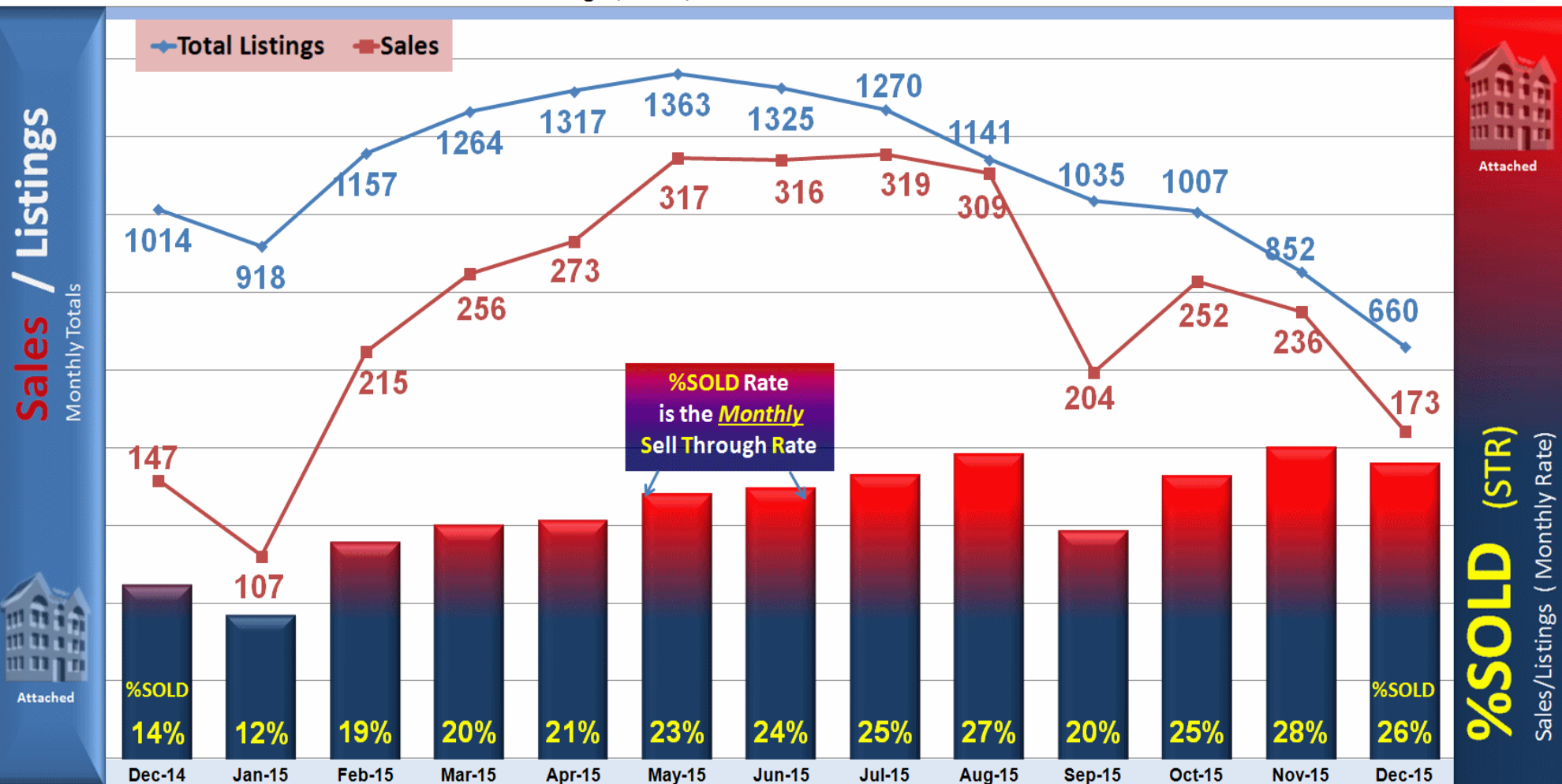


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## Market Analysis and Forecasting Jan 1/16 Vancouver Westside

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



Sales / Listings  
Monthly Totals



Attached

%SOLD (STR)

Sales/Listings ( Monthly Rate)

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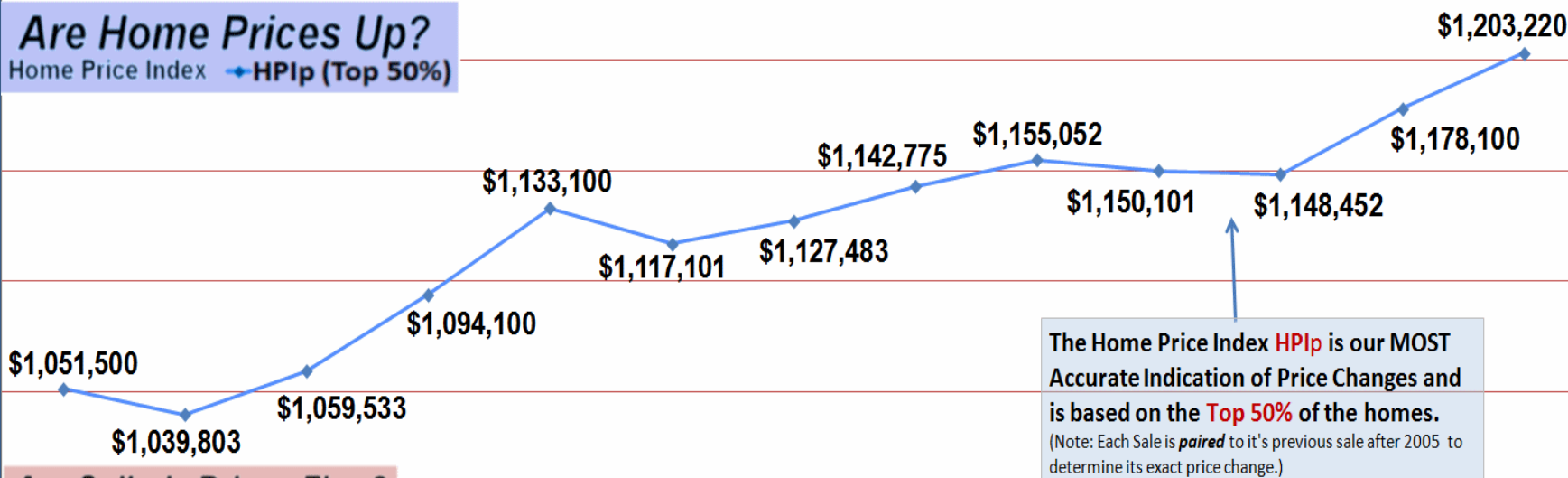
Market Analysis and Forecasting Jan 1/16 Vancouver Westside

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

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

## Are Home Prices Up?

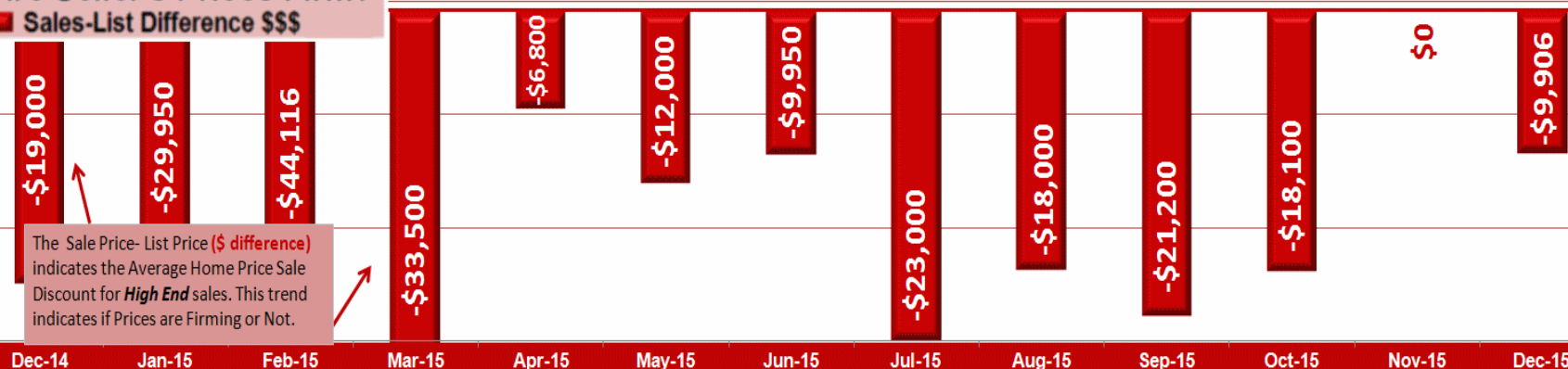
Home Price Index → HPIp (Top 50%)



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

## Are Seller's Prices Firm?

Sales-List Difference \$\$\$



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



Townhouses

Sales Discount \$\$

Sale Price - Original List Price (\$ difference)

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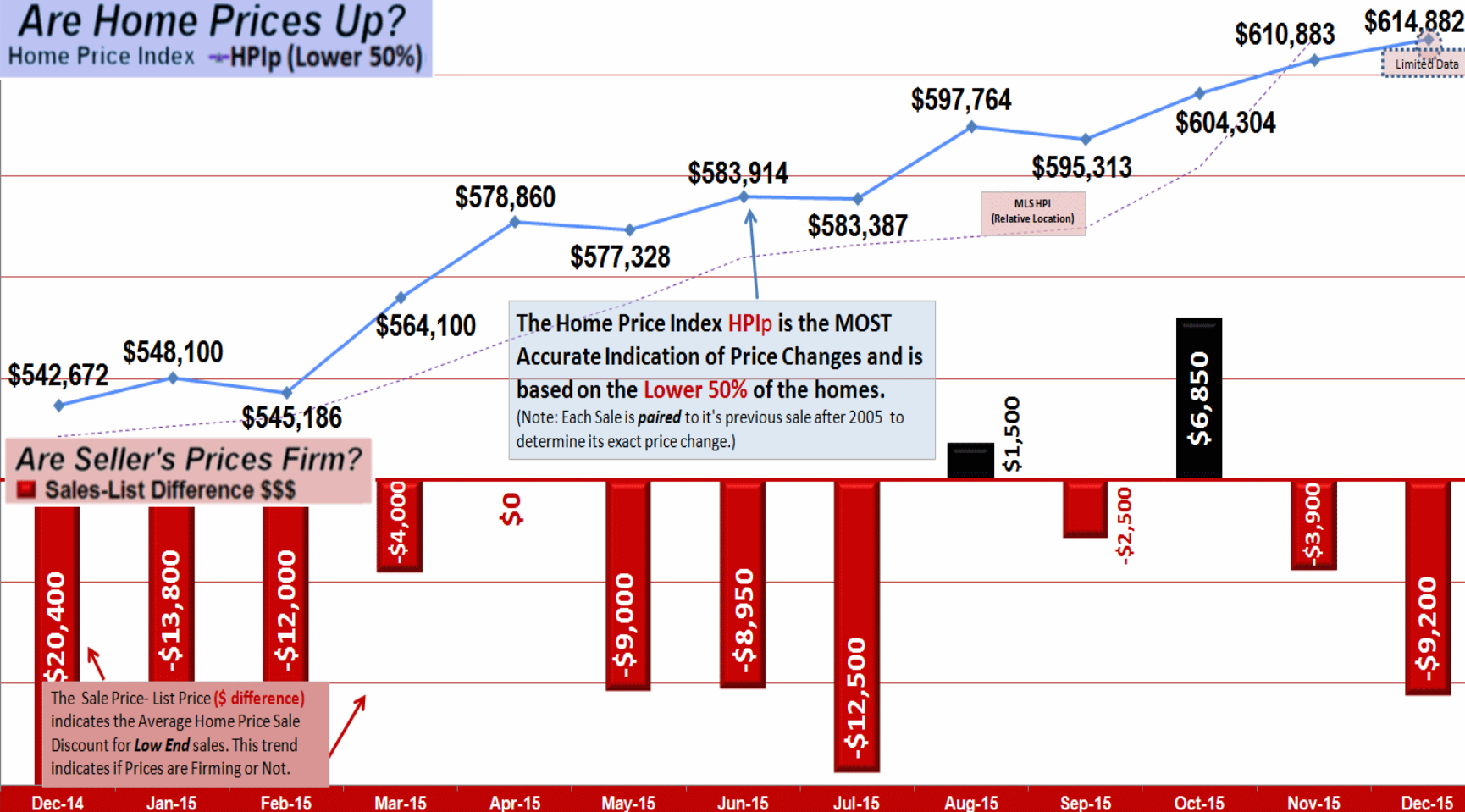


## Market Analysis and Forecasting Jan 1/16 Vancouver Westside

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

### Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)



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

### Are Seller's Prices Firm?

Sales-List Difference \$\$\$

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

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



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

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# Vancouver Market Reports

Statistics, on the Web!

attached homes



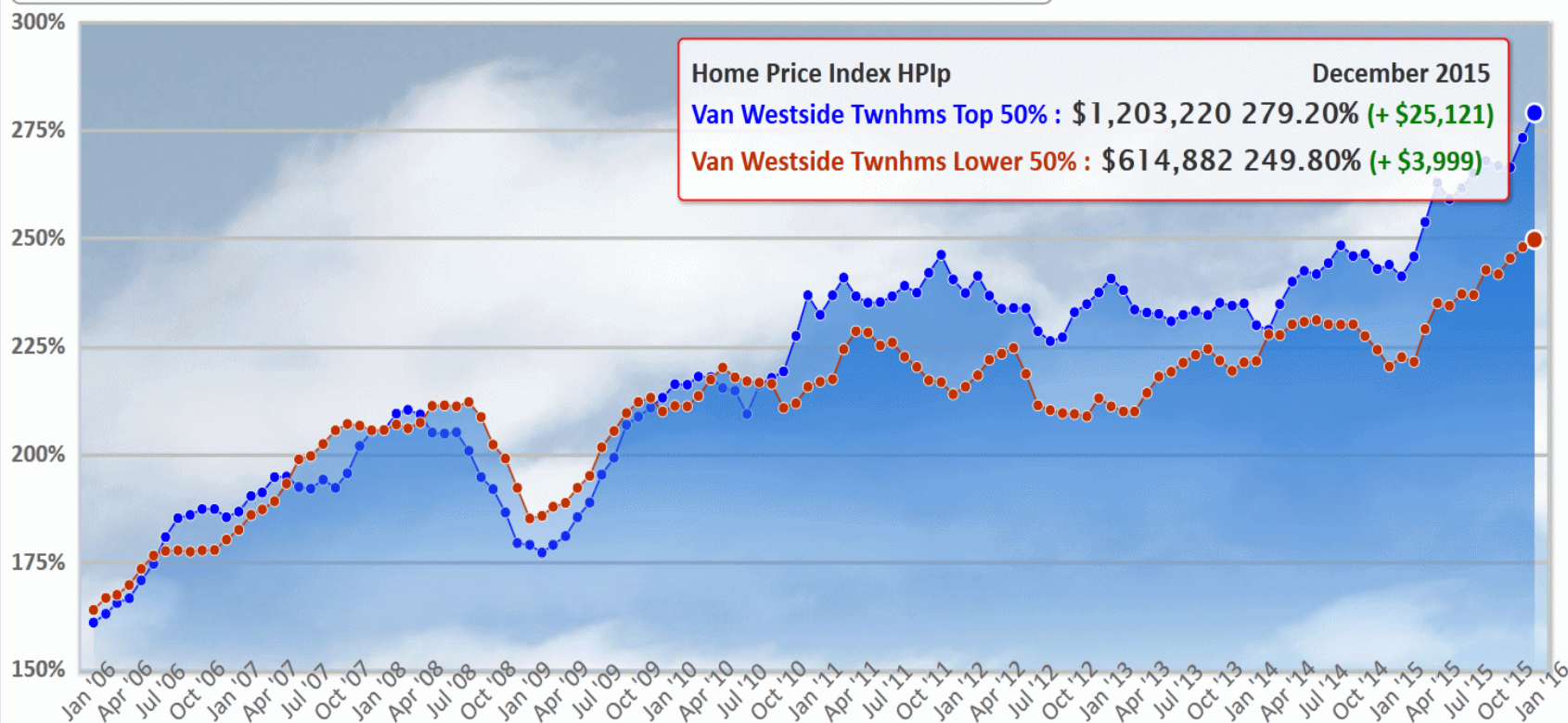
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## Market Analysis and Forecasting Jan 1/16 Vancouver Westside

Powered by the Greater Vancouver Market Reports HPIp

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



Monthly Home values

Date	Value
Dec 2015	% 279.20
Nov 2015	% 273.40
Oct 2015	% 266.50
Sep 2015	% 266.90
Aug 2015	% 268.10
Jul 2015	% 265.20
Jun 2015	% 261.70
May 2015	% 259.20
Apr 2015	% 263.00
Mar 2015	% 253.90
Feb 2015	% 245.90
Jan 2015	% 241.30

<< < 1 2 3 > >>

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Market Analysis and Forecasting Jan 1/16 Vancouver Westside

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

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

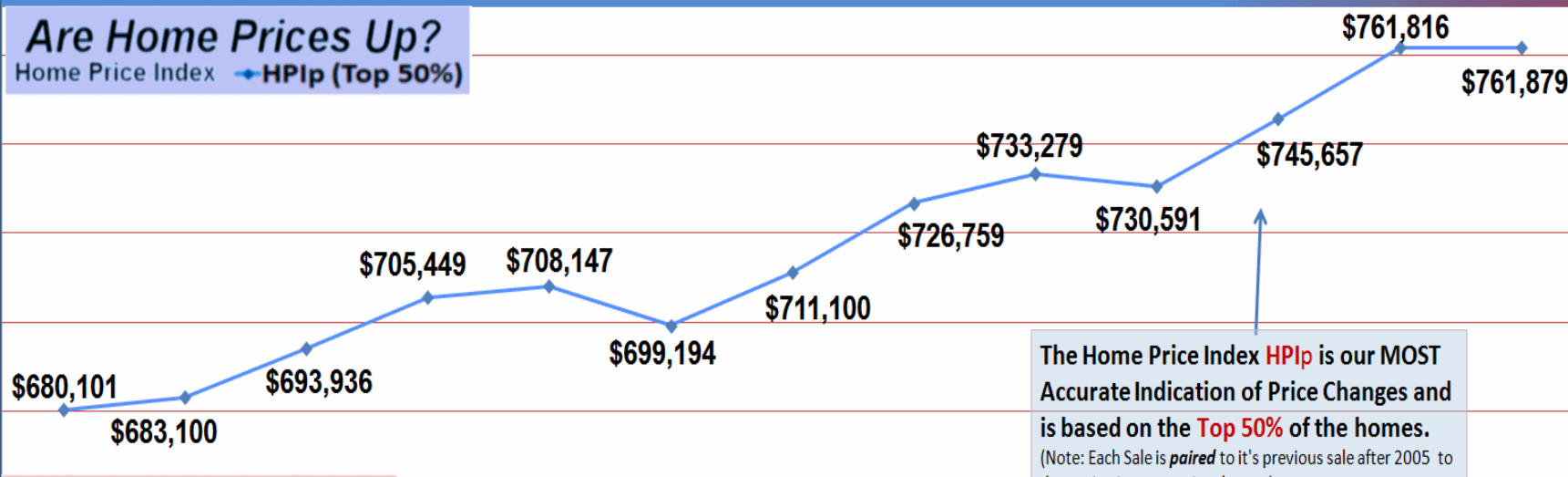


Condominiums

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

## Are Home Prices Up?

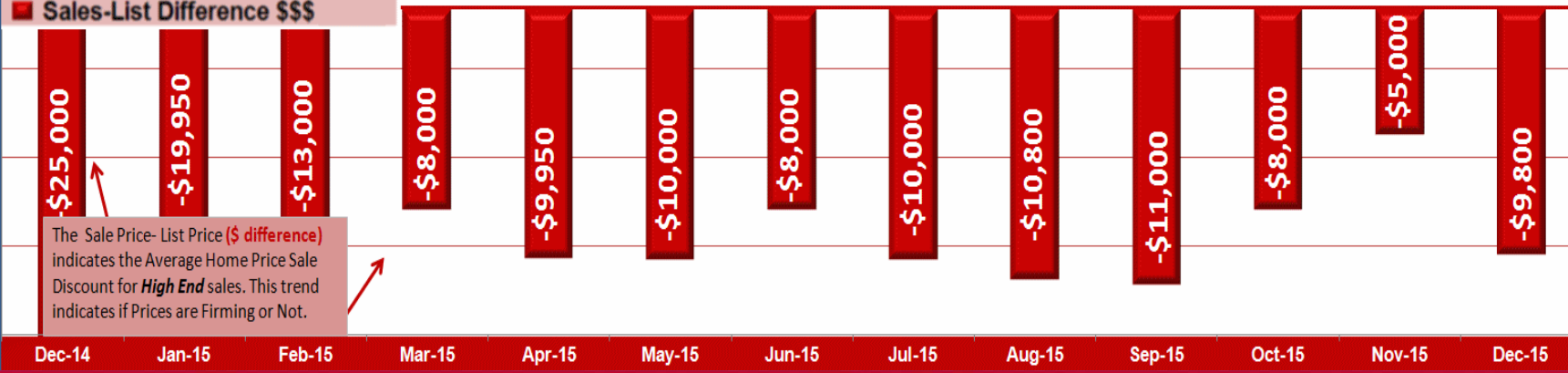
Home Price Index → HPIp (Top 50%)



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

## Are Seller's Prices Firm?

Sales-List Difference \$\$\$



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



Condominiums

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TEAM 3000 REALTY LTD



Market Analysis and Forecasting Jan 1/16 Vancouver Westside

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

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

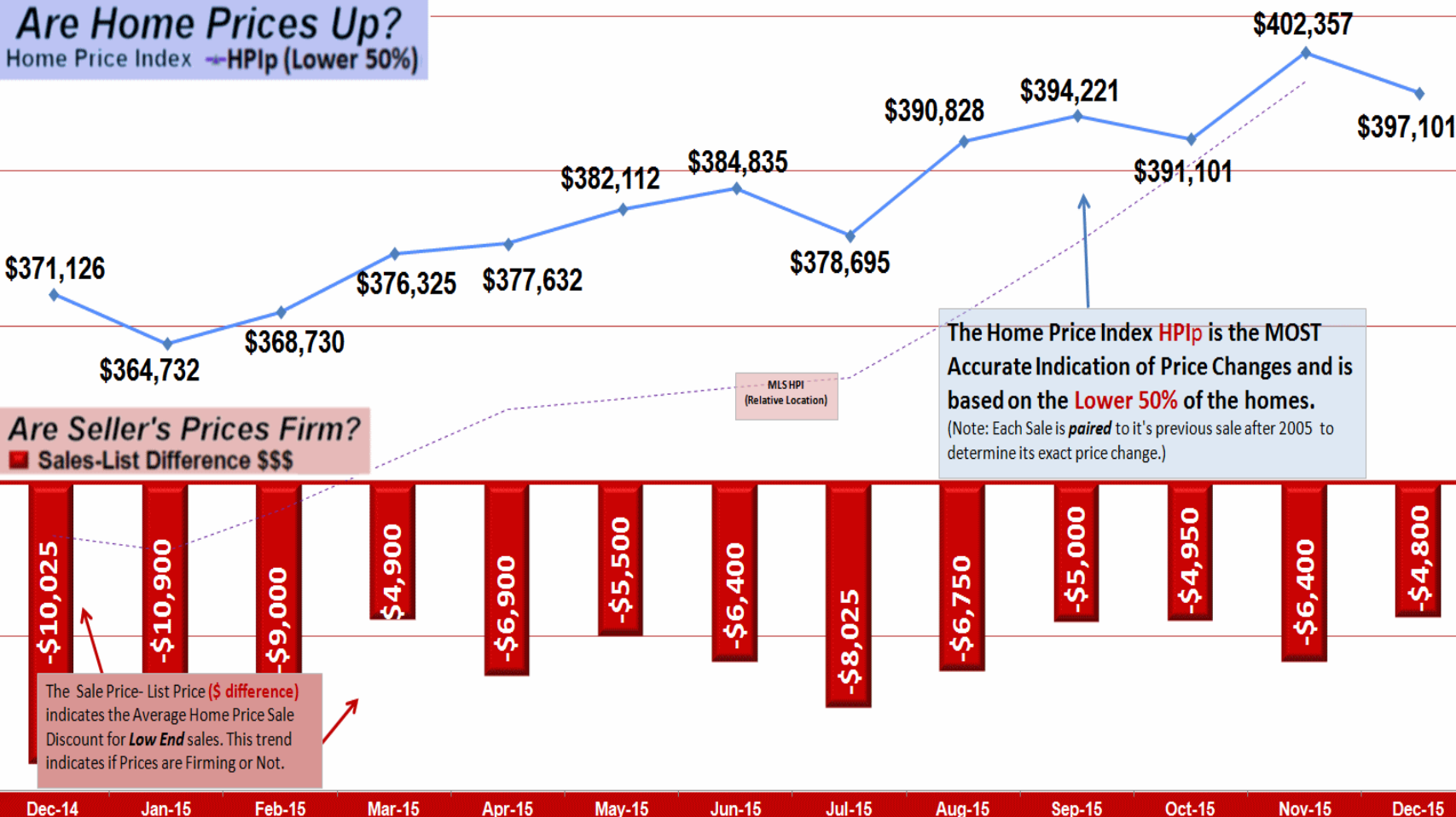


Condominiums

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

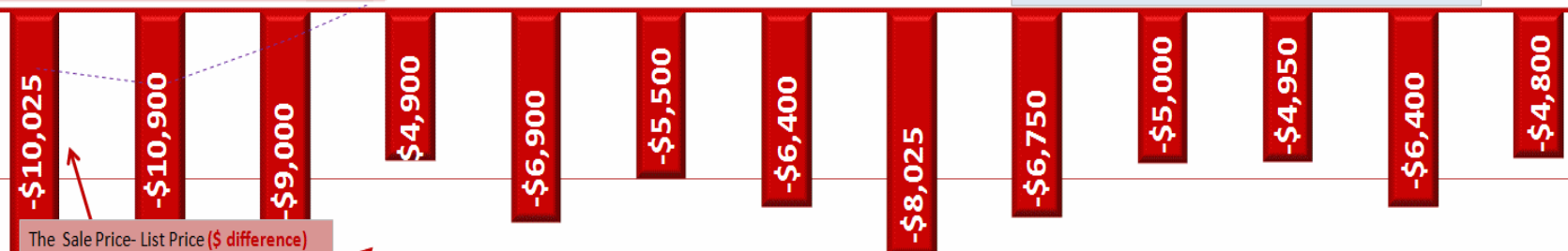
## Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)



## Are Seller's Prices Firm?

Sales-List Difference \$\$\$



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

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

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

\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
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# Vancouver Market Reports

Statistics, on the Web!

attached homes



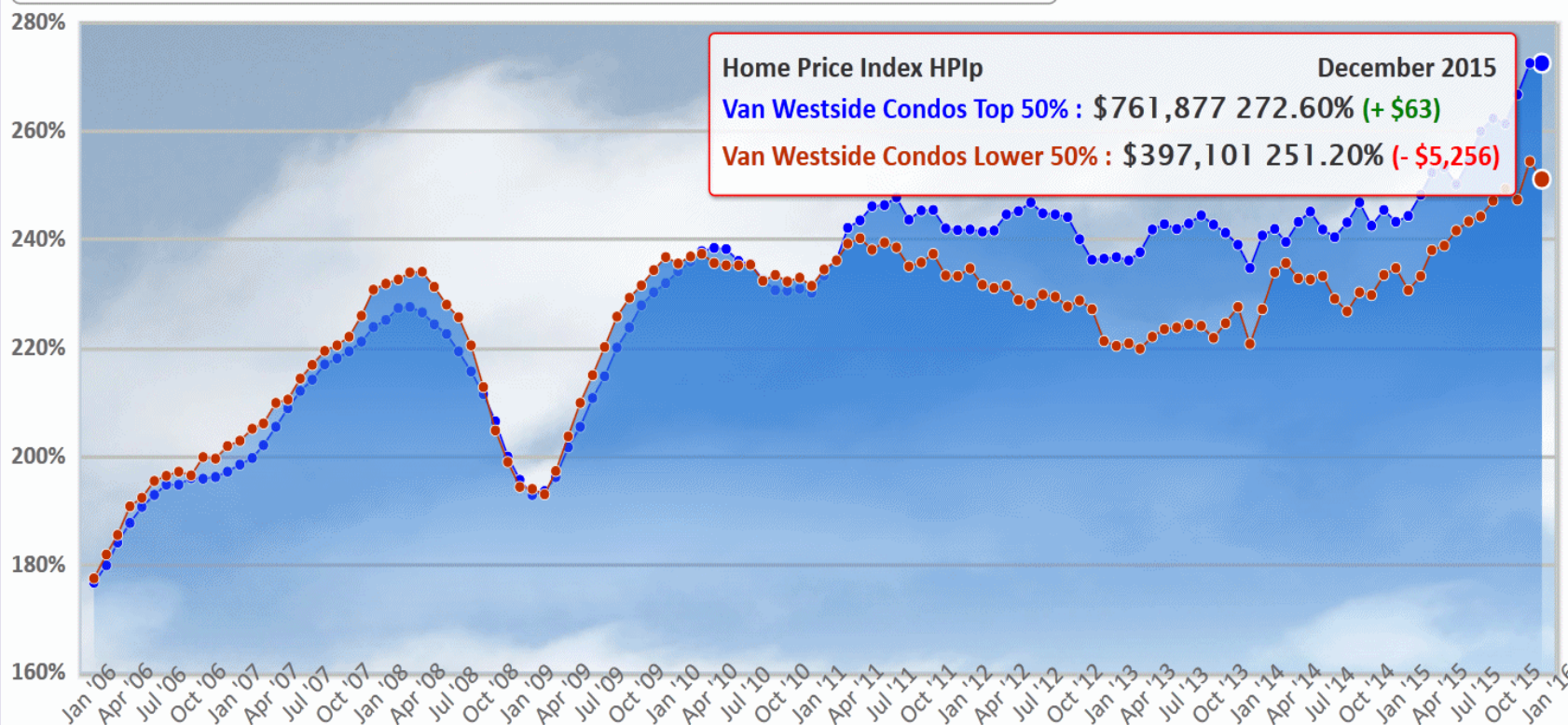
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## Market Analysis and Forecasting Jan 1/16 Vancouver Westside

Powered by the Greater Vancouver Market Reports HPIp

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



Monthly Home values

Date	Value
Dec 2015	% 272.60
Nov 2015	% 272.60
Oct 2015	% 266.80
Sep 2015	% 261.40
Aug 2015	% 262.40
Jul 2015	% 260.00
Jun 2015	% 254.40
May 2015	% 250.20
Apr 2015	% 253.40
Mar 2015	% 252.40
Feb 2015	% 248.30
Jan 2015	% 244.40

<< < 1 2 3 > >>

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Market Analysis and Forecasting Jan 1/16 Vancouver Downtown

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

溫哥華市中心房地產價格變動/溫哥華市中心房地產價格變動

Housing Types: Year-To-Date Dec 2014 – Dec 2015 (Quarters)

房屋类型: 迄至今年 2014十二月-2015十二月(每季)

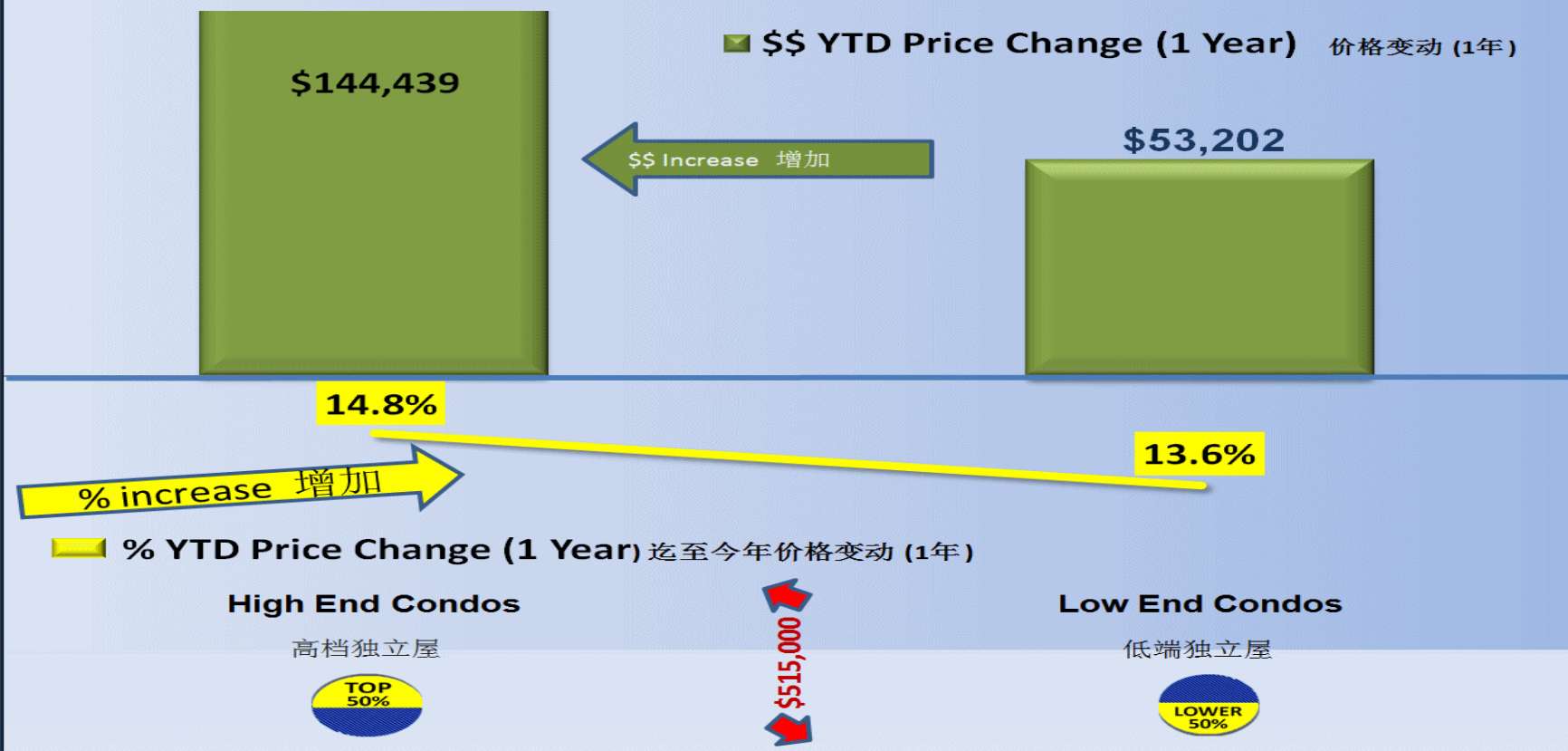
Powered by: Vancouver Market Reports HPI<sup>®</sup>

年終住房價格變動  
年終住房價格變動

YTD Home Price Changes \$\$

年終住房價格變動  
年終住房價格變動

YTD Home Price Changes %



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

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# Vancouver Market Reports

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## Market Analysis and Forecasting Jan 1/16 Vancouver Downtown

Vancouver Downtown Sub areas Statistics - Dec 2015						
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Coal Harbour	88	17	56	99%	-\$5,000	19%
Downtown VW	193	72	43	100%	-\$3,850	37%
West End VW	128	48	44	99%	-\$8,000	38%
Yaletown	140	51	37	100%	-\$4,000	36%
<b>Total Activity</b>	<b>549</b>	<b>188</b>	<b>14</b>	<b>99%</b>	<b>-\$4,450</b>	<b>34%</b>

Vancouver Downtown List Price Ranges Statistics - Dec 2015						
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$300,000	21	3	93	95%	-\$13,000	14.3%
\$300,001-\$400,000	38	19	19	98%	-\$8,000	50.0%
\$400,001-\$500,000	76	44	20	100%	\$0	57.9%
\$500,001-\$600,000	63	31	34	100%	\$0	49.2%
\$600,001-\$700,000	42	18	25	100%	-\$1,944	42.9%
\$700,001-\$800,000	35	14	38	99%	-\$6,500	40.0%
\$800,001-\$900,000	24	7	48	100%	-\$4,000	29.2%
\$900,001-\$1,000,000	37	13	37	99%	-\$8,000	35.1%
\$1,000,001-\$1,500,000	78	20	49	99%	-\$17,000	25.6%
\$1,500,001-\$2,000,000	42	9	63	98%	-\$30,000	21.4%
\$2,000,001 and more	93	10	77	88%	-\$483,687	10.8%
<b>Total Activity</b>	<b>549</b>	<b>188</b>	<b>14</b>	<b>99%</b>	<b>-\$4,450</b>	<b>34%</b>

Jan 1 2016 Vancouver Downtown Market Update (attached)

**Current:** Vancouver Downtown's Residential Attached housing market is a Sellers market with **34 %SOLD** rate and a 99% Sell/List Ratio. (This means 31 homes out of 100 sold with an average of \$4,450 discount on a sale from original list price)  
**Most Active Price Range:** Homes between \$400,000 - \$500,000 have **57.9 %SOLD** rate.  
**Least Active Price Range:** Homes above \$2 mill. have **10.8 %SOLD** rate.

**History:** The Vancouver Downtown Year-To-Date Home Price Index

**HPIp (Top 50%)** shows that prices increased \$163,325.

The Vancouver Downtown Year-To-Date Home Price Index

**HPIp (Lower 50%)** shows that prices increased \$58,246.

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

**Forecast:** Current listing inventories are 37% less than Dec 2014 meaning that we are seeing a reduced listings supply. The buyer demand is strong. We project Vancouver Downtown to be a continued sellers market. December's Real Estate Statistics show that major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 72 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

We forecast this next surge of Off-shore buyers will be strong right upto the Chinese New Year this coming February 8. We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment.. do contact us for your own analysis and forecast.

**Analytical Methods:** The Vancouver Downtown represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the Vancouver Downtown market into two parts with the **Vancouver Downtown HPIp Top 50%** representing the higher end sales and the **Vancouver Downtown HPIp Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time.

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

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change
Total Listings** (A,S,T,C,X)	872	749	549		-200
Active Listings (1st of the month)	723	522	411	275	-136
Solds	147	276	188		-88
DOM	32	9	14		5
%SOLD (Sales/ Listings /mthly rate)	17%	37%	34%		-3%
Condos (Top 50%) Home Price Index HPIp	\$972,775	\$1,120,021	\$1,136,100		\$16,079
Condos (Lower 50%) Home Price Index HPIp	\$392,052	\$448,101	\$450,298		\$2,197

**Biography:** I have been licensed since 1983. I was the first salesperson to join Re/Max when it came to the Fraser Valley. Prior to becoming a Realtor I spent 15 years operating Heavy Equipment. I have experience in Land assembly and have personally developed my own subdivision (39 lots) I have experience in buying and selling farms as well as commercial real-estate as well as residential homes.

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# Vancouver Market Reports

Statistics, on the Web!

attached homes



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Market Analysis and Forecasting Jan 1/16 Vancouver Downtown

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

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



Condominiums



Condominiums



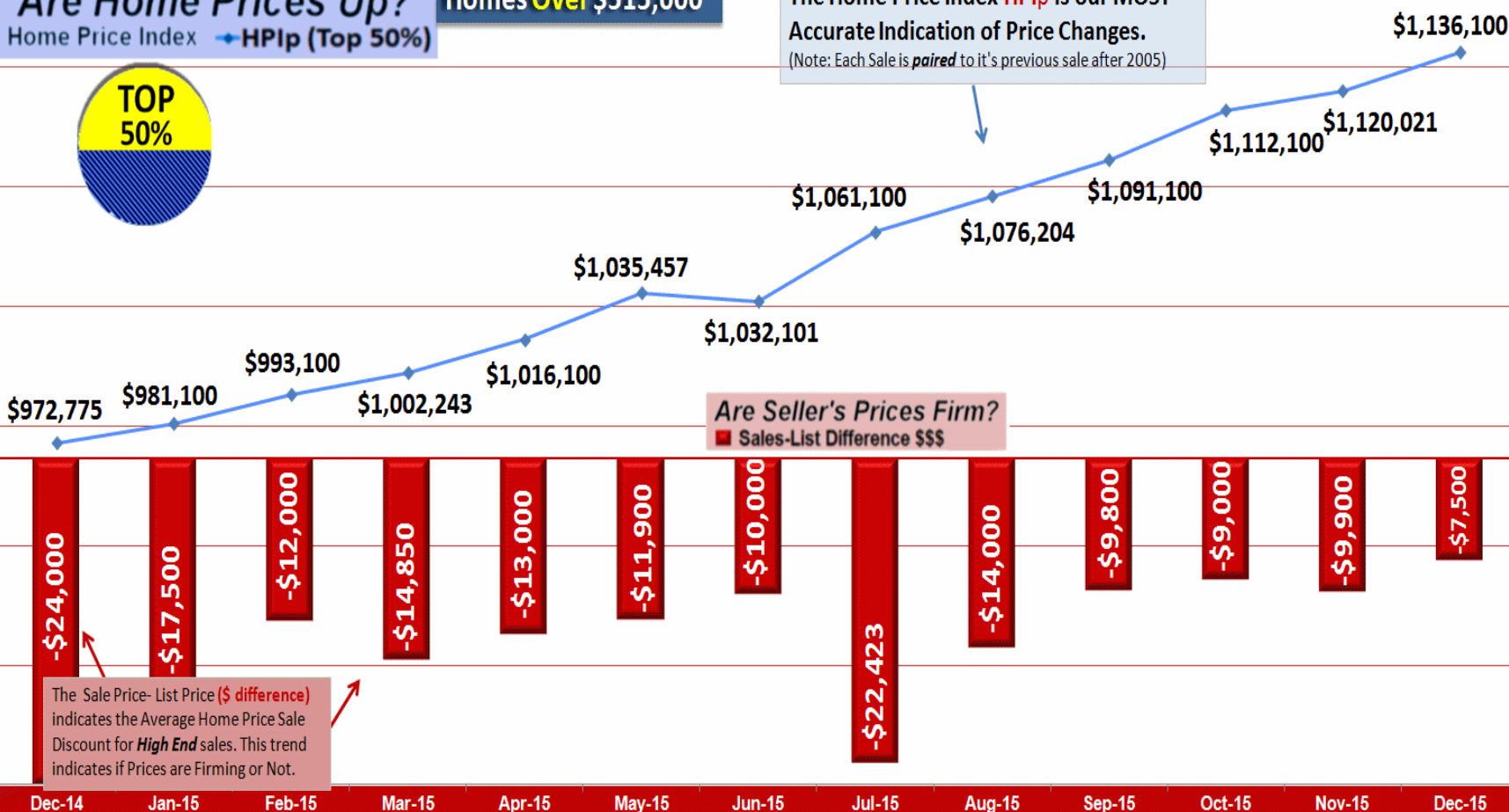
Sales Discount \$\$  
Sale Price - Original List Price (\$\$ difference)

Are Home Prices Up? Homes Over \$515,000

Home Price Index → HPIp (Top 50%)



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



Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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

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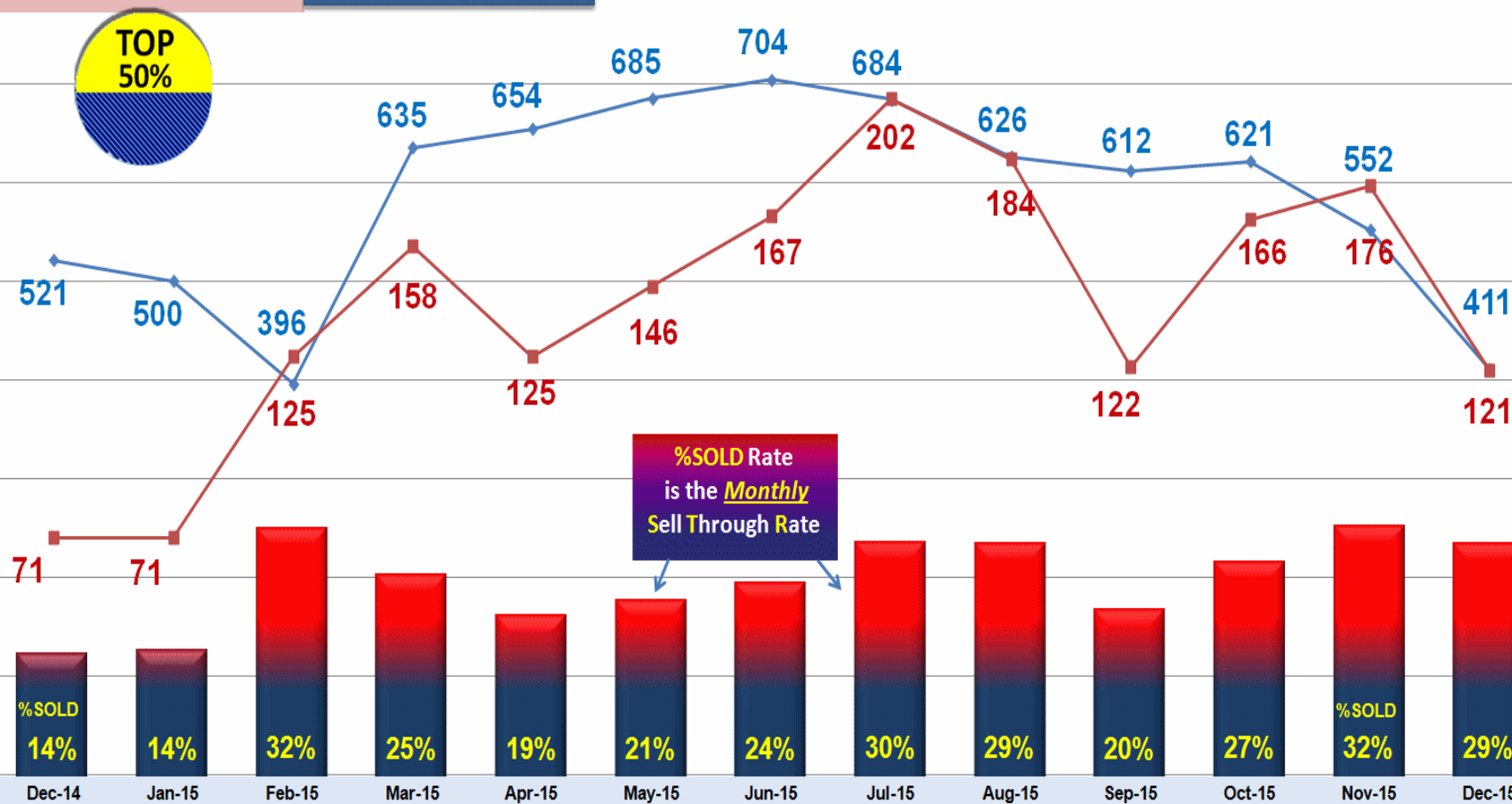


## Market Analysis and Forecasting Jan 1/16 Vancouver Downtown

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

← Total Listings → Sales Homes Over \$515,000

Sales / Listings  
Monthly Totals



Attached



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

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attached homes

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Market Analysis and Forecasting Jan 1/16 Vancouver Downtown

Attached Vancouver Downtown Condos 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)



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

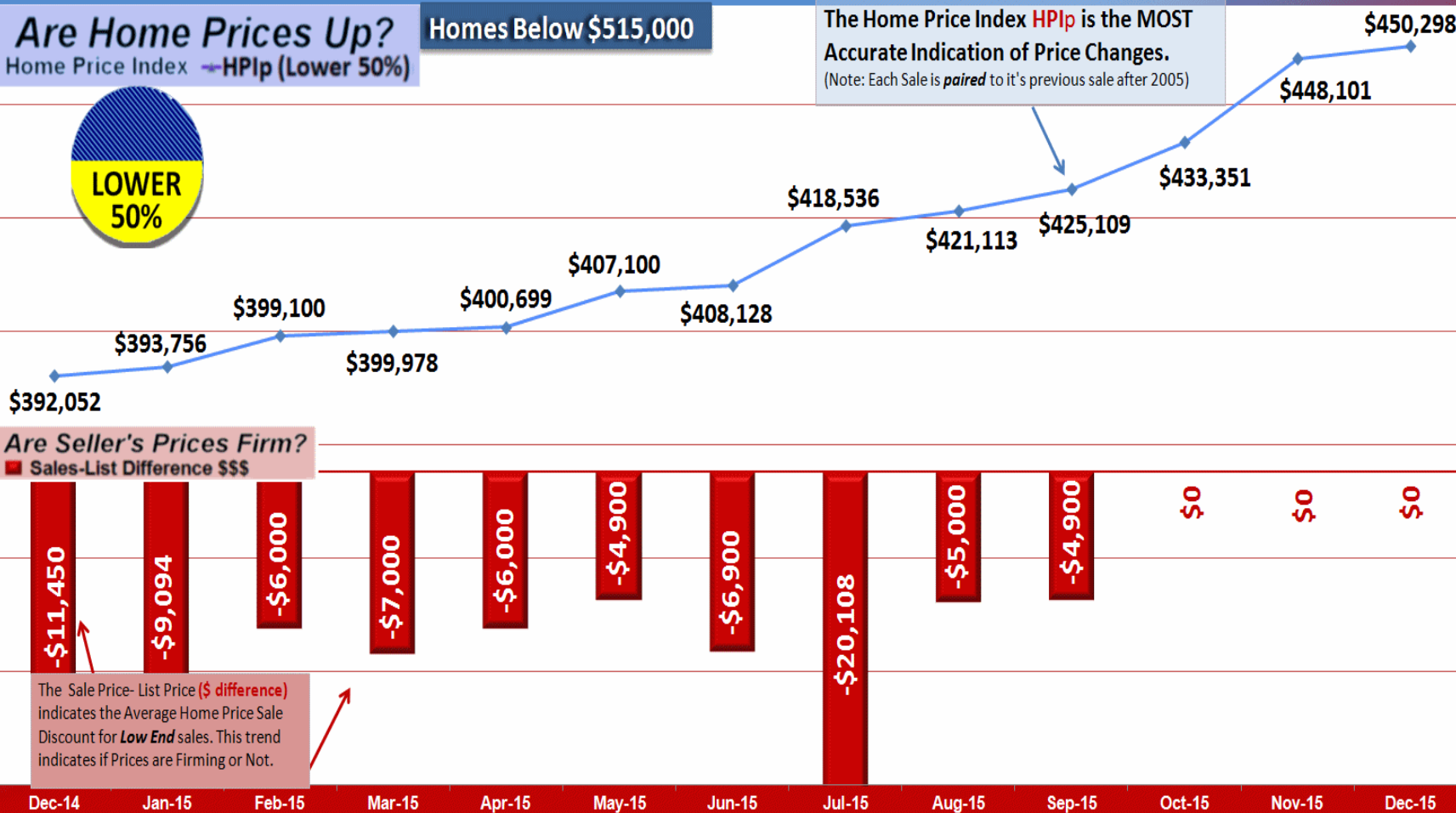
## Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

Homes Below \$515,000

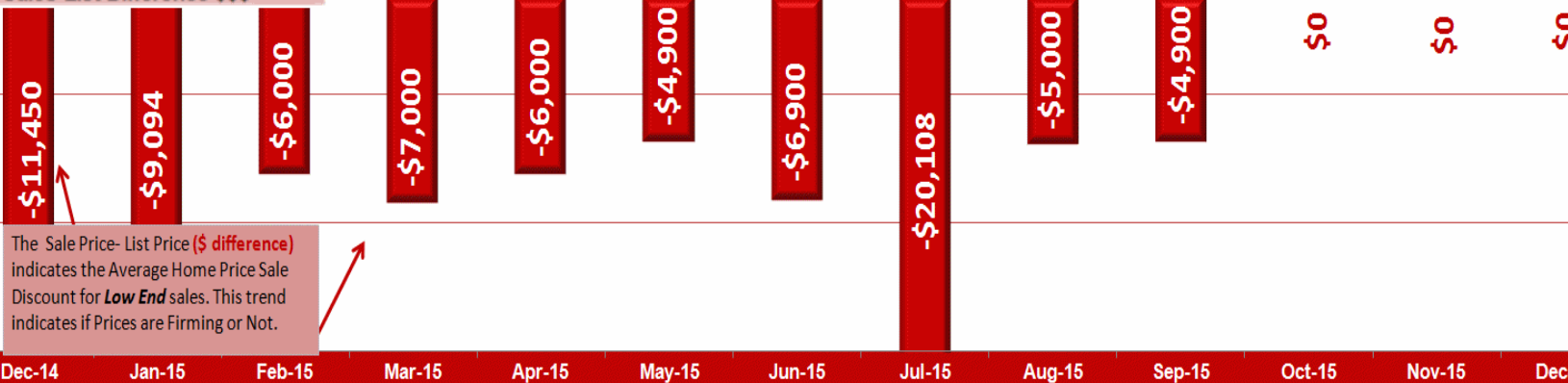
The Home Price Index HPIp is the MOST Accurate Indication of Price Changes.

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



## Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



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

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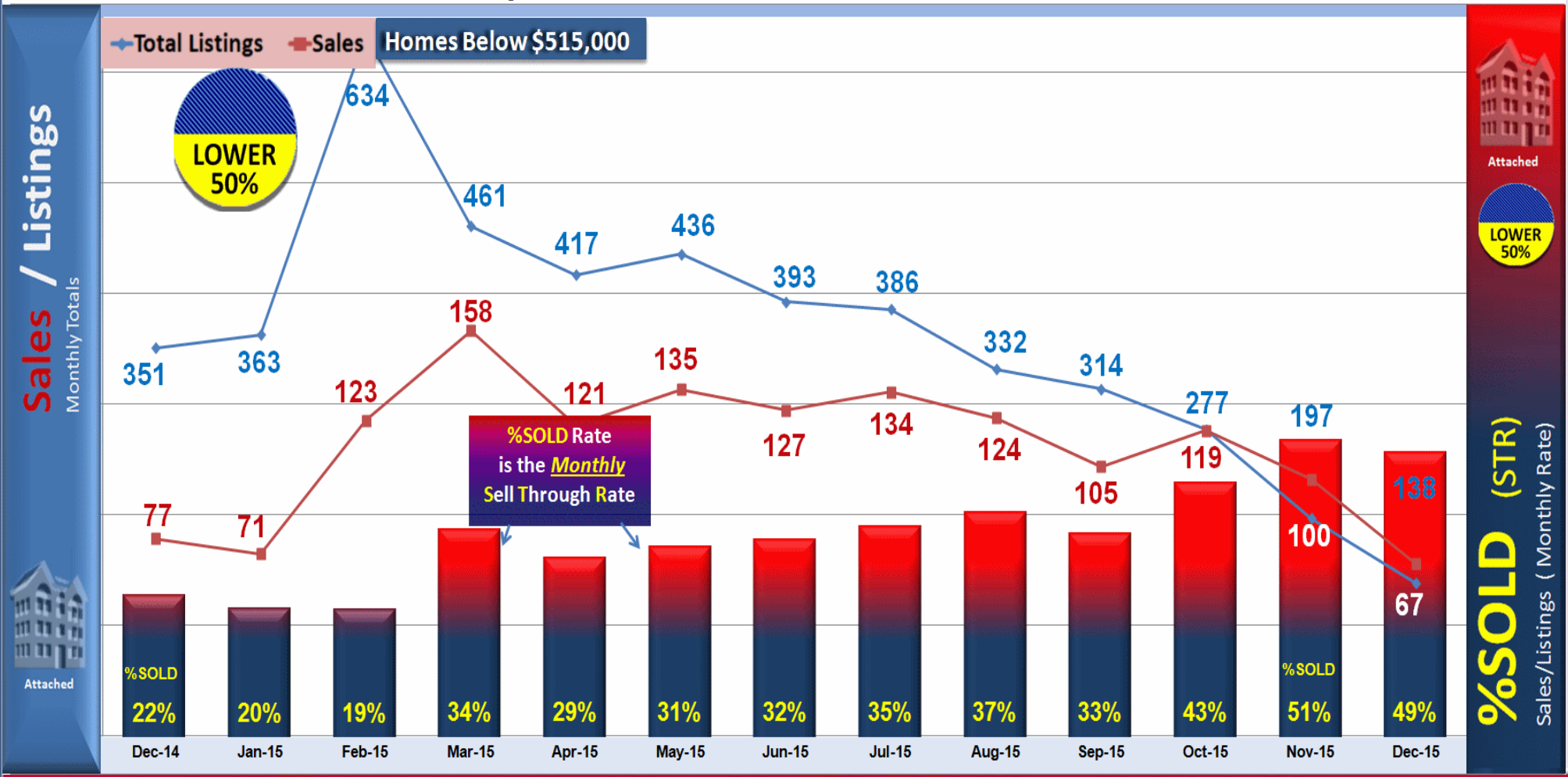
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## Market Analysis and Forecasting Jan 1/16 Vancouver Downtown

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



Sales / Listings  
Monthly Totals

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

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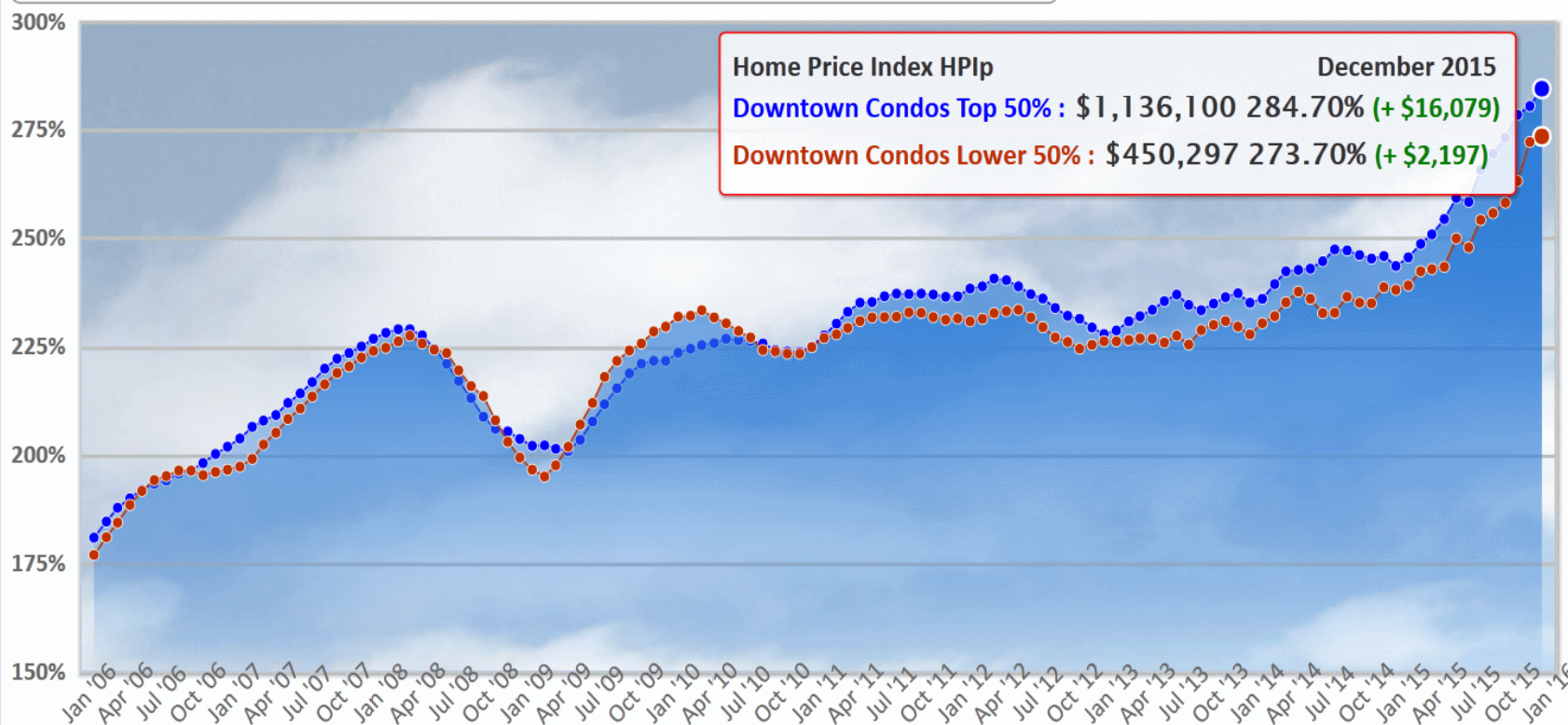
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## Market Analysis and Forecasting Jan 1/16 Vancouver Downtown

Powered by the Greater Vancouver Market Reports HPIp

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



Monthly Home values

Date	Value
Dec 2015	% 284.70
Nov 2015	% 280.70
Oct 2015	% 278.70
Sep 2015	% 273.40
Aug 2015	% 269.70
Jul 2015	% 265.90
Jun 2015	% 258.60
May 2015	% 259.50
Apr 2015	% 254.60
Mar 2015	% 251.10
Feb 2015	% 248.90
Jan 2015	% 245.80

<< < 1 2 3 > >>

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## Market Analysis and Forecasting Jan 1/16 East Vancouver

East Vancouver Sub areas Statistics - Dec 2015						
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sell / List Ratio	Sell - List \$Difference	% SOLD
Champlain Heights	44	14	35	100%	\$0	31.8%
Collingwood Van. East	63	21	61	98%	-\$8,000	33.3%
Downtown VE	10	5	18	103%	\$11,000	50.0%
Fraser VE	22	7	51	100%	\$0	31.8%
Fraserview VE	25	5	44	97%	-\$17,000	20.0%
Grandview VE	22	10	54	102%	\$7,000	45.5%
Hastings	28	12	40	100%	-\$500	42.9%
Hastings East	9	3	98	100%	\$0	33.3%
Killarney VE	19	4	59	97%	-\$12,050	21.1%
Knight	15	6	43	98%	-\$6,025	40.0%
Main	5	1	13	106%	\$35,200	20.0%
Mount Pleasant VE	85	30	27	100%	\$0	35.3%
Renfrew VE	19	1	86	93%	-\$26,000	5.3%
Renfrew Heights	0	0			0.0%	
South Vancouver	5	2	63	96%	-\$34,792	40.0%
Victoria VE	21	9	58	98%	-\$8,000	42.9%
<b>Total Activity</b>	<b>392</b>	<b>130</b>	<b>15</b>	<b>100%</b>	<b>-\$650</b>	<b>33%</b>

East Vancouver List Price Ranges Statistics - Dec 2015						
Home Price Range	Total Listings (/month)	Sales	DOM	Sell / List Ratio	Sell - List \$Difference	% SOLD
\$0-\$300,000	72	22	75	97%	-\$6,500	30.6%
\$300,001-\$400,000	93	28	48	99%	-\$5,500	30.1%
\$400,001-\$500,000	65	25	35	99%	-\$2,900	38.5%
\$500,001-\$600,000	49	25	35	100%	\$0	51.0%
\$600,001-\$700,000	29	11	54	100%	\$0	37.9%
\$700,001-\$800,000	23	8	27	99%	-\$8,900	34.8%
\$800,001 and more	61	11	36	100%	\$0	18.0%
<b>Total Activity</b>	<b>392</b>	<b>130</b>	<b>15</b>	<b>100%</b>	<b>-\$650</b>	<b>33%</b>

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change
Total Listings** (A,S,T,C,X)	936	551	392		-159
Active Listings (1st of the month)	676	384	299	187	-112
Solds	165	182	130		-52
DOM	30	15	15		0
% SOLD (Sales/ Listings /mnlthly rate)	18%	33%	33%		0%
Condos (Top 50%) Home Price Index HPIp	\$439,101	\$510,100	\$522,100		\$12,000
Condos (Lower 50%) Home Price Index HPIp	\$270,838	\$292,101	\$294,382		\$2,281
Twnhs (Top 50%) Home Price Index HPIp	\$690,939	\$769,101	\$774,328		\$5,227
Twnhs (Lower 50%) Home Price Index HPIp	\$468,101	\$500,295	\$500,590		\$295

### Jan 1 2016 East Vancouver Market Update (Attached)

**Current:** East Vancouver has a Sellers Market with **33 %SOLD** rate and a **100% Sell/List Ratio**. (This means an average of a \$650 discount on a sale from the original list price)  
**Most Active Range:** Homes between \$500,000 - \$600,000 have **51.0 %SOLD** rate.  
**Least Active Range:** Homes above \$800,000 have **18.0 %SOLD** rate.

**History:** East Vancouver's **Condos** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$82,999.  
 East Vancouver's **Condos** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$23,544.  
 East Vancouver's **Townhouses** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$83,389.  
 East Vancouver's **Townhouses** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$32,489.

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

**Forecast:** The Dec month listing inventory 58% less than the same month last year. There were 46 extra sales beyond the recent listings. We project East Vancouver to be a Sellers Market.

**Biography:** I have been licensed since 1983. I was the first salesperson to join Re/Max when it came to the Fraser Valley. Prior to becoming a Realtor I spent 15 years operating Heavy Equipment. I have experience in Land assembly and have personally developed my own subdivision (39 lots) I have experience in buying and selling farms as well as commercial real-estate as well as residential homes.

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 We forecast this next surge of Off-shore buyers will be strong right upto the Chinese New Year this coming February 8. We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment .. do contact us for your own analysis and forecast.

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# Vancouver Market Reports

attached homes

Statistics, on the Web!



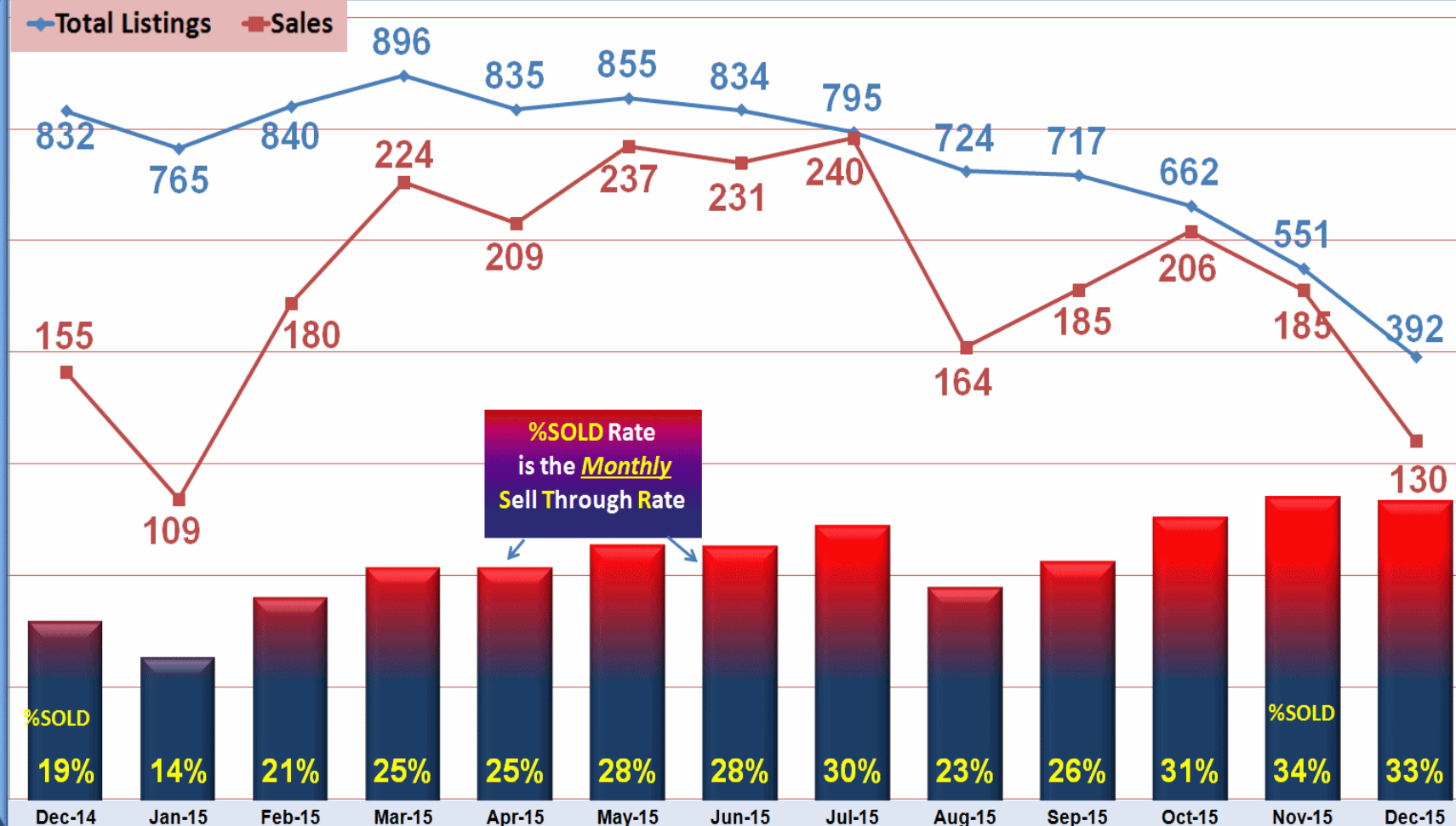
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Market Analysis and Forecasting Jan 1/16 East Vancouver

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

Sales / Listings  
Monthly Totals



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

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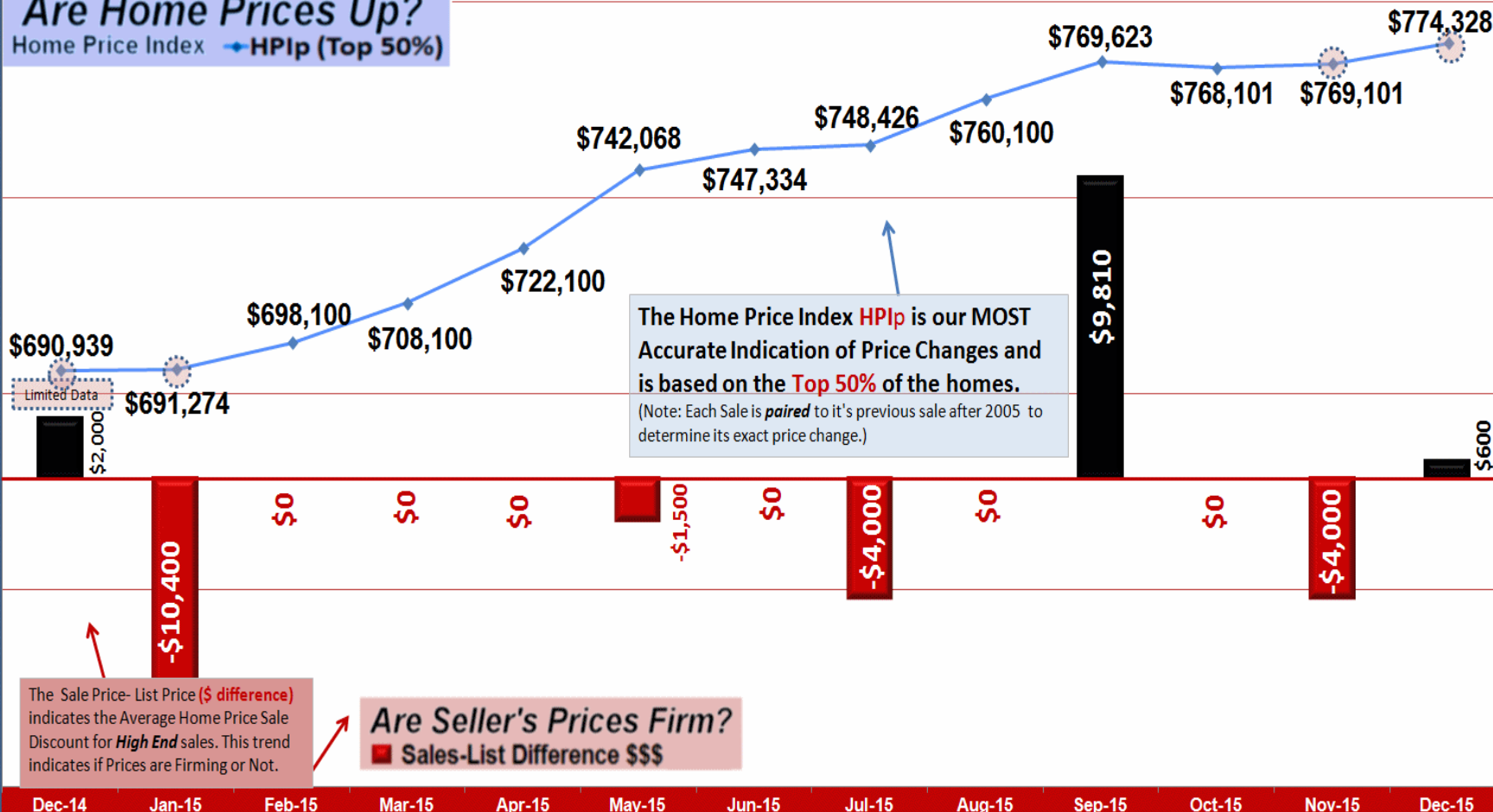
Market Analysis and Forecasting Jan 1/16 East Vancouver

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)

## Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

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



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

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

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



Townhouses

Sales Discount \$\$\$

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

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# Vancouver Market Reports

Statistics, on the Web!

attached homes

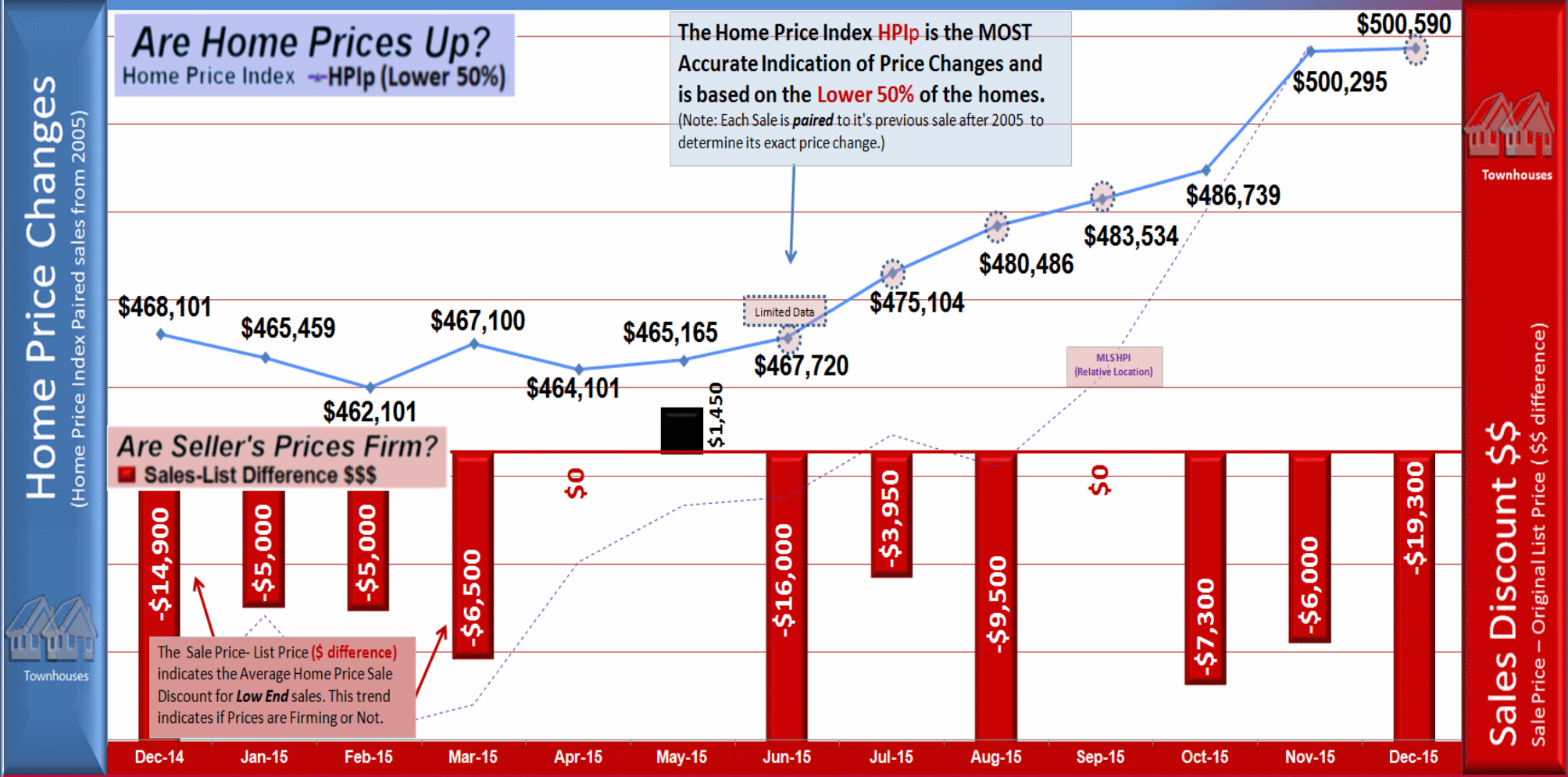


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Market Analysis and Forecasting Jan 1/16 East Vancouver

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)



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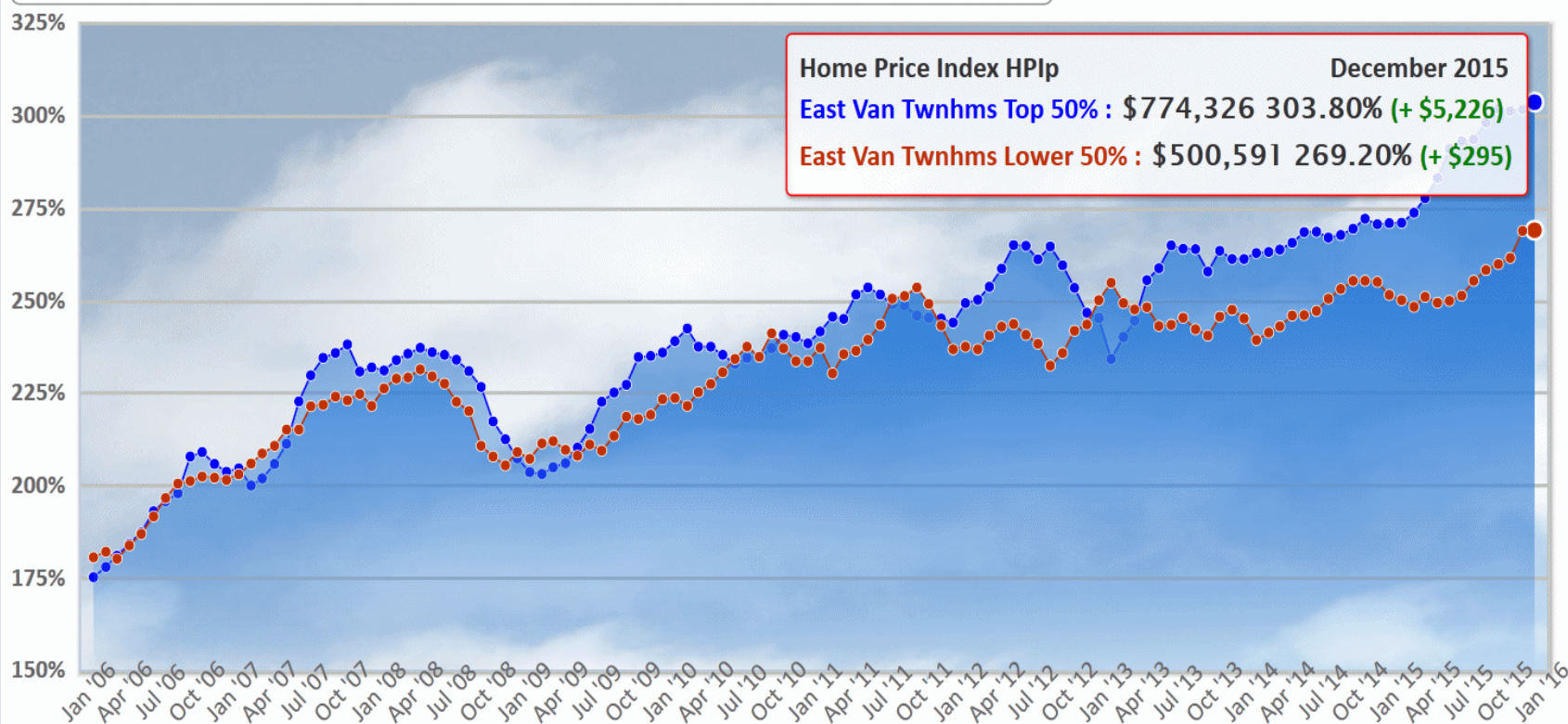
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## Market Analysis and Forecasting Jan 1/16 East Vancouver

Powered by the Greater Vancouver Market Reports HPIp

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



Monthly Home values

Date	Value
Dec 2015	% 303.80
Nov 2015	% 301.80
Oct 2015	% 301.40
Sep 2015	% 302.00
Aug 2015	% 298.20
Jul 2015	% 293.70
Jun 2015	% 293.20
May 2015	% 291.20
Apr 2015	% 283.30
Mar 2015	% 277.80
Feb 2015	% 273.90
Jan 2015	% 271.20

<< < 1 2 3 > >>

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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

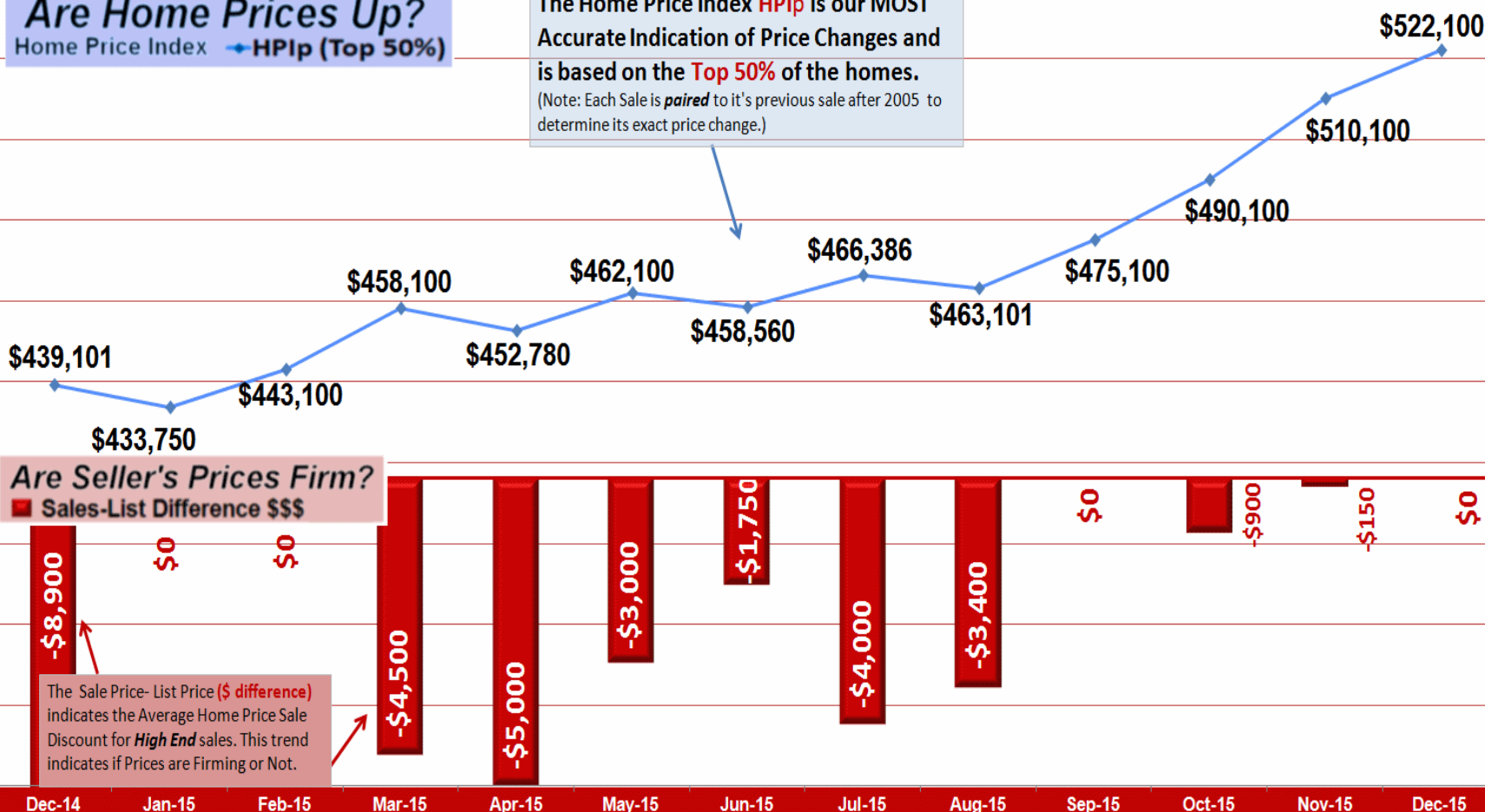
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## Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

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

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



## Are Seller's Prices Firm?

Sales-List Difference \$\$\$

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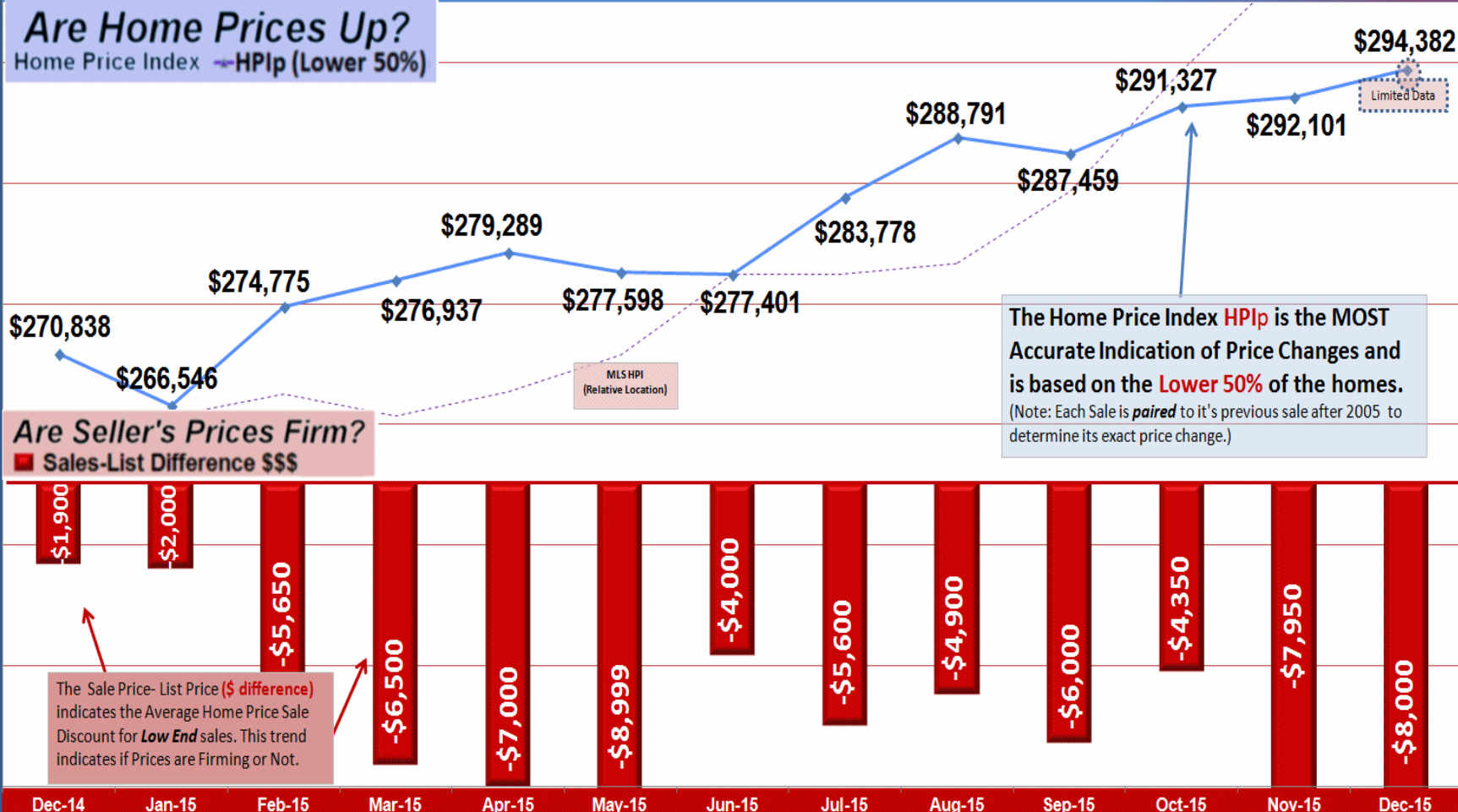
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Home Price Changes  
(Home Price Index Paired sales from 2005)



Condominiums

Sales Discount \$\$  
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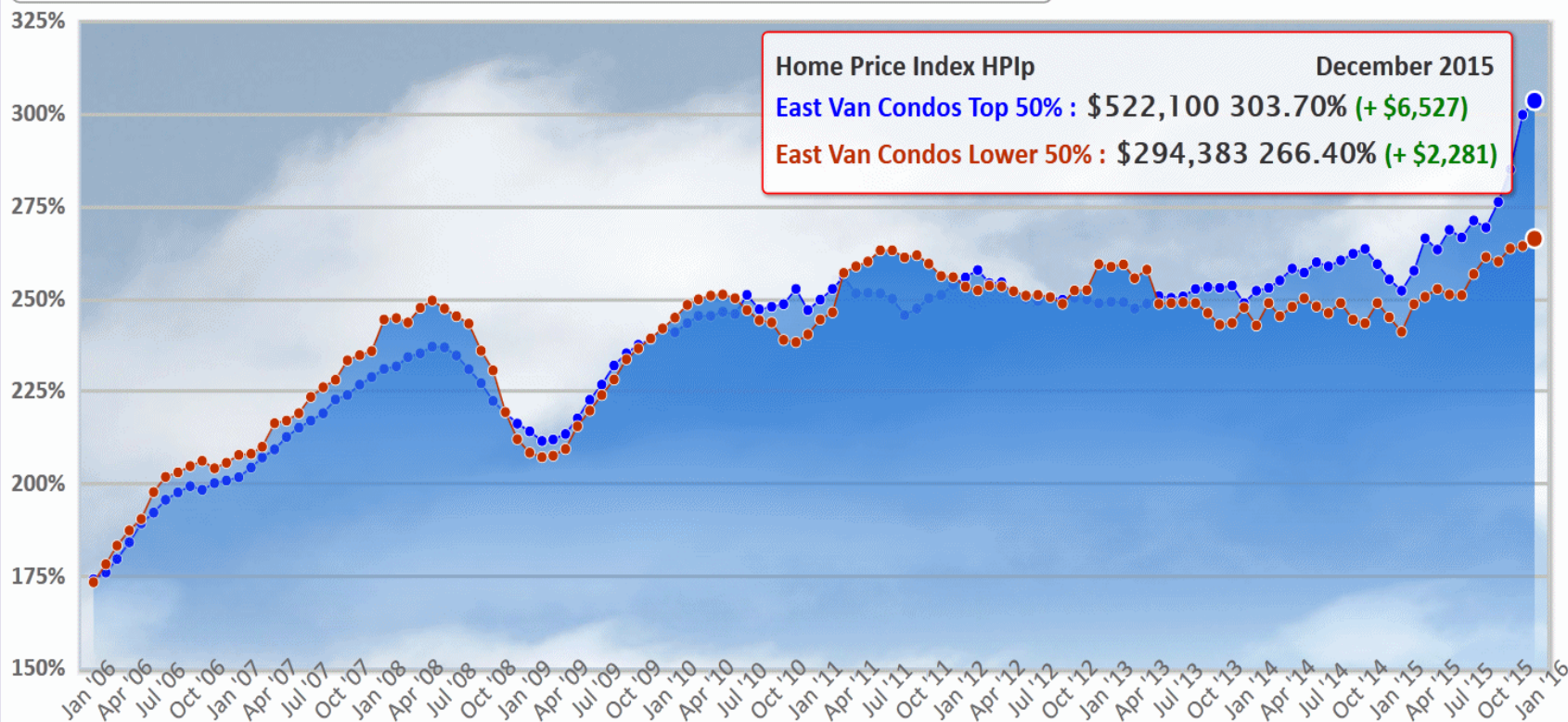
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East Van Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
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Monthly Home values

Date	Value
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Sep 2015	% 276.30
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Jul 2015	% 271.30
Jun 2015	% 266.70
May 2015	% 268.80
Apr 2015	% 263.40
Mar 2015	% 266.50
Feb 2015	% 257.70
Jan 2015	% 252.30

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# Vancouver Market Reports

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## Market Analysis and Forecasting Jan 1/16 Burnaby S. & N.

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Brentwood Park	98	42	41	98%	-\$10,000	43%
Cariboo	6	4	40	97%	-\$6,450	67%
Central BN	25	6	41	98%	-\$7,200	24%
Capitol Hill BN	6	2	35	95%	-\$11,950	33%
Forest Hills BS	5	1	43	84%	-\$128,000	20%
Government Road	20	10	27	98%	-\$4,950	50%
Lake City Industrial	0	0				0%
Montecito	8	3	40	96%	-\$14,900	38%
Parkcrest	3	1	30	111%	\$126,200	33%
Sperling-Duthie	5	0	199			0%
Simon Fraser Univer.	73	11	76	97%	-\$12,000	15%
Sullivan Heights	38	8	47	97%	-\$10,400	21%
Simon Fraser Hills	12	5	31	99%	-\$5,900	42%
Vancouver Heights	10	4	79	96%	-\$10,401	40%
Willingdon Heights	4	0	56			0%
Westridge BN	3	1	11	110%	\$37,900	33%
Big Bend	0	0				0%
Burnaby Hospital	10	5	47	100%	\$0	50%
Buckingham Heights	0	0				0%
Burnaby Lake	6	5	16	99%	-\$15,000	83%
Central Park BS	24	6	47	98%	-\$6,500	25%
Deer Lake	0	0				0%
Forest Glen BS	52	17	59	98%	-\$10,000	33%
Greentree Village	2	0	120			0%
Highgate	85	23	72	98%	-\$9,000	27%
Metrotown	222	69	61	99%	-\$4,000	31%
Oaklands	3	0	171			0%
Suncrest	0	0				0%
South Slope	47	19	55	98%	-\$6,900	40%
Upper Deer Lake	4	1	45	96%	-\$57,048	25%
<b>Total Activity</b>	<b>771</b>	<b>243</b>	<b>28</b>	<b>98%</b>	<b>-\$8,000</b>	<b>32%</b>

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$300,000	131	35	61	97%	-\$6,000	26.7%
\$300,001-\$400,000	218	79	61	97%	-\$9,000	36.2%
\$400,001-\$500,000	168	49	51	98%	-\$8,500	29.2%
\$500,001-\$600,000	95	31	49	99%	-\$8,000	32.6%
\$600,001-\$700,000	59	28	37	99%	-\$9,500	47.5%
\$700,001 and above	100	21	57	99%	-\$14,000	21.0%
<b>Total Activity</b>	<b>771</b>	<b>243</b>	<b>28</b>	<b>98%</b>	<b>-\$8,000</b>	<b>32%</b>

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change
Total Listings (A,S,T,C,X)	983	967	771		-196
Active Listings (1st of the month)	860	745	622	392	-230
Solds	144	273	243		-30
DOM	36	22	28		6
% SOLD (Sales/ Listings /mnlthly rate)	15%	28%	32%		3%
Condos (Top 50%) Home Price Index HPIp	\$463,100	\$496,865	\$497,101		\$236
Condos (Lower 50%) Home Price Index HPIp	\$279,339	\$291,762	\$292,364		\$603
Twnhs (Top 50%) Home Price Index HPIp	\$560,231	\$627,101	\$632,962		\$5,861
Twnhs (Lower 50%) Home Price Index HPIp	\$378,351	\$389,589	\$400,100		\$10,511

**Biography:** I have been licensed since 1983. I was the first salesperson to join Re/Max when it came to the Fraser Valley. Prior to becoming a Realtor I spent 15 years operating Heavy Equipment. I have experience in Land assembly and have personally developed my own subdivision (39 lots) I have experience in buying and selling farms as well as commercial real-estate as well as residential homes.

Jan 1 2016 **Burnaby Market Update (attached)**

**Current:** Burnaby's Residential Attached housing market is in a Sellers Market with a **32 %SOLD** rate and a 98% Sell/List Ratio. (This means that there is an average of a \$8,000 discount on a sale from the original list price)

**Most Active Range:** Homes between \$600,000 - \$700,000 have **47.5 %SOLD** rate. **Least Active Range:** Homes above \$700,000 have **21.0 %SOLD** rate.

**History:** The Burnaby's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$34,001. The Burnaby's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$13,025. The Burnaby's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$72,731. The Burnaby's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$21,749. \*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

**Forecast:** Listing inventory levels is 22% less than Dec last year. The 243 sales were out paced by the 155 new listings thus decreasing the listings supply next month. We project Burnaby to be a continued sellers market.

December's Real Estate Statistics show that major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 72 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#) We forecast this next surge of Off-shore buyers will be strong right upto the Chinese New Year this coming February 8. We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment ... do contact us for your own analysis and forecast.

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

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# Vancouver Market Reports

Statistics, on the Web!

attached homes

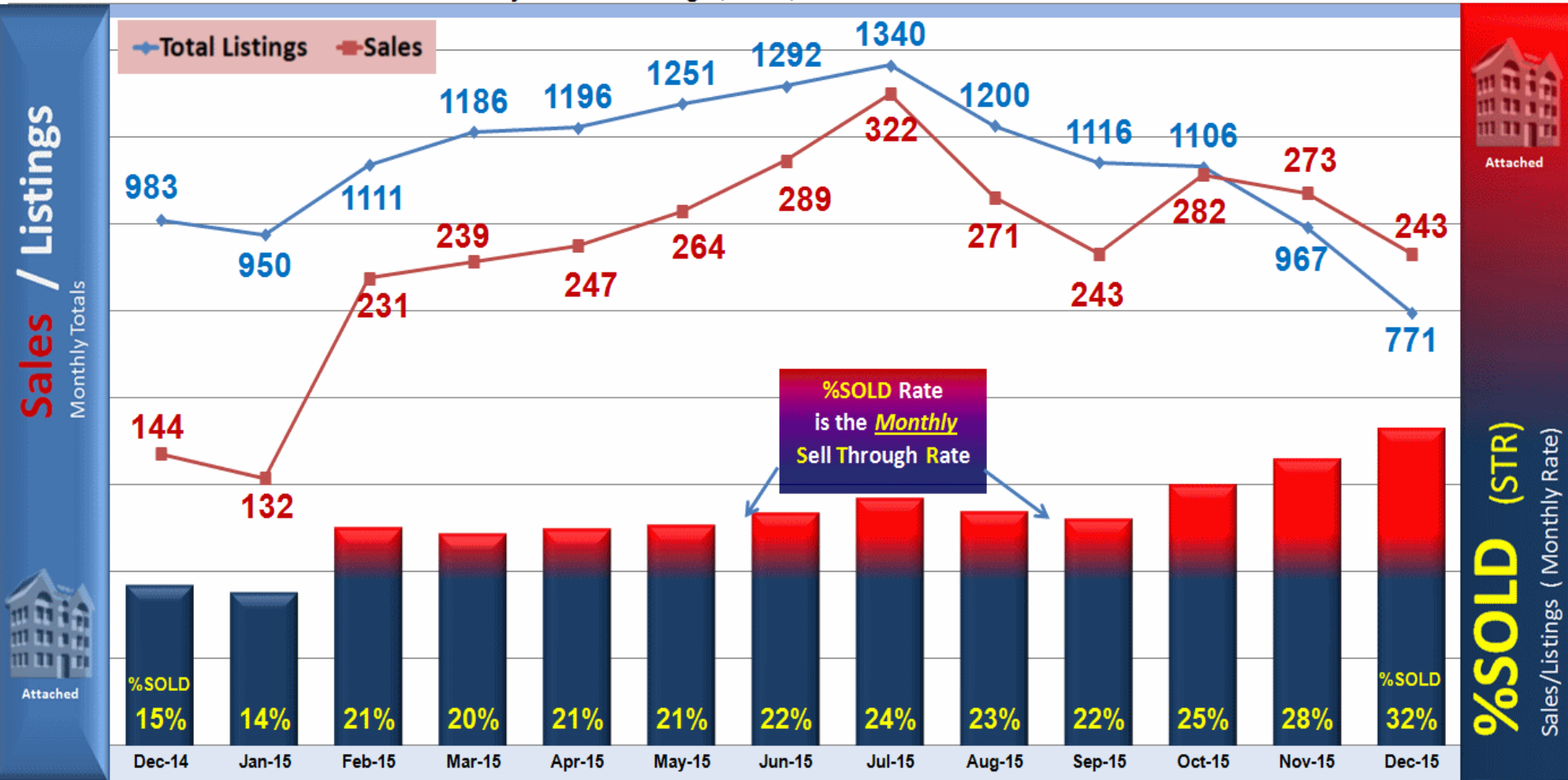


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Market Analysis and Forecasting Jan 1/16 Burnaby S. & N.

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



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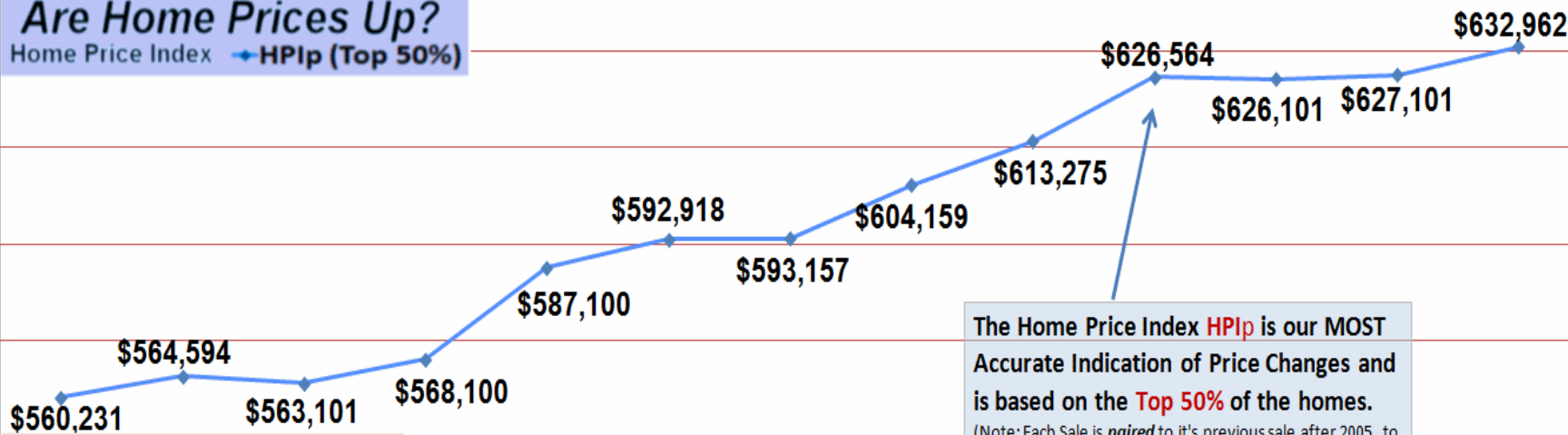
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Attached Burnaby Townhouse Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

## Are Home Prices Up?

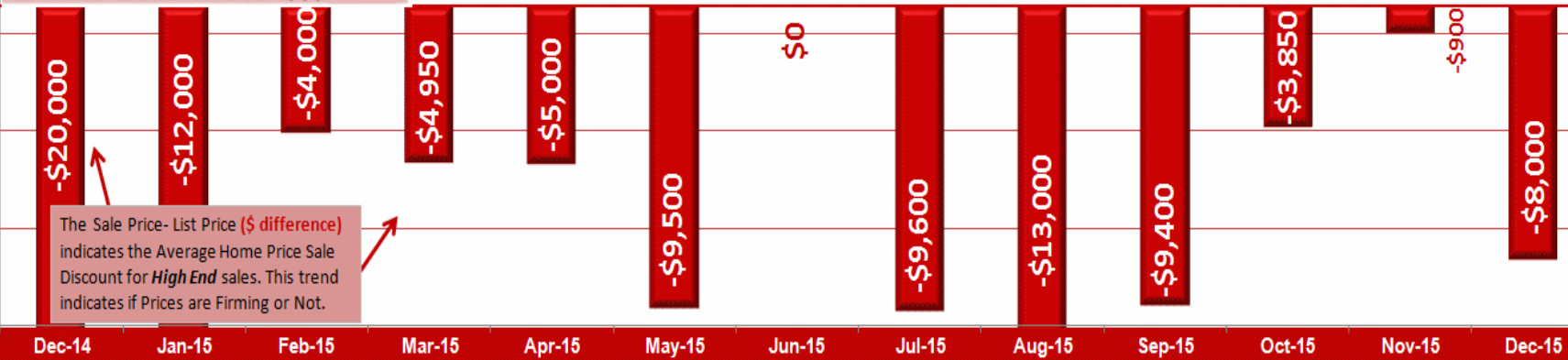
Home Price Index → HPIp (Top 50%)



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## Are Seller's Prices Firm?

Sales-List Difference \$\$\$



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

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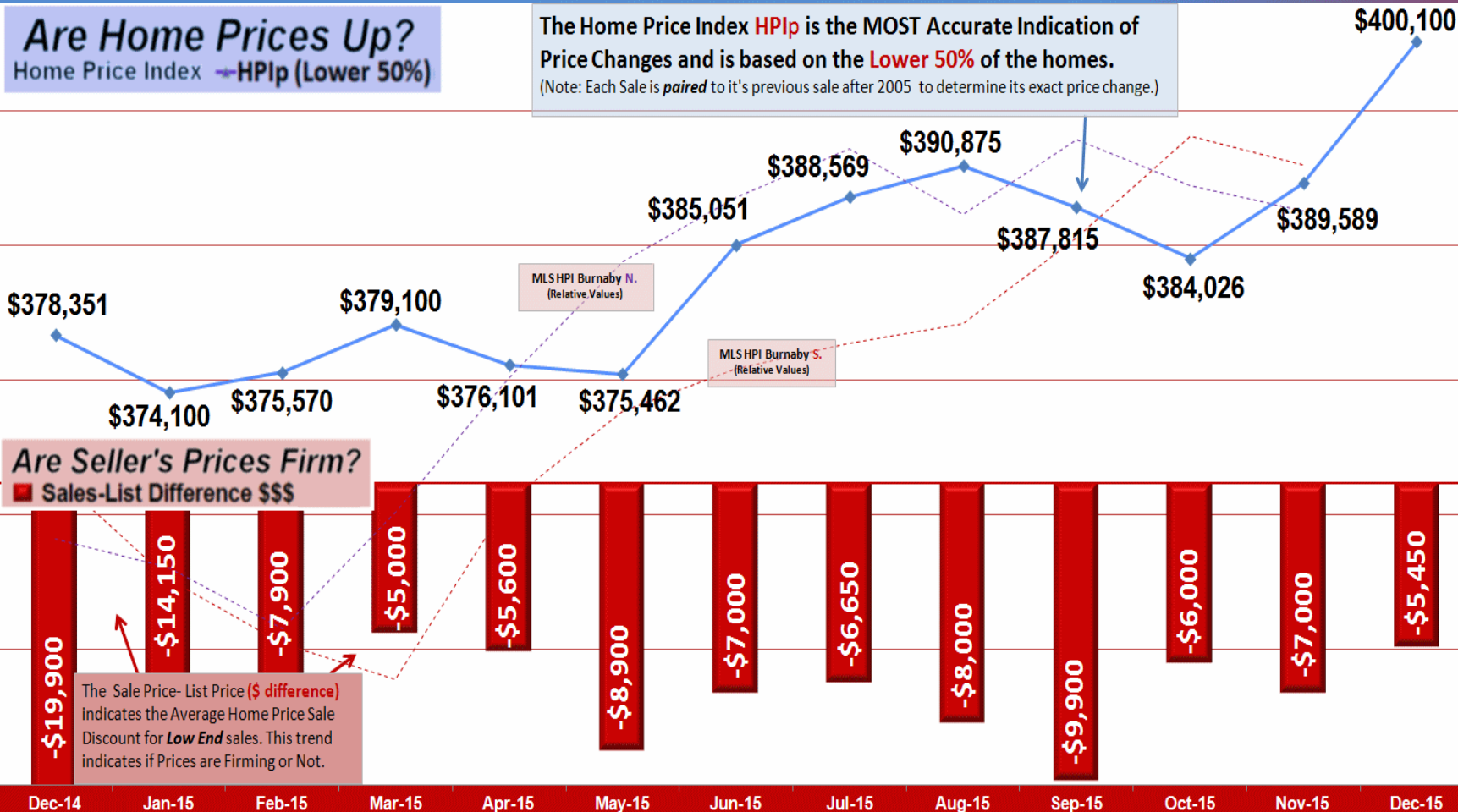
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Home Price Changes  
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Townhouses

Sales Discount \$\$

Sale Price - Original List Price ( \$ difference)

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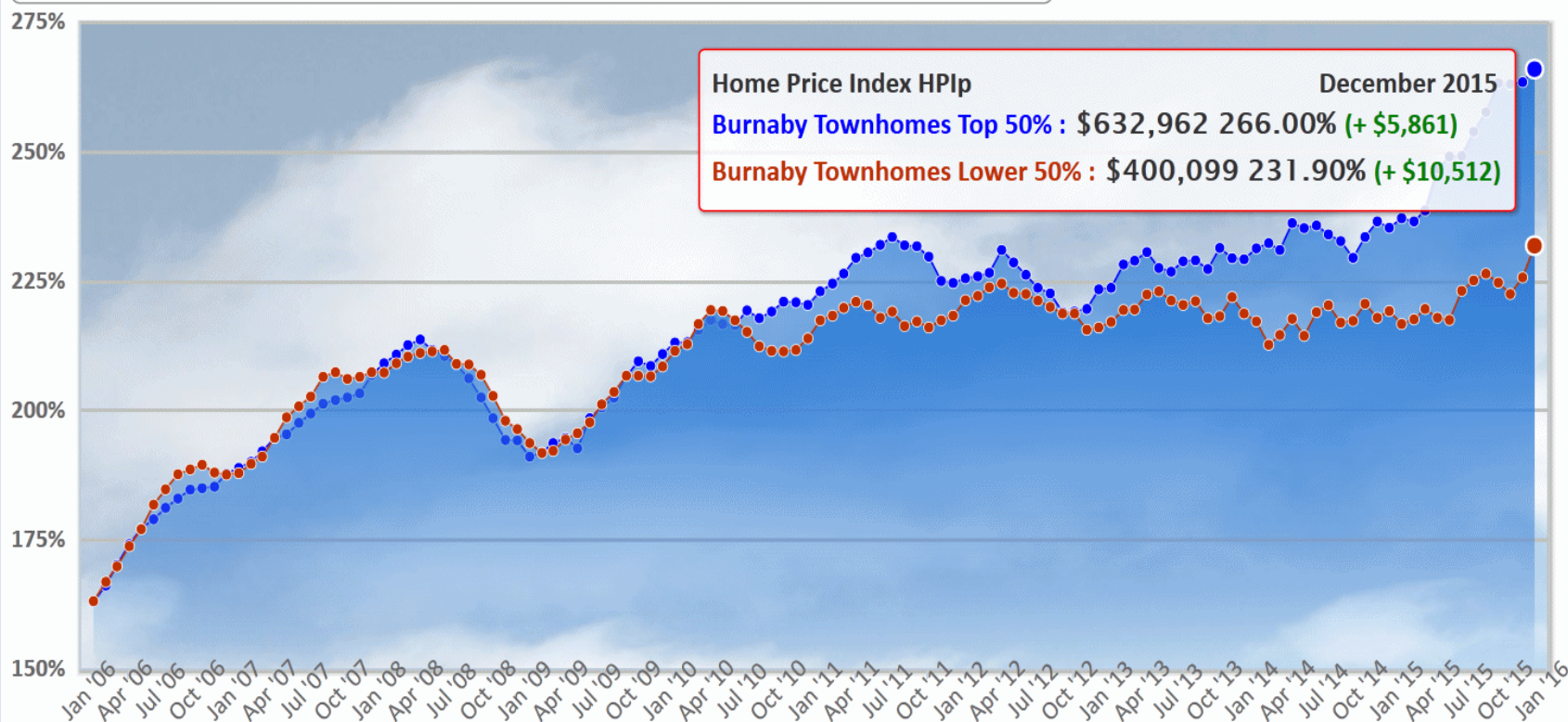
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**Market Analysis and Forecasting** Jan 1/16 **Burnaby S. & N.**

Powered by the Greater Vancouver Market Reports HPIp

Burnaby Townhomes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
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Monthly Home values

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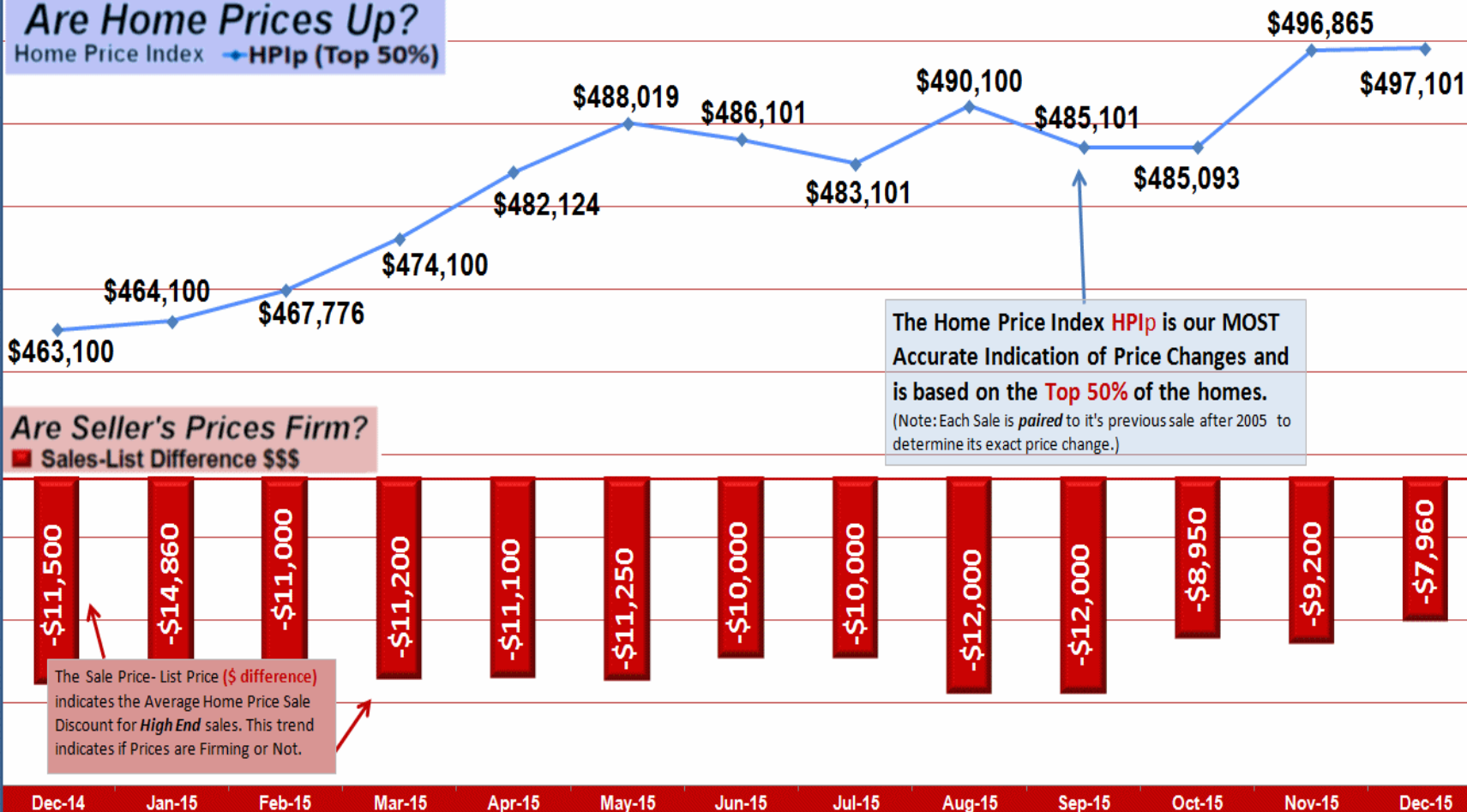
Condominiums

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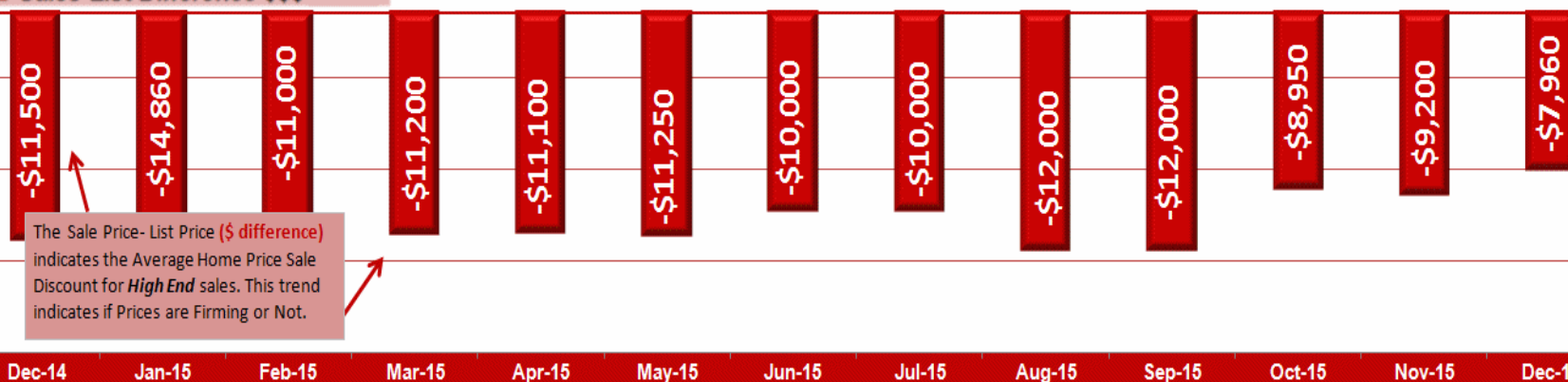
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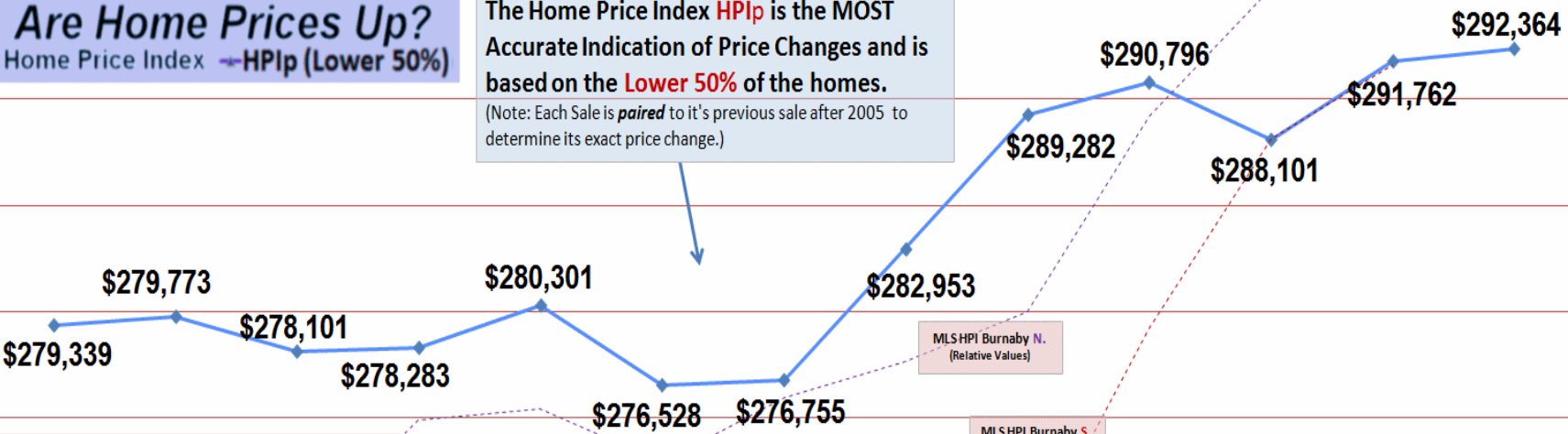
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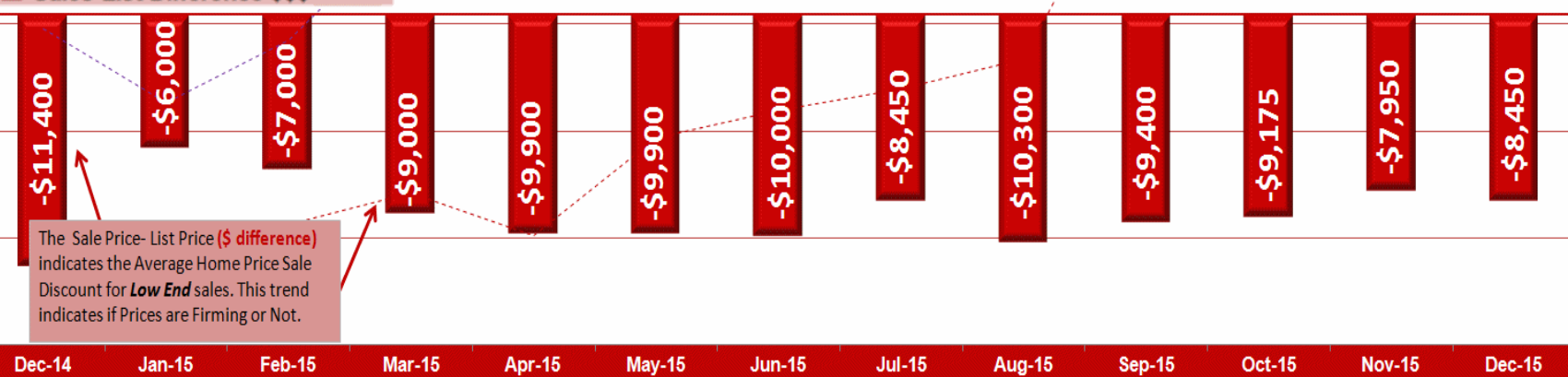
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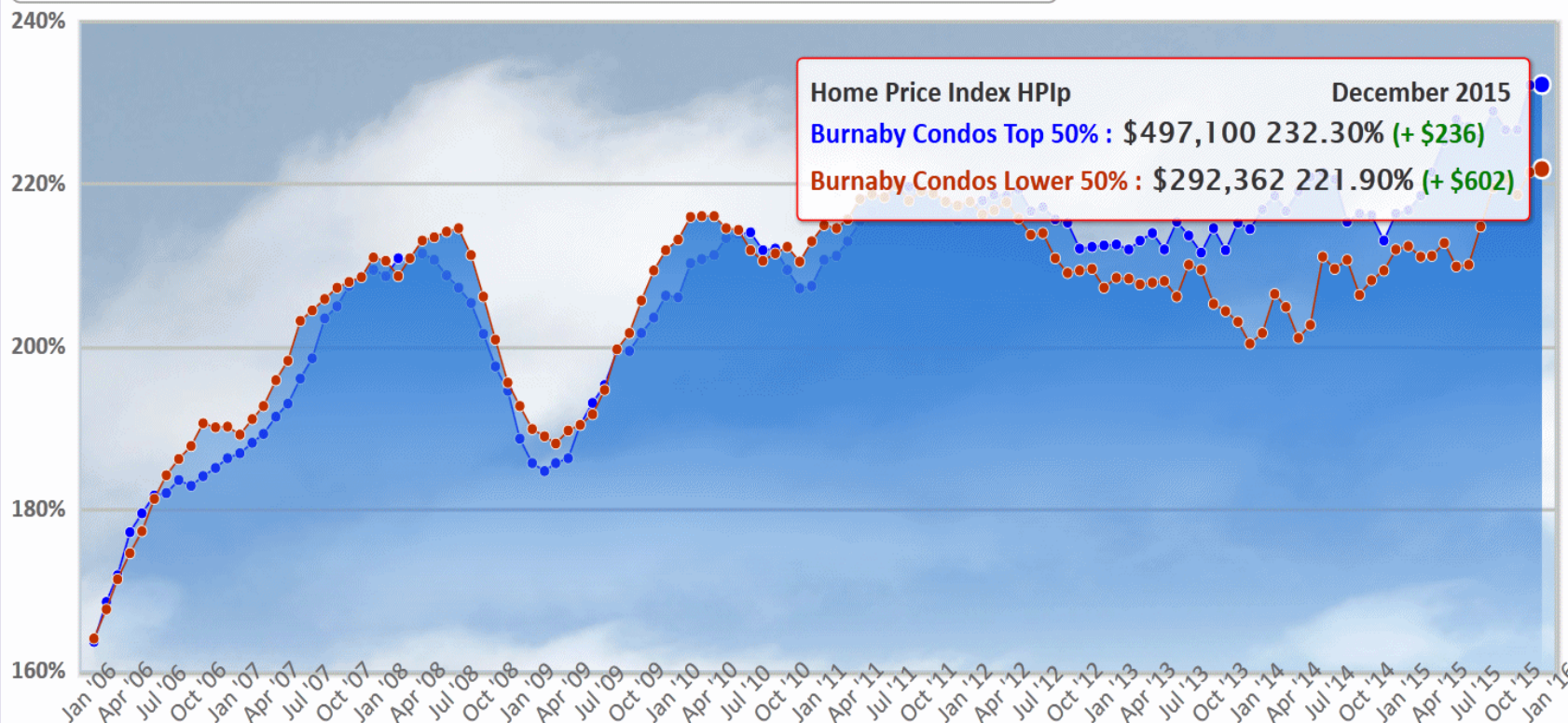


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Monthly Home values

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Jun 2015	% 227.10
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Apr 2015	% 225.30
Mar 2015	% 221.50
Feb 2015	% 218.60
Jan 2015	% 216.80

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## Market Analysis and Forecasting

Jan 1/16

## Richmond

### Richmond Sub areas Statistics - Dec 2015

Neighbourhoods	Total Listings	Sales	DOM	Sale Price	Sell - List \$Difference	%SOLD
Sea Island	0	0				0.0%
Bridgeport RI	19	6	135	99%	-\$5,000	31.6%
West Cambie	92	21	57	99%	-\$6,000	22.8%
East Cambie	3	0	14			0.0%
Terra Nova	10	3	50	98%	-\$10,000	30.0%
Riverdale RI	22	5	71	98%	-\$6,440	22.7%
Quilchena RI	7	2	29	97%	-\$17,400	28.6%
Granville	11	1	176	100%	\$0	9.1%
Seafair	0	0				0.0%
Boyd Park	21	6	49	98%	-\$5,550	28.6%
Lackner	5	2	8	103%	\$22,450	40.0%
Steveston Village	4	1	33	98%	-\$7,000	25.0%
Steveston North	7	2	116	95%	-\$13,450	28.6%
Steveston South	60	19	42	99%	-\$2,900	31.7%
Westwind	1	1	0	100%	\$1,200	100.0%
Woodwards	12	2	65	98%	-\$17,900	16.7%
Broadmoor	7	1	48	111%	\$55,001	14.3%
Garden City	10	2	70	100%	-\$6,400	20.0%
Saunders	8	3	72	98%	-\$3,888	37.5%
South Arm	10	2	60	90%	-\$13,950	20.0%
Brighthouse	528	70	62	97%	-\$15,000	13.3%
Brighthouse South	131	36	67	97%	-\$10,900	27.5%
McLennan North	129	31	59	98%	-\$9,000	24.0%
Gilmore	0	0				0.0%
McLennan	0	0				0.0%
East Richmond	4	1	74	94%	-\$29,000	25.0%
McNair	0	0				0.0%
Ironwood	14	3	48	99%	-\$2,900	21.4%
Hamilton RI	7	5	13	100%	\$1,000	71.4%
<b>Total Activity</b>	<b>1122</b>	<b>225</b>	<b>30</b>	<b>98%</b>	<b>-\$9,000</b>	<b>20%</b>

### Richmond List Price Ranges Statistics - Dec 2015

Home Price Range	Total Listings	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$200,000	59	8	63	96%	-\$7,100	13.6%
\$200,001-\$300,000	151	32	83	98%	-\$5,650	21.2%
\$300,001-\$400,000	236	40	62	97%	-\$9,000	16.9%
\$400,001-\$500,000	231	51	60	97%	-\$14,900	22.1%
\$500,001-\$600,000	179	36	48	99%	-\$3,000	20.1%
\$600,001-\$700,000	135	33	56	98%	-\$10,000	24.4%
\$700,001 and more	131	25	58	98%	-\$14,000	19.1%
<b>Total Activity</b>	<b>1122</b>	<b>225</b>	<b>30</b>	<b>98%</b>	<b>-\$9,000</b>	<b>20%</b>

### Monthly Changes Summary

	Dec-14	Nov-15	Dec-15	1/1/2016	Change
Total Listings** (A,S,T,C,X)	1493	1329	1122		-207
Active Listings (1st of the month)	1278	1026	886	699	-187
Solds	178	298	225		-73
DOM	48	26	30		4
% SOLD (Sales/ Listings /mnlthly rate)	12%	22%	20%		-2%
Condos (Top 50%) Home Price Index HPIp	\$420,306	\$447,140	\$448,101		\$961
Condos (Lower 50%) Home Price Index HPIp	\$241,100	\$246,715	\$251,876		\$5,161
Twnhs (Top 50%) Home Price Index HPIp	\$623,101	\$720,203	\$715,101		-\$5,102
Twnhs (Lower 50%) Home Price Index HPIp	\$401,100	\$444,317	\$439,550		-\$4,767

**Biography:** I have been licensed since 1983. I was the first salesperson to join Re/Max when it came to the Fraser Valley. Prior to becoming a Realtor I spent 15 years operating Heavy Equipment.

I have experience in Land assembly and have personally developed my own subdivision (39 lots) I have experience in buying and selling farms as well as commercial real-estate as well as residential homes.

### Jan 1 2016 Richmond Market Update (Attached)

**Current:** Richmond is a Sellers Market with **20% SOLD** Rate and **98% Sell/List Ratio**. (This means an average of a \$9,000 discount on a sale from the original list price)

**Most Active Range:** Homes between \$600,000 - \$700,000 have **24.4% SOLD** rate. **Least Active Range:** Homes below \$200,000 have **13.6% SOLD** rate.

**History:** Richmond's **Condos** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$27,795.

Richmond's **Condos** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices are increased \$10,776.

Richmond's **Townhouses** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$92,000.

Richmond's **Townhouses** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$38,450.

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

**Forecast:** Dec 2015 has 25% less Listing Inventories than Dec 2014. New listings exceed the sales by 4 meaning that we will see higher than normal listings levels next month thus perpetuating the well supplied market. We project Richmond to be a continued sellers market.

December's Real Estate Statistics show that major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 72 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

We forecast this next surge of Off-shore buyers will be strong right up to the Chinese New Year this coming February 8. We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment... do contact us for your own analysis and forecast.

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

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

The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)

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



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# Vancouver Market Reports

Statistics, on the Web!

attached homes



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Market Analysis and Forecasting

Jan 1/16

Richmond

Attached Richmond Total Listings\*\*, Sales, and %SOLD Rates

Sales / Listings  
 Monthly Totals

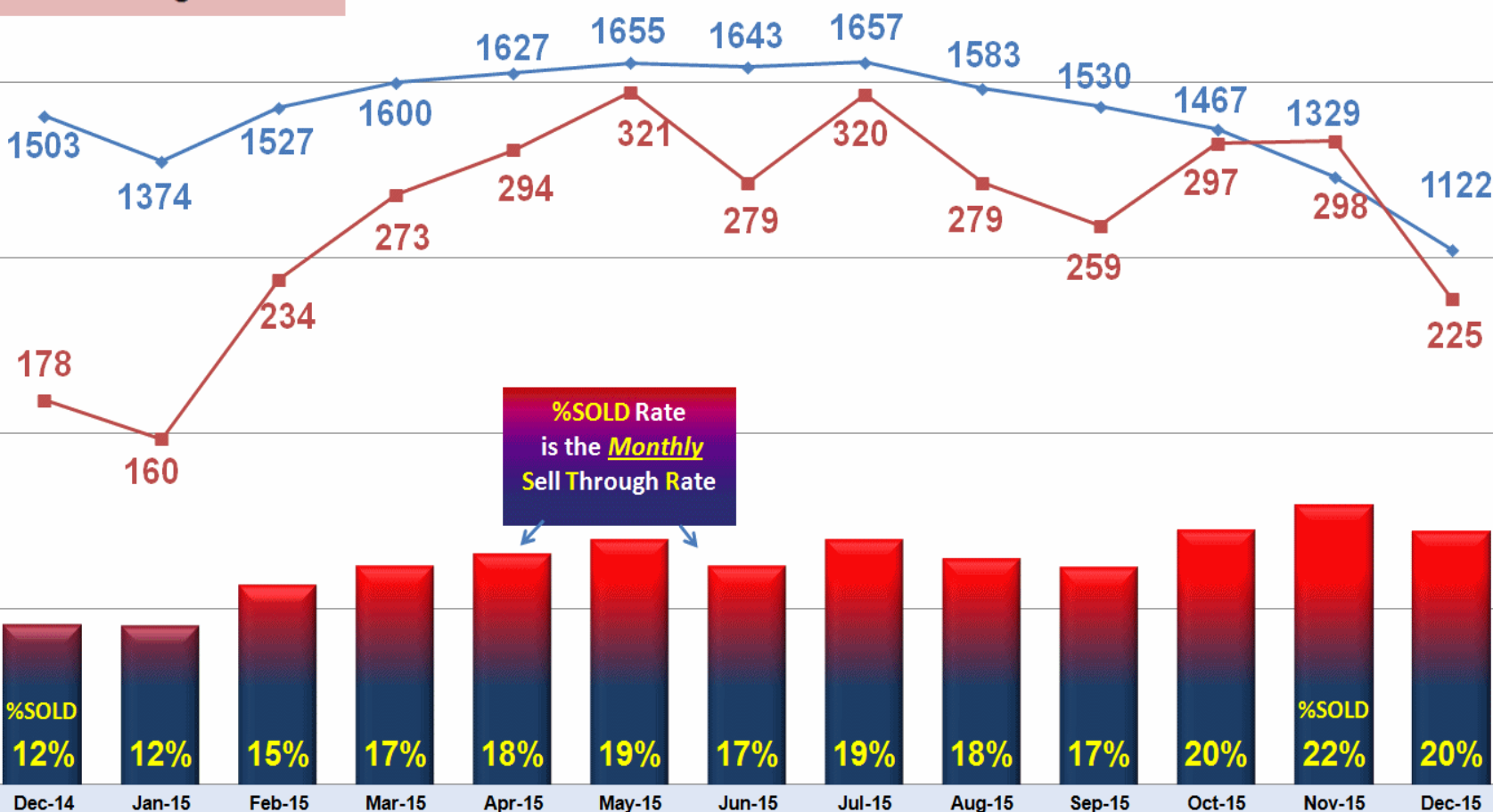


Attached

%SOLD (STR)

Sales/Listings ( Monthly Rate)

◆ Total Listings ■ Sales



%SOLD Rate is the Monthly Sell Through Rate

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Market Analysis and Forecasting

Jan 1/16

Richmond

Attached

Richmond

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

Home Price Changes

(Home Price Index Paired sales from 2005)

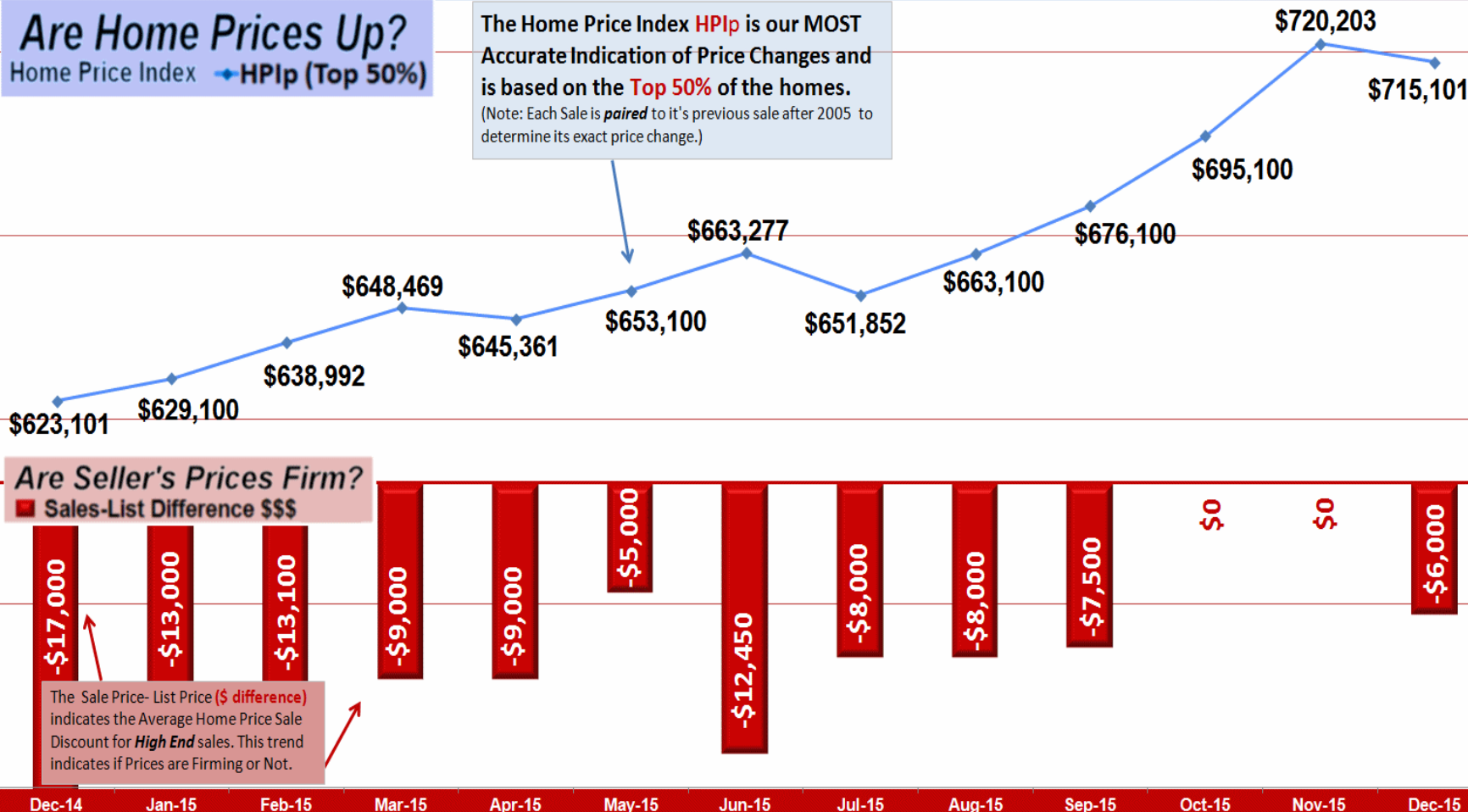


Townhouses

## Are Home Prices Up?

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

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



## Are Seller's Prices Firm?

Sales-List Difference \$\$\$

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



Townhouses

Sales Discount \$\$

Sale Price - Original List Price ( \$ difference)

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Jan 1/16

Richmond

Attached

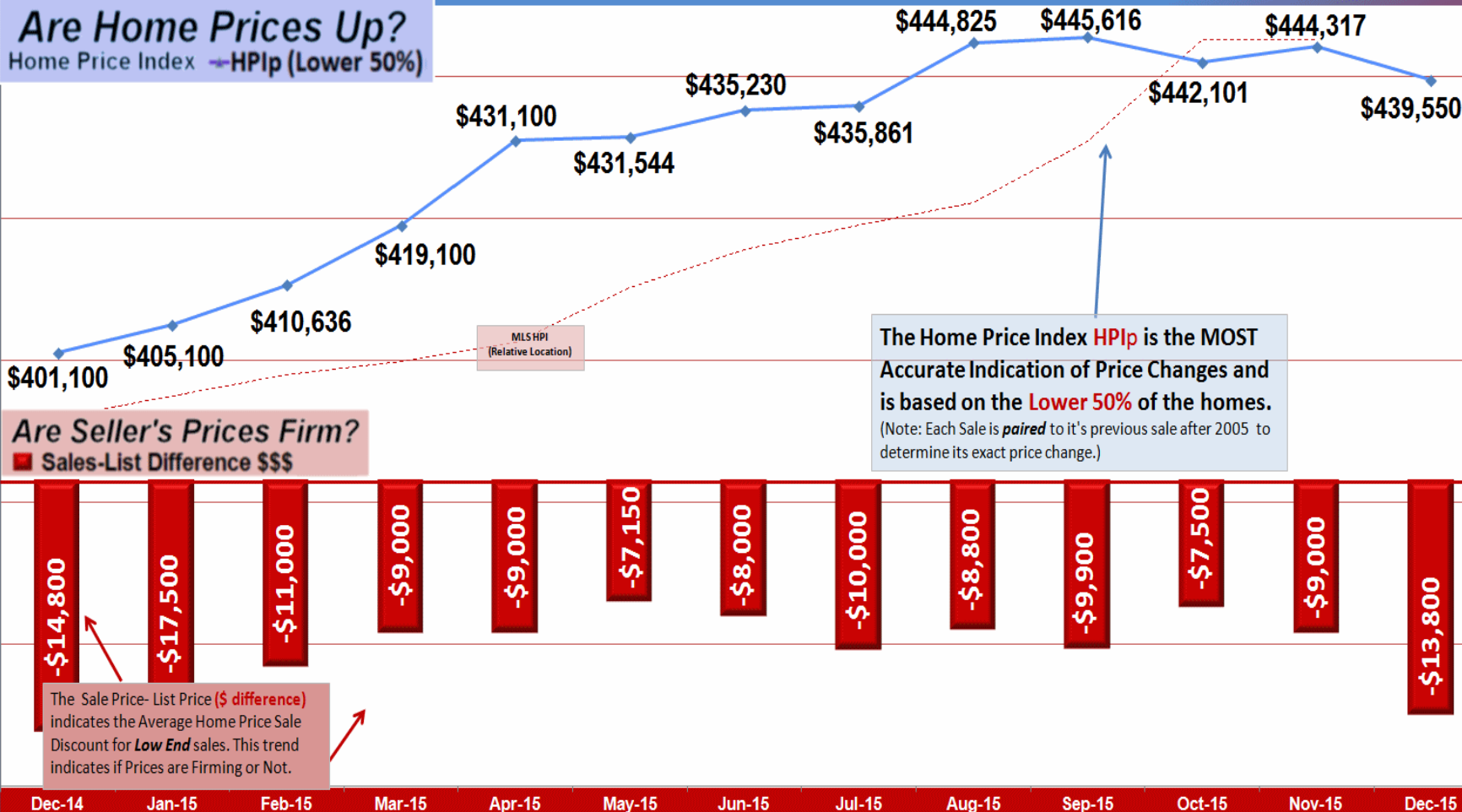
Richmond

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%)



## 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.

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



Townhouses

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

\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
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Market Analysis and Forecasting

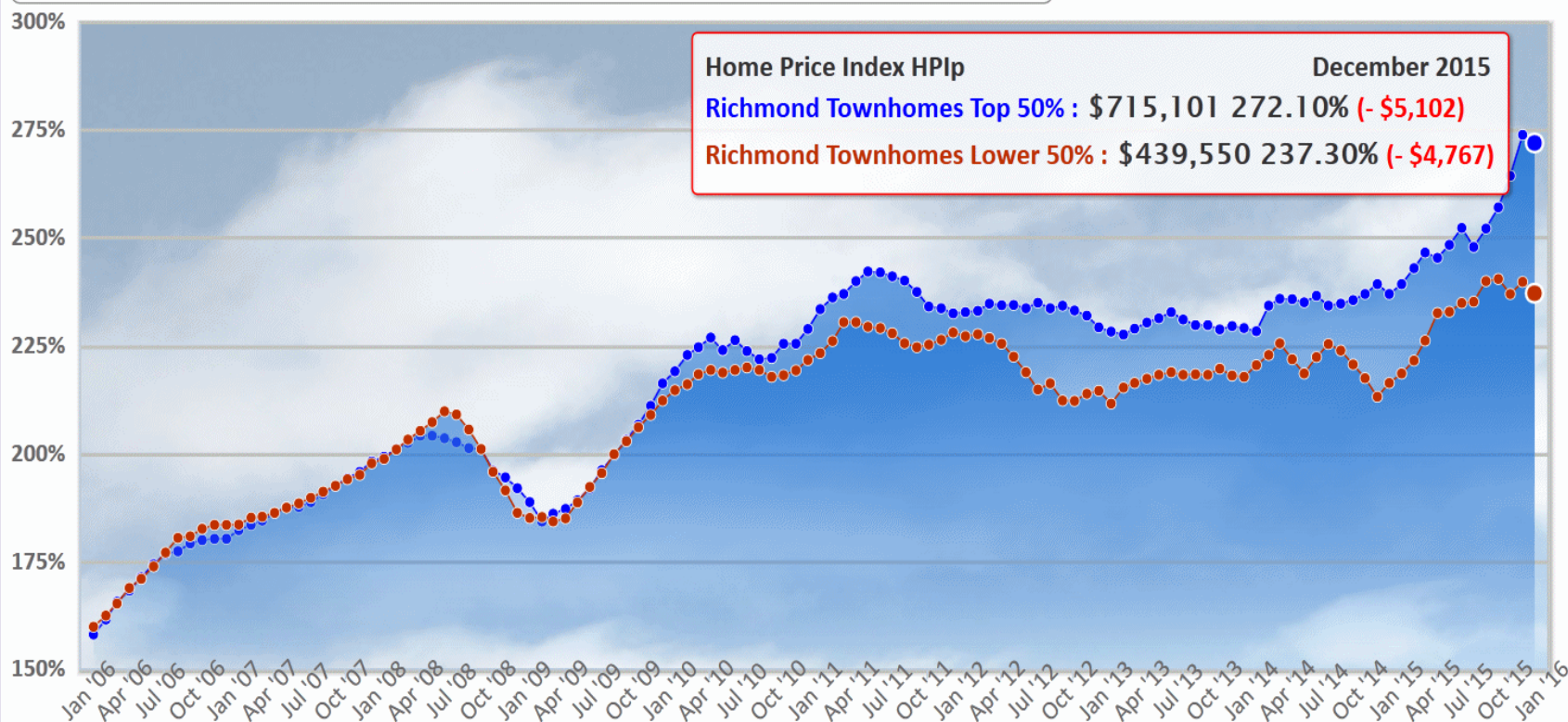
Jan 1/16

Richmond

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Dec 2015	% 272.10
Nov 2015	% 274.00
Oct 2015	% 264.50
Sep 2015	% 257.20
Aug 2015	% 252.30
Jul 2015	% 248.00
Jun 2015	% 252.40
May 2015	% 248.50
Apr 2015	% 245.50
Mar 2015	% 246.70
Feb 2015	% 243.10
Jan 2015	% 239.40

<< < 1 2 3 > >>

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attached homes



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Market Analysis and Forecasting

Jan 1/16

Richmond

Attached

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

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

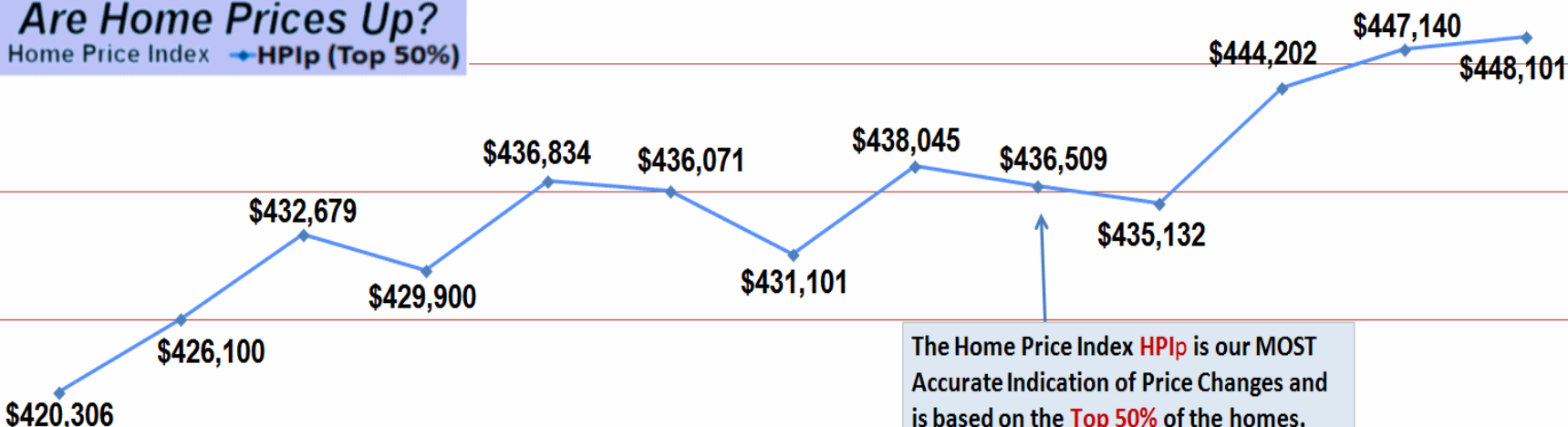


Condominiums

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

## Are Home Prices Up?

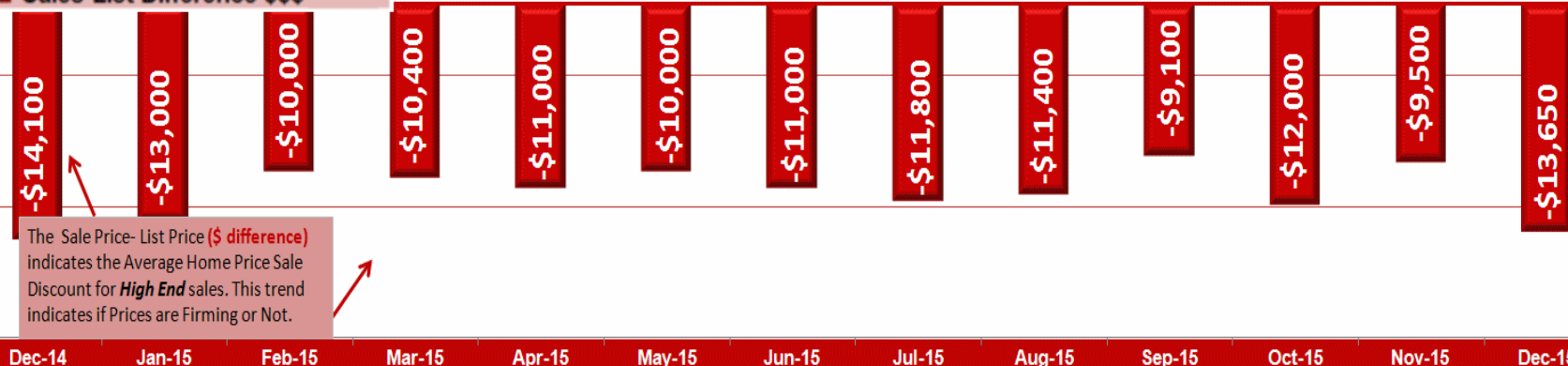
Home Price Index → HPIp (Top 50%)



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

## Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



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



Condominiums

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Market Analysis and Forecasting

Jan 1/16

Richmond

Attached

Richmond 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)

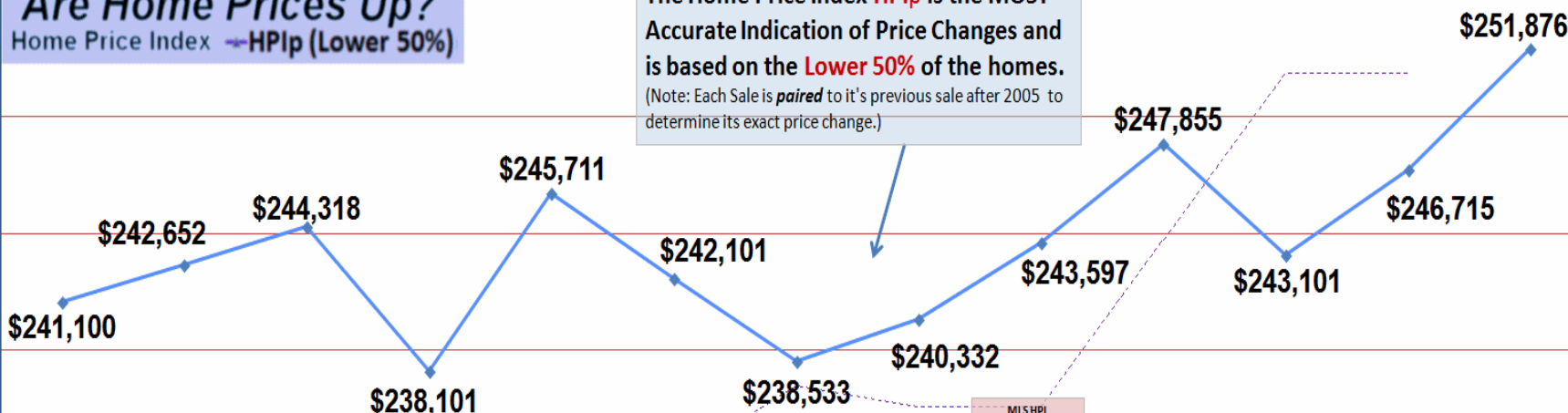


Condominiums

## Are Home Prices Up?

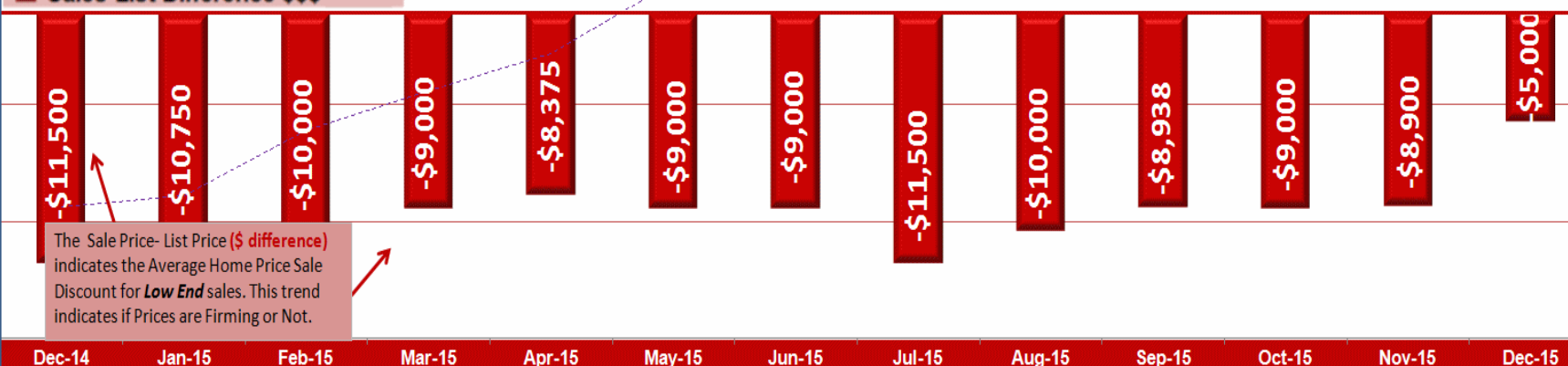
Home Price Index — HPIp (Lower 50%)

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



## Are Seller's Prices Firm?

Sales-List Difference \$\$\$



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



Condominiums

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

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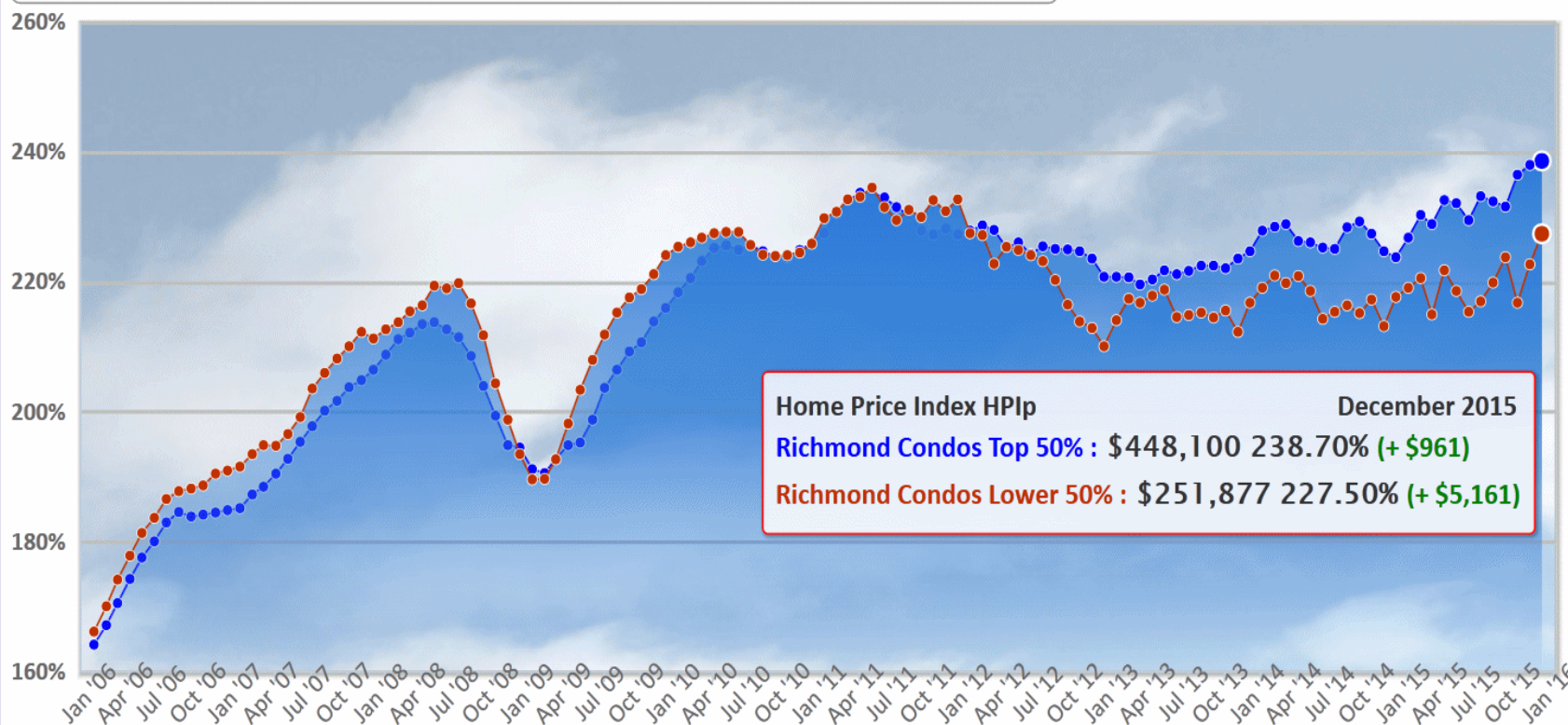
Jan 1/16

Richmond

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Dec 2015	% 238.70
Nov 2015	% 238.10
Oct 2015	% 236.60
Sep 2015	% 231.70
Aug 2015	% 232.50
Jul 2015	% 233.30
Jun 2015	% 229.60
May 2015	% 232.20
Apr 2015	% 232.70
Mar 2015	% 229.00
Feb 2015	% 230.40
Jan 2015	% 226.90

<< < 1 2 3 > >>

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# Vancouver Market Reports

attached homes

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## Market Analysis and Forecasting Jan 1/16 North Vancouver

North Vancouver Sub areas Statistics - Dec 2015						
Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	% SOLD
Boulevard	0	0				0.0%
Blueridge NV	0	0				0.0%
Capilano NV	2	1	14	101%	\$11,200	50.0%
Central Lonsdale	103	37	33	98%	-\$9,900	35.9%
Canyon Heights NV	0	0				0.0%
Deep Cove	1	0	107			0.0%
Delbrook	1	1	58	98%	-\$18,150	100.0%
Edgemont	13	5	23	100%	\$0	38.5%
Forest Hills NV	2	1	35	97%	-\$25,000	50.0%
Grouse Woods	0	0				0.0%
Hamilton	10	3	34	98%	-\$10,000	30.0%
Indian River	4	3	82	97%	-\$13,800	75.0%
Lower Lonsdale	103	34	50	100%	\$0	33.0%
Lynn Valley	17	4	48	97%	-\$21,800	23.5%
Lynnmour	24	8	30	100%	\$0	33.3%
Norgate	1	0	56			0.0%
Northlands	8	2	53	97%	-\$24,000	25.0%
Pemberton Heights	0	0				0.0%
Pemberton NV	23	11	40	99%	-\$2,000	47.8%
Roche Point	24	11	30	100%	\$0	45.8%
Seymour	10	2	56	106%	\$41,000	20.0%
Upper Delbrook	1	0	51			0.0%
Upper Lonsdale	5	3	15	98%	-\$5,400	60.0%
Westlynn	1	1	7	100%	\$0	100.0%
Windsor Park NV	0	0				0.0%
<b>Total Activity</b>	<b>353</b>	<b>127</b>	<b>12</b>	<b>99%</b>	<b>-\$2,000</b>	<b>36%</b>

North Vancouver Price Ranges Statistics - Dec 2015						
Home Price Range	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	% SOLD
0-\$300,000	50	16	61	99%	-\$3,150	32.0%
\$300,001-\$400,000	77	32	30	99%	-\$3,500	41.6%
\$400,001-\$500,000	40	17	27	100%	\$0	42.5%
\$500,001-\$600,000	40	12	44	99%	-\$7,400	30.0%
\$600,001-\$700,000	31	11	30	100%	\$0	35.5%
\$700,001-\$800,000	33	16	16	100%	\$0	48.5%
\$800,001 and more	82	23	56	98%	-\$19,800	28.0%
<b>Total Activity</b>	<b>353</b>	<b>127</b>	<b>12</b>	<b>99%</b>	<b>-\$2,000</b>	<b>36%</b>

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change
Total Listings (A,S,T,C,X)	692	463	353		-110
Active Listings (1st of the month)	546	322	255	141	-114
Solds	116	160	127		-33
DOM	37	21	12		-9
% SOLD (Sales/ Listings /mnlly rate)	17%	35%	36%		1%
Condos (Top 50%) Home Price Index HPIp	\$453,217	\$495,101	\$500,414		\$5,313
Condos (Lower 50%) Home Price Index HPIp	\$268,100	\$288,101	\$287,391		-\$710
Twnhs (Top 50%) Home Price Index HPIp	\$713,955	\$797,056	\$814,100		\$17,044
Twnhs (Lower 50%) Home Price Index HPIp	\$492,511	\$556,693	\$567,404		\$10,711

**Biography:** I have been licensed since 1983. I was the first salesperson to join Re/Max when it came to the Fraser Valley. Prior to becoming a Realtor I spent 15 years operating Heavy Equipment. I have experience in Land assembly and have personally developed my own subdivision (39 lots) I have experience in buying and selling farms as well as commercial real-estate as well as residential homes.

### Jan 1 2016 North Vancouver Market Update (Attached Townhomes/ Condos)

**Current:** North Vancouver is a Sellers Market with average listings inventory, a **36 %SOLD** rate and a 99% sell/list ratio. (This means an average of a \$2,000 discount on a sale from the original list price)  
**Most Active Range:** Homes between \$700,000-\$800,000 have **48.5 %SOLD** rate  
**Least Active Range:** Homes above \$800,000 have **28.0 %SOLD** rate.

**History:** North Vancouver's **Condos** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that price increased \$47,196.  
 North Vancouver's **Condos** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$19,291.  
 North Vancouver's **Townhouses** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$100,145.  
 North Vancouver's **Townhouses** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$74,894.  
 \*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

**Forecast:** The Listing Inventories are 49% less than Dec 2014. New listings fell short of the sales by 42 meaning that we expect a listing supply increase. We project North Vancouver to be a continued Sellers market.  
 December's Real Estate Statistics show that major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 72 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)  
 We forecast this next surge of Off-shore buyers will be strong right up the Chinese New Year this coming February 8. We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment .. do contact us for your own analysis and forecast.

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# Vancouver Market Reports

Statistics, on the Web!

attached homes

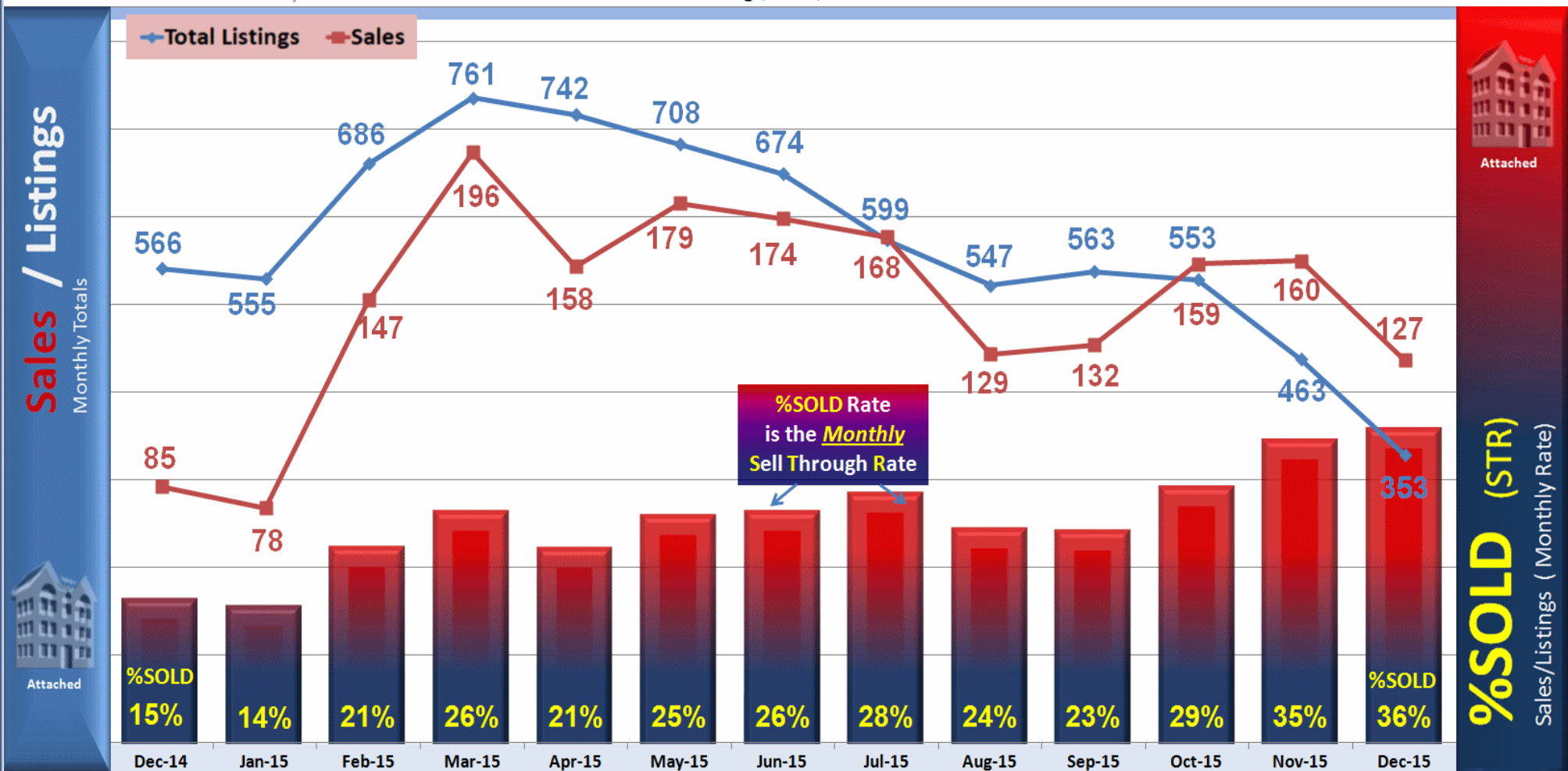


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Market Analysis and Forecasting Jan 1/16 North Vancouver

Attached Townhomes/ Condos North Vancouver Total Listings, Sales, and %SOLD Rate



Sales / Listings  
Monthly Totals



Attached

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



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Market Analysis and Forecasting Jan 1/16 North Vancouver

Attached North 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)

Townhouses

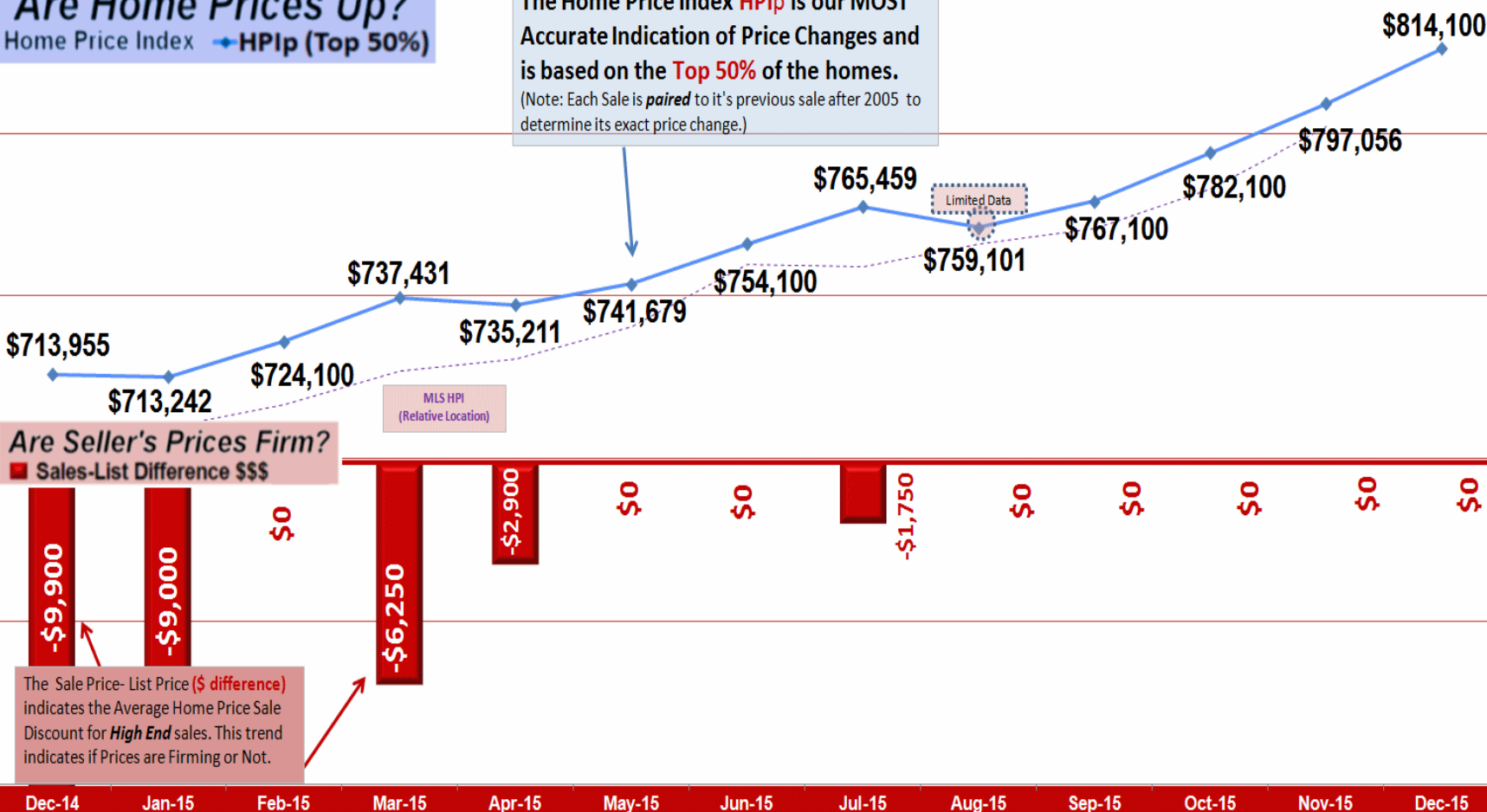
Sales Discount \$\$  
Sale Price - Original List Price ( \$ difference)

## Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

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

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



## Are Seller's Prices Firm?

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



# Vancouver Market Reports

Statistics, on the Web!

attached homes

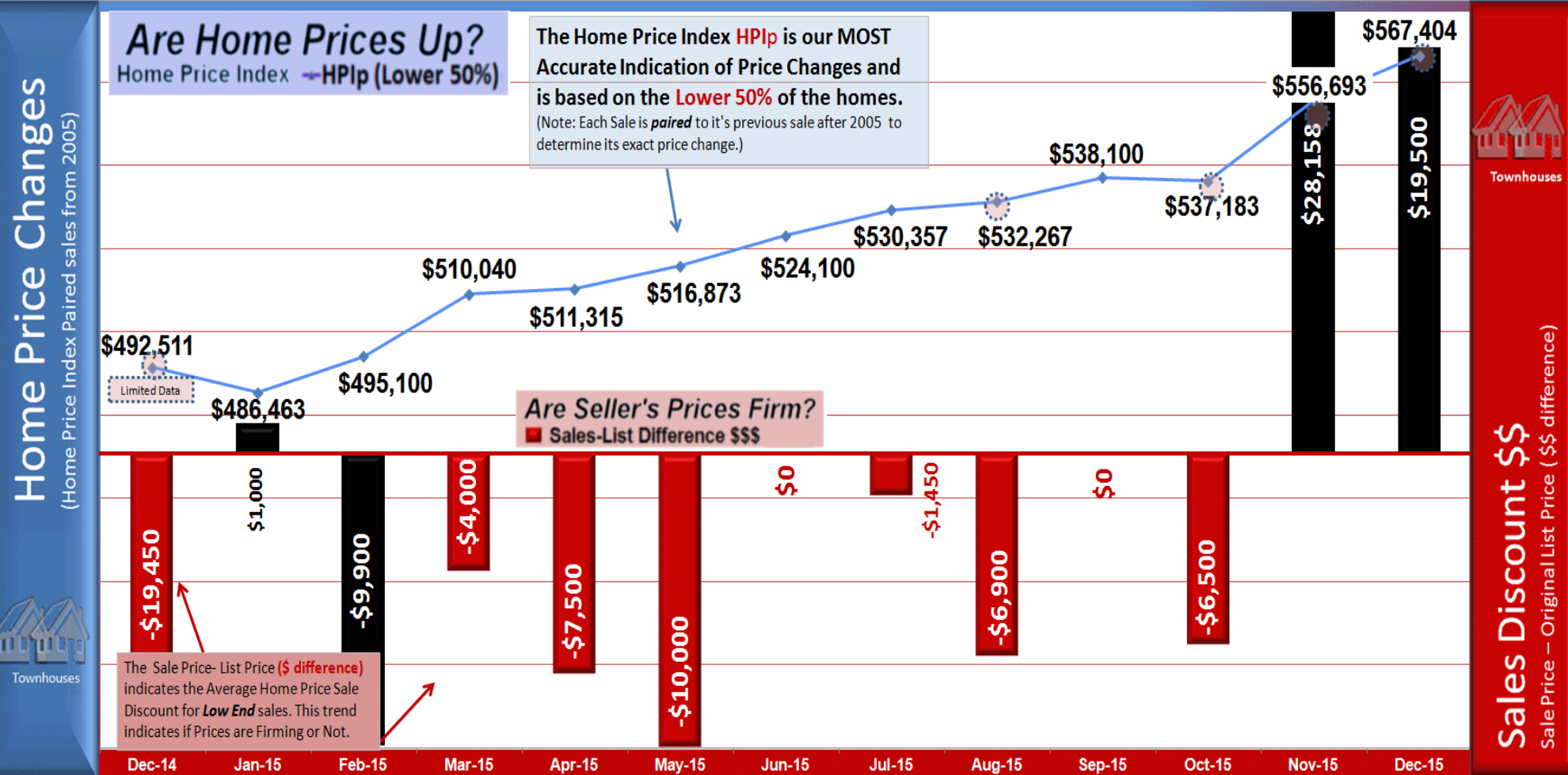


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Market Analysis and Forecasting Jan 1/16 North Vancouver

Attached North 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)



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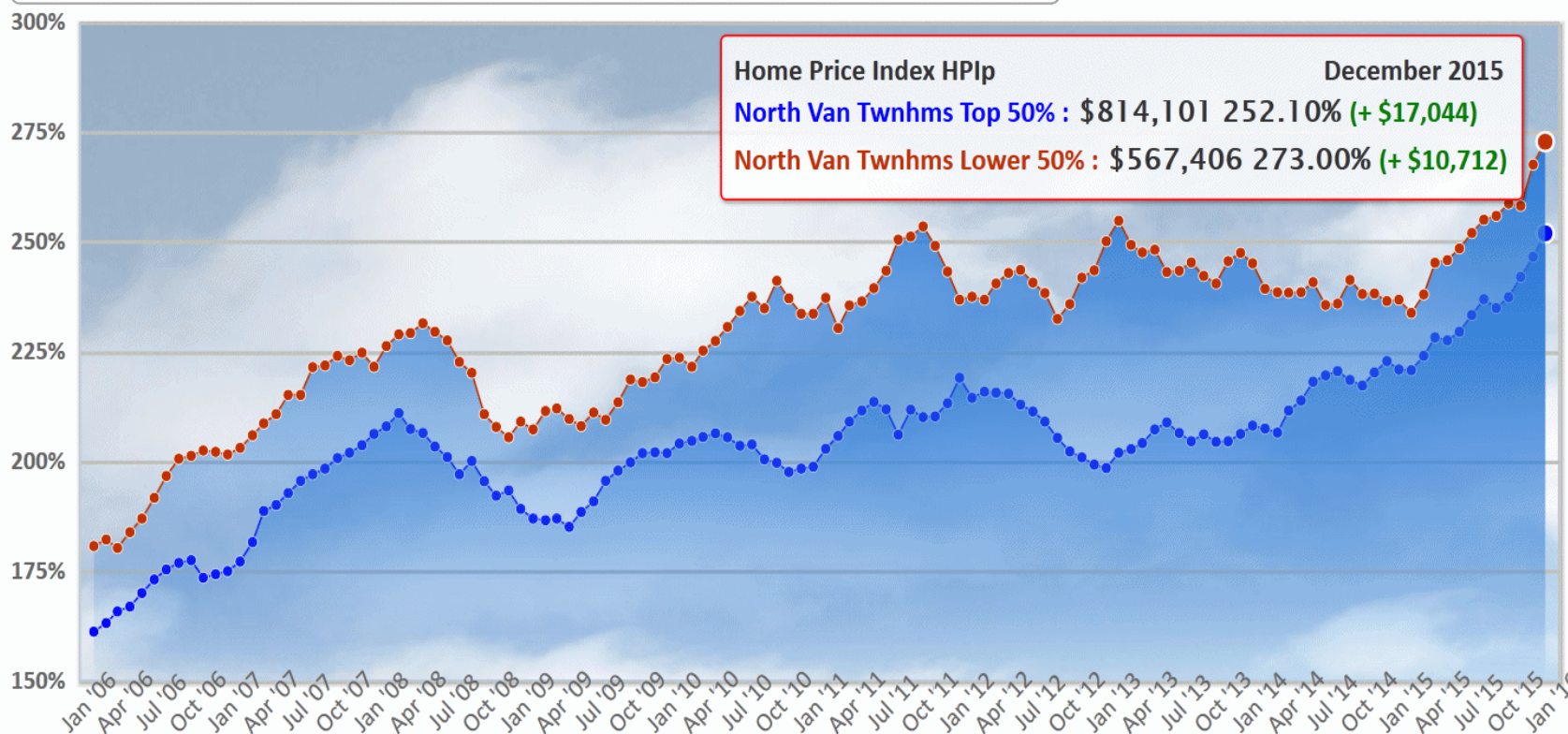


Market Analysis and Forecasting Jan 1/16 North Vancouver

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



Monthly Home values

Date	Value
Dec 2015	% 252.10
Nov 2015	% 246.80
Oct 2015	% 242.20
Sep 2015	% 237.60
Aug 2015	% 235.10
Jul 2015	% 237.10
Jun 2015	% 233.50
May 2015	% 229.70
Apr 2015	% 227.70
Mar 2015	% 228.40
Feb 2015	% 224.20
Jan 2015	% 220.90

<< < 1 2 3 > >>

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Market Analysis and Forecasting Jan 1/16 North Vancouver

Attached North 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



Condominiums

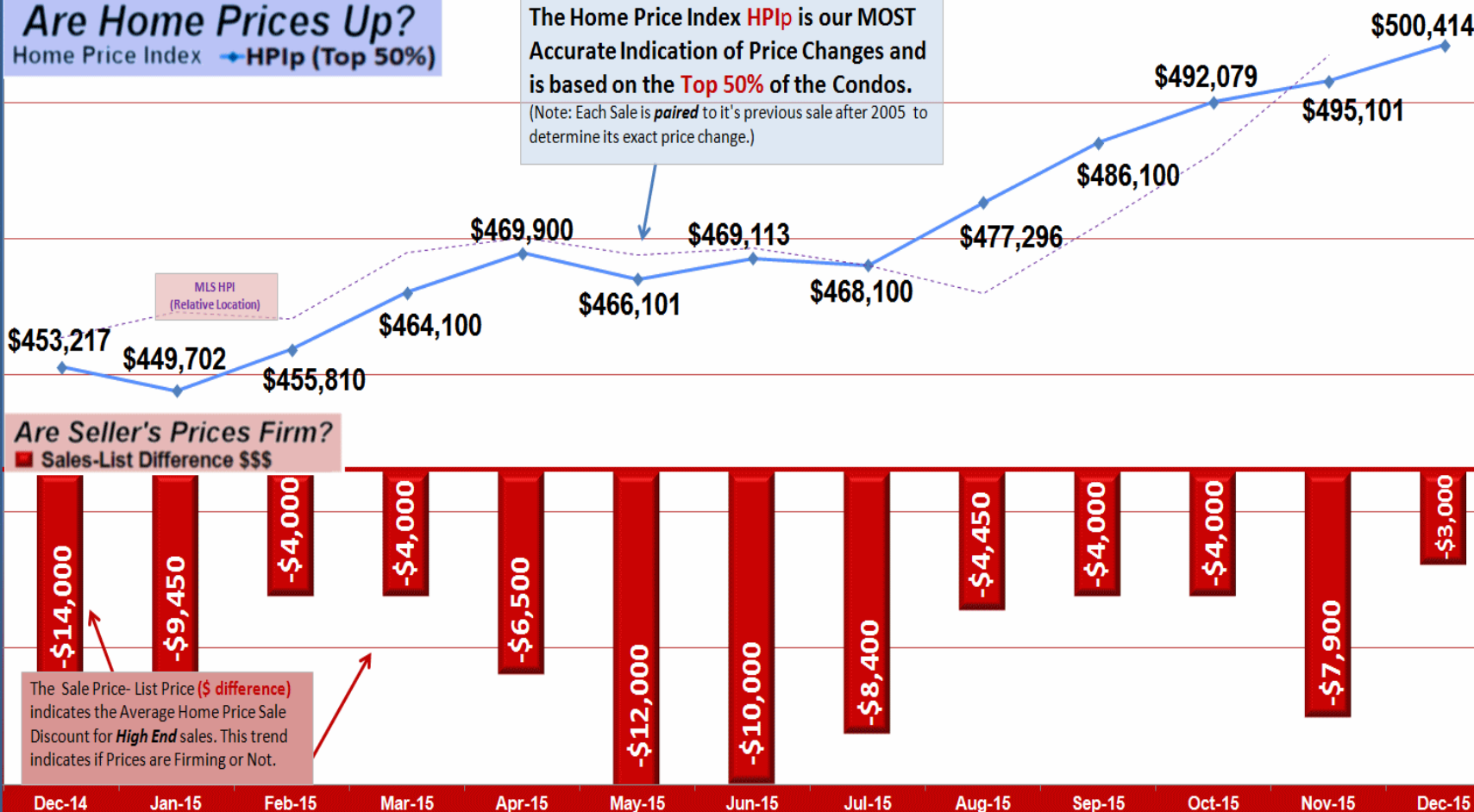
Sales Discount \$\$  
Sale Price - Original List Price (\$\$ difference)

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Home Price Index → HPIp (Top 50%)

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



Condominiums

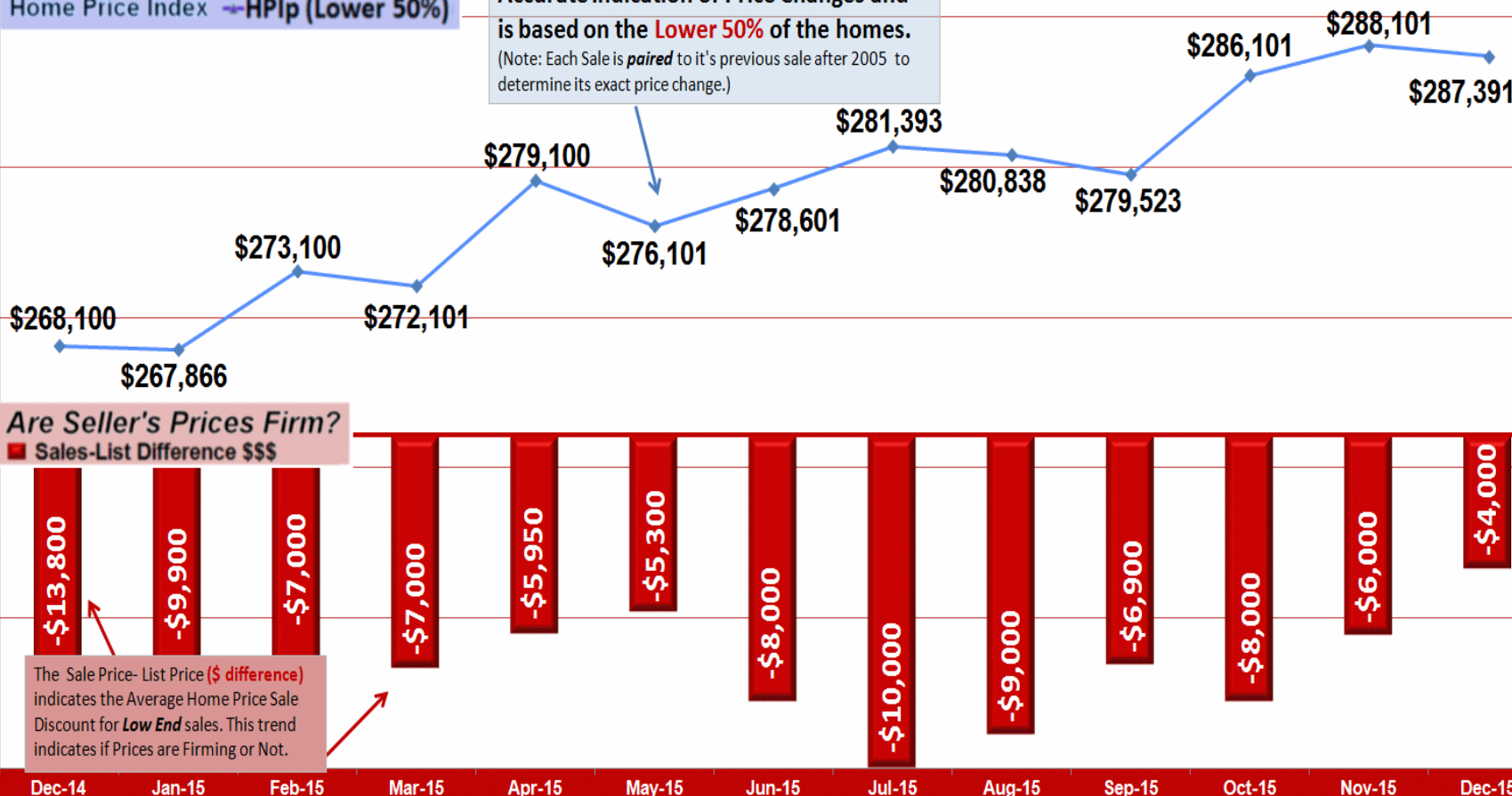
Sales Discount \$\$  
Sale Price - Original List Price (\$\$ difference)

## Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

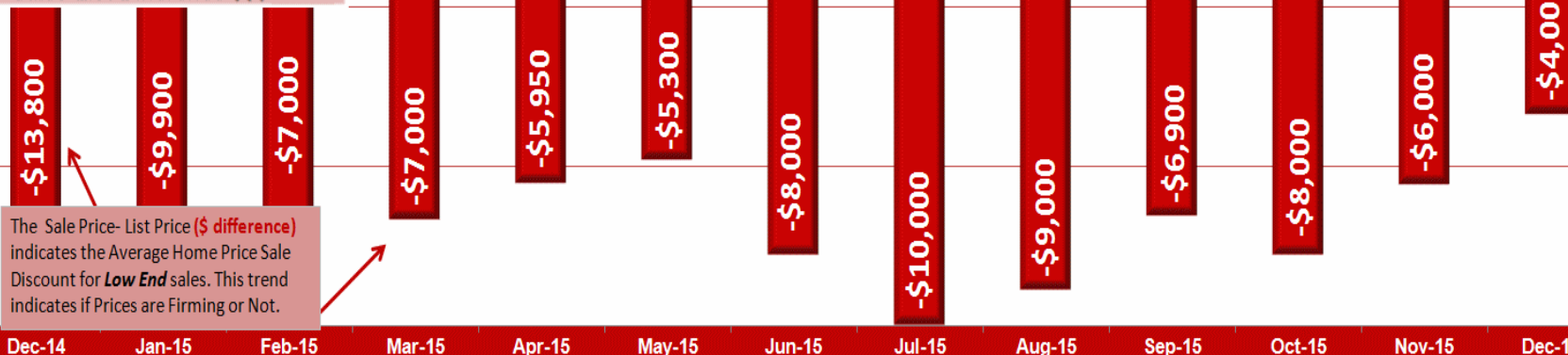
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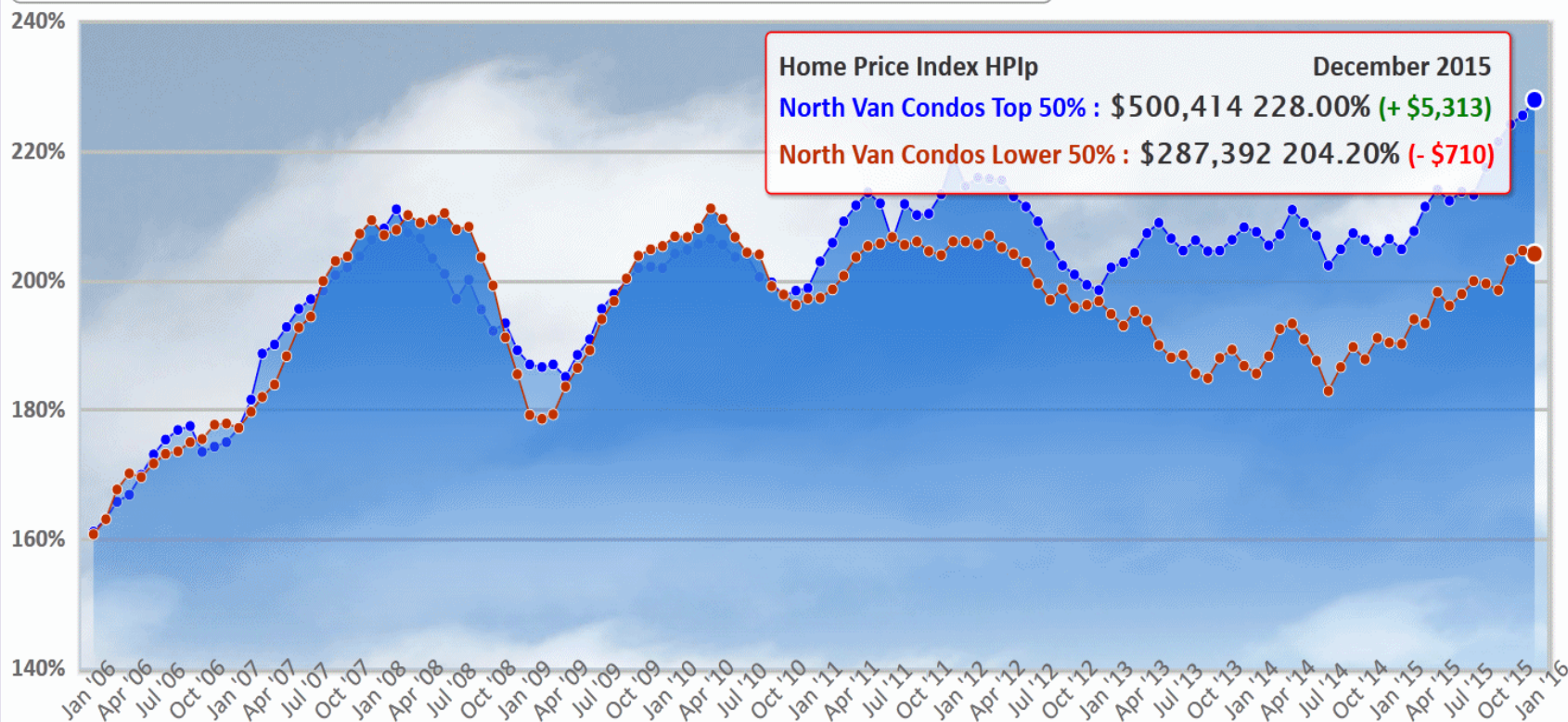
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Market Analysis and Forecasting Jan 1/16 North Vancouver

Powered by the Greater Vancouver Market Reports HPIp

North Van Condos Top 50% : HPIp Forecast+ Forecast-  
 North Van Condos Lower 50% : HPIp Forecast+ Forecast-



Monthly Home values

Date	Value
Dec 2015	% 228.00
Nov 2015	% 225.60
Oct 2015	% 224.20
Sep 2015	% 221.50
Aug 2015	% 217.50
Jul 2015	% 213.30
Jun 2015	% 213.80
May 2015	% 212.40
Apr 2015	% 214.10
Mar 2015	% 211.50
Feb 2015	% 207.70
Jan 2015	% 204.90

<< < 1 2 3 > >>

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# Vancouver Market Reports

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## Market Analysis and Forecasting Jan 1/16 New West – E. Burnaby

### New West - East Burnaby Sub areas Statistics - Dec 2015 Attached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
East Burnaby	9	3	43	99%	-\$3,000	33%
The Crest BE	2	1	30	100%	\$100	50%
Edmonds BE	50	18	48	99%	-\$3,250	36%
Brunette	0	0				0%
Downtown NW	59	19	49	98%	-\$5,000	32%
Fraserview NW	40	7	48	99%	-\$3,000	18%
GlenBrooke North	7	3	63	94%	-\$19,900	43%
Moody Park	1	1	98	98%	-\$6,500	100%
Queensborough NW	15	3	47	100%	\$0	20%
Queens Park NW	0	0				0%
Quay NW	49	12	72	98%	-\$6,000	24%
Sapperton NW	20	2	82	93%	-\$9,250	10%
The Heights NW	4	2	30	99%	-\$2,650	50%
Uptown NW	82	19	65	98%	-\$4,950	23%
West End NW	5	3	74	95%	-\$10,900	60%
<b>Total Activity</b>	<b>343</b>	<b>93</b>	<b>28</b>	<b>98%</b>	<b>-\$5,000</b>	<b>27%</b>

### New West - East Burnaby List Price Ranges Statistics -Dec 2015 Attached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$200,000	42	6	89	92%	-\$12,450	14.3%
\$200,001-\$300,000	102	26	71	98%	-\$3,750	25.5%
\$300,001-\$400,000	75	25	48	99%	-\$5,000	33.3%
\$400,001-\$500,000	66	21	54	97%	-\$14,900	31.8%
\$500,001-\$600,000	26	6	73	100%	-\$2,500	23.1%
\$600,001 and more	32	9	46	99%	-\$11,000	28.1%
<b>Total Activity</b>	<b>343</b>	<b>93</b>	<b>28</b>	<b>98%</b>	<b>-\$5,000</b>	<b>27%</b>

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change
Total Listings** (A,S,T,C,X)	561	480	343		-137
Active Listings (1st of the Month)	460	361	289	191	-98
Solds	73	146	93		-53
Days on Market (DOM)	54	21	28		7
% SOLD (Sales/Listings/Mthly Rate)	13%	30%	27%		-3%
Condos (Upper 50%) Home Price Index HPIp	\$344,266	\$370,101	\$372,590		\$2,489
Condos (Lower 50%) Home Price Index HPIp	\$212,546	\$220,622	\$216,101		-\$4,521
Twnhs (Upper 50%) Home Price Index HPIp	\$550,705	\$612,056	\$621,100		\$9,044
Twnhs (Lower 50%) Home Price Index HPIp	\$348,235	\$365,101	\$373,100		\$7,999

### Jan 1 2016 New West - East Burnaby Market Update Attached Townhomes/ Condos

**Current:** New West - East Burnaby's Residential Attached housing market is a Sellers Market with a **27 %SOLD** Rate.  
(This means 30 homes out of 100 sold with average sales-list discount of \$5,000)

**Most Active Price Range:** Attached Homes between \$300,000 - \$400,000 have **33.3 %SOLD** rate.

**Least Active Price Range:** Attached Homes below \$200,000 have **14.3 %SOLD** rate.

### History:

The New West - E. Burnaby's **Condos** Year-To-Date Home Price Index **HPIp** (Upper 50%) shows that prices increased \$28,323.

The New West - E. Burnaby's **Condos** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$3,555.

The New West - E. Burnaby's **Townhouses** Year-To-Date Home Price Index **HPIp** (Upper 50%) shows that prices increased \$70,395.

The New West - E. Burnaby's **Townhouses** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$24,865.

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

### Forecast:

The total Listing Inventories were 39% less than the month last year. New listings fell short of the sales by 46 listings. We project New West - E. Burnaby Attached be a continued Sellers Market. December's Real Estate Statistics show that major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 72 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

We forecast this next surge of Off-shore buyers will be strong right upto the Chinese New Year this coming February 8. We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment .. do contact us for your own analysis and forecast.

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

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

**Biography:** I have been licensed since 1983. I was the first salesperson to join Re/Max when it came to the Fraser Valley. Prior to becoming a Realtor I spent 15 years operating Heavy Equipment.

I have experience in Land assembly and have personally developed my own subdivision (39 lots) I have experience in buying and selling farms as well as commercial real-estate as well as residential homes.

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Statistics, on the Web!

attached homes



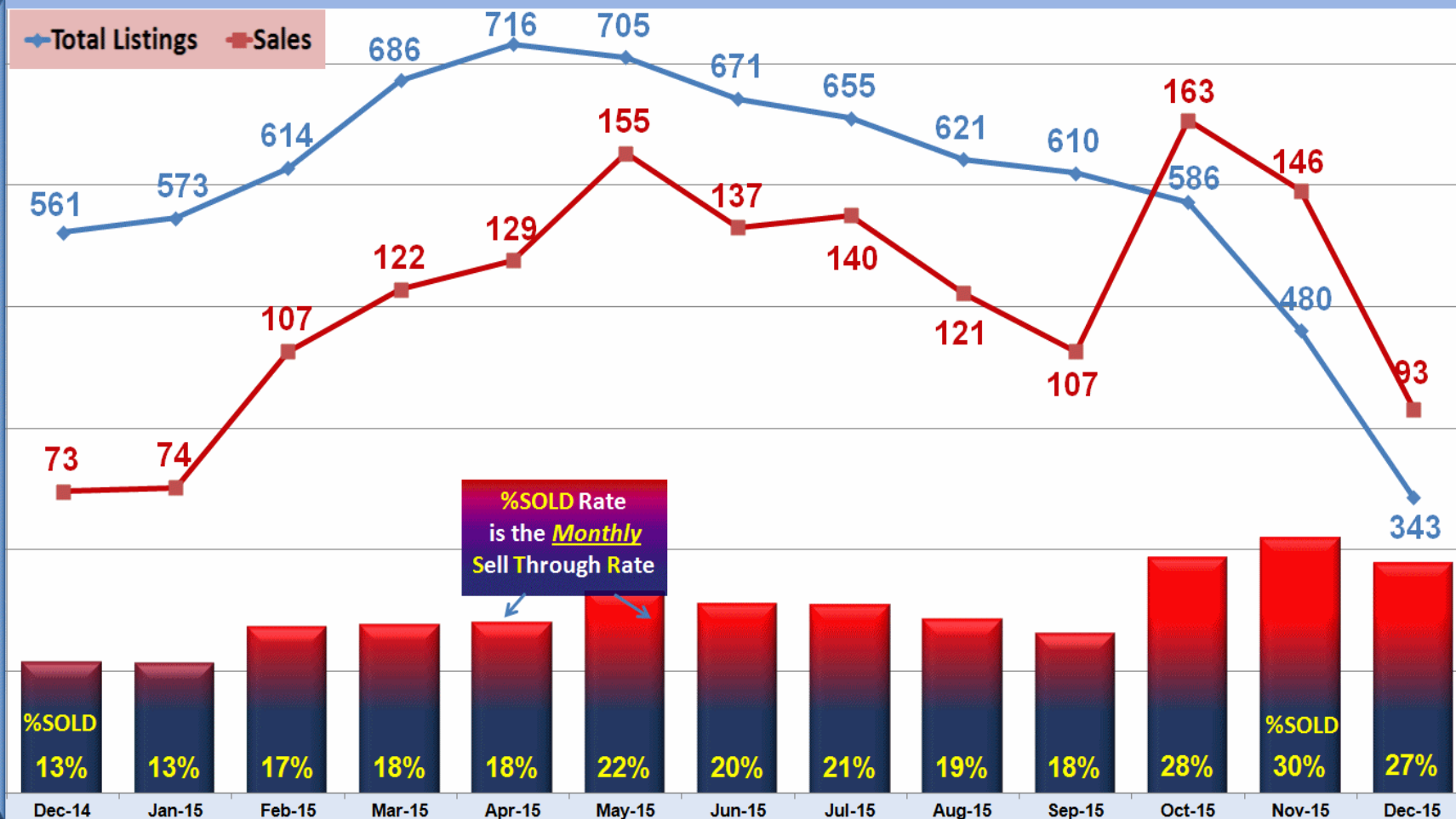
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Market Analysis and Forecasting Jan 1/16 New West – E. Burnaby

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

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



Townhouses

Sales Discount \$\$

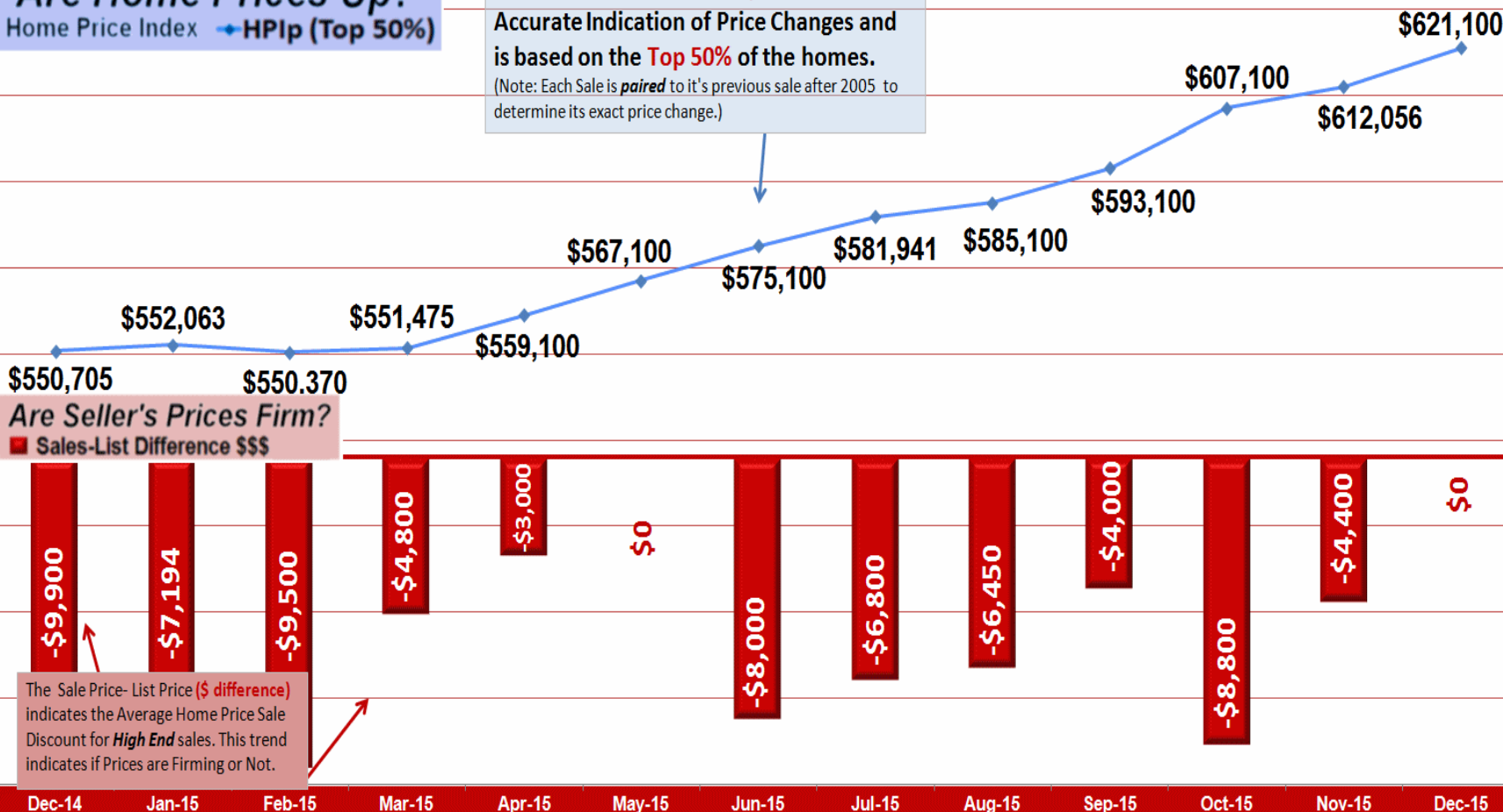
Sale Price – Original List Price ( \$ difference)

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Home Price Index → HPIp (Top 50%)

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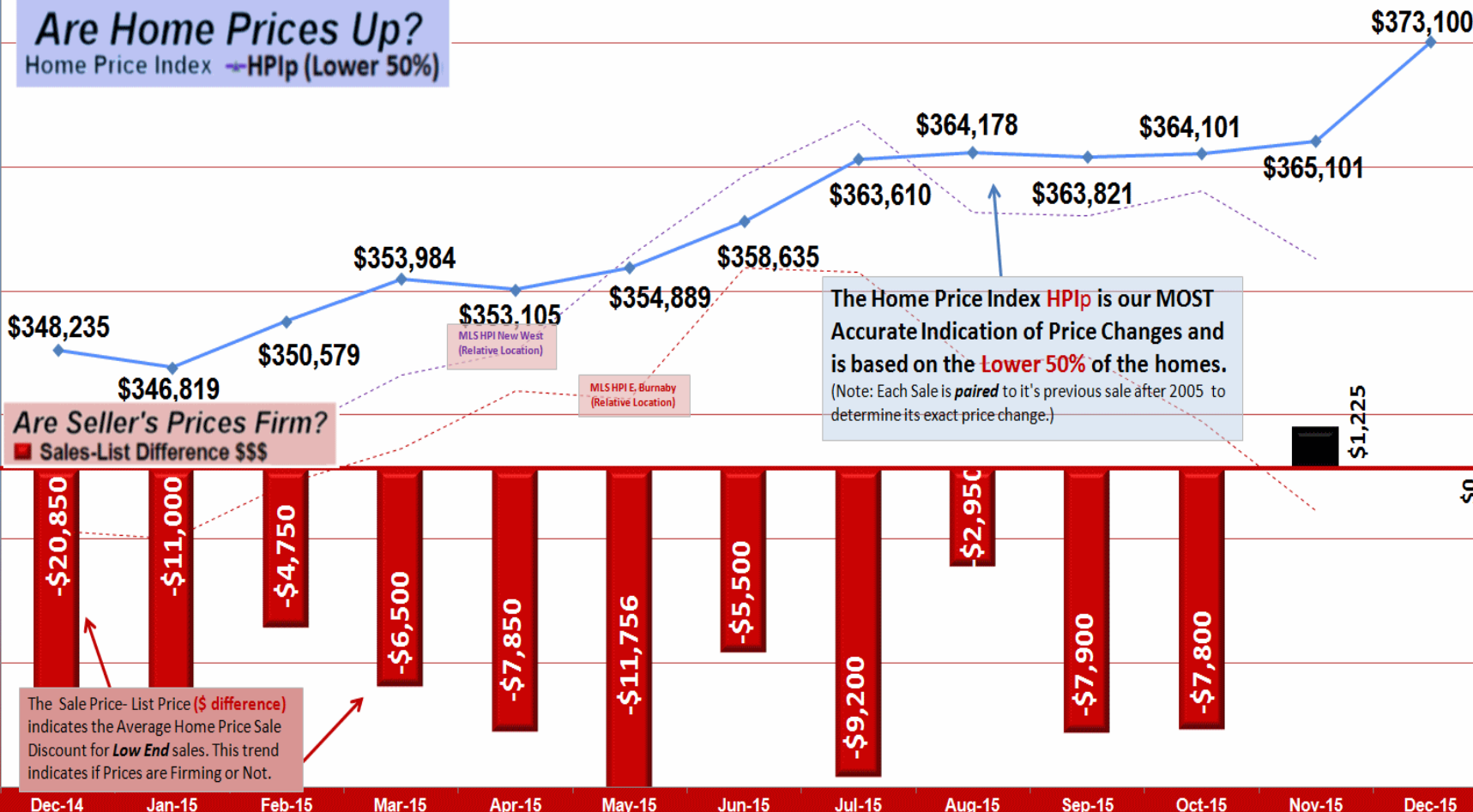
Attached New West, E. Burnaby Townhouse Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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



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

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



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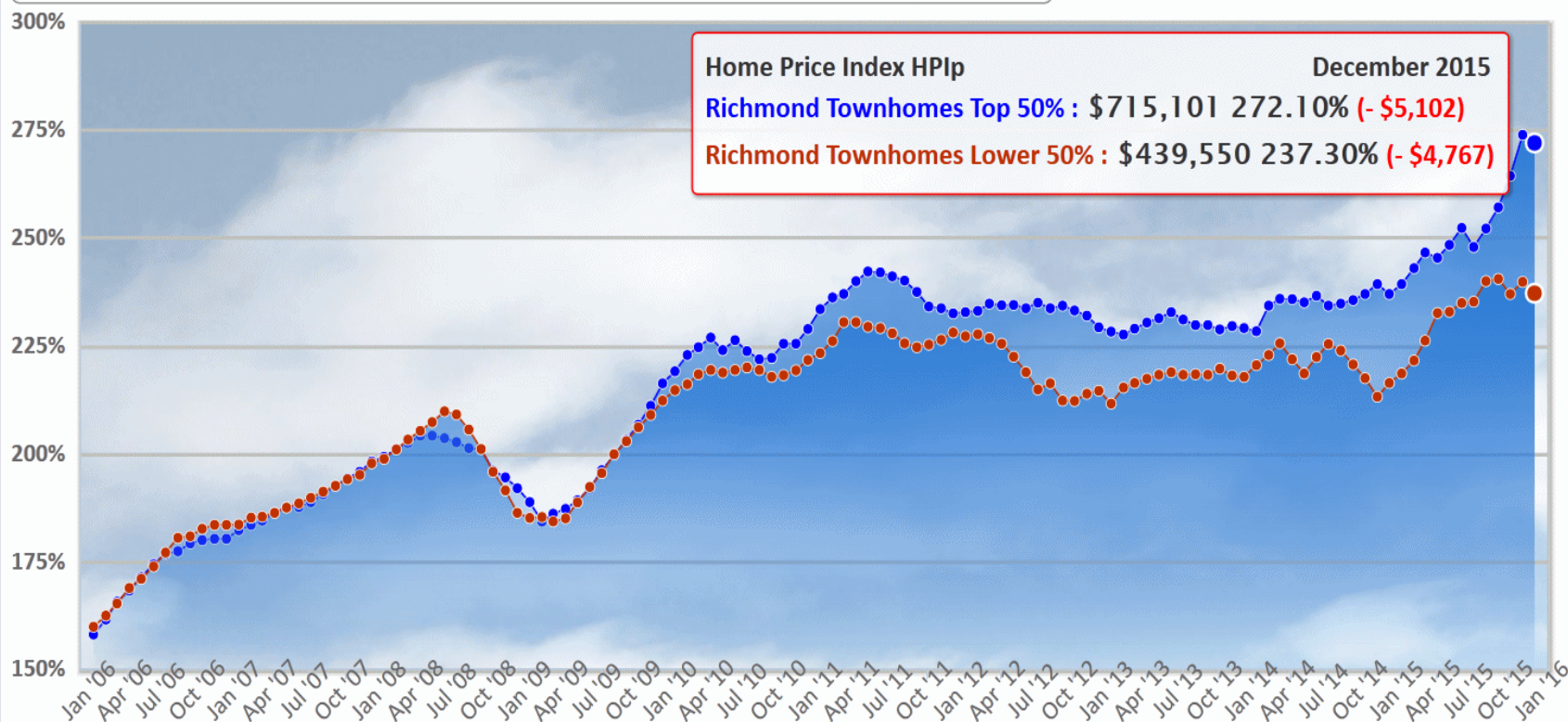
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**Market Analysis and Forecasting** Jan 1/16 New West – E. Burnaby

Powered by the Greater Vancouver Market Reports HPIp

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



Monthly Home values

Date	Value
Dec 2015	% 272.10
Nov 2015	% 274.00
Oct 2015	% 264.50
Sep 2015	% 257.20
Aug 2015	% 252.30
Jul 2015	% 248.00
Jun 2015	% 252.40
May 2015	% 248.50
Apr 2015	% 245.50
Mar 2015	% 246.70
Feb 2015	% 243.10
Jan 2015	% 239.40

<< < 1 2 3 > >>

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

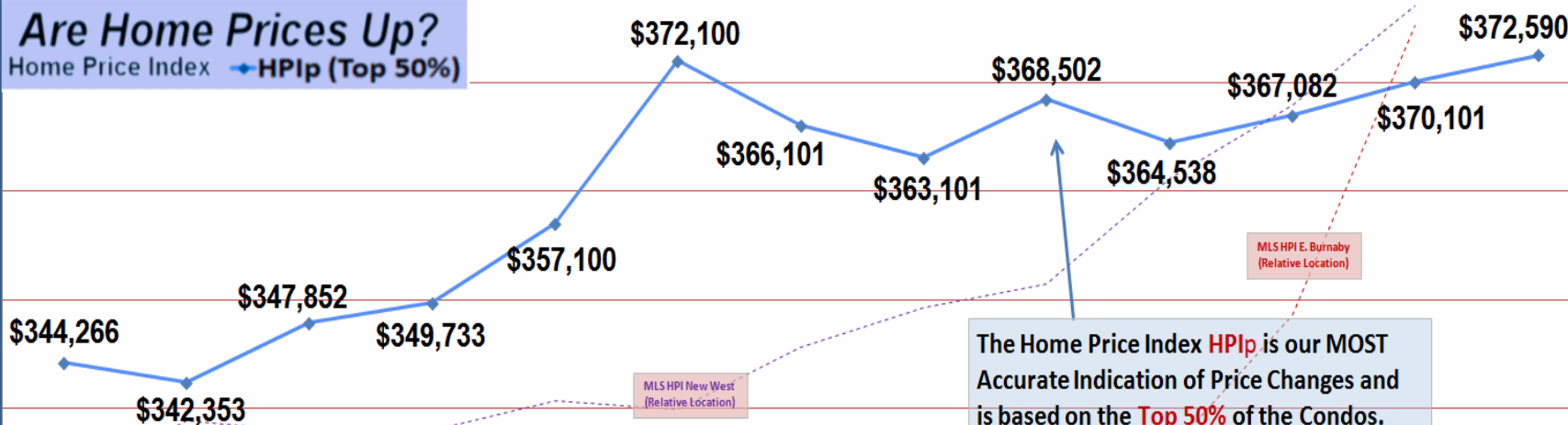


Condominiums

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

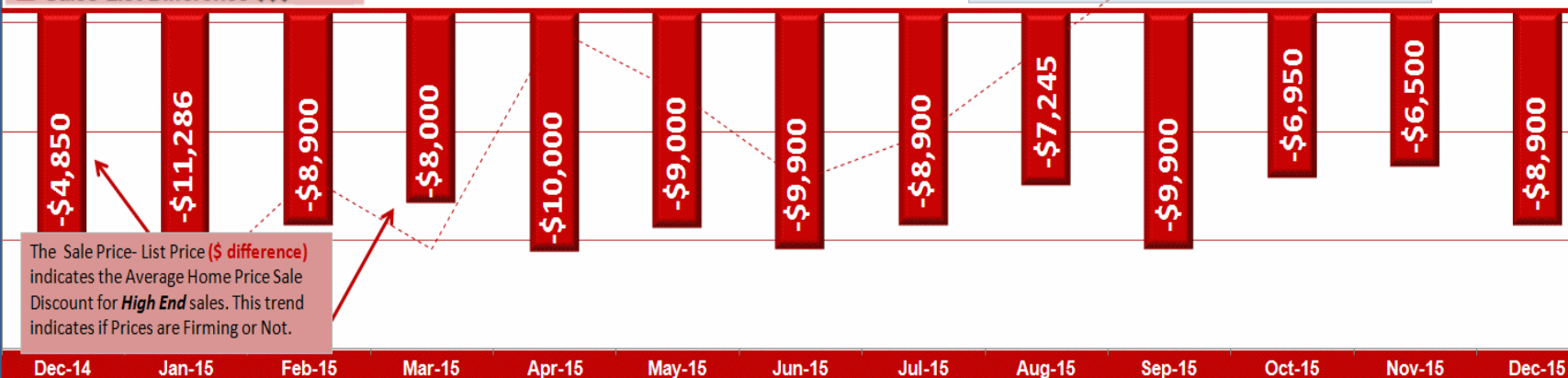
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Home Price Index → HPIp (Top 50%)



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## Home Price Changes

(Home Price Index Paired sales from 2005)



Condominiums



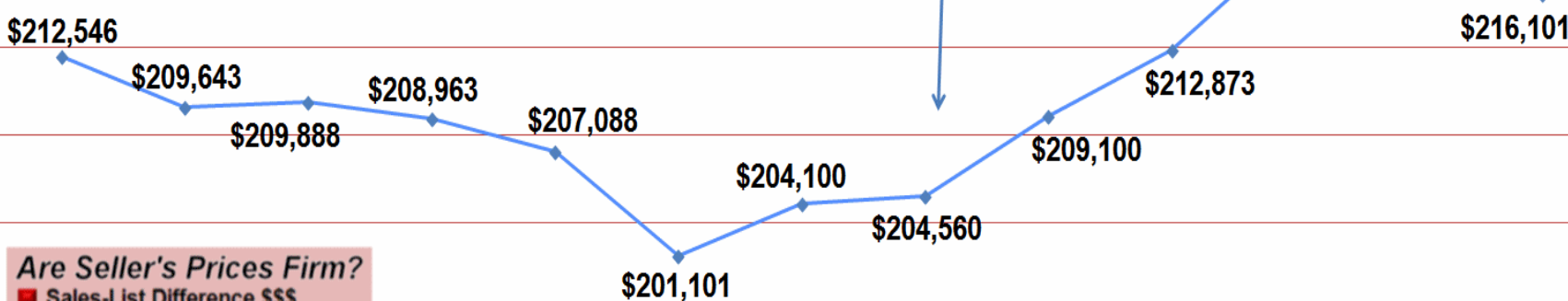
Condominiums

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

### Are Home Prices Up?

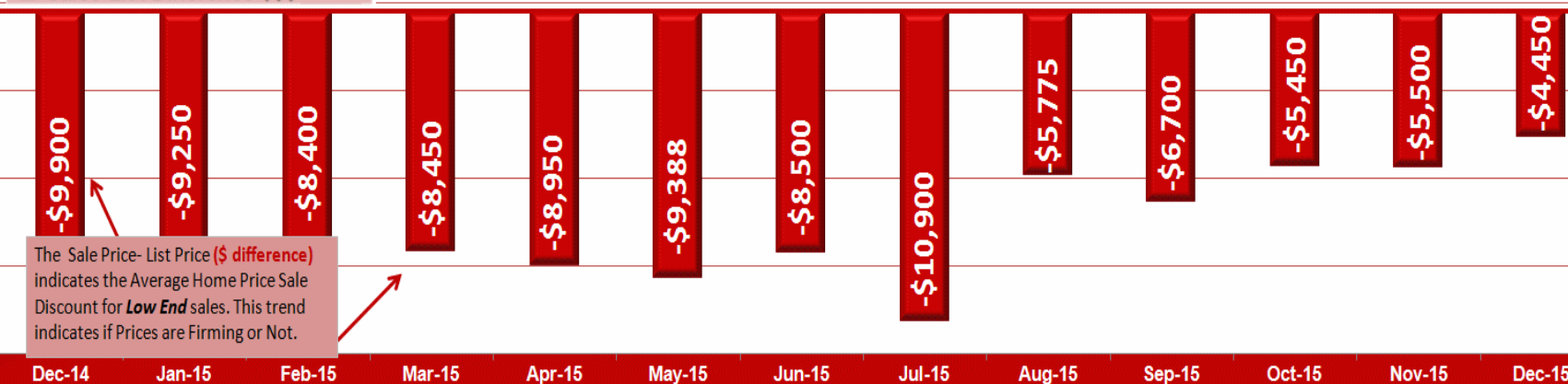
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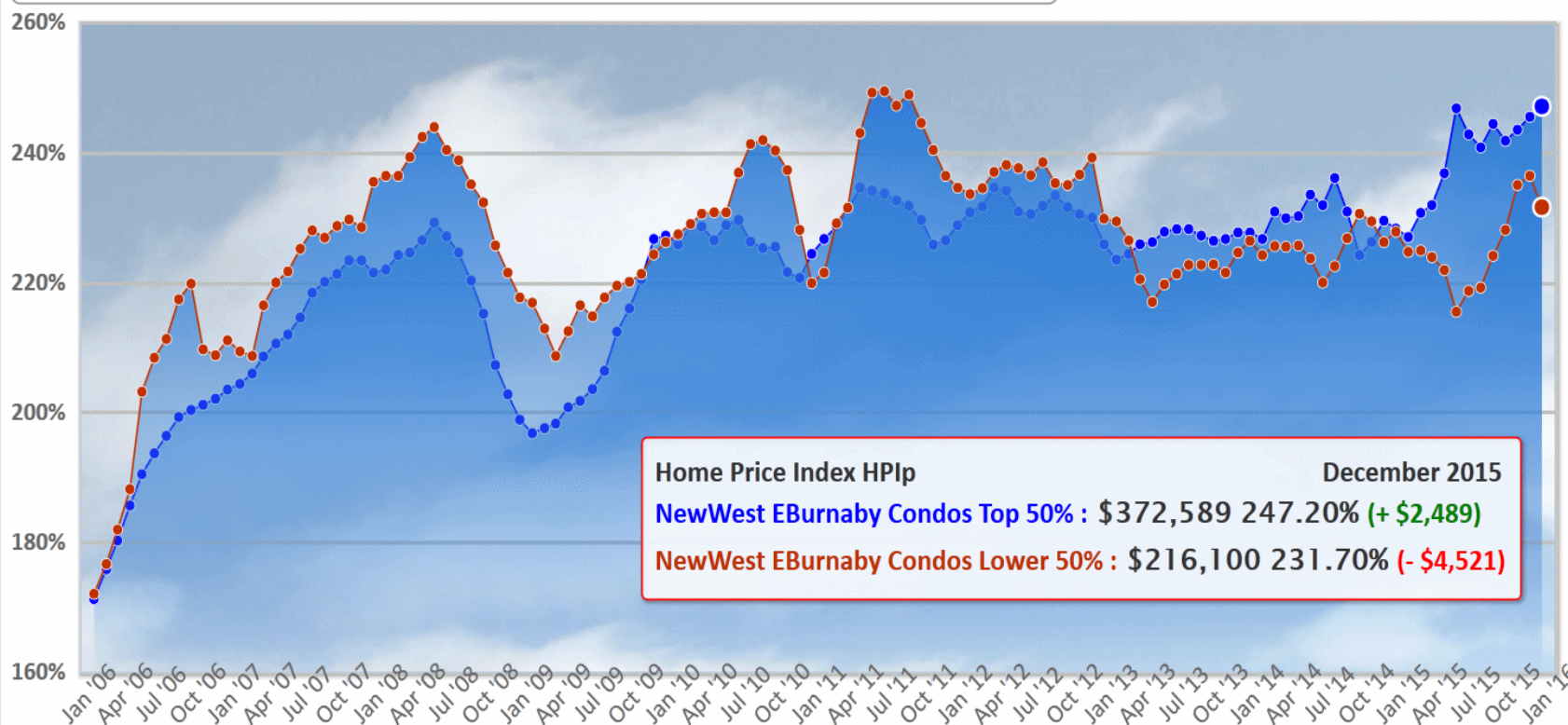


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NewWest EBurnaby Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
 NewWest EBurnaby Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Dec 2015	% 247.20
Nov 2015	% 245.60
Oct 2015	% 243.60
Sep 2015	% 241.90
Aug 2015	% 244.50
Jul 2015	% 240.90
Jun 2015	% 242.90
May 2015	% 246.90
Apr 2015	% 236.90
Mar 2015	% 232.00
Feb 2015	% 230.80
Jan 2015	% 227.10

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## Market Analysis and Forecasting

Jan 1/16 Coquitlam

Coquitlam Sub areas Statistics - Dec 2015						
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Attached Sell - List \$Difference	%SOLD
Burke Mountain	18	10	18	100%	\$0	55.6%
Central Coquitlam	16	4	63	96%	-\$6,450	25.0%
Coquitlam East	8	2	61	98%	-\$7,250	25.0%
Cape Horn	0	0				0.0%
Chineside	5	0	42			0.0%
Coquitlam West	92	15	53	99%	-\$2,900	16.3%
Canyon Springs	13	4	41	97%	-\$7,900	30.8%
Eagle Ridge CQ	10	5	82	97%	-\$5,900	50.0%
Meadow Brook	2	1	46	94%	-\$22,500	50.0%
Maillardville	29	10	46	98%	-\$5,250	34.5%
North Coquitlam	126	30	47	99%	-\$3,000	23.8%
New Horizons	20	9	31	100%	\$0	45.0%
Ranch Park	1	1	20	100%	-\$900	100.0%
Scott Creek	0	0				0.0%
Upper Eagle Ridge	4	2	21	97%	-\$8,950	50.0%
Westwood Plateau	51	22	43	98%	-\$4,894	43.1%
<b>Total Activity</b>	<b>395</b>	<b>115</b>	<b>20</b>	<b>99%</b>	<b>-\$4,900</b>	<b>29%</b>

Coquitlam List Price Ranges Statistics - Dec 2015						
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Attached Sell - List \$Difference	%SOLD
0-\$200,000	25	5	62	99%	-\$1,900	20.0%
\$200,001-\$300,000	91	26	51	98%	-\$4,944	28.6%
\$300,001-\$400,000	113	39	42	98%	-\$6,500	34.5%
\$400,001-\$500,000	83	18	44	98%	-\$9,000	21.7%
\$500,001-\$600,000	35	12	24	100%	\$1,000	34.3%
\$600,001 and more	48	15	33	100%	\$0	31.3%
<b>Total Activity</b>	<b>395</b>	<b>115</b>	<b>20</b>	<b>99%</b>	<b>-\$4,900</b>	<b>29%</b>

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change
Total Listings** (A,S,T,C,X)	530	496	395		-101
Active Listings	439	342	309	206	-103
Solds	94	145	115		-30
Days on Market (DOM)	31	20	20		0
% SOLD (Sales/Listings /Mthly Rate)	18%	29%	29%		0%
Condos (Top 50%) Home Price Index HPIp	\$317,101	\$346,111	\$348,488		\$2,377
Condos (Lower 50%) Home Price Index HPIp	\$204,100	\$216,101	\$220,208		\$4,107
Twnhs (Top 50%) Home Price Index HPIp	\$539,100	\$600,725	\$612,918		\$12,193
Twnhs (Lower 50%) Home Price Index HPIp	\$319,363	\$338,238	\$339,737		\$1,499

### Jan 1 2016 Coquitlam Market Update Attached Townhomes/ Condos

**Current:** Coquitlam is a Sellers Market with average listing inventory, a **29% SOLD** rate and a 99% Sell/List Ratio.

(This means the discount on a sale from the original list price is averaging \$4,900)

**Most Active Price Range:** Attached Homes between \$300,000 - \$400,000 have **34.5% SOLD** rate.

**Least Active Price Range:** Attached Homes between \$400,000 - \$500,000 have **19.2% SOLD** rate.

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

**HPIp (Top 50%)** Shows that prices increased \$31,387.

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

**HPIp (Lower 50%)** shows that prices increased \$16,108.

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

**HPIp (Top 50%)** shows that prices increased \$73,818.

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

**HPIp (Lower 50%)** shows that prices increased \$20,375.

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

**Forecast:** We currently have average listing inventories ~25% less than Dec 2014. New Listings fell short on the Sales by 38 homes. We project Coquitlam Attached continuing to be a Sellers market.

December's Real Estate Statistics show that major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 72 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

We forecast this next surge of Off-shore buyers will be strong right upto the Chinese New Year this coming February 8. We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment .. do contact us for your own analysis and forecast.

**Analytical Methods:** The Coquitlam 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 **Coquitlam HPIp Top 50%** representing the higher end sales and the **Coquitlam HPIp Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time.

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

**Biography:** I have been licensed since 1983. I was the first salesperson to join Re/Max when it came to the Fraser Valley. Prior to becoming a Realtor I spent 15 years operating Heavy Equipment. I have experience in Land assembly and have personally developed my own subdivision (39 lots) I have experience in buying and selling farms as well as commercial real-estate as well as residential homes.

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



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# Vancouver Market Reports

Statistics, on the Web!

attached homes



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## Market Analysis and Forecasting

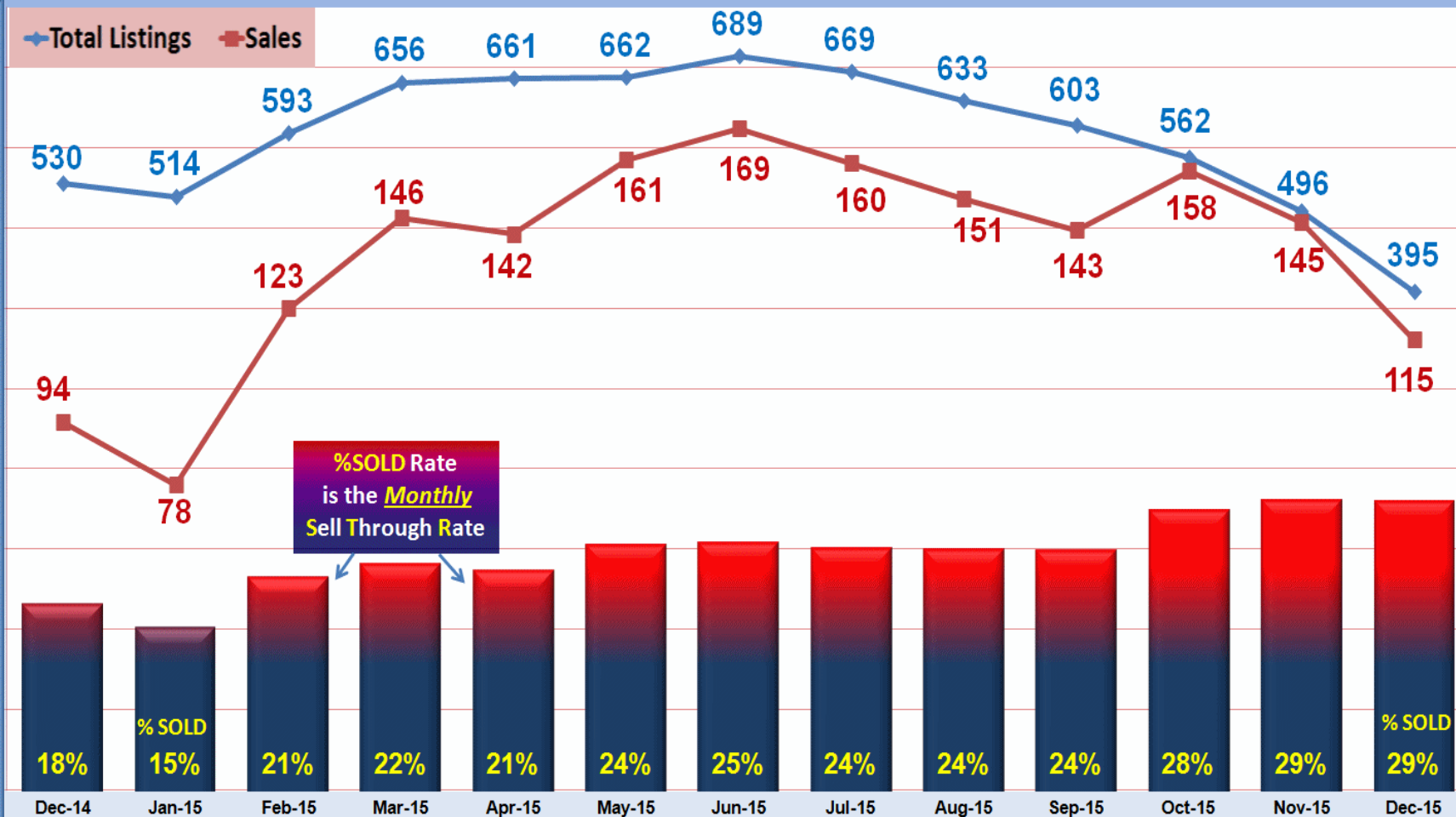
Jan 1/16 **Coquitlam**

Attached Townhomes/ Condos Coquitlam Total Listings\*, Sales, and %SOLD rates

Sales / Listings  
Monthly Totals



Attached



%SOLD Rate is the Monthly Sell Through Rate

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



Attached

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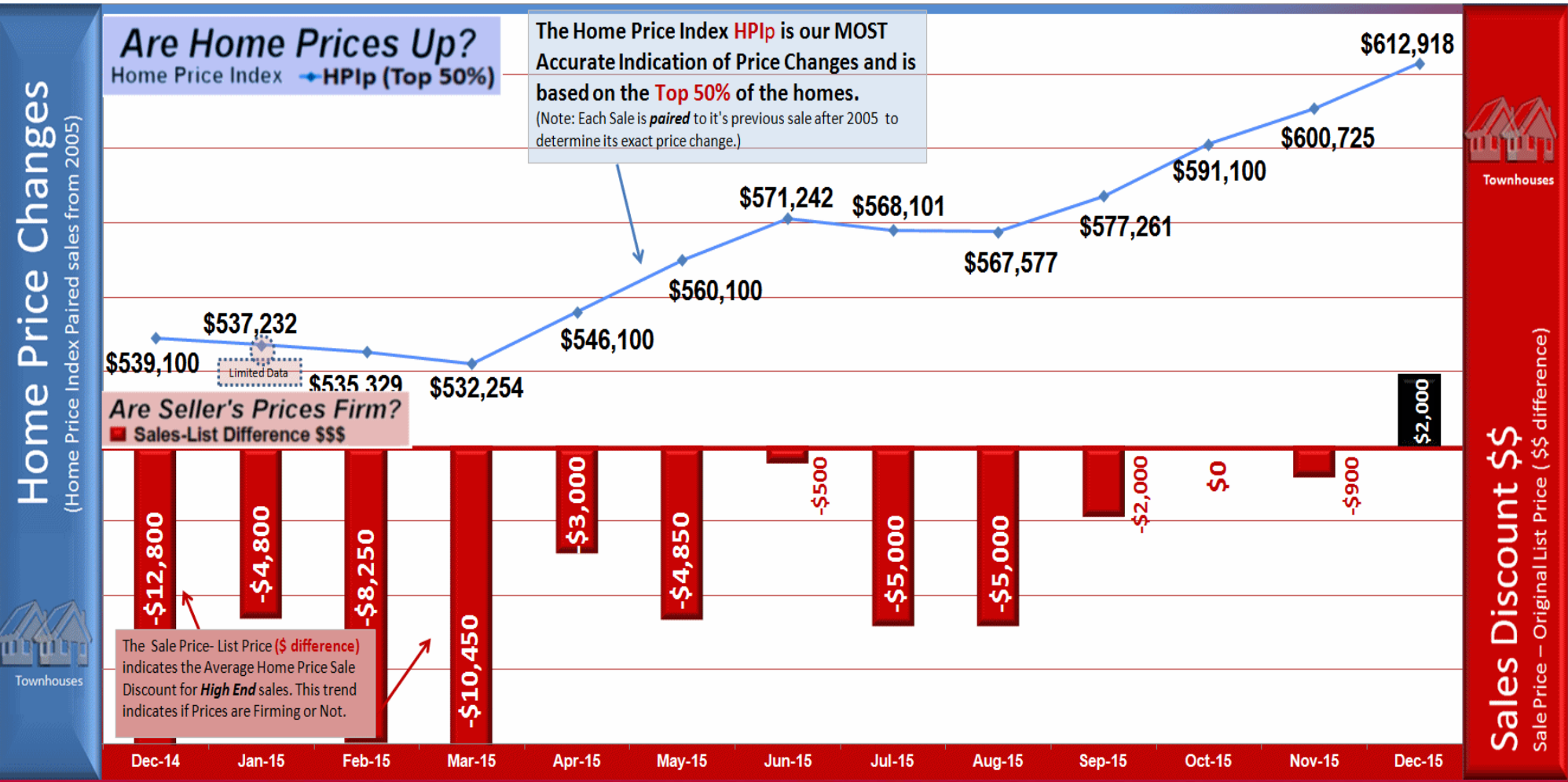
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## Market Analysis and Forecasting

Jan 1/16 **Coquitlam**

Attached Coquitlam 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)



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Market Analysis and Forecasting

Jan 1/16 **Coquitlam**

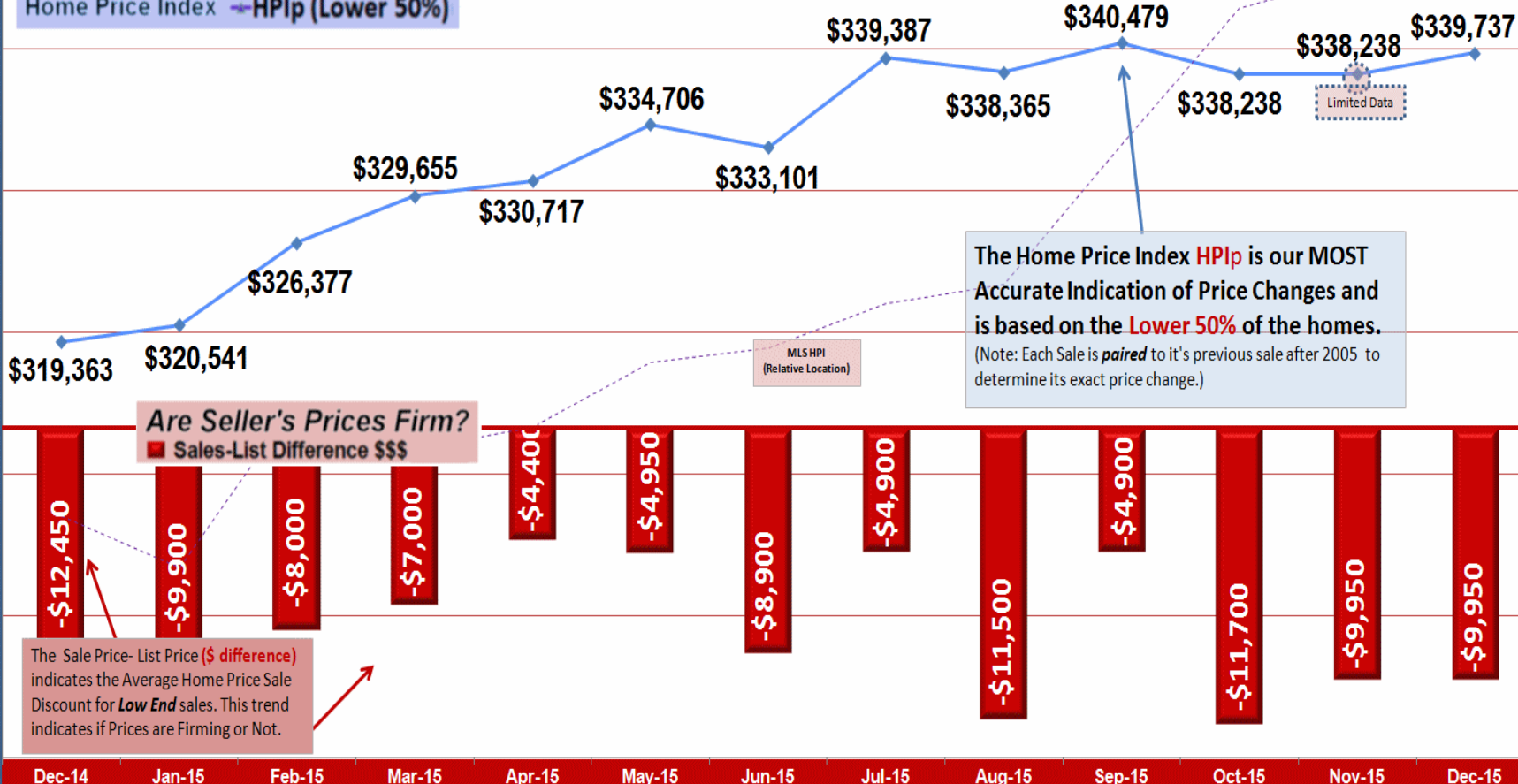
Attached **Coquitlam Townhouse** Home Price Index **HPIp (Lower 50%)**. Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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 and is based on the **Lower 50%** of the homes.  
(Note: Each Sale is **paired** to it's previous sale after 2005 to determine its exact price change.)

## Are Seller's Prices Firm?

Sales-List Difference \$\$\$

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

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

\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
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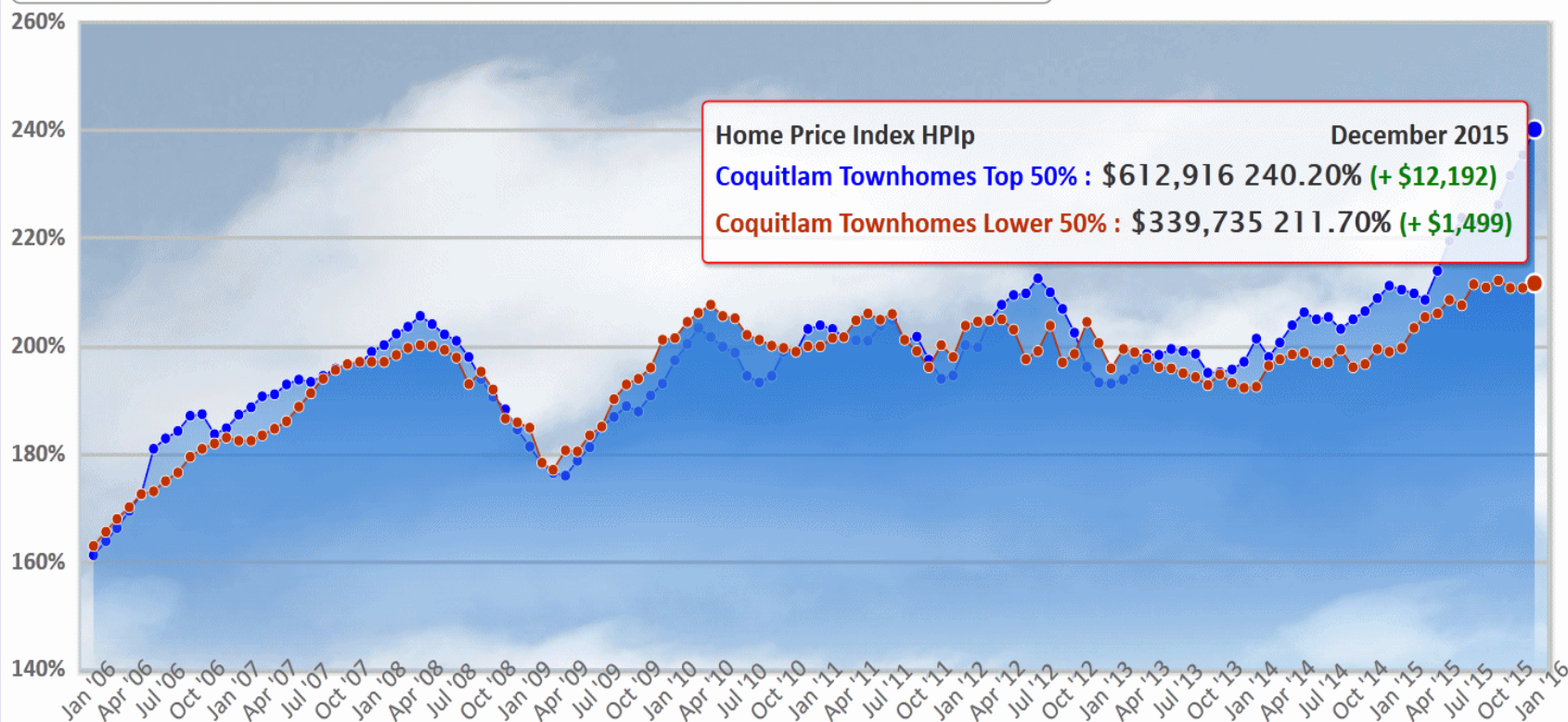
## Market Analysis and Forecasting

Jan 1/16 **Coquitlam**

Powered by the Greater Vancouver Market Reports HPIp



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



**Home Price Index HPIp**  
**December 2015**  
 Coquitlam Townhomes Top 50% : \$612,916 240.20% (+ \$12,192)  
 Coquitlam Townhomes Lower 50% : \$339,735 211.70% (+ \$1,499)

Monthly Home values

Date	Value
Dec 2015	% 240.20
Nov 2015	% 235.40
Oct 2015	% 231.60
Sep 2015	% 226.20
Aug 2015	% 222.40
Jul 2015	% 222.60
Jun 2015	% 223.80
May 2015	% 219.50
Apr 2015	% 214.00
Mar 2015	% 208.60
Feb 2015	% 209.80
Jan 2015	% 210.50

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## Market Analysis and Forecasting

Jan 1/16 **Coquitlam**

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

### Home Price Changes

(Home Price Index Paired sales from 2005)



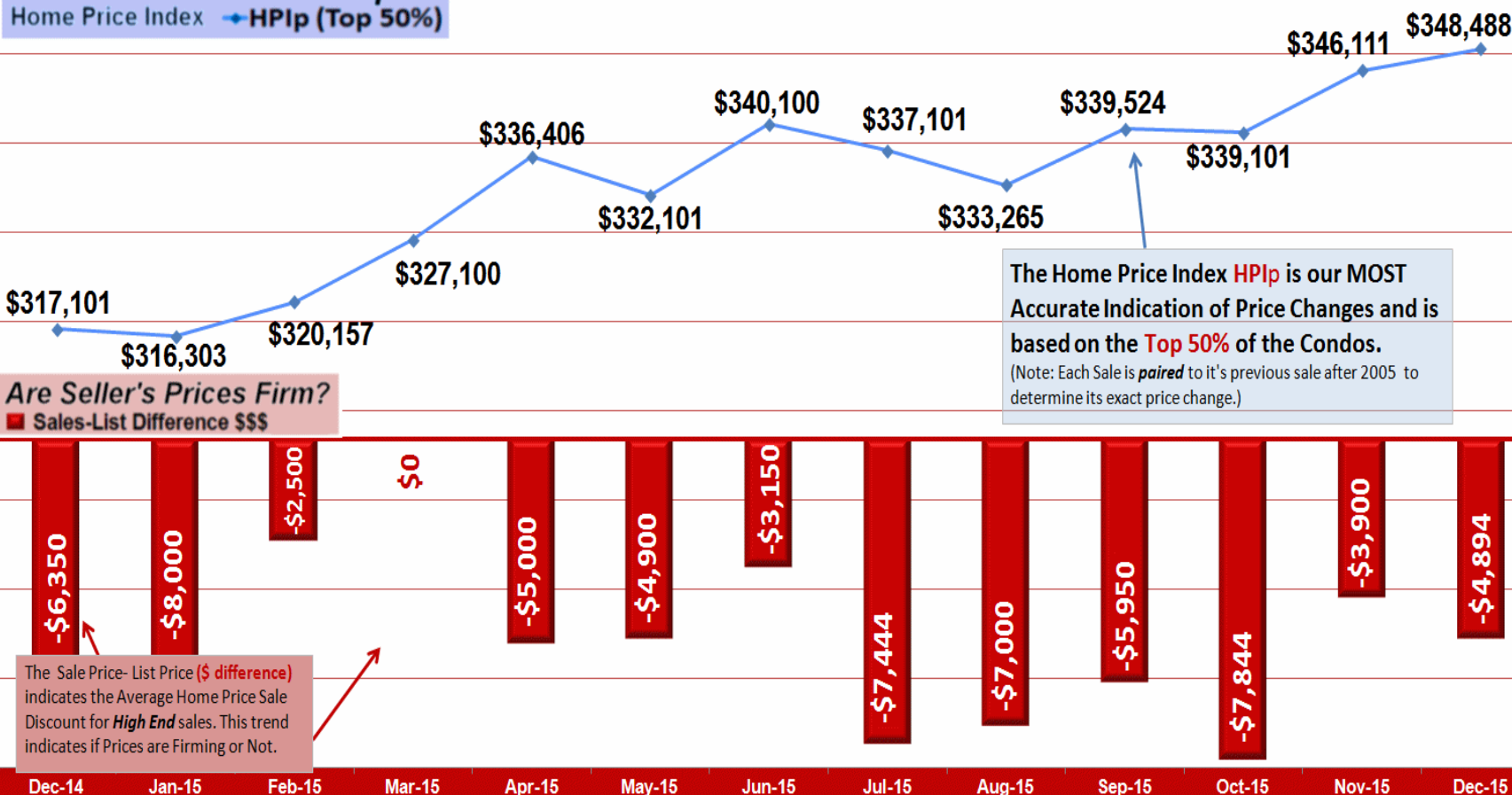
Condominiums

### Sales Discount \$\$

Sale Price - Original List Price (\$ difference)

#### Are Home Prices Up?

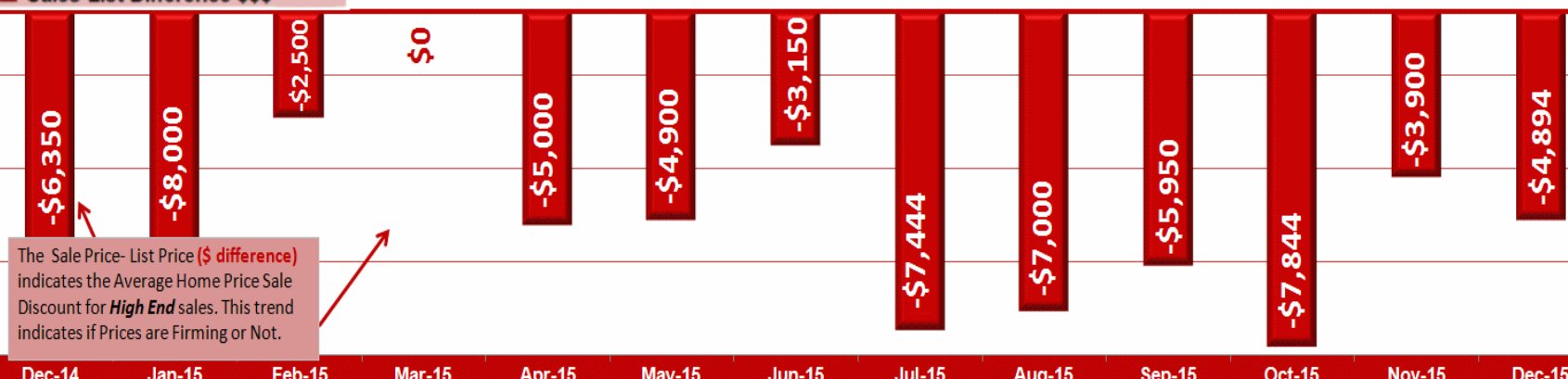
Home Price Index → HPIp (Top 50%)



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

#### Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



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



Condominiums



\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
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# Vancouver Market Reports

Statistics, on the Web!

attached homes



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Market Analysis and Forecasting

Jan 1/16 **Coquitlam**

Attached Coquitlam 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)

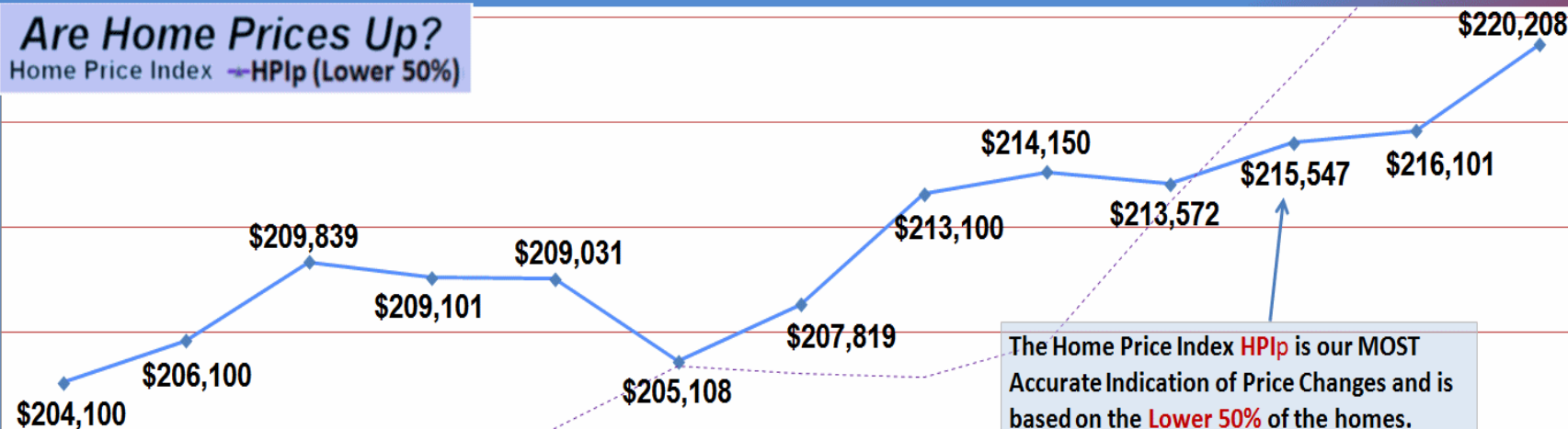


Condominiums

Sales Discount \$\$

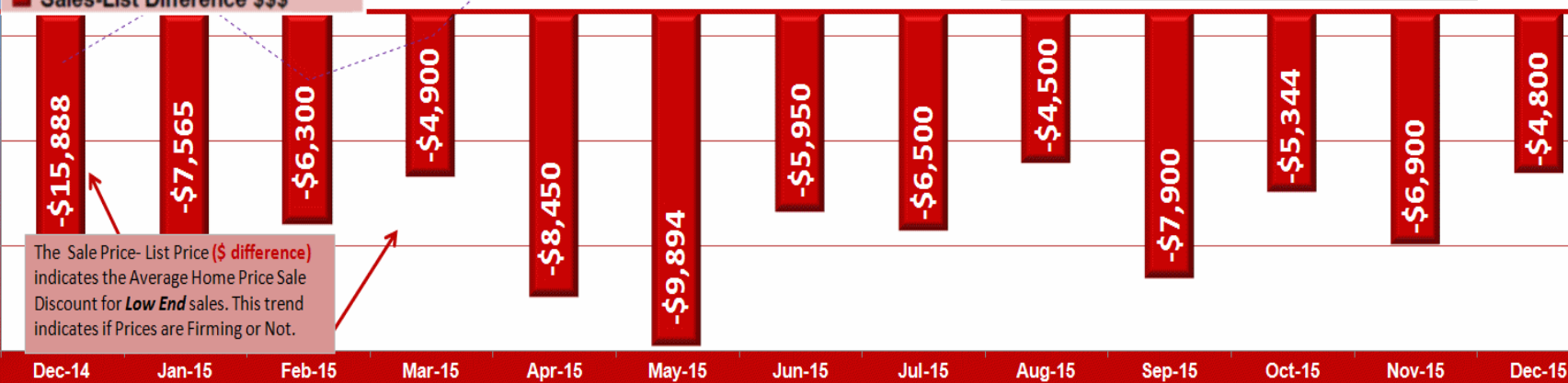
Sale Price - Original List Price ( \$\$ difference)

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



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

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



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

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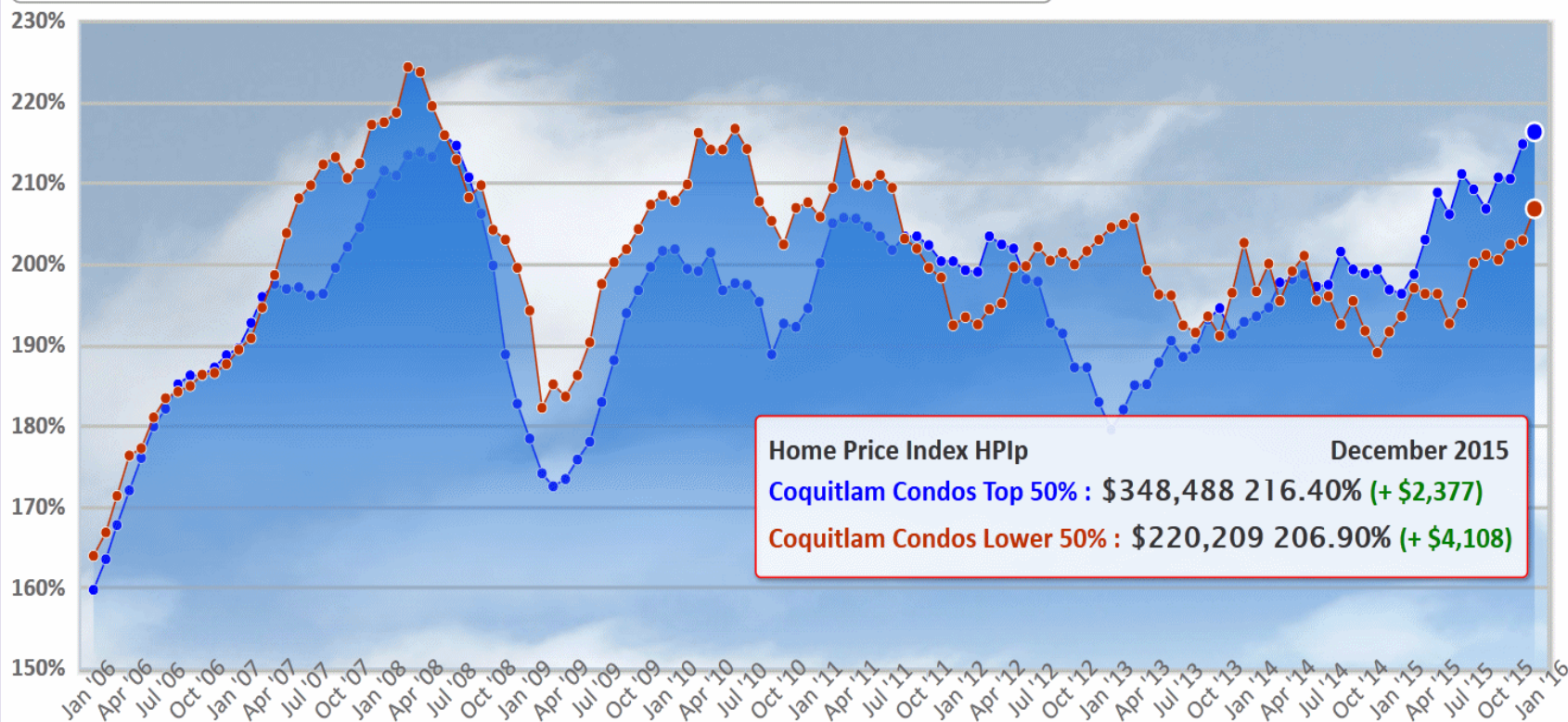


## Market Analysis and Forecasting

Jan 1/16 **Coquitlam**

Powered by the Greater Vancouver Market Reports HPIp

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



Monthly Home values

Date	Value
Dec 2015	% 216.40
Nov 2015	% 214.90
Oct 2015	% 210.60
Sep 2015	% 210.80
Aug 2015	% 206.90
Jul 2015	% 209.30
Jun 2015	% 211.20
May 2015	% 206.20
Apr 2015	% 208.90
Mar 2015	% 203.10
Feb 2015	% 198.80
Jan 2015	% 196.40

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\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
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## Market Analysis and Forecasting Jan 1/16 Port Coquitlam

Port Coquitlam Sub areas Statistics - Dec 2015 Attached						
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Birchland Manor	2	0	17			0.0%
Central Pt Coquitlam	135	41	52	99%	-\$4,000	30.4%
Citadel PQ	10	8	9	100%	\$0	80.0%
Glenwood PQ	34	10	45	98%	-\$3,500	29.4%
Lower Mary Hill	0	0				0.0%
Lincoln Park PQ	0	0				0.0%
Mary Hill	2	1	37	104%	\$15,100	50.0%
Oxford Heights	2	1	4	105%	\$18,000	50.0%
Riverwood	13	3	42	100%	\$0	23.1%
Woodland Acres PQ	0	0				0.0%
<b>Total Activity</b>	<b>198</b>	<b>64</b>	<b>9</b>	<b>100%</b>	<b>\$0</b>	<b>32%</b>

Port Coquitlam List Price Ranges Dec 2015 Attached						
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$300,000	117	24	52	100%	\$0	20.5%
\$300,001-\$400,000	42	22	60	98%	-\$6,000	52.4%
\$400,001-\$500,000	20	9	22	99%	-\$4,800	45.0%
\$500,001 and more	19	9	12	101%	\$5,000	47.4%
<b>Total Activity</b>	<b>198</b>	<b>64</b>	<b>9</b>	<b>100%</b>	<b>\$0</b>	<b>32%</b>

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change
Total Listings** (A,S,T,C,X)	316	241	198		-43
Active Listings	265	171	143	81	-62
Solds	41	73	64		-9
DOM	45	16	9		-8
MLS Port Coquitlam HPI* (Apts)	\$236,500	\$249,600	\$253,500		\$3,900
MLS Port Coquitlam HPI* (Twnhs)	\$376,900	\$415,300	\$415,900		\$600
%SOLD (Sales/Listings /Mthly Rate)	13%	30%	32%		2%

### Jan 1 2016 Port Coquitlam Market Update Attached

**Current:** Port Coquitlam is a Sellers Market with average listing inventory, a **32% SOLD** rate and a 100% Sell/List Ratio.

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

**Most Active Price Range:** Homes between \$300,000 - \$400,000 have **52.4% SOLD** rate.

**Least Active Price Range:** Attached homes below \$300,000 have **20.5% SOLD** rate.

**History:** Port Coquitlam's Condos Year-To-Date MLS Home Price Index\* shows an increase of \$17,000.

Port Coquitlam's Townhouses Year-To-Date MLS Home Price Index\* shows an increase of \$39,000.

**Forecast:** Listing Inventories are 37% less than Dec 2014. We project Port Coquitlam Attached to be a sellers market.

**Biography:** I have been licensed since 1983. I was the first salesperson to join Re/Max when it came to the Fraser Valley. Prior to becoming a Realtor I spent 15 years operating Heavy Equipment.

I have experience in Land assembly and have personally developed my own subdivision (39 lots) I have experience in buying and selling farms as well as commercial real-estate as well as residential homes.

December's Real Estate Statistics show that major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 72 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

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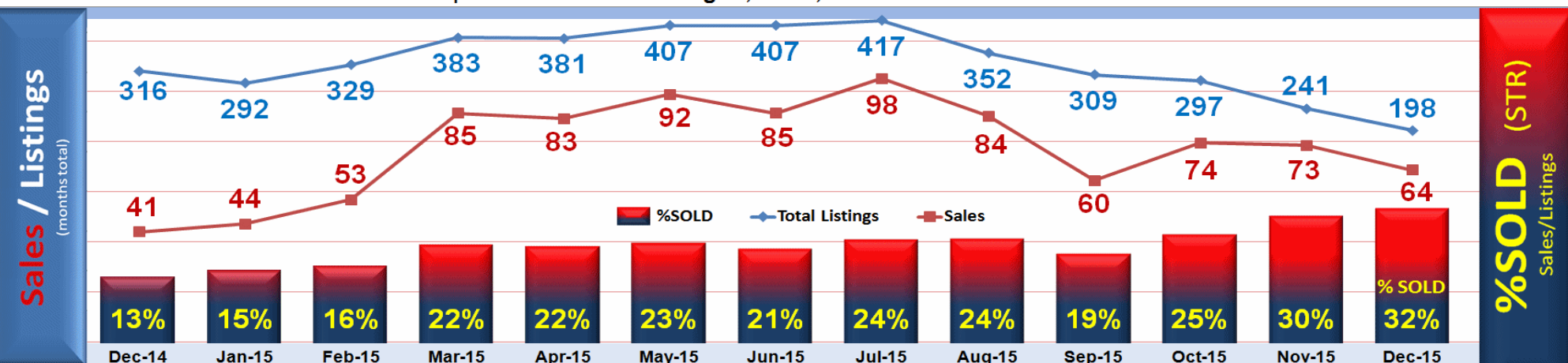


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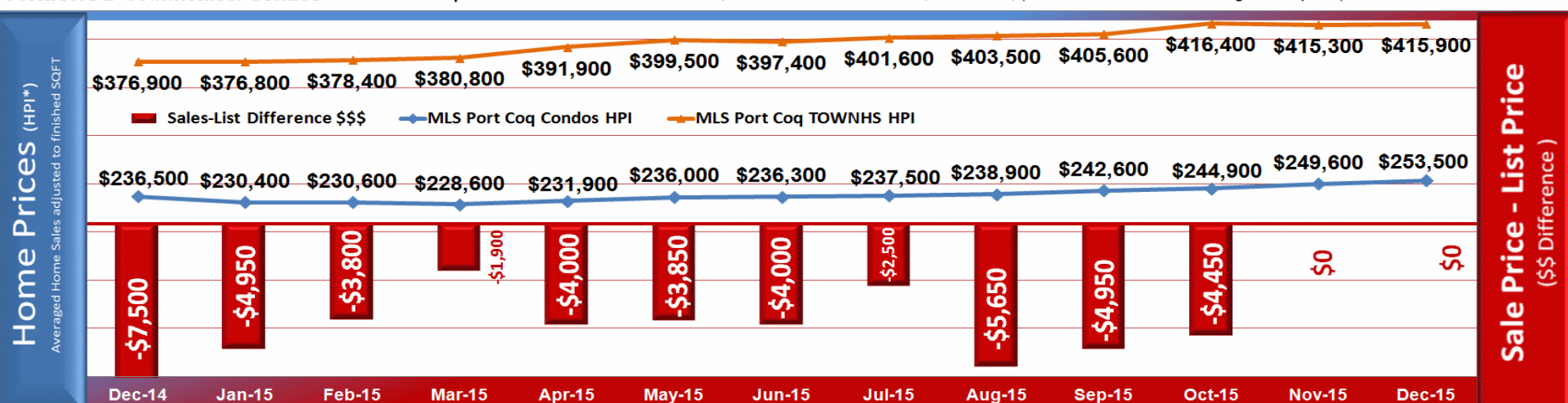


## Market Analysis and Forecasting Jan 1/16 Port Coquitlam

Attached Townhomes/ Condos Port Coquitlam Total Listings\*\*, Sales, and %SOLD rates



Attached Townhomes/ Condos Port Coquitlam Home Price Index\*, Sale Price-List Price (\$ Difference) (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. [More Details](#)  
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## Market Analysis and Forecasting Jan 1/16 Port Moody

Port Moody Sub Area Statistics - Dec 2015				Attached		
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Anmore	0	0				0.0%
College Park PM	15	8	11	100%	\$0	53.3%
Heritage Mountain	6	3	19	99%	-\$5,900	50.0%
Heritage Woods PM	1	1	12	103%	\$15,000	100.0%
North Shore Pt Mdy	16	2	42	100%	-\$1,300	12.5%
Port Moody Centre	45	19	22	100%	\$0	42.2%
<b>Total Activity</b>	<b>83</b>	<b>33</b>	<b>11</b>	<b>100%</b>	<b>\$0</b>	<b>40%</b>

Port Moody List Price Range Statistics -Dec 2015						Attached
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$300,000	15	1	50	94%	-\$9,800	6.7%
\$300,001-\$400,000	24	8	23	99%	-\$1,950	33.3%
\$400,001-\$500,000	24	13	15	100%	\$0	54.2%
\$500,001 and more	20	11	19	100%	\$0	55.0%
<b>Total Activity</b>	<b>83</b>	<b>33</b>	<b>11</b>	<b>100%</b>	<b>\$0</b>	<b>40%</b>

### Jan 1 2016 Port Moody Market Update (Attached)

**Current:** Port Moody is a Sellers Market with Average Listing inventory, a **40% SOLD** Rate and a 100% Sell/List Ratio.

(This means that there is an Average \$0 Discount on a Sale from the Original List Price)

**Most Active Price Range:** Homes above \$500,000 have **55.0% SOLD** rate.  
**Least Active Price Range:** Attached homes below \$300,000 have **6.7% SOLD** rate.

**History:** Port Moody's Condos Year-To-Date MLS Home Price Index\* shows an Increase of \$56,700.

Port Moody's Townhouses Year-To-Date RMR Home Price Index\* shows an Increase of \$73,300.

**Forecast:** Listing Inventories are 28% less than Dec 2014. Sales exceeds new listings by 6. We project Port Moody to be a continued Sellers Market.

December's Real Estate Statistics show that major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 72 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

We forecast this next surge of Off-shore buyers will be strong right upto the Chinese New Year this coming February 8. We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment... do contact us for your own analysis and forecast.

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

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change
Total Listings** (A,S,T,C,X)	115	114	83		-31
Active Listings	90	69	52	37	-15
Solds	24	52	33		-19
DOM	36	8	11		4
MLS Port Moody HPI* (Apts)	\$333,800	\$384,200	\$390,500		\$6,300
MLS Port Moody HPI* (Twnhs)	\$430,300	\$493,300	\$503,600		\$10,300
%SOLD (Sales/ Listings/Mthly Rate)	21%	46%	40%		-6%

**Biography:** I have been licensed since 1983. I was the first salesperson to join Re/Max when it came to the Fraser Valley. Prior to becoming a Realtor I spent 15 years operating Heavy Equipment. I have experience in Land assembly and have personally developed my own subdivision (39 lots) I have experience in buying and selling farms as well as commercial real-estate as well as residential homes.

\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
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# Vancouver Market Reports

Statistics, on the Web!

attached homes

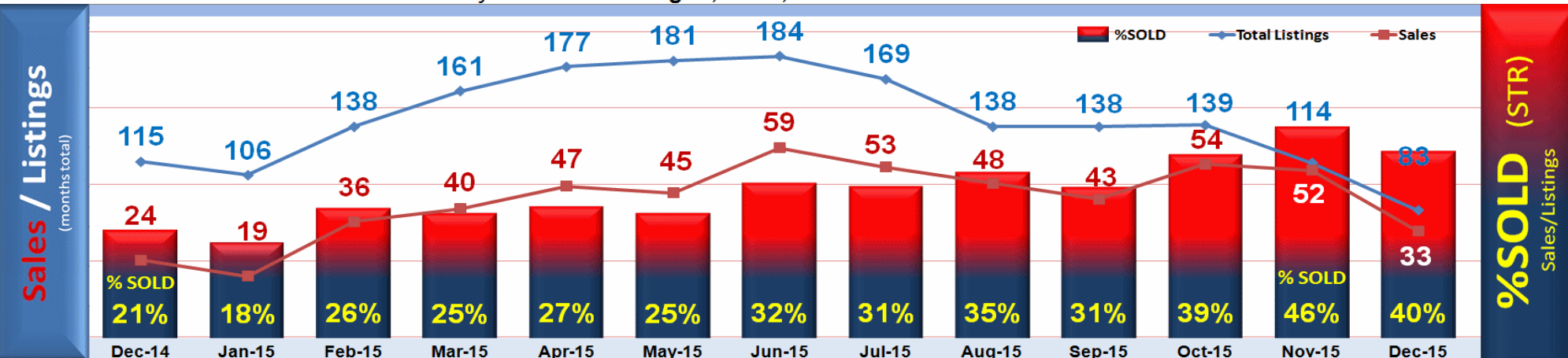


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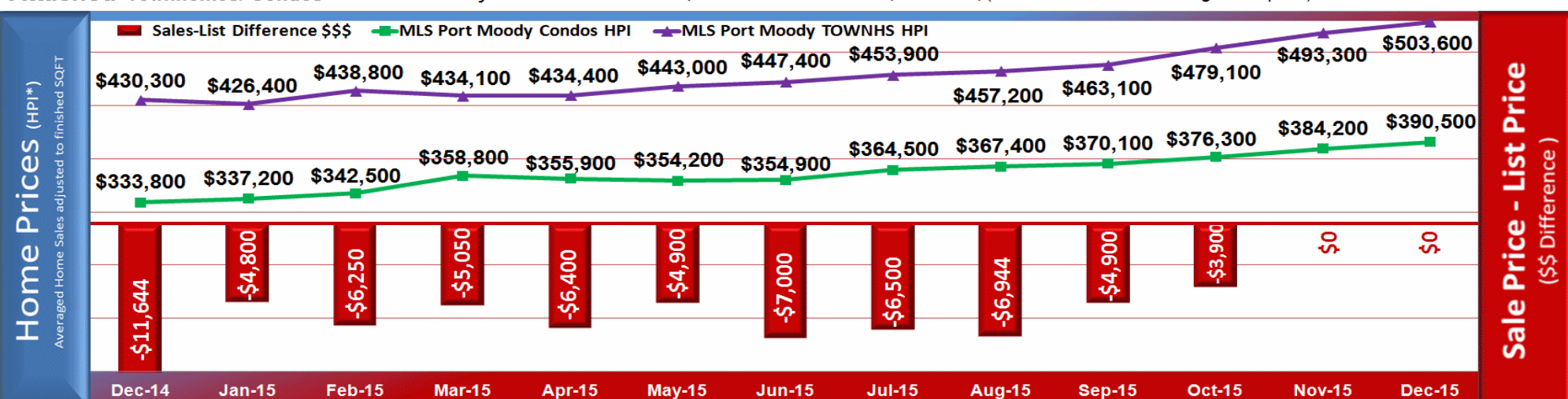


## Market Analysis and Forecasting Jan 1/16 Port Moody

Attached Townhomes/ Condos Port Moody Total Listings\*\*, Sales, and %SOLD rates



Attached Townhomes/ Condos Port Moody Home Price Index\*, Sale Price-List Price (\$ Difference) (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. [More Details](#)  
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# Vancouver Market Reports



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## Market Analysis and Forecasting Jan 1/16 Maple Ridge –Pitt Mdws

Maple Ridge - Pitt Meadows Sub areas Statistics -Dec 2015 Attached						
Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Albion	38	12	84	100%	\$1,200	31.6%
Cottonwood MR	27	8	43	96%	-\$13,500	29.6%
East Central	113	19	100	96%	-\$9,000	16.8%
Northwest Maple Ridg	19	1	216	94%	-\$14,800	5.3%
Silver Valley	15	2	55	99%	-\$2,000	13.3%
Southwest Maple Ridg	7	4	86	97%	-\$9,750	57.1%
Thornhill	2	0	103			0.0%
West Central	76	11	79	98%	-\$4,900	14.5%
Central Meadows	14	2	64	96%	-\$7,700	14.3%
Mid Meadows	15	3	106	100%	-\$800	20.0%
North Meadows	8	3	53	99%	-\$3,900	37.5%
South Meadows	7	3	41	100%	\$1,000	42.9%
<b>Total Activity</b>	<b>341</b>	<b>68</b>	<b>47</b>	<b>98%</b>	<b>-\$4,700</b>	<b>20%</b>

Maple Ridge - Pitt Meadows List Price Ranges Statistics - Dec 2015 Attached						
Home Price Range	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$200,000	77	12	122	94%	-\$8,450	15.6%
\$200,001-\$300,000	162	27	84	98%	-\$4,500	16.7%
\$300,001-\$400,000	71	27	84	99%	-\$4,000	38.0%
\$400,001 and more	31	2	55	103%	\$16,998	6.5%
<b>Total Activity</b>	<b>341</b>	<b>68</b>	<b>47</b>	<b>98%</b>	<b>-\$4,700</b>	<b>20%</b>

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change
Total Listings** (A,S,T,C,X)	490	445	341		-104
Active Listings (1st of the Month)	442	363	301	217	-84
Solds	53	111	68		-43
DOM	49	40	47		7
%SOLD (Sales/ Listings /mnthly rate)	11%	25%	20%		-5%
Condos (Upper 50%) Home Price Index HPIp	\$251,744	\$254,872	\$258,340		\$3,468
Condos (Lower 50%) Home Price Index HPIp	\$186,101	\$174,635	\$172,528		-\$2,107
Twnhs (Upper 50%) Home Price Index HPIp	\$337,975	\$365,121	\$365,100		-\$21
Twnhs (Lower 50%) Home Price Index HPIp	\$239,048	\$252,408	\$250,100		-\$2,308

Jan 1 2016 Maple Ridge - Pitt Meadows Market Update Attached Townhomes/Condos

**Current:** Maple Ridge, Pitt Meadows is a Sellers Market with Average listing inventory, a **20 %SOLD** Rate and a 98% Sell/List ratio. (This means an average of a \$4,700 discount on a sale from the original list price)

*Most Active Range:* Homes between \$300,000 - \$400,000 have **38.0 %SOLD** rate.  
*Least Active Range:* Homes above \$400,000 have **6.5 %SOLD** rate.

**History:** Maple Ridge, Pitt Meadows's **Condos** Year-To-Date Home Price Index **HPIp** (Upper 50%) shows that prices increased \$6,596.  
 Maple Ridge, Pitt Meadows's **Condos** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$6,427.  
 Maple Ridge, Pitt Meadows's **Townhouses** Year-To-Date Home Price Index **HPIp** (Upper 50%) shows that prices increased \$27,125.  
 Maple Ridge, Pitt Meadows's **Townhouses** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$11,052.  
 \*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

**Forecast:** The Listing Inventories are currently 30% less than Dec 2014. We project Ridge-Meadows Attached to be a continued Sellers market. December's Real Estate Statistics show that major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 72 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#) We forecast this next surge of Off-shore buyers will be strong right upto the Chinese New Year this coming February 8. We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment... do contact us for your own analysis and forecast.

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Statistics, on the Web!

attached homes

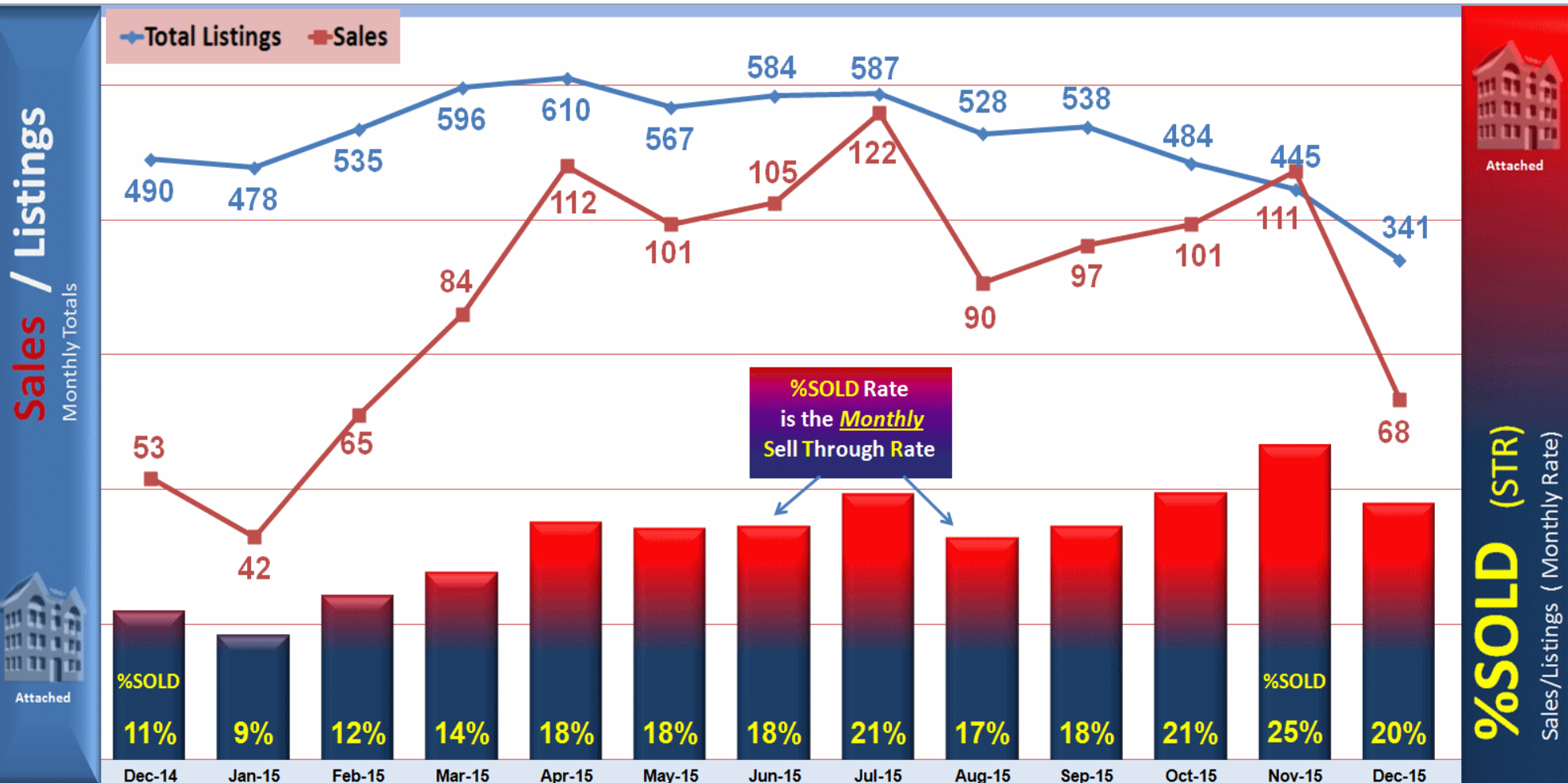


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## Market Analysis and Forecasting Jan 1/16 Maple Ridge –Pitt Mdws

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



Sales / Listings  
Monthly Totals



Attached

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

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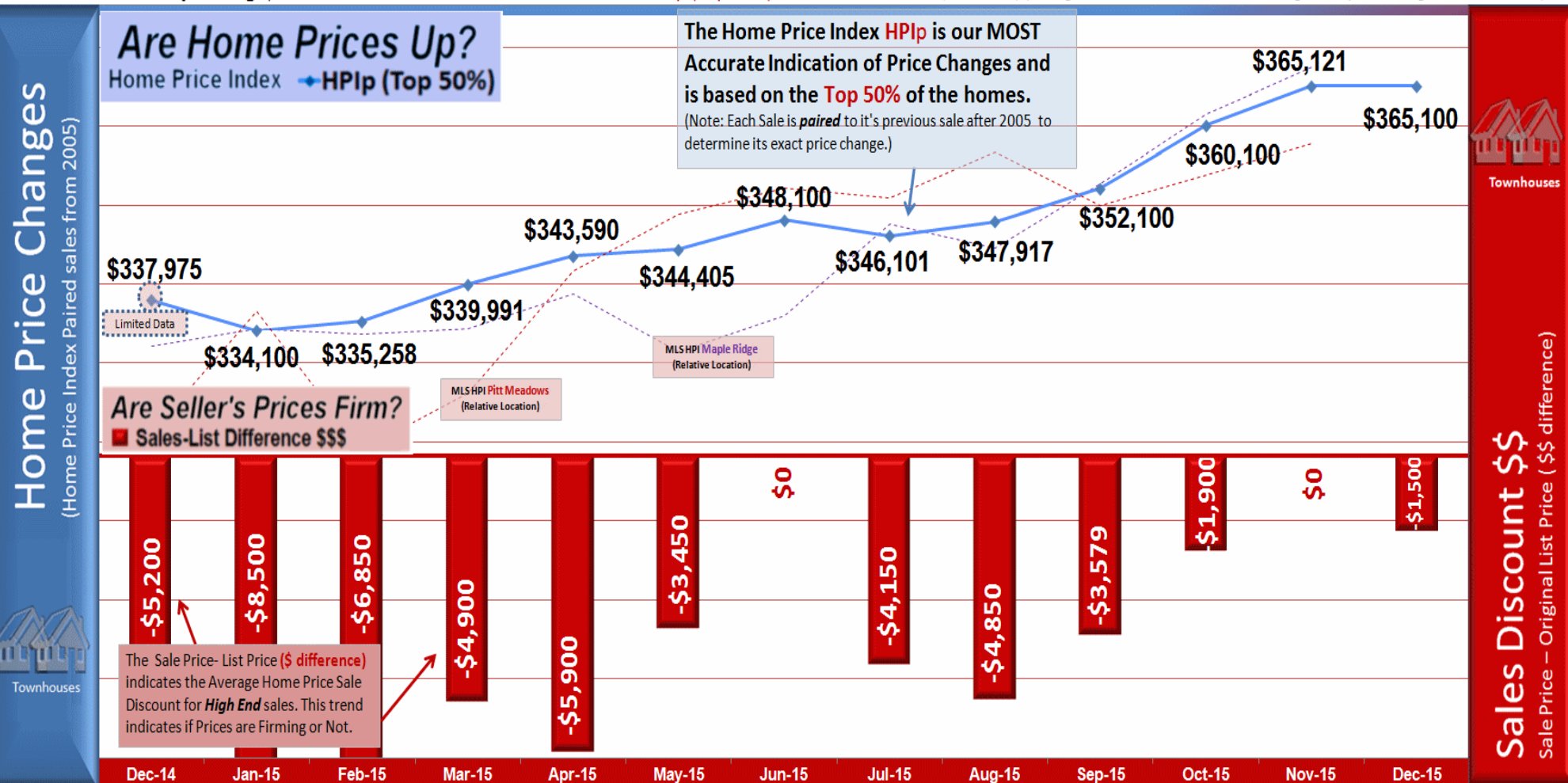


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## Market Analysis and Forecasting Jan 1/16 Maple Ridge –Pitt Mdws

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)



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## Market Analysis and Forecasting Jan 1/16 Maple Ridge –Pitt Mdws

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 Changes

(Home Price Index Paired sales from 2005)



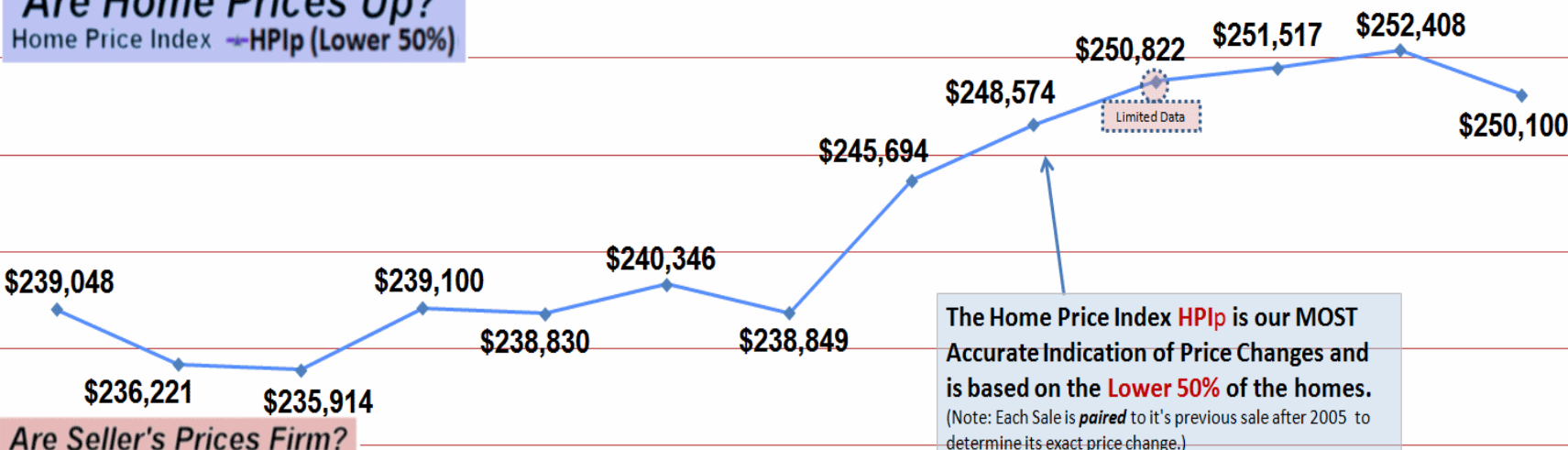
Townhouses

### Sales Discount \$\$

Sale Price – Original List Price ( \$ difference)

### Are Home Prices Up?

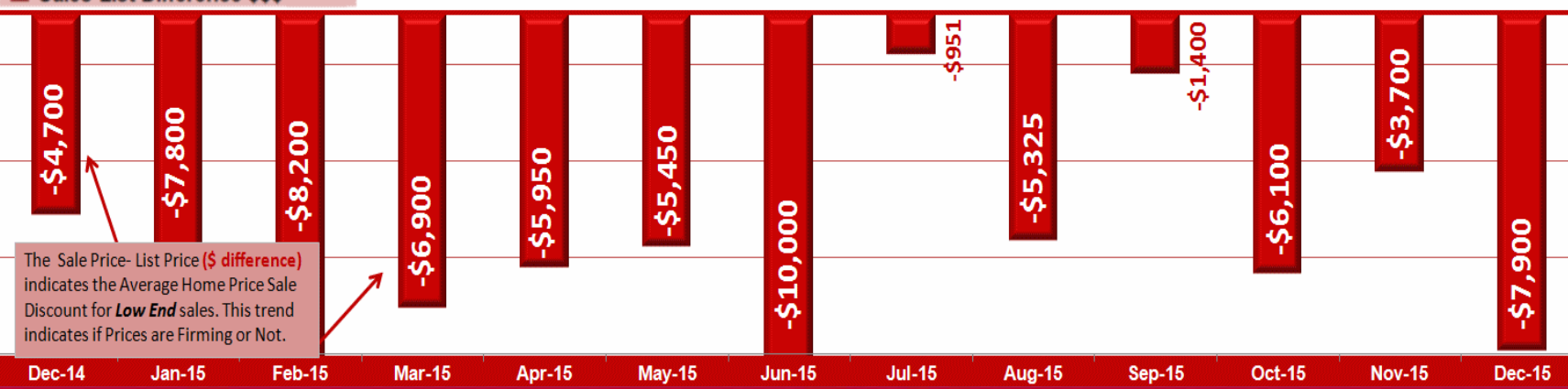
Home Price Index → HPIp (Lower 50%)



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

### Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



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



Townhouses

\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale – List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
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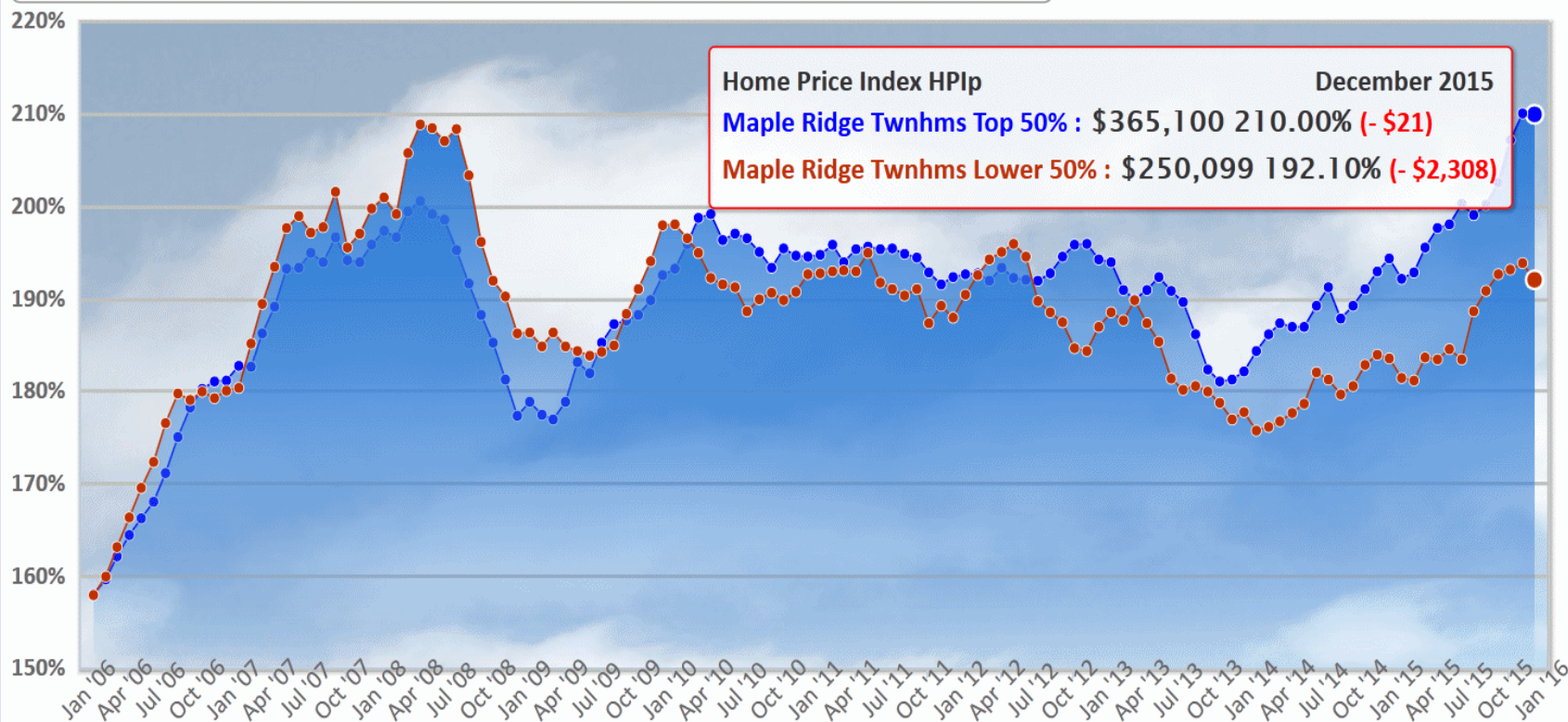
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## Market Analysis and Forecasting Jan 1/16 Maple Ridge –Pitt Mdws

Powered by the Greater Vancouver Market Reports HPIp

Maple Ridge Twnhms Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
 Maple Ridge Twnhms Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Dec 2015	% 210.00
Nov 2015	% 210.10
Oct 2015	% 207.20
Sep 2015	% 202.60
Aug 2015	% 200.20
Jul 2015	% 199.10
Jun 2015	% 200.30
May 2015	% 198.10
Apr 2015	% 197.70
Mar 2015	% 195.60
Feb 2015	% 192.90
Jan 2015	% 192.20

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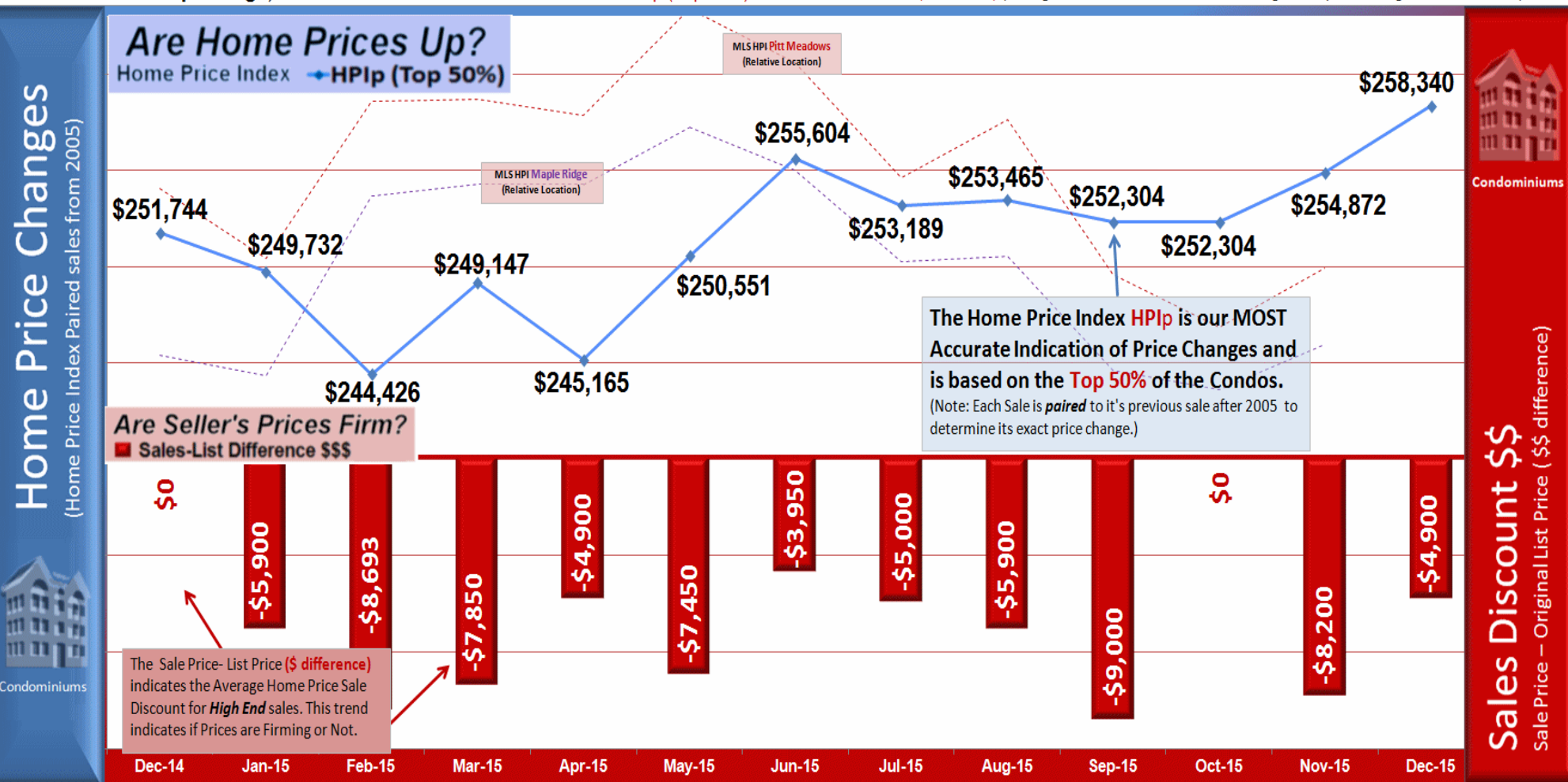


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Attached Maple Ridge, Pitt Meadows Condos Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)



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attached homes



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## Market Analysis and Forecasting Jan 1/16 Maple Ridge –Pitt Mdws

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 Changes

(Home Price Index Paired sales from 2005)



Condominiums

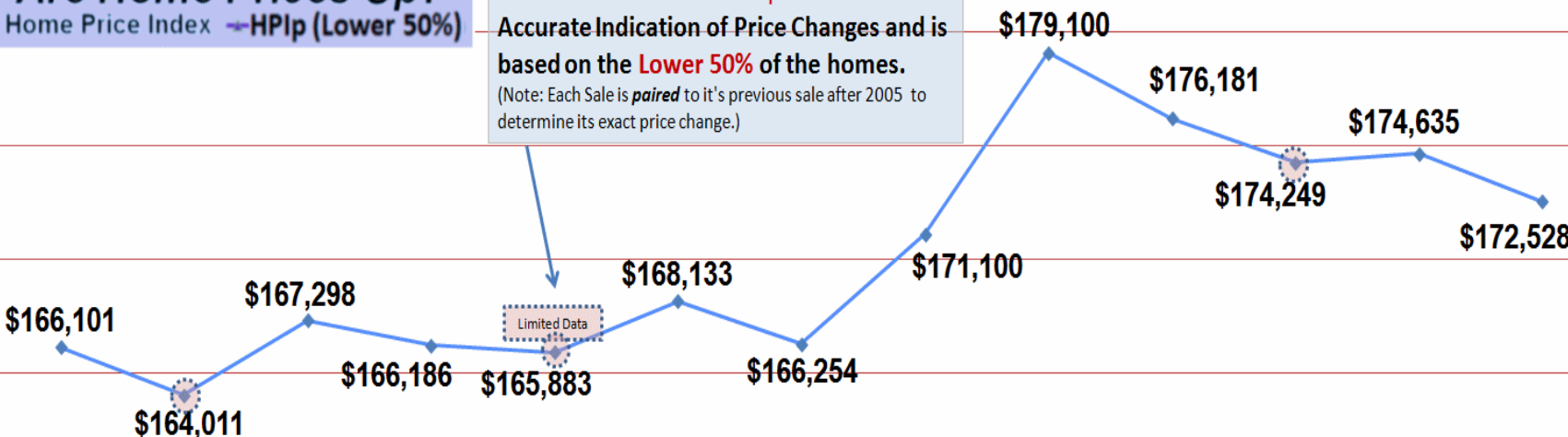
### Sales Discount \$\$

Sale Price – Original List Price ( \$ difference)

### Are Home Prices Up?

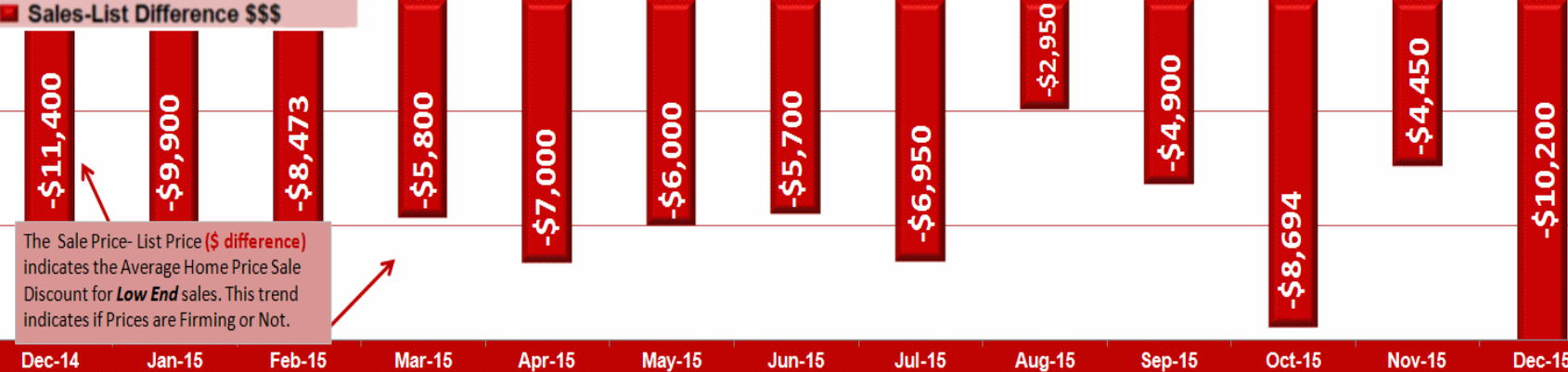
Home Price Index → HPIp (Lower 50%)

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



### Are Seller's Prices Firm?

Sales-List Difference \$\$\$



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



Condominiums

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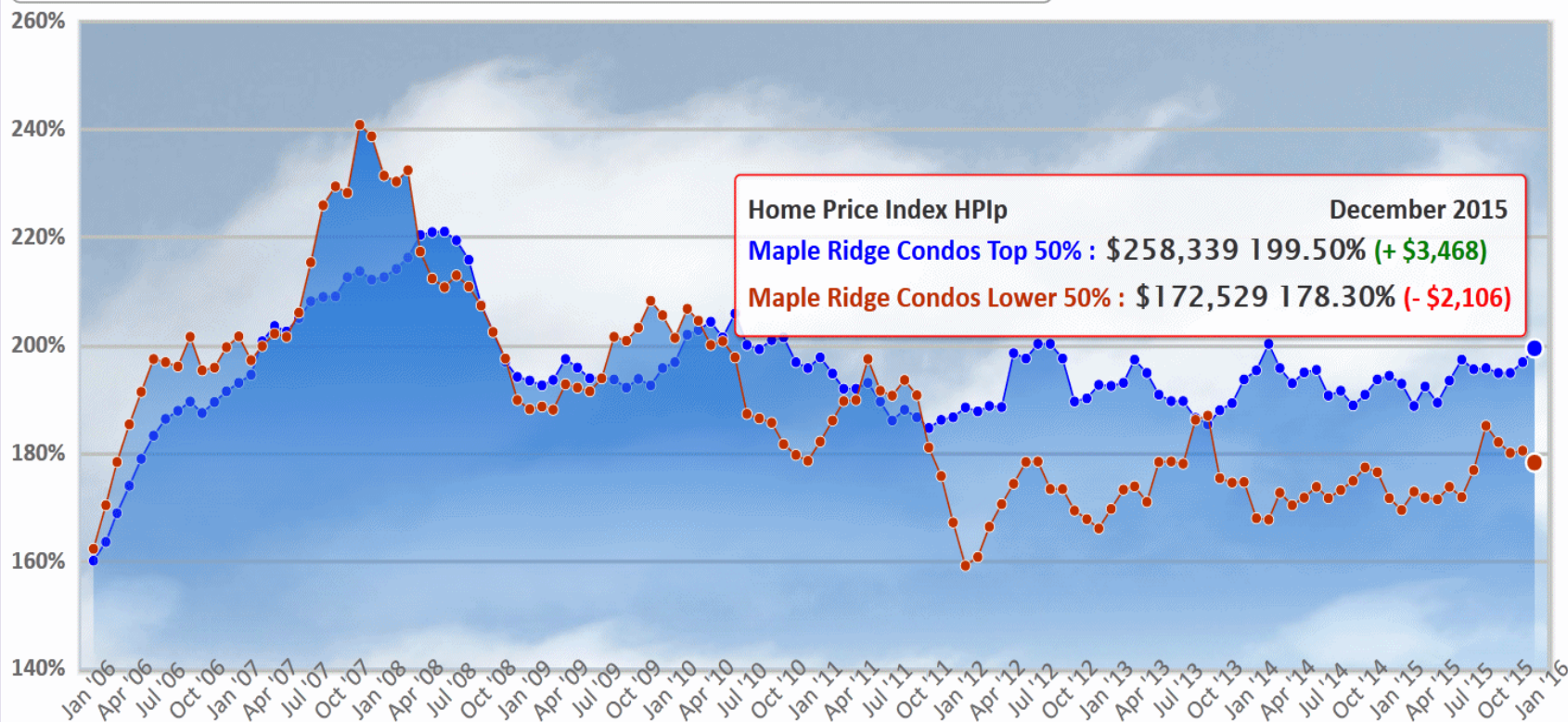


## Market Analysis and Forecasting Jan 1/16 Maple Ridge –Pitt Mdws

Powered by the Greater Vancouver Market Reports HPIp



Maple Ridge Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
 Maple Ridge Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Dec 2015	% 199.50
Nov 2015	% 196.90
Oct 2015	% 194.90
Sep 2015	% 194.90
Aug 2015	% 195.80
Jul 2015	% 195.60
Jun 2015	% 197.40
May 2015	% 193.50
Apr 2015	% 189.40
Mar 2015	% 192.40
Feb 2015	% 188.80
Jan 2015	% 192.90

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# Vancouver Market Reports

attached homes

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## Market Analysis and Forecasting Jan 1/16 White Rock & S. Surrey

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Elgin Chantrell	12	0	46			0.0%
Sunnyside Park Surrey	37	6	52	95%	-\$14,050	16.2%
Crescent Bch Ocn Pk.	6	0	77			0.0%
White Rock	181	24	83	97%	-\$9,000	13.3%
King George Corridor	78	21	67	98%	-\$9,000	26.9%
Hazelmere	0	0				0.0%
Grandview Surrey	112	24	51	99%	-\$3,141	21.4%
Morgan Creek	27	8	65	98%	-\$7,778	29.6%
Pacific Douglas	4	0	49			0.0%
<b>Total Activity</b>	<b>457</b>	<b>83</b>	<b>27</b>	<b>98%</b>	<b>-\$7,800</b>	<b>18%</b>

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
\$0-\$200,000	48	6	87	92%	-\$13,200	12.5%
\$200,001-\$300,000	95	16	82	97%	-\$7,750	16.8%
\$300,001-\$400,000	117	19	51	98%	-\$6,000	16.2%
\$400,001-\$500,000	57	11	58	99%	-\$2,900	19.3%
\$500,001-\$600,000	46	13	63	97%	-\$15,000	28.3%
\$600,001-\$700,000	50	11	91	99%	-\$9,000	22.0%
\$700,001 and more	44	7	63	99%	-\$7,900	15.9%
<b>Total Activity</b>	<b>457</b>	<b>83</b>	<b>27</b>	<b>98%</b>	<b>-\$7,800</b>	<b>18%</b>

Jan 1 2016 White Rock - South Surrey Market Update (Attached)

**Current:** White Rock South Surrey is in a Sellers Market with average listing inventories, **18 %SOLD** rate and a 98% Sell/List Ratio.

(This means that there is an average of \$7,800 discount on a sale from the original list price)

**Most Active Price Range:** Homes between \$500,000 - \$600,000 have **28.3 %SOLD** rate.

**Least Active Price Range:** Homes below \$200,000 have **12.5 %SOLD** rate.

**History:** The White Rock South Surrey's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$38,104.

The White Rock South Surrey's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$4,460.

The White Rock South Surrey's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$58,431.

The White Rock South Surrey's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$17,672.

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

**Forecast:** White Rock has average Listing Inventories, 28% less than Dec 2014. The sales exceeded the new listings last month by 7.

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change
Total Listings (A,S,T,C,X)	633	556	457		-99
Active Listings	457	435	372	277	-95
Solds	65	119	83		-36
Days on Market (DOM)	75	44	27		-17
%SOLD (Sales/ Listings /mthly rate)	10%	21%	18%		-3%
<b>Condos (Top 50%) Home Price Index HPIp</b>	\$403,068	\$437,810	\$441,172		\$3,362
<b>Condos (Lower 50%) Home Price Index HPIp</b>	\$220,754	\$222,940	\$225,214		\$2,274
<b>Twnhs (Top 50%) Home Price Index HPIp</b>	\$596,669	\$646,779	\$655,100		\$8,321
<b>Twnhs (Lower 50%) Home Price Index HPIp</b>	\$343,429	\$361,101	\$361,101		\$0

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I have experience in Land assembly and have personally developed my own subdivision (39 lots) I have experience in buying and selling farms as well as commercial real-estate as well as residential homes.

The Fraser Valley Markets were directly affected by the Hyper Active Vancouver Markets. The December Statistics shows major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 70 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$12,578 in the Fraser Valley Cities and \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

We forecast this next surge of Off-shore buyers will be strong right upto the Chinese New Year this coming February 8. We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment .. do contact us for your own analysis and forecast.

**Analytical Methods:** The White Rock South Surrey represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the Condos and Townhouse markets into two parts with the **White Rock South Surrey HPIp Top 50%** representing the higher end sales and the **White Rock South Surrey HPIp Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time.

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

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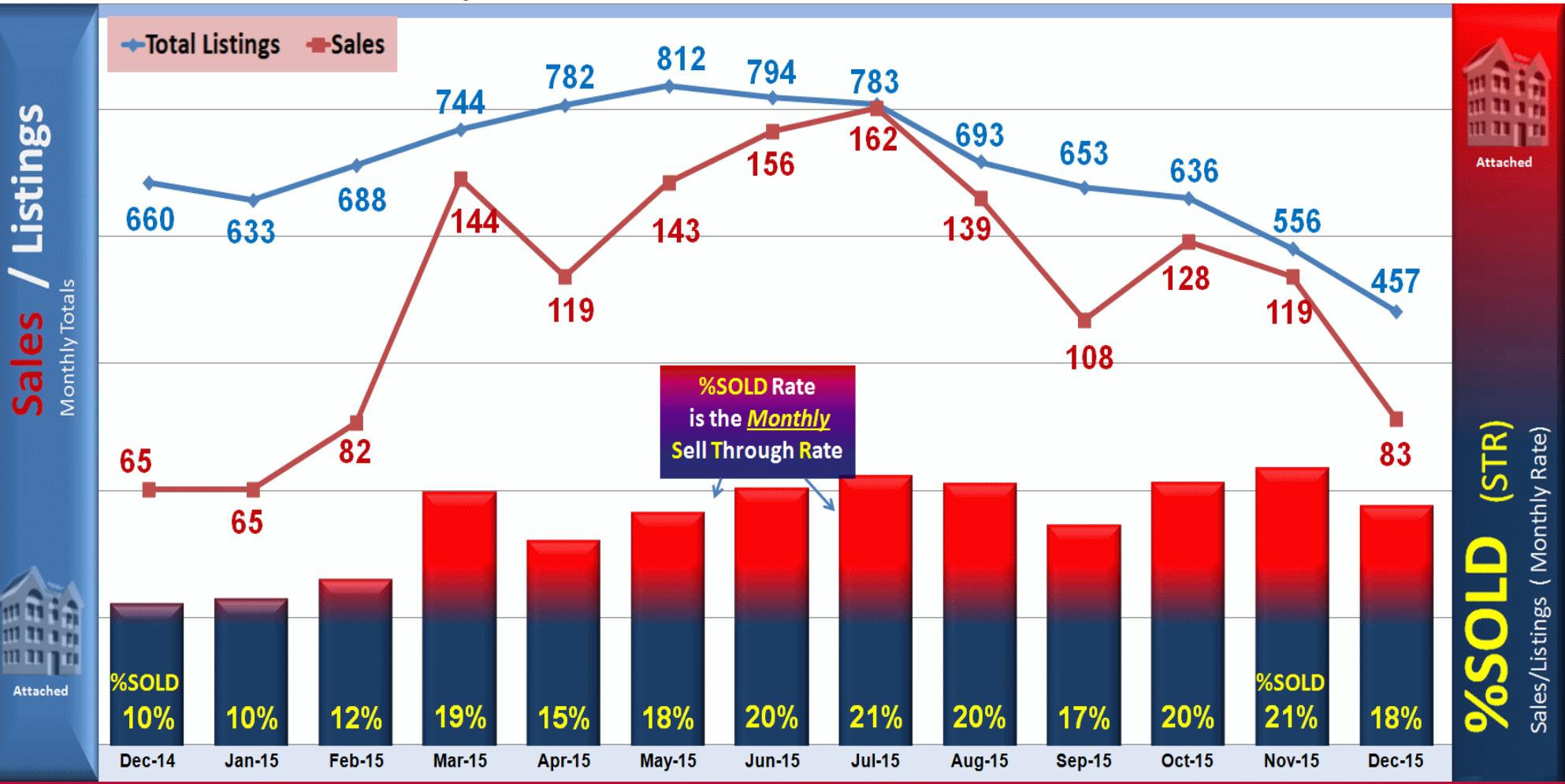
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TEAM 3000 REALTY LTD



## Market Analysis and Forecasting Jan 1/16 White Rock & S. Surrey

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



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. [More Details](#)  
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Market Analysis and Forecasting Jan 1/16 White Rock & S. Surrey

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

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

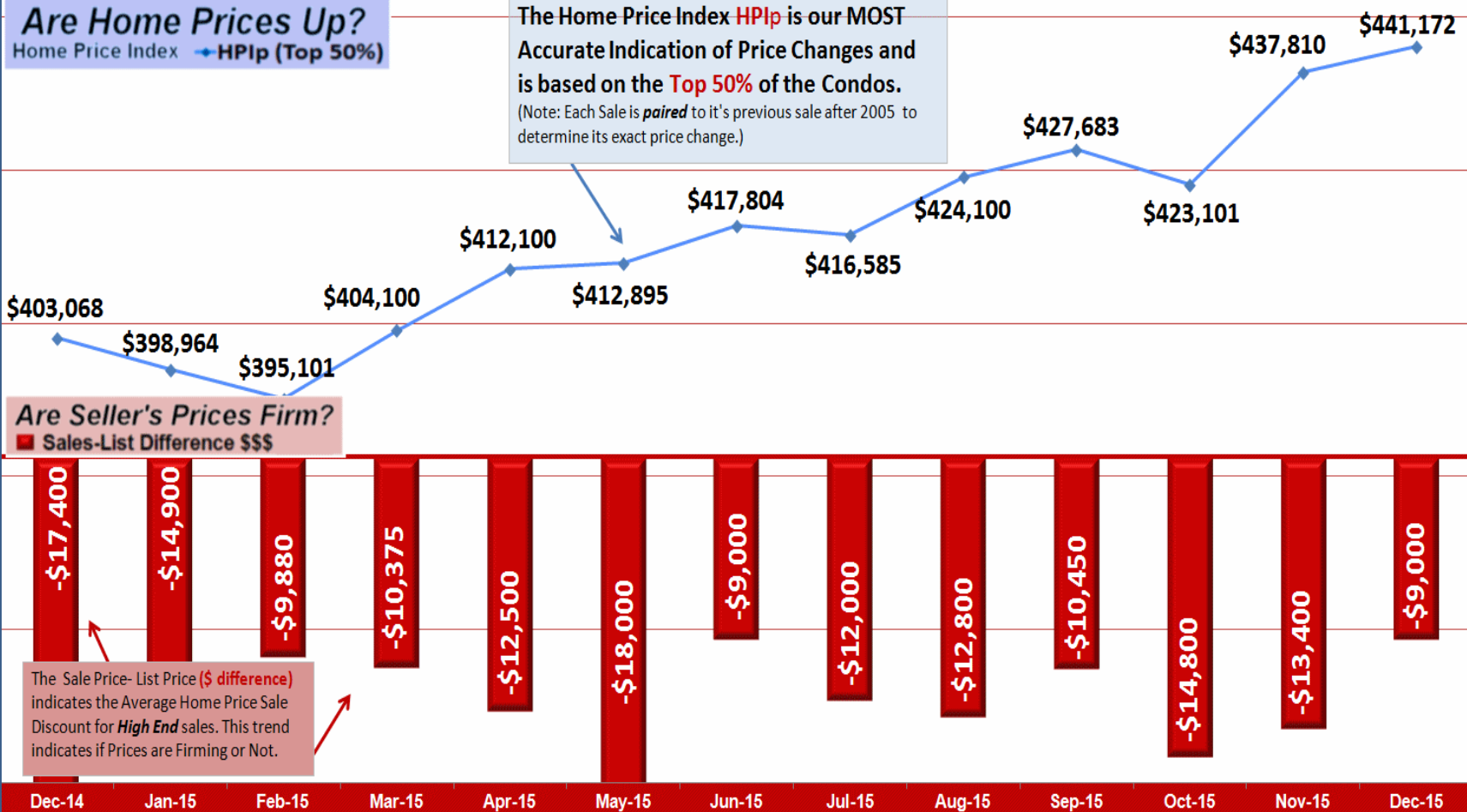


Condominiums

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

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

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



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

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



Condominiums



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# Vancouver Market Reports

Statistics, on the Web!

attached homes

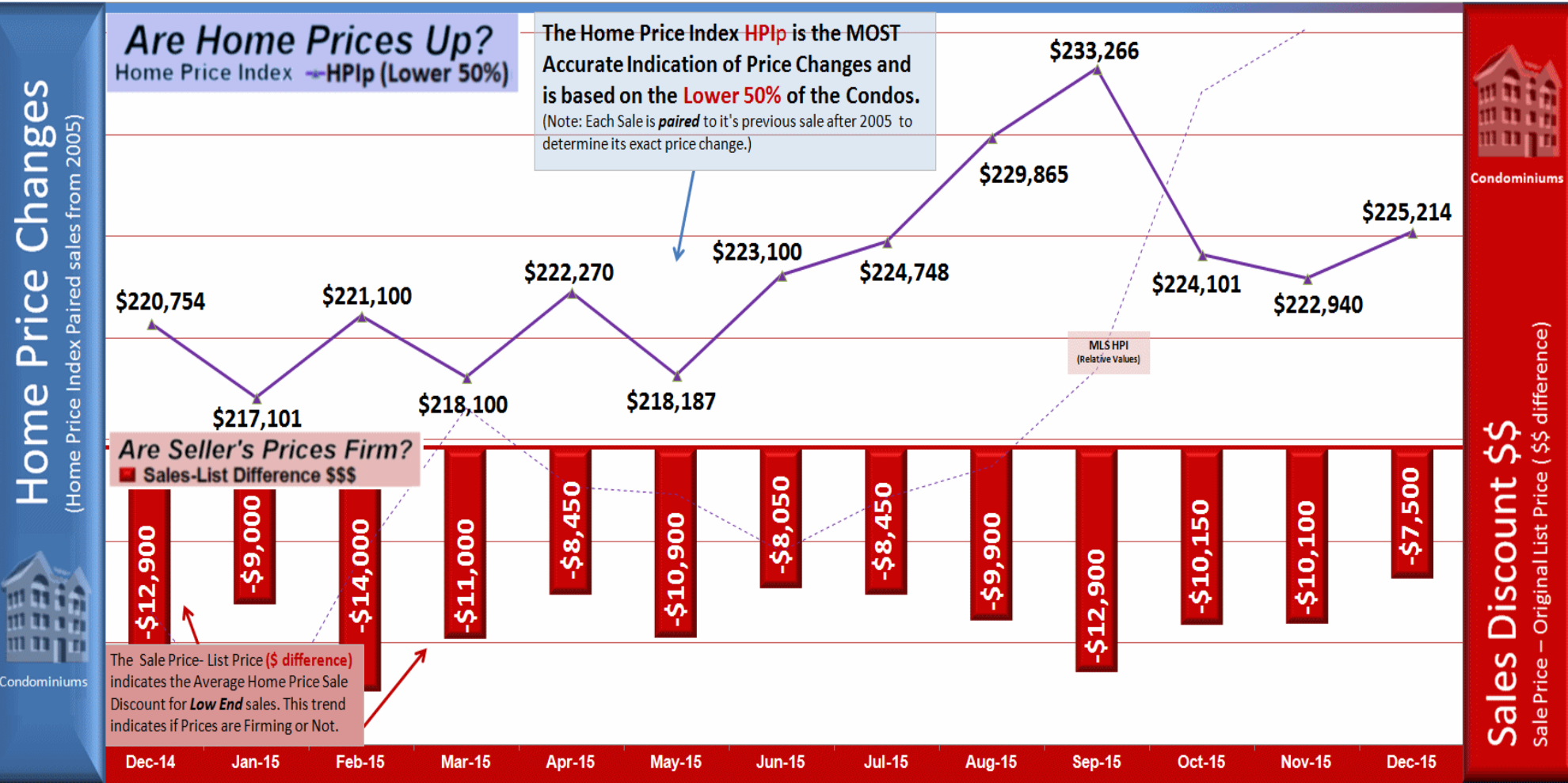


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Market Analysis and Forecasting Jan 1/16 White Rock & S. Surrey

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



Home Price Changes



Condominiums



Condominiums

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

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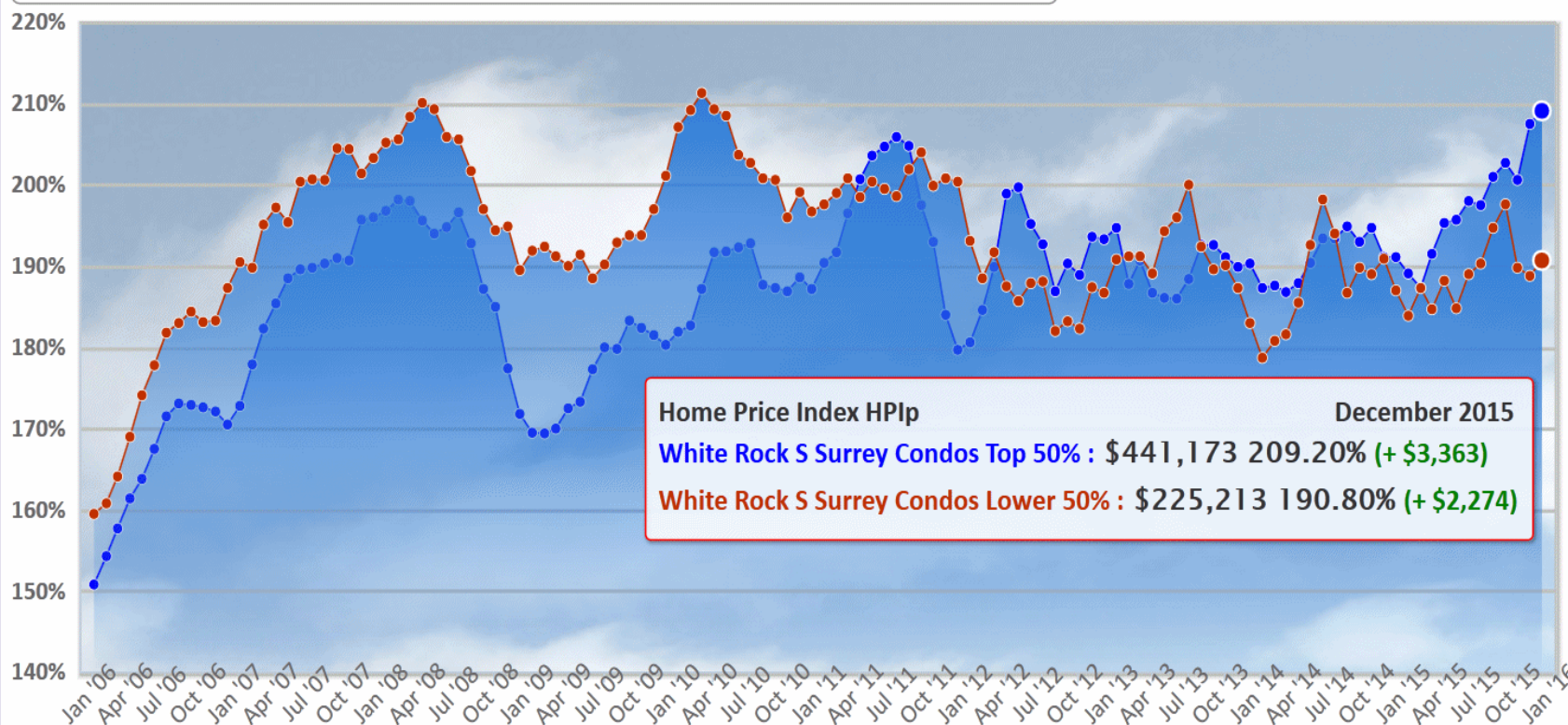


## Market Analysis and Forecasting Jan 1/16 White Rock & S. Surrey

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Dec 2015	% 209.20
Nov 2015	% 207.60
Oct 2015	% 200.70
Sep 2015	% 202.80
Aug 2015	% 201.10
Jul 2015	% 197.60
Jun 2015	% 198.10
May 2015	% 195.80
Apr 2015	% 195.40
Mar 2015	% 191.60
Feb 2015	% 187.40
Jan 2015	% 189.20

<< < 1 2 3 > >>

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

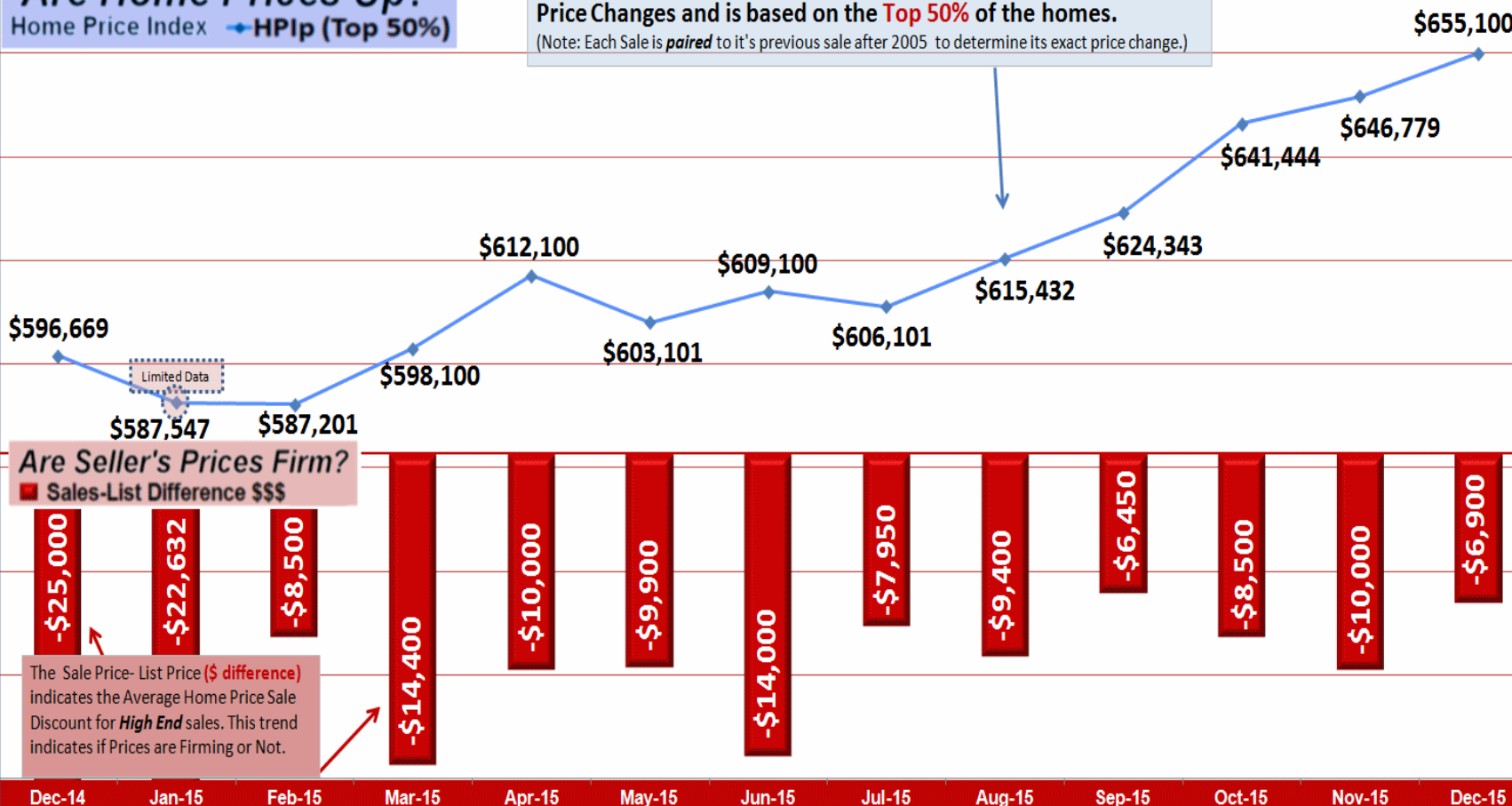


Sales Discount \$\$  
Sale Price - Original List Price ( \$ difference)

## Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

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Market Analysis and Forecasting Jan 1/16 White Rock & S. Surrey

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

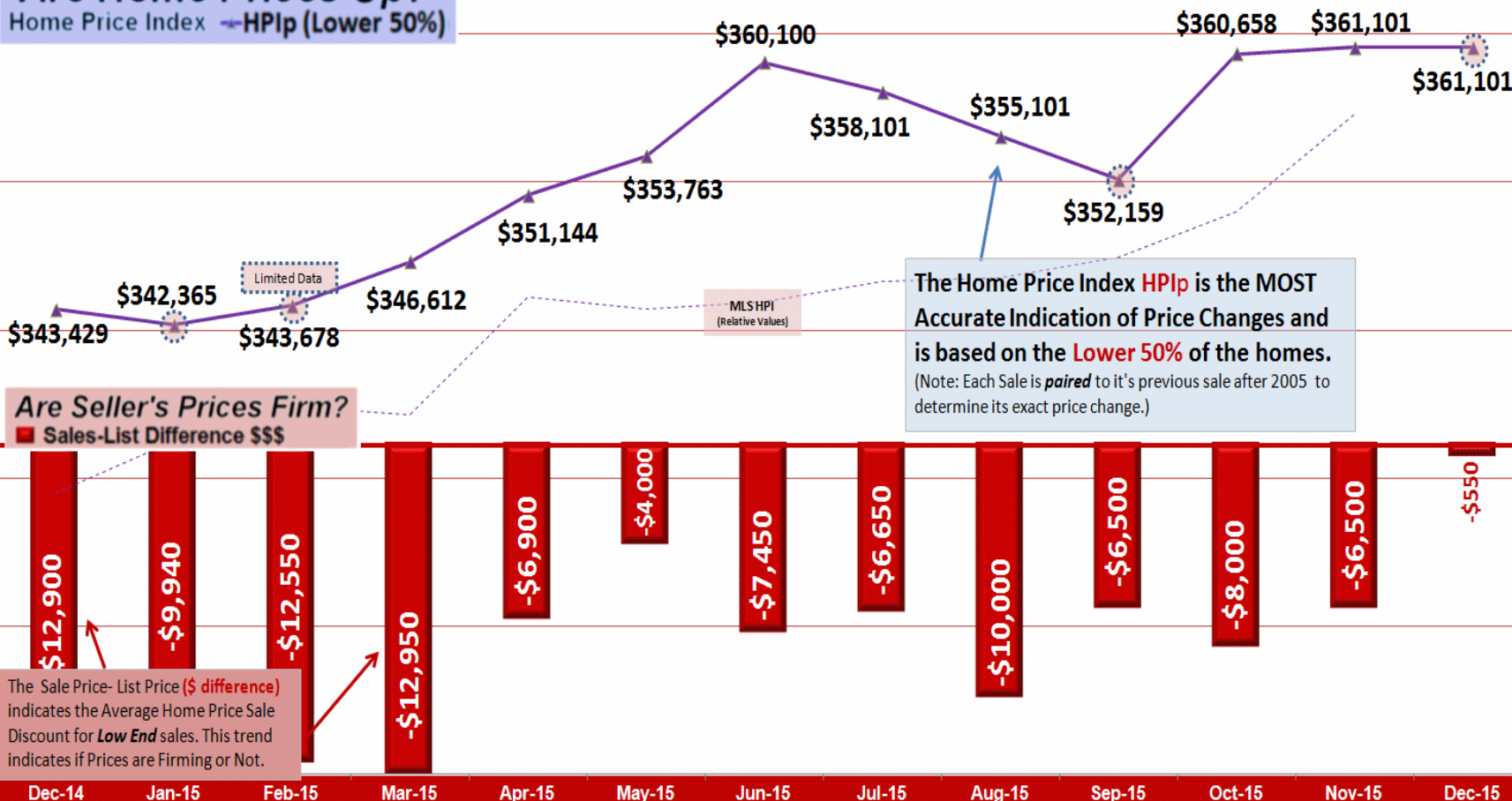
## Home Price Changes

(Home Price Index Paired sales from 2005)



### Are Home Prices Up?

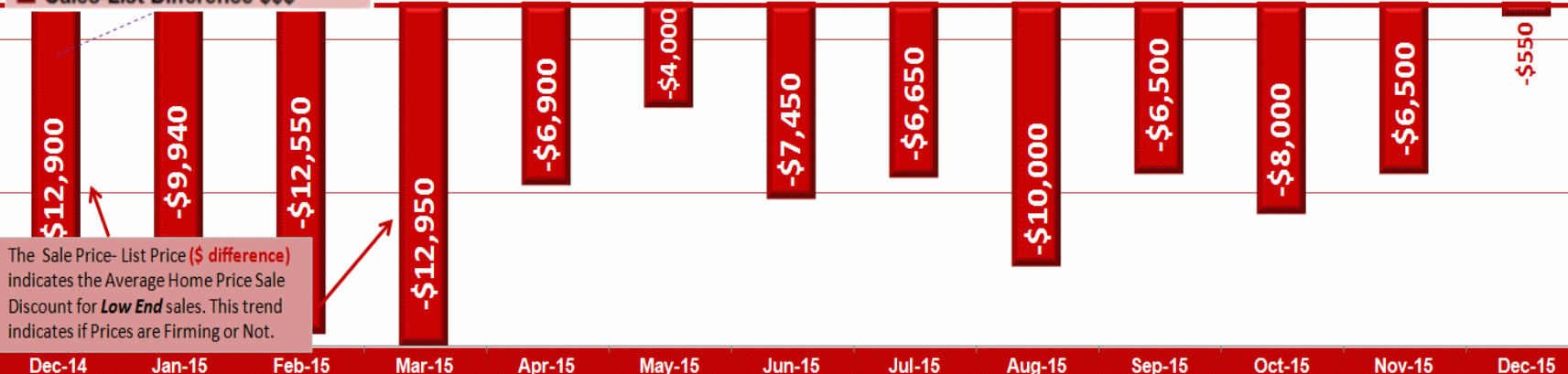
Home Price Index → HPIp (Lower 50%)



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

### Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



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

## Sales Discount \$\$

Sale Price - Original List Price ( \$ difference)

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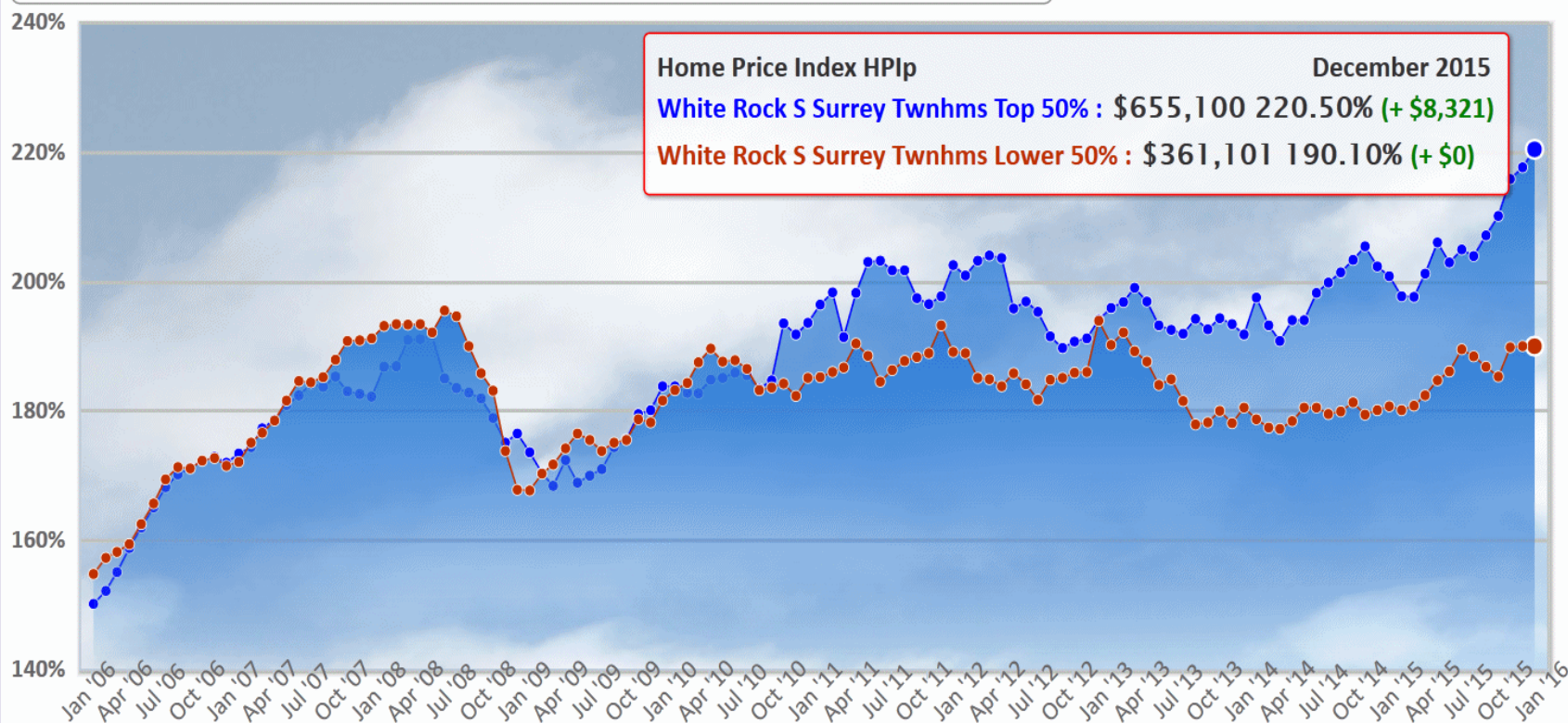


## Market Analysis and Forecasting Jan 1/16 White Rock & S. Surrey

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Dec 2015	% 220.50
Nov 2015	% 217.70
Oct 2015	% 215.90
Sep 2015	% 210.20
Aug 2015	% 207.20
Jul 2015	% 204.00
Jun 2015	% 205.00
May 2015	% 203.00
Apr 2015	% 206.10
Mar 2015	% 201.30
Feb 2015	% 197.70
Jan 2015	% 197.80

<< < 1 2 3 > >>



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# Vancouver Market Reports

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## Market Analysis and Forecasting Jan 1/16 East Surrey

East Surrey Sub areas Statistics - Dec 2015						
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Fraser Heights	8	1	40	100%	\$0	12.5%
Guildford	171	33	69	97%	-\$6,000	19.3%
Fleetwood Tynehead	100	27	42	98%	-\$7,900	27.0%
Panorama Ridge	8	1	30	100%	-\$900	12.5%
Sullivan Station	62	29	22	99%	-\$1,902	46.8%
<b>Total Activity</b>	<b>349</b>	<b>91</b>	<b>12</b>	<b>98%</b>	<b>-\$4,100</b>	<b>26%</b>

East Surrey List Price Ranges Statistics - Dec 2015						
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
\$0-\$200,000	63	11	79	97%	-\$4,900	17.5%
\$200,001-\$300,000	127	22	79	96%	-\$9,446	17.3%
\$300,001-\$400,000	120	41	27	99%	-\$2,900	34.2%
\$400,001 and more	39	17	23	100%	\$0	43.6%
<b>Total Activity</b>	<b>349</b>	<b>91</b>	<b>12</b>	<b>98%</b>	<b>-\$4,100</b>	<b>26%</b>

Jan 1 2016 **East Surrey Market Update** Attached Townhomes/ Condos  
**Current:** East Surrey is a Sellers Market with average listing inventory, a **26 %SOLD** rate and a 98% Sell/List Ratio.  
 (This means the discount on a sale from the original list price is averaging \$4,100)  
**Most Active Price Range:** Homes above \$400,000 **43.6 %SOLD** rate.  
**Least Active Price Range:** Homes between \$200,000 - \$300,000 have **17.3 %SOLD** rate.

**History:** The East Surrey's **Condos** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices are increased \$3,566.  
 The East Surrey's **Condos** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$2,140.  
 The East Surrey's **Townhouses** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$13,027.  
 The East Surrey's **Townhouses** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices are increased 17,458.  
 \*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

**Forecast:** Dec's listing inventory is 42% less than the same month last year. The 91 sales were out paced by the 83 new listings thus decreasing the listings supply next month. The Fraser Valley Markets were directly affected by the Hyper Active Vancouver Markets. The December Statistics shows major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 70 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$12,578 in the Fraser Valley Cities and \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)  
 We forecast this next surge of Off-shore buyers will be strong right upto the Chinese New Year this coming February 8. We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment.. do contactus for your own analysis and forecast.

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change
Total Listings** (A,S,T,C,X)	604	408	349		-59
Active Listings (1st of the month)	482	309	251	183	-68
Solds	70	101	91		-10
Days on Market (DOM)	48	22	12		-10
%SOLD (Sales/ Listings /mnlthly rate)	12%	25%	26%		1%
Condos (Top 50%) Home Price Index HPIp	\$234,140	\$234,479	\$237,707		\$3,227
Condos (Lower 50%) Home Price Index HPIp	\$156,691	\$158,623	\$158,831		\$208
Twnhs (Top 50%) Home Price Index HPIp	\$371,073	\$377,872	\$384,100		\$6,228
Twnhs (Lower 50%) Home Price Index HPIp	\$247,603	\$264,203	\$265,061		\$858

**Biography:** I have been licensed since 1983. I was the first salesperson to join Re/Max when it came to the Fraser Valley. Prior to becoming a Realtor I spent 15 years operating Heavy Equipment. I have experience in Land assembly and have personally developed my own subdivision (39 lots) I have experience in buying and selling farms as well as commercial real-estate as well as residential homes.

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

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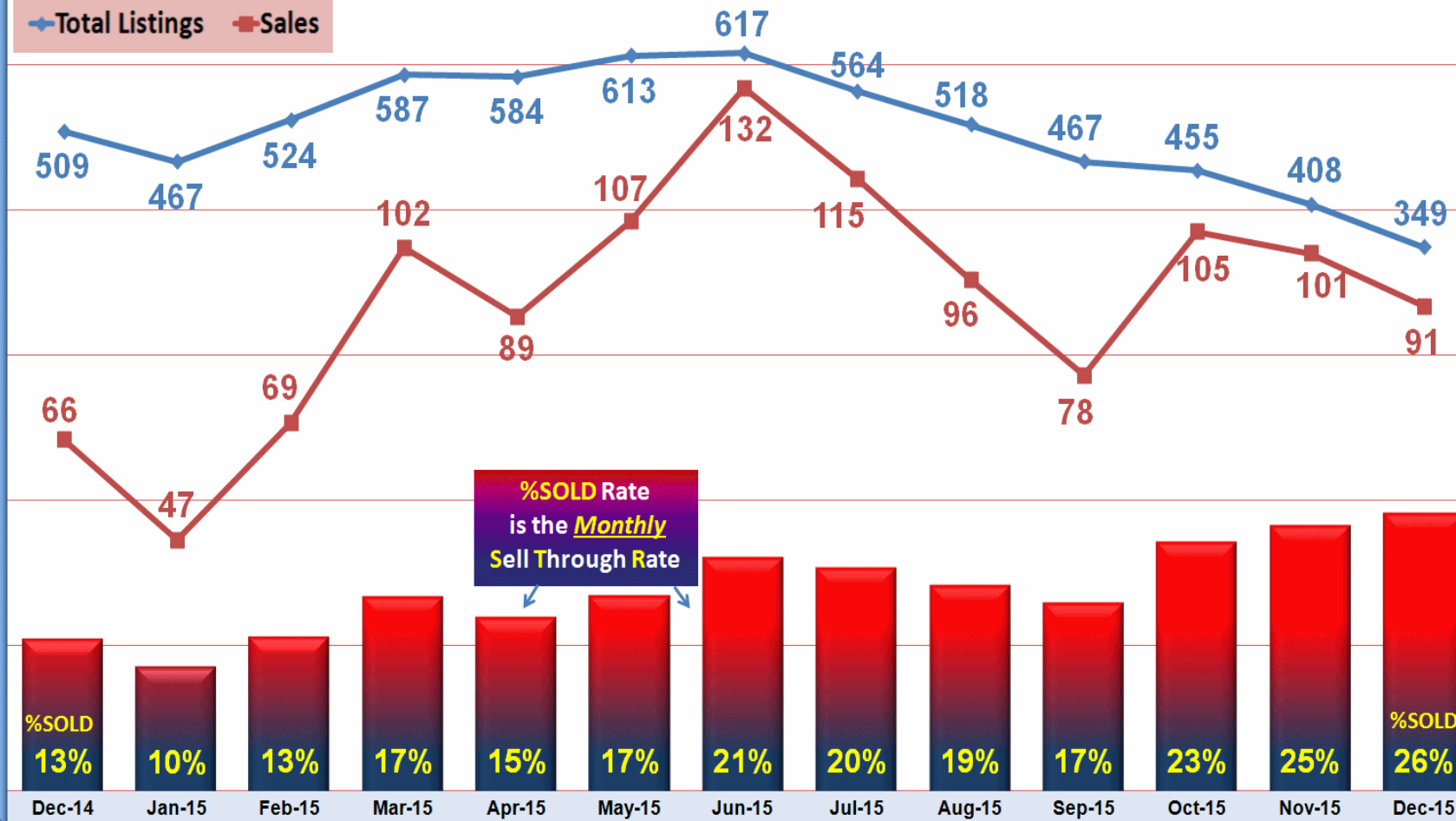
Market Analysis and Forecasting

Jan 1/16

East Surrey

Attached Townhomes/ Condos East Surrey 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 Jan 1/16 East Surrey

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

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

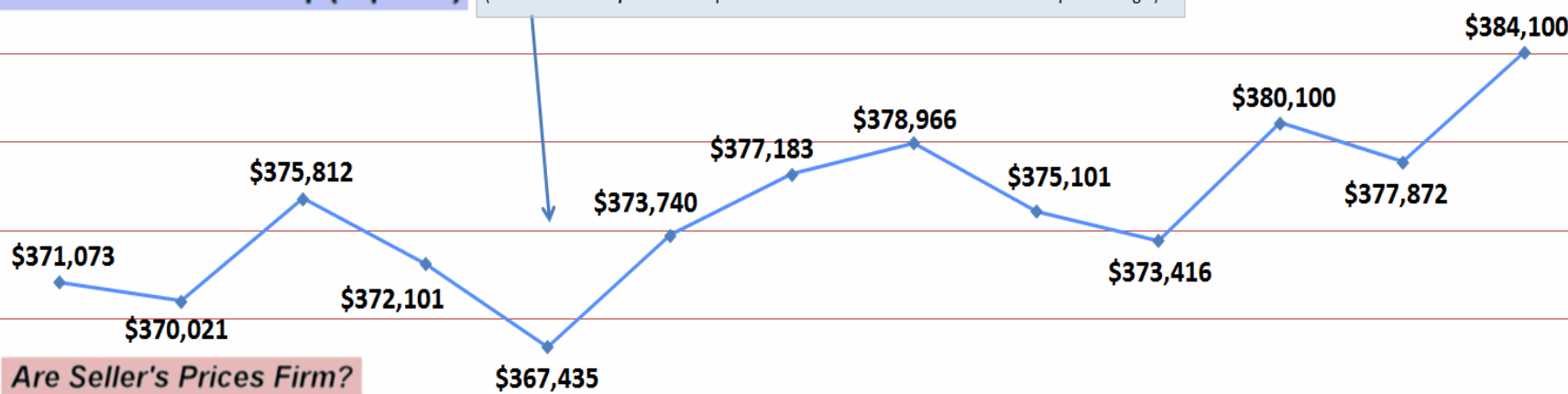


Townhouses

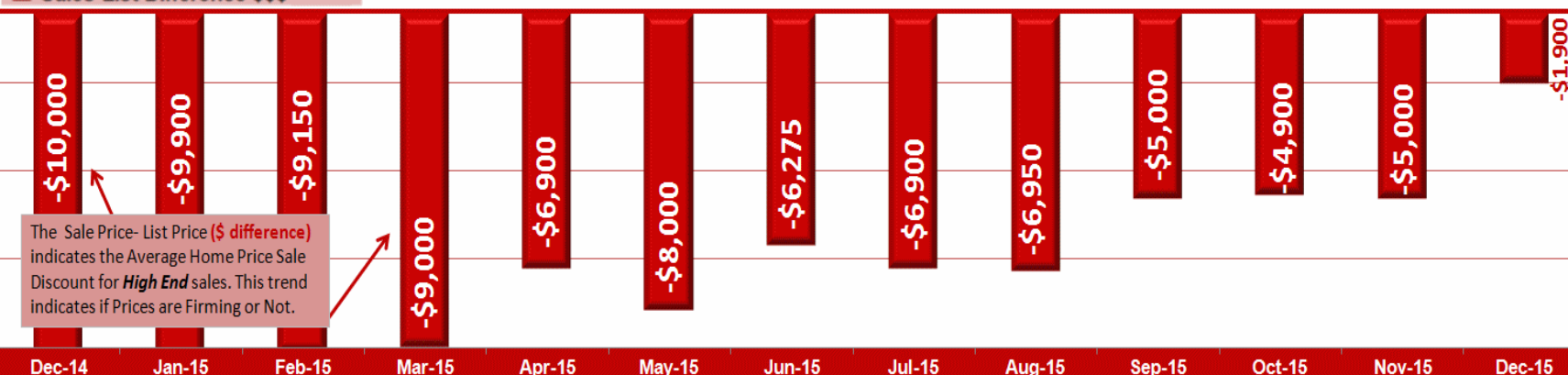
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Sale Price - Original List Price ( \$ \$ difference)

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Home Price Index → HPIp (Top 50%)

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Townhouses

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



Townhouses

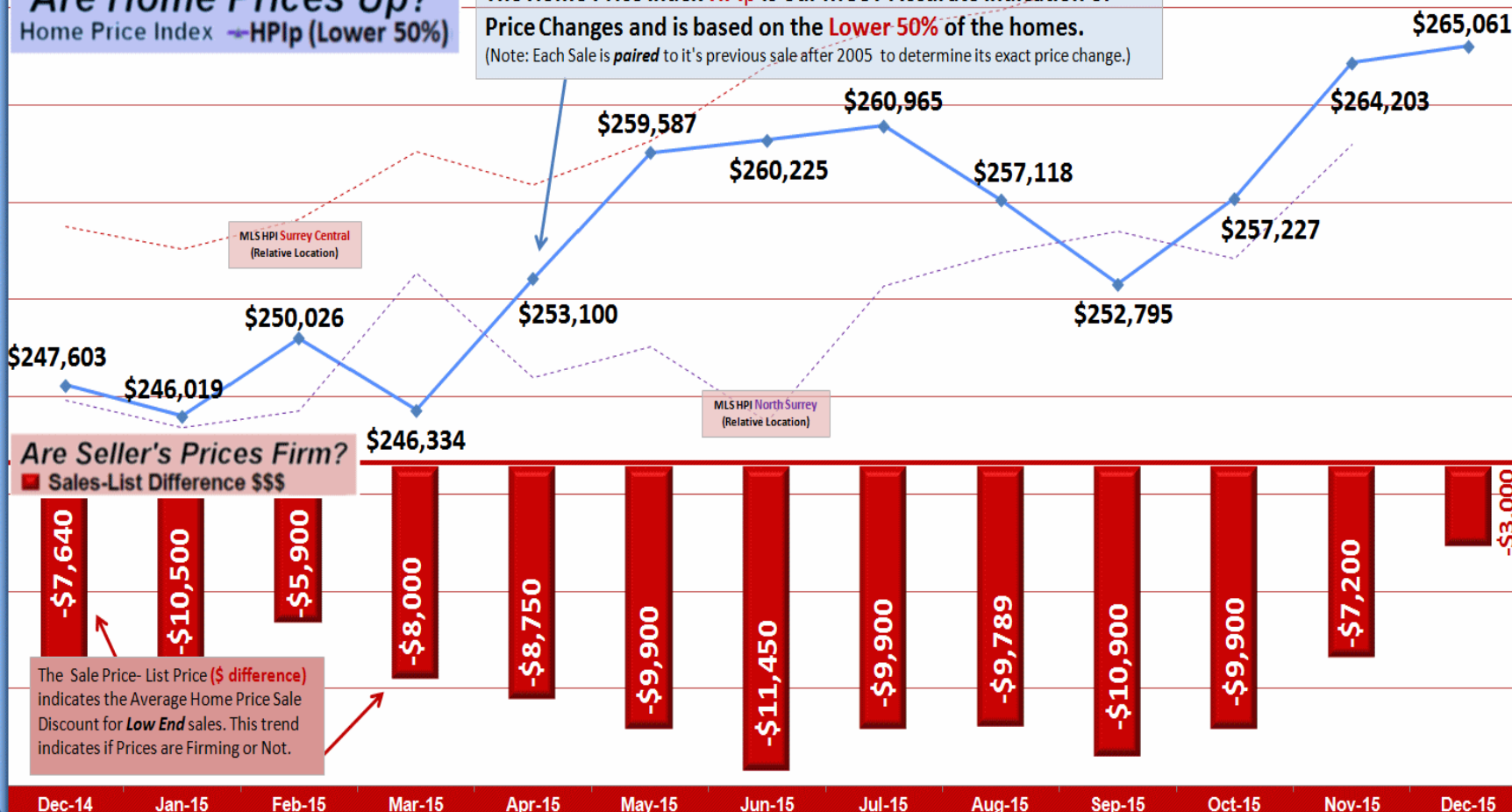
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Market Analysis and Forecasting

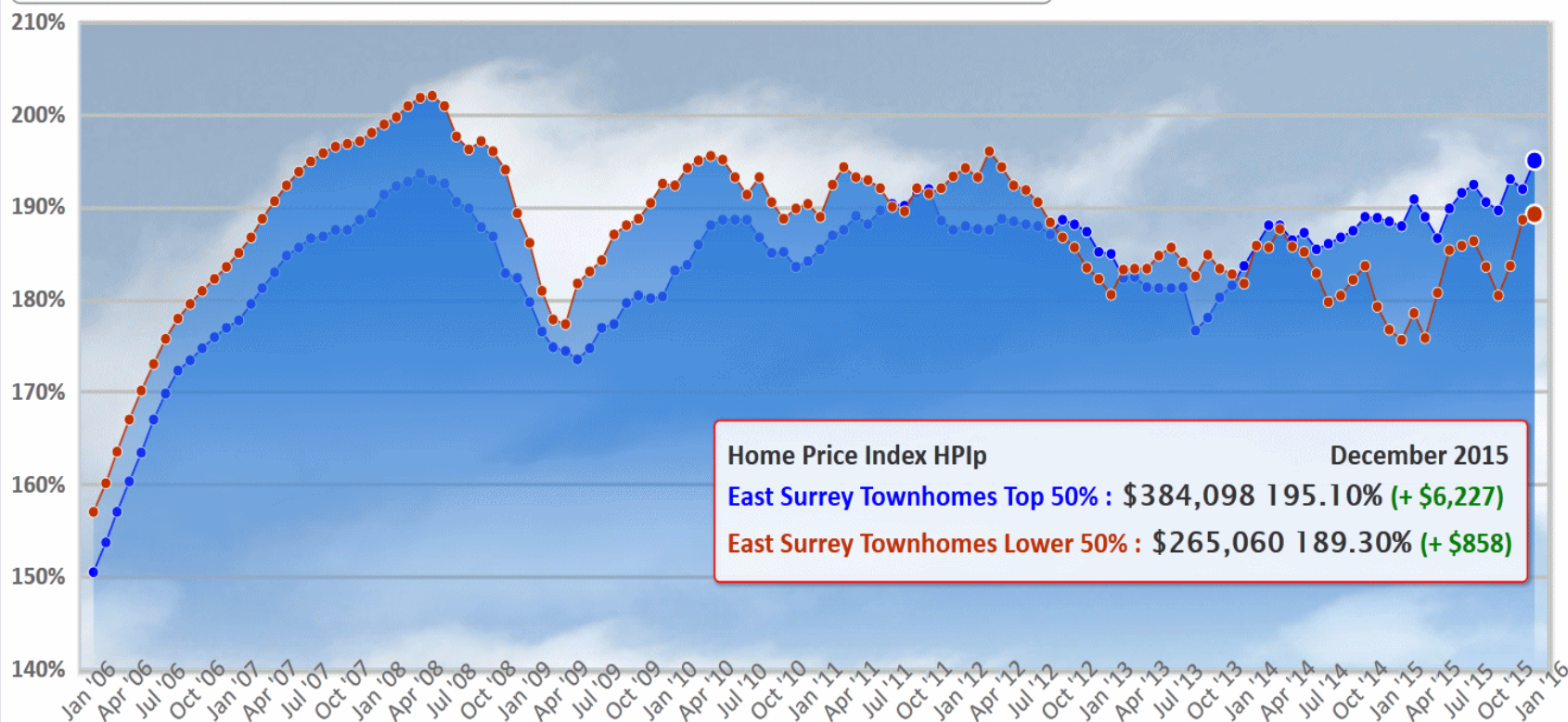
Jan 1/16

East Surrey

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
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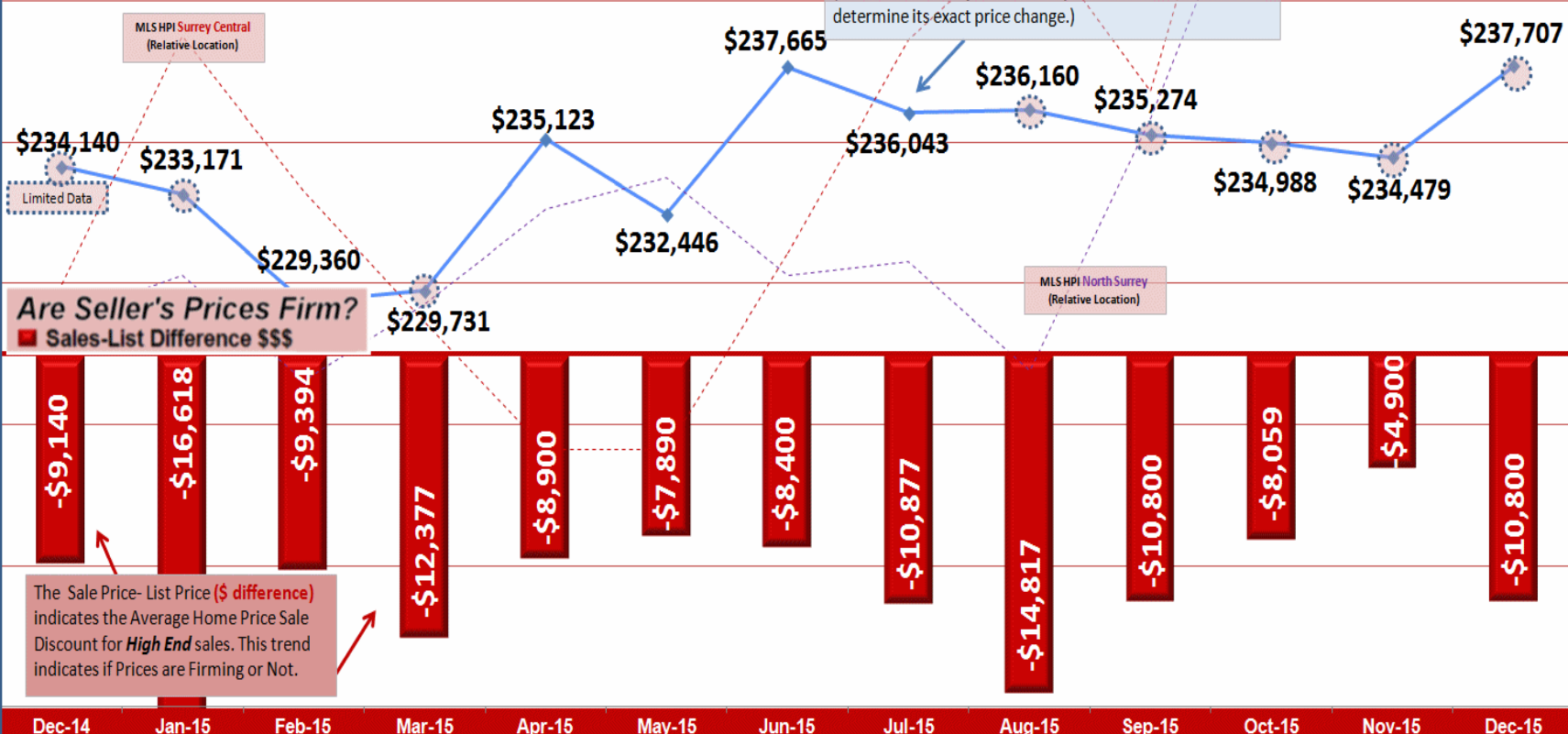


Condominiums

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Market Analysis and Forecasting Jan 1/16 East Surrey

Attached East 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)



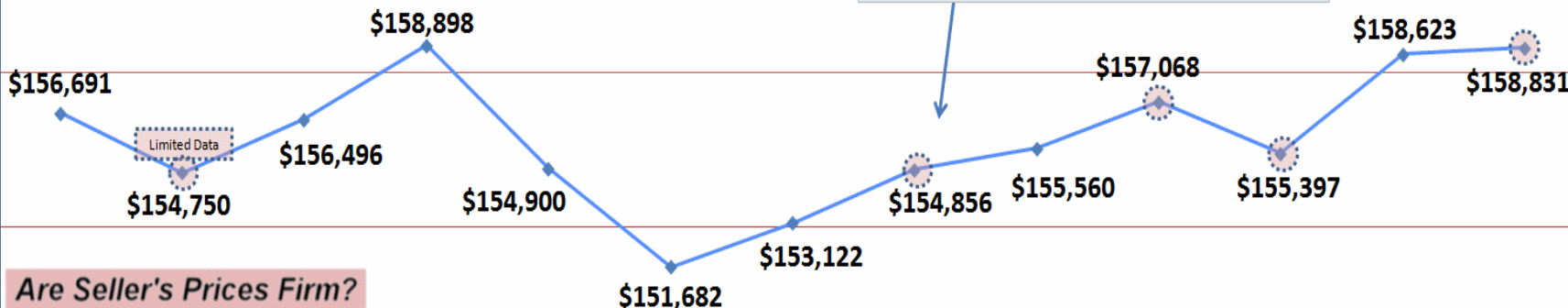
Townhouses

## Sales Discount \$\$

Sale Price - Original List Price (\$ difference)

### Are Home Prices Up?

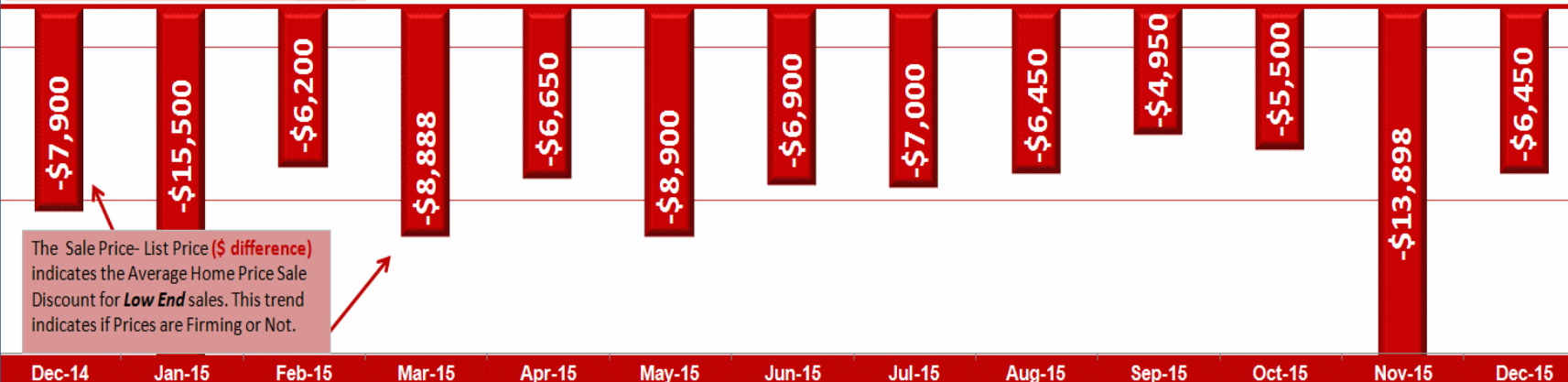
Home Price Index → HPIp (Lower 50%)



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

### Are Seller's Prices Firm?

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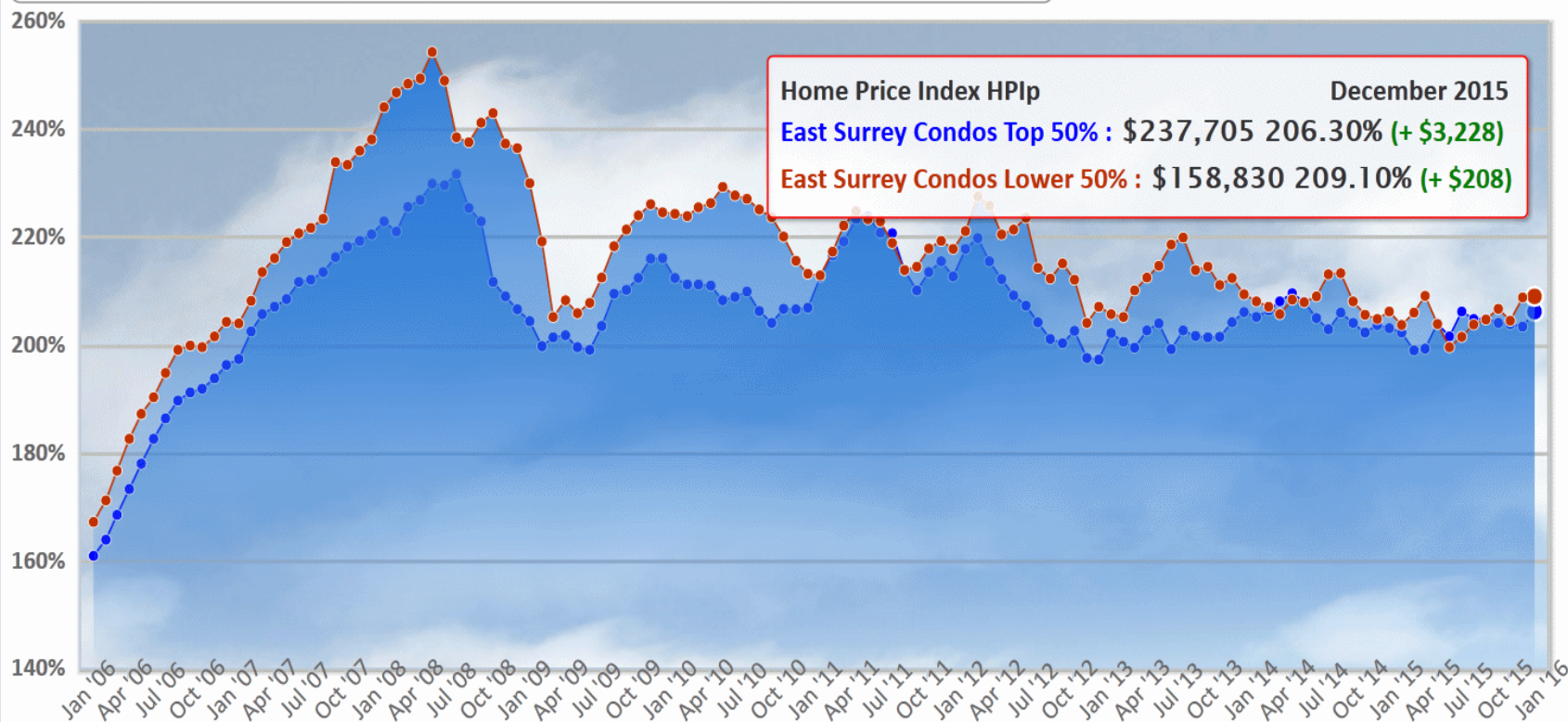
Jan 1/16

East Surrey

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



Monthly Home values

Date	Value
Dec 2015	% 206.30
Nov 2015	% 203.50
Oct 2015	% 204.00
Sep 2015	% 204.20
Aug 2015	% 205.00
Jul 2015	% 204.90
Jun 2015	% 206.30
May 2015	% 201.70
Apr 2015	% 204.10
Mar 2015	% 199.40
Feb 2015	% 199.10
Jan 2015	% 202.40

<< < 1 2 3 > >>

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## Market Analysis and Forecasting Jan 1/16 West Surrey

West Surrey Sub areas Statistics - Dec 2015						
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Bridgeview	4	0	69			0.0%
Bolivar Heights	14	2	157	96%	-\$7,200	14.3%
Royal Heights	1	0	10			0.0%
Cedar Hills	13	1	55	107%	\$8,600	7.7%
Whalley	357	35	92	96%	-\$6,880	9.8%
Queen Mary Park Su	84	17	90	97%	-\$9,900	20.2%
Bear Creek Green Ti	17	1	96	98%	-\$5,900	5.9%
West Newton	154	18	77	98%	-\$4,450	11.7%
East Newton	99	13	60	97%	-\$8,800	13.1%
<b>Total Activity</b>	<b>743</b>	<b>87</b>	<b>38</b>	<b>97%</b>	<b>-\$6,400</b>	<b>12%</b>

West Surrey List Price Ranges Statistics - Dec 2015						
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
\$0-\$200,000	225	27	77	97%	-\$4,900	12.0%
\$200,001-\$300,000	327	34	90	96%	-\$9,900	10.4%
\$300,001-\$400,000	136	19	65	98%	-\$6,900	14.0%
\$400,001 and more	55	7	60	99%	-\$4,000	12.7%
<b>Total Activity</b>	<b>743</b>	<b>87</b>	<b>38</b>	<b>97%</b>	<b>-\$6,400</b>	<b>12%</b>

Jan1 2016 West Surrey Market Update Attached Townhomes/ Condos

**Current:** West Surrey is a Stable Market with average listing inventory, a **12 %SOLD** rate and a 97% Sell/List Ratio.

(This means the discount on a sale from the original list price is averaging \$6,400)

Most Active Price Range: Homes between \$300,000 - \$400,000 have **14.0 %SOLD** rate.

**History:** The West Surrey's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$5,360.

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

**HPIp (Lower 50%)** shows that prices increased \$7,201.

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

**HPIp (Top 50%)** shows that prices increased \$24,610.

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

**HPIp (Lower 50%)** shows that prices increased \$20,085.

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

**Forecast:** Current months listing inventory is 17% less than the same month last year. The 87 sales were out paced by the 93 new listings thus increasing the listings supply next month.

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change
Total Listings** (A,S,T,C,X)	899	867	743		-124
Active Listings (1st of the month)	785	713	638	470	-168
Solds	64	109	87		-22
Days on Market (DOM)	62	40	38		-2
%SOLD (Sales/ Listings /mntly rate)	7%	13%	12%		-1%
<b>Condos (Top 50%) Home Price Index HPIp</b>	\$229,446	\$230,602	\$234,806		\$4,204
<b>Condos (Lower 50%) Home Price Index HPIp</b>	\$152,695	\$156,100	\$159,895		\$3,795
<b>Twnhs (Top 50%) Home Price Index HPIp</b>	\$334,472	\$353,098	\$359,082		\$5,984
<b>Twnhs (Lower 50%) Home Price Index HPIp</b>	\$228,575	\$245,942	\$248,660		\$2,718

**Biography:** I have been licensed since 1983. I was the first salesperson to join Re/Max when it came to the Fraser Valley. Prior to becoming a Realtor I spent 15 years operating Heavy Equipment.

I have experience in Land assembly and have personally developed my own subdivision (39 lots) I have experience in buying and selling farms as well as commercial real-estate as well as residential homes.

The Fraser Valley Markets were directly affected by the Hyper Active Vancouver Markets. The December Statistics shows major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 70 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$12,578 in the Fraser Valley Cities and \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

We forecast this next surge of Off-shore buyers will be strong right upto the Chinese New Year this coming February 8. We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment .. do contact us for your own analysis and forecast.

**Analytical Methods:** The West Surrey represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the **Condos** and **Townhouse** markets into two parts with the **West Surrey HPIp Top 50%** representing the higher end sales and the **West Surrey HPIp Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time. Note: For a more accurate price change for your home request a Comparative Market Analysis.

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

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



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# Vancouver Market Reports

Statistics, on the Web!

attached homes



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Market Analysis and Forecasting

Jan 1/16

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

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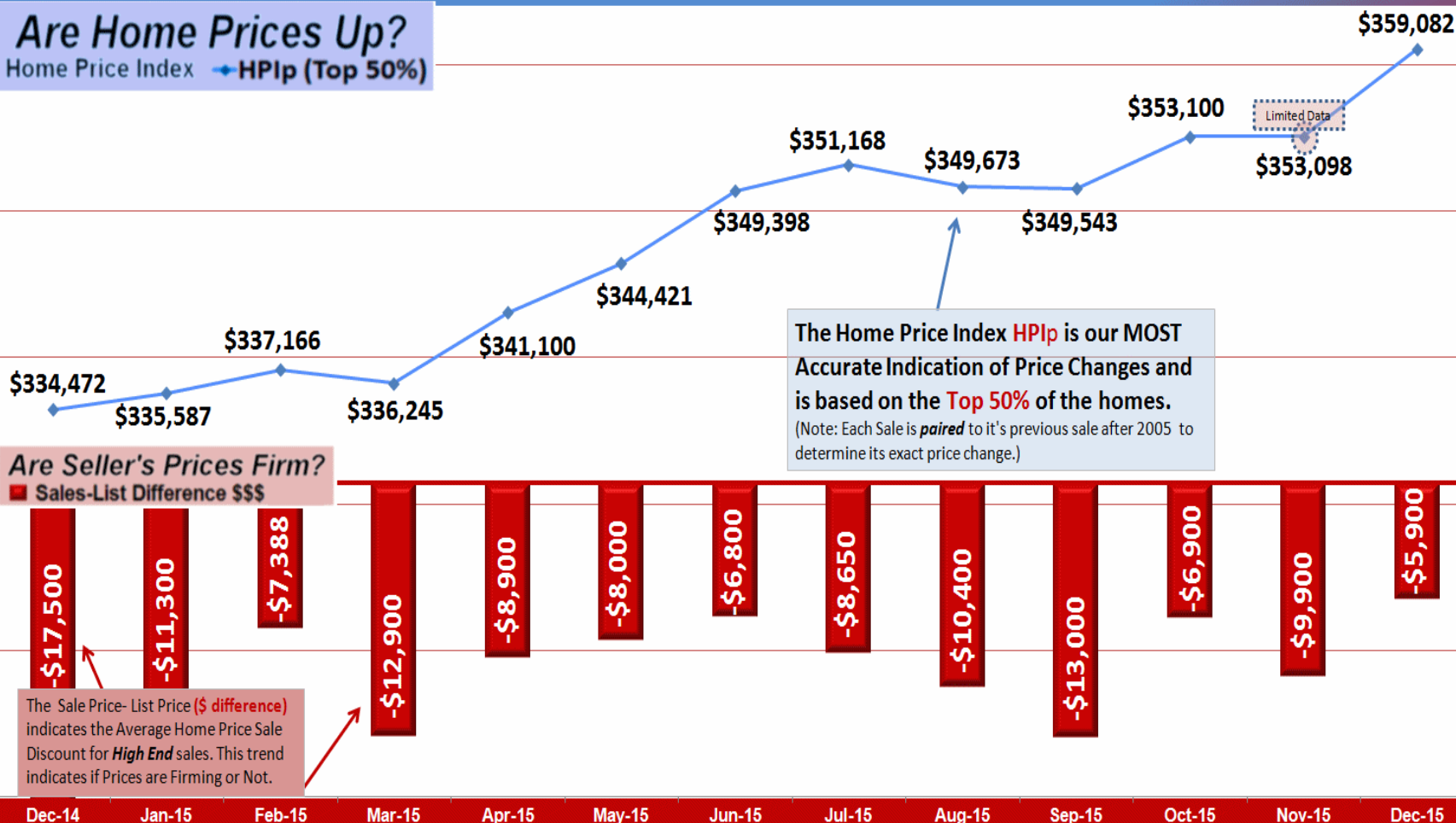


Market Analysis and Forecasting Jan 1/16 West Surrey

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)

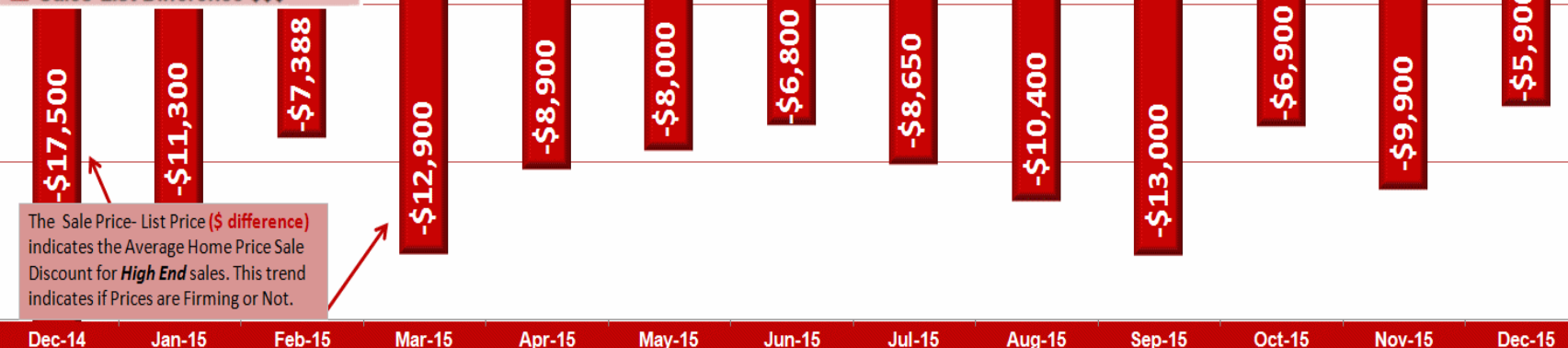
## Are Home Prices Up?

Home Price Index → HPIp (Top 50%)



## Are Seller's Prices Firm?

Sales-List Difference \$\$\$



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



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

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Market Analysis and Forecasting

Jan 1/16

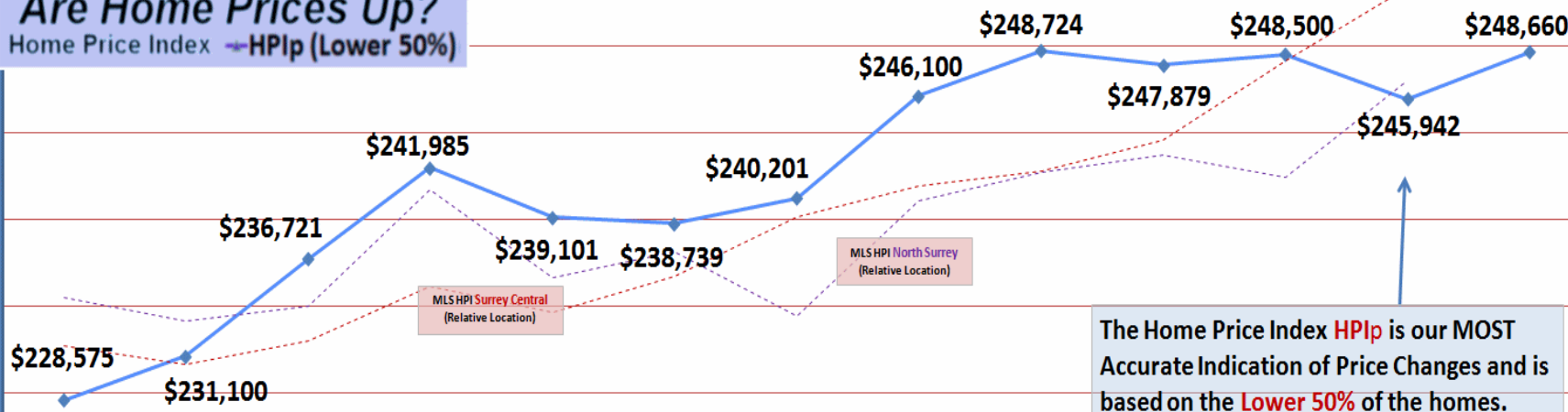
West Surrey

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)

## Are Home Prices Up?

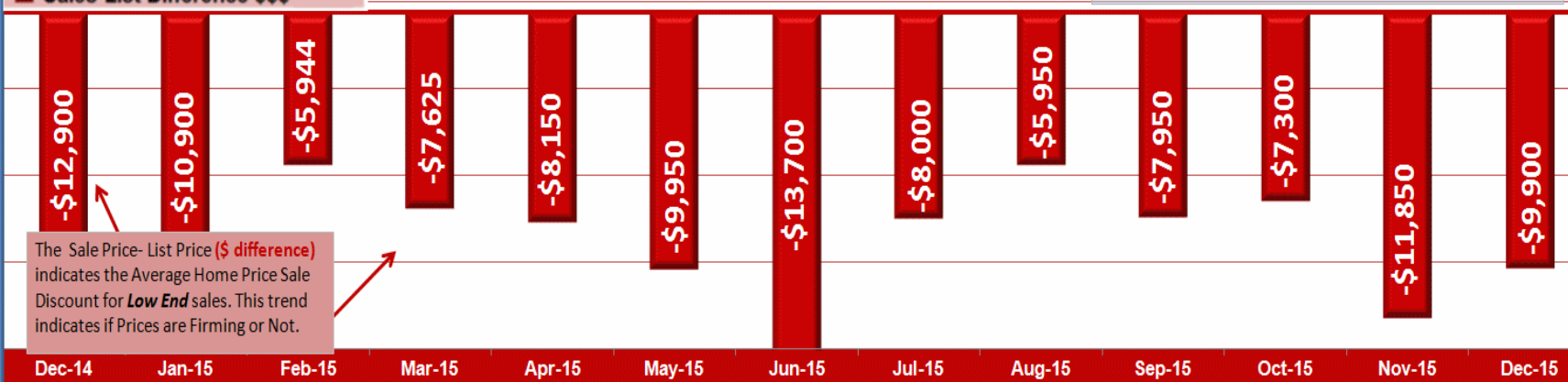
Home Price Index → HPIp (Lower 50%)



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

## 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.



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



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Market Analysis and Forecasting

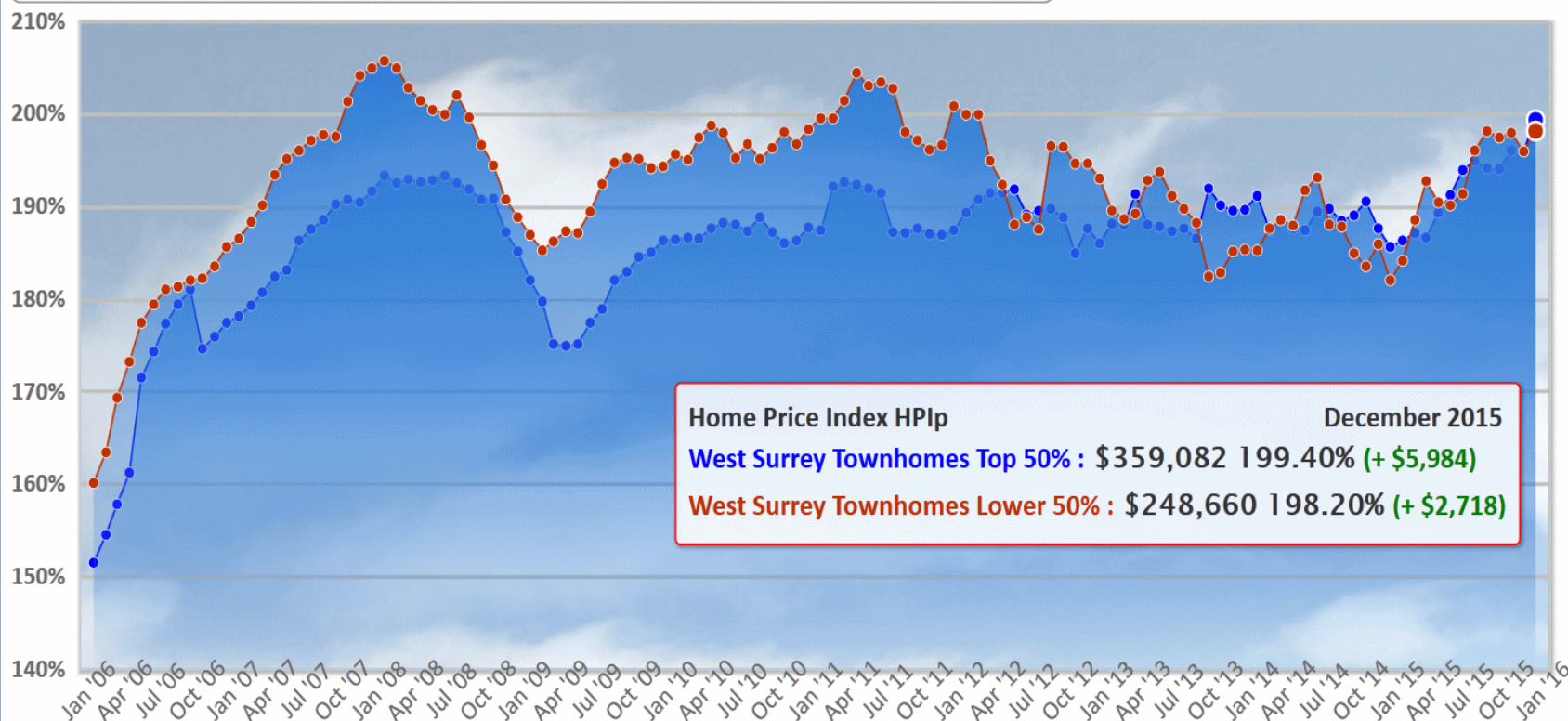
Jan 1/16

West Surrey

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Dec 2015	% 199.40
Nov 2015	% 196.10
Oct 2015	% 196.10
Sep 2015	% 194.10
Aug 2015	% 194.20
Jul 2015	% 195.00
Jun 2015	% 194.00
May 2015	% 191.30
Apr 2015	% 189.40
Mar 2015	% 186.70
Feb 2015	% 187.20
Jan 2015	% 186.40

<< < 1 2 3 > >>

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Market Analysis and Forecasting Jan 1/16 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)

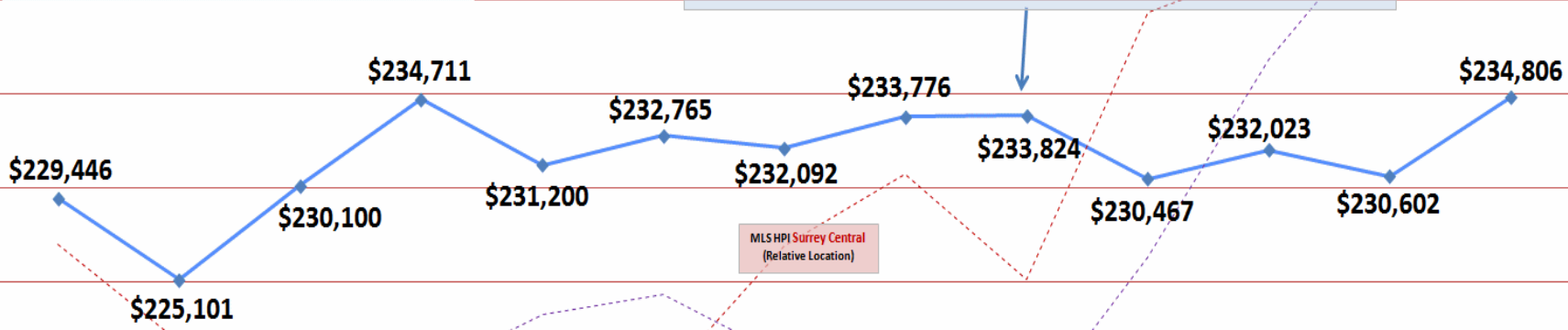


Condominiums

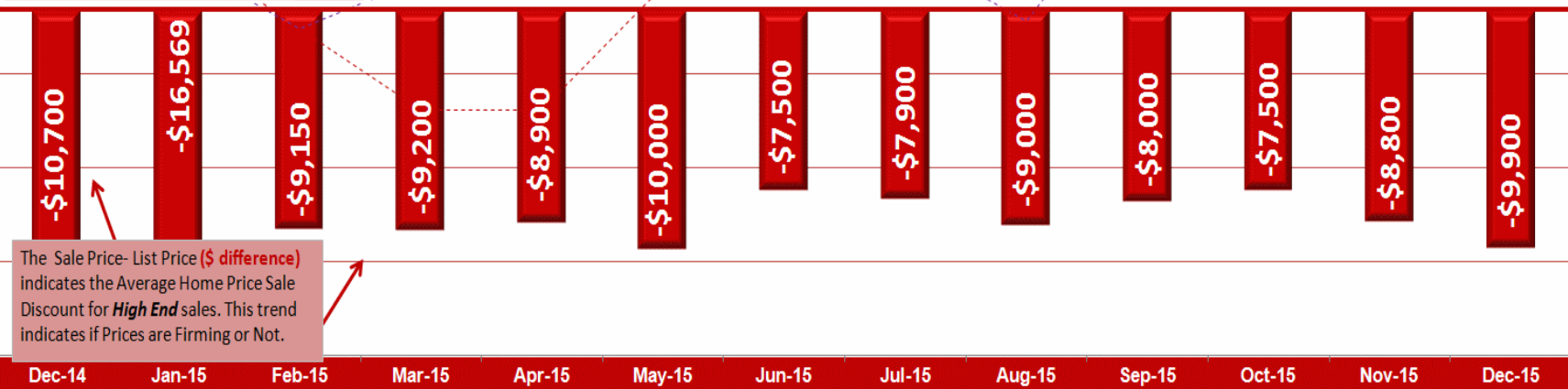
Sales Discount \$\$  
Sale Price - Original List Price (\$\$ difference)

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

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



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



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



Condominiums

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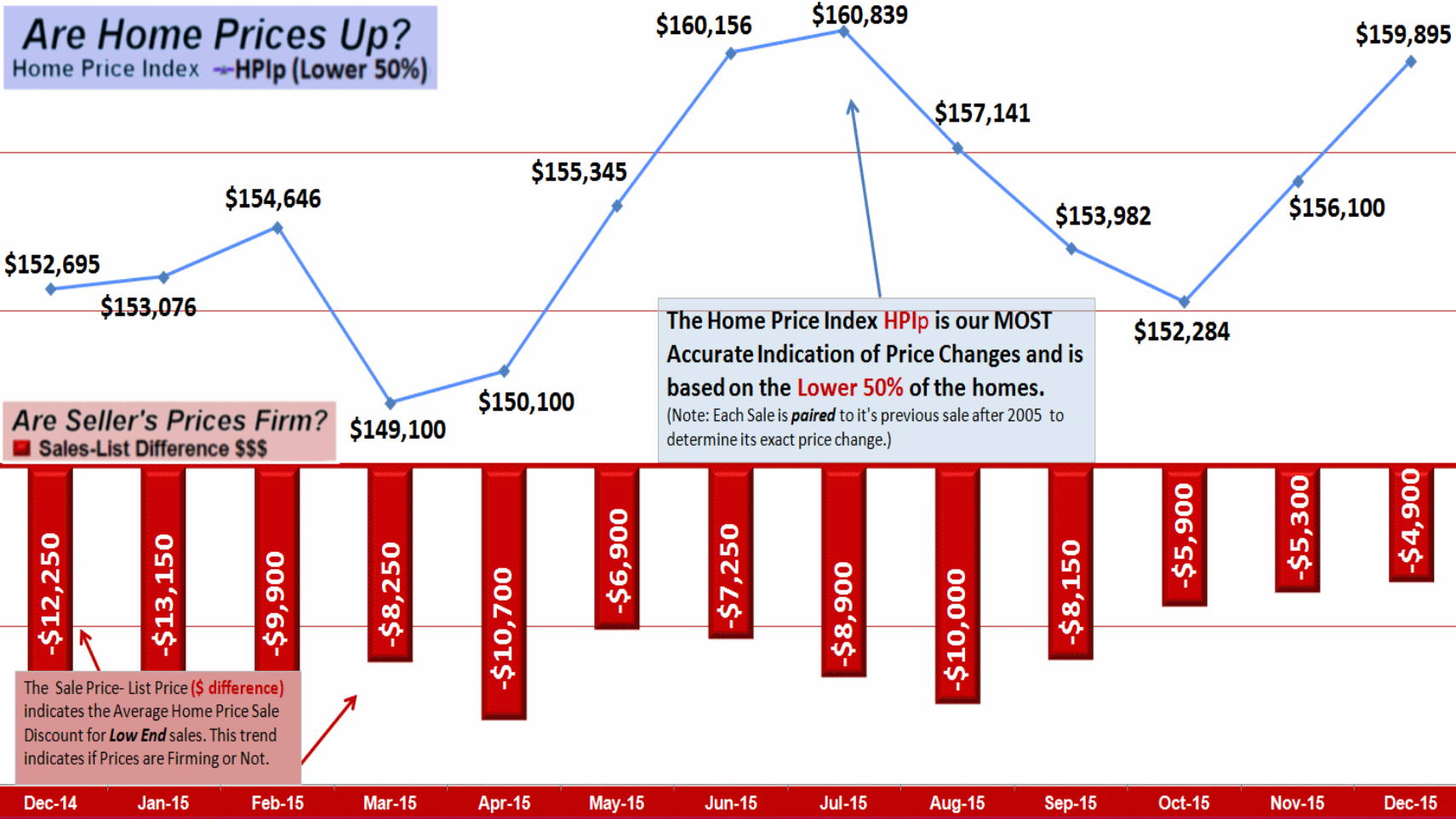
Market Analysis and Forecasting Jan 1/16 West Surrey

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)

Townhouses

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



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

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

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

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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Market Analysis and Forecasting

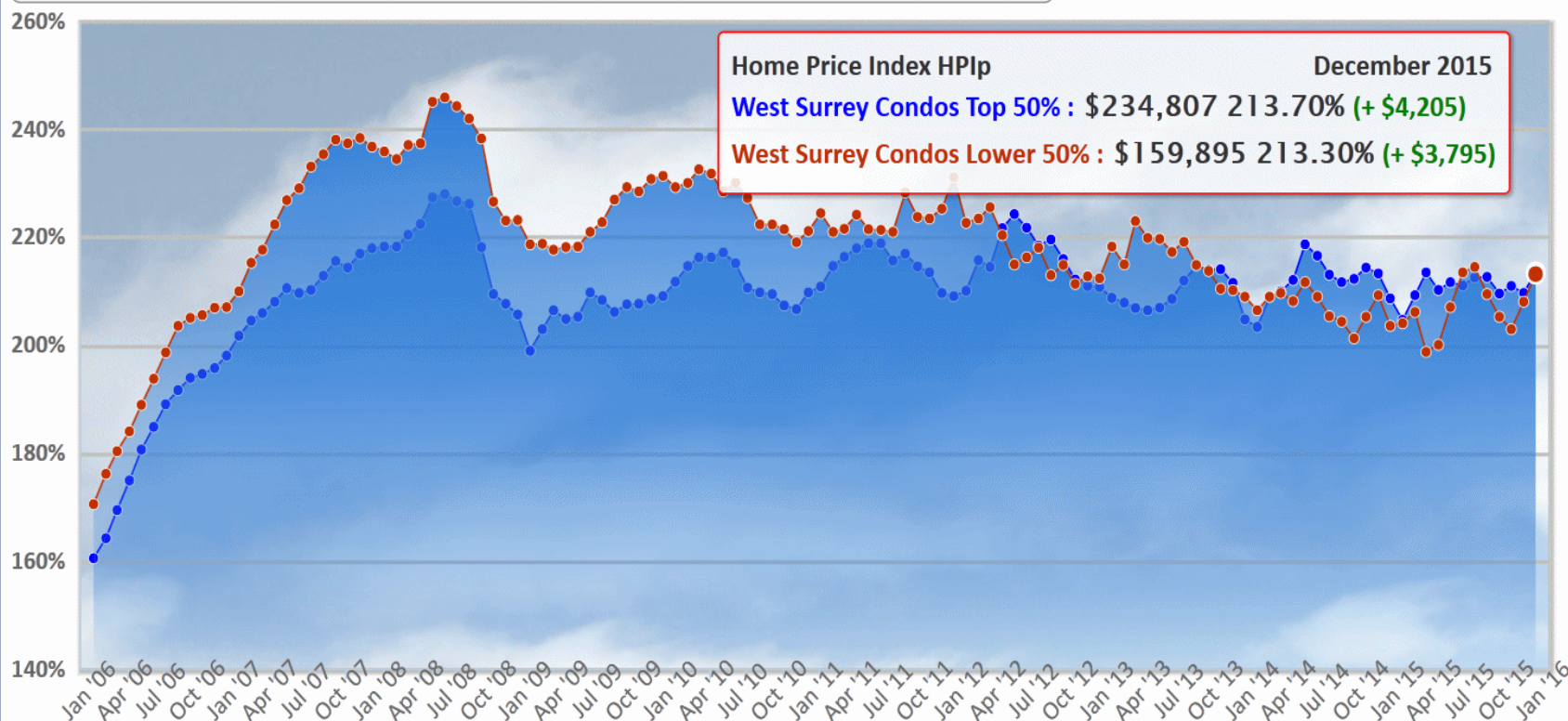
Jan 1/16

West Surrey

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Dec 2015	% 213.70
Nov 2015	% 209.80
Oct 2015	% 211.10
Sep 2015	% 209.70
Aug 2015	% 212.80
Jul 2015	% 212.70
Jun 2015	% 211.20
May 2015	% 211.80
Apr 2015	% 210.40
Mar 2015	% 213.60
Feb 2015	% 209.40
Jan 2015	% 204.80

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# Vancouver Market Reports

attached homes

Statistics, on the Web!



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## Market Analysis and Forecasting Jan 1/16 Langley, Cloverdale

Langley, Cloverdale Sub areas Statistics - Dec 2015						
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	% SOLD
Cloverdale BC	104	28	46	98%	-\$5,750	26.9%
Clayton	76	24	42	99%	-\$2,400	31.6%
Murrayville	23	9	29	100%	\$0	39.1%
Salmon River	7	1	69	90%	-\$35,000	14.3%
Brookwood Langley	0	0				0.0%
Aldergrove Langley	17	4	70	100%	\$0	23.5%
Langley City	141	31	68	97%	-\$7,500	22.0%
<b>Total Activity</b>	<b>368</b>	<b>97</b>	<b>22</b>	<b>98%</b>	<b>-\$4,900</b>	<b>26%</b>

Langley, Cloverdale List Price Ranges Statistics - Dec 2015						
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	% SOLD
0-\$200,000	109	23	76	96%	-\$7,900	21.1%
\$200,001-\$300,000	147	29	62	98%	-\$4,900	19.7%
\$300,001-\$400,000	83	36	27	99%	-\$3,517	43.4%
\$400,001 and more	29	9	36	99%	-\$4,900	31.0%
<b>Total Activity</b>	<b>368</b>	<b>97</b>	<b>22</b>	<b>98%</b>	<b>-\$4,900</b>	<b>26%</b>

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change
Total Listings** (A,S,T,C,X)	553	438	368		-70
Active Listings	467	343	287	212	-75
Solds	61	114	97		-17
Days on Market (DOM)	43	21	22		2
%SOLD (Sales/ Listings /mthly rate)	11%	26%	26%		0%
Condos (Top 50%) Home Price Index HPIp	\$236,051	\$247,100	\$251,453		\$4,353
Condos (Lower 50%) Home Price Index HPIp	\$167,283	\$176,320	\$174,101		-\$2,219
Twnhs (Top 50%) Home Price Index HPIp	\$387,397	\$410,100	\$416,334		\$6,234
Twnhs (Lower 50%) Home Price Index HPIp	\$262,495	\$274,394	\$280,100		\$5,706

Jan 1 2016 Langley, Cloverdale Market Update (Attached)

**Current:** Langley, Cloverdale is in a Sellers Market with average listing inventories, a **26% SOLD** rate and a 98% Sell/List Ratio.  
 (This means that there is an average of a \$4,990 discount on a sale from the original list price)  
**Most Active Price Range:** Attached homes between \$300,000 - \$400,000 have **43.4% SOLD** rate and is in a Sellers Market.  
**Least Active Price Range:** Attached homes between \$200,000 - \$300,000 have **19.7% SOLD** rate.

**History:** The Langley, Cloverdale's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$15,401.  
 The Langley, Cloverdale's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$6,818.  
 The Langley, Cloverdale's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$28,937.  
 The Langley, Cloverdale's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$17,605.  
 \*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

**Forecast:** The total Listing Inventories are 33% less than the same month in 2014. We project Langley, Cloverdale Attached to be a continued sellers market.

**Biography:** I have been licensed since 1983. I was the first salesperson to join Re/Max when it came to the Fraser Valley. Prior to becoming a Realtor I spent 15 years operating Heavy Equipment. I have experience in Land assembly and have personally developed my own subdivision (39 lots) I have experience in buying and selling farms as well as commercial real-estate as well as residential homes.

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

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attached homes



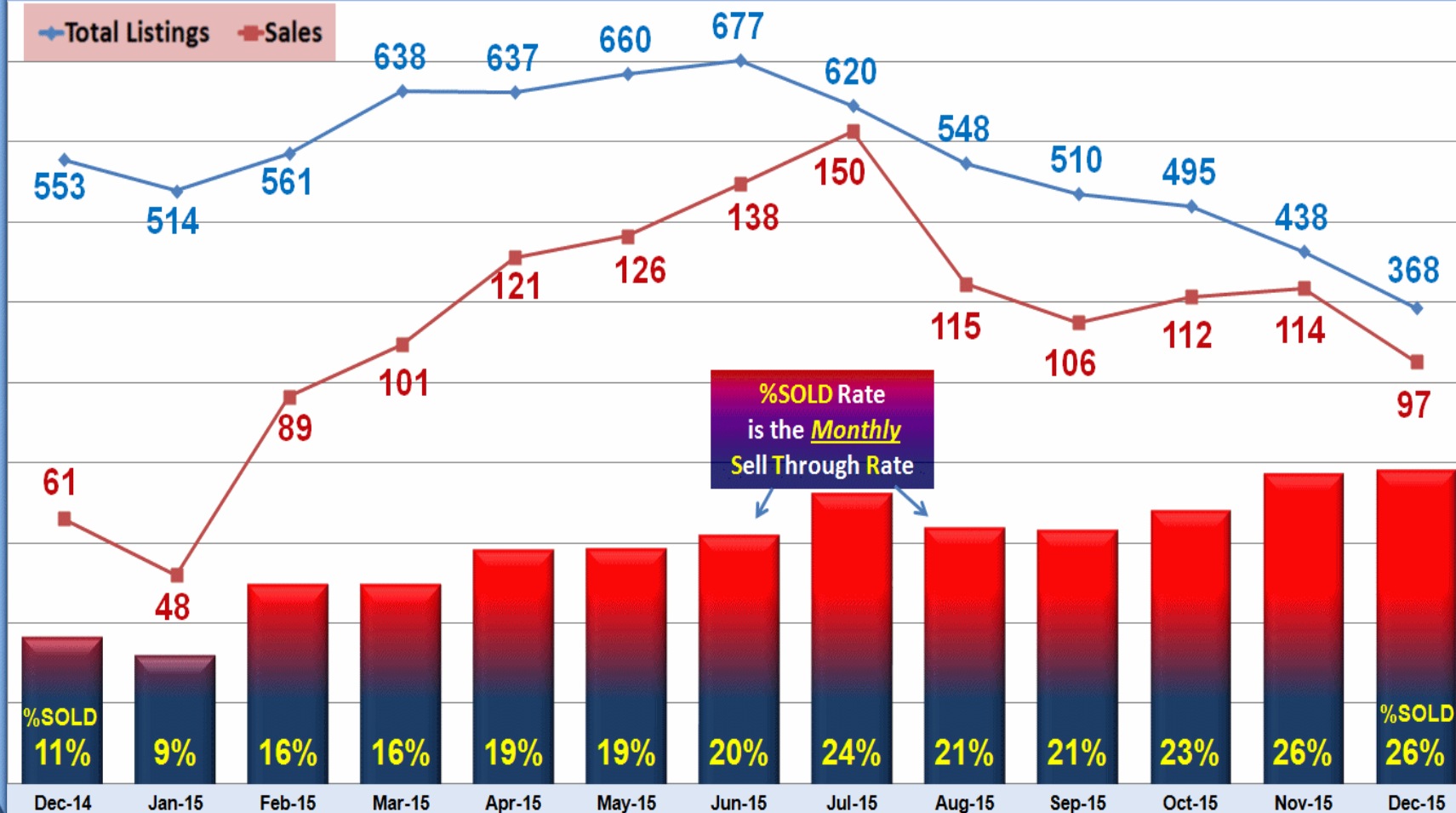
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Market Analysis and Forecasting Jan 1/16 Langley, Cloverdale

Attached Langley, Cloverdale Total Listings \*\*, Sales, and %SOLD Rates

Sales / Listings  
Monthly Totals



Attached

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

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



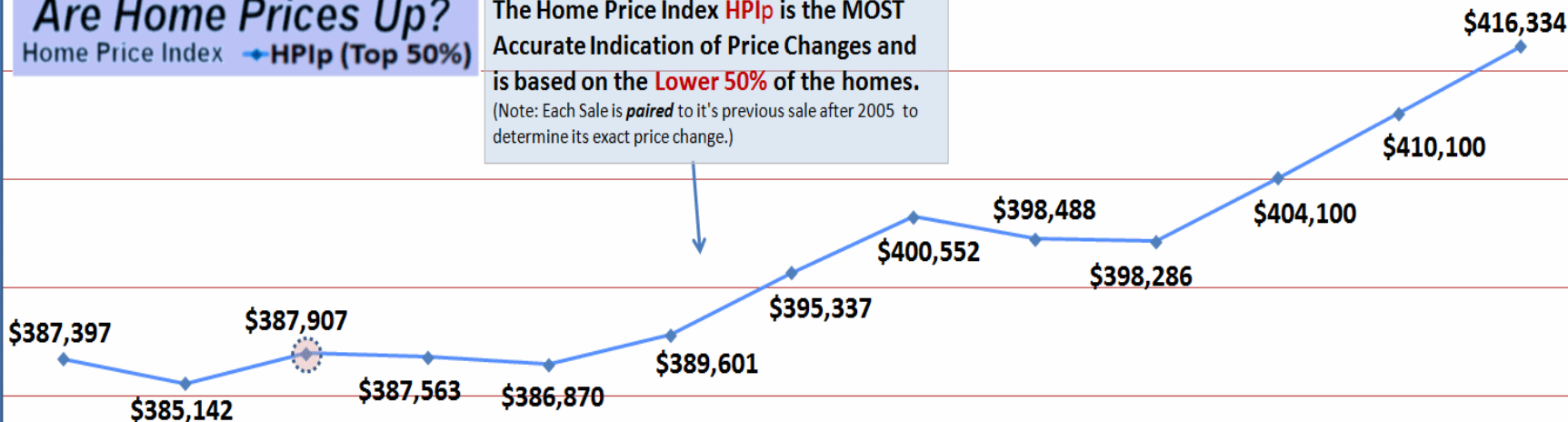
Townhouses

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

## Are Home Prices Up?

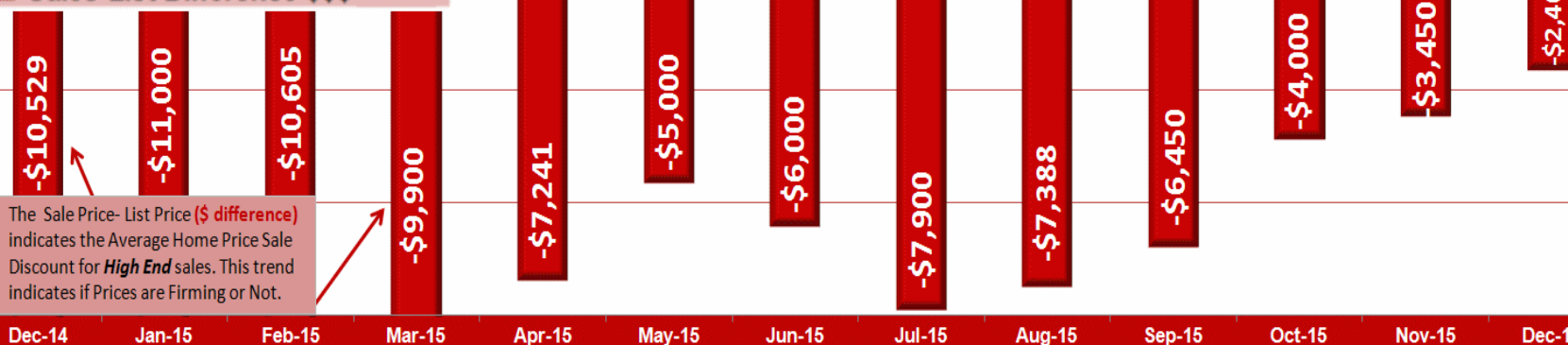
Home Price Index → HPIp (Top 50%)

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



## Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



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



Townhouses

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Market Analysis and Forecasting Jan 1/16 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)

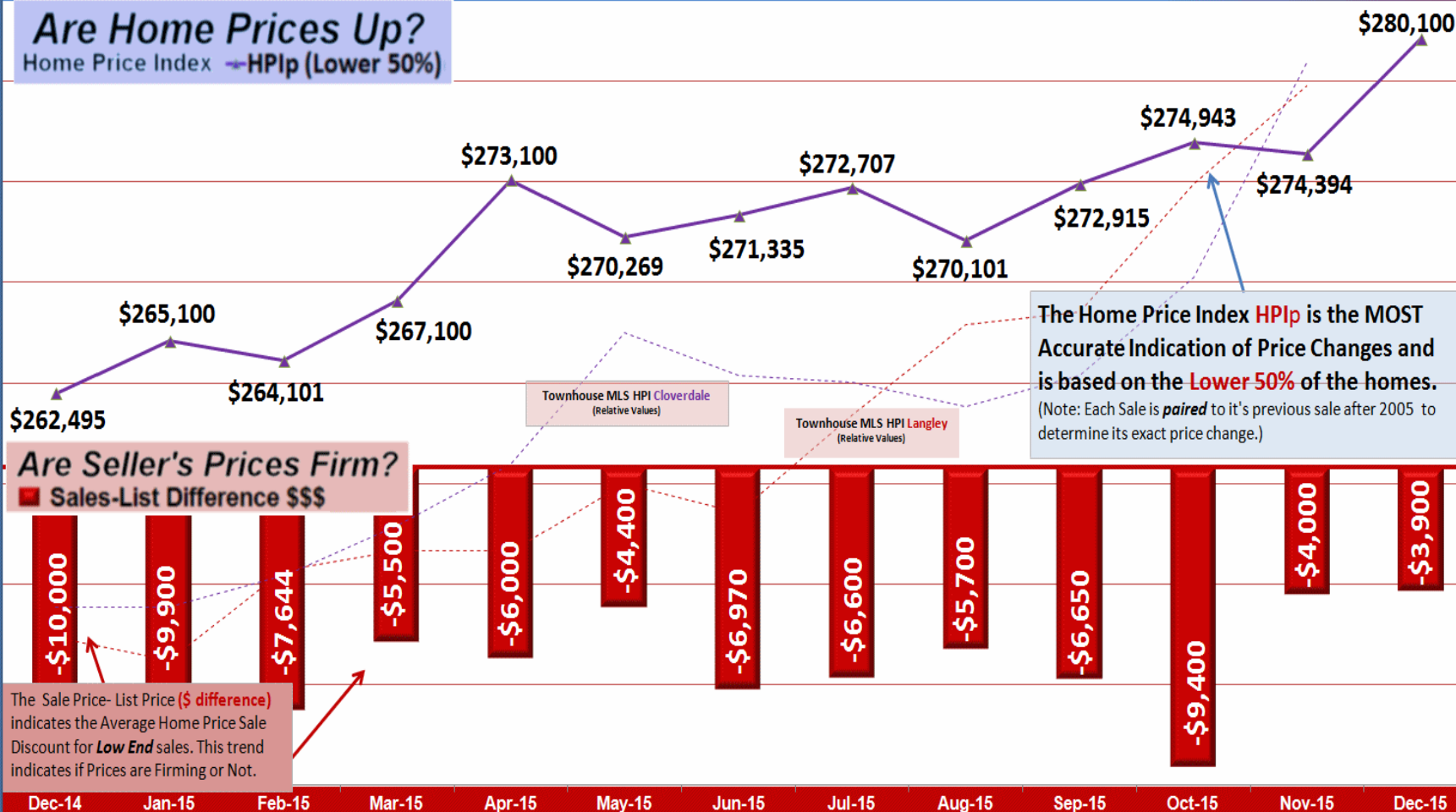
Home Price Changes  
(Home Price Index Paired sales from 2005)



Townhouses

## Are Home Prices Up?

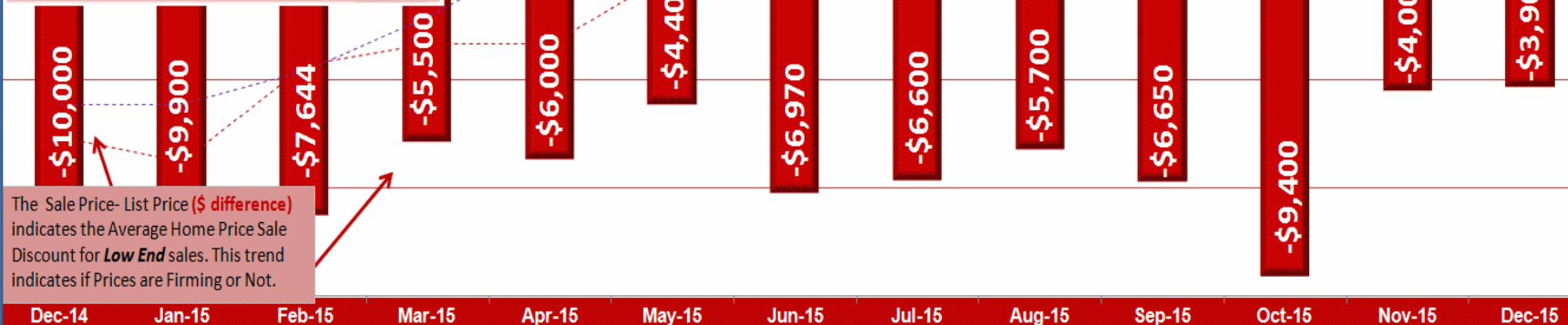
Home Price Index → HPIp (Lower 50%)



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## 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.

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



Townhouses

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

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# Vancouver Market Reports

Statistics, on the Web!

attached homes



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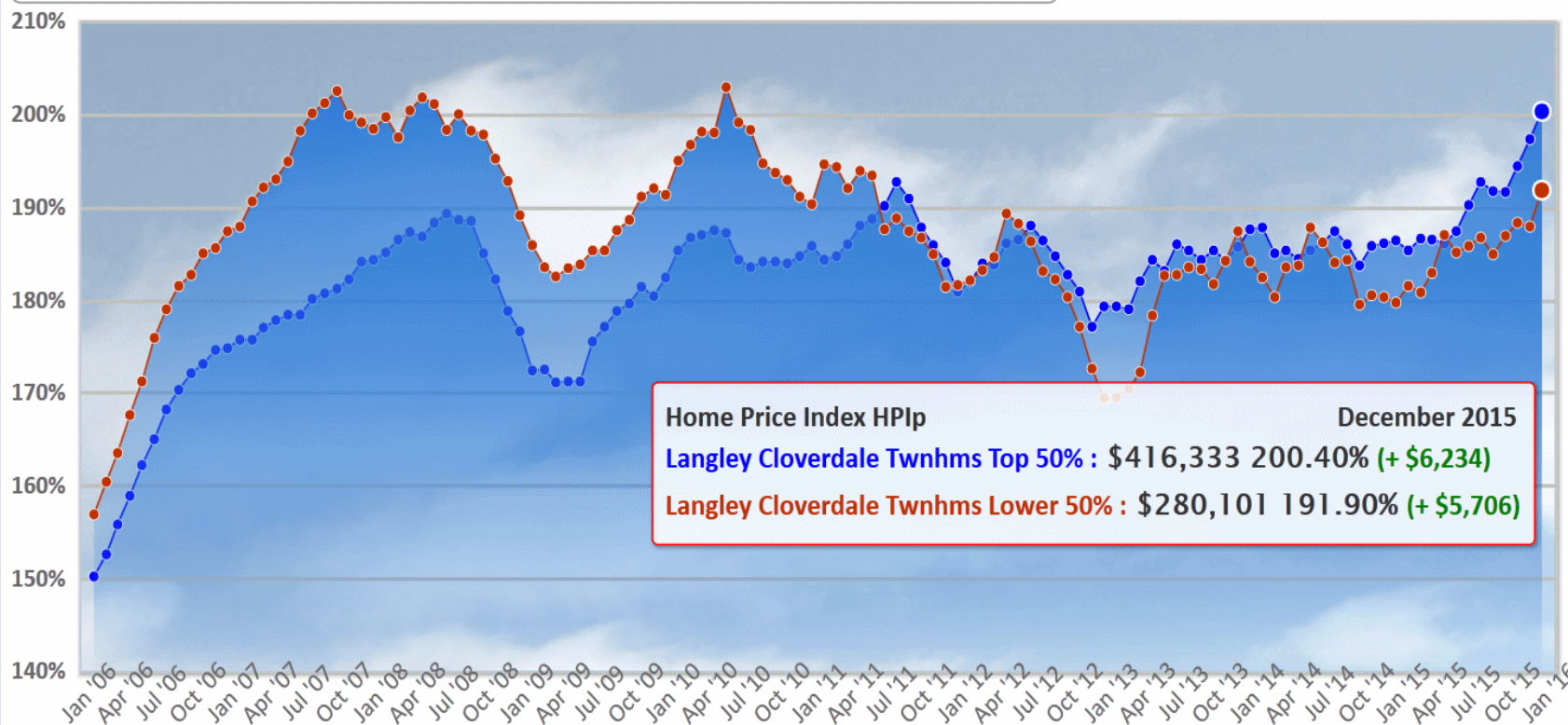


**Market Analysis and Forecasting** Jan 1/16 Langley, Cloverdale

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Dec 2015	% 200.40
Nov 2015	% 197.40
Oct 2015	% 194.50
Sep 2015	% 191.70
Aug 2015	% 191.80
Jul 2015	% 192.80
Jun 2015	% 190.30
May 2015	% 187.50
Apr 2015	% 186.20
Mar 2015	% 186.60
Feb 2015	% 186.70
Jan 2015	% 185.40

<< < 1 2 3 > >>

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

## Home Price Changes

(Home Price Index Paired sales from 2005)



Condominiums



Condominiums

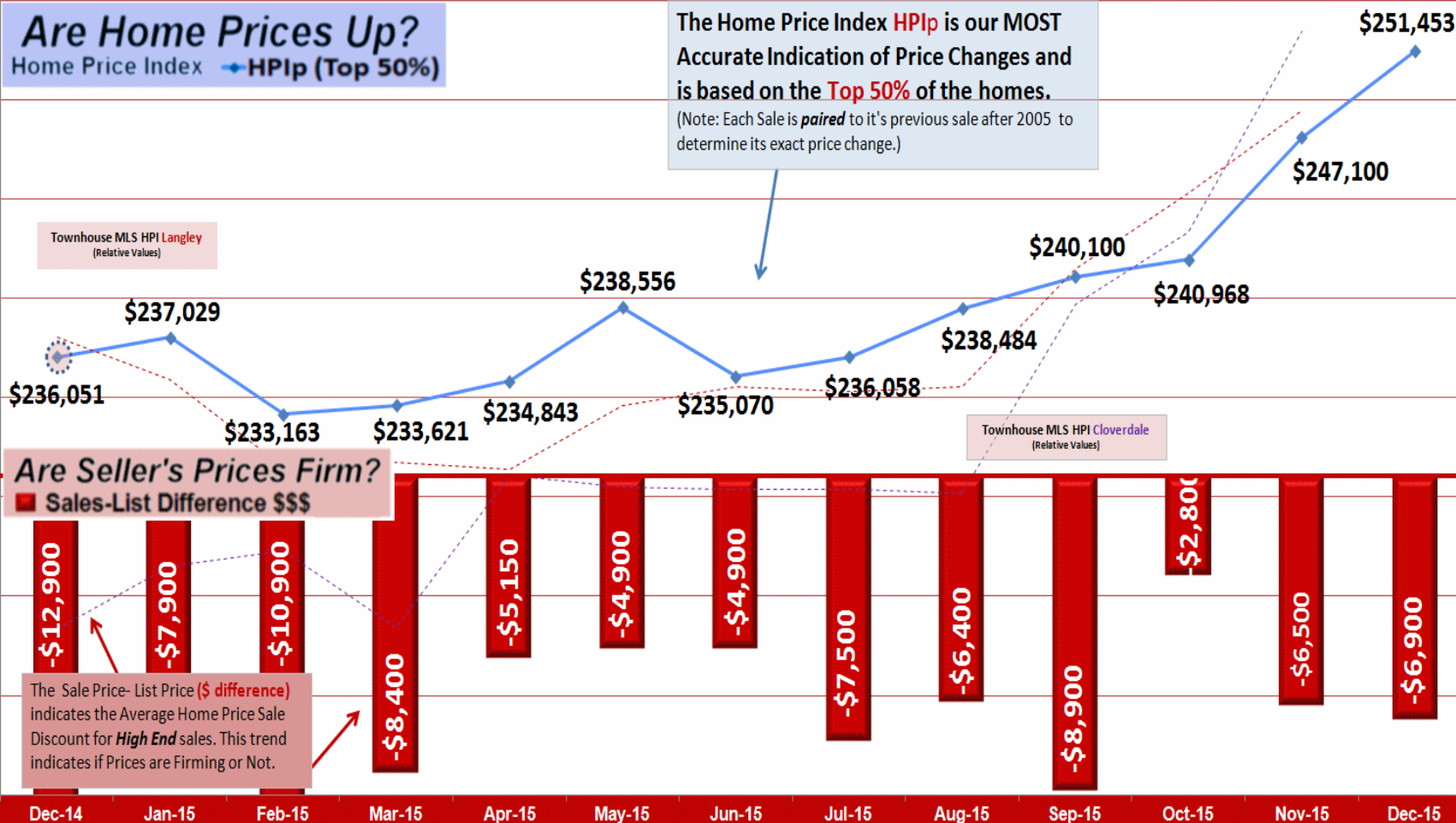
Sales Discount \$\$  
Sale Price - Original List Price (\$\$ difference)

### Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

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

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



### Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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

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Statistics, on the Web!

attached homes



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Market Analysis and Forecasting Jan 1/16 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)



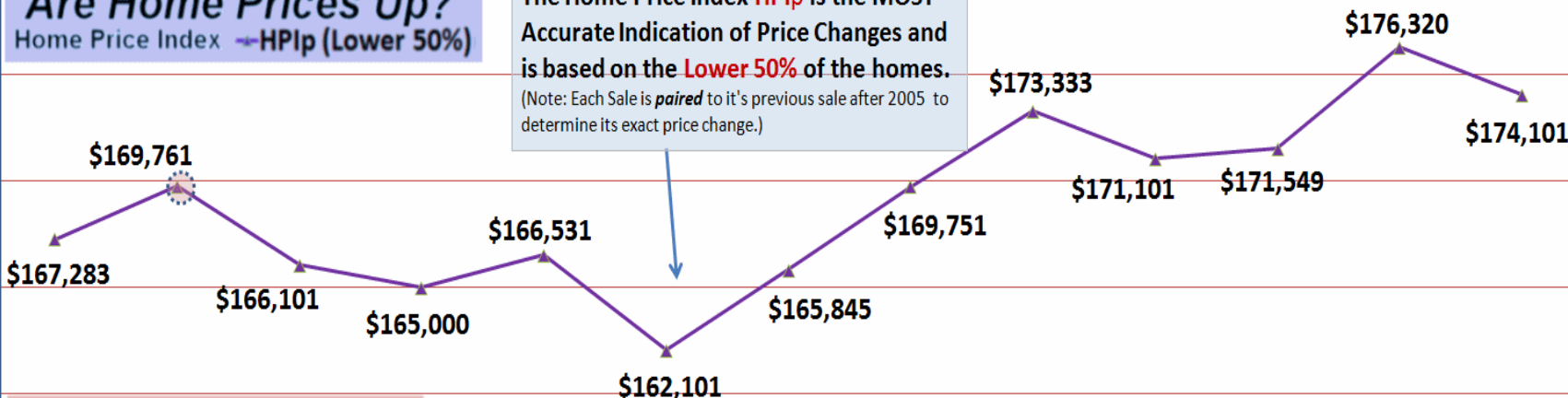
Condominiums

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

## Are Home Prices Up?

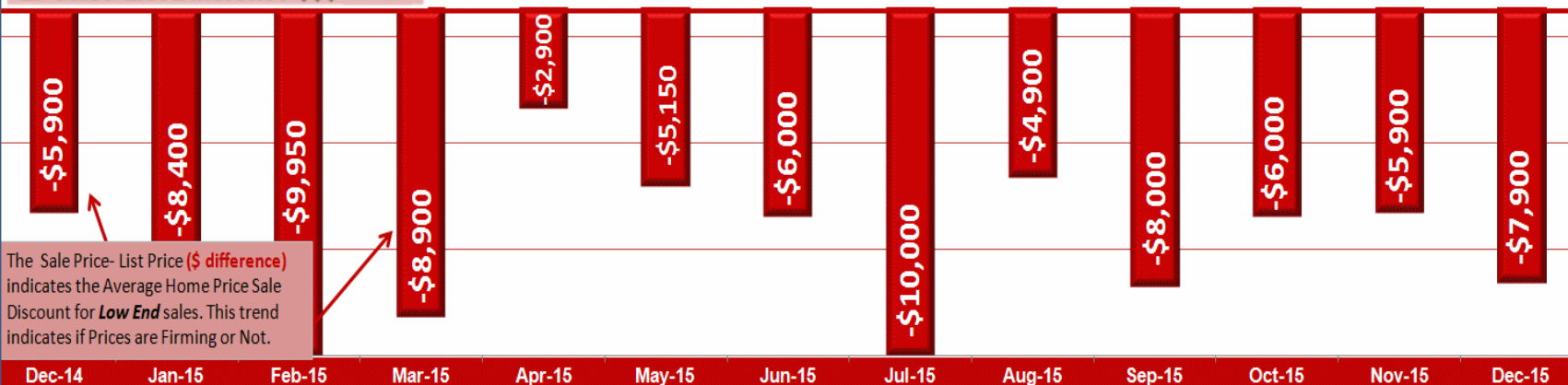
Home Price Index → HPIp (Lower 50%)

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



## Are Seller's Prices Firm?

Sales-List Difference \$\$\$



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

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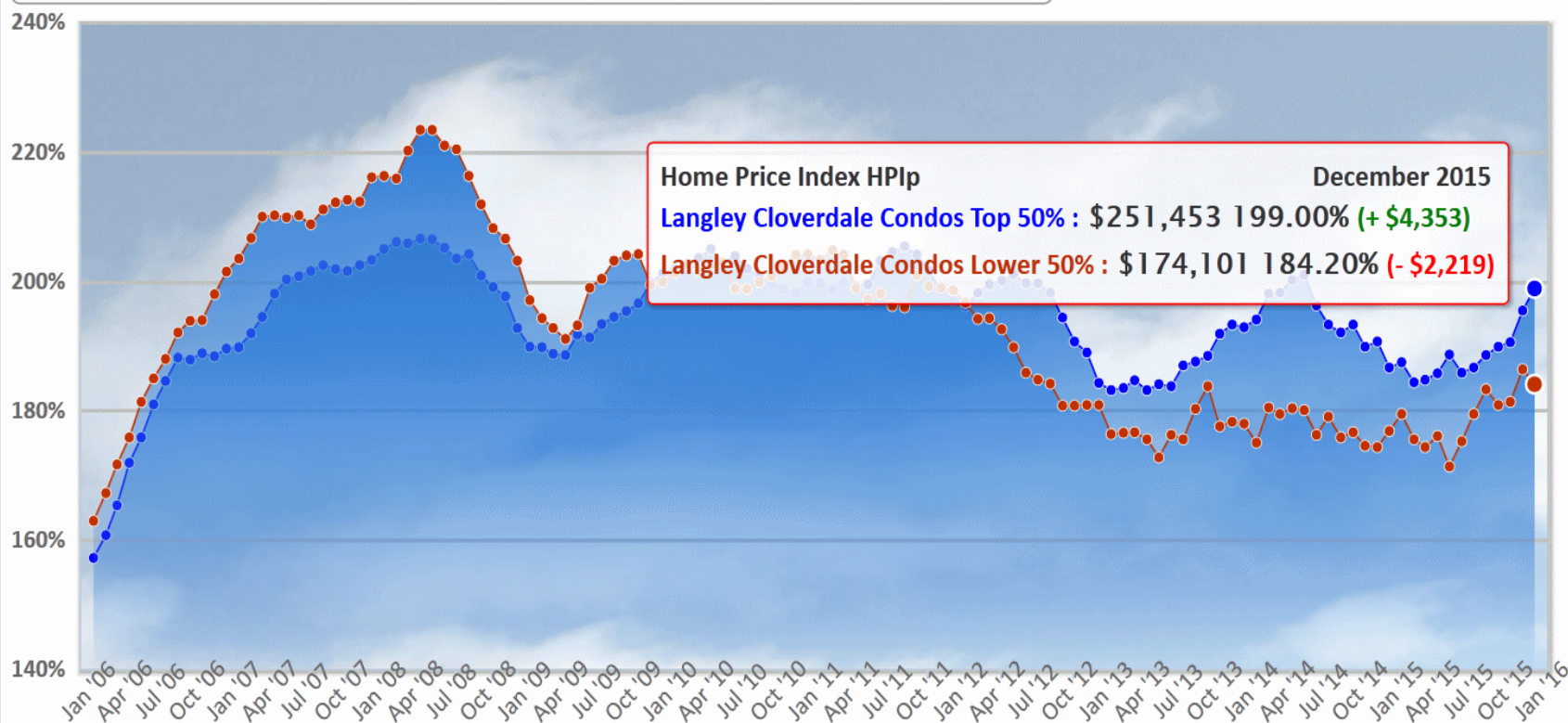


**Market Analysis and Forecasting** Jan 1/16 Langley, Cloverdale

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Dec 2015	% 199.00
Nov 2015	% 195.60
Oct 2015	% 190.70
Sep 2015	% 190.00
Aug 2015	% 188.70
Jul 2015	% 186.80
Jun 2015	% 186.00
May 2015	% 188.80
Apr 2015	% 185.90
Mar 2015	% 184.90
Feb 2015	% 184.50
Jan 2015	% 187.60

<< < 1 2 3 > >>

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## Market Analysis and Forecasting Jan 1/16 Abbotsford

Abbotsford Sub areas Statistics - Dec 2015						
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Poplar	15	5	68	98%	-\$4,549	33.3%
Bradner	0	0				0.0%
Matsqui	1	1	133	94%	-\$16,000	100.0%
Abbotsford West	167	41	72	97%	-\$5,000	24.6%
Abbotsford East	51	13	40	100%	-\$900	25.5%
Aberdeen	0	0				0.0%
Sumas Prairie	0	0				0.0%
Central Abbotsford	199	36	64	95%	-\$8,200	18.1%
<b>Total Activity</b>	<b>433</b>	<b>96</b>	<b>35</b>	<b>97%</b>	<b>-\$5,800</b>	<b>22%</b>

Abbotsford List Price Ranges Statistics - Dec 2015						
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
\$0-\$150,000	103	22	71	94%	-\$7,050	21.4%
\$150,001-\$200,000	106	21	67	96%	-\$7,000	19.8%
\$200,001-\$250,000	74	14	83	97%	-\$6,950	18.9%
\$250,001-\$300,000	58	17	65	100%	-\$900	29.3%
\$300,001 and more	92	22	58	98%	-\$5,900	23.9%
<b>Total Activity</b>	<b>433</b>	<b>96</b>	<b>35</b>	<b>97%</b>	<b>-\$5,800</b>	<b>22%</b>

### Jan 1 2016 Abbotsford Market Update Attached Townhomes/Condos

**Current:** Abbotsford is a Sellers Market with normal listing inventories, a **22 %SOLD** rate and a **97% Sell/List Ratio**.

(This means that there is an average of a \$5,800 discount on a sale from the original list price)

**Most Active Price Range:** Attached homes between \$250,000 - \$300,000 have **29.3 %SOLD** rate.

**Least Active Price Range:** Attached homes between \$200,000 - \$250,000 have **18.9 %SOLD** rate.

**History:** The Abbotsford's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$1,171.

The Abbotsford's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$10,451.

The Abbotsford's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$24,184.

The Abbotsford's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$8,665.

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

**Forecast:** Abbotsford Listing Inventories are 14% less than Dec 2014.

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change
Total Listings** (A,S,T,C,X)	495	503	433		-70
Active Listings	422	389	356	278	-78
Solds	56	102	96		-6
Days on Market (DOM)	46	22	35		13
%SOLD (Sales/ Listings /mnlthly rate)	11%	20%	22%		2%
<b>Condos (Top 50%) Home Price Index HPIp</b>	\$196,298	\$197,791	\$195,127		-\$2,664
<b>Condos (Lower 50%) Home Price Index HPIp</b>	\$126,831	\$135,961	\$137,282		\$1,321
<b>Twnhs (Top 50%) Home Price Index HPIp</b>	\$321,408	\$346,301	\$345,592		-\$709
<b>Twnhs (Lower 50%) Home Price Index HPIp</b>	\$208,100	\$221,764	\$216,765		-\$4,999

**Biography:** I have been licensed since 1983. I was the first salesperson to join Re/Max when it came to the Fraser Valley. Prior to becoming a Realtor I spent 15 years operating Heavy Equipment. I have experience in Land assembly and have personally developed my own subdivision (39 lots) I have experience in buying and selling farms as well as commercial real-estate as well as residential homes.

The Fraser Valley Markets were directly affected by the Hyper Active Vancouver Markets. The December Statistics shows major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 70 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$12,578 in the Fraser Valley Cities and \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

We forecast this next surge of Off-shore buyers will be strong right upto the Chinese New Year this coming February 8. We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment .. do contact us for your own analysis and forecast.

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

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# Vancouver Market Reports

Statistics, on the Web!

attached homes



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## Market Analysis and Forecasting Jan 1/16 Abbotsford

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

Sales / Listings

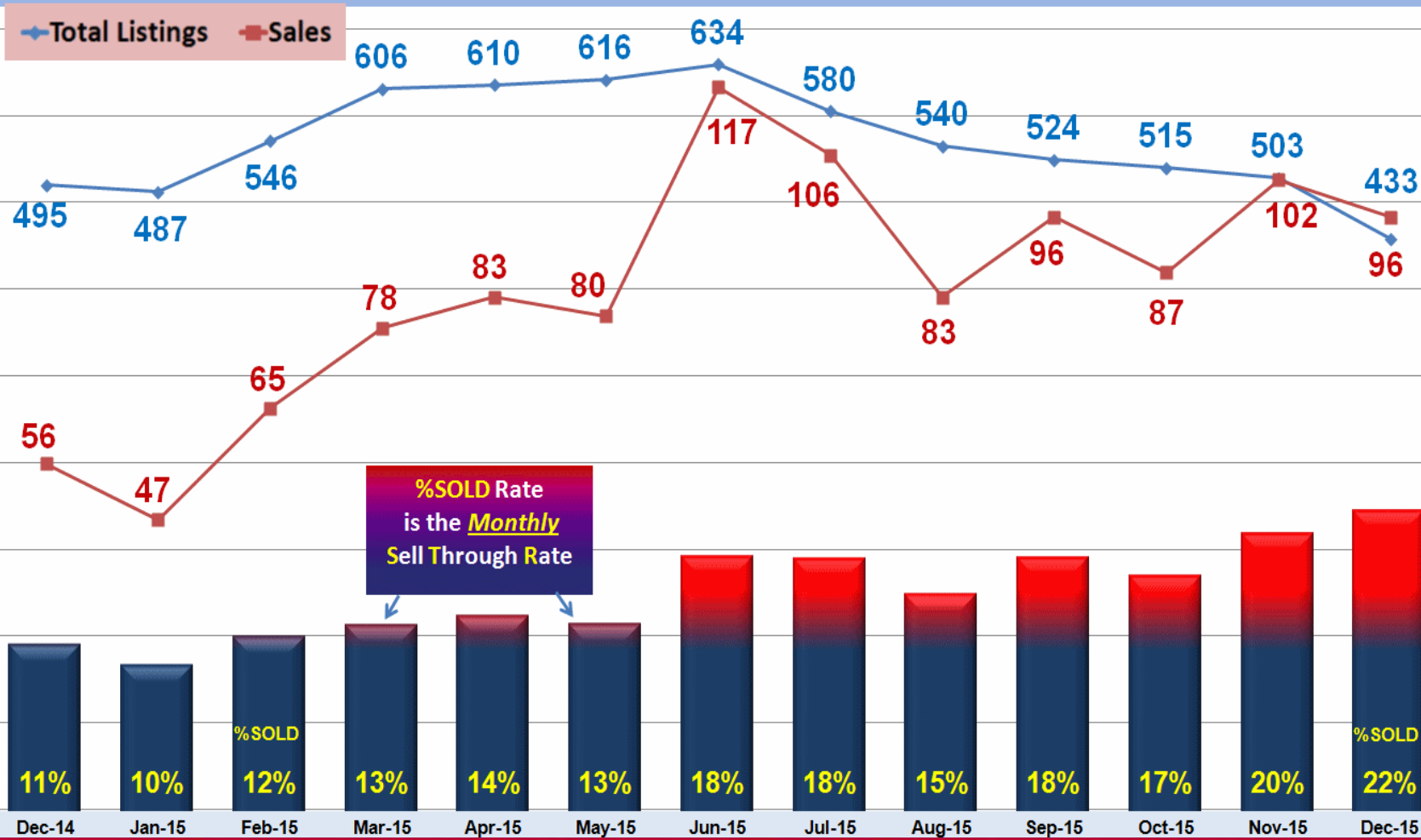
Monthly Totals



Attached

%SOLD (STR)

Sales/Listings ( Monthly Rate)



%SOLD Rate is the Monthly Sell Through Rate

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Market Analysis and Forecasting Jan 1/16 **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)

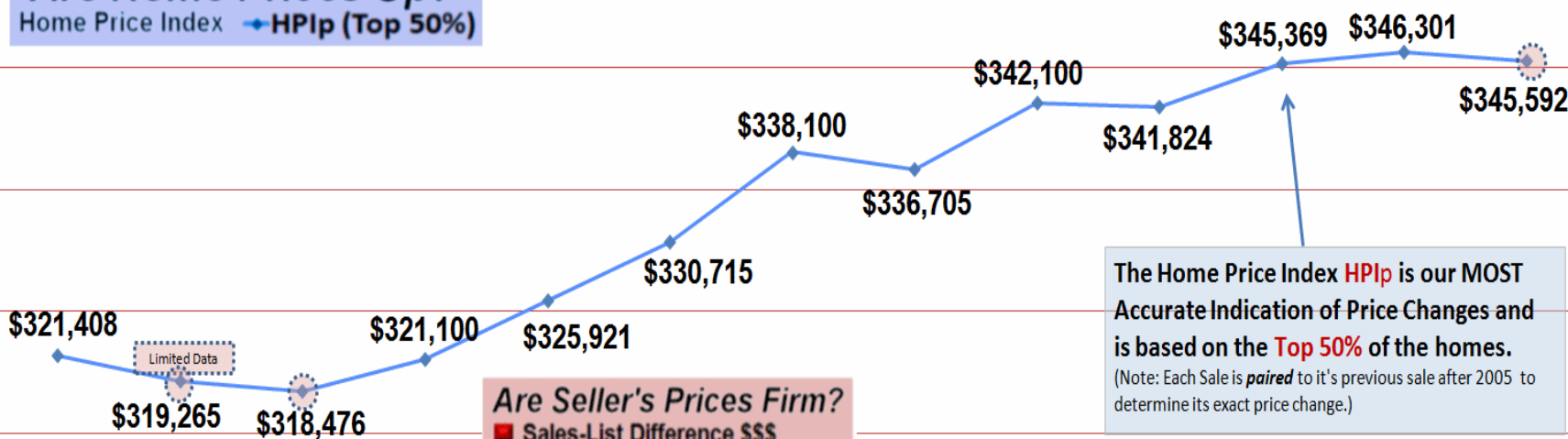


Townhouses

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

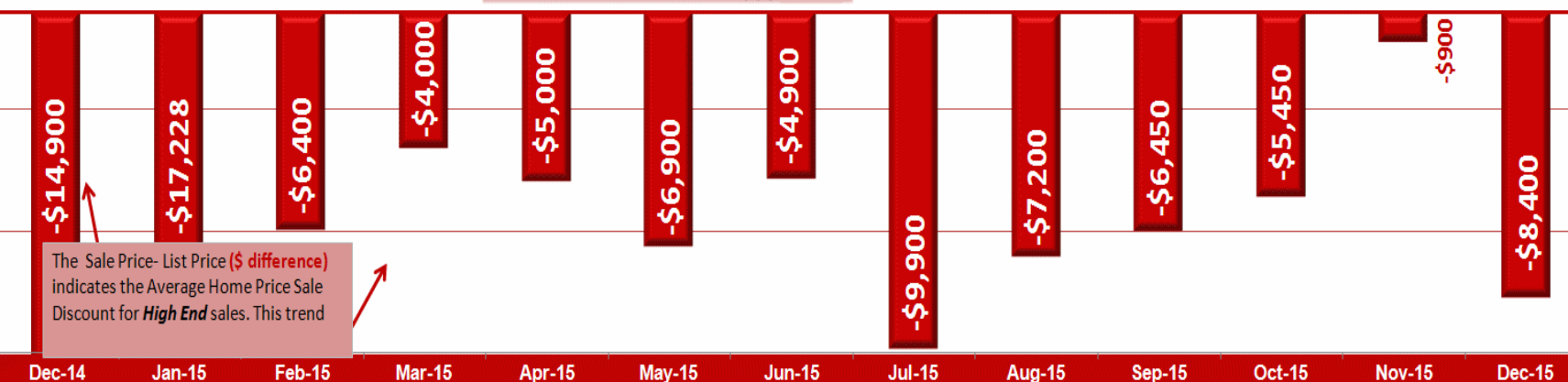
## Are Home Prices Up?

Home Price Index → **HPIp (Top 50%)**



## Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for **High End** sales. This trend

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

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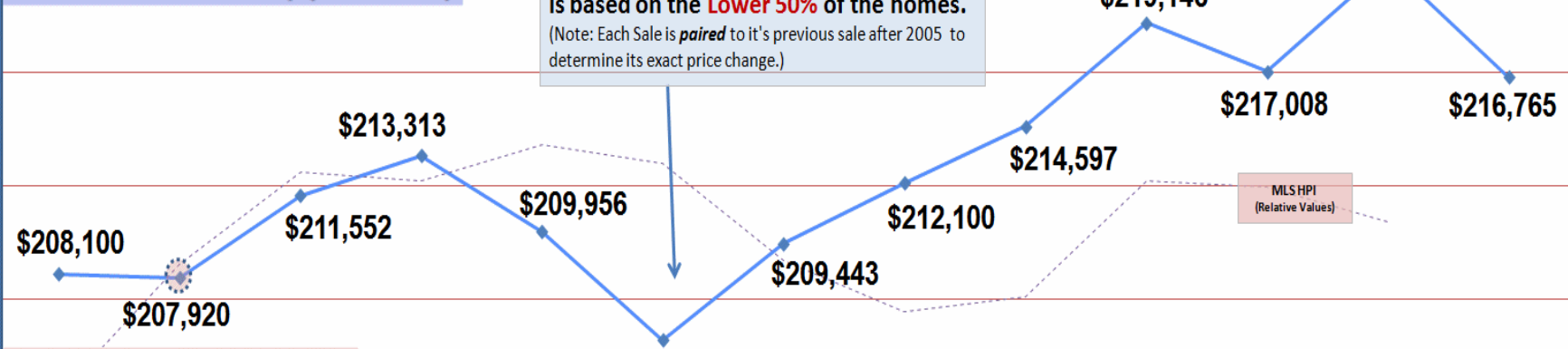
## Market Analysis and Forecasting Jan 1/16 Abbotsford

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)

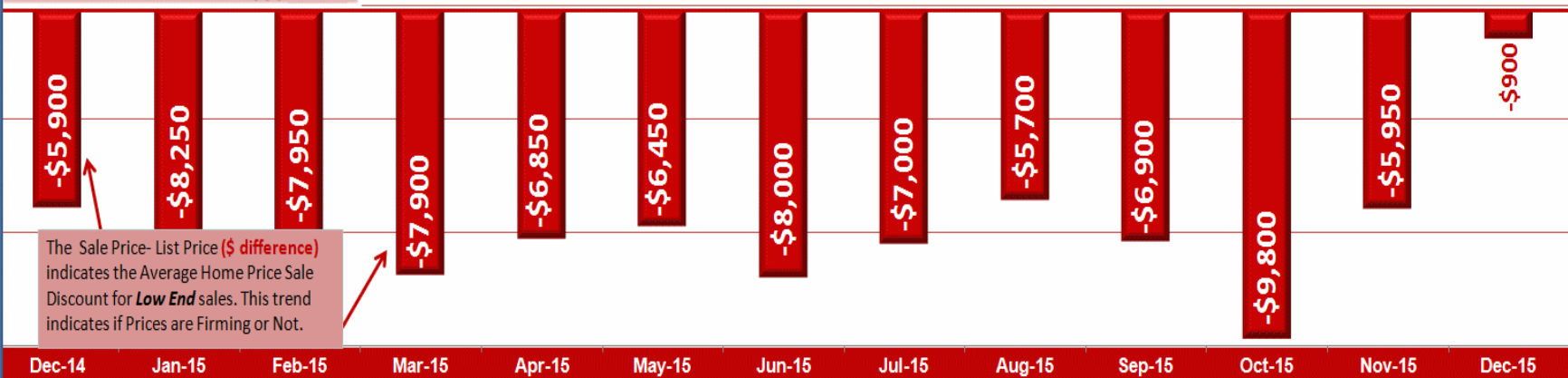
Home Price Changes  
(Home Price Index Paired sales from 2005)

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

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



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



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



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

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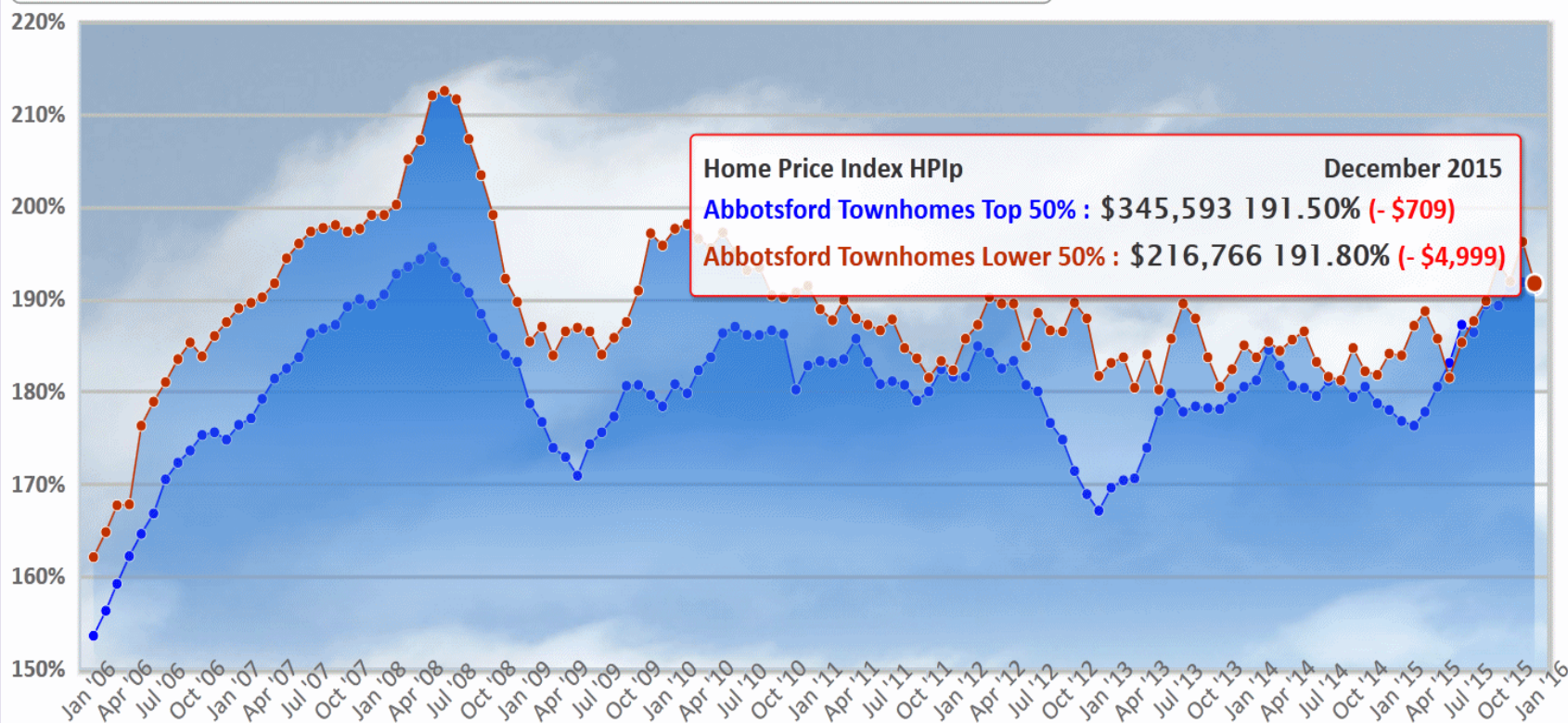
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## Market Analysis and Forecasting Jan 1/16 Abbotsford

Powered by the Greater Vancouver Market Reports HPIp

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



Monthly Home values

Date	Value
Dec 2015	% 191.50
Nov 2015	% 191.90
Oct 2015	% 191.30
Sep 2015	% 189.40
Aug 2015	% 189.50
Jul 2015	% 186.50
Jun 2015	% 187.30
May 2015	% 183.20
Apr 2015	% 180.60
Mar 2015	% 177.90
Feb 2015	% 176.40
Jan 2015	% 176.90

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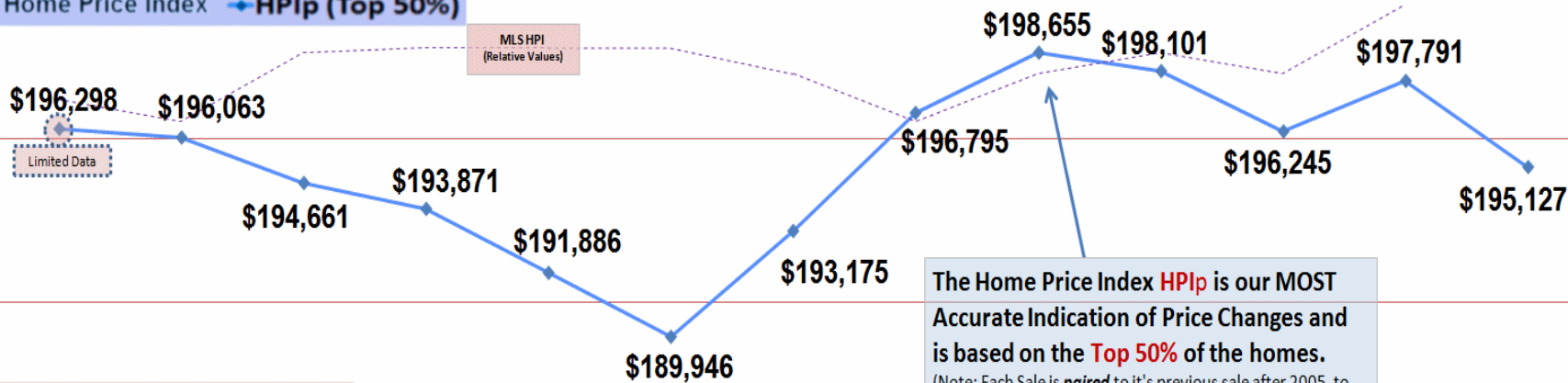
Market Analysis and Forecasting Jan 1/16 **Abbotsford**

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)

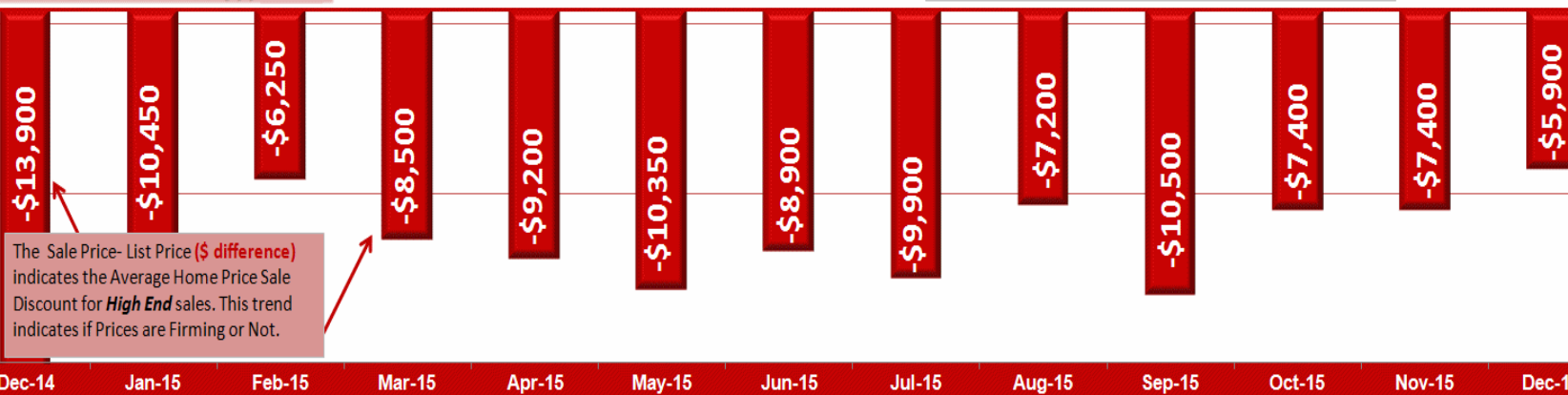
## Are Home Prices Up?

Home Price Index → HPIp (Top 50%)



## Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



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

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



Condominiums

Sales Discount \$\$

Sale Price - Original List Price ( \$ difference)



Condominiums

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Market Analysis and Forecasting Jan 1/16 **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)

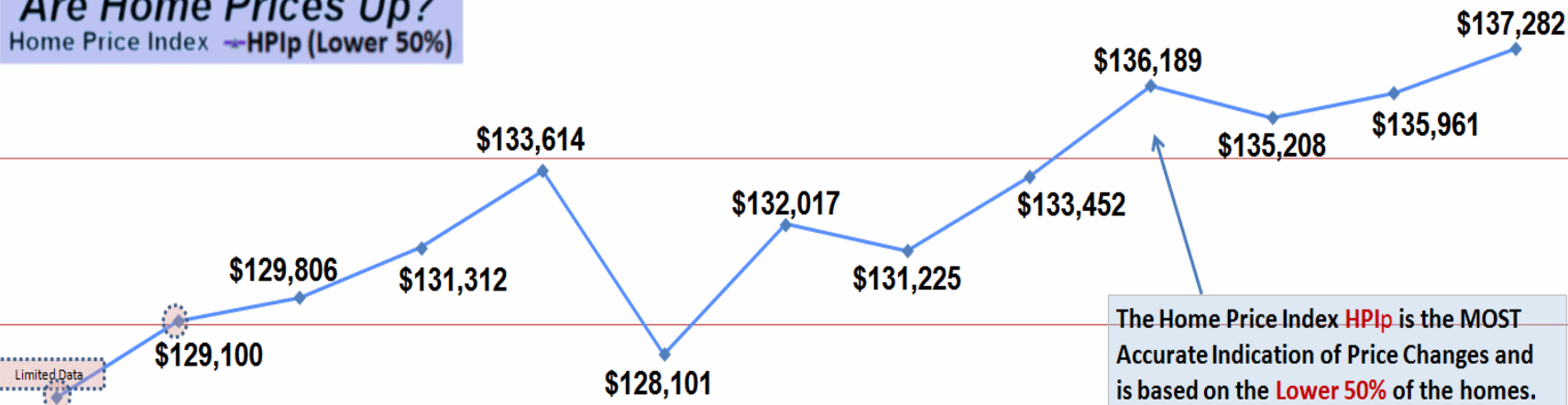


Condominiums

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

## Are Home Prices Up?

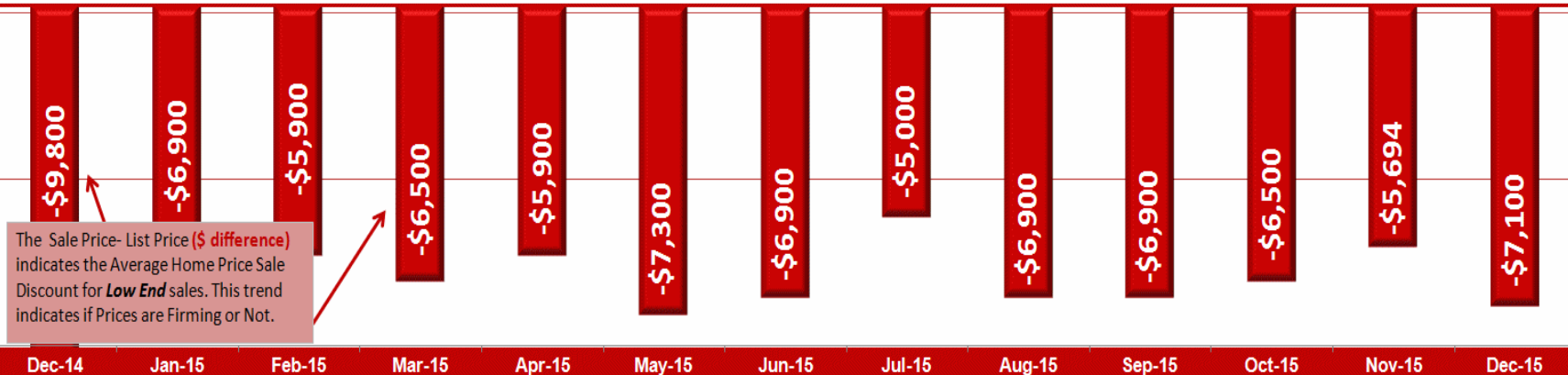
Home Price Index → HPIp (Lower 50%)



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

## Are Seller's Prices Firm?

Sales-List Difference \$\$\$



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



Condominiums



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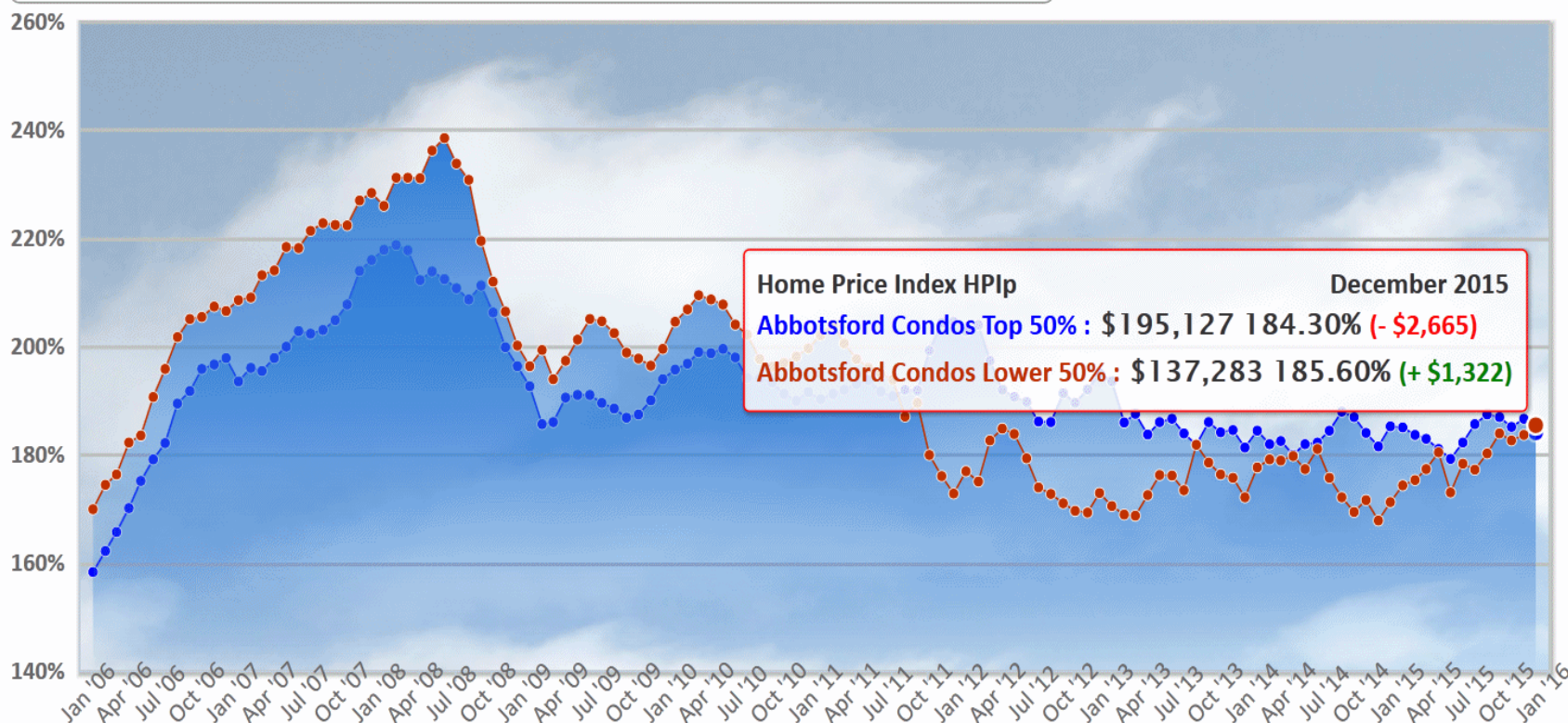


## Market Analysis and Forecasting Jan 1/16 Abbotsford

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
Dec 2015	% 184.30
Nov 2015	% 186.80
Oct 2015	% 185.30
Sep 2015	% 187.10
Aug 2015	% 187.60
Jul 2015	% 185.80
Jun 2015	% 182.40
May 2015	% 179.40
Apr 2015	% 181.20
Mar 2015	% 183.10
Feb 2015	% 183.80
Jan 2015	% 185.20

<< < 1 2 3 > >>



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## Market Analysis and Forecasting

Jan 1/16

## Chilliwack

Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Chilliwack W Yale-Well	87	15	87	96%	-\$6,900	17.2%
Chilliwack E Young-Yale	56	11	92	96%	-\$6,400	19.6%
Chilliwack N Yale-Well	28	7	64	96%	-\$5,525	25.0%
Chilliwack Mountain	1	0	58			0.0%
Fairfield Island	9	2	35	97%	-\$12,700	22.2%
Eastern Hillside	7	3	55	98%	-\$9,900	42.9%
Sardist W Vedder Rd	19	6	44	98%	-\$1,750	31.6%
Sardist E Vedder Rd	14	2	57	96%	-\$6,150	14.3%
Vedder S Watson-Promon	79	16	64	100%	-\$450	20.3%
Promontory	39	14	91	99%	-\$1,970	35.9%
Chilliwack River Valley	0	0				0.0%
<b>Total Activity</b>	<b>339</b>	<b>76</b>	<b>43</b>	<b>97%</b>	<b>-\$4,900</b>	<b>22%</b>

Home Price Range	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$100,000	29	9	84	93%	-\$4,300	31.0%
\$100,001-\$150,000	84	16	80	96%	-\$5,150	19.0%
\$150,001-\$200,000	56	10	79	95%	-\$7,900	17.9%
\$200,001-\$250,000	39	9	82	96%	-\$9,900	23.1%
\$250,001-\$300,000	46	11	81	99%	-\$2,439	23.9%
\$300,001 and more	85	21	55	100%	\$0	24.7%
<b>Total Activity</b>	<b>339</b>	<b>76</b>	<b>43</b>	<b>97%</b>	<b>-\$4,900</b>	<b>22%</b>

Monthly Changes Summary	Dec-14	Nov-15	Dec-15	1/1/2016	Change
Total Listings** (A,S,T,C,X)	450	405	339		-66
Active Listings (1st of the month)	387	329	285	217	-68
Solds	53	81	76		-5
Days on Market (DOM)	47	59	43		-16
%SOLD (Sales/Listings/mnthly rate)	12%	20%	22%		2%
<b>Condos (Top 50%) Home Price Index HPIp</b>	<b>\$187,746</b>	<b>\$191,160</b>	<b>\$191,047</b>		<b>-\$113</b>
<b>Condos (Lower 50%) Home Price Index HPIp</b>	<b>\$111,941</b>	<b>\$118,937</b>	<b>\$120,039</b>		<b>\$1,102</b>
<b>Twnhs (Top 50%) Home Price Index HPIp</b>	<b>\$278,982</b>	<b>\$295,118</b>	<b>\$299,100</b>		<b>\$3,982</b>
<b>Twnhs (Lower 50%) Home Price Index HPIp</b>	<b>\$189,298</b>	<b>\$198,054</b>	<b>\$201,100</b>		<b>\$3,046</b>

### Jan 1 2016 Chilliwack(+Sardis) Market Update Attached Townhomes/ Condos

**Current:** Chilliwack (+Sardis) is in a Sellers Market with average listing inventories, a **22 %SOLD** rate and a 97% Sell/List Ratio. (This means that there is an average of a \$4,900 discount on a sale from the original list price)  
**Most Active Price Range:** Attached homes below \$100,000 have **31.0 %SOLD** rate.  
**Least Active Price Range:** Attached homes between \$150,000 - \$200,000 have **17.9 %SOLD** rate.

**History:** The Chilliwack's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$3,301.  
 The Chilliwack's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$8,098.  
 The Chilliwack's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$20,118.  
 The Chilliwack's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$11,802.  
\*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

**Forecast:** The total Listing Inventories are 25% less than the same month in 2014. The Chilliwack Attached Real Estate Market is continuing to be a sellers market for the next month.

The Fraser Valley Markets were directly affected by the Hyper Active Vancouver Markets. The December Statistics shows major foreign investment help set sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 70 Cent Dollar making our Real Estate the World Bargain. Most of the 98 Vancouver and Fraser Valley Markets increased in November; 77% of the Condos, 79% of the Townhouses and 97% of the Detached which increased \$12,578 in the Fraser Valley Cities and \$32,726 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

We forecast this next surge of Off-shore buyers will be strong right upto the Chinese New Year this coming February 8. We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment .. do contact us for your own analysis and forecast.

**Analytical Methods:** The Chilliwack 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 **Chilliwack HPIp Top 50%** representing the higher end sales and the **Chilliwack HPIp Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time.

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

**Biography:** I have been licensed since 1983. I was the first salesperson to join Re/Max when it came to the Fraser Valley. Prior to becoming a Realtor I spent 15 years operating Heavy Equipment. I have experience in Land assembly and have personally developed my own subdivision (39 lots) I have experience in buying and selling farms as well as commercial real-estate as well as residential homes.



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



# Vancouver Market Reports

Statistics, on the Web!

attached homes



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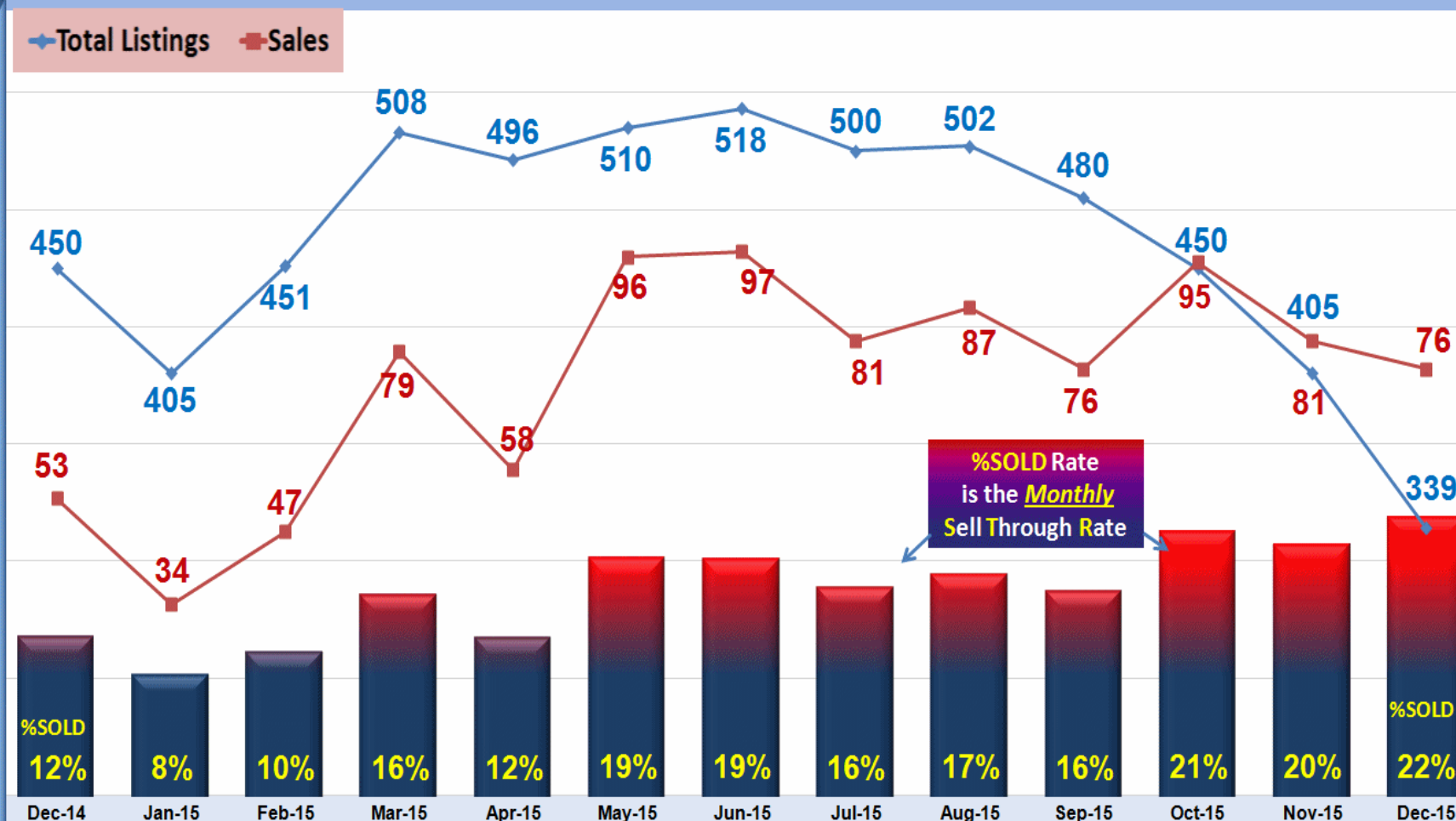
Market Analysis and Forecasting

Jan 1/16

Chilliwack

Attached Townhomes/ Condos Chilliwack (+ Sardis) Total Listings, Sales, and %SOLD rates

Sales / Listings  
Monthly Totals



Attached

%SOLD (STR)

Sales/Listings ( Monthly Rate)

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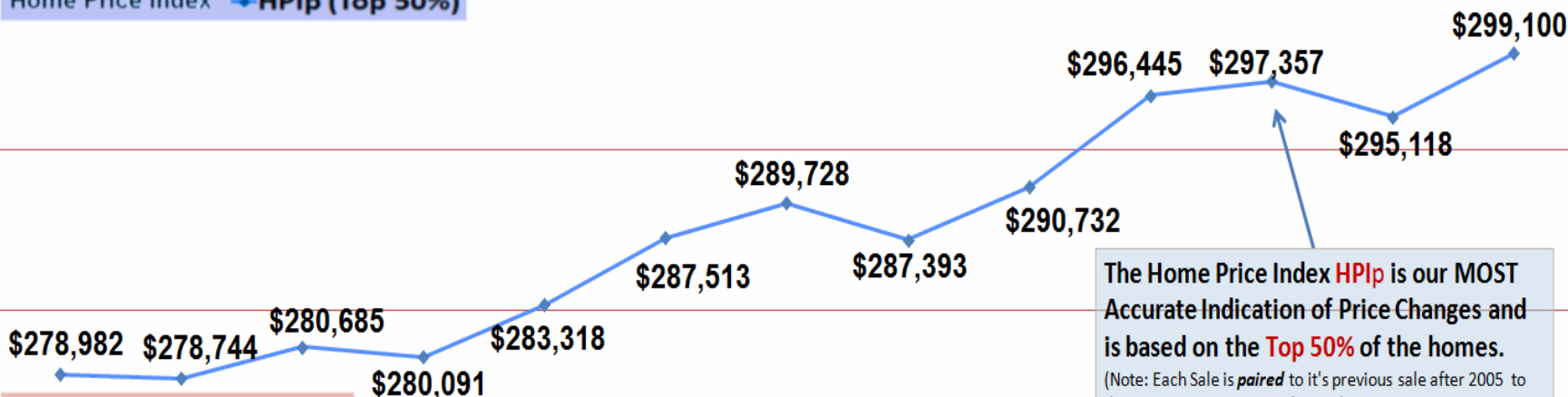
Attached

Chilliwack **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?

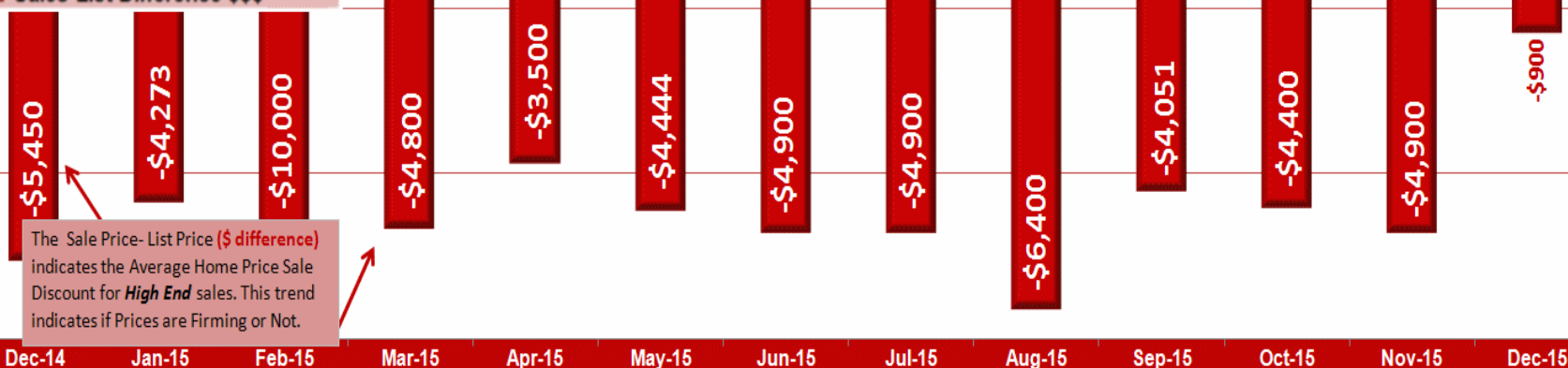
Home Price Index → HPIp (Top 50%)



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

## Are Seller's Prices Firm?

Sales-List Difference \$\$\$



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



Townhouses

Sales Discount \$\$\$

Sale Price - Original List Price ( \$ difference)



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Chilliwack

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

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



Townhouses

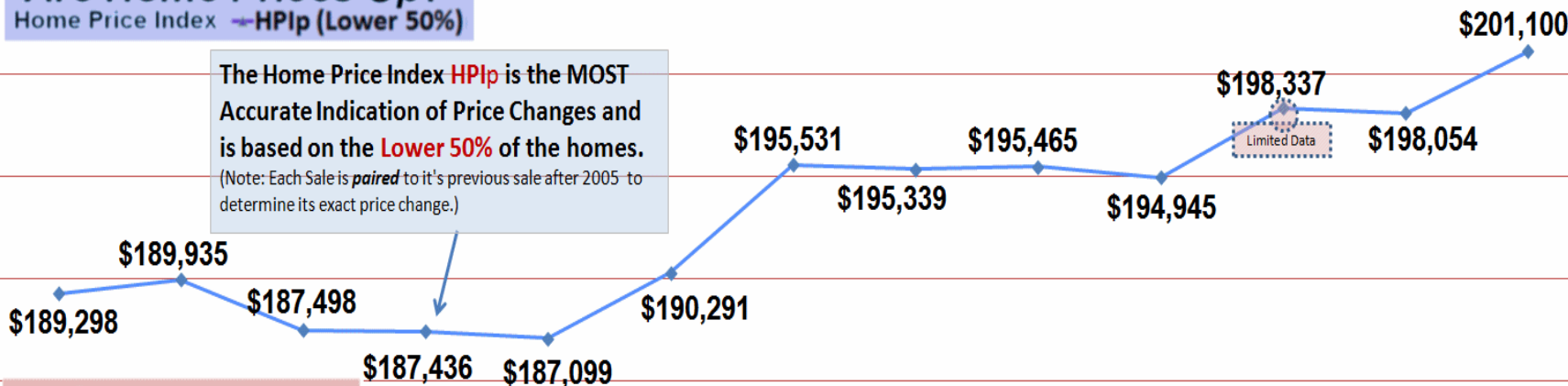
Sales Discount \$\$

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

## Are Home Prices Up?

Home Price Index — HPIp (Lower 50%)

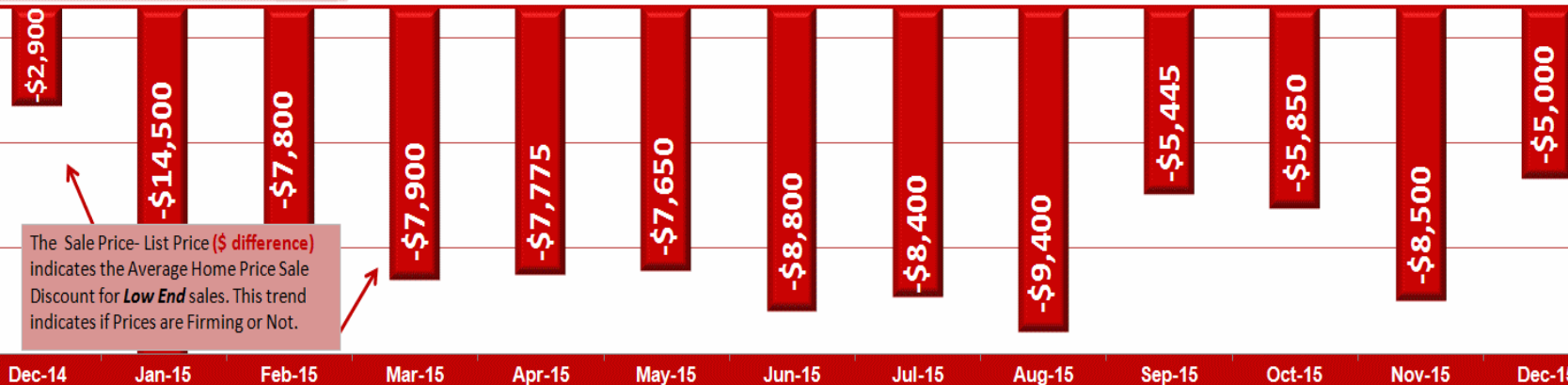
The Home Price Index HPIp is the MOST Accurate Indication of Price Changes and is based on the Lower 50% of the homes.  
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## Are Seller's Prices Firm?

Sales-List Difference \$\$\$

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



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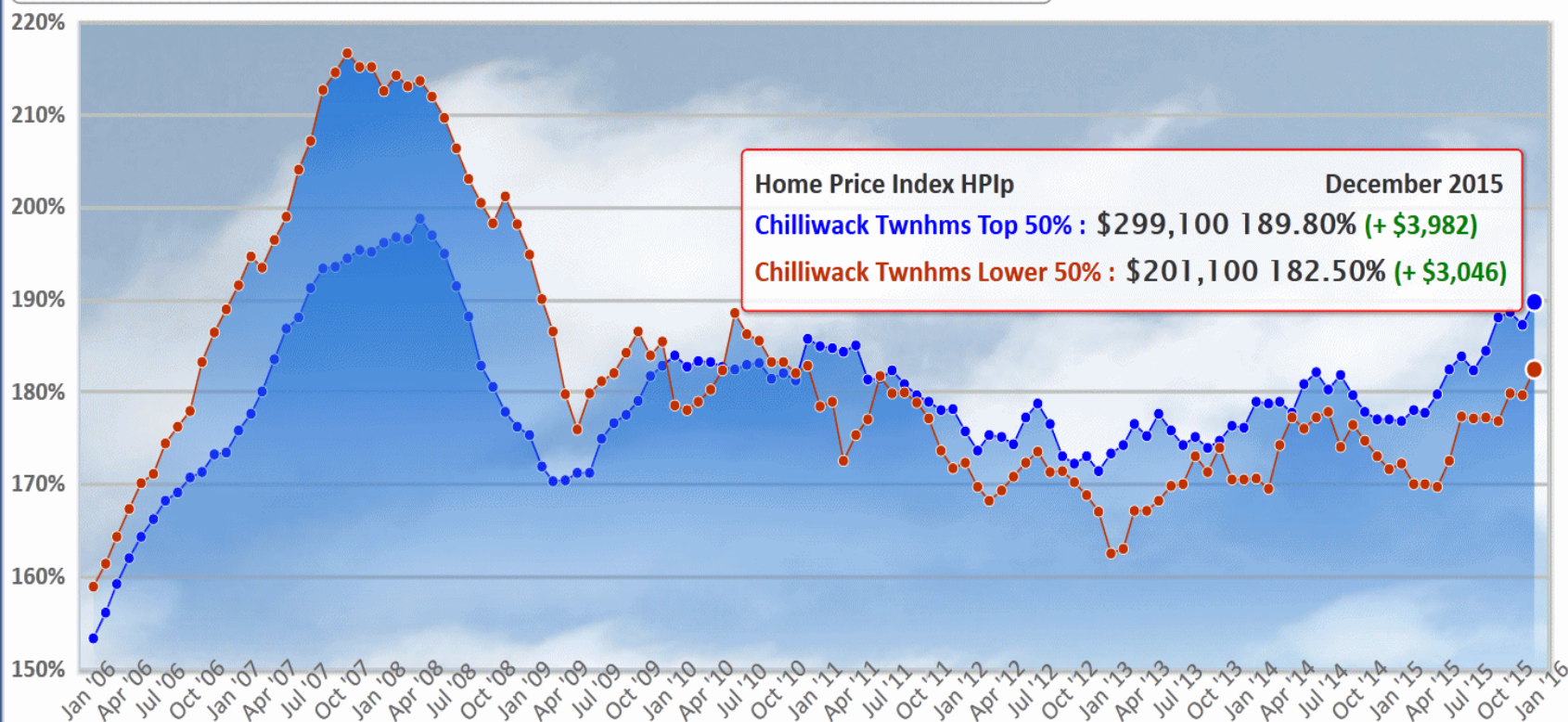
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Chilliwack Twnhms Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
 Chilliwack Twnhms Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Dec 2015	% 189.80
Nov 2015	% 187.30
Oct 2015	% 188.70
Sep 2015	% 188.10
Aug 2015	% 184.50
Jul 2015	% 182.40
Jun 2015	% 183.90
May 2015	% 182.50
Apr 2015	% 179.80
Mar 2015	% 177.80
Feb 2015	% 178.10
Jan 2015	% 176.90

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Chilliwack

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

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



Condominiums

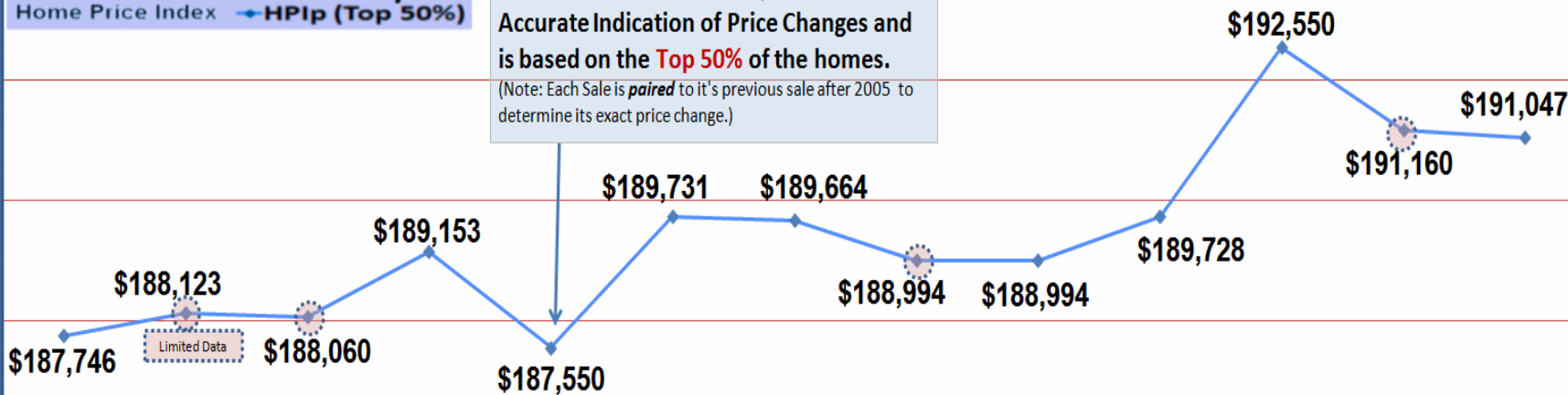
Sales Discount \$\$  
Sale Price - Original List Price (\$\$ difference)

## Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

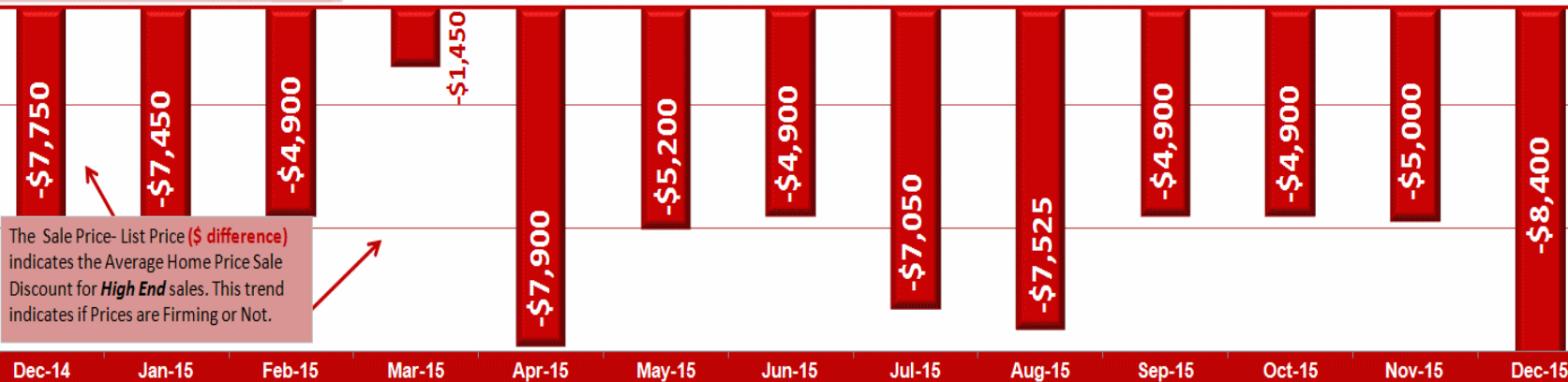
The Home Price Index HPIp is our MOST Accurate Indication of Price Changes and is based on the Top 50% of the homes.

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



## Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



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



Condominiums

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Jan 1/16

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Attached Chilliwack 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)

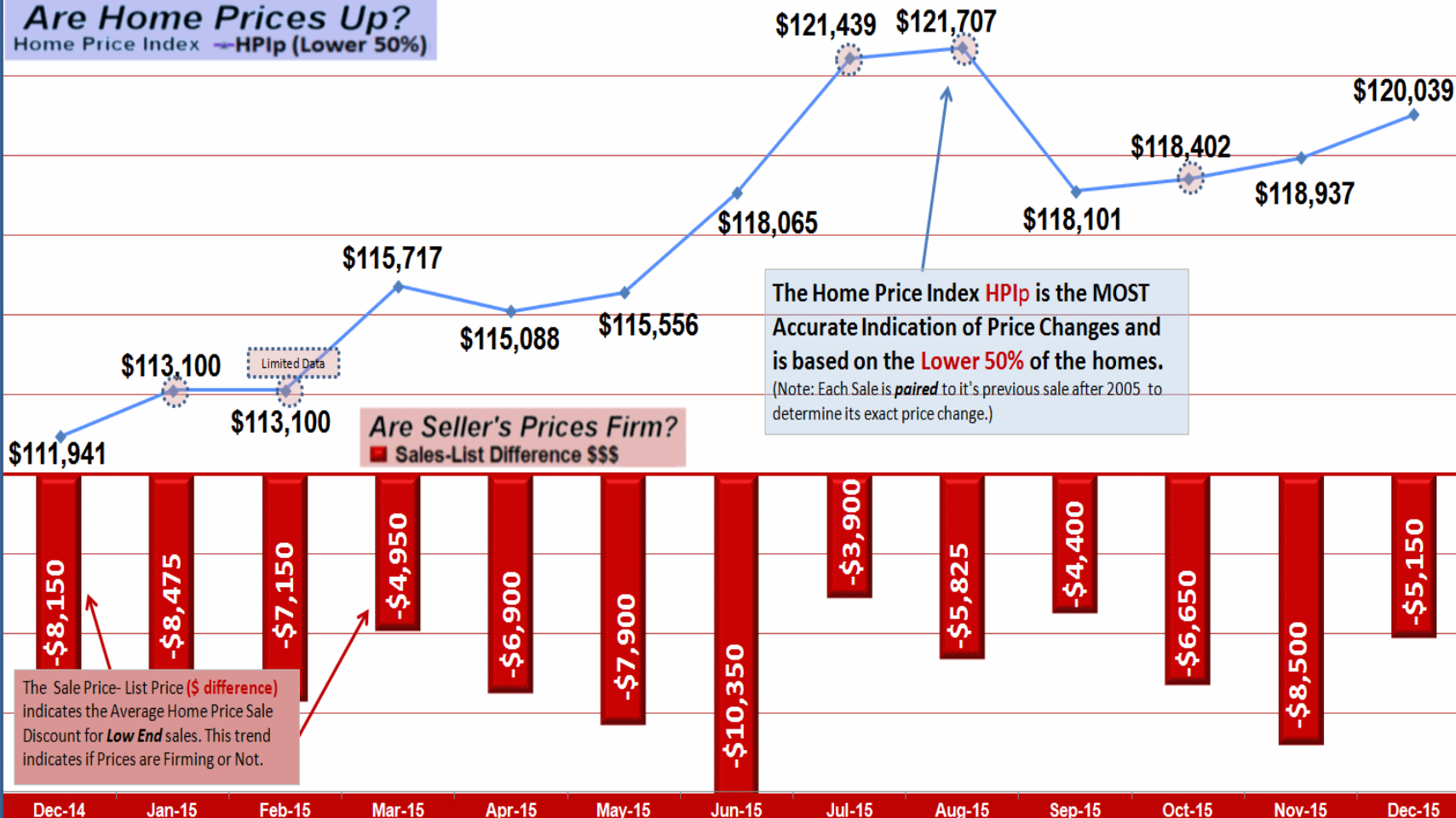
Home Price Changes  
(Home Price Index Paired sales from 2005)



Condominiums

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

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



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

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

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



Condominiums



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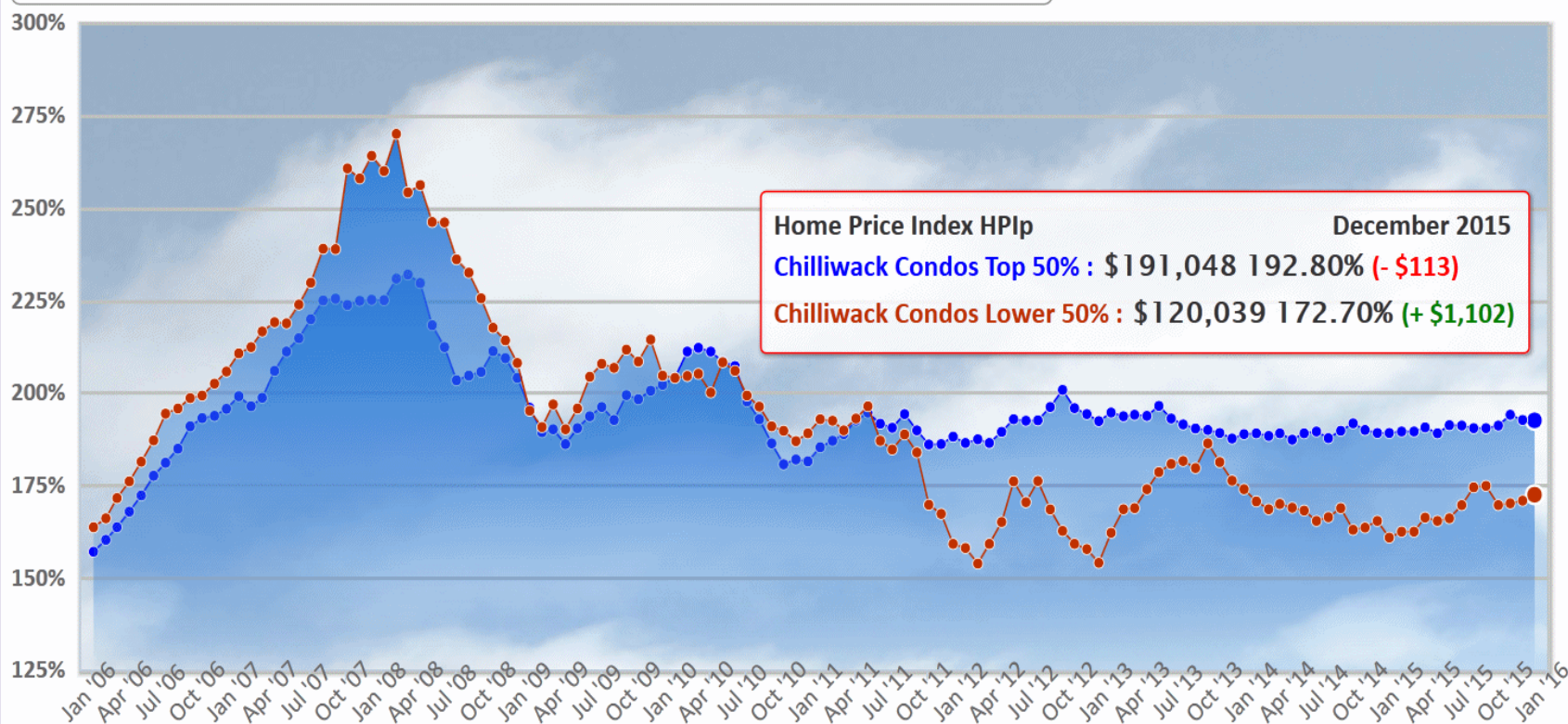
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Chilliwack

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



Monthly Home values

Date	Value
Dec 2015	% 192.80
Nov 2015	% 192.90
Oct 2015	% 194.30
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Aug 2015	% 190.70
Jul 2015	% 190.70
Jun 2015	% 191.40
May 2015	% 191.50
Apr 2015	% 189.30
Mar 2015	% 190.90
Feb 2015	% 189.80
Jan 2015	% 189.80

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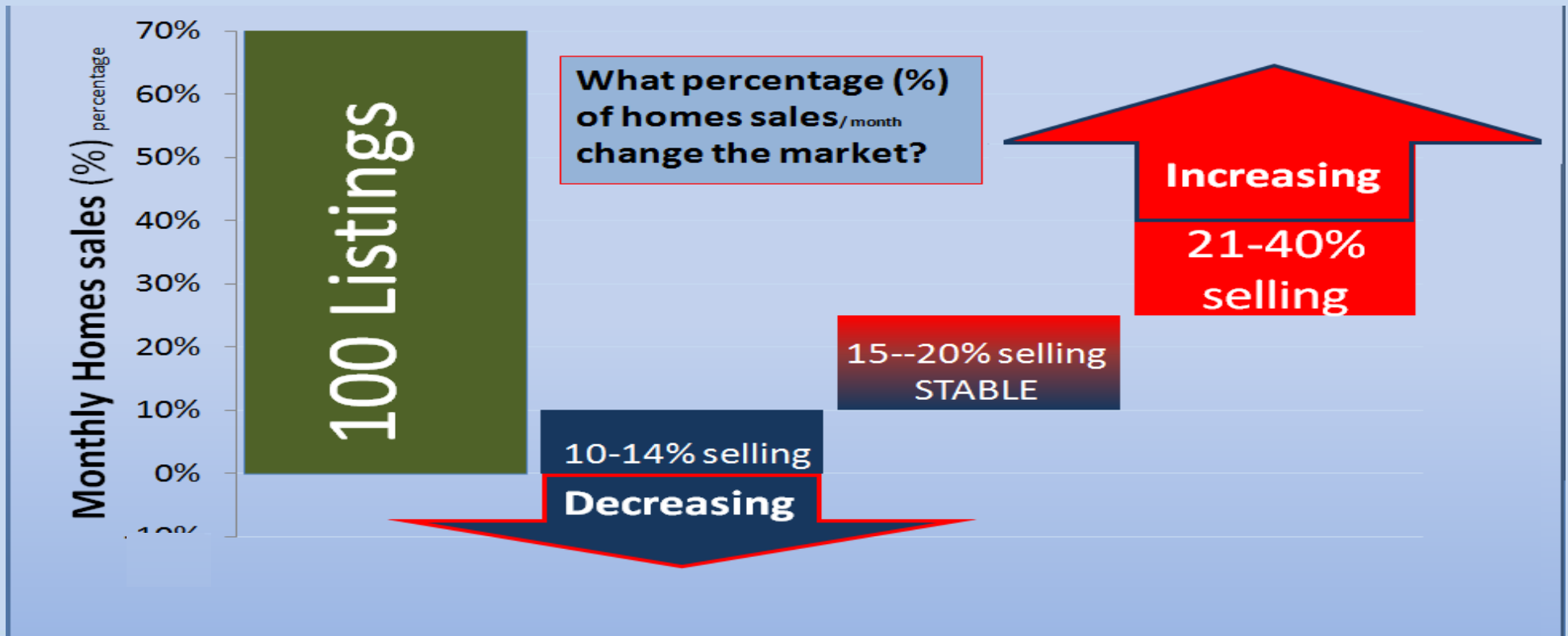
## Market Analysis and Forecasting

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# Supply and Demand

How **%SOLD** Rates Affect Price Changes

Sell-Through-Rates (STR) - Adsorption Rates



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