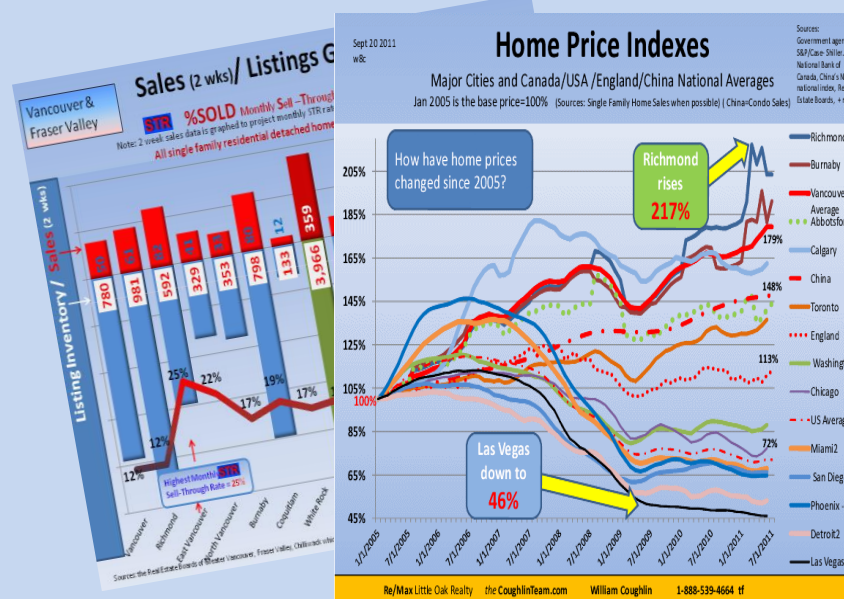


# Corney Les's Market Reports



## Advanced Marketing Tools



# Corney Les's Market Reports

## Detached

- [Abbotsford](#)
- [Chilliwack](#)

## Attached

- [Chilliwack](#)

**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 & Fraser Valley

## Sales (2 wks) / Listings Graph

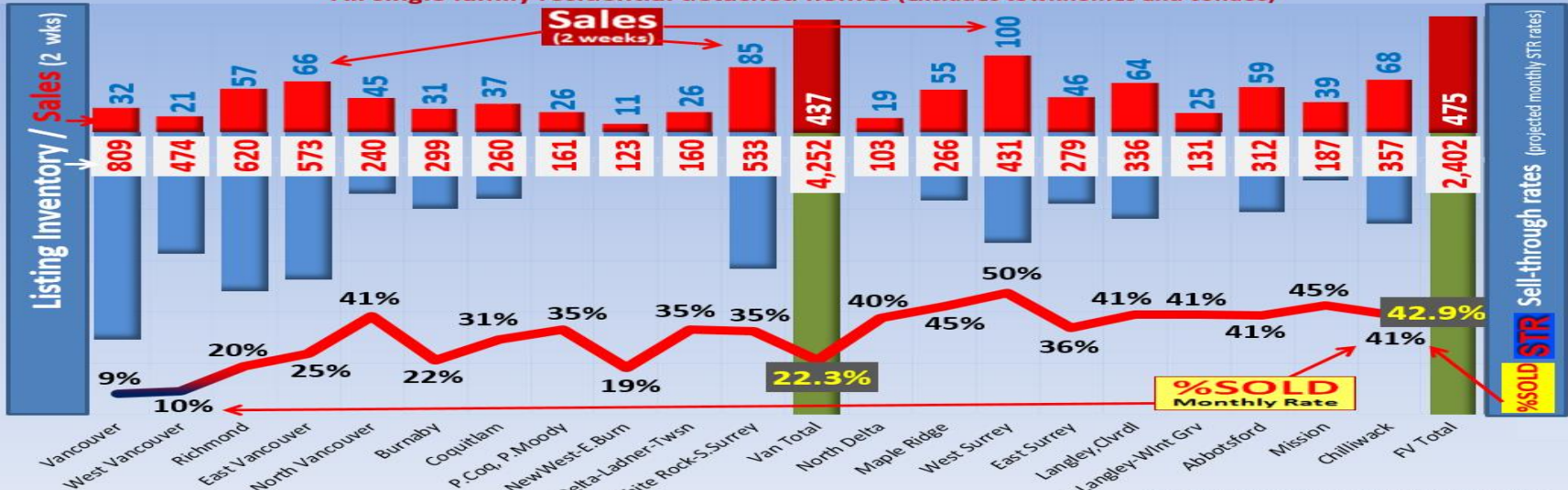
Sept 24 2021 (2-weeks)

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

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

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

2021.09.25.8:00AM b5a



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

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Vancouver & Fraser Valley

## Sales (2 wks) / Listings Graph

Sept 10 2021 (2-weeks)

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

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

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

2021.09.11.9:00AM b5a



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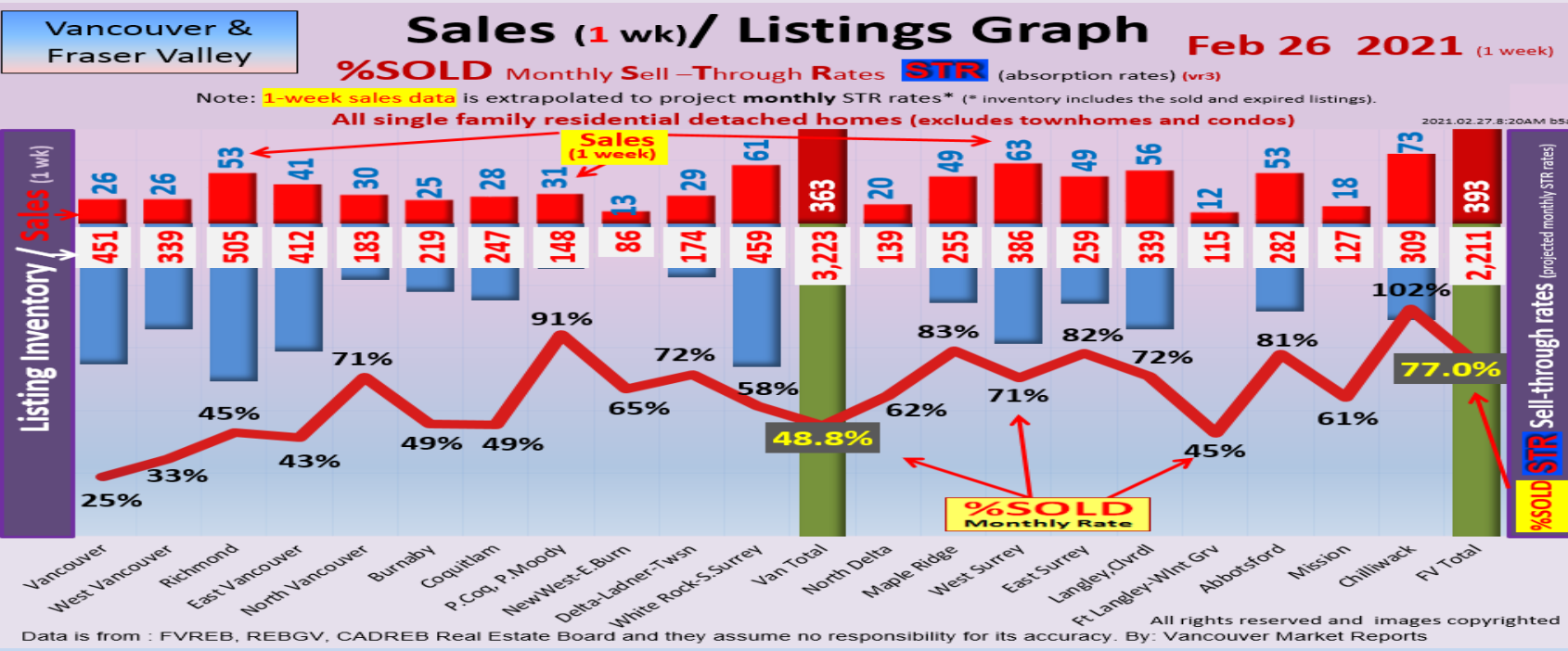
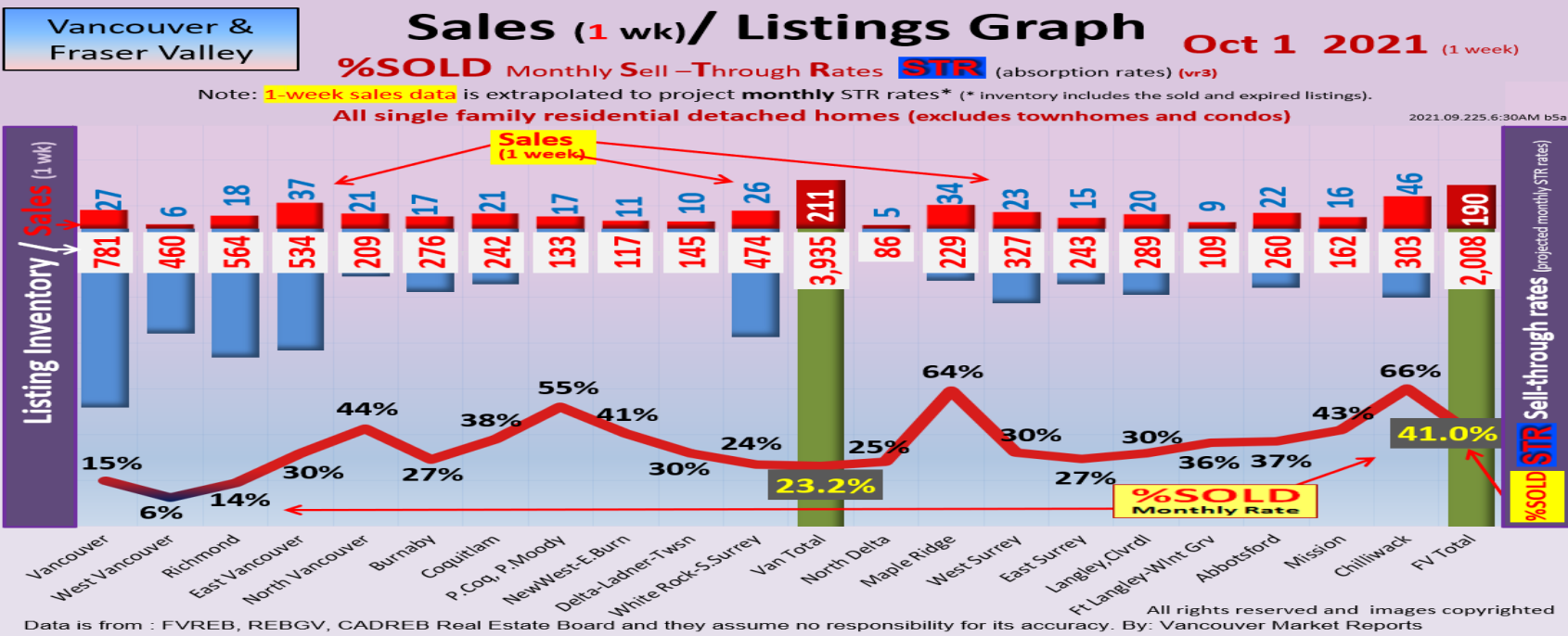
detached homes

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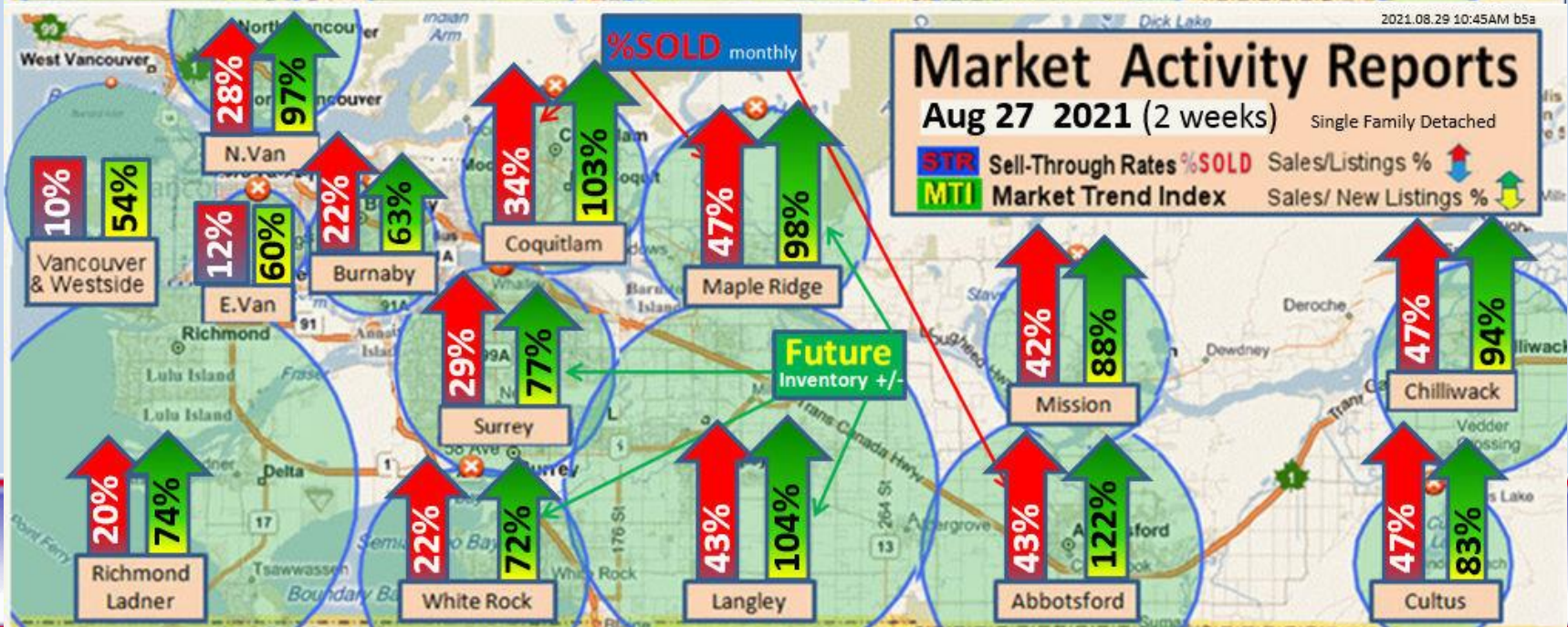
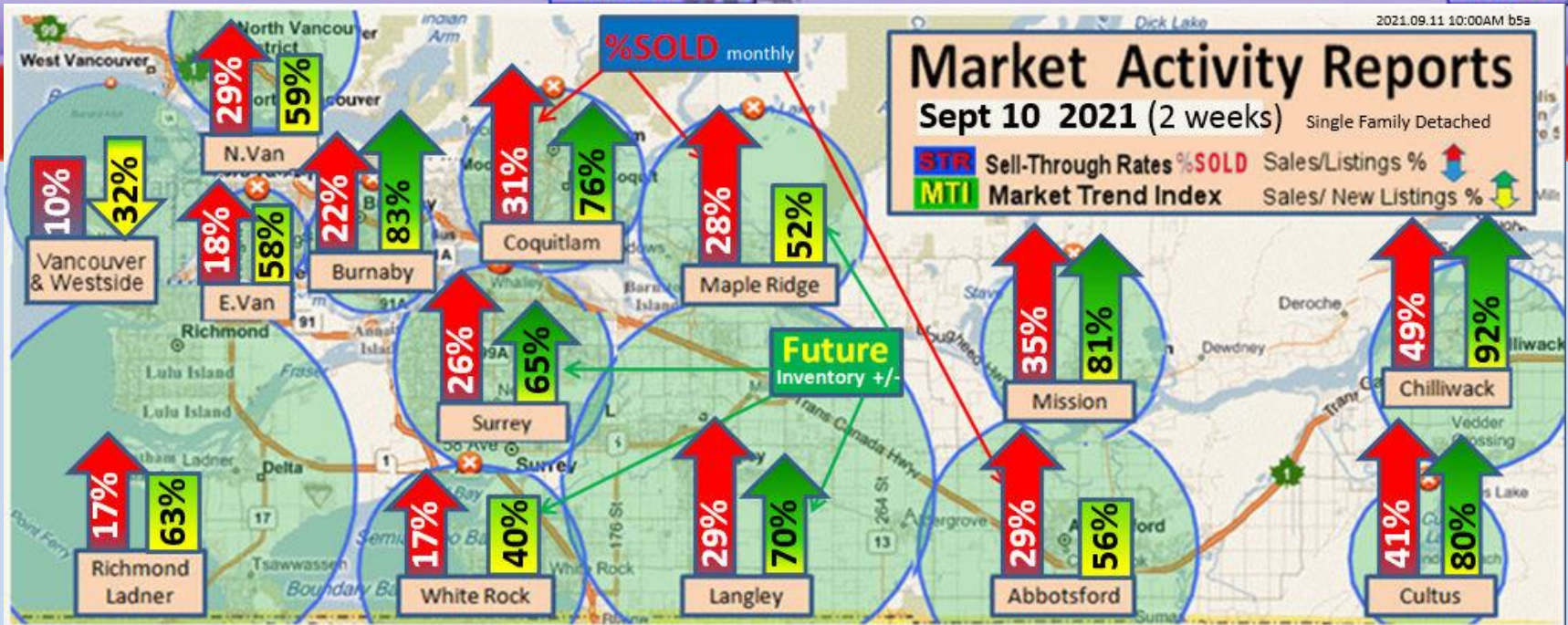
detached homes

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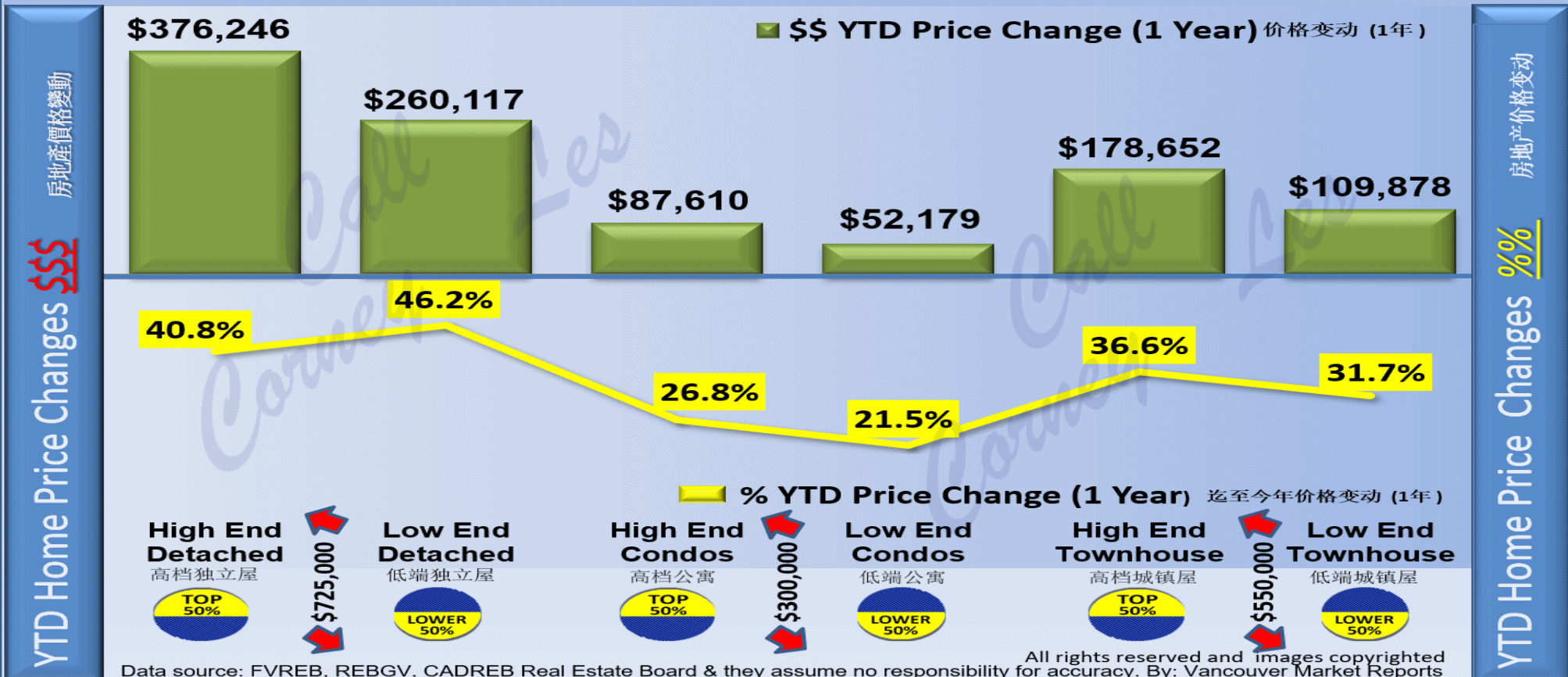
## Chilliwack Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

Housing Types: Year-To-Date Sept 2020 – Sept 2021 (Quarters)

房屋类型: 迄至今年 (每季) 由2020 九月至2021 九月

Powered by: Vancouver Market Reports HPIp



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

\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
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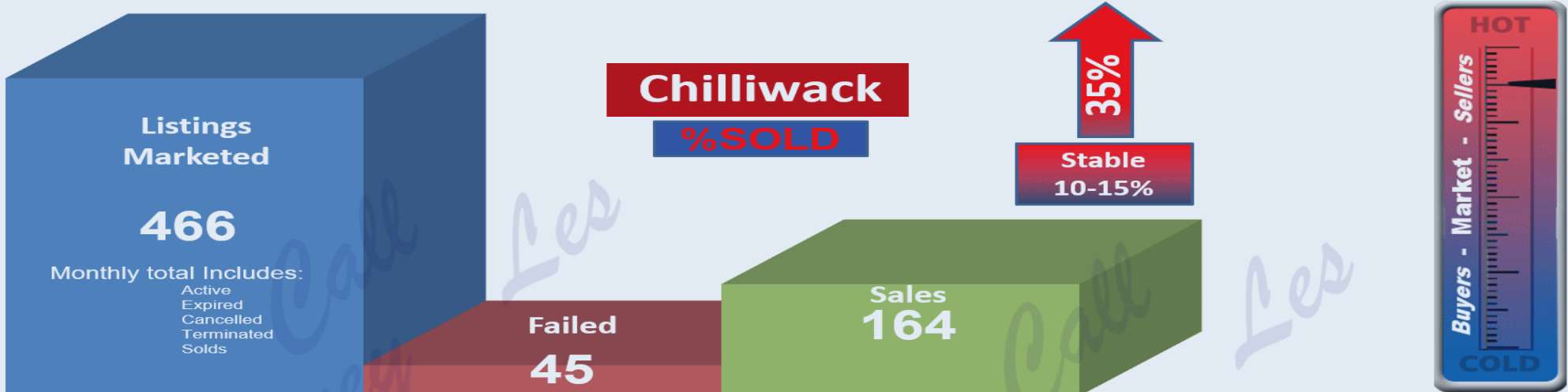
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## Monthly Market Activity - Sept 2021 - Single Family



### Oct 1, 2021 Chilliwack (+Yarrow, Rosedale and Sardis) Market Update Detached

**Current:** Chilliwack (+Yarrow, Rosedale and Sardis) is in a Seller Market with average listing inventories, **35 %SOLD** rate and the Sale Price/List Price = 100%.

(This means that there is an average of a \$4,900 discount on a sale from the original list price)

*Most Active Price Range:* Homes between \$640,000 - \$725,000 have **62.1 %SOLD** rate.

*Least Active Price Range:* Homes above \$975,000 have **23.7 %SOLD** rate. (= 24 sales out of 100 listings/ month).

**History:** The Chilliwack Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$388,196.  
The Chilliwack Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$288,397.

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

| Chilliwack (+Yarrow, Rosedale, Sardis) List Price Ranges Statistics - Sept 2021 |                         |            |          |                        |                          |            | Detached |
|---|-------------------------|------------|----------|------------------------|--------------------------|------------|----------|
| Home Price Range  | Total Listings (/month) | Sales      | DOM      | Sale Price /List Price | Sell - List \$Difference | %SOLD      |          |
| 0-\$400,000   | 15                      | 8          | 5        | 100%                   | \$0                      | 53.3%      | ↑        |
| \$400,001-\$550,000   | 11                      | 3          | 3        | 100%                   | \$0                      | 27.3%      | ↑        |
| \$550,001-\$640,000   | 11                      | 5          | 1        | 108%                   | \$46,000                 | 45.5%      | ↑        |
| \$640,001-\$725,000   | 29                      | 18         | 7        | 100%                   | \$0                      | 62.1%      | ↑        |
| \$725,001-\$800,000   | 67                      | 33         | 8        | 100%                   | \$0                      | 49.3%      | ↑        |
| \$800,001-\$975,000   | 101                     | 42         | 6        | 101%                   | \$7,600                  | 41.6%      | ↑        |
| \$975,001 and more  | 232                     | 55         | 11       | 100%                   | -\$4,900                 | 23.7%      | ↑        |
| <b>Total Activity</b>   | <b>466</b>              | <b>164</b> | <b>7</b> | <b>100%</b>            | <b>\$0</b>               | <b>35%</b> | ↑        |

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

| Monthly Changes Summary             | Sep-20    | Aug-21      | Sep-21      | 10/1/2021 | Change   |   |
|-------------------------------------|-----------|-------------|-------------|-----------|----------|---|
| Total Listings** (A,S,T,C,X)        | 694       | 472         | 466         |           | -6       | ↓ |
| Active Listings (1st of the month)  | 451       | 273         | 262         | 257       | -5       | ↓ |
| Solds                               | 211       | 150         | 164         |           | 14       | ↑ |
| Days on Market (DOM)                | 20        | 10          | 7           |           | -3       | ↓ |
| %SOLD (Sales/ Listings /mnlly rate) | 30.4%     | 31.8%       | 35.2%       |           | 3.4%     | ↑ |
| (Top 50%) Home Price Index HPIp     | \$928,100 | \$1,297,158 | \$1,316,296 |           | \$19,138 | ↑ |
| (Lower 50%) Home Price Index HPIp   | \$566,100 | \$817,188   | \$854,497   |           | \$37,308 | ↑ |

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

### Chilliwack (+Yarrow, Rosedale, Sardis) Sub areas Statistics - Sept 2021 Detached

| Neighbourhoods             | Total Listings<br>(/month) | Sales      | DOM      | Sale Price<br>/List Price | Sell - List<br>\$Difference | %SOLD      |
|----------------------------|----------------------------|------------|----------|---------------------------|-----------------------------|------------|
| Chilliwack W Yale-Well     | 37                         | 15         | 9        | 99%                       | -\$4,900                    | 40.5%      |
| Chilliwack E Young-Yale    | 57                         | 18         | 8        | 100%                      | \$4,000                     | 31.6%      |
| Chilliwack N Yale-Well     | 53                         | 23         | 8        | 100%                      | -\$4,900                    | 43.4%      |
| Chilliwack Yale Rd West    | 0                          | 0          |          |                           |                             | 0.0%       |
| Little Mountain            | 8                          | 4          | 10       | 99%                       | -\$6,000                    | 50.0%      |
| Chilliwack Mountain        | 8                          | 1          | 18       | 95%                       | -\$90,000                   | 12.5%      |
| Fairfield Island           | 21                         | 7          | 1        | 100%                      | \$0                         | 33.3%      |
| East Chilliwack            | 12                         | 4          | 19       | 98%                       | -\$17,000                   | 33.3%      |
| Eastern Hillsides          | 34                         | 6          | 22       | 98%                       | -\$16,950                   | 17.6%      |
| Rosedale Center            | 2                          | 1          | 32       | 100%                      | \$0                         | 0.0%       |
| Rosedale Popkum            | 24                         | 6          | 9        | 99%                       | -\$12,500                   | 25.0%      |
| Sardist W Vedder Rd        | 26                         | 15         | 5        | 100%                      | \$0                         | 57.7%      |
| Sardist E Vedder Rd        | 49                         | 24         | 5        | 100%                      | \$0                         | 49.0%      |
| Vedder S Watson-Promontory | 52                         | 20         | 5        | 100%                      | \$7,550                     | 38.5%      |
| Promontory                 | 45                         | 16         | 8        | 100%                      | \$50                        | 35.6%      |
| Yarrow                     | 7                          | 1          | 112      | 97%                       | -\$49,000                   | 14.3%      |
| Majuba Hill                | 10                         | 1          | 18       | 88%                       | -\$249,900                  | 10.0%      |
| Greendale Chilliwack       | 3                          | 0          |          |                           |                             | 0.0%       |
| Ryder Lake                 | 5                          | 1          | 9        | 100%                      | \$0                         | 20.0%      |
| Chilliwack River Valley    | 13                         | 1          | 71       | 87%                       | -\$229,900                  | 7.7%       |
| <b>Total Activity</b>      | <b>466</b>                 | <b>164</b> | <b>7</b> | <b>100%</b>               | <b>\$0</b>                  | <b>35%</b> |

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## Next Months Market Forecast

**Forecast:** Chilliwack has average Listing supply; 257 homes are for sale and with the **35 %SOLD** monthly rate gives us a ~3 months of inventory. 9% of the Active Listings have reduced their price by \$68,355 on average or \$50,000 on median. We project Chilliwack Detached to be a continued Seller market.

Very Low Listing Inventories has caused the Fraser Valley Home Market Monthly Average Prices to increase **\$37,325 on average**. This is the largest September price increase we've seen in 11 years. Why such a strong Sellers Market? We have one of the lowest listing inventories since 2011. This is partially due to the covid infections/lockdowns resulting in many sellers putting plans on hold. Currently, Condos are now in a Seller's Market with 83% of the Greater Vancouver (Lower Mainland) Condo Prices increasing **\$8,355 on average**. On the other hand, 89% Townhouse Markets (19 out of 28) prices increased **\$10,653 on average**. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

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

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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)



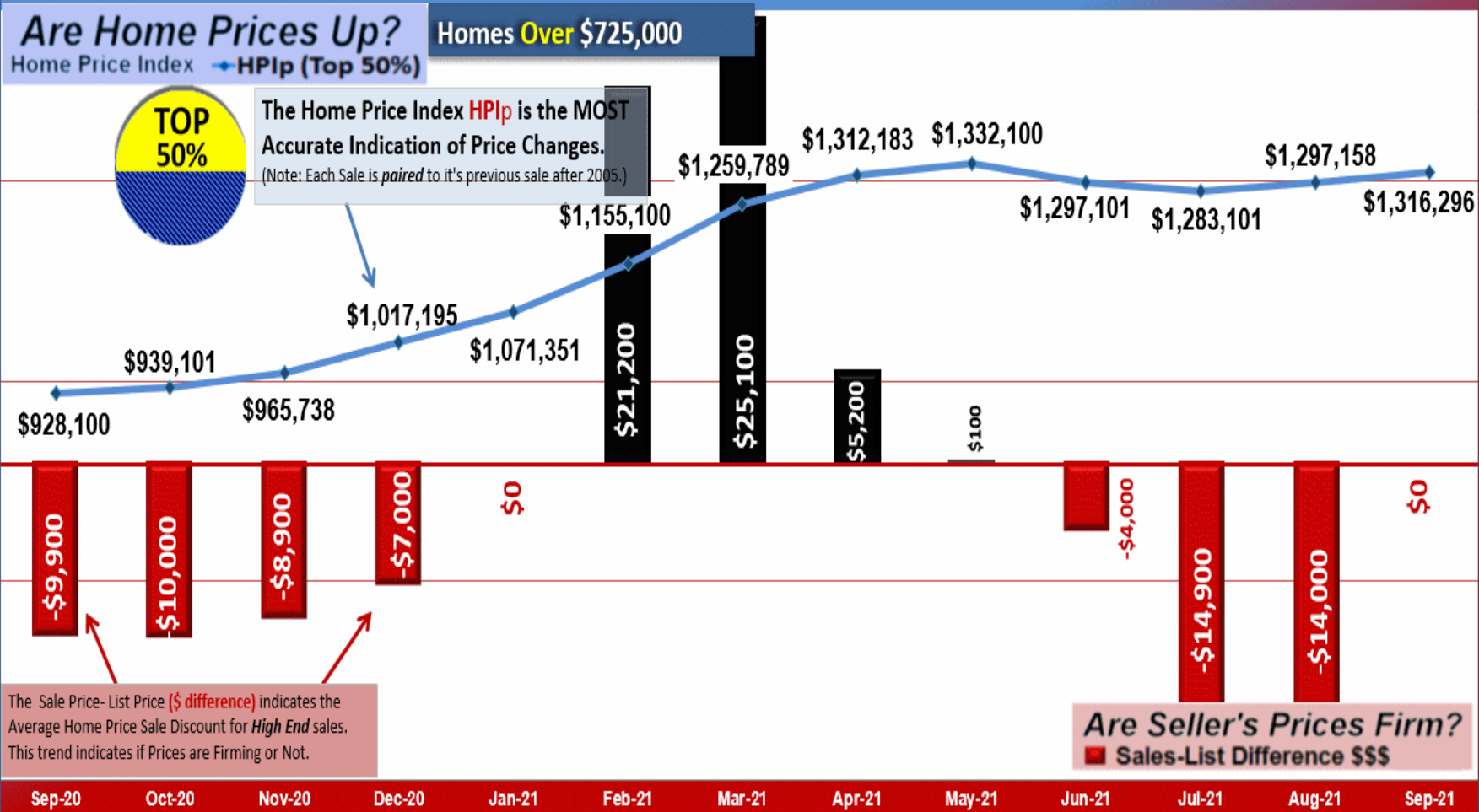
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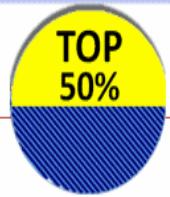
Detached

TOP 50%

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



Are Home Prices Up? Homes Over \$725,000  
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 its previous sale after 2005.)

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

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

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

← Total Listings → Sales Homes Over \$725,000

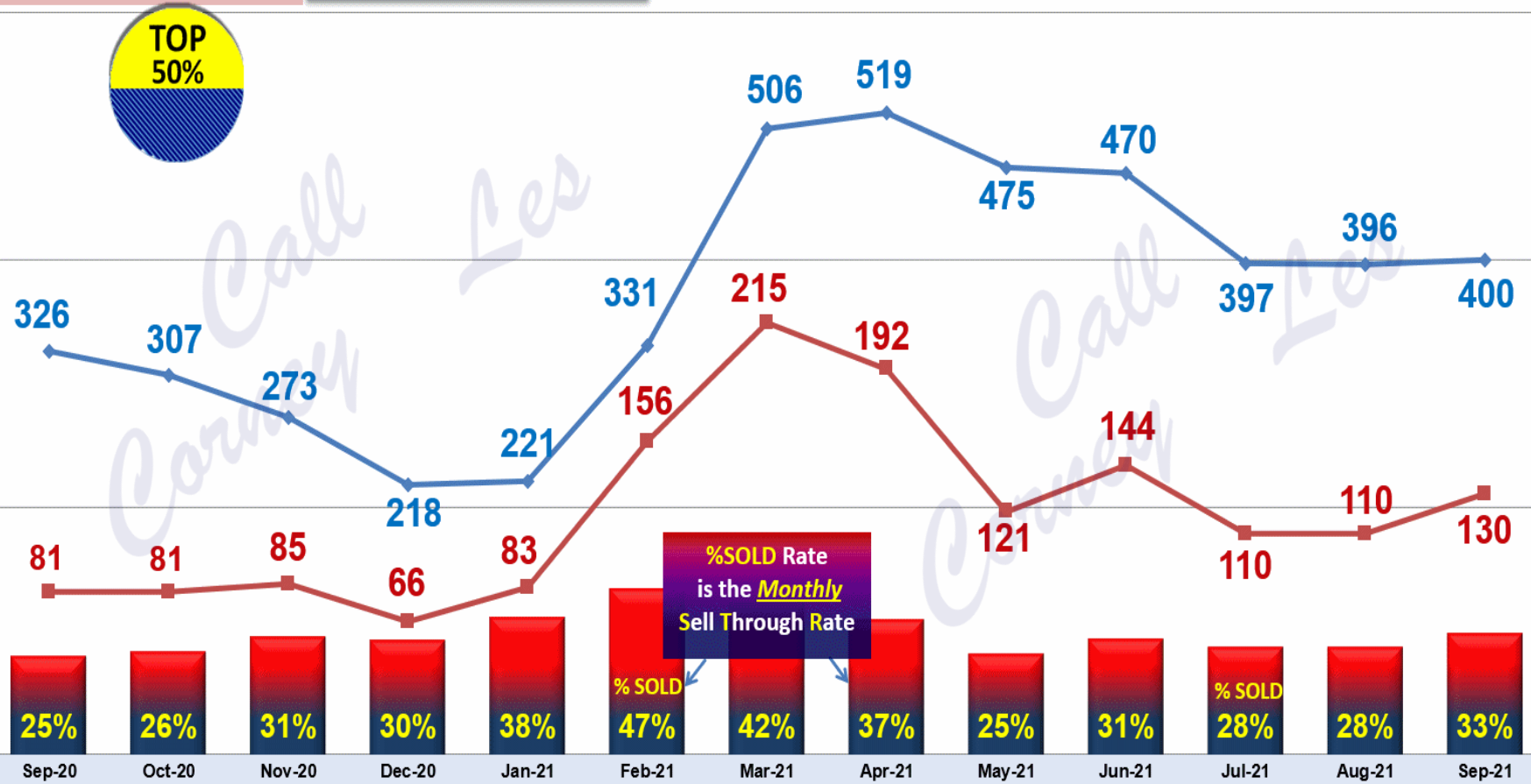
Sales / Listings  
Monthly Totals



Detached

TOP 50%

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



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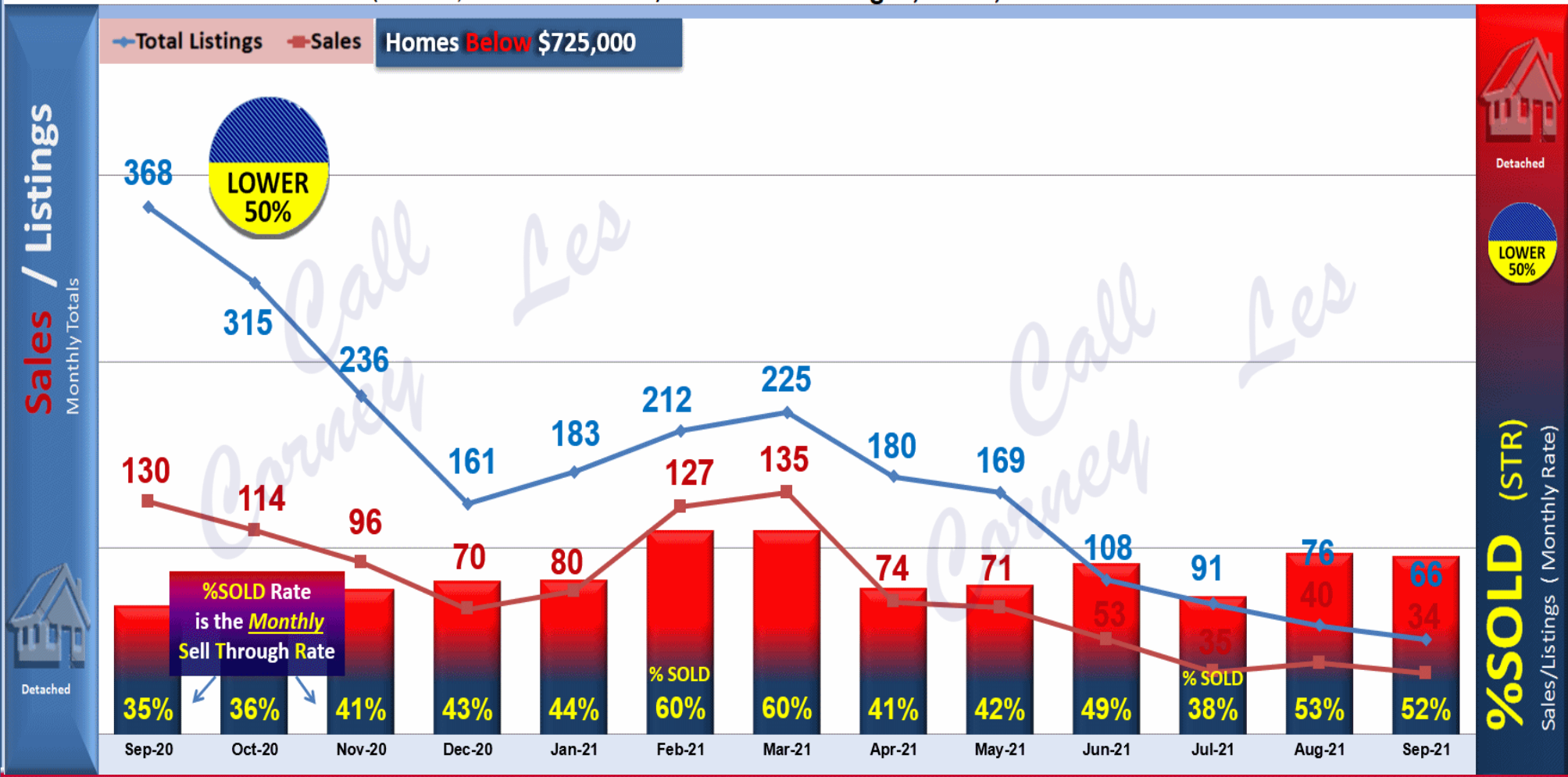


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### Detached Chilliwack (+Yarrow, Rosedale and Sardis) Total Listings\*\*, Sales, and %SOLD Rates



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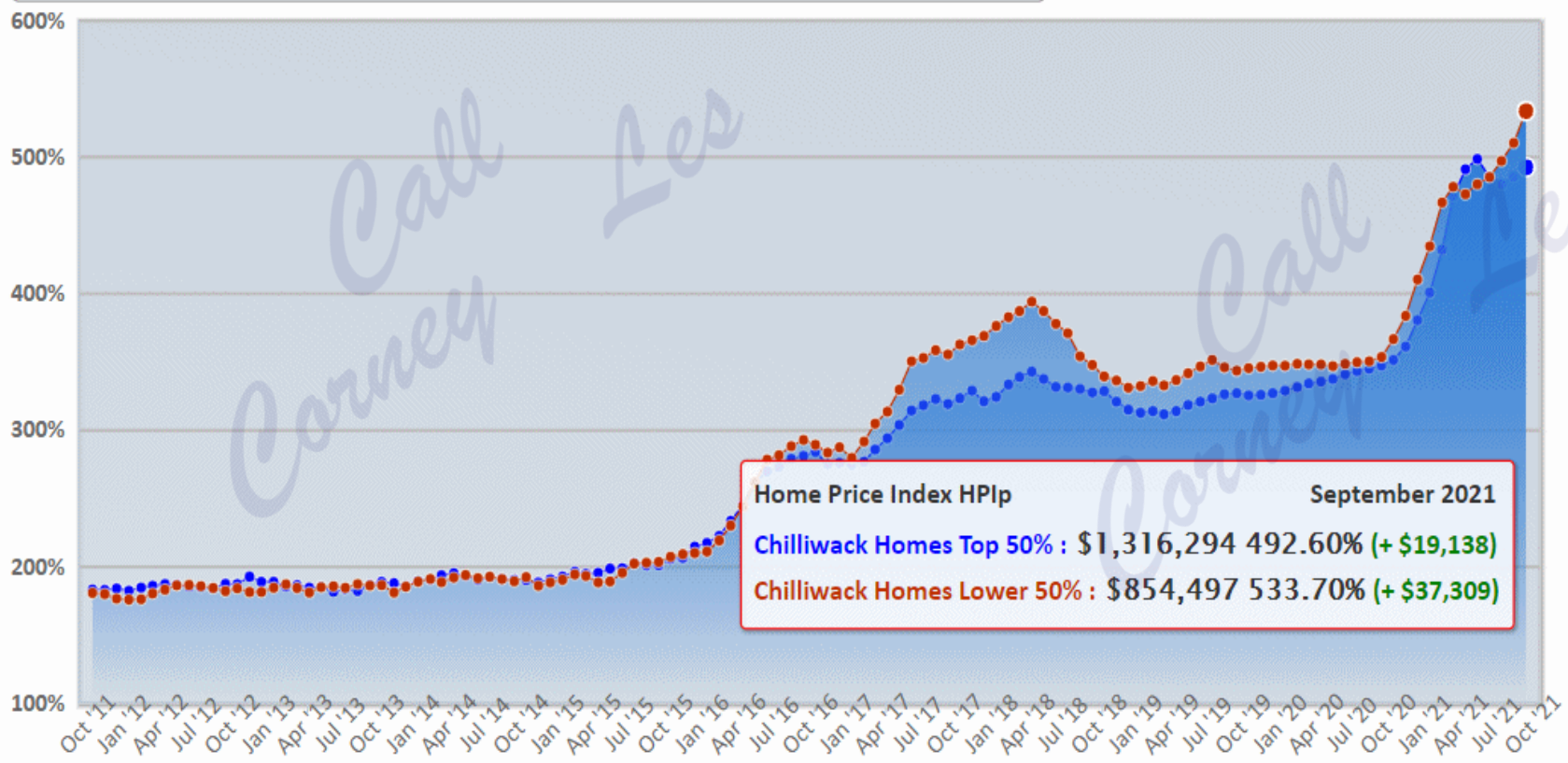
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Chilliwack Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
Chilliwack Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



| Date     | Value    |
|----------|----------|
| Sep 2021 | % 492.60 |
| Aug 2021 | % 485.50 |
| Jul 2021 | % 480.20 |
| Jun 2021 | % 485.50 |
| May 2021 | % 498.60 |
| Apr 2021 | % 491.10 |
| Mar 2021 | % 471.50 |
| Feb 2021 | % 432.30 |
| Jan 2021 | % 401.00 |
| Dec 2020 | % 380.70 |
| Nov 2020 | % 361.40 |
| Oct 2020 | % 351.50 |

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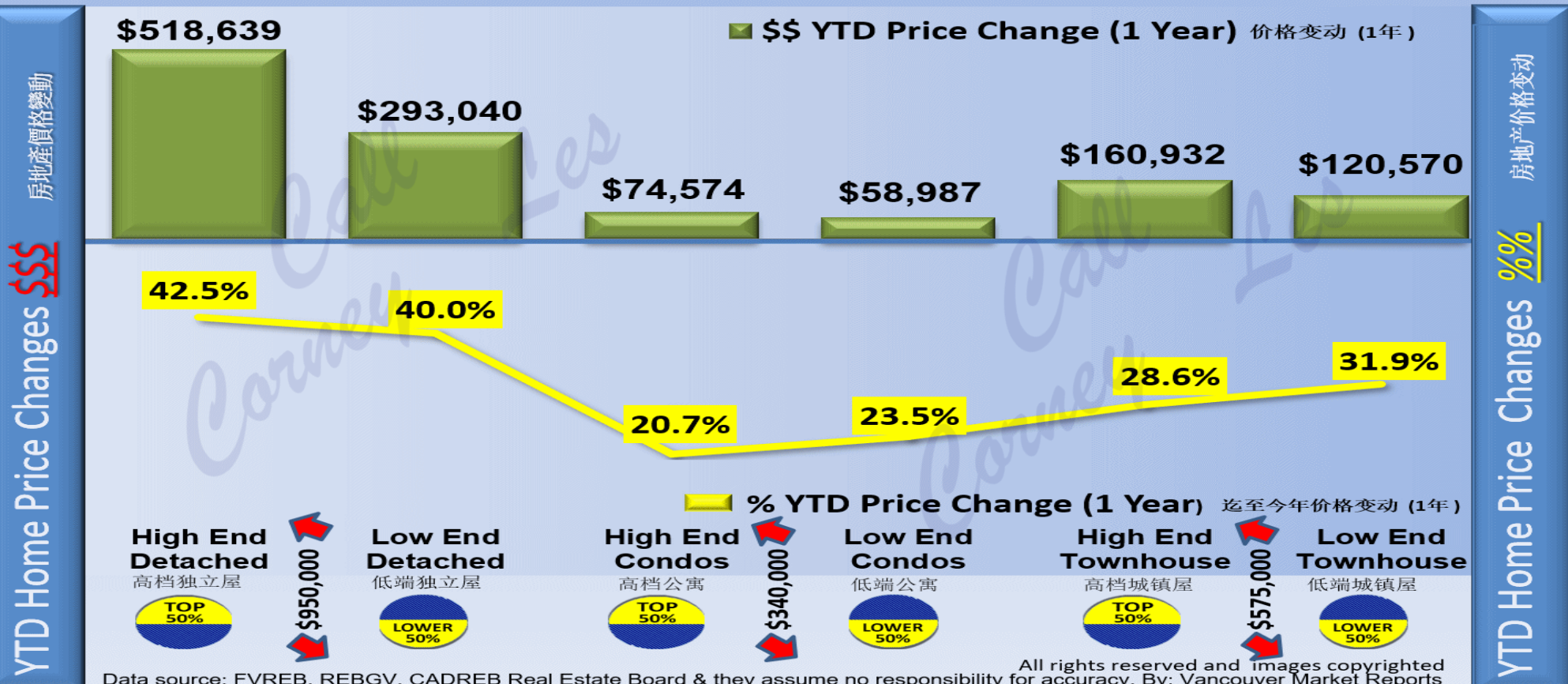
## Abbotsford Real Estate Price Changes (\$/%)

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Housing Types: Year-To-Date Sept 2020 – Sept 2021 (Quarters)

房屋类型: 迄至今年 (每季) 由2020 九月至2021 九月

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## Monthly Market Activity - Sept 2021 - Single Family



### Oct 1 2021 Abbotsford Market Update (Detached)

**Current:** Abbotsford is in Seller Market with average listing inventories, a **28 %SOLD** rate and a 102% Sell/List Ratio. (This means that on an average sale there is a \$28,050 increase from the original list price) .

*Most Active Price Range:* Homes between \$900,000-\$1,000,000 have a **60.0 %SOLD** rate.

*Least Active Price Range:* Homes above \$1.45 mill. have a **11.1 %SOLD** rate.

**History:** The Abbotsford Home Price Index **HPIp** (Top 50%) shows that prices increased \$555,200. The Abbotsford Home Price Index **HPIp** (Lower 50%) shows that prices increased \$303,999 year-to-date.

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

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

### Abbotsford List Price Ranges Statistics -Sept 2021

| Home Price Range        | Total Listings (/month) | Sales      | DOM      | Sale Price /List Price | Sell - List \$Difference | %SOLD      |   |
|-------------------------|-------------------------|------------|----------|------------------------|--------------------------|------------|---|
| 0-\$650,000             | 4                       | 2          | 53       | 100%                   | -\$1,950                 | 50.0%      | ↑ |
| \$650,001-\$735,000     | 3                       | 0          |          |                        |                          | 0.0%       | ↑ |
| \$735,001-\$800,000     | 5                       | 0          |          |                        |                          | 0.0%       | ↑ |
| \$800,001-\$900,000     | 14                      | 7          | 7        | 109%                   | \$75,100                 | 50.0%      | ↑ |
| \$900,001-\$1,075,000   | 57                      | 32         | 6        | 108%                   | \$78,000                 | 56.1%      | ↑ |
| \$1,075,001-\$1,450,000 | 168                     | 51         | 10       | 100%                   | \$5,000                  | 30.4%      | ↑ |
| \$1,450,001 and more    | 126                     | 14         | 6        | 98%                    | -\$26,450                | 11.1%      | ↑ |
| <b>Total Activity</b>   | <b>377</b>              | <b>106</b> | <b>7</b> | <b>102%</b>            | <b>\$28,050</b>          | <b>28%</b> | ↑ |

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

| Monthly Changes Summary             | Sep-20      | Aug-21      | Sep-21      | 10/1/2021 | Change   |   |
|-------------------------------------|-------------|-------------|-------------|-----------|----------|---|
| Total Listings** (A,S,T,C,X)        | 537         | 397         | 377         |           | -20      | ↓ |
| Active Listings (1st of the month)  | 355         | 264         | 222         | 225       | 3        | ↑ |
| Solds                               | 149         | 124         | 106         |           | -18      | ↓ |
| Days on Market (DOM)                | 12          | 7           | 7           |           | 0        |   |
| %SOLD (Sales/ Listings /mnlly rate) | 28%         | 31%         | 28%         |           | -3.1%    | ↓ |
| (Top 50%) Home Price Index HPIp     | \$1,238,101 | \$1,732,100 | \$1,793,301 |           | \$61,201 | ↑ |
| (Lower 50%) Home Price Index HPIp   | \$747,101   | \$1,002,098 | \$1,051,100 |           | \$49,002 | ↑ |

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# Vancouver Market Reports

Statistics, on the Web!

detached homes



**RE/MAX**



Market Analysis and Forecasting

Oct 1/21 Abbotsford

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Fax: (604) 794-3960

7300 Vedder Rd Unit 1 Chilliwack, BC V2R 4G6

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

| Abbotsford Sub areas Statistics - Sept 2021 |                           |            |          |                           | Detached                    |            |
|---|---------------------------|------------|----------|---------------------------|-----------------------------|------------|
| Neighbourhoods                              | Total Listings<br>(month) | Sales      | DOM      | Sale Price<br>/List Price | Sell - List<br>\$Difference | %SOLD      |
| Poplar                                      | 17                        | 3          | 38       | 99%                       | -\$12,500                   | 17.6%      |
| Bradner                                     | 12                        | 3          | 111      | 91%                       | -\$150,000                  | 25.0%      |
| Matsqui                                     | 9                         | 1          | 5        | 99%                       | -\$24,000                   | 11.1%      |
| Sumas Mountain                              | 10                        | 4          | 13       | 101%                      | -\$2,000                    | 40.0%      |
| Abbotsford West                             | 89                        | 33         | 7        | 103%                      | \$37,000                    | 37.1%      |
| Abbotsford East                             | 133                       | 39         | 7        | 103%                      | \$40,000                    | 29.3%      |
| Aberdeen                                    | 22                        | 2          | 6        | 104%                      | \$46,000                    | 9.1%       |
| Sumas Prairie                               | 16                        | 0          |          |                           |                             | 0.0%       |
| Central Abbotsford                          | 69                        | 21         | 6        | 104%                      | \$50,999                    | 30.4%      |
| <b>Total Activity</b>                       | <b>377</b>                | <b>106</b> | <b>7</b> | <b>102%</b>               | <b>\$28,050</b>             | <b>28%</b> |

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## Next Months Market Forecast

**Forecast:** Abbotsford has average Listing supply; 225 homes are for sale & with the **28 %SOLD** monthly rate gives us a ~4 months of inventory. 6% of the active listings have reduced their price by \$59,330 on average or \$30,000 median in the last month. We project Abbotsford to continue in Seller Market.

Very Low Listing Inventories has caused the Fraser Valley Home Market Monthly Average Prices to increase **\$37,325 on average**. This is the largest September price increase we've seen in 11 years. Why such a strong Sellers Market? We have one of the lowest listing inventories since 2011. This is partially due to the covid infections/lockdowns resulting in many sellers putting plans on hold.

Currently, Condos are now in a Seller's Market with 83% of the Greater Vancouver (Lower Mainland) Condo Prices increasing **\$8,355 on average**. On the other hand, 89% Townhouse Markets (19 out of 28) prices increased **\$10,653 on average**. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

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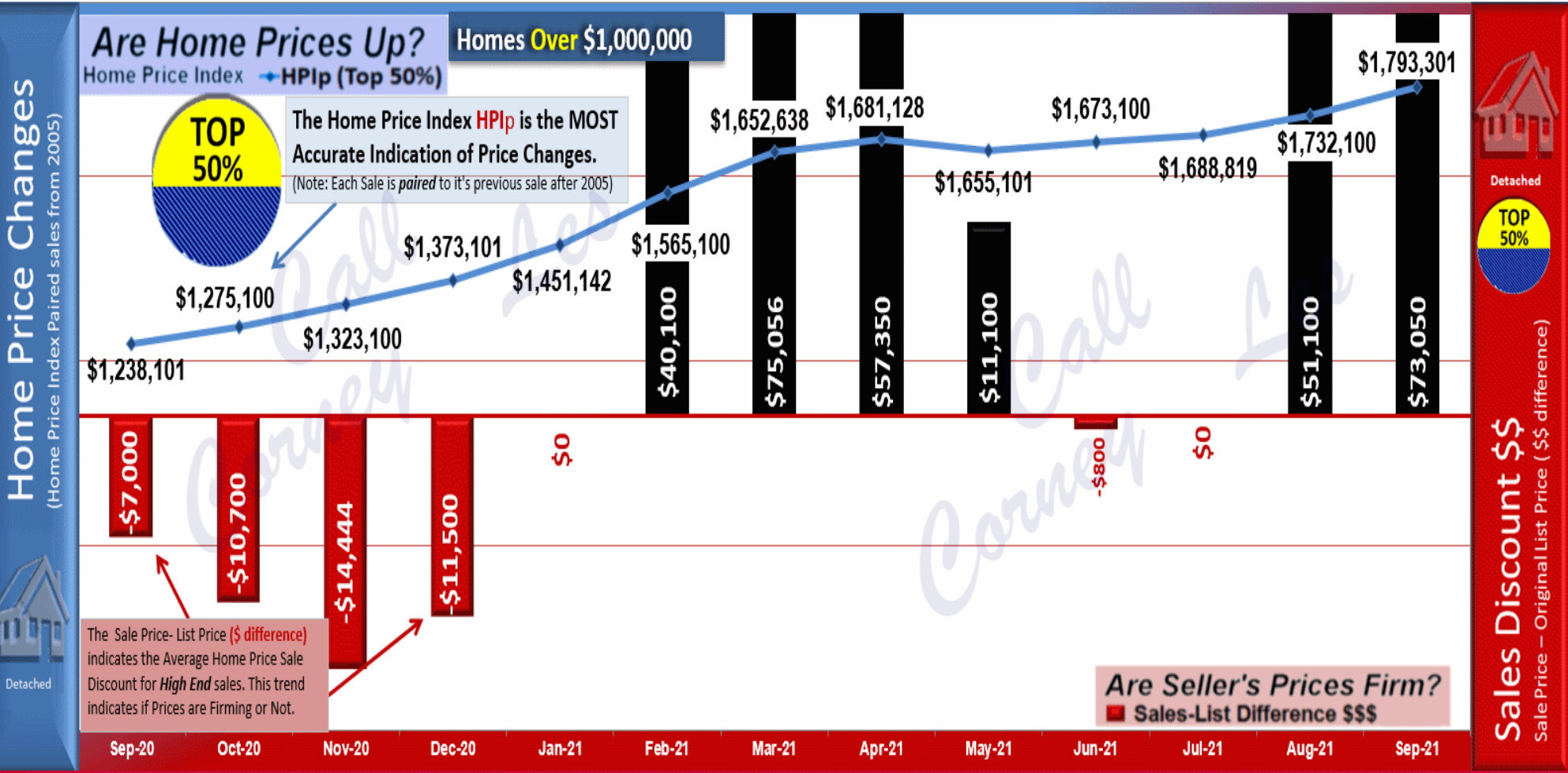


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Detached Abbotsford Home Price Index **HPIp (Top 50%)**, Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price)



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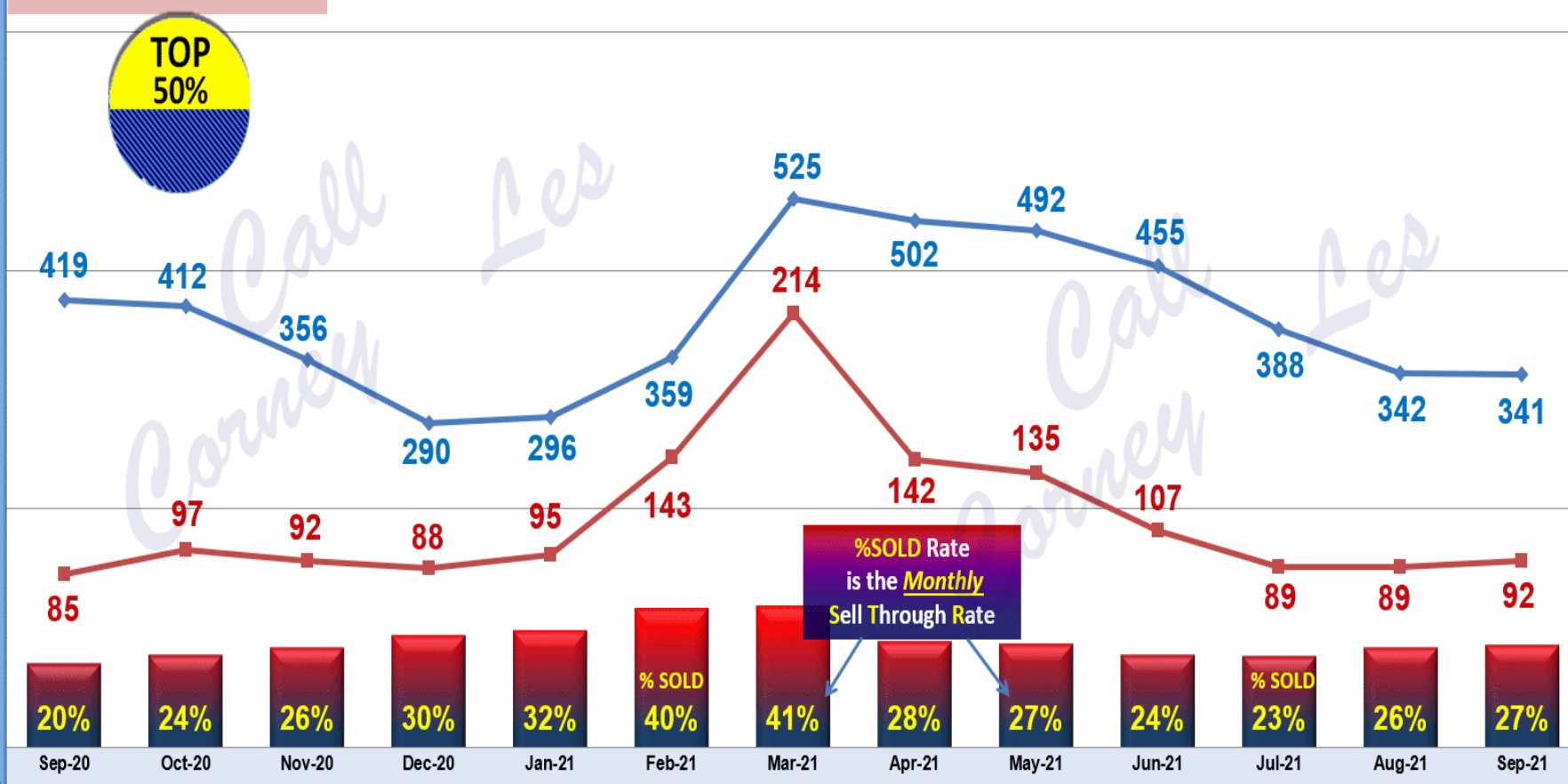
Detached Abbotsford Total Listings\*\*, Sales, and %SOLD Rates

← Total Listings → Sales Homes Over \$950,000



Sales / Listings  
Monthly Totals

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



%SOLD Rate is the Monthly Sell Through Rate

\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
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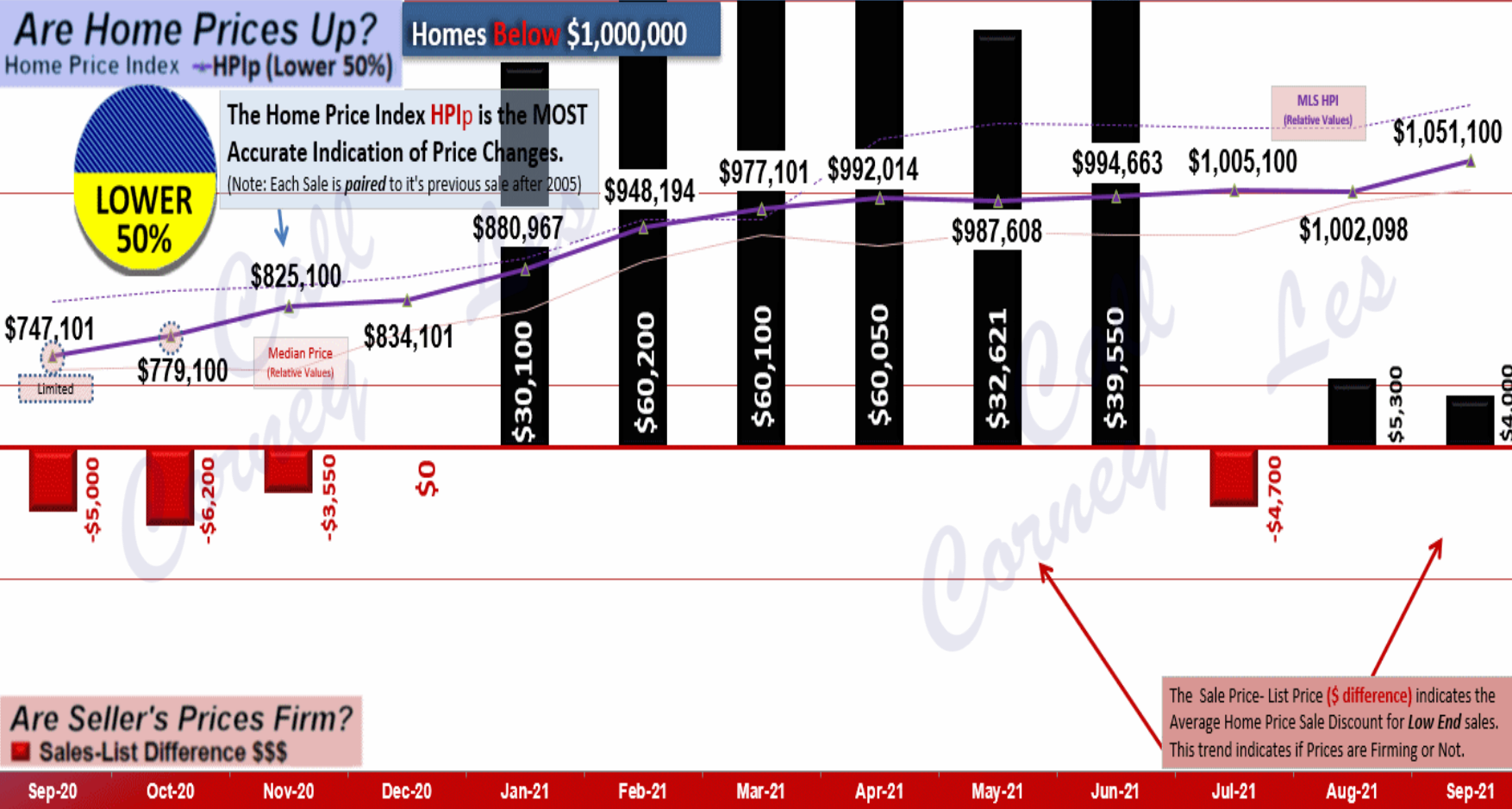
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Detached Abbotsford Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price)

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



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

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

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

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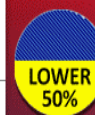
Detached Abbotsford Total Listings\*\*, Sales, and %SOLD Rates

← Total Listings → Sales Homes Below \$950,000

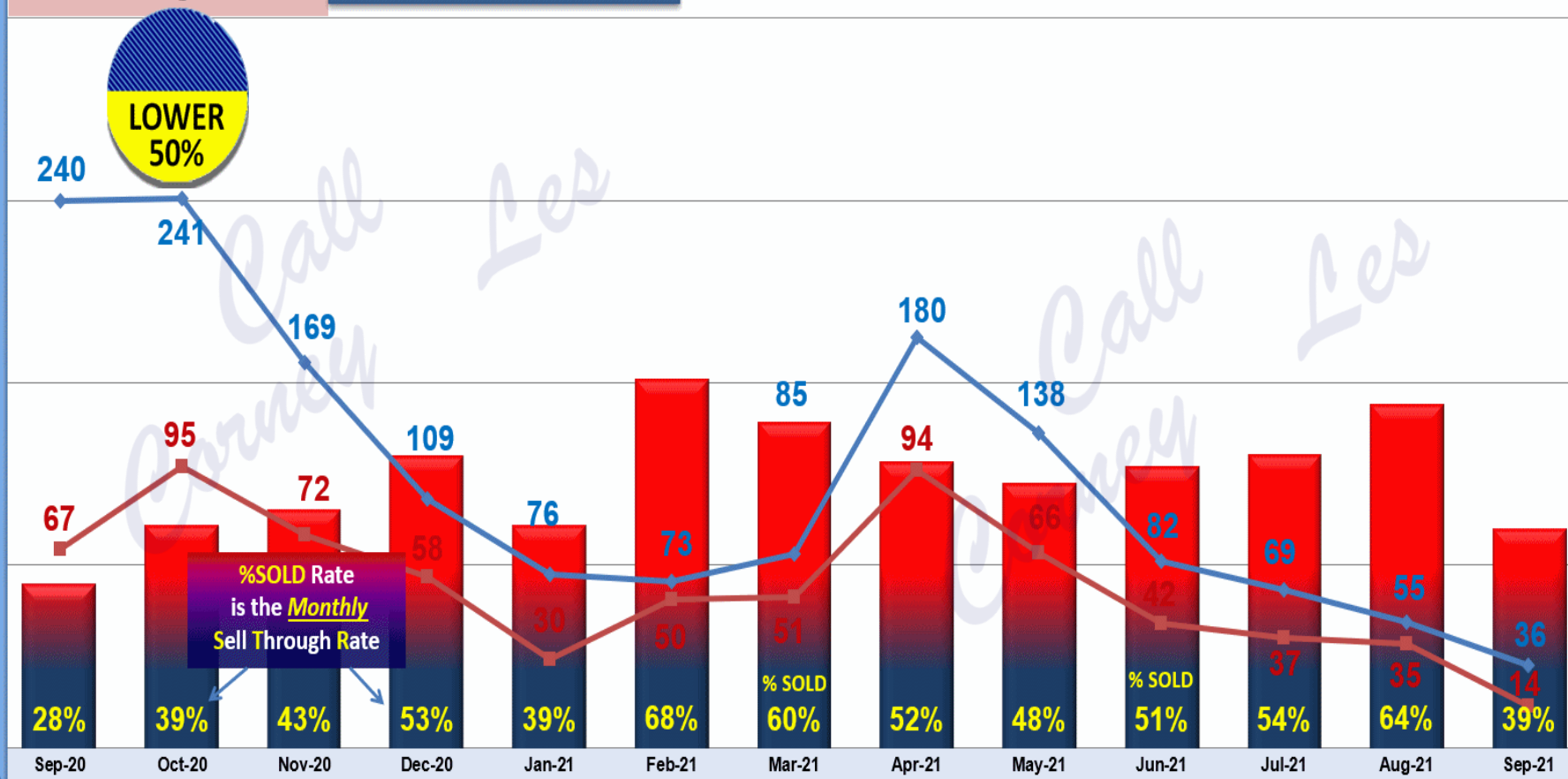
Sales / Listings  
Monthly Totals



Detached



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



%SOLD Rate is the Monthly Sell Through Rate

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

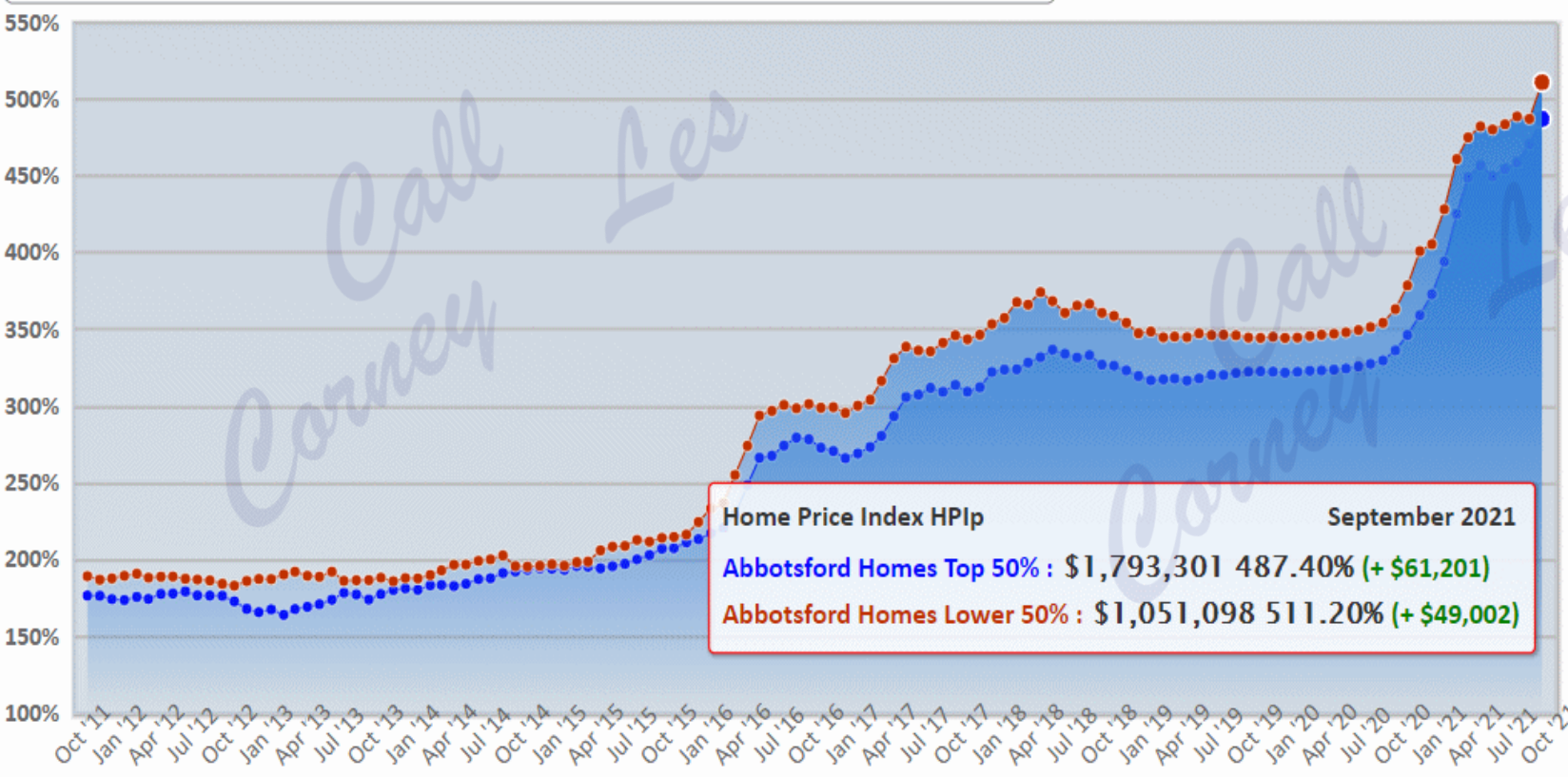
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Abbotsford Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
 Abbotsford Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



| Date     | Value    |
|----------|----------|
| Sep 2021 | % 487.40 |
| Aug 2021 | % 470.80 |
| Jul 2021 | % 459.00 |
| Jun 2021 | % 454.80 |
| May 2021 | % 449.90 |
| Apr 2021 | % 456.90 |
| Mar 2021 | % 449.20 |
| Feb 2021 | % 425.40 |
| Jan 2021 | % 394.40 |
| Dec 2020 | % 373.20 |
| Nov 2020 | % 359.60 |
| Oct 2020 | % 346.60 |

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## Market Analysis and Forecasting

Oct 1/21 Chilliwack

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### Chilliwack (+ Sardis) Sub areas Statistics - Sept 2021

Attached

| Neighbourhoods          | Total Listings (/month) | Sales      | DOM      | Sale Price /List Price | Sell - List \$Difference | %SOLD      |
|-------------------------|-------------------------|------------|----------|------------------------|--------------------------|------------|
| Chilliwack W Yale-Well  | 65                      | 33         | 10       | 100%                   | -\$500                   | 50.8%      |
| Chilliwack E Young-Yale | 45                      | 16         | 7        | 100%                   | \$1,050                  | 35.6%      |
| Chilliwack N Yale-Well  | 16                      | 5          | 16       | 100%                   | \$0                      | 31.3%      |
| Chilliwack Yale Rd West | 0                       | 0          |          |                        |                          | 0.0%       |
| Chilliwack Mountain     | 3                       | 1          | 7        | 100%                   | \$100                    | 33.3%      |
| Fairfield Island        | 1                       | 0          |          |                        |                          | 0.0%       |
| Eastern Hillside        | 8                       | 4          | 5        | 100%                   | \$750                    | 50.0%      |
| Sardist W Vedder Rd     | 14                      | 8          | 6        | 100%                   | \$50                     | 57.1%      |
| Sardist E Vedder Rd     | 30                      | 18         | 14       | 100%                   | \$0                      | 60.0%      |
| Vedder S Watson         | 59                      | 24         | 10       | 100%                   | \$0                      | 40.7%      |
| Promontory              | 20                      | 15         | 4        | 102%                   | \$10,100                 | 75.0%      |
| Chilliwack River Valley | 0                       | 0          |          |                        |                          | 0.0%       |
| <b>Total Activity</b>   | <b>261</b>              | <b>124</b> | <b>7</b> | <b>100%</b>            | <b>\$0</b>               | <b>48%</b> |

### Chilliwack (+ Sardis) List Price Ranges Statistics - Sept 2021

Attached

| Home Price Range      | Total Listings (/month) | Sales      | DOM      | Sale Price /List Price | Sell - List \$Difference | %SOLD      |
|-----------------------|-------------------------|------------|----------|------------------------|--------------------------|------------|
| 0-\$225,000           | 15                      | 8          | 13       | 99%                    | -\$2,150                 | 53.3%      |
| \$225,001-\$275,000   | 19                      | 11         | 10       | 100%                   | -\$900                   | 57.9%      |
| \$275,001-\$375,000   | 42                      | 14         | 10       | 100%                   | -\$1,250                 | 33.3%      |
| \$375,001-\$500,000   | 40                      | 19         | 8        | 100%                   | \$0                      | 47.5%      |
| \$500,001-\$600,000   | 29                      | 16         | 7        | 101%                   | \$3,900                  | 55.2%      |
| \$600,001 and more    | 116                     | 56         | 6        | 101%                   | \$4,000                  | 48.3%      |
| <b>Total Activity</b> | <b>261</b>              | <b>124</b> | <b>7</b> | <b>100%</b>            | <b>\$0</b>               | <b>48%</b> |

### Oct 1 2021 Chilliwack(+Sardis) Market Update Attached Townhomes/ Condos

**Current:** Chilliwack (+Sardis) is in a Seller Market with average listing inventories, a **48% 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:** Attached homes between \$225,000-\$275,000 have **54.5% SOLD** rate.

**Least Active Price Range:** Attached homes between \$275,00-\$375,000 have **32.8% SOLD** rate.

**History:** The Chilliwack's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$95,385.

The Chilliwack's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$56,727.

The Chilliwack's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$198,651.

The Chilliwack's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$114,990.

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

**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 **Townhouses** 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 paired monthly sales to produce one the most accurate HPI indexes at this time. Note: For a more accurate price change for your home request a Comparative Market Analysis. Data is from: FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: vancouvermarketreports.com

| Monthly Changes Summary                  | Sep-20    | Aug-21    | Sep-21    | 10/1/2021 | Change   |
|--|-----------|-----------|-----------|-----------|----------|
| Total Listings** (A,S,T,C,X)             | 563       | 268       | 261       |           | -7       |
| Active Listings (1st of the month)       | 391       | 138       | 138       | 121       | -17      |
| Solds                                    | 142       | 109       | 124       |           | 15       |
| Days on Market (DOM)                     | 25        | 8         | 7         |           | -1       |
| % SOLD (Sales/Listings/mnthly rate)      | 25%       | 41%       | 48%       |           | 7%       |
| Condos (Top 50%) Home Price Index HPIp   | \$325,541 | \$412,101 | \$420,926 |           | \$8,825  |
| Condos (Lower 50%) Home Price Index HPIp | \$243,862 | \$296,907 | \$300,589 |           | \$3,682  |
| Twnhs (Top 50%) Home Price Index HPIp    | \$489,666 | \$656,568 | \$688,317 |           | \$31,750 |
| Twnhs (Lower 50%) Home Price Index HPIp  | \$349,515 | \$458,076 | \$464,505 |           | \$6,429  |

**Forecast:** The Active Listing Inventories is 54 less than in count as same month last year. The Chilliwack Attached Real Estate Market is continuing to be a Seller market for the next month.

Very Low Listing Inventories has caused the Fraser Valley Home Market Monthly Average Prices to increase **\$37,325 on average**. This is the largest September price increase we've seen in 11 years. Why such a strong Sellers Market? We have one of the lowest listing inventories since 2011. This is partially due to the covid infections/lockdowns resulting in many sellers putting plans on hold. Currently, Condos are now in a Seller's Market with 83% of the Greater Vancouver (Lower Mainland) Condo Prices increasing **\$8,355 on average**. On the other hand, 89% Townhouse Markets (19 out of 28) prices increased **\$10,653 on average**. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

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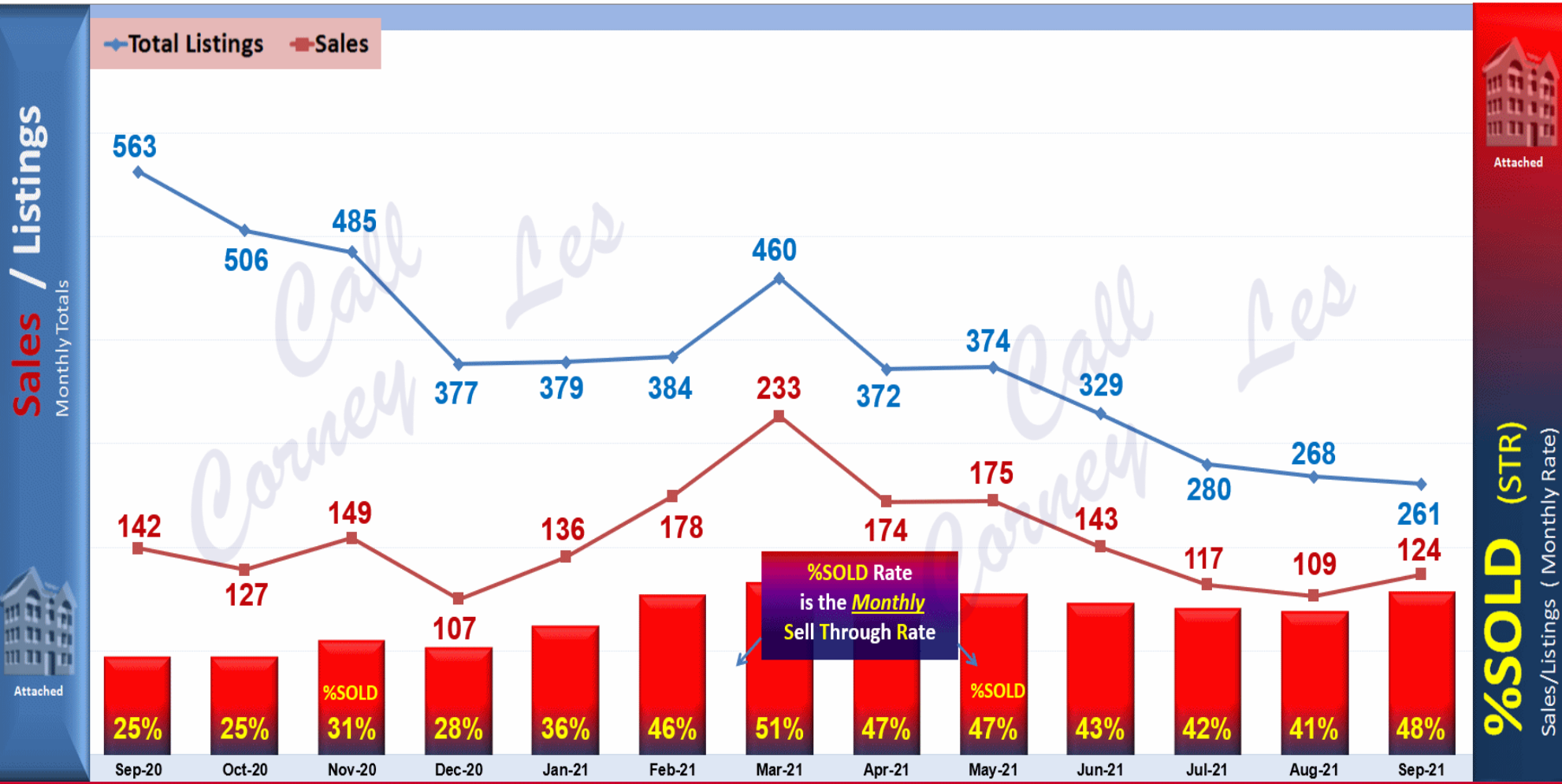


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Attached Townhomes/ Condos Chilliwack (+ Sardis) Total Listings, Sales, and %SOLD rates



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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)

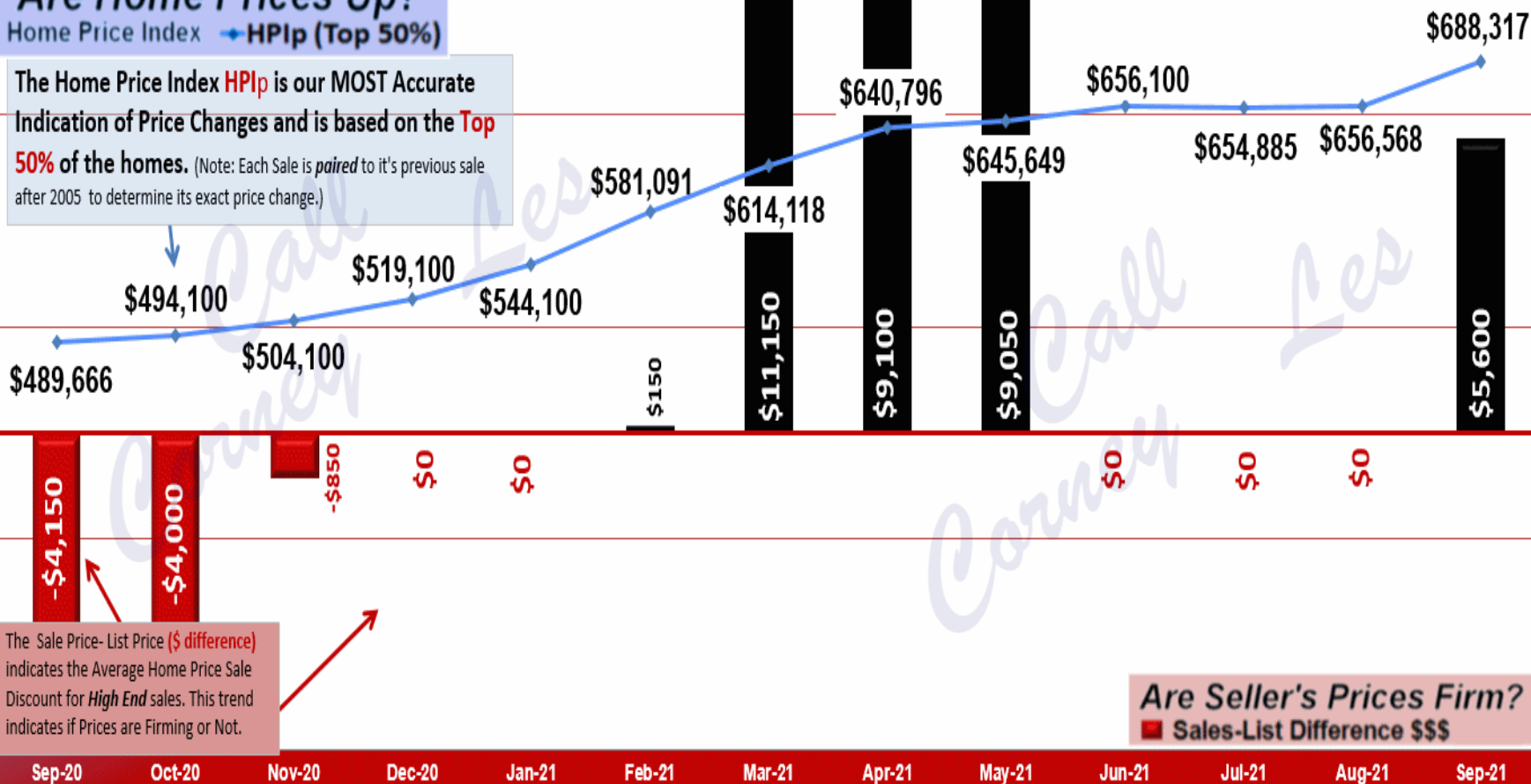
### Home Price Changes

(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 its 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

TOP 50%

Sales Discount \$\$\$

Sale Price - Original List Price (\$ difference)

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Attached 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)

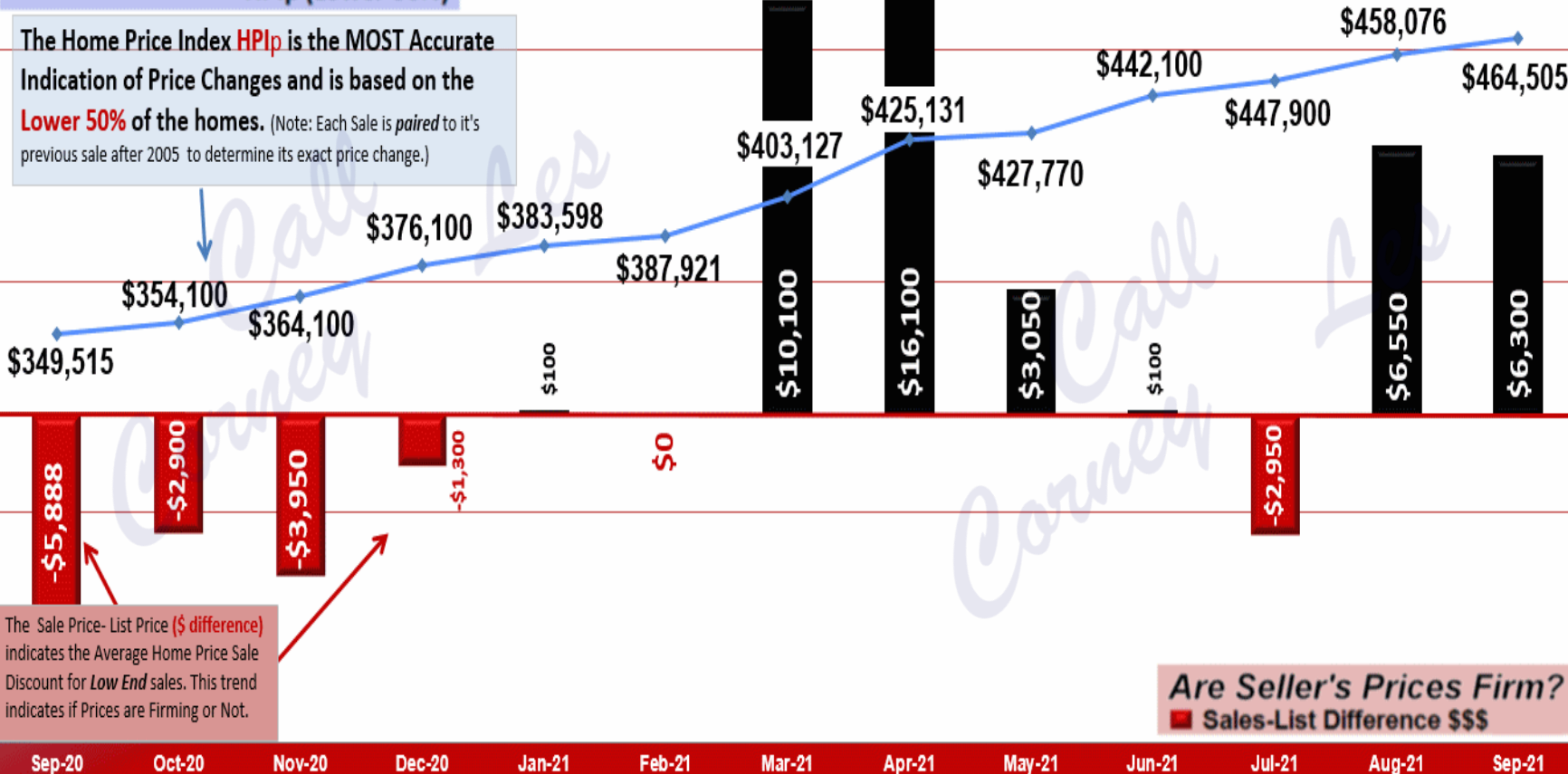
### Home Price Changes

(Home Price Index Paired sales from 2005)

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Home Price Index → HPIp (Lower 50%)

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

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



Townhouses



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

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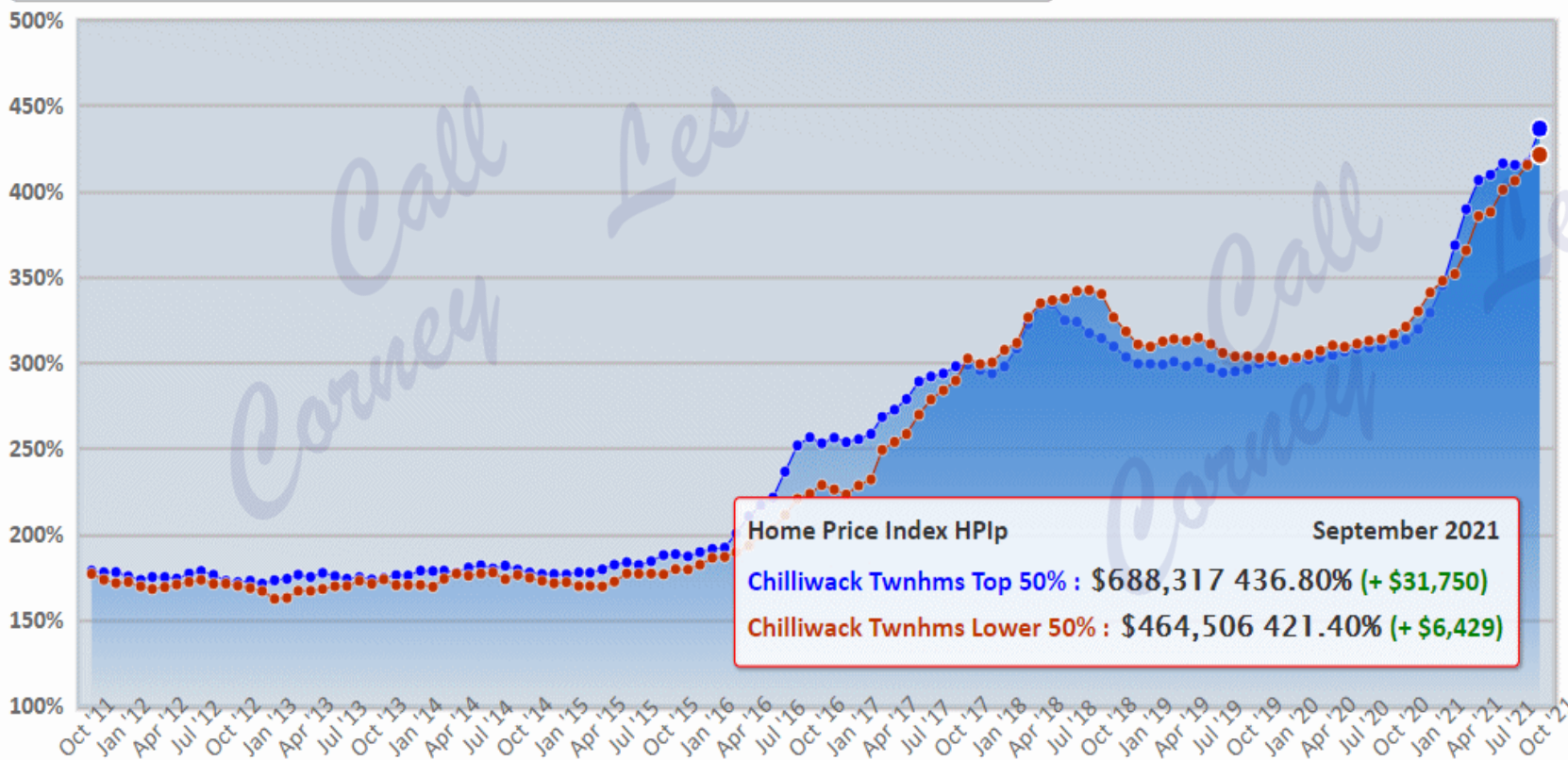
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Chilliwack Twnhms Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
Chilliwack Twnhms Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

| Date     | Value    |
|----------|----------|
| Sep 2021 | % 436.80 |
| Aug 2021 | % 416.70 |
| Jul 2021 | % 415.60 |
| Jun 2021 | % 416.40 |
| May 2021 | % 409.80 |
| Apr 2021 | % 406.70 |
| Mar 2021 | % 389.70 |
| Feb 2021 | % 368.80 |
| Jan 2021 | % 345.30 |
| Dec 2020 | % 329.40 |
| Nov 2020 | % 319.90 |
| Oct 2020 | % 313.60 |

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Attached

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)

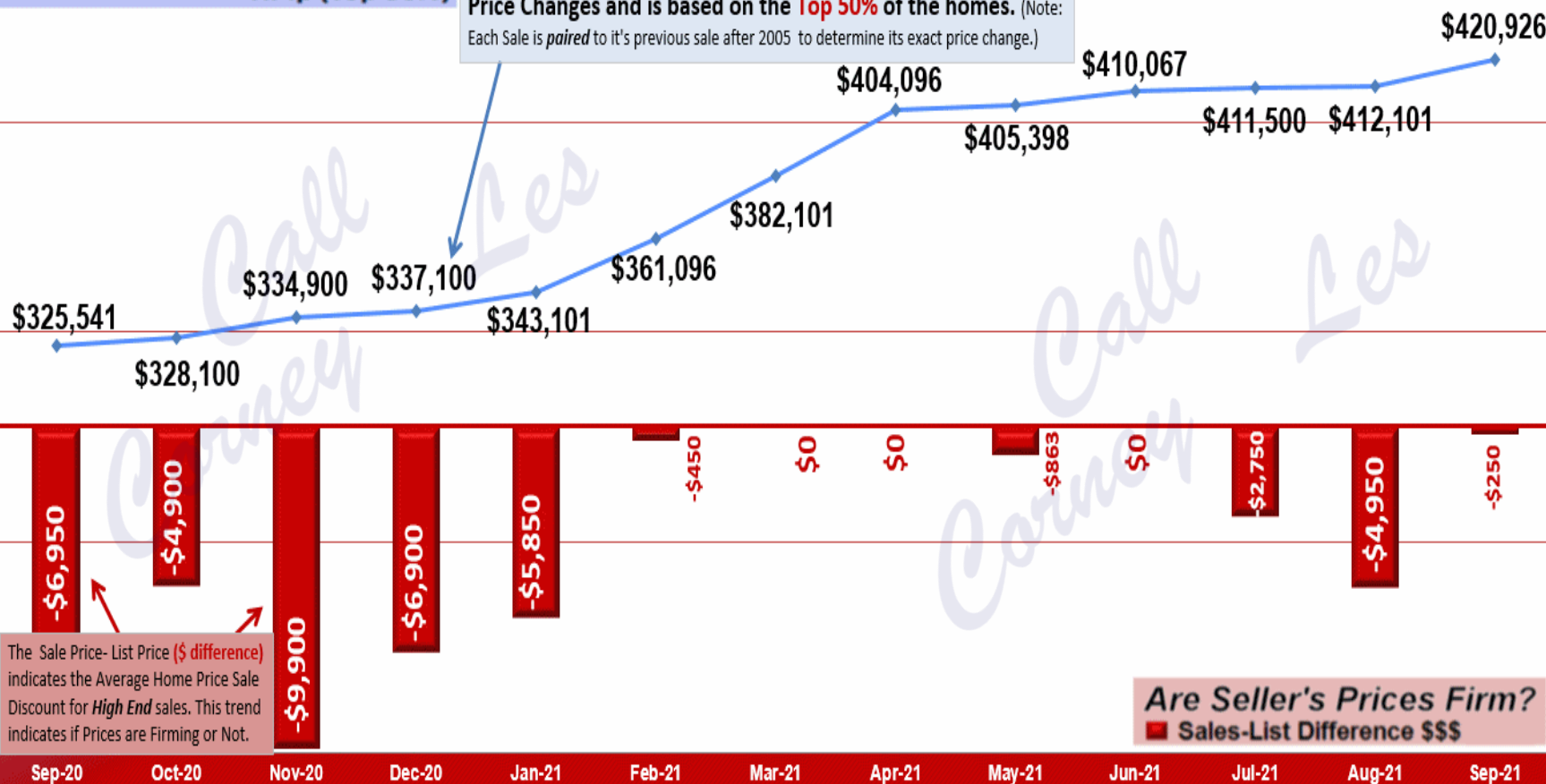


Condominiums

#### Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

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



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

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



Condominiums



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

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# Vancouver Market Reports

Statistics, on the Web!

attached homes



RE/MAX



## Market Analysis and Forecasting

Oct 1/21 Chilliwack

Mobile: (604) 795-6938 Fax: (604) 794-3960  
7300 Vedder Rd Unit 1 Chilliwack, BC V2R 4G6

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)



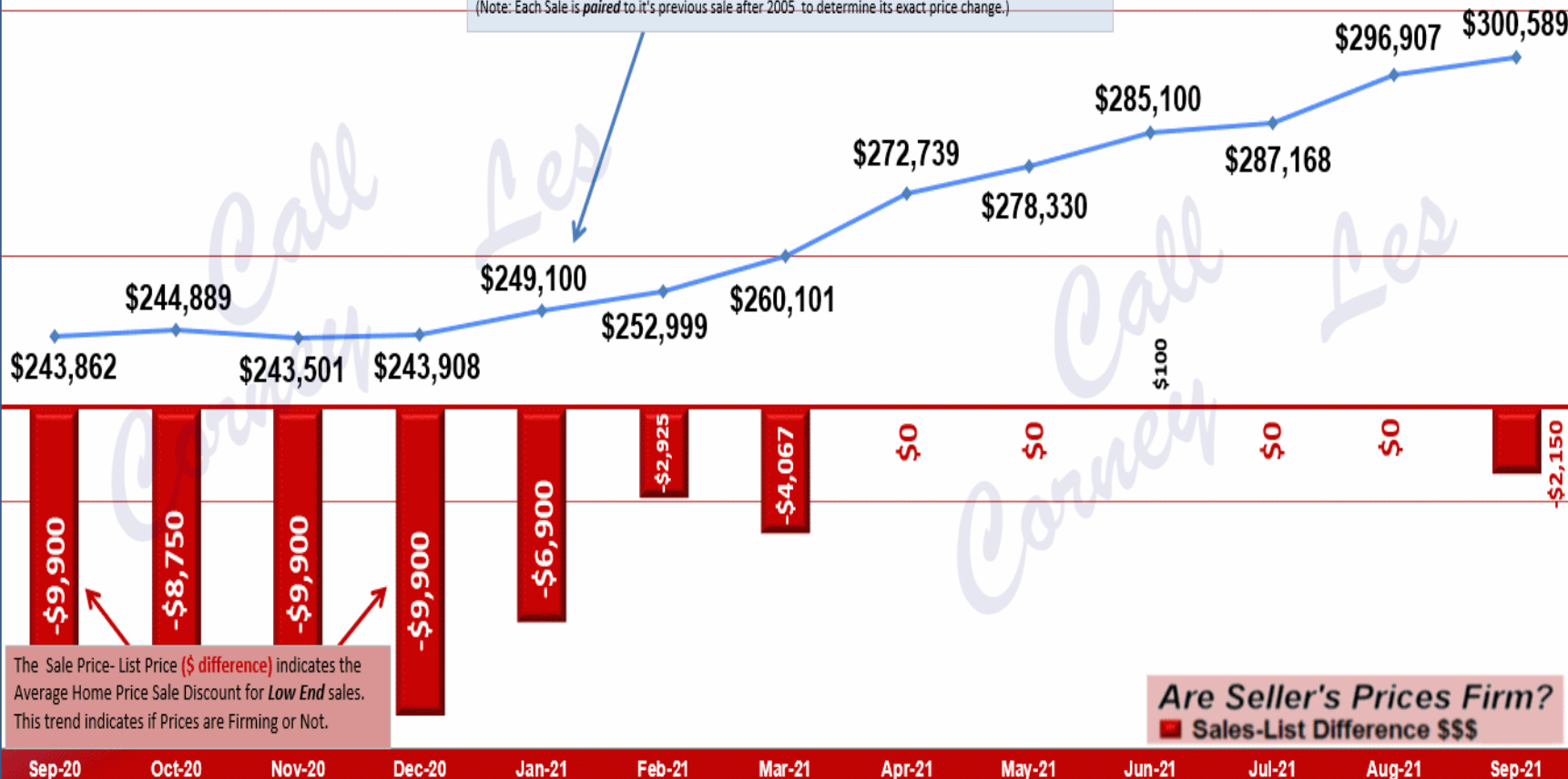
Condominiums

### 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.)



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

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



Condominiums



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

\*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.

Corney Les



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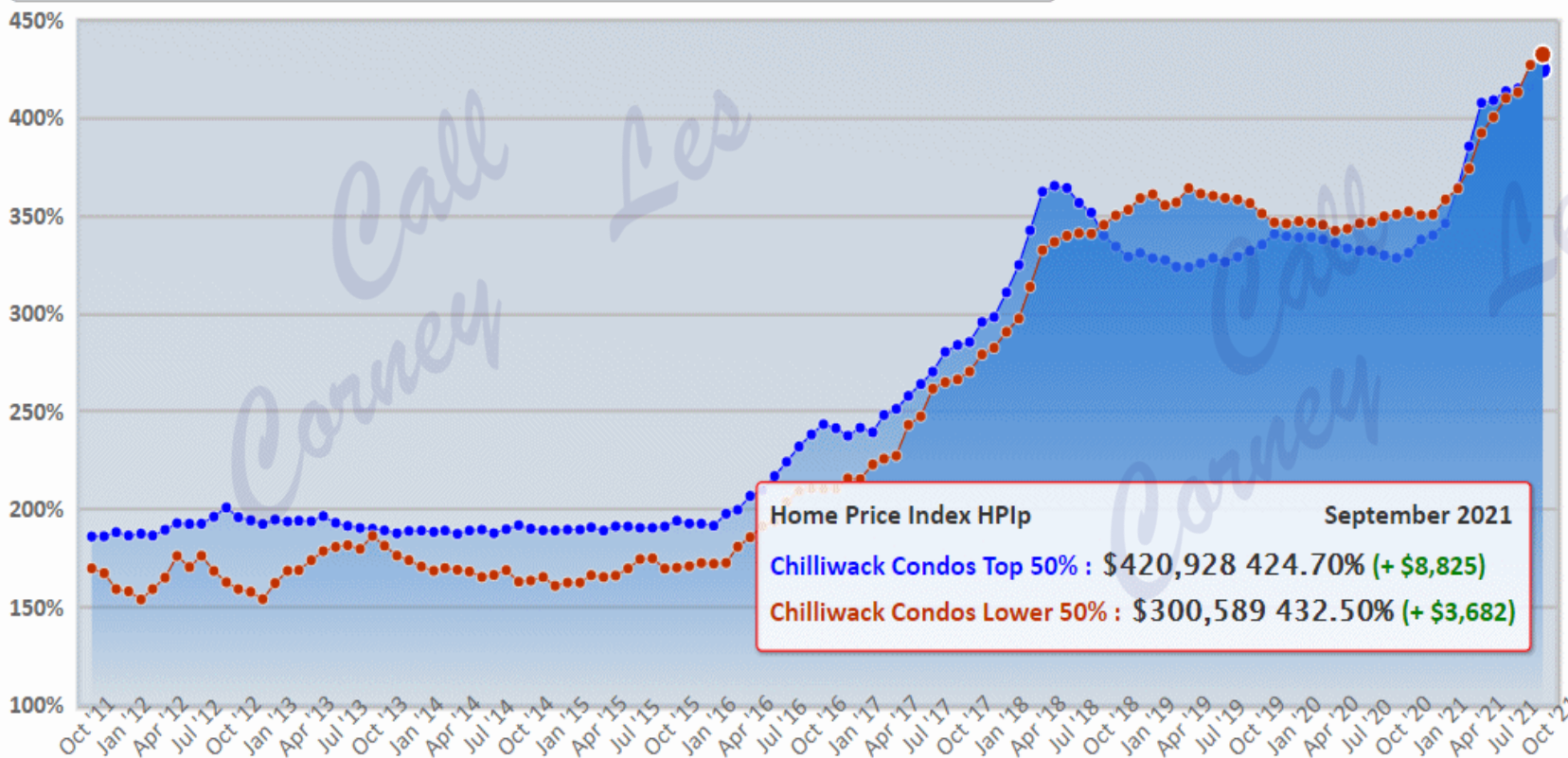
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Powered by the Greater Vancouver Market Reports HPIp



Chilliwack Condos Top 50% : **HPIp** Forecast+ Forecast-  
Chilliwack Condos Lower 50% : **HPIp** Forecast+ Forecast-



| Date     | Value    |
|----------|----------|
| Sep 2021 | % 424.70 |
| Aug 2021 | % 415.80 |
| Jul 2021 | % 415.20 |
| Jun 2021 | % 413.80 |
| May 2021 | % 409.10 |
| Apr 2021 | % 407.80 |
| Mar 2021 | % 385.60 |
| Feb 2021 | % 364.40 |
| Jan 2021 | % 346.20 |
| Dec 2020 | % 340.20 |
| Nov 2020 | % 337.90 |
| Oct 2020 | % 331.10 |

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