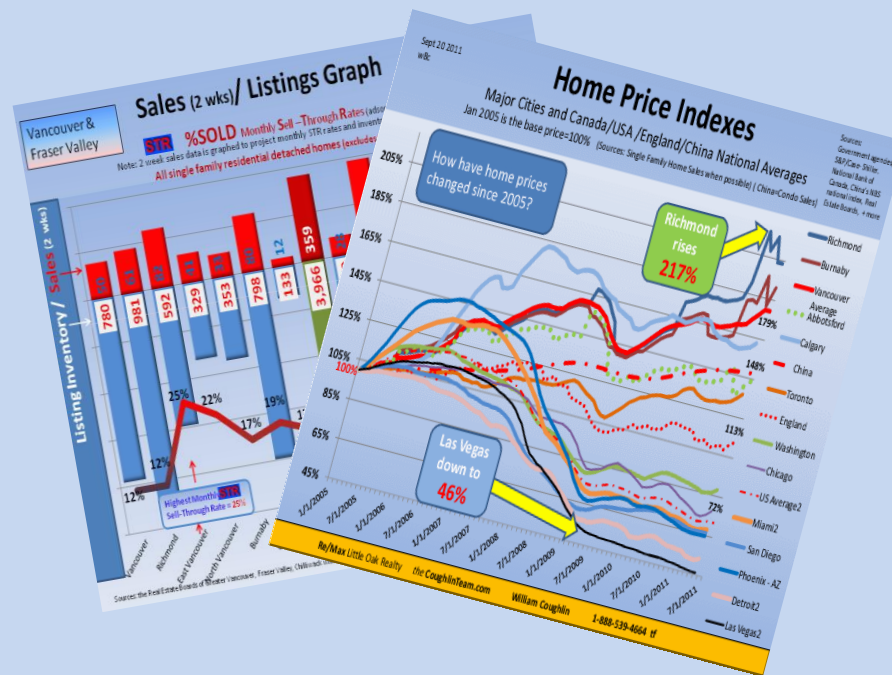


Curtis Stratuliak's Market Reports



Advanced Marketing Tools



Curtis Stratuliak's Market Reports

Detached

- [Langley North](#)
- [Langley-Cloverdale](#)
- [Richmond](#)
- [White Rock S Surrey](#)

Attached

- [Langley-Cloverdale](#)
- [Richmond](#)
- [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.



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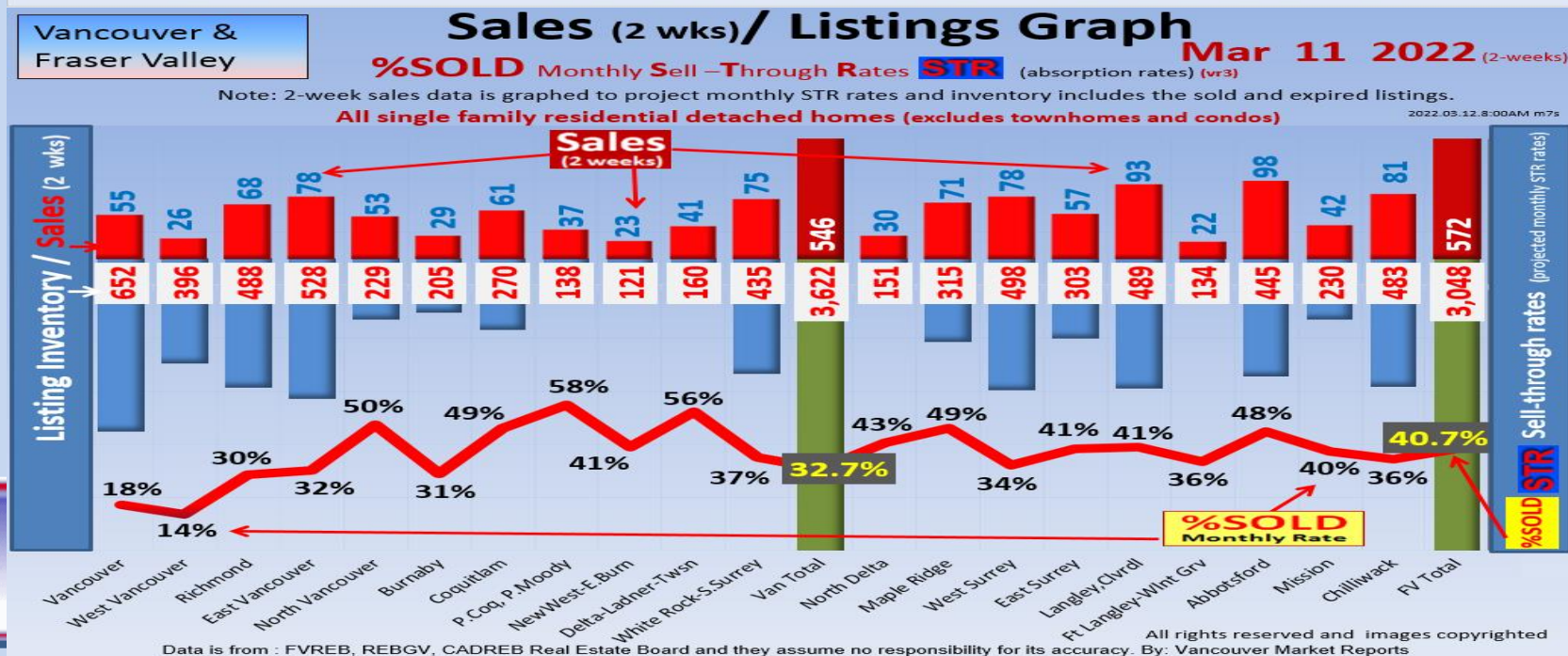
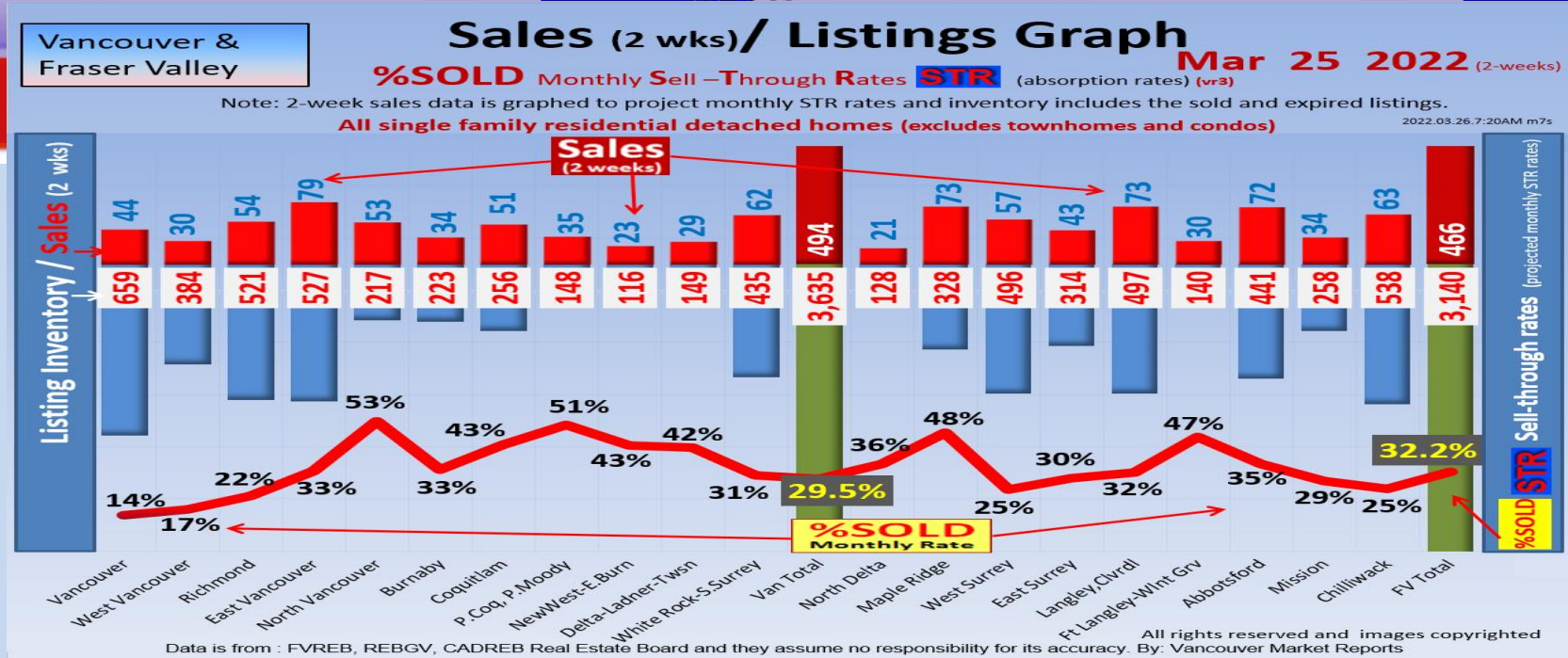
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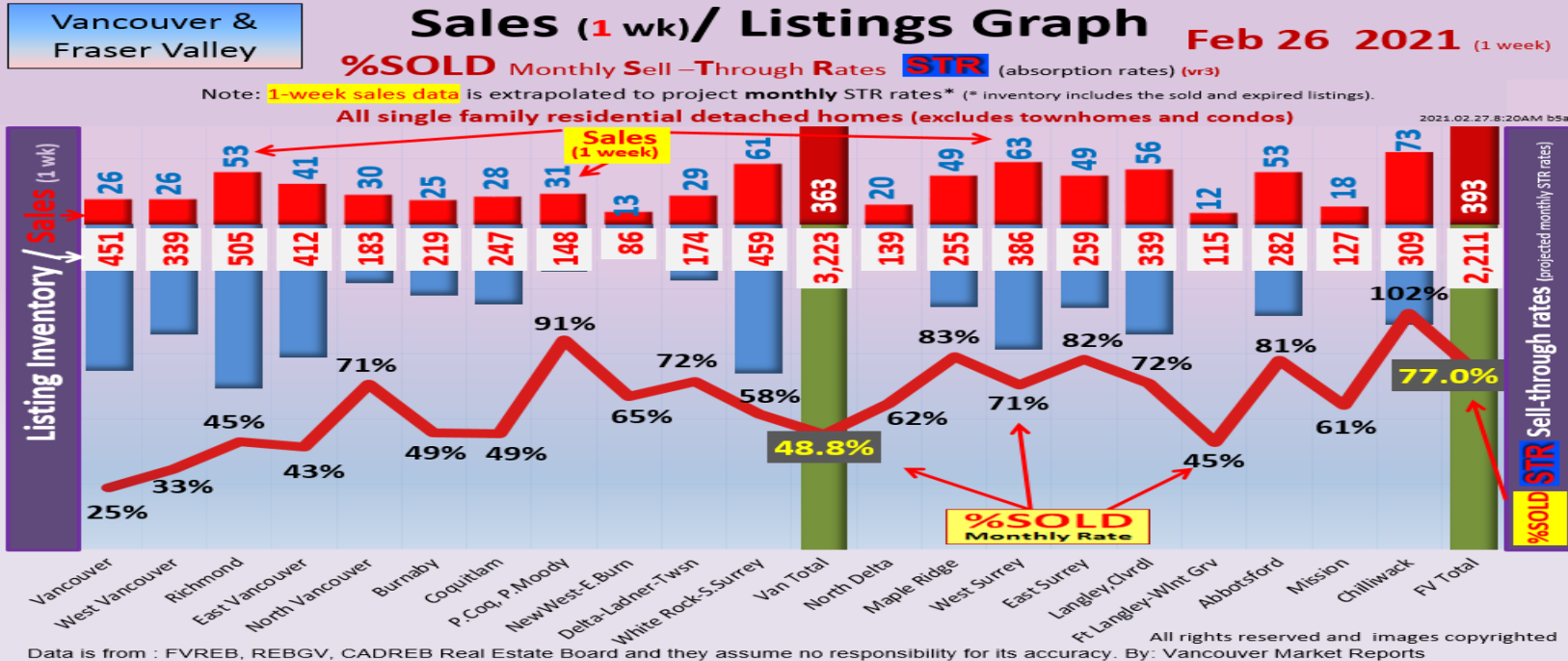
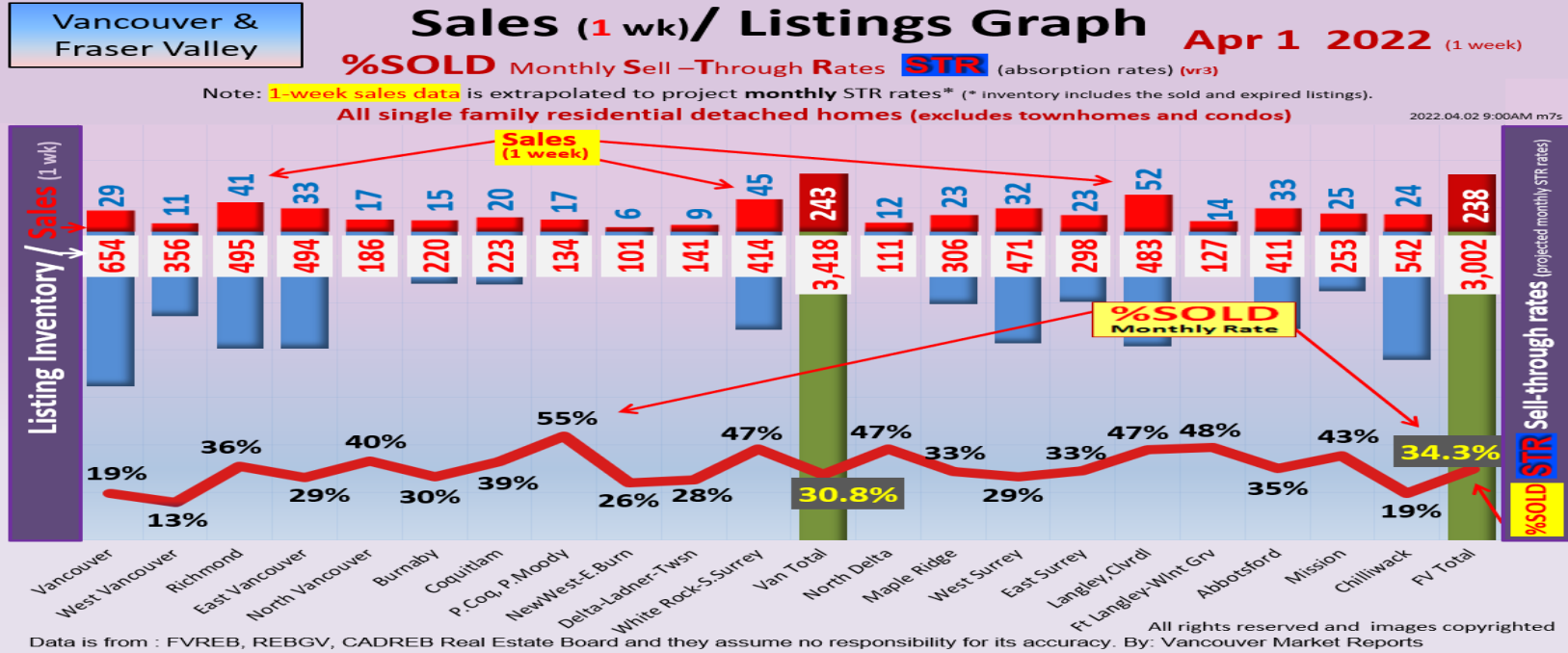
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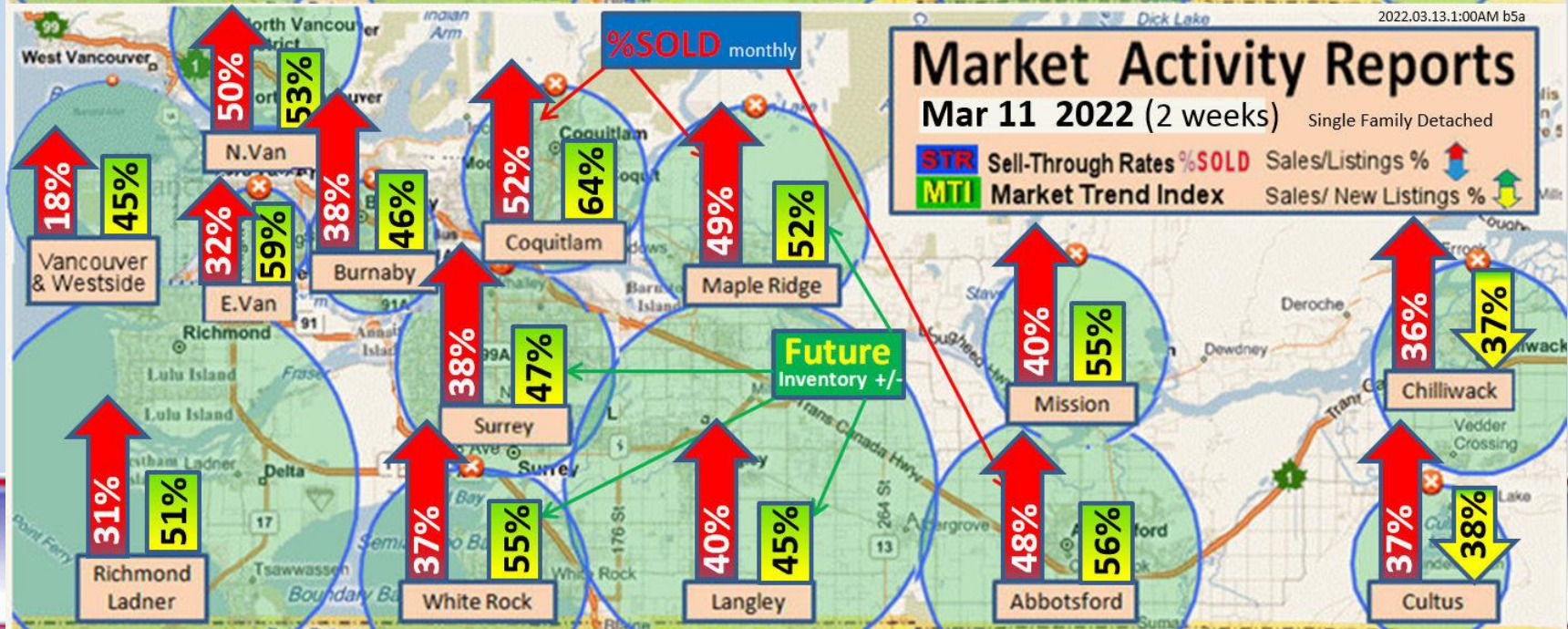
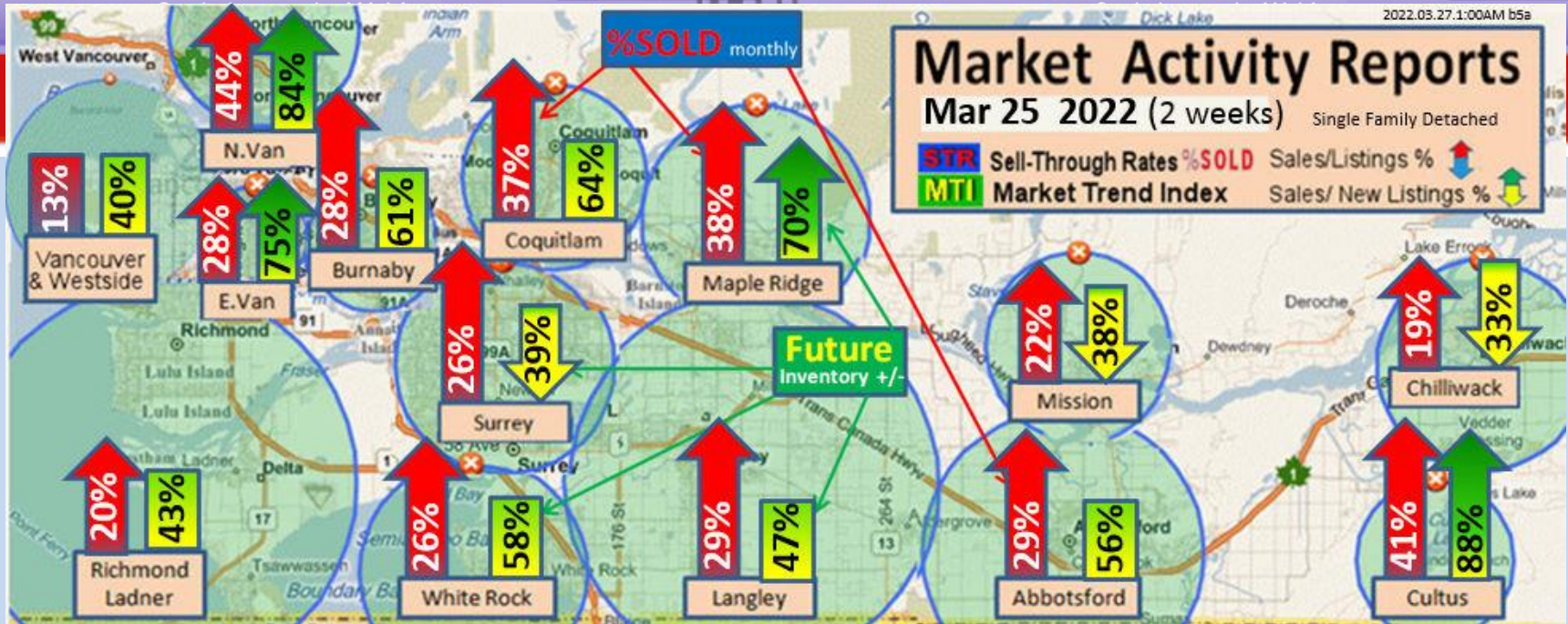
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Market Analysis and Forecasting

Apr 1/22 Richmond

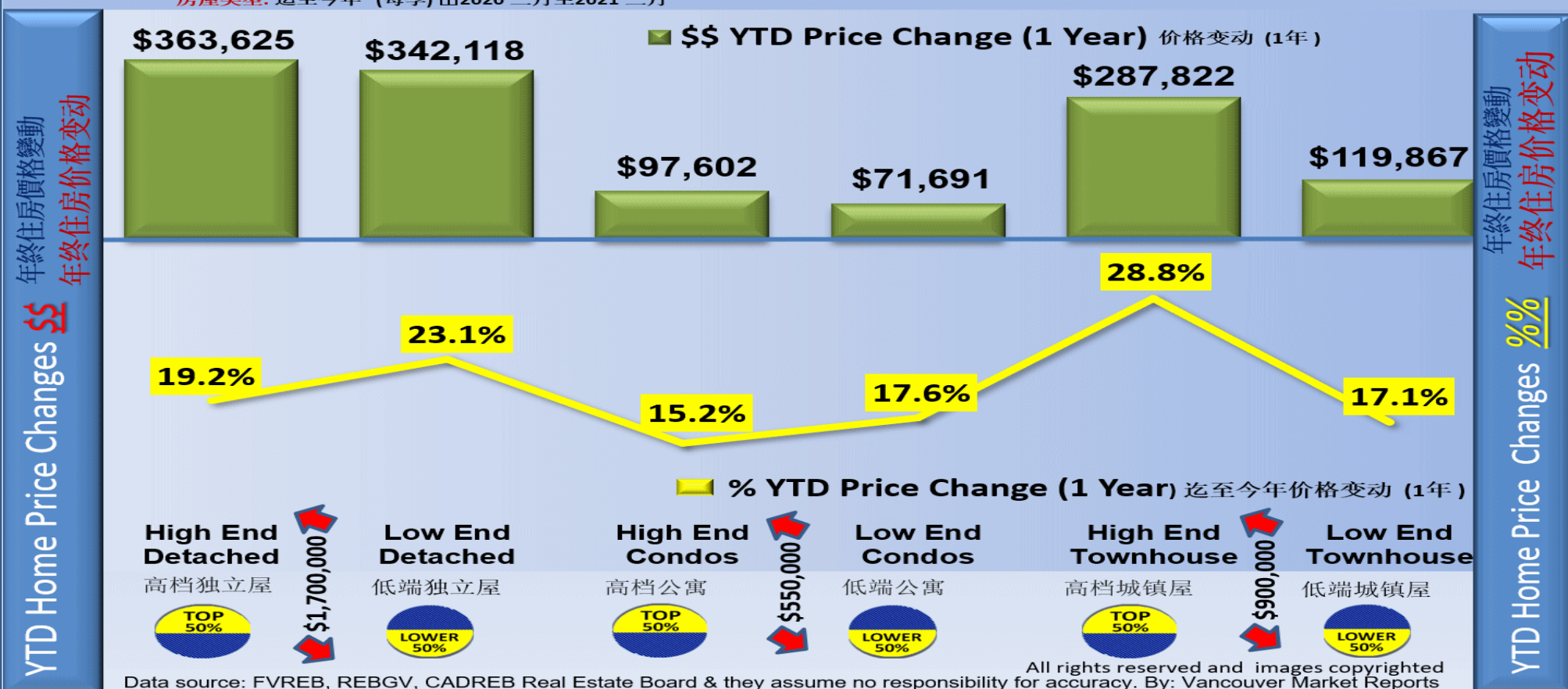
Richmond Real Estate Price Changes (\$/%)

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 Mar 2021 – Mar 2022 (Quarters)

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports HPI^{ip}



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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Apr 1/22 Richmond

Monthly Market Activity - Mar 2022 Single Family



Apr 1 2022 Richmond Market Update (Detached)

Current: Richmond: is in a Stable Market with average Listings, **24 %SOLD** rate and a 103% Sell/List Ratio.

(This means that there is an average of a \$52,504 Discount on a sale from the original list price)

Most Active Price Range: Homes between \$1.65 mill. - \$1.9 mill. have **37.0 %SOLD** rate.

Least Active Price Range: Homes above \$4.0 mill. have **6.2 %SOLD** rate

History: The Richmond Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$294,198.
The Richmond Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$348,622.

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

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Market Analysis and Forecasting

Apr 1/22 Richmond

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

Richmond List Price Ranges Statistics - Mar 2022

Home Price Range	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,650,000	82	28	8	110%	\$151,000	34.1%	↑
\$1,650,001-\$1,900,000	100	37	8	104%	\$75,001	37.0%	↑
\$1,900,001-\$2,200,000	108	23	13	106%	\$121,000	21.3%	↑
\$2,200,001-\$2,500,000	61	17	9	104%	\$101,200	27.9%	↑
\$2,500,001-\$2,800,000	54	11	14	100%	\$1,000	20.4%	↑
\$2,800,001-\$3,000,000	69	12	36	96%	-\$119,444	17.4%	↑
\$3,000,001-\$3,400,000	39	9	13	97%	-\$100,000	23.1%	↑
\$3,400,001-\$4,000,000	54	8	39	96%	-\$149,000	14.8%	↑
\$4,000,001 and more	65	4	202	86%	-\$748,000	6.2%	↓
Total Activity	632	149	10	103%	\$52,504	24%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Mar-21	Feb-22	Mar-22	4/1/2022	Change	
Total Listings** (A,S,T,C,X)	805	514	632		118	↑
Active Listings	429	268	376	436	60	↑
Solds	234	102	149		47	↑
DOM	10	9	10		2	↑
%SOLD (Sales/ Listings /mnlthly rate)	29%	20%	23.6%		4%	↑
(Top 50%) Home Price Index HPIp	\$1,997,276	\$2,276,701	\$2,291,475		\$14,774	↑
(Lower 50%) Home Price Index HPIp	\$1,523,177	\$1,822,345	\$1,871,800		\$49,454	↑

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Apr 1/22 Richmond

Richmond Sub areas Statistics - Mar 2022

Detached

Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Sea Island	8	1	7	106%	\$112,000	12.5%
Bridgeport RI	15	4	9	107%	\$121,500	26.7%
West Cambie	25	8	8	100%	\$500	32.0%
East Cambie	16	6	17	111%	\$200,500	37.5%
Terra Nova	19	9	14	106%	\$151,000	47.4%
Riverdale RI	46	7	7	104%	\$80,000	15.2%
Quilchena RI	27	7	7	103%	\$52,000	25.9%
Granville	38	8	11	96%	-\$125,000	21.1%
Seafair	39	7	29	97%	-\$49,900	17.9%
Boyd Park	7	2	7	112%	\$184,000	28.6%
Lackner	20	5	10	110%	\$159,000	25.0%
Steveston Village	8	4	10	99%	-\$27,400	50.0%
Steveston North	53	16	9	102%	\$25,444	30.2%
Steveston South	21	5	8	116%	\$252,099	23.8%
Westwind	12	7	10	100%	\$2,000	58.3%
Woodwards	37	10	13	108%	\$143,600	27.0%
Broadmoor	55	8	8	107%	\$145,000	14.5%
Garden City	23	3	35	96%	-\$99,900	13.0%
Saunders	25	5	7	100%	\$100	20.0%
South Arm	20	3	8	97%	-\$100,000	15.0%
Brighouse	5	2	220	105%	\$145,000	40.0%
Brighouse South	2	0				0.0%
McLennan North	7	3	1	115%	\$500,000	42.9%
Gilmore	10	2	289	78%	-\$1,198,500	20.0%
McLennan	15	2	10	84%	-\$511,000	13.3%
East Richmond	17	2	24	93%	-\$185,000	11.8%
McNair	21	2	78	93%	-\$183,334	9.5%
Ironwood	23	8	11	98%	-\$33,500	34.8%
Hamilton RI	18	3	7	112%	\$171,000	16.7%
Total Activity	632	149	10	103%	\$52,504	24%

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Market Analysis and Forecasting

Apr 1/22 Richmond

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Next Months Market Forecast

Forecast: Richmond has 436 homes are for sale and with the **24 %SOLD** monthly rate gives us a ~4 months of inventory. 4% of the active listings have reduced their price by \$138,112 on average or \$100,000 median for the last month. We project Richmond to be a continued Seller market.

An average Price increase of **\$59,777** in the Vancouver Market is seen for the month of March. This is 2nd highest price increase on record for the month of March, the highest was last February 2022. We are seeing an increase in listing inventories despite the Russia-Ukraine economic impact. We are still forecasting that the majority of the Metro Vancouver Markets will continue to be a Seller's Market the next month. The Fraser Valley is now switching a buyer's market.

Currently, Condos and Townhouse Markets continue to be in the Seller's Market with 93% of the Greater Vancouver (Lower Mainland) Prices increasing by **\$18,296** and **\$29,326** on average, respectively. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

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

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Apr 1/22 Richmond

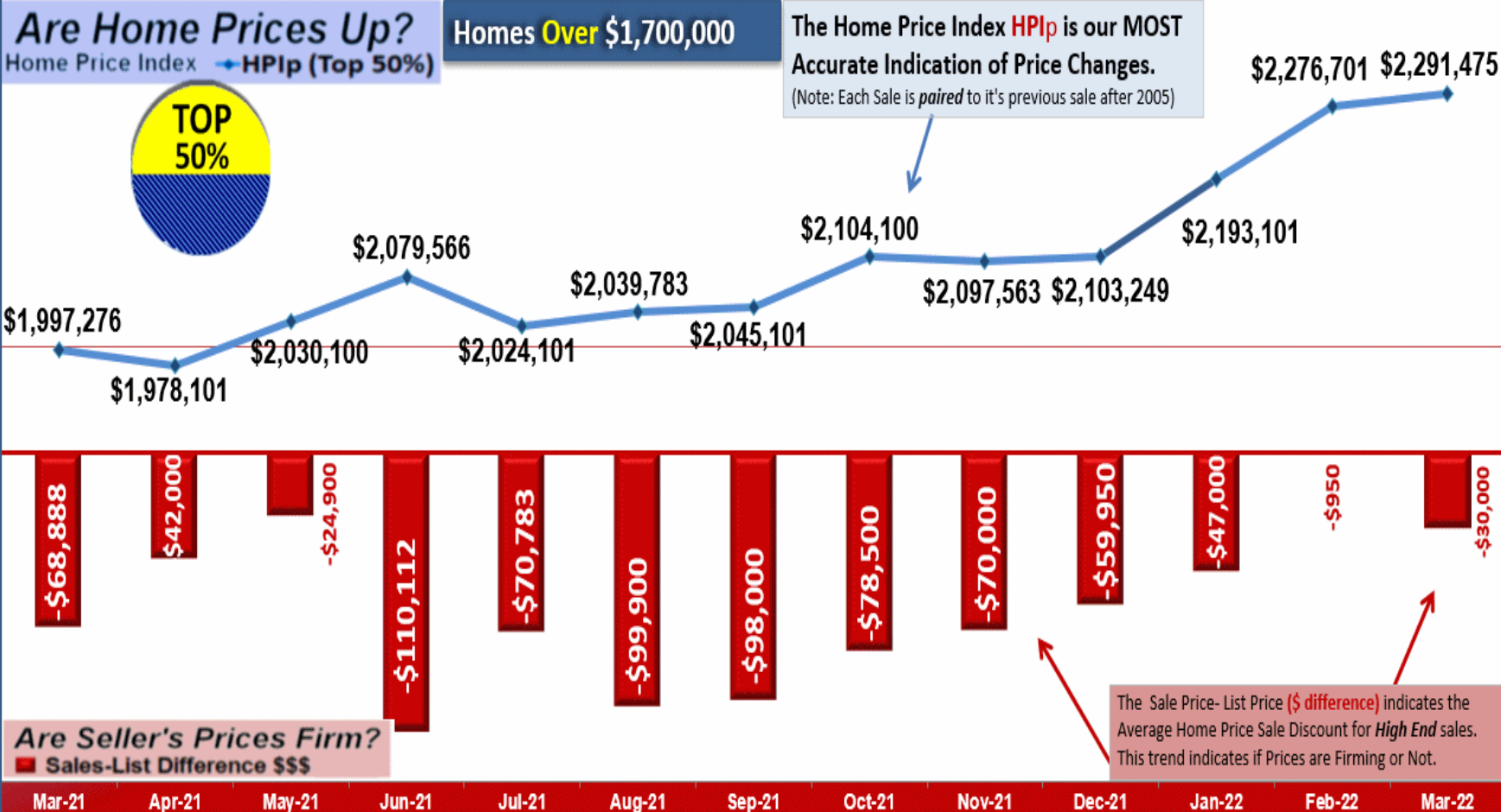
Detached Richmond Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

Home Price Changes

(Home Price Index Paired sales from 2005)



Detached



Detached



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

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

Homes Over \$1,700,000

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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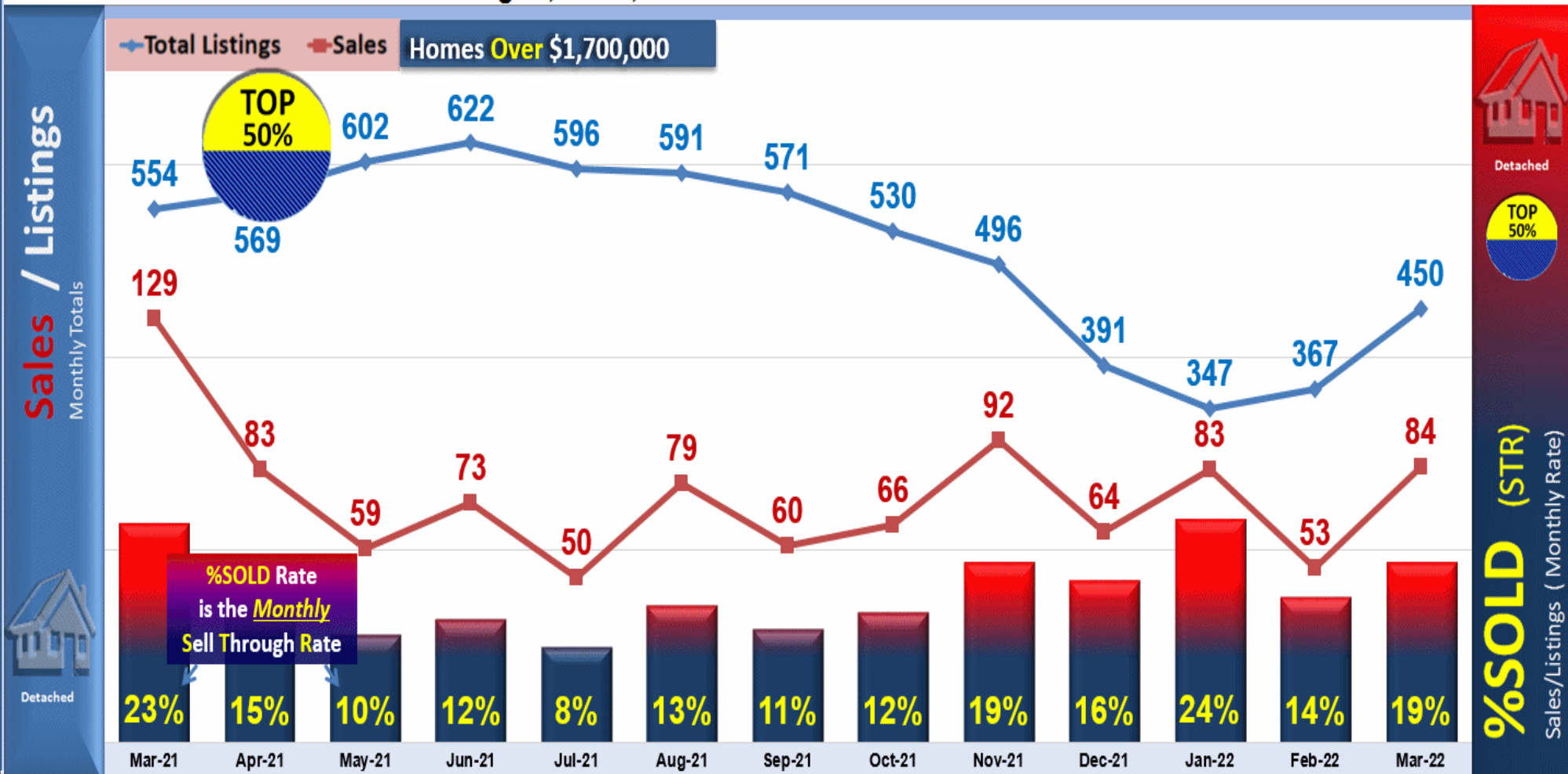
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Market Analysis and Forecasting

Apr 1/22 Richmond

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



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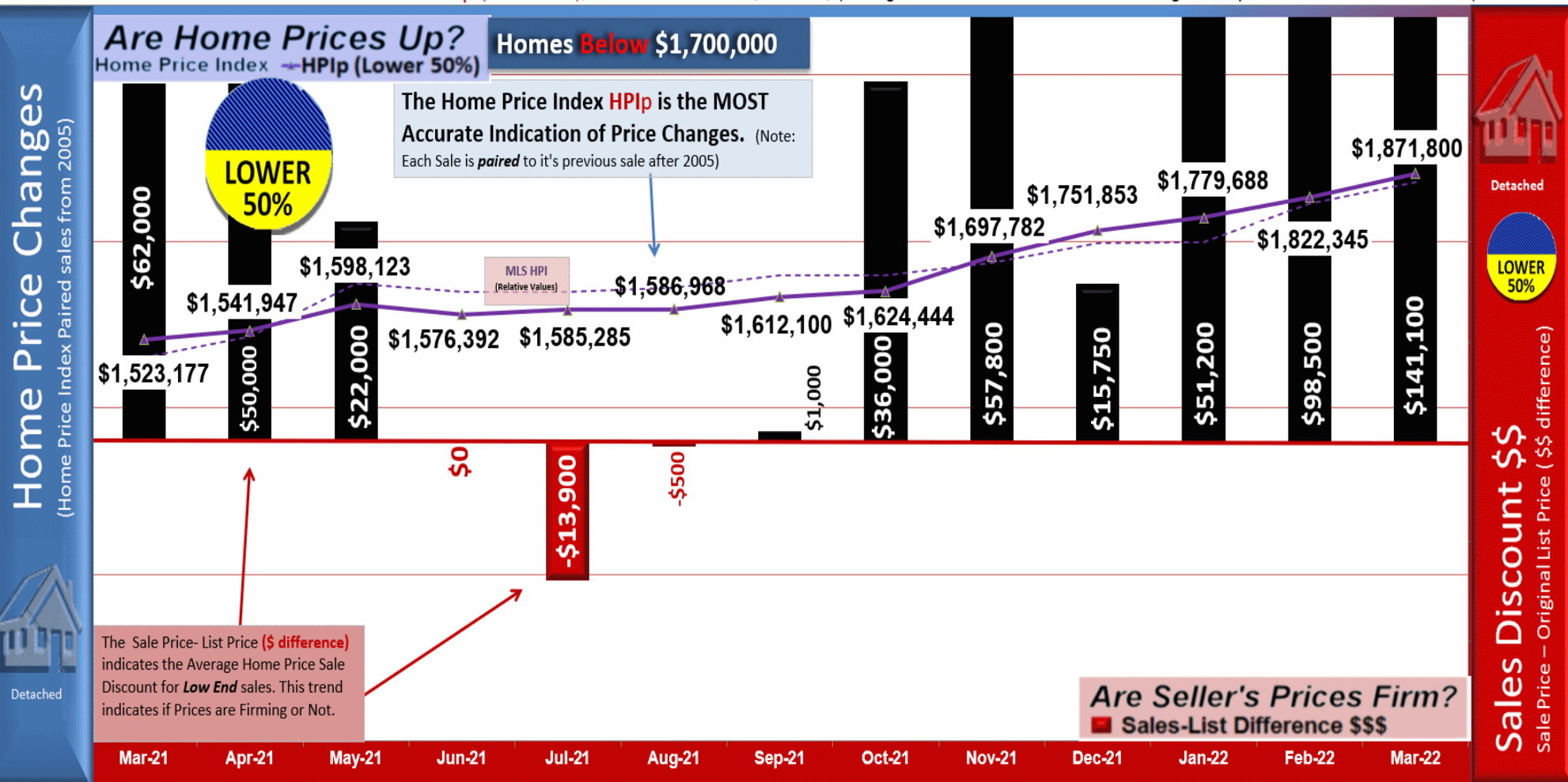
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Apr 1/22 Richmond

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)



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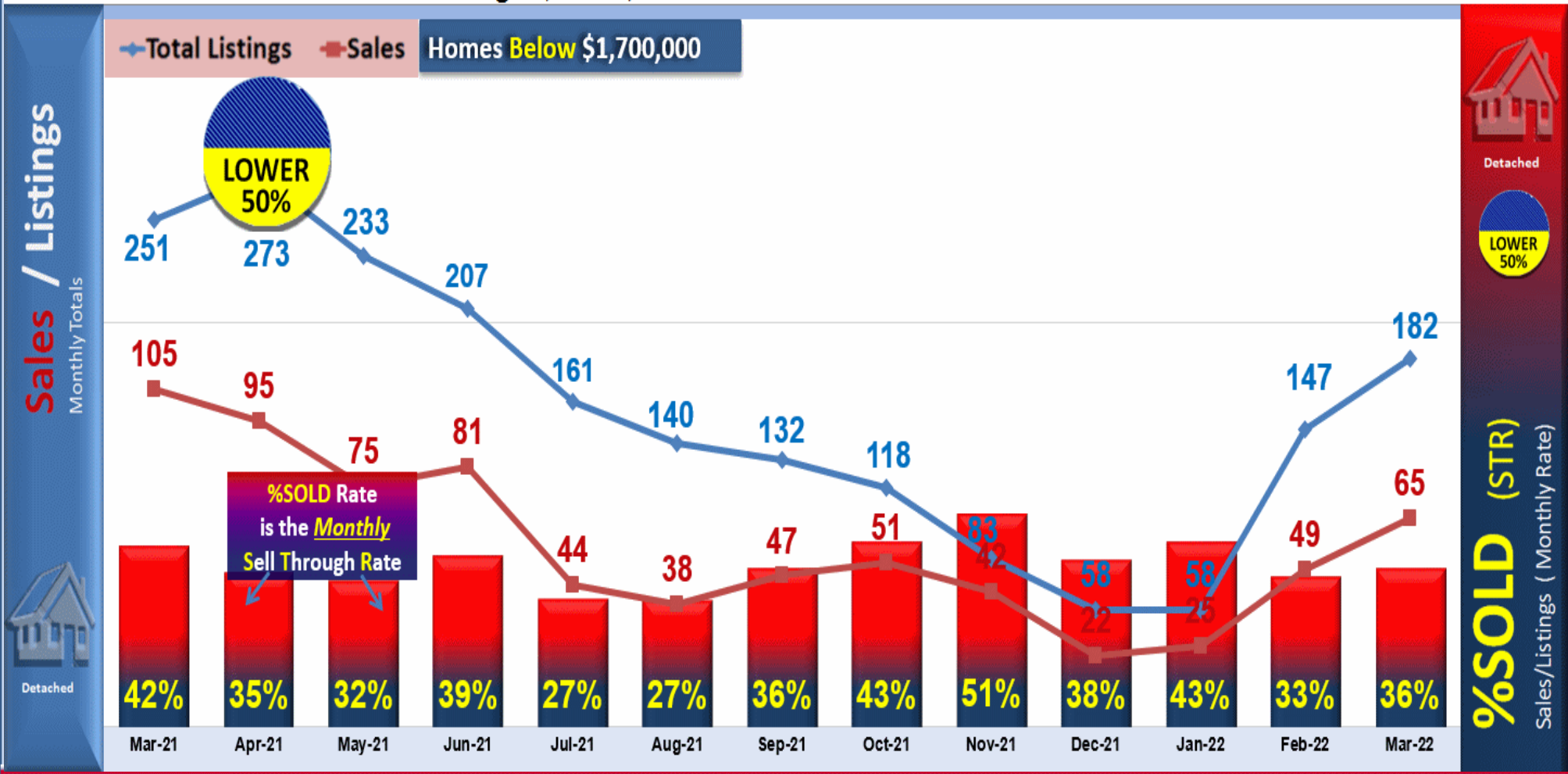
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Detached Richmond Total Listings**, Sales, and %SOLD rates



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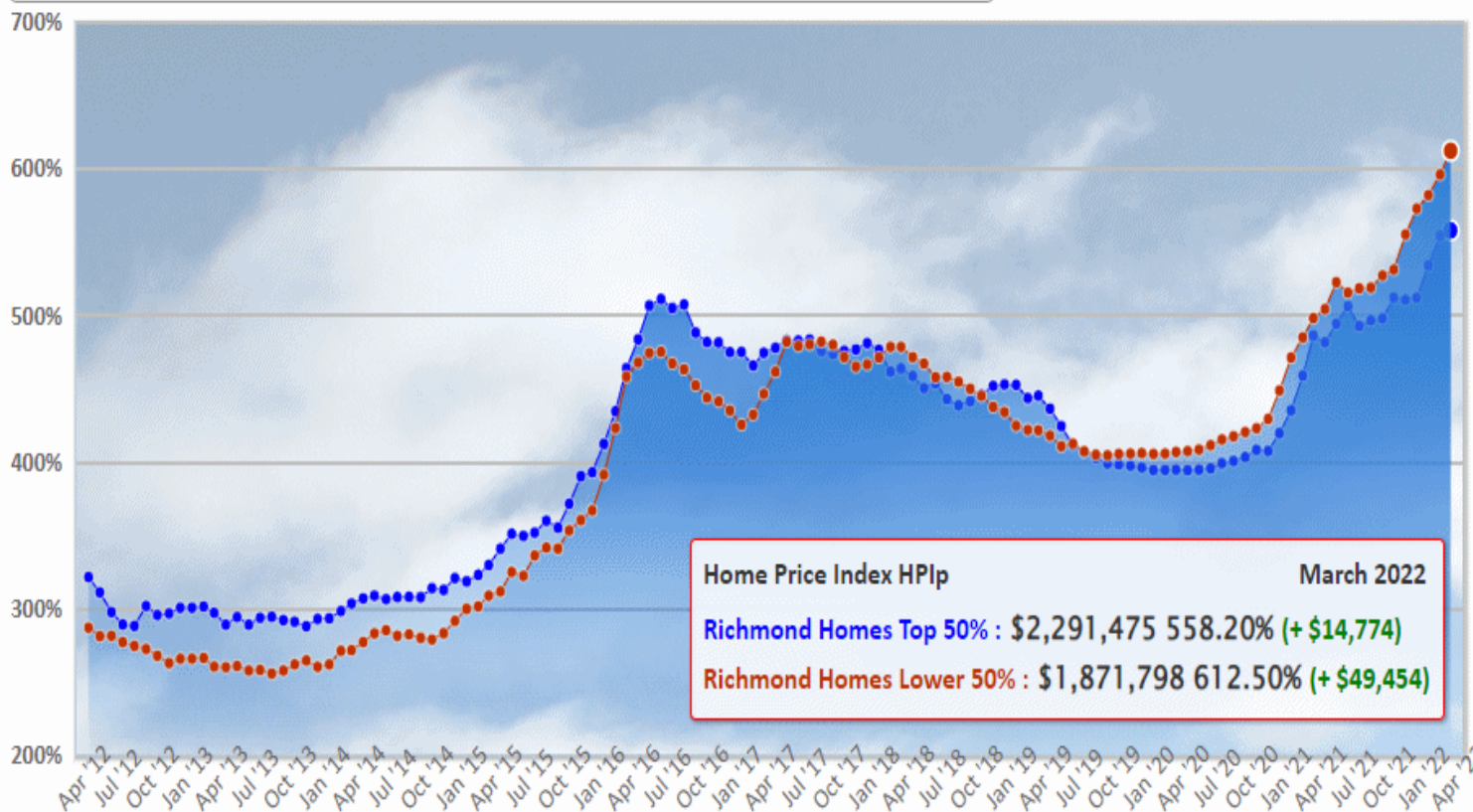
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Richmond Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Richmond Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Mar 2022	% 558.20
Feb 2022	% 554.60
Jan 2022	% 534.30
Dec 2021	% 512.40
Nov 2021	% 511.00
Oct 2021	% 512.60
Sep 2021	% 498.20
Aug 2021	% 496.90
Jul 2021	% 493.10
Jun 2021	% 506.60
May 2021	% 494.60
Apr 2021	% 481.90

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

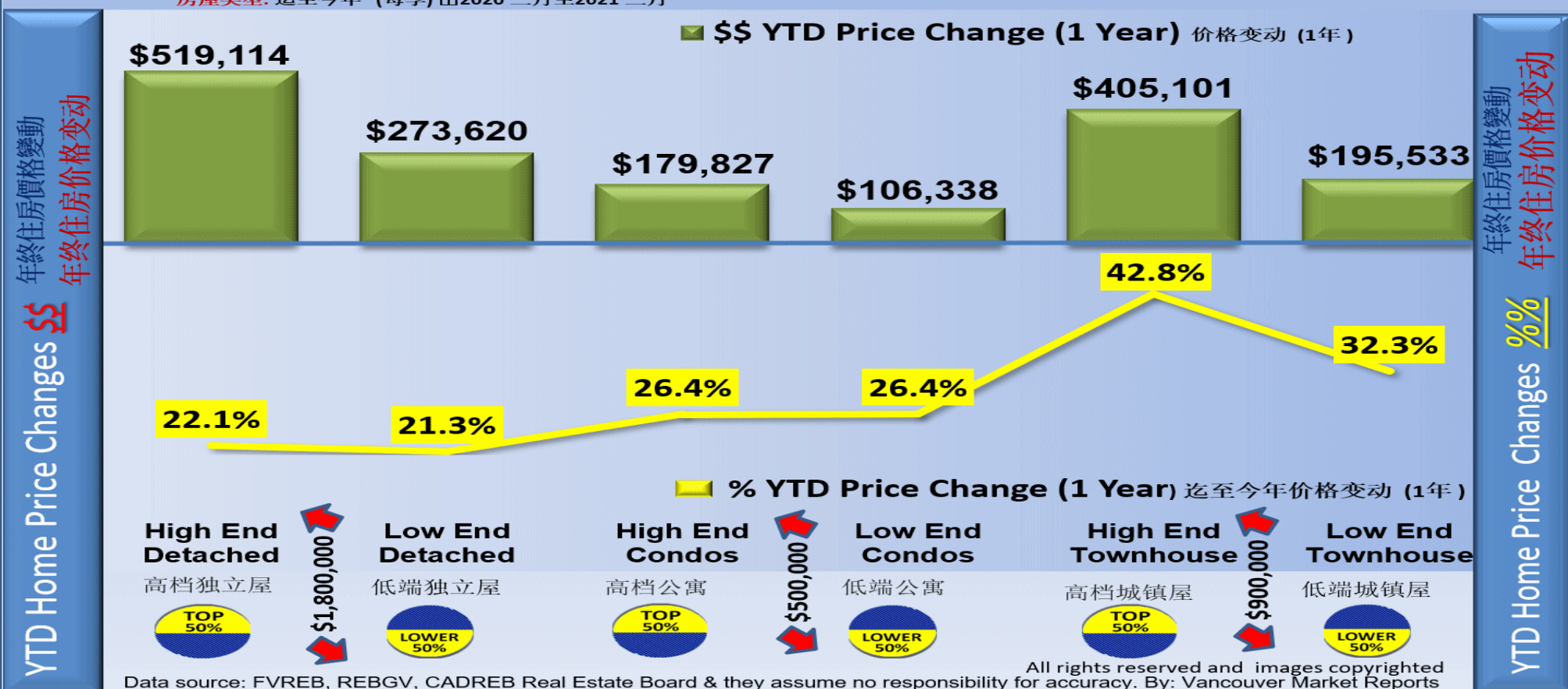
South Surrey White Rock Real Estate Price Changes (\$/%)

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 Mar 2021 – Mar 2022 (Quarters)

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports HPIp



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

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YTD Home Price Changes \$/\$
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 %/%

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

Monthly Market Activity - Mar 2022 - Single Family



Apr 1 2022 White Rock - South Surrey Market Update (Detached)

Current: White Rock South Surrey is in a Seller Market with average listing inventories, **28 %SOLD** rate and a 102% Sell/List Ratio.

(This means that there is an average of a \$33,000 discount on a sale from the original list price)

Most Active Price Range: Homes between \$1.5 mill. - \$1.7 mill. have **47.7 %SOLD** rate.

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

History: The S. Surrey White Rock Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$486,556.

The S. Surrey White Rock Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$235,009.

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

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

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

White Rock - South Surrey List Price Ranges Statistics - Mar 2022							Detached
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
\$0-\$1,500,000	57	27	9	102%	\$27,000	47.4%	↑
\$1,500,001-\$1,700,000	65	31	7	104%	\$74,200	47.7%	↑
\$1,700,001-\$1,850,000	33	12	8	107%	\$125,500	36.4%	↑
\$1,850,001-\$2,100,000	73	25	8	103%	\$50,000	34.2%	↑
\$2,100,001-\$2,500,000	93	33	7	102%	\$40,000	35.5%	↑
\$2,500,001-\$2,900,000	53	8	9	97%	-\$68,500	15.1%	↑
\$2,900,001-\$3,200,000	36	5	10	97%	-\$99,999	13.9%	↑
\$3,200,001-\$3,750,000	49	11	15	96%	-\$138,800	22.4%	↑
\$3,750,001-\$4,500,000	35	4	14	99%	-\$49,000	11.4%	↑
\$4,500,001-\$6,000,000	11	1	21	96%	-\$173,000	9.1%	↓
\$6,000,001 and more	61	1	31	96%	-\$218,000	1.6%	↓
Total Activity	566	158	8	102%	\$33,000	28%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Mar-21	Feb-22	Mar-22	4/1/2022	Change	
Total Listings** (A,S,T,C,X)	819	478	566		88	↑
Active Listings (1st of the month)	365	223	302	359	57	↑
Solds	243	137	158		21	↑
Days on Market (DOM)	8	7	8		1	↑
%SOLD (Sales/ Listings /mnlthly rate)	29.7%	29%	28%		-1%	↓
(Top 50%) Home Price Index HPIp	\$2,510,937	\$2,874,100	\$2,997,493		\$123,393	↑
(Lower 50%) Home Price Index HPIp	\$1,350,773	\$1,564,634	\$1,585,783		\$21,149	↑

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

What Sold in your Neighbourhood and for What Price?

White Rock - South Surrey Sub areas Statistics - Mar 2022				Detached		
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Elgin Chantrell	88	13	24	97%	-\$98,000	14.8%
Sunnyside Pk Surrey	49	24	9	108%	\$120,500	49.0%
Crescent Bch Ocean Pk.	90	24	8	101%	\$30,500	26.7%
White Rock	109	35	8	102%	\$30,100	32.1%
King George Corridor	77	19	7	103%	\$50,100	24.7%
Hazelmere	16	2	2	101%	\$56,000	12.5%
Grandview Surrey	64	20	7	104%	\$68,100	31.3%
Morgan Creek	37	14	10	100%	\$7,750	37.8%
Pacific Douglas	36	7	7	101%	\$14,000	19.4%
Total Activity	566	158	8	102%	\$33,000	28%

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

Next Months Market Forecast

Forecast: White Rock South Surrey has average Listing supply; 359 homes are for sale and with the **28 %SOLD** monthly rate gives us a ~4 months of inventory. 3% of the active listings have reduced their price by \$151,364 on average or \$100,000 median for the last month. We project White Rock South Surrey to be a continued Seller market.

March's Real Estate Statistics shows 67% of Fraser Valley's Detached Markets values experienced an Average Monthly Price increase of **\$2,921**, which is a big drop from the \$95,319 increase that we saw in the month prior. We are seeing an increase in listing inventories despite the Russia-Ukraine economic impact. We are forecasting that the majority of the Fraser Valley Markets will switch to a Buyer's Market in the coming month. The Vancouver market forecast is to maintain its Seller's market for April.

Currently, Condos and Townhouse Markets continue to be in a Sellers' Market with 93% of the Greater Vancouver (Lower Mainland) Prices increasing by **\$18,296** and **\$29,326** on average, respectively. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

Analytical Methods: The S. Surrey White Rock represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the market into two parts with the **S. Surrey White Rock HPI Top 50%** representing the higher end sales and the **S. Surrey White Rock HPI Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time. Note: For a more accurate price change for your home request a Comparative Market Analysis.

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

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Market Analysis and Forecasting Apr 1/22 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?

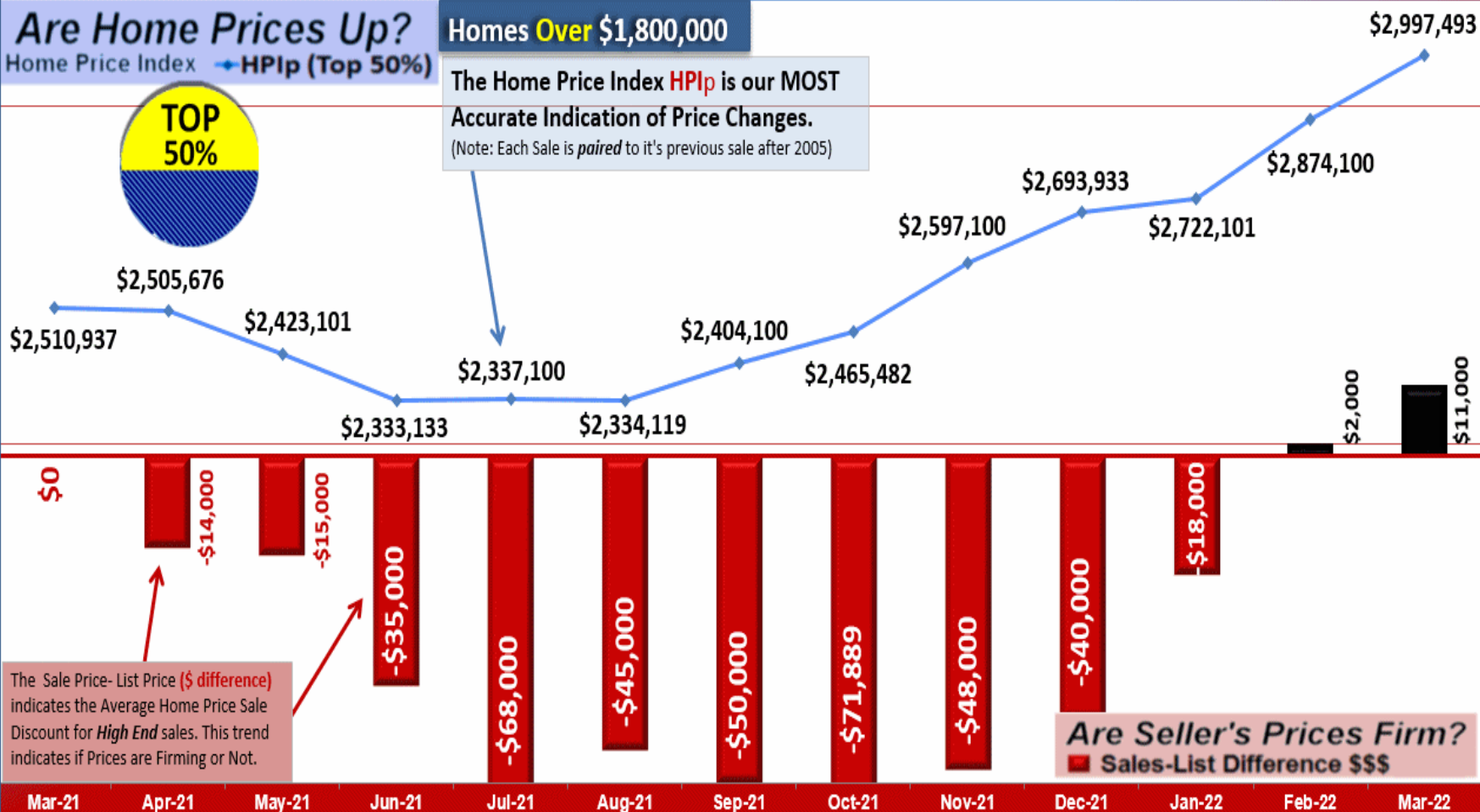
Home Price Index → HPIp (Top 50%)



Homes Over \$1,800,000

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

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



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

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



Detached



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

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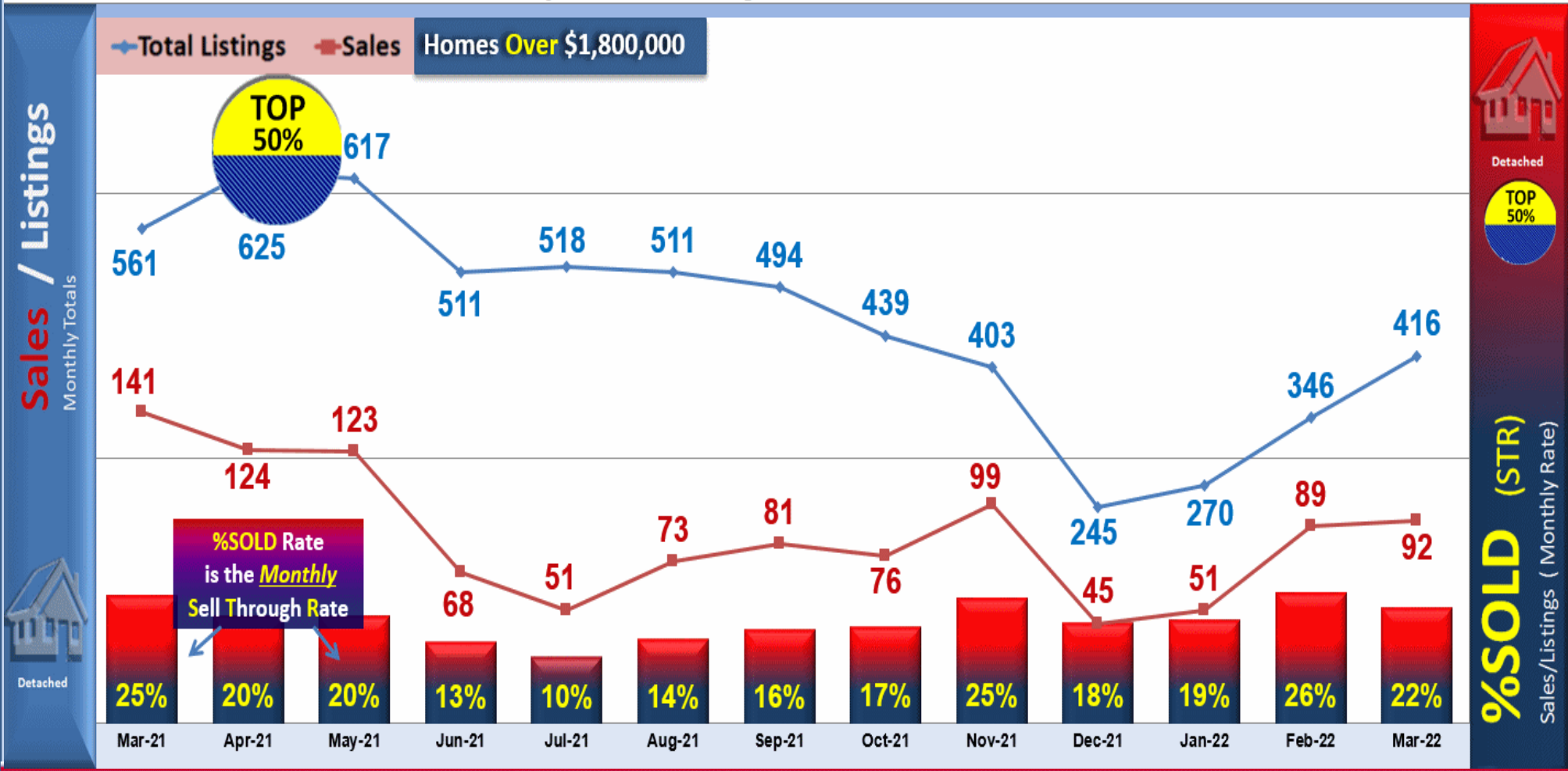
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Market Analysis and Forecasting Apr 1/22 White Rock & S. Surrey

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



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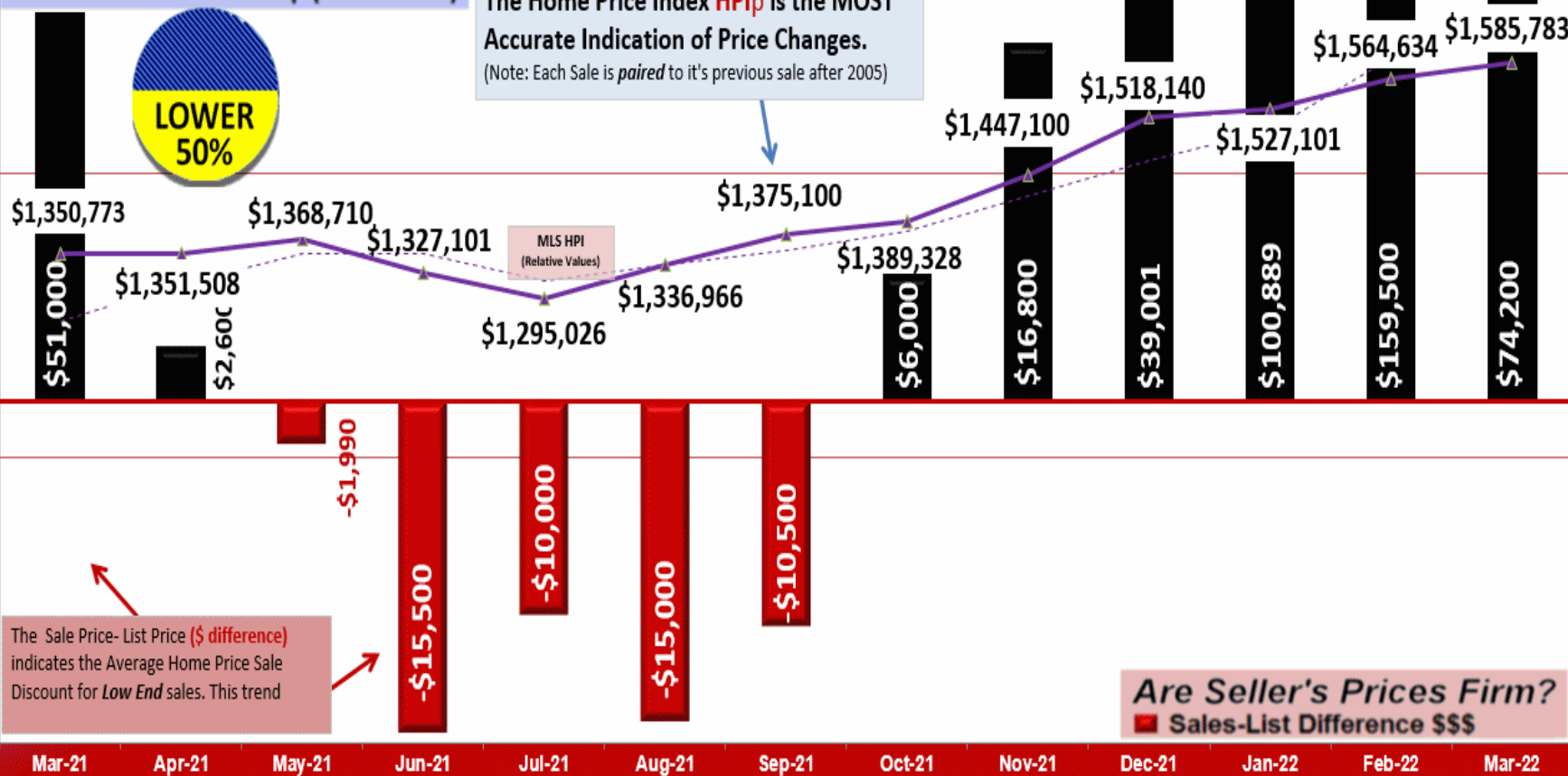
Detached White Rock - South Surrey Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home Sales)

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

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

Homes Below \$1,800,000

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



Detached

LOWER 50%

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

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

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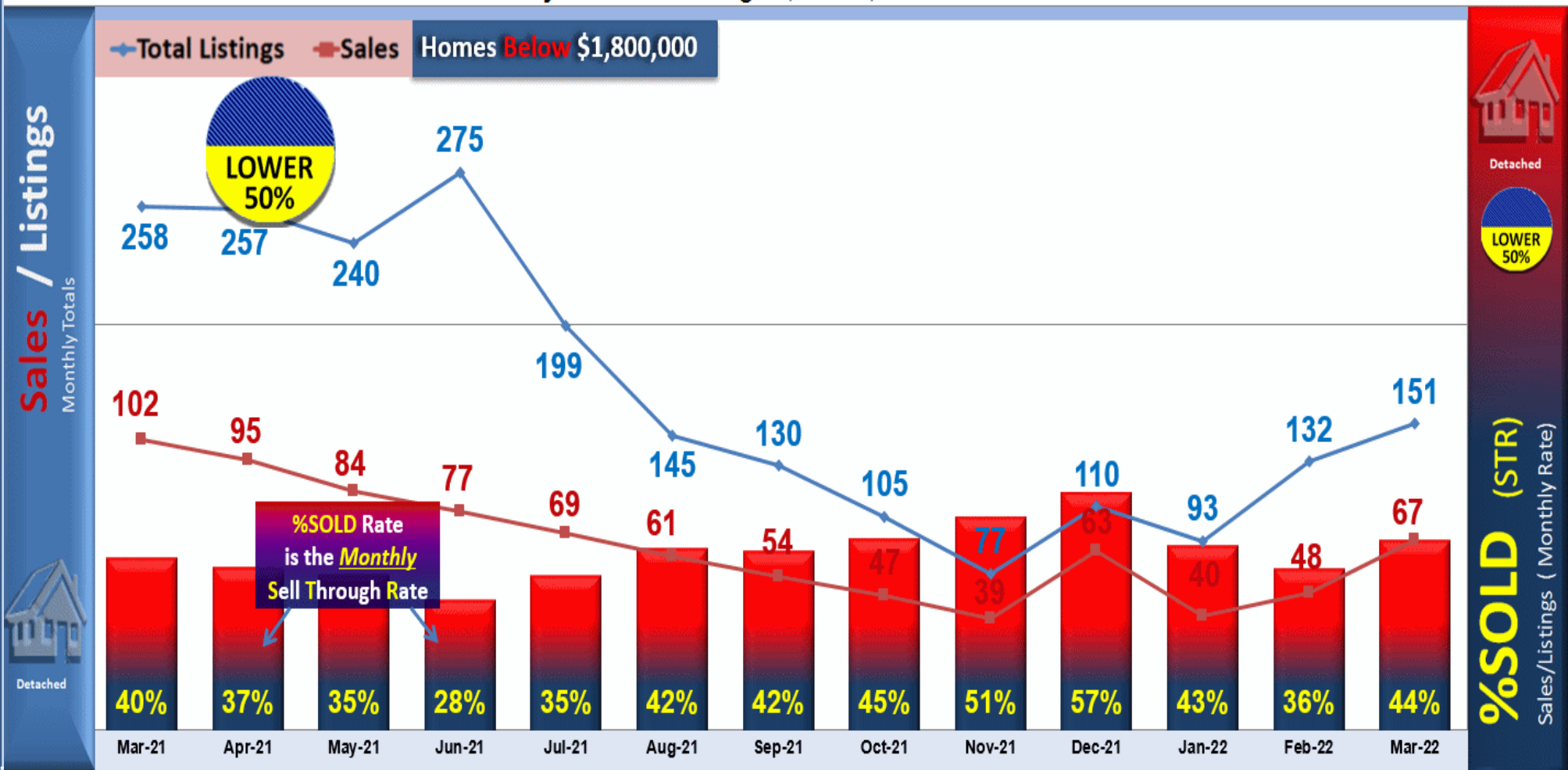
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Detached White Rock - South Surrey Total Listings**, Sales, and %SOLD rates



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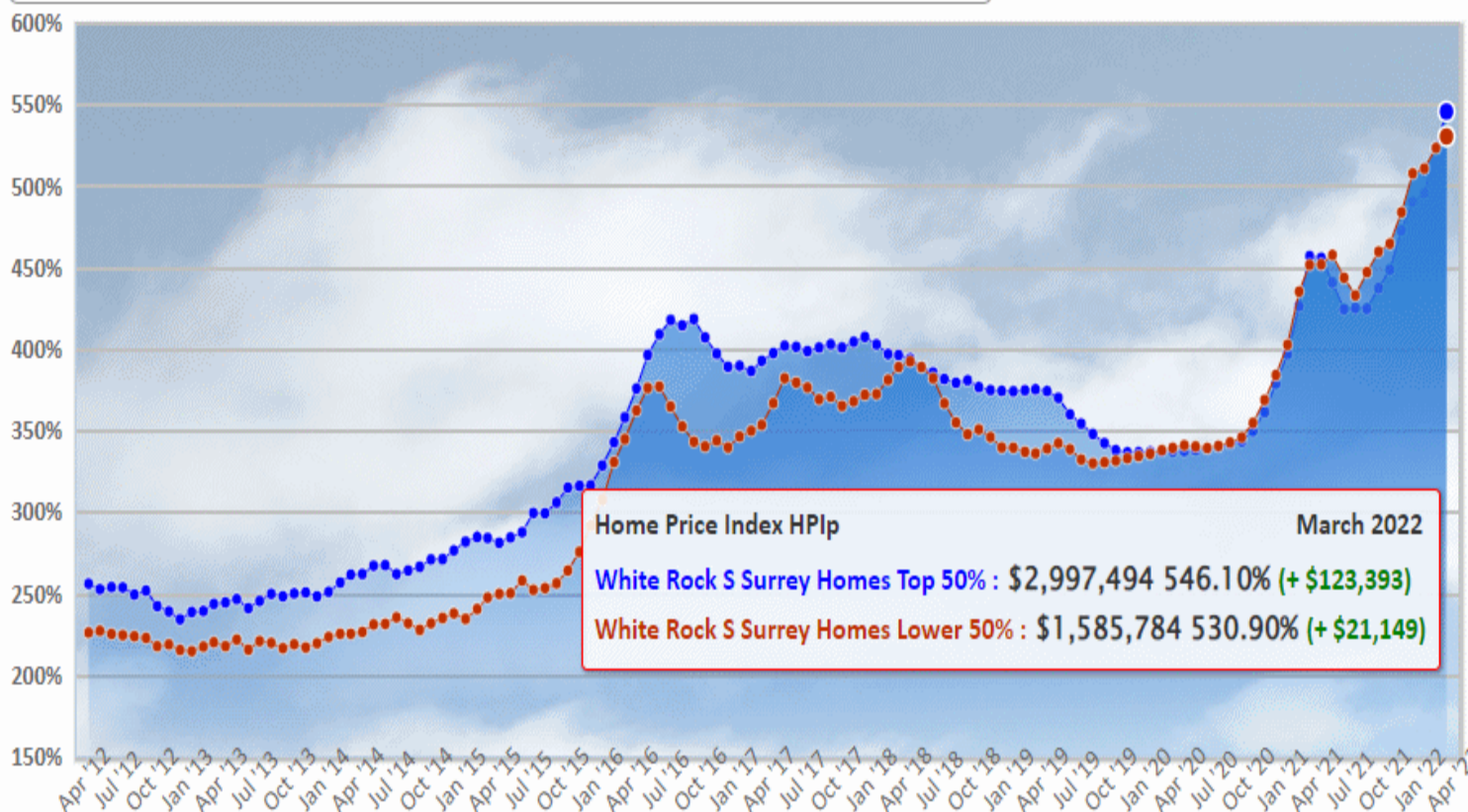
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Market Analysis and Forecasting Apr 1/22 White Rock & S. Surrey

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



Monthly Home values

Date	Value
Mar 2022	% 546.10
Feb 2022	% 523.70
Jan 2022	% 496.00
Dec 2021	% 490.80
Nov 2021	% 473.20
Oct 2021	% 449.20
Sep 2021	% 438.00
Aug 2021	% 425.30
Jul 2021	% 425.80
Jun 2021	% 425.10
May 2021	% 441.50
Apr 2021	% 456.50

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

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

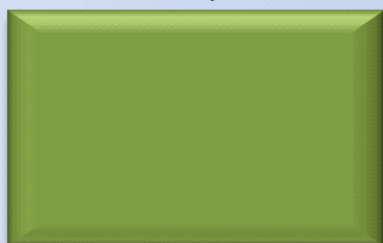
房地产价格变动(\$/%)

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

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

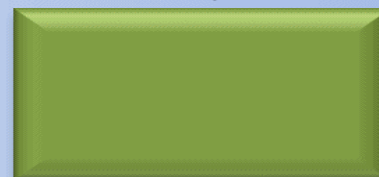
Powered by: Vancouver Market Reports HPIp

\$578,532



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

\$419,812



38.3%

36.3%

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

High End Detached

高档独立屋



Low End Detached

低端独立屋



\$1,500,000



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

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 Apr 1/22 Langley - Walnut Grove

Monthly Market Activity - Mar 2022 Single Family



Apr 1 2022 North Langley Market Update (Detached)

Current: North Langley is in a Seller Market with normal listing inventories, a **32 %SOLD** rate and a 103% Sell/List Ratio.

(This means that there is an average of a **\$52,800** Discount on a sale from the original list price)

Most Active Price Range: Homes between \$1.35 mill. - \$1.7 mill. have **46.4 %SOLD** rate resulting in a Seller Market.

Least Active Price Range: Homes above \$3.8 mill. have **13.0 %SOLD** rate.

History: The North Langley Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$524,821.

The North Langley Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$427,746.

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

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

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

North Langley List Price Ranges Statistics - Mar 2022

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,350,000	20	8	8	109%	\$98,150	40.0%	↑
\$1,350,001-\$1,700,000	56	26	7	103%	\$56,000	46.4%	↑
\$1,700,001-\$2,200,000	59	18	7	103%	\$61,500	30.5%	↑
\$2,200,001-\$3,800,000	31	6	14	99%	-\$36,500	19.4%	↑
\$3,800,001 and more	23	3	51	97%	-\$250,000	13.0%	
Total Activity	189	61	7	103%	\$52,800	32%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Mar-21	Feb-22	Mar-22	04/01/2022	Change	
Total Listings** (A,S,T,C,X)	277	140	189		49	↑
Active Listings (1st of the month)	96	38	80	109	29	↑
Solds	100	50	61		11	↑
Days on Market (DOM)	7	6	7		1	↑
%SOLD (Sales/ Listings /mnlthly rate)	36.1%	35.7%	32.3%		-3.4%	↓
(Top 50%) Home Price Index HPIp	\$1,699,100	\$2,215,100	\$2,223,921		\$8,821	↑
(Lower 50%) Home Price Index HPIp	\$1,126,669	\$1,554,115	\$1,554,415		\$301	↑

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

What Sold in your Neighbourhood and for What Price?

North Langley Sub areas Statistics - Mar 2022

Detached

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Walnut Grove	62	25	7	105%	\$75,000	40.3%
County Line Glen Valley	11	3	16	95%	-\$148,600	27.3%
Willoughby Heights	97	27	7	103%	\$56,000	27.8%
Fort Langley	19	6	12	97%	-\$61,750	31.6%
Total Activity	189	61	7	103%	\$52,800	32%

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

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Next Months Market Forecast

Forecast: North Langley has an average Listing supply; 109 homes are for sale and with the strong **36 %SOLD** monthly rate gives us a ~3 months of inventory. 10% of the active listings have reduced their price by \$73,827 on average and \$50,000 on median in the last month.

March's Real Estate Statistics shows 67% of Fraser Valley's Detached Markets values experienced an Average Monthly Price increase of **\$2,921**, which is a big drop from the \$95,319 increase that we saw in the month prior. We are seeing an increase in listing inventories despite the Russia-Ukraine economic impact. We are forecasting that the majority of the Fraser Valley Markets will switch to a Buyer's Market in the coming month. The Vancouver market forecast is to maintain its Seller's market for April. Currently, Condos and Townhouse Markets continue to be in a Sellers' Market with 93% of the Greater Vancouver (Lower Mainland) Prices increasing by **\$18,296** and **\$29,326** on average, respectively. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

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Analytical Methods: The North Langley represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the market into two parts with the **North Langley HPI Top 50%** representing the higher end sales and the **North Langley HPI Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time. Note: For a more accurate price change for your home request a Comparative Market Analysis.

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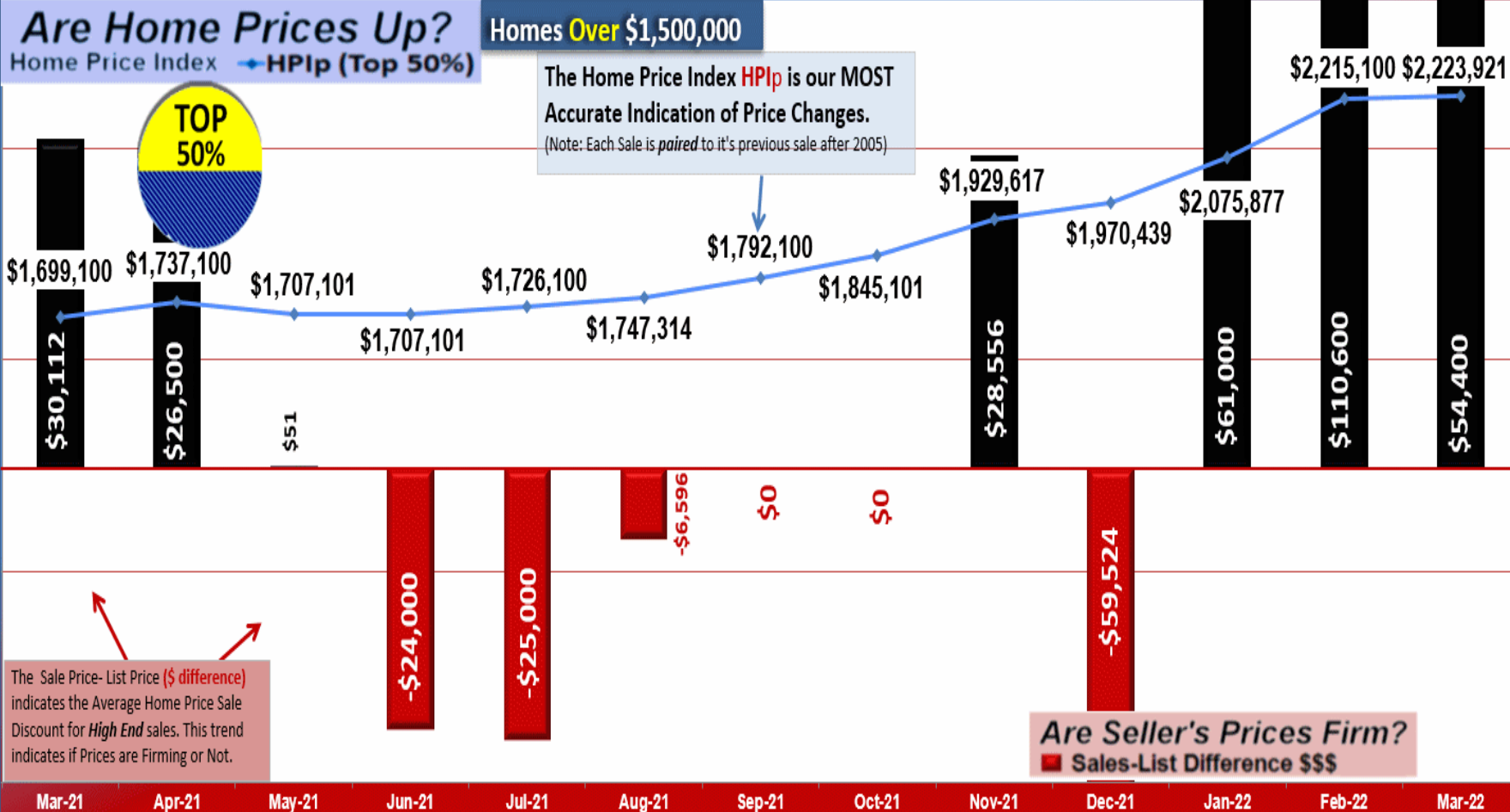
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Market Analysis and Forecasting Apr 1/22 Langley - Walnut Grove

Detached

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

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



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

Homes Over \$1,500,000

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

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

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



Detached



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

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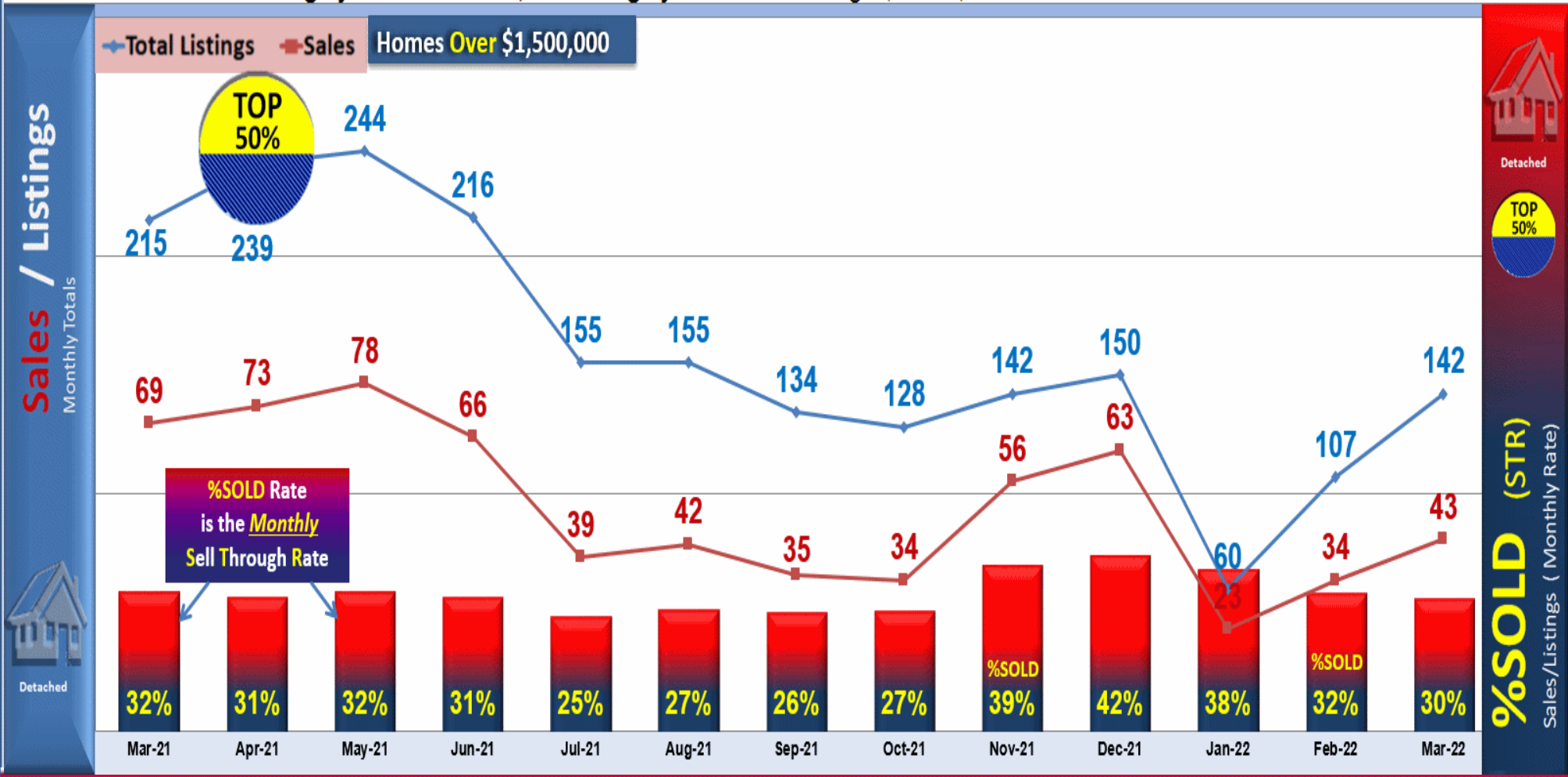
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Market Analysis and Forecasting Apr 1/22 Langley - Walnut Grove

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



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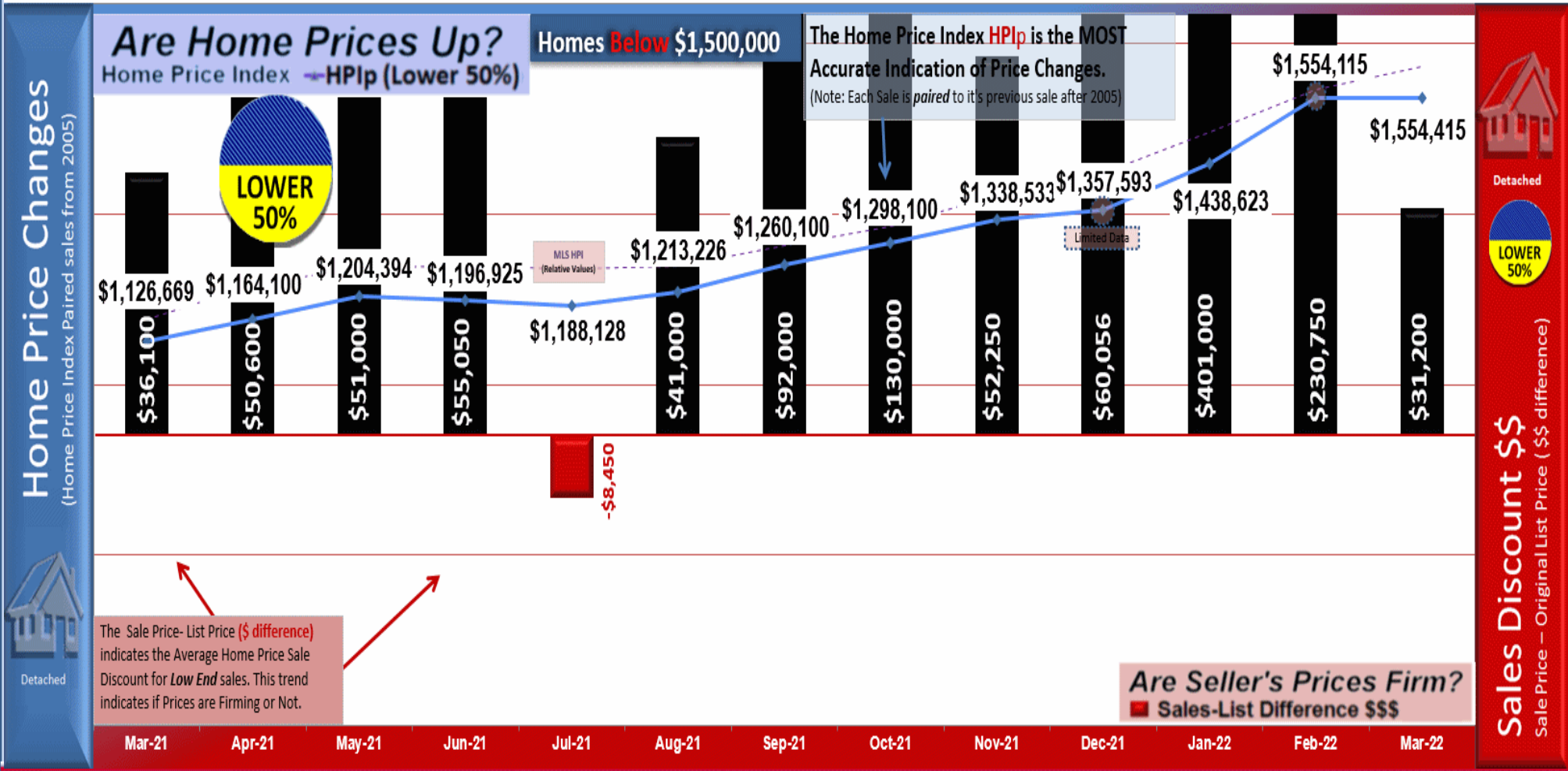
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Detached

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



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

Detached
LOWER 50%

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

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

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

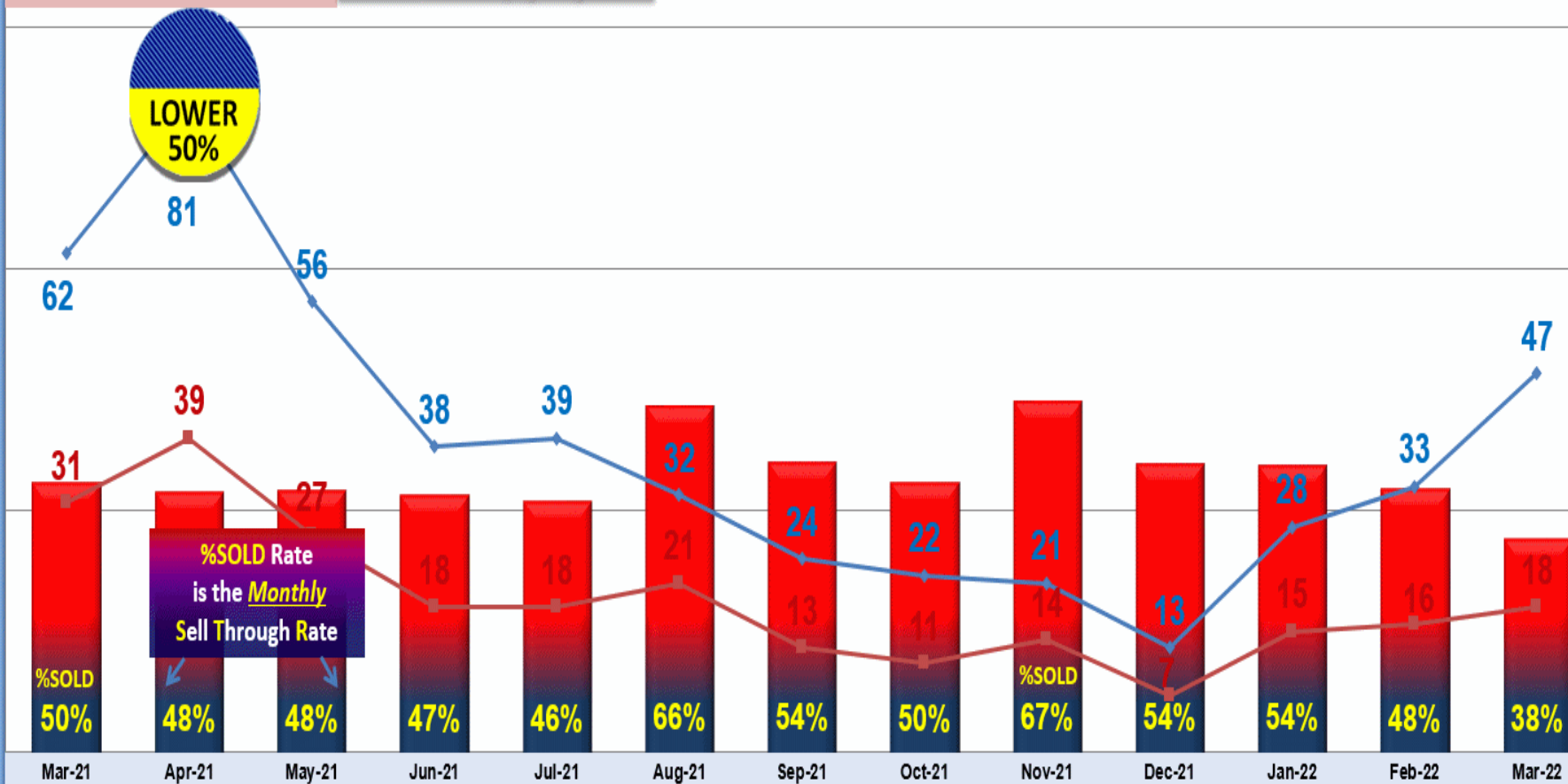
Sales / Listings
Monthly Totals



Detached



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



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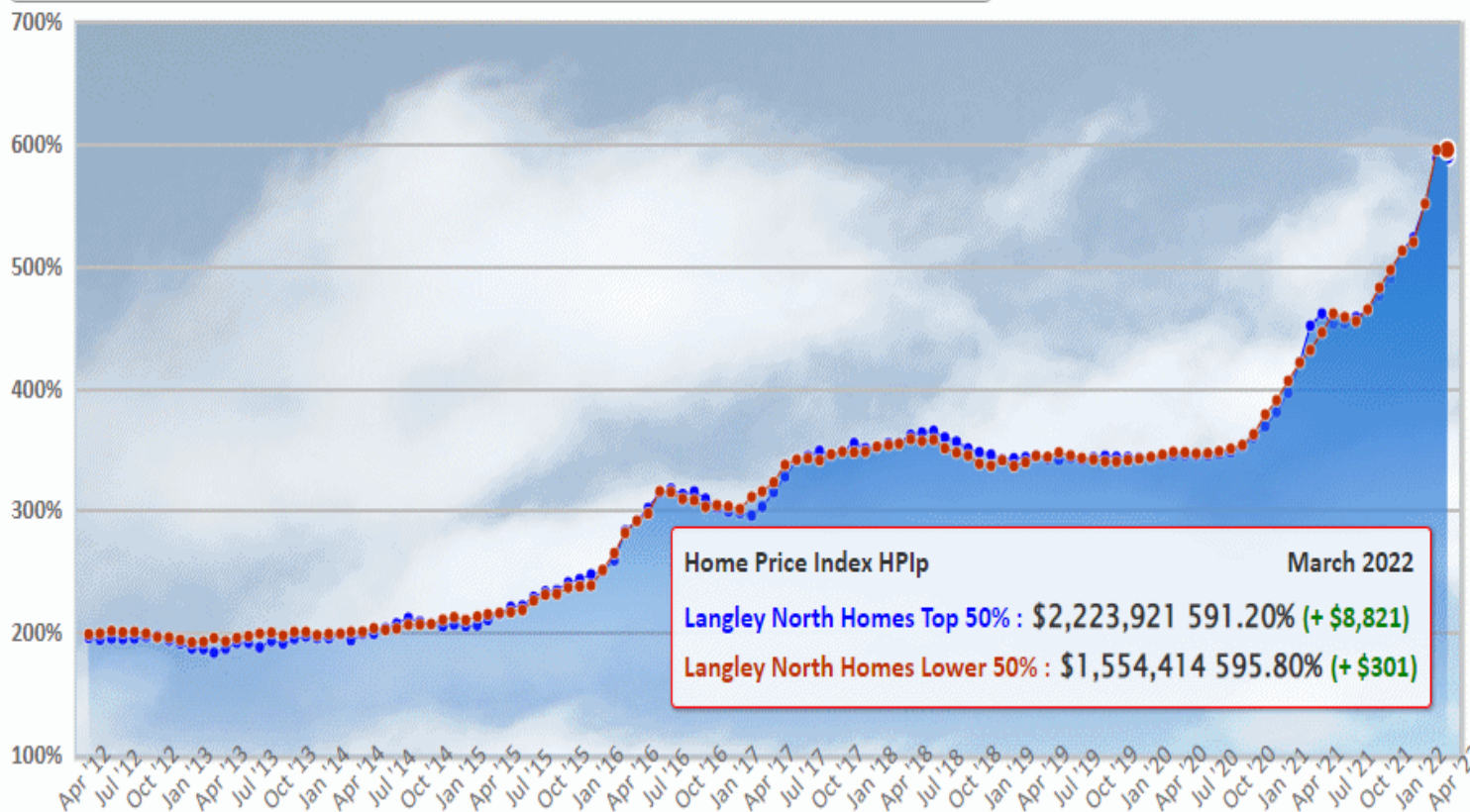
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Langley North Homes Top 50% : HPIp Forecast+ Forecast-
Langley North Homes Lower 50% : HPIp Forecast+ Forecast-



Monthly Home values

Date	Value
Mar 2022	% 591.20
Feb 2022	% 588.90
Jan 2022	% 551.90
Dec 2021	% 523.90
Nov 2021	% 513.00
Oct 2021	% 490.50
Sep 2021	% 476.40
Aug 2021	% 464.50
Jul 2021	% 458.90
Jun 2021	% 453.80
May 2021	% 453.80
Apr 2021	% 461.80

*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 Apr 1/22 Langley, Cloverdale

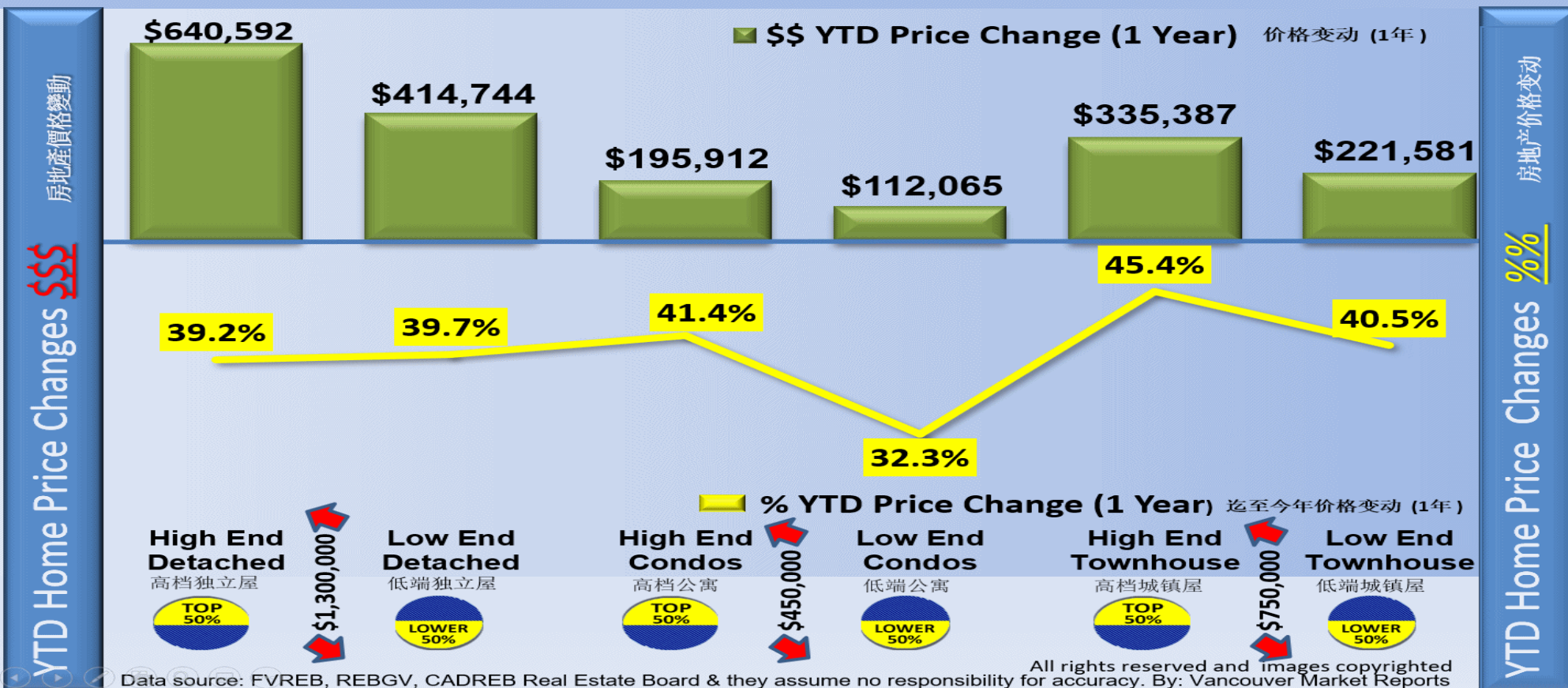
Langley-Cloverdale Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

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

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports HPIp



YTD Home Price Changes \$\$\$

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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Monthly Market Activity - Mar 2022 Single Family



Apr 1 2022 Langley, Cloverdale Market Update (Detached)

Current: Langley, Cloverdale is in a Seller Market with average listing inventories, a **31 %SOLD** rate and a 103% Sell/List Ratio. (This means that there is an average of a **\$46,000** increase on a sale from the original list price)
 Most Active Price Range: Homes between \$1.1 mill. - \$1.4 mill. have High **50.5 %SOLD** rate and is in a Seller Market.
 Least Active Price Range: Homes above \$5.5 mill. have **2.4 %SOLD** rate.

History: The Langley, Cloverdale Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$600,526.
 The Langley, Cloverdale Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$409,723.

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

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Market Analysis and Forecasting Apr 1/22 Langley, Cloverdale

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

Langley, Cloverdale List Price Ranges Statistics - Mar 2022						Detached		
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD		
0-\$1,100,000	43	18	6	102%	\$15,500	41.9%	↑	
\$1,100,001-\$1,400,000	99	50	7	104%	\$57,000	50.5%	↑	
\$1,400,001-\$1,550,000	72	27	6	104%	\$51,000	37.5%	↑	
\$1,550,001-\$1,750,000	117	48	7	104%	\$62,150	41.0%	↑	
\$1,750,001-\$2,000,000	88	21	6	107%	\$120,000	23.9%	↑	
\$2,000,000-\$2,300,000	59	10	8	101%	\$23,005	16.9%	↑	
\$2,300,001-\$2,750,000	39	11	8	100%	\$0	28.2%	↑	
\$2,750,001-\$3,750,000	63	11	11	100%	\$0	17.5%	↑	
\$3,750,001-\$5,500,000	39	6	28	95%	-\$225,000	15.4%	↑	
\$5,500,001 and more	41	1	10	97%	-\$199,000	2.4%	↓	
Total Activity	660	203	7	103%	\$46,000	31%	↑	

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Mar-21	Feb-22	Mar-22	4/1/2022	Change	
Total Listings** (A,S,T,C,X)	685	483	660		177	↑
Active Listings (1st of the month)	257	172	318	415	97	↑
Solds	276	130	203		73	↑
Days on Market (DOM)	7	7	7		0	
%SOLD (Sales/ Listings /mnlthly rate)	40.3%	26.9%	30.8%		3.8%	↑
(Top 50%) Home Price Index HPIp	\$1,713,100	\$2,310,265	\$2,313,626		\$3,362	↑
(Lower 50%) Home Price Index HPIp	\$1,096,435	\$1,494,100	\$1,506,158		\$12,058	↑

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What Sold in your Neighbourhood and for What Price?

Langley, Cloverdale Sub areas Statistics - Mar 2022				Detached		
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Cloverdale BC	166	49	7	107%	\$120,000	29.5%
Serpentine	5	0				0.0%
Clayton	47	12	7	106%	\$97,550	25.5%
Murrayville	30	13	7	105%	\$61,000	43.3%
Salmon River	49	13	9	101%	\$25,000	26.5%
Brookswood Langley	113	44	7	102%	\$25,550	38.9%
Aldergrove Langley	89	32	7	102%	\$28,600	36.0%
Campbell Valley	41	6	6	100%	\$0	14.6%
Otter District	26	6	8	100%	\$14,550	23.1%
Langley City	94	28	7	102%	\$33,000	29.8%
Total Activity	660	203	7	103%	\$46,000	31%

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Market Analysis and Forecasting Apr 1/22 Langley, Cloverdale

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Next Months Market Forecast

Forecast: Langley, Cloverdale has an average Listing supply; 415 homes are for sale and with the **31 %SOLD** monthly rate gives us a ~3 months of inventory. 7% of the active listings have reduced their price by \$149,113 on average or \$100,000 median in the last month. We project Langley, Cloverdale Detached to be a Seller market.

March's Real Estate Statistics shows 67% of Fraser Valley's Detached Markets values experienced an Average Monthly Price increase of **\$2,921**, which is a big drop from the \$95,319 increase that we saw in the month prior. We are seeing an increase in listing inventories despite the Russia-Ukraine economic impact. We are forecasting that the majority of the Fraser Valley Markets will switch to a Buyer's Market in the coming month. The Vancouver market forecast is to maintain its Seller's market for April.

Currently, Condos and Townhouse Markets continue to be in a Sellers' Market with 93% of the Greater Vancouver (Lower Mainland) Prices increasing by **\$18,296** and **\$29,326** on average, respectively. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

Analytical Methods: The Langley, Cloverdale represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the market into two parts with the **Langley, Cloverdale 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.

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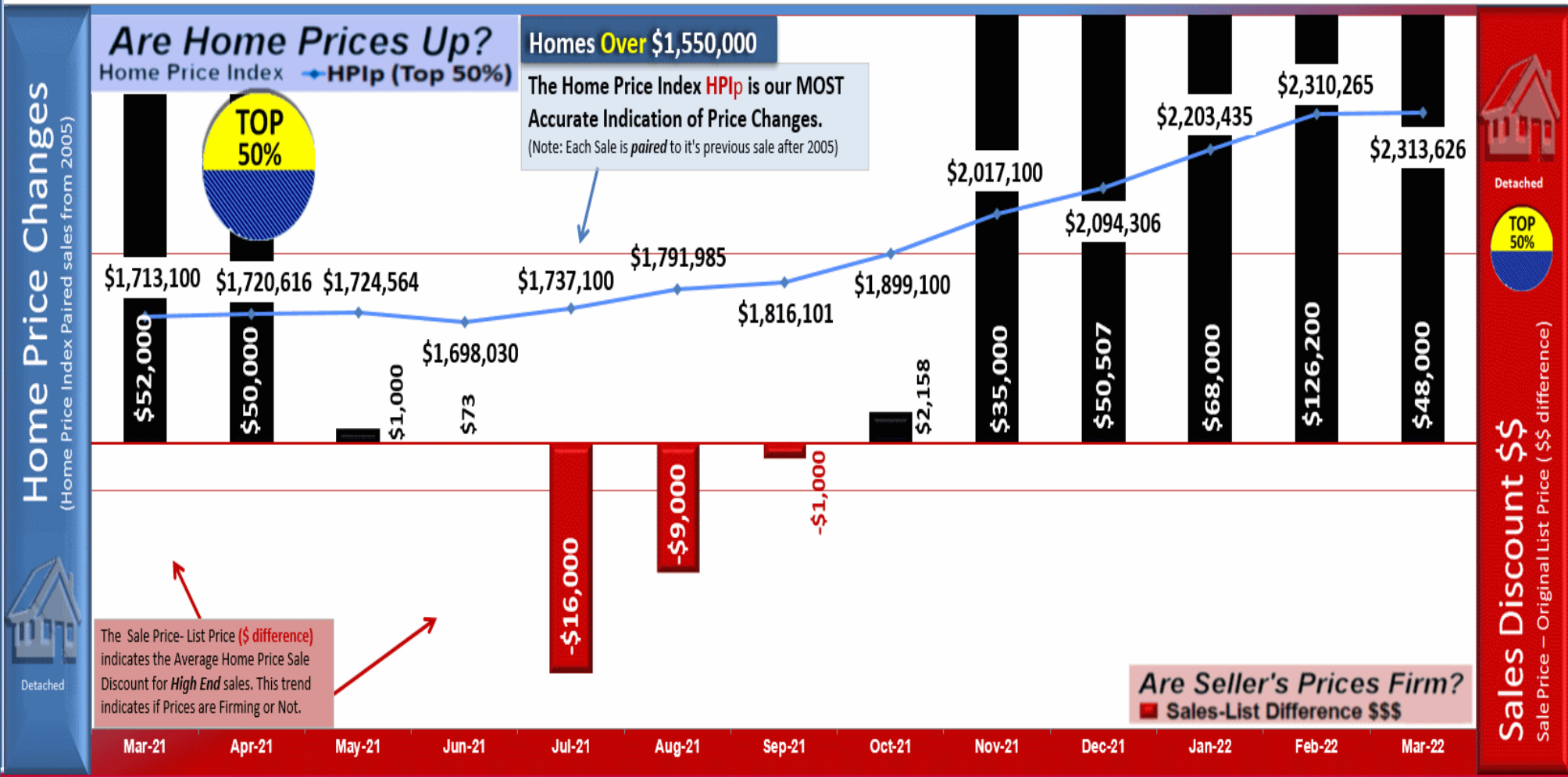
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Market Analysis and Forecasting Apr 1/22 Langley, Cloverdale

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



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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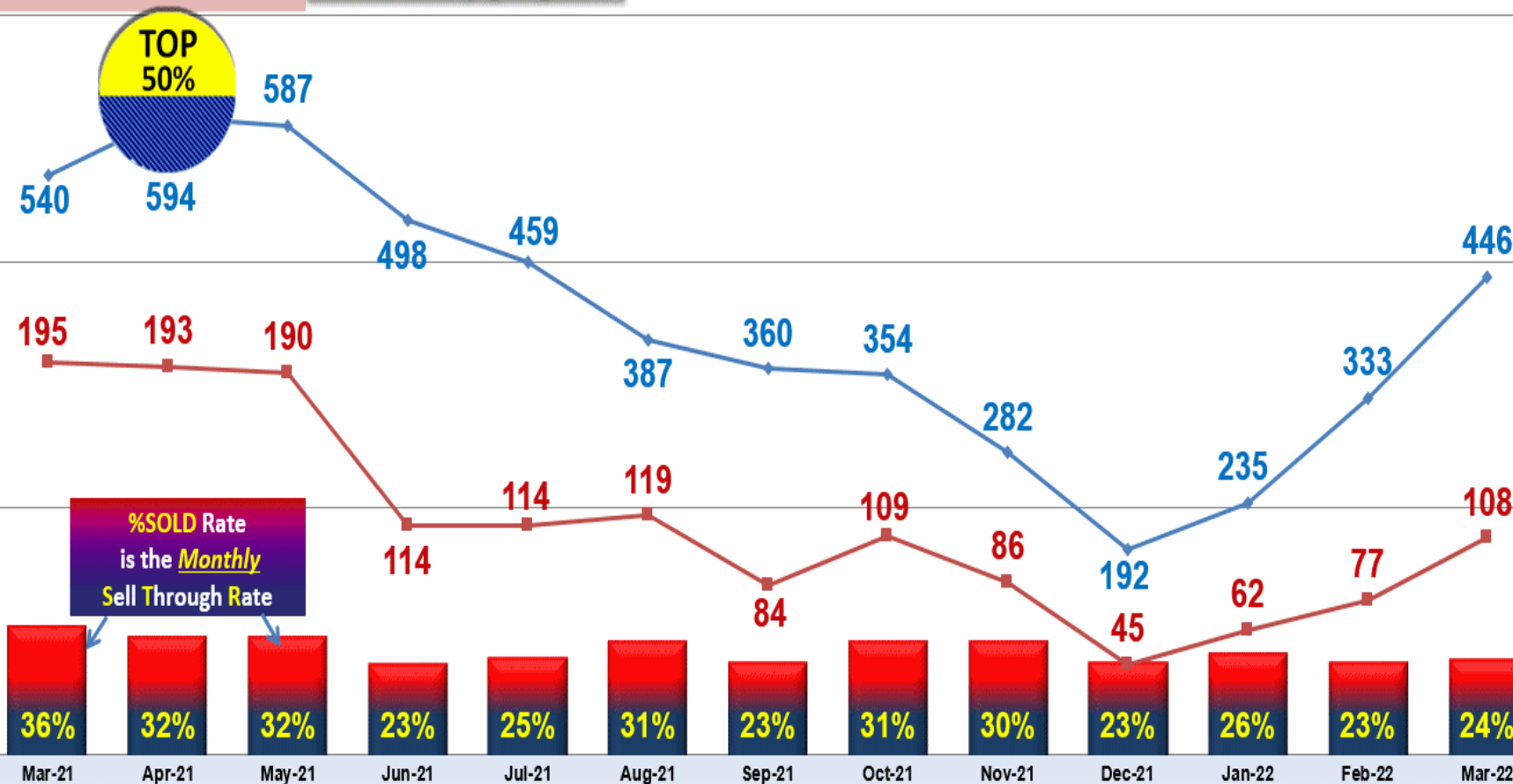
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Market Analysis and Forecasting Apr 1/22 Langley, Cloverdale

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

Total Listings Sales Homes Over \$1,550,000

Sales / Listings
Monthly Totals



Detached

TOP 50%

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

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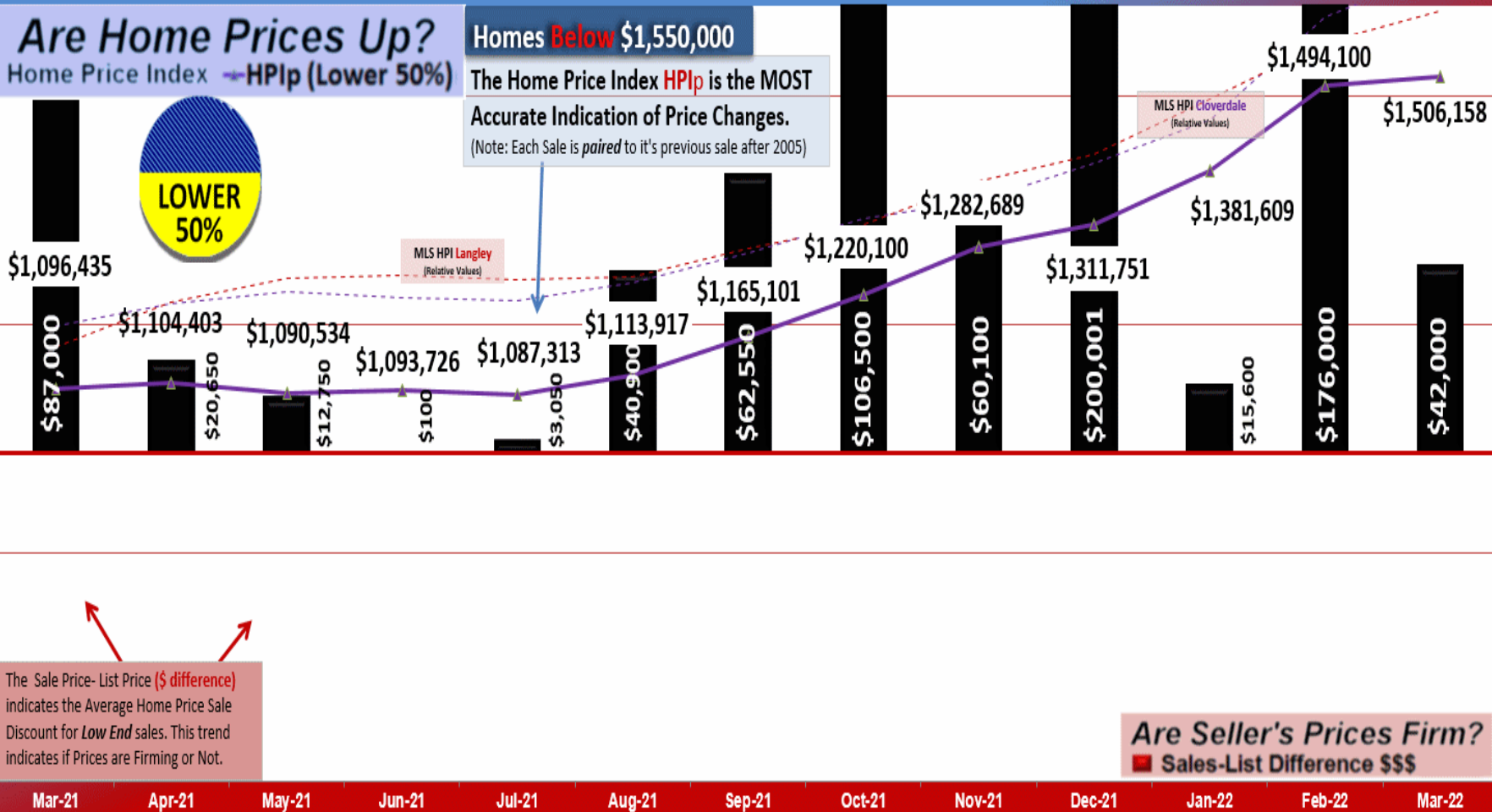
Market Analysis and Forecasting Apr 1/22 Langley, Cloverdale

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

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

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

Homes Below \$1,550,000
The Home Price Index HPIp is the MOST Accurate Indication of Price Changes.
(Note: Each Sale is paired to its previous sale after 2005)



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

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



Detached



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

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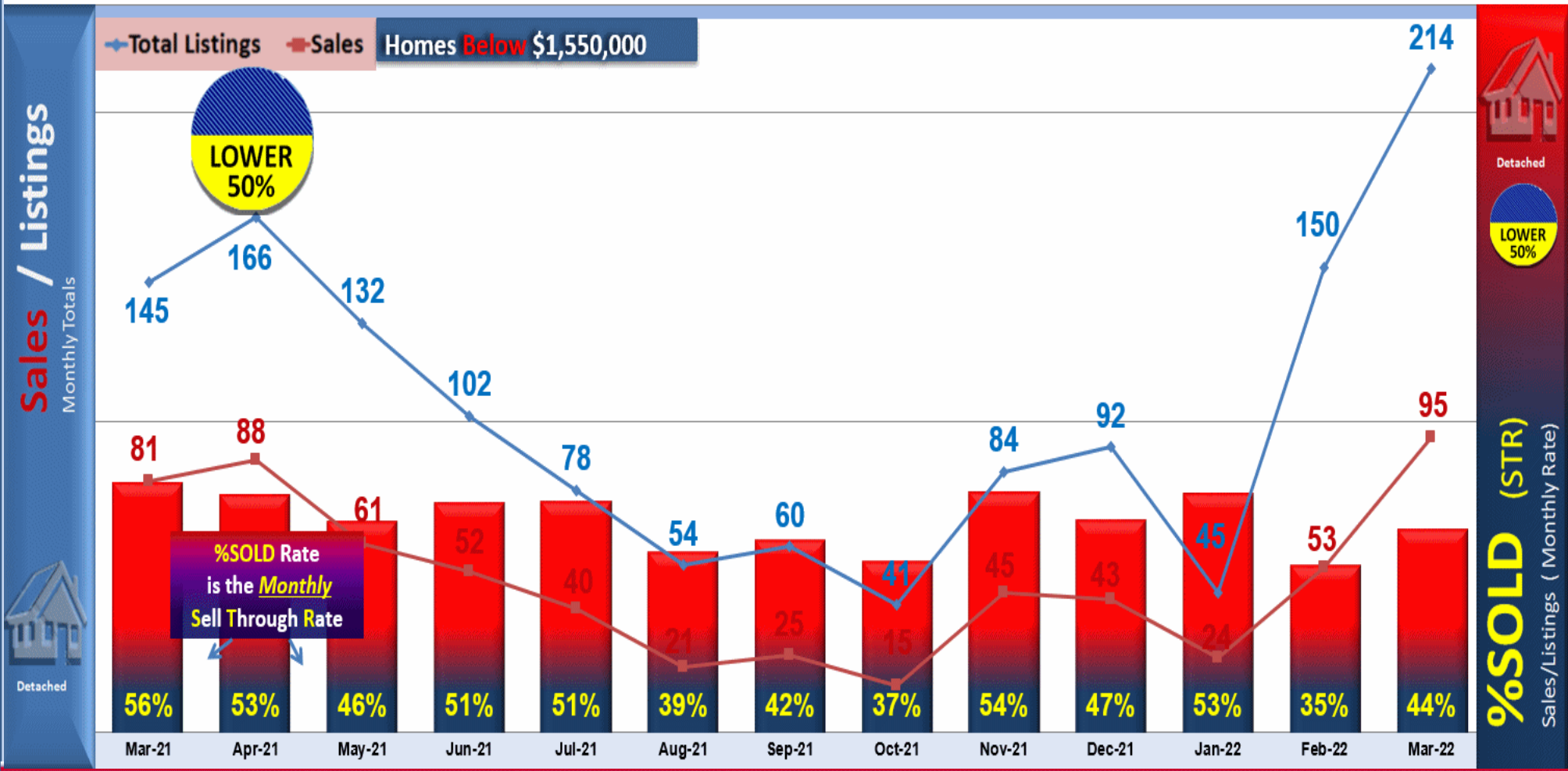
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Market Analysis and Forecasting Apr 1/22 Langley, Cloverdale

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

← Total Listings → Sales Homes Below \$1,550,000



LOWER 50%

%SOLD Rate is the Monthly Sell Through Rate

%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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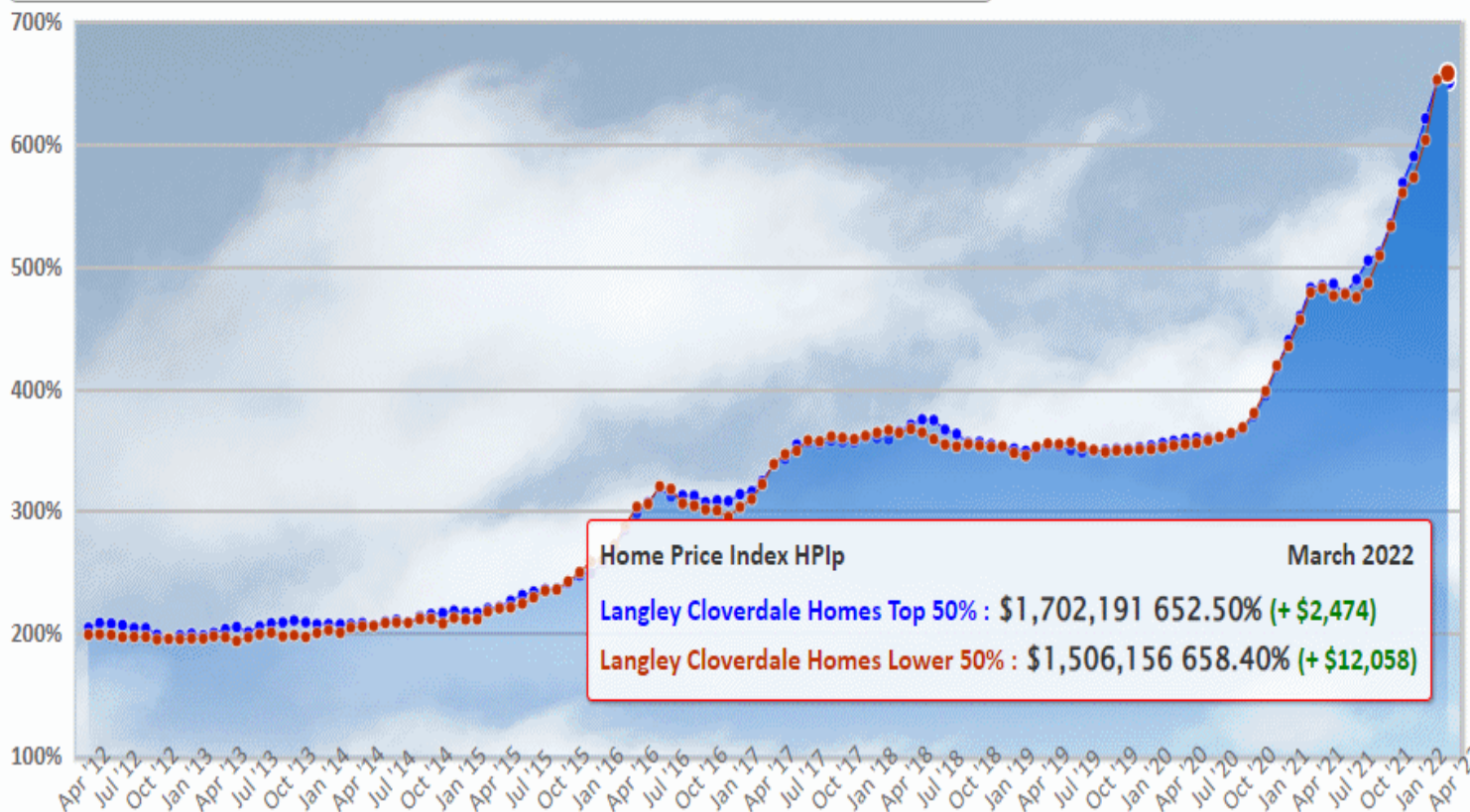
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Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Mar 2022	% 652.50
Feb 2022	% 651.50
Jan 2022	% 621.40
Dec 2021	% 590.60
Nov 2021	% 568.90
Oct 2021	% 535.60
Sep 2021	% 512.20
Aug 2021	% 505.40
Jul 2021	% 489.90
Jun 2021	% 478.90
May 2021	% 486.40
Apr 2021	% 485.20

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Market Analysis and Forecasting

Apr 1/22

Richmond

Richmond Sub areas Statistics - Mar 2022

Attached

Neighbourhoods	Total Listings (f/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Diff	%SOLD
Sea Island	0	0				0.0%
Bridgeport RI	22	6	8	108%	\$67,000	27.3%
West Cambie	250	84	8	104%	\$23,500	33.6%
East Cambie	6	0				0.0%
Terra Nova	15	5	7	118%	\$176,000	33.3%
Riverdale RI	15	7	6	106%	\$33,000	46.7%
Quilchena RI	6	2	8	112%	\$56,500	33.3%
Granville	21	9	12	98%	-\$4,900	42.9%
Seafair	10	6	10	100%	-\$3,000	60.0%
Boyd Park	13	6	8	100%	-\$1,500	46.2%
Lackner	19	12	3	100%	\$0	63.2%
Steveston Village	9	6	10	106%	\$50,500	66.7%
Steveston North	11	7	7	104%	\$30,000	63.6%
Steveston South	39	22	7	103%	\$20,500	56.4%
Westwind	0	0				0.0%
Woodwards	16	4	11	103%	\$41,500	25.0%
Broadmoor	13	3	8	115%	\$76,001	23.1%
Garden City	9	3	11	100%	\$0	33.3%
Saunders	7	4	8	105%	\$18,551	57.1%
South Arm	22	8	7	101%	\$1,944	36.4%
Brighthouse	337	111	8	106%	\$34,000	32.9%
Brighthouse South	93	44	8	110%	\$64,556	47.3%
McLennan North	78	34	8	116%	\$147,000	43.6%
Gilmore	0	0				0.0%
McLennan	0	0				0.0%
East Richmond	2	0				0.0%
McNair	0	0				0.0%
Ironwood	31	13	7	103%	\$29,000	41.9%
Hamilton RI	48	10	3	100%	\$0	20.8%
Total Activity	1092	406	8	105%	\$30,200	37%

Richmond List Price Ranges Statistics - Mar 2022

Attached

Home Price Range	Total Listings (f/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Diff	%SOLD
0-\$495,000	106	49	7	104%	\$16,000	46.2%
\$495,001-\$575,000	96	50	7	104%	\$21,000	52.1%
\$575,001-\$640,000	113	59	8	108%	\$50,100	52.2%
\$640,001-\$700,000	101	43	8	107%	\$48,001	42.6%
\$700,001-\$800,000	124	58	8	105%	\$37,106	46.8%
\$800,001-\$925,000	107	32	10	103%	\$24,000	29.9%
\$925,001-\$1,050,000	119	31	8	106%	\$61,000	26.1%
\$1,050,001-\$1,200,000	123	40	8	108%	\$91,500	32.5%
\$1,200,001-\$1,500,000	135	35	8	101%	\$10,000	25.9%
\$1,500,001 and more	68	9	7	100%	\$0	13.2%
Total Activity	1092	406	8	105%	\$30,200	37%

Monthly Changes Summary	Mar-21	Feb-22	Mar-22	4/1W2022	Change
Total Listings** (A,S,T,C,X)	1542	862	1092		230 ↑
Active Listings (1st of the month)	859	442	485	579	94 ↑
Solds	551	279	406		127 ↑
DOM	12	8	8		0
%SOLD (Sales/ Listings f/monthly rate)	35.7%	32.4%	37.2%		4.8% ↑
Condos (Top 50%) Home Price Index HPI	\$657,971	\$747,153	\$776,903		\$29,751 ↑
Condos (Lower 50%) Home Price Index HP	\$424,760	\$484,704	\$489,936		\$5,232 ↑
Twnhs (Top 50%) Home Price Index HPI	#####	\$1,270,485	\$1,347,181		\$76,696 ↑
Twnhs (Lower 50%) Home Price Index HPI	\$718,101	\$826,100	\$851,943		\$25,843 ↑

Apr 1 2022 Richmond Market Update (Attached)

Current: Richmond is a Seller Market with **37 % SOLD** Rate and 105% Sell/List Ratio. (This means an average of a \$30,200 increase on a sale from the original list price)
Most Active Range: Homes between \$575,000 - \$640,000 have **52.2 % SOLD** rate.
Least Active Range: Homes above \$1,500,000 have **13.2 % SOLD** rate.

History: Richmond's **Condos** Year-To-Date Home Price Index **HPI** (Top 50%) shows that prices increased \$118,932.
 Richmond's **Condos** Year-To-Date Home Price Index **HPI** (Lower 50%) shows that prices are increased \$65,175.
 Richmond's **Townhouses** Year-To-Date Home Price Index **HPI** (Top 50%) shows that prices increased \$308,081.
 Richmond's **Townhouses** Year-To-Date Home Price Index **HPI** (Lower 50%) shows that prices increased \$133,842.
*The HPI (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Forecast: This month's inventory is 29% less than same month last year. Active listing increased which means that we may increase in the sold listings in the coming month. We project Richmond to be a continued Seller market.

An average Price increase of \$59,777 in the Vancouver Market is seen for the month of March. This is 2nd highest price increase on record for the month of March, the highest was last February 2022. We are seeing an increase in listing inventories despite the Russia-Ukraine economic impact. We are still forecasting that the majority of the Metro Vancouver Markets will continue to be a Seller's Market the next month. The Fraser Valley is now switching a buyer's market.

Currently, Condos and Townhouse Markets continue to be in the Seller's Market with 93% of the Greater Vancouver (Lower Mainland) Prices increasing by \$18,296 and \$29,326 on average, respectively. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

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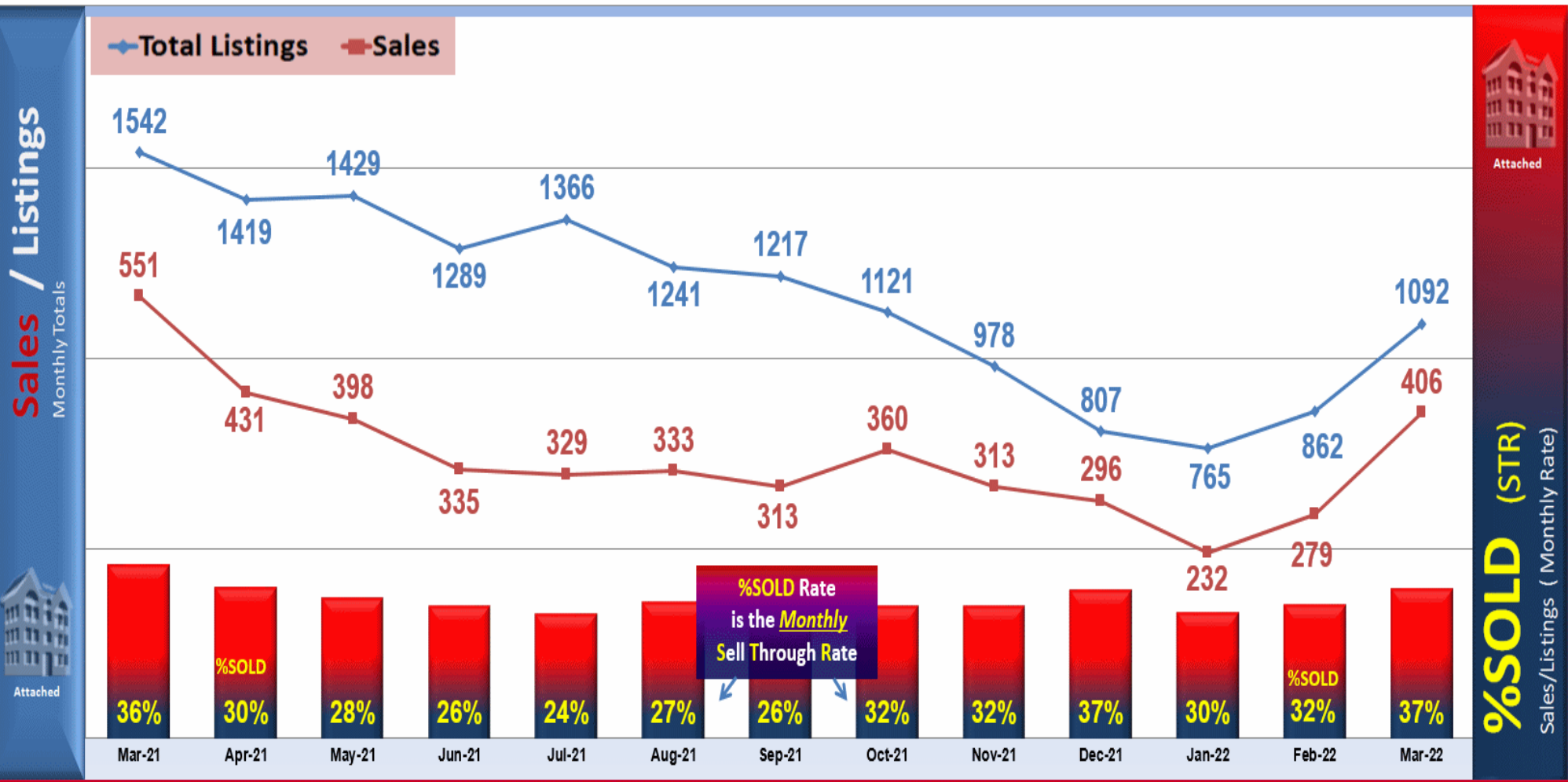
Apr 1/22

Richmond

Attached

Richmond

Total Listings**, Sales, and %SOLD Rates



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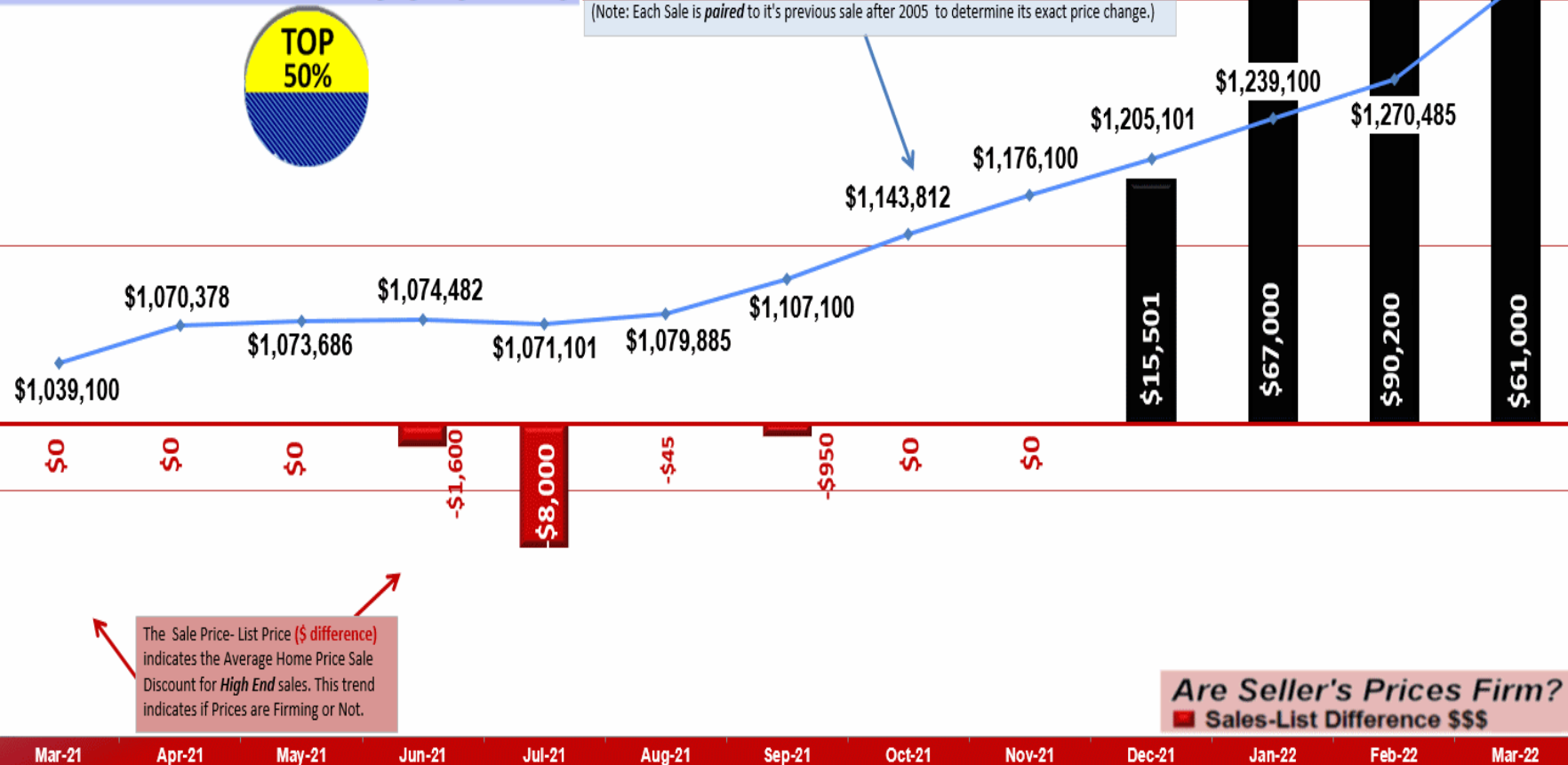
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Richmond **Townhouse** Home Price Index **HPIp (Top 50%)**, Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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 \$\$\$

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



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](#)
Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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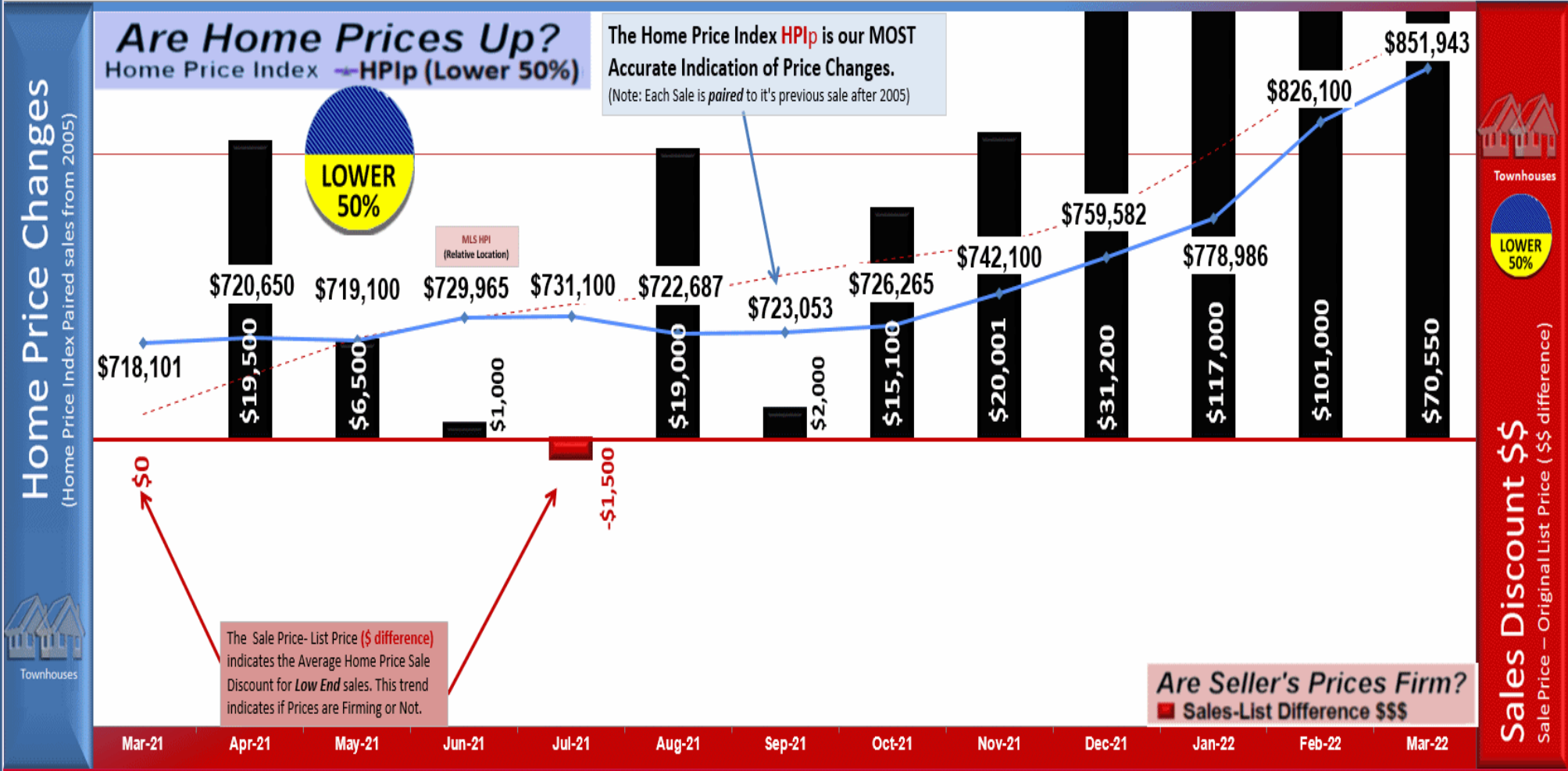
Market Analysis and Forecasting

Apr 1/22

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 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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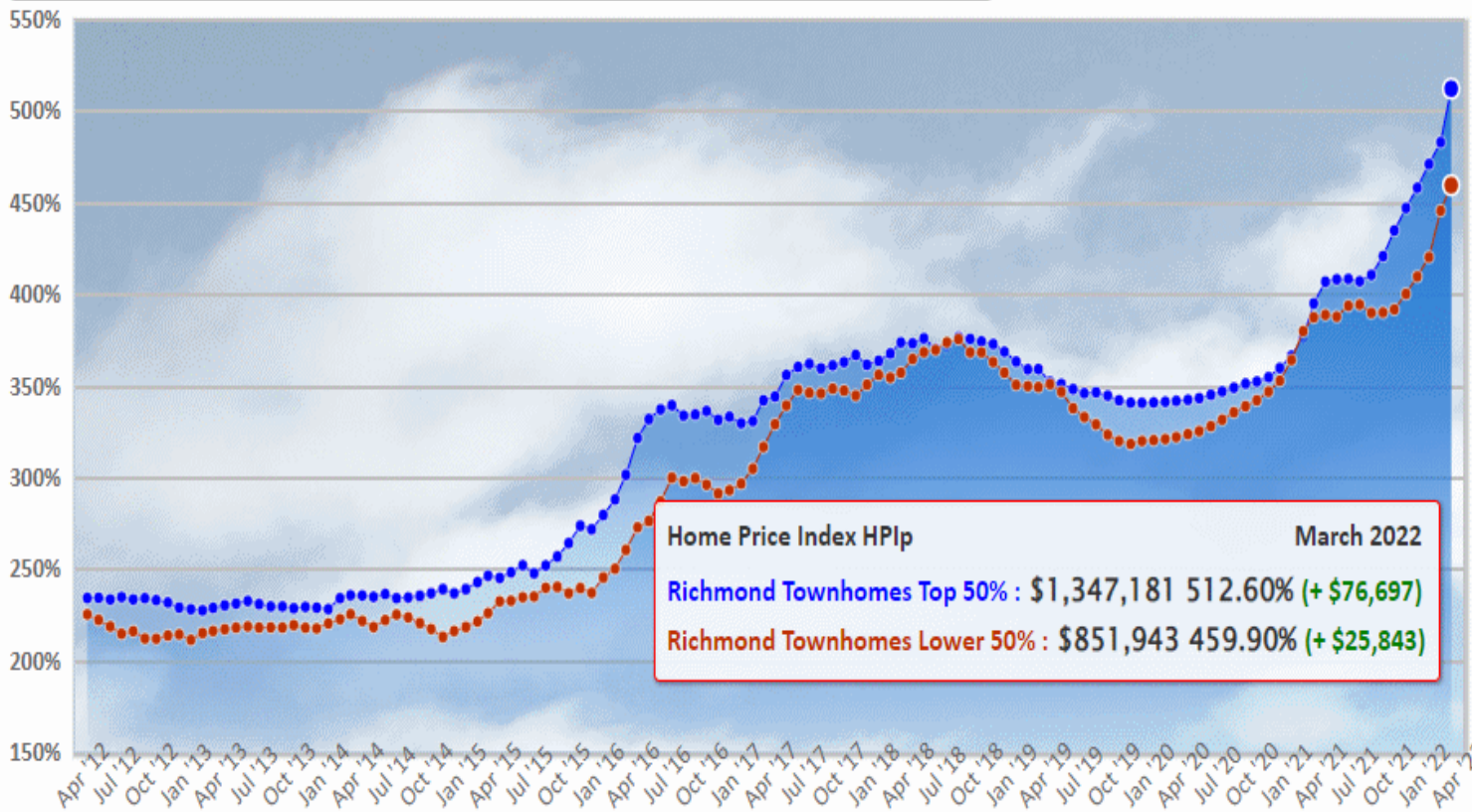
Market Analysis and Forecasting

Apr 1/22

Richmond

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



Monthly Home values

Date	Value
Mar 2022	% 512.60
Feb 2022	% 483.40
Jan 2022	% 471.40
Dec 2021	% 458.50
Nov 2021	% 447.50
Oct 2021	% 435.20
Sep 2021	% 421.20
Aug 2021	% 410.90
Jul 2021	% 407.50
Jun 2021	% 408.80
May 2021	% 408.50
Apr 2021	% 407.30

*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

Apr 1/22

Richmond

Attached

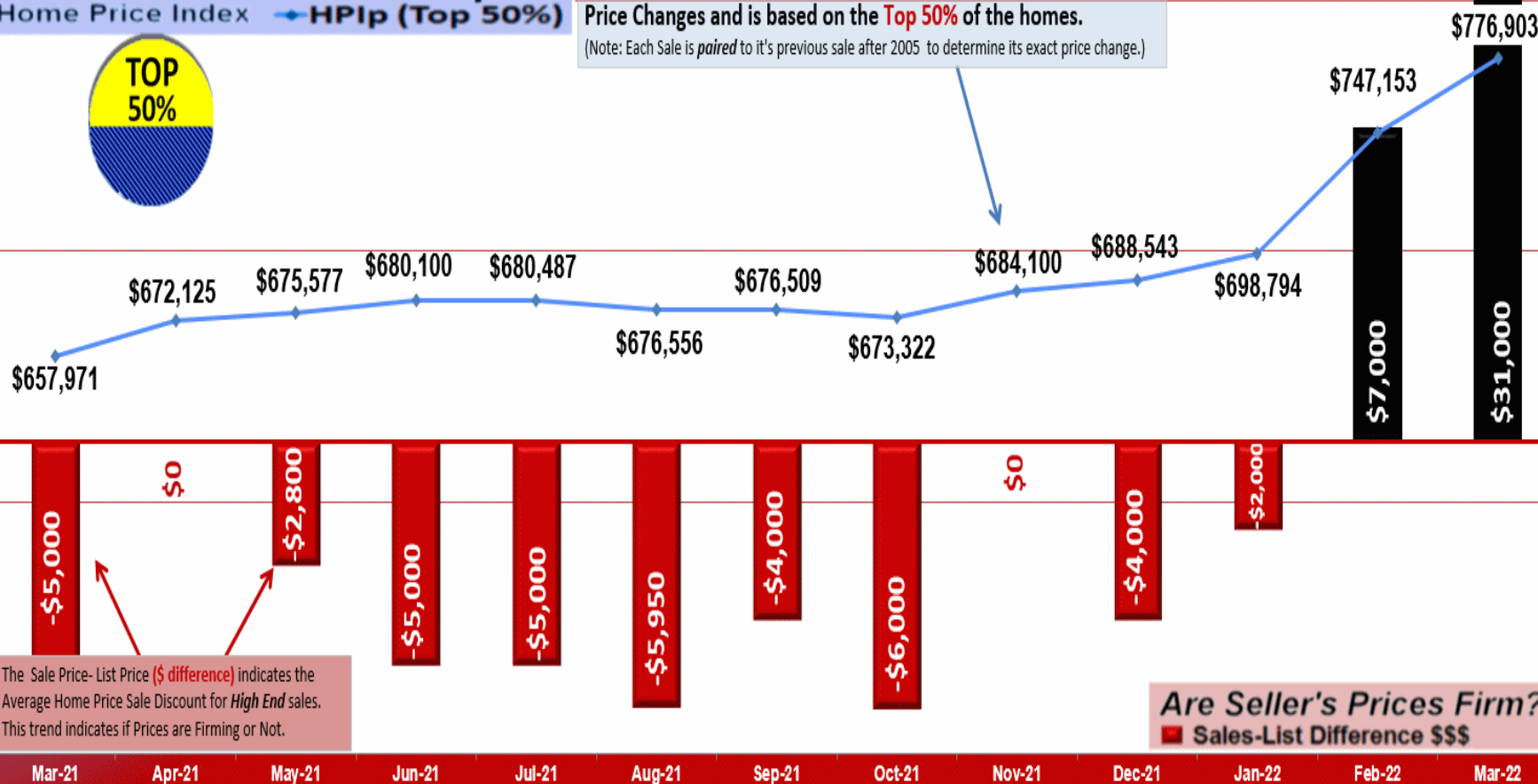
Richmond Condos Home Price Index HPI (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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



The Home Price Index HPI 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 \$\$\$

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



Condominiums



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](#)
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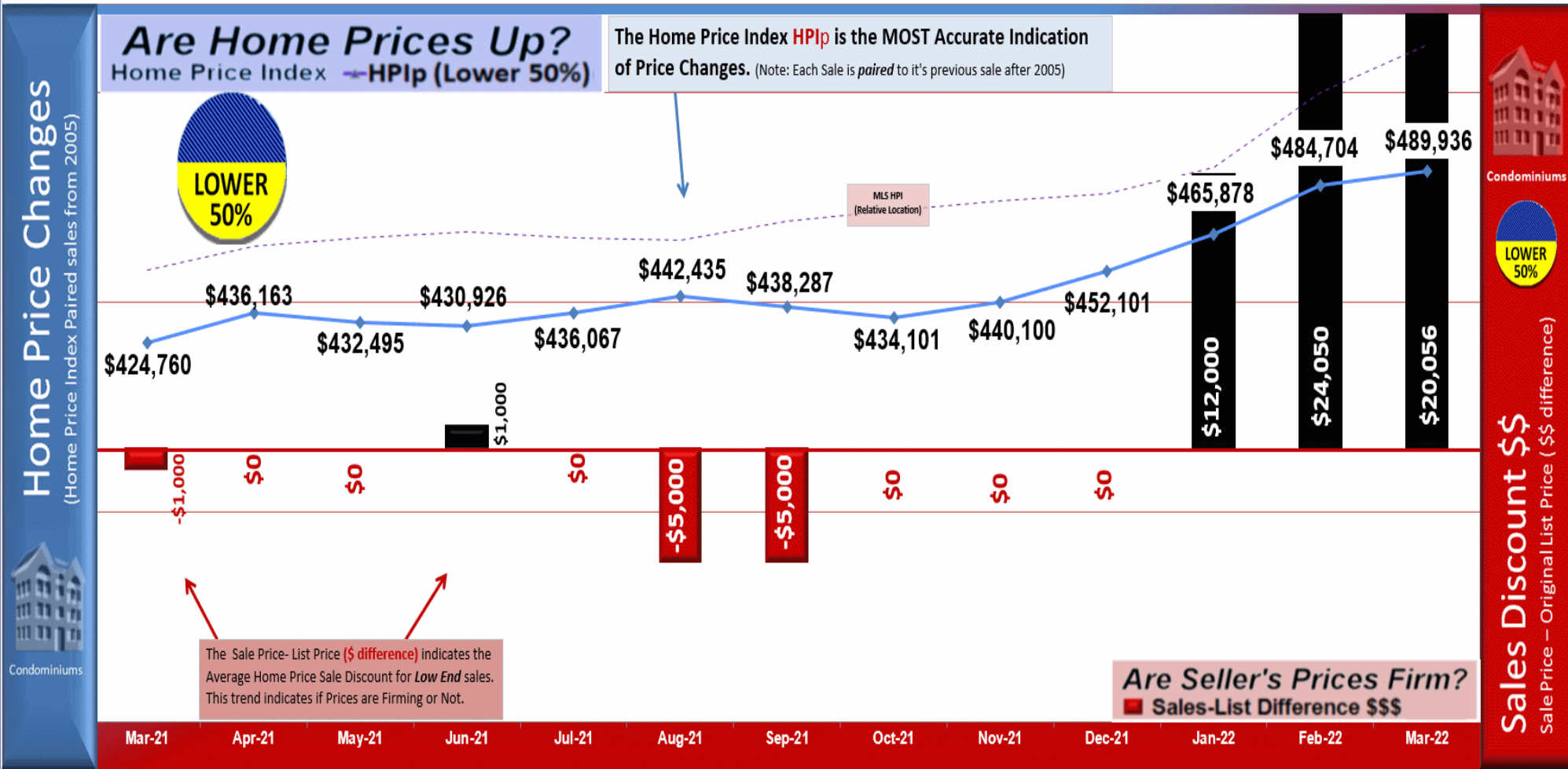
Market Analysis and Forecasting

Apr 1/22

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 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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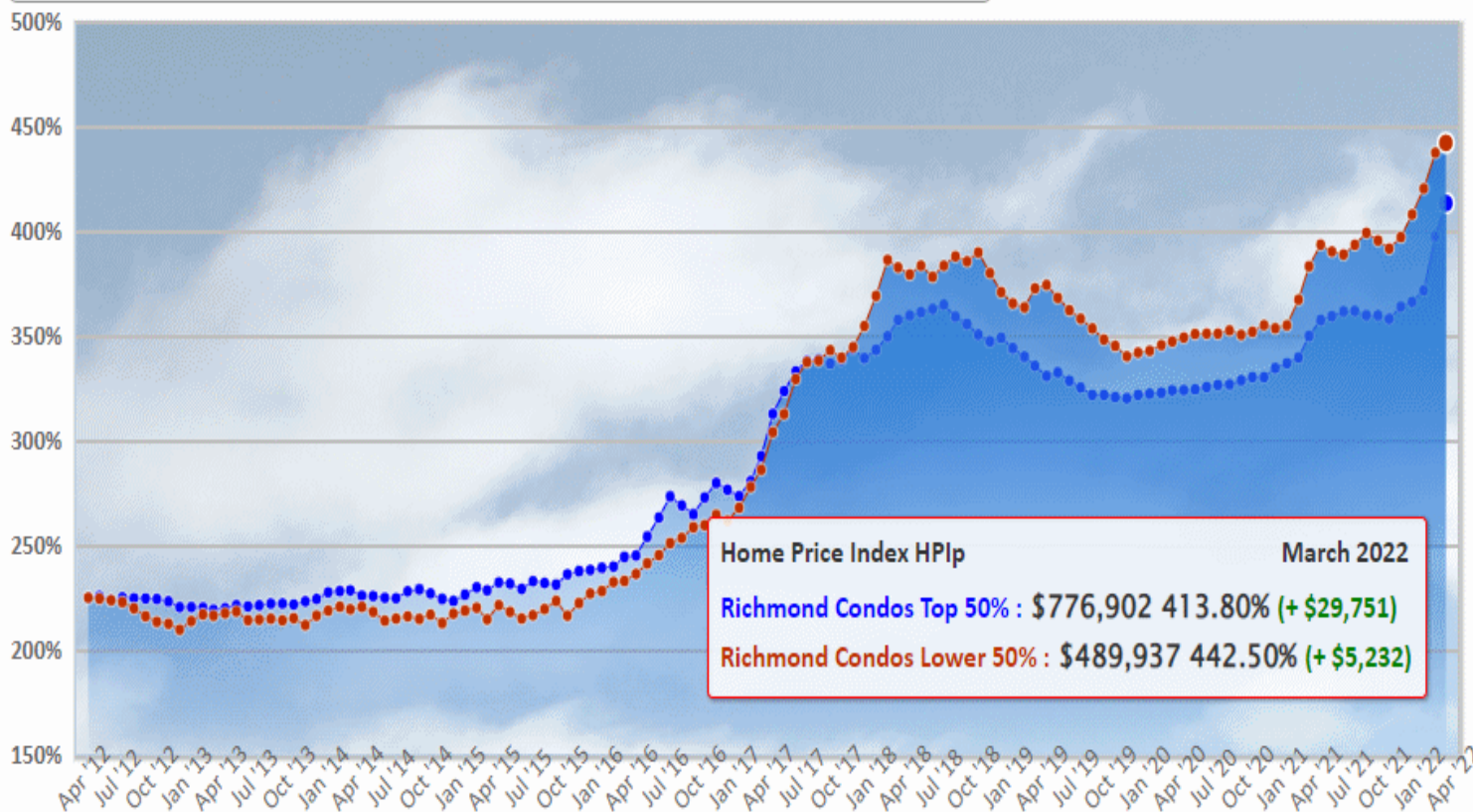
Market Analysis and Forecasting

Apr 1/22

Richmond

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



Monthly Home values

Date	Value
Mar 2022	% 413.80
Feb 2022	% 397.90
Jan 2022	% 372.20
Dec 2021	% 366.70
Nov 2021	% 364.30
Oct 2021	% 358.60
Sep 2021	% 360.30
Aug 2021	% 360.30
Jul 2021	% 362.40
Jun 2021	% 362.20
May 2021	% 359.80
Apr 2021	% 358.00

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)
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Market Analysis and Forecasting Apr 1/22 White Rock & S. Surrey

White Rock - South Surrey Sub areas Statistics - Mar 2021 Attached

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Elgin Chantrell	6	4	14	97%	-\$30,250	66.7%
Sunnyside Park Surrey	25	13	6	107%	\$71,200	52.0%
Crescent Bch Ocn Pk.	5	2	8	117%	\$168,500	0.0%
White Rock	160	63	9	100%	\$1,000	39.4%
King George Corridor	94	49	7	107%	\$50,001	52.1%
Hazelmere	0	0				0.0%
Grandview Surrey	154	71	7	109%	\$84,000	46.1%
Morgan Creek	35	20	7	106%	\$65,050	57.1%
Pacific Douglas	31	13	8	109%	\$91,000	41.9%
Total Activity	510	235	7	106%	\$50,001	46%

White Rock - South Surrey List Price Ranges Statistics - Mar 2021 Attached

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
\$0-\$550,000	73	39	8	108%	\$36,000	53.4%
\$550,001-\$700,000	82	47	7	106%	\$36,000	57.3%
\$700,001-\$850,000	55	27	7	105%	\$36,000	49.1%
\$850,001-\$975,000	62	32	8	107%	\$60,500	51.6%
\$975,001-\$1,050,000	61	22	8	111%	\$109,050	36.1%
\$1,050,001-\$1,250,000	90	38	7	106%	\$65,550	42.2%
\$1,250,001 and more	87	30	8	104%	\$53,500	34.5%
Total Activity	510	235	7	106%	\$50,001	46%

Monthly Changes Summary	Mar-21	Feb-22	Mar-22	4/1/2022	Change
Total Listings (A,S,T,C,X)	706	399	510		111
Active Listings	344	130	214	232	18
Solds	332	156	235		79
Days on Market (DOM)	7	7	7		0
% SOLD (Sales/ Listings /monthly rate)	47%	39.1%	46.1%		7.0%
Condos (Top 50%) Home Price Index HPI _p	\$712,100	\$850,956	\$907,300		\$56,344
Condos (Lower 50%) Home Price Index HPI _p	\$414,259	\$501,864	\$528,931		\$27,067
Twnhs (Top 50%) Home Price Index HPI _p	\$1,008,100	\$1,368,100	\$1,394,330		\$26,230
Twnhs (Lower 50%) Home Price Index HPI _p	\$637,516	\$801,100	\$863,719		\$62,619

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 HPI_p Top 50% representing the higher end sales and the White Rock South Surrey HPI_p Lower 50% representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time.

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Apr 1 2022 White Rock - South Surrey Market Update (Attached)

Current: White Rock South Surrey is in a Seller Market with average listing inventories, **46 % SOLD** rate and a 106% Sell/List Ratio.
(This means that there is an average of \$50,001 increase on a sale from the original list price)

Most Active Price Range: Homes between \$550,000-\$700,000 have **57.3 % SOLD** rate.

Least Active Price Range: Homes above \$1.250,000 have **34.5 % SOLD** rate.

History: The White Rock South Surrey's **Condos** Year-To-Date Home Price Index **HPI_p** (Top 50%) shows that prices increased \$195,200.
The White Rock South Surrey's **Condos** Year-To-Date Home Price Index **HPI_p** (Lower 50%) shows that prices increased \$114,673.
The White Rock South Surrey's **Townhouses** Year-To-Date Home Price Index **HPI_p** (Top 50%) shows that prices increased \$386,230.
The White Rock South Surrey's **Townhouses** Year-To-Date Home Price Index **HPI_p** (Lower 50%) shows that prices increased \$226,204.
*The HPI_p (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Forecast: White Rock has average Listing Inventories, 28% less last year. The Sold Listings are 79 more in count compared last month.

March's Real Estate Statistics shows 67% of Fraser Valley's Detached Markets values experienced an Average Monthly Price increase of **\$2,921**, which is a big drop from the \$95,319 increase that we saw in the month prior. We are seeing an increase in listing inventories despite the Russia-Ukraine economic impact. We are forecasting that the majority of the Fraser Valley Markets will switch to a Buyer's Market in the coming month. The Vancouver market forecast is to maintain its Seller's market for April.
Currently, Condos and Townhouse Markets continue to be in a Sellers' Market with 93% of the Greater Vancouver (Lower Mainland) Prices increasing by **\$18,296** and **\$29,326** on average, respectively. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

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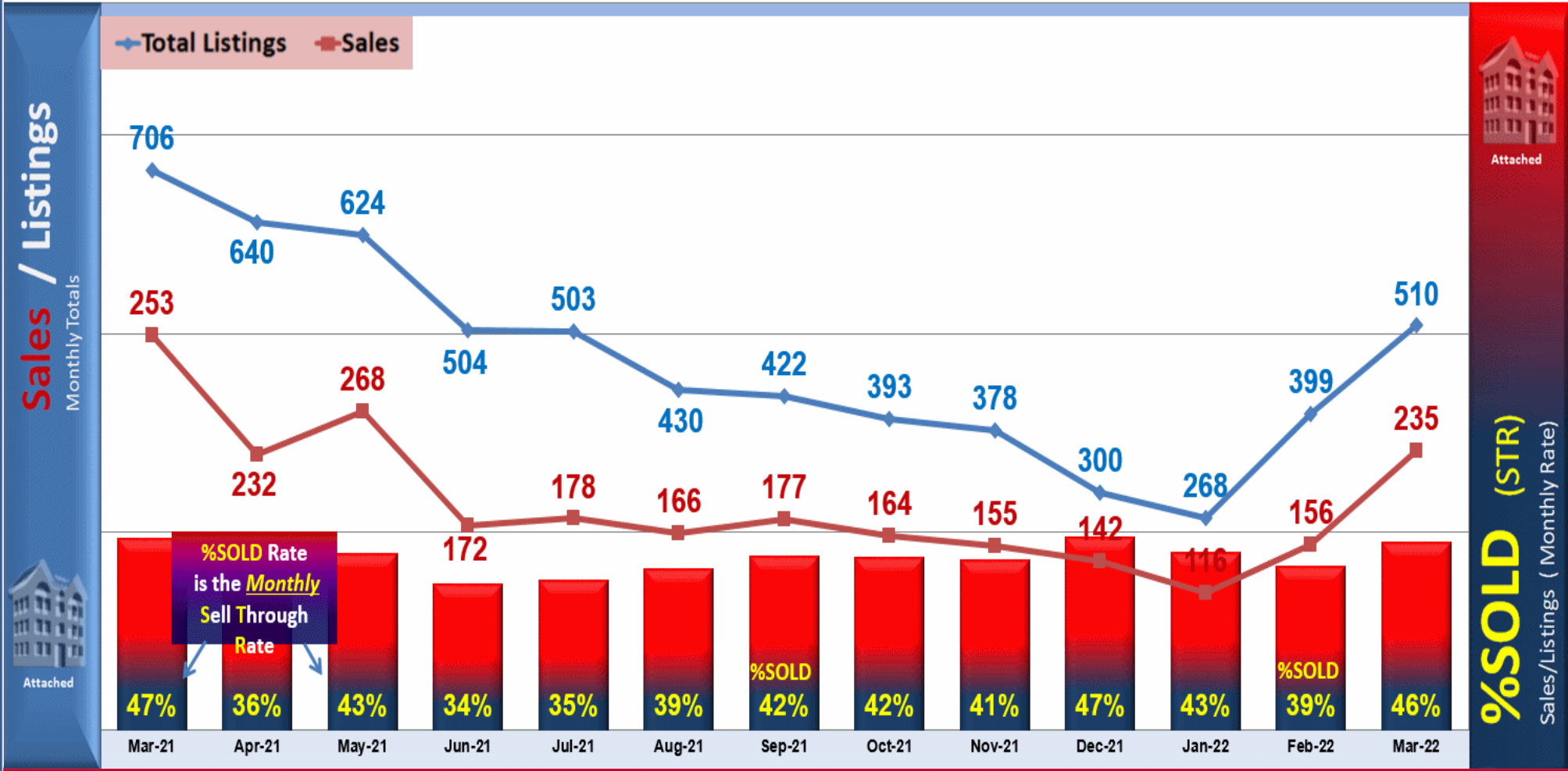
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Market Analysis and Forecasting Apr 1/22 White Rock & S. Surrey

Attached White Rock - South Surrey 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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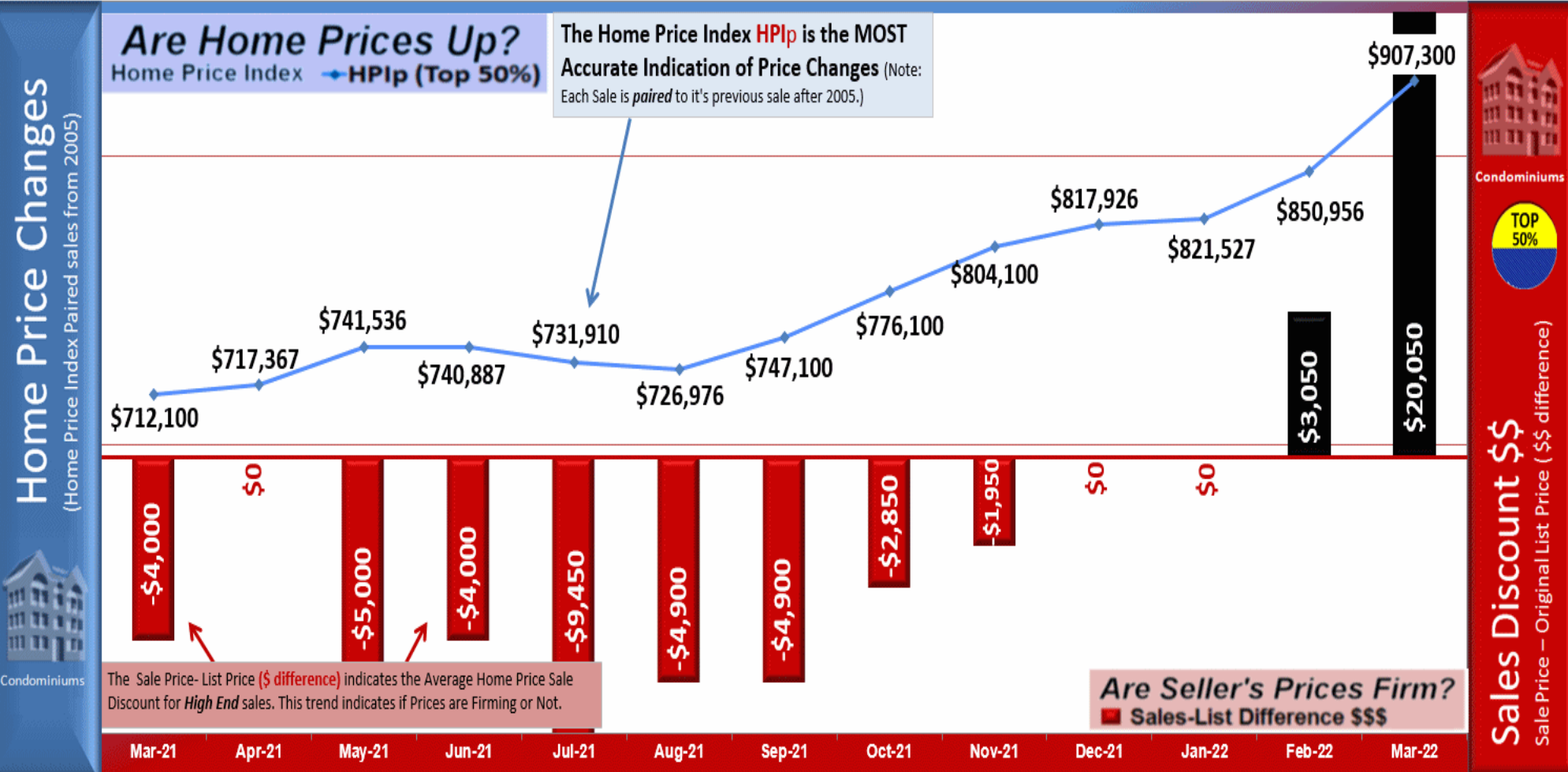
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Market Analysis and Forecasting Apr 1/22 White Rock & S. Surrey

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)



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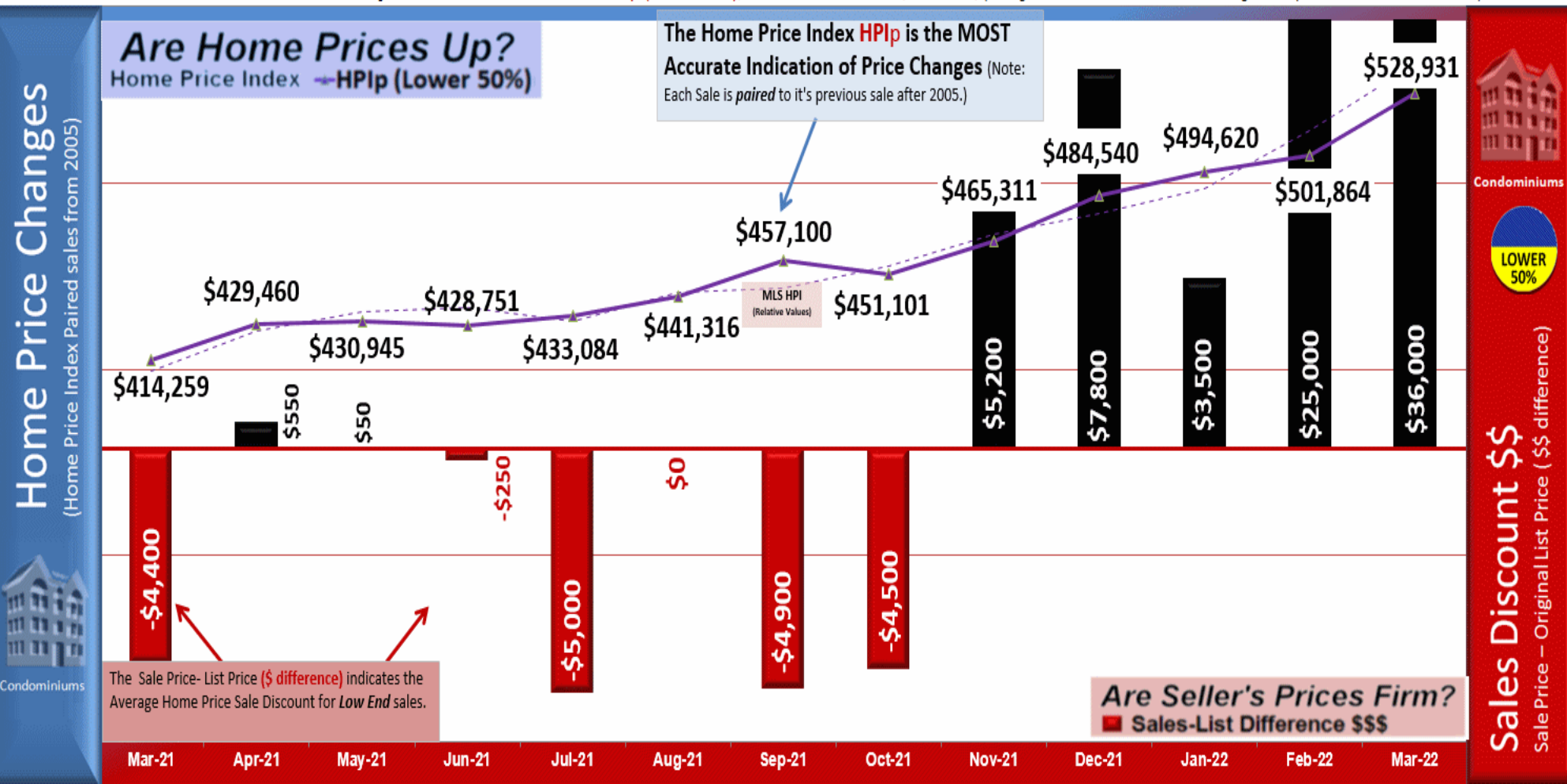
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Market Analysis and Forecasting Apr 1/22 White Rock & S. Surrey

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)



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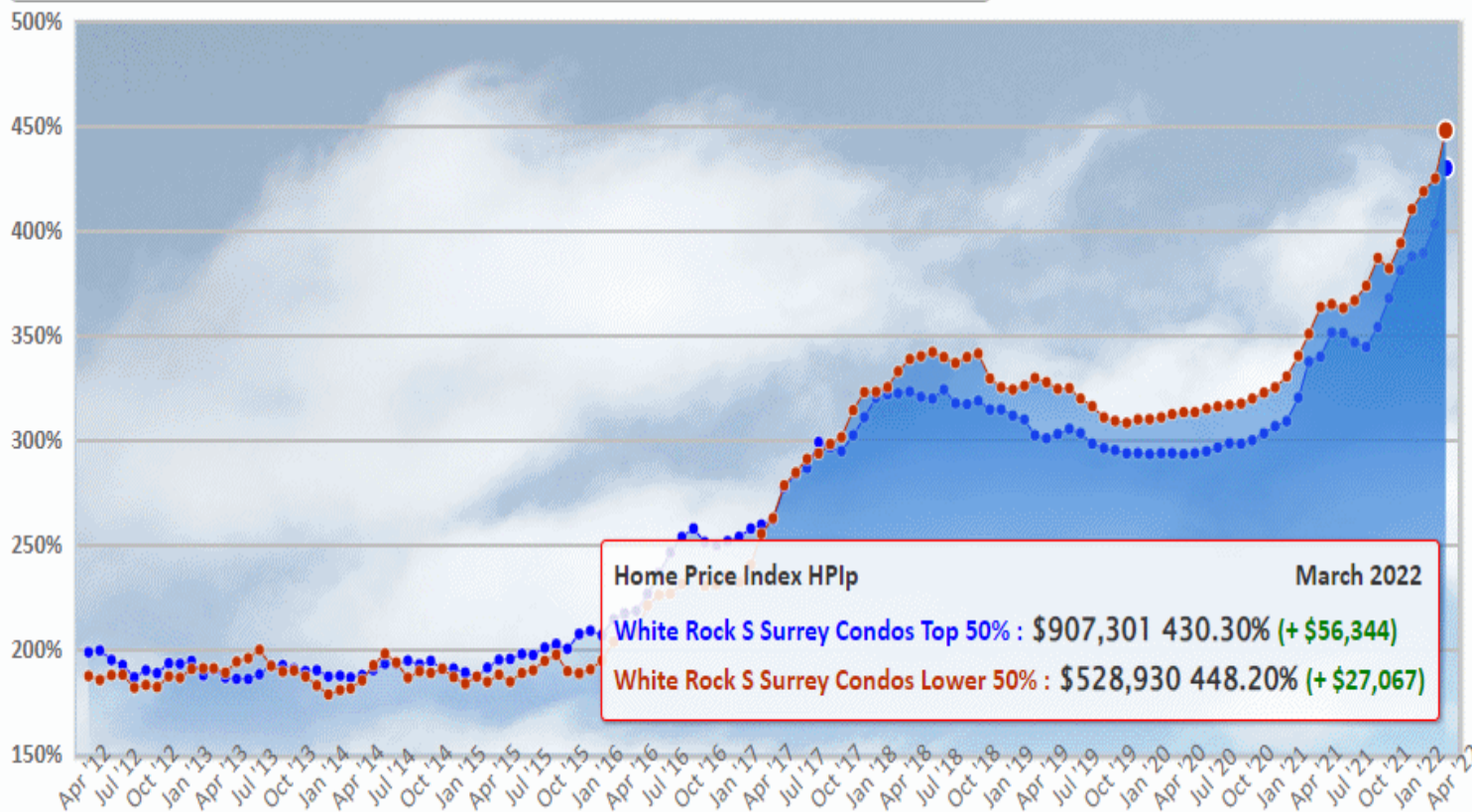
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White Rock S Surrey Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 White Rock S Surrey Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Mar 2022	% 430.30
Feb 2022	% 403.60
Jan 2022	% 389.60
Dec 2021	% 387.90
Nov 2021	% 381.30
Oct 2021	% 368.10
Sep 2021	% 354.30
Aug 2021	% 344.80
Jul 2021	% 347.10
Jun 2021	% 351.40
May 2021	% 351.70
Apr 2021	% 340.20

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)
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Market Analysis and Forecasting Apr 1/22 White Rock & S. Surrey

Attached White Rock - South 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)

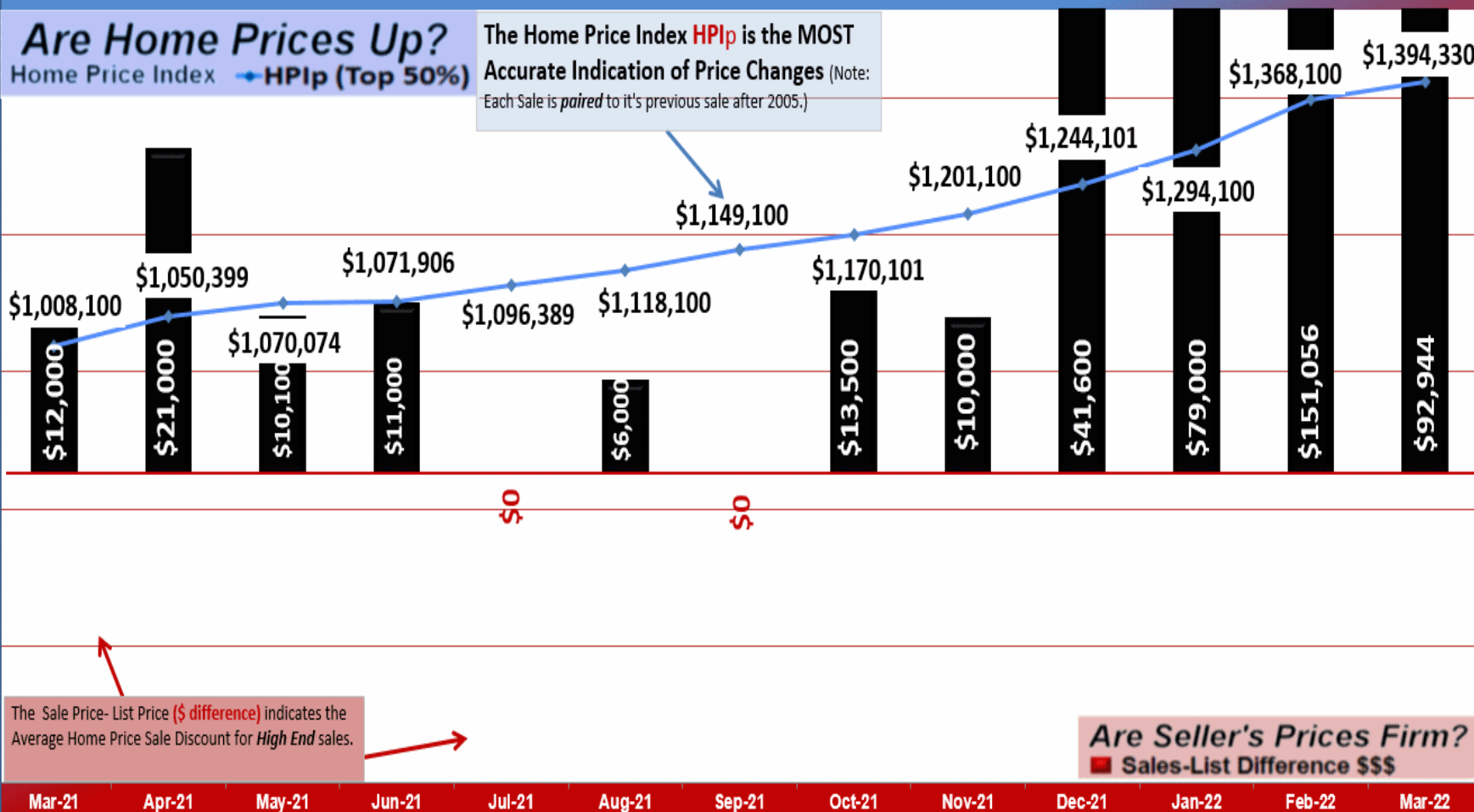


Townhouses

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

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



The Sale Price - List Price (\$ difference) indicates the Average Home Price Sale Discount for High End sales.

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



Townhouses

TOP 50%

Sales Discount \$\$

Sale Price - Original List Price (\$ difference)

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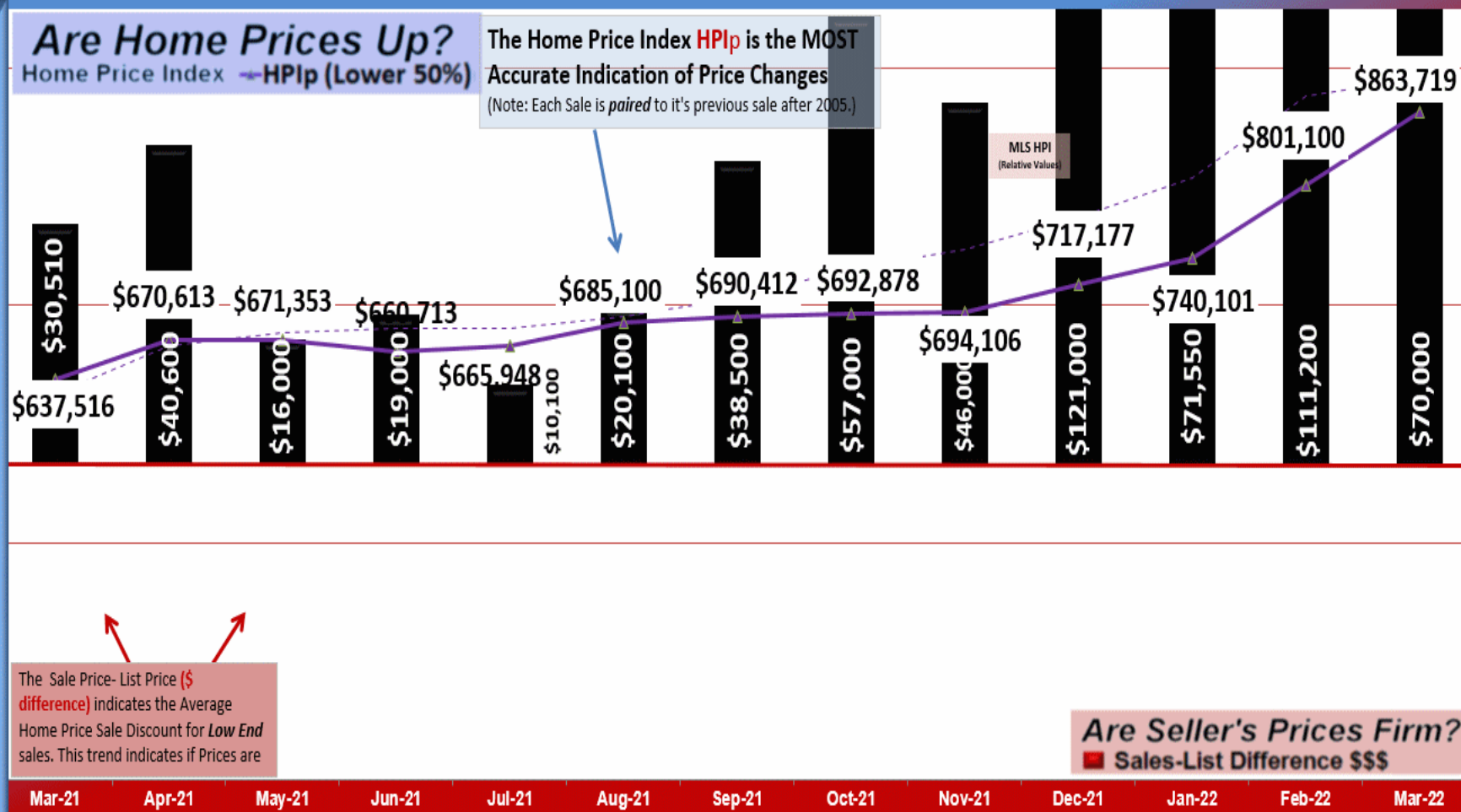
Market Analysis and Forecasting Apr 1/22 White Rock & S. Surrey

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
(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

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

Townhouses

LOWER 50%

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

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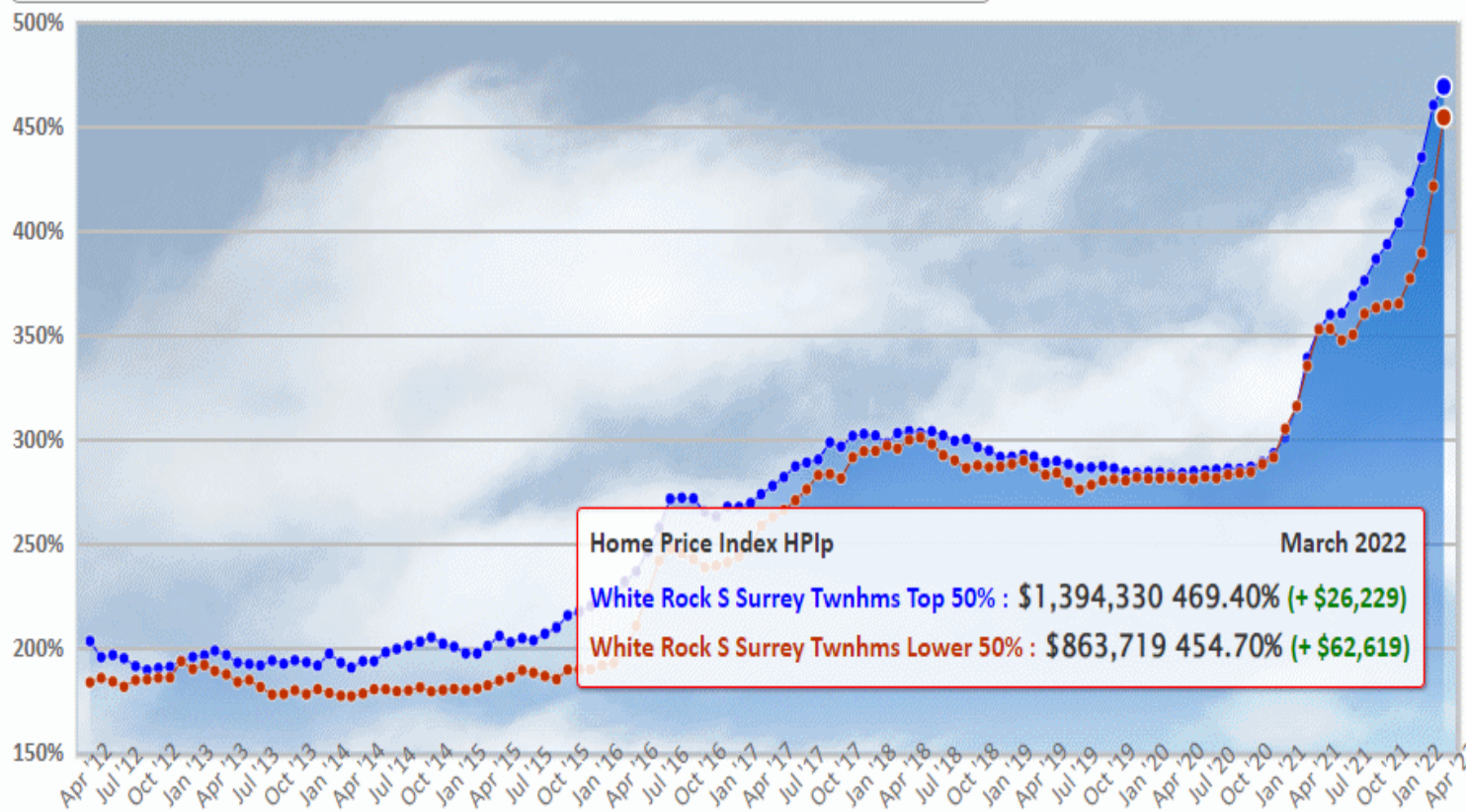
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Market Analysis and Forecasting Apr 1/22 White Rock & S. Surrey

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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
Mar 2022	% 469.40
Feb 2022	% 460.60
Jan 2022	% 435.60
Dec 2021	% 418.80
Nov 2021	% 404.30
Oct 2021	% 393.90
Sep 2021	% 386.80
Aug 2021	% 376.40
Jul 2021	% 369.10
Jun 2021	% 360.80
May 2021	% 360.20
Apr 2021	% 353.60

*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 Apr 1/22 Langley, Cloverdale

Langley, Cloverdale Sub areas Statistics - Mar 2022						Attached
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Cloverdale BC	102	43	7	109%	\$61,000	42.2%
Clayton	190	68	6	107%	\$40,600	35.8%
Murrayville	26	16	7	102%	\$26,050	61.5%
Salmon River	12	6	6	101%	\$3,200	50.0%
Brookwood Langley	0	0				0.0%
Aldergrove Langley	13	8	7	109%	\$48,950	61.5%
Langley City	218	86	8	106%	\$30,800	39.4%
Total Activity	561	227	7	106%	\$38,000	40%

Langley, Cloverdale List Price Ranges Statistics - Mar 2022						Attached
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$475,000	44	24	8	107%	\$28,050	54.5%
\$475,001-\$550,000	112	50	7	107%	\$33,500	44.6%
\$550,001-\$650,000	115	48	7	106%	\$36,000	41.7%
\$650,001-\$800,000	93	38	7	107%	\$49,501	40.9%
\$800,001-\$950,000	92	37	8	106%	\$50,100	40.2%
\$950,001 and more	105	30	8	104%	\$45,656	28.6%
Total Activity	561	227	7	106%	\$38,000	40%

Apr 1 2022 Langley, Cloverdale Market Update (Attached)

Current: Langley, Cloverdale is in a Seller Market with average listing inventories, a **40 %SOLD** rate and a 106% Sell/List Ratio.

(This means that there is an average of a \$38,000 discount on a sale from the original list price)

Most Active Price Range: Attached homes below \$475,000 have **54.5 %SOLD** rate and is in a Sellers Market.

Least Active Price Range: Attached homes above \$950,000 have **28.6 %SOLD** rate.

History: The Langley, Cloverdale's **Condos** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$182,491.

The Langley, Cloverdale's **Condos** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$110,967.

The Langley, Cloverdale's **Townhouses** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$301,170.

The Langley, Cloverdale's **Townhouses** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$207,334.

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

Analytical Methods: The Langley, Cloverdale represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the Condos and Townhouse markets into two parts with the **Langley, Cloverdale HPIp Top 50%** representing the higher end sales and the **Langley, Cloverdale HPIp Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one of 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	Mar-21	Feb-22	Mar-22	4/1/2022	Change
Total Listings** (A,S,T,C,X)	593	359	561		202 ↑
Active Listings	250	96	211	276	65 ↑
Solds	330	128	227		99 ↑
Days on Market (DOM)	7	7	7		0
%SOLD (Sales/ Listings /monthly rate)	56%	36%	40%		5% ↑
Condos (Top 50%) Home Price Index HPIp	\$489,953	\$679,433	\$672,444		-\$6,989 ↓
Condos (Lower 50%) Home Price Index HPIp	\$364,389	\$463,100	\$475,357		\$12,257 ↑
Twnhs (Top 50%) Home Price Index HPIp	\$795,100	\$1,081,596	\$1,096,270		\$14,674 ↑
Twnhs (Lower 50%) Home Price Index HPIp	\$577,291	\$778,137	\$784,624		\$6,487 ↑

Forecast: The Listing Inventories have increased by 5% less listings compared to same month last year. We project Langley, Cloverdale Attached to be a continued Seller market. March's Real Estate Statistics shows 67% of Fraser Valley's Detached Markets values experienced an Average Monthly Price increase of **\$2,921**, which is a big drop from the \$95,319 increase that we saw in the month prior. We are seeing an increase in listing inventories despite the Russia-Ukraine economic impact. We are forecasting that the majority of the Fraser Valley Markets will switch to a Buyer's Market in the coming month. The Vancouver market forecast is to maintain its Seller's market for April.

Currently, Condos and Townhouse Markets continue to be in a Sellers' Market with 93% of the Greater Vancouver (Lower Mainland) Prices increasing by **\$18,296** and **\$29,326** on average, respectively. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

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

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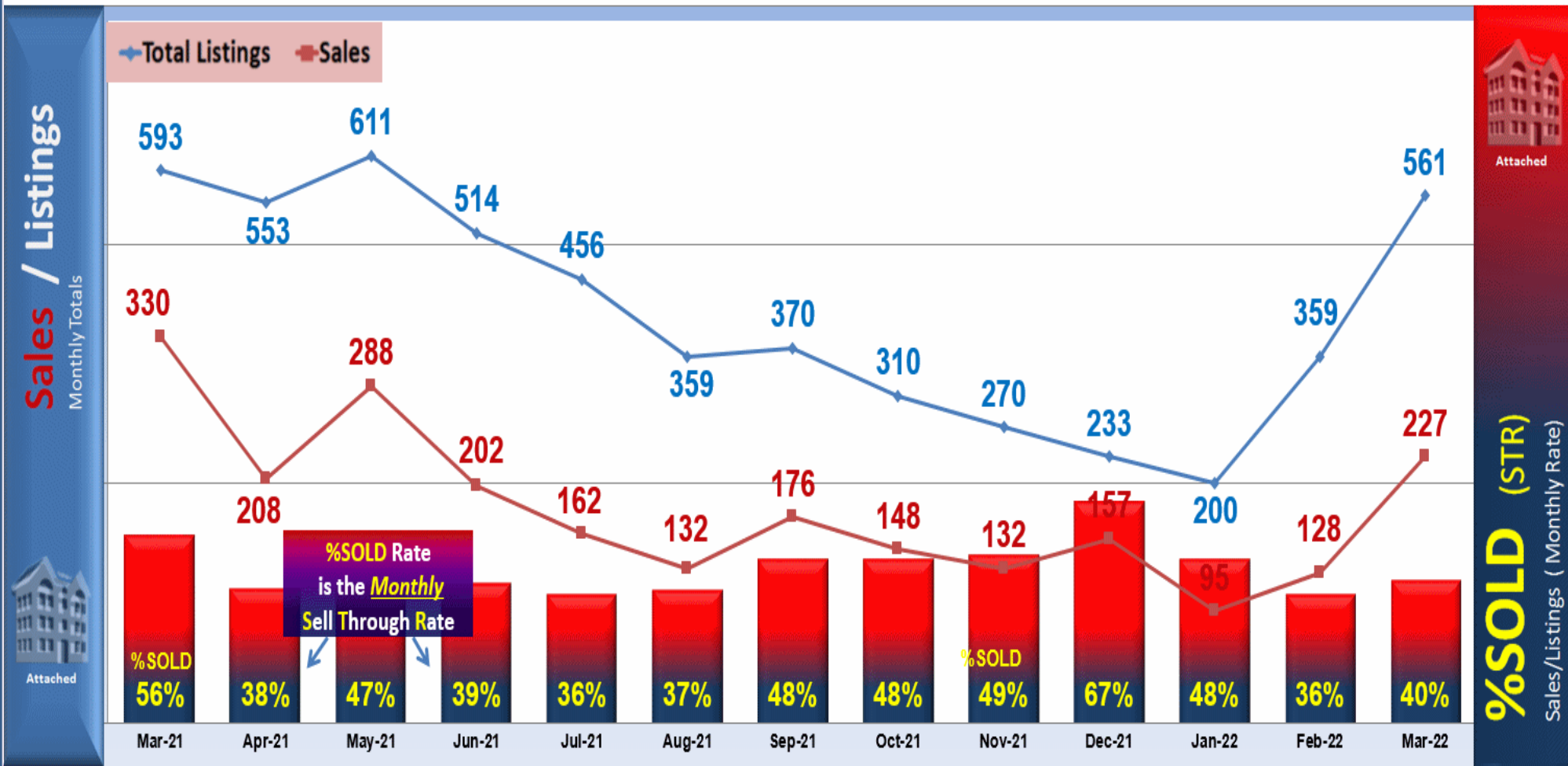
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Market Analysis and Forecasting Apr 1/22 Langley, Cloverdale

Attached Langley, Cloverdale

Total Listings **, Sales, and %SOLD Rates



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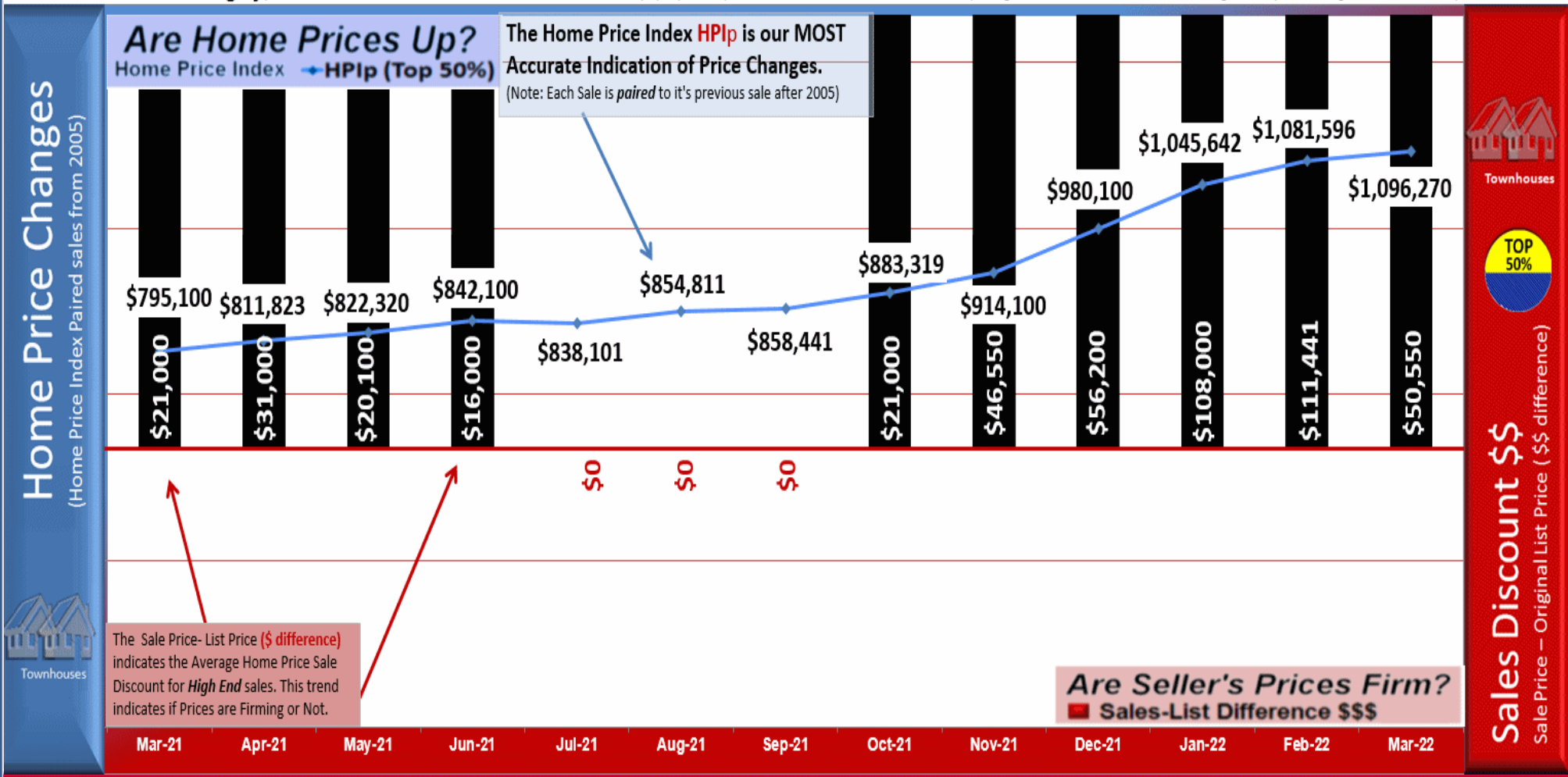
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Market Analysis and Forecasting Apr 1/22 Langley, Cloverdale

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



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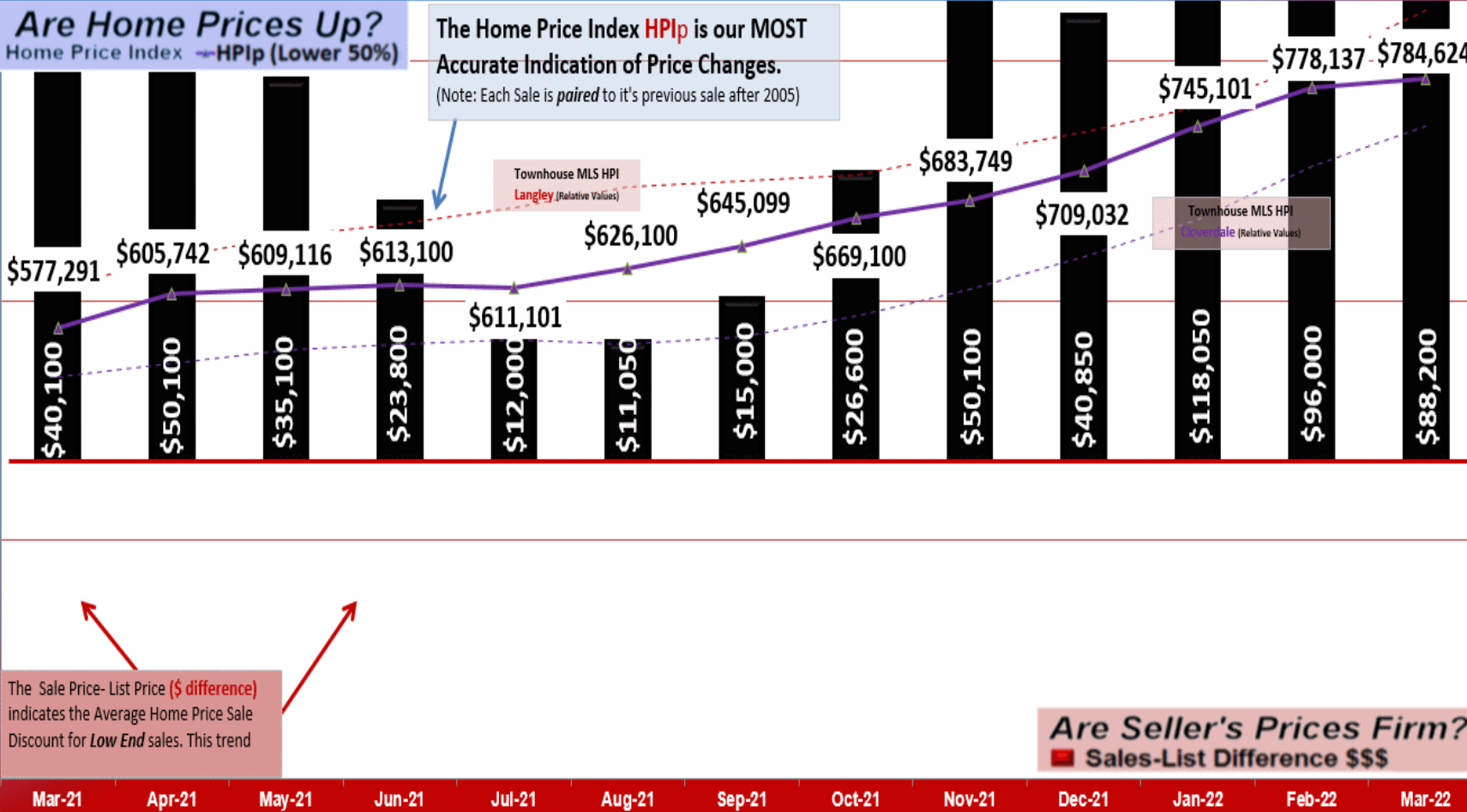
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Market Analysis and Forecasting Apr 1/22 Langley, Cloverdale

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

Home Price Changes

(Home Price Index Paired sales from 2005)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for Low End sales. This trend

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



LOWER 50%

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

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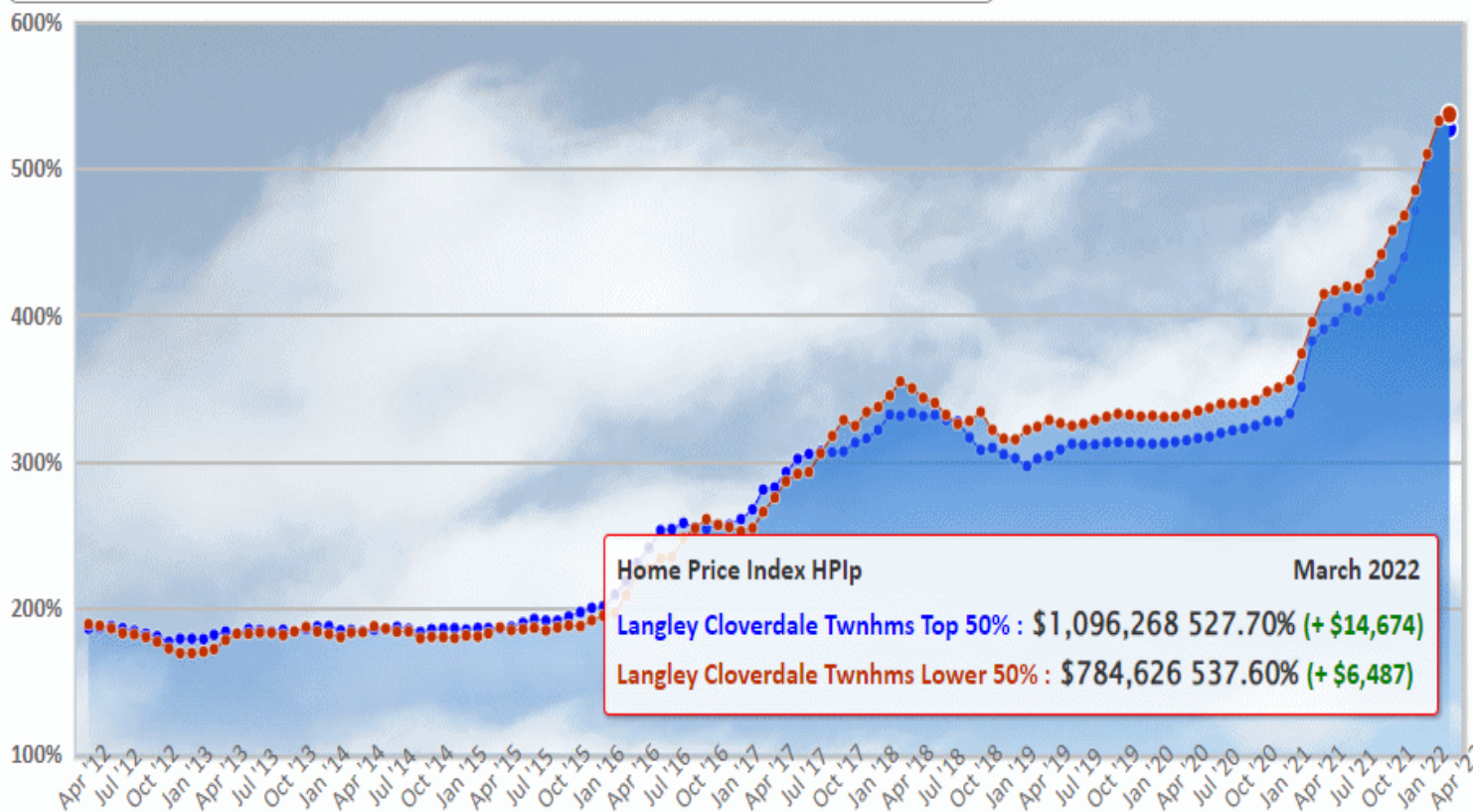
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Market Analysis and Forecasting Apr 1/22 Langley, Cloverdale

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



Monthly Home values

Date	Value
Mar 2022	% 527.70
Feb 2022	% 520.60
Jan 2022	% 503.30
Dec 2021	% 471.80
Nov 2021	% 440.00
Oct 2021	% 425.20
Sep 2021	% 413.20
Aug 2021	% 411.50
Jul 2021	% 403.40
Jun 2021	% 405.40
May 2021	% 395.80
Apr 2021	% 390.80

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Market Analysis and Forecasting Apr 1/22 Langley, Cloverdale

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

Home Price Changes

(Home Price Index Paired sales from 2005)



Condominiums



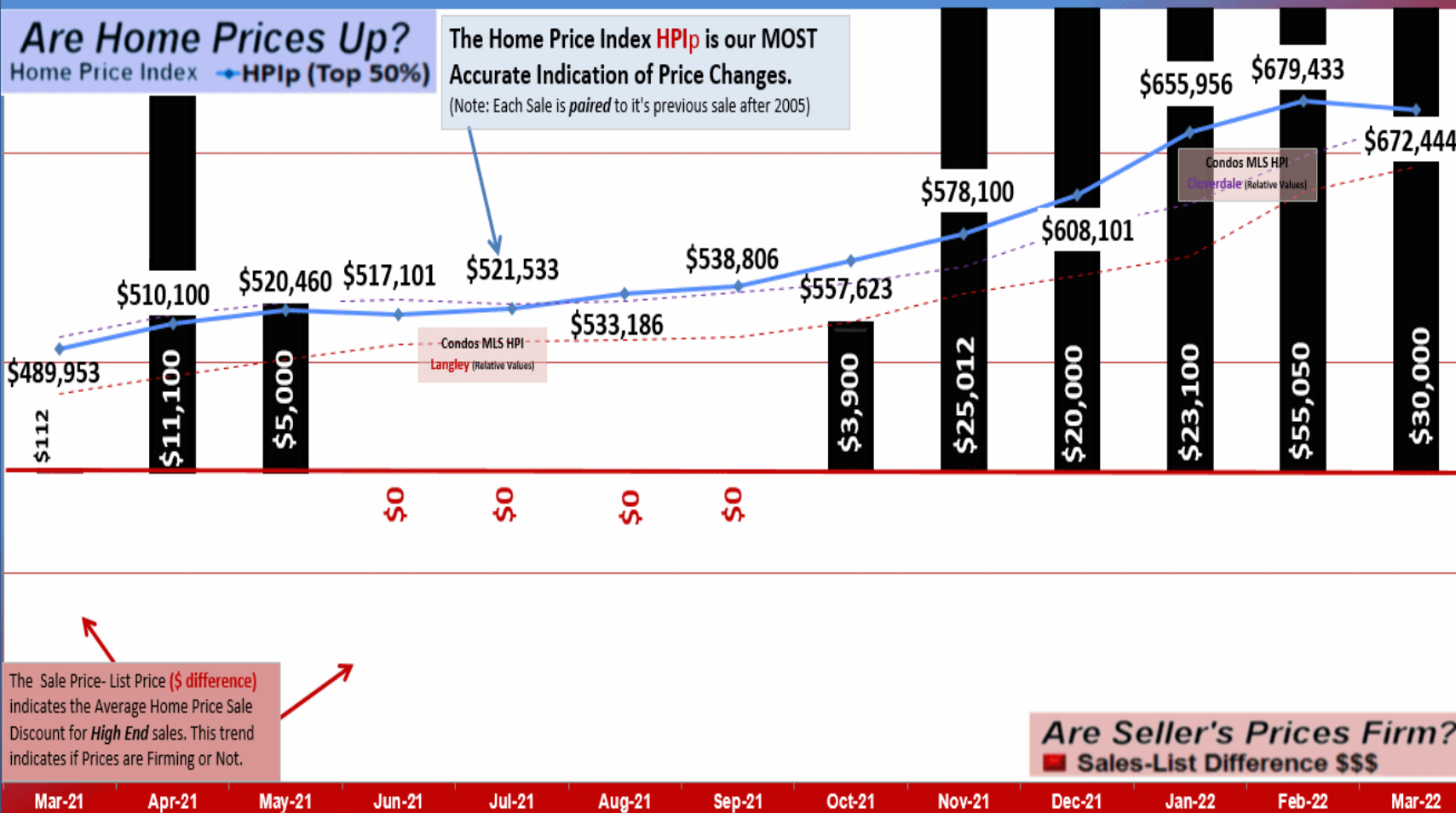
Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)

Are Home Prices Up?

Home Price Index → HPI (Top 50%)

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

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



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

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

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

Home Price Changes

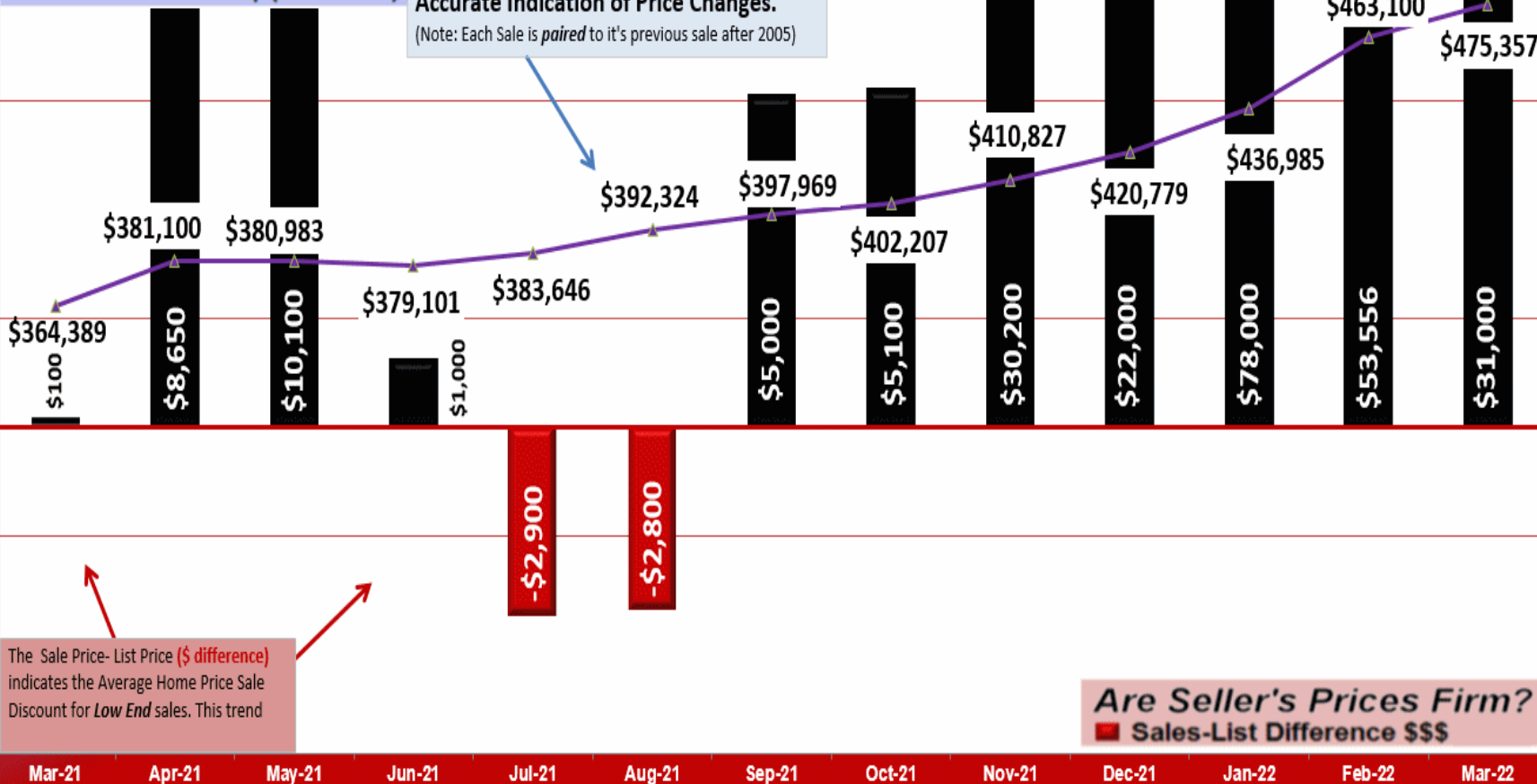
(Home Price Index Paired sales from 2005)

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

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

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



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for Low End sales. This trend

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



Condominiums



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

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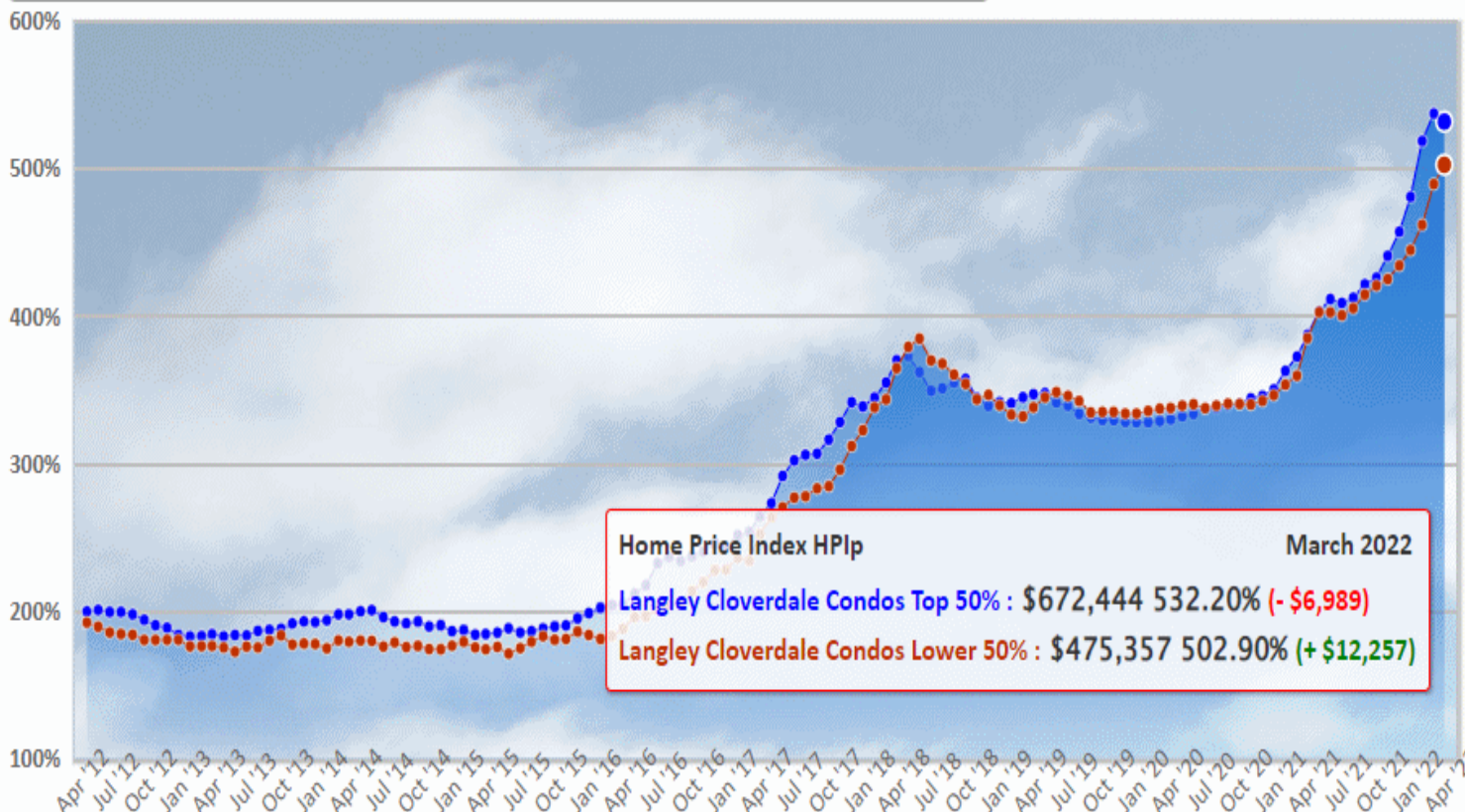
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Market Analysis and Forecasting Apr 1/22 Langley, Cloverdale

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



Monthly Home values

Date	Value
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Dec 2021	% 481.30
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Oct 2021	% 441.30
Sep 2021	% 426.40
Aug 2021	% 422.00
Jul 2021	% 412.80
Jun 2021	% 409.30
May 2021	% 411.90
Apr 2021	% 403.70

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