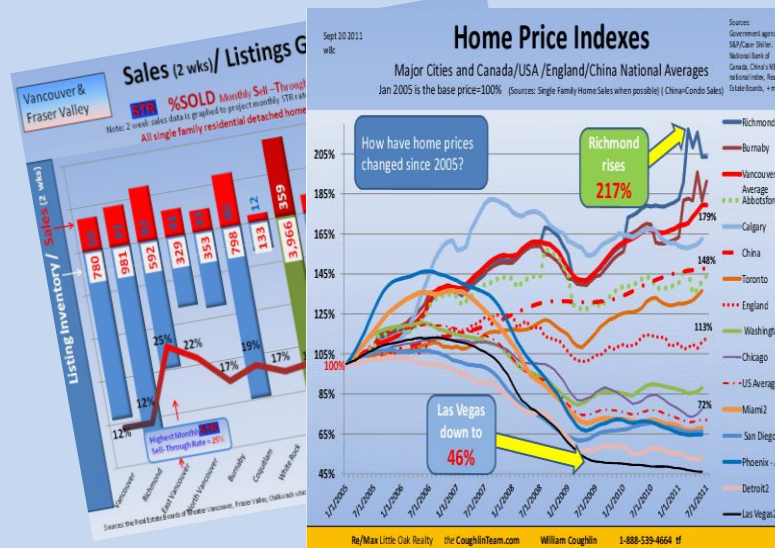


Curtis Zaklan's Market Reports



Advanced Marketing Tools



produced for: **Curtis Zaklan**

Curtis Zaklan's Market Reports

Detached

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

Attached

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

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

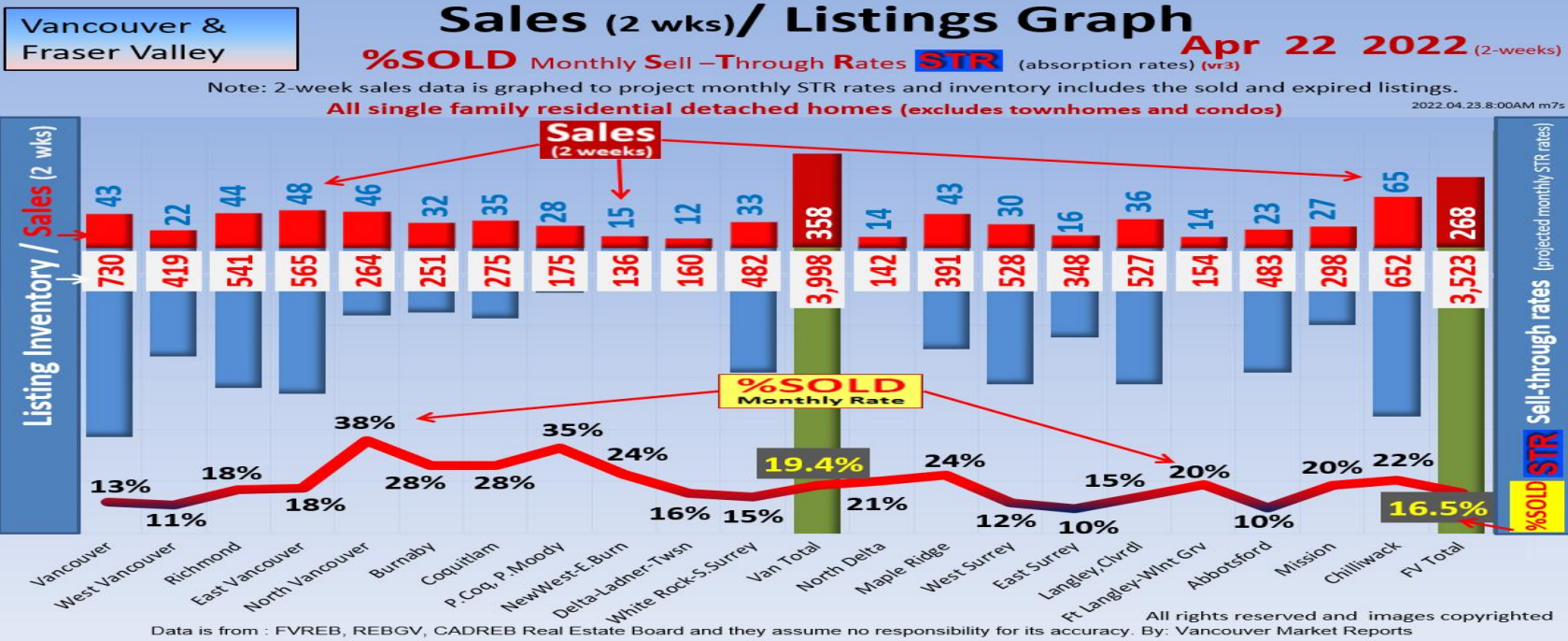
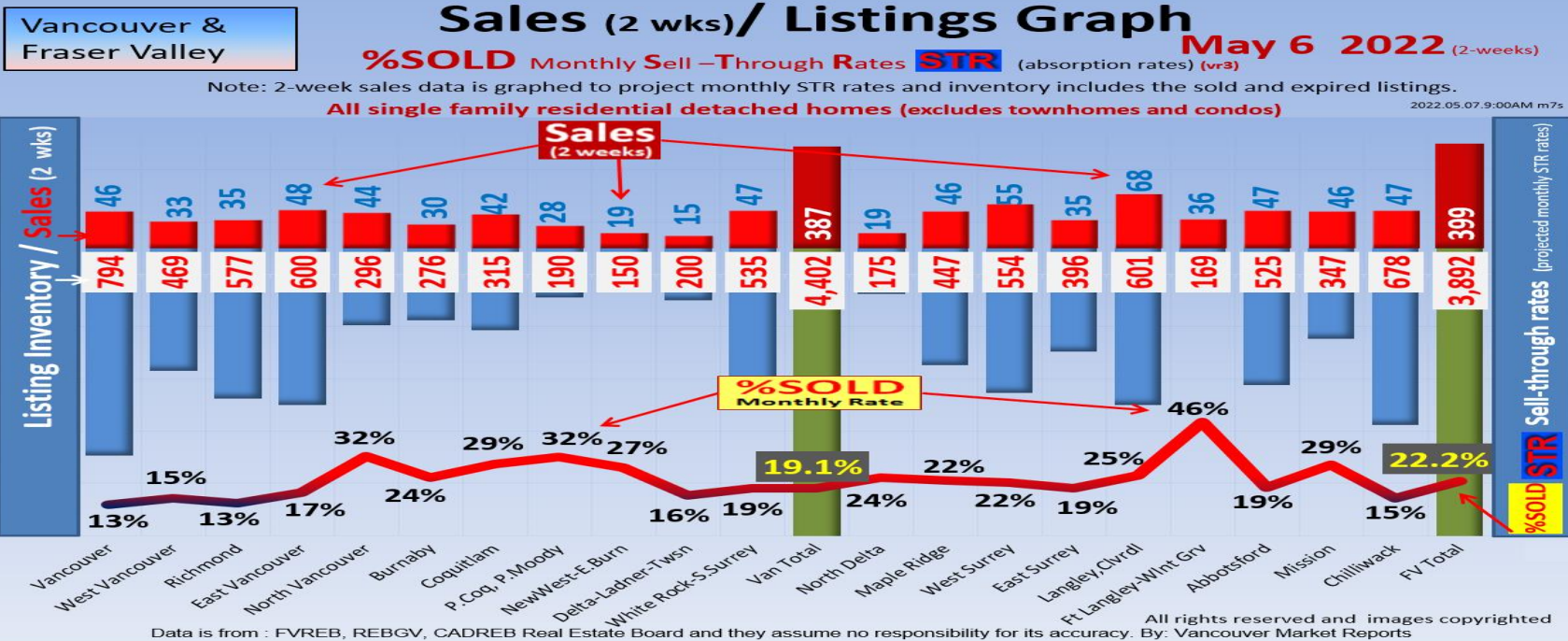
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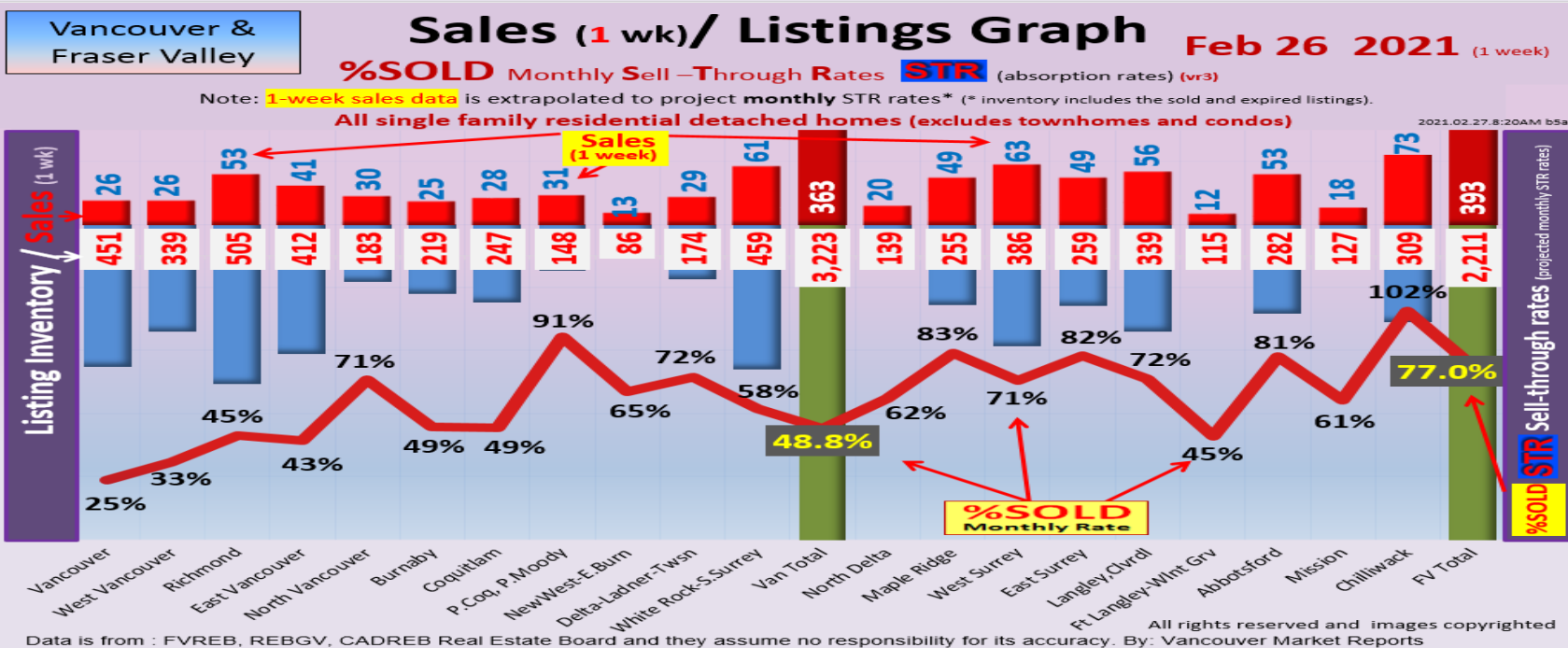
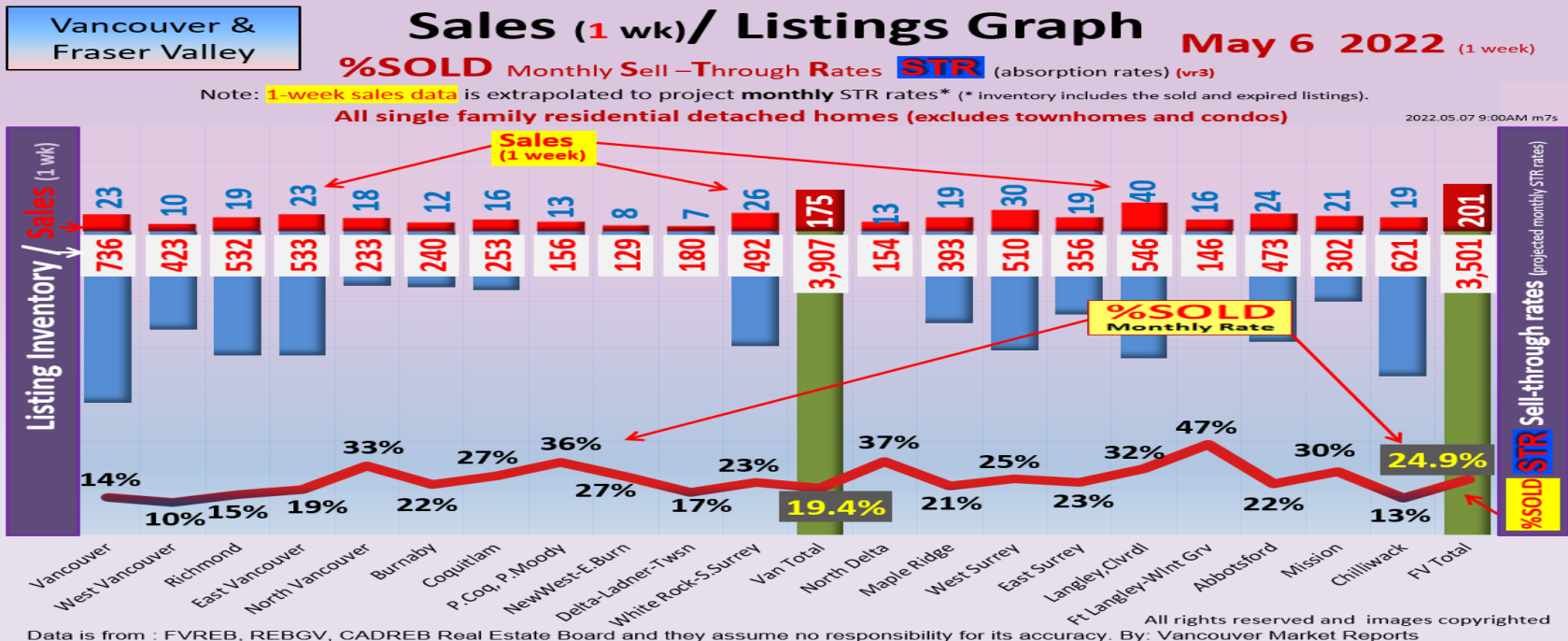
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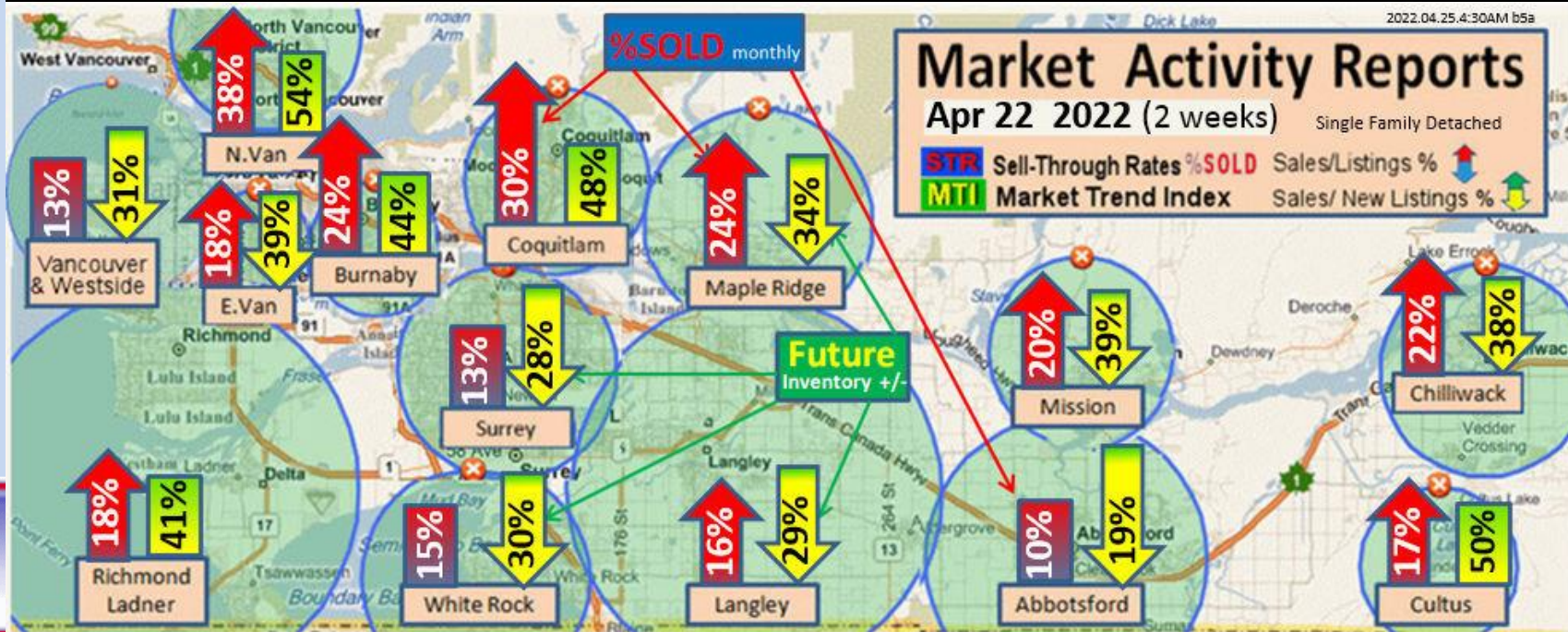
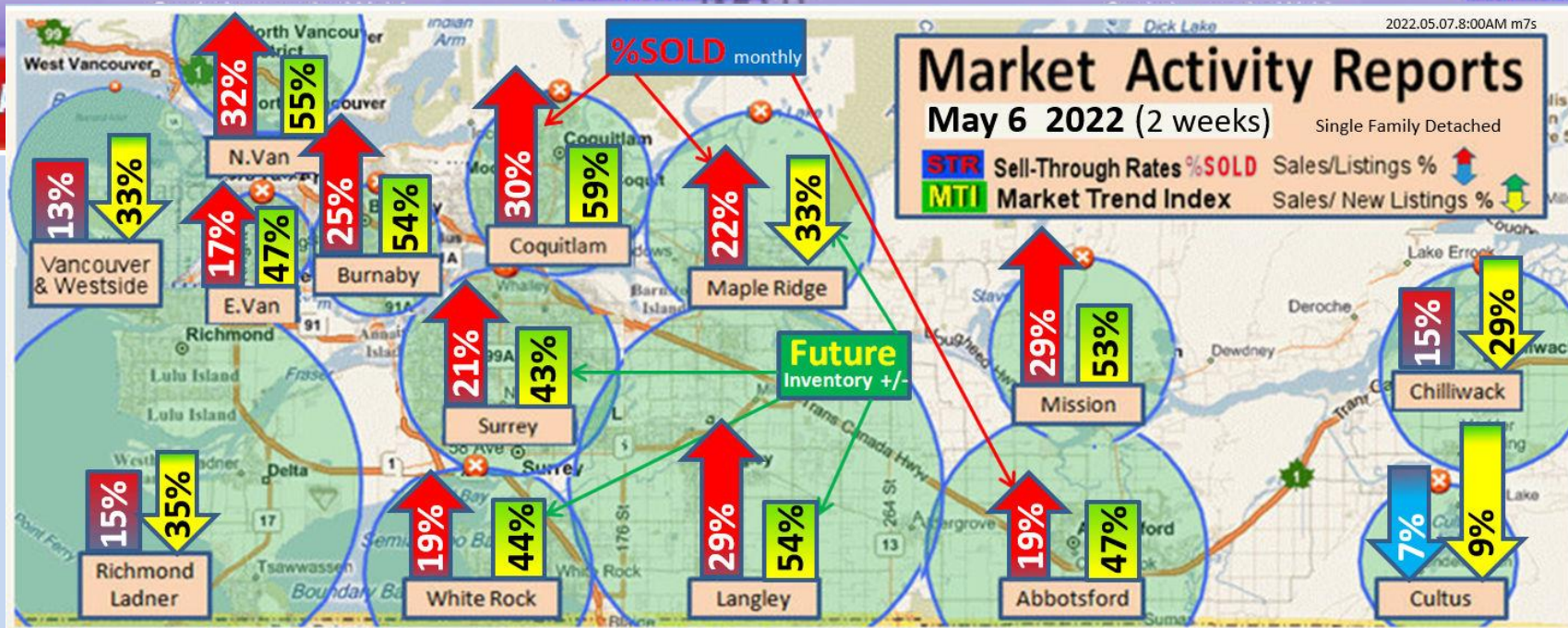
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Market Analysis and Forecasting

May 1/22 East Surrey

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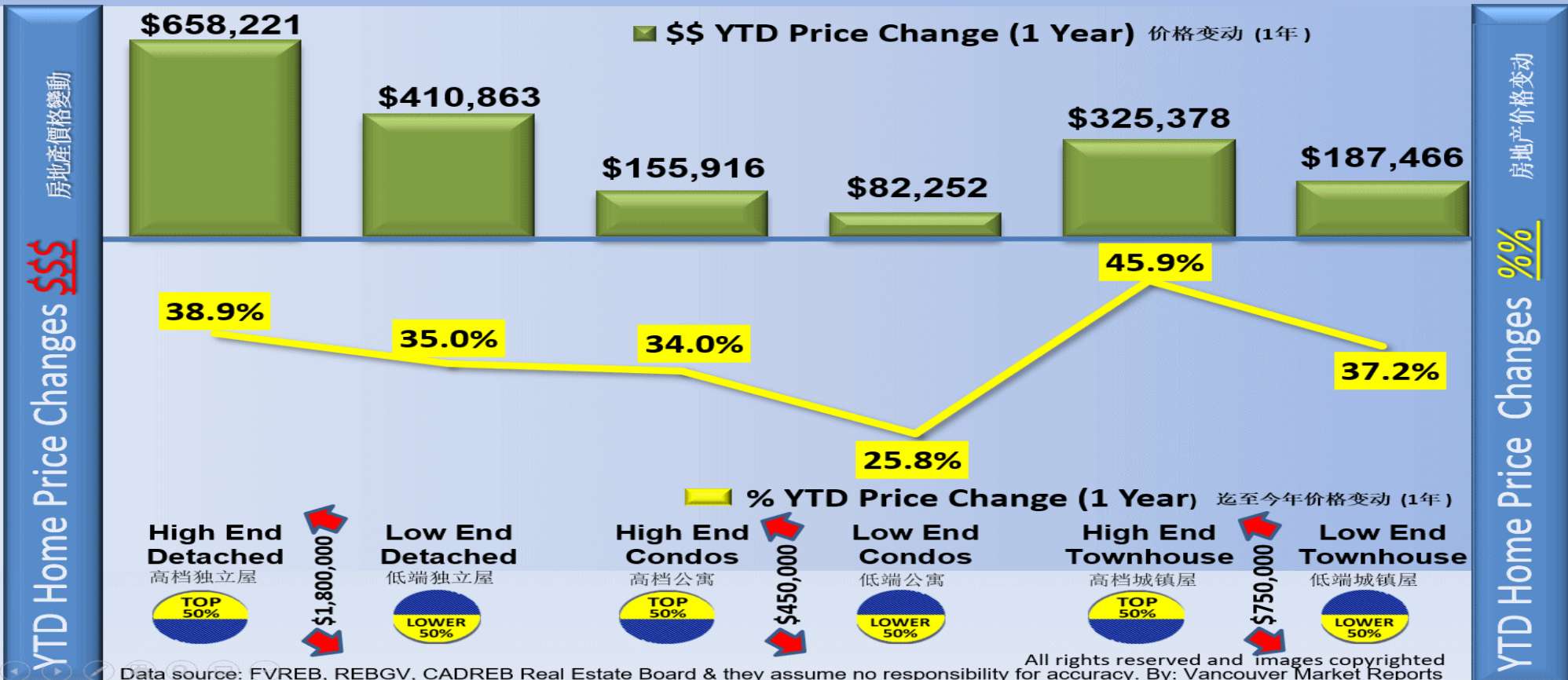
Surrey East Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

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

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports HPI^p



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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*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 Res include all property types. Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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May 1/22 East Surrey

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Monthly Market Activity - Apr 2022 - Single Family



May 1 2022 East Surrey Market Update (Detached)

Current: East Surrey is in a Seller Market with **13 % SOLD** rate, 7 DOM and 101% Sell/List Ratio. (This means that there is an average (m) of a **\$11,000** increase from the original list price)

Most Active Price Range: Homes below \$1.5 mill have **26.4 %SOLD** rate.

Least Active Price Range: Homes above \$3.2 mill. have **7.5 %SOLD** rate.

History: The Surrey East Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$537,396. The Surrey East Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$371,296.

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

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Market Analysis and Forecasting

May 1/22 East Surrey

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

East Surrey List Price Ranges Statistics - Apr 2022

Detached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,500,000	53	14	9	107%	\$95,500	26.4%	↑
\$1,500,001-\$1,800,000	110	15	7	101%	\$13,000	13.6%	
\$1,800,001-\$2,000,000	85	8	9	100%	-\$1,950	9.4%	↓
\$2,000,001-\$2,300,000	54	7	8	98%	-\$50,000	13.0%	
\$2,300,001-\$3,200,000	82	8	6	100%	\$56	9.8%	↓
\$3,200,001 and more	40	3	55	95%	-\$239,000	7.5%	↓
Total Activity	424	55	8	101%	\$11,000	13%	

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change	
Total Listings** (A,S,T,C,X)	595	363	424		61	↑
Active Listings (1st of the month)	271	209	259	299	40	↑
Solds	164	55	55		0	
Days on Market (DOM)	7	7	8		1	↑
%SOLD (Sales/ Listings /mnlly rate)	27.6%	15.2%	13.0%		-2.2%	↓
(Top 50%) Home Price Index HPIp	\$1,871,100	\$2,407,368	\$2,408,496		\$1,127	↑
(Lower 50%) Home Price Index HPIp	\$1,261,641	\$1,623,988	\$1,632,937		\$8,948	↑

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Market Analysis and Forecasting

May 1/22 East Surrey

What Sold in your Neighbourhood and for What Price?

East Surrey Sub areas Statistics - Apr 2022

Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Fraser Heights	57	9	11	99%	-\$14,000	15.8%
Guildford	69	7	21	100%	\$112	10.1%
Port Kells	8	0				0.0%
Fleetwood Tynehead	145	22	8	102%	\$28,600	15.2%
Panorama Ridge	77	12	9	100%	\$6,500	15.6%
Sullivan Station	68	5	7	106%	\$111,000	7.4%
Total Activity	424	55	8	101%	\$11,000	13%

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Next Months Market Forecast

Forecast: East Surrey has an average Listing Supply; 299 homes are for sale and with the **13 %SOLD** monthly rate gives us a ~8 months of inventory. 6% of the active listings have reduced their price by \$137,953 on average and \$100,000 on median in the last month. We project East Surrey to be a continued Seller market.

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

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

Analytical Methods: The Surrey East represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the market into two parts with the **Surrey East HPI Top 50%** representing the higher end sales and the **Surrey East 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

*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 Res include all property types. Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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Market Analysis and Forecasting

May 1/22 **East Surrey**

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

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



Detached

Are Home Prices Up?

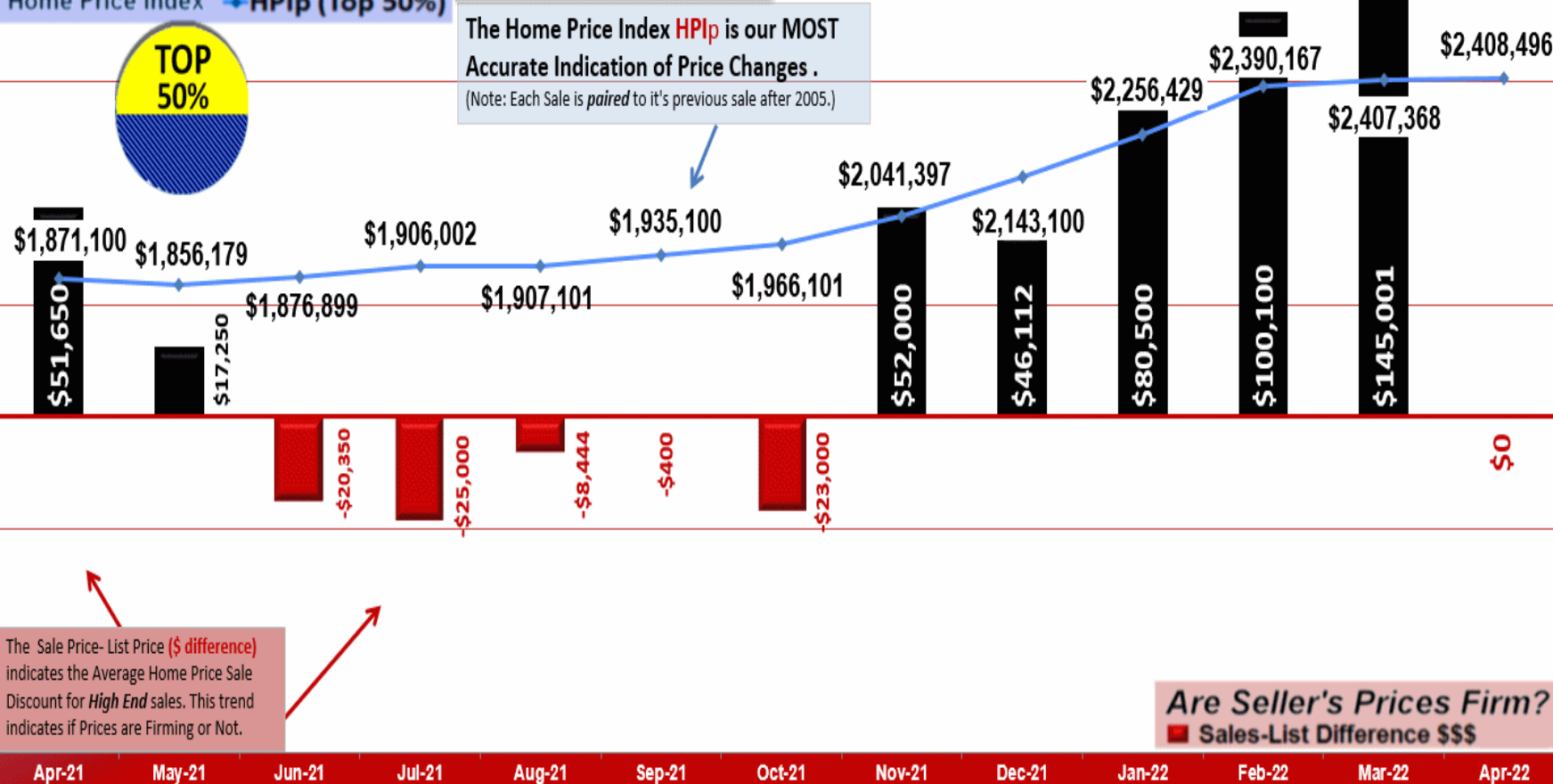
Home Price Index → **HPIp (Top 50%)**



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)

*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 Res include all property types. Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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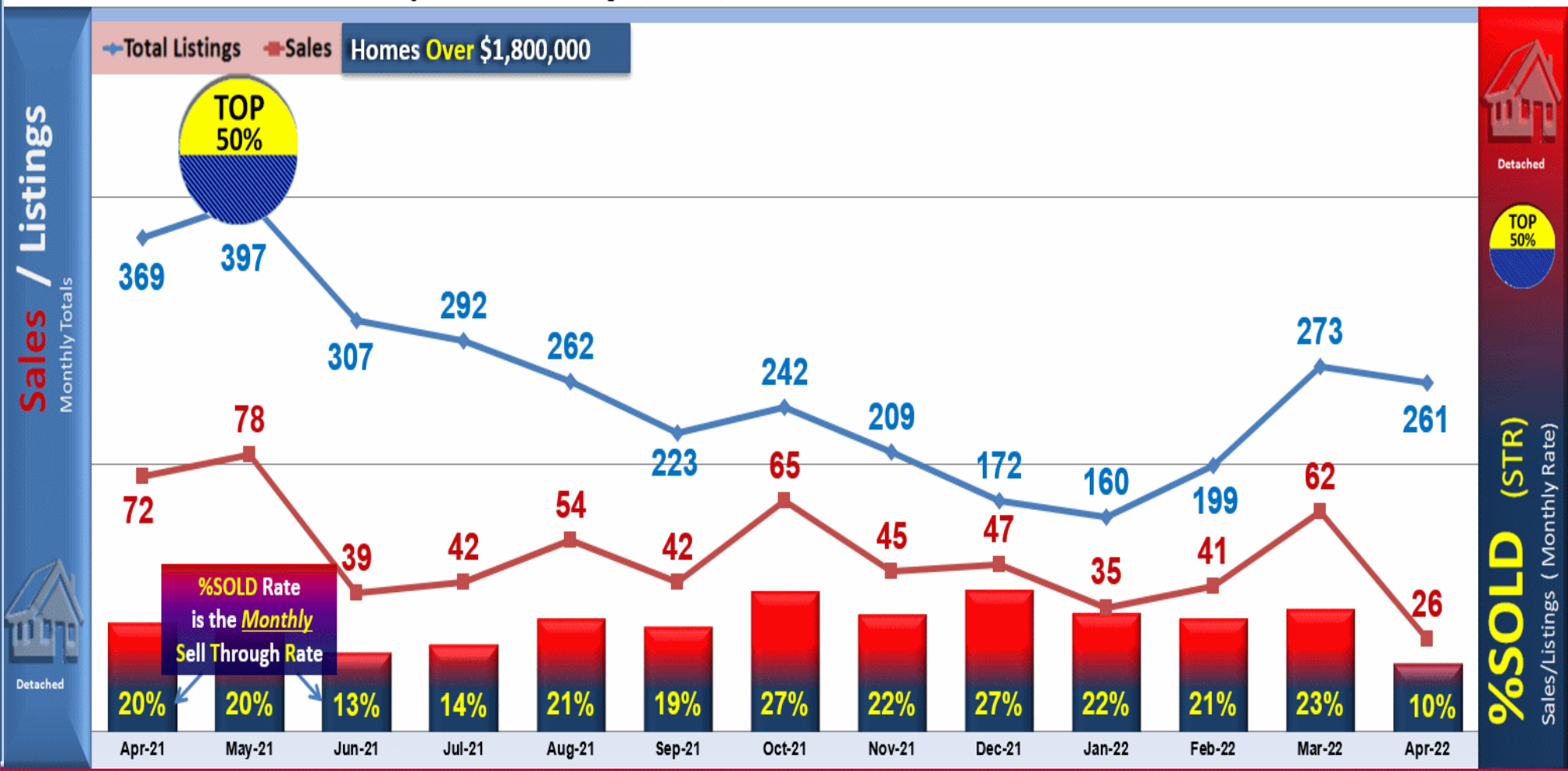
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Market Analysis and Forecasting

May 1/22 East Surrey

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



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

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Market Analysis and Forecasting

May 1/22 East Surrey

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

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

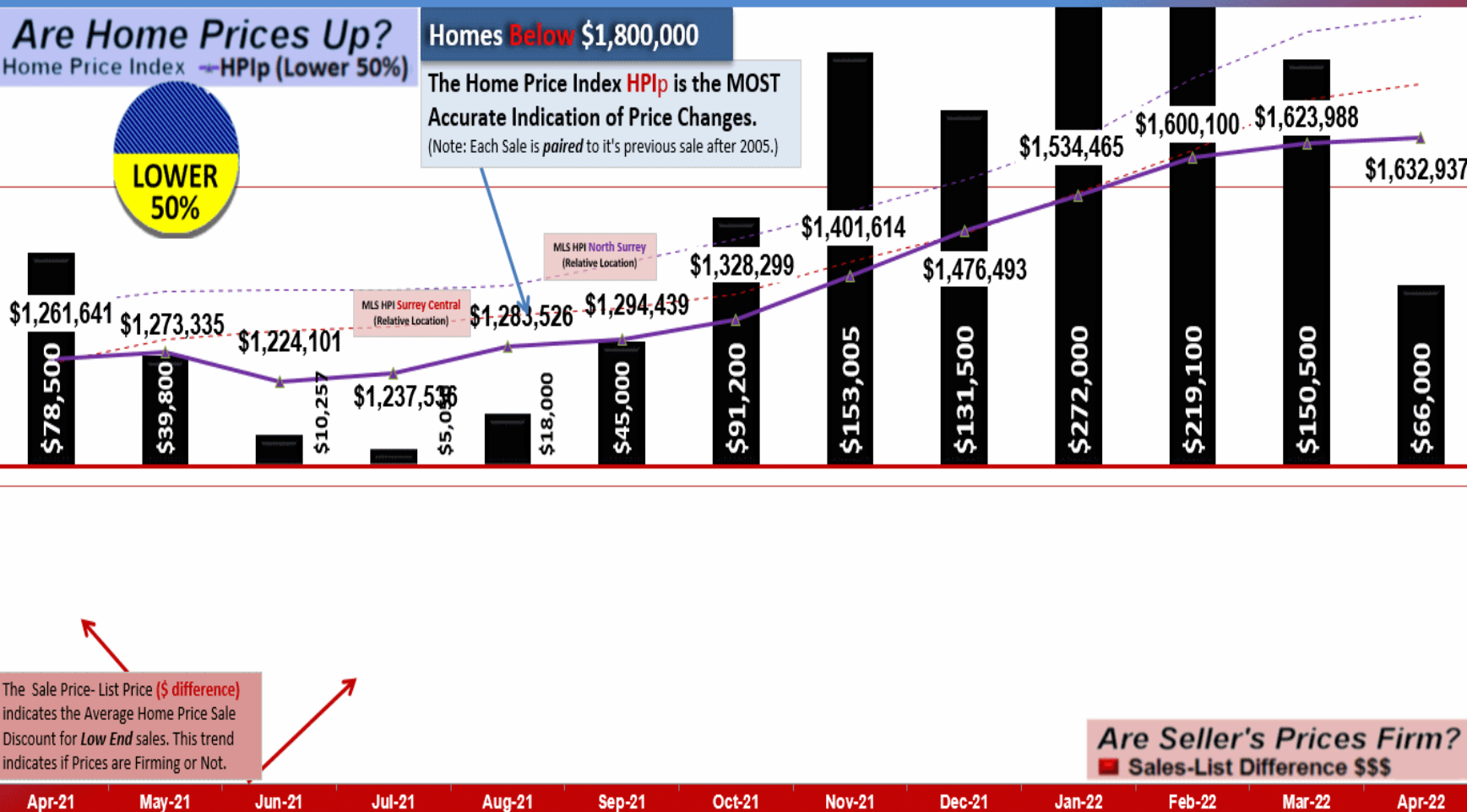
Are Home Prices Up?
Home Price Index → HPIp (Lower 50%)



Homes Below \$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.)



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

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



Detached



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

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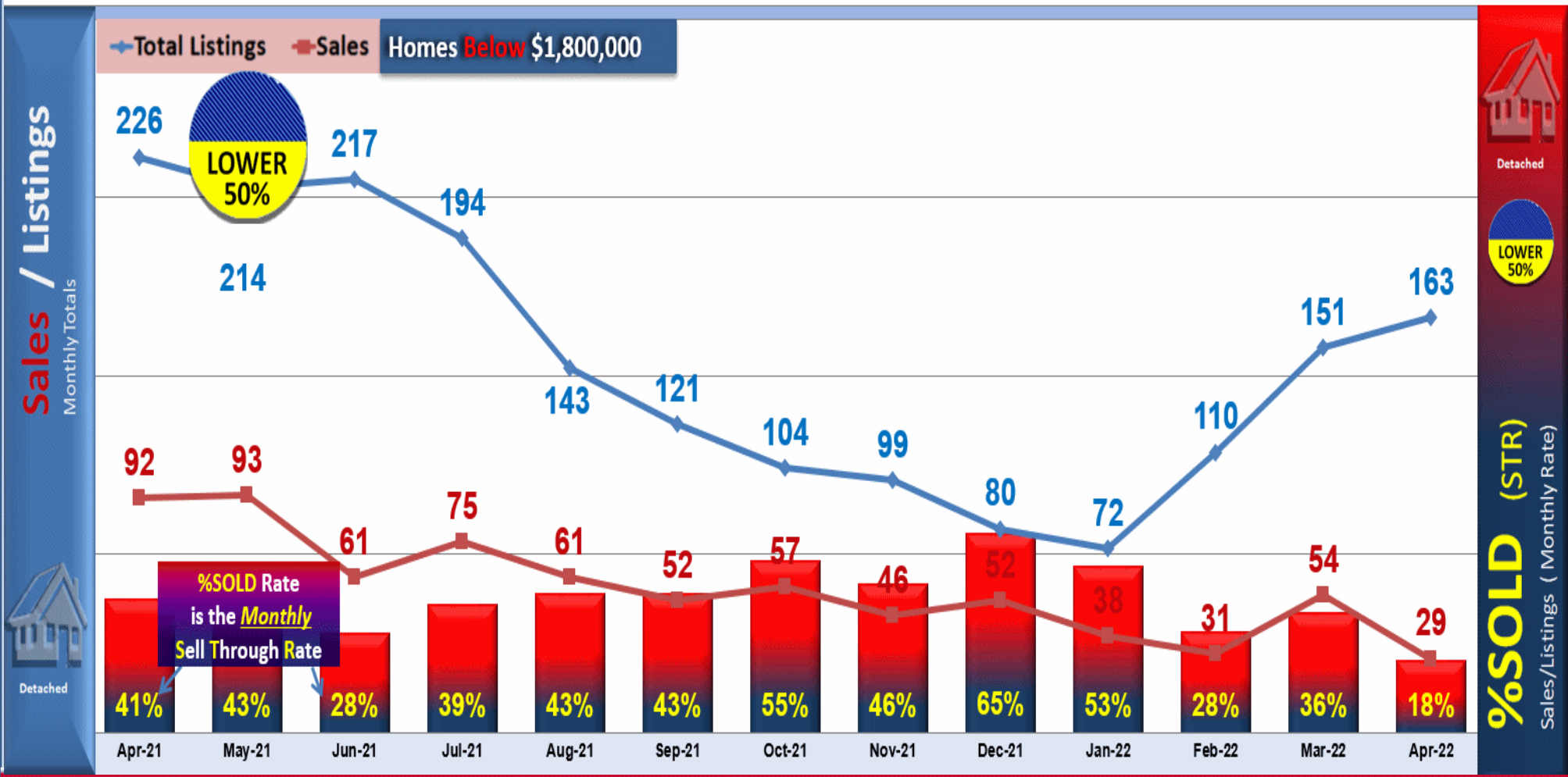
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Market Analysis and Forecasting

May 1/22 East Surrey

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



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

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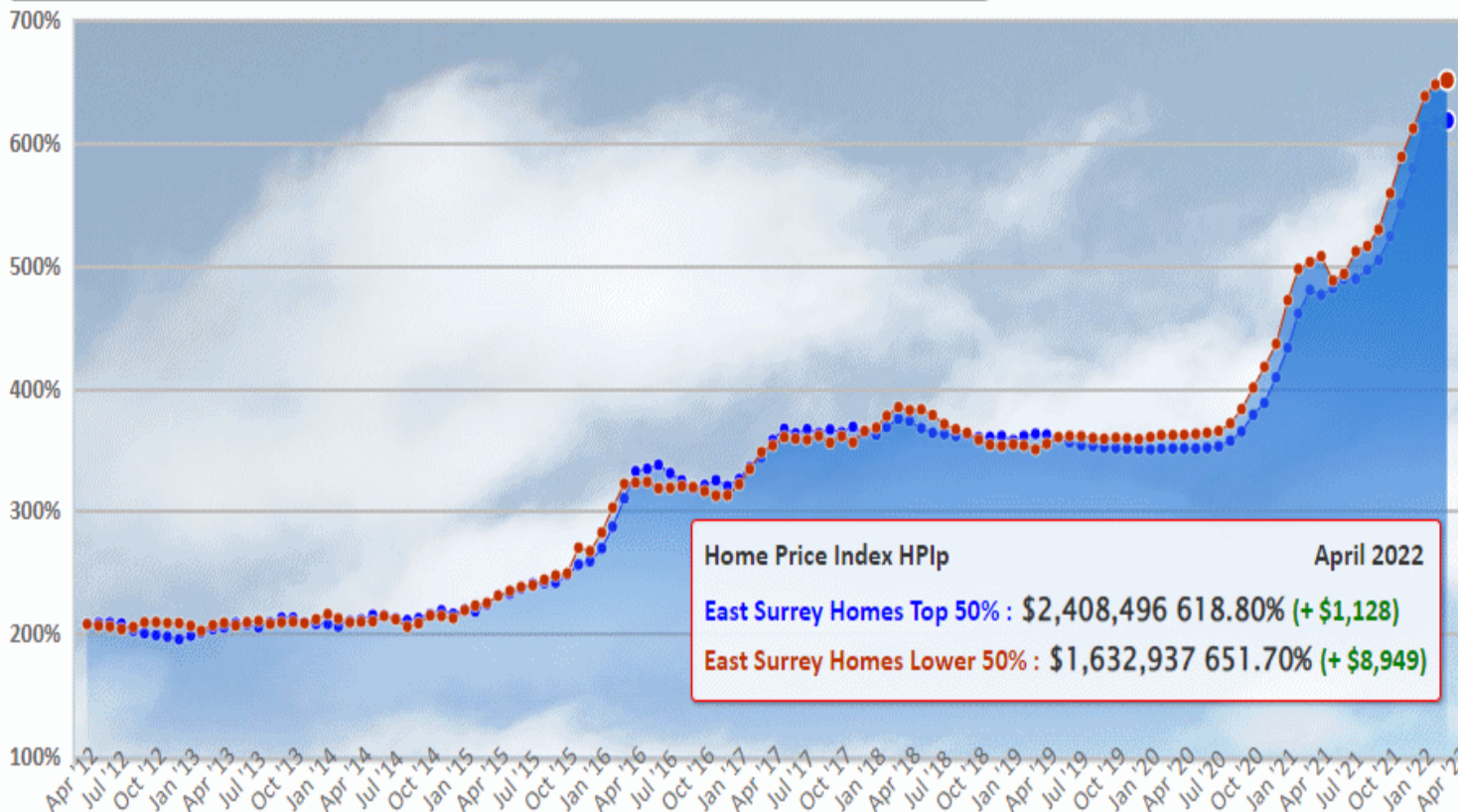
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East Surrey Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 East Surrey Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Apr 2022	% 618.80
Mar 2022	% 618.50
Feb 2022	% 614.10
Jan 2022	% 579.80
Dec 2021	% 550.60
Nov 2021	% 524.50
Oct 2021	% 505.20
Sep 2021	% 497.20
Aug 2021	% 490.00
Jul 2021	% 489.70
Jun 2021	% 482.20
May 2021	% 476.90

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

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

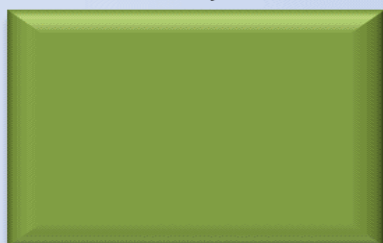
房地产价格变动(\$/%)

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

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YTD Home Price Changes \$\$\$ 房地產價格變動

YTD Home Price Changes %%% 房地產價格變動

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Market Analysis and Forecasting

May 1/22 Langley - Walnut Grove

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Monthly Market Activity - Apr 2022 Single Family

Fort Langley-Walnut Grove



May 1 2022 North Langley Market Update (Detached)

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

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

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

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

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

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

North Langley List Price Ranges Statistics - Apr 2022

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

2. How Many Properties Were Available During the Month?

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

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

What Sold in your Neighbourhood and for What Price?

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

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Next Months Market Forecast

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

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

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

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

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

Note: For a more accurate price change for your home request a Comparative Market Analysis.

*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 Res include all property types. Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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Market Analysis and Forecasting

May 1/22 Langley - Walnut Grove

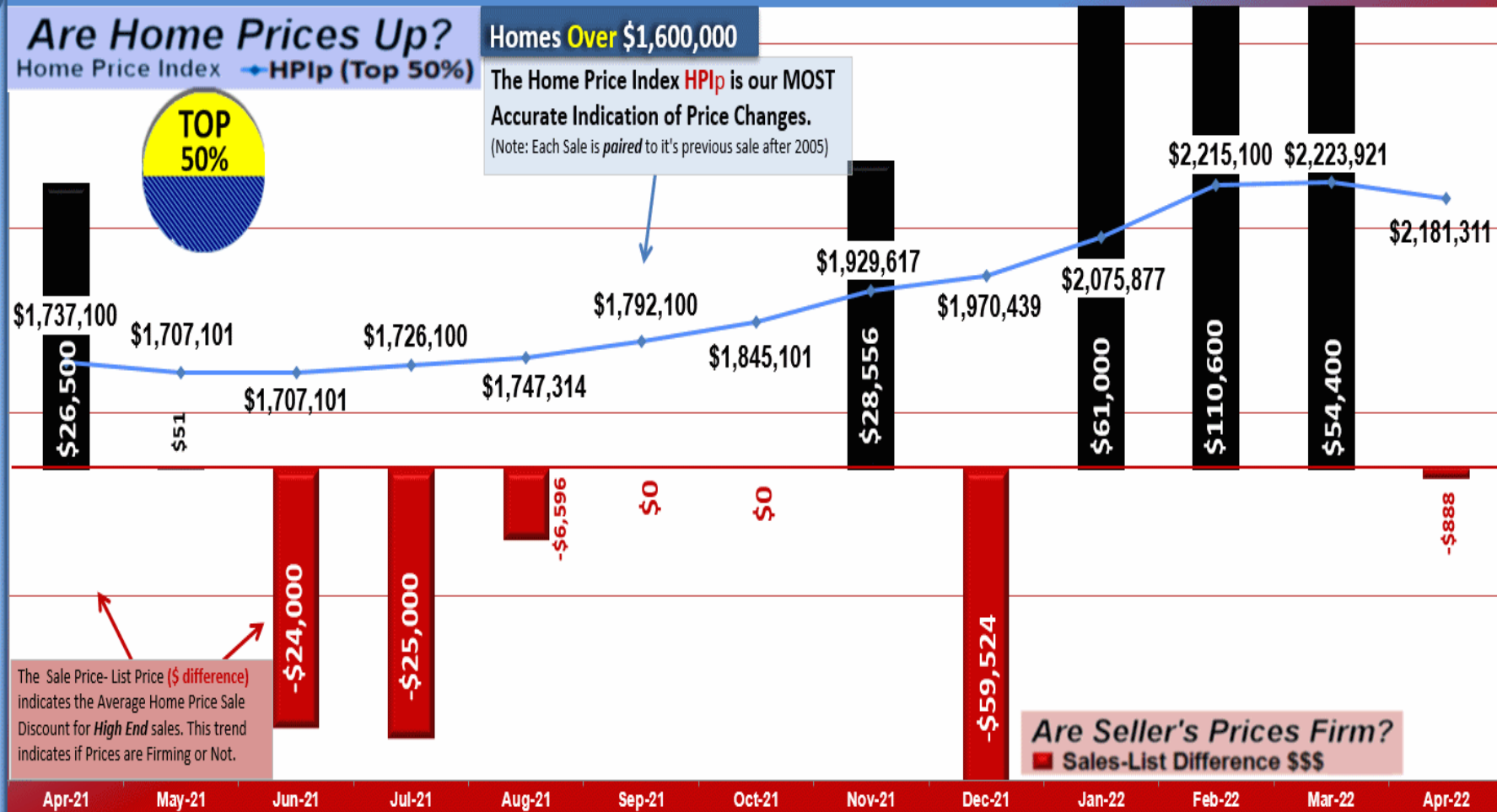
Detached

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

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

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

Homes Over \$1,600,000
The Home Price Index **HPIp** is our MOST Accurate Indication of Price Changes.
(Note: Each Sale is *paired* to it's previous sale after 2005)



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

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



Detached



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

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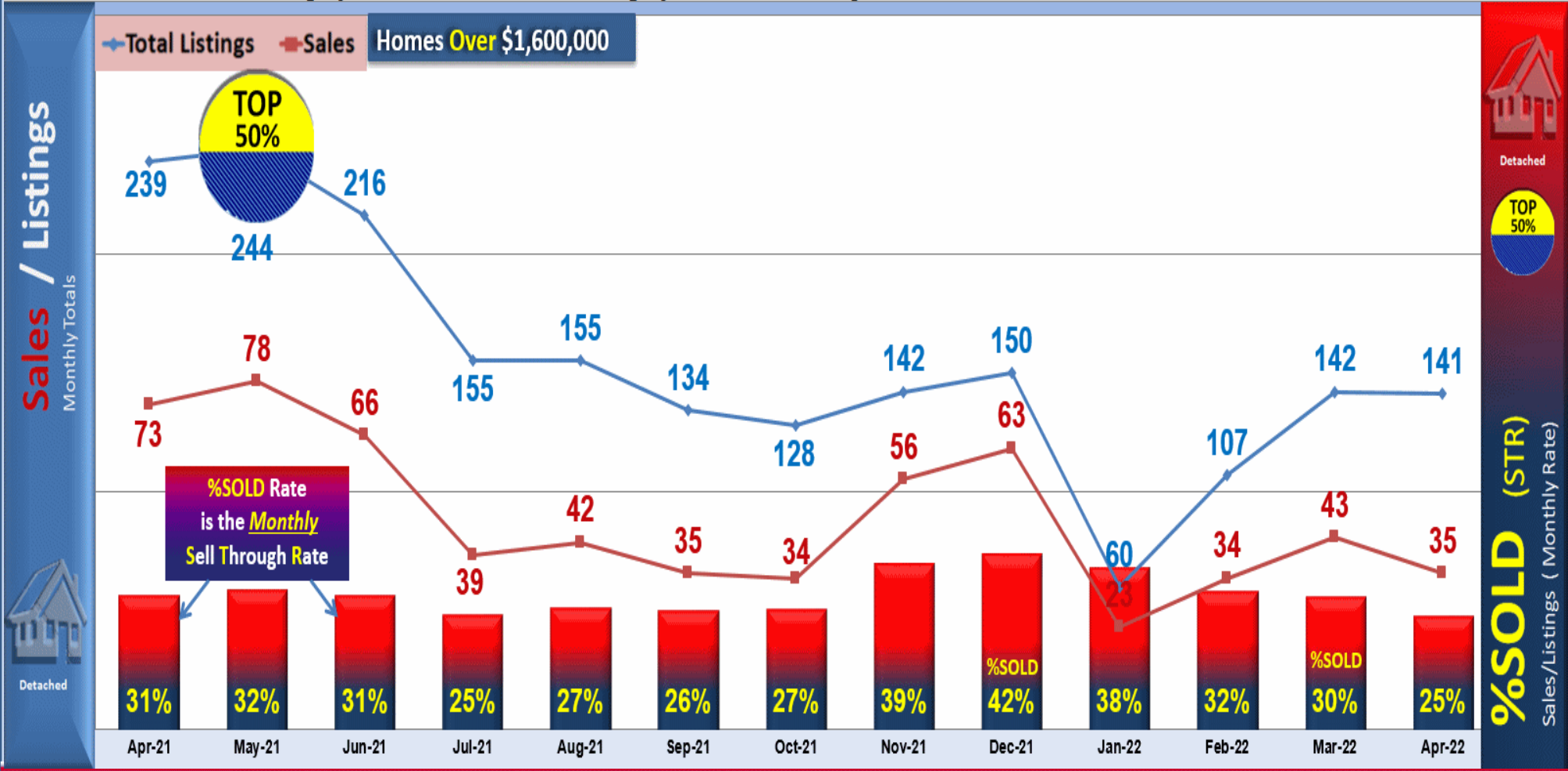
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Market Analysis and Forecasting May 1/22 Langley - Walnut Grove

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



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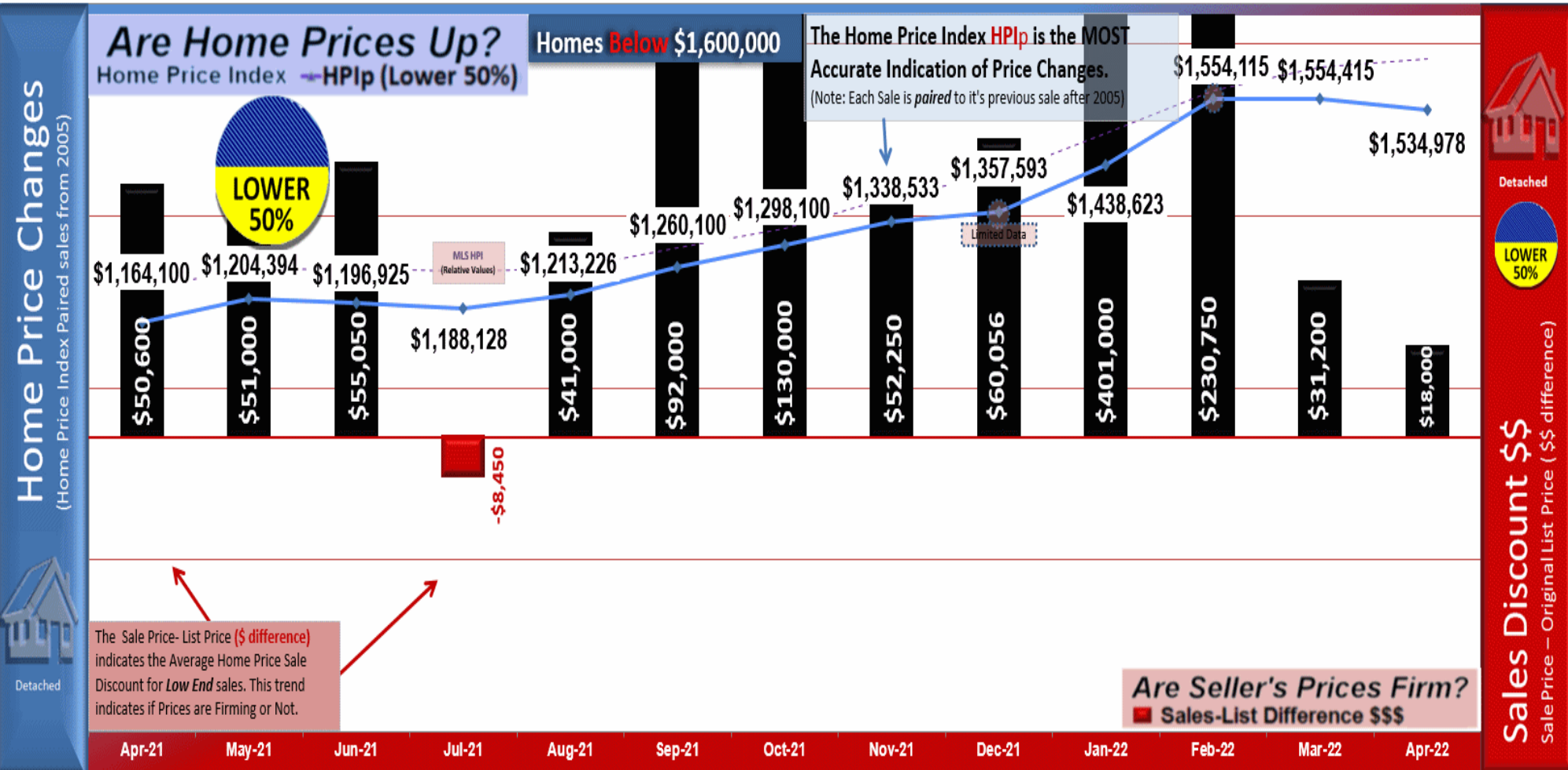


Market Analysis and Forecasting

May 1/22 Langley - Walnut Grove

Detached

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



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

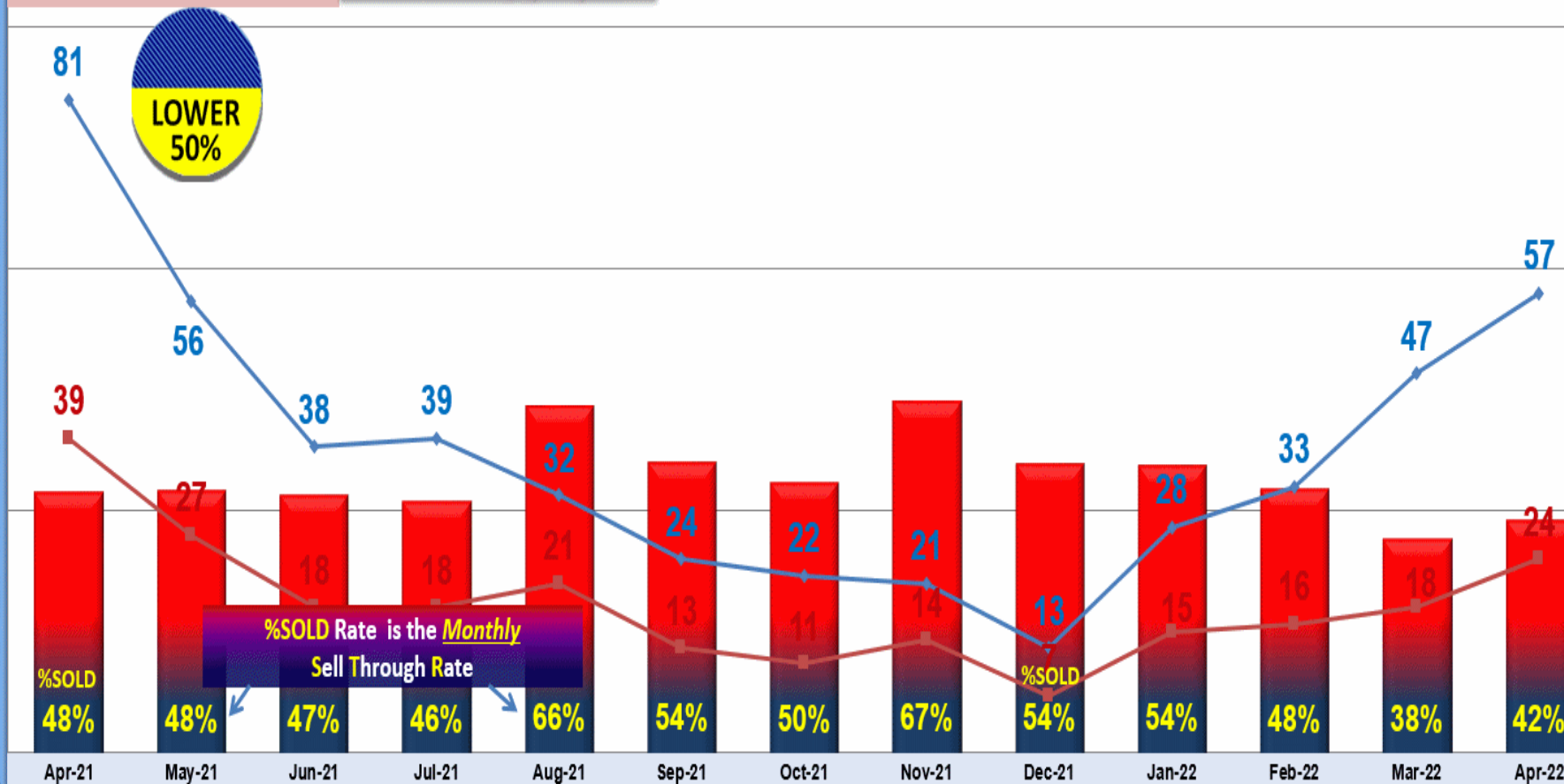
Detached North Langley: Walnut Grove, Fort Langley Total Listings **, Sales, and %SOLD Rates

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

Sales / Listings
Monthly Totals



Detached



Detached



%SOLD (STR)

Sales/Listings (Monthly Rate)

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May 1/22 Langley - Walnut Grove

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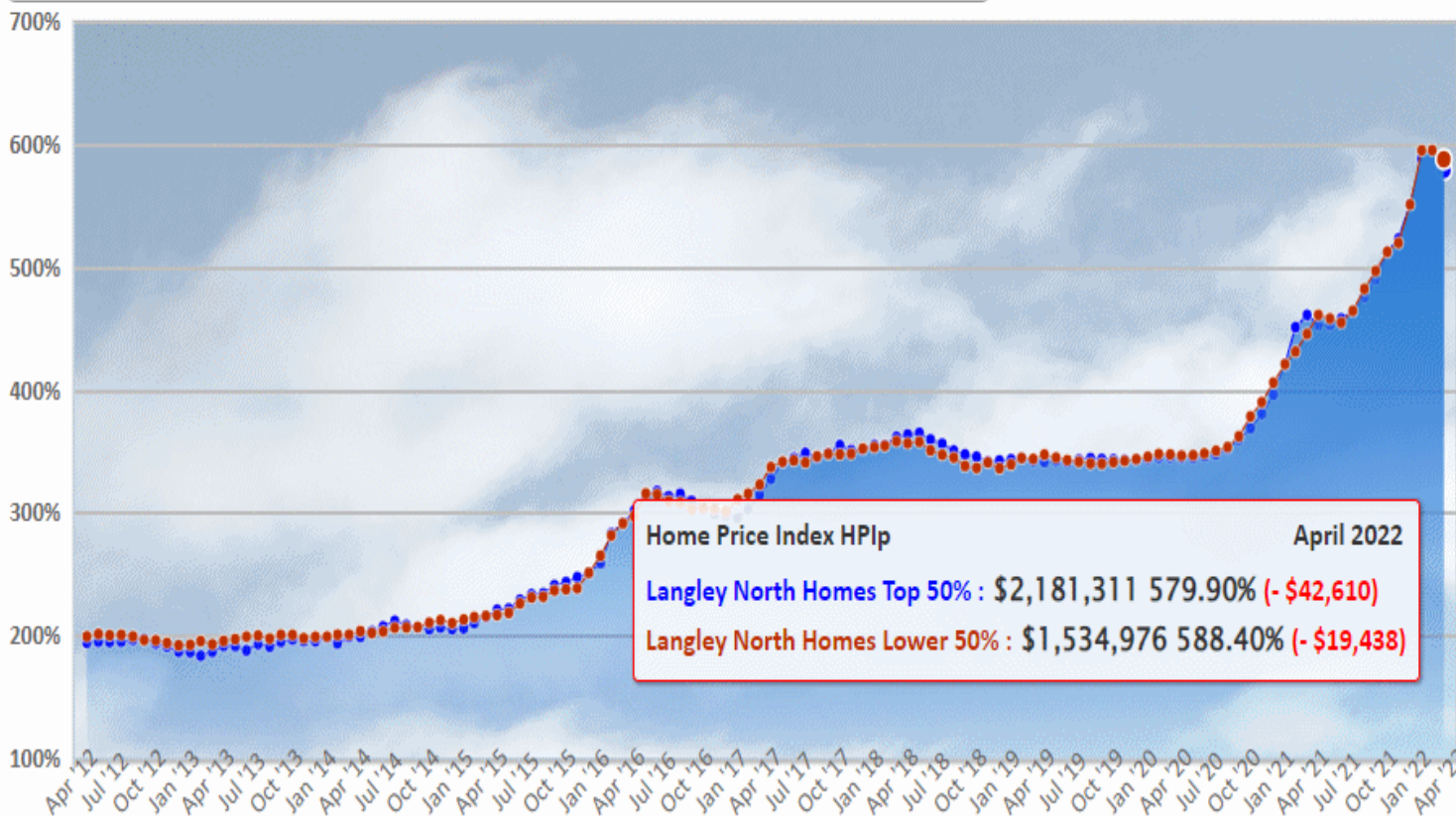
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Langley North Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Langley North Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Apr 2022	% 579.90
Mar 2022	% 591.20
Feb 2022	% 588.90
Jan 2022	% 551.90
Dec 2021	% 523.90
Nov 2021	% 513.00
Oct 2021	% 490.50
Sep 2021	% 476.40
Aug 2021	% 464.50
Jul 2021	% 458.90
Jun 2021	% 453.80
May 2021	% 453.80

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Market Analysis and Forecasting

May 1/22 Langley, Cloverdale

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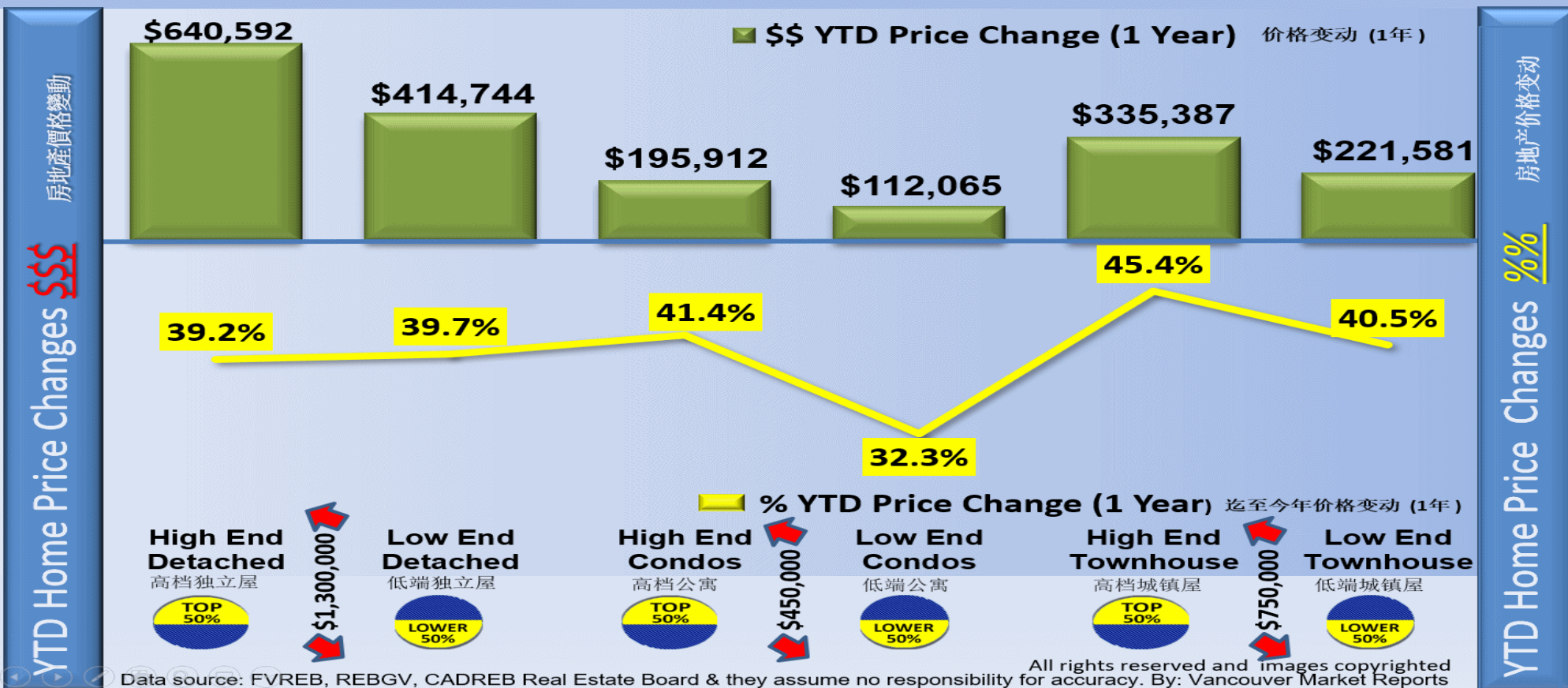
Langley-Cloverdale Real Estate Price Changes (\$/%)

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**



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 - Apr 2022 Single Family



May 1 2022 Langley, Cloverdale Market Update (Detached)

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

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

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

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

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

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

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May 1/22 Langley, Cloverdale

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

Langley, Cloverdale List Price Ranges Statistics - Apr 2022

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

2. How Many Properties Were Available During the Month?

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

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Market Analysis and Forecasting

May 1/22 Langley, Cloverdale

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What Sold in your Neighbourhood and for What Price?

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

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Next Months Market Forecast

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

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

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Note: For a more accurate price change for your home request a Comparative Market Analysis.

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Market Analysis and Forecasting

May 1/22 Langley, Cloverdale

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

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

Are Home Prices Up?

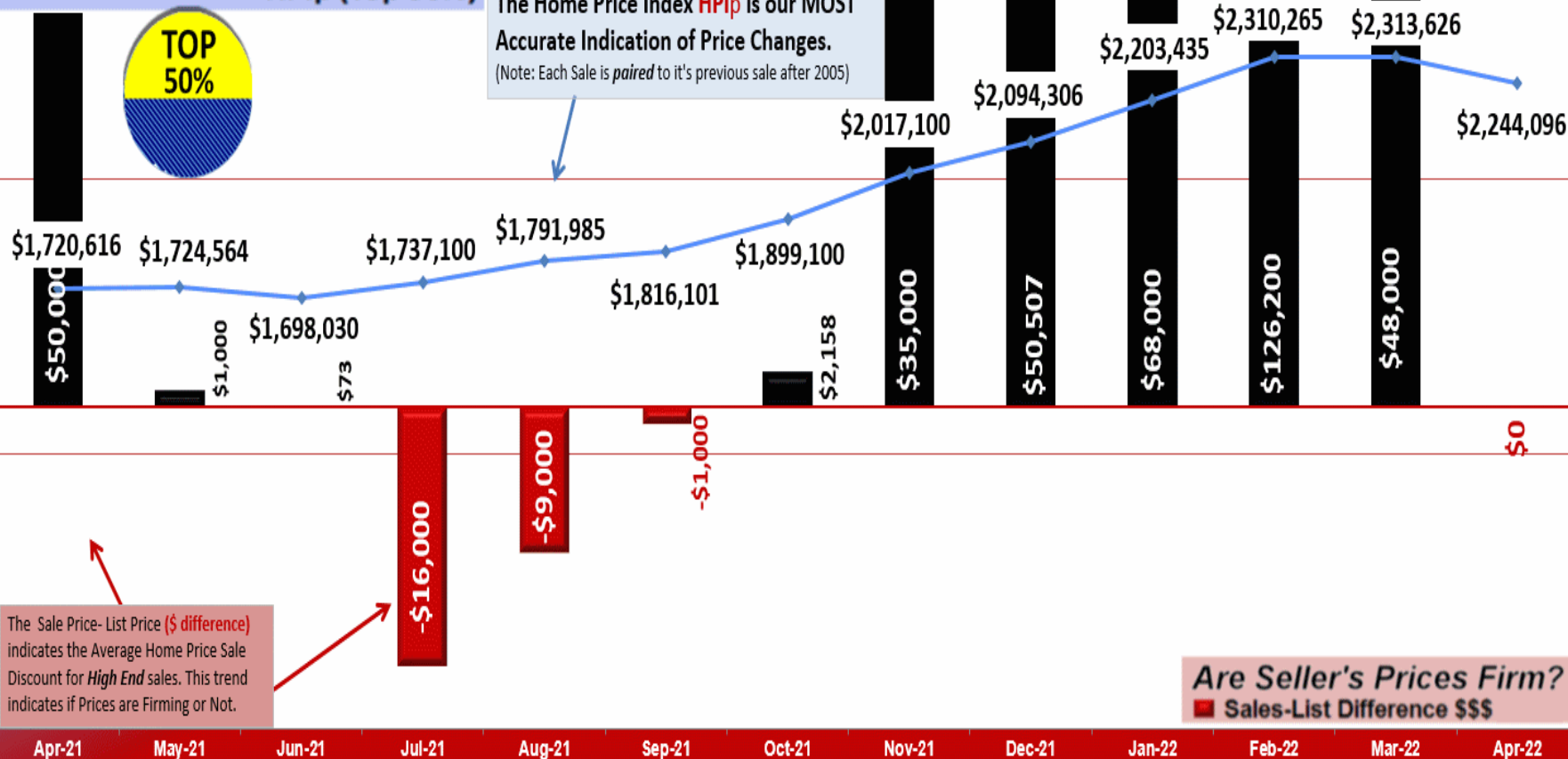
Home Price Index → HPIp (Top 50%)



Homes Over \$1,550,000

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

(Note: Each Sale is paired to 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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Market Analysis and Forecasting

May 1/22 Langley, Cloverdale

Detached

Langley, Cloverdale

Total Listings **, Sales, and %SOLD Rates

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

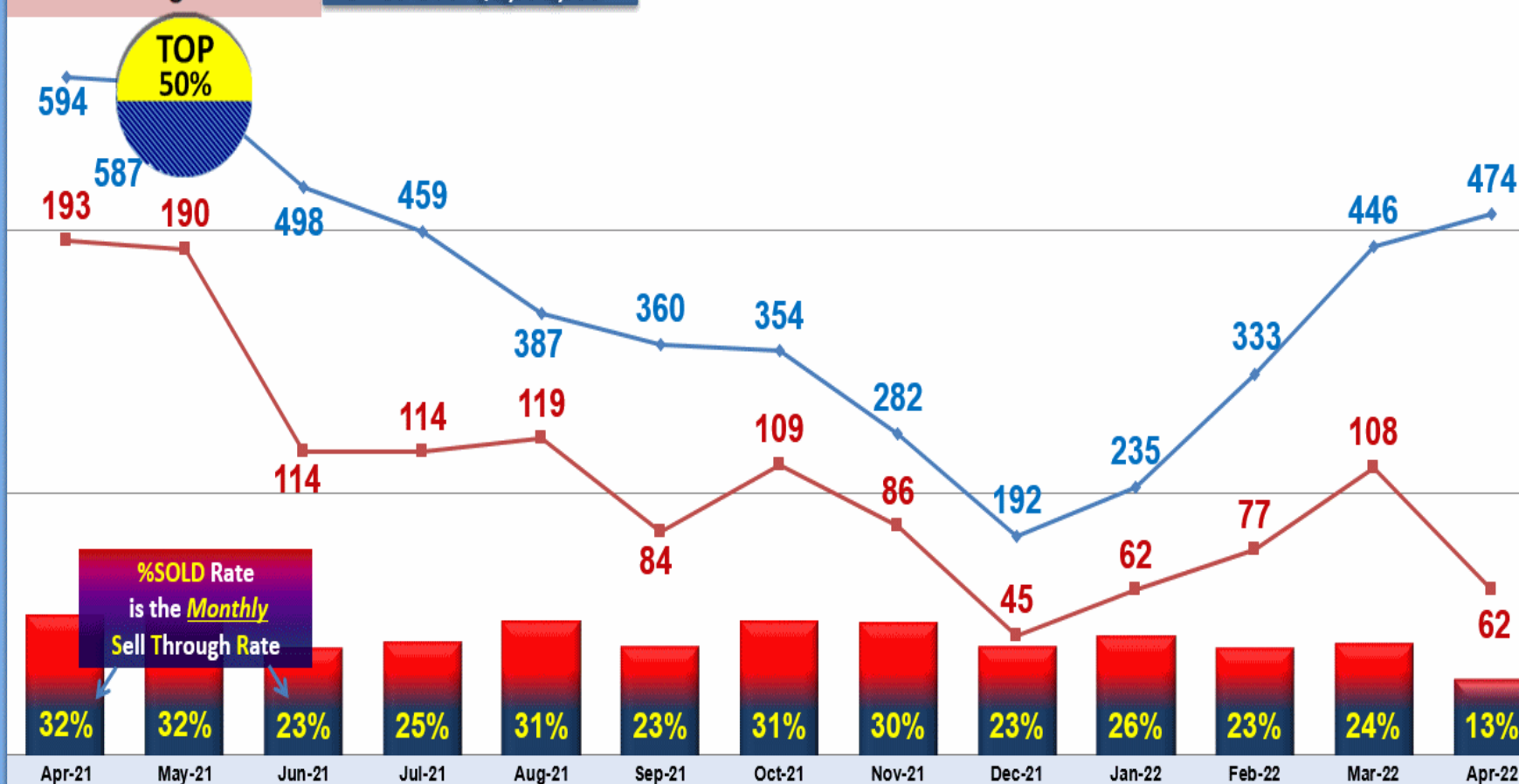
Sales / Listings
Monthly Totals



Detached

TOP 50%

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



%SOLD Rate is the Monthly Sell Through Rate

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Market Analysis and Forecasting

May 1/22 Langley, Cloverdale

Detached

Langley, Cloverdale

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

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

Are Home Prices Up?

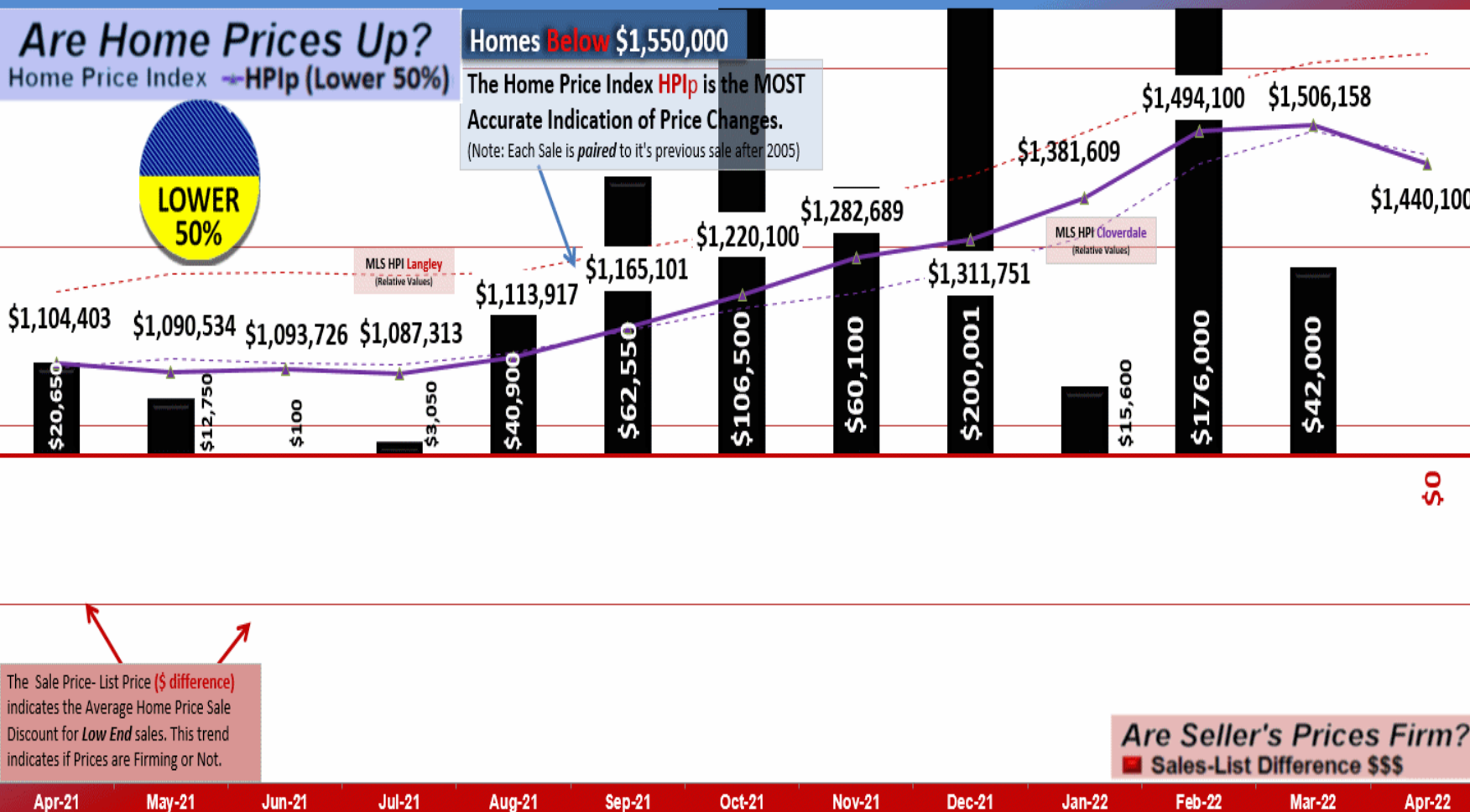
Home Price Index → **HPIp** (Lower 50%)



Homes **Below** \$1,550,000

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

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



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

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



Detached



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

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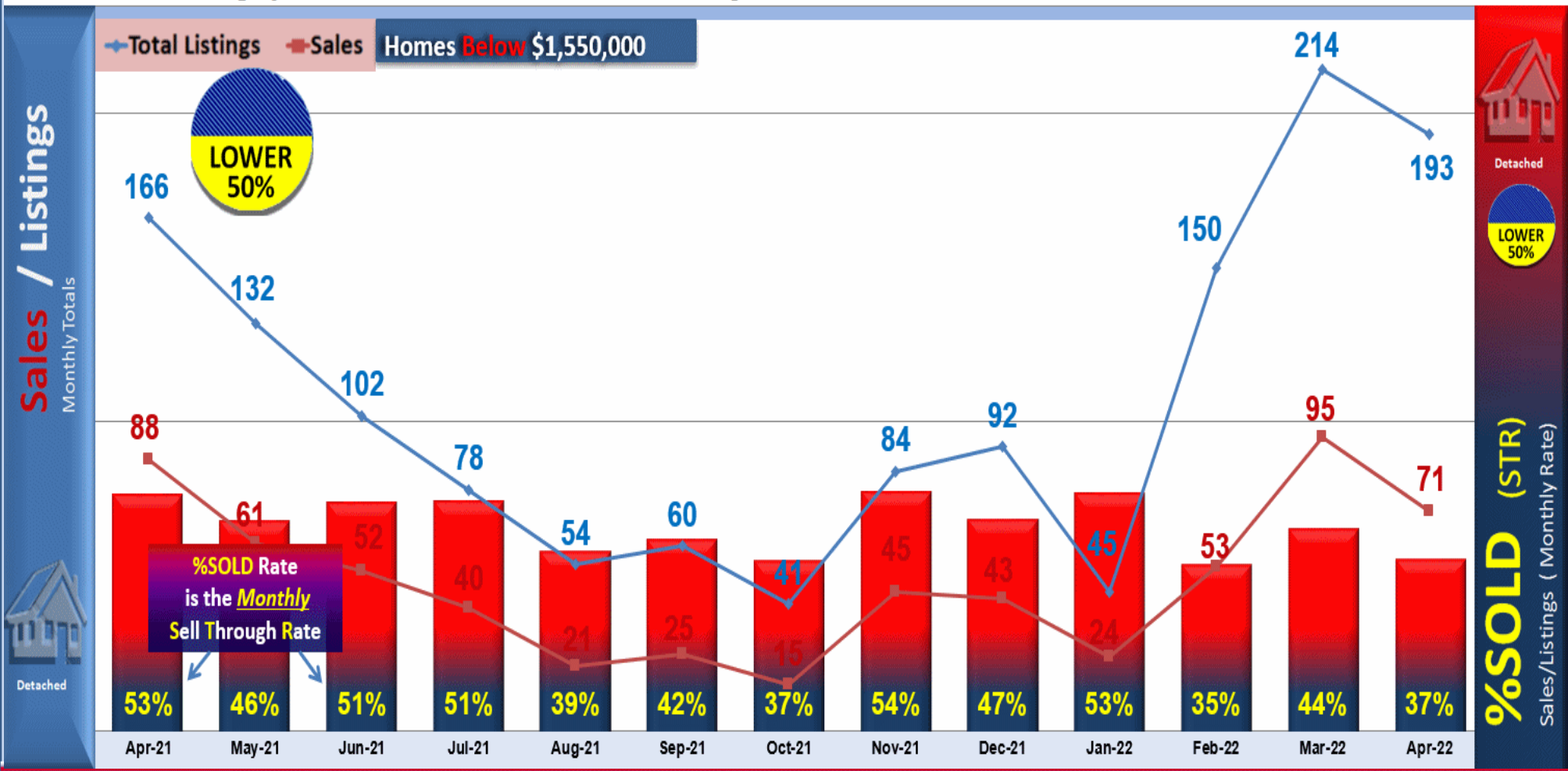
May 1/22 Langley, Cloverdale

Detached

Langley, Cloverdale

Total Listings **, Sales, and %SOLD Rates

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



Sales / Listings
Monthly Totals



Detached



Detached



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

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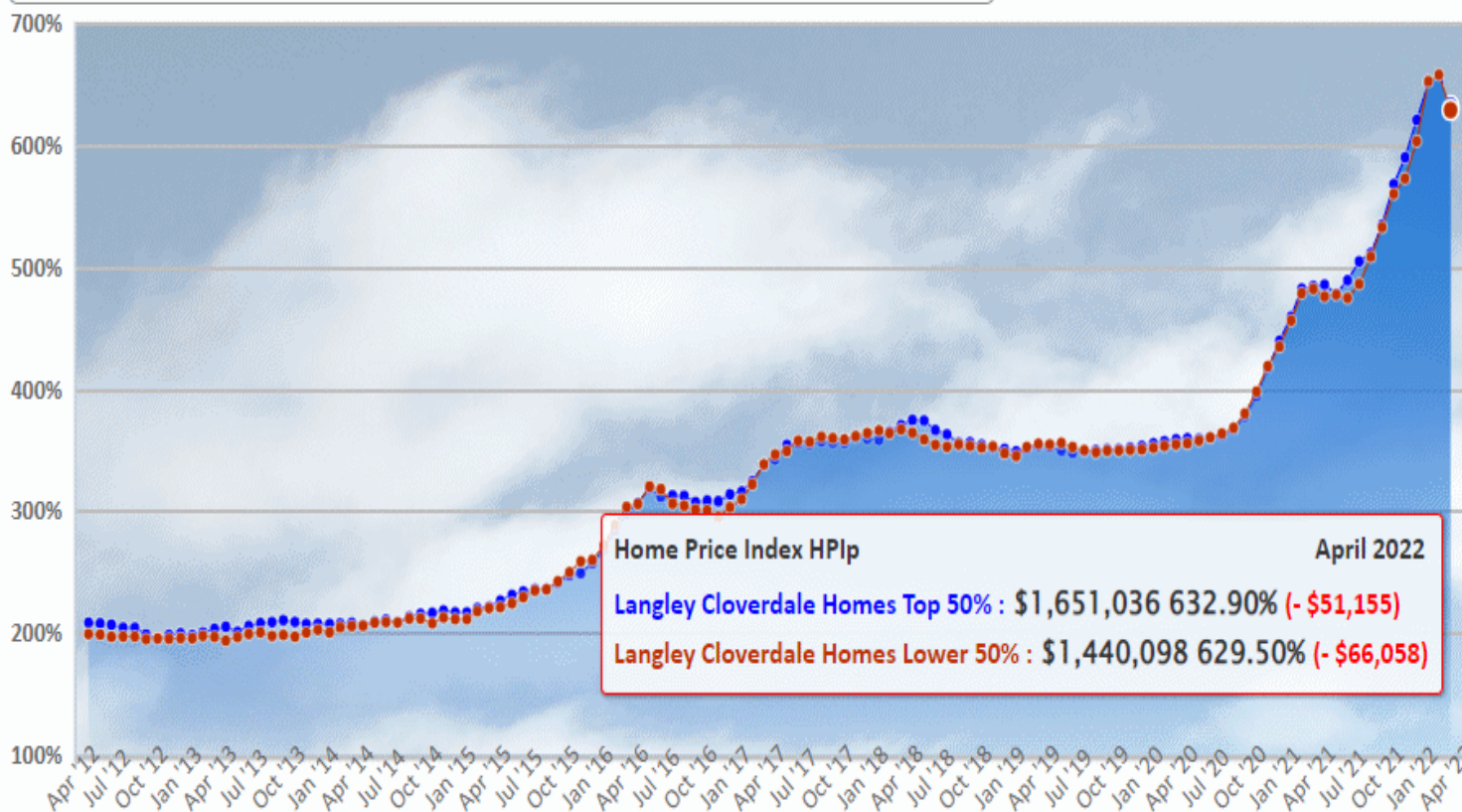
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Langley Cloverdale Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Langley Cloverdale Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Apr 2022	% 632.90
Mar 2022	% 652.50
Feb 2022	% 651.50
Jan 2022	% 621.40
Dec 2021	% 590.60
Nov 2021	% 568.90
Oct 2021	% 535.60
Sep 2021	% 512.20
Aug 2021	% 505.40
Jul 2021	% 489.90
Jun 2021	% 478.90
May 2021	% 486.40

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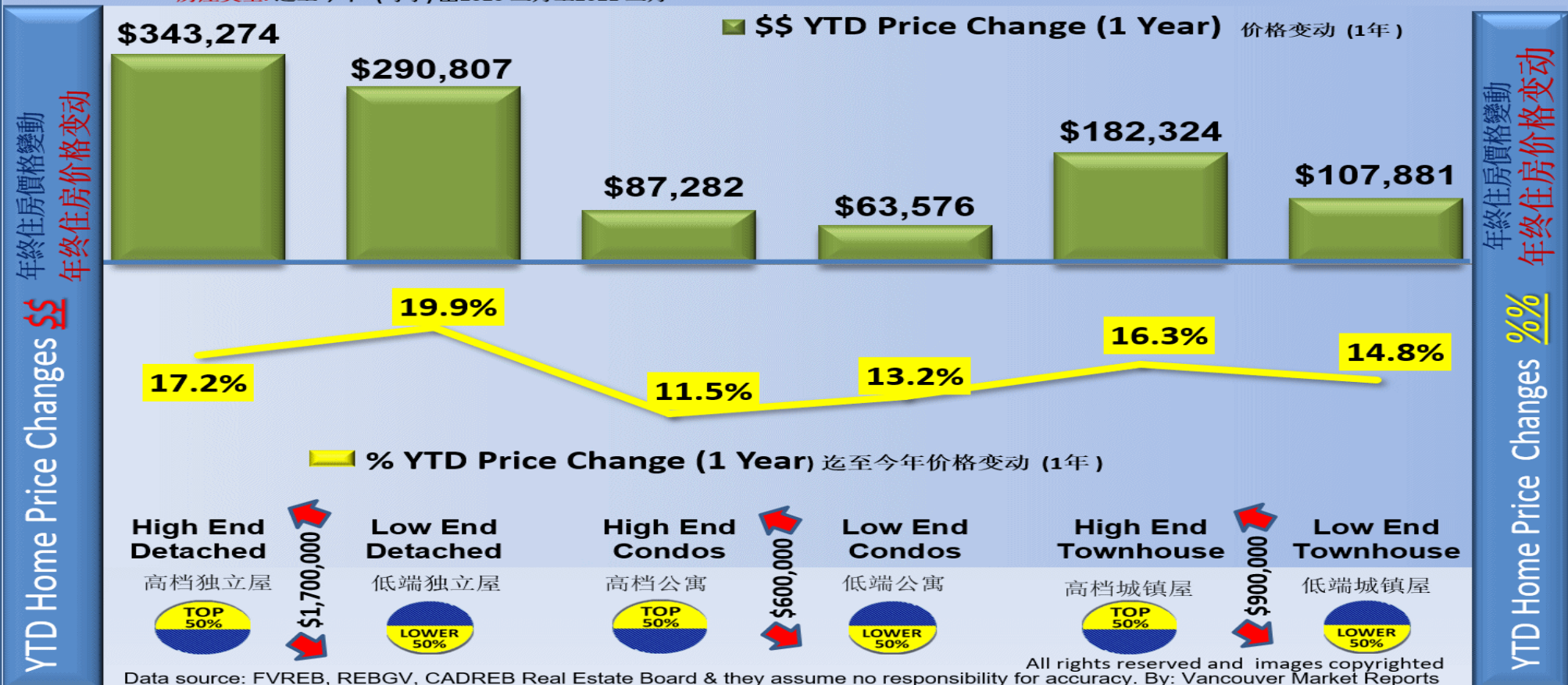
East Vancouver Real Estate Price Changes (\$/%)

東溫 房地產價格變動 / 东温 房地产价格变动

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

房屋类型: 迄于今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports HPIp



YTD Home Price Changes \$\$\$ 年終住房價格變動

YTD Home Price Changes %% 年終住房價格變動

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

Vancouver Market Reports

Statistics, on the Web!

attached homes



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Market Analysis and Forecasting

May 1/22 East Vancouver

Monthly Market Activity - Apr 2022 - Single Family



May 1 2022 East Vancouver Market Update (Detached)

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

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

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

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

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

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

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Market Analysis and Forecasting

May 1/22 East Vancouver

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

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

2. How Many Properties Were Available During the Month?

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

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Market Analysis and Forecasting

May 1/22 East Vancouver

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What Sold in your Neighbourhood and for What Price?

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

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Market Analysis and Forecasting

May 1/22 East Vancouver

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Next Months Market Forecast

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

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

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

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

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

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Market Analysis and Forecasting

May 1/22 East Vancouver

Detached

East Vancouver

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

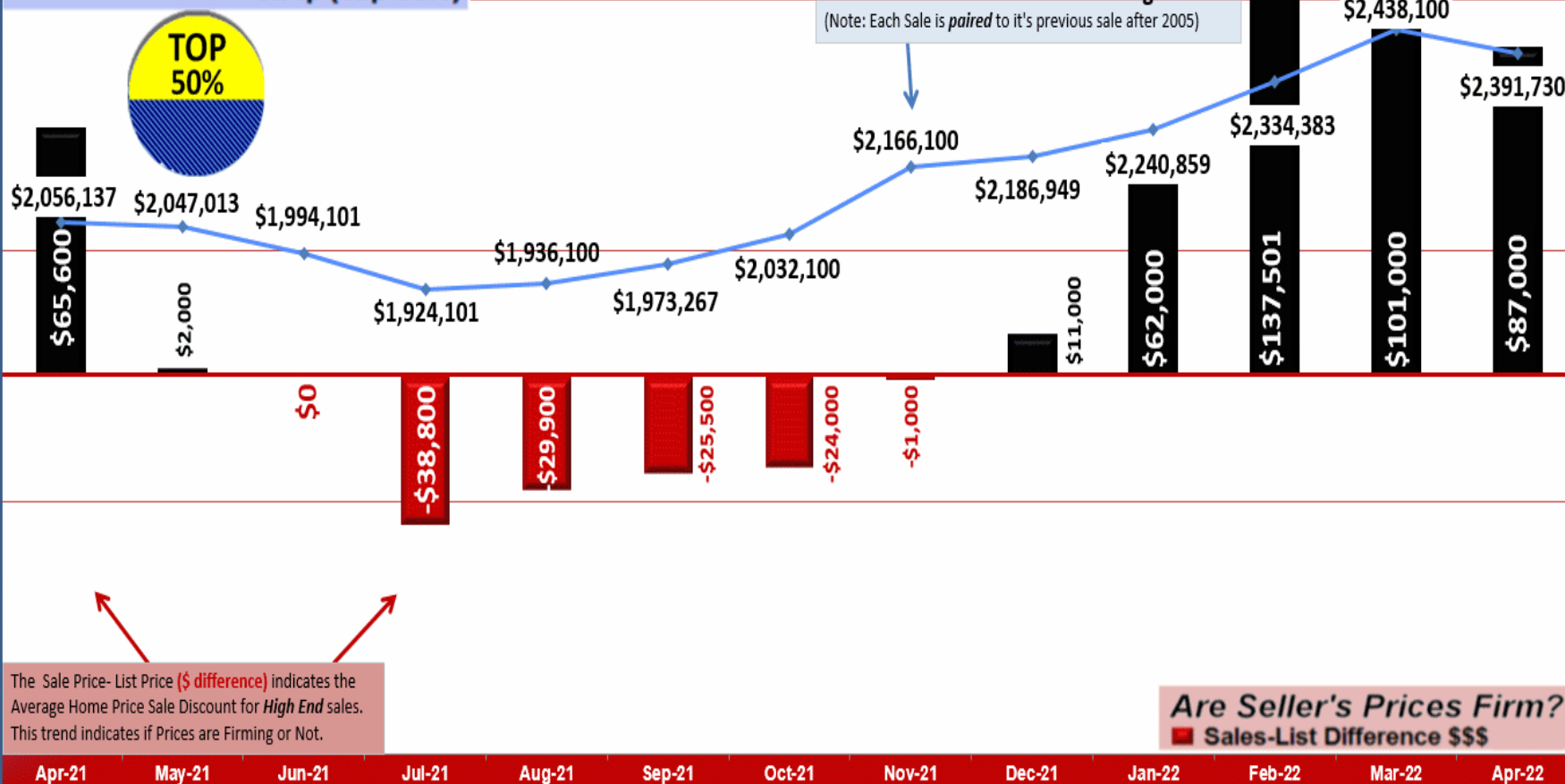
Home Price Changes
(Home Price Index Paired sales from 2005)

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

Homes Over \$1,900,000

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

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



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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Detached

TOP 50%

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

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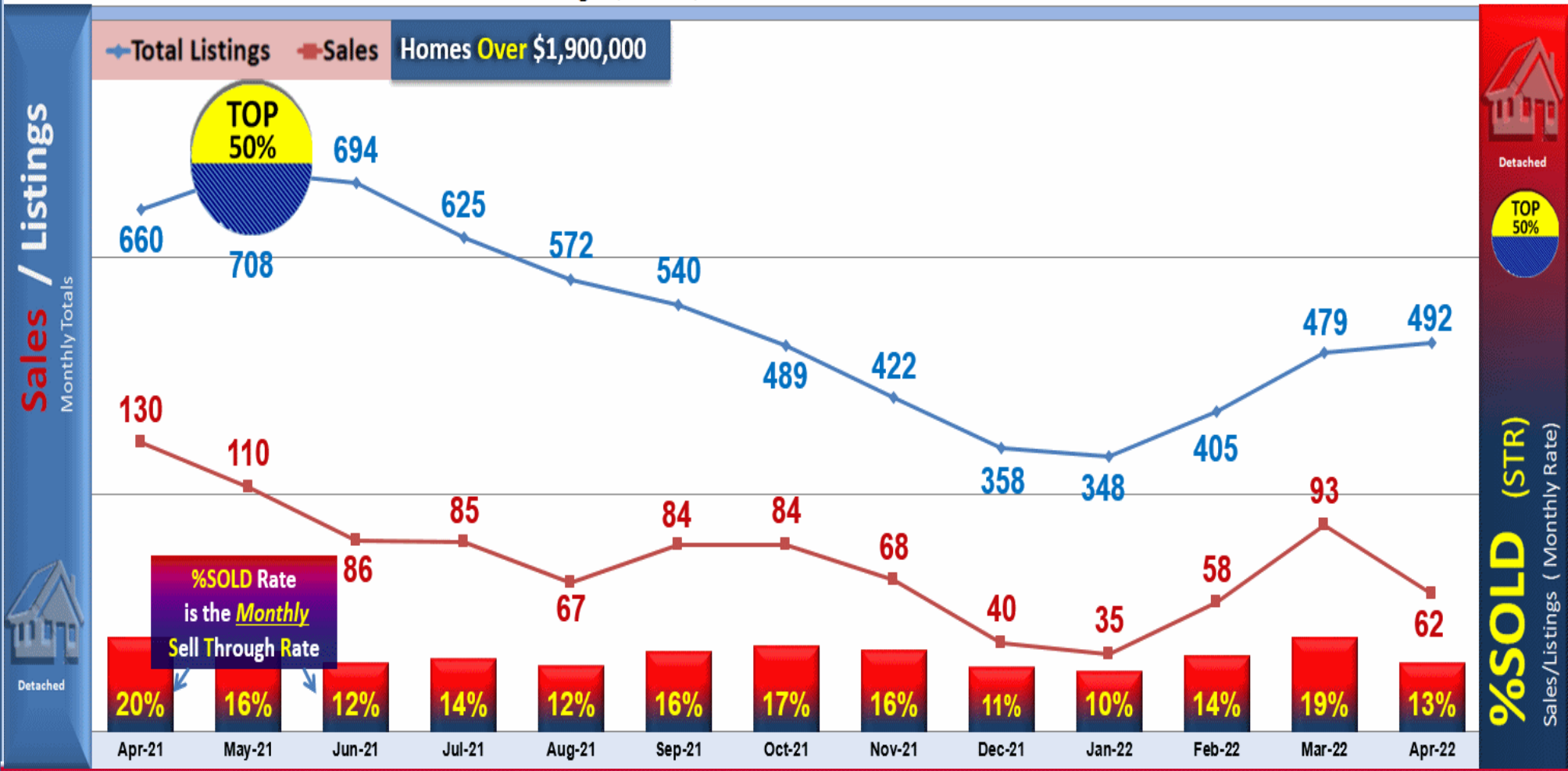
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Market Analysis and Forecasting

May 1/22 East Vancouver

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



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Market Analysis and Forecasting

May 1/22 East Vancouver

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

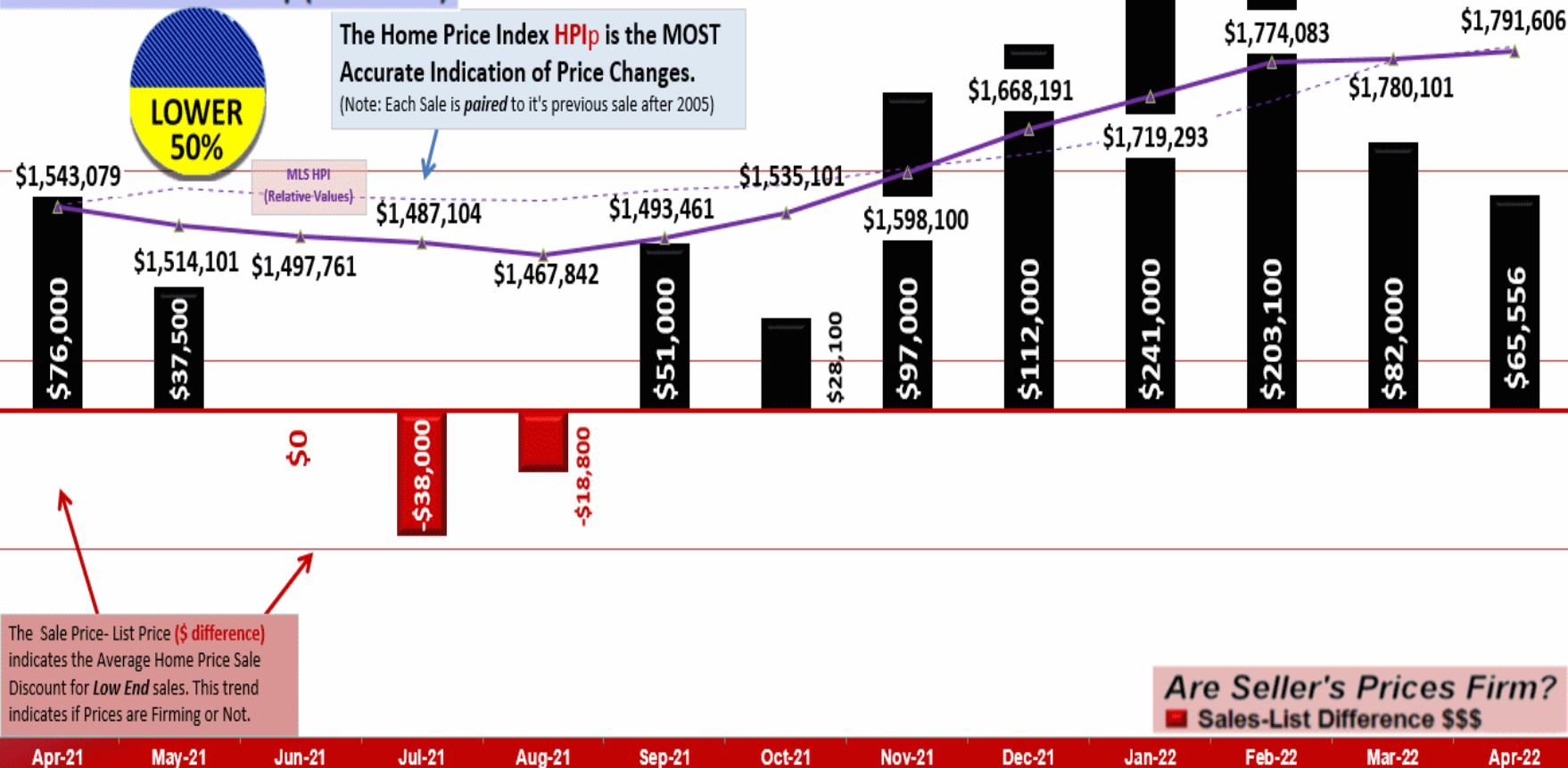
Home Price Changes
(Home Price Index Paired sales from 2005)

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

Home Price Index → HPIp (Lower 50%)



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

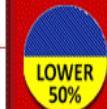


The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for Low End sales. This trend indicates if Prices are Firming or Not.

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



Detached



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

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

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Market Analysis and Forecasting

May 1/22 East Vancouver

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

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

Sales / Listings
Monthly Totals



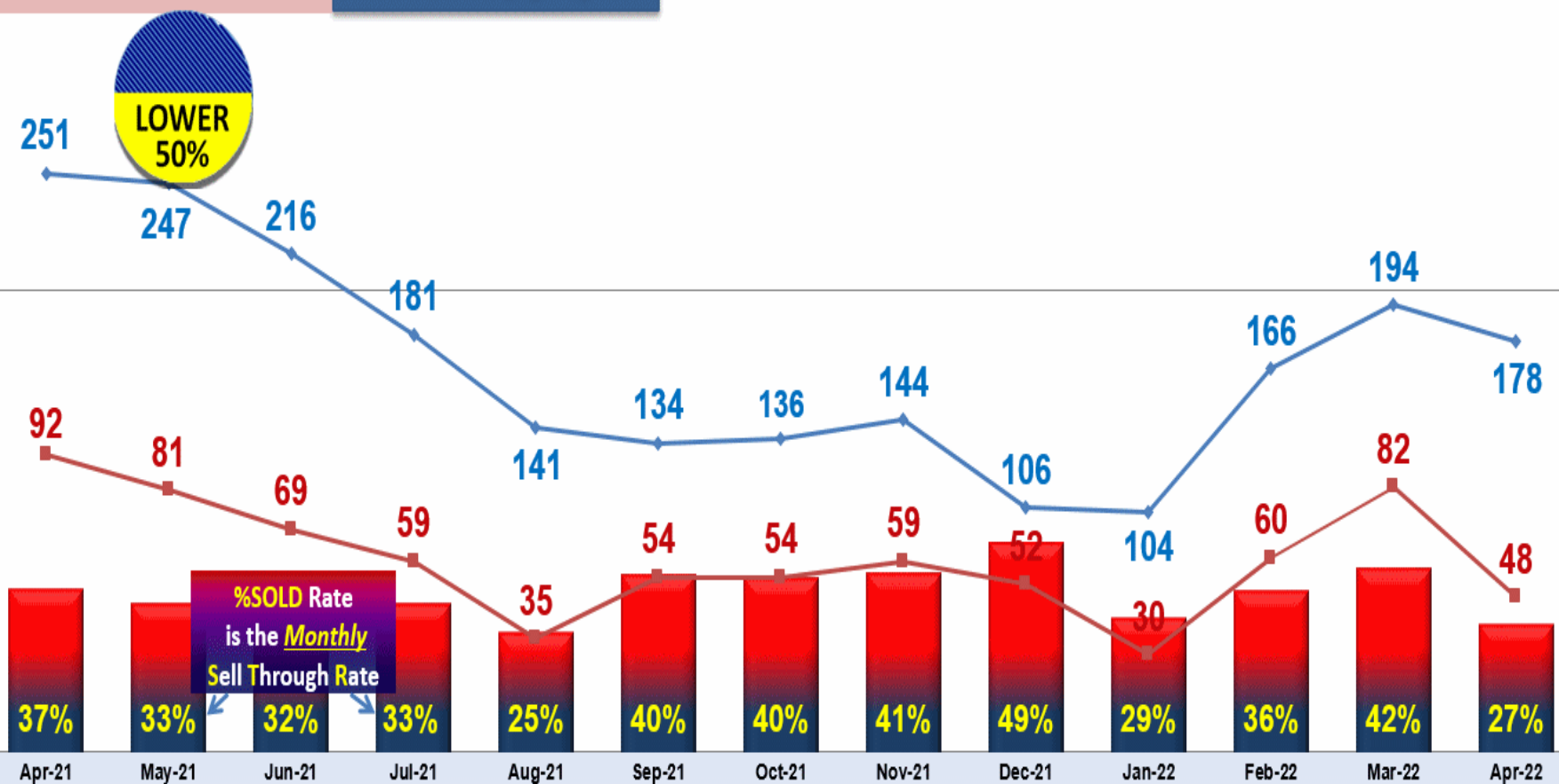
Detached



Detached



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



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Vancouver Market Reports

Statistics, on the Web!



Market Analysis and Forecasting

May 1/22

East Surrey

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East Surrey Sub areas Statistics - Apr 2022

Attached

Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Fraser Heights	29	1	7	103%	\$30,000	3.4%
Guildford	151	55	8	105%	\$36,000	36.4%
Fleetwood Tynehead	138	33	10	104%	\$35,000	23.9%
Panorama Ridge	26	2	6	113%	\$133,500	7.7%
Sullivan Station	173	36	9	104%	\$33,001	20.8%
Total Activity	517	127	9	104%	\$35,000	25%

East Surrey List Price Ranges Statistics - Apr 2022

Attached

Home Price Range	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
\$0-\$575,000	65	29	7	107%	\$36,000	44.6%
\$575,001-\$775,000	100	32	11	103%	\$19,000	32.0%
\$775,001-\$850,000	70	23	11	104%	\$30,001	32.9%
\$850,001-\$950,000	89	18	7	106%	\$51,000	20.2%
\$950,001-\$1,000,000	77	15	12	104%	\$40,100	19.5%
\$1,000,001 and more	116	10	9	101%	\$17,501	8.6%
Total Activity	517	127	9	104%	\$35,000	

Monthly Changes Summary

	Apr-21	Mar-22	Apr-22	5/1/2022
Total Listings** (A,S,T,C,X)	491	553	517	
Active Listings (1st of the month)	208	221	295	318
Solds	159	217	127	
Days on Market (DOM)	7	8	9	
%SOLD (Sales/ Listings /monthly rate)	32%	39%	25%	
Condos (Top 50%) Home Price Index HPIp	\$476,280	\$591,263	\$605,546	\$11,273
Condos (Lower 50%) Home Price Index HPIp	\$336,525	\$390,430	\$401,702	\$56,000
Twnhs (Top 50%) Home Price Index HPIp	\$779,334	\$993,100	\$1,049,100	\$49,235
Twnhs (Lower 50%) Home Price Index HPIp	\$541,100	\$650,101	\$699,336	

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

May 1 2022 East Surrey Market Update Attached Townhomes/ Condos

Current: East Surrey is a Seller Market with average listing inventory, a **25 %SOLD** rate and a 104% Sell/List Ratio.
(This means the discount on a sale from the original list price is averaging \$35,000)

Most Active Price Range: Homes below \$575,000 have **44.6 %SOLD** rate
Least Active Price Range: Homes above \$1,000,000 have **8.6 %SOLD** rate.

History: The East Surrey's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices are increased \$129,266.
The East Surrey's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$65,177.
The East Surrey's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$269,766.
The East Surrey's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices are increased \$158,236.
*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Forecast: The listing inventory is 5% more than the same month last year.

Curtis is experienced in selling detached homes and condos, but his specialty is townhomes. He likes to hand out Katronis flyers door-to-door in his neighbourhood and truly appreciates talking with new people. The most satisfying part of being a Realtor® for Curtis is educating a client through the entire process of buying or selling a 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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Statistics, on the Web!

attached homes

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Market Analysis and Forecasting

May 1/22

East Surrey

Attached Townhomes/ Condos

East Surrey

Total Listings*, Sales, and %SOLD rates

Sales / Listings

Monthly Totals

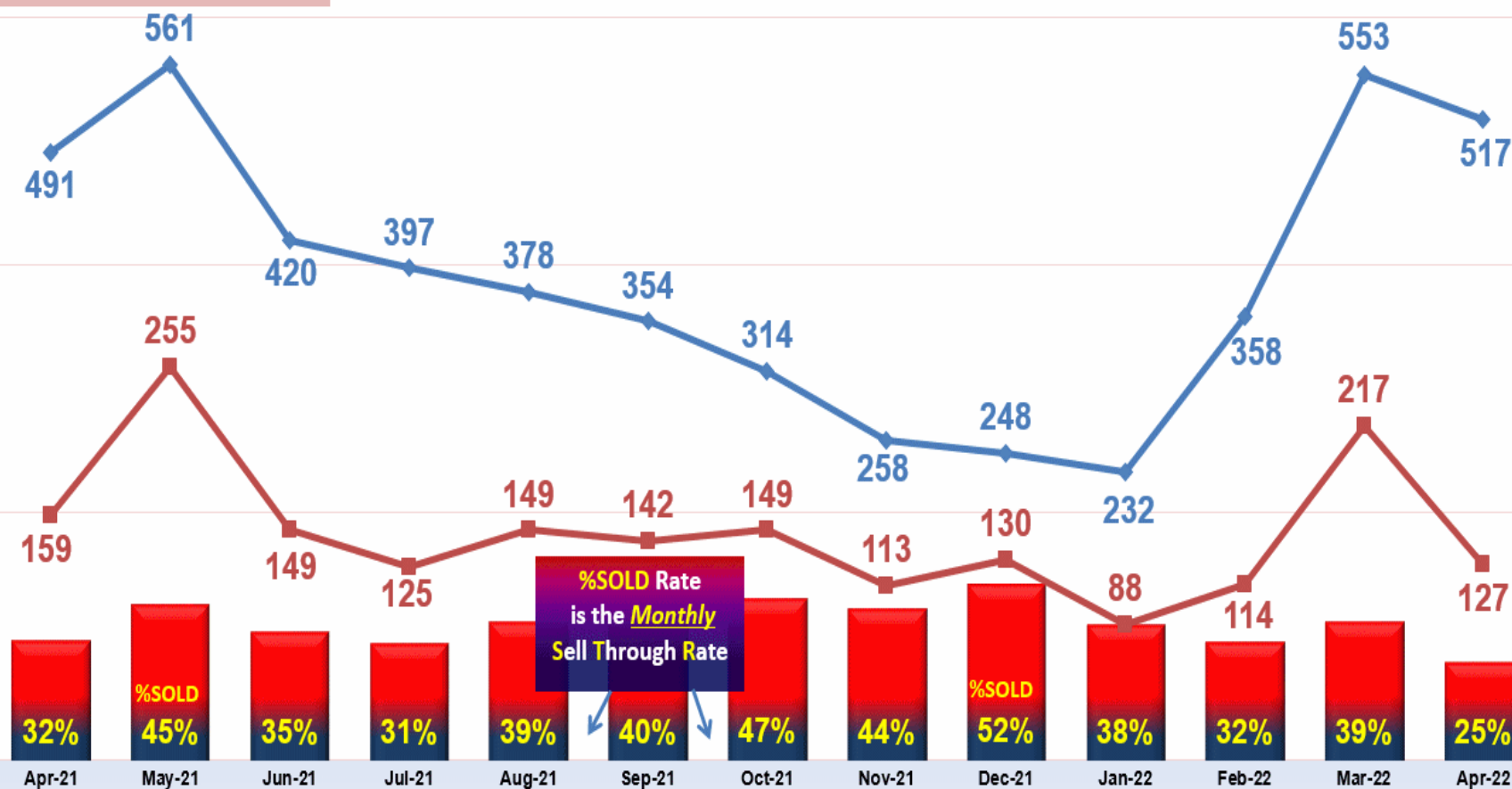


Attached

%SOLD (STR)

Sales/Listings (Monthly Rate)

← Total Listings → Sales



%SOLD Rate is the Monthly Sell Through Rate

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Market Analysis and Forecasting

May 1/22

East Surrey

Attached

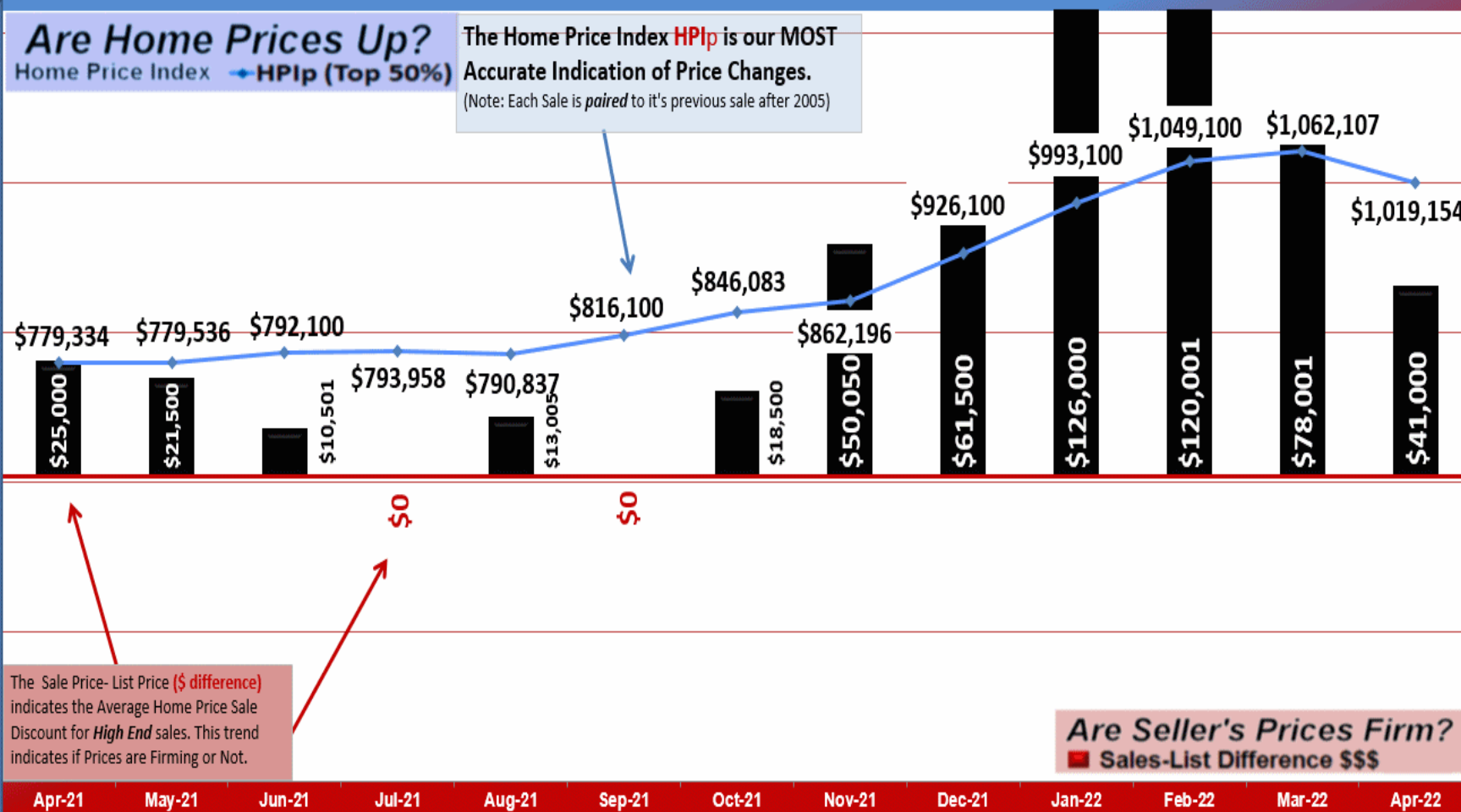
East Surrey Townhouse Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

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

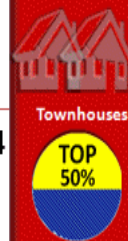
The Home Price Index HPIp is our MOST Accurate Indication of Price Changes.

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



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

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



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

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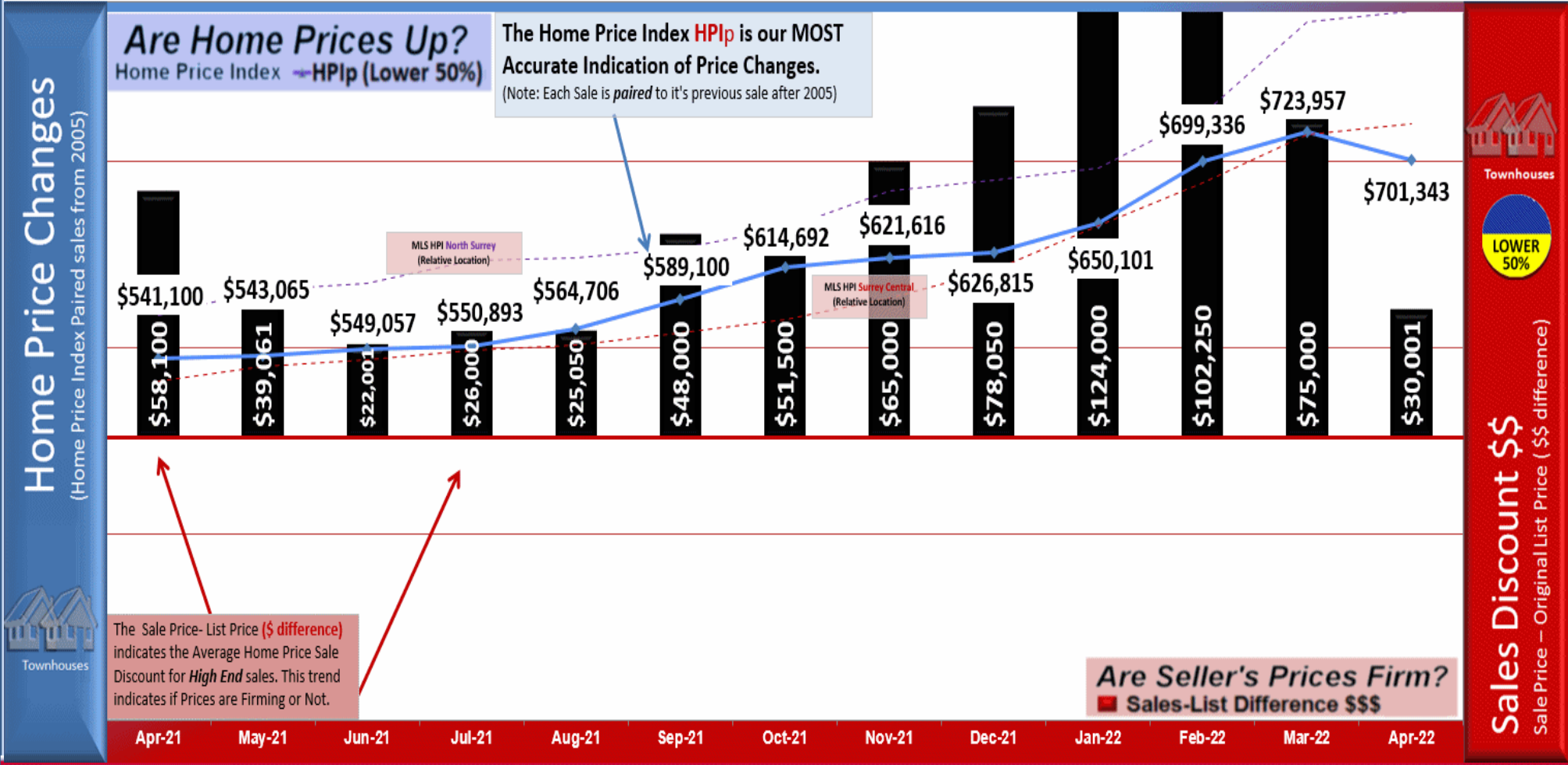


Market Analysis and Forecasting

May 1/22

East Surrey

Attached East 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)



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Market Analysis and Forecasting

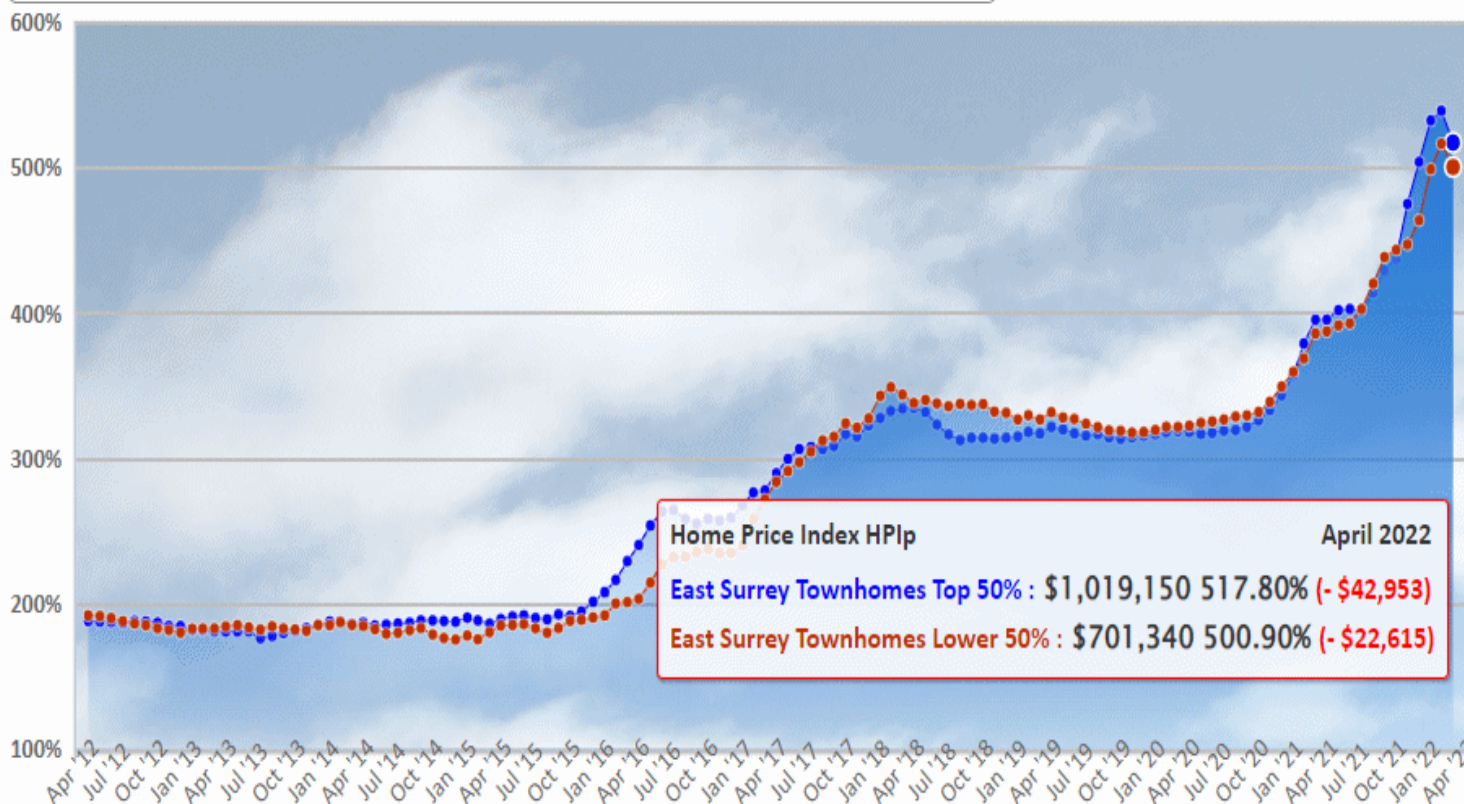
May 1/22

East Surrey

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly

Date	Value
Apr 2022	% 517.80
Mar 2022	% 539.60
Feb 2022	% 533.00
Jan 2022	% 504.50
Dec 2021	% 475.60
Nov 2021	% 438.00
Oct 2021	% 429.80
Sep 2021	% 414.60
Aug 2021	% 401.80
Jul 2021	% 403.30
Jun 2021	% 402.40
May 2021	% 396.00

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Market Analysis and Forecasting

May 1/22

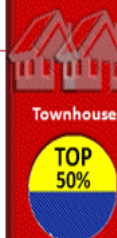
East Surrey

Attached

East Surrey

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

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

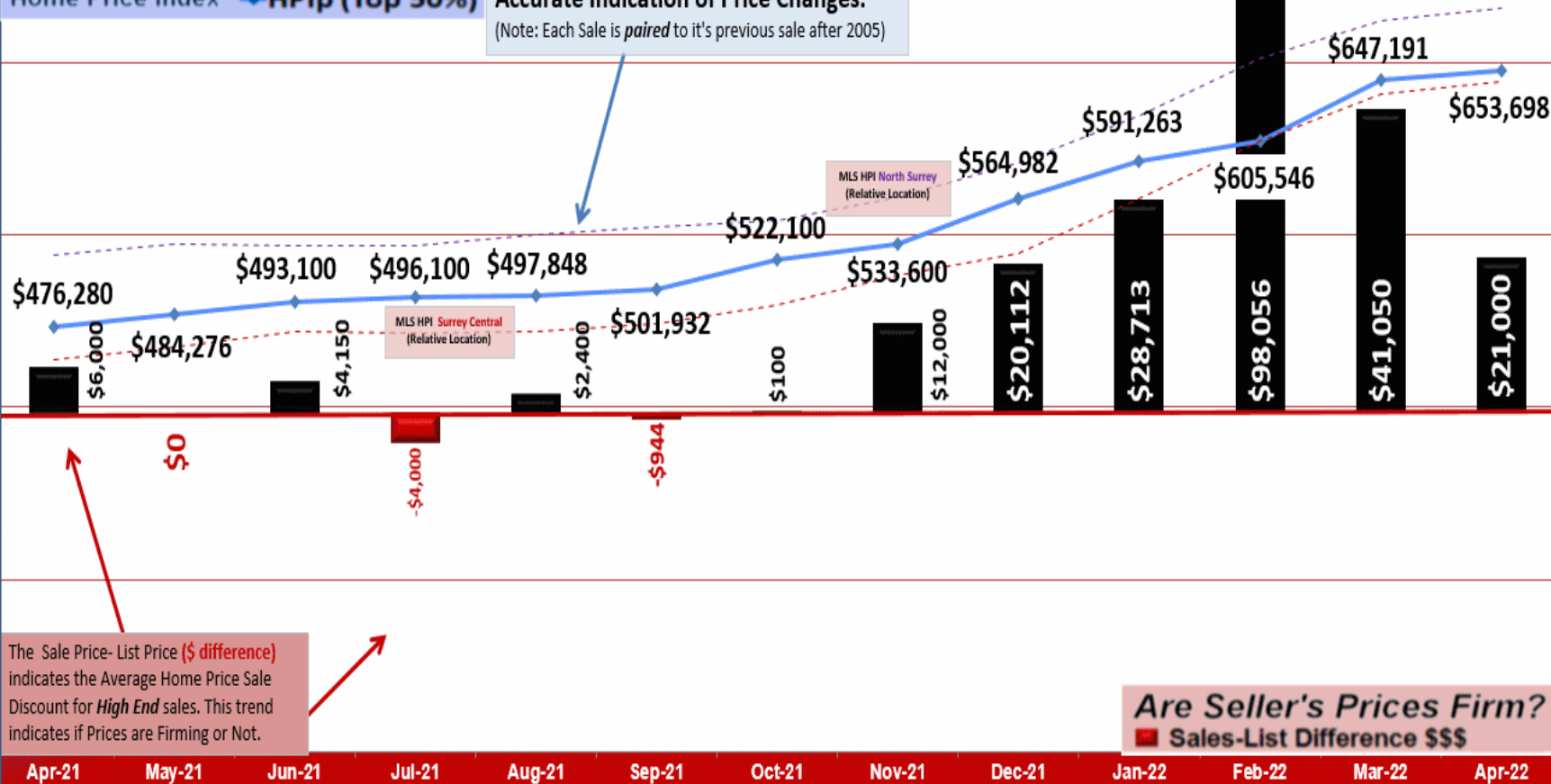


Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

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

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



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

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

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

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

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Market Analysis and Forecasting

May 1/22

East Surrey

Attached

East Surrey

Condos

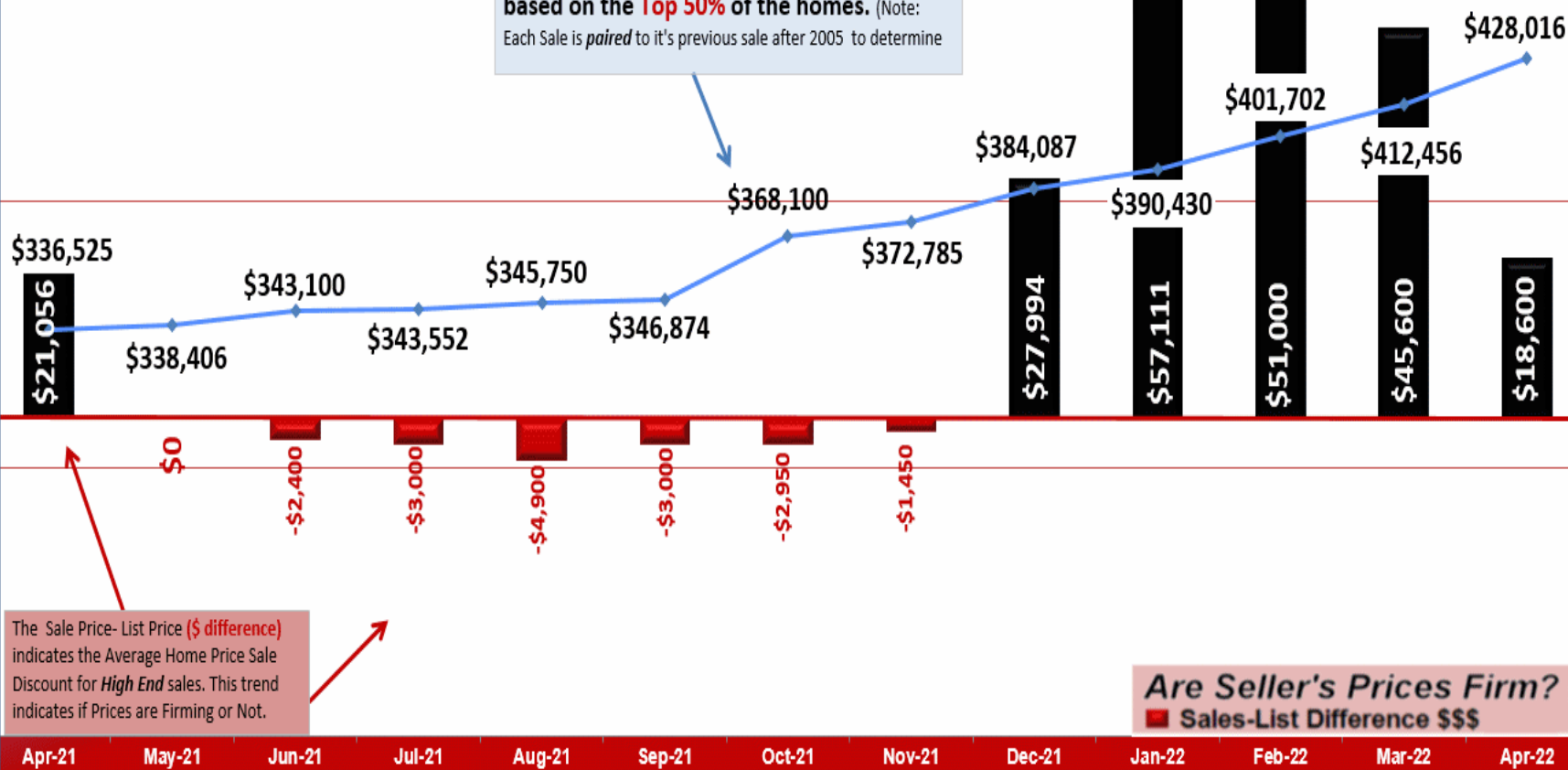
Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

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



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

LOWER 50%

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

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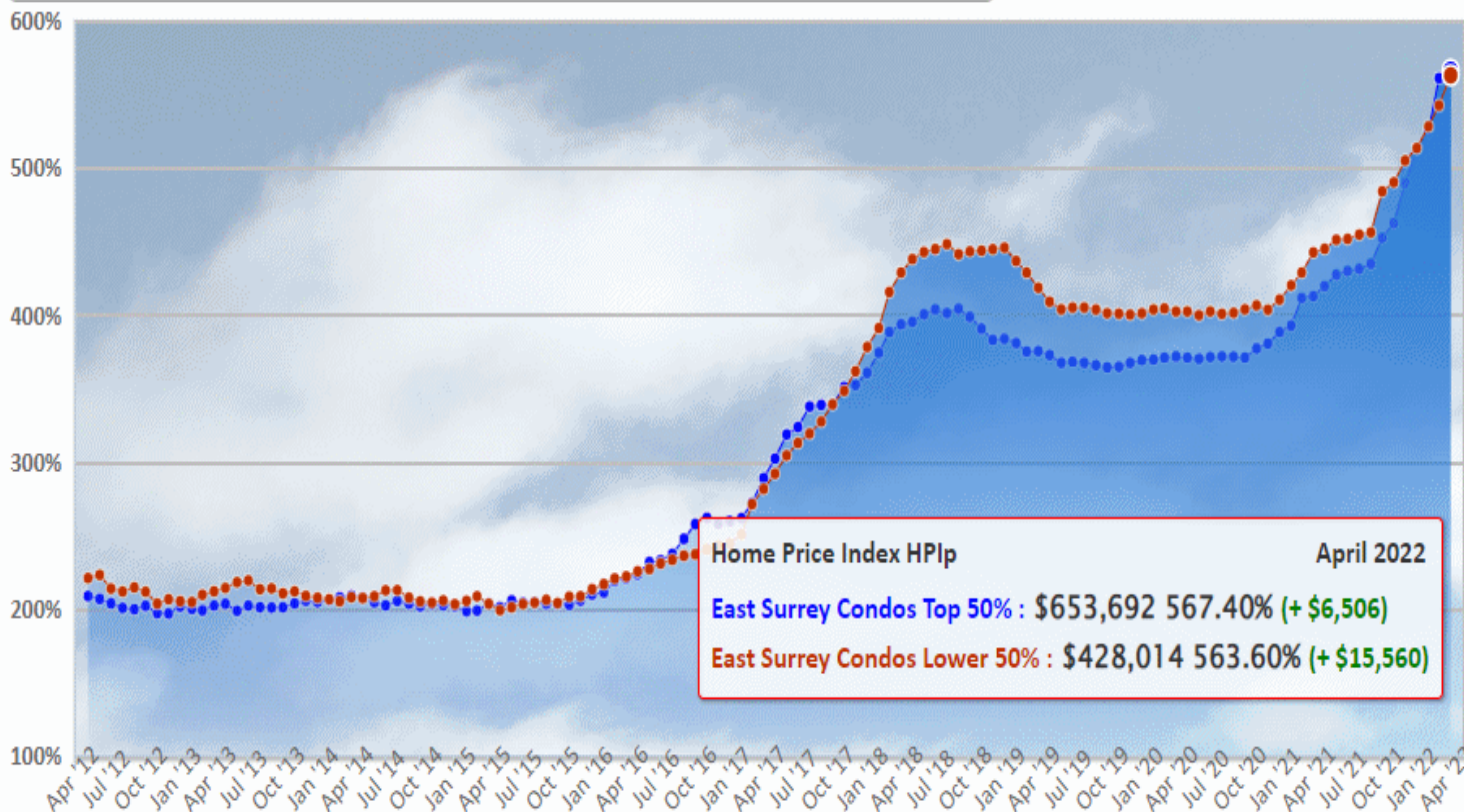
May 1/22

East Surrey

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



Home Price Index HPIp April 2022
 East Surrey Condos Top 50% : \$653,692 567.40% (+ \$6,506)
 East Surrey Condos Lower 50% : \$428,014 563.60% (+ \$15,560)

Monthly Home values

Date	Value
Apr 2022	% 567.40
Mar 2022	% 561.70
Feb 2022	% 525.60
Jan 2022	% 513.20
Dec 2021	% 490.40
Nov 2021	% 463.10
Oct 2021	% 453.10
Sep 2021	% 435.60
Aug 2021	% 432.10
Jul 2021	% 430.60
Jun 2021	% 428.00
May 2021	% 420.30

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Market Analysis and Forecasting

May 1/22 Langley, Cloverdale

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

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

May 1 2022 Langley, Cloverdale Market Update (Attached)

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

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

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

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

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

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

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

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

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

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

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change
Total Listings** (A,S,T,C,X)	553	561	547		-14 ↓
Active Listings	225	211	276	316	40 ↑
Solds	208	227	179		-48 ↓
Days on Market (DOM)	7	7	8		1 ↑
% SOLD (Sales/ Listings /monthly rate)	38%	40%	33%		-8% ↓
Condos (Top 50%) Home Price Index HPIp	\$510,100	\$672,444	\$642,794		-\$29,650 ↓
Condos (Lower 50%) Home Price Index HPIp	\$381,100	\$475,357	\$488,973		\$13,616 ↑
Twnhs (Top 50%) Home Price Index HPIp	\$811,823	\$1,107,101	\$1,043,058		-\$64,043 ↓
Twnhs (Lower 50%) Home Price Index HPIp	\$605,742	\$784,624	\$757,867		-\$26,757 ↓

Forecast: The Listing Inventories have increased by 1% more listings compared to same month last year. We project Langley, Cloverdale Attached to be a continued Seller market.

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

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

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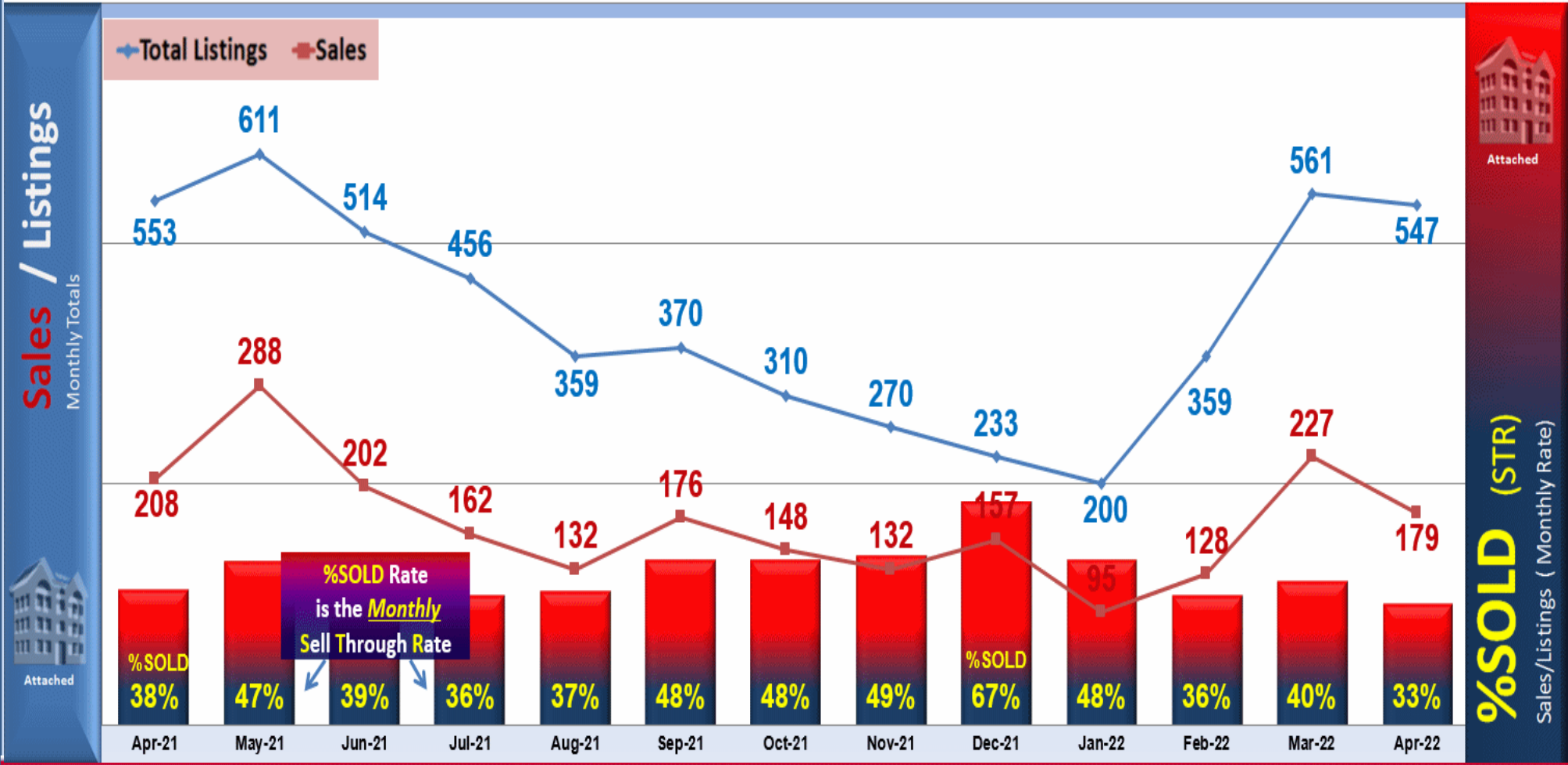


Market Analysis and Forecasting

May 1/22 Langley, Cloverdale

Attached Langley, Cloverdale

Total Listings **, Sales, and %SOLD Rates



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

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Market Analysis and Forecasting

May 1/22 Langley, Cloverdale

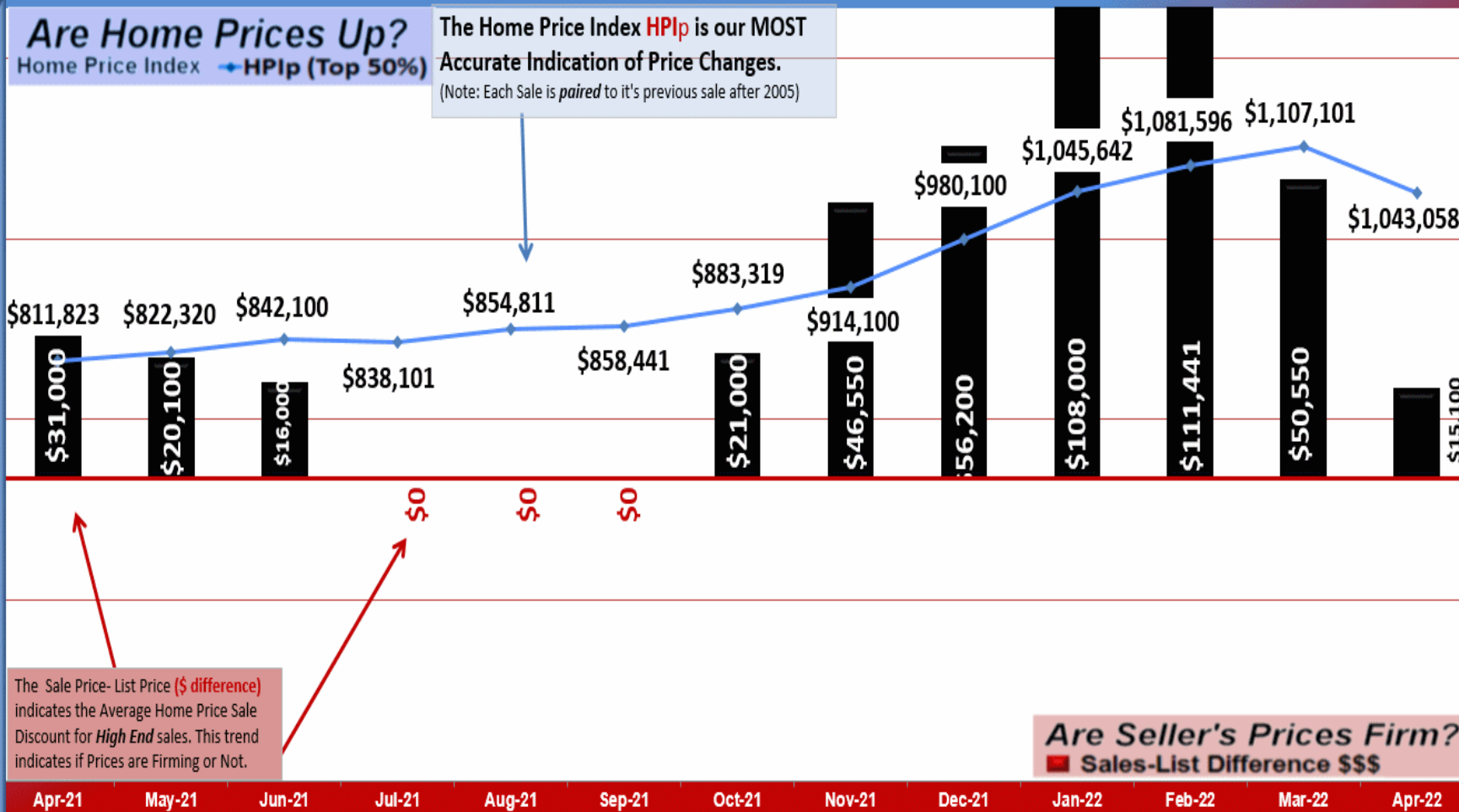
Attached Langley, Cloverdale Townhouse Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

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

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

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



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

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



Townhouses



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

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Market Analysis and Forecasting

May 1/22 Langley, Cloverdale

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

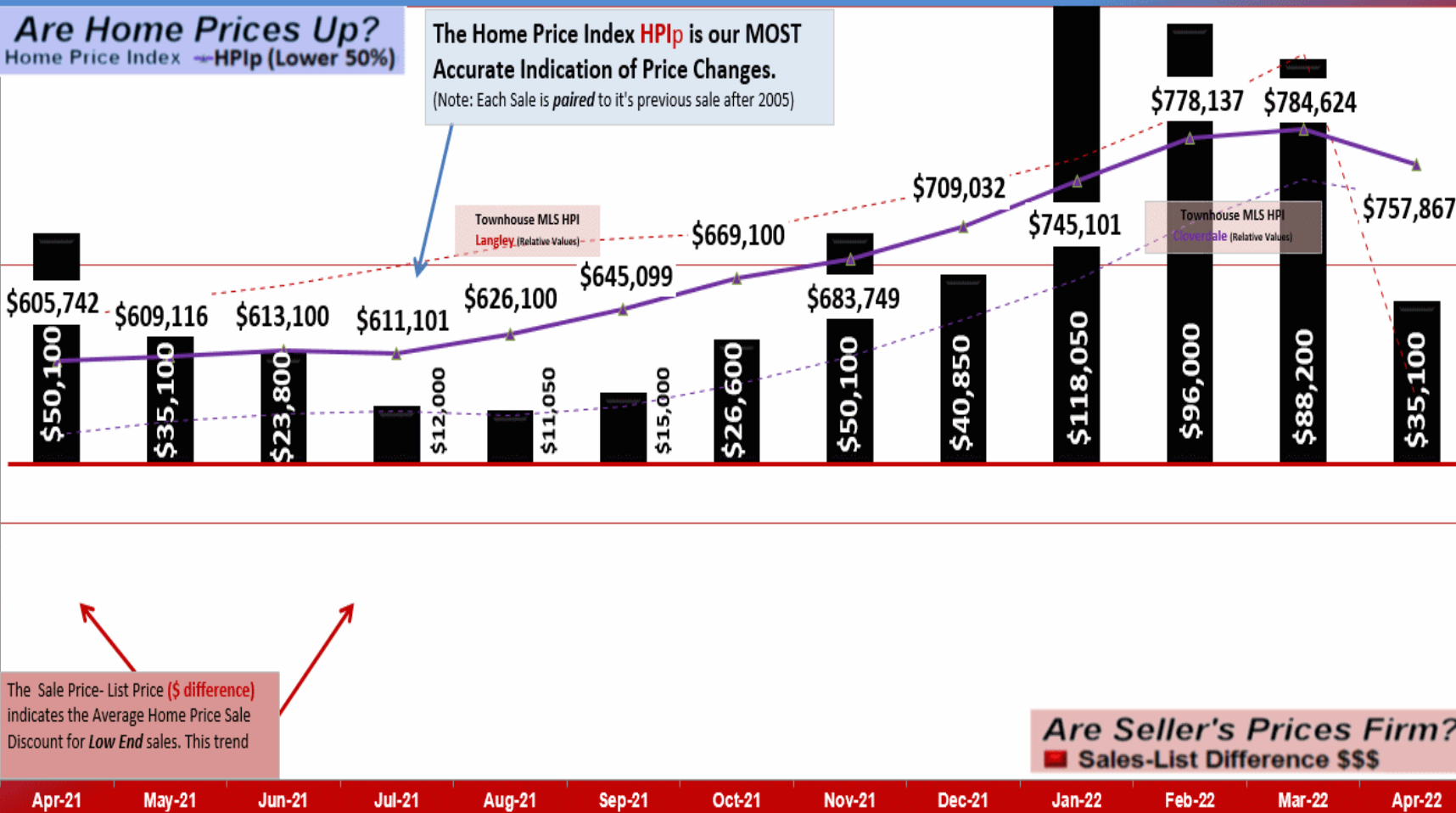
Home Price Changes
(Home Price Index Paired sales from 2005)

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

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

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



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

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



Townhouses



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

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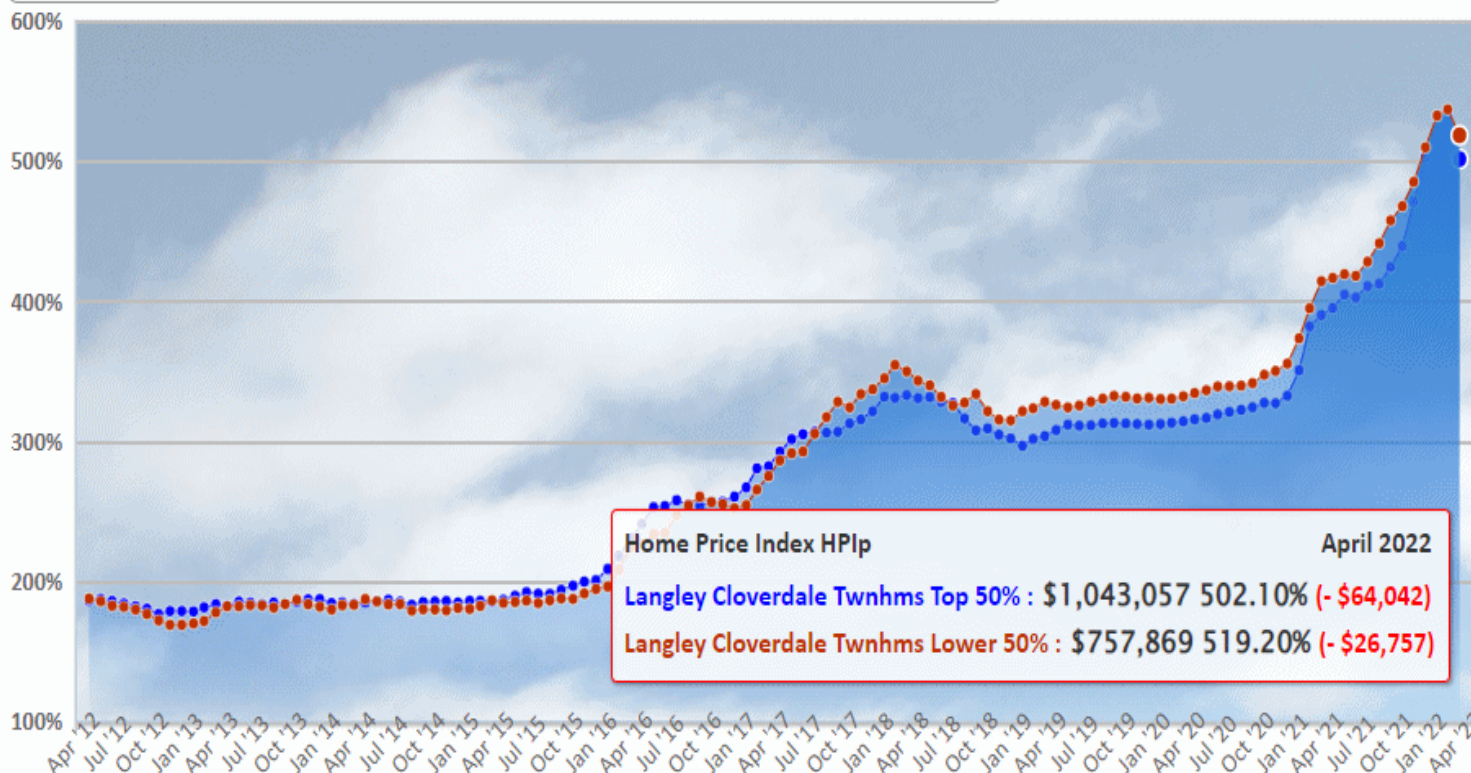
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Langley Cloverdale Twnhms Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Langley Cloverdale Twnhms Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

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

Navigation: << < 1 2 3 4 5 ...

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Market Analysis and Forecasting

May 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

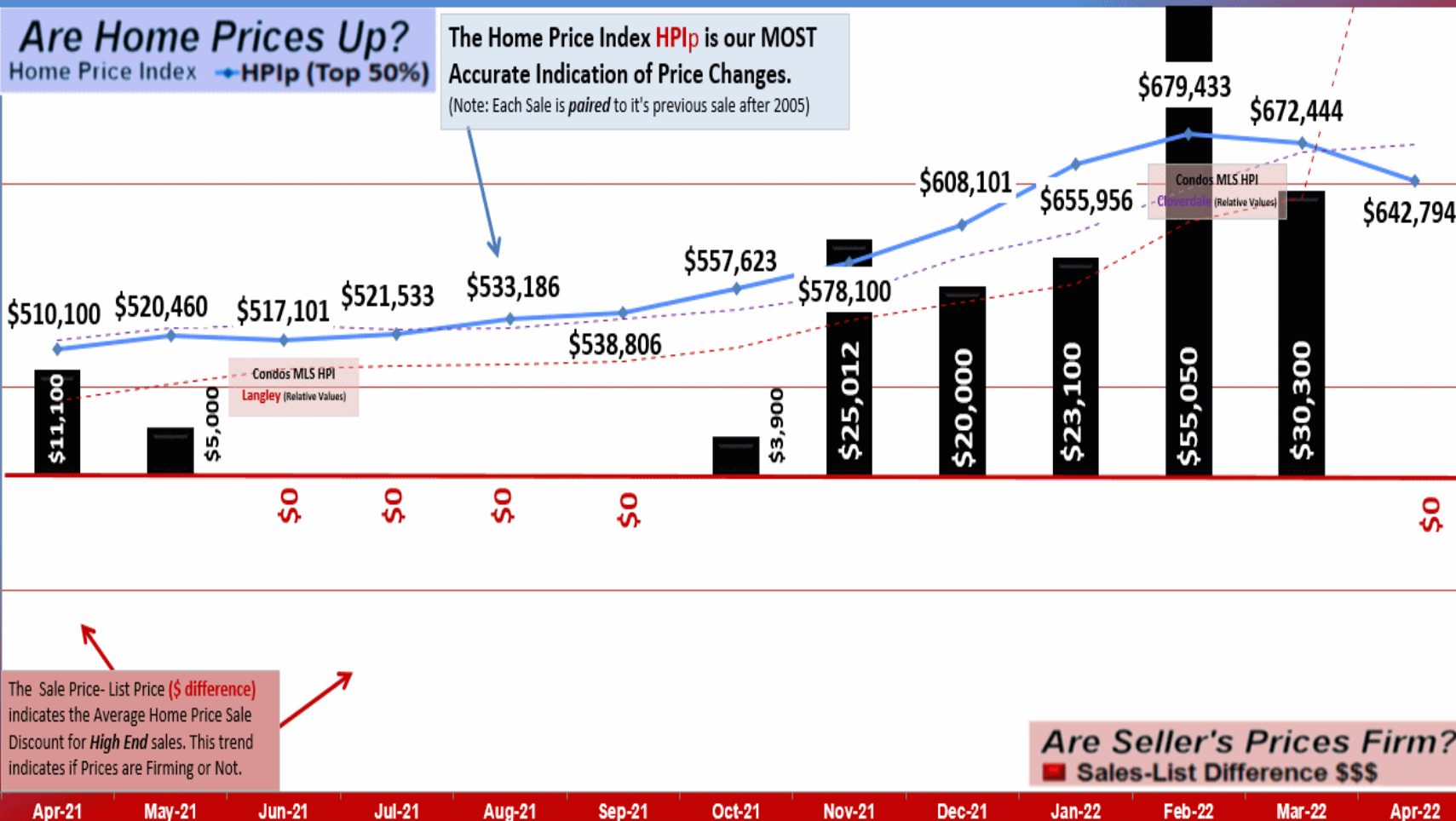
(Home Price Index Paired sales from 2005)

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 Price (\$ difference)



Condominiums

TOP 50%

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

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May 1/22 Langley, Cloverdale

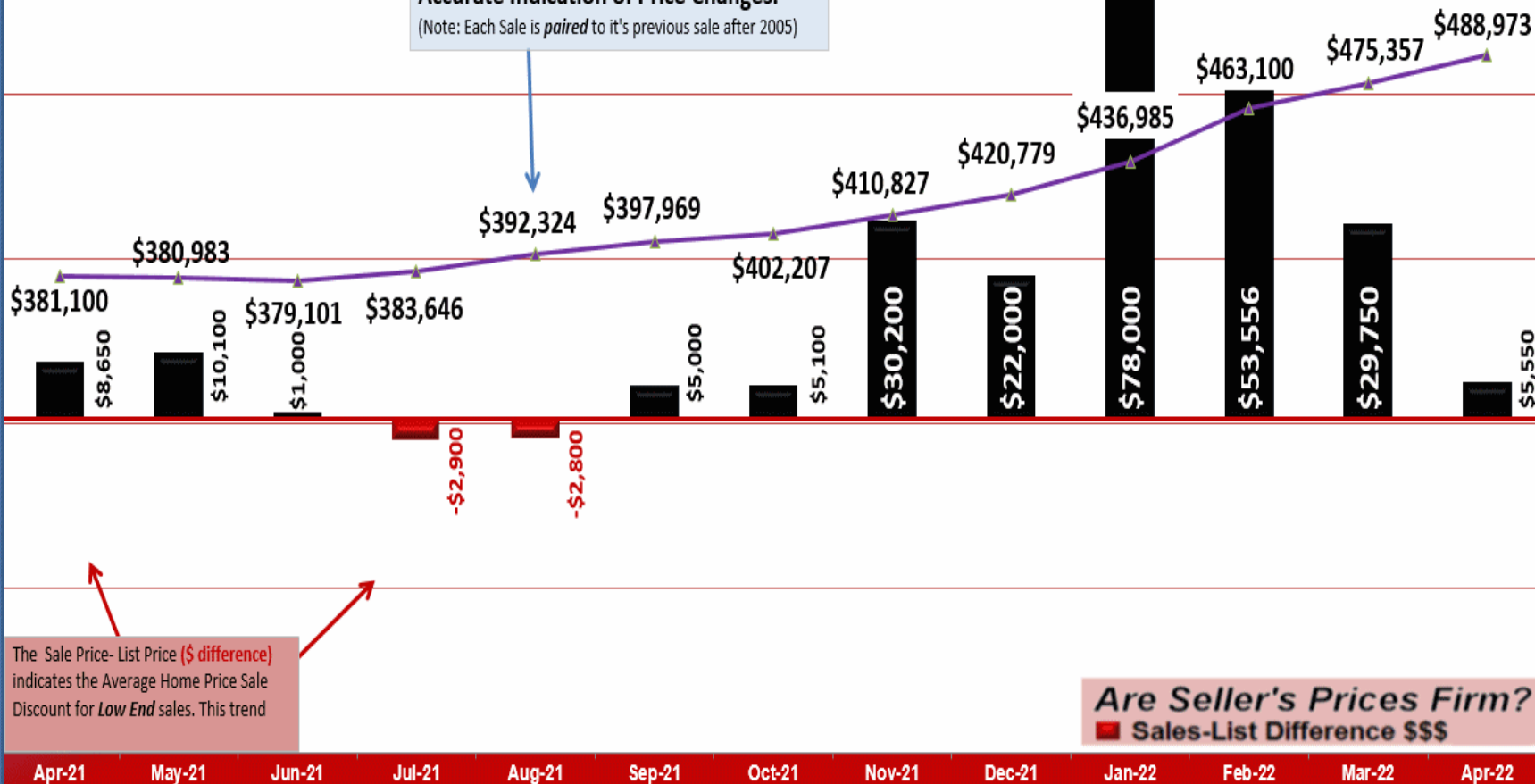
Attached Langley, Cloverdale Condos Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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

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

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

(Note: Each Sale is paired to 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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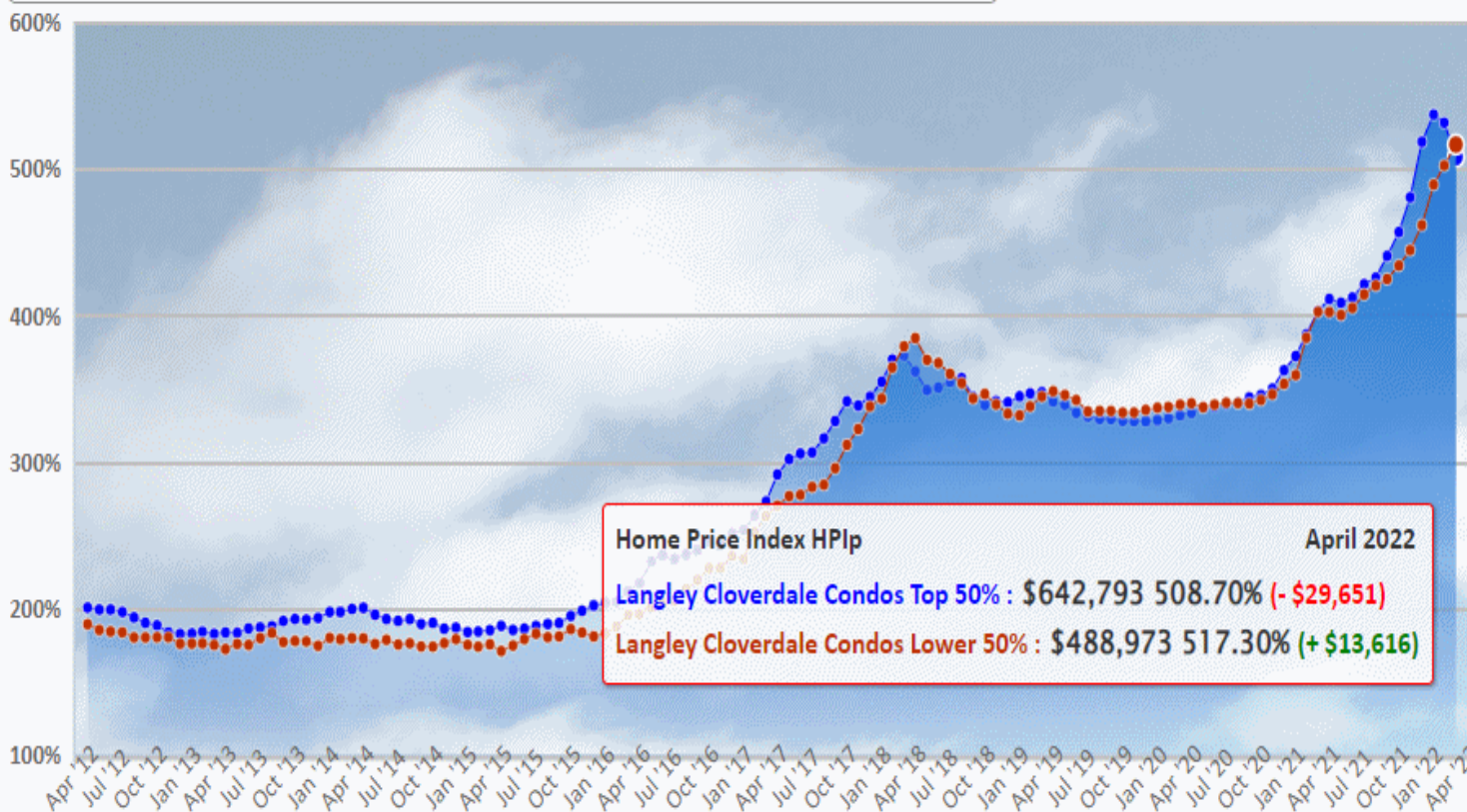


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Langley Cloverdale Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Langley Cloverdale Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-

Monthly Home values



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

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East Vancouver

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East Vancouver Sub areas Statistics - Apr 2022						
Neighbourhoods	Total Listings	Sales	DOM	Sell / List Ratio	Sell - List	Attached %SOLD
Champlain Heights	17	5	8	105%	\$45,800	29.4%
Collingwood Vancouver	163	45	9	103%	\$20,000	27.6%
Downtown VE	54	14	9	100%	\$0	25.9%
Fraser VE	41	7	7	111%	\$97,000	17.1%
Fraserview VE	5	0				0.0%
Grandview Woodland	49	10	9	101%	\$17,000	20.4%
Hastings	35	15	11	99%	-\$3,800	42.9%
Killarney VE	22	7	8	105%	\$39,000	31.8%
Knight	37	16	8	102%	\$10,500	43.2%
Main	24	9	7	106%	\$44,100	37.5%
Mount Pleasant VE	156	57	8	100%	\$1,000	36.5%
Renfrew VE	25	6	17	99%	-\$8,286	24.0%
Renfrew Heights	24	9	5	100%	\$0	37.5%
South Marine	110	31	8	100%	\$1,000	28.2%
Strathcona	50	14	8	103%	\$26,000	28.0%
Hastings Sunrise	3	2	20	100%	\$0	66.7%
South Vancouver	37	5	9	104%	\$23,000	13.5%
Victoria VE	32	15	12	100%	\$1,999	46.9%
Total Activity	884	267	8	101%	\$8,600	30%

East Vancouver List Price Ranges Statistics - Apr 2022						
Home Price Range	Total Listings	Sales	DOM	Sell / List Ratio	Sell - List	Attached %SOLD
\$0-\$550,000	100	44	7	101%	\$5,050	44.0%
\$550,001-\$650,000	123	53	8	103%	\$17,000	43.1%
\$650,001-\$750,000	104	34	8	103%	\$20,000	32.7%
\$750,001-\$900,000	119	36	9	101%	\$5,000	30.3%
\$900,001-\$1,075,000	101	25	8	100%	\$0	24.8%
\$1,075,001-\$1,300,000	100	25	9	100%	\$2,000	25.0%
\$1,300,001-\$1,650,000	120	37	8	100%	\$0	30.8%
\$1,650,001 and more	117	13	23	99%	-\$16,572	11.1%
Total Activity	884	267	8	101%	\$8,600	30%

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change
Total Listings** (A,S,T,C,X)	975	890	884		-6
Active Listings (1st of the month)	504	428	453	513	60
Solds	298	332	267		-65
DOM	8	8	8		0
%SOLD (Sales/ Listings /mthly rate)	31%	37%	30%		-7%
Condos (Top 50%) Home Price Index HPIp	\$794,868	\$848,101	\$839,809		-\$8,292
Condos (Lower 50%) Home Price Index HPIp	\$498,024	\$553,348	\$558,010		\$4,662
Twnhs (Top 50%) Home Price Index HPIp	\$1,192,972	\$1,333,681	\$1,344,172		\$10,491
Twnhs (Lower 50%) Home Price Index HPIp	\$758,455	\$850,383	\$846,898		-\$3,485

May 1 2022 **East Vancouver Market Update (Attached)**
Current: East Vancouver has a Seller Market with **30 % SOLD** rate and a 101% Sell/List Ratio. (This means an average of a \$8,600 increase on a sale from the original list price)
 Most Active Range: Homes below \$550,000 have **44.1 % SOLD** rate.
 Least Active Range: Homes above \$1.65 mill. have **11.4 % SOLD** rate.

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

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

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

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

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

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Vancouver Market Reports

Statistics, on the Web!



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Market Analysis and Forecasting

May 1/22

East Vancouver

Attached Townhomes/ Condos

East Vancouver

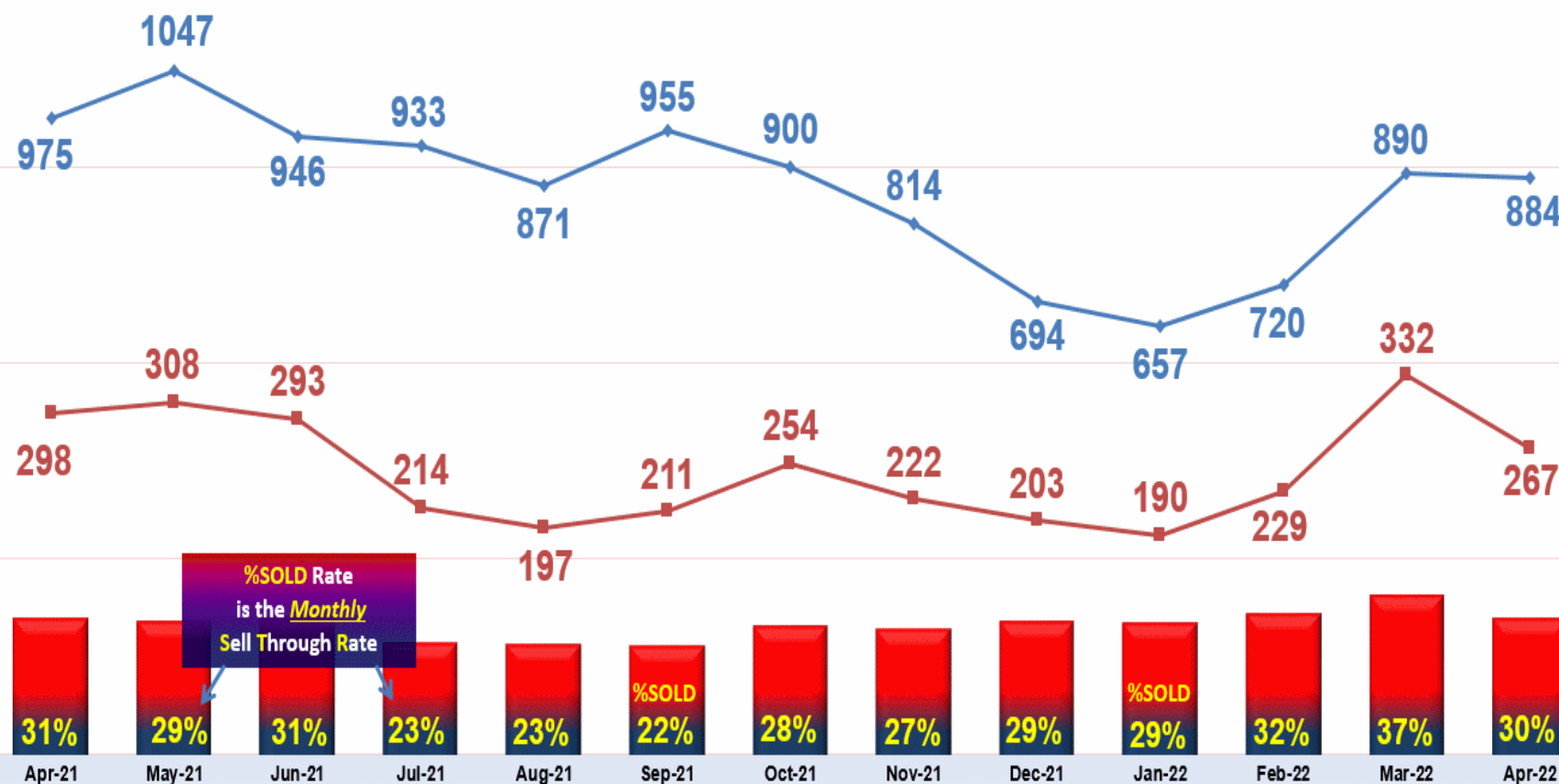
Total Listings, Sales, and %SOLD rates

Sales / Listings
Monthly Totals



Attached

→ Total Listings → Sales



%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 Res include all property types. Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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Market Analysis and Forecasting

May 1/22

East Vancouver

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

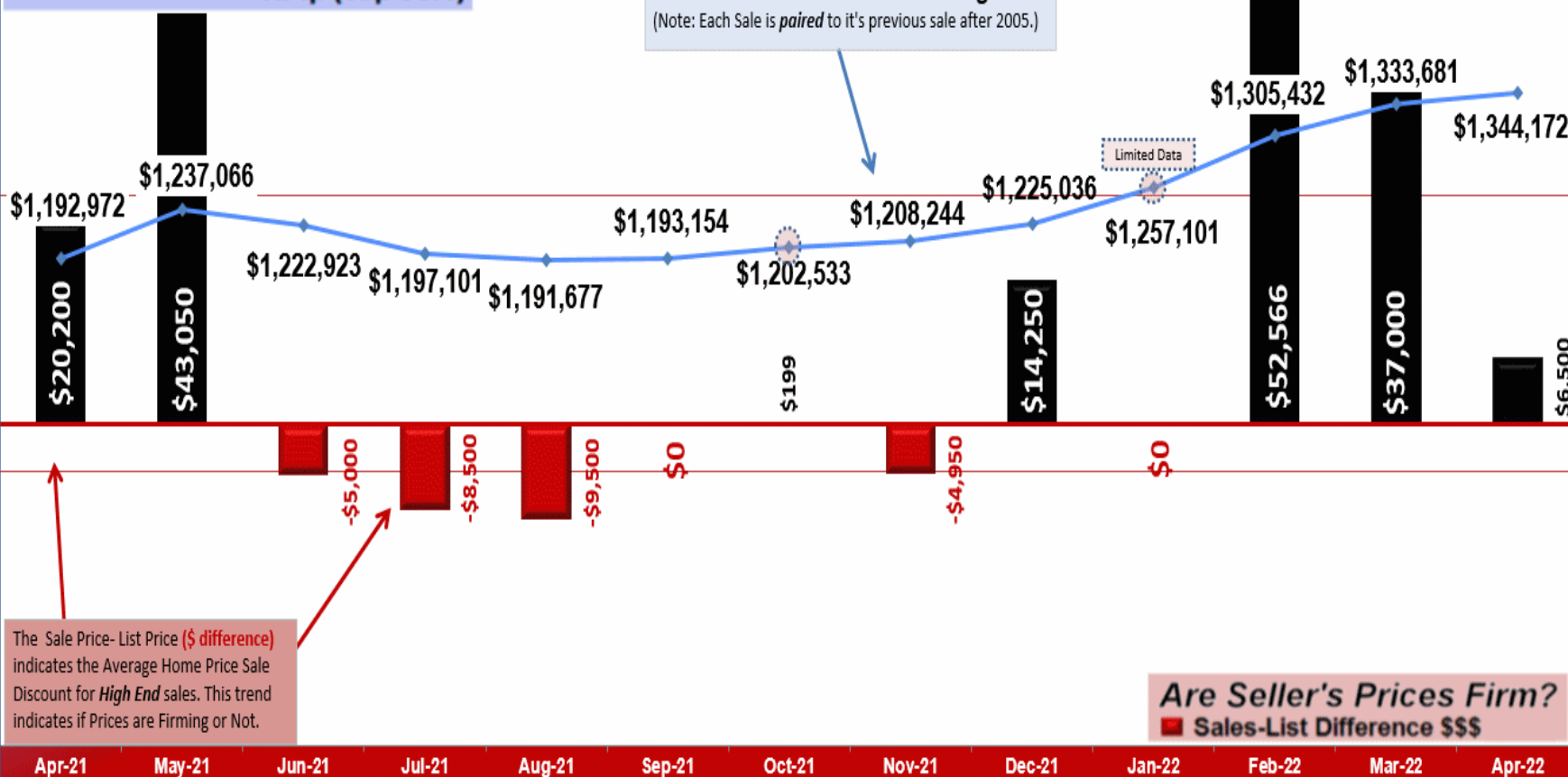
Home Price Changes
(Home Price Index Paired sales from 2005)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

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

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



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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Townhouses



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

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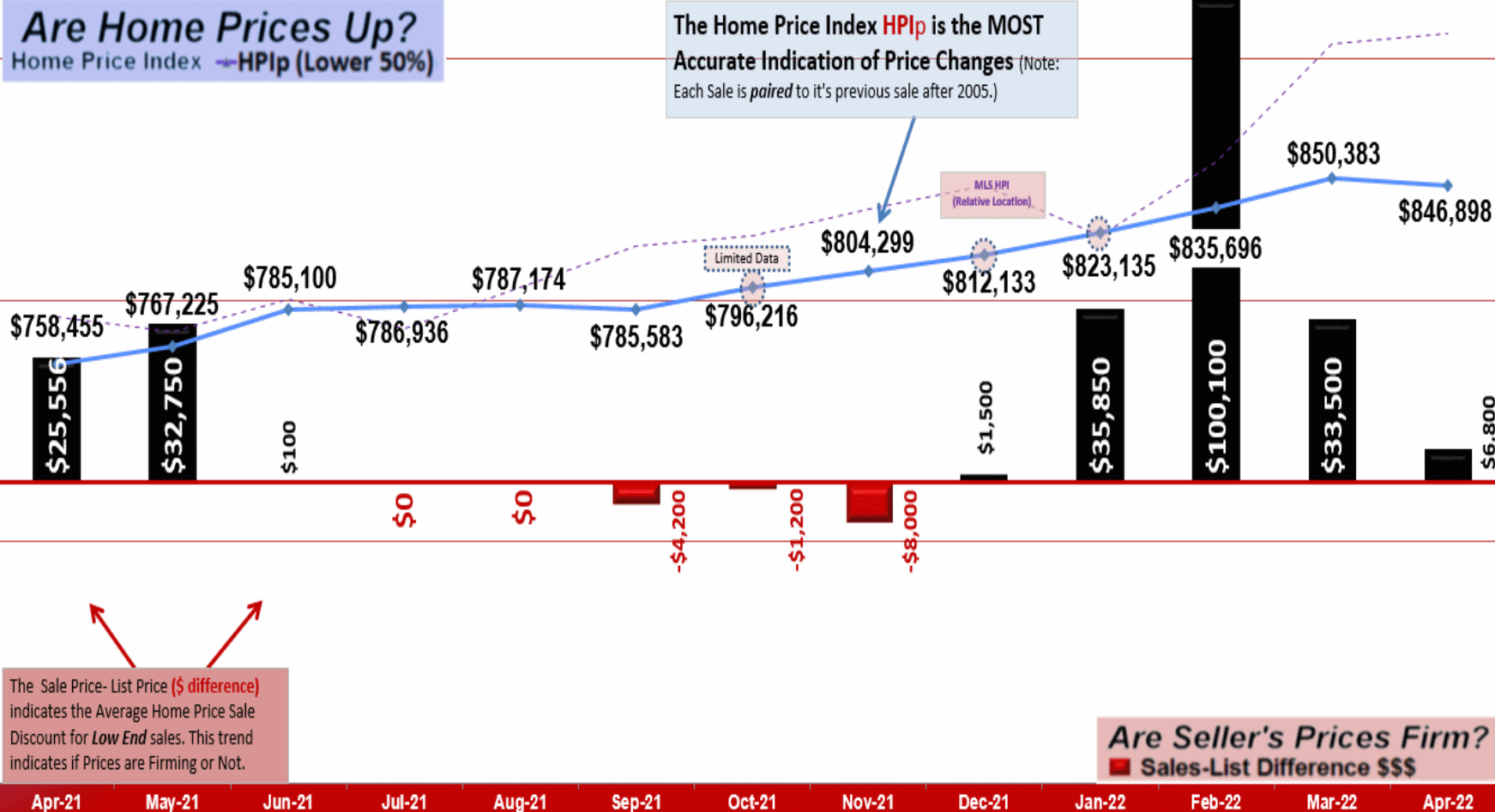
Market Analysis and Forecasting

May 1/22

East Vancouver

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

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



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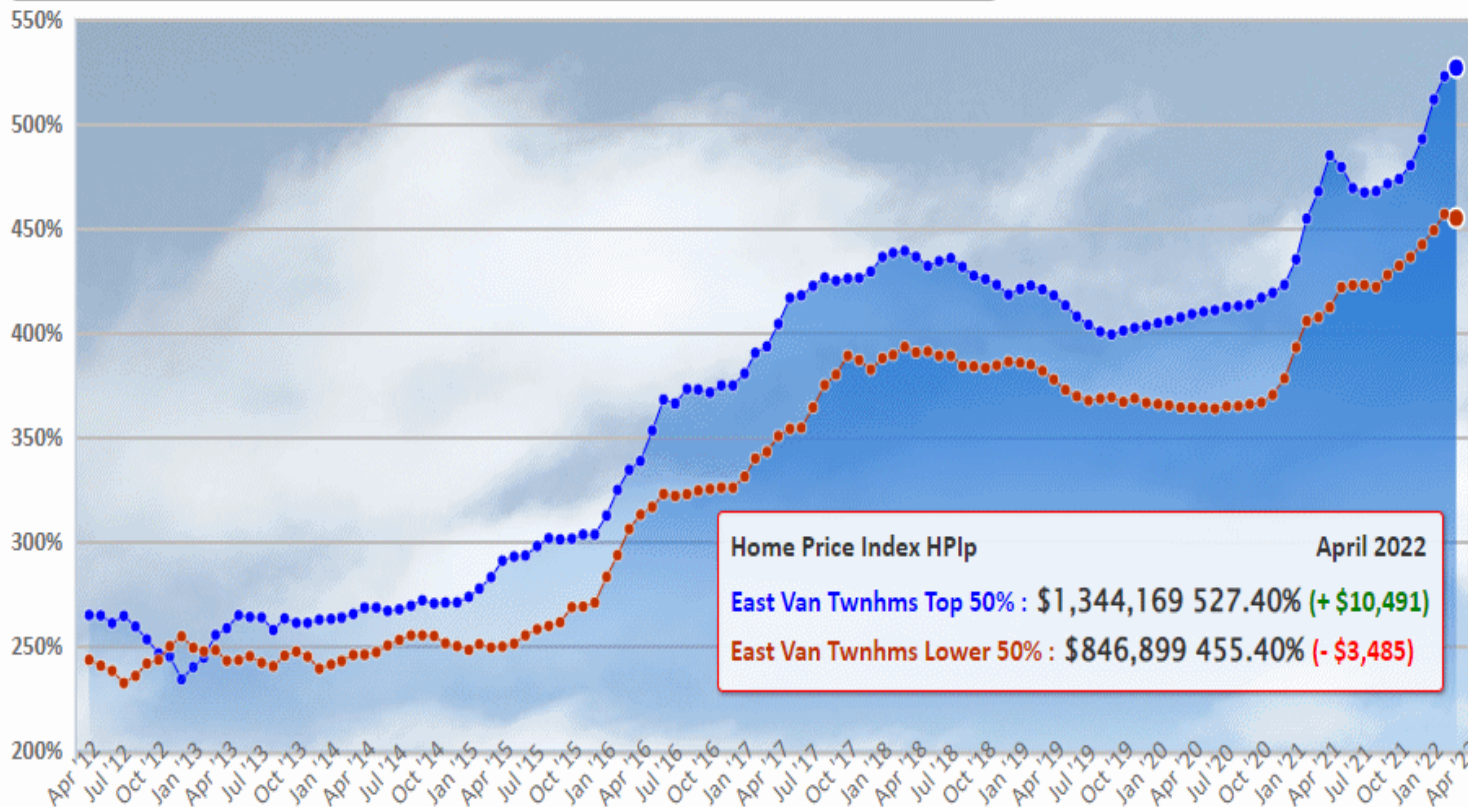
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East Van Twnhms Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 East Van Twnhms Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

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

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Market Analysis and Forecasting

May 1/22

East Vancouver

Attached

East Vancouver

Condos

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

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



Condominiums



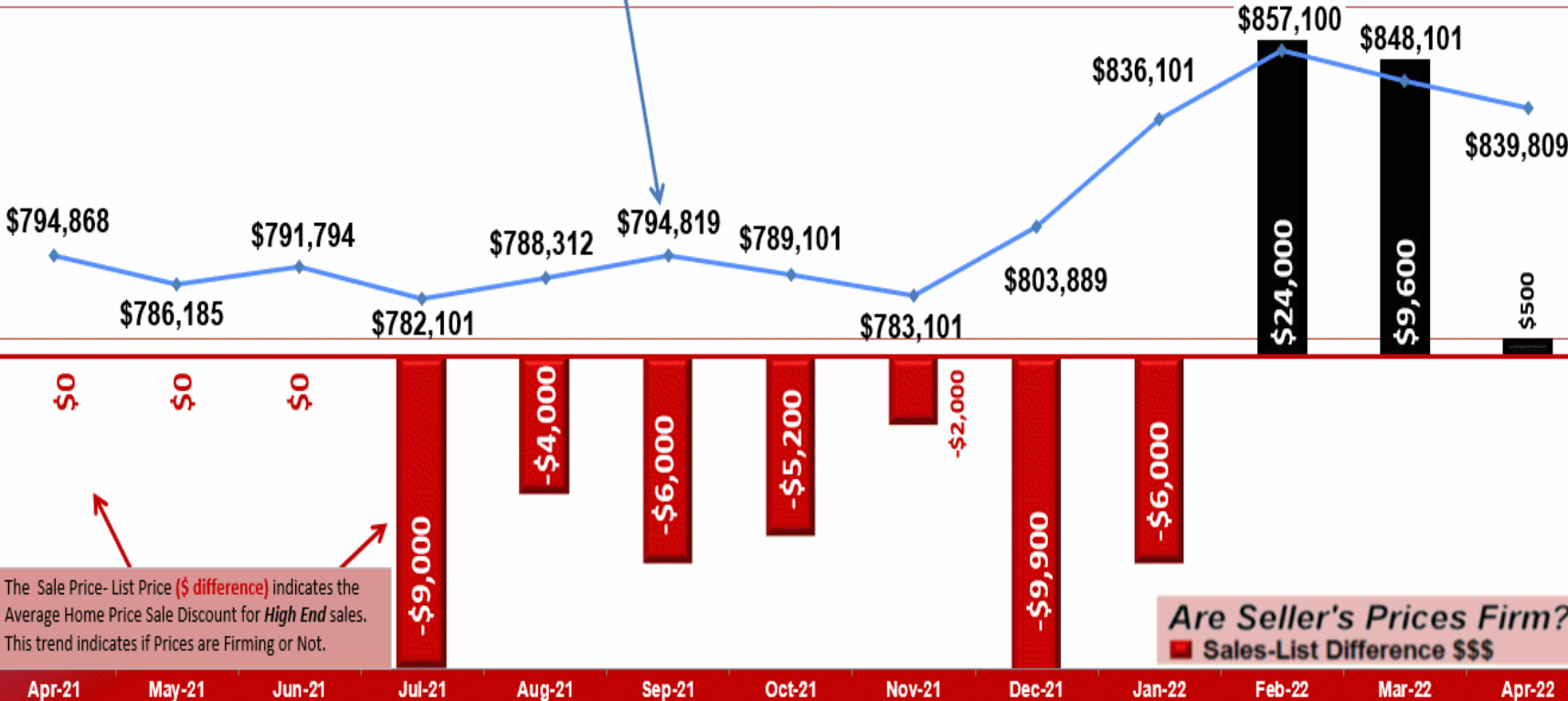
Condominiums

TOP 50%

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

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

The Home Price Index **HPIp** is the MOST Accurate Indication of Price Changes (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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Market Analysis and Forecasting

May 1/22

East Vancouver

Attached

East Vancouver

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

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

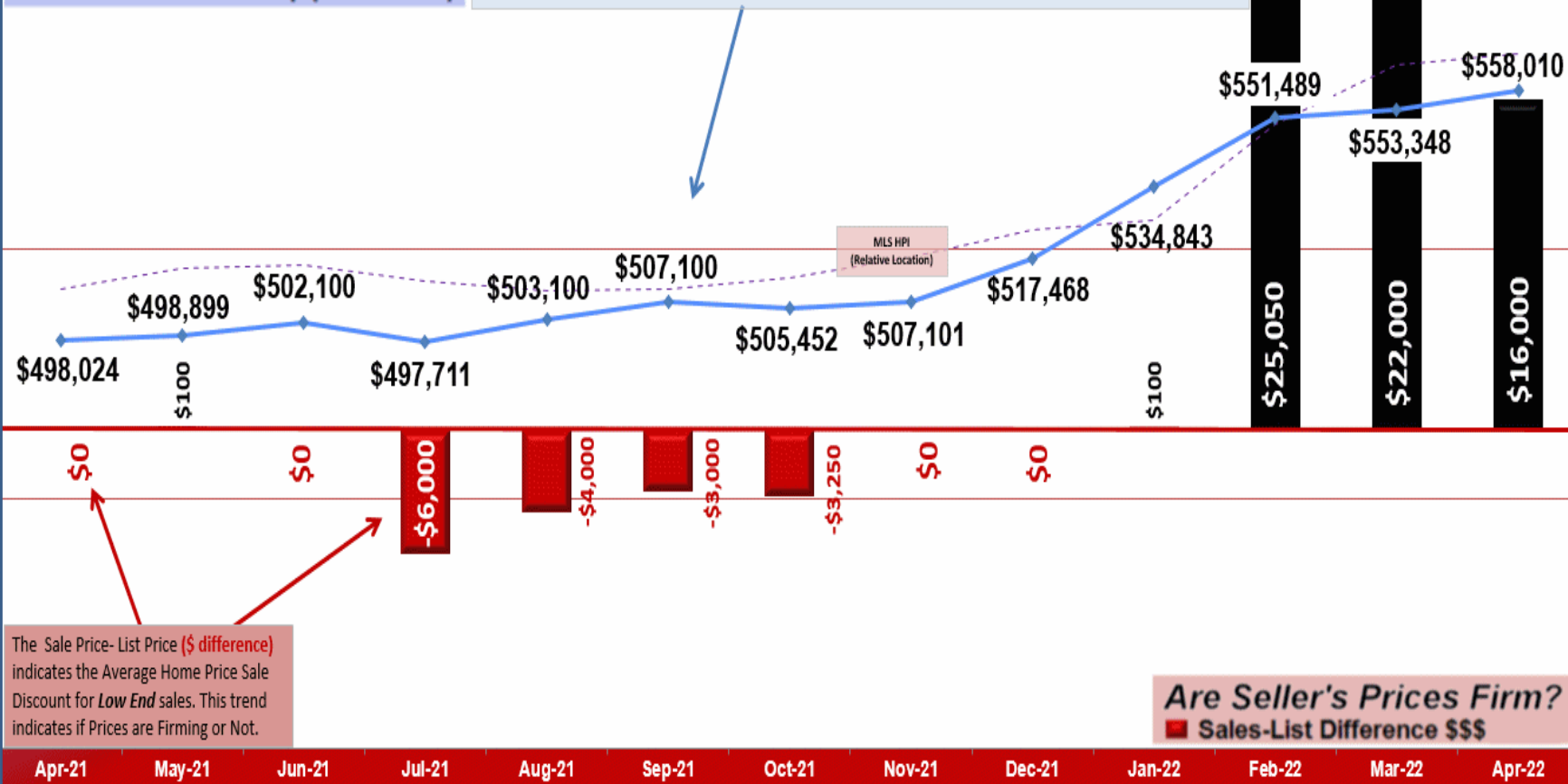


Condominiums

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

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

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



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

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



Condominiums



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

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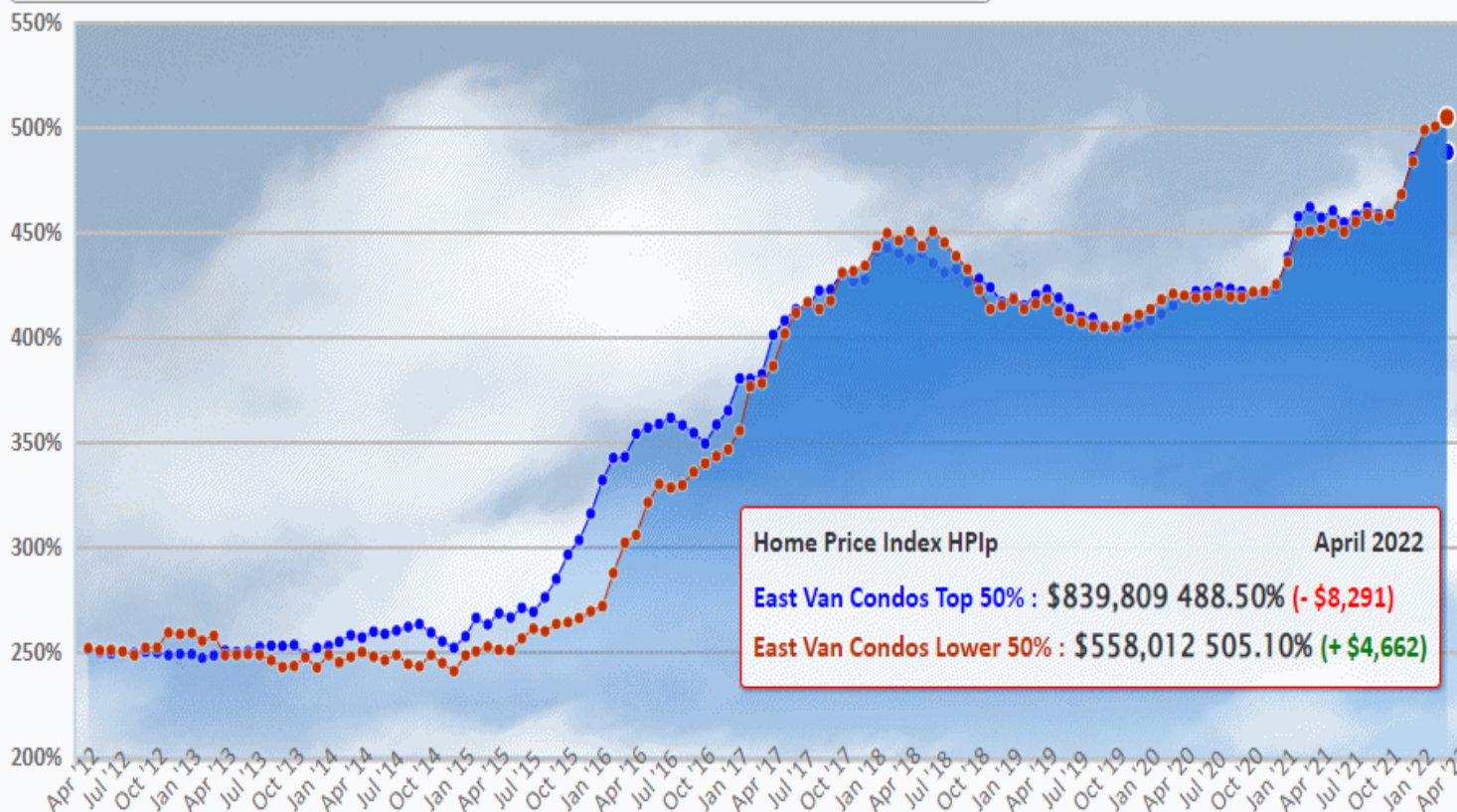
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East Van Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 East Van Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

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

*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 Res include all property types. Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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