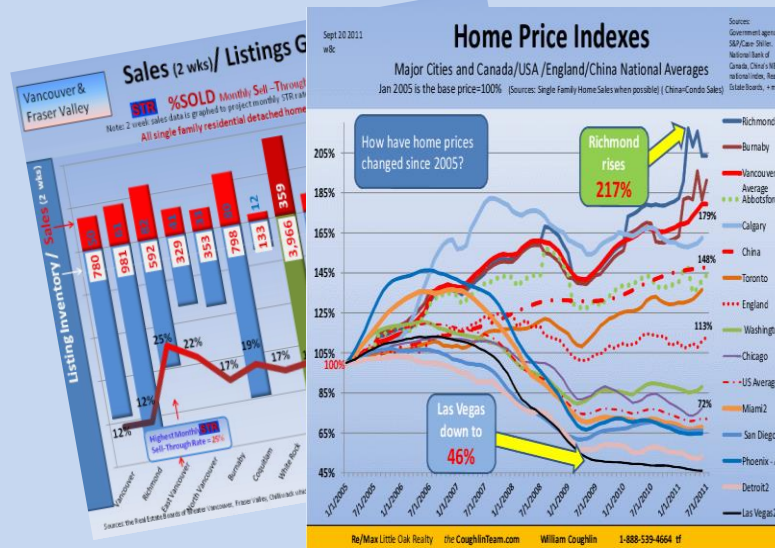


Gary Gao's Market Reports



Advanced Marketing Tools



Gary Gao's Market Reports

Detached

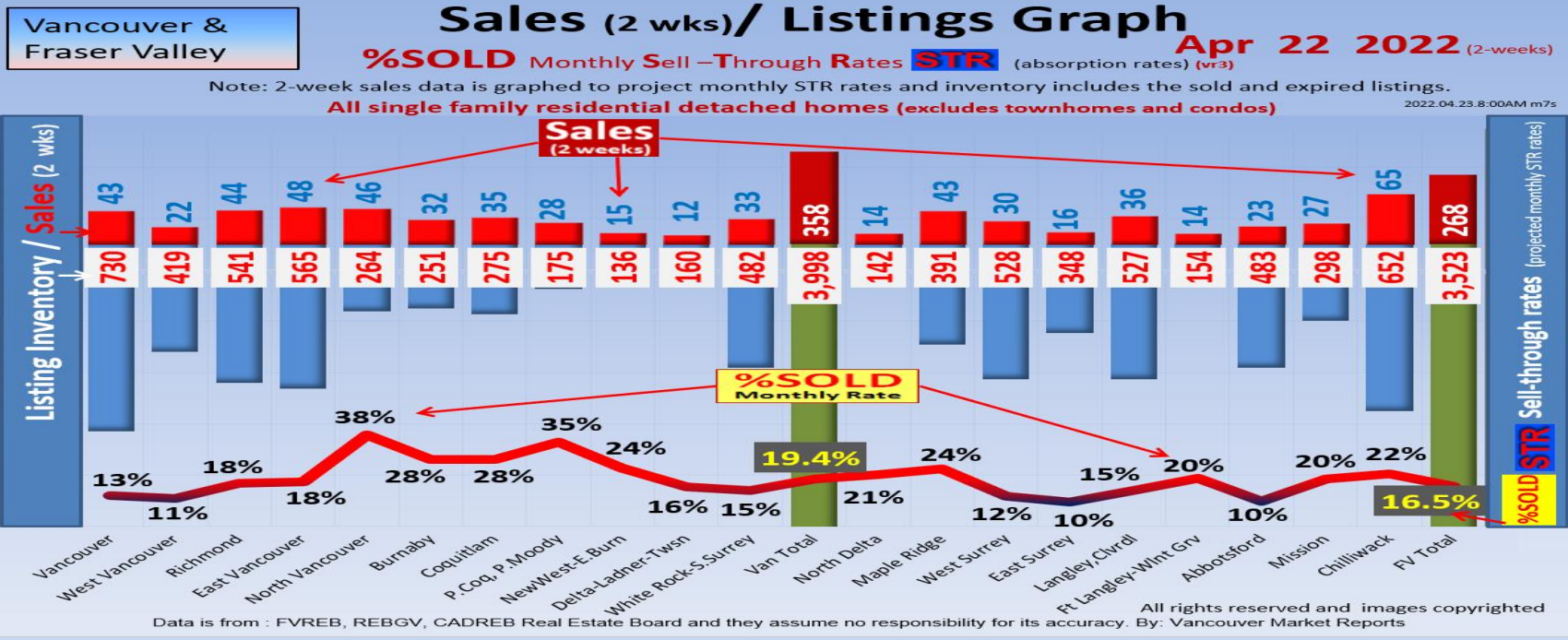
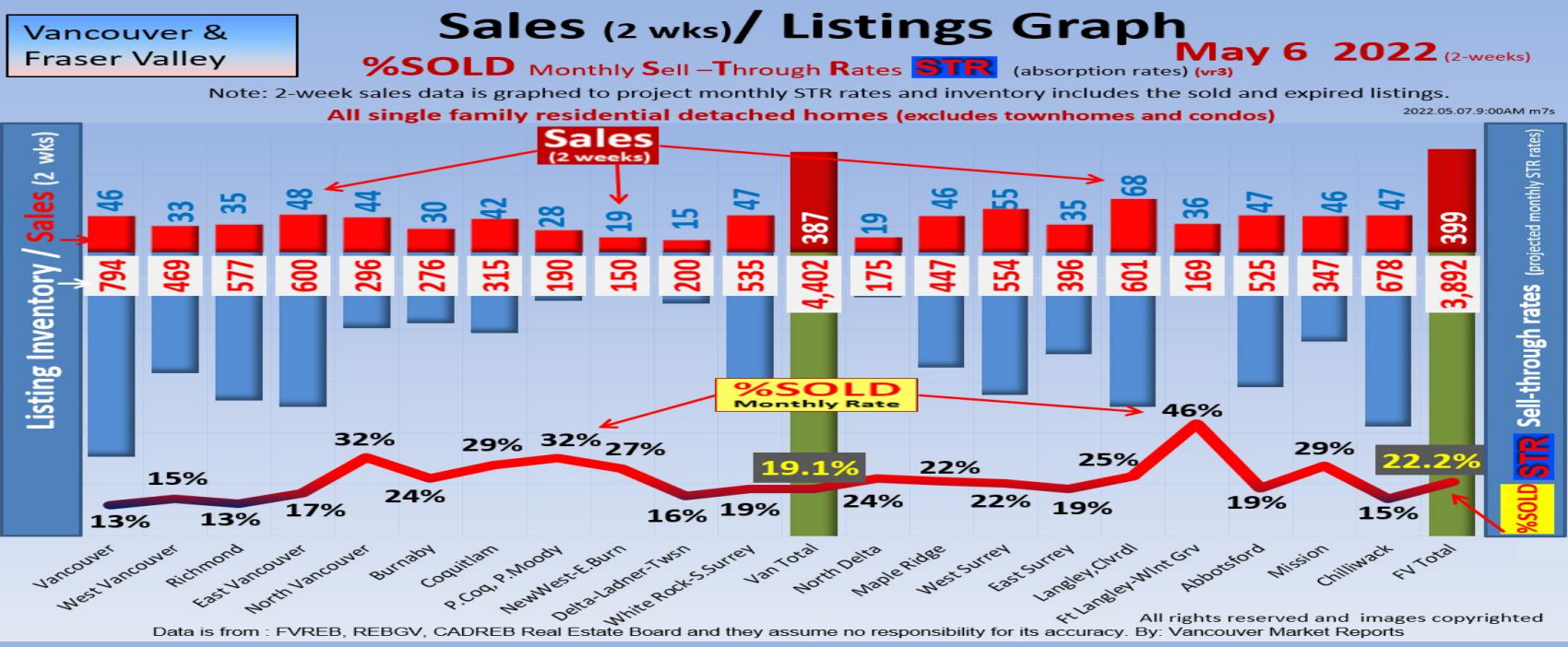
- [Burnaby](#)
- [East Surrey](#)
- [West Surrey](#)
- [West Van](#)

Attached

- [Burnaby](#)
- [East Surrey](#)
- [West Surrey](#)

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





Vancouver Market Reports

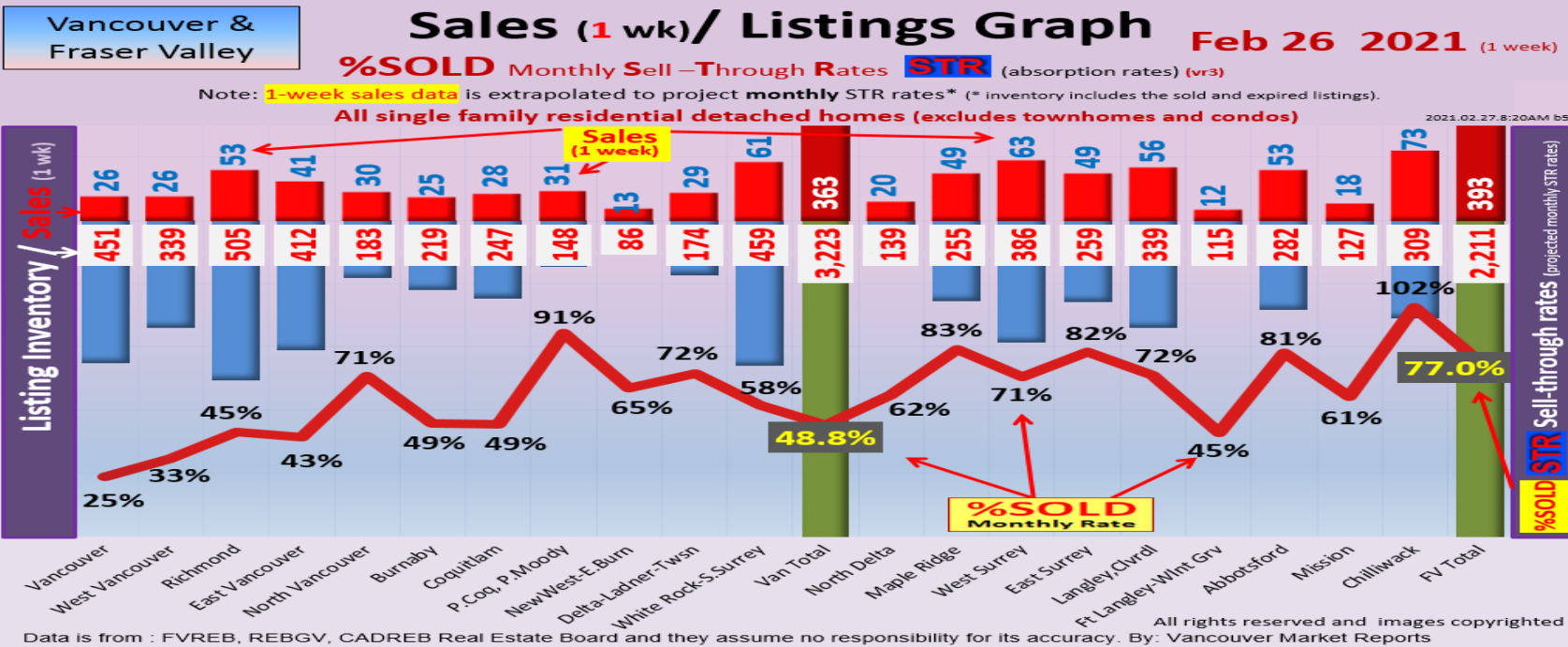
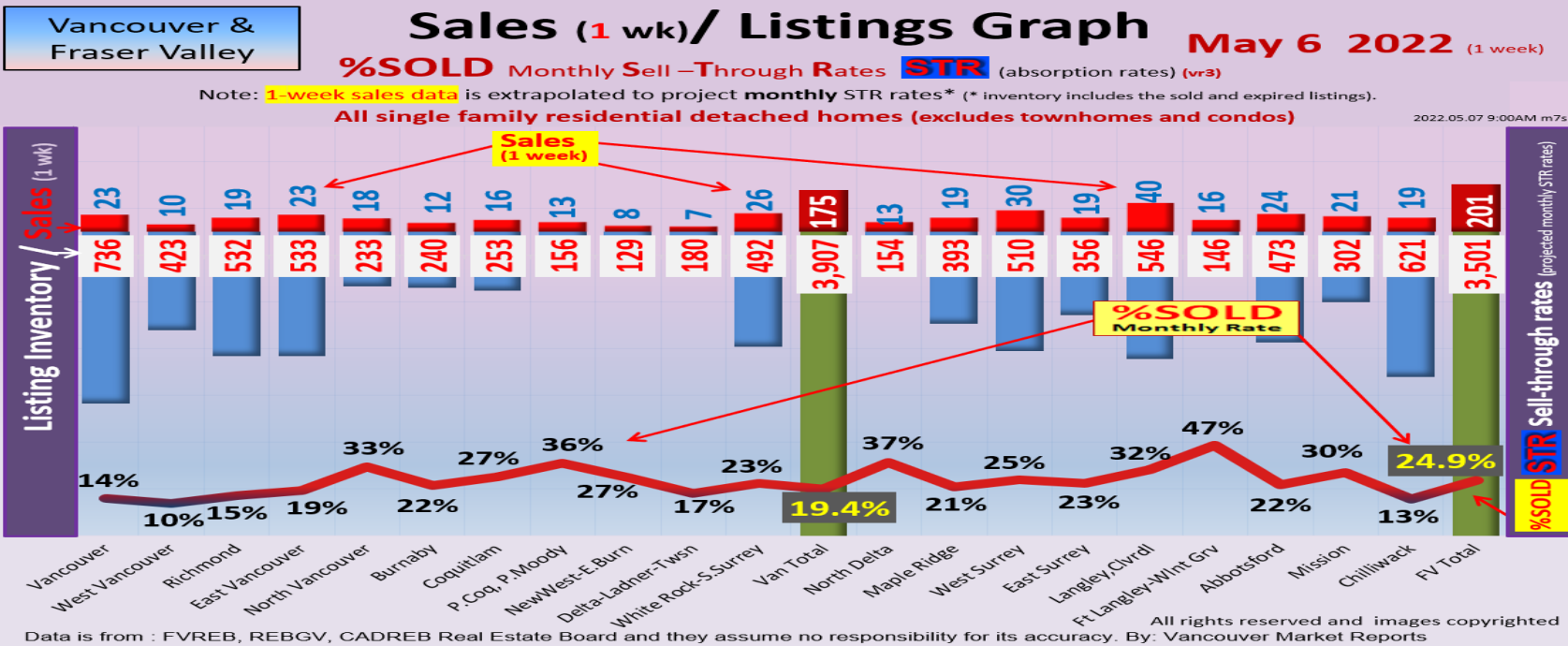
detached homes

Vancouver Market Reports

attached homes

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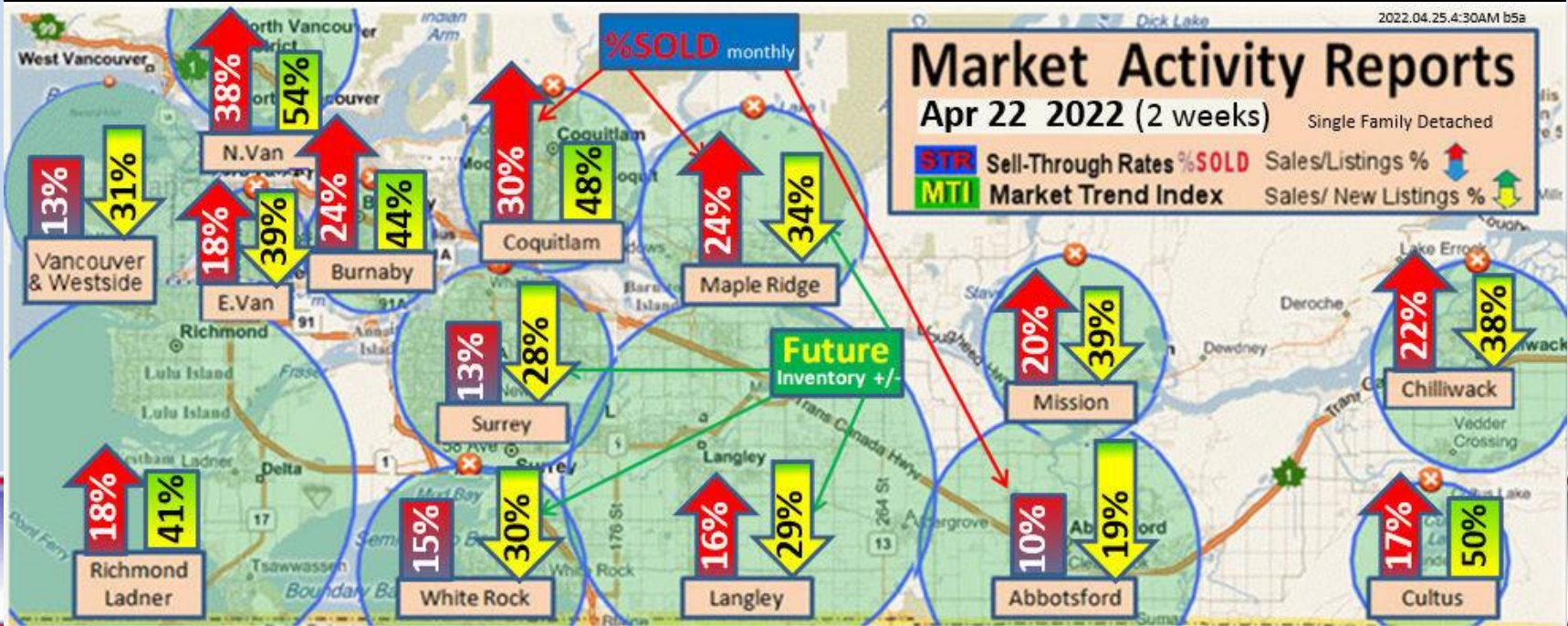
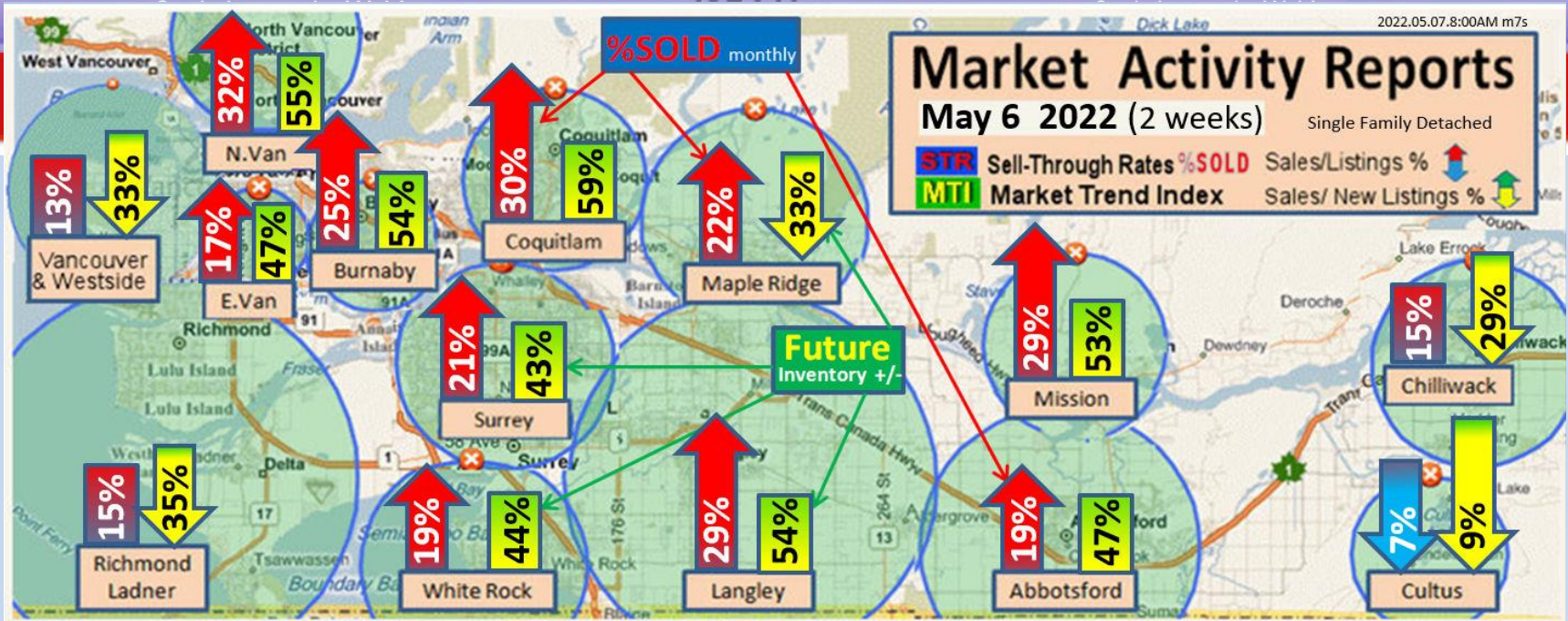
detached homes

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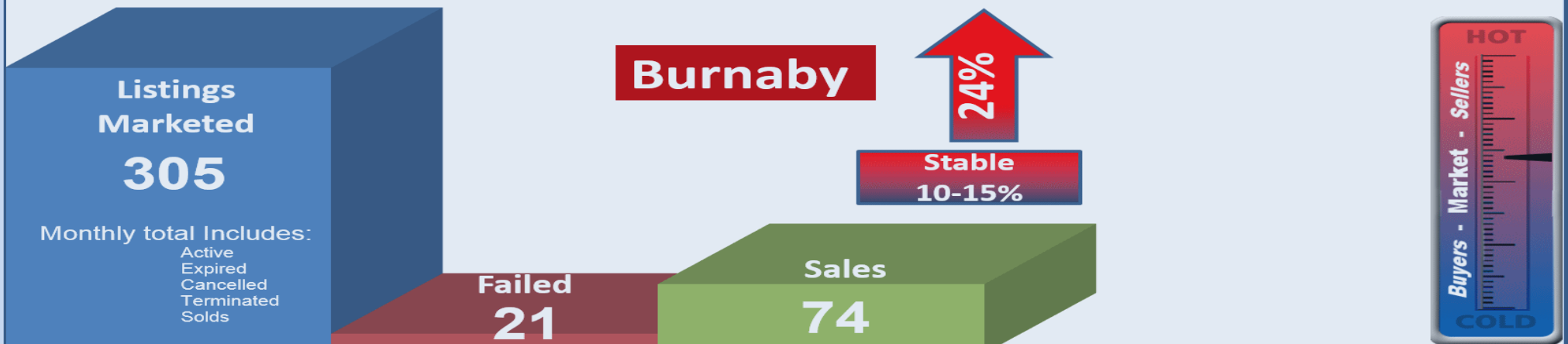


Market Analysis and Forecasting

May 1/22 Burnaby

Sutton WestCoast Realty CANADA'S #1 REAL ESTATE BROKER
* Real Trends Top 250 Report, May 2012

Monthly Market Activity - Apr 2022 - Single Family



May 1 2022 Burnaby Market Update (detached)

Current: Burnaby's Residential Detached housing market is in a Seller Market with **24 %SOLD** rate.

(This means 24 homes out of 100 sold last month with an average \$45,500 increase from the original price)

Most Active Range: Homes below \$1.7 mill. have **41.2 %SOLD** rate.

Least Active Range: Homes above \$3.5 mill. have **9.5 %SOLD** rate.

History: The Burnaby Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$331,328. The Burnaby Home Price Index **HPIp (Lower 50%)** Year-To-Date shows that prices increased \$306,711.

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

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

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Market Analysis and Forecasting

May 1/22 Burnaby

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

Burnaby 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	34	14	9	103%	\$42,550	41.2%	↑
\$1,700,001-\$1,900,000	34	9	8	103%	\$62,000	26.5%	↑
\$1,900,001-\$2,175,000	57	20	8	103%	\$50,500	35.1%	↑
\$2,175,001-\$2,500,000	57	15	9	104%	\$102,000	26.3%	↑
\$2,500,001-\$3,000,000	56	8	14	104%	\$90,000	14.3%	↑
\$3,000,001-\$3,500,000	25	4	26	98%	-\$62,500	16.0%	↑
\$3,500,001 and more	42	4	17	97%	-\$115,500	9.5%	↓
Total Activity	305	74	9	103%	\$45,500	24%	↑

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)	533	290	305		15	↑
Active Listings (1st of the month)	285	143	197	200	3	↑
Solds	137	72	74		2	↑
Days on Market (DOM)	8	24	9		-15	↓
%SOLD (Sales/ Listings /mnthly rate)	25.7%	24.8%	24.3%		-1%	↓
(Top 50%) Home Price Index HPIp	\$2,059,945	\$2,366,458	\$2,391,274		\$24,816	↑
(Lower 50%) Home Price Index HPIp	\$1,522,905	\$1,802,178	\$1,829,616		\$27,438	↑

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Burnaby Sub areas Statistics - Apr 2022

Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	% SOLD
Brentwood Park	13	1	8	113%	\$402,888	8%
Central BN	5	0				0%
Capitol Hill BN	16	6	8	102%	\$33,000	38%
Forest Hills BS	1	0				0%
Government Road	11	3	8	106%	\$200,000	27%
Montecito	9	2	17	95%	-\$109,500	22%
Oakdale	2	2	14	103%	\$35,550	100%
Parkcrest	28	7	11	102%	\$41,000	25%
Sperling-Duthie	17	5	6	102%	\$31,112	29%
Simon Fraser Univer.	8	1	10	112%	\$305,001	13%
Sullivan Heights	2	1	7	103%	\$62,000	50%
Simon Fraser Hills	0	0				0%
Vancouver Heights	6	3	8	110%	\$202,000	50%
Willingdon Heights	16	7	8	102%	\$31,000	44%
Westridge BN	9	0				0%
Big Bend	8	1	10	96%	-\$75,000	13%
Burnaby Hospital	9	3	8	101%	\$15,000	33%
Buckingham Heights	6	0				0%
Burnaby Lake	8	1	20	93%	-\$180,000	13%
Central Park BS	9	2	13	105%	\$88,500	22%
Deer Lake	9	2	20	105%	\$158,500	22%
Deer Lake Place	6	3	29	99%	-\$10,000	50%
Forest Glen BS	14	1	8	109%	\$200,000	7%
Greentree Village	3	1	11	102%	\$35,100	33%
Garden Village	5	1	86	98%	-\$73,000	20%
Highgate	7	4	9	122%	\$439,056	57%
Metrtown	16	5	7	111%	\$240,000	31%
Suncrest	6	2	7	104%	\$76,500	33%
South Slope	44	8	19	99%	-\$10,000	18%
Upper Deer Lake	12	2	10	99%	-\$16,950	17%
Total Activity	305	74	9	103%	\$45,500	24%

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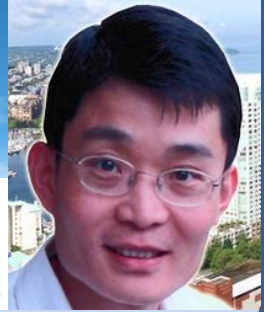
Market Analysis and Forecasting

May 1/22 Burnaby



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Next Months Market Forecast

Forecast: Burnaby has a normal Listing supply; 200 homes are for sale and with the **24 %SOLD** monthly rate gives us a ~4 months of inventory. 6% of the active listings have reduced their price by \$160,726 on average or \$118,000 median. We project Burnaby 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 Burnaby represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the market into two parts with The **Burnaby HPI Top 50%** representing the higher end sales the **Burnaby 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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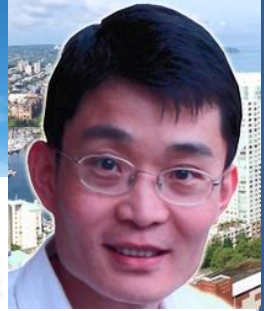
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Market Analysis and Forecasting

May 1/22 Burnaby

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

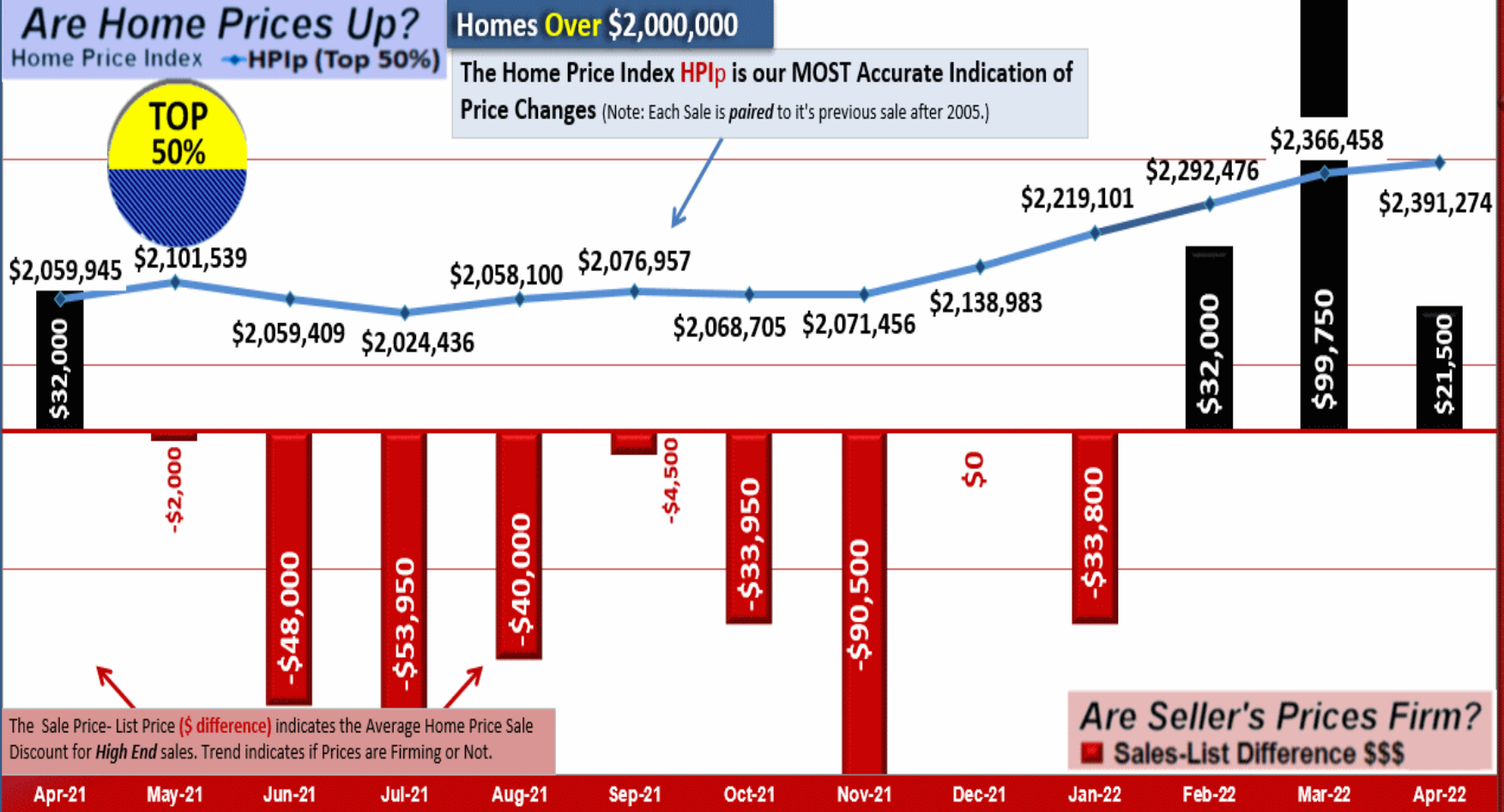
Home Price Changes
(Home Price Index Paired sales from 2005)



Detached

TOP 50%

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



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



Homes **Over \$2,000,000**

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. Trend indicates if Prices are Firming or Not.

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

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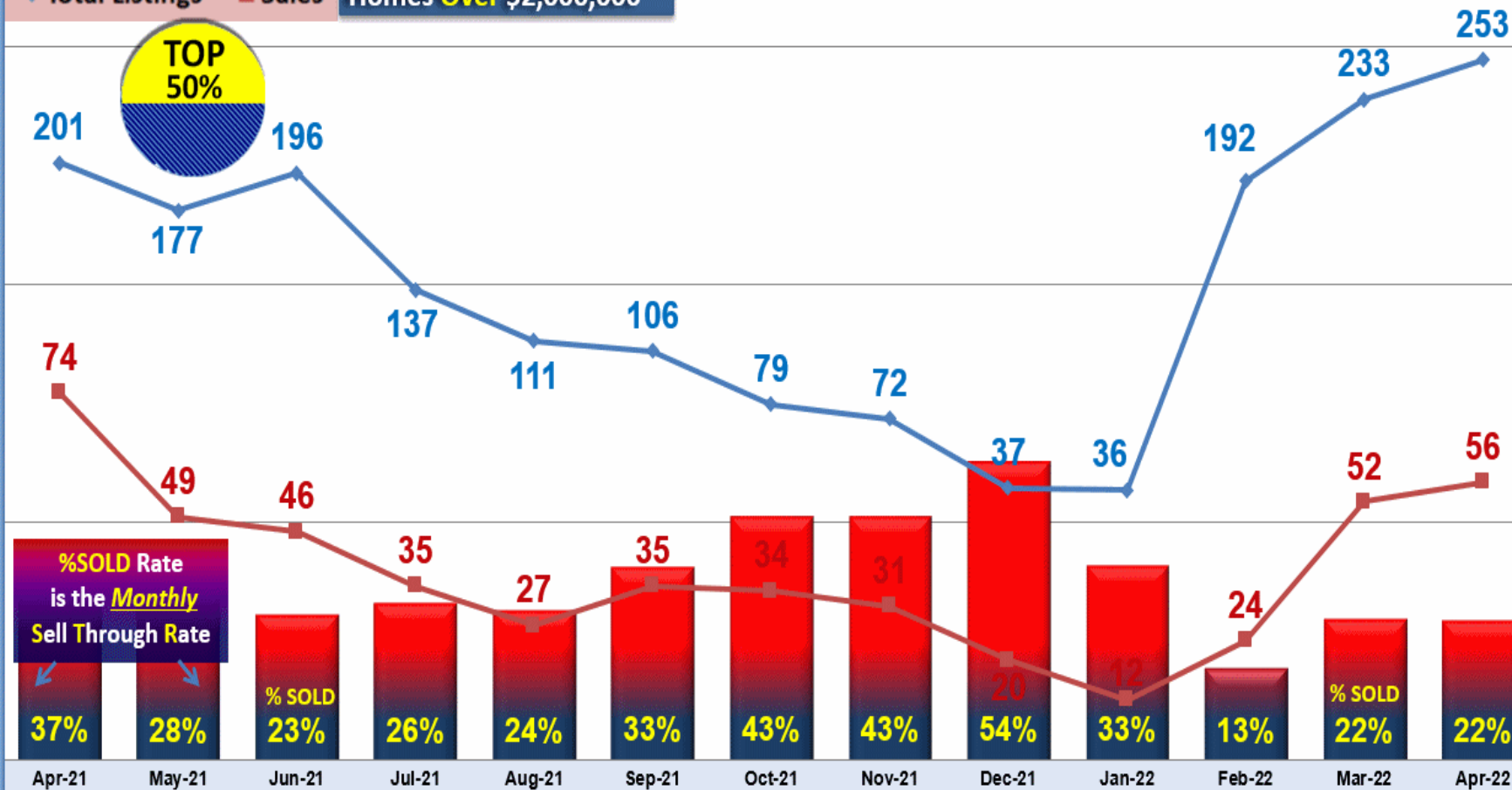
Detached Burnaby Total Listings, Sales, and %SOLD rates

→ Total Listings → Sales Homes Over \$2,000,000

Sales / Listings
Monthly Totals



Detached



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



Detached

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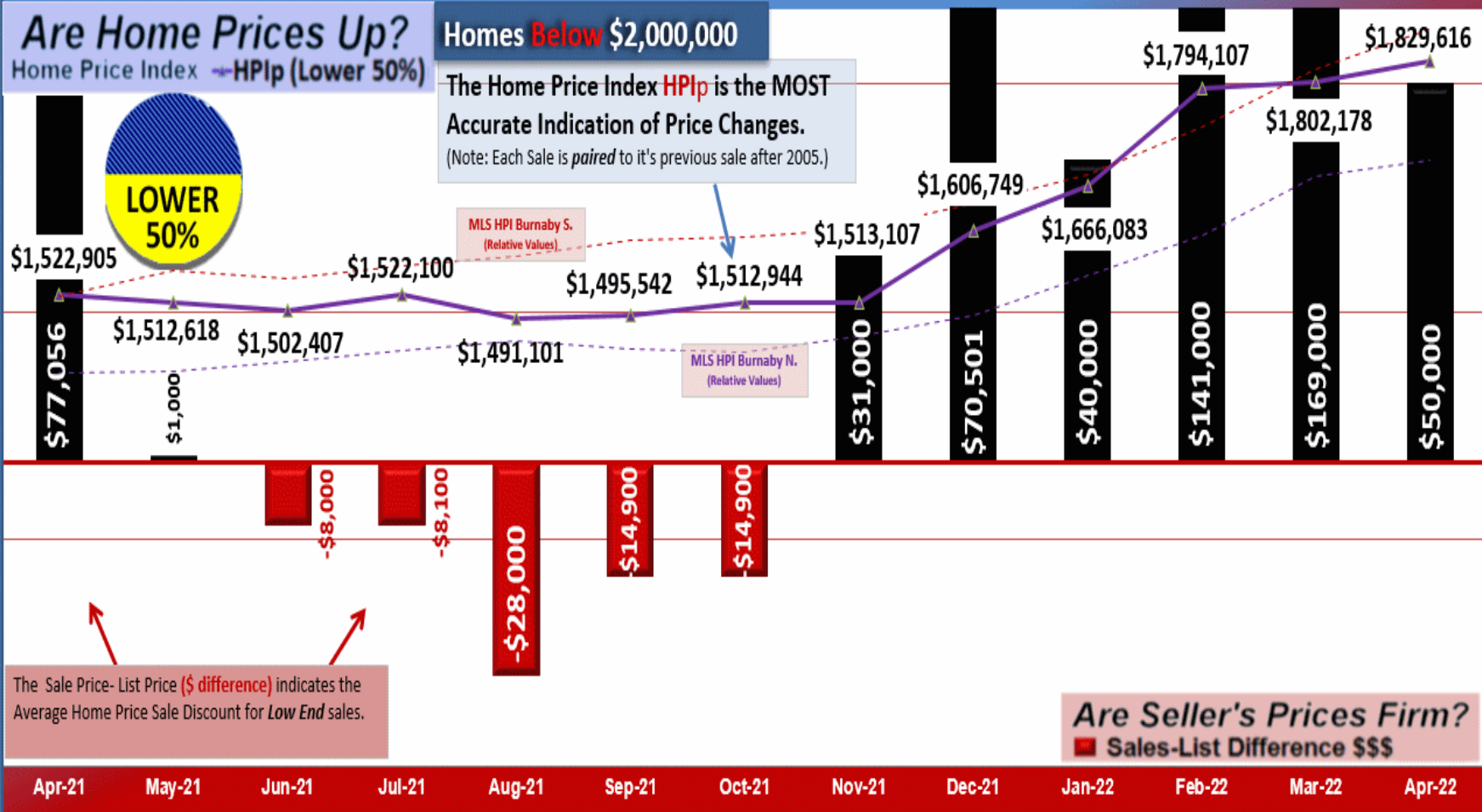
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May 1/22 Burnaby

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

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



Detached



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.

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

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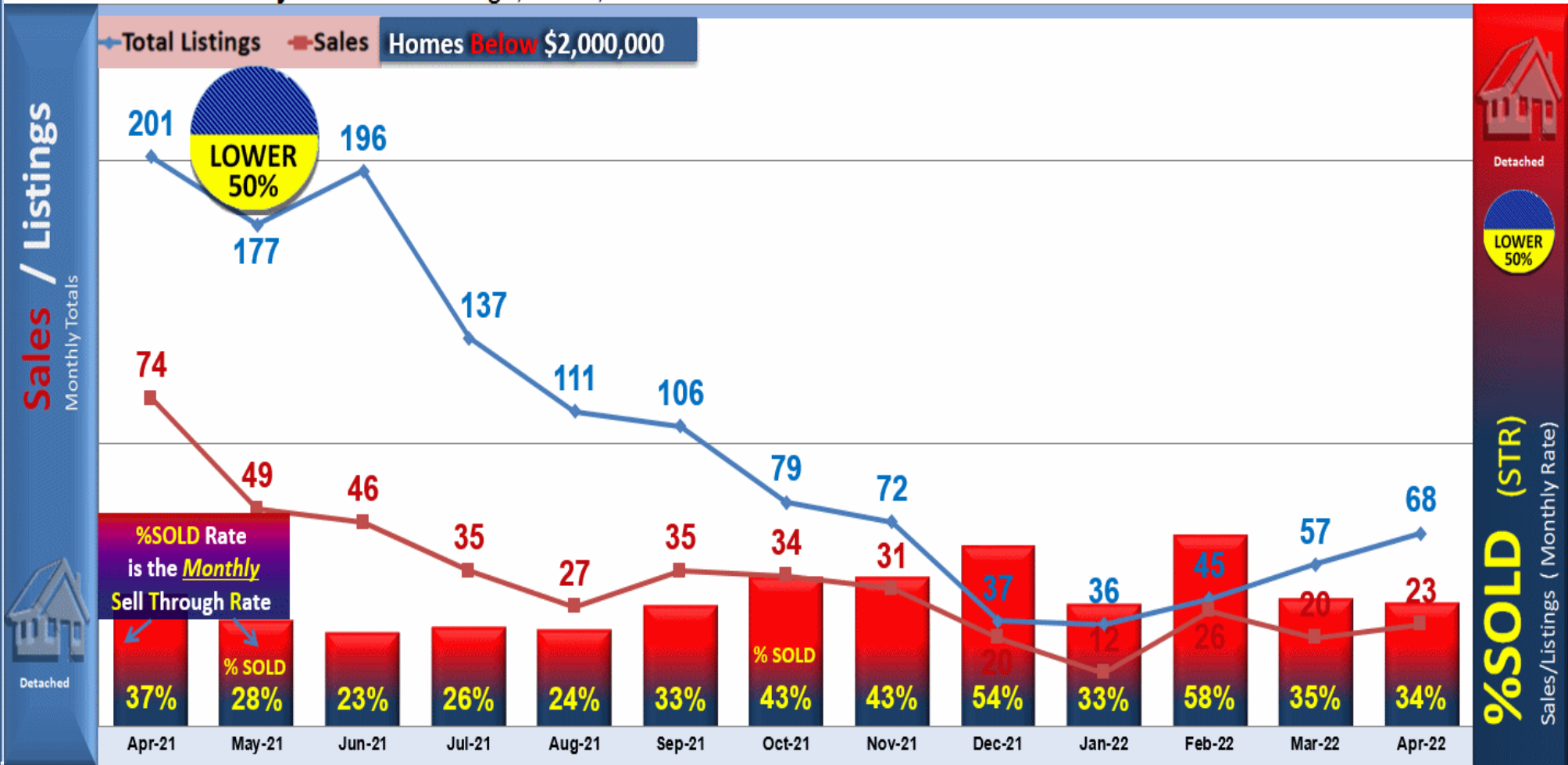


Market Analysis and Forecasting

May 1/22 Burnaby

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* Real Trends Top 250 Report, May 2012

Detached Burnaby Total Listings, Sales, and %SOLD rates



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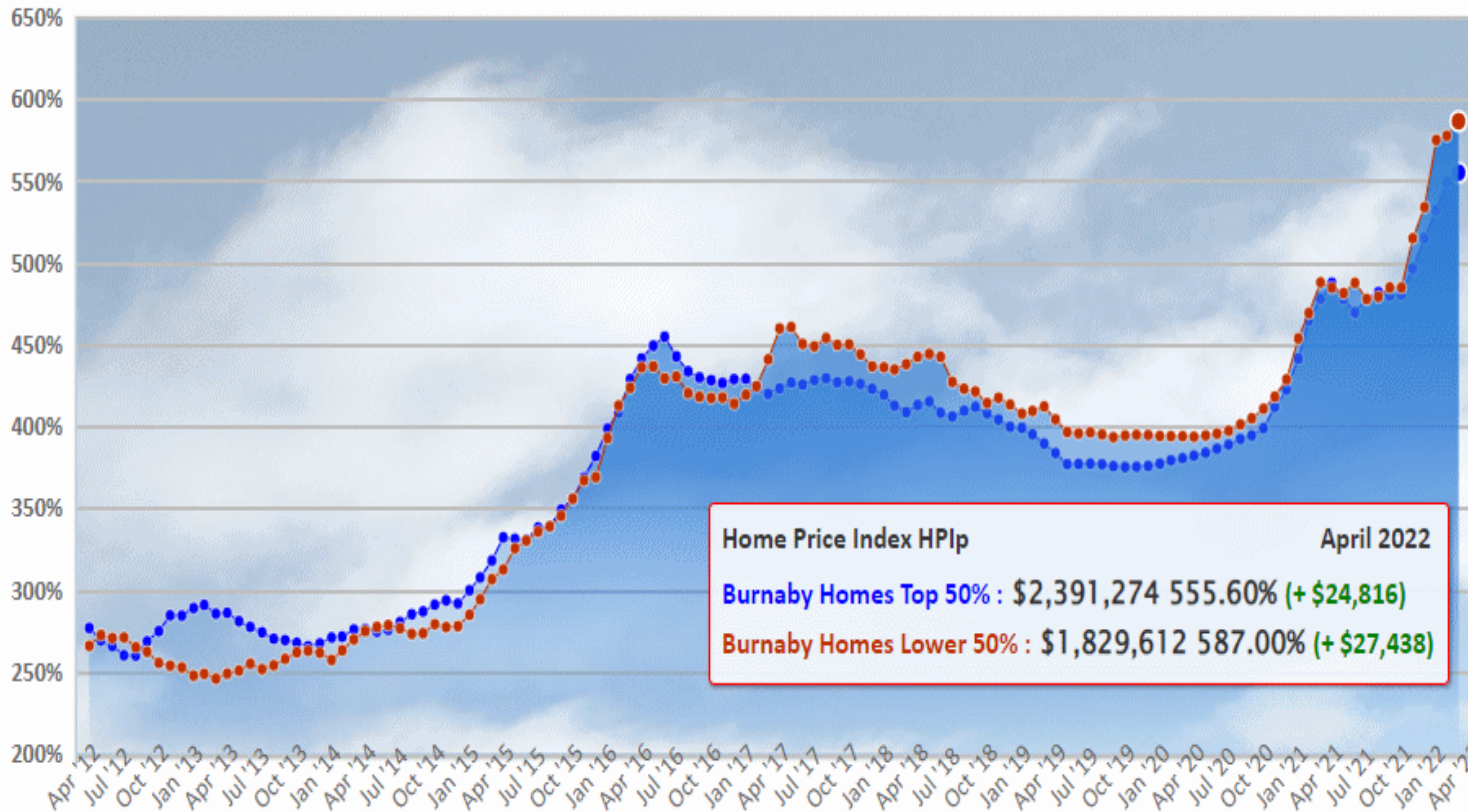
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Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Apr 2022	% 555.60
Mar 2022	% 549.80
Feb 2022	% 532.60
Jan 2022	% 515.60
Dec 2021	% 497.00
Nov 2021	% 481.30
Oct 2021	% 480.60
Sep 2021	% 482.60
Aug 2021	% 478.20
Jul 2021	% 470.30
Jun 2021	% 478.50
May 2021	% 488.30

*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. Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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Market Analysis and Forecasting

May 1/22 West Vancouver

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

西溫 房地產價格變動 / 西温 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

\$752,216

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

\$420,001

17.6%

17.5%

■ % 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



\$2,900,000

YTD Home Price Changes \$

YTD Home Price Changes %

YTD Home Price Changes \$

YTD Home Price Changes %

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

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Market Analysis and Forecasting

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Monthly Market Activity - Apr 2022 Single Family



May 1 2022 West Vancouver Market Update (detached)

Current: West Vancouver is in a Seller Market with a **11 %SOLD** rate, 12 days on the market (DOM) and with a 96% selling discount of \$99,000 off the original list price.

Most Active Price Range: Homes below \$2.5 mill. have **38.9 %SOLD** rate.

Least Active Price Range: Homes between \$6.9 mill. - \$9.5 mill have **2.0 %SOLD** rate.

History: The West Vancouver Year-To-Date Home Price Index **HPIp (Top 50%)** HPIp* shows that prices increased \$438,947. The West Vancouver Year-To-Date Home Price Index **HPIp (Lower 50%)** HPIp* shows that prices increased \$377,353.

*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 West Vancouver

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

West Vancouver List Price Ranges Statistics - Apr 2022

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
\$0-2,500,000	36	14	8	98%	-\$46,500	38.9%	↑
\$2,500,001-\$2,900,000	39	7	5	97%	-\$92,900	17.9%	↑
\$2,900,001-\$3,450,000	69	8	8	97%	-\$80,500	11.6%	
\$3,450,001-\$4,200,000	72	12	27	97%	-\$108,500	16.7%	↑
\$4,200,001-\$4,700,000	47	2	29	96%	-\$164,000	4.3%	↓
\$4,700,001-\$5,800,000	60	3	34	94%	-\$298,000	5.0%	↓
\$5,800,001-\$6,900,000	56	4	106	91%	-\$635,000	7.1%	↓
\$6,900,001-\$9,500,000	50	1	43	92%	-\$700,000	2.0%	↓
\$9,500,001 and more	53	3	56	85%	-\$1,723,000	5.7%	↓
Total Activity	482	54	12	96%	-\$99,000	11%	

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)	545	447	482		35	↑
Active Listings (1st of the month)	354	318	326	383	57	↑
Solds	80	63	54		-9	↓
Days on Market (DOM)	11	15	12		-4	↓
%SOLD (Sales/ Listings /mnlthly rate)	15%	14%	11%		-3%	↓
(Top 50%) Home Price Index HPIp	\$4,556,556	\$5,072,795	\$4,995,503		-\$77,292	↓
(Lower 50%) Home Price Index HPIp	\$2,529,603	\$2,885,068	\$2,906,956		\$21,888	↑

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

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May 1/22 West Vancouver

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West Vancouver Sub areas Statistics - Apr 2022					Detached	
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	% SOLD
Altamont	18	1	56	83%	-\$2,488,000	5.6%
Ambleside	46	8	30	97%	-\$93,500	17.4%
British Properties	87	3	7	102%	\$49,000	3.4%
Bayridge	14	3	54	94%	-\$208,000	21.4%
Caulfeild	28	7	7	97%	-\$98,000	25.0%
Canterbury WV	7	2	276	93%	-\$836,000	28.6%
Cedardale	5	3	37	94%	-\$272,000	60.0%
Cypress Prk Estates	14	3	10	98%	-\$48,000	21.4%
Chelsea Park	4	0				0.0%
Chartwell	38	0				0.0%
Cypress	5	0				0.0%
Deer Ridge WV	0	0				0.0%
Dundarave	30	5	7	98%	-\$88,000	16.7%
Eagle Harbour	18	2	5	100%	\$4,500	11.1%
Eagleridge	6	1	191	94%	-\$110,000	16.7%
Furry Creek	4	0				0.0%
Gleneagles	13	1	7	104%	\$153,000	7.7%
Glenmore	17	2	42	98%	-\$53,000	11.8%
Horseshoe Bay WV	4	1	7	96%	-\$100,000	25.0%
Howe Sound	6	2	23	99%	-\$29,000	33.3%
Lions Bay	11	0				0.0%
Olde Caulfeild	10	1	192	73%	-\$1,880,000	10.0%
Porteau Cove	0	0				0.0%
Park Royal	7	1	12	102%	\$5,000	14.3%
Panorama Village	1	0				0.0%
Queens	24	2	1	101%	-\$563,500	8.3%
Rockridge	5	1	5	97%	-\$88,000	20.0%
Sandy Cove	3	1	7	96%	-\$98,000	33.3%
Sentinel Hill	10	1	6	96%	-\$92,900	10.0%
Upper Caulfeild	9	2	45	94%	-\$168,500	22.2%
West Bay	6	0				0.0%
Whytecliff	3	0				0.0%
Whitby Estates	8	1	140	85%	-\$1,022,000	12.5%
Westhill	10	0				0.0%
Westmount WV	11	0				0.0%
Total Activity	482	54	12	96%	-\$99,000	11%

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Market Analysis and Forecasting

May 1/22 West Vancouver

Sutton WestCoast Realty CANADA'S
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Next Months Market Forecast

Forecast: West Vancouver has average Listing supply; 383 homes are for sale and with the **11 %SOLD** monthly rate gives us a ~9 months of inventory. 2% of the active listings have reduced their price by \$334,414 on average and \$320,000 on median for the last month. We project West 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 West 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 **West Vancouver HPI Top 50%** representing the higher end sales and the **West 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

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

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



Detached



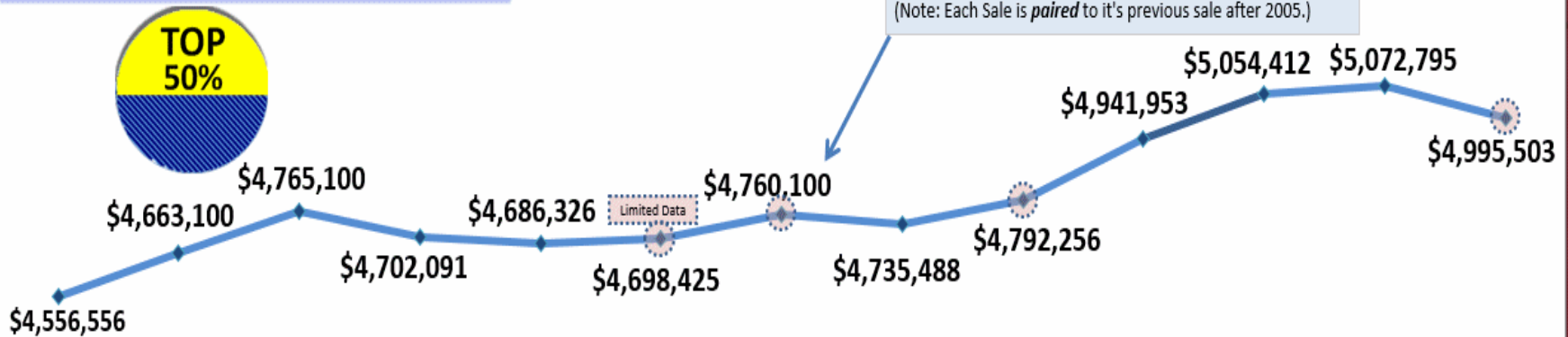
Sales Discount \$\$
 Sale Price - Original List Price (\$ difference)

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

Homes Over \$2,900,000

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 \$\$\$

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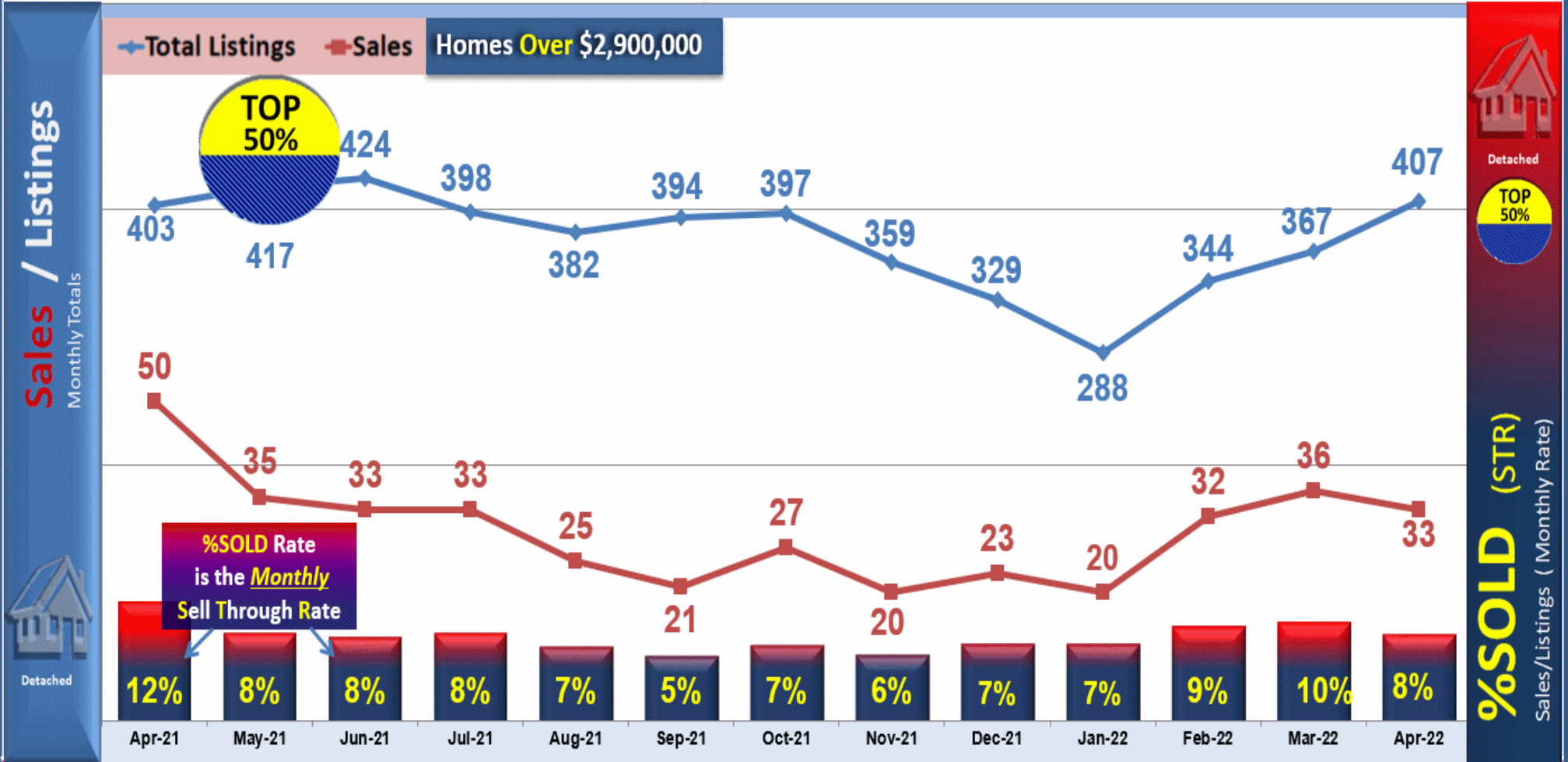


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Detached West Vancouver Total Listings, Sales, and %SOLD rates



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

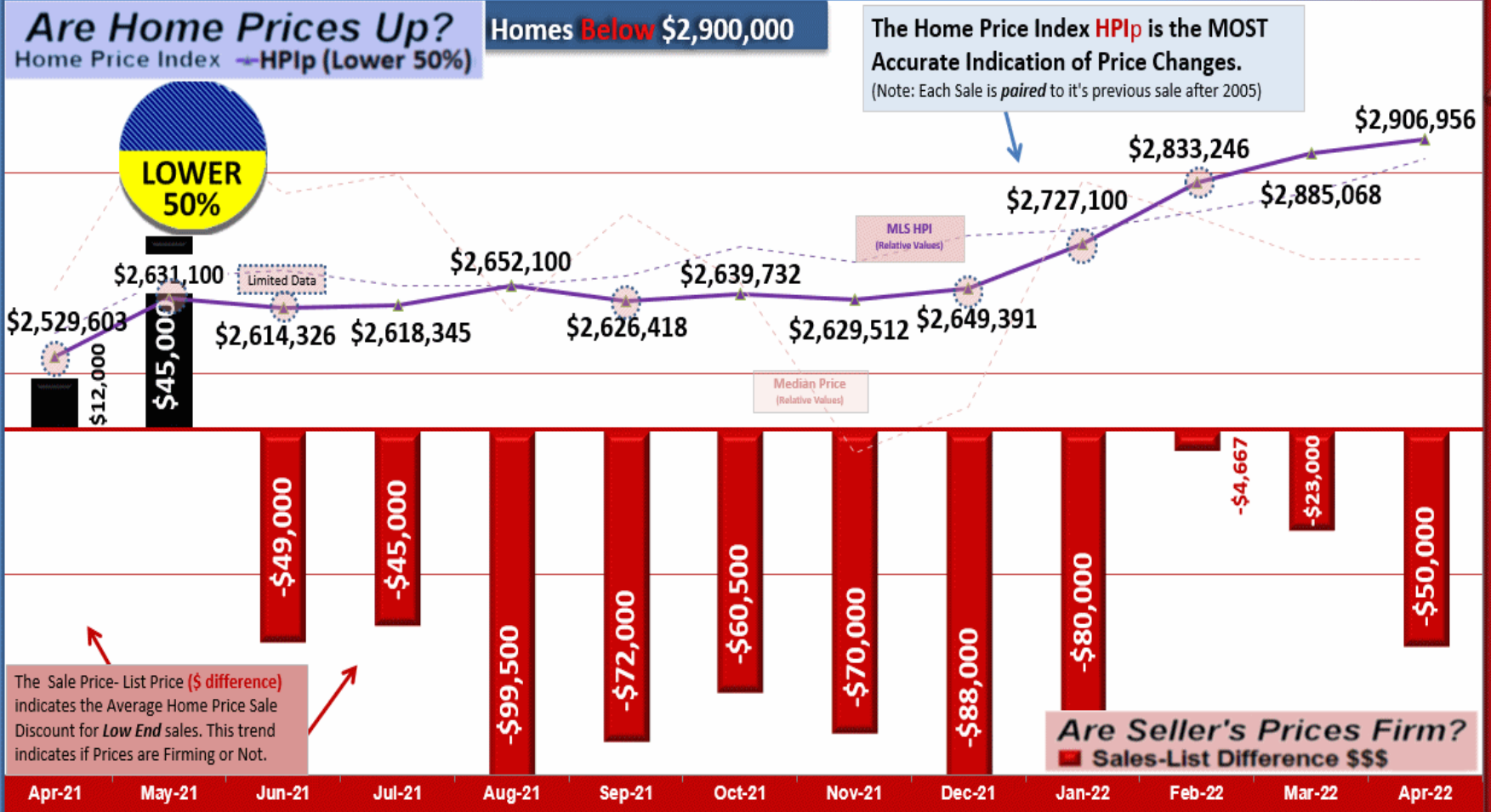
Home Price Changes
(Home Price Index Paired sales from 2005)



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.

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

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

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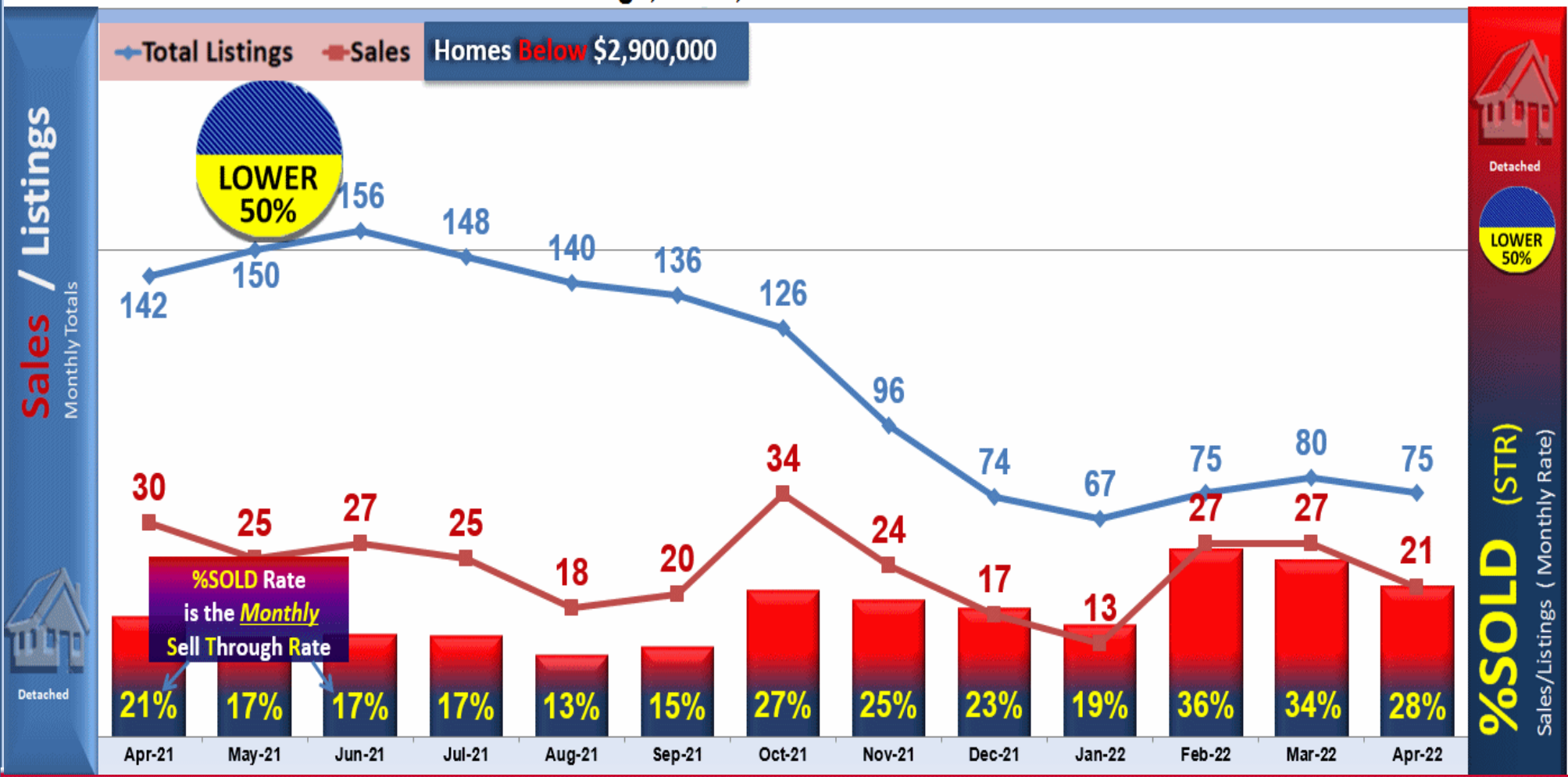
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Detached West Vancouver Total Listings, Sales, and %SOLD rates



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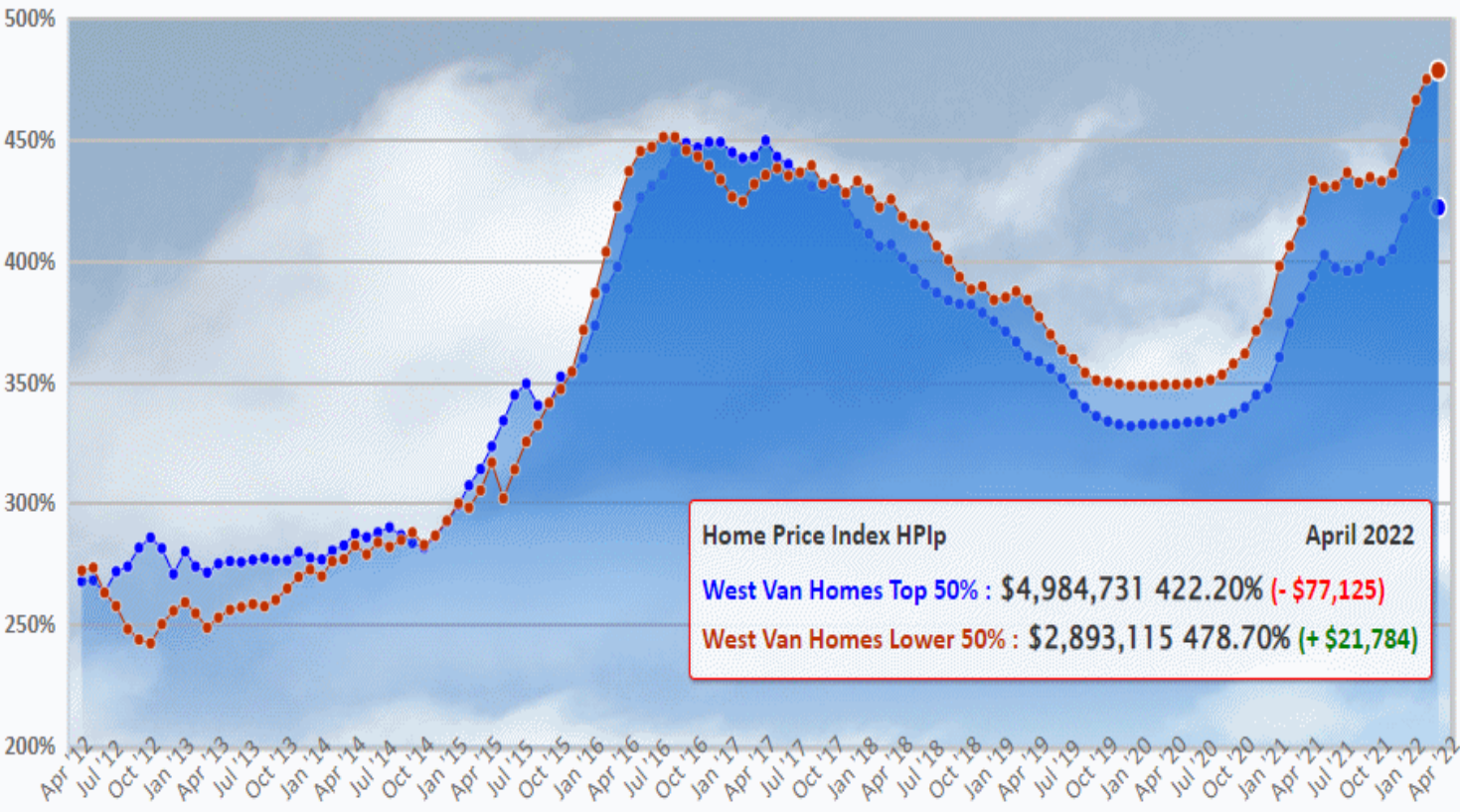
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West Van Homes Top 50% : HPIp Forecast+ Forecast-
 West Van Homes Lower 50% : HPIp Forecast+ Forecast-



Monthly Home values

Date	Value
Apr 2022	% 422.20
Mar 2022	% 428.80
Feb 2022	% 427.20
Jan 2022	% 417.70
Dec 2021	% 405.00
Nov 2021	% 400.20
Oct 2021	% 402.30
Sep 2021	% 397.10
Aug 2021	% 396.10
Jul 2021	% 397.40
Jun 2021	% 402.70
May 2021	% 394.10

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May 1/22 West Surrey

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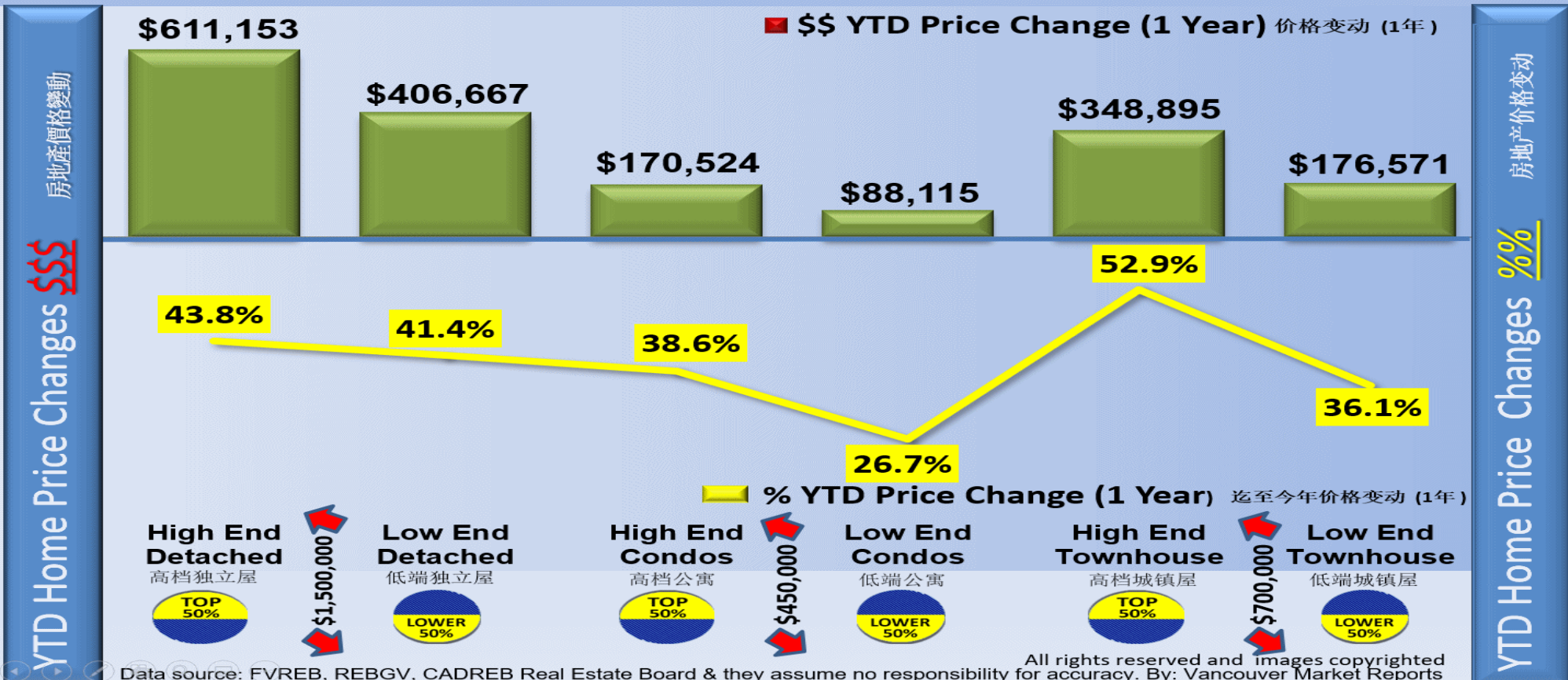
Surrey West Real Estate Price Changes (\$/%)

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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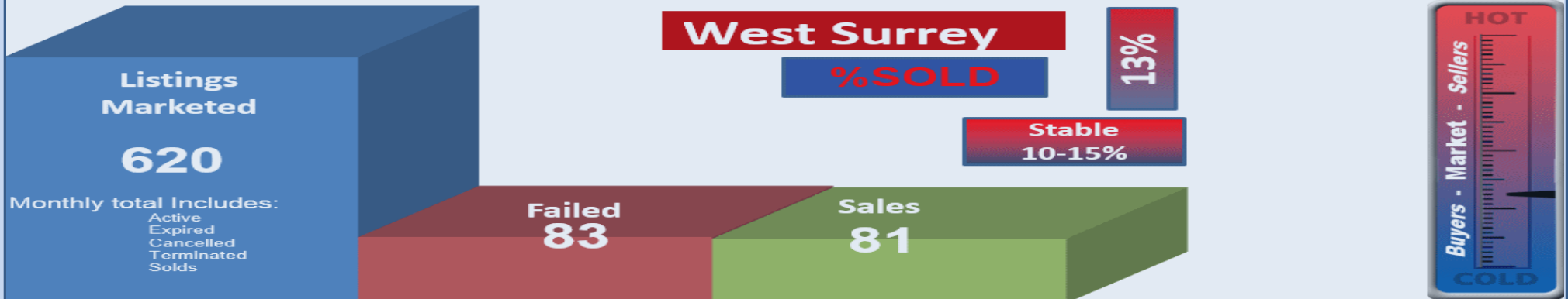


Market Analysis and Forecasting

May 1/22 West Surrey

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Monthly Market Activity - Apr 2022 - Single Family



May 1 2022 West Surrey Market Update (Detached)

Current: West Surrey is in a Seller Market with an average listing inventory, **13 %SOLD** rate and a 101% Sell/List Ratio. (This means that there is an average of a **\$16,000** sales discount from the original list price)

Most Active Price Range: Homes between \$1.35 mill. - \$1.5 mill. have **30.4 %SOLD** rate.

Least Active Price Range: Homes above \$2.6 mill. have **6.2 % SOLD** rate.

History: The Surrey West Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$464,897. The Surrey West Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$309,618.

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

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

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,350,000	34	4	10	97%	-\$5,500	11.8%	
\$1,350,001-\$1,500,000	46	14	9	99%	-\$18,500	30.4%	↑
\$1,500,000-\$1,700,000	41	9	7	103%	\$40,000	22.0%	↑
\$1,700,000-\$1,850,000	61	11	7	103%	\$50,100	18.0%	↑
\$1,850,000-\$2,200,000	111	17	6	100%	\$0	15.3%	↑
\$2,200,000-\$2,600,000	182	17	11	100%	\$0	9.3%	↓
\$2,600,001 and more	145	9	13	101%	\$26,000	6.2%	↓
Total Activity	620	81	8	101%	\$16,000	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)	837	645	620		-25	↓
Active Listings (1st of the month)	392	329	412	456	44	↑
Solds	185	157	81		-76	↓
Days on Market (DOM)	7	7	8		1	↑
%SOLD (Sales/ Listings /mnlthly rate)	22.1%	24.3%	13.1%		-11%	↓
(Top 50%) Home Price Index HPIp	\$1,527,439	\$2,043,804	\$1,992,336		-\$51,468	↓
(Lower 50%) Home Price Index HPIp	\$1,039,101	\$1,396,828	\$1,348,719		-\$48,109	↓

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May 1/22 West Surrey

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What Sold in your Neighbourhood and for What Price?

West Surrey Sub areas Statistics - Apr 2022

Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Bridgeview	24	1	0	97%	-\$40,000	4.2%
Bolivar Heights	98	14	9	101%	\$12,500	14.3%
Royal Heights	20	2	17	101%	\$10,150	3.7%
Cedar Hills	54	11	8	103%	\$50,100	10.7%
Whalley	61	7	13	100%	\$0	14.8%
Queen Mary Park Surrey	60	13	7	101%	\$16,000	15.1%
Bear Creek Green Timbers	72	10	9	100%	\$0	9.2%
West Newton	97	13	9	99%	-\$19,900	11.3%
East Newton	134	10	8	102%	\$25,556	7.2%
Total Activity	620	81	8	101%	\$16,000	13%

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Next Months Market Forecast

Forecast: West Surrey has average Listing supply; 456 homes are for sale and with the **13 % SOLD** monthly rate gives us a ~8 months of inventory. 9% of the active listings have reduced their price by \$89,290 on average or \$68,100 median in the last month. We project West Surrey to be a Seller market.

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

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

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

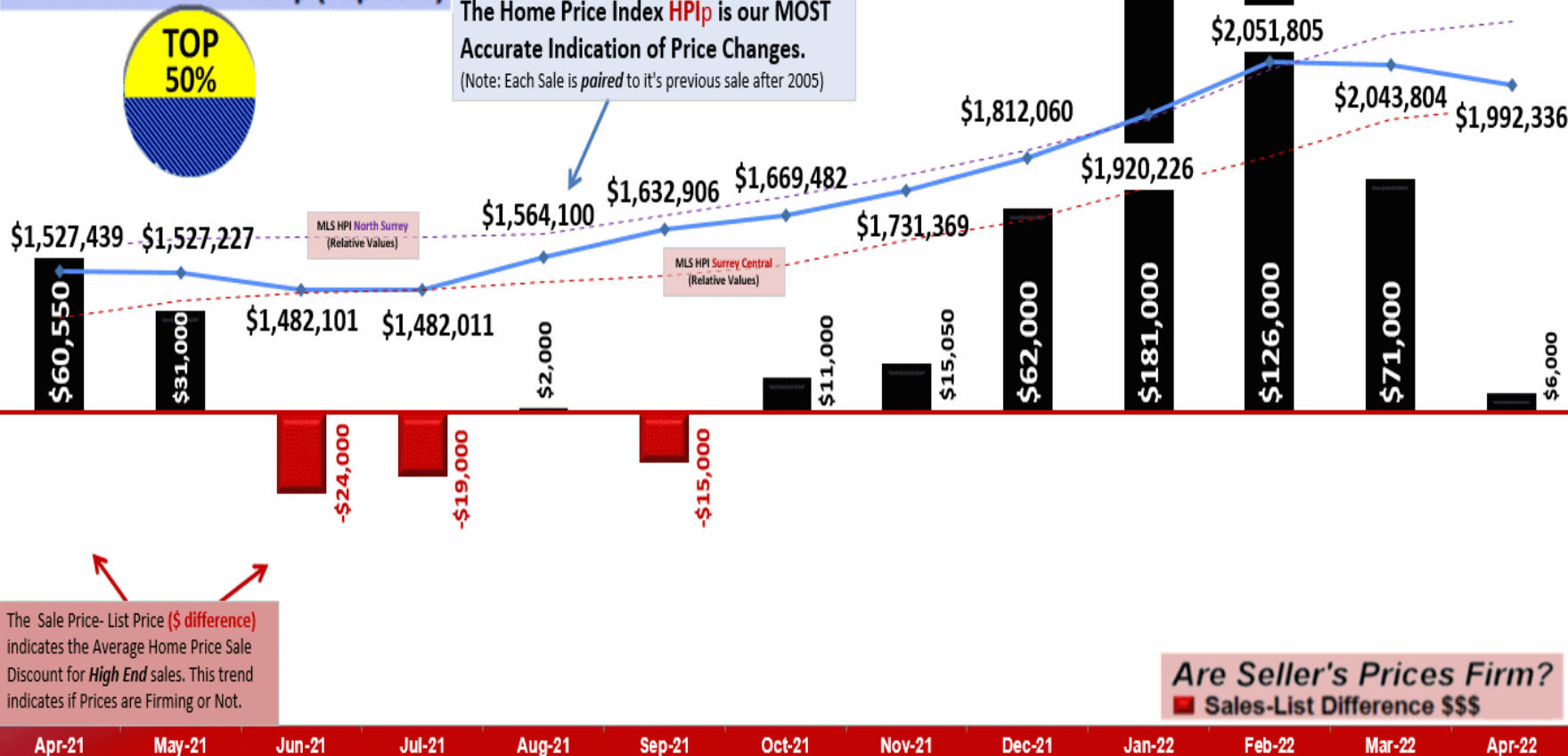
Home Price Changes
 (Home Price Index Paired sales from 2005)

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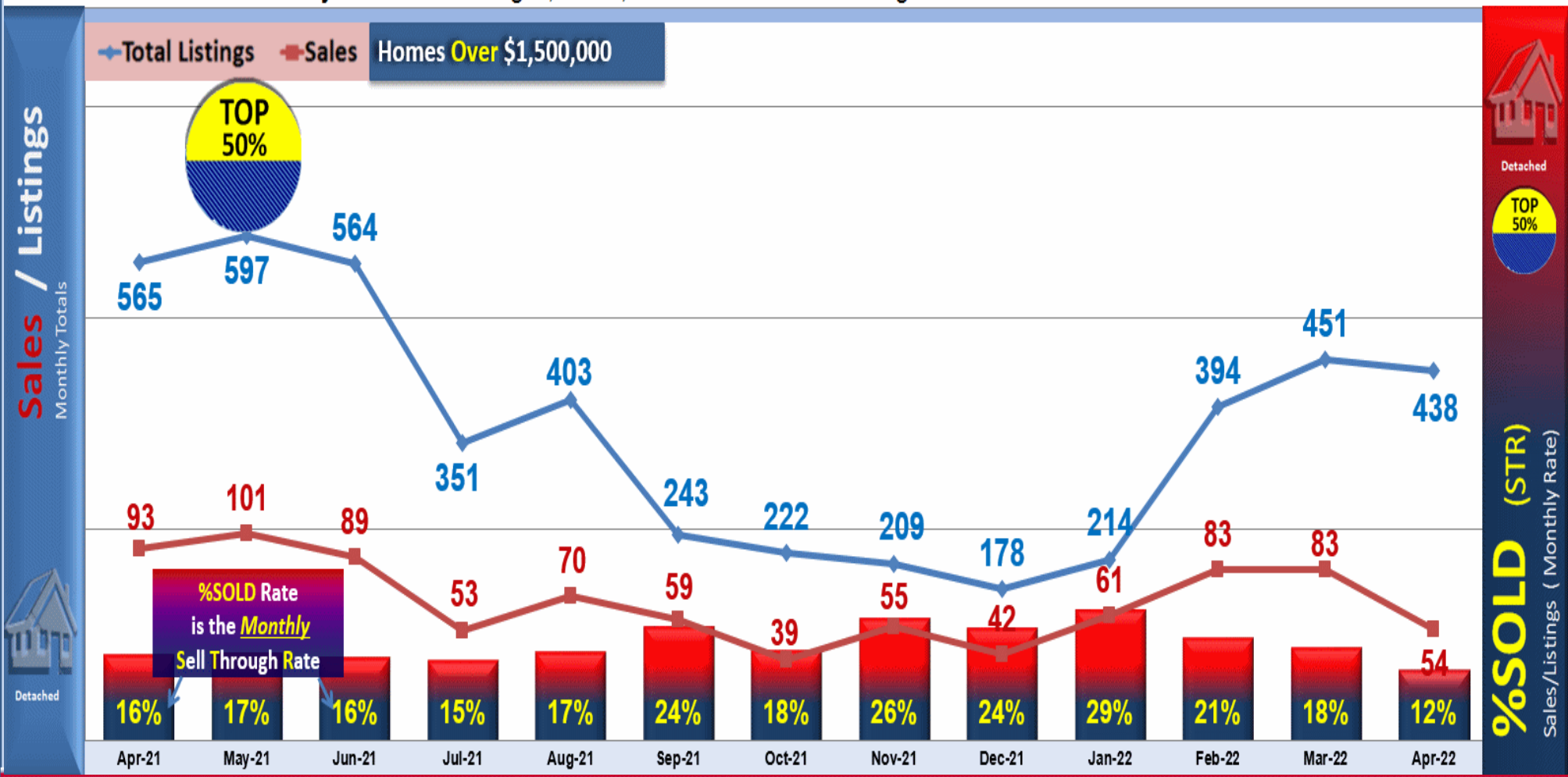
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Detached West Surrey Total Listings^{**}, Sales, and %SOLD Rates for High End Homes



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Detached

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

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

Are Home Prices Up?

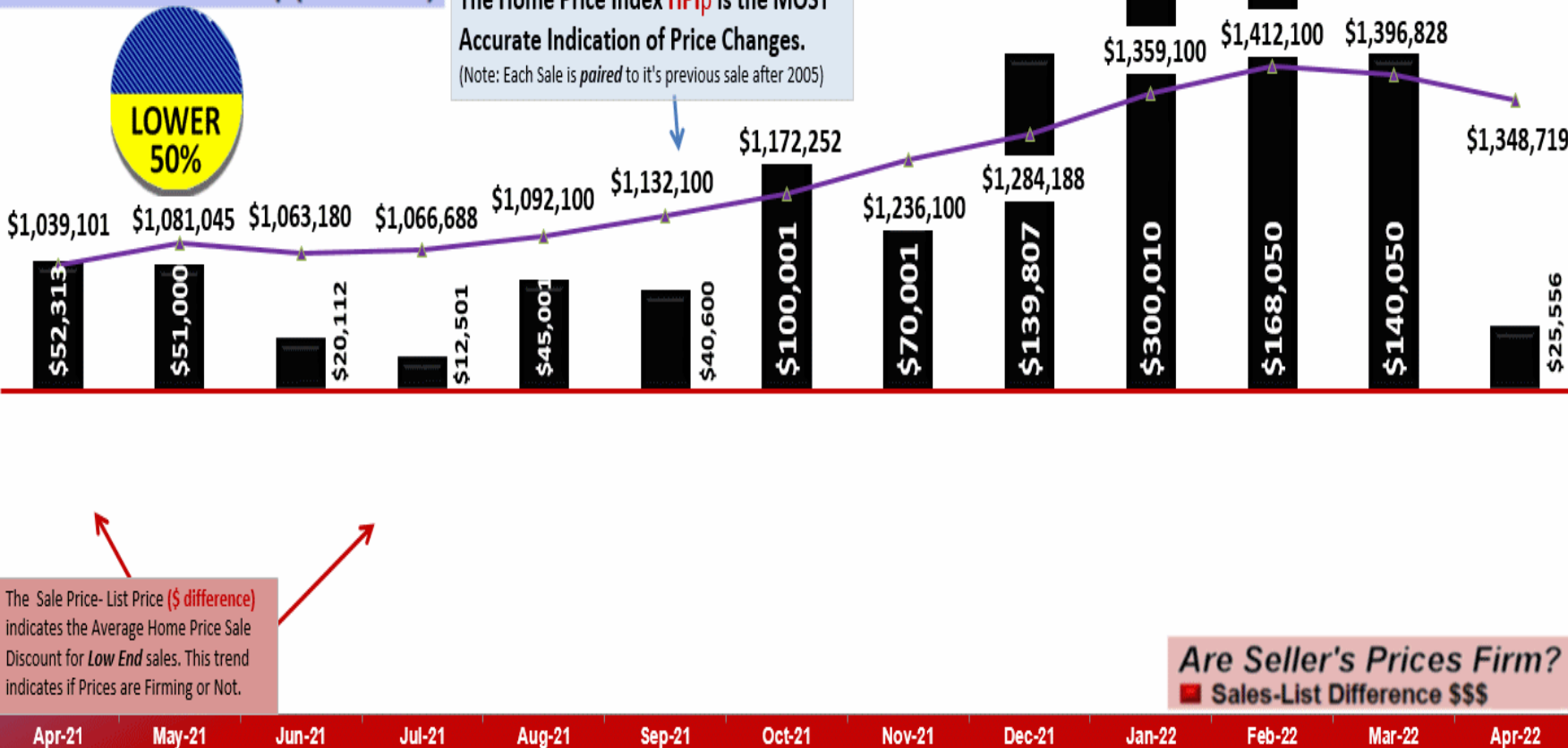
Home Price Index → HPIp (Lower 50%)



Homes Below \$1,500,000

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 \$\$\$



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

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

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

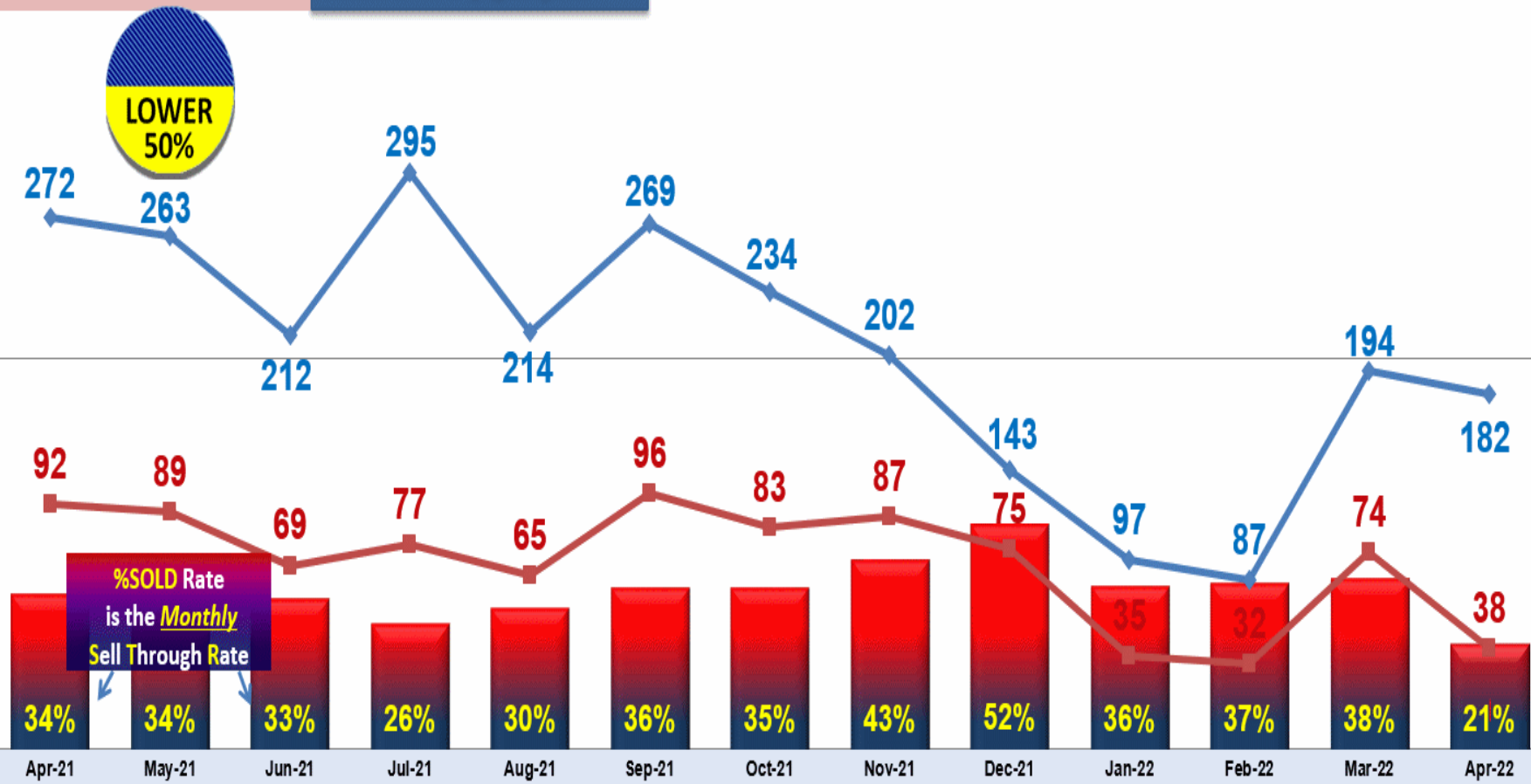
Sales / Listings
Monthly Totals



Detached



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



%SOLD Rate is the Monthly Sell Through Rate

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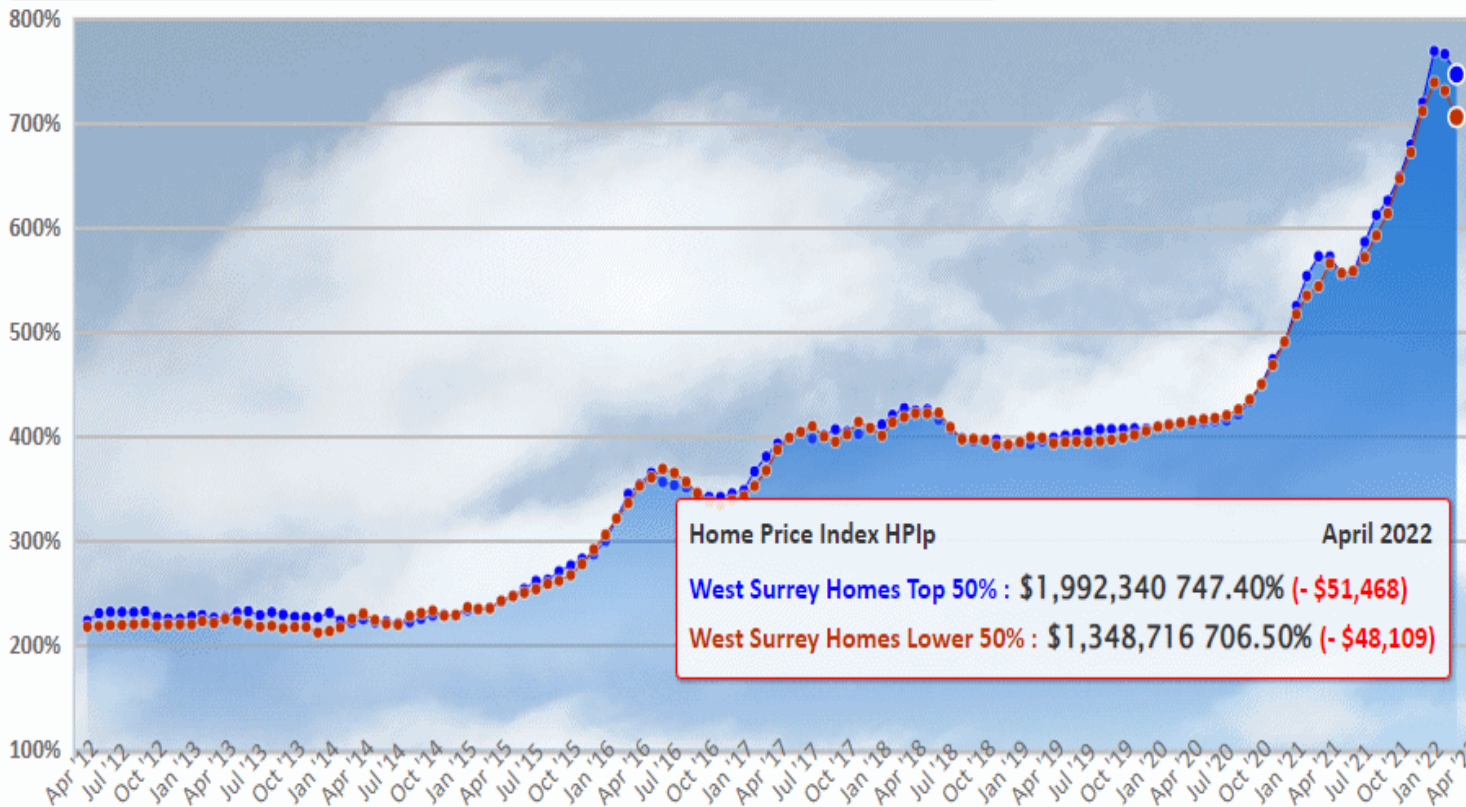
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West Surrey Homes Top 50% : HPIp Forecast+ Forecast-
 West Surrey Homes Lower 50% : HPIp Forecast+ Forecast-



Monthly Home values

Date	Value
Apr 2022	% 747.40
Mar 2022	% 766.70
Feb 2022	% 769.70
Jan 2022	% 720.40
Dec 2021	% 679.80
Nov 2021	% 649.50
Oct 2021	% 626.30
Sep 2021	% 612.60
Aug 2021	% 586.80
Jul 2021	% 556.00
Jun 2021	% 556.00
May 2021	% 572.90

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Market Analysis and Forecasting

May 1/22 East Surrey

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* Real Trends Top 250 Report, May 2012

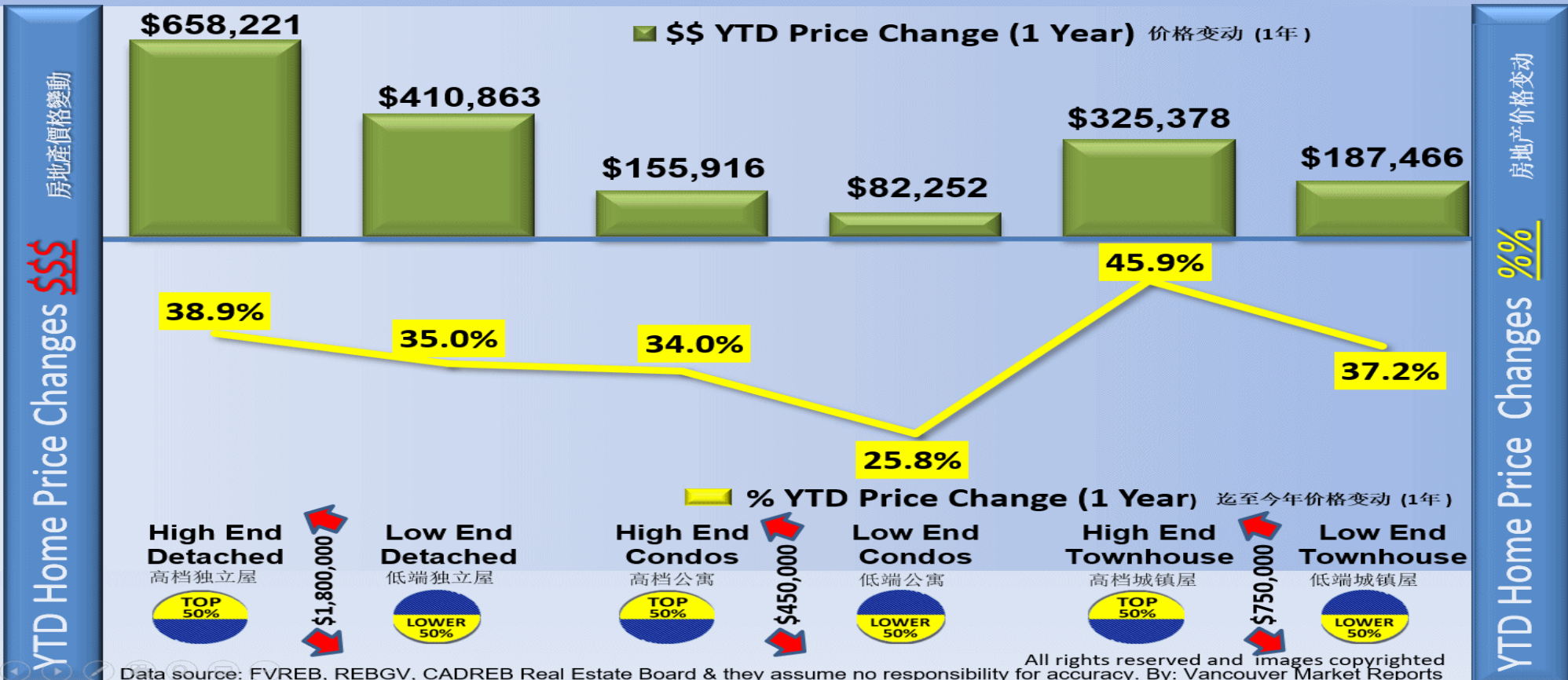
Surrey East Real Estate Price Changes (\$/%)

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 HPIp



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

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

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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.

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

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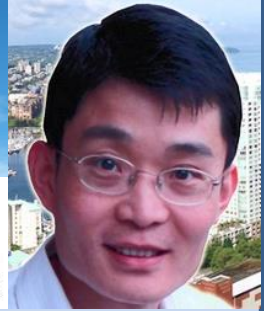
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1. How Many Sold During the Month and at What Price Range?

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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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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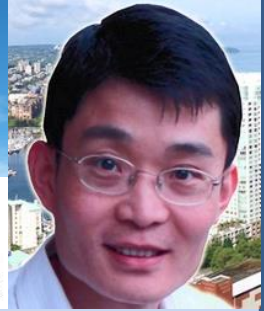
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Next Months Market Forecast

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

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Market Analysis and Forecasting

May 1/22 East Surrey

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

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

Are Home Prices Up?

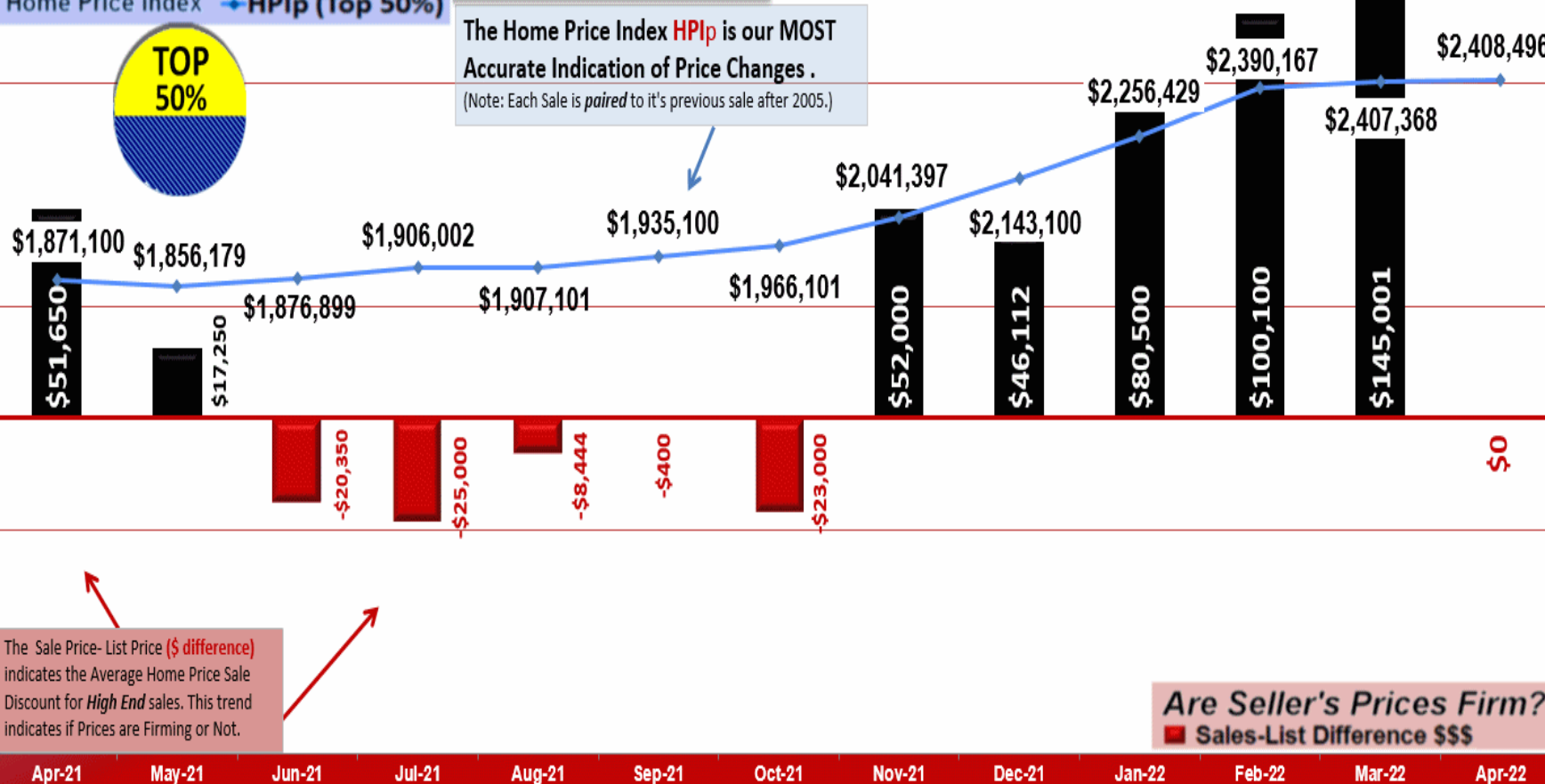
Home Price Index → HPIp (Top 50%)



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

TOP 50%

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

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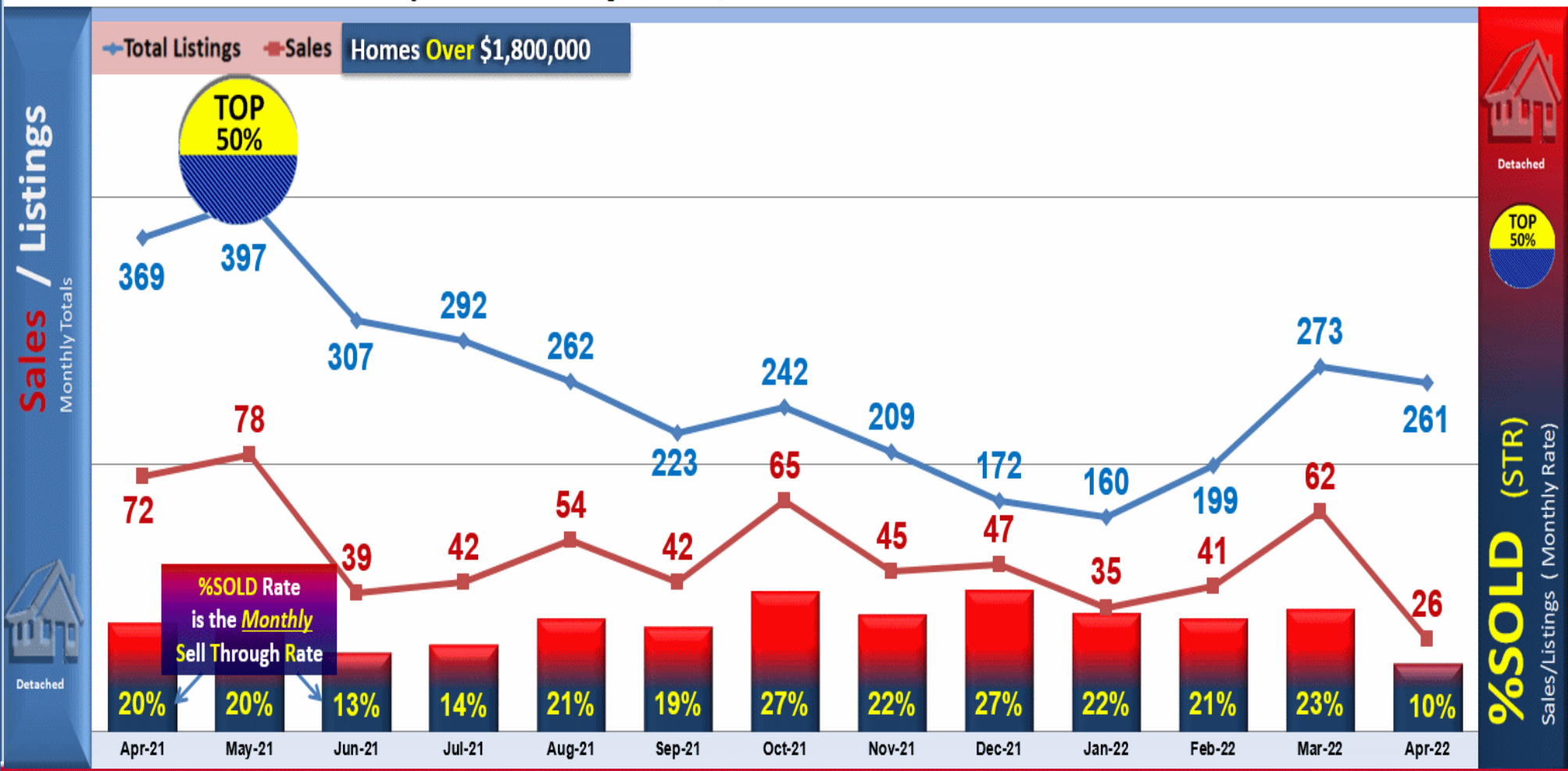
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Detached East Surrey Total Listings **, Sales, and %SOLD Rates



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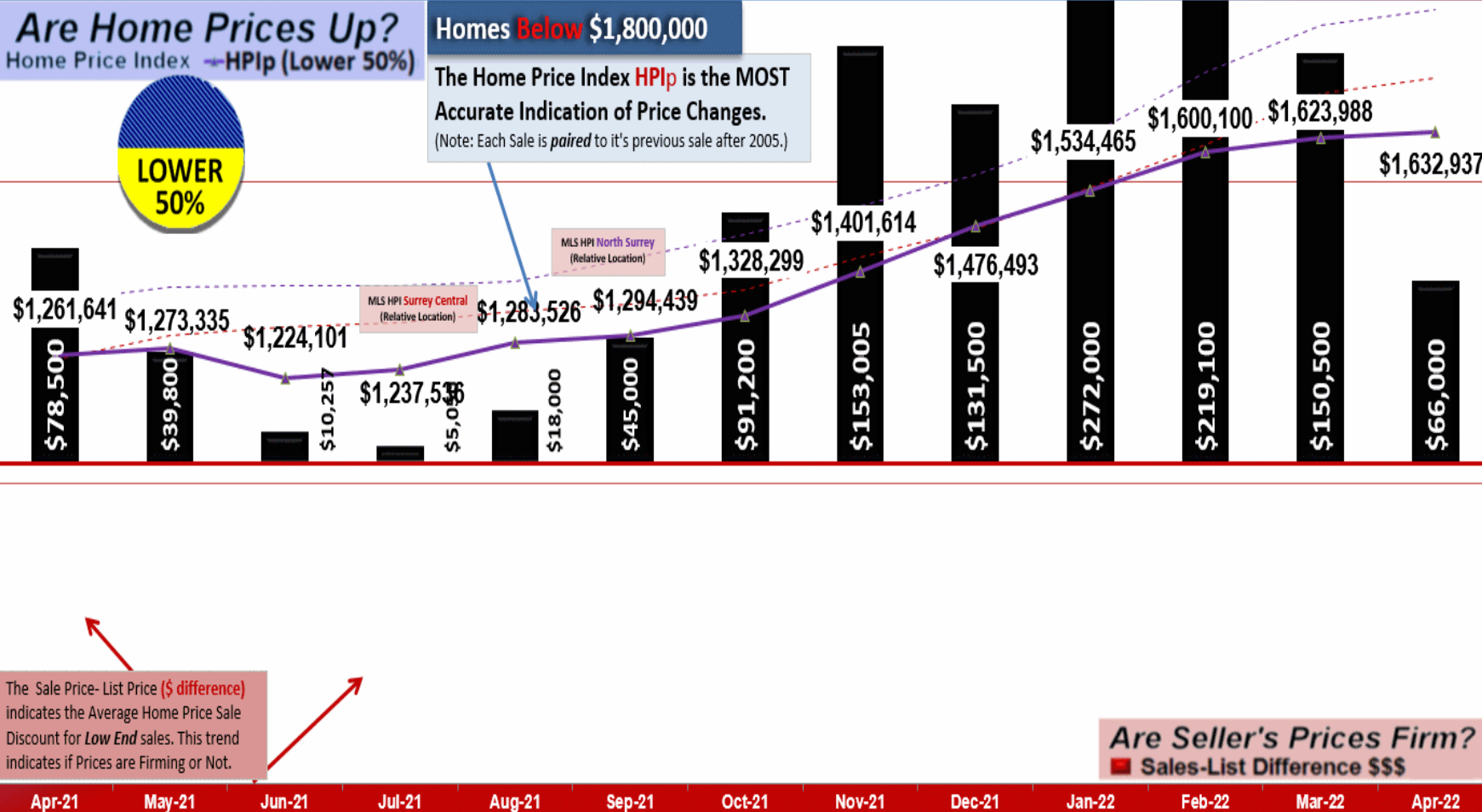
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Detached East Surrey Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (Average home sold for \$ less than their original list price)

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



Detached



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 \$\$\$

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

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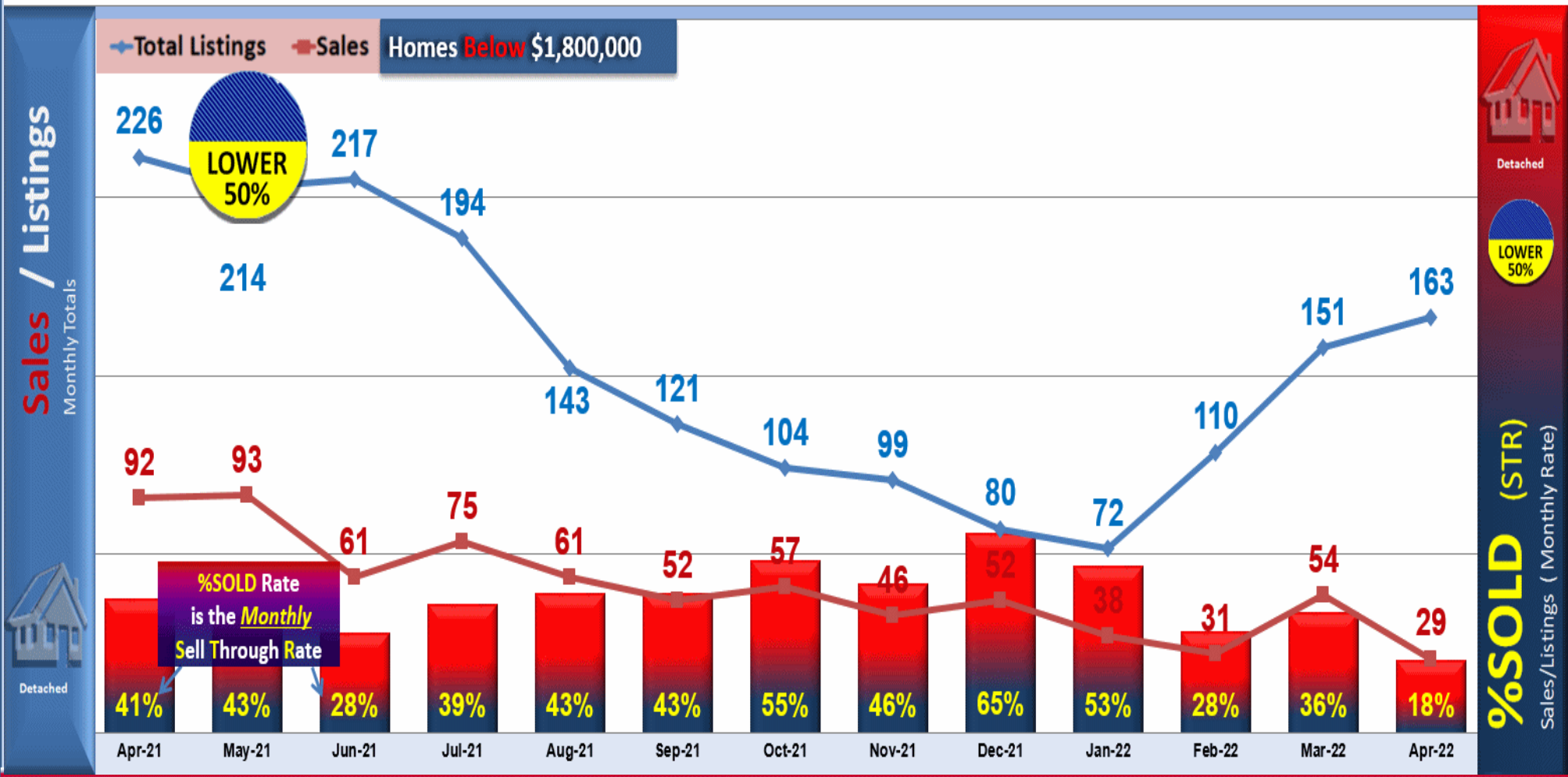
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Detached East Surrey Total Listings, Sales, and %SOLD Rates



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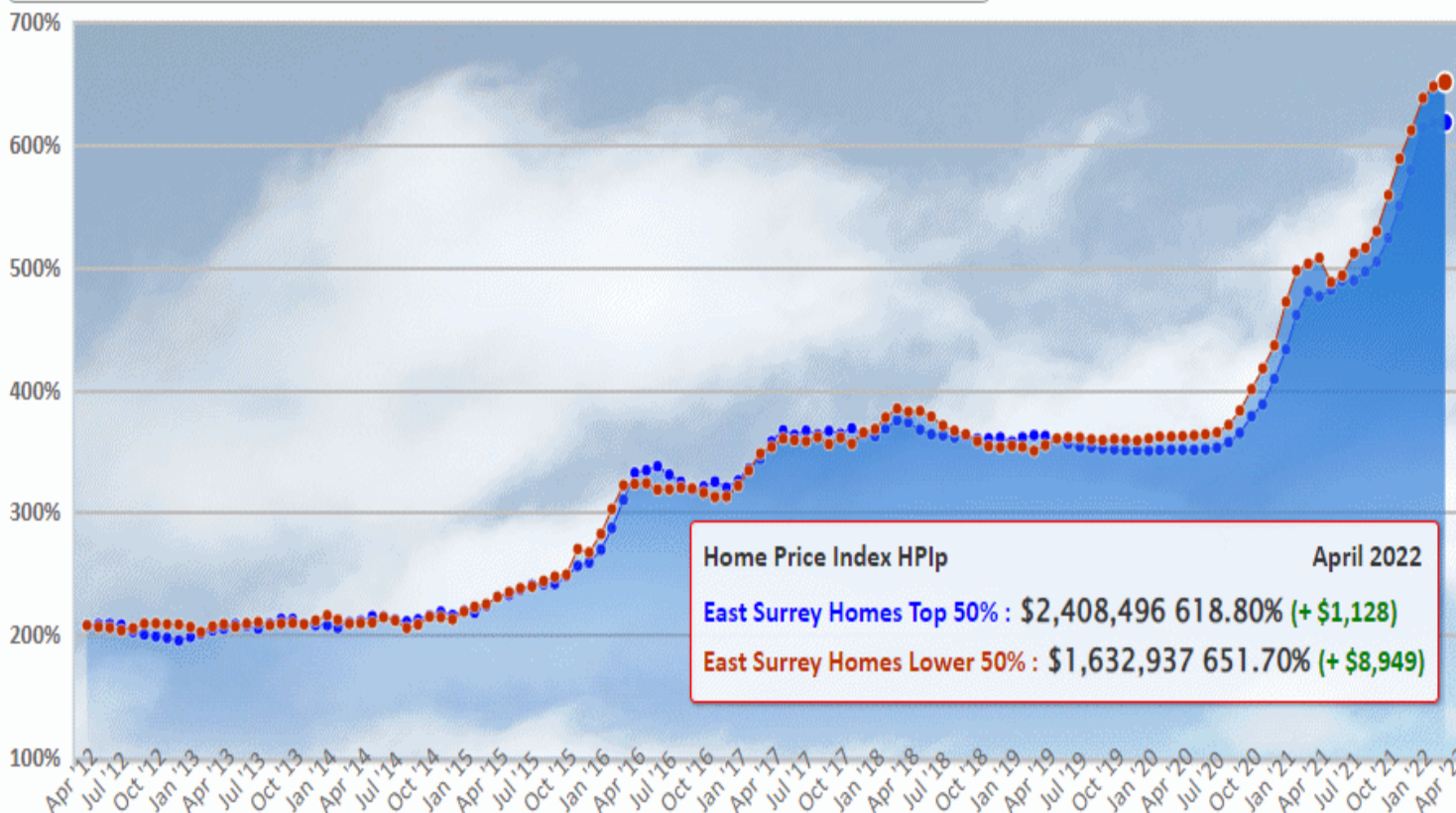
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Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
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 Burnaby



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Burnaby Sub areas Statistics - Apr 2022 Attached

Neighbourhoods	Total Listings (1month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Brentwood Park	263	67	8	102%	\$12,000	25%
Cariboo	13	5	8	100%	\$0	38%
Central BN	22	7	8	107%	\$61,000	32%
Capitol Hill BN	8	3	8	109%	\$40,100	38%
Forest Hills BS	8	2	7	108%	\$81,200	25%
Government Road	23	8	7	110%	\$51,000	35%
Lake City Industrial	0	0				0%
Montecito	2	1	7	116%	\$140,000	50%
Parkcrest	6	2	12	113%	\$73,500	33%
Sperling-Duthie	6	1	8	100%	\$100	17%
Simon Fraser Univer.	81	14	14	100%	\$0	17%
Sullivan Heights	22	12	9	103%	\$21,000	55%
Simon Fraser Hills	6	3	13	112%	\$101,000	50%
Vancouver Heights	19	7	7	102%	\$17,000	37%
Willingdon Heights	7	3	3	100%	\$0	43%
Westridge BN	1	0				0%
Big Bend	4	3	7	103%	\$40,000	0%
Burnaby Hospital	7	2	7	107%	\$56,050	29%
Buckingham Heights	1	1	7	107%	\$113,000	0%
Burnaby Lake	8	3	5	100%	\$5,000	38%
Central Park BS	19	6	8	102%	\$13,250	32%
Deer Lake	0	0				0%
Forest Glen BS	71	25	8	105%	\$35,100	35%
Greentree Village	6	3	28	100%	\$0	50%
Highgate	0	0				0%
Metrown	71	23	8	108%	\$50,001	32%
Oaklands	304	85	12	102%	\$21,000	28%
Suncrest	4	1	7	108%	\$110,100	25%
South Slope	41	19	7	105%	\$35,000	46%
Upper Deer Lake	7	3	7	115%	\$73,500	43%
Total Activity	1030	309	8	103%	\$30,000	30%

Burnaby List Price Ranges Statistics - Apr 2022 Attached

Home Price Range	Total Listings	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$550,000	109	40	8	106%	\$28,550	36.7%
\$550,001-\$625,000	113	41	8	107%	\$41,000	36.3%
\$625,001-\$700,000	164	58	8	105%	\$36,600	35.4%
\$700,001-\$800,000	171	54	8	103%	\$23,500	31.6%
\$800,001-\$900,000	121	35	9	102%	\$21,100	28.9%
\$900,001-\$1,000,000	103	29	8	105%	\$49,000	28.2%
\$1,000,001-\$1,200,000	108	21	14	100%	\$0	19.4%
\$1,200,001 and more	141	31	9	102%	\$25,000	22.0%
Total Activity	1030	309	8	103%	\$30,000	30%

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change
Total Listings (A,S,T,C,X)	1251	972	1030		58 ↑
Active Listings (1st of the month)	716	418	491	653	162 ↓
Solds	397	411	309		-102 ↓
DOM	9	8	8		0
% SOLD (Sales/Listings /mthly rate)	55%	42%	30%		-12% ↓
Condos (Top 50%) Home Price Index HPIp	\$753,201	\$850,025	\$841,539		-\$8,486 ↓
Condos (Lower 50%) Home Price Index HPIp	\$486,391	\$571,710	\$581,520		\$9,810 ↓
Twnhs (Top 50%) Home Price Index HPIp	\$984,141	\$1,183,822	\$1,191,123		\$7,301 ↑
Twnhs (Lower 50%) Home Price Index HPIp	\$664,982	\$767,101	\$784,069		\$16,968 ↑

May 1 2022 **Burnaby Market Update** (attached)
Current: Burnaby's Residential Attached housing market is in a Seller Market with a **42 % SOLD** rate and a **105% Sell/List Ratio**. (This means that there is an average of \$38,000 increase on a sale fr the orig list price)
 Most Active Range: Homes below \$550,000 have **57.9 % SOLD** rate.
 Least Active Range: Homes above \$1.2 mill. have **26.2 % SOLD** rate.

History: The Burnaby's **Condos** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$88,338.
 The Burnaby's **Condos** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$95,128.
 The Burnaby's **Townhouses** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$206,981.
 The Burnaby's **Townhouses** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$119,087.
 *The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Forecast: Listing inventory levels is 21% less than same month last year. The Active Listings show an increase by 162 count than last month so a increase can be seen on SOLD next month.
 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 Buyers' 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.

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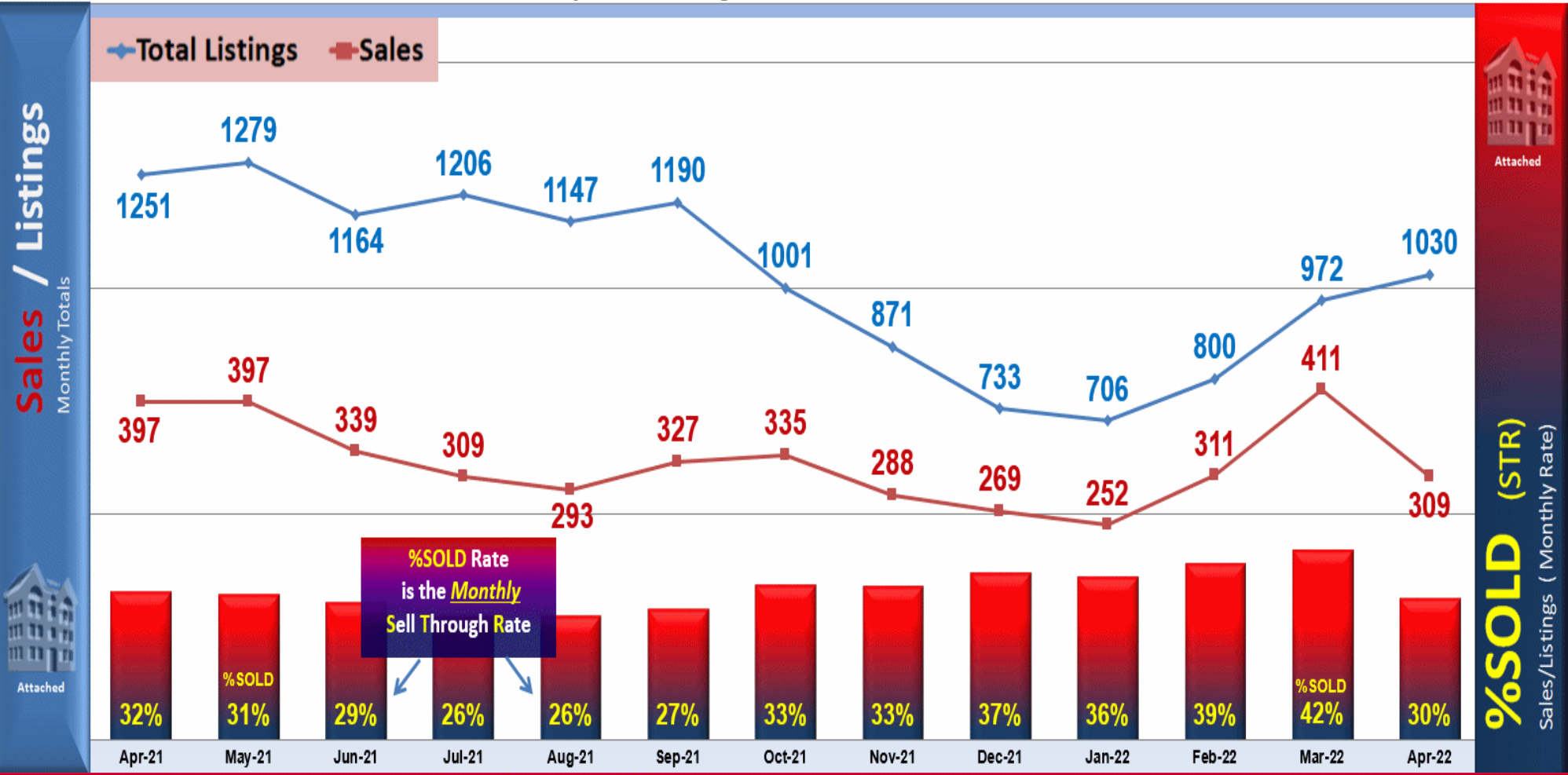
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Attached Townhomes/Condos Burnaby Total Listings, Sales, and %SOLD rates



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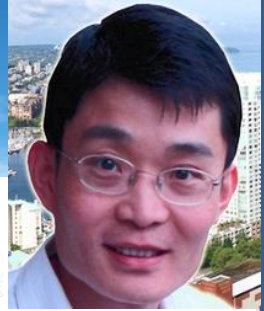
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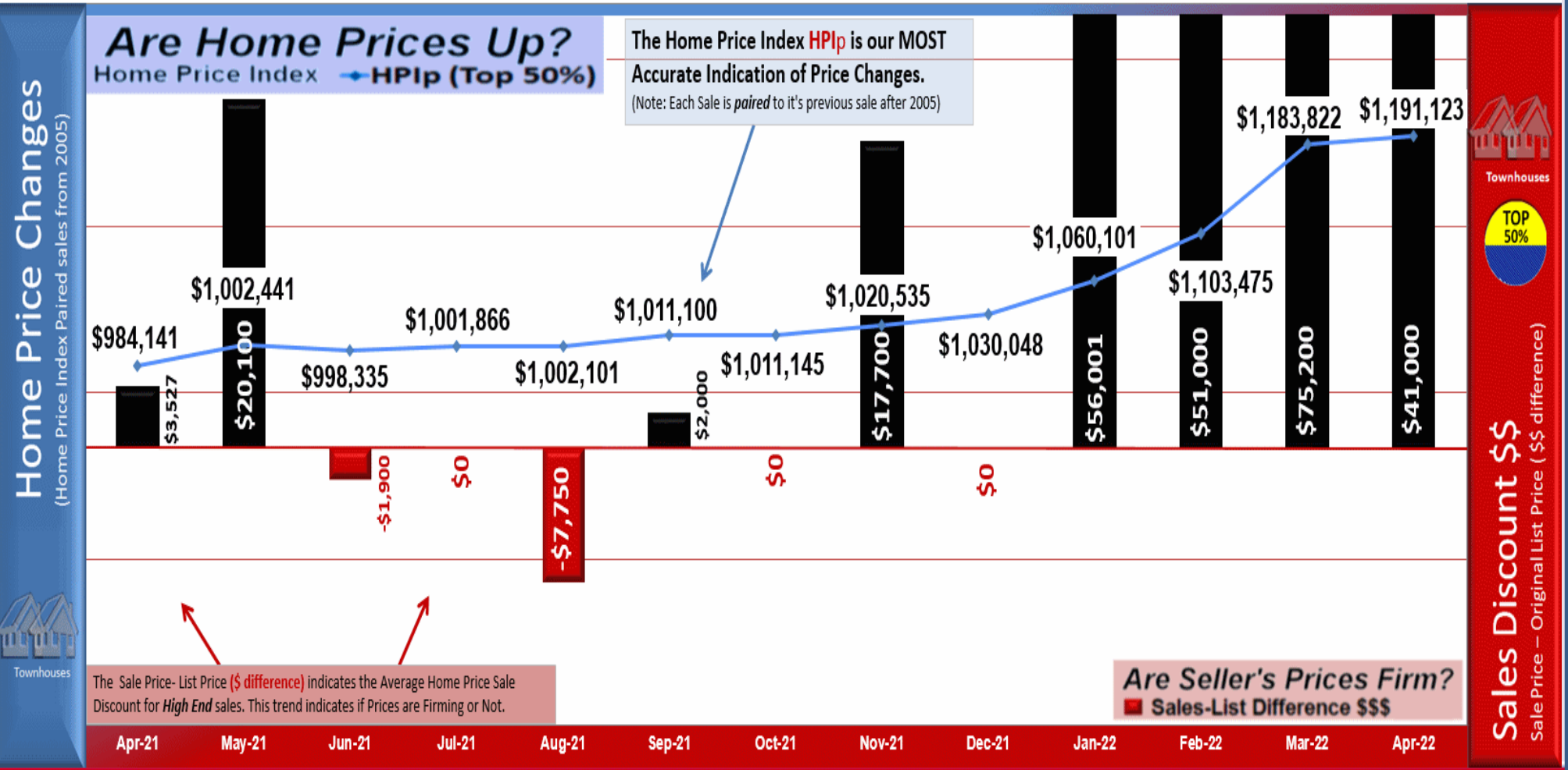
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Attached Burnaby Townhouse Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)



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

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Attached

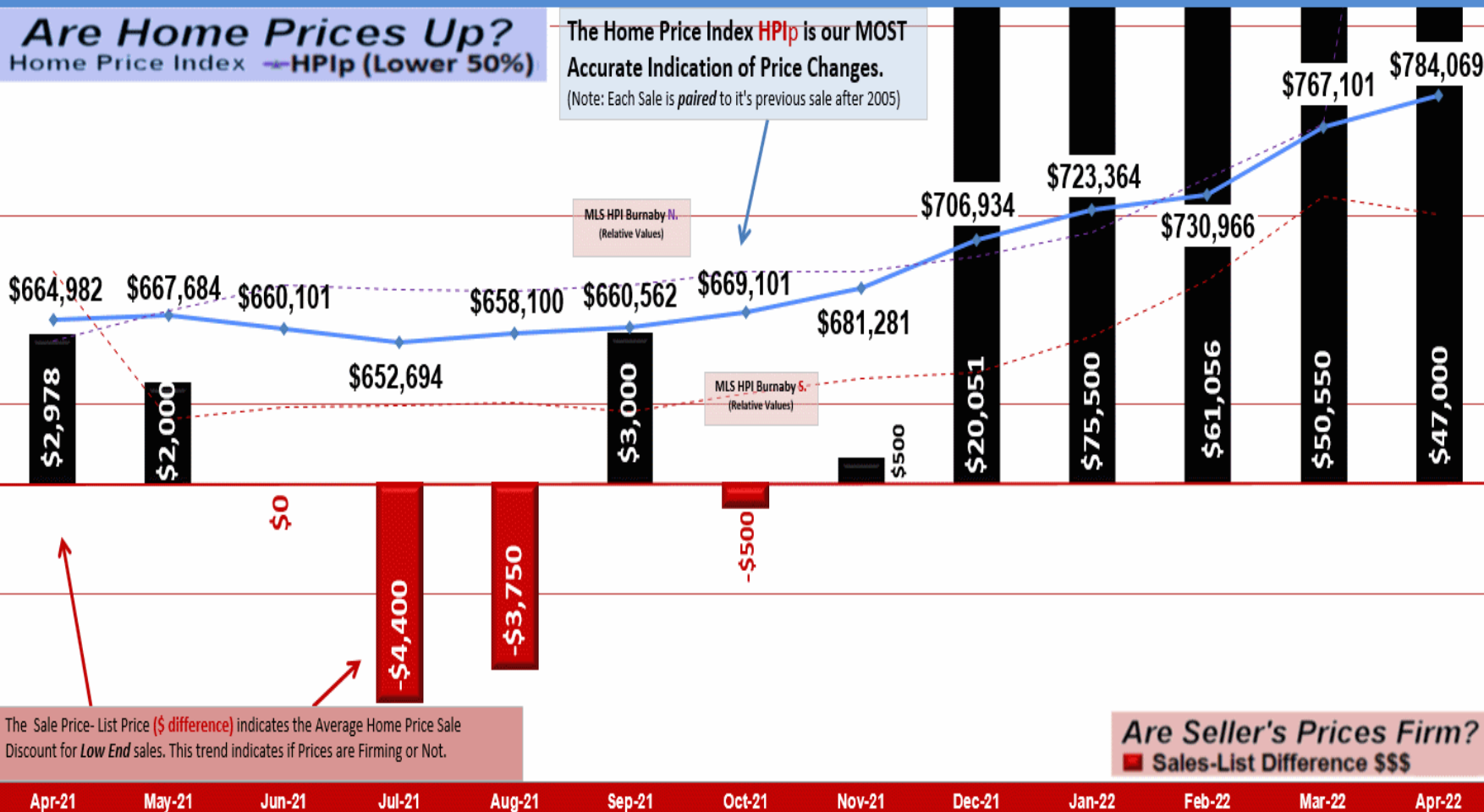
Burnaby Townhouse Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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

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 indicates if Prices are Firming or Not.

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



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

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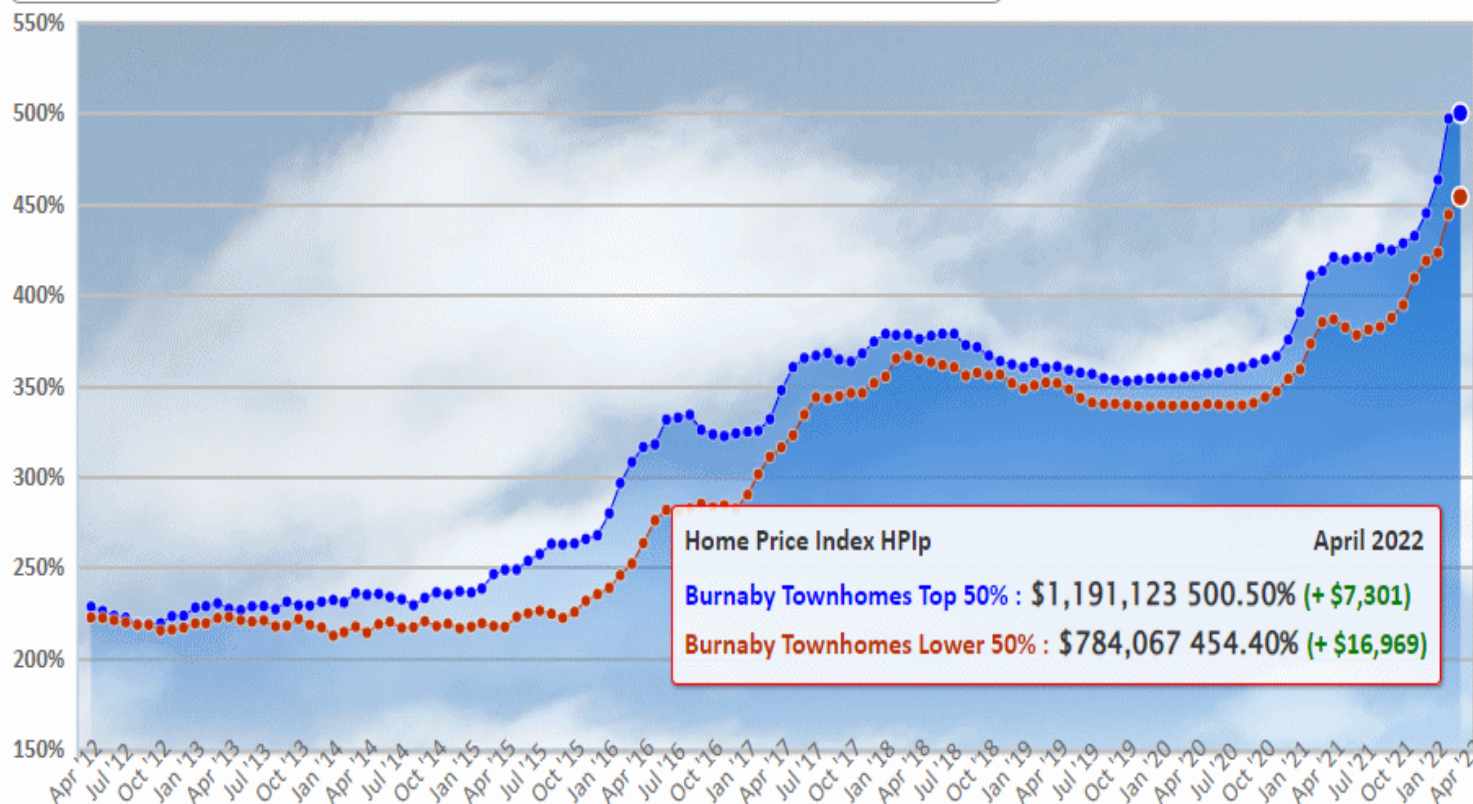
* Real Trends Top 250 Report, May 2012



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



Monthly Home values

Date	Value
Apr 2022	% 500.50
Mar 2022	% 497.40
Feb 2022	% 463.70
Jan 2022	% 445.40
Dec 2021	% 432.80
Nov 2021	% 428.80
Oct 2021	% 424.90
Sep 2021	% 425.90
Aug 2021	% 421.10
Jul 2021	% 421.00
Jun 2021	% 419.50
May 2021	% 421.20

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

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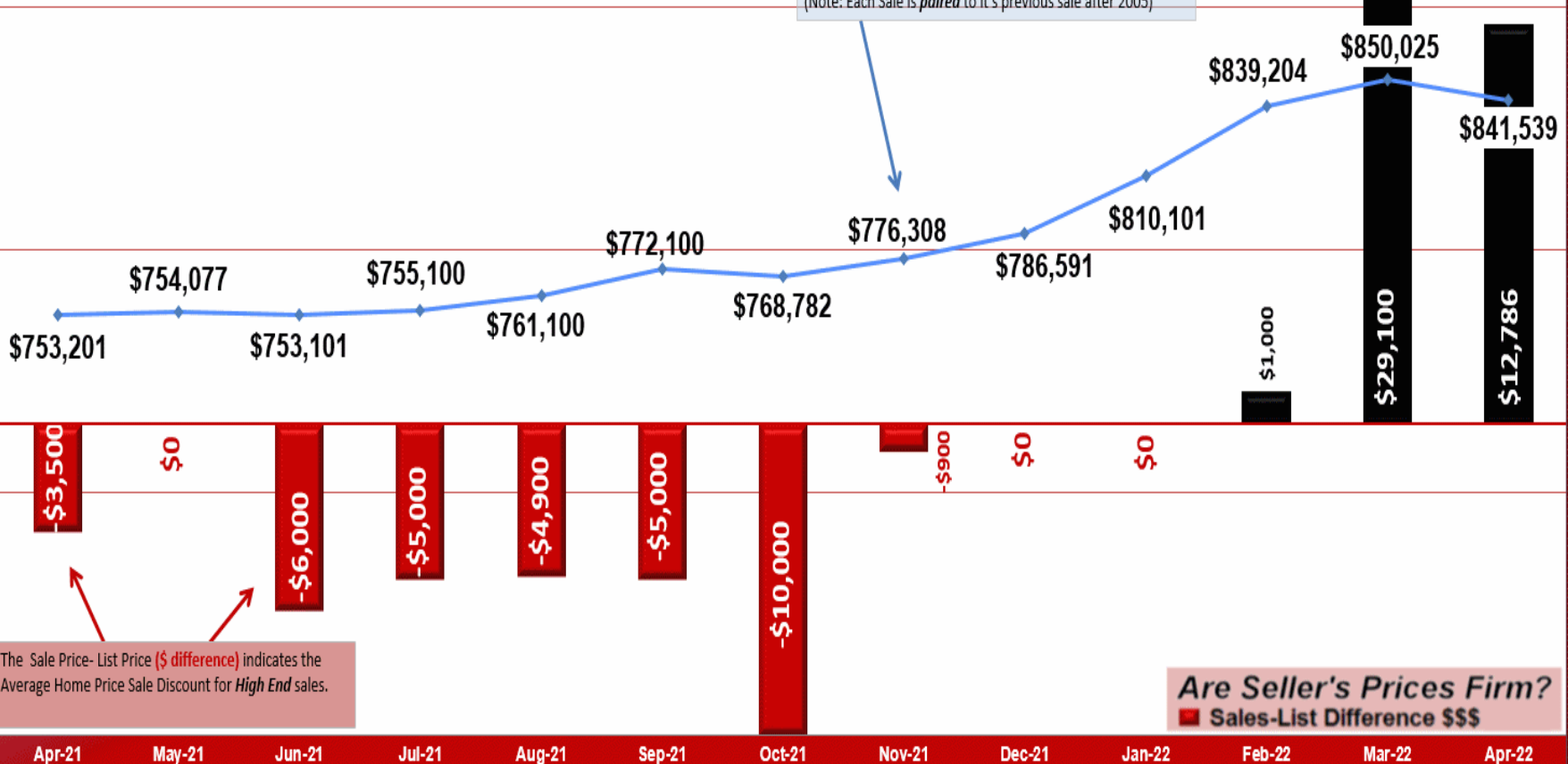
Attached

Burnaby 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)

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.

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)

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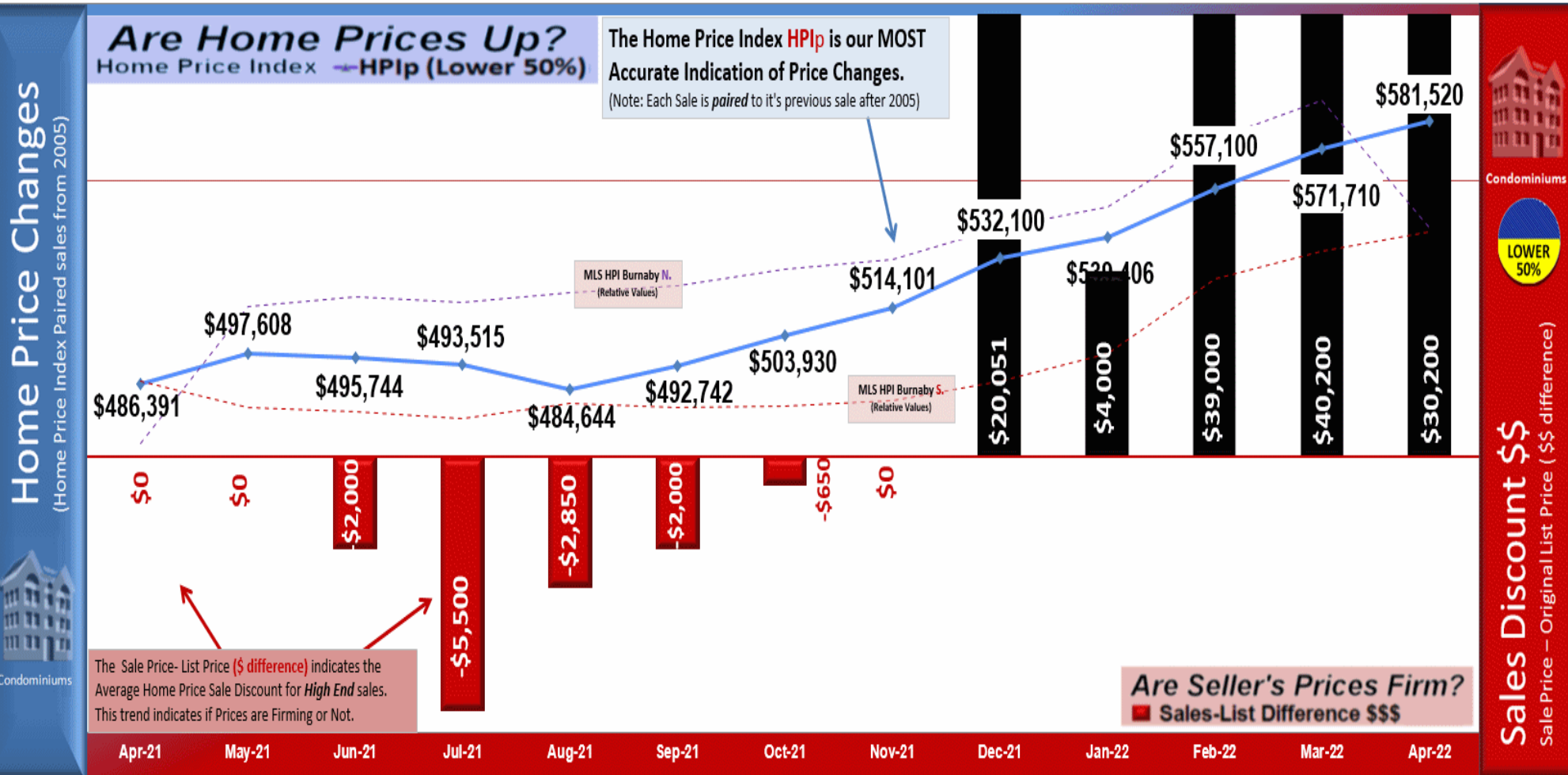
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Attached Burnaby Condos Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)



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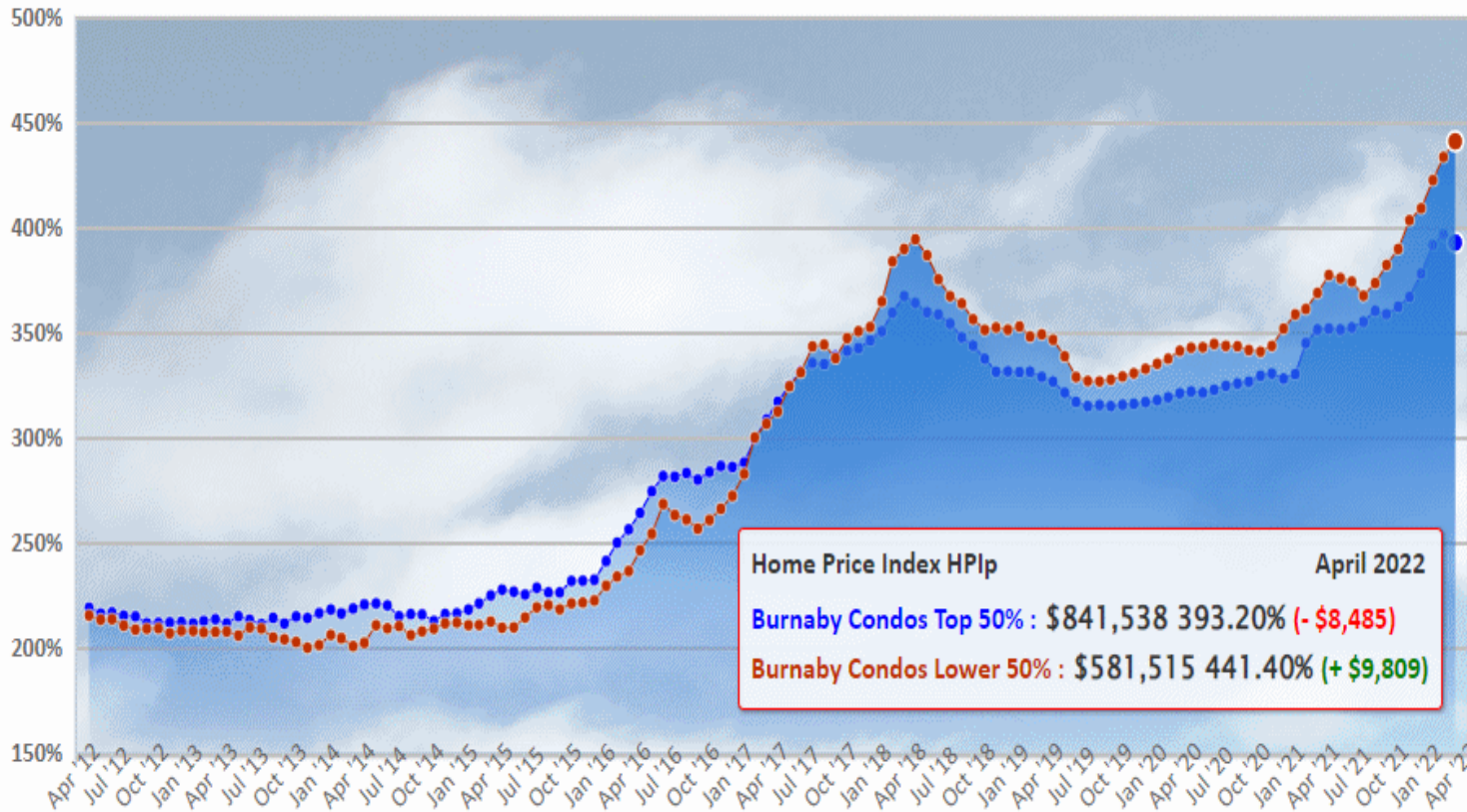
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Burnaby Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Burnaby Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Apr 2022	% 393.20
Mar 2022	% 397.20
Feb 2022	% 392.10
Jan 2022	% 378.50
Dec 2021	% 367.50
Nov 2021	% 362.70
Oct 2021	% 359.20
Sep 2021	% 360.80
Aug 2021	% 355.60
Jul 2021	% 352.80
Jun 2021	% 351.90
May 2021	% 352.30

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West Surrey Sub areas Statistics - Apr 2022

Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Bridgeview	1	0				0.0%
Bolivar Heights	16	10	11	106%	\$40,556	62.5%
Royal Heights	3	2	7	107%	\$65,050	0.0%
Cedar Hills	9	1	15	107%	\$26,000	11.1%
Whalley	451	127	8	105%	\$25,100	28.2%
Queen Mary Park Surrey	78	11	8	107%	\$41,000	14.1%
Bear Creek Green Timbe	38	8	8	108%	\$62,501	21.1%
West Newton	136	31	6	104%	\$21,000	22.8%
East Newton	119	19	7	103%	\$16,700	16.0%
Total Activity	851	209	8	105%	\$26,000	25%

Attached

West Surrey List Price Ranges Statistics - Apr 2022

Home Price Range	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
\$0-\$400,000	21	10	22	106%	\$16,250	47.6%
\$400,001-\$490,000	53	21	8	118%	\$70,200	39.6%
\$490,001-\$550,000	91	28	7	104%	\$19,000	30.8%
\$550,001-\$600,000	115	41	7	104%	\$18,100	35.7%
\$600,001-\$750,000	153	47	7	106%	\$38,100	30.7%
\$750,001-\$900,000	180	26	8	104%	\$25,100	14.4%
\$900,001 and more	238	36	9	101%	\$5,750	15.1%
Total Activity	851	209	8	105%	\$26,000	25%

Attached

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change
Total Listings** (A,S,T,C,X)	946	741	851		110
Active Listings (1st of the month)	569	340	470	563	93
Solds	316	209	209		0
Days on Market (DOM)	9	8	8		0
%SOLD (Sales/ Listings /mnlthly rate)	33%	28%	25%		-3.6%
Condos (Top 50%) Home Price Index HPI _I	\$470,181	\$622,327	\$605,795		-\$16,532
Condos (Lower 50%) Home Price Index HPI _I	\$334,238	\$443,684	\$455,231		\$11,547
Twnhs (Top 50%) Home Price Index HPI _P	\$750,843	\$1,027,261	\$973,585		-\$53,676
Twnhs (Lower 50%) Home Price Index HPI _P	\$524,709	\$700,087	\$702,098		\$2,011

May 1 2022 West Surrey Market Update Attached Townhomes/ Condos

Current: West Surrey is a Seller Market with average listing inventory, a **25 %SOLD** rate and a 107% Sell/List Ratio.
(This means the increase on a sale from the original list price is averaging \$26,001).

Most Active Price Range: Homes below \$400,000 have **47.6 %SOLD** rate.
Least Active Price Range: Homes between \$750,000 - \$900,000 have **14.1 %SOLD** rate.

History: The West Surrey's **Condos** Year-To-Date Home Price Index **HPI_P** (Top 50%) shows that prices increased \$135,614.
 The West Surrey's **Condos** Year-To-Date Home Price Index **HPI_P** (Lower 50%) shows that prices increased \$120,992.
 The West Surrey's **Townhouses** Year-To-Date Home Price Index **HPI_P** (Top 50%) shows that prices increased \$222,742.
 The West Surrey's **Townhouses** Year-To-Date Home Price Index **HPI_P** (Lower 50%) shows that prices increased \$177,388.

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

Forecast: Current month's listing inventory is 10% less than same month last yr.

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

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Market Analysis and Forecasting

May 1/22

West Surrey

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Attached Townhomes/ Condos

West Surrey

Total Listings, Sales, and %SOLD rates

Sales / Listings

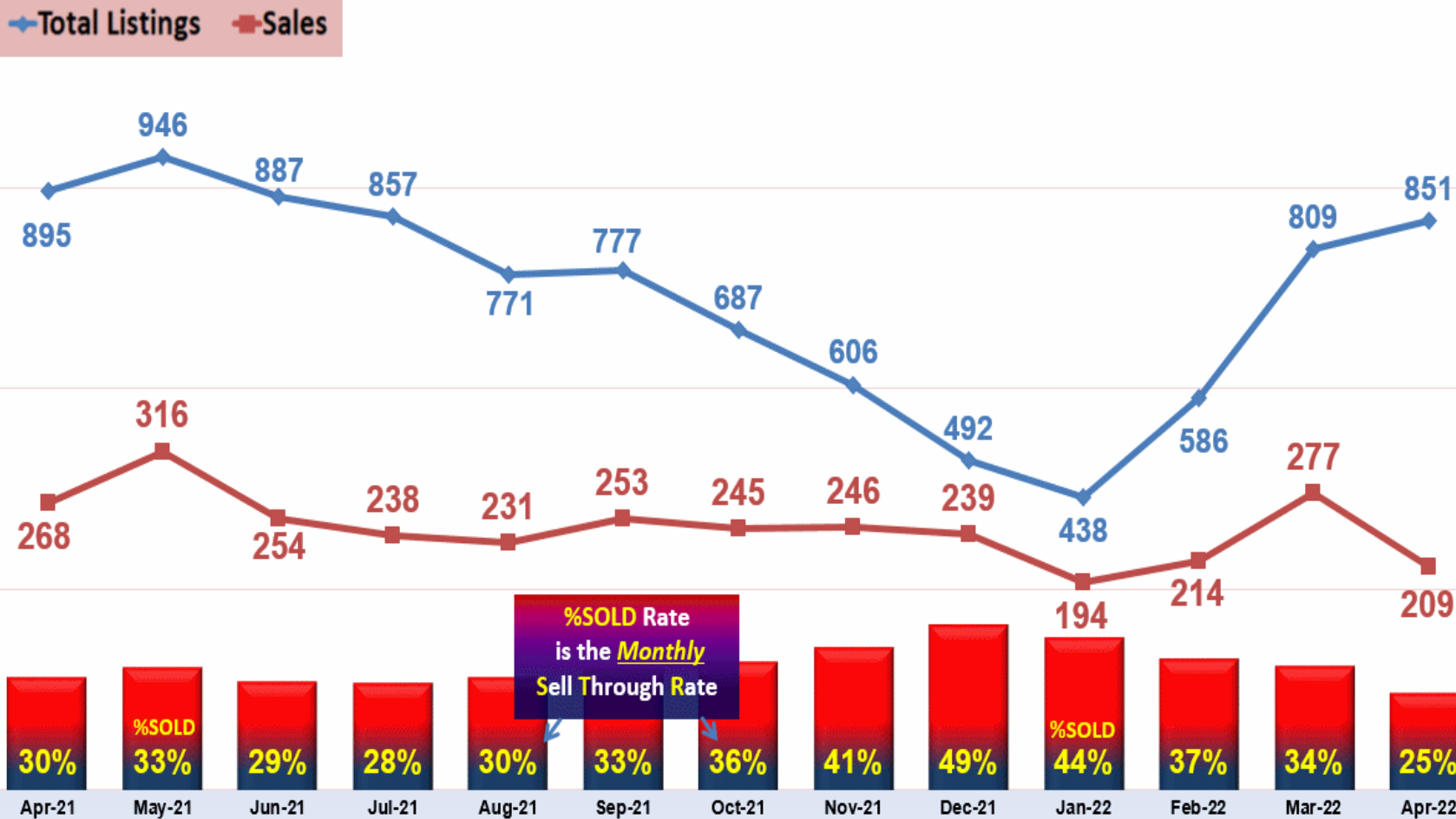
Monthly Totals



Attached

%SOLD (STR)

Sales/Listings (Monthly Rate)



%SOLD Rate is the Monthly Sell Through Rate

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Market Analysis and Forecasting

May 1/22

West Surrey

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

Home Price Changes

(Home Price Index Paired sales from 2005)



Townhouses



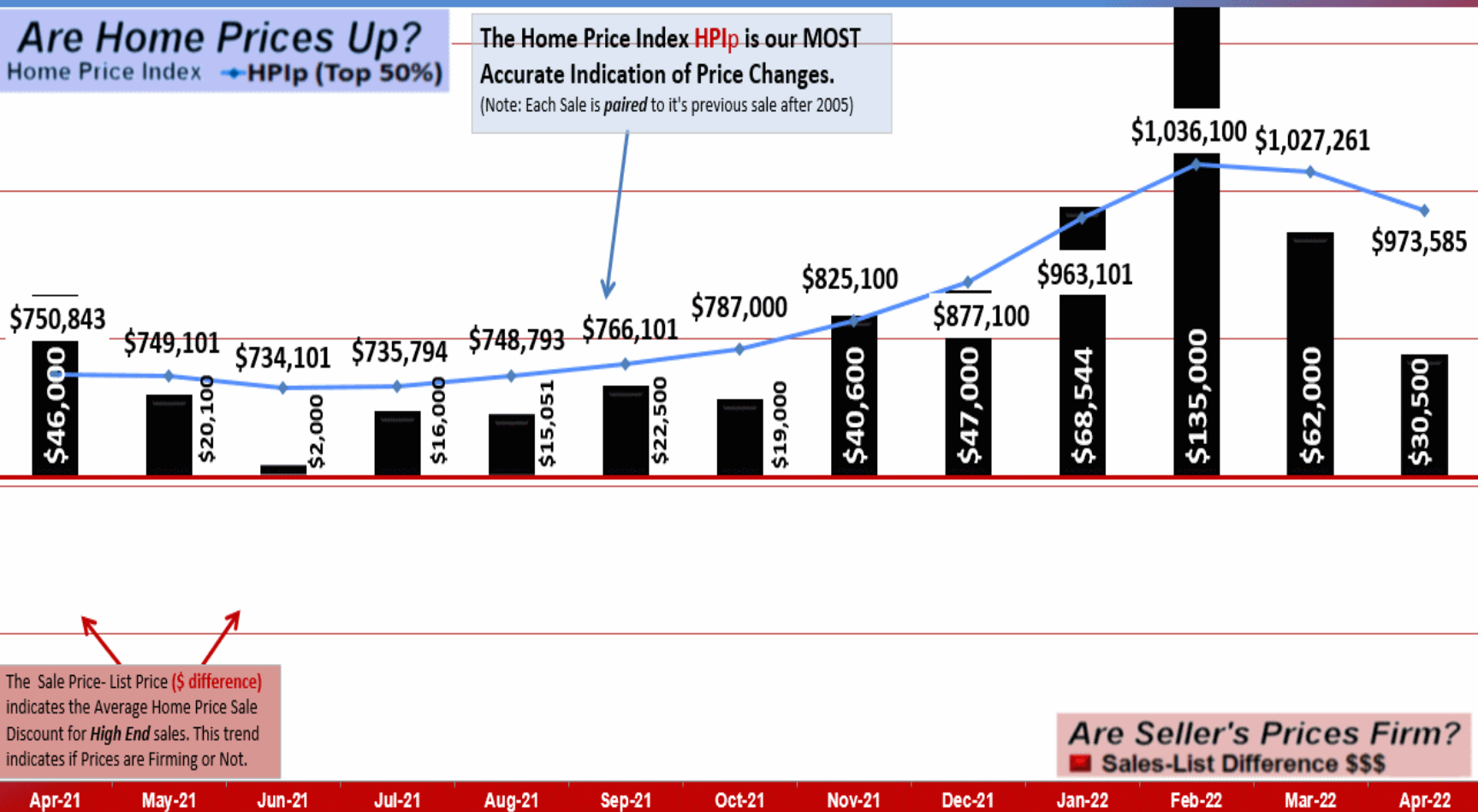
Sales Discount \$\$
 Sale Price - Original List Price (\$ difference)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

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

(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 \$\$\$

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

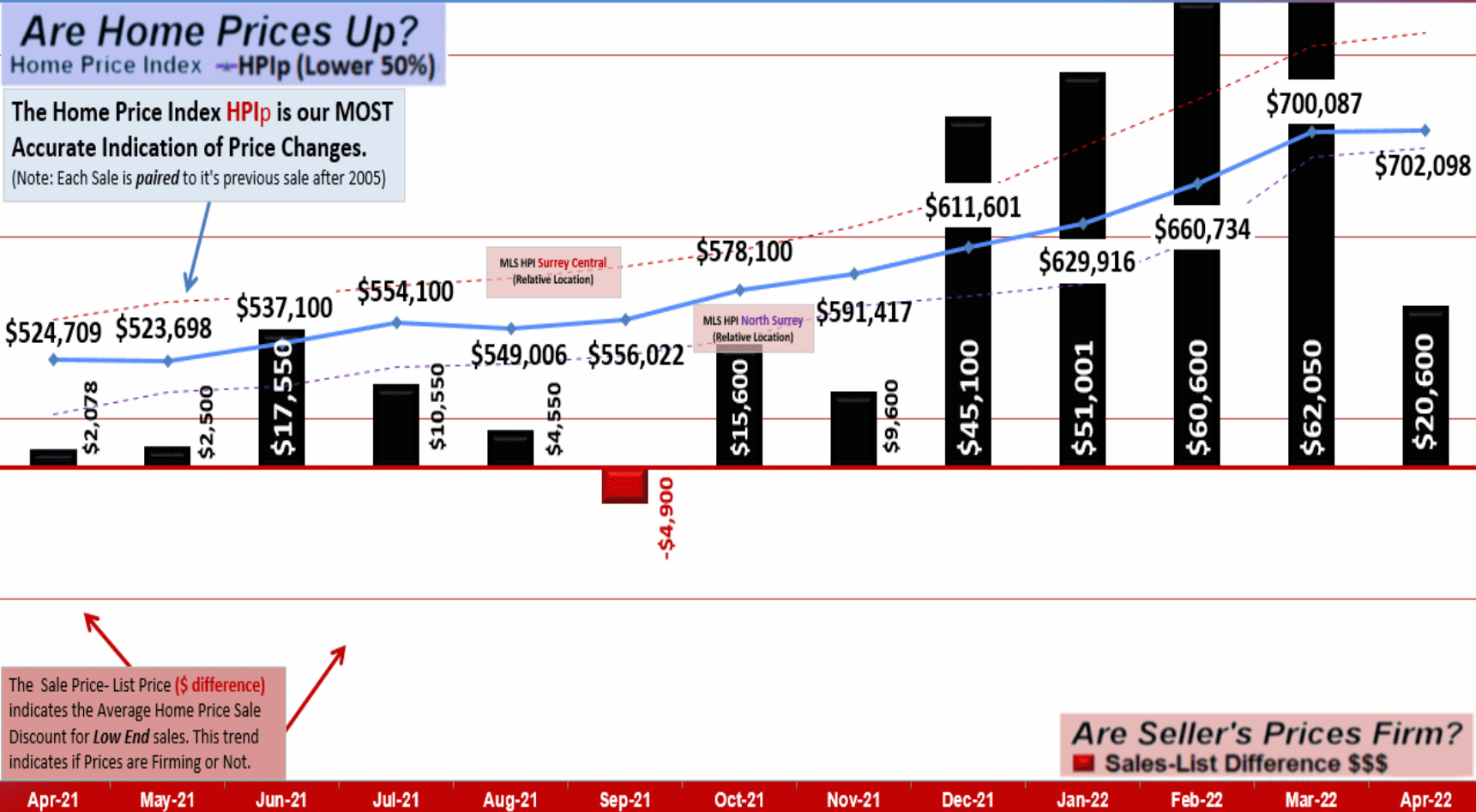
Home Price Changes

(Home Price Index Paired sales from 2005)



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.



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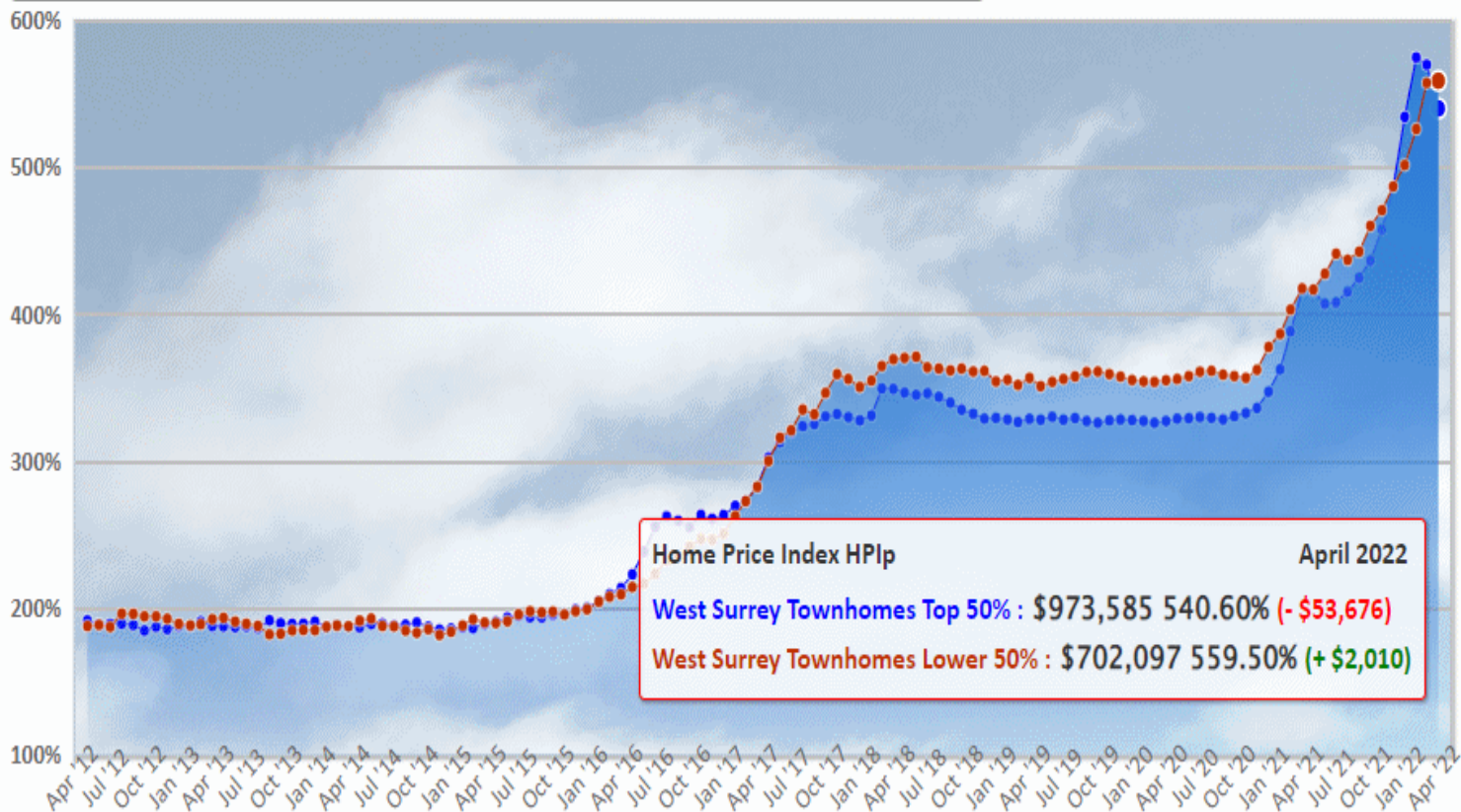
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West Surrey Townhomes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 West Surrey Townhomes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Apr 2022	% 540.60
Mar 2022	% 570.40
Feb 2022	% 575.40
Jan 2022	% 534.80
Dec 2021	% 487.10
Nov 2021	% 458.20
Oct 2021	% 437.00
Sep 2021	% 425.40
Aug 2021	% 415.80
Jul 2021	% 408.60
Jun 2021	% 407.70
May 2021	% 416.00

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May 1/22 West Surrey

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

Home Price Changes

(Home Price Index Paired sales from 2005)



Condominiums



Condominiums



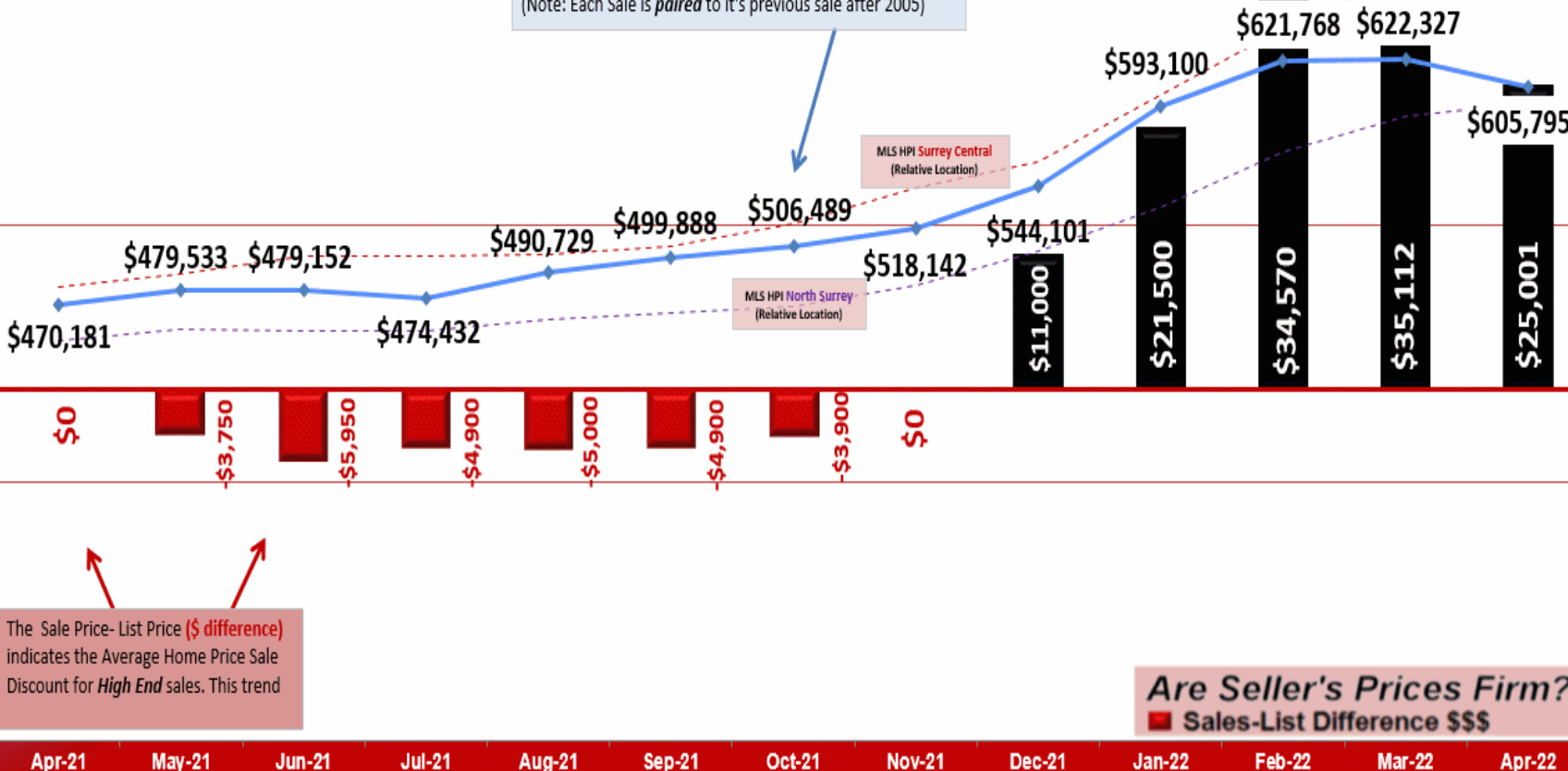
Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

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

(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

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

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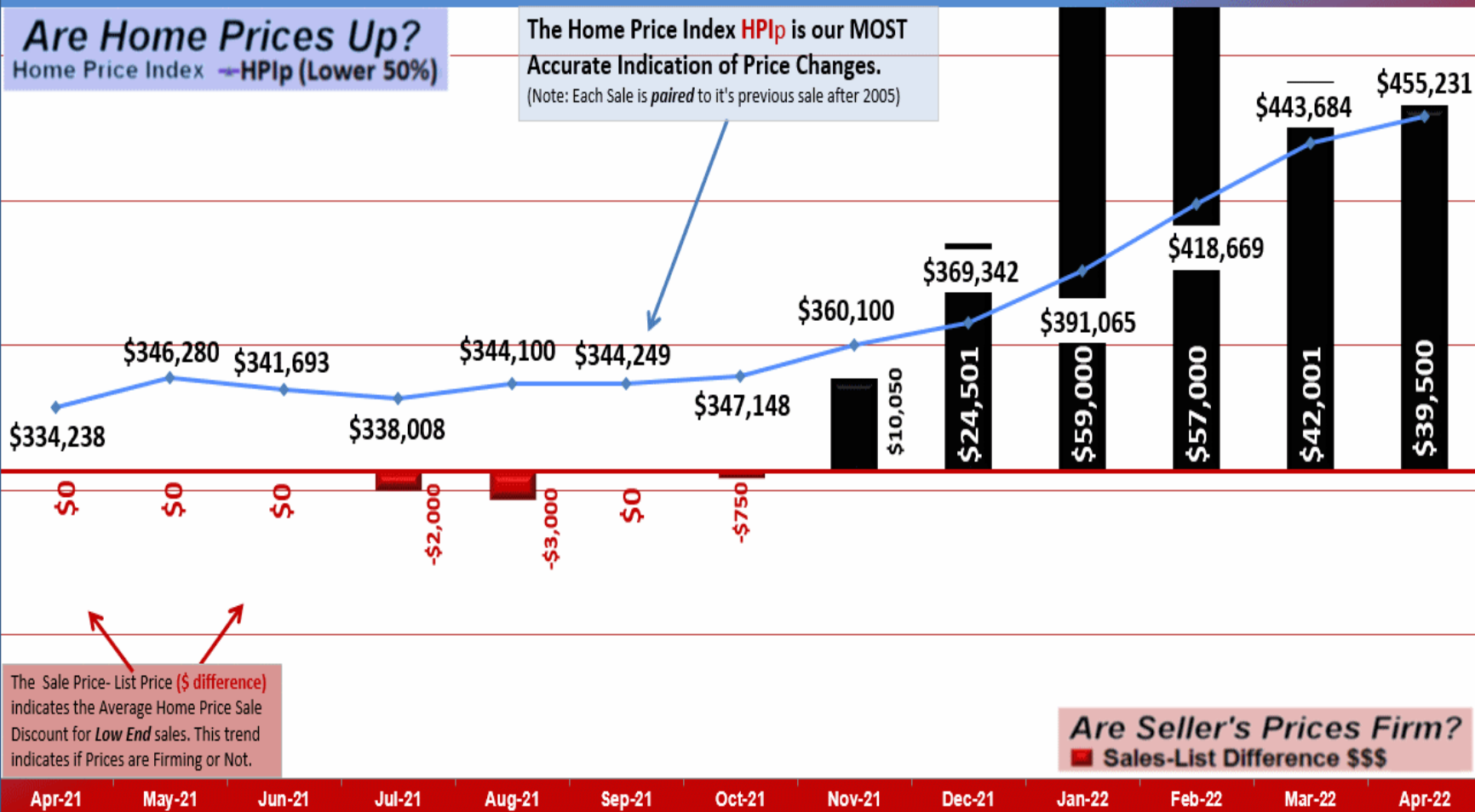
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Attached West Surrey Condos Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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

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

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 (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 \$\$\$



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

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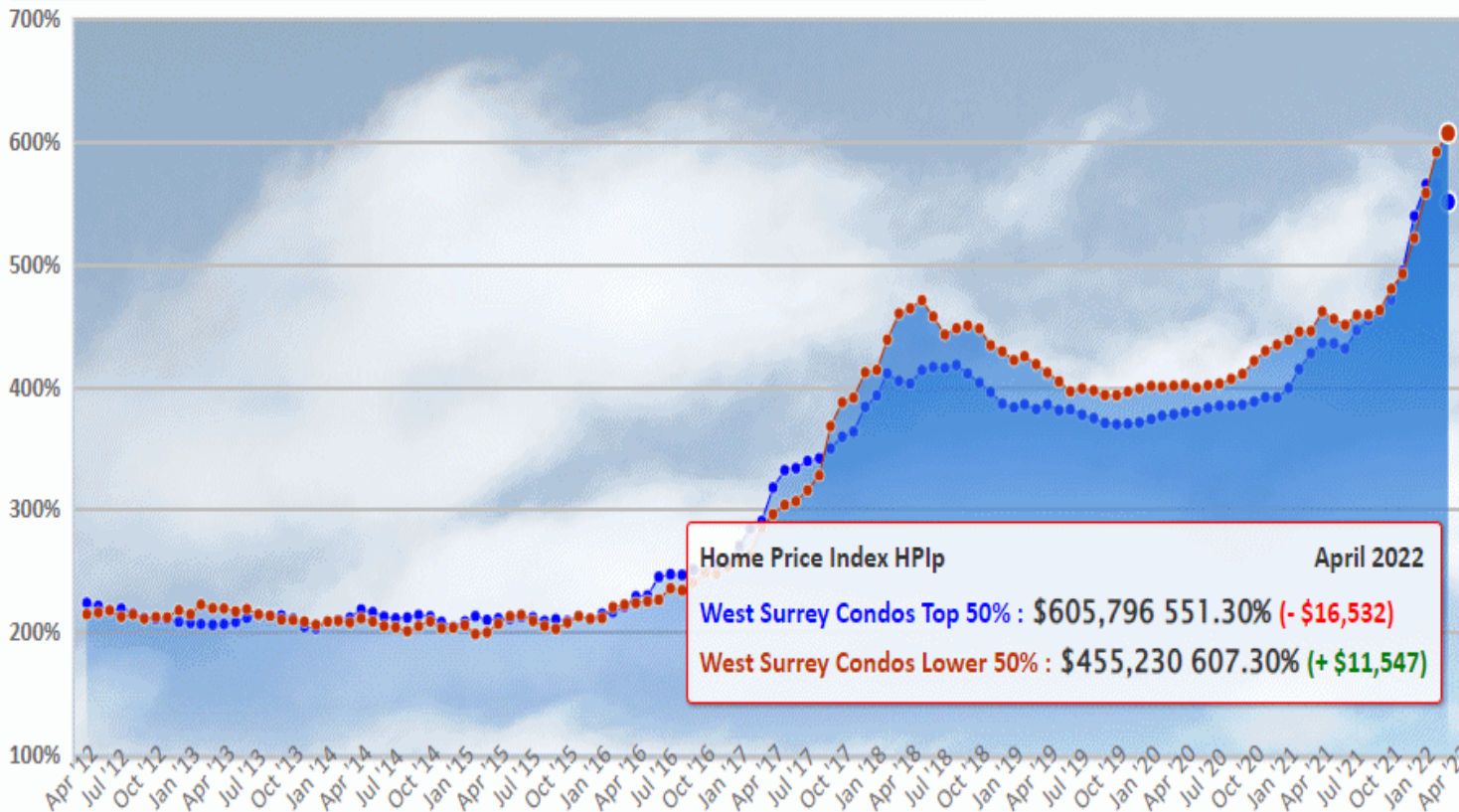
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West Surrey Condos Top 50% : HPIp Forecast+ Forecast-
 West Surrey Condos Lower 50% : HPIp Forecast+ Forecast-



Monthly Home values

Date	Value
Apr 2022	% 551.30
Mar 2022	% 566.30
Feb 2022	% 565.80
Jan 2022	% 539.70
Dec 2021	% 495.10
Nov 2021	% 471.50
Oct 2021	% 460.90
Sep 2021	% 454.90
Aug 2021	% 446.60
Jul 2021	% 431.70
Jun 2021	% 436.00
May 2021	% 436.40

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Market Analysis and Forecasting May 1/22 East Surrey

East Surrey Sub areas Statistics - Apr 2022 Attached

Neighbourhoods	Total Listings (1month)	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 (1month)	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	25%

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change
Total Listings** (A,S,T,C,X)	491	553	517		-36
Active Listings (1st of the month)	208	221	295	318	23
Solds	159	217	127		-90
Days on Market (DOM)	7	8	9		1
%SOLD (Sales/ Listings /mnlthly rate)	32%	39%	25%		-14.7%
Condos (Top 50%) Home Price Index HPIp	\$476,280	\$591,263	\$605,546		\$14,283
Condos (Lower 50%) Home Price Index HPIp	\$336,525	\$390,430	\$401,702		\$11,273
Twnhs (Top 50%) Home Price Index HPIp	\$779,334	\$993,100	\$1,049,100		\$56,000
Twnhs (Lower 50%) Home Price Index HPIp	\$541,100	\$650,101	\$699,336		\$49,235

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

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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.

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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attached homes



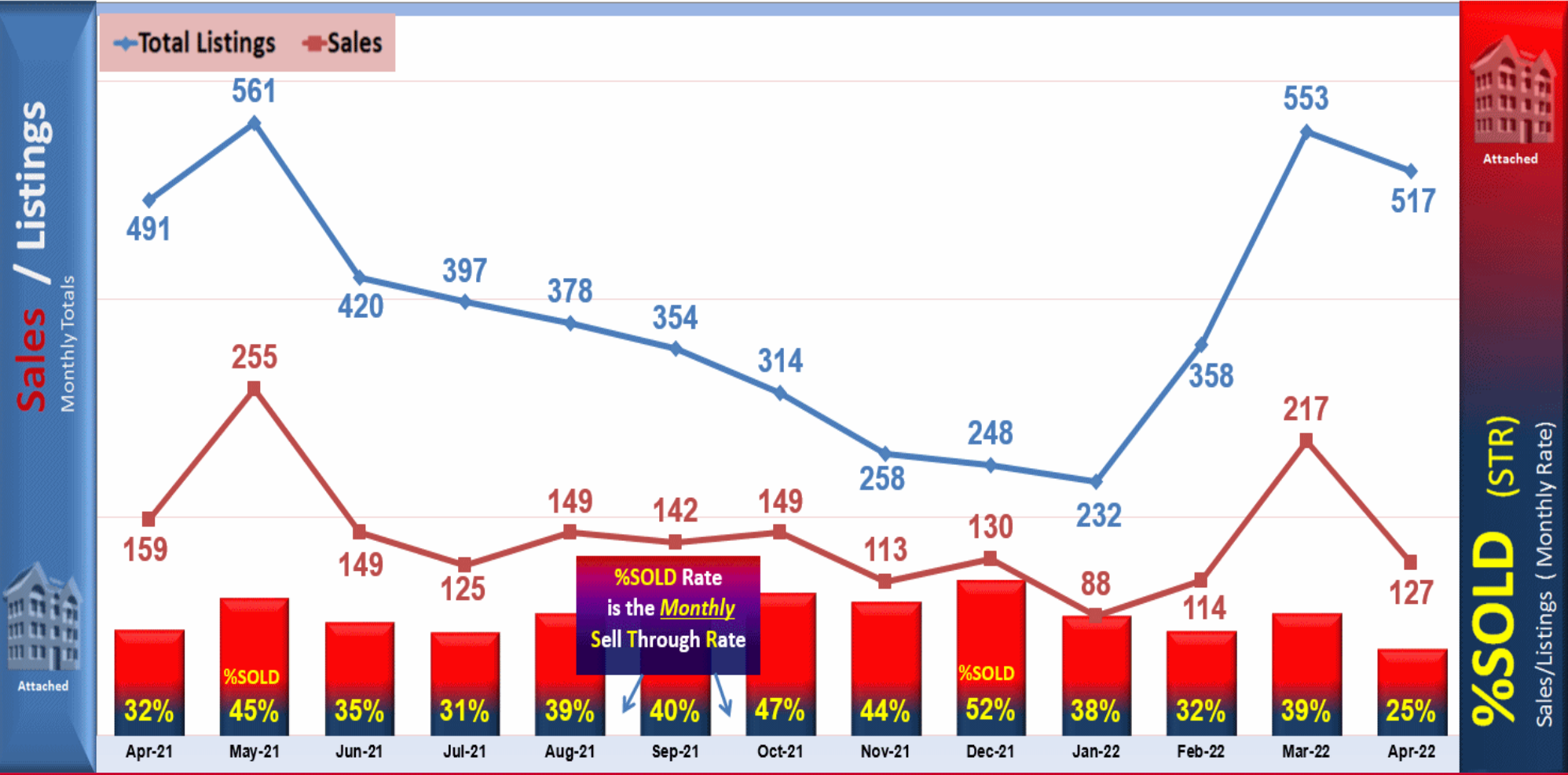
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Market Analysis and Forecasting May 1/22 East Surrey

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

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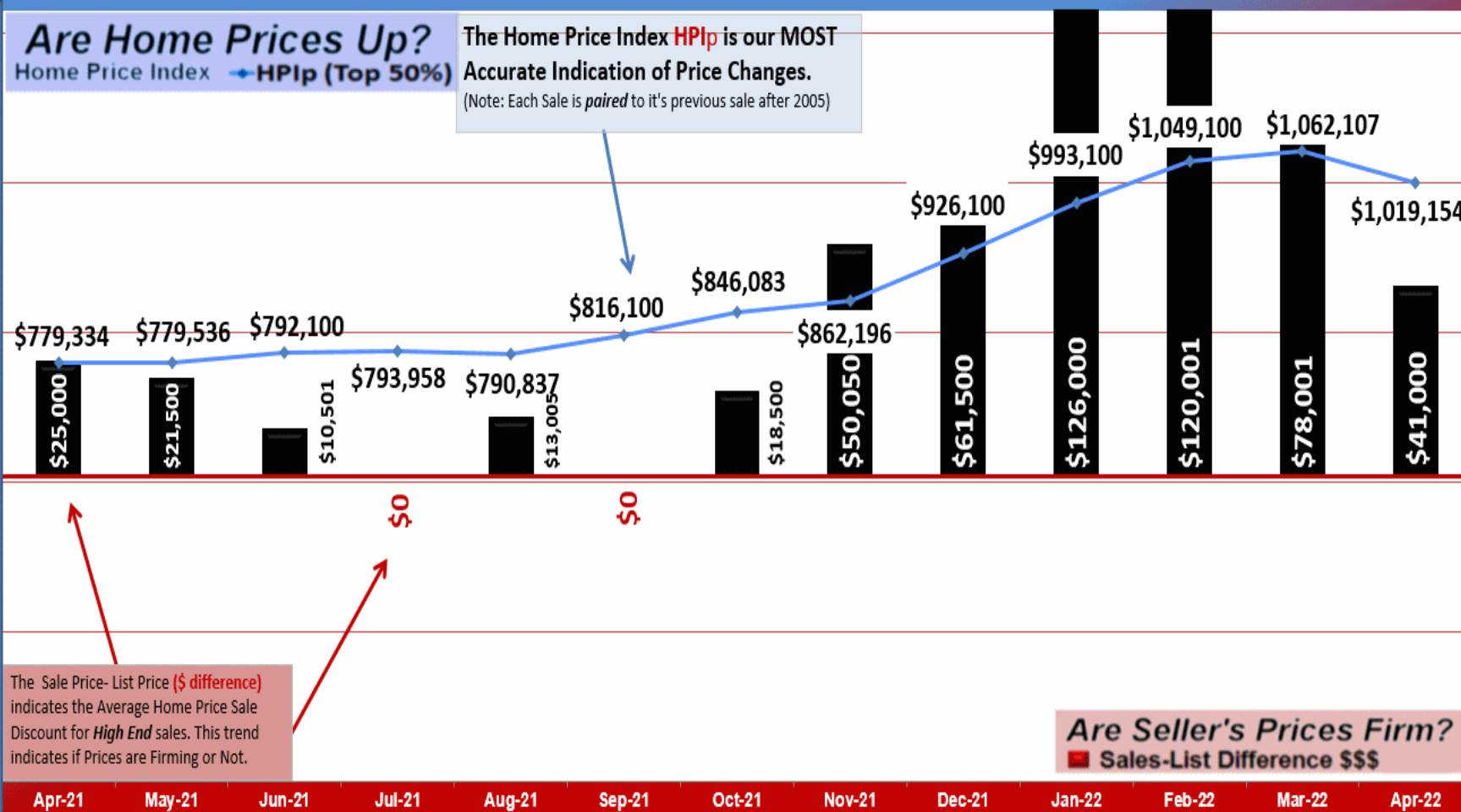
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Attached East Surrey Townhouse Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

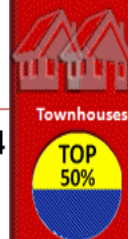
Are Home Prices Up?
 Home Price Index → HPIp (Top 50%)

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

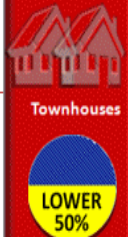
East Surrey

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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)

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



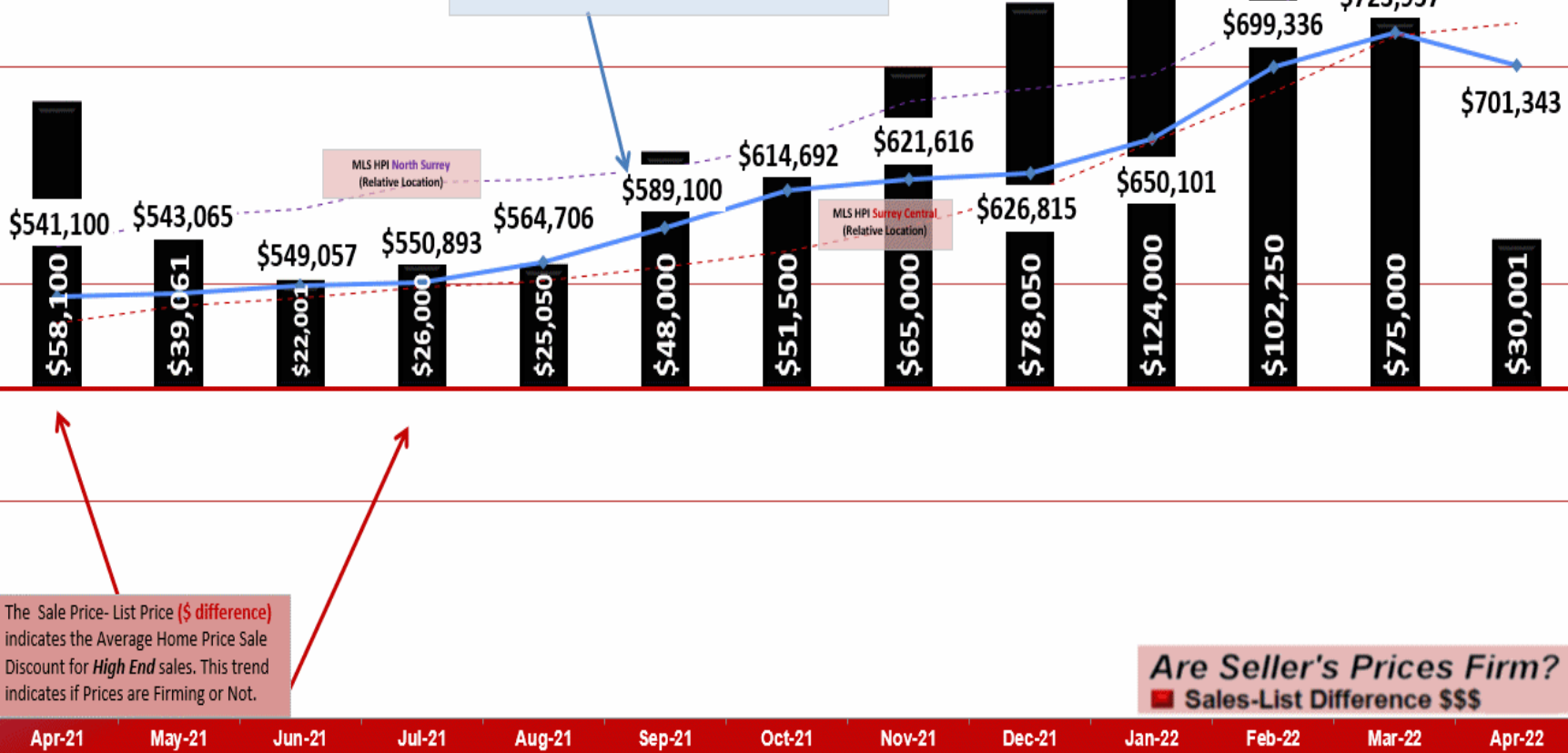
Sales Discount \$\$
Sale Price - Original List Price (\$ difference)

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

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 \$\$\$

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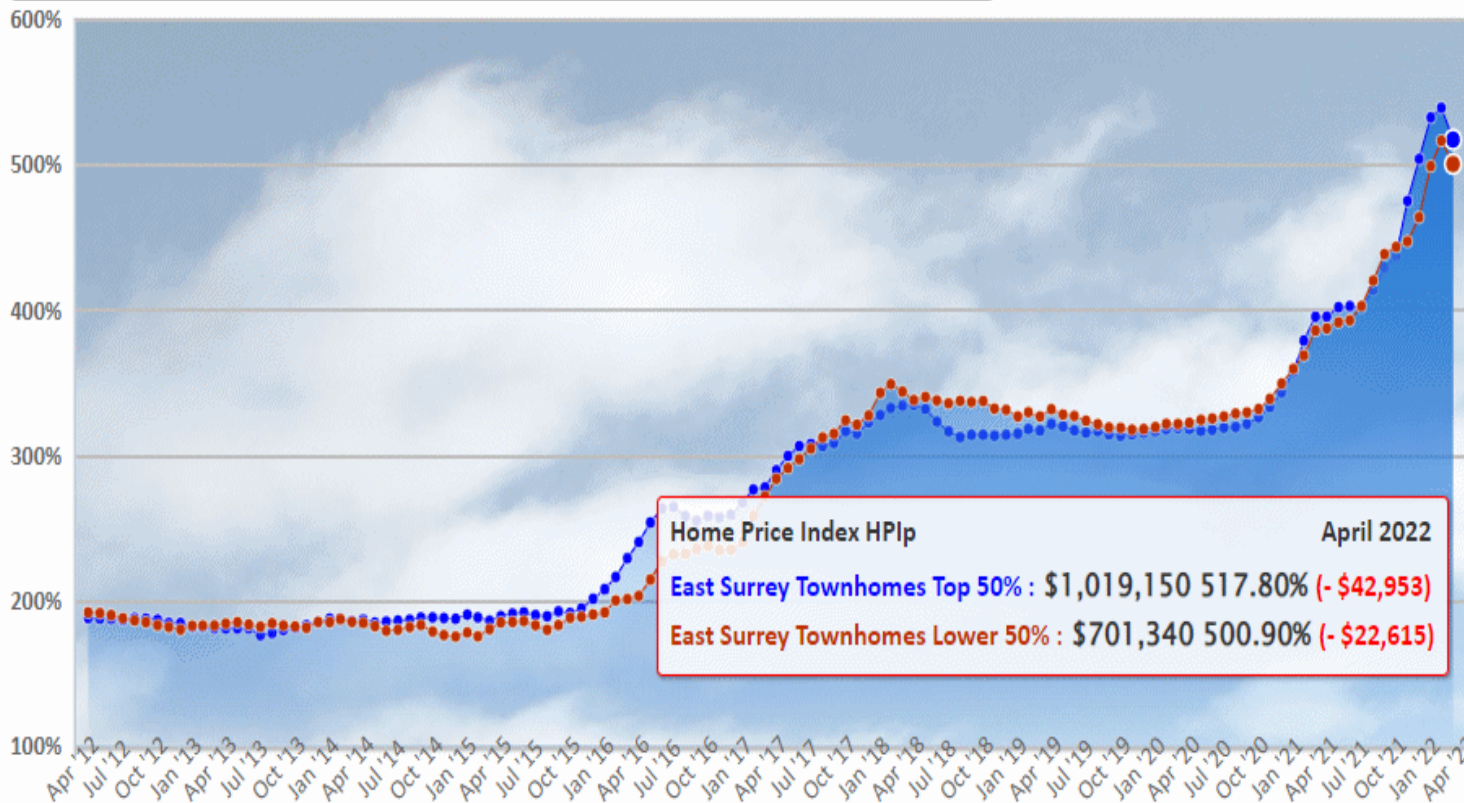
* Real Trends Top 250 Report, May 2012



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



Monthly Home values

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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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)

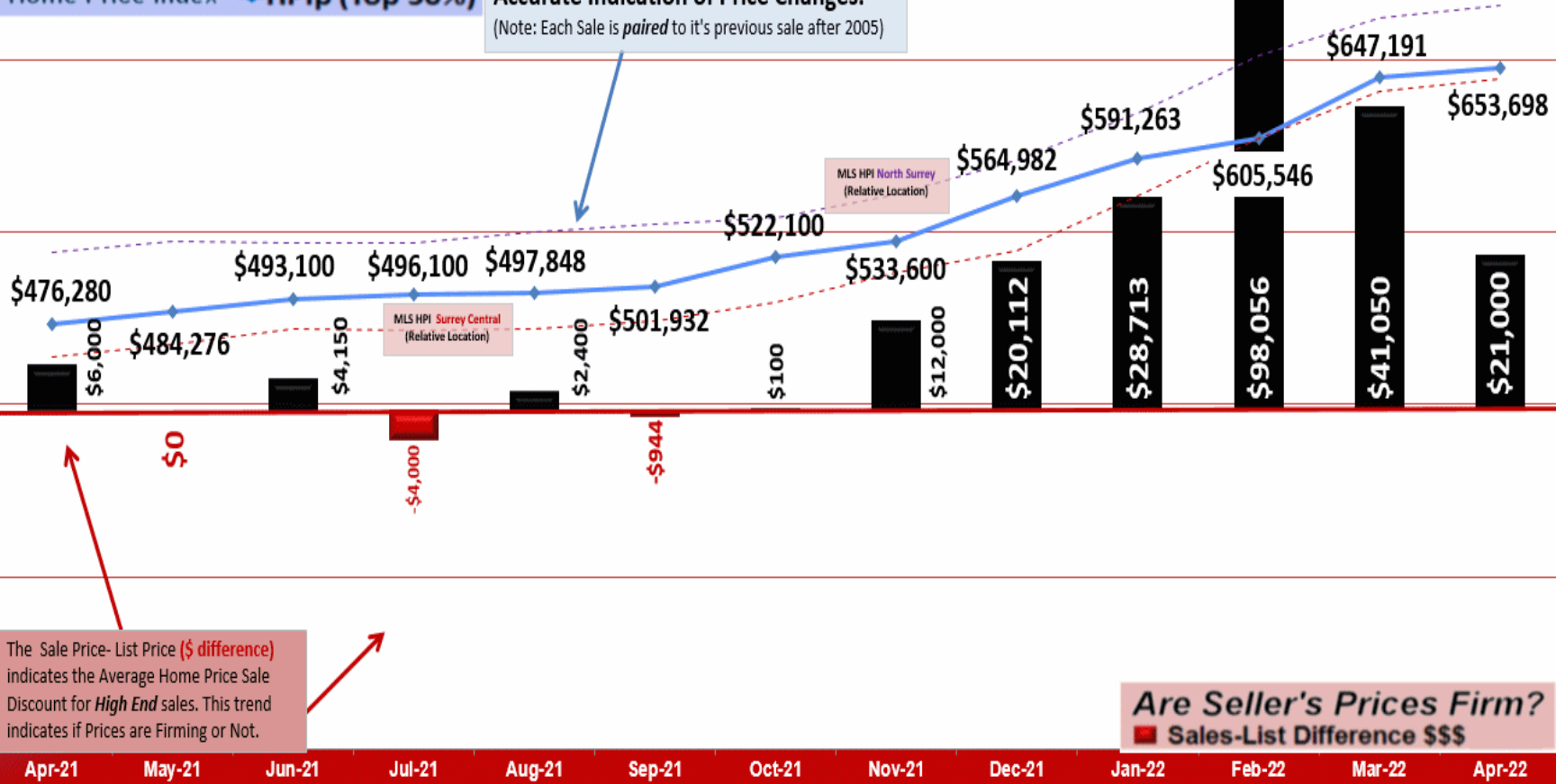
Home Price Changes
(Home Price Index Paired sales from 2005)

Townhouses
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 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 \$\$\$

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

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Market Analysis and Forecasting May 1/22 **East Surrey**

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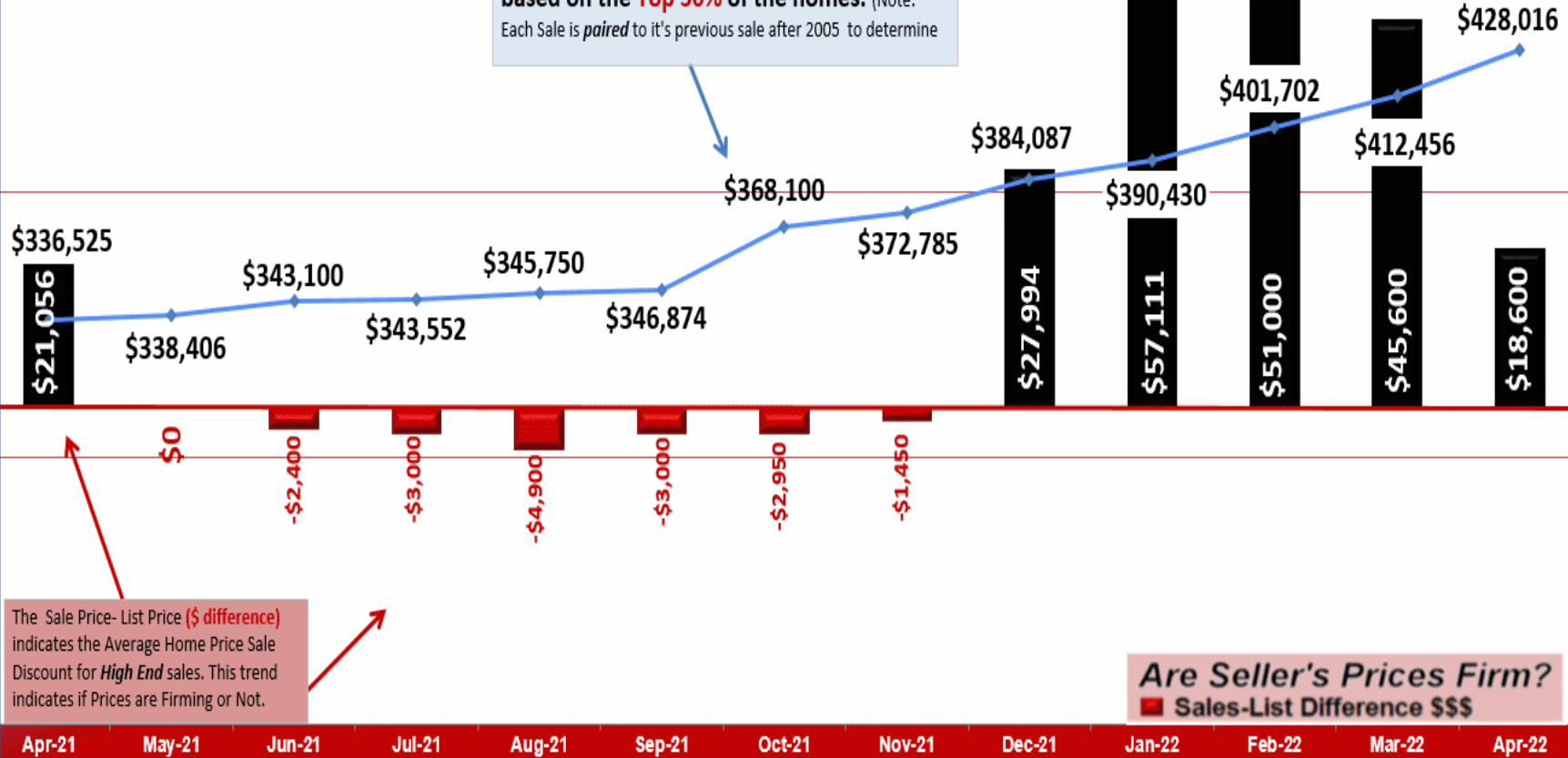
Attached **East Surrey** **Condos** Home Price Index **HPIp (Lower 50%)**, Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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 \$\$\$



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

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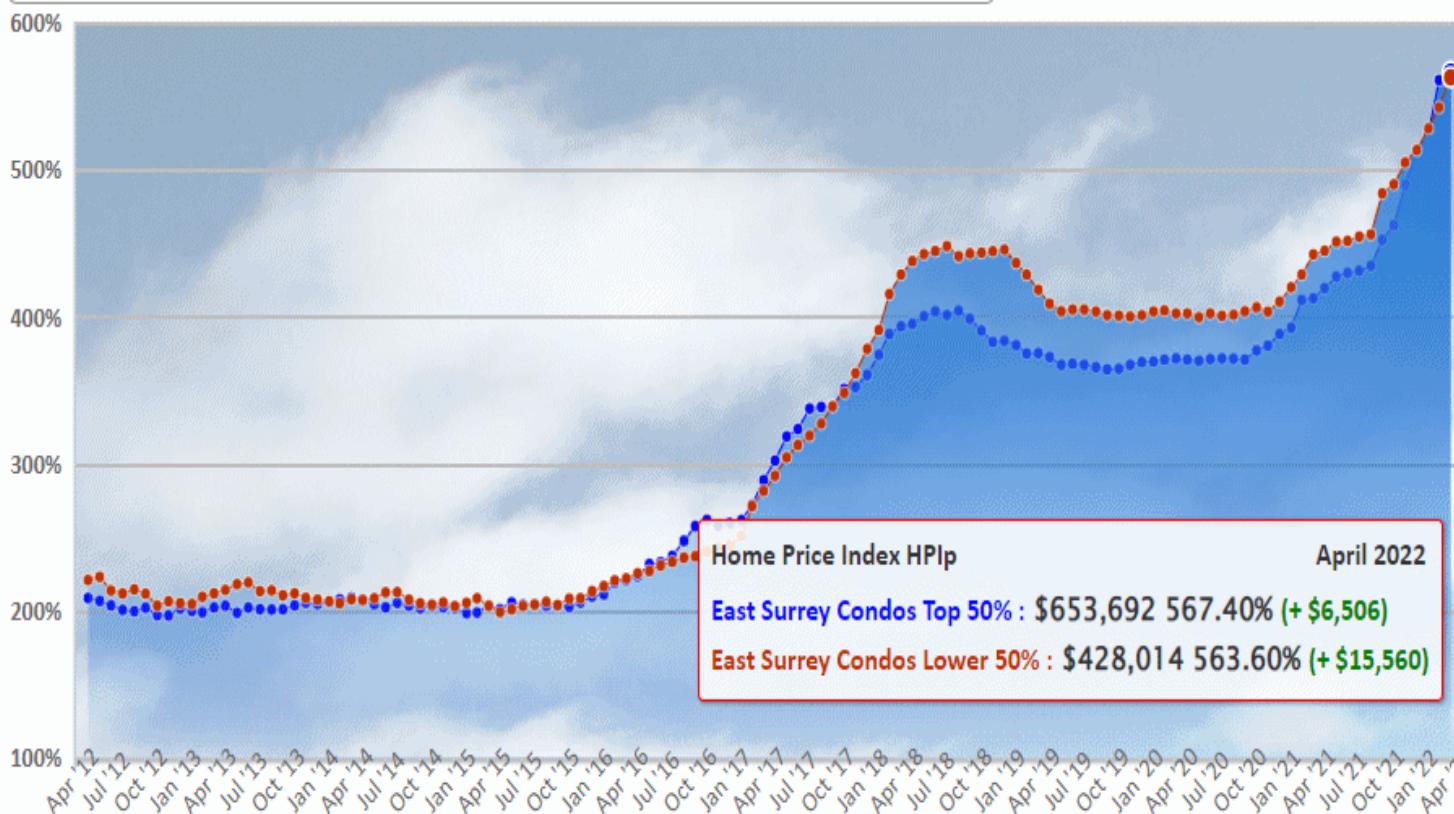
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East Surrey Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 East Surrey Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
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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