

Market Analysis and Forecasting

Market Analysis and Forecasting

The Shapka Group's Market Reports



Advanced Marketing Tools



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Detached

- [Burnaby](#)
- [Coquitlam](#)
- [Maple Ridge](#)
- [New West](#)
- [Port Coquitlam](#)
- [Port Moody](#)

Attached

- [Burnaby](#)
- [Coquitlam](#)
- [Maple Ridge](#)
- [New West](#)
- [Port Coquitlam](#)
- [Port Moody](#)

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



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



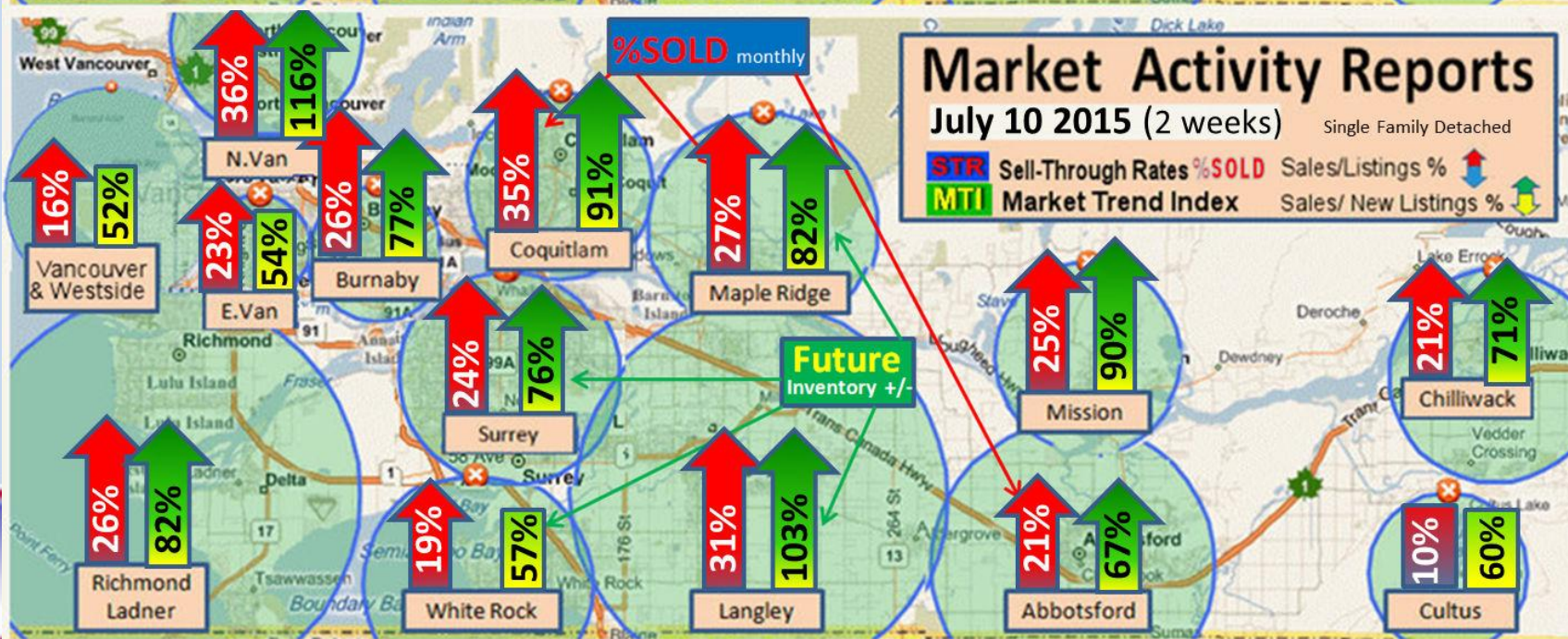
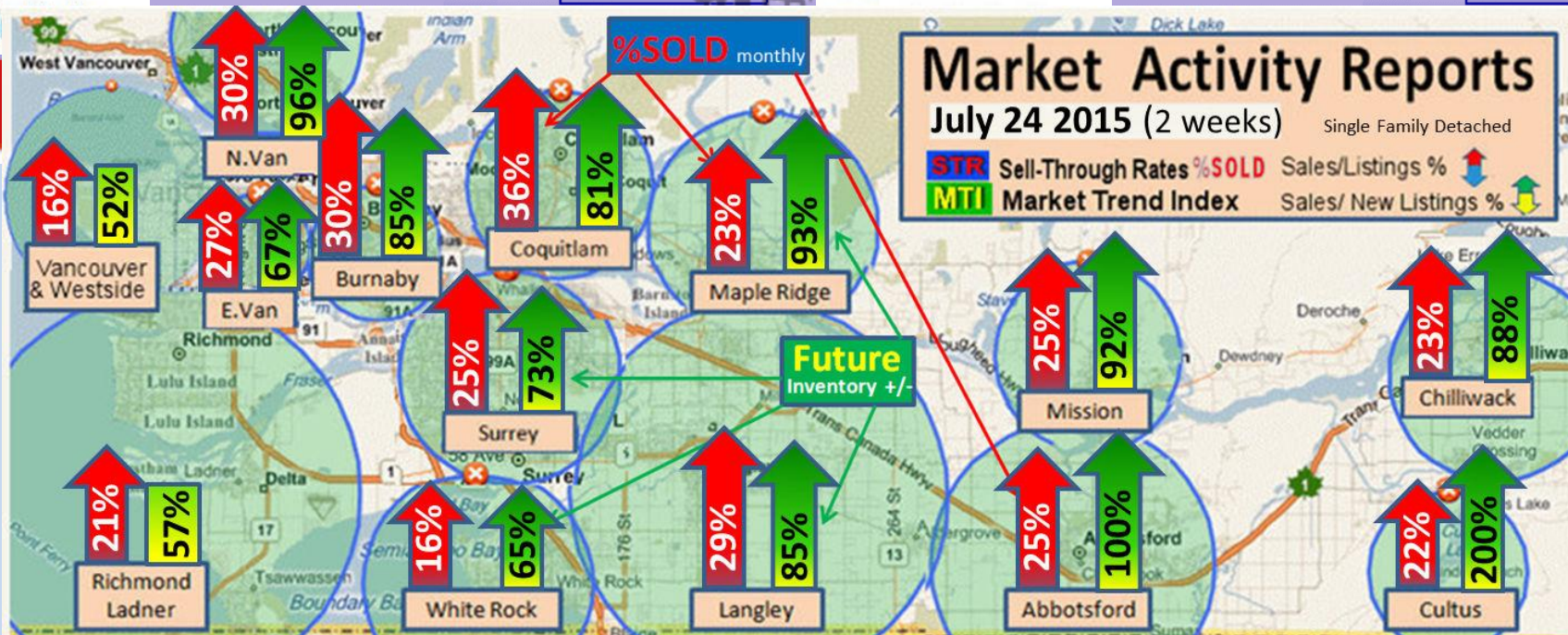


detached homes



attached homes

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Vancouver & Fraser Valley

Sales (2 wks)/ List

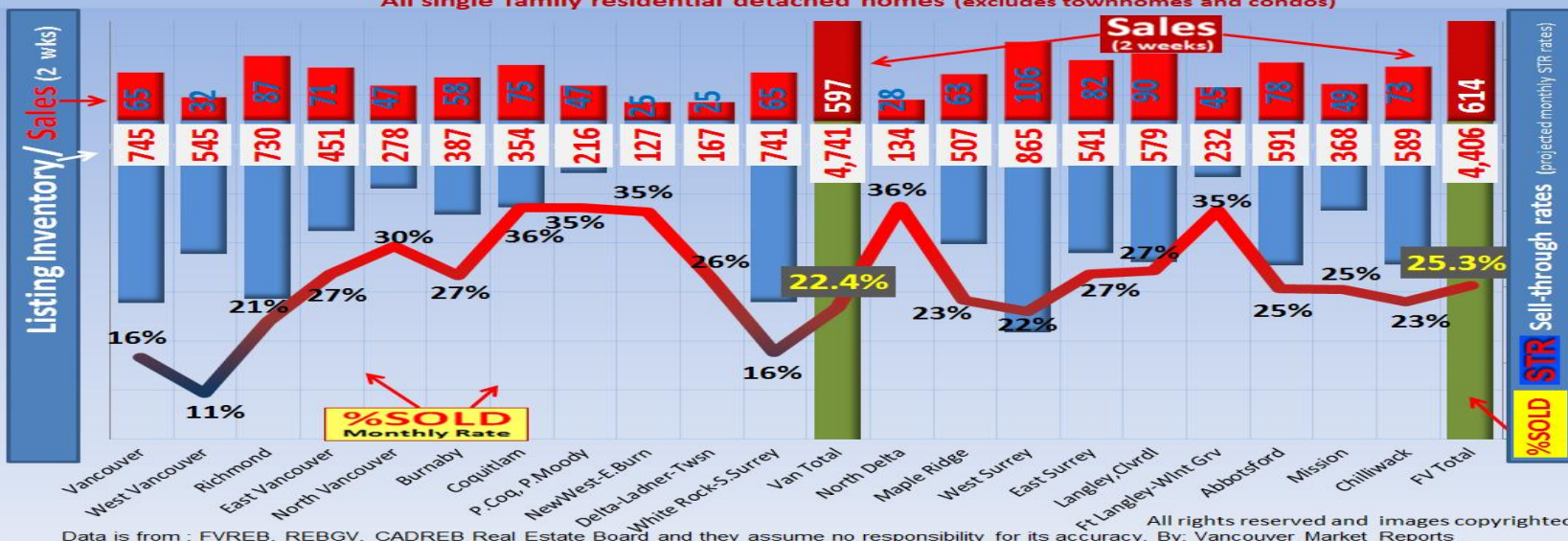
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July 24 2015 (2 weeks)

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

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

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



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

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Vancouver & Fraser Valley

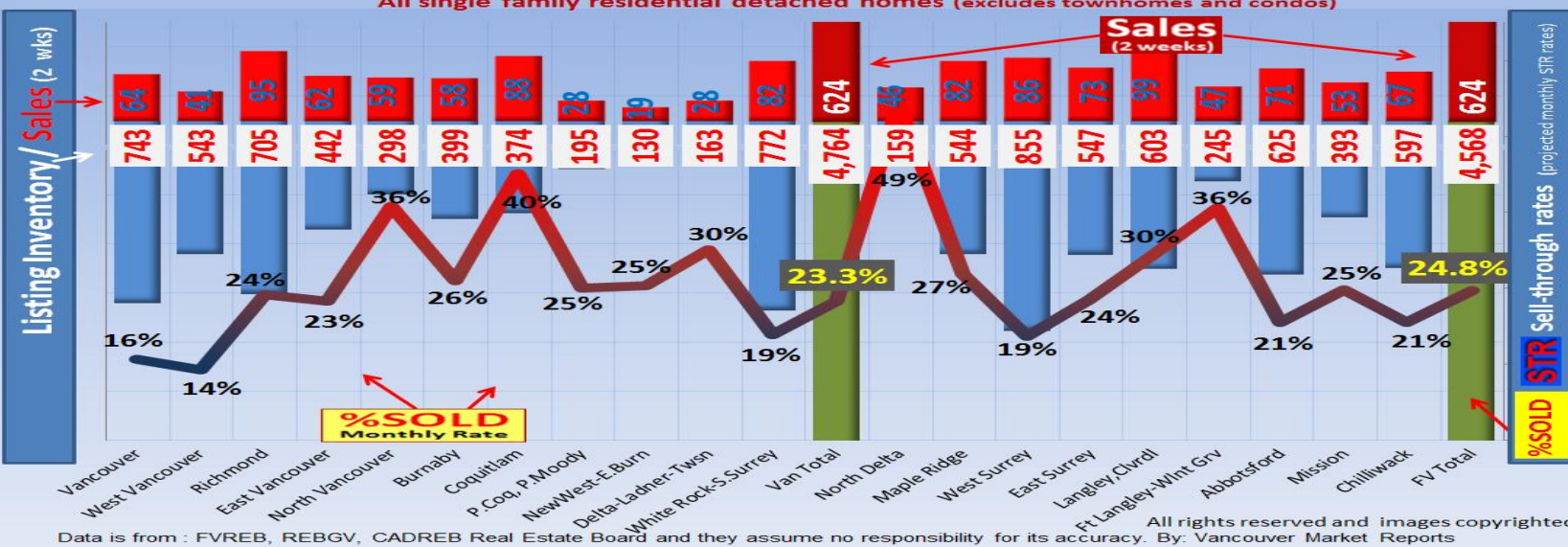
Sales (2 wks)/ Listings Graph

July 10 2015 (2 weeks)

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

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

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



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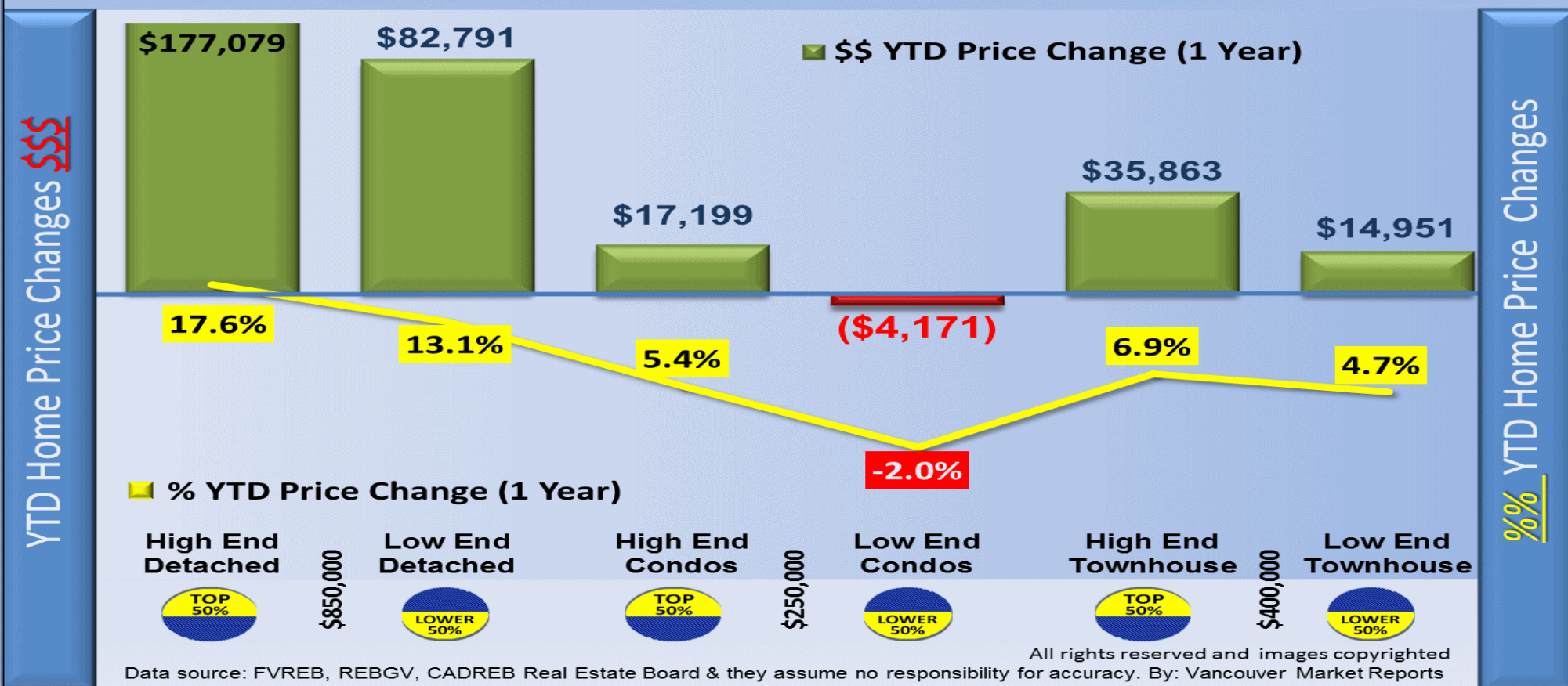


Market Analysis and Forecasting

Aug 1/15 Coquitlam

Coquitlam Real Estate Price Changes (\$/%)

Housing Types: Year-To-Date June 2014 – June 2015 (Quarters) Powered by: Vancouver Market Reports HPIp



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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

Aug 1/15 Coquitlam

Monthly Market Activity - July 2015 - Single Family



Aug 1 2015 Coquitlam Market Update (Detached)

Current: Coquitlam's **42% SOLD** Rate indicates a Sellers Market. (This means 42 homes out of 100 sold last month with an Average \$3.450 Sales Discount from the Original List Price) but do check the many micro-markets %SOLD rates for each neighbourhood.

Most Active Price Range: Homes between \$700,000-\$800,000 have a **63.5 %SOLD** rate.

Least Active Price Range: Homes above \$1.25 million are in a Buyers Market with **19.4 %SOLD** rate.

History: The Coquitlam Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$222,056.

The Coquitlam Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$86,783.

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

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Market Analysis and Forecasting

Aug 1/15 Coquitlam

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

Coquitlam Price Range Statistics - July 2015				Detached			
Home Price Range	Total Listings (Month)	Sales	DOM	Sell Price /List Price	Sell - List \$Difference	%SOLD	
0-\$600,000	38	13	17	99%	-\$4,000	34.2%	↑
\$600,001-\$700,000	33	18	19	100%	\$0	54.5%	↑
\$700,001-\$800,000	74	47	11	100%	\$1,000	63.5%	↑
\$800,001-\$900,000	68	39	13	100%	\$1,200	57.4%	↑
\$900,001-\$1,000,000	52	24	14	99%	-\$10,000	46.2%	↑
\$1,000,001-\$1,250,000	78	32	25	99%	-\$13,906	41.0%	↑
\$1,250,001 and more	129	25	52	96%	-\$60,000	19.4%	↑
Total Activity	472	198	12	100%	-\$3,450	42%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Jul-14	Jun-15	Jul-15	01-08-2015	Change	
Total Listings** (A,S,T,C,X)	576	526	472		-54	↓
Active Listings	431	297	282	235	-47	↓
Solds	121	201	198		-3	↓
DOM	21	11	12		1	↑
%SOLD (Sales/Listings /Mthly Rate)	21%	38%	42%		4%	↑
(Top 50%) Home Price Index HPIp	\$1,027,101	\$1,224,340	\$1,249,157		\$24,817	↑
(Lower 50%) Home Price Index HPIp	\$646,101	\$735,100	\$732,884		-\$2,216	↓

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Aug 1/15 **Coquitlam**

What Sold in your Neighbourhood and for What Price?

Coquitlam Neighbourhood Statistics - July 2015					Detached	
Neighbourhoods	Total Listings	Sales	DOM	Sell Price /List Price	Sell - List \$Difference	%SOLD
Burke Mountain	61	19	26	98%	-\$20,000	31.1%
Central Coquitlam-Chineside	77	39	11	100%	\$2,381	50.6%
Coquitlam East	31	17	14	99%	-\$9,000	54.8%
Cape Horn	15	6	33	98%	-\$17,400	40.0%
Coquitlam West	59	20	38	100%	\$0	33.9%
Eagle Ridge-Canyon Springs	13	10	7	105%	\$37,500	76.9%
Harbour Chines	10	2	73	107%	\$62,500	20.0%
Hockaday	5	2	29	96%	-\$41,450	40.0%
Harbour Place	1	0	61			0.0%
Meadow Brook	12	7	19	99%	-\$5,000	58.3%
Maillardville	36	10	48	97%	-\$19,450	27.8%
New Horizons	11	8	12	107%	\$41,550	72.7%
Park Ridge Estates	1	1	12	99%	-\$8,000	100.0%
Ranch Park	27	15	11	100%	\$3,000	55.6%
River Springs	7	4	28	99%	-\$7,444	57.1%
Scott Creek	8	5	15	99%	-\$4,900	62.5%
Eagle Ridge - Summit	8	5	12	99%	-\$8,000	62.5%
Westwood Plateau-Summit	90	28	30	99%	-\$9,400	31.1%
Total Activity	472	198	12	100%	-\$3,450	42%

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Aug 1/15 **Coquitlam**

Next Months Market Forecast

Forecast: Coquitlam has a normal Listing supply; 235 homes are for sale. With the **42 %SOLD** Monthly Rate (**STR**) gives us ~2.5 months of inventory. At this Sell-Through-Rate approximately 124 of these Listings will Not Sell. 9% of the Active Listings have reduced their price by \$58,981 on Average or \$43,000 Median. We project Coquitlam Detached to be a Sellers Market.

Canada is the Real Estate Bargain of the world with our 25% sales discount with our low exchange rate. With an 8 billion dollar plus injection of foreign cash into the Vancouver Areas this year continues to make Vancouver markets extremely hot. We show a \$35,255 Average Monthly Price Increase in the Vancouver Areas. A deeper analysis shows that 85% of all the 39 of the Single Family Detached Homes Markets in the entire Lower Mainland are Increasing. This Buyer Demand has now carried over into the Condos Markets whereby 70% Increased in July (June = 60%). The Vancouver Market Reports® Team analyzes 98 Real Estate Market Segments across the Lower Mainland to provide the most accurate Market Trends.

We forecast this “Wave Effect from Vancouver “ to continue steering us into our Summer Market. Do Contact Us for Your Own Home/Investment Forecast.

As always, we will continue monitor Market Activity and report to you – FIRST! We analyze and provide each individual City's Home Price Indexes: Separated into High and Low; to Supply You the Most Accurate Market Trend details.(Please click on your city to see each

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



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Aug 1/15 **Coquitlam**

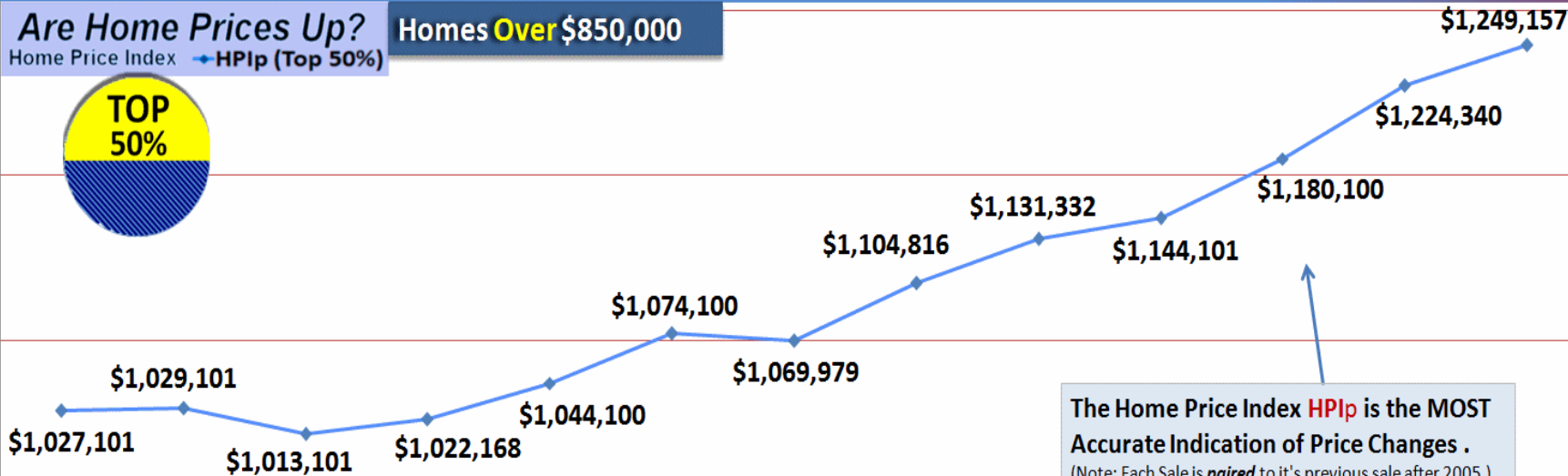
Detached

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

Are Home Prices Up?

Homes Over \$850,000

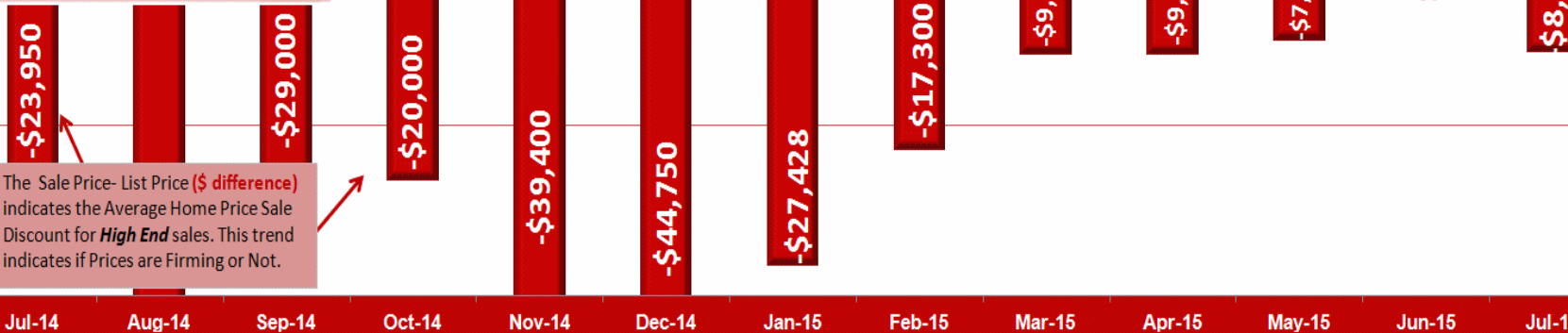
Home Price Index → HPIp (Top 50%)



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

Are Seller's Prices Firm?

Sales-List Difference \$\$\$



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

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



Detached



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

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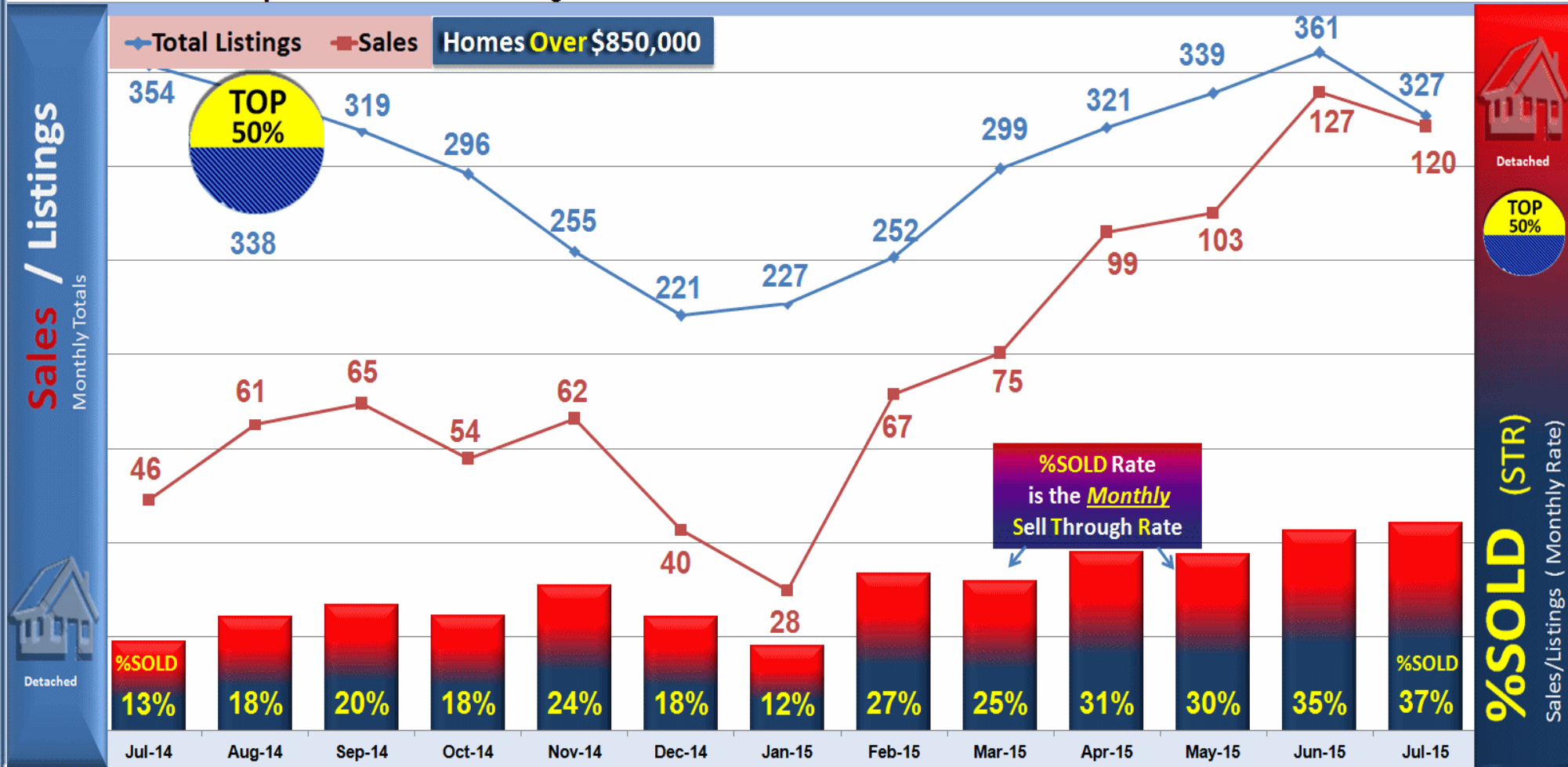


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Market Analysis and Forecasting

Aug 1/15 **Coquitlam**

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

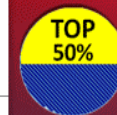


Sales / Listings

Monthly Totals



Detached



%SOLD (STR)

Sales/Listings (Monthly Rate)



Detached

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Aug 1/15 **Coquitlam**

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

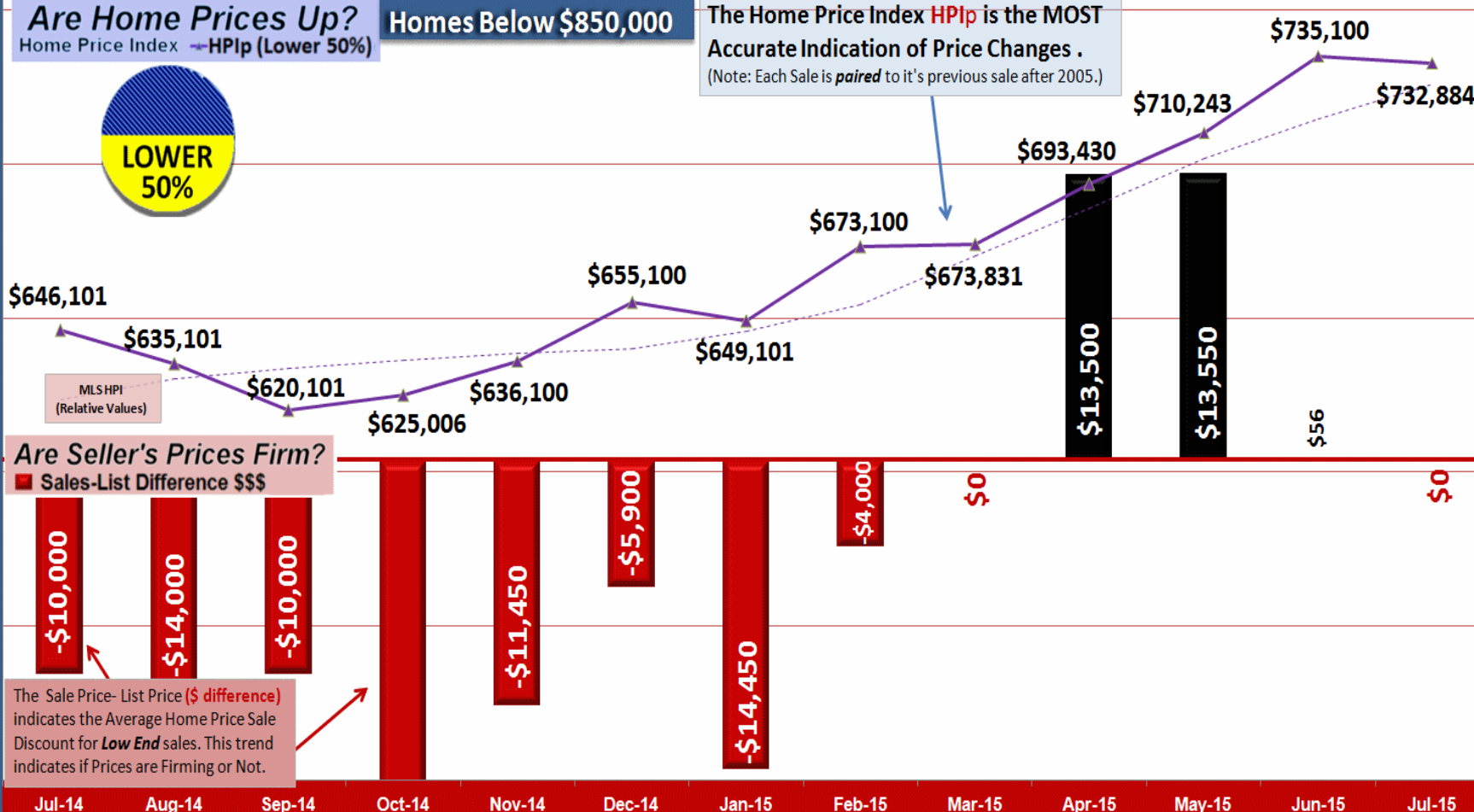
Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

Homes Below \$850,000

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

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



Detached



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



Detached

Sales Discount \$\$

Sale Price - Original List Price (\$ difference)

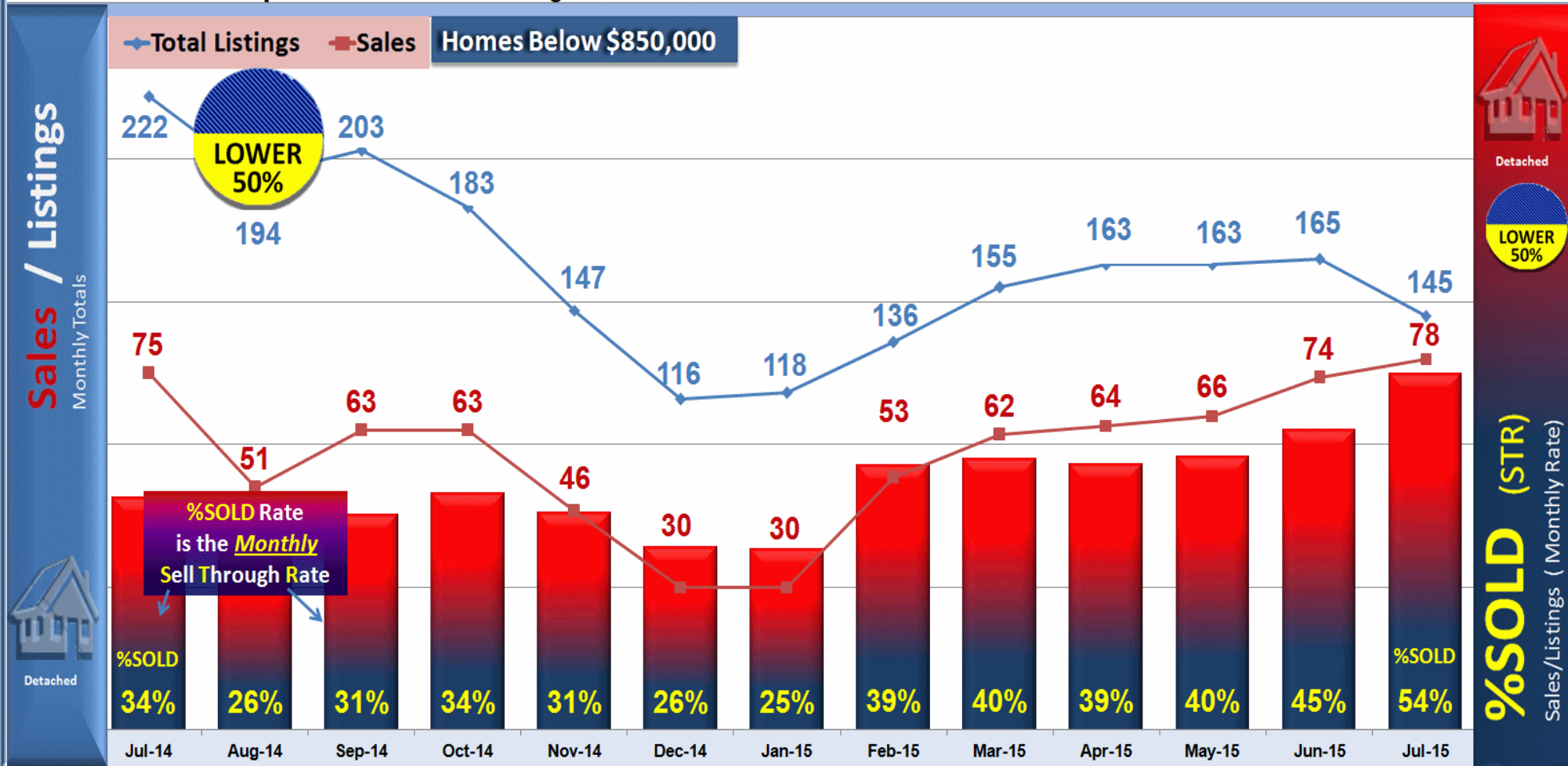
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Aug 1/15 **Coquitlam**

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



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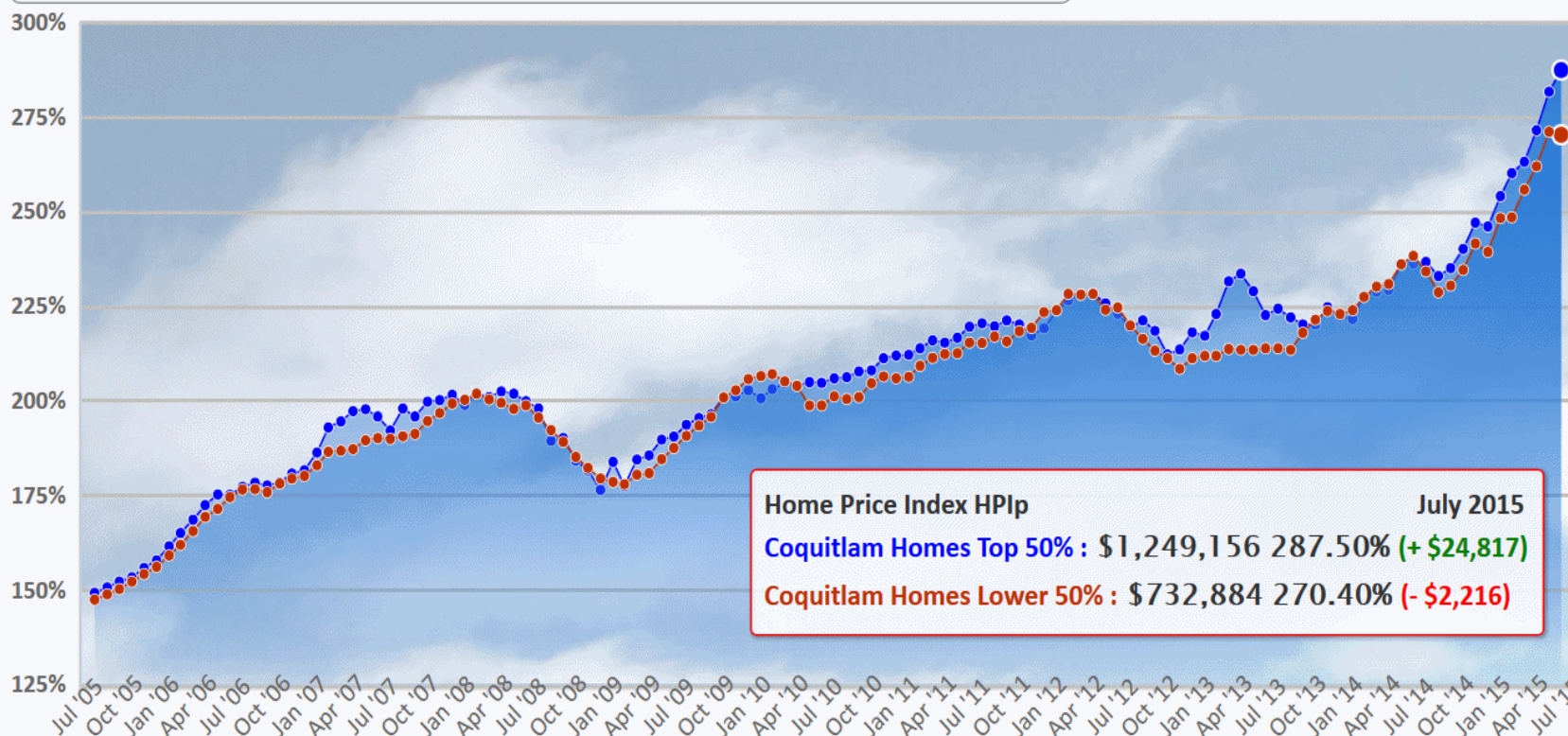
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Aug 1/15 **Coquitlam**

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Jul 2015	% 287.50
Jun 2015	% 281.80
May 2015	% 271.60
Apr 2015	% 263.30
Mar 2015	% 260.30
Feb 2015	% 254.20
Jan 2015	% 246.20
Dec 2014	% 247.20
Nov 2014	% 240.30
Oct 2014	% 235.20
Sep 2014	% 233.10
Aug 2014	% 236.80

<< < 1 2 3 > >>

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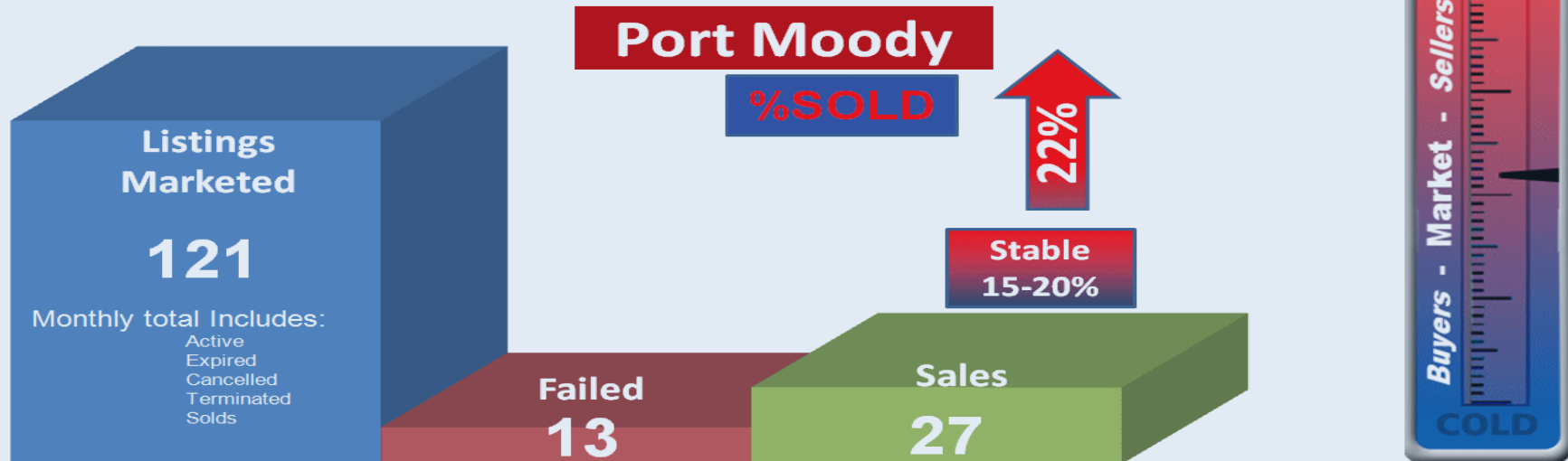
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Market Analysis and Forecasting Aug 1/15 Port Moody

Monthly Market Activity - July 2015 - Single Family



Aug 1 2015 Port Moody Market Update (Detached)

Current: Port Moody's **22 %SOLD** Rate indicates a sellers Market.
(Meaning 22 Homes out of 100 Sold Last Month with an Average \$0 Sales Discount from the Original List price).

Most Active Price Range: Homes between \$700,000-\$800,000 have **45.5 %SOLD** rate.

Least Active Price Range: Homes between \$600,000 - \$700,000 have **0 %SOLD** rate.

History: Pt Moody YTD RMR HPI* shows that prices increased \$111,178.

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



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Market Analysis and Forecasting Aug 1/15 Port Moody

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

Port Moody Price Range Statistics - July 2015						Detached
Home Price Range	Total Listings (/Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$600,000	7	1	46	76%	-\$30,000	14.3%
\$600,001-\$700,000	4	0	44			0.0%
\$700,001-\$800,000	11	5	26	96%	-\$30,900	45.5%
\$800,001-\$900,000	12	5	13	99%	-\$5,000	41.7%
\$900,001 and more	87	16	49	100%	\$0	18.4%
Total Activity	121	27	9	100%	\$0	22%

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Jul-14	Jun-15	Jul-15	8/1/2015	Change
Total Listings** (A,S,T,C,X)	147	123	121		-2
Active Listings (1st of the month)	112	89	80	81	1
Solds	28	33	27		-6
Days on Market (DOM)	15	12	9		-3
%SOLD (Sales/ Listings/Mthly Rate)	19%	27%	22%		-5%
Home Price Index	\$880,827	\$974,100	\$992,005		\$17,905

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Market Analysis and Forecasting Aug 1/15 Port Moody

What Sold in your Neighbourhood and for What Price?

Port Moody Sub areas Statistics - July 2015					Detached	
Neighbourhoods	Total Listings (/Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Anmore	26	5	40	97%	-\$30,000	19.2%
Belcarra	10	0	118			0.0%
Barber Street	8	5	11	100%	\$0	62.5%
College Park PM	13	1	57	99%	-\$8,000	7.7%
Glenayre	2	1	18	100%	\$0	50.0%
Heritage Mountain	12	2	12	102%	\$16,000	16.7%
Heritage Woods PM	14	6	28	100%	\$500	42.9%
Mountain Meadows	0	0				0.0%
North Shore Pt Moody	15	3	62	98%	-\$34,900	20.0%
Port Moody Centre	21	4	32	101%	\$8,550	19.0%
Total Activity	121	27	9	100%	\$0	22%



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Aug 1/15 Port Moody

Next Months Market Forecast

Forecast: Port Moody has Average Listing Supply; 81 homes are for sale and with the **22 %SOLD** Monthly Rate gives us a ~5 months of Inventory. At this Sell-Through-Rate approximately 53 of these Listings will not sell. Another Indicator: 10% of the Active listings have Reduced their price by \$42,100 on Average or \$40,000 Median in the last month. We project Port Moody to strengthen into a Sellers Market.

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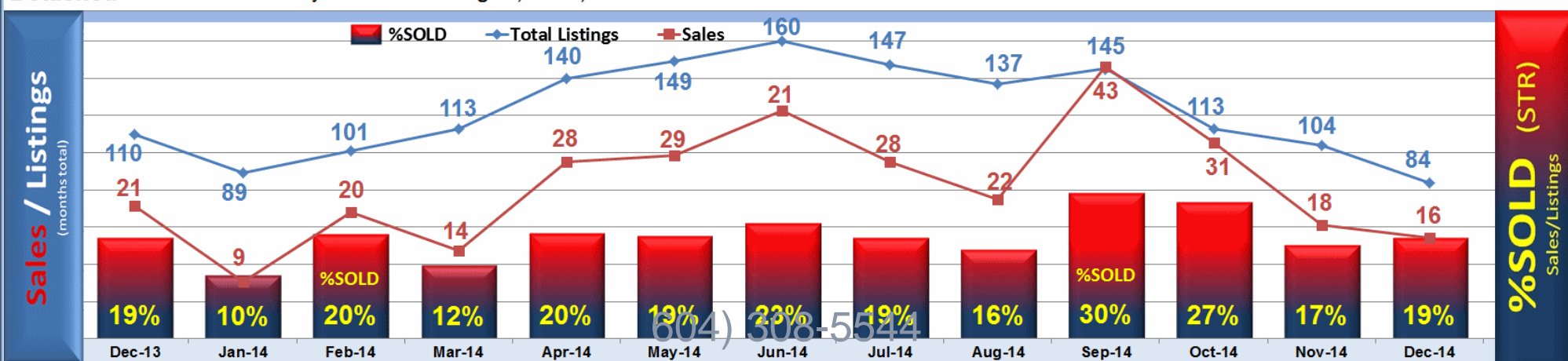
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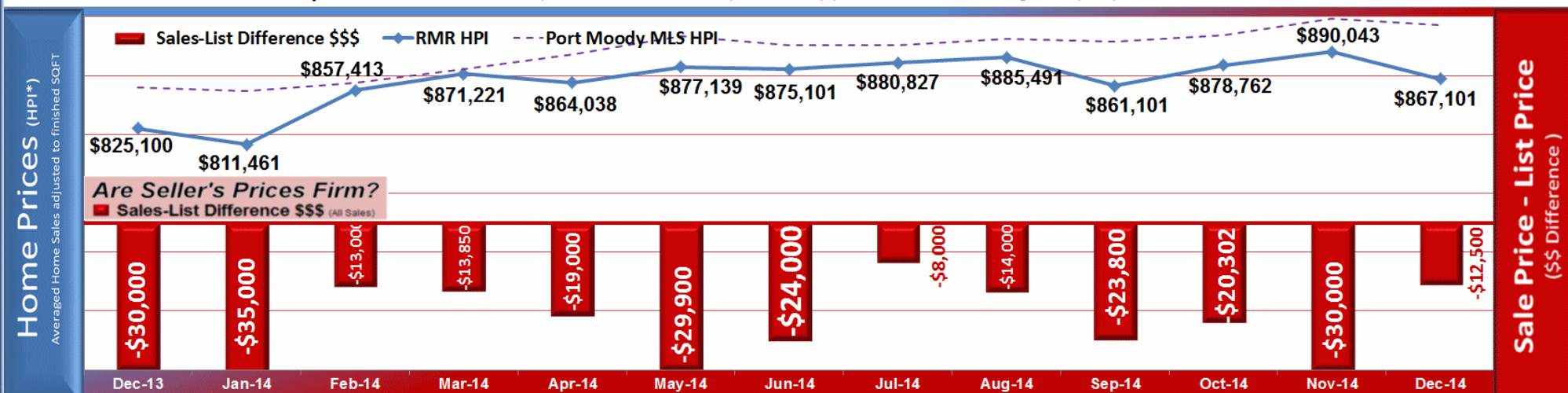
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Aug 1/15 Port Moody

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



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



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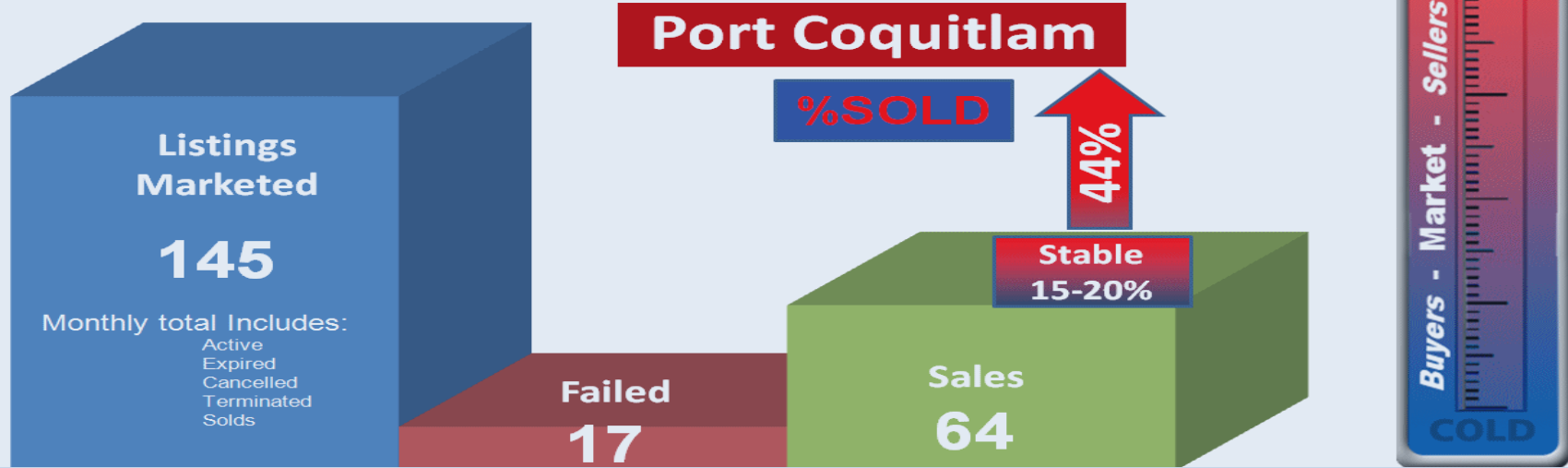
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Market Analysis and Forecasting Aug 1/15 Port Coquitlam

Monthly Market Activity - July 2015 - Single Family



Aug 1 2015 Port Coquitlam Market Update (Detached)

Current: Pt Coquitlam's **44 %SOLD** rate indicates a Sellers Market.

(This means 44 homes out of 100 sold with an average **\$19,300** surplus from the original list price).

Most Active Price Range: Homes between \$500,000 - \$600,000 have **63.4 %SOLD** rate.

Least Active Price Range: Homes above \$900,000 have **22.2 %SOLD** rate.

History: Port Coquitlam Year-To-Date RMR Home Price Index* shows that prices increased \$107,080.

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

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

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Market Reports

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Market Analysis and Forecasting Aug 1/15 Port Coquitlam

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

Port Coquitlam Price Range Statistics - July 2015				Detached			
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$500,000	10	4	17	102%	\$7,600	40.0%	↑
\$500,001-\$600,000	31	16	10	103%	\$19,050	51.6%	↑
\$600,001-\$700,000	45	25	9	102%	\$15,500	55.6%	↑
\$700,001-\$800,000	26	9	19	100%	-\$800	34.6%	↑
\$800,001-\$890,000	13	3	24	99%	-\$13,096	23.1%	↑
\$890,001 and more	20	7	23	99%	-\$10,250	35.0%	↑
Total Activity	145	64	6	102%	\$19,300	44%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Jul-14	Jun-15	Jul-15	8/1/2015	Change	
Total Listings** (A,S,T,C,X)	138	159	145		-14	↓
Active Listings (1st of the month)	83	83	70	64	-6	↓
Solds	46	78	64		-14	↓
Days on Market (DOM)	9	9	6		-3	↓
%SOLD (Sales/ Listings/Mthly Rate)	33%	49%	44%		-5%	↓
Home Price Index	\$562,062	\$666,182	\$653,799		-\$12,383	↓

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Market Analysis and Forecasting Aug 1/15 Port Coquitlam

What Sold in your Neighbourhood and for What Price?

Port Coquitlam Sub areas Statistics - July 2015				Detached		
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Birchland Manor	7	4	5	102%	\$9,600	57.1%
Central Port Coquitlam	6	0	46			0.0%
Citadel PQ	25	13	12	100%	\$0	52.0%
Glenwood PQ	35	16	11	102%	\$13,750	45.7%
Lower Mary Hill	7	3	28	99%	-\$5,000	42.9%
Lincoln Park PQ	16	8	11	104%	\$24,500	50.0%
Mary Hill	13	7	24	100%	\$0	53.8%
Oxford Heights	12	8	8	101%	\$5,300	66.7%
Riverwood	13	2	12	98%	-\$17,000	15.4%
Woodland Acres PQ	11	3	12	107%	\$49,200	27.3%
Total Activity	145	64	6	102%	\$19,300	44%

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Market Analysis and Forecasting Aug 1/15 Port Coquitlam

Next Months Market Forecast

Forecast: Port Coquitlam has Average Listing supply; 64 homes are for sale and with the strong **44 %SOLD** Monthly rate gives us a ~2 months of inventory. At this sell through rate approximately 44 of these listings will not sell. 11% of the active listings have reduced their price by \$29,029 on average or \$13,000 median. We project Port Coquitlam to be a continued Sellers Market.

Canada is the Real Estate Bargain of the world with our 25% sales discount with our low exchange rate. With an 8 billion dollar plus injection of foreign cash into the Vancouver Areas this year continues to make Vancouver markets extremely hot. We show a \$35,255 Average Monthly Price Increase in the Vancouver Areas. A deeper analysis shows that 85% of all the 39 of the Single Family Detached Homes Markets in the entire Lower Mainland are Increasing. This Buyer Demand has now carried over into the Condos Markets whereby 70% Increased in July (June = 60%). The Vancouver Market Reports® Team analyzes 98 Real Estate Market Segments across the Lower Mainland to provide the most accurate Market Trends.

We forecast this "Wave Effect from Vancouver" to continue steering us into our Summer Market. Do Contact Us for Your Own Home/Investment Forecast.

As always, we will continue monitor Market Activity and report to you – FIRST! We analyze and provide each individual City's Home Price Indexes: Separated into High and Low; to Supply You the Most Accurate Market Trend details. (Please click on your city to see each individual Market's High or Low end Home Price Index to see the Market Trend details.)

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



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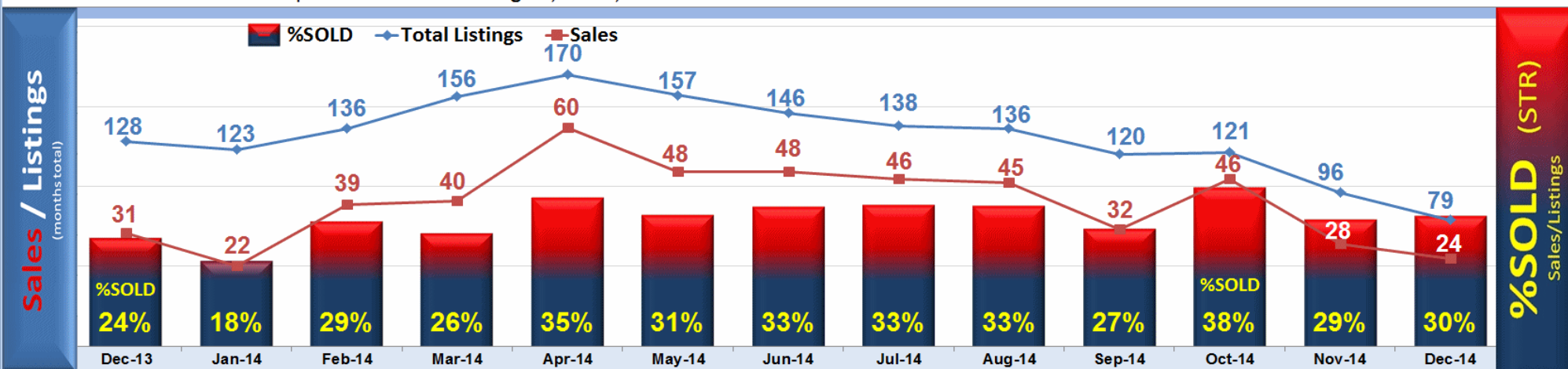


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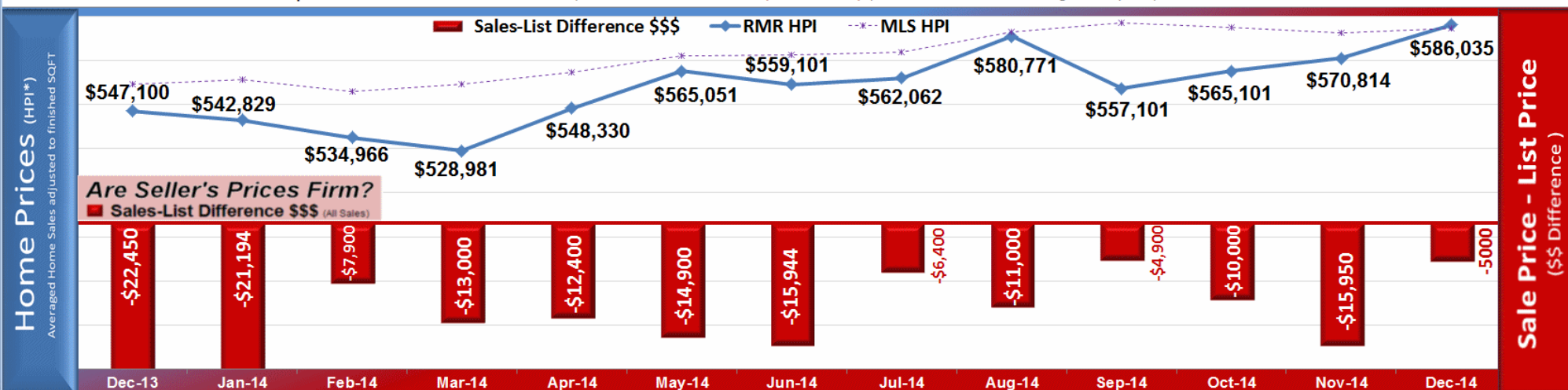
Market Analysis and Forecasting

Aug 1/15 Port Coquitlam

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

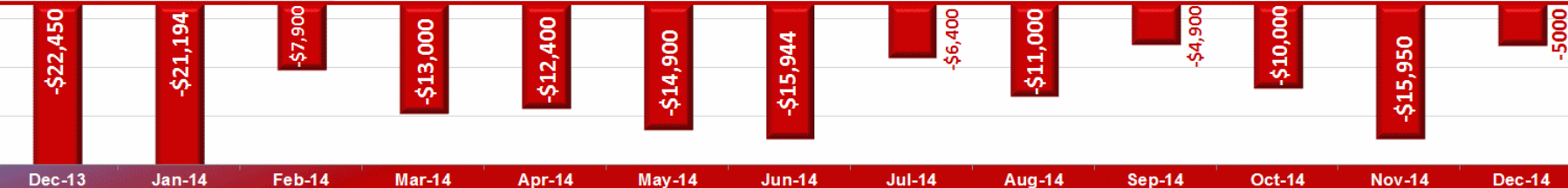


Detached Port Coquitlam Home Price Index*, Sale Price-List Price (\$ Difference) (sold for less \$ than their original list price)



Are Seller's Prices Firm?

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



*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)
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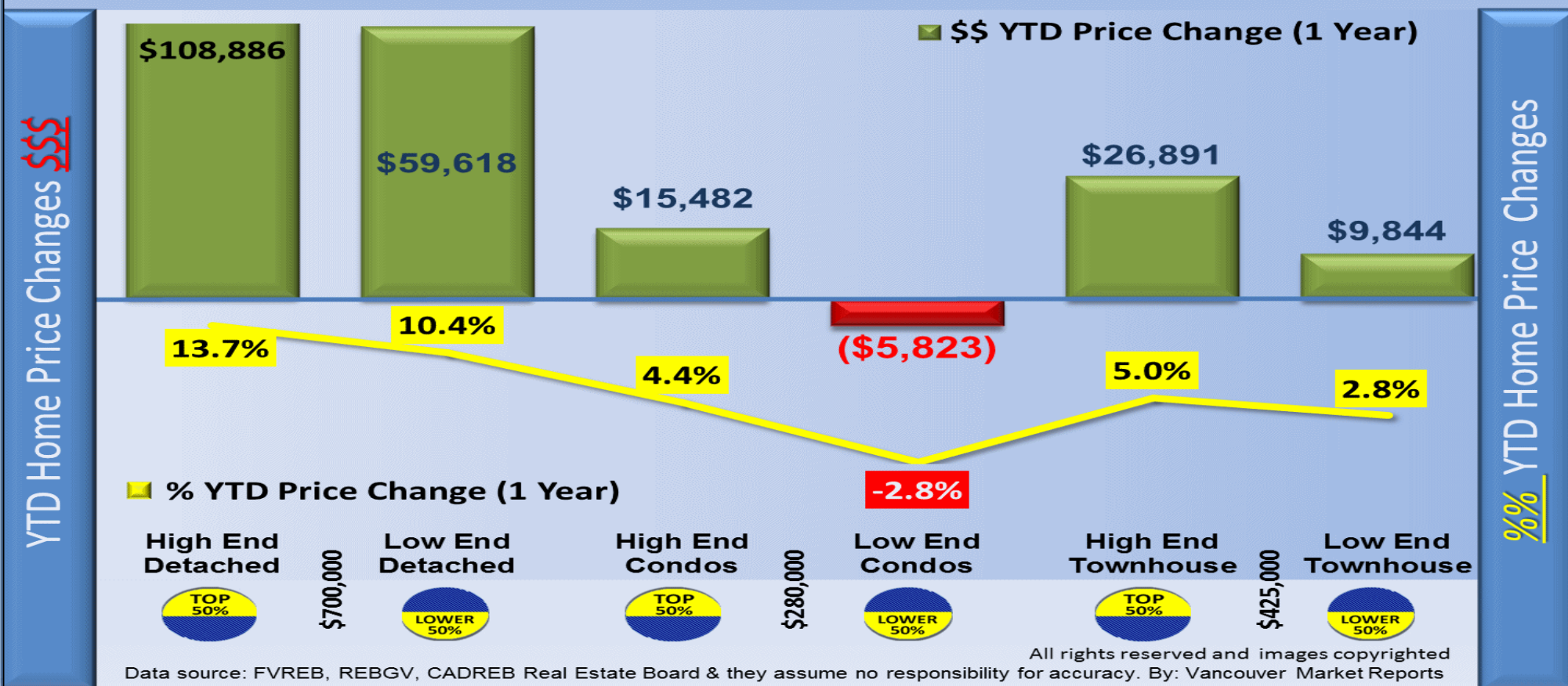
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Market Analysis and Forecasting Aug 1/15 New West – E. Burnaby

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

Housing Types: Year-To-Date June 2014 – June 2015 (Quarters) Powered by: Vancouver Market Reports HPIp



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

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale – List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)
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Market Analysis and Forecasting Aug 1/15 New West – E. Burnaby

Monthly Market Activity - July 2015 - Single Family



Aug 1 2015 New Westminter - East Burnaby Market Update (Detached)

Current: New West & E. Burnaby's Residential Detached housing is in a Sellers Market with **31 %SOLD** Rate. (Meaning 31 homes out of 100 sold last month with an average \$500 Surplus from Original List price)

Most Active Range: Homes between \$700,000 - \$800,000 have a High **53.8 %SOLD** rate.

Least Active Range: Homes between \$500,000 - \$600,000 have **16.7 %SOLD** rate.

History: The New West & E. Burnaby Year-To-Date Home Price Index **HPIp** (Upper 50%) shows that prices increased \$144,948.

The New West & E. Burnaby Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$52,333. *The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)
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Market Analysis and Forecasting Aug 1/15 New West – E. Burnaby

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

New Westminster - East Burnaby List Price Ranges Statistics -July 2015						Detached	
Home Price Range	Total Listings (/Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$500,000	6	2	6	122%	\$101,750	33.3%	↑
\$500,001-\$600,000	6	1	47	99%	-\$3,000	16.7%	↑
\$600,001-\$700,000	8	3	30	100%	-\$2,000	37.5%	↑
\$700,001-\$800,000	26	14	10	100%	\$500	53.8%	↑
\$800,001-\$1,000,000	59	17	25	101%	\$13,000	28.8%	↑
\$1,000,001 and more	55	13	53	99%	-\$18,000	23.6%	↑
Total Activity	160	50	9	100%	\$500	31%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Jul-14	Jun-15	Jul-15	8/1/2015	Change	
Total Listings** (A,S,T,C,X)	239	192	160		-32	↓
Active Listings (1st of the Month)	167	101	104	99	-5	↓
Solds	44	67	50		-17	↓
Days on Market (DOM)	20	8	9		1	↑
%SOLD (Sales/Listings/Mthly Rate)	26%	35%	31%		-4%	↓
Upper 50% Home Price Index HPIp	\$810,101	\$923,947	\$955,049		\$31,102	↑
Lower 50% Home Price Index HPIp	\$577,768	\$630,101	\$630,101		\$0	

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Market Analysis and Forecasting Aug 1/15 New West – E. Burnaby

What Sold in your Neighbourhood and for What Price?

New Westminster - East Burnaby Sub Area Statistics -July 2015 Detached

Neighborhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
East Burnaby	26	6	48	101%	\$7,000	23%
The Crest BE	11	2	31	98%	-\$20,000	18%
Edmonds BE	17	4	79	98%	-\$26,000	24%
Connaught Heights NW	6	3	30	111%	\$75,000	50%
Downtown NW	0	0				0%
Fraserview NW	1	1	7	99%	-\$9,800	100%
GlenBrooke North NW	13	3	18	104%	\$35,100	23%
Moody Park NW	1	0	32			0%
North Arm NW	0	0				0%
Queensborough NW	29	8	29	100%	-\$2,500	28%
Queens Park NW	10	6	21	101%	\$11,000	60%
Sapperton NW	10	4	27	97%	-\$21,750	40%
The Heights NW	18	10	10	103%	\$26,000	56%
Uptown NW	4	1	29	99%	-\$9,900	25%
West End NW	14	2	11	102%	\$19,000	14%
Total Activity	160	50	9	100%	\$500	31%



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Market Analysis and Forecasting Aug 1/15 New West – E. Burnaby

Next Months Market Forecast

Forecast: New Westminster- East Burnaby has an average Listing Supply; 99 homes are for sale and with the **31 %SOLD** Monthly Rate giving us a ~3 Months of Inventory. At this Sell-Through-Rate approximately 69 of these Listings will not sell. Another indicator: 13% of the Active Listings have Reduced their Price by \$32,978 on Average or \$26,000 Median in the last month. We project New Westminster- East Burnaby Detached to be a continued Sellers Market.

Canada is the Real Estate Bargain of the world with our 25% sales discount with our low exchange rate. With an 8 billion dollar plus injection of foreign cash into the Vancouver Areas this year continues to make Vancouver markets extremely hot. We show a \$35,255 Average Monthly Price Increase in the Vancouver Areas. A deeper analysis shows that 85% of all the 39 of the Single Family Detached Homes Markets in the entire Lower Mainland are Increasing. This Buyer Demand has now carried over into the Condos Markets whereby 70% Increased in July (June = 60%). The Vancouver Market Reports® Team analyzes 98 Real Estate Market Segments across the Lower Mainland to provide the most accurate Market Trends.

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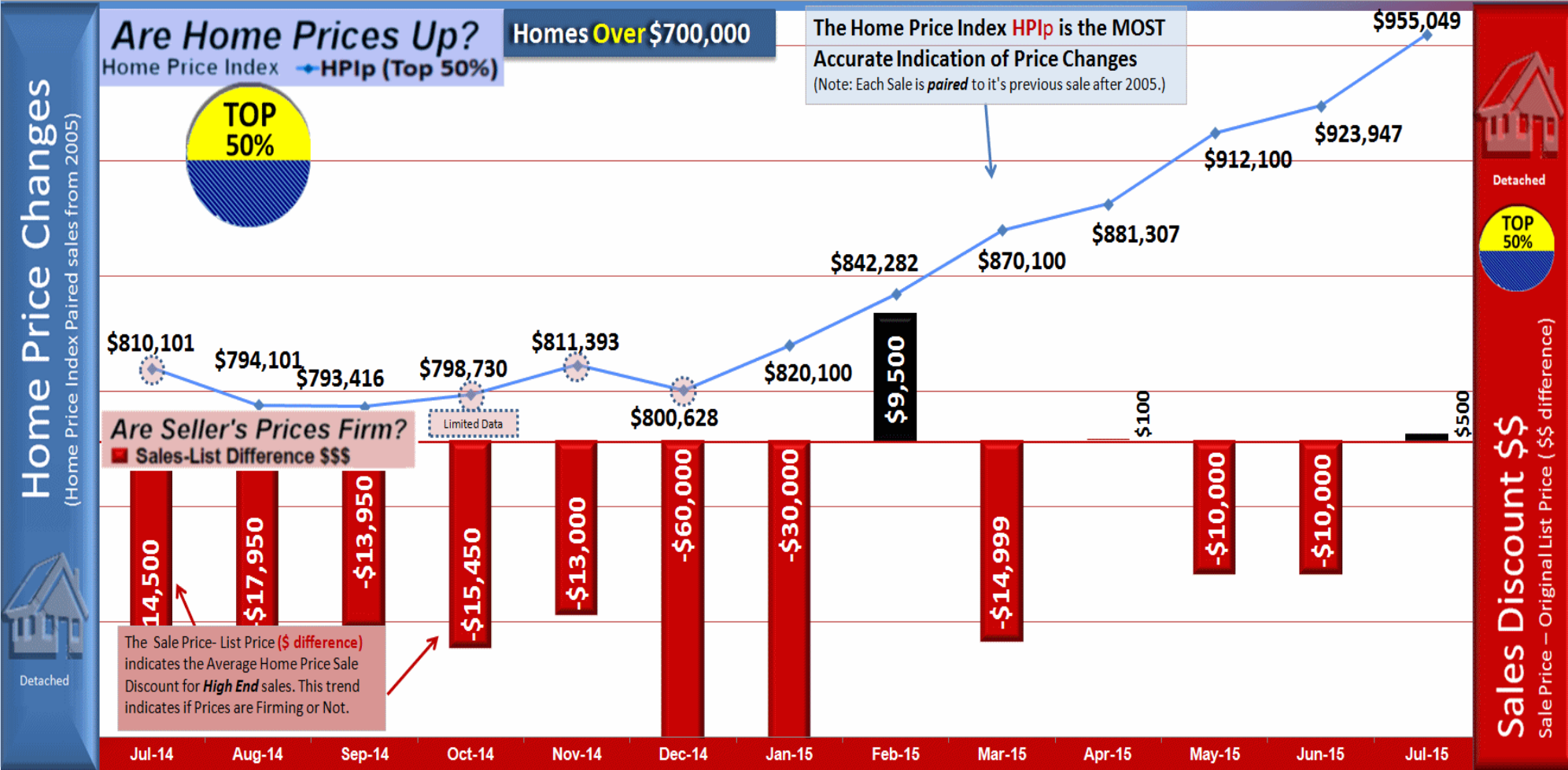
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Market Analysis and Forecasting Aug 1/15 New West – E. Burnaby

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



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



Detached



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



Detached

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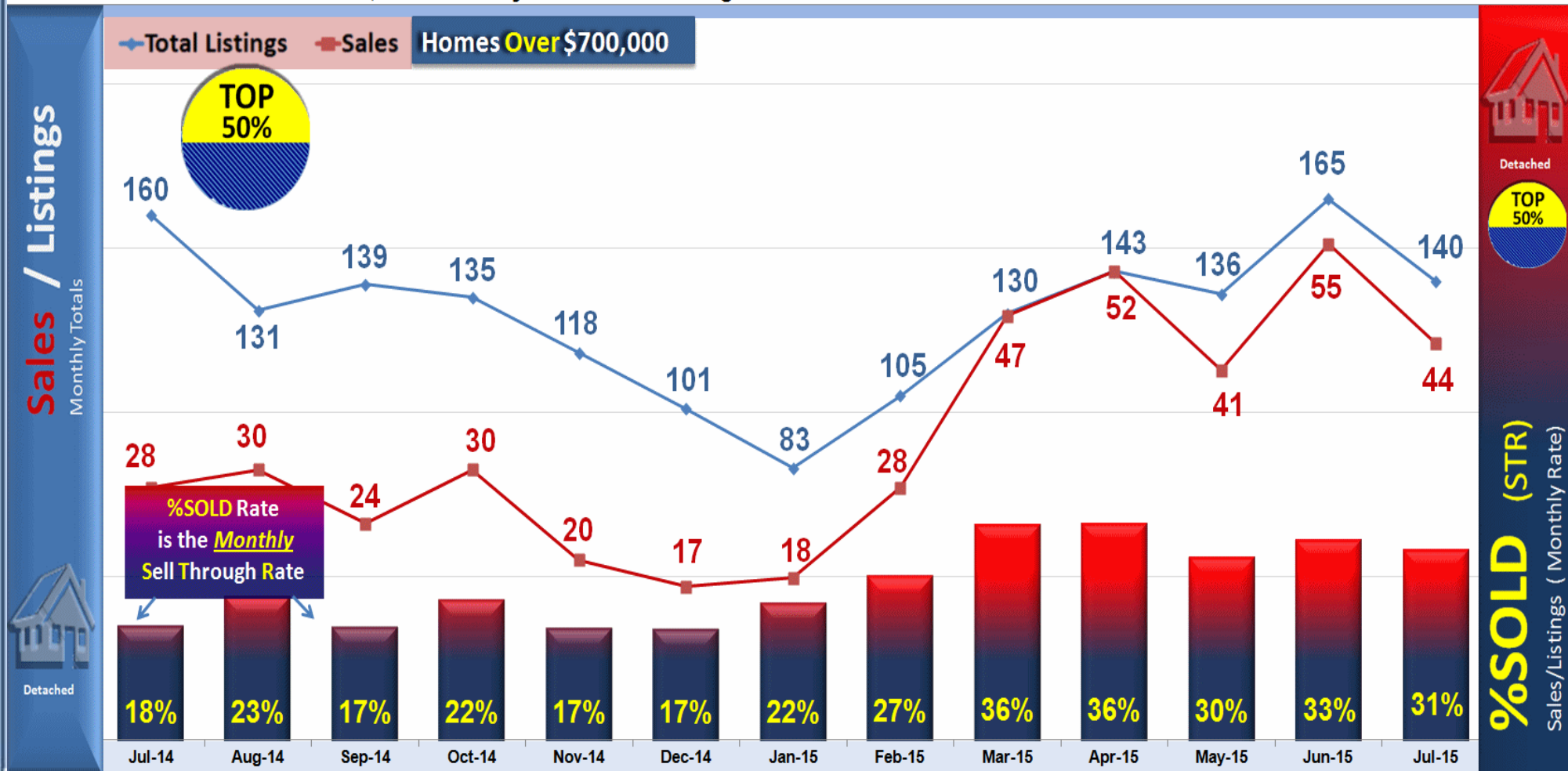
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Market Analysis and Forecasting Aug 1/15 New West – E. Burnaby

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



Sales / Listings

Monthly Totals



Detached

TOP 50%

%SOLD (STR)

Sales/Listings (Monthly Rate)

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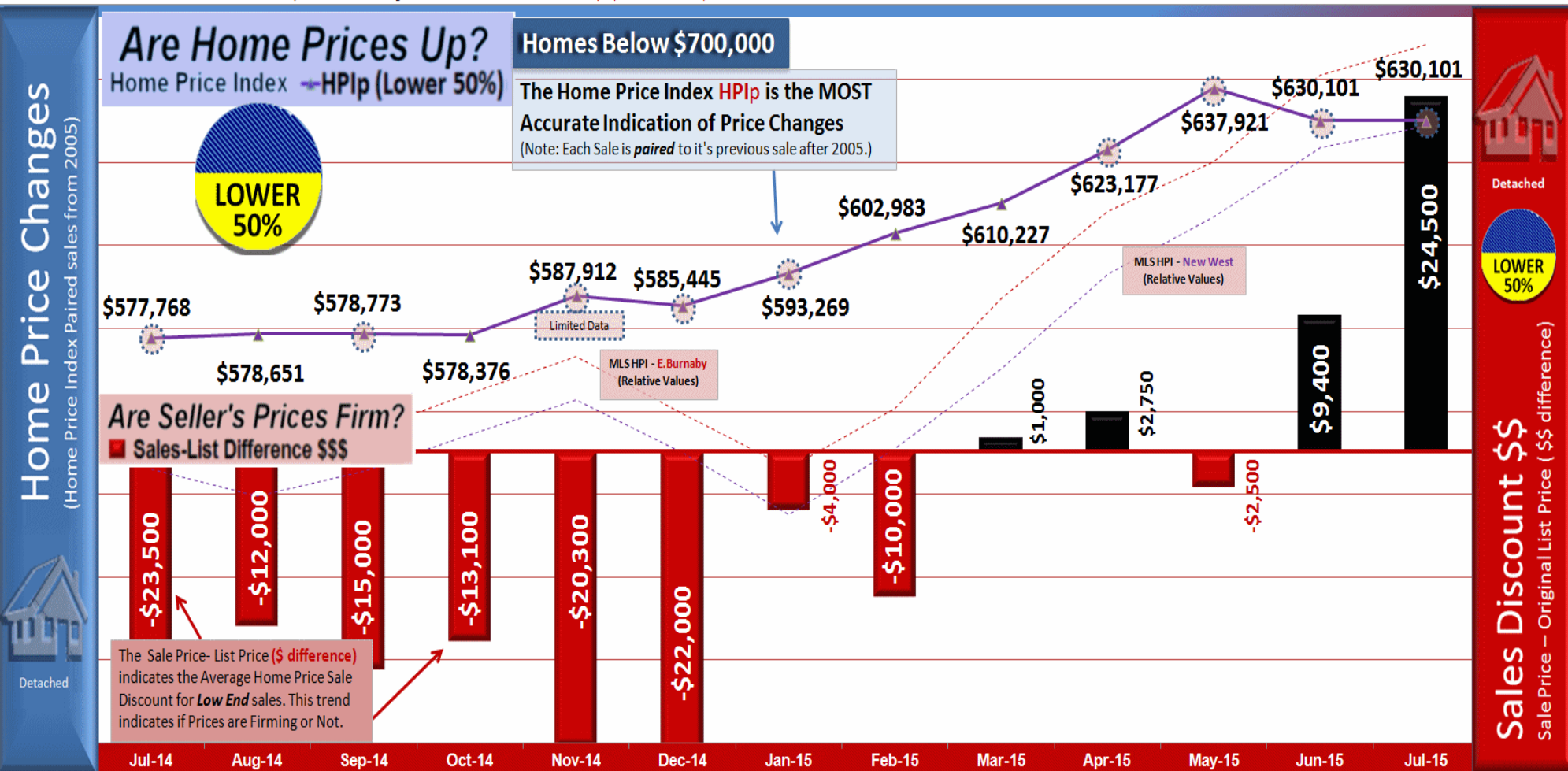
detached homes

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Market Analysis and Forecasting Aug 1/15 New West – E. Burnaby

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



*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale – List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)
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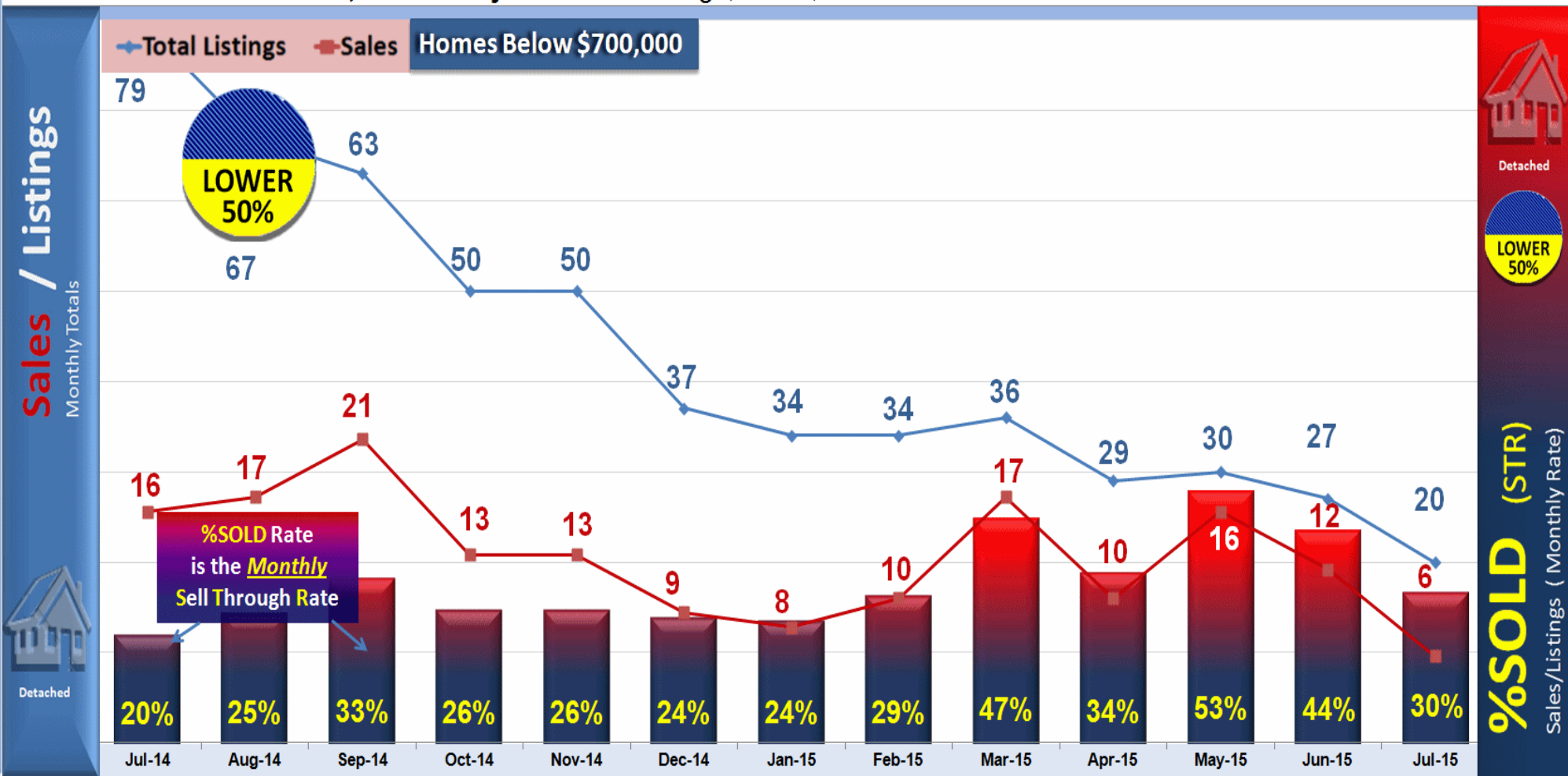
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Market Analysis and Forecasting Aug 1/15 New West – E. Burnaby

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

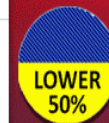


Sales / Listings

Monthly Totals



Detached



LOWER 50%

%SOLD (STR)

Sales/Listings (Monthly Rate)

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)
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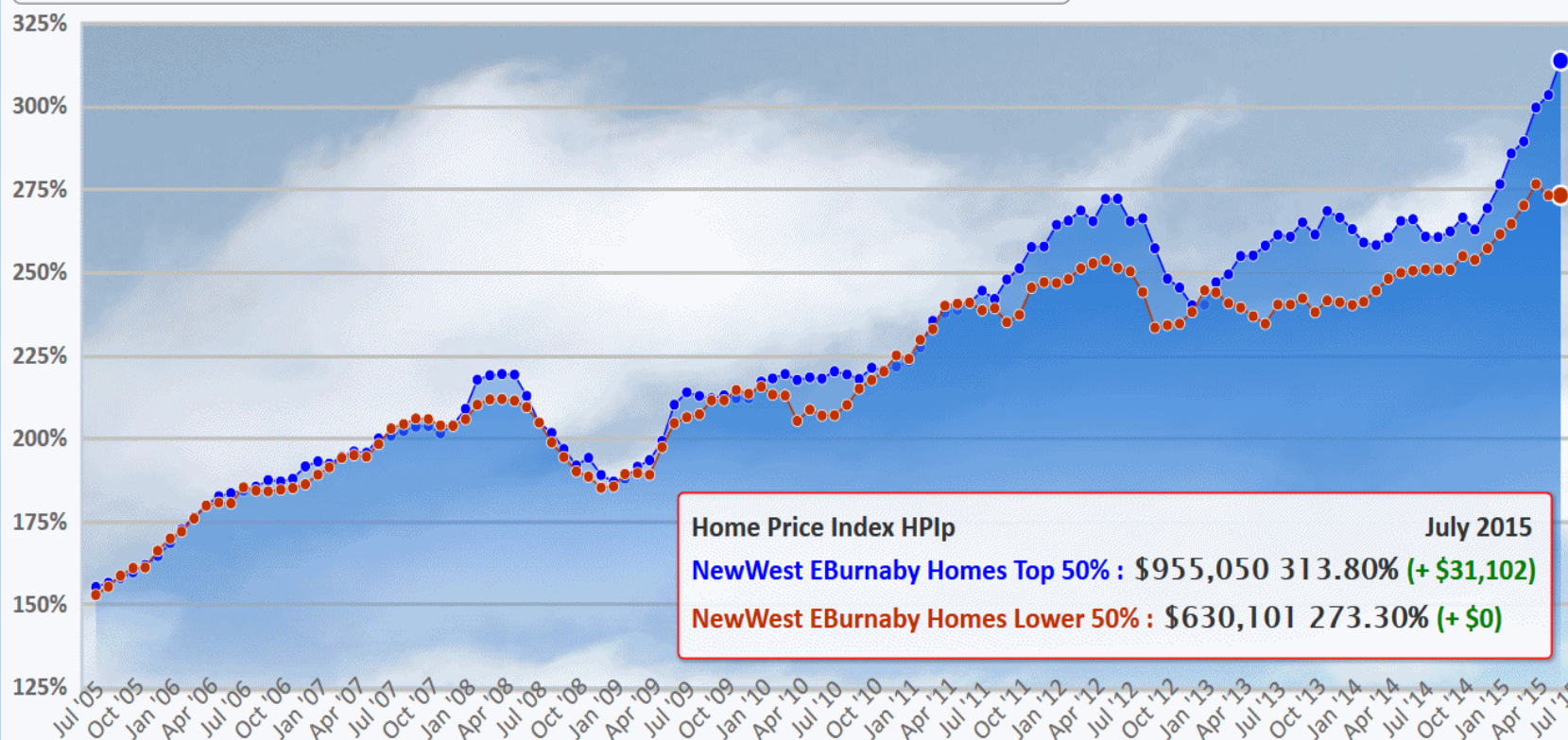
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Market Analysis and Forecasting Aug 1/15 New West – E. Burnaby

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Jul 2015	% 313.80
Jun 2015	% 303.50
May 2015	% 299.70
Apr 2015	% 289.50
Mar 2015	% 285.90
Feb 2015	% 276.70
Jan 2015	% 269.40
Dec 2014	% 263.00
Nov 2014	% 266.60
Oct 2014	% 262.40
Sep 2014	% 260.70
Aug 2014	% 260.90

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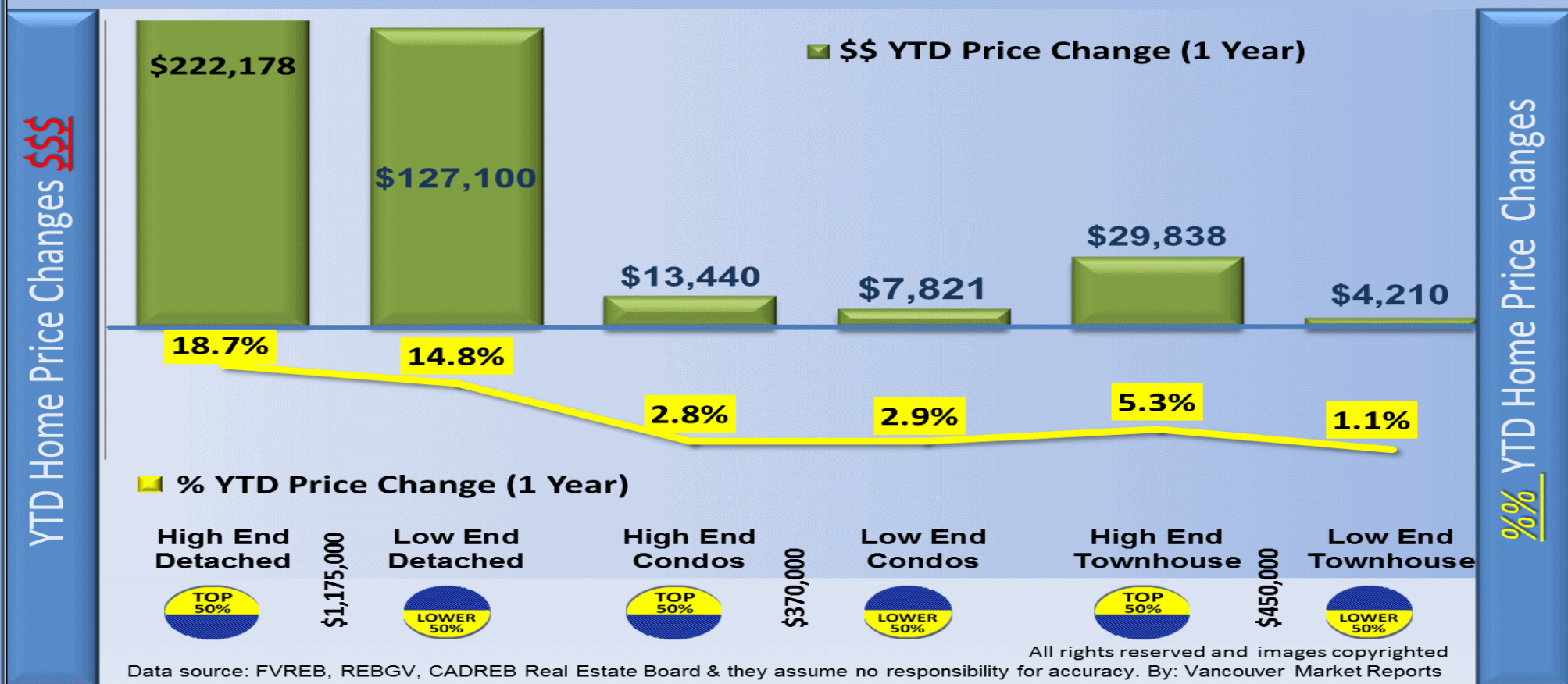


Market Analysis and Forecasting

Aug 1/15 S. and N. Burnaby

Burnaby Real Estate Price Changes (\$/%)

Housing Types: Year-To-Date June 2014 – June 2015 (Quarters) Powered by: Vancouver Market Reports HPIp



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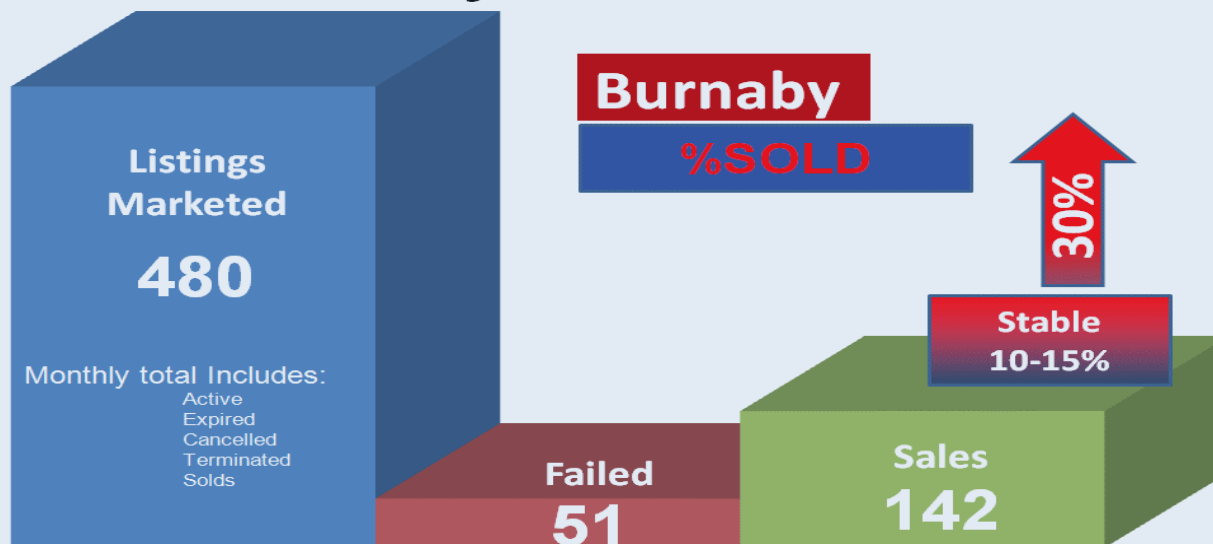
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Market Analysis and Forecasting

Aug 1/15 S. and N. Burnaby

Monthly Market Activity - July 2015 - Single Family



Aug 1 2015 Burnaby Market Update (detached)

Current: Burnaby's Residential Detached housing market is in a Sellers Market with a **30 %SOLD** rate. (This means 30 homes out of 100 sold last month with an average \$2,750 discount from the original price)

Most Active Range: Homes between \$900,000 - \$1,000,000 have **56.1 %SOLD** rate.

Least Active Range: Homes above \$1.75 million have **16.1 %SOLD** rate.

History: The Burnaby Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$237,043.
The Burnaby Home Price Index **HPIp (Lower 50%)** Year-To-Date shows that prices increased \$160,615.

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

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Market Analysis and Forecasting

Aug 1/15 S. and N. Burnaby

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

Burnaby List Price Ranges Statistics -July 2015

Detached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$800,000	3	1	12	100%	\$0	33.3%	↑
\$800,001-\$900,000	19	8	11	108%	\$67,550	42.1%	↑
\$900,001-\$1,000,000	41	23	8	102%	\$15,000	56.1%	↑
\$1,000,001-\$1,250,000	100	38	17	102%	\$17,425	38.0%	↑
\$1,250,001-\$1,500,000	100	32	40	100%	-\$3,000	32.0%	↑
\$1,500,001-\$1,750,000	74	17	48	98%	-\$28,000	23.0%	↑
\$1,750,001 and more	143	23	61	95%	-\$95,000	16.1%	↑
Total Activity	480	142	12	100%	-\$2,750	30%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Jul-14	Jun-15	Jul-15	01-08-2015	Change	
Total Listings (A,S,T,C,X)	627	530	480		-50	↓
Active Listings (1st of the month)	468	334	318	287	-31	↓
Solds	102	156	142		-14	↓
Days on Market (DOM)	22	11	12		2	↑
%SOLD (Sales/ Listings /mnthly rate)	16.3%	29.4%	29.6%		0.1%	↑
(Top 50%) Home Price Index HPIp	\$1,189,058	\$1,428,210	\$1,426,101		-\$2,109	↓
(Lower 50%) Home Price Index HPIp	\$870,101	\$1,016,100	\$1,030,716		\$14,616	↑

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Market Analysis and Forecasting

Aug 1/15 S. and N. Burnaby

Burnaby Sub areas Statistics -July 2015

Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Brentwood Park	7	1	10	104%	\$40,000	14%
Central BN	5	0	54			0%
Capitol Hill BN	49	16	40	102%	\$24,500	33%
Forest Hills BS	3	0	22			0%
Government Road	23	3	54	107%	\$88,000	13%
Montecito	16	8	26	96%	-\$66,384	50%
Oakdale	3	1	12	107%	\$77,200	33%
Parkcrest	30	9	40	100%	-\$6,112	30%
Sperling-Duthie	17	5	32	99%	-\$18,000	29%
Simon Fraser Univer.	10	2	107	95%	-\$108,000	20%
Sullivan Heights	5	3	44	113%	\$120,100	60%
Simon Fraser Hills	0	0				0%
Vancouver Heights	22	5	25	105%	\$46,000	23%
Willingdon Heights	25	10	22	104%	\$46,400	40%
Westridge BN	14	3	17	94%	-\$50,000	21%
Big Bend	8	1	28	93%	-\$130,000	13%
Burnaby Hospital	16	5	34	110%	\$101,200	31%
Buckingham Heights	7	1	73	100%	\$2,000	14%
Burnaby Lake	24	10	17	99%	-\$17,200	42%
Central Park BS	13	4	9	108%	\$110,000	31%
Deer Lake	17	3	82	98%	-\$40,000	18%
Deer Lake Place	11	5	45	96%	-\$40,000	45%
Forest Glen BS	18	5	24	100%	\$0	28%
Greentree Village	1	0	5			0%
Garden Village	8	1	74	96%	-\$38,900	13%
Highgate	15	4	32	99%	-\$11,000	27%
Metrtown	30	5	72	97%	-\$34,000	17%
Suncrest	14	6	25	100%	\$500	43%
South Slope	48	16	48	99%	-\$5,000	33%
Upper Deer Lake	21	10	22	97%	-\$49,000	48%
Total Activity	480	142	12	100%	-\$2,750	30%

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Market Analysis and Forecasting

Aug 1/15 S. and N. Burnaby

Next Months Market Forecast

Forecast: Burnaby has a normal Listing supply; 287 homes are for sale and with the **30 %SOLD** monthly rate gives us a ~3 months of inventory. At this sell through rate approximately 159 of these listings will not sell. 7% of the active listings have reduced their price by \$110,994 on average or \$92,000 median. We project Burnaby to be a continued sellers market.

Canada is the Real Estate Bargain of the world with our 25% sales discount with our low exchange rate. With an 8 billion dollar plus injection of foreign cash into the Vancouver Areas this year continues to make Vancouver markets extremely hot. We show a \$35,255 Average Monthly Price Increase in the Vancouver Areas. A deeper analysis shows that 85% of all the 39 of the Single Family Detached Homes Markets in the entire Lower Mainland are Increasing. This Buyer Demand has now carried over into the Condos Markets whereby 70% Increased in July (June = 60%). The Vancouver Market Reports® Team analyzes 98 Real Estate Market Segments across the Lower Mainland to provide the most accurate Market Trends.

We forecast this “Wave Effect from Vancouver“ to continue steering us into our Summer Market. Do Contact Us for Your Own Home/Investment Forecast.

As always, we will continue monitor Market Activity and report to you – FIRST! We analyze and provide each individual City's Home Price Indexes: separated into High and Low; to Supply You the Most Accurate Market Trend details. (Please click on your City to see each Individual Market's High or Low End Home Price Index for the Market Trend details.)

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



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Market Analysis and Forecasting

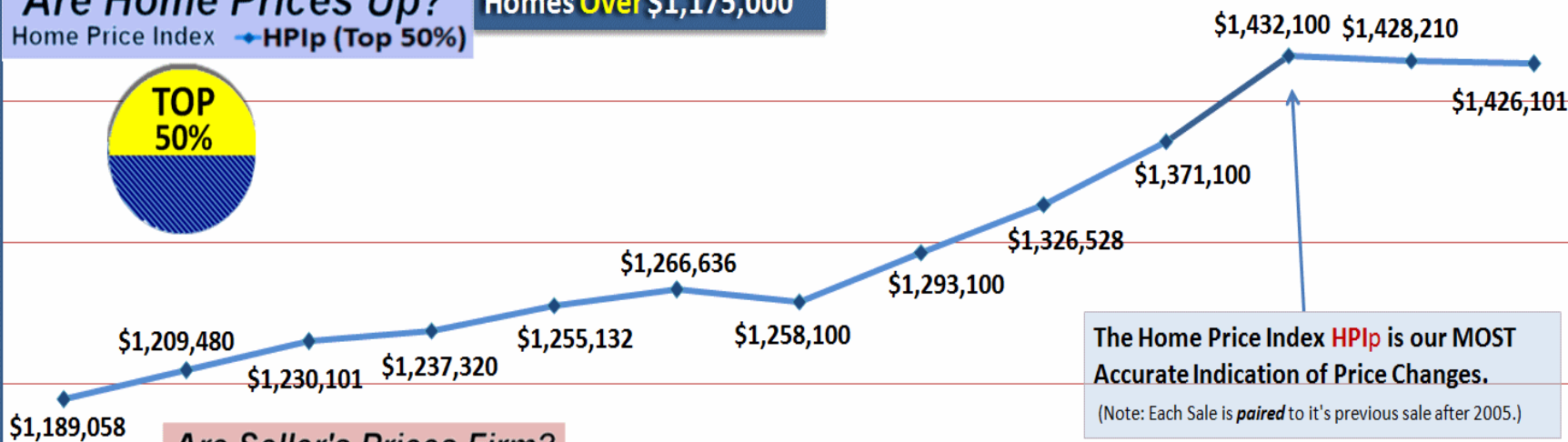
Aug 1/15 S. and N. Burnaby

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

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

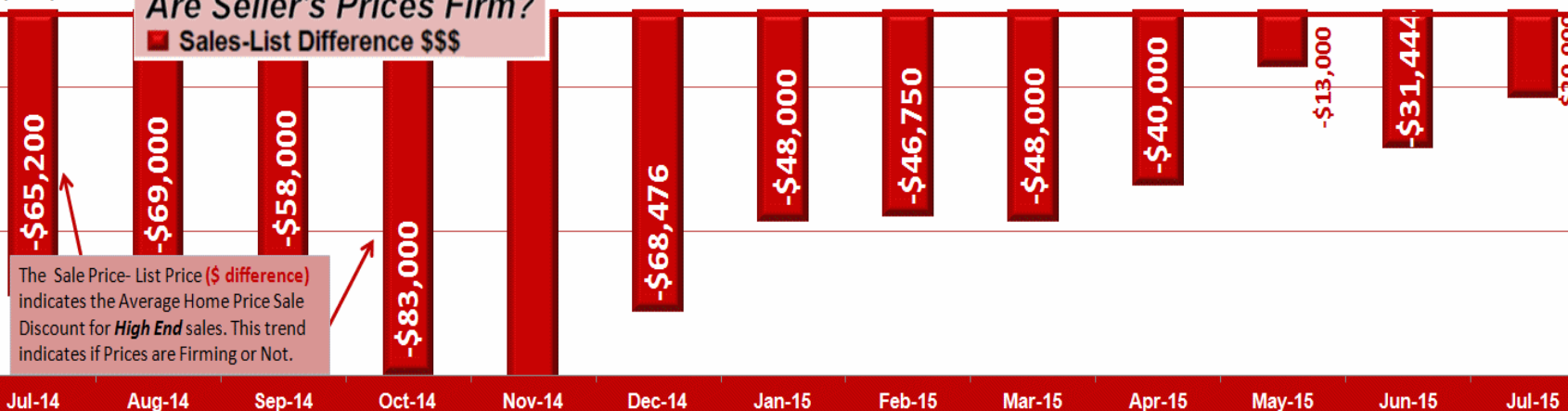
Homes Over \$1,175,000



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

Are Seller's Prices Firm?

Sales-List Difference \$\$\$



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

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



Detached



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

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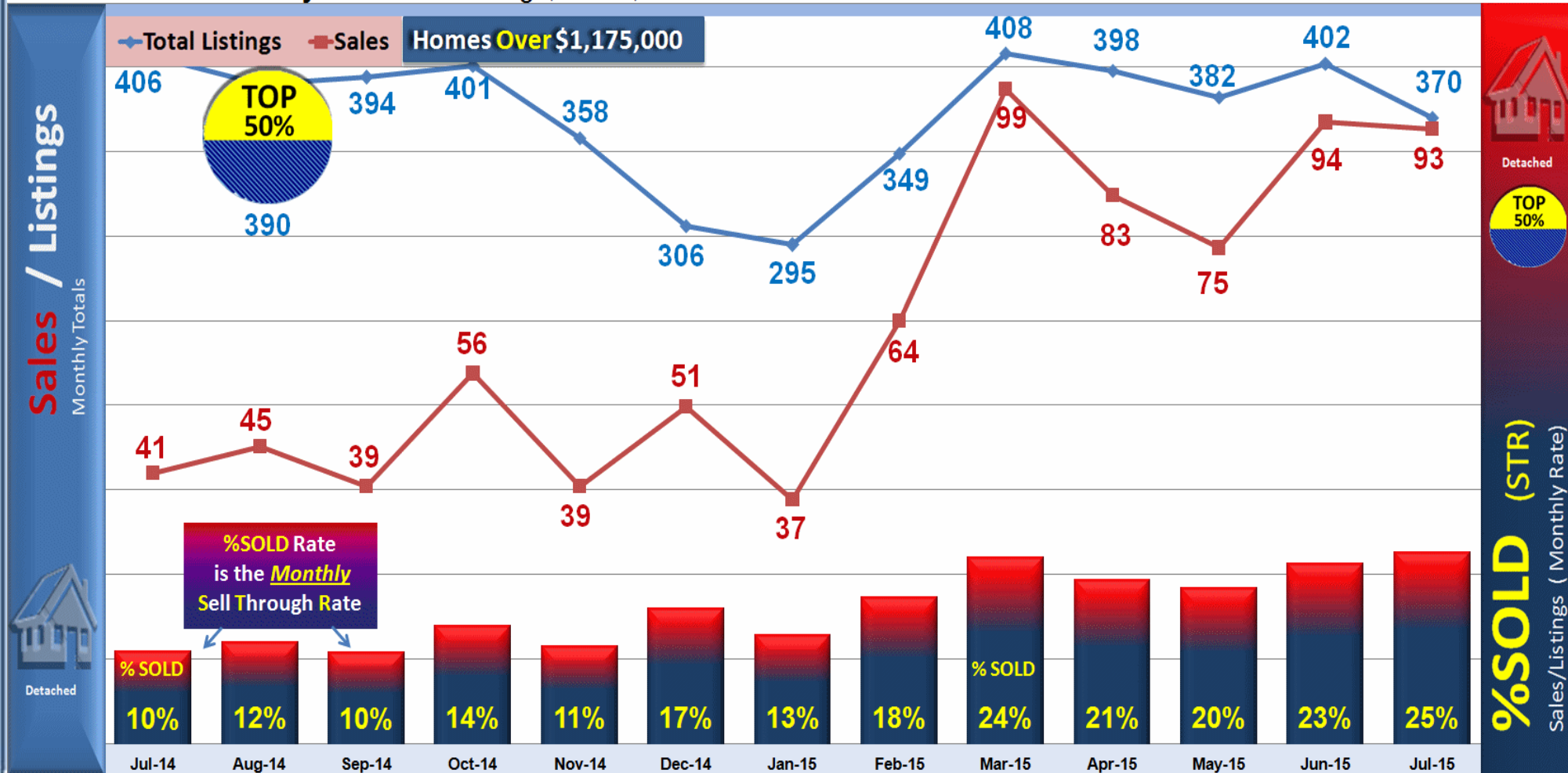


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Market Analysis and Forecasting

Aug 1/15 S. and N. Burnaby

Detached Burnaby Total Listings, Sales, and %SOLD rates



Sales / Listings
Monthly Totals



Detached
TOP 50%

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

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Market Analysis and Forecasting

Aug 1/15 S. and N. Burnaby

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

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

Detached
LOWER 50%

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

Are Home Prices Up?

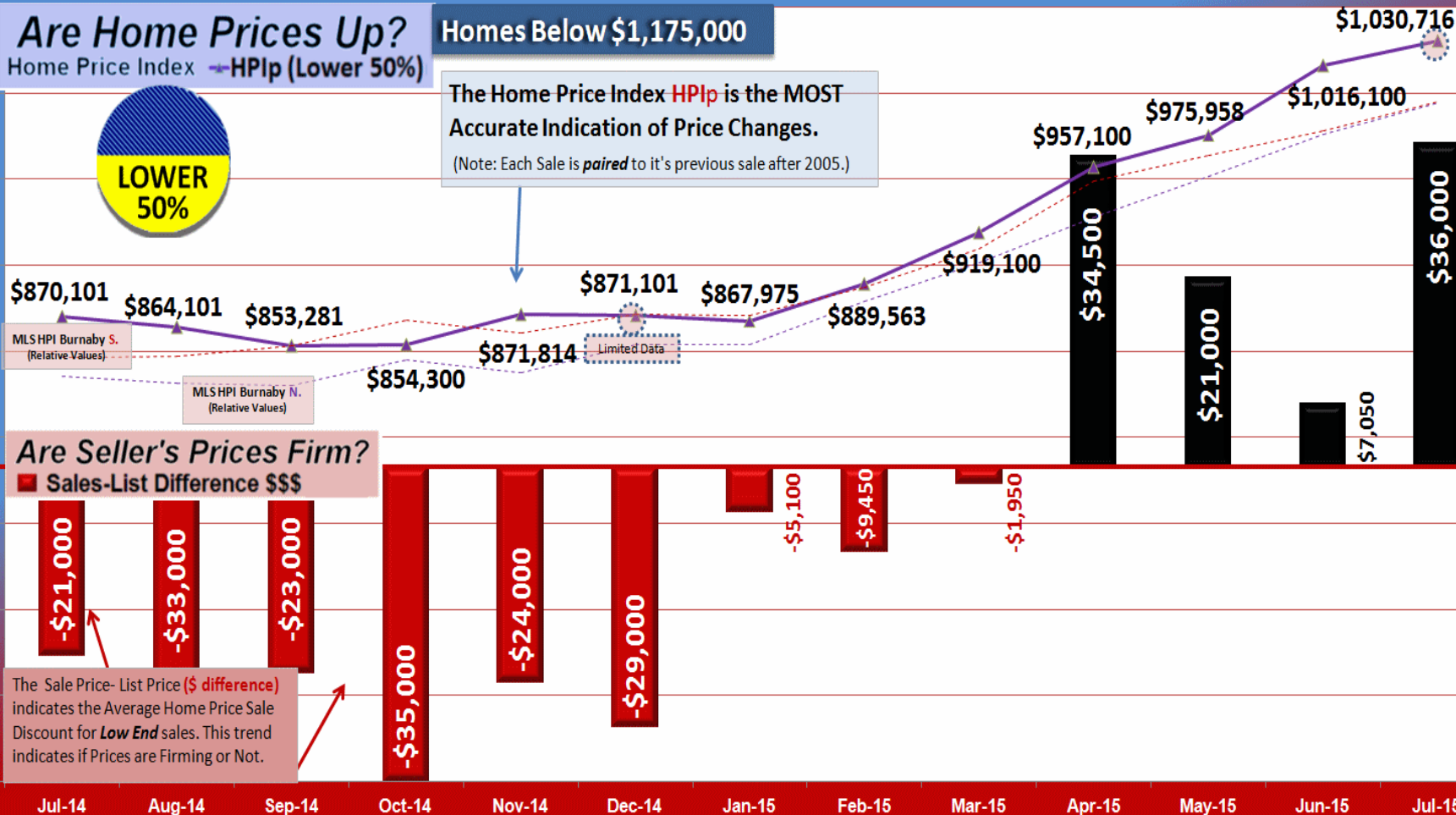
Home Price Index - HPIp (Lower 50%)



Homes Below \$1,175,000

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

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



Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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

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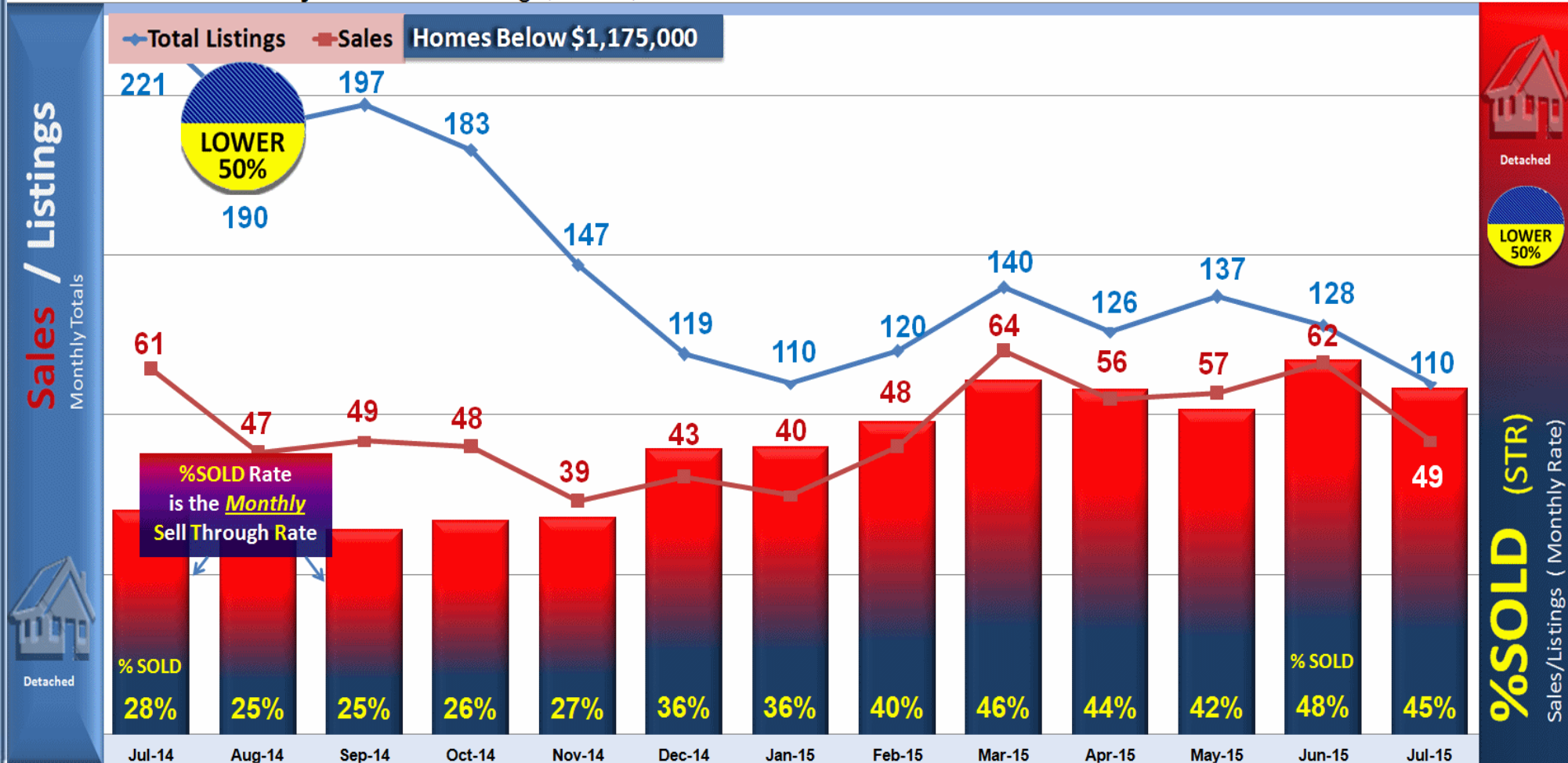


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Aug 1/15 S. and N. Burnaby

Detached Burnaby Total Listings, Sales, and %SOLD rates



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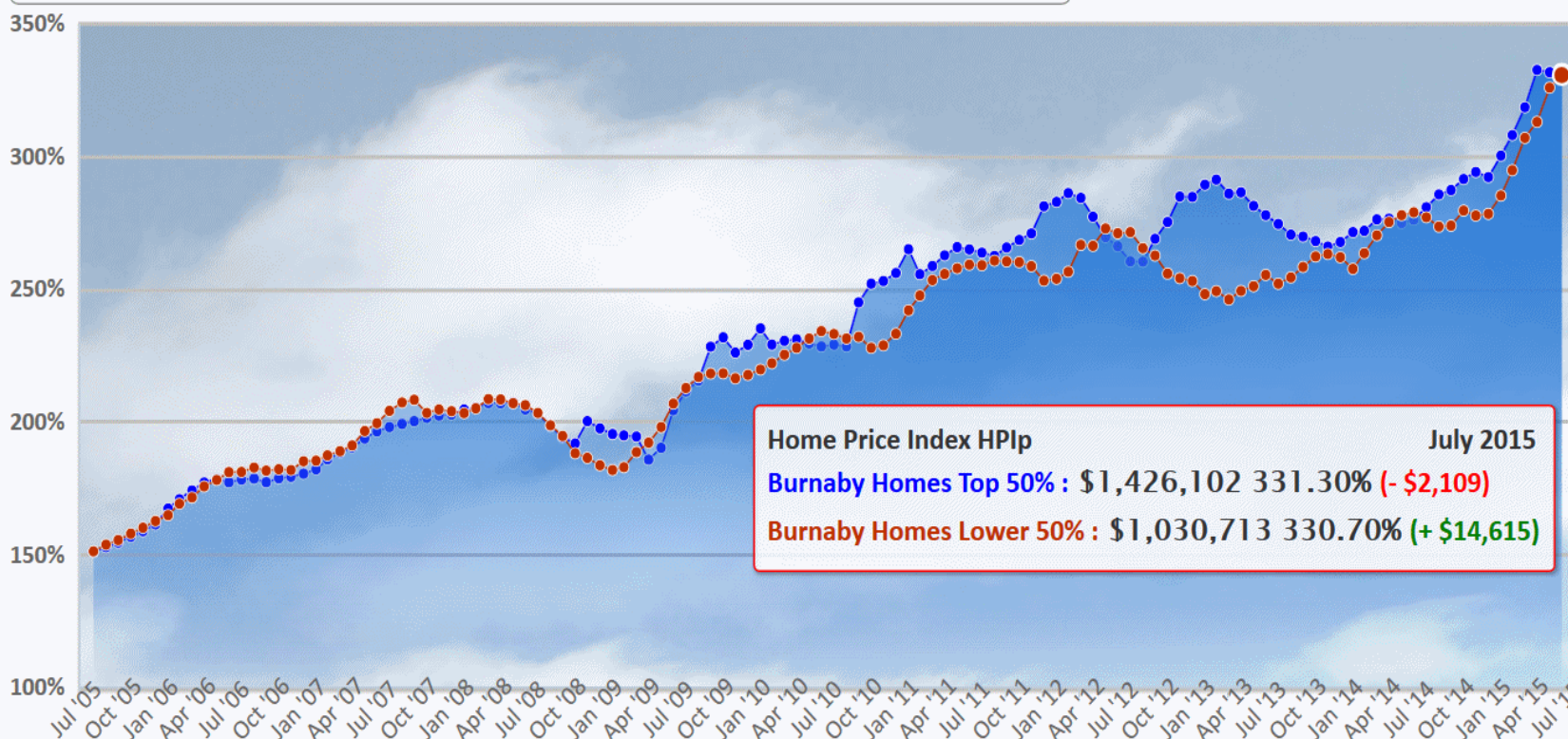


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Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Jul 2015	% 331.30
Jun 2015	% 331.80
May 2015	% 332.70
Apr 2015	% 318.60
Mar 2015	% 308.20
Feb 2015	% 300.40
Jan 2015	% 292.30
Dec 2014	% 294.30
Nov 2014	% 291.60
Oct 2014	% 287.50
Sep 2014	% 285.80
Aug 2014	% 281.00

<< < 1 2 3 > >>

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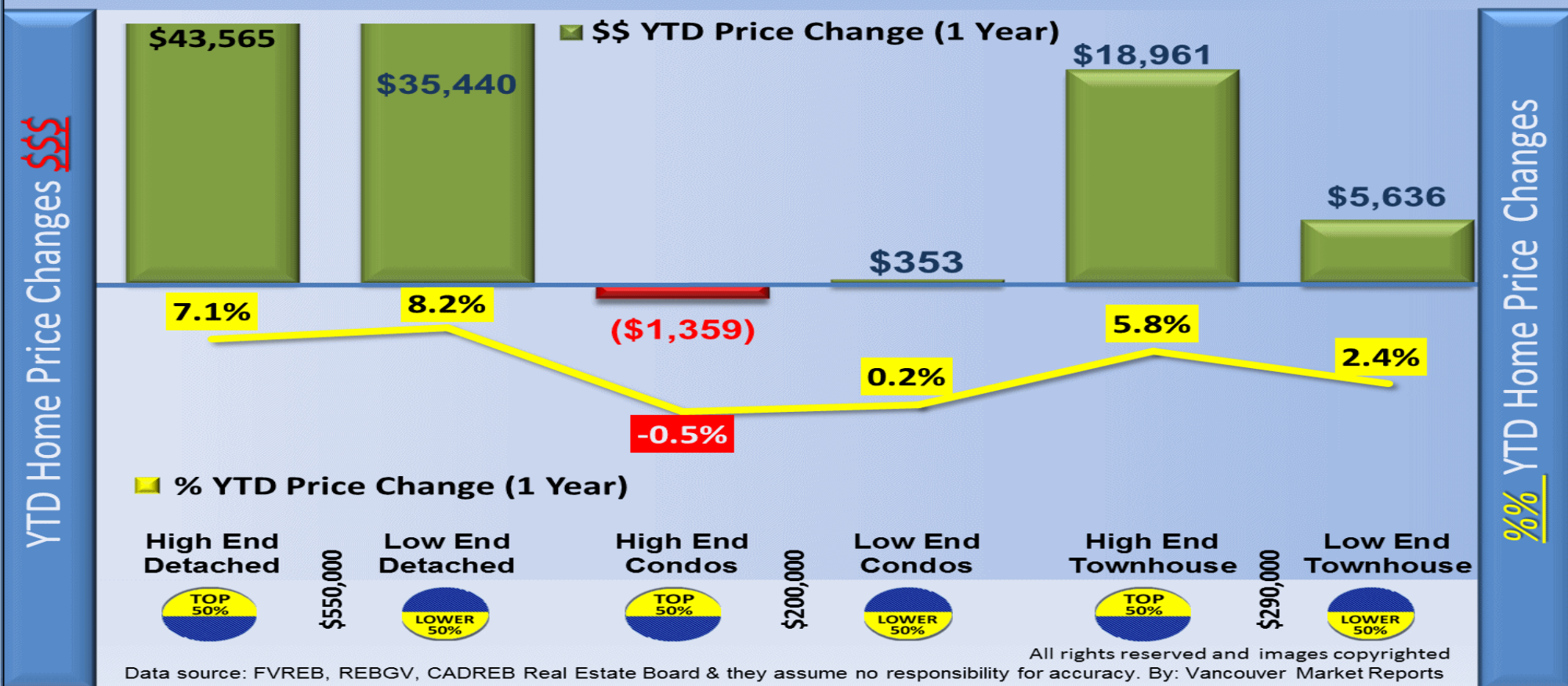
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Market Analysis and Forecasting Aug 1/15 Maple Ridge-Pitt Meadows

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

Housing Types: Year-To-Date June 2014 – June 2015 (Quarters) Powered by: Vancouver Market Reports HPIp



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

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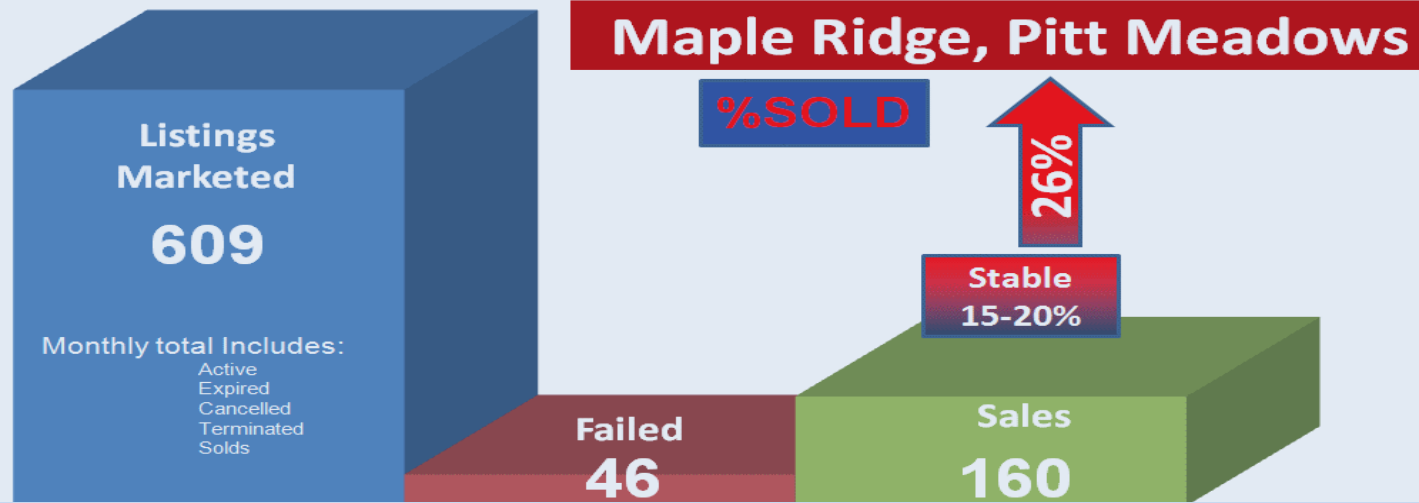
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Market Analysis and Forecasting Aug 1/15 Maple Ridge-Pitt Meadows

Monthly Market Activity - July 2015 - Single Family



Aug 1 2015 Maple Ridge & Pitt Meadows Market Update (Detached)

Current: Maple Ridge & Pitt Meadows are in a Sellers Market with Average Listing inventories, a **26 %SOLD** Rate and Sell Price/List Price = 99% (Meaning there is an Average of a \$7,750 Discount on a Sale from the List price)

Most Active Price Range: Homes between \$400,000-\$500,000 have **43.8 %SOLD** Rate.

Least Active Price Range: Homes above \$800,000 have **11.1 %SOLD** Rate.

History: The Maple Ridge & Pitt Meadows Year-To-Date Home Price Index **HPIp (Upper 50%)** shows that prices increased \$48,916.

The Maple Ridge & Pitt Meadows Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$50,364.

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

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Market Analysis and Forecasting Aug 1/15 Maple Ridge-Pitt Meadows

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

Maple Ridge and Pitt Meadows List Price Ranges Statistics - July 2015							Detached
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$400,000	53	15	59	95%	-\$16,562	28.3%	↑
\$400,001-\$500,000	105	46	24	99%	-\$5,450	43.8%	↑
\$500,001-\$600,000	124	43	29	100%	-\$900	34.7%	↑
\$600,001-\$700,000	112	30	44	100%	-\$3,000	26.8%	↑
\$700,001-\$800,000	53	8	61	98%	-\$16,800	15.1%	↑
\$800,001 and more	162	18	66	95%	-\$55,950	11.1%	
Total Activity	609	160	15	99%	-\$4,900	26%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Jul-14	Jun-15	Jul-15	8/1/2015	Change	
Total Listings** (A,S,T,C,X)	886	696	609		-87	↓
Active Listings (1st of the month)	687	504	464	403	-61	↓
Solds	159	192	160		-32	↓
Days on Market (DOM)	27	16	15		-1	↓
%SOLD (Sales/Listings/Mthly Rate)	17.9%	27.6%	26.3%		-1.3%	↓
(Upper 50%) Home Price Index HPIp	\$630,278	\$660,541	\$679,194		\$18,653	↑
(Lower 50%) Home Price Index HPIp	\$436,101	\$471,512	\$486,465		\$14,954	↑

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Market Analysis and Forecasting Aug 1/15 Maple Ridge-Pitt Meadows

What Sold in your Neighbourhood and for What Price?

Maple Ridge, Haney and Pitt Mdws Sub areas Stats - July 2015					Detached	
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Albion	93	32	42	98%	-\$10,350	34.4%
Cottonwood MR	54	15	47	99%	-\$2,900	27.8%
East Central	75	11	40	99%	-\$5,000	14.7%
Northeast-North Maple Ridge	14	3	67	98%	-\$14,900	21.4%
Northwest Maple Ridge	20	5	43	96%	-\$16,562	25.0%
Silver Valley	64	13	67	99%	-\$4,900	20.3%
Southwest Mple Rdg	41	16	24	100%	-\$850	39.0%
Thornhill	27	3	60	99%	-\$7,500	11.1%
Websters Corners	57	13	53	95%	-\$45,000	22.8%
West Central	63	23	26	99%	-\$4,900	36.5%
Whonnock	21	5	71	98%	-\$14,000	23.8%
Central & Mid Meadows	30	13	14	100%	\$0	43.3%
North & West Meadows	34	1	89	92%	-\$238,888	2.9%
South Meadows	16	7	9	100%	\$0	43.8%
Total Activity	609	160	15	99%	-\$4,900	26%

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Market Analysis and Forecasting Aug 1/15 Maple Ridge-Pitt Meadows

Next Months Market Forecast

Forecast: Maple Ridge & Pitt Meadows has normal Listing supply; 403 homes are for sale and with the **26 %SOLD** Monthly Rate gives us a ~4 months of inventory. At this Sell-Through-Rate, approximately 228 of these listings will not sell. Another Indicator: 11% of the Active listings have Reduced their Price by \$24,694 on Average or \$15,000 Median in the last month. We project Maple Ridge - Pitt Meadows Detached to continue into a Sellers Market.

Canada is the Real Estate Bargain of the world with our 25% sales discount with our low exchange rate. With an 8 billion dollar plus injection of foreign cash into the Vancouver Areas this year continues to make Vancouver markets extremely hot. We show a \$35,255 Average Monthly Price Increase in the Vancouver Areas. A deeper analysis shows that 85% of all the 39 of the Single Family Detached Homes Markets in the entire Lower Mainland are Increasing. This Buyer Demand has now carried over into the Condos Markets whereby 70% Increased in July (June = 60%). The Vancouver Market Reports® Team analyzes 98 Real Estate Market Segments across the Lower Mainland to provide the most accurate Market Trends.

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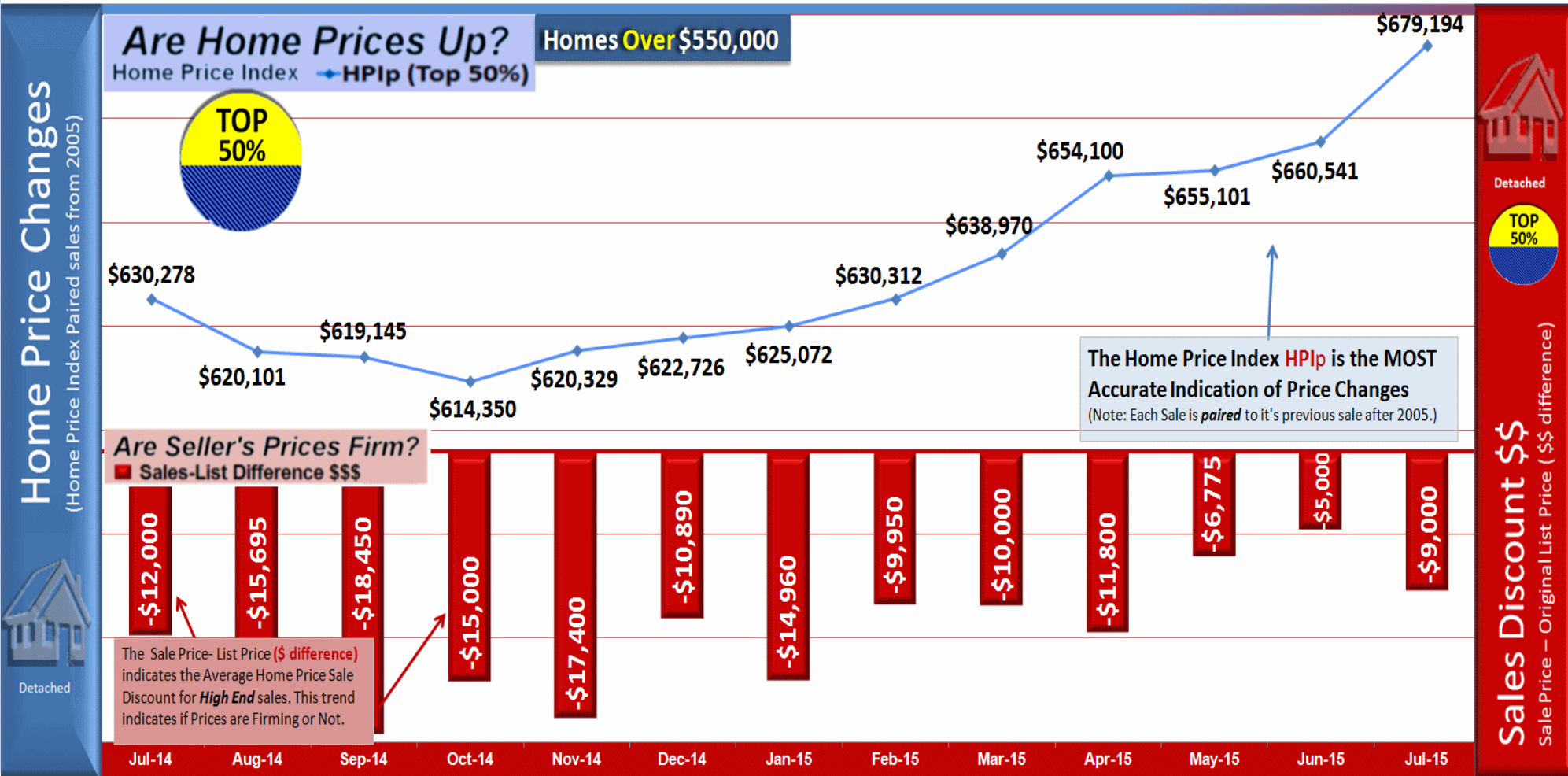
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Market Analysis and Forecasting Aug 1/15 Maple Ridge-Pitt Meadows

Detached

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

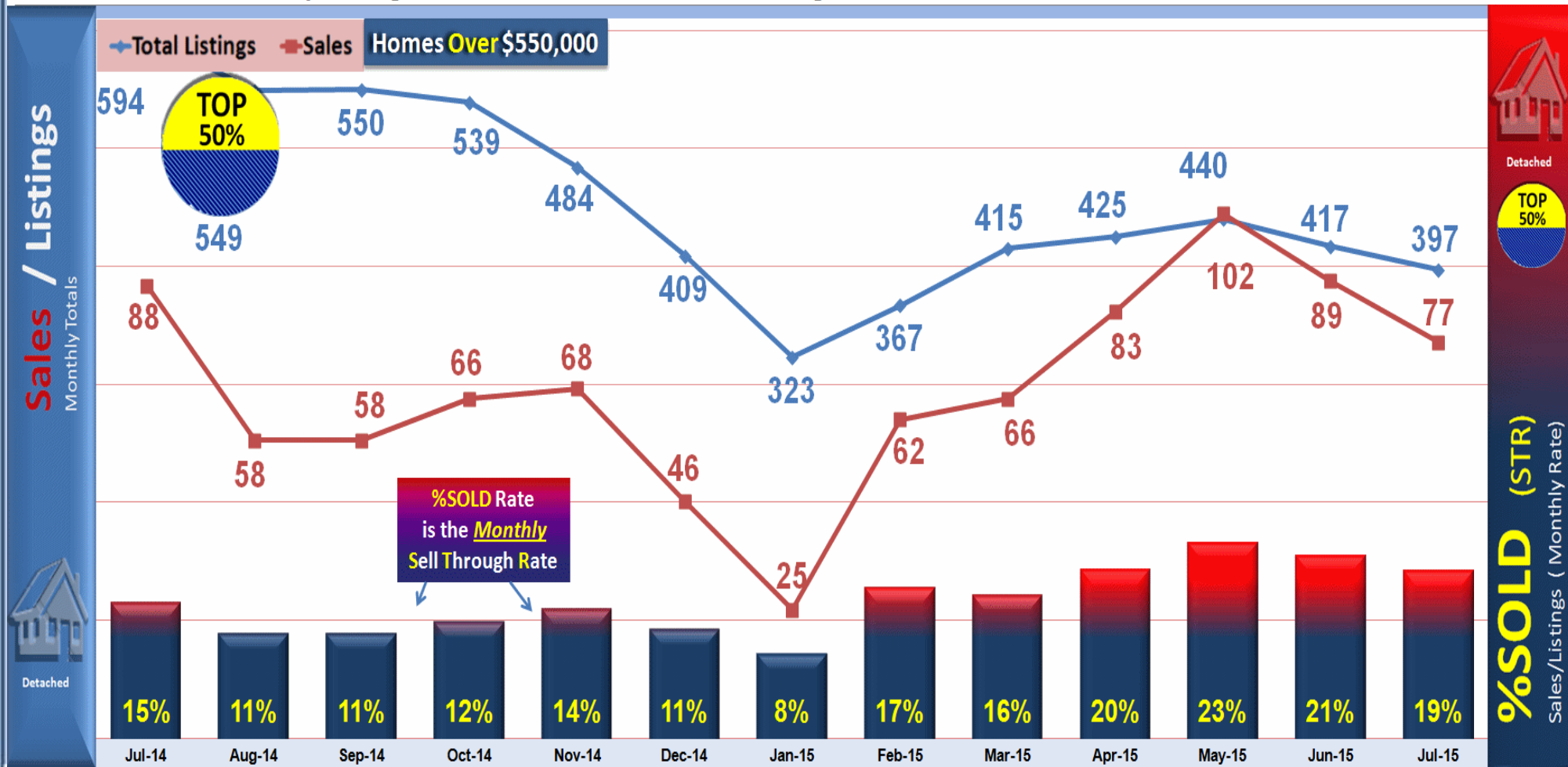


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Market Analysis and Forecasting Aug 1/15 Maple Ridge-Pitt Meadows

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



Sales / Listings
Monthly Totals

Detached
TOP 50%

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

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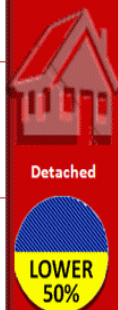


Market Analysis and Forecasting Aug 1/15 Maple Ridge-Pitt Meadows

Detached

Maple Ridge and Pitt Meadows Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (Average Home Sold for \$ less than their Original List price for Low End Home sales)

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



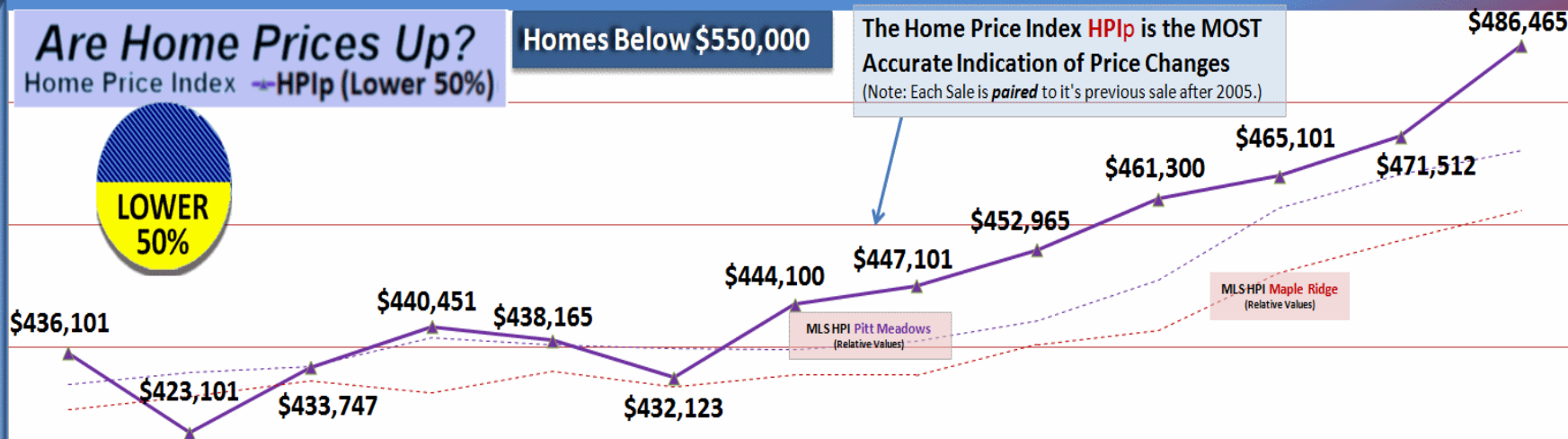
Are Home Prices Up?

Home Price Index HPIp (Lower 50%)

Homes Below \$550,000

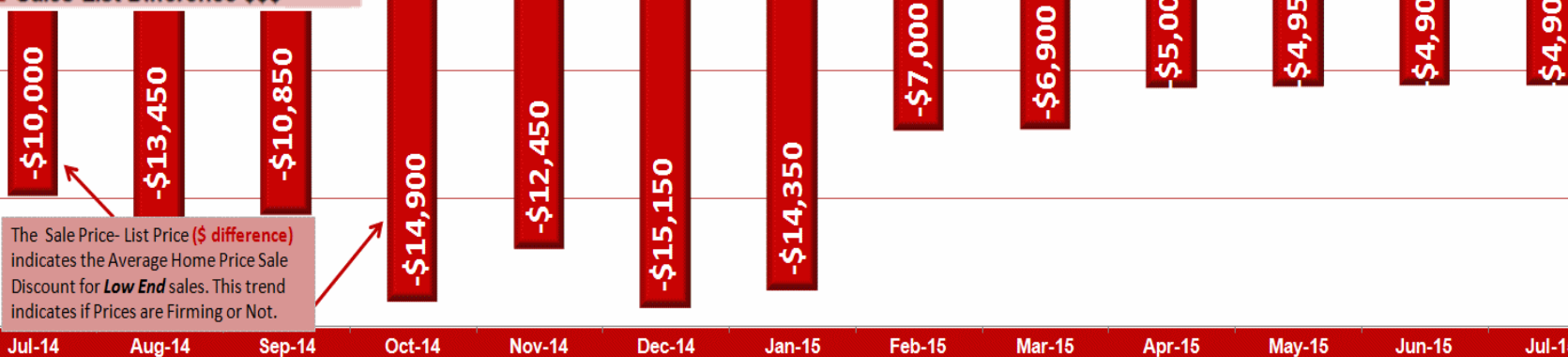
The Home Price Index HPIp is the MOST Accurate Indication of Price Changes

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



Are Seller's Prices Firm?

Sales-List Difference \$\$\$



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

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

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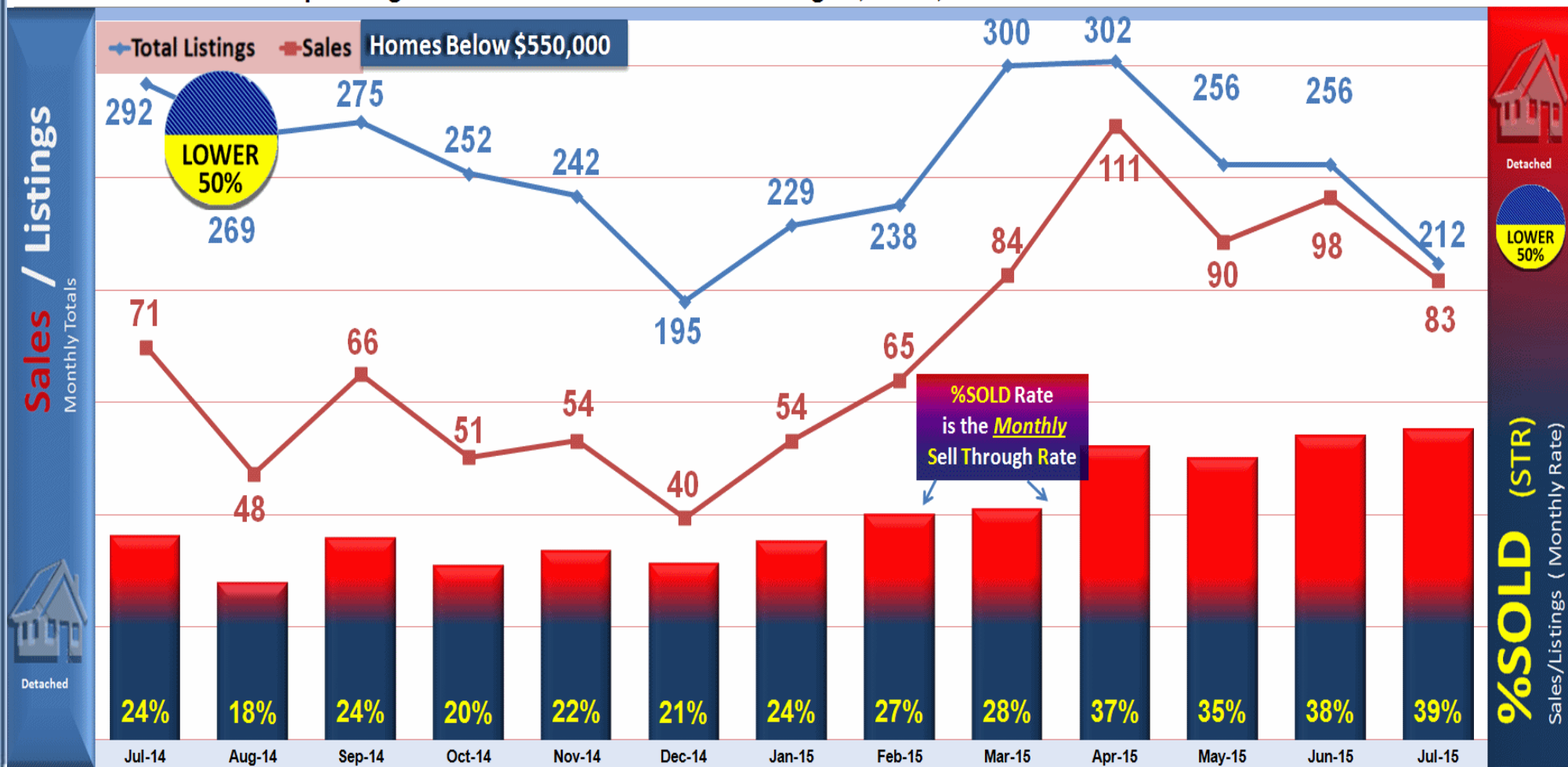
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Market Analysis and Forecasting Aug 1/15 Maple Ridge-Pitt Meadows

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



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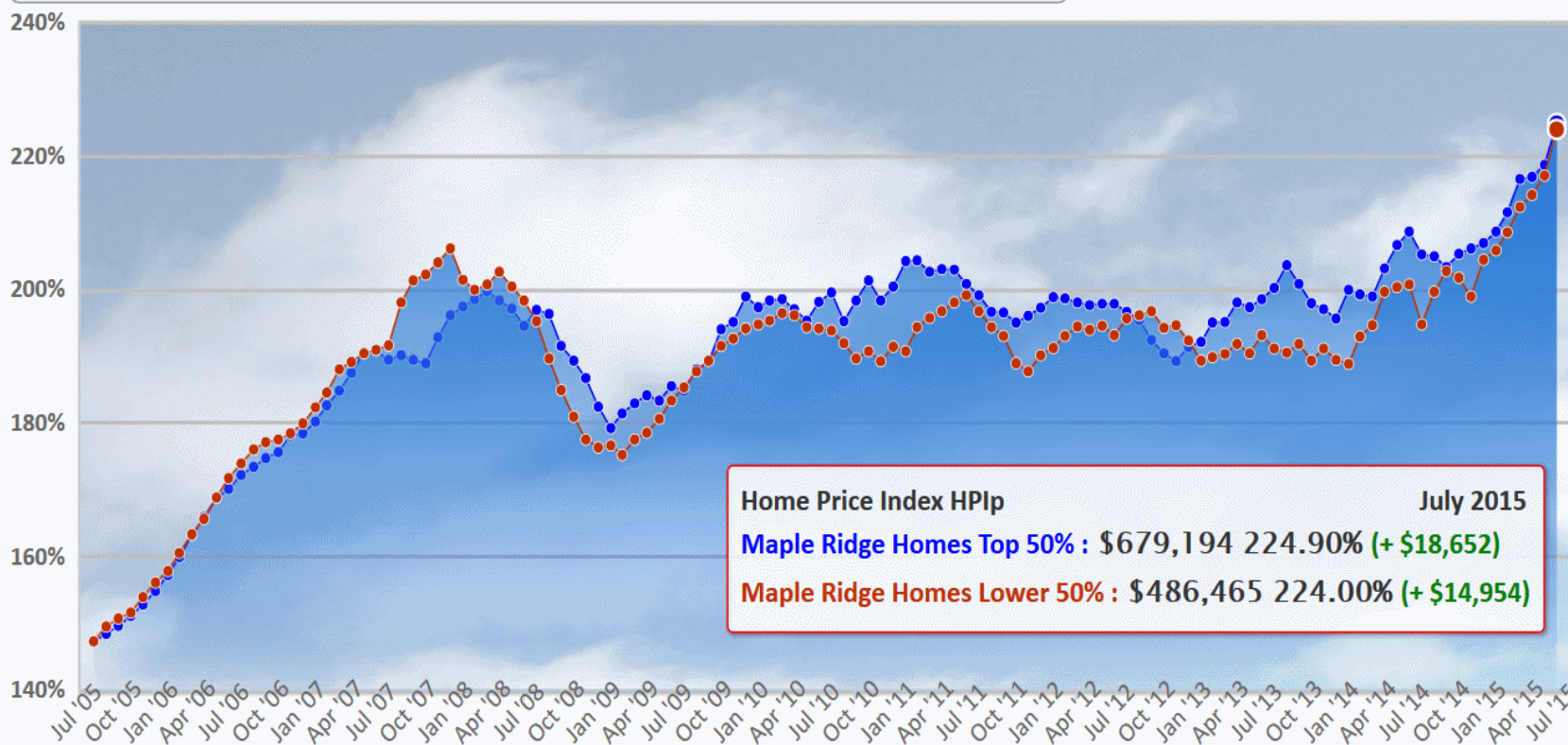
Jeff

Market Analysis and Forecasting Aug 1/15 Maple Ridge-Pitt Meadows

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Jul 2015	% 224.90
Jun 2015	% 218.70
May 2015	% 216.90
Apr 2015	% 216.60
Mar 2015	% 211.60
Feb 2015	% 208.70
Jan 2015	% 207.00
Dec 2014	% 206.20
Nov 2014	% 205.40
Oct 2014	% 203.40
Sep 2014	% 205.00
Aug 2014	% 205.30

<< < 1 2 3 > >>

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

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Market Reports

Statistics, on the Web!

attached homes

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Market Analysis and Forecasting Aug 1/15 New West – E. Burnaby

New West - East Burnaby Sub areas Statistics - July 2015

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
East Burnaby	17	6	31	98%	-\$17,048	35%
The Crest BE	5	3	18	96%	-\$19,000	60%
Edmonds BE	96	23	35	97%	-\$11,000	24%
Brunette	1	0	96			0%
Downtown NW	112	26	55	97%	-\$9,450	23%
Fraserview NW	77	18	46	97%	-\$8,900	23%
GlenBrooke North	20	4	43	98%	-\$7,500	20%
Moody Park	3	1	75	94%	-\$19,000	33%
Queensborough NW	42	6	64	100%	\$0	14%
Queens Park NW	2	1	28	100%	\$1,000	50%
Quay NW	93	15	26	98%	-\$7,900	16%
Sapperton NW	22	4	75	96%	-\$10,400	18%
The Heights NW	6	2	74	96%	-\$14,100	33%
Uptown NW	151	30	46	96%	-\$9,900	20%
West End NW	8	1	67	108%	\$67,000	13%
Total Activity	655	140	30	97%	-\$9,100	21%

Attached

New West - East Burnaby List Price Ranges Statistics - July 2015

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$200,000	79	14	53	94%	-\$10,450	17.7%
\$200,001-\$300,000	183	35	56	96%	-\$9,999	19.1%
\$300,001-\$400,000	170	41	44	98%	-\$6,800	24.1%
\$400,001-\$500,000	126	24	44	97%	-\$12,000	19.0%
\$500,001-\$600,000	53	11	33	99%	-\$2,900	20.8%
\$600,001 and more	44	15	39	98%	-\$20,000	34.1%
Total Activity	655	140	30	97%	-\$9,100	21%

Attached

Monthly Changes Summary

	Jul-14	Jun-15	Jul-15	8/1/2015	Change
Total Listings** (A,S,T,C,X)	734	671	655		-16
Active Listings (1st of the Month)	542	499	450	443	-7
Solds	103	137	140		3
Days on Market (DOM)	32	25	30		5
%SOLD (Sales/Listings/Mthly Rate)	14%	20%	21%		1%
Condos (Upper 50%) Home Price Index HPIp	\$355,939	\$366,101	\$363,101		-\$3,000
Condos (Lower 50%) Home Price Index HPIp	\$207,605	\$204,100	\$204,560		\$460
Twnhs (Upper 50%) Home Price Index HPIp	\$541,837	\$575,100	\$581,941		\$6,841
Twnhs (Lower 50%) Home Price Index HPIp	\$347,426	\$358,635	\$363,610		\$4,975

Aug 1 2015 New West - East Burnaby Market Update Attached Townhomes/ Condos

Current: New West - East Burnaby's Residential Attached housing market is a Sellers Market with a **21 %SOLD** Rate.
(This means 20 homes out of 100 sold with average sales-list discount of \$9,100)

Most Active Price Range: Attached Homes above \$600,000 have **34.1 %SOLD** rate.
Least Active Price Range: Attached Homes below \$200,000 have **17.7 %SOLD** rate.

History: The New West - E. Burnaby's **Condos** Year-To-Date Home Price Index **HPIp** (Upper 50%) shows that prices increased \$7,162.

The New West - E. Burnaby's **Condos** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices decreased **\$3,045**.

The New West - E. Burnaby's **Townhouses** Year-To-Date Home Price Index **HPIp** (Upper 50%) shows that prices increased \$40,104.

The New West - E. Burnaby's **Townhouses** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$16,185.

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

Forecast: The total Listing Inventories were 11% less than the month last year. New listings exceed the sales by 55 listings. We project New West - E. Burnaby Attached be a continued Sellers Market.

Canada is the Real Estate Bargain of the world with our 25% sales discount with our low exchange rate. With an 8 billion dollar plus injection of foreign cash into the Vancouver Areas this year continues to make Vancouver markets extremely hot. We show a \$35,255 Average Monthly Price Increase in the Vancouver Areas. A deeper analysis shows that 85% of all the 39 of the Single Family Detached Homes Markets in the entire Lower Mainland are increasing. This Buyer Demand has now carried over into the Condos Markets whereby 70% increased in July (June = 60%). The Vancouver Market Reports® Team analyzes 98 Real Estate Market Segments across the Lower Mainland to provide the most accurate Market Trends.

We forecast this "Wave Effect from Vancouver" to continue steering us into our Summer Market. Do Contact Us for Your Own Home/Investment Forecast..

Analytical Methods: The New West - E. Burnaby represents many diverse markets that makes the average or median Monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the Condos and Townhouse markets into two parts with the **New West - E. Burnaby HPIp Upper 50%** representing the higher end sales and the **New West - E. Burnaby HPIp Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the Paired Monthly Sales to produce one the Most Accurate HPI Indexes at this time.

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

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*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)
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Market Analysis and Forecasting Aug 1/15 New West – E. Burnaby

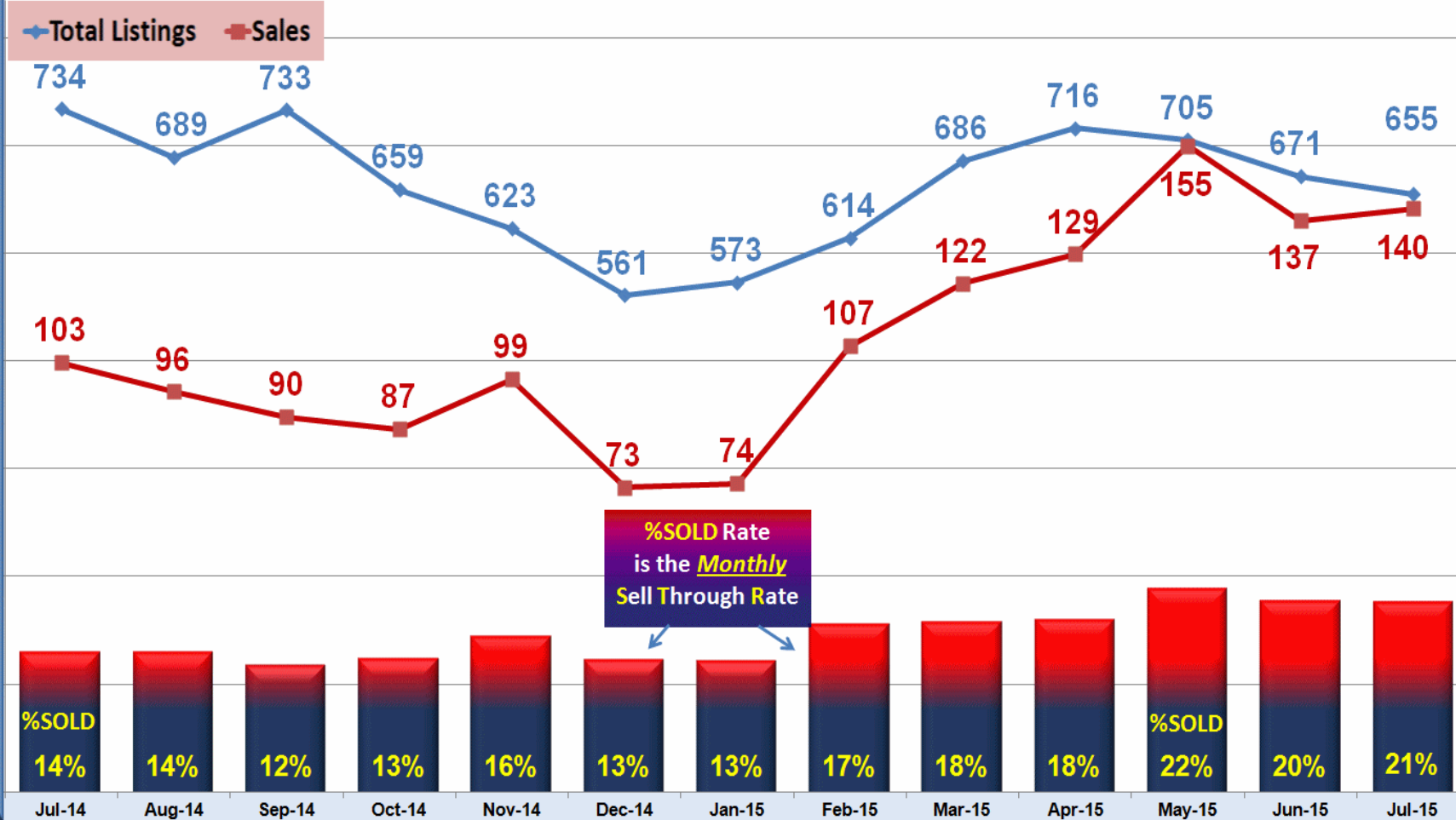
Attached Townhomes/ Condos New West, E. Burnaby Total Listings, Sales, and %SOLD rates

Sales / Listings
Monthly Totals



Attached

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



%SOLD Rate is the Monthly Sell Through Rate



Attached

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Market Analysis and Forecasting Aug 1/15 New West – E. Burnaby

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

Home Price Changes

(Home Price Index Paired sales from 2005)



Townhouses

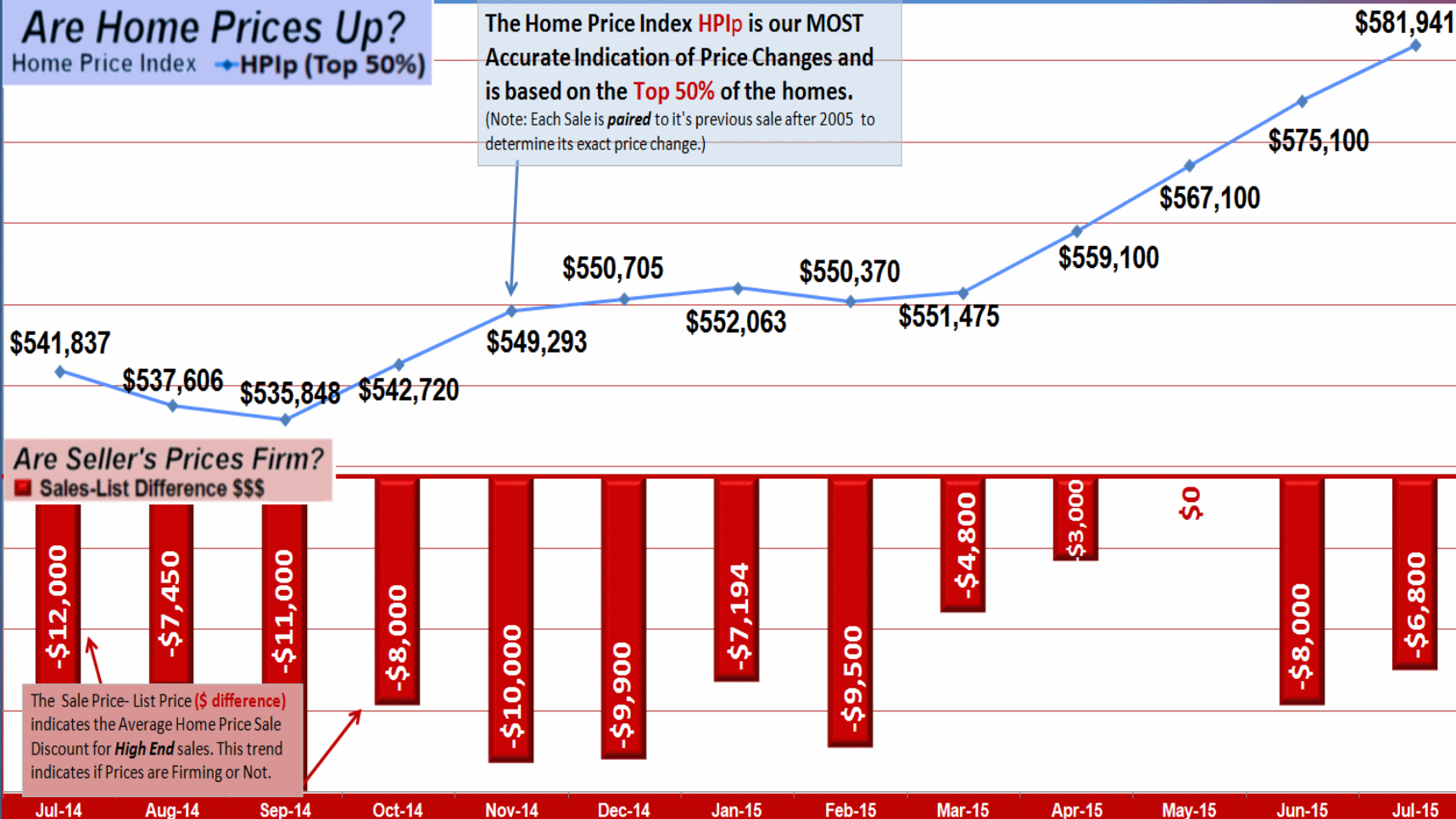
Sales Discount \$\$

Sale Price – Original List Price (\$ difference)

Are Home Prices Up?

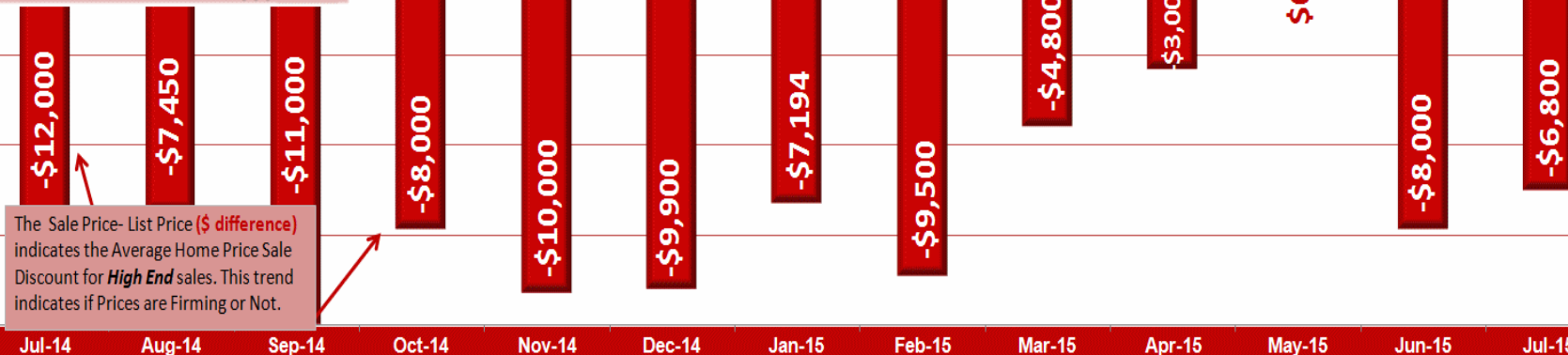
Home Price Index → HPIp (Top 50%)

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



Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



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

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)
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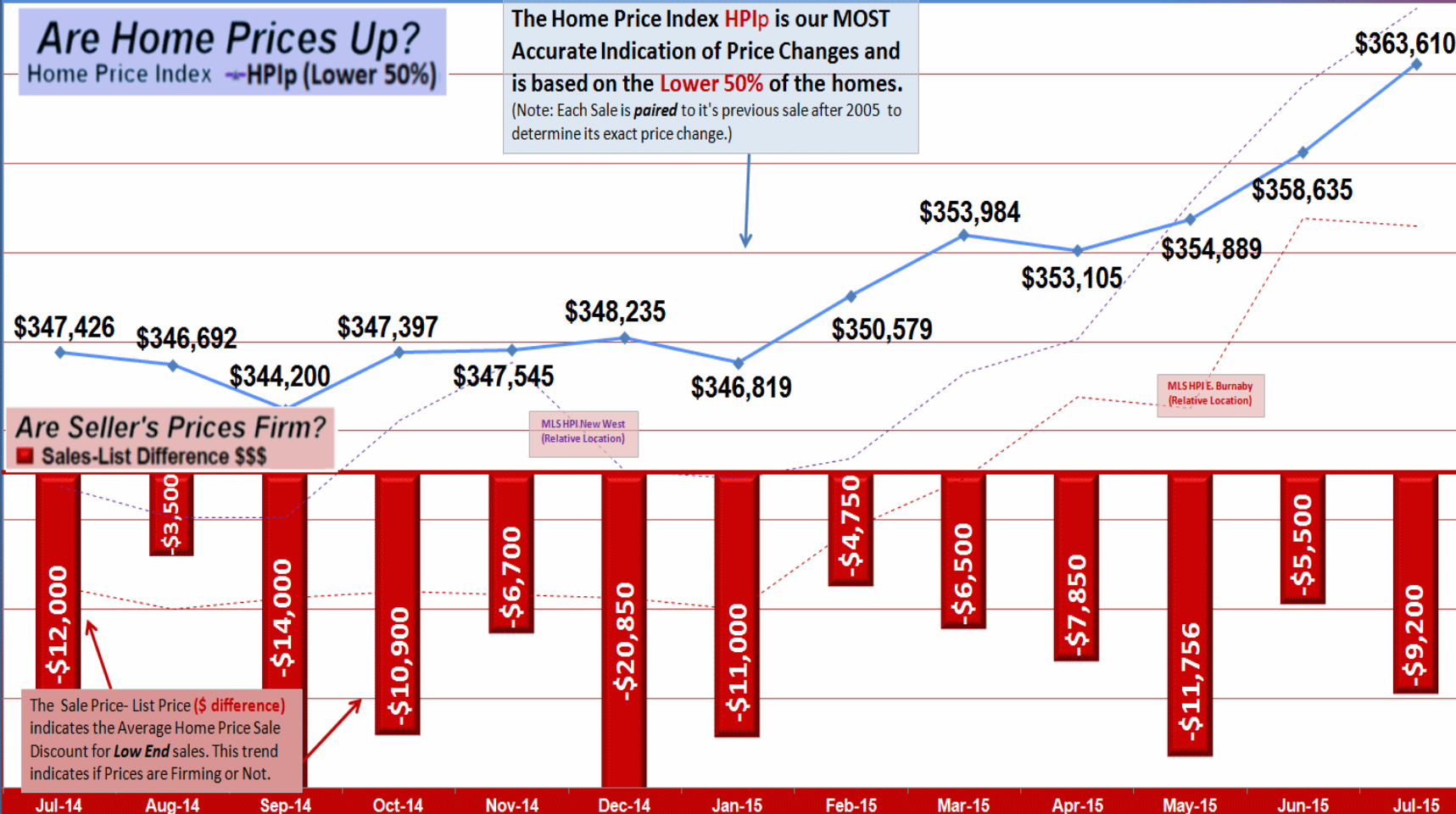
Market Analysis and Forecasting Aug 1/15 New West – E. Burnaby

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

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

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

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



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

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



Townhouses

Sales Discount \$\$

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

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale – List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)
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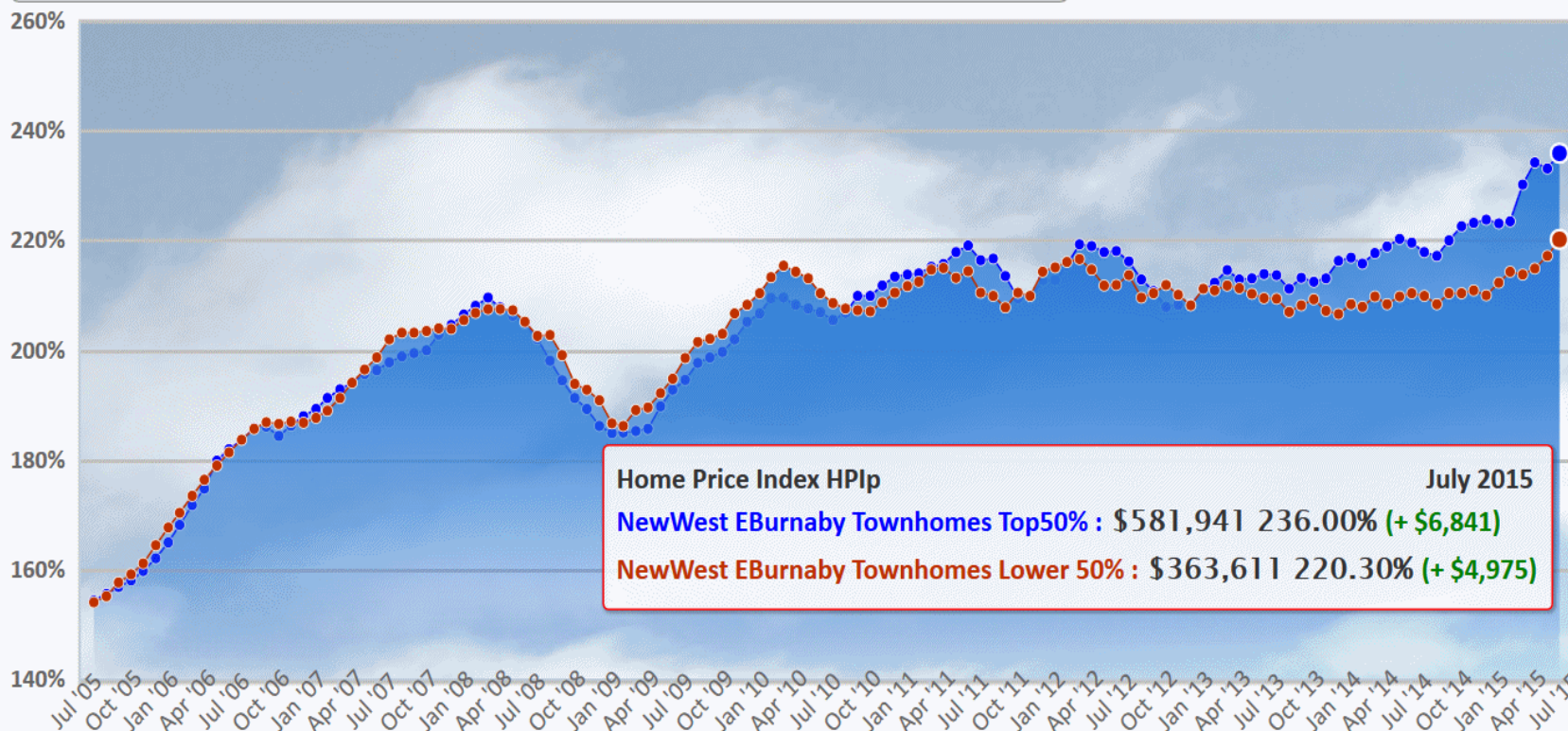
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Market Analysis and Forecasting Aug 1/15 New West – E. Burnaby

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NewWest EBurnaby Townhomes Top50% : ■ HPIp ■ Forecast+ ■ Forecast-
 NewWest EBurnaby Townhomes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Home Price Index HPIp **July 2015**
NewWest EBurnaby Townhomes Top50% : \$581,941 236.00% (+ \$6,841)
NewWest EBurnaby Townhomes Lower 50% : \$363,611 220.30% (+ \$4,975)

Monthly Home values

Date	Value
Jul 2015	% 236.00
Jun 2015	% 233.20
May 2015	% 234.30
Apr 2015	% 230.30
Mar 2015	% 223.60
Feb 2015	% 223.20
Jan 2015	% 223.90
Dec 2014	% 223.30
Nov 2014	% 222.70
Oct 2014	% 220.10
Sep 2014	% 217.30
Aug 2014	% 218.00

<< < 1 2 3 > >>

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Market Analysis and Forecasting Aug 1/15 New West – E. Burnaby

Attached New West, E. 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)

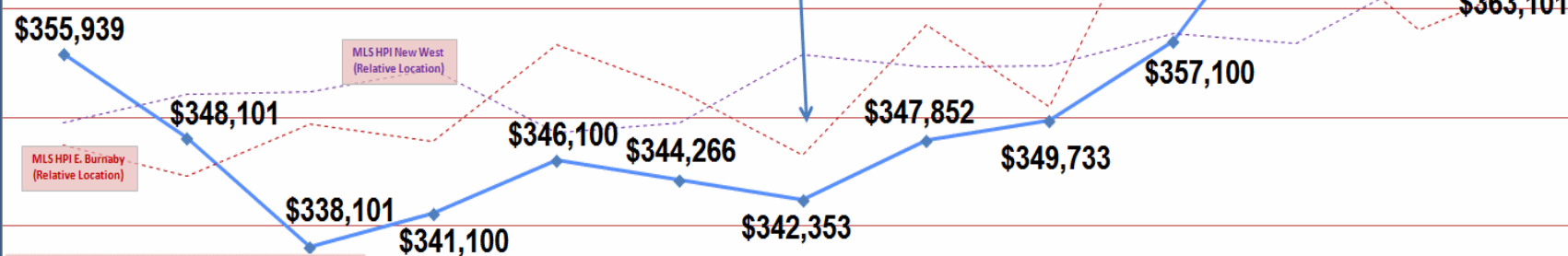
Home Price Changes

(Home Price Index Paired sales from 2005)

Are Home Prices Up?

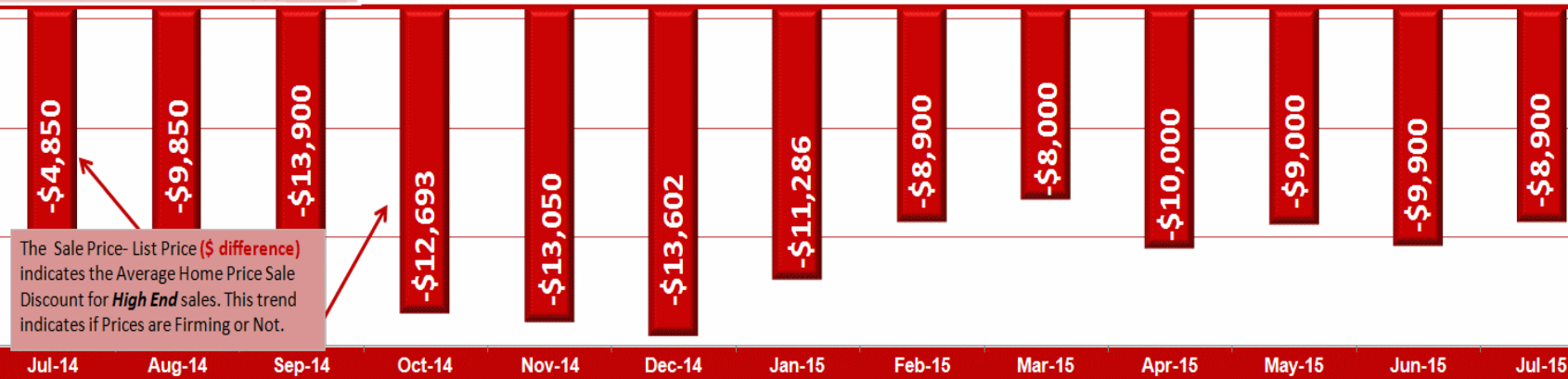
Home Price Index → HPIp (Top 50%)

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



Are Seller's Prices Firm?

Sales-List Difference \$\$\$



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



Condominiums

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



Condominiums

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Market Analysis and Forecasting Aug 1/15 New West – E. Burnaby

Attached **New West, E. 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)

Home Price Changes

(Home Price Index Paired sales from 2005)

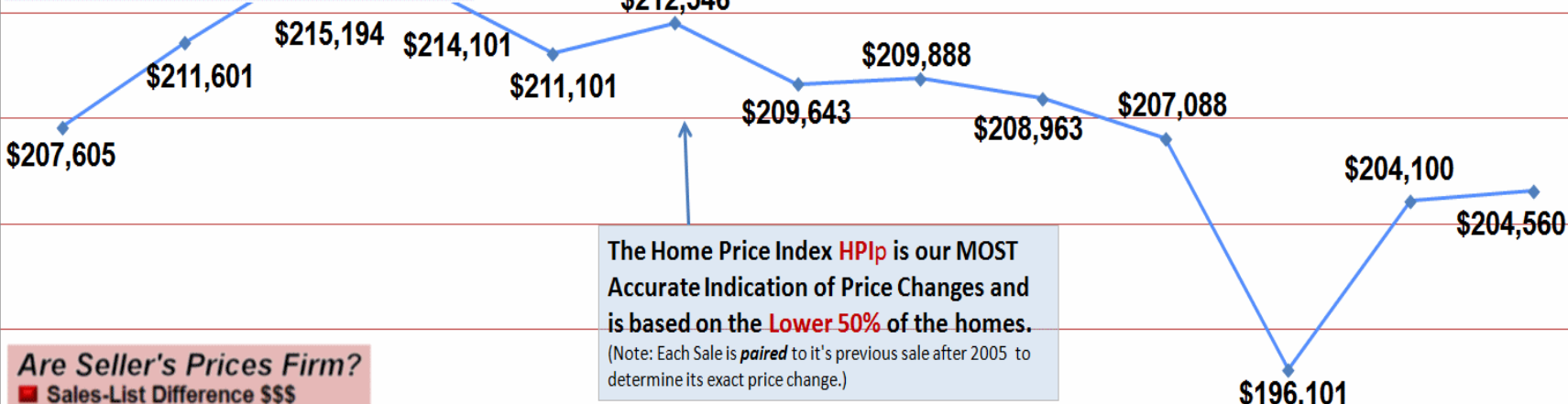


Condominiums

Sales Discount \$\$

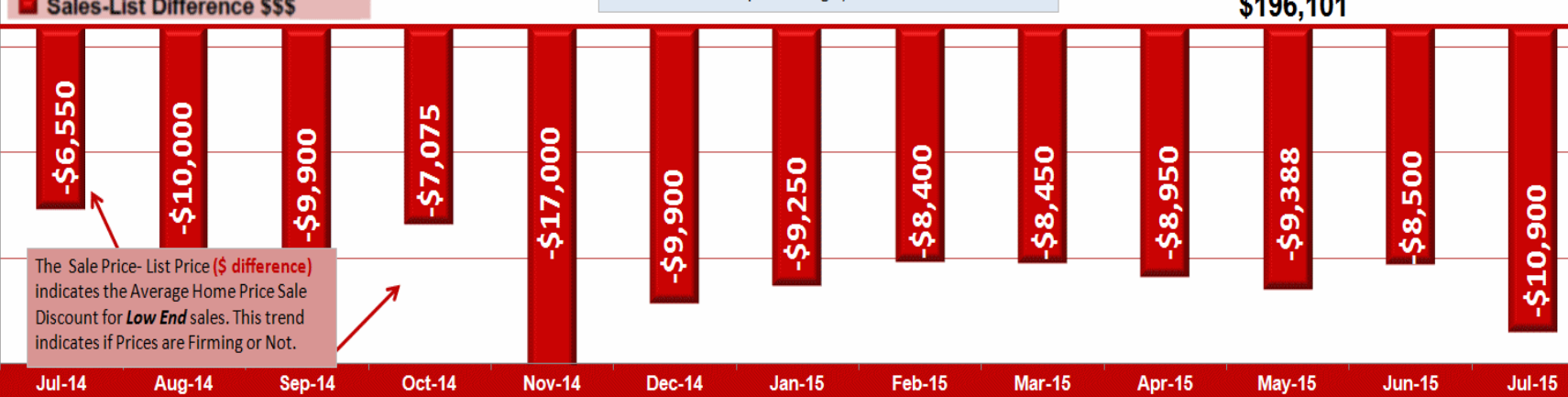
Sale Price – Original List Price (\$\$ difference)

Are Home Prices Up?



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

Are Seller's Prices Firm?



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



Condominiums

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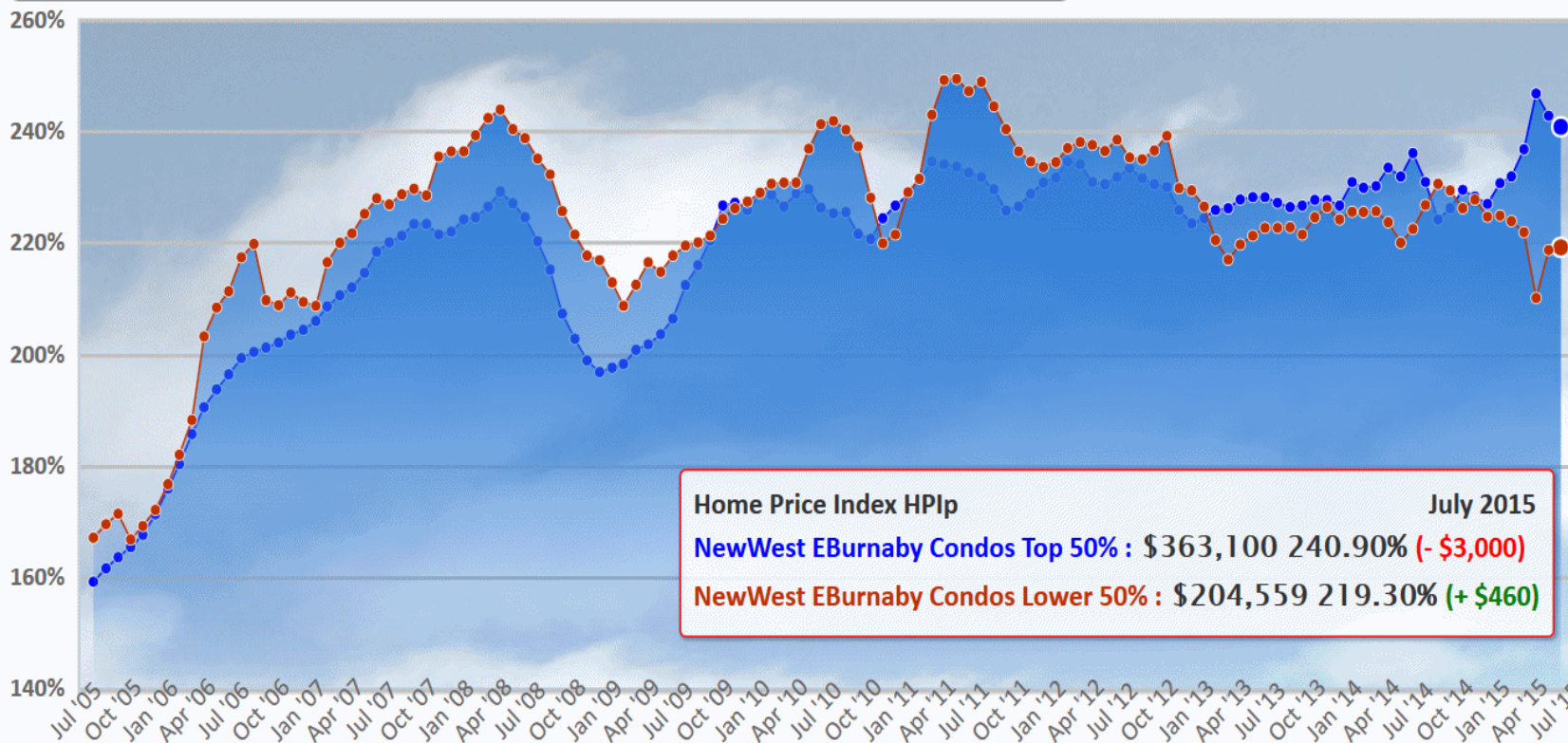
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Market Analysis and Forecasting Aug 1/15 New West – E. Burnaby

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Jul 2015	% 240.90
Jun 2015	% 242.90
May 2015	% 246.90
Apr 2015	% 236.90
Mar 2015	% 232.00
Feb 2015	% 230.80
Jan 2015	% 227.10
Dec 2014	% 228.40
Nov 2014	% 229.60
Oct 2014	% 226.30
Sep 2014	% 224.30
Aug 2014	% 231.00

<< < 1 2 3 > >>

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Market Analysis and Forecasting

Aug 1/15 S. and N. Burnaby

Burnaby Sub areas Statistics - July 2015				Attached		
Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Brentwood Park	162	49	33	98%	-\$9,000	30%
Cariboo	32	5	40	97%	-\$7,900	16%
Central BN	45	9	44	97%	-\$16,000	20%
Capitol Hill BN	16	1	46	99%	-\$2,000	6%
Forest Hills BS	17	7	44	98%	-\$6,300	41%
Government Road	42	13	36	98%	-\$7,000	31%
Lake City Industrial	0	0				0%
Montecito	9	3	10	101%	\$2,200	33%
Parkcrest	2	1	54	86%	-\$74,900	50%
Sperling-Duthie	12	5	58	104%	\$29,000	42%
Simon Fraser Univer.	112	13	53	95%	-\$22,900	12%
Sullivan Heights	55	7	75	96%	-\$9,600	13%
Simon Fraser Hills	22	5	37	99%	-\$3,800	23%
Vancouver Heights	19	8	23	97%	-\$8,950	42%
Willingdon Heights	10	4	22	99%	-\$4,900	40%
Westridge BN	6	1	77	92%	-\$85,000	17%
Big Bend	7	2	33	97%	-\$17,950	29%
Burnaby Hospital	9	1	66	92%	-\$55,000	11%
Buckingham Heights	0	0				0%
Burnaby Lake	8	1	49	104%	\$26,000	13%
Central Park BS	65	23	45	98%	-\$5,000	35%
Deer Lake	1	1	4	101%	\$12,286	100%
Forest Glen BS	88	20	46	98%	-\$10,000	23%
Greentree Village	7	3	22	100%	-\$900	43%
Highgate	166	40	45	97%	-\$10,850	24%
Metrtown	328	73	32	97%	-\$11,000	22%
Oaklands	11	4	22	99%	-\$6,650	36%
Suncrest	0	0				0%
South Slope	80	20	29	98%	-\$7,500	25%
Upper Deer Lake	9	3	38	94%	-\$49,000	33%
Total Activity	1340	322	22	98%	-\$9,900	24%

Burnaby List Price Ranges Statistics - July 2015						Attached
Home Price Range	Total Listings	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$300,000	243	49	50	97%	-\$6,800	20.2%
\$300,001-\$400,000	372	96	37	98%	-\$8,400	25.8%
\$400,001-\$500,000	285	67	37	98%	-\$9,300	23.5%
\$500,001-\$600,000	190	47	36	98%	-\$10,000	24.7%
\$600,001-\$700,000	116	33	30	97%	-\$20,000	28.4%
\$700,001 and above	134	30	41	98%	-\$18,000	22.4%
Total Activity	1340	322	22	98%	-\$9,900	24%

Monthly Changes Summary	Jul-14	Jun-15	Jul-15	01-08-2015	Change
Total Listings (A,S,T,C,X)	1216	1292	1340		48
Active Listings (1st of the month)	950	880	903	902	-1
Solds	195	289	322		33
DOM	34	21	22		1
% SOLD (Sales/ Listings /mnlthly rate)	16%	22%	24%		2%
Condos (Top 50%) Home Price Index HPIp	\$472,101	\$486,101	\$483,101		-\$3,000
Condos (Lower 50%) Home Price Index HPIp	\$276,102	\$276,755	\$282,953		\$6,198
Twnhs (Top 50%) Home Price Index HPIp	\$557,101	\$593,157	\$604,159		\$11,002
Twnhs (Lower 50%) Home Price Index HPIp	\$380,229	\$385,051	\$388,569		\$3,518

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Aug 1 2015 Burnaby Market Update (attached)

Current: Burnaby's Residential Attached housing market is in a Sellers Market with a **24 %SOLD** rate and a 98% Sell/List Ratio.
 (This means that there is an average of a \$9,900 discount on a sale from the original list price)

Most Active Range: Homes between \$600,000 - \$700,000 have **28.4 %SOLD** rate. **Least Active Range:** Homes below \$300,000 have **20.2 %SOLD** rate.

History: The Burnaby's **Condos** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$11,000.

The Burnaby's **Condos** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$6,851.

The Burnaby's **Townhouses** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$47,058.

The Burnaby's **Townhouses** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$8,340.

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

Forecast: Listing inventory levels were same as July last year. The 322 sales were out paced by the 431 new listings thus increasing the listings supply next month. We project Burnaby to be a continued sellers market.

Canada is the Real Estate Bargain of the world with our 25% sales discount with our low exchange rate. With an 8 billion dollar plus injection of foreign cash into the Vancouver Areas this year continues to make Vancouver markets extremely hot. We show a \$35,255 Average Monthly Price Increase in the Vancouver Areas. A deeper analysis shows that 85% of all the 39 of the Single Family Detached Homes Markets in the entire Lower Mainland are Increasing. This Buyer Demand has now carried over into the Condos Markets whereby 70% Increased in July (June = 60%). The Vancouver Market Reports® Team analyzes 98 Real Estate Market Segments across the Lower Mainland to provide the most accurate Market Trends.

We forecast this "Wave Effect from Vancouver" to continue steering us into our Summer Market. Do Contact Us for Your Own Home/Investment Forecast.

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Market Reports

Statistics, on the Web!

attached homes

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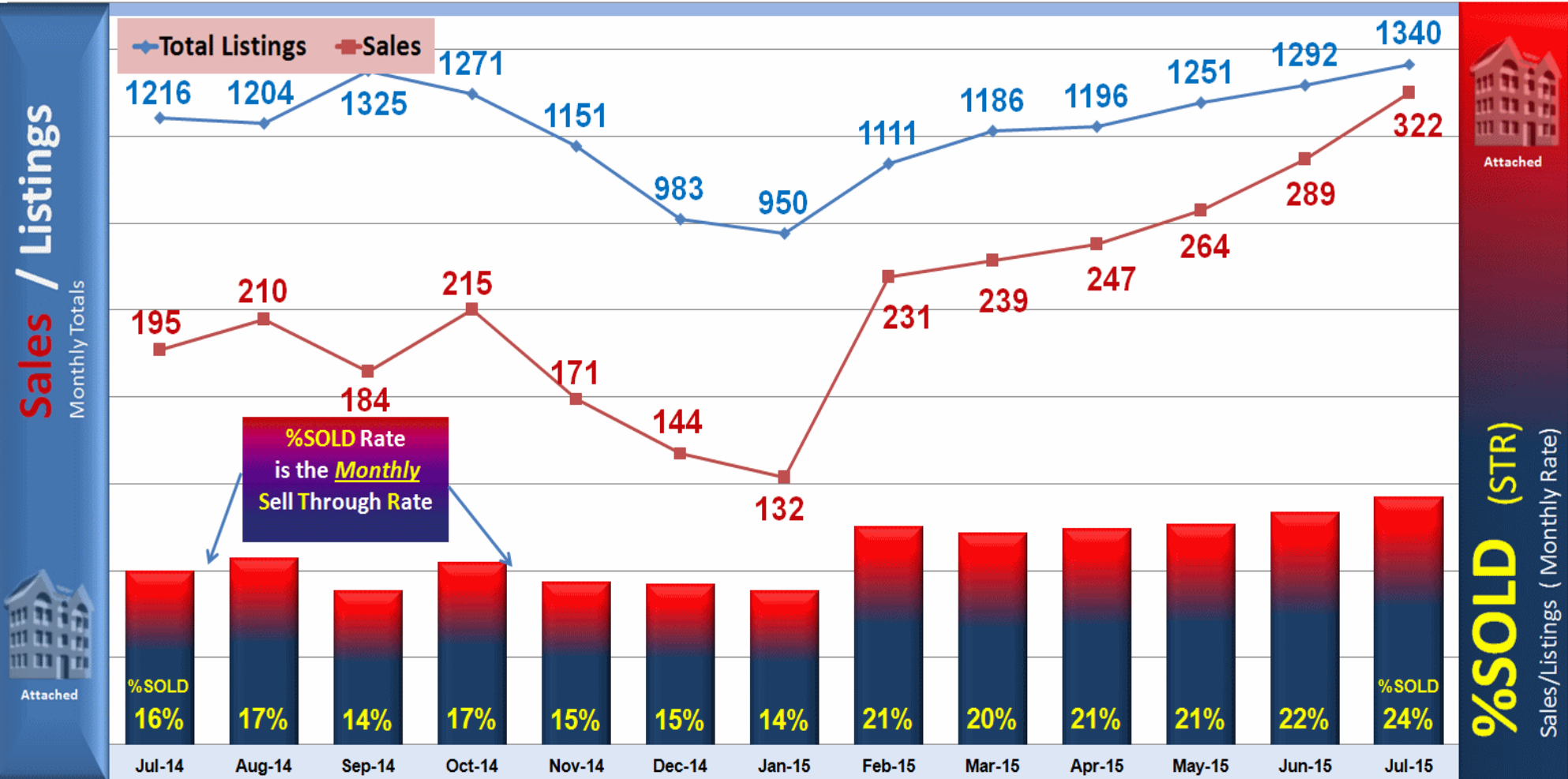
Market Analysis and Forecasting

Aug 1/15 S. and N. Burnaby

Attached Townhomes/ Condos

Burnaby

Total Listings*, Sales, and %SOLD rates



Sales / Listings
Monthly Totals



Attached

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

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

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Prudential Sterling Realty

Shapka.ca

John: 604-307-0508 John Z: 604-218-4486



Market Reports

Statistics, on the Web!

attached homes

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John Z



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Market Analysis and Forecasting

Aug 1/15 S. and N. Burnaby

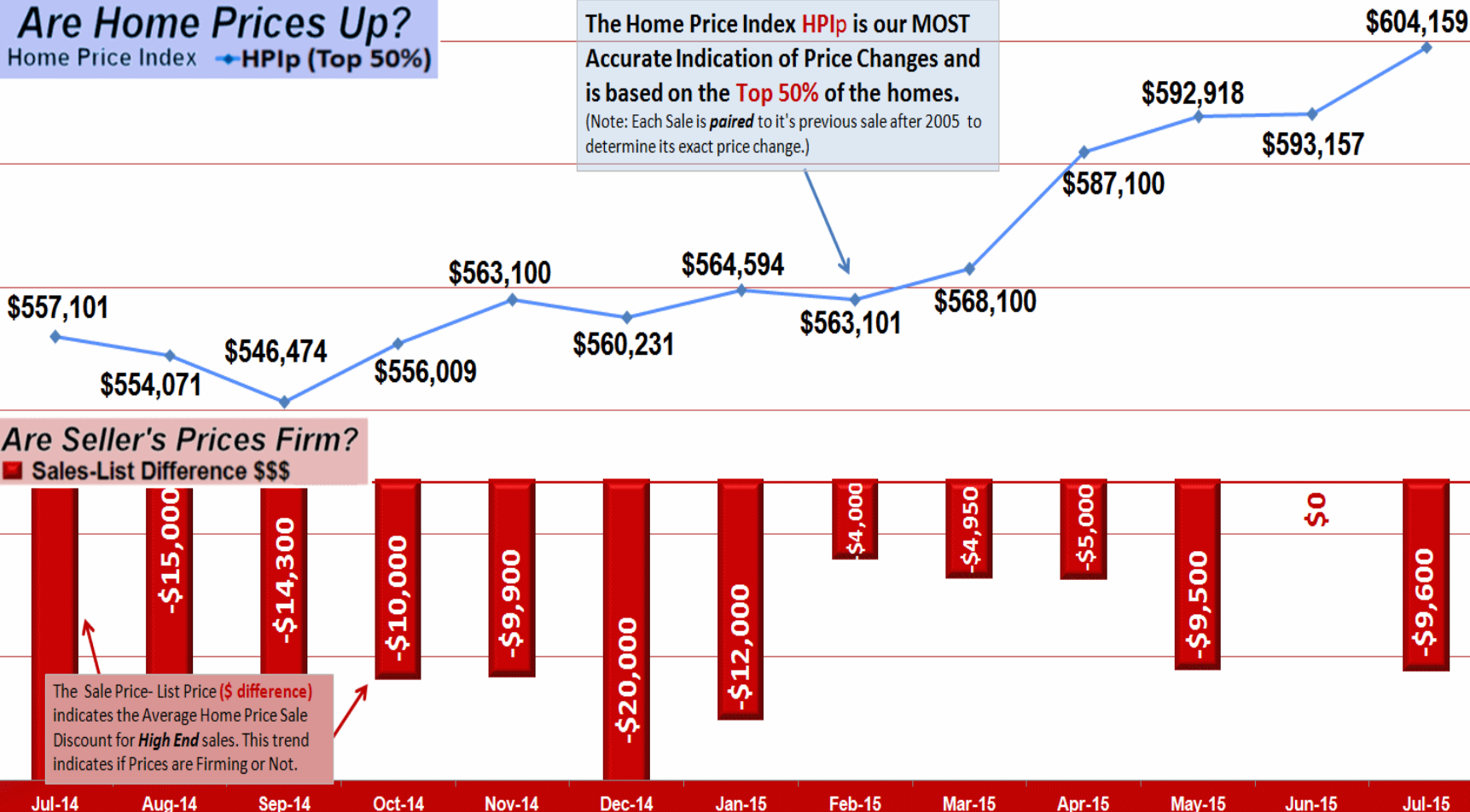
Attached Burnaby Townhouse Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

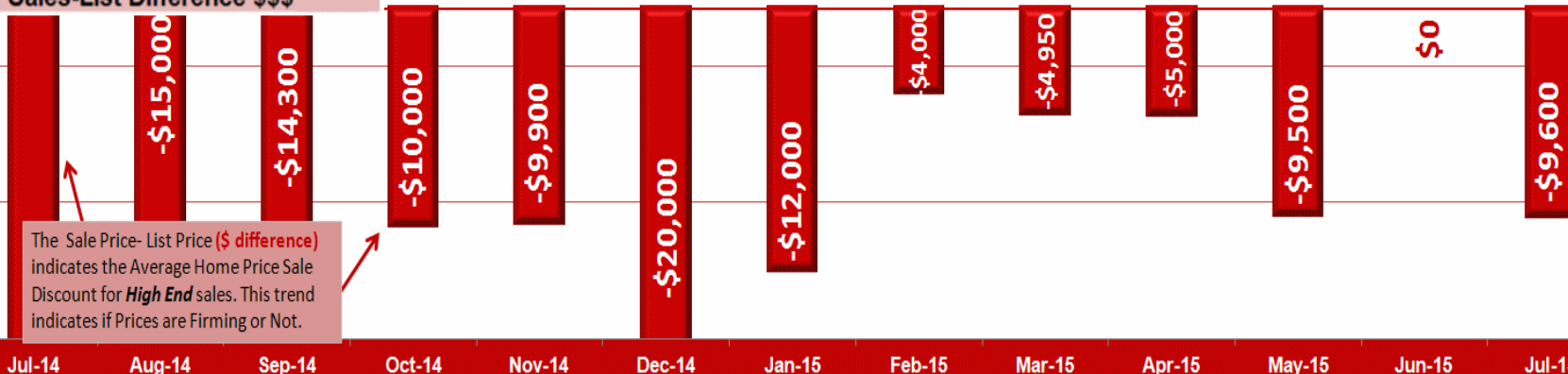
The Home Price Index HPIp is our MOST Accurate Indication of Price Changes and is based on the Top 50% of the homes.
(Note: Each Sale is paired to it's previous sale after 2005 to determine its exact price change.)



Are Seller's Prices Firm?

Sales-List Difference \$\$\$

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



Townhouses

Sales Discount \$\$

Sale Price - Original List Price (\$ difference)

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Aug 1/15 S. and N. Burnaby

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)

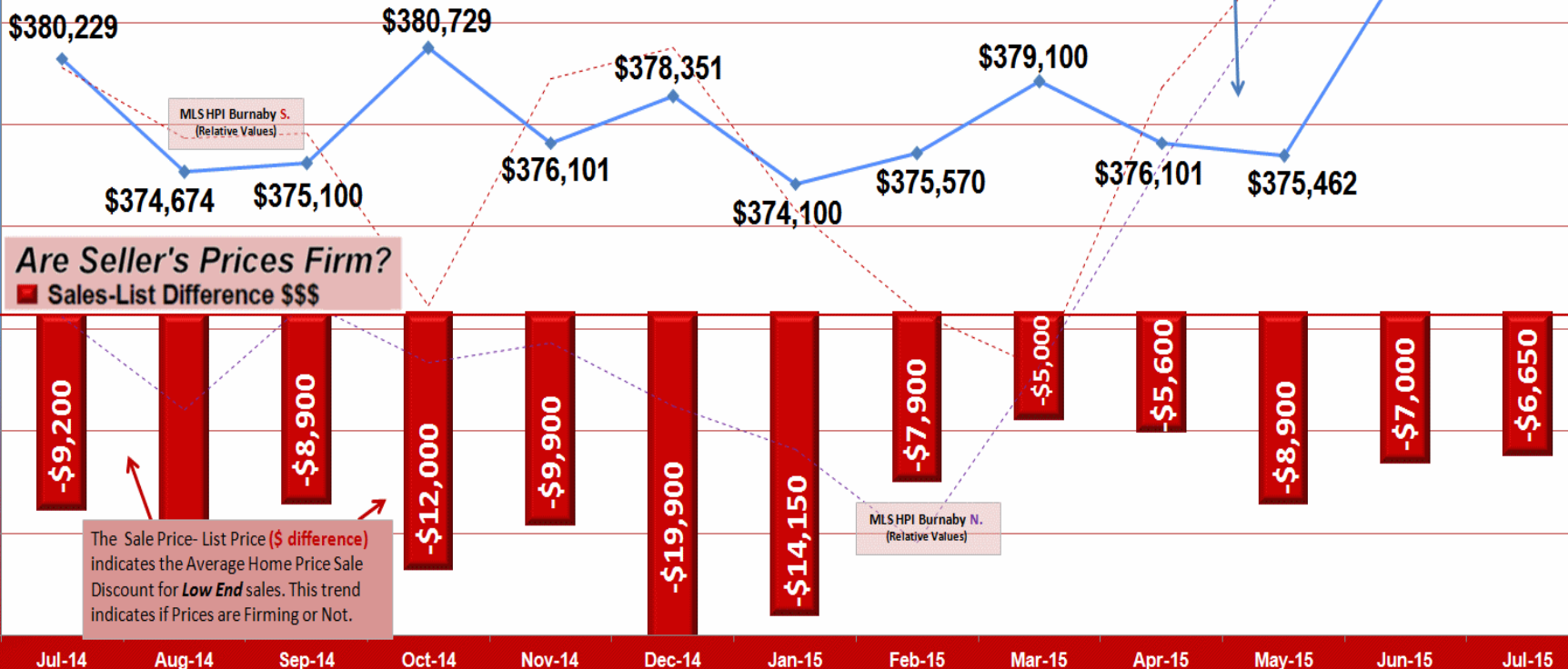
Home Price Changes

(Home Price Index Paired sales from 2005)

Are Home Prices Up?

Home Price Index ← HPIp (Lower 50%)

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Townhouses

Sales Discount \$\$\$

Sale Price - Original List Price (\$ difference)

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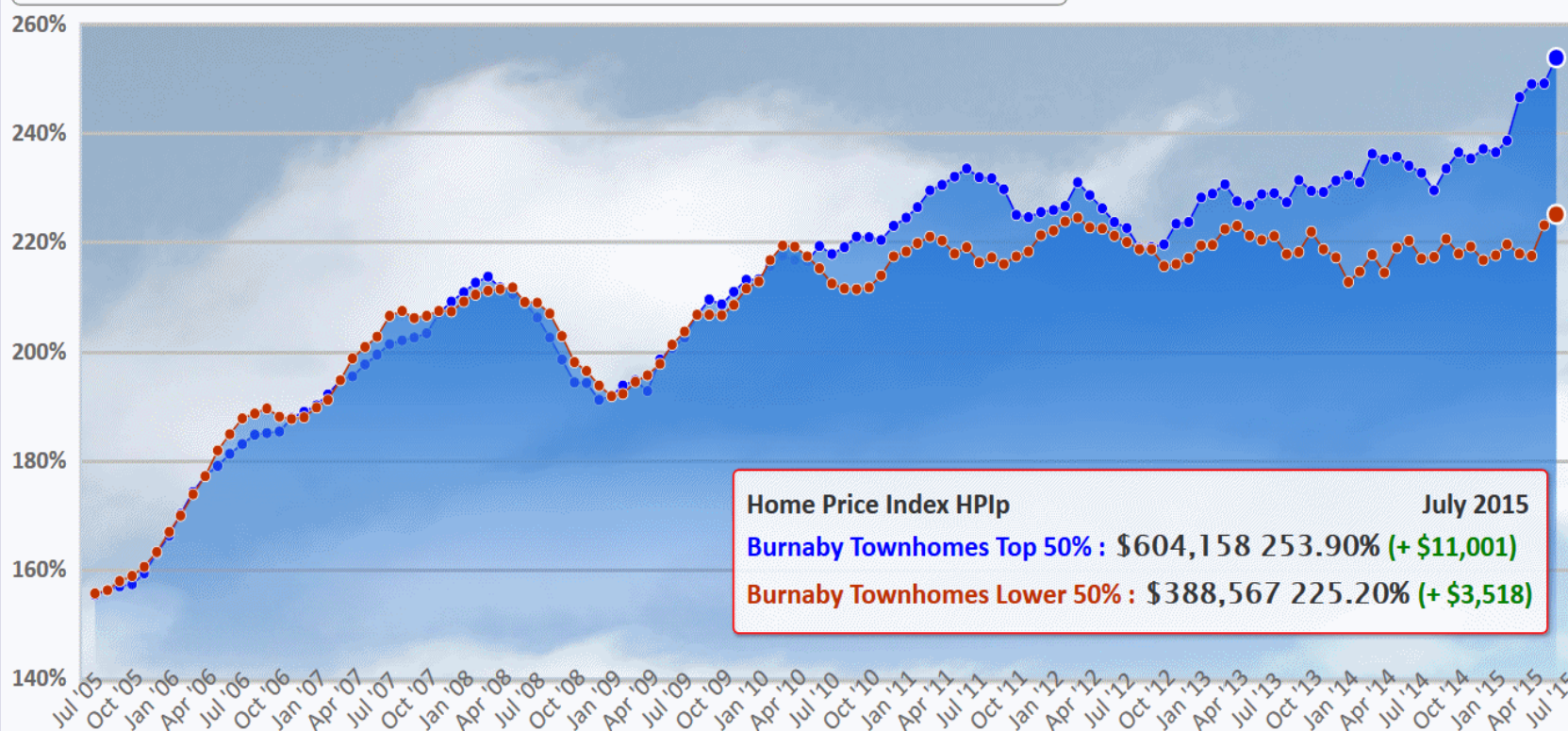
Market Analysis and Forecasting

Aug 1/15 S. and N. Burnaby

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly

Date	Value
Jul 2015	% 253.90
Jun 2015	% 249.20
May 2015	% 249.10
Apr 2015	% 246.70
Mar 2015	% 238.70
Feb 2015	% 236.60
Jan 2015	% 237.20
Dec 2014	% 235.40
Nov 2014	% 236.60
Oct 2014	% 233.60
Sep 2014	% 229.60
Aug 2014	% 232.80

<< < 1 2 3 > >>



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Market Reports

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Market Analysis and Forecasting

Aug 1/15 S. and N. Burnaby

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)

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

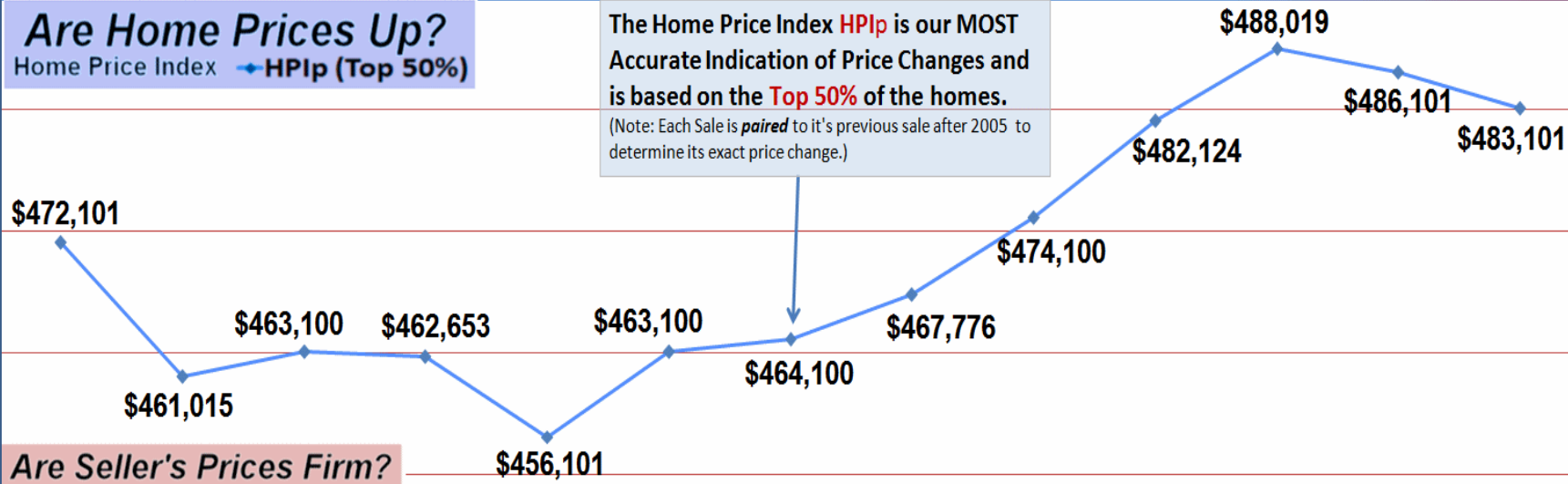


Condominiums

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

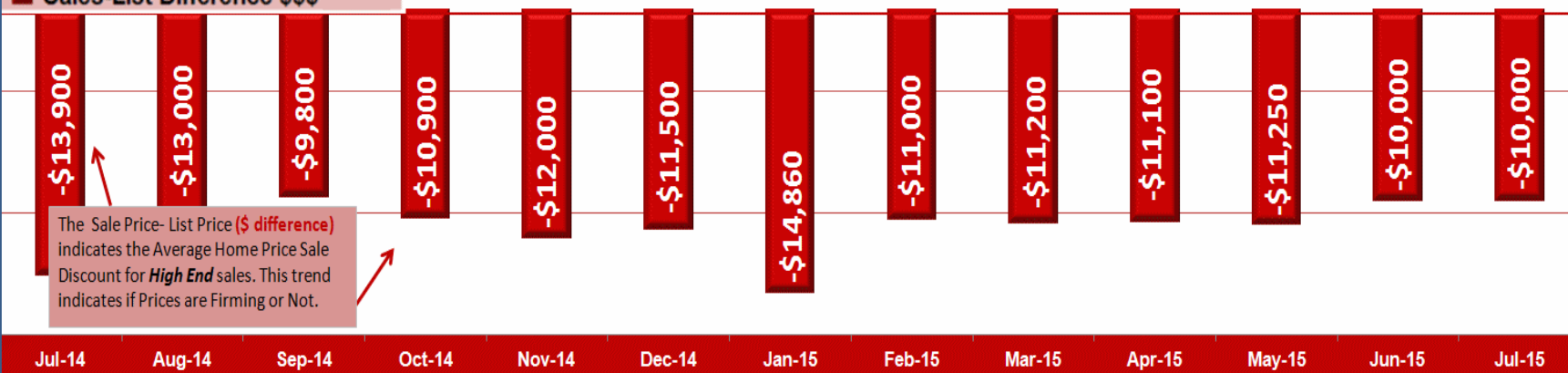
Are Home Prices Up? Home Price Index → HPIp (Top 50%)

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

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



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Market Analysis and Forecasting

Aug 1/15 S. and N. Burnaby

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)

Home Price Changes

(Home Price Index Paired sales from 2005)



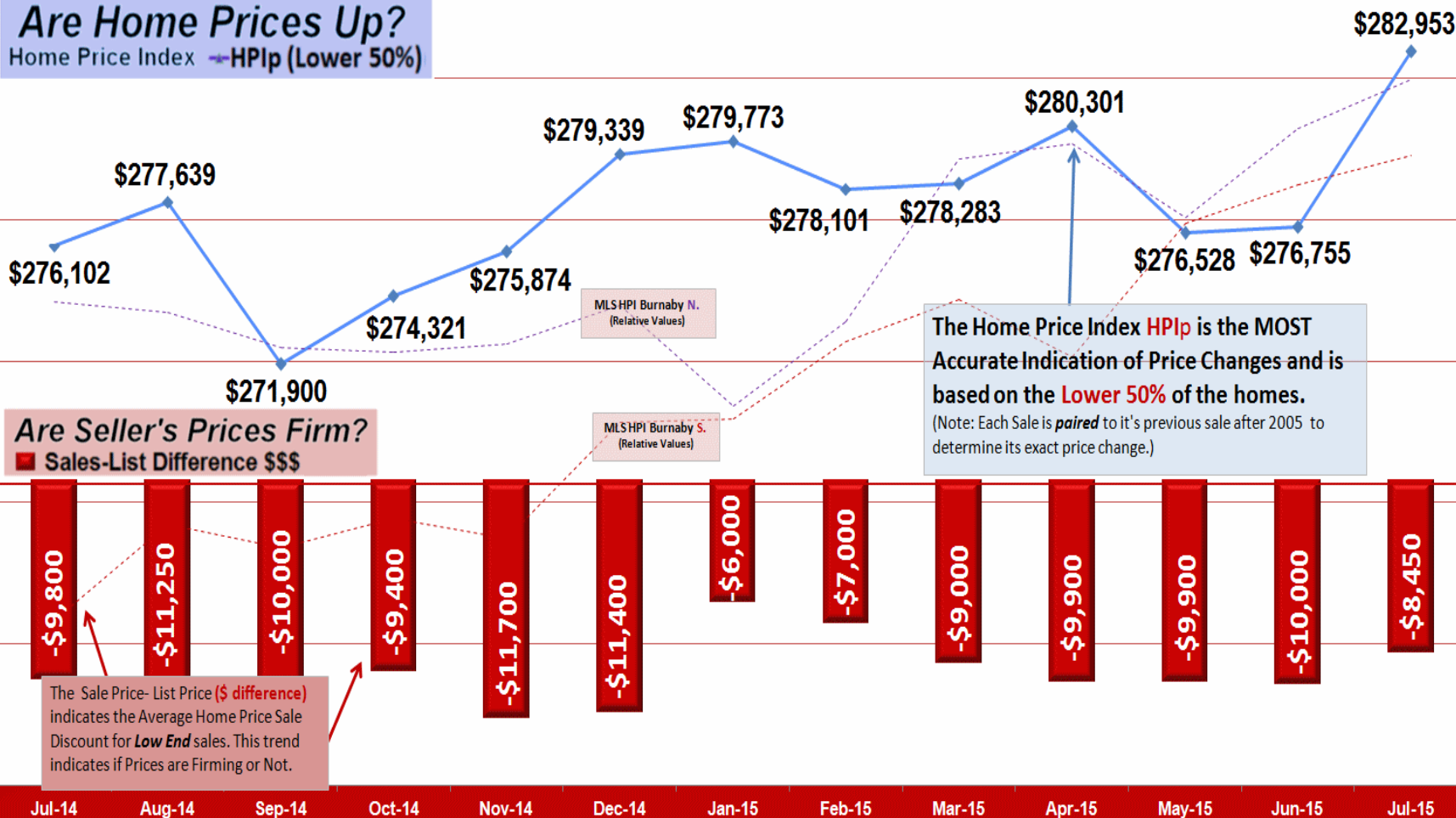
Condominiums

Sales Discount \$\$

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

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)



Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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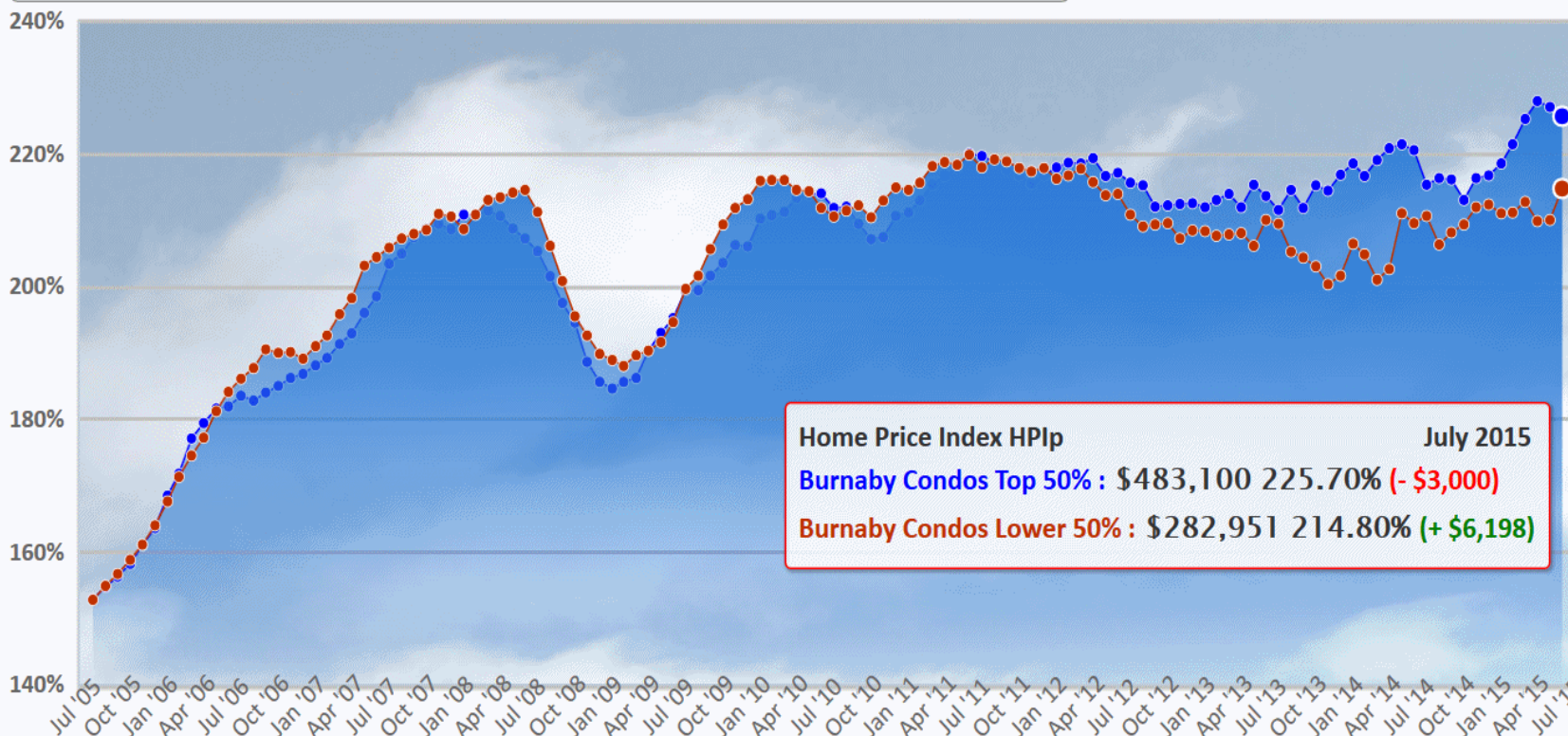
Market Analysis and Forecasting

Aug 1/15 S. and N. Burnaby

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



Monthly Home values

Date	Value
Jul 2015	% 225.70
Jun 2015	% 227.10
May 2015	% 228.00
Apr 2015	% 225.30
Mar 2015	% 221.50
Feb 2015	% 218.60
Jan 2015	% 216.80
Dec 2014	% 216.40
Nov 2014	% 213.10
Oct 2014	% 216.20
Sep 2014	% 216.40
Aug 2014	% 215.40

<< < 1 2 3 > >>

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Market Analysis and Forecasting

Aug 1/15 **Coquitlam**

Coquitlam Sub areas Statistics - July 2015

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Burke Mountain	28	9	10	99%	-\$7,000	32.1%
Central Coquitlam	34	7	32	97%	-\$7,000	20.6%
Coquitlam East	14	6	26	99%	-\$4,400	42.9%
Cape Horn	2	0	31			0.0%
Coquitlam West	180	39	38	98%	-\$8,000	21.7%
Canyon Springs	25	7	28	97%	-\$7,000	28.0%
Eagle Ridge CQ	8	3	23	98%	-\$5,000	37.5%
Harbour Chines	0	0				0.0%
Maillardville	63	18	43	99%	-\$3,375	28.6%
North Coquitlam	161	29	52	97%	-\$12,300	18.0%
New Horizons	53	17	23	100%	\$0	32.1%
Ranch Park	1	0	47			0.0%
Scott Creek	2	2	37	100%	\$175	100.0%
Upper Eagle Ridge	3	1	61	95%	-\$14,900	33.3%
Westwood Plateau	95	22	32	98%	-\$8,300	23.2%
Total Activity	669	160	20	98%	-\$6,700	24%

Coquitlam List Price Ranges Statistics - July 2015

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$200,000	66	15	54	97%	-\$5,900	22.7%
\$200,001-\$300,000	162	33	47	97%	-\$6,000	20.4%
\$300,001-\$400,000	197	47	31	98%	-\$7,000	23.9%
\$400,001-\$500,000	124	31	28	99%	-\$4,000	25.0%
\$500,001-\$600,000	53	15	32	99%	-\$6,400	28.3%
\$600,001 and more	67	19	32	99%	-\$10,000	28.4%
Total Activity	669	160	20	98%	-\$6,700	24%

Monthly Changes Summary

	Jul-14	Jun-15	Jul-15	01-08-2015	Change
Total Listings** (A,S,T,C,X)	664	689	669		-20
Active Listings	517	439	448	420	-28
Solds	125	169	160		-9
Days on Market (DOM)	28	18	20		2
% SOLD (Sales/Listings /Mthly Rate)	19%	25%	24%		-1%
Condos (Top 50%) Home Price Index HPIp	\$318,051	\$340,100	\$337,101		-\$2,999
Condos (Lower 50%) Home Price Index HPIp	\$208,803	\$207,819	\$213,100		\$5,281
Twnhs (Top 50%) Home Price Index HPIp	\$524,101	\$571,242	\$568,101		-\$3,141
Twnhs (Lower 50%) Home Price Index HPIp	\$316,101	\$333,101	\$339,387		\$6,286

Aug 1 2015 Coquitlam Market Update Attached Townhomes/ Condos

Current: Coquitlam is a Sellers Market with average listing inventory, a **24 %SOLD** rate and a 98% Sell/List Ratio.
(This means the discount on a sale from the original list price is averaging \$6,700)

Most Active Price Range: Attached Homes above \$600,000 have **28.4 %SOLD** rate.

Least Active Price Range: Attached Homes between \$200,000 - \$300,000 have **20.4 %SOLD** rate.

History:

The Coquitlam's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$17,449.

The Coquitlam's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$6,964.

The Coquitlam's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$38,259.

The Coquitlam's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$23,286.

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

Forecast:

We currently have average listing inventories ~1% more than July 2014. New Listings exceeded the Sales by 54 homes. We project Coquitlam Attached continuing to a Sellers market.

Canada is the Real Estate Bargain of the world with our 25% sales discount with our low exchange rate. With an 8 billion dollar plus injection of foreign cash into the Vancouver Areas this year continues to make Vancouver markets extremely hot. We show a \$35,255 Average Monthly Price Increase in the Vancouver Areas. A deeper analysis shows that 85% of all the 39 of the Single Family Detached Homes Markets in the entire Lower Mainland are Increasing. This Buyer Demand has now carried over into the Condos Markets whereby 70% Increased in July (June = 60%). The Vancouver Market Reports® Team analyzes 98 Real Estate Market Segments across the Lower Mainland to provide the most accurate Market Trends.

We forecast this "Wave Effect from Vancouver " to continue steering us into our Summer Market. Do Contact Us for Your Own Home/Investment Forecast.

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

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

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Your Belcarra, Tri-Cities, Lower Mainland REALTORS®! Providing real estate services in Belcarra, Tri-Cities, and throughout the Lower Mainland. Here you will find a wide variety of useful information and resources designed to help you buy or sell a home more effectively in the Lower Mainland and surrounding areas. From information on the local community, to advice about finding a mortgage or preparing your home to sell, it's all available on our web site **Shapka.ca**.

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Market Analysis and Forecasting

Aug 1/15 **Coquitlam**

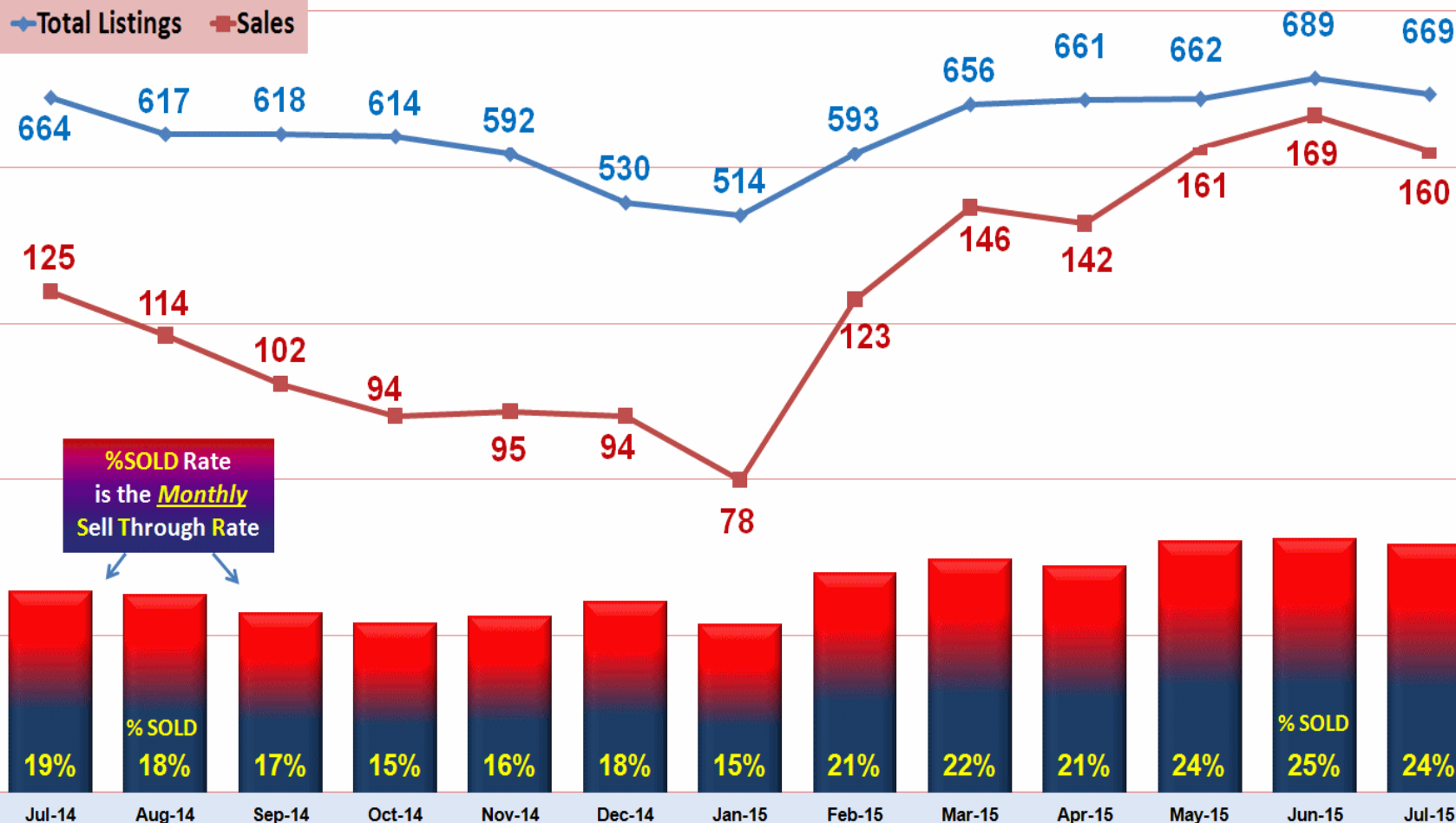
Attached Townhomes/ Condos Coquitlam Total Listings*, Sales, and %SOLD rates

Sales / Listings
Monthly Totals



Attached

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



%SOLD Rate is the Monthly Sell Through Rate



Attached

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Market Reports

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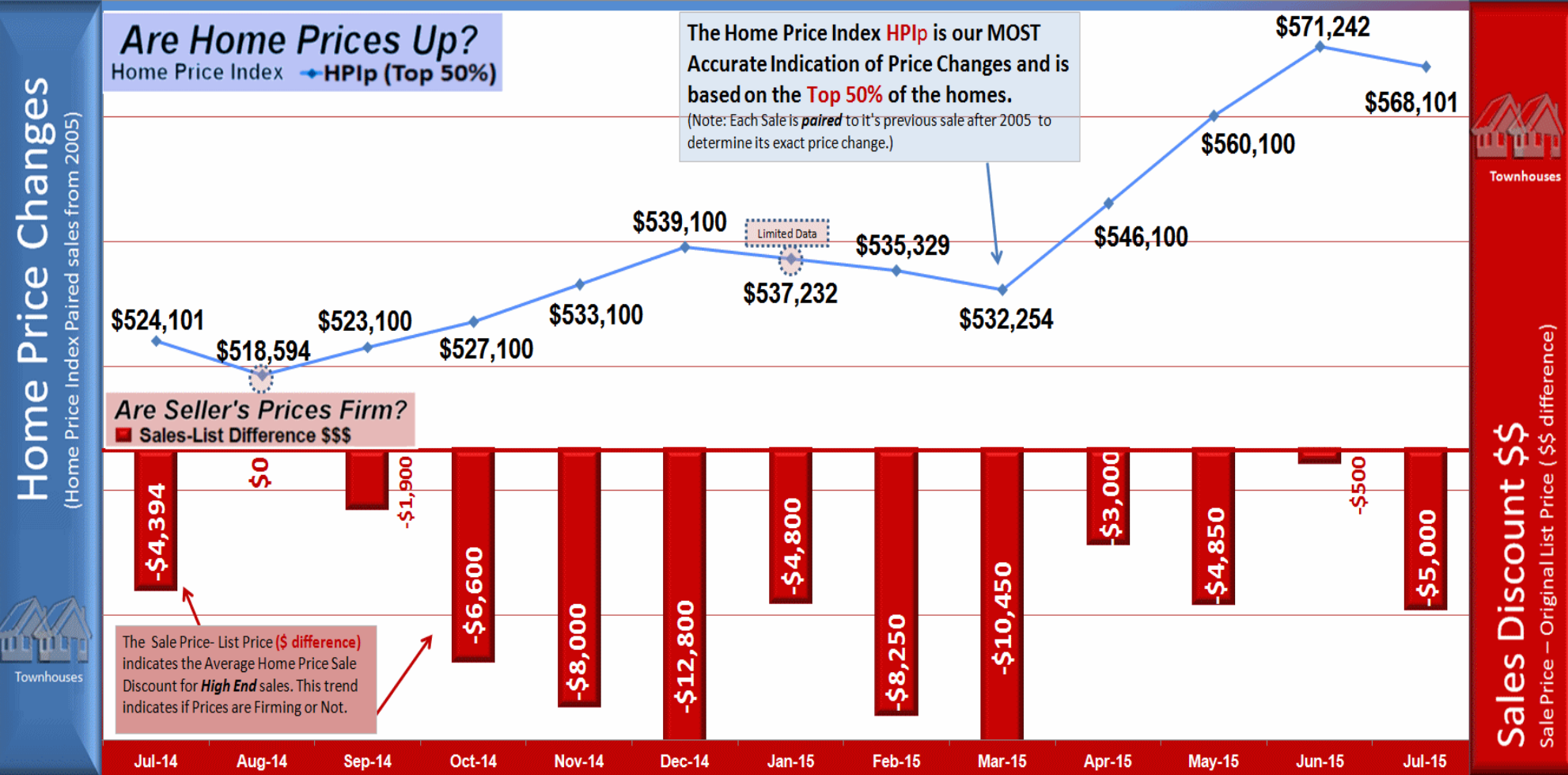
John Z

Jeff

Market Analysis and Forecasting

Aug 1/15 **Coquitlam**

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



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(Home Price Index Paired sales from 2005)



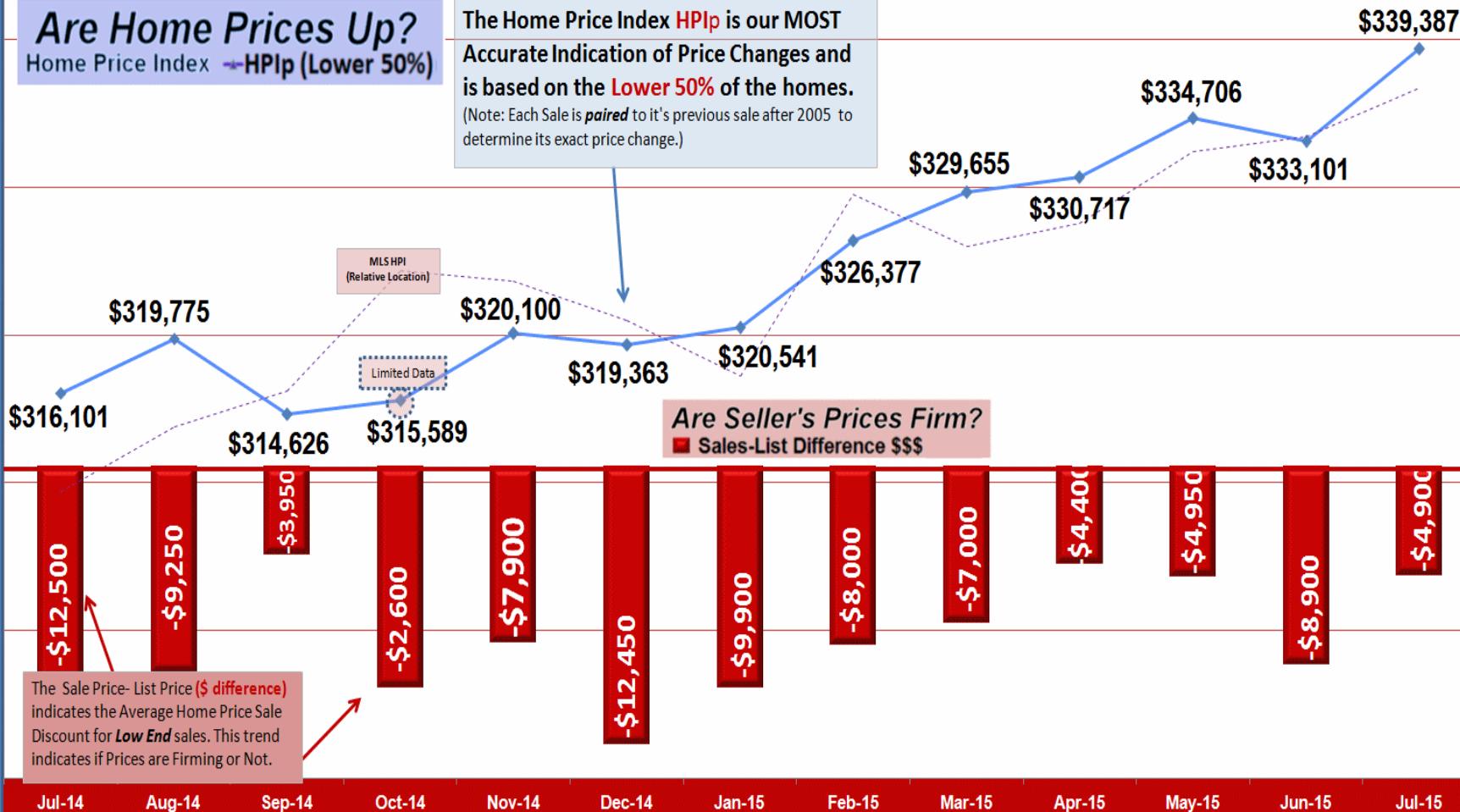
Townhouses

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 to determine its exact price change.)



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Sales Discount \$\$

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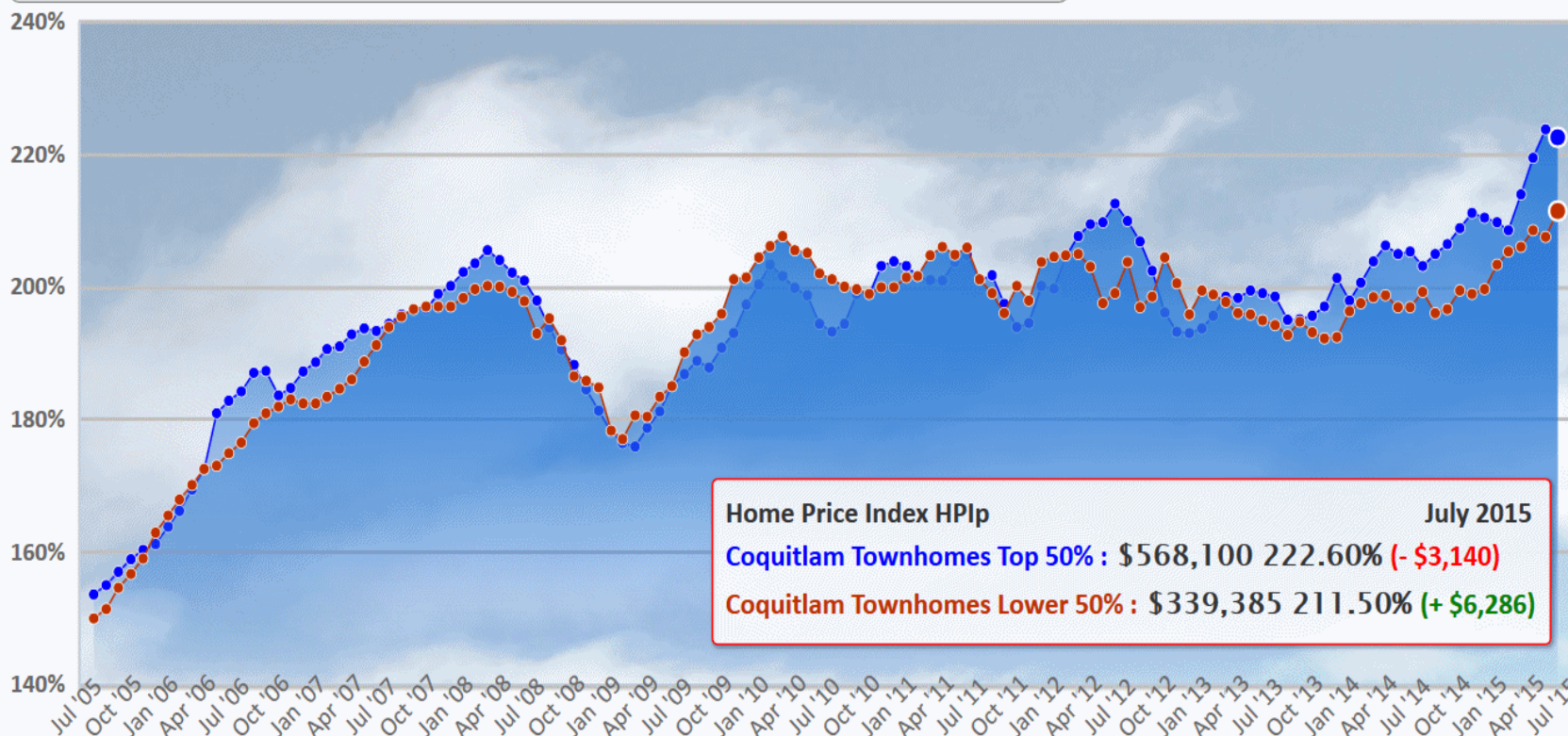
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Aug 1/15 **Coquitlam**

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



Monthly Home values

Date	Value
Jul 2015	% 222.60
Jun 2015	% 223.80
May 2015	% 219.50
Apr 2015	% 214.00
Mar 2015	% 208.60
Feb 2015	% 209.80
Jan 2015	% 210.50
Dec 2014	% 211.20
Nov 2014	% 208.90
Oct 2014	% 206.50
Sep 2014	% 205.00
Aug 2014	% 203.20

<< < 1 2 3 > >>

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Market Analysis and Forecasting

Aug 1/15 **Coquitlam**

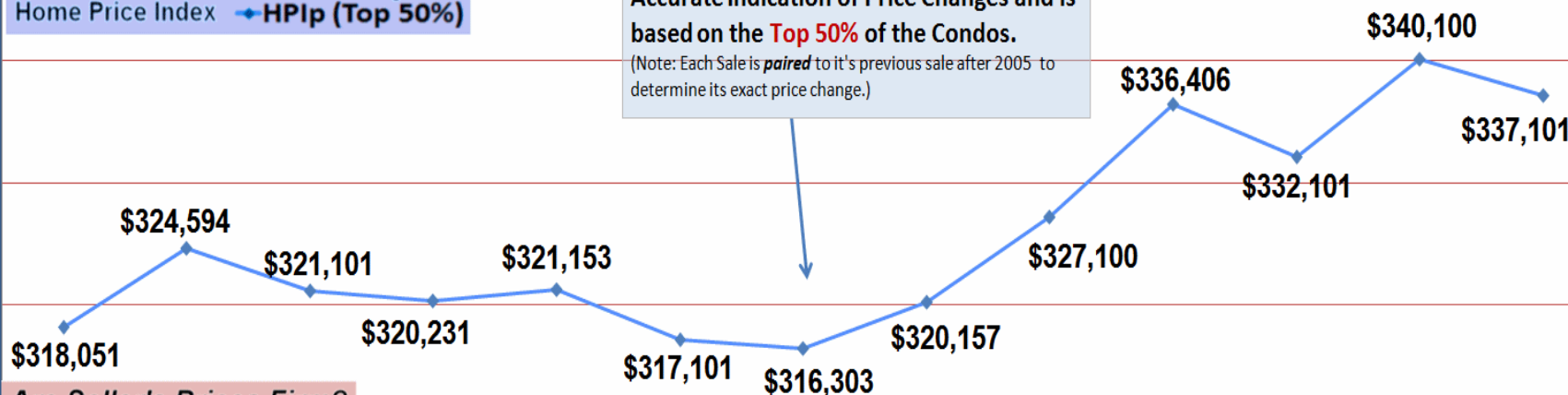
Attached Coquitlam Condos Home Price Index **HPIp (Top 50%)**. Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

Home Price Changes

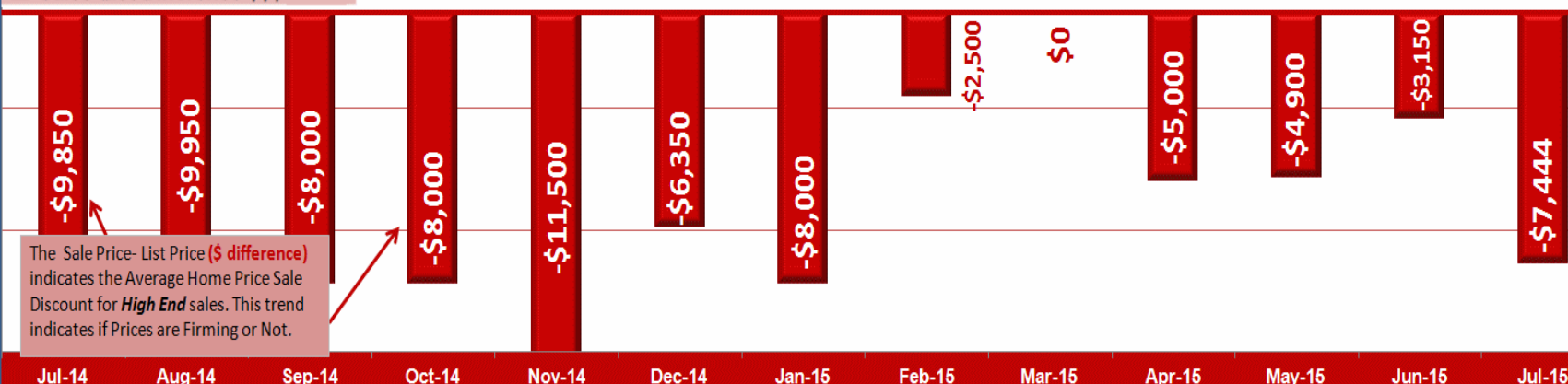
(Home Price Index Paired sales from 2005)

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

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



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



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



Condominiums

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

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Market Analysis and Forecasting

Aug 1/15 **Coquitlam**

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Home Price Changes

(Home Price Index Paired sales from 2005)



Condominiums

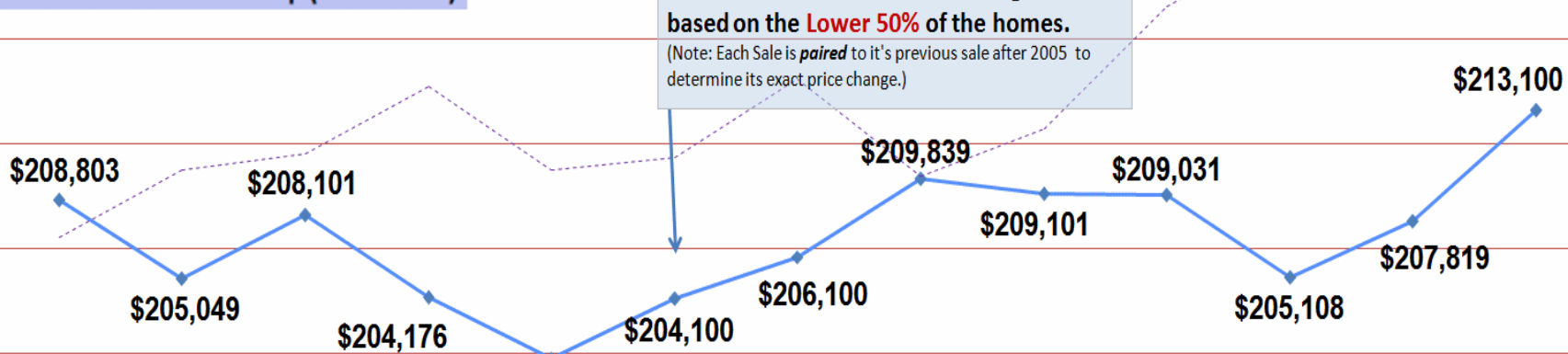
Sales Discount \$\$

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

Are Home Prices Up?

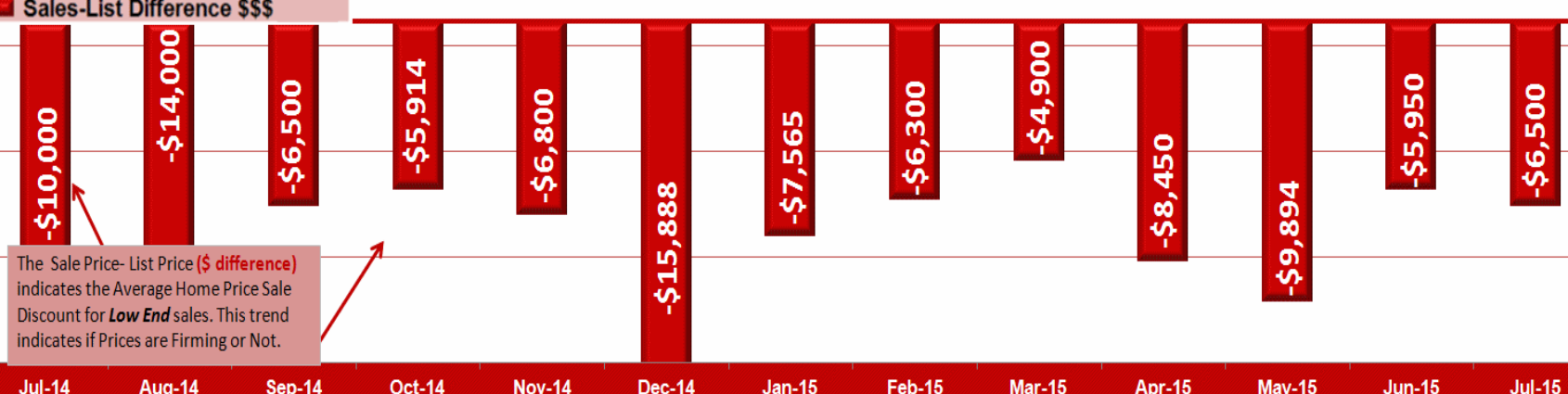
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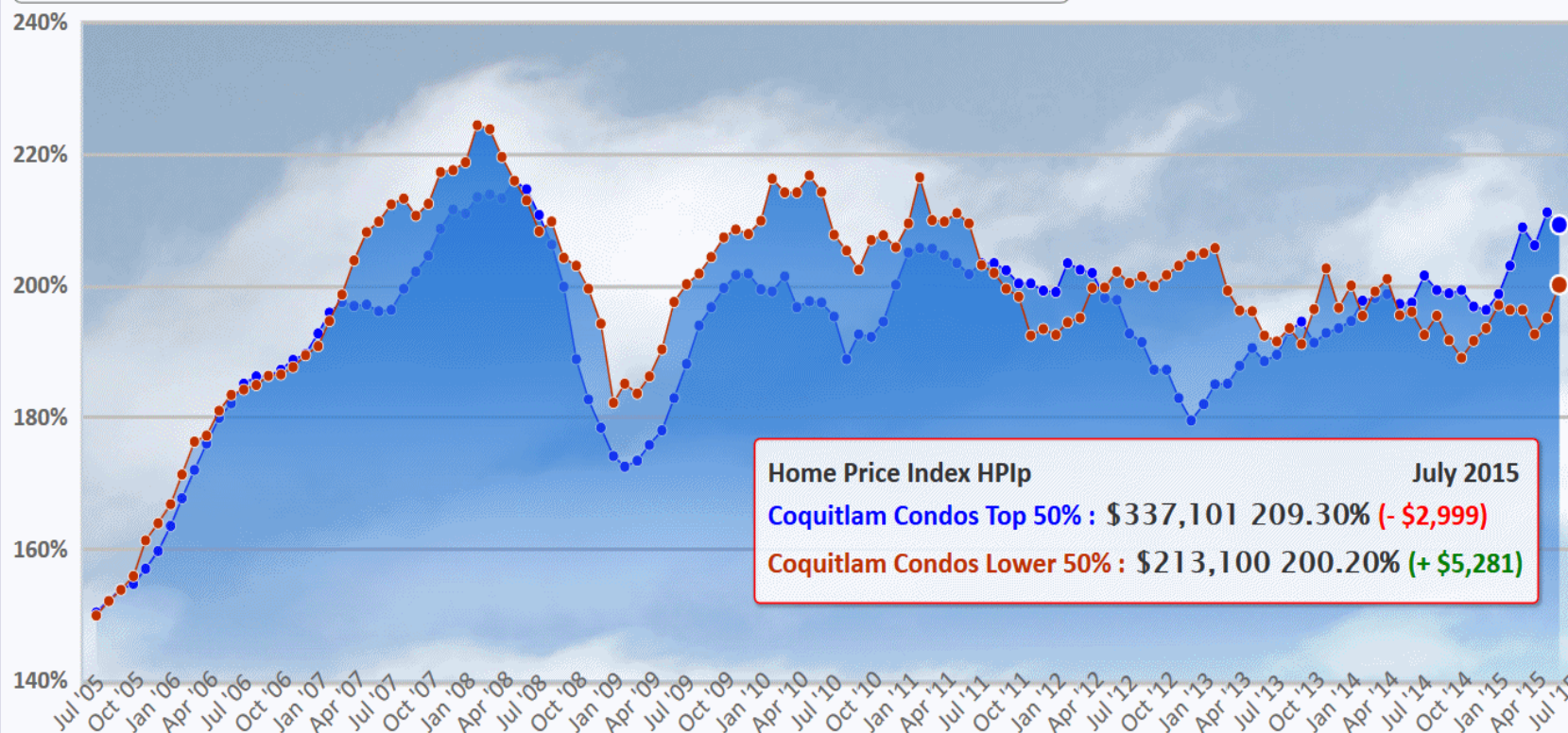
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Aug 1/15 **Coquitlam**

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



Monthly Home values

Date	Value
Jul 2015	% 209.30
Jun 2015	% 211.20
May 2015	% 206.20
Apr 2015	% 208.90
Mar 2015	% 203.10
Feb 2015	% 198.80
Jan 2015	% 196.40
Dec 2014	% 196.90
Nov 2014	% 199.40
Oct 2014	% 198.90
Sep 2014	% 199.40
Aug 2014	% 201.60

<< < 1 2 3 > >>

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Market Analysis and Forecasting Aug 1/15 Port Coquitlam

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Birchland Manor	2	2	9	100%	\$100	100.0%
Central Pt Coquitlam	252	46	48	98%	-\$5,000	18.3%
Citadel PQ	18	9	15	98%	-\$6,400	50.0%
Glenwood PQ	74	19	25	99%	-\$2,400	25.7%
Lower Mary Hill	1	1	52	93%	-\$38,888	100.0%
Lincoln Park PQ	5	2	33	97%	-\$11,500	40.0%
Mary Hill	14	2	15	103%	\$11,696	14.3%
Oxford Heights	0	0				0.0%
Riverwood	49	17	19	100%	\$0	34.7%
Woodland Acres PQ	2	0	36			0.0%
Total Activity	417	98	15	99%	-\$2,500	24%

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$300,000	213	45	46	98%	-\$4,000	21.1%
\$300,001-\$400,000	115	27	37	99%	-\$4,300	23.5%
\$400,001-\$500,000	65	19	19	100%	\$0	29.2%
\$500,001 and more	24	7	39	100%	\$0	29.2%
Total Activity	417	98	15	99%	-\$2,500	24%

Monthly Changes Summary	Jul-14	Jun-15	Jul-15	8/1/2015	Change
Total Listings** (A,S,T,C,X)	410	407	417		10
Active Listings	299	271	281	268	-13
Solds	58	85	98		13
DOM	43	17	15		-2
MLS Port Coquitlam HPI* (Apts)	\$224,900	\$236,300	\$237,500		\$1,200
MLS Port Coquitlam HPI* (Twnhs)	\$374,300	\$397,400	\$401,600		\$4,200
%SOLD (Sales/Listings /Mthly Rate)	14%	21%	24%		3%

Aug 1 2015 Port Coquitlam Market Update Attached

Current: Port Coquitlam is a Sellers Market with average listing inventory, a **24% SOLD** rate and a 99% Sell/List Ratio.
 (This means that there is an average of a \$2,500 discount on a sale from the original list price)
Most Active Price Range: Homes above \$400,000 have **29.2% SOLD** rate.
Least Active Price Range: Attached homes below \$300,000 have **21.1% SOLD** rate.

History: Port Coquitlam's Condos Year-To-Date MLS Home Price Index* shows an increase of \$12,600.
 Port Coquitlam's Townhouses Year-To-Date MLS Home Price Index* shows an increase of \$27,300.

Forecast: Listing Inventories are 2% more than July 2014. New listings exceeded the sales by 27 meaning that the next few weeks will see increased listings in real estate market. We project Port Coquitlam Attached to be a stable market.

Canada is the Real Estate Bargain of the world with our 25% sales discount with our low exchange rate. With an 8 billion dollar plus injection of foreign cash into the Vancouver Areas this year continues to make Vancouver markets extremely hot. We show a \$35,255 Average Monthly Price Increase in the Vancouver Areas. A deeper analysis shows that 85% of all the 39 of the Single Family Detached Homes Markets in the entire Lower Mainland are Increasing. This Buyer Demand has now carried over into the Condos Markets whereby 70% Increased in July (June = 60%). The Vancouver Market Reports® Team analyzes 98 Real Estate Market Segments across the Lower Mainland to provide the most accurate Market Trends.

We forecast this "Wave Effect from Vancouver" to continue steering us into our Summer Market. Do Contact Us for Your Own Home/Investment Forecast.

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Market Reports

Statistics, on the Web!

attached homes

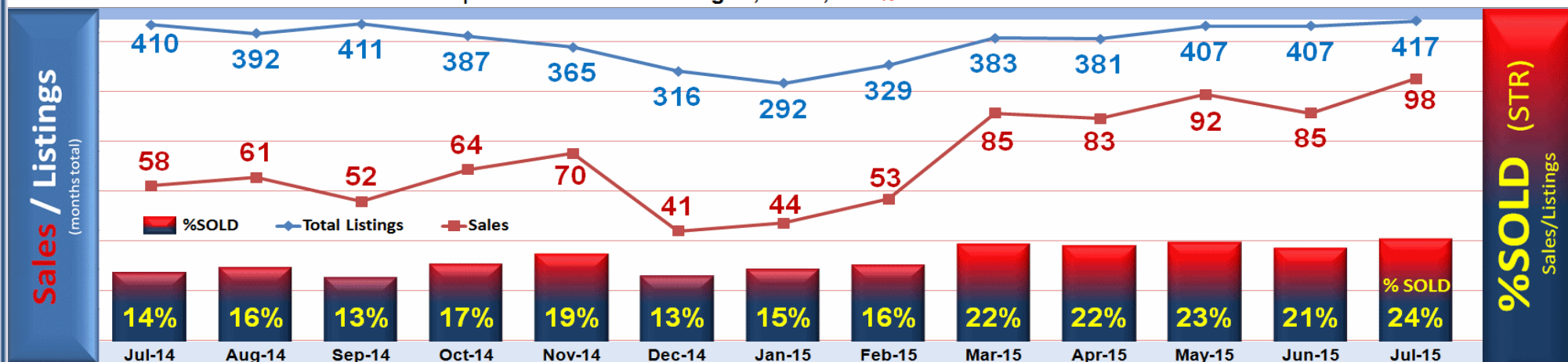
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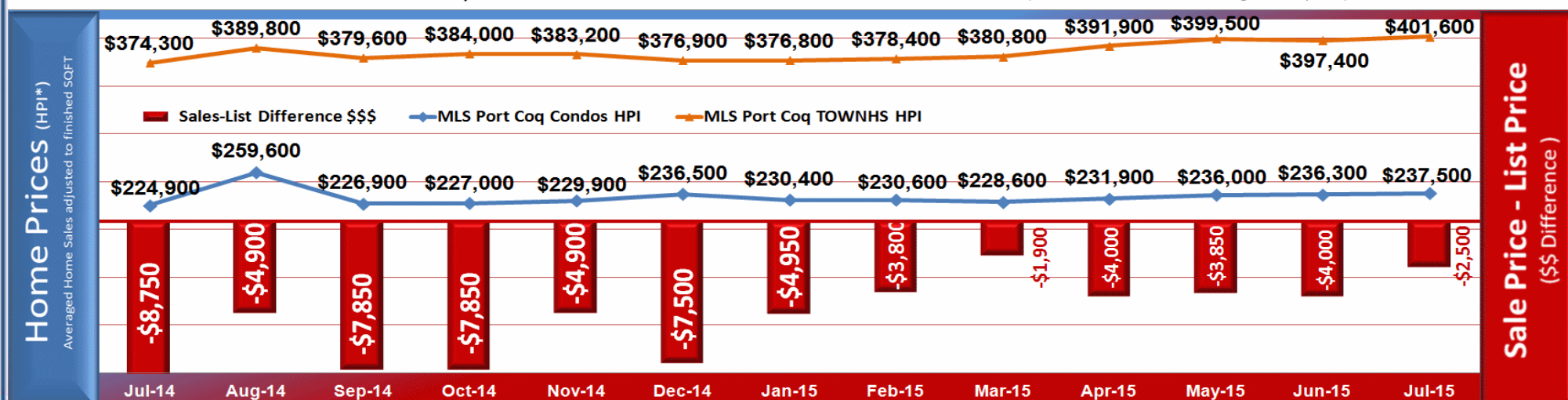
Market Analysis and Forecasting

Aug 1/15 Port Coquitlam

Attached Townhomes/ Condos Port Coquitlam Total Listings**, Sales, and %SOLD rates



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



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Market Analysis and Forecasting Aug 1/15 Port Moody

Port Moody Sub Area Statistics - July 2015				Attached		
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Anmore	2	1	100	99%	-\$9,000	50.0%
College Park PM	13	4	12	98%	-\$4,800	30.8%
Heritage Mountain	9	2	50	97%	-\$15,750	22.2%
Heritage Woods PM	11	4	55	98%	-\$9,000	36.4%
North Shore Pt Mdy	31	14	36	99%	-\$5,950	45.2%
Port Moody Centre	103	28	39	98%	-\$6,250	27.2%
Total Activity	169	53	23	98%	-\$6,500	31%

Port Moody List Price Range Statistics -July 2015						Attached
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$300,000	38	10	58	96%	-\$8,400	26.3%
\$300,001-\$400,000	50	17	25	98%	-\$6,000	34.0%
\$400,001-\$500,000	48	16	28	99%	-\$4,450	33.3%
\$500,001 and more	33	10	42	97%	-\$16,500	30.3%
Total Activity	169	53	23	98%	-\$6,500	31%

Aug 1 2015 Port Moody Market Update (Attached)

Current: Port Moody is a Sellers Market with Average Listing inventory, a **31% SOLD** Rate and a 98% Sell/List Ratio.
 (This means that there is an Average \$6,500 Discount on a Sale from the Original List Price)
Most Active Price Range: Homes between \$300,000 - \$400,000 have **34.0% SOLD** rate.
Least Active Price Range: Attached homes below \$300,000 have **26.3% SOLD** rate.

History: Port Moody's Condos Year-To-Date MLS Home Price Index* shows an Increase of \$28,500.
 Port Moody's Townhouses Year-To-Date RMR Home Price Index* shows an Increase of \$39,900.

Forecast: Listing Inventories are 15% less than July 2014. New Listings exceeded the Sales by 4. We project Port Moody to be a continued Sellers Market.

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Monthly Changes Summary	Jul-14	Jun-15	Jul-15	8/1/2015	Change
Total Listings** (A,S,T,C,X)	199	184	169		-15 ↓
Active Listings	148	120	108	99	-9 ↓
Solds	46	59	53		-6 ↓
DOM	19	18	23		5 ↑
MLS Port Moody HPI* (Apts)	\$336,000	\$354,900	\$364,500		\$9,600 ↑
MLS Port Moody HPI* (Twnhs)	\$414,000	\$447,400	\$453,900		\$6,500 ↑
%SOLD (Sales/ Listings/Mthly Rate)	23%	32%	31%		-1% ↓

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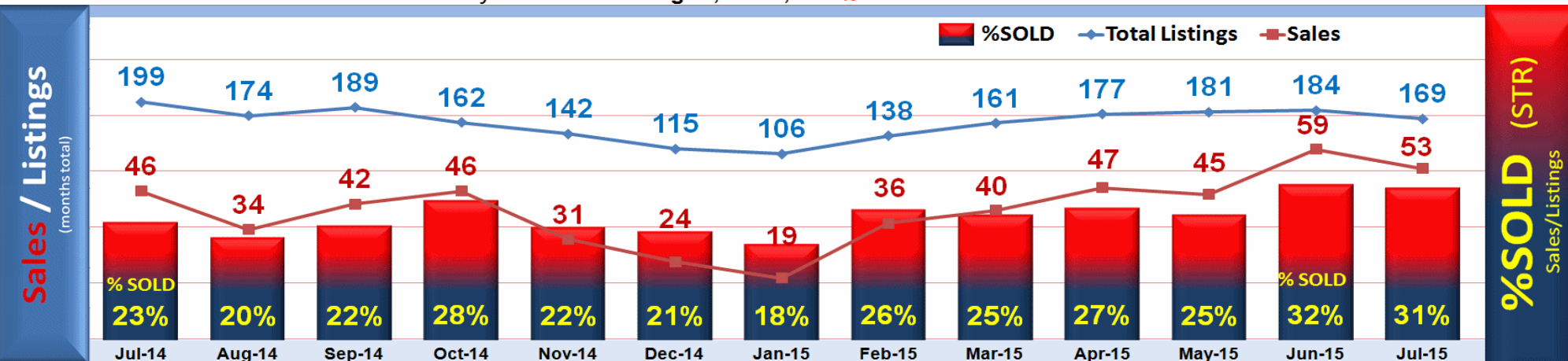
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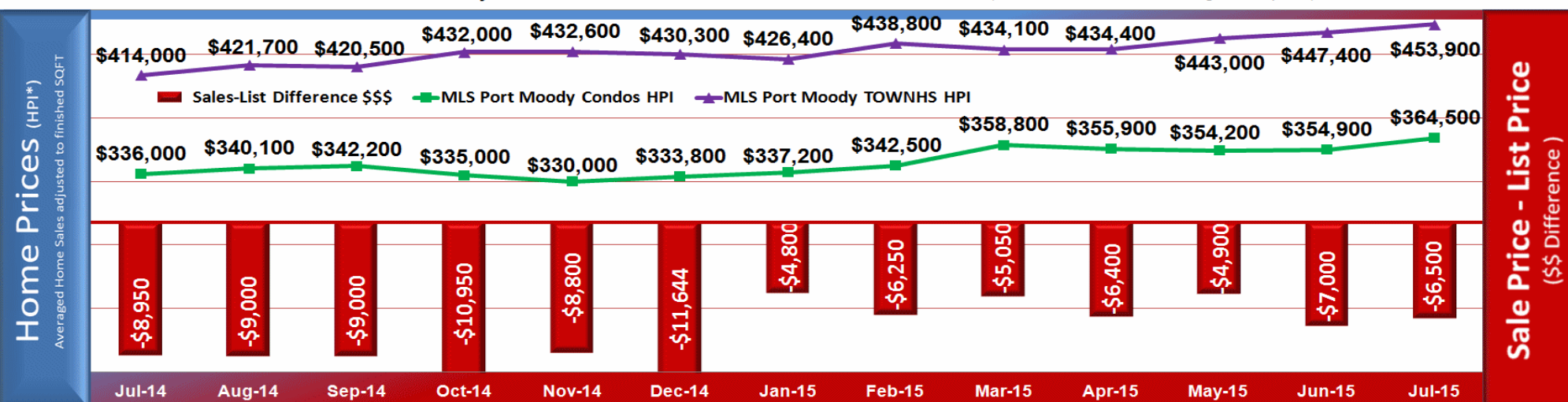
Market Analysis and Forecasting

Aug 1/15 Port Moody

Attached Townhomes/ Condos Port Moody Total Listings**, Sales, and %SOLD rates



Attached Townhomes/ Condos Port Moody Home Price Index*, Sale Price-List Price (\$ Difference) (sold for less \$ than their original list price)



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Market Analysis and Forecasting Aug 1/15 Maple Ridge-Pitt Meadows

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Albion	69	19	145	100%	\$0	27.5%
Cottonwood MR	51	13	43	97%	-\$9,650	25.5%
East Central	166	31	57	97%	-\$6,000	18.7%
Northwest Maple Ridg	33	5	65	96%	-\$10,000	15.2%
Silver Valley	31	4	32	98%	-\$5,850	12.9%
Southwest Maple Ridg	16	5	47	98%	-\$4,900	31.3%
Thornhill	1	0	11			0.0%
West Central	114	18	60	97%	-\$7,200	15.8%
Central Meadows	49	14	39	100%	\$0	28.6%
Mid Meadows	34	9	39	98%	-\$5,000	26.5%
North Meadows	14	1	52	97%	-\$8,000	7.1%
South Meadows	9	3	49	99%	-\$4,300	33.3%
Total Activity	587	122	37	98%	-\$4,950	21%

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$200,000	132	26	70	96%	-\$6,750	19.7%
\$200,001-\$300,000	240	44	54	98%	-\$5,450	18.3%
\$300,001-\$400,000	155	33	49	99%	-\$4,900	21.3%
\$400,001 and more	60	19	51	100%	\$0	31.7%
Total Activity	587	122	37	98%	-\$4,950	21%

Monthly Changes Summary	Jul-14	Jun-15	Jul-15	8/1/2015	Change
Total Listings** (A,S,T,C,X)	581	584	587		3
Active Listings (1st of the Month)	511	427	436	423	-13
Solds	70	105	122		17
DOM	48	23	37		14
%SOLD (Sales/ Listings /mntly rate)	12%	18%	21%		3%
Condos (Upper 50%) Home Price Index HPIp	\$246,886	\$255,604	\$253,189		-\$2,415
Condos (Lower 50%) Home Price Index HPIp	\$166,098	\$166,254	\$171,100		\$4,846
Twnhs (Upper 50%) Home Price Index HPIp	\$332,547	\$348,100	\$346,101		-\$1,999
Twnhs (Lower 50%) Home Price Index HPIp	\$236,003	\$238,849	\$245,694		\$6,846

Aug 1 2015 Maple Ridge - Pitt Meadows Market Update Attached Townhomes/Condos

Current: Maple Ridge, Pitt Meadows is a Sellers Market with Average listing inventory, a **21 %SOLD** Rate and a 98% Sell/List ratio.
(This means an average of a \$4,950 discount on a sale from the original list price)

Most Active Range: Homes above \$400,000 have **31.7 %SOLD** rate.
Least Active Range: Homes between \$200,000 - \$300,000 have **18.3 %SOLD** rate.

History: Maple Ridge, Pitt Meadows's **Condos** Year-To-Date Home Price Index **HPIp** (Upper 50%) shows that prices increased \$6,303.
Maple Ridge, Pitt Meadows's **Condos** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$5,002.
Maple Ridge, Pitt Meadows's **Townhouses** Year-To-Date Home Price Index **HPIp** (Upper 50%) shows that prices increased \$13,554.
Maple Ridge, Pitt Meadows's **Townhouses** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$9,691.
*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Forecast: The Listing Inventories are currently 1% more than July 2014. New Listings exceeded the Sales by 43 meaning that we expect a Listing supply increase. We project Ridge-Meadows Attached to be a continued Sellers market.

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Market Reports

Statistics, on the Web!

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Market Analysis and Forecasting Aug 1/15 Maple Ridge-Pitt Meadows

Attached Townhomes/ Condos Maple Ridge, Pitt Meadows Total Listings, Sales, and %SOLD rates

Sales / Listings

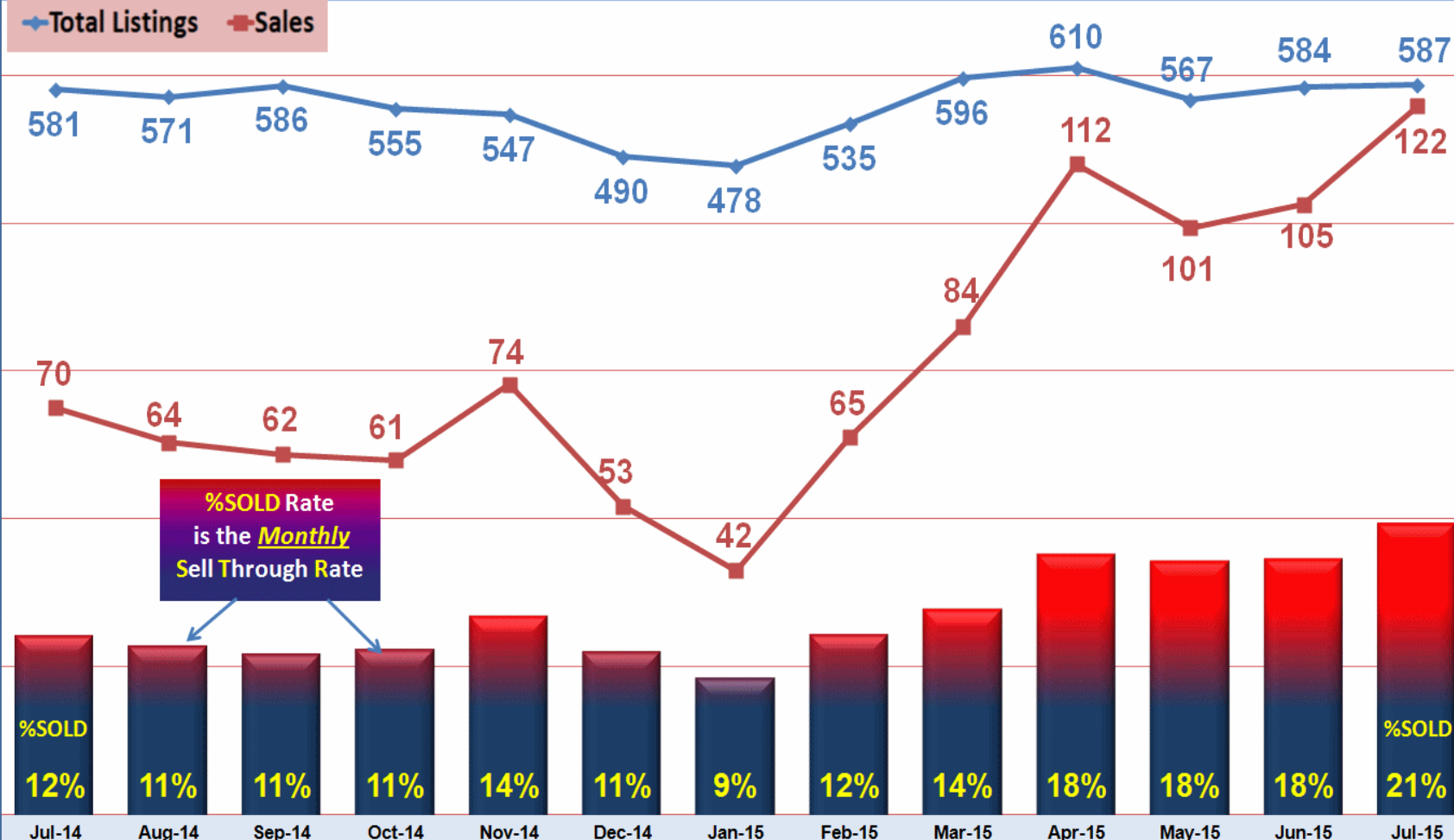
Monthly Totals



Attached

%SOLD (STR)

Sales/Listings (Monthly Rate)



%SOLD Rate is the Monthly Sell Through Rate



Attached

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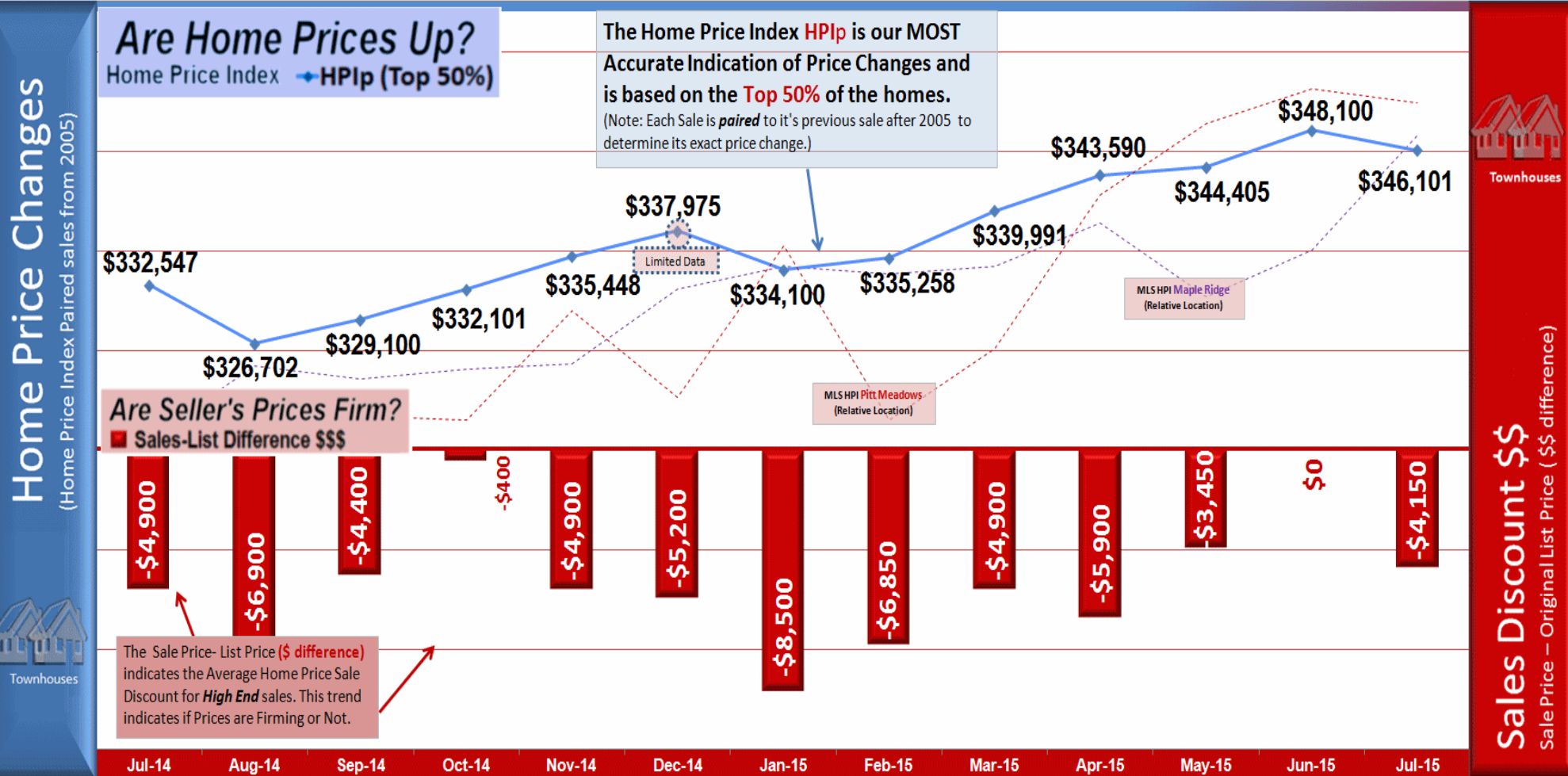
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Market Analysis and Forecasting Aug 1/15 Maple Ridge-Pitt Meadows

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



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Market Analysis and Forecasting Aug 1/15 Maple Ridge-Pitt Meadows

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

Home Price Changes

(Home Price Index Paired sales from 2005)



Townhouses

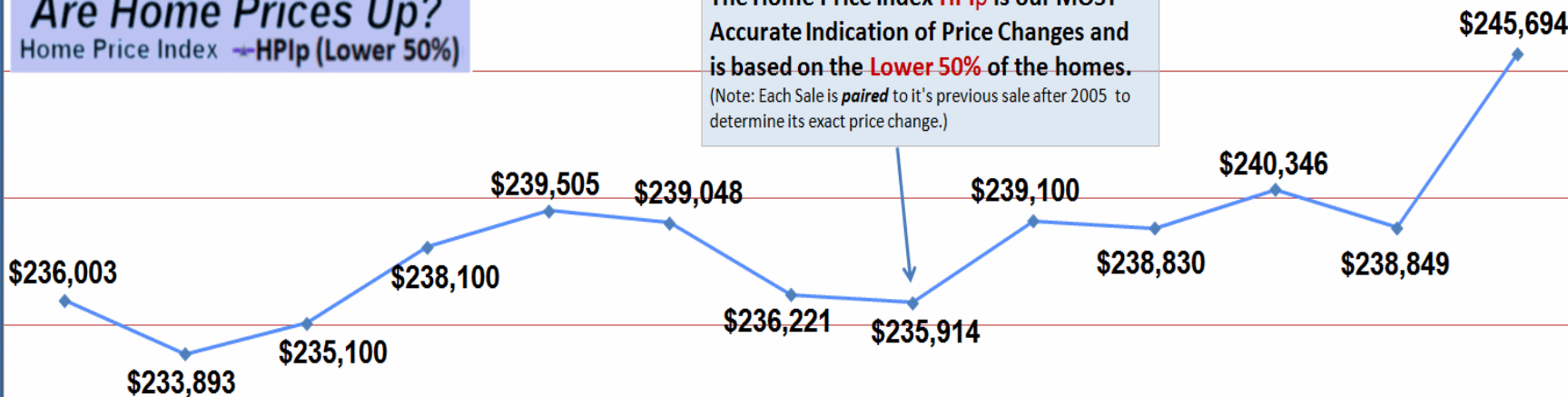
Sales Discount \$\$\$

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

Are Home Prices Up?

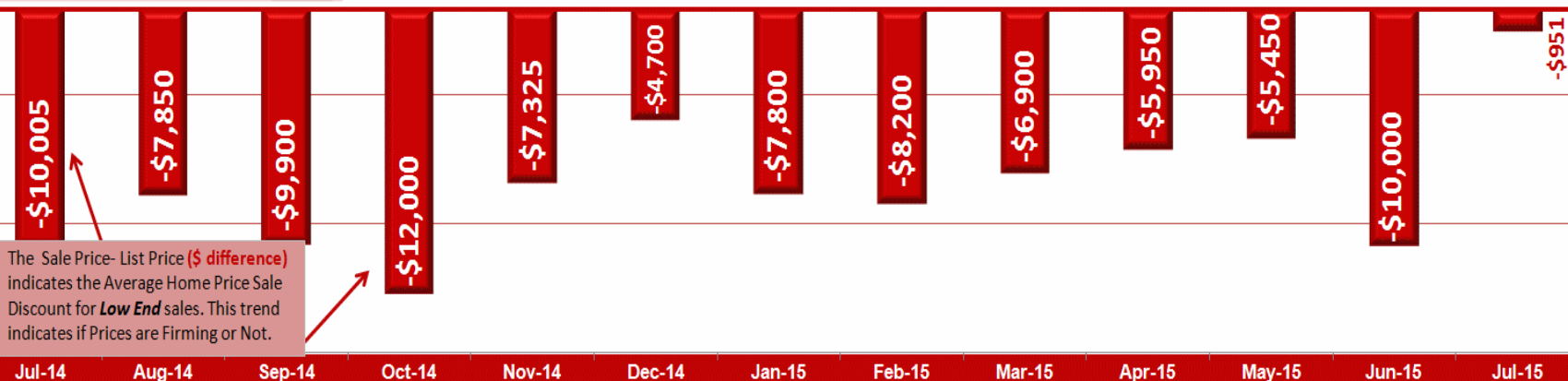
Home Price Index → HPIp (Lower 50%)

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



Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



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

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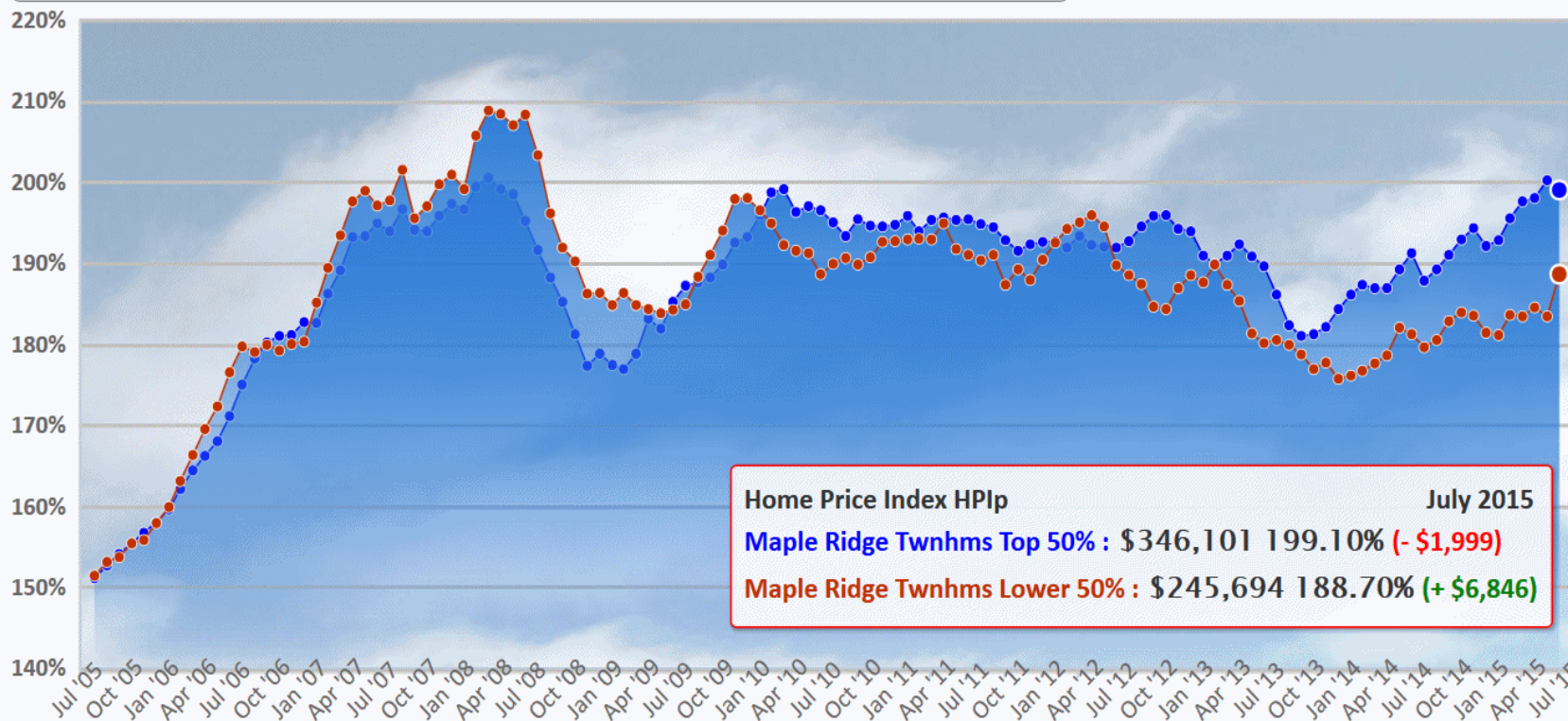
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Market Analysis and Forecasting Aug 1/15 Maple Ridge-Pitt Meadows

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Jul 2015	% 199.10
Jun 2015	% 200.30
May 2015	% 198.10
Apr 2015	% 197.70
Mar 2015	% 195.60
Feb 2015	% 192.90
Jan 2015	% 192.20
Dec 2014	% 194.40
Nov 2014	% 193.00
Oct 2014	% 191.10
Sep 2014	% 189.30
Aug 2014	% 187.90

<< < 1 2 3 > >>

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Market Reports

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Market Analysis and Forecasting Aug 1/15 Maple Ridge-Pitt Meadows

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

Home Price Changes

(Home Price Index Paired sales from 2005)



Condominiums

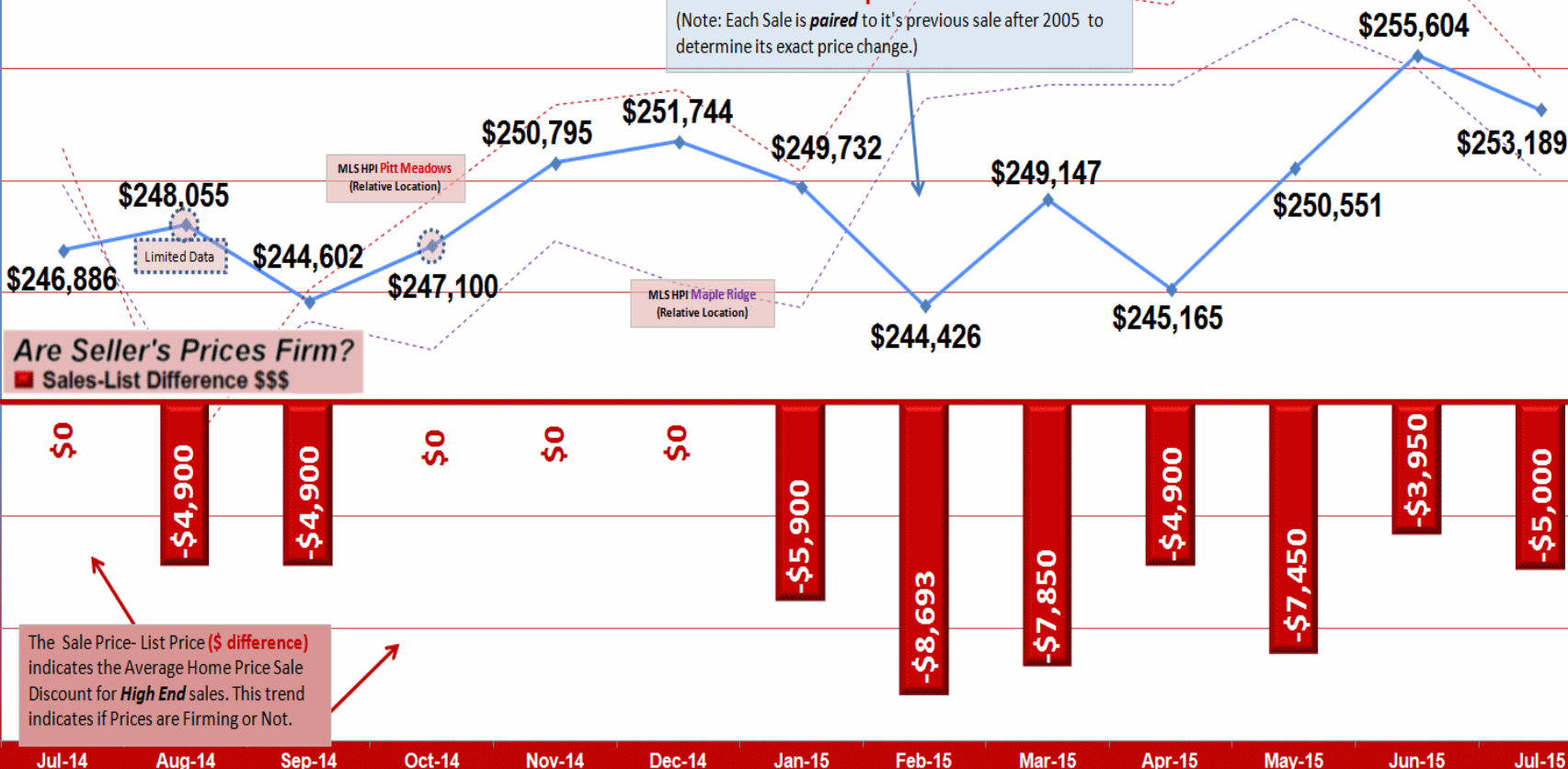
Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

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

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



Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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

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Market Analysis and Forecasting Aug 1/15 Maple Ridge-Pitt Meadows

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

Home Price Changes

(Home Price Index Paired sales from 2005)



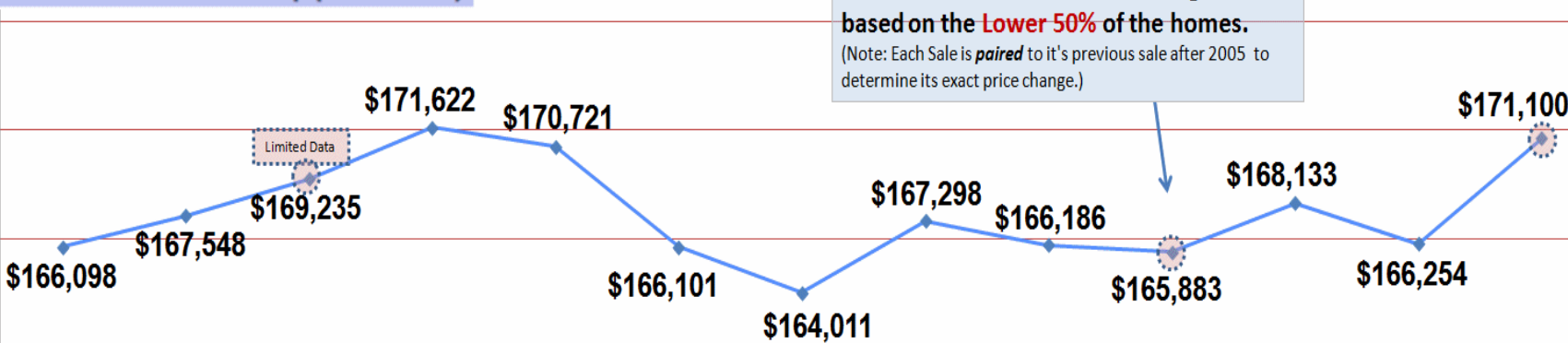
Condominiums

Sales Discount \$\$

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

Are Home Prices Up?

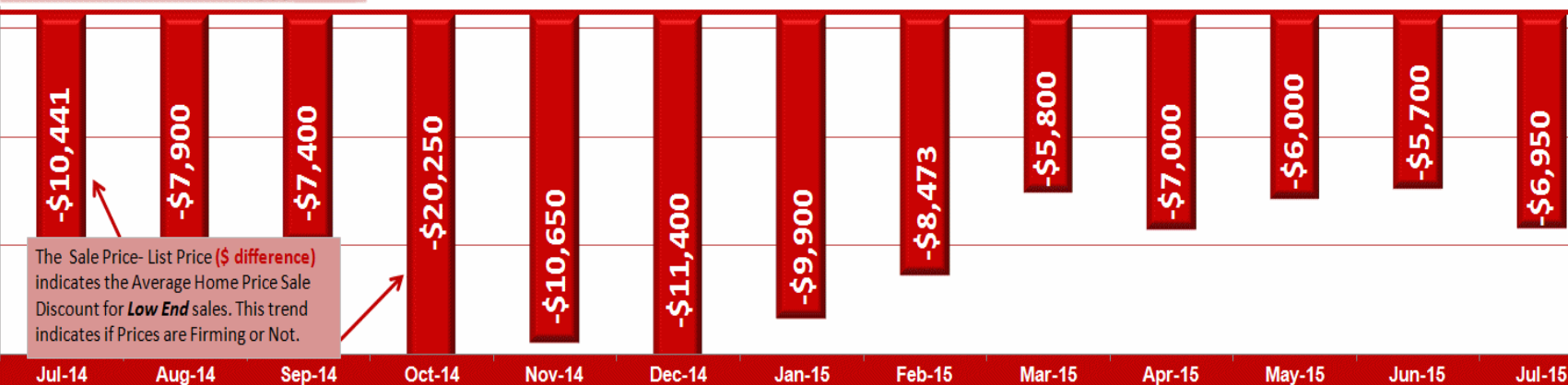
Home Price Index → HPIp (Lower 50%)



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Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



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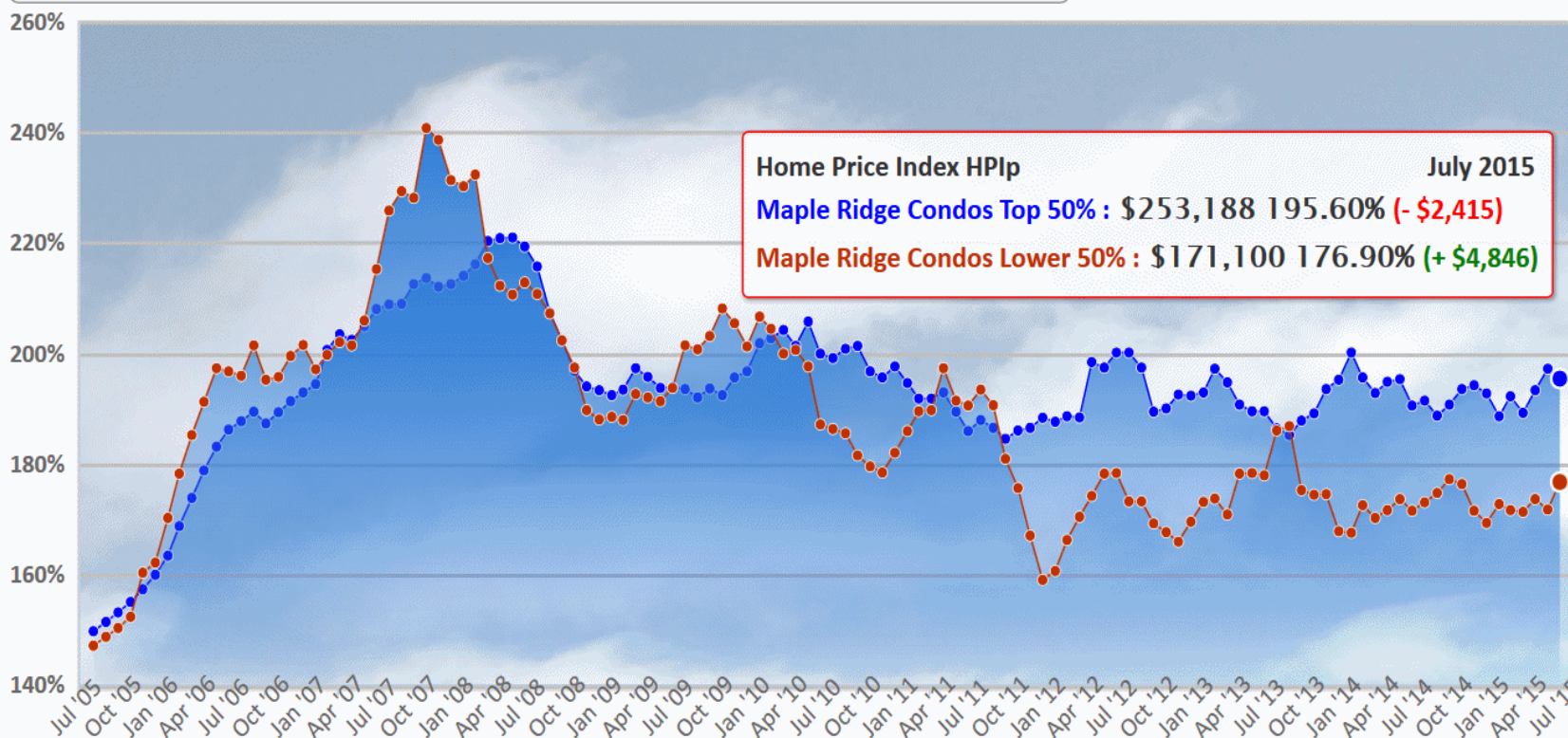
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Market Analysis and Forecasting Aug 1/15 Maple Ridge-Pitt Meadows

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



Monthly Home values

Date	Value
Jul 2015	% 195.60
Jun 2015	% 197.40
May 2015	% 193.50
Apr 2015	% 189.40
Mar 2015	% 192.40
Feb 2015	% 188.80
Jan 2015	% 192.90
Dec 2014	% 194.40
Nov 2014	% 193.70
Oct 2014	% 190.90
Sep 2014	% 188.90
Aug 2014	% 191.60

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Market Analysis and Forecasting

Market Analysis and Forecasting

Supply and Demand

How **%SOLD** Rates Affect Price Changes
Sell-Through-Rates (STR) - Adsorption Rates

