

# Vancouver Market Reports

Statistics, on the Web!

detached homes

Market Analysis and Forecasting



Kelvin Behrens

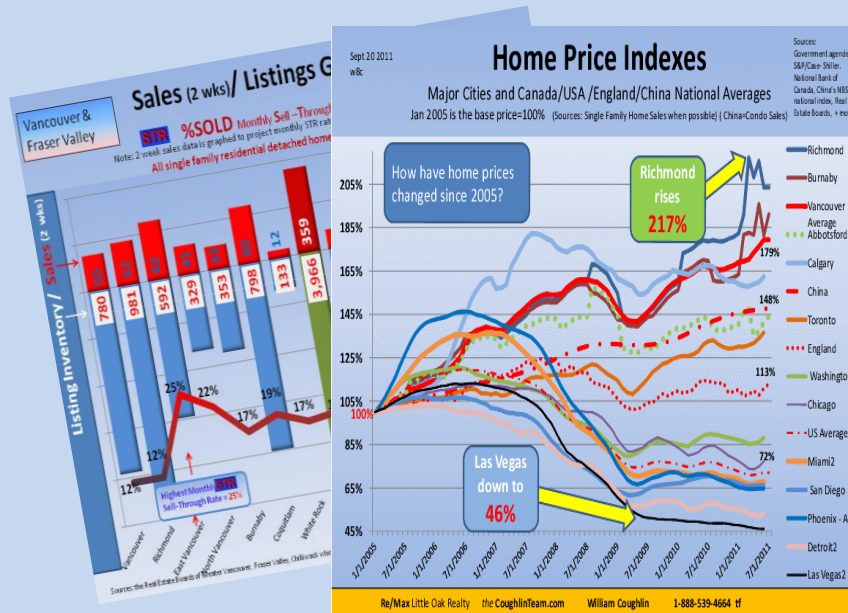
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# Kelvin Behrens' Market Reports



## Advanced Marketing Tools



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

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## RE/MAX Market Reports Advanced

### Detached

- [Abbotsford](#)
- [Chilliwack](#)
- [Langley North](#)
- [Langley-Cloverdale](#)
- [Surrey East](#)
- [Surrey West](#)

### Attached

- [Abbotsford](#)
- [Chilliwack](#)
- [Langley-Cloverdale](#)
- [Surrey East](#)
- [Surrey West](#)
- 

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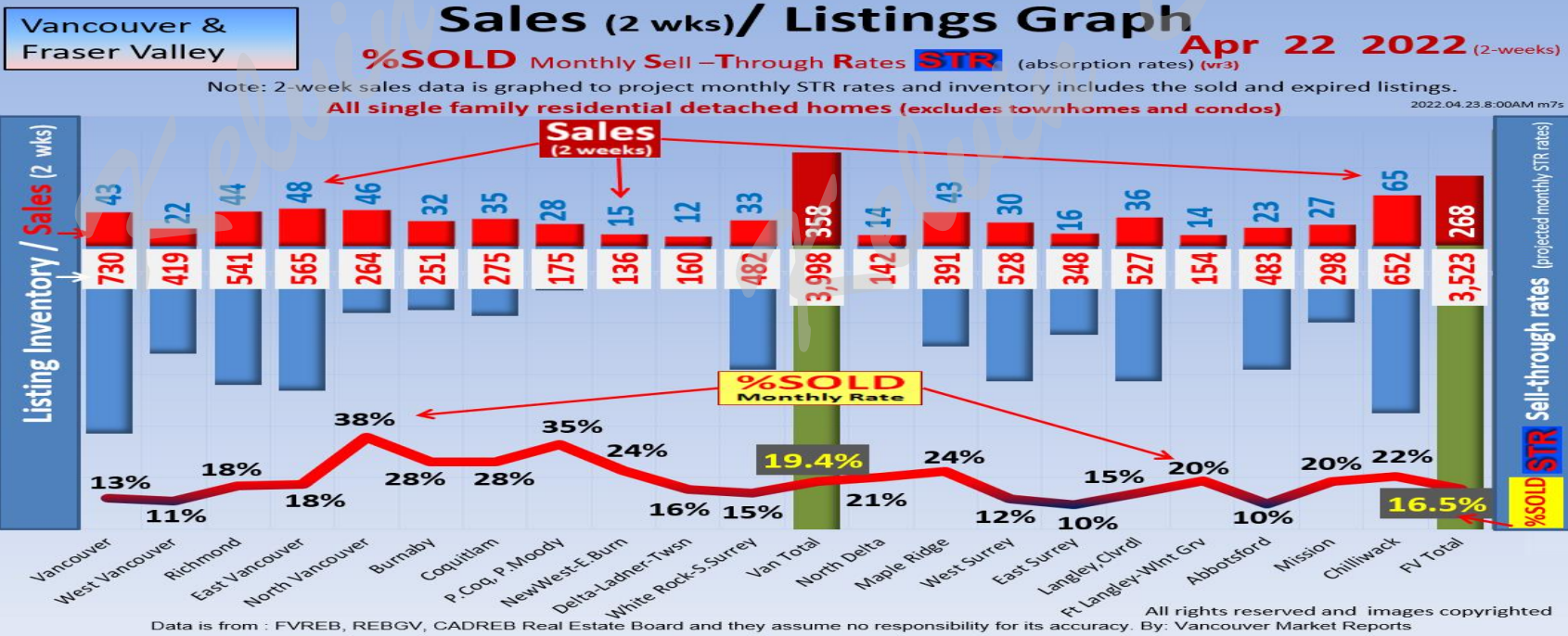
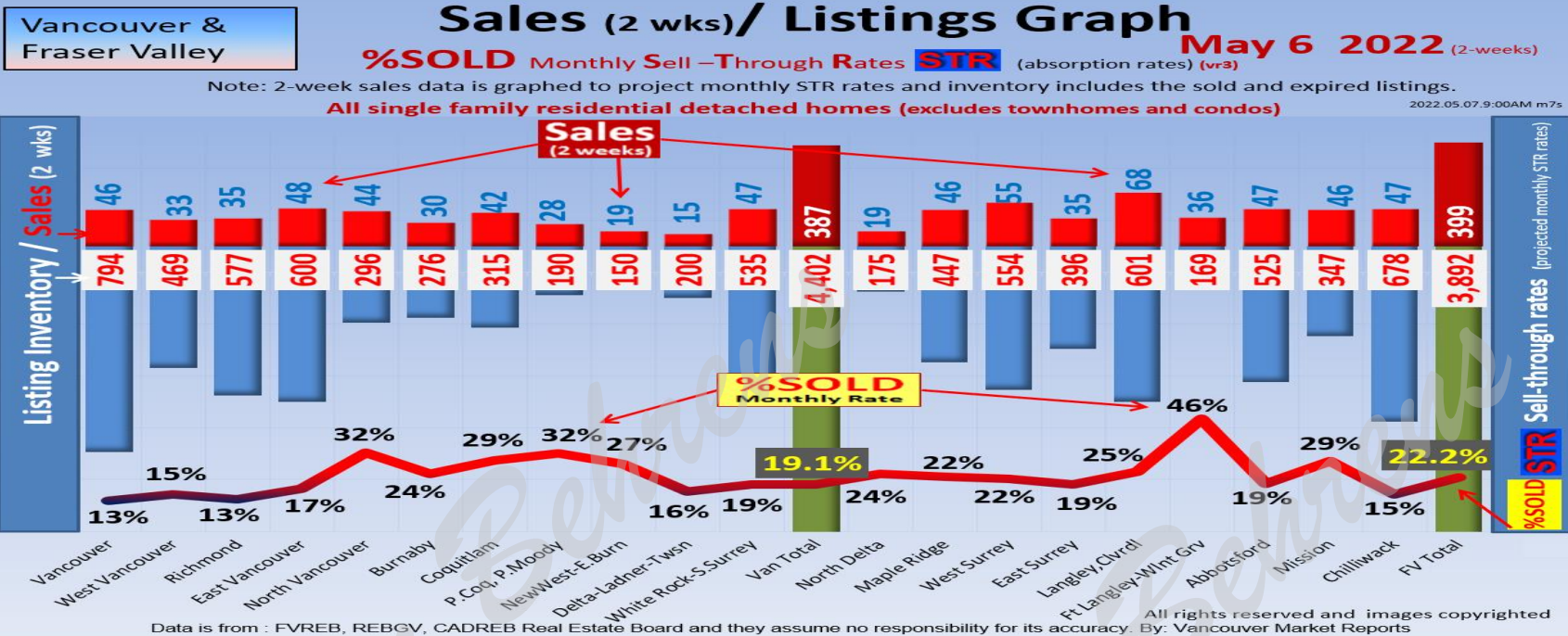
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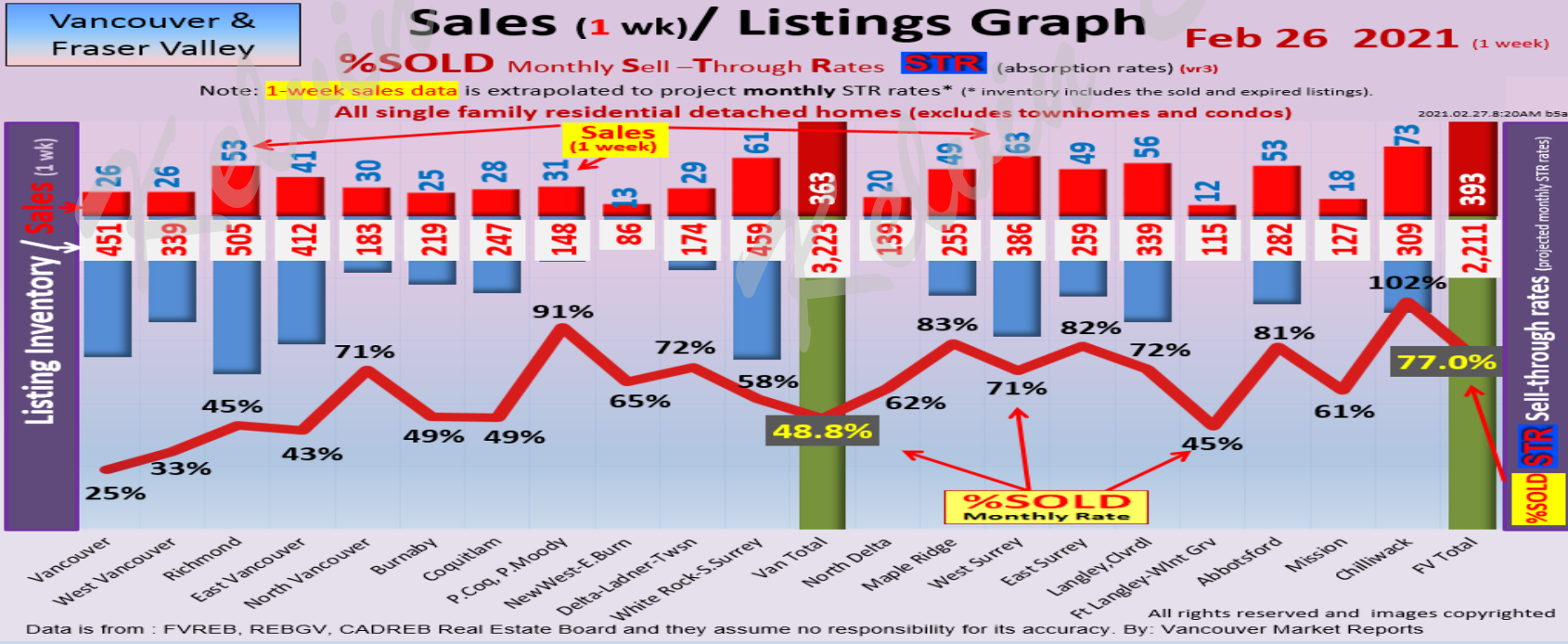
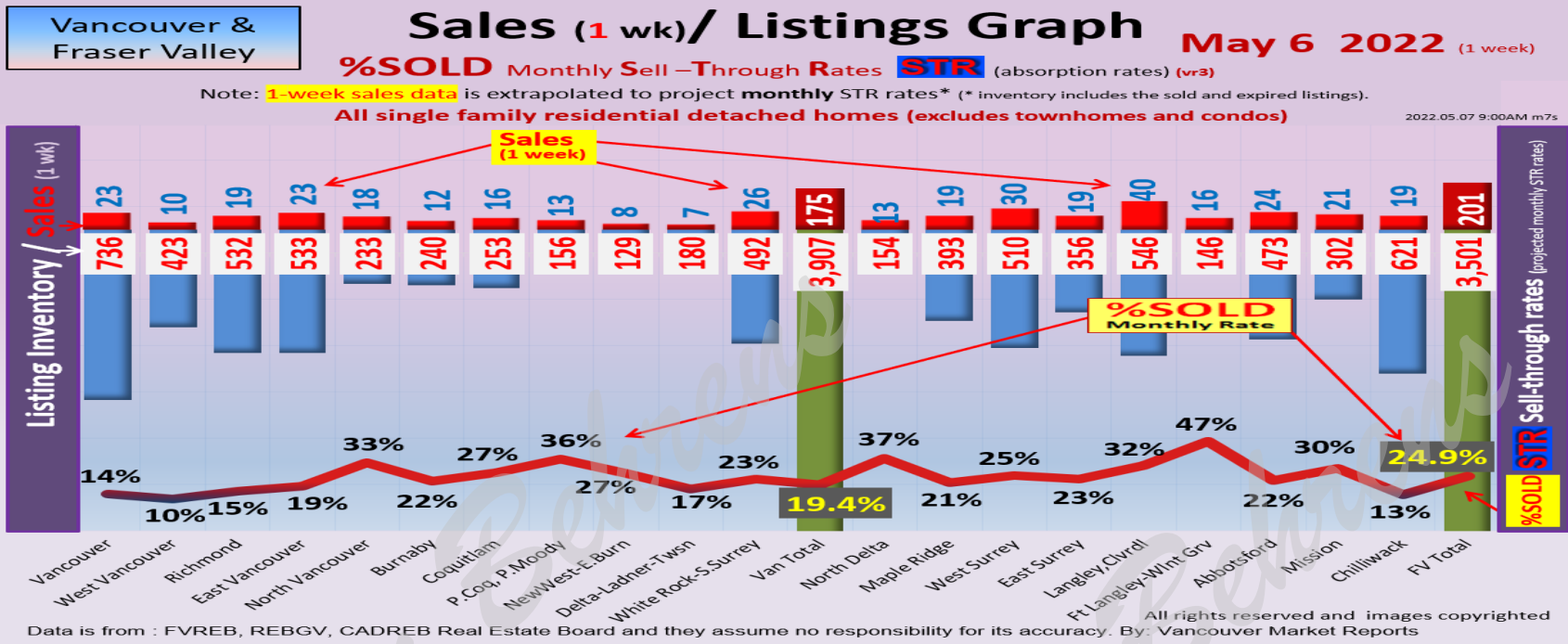
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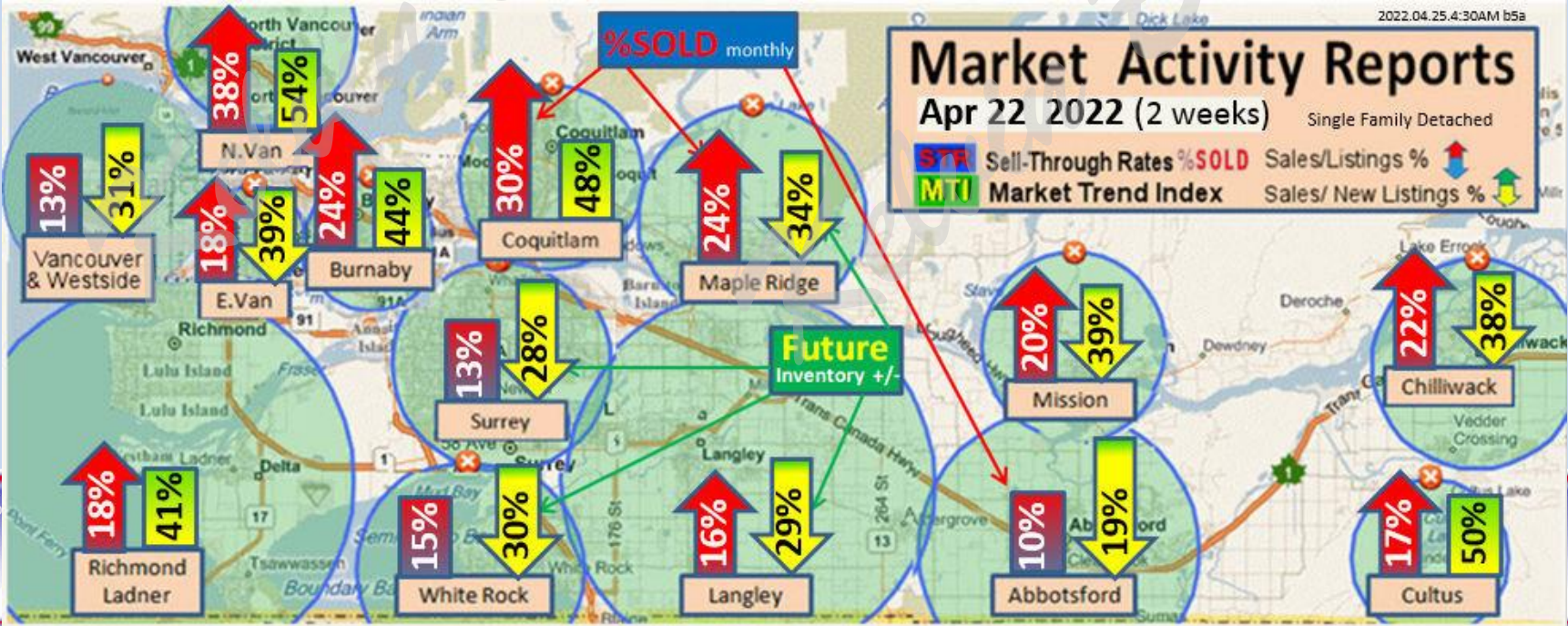
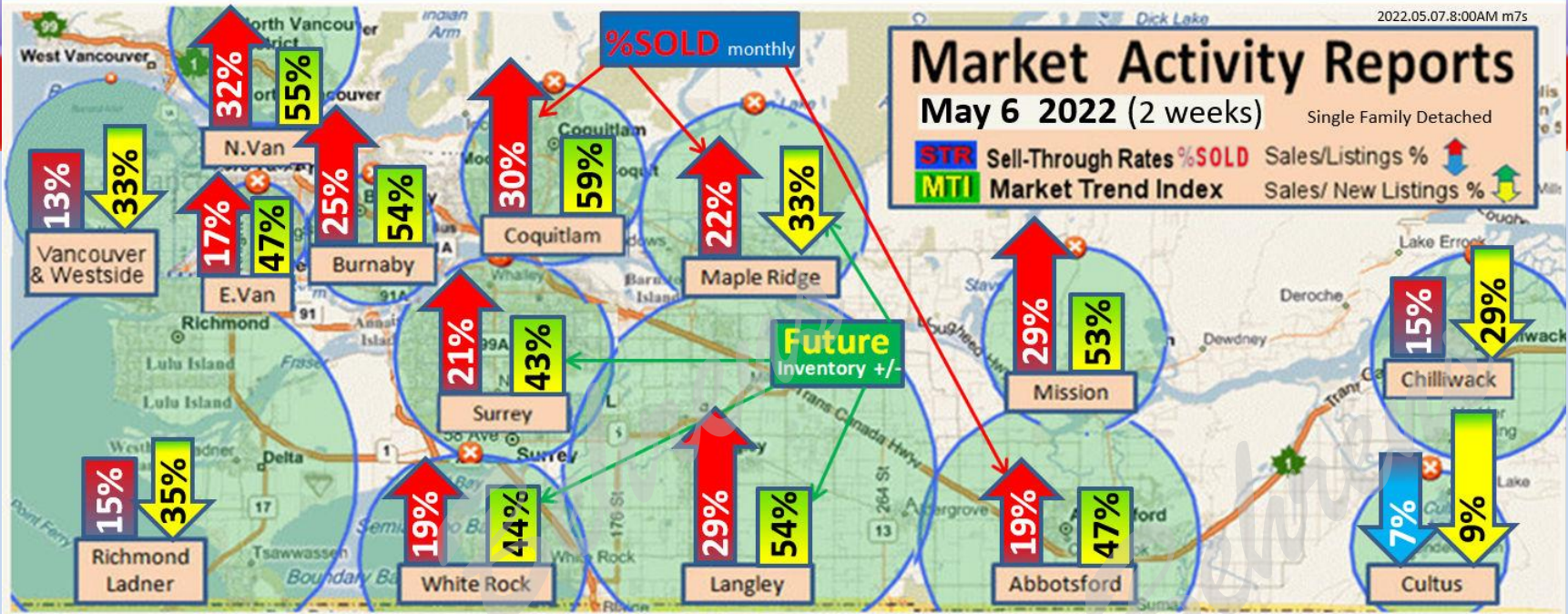


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May 1/22 West Surrey



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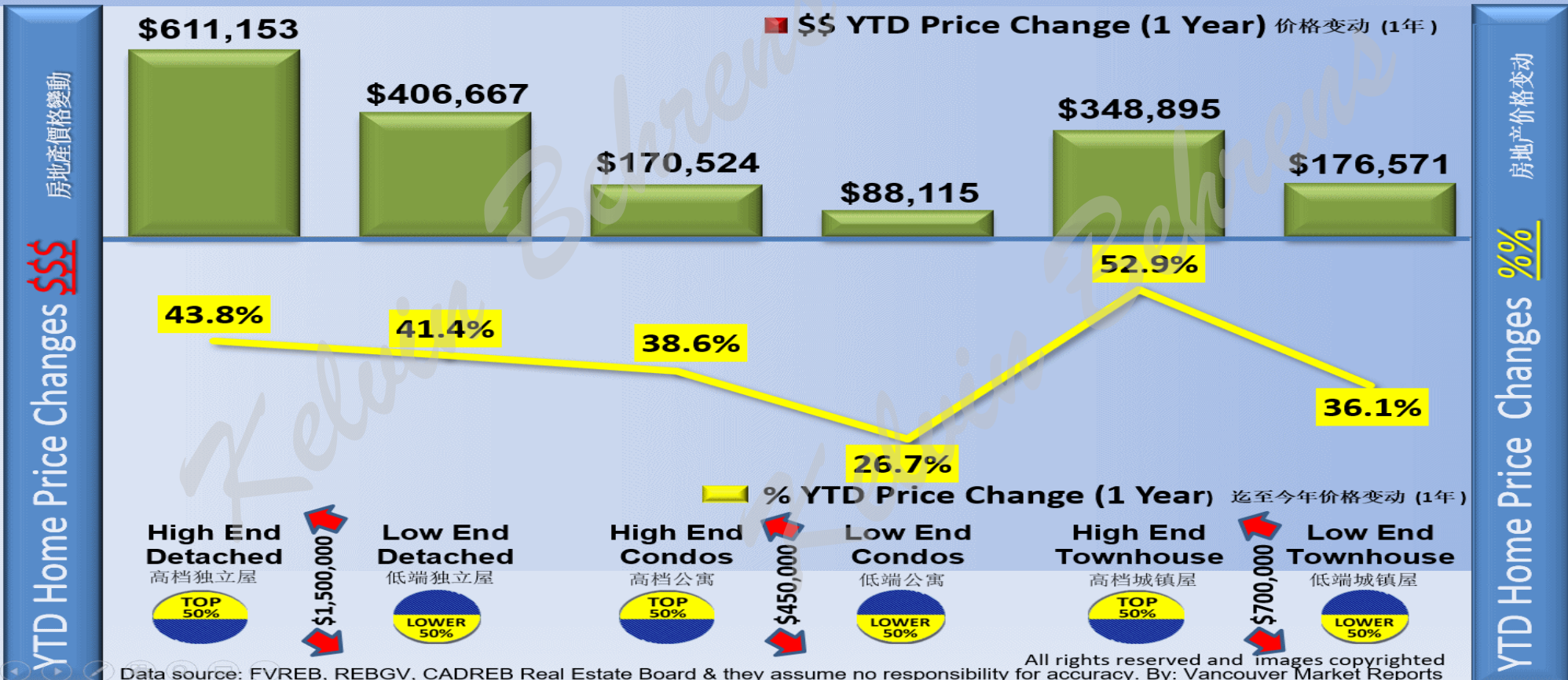
## Surrey West Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

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

房屋类型: 迄于今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports **HPIp**



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

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## Monthly Market Activity - Apr 2022 - Single Family



May 1 2022 West Surrey Market Update

(Detached)

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

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

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

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

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

### West Surrey List Price Ranges Statistics - Apr 2022

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,350,000	34	4	10	97%	-\$5,500	11.8%	
\$1,350,001-\$1,500,000	46	14	9	99%	-\$18,500	30.4%	↑
\$1,500,000-\$1,700,000	41	9	7	103%	\$40,000	22.0%	↑
\$1,700,000-\$1,850,000	61	11	7	103%	\$50,100	18.0%	↑
\$1,850,000-\$2,200,000	111	17	6	100%	\$0	15.3%	↑
\$2,200,000-\$2,600,000	182	17	11	100%	\$0	9.3%	↓
\$2,600,001 and more	145	9	13	101%	\$26,000	6.2%	↓
<b>Total Activity</b>	<b>620</b>	<b>81</b>	<b>8</b>	<b>101%</b>	<b>\$16,000</b>	<b>13%</b>	

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

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change	
Total Listings** (A,S,T,C,X)	837	645	620		-25	↓
Active Listings (1st of the month)	392	329	412	456	44	↑
Solds	185	157	81		-76	↓
Days on Market (DOM)	7	7	8		1	↑
%SOLD (Sales/ Listings /mnlthly rate)	22.1%	24.3%	13.1%		-11%	↓
(Top 50%) Home Price Index HPIp	\$1,527,439	\$2,043,804	\$1,992,336		-\$51,468	↓
(Lower 50%) Home Price Index HPIp	\$1,039,101	\$1,396,828	\$1,348,719		-\$48,109	↓

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Market Analysis and Forecasting

May 1/22 West Surrey

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

### West Surrey Sub areas Statistics - Apr 2022

Detached

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

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## Next Months Market Forecast

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

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

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

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

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## Market Analysis and Forecasting May 1/22 West Surrey

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

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

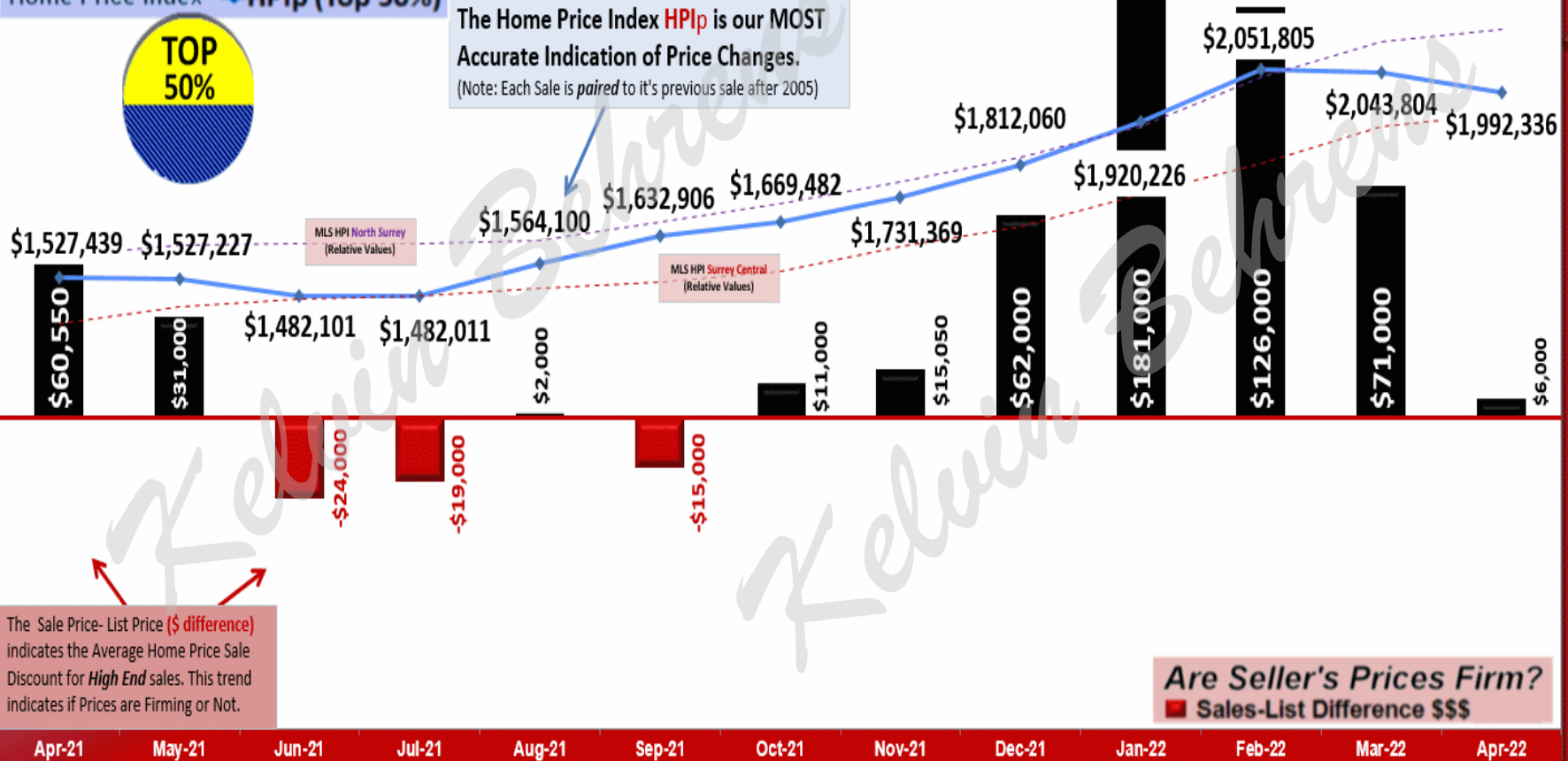
### Are Home Prices Up? Home Price Index → HPIp (Top 50%)



#### Homes Over \$1,500,000

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

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



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

#### Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Detached



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

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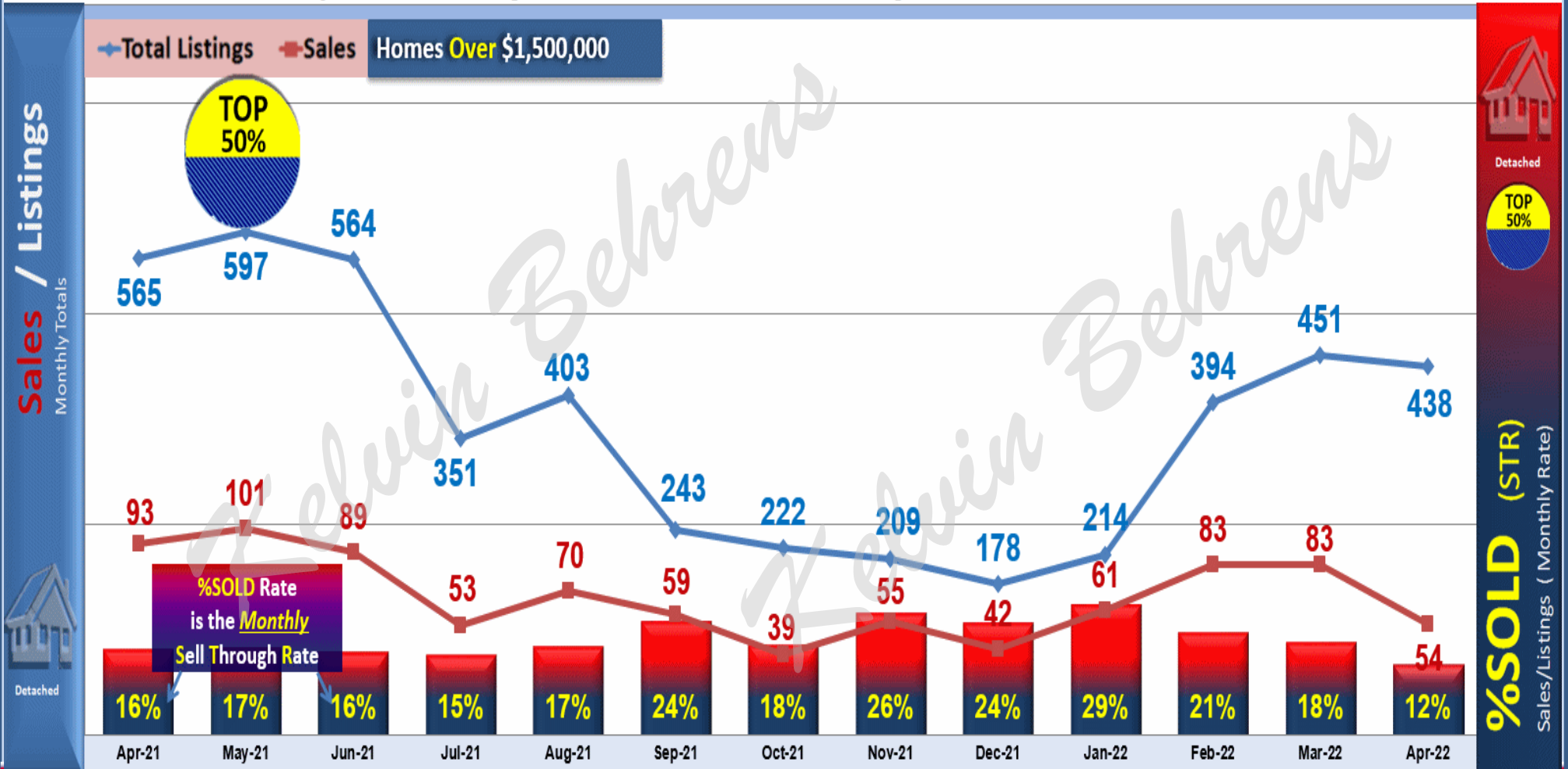
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## Market Analysis and Forecasting May 1/22 West Surrey

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



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## Market Analysis and Forecasting May 1/22 West Surrey

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

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

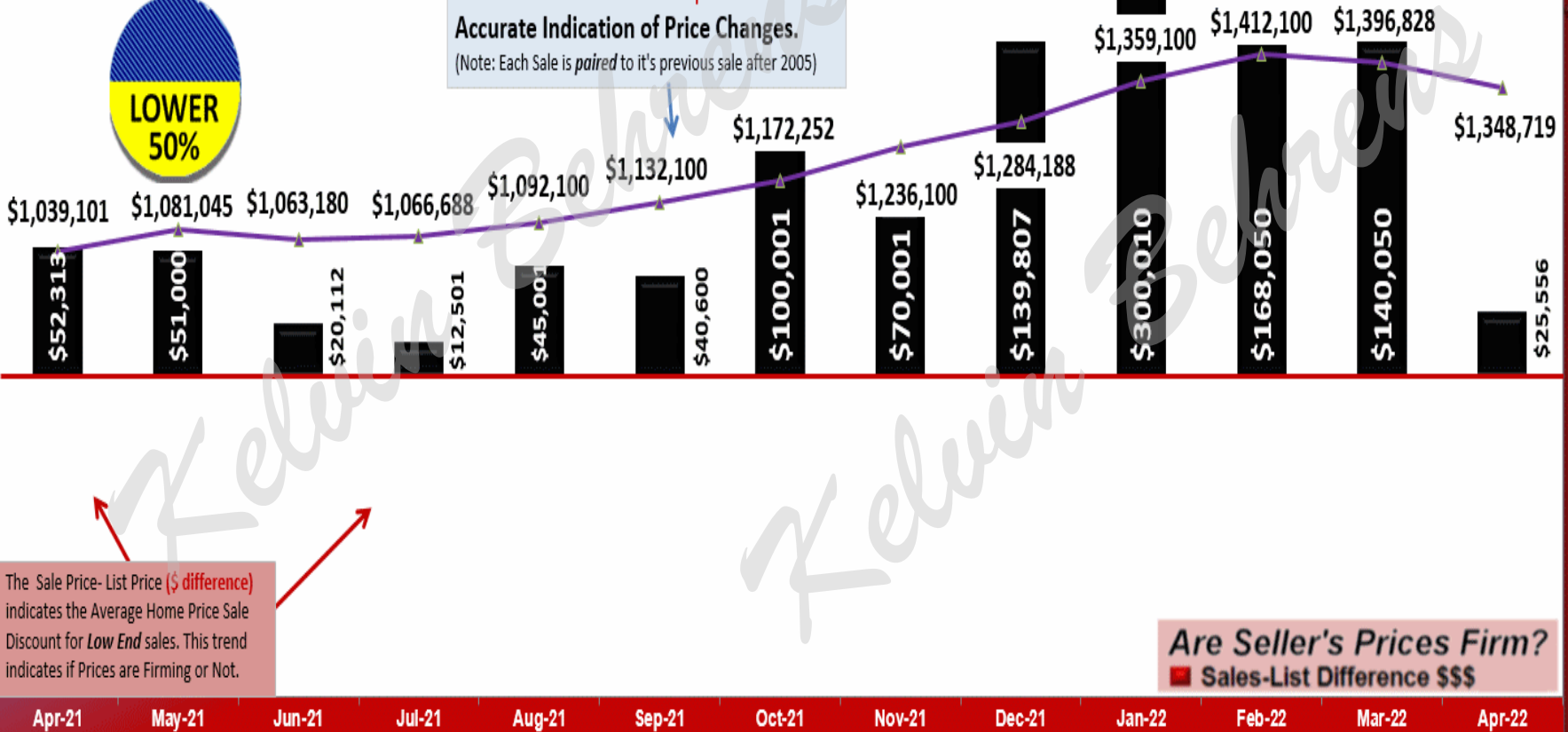
### Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)



### Homes Below \$1,500,000

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



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

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



Detached



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

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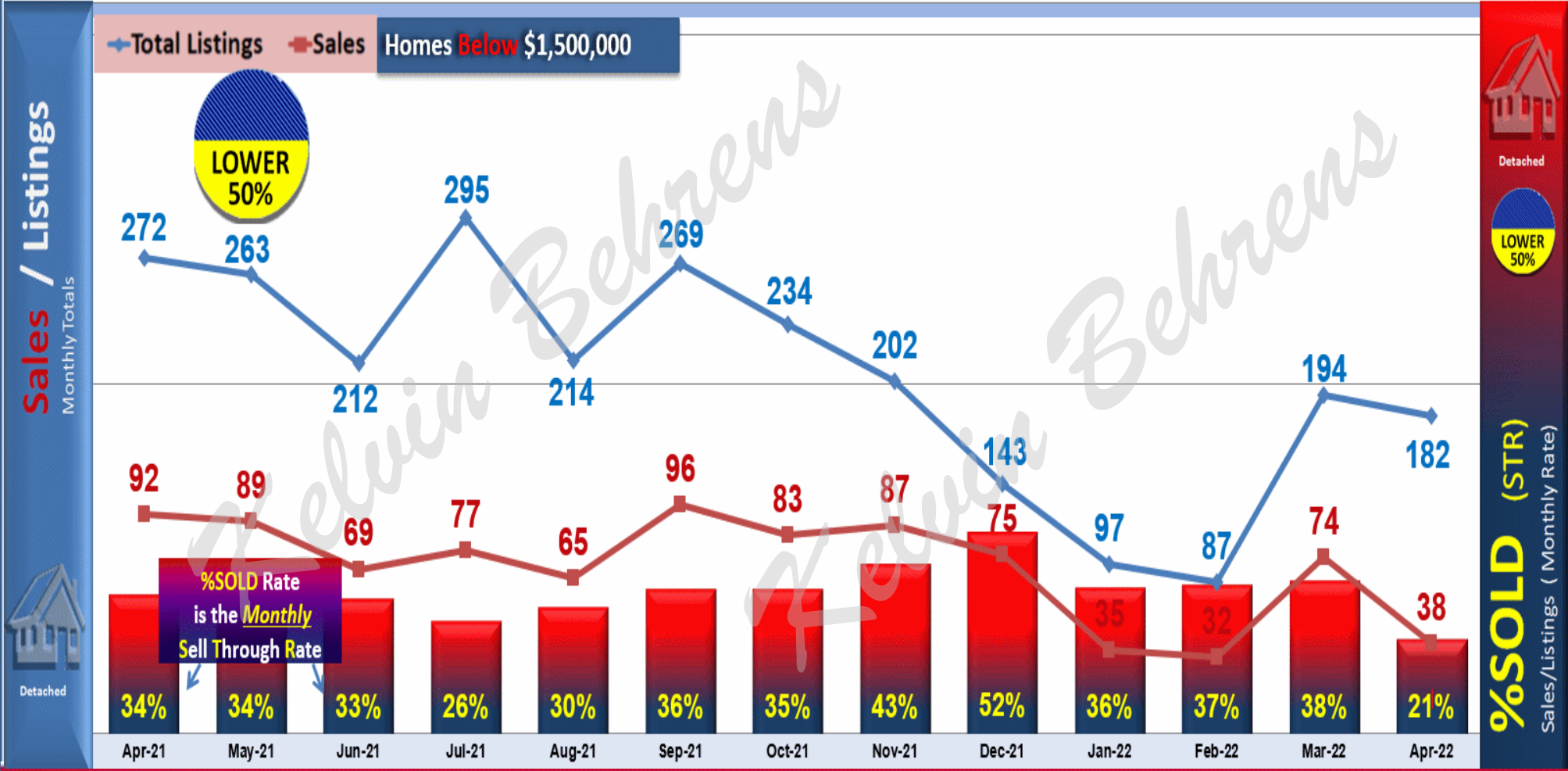
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## Market Analysis and Forecasting May 1/22 West Surrey

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



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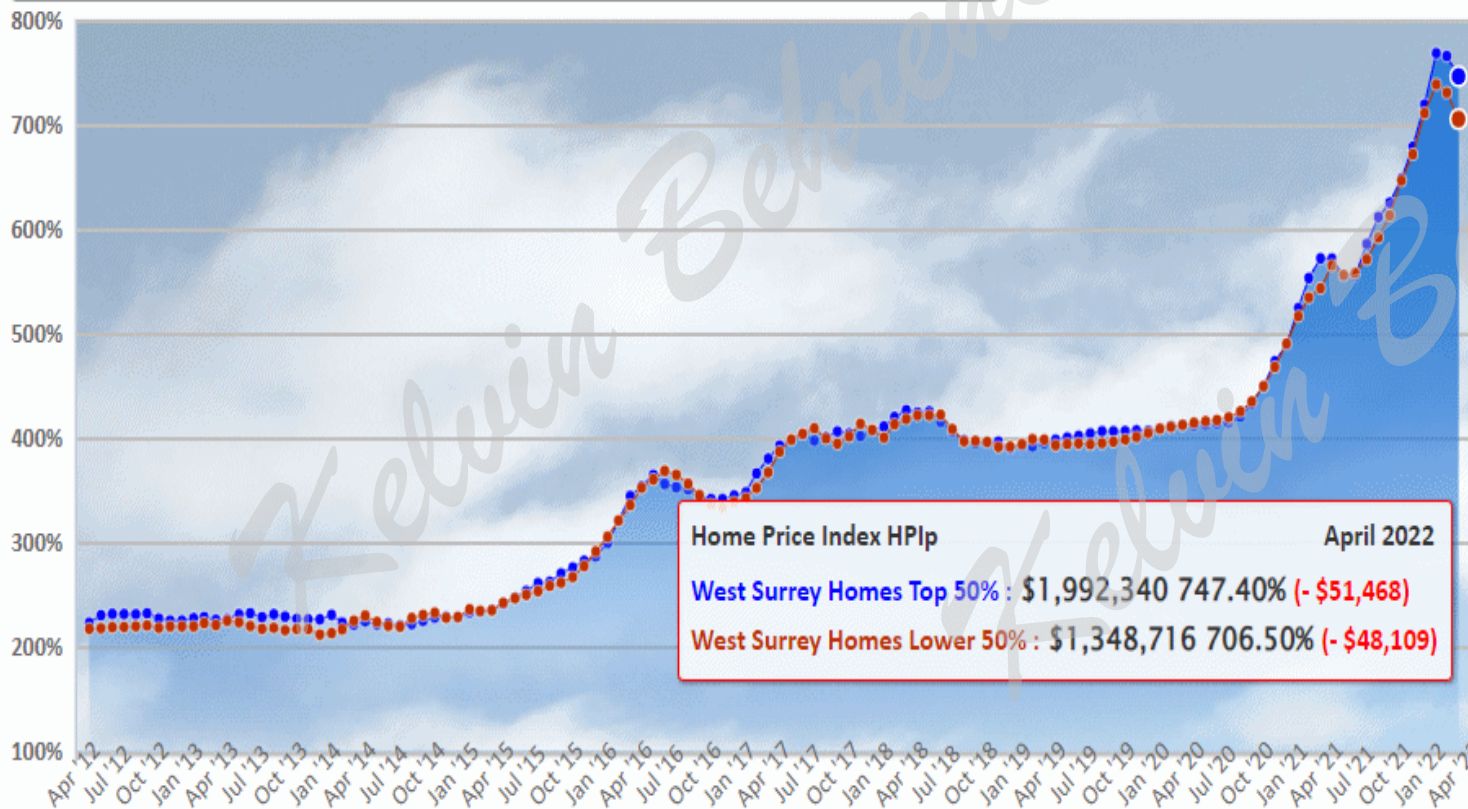


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West Surrey Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
West Surrey Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-

Monthly  Home values



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

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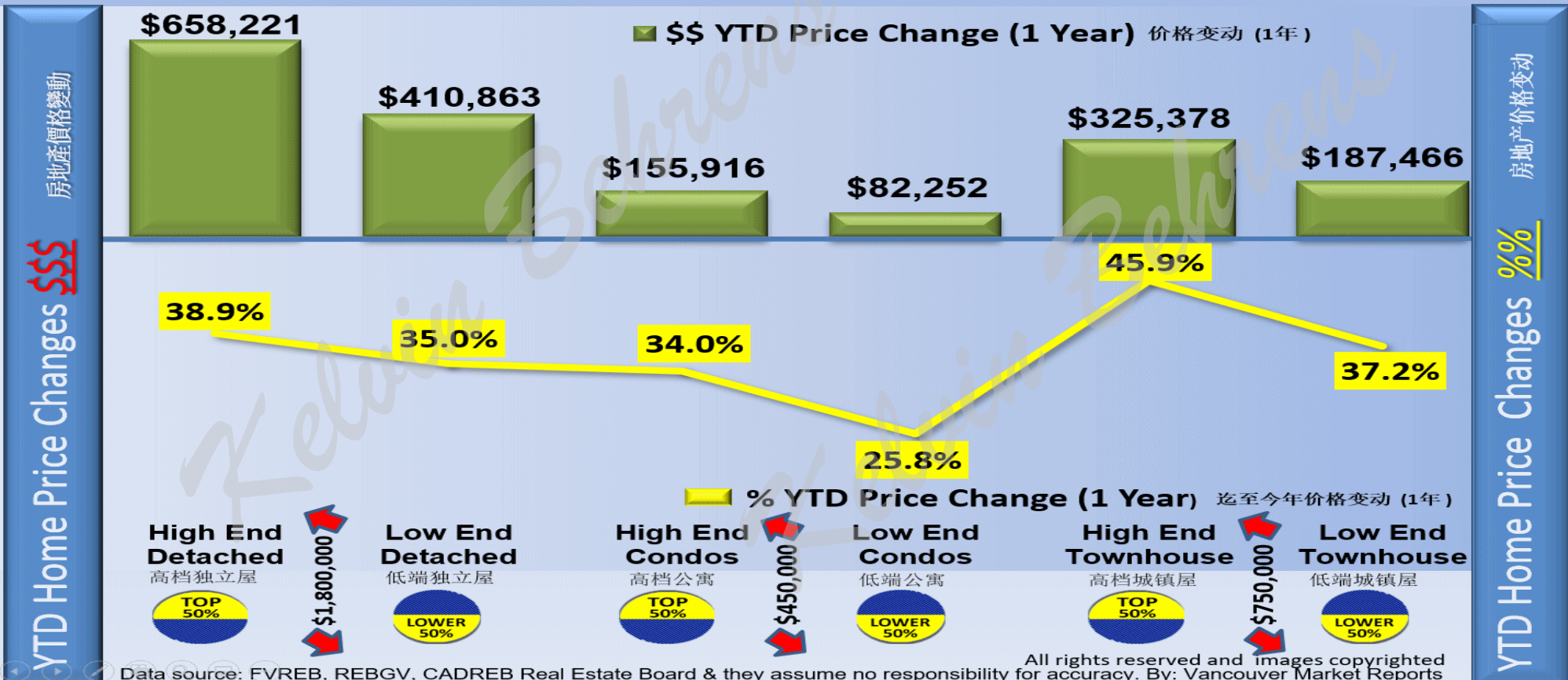
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房屋类型: 迄于今年 (每季) 由2020 三月至2021 三月

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

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

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

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

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

### East Surrey List Price Ranges Statistics - Apr 2022

Detached

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

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

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

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

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Market Analysis and Forecasting

May 1/22 East Surrey



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

### East Surrey Sub areas Statistics - Apr 2022

Detached

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

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## Next Months Market Forecast

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

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

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

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

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

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

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



Detached

## Are Home Prices Up?

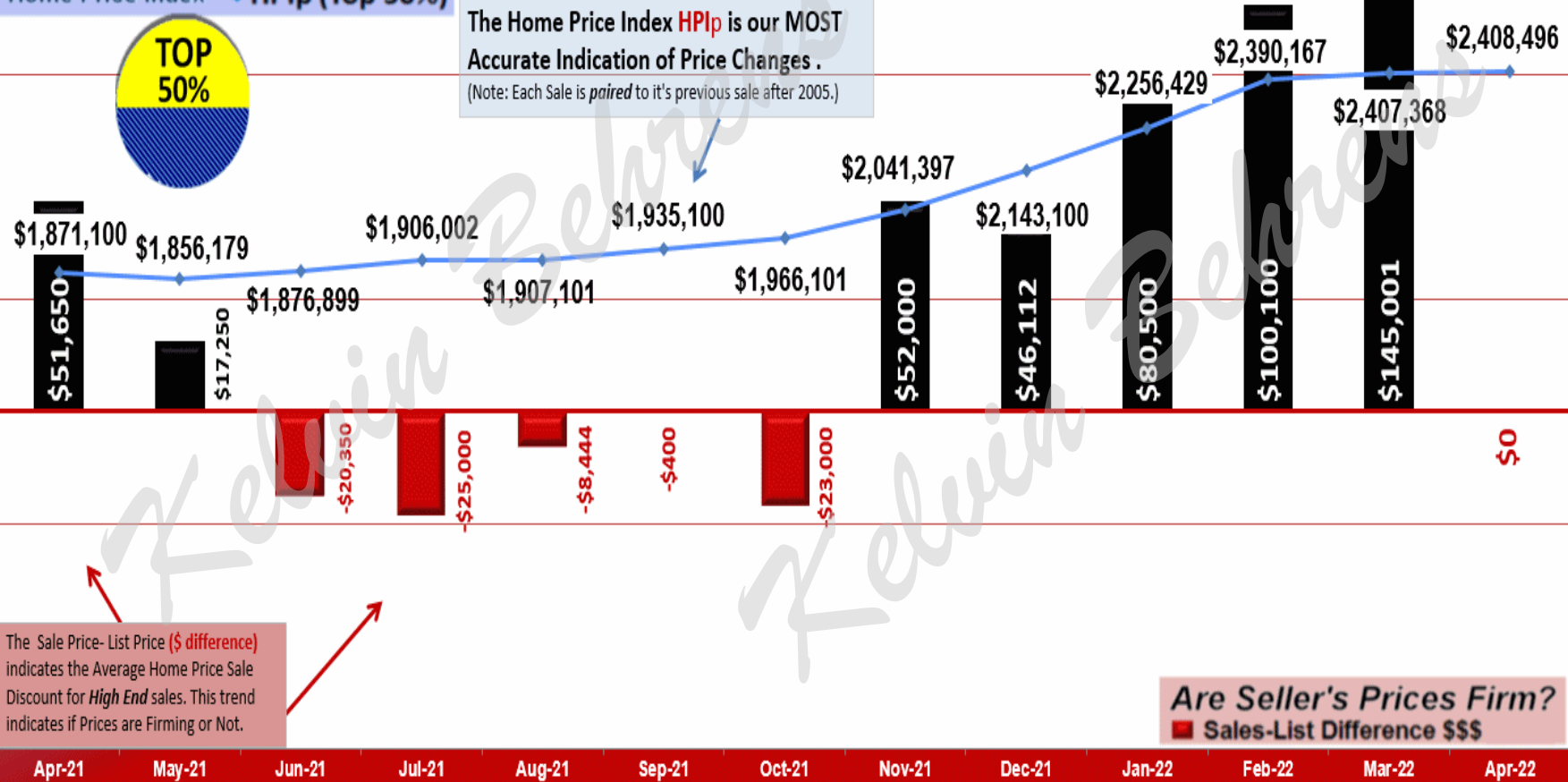
Home Price Index → **HPIp (Top 50%)**



Homes **Over \$1,800,000**

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

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



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

## Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Detached

TOP 50%

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

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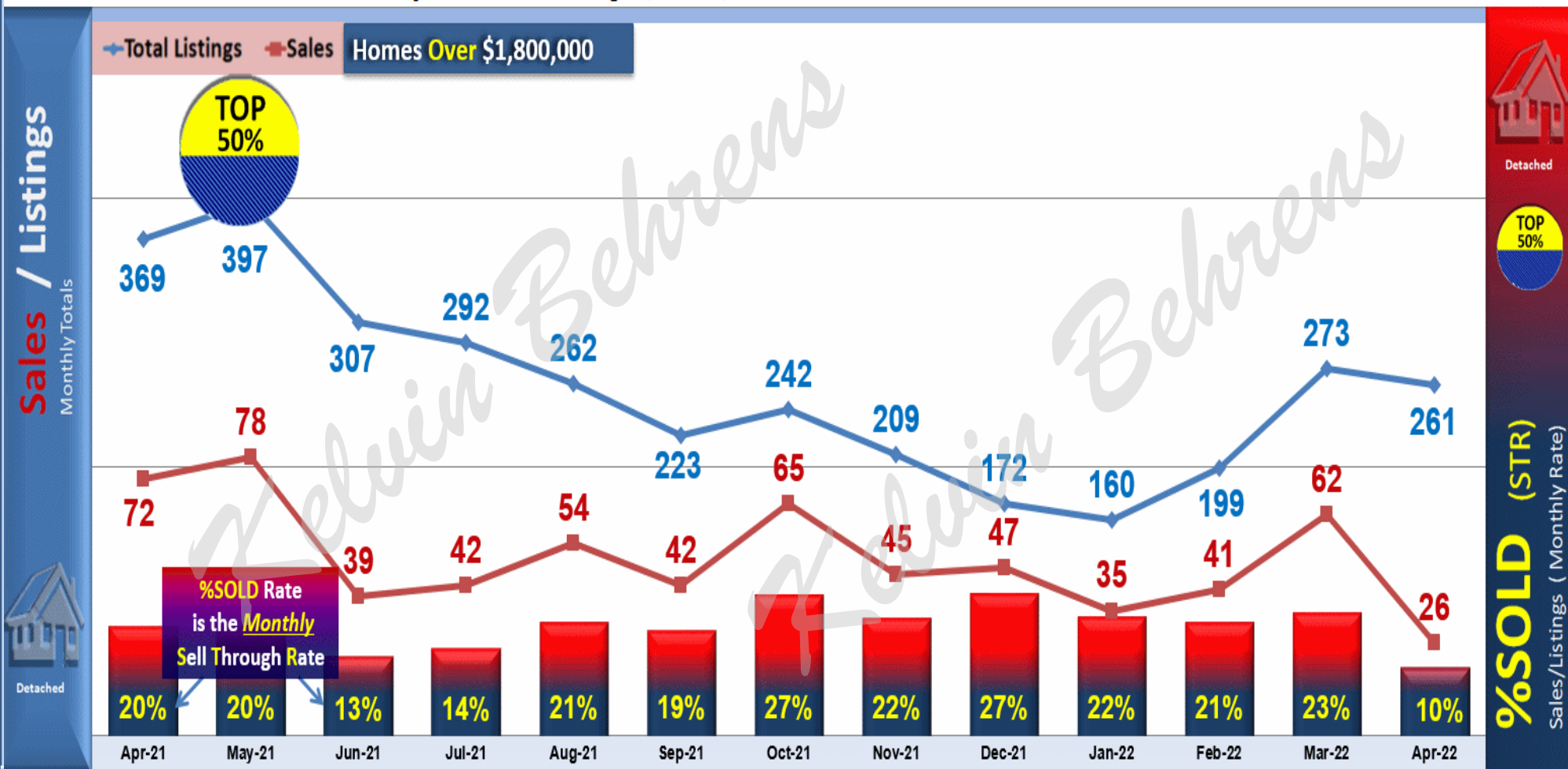
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## Market Analysis and Forecasting May 1/22 East Surrey

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



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

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

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

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

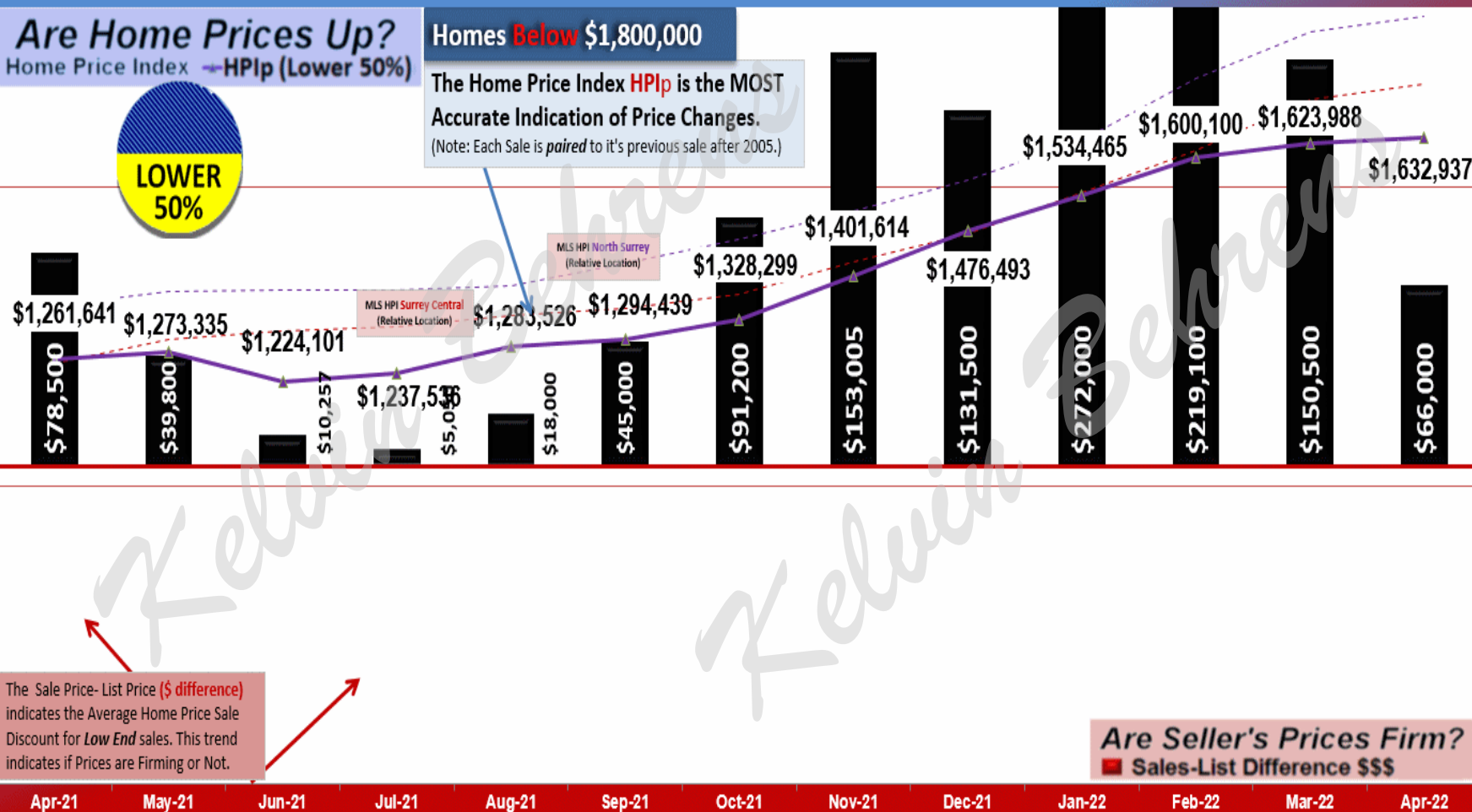
### Are Home Prices Up? Home Price Index → HPIp (Lower 50%)



Homes Below \$1,800,000

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

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



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

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



Detached



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

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

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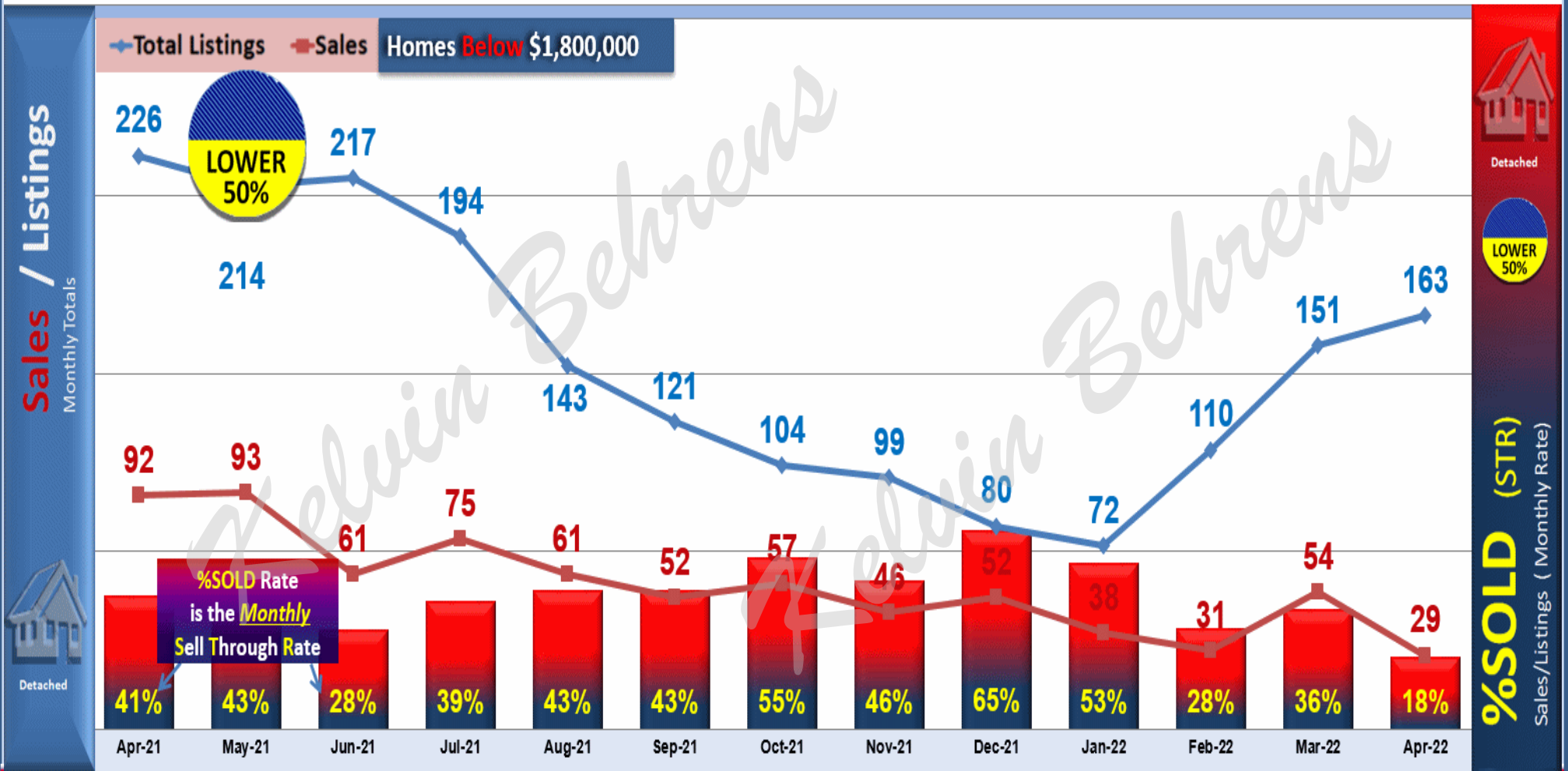
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## Market Analysis and Forecasting May 1/22 East Surrey

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



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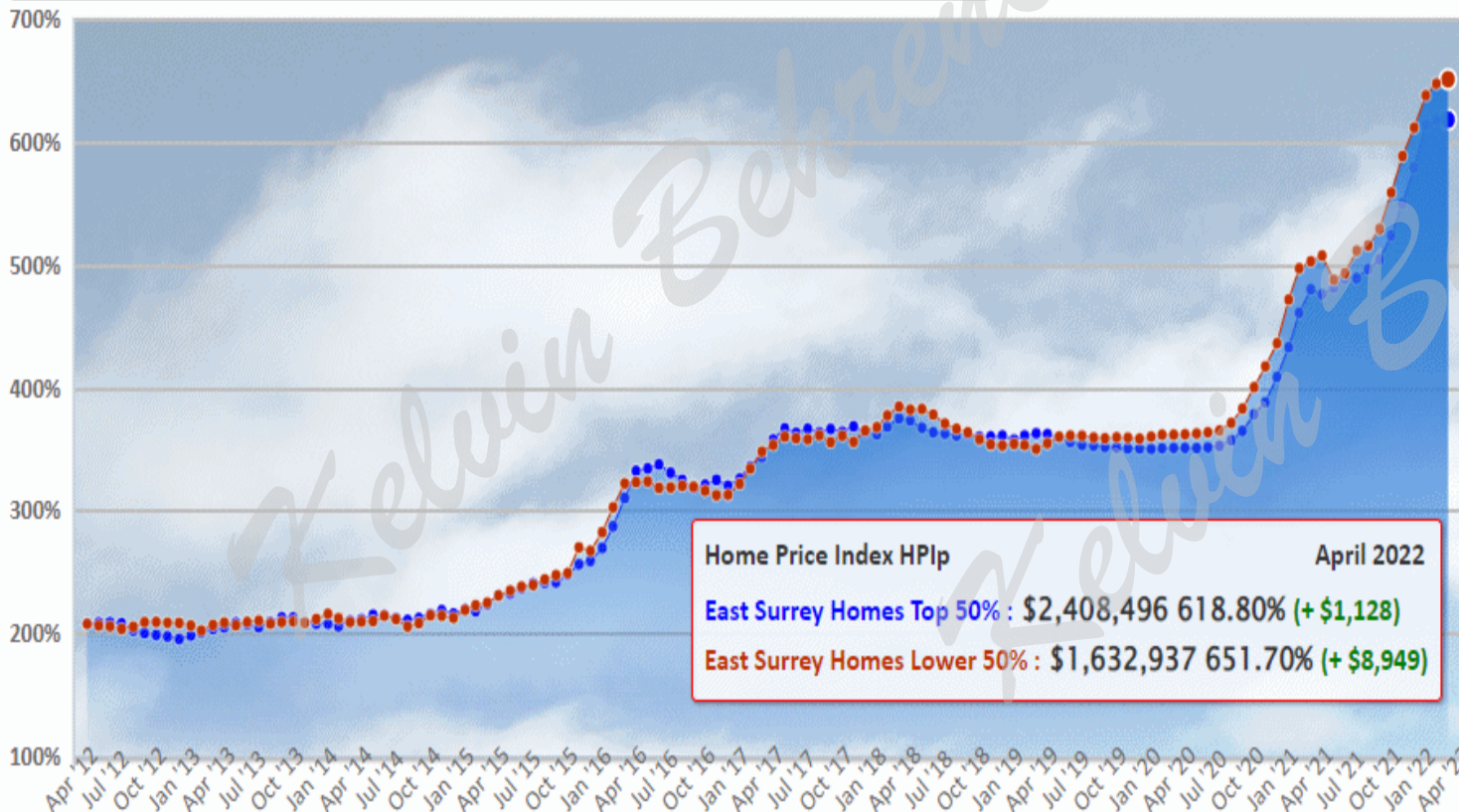
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East Surrey Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
East Surrey Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly  Home values

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

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

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

房地产价格变动(\$/%)

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

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports HPIp

\$578,532



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

\$419,812



36.3%

38.3%

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

High End Detached

高档独立屋



Low End Detached

低端独立屋



\$1,500,000

房地產價格變動

YTD Home Price Changes \$\$\$

房地產價格變動

YTD Home Price Changes %%

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

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



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## Monthly Market Activity - Apr 2022 Single Family

### Fort Langley-Walnut Grove



May 1 2022 North Langley Market Update (**Detached**)

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

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

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

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

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

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

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

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

### North Langley List Price Ranges Statistics - Apr 2022

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

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

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

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

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

### North Langley Sub areas Statistics - Apr 2022

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

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## Next Months Market Forecast

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

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

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

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

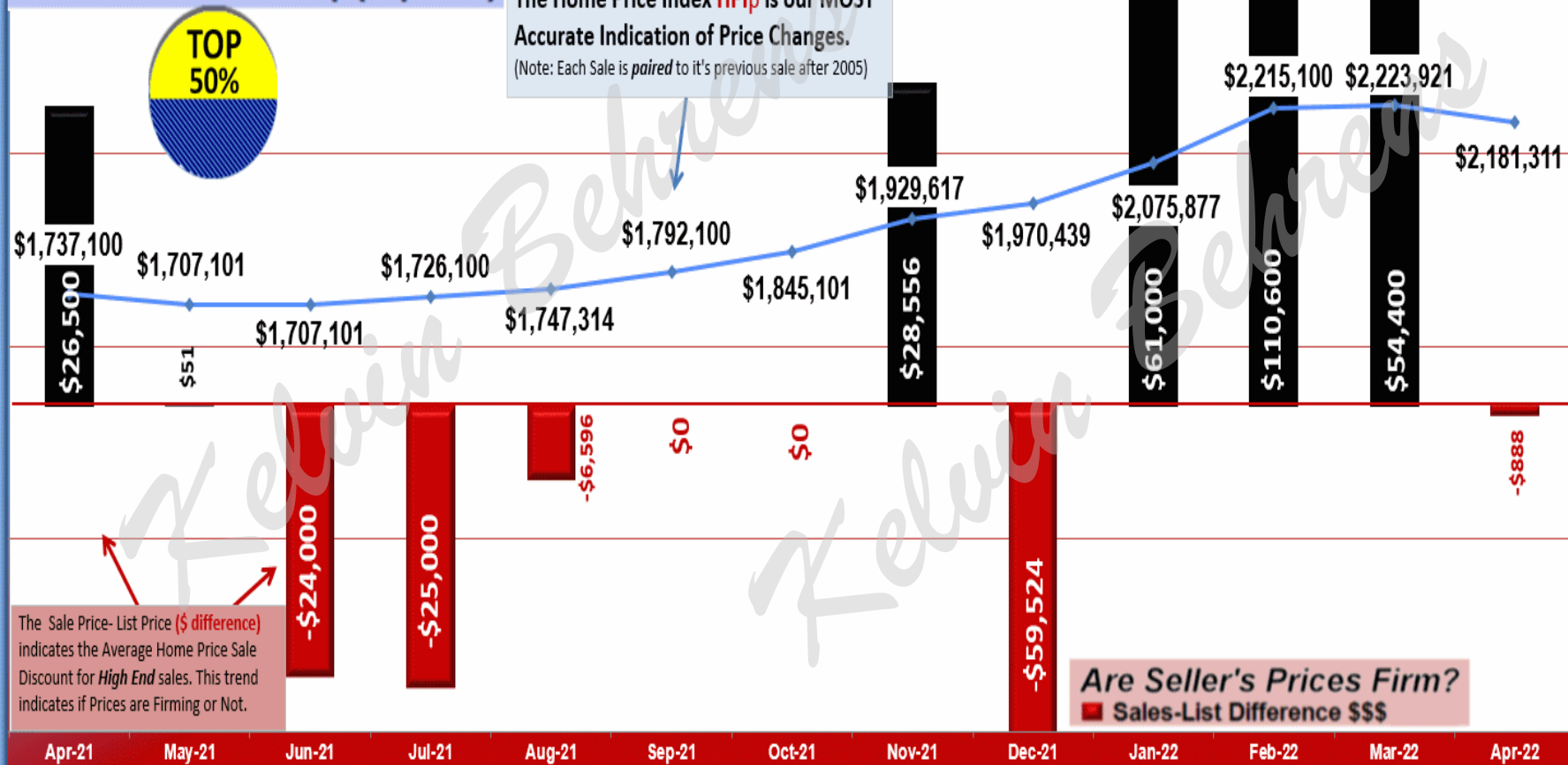
### Detached

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

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

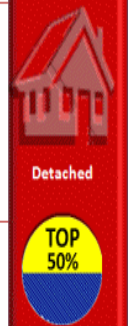
**Are Home Prices Up?**  
Home Price Index → HPIp (Top 50%)

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



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

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



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

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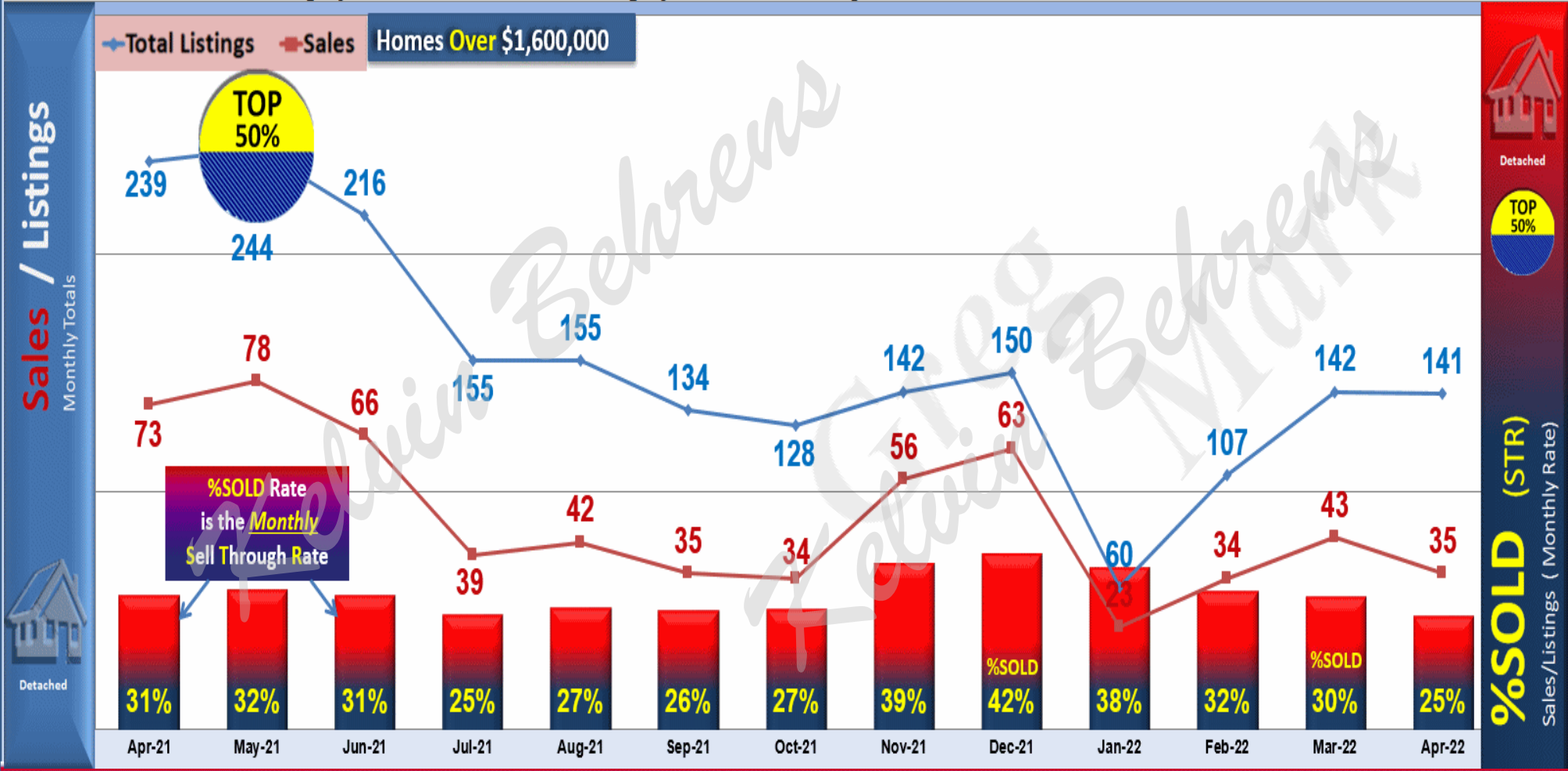
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## Market Analysis and Forecasting May 1/22 Langley-Walnut Grove

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



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

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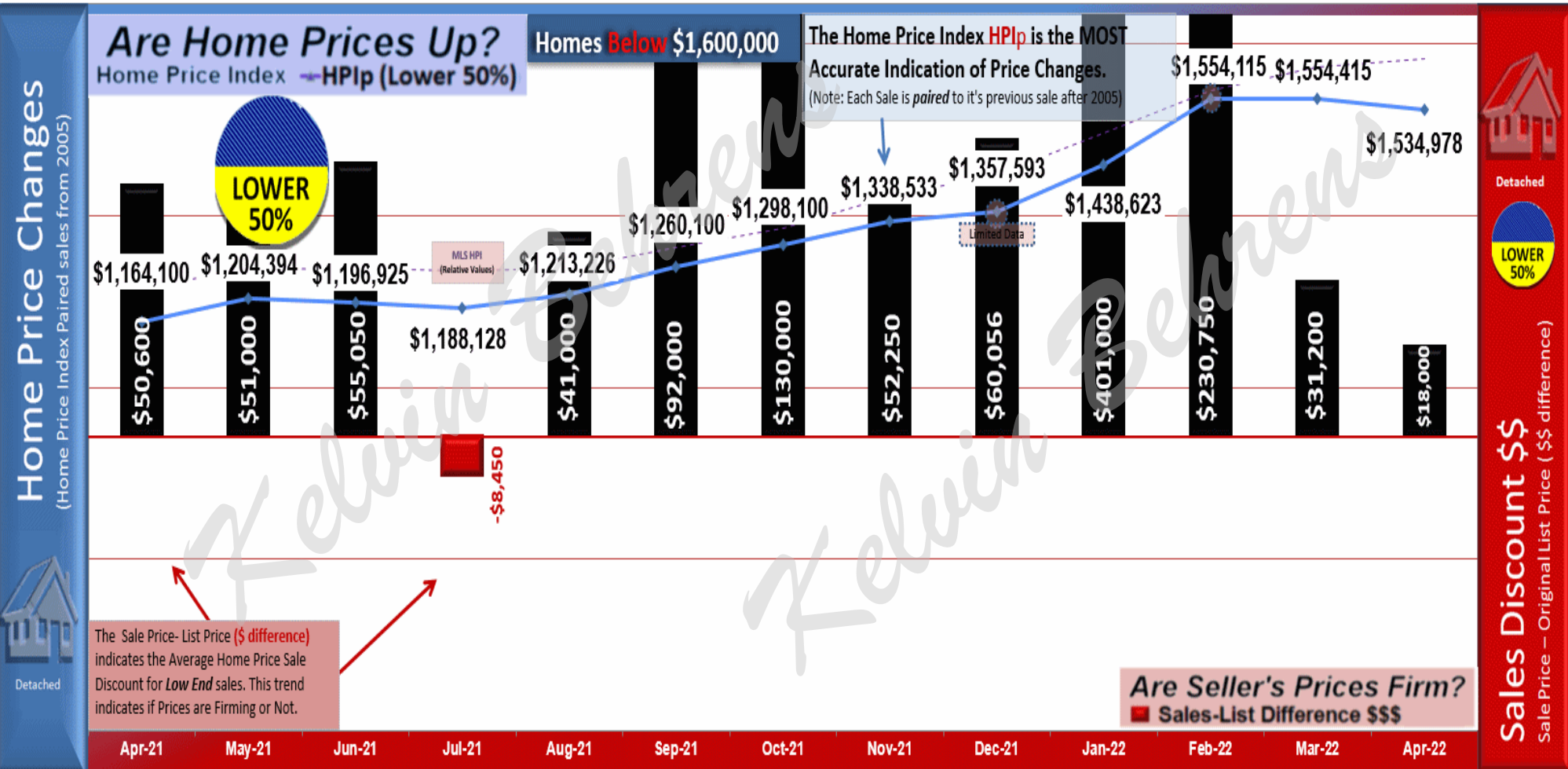
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## Market Analysis and Forecasting May 1/22 Langley-Walnut Grove

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



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

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

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

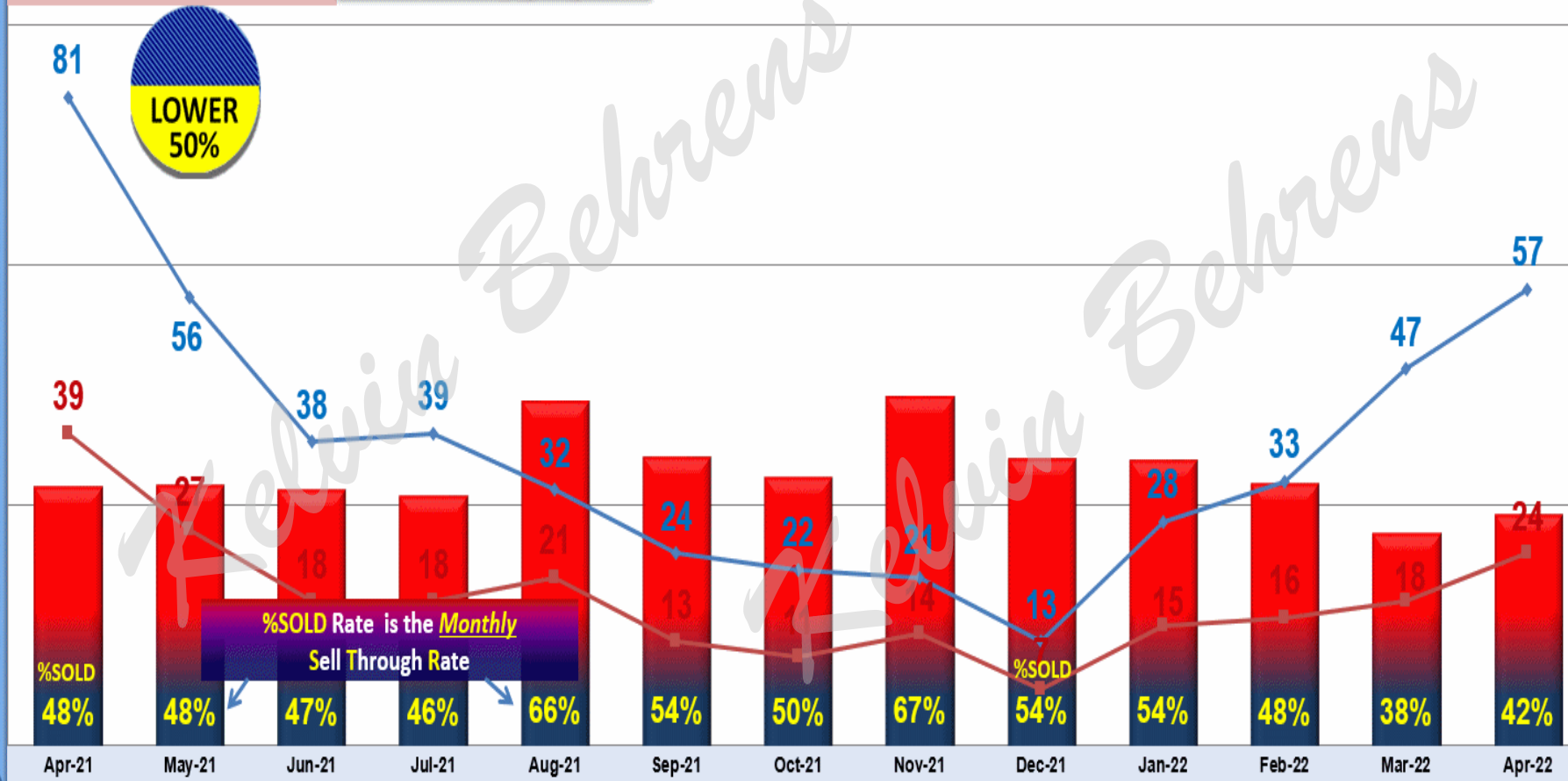
Sales / Listings  
Monthly Totals



Detached



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



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



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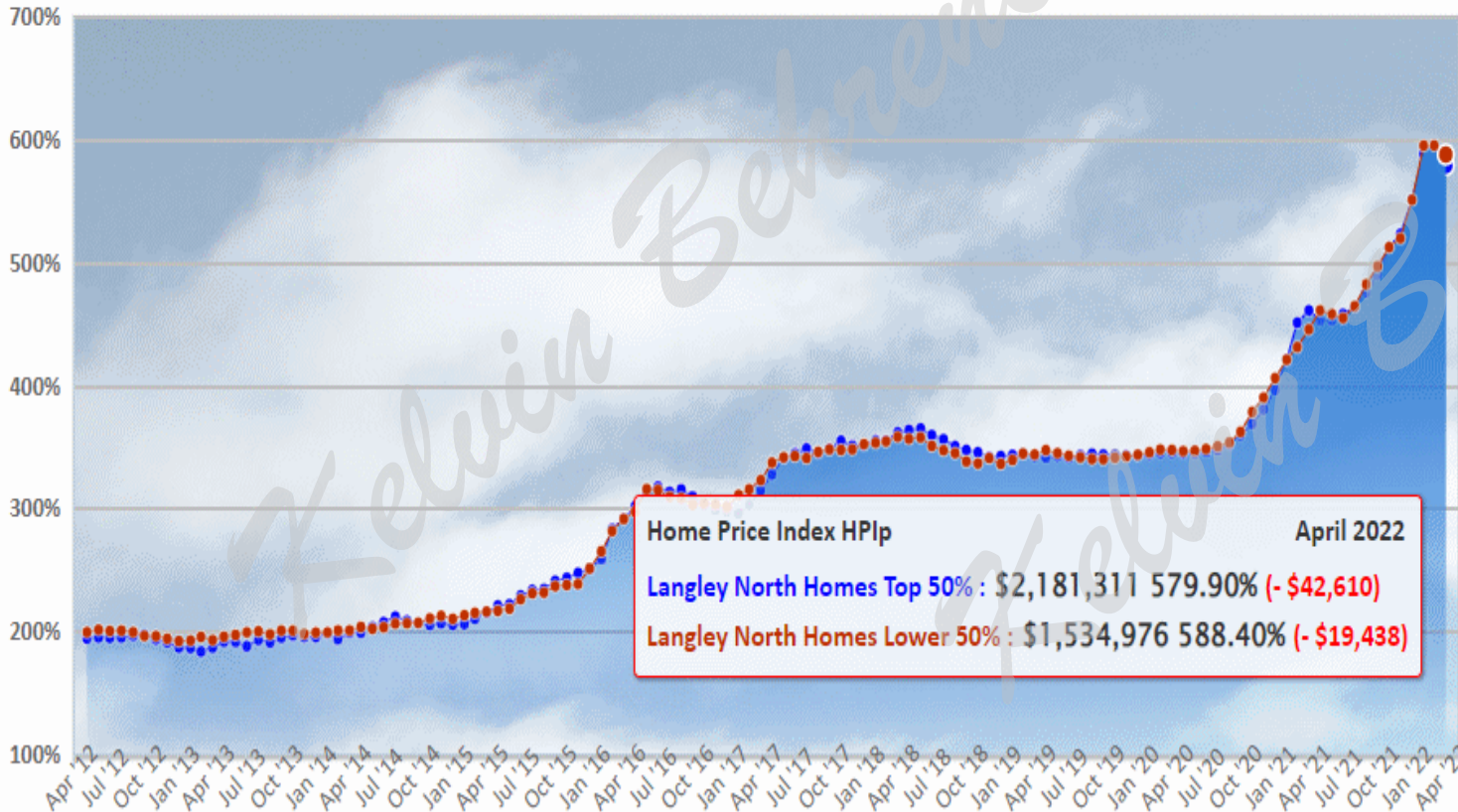
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Langley North Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
Langley North Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly  Home values

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

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Market Analysis and Forecasting

May 1/22 Langley, Cloverdale



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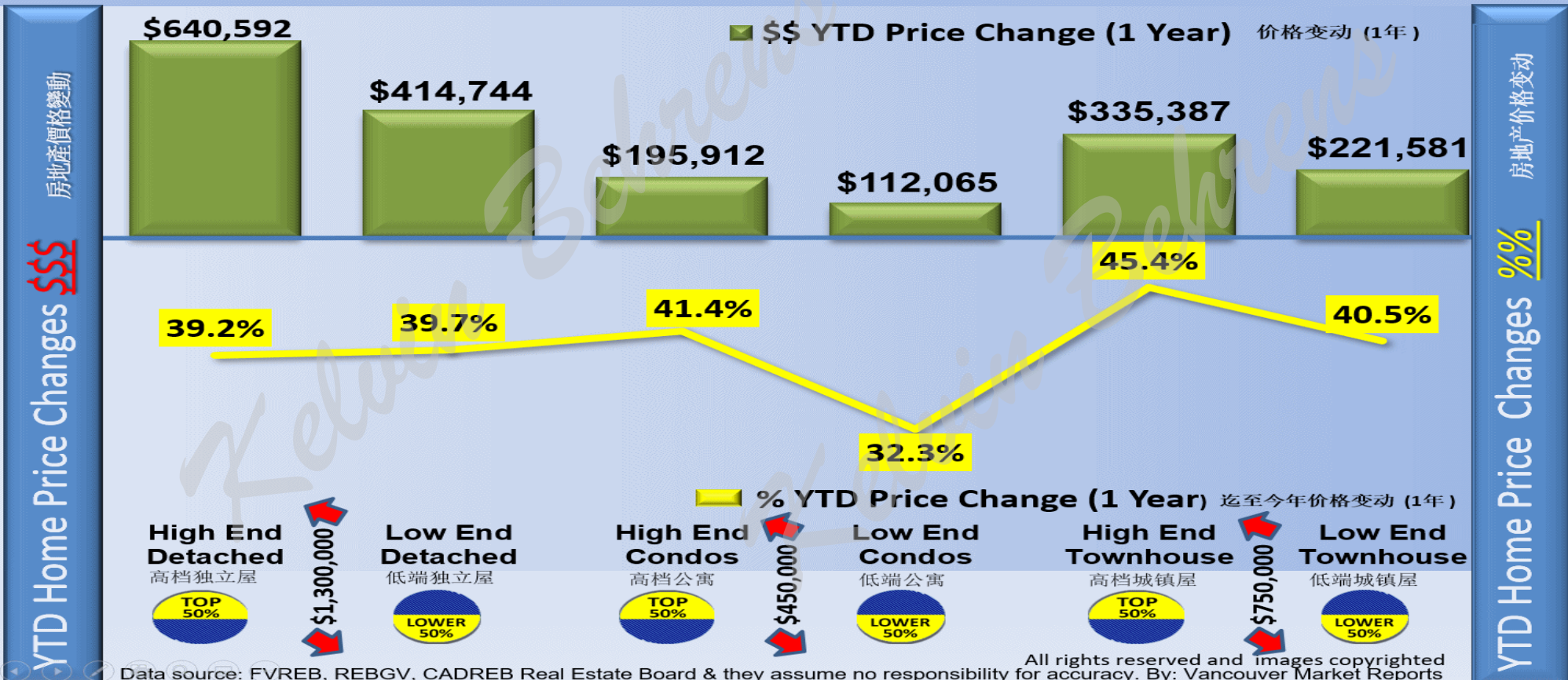
## Langley-Cloverdale Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

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

房屋类型: 迄于今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports **HPIp**



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

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## Monthly Market Activity - Apr 2022 Single Family



May 1 2022 Langley, Cloverdale Market Update (Detached)

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

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

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

**History:** The Langley, Cloverdale Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$523,480.  
The Langley, Cloverdale Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$335,697.

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

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May 1/22 Langley, Cloverdale



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

Langley, Cloverdale List Price Ranges Statistics - Apr 2022

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

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

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

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Market Analysis and Forecasting

May 1/22 Langley, Cloverdale

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

### Langley, Cloverdale Sub areas Statistics - Apr 2022

### Detached

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

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## Next Months Market Forecast

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

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

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

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

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

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Market Analysis and Forecasting

May 1/22 Langley, Cloverdale

Detached

Langley, Cloverdale

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

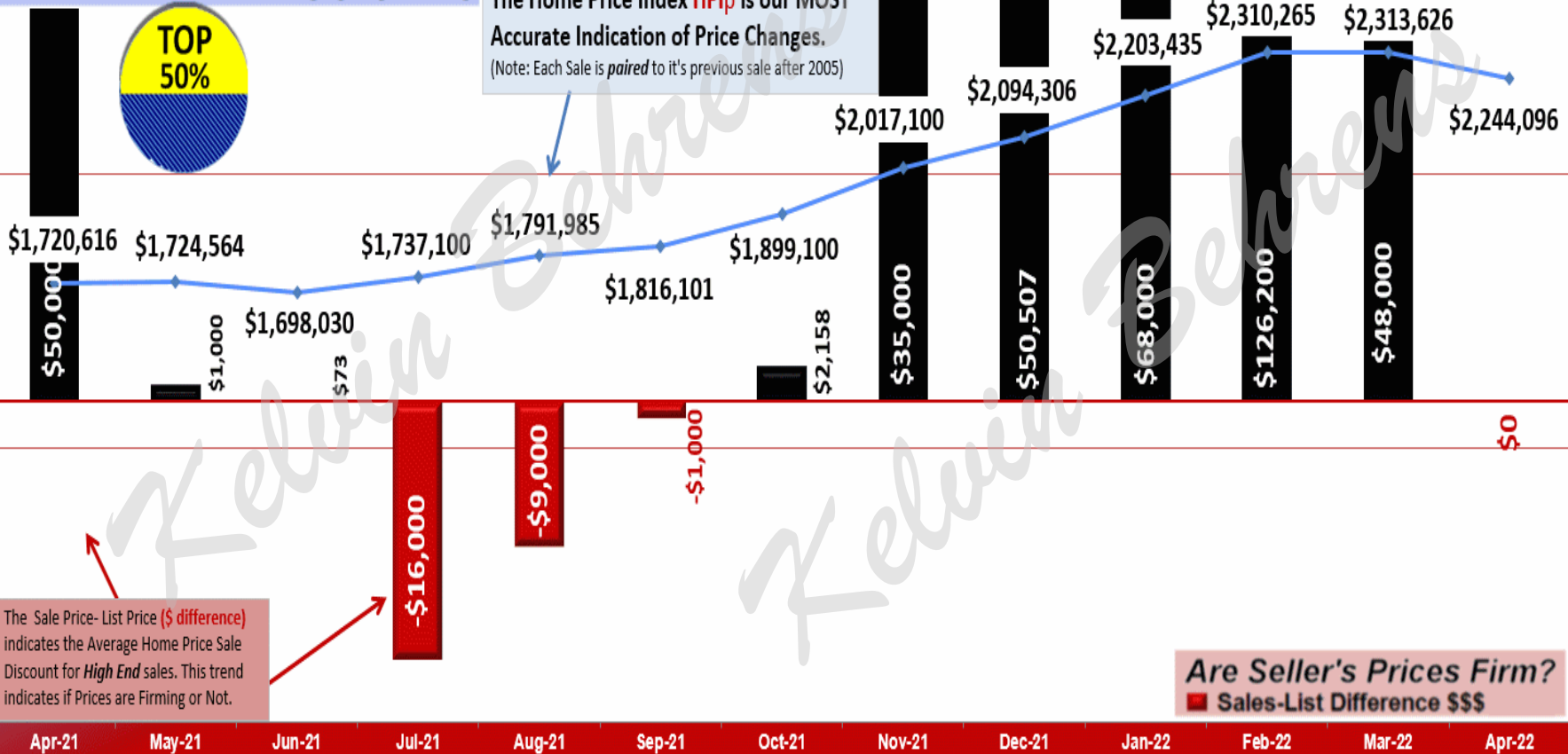
## Are Home Prices Up?

Home Price Index → HPIp (Top 50%)



Homes Over \$1,550,000

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



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



Detached



Detached



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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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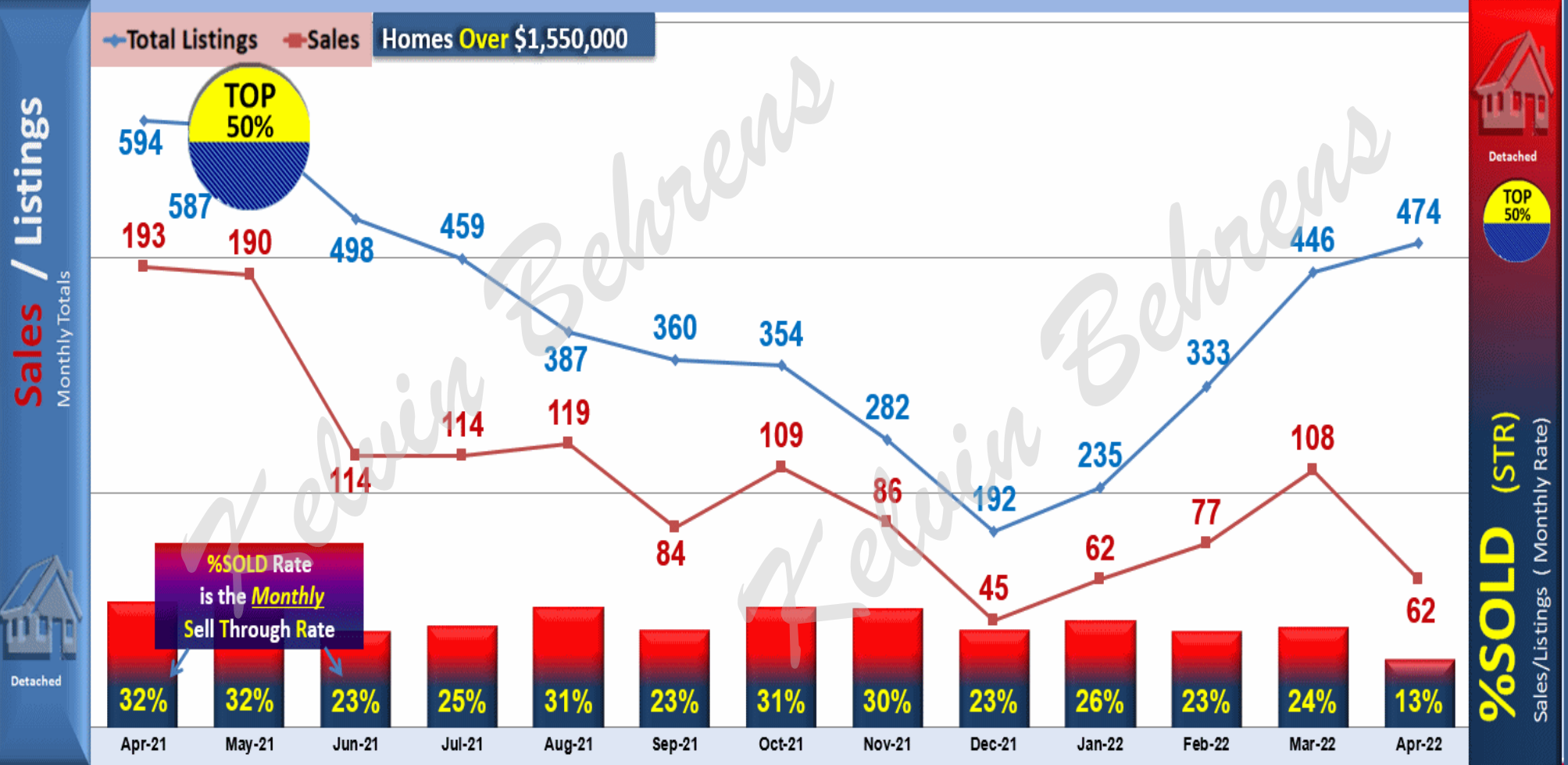
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**Market Analysis and Forecasting**    May 1/22    Langley, Cloverdale

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



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Market Analysis and Forecasting

May 1/22 Langley, Cloverdale

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

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

## Are Home Prices Up?

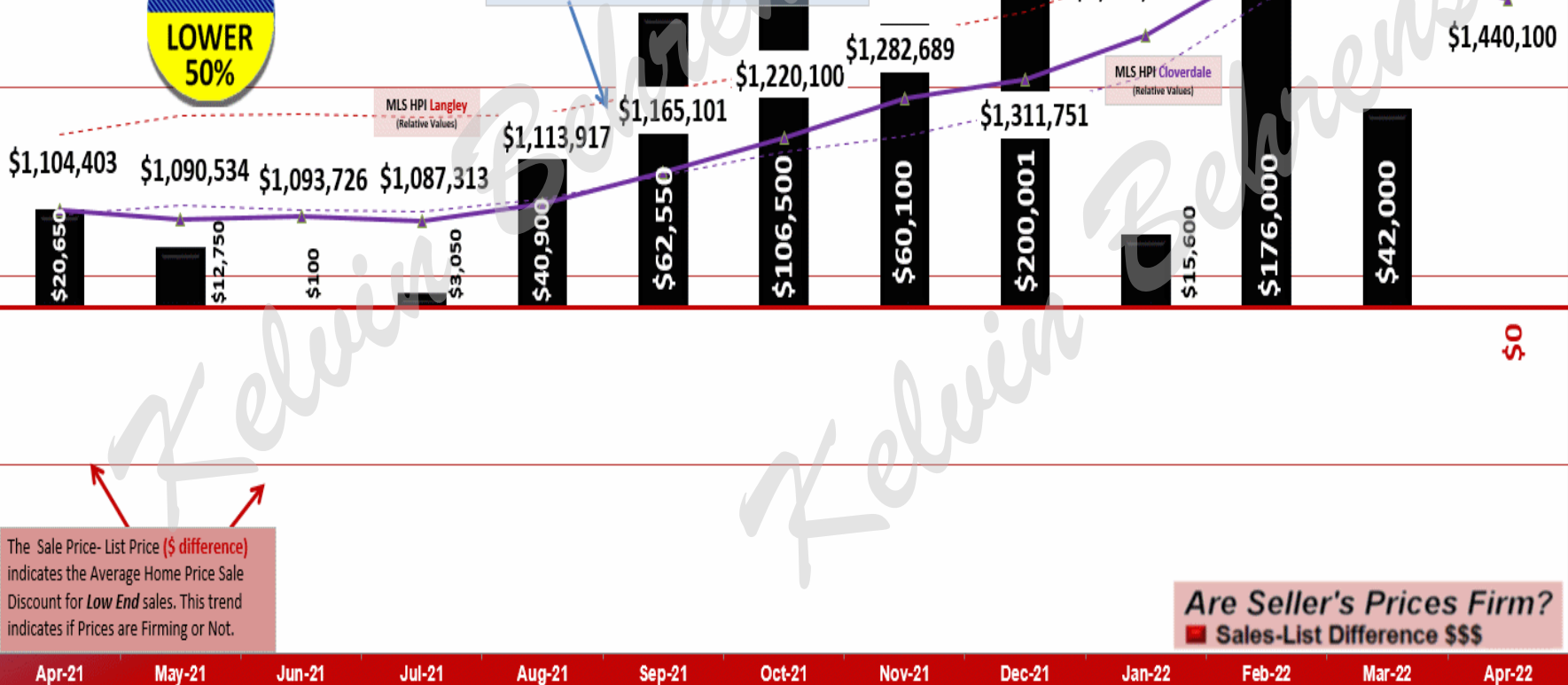
Home Price Index → HPIp (Lower 50%)



Homes Below \$1,550,000

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

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



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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Detached



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

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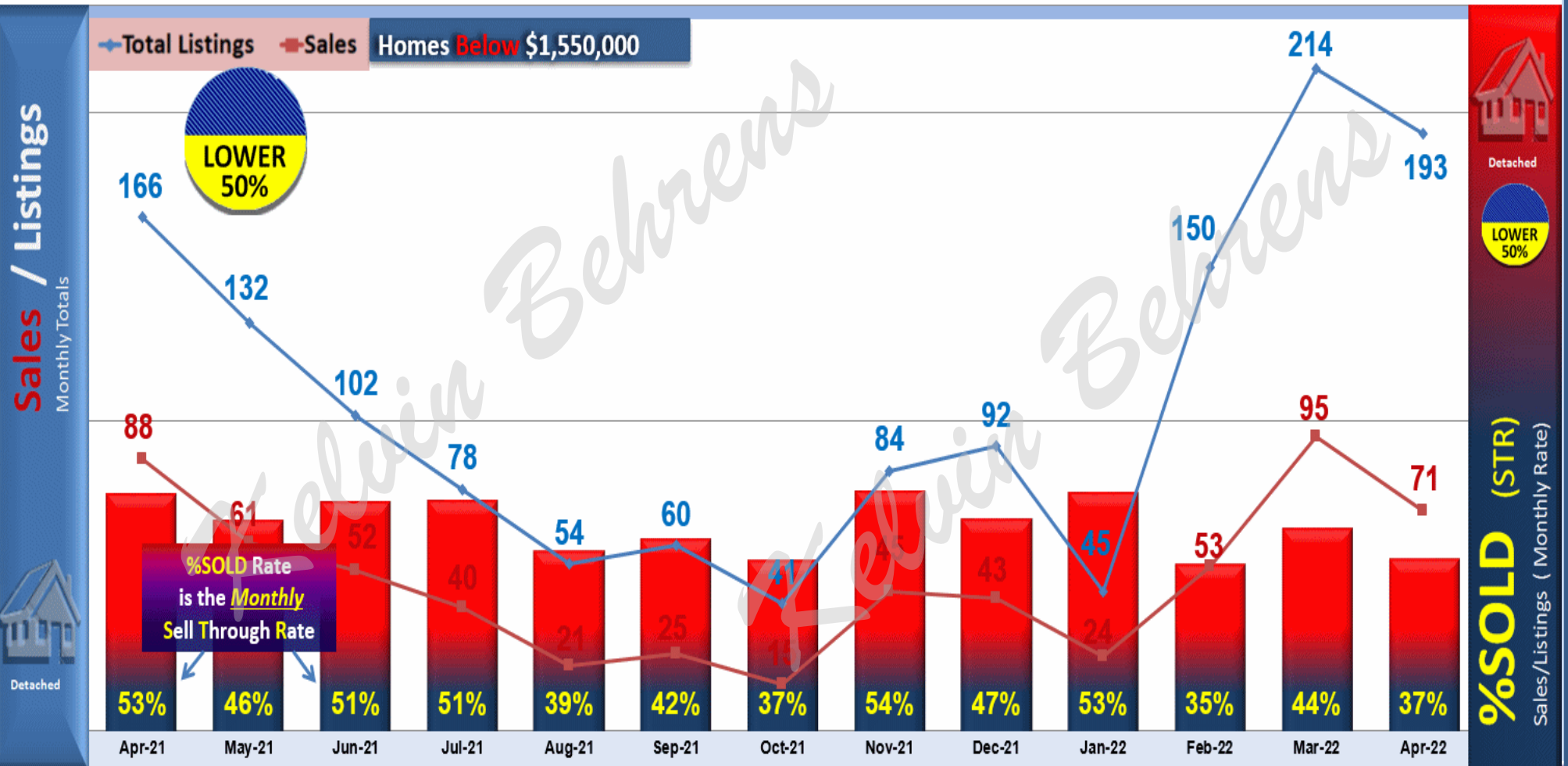
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Market Analysis and Forecasting

May 1/22 Langley, Cloverdale

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



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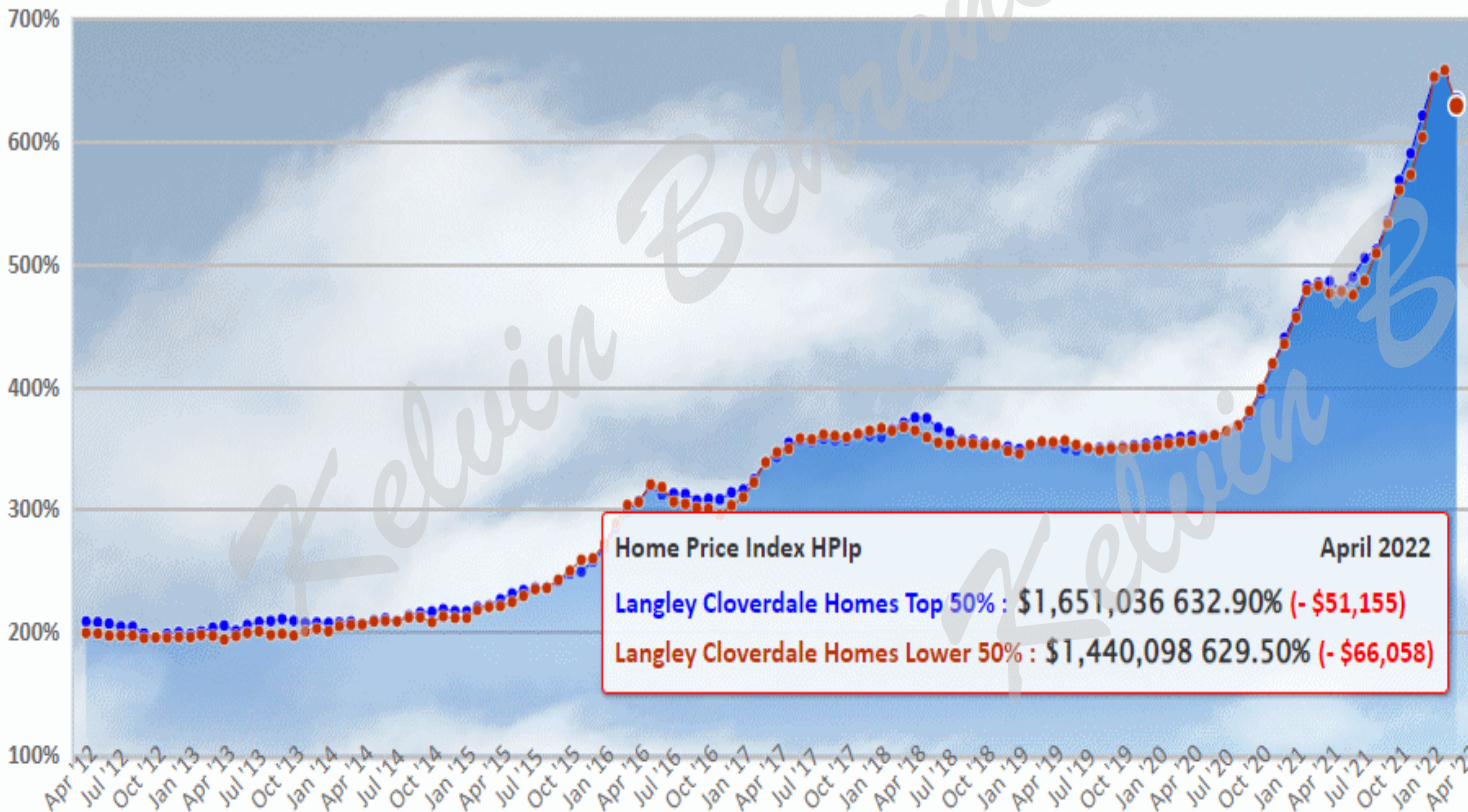


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Langley Cloverdale Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
Langley Cloverdale Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-

Monthly  Home values



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

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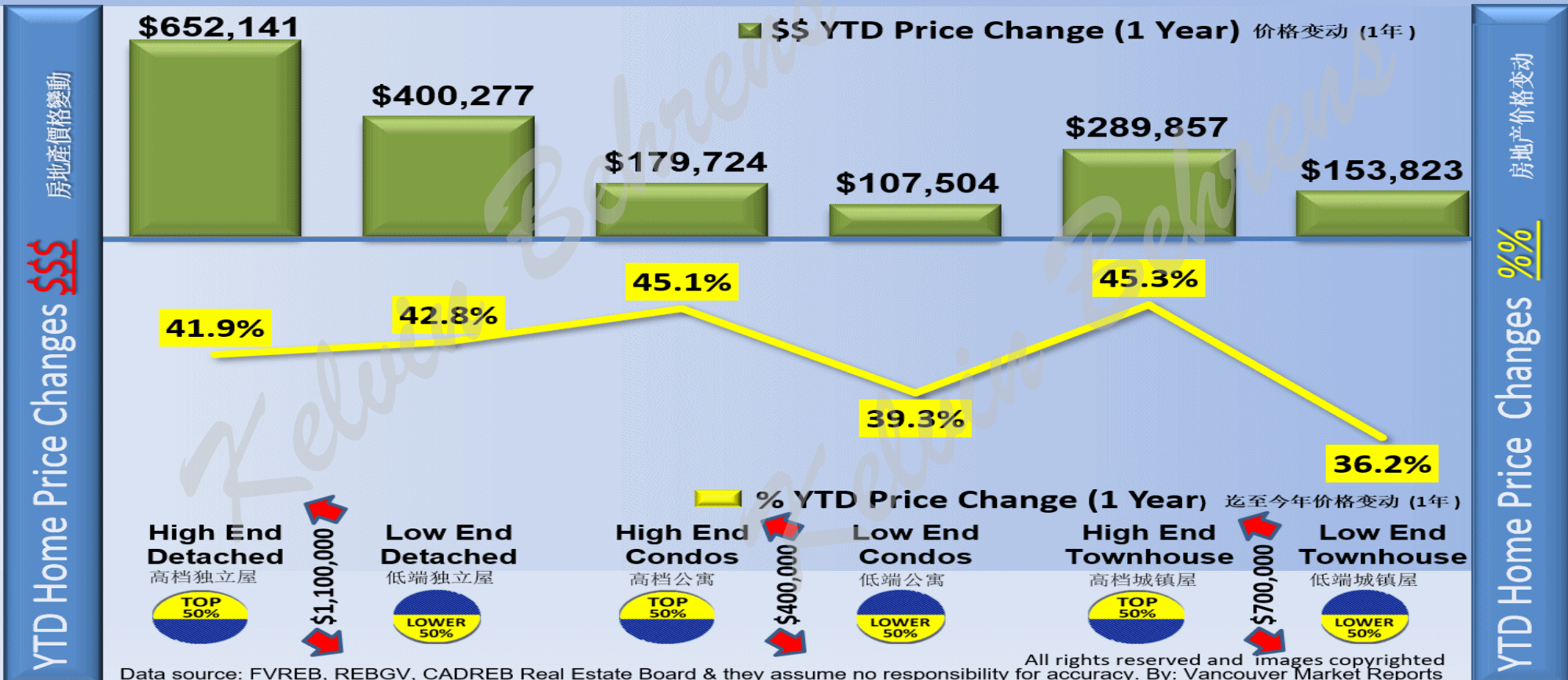
## Abbotsford Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

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

房屋类型: 迄于今年 (每季) 由2020 三月至2021 三月

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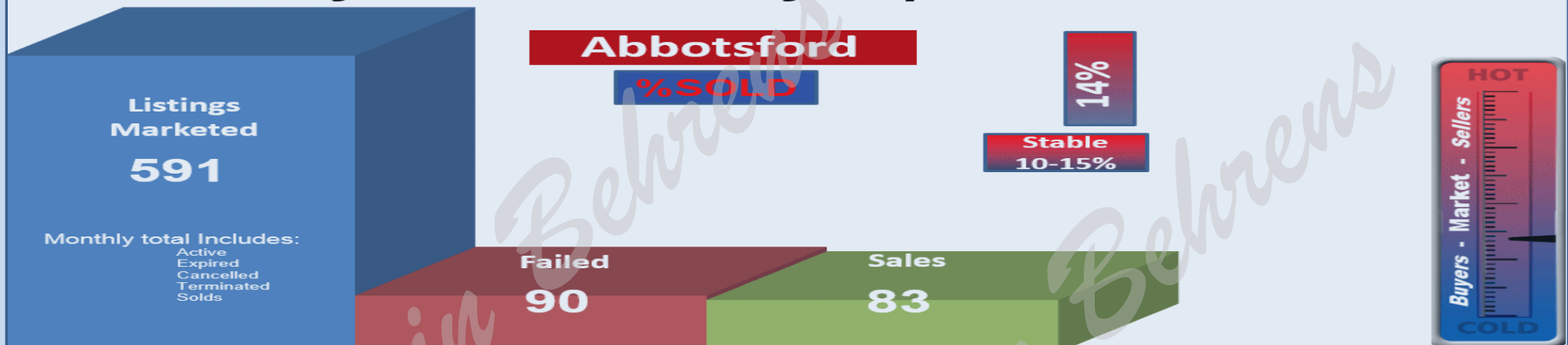
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## Monthly Market Activity - Apr 2022 - Single Family



### May 1 2022 Abbotsford Market Update (Detached)

**Current:** Abbotsford is in Seller Market with average listing inventories, a **14 %SOLD** rate and a 98% Sell/List Ratio.

(This means that on an average sale there is a \$20,000 increase from the original list price) .

*Most Active Price Range:* Homes below \$1.1mill have a **36.2 %SOLD** rate.

*Least Active Price Range:* Homes above \$2.5 mill. have a **3.0 %SOLD** rate.

**History:** The Abbotsford Home Price Index **HPIp (Top 50%)** shows that prices increased \$397,972.  
The Abbotsford Home Price Index **HPIp (Lower 50%)** shows that prices increased \$292,086 year-to-date.

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

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

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# Vancouver Market Reports

Statistics, on the Web!

detached homes

Market Analysis and Forecasting

May 1/22 Abbotsford



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

### Abbotsford List Price Ranges Statistics - Apr 2022

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,100,000	47	17	10	99%	-\$9,900	36.2%	↑
\$1,100,001-\$1,275,000	62	13	11	98%	-\$25,000	21.0%	↑
\$1,275,001-\$1,400,000	139	28	9	98%	-\$24,450	20.1%	↑
\$1,400,001-\$1,550,000	100	10	10	102%	\$25,050	10.0%	↓
\$1,550,001-\$1,800,000	111	7	6	99%	-\$24,000	6.3%	↓
\$1,800,001-\$2,500,000	65	6	8	100%	-\$7,500	9.2%	↓
\$2,500,001 and more	67	2	59	95%	-\$259,500	3.0%	↓
<b>Total Activity</b>	<b>591</b>	<b>83</b>	<b>10</b>	<b>98%</b>	<b>-\$20,000</b>	<b>14%</b>	

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

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change	
Total Listings** (A,S,T,C,X)	682	599	591		-8	↓
Active Listings (1st of the month)	291	276	357	418	61	↑
Solds	236	189	83		-106	↓
Days on Market (DOM)	7	7	10		3	↑
%SOLD (Sales/ Listings /mnlthly rate)	35%	32%	14%		-17.5%	↓
(Top 50%) Home Price Index HPIp	\$1,681,128	\$2,175,100	\$2,079,100		-\$96,000	↓
(Lower 50%) Home Price Index HPIp	\$992,014	\$1,347,377	\$1,284,100		-\$63,277	↓

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

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Market Analysis and Forecasting

May 1/22 Abbotsford

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

### Abbotsford Sub areas Statistics - Apr 2022

Detached

Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Poplar	34	2	13	98%	-\$24,500	5.9%
Bradner	21	3	12	99%	-\$49,000	14.3%
Matsqui	11	4	14	90%	-\$135,450	36.4%
Sumas Mountain	7	0				0.0%
Abbotsford West	143	22	12	100%	-\$4,950	15.4%
Abbotsford East	227	38	9	98%	-\$22,000	16.7%
Aberdeen	32	1	2	100%	\$3,000	3.1%
Sumas Prairie	9	1	17	104%	\$50,000	11.1%
Central Abbotsford	107	12	10	97%	-\$35,306	11.2%
<b>Total Activity</b>	<b>591</b>	<b>83</b>	<b>10</b>	<b>98%</b>	<b>-\$20,000</b>	<b>14%</b>

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## Next Months Market Forecast

**Forecast:** Abbotsford has average Listing supply; 418 homes are for sale & with the **14 %SOLD** monthly rate gives us a ~7 months of inventory. 19% of the active listings have reduced their price by \$90,278 on average and \$60,450 on median in the last month. We project Abbotsford to continue in Seller Market.

The Fraser Valley's Detached Home Market has now dropped for the 2nd month in a row. The Average Home Price decreased (\$43,918) which is a big change from the \$2,921 drop that we saw in March. This adjustment is partially caused by the erosion of consumer confidence with the \$2/liter gas prices, interest rates, and economic woes. This is the 4th lowest monthly price decrease we have seen on record. We are now forecasting that the majority of the Fraser Valley Market continues to be in a Buyer's Market in the next coming months. Currently, the Condo Market is still Stable with an Average Price Increase of \$1,617. Meanwhile, Townhouse Markets have switched to a Buyer's Market with an (\$8,069) average price decrease. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

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

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

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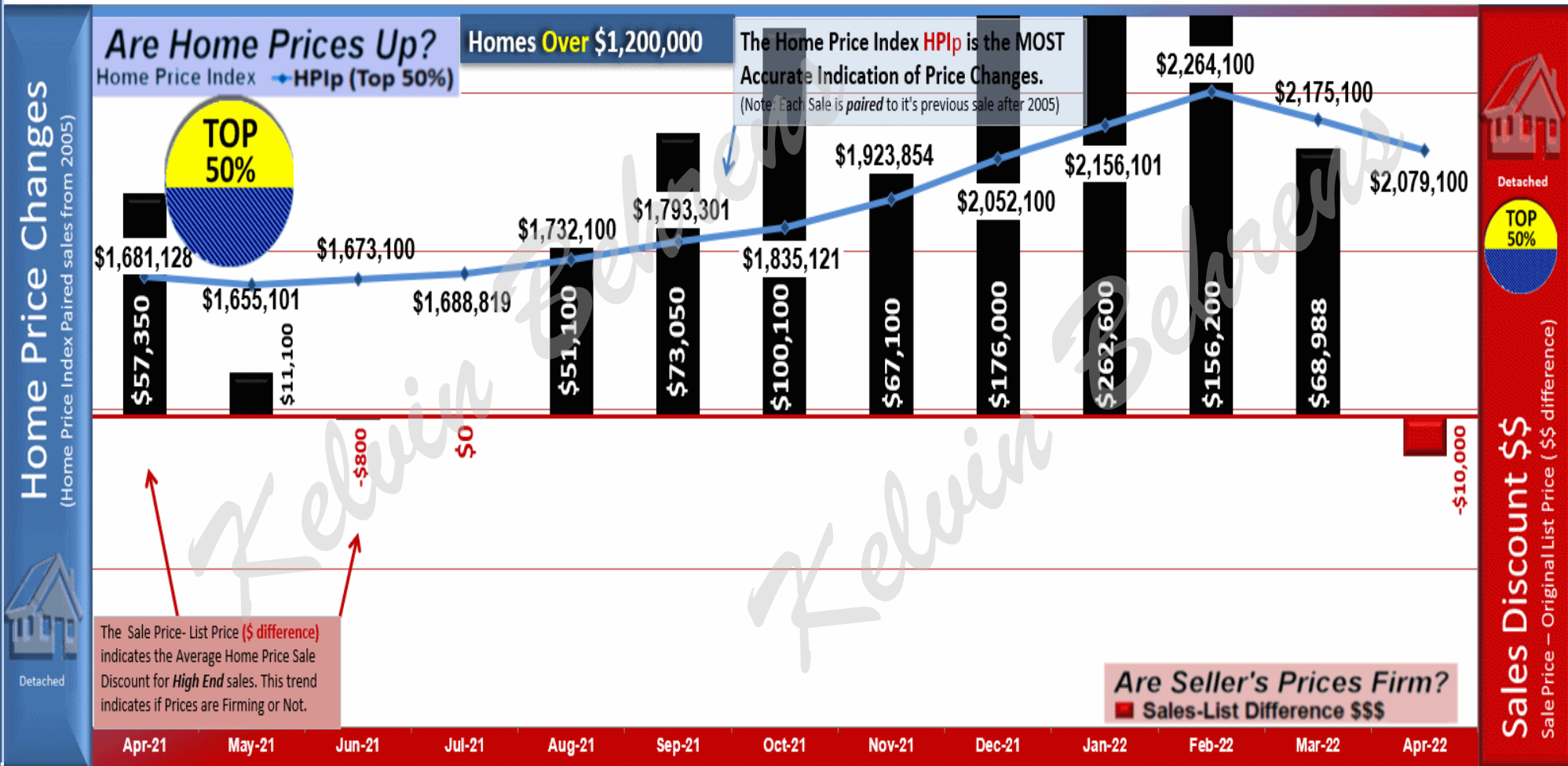
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**Market Analysis and Forecasting**    May 1/22    **Abbotsford**

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



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

Homes **Over** \$1,200,000

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

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

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

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



Detached



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

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

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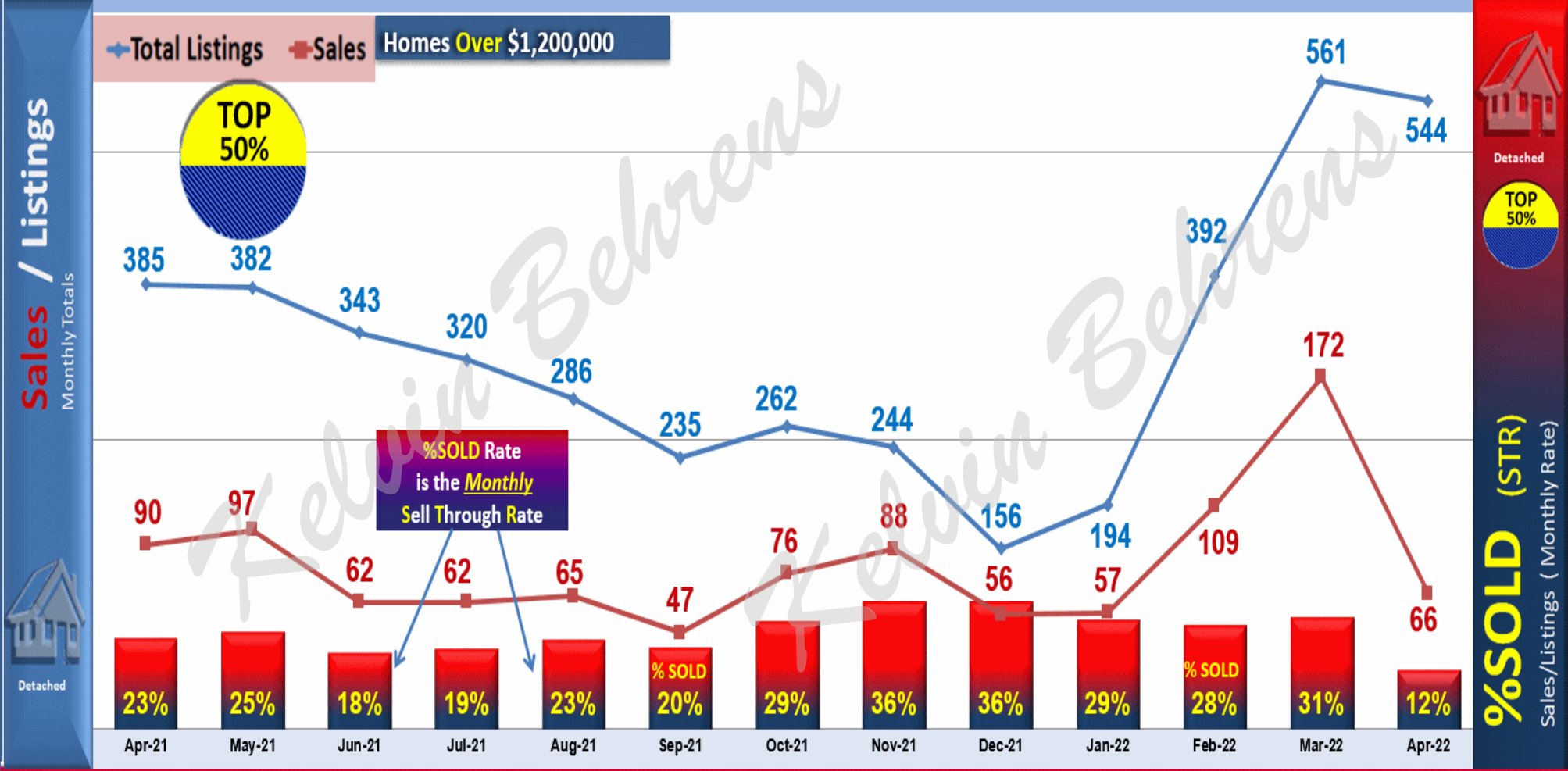
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Market Analysis and Forecasting

May 1/22 Abbotsford

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



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

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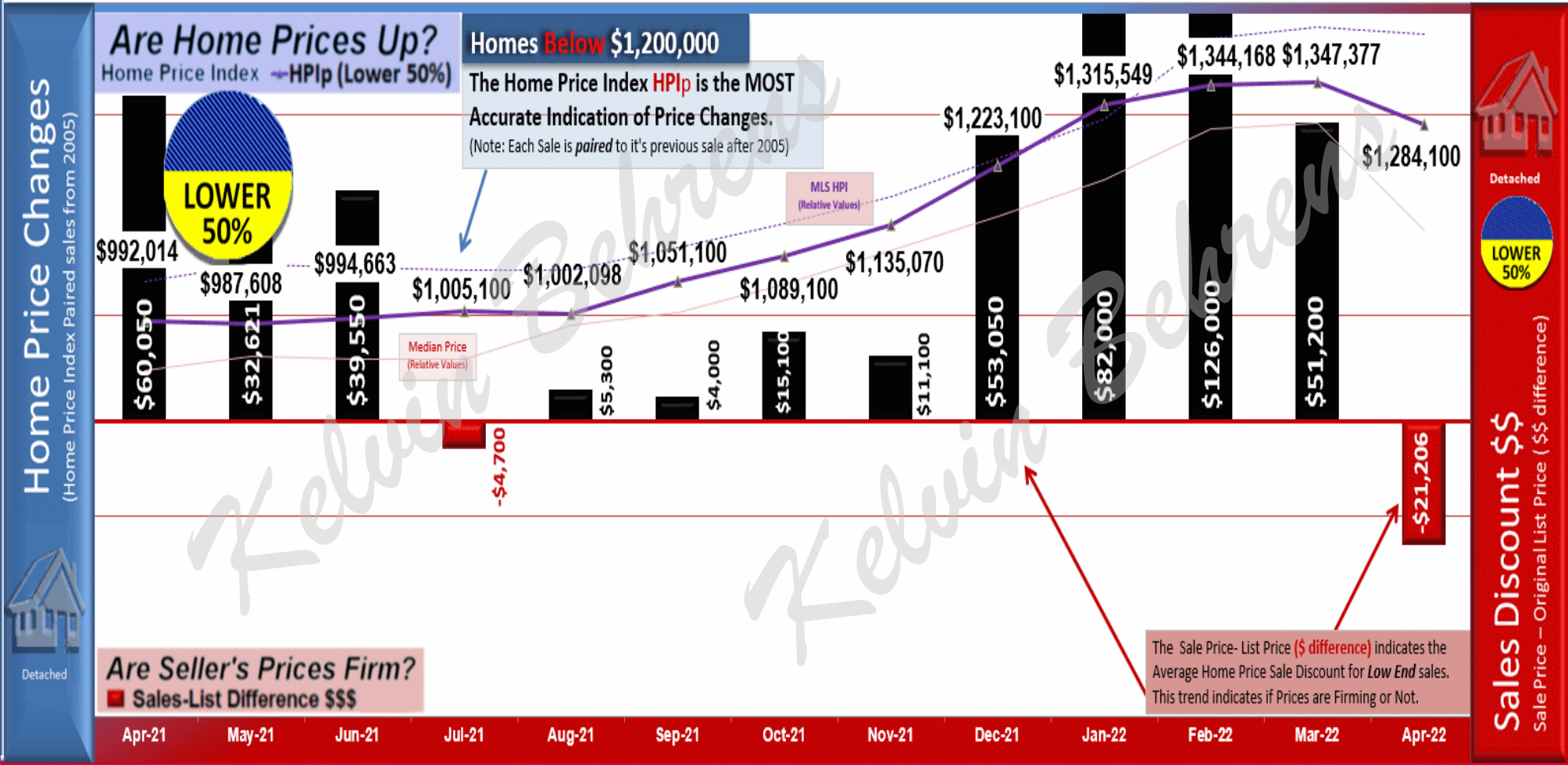
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Market Analysis and Forecasting

May 1/22 Abbotsford

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



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

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**Market Analysis and Forecasting**    May 1/22    **Abbotsford**

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

← Total Listings    ← Sales    Homes Below \$1,200,000

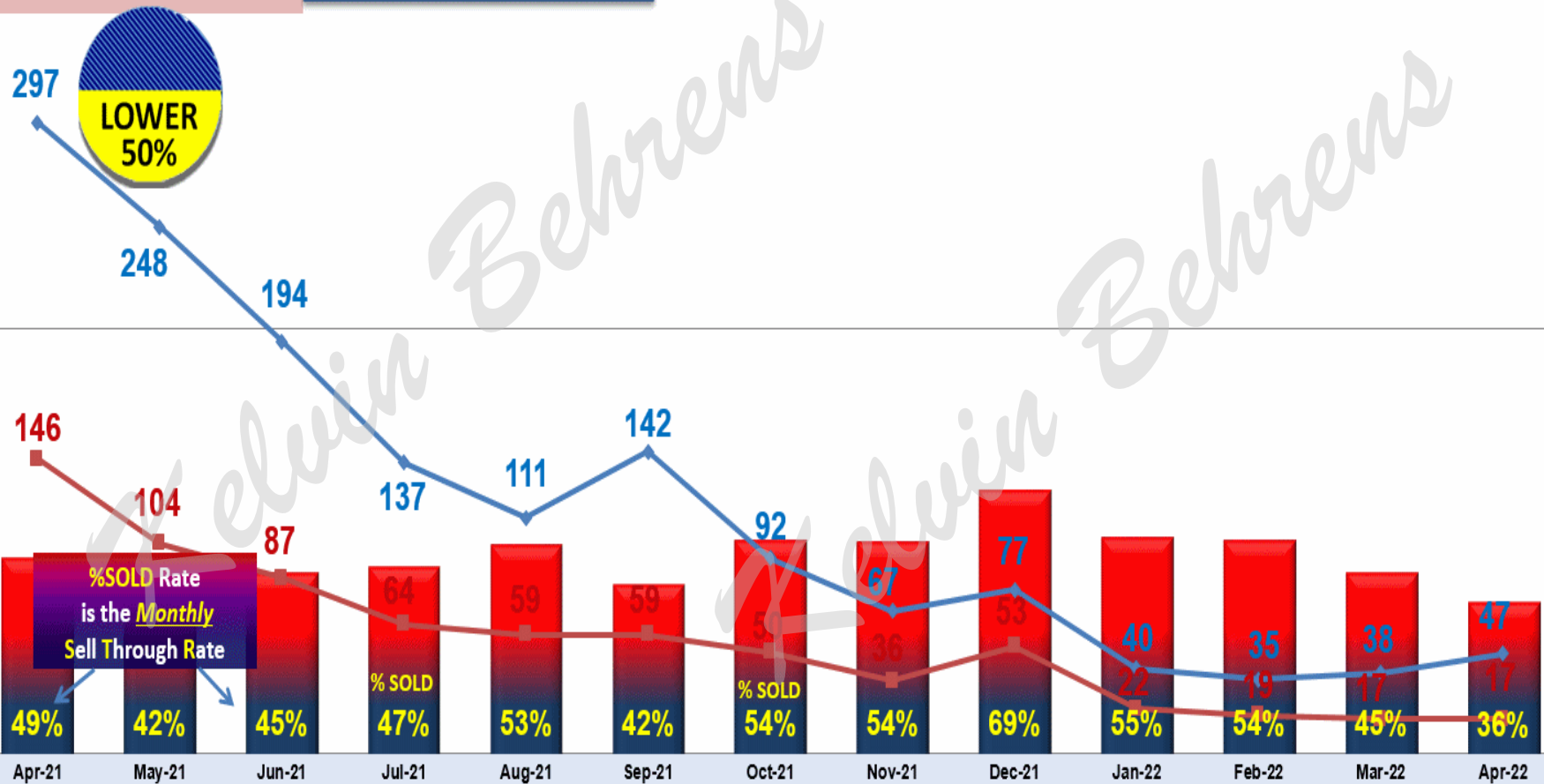
Sales / Listings  
Monthly Totals



Detached



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



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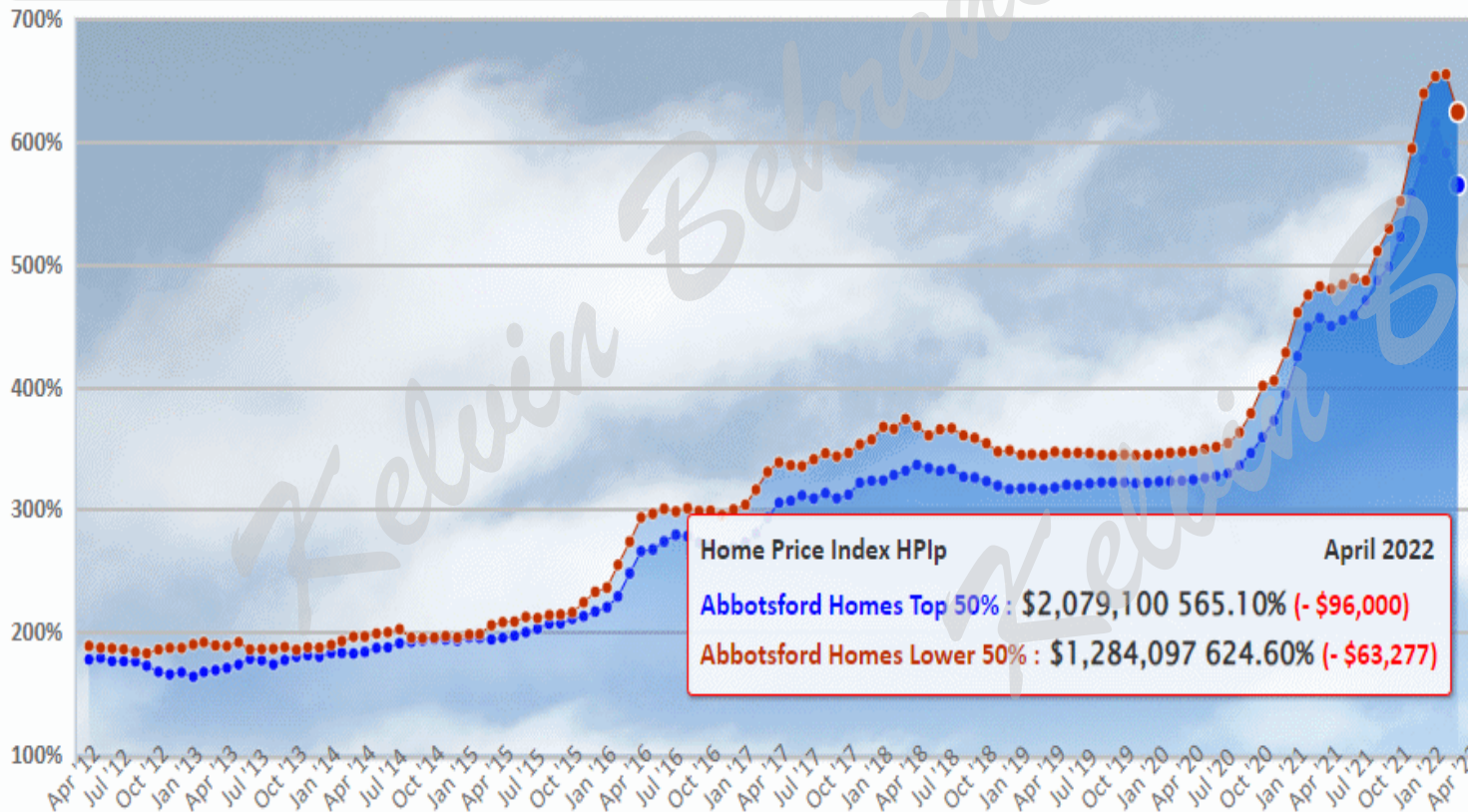


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Abbotsford Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
Abbotsford Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-

Monthly  Home values



Date	Value
Apr 2022	% 565.10
Mar 2022	% 591.20
Feb 2022	% 615.40
Jan 2022	% 586.00
Dec 2021	% 557.80
Nov 2021	% 522.90
Oct 2021	% 498.80
Sep 2021	% 487.40
Aug 2021	% 470.80
Jul 2021	% 459.00
Jun 2021	% 454.80
May 2021	% 449.90

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May 1/22 Mission



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

房地产价格变动(\$/%)

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

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports **HPI**

\$527,353



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

\$318,924



46.4%

44.6%

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

**High End Detached**

高档独立屋



**Low End Detached**

低端独立屋



\$1,000,000

房地產價格變動

YTD Home Price Changes \$\$\$

房地產价格变动

YTD Home Price Changes %%

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

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Market Analysis and Forecasting

May 1/22 Mission

## Monthly Market Activity - Apr 2022 - Single Family



### May 1 2022 Mission Market Update (Detached)

**Current:** Mission is a Seller Market with normal listing inventories, **20 %SOLD** rate and Sale Price /List Price = 99% (e.g.: means an average of a \$10,000 increase from the original list price on sale.)

*Most Active Price Range:* Homes between \$400,000 - \$850,000 have **41.7 %SOLD** rate.

*Least Active Price Range:* Homes above \$2.0 mill have **6.5 %SOLD** rate.

**History:** The Mission Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$413,186.

The Mission Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$276,085.

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

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

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

### Mission List Price Ranges Statistics - Apr 2022

Detached

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$400,000	15	6	25	96%	-\$15,400	40.0%	↑
\$400,001-\$850,000	12	5	15	108%	\$35,000	41.7%	↑
\$850,001-\$975,000	18	3	15	98%	-\$20,000	16.7%	↑
\$975,001-\$1,100,000	54	16	9	103%	\$29,650	29.6%	↑
\$1,100,001-\$1,450,000	121	28	12	100%	-\$5,000	23.1%	↑
\$1,450,001-\$2,000,000	76	9	13	95%	-\$74,700	11.8%	↓
\$2,000,001 and more	62	4	6	99%	-\$36,444	6.5%	↓
<b>Total Activity</b>	<b>358</b>	<b>71</b>	<b>10</b>	<b>99%</b>	<b>-\$10,000</b>	<b>20%</b>	↑

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

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change	
Total Listings (A,S,T,C,X)	292	337	358		21	↑
Active Listings (1st of the month)	136	155	212	249	37	↑
Solds	96	91	71		-20	↓
Days on Market (DOM)	7	7	10		3	↓
%SOLD (Sales/ Listings /mnlthly rate)	32.9%	27.0%	19.8%		-7.2%	↓
(Top 50%) Home Price Index HPIp	\$1,236,914	\$1,729,756	\$1,650,100		-\$79,656	↓
(Lower 50%) Home Price Index HPIp	\$733,101	\$1,035,881	\$1,009,186		-\$26,696	↓

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

Mission Sub areas Statistics - Apr 2022						Detached	
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
Hatzic	27	7	11	94%	-\$54,900	25.9%	
Stave Falls	12	3	6	101%	\$9,200	25.0%	
Steelhead	9	0				0.0%	
Mission	245	47	12	98%	-\$20,900	19.2%	
Durieu	7	2	9	94%	-\$45,001	28.6%	
Dewdney Deroche	15	2	77	92%	-\$54,350	13.3%	
Lake Errock	12	5	6	100%	\$100	41.7%	
Hemlock	2	1	16	98%	-\$20,000	50.0%	
Mission-West	29	4	7	103%	\$49,300	13.8%	
<b>Total Activity</b>	<b>358</b>	<b>71</b>	<b>10</b>	<b>99%</b>	<b>-\$10,000</b>	<b>20%</b>	

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## Next Months Market Forecast

**Forecast:** Mission has average Listing Supply; 249 homes are for sale and with the **20 % SOLD** monthly rate gives us a ~5 months of inventory. Another indicator: 37% of the Active Listings have Reduced their Price by \$77,486 on Average and \$72,451 on Median for the last month. We project Mission Detached to be a Seller market.

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

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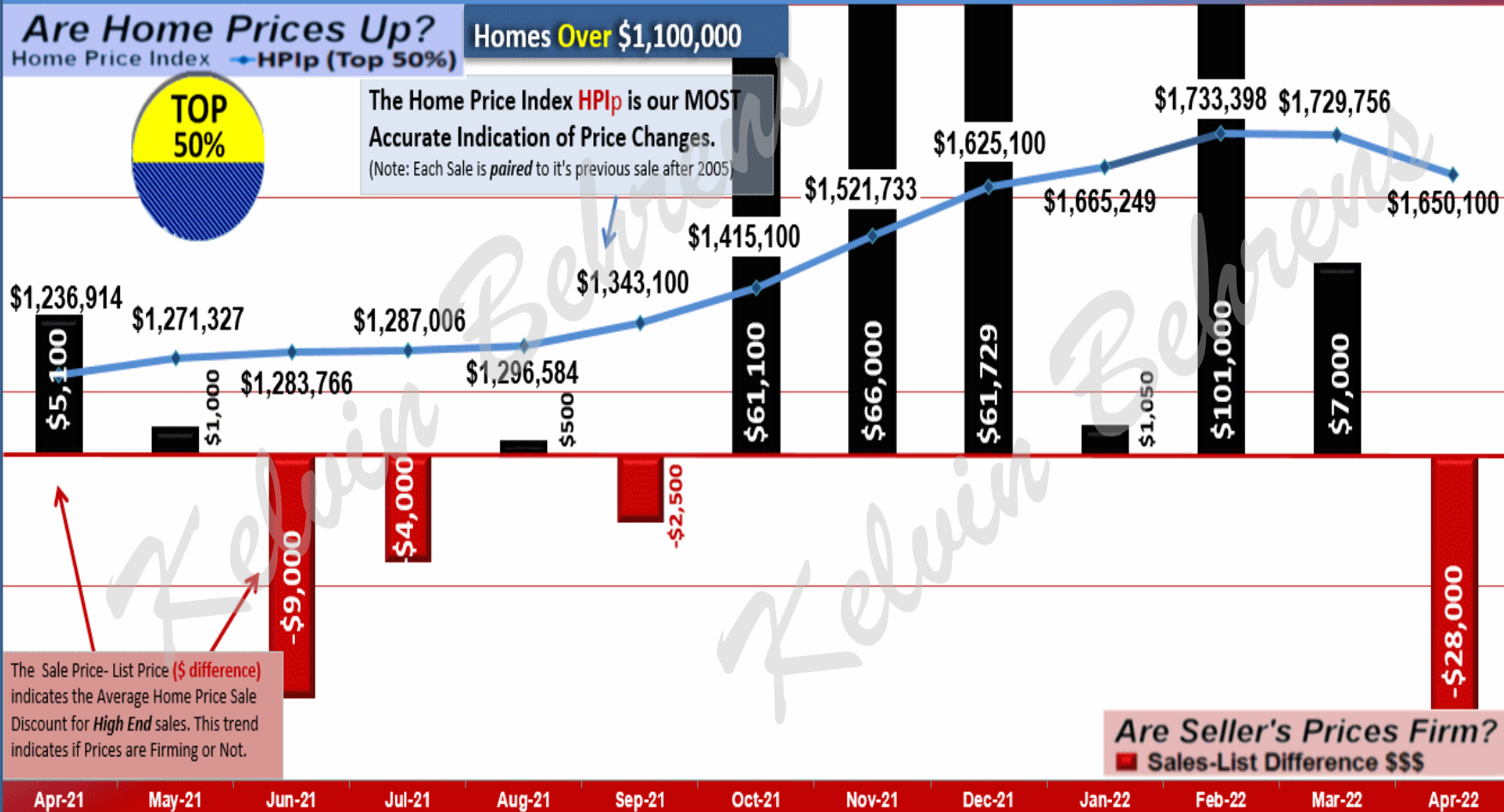
Market Analysis and Forecasting

May 1/22 Mission

Detached

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

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



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

Homes Over \$1,100,000



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

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

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



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

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# Vancouver Market Reports

detached homes

Statistics, on the Web!



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Market Analysis and Forecasting

May 1/22 Mission

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

← Total Listings → Sales Homes Over \$1,100,000

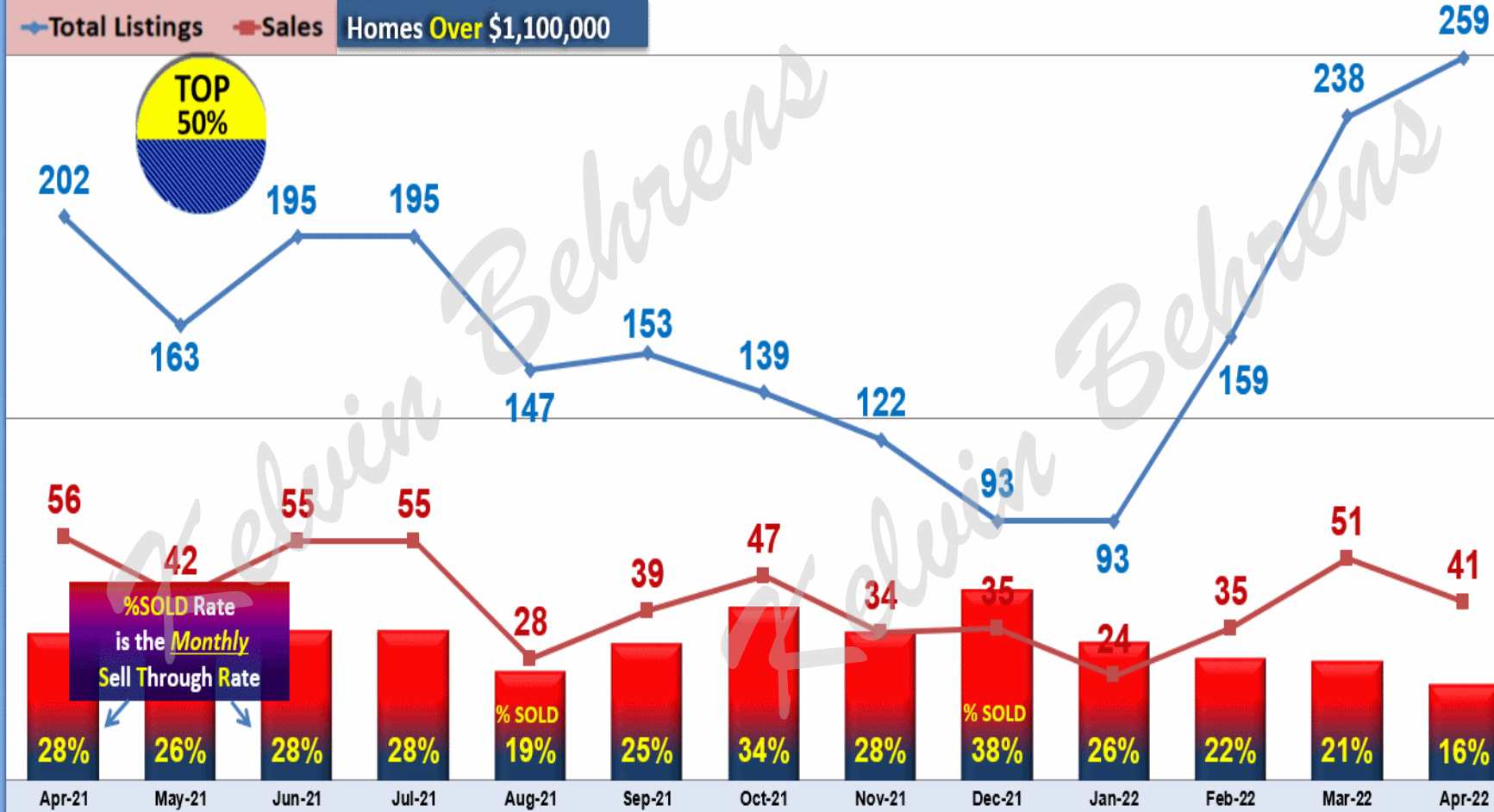
Sales / Listings  
Monthly Totals



Detached



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



%SOLD Rate is the Monthly Sell Through Rate

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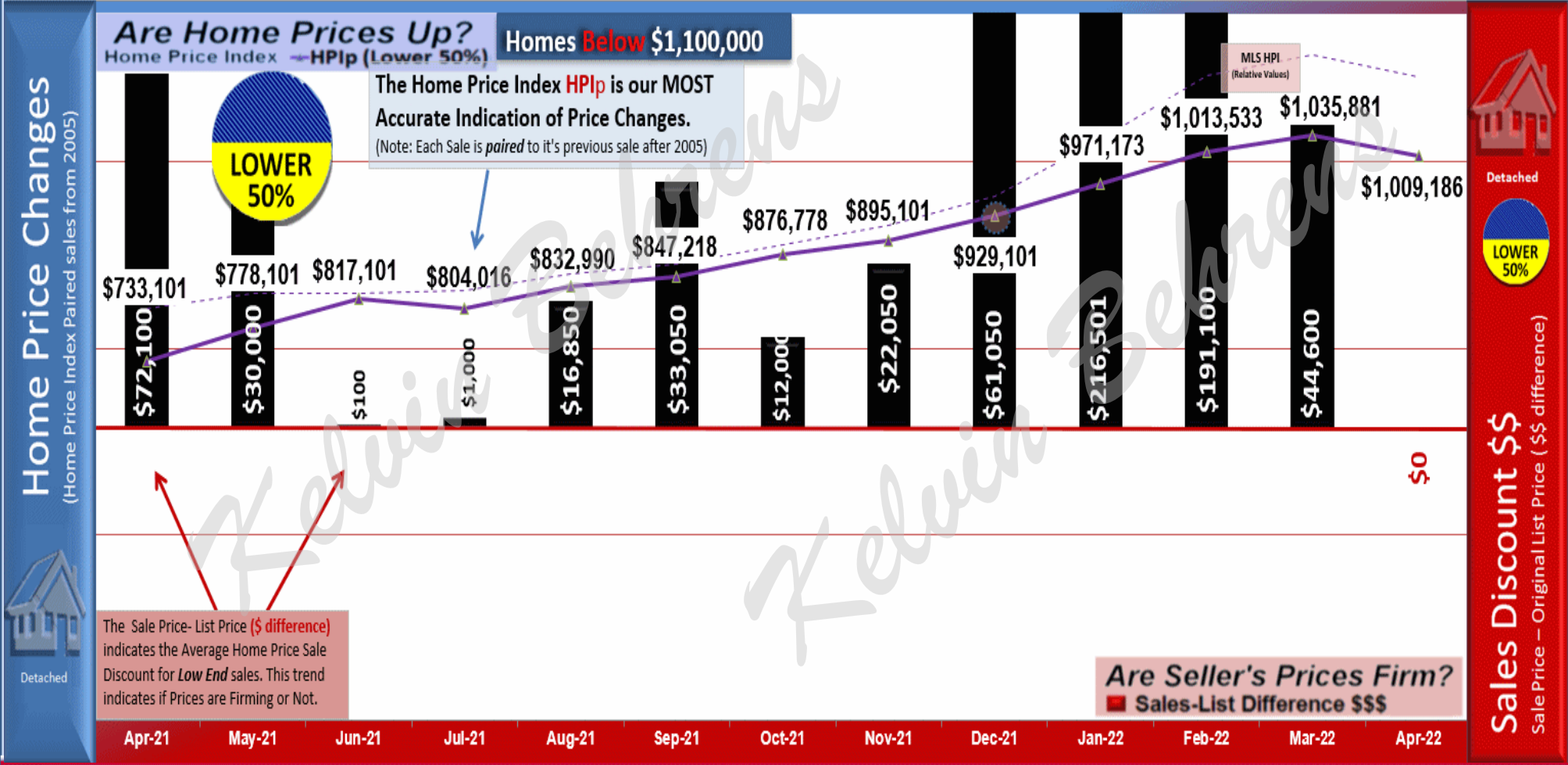


Market Analysis and Forecasting

May 1/22 Mission

Detached

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



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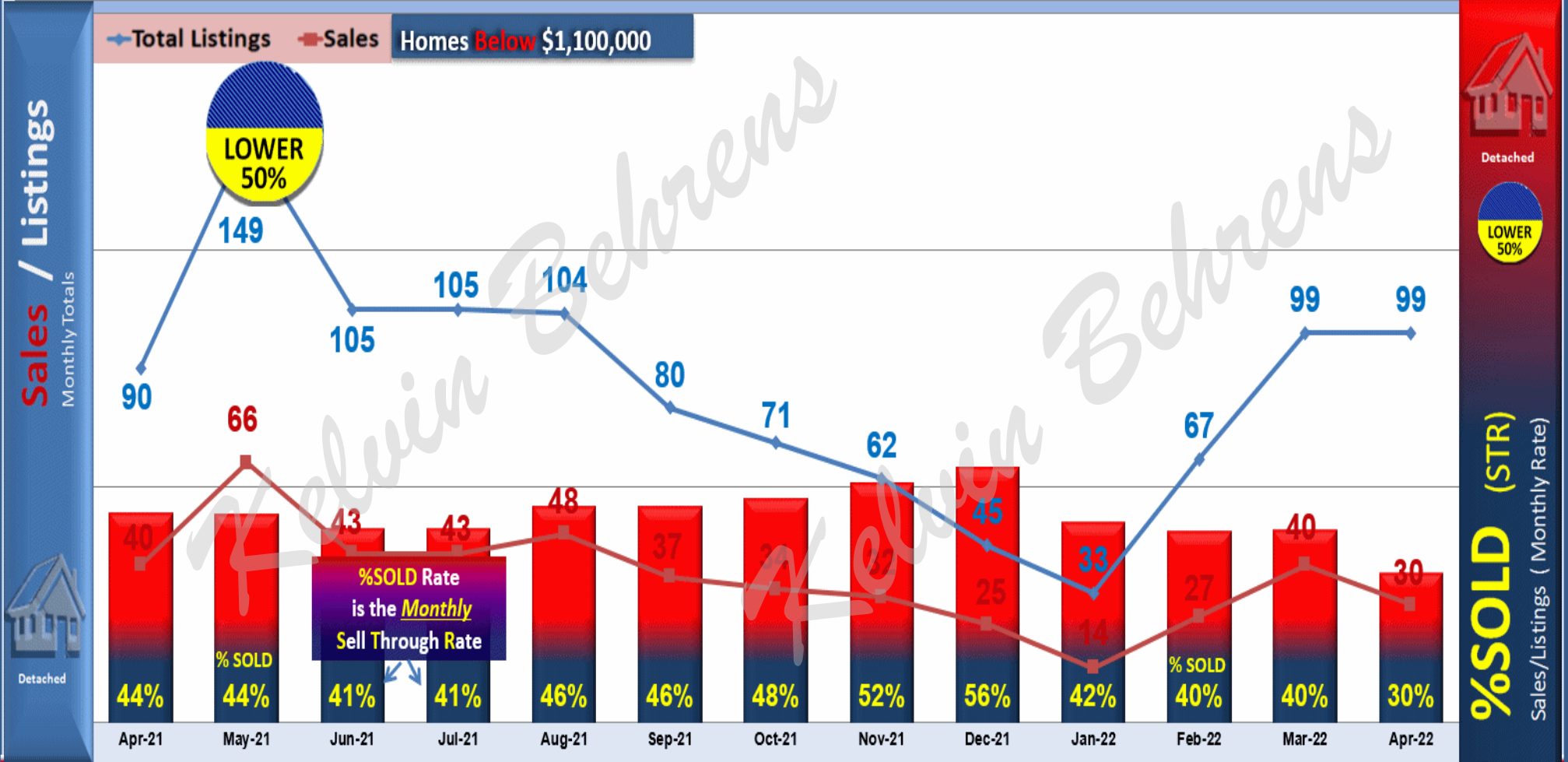
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**Market Analysis and Forecasting**    May 1/22    Mission

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



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

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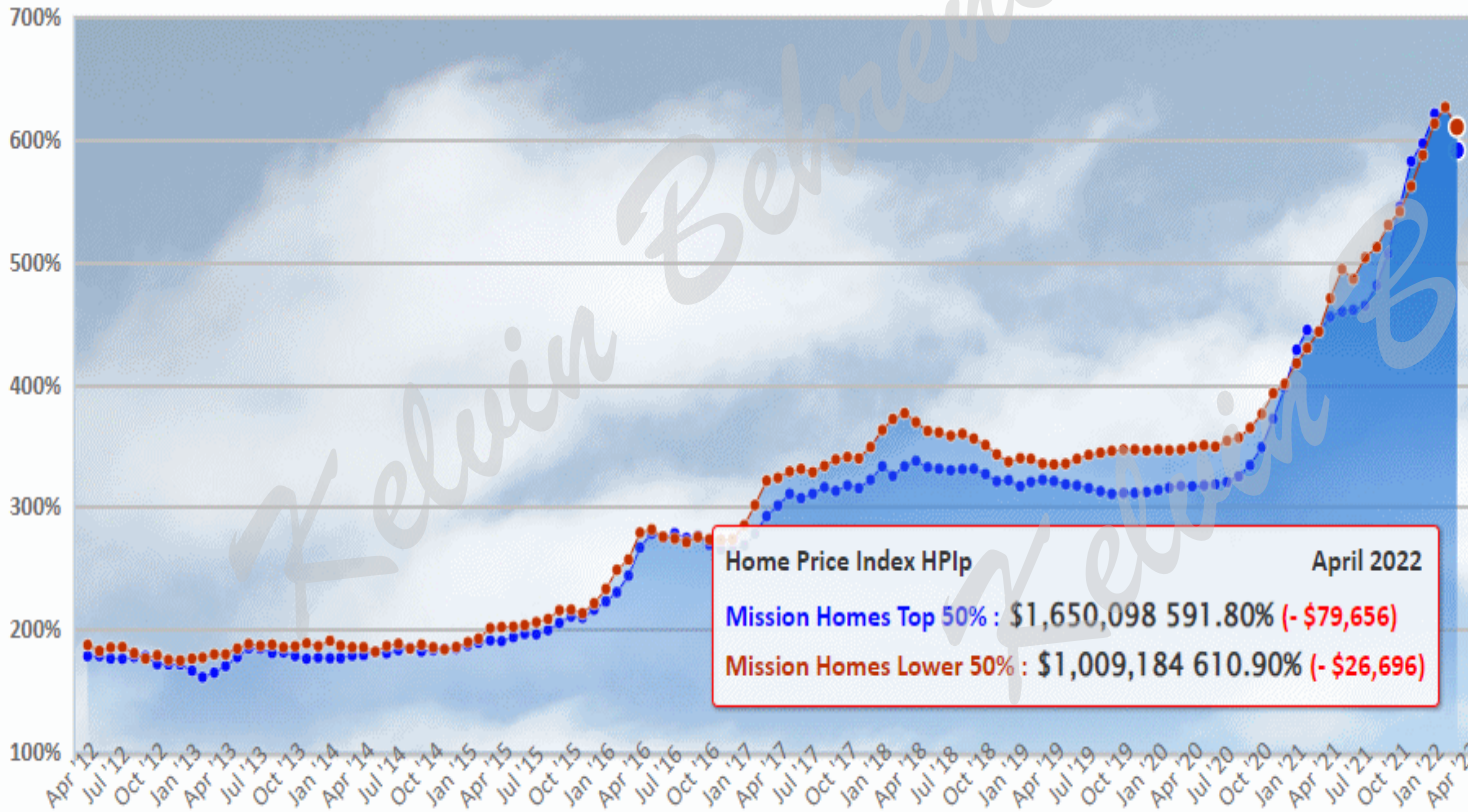


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Mission Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
Mission Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-

Monthly  Home values



Date	Value
Apr 2022	% 591.80
Mar 2022	% 620.40
Feb 2022	% 621.70
Jan 2022	% 597.30
Dec 2021	% 582.90
Nov 2021	% 545.80
Oct 2021	% 507.50
Sep 2021	% 481.70
Aug 2021	% 465.00
Jul 2021	% 461.60
Jun 2021	% 460.40
May 2021	% 456.00

**Home Price Index HPIp** April 2022  
**Mission Homes Top 50% : \$1,650,098 591.80% (- \$79,656)**  
**Mission Homes Lower 50% : \$1,009,184 610.90% (- \$26,696)**

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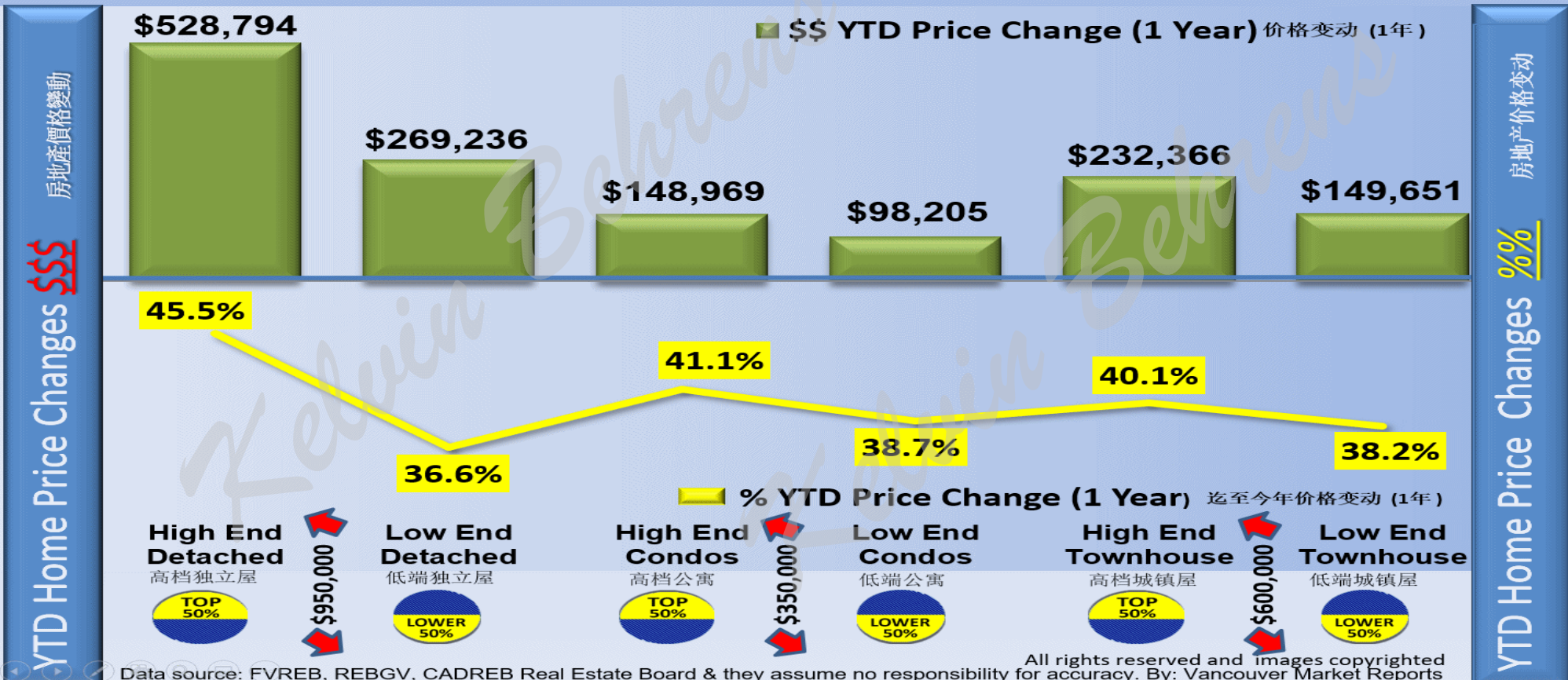
## Chilliwack Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

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

房屋类型: 迄于今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports **HPIp**



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

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## Monthly Market Activity - Apr 2022 - Single Family



May 1, 2022 **Chilliwack** (+Yarrow, Rosedale and Sardis) Market Update **Detached**

**Current:** Chilliwack (+Yarrow, Rosedale and Sardis) is in a Seller Market with average listing inventories, **24 %SOLD** rate and the Sale Price/List Price = 100%.

(This means that there is an average of a \$14,900 increase on a sale from the original list price)

*Most Active Price Range:* Homes below \$800,000 have **31.3 %SOLD** rate.

*Least Active Price Range:* Homes above \$1.6 mill. have **12.4 %SOLD** rate. (= 12 sales out of 100 listings/ month).

**History:** The Chilliwack Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$326,917.  
The Chilliwack Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$194,148.

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

Chilliwack (+Yarrow, Rosedale, Sardis) List Price Ranges Statistics - Apr 2022							Detached
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$800,000	67	21	8	98%	-\$10,000	31.3%	↑
\$800,001-\$950,000	94	24	8	98%	-\$14,900	25.5%	↑
\$950,001-\$1,075,000	116	19	9	99%	-\$14,000	16.4%	↑
\$1,075,001-\$1,200,000	186	19	6	99%	-\$10,679	10.2%	
\$1,200,001-\$1,350,000	98	20	7	98%	-\$22,400	20.4%	↑
\$1,350,001-\$1,600,000	103	13	6	98%	-\$24,000	12.6%	
\$1,600,001 and more	121	15	13	98%	-\$49,000	12.4%	
<b>Total Activity</b>	<b>785</b>	<b>131</b>	<b>7</b>	<b>98%</b>	<b>-\$14,900</b>	<b>17%</b>	↑

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

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change	
Total Listings** (A,S,T,C,X)	699	699	785		86	↑
Active Listings (1st of the month)	337	297	490	555	65	↑
Solds	266	152	131		-21	↓
Days on Market (DOM)	7	6	7		1	↑
%SOLD (Sales/ Listings /mnlthly rate)	38.1%	21.7%	16.7%		-5.1%	↓
(Top 50%) Home Price Index HPIp	\$1,312,183	\$1,717,325	\$1,639,100		-\$78,225	↓
(Lower 50%) Home Price Index HPIp	\$756,952	\$1,017,155	\$951,100		-\$66,055	↓

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May 1/22 Chilliwack



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

### Chilliwack (+Yarrow, Rosedale, Sardis) Sub areas Statistics - Apr 2022 Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Chilliwack W Yale-Well	59	4	4	97%	-\$27,000	6.8%
Chilliwack E Young-Yale	119	10	12	99%	-\$6,950	8.4%
Chilliwack N Yale-Well	94	11	13	98%	-\$19,900	11.7%
Chilliwack Yale Rd West	0	0				0.0%
Little Mountain	10	2	12	97%	-\$39,500	20.0%
Chilliwack Mountain	14	3	5	100%	-\$4,900	21.4%
Fairfield Island	51	11	9	98%	-\$19,000	21.6%
East Chilliwack	14	0				0.0%
Eastern Hillsides	48	10	7	99%	-\$14,450	20.8%
Rosedale Center	1	1	4	99%	-\$10,900	100.0%
Rosedale Popkum	39	6	16	95%	-\$28,950	15.4%
Sardist W Vedder Rd	54	9	5	98%	-\$24,900	16.7%
Sardist E Vedder Rd	49	13	6	100%	\$0	26.5%
Vedder S Watson-Promontory	82	23	7	98%	-\$15,900	28.0%
Promontory	82	17	8	98%	-\$14,900	20.7%
Yarrow	16	1	1	101%	\$20,000	6.3%
Majuba Hill	20	2	10	99%	-\$24,900	10.0%
Greendale Chilliwack	4	1	14	102%	\$50,000	25.0%
Ryder Lake	14	4	7	98%	-\$36,950	28.6%
Chilliwack River Valley	15	3	20	92%	-\$32,900	20.0%
<b>Total Activity</b>	<b>785</b>	<b>131</b>	<b>7</b>	<b>98%</b>	<b>-\$14,900</b>	<b>17%</b>

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## Next Months Market Forecast

**Forecast:** Chilliwack has average Listing supply; 555 homes are for sale and with the **24 %SOLD** monthly rate gives us a ~5 months of inventory. 17% of the Active Listings have reduced their price by \$59,029 on average or \$54,000 on median. We project Chilliwack Detached to be a continued Seller market.

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

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

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

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

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

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Market Analysis and Forecasting

May 1/22 Chilliwack

Detached

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

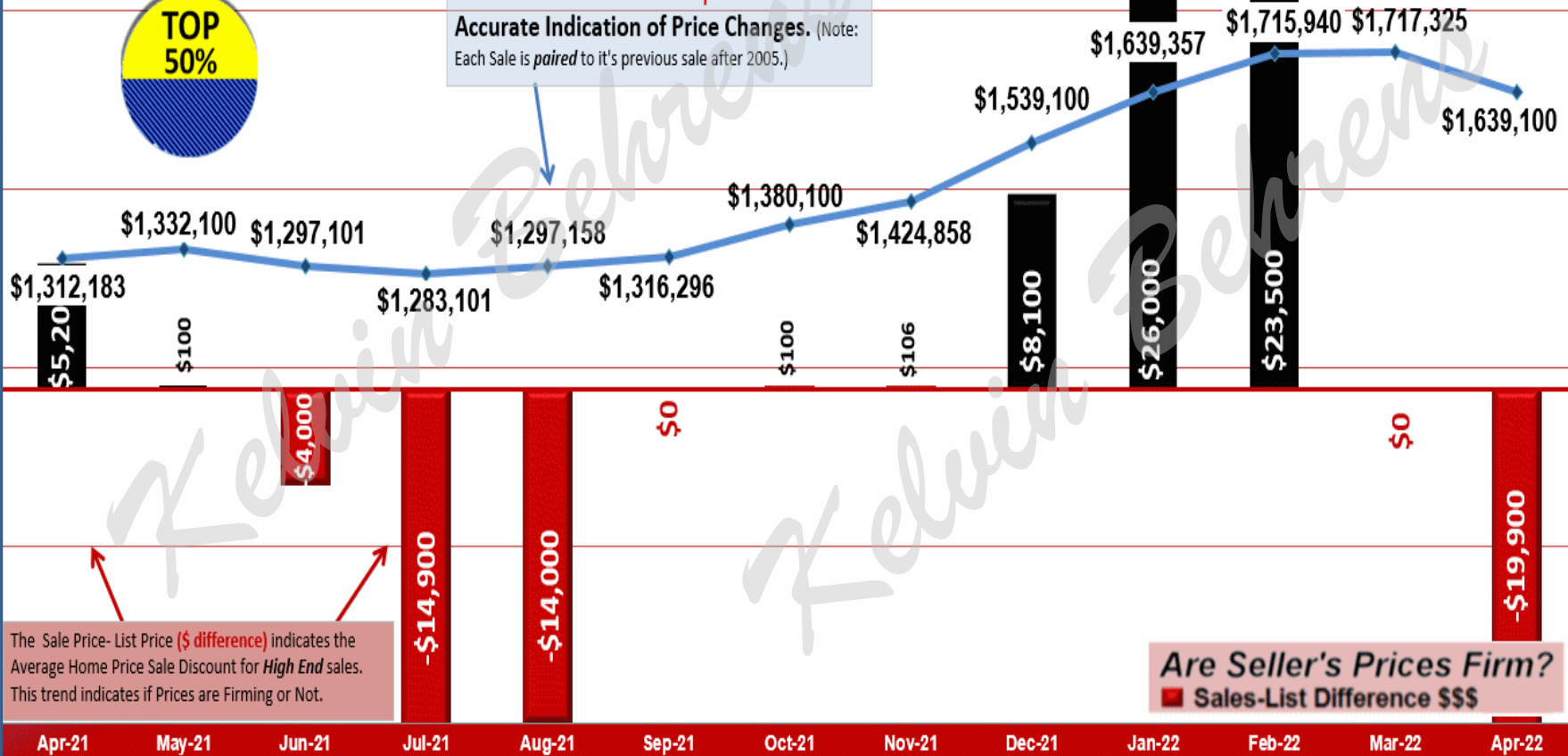
Home Price Changes  
(Home Price Index Paired sales from 2005)

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



Homes Over \$1,000,000

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



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

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



Detached

TOP 50%

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

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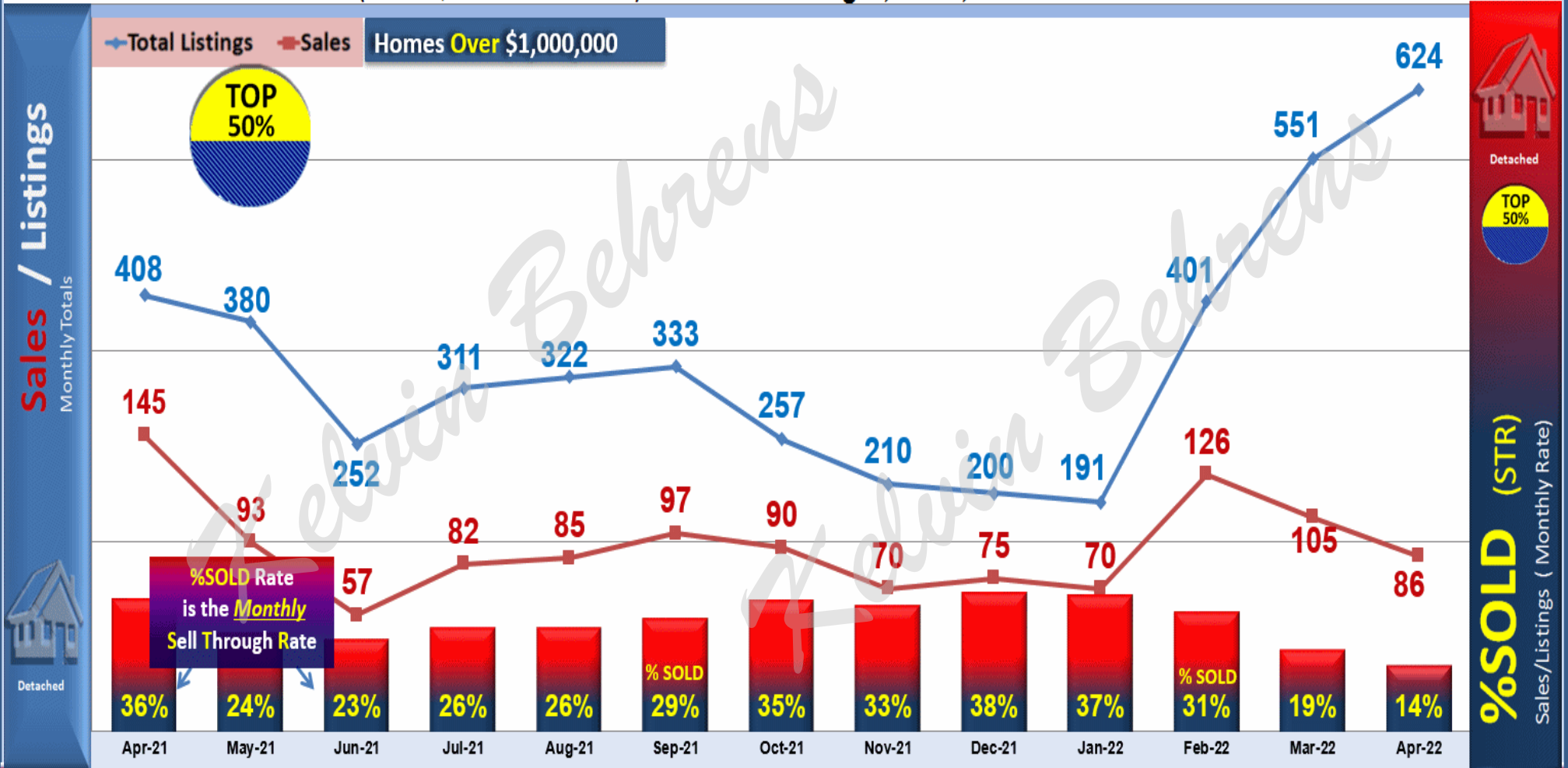
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Market Analysis and Forecasting

May 1/22 Chilliwack

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



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Market Analysis and Forecasting

May 1/22 Chilliwack

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Chilliwack (+Yarrow, Rosedale and Sardis) 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)

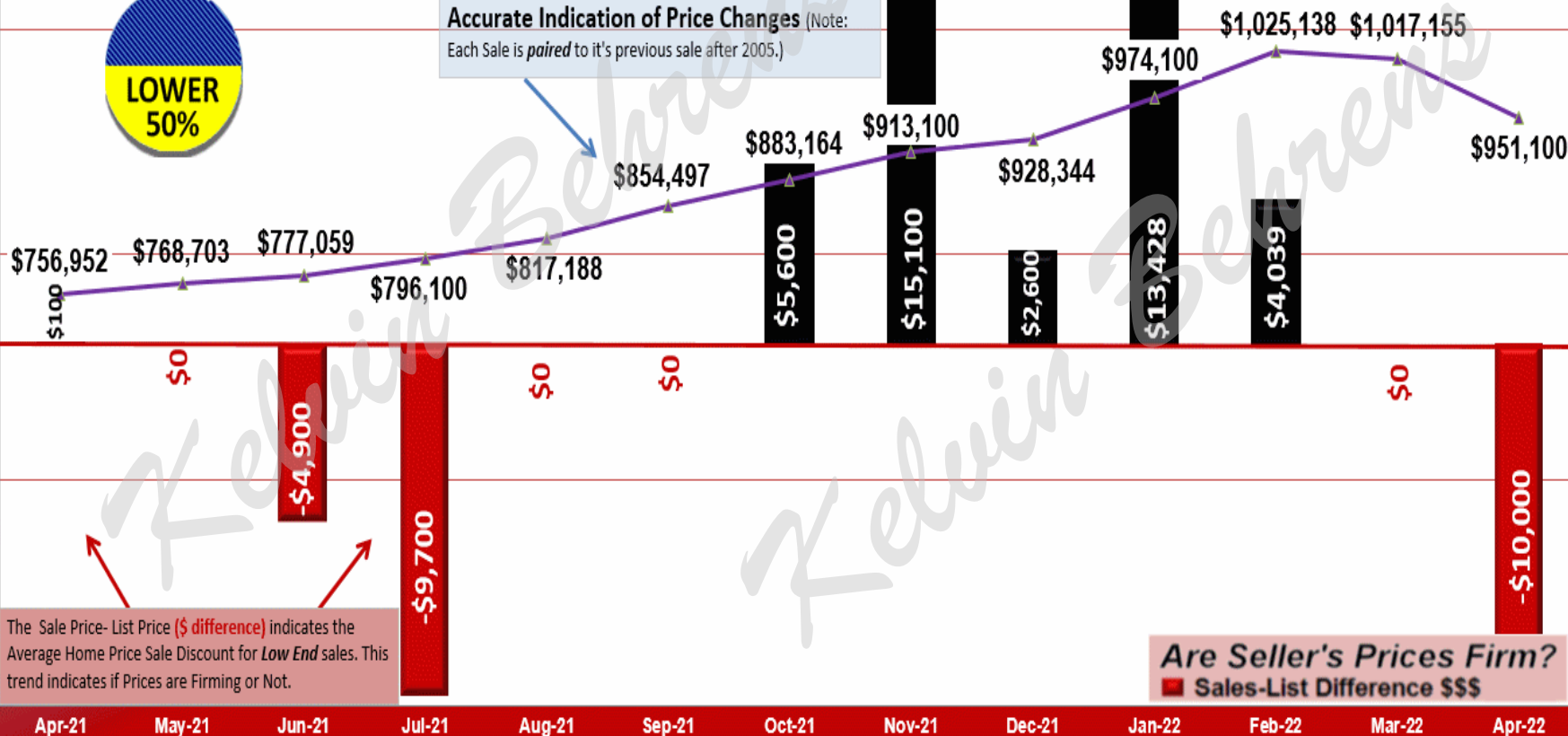
## Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)



Homes Below \$1,000,000

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



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

## Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Detached



Detached

Sales Discount \$\$\$

Sale Price - Original List Price (\$ difference)

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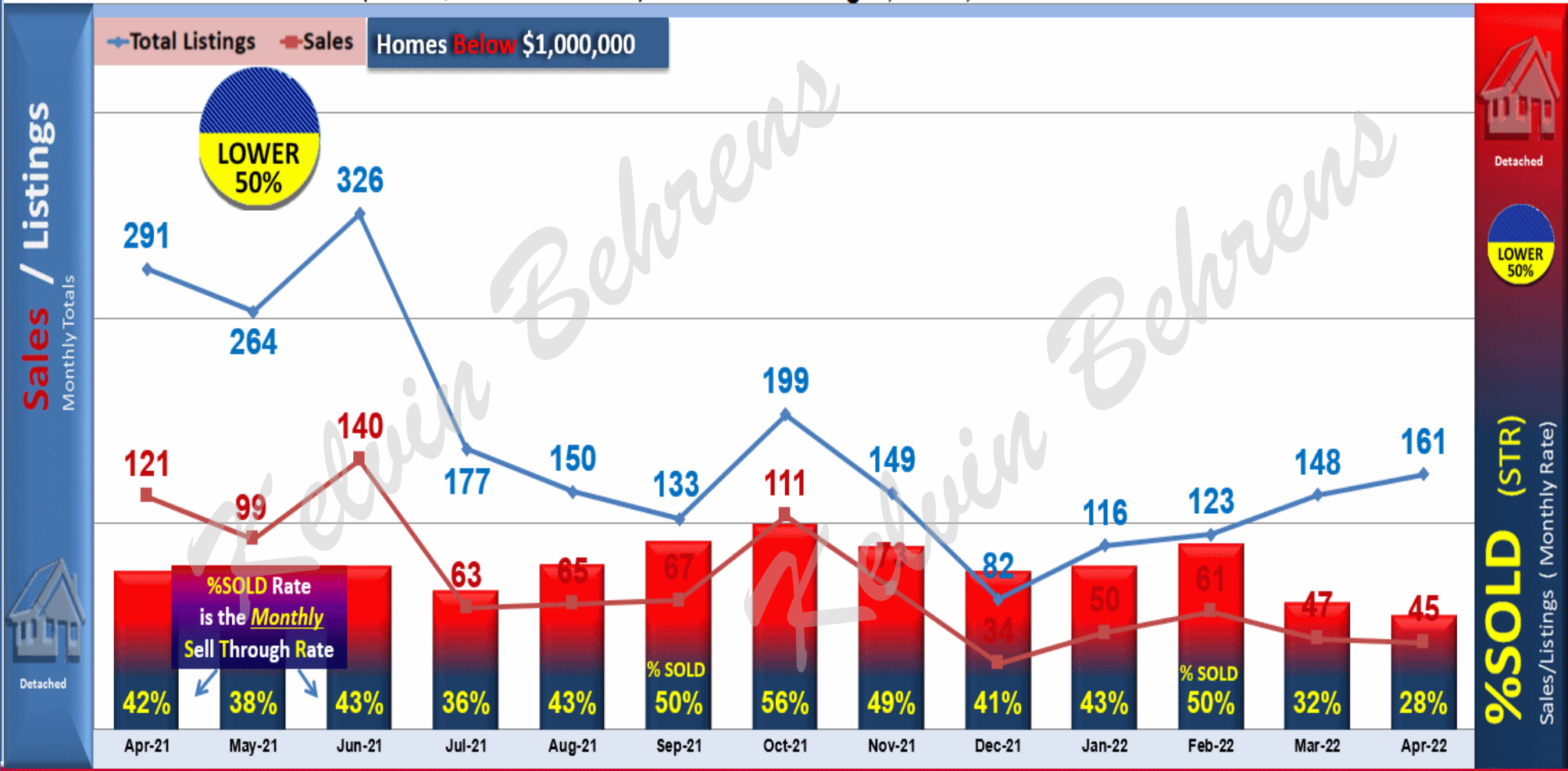
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Market Analysis and Forecasting

May 1/22 Chilliwack

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



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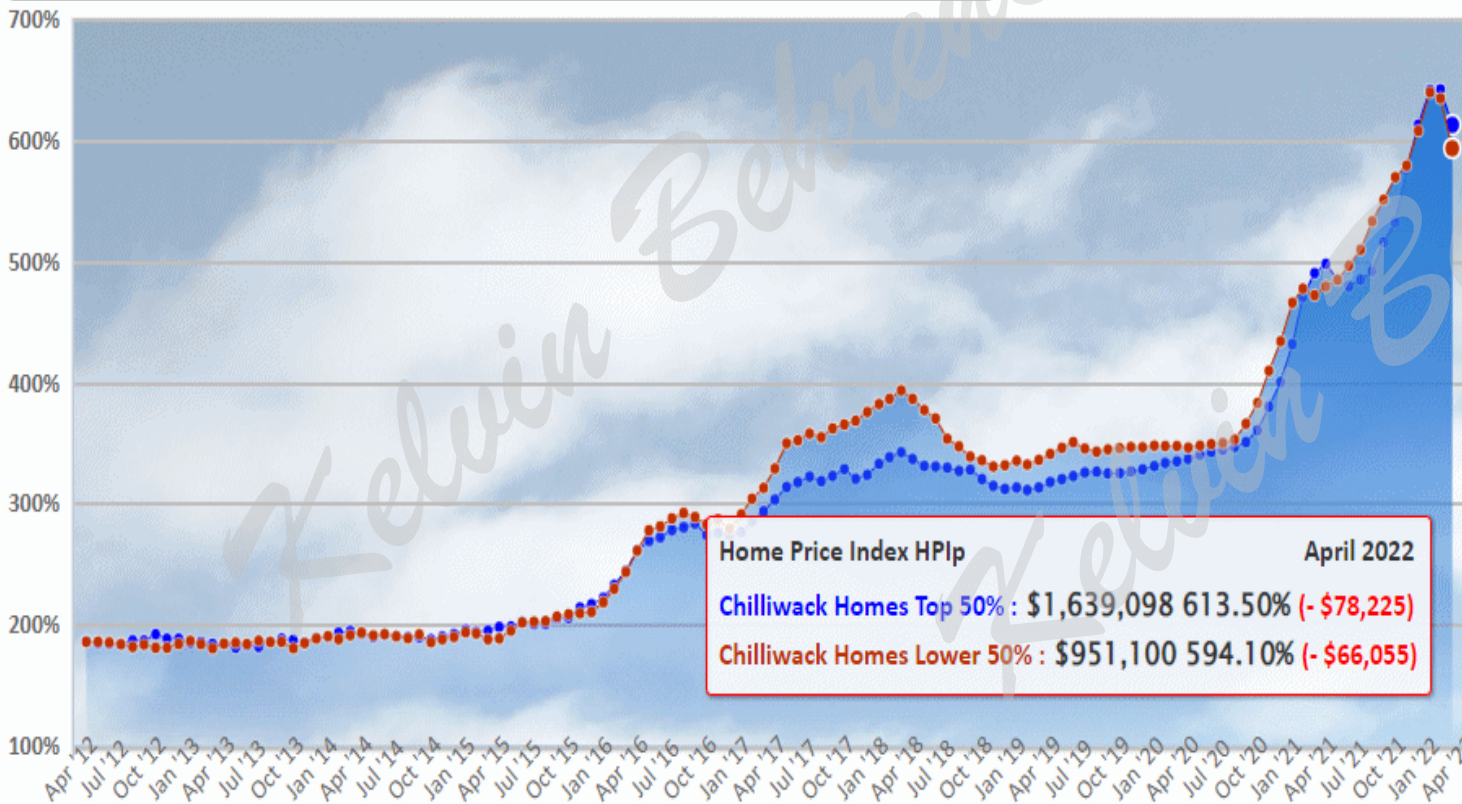
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Chilliwack Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
Chilliwack Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly  Home values

Date	Value
Apr 2022	% 613.50
Mar 2022	% 642.70
Feb 2022	% 642.20
Jan 2022	% 613.60
Dec 2021	% 576.00
Nov 2021	% 533.30
Oct 2021	% 516.50
Sep 2021	% 492.60
Aug 2021	% 485.50
Jul 2021	% 480.20
Jun 2021	% 485.50
May 2021	% 498.60

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## Market Analysis and Forecasting

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### East Surrey Sub areas Statistics - Apr 2022

Attached

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

### East Surrey List Price Ranges Statistics - Apr 2022

Attached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
\$0-\$575,000	65	29	7	107%	\$36,000	44.6%
\$575,001-\$775,000	100	32	11	103%	\$19,000	32.0%
\$775,001-\$850,000	70	23	11	104%	\$30,001	32.9%
\$850,001-\$950,000	89	18	7	106%	\$51,000	20.2%
\$950,001-\$1,000,000	77	15	12	104%	\$40,100	19.5%
\$1,000,001 and more	116	10	9	101%	\$17,501	8.6%
<b>Total Activity</b>	<b>517</b>	<b>127</b>	<b>9</b>	<b>104%</b>	<b>\$35,000</b>	<b>25%</b>

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

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

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Sources: the respective Real Estate Boards, and other sources which assume no responsibility for accuracy.

### May 1 2022 East Surrey Market Update Attached Townhomes/ Condos

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

*Most Active Price Range:* Homes below \$575,000 have **44.6 % SOLD** rate

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

**History:** The East Surrey's **Condos** Year-To-Date Home Price Index

**HPIp (Top 50%)** shows that prices are increased \$129,266.

The East Surrey's **Condos** Year-To-Date Home Price Index

**HPIp (Lower 50%)** shows that prices increased \$65,177.

The East Surrey's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)**

shows that prices increased \$269,766.

The East Surrey's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)**

shows that prices are increased \$158,236.

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

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

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

Currently, the Condo Market is still Stable with an Average Price Increase of \$1,617.

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

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# Vancouver Market Reports

Statistics, on the Web!

attached homes



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Market Analysis and Forecasting

May 1/22 East Surrey

Attached Townhomes/ Condos

East Surrey

Total Listings, Sales, and %SOLD rates

Sales / Listings

Monthly Totals

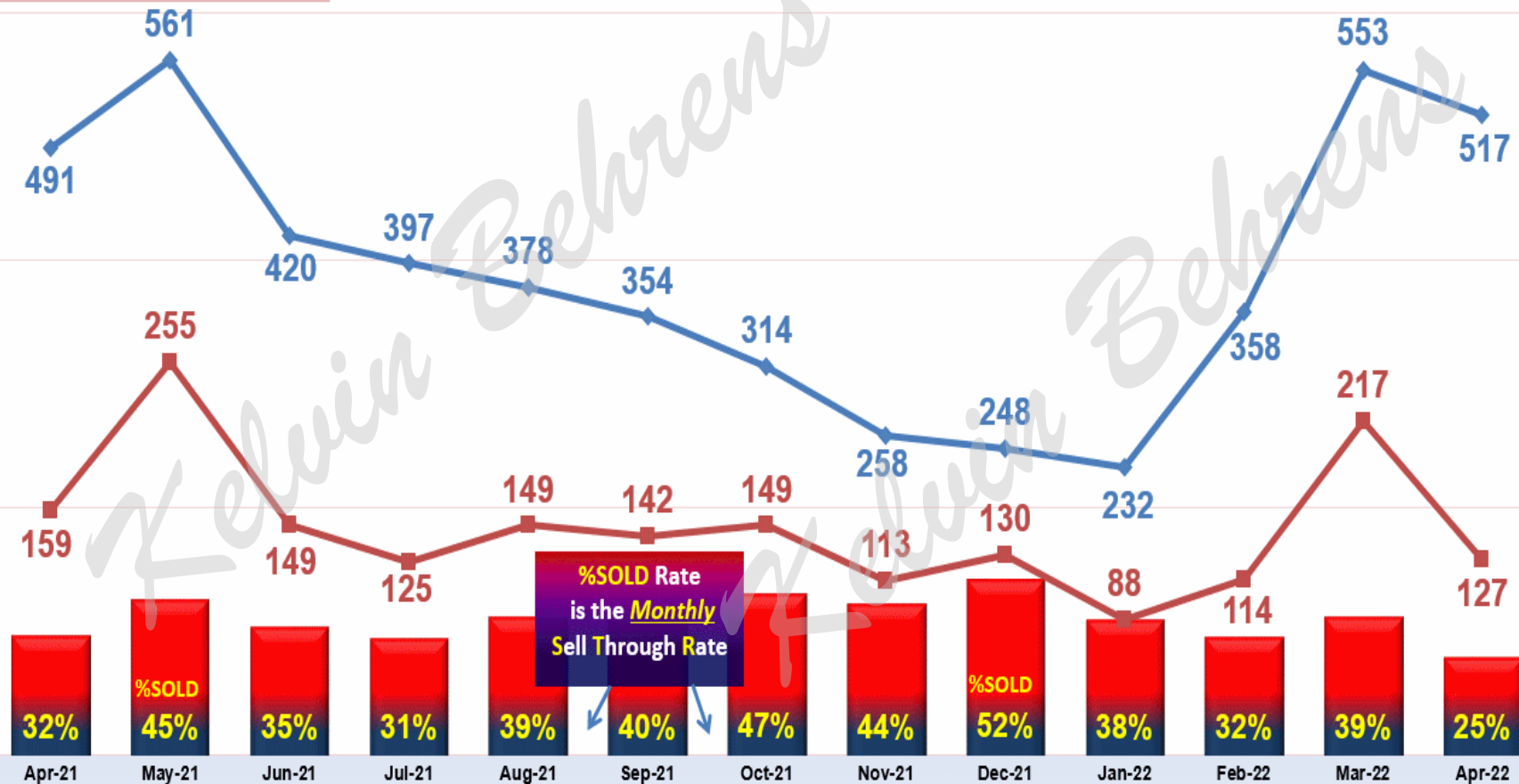


Attached

%SOLD (STR)

Sales/Listings ( Monthly Rate)

→ Total Listings → Sales



%SOLD Rate is the Monthly Sell Through Rate

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

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Market Analysis and Forecasting

May 1/22 East Surrey

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

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

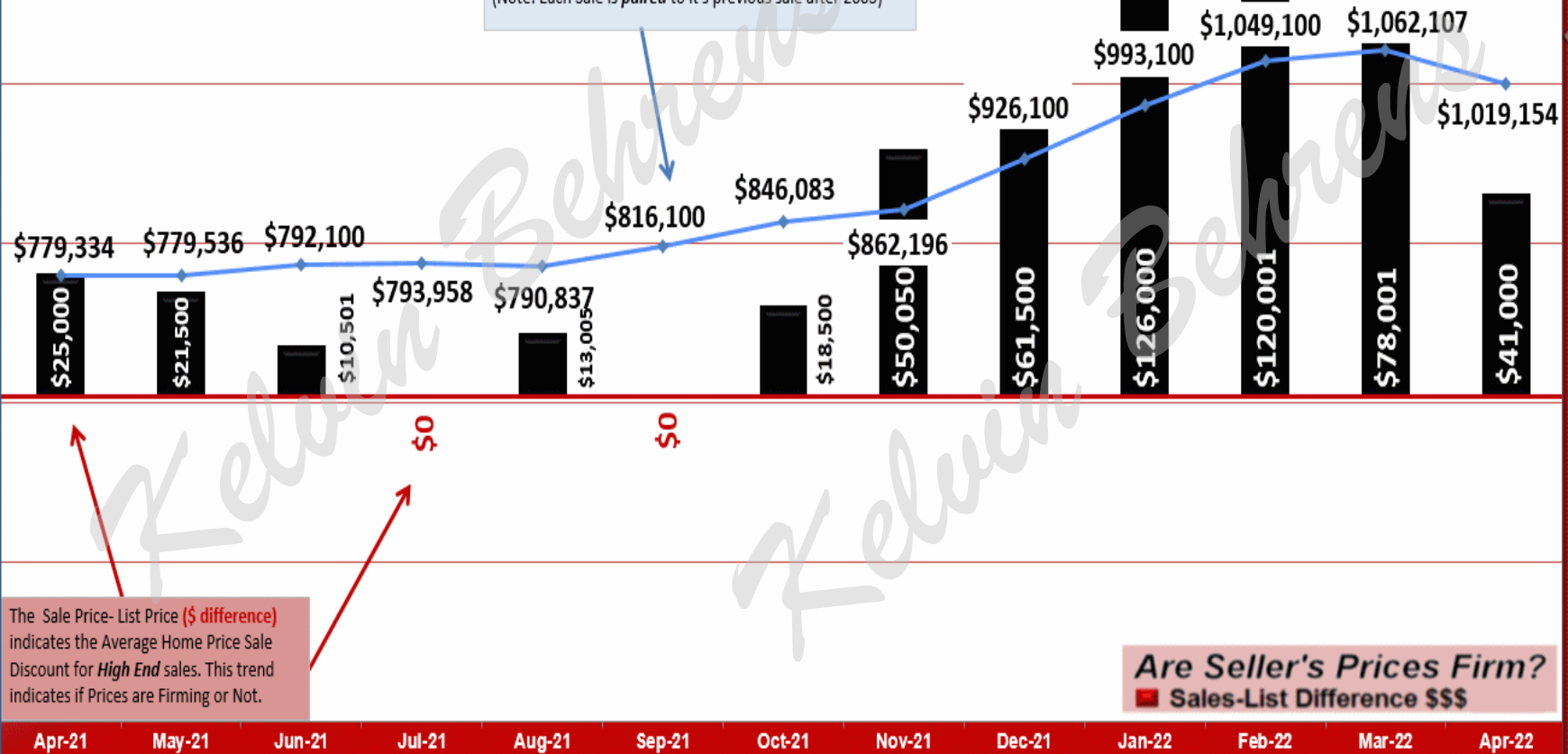
Townhouses  
TOP 50%

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

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

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

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



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

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

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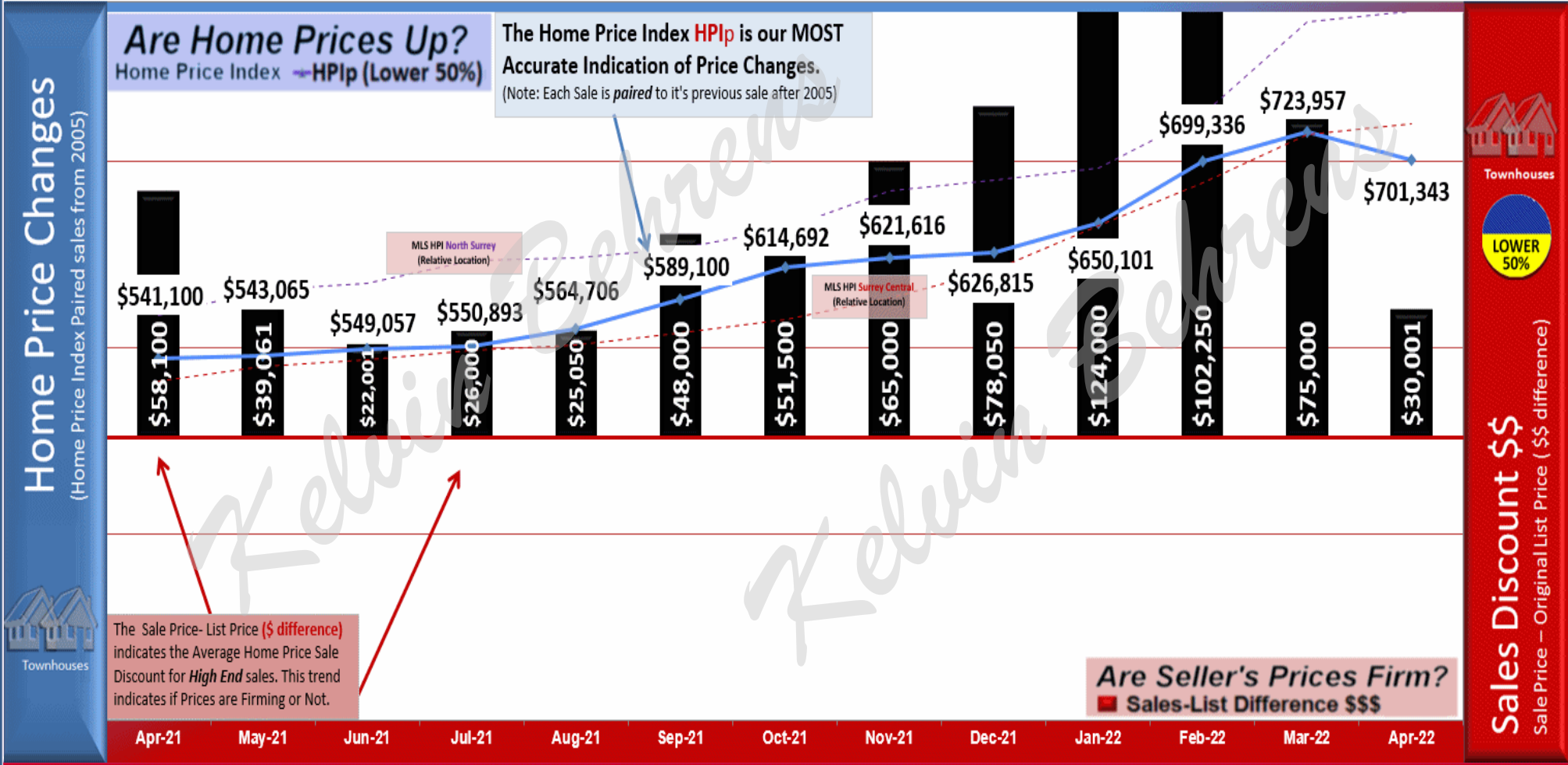
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Market Analysis and Forecasting

May 1/22 East Surrey

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



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**Market Analysis and Forecasting**

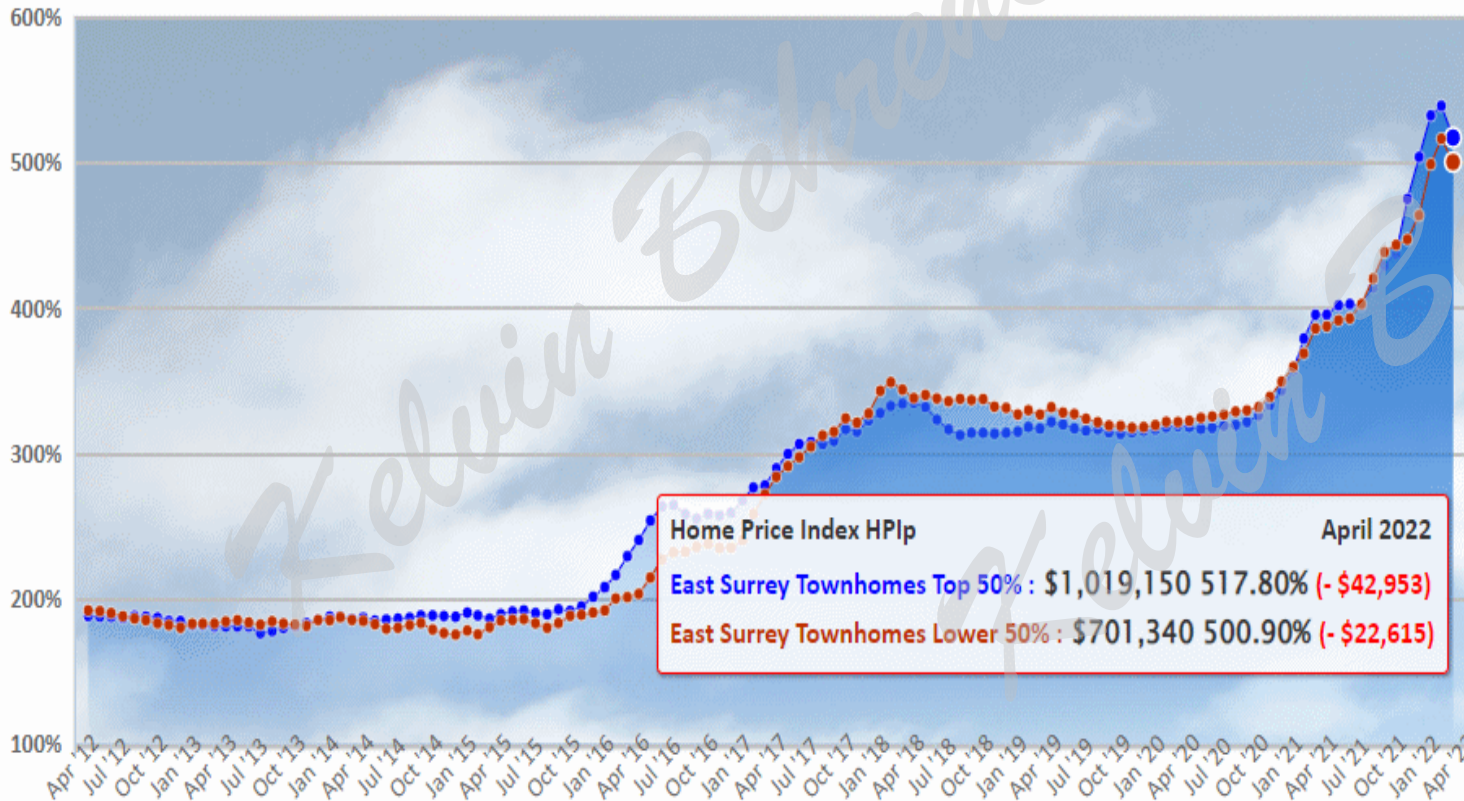
**May 1/22 East Surrey**

Powered by the Greater Vancouver Market Reports HPIp



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

Monthly  Home values



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

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

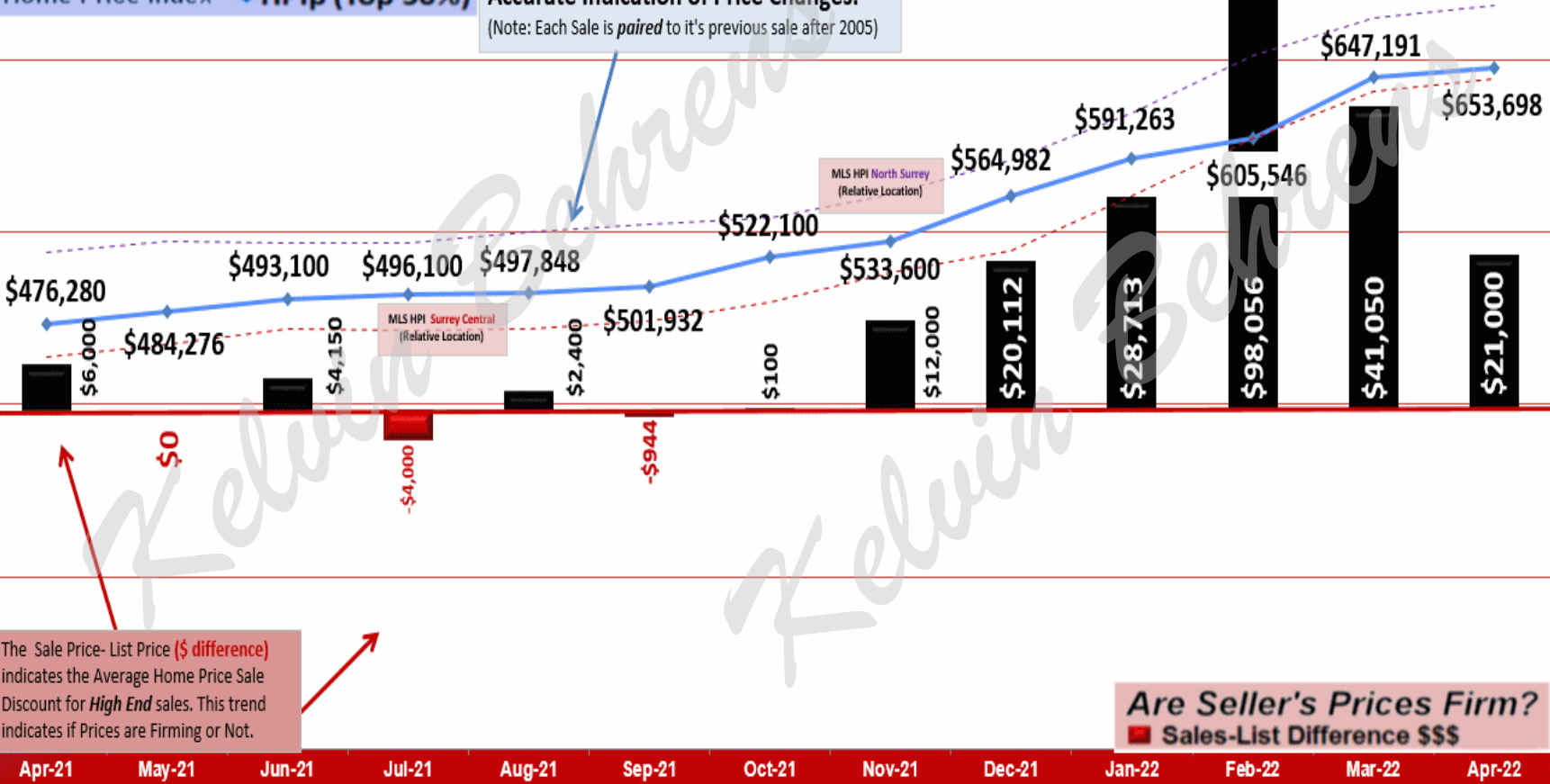
**Attached**    **East Surrey**    **Condos** Home Price Index **HPIp (Top 50%)**, Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

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

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

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



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

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



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

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

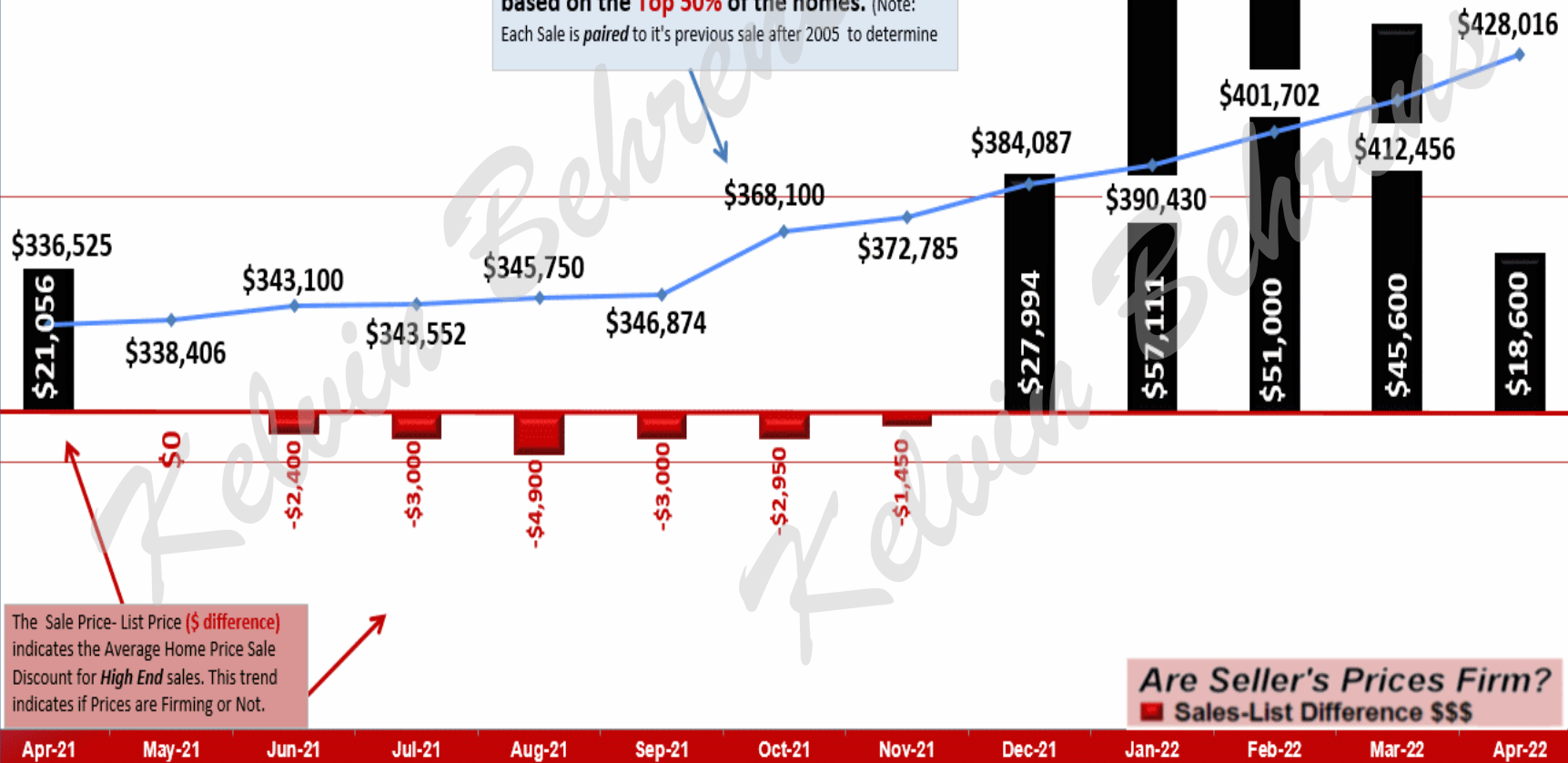
**Attached**    **East Surrey**    **Condos** Home Price Index **HPIp (Lower 50%)**, Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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

## Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

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



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

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



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

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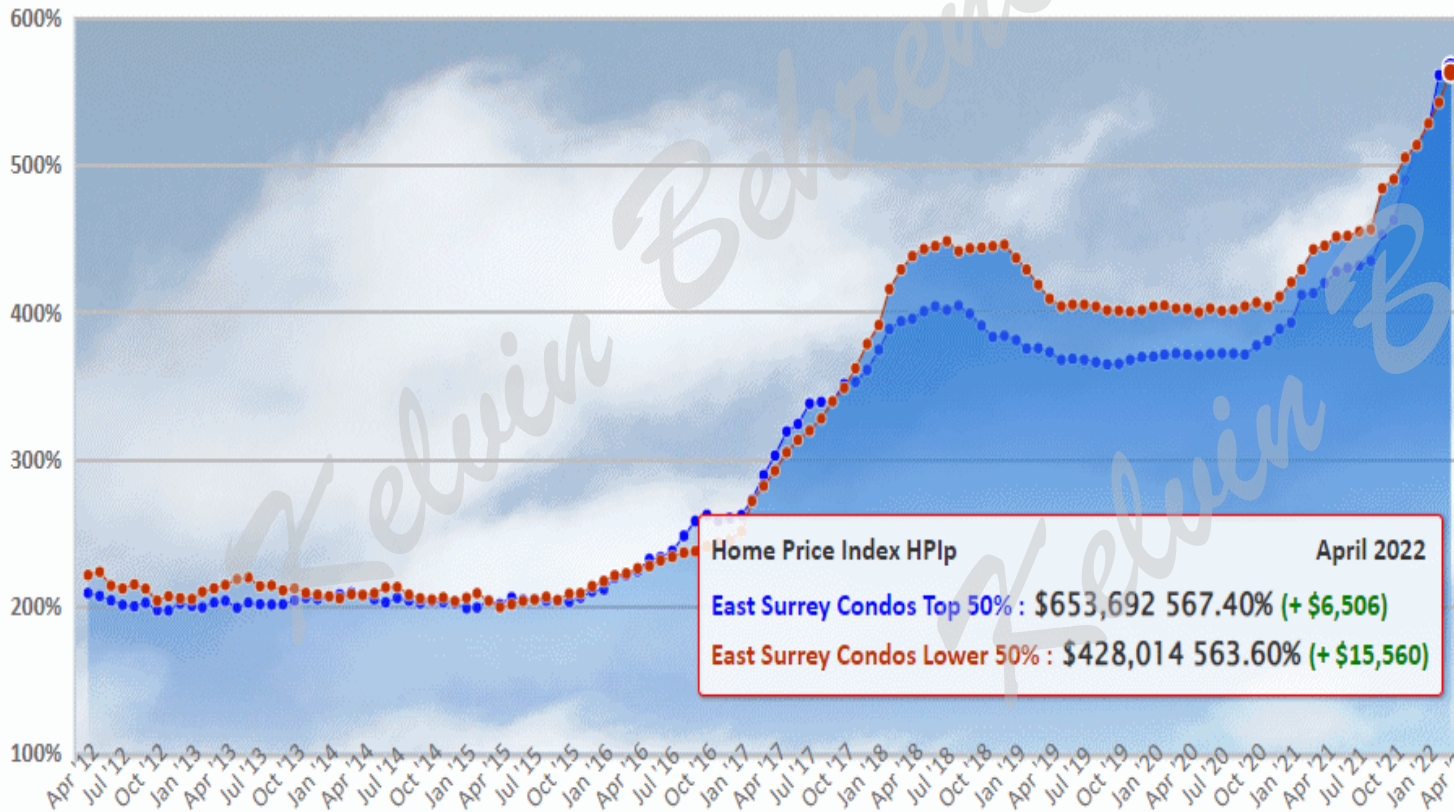
**Market Analysis and Forecasting**

**May 1/22 East Surrey**

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

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

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

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## Market Analysis and Forecasting

May 1/22 West Surrey



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### West Surrey Sub areas Statistics - Apr 2022

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

Attached

### West Surrey List Price Ranges Statistics - Apr 2022

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

Attached

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

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### May 1 2022 West Surrey Market Update Attached Townhomes/ Condos

**Current:** West Surrey is a Seller Market with average listing inventory, a **25 %SOLD** rate and a 107% Sell/List Ratio.

(This means the increase on a sale from the original list price is averaging \$26,001).

*Most Active Price Range:* Homes below \$400,000 have **47.6 %SOLD** rate.

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

**History:** The West Surrey's **Condos** Year-To-Date Home Price Index

**HPI<sub>P</sub> (Top 50%)** shows that prices increased \$135,614.

The West Surrey's **Condos** Year-To-Date Home Price Index

**HPI<sub>P</sub> (Lower 50%)** shows that prices increased \$120,992.

The West Surrey's **Townhouses** Year-To-Date Home Price Index

**HPI<sub>P</sub> (Top 50%)** shows that prices increased \$222,742.

The West Surrey's **Townhouses** Year-To-Date Home Price Index

**HPI<sub>P</sub> (Lower 50%)** shows that prices increased \$177,388.

\*The HPI<sub>P</sub> (Home Price Index) is an approximate reflection of the Average Home Price Changes.

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

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

Currently, the Condo Market is still Stable with an Average Price Increase of \$1,617.

Meanwhile, Townhouse Markets have switched to a Buyer's Market with

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Market Analysis and Forecasting

May 1/22 West Surrey

Attached Townhomes/ Condos

West Surrey

Total Listings, Sales, and %SOLD rates

Sales / Listings

Monthly Totals

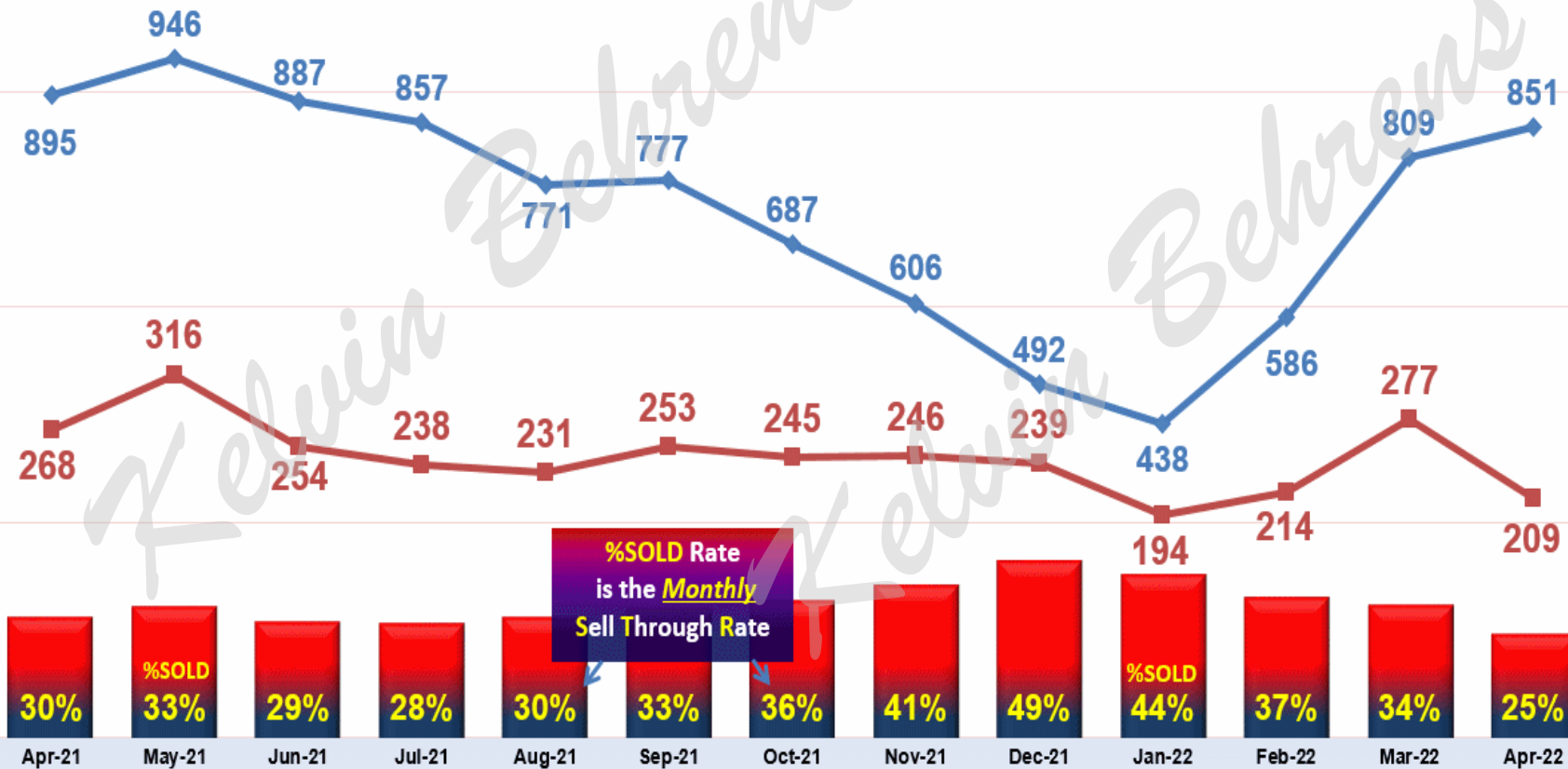


Attached

%SOLD (STR)

Sales/Listings ( Monthly Rate)

◆ Total Listings ■ Sales



%SOLD Rate is the Monthly Sell Through Rate

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

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

**Home Price Changes**

(Home Price Index Paired sales from 2005)



Townhouses



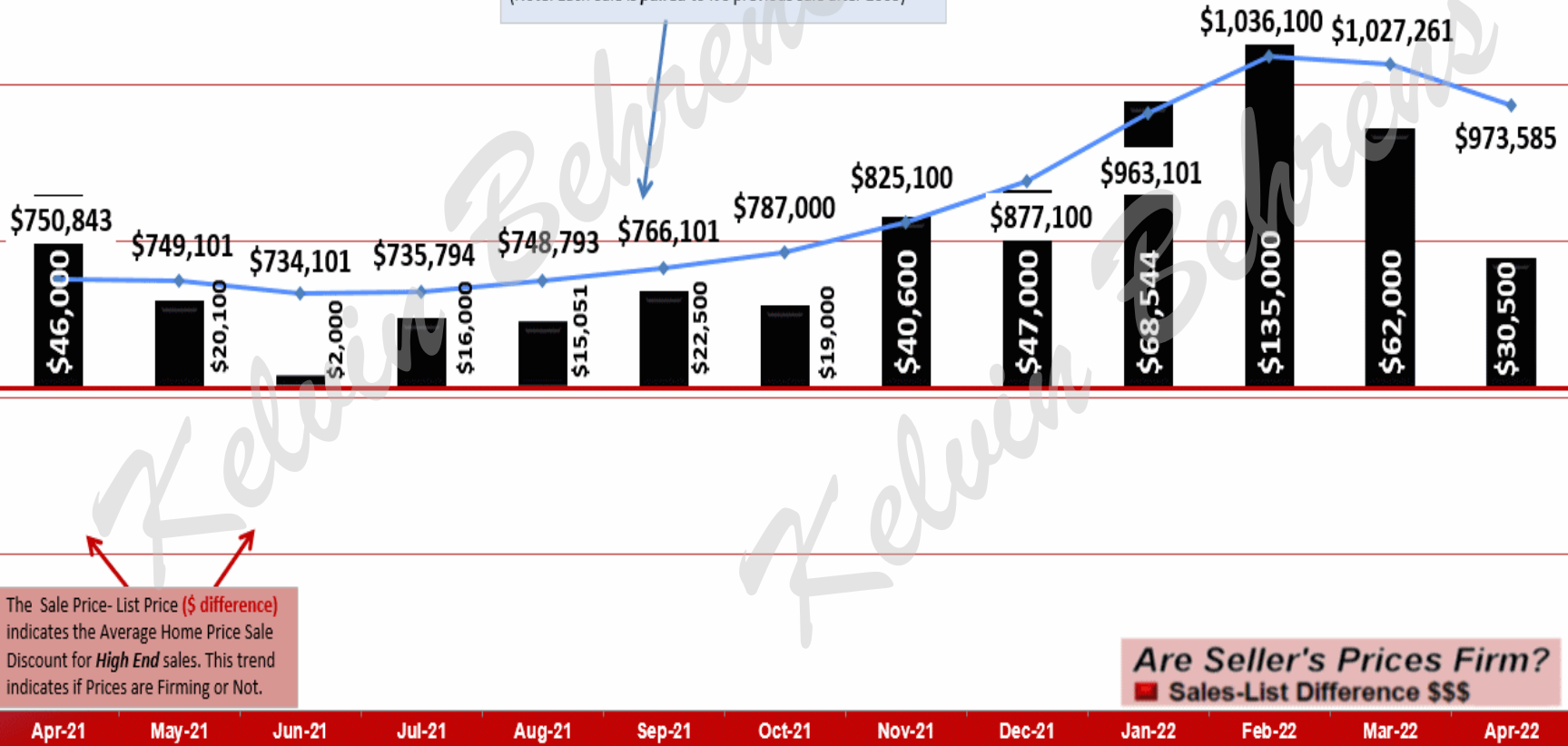
**Sales Discount \$\$\$**  
Sale Price — Original List Price (— \$ difference)

## Are Home Prices Up?

Home Price Index → **HPIp (Top 50%)**

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

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



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# Vancouver Market Reports

Statistics, on the Web!

attached homes



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

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

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



Townhouses



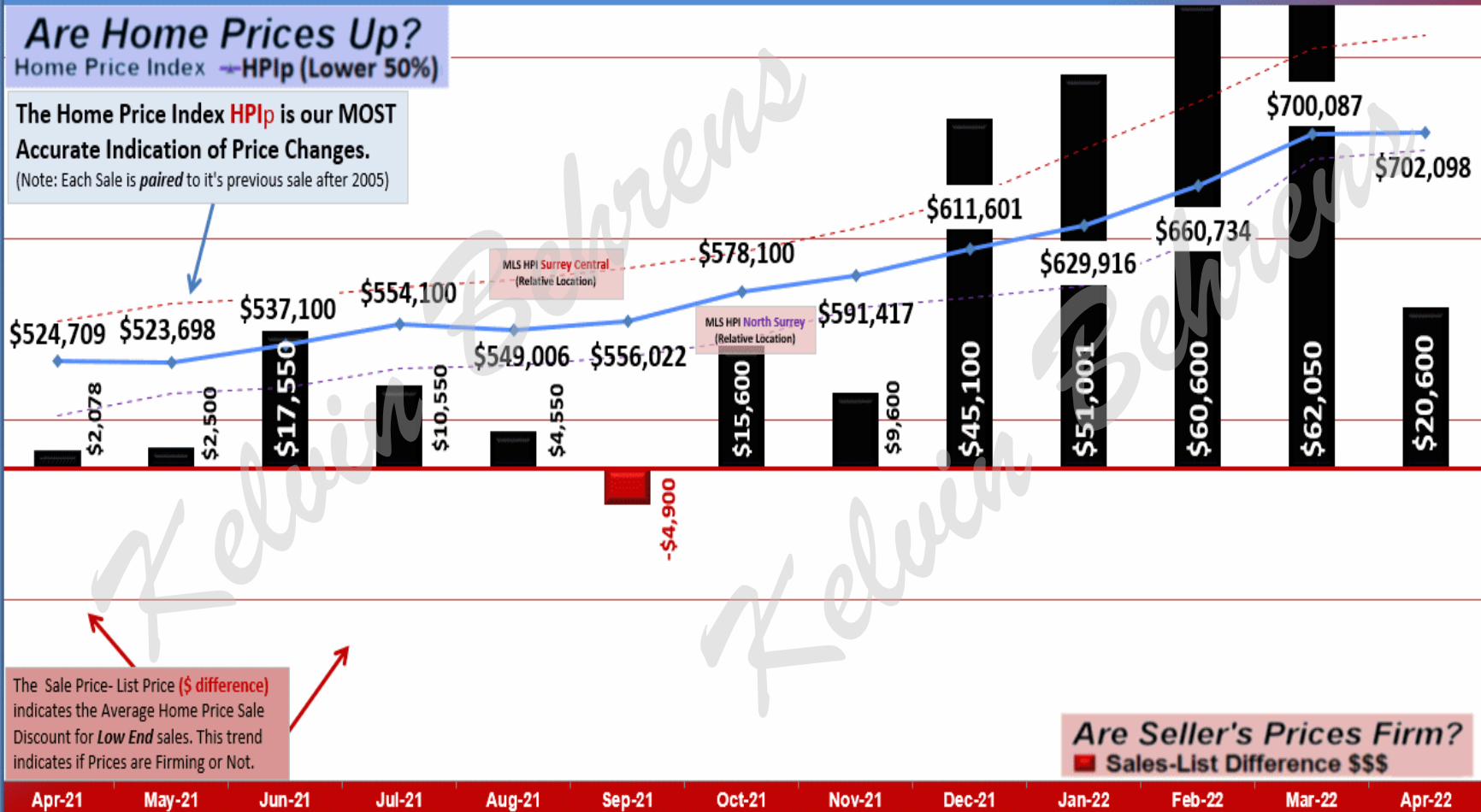
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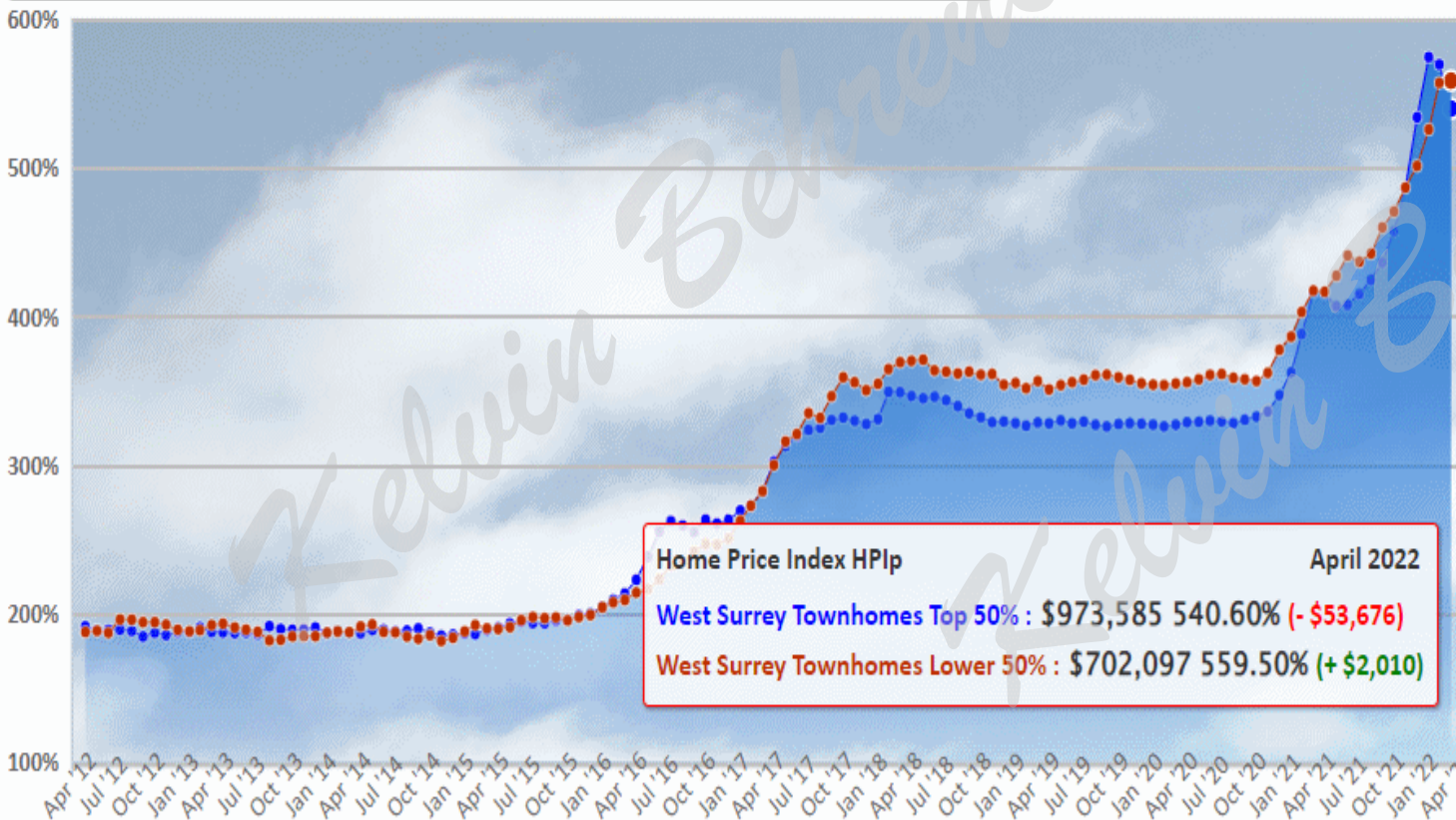


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West Surrey Townhomes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
West Surrey Townhomes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-

Monthly  Home values



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

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Market Analysis and Forecasting

May 1/22 West Surrey

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

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



Condominiums



Condominiums



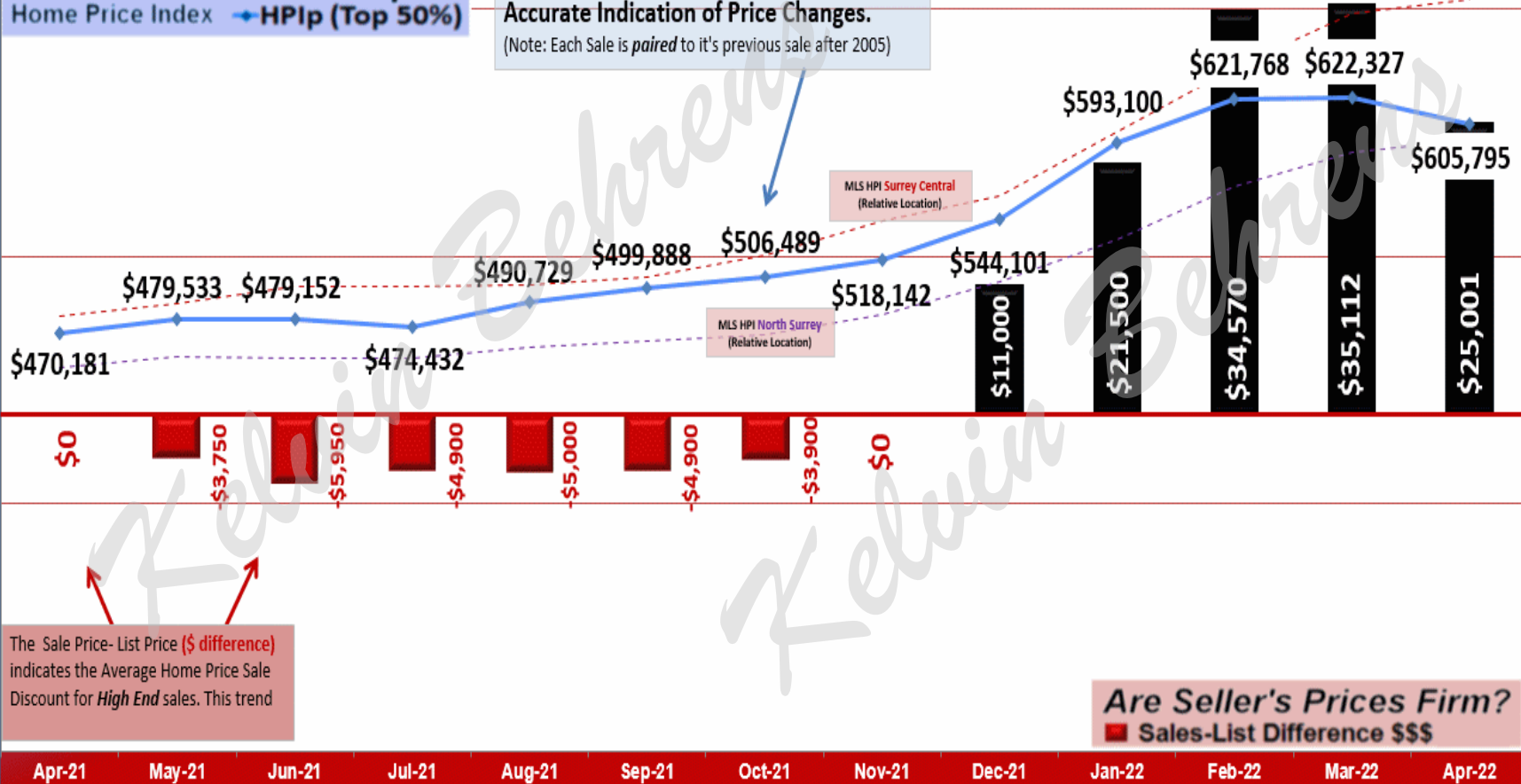
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**Market Analysis and Forecasting**    May 1/22    West Surrey

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

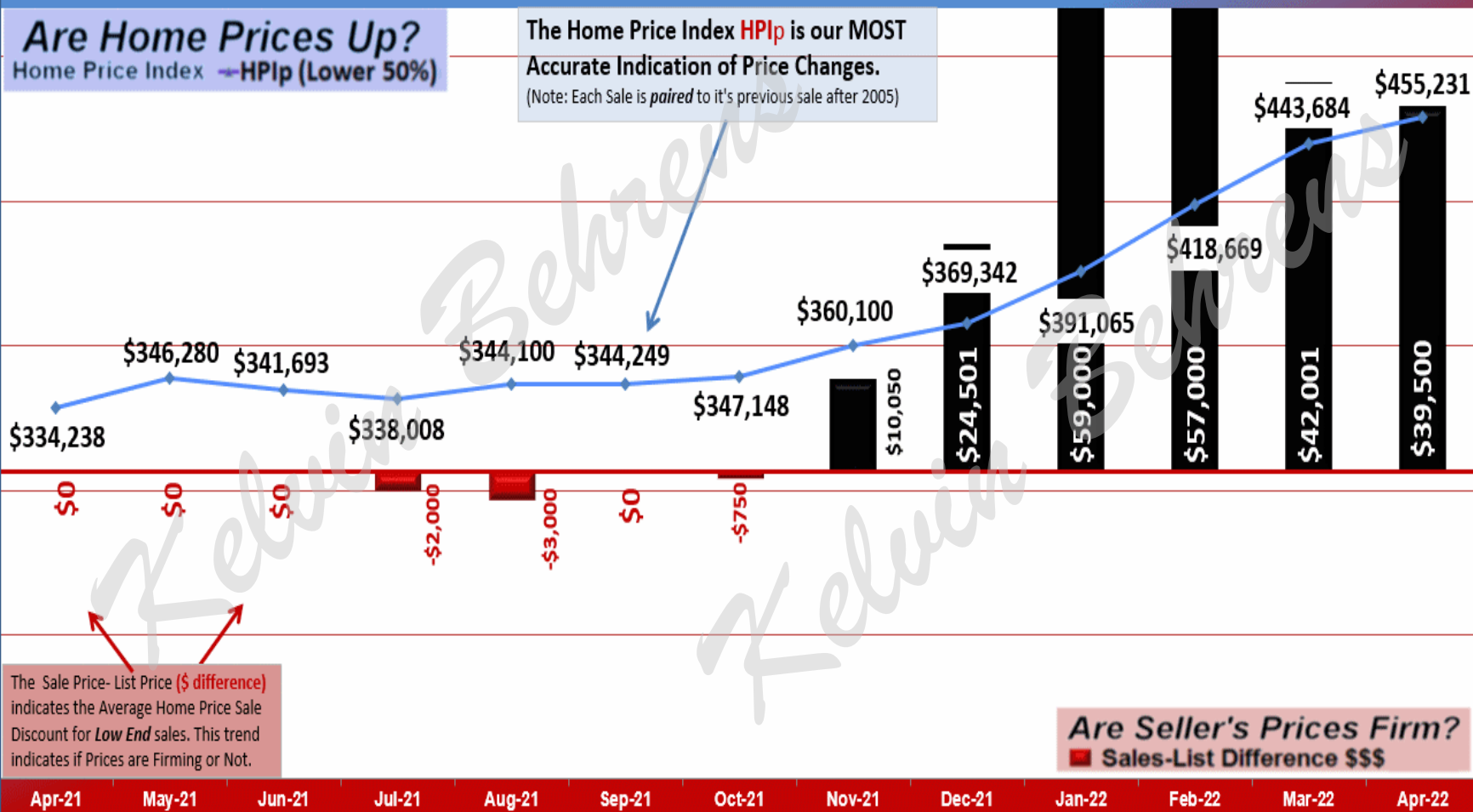
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Townhouses

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Townhouses



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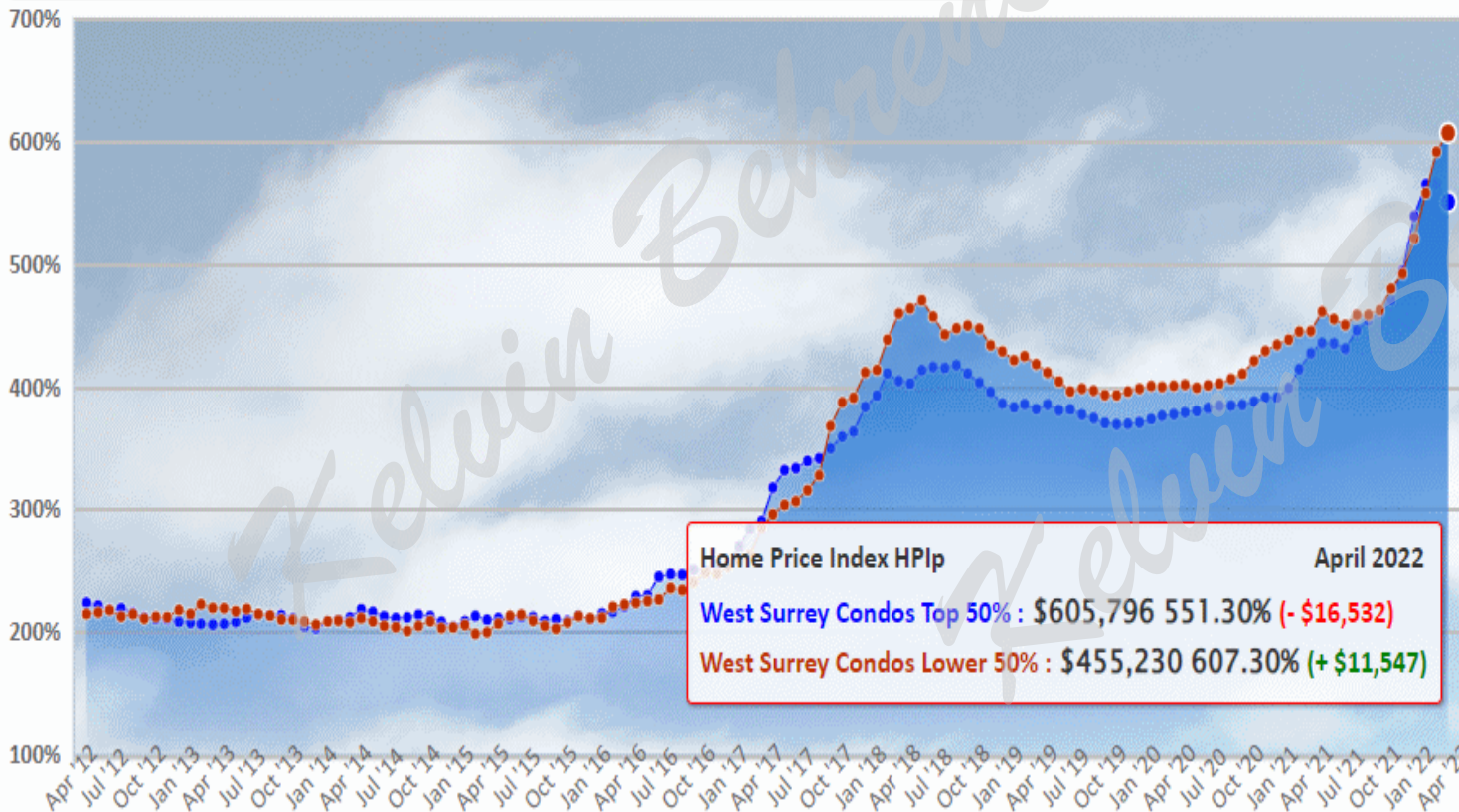
**May 1/22 West Surrey**

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West Surrey Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
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Monthly  Home values



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

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# Vancouver Market Reports

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## Market Analysis and Forecasting

May 1/22 Langley, Cloverdale



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### Langley, Cloverdale Sub areas Statistics - Apr 2022

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

May 1 2022 Langley, Cloverdale Market Update (Attached)

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

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

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

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

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

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

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

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

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

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

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### Langley, Cloverdale List Price Ranges Statistics - Apr 2022

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

### Monthly Changes Summary

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

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

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

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

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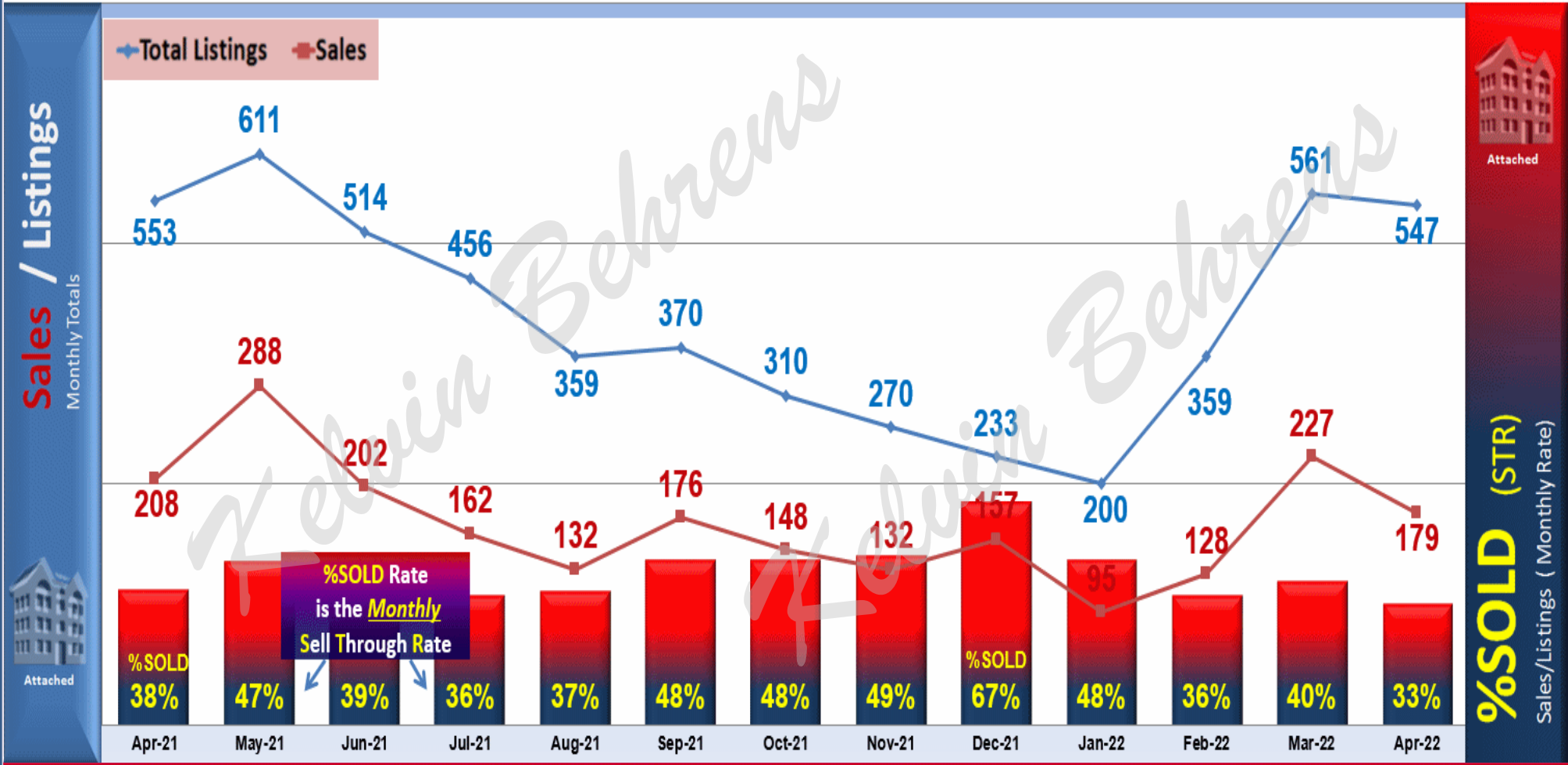


**Market Analysis and Forecasting**

May 1/22 Langley, Cloverdale

**Attached Langley, Cloverdale**

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



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Market Analysis and Forecasting

May 1/22 Langley, Cloverdale

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

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



Townhouses

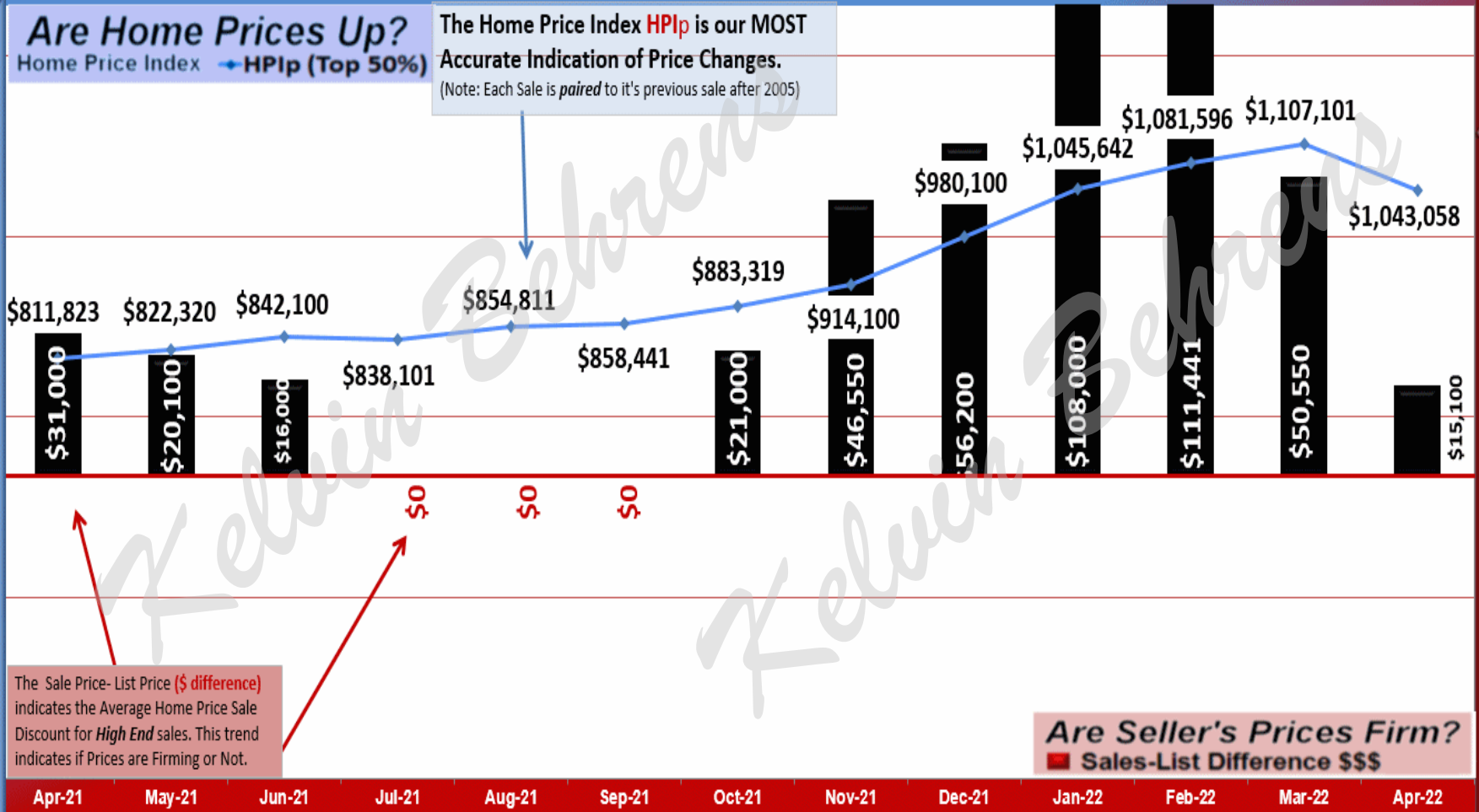


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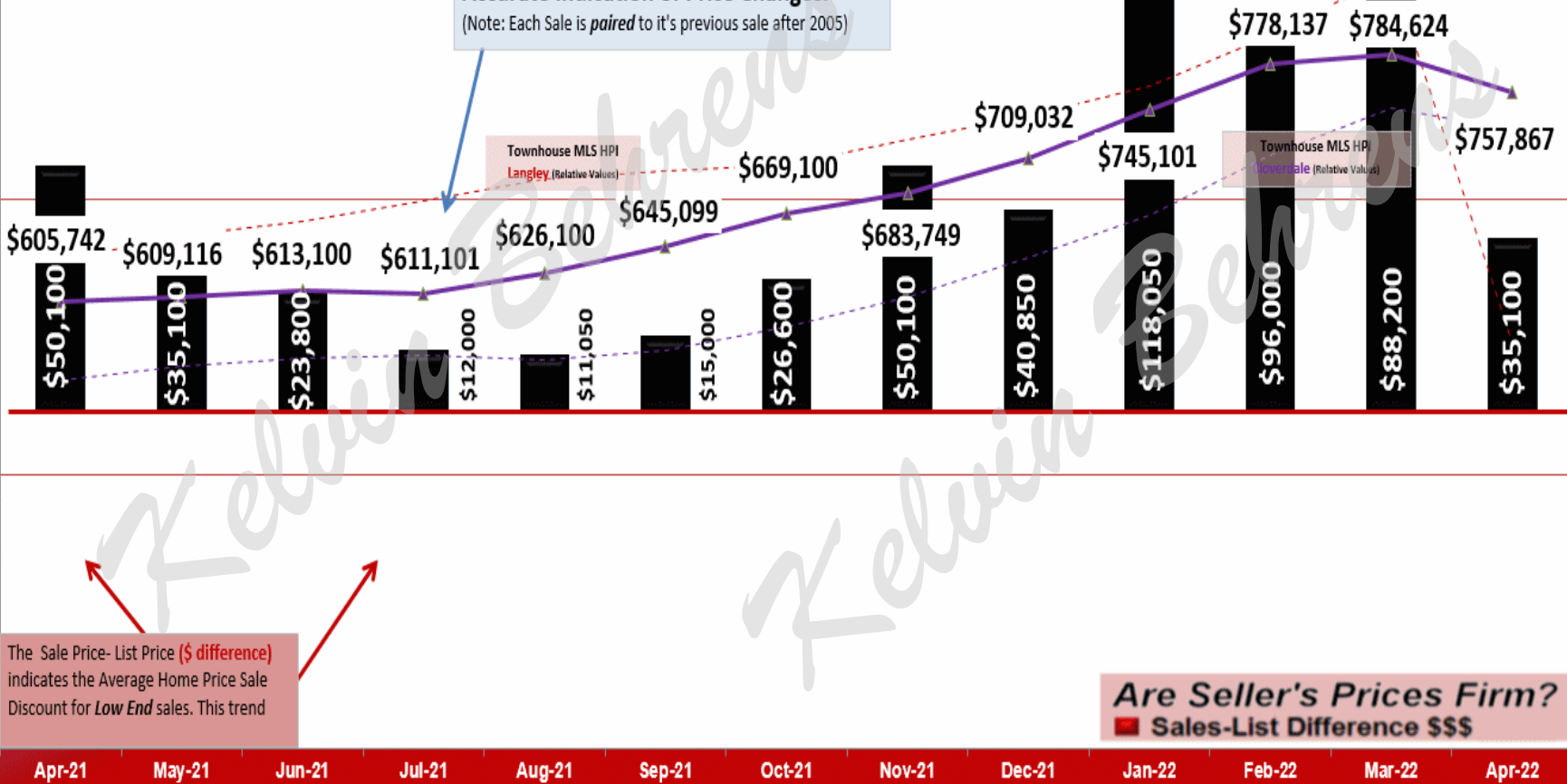
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LOWER 50%

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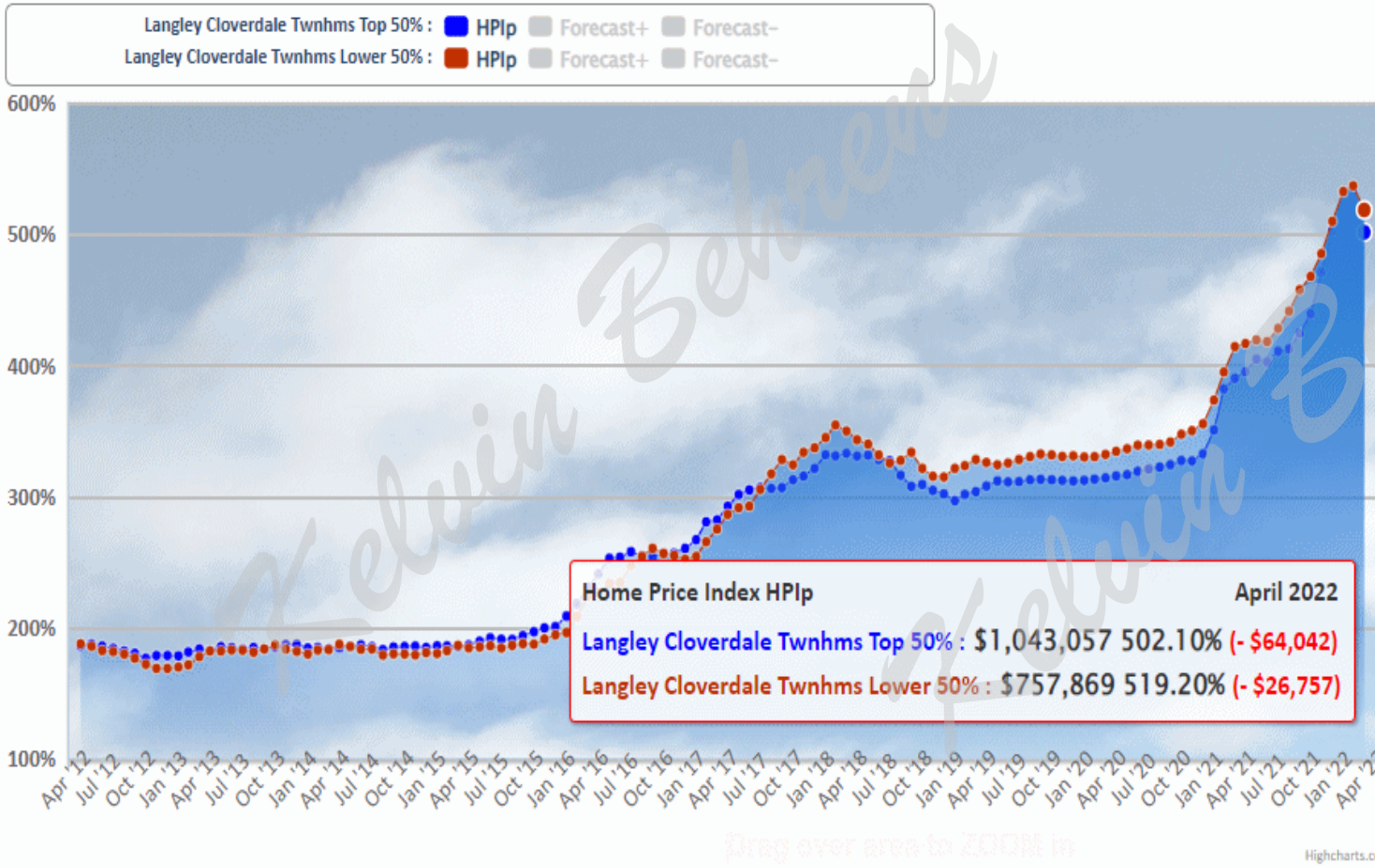
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**Market Analysis and Forecasting**

**May 1/22 Langley, Cloverdale**

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Condominiums

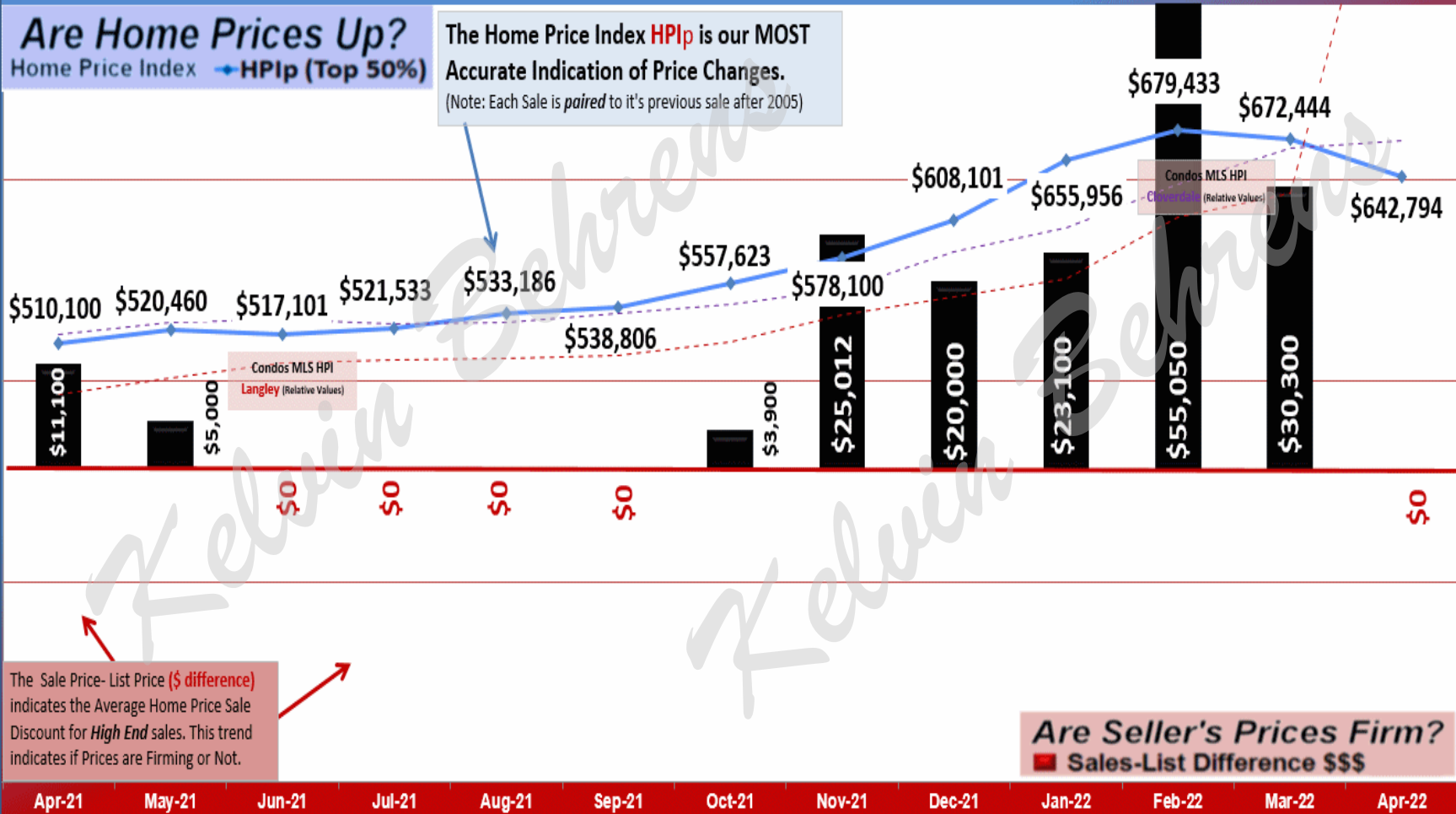
TOP  
50%

**Sales Discount \$\$**  
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Condominiums



Condominiums

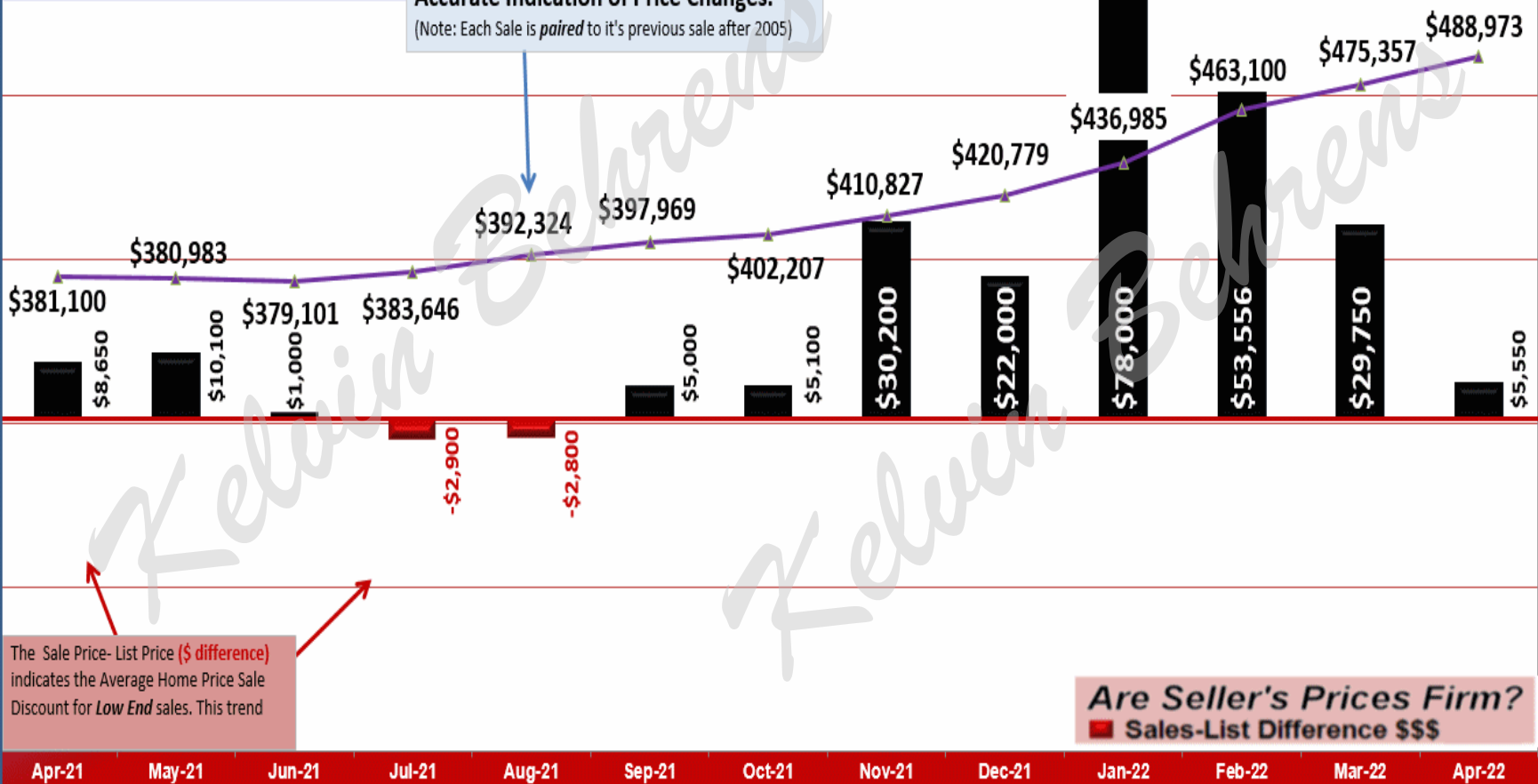


**Sales Discount \$\$**  
Sale Price - Original List Price ( \$ difference)

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

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

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



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

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

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

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# Vancouver Market Reports

Statistics, on the Web!

attached homes



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**Market Analysis and Forecasting**

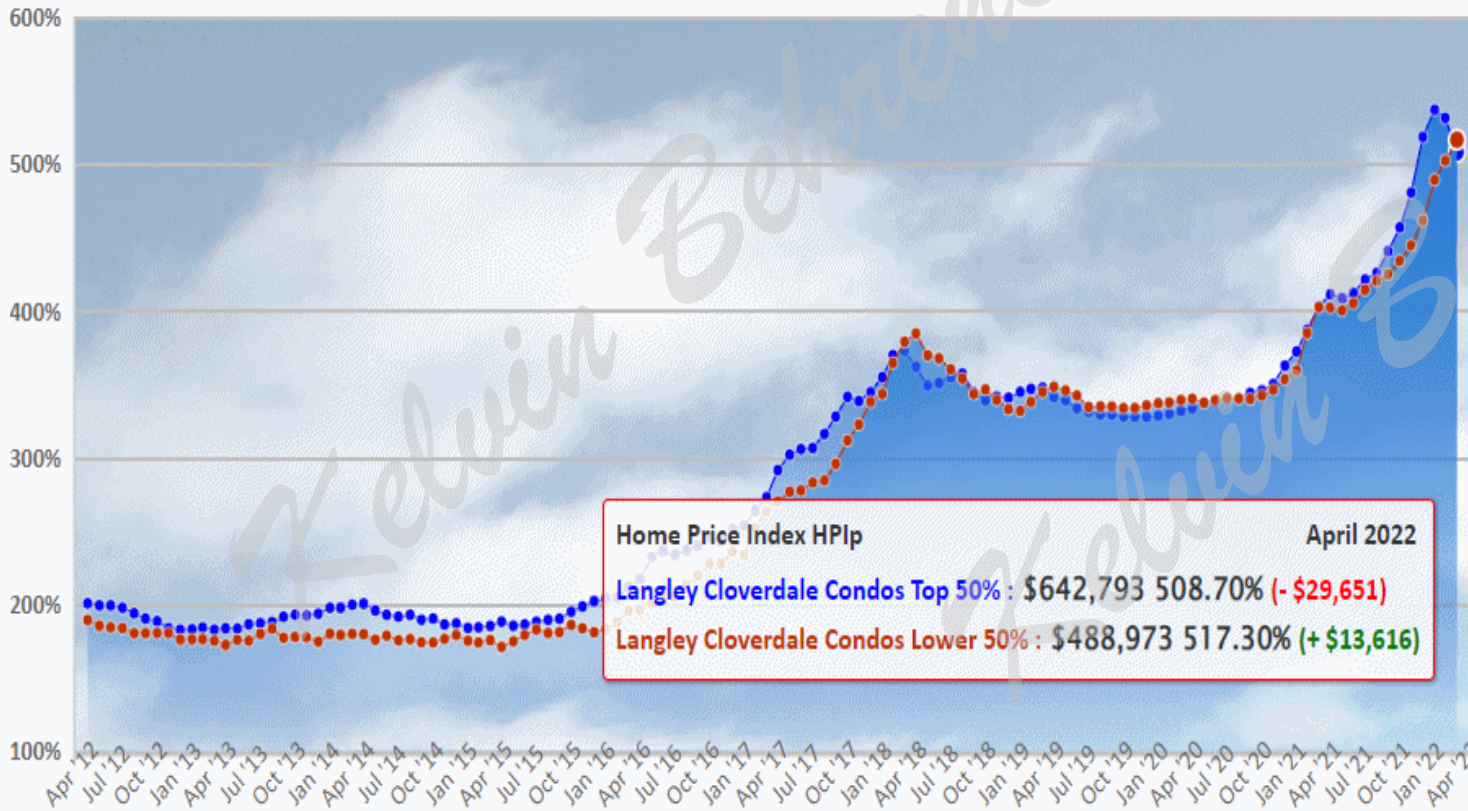
**May 1/22 Langley, Cloverdale**

Powered by the Greater Vancouver Market Reports HPIp



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

Monthly  Home values



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

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### Abbotsford Sub areas Statistics - Apr 2022

Attached

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Poplar	35	9	13	100%	\$0	25.7%
Bradner	1	0				0.0%
Sumas Mountain	0	0				0.0%
Abbotsford West	190	50	9	100%	-\$450	26.3%
Abbotsford East	63	19	14	98%	-\$15,000	30.2%
Aberdeen	9	2	21	99%	-\$12,400	22.2%
Sumas Prairie	0	0				0.0%
Central Abbotsford	226	73	9	100%	\$1,000	32.3%
<b>Total Activity</b>	<b>524</b>	<b>153</b>	<b>10</b>	<b>100%</b>	<b>\$0</b>	<b>29%</b>

### Abbotsford List Price Ranges Statistics - Apr 2022

Attached

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
\$0-\$350,000	27	12	7	99%	-\$1,500	44.4%
\$350,001-\$430,000	52	25	9	101%	\$5,100	48.1%
\$430,001-\$500,000	98	41	8	100%	\$100	41.8%
\$500,001-\$650,000	109	23	10	100%	\$0	21.1%
\$650,001-\$800,000	106	32	11	100%	\$100	30.2%
\$800,001 and more	132	20	11	97%	-\$24,350	15.2%
<b>Total Activity</b>	<b>524</b>	<b>153</b>	<b>10</b>	<b>100%</b>	<b>\$0</b>	<b>29%</b>

### May 1 2022 Abbotsford Market Update Attached Townhomes/ Condos

**Current:** Abbotsford is a Seller's Market with normal listing inventories, a **29 %SOLD** rate and a 100% Sell/List Ratio.

(This means that there is an average of a \$0 increase on a sale from the original list price)

**Most Active Price Range:** Attached homes between \$350,000 - \$430,000 have **48.1% SOLD** rate.

**Least Active Price Range:** Attached homes above \$800,000 have **15.2 %SOLD** rate.

**History:** The Abbotsford's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$167,779.

The Abbotsford's **Condos** Year-To-Date Home Price Index

**HPIp (Lower 50%)** shows that prices increased \$130,318.

The Abbotsford's **Townhouses** Year-To-Date Home Price Index

**HPIp (Top 50%)** shows that prices increased \$206,777.

The Abbotsford's **Townhouses** Year-To-Date Home Price Index

**HPIp (Lower 50%)** shows that prices increased \$125,555.

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

**Analytical Methods:** The Abbotsford 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 **Abbotsford HPIp Top 50%** representing the higher end sales and the **Abbotsford 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.

### Monthly Changes Summary

	Apr-21	Mar-22	Apr-22	05/01/2022	Change
Total Listings** (A,S,T,C,X)	537	547	524		-23
Active Listings	251	197	270	321	51
Solds	196	242	153		-89
Days on Market (DOM)	7	7	10		3
%SOLD (Sales/ Listings /mnlthly rate)	36.5%	44.2%	29.2%		-15.0%
<b>Condos (Top 50%) Home Price Index HPIp</b>	\$436,500	\$588,139	\$604,279		\$16,140
<b>Condos (Lower 50%) Home Price Index HPIp</b>	\$296,100	\$409,642	\$426,418		\$16,776
<b>Twnhs (Top 50%) Home Price Index HPIp</b>	\$711,324	\$958,948	\$918,101		-\$40,847
<b>Twnhs (Lower 50%) Home Price Index HPIp</b>	\$472,100	\$596,143	\$597,655		\$1,512

**Forecast:** Abbotsford Listing Inventories is 2% less than same month as last year.

The Fraser Valley's Detached Home Market has now dropped for the 2nd month in a row. The Average Home Price decreased **(\$43,918)** which is a big change from the \$2,921 drop that we saw in March. This adjustment is partially caused by the erosion of consumer confidence with the \$2/litre gas prices, interest rates, and economic woes. This is the 4th lowest monthly price decrease we have seen on record. We are now forecasting that the majority of the Fraser Valley Market continues to be in a Buyer's Market in the next coming months. Currently, the Condo Market is still Stable with an Average Price Increase of **\$1,617**. Meanwhile, Townhouse Markets have switched to a Buyer's Market with an **(\$8,069)** average price decrease. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood. Note: For a more accurate price change for your home request a Comparative Market Analysis. Data is from: FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: Vancouvermarketreports.com

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Market Analysis and Forecasting

May 1/22 Abbotsford

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

Sales / Listings

Monthly Totals

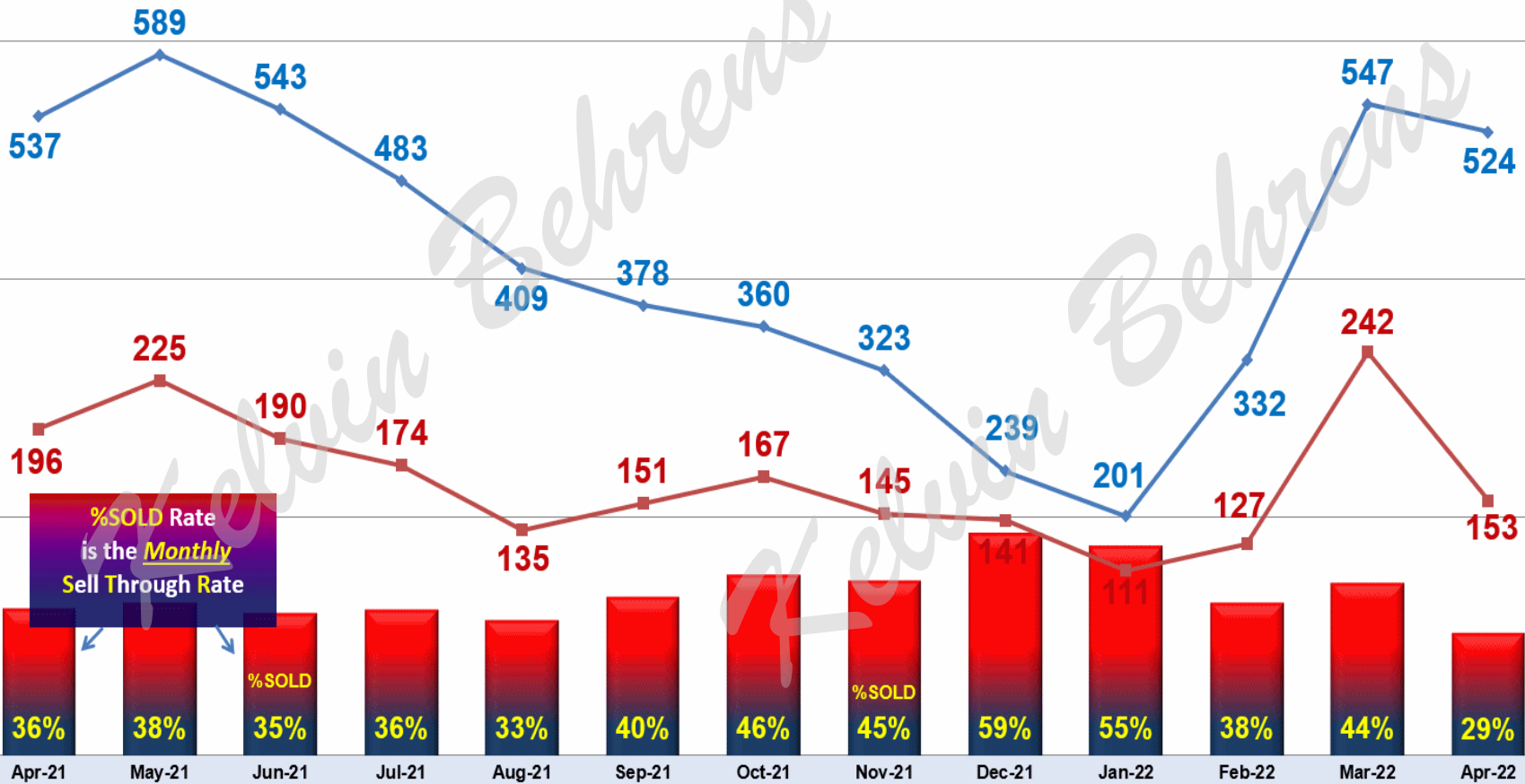


Attached

%SOLD (STR)

Sales/Listings ( Monthly Rate)

◆ Total Listings ■ Sales



%SOLD Rate is the Monthly Sell Through Rate



Attached

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Market Analysis and Forecasting May 1/22 Abbotsford

Attached Abbotsford 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

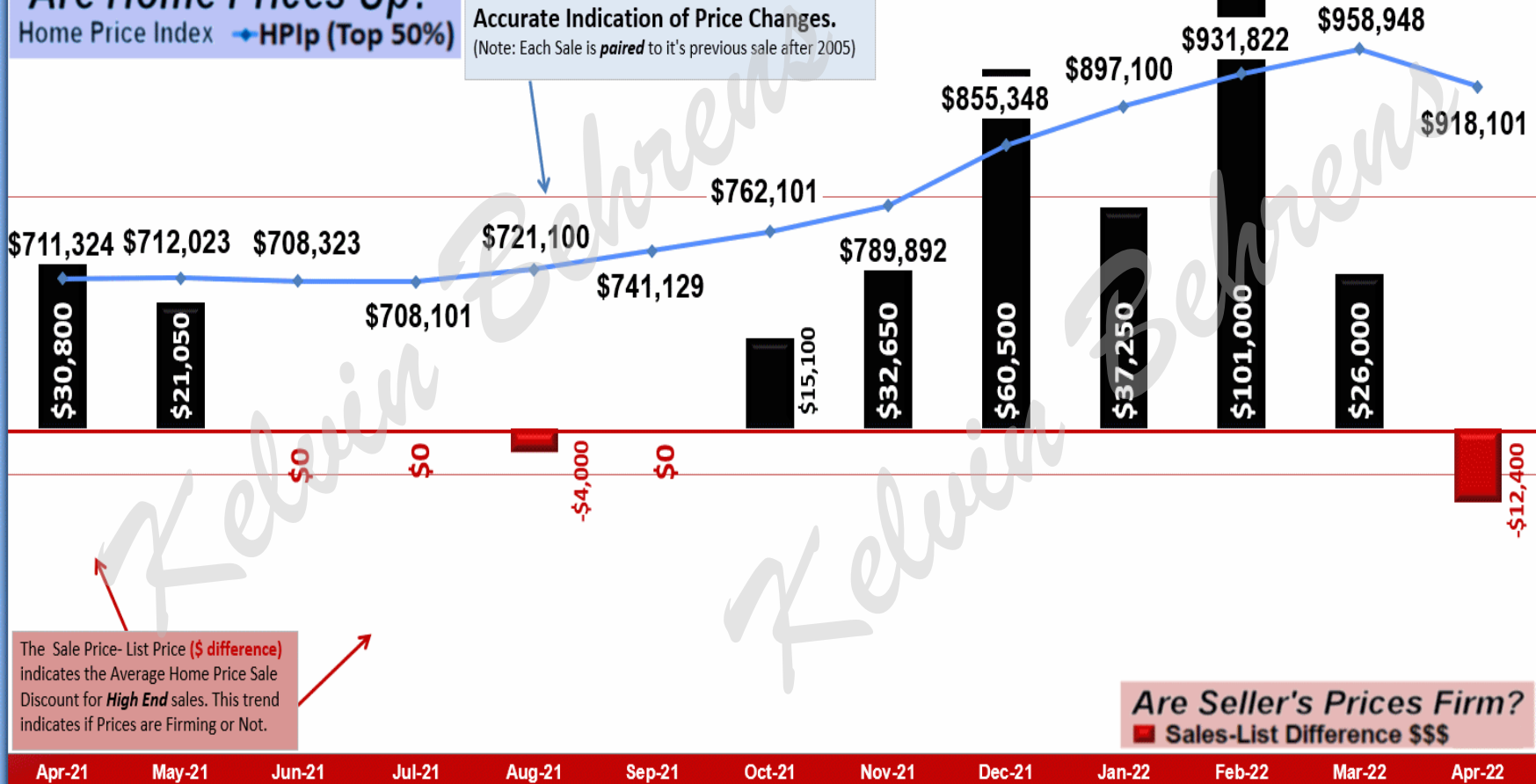
TOP 50%

## Sales Discount \$\$\$

Sale Price - Original List Price ( \$ difference)

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

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



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

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

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**Market Analysis and Forecasting**    May 1/22    **Abbotsford**

**Attached**    **Abbotsford**    **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**

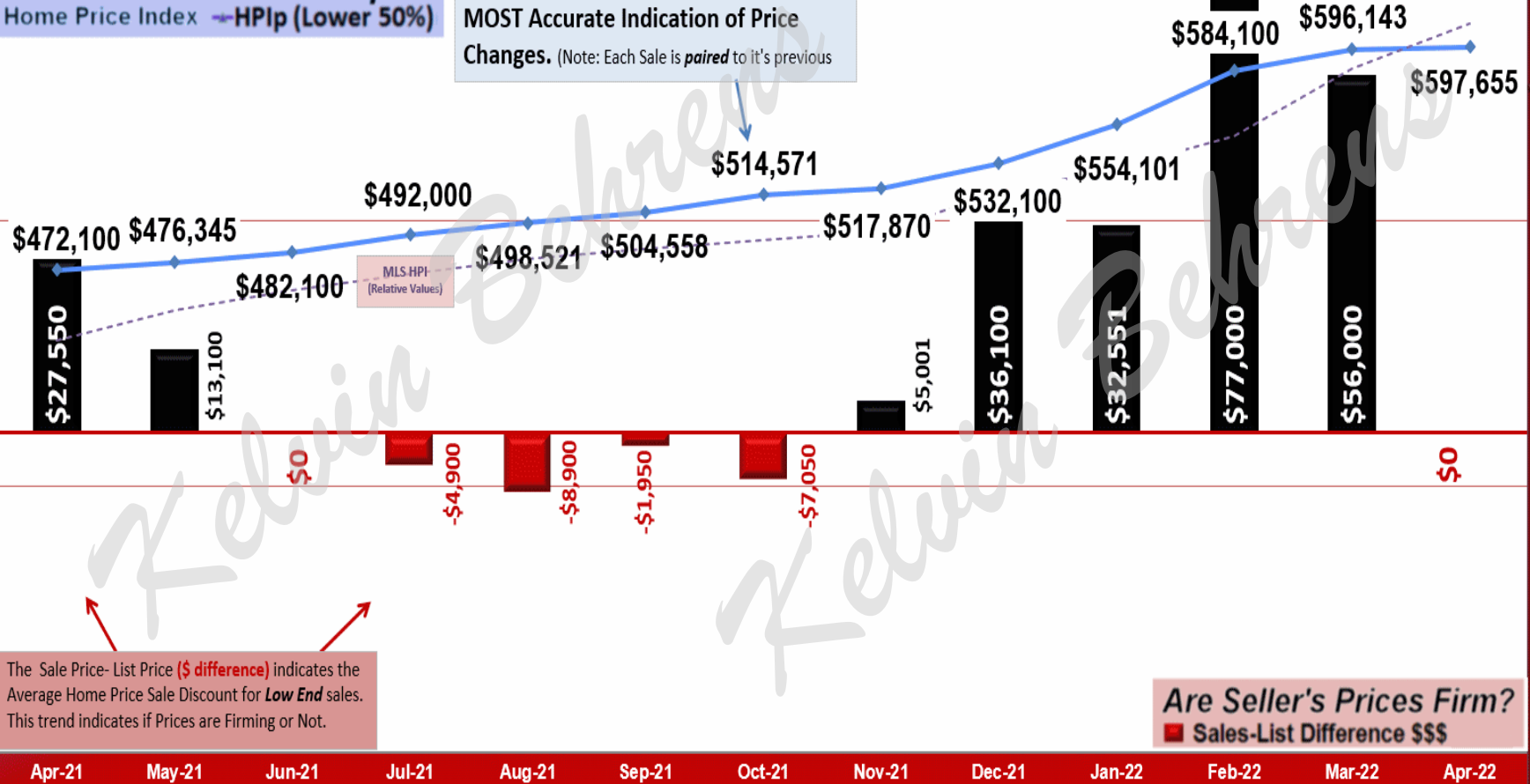
(Home Price Index Paired sales from 2005)



Townhouses

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

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



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

**Are Seller's Prices Firm?**

■ Sales-List Difference \$\$\$



Townhouses



**Sales Discount \$\$**

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

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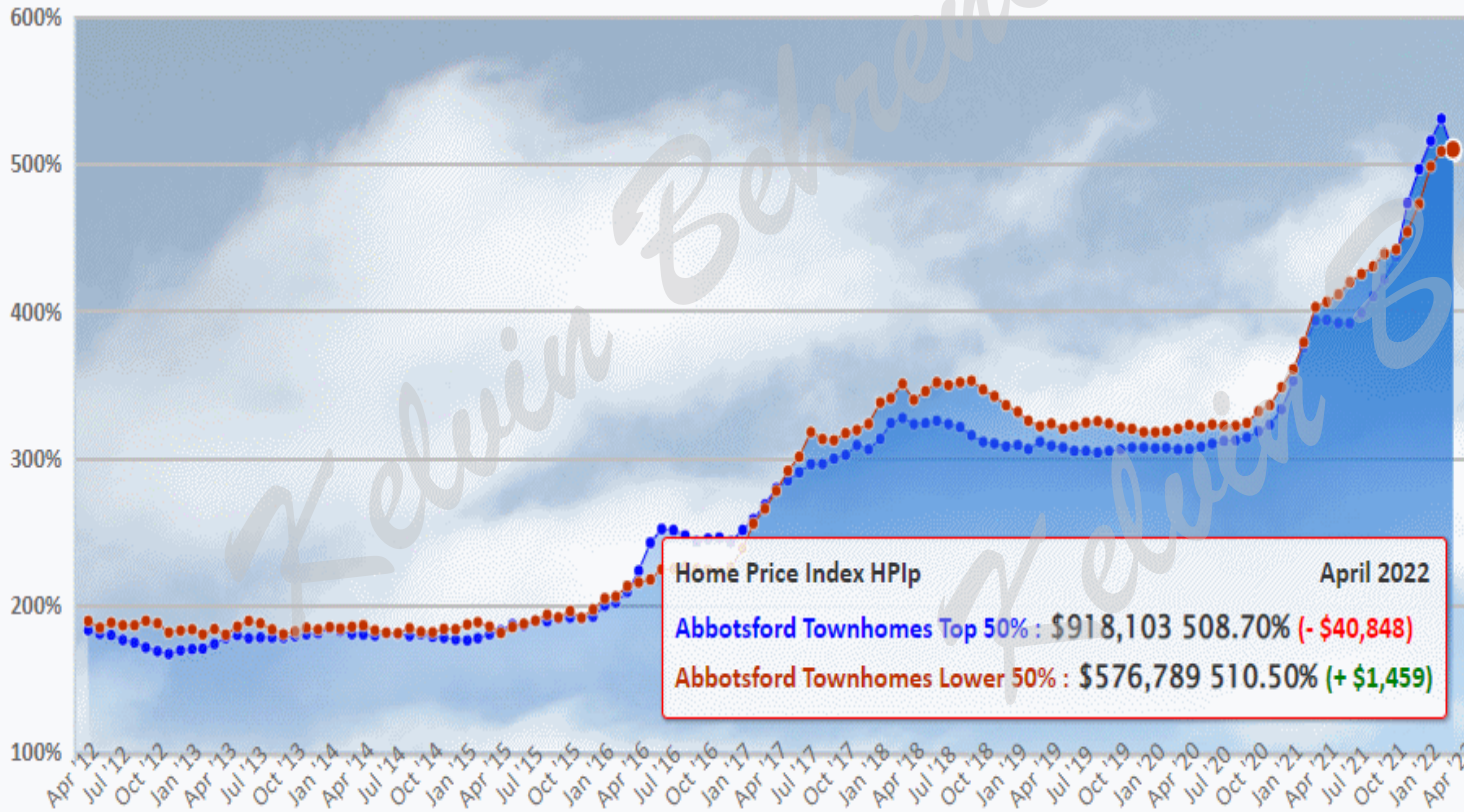


## Market Analysis and Forecasting May 1/22 Abbotsford

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



Monthly  Home values

Date	Value
Apr 2022	% 508.70
Mar 2022	% 531.30
Feb 2022	% 516.30
Jan 2022	% 497.00
Dec 2021	% 473.90
Nov 2021	% 437.60
Oct 2021	% 422.20
Sep 2021	% 410.60
Aug 2021	% 399.50
Jul 2021	% 392.30
Jun 2021	% 392.40
May 2021	% 394.50

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**Market Analysis and Forecasting**    May 1/22    **Abbotsford**

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

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

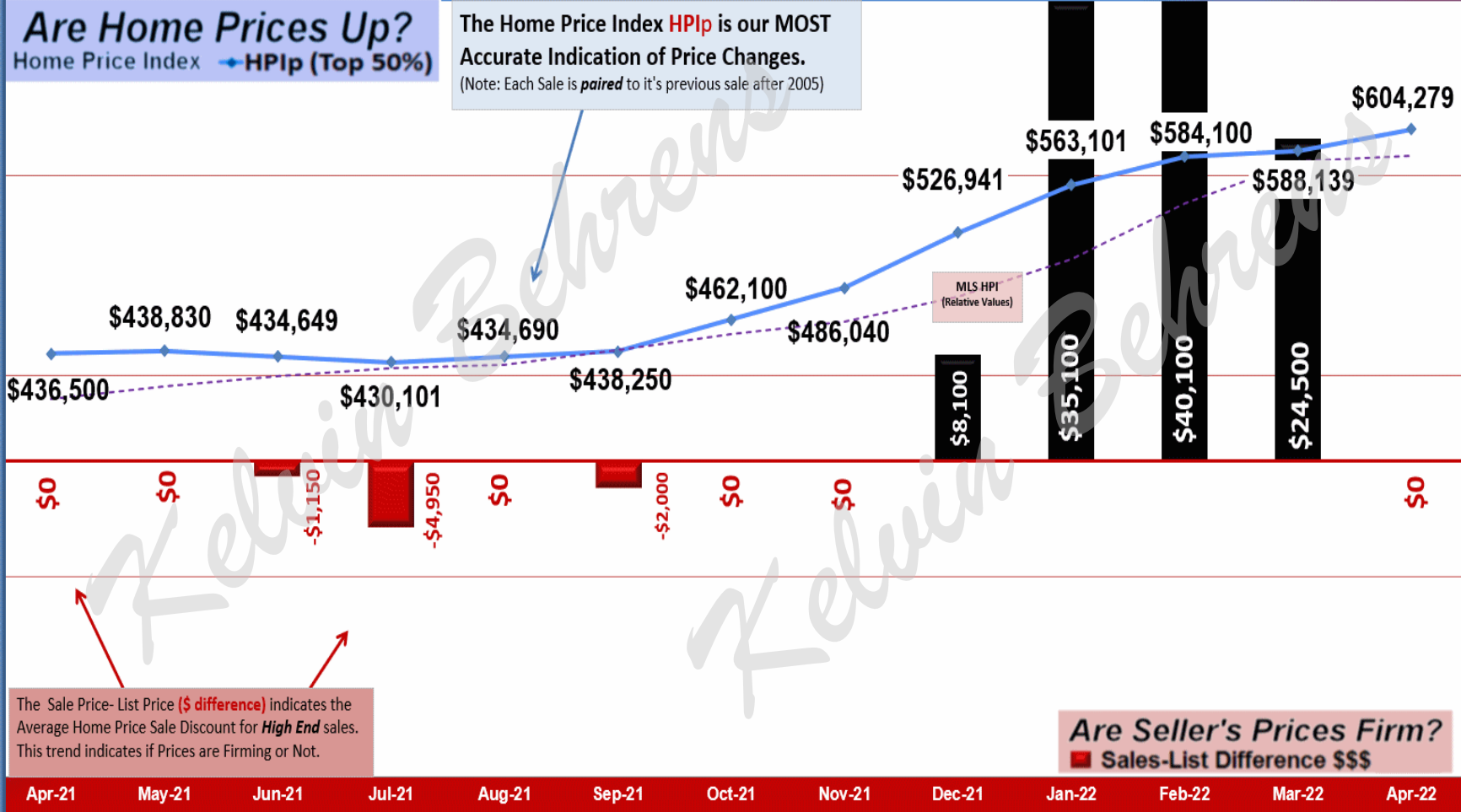


Condominiums

## Are Home Prices Up?

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Condominiums



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

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Market Analysis and Forecasting May 1/22 Abbotsford

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



Condominiums



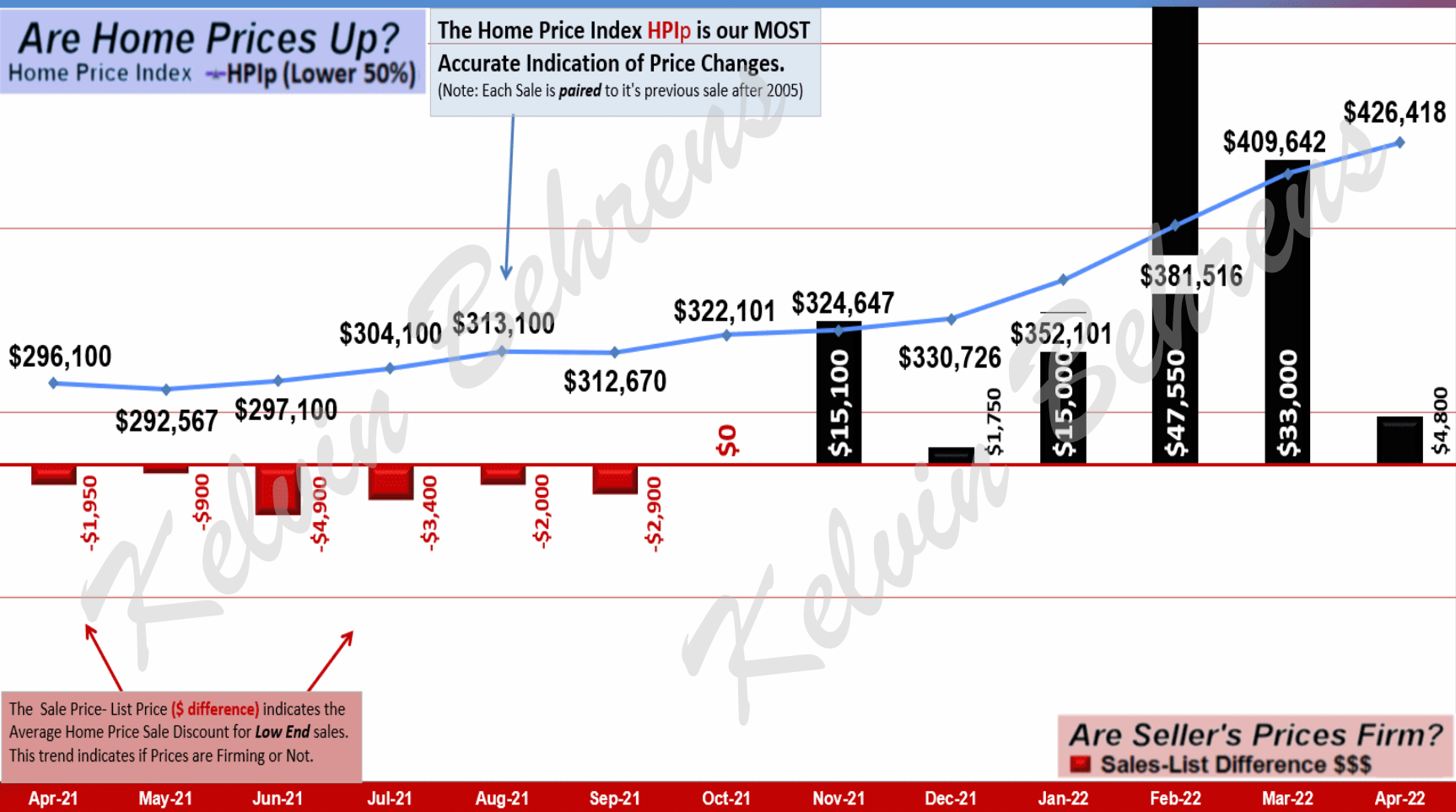
Condominiums



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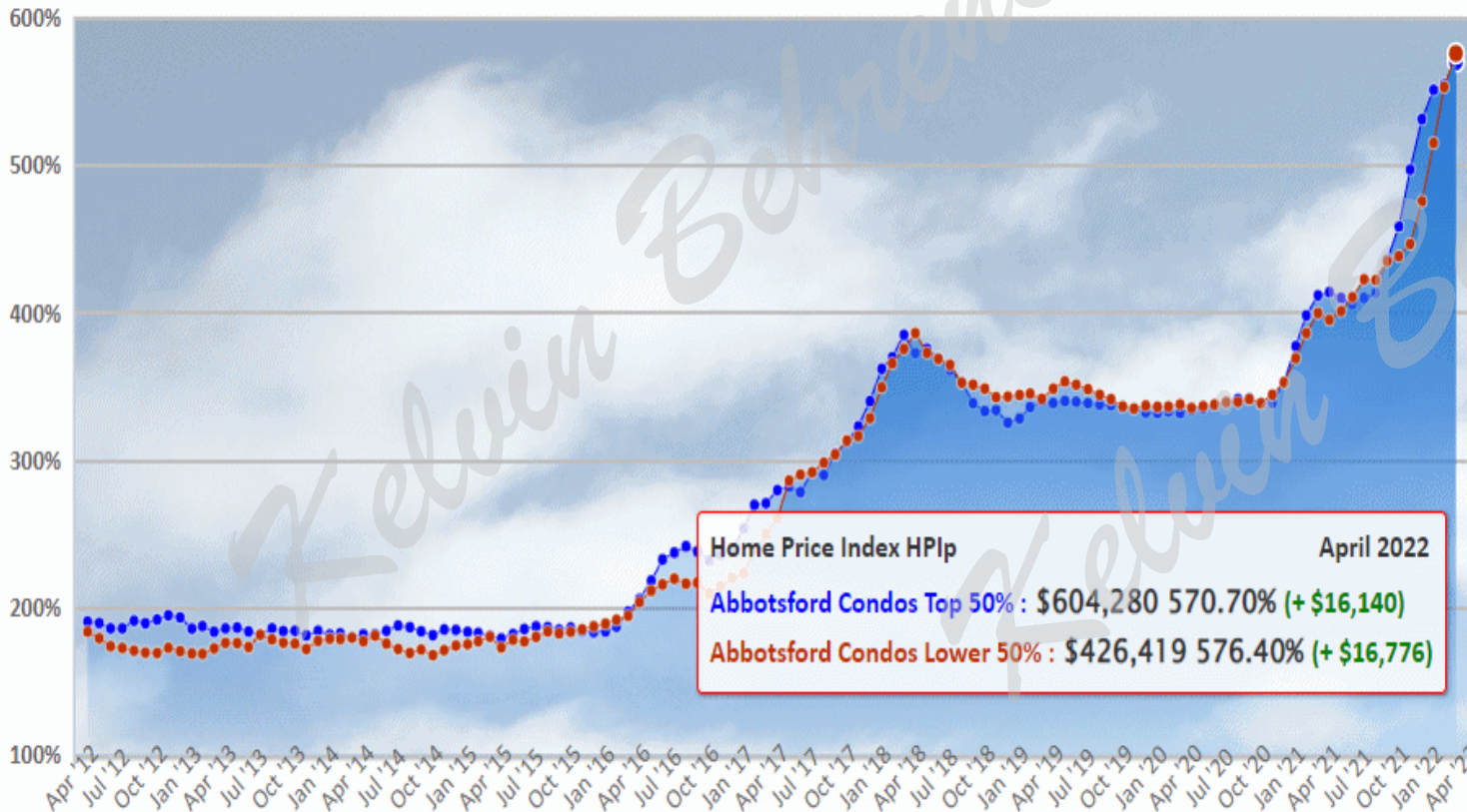
**May 1/22 Abbotsford**

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

Monthly  Home values



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## Market Analysis and Forecasting May 1/22 Chilliwack



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### Chilliwack (+ Sardis) Sub areas Statistics - Apr 2022

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Chilliwack W Yale-Well	102	29	11	99%	-\$4,900	28.4%
Chilliwack E Young-Yale	56	17	12	100%	\$0	30.4%
Chilliwack N Yale-Well	41	6	13	99%	-\$3,950	14.6%
Chilliwack Yale Rd West	0	0				0.0%
Chilliwack Mountain	15	0				0.0%
Fairfield Island	0	0				0.0%
Eastern Hillside	4	1	10	96%	-\$39,700	25.0%
Sardist W Vedder Rd	30	11	4	100%	\$100	36.7%
Sardist E Vedder Rd	29	9	6	101%	\$5,100	31.0%
Vedder S Watson	84	28	6	100%	\$0	33.3%
Promontory	32	17	10	99%	-\$4,900	53.1%
Yarrow	1	0				0.0%
<b>Total Activity</b>	<b>394</b>	<b>118</b>	<b>9</b>	<b>100%</b>	<b>\$0</b>	<b>30%</b>

### May 1 2022 Chilliwack(+Sardis) Market Update Attached Townhomes/ Condos

**Current:** Chilliwack (+Sardis) is in a Seller Market with average listing inventories, a **30% SOLD** rate and a 100% Sell/List Ratio.

(This means that there is an average of a \$0 increase on a sale from the original list price)

**Most Active Price Range:** Attached homes between \$725,000 - \$800,000 have **40.0 %SOLD** rate.

**Least Active Price Range:** Attached homes above \$800,000 have **19.4 %SOLD** rate.

**History:** The Chilliwack's **Condos** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$127,031.

The Chilliwack's **Condos** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$110,045.

The Chilliwack's **Townhouses** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$142,167.

The Chilliwack's **Townhouses** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$136,139.

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

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

### Chilliwack (+ Sardis) List Price Ranges Statistics - Apr 2022

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$350,000	39	10	16	99%	-\$1,950	25.6%
\$350,001-\$450,000	69	21	7	100%	\$0	30.4%
\$450,001-\$575,000	73	19	7	100%	\$0	26.0%
\$575,001-\$725,000	81	30	12	100%	-\$2,600	37.0%
\$725,001-\$800,000	60	24	9	100%	\$0	40.0%
\$800,001 and more	72	14	6	100%	\$0	19.4%
<b>Total Activity</b>	<b>394</b>	<b>118</b>	<b>9</b>	<b>100%</b>	<b>\$0</b>	<b>30%</b>

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change
Total Listings** (A,S,T,C,X)	372	399	394		-5
Active Listings (1st of the month)	191	144	213	241	28
Solds	174	162	118		-44
Days on Market (DOM)	7	7	9		2
% SOLD (Sales/Listings/mnthly rate)	47%	41%	30%		-11%
<b>Condos (Top 50%) Home Price Index HPIp</b>	\$404,096	\$531,740	\$531,127		-\$613
<b>Condos (Lower 50%) Home Price Index HPIp</b>	\$272,739	\$375,101	\$382,784		\$7,683
<b>Twnhs (Top 50%) Home Price Index HPIp</b>	\$640,796	\$849,101	\$782,963		-\$66,138
<b>Twnhs (Lower 50%) Home Price Index HPIp</b>	\$425,131	\$565,162	\$561,270		-\$3,892

**Forecast:** The Active Listing Inventories is 28 more in count than the same month last year. The Chilliwack Attached Real Estate Market is continuing to be a Seller market for the next month.

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

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

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The Days-On-Market and Sale-List Price differences are based on medians, not averages. Market Share Reports include all property types.

Sources: the respective Real Estate Boards, and other sources which assume no responsibility for accuracy.

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# Vancouver Market Reports

Statistics, on the Web!

attached homes



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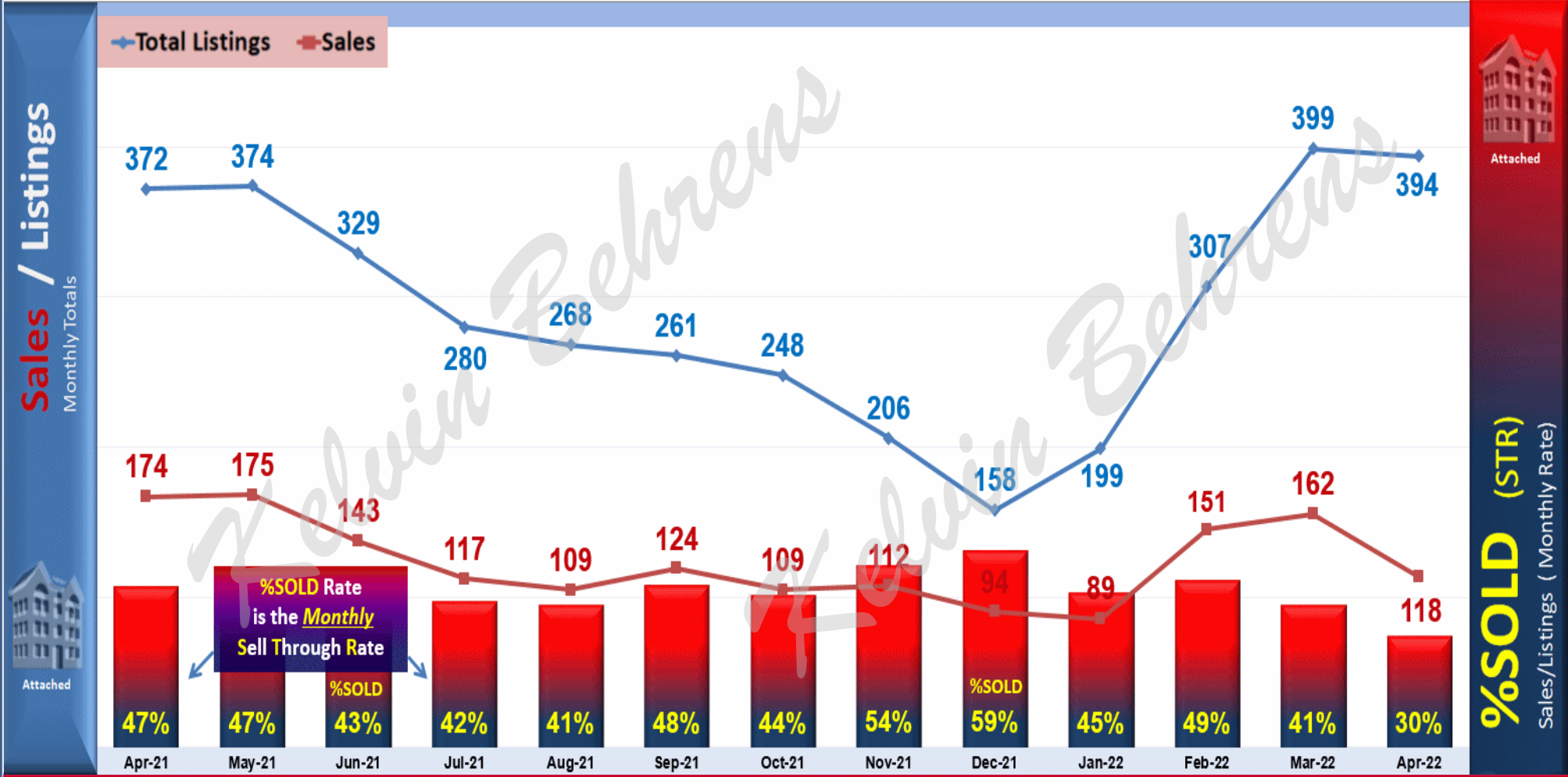
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**Market Analysis and Forecasting**    May 1/22    Chilliwack

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



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Market Analysis and Forecasting

May 1/22 Chilliwack

Attached

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

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

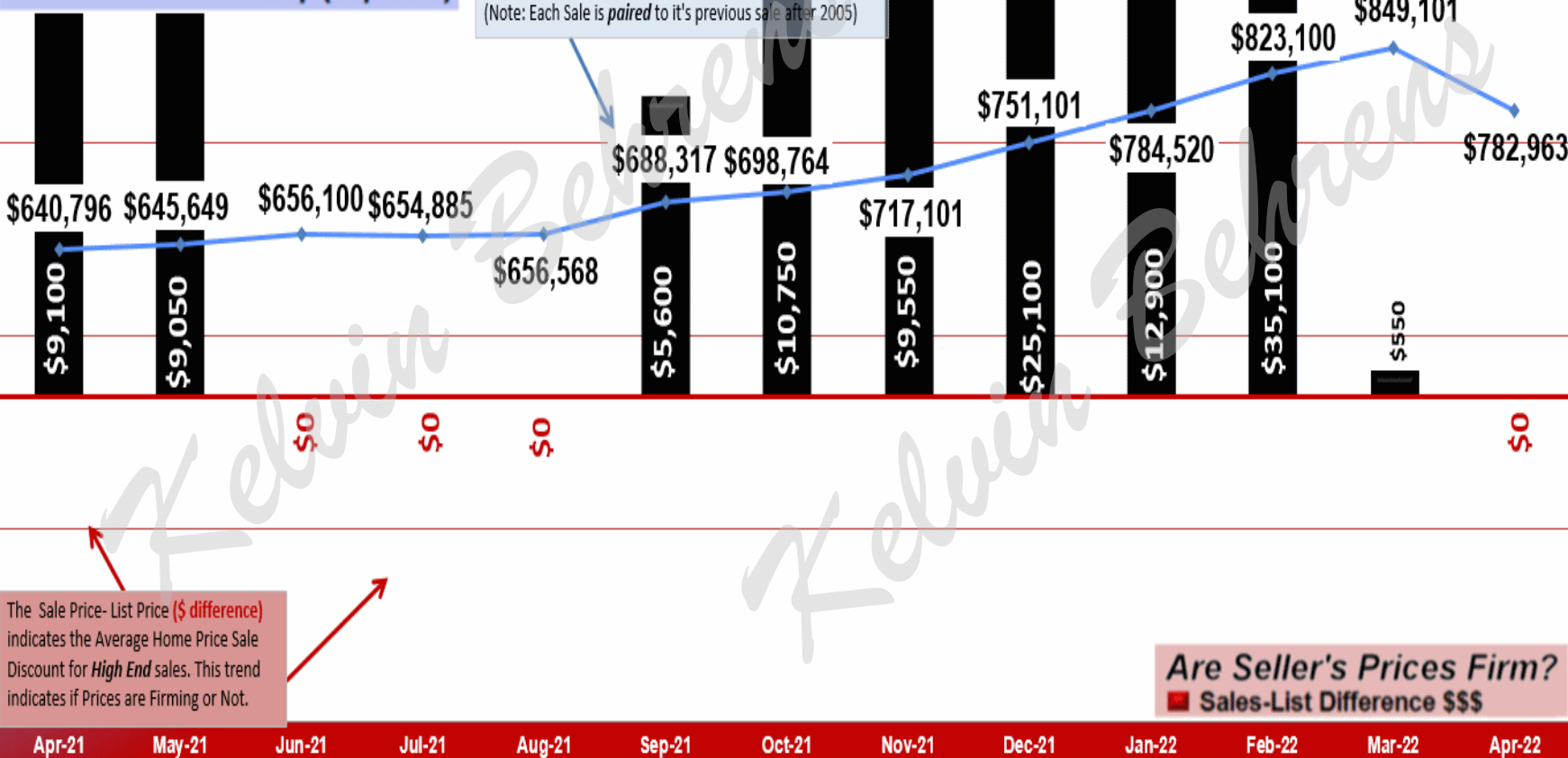


Townhouses

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

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

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



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

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



Townhouses

TOP 50%

Sales Discount \$\$\$

Sale Price - Original List Price (\$ difference)

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**Market Analysis and Forecasting**    May 1/22    Chilliwack

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

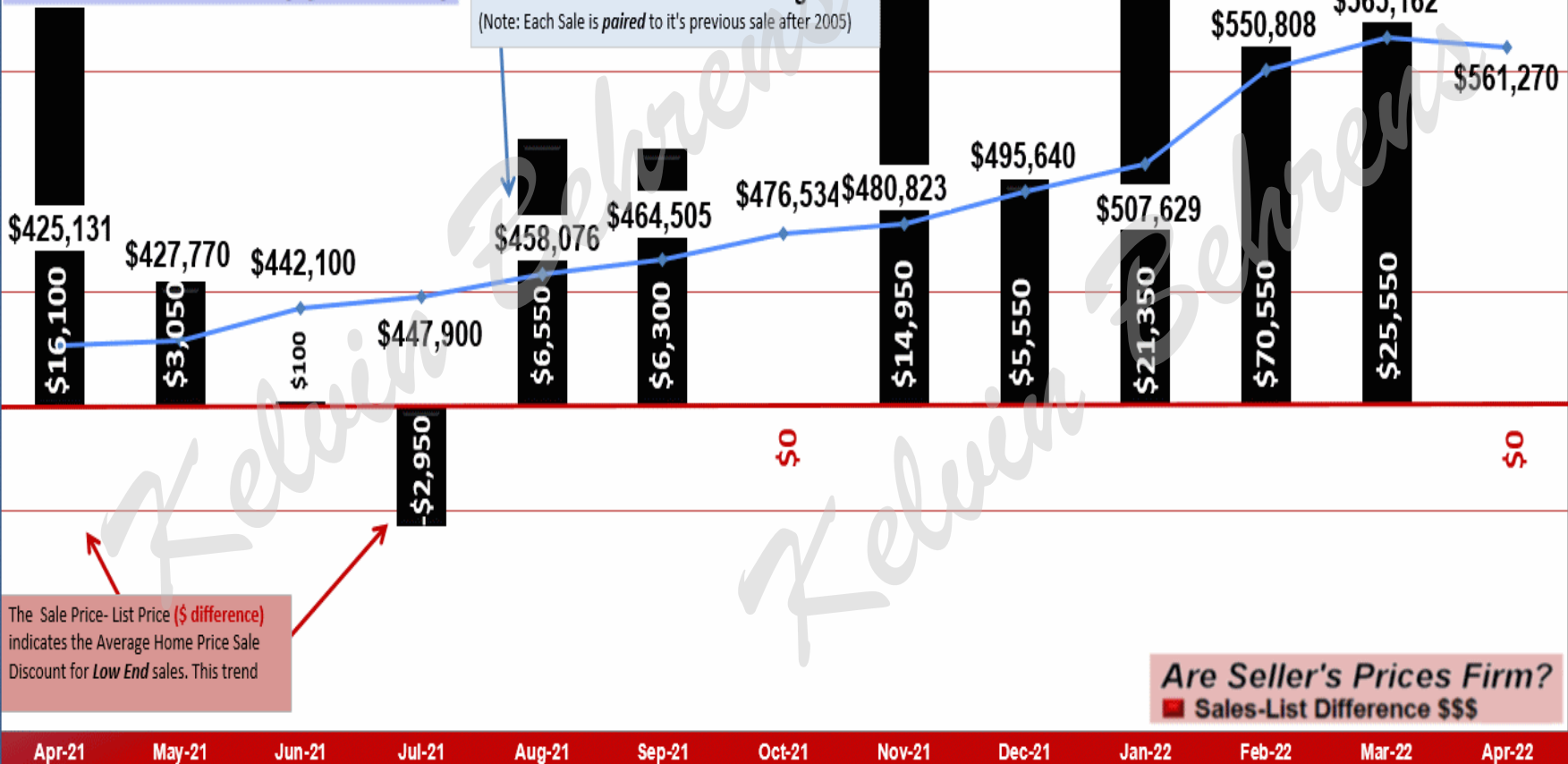
**Home Price Changes**  
(Home Price Index Paired sales from 2005)



Townhouses

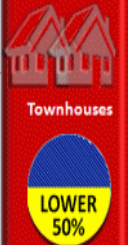
**Are Home Prices Up?**  
Home Price Index → HPIp (Lower 50%)

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

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



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

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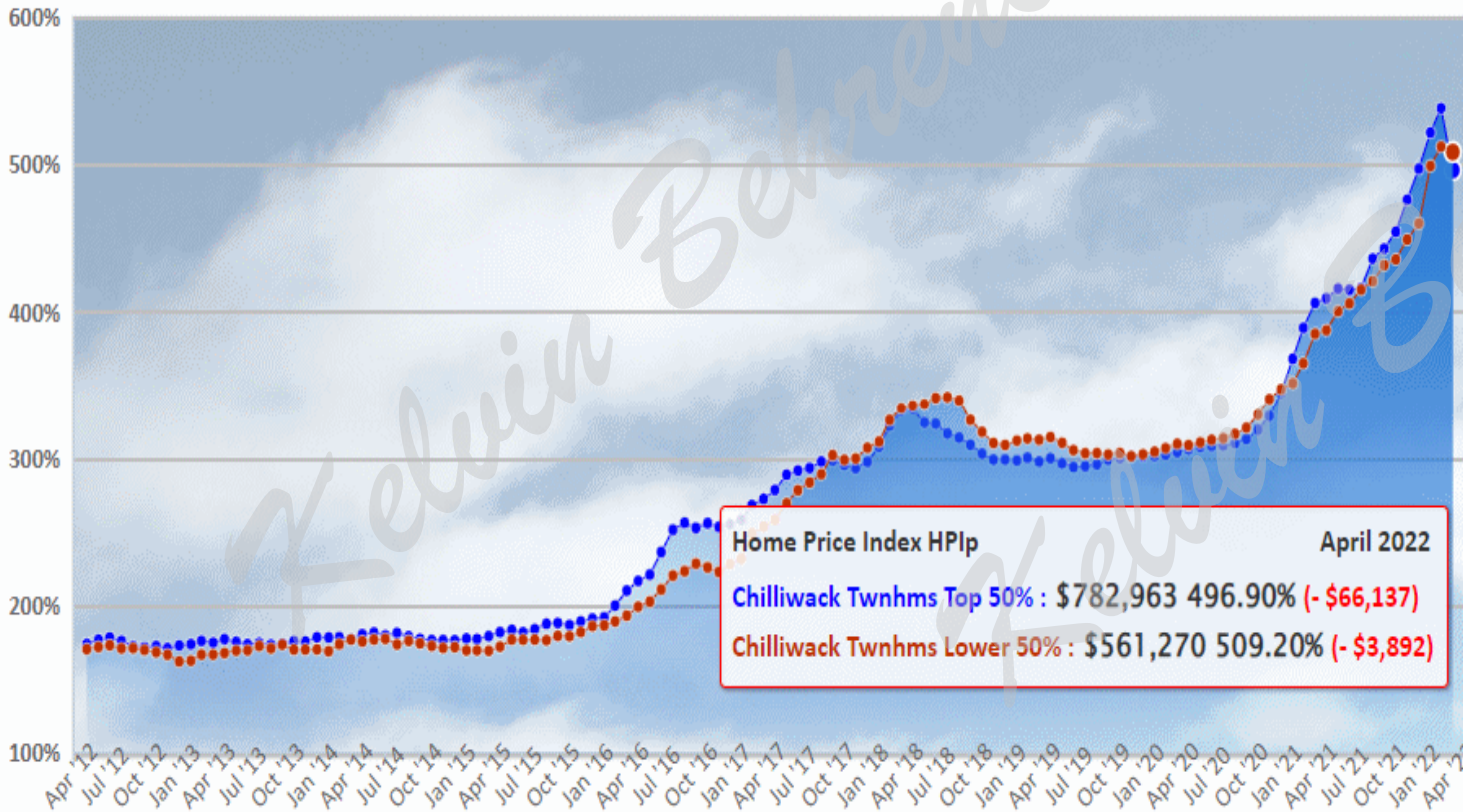
**Market Analysis and Forecasting**

**May 1/22 Chilliwack**

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



Monthly  Home values

Date	Value
Apr 2022	% 496.90
Mar 2022	% 538.90
Feb 2022	% 522.40
Jan 2022	% 497.90
Dec 2021	% 476.70
Nov 2021	% 455.10
Oct 2021	% 443.50
Sep 2021	% 436.80
Aug 2021	% 416.70
Jul 2021	% 415.60
Jun 2021	% 416.40
May 2021	% 409.80

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**Market Analysis and Forecasting**    May 1/22    Chilliwack

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

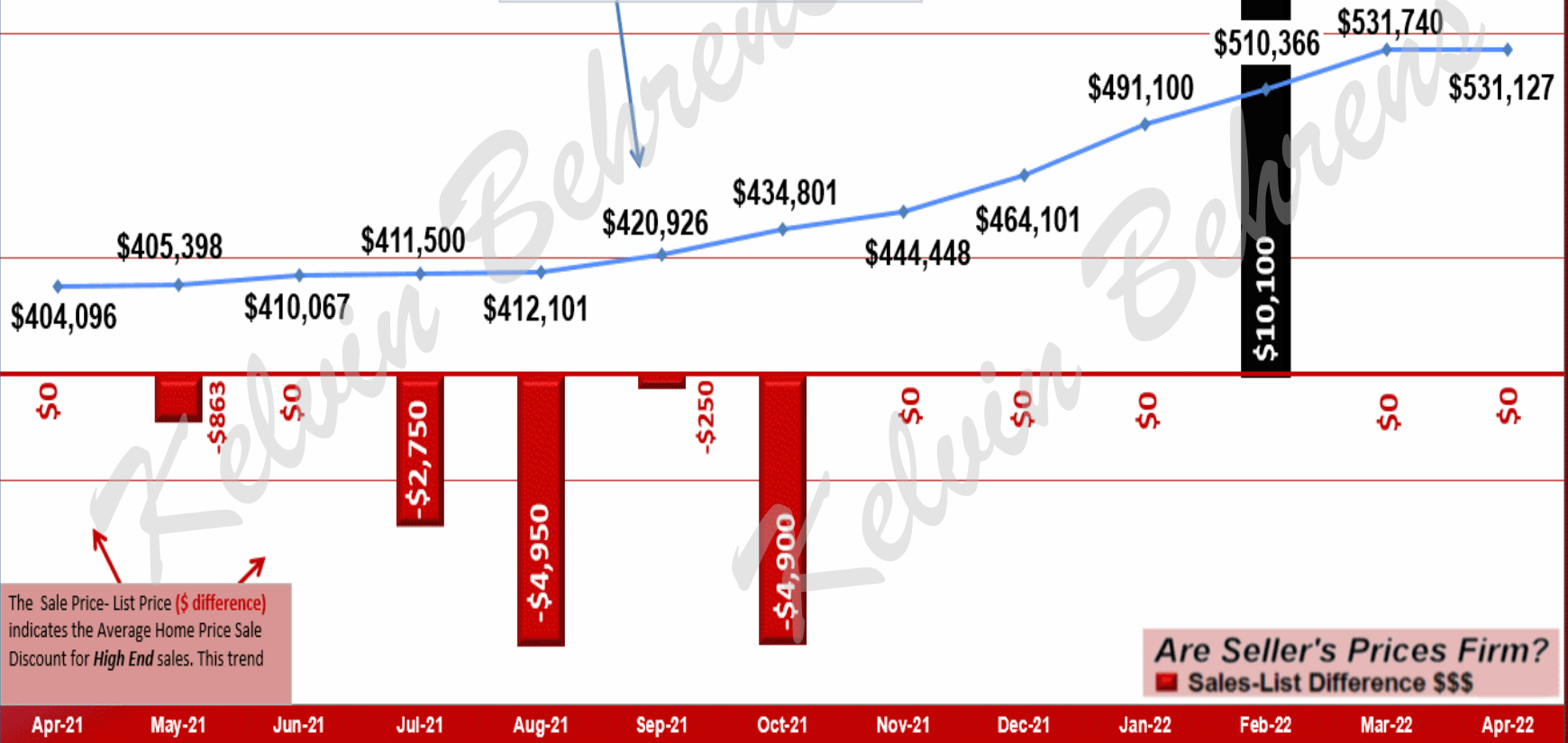
**Home Price Changes**  
(Home Price Index Paired sales from 2005)



Condominiums

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

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



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

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



Condominiums

TOP 50%

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

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**Market Analysis and Forecasting**    **May 1/22**    **Chilliwack**

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

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

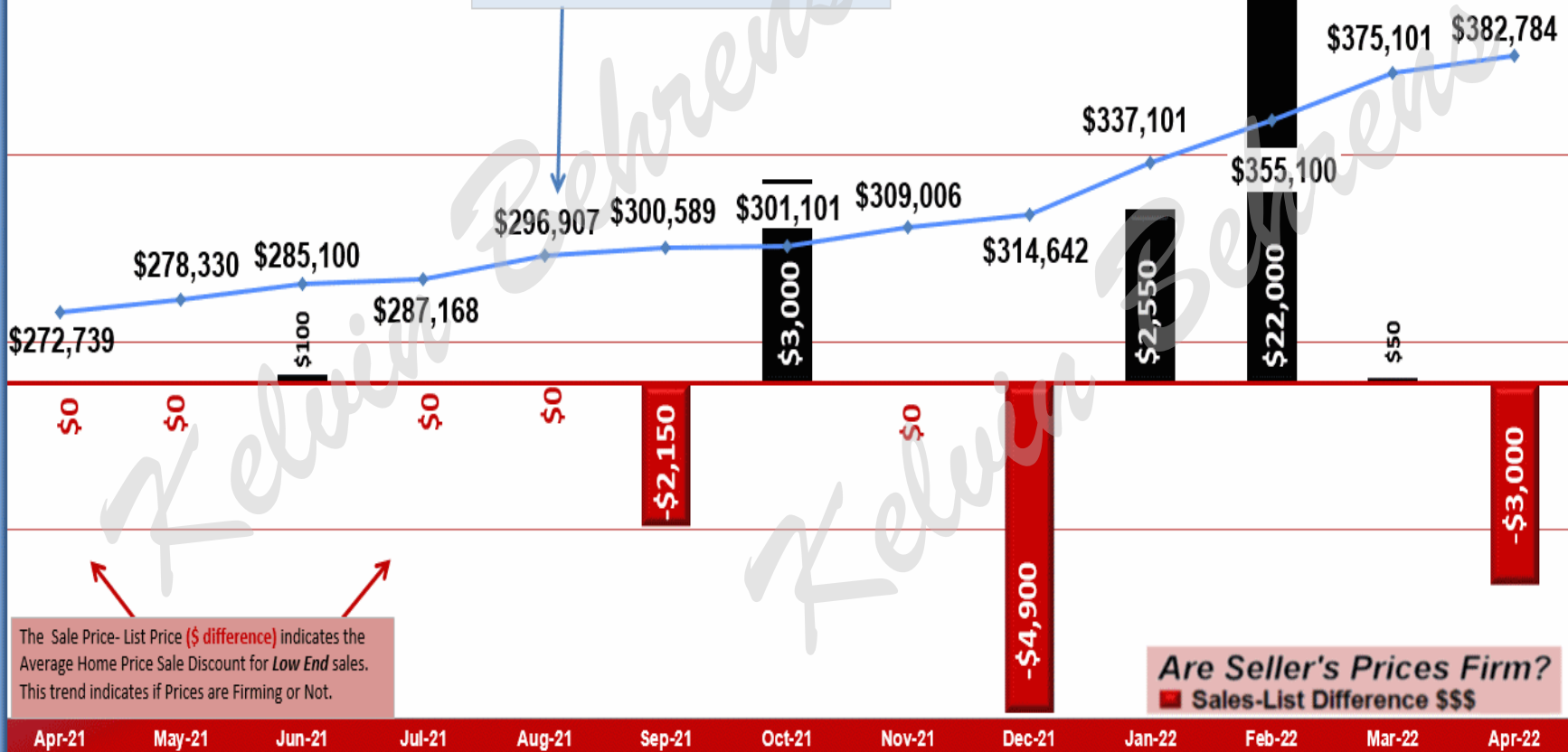


Condominiums

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

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■ Sales-List Difference \$\$\$



Condominiums

**LOWER 50%**

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

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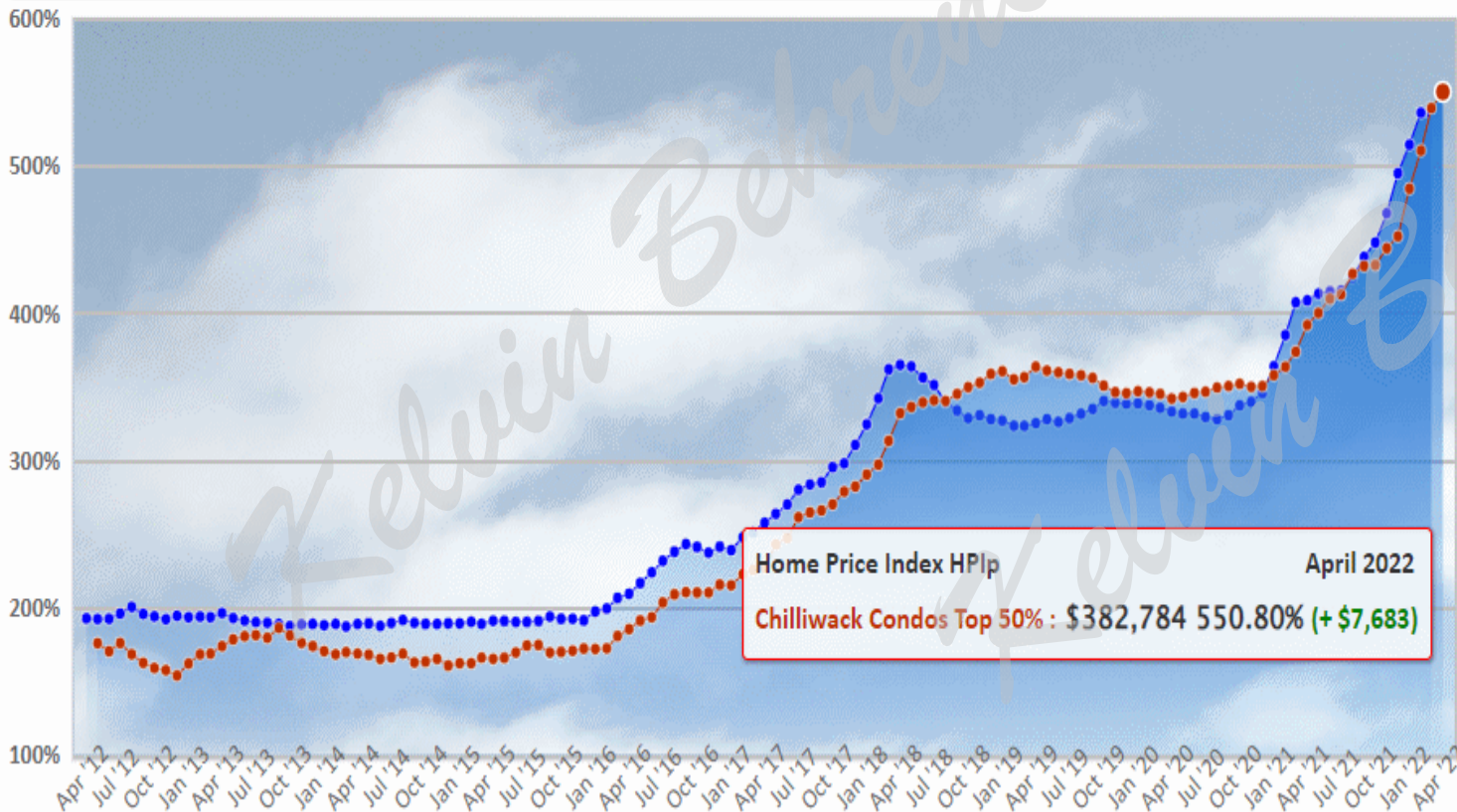
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Chilliwack Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
Chilliwack Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly  Home values

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