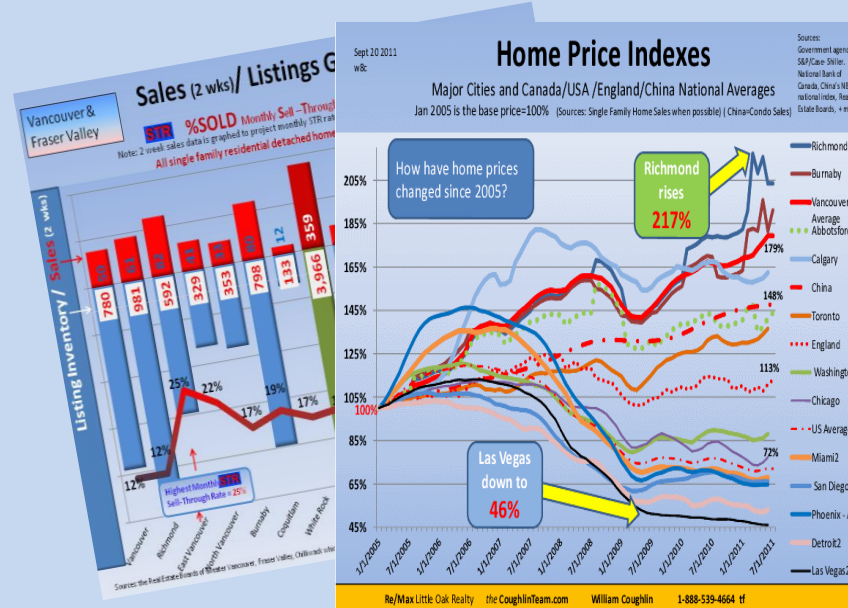


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Advanced Marketing Tools



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

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



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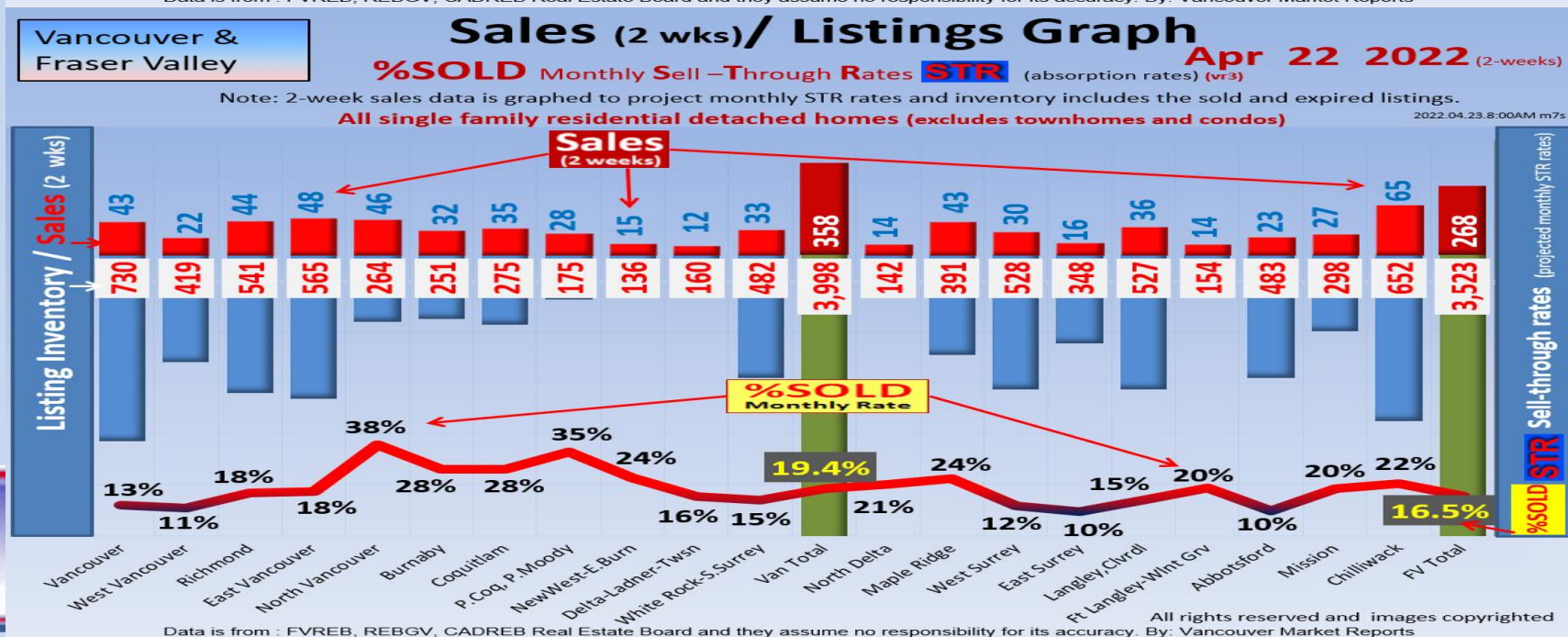
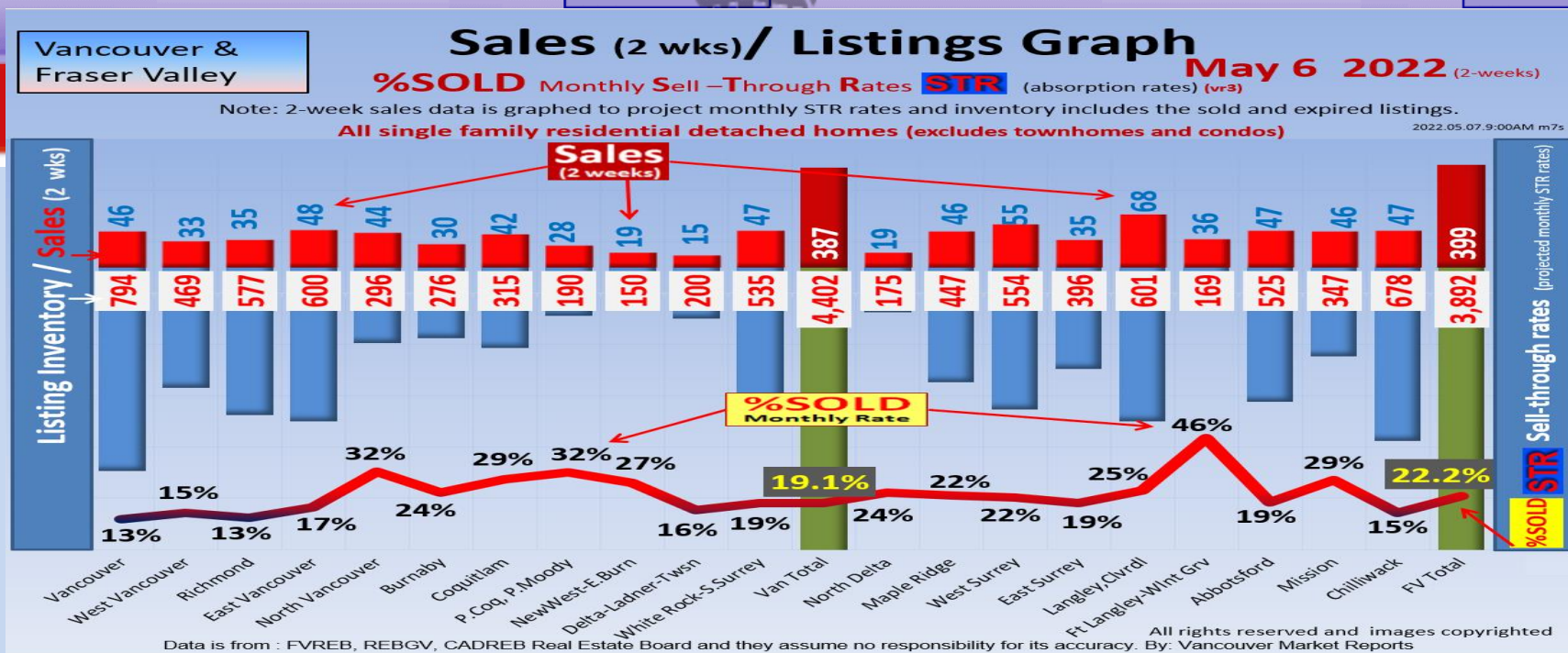
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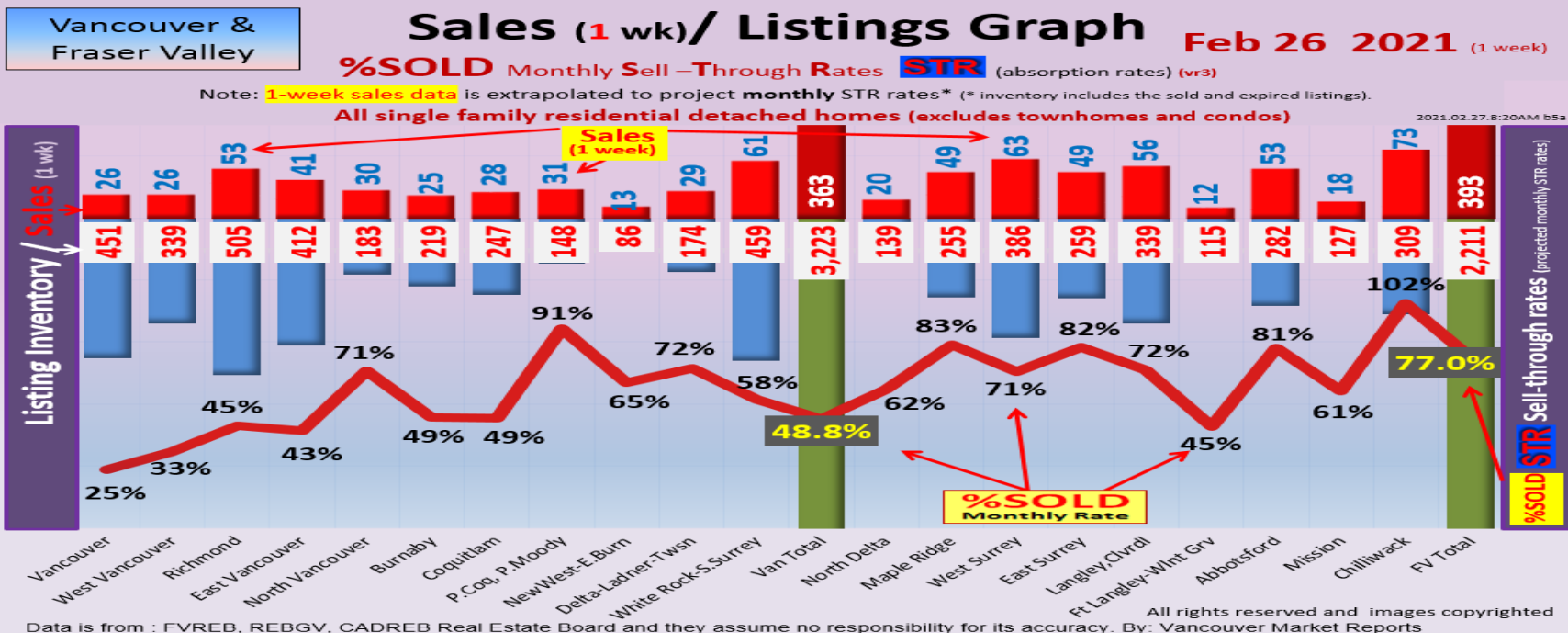
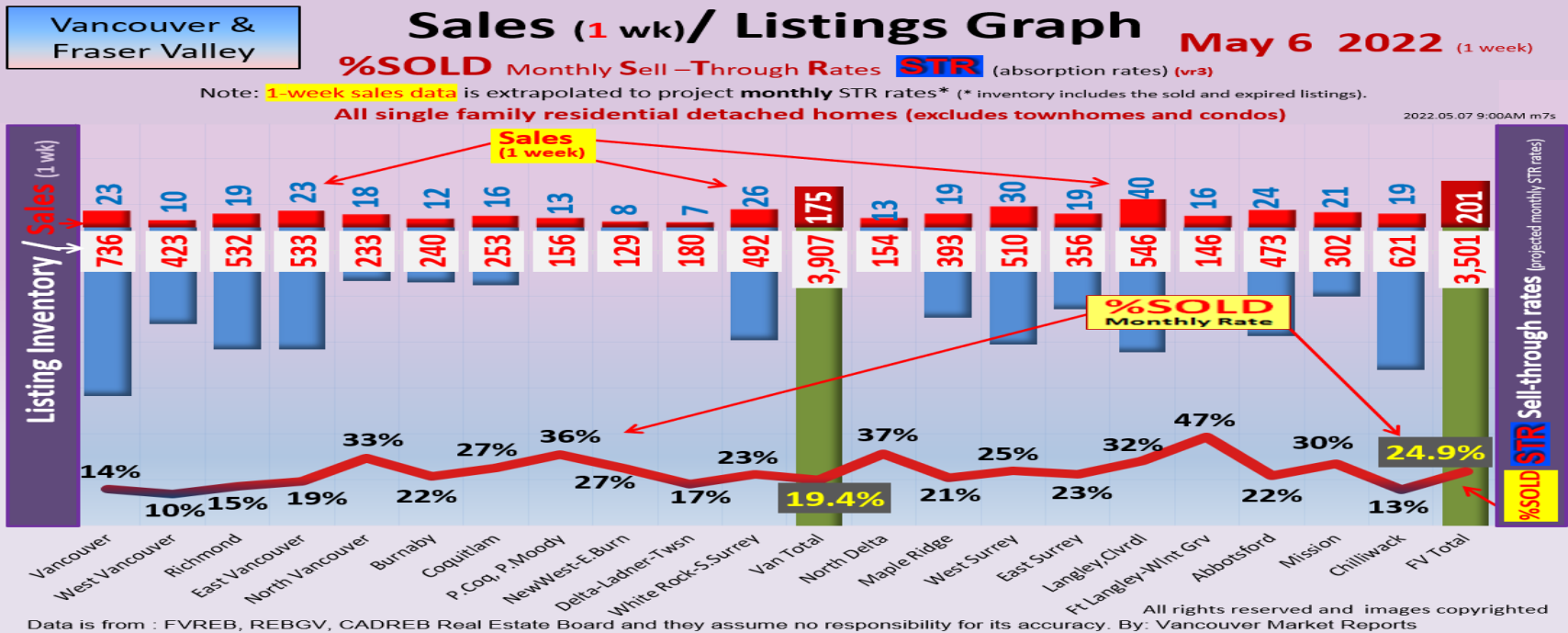


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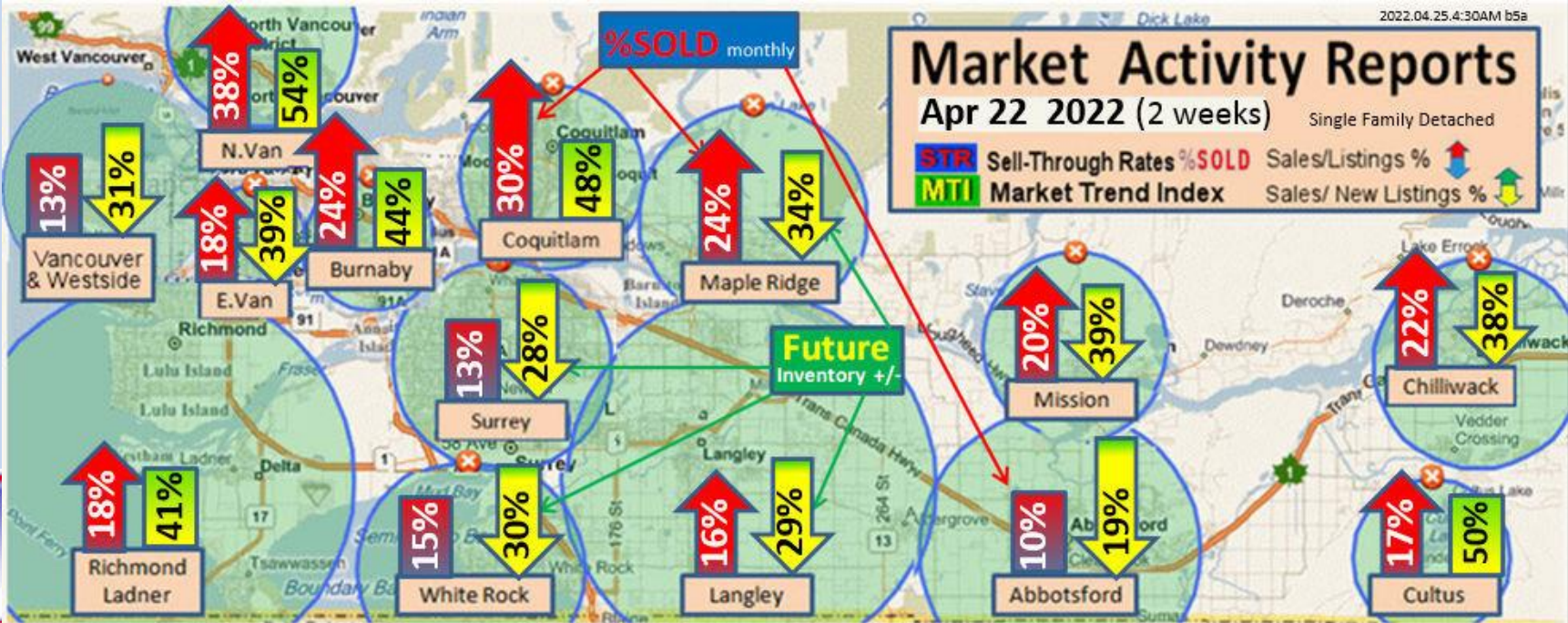
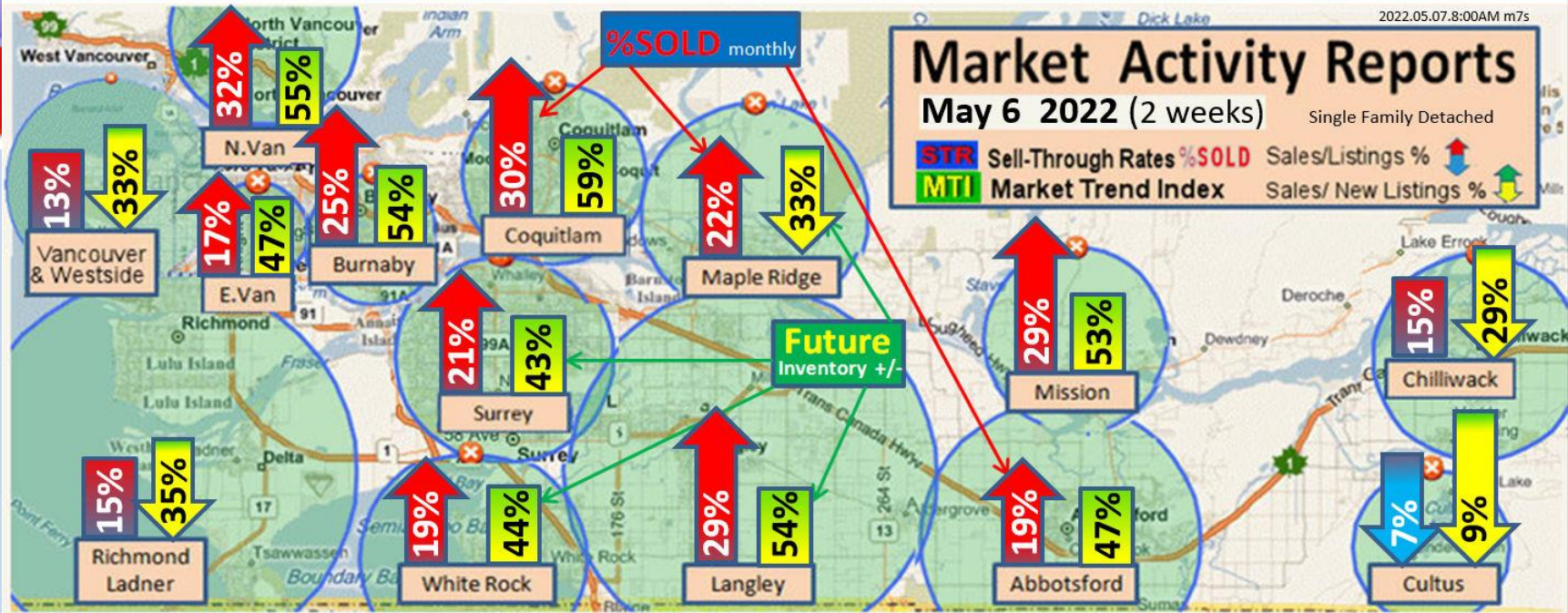
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Surrey West Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

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

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

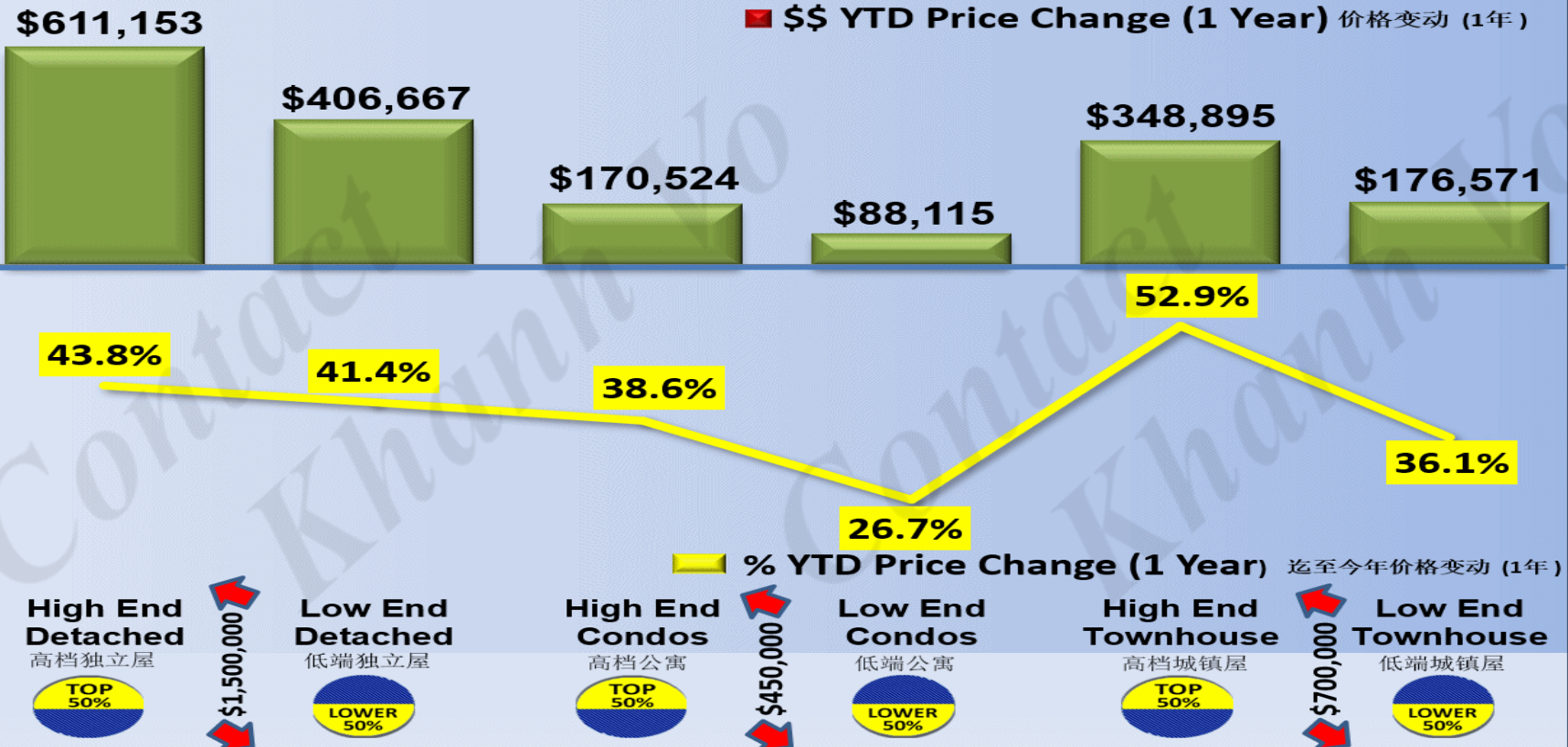
Powered by: Vancouver Market Reports **HPI**

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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Khanh Vo

RE/MAX 2000 Realty Surrey, BC V3R 0N9

khanhvo.ca

KhanhVo@Remax.net

Ph: 604-710-1245

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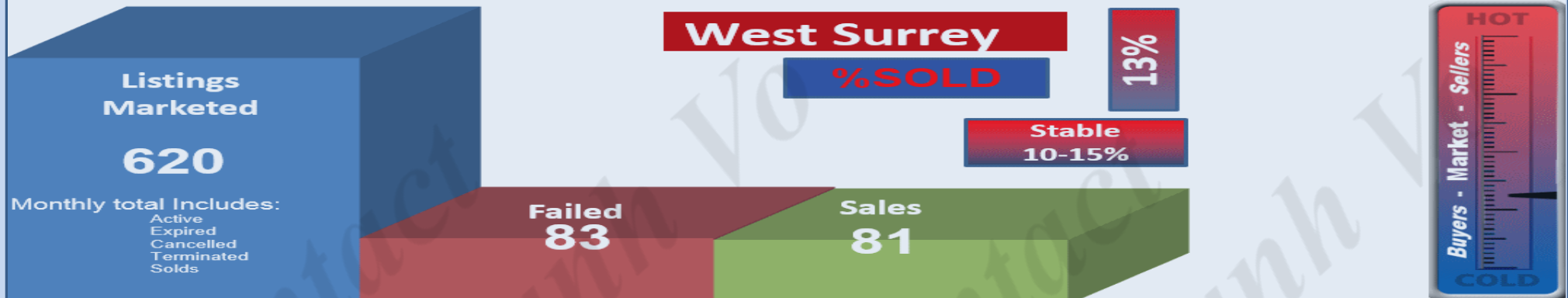


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Monthly Market Activity - Apr 2022 - Single Family



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.



*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month.
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Khanh Vo

RE/MAX 2000 Realty Surrey, BC V3R 0N9

khanhvo.ca

KhanhVo@Remax.net

Ph: 604-710-1245

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

West 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-\$1,350,000	34	4	10	97%	-\$5,500	11.8%	
\$1,350,001-\$1,500,000	46	14	9	99%	-\$18,500	30.4%	↑
\$1,500,000-\$1,700,000	41	9	7	103%	\$40,000	22.0%	↑
\$1,700,000-\$1,850,000	61	11	7	103%	\$50,100	18.0%	↑
\$1,850,000-\$2,200,000	111	17	6	100%	\$0	15.3%	↑
\$2,200,000-\$2,600,000	182	17	11	100%	\$0	9.3%	↓
\$2,600,001 and more	145	9	13	101%	\$26,000	6.2%	↓
Total Activity	620	81	8	101%	\$16,000	13%	

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change	
Total Listings** (A,S,T,C,X)	837	645	620		-25	↓
Active Listings (1st of the month)	392	329	412	456	44	↑
Solds	185	157	81		-76	↓
Days on Market (DOM)	7	7	8		1	↑
%SOLD (Sales/ Listings /mntly 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	↓



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

KhanhVo@Remax.net

Ph: 604-710-1245

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What Sold in your Neighbourhood and for What Price?

West Surrey Sub areas Statistics - Apr 2022

Detached

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



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RE/MAX 2000 Realty Surrey, BC V3R 0N9

khanhvo.ca

KhanhVo@Remax.net

Ph: 604-710-1245

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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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Khanh Vo

RE/MAX 2000 Realty Surrey, BC V3R 0N9

khanhvo.ca

KhanhVo@Remax.net

Ph: 604-710-1245

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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)



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Are Home Prices Up?

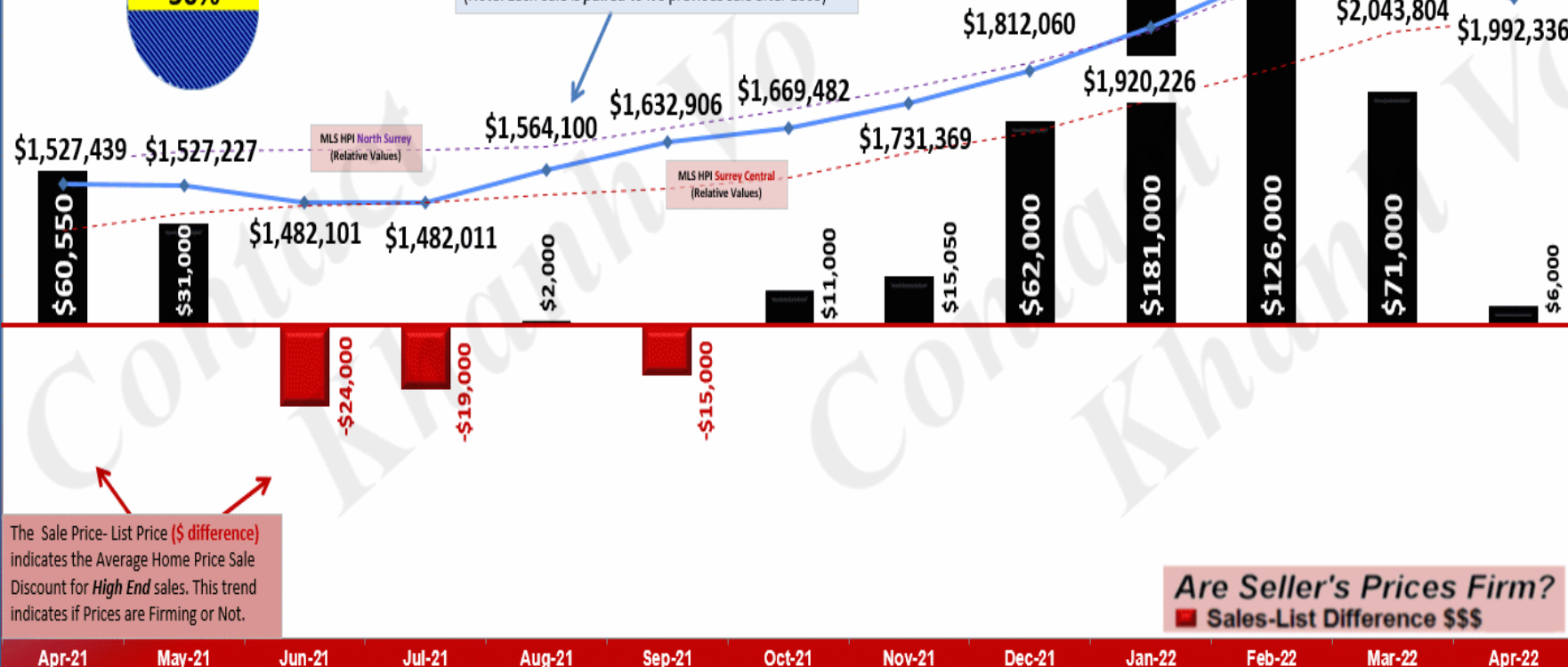
Home Price Index → **HPIp** (Top 50%)



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)



Detached



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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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RE/MAX 2000 Realty Surrey, BC V3R 0N9

khanhvo.ca

KhanhVo@Remax.net

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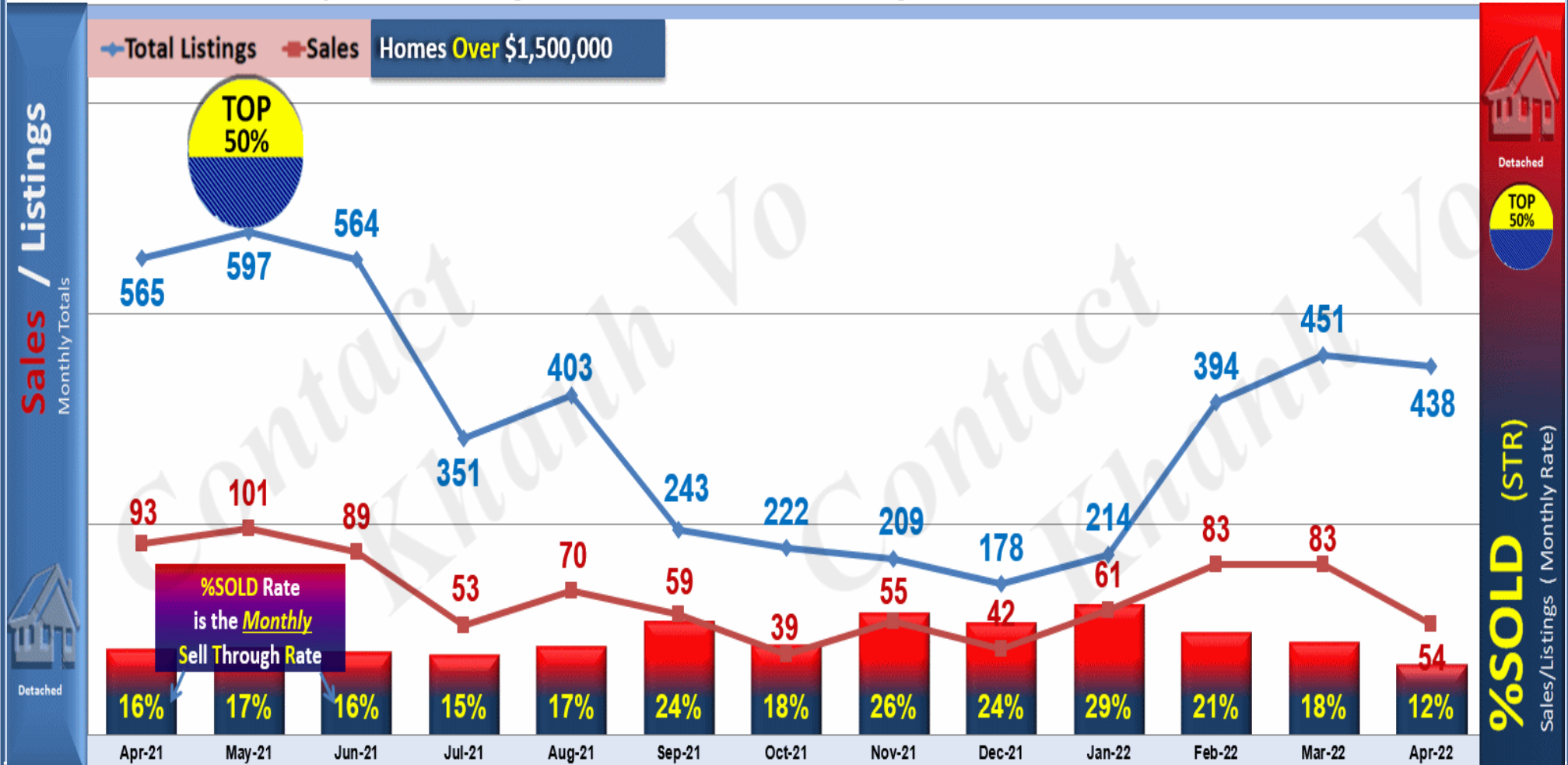
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Detached West Surrey Total Listings^{xx}, Sales, and %SOLD Rates for High End Homes



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khanhvo.ca

KhanhVo@Remax.net

Ph: 604-710-1245

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

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

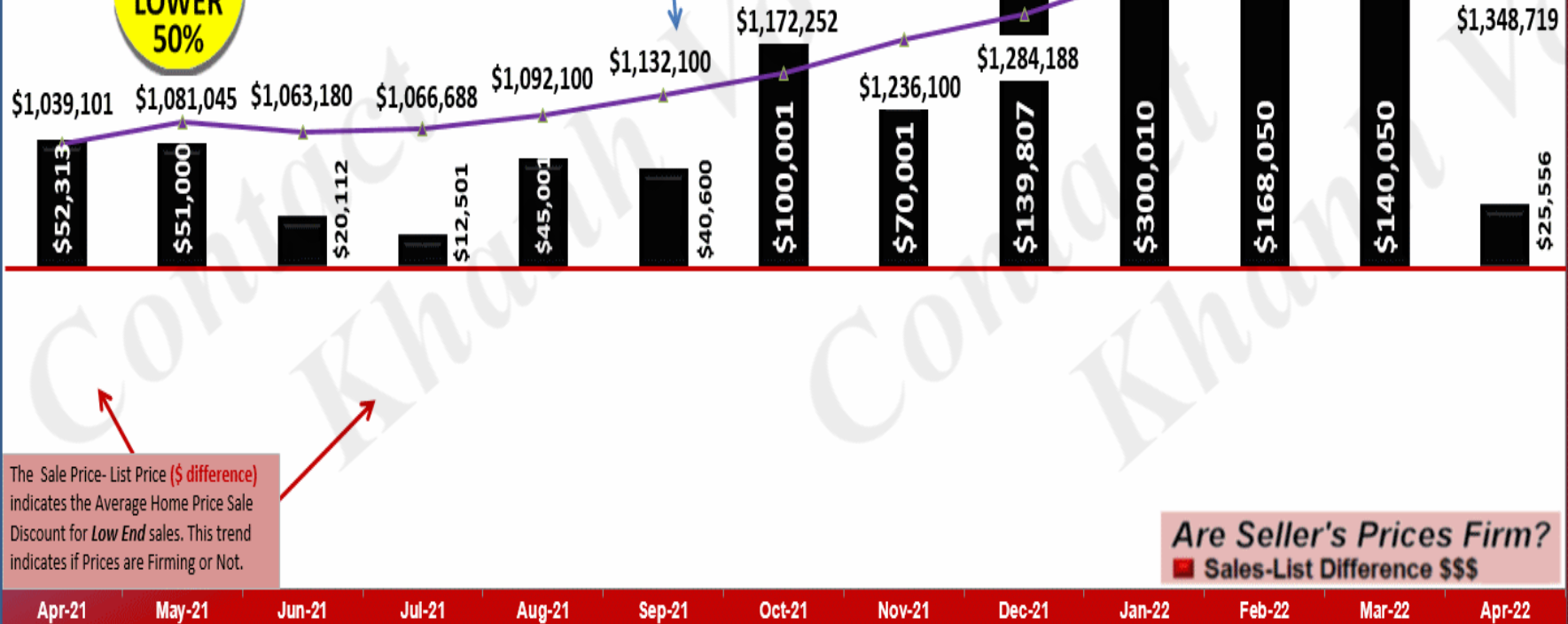
Are Home Prices Up?

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



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

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



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

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

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

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khanhvo.ca

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Ph: 604-710-1245

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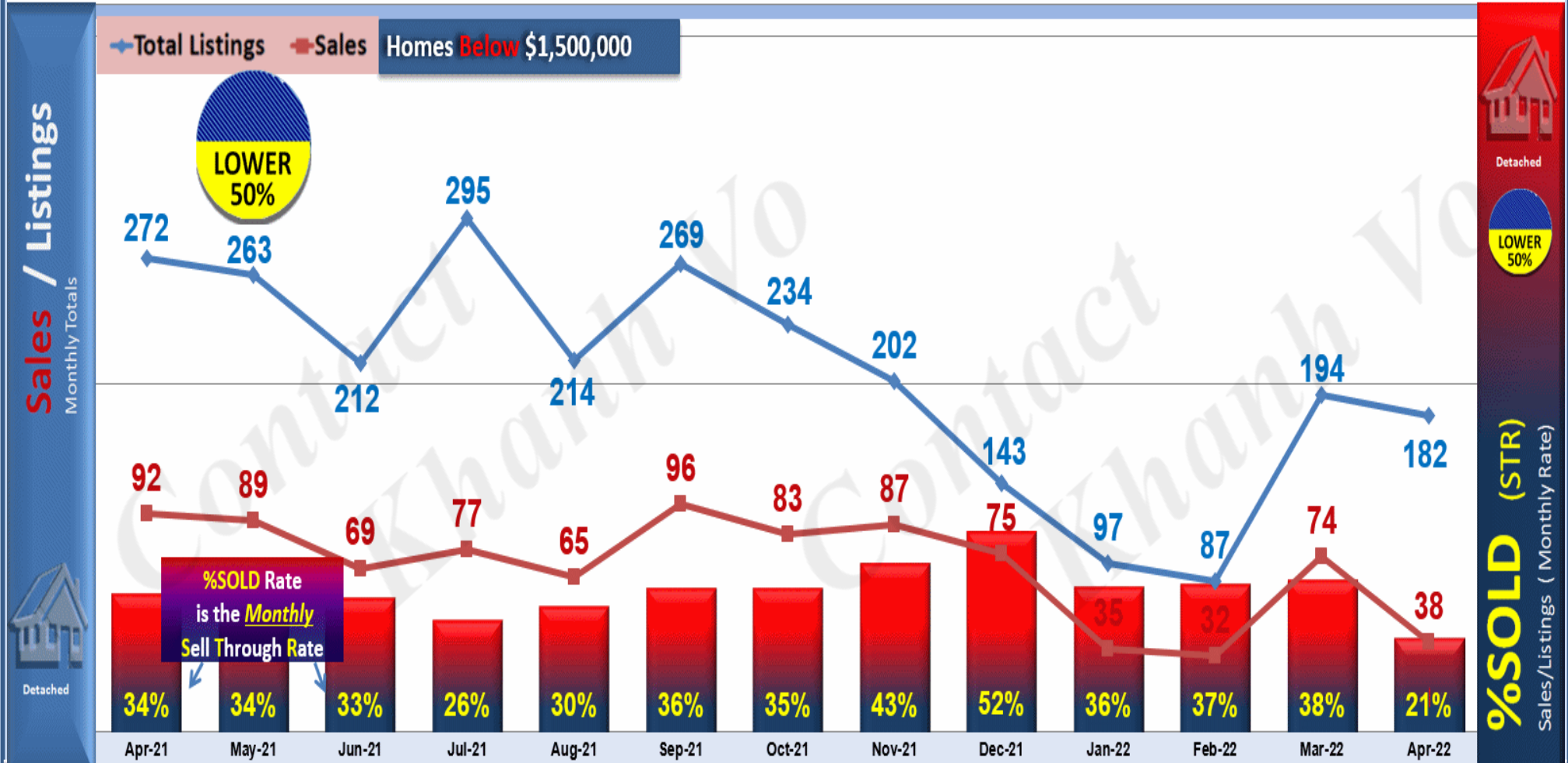
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Detached West Surrey Total Listings^{**}, Sales, and %SOLD Rates for Low End Homes



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khanhvo.ca

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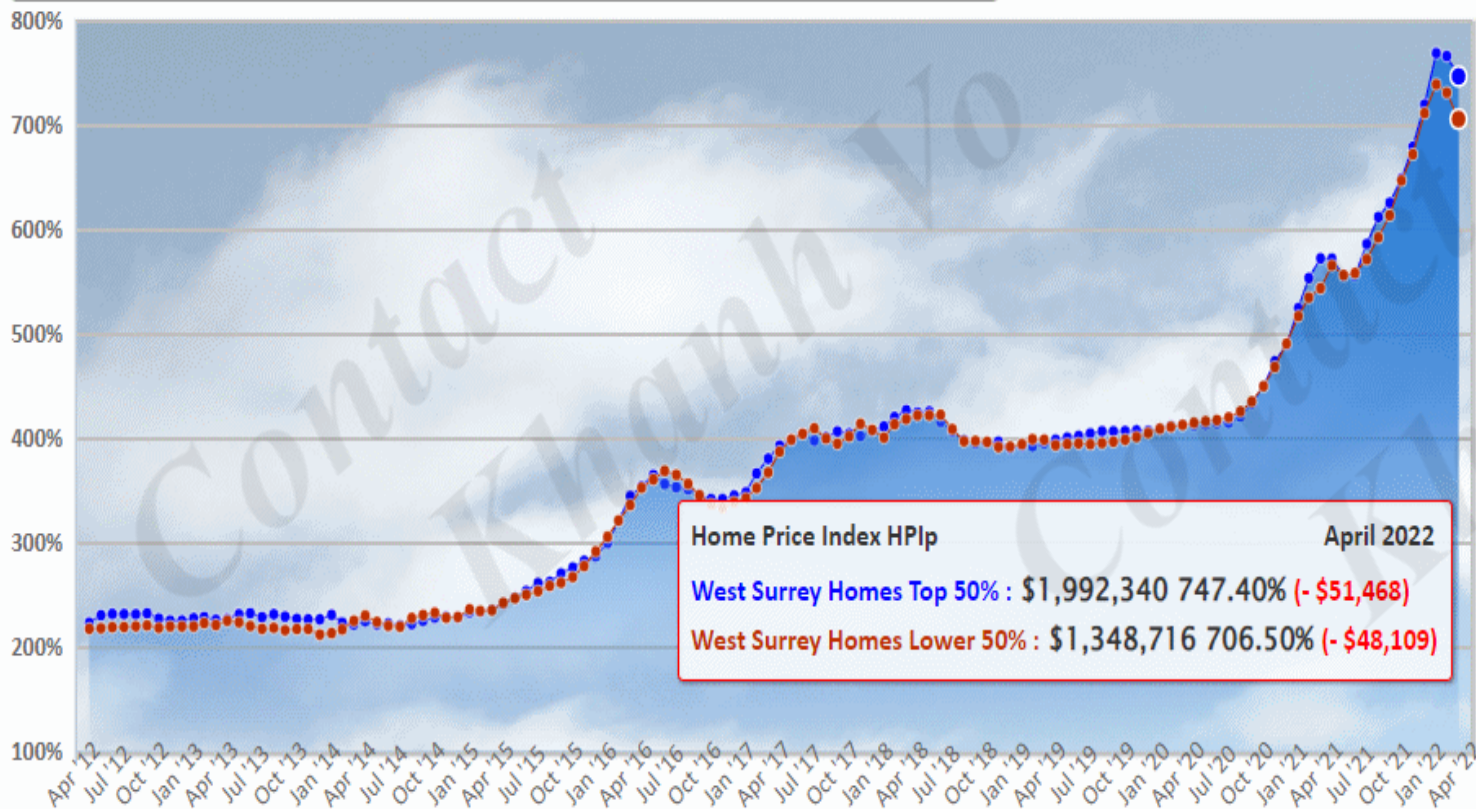


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West Surrey Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
West Surrey Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



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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khanhvo.ca

KhanhVo@Remax.net

Ph: 604-710-1245

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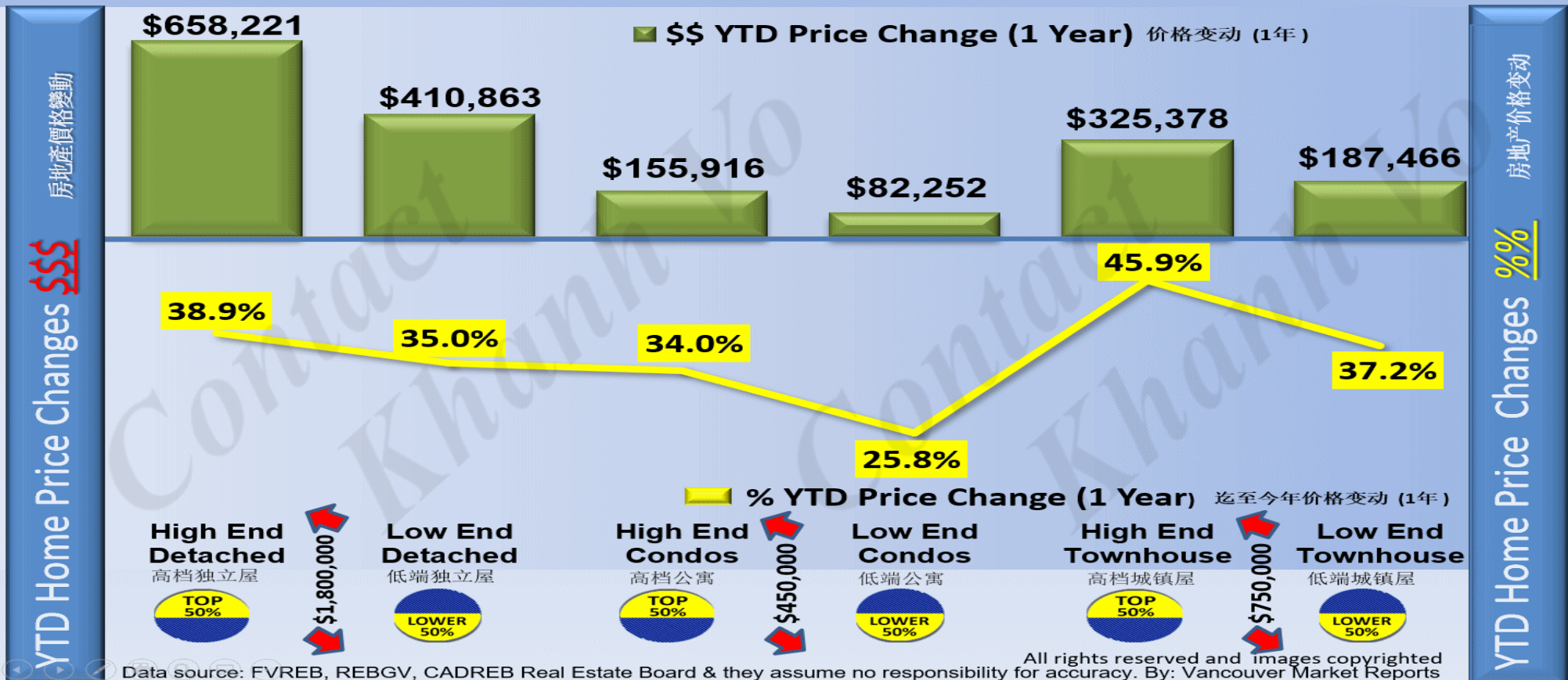
Surrey East Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

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

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports **HPI**



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khanhvo.ca

KhanhVo@Remax.net

Ph: 604-710-1245

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Monthly Market Activity - Apr 2022 - Single Family



May 1 2022 East Surrey Market Update (Detached)

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

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

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

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

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



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Khanh Vo

RE/MAX 2000 Realty Surrey, BC V3R 0N9

khanhvo.ca

KhanhVo@Remax.net

Ph: 604-710-1245

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

East Surrey List Price Ranges Statistics - Apr 2022

Detached

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

2. How Many Properties Were Available During the Month?

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



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Khanh Vo

RE/MAX 2000 Realty Surrey, BC V3R 0N9

khanhvo.ca

KhanhVo@Remax.net

Ph: 604-710-1245

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What Sold in your Neighbourhood and for What Price?

East Surrey Sub areas Statistics - Apr 2022

Detached

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



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khanhvo.ca

KhanhVo@Remax.net

Ph: 604-710-1245

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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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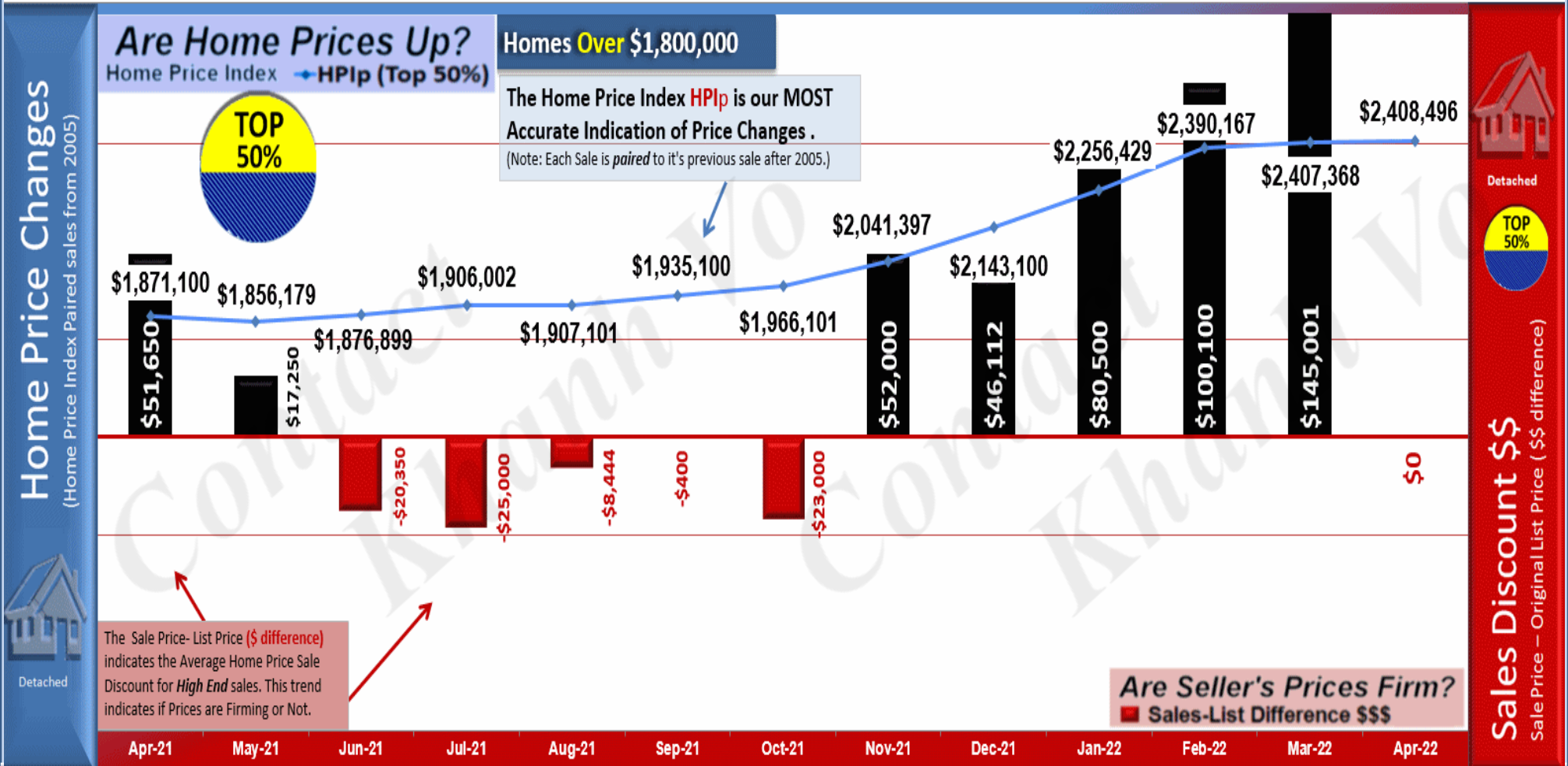
khanhvo.ca

KhanhVo@Remax.net

Ph: 604-710-1245



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



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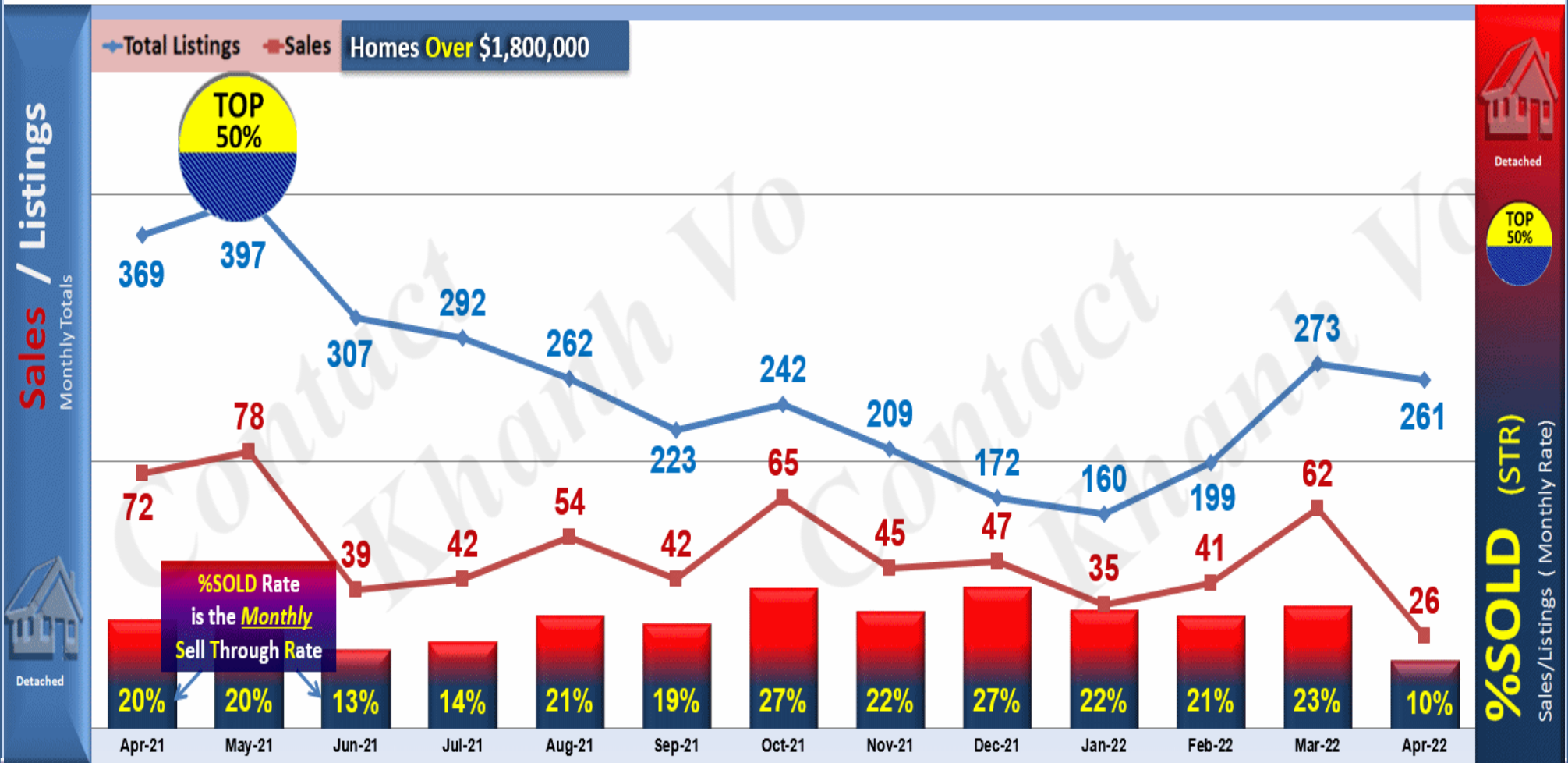
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Market Analysis and Forecasting

May 1/22 East Surrey

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



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Khanh Vo

RE/MAX 2000 Realty Surrey, BC V3R 0N9

khanhvo.ca

KhanhVo@Remax.net

Ph: 604-710-1245



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)



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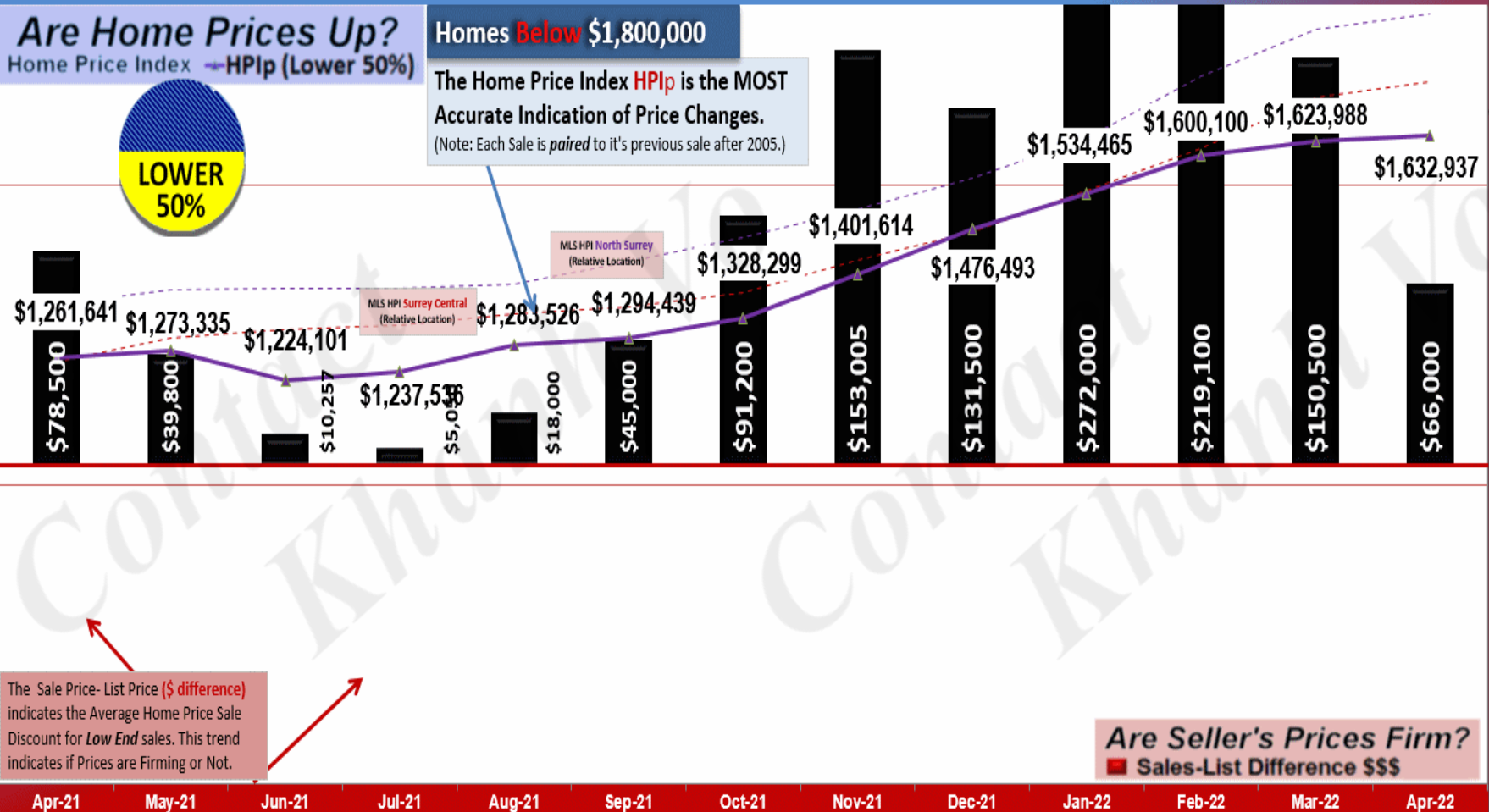
Are Home Prices Up?

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 \$\$\$



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



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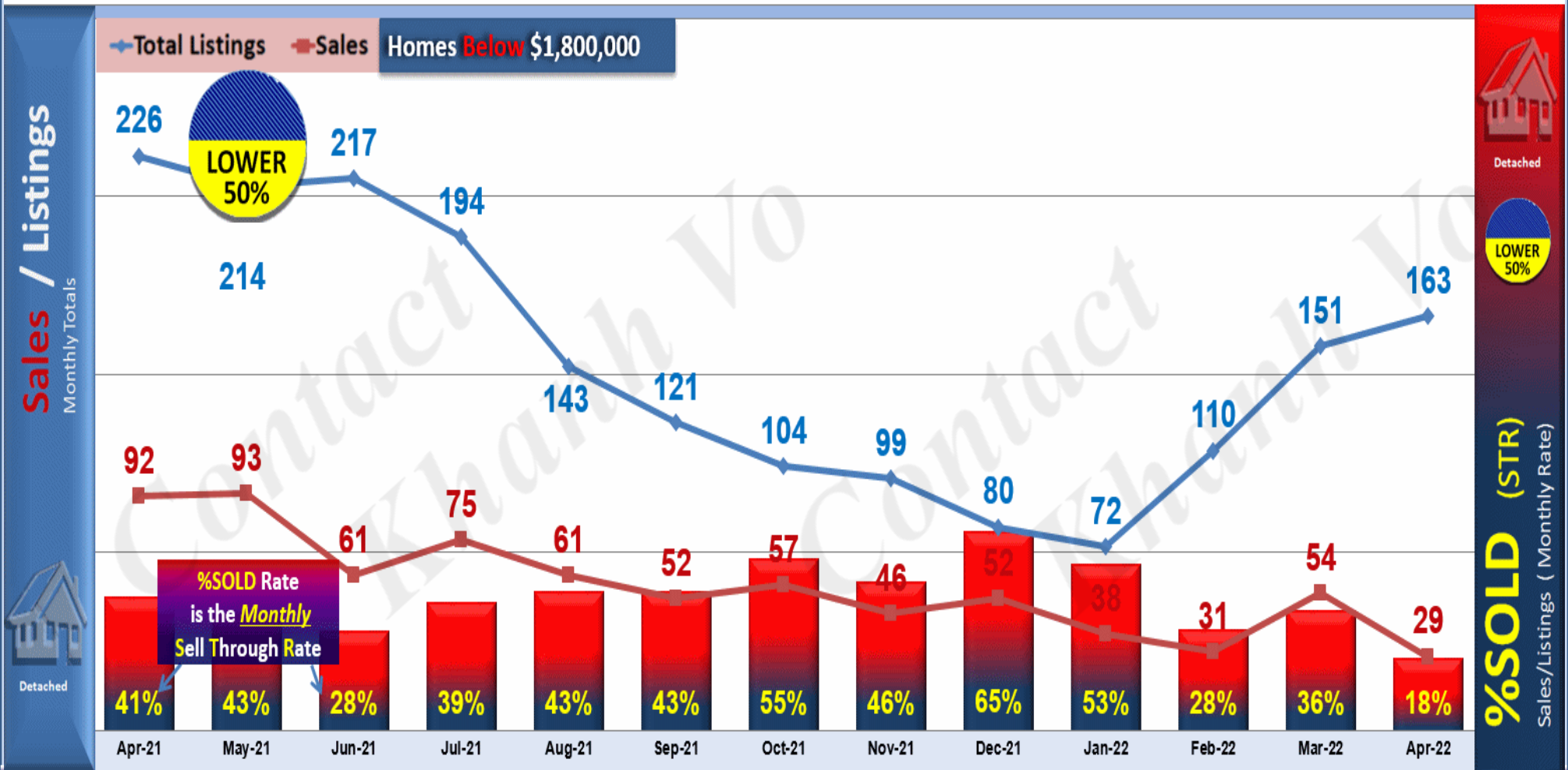
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Market Analysis and Forecasting

May 1/22 East Surrey

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



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RE/MAX 2000 Realty Surrey, BC V3R 0N9

khanhvo.ca

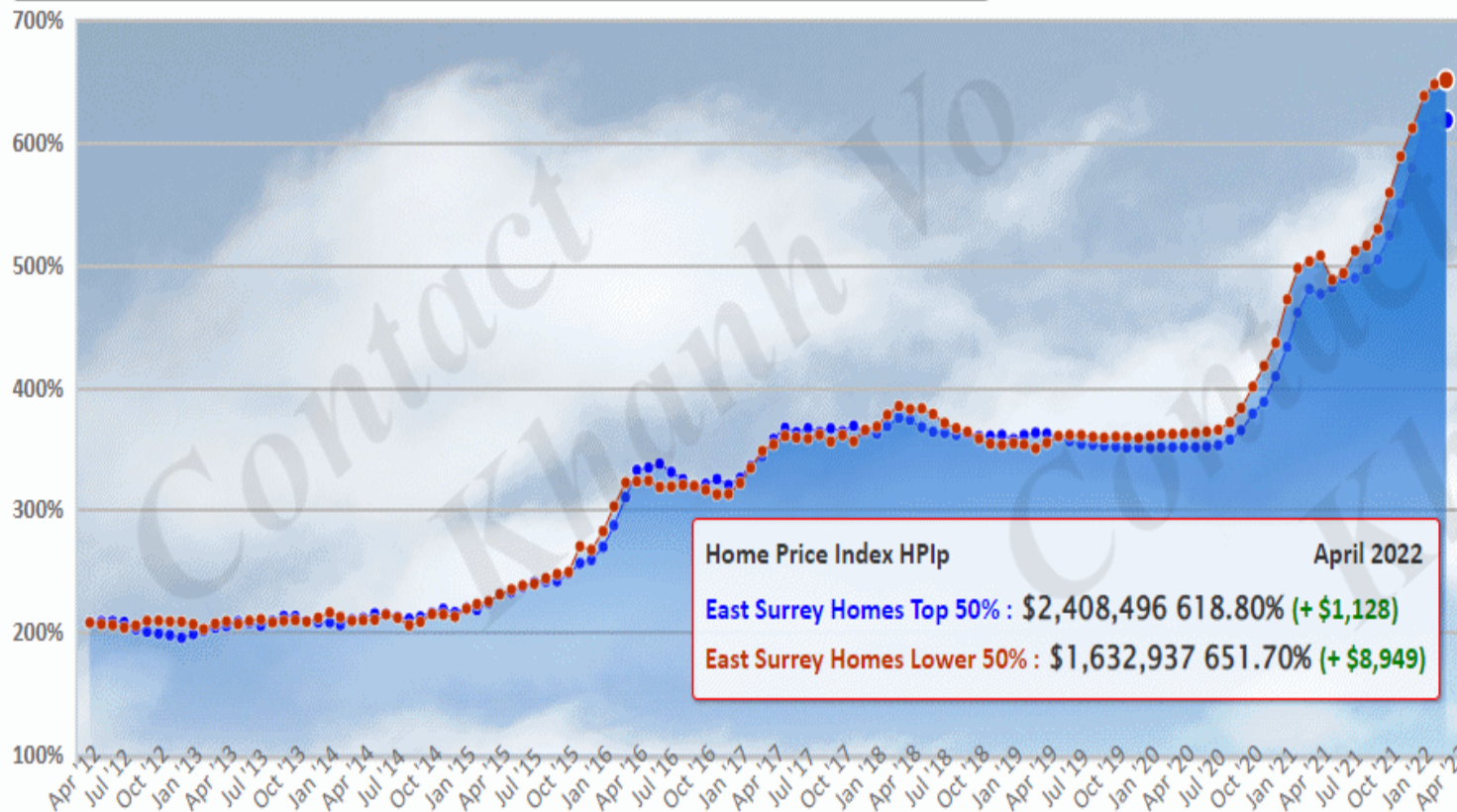
KhanhVo@Remax.net

Ph: 604-710-1245



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



Monthly ▼ Home values

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



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Market Analysis and Forecasting

May 1/22 Langley - Walnut Grove



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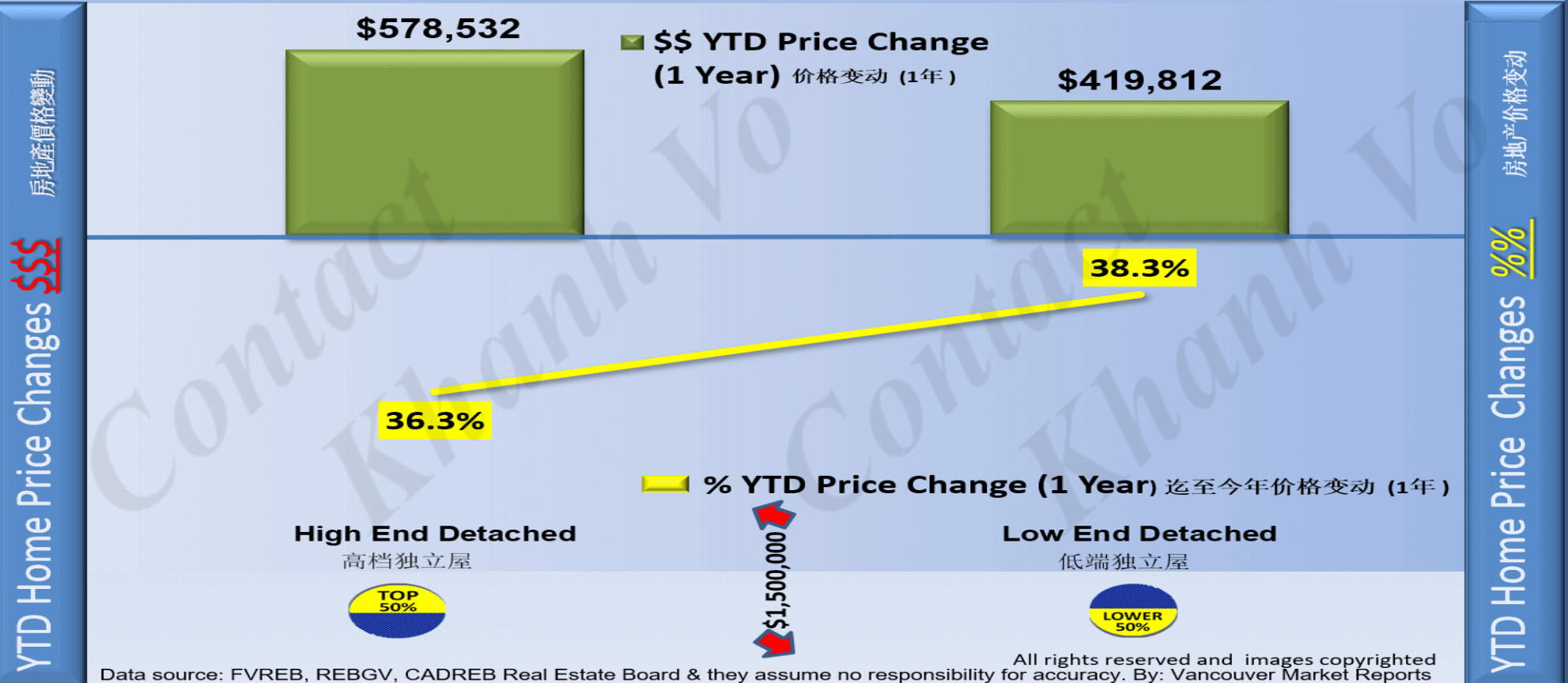
North Langley Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

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

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports **HPI**



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



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Khanh Vo

RE/MAX 2000 Realty Surrey, BC V3R 0N9

khanhvo.ca

KhanhVo@Remax.net

Ph: 604-710-1245

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May 1/22 Langley - Walnut Grove



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Monthly Market Activity - Apr 2022 Single Family

Fort Langley-Walnut Grove



Listings
Marketed
198

Monthly total Includes:
Active
Expired
Cancelled
Terminated
Solds

%SOLD

Failed
19

Sales
59

30%

Stable
10-15%

May 1 2022 North Langley Market Update (Detached)

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

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

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

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

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

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RE/MAX 2000 Realty Surrey, BC V3R 0N9

khanhvo.ca

KhanhVo@Remax.net

Ph: 604-710-1245

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

North Langley List Price Ranges Statistics - Apr 2022

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

2. How Many Properties Were Available During the Month?

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



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RE/MAX 2000 Realty Surrey, BC V3R 0N9

khanhvo.ca

KhanhVo@Remax.net

Ph: 604-710-1245

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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%
Total Activity	198	59	8	100%	\$100	30%



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khanhvo.ca

KhanhVo@Remax.net

Ph: 604-710-1245

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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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Khanh Vo

RE/MAX 2000 Realty Surrey, BC V3R 0N9

khanhvo.ca

KhanhVo@Remax.net

Ph: 604-710-1245

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May 1/22 Langley - Walnut Grove



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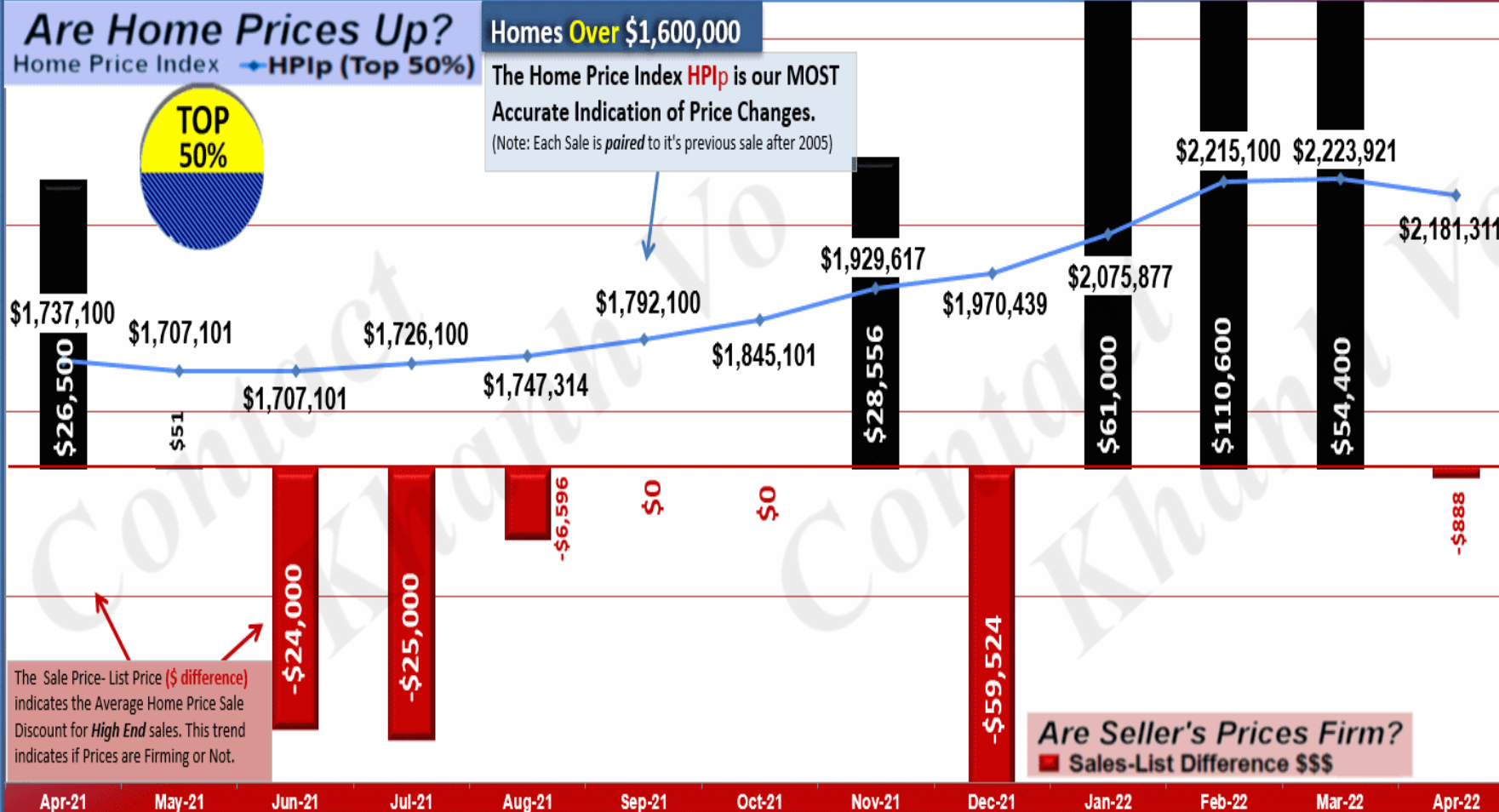
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North Langley: Walnut Grove, Fort Langley Home Price Index **HPIp** (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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



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Khanh Vo

RE/MAX 2000 Realty Surrey, BC V3R 0N9

khanhvo.ca

KhanhVo@Remax.net

Ph: 604-710-1245

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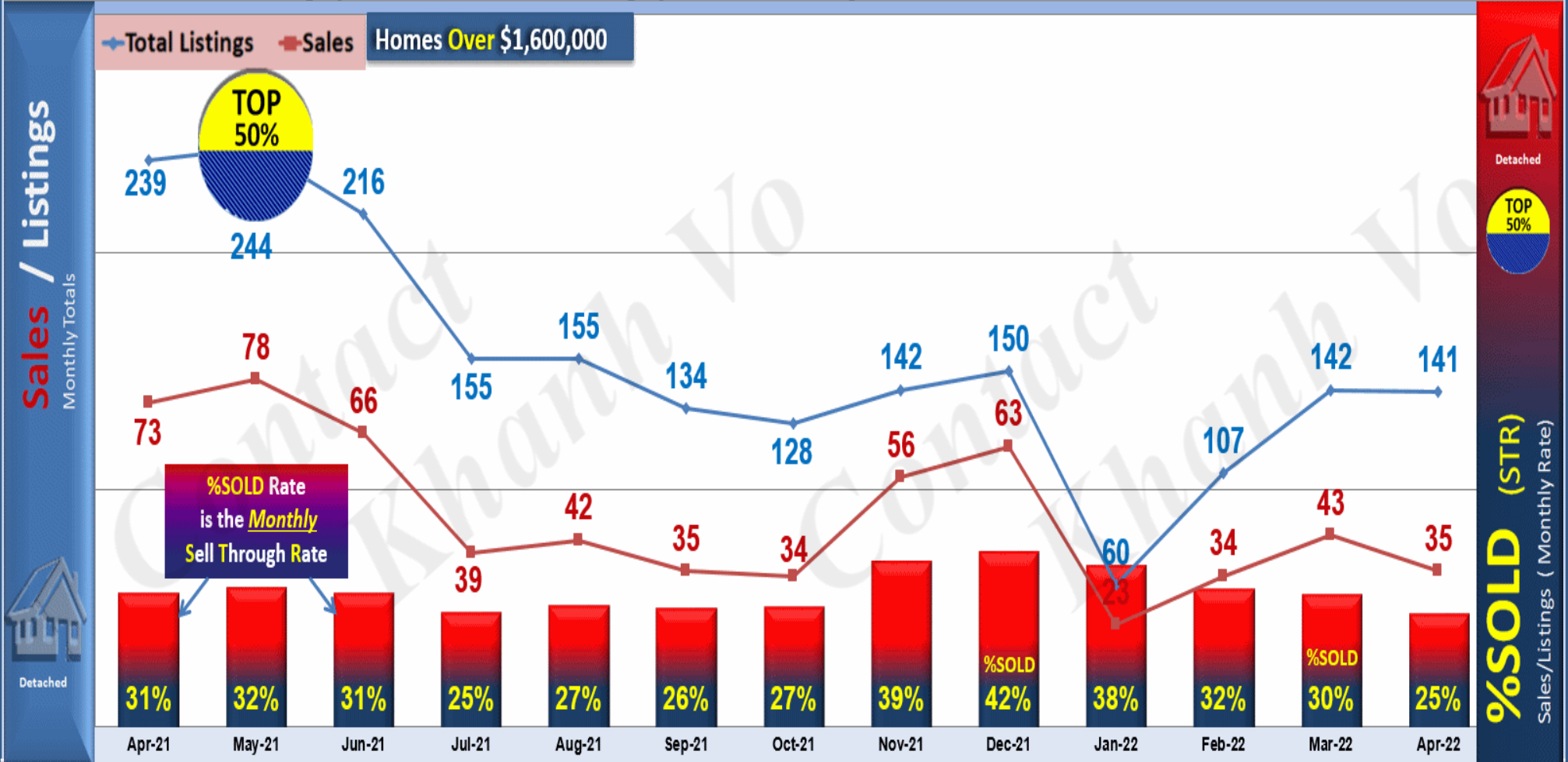
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North Langley: Walnut Grove, Fort Langley

Total Listings*, Sales, and %SOLD Rates



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RE/MAX 2000 Realty Surrey, BC V3R 0N9

khanhvo.ca

KhanhVo@Remax.net

Ph: 604-710-1245

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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)



Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

Sales Discount \$\$

Khanh Vo

Ph: 604-710-1245

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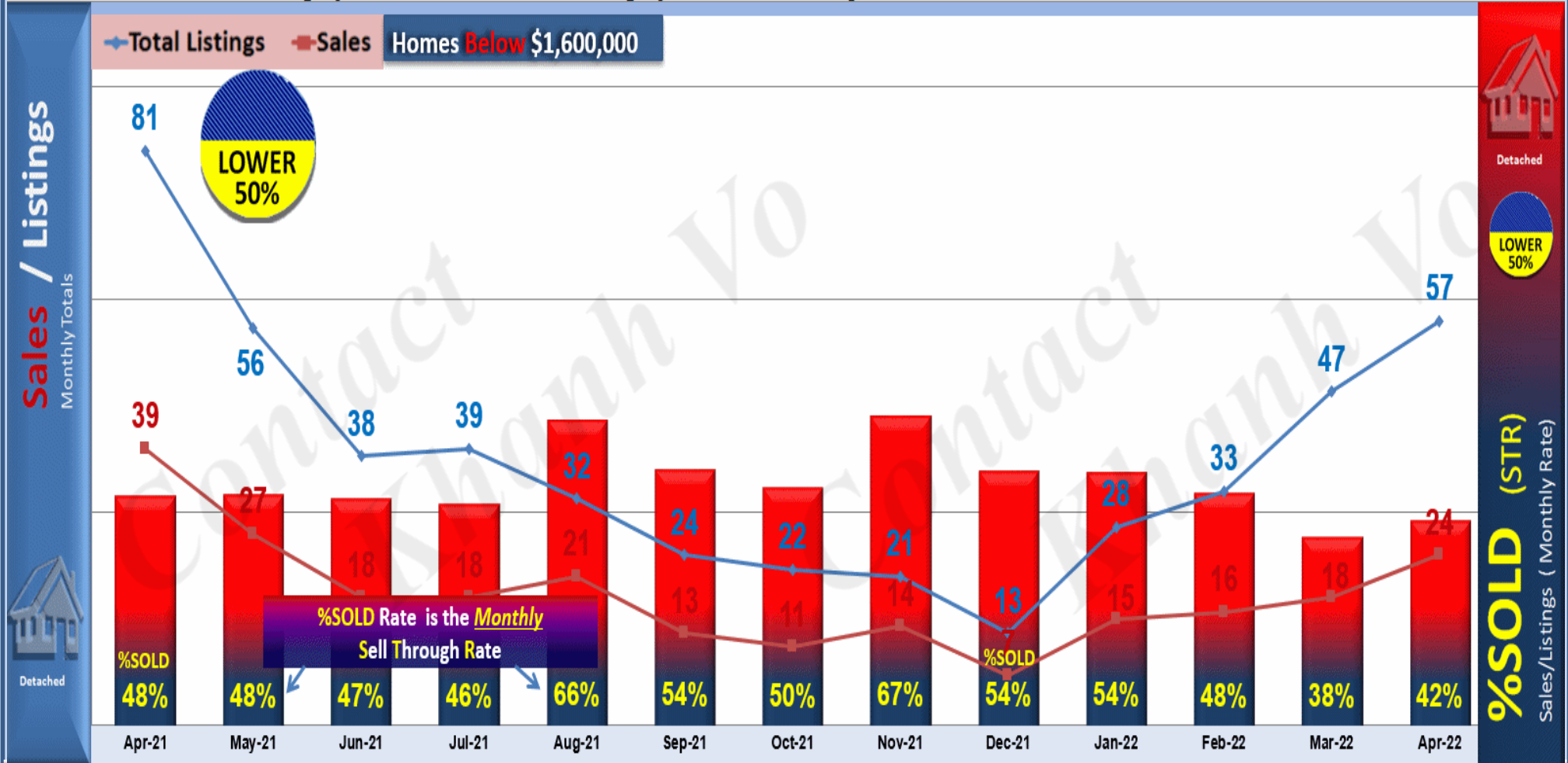


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May 1/22 Langley - Walnut Grove

Detached North Langley: Walnut Grove, Fort Langley

Total Listings^{**}, Sales, and %SOLD Rates



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Khanh Vo

RE/MAX 2000 Realty Surrey, BC V3R 0N9

khanhvo.ca

KhanhVo@Remax.net

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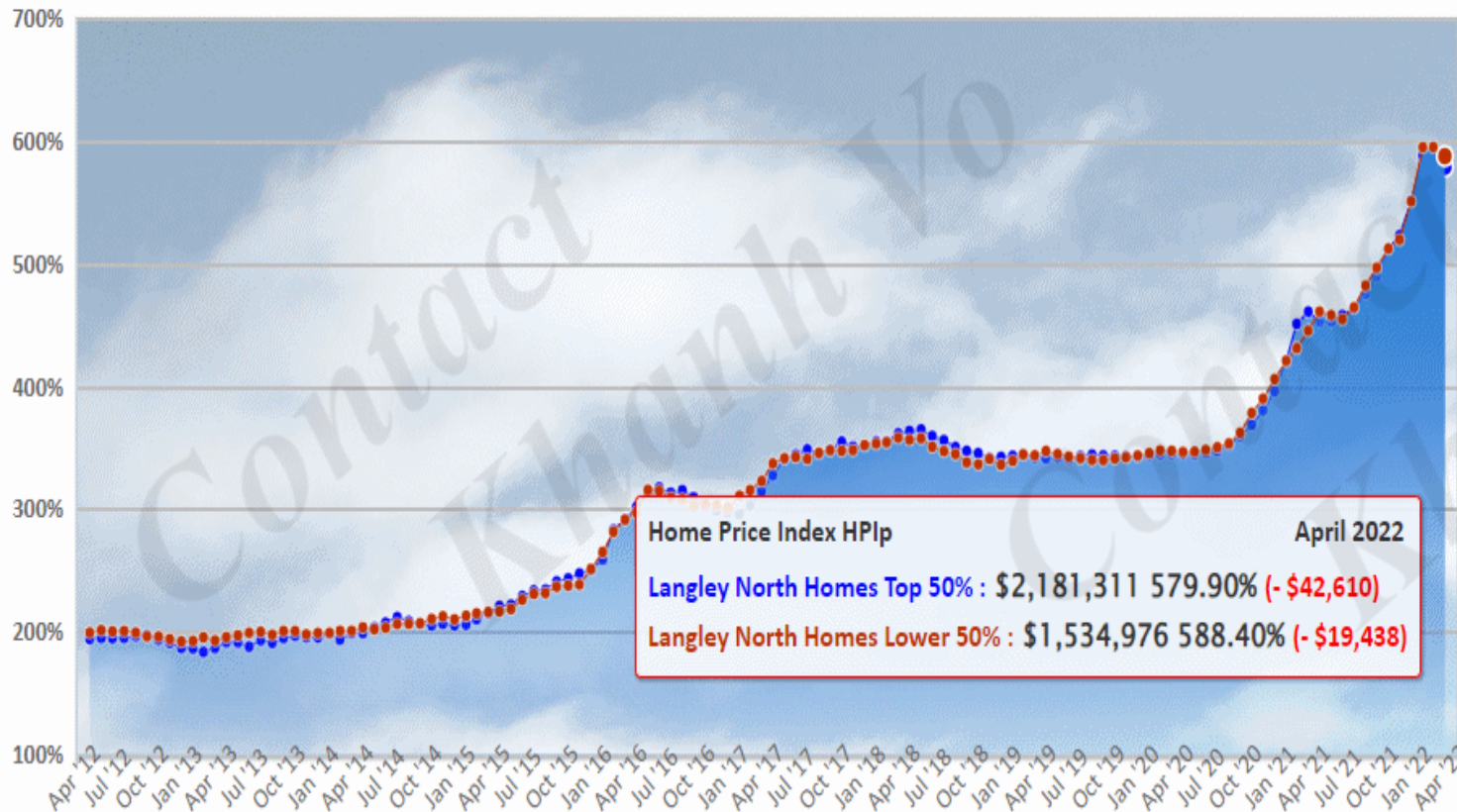


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Langley North Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
Langley North Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



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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RE/MAX 2000 Realty Surrey, BC V3R 0N9

khanhvo.ca

KhanhVo@Remax.net

Ph: 604-710-1245

Khanh Vo

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May 1/22 Langley, Cloverdale



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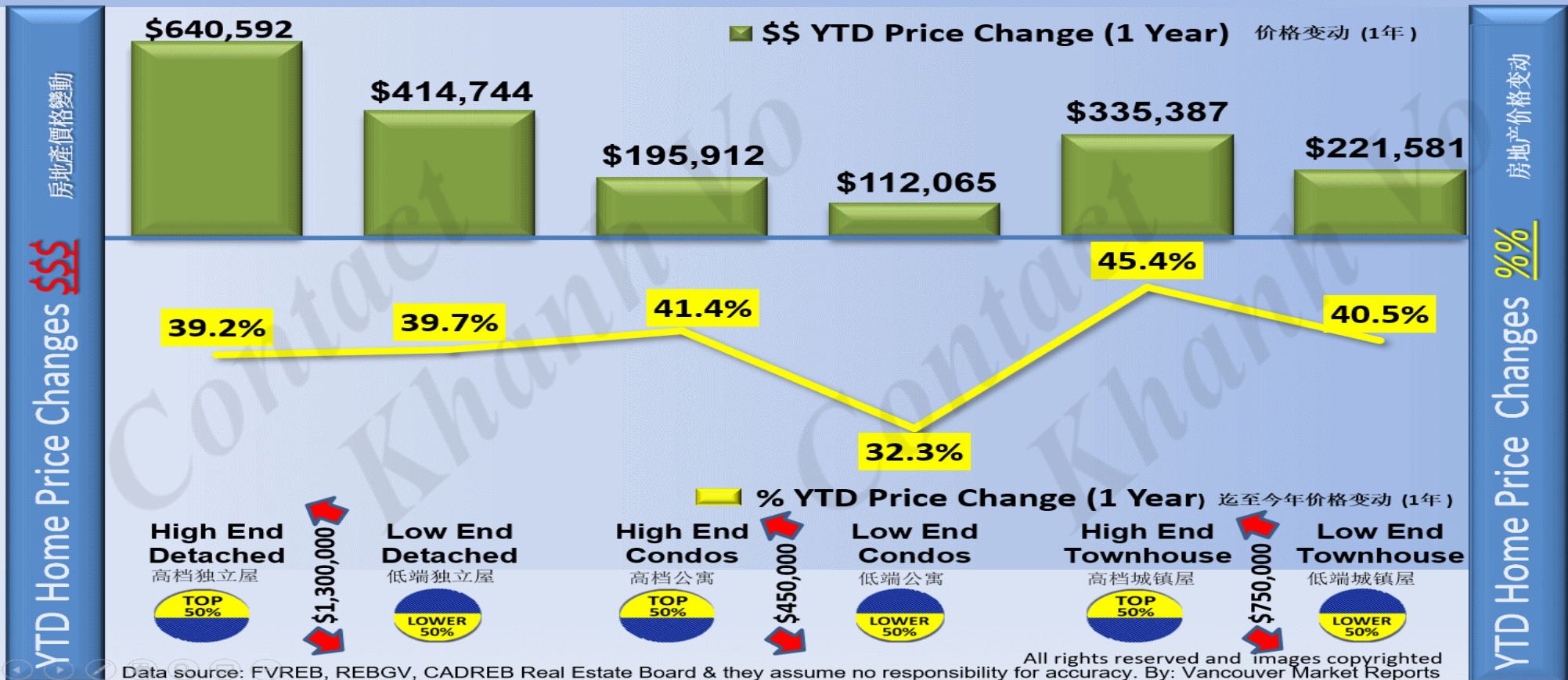
Langley-Cloverdale Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

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

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports **HPI**



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

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Khanh Vo

RE/MAX 2000 Realty Surrey, BC V3R 0N9

khanhvo.ca

KhanhVo@Remax.net

Ph: 604-710-1245

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May 1/22 Langley, Cloverdale



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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.

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RE/MAX 2000 Realty Surrey, BC V3R 0N9

khanhvo.ca

KhanhVo@Remax.net

Ph: 604-710-1245

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May 1/22 Langley, Cloverdale



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

Langley, Cloverdale List Price Ranges Statistics - Apr 2022

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

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change	
Total Listings** (A,S,T,C,X)	760	660	667		7	↑
Active Listings (1st of the month)	364	318	415	467	52	↑
Solds	281	203	133		-70	↓
Days on Market (DOM)	7	9	8		-1	↓
%SOLD (Sales/ Listings /mntly 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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Ph: 604-710-1245

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What Sold in your Neighbourhood and for What Price?

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



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

Khanh Vo

RE/MAX 2000 Realty Surrey, BC V3R 0N9

khanhvo.ca

KhanhVo@Remax.net

Ph: 604-710-1245

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Market Analysis and Forecasting

May 1/22 Langley, Cloverdale



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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.

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



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

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



Detached

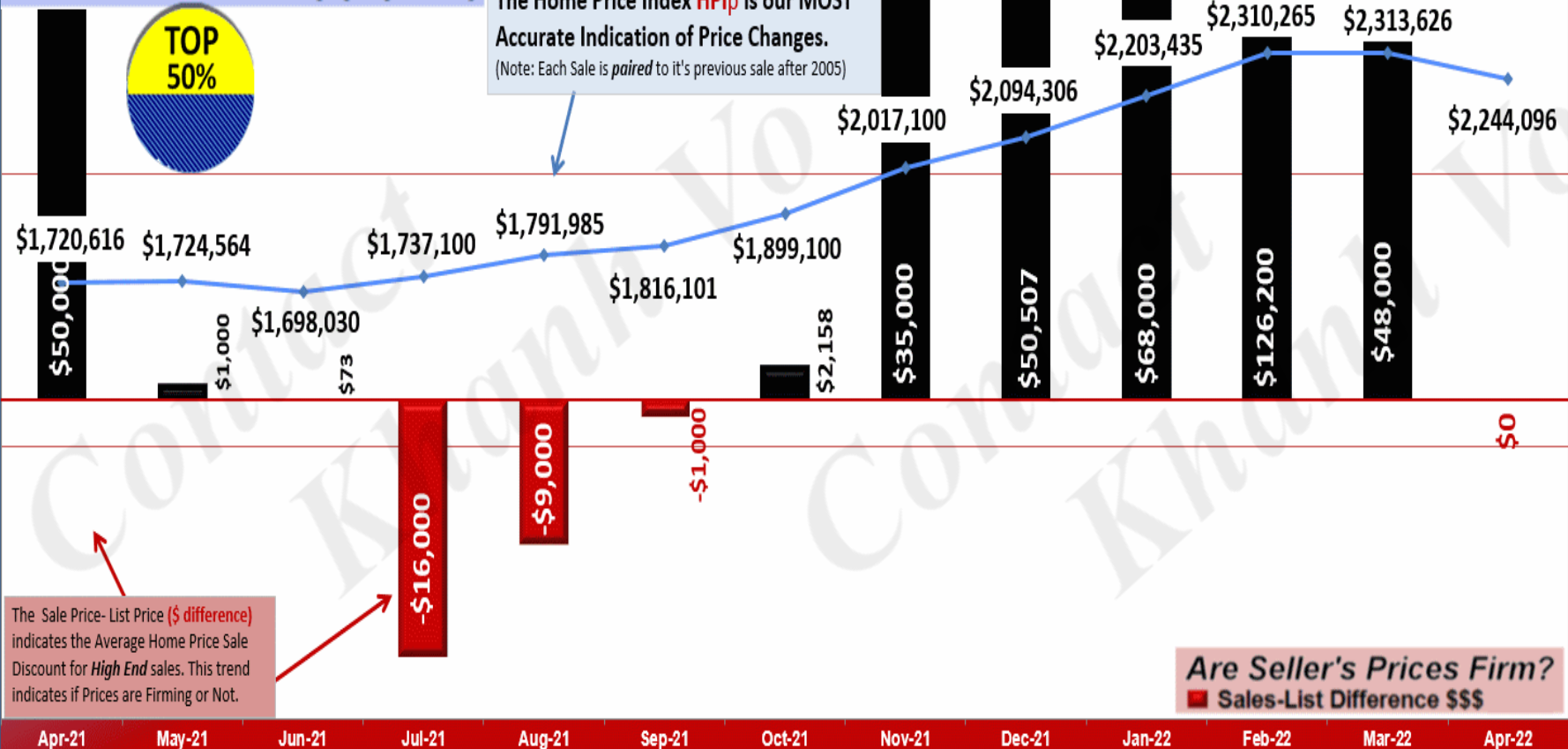
Are Home Prices Up?

Home Price Index → **HPIp** (Top 50%)



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

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



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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



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



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Langley, Cloverdale



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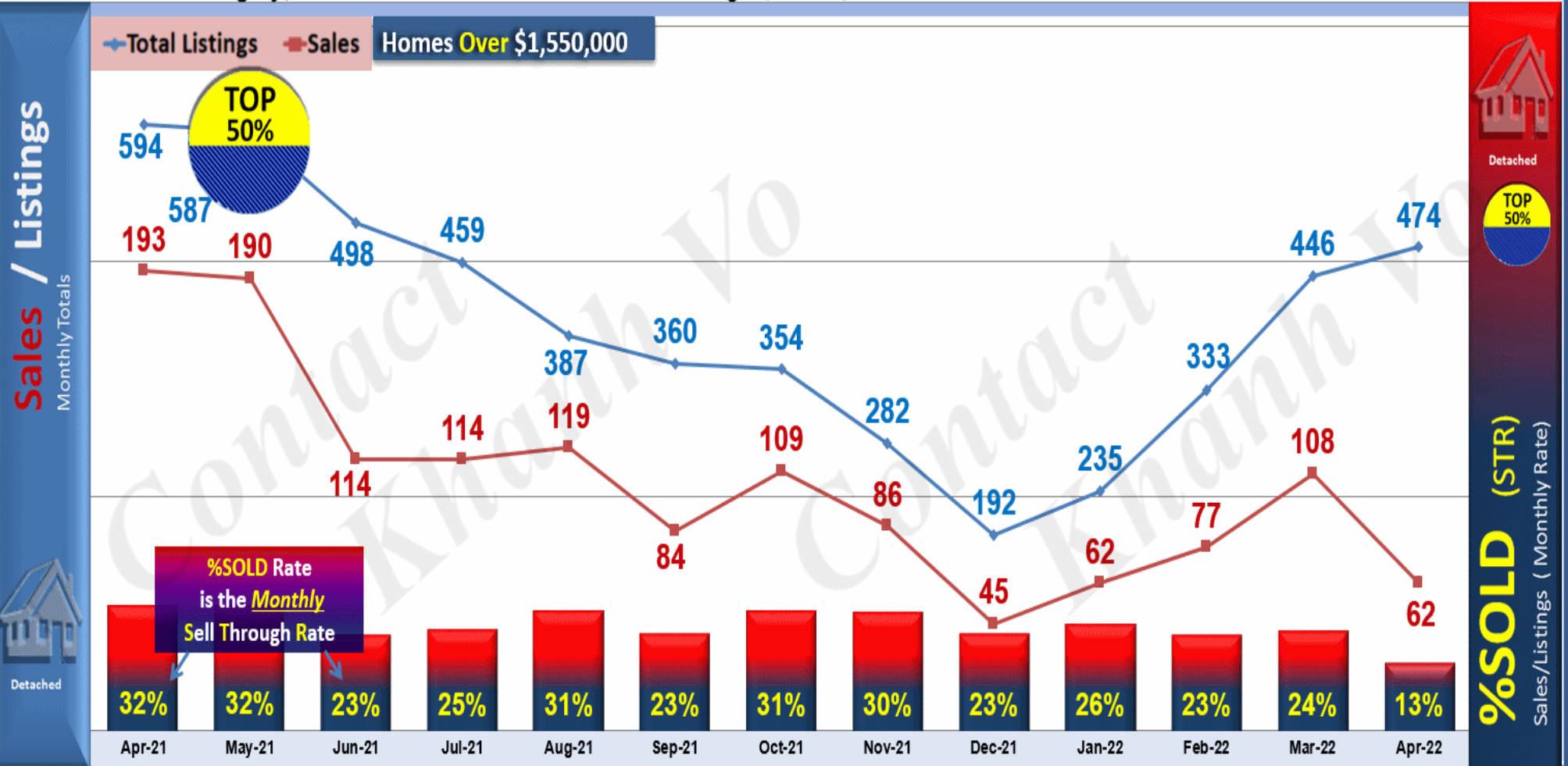
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Langley, Cloverdale

Total Listings **, Sales, and %SOLD Rates



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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)



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Are Home Prices Up?

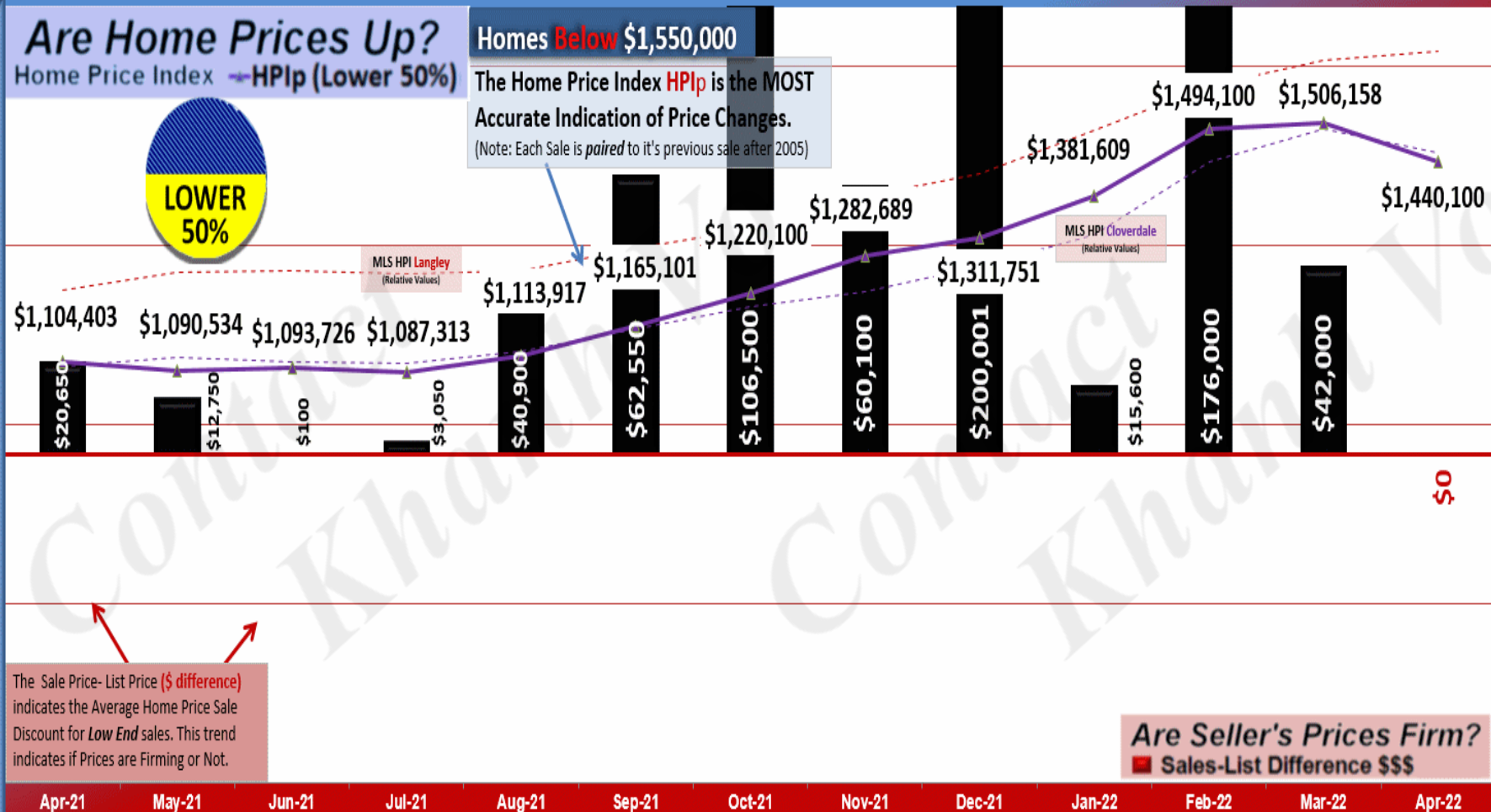
Home Price Index → **HPIp** (Lower 50%)



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)



Detached



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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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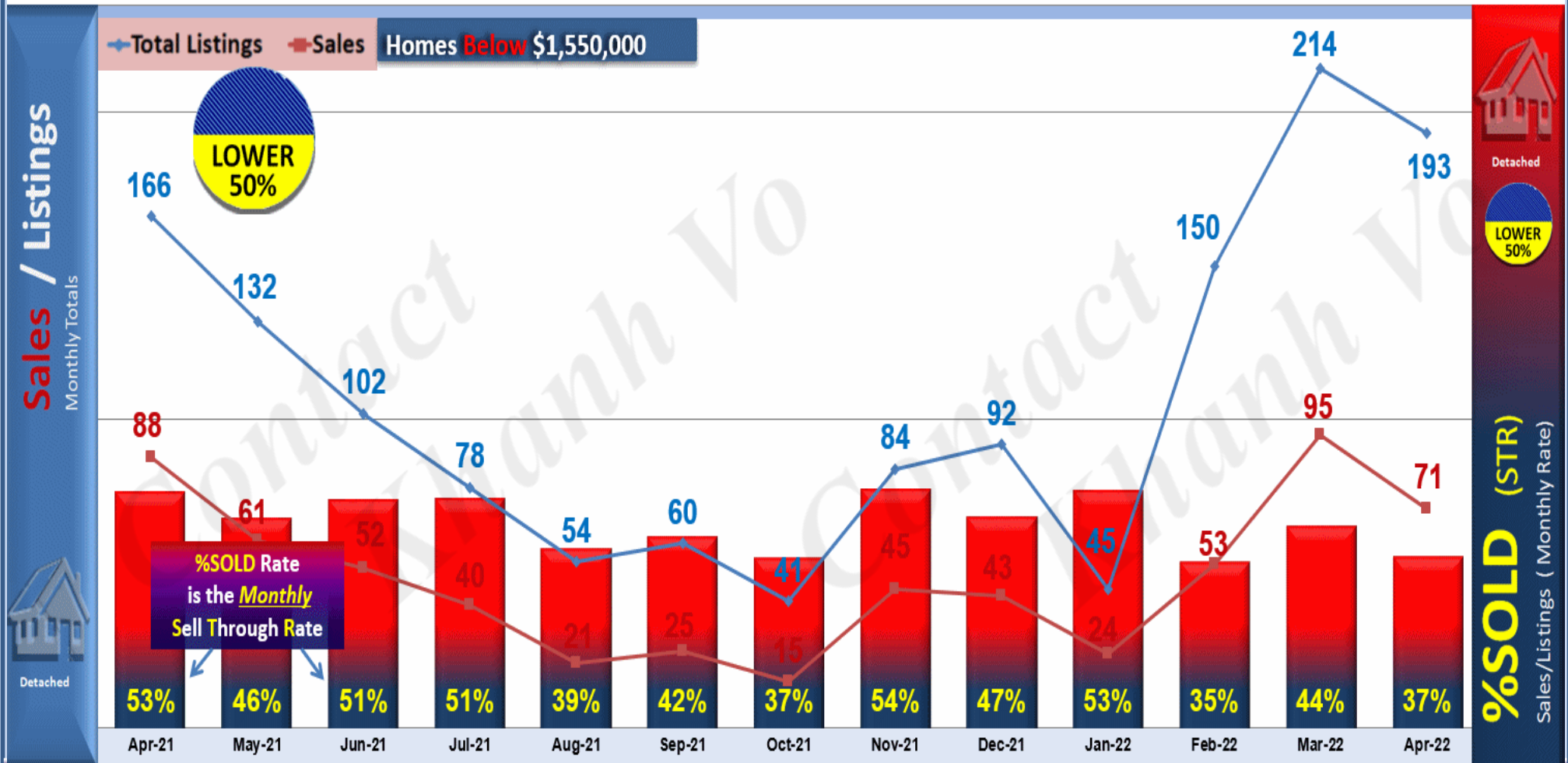
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Market Analysis and Forecasting May 1/22 Langley, Cloverdale

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



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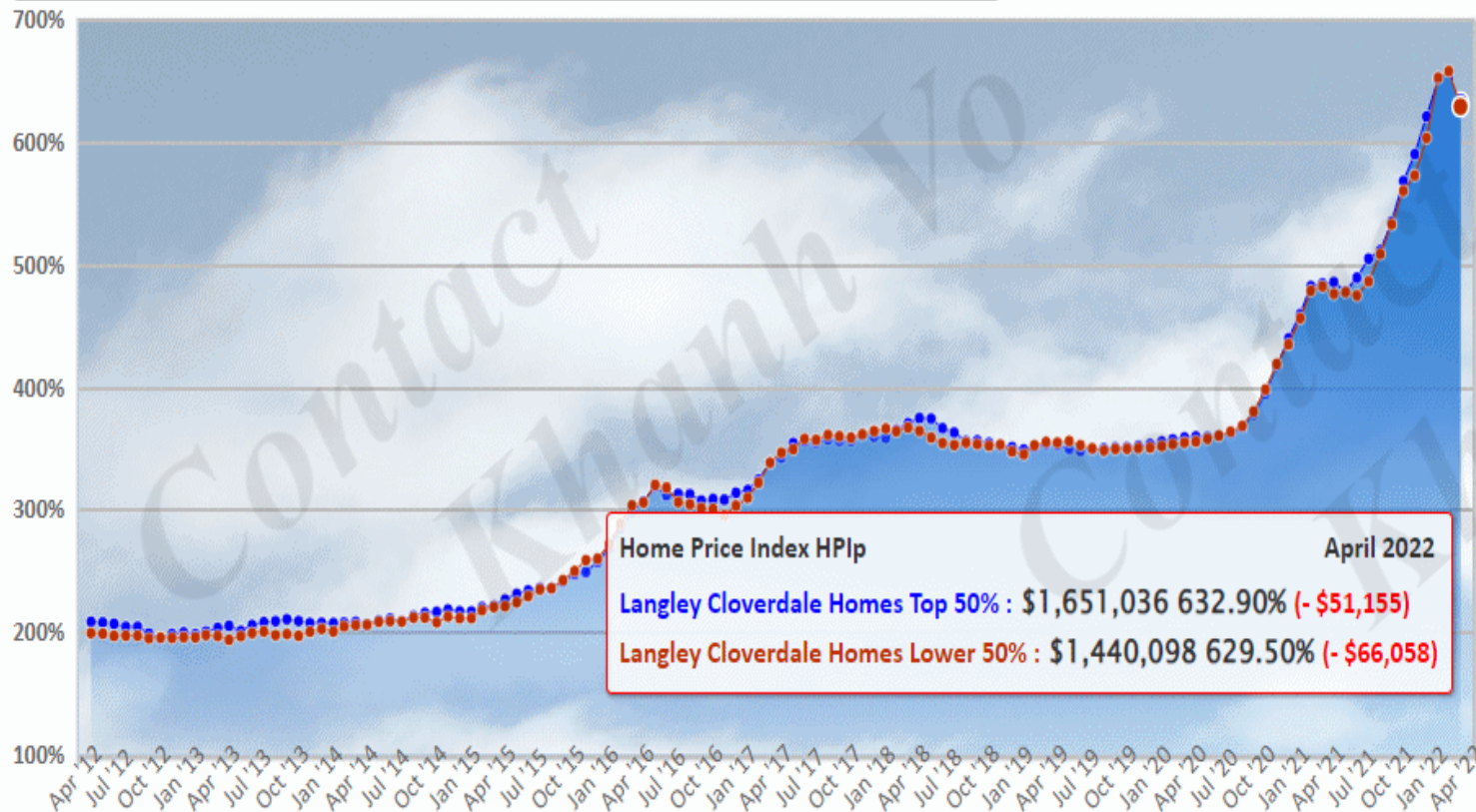
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Langley Cloverdale Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
Langley Cloverdale Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



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

白石, 南素里 房地產價格變動 / 白石, 南素里 房地產價格變動

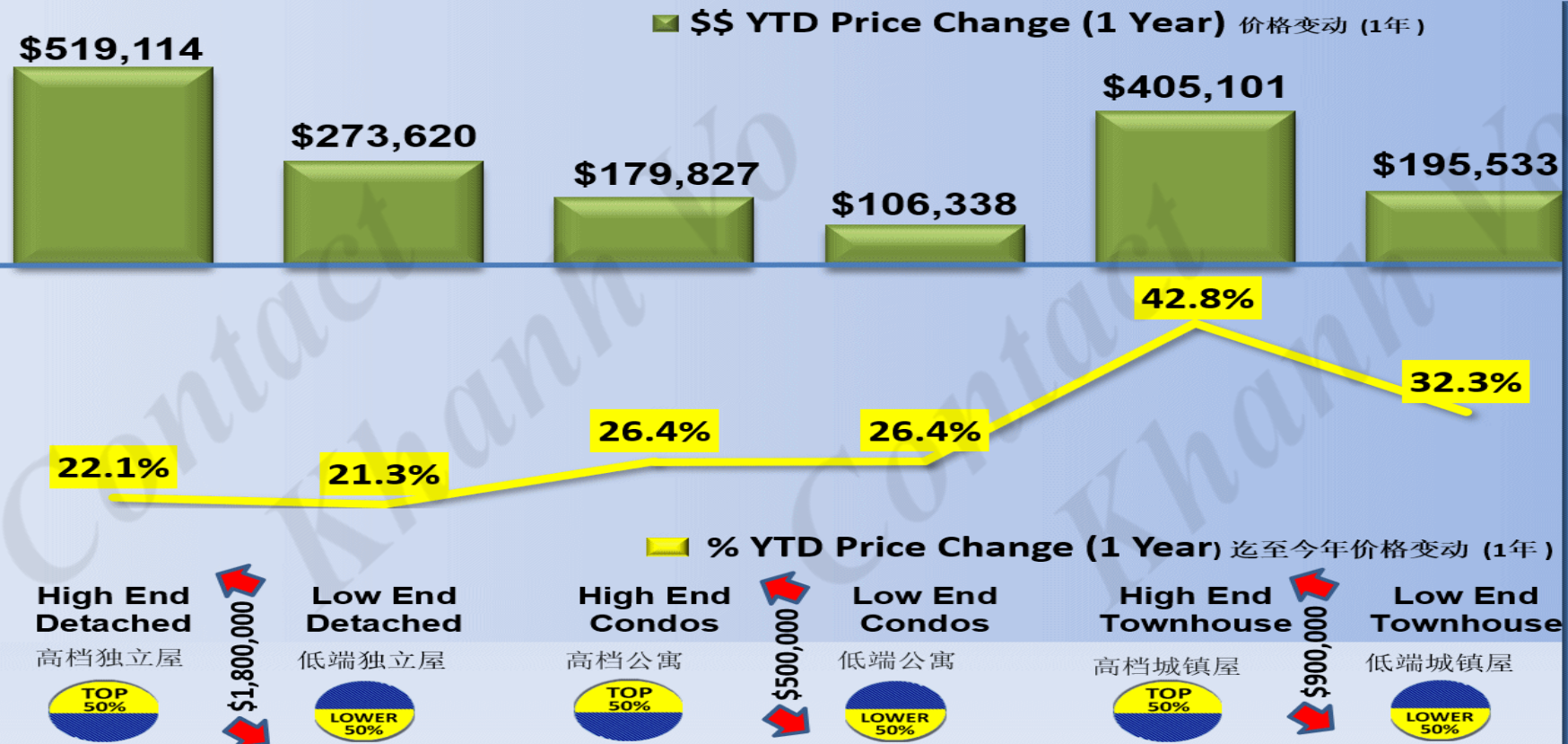
Housing Types: Year-To-Date Mar 2021 – Mar 2022 (Quarters)

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports **HPIp**

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

YTD Home Price Changes **%%**
年終住房價格變動
年終住房價格變動



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 White Rock - South Surrey Market Update (Detached)

Current: White Rock South Surrey is in a Seller Market with average listing inventories, **18 %SOLD** rate and a 100% Sell/List Ratio.

(This means that there is an average of a \$550 discount on a sale from the original list price)

Most Active Price Range: Homes below \$1.5 mill. have **34.8 %SOLD** rate.

Least Active Price Range: Homes above \$6 mill. have **2.2 %SOLD** rate.

History: The S. Surrey White Rock Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$535,808.
The S. Surrey White Rock Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$250,173.

*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?

White Rock - South 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	46	16	8	102%	\$25,050	34.8%	↑
\$1,500,001-\$1,700,000	59	13	7	100%	\$0	22.0%	↑
\$1,700,001-\$1,850,000	34	11	9	101%	\$25,000	32.4%	↑
\$1,850,001-\$2,100,000	74	15	7	105%	\$90,000	20.3%	↑
\$2,100,001-\$2,500,000	91	23	7	99%	-\$25,000	25.3%	↑
\$2,500,001-\$2,900,000	66	7	7	97%	-\$75,000	10.6%	↑
\$2,900,001-\$3,200,000	34	2	8	100%	\$1,000	5.9%	↓
\$3,200,001-\$3,750,000	48	8	6	98%	-\$50,000	16.7%	↓
\$3,750,001-\$4,500,000	41	4	75	97%	-\$128,500	9.8%	↓
\$4,500,001-\$6,000,000	33	2	21	101%	\$35,750	6.1%	↓
\$6,000,001 and more	45	1	23	92%	-\$470,000	2.2%	↓
Total Activity	571	102	7	100%	\$550	18%	↑

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)	882	566	571		5	↑
Active Listings (1st of the month)	517	302	359	430	71	↑
Solds	219	158	102		-56	↑
Days on Market (DOM)	11	8	7		-1	↑
%SOLD (Sales/ Listings /mnlthly rate)	24.8%	28%	18%		-10%	↓
(Top 50%) Home Price Index HPIp	\$2,505,676	\$2,997,493	\$3,041,483		\$43,990	↑
(Lower 50%) Home Price Index HPIp	\$1,351,508	\$1,585,783	\$1,601,681		\$15,898	↑



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RE/MAX 2000 Realty Surrey, BC V3R 0N9

khanhvo.ca

KhanhVo@Remax.net

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What Sold in your Neighbourhood and for What Price?

White Rock - South Surrey Sub areas Statistics - Apr 2022				Detached		
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Elgin Chantrell	92	12	12	96%	-\$107,000	13.0%
Sunnyside Pk Surrey	51	11	7	101%	\$25,000	21.6%
Crescent Bch Ocean Pk.	93	18	10	101%	\$15,050	19.4%
White Rock	103	17	7	101%	\$25,000	16.5%
King George Corridor	84	16	14	101%	\$10,100	19.0%
Hazelmere	15	3	5	100%	\$0	20.0%
Grandview Surrey	54	10	7	103%	\$57,500	18.5%
Morgan Creek	36	6	6	101%	\$17,000	16.7%
Pacific Douglas	43	9	7	99%	-\$19,000	20.9%
Total Activity	571	102	7	100%	\$550	18%



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Next Months Market Forecast

Forecast: White Rock South Surrey has average Listing supply; 430 homes are for sale and with the **18 %SOLD** monthly rate gives us a ~6 months of inventory. 8% of the active listings have reduced their price by \$132,832 on average or \$100,000 median for the last month. We project White Rock South 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.

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

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White Rock - South Surrey

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

Are Home Prices Up?

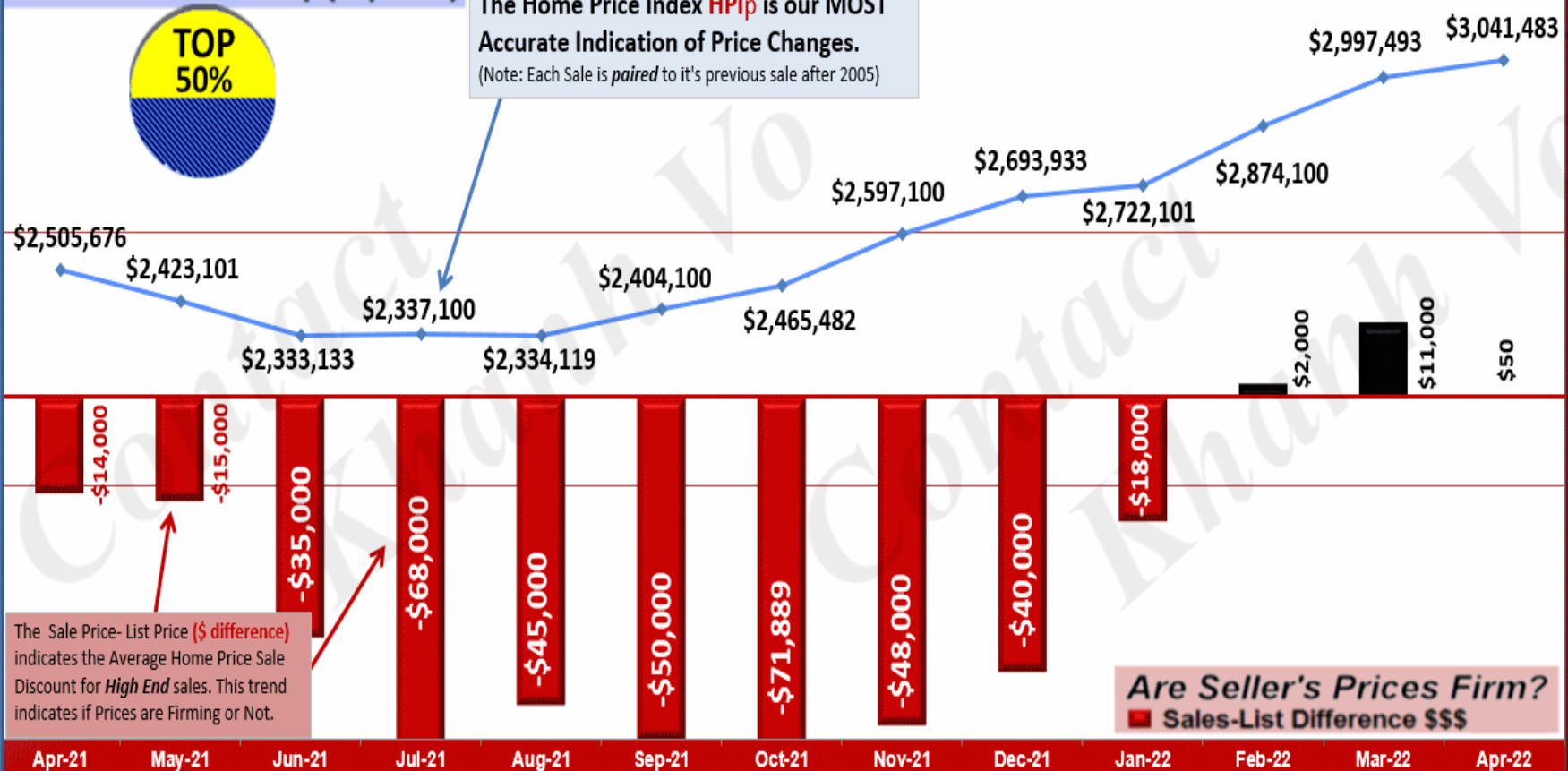
Home Price Index → **HPIp** (Top 50%)



Homes Over \$1,800,000

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

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



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. [More Details](#)
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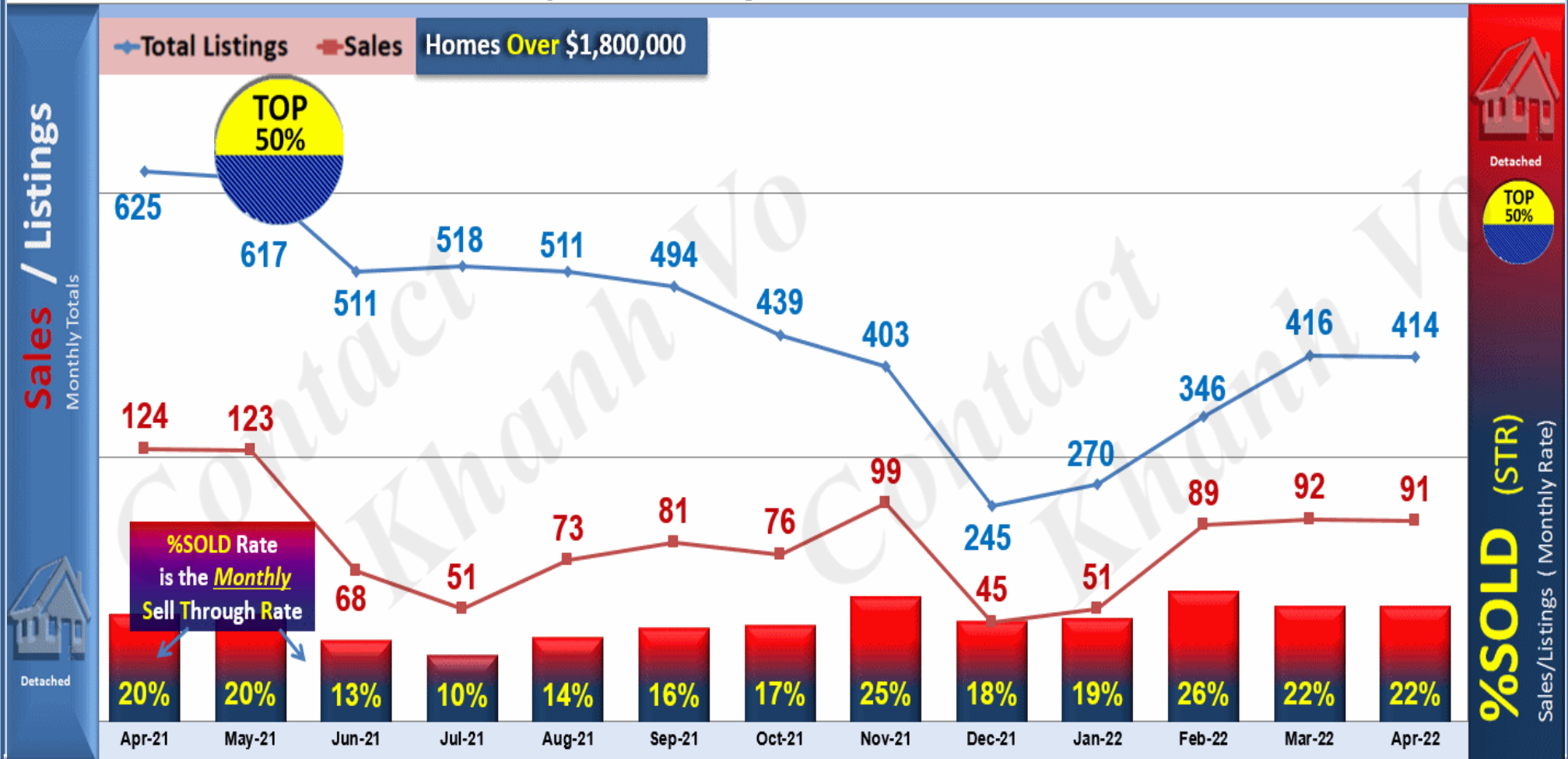
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White Rock - South Surrey

Total Listings**, Sales, and %SOLD rates



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

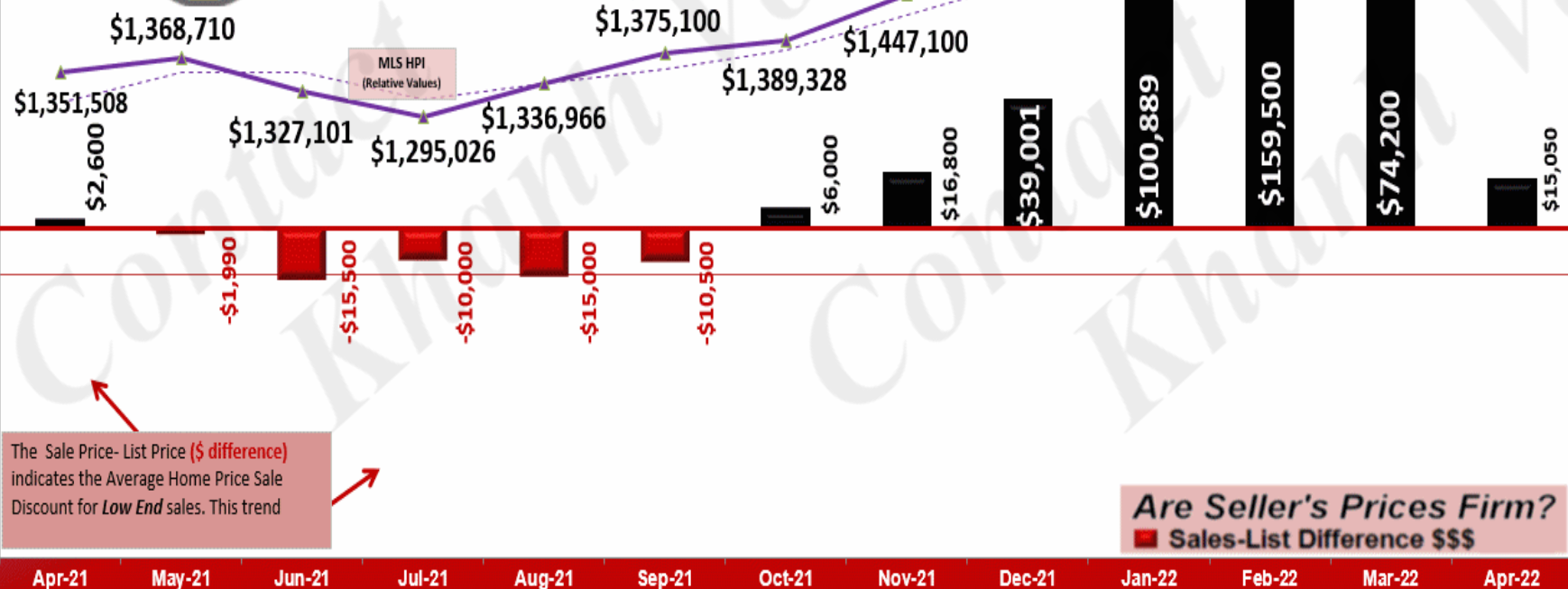
Are Home Prices Up?

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

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

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

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. [More Details](#)
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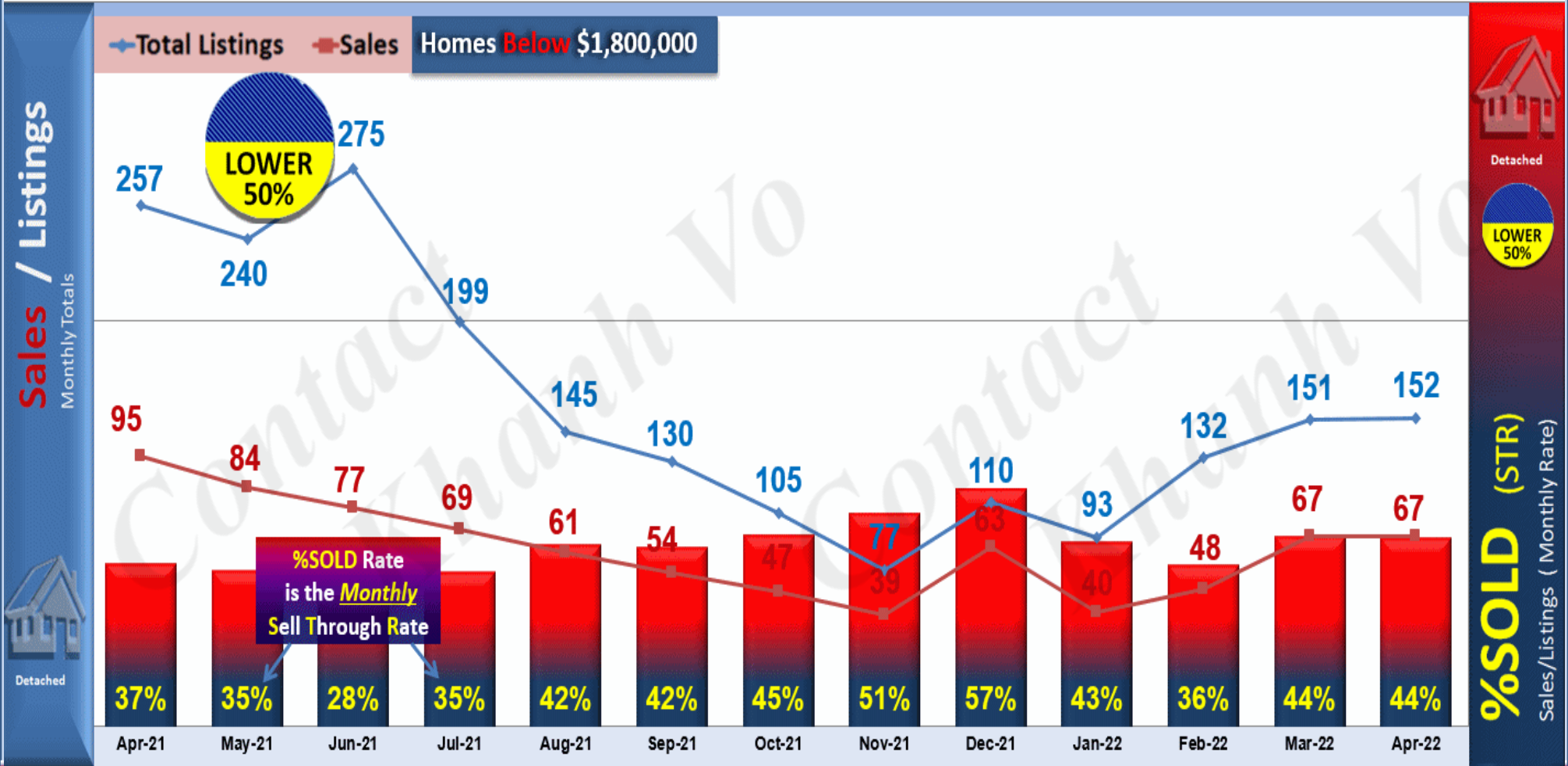
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White Rock - South Surrey

Total Listings**, Sales, and %SOLD rates



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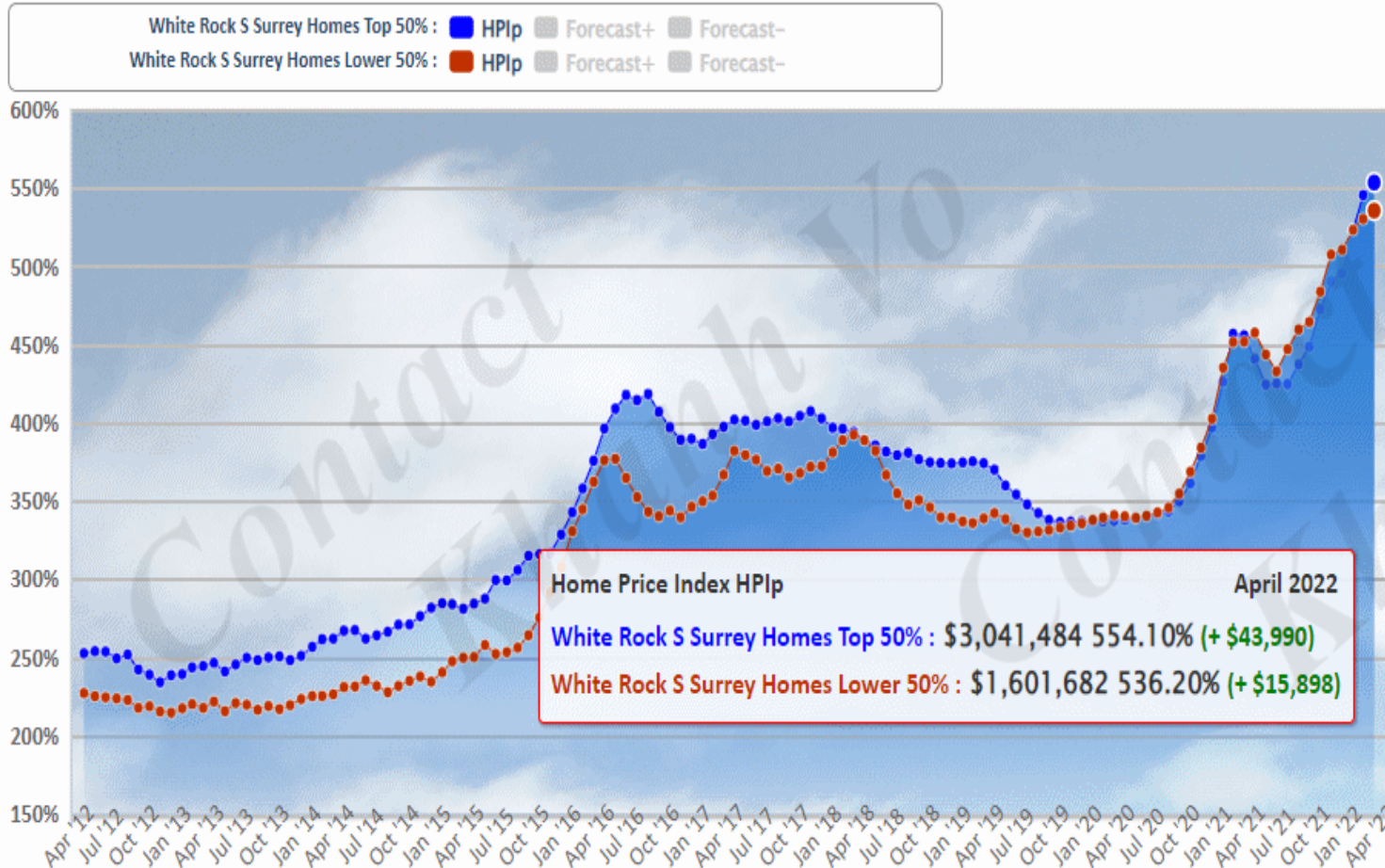
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Monthly ▼ Home values

Date	Value
Apr 2022	% 554.10
Mar 2022	% 546.10
Feb 2022	% 523.70
Jan 2022	% 496.00
Dec 2021	% 490.80
Nov 2021	% 473.20
Oct 2021	% 449.20
Sep 2021	% 438.00
Aug 2021	% 425.30
Jul 2021	% 425.80
Jun 2021	% 425.10
May 2021	% 441.50



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RE/MAX 2000 Realty Surrey, BC V3R 0N9

khanhvo.ca

KhanhVo@Remax.net

Ph: 604-710-1245

Khanh Vo

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

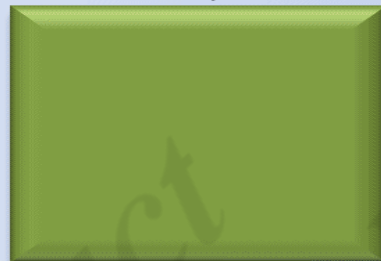
房地产价格变动(\$/%)

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**

\$384,415



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

\$329,732



35.5%

30.7%

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

High End Detached
高档独立屋



Low End Detached
低端独立屋



\$1,500,000

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

房地產價格變動

YTD Home Price Changes \$\$\$

房地產價格變動

YTD Home Price Changes %%



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Monthly Market Activity - Apr 2022 Single Family



May 1 2022 N. Delta Market Update (Detached)

Current: North Delta has a Seller Market with **19 %SOLD** rate and a 100% Sell/List ratio.

(This means that there is an average of a **\$6,500** increase from the original list price)

Most Active Price Range: Homes below \$1,4 mill. have a high **44.8 %SOLD** rate.

Least Active Price Range: Homes between \$1.6 mill. - \$1.8 mill. have **8.6 %SOLD** rate.

History: The North Delta Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$355,239.
The North Delta Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$286,261.

*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?

N. Delta List Price Ranges Statistics - Apr 2022

Detached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,400,000	29	13	7	101%	\$12,000	44.8%	↑
\$1,400,001-\$1,600,000	50	10	7	100%	\$2,500	20.0%	↑
\$1,600,001-\$1,900,000	58	5	7	97%	-\$54,000	8.6%	↓
\$1,900,001 and more	43	6	7	101%	\$12,000	14.0%	
Total Activity	180	34	7	100%	\$6,500	19%	↑

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)	335	180	180		0	
Active Listings (1st of the month)	175	91	94	118	24	↑
Solds	100	56	34		-22	↓
Days on Market (DOM)	7	7	7		0	
%SOLD (Sales/ Listings /monthly rate)	30%	31%	19%		-12.2%	↓
(Top 50%) Home Price Index HPIp	\$1,343,697	\$1,696,432	\$1,698,936		\$2,504	↑
(Lower 50%) Home Price Index HPIl	\$1,010,408	\$1,293,487	\$1,296,669		\$3,181	↑



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What Sold in your Neighbourhood and for What Price?

N. Delta Sub areas Statistics - Apr 2022

Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Annieville	31	2	26	100%	-\$5,444	6.5%
Nordel	61	12	7	100%	\$2,306	19.7%
Scottsdale	41	8	6	100%	\$500	19.5%
Sunshine Hills Woods	47	12	8	101%	\$12,000	25.5%
Total Activity	180	34	7	100%	\$6,500	19%



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Next Months Market Forecast

Forecast: North Delta has average Listing supply; 118 homes are for sale and with the **19 %SOLD** monthly rate gives us about ~5 months of inventory. 13% of the active listings have reduced their price by \$90,073 on average or \$75,000 on median for the last month. We project North Delta 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 North Delta represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the market into two parts with the **North Delta HPI Top 50%** representing the higher end sales and the **North Delta 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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KhanhVo@Remax.net

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Detached

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

Home Price Changes

(Home Price Index Paired sales from 2005)



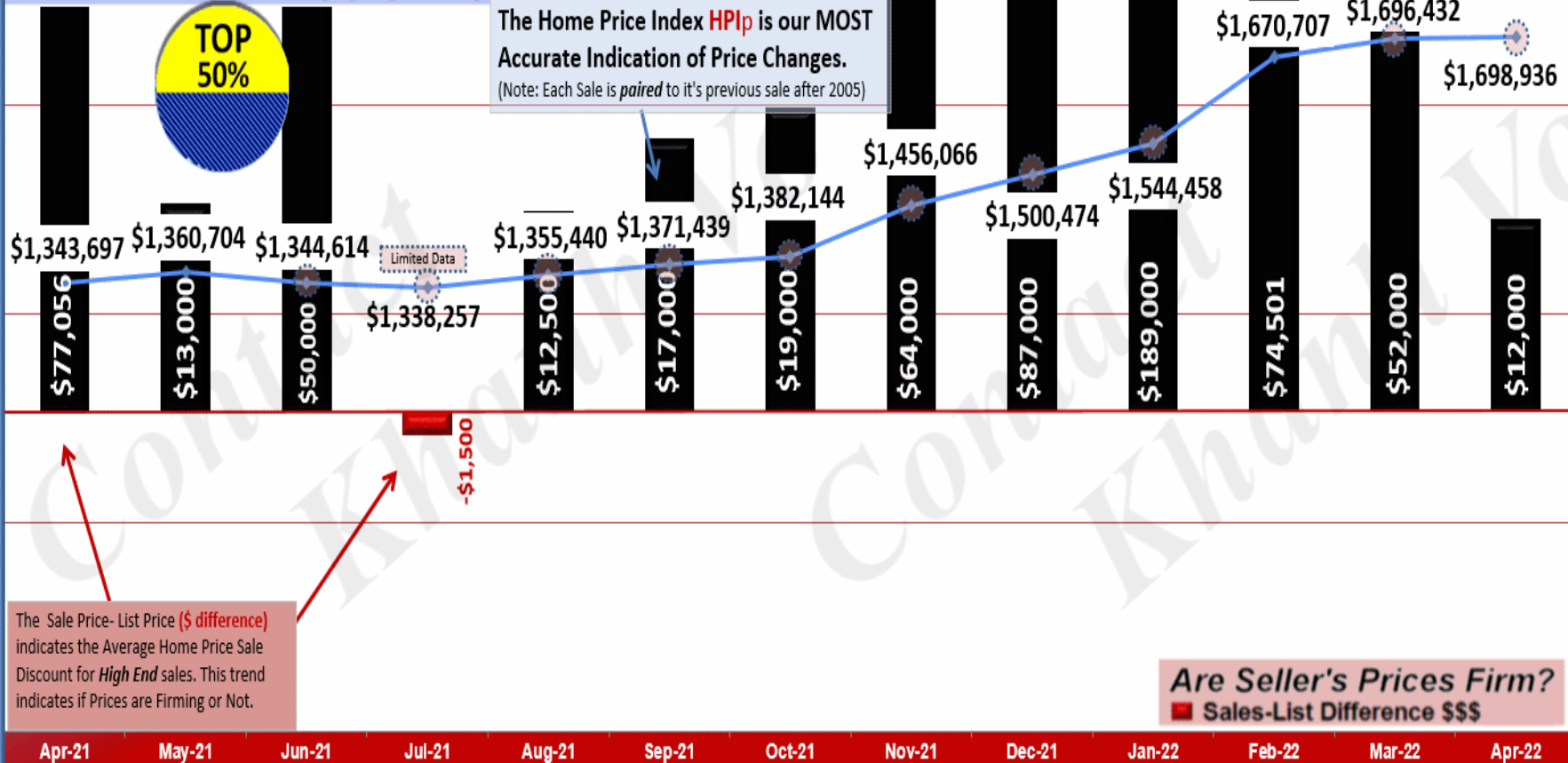
Are Home Prices Up?

Home Price Index → **HPIp** (Top 50%)



Homes Over \$1,500,000

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



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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Detached



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

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Khanh Vo

RE/MAX 2000 Realty Surrey, BC V3R 0N9

khanhvo.ca

KhanhVo@Remax.net

Ph: 604-710-1245

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Detached N. Delta Total Listings^{**}, Sales, and %SOLD Rates

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

Sales / Listings
Monthly Totals



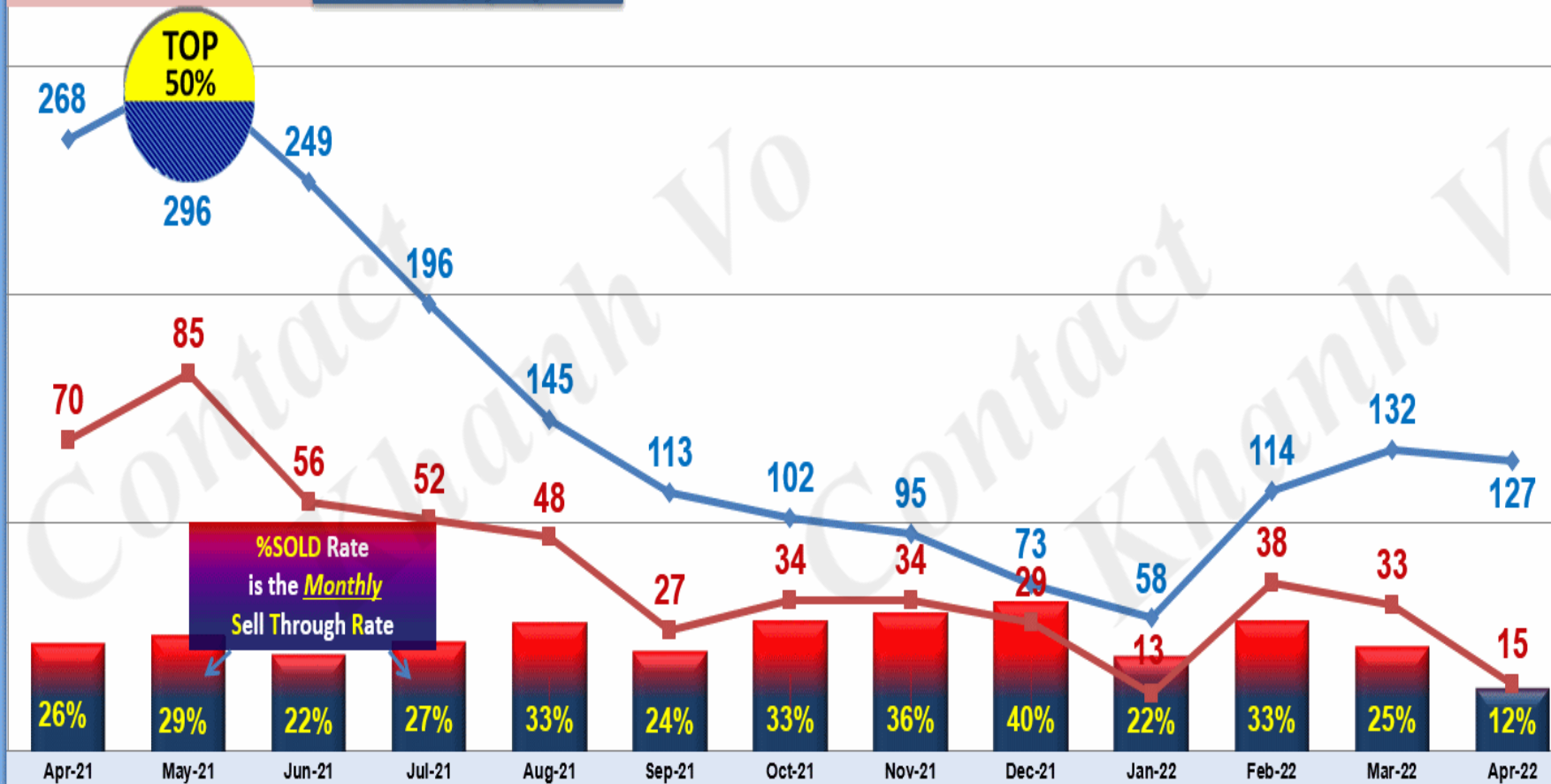
Detached



Detached

TOP
50%

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



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KhanhVo@Remax.net

Ph: 604-710-1245

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

Home Price Changes

(Home Price Index Paired sales from 2005)



Detached

Are Home Prices Up?

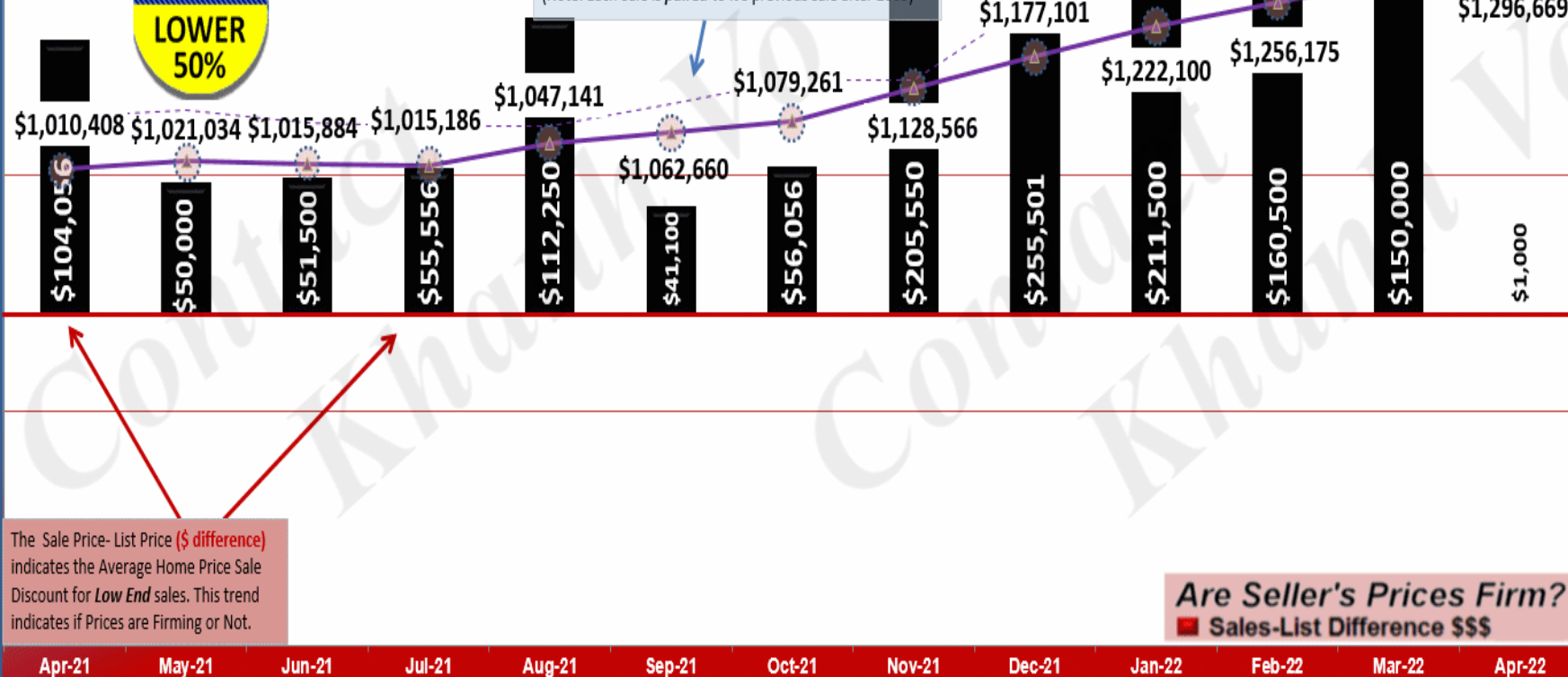
Home Price Index **HPIp** (Lower 50%)



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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Khanh Vo

RE/MAX 2000 Realty Surrey, BC V3R 0N9

khanhvo.ca

KhanhVo@Remax.net

Ph: 604-710-1245

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Detached N. Delta Total Listings^{**}, Sales, and %SOLD Rates

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

Sales / Listings
Monthly Totals



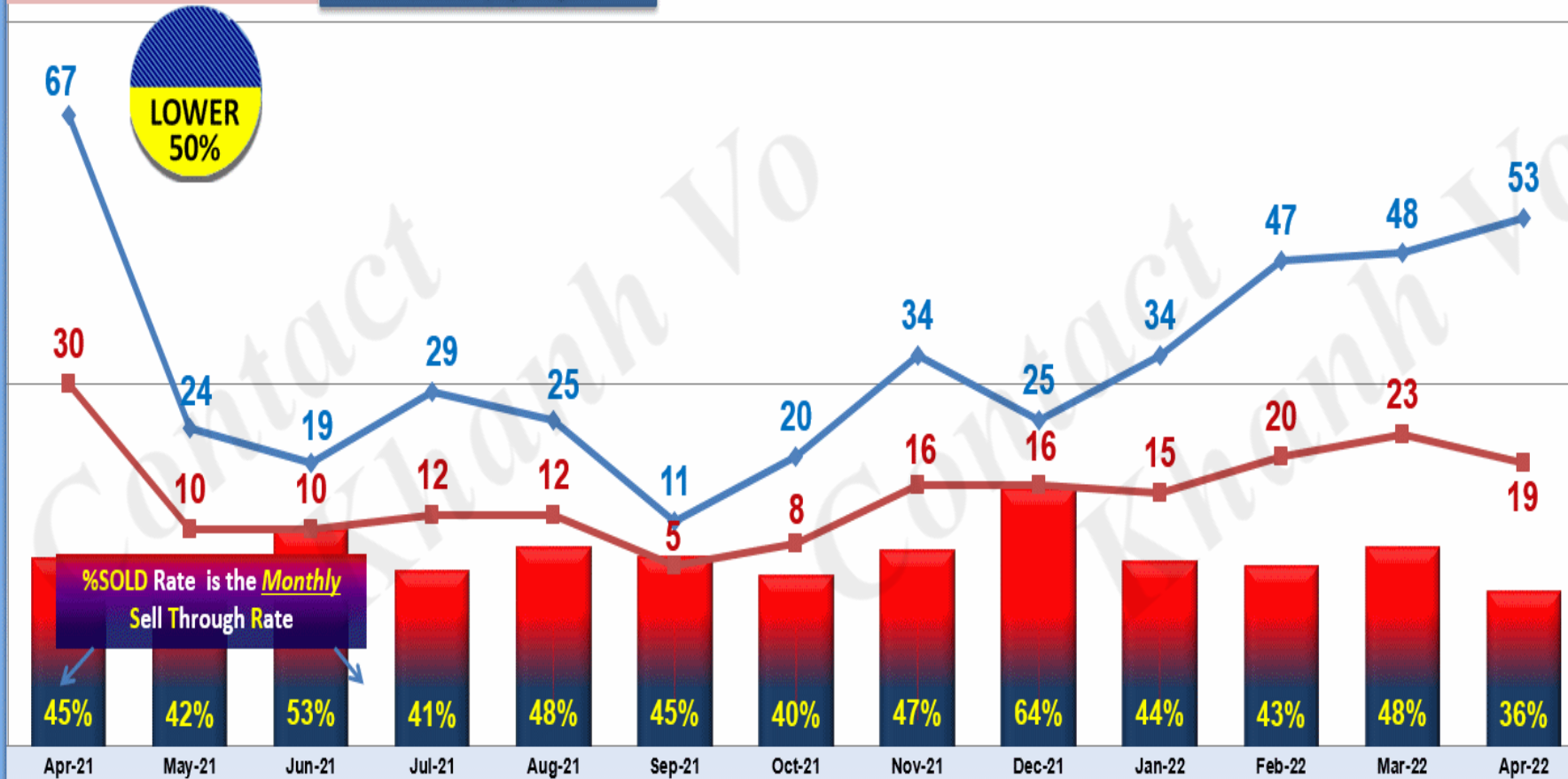
Detached



Detached



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



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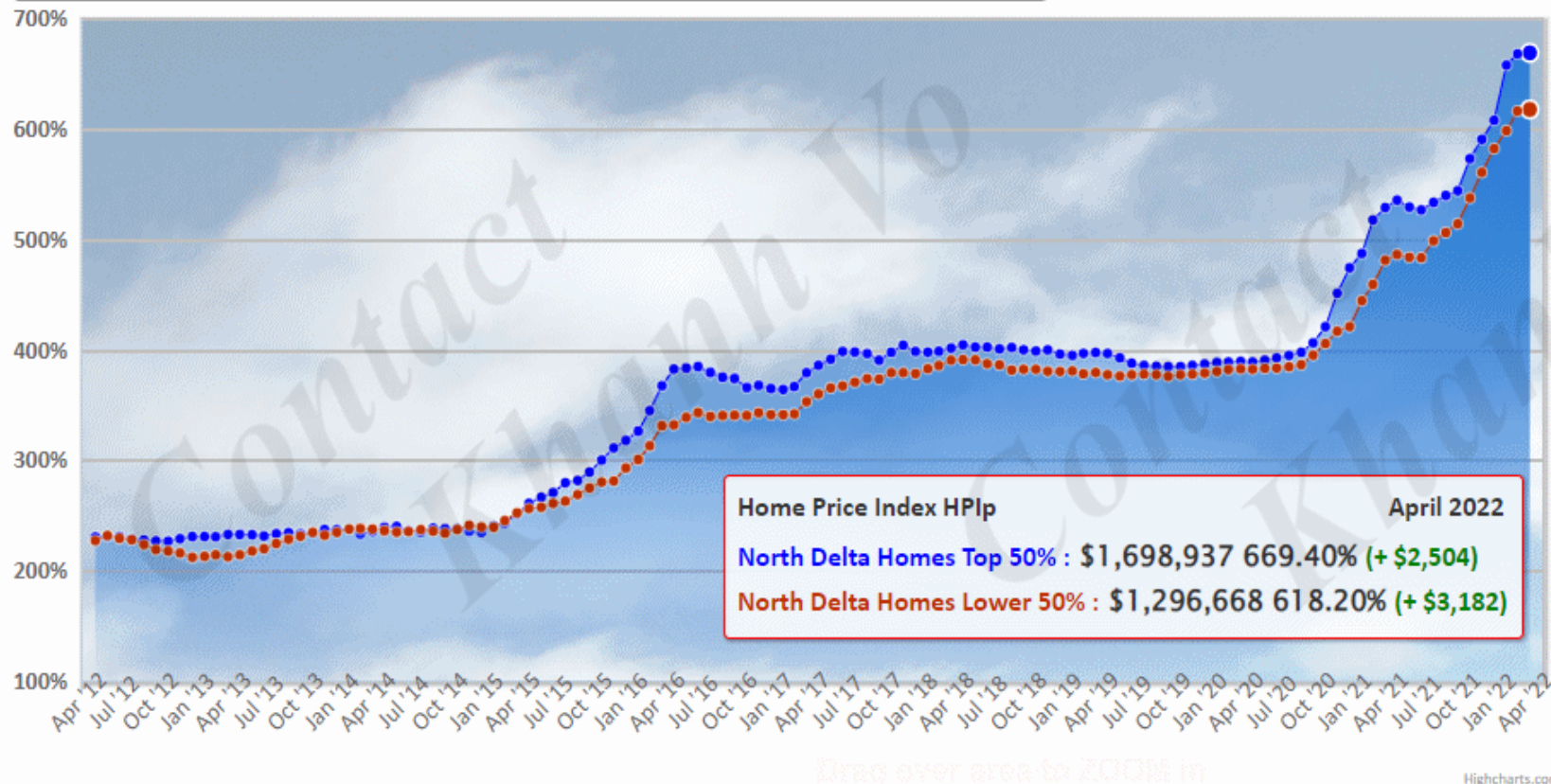
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Powered by the Greater Vancouver Market Reports HPIp



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



Monthly ▼ Home values

Date	Value
Apr 2022	% 669.40
Mar 2022	% 668.40
Feb 2022	% 658.30
Jan 2022	% 608.50
Dec 2021	% 591.20
Nov 2021	% 573.70
Oct 2021	% 544.60
Sep 2021	% 540.40
Aug 2021	% 534.10
Jul 2021	% 527.30
Jun 2021	% 529.80
May 2021	% 536.10

<< < 1 2
3 4 5 ...



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