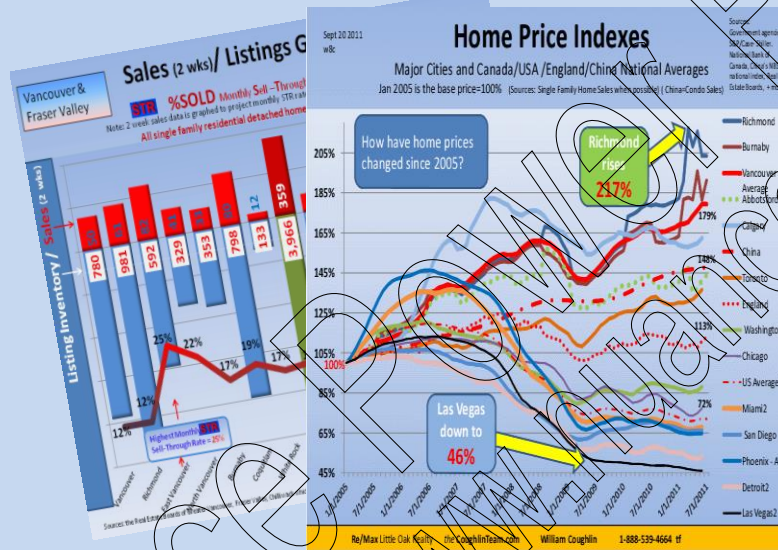


Lance Hill's Market Reports



Advanced Marketing Tools



Lance Hill's Market Reports

Detached

- [Mission](#)
- [Abbotsford](#)
- [Chilliwack](#)
- [Maple Ridge](#)

Attached

- [Abbotsford](#)
- [Chilliwack](#)
- [Maple Ridge](#)

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



Vancouver Market Reports

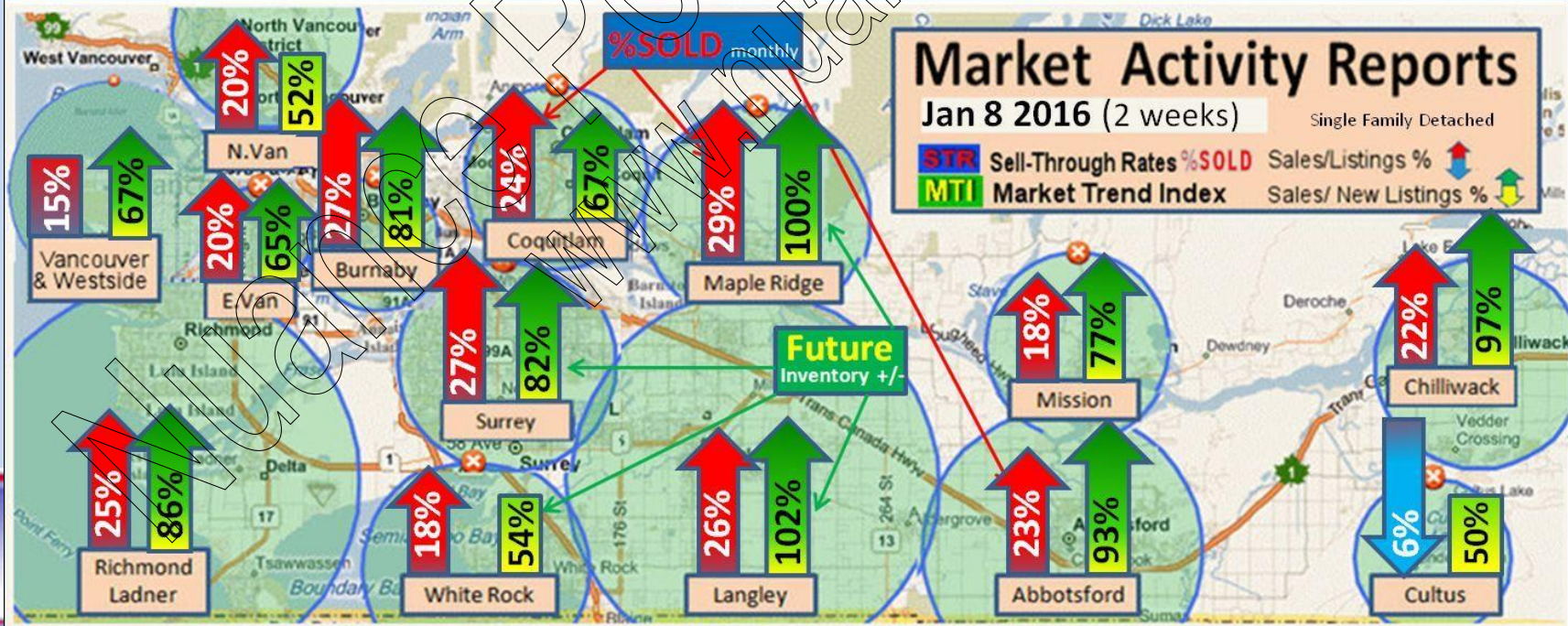
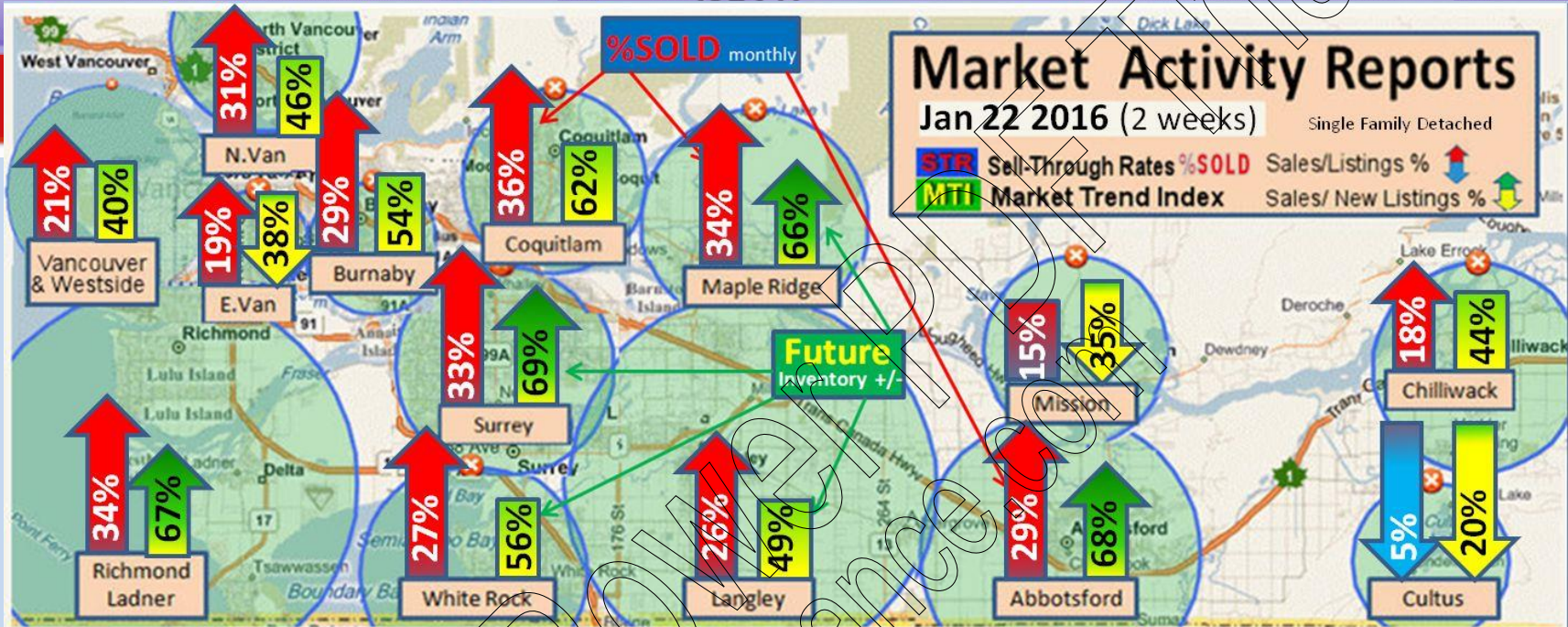
detached homes

Vancouver Market Reports

attached homes

Lance Hill
Homelife Glenayre Realty (msn) 604-855-2900

Lance Hill
Homelife Glenayre Realty (msn) 604-855-2900



Vancouver Market Reports

detached homes

Vancouver Market Reports

attached homes

Lance Hill
Homelife Glenayre Realty (msn) 604-855-2900

Lance Hill
Homelife Glenayre Realty (msn) 604-855-2900

Vancouver & Fraser Valley

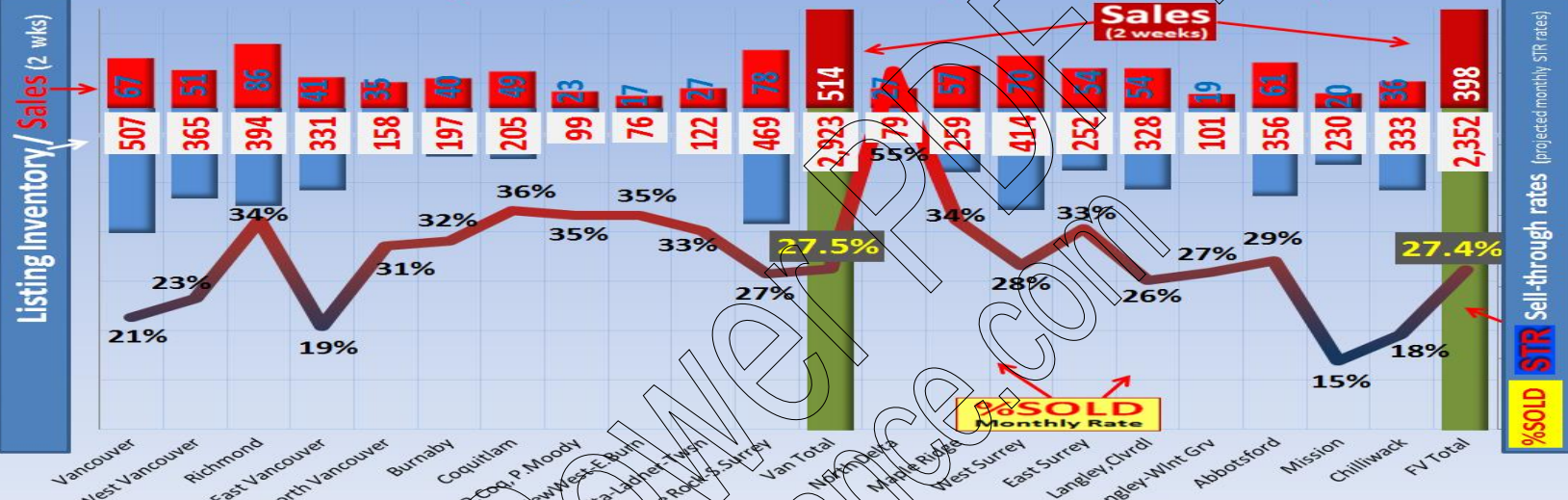
Sales (2 wks) / Listings Graph

Jan 22 2016 (2 weeks)

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

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

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



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

Vancouver & Fraser Valley

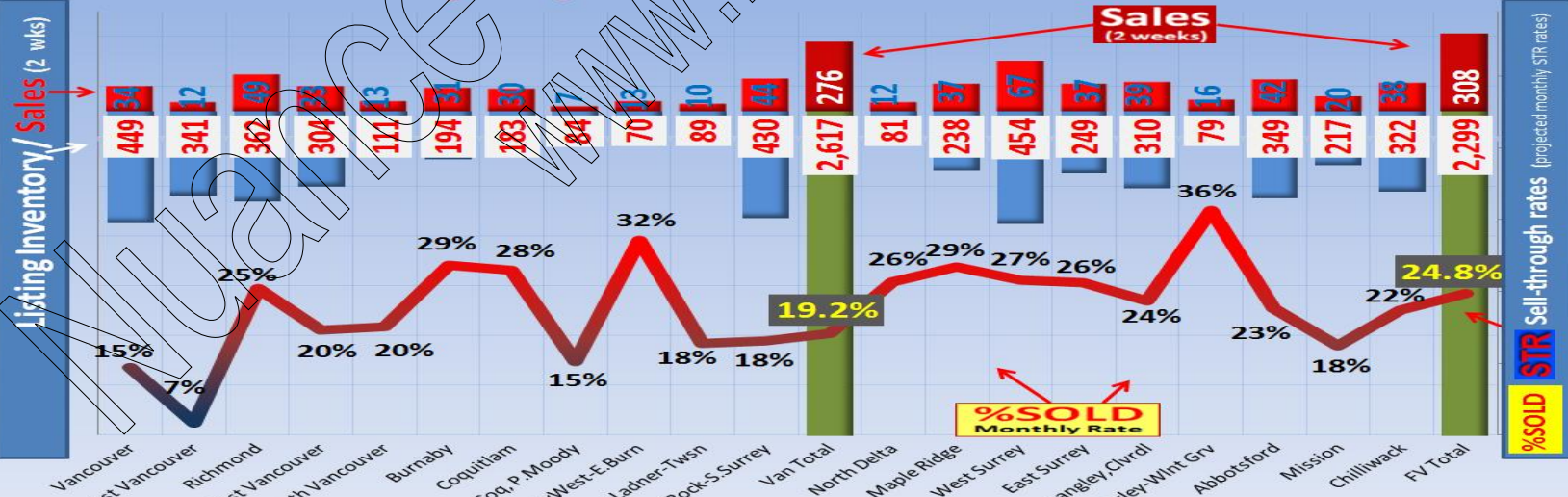
Sales (2 wks) / Listings Graph

Jan 8 2016 (2 weeks)

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

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

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



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

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

Feb 1/16 Mission

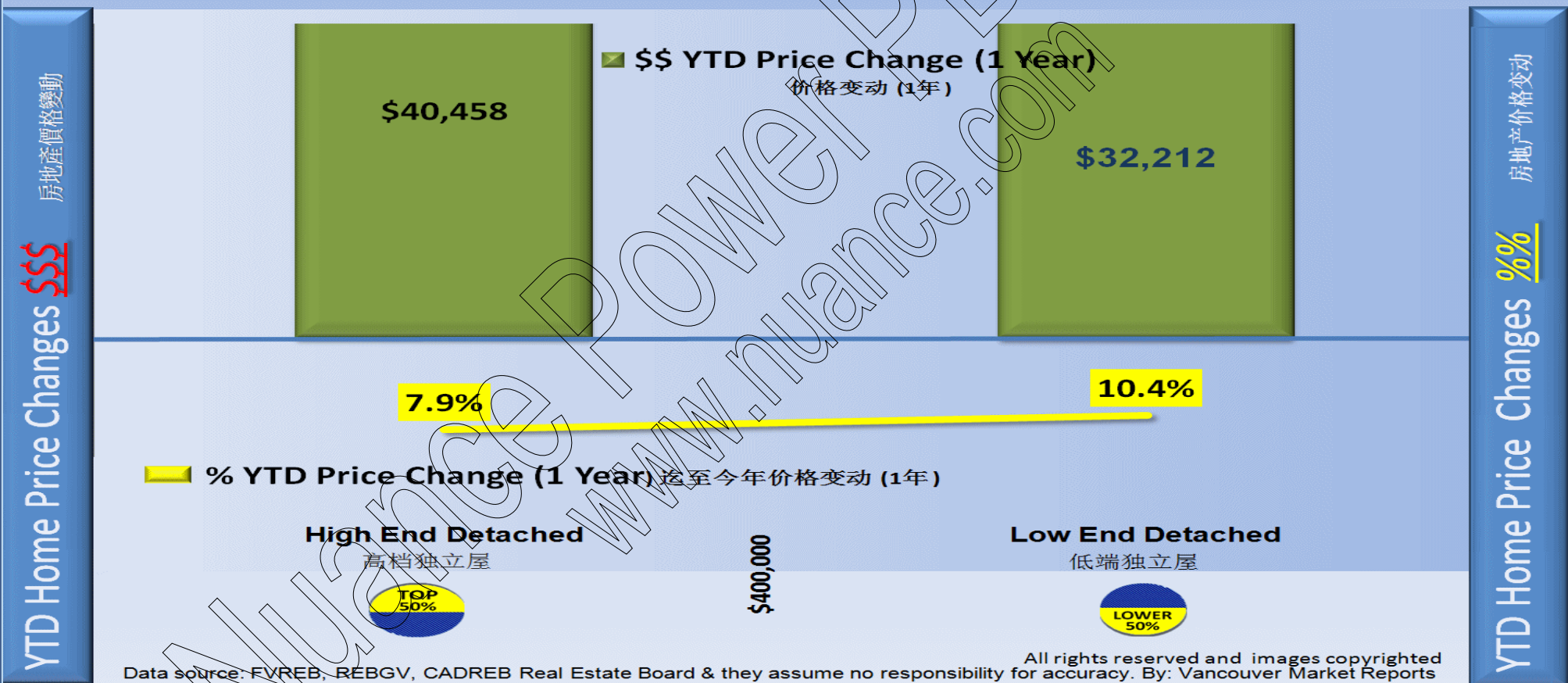
Mission Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

Housing Types: Year-To-Date Dec 2014 – Dec 2015 (Quarters)

迄至今年 2014 十二月 - 2015 十二月 (每季)

Powered by: Vancouver Market Reports HPIp



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

All rights reserved and images copyrighted

*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.

produced for: Lance Hill

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

Feb 1/16 Mission

Monthly Market Activity - Jan 2016 - Single Family



Feb 1 2016 Mission Market Update (Detached)

Current: Mission is a Sellers Market with normal listing inventories, **20 %SOLD** rate and Sale Price /List Price = 98% (e.g.: means an average of a **\$8,000** discount from the original list price on sale .)

Most Active Price Range: Homes between \$300,000-\$400,000 have **32.2 %SOLD** rate.

Least Active Price Range: Homes below \$300,000 have a **14.6 %SOLD** rate.

History: The Mission Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$89,226. The Mission Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices decreased \$58,823.

*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.

produced for: *Lance Hill*

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

Feb 1/16 Mission

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

Mission List Price Ranges Statistics - Jan 2016							Detached
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$300,000	41	6	74	95%	-\$7,000	14.6%	
\$300,001-\$400,000	53	16	37	99%	-\$4,950	30.2%	↑
\$400,001-\$500,000	45	9	27	99%	-\$2,450	20.0%	↑
\$500,001-\$600,000	43	10	53	96%	-\$19,758	23.3%	↑
\$600,001 and more	90	14	63	97%	-\$22,894	15.6%	↑
Total Activity	272	55	32	97%	-\$13,096	20%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Jan-15	Dec-15	Jan-16	2/1/2016	Change	
Total Listings (A,S,T,C,X)	402	268	272		4	↑
Active Listings (1st of the month)	308	215	179	200	21	↑
Solds	40	59	55		-4	↓
Days on Market (DOM)	81	37	32		-5	↓
%SOLD (Sales/ Listings /monthly rate)	10%	22%	20%		-2%	↓
(Top 50%) Home Price Index HPIp	\$514,875	\$585,777	\$604,101		\$18,324	↑
(Lower 50%) Home Price Index HPIp	\$307,688	\$358,101	\$366,511		\$8,410	↑

*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.

produced for: *Lance Hill*

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

Feb 1/16 Mission

What Sold in your Neighbourhood and for What Price?

Mission Sub areas Statistics - Jan 2016						Detached	
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
Hatzic	30	4	27	97%	-\$11,500	13.3%	
Stave Falls	10	2	102	94%	-\$5,500	20.0%	
Steelhead	7	1	185	97%	-\$19,900	14.3%	
Mission	164	43	31	98%	-\$6,900	26.2%	
Durieu	14	2	95	97%	-\$29,000	14.3%	
Dewdney Deroche	16	0	69			0.0%	
Lake Errock	15	2	92	98%	-\$8,500	13.3%	
Hemlock	3	0	132			0.0%	
Mission-West	13	1	65	117%	\$91,100	7.7%	
Total Activity	272	55	32	97%	-\$13,096	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. Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

produced for: *Lance Hill*

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

Feb 1/16 Mission

Next Months Market Forecast

Forecast: Mission has average Listing Supply; 200 homes are for sale and with the **20 %SOLD** monthly rate gives us a ~5 months of inventory. At this sell through rate approximately 87 on median for the last month. We project Mission Detached to be a sellers market.

January's Real Estate Statistics show that major foreign investment help set even higher sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 70-73 Cent Dollar making our Real Estate the World Bargain. Almost all the Vancouver and Fraser Valley Real Estate Markets increased in January month.; 73% of the Condos, 96% of the Townhouses and 100% of the Detached which increased \$12,578 in the Fraser Valley Cities and an all-time record \$66,254 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

We forecast this surge of Off-shore buyers may stabilize with the Chinese New Year over and with some buyers affected with the volatility of [Chinese Stock Markets](#). We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment .. do contact us for your own analysis and forecast.

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

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

produced for: *Lance Hill*

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

Feb 1/16 Mission

Detached

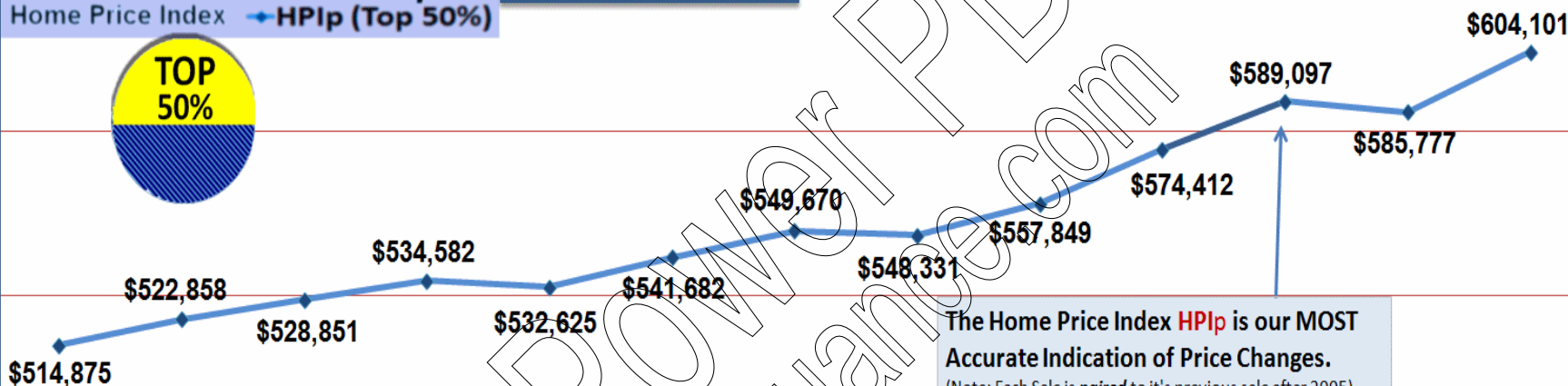
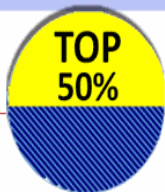
Mission Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

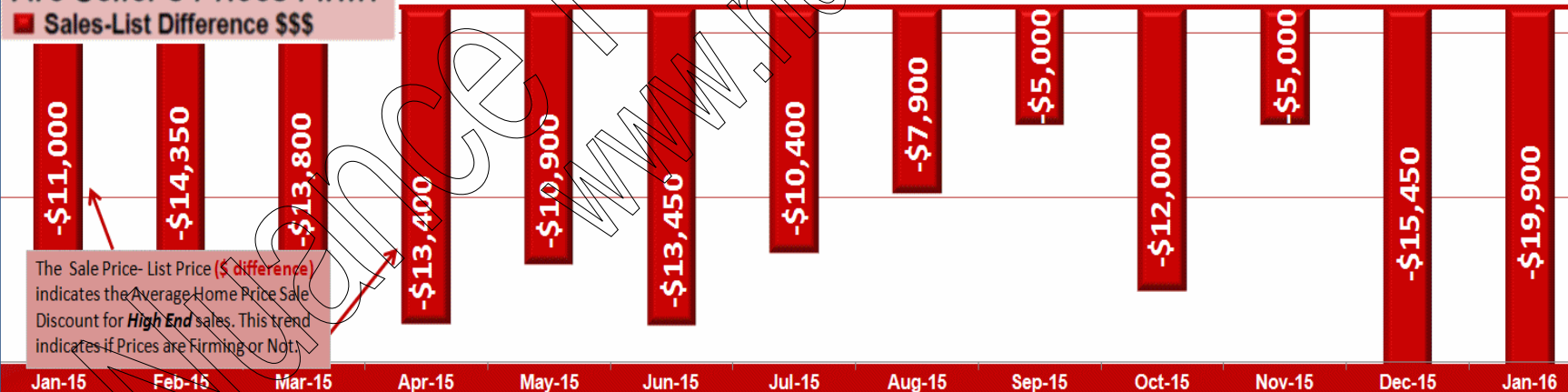
Homes Over \$475,000



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)

Are Seller's Prices Firm?

Sales-List Difference \$\$\$



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



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.

produced for: Lance Hill

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

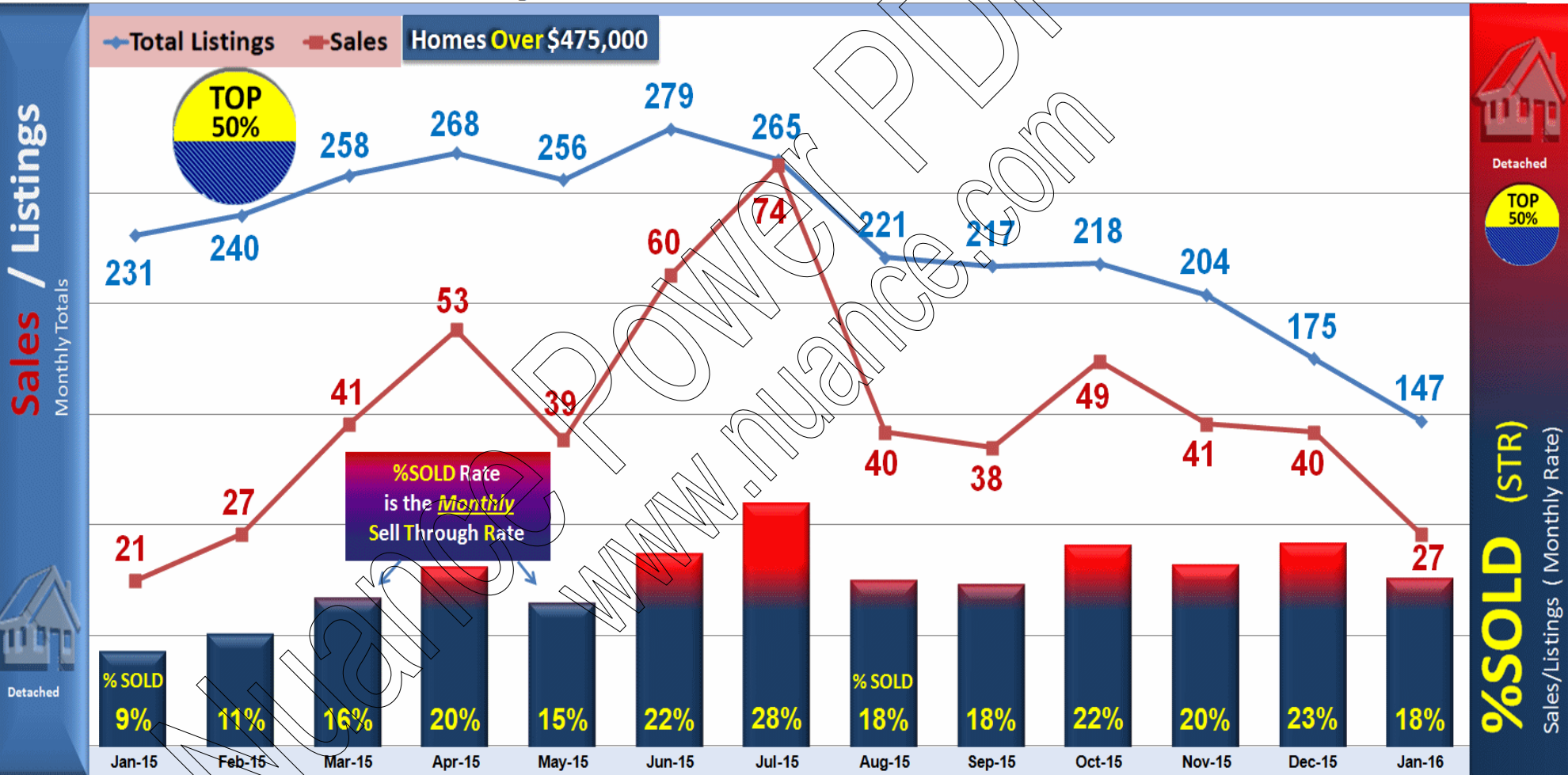
604-855-2900



Market Analysis and Forecasting

Feb 1/16 Mission

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



Sales / Listings

Monthly Totals



Detached

TOP 50%

%SOLD (STR)

Sales/Listings (Monthly Rate)

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

produced for: Lance Hill

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



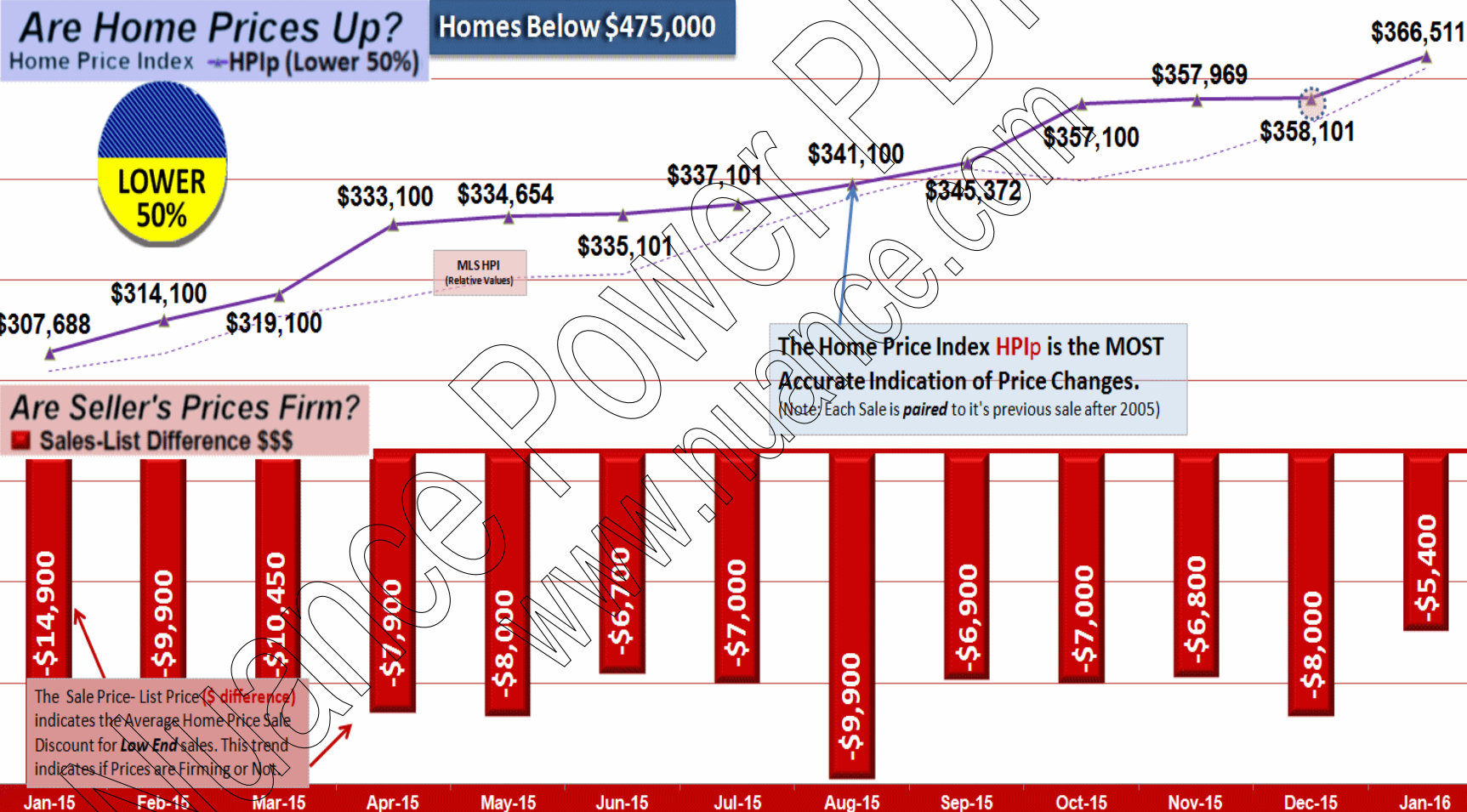
Market Analysis and Forecasting

Feb 1/16 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)

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



Detached



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.

produced for: Lance Hill

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

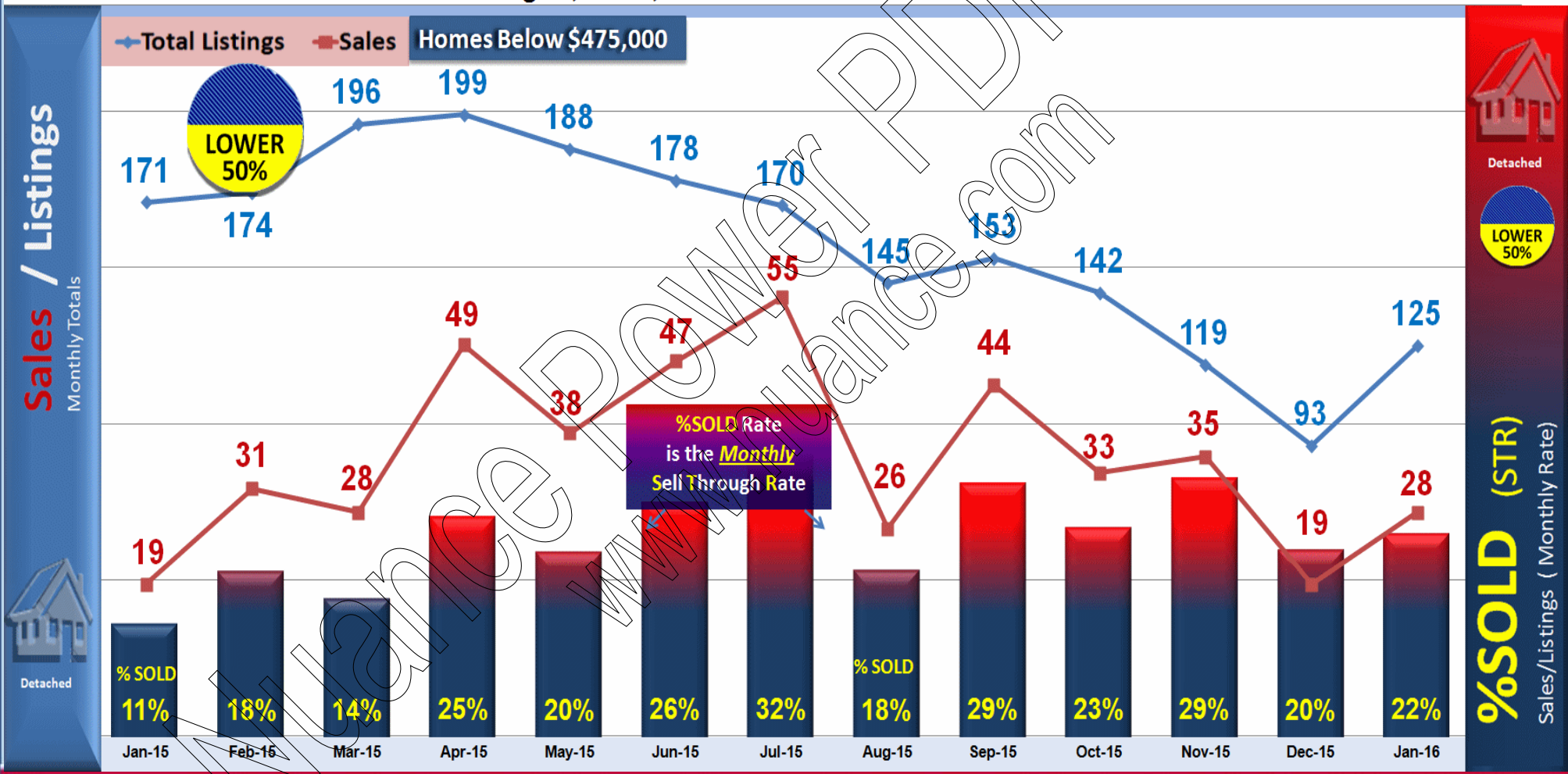
604-855-2900



Market Analysis and Forecasting

Feb 1/16 Mission

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

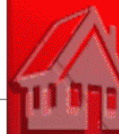


Sales / Listings

Monthly Totals



Detached



Detached



%SOLD (STR)

Sales/Listings (Monthly Rate)

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

produced for: Lance Hill

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900

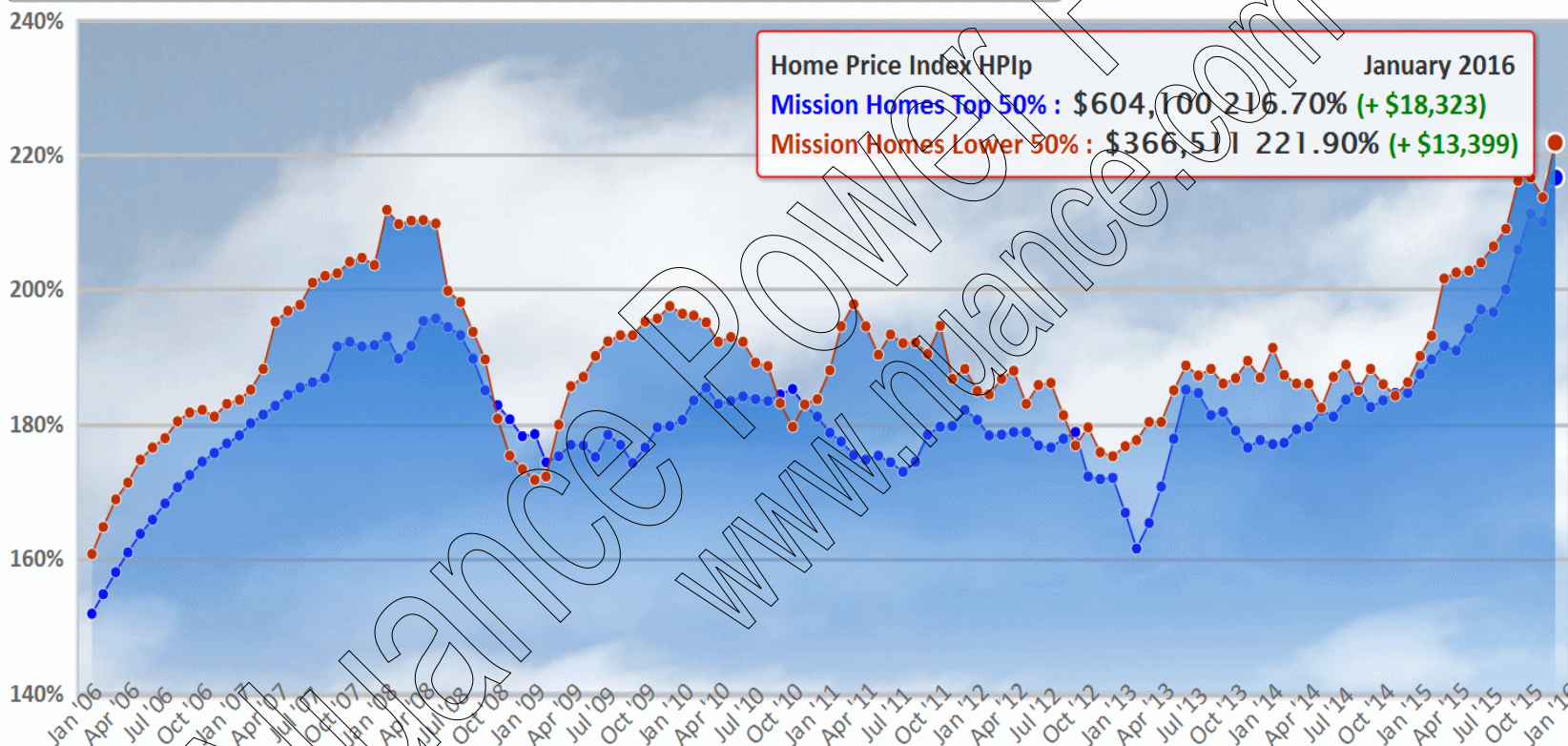


Market Analysis and Forecasting

Feb 1/16 Mission

Powered by the Greater Vancouver Market Reports HPIp

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



Monthly Home values

Date	Value
Jan 2016	% 216.70
Dec 2015	% 210.10
Nov 2015	% 211.30
Oct 2015	% 206.00
Sep 2015	% 200.10
Aug 2015	% 196.70
Jul 2015	% 197.10
Jun 2015	% 194.30
May 2015	% 191.00
Apr 2015	% 191.70
Mar 2015	% 189.70
Feb 2015	% 187.50

<< < 1 2 3 > >>



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

produced for: **Lance Hill**

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

Feb 1/16 Abbotsford

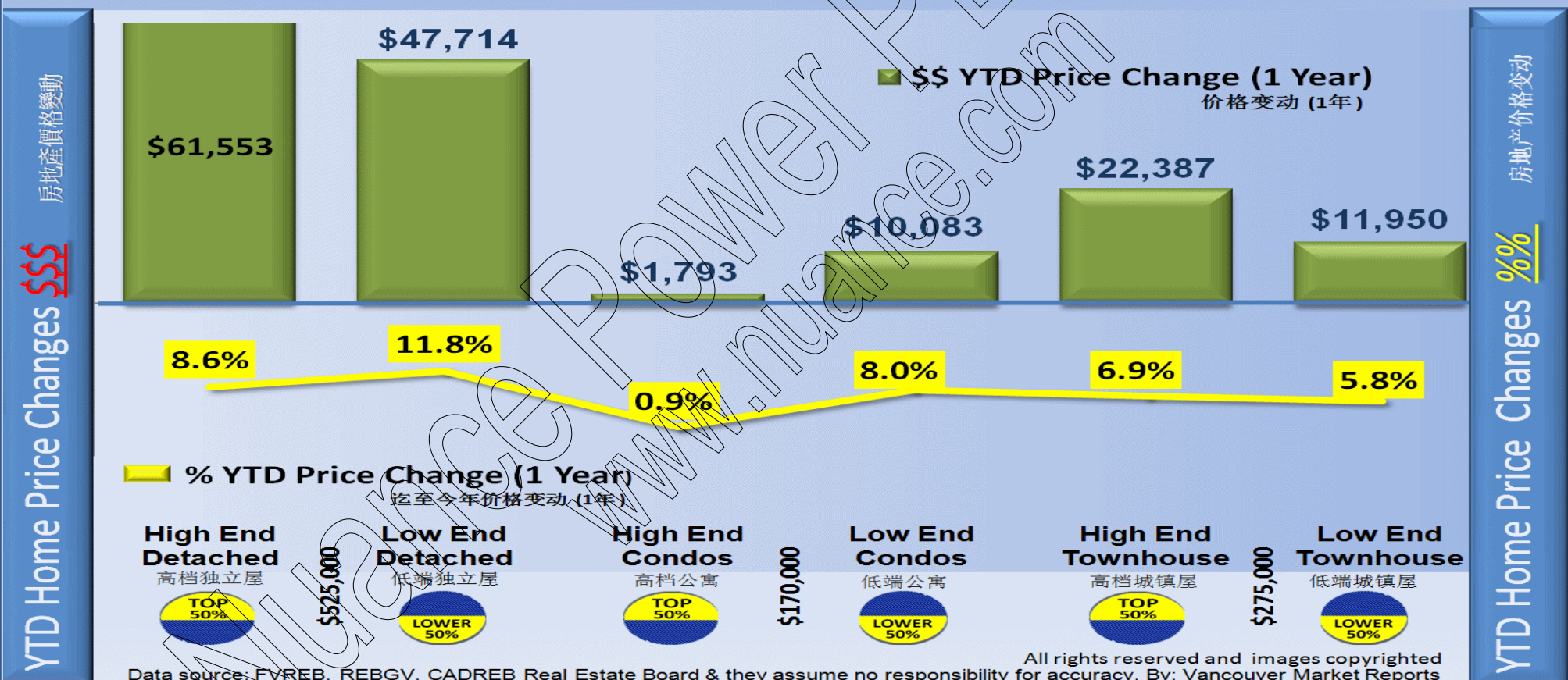
Abbotsford Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

Housing Types: Year-To-Date Dec 2014 – Dec 2015 (Quarters)

迄至今年 2014 十二月 - 2015 十二月 (每季)

Powered by: Vancouver Market Reports HPIp



YTD Home Price Changes \$\$\$

YTD Home Price Changes %%

房地產價格變動

房地產價格變動

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

All rights reserved and images copyrighted



*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.

produced for: **Lance Hill**

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

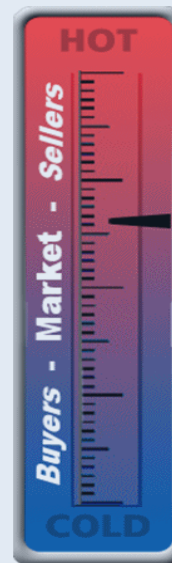
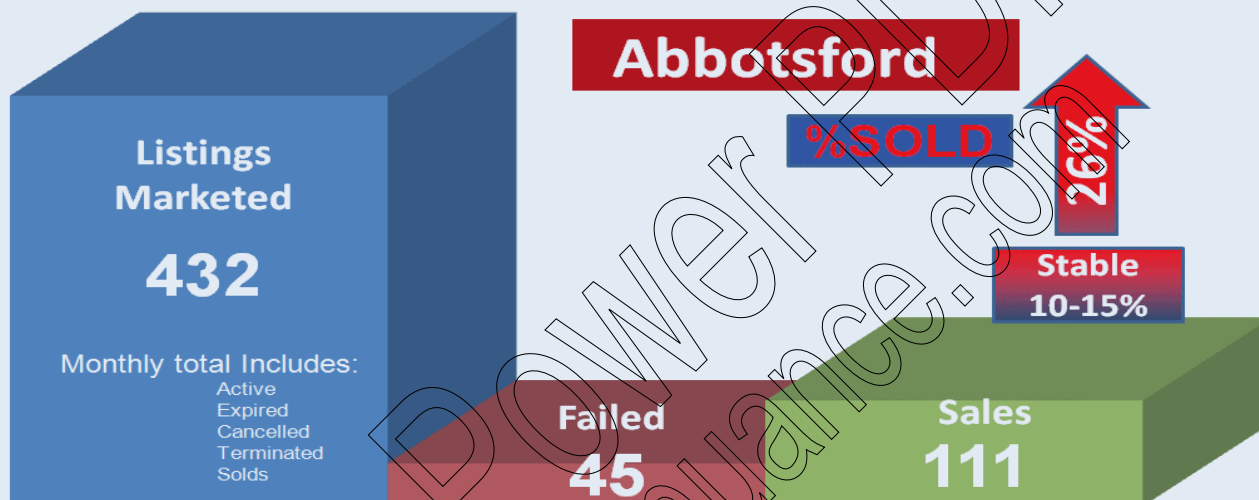
604-855-2900



Market Analysis and Forecasting

Feb 1/16 Abbotsford

Monthly Market Activity - Jan 2016 - Single Family



Feb 1 2016 Abbotsford Market Update (Detached)

Current: Abbotsford is in Sellers Market with average listing inventories, a **26 %SOLD** rate and a 99% Sell/List Ratio. (This means that on an average sale there is a **\$6,000** discount from the original list price)

Most Active Price Range: Homes between \$400,000 - \$500,000 have a **39.5 %SOLD** rate.

Least Active Price Range: Homes above \$900,000 have a **10.7 %SOLD** rate.

History: The Abbotsford Home Price Index **HPIp** (Top 50%) shows that prices increased \$88,483 year-to-date. The Abbotsford Home Price Index **HPIp** (Lower 50%) shows that prices increased \$79,584 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.

produced for: **Lance Hill**

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

Feb 1/16 Abbotsford

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

Abbotsford List Price Ranges Statistics - Jan 2016

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$300,000	17	3	56	95%	-\$12,000	17.6%	↑
\$300,001-\$400,000	45	11	26	100%	\$0	24.4%	↑
\$400,001-\$500,000	76	30	21	99%	-\$6,950	39.5%	↑
\$500,001-\$600,000	84	19	27	99%	-\$8,000	22.6%	↑
\$600,001-\$700,000	73	25	20	100%	\$0	34.2%	↑
\$700,001-\$900,000	62	15	54	98%	-\$17,000	24.2%	↑
\$900,001 and more	75	8	98	96%	-\$49,500	10.7%	↑
Total Activity	432	111	22	99%	-\$6,000	26%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Jan-15	Dec-15	Jan-16	2/1/2016	Change	
Total Listings** (A,S,T,C,X)	670	457	432		-25	↓
Active Listings (1st of the month)	536	349	256	276	20	↑
Solds	76	136	111		-25	↓
Days on Market (DOM)	44	15	22		7	↑
%SOLD (Sales/ Listings /monthly rate)	11%	30%	26%		-4%	↓
(Top 50%) Home Price Index HPIp	\$711,390	\$785,685	\$799,873		\$14,187	↑
(Lower 50%) Home Price Index HPIp	\$403,541	\$462,100	\$483,124		\$21,024	↑

*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.

produced for: *Lance Hill*

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

Feb 1/16 Abbotsford

What Sold in your Neighbourhood and for What Price?

Abbotsford Sub areas Statistics - Jan 2016

Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Detached	
					Sell - List \$Difference	%SOLD
Poplar	39	3	28	95%	-\$12,000	7.7%
Bradner	7	1	62	95%	-\$39,500	14.3%
Matsqui	21	1	28	95%	-\$55,000	4.8%
Sumas Mountain	17	4	67	98%	-\$18,000	23.5%
Abbotsford West	103	33	32	98%	-\$7,999	32.0%
Abbotsford East	128	42	27	99%	-\$6,500	32.8%
Aberdeen	52	17	75	100%	\$100	32.7%
Sumas Prairie	9	1	112	99%	-\$1,900	11.1%
Central Abbotsford	56	9	28	100%	-\$1,000	16.1%
Total Activity	432	111	22	99%	-\$6,000	26%

*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.

produced for: *Lance Hill*

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

Feb 1/16 Abbotsford

Next Months Market Forecast

Abbotsford has average Listing supply; 276 homes are for sale & with the **26 %SOLD** monthly rate gives us a ~4 months of inventory. At this sell through rate approximately 51 of these listings will not sell, 4% of the active listings have reduced their price by \$10,010 on average or \$10,000 median in the last month. We project Abbotsford to continue in Sellers Market.

January's Real Estate Statistics show that major foreign investment help set even higher sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 70-73 Cent Dollar making our Real Estate the World Bargain. Almost all the Vancouver and Fraser Valley Real Estate Markets increased in January month.; 73% of the Condos, 96% of the Townhouses and 100% of the Detached which increased \$12,578 in the Fraser Valley Cities and an all-time record \$66,254 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#) We forecast this surge of Off-shore buyers may stabilize with the Chinese New Year over and with some buyers affected with the volatility of [Chinese Stock Markets](#). We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment .. do contact us for your own analysis and forecast.

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



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

produced for: *Lance Hill*

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

Feb 1/16 Abbotsford

Detached

Abbotsford

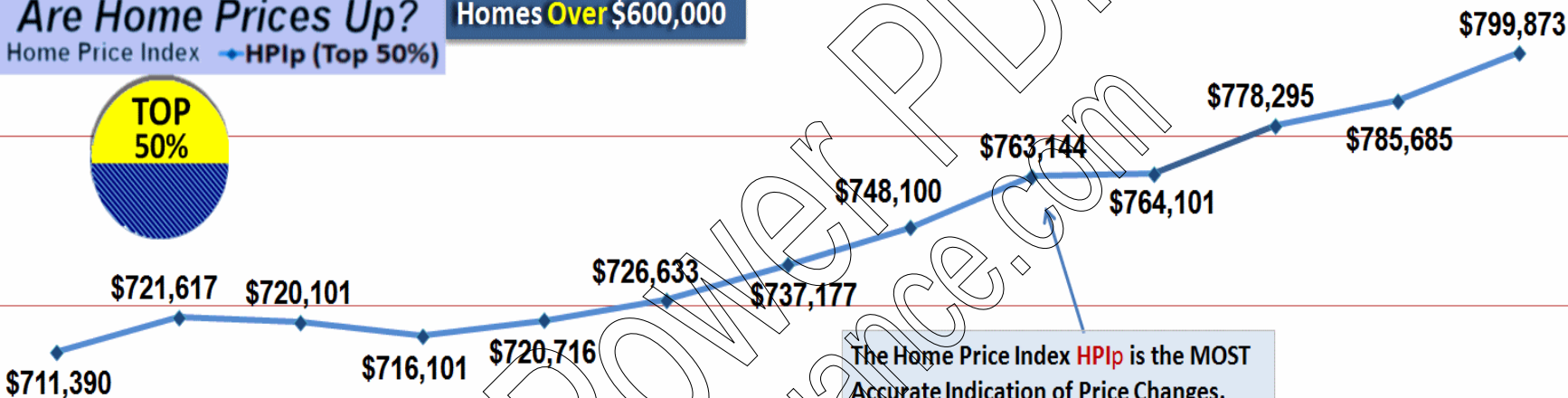
Home Price Index **HPIp** (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price)

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

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

Homes Over \$600,000

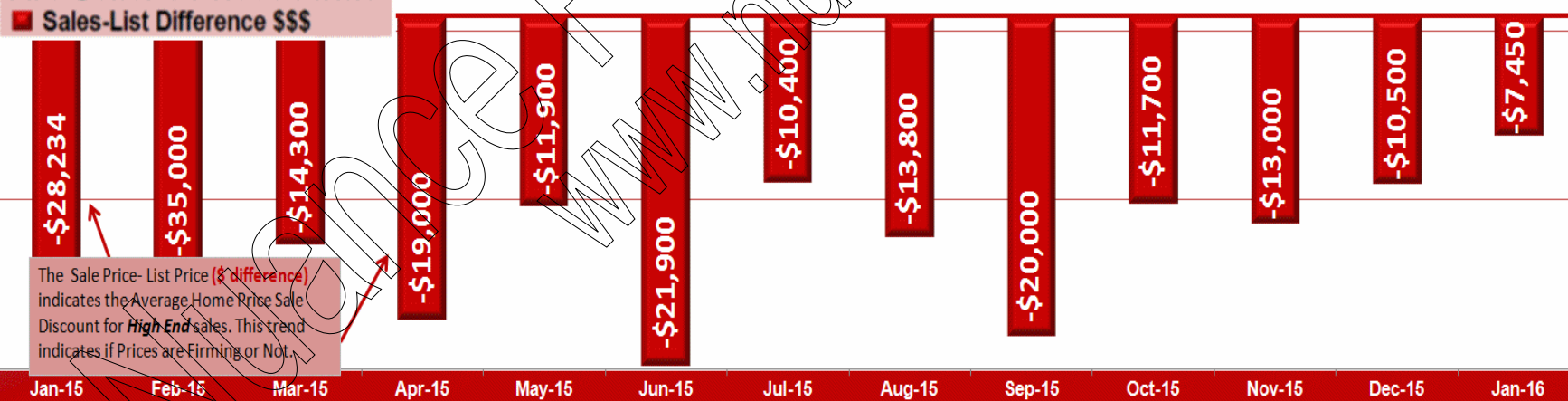


The Home Price Index HPIp is the MOST Accurate Indication of Price Changes.

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

Are Seller's Prices Firm?

Sales-List Difference \$\$\$



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



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.

produced for: **Lance Hill**

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

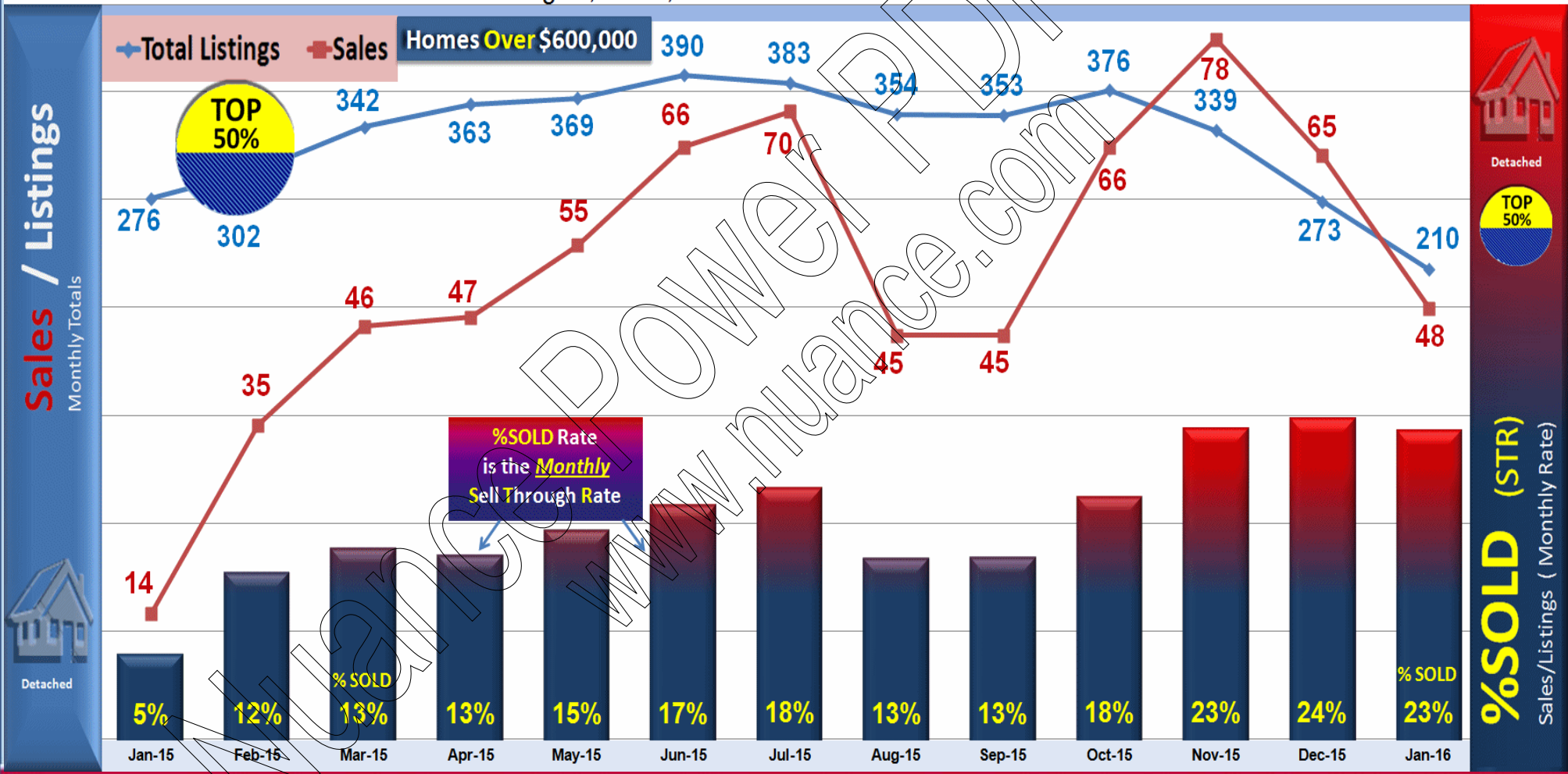
604-855-2900



Market Analysis and Forecasting

Feb 1/16 Abbotsford

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



Sales / Listings

Monthly Totals



Detached

TOP 50%

%SOLD (STR)

Sales/Listings (Monthly Rate)

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

produced for: *Lance Hill*

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

Feb 1/16 Abbotsford

Detached

Abbotsford

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

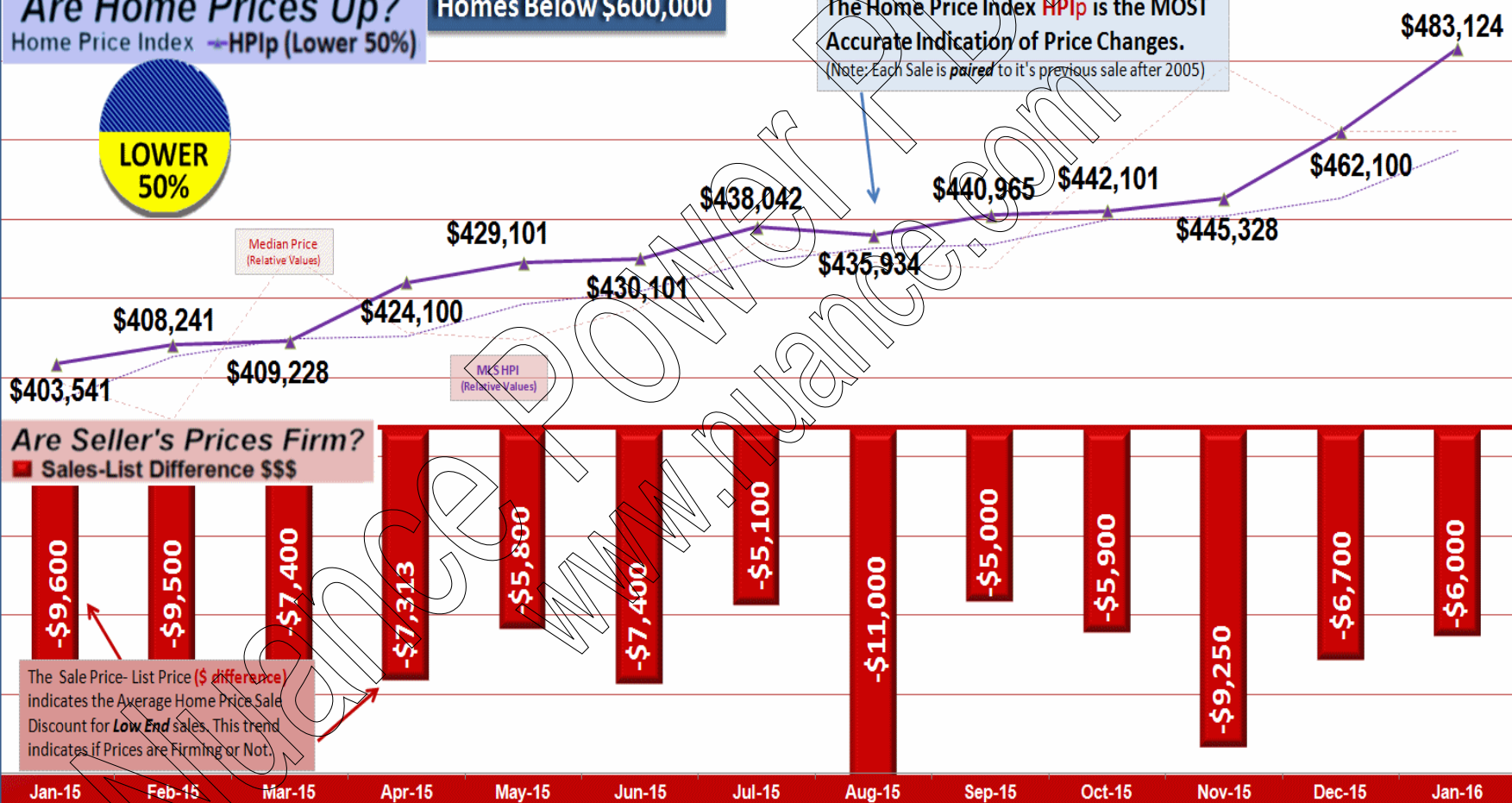
Home Price Changes
(Home Price Index Paired sales from 2005)

Are Home Prices Up?

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

Homes Below \$600,000

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



Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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



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

*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.

produced for: **Lance Hill**

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

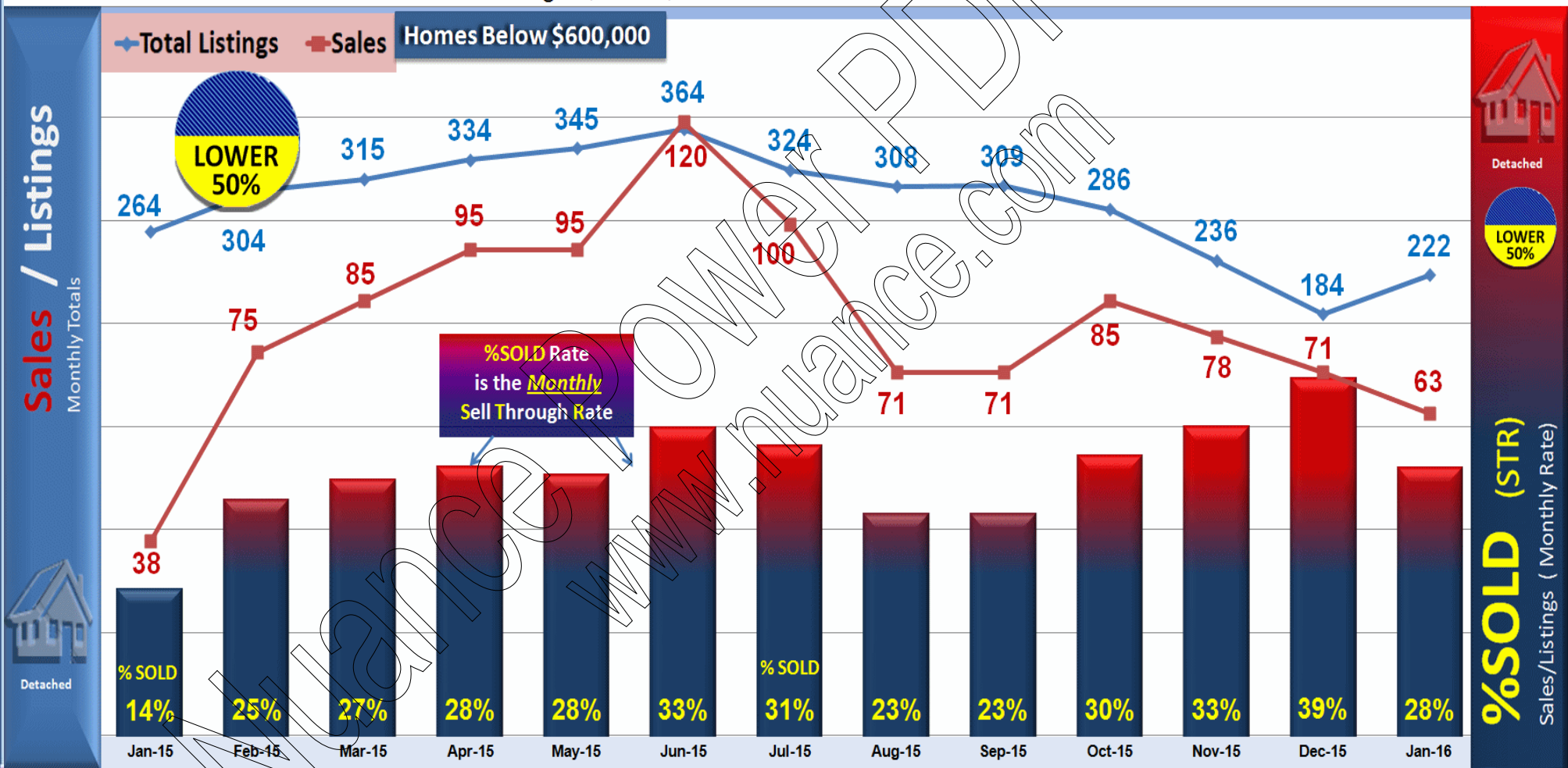
604-855-2900



Market Analysis and Forecasting

Feb 1/16 Abbotsford

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



Sales / Listings
Monthly Totals



Detached

LOWER 50%

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

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

produced for: Lance Hill

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



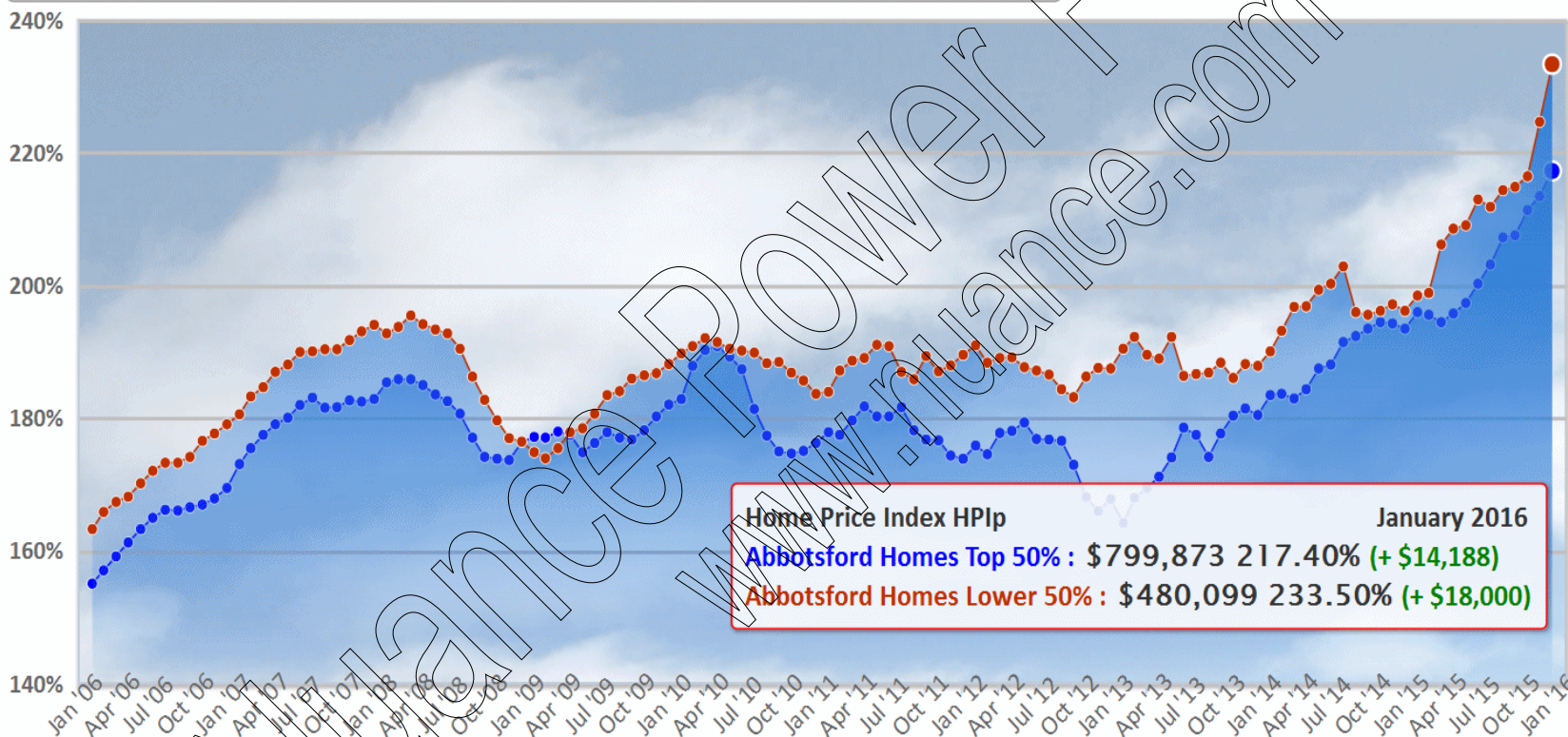
Market Analysis and Forecasting

Feb 1/16 Abbotsford

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Jan 2016	% 217.40
Dec 2015	% 213.60
Nov 2015	% 211.50
Oct 2015	% 207.70
Sep 2015	% 207.40
Aug 2015	% 203.30
Jul 2015	% 200.40
Jun 2015	% 197.50
May 2015	% 195.90
Apr 2015	% 194.60
Mar 2015	% 195.70
Feb 2015	% 196.10

<< < 1 2 3 > >>



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

produced for: **Lance Hill**

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting Feb 1/16 Maple Ridge-Pitt Meadows

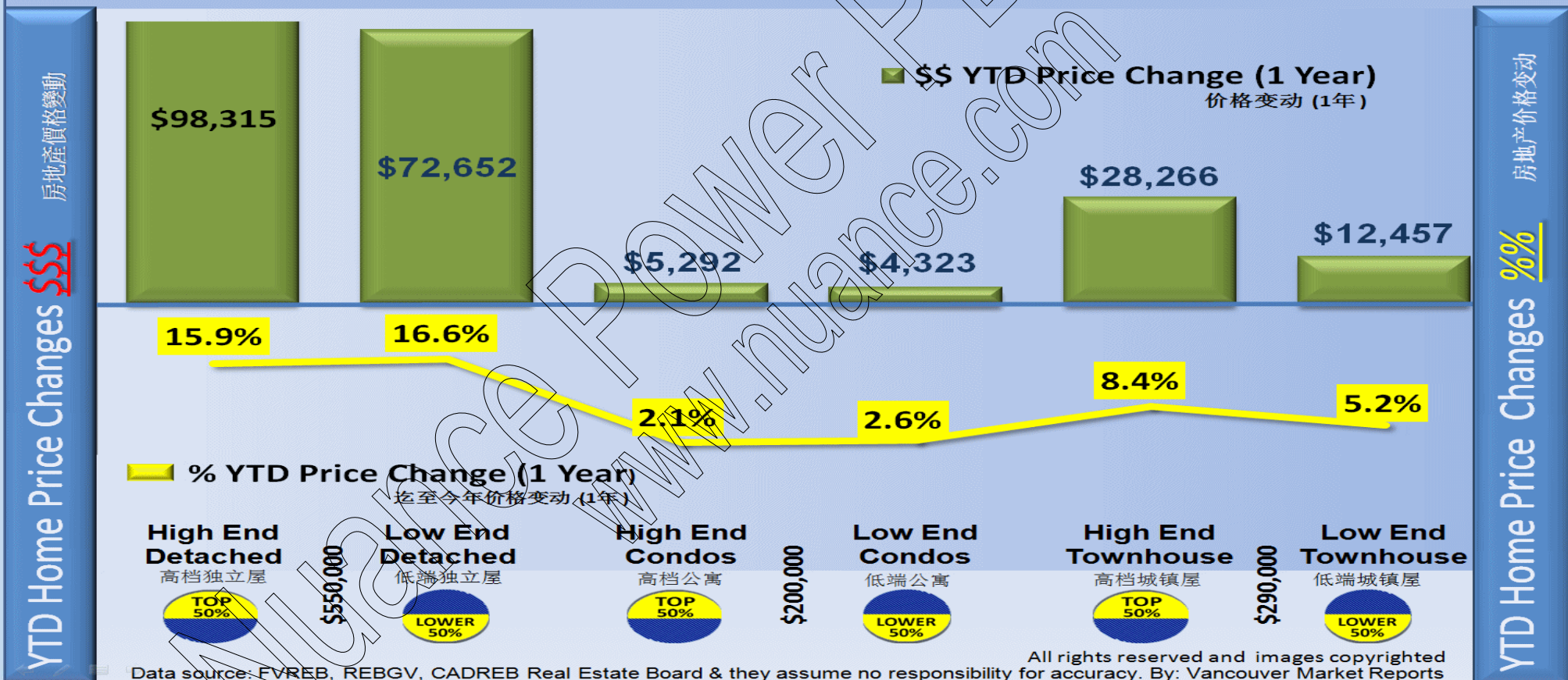
Maple Ridge-Pitt Meadows Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

Housing Types: Year-To-Date Dec 2014 – Dec 2015 (Quarters)

迄至今年 2014 十二月 - 2015 十二月 (每季)

Powered by: Vancouver Market Reports HPIp



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

All rights reserved and images copyrighted



*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.

produced for: **Lance Hill**

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

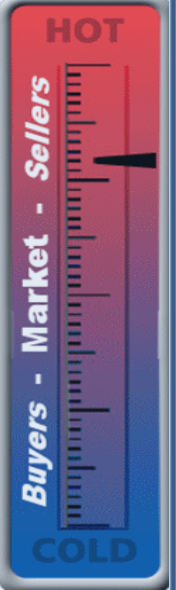
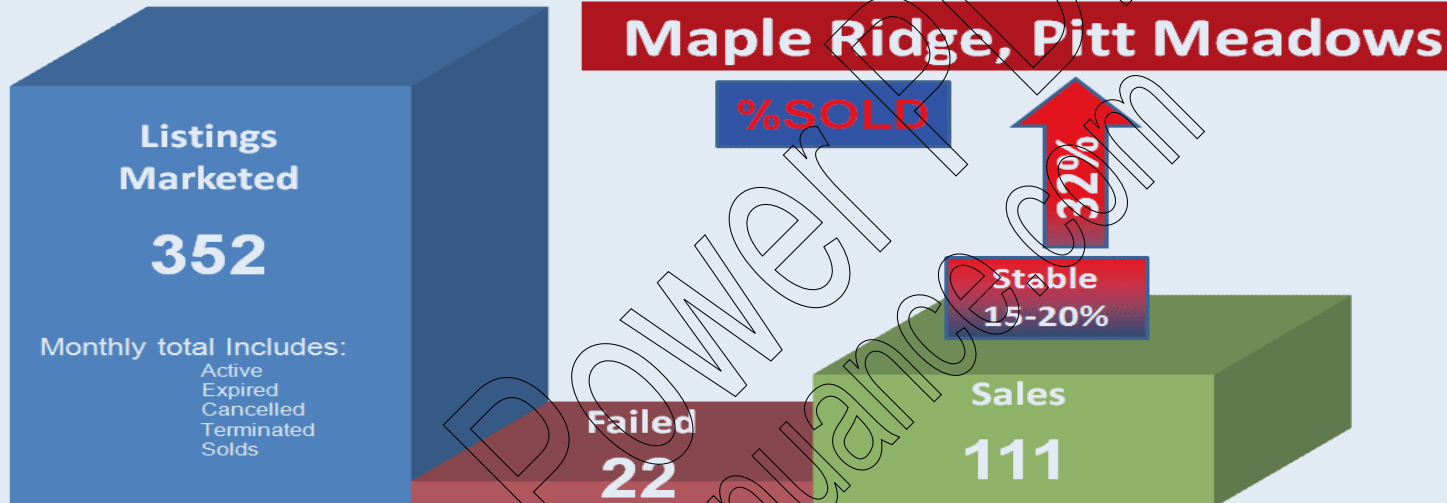
Lance Hill

604-855-2900



Market Analysis and Forecasting Feb 1/16 Maple Ridge-Pitt Meadows

Monthly Market Activity - Jan 2016 - Single Family



Feb 1 2016 Maple Ridge & Pitt Meadows Market Update (Detached)

Current: Maple Ridge & Pitt Meadows are in a Sellers Market with Average Listing inventories, a **32 %SOLD** Rate and Sell Price/List Price = 100% (Meaning there is an Average of a \$0 Discount on a Sale from the List price)

Most Active Price Range: Homes between \$600,000-\$700,000 have **43.9 %SOLD** Rate.

Least Active Price Range: Homes above \$800,000 have **13.7 %SOLD** Rate.

History: The Maple Ridge & Pitt Meadows Year-To-Date Home Price Index **HPIp (Upper 50%)** shows that prices increased \$131,771.

The Maple Ridge & Pitt Meadows Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$73,778.

**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.

produced for: **Lance Hill**

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting Feb 1/16 Maple Ridge-Pitt Meadows

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

Maple Ridge and Pitt Meadows List Price Ranges Statistics - Jan 2016						Detached	
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$400,000	21	7	26	98%	-\$8,000	33.3%	↑
\$400,001-\$500,000	40	16	11	100%	\$0	40.0%	↑
\$500,001-\$600,000	52	21	13	100%	\$0	40.4%	↑
\$600,001-\$700,000	66	29	11	103%	\$21,200	43.9%	↑
\$700,001-\$800,000	56	22	17	100%	-\$1,950	39.3%	↑
\$800,001 and more	117	16	68	96%	-\$38,450	13.7%	
Total Activity	352	111	8	100%	\$0	32%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Jan-15	Dec-15	Jan-16	2/1/2016	Change	
Total Listings** (A,S,T,C,X)	552	333	352		19	↑
Active Listings (1st of the month)	402	251	174	219	45	↑
Solds	79	113	111		-2	↓
Days on Market (DOM)	55	11	8		-3	↓
%SOLD (Sales/Listings/Mthly Rate)	14%	34%	32%		-2%	↓
(Upper 50%) Home Price Index HPIp	\$625,072	\$732,427	\$756,842		\$24,416	↑
(Lower 50%) Home Price Index HPIp	\$444,100	\$516,493	\$517,878		\$1,385	↑

*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.

produced for: *Lance Hill*

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting Feb 1/16 Maple Ridge-Pitt Meadows

What Sold in your Neighbourhood and for What Price?

Maple Ridge, Haney and Pitt Mdws Sub areas Stats - Jan 2016

Detached

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Albion	47	19	11	100%	\$100	40.4%
Cottonwood MR	33	9	11	100%	\$0	27.3%
East Central	50	11	22	98%	-\$19,000	22.0%
Northeast-North Maple Ridge	12	3	70	94%	-\$43,000	25.0%
Northwest Maple Ridge	14	10	6	104%	\$30,100	71.4%
Silver Valley	38	10	19	100%	-\$1,950	26.3%
Southwest Mple Rdg	24	10	7	102%	\$10,550	41.7%
Thornhill	19	5	109	94%	-\$40,900	26.3%
Websters Corners	36	6	57	98%	-\$18,900	16.7%
West Central	37	13	20	99%	-\$8,000	35.1%
Whonnock	9	3	75	96%	-\$35,000	33.3%
Central & Mid Meadows	12	6	8	102%	\$14,150	50.0%
North & West Meadows	10	0	79			0.0%
South Meadows	11	6	8	99%	-\$2,123	54.5%
Total Activity	352	111	8	100%	\$0	32%

*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.

produced for: *Lance Hill*

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting Feb 1/16 Maple Ridge-Pitt Meadows

Next Months Market Forecast

Forecast: Maple Ridge & Pitt Meadows has normal Listing supply; 219 homes are for sale and with the **32 %SOLD** Monthly Rate gives us a ~3 months of inventory. At this Sell-Through-Rate, approximately 113 of these listings will not sell. Another Indicator: 4% of the Active listings have Reduced their Price by \$18,467 on Average or \$15,000 Median in the last month. We project Maple Ridge - Pitt Meadows Detached to continue into a Sellers Market.

January's Real Estate Statistics show that major foreign investment help set even higher sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 70-73 Cent Dollar making our Real Estate the World Bargain. Almost all the Vancouver and Fraser Valley Real Estate Markets increased in January month.; 73% of the Condos, 96% of the Townhouses and 100% of the Detached homes which increased an all-time record \$66,254 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

We forecast this surge of Off-shore buyers may stabilize with the Chinese New Year over and with some buyers affected with the volatility of [Chinese Stock Markets](#). We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment .. do contact us for your own analysis and forecast.

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

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



produced for: *Lance Hill*

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting Feb 1/16 Maple Ridge-Pitt Meadows

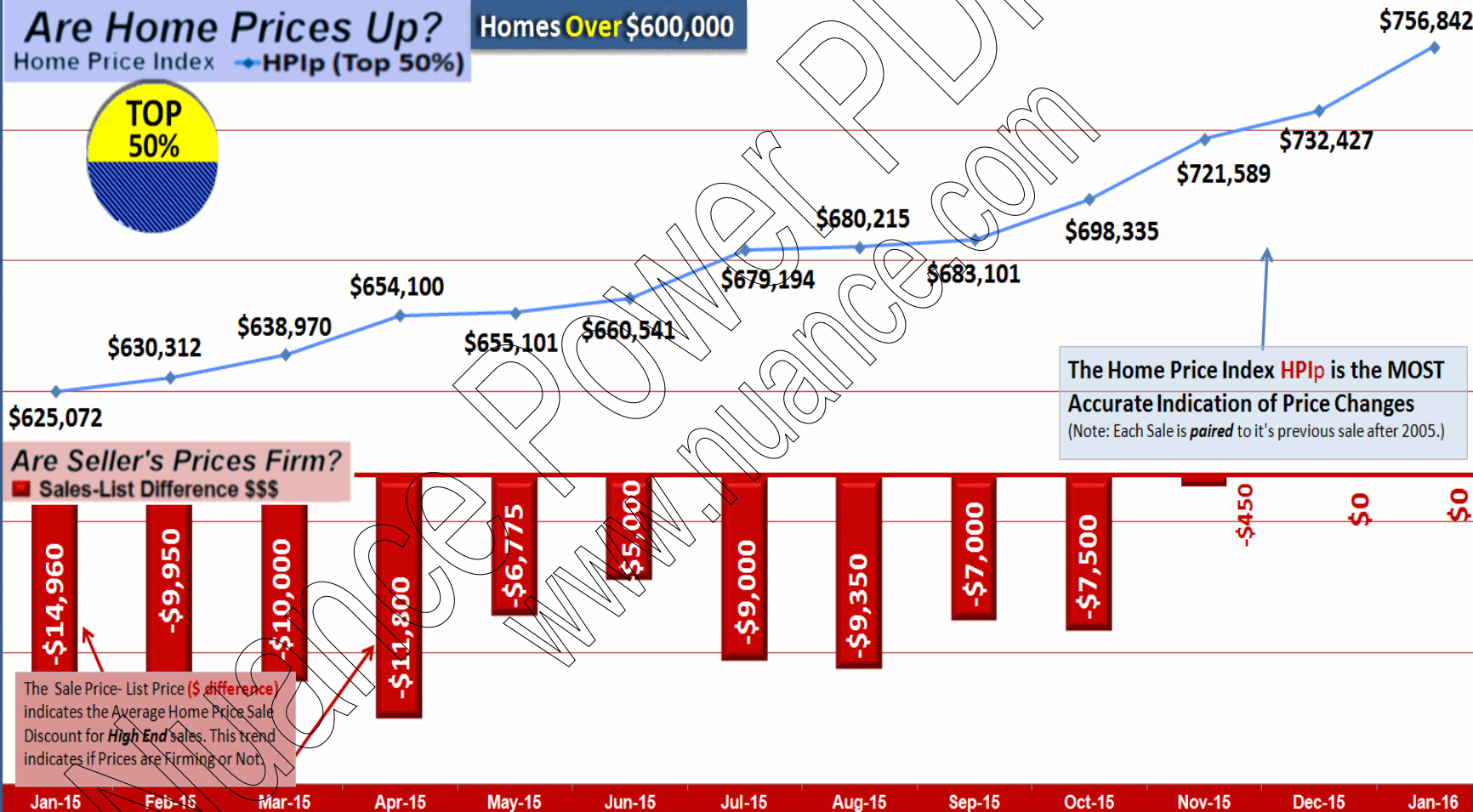
Detached

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

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

Are Home Prices Up? Home Price Index

Homes Over \$600,000



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

Are Seller's Prices Firm?

Sales-List Difference \$\$\$

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



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.

produced for: **Lance Hill**

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

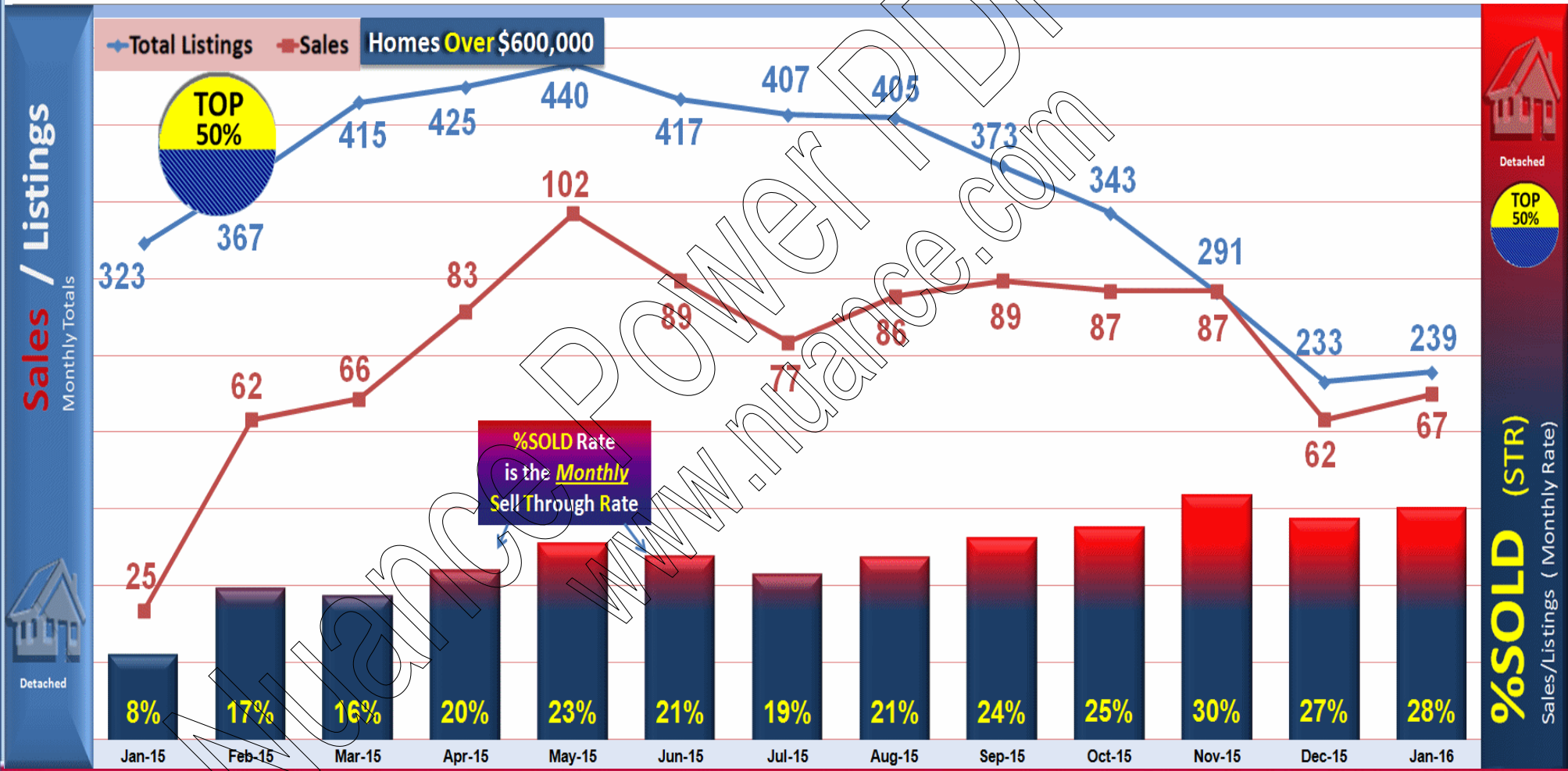
Lance Hill

604-855-2900



Market Analysis and Forecasting Feb 1/16 Maple Ridge-Pitt Meadows

Detached Maple Ridge & Pitt Meadows 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.

produced for: **Lance Hill**

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting Feb 1/16 Maple Ridge-Pitt Meadows

Detached

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

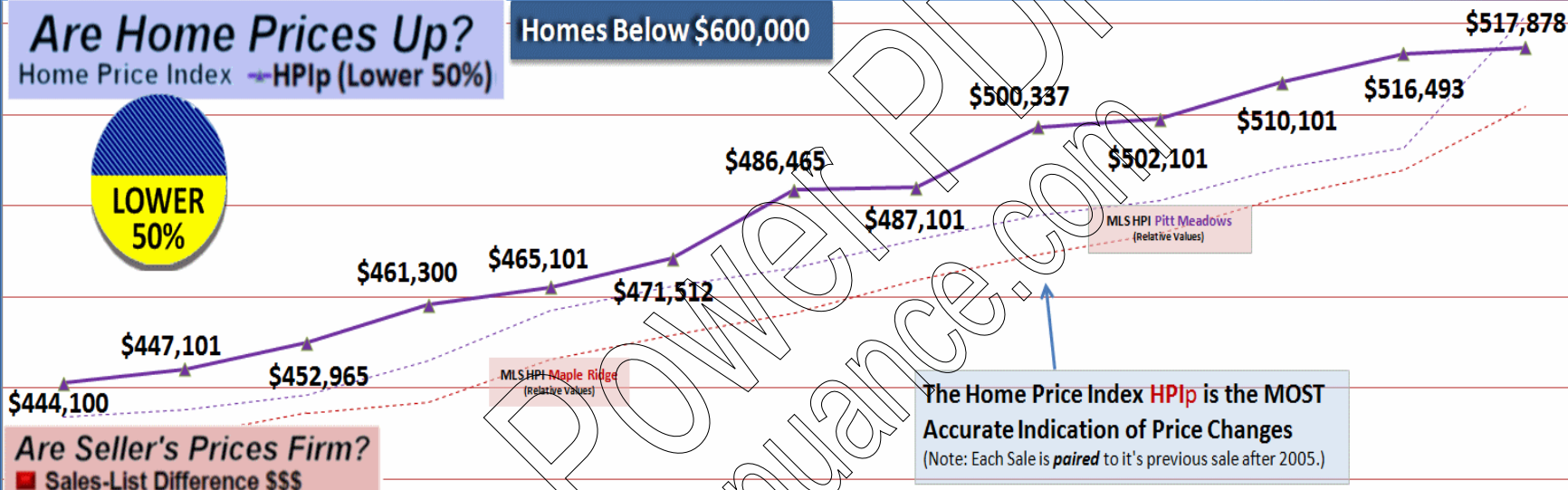
Home Price Changes
(Home Price Index Paired sales from 2005)

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

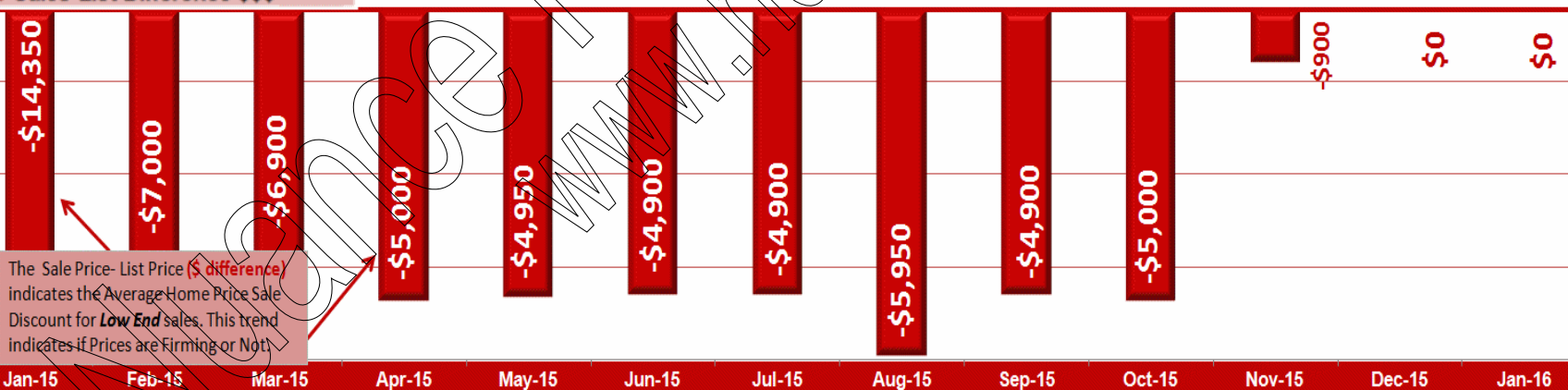


Homes Below \$600,000



Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



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

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)

*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.

produced for: **Lance Hill**

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

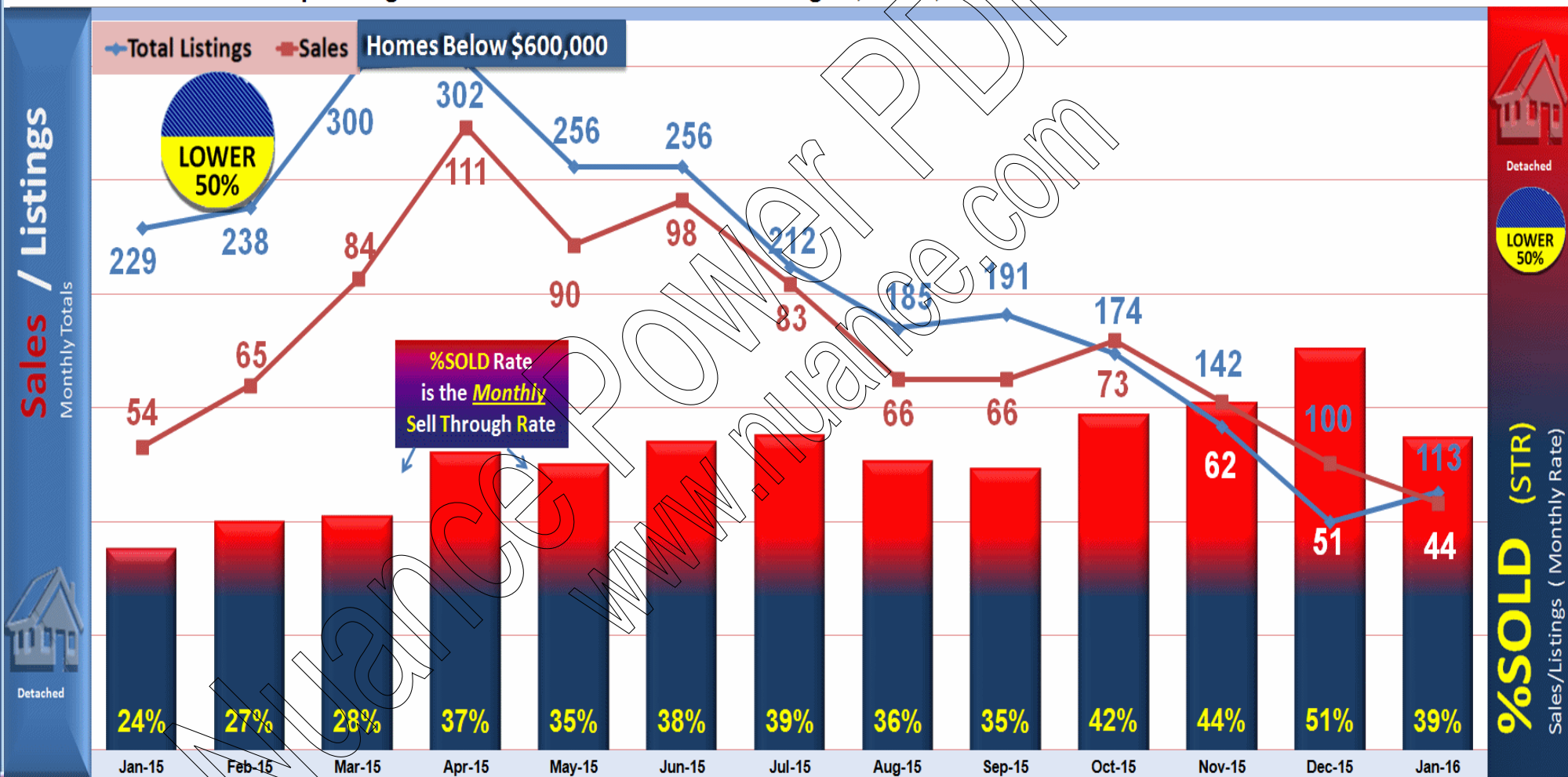
Lance Hill

604-855-2900



Market Analysis and Forecasting Feb 1/16 Maple Ridge-Pitt Meadows

Detached Maple Ridge & Pitt Meadows 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.

produced for: *Lance Hill*

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900

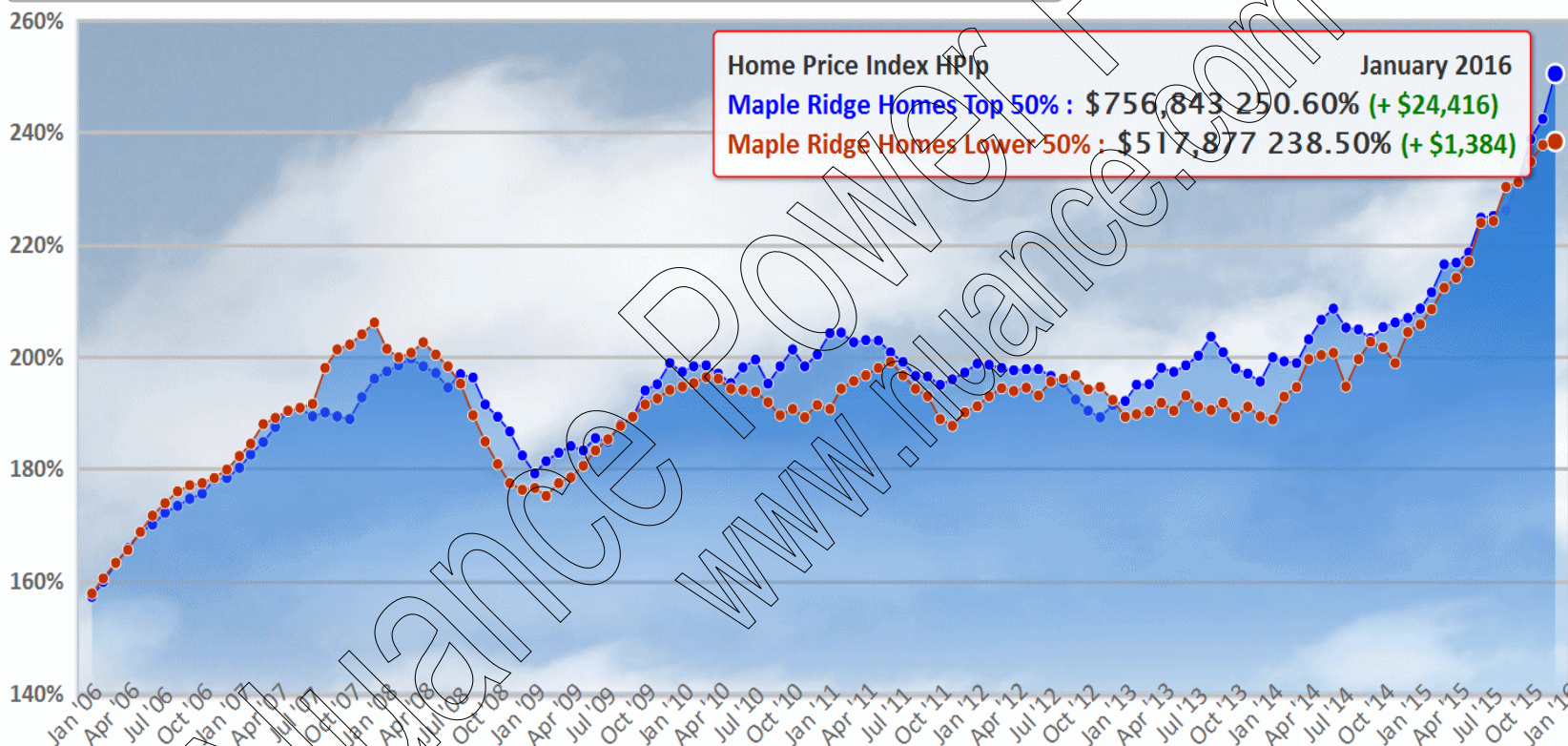


Market Analysis and Forecasting Feb 1/16 Maple Ridge-Pitt Meadows

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Jan 2016	% 250.60
Dec 2015	% 242.50
Nov 2015	% 238.90
Oct 2015	% 231.20
Sep 2015	% 226.20
Aug 2015	% 225.20
Jul 2015	% 224.90
Jun 2015	% 218.70
May 2015	% 216.90
Apr 2015	% 216.60
Mar 2015	% 211.60
Feb 2015	% 208.70

<< < 1 2 3 > >>



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

produced for: *Lance Hill*

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

Feb 1/16 Chilliwack

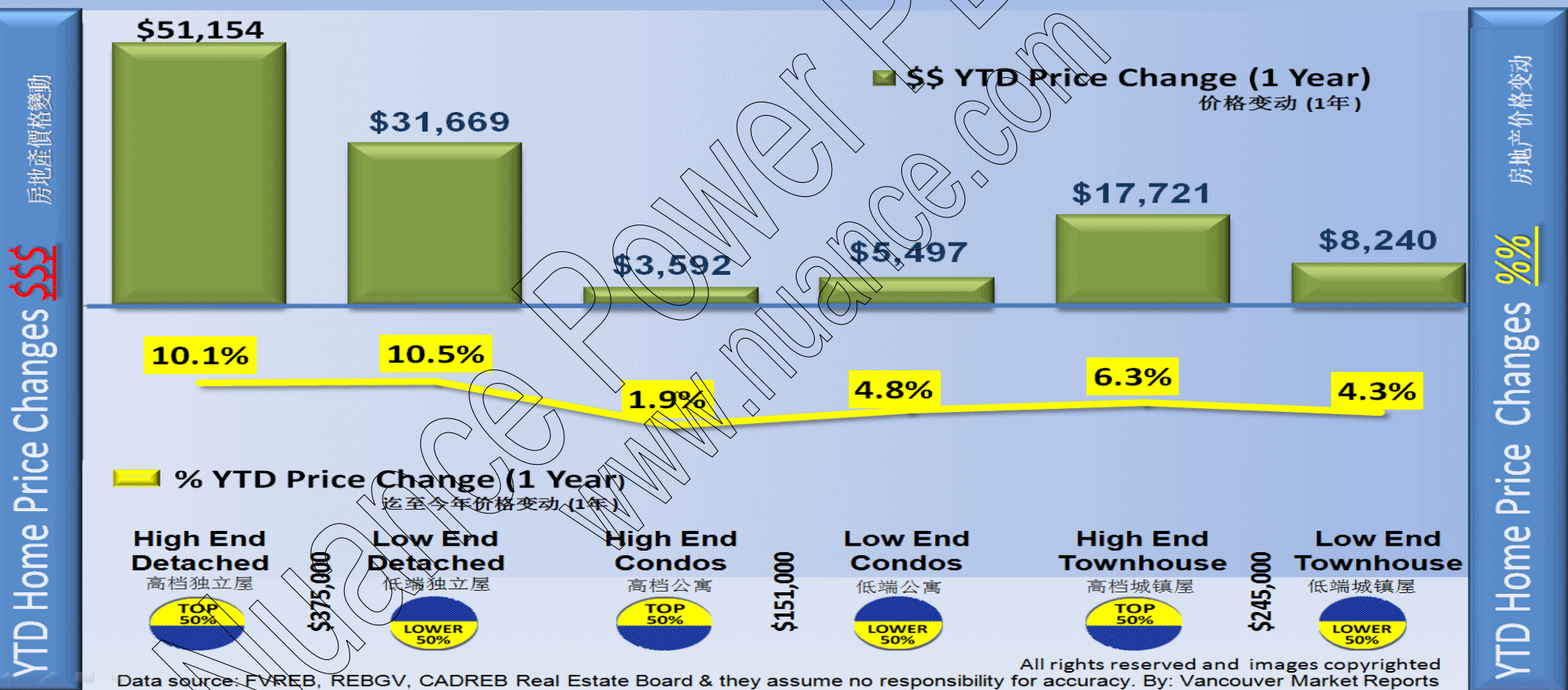
Chilliwack Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

Housing Types: Year-To-Date Dec 2014 – Dec 2015 (Quarters)

迄至今年 2014 十二月 - 2015 十二月 (每季)

Powered by: Vancouver Market Reports HPIp



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

All rights reserved and images copyrighted



*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.

produced for: **Lance Hill**

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

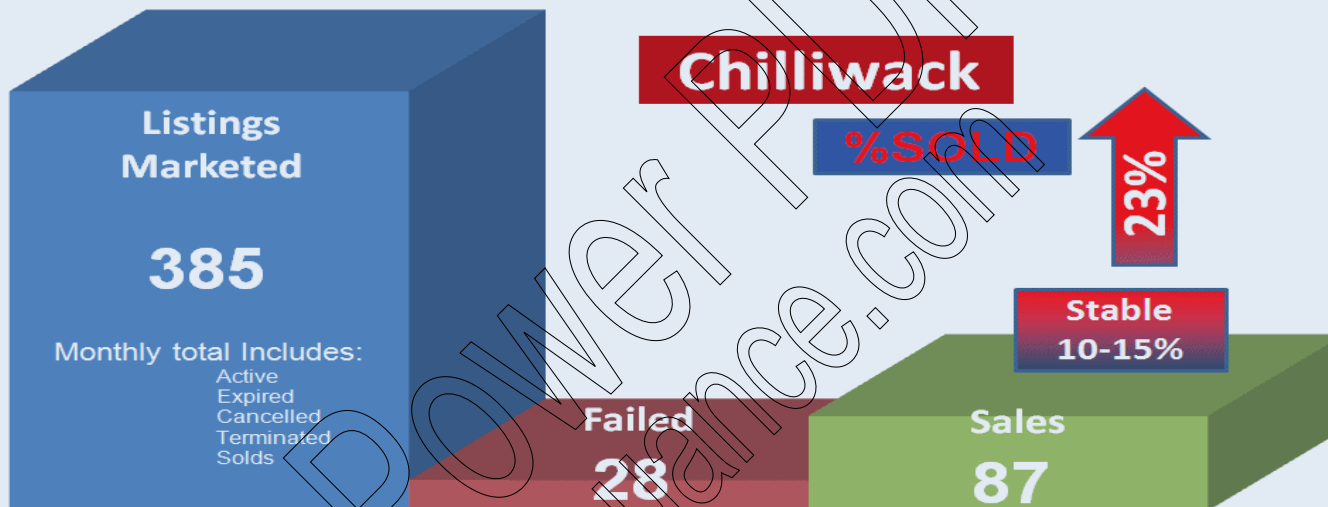
604-855-2900



Market Analysis and Forecasting

Feb 1/16 Chilliwack

Monthly Market Activity - Jan 2016 - Single Family



Feb 1 2016 **Chilliwack** (+Yarrow, Rosedale and Sardis) Market Update **Detached**

Current: Chilliwack (+Yarrow, Rosedale and Sardis) is in a Sellers Market with average listing inventories, **23 %SOLD**

rate and the Sale Price/List Price=98%. (This means that there is an average of a \$7,900 discount on a sale from the original list price)

Most Active Price Range: Homes between \$300,001-\$400,000 have **32.6 %SOLD** rate.

Least Active Price Range: Homes above \$600,000 have **7.1 %SOLD** rate. (=7 sales out of 100 listings/ month).

History: The Chilliwack Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$65,723.

The Chilliwack Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$33,001.

*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.

produced for: **Lance Hill**

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

Feb 1/16 Chilliwack

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

Chilliwack (+Yarrow, Rosedale, Sardis) List Price Ranges Statistics - Jan 2016							Detached
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$200,000	29	5	74	94%	-\$11,200	17.2%	↑
\$200,001-\$300,000	62	14	47	97%	-\$7,950	22.6%	↑
\$300,001-\$400,000	92	30	26	98%	-\$5,700	32.6%	↑
\$400,001-\$500,000	83	21	55	99%	-\$5,900	25.3%	↑
\$500,001-\$600,000	49	12	30	98%	-\$12,950	24.5%	↑
\$600,001 and more	70	5	66	98%	-\$14,000	7.1%	↓
Total Activity	385	87	15	98%	-\$7,900	23%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Jan-15	Dec-15	Jan-16	2/1/2016	Change	
Total Listings** (A,S,T,C,X)	729	419	385		-34	↓
Active Listings (1st of the month)	585	320	243	270	27	↑
Solds	125	119	87		-32	↓
Days on Market (DOM)	51	37	15		-22	↓
%SOLD (Sales/ Listings /monthly rate)	17.1%	28.4%	22.6%		-5.8%	↓
(Top 50%) Home Price Index HPIp	\$515,700	\$574,100	\$581,423		\$7,323	↑
(Lower 50%) Home Price Index HPIp	\$305,100	\$336,372	\$338,101		\$1,729	↑

*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.

produced for: *Lance Hill*

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

Feb 1/16 Chilliwack

What Sold in your Neighbourhood and for What Price?

Chilliwack (+Yarrow, Rosedale, Sardis) Sub areas Statistics - Jan 2016 Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Chilliwack W Yale-Well	18	6	40	98%	-\$5,200	33.3%
Chilliwack E Young-Yale	57	14	43	97%	-\$7,950	24.6%
Chilliwack N Yale-Well	41	9	45	97%	-\$9,900	22.0%
Chilliwack Yale Rd West	0	0				0.0%
Little Mountain	5	2	10	100%	-\$2,450	40.0%
Chilliwack Mountain	8	2	55	98%	-\$12,000	25.0%
Fairfield Island	17	2	59	97%	-\$12,450	11.8%
East Chilliwack	5	2	16	103%	\$9,675	40.0%
Eastern Hillside	29	4	61	98%	-\$10,900	13.8%
Rosedale Center	1	0	62			0.0%
Rosedale Popkum	22	3	88	94%	-\$25,000	13.6%
Sardist W Vedder Rd	33	11	26	99%	-\$1,400	33.3%
Sardist E Vedder Rd	22	1	21	97%	-\$9,900	4.5%
Vedder S Watson-Promontory	41	19	33	98%	-\$7,000	46.3%
Promontory	50	10	54	98%	-\$12,000	20.0%
Yarrow	4	0	72			0.0%
Majuba Hill	7	0	20			0.0%
Greendale Chilliwack	1	0	98			0.0%
Ryder Lake	7	1	104	97%	-\$13,800	14.3%
Chilliwack River Valley	17	1	110	89%	-\$30,000	5.9%
Total Activity	385	87	15	98%	-\$7,900	23%

*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.

produced for: **Lance Hill**

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

Feb 1/16 Chilliwack

Next Months Market Forecast

Forecast: Chilliwack has average Listing supply; 270 homes are for sale and with the **23 %SOLD** monthly rate gives us a ~4 months of inventory. At this sell through rate approximately 162 of these listings will not sell. 9% of the Active Listings have reduced their price by \$17,287 on average or \$15,000 on median. We project Chilliwack Detached to be a continued Sellers market.

January's Real Estate Statistics show that major foreign investment help set even higher sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 70-73 Cent Dollar making our Real Estate the World Bargain. Almost all the Vancouver and Fraser Valley Real Estate Markets increased in January month.; 73% of the Condos, 96% of the Townhouses and 100% of the Detached which increased \$12,578 in the Fraser Valley Cities and an all-time record \$66,254 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

We forecast this surge of Off-shore buyers may stabilize with the Chinese New Year over and with some buyers affected with the volatility of [Chinese Stock Markets](#). We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment .. do contact us for your own analysis and forecast.

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

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

produced for: *Lance Hill*

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900

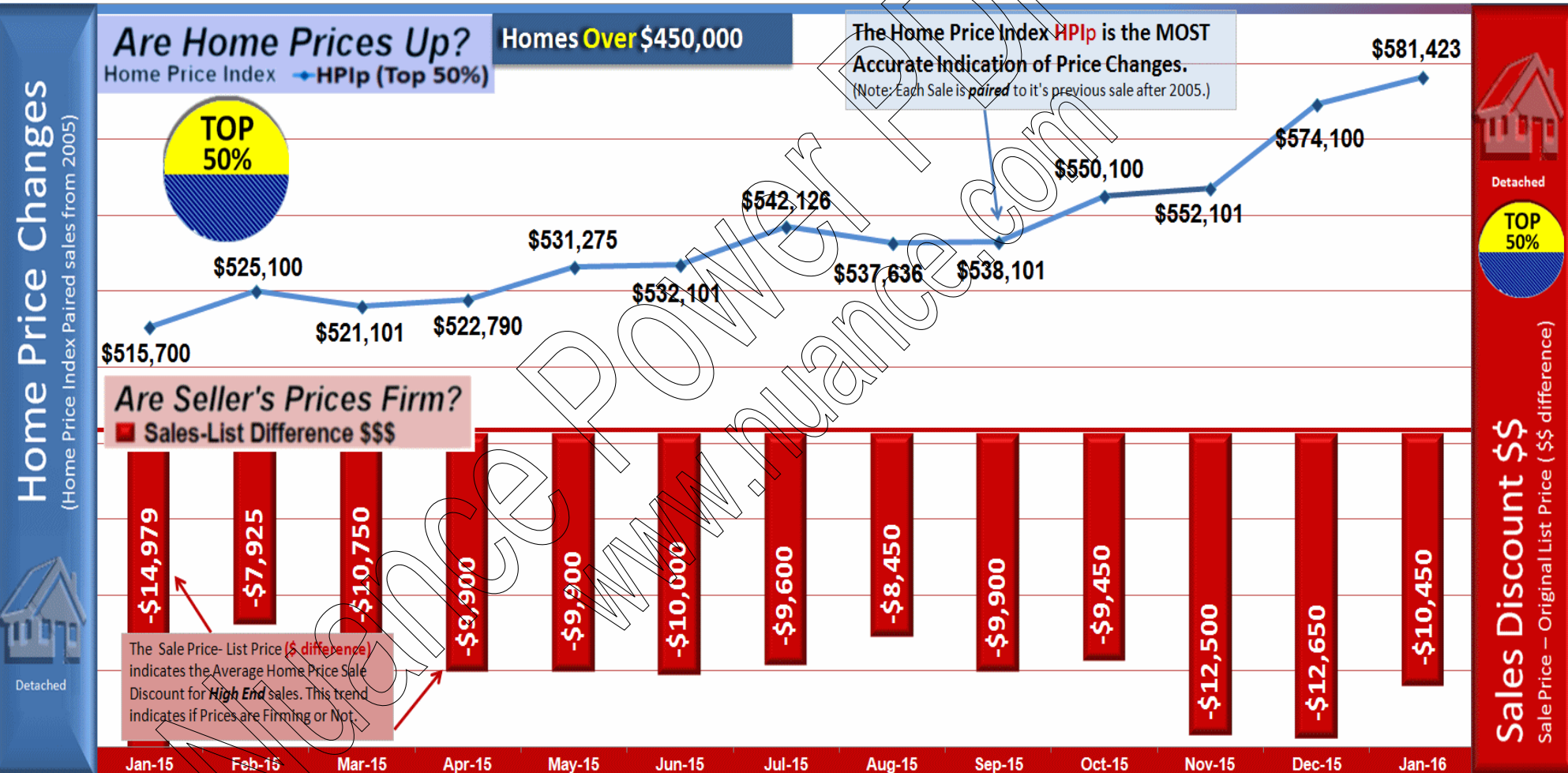


Market Analysis and Forecasting

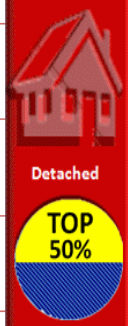
Feb 1/16 Chilliwack

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)



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.

produced for: **Lance Hill**

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

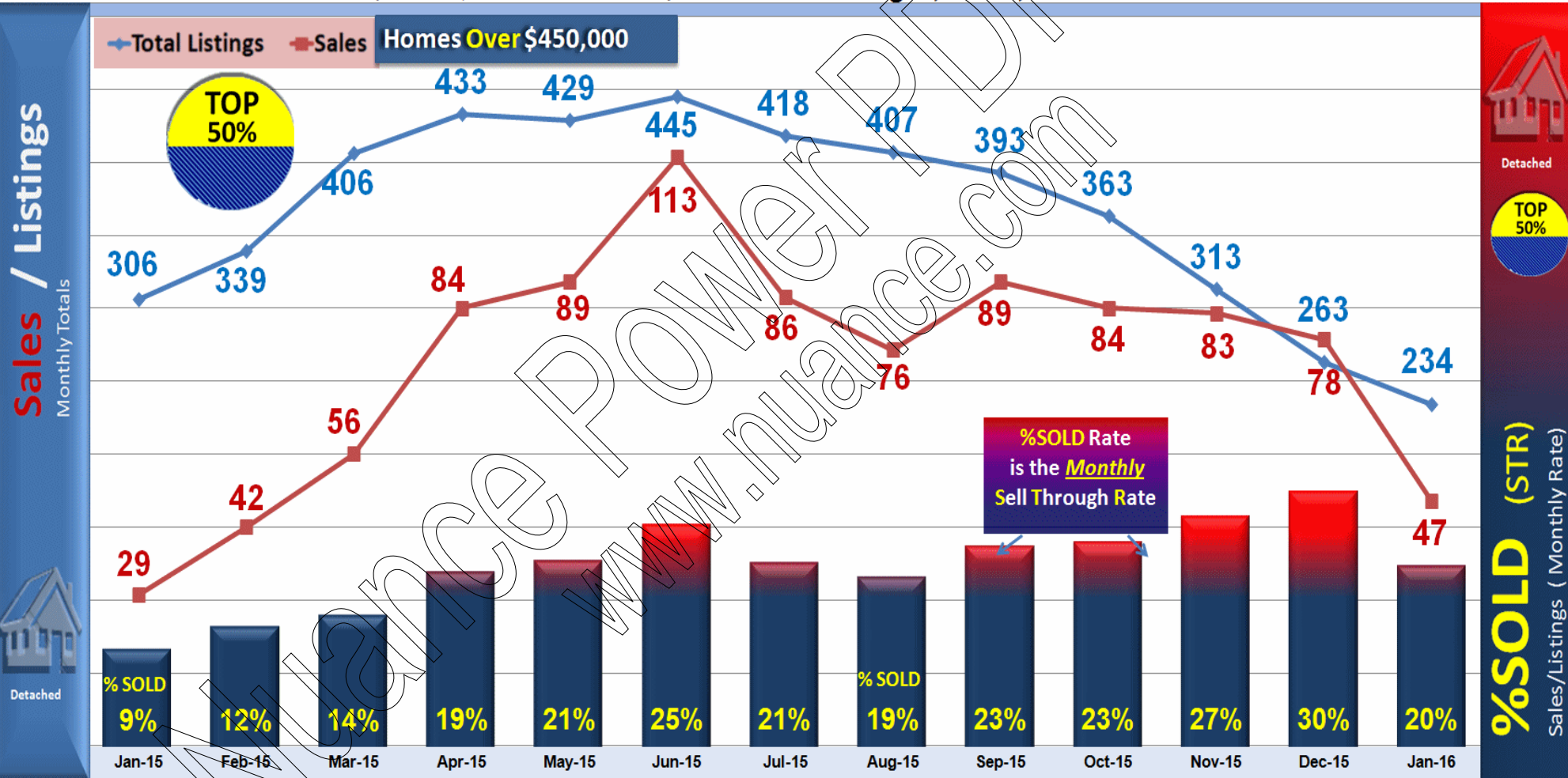
604-855-2900



Market Analysis and Forecasting

Feb 1/16 Chilliwack

Detached Chilliwack (+Yarrow, Rosedale and Sardis) 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.

produced for: *Lance Hill*

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

Feb 1/16 Chilliwack

Detached

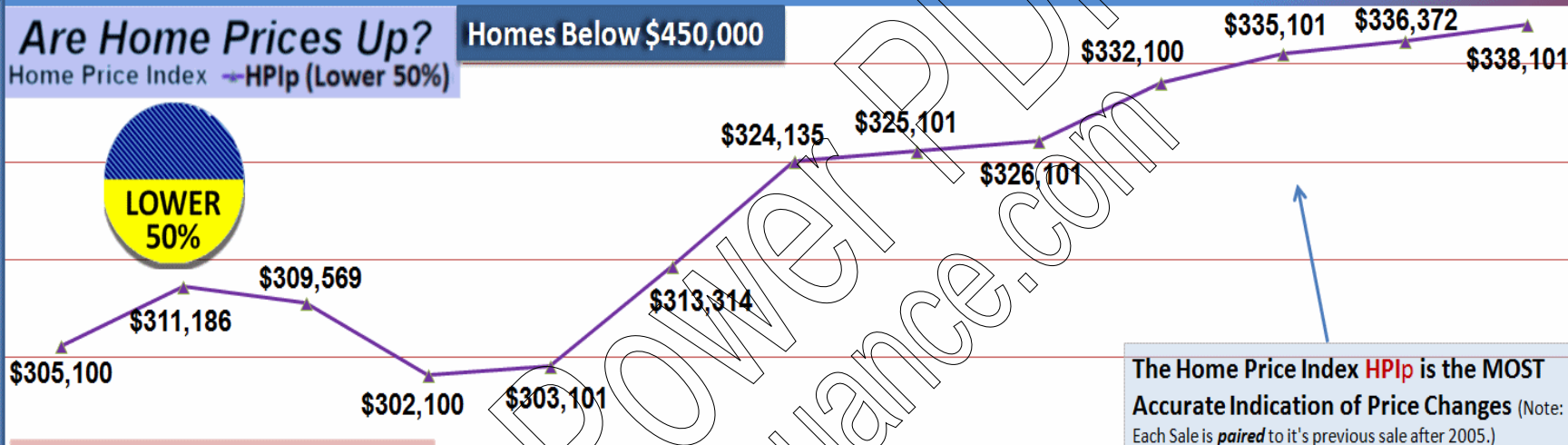
Chilliwack (+Yarrow, Rosedale and Sardis) Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End sales)

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

Are Home Prices Up?

Homes Below \$450,000

Home Price Index → HPIp (Lower 50%)



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

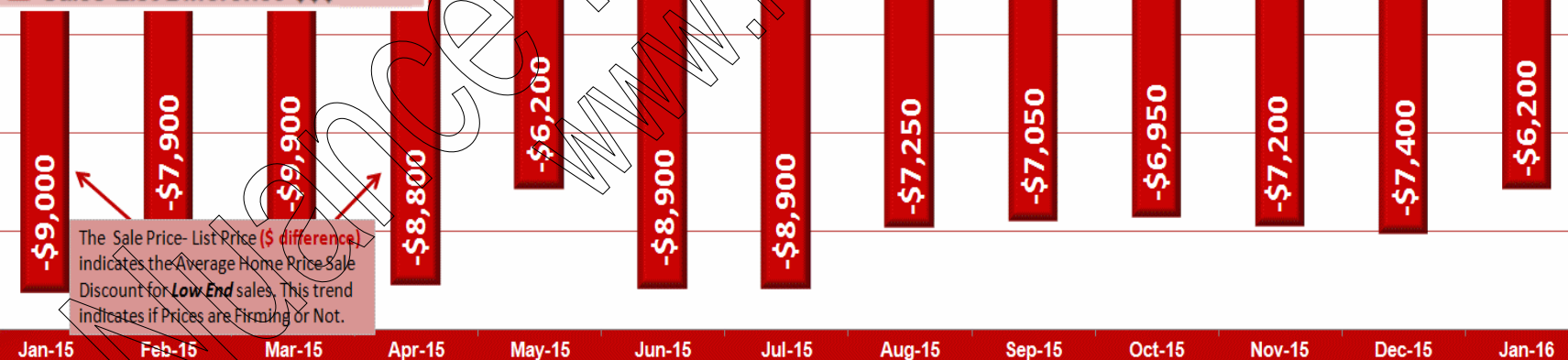


Detached

LOWER 50%

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



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

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

*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.

produced for: **Lance Hill**

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

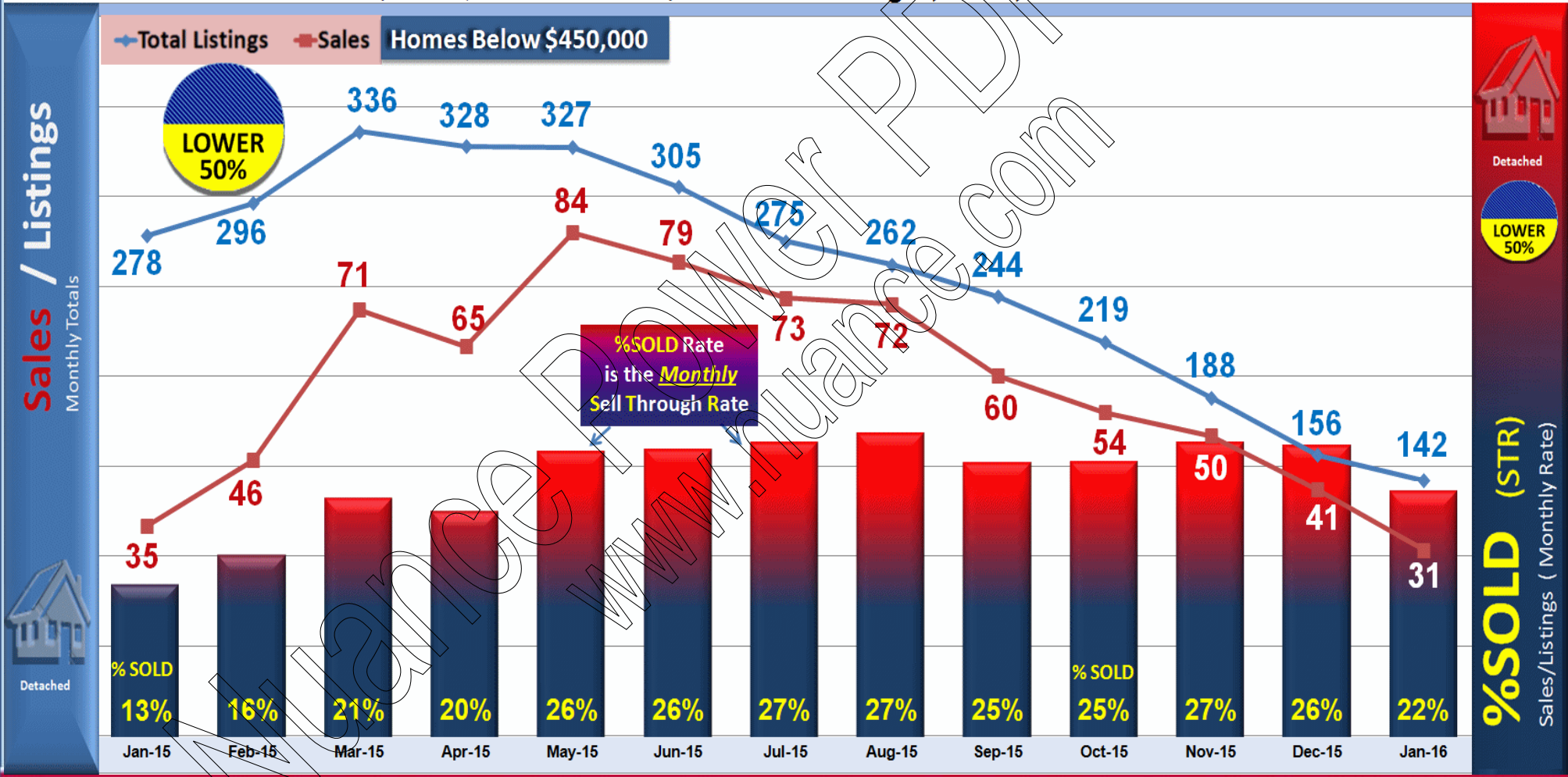
604-855-2900



Market Analysis and Forecasting

Feb 1/16 Chilliwack

Detached Chilliwack (+Yarrow, Rosedale and Sardis) 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.

produced for: **Lance Hill**

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

detached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



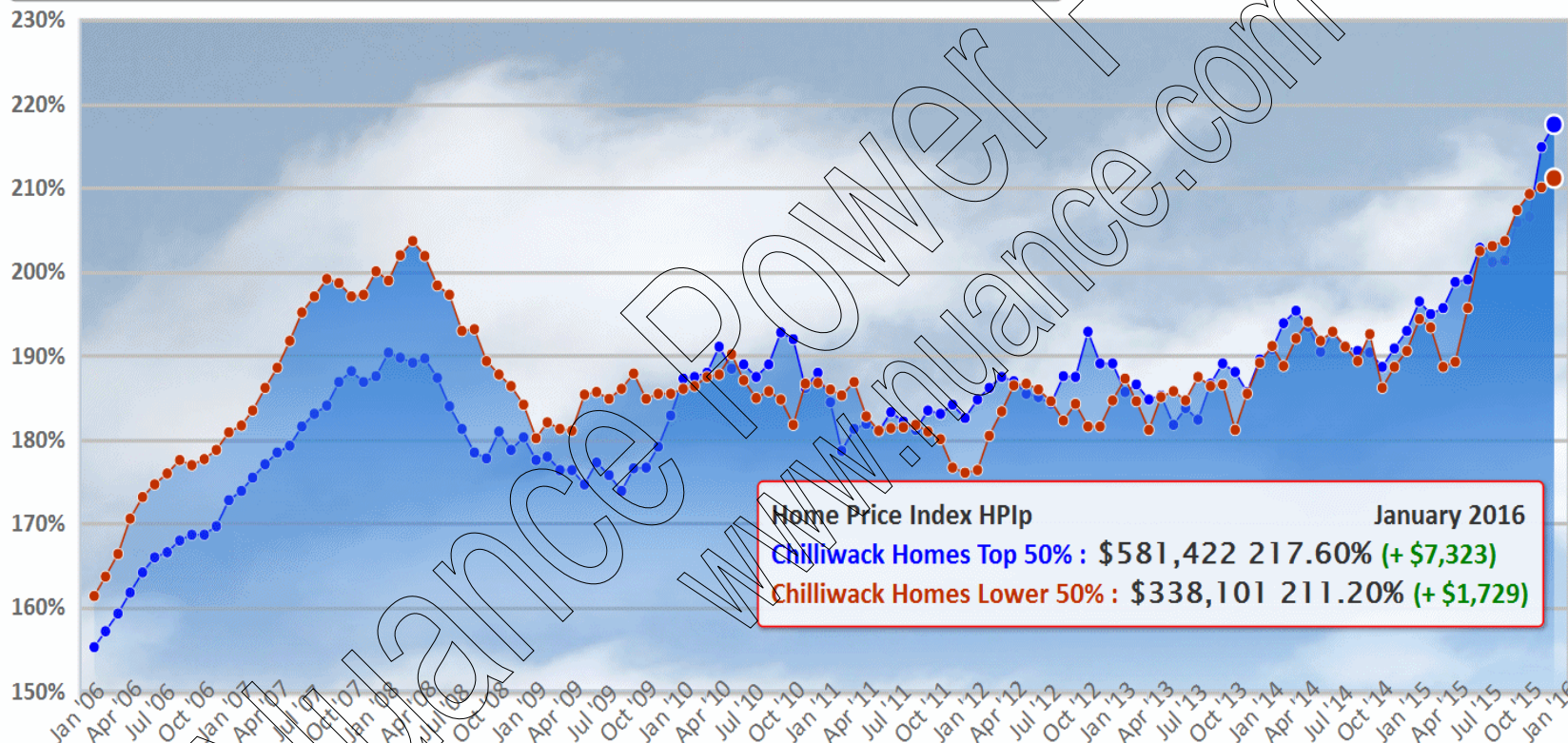
Market Analysis and Forecasting

Feb 1/16 Chilliwack

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Jan 2016	% 217.60
Dec 2015	% 214.90
Nov 2015	% 206.60
Oct 2015	% 205.90
Sep 2015	% 201.40
Aug 2015	% 201.20
Jul 2015	% 202.90
Jun 2015	% 199.10
May 2015	% 198.80
Apr 2015	% 195.70
Mar 2015	% 195.00
Feb 2015	% 196.50

<< < 1 2 3 > >>



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

produced for: *Lance Hill*

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

attached homes

Statistics, on the Web!



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

Feb 1/16 Abbotsford

Abbotsford Sub areas Statistics - Jan 2016

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Poplar	14	4	18	98%	-\$4,850	28.6%
Bradner	0	0				0.0%
Matsqui	0	0				0.0%
Abbotsford West	160	27	60	97%	-\$6,000	16.9%
Abbotsford East	48	11	36	100%	\$0	22.9%
Aberdeen	1	0	5			0.0%
Sumas Prairie	0	0				0.0%
Central Abbotsford	187	27	64	97%	-\$5,000	14.4%
Total Activity	410	69	41	98%	-\$5,000	17%

Attached

Abbotsford List Price Ranges Statistics - Jan 2016

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
\$0-\$150,000	99	14	59	97%	-\$3,950	14.1%
\$150,001-\$200,000	91	13	60	95%	-\$8,500	14.3%
\$200,001-\$250,000	72	13	86	98%	-\$5,000	18.1%
\$250,001-\$300,000	53	6	61	96%	-\$10,400	11.3%
\$300,001 and more	95	23	50	100%	\$0	24.2%
Total Activity	410	69	41	98%	-\$5,000	17%

Attached

Feb 1 2016 Abbotsford Market Update Attached Townhomes/ Condos

Current: Abbotsford is a Sellers Market with normal listing inventories, a **17 %SOLD** rate and a **98% Sell/List Ratio**.
(This means that there is an average of a \$5,000 discount on a sale from the original list price)

Most Active Price Range: Attached homes above \$300,000 have **24.2 %SOLD** rate.

Least Active Price Range: Attached homes between \$250,000 - \$300,000 have **11.3 %SOLD** rate.

History: The Abbotsford's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased **\$1,580**.

The Abbotsford's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$9,708.

The Abbotsford's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$28,505.

The Abbotsford's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$15,181.

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

Forecast: Abbotsford Listing Inventories are 19% less than Jan 2015.

January's Real Estate Statistics show that major foreign investment help set even higher sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 70-73 Cent Dollar making our Real Estate the World Bargain. Almost all the Vancouver and Fraser Valley Real Estate Markets increased in January month.; 73% of the Condos, 96% of the Townhouses and 100% of the Detached which increased \$12,578 in the Fraser Valley Cities and an all-time record \$66,254 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#) We forecast this surge of Off-shore buyers may stabilize with the Chinese New Year over and with some buyers affected with the volatility of [Chinese Stock Markets](#). We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment... do contact us for your own analysis and forecast..

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

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

With over 25 years selling real estate, I bring to the table the knowledge, skills and experience to represent you in the most highly effective manner possible. Professional achievements include Top 1% Sales, Fraser Valley Real Estate Board and Platinum Sales Award, Homelife Canada.

Buying a home?: Your satisfaction is my top priority! I will take the time to listen to your needs and desires and help you find your dream home.

Selling your home?: I will get your home sold for top dollar and in a timely manner. My online and offline marketing programs give me the edge needed to make this possible.

*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 Sell-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.

produced for: **Lance Hill**

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

attached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

Feb 1/16

Abbotsford

Attached Townhomes/ Condos

Abbotsford

Total Listings*, Sales, and %SOLD rates

Sales / Listings

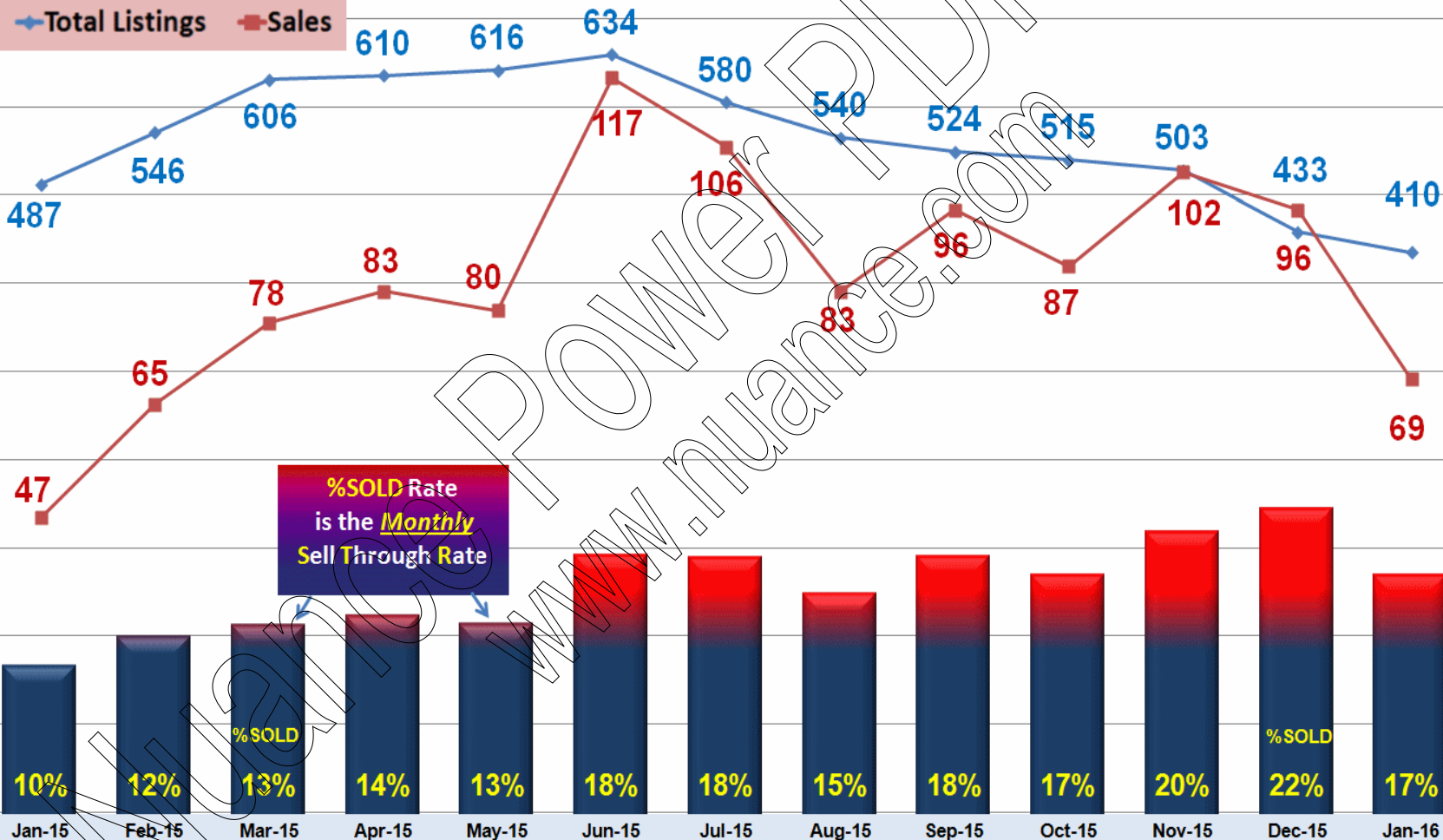
Monthly Totals



Attached

%SOLD (STR)

Sales/Listings (Monthly Rate)



%SOLD Rate is the Monthly Sell Through Rate



Attached



*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.

produced for: Lance Hill

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

attached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

Feb 1/16

Abbotsford

Attached

Abbotsford

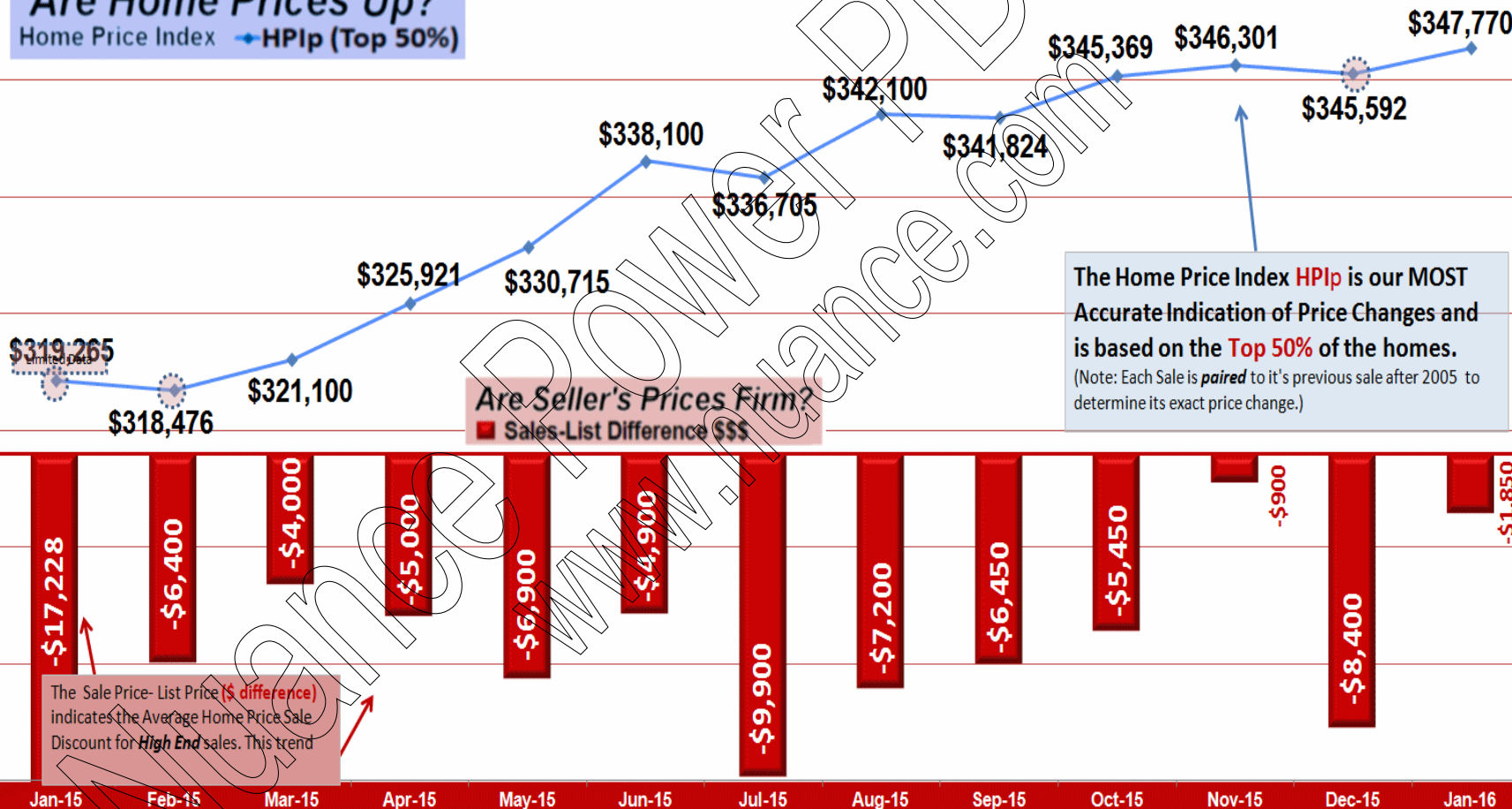
Townhouse

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)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)



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

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 its previous sale after 2005 to determine its exact price change.)

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

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

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

produced for: Lance Hill

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

attached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

Feb 1/16

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)

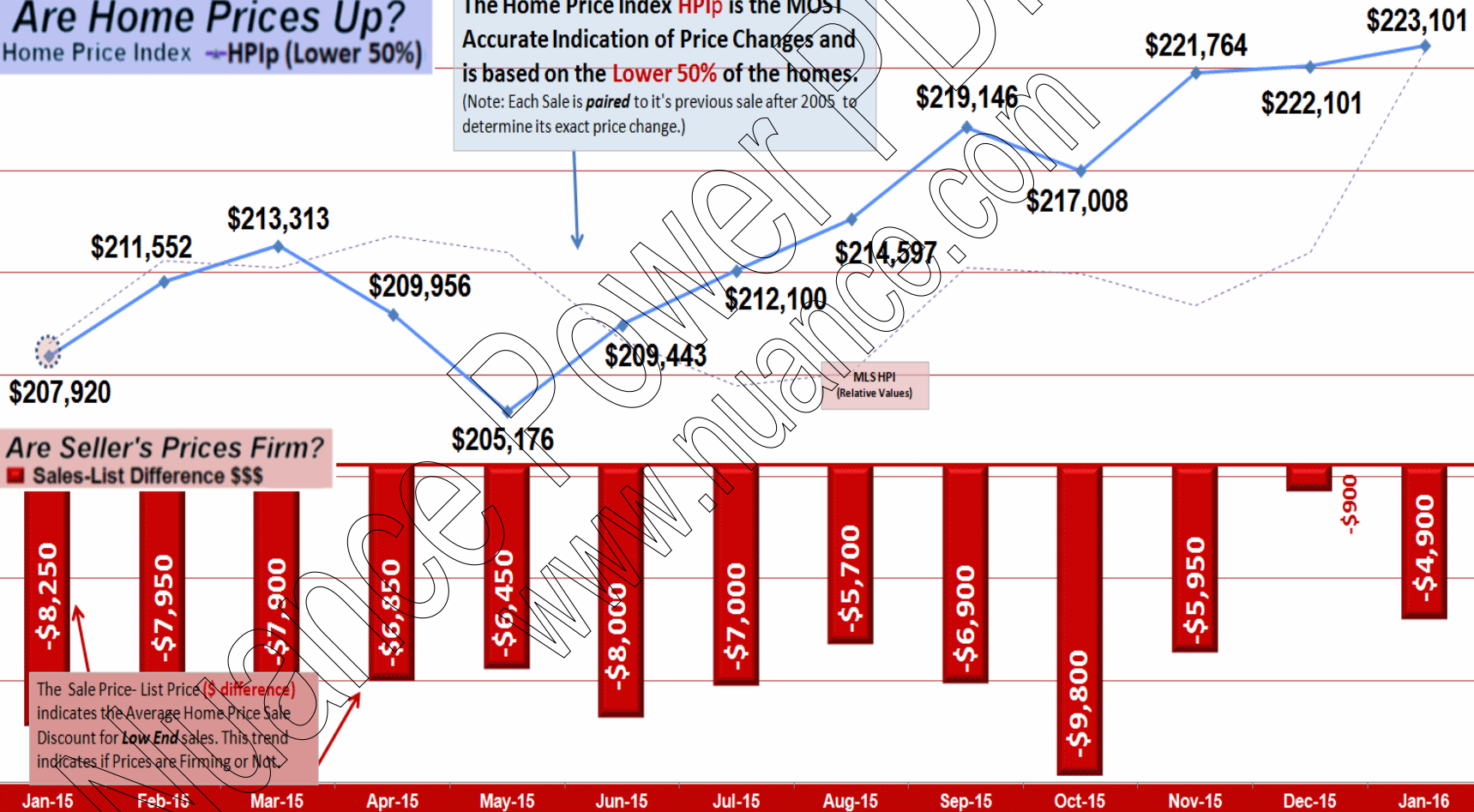
Home Price Changes
(Home Price Index Paired sales from 2005)

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

The Home Price Index **HPIp** is the MOST Accurate Indication of Price Changes and is based on the **Lower 50%** of the homes.

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



Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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

Sales Discount \$\$

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

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

produced for: **Lance Hill**

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

attached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



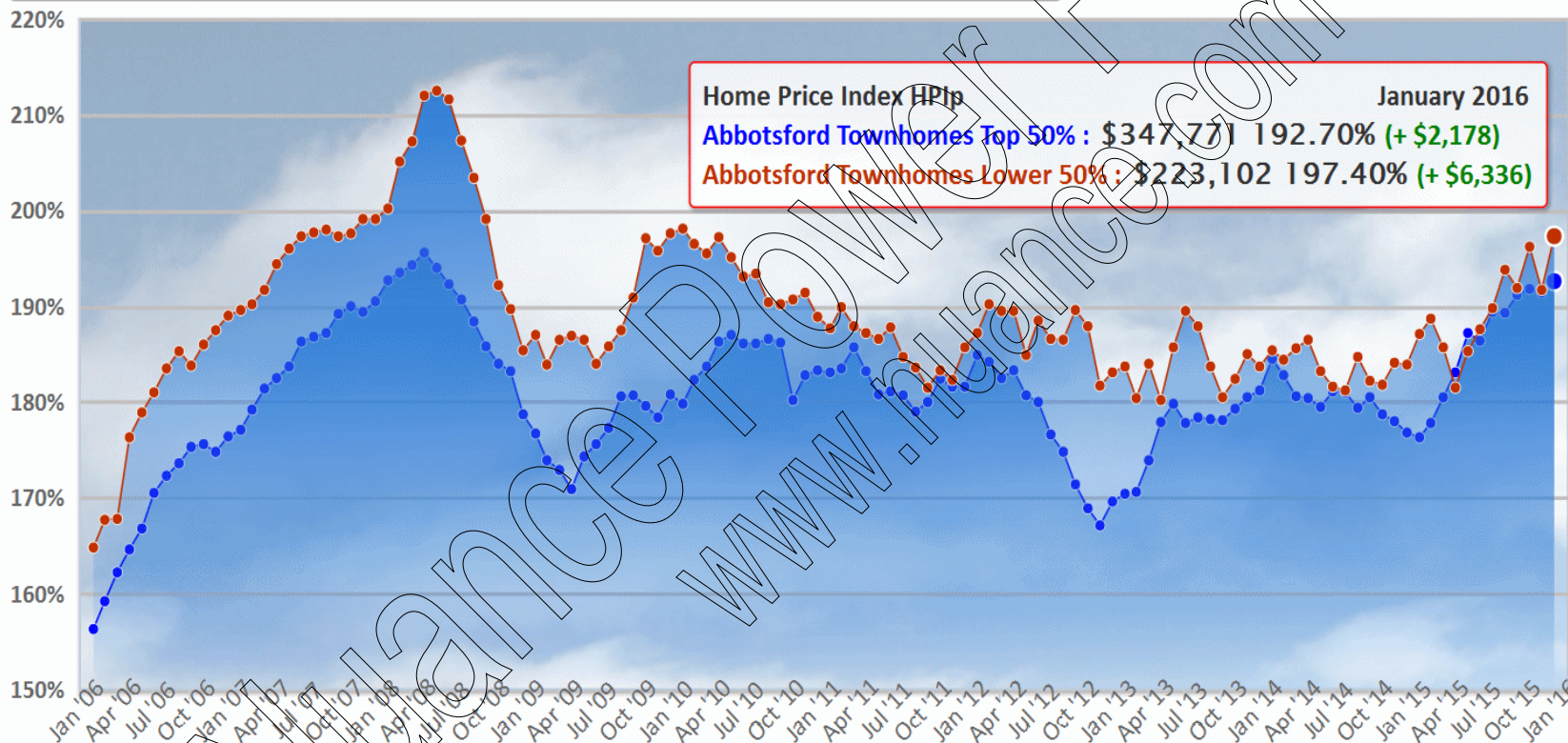
Market Analysis and Forecasting

Feb 1/16

Abbotsford

Powered by the Greater Vancouver Market Reports HPI

Abbotsford Townhomes Top 50% : HPI Forecast+ Forecast-
 Abbotsford Townhomes Lower 50% : HPI Forecast+ Forecast-



Monthly Home values

Date	Value
Jan 2016	% 192.70
Dec 2015	% 191.50
Nov 2015	% 191.90
Oct 2015	% 191.30
Sep 2015	% 189.40
Aug 2015	% 189.50
Jul 2015	% 186.50
Jun 2015	% 187.30
May 2015	% 183.20
Apr 2015	% 180.60
Mar 2015	% 177.90
Feb 2015	% 176.40

<< < 1 2 3 > >>



*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 Sales 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.

produced for: **Lance Hill**

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

attached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

Feb 1/16

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

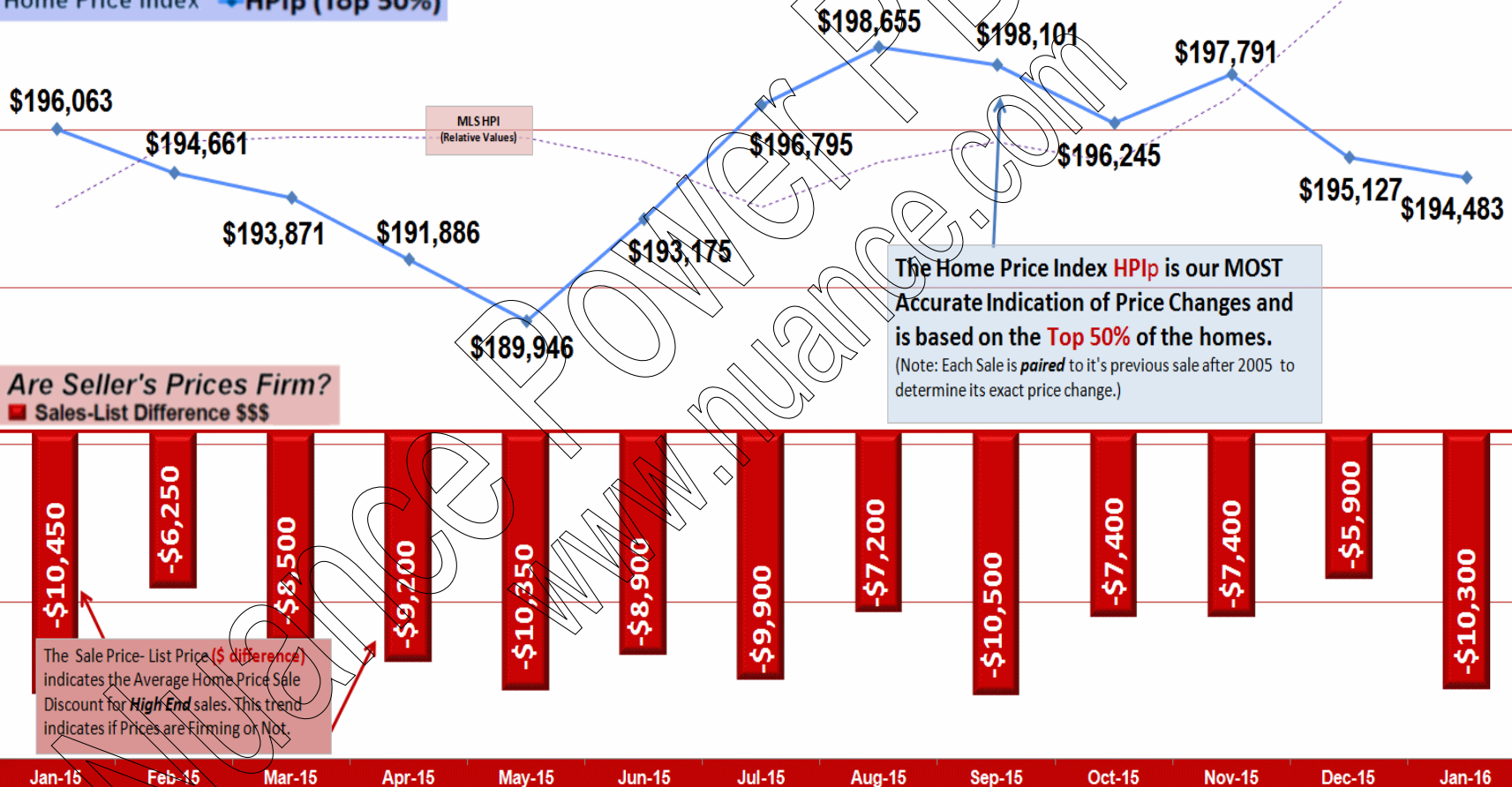


Condominiums

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

Are Home Prices Up?

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



Are Seller's Prices Firm?

Sales-List Difference \$\$\$

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

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

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

*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.

produced for: **Lance Hill**

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

attached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

Feb 1/16

Abbotsford

Attached

Abbotsford

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

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

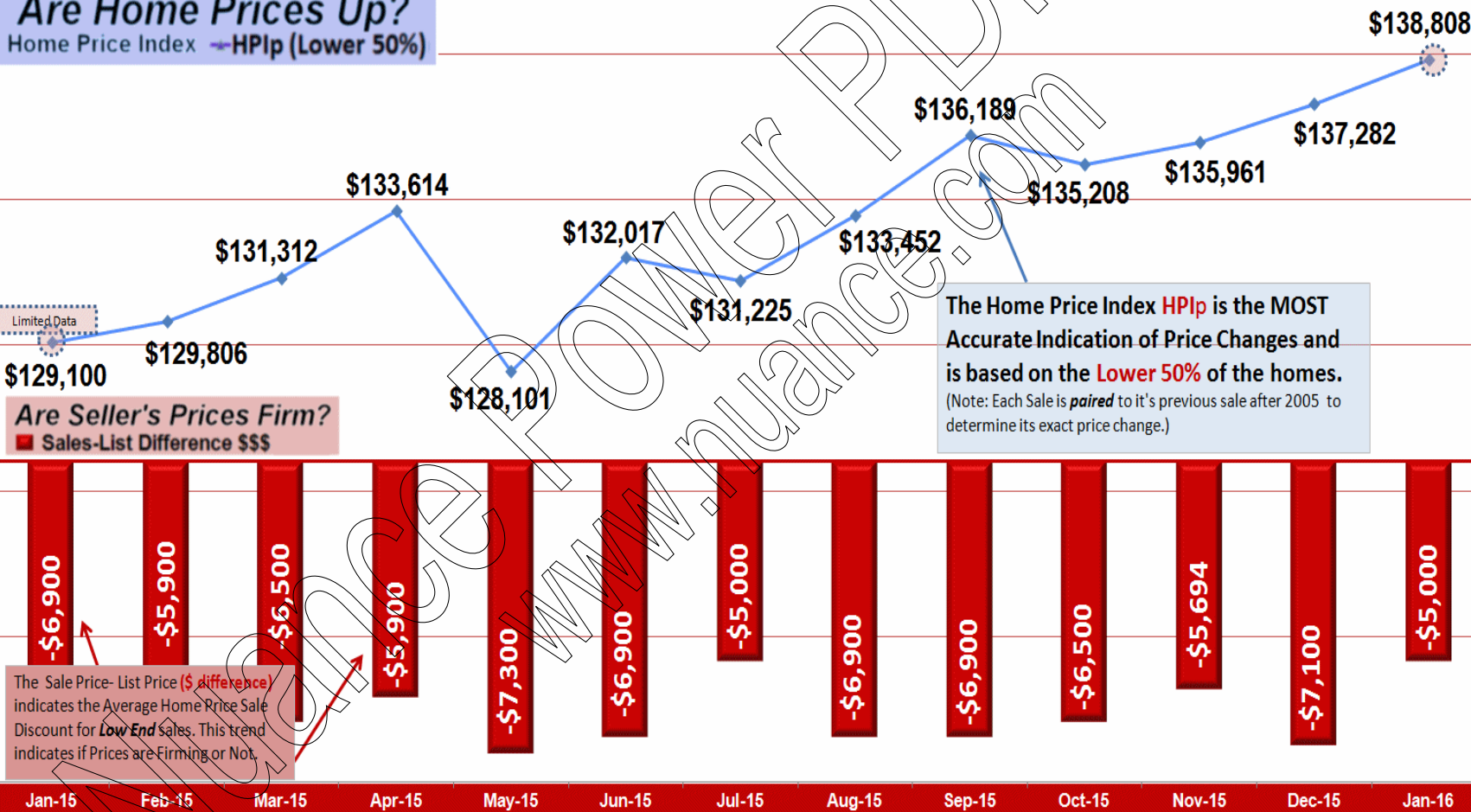


Condominiums

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

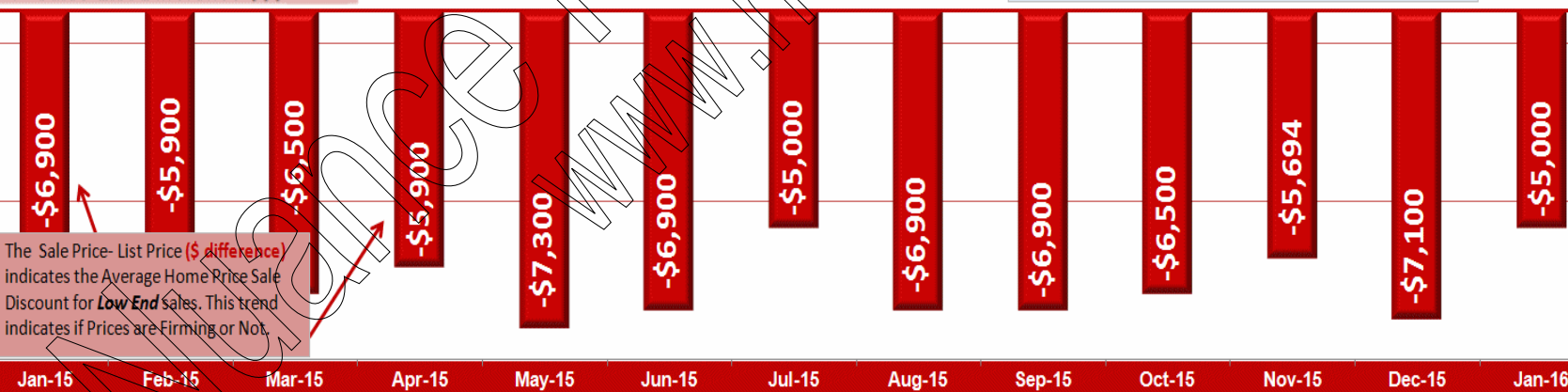
Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)



Are Seller's Prices Firm?

Sales-List Difference \$\$\$



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

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



Condominiums



*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.

produced for: Lance Hill

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

attached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

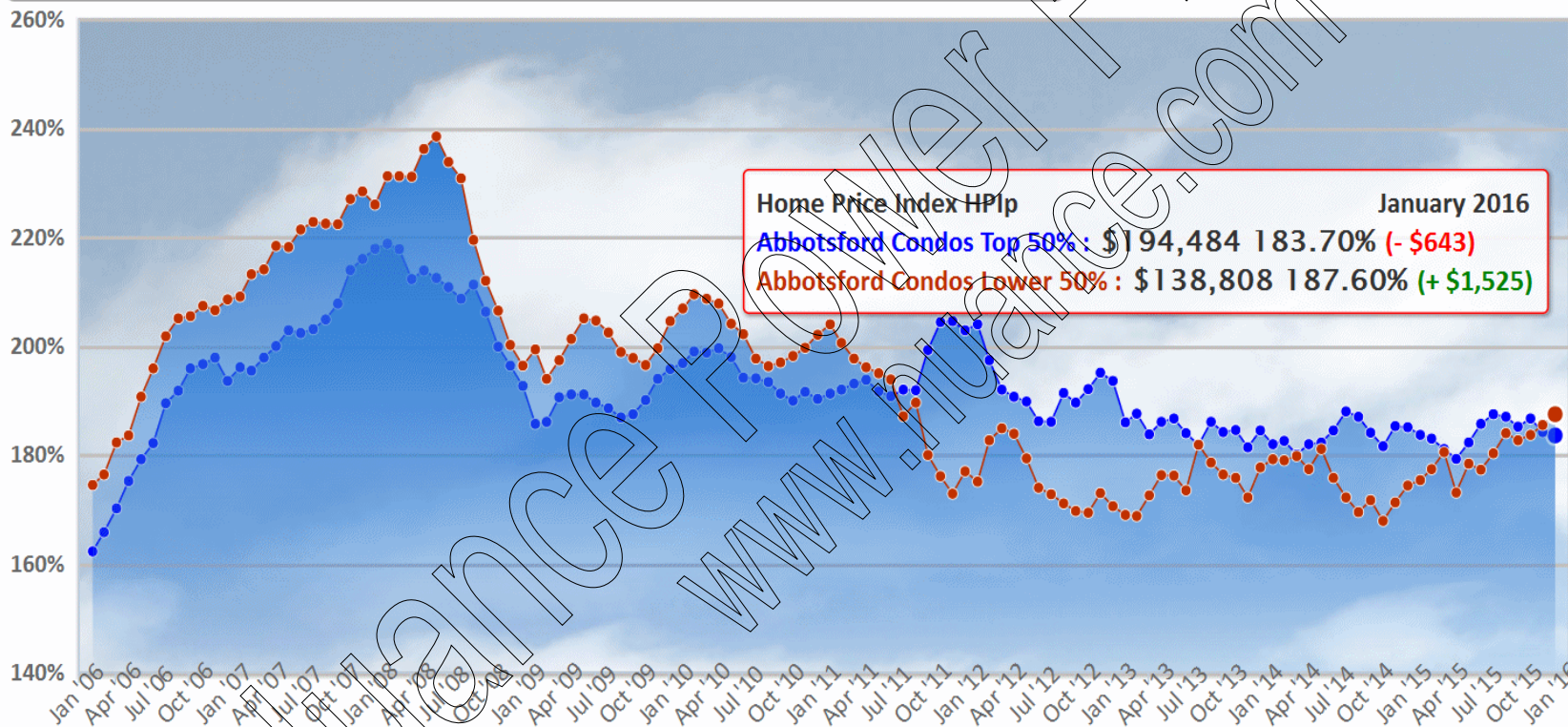
Feb 1/16

Abbotsford

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Jan 2016	% 183.70
Dec 2015	% 184.30
Nov 2015	% 186.80
Oct 2015	% 185.30
Sep 2015	% 187.10
Aug 2015	% 187.60
Jul 2015	% 185.80
Jun 2015	% 182.40
May 2015	% 179.40
Apr 2015	% 181.20
Mar 2015	% 183.10
Feb 2015	% 183.80

<< < 1 2 3 > >>

Drag over area to ZOOM in



*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.

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

produced for: **Lance Hill**

Vancouver Market Reports

Statistics, on the Web!

attached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

Feb 1/16 Chilliwack

Chilliwack (+ Sardis) Sub areas Statistics - Jan 2016

Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Chilliwack W Yale-Well	84	14	59	97%	-\$4,350	16.7%
Chilliwack E Young-Yale	60	9	46	97%	-\$4,900	15.0%
Chilliwack N Yale-Well	29	6	63	98%	-\$1,450	20.7%
Chilliwack Mountain	0	0				0.0%
Fairfield Island	6	2	47	98%	-\$7,825	33.3%
Eastern Hillside	3	0	86			0.0%
Sardist W Vedder Rd	19	5	44	99%	-\$2,000	26.3%
Sardist E Vedder Rd	25	1	18	90%	-\$8,200	4.0%
Vedder S Watson-Promon	76	18	65	98%	-\$4,400	23.7%
Promontory	41	9	19	99%	-\$2,900	22.0%
Chilliwack River Valley	0	0				0.0%
Total Activity	343	64	31	98%	-\$3,850	19%

Attached

Chilliwack (+ Sardis) List Price Ranges Statistics -Jan 2016

Home Price Range	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$100,000	22	7	79	94%	-\$3,800	31.8%
\$100,001-\$150,000	73	12	64	97%	-\$3,200	16.4%
\$150,001-\$200,000	62	5	47	96%	-\$7,400	8.1%
\$200,001-\$250,000	47	13	60	98%	-\$3,900	27.7%
\$250,001-\$300,000	55	13	21	98%	-\$5,700	23.6%
\$300,001 and more	84	14	38	100%	\$0	16.7%
Total Activity	343	64	31	98%	-\$3,850	19%

Attached

Feb 1 2016 Chilliwack(+Sardis) Market Update Attached Townhomes/ Condos

Current: Chilliwack (+Sardis) is in a Sellers Market with average listing inventories, a **19 %SOLD** rate and a 98% Sell/List Ratio.

(This means that there is an average of a \$3,850 discount on a sale from the original list price)

Most Active Price Range: Attached homes below \$100,000 have **31.8 %SOLD** rate.

Least Active Price Range: Attached homes between \$150,000 - \$200,000 have **8.1 %SOLD** rate.

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

HPIp (Top 50%) shows that prices increased \$1,970.

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

HPIp (Lower 50%) shows that prices increased \$6,711.

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

HPIp (Top 50%) shows that prices increased \$23,300.

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

HPIp (Lower 50%) shows that prices increased \$15,594.

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

Forecast: The total Listing Inventories are 15% less than the same month in 2015. The Chilliwack Attached Real Estate Market is continuing to be a seller's market for the next month.

January's Real Estate Statistics show that major foreign investment help set even higher sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 70-73 Cent Dollar making our Real Estate the World Bargain. Almost all the Vancouver and Fraser Valley Real Estate Markets increased in January month.; 73% of the Condos, 96% of the Townhouses and 100% of the Detached which increased \$12,578 in the Fraser Valley Cities and an all-time record \$66,254 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#) We forecast this surge of Off-shore buyers may stabilize with the Chinese New Year over and with some buyers affected with the volatility of [Chinese Stock Markets](#). We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment .. do contact us for your own analysis and forecast.

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 **Townhouse** 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 the paired monthly sales to produce one the most accurate HPI indexes at this time.

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

With over 25 years selling real estate, I bring to the table the knowledge, skills and experience to represent you in the most highly effective manner possible. Professional achievements include Top 1% Sales, Fraser Valley Real Estate Board and Platinum Sales Award, Homelife Canada.

Buying a home?: Your satisfaction is my top priority! I will take the time to listen to your needs and desires and help you find your dream home.

Selling your home?: I will get your home sold for top dollar and in a timely manner. My online and offline marketing programs give me the edge needed to make this possible.

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

produced for: **Lance Hill**

*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 Sell/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.

Vancouver Market Reports

Statistics, on the Web!

attached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

Feb 1/16

Chilliwack

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

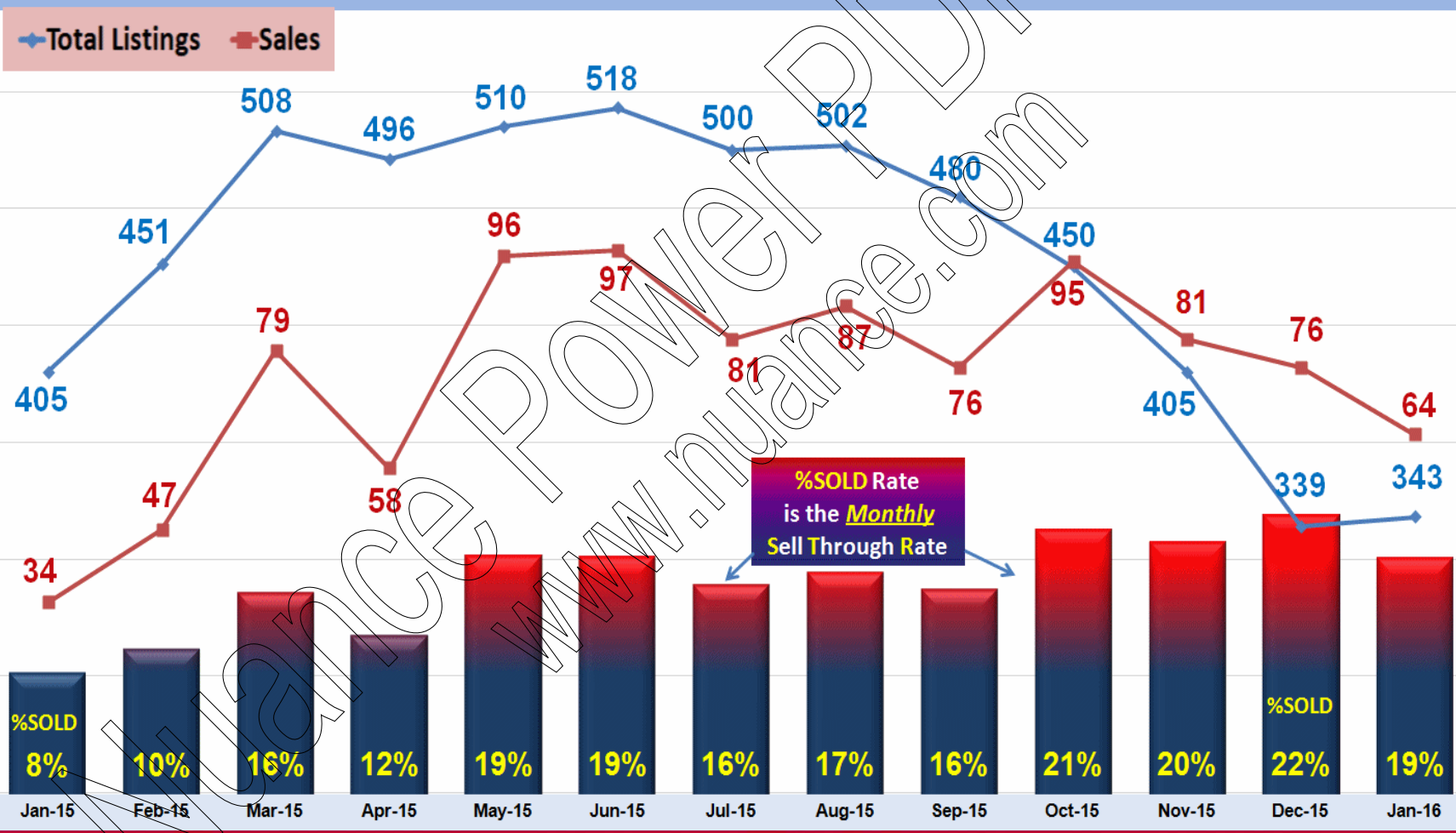
Sales / Listings
Monthly Totals



Attached

%SOLD (STR)

Sales/Listings (Monthly Rate)



%SOLD Rate is the Monthly Sell Through Rate



Attached

*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.

produced for: Lance Hill

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

attached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

Feb 1/16

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)

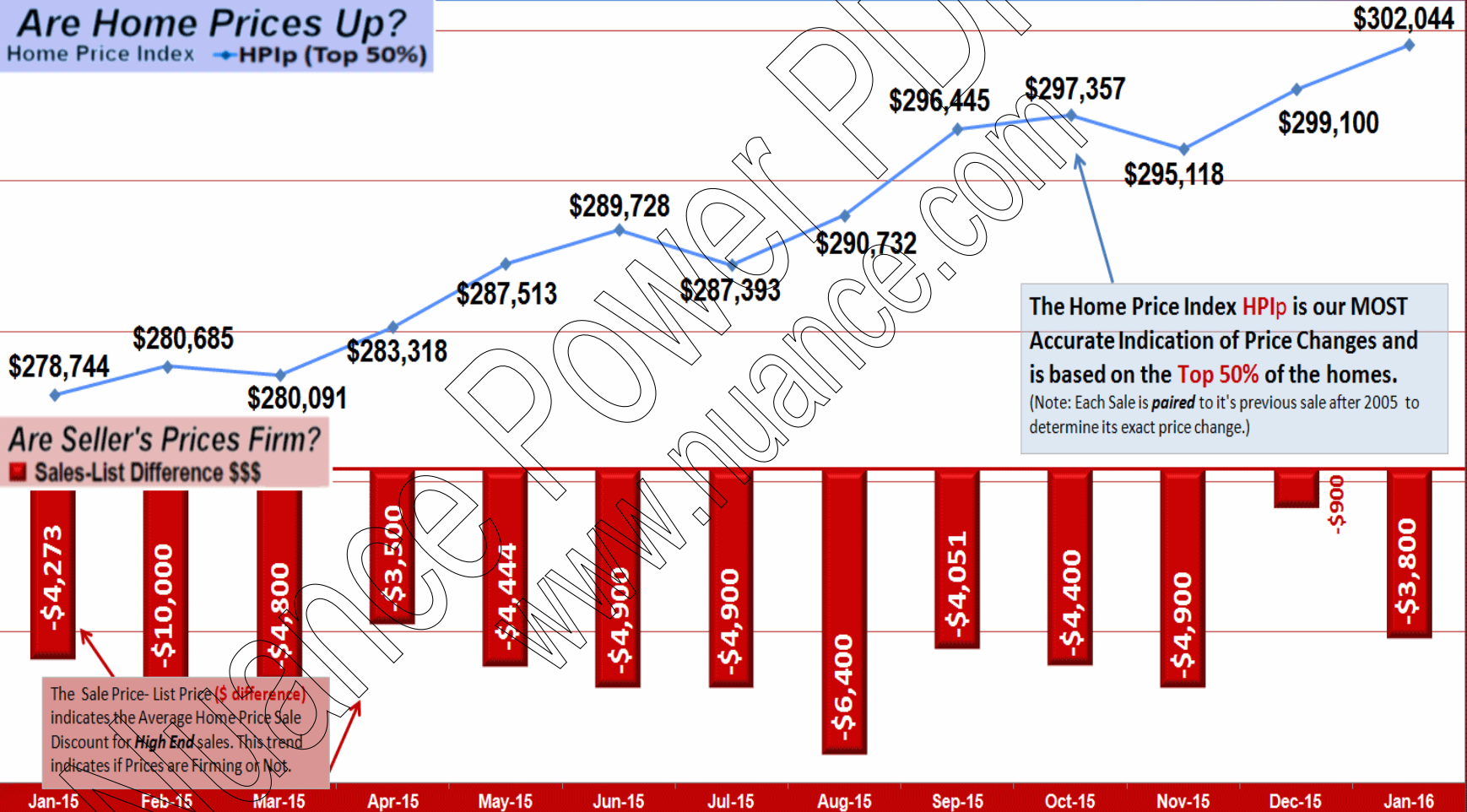


Townhouses

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

Are Home Prices Up?

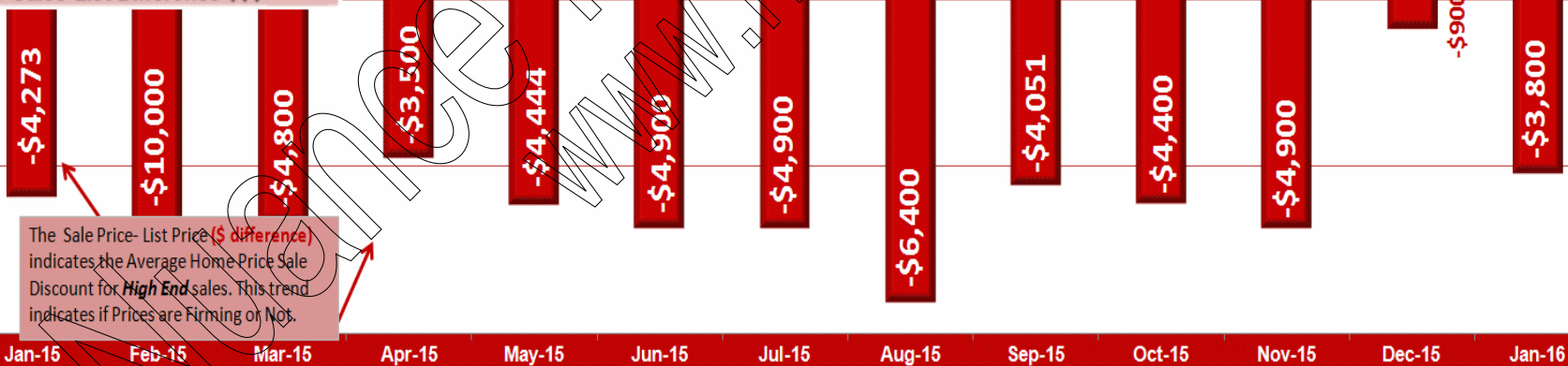
Home Price Index → HPIp (Top 50%)



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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



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

*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.

produced for: Lance Hill

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

attached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

Feb 1/16

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

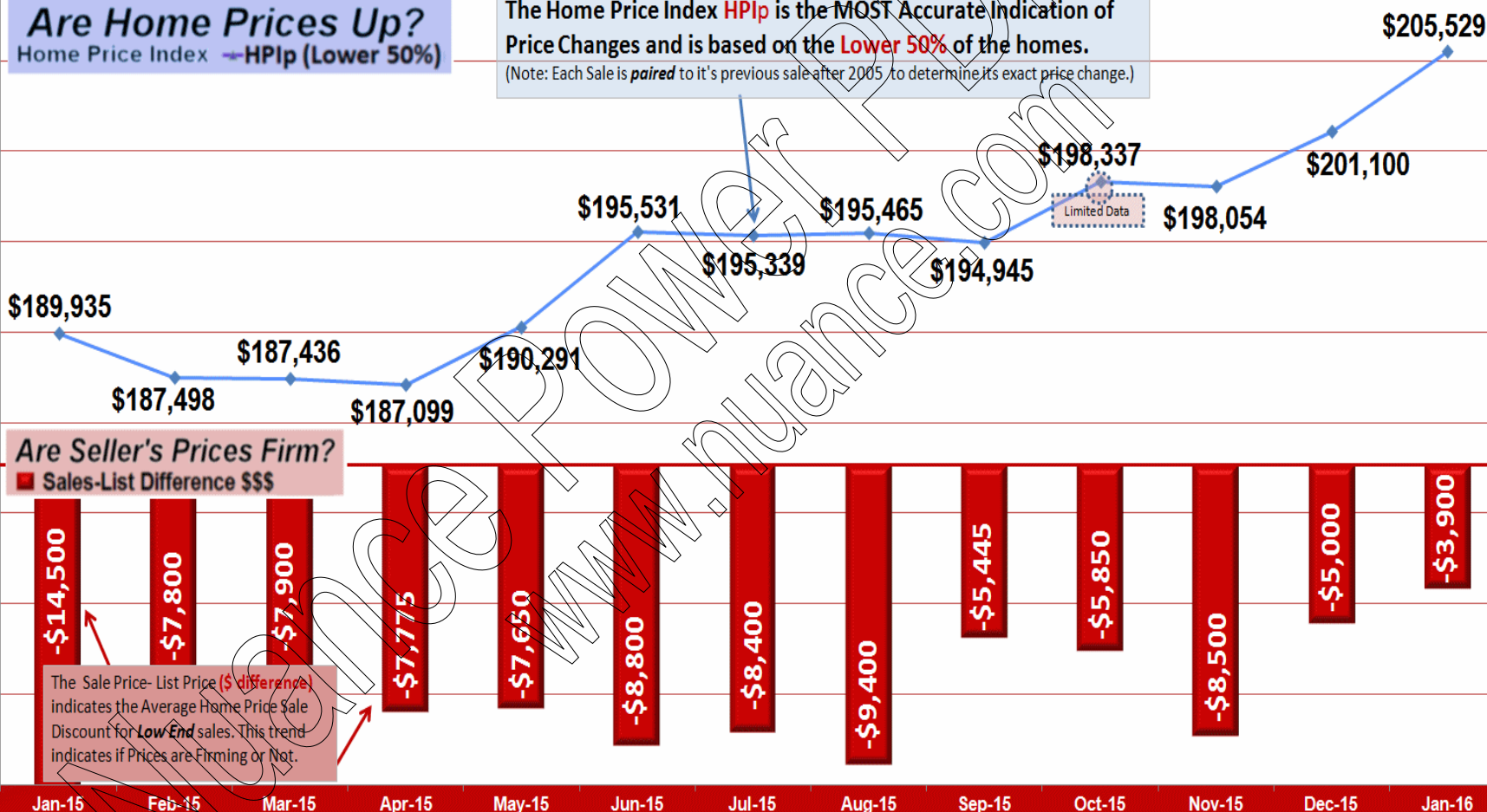
Sales Discount \$\$
Sale Price - Original List Price (\$ difference)

Are Home Prices Up?

Home Price Index — HPIp (Lower 50%)

The Home Price Index HPIp is the MOST Accurate Indication of Price Changes and is based on the Lower 50% of the homes.

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



Are Seller's Prices Firm?

Sales-List Difference \$\$\$

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

*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.

produced for: Lance Hill

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

attached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

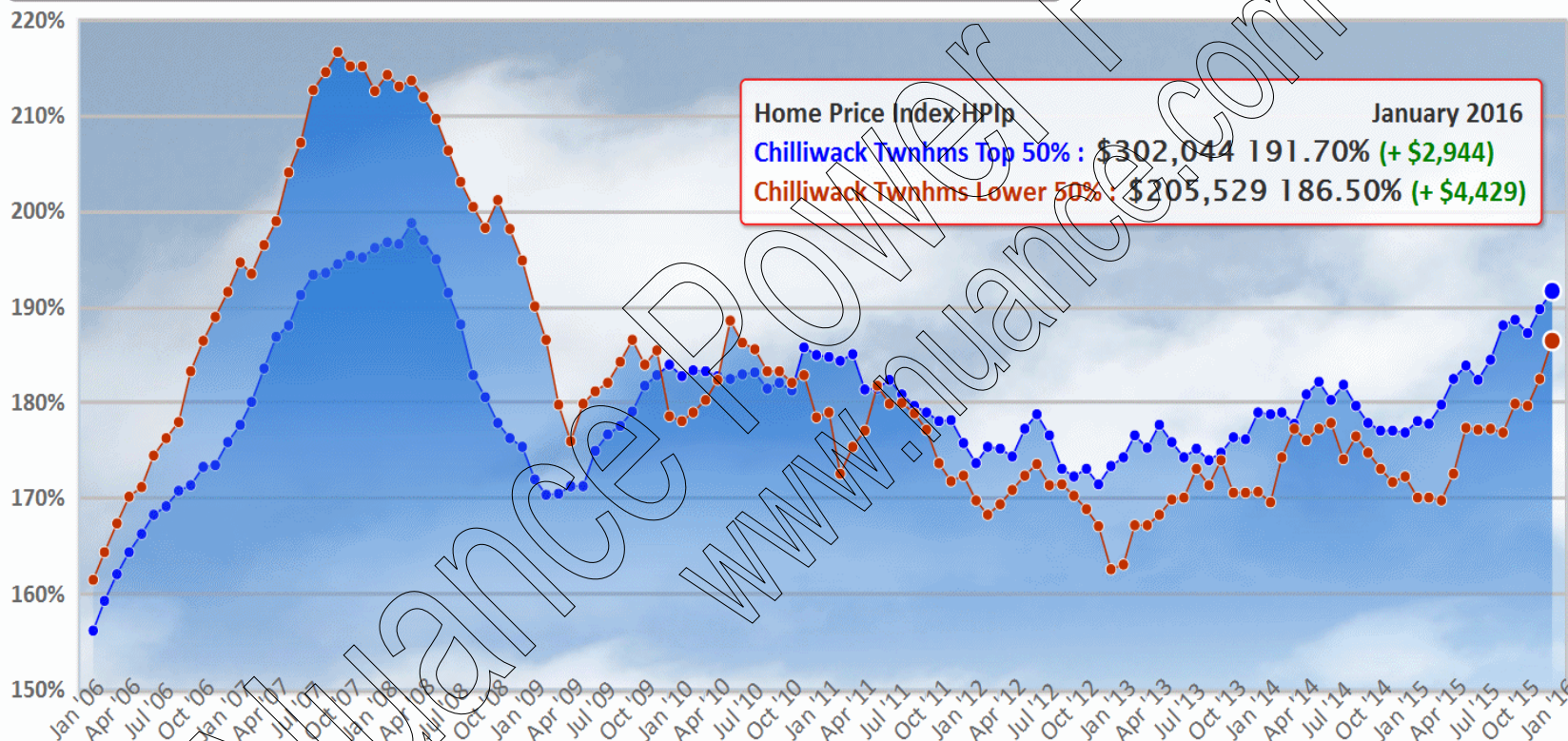
Feb 1/16

Chilliwack

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Jan 2016	% 191.70
Dec 2015	% 189.80
Nov 2015	% 187.30
Oct 2015	% 188.70
Sep 2015	% 188.10
Aug 2015	% 184.50
Jul 2015	% 182.40
Jun 2015	% 183.90
May 2015	% 182.50
Apr 2015	% 179.80
Mar 2015	% 177.80
Feb 2015	% 178.10

<< < 1 2 3 > >>



*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.

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

produced for: **Lance Hill**

Vancouver Market Reports

Statistics, on the Web!

attached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

Feb 1/16

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

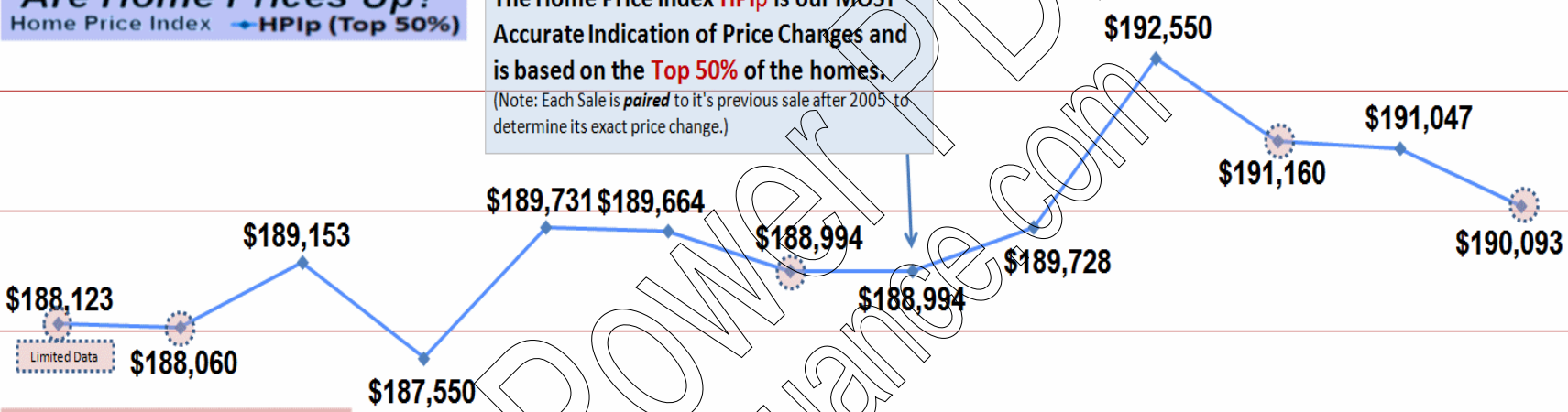
Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

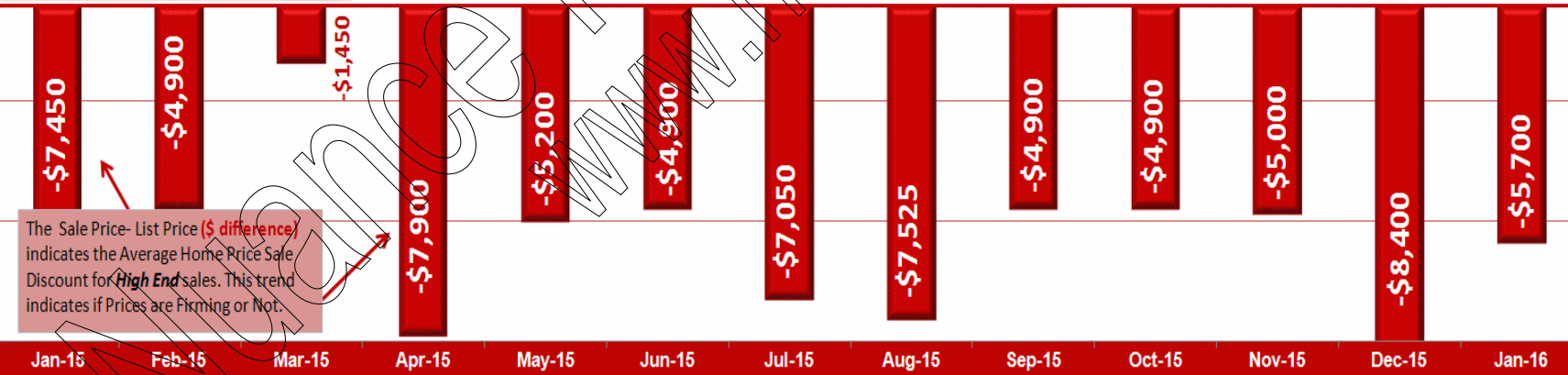
The Home Price Index **HPIp** is our MOST Accurate Indication of Price Changes and is based on the **Top 50%** of the homes.

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



Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



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

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **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.

produced for: **Lance Hill**

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

attached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

Feb 1/16

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)

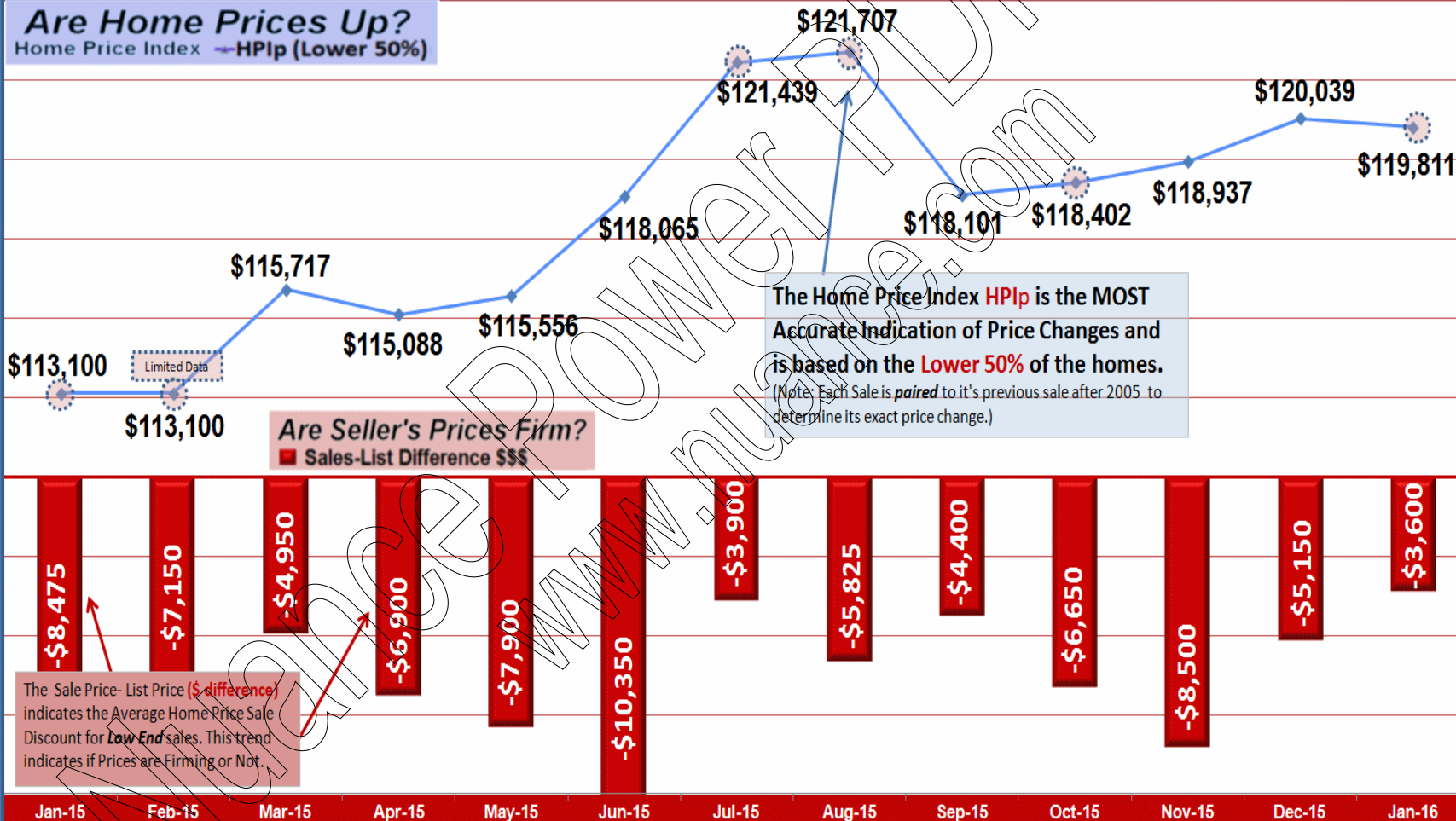
Home Price Changes
(Home Price Index Paired sales from 2005)



Condominiums

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

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



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

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

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

*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.

produced for: Lance Hill

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

attached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting

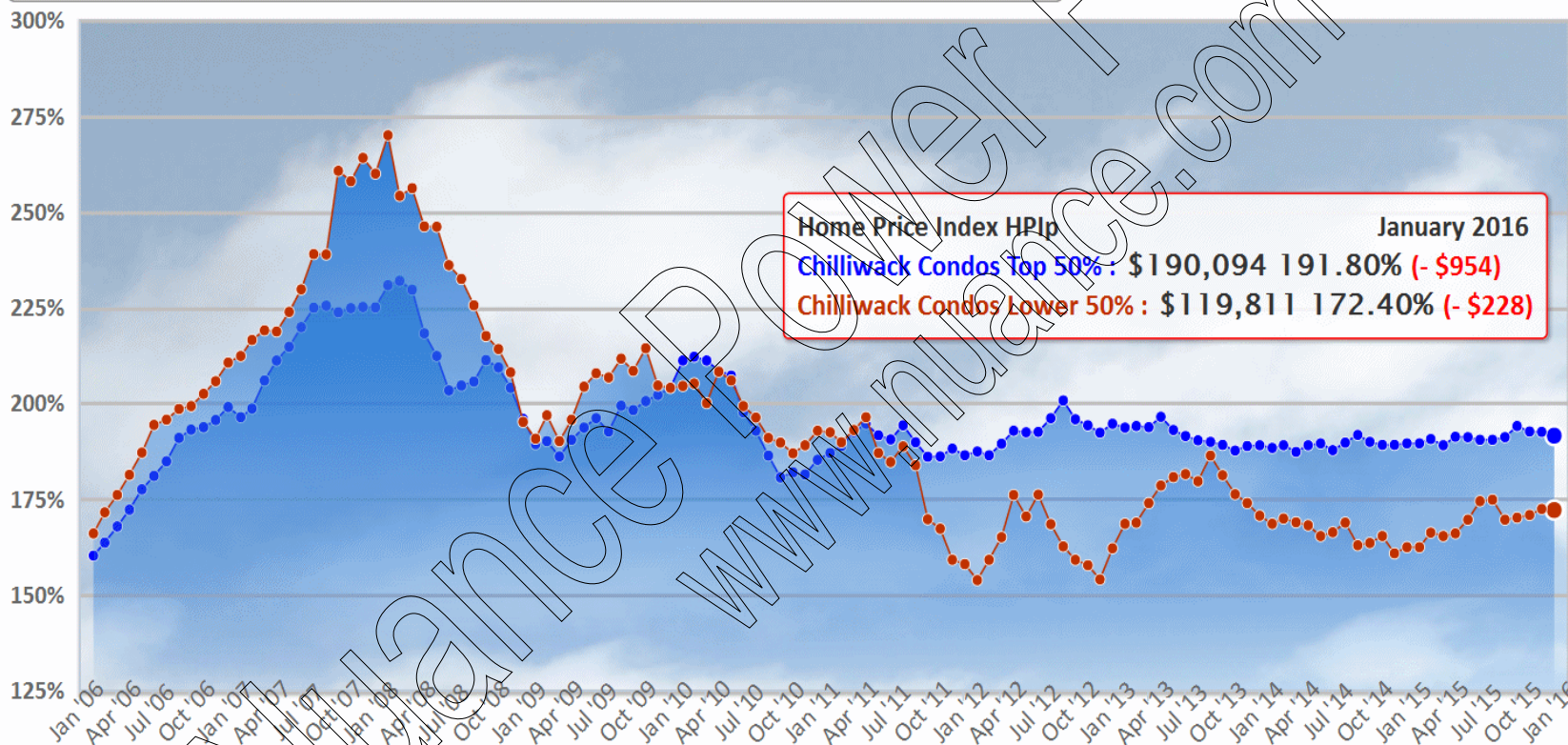
Feb 1/16

Chilliwack

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Jan 2016	% 191.80
Dec 2015	% 192.80
Nov 2015	% 192.90
Oct 2015	% 194.30
Sep 2015	% 191.40
Aug 2015	% 190.70
Jul 2015	% 190.70
Jun 2015	% 191.40
May 2015	% 191.50
Apr 2015	% 189.30
Mar 2015	% 190.90
Feb 2015	% 189.80

<< < 1 2 3 > >>

Drag over area to ZOOM in



*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.

produced for: **Lance Hill**

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

attached homes

Statistics, on the Web!



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting Feb 1/16 Maple Ridge-Pitt Meadows

Maple Ridge - Pitt Meadows Sub areas Statistics - Jan 2016 Attached						
Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	% SOLD
Albion	26	10	115	100%	\$788	38.5%
Cottonwood MR	26	8	15	98%	-\$6,650	30.8%
East Central	171	19	32	98%	-\$4,900	11.1%
Northwest Maple Ridg	21	2	231	96%	-\$8,700	9.5%
Silver Valley	16	3	86	100%	\$0	18.8%
Southwest Maple Ridg	6	2	12	97%	-\$5,000	33.3%
Thornhill	2	2	101	102%	\$7,803	100.0%
West Central	69	14	71	97%	-\$8,950	20.3%
Central Meadows	16	2	62	101%	\$7,100	12.5%
Mid Meadows	11	1	16	105%	\$18,500	9.1%
North Meadows	7	1	28	98%	-\$4,900	14.3%
South Meadows	5	1	15	102%	\$10,000	20.0%
Total Activity	376	65	33	99%	-\$4,800	17%

Maple Ridge - Pitt Meadows List Price Ranges Statistics - Jan 2016 Attached						
Home Price Range	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	% SOLD
0-\$200,000	77	12	122	94%	-\$8,450	15.6%
\$200,001-\$300,000	162	27	84	98%	-\$4,500	16.7%
\$300,001-\$400,000	71	27	84	99%	-\$4,000	38.0%
\$400,001 and more	31	2	55	103%	\$16,998	6.5%
Total Activity	341	68	33	99%	-\$4,800	20%

Monthly Changes Summary					
	Jan-15	Dec-15	Jan-16	2/1/2016	Change
Total Listings** (A,S,T,C,X)	478	341	376		35
Active Listings (1st of the Month)	363	301	217	282	65
Sofds	42	68	65		-3
DOM	66	47	33		-14
%SOLD (Sales/ Listings /monthly rate)	9%	20%	17%		-3%
Condos (Upper 50%) Home Price Index HPIp	\$249,732	\$258,340	\$260,495		\$2,155
Condos (Lower 50%) Home Price Index HPIp	\$164,011	\$172,528	\$170,236		-\$2,293
Twnhs (Upper 50%) Home Price Index HPIp	\$334,100	\$365,100	\$364,100		-\$1,000
Twnhs (Lower 50%) Home Price Index HPIp	\$236,221	\$250,100	\$250,100		\$0

Feb 1 2016 Maple Ridge - Pitt Meadows Market Update Attached Townhomes/Condos

Current: Maple Ridge, Pitt Meadows is a Sellers Market with Average listing inventory, a **17% SOLD** Rate and a 99% Sell/List ratio. (This means an average of a \$4,800 discount on a sale from the original list price)

Most Active Range: Homes between \$300,000 - \$400,000 have **38.0% SOLD** rate.

Least Active Range: Homes above \$400,000 have **6.5% SOLD** rate.

History: Maple Ridge, Pitt Meadows's **Condos** Year-To-Date Home Price Index **HPIp (Upper 50%)** shows that prices increased \$10,763.

Maple Ridge, Pitt Meadows's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$6,225.

Maple Ridge, Pitt Meadows's **Townhouses** Year-To-Date Home Price Index **HPIp (Upper 50%)** shows that prices increased \$32,753.

Maple Ridge, Pitt Meadows's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$13,879.

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

Forecast: The Listing Inventories are currently 21% less than Jan 2015. We project Ridge-Meadows Attached to be a continued Sellers market. January's Real Estate Statistics show that major foreign investment help set even higher sell-through-rate records throughout the most of the Lower Mainland. It appears our Real Estate Markets are no longer dependent on local consumer confidence, but these off shore buyers see our Low 70-73 Cent Dollar making our Real Estate the World Bargain. Almost all the Vancouver and Fraser Valley Real Estate Markets increased in January month.; 73% of the Condos, 96% of the Townhouses and 100% of the Detached homes which increased an all-time record \$66,254 in the Vancouver Cities. See the PROOF that Vancouver has had the Highest Return On Investment in cities throughout the World since 2000. [Click Here](#)

We forecast this surge of Off-shore buyers may stabilize with the Chinese New Year over and with some buyers affected with the volatility of [Chinese Stock Markets](#). We analyze and provide 98 individual City's Home Price Indexes to Supply You the Most Accurate Market Trends. Your Home is Your Investment.. do contact us for your own analysis and forecast. **NOTE:** For a more accurate price change CALL US for a Personal Comparative Market Analysis for your home. Data is from: FVREB, REBGV, CADREB Real Estate Boards & they assume no responsibility for its accuracy. Copyright: RMXReports.

With over 25 years selling real estate, I bring to the table the knowledge, skills and experience to represent you in the most highly effective manner possible. Professional achievements include Top 1% Sales, Fraser Valley Real Estate Board and Platinum Sales Award, Homelife Canada.

Buying a home?: Your satisfaction is my top priority! I will take the time to listen to your needs and desires and help you find your dream home.

Selling your home?: I will get your home sold for top dollar and in a timely manner. My online and offline marketing programs give me the edge needed to make this possible.

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 Sell/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.

produced for: **Lance Hill**

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

attached homes

Statistics, on the Web!



Homelife Glenayre Realty (msn)

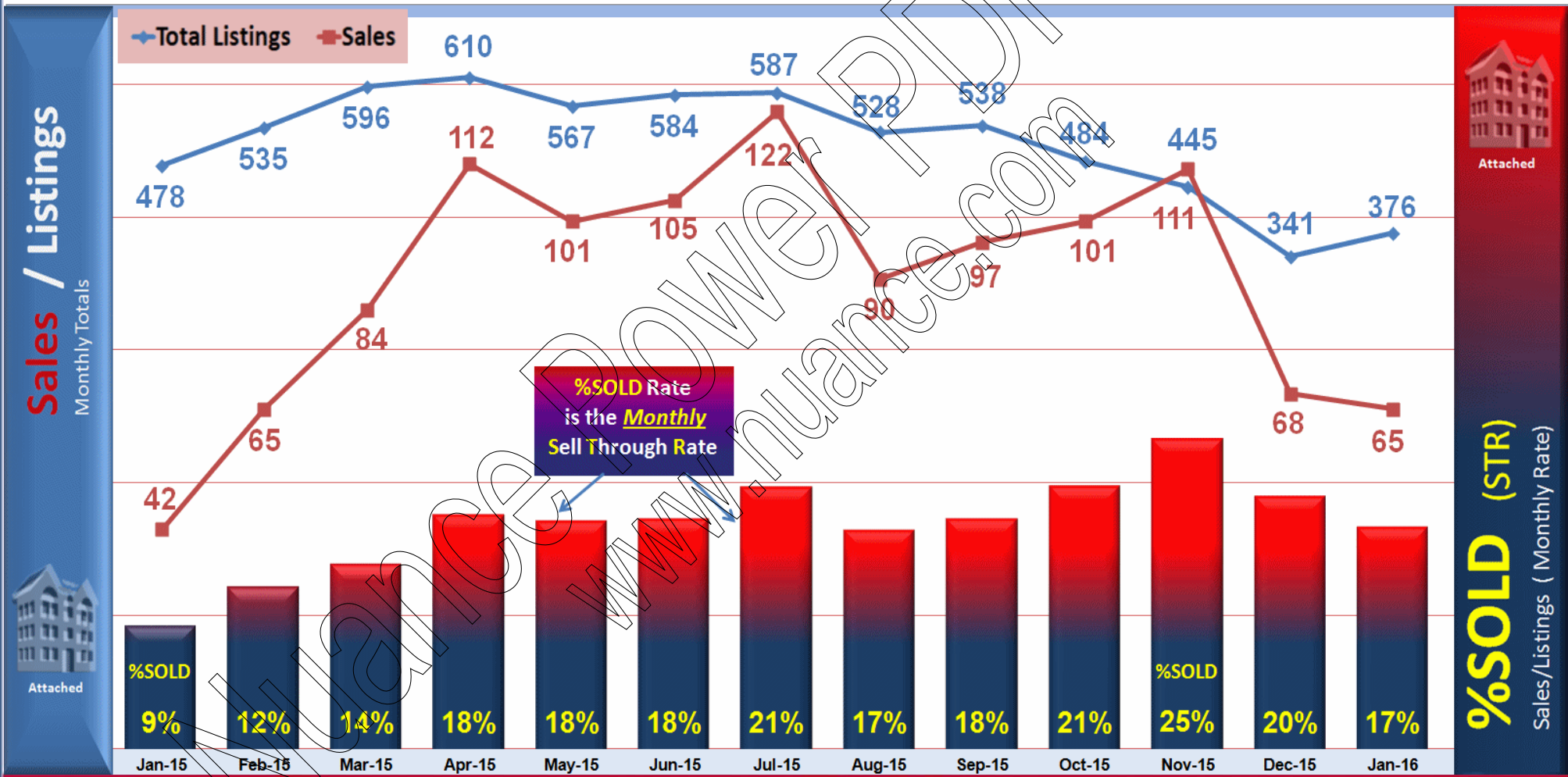
Lance Hill

604-855-2900



Market Analysis and Forecasting Feb 1/16 Maple Ridge-Pitt Meadows

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



Sales / Listings
Monthly Totals



%SOLD (STR)
Sales/Listings (Monthly 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.

produced for: **Lance Hill**

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

attached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting Feb 1/16 Maple Ridge-Pitt Meadows

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

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



Townhouses

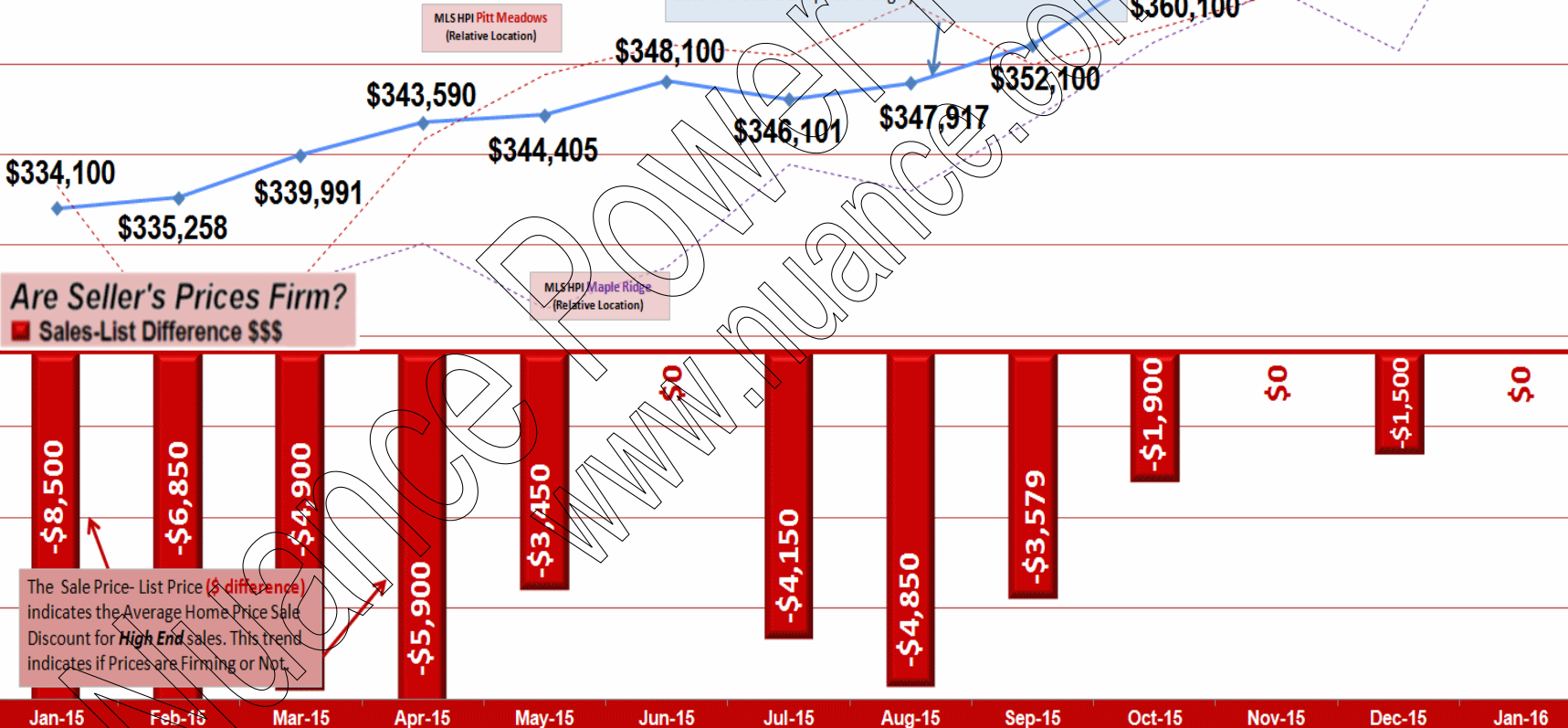
Sales Discount \$\$
Sale Price - Original List Price (\$ difference)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

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

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



Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **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.

produced for: Lance Hill

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

attached homes

Statistics, on the Web!



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting Feb 1/16 Maple Ridge-Pitt Meadows

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

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

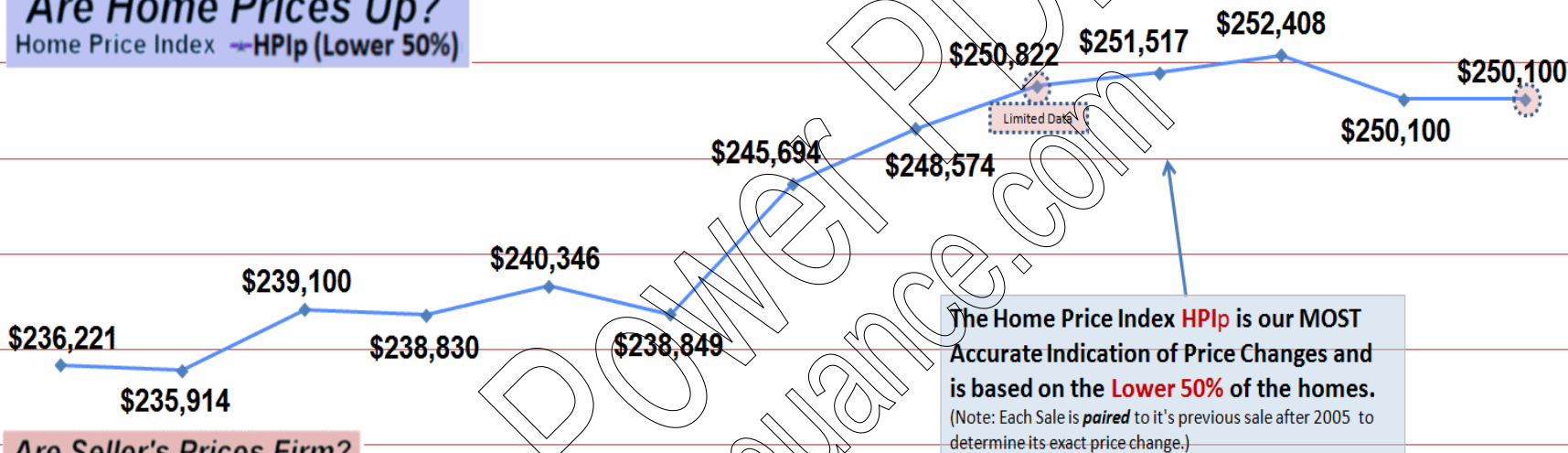


Townhouses

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

Are Home Prices Up?

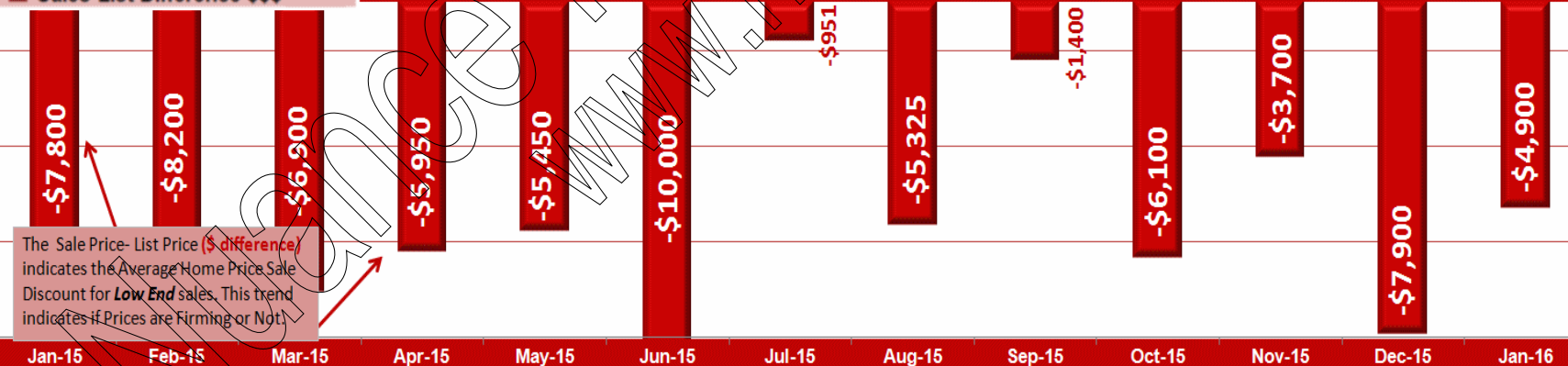
Home Price Index → HPIp (Lower 50%)



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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



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

*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.

produced for: Lance Hill

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

attached homes



Homelife Glenayre Realty (msn)

Lance Hill

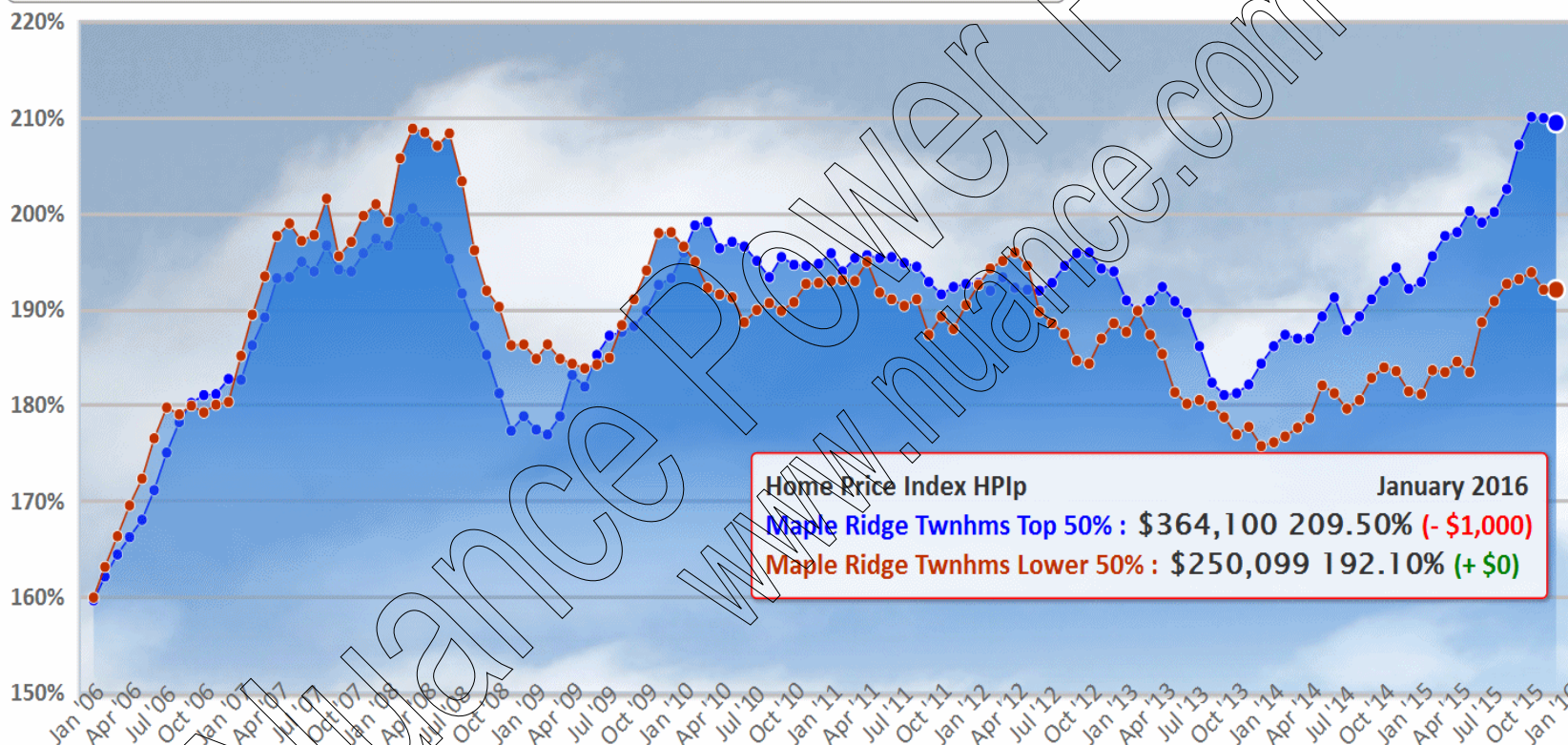
604-855-2900



Market Analysis and Forecasting Feb 1/16 Maple Ridge-Pitt Meadows

Powered by the Greater Vancouver Market Reports HPI

Maple Ridge Twnhms Top 50% : HPI Forecast+ Forecast-
 Maple Ridge Twnhms Lower 50% : HPI Forecast+ Forecast-



Monthly Home values

Date	Value
Jan 2016	% 209.50
Dec 2015	% 210.00
Nov 2015	% 210.10
Oct 2015	% 207.20
Sep 2015	% 202.60
Aug 2015	% 200.20
Jul 2015	% 199.10
Jun 2015	% 200.30
May 2015	% 198.10
Apr 2015	% 197.70
Mar 2015	% 195.60
Feb 2015	% 192.90



*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 Sales 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.

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

produced for: *Lance Hill*

Vancouver Market Reports

Statistics, on the Web!

attached homes



Homelife Glenayre Realty (msn)

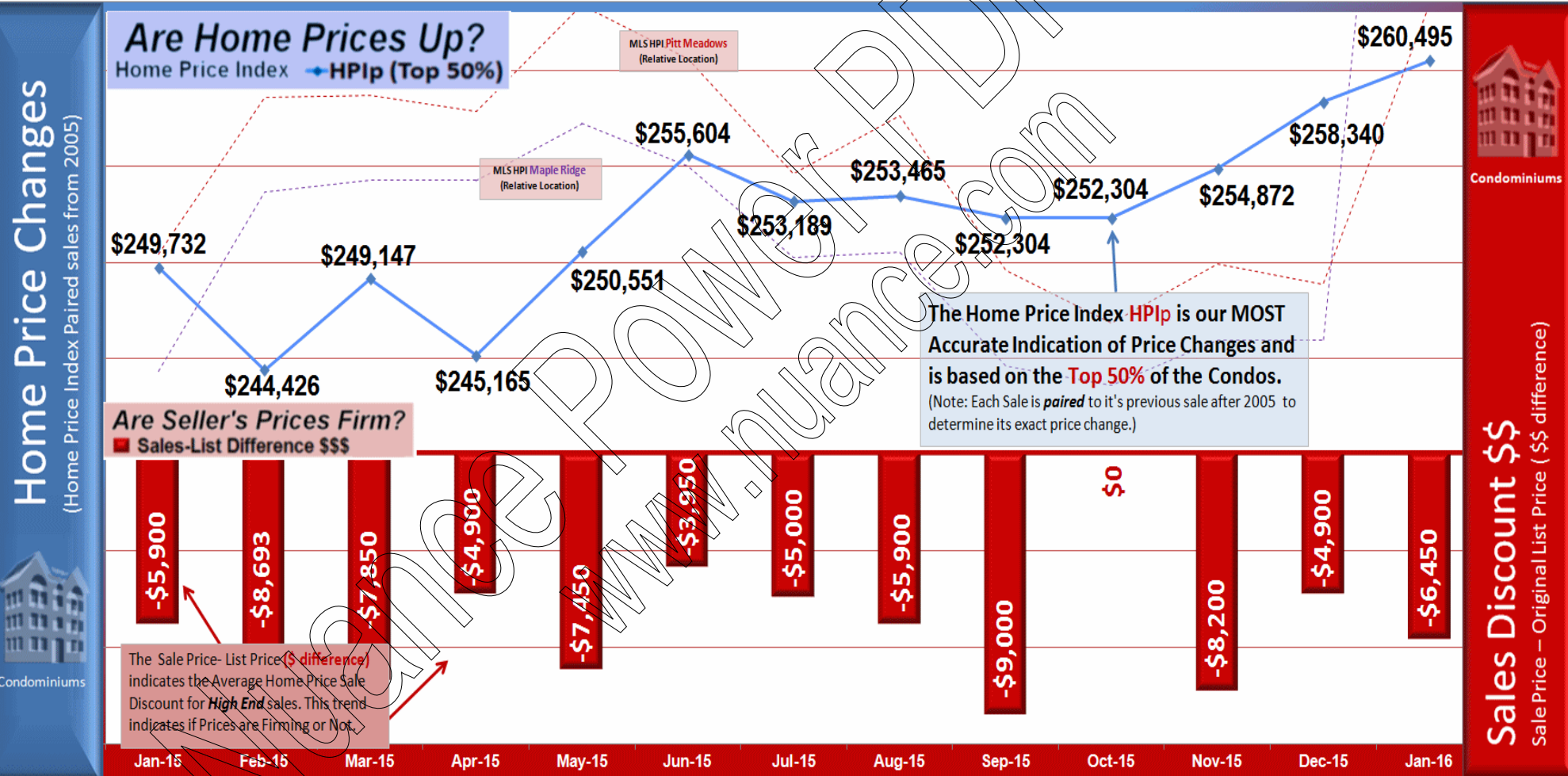
Lance Hill

604-855-2900



Market Analysis and Forecasting Feb 1/16 Maple Ridge-Pitt Meadows

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



*Home Price 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.

produced for: Lance Hill

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

attached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900



Market Analysis and Forecasting Feb 1/16 Maple Ridge-Pitt Meadows

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

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

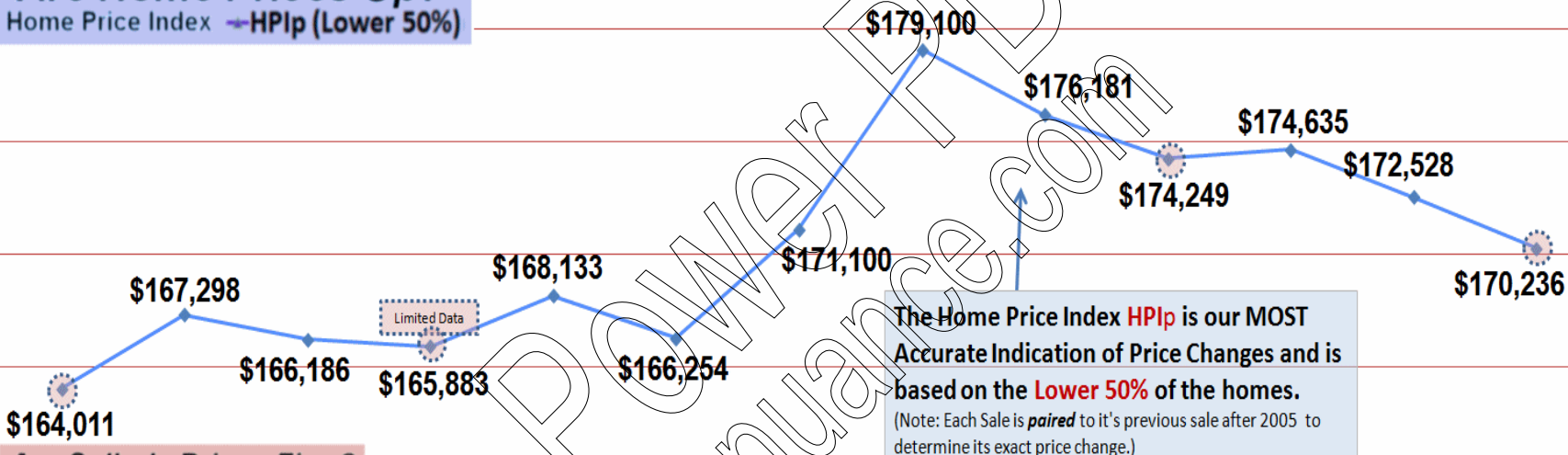


Condominiums

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

Are Home Prices Up?

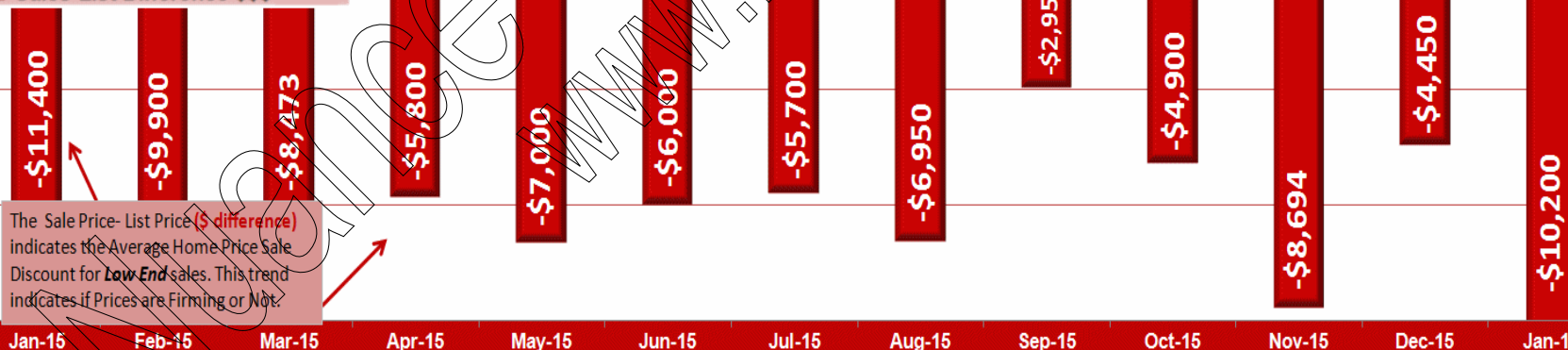
Home Price Index → HPIp (Lower 50%)



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

Are Seller's Prices Firm?

Sales-List Difference \$\$\$



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



Condominiums

*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.

produced for: Lance Hill

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Vancouver Market Reports

Statistics, on the Web!

attached homes



Homelife Glenayre Realty (msn)

Lance Hill

604-855-2900

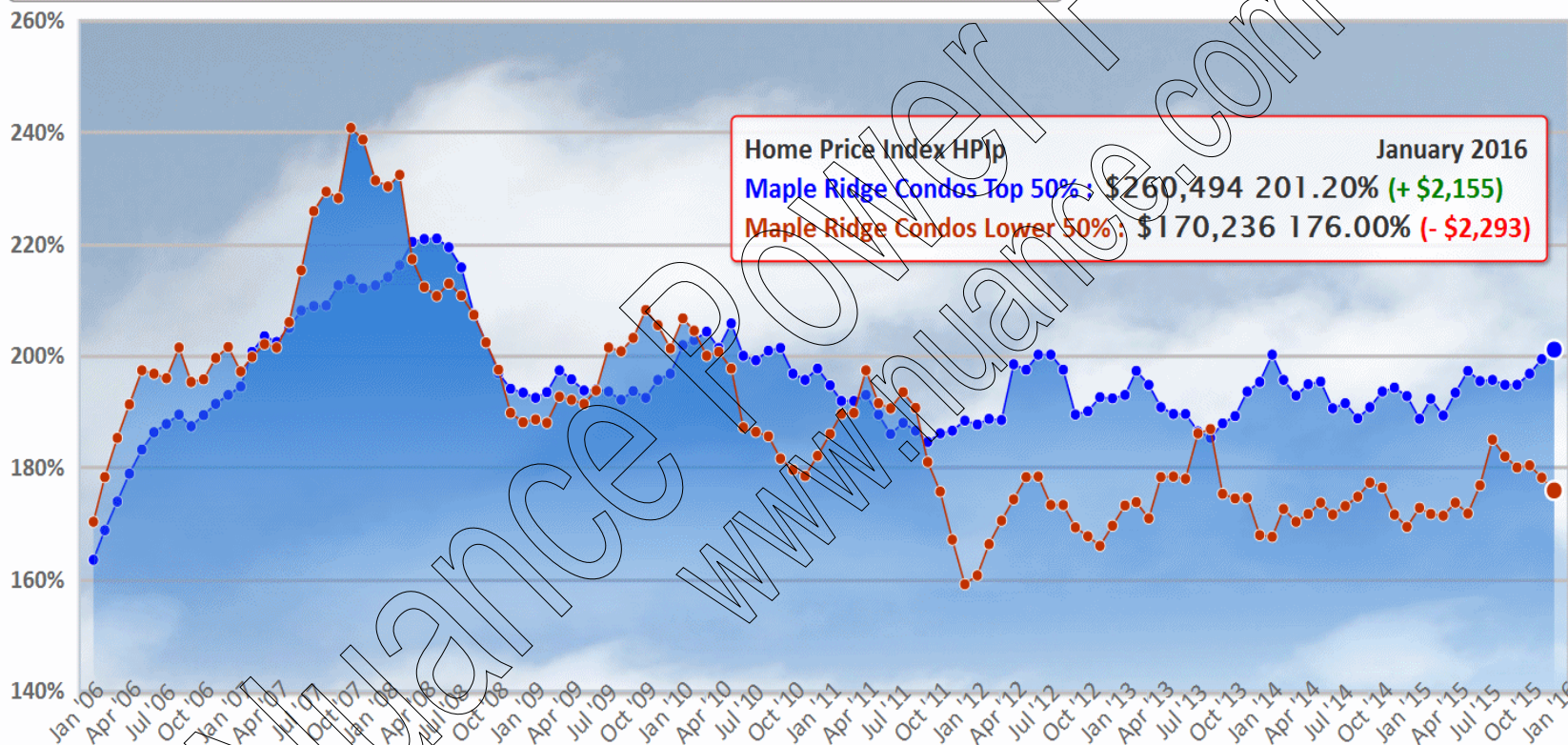


Market Analysis and Forecasting Feb 1/16 Maple Ridge-Pitt Meadows

Powered by the Greater Vancouver Market Reports HPI



Maple Ridge Condos Top 50% : HPI Forecast+ Forecast-
 Maple Ridge Condos Lower 50% : HPI Forecast+ Forecast-



Monthly Home values

Date	Value
Jan 2016	% 201.20
Dec 2015	% 199.50
Nov 2015	% 196.90
Oct 2015	% 194.90
Sep 2015	% 194.90
Aug 2015	% 195.80
Jul 2015	% 195.60
Jun 2015	% 197.40
May 2015	% 193.50
Apr 2015	% 189.40
Mar 2015	% 192.40
Feb 2015	% 188.80

<< < 1 2 3 > >>



*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.

produced for: **Lance Hill**

Homelife Glenayre Realty (msn)

lancehill@shaw.ca

lancehill.ca

Cell: 604-855-2900, Off: 604-826-2699

Supply and Demand

How %SOLD Rates Affect Price Changes

Sell-Through-Rates (STR) - Adsorption Rates

