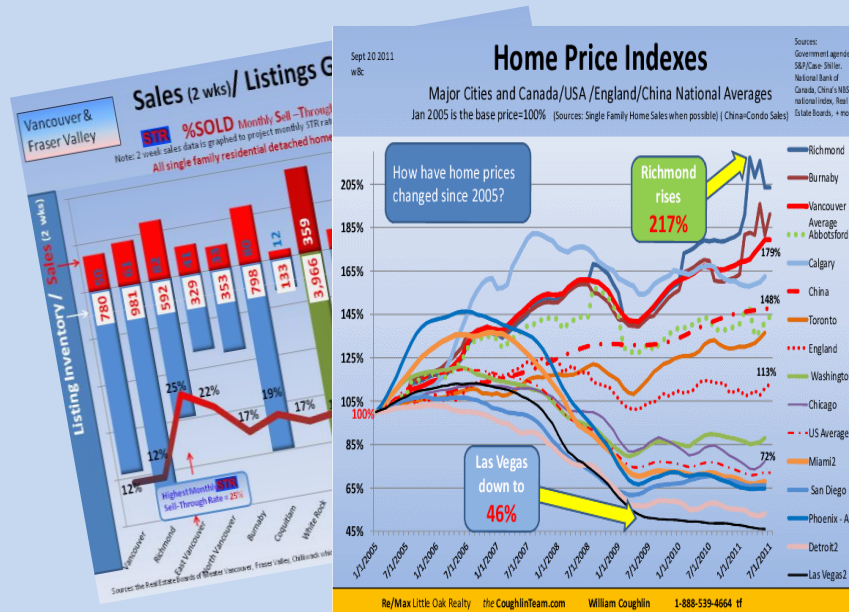


Liz Crawford's Market Reports



Advanced Marketing Tools





Liz Crawford's Market Reports

Detached

- [Abbotsford](#)
- [Langley North](#)
- [Langley-Cloverdale](#)

Attached

- [Abbotsford](#)
- [Langley-Cloverdale](#)



Market A

Liz Crawford
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Vancouver & Fraser Valley

Sales (2 wks) / Listings Graph

%SOLD Monthly Sell-Through Rates STR (absorption rates) **vr3** **May 6 2022** (2-weeks)

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)

2022.05.07.9:00AM m7s



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Vancouver & Fraser Valley

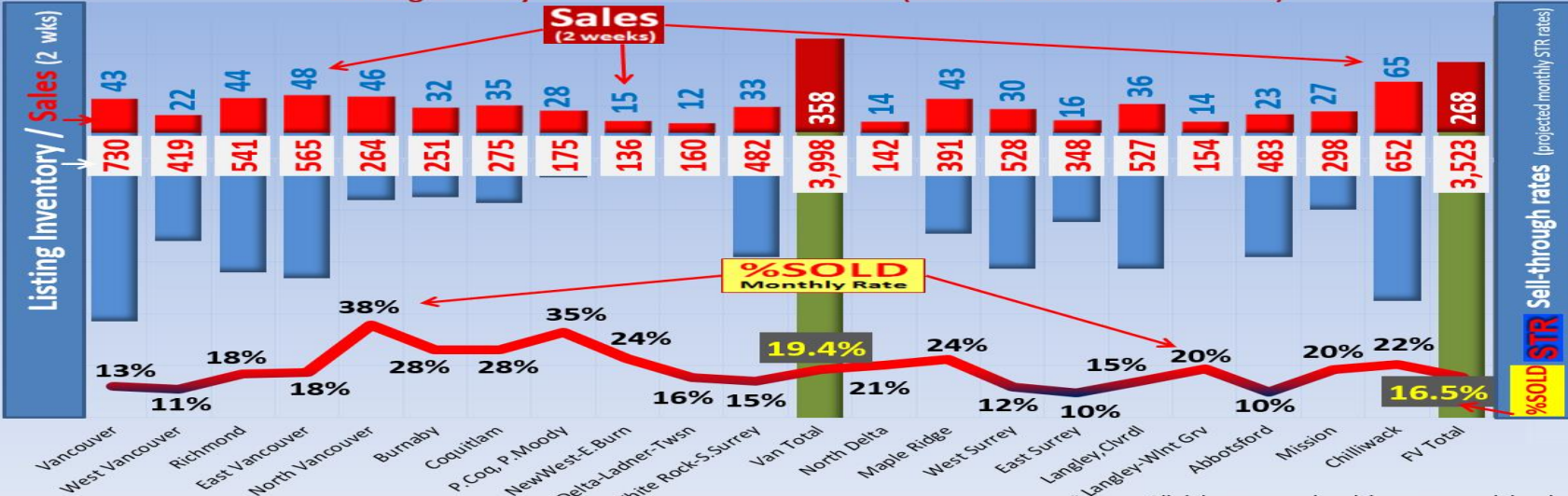
Sales (2 wks) / Listings Graph

%SOLD Monthly Sell-Through Rates STR (absorption rates) **vr3** **Apr 22 2022** (2-weeks)

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)

2022.04.23.8:00AM m7s



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Vancouver Market Reports

detached homes

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Sales (1 wk) / Listings Graph

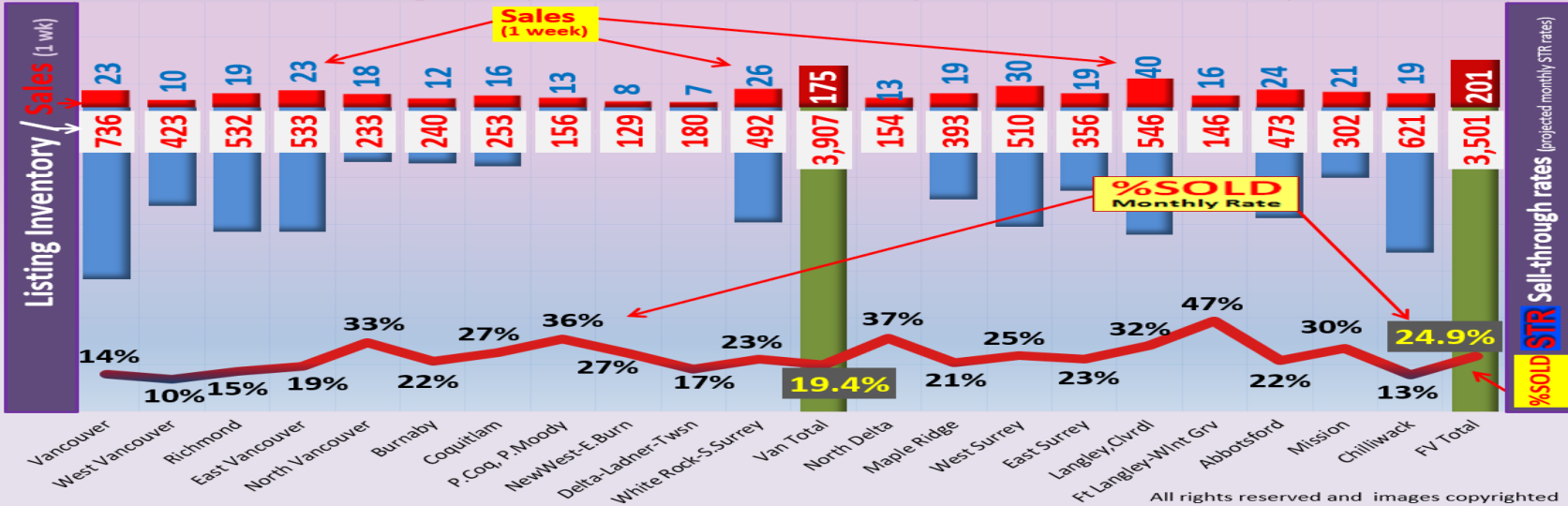
May 6 2022 (1 week)

%SOLD Monthly Sell-Through Rates **STR** (absorption rates) (vr3)

Note: 1-week sales data is extrapolated to project monthly STR rates* (* inventory includes the sold and expired listings).

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

2022.05.07 9:00AM m7s



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Vancouver & Fraser Valley

Sales (1 wk) / Listings Graph

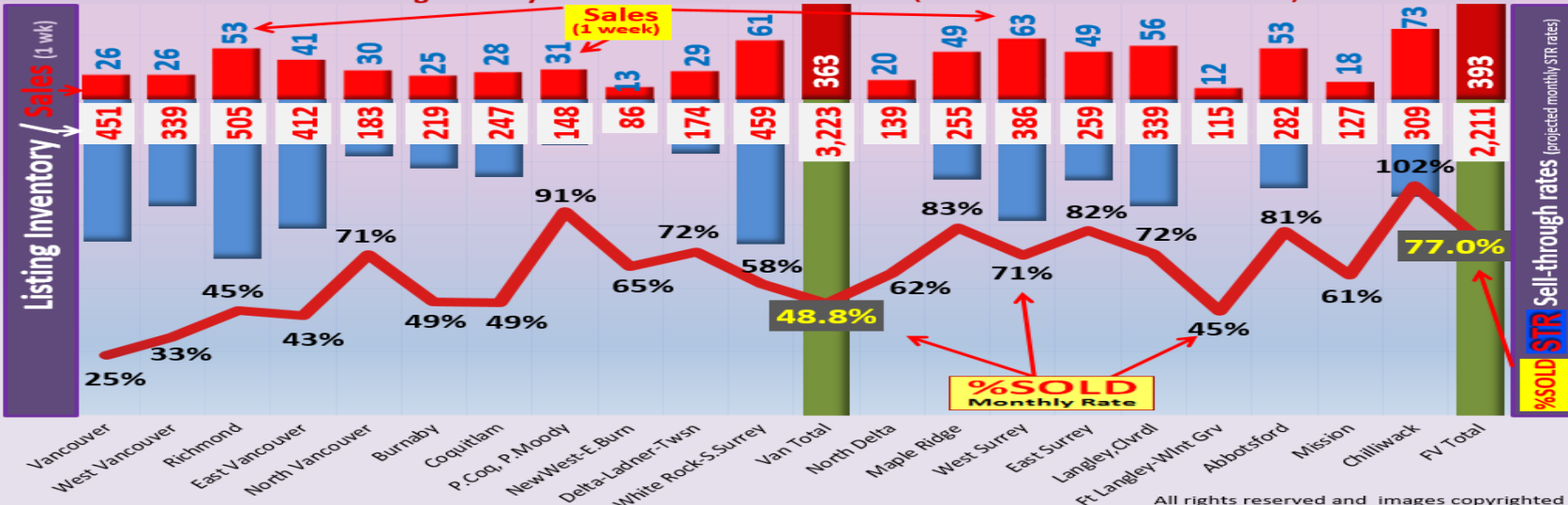
Feb 26 2021 (1 week)

%SOLD Monthly Sell-Through Rates **STR** (absorption rates) (vr3)

Note: 1-week sales data is extrapolated to project monthly STR rates* (* inventory includes the sold and expired listings).

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

2021.02.27.8:20AM b5a



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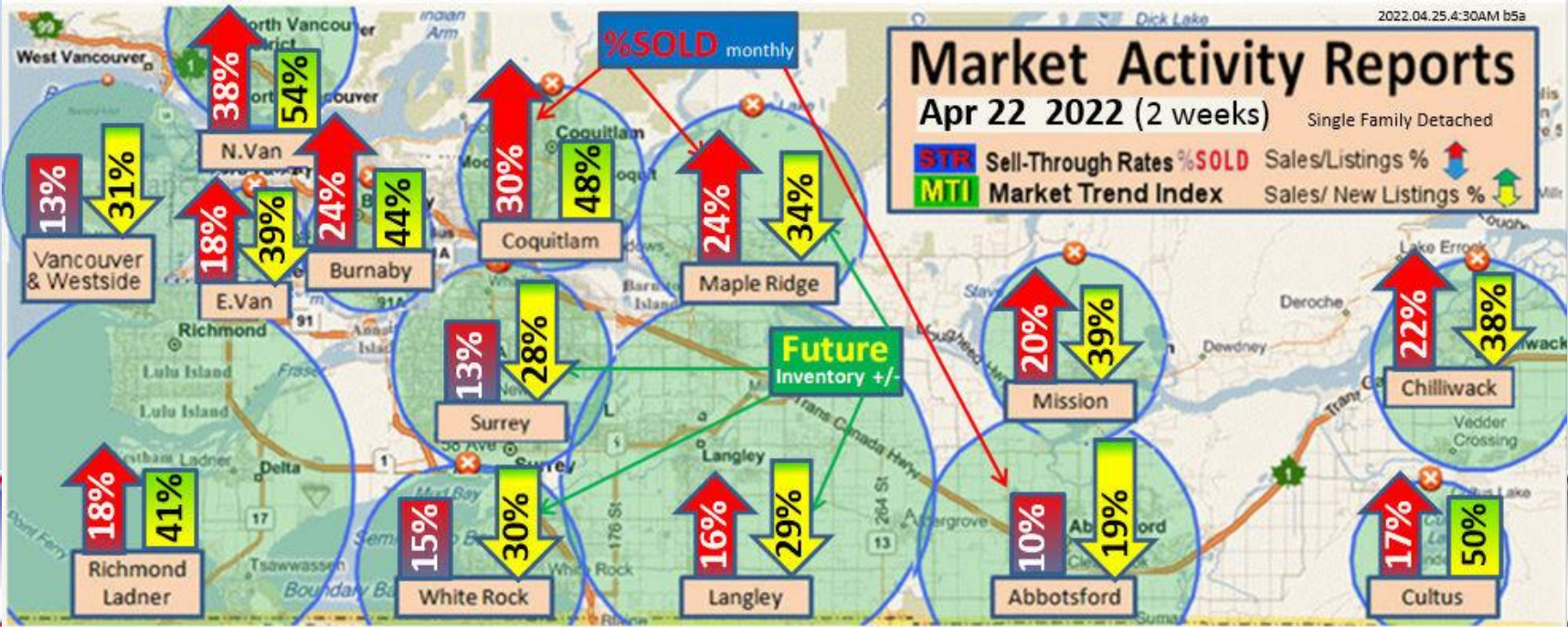
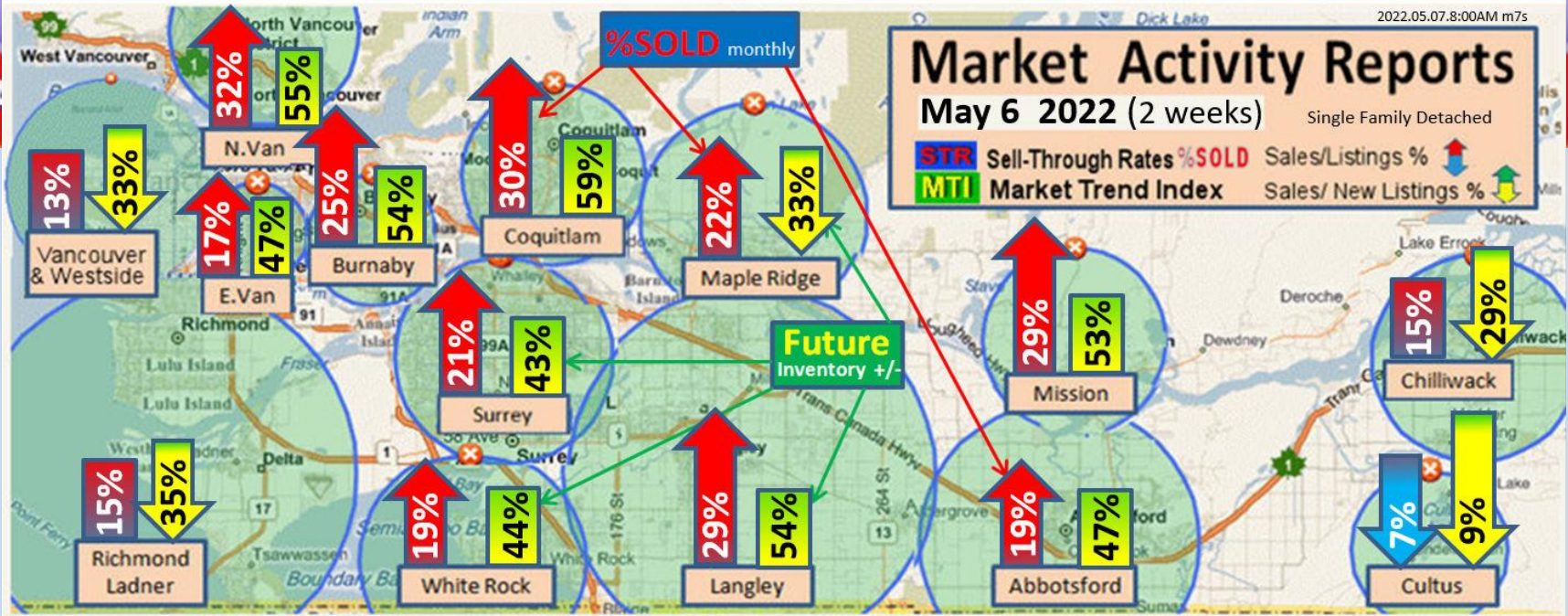
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Market Analysis and Forecasting

May 1/22 Langley, Cloverdale

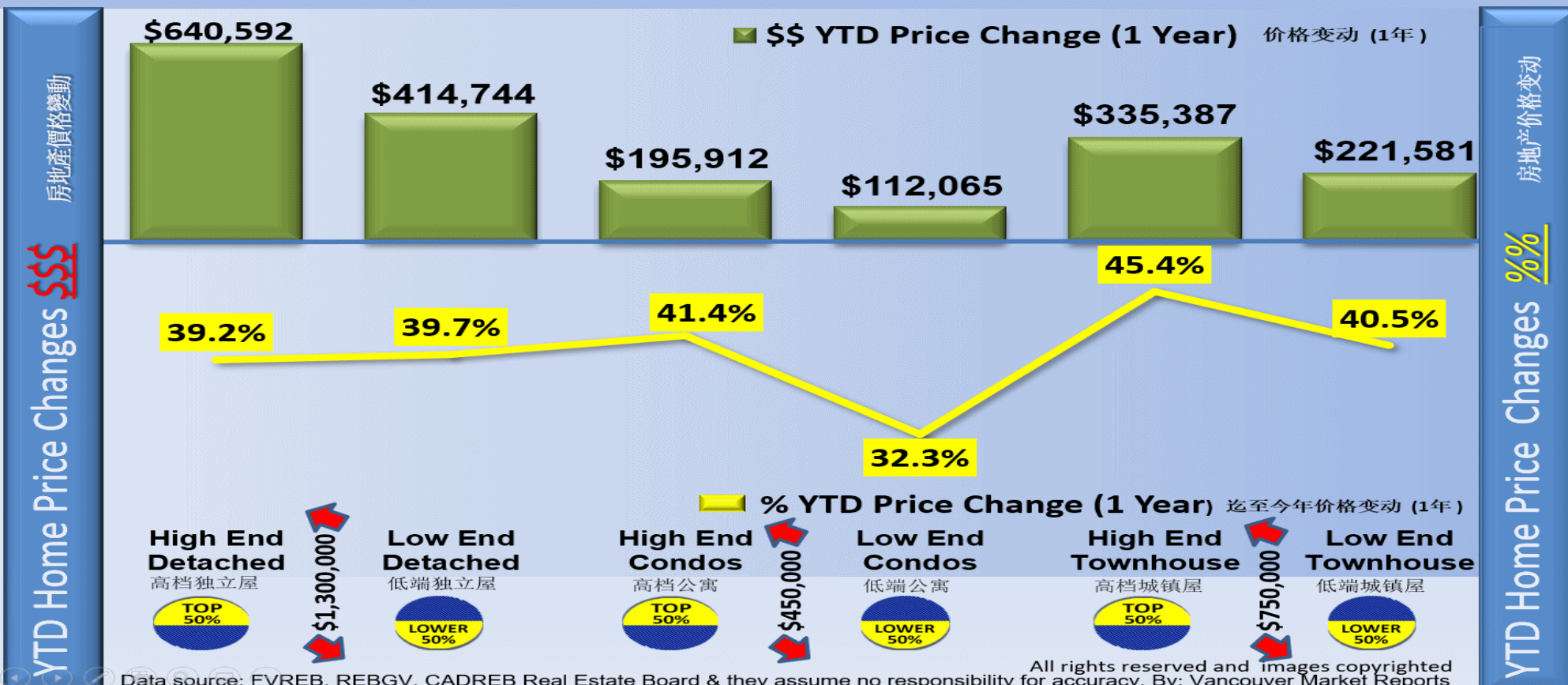
Langley-Cloverdale Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

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

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

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Market Analysis and Forecasting

May 1/22 Langley, Cloverdale

Monthly Market Activity - Apr 2022 Single Family



May 1 2022 Langley, Cloverdale Market Update (Detached)

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

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

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

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

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

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



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Market Analysis and Forecasting

May 1/22 Langley, Cloverdale

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

Langley, Cloverdale List Price Ranges Statistics - Apr 2022

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

2. How Many Properties Were Available During the Month?

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



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What Sold in your Neighbourhood and for What Price?

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



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Market Analysis and Forecasting

May 1/22 Langley, Cloverdale

Next Months Market Forecast

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

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

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

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

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

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Market Analysis and Forecasting

May 1/22 Langley, Cloverdale

Detached

Langley, Cloverdale

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

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



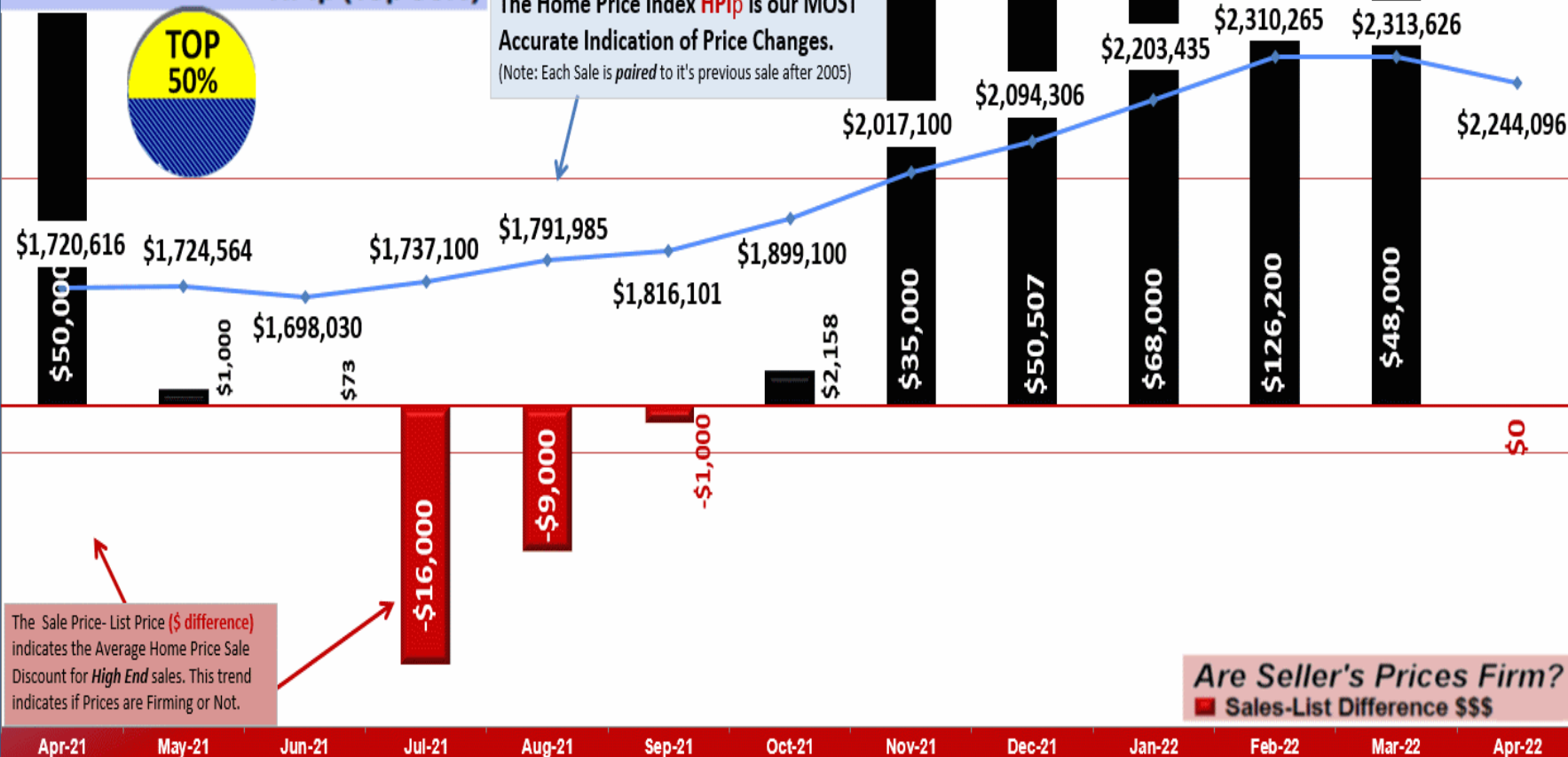
Are Home Prices Up?

Home Price Index → HPIp (Top 50%)



Homes Over \$1,550,000

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



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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Detached



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

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

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Market Analysis and Forecasting

May 1/22 Langley, Cloverdale

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Langley, Cloverdale

Total Listings **, Sales, and %SOLD Rates

← Total Listings → Sales Homes Over \$1,550,000

Sales / Listings
Monthly Totals



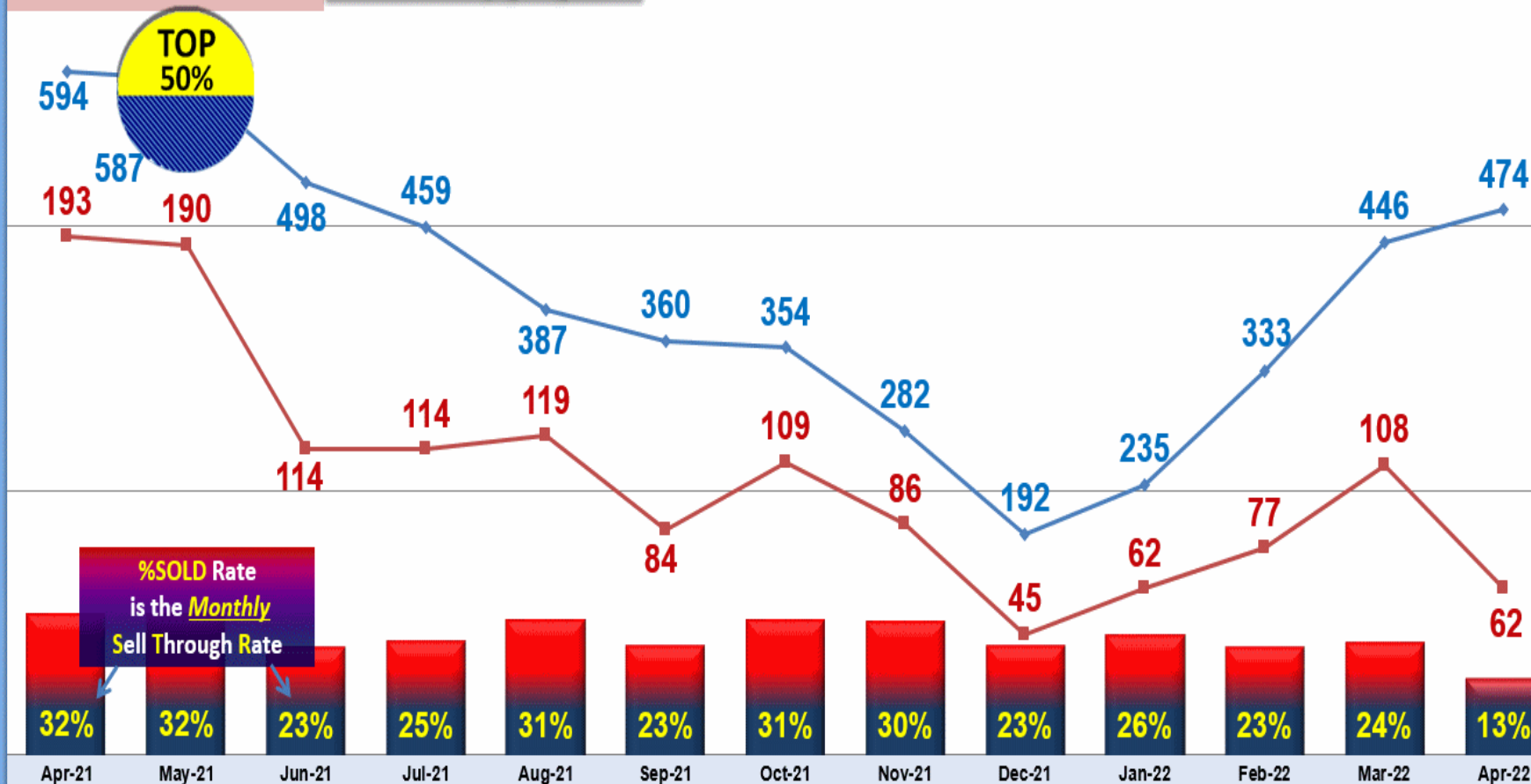
Detached

TOP 50%

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



Detached



%SOLD Rate is the Monthly Sell Through Rate



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

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Market Analysis and Forecasting

May 1/22 Langley, Cloverdale

Detached

Langley, Cloverdale

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

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

Are Home Prices Up?

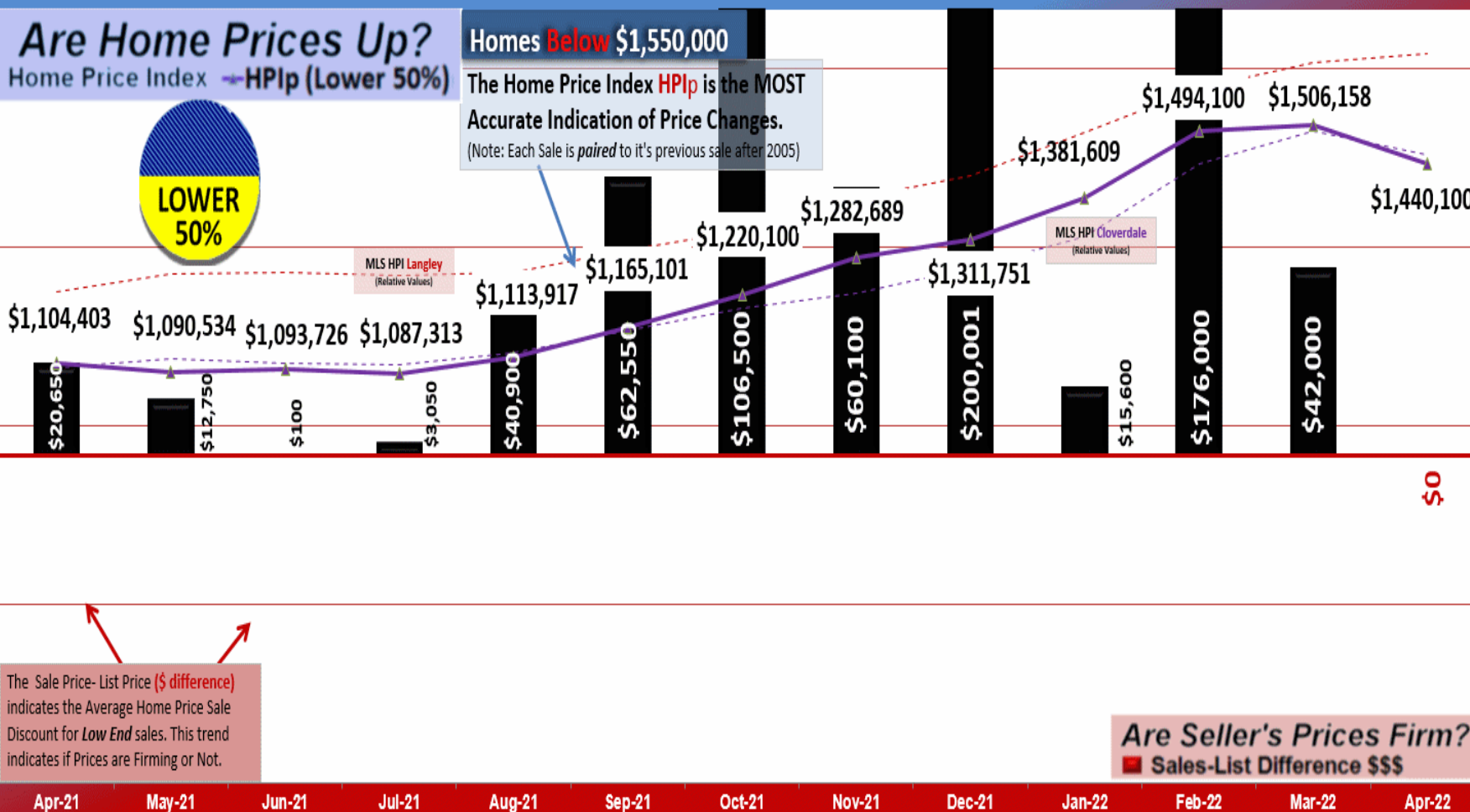
Home Price Index → HPIp (Lower 50%)



Homes Below \$1,550,000

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

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



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

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



Detached



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

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

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Market Analysis and Forecasting

May 1/22 Langley, Cloverdale

Detached

Langley, Cloverdale

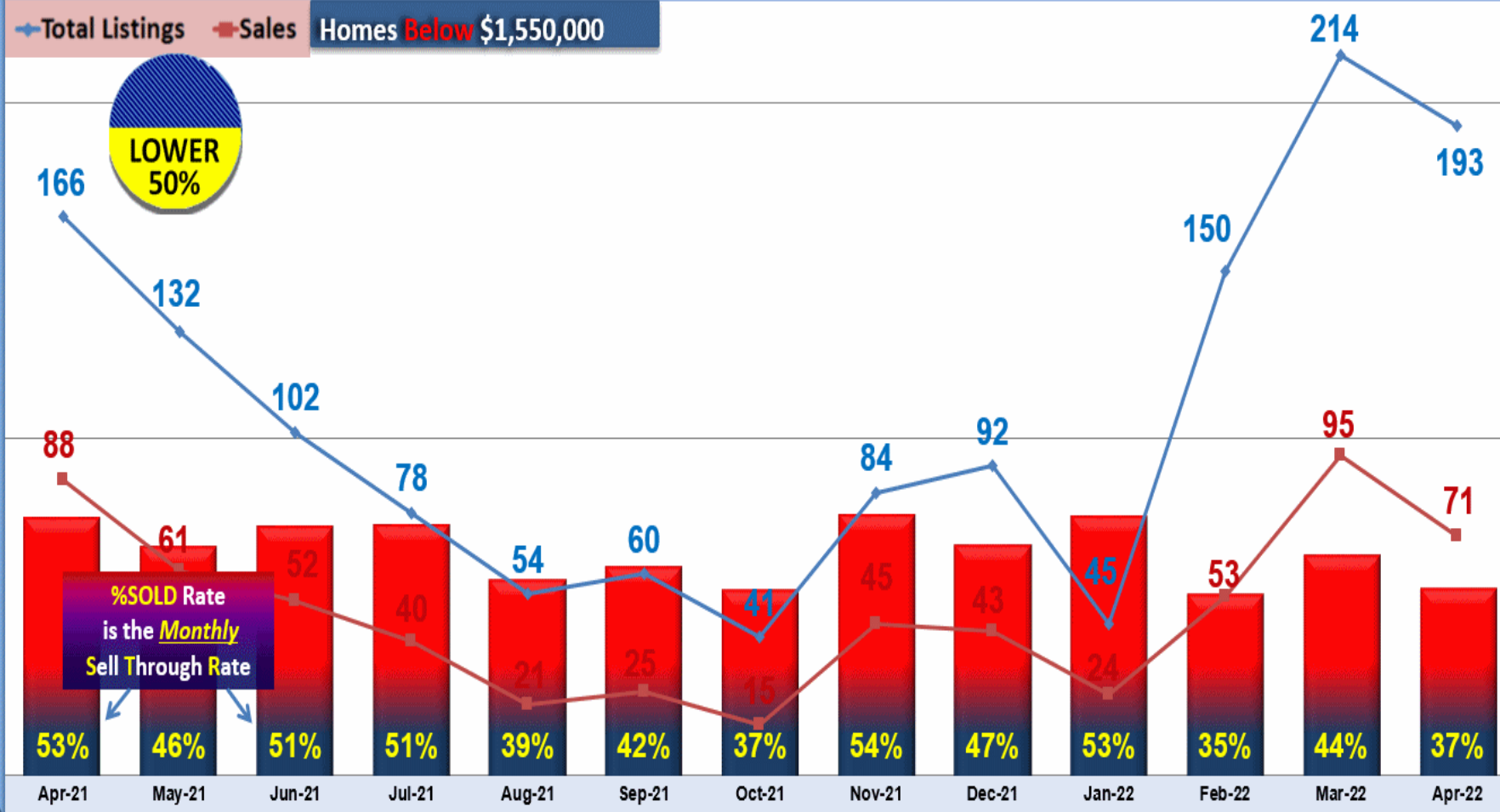
Total Listings **, Sales, and %SOLD Rates

→ Total Listings → Sales Homes Below \$1,550,000

Sales / Listings
Monthly Totals



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



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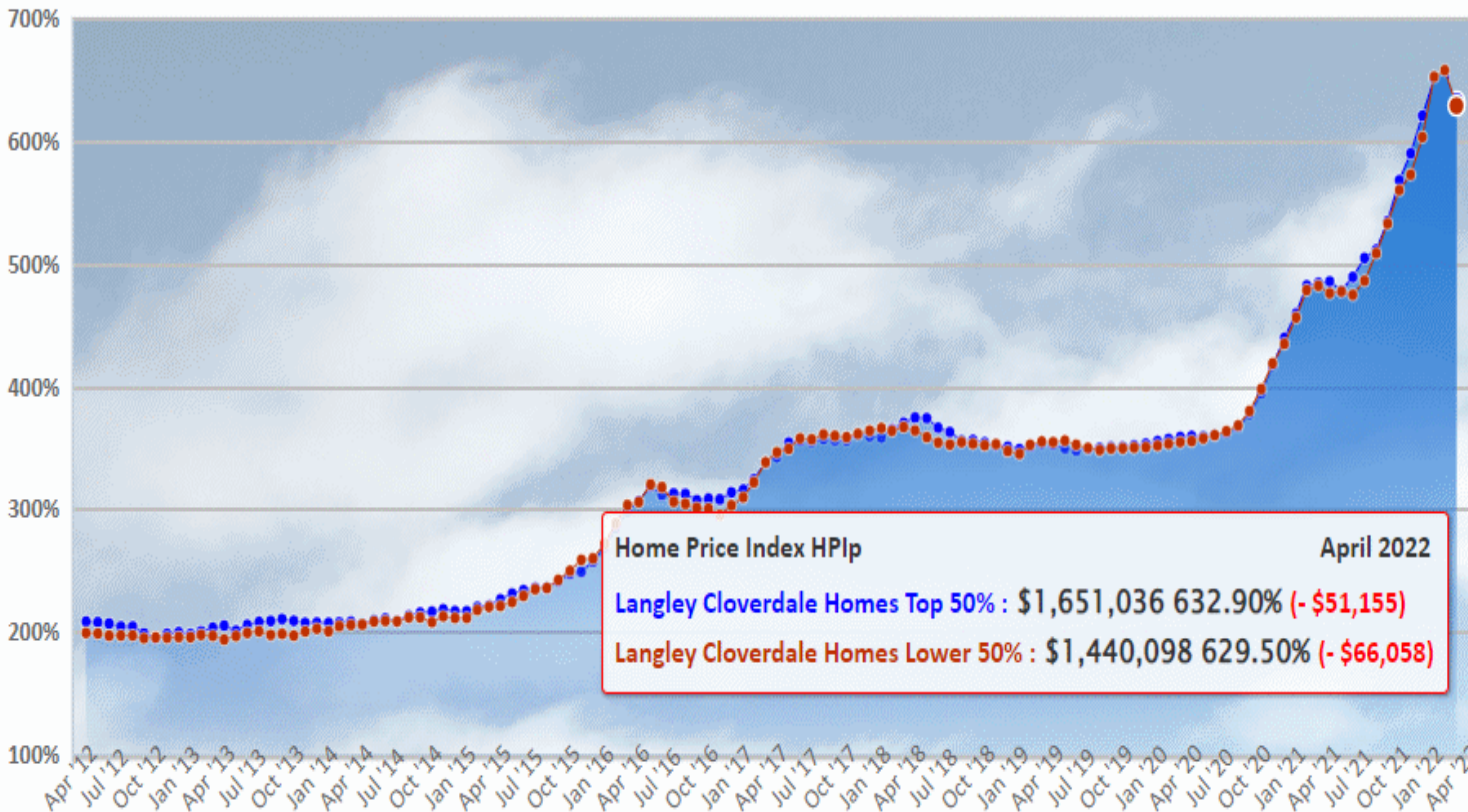
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Langley Cloverdale Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-

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

Monthly Home values



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



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Market Analysis and Forecasting

May 1/22 Langley - Walnut Grove

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

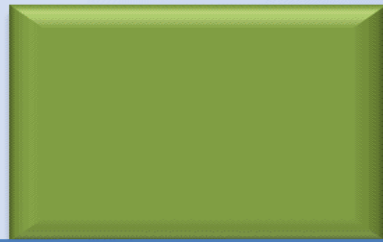
房地产价格变动(\$/%)

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

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

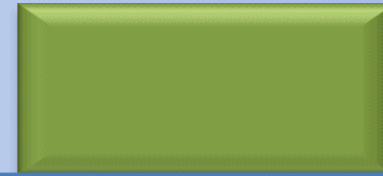
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\$578,532



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

\$419,812



38.3%

36.3%

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

High End Detached

高档独立屋



Low End Detached

低端独立屋



\$1,500,000

房地產價格變動

YTD Home Price Changes \$\$\$

房地產價格變動

YTD Home Price Changes %%

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Market Analysis and Forecasting

May 1/22 Langley - Walnut Grove

Monthly Market Activity - Apr 2022 Single Family

Fort Langley-Walnut Grove



May 1 2022 North Langley Market Update (Detached)

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

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

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

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

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

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



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Market Analysis and Forecasting

May 1/22 Langley - Walnut Grove

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

North Langley List Price Ranges Statistics - Apr 2022

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

2. How Many Properties Were Available During the Month?

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



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Market Analysis and Forecasting

May 1/22 Langley - Walnut Grove

What Sold in your Neighbourhood and for What Price?

North Langley Sub areas Statistics - Apr 2022					Detached	
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Walnut Grove	65	26	7	102%	\$23,500	40.0%
County Line Glen Valley	15	2	17	91%	-\$349,500	13.3%
Willoughby Heights	97	23	9	99%	-\$9,000	23.7%
Fort Langley	21	8	13	96%	-\$74,894	38.1%
Total Activity	198	59	8	100%	\$100	30%



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Market Analysis and Forecasting

May 1/22 Langley - Walnut Grove

Next Months Market Forecast

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

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

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

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

Analytical Methods: The North Langley represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the market into two parts with the **North Langley HPIp Top 50%** representing the higher end sales and the **North Langley 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.



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Market Analysis and Forecasting

May 1/22 Langley - Walnut Grove

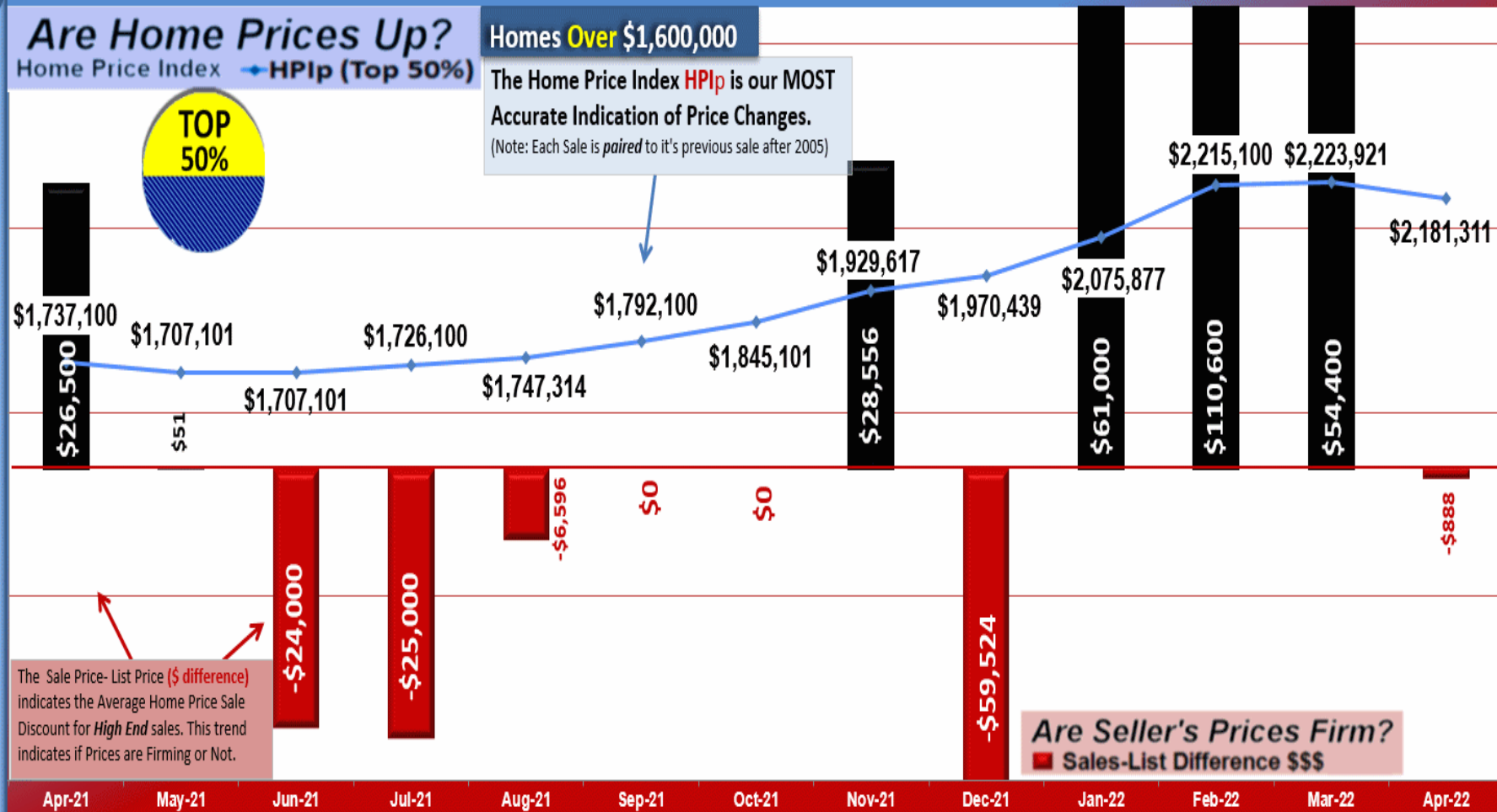
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North Langley: Walnut Grove, Fort Langley Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

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

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



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

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



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



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Market Analysis and Forecasting

May 1/22 Langley - Walnut Grove

Detached

North Langley: Walnut Grove, Fort Langley

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

← Total Listings ← Sales Homes Over \$1,600,000

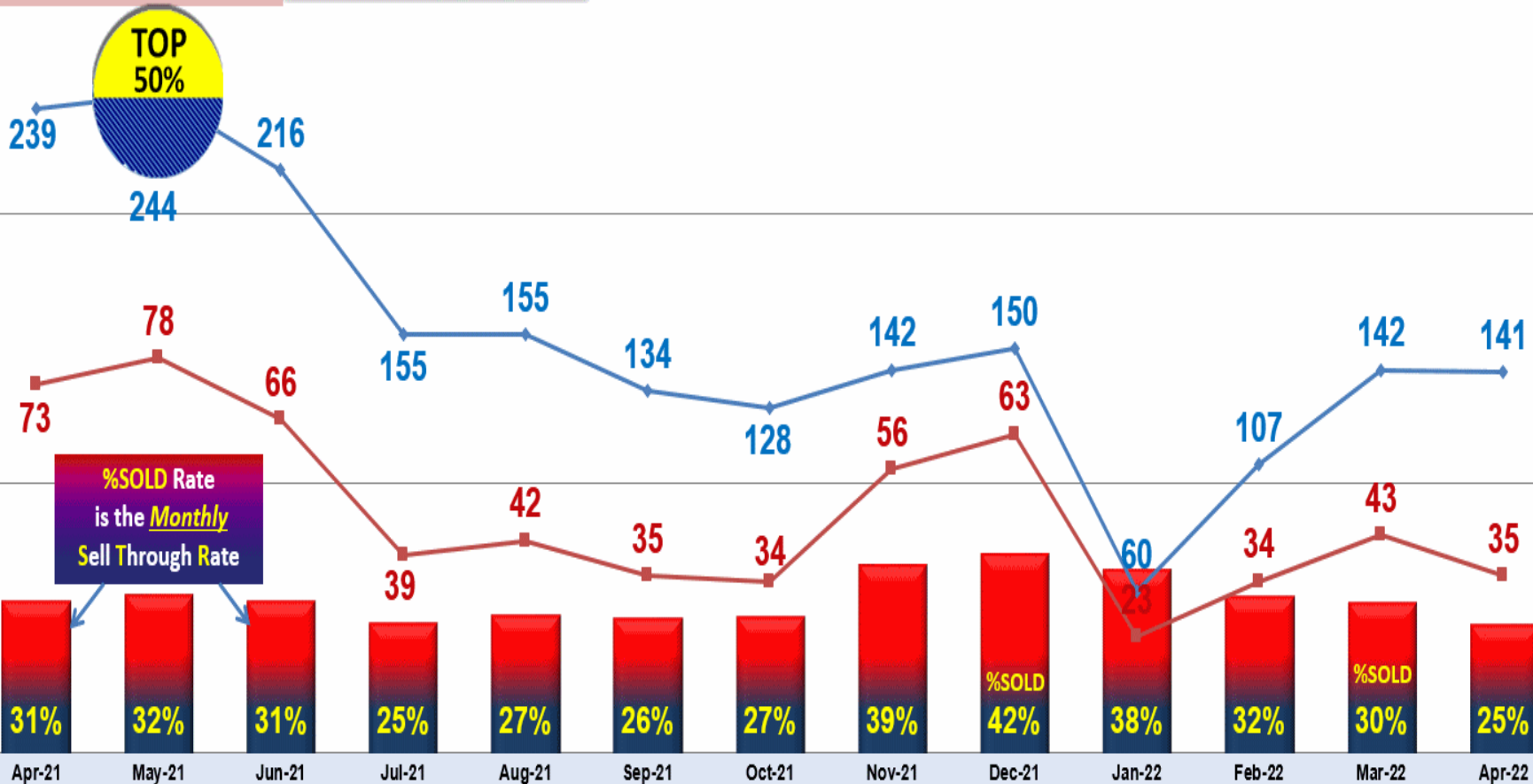
Sales / Listings
Monthly Totals



Detached

TOP 50%

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



%SOLD Rate is the Monthly Sell Through Rate



Detached



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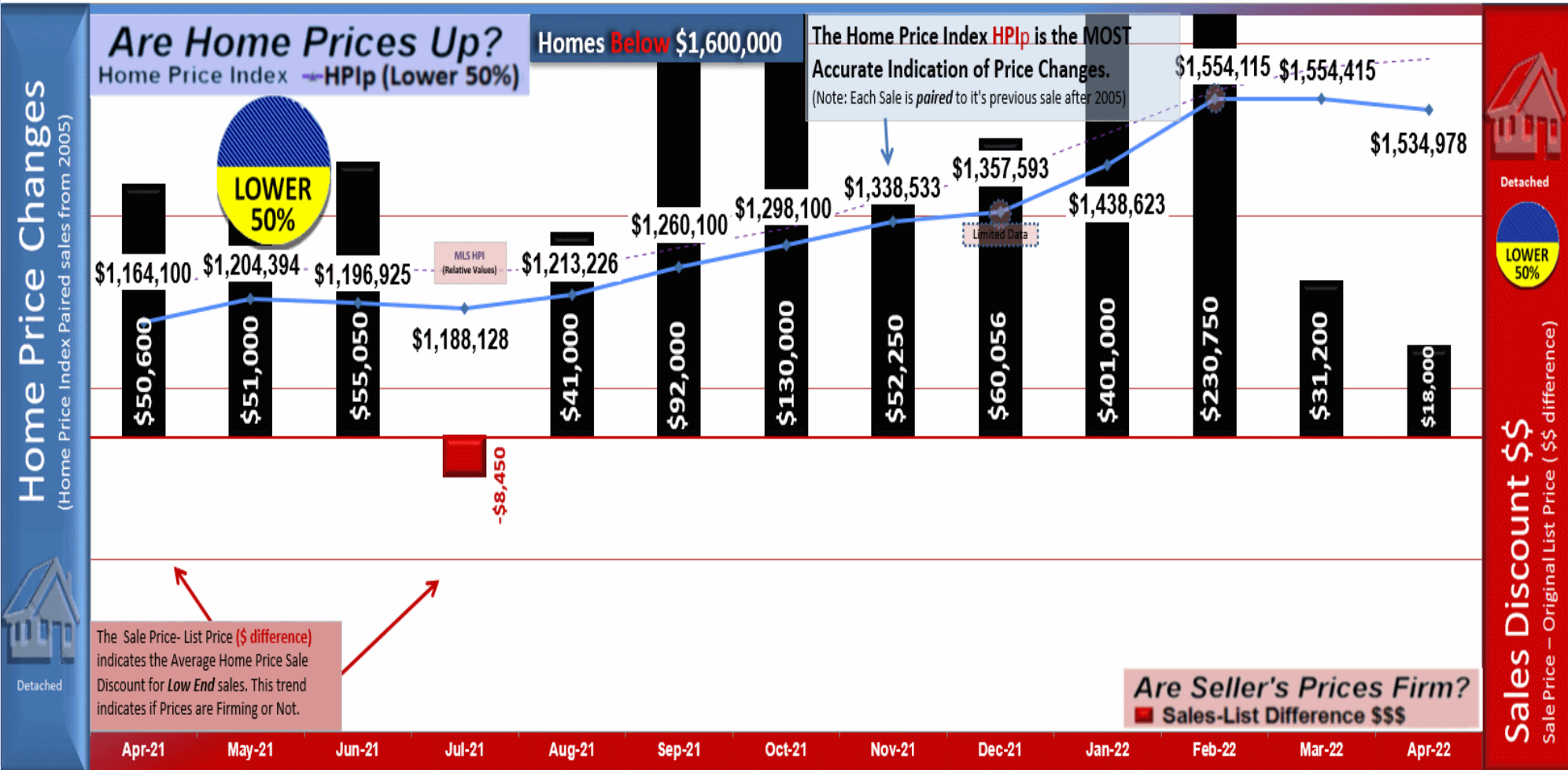
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Market Analysis and Forecasting

May 1/22 Langley - Walnut Grove

Detached

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



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



Detached



Detached



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

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

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

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Market Analysis and Forecasting

May 1/22 Langley - Walnut Grove

Detached North Langley: Walnut Grove, Fort Langley

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

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

Sales / Listings
Monthly Totals



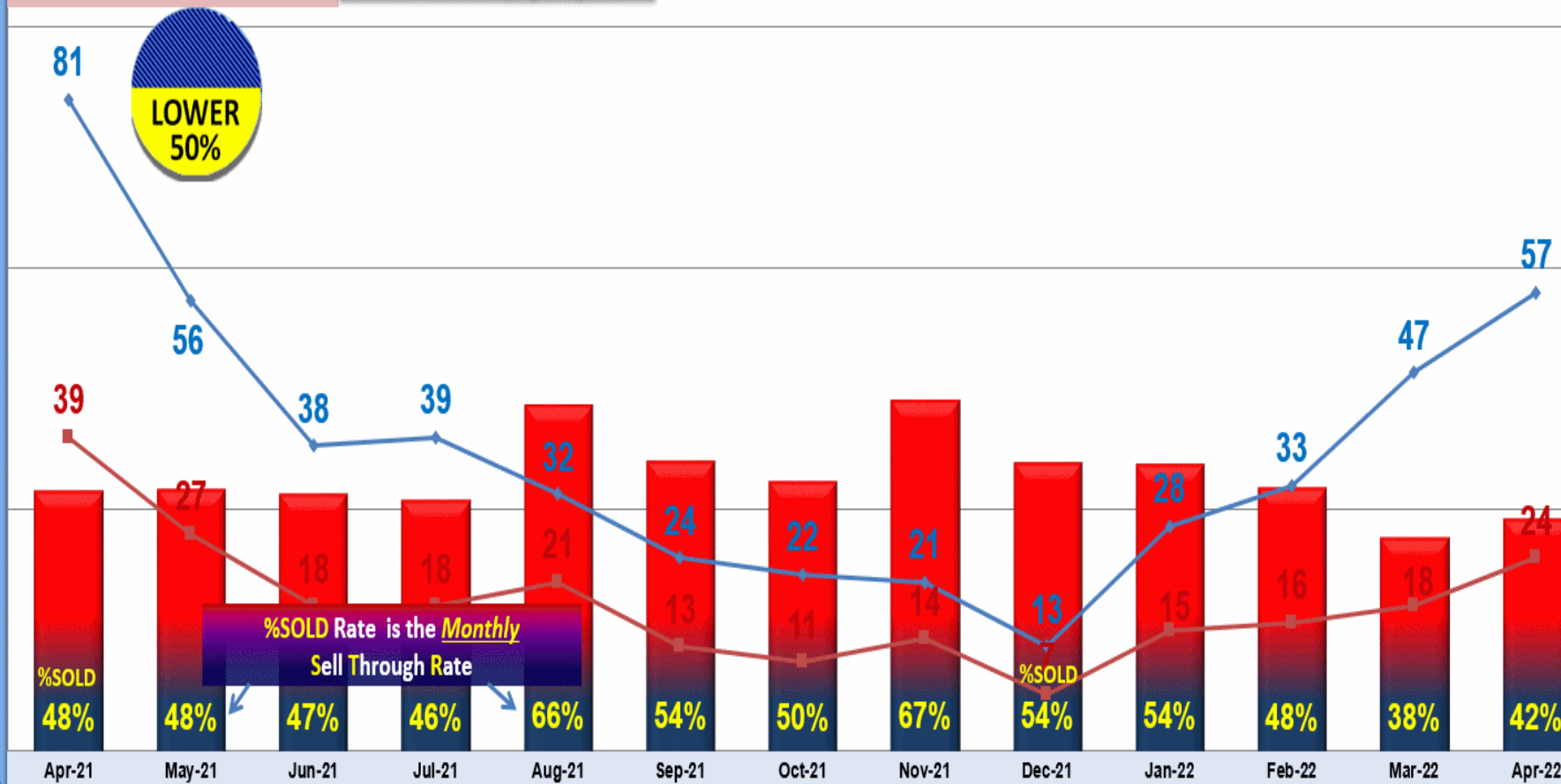
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%SOLD (STR)
Sales/Listings (Monthly Rate)



%SOLD Rate is the Monthly Sell Through Rate



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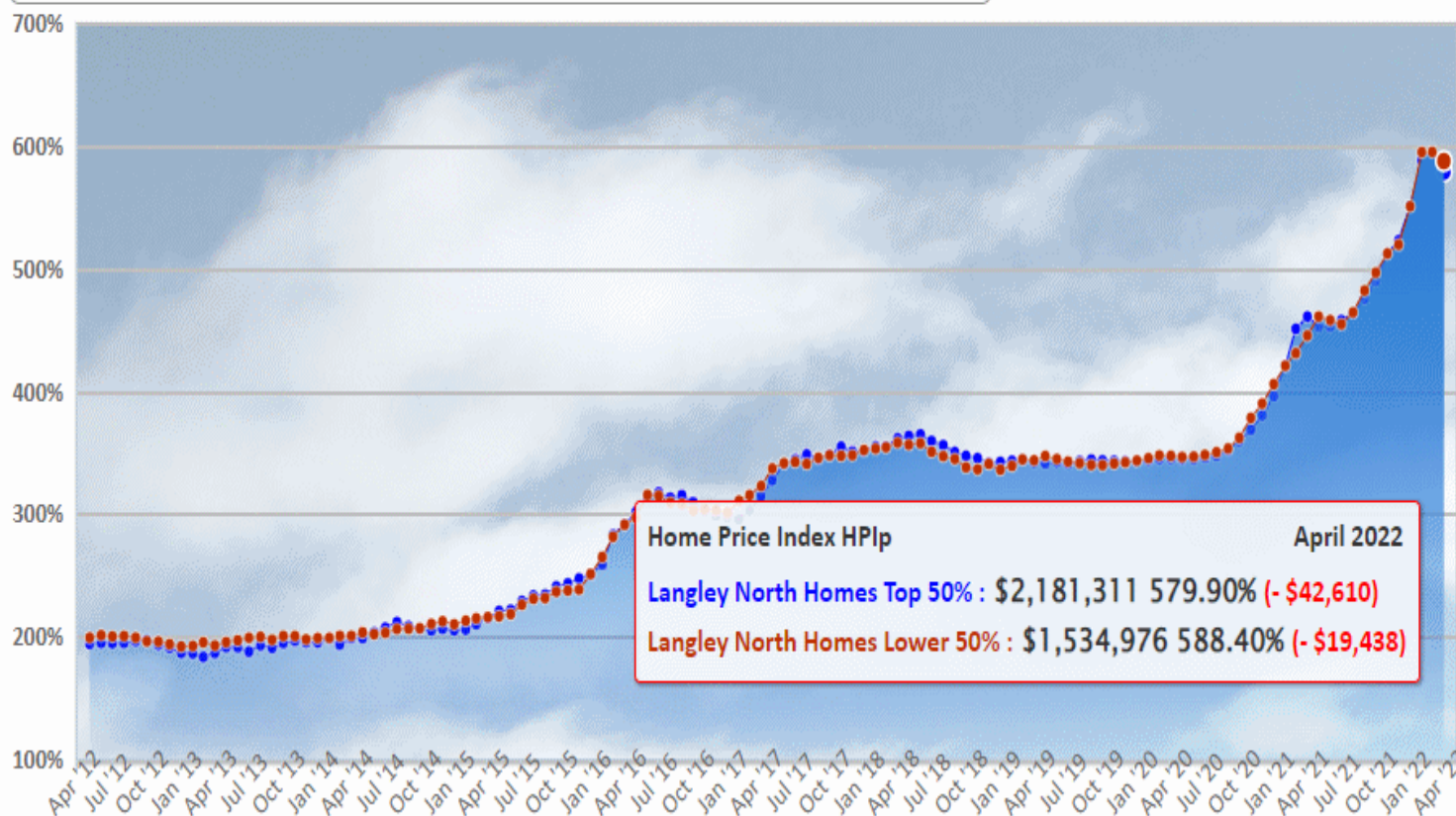
Market Analysis and Forecasting

May 1/22 Langley - Walnut Grove

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

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



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May 1/22 Abbotsford

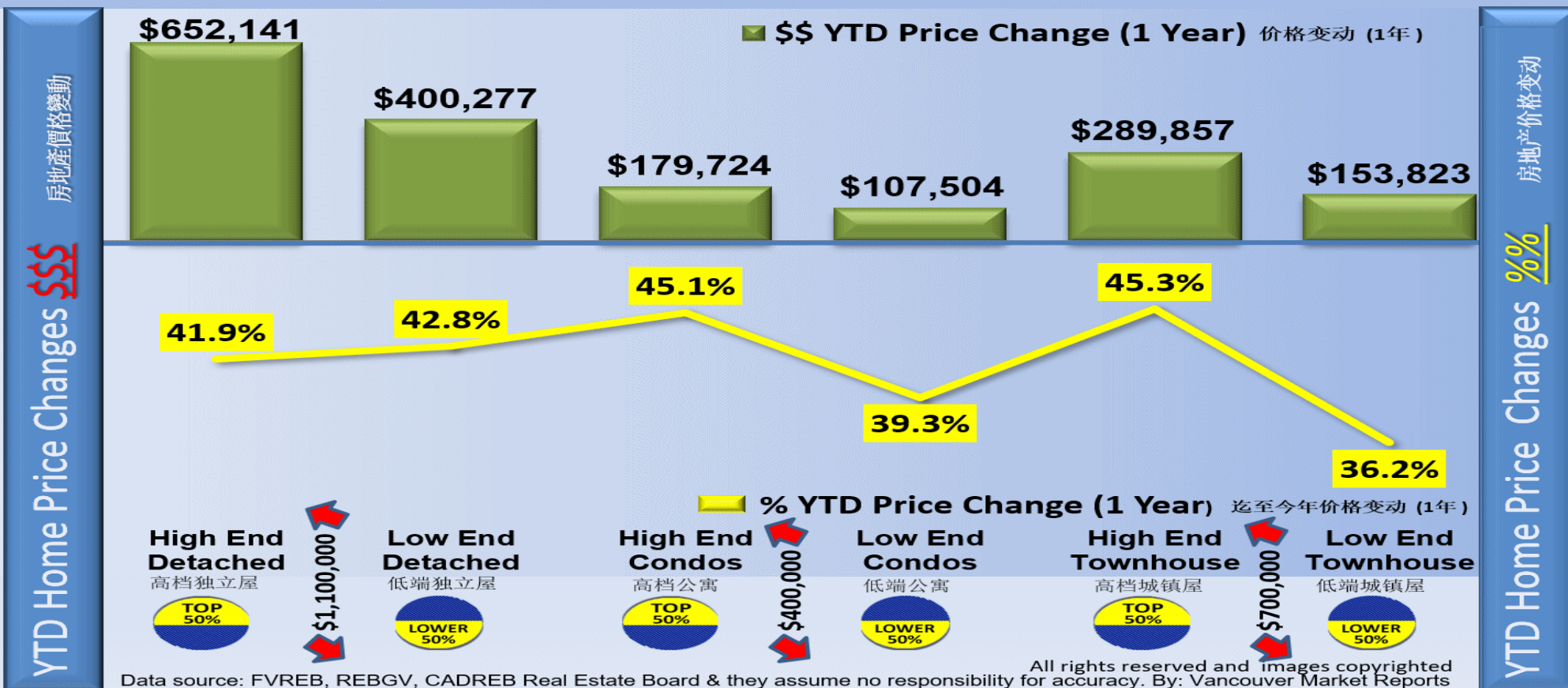
Abbotsford Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

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

房屋类型: 迄于今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports HPIp



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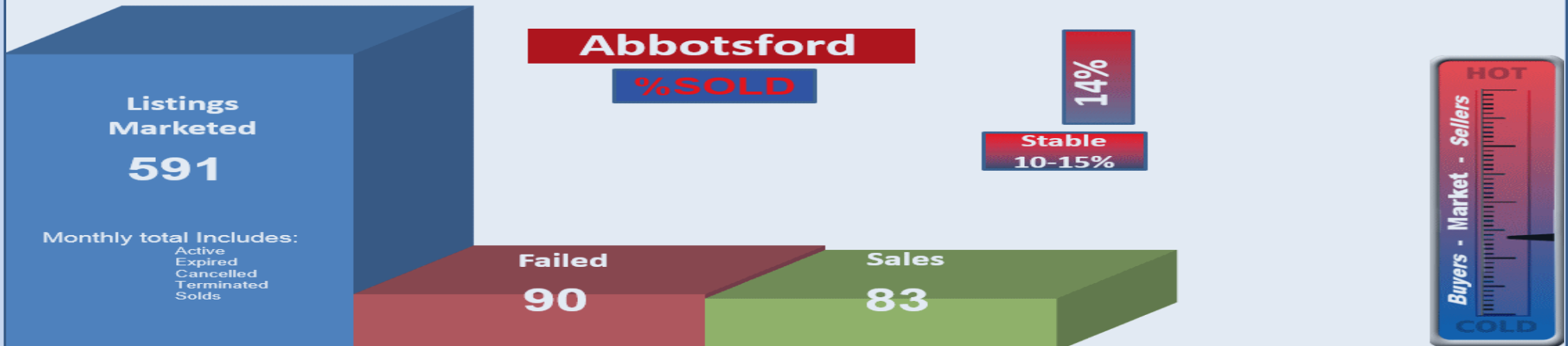
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Market Analysis and Forecasting

May 1/22 Abbotsford

Monthly Market Activity - Apr 2022 - Single Family



May 1 2022 Abbotsford Market Update (Detached)

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

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

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

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

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

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



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Market Analysis and Forecasting

May 1/22 Abbotsford

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

Abbotsford List Price Ranges Statistics - Apr 2022

Detached

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

2. How Many Properties Were Available During the Month?

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



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What Sold in your Neighbourhood and for What Price?

Abbotsford Sub areas Statistics - Apr 2022					Detached	
Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Poplar	34	2	13	98%	-\$24,500	5.9%
Bradner	21	3	12	99%	-\$49,000	14.3%
Matsqui	11	4	14	90%	-\$135,450	36.4%
Sumas Mountain	7	0				0.0%
Abbotsford West	143	22	12	100%	-\$4,950	15.4%
Abbotsford East	227	38	9	98%	-\$22,000	16.7%
Aberdeen	32	1	2	100%	\$3,000	3.1%
Sumas Prairie	9	1	17	104%	\$50,000	11.1%
Central Abbotsford	107	12	10	97%	-\$35,306	11.2%
Total Activity	591	83	10	98%	-\$20,000	14%



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Market Analysis and Forecasting

May 1/22 Abbotsford

Next Months Market Forecast

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

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

Analytical Methods: The Abbotsford represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the market into two parts with The **Abbotsford HPIp Top 50%** representing the higher end sales 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.

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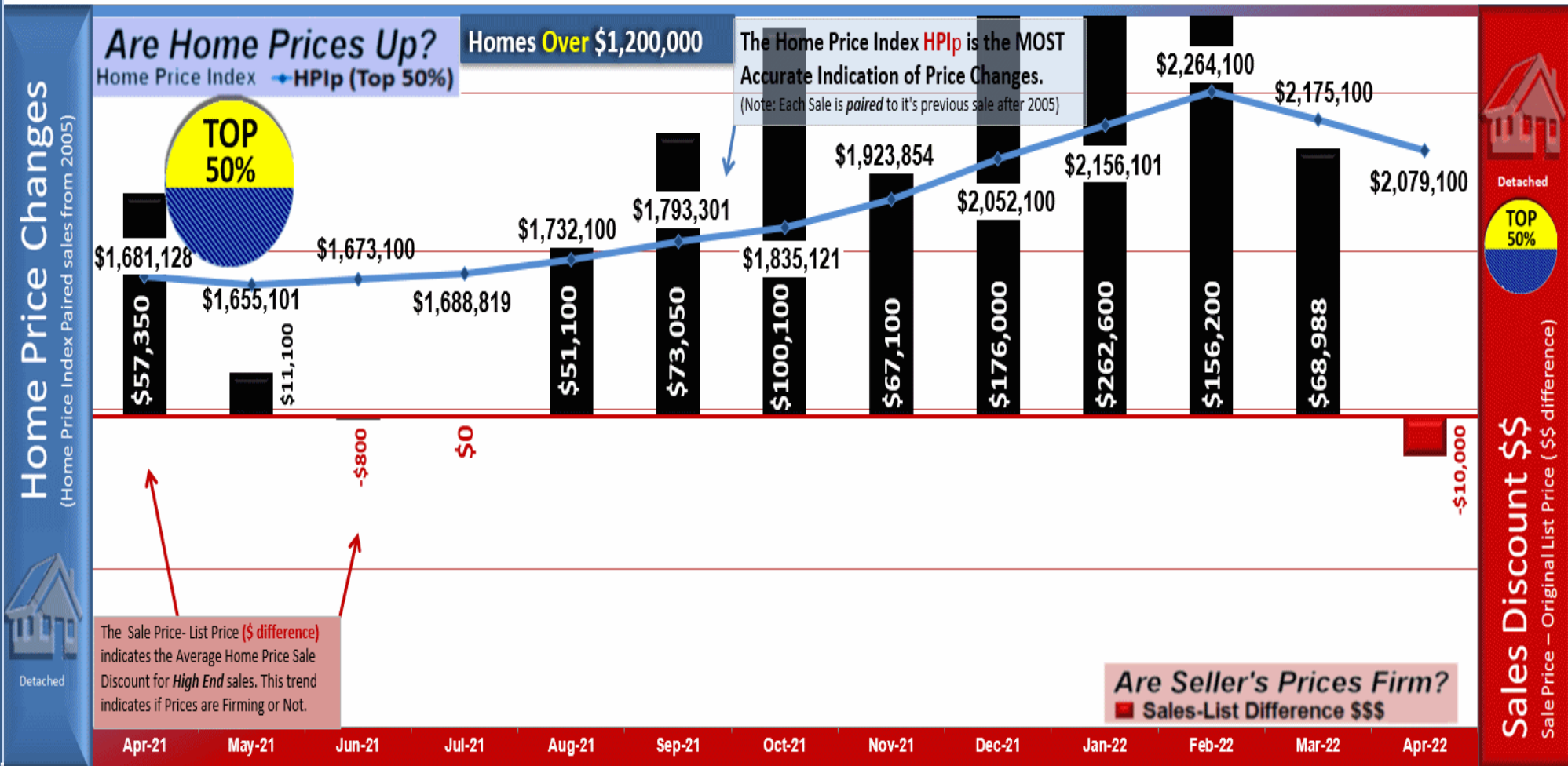
Market Analysis and Forecasting

May 1/22 Abbotsford

Detached

Abbotsford

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



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



Detached

Are Home Prices Up?

Home Price Index → **HPIp** (Top 50%)

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

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

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

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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Detached

TOP 50%

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



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Market Analysis and Forecasting

May 1/22 Abbotsford

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

◆ Total Listings ■ Sales Homes Over \$1,200,000

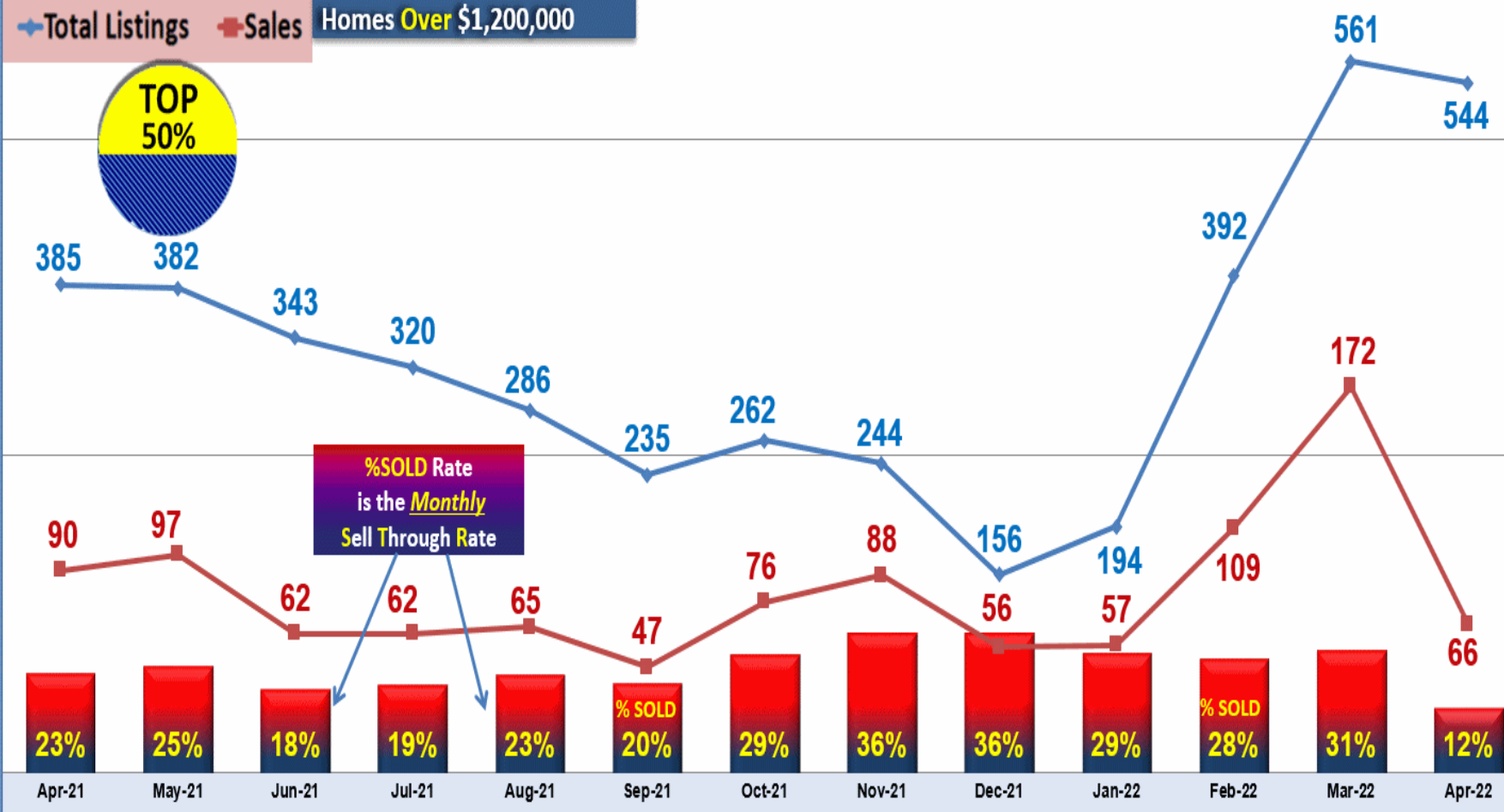
Sales / Listings
Monthly Totals



Detached



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



Detached



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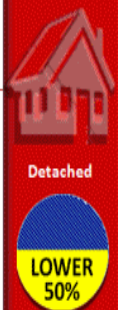
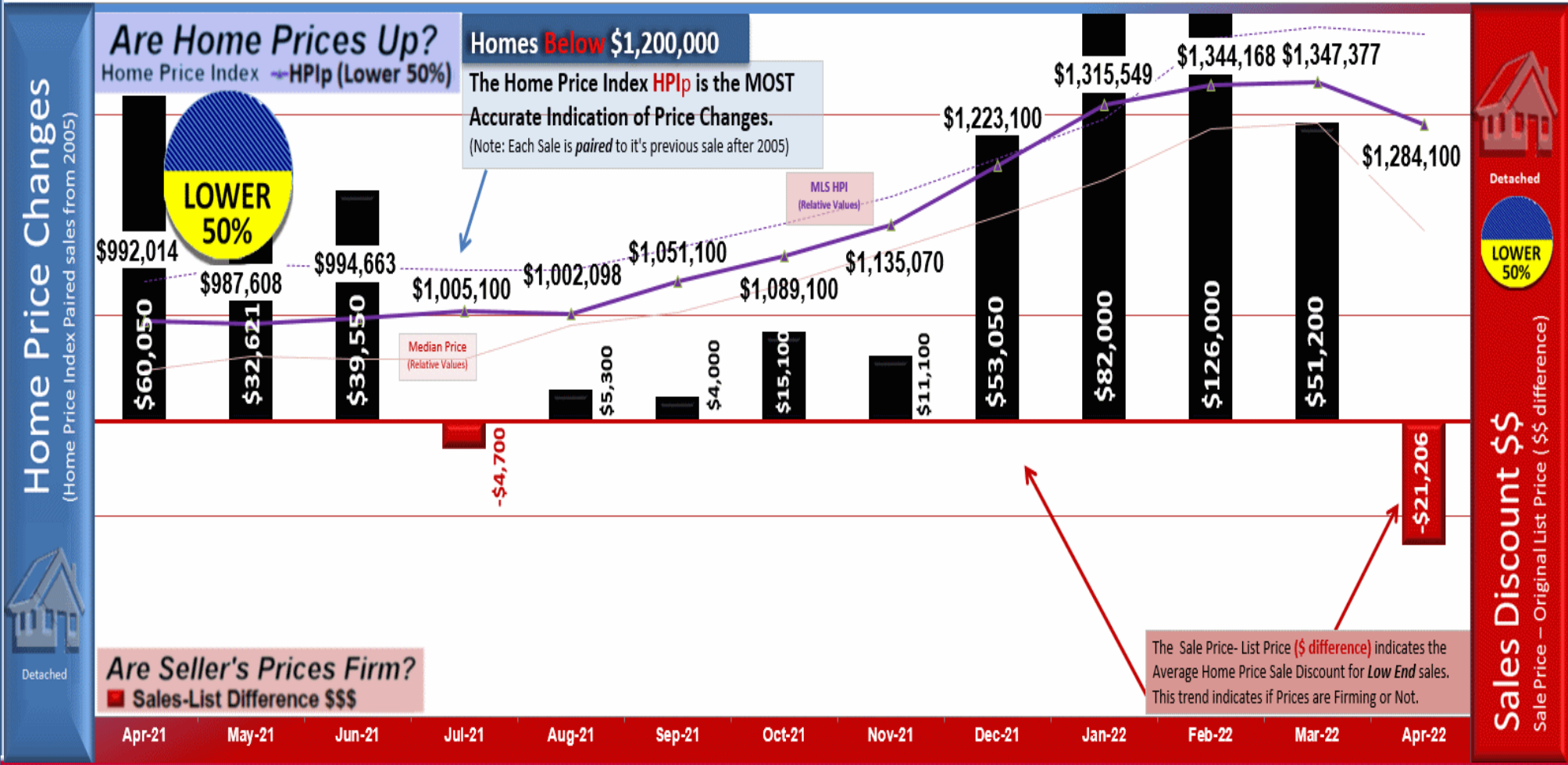
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Market Analysis and Forecasting

May 1/22 Abbotsford

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



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May 1/22 Abbotsford

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

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

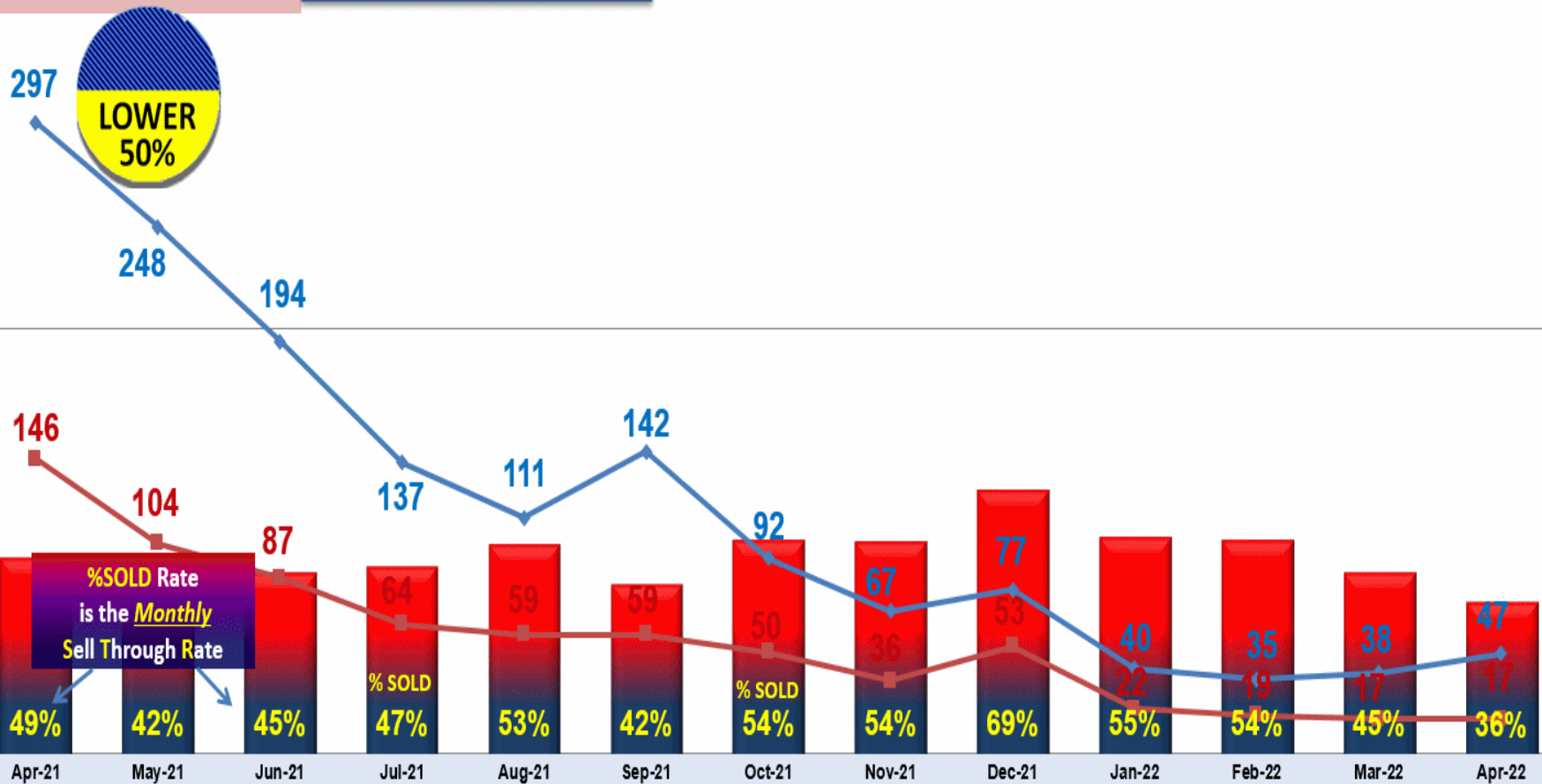
Sales / Listings
Monthly Totals



Detached



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



Detached



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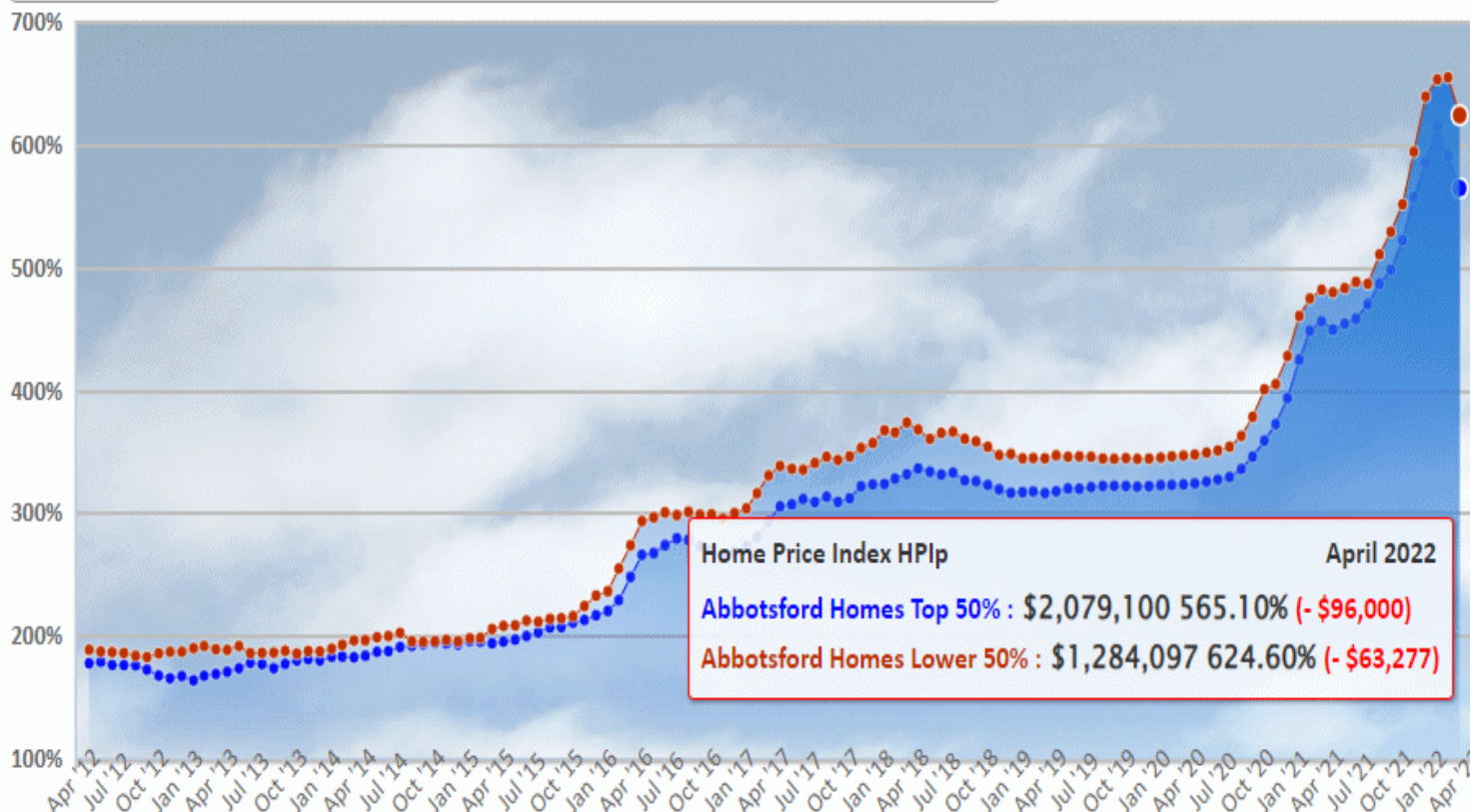
May 1/22 Abbotsford

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

Monthly Home values



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



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Market Analysis and Forecasting

May 1/22 Langley, Cloverdale

Langley, Cloverdale Sub areas Statistics - Apr 2022						Attached
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Cloverdale BC	104	36	8	101%	\$8,500	34.6%
Clayton	177	56	7	101%	\$10,550	31.6%
Murrayville	25	7	11	102%	\$19,200	28.0%
Salmon River	7	3	8	99%	-\$7,000	42.9%
Brookwood Langley	0	0				0.0%
Aldergrove Langley	20	7	5	102%	\$11,000	35.0%
Langley City	214	70	8	101%	\$6,000	32.7%
Total Activity	547	179	8	101%	\$10,001	33%

Langley, Cloverdale List Price Ranges Statistics - Apr 2022						Attached
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$475,000	32	13	7	105%	\$21,000	40.6%
\$475,001-\$550,000	80	31	7	100%	\$1,000	38.8%
\$550,001-\$650,000	137	47	10	99%	-\$3,000	34.3%
\$650,001-\$800,000	102	38	7	104%	\$30,550	37.3%
\$800,001-\$950,000	104	35	7	101%	\$5,112	33.7%
\$950,001 and more	92	15	8	102%	\$20,000	16.3%
Total Activity	547	179	8	101%	\$10,001	33%

May 1 2022 Langley, Cloverdale Market Update (Attached)

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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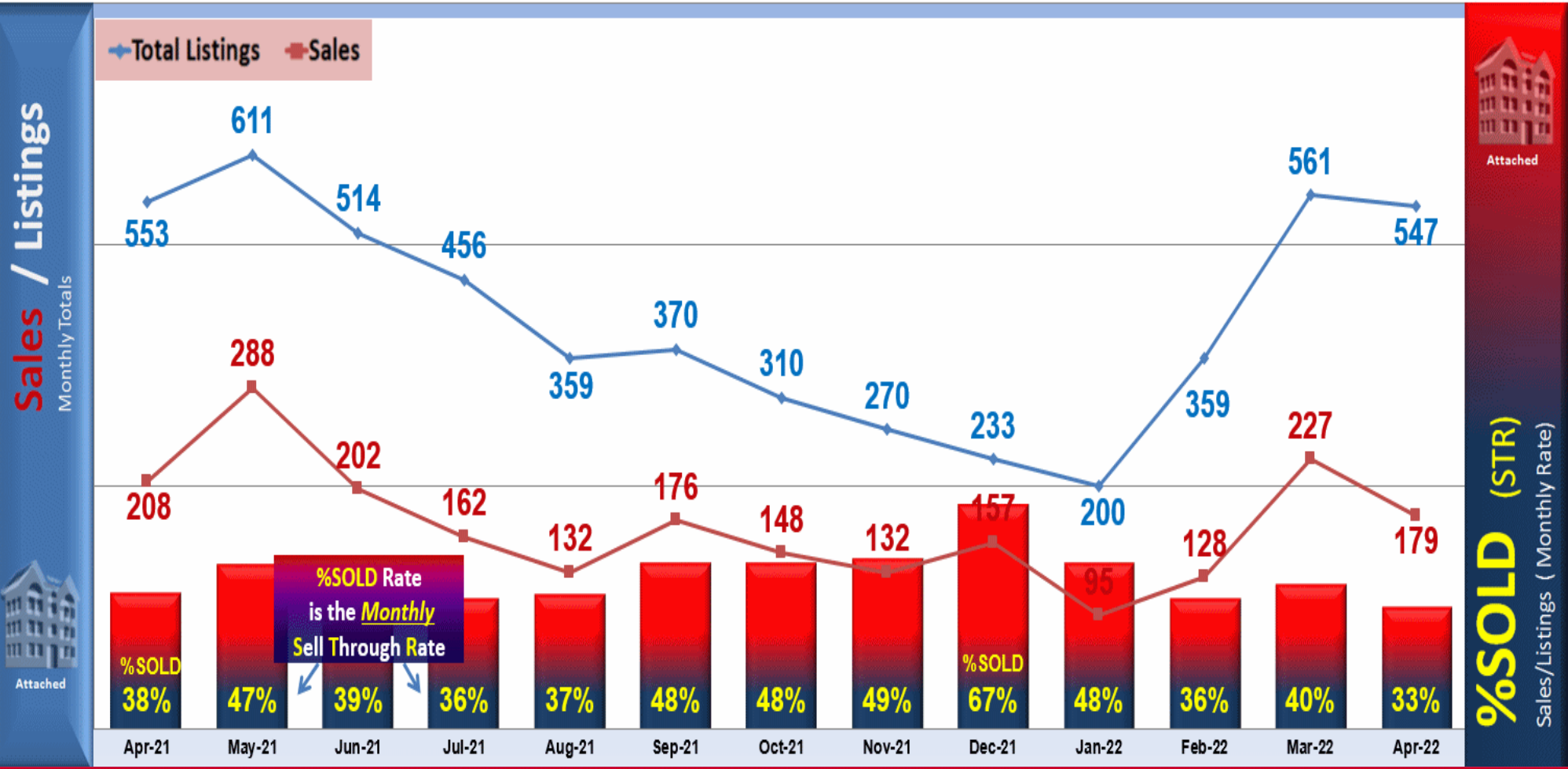
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Market Analysis and Forecasting

May 1/22 Langley, Cloverdale

Attached Langley, Cloverdale

Total Listings **, Sales, and %SOLD Rates



Sales / Listings
Monthly Totals



Attached

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



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May 1/22 Langley, Cloverdale

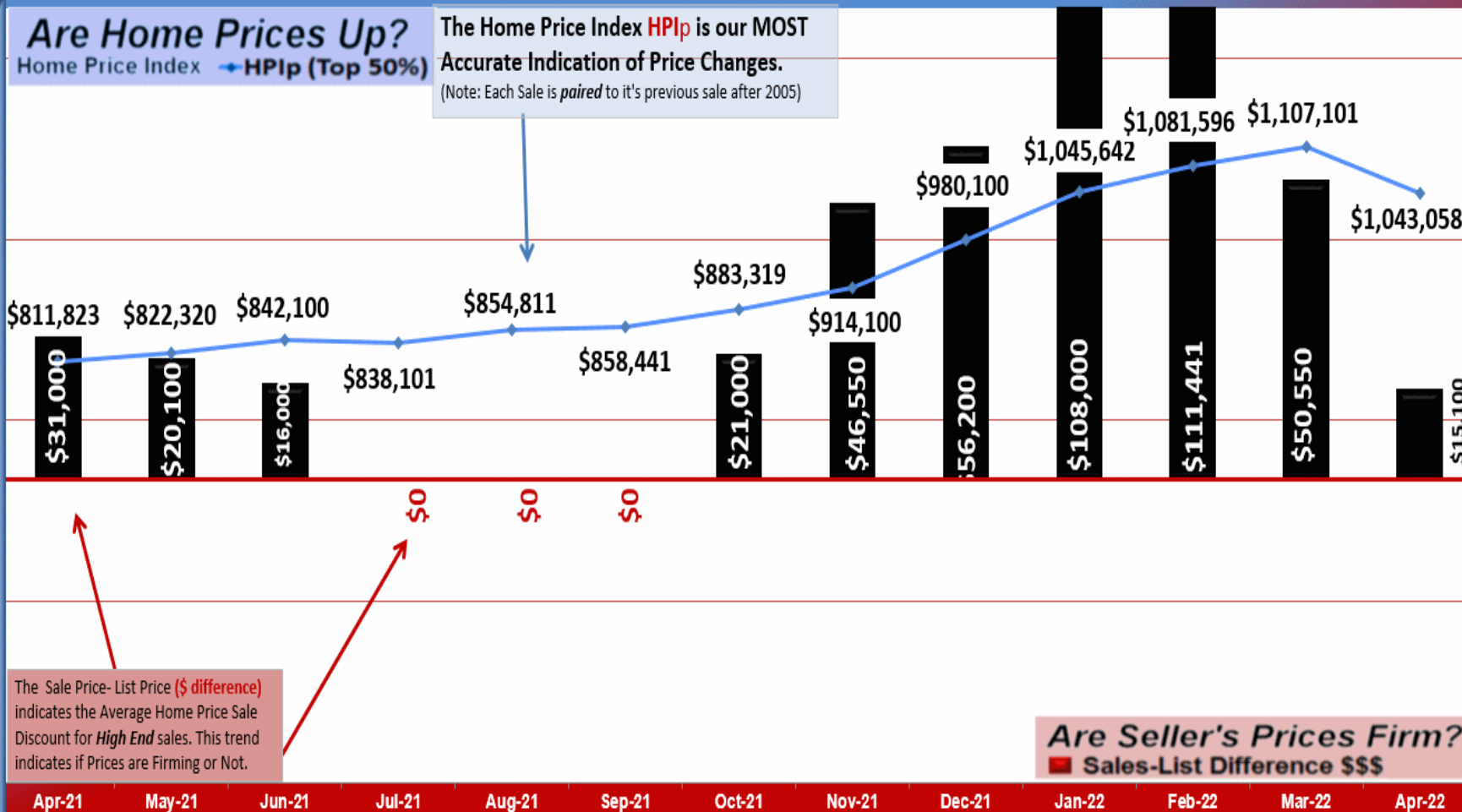
Attached Langley, Cloverdale Townhouse Home Price Index HPI (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

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

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

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



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

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



Townhouses

TOP 50%

Sales Discount \$\$

Sale Price - Original List Price (\$ difference)



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May 1/22 Langley, Cloverdale

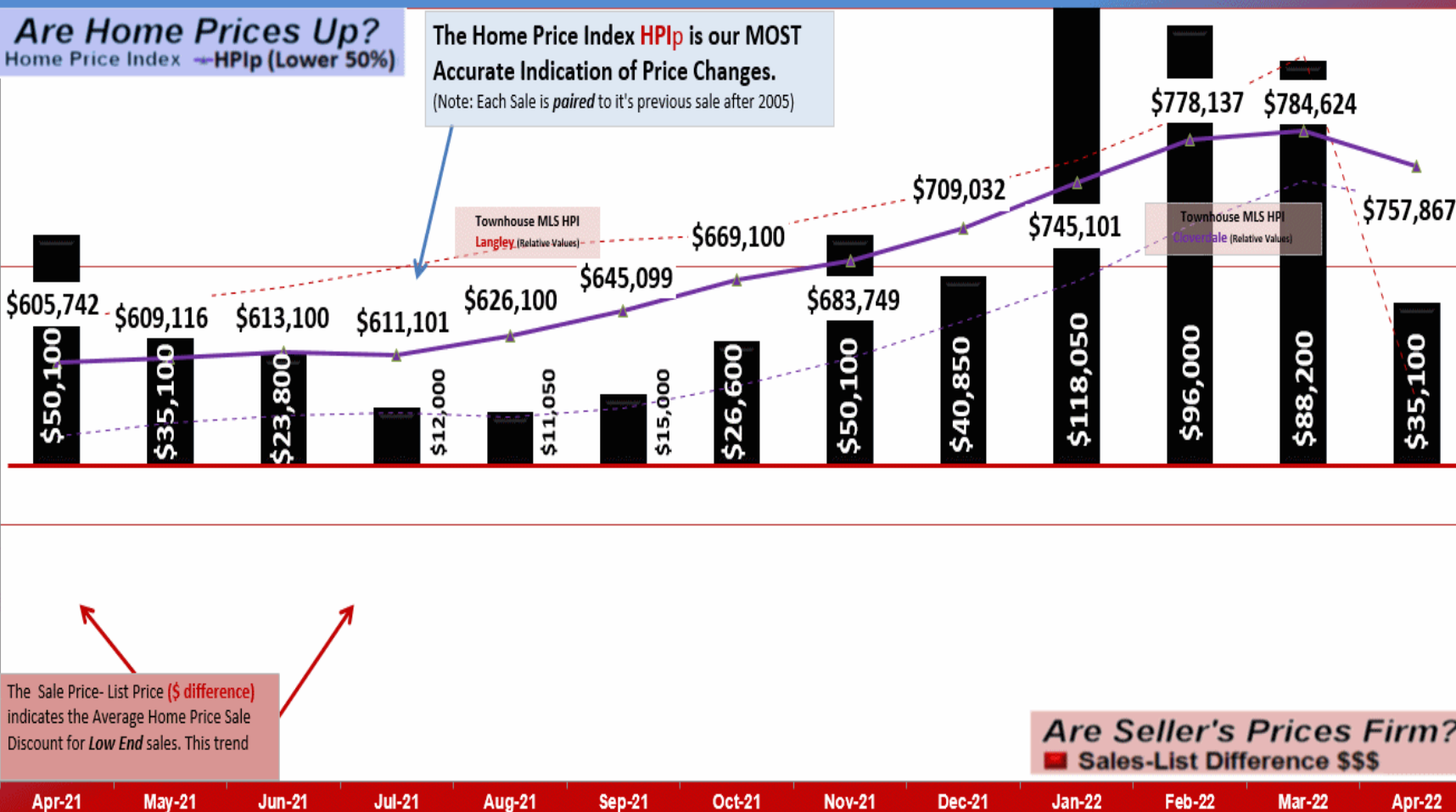
Attached Langley, Cloverdale Townhouse Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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

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

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

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



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

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



Townhouses



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



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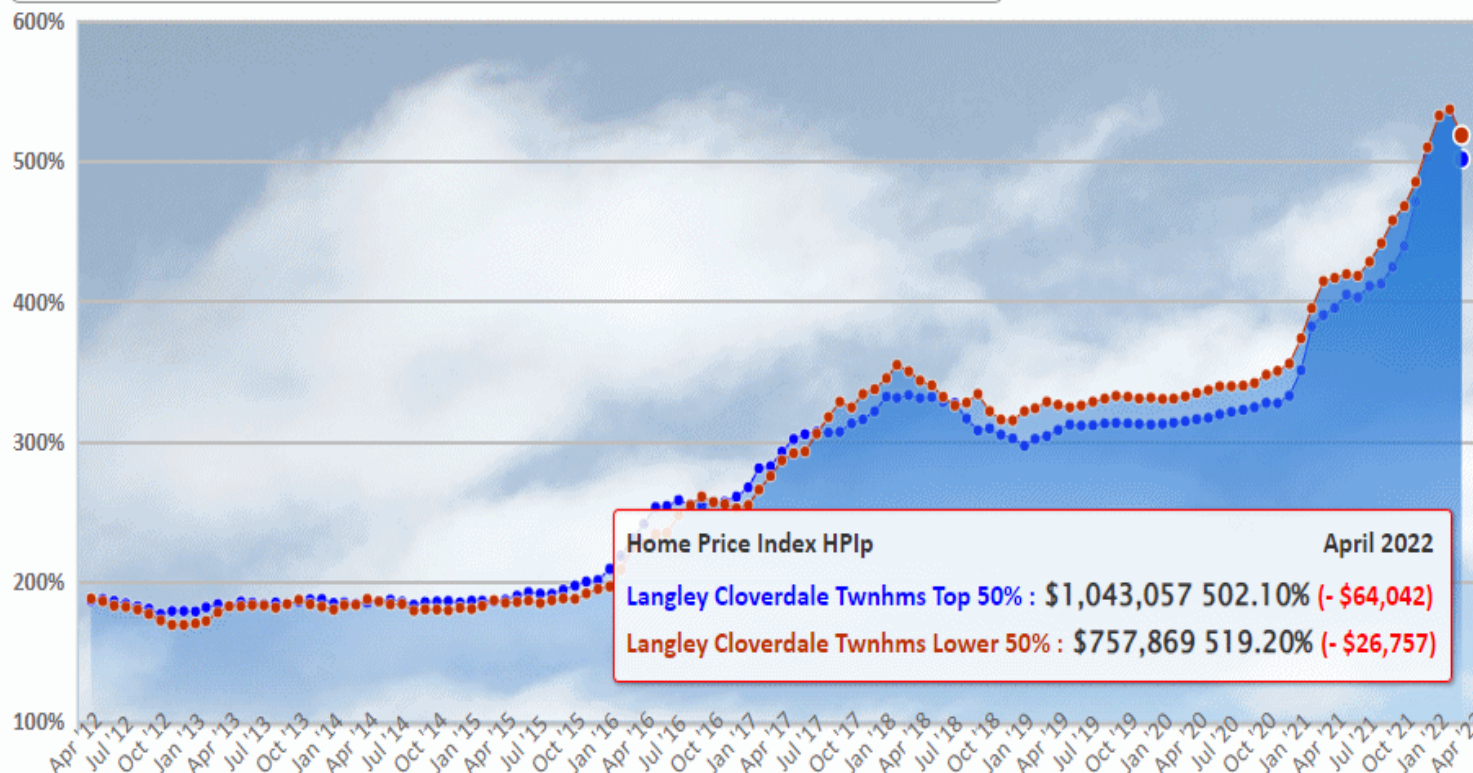
Market Analysis and Forecasting

May 1/22 Langley, Cloverdale

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



Home Price Index HPIp April 2022
 Langley Cloverdale Twnhms Top 50% : \$1,043,057 502.10% (- \$64,042)
 Langley Cloverdale Twnhms Lower 50% : \$757,869 519.20% (- \$26,757)

Monthly Home values

Date	Value
Apr 2022	% 502.10
Mar 2022	% 532.90
Feb 2022	% 520.60
Jan 2022	% 503.30
Dec 2021	% 471.80
Nov 2021	% 440.00
Oct 2021	% 425.20
Sep 2021	% 413.20
Aug 2021	% 411.50
Jul 2021	% 403.40
Jun 2021	% 405.40
May 2021	% 395.80

Drag over area to ZOOM in

Highcharts.com

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May 1/22 Langley, Cloverdale

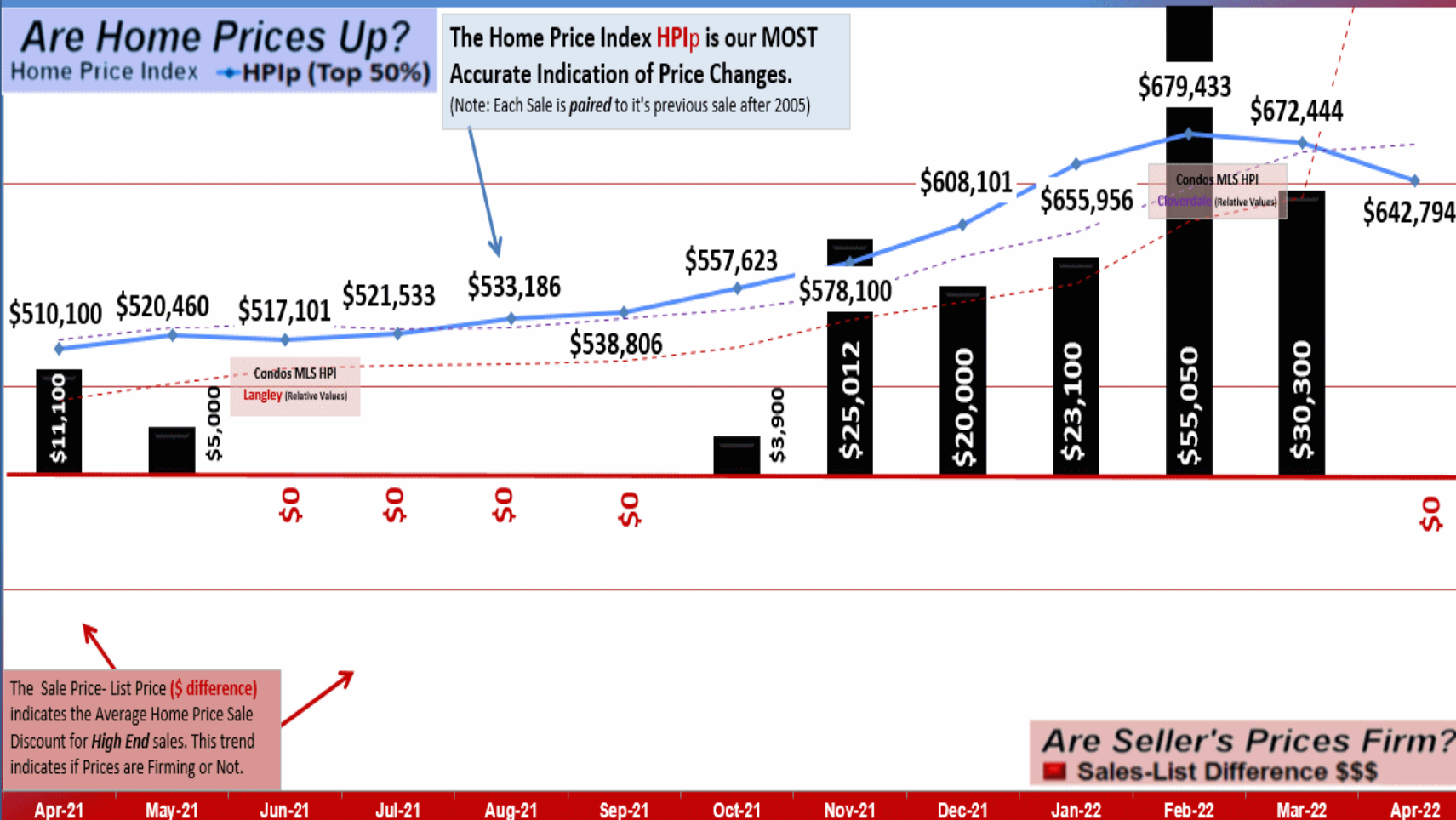
Attached Langley, Cloverdale Condos Home Price Index HPI (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

Home Price Changes

(Home Price Index Paired sales from 2005)

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

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

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



Condominiums

TOP 50%

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



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Market Analysis and Forecasting

May 1/22 Langley, Cloverdale

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

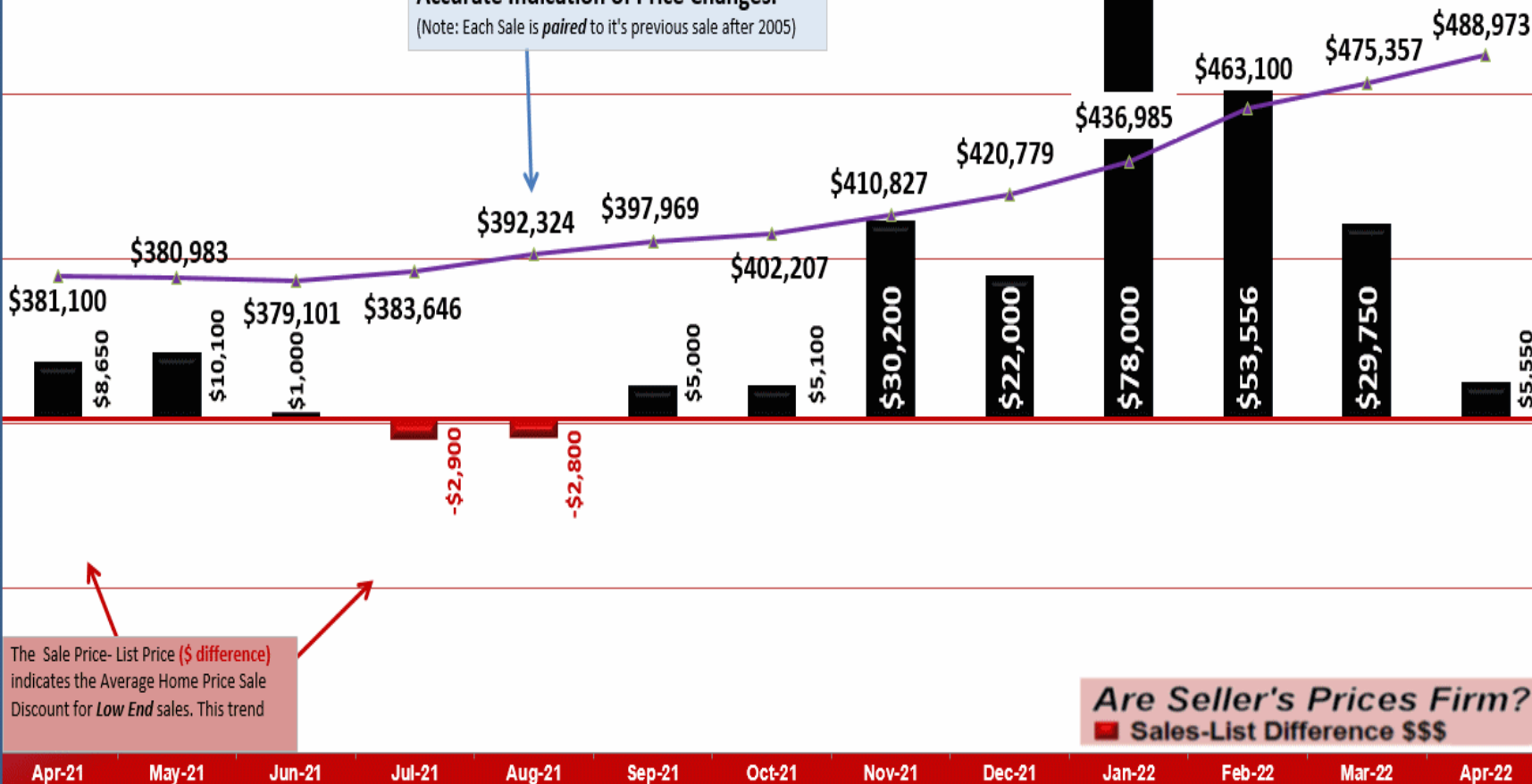
Home Price Changes

(Home Price Index Paired sales from 2005)

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

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

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



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

Are Seller's Prices Firm?
Sales-List Price (\$ difference)



Condominiums



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



Condominiums



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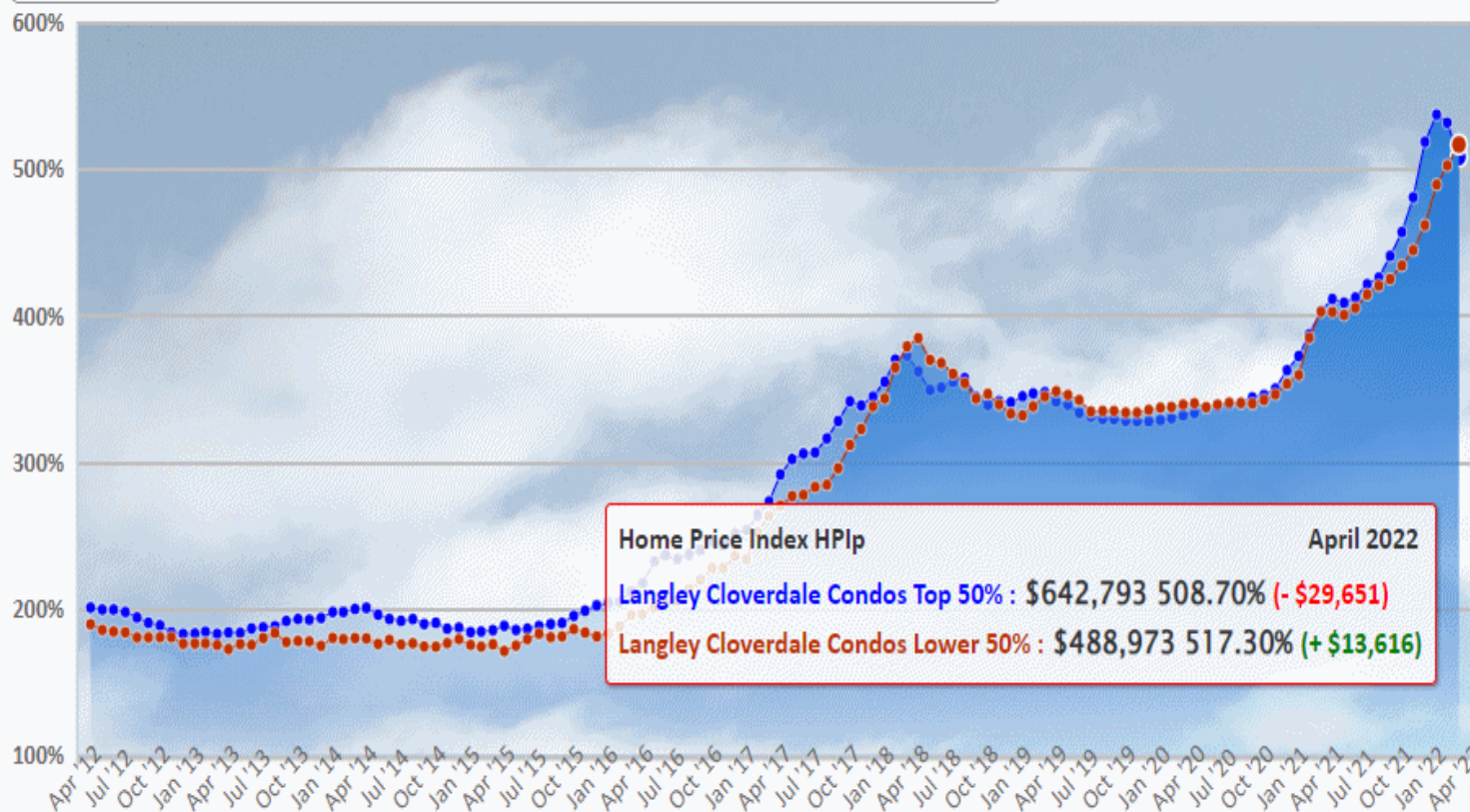
May 1/22 Langley, Cloverdale

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

Monthly Home values



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



*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **all marketed listings /month.
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Market Analysis and Forecasting

May 1/22 Abbotsford

Abbotsford Sub areas Statistics - Apr 2022							Attached
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
Poplar	35	9	13	100%	\$0	25.7%	
Bradner	1	0				0.0%	
Sumas Mountain	0	0				0.0%	
Abbotsford West	190	50	9	100%	-\$450	26.3%	
Abbotsford East	63	19	14	98%	-\$15,000	30.2%	
Aberdeen	9	2	21	99%	-\$12,400	22.2%	
Sumas Prairie	0	0				0.0%	
Central Abbotsford	226	73	9	100%	\$1,000	32.3%	
Total Activity	524	153	10	100%	\$0	29%	

Abbotsford List Price Ranges Statistics - Apr 2022							Attached
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
\$0-\$350,000	27	12	7	99%	-\$1,500	44.4%	↑
\$350,001-\$430,000	52	25	9	101%	\$5,100	48.1%	↑
\$430,001-\$500,000	98	41	8	100%	\$100	41.8%	↑
\$500,001-\$650,000	109	23	10	100%	\$0	21.1%	↑
\$650,001-\$800,000	106	32	11	100%	\$100	30.2%	↑
\$800,001 and more	132	20	11	97%	-\$24,350	15.2%	↑
Total Activity	524	153	10	100%	\$0	29%	↑

May 1 2022 Abbotsford Market Update Attached Townhomes/ Condos

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

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

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

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

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

HPIp (Top 50%) shows that prices increased \$167,779.

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

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

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

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

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

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

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

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

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

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

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



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Market Analysis and Forecasting

May 1/22 Abbotsford

Attached Townhomes/ Condos

Abbotsford

Total Listings, Sales, and %SOLD rates

Sales / Listings

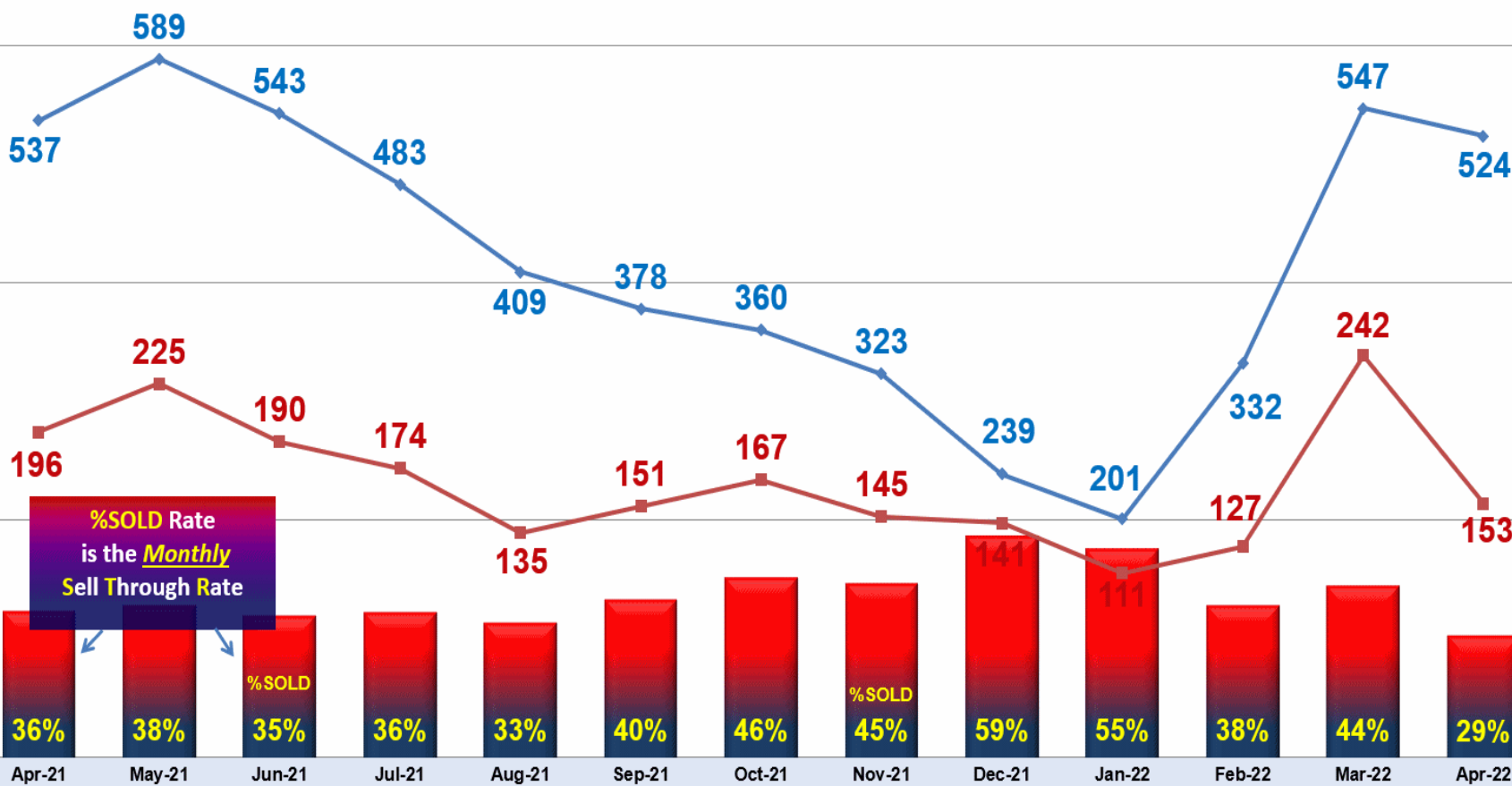
Monthly Totals



Attached

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

◆ Total Listings ■ Sales



%SOLD Rate is the Monthly Sell Through Rate



Attached



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May 1/22 Abbotsford

Attached

Abbotsford

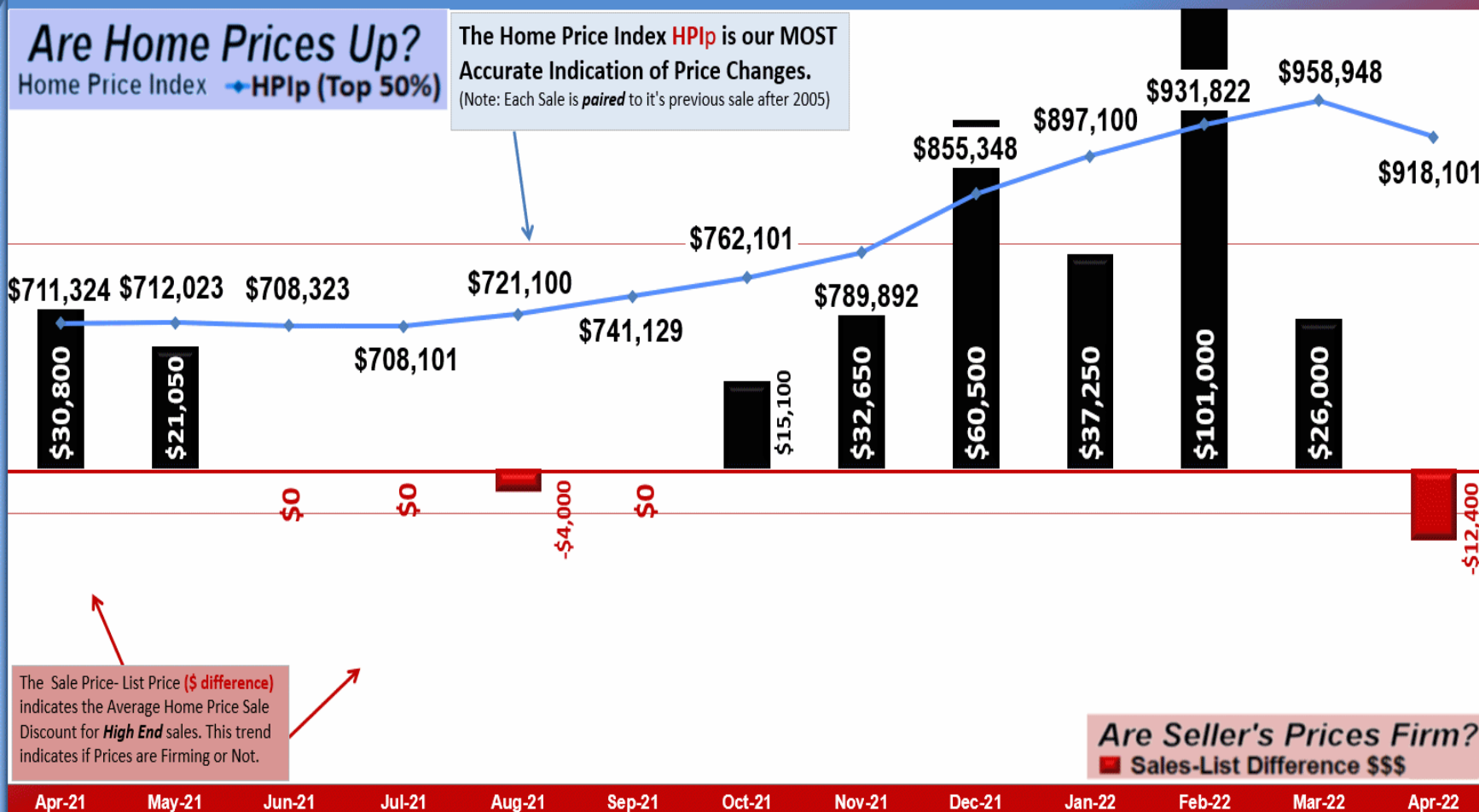
Townhouse Home Price Index HPIp (Top 50%). Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

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



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

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



Townhouses

TOP 50%

Sales Discount \$\$

Sale Price - Original List Price (\$ difference)



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Market Analysis and Forecasting

May 1/22 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)

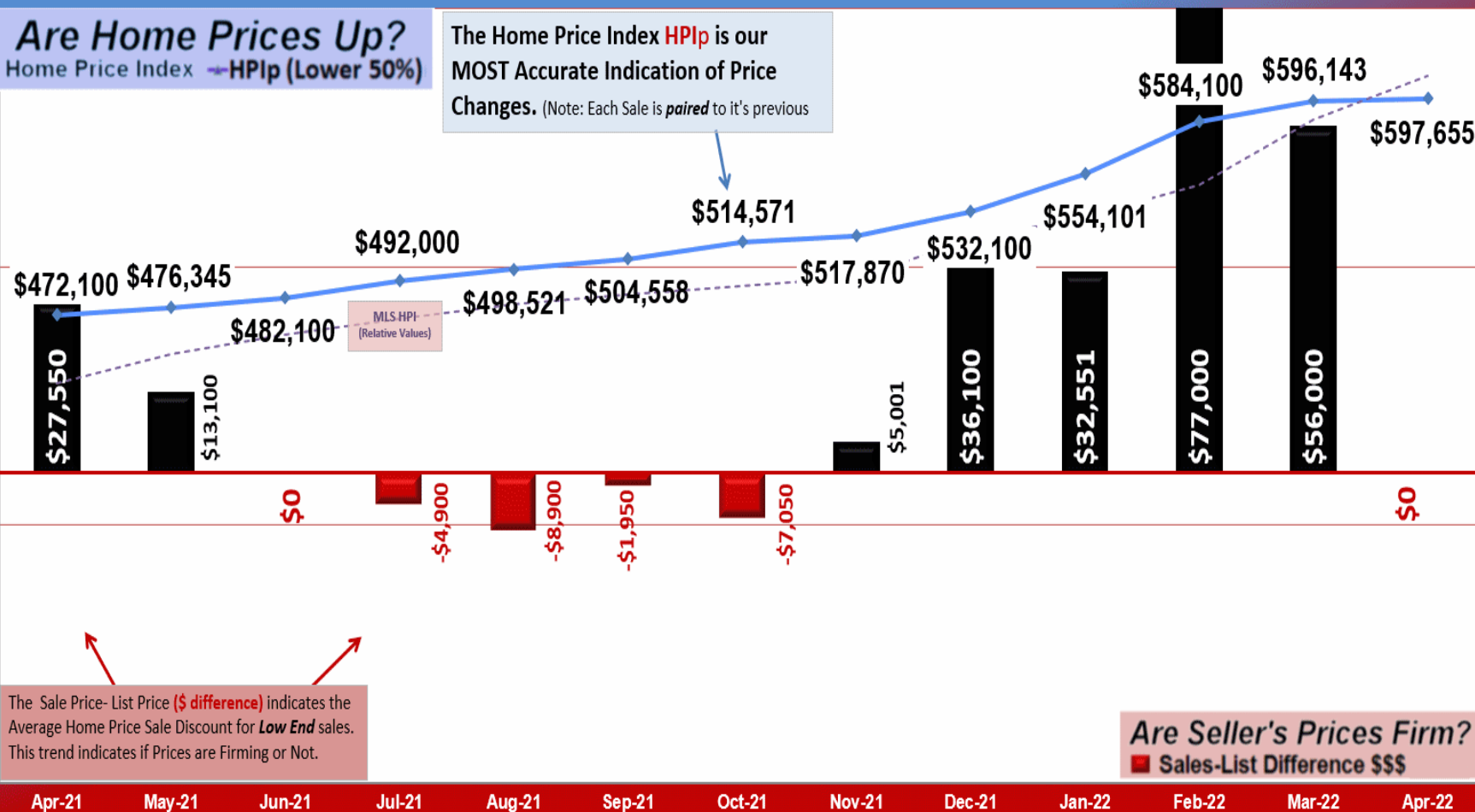
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(Home Price Index Paired sales from 2005)

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Home Price Index → HPIp (Lower 50%)

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

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



Townhouses



LOWER 50%

Sales Discount \$\$\$

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



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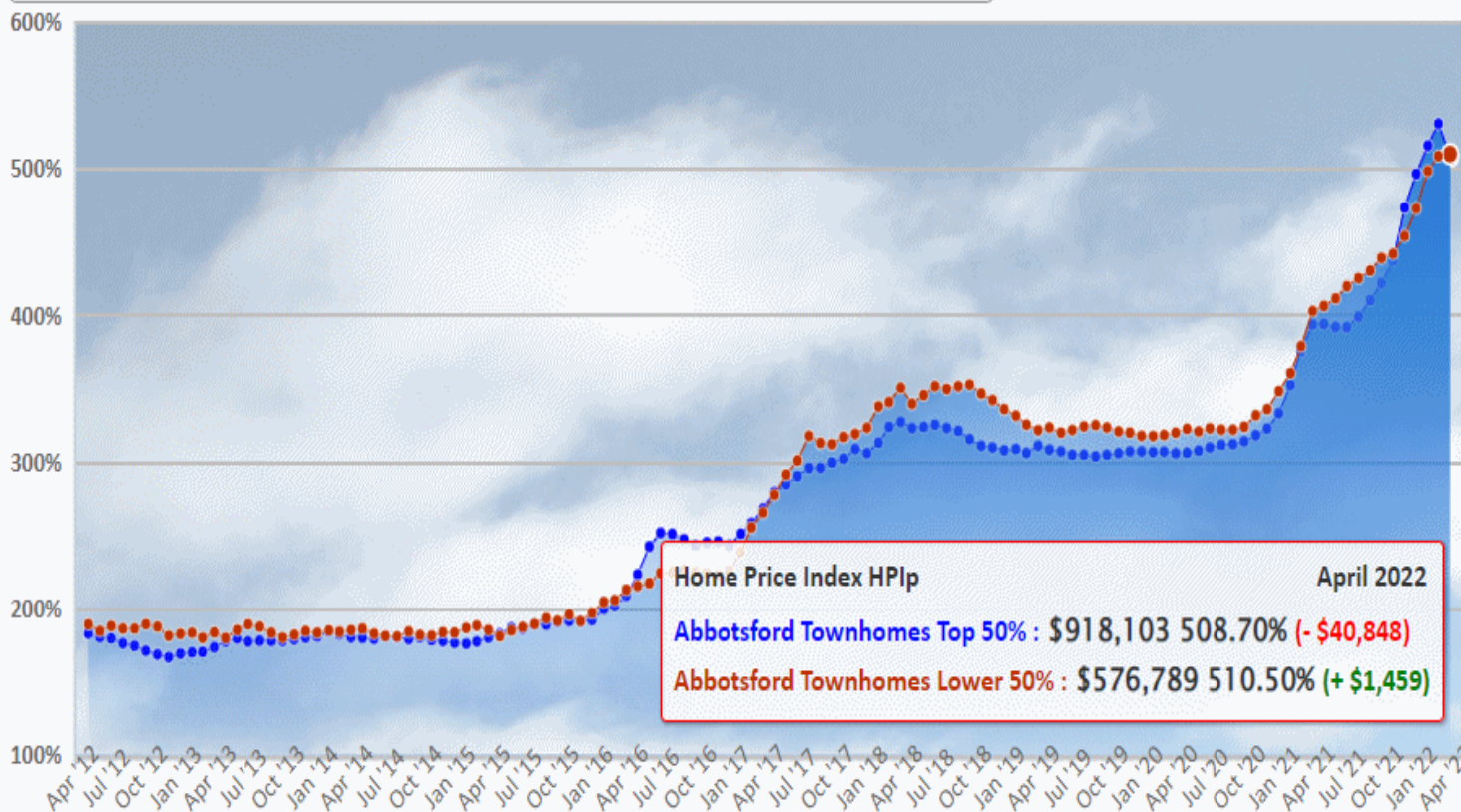
Market Analysis and Forecasting

May 1/22 Abbotsford

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

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



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

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Vancouver Market Reports

Statistics, on the Web!

attached homes



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Attached

Abbotsford

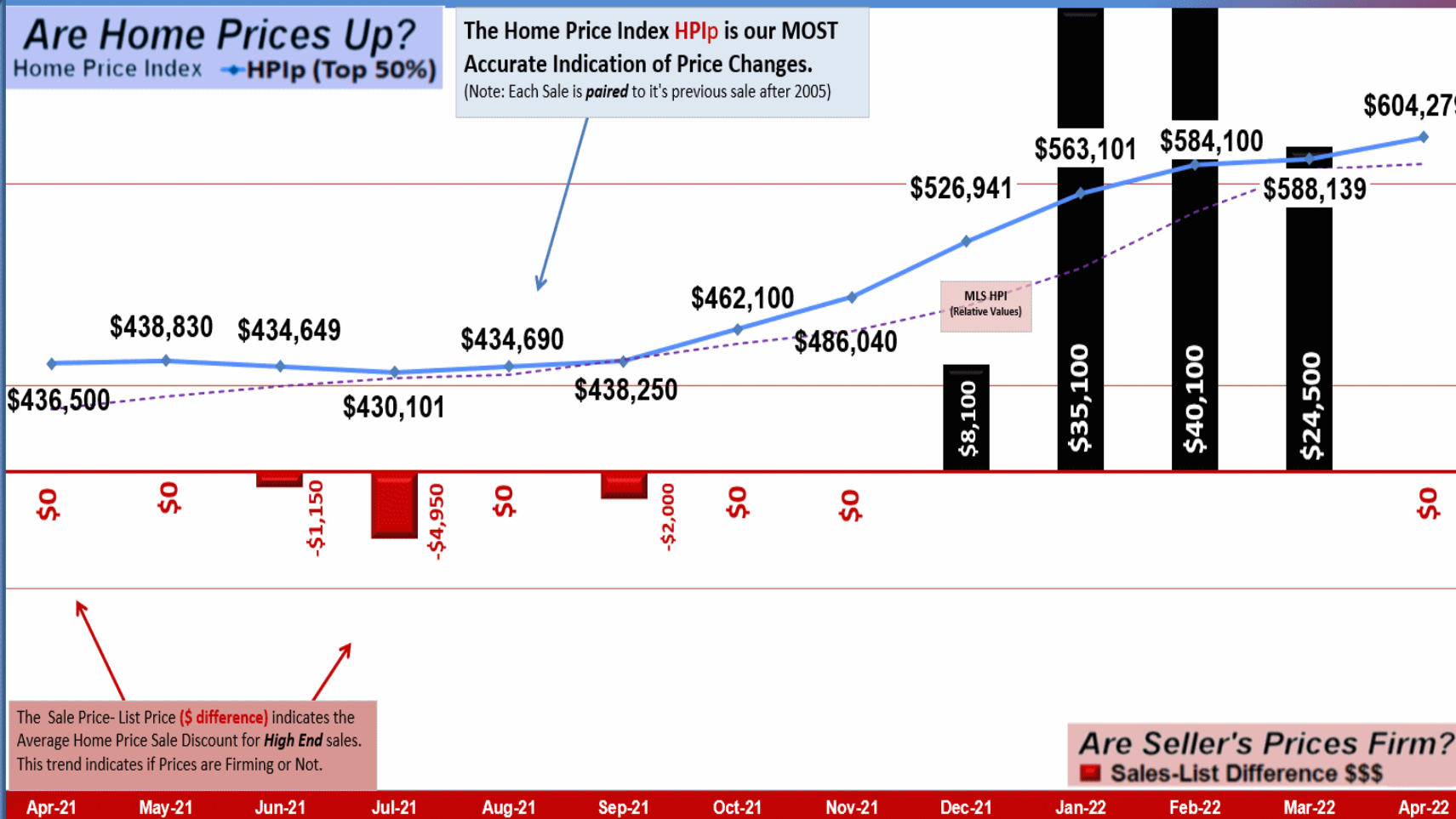
Condos Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

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

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

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



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

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



Condominiums



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



Condominiums



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

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

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

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

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



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

Are Seller's Prices Firm?

Sales-List Difference \$\$\$



Condominiums



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



Condominiums



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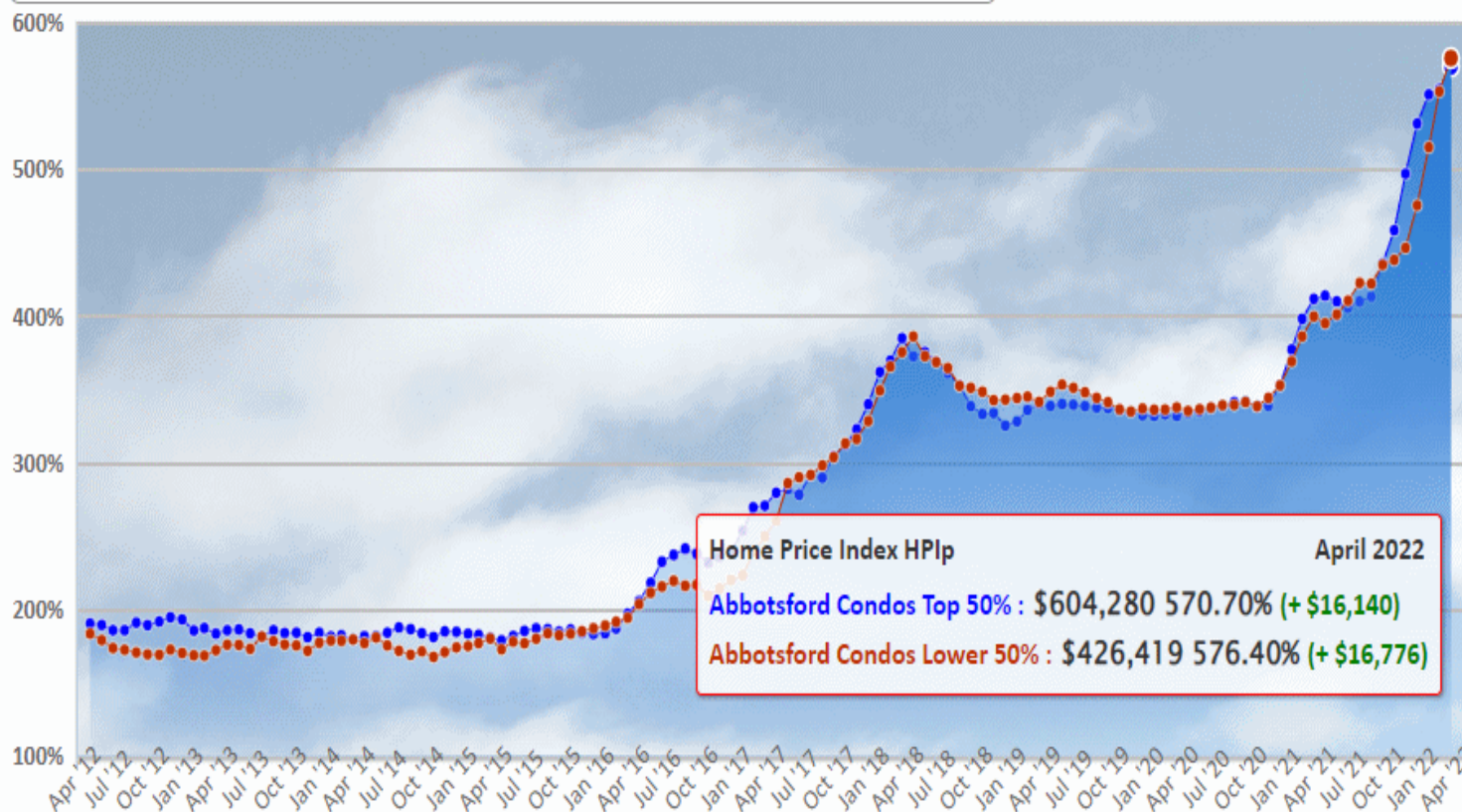
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Abbotsford Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Abbotsford Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-

Monthly Home values



Date	Value
Apr 2022	% 570.70
Mar 2022	% 555.40
Feb 2022	% 551.60
Jan 2022	% 531.80
Dec 2021	% 497.60
Nov 2021	% 459.00
Oct 2021	% 436.40
Sep 2021	% 413.90
Aug 2021	% 410.50
Jul 2021	% 406.20
Jun 2021	% 410.50
May 2021	% 414.40



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