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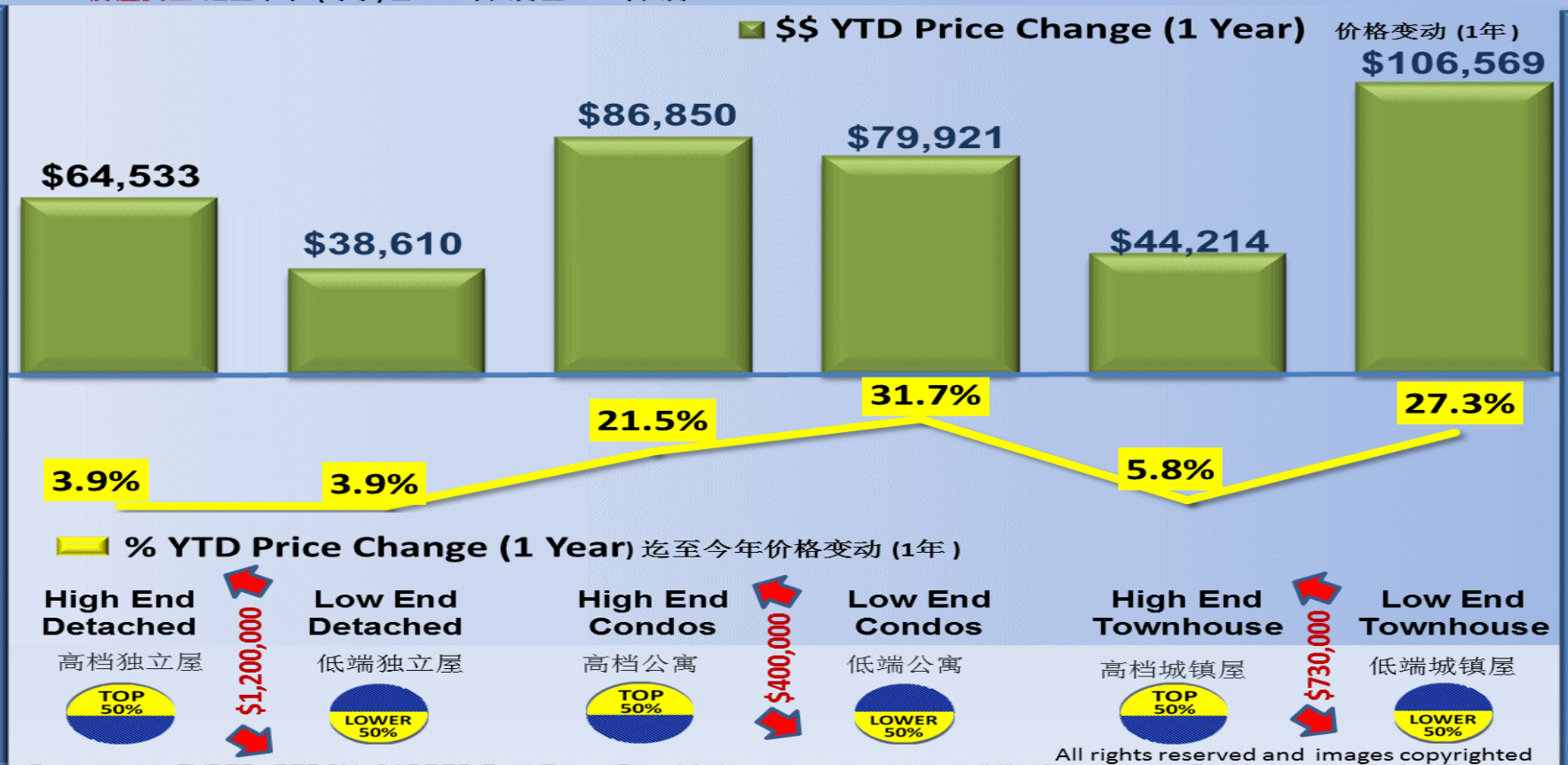
高贵林房地产投资

Coquitlam Real Estate Price Changes ($/%)

高貴林 房地產價格變動 / 高贵林房地产价格变动

Housing Types: Year-To-Date June 2016 – June 2017 (Quarters)
房屋类型: 迄至今年 (每季) 由2016年六月至2017年六月

Powered by: Vancouver Market Reports HPIp



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

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month.
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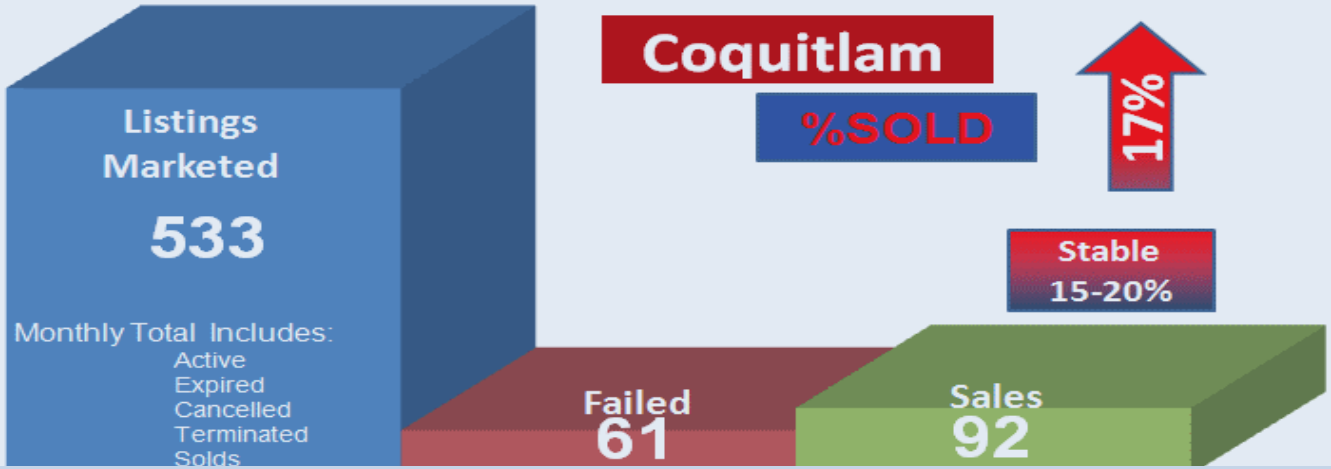
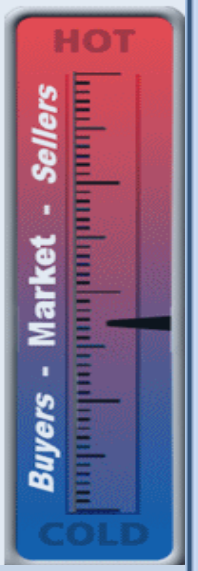
Monthly Market Activity - July 2017 - Single Family





Aug 1, 2017 Coquitlam Market Update (Detached)

Current: Coquitlam's **17 % SOLD** Rate indicates a Sellers Market. (This means 17 homes out of 100 sold last month with an Average *$9,500* Discount from the Original List Price) but do check the many micro-markets **%SOLD** rates for each neighbourhood.

Most Active Price Range: Homes below $875,000 have a **40.7 %SOLD** rate.

Least Active Price Range: Homes above $1.9 mill. have **6.3 %SOLD** rate.

History: The Coquitlam Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased $98,543.

The Coquitlam Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased $83,915.

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

Coquitlam Price Range Statistics - July 2017 — Detached

Home Price Range	Total Listings (Month)	Sales	DOM	Sell Price /List Price	Sell - List $Difference	%SOLD
0-$875,000	27	11	7	96%	-$7,400	40.7%
$875,001-$1,000,000	33	10	9	100%	$0	30.3%
$1,000,001-$1,200,000	54	11	12	100%	$0	20.4%
$1,200,001-$1,400,000	135	31	10	99%	-$10,000	23.0%
$1,400,001-$1,900,000	158	21	13	99%	-$10,500	13.3%
$1,900,001 and more	126	8	67	95%	-$114,800	6.3%
Total Activity	**533**	**92**	**11**	**99%**	**-$9,500**	**17%**

LOWER 50%

TOP 50%

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Jul-16	Jun-17	Jul-17	8/1/2017	Change
Total Listings** (A,S,T,C,X)	501	521	533		12
Active Listings	294	183	350	380	30
Solds	106	128	92		-36
DOM	13	13	11		-2
%SOLD (Sales/Listings /Mthly Rate)	21%	25%	17%		-7%
(Top 50%) Home Price Index HPIp	$1,698,100	$1,792,100	$1,796,643		$4,543
(Lower 50%) Home Price Index HPIp	$964,257	$1,044,489	$1,048,172		$3,683

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What Sold in your Neighbourhood and for What Price?

Coquitlam Neighbourhood Statistics - July 2017 Detached

Neighbourhoods	Total Listings	Sales	DOM	Sell Price /List Price	Sell - List $Difference	%SOLD
Burke Mountain	51	8	8	101%	$14,500	15.7%
Central Coquitlam-Chineside	141	29	16	98%	-$27,750	20.6%
Coquitlam East	25	1	8	100%	$0	4.0%
Cape Horn	16	4	31	91%	-$117,150	25.0%
Coquitlam West	65	6	9	102%	$9,400	9.2%
Eagle Ridge-Canyon Springs	17	3	15	101%	$10,600	17.6%
Harbour Chines	17	2	68	96%	-$74,500	11.8%
Hockaday	4	0				0.0%
Harbour Place	14	4	8	99%	-$11,444	28.6%
Meadow Brook	10	0				0.0%
Maillardville	42	9	7	94%	-$14,900	21.4%
New Horizons	17	5	5	101%	$12,000	29.4%
Park Ridge Estates	3	1	7	100%	$100	33.3%
Ranch Park	23	5	10	99%	-$10,000	21.7%
River Springs	4	2	22	97%	-$21,700	50.0%
Scott Creek	11	3	10	101%	$11,200	27.3%
Eagle Ridge - Summit	7	1	20	98%	-$30,000	14.3%
Westwood Plateau-Summit	66	9	17	100%	-$8,000	13.6%
Total Activity	**533**	**92**	**11**	**99%**	**-$9,500**	**17%**

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Next Months Market Forecast

Forecast: Coquitlam has a normal Listing supply; 380 homes are for sale. With the **17 %SOLD** Monthly Rate (**STR**) gives us ~6 months of inventory. 7% of the Active Listings have reduced their price by $54,882 on Average or $50,501 Median. We project Coquitlam Detached to be a Sellers Market.

July's Real Estate Statistics show our Markets have NORMLIZED with 52% of Vancouver's Detached Markets increasing values this month. Gone of the Exhausting Highly Emotional Charged Markets that we have seen in the last few years. Overall, Single Family Homes in Metro Vancouver experienced an Average Monthly Price Increase of just $7,343, which is a small decrease over the $8,046 increase that we saw in June. Average Increase in Fraser Valley Markets has also normalized with a $6,045 monthly increase. Last year our Single Family Markets peaked in June/July and this year we are forecasting the end of the Sellers Market across most Detached Markets.

Currently 88% of the Attached Markets are increasing at a fast pace in Greater Vancouver (51 of 58 Markets). We continue to analyze and provide 97 individual City's Home Price Indexes to supply you the MOST ACCURATE Market Trends every 2 weeks. Please contact us for your own Market Value Update with an in depth Analysis and Forecast in your Local Market Area and more specifically -

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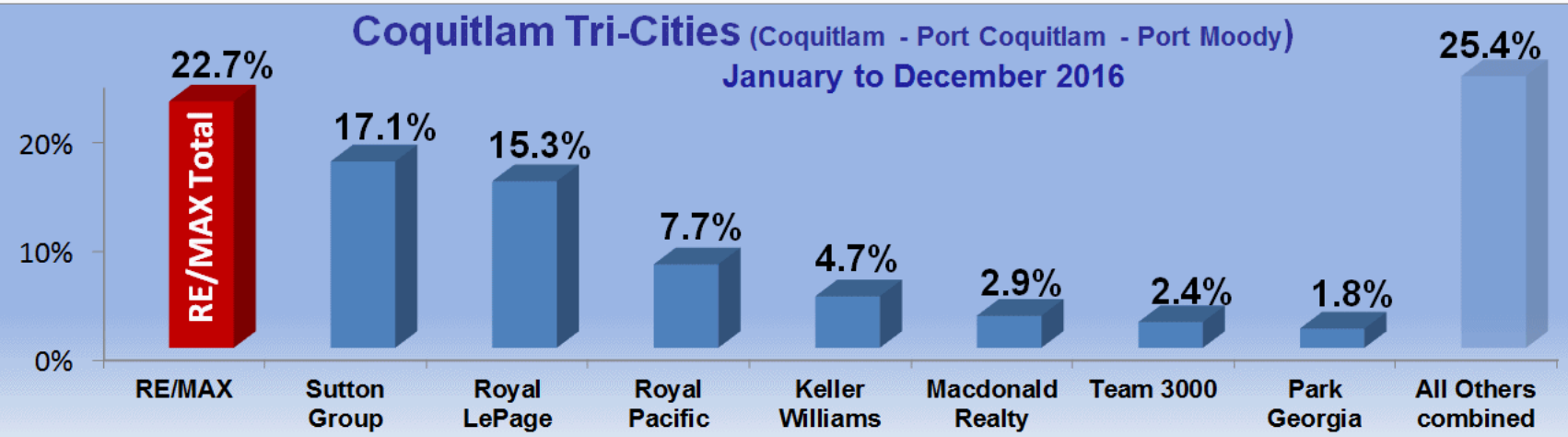

RE/MAX Agents Sell More Real Estate than Any Other Canadian Brand

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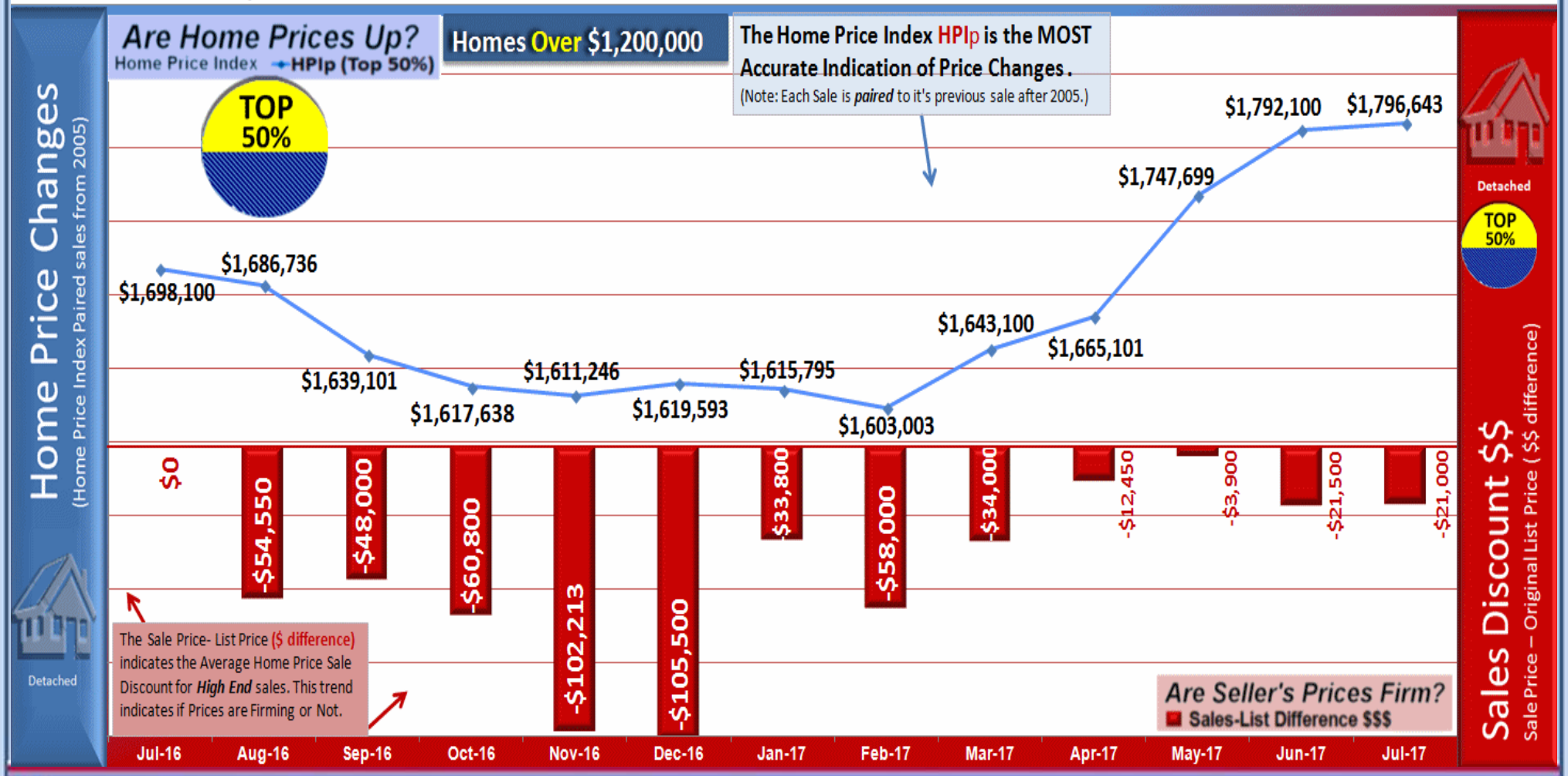
Detached **Coquitlam** Home Price Index HPIp (Top 50%), Sale Price-List Price ($ Difference) (average home sold for $ less than their original list price for High End Home sales)



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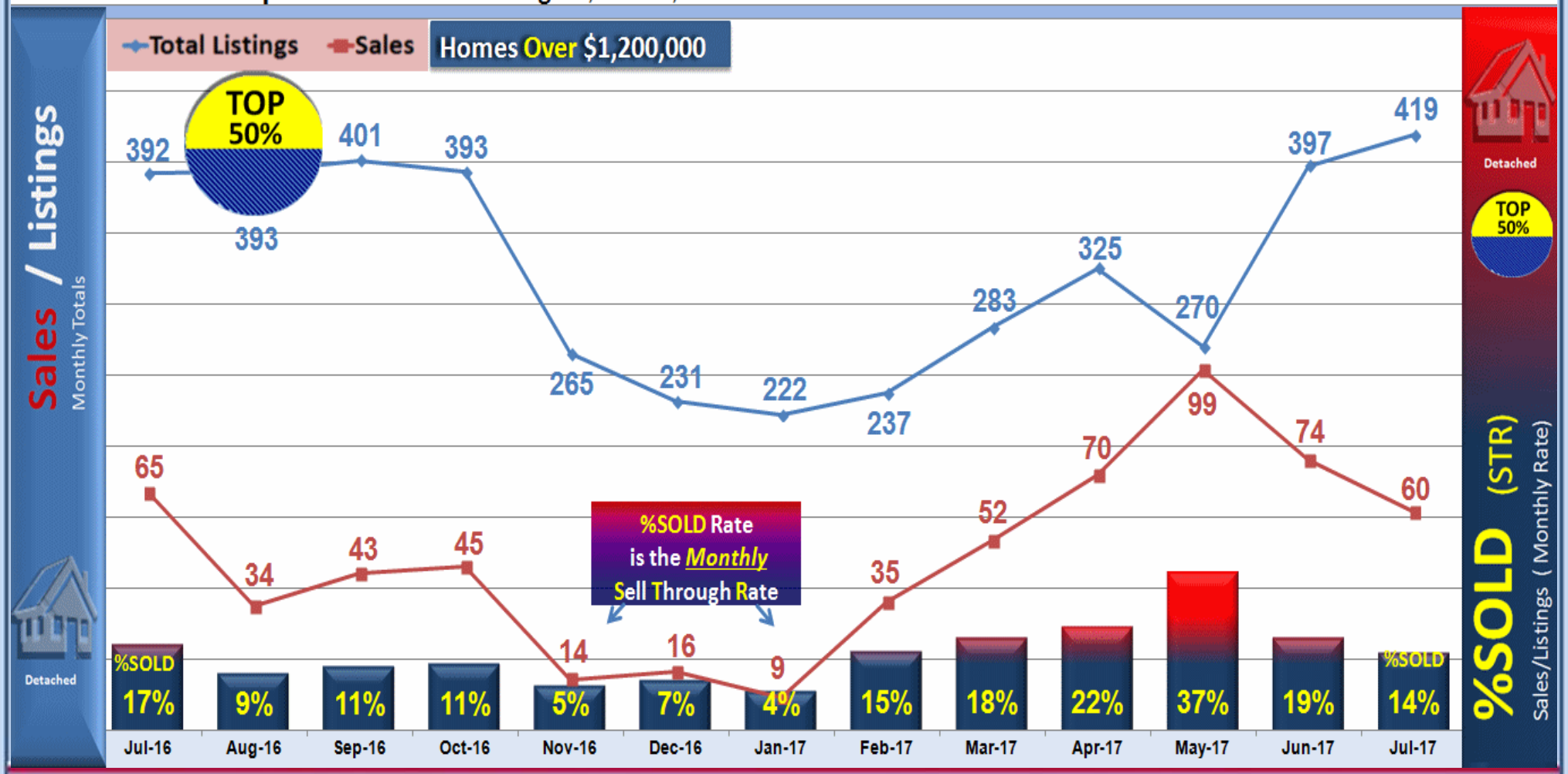
Detached **Coquitlam** Total Listings**, Sales, and %SOLD rates



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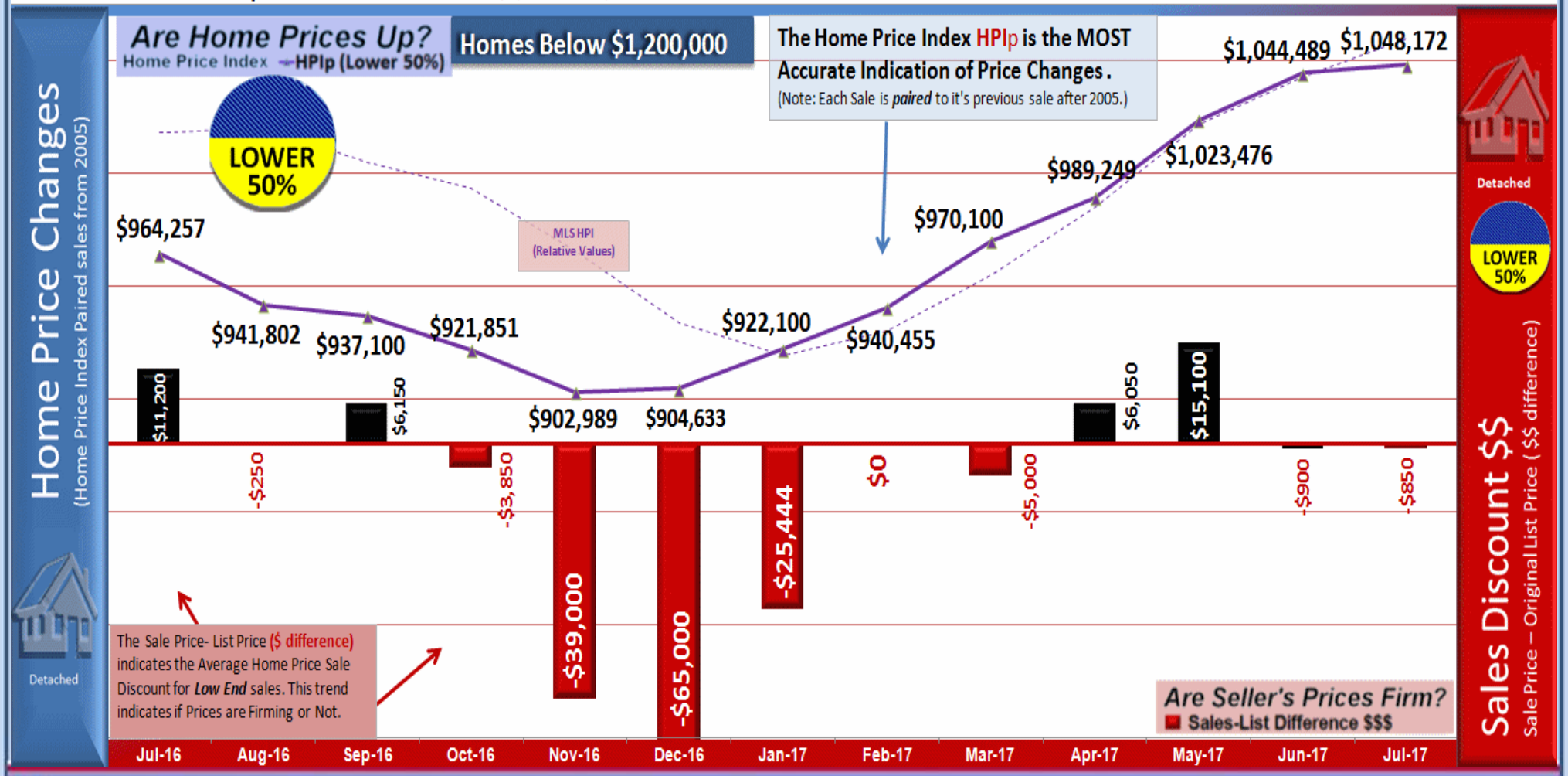
Detached **Coquitlam** Home Price Index **HPIp** (Lower 50%), Sale Price-List Price ($ Difference) (average home sold for **$ less** than their original list price for Low End Home sales)



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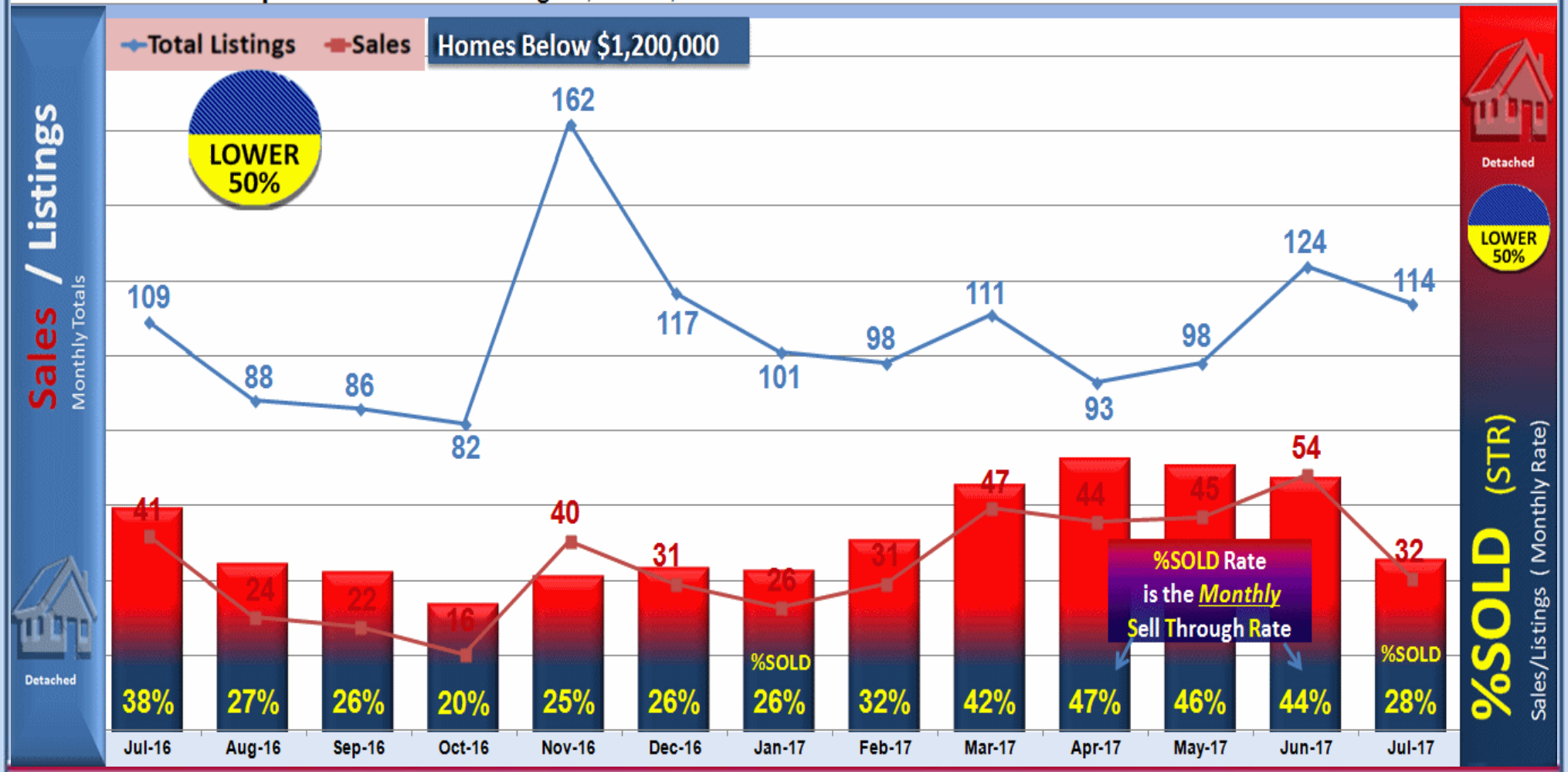
Detached **Coquitlam** Total Listings**, Sales, and %SOLD rates



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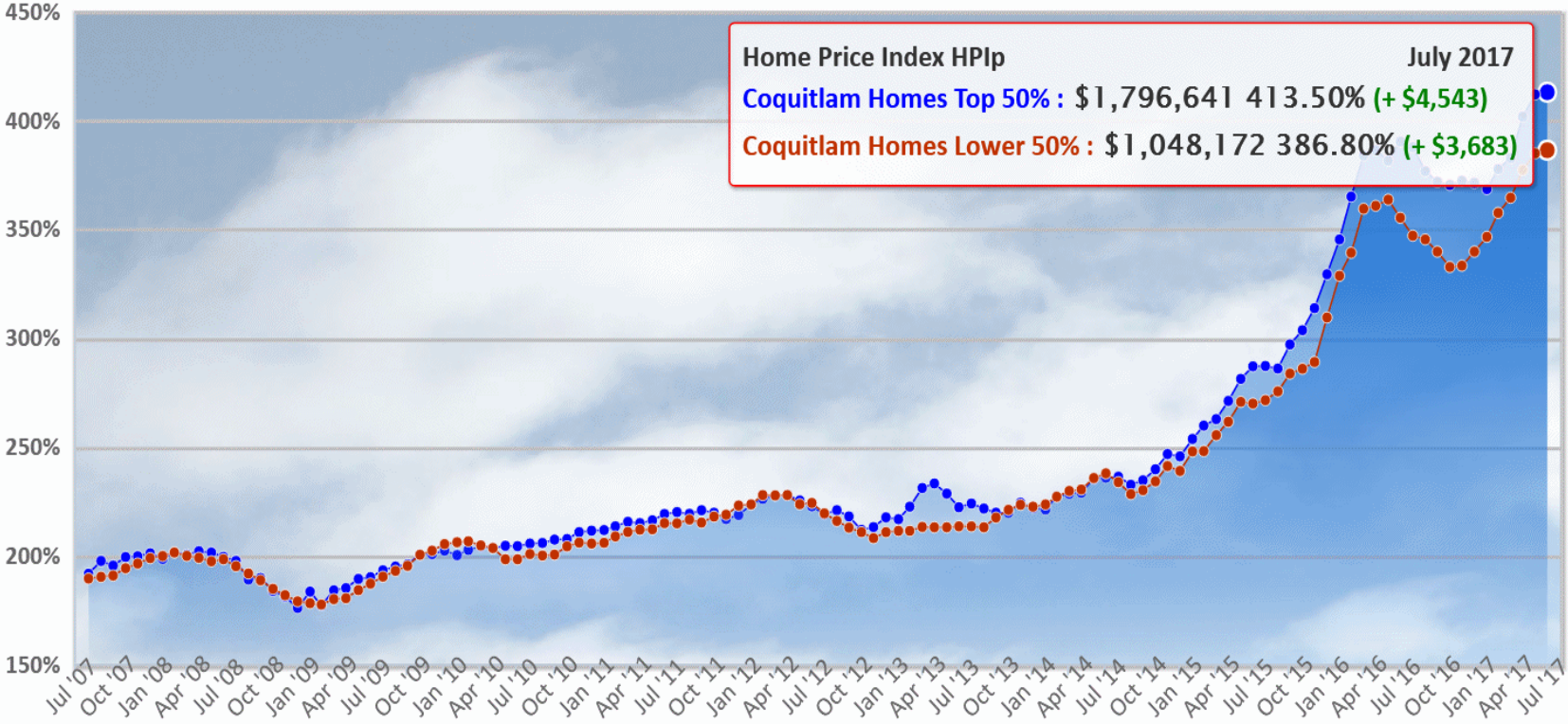
Coquitlam Homes Top 50% : HPIp Forecast+ Forecast−
Coquitlam Homes Lower 50% : HPIp Forecast+ Forecast−



Monthly Home values

Date	Value
Jul 2017	% 413.50
Jun 2017	% 412.40
May 2017	% 402.20
Apr 2017	% 383.20
Mar 2017	% 378.10
Feb 2017	% 368.90
Jan 2017	% 371.80
Dec 2016	% 372.70
Nov 2016	% 370.80
Oct 2016	% 372.30
Sep 2016	% 377.20
Aug 2016	% 388.20

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Coquitlam Sub areas Statistics - July 2017 Attached

Neighbourhoods	Total Listings	Sales	DOM	Sale Price	Sell – List $Differenc	%SOLD
Burke Mountain	36	14	7	101%	$5,300	38.9%
Central Coquitlam	7	3	5	106%	$20,100	42.9%
Coquitlam East	8	2	32	107%	$36,050	25.0%
Cape Horn	1	0				0.0%
Chineside	0	0				0.0%
Coquitlam West	107	33	8	100%	$0	30.8%
Canyon Springs	15	7	10	100%	$0	46.7%
Eagle Ridge CQ	7	4	10	102%	$12,600	57.1%
Meadow Brook	2	0				0.0%
Maillardville	33	14	10	101%	$3,500	42.4%
North Coquitlam	122	58	10	101%	$6,050	47.5%
New Horizons	28	10	7	101%	$5,000	35.7%
Ranch Park						0.0%
Scott Creek						0.0%
Upper Eagle Ridge	5	2	21	103%	$20,500	40.0%
Westwood Plateau	46	24	8	101%	$8,400	52.2%
Total Activity	**417**	**171**	**8**	**101%**	**$6,000**	**41%**

Coquitlam List Price Ranges Statistics - July 2017 Attached

Home Price Range	Total Listings	Sales	DOM	Sale Price	Sell – List $Differenc	%SOLD
0-$200,000	3	0				0.0%
$200,001-$300,000	14	9	9	104%	$12,100	64.3%
$300,001-$400,000	56	31	9	103%	$10,100	55.4%
$400,001-$500,000	91	47	9	101%	$5,100	51.6%
$500,001-$600,000	98	32	9	101%	$8,050	32.7%
$600,001 and more	155	52	8	100%	$0	33.5%
Total Activity	**417**	**171**	**8**	**101%**	**$6,000**	**41%**

Monthly Changes Summary	Jul-16	Jun-17	Jul-17	8/1/2017	Change
Total Listings** (A,S,T,C,X)	463	408	417		9
Active Listings	252	135	190	223	33
Solds	187	187	171		-16
Days on Market (DOM)	10	8	8		0
%SOLD (Sales/Listings /Mthly Rate)	40%	46%	41%		-5%
Condos (Top 50%) Home Price Index H	$425,305	$507,101	$515,755		$8,654
Condos (Lower 50%) Home Price Index H	$262,101	$353,100	$361,327		$8,227
Twnhs (Top 50%) Home Price Index HF	$781,504	$823,101	$846,854		$23,753
Twnhs (Lower 50%) Home Price Index HF	$418,100	$512,101	$529,100		$16,999

Aug 1 2017 **Coquitlam** Market Update **Attached** Townhomes/ Condos

Current: Coquitlam is a Sellers Market with average listing inventory, a **41 %SOLD** rate and a 101% Sell/List Ratio.
(This means the discount on a sale from the original list price is averaging $6,000)

Most Active Price Range: Attached Homes between $200,000 - $300,000 have **64.3 %SOLD** rate.

Least Active Price Range: Attached Homes between $500,000 - $600,000 have **32.7 %SOLD** rate.

History: The Coquitlam's Condos Year-To-Date Home Price Index HPIp (Top 50%) shows that prices increased $90,449.
The Coquitlam's Condos Year-To-Date Home Price Index HPIp (Lower 50%) shows that prices increased $99,226.
The Coquitlam's Townhouses Year-To-Date Home Price Index HPIp (Top 50%) shows that prices increased $65,349.
The Coquitlam's Townhouses Year-To-Date Home Price Index HPIp (Lower 50%) shows that prices increased $111,000.
*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

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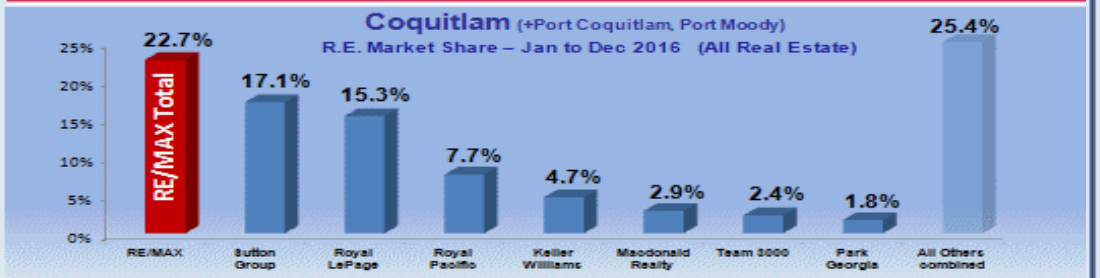

Forecast: We currently have average listing Inventories ~10% less than May 2016. New Listings exceed the Sales by 33 homes. We project Coquitlam Attached continuing to be a Sellers market. July's Real Estate Statistics show our Markets have NORMLIZED with 52% of Vancouver's Detached Markets increasing values this month. Gone of the Exhausting Highly Emotional Charged Markets that we have seen in the last few years. Overall, Single Family Homes in Metro Vancouver experienced an Average Monthly Price Increase of just $7,343, which is a small decrease over the $8,046 increase that we saw in June. Average Increase in Fraser Valley Markets has also normalized with a $6,045 monthly increase. Last year our Single Family Markets peaked in June/July and this year we are forecasting the end of the Sellers Market across most Detached Markets.
Currently 88% of the Attached Markets are increasing at a fast pace in Greater Vancouver (51 of 58 Markets). We continue to analyze and provide 97 individual City's Home Price Indexes to supply you the MOST ACCURATE Market Trends every 2 weeks. 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 Neighbourhood.

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

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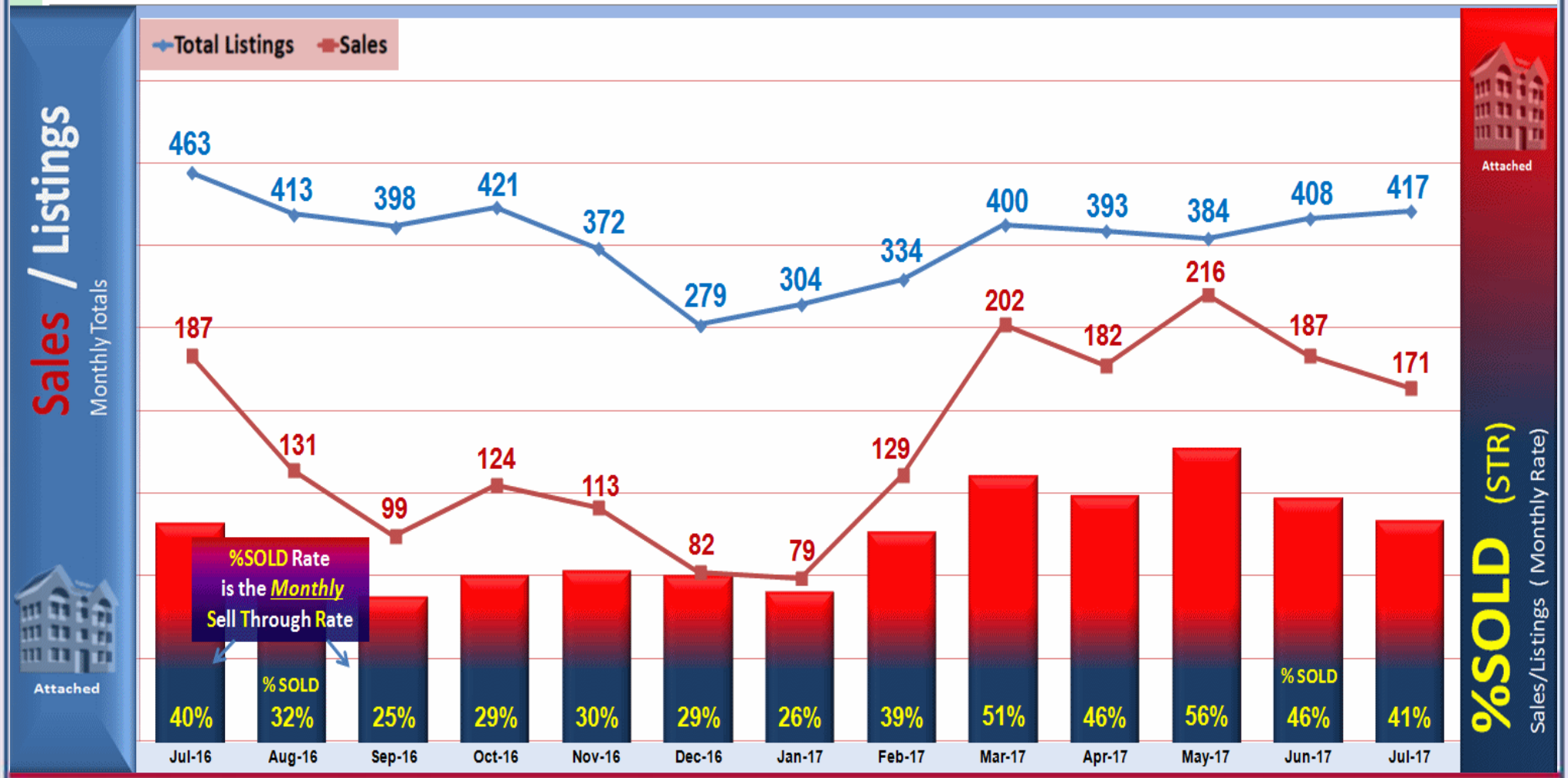
Attached Townhomes/ Condos Coquitlam Total Listings**, Sales, and %SOLD rates



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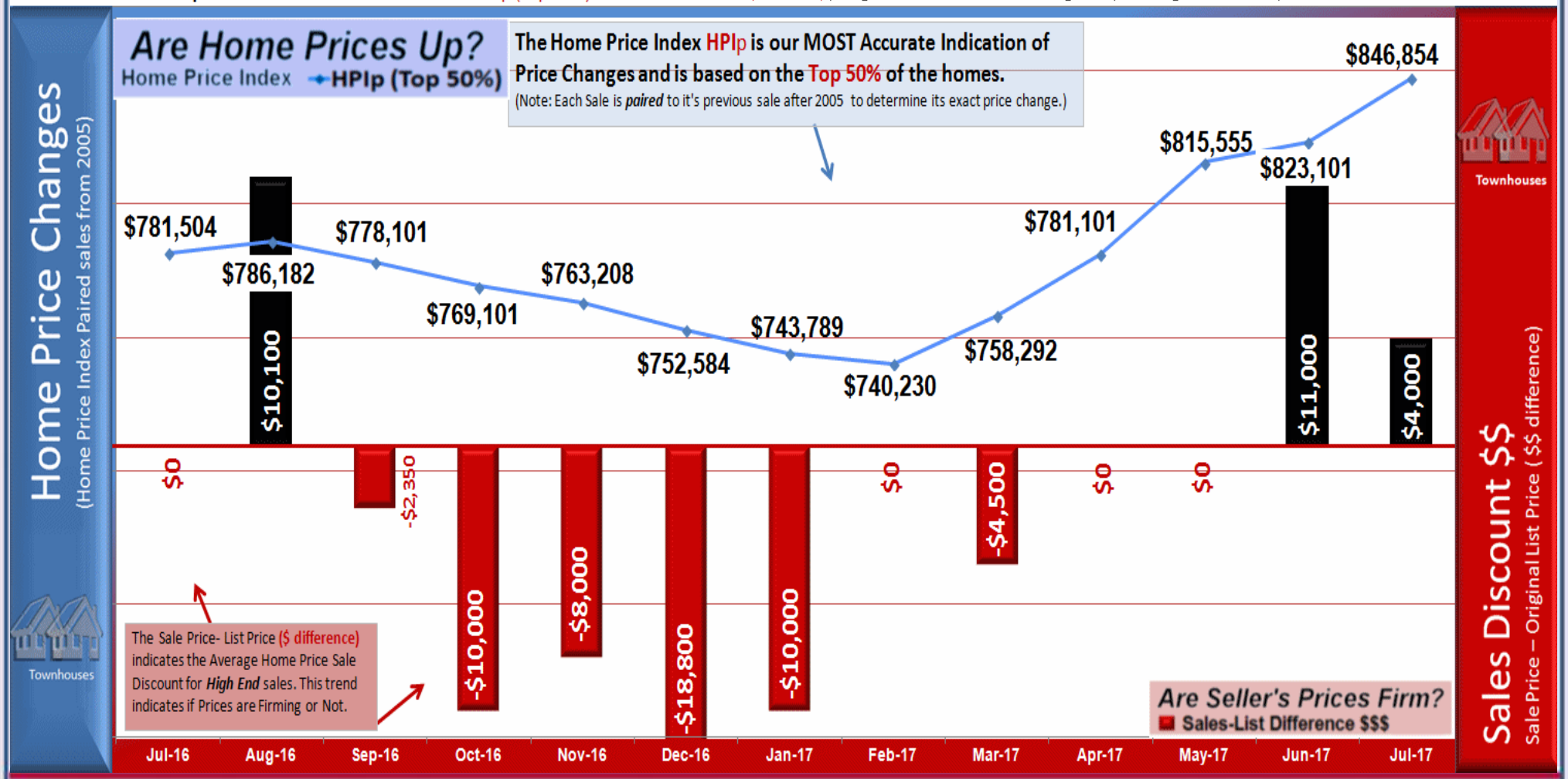
Attached **Coquitlam Townhouse** Home Price Index **HPIp** (Top 50%), Sale Price-List Price ($ Difference) (average home sold for **$ less** than their original list price for High End Home sales)



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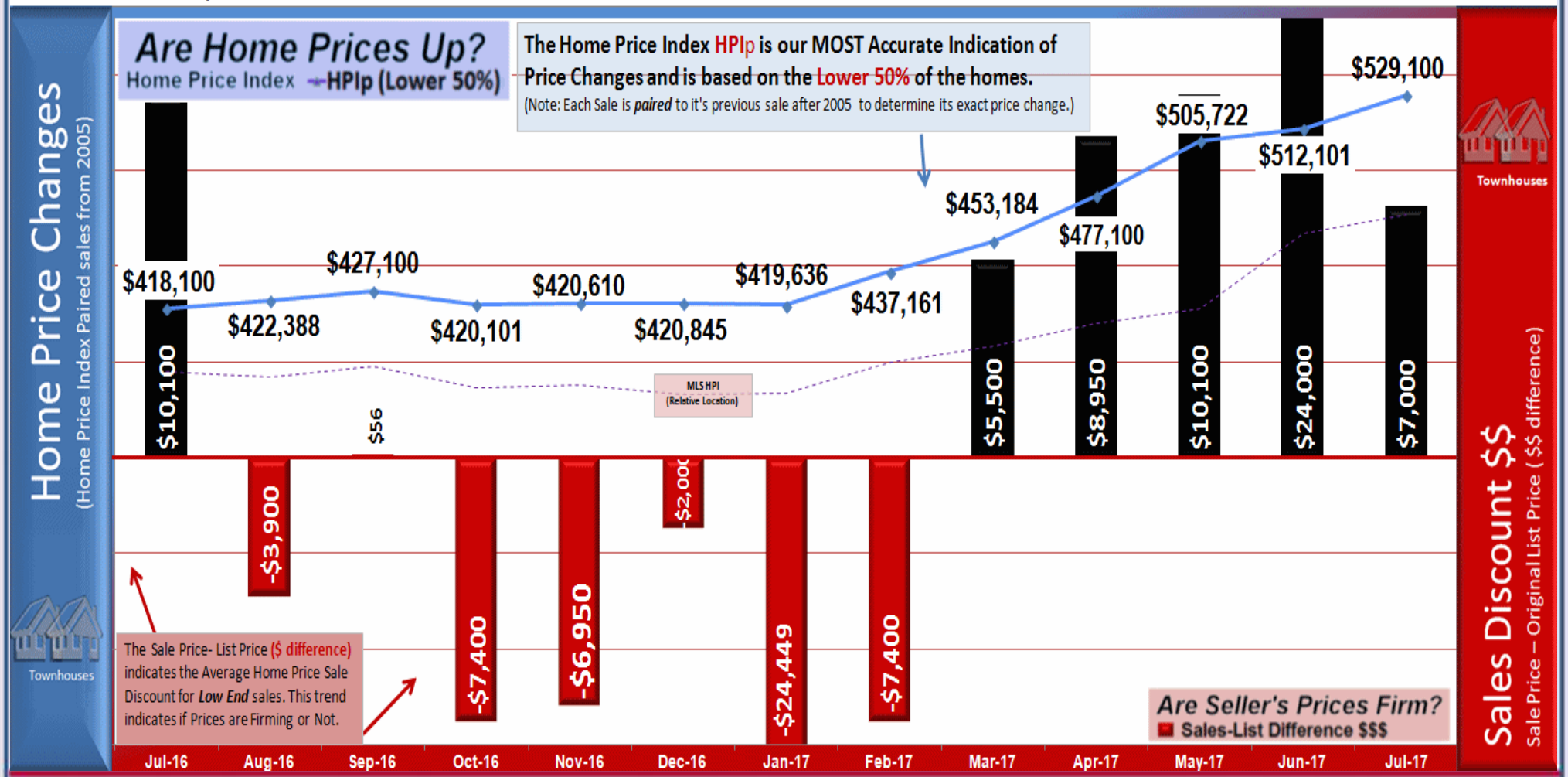

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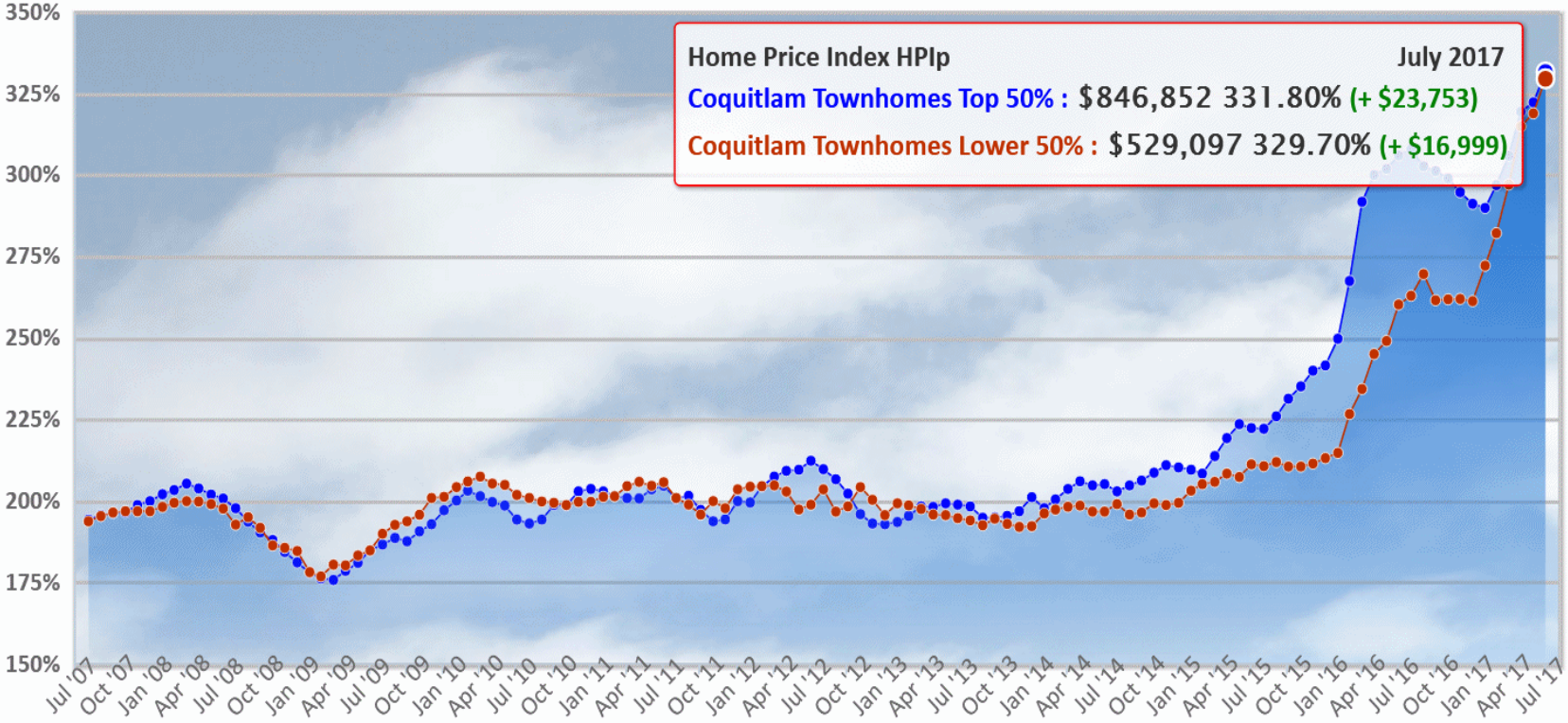
Coquitlam Townhomes Top 50% : HPIp Forecast+ Forecast−
Coquitlam Townhomes Lower 50% : HPIp Forecast+ Forecast−



Monthly Home values

Date	Value
Jul 2017	% 331.80
Jun 2017	% 322.50
May 2017	% 319.60
Apr 2017	% 306.10
Mar 2017	% 297.10
Feb 2017	% 290.10
Jan 2017	% 291.40
Dec 2016	% 294.90
Nov 2016	% 299.10
Oct 2016	% 301.40
Sep 2016	% 302.90
Aug 2016	% 308.10

<< < 1 2 3 > >>

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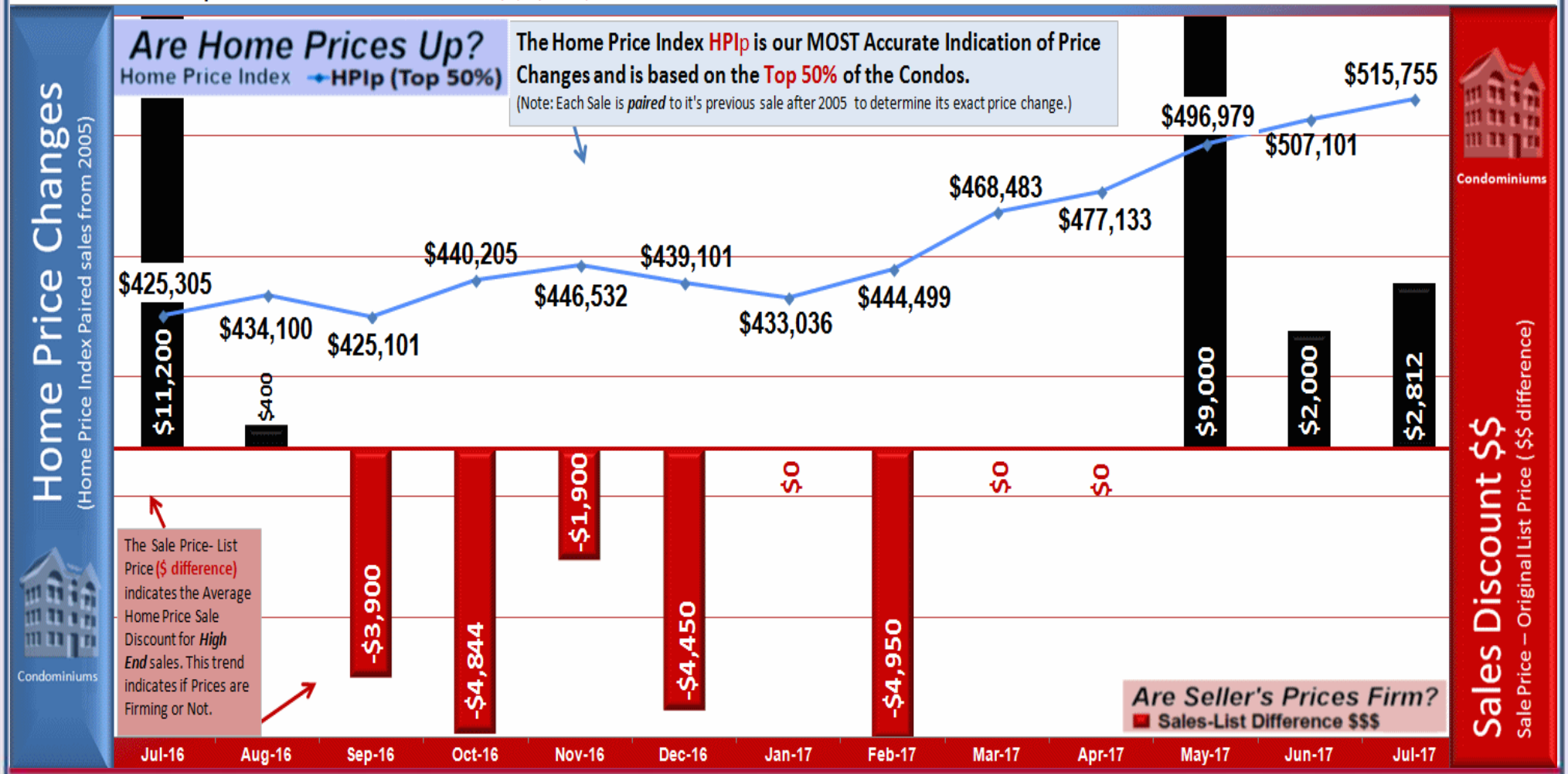
Attached **Coquitlam** Condos Home Price Index HPIp (Top 50%), Sale Price-List Price ($ Difference) (average home sold for $ less than their original list price for High End Home sales)



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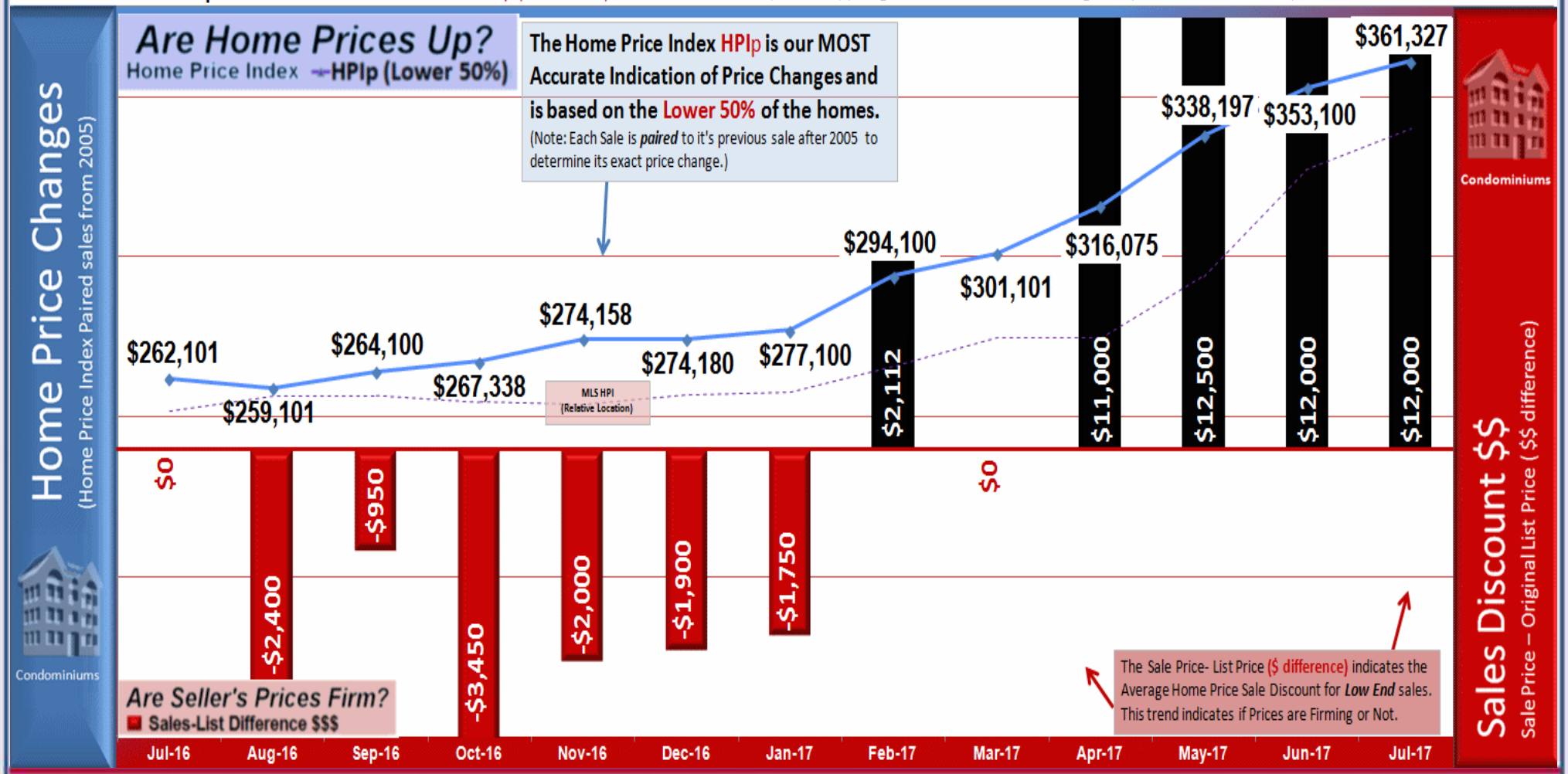

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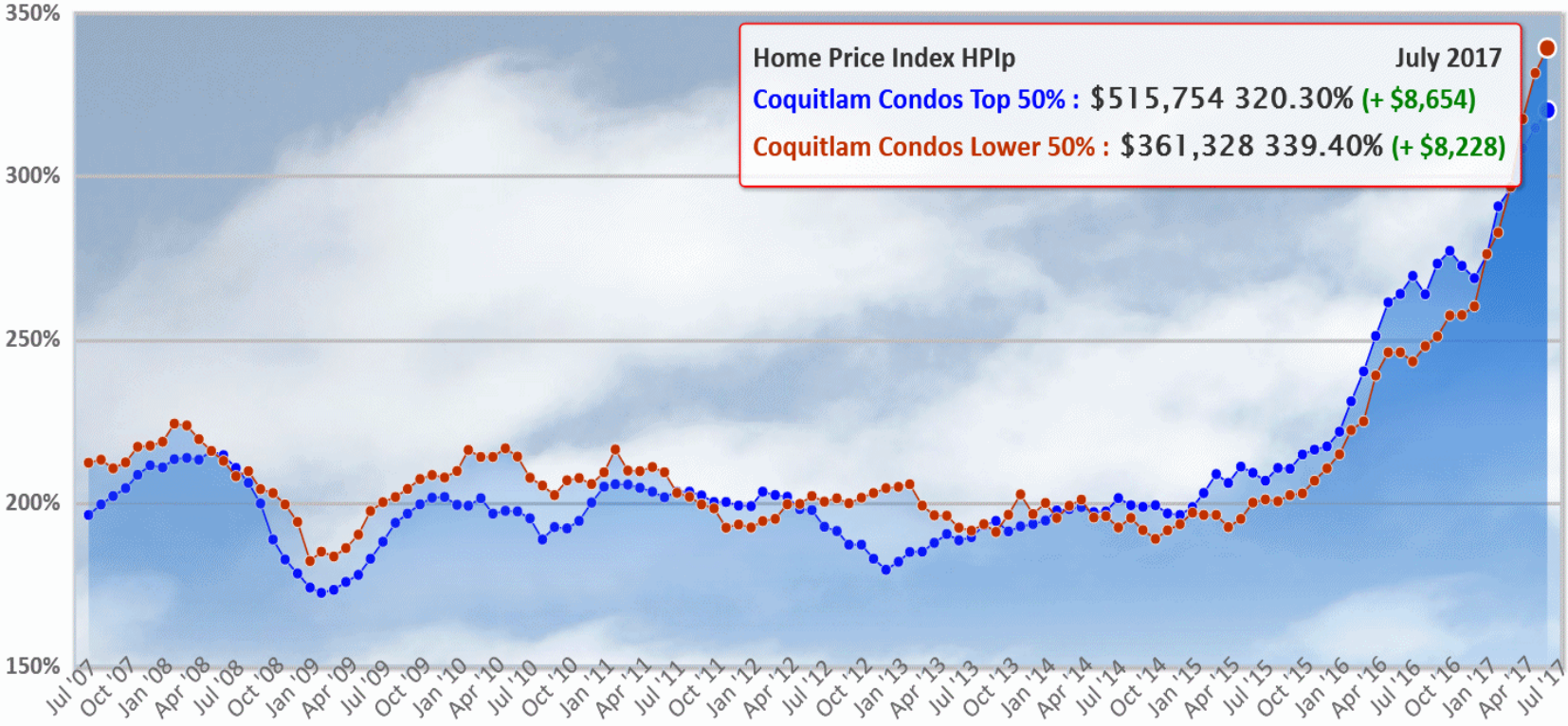

Monthly Home values

Date	Value
Jul 2017	% 320.30
Jun 2017	% 314.90
May 2017	% 308.60
Apr 2017	% 296.30
Mar 2017	% 290.90
Feb 2017	% 276.00
Jan 2017	% 268.90
Dec 2016	% 272.70
Nov 2016	% 277.30
Oct 2016	% 273.40
Sep 2016	% 264.00
Aug 2016	% 269.60

<< < 1 2 3 > >>

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