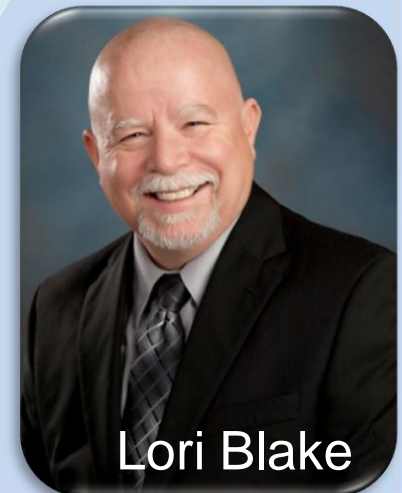
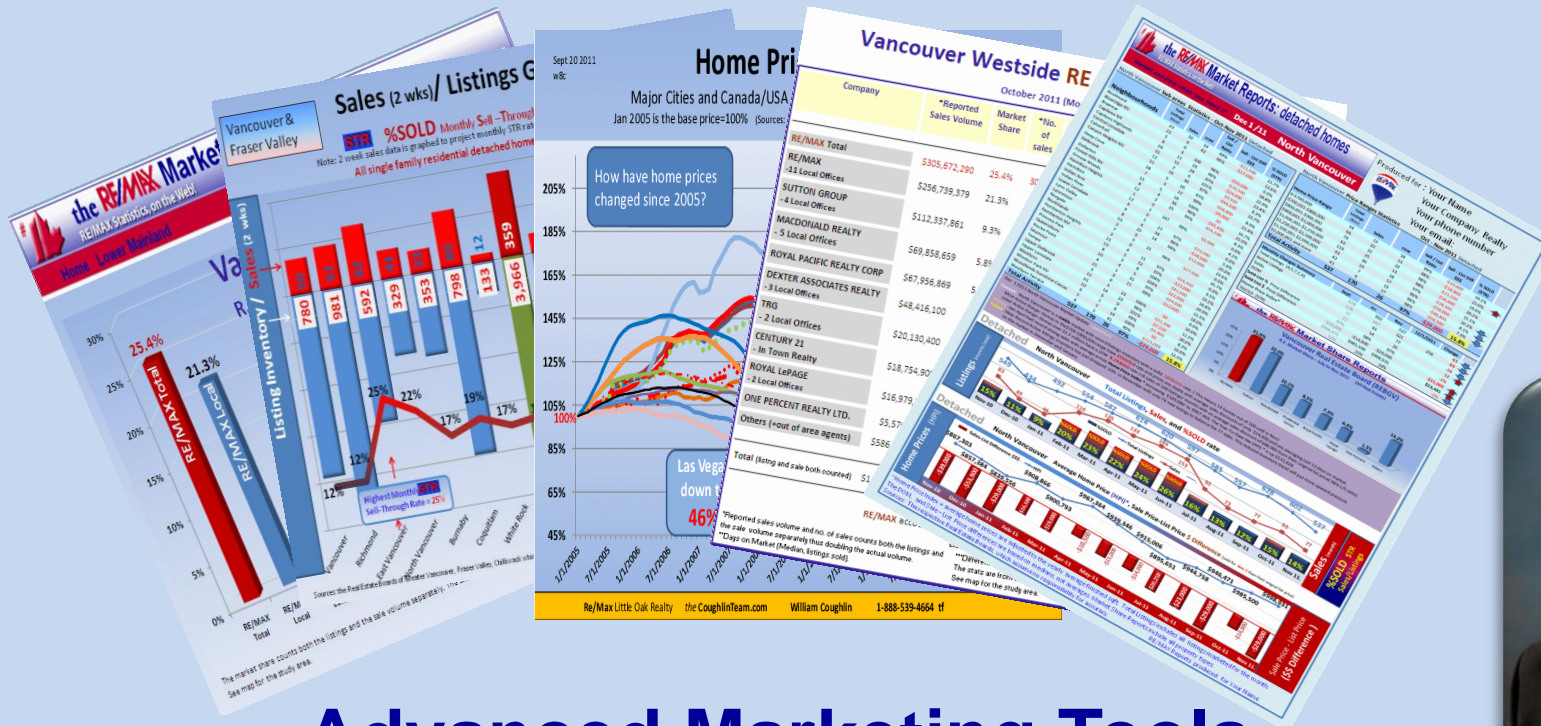


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Market Analysis & Forecasting Aug 1/17 East Vancouver

東溫哥華房地產住宅

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

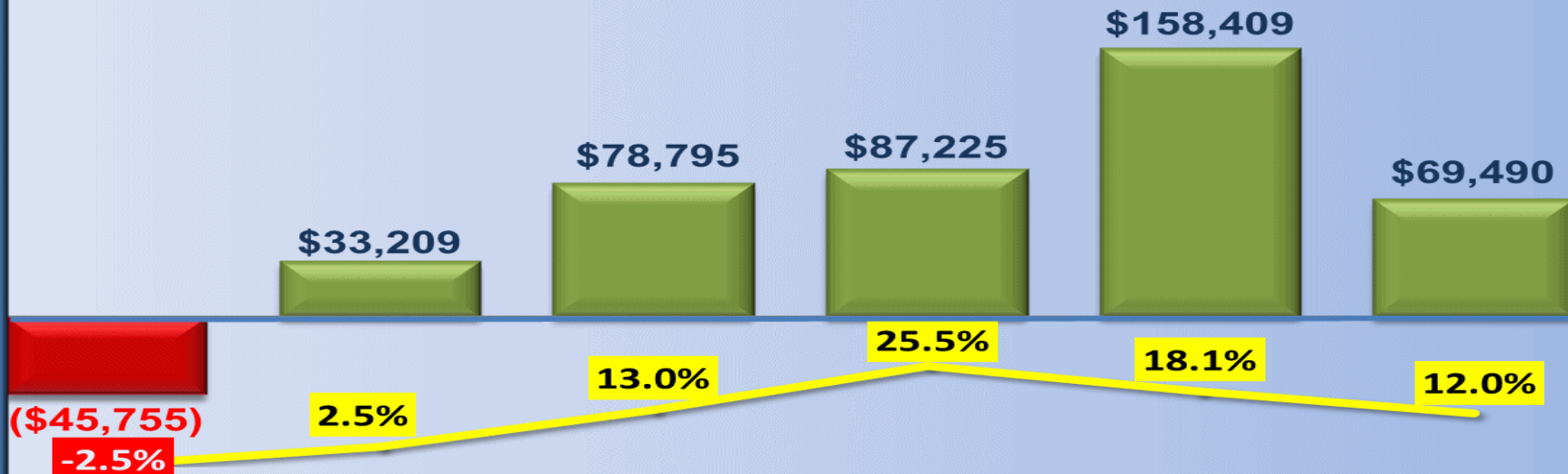
東溫 房地產價格變動 / 东温 房地产价格变动

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

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



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

High End Detached

高档独立屋



\$1,500,000

Low End Detached

低端独立屋



High End Condos

高档公寓



\$450,000

Low End Condos

低端公寓



High End Townhouse

高档城镇屋



\$775,000

Low End Townhouse

低端城镇屋



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

年終住房價格變動

YTD Home Price Changes \$\$

年終住房價格變動

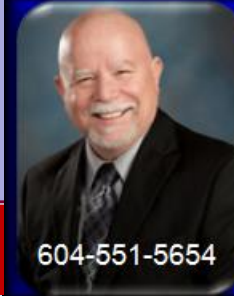
YTD Home Price Changes %

*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. [More Details](#)
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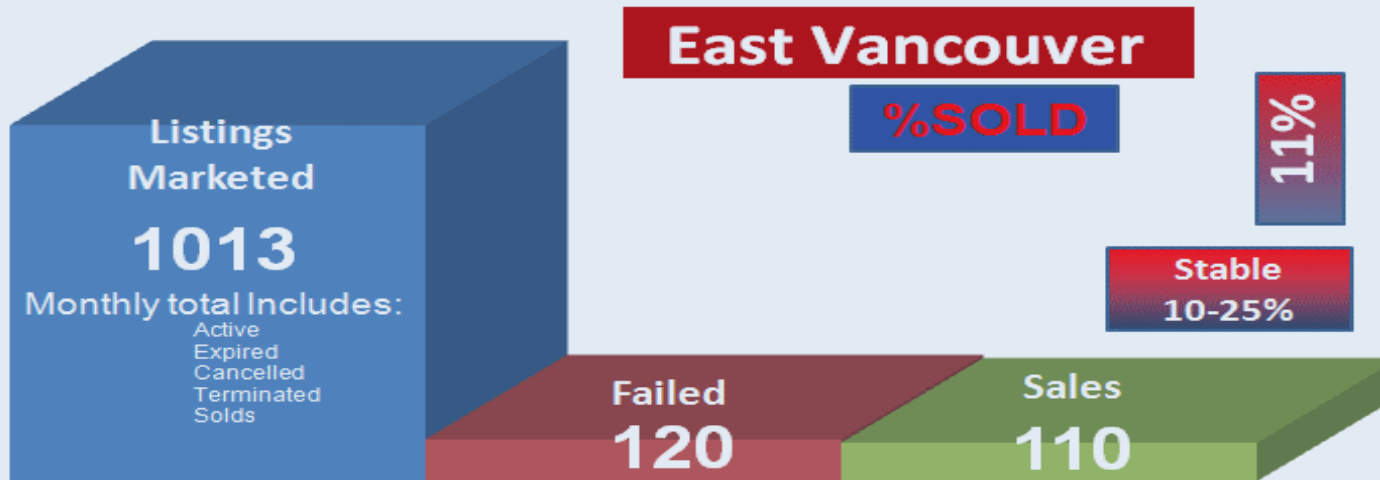


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Monthly Market Activity - July 2017 - Single Family



Aug 1 2017 East Vancouver Market Update (Detached)

Current: East Vancouver has a Sellers Market with average listing inventory, **11 %SOLD** rate, a 98% Sell/List Ratio and 11 DOM. (This means an average of a \$24,000 discount on a sale from the original list price)

Most Active Price Range: Homes below \$1.2 mill. have High **28.1 %SOLD** rate.

Least Active Price Range: Homes above \$2 mill. have **3.3 %SOLD** rate.

History: The East Vancouver Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$5,144. The East Vancouver Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$24,622.

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



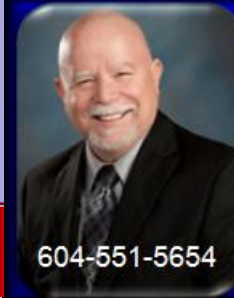
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1. How Many Sold During the Month and at What Price Range?

East Vancouver List Price Ranges Statistics - July 2017							Detached
Home Price Range	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
\$0-\$1,200,000	32	9	10	100%	\$0	28.1%	↑
\$1,200,001-\$1,300,000	35	9	11	100%	\$0	25.7%	↑
\$1,300,001-\$1,400,000	73	17	17	98%	-\$30,000	23.3%	↑
\$1,400,001-\$1,500,000	58	14	9	98%	-\$30,500	24.1%	↑
\$1,500,001-\$1,700,000	172	29	10	99%	-\$18,000	16.9%	↑
\$1,700,001-\$2,000,000	219	18	11	98%	-\$32,500	8.2%	↓
\$2,000,001 and more	424	14	11	96%	-\$93,444	3.3%	↓
Total Activity	1,013	110	11	98%	-\$24,000	11%	

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)	785	1038	1,013		-25	↓
Active Listings (1st of the month)	507	247	772	783	11	↑
Solds	117	159	110		-49	↓
Days on Market (DOM)	12	12	11		-2	↓
%SOLD (Sales/Listings/monthly rate)	14.9%	15.3%	10.9%		-4.5%	↓
(Top 50%) Home Price Index HPIp	\$1,845,101	\$1,840,100	\$1,850,245		\$10,145	↑
(Lower 50%) Home Price Index HPIp	\$1,303,390	\$1,346,101	\$1,328,012		-\$18,089	↓

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What Sold in your Neighbourhood and for What Price?

East Vancouver Sub areas Statistics - July 2017					Detached	
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Champlain Heights	4	0				0.0%
Collingwood Van East	113	3	20	100%	-\$1,700	2.7%
Fraser VE	60	13	12	98%	-\$38,000	21.7%
Fraserview VE	59	6	15	99%	-\$15,000	10.2%
Grandview VE	79	4	11	98%	-\$26,000	5.1%
Hastings	16	2	6	114%	\$275,500	12.5%
Hastings East	29	7	11	97%	-\$58,000	24.1%
Killarney VE	100	8	11	98%	-\$31,056	8.0%
Knight	76	8	14	99%	-\$15,500	10.5%
Main	47	8	9	94%	-\$103,000	17.0%
Mount Pleasant VE	19	7	9	99%	-\$15,000	36.8%
Renfrew VE	159	12	11	99%	-\$15,000	7.5%
Renfrew Heights	93	15	15	99%	-\$12,888	16.1%
South Vancouver	119	13	8	99%	-\$18,000	10.9%
Victoria VE	40	4	27	98%	-\$23,000	10.0%
Total Activity	1013	110	11	98%	-\$24,000	11%

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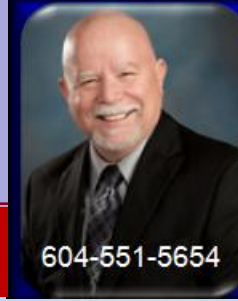
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Next Months Market Forecast

Forecast: East Vancouver has average Listing Supply; with 783 homes for sale and the **11 %SOLD** monthly rate gives us ~9 months of Inventory. 6% of the active listings have reduced their price by \$80,274 on average or \$89,000 on median for the last month. We project East Vancouver to be a continued stable Market.

July's Real Estate Statistics show our Markets have NORMALIZED 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.

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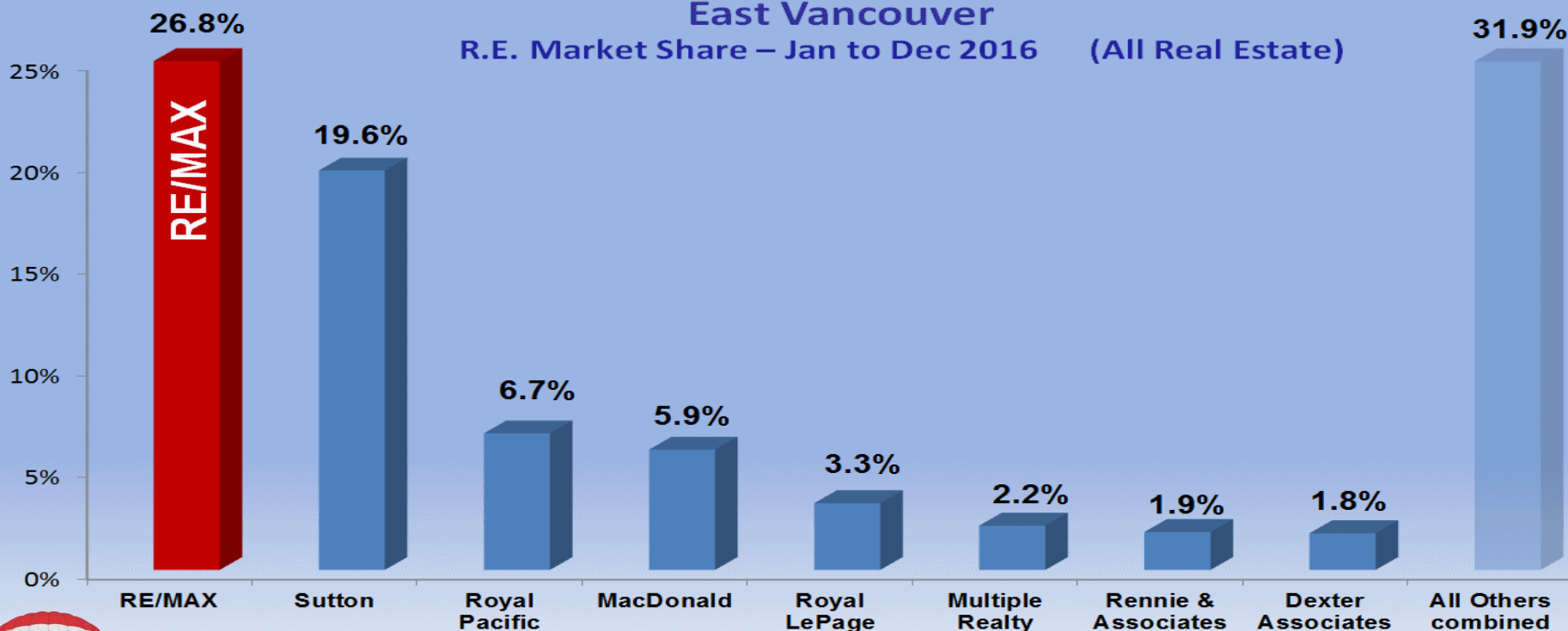
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the RE/MAX Market Share Reports

East Vancouver

R.E. Market Share – Jan to Dec 2016 (All Real Estate)



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

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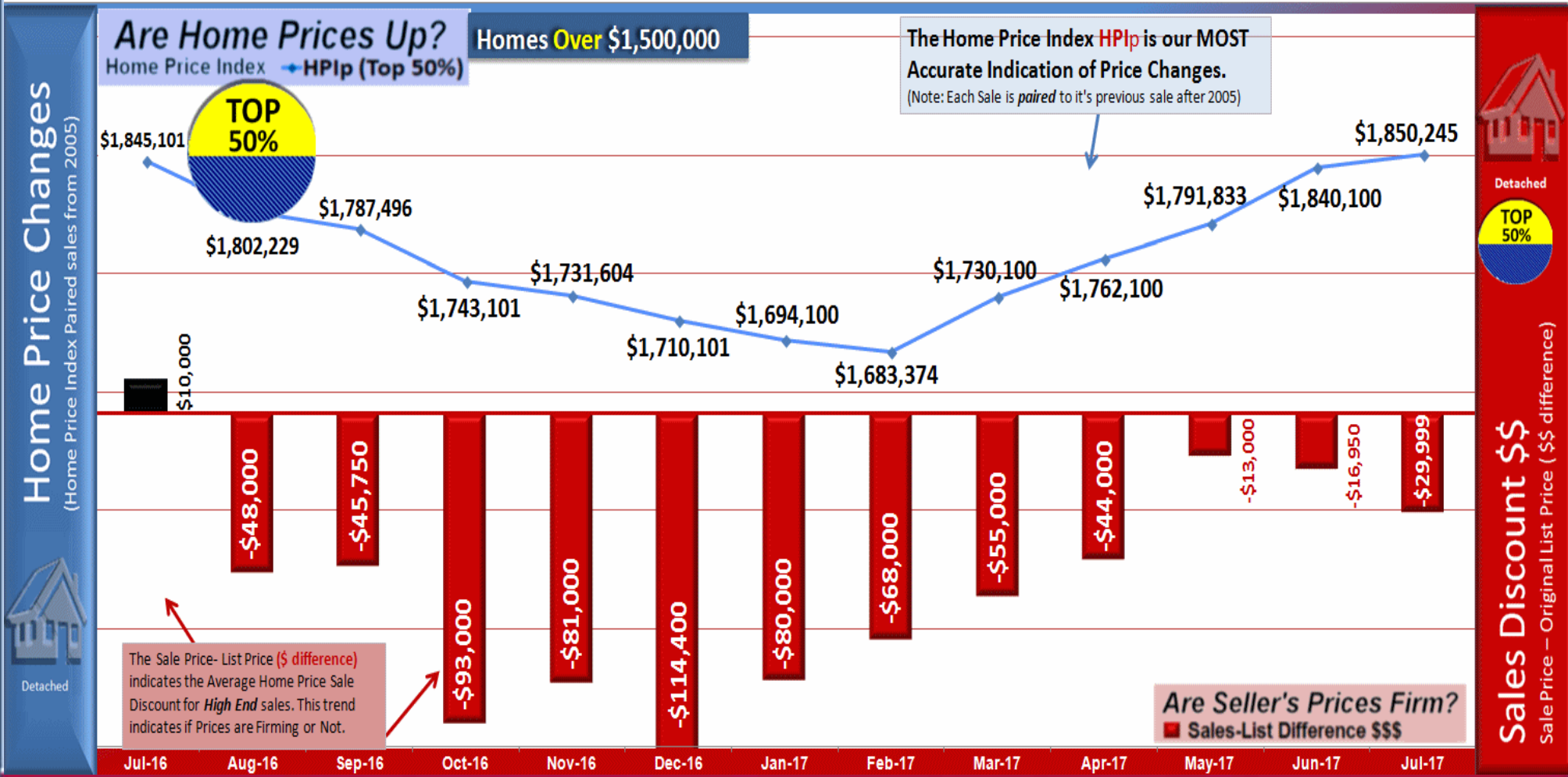


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Detached East Vancouver Home Price Index HPIp (Top 50%). Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)



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



Detached



Detached



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

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

Homes Over \$1,500,000

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

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

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

*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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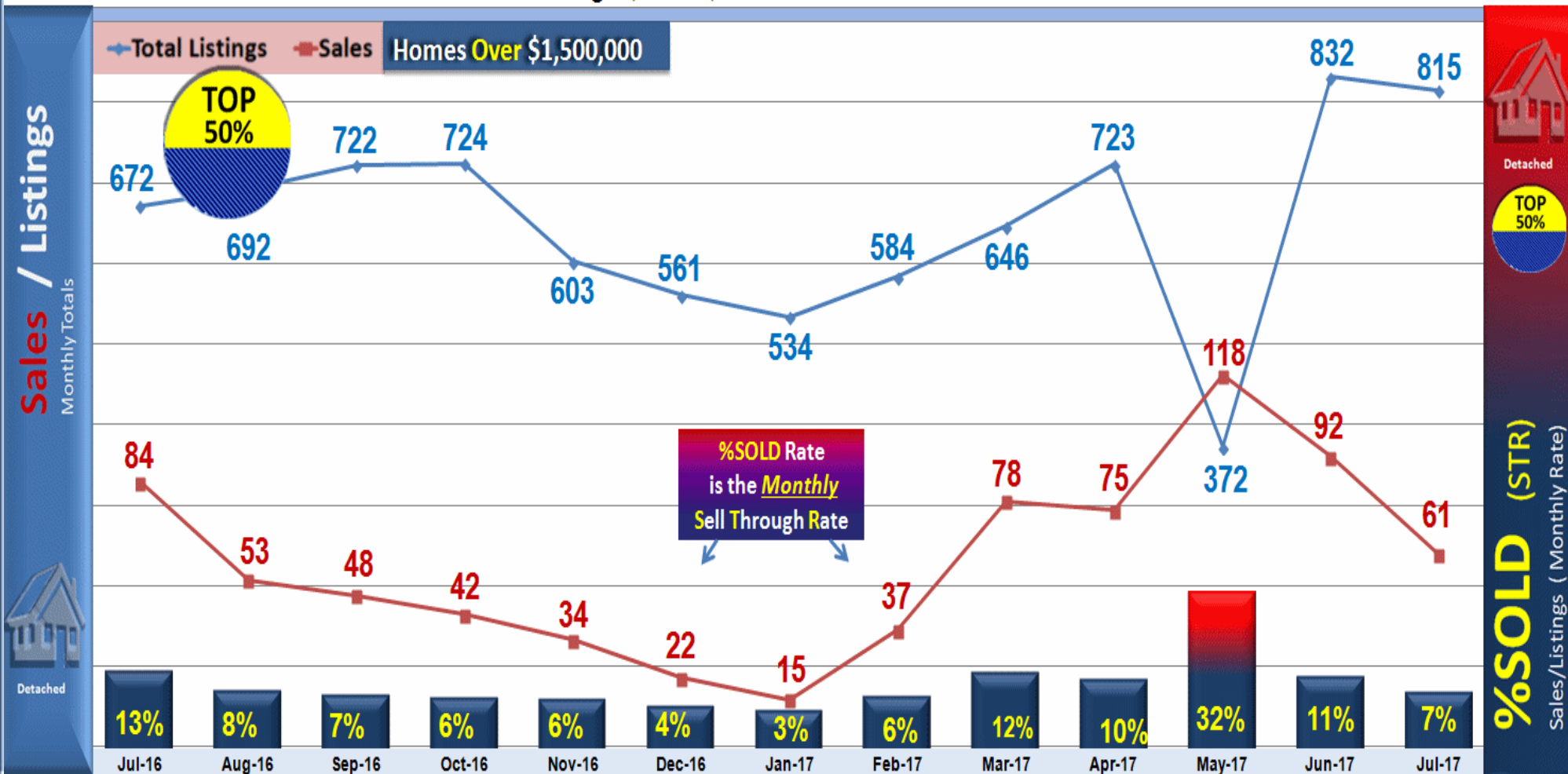
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Detached East Vancouver Total Listings^{**}, Sales, and %SOLD rates



Sales / Listings
Monthly Totals



Detached
TOP 50%

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

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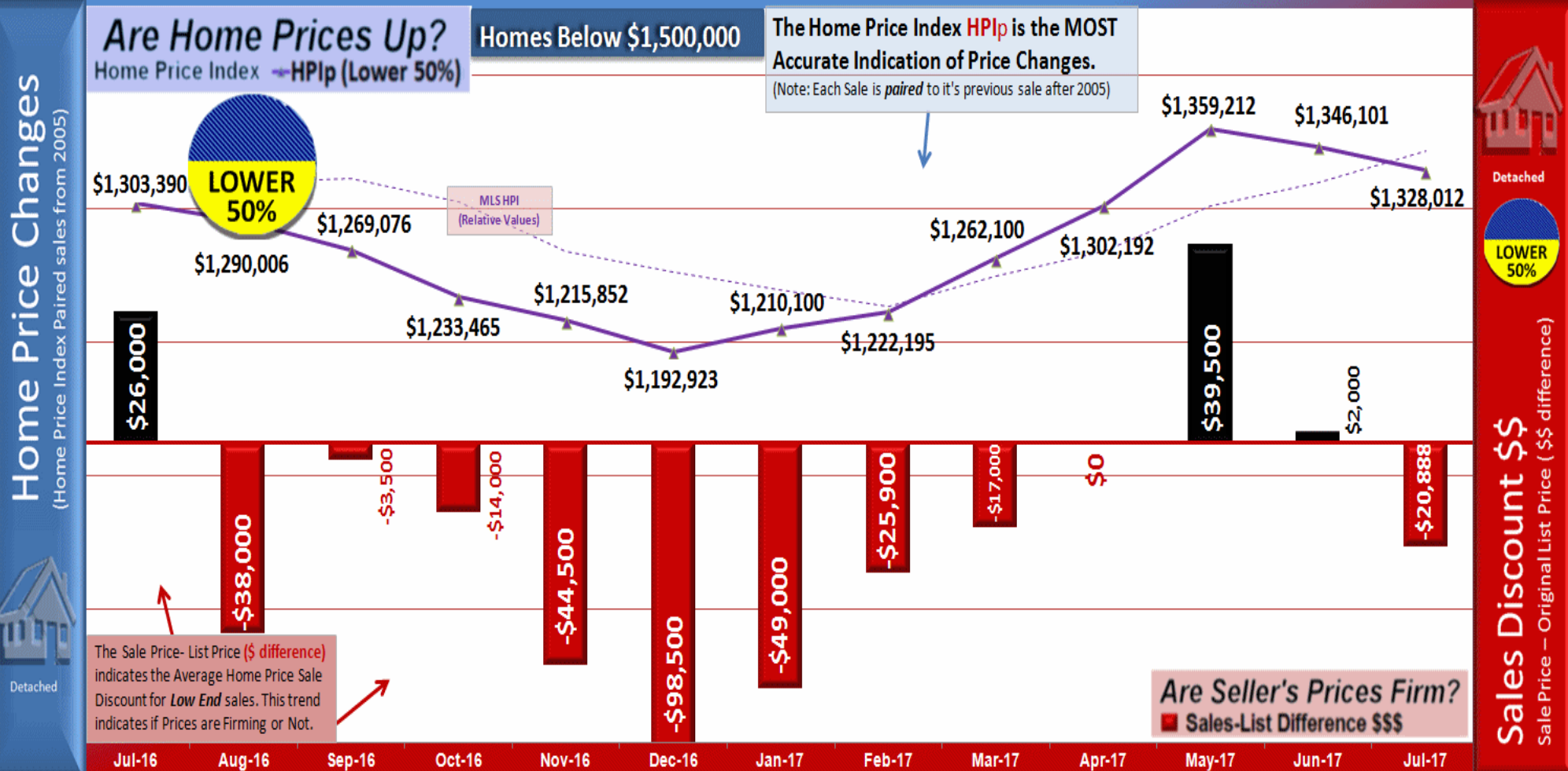


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Detached East Vancouver Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)



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



Detached



Detached



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

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

Homes Below \$1,500,000

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

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

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

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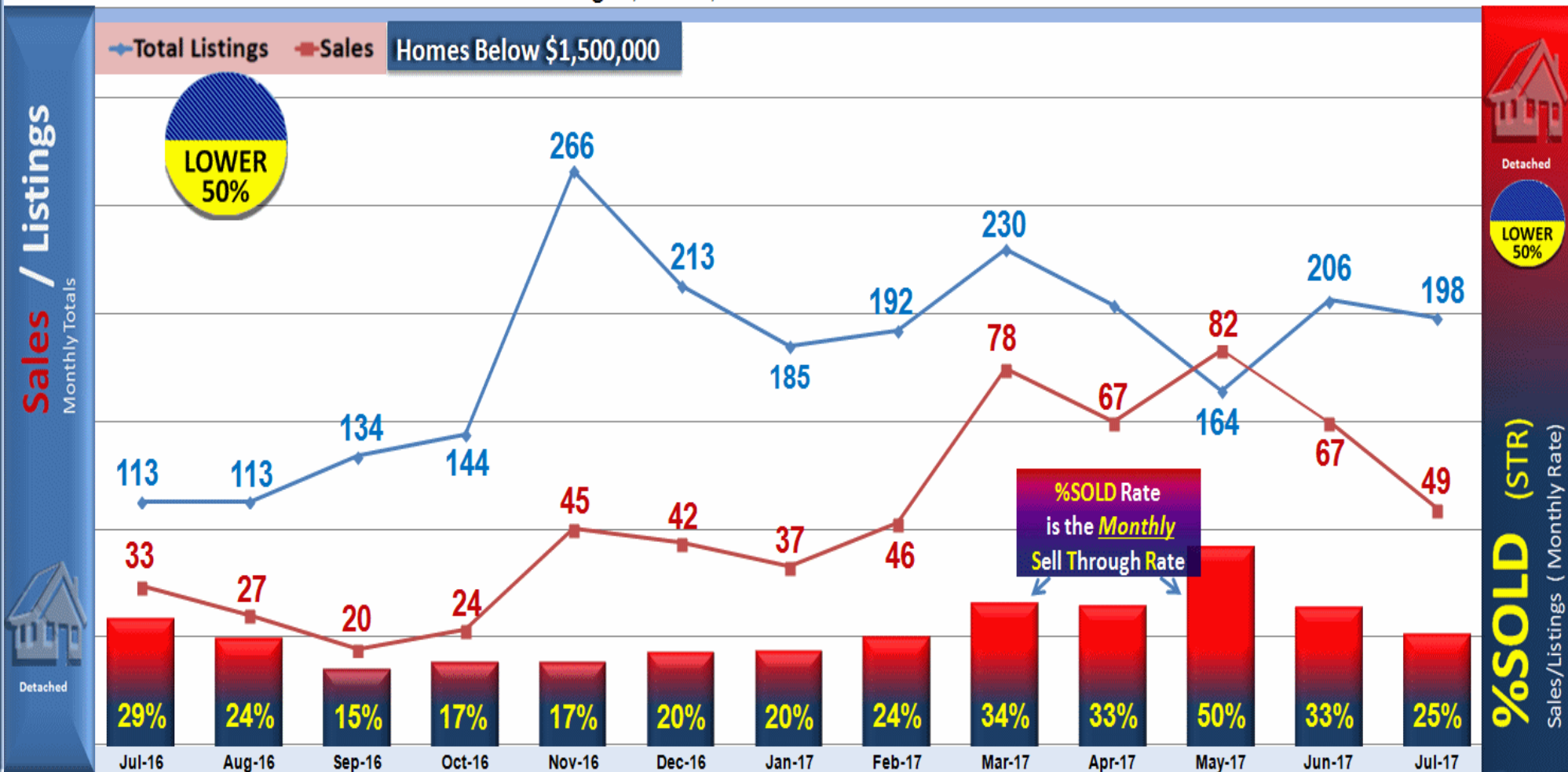
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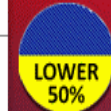
Detached East Vancouver Total Listings **, Sales, and %SOLD rates



Sales / Listings
 Monthly Totals



Detached



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

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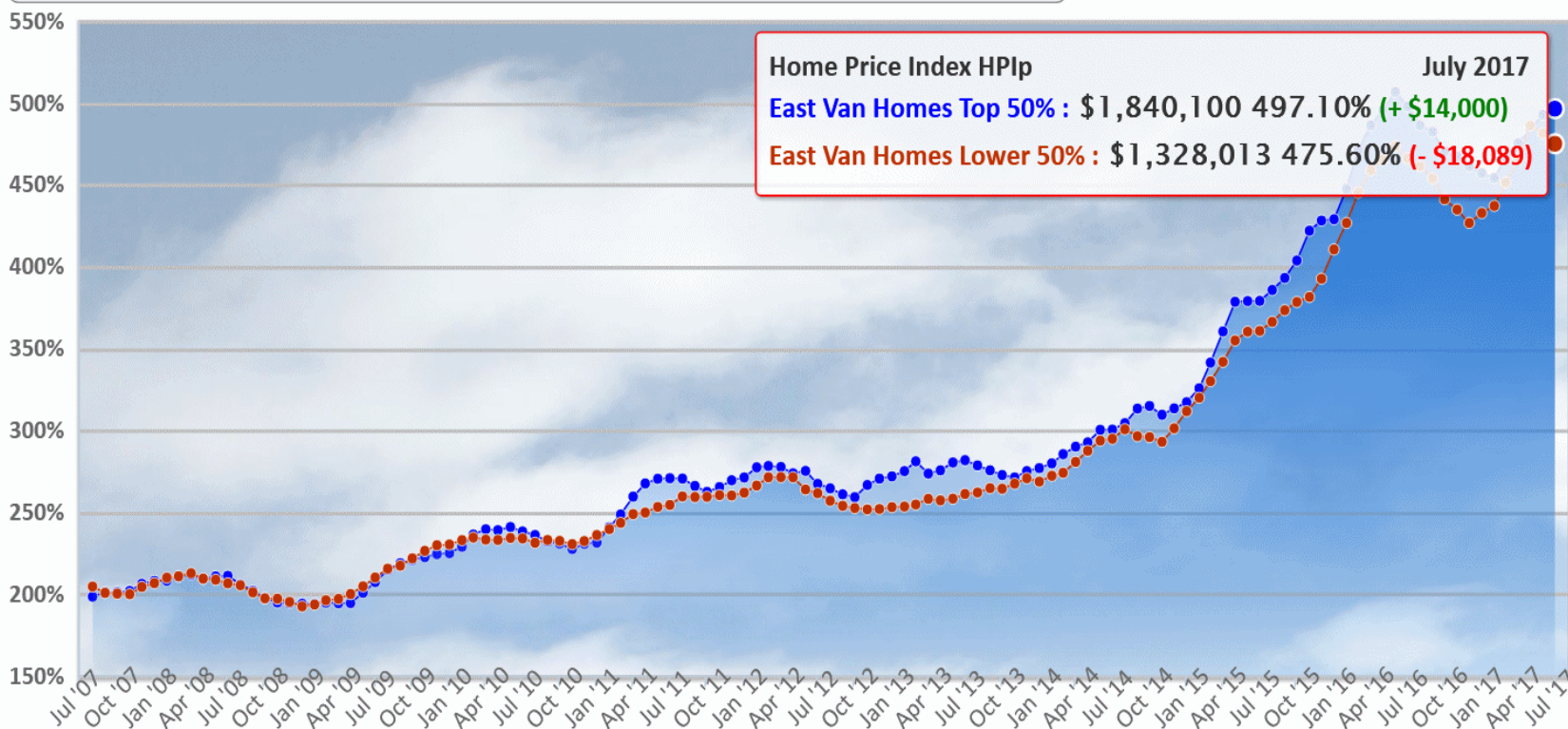
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East Van Homes Top 50% : HPIp Forecast+ Forecast-
 East Van Homes Lower 50% : HPIp Forecast+ Forecast-



Home Price Index HPIp July 2017
East Van Homes Top 50% : \$1,840,100 497.10% (+ \$14,000)
East Van Homes Lower 50% : \$1,328,013 475.60% (- \$18,089)

Date	Value
Jul 2017	% 497.10
Jun 2017	% 493.30
May 2017	% 484.00
Apr 2017	% 476.00
Mar 2017	% 467.40
Feb 2017	% 454.70
Jan 2017	% 457.60
Dec 2016	% 461.90
Nov 2016	% 467.80
Oct 2016	% 470.90
Sep 2016	% 482.90
Aug 2016	% 486.80



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Neighbourhoods	Total Listings	Sales	DOM	Sell / List	Sell - List \$Difference	%SOLD
Champlain Heights	36	14	11	100%	\$3,600	38.9%
Collingwood Van. East	114	44	13	100%	\$0	38.6%
Downtown VE	20	4	20	103%	\$16,500	20.0%
Fraser VE	24	8	7	106%	\$42,050	33.3%
Fraserview VE	32	12	10	102%	\$18,050	37.5%
Grandview VE	39	13	7	104%	\$25,000	33.3%
Hastings	28	12	8	103%	\$10,050	42.9%
Hastings East	7	5	11	113%	\$61,000	71.4%
Killarney VE	18	1	21	103%	\$6,000	5.6%
Knight	21	5	9	100%	\$0	23.8%
Main	14	4	7	112%	\$87,050	28.6%
Mount Pleasant VE	121	54	8	100%	\$3,000	44.6%
Renfrew VE	15	5	11	109%	\$52,000	33.3%
Renfrew Heights						
South Vancouver	9	1	83	104%	\$51,000	11.1%
Victoria VE	48	6	19	101%	\$5,500	12.5%
Total Activity	546	188	9	102%	\$9,600	34%

Home Price Range	Total Listings	Sales	DOM	Sell / List Ratio	Sell - List \$Difference	%SOLD
\$0-\$300,000	3	1	21	103%	\$6,000	33.3%
\$300,001-\$400,000	47	21	8	104%	\$15,100	44.7%
\$400,001-\$500,000	73	45	8	104%	\$20,000	61.6%
\$500,001-\$600,000	88	34	7	103%	\$17,500	38.6%
\$600,001-\$700,000	55	18	8	104%	\$28,000	32.7%
\$700,001-\$800,000	51	12	11	101%	\$10,150	23.5%
\$800,001 and more	229	57	12	100%	\$0	24.9%
Total Activity	546	188	9	102%	\$9,600	34%

Monthly Changes Summary	Jul-16	Jun-17	Jul-17	8/172017	Change
Total Listings** (A,S,T,C,X)	435	625	546		-79
Active Listings (1st of the month)	224	216	304	306	2
Solds	172	277	188		-89
DOM	8	8	9		1
%SOLD (Sales/Listings /mthly rate)	40%	44%	34%		-10%
Condos (Top 50%) Home Price Index HPI	\$617,101	\$701,794	\$711,100		\$9,306
Condos (Lower 50%) Home Price Index HPI	\$364,948	\$444,100	\$455,100		\$11,000
Twnhs (Top 50%) Home Price Index HPI	\$938,972	\$1,063,101	\$1,056,268		-\$6,833
Twnhs (Lower 50%) Home Price Index HPI	\$600,990	\$659,046	\$660,101		\$1,055

Aug 1 2017 East Vancouver Market Update (Attached)

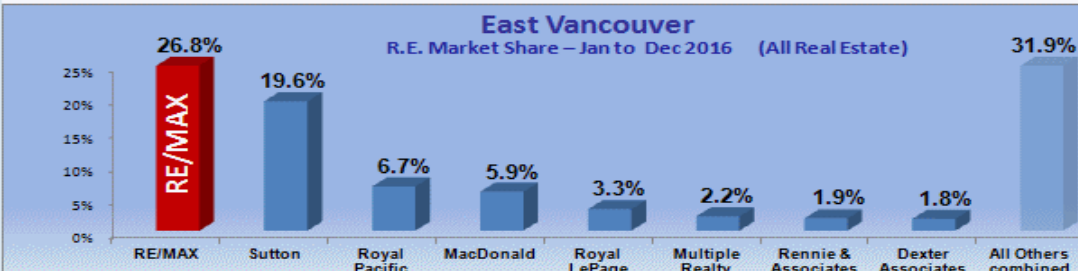
Current: East Vancouver has a Sellers Market with **44 %SOLD** rate and a **102% Sell/List Ratio**. (This means an average of a \$12,000 Discount on a sale from the original list price)

Most Active Range: Homes between \$400,000 - \$500,000 have **61.6 %SOLD** rate.
Least Active Range: Homes above \$800,000 have **24.9 %SOLD** rate.

History: East Vancouver's **Condos** Year-To-Date Home Price Index **HPI** (Top 50%) shows that prices increased \$93,999.
 East Vancouver's **Condos** Year-To-Date Home Price Index **HPI** (Lower 50%) shows that prices increased \$90,152.
 East Vancouver's **Townhouses** Year-To-Date Home Price Index **HPI** (Top 50%) shows that prices increased \$117,296.
 East Vancouver's **Townhouses** Year-To-Date Home Price Index **HPI** (Lower 50%) shows that prices increased \$59,111.

Forecast: The last month listing inventory 26% less than the same month last year. There were 265 new listings beyond the recent sales. We project East Vancouver to be a Sellers Market.

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July's Real Estate Statistics show our Markets were **NORMALIZED** 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.

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

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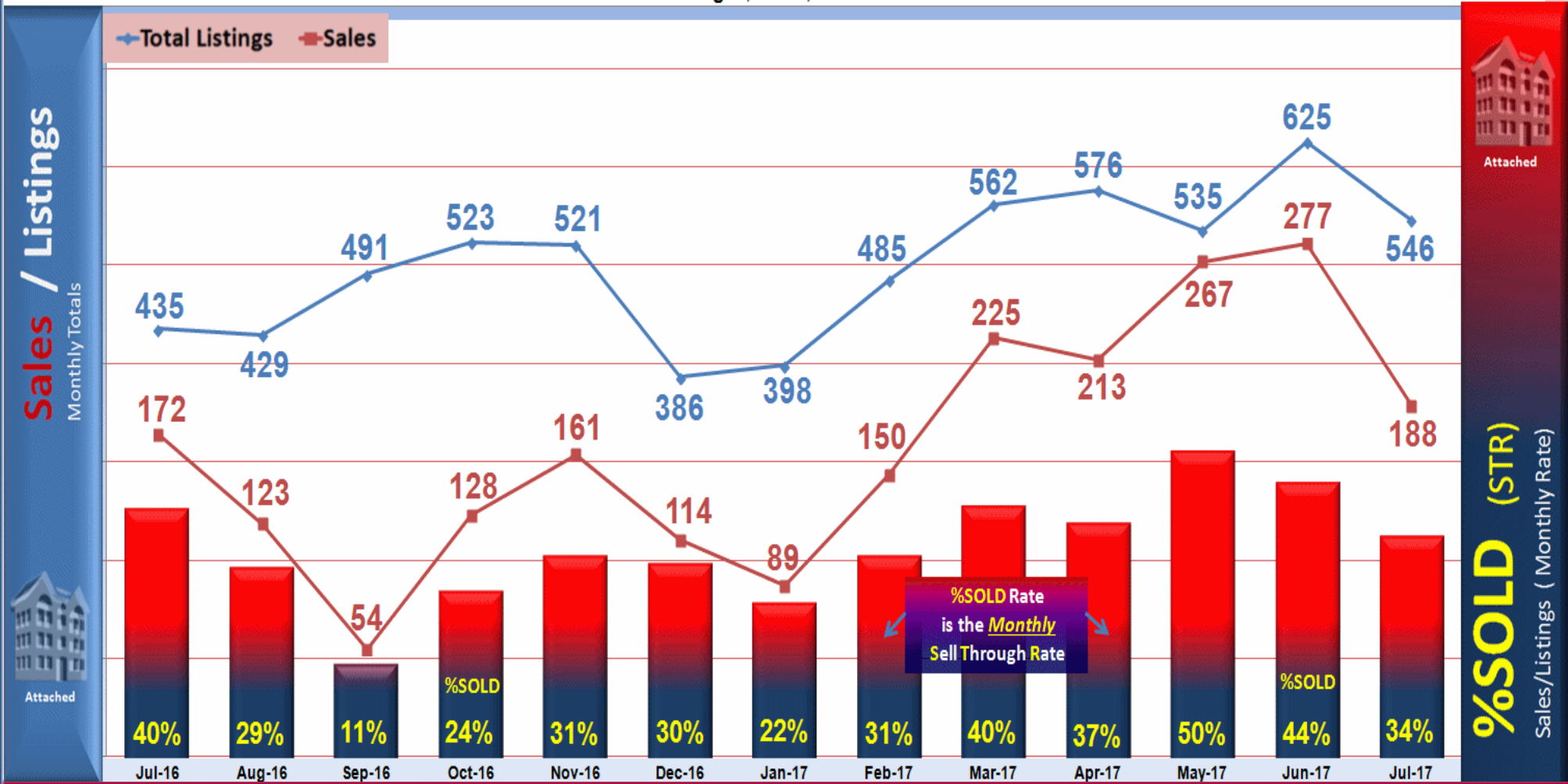
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RE/MAX City Realty

Proudly Turning Dreams into Addresses in Greater Vancouver for over 25 Years

Market Analysis & Forecasting Aug 1/17 East Vancouver

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



Sales / Listings



Attached



Attached

%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. [More Details](#)
 Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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Vancouver Market Reports®

Market Statistics On the Web!

attached homes



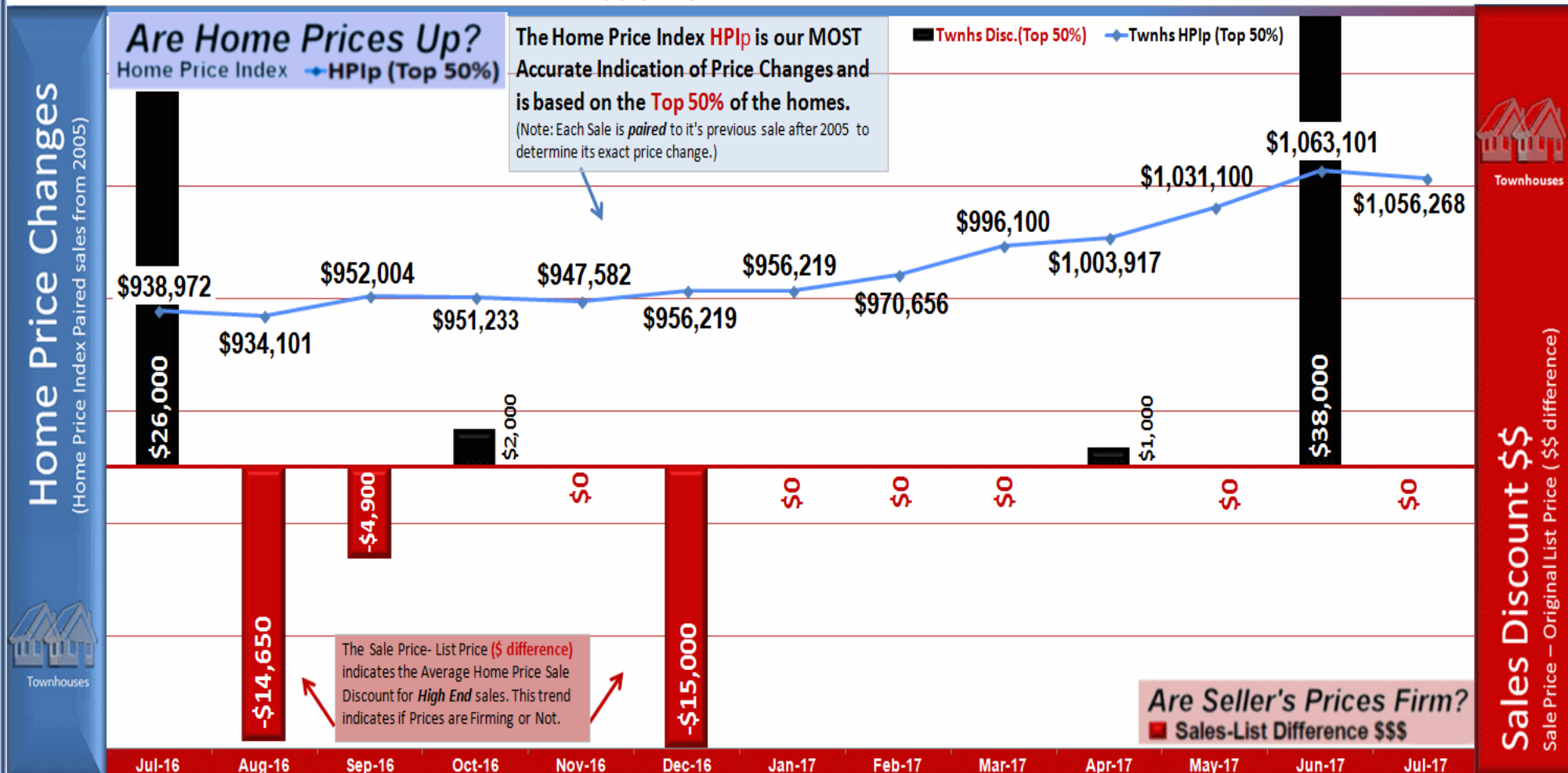
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Attached East Vancouver Townhouse Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)



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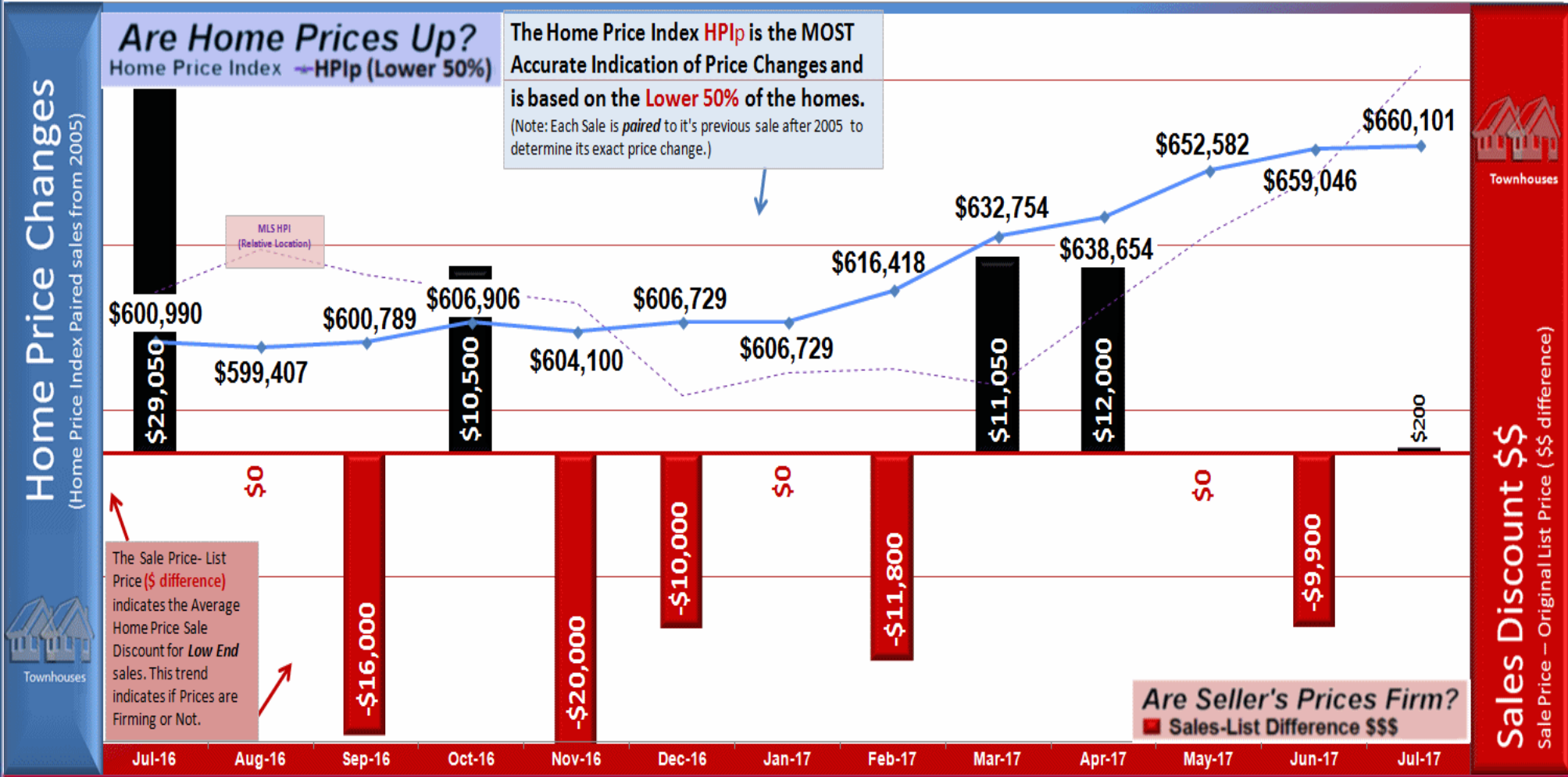
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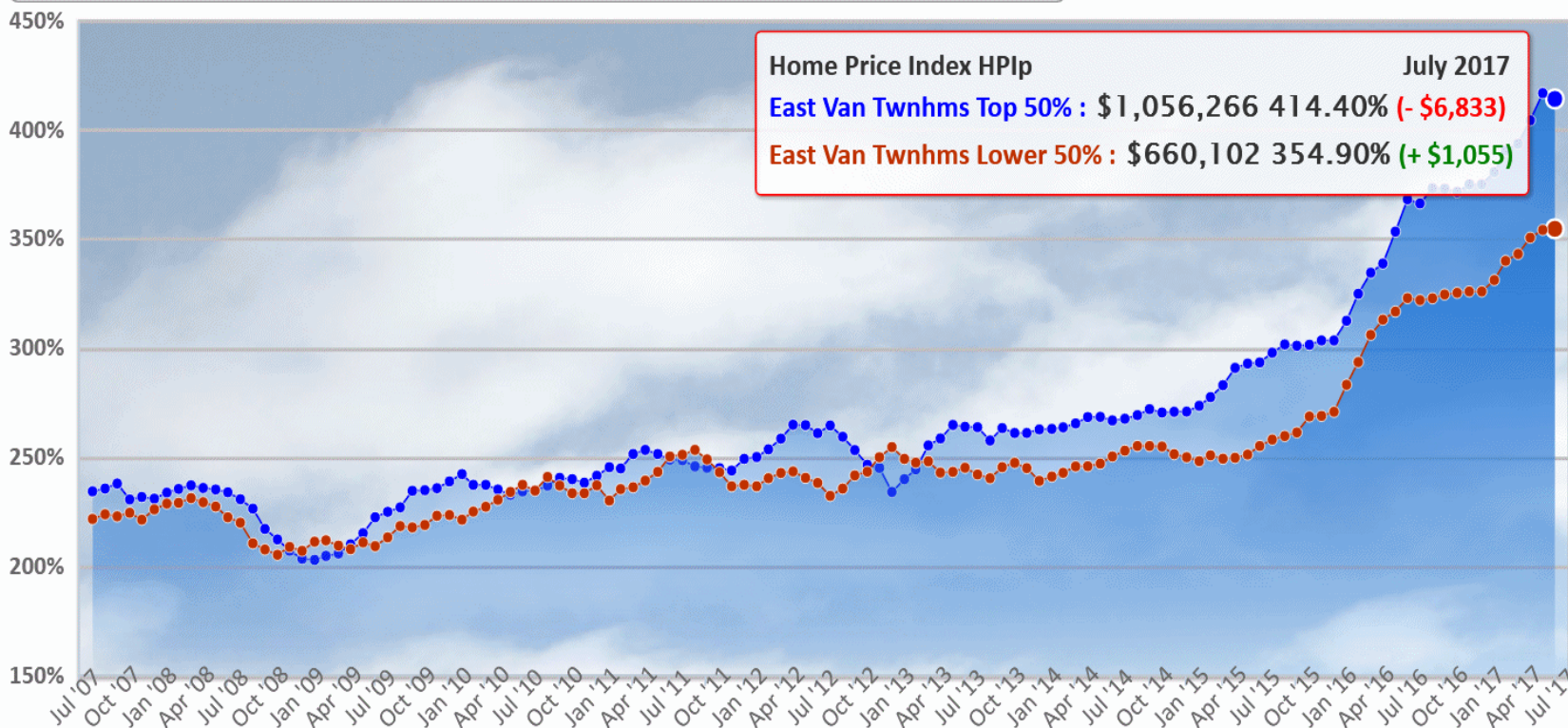
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Powered by the Greater Vancouver Market Reports HPIp



East Van Twnhms Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 East Van Twnhms Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Home Price Index HPIp July 2017
East Van Twnhms Top 50% : \$1,056,266 414.40% (- \$6,833)
East Van Twnhms Lower 50% : \$660,102 354.90% (+ \$1,055)

Monthly Home values

Date	Value
Jul 2017	% 414.40
Jun 2017	% 417.10
May 2017	% 404.60
Apr 2017	% 393.90
Mar 2017	% 390.80
Feb 2017	% 380.90
Jan 2017	% 375.20
Dec 2016	% 375.20
Nov 2016	% 371.80
Oct 2016	% 373.20
Sep 2016	% 373.50
Aug 2016	% 366.50

Drag over area to zoom in



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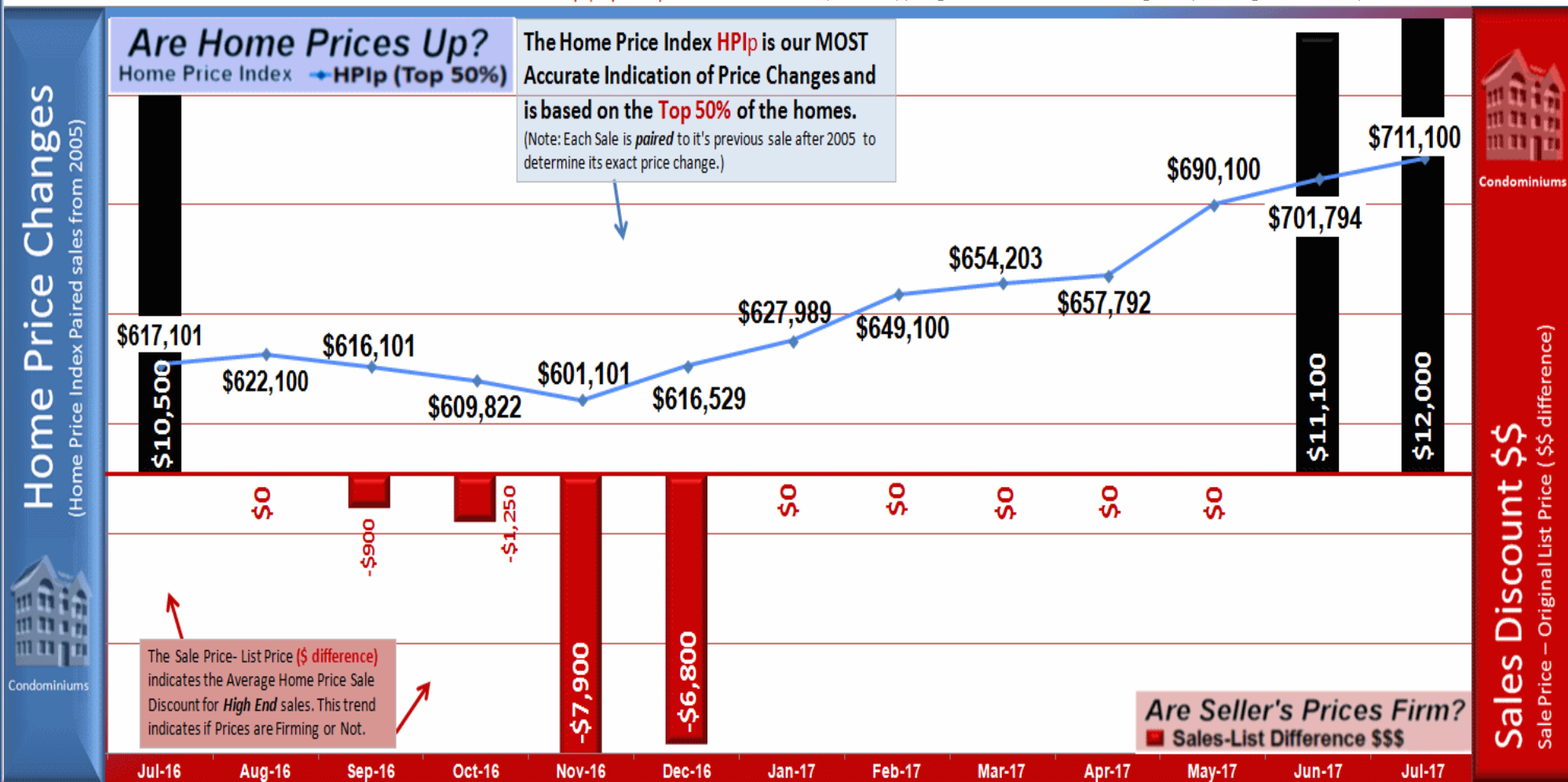
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Attached East Vancouver Condos Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)



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



Condominiums



Condominiums

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

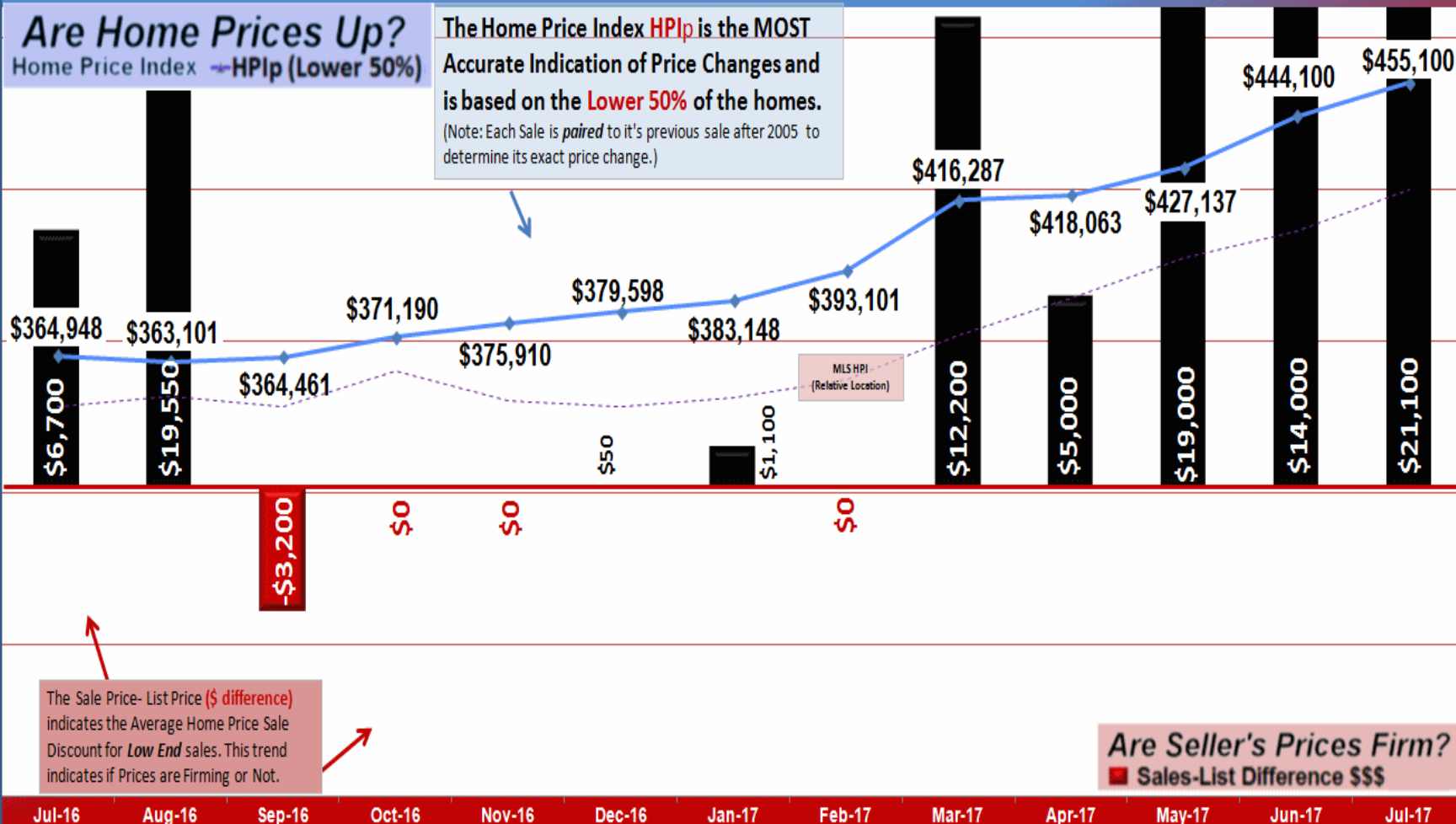
Home Price Changes
(Home Price Index Paired sales from 2005)



Condominiums

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

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.)



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

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

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

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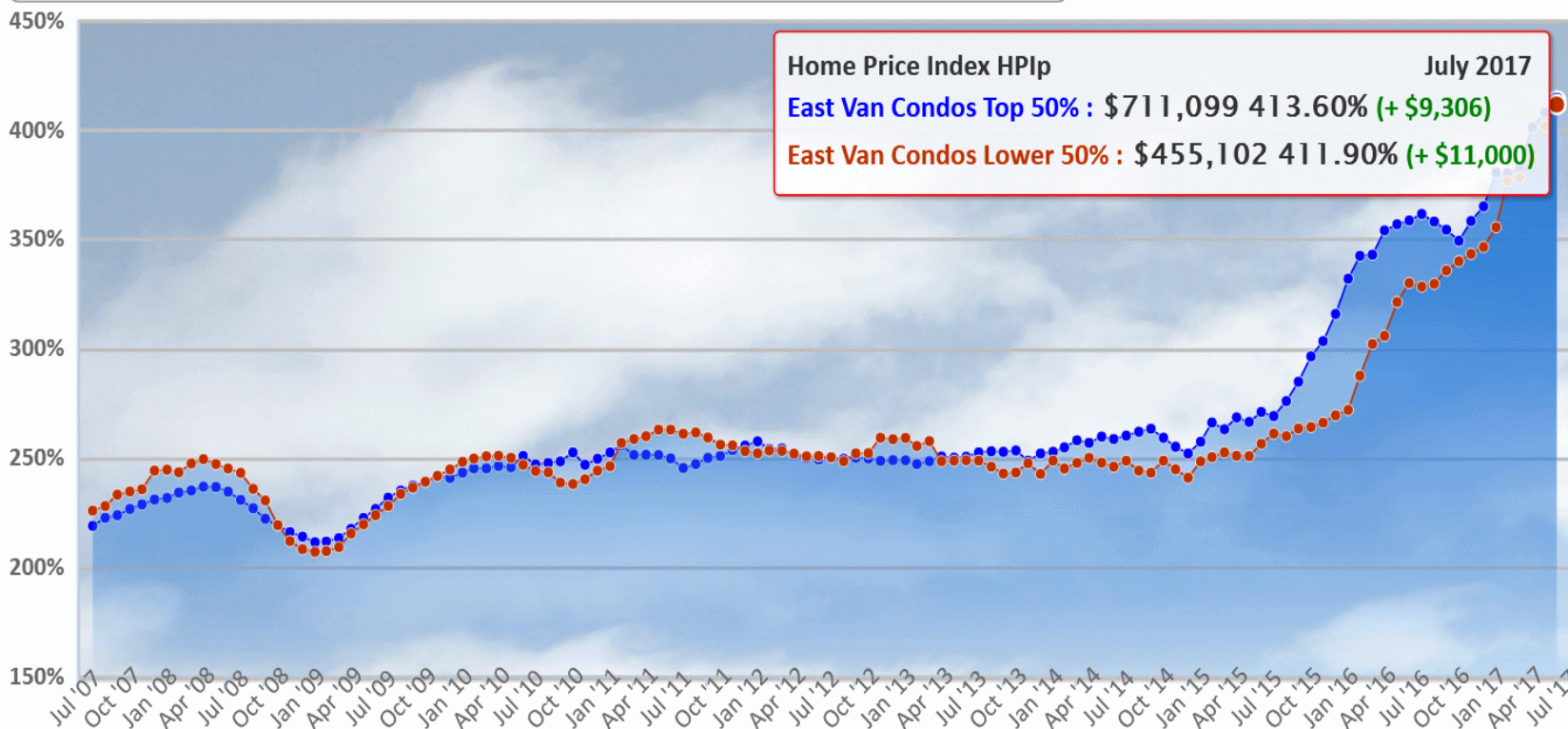
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East Van Condos Top 50% : HPIp Forecast+ Forecast-
 East Van Condos Lower 50% : HPIp Forecast+ Forecast-



Home Price Index HPIp July 2017
East Van Condos Top 50% : \$711,099 413.60% (+ \$9,306)
East Van Condos Lower 50% : \$455,102 411.90% (+ \$11,000)

Monthly Home values

Date	Value
Jul 2017	% 413.60
Jun 2017	% 408.20
May 2017	% 401.40
Apr 2017	% 382.60
Mar 2017	% 380.50
Feb 2017	% 380.70
Jan 2017	% 365.30
Dec 2016	% 358.60
Nov 2016	% 349.60
Oct 2016	% 354.70
Sep 2016	% 358.40
Aug 2016	% 361.90

<< < 1 2 3 > >>

Drag over area to ZOOM in



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Monthly Market Analysis and Forecasting for Greater Vancouver & Fraser Valley

Monthly Home Sales (%)

70%
60%
50%
40%
30%
20%
10%
0%
-10%

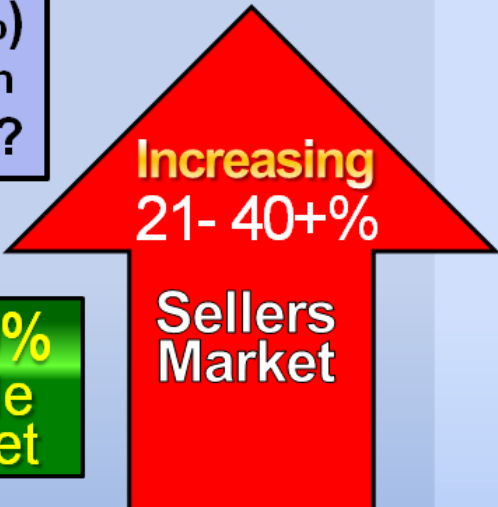


100 Listings

What Percentage (%) of Home Sales per Month Change the Market?



15-20% Stable Market



When Market Activity is 21- 40+%, we are in a Sellers Market.
When Market Activity is 15% - 20%, we are in a Stable Market.
When Market Activity is 14% & Lower, we are in a Buyers Market.



Vancouver Market Report & Forecast



Lori Blake
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Not Intended to solicit already listed Properties



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