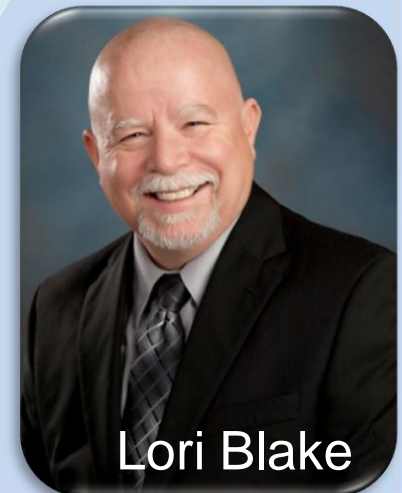
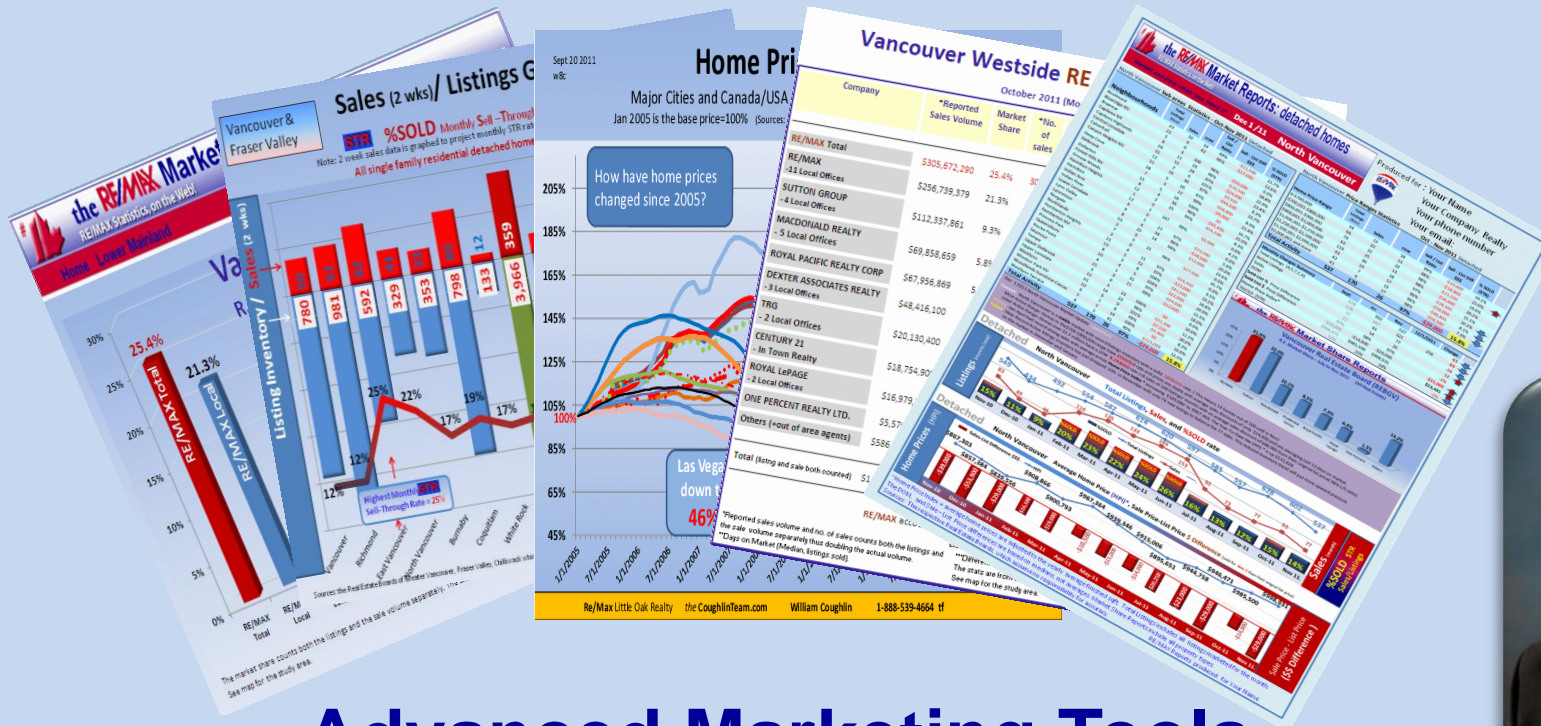


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Monthly Market Analysis and Forecasting for Greater Vancouver & Fraser Valley

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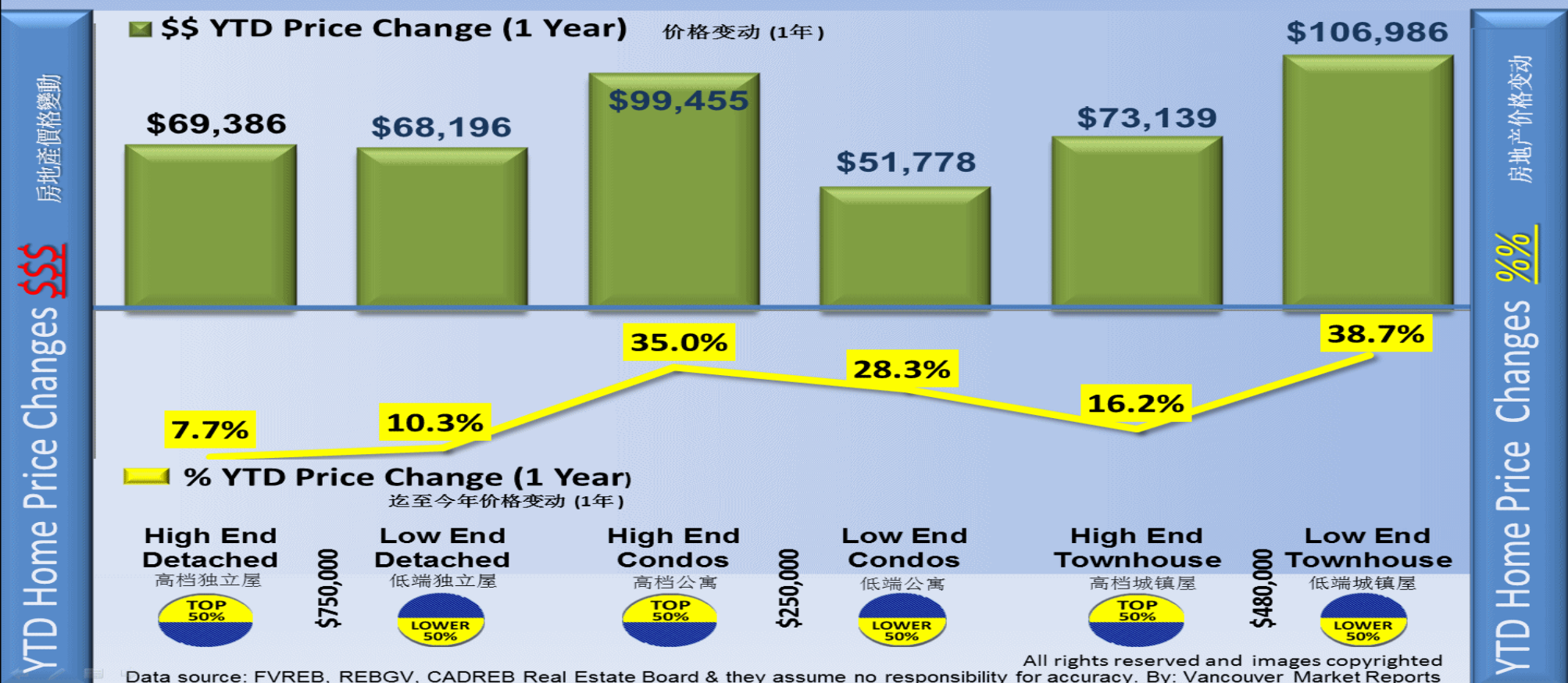
Maple Ridge-Pitt Meadows Real Estate Price Changes (\$/%)

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



房地產價格變動

YTD Home Price Changes \$\$\$

房地產價格變動

YTD Home Price Changes %%

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

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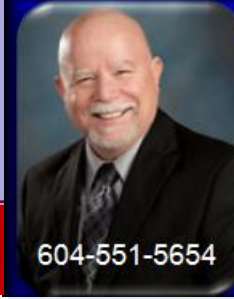
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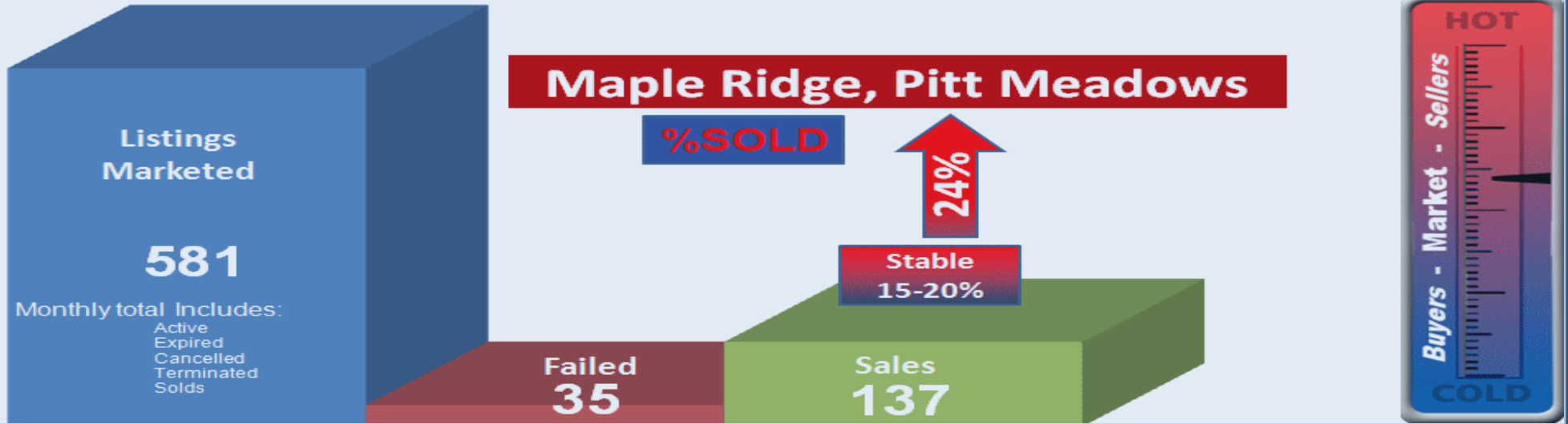
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Monthly Market Activity - July 2017 - Single Family



Aug 1 2017 Maple Ridge & Pitt Meadows Market Update (Detached)

Current: Maple Ridge & Pitt Meadows are in a Sellers Market with Average Listing inventories, a **24 %SOLD** Rate and Sell Price/List Price = 100% (Meaning there is an Average of a \$0 Discount on a Sale from the List price)

Most Active Price Range: Homes between \$525,000 - \$625,000 have **68.2 %SOLD** Rate.

Least Active Price Range: Homes above \$1 mill. have **7.5 %SOLD** Rate.

History: The Maple Ridge & Pitt Meadows Year-To-Date Home Price Index **HPIp (Upper 50%)** shows that prices increased \$60,684.

The Maple Ridge & Pitt Meadows Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$84,648.



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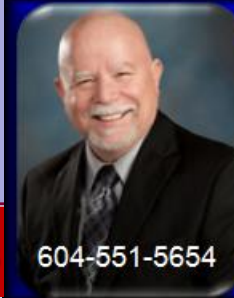
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Market Analysis & Forecasting Aug 1/17 Maple Ridge-Pitt Meadows

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

Maple Ridge and Pitt Meadows List Price Ranges Statistics - July 2017							Detached
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$525,000	11	2	2	101%	\$10,110	18.2%	↑
\$525,001-\$625,000	22	15	8	103%	\$20,000	68.2%	↑
\$625,001-\$700,000	62	27	7	102%	\$11,000	43.5%	↑
\$700,001-\$800,000	98	36	8	100%	-\$2,450	36.7%	↑
\$800,001-\$1,000,000	149	39	10	100%	\$0	26.2%	↑
\$1,000,001 and more	239	18	20	99%	-\$17,450	7.5%	↓
Total Activity	581	137	8	100%	\$0	24%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Jul-16	Jun-17	Jul-17	17/1/2017	Change	
Total Listings** (A,S,T,C,X)	507	578	581		3	↑
Active Listings (1st of the month)	284	203	366	409	43	↑
Solds	128	172	137		-35	↓
Days on Market (DOM)	8	9	8		-1	↓
%SOLD (Sales/Listings/Mthly Rate)	25%	30%	24%		-6%	↓
(Upper 50%) Home Price Index HPIp	\$942,013	\$998,100	\$1,002,697		\$4,597	↑
(Lower 50%) Home Price Index HPIp	\$664,574	\$737,719	\$749,222		\$11,503	↑

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Market Analysis & Forecasting Aug 1/17 Maple Ridge-Pitt Meadows

What Sold in your Neighbourhood and for What Price?

Maple Ridge, Haney and Pitt Mdws Sub areas Stats - July 2017

Detached

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	% SOLD
Albion	55	16	9	101%	\$5,000	29.1%
Cottonwood MR	59	19	9	100%	\$0	32.2%
East Central	61	13	8	101%	\$9,100	21.3%
Northeast-North Maple Ridge	15	3	26	118%	\$110,525	20.0%
Northwest Maple Ridge	39	10	7	100%	-\$1,900	25.6%
Silver Valley	56	12	11	99%	-\$4,950	21.4%
Southwest Mple Rdg	49	20	9	100%	-\$1,900	40.8%
Thornhill	46	4	19	103%	\$30,500	8.7%
Websters Corners	43	2	20	99%	-\$14,950	4.7%
West Central	71	19	11	101%	\$5,100	26.8%
Whonnock	22	1	362	105%	\$51,200	4.5%
Central & Mid Meadows	25	8	10	101%	\$4,700	32.0%
North & West Meadows	25	3	280	92%	-\$158,000	12.0%
South Meadows	15	7	7	108%	\$65,100	46.7%
Total Activity	581	137	8	100%	\$0	24%

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Market Analysis & Forecasting Aug 1/17 Maple Ridge-Pitt Meadows

Next Months Market Forecast

Forecast:

Maple Ridge & Pitt Meadows has normal Listing supply; 409 homes are for sale and with the **24 %SOLD** Monthly Rate gives us a ~4 months of inventory. Another Indicator: 8% of the Active listings have Reduced their Price by \$46,868 on Average or \$36,506 Median in the last month. We project Maple Ridge - Pitt Meadows Detached to continue into 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.

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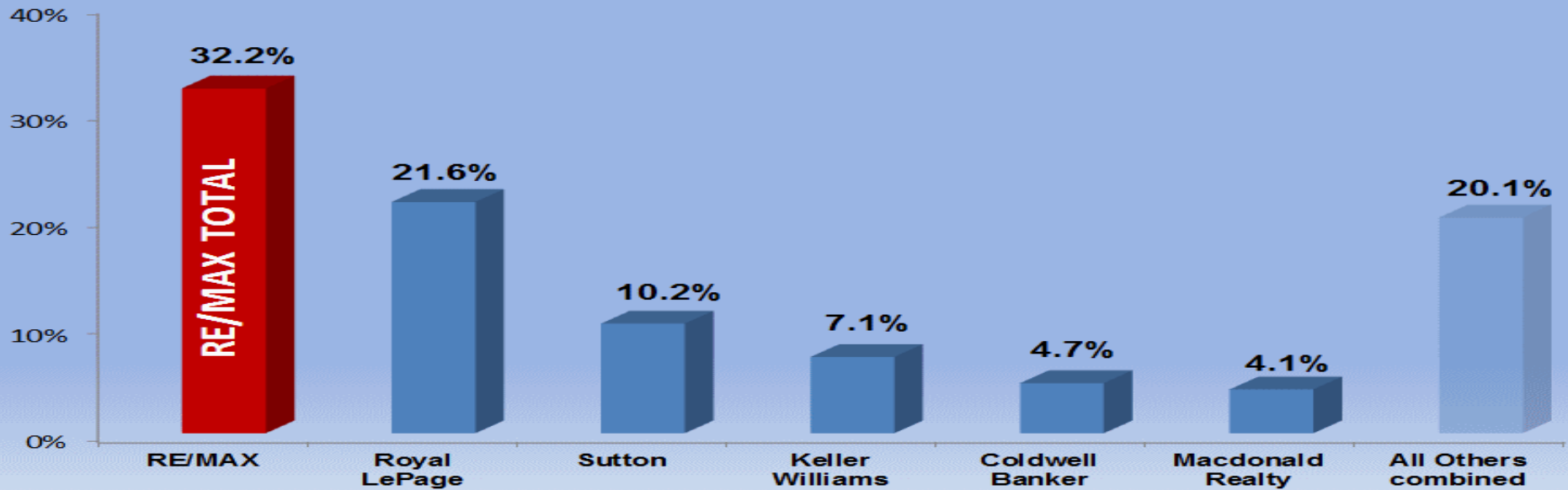
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Maple Ridge - Pitt Meadows
Real Estate Market Share – January to December 2016 (All Real Estate)



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

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Market Analysis & Forecasting Aug 1/17 Maple Ridge-Pitt Meadows

Detached

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

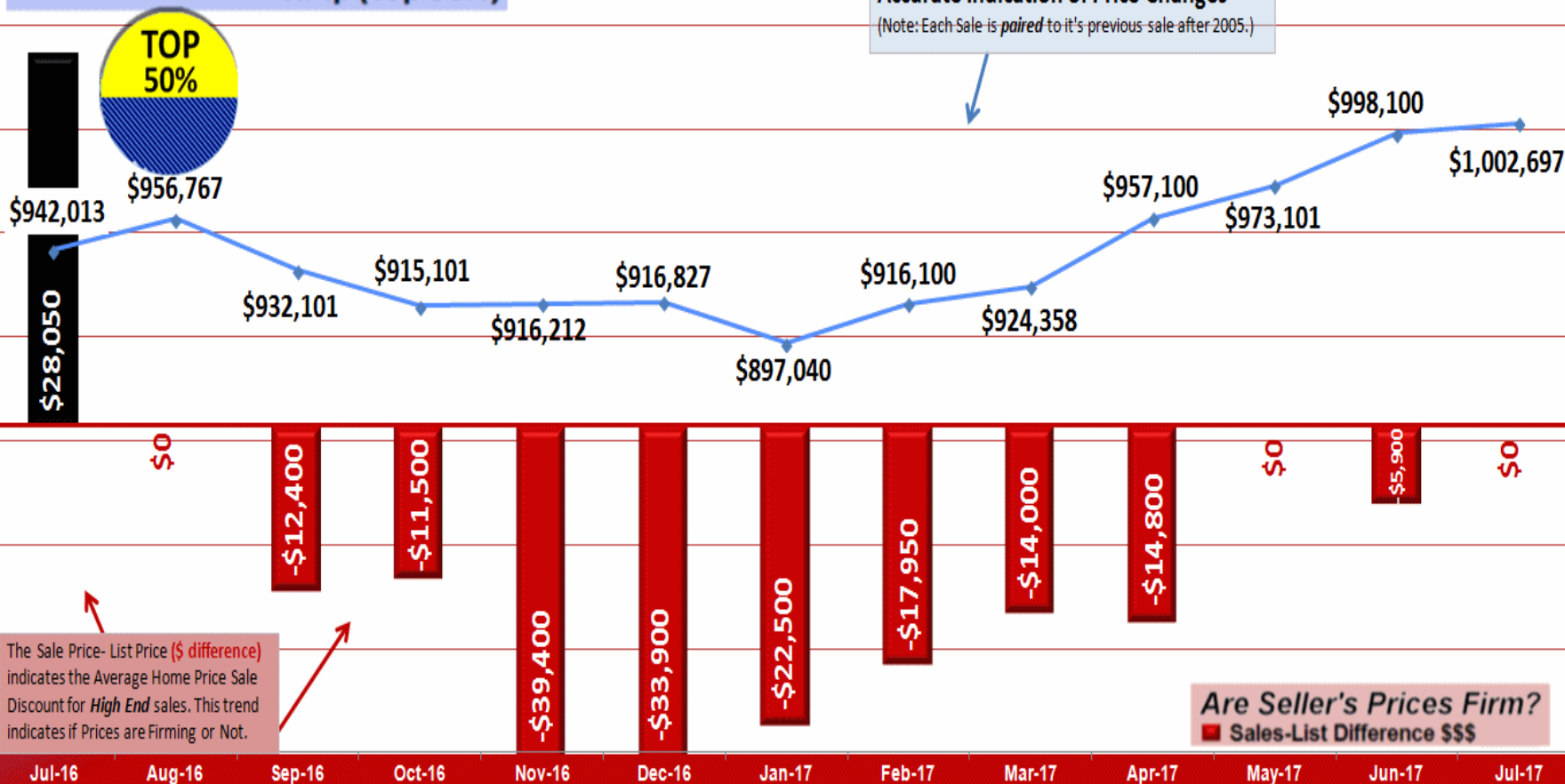
Are Home Prices Up?

Home Price Index → **HPIp (Top 50%)**

Homes **Over \$750,000**

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 *High End* sales. This trend indicates if Prices are Firming or Not.

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

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



Detached

TOP 50%

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

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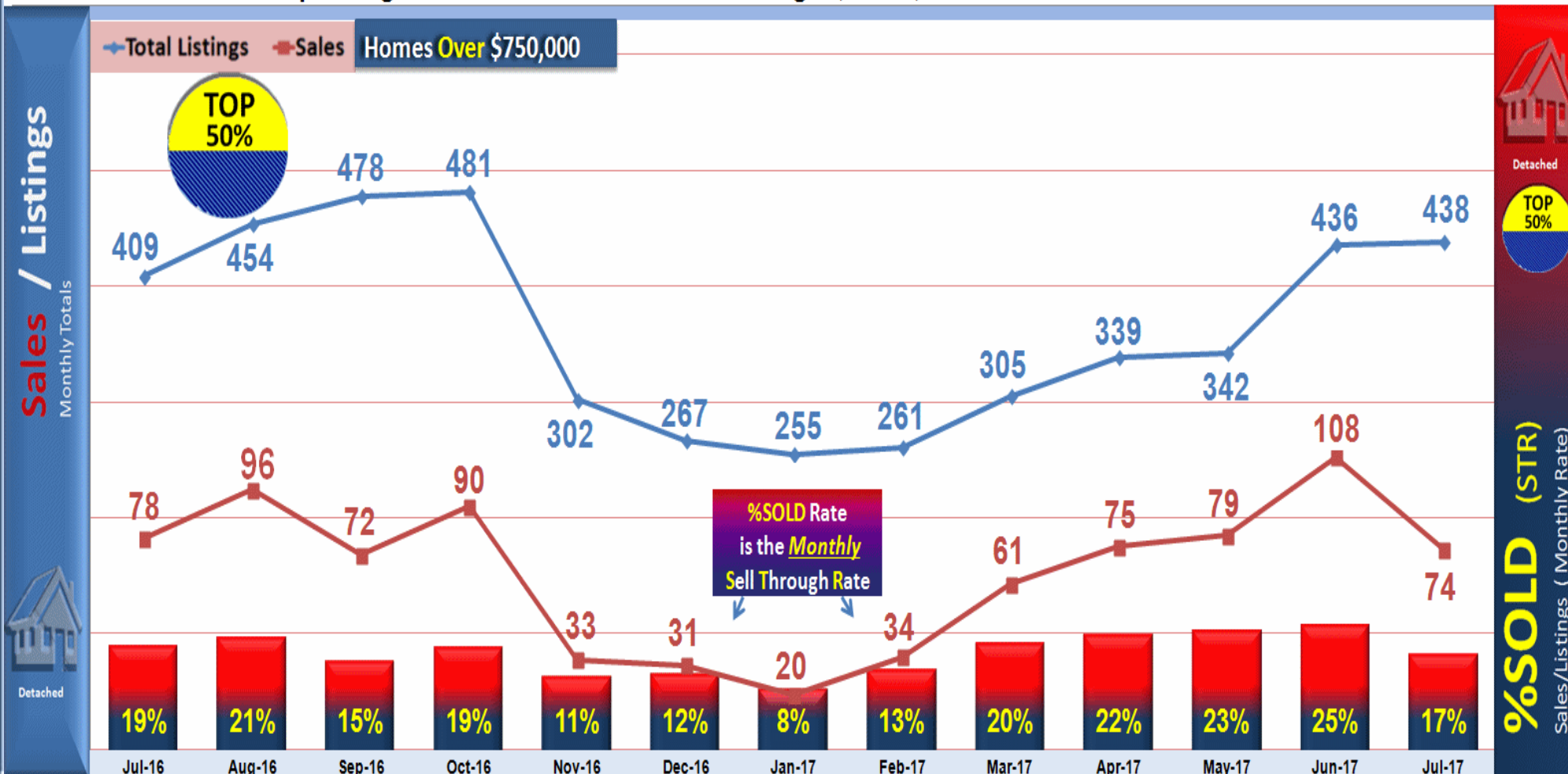
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Detached Maple Ridge & Pitt Meadows Total Listings**, Sales, and %SOLD Rates



Sales / Listings
Monthly Totals



Detached



Detached

TOP 50%

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

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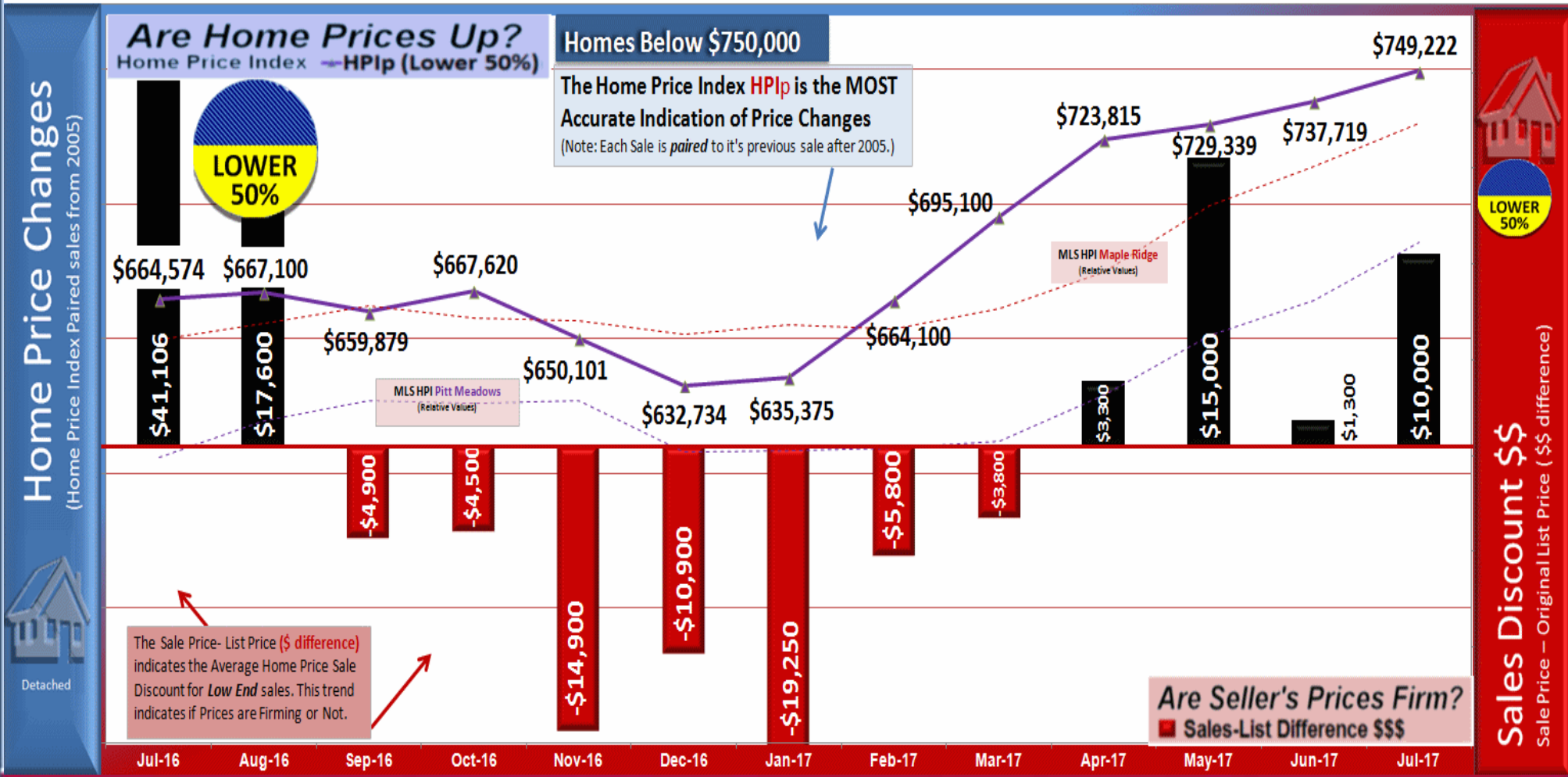
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Detached

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



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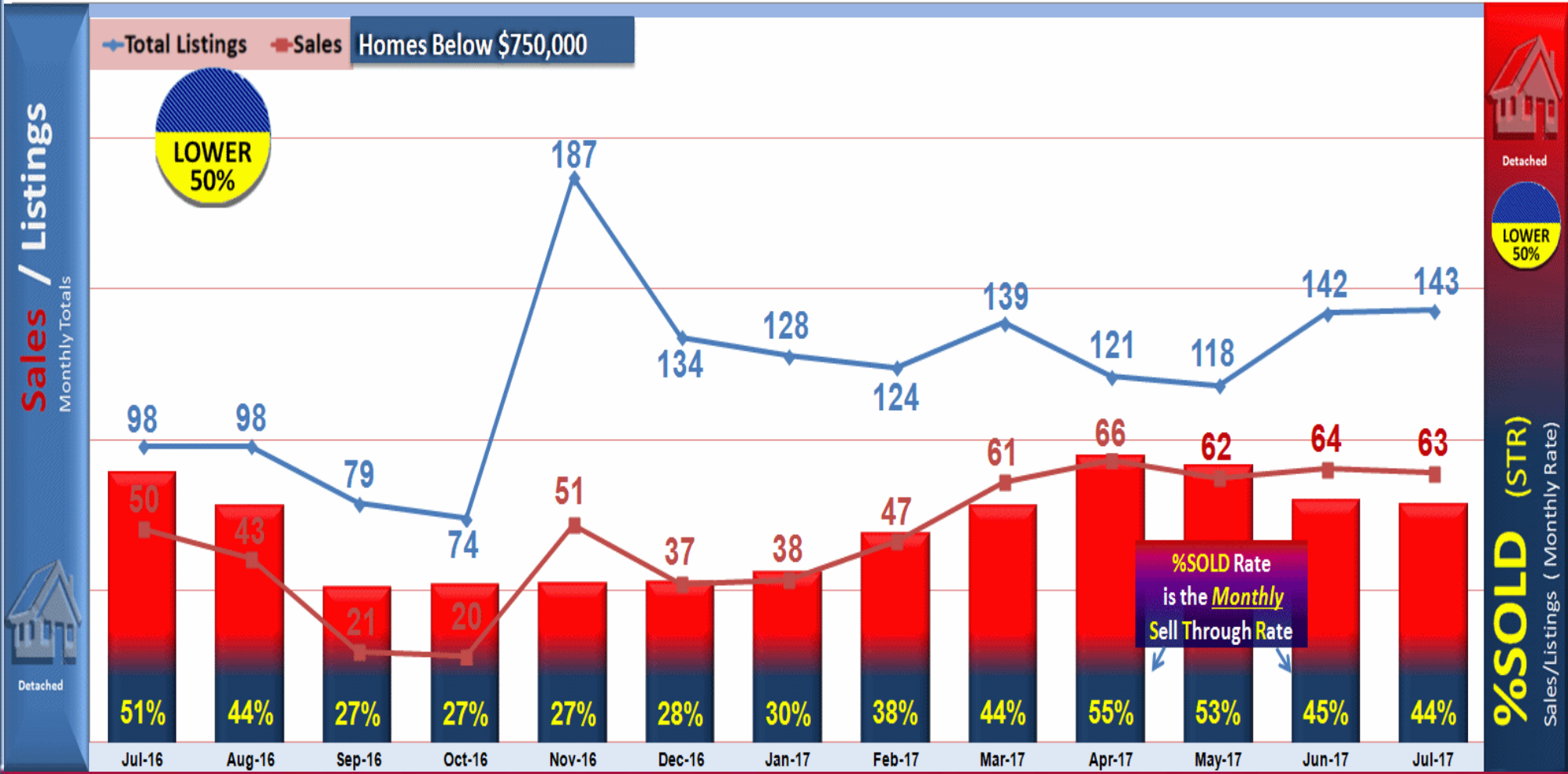
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Detached Maple Ridge & Pitt Meadows Total Listings**, Sales, and %SOLD Rates



Sales / Listings
Monthly Totals



LOWER 50%

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

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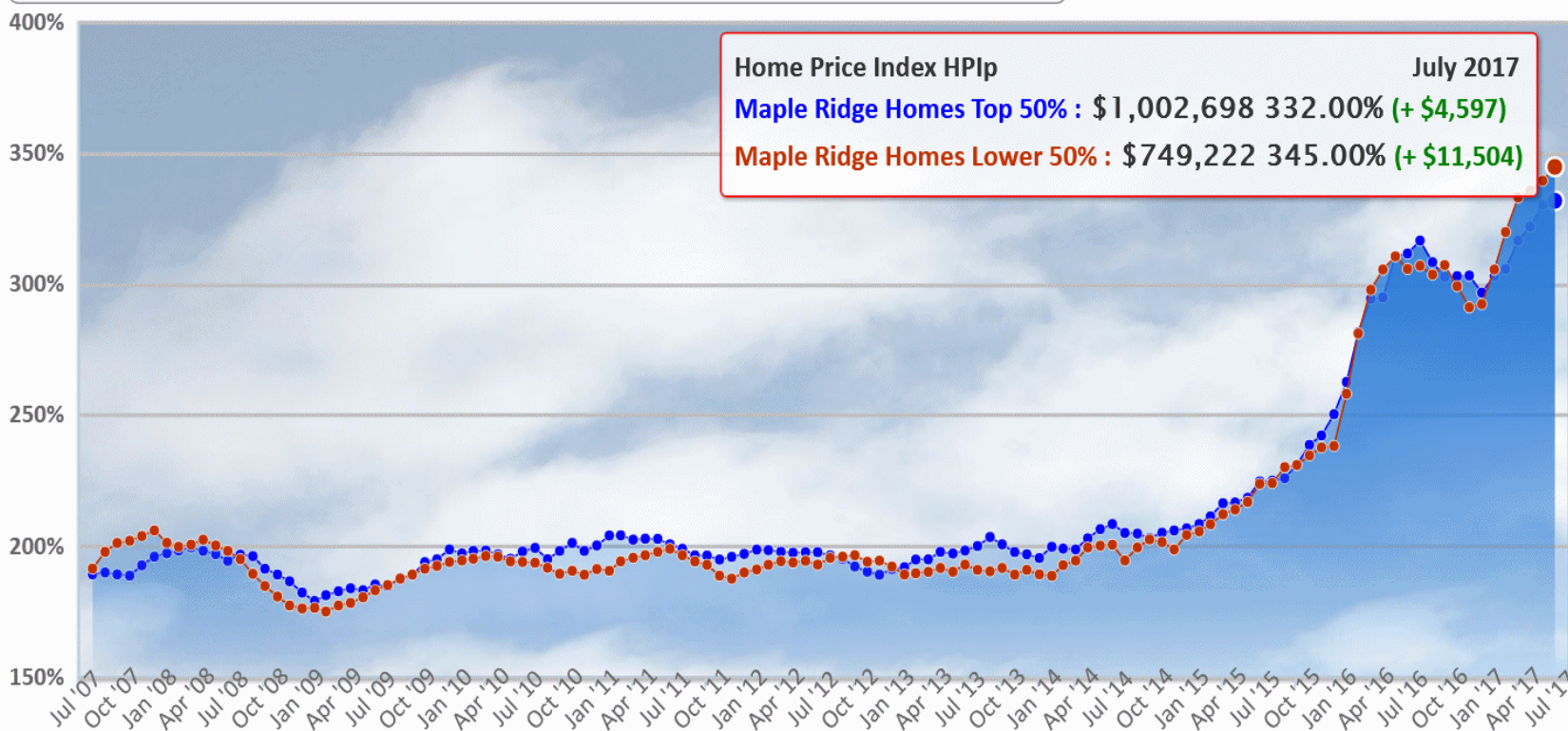
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Powered by the Greater Vancouver Market Reports HPIp



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



Date	Value
Jul 2017	% 332.00
Jun 2017	% 330.50
May 2017	% 322.20
Apr 2017	% 316.90
Mar 2017	% 306.00
Feb 2017	% 303.30
Jan 2017	% 297.00
Dec 2016	% 303.50
Nov 2016	% 303.30
Oct 2016	% 303.00
Sep 2016	% 308.60
Aug 2016	% 316.80

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Maple Ridge - Pitt Meadows Sub areas Statistics - July 2017 Attached						
Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Albion	11	9	10	105%	\$24,000	81.8%
Cottonwood MR	30	17	5	101%	\$5,100	56.7%
East Central	45	23	7	102%	\$11,200	51.1%
Northwest Maple Ridge	5	4	15	99%	-\$4,400	80.0%
Silver Valley	7	4	10	105%	\$30,050	57.1%
Southwest Maple Ridge	9	6	6	110%	\$28,350	66.7%
Thornhill	0	0				0.0%
West Central	49	19	8	102%	\$6,200	38.8%
Central Meadows	25	5	4	100%	\$100	20.0%
Mid Meadows	13	2	13	100%	\$1,350	15.4%
North Meadows	11	5	15	99%	-\$3,500	45.5%
South Meadows	4	2	7	109%	\$45,550	50.0%
Total Activity	209	96	10	102%	\$6,160	46%

Maple Ridge - Pitt Meadows List Price Ranges Statistics - July 2017 Attached						
Home Price Range	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$200,000	5	2	34	99%	-\$900	40.0%
\$200,001-\$300,000	44	22	8	102%	\$5,560	50.0%
\$300,001-\$400,000	57	25	7	102%	\$8,100	43.9%
\$400,001 and more	103	47	8	102%	\$7,000	45.6%
Total Activity	209	96	10	102%	\$6,160	46%

Monthly Changes Summary	Jul-16	Jun-17	Jul-17	Q1/2017	Change
Total Listings** (A,S,T,C,X)	309	255	209		-46
Active Listings (1st of the Month)	192	92	92	99	7
Solds	121	148	96		-52
DOM	9	11	10		-1
% SOLD (Sales/ Listings /monthly rate)	39.2%	58.0%	45.9%		-12.1%
Condos (Upper 50%) Home Price Index	\$304,941	\$396,101	\$400,773		\$4,672
Condos (Lower 50%) Home Price Index	\$181,369	\$239,718	\$241,393		\$1,675
Twnhs (Upper 50%) Home Price Index HPI	\$484,282	\$537,100	\$546,423		\$9,323
Twnhs (Lower 50%) Home Price Index HPI	\$285,101	\$402,100	\$398,101		-\$3,999

Aug 1 2017 Maple Ridge - Pitt Meadows Market Update Attached Townhomes/ Condos

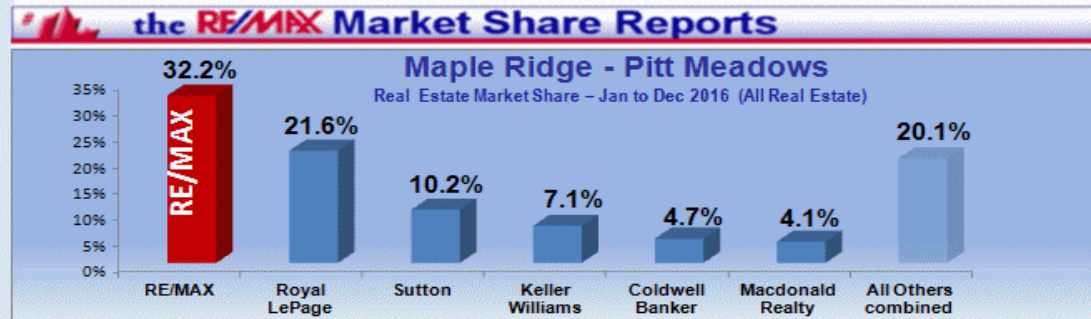
Current: Maple Ridge, Pitt Meadows is a Sellers Market with Average listing inventory, a **46 % SOLD** Rate and a 100% Sell/List ratio.
 (This means an average of a \$0 discount on a sale from the original list price)

Most Active Range: Homes between \$200,000 - \$300,000 have **50.0 % SOLD** rate.
 Least Active Range: Homes below \$200,000 have **40.0 % SOLD** rate.

History: Maple Ridge, Pitt Meadows's **Condos** Year-To-Date Home Price Index **HPIp (Upper 50%)** shows that prices increased \$95,832.
 Maple Ridge, Pitt Meadows's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$60,024.
 Maple Ridge, Pitt Meadows's **Townhouses** Year-To-Date Home Price Index **HPIp (Upper 50%)** shows that prices increased \$62,141.
 Maple Ridge, Pitt Meadows's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$113,000.

Forecast: The Listing Inventories are currently 32% more than May 2016. We project Ridge-Meadows Attached to be a continued Sellers 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.

NOTE: For a more accurate price change CALL US for a Personal Comparative Market Analysis for your home. Data is from: FVREB, REBGV, CADREB Real Estate Boards & they assume no responsibility for its accuracy. Copyright: RMXReports.



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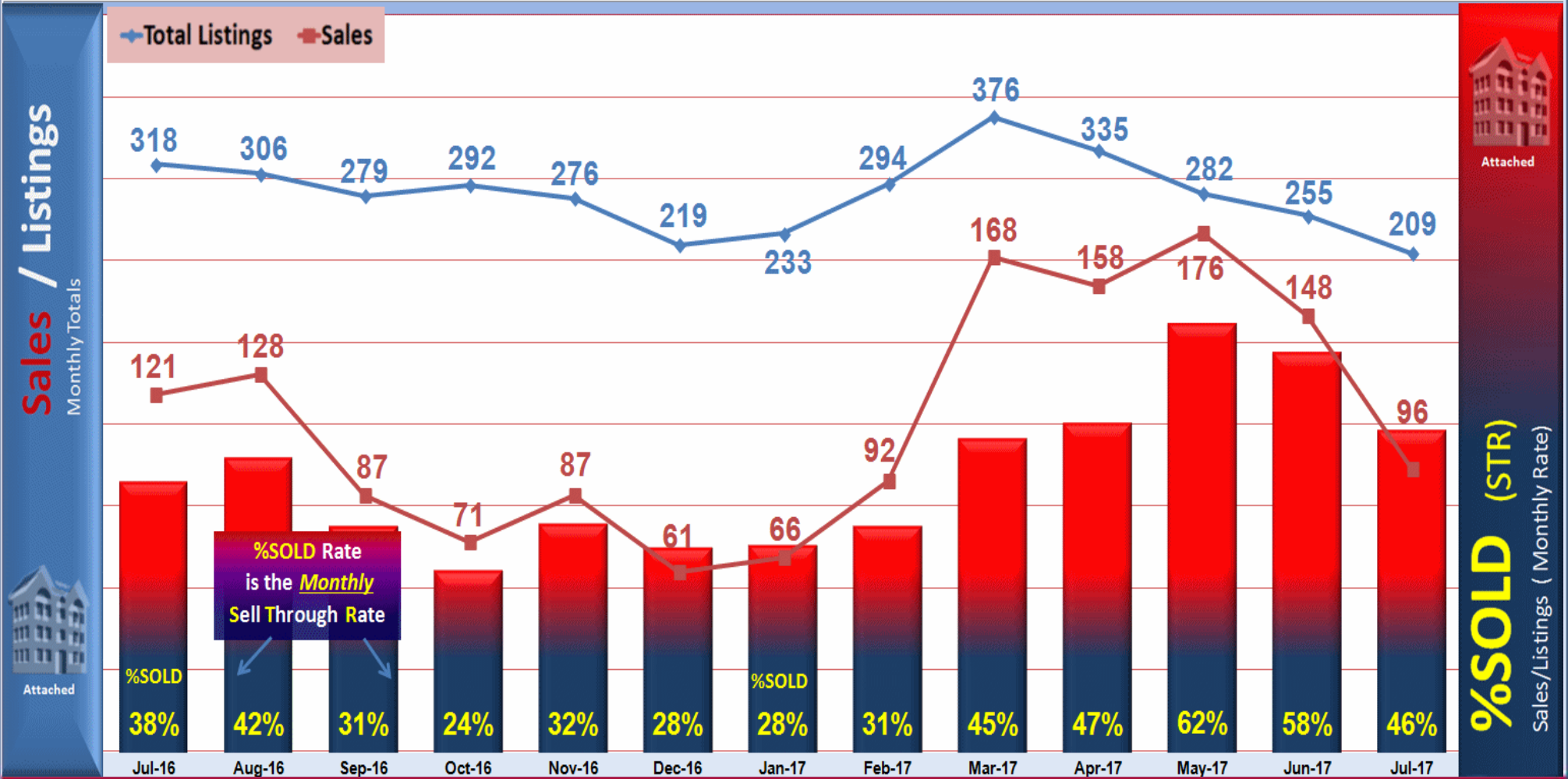
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Market Analysis & Forecasting Aug 1/17 Maple Ridge-Pitt Meadows

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



Sales / Listings

Monthly Totals



Attached



Attached

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

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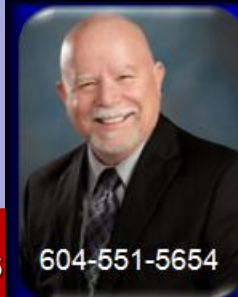
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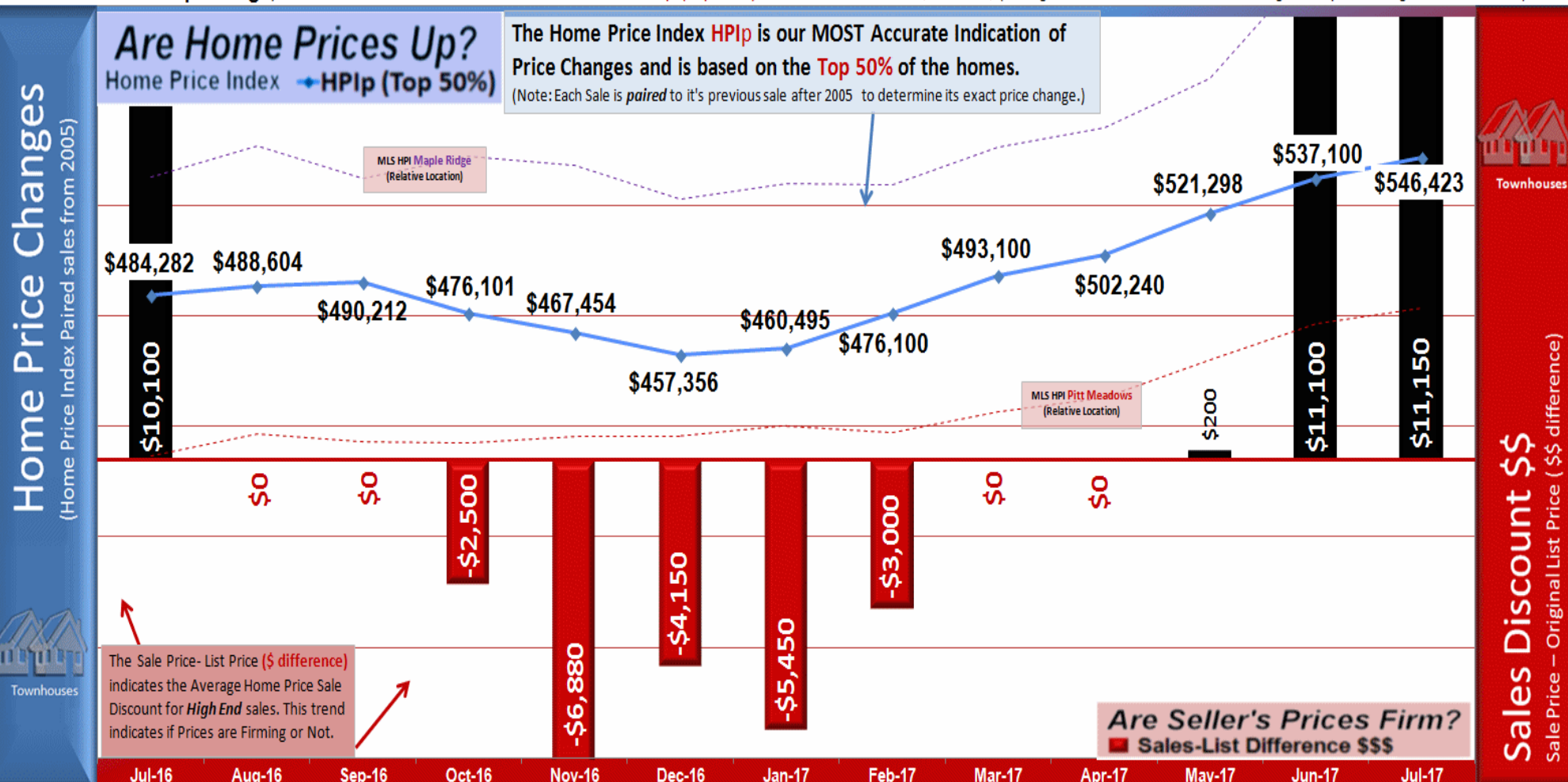
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Attached Maple Ridge, Pitt Meadows **Townhouse** Home Price Index **HPIp (Top 50%)**. Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)



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Market Analysis & Forecasting Aug 1/17 Maple Ridge-Pitt Meadows

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

Home Price Changes

(Home Price Index Paired sales from 2005)



Townhouses



Townhouses

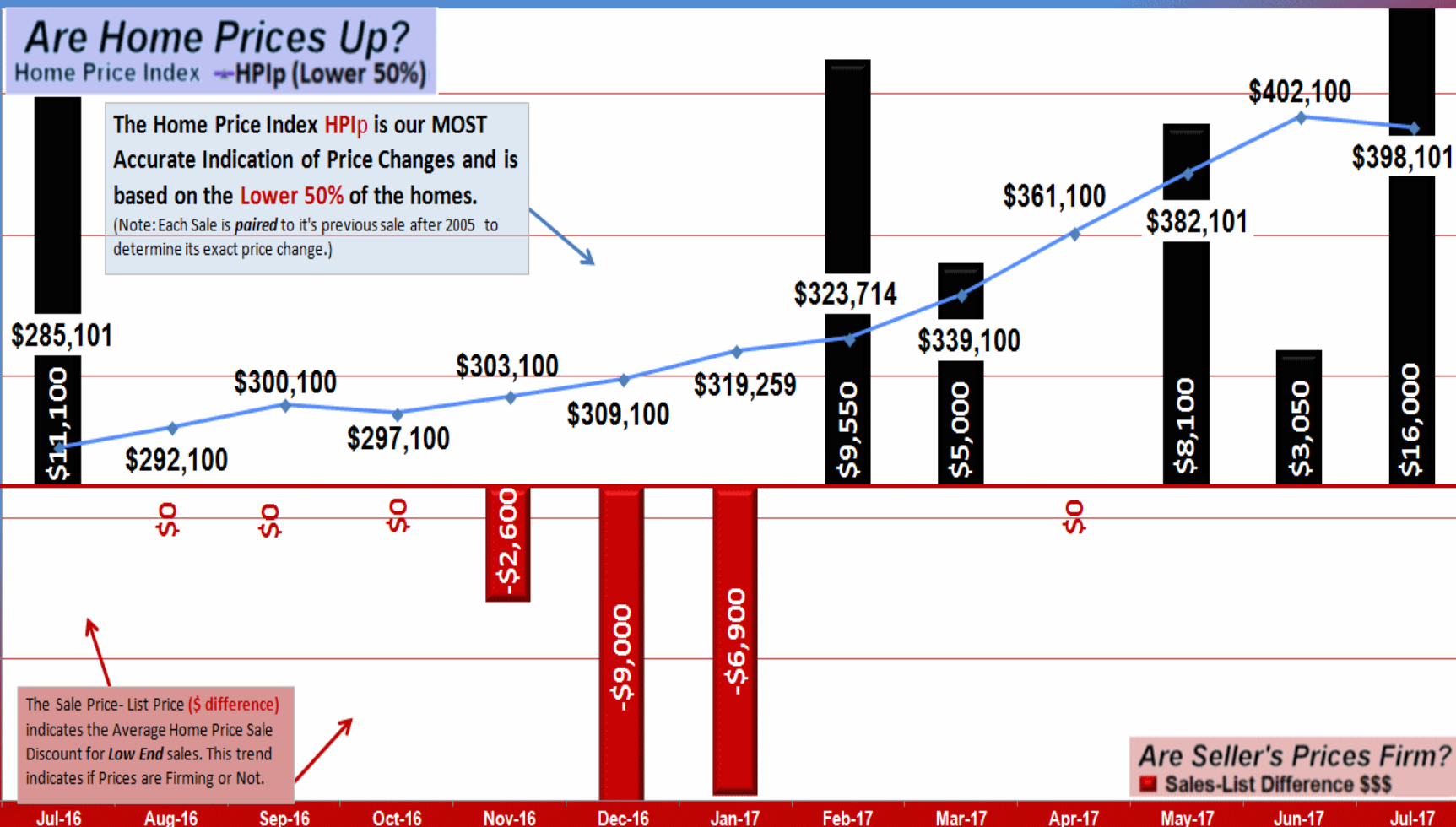
Sales Discount \$\$\$

Sale Price - Original List Price (\$ difference)

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

The Home Price Index HPIp is our MOST Accurate Indication of Price Changes and is based on the Lower 50% of the homes.
 (Note: Each Sale is paired to 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 \$\$\$

*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.



RE/MAX City Realty Vancouver

Homes@TurningDreamsToAddresses.com

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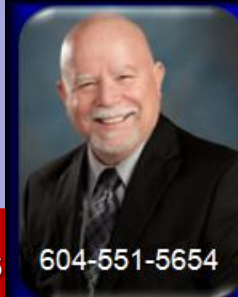
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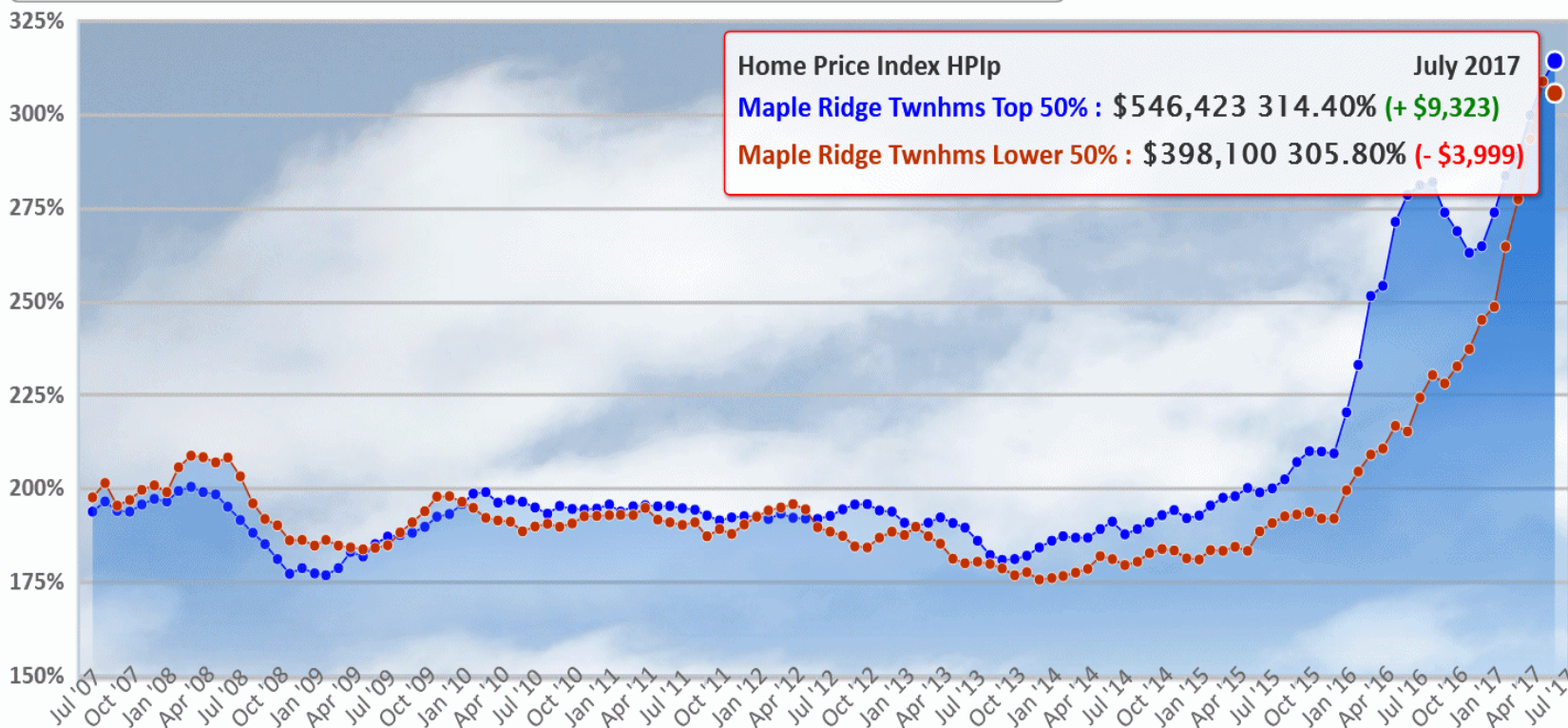
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Market Analysis & Forecasting Aug 1/17 Maple Ridge-Pitt Meadows

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



Home Price Index HPIp
Maple Ridge Twnhms Top 50% : \$546,423 314.40% (+ \$9,323)
Maple Ridge Twnhms Lower 50% : \$398,100 305.80% (- \$3,999)

Monthly Home values

Date	Value
Jul 2017	% 314.40
Jun 2017	% 309.00
May 2017	% 299.90
Apr 2017	% 288.90
Mar 2017	% 283.70
Feb 2017	% 273.90
Jan 2017	% 264.90
Dec 2016	% 263.10
Nov 2016	% 268.90
Oct 2016	% 273.90
Sep 2016	% 282.00
Aug 2016	% 281.10



*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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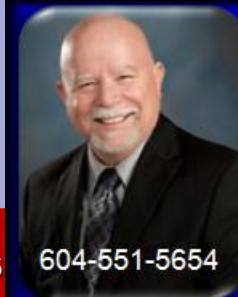
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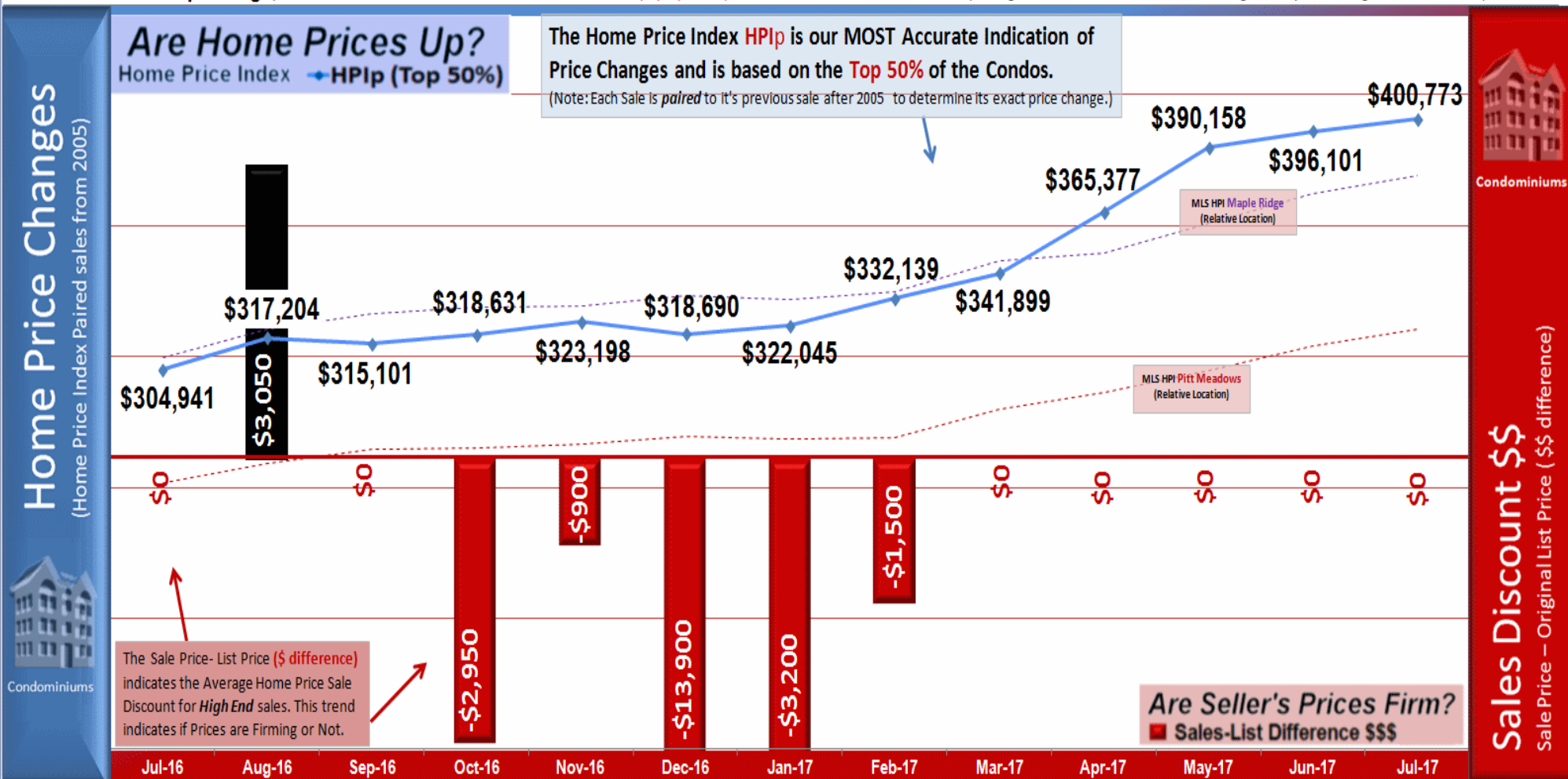
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Market Analysis & Forecasting Aug 1/17 Maple Ridge-Pitt Meadows

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



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



Condominiums



Condominiums

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)
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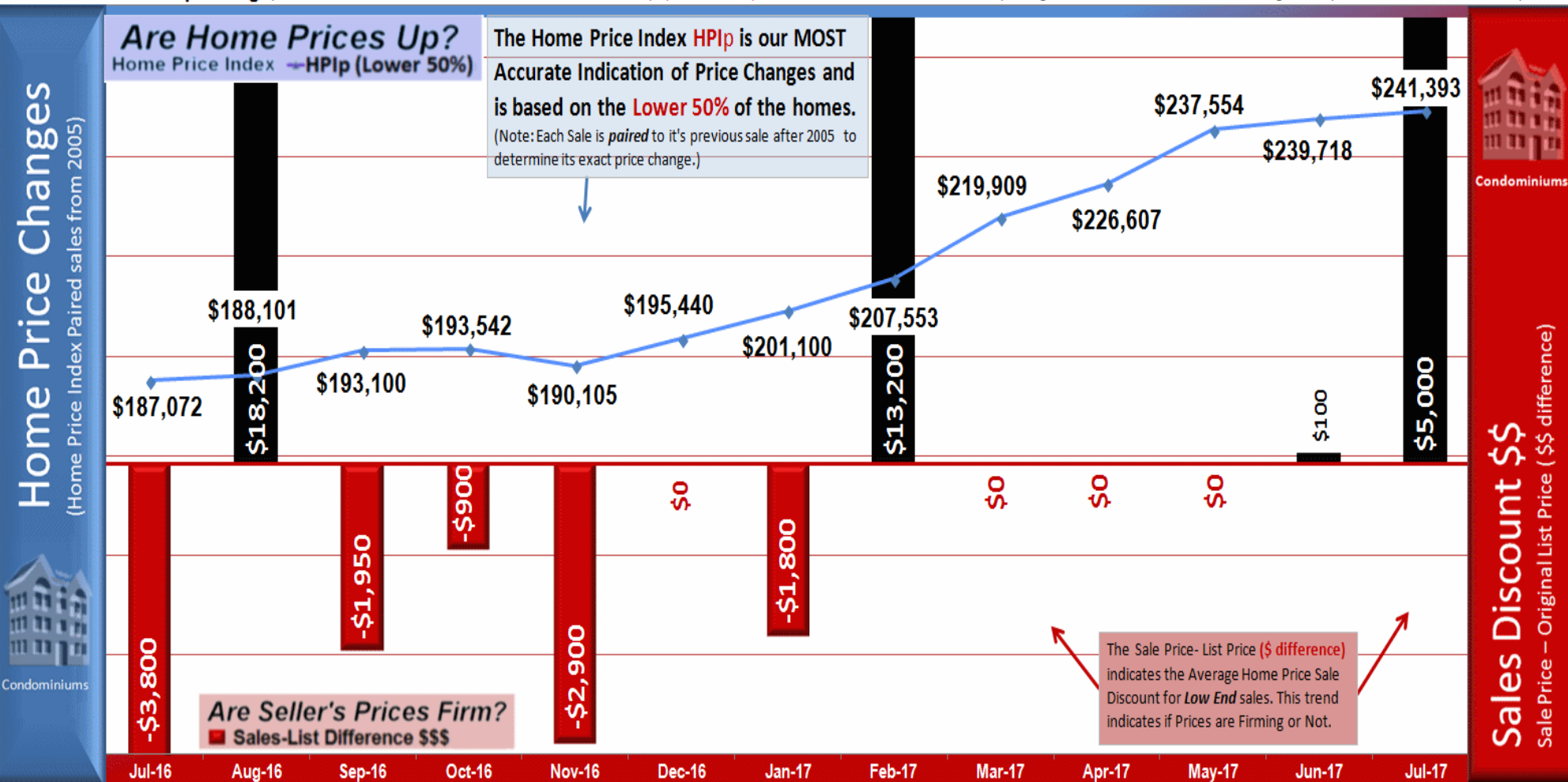
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Market Analysis & Forecasting Aug 1/17 Maple Ridge-Pitt Meadows

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

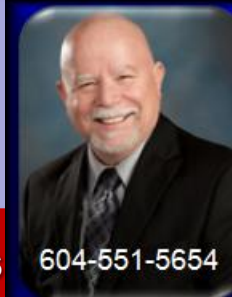


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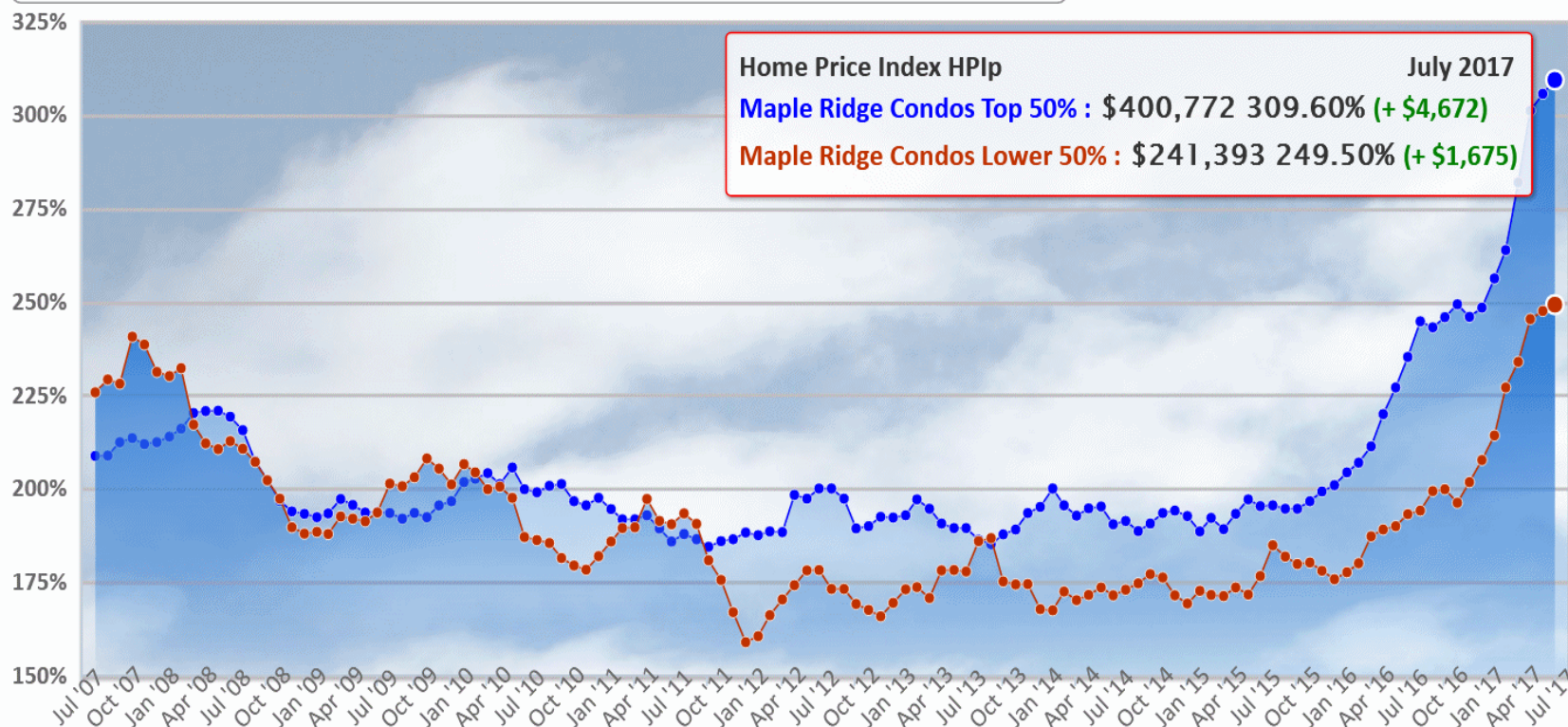
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Market Analysis & Forecasting Aug 1/17 Maple Ridge-Pitt Meadows

Powered by the Greater Vancouver Market Reports HPIp



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



Home Price Index HPIp
Maple Ridge Condos Top 50% : \$400,772 309.60% (+ \$4,672)
Maple Ridge Condos Lower 50% : \$241,393 249.50% (+ \$1,675)

Monthly Home values

Date	Value
Jul 2017	% 309.60
Jun 2017	% 305.90
May 2017	% 301.40
Apr 2017	% 282.20
Mar 2017	% 264.10
Feb 2017	% 256.50
Jan 2017	% 248.70
Dec 2016	% 246.20
Nov 2016	% 249.60
Oct 2016	% 246.10
Sep 2016	% 243.40
Aug 2016	% 245.00

Army over area to 200M in



*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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Monthly Market Analysis and Forecasting for Greater Vancouver & Fraser Valley

Monthly Home Sales (%)

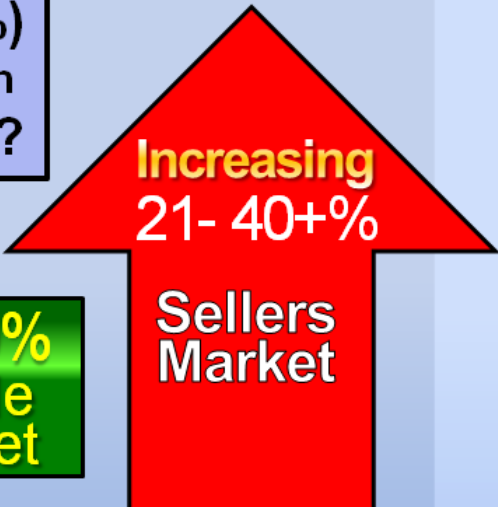
70%
60%
50%
40%
30%
20%
10%
0%
-10%



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



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RE/MAX City Realty

Not Intended to solicit already listed Properties



www.TurningDreamstoAddresses.com
Direct: 604-551-5654

RE/MAX City Realty

102 - 2806 Kingsway Vancouver, BC V5R 5T5