Market Reports

Advanced Marketing Tools

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RE/MAX City Realty Vancouver, BC

604-551-5654
Maple Ridge-Pitt Meadows Real Estate Price Changes ($/%)

Housing Types: Year-To-Date June 2016 – June 2017 (Quarters)

**$ YTD Price Change (1 Year)**

- **High End Detached**: $750,000, 35.0% increase
- **Low End Detached**: $250,000, 10.3% increase
- **High End Condos**: $250,000, 28.3% increase
- **Low End Condos**: $150,000, 16.2% increase

- **High End Townhouse**: $480,000, 38.7% increase
- **Low End Townhouse**: $380,000, 7.7% increase

**% YTD Price Change (1 Year)**

- **High End Detached**: 35.0%
- **Low End Detached**: 10.3%
- **High End Condos**: 28.3%
- **Low End Condos**: 16.2%
- **High End Townhouse**: 38.7%
- **Low End Townhouse**: 7.7%

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

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* The DOM, & 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.
Monthly Market Activity - July 2017 - Single Family

Maple Ridge, Pitt Meadows

% SOLD
24%

Stable
15-20%

Failed
35

Sales
137

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

<table>
<thead>
<tr>
<th>Home Price Range</th>
<th>Total Listings (Month)</th>
<th>Sales</th>
<th>DOM</th>
<th>Sale Price/List Price</th>
<th>Sell - List $Difference</th>
<th>% SOLD</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-$525,000</td>
<td>11</td>
<td>2</td>
<td>2</td>
<td>101%</td>
<td>$10,110</td>
<td>18.2%</td>
</tr>
<tr>
<td>$525,001-$625,000</td>
<td>22</td>
<td>15</td>
<td>8</td>
<td>103%</td>
<td>$20,000</td>
<td>68.2%</td>
</tr>
<tr>
<td>$625,001-$700,000</td>
<td>62</td>
<td>27</td>
<td>7</td>
<td>102%</td>
<td>$11,000</td>
<td>43.5%</td>
</tr>
<tr>
<td>$700,001-$800,000</td>
<td>98</td>
<td>36</td>
<td>8</td>
<td>100%</td>
<td>-$2,450</td>
<td>36.7%</td>
</tr>
<tr>
<td>$800,001-$1,000,000</td>
<td>149</td>
<td>39</td>
<td>10</td>
<td>100%</td>
<td>$0</td>
<td>26.2%</td>
</tr>
<tr>
<td>$1,000,001 and more</td>
<td>239</td>
<td>18</td>
<td>20</td>
<td>99%</td>
<td>-$17,450</td>
<td>7.5%</td>
</tr>
<tr>
<td>Total Activity</td>
<td>581</td>
<td>137</td>
<td>8</td>
<td>100%</td>
<td>$0</td>
<td>24%</td>
</tr>
</tbody>
</table>

2. How Many Properties Were Available During the Month?

<table>
<thead>
<tr>
<th>Monthly Changes Summary</th>
<th>Jul-16</th>
<th>Jun-17</th>
<th>Jul-17</th>
<th>17/1/2017</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Listings** (A,S,T,C,X)</td>
<td>507</td>
<td>578</td>
<td>581</td>
<td>409</td>
<td>43</td>
</tr>
<tr>
<td>Active Listings (1st of the month)</td>
<td>284</td>
<td>203</td>
<td>366</td>
<td>137</td>
<td>-35</td>
</tr>
<tr>
<td>Solds</td>
<td>128</td>
<td>172</td>
<td>137</td>
<td>8</td>
<td>-1</td>
</tr>
<tr>
<td>Days on Market (DOM)</td>
<td>8</td>
<td>9</td>
<td>8</td>
<td>8</td>
<td>-6%</td>
</tr>
<tr>
<td>%SOLD (Sales/Listings/Mthly Rate)</td>
<td>25%</td>
<td>30%</td>
<td>24%</td>
<td>8</td>
<td>-1</td>
</tr>
</tbody>
</table>

* 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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## What Sold in your Neighbourhood and for What Price?

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

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Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.
Next Months Market 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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More Details

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

<table>
<thead>
<tr>
<th>Total Listings</th>
<th>Sales</th>
</tr>
</thead>
<tbody>
<tr>
<td>409</td>
<td>478</td>
</tr>
<tr>
<td>454</td>
<td>481</td>
</tr>
</tbody>
</table>

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“Turning Dreams to Addresses”
RE/MAX City Realty
Proudly Turning Dreams into Addresses in Greater Vancouver for over 25 Years
**Market Analysis & Forecasting Aug 1/17 Maple Ridge-Pitt Meadows**

**Detached**

- **Home Price Index (HPI)**: Lower 50%
- **Homes Below $750,000**
- **Sales Discount ($)**: Original List Price ($$ difference)

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

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Maple Ridge - Pitt Meadows Sub areas

<table>
<thead>
<tr>
<th>Neighbourhoods</th>
<th>Total Listings</th>
<th>Sales</th>
<th>DOM</th>
<th>Sale Price差 $/List Price</th>
<th>Sell - List差 %</th>
<th>%SOLD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Albion</td>
<td>11</td>
<td>9</td>
<td>10</td>
<td>105%</td>
<td>$24,000</td>
<td>91.8%</td>
</tr>
<tr>
<td>Cottonwood MR</td>
<td>30</td>
<td>17</td>
<td>5</td>
<td>101%</td>
<td>$5,100</td>
<td>56.7%</td>
</tr>
<tr>
<td>East Central</td>
<td>45</td>
<td>23</td>
<td>7</td>
<td>102%</td>
<td>$11,200</td>
<td>51.1%</td>
</tr>
<tr>
<td>Northwest Maple Ridge</td>
<td>5</td>
<td>4</td>
<td>15</td>
<td>99%</td>
<td>-3,400</td>
<td>90.0%</td>
</tr>
<tr>
<td>Silver Valley</td>
<td>7</td>
<td>4</td>
<td>10</td>
<td>105%</td>
<td>$30,050</td>
<td>57.1%</td>
</tr>
<tr>
<td>South Maple Ridge</td>
<td>0</td>
<td>0</td>
<td>6</td>
<td>110%</td>
<td>$28,350</td>
<td>66.7%</td>
</tr>
<tr>
<td>Thornhill</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0%</td>
<td>$0</td>
<td>0.0%</td>
</tr>
<tr>
<td>West Central</td>
<td>49</td>
<td>19</td>
<td>8</td>
<td>102%</td>
<td>$6,200</td>
<td>38.8%</td>
</tr>
<tr>
<td>Central Meadows</td>
<td>25</td>
<td>5</td>
<td>4</td>
<td>100%</td>
<td>$100</td>
<td>20.0%</td>
</tr>
<tr>
<td>Mid Meadows</td>
<td>13</td>
<td>2</td>
<td>13</td>
<td>100%</td>
<td>$1,350</td>
<td>15.4%</td>
</tr>
<tr>
<td>North Meadows</td>
<td>11</td>
<td>5</td>
<td>15</td>
<td>99%</td>
<td>-3,500</td>
<td>45.5%</td>
</tr>
<tr>
<td>South Meadows</td>
<td>4</td>
<td>2</td>
<td>7</td>
<td>109%</td>
<td>$4,650</td>
<td>50.0%</td>
</tr>
<tr>
<td>Total Activity</td>
<td>209</td>
<td>56</td>
<td>10</td>
<td>102%</td>
<td>$6,160</td>
<td>46%</td>
</tr>
</tbody>
</table>

August 2017 Maple Ridge - Pitt Meadows Market Update

**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. Homes below $200,000 have 40.0% SOLD rate.

**History:** Maple Ridge, Pitt Meadows and Condos Year-to-Date Home Price Index (HPIp) shows that prices increased $35,832.

Maple Ridge, Pitt Meadows and Condos Year-to-Date Home Price Index (HPIp Lower 50%) shows that prices decreased $60,024.

Maple Ridge, Pitt Meadows Townhouses Year-to-Date Home Price Index (HPIp Lower 50%) shows that prices increased $62,141.

Maple Ridge, Pitt Meadows 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 to continue 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 66 Markets). We continue to analyze and provide 97 individual City’s Home Price Index (HPI) 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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**Notes:** 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: RE/MAX Reports.
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The Home Price Index HPIp is our MOST Accurate Indication of Price Changes and is based on the Top 50% of the homes. (Note: Each Sale is paired to its previous sale after 2005 to determine its exact price change.)
The Home Price Index HPi is our MOST Accurate Indication of Price Changes and is based on the Lower 50% of the homes. (Note: Each sale is paired to its previous sale after 2005 to determine its exact price change.)
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Market Statistics On the Web!

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

Attached Maple Ridge, Pitt Meadows, Condos

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

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

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

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.

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Proudly Turning Dreams into Addresses in Greater Vancouver for over 25 Years
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.
Not Intended to solicit already listed Properties

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