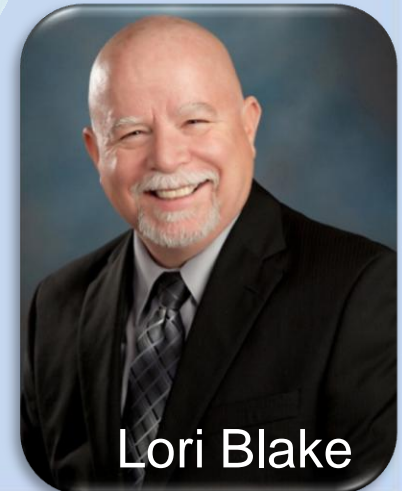
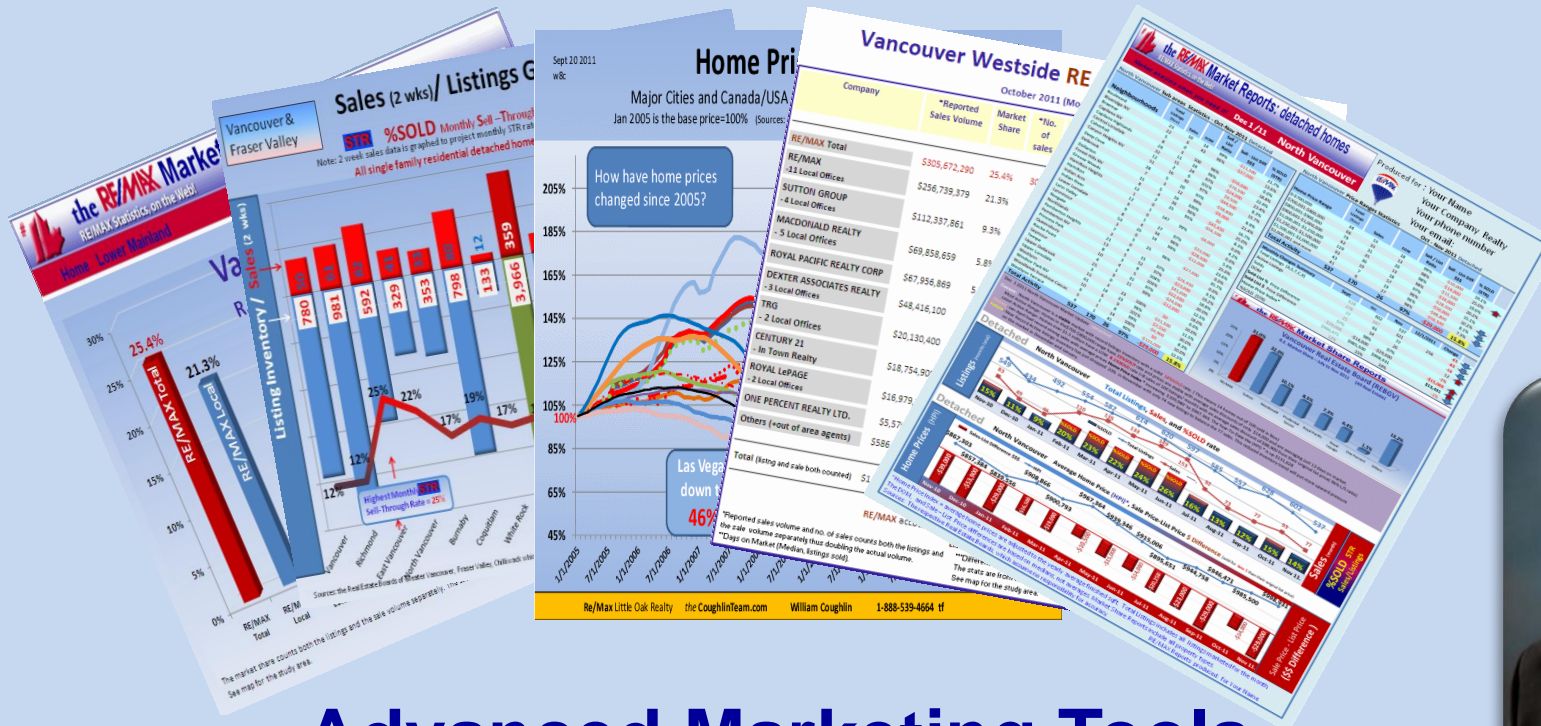


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- [East Vancouver](#)
- [Ladner Delta](#)
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- [North Vancouver](#)
- [Port Coquitlam](#)
- [Port Moody](#)
- [Richmond](#)
- [Vancouver Westside](#)
- [West Vancouver](#)
- [Maple Ridge Pitt Mdws](#)
- [North Delta](#)
- [West Surrey](#)

Attached

- [Burnaby](#)
- [Coquitlam](#)
- [Downtown-West End](#)
- [East Vancouver](#)
- [New West](#)
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Ask me about the “Next Revolution”
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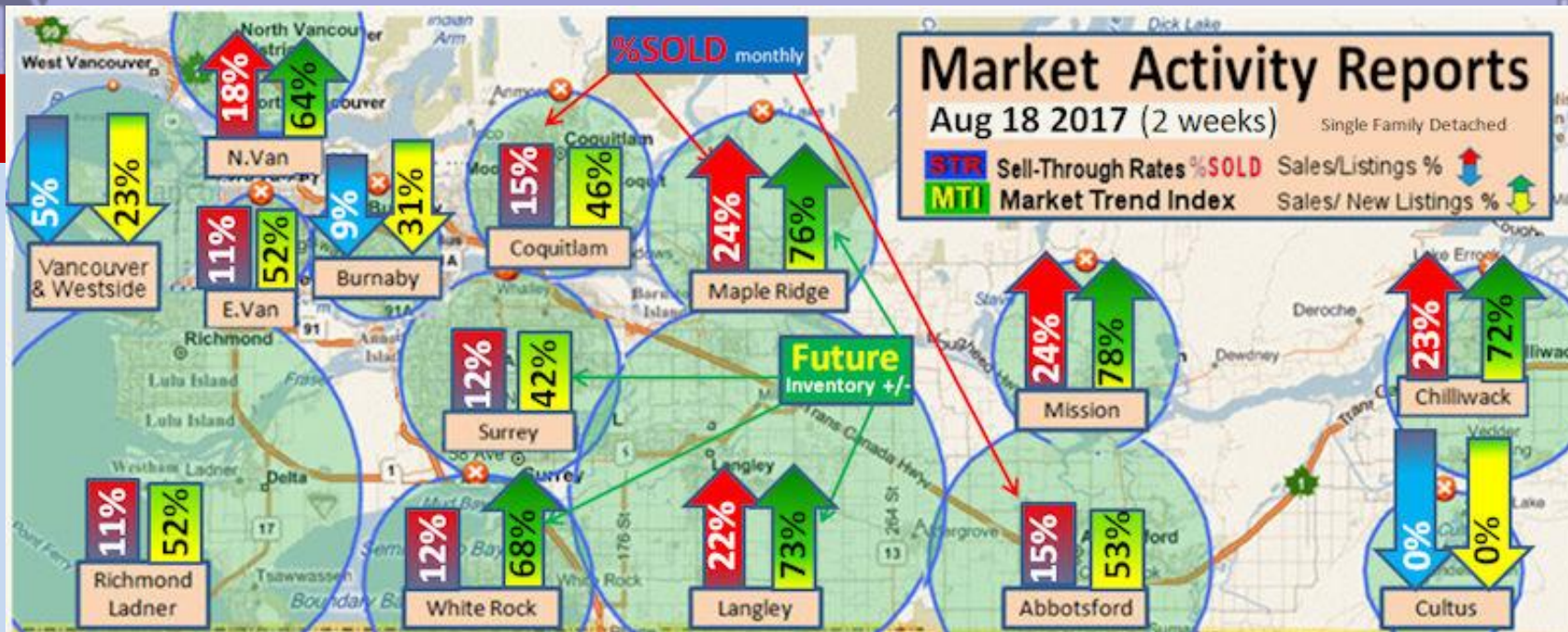
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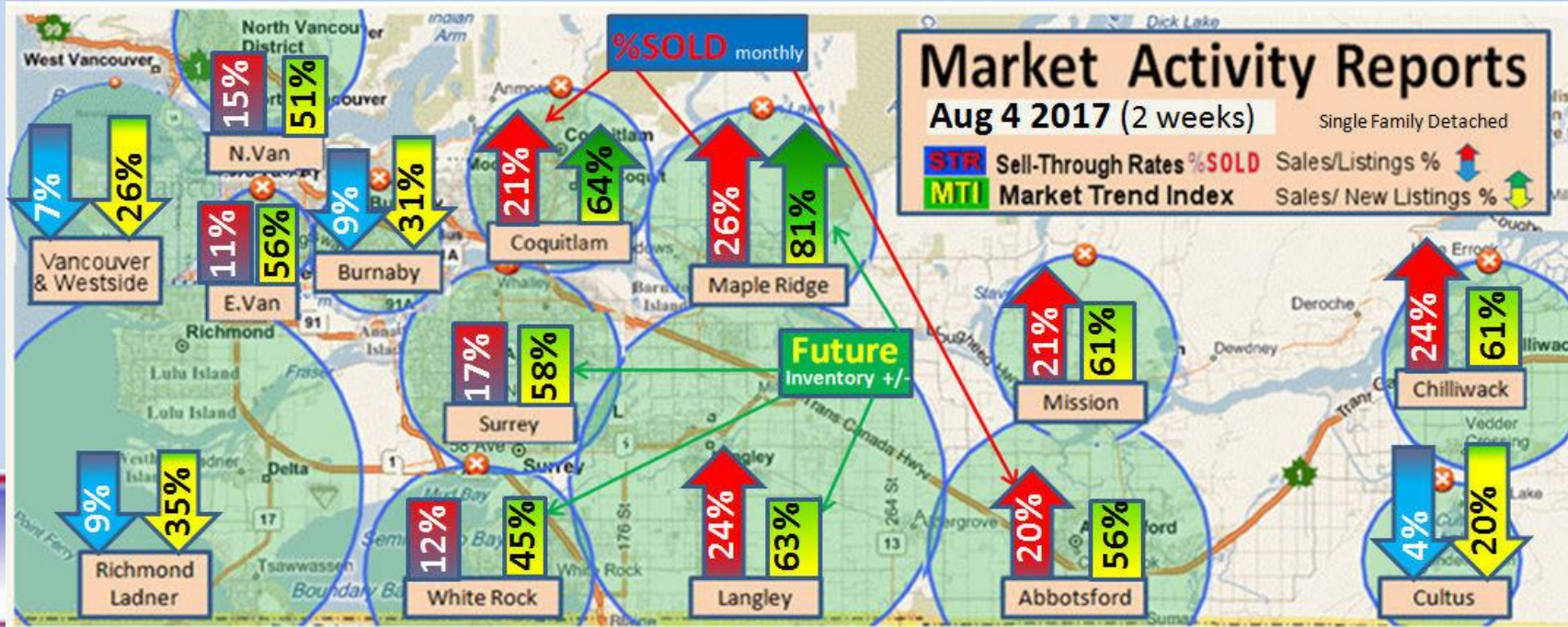


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Sales (2 wks)/ Listings Graph

Aug 18 2017 (2 weeks)

%SOLD Monthly Sell-Through Rates STR (absorption rates) (vr2)

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)



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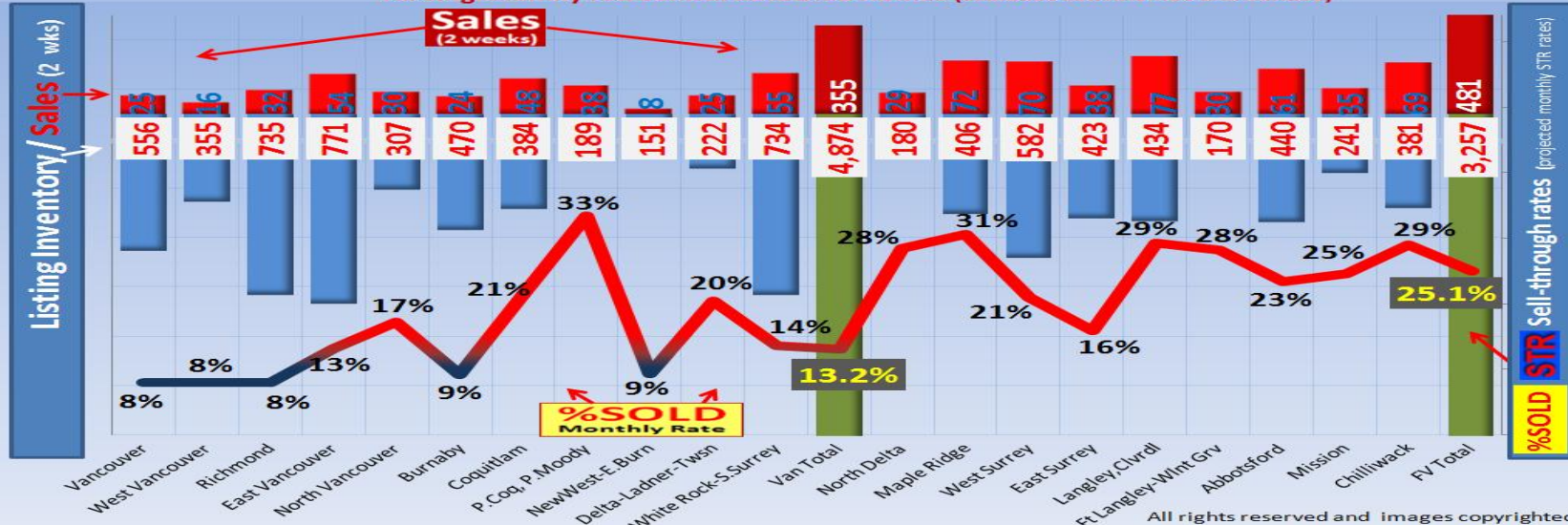
Sales (2 wks)/ Listings Graph

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

温哥华西區房地產價格變動 / 温哥华西区房地产价格变动

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

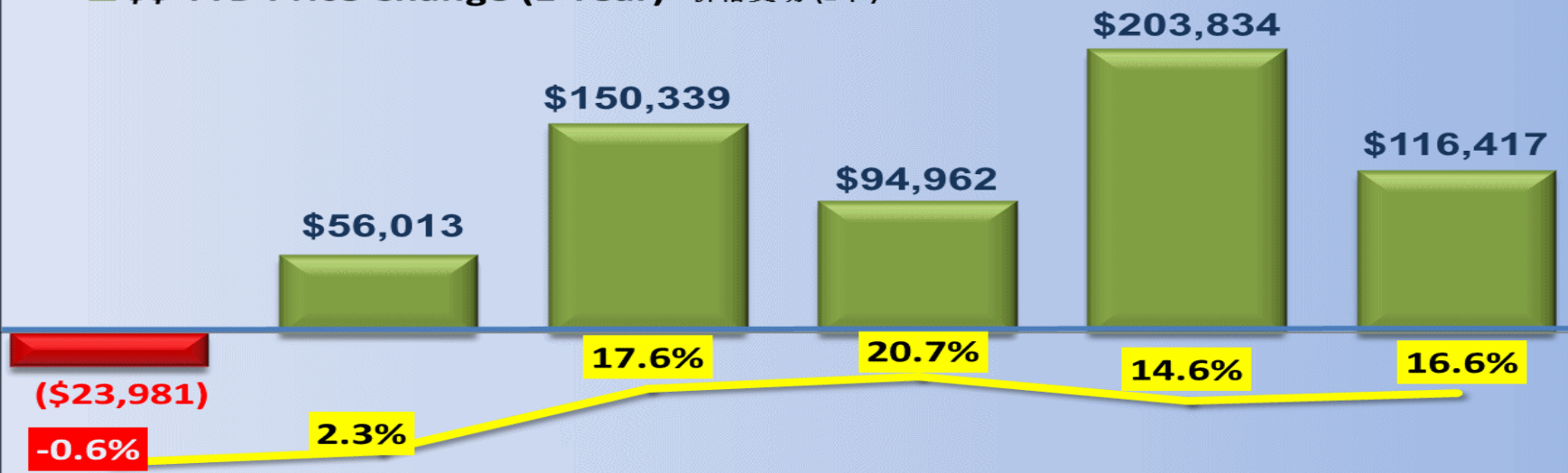
■ \$\$ YTD Price Change (1 Year) 价格变动 (1年)

年終住房價格變動
年終住房價格變動

YTD Home Price Changes \$\$

年終住房價格變動
年終住房價格變動

YTD Home Price Changes %



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

| High End Detached | Low End Detached | High End Condos | Low End Condos | High End Townhouse | Low End Townhouse |
|-------------------|------------------|-----------------|----------------|--------------------|-------------------|
| 高档独立屋 | 低端独立屋 | 高档公寓 | 低端公寓 | 高档城镇屋 | 低端城镇屋 |
| TOP 50% | LOWER 50% | TOP 50% | LOWER 50% | TOP 50% | LOWER 50% |
| | \$3,000,000 | | \$600,000 | | \$975,000 |

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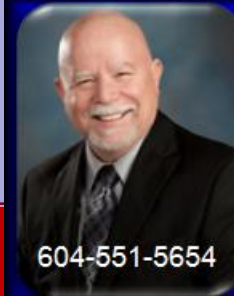
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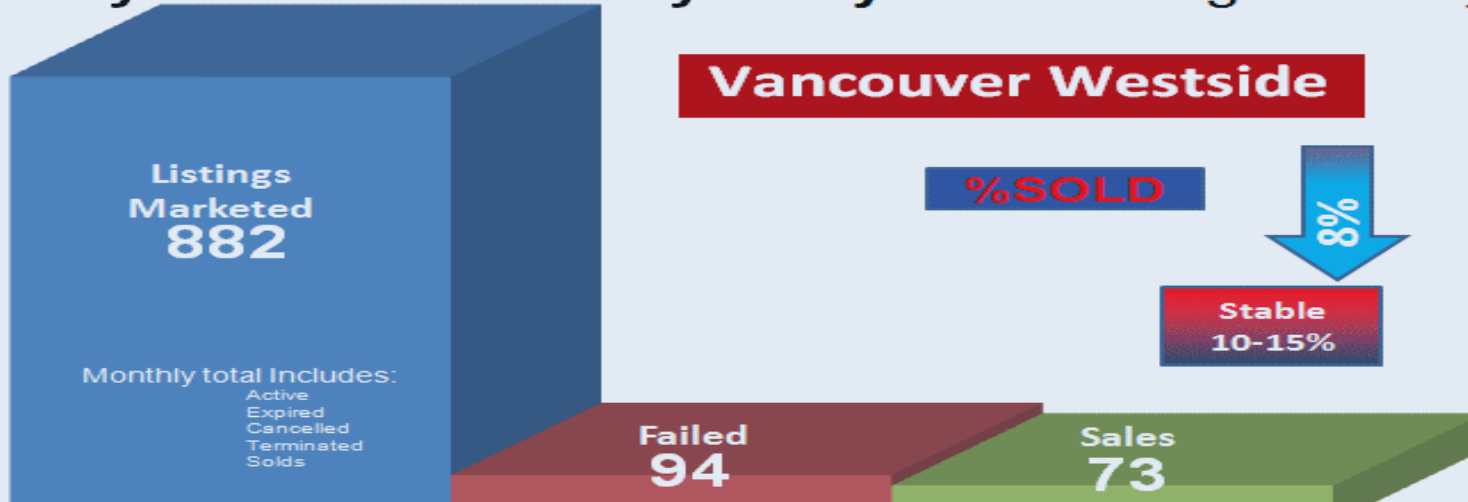


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Monthly Market Activity - July 2017 - Single Family



Aug 1 2017 Vancouver Westside Market Update (Detached)

Current: Vancouver Westside ranges from a Hot Lower End Market to a Stable High End Market with average **8 %SOLD** rate and a Sale Price /List Price of 4% or \$118,000 avg. sale price discount from original list price.

Most Active Price Range: Homes between \$2.25 mill. - \$2.5 mill. have **16.0 %SOLD** rate.

Least Active Price Range: Homes between \$6 mill. - \$8 mill. have **1.8 %SOLD** rate

History: The Vancouver Westside Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$2,692.

The Vancouver Westside Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$31,915. *The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.



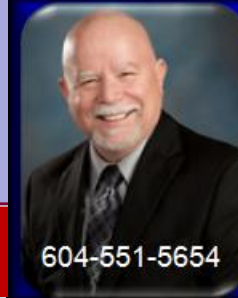
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1. How Many Sold During the Month and at What Price Range?

| Vancouver Westside List Price Ranges Statistics - July 2017 | | | | | | | Detached |
|---|-------------------------|-----------|-----------|------------------------|--------------------------|-----------|----------|
| Home Price Range | Total Listings (/month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD | |
| \$0-\$2,250,000 | 31 | 4 | 11 | 100% | -\$9,000 | 12.9% | |
| \$2,250,001-\$2,500,000 | 25 | 4 | 6 | 101% | \$23,000 | 16.0% | ↑ |
| \$2,500,001-\$2,750,000 | 35 | 3 | 12 | 99% | -\$38,000 | 8.6% | ↓ |
| \$2,750,001-\$3,000,000 | 70 | 10 | 21 | 97% | -\$80,500 | 14.3% | |
| \$3,000,001-\$3,300,000 | 43 | 6 | 16 | 93% | -\$232,500 | 14.0% | |
| \$3,300,001-\$3,600,000 | 60 | 3 | 10 | 101% | \$17,000 | 5.0% | ↓ |
| \$3,600,001-\$4,000,000 | 101 | 11 | 25 | 100% | -\$8,888 | 10.9% | |
| \$4,000,001-\$4,500,000 | 80 | 11 | 19 | 98% | -\$100,000 | 13.8% | |
| \$4,500,001-\$5,000,000 | 107 | 6 | 19 | 92% | -\$369,944 | 5.6% | ↓ |
| \$5,000,001-\$6,000,000 | 97 | 7 | 50 | 93% | -\$382,000 | 7.2% | ↓ |
| \$6,000,001-\$8,000,000 | 109 | 2 | 54 | 88% | -\$855,000 | 1.8% | ↓ |
| \$8,000,001 and more | 124 | 6 | 83 | 85% | -\$1,644,000 | 4.8% | ↓ |
| Total Activity | 882 | 73 | 18 | 96% | -\$118,000 | 8% | ↓ |

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) | 829 | 930 | 957 | | 27 | ↑ |
| Active Listings (1st of the month) | 541 | 297 | 705 | 748 | 43 | ↑ |
| Solds | 142 | 140 | 105 | | -35 | ↓ |
| Days on Market (DOM) | 13 | 21 | 27 | | 6 | ↑ |
| %SOLD (Sales/ Listings /monthly rate) | 17.1% | 15.1% | 11.0% | | -4.1% | ↓ |
| (Top 50%) Home Price Index HPIp | \$2,296,100 | \$2,226,100 | \$2,191,101 | | -\$34,999 | ↓ |
| (Lower 50%) Home Price Index HPIp | \$1,091,101 | \$1,135,101 | \$1,125,859 | | -\$9,242 | ↓ |

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What Sold in your Neighbourhood and for What Price?

| Vancouver Westside Sub Areas Statistics - July 2017 | | | | | Detached | |
|---|----------------------------|-----------|-----------|---------------------------|-----------------------------|-----------|
| Neighbourhoods | Total Listings (/month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | % SOLD |
| Arbutus | 48 | 6 | 16 | 96% | -\$184,000 | 12.5% |
| Cambie | 43 | 7 | 19 | 100% | \$0 | 16.3% |
| Dunbar | 117 | 9 | 17 | 93% | -\$190,000 | 7.7% |
| Fairview VW-False Creek | 4 | 0 | | | | 0.0% |
| Kerrisdale | 60 | 3 | 16 | 98% | -\$82,000 | 5.0% |
| Kitsilano | 67 | 5 | 12 | 99% | -\$38,000 | 7.5% |
| MacKenzie Heights | 33 | 5 | 26 | 93% | -\$298,000 | 15.2% |
| Mount Pleasant VW | 2 | 0 | | | | 0.0% |
| Marpole | 50 | 4 | 16 | 98% | -\$60,500 | 8.0% |
| Oakridge VW | 22 | 7 | 10 | 98% | -\$51,500 | 31.8% |
| Point Grey | 80 | 4 | 35 | 92% | -\$388,500 | 5.0% |
| Quilchena | 29 | 0 | | | | 0.0% |
| South Cambie | 11 | 2 | 10 | 100% | \$9,000 | 18.2% |
| South Granville | 96 | 9 | 69 | 100% | -\$10,000 | 9.4% |
| Shaughnessy | 97 | 4 | 95 | 84% | -\$2,334,000 | 4.1% |
| Southlands | 46 | 4 | 14 | 93% | -\$293,944 | 8.7% |
| S.W. Marine | 51 | 2 | 38 | 91% | -\$550,100 | 3.9% |
| University VW | 26 | 2 | 115 | 88% | -\$1,290,000 | 7.7% |
| Total Activity | 882 | 73 | 18 | 96% | -\$118,000 | 8% |

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Next Months Market Forecast

Forecast: Vancouver Westside has average Listing Supply; 715 homes are for sale and with the **8 % SOLD** monthly rate gives us a ~13 months of inventory. 8% of the active listings have reduced their price by \$251,417 on average and \$200,000 median for the last month.

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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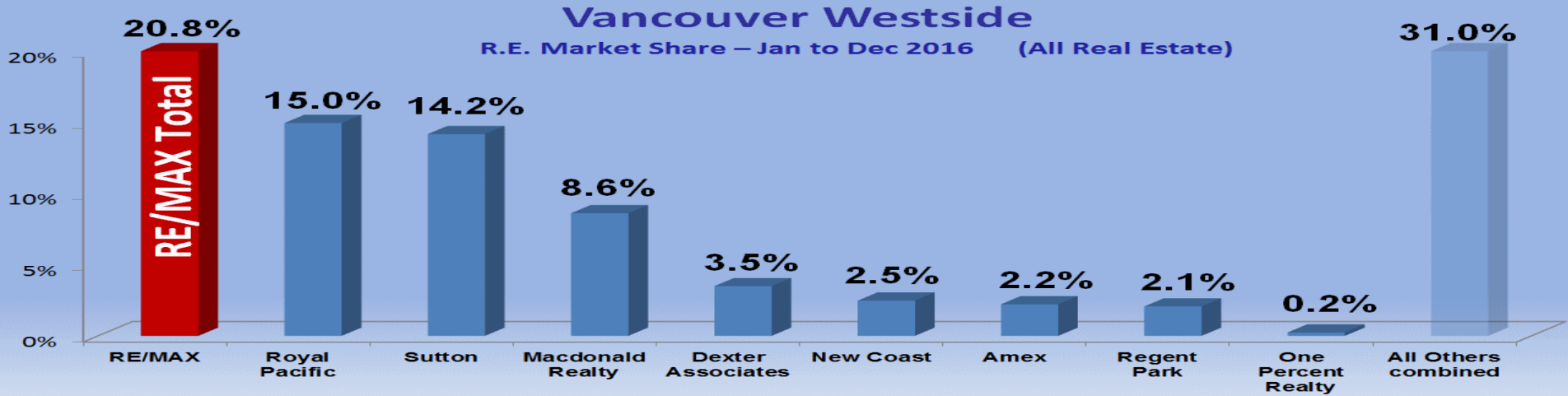
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#1 the RE/MAX Market Share Reports



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

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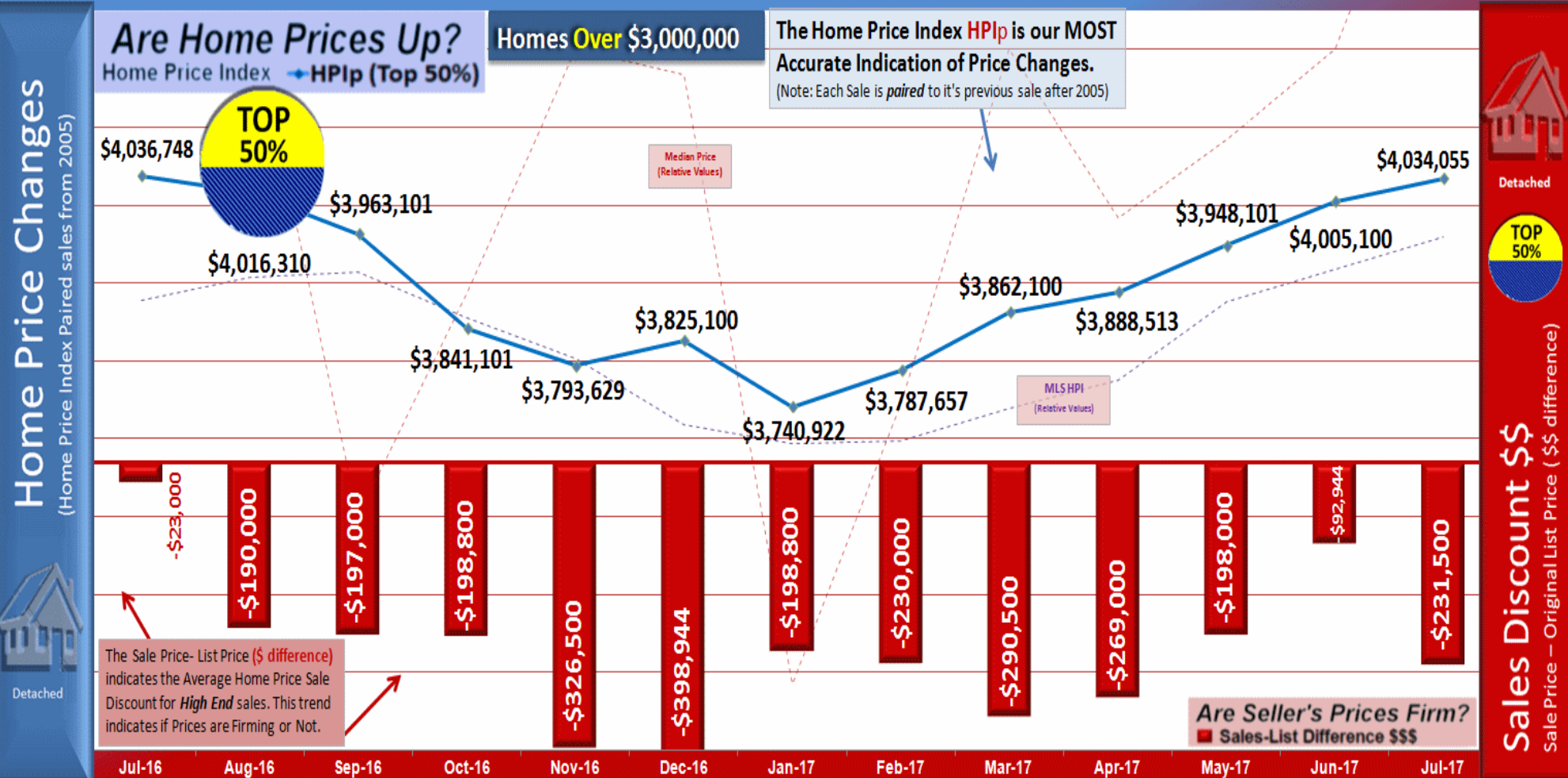


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Detached Vancouver Westside Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)



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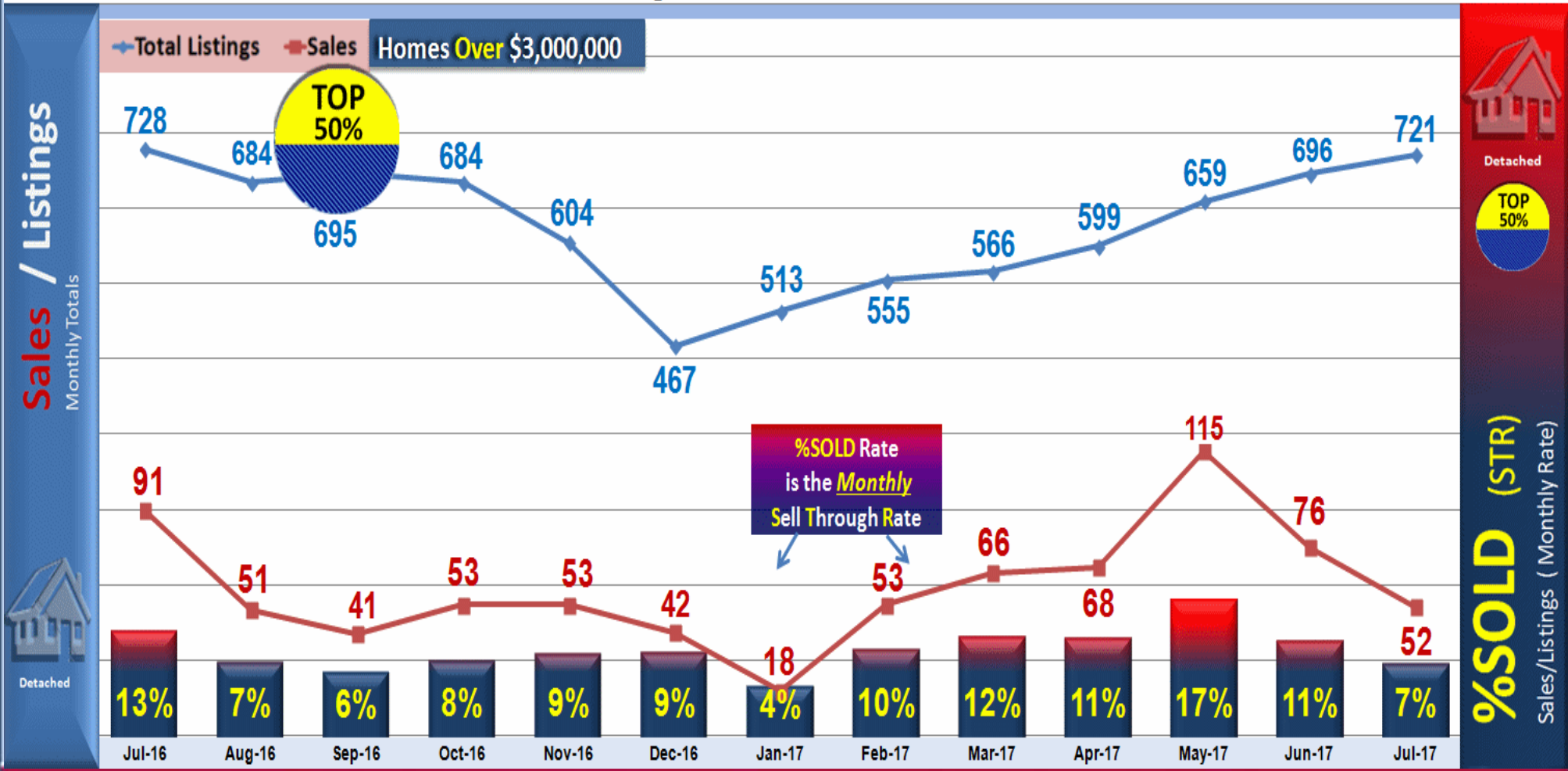


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Detached Vancouver Westside Total Listings**, Sales, and %SOLD rates



Sales / Listings
Monthly Totals



Detached



Detached

TOP 50%

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

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Detached Vancouver Westside 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%)

Homes Below \$3,000,000

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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Detached



LOWER 50%

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

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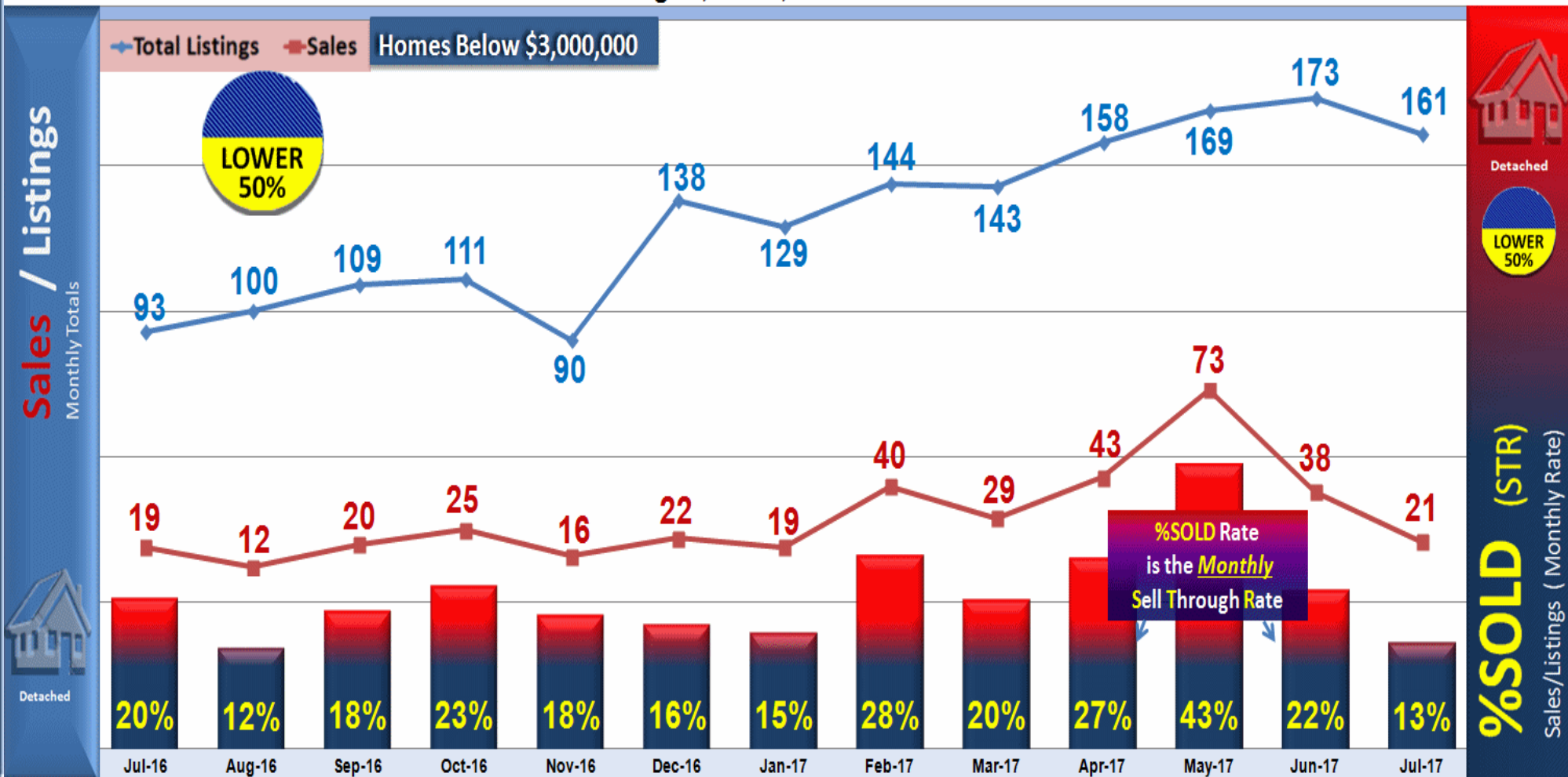
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Detached Vancouver Westside Total Listings**, Sales, and %SOLD rates



Sales / Listings
Monthly Totals



Detached
LOWER 50%

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

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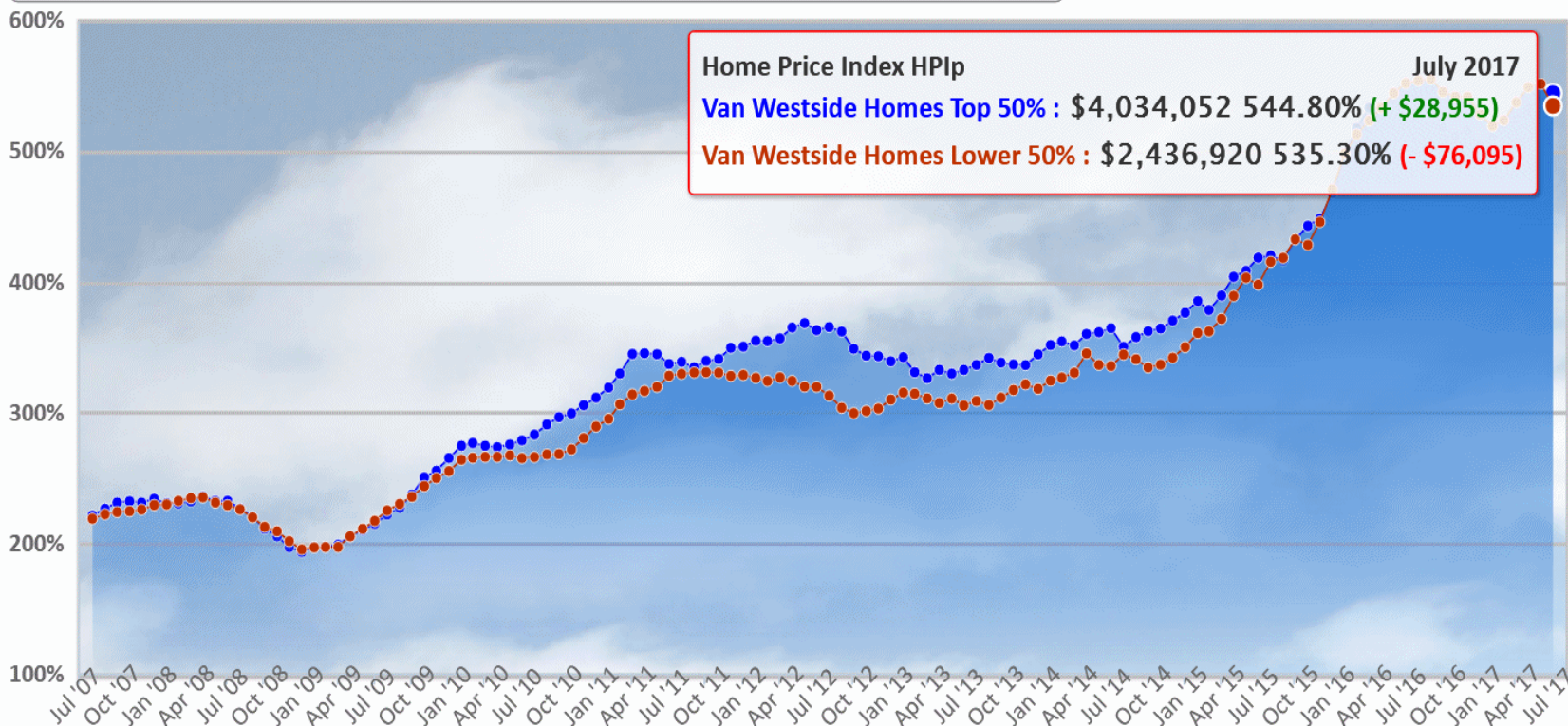
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Van Westside Homes Top 50% : HPIp Forecast+ Forecast-
 Van Westside Homes Lower 50% : HPIp Forecast+ Forecast-



Home Price Index HPIp

Van Westside Homes Top 50% : \$4,034,052 544.80% (+ \$28,955)

Van Westside Homes Lower 50% : \$2,436,920 535.30% (- \$76,095)

July 2017

Monthly Home values

| Date | Value |
|----------|----------|
| Jul 2017 | % 544.80 |
| Jun 2017 | % 540.90 |
| May 2017 | % 533.20 |
| Apr 2017 | % 525.10 |
| Mar 2017 | % 521.60 |
| Feb 2017 | % 511.50 |
| Jan 2017 | % 505.20 |
| Dec 2016 | % 516.60 |
| Nov 2016 | % 512.30 |
| Oct 2016 | % 518.70 |
| Sep 2016 | % 535.20 |
| Aug 2016 | % 542.40 |



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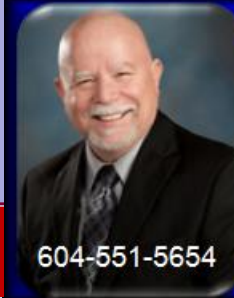
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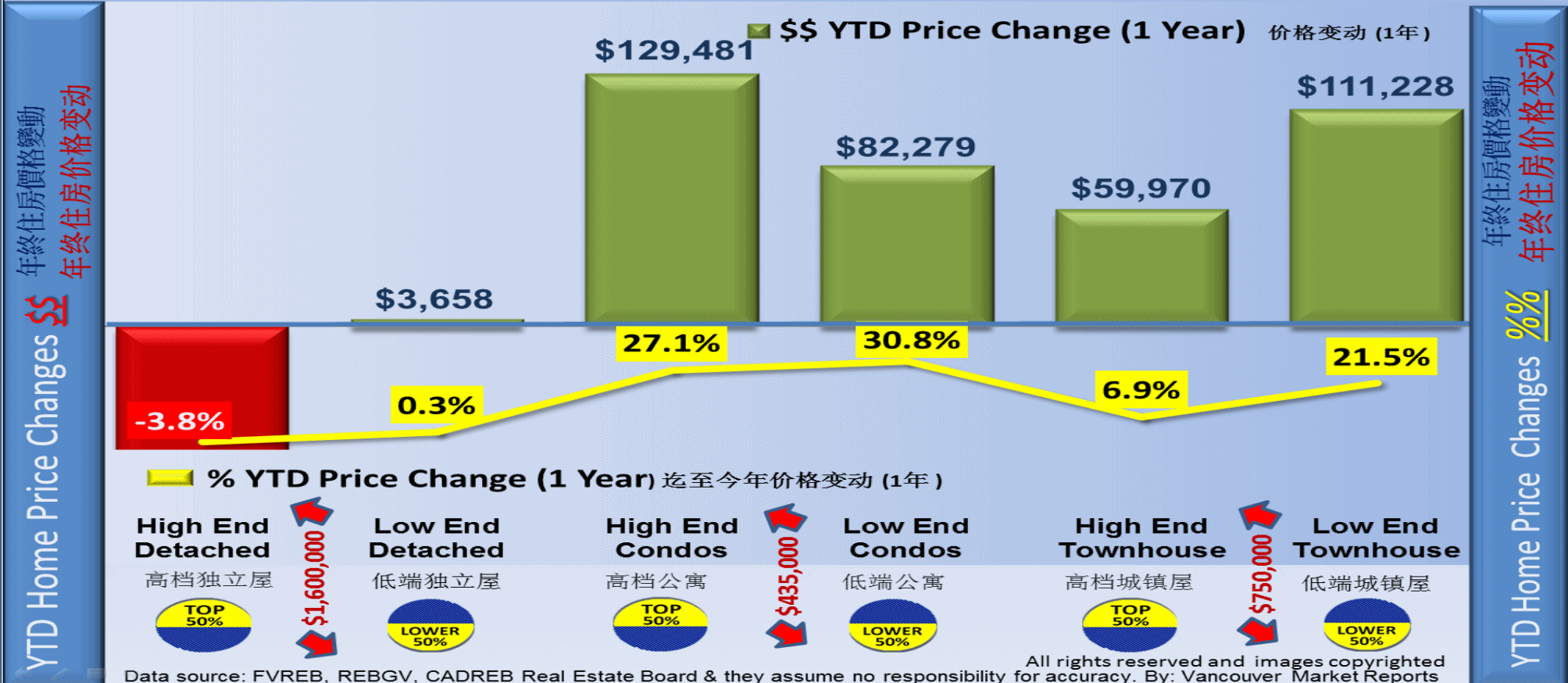
Richmond Real Estate Price Changes (\$/%)

列治文房地產價格變動 / 列治文房地產價格變動

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 Home Price Changes \$

YTD Home Price Changes %

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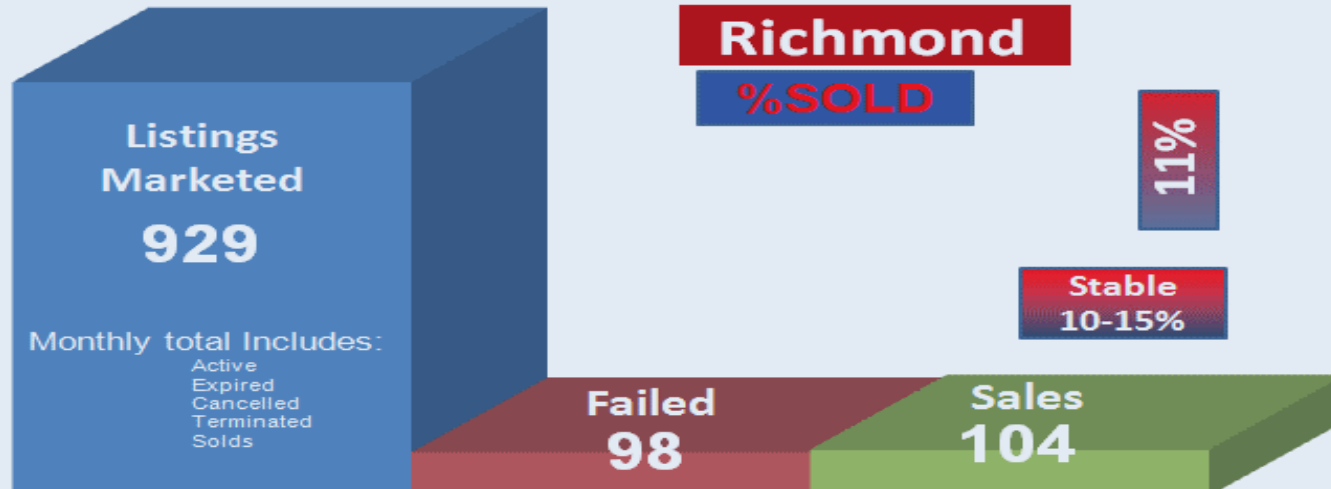
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Monthly Market Activity - July 2017 - Single Family



Aug 1 2017 Richmond Market Update (Detached)

Current: Richmond: is in a Sellers Market with average Listings, **11 %SOLD** rate and a 96% Sell/List Ratio. (This means that there is an average of a \$56,500 Discount on a sale from the original list price)
 Most Active Price Range: Homes between \$1.1 mill. - \$1.3 mill. have **28.6 %SOLD** rate.
 Least Active Price Range: Homes above \$3 mill. have **6.4 %SOLD** rate

History: The Richmond Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices decreased \$88,001. The Richmond Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$39,287.
 *The HPIp (Home Price Index) is an approximate reflection of the Average 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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1. How Many Sold During the Month and at What Price Range?

| Richmond List Price Ranges Statistics - July 2017 | | | | | | Detached | |
|---|---------------------------|------------|-----------|---------------------------|-----------------------------|------------|---|
| Home Price Range | Total Listings (month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD | |
| 0-\$1,100,000 | 20 | 3 | 7 | 98% | -\$4,000 | 15.0% | |
| \$1,100,001-\$1,300,000 | 35 | 10 | 7 | 99% | -\$19,000 | 28.6% | ↑ |
| \$1,300,001-\$1,500,000 | 87 | 20 | 12 | 98% | -\$23,900 | 23.0% | ↑ |
| \$1,500,001-\$1,700,000 | 138 | 19 | 15 | 98% | -\$29,000 | 13.8% | |
| \$1,700,001-\$1,900,000 | 133 | 14 | 17 | 96% | -\$71,500 | 10.5% | |
| \$1,900,001-\$2,200,000 | 112 | 10 | 16 | 97% | -\$64,000 | 8.9% | ↓ |
| \$2,200,001-\$2,600,000 | 131 | 9 | 20 | 95% | -\$110,000 | 6.9% | ↓ |
| \$2,600,001-\$3,000,000 | 116 | 9 | 64 | 92% | -\$212,000 | 7.8% | ↓ |
| \$3,000,001 and more | 157 | 10 | 40 | 92% | -\$305,500 | 6.4% | ↓ |
| Total Activity | 929 | 104 | 15 | 96% | -\$56,500 | 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) | 976 | 926 | 929 | | 3 | ↑ |
| Active Listings | 665 | 249 | 695 | 727 | 32 | ↑ |
| Solds | 125 | 146 | 104 | | -42 | ↓ |
| DOM | 20 | 14 | 15 | | 1 | ↑ |
| %SOLD (Sales/ Listings /mnthly rate) | 13% | 16% | 11.2% | | -4.6% | ↓ |
| (Top 50%) Home Price Index HPIp | \$2,074,101 | \$1,983,020 | \$1,986,100 | | \$3,080 | ↑ |
| (Lower 50%) Home Price Index HPIp | \$1,428,813 | \$1,465,101 | \$1,468,100 | | \$2,999 | ↑ |

*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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Richmond Sub areas Statistics - July 2017 Detached

| Neighbourhoods | Total Listings (month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | % SOLD |
|-----------------------|---------------------------|------------|-----------|---------------------------|-----------------------------|------------|
| Sea Island | 6 | 2 | 24 | 96% | -\$74,000 | 33.3% |
| Bridgeport RI | 24 | 3 | 13 | 97% | -\$43,000 | 12.5% |
| West Cambie | 38 | 4 | 50 | 100% | -\$2,500 | 10.5% |
| East Cambie | 20 | 0 | | | | 0.0% |
| Terra Nova | 24 | 1 | 9 | 95% | -\$110,000 | 4.2% |
| Riverdale RI | 47 | 9 | 20 | 92% | -\$164,000 | 19.1% |
| Quilchena RI | 52 | 7 | 15 | 98% | -\$23,000 | 13.5% |
| Granville | 67 | 1 | 18 | 95% | -\$160,000 | 1.5% |
| Seafair | 61 | 5 | 17 | 97% | -\$39,000 | 8.2% |
| Boyd Park | 21 | 2 | 6 | 98% | -\$64,444 | 9.5% |
| Lackner | 39 | 7 | 5 | 98% | -\$30,000 | 17.9% |
| Steveston Village | 20 | 7 | 9 | 98% | -\$39,000 | 35.0% |
| Steveston North | 66 | 11 | 7 | 98% | -\$28,000 | 16.7% |
| Steveston South | 19 | 2 | 30 | 94% | -\$71,194 | 10.5% |
| Westwind | 16 | 1 | 97 | 92% | -\$212,000 | 6.3% |
| Woodwards | 60 | 8 | 23 | 97% | -\$51,000 | 13.3% |
| Broadmoor | 87 | 7 | 20 | 93% | -\$138,000 | 8.0% |
| Garden City | 33 | 3 | 25 | 94% | -\$170,000 | 9.1% |
| Saunders | 48 | 4 | 29 | 98% | -\$29,000 | 8.3% |
| South Arm | 26 | 4 | 12 | 98% | -\$39,000 | 15.4% |
| Brighouse | 5 | 0 | | | | 0.0% |
| Brighouse South | 5 | 2 | 18 | 79% | -\$529,000 | 40.0% |
| McLennan North | 5 | 0 | | | | 0.0% |
| Gilmore | 11 | 0 | | | | 0.0% |
| McLennan | 19 | 2 | 12 | 92% | -\$265,500 | 10.5% |
| East Richmond | 22 | 2 | 70 | 95% | -\$78,500 | 9.1% |
| McNair | 41 | 5 | 30 | 96% | -\$73,000 | 12.2% |
| Ironwood | 30 | 4 | 32 | 93% | -\$100,900 | 13.3% |
| Hamilton RI | 17 | 1 | 4 | 95% | -\$4,000 | 5.9% |
| Total Activity | 929 | 104 | 15 | 96% | -\$56,500 | 11% |

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Market Analysis & Forecasting Aug 1/17 **Richmond**
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Next Months Market Forecast

Forecast: Richmond has 249 homes are for sale and with the **11 %SOLD** monthly rate gives us a ~9 months of inventory. 7% of the active listings have reduced their price by \$97,312 on average or \$100,000 median for the last month. We project Richmond to be a continued stable/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.

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



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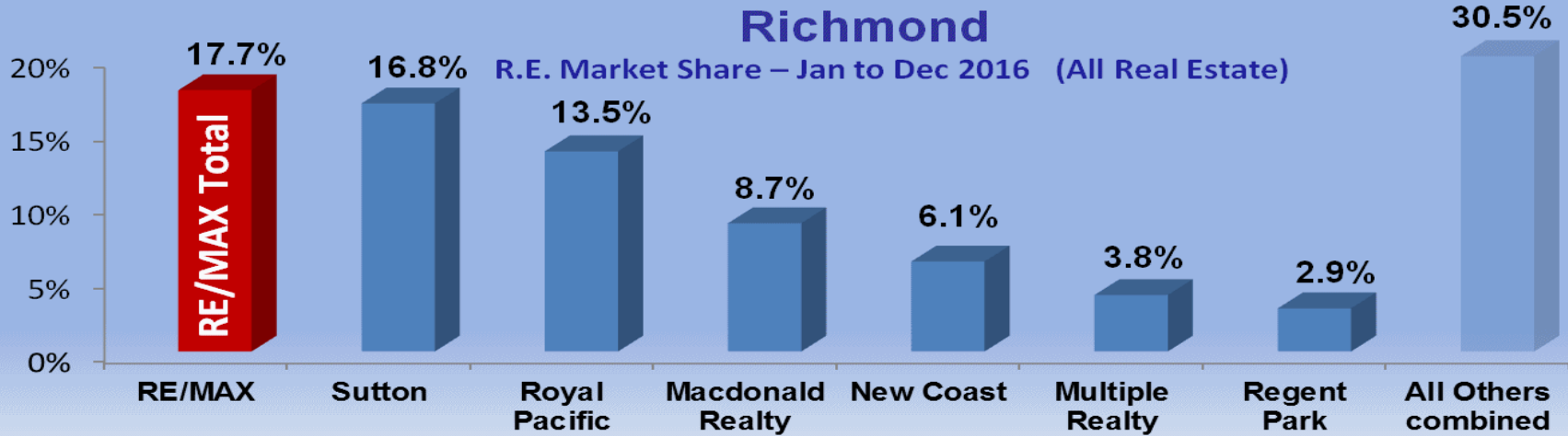
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#1 the RE/MAX Market Share Reports



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

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Detached Richmond 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)

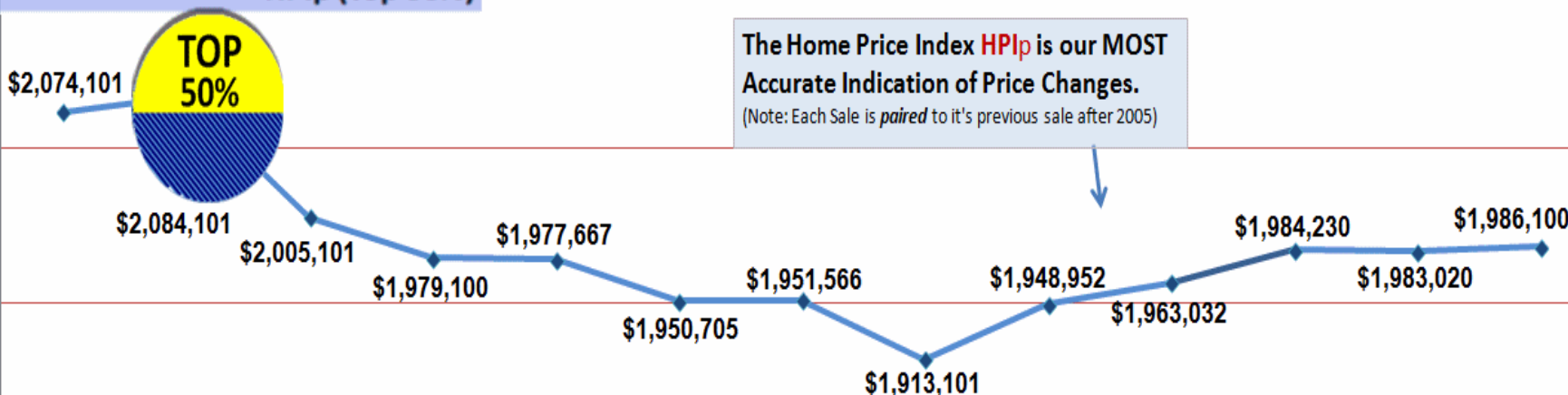


Detached

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 its previous sale after 2005)

Are Seller's Prices Firm?

Sales-List Difference \$\$\$



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.



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. [More Details](#)
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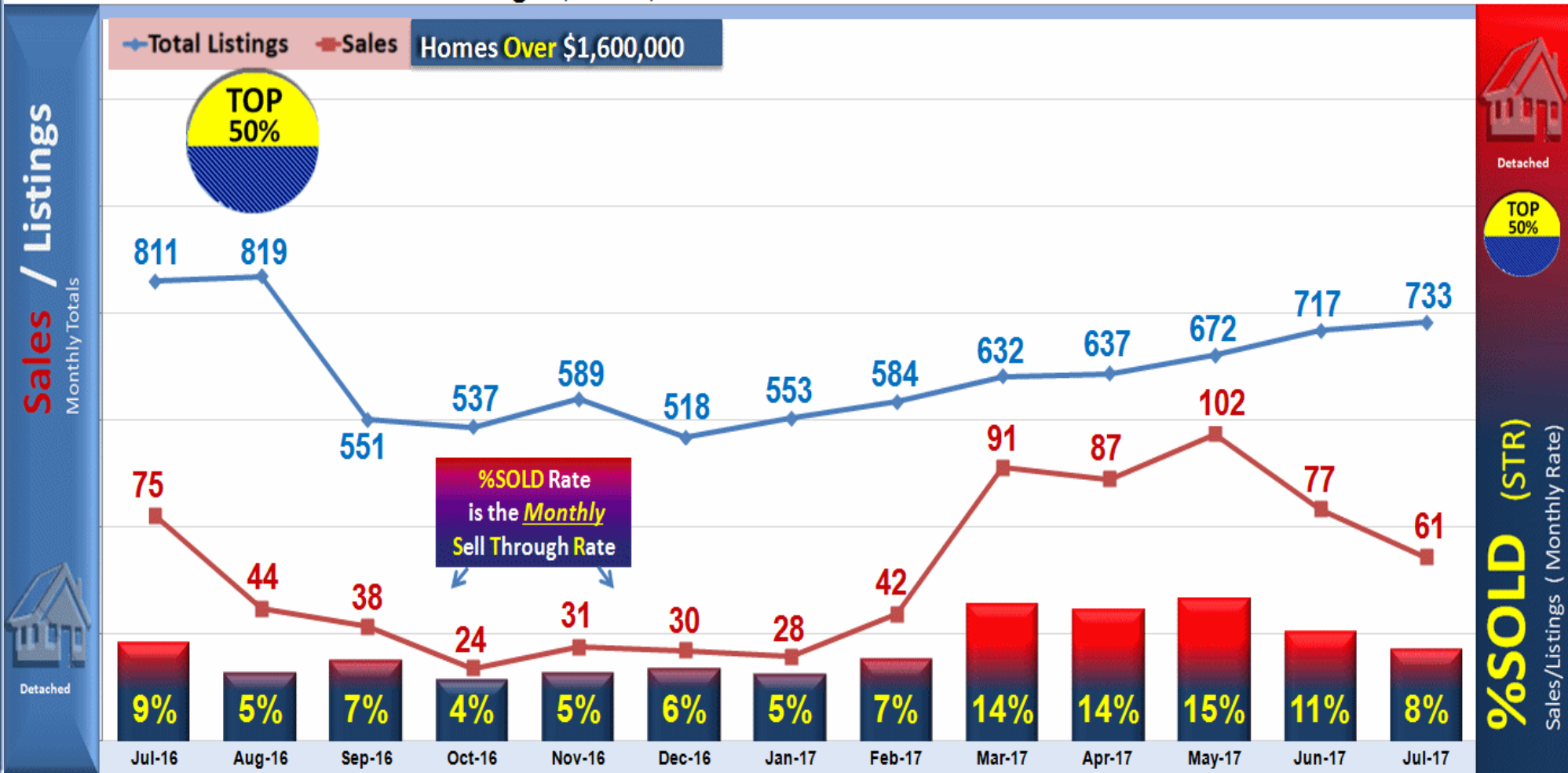
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Detached Richmond Total Listings**, Sales, and %SOLD rates



Sales / Listings
 Monthly Totals



Detached



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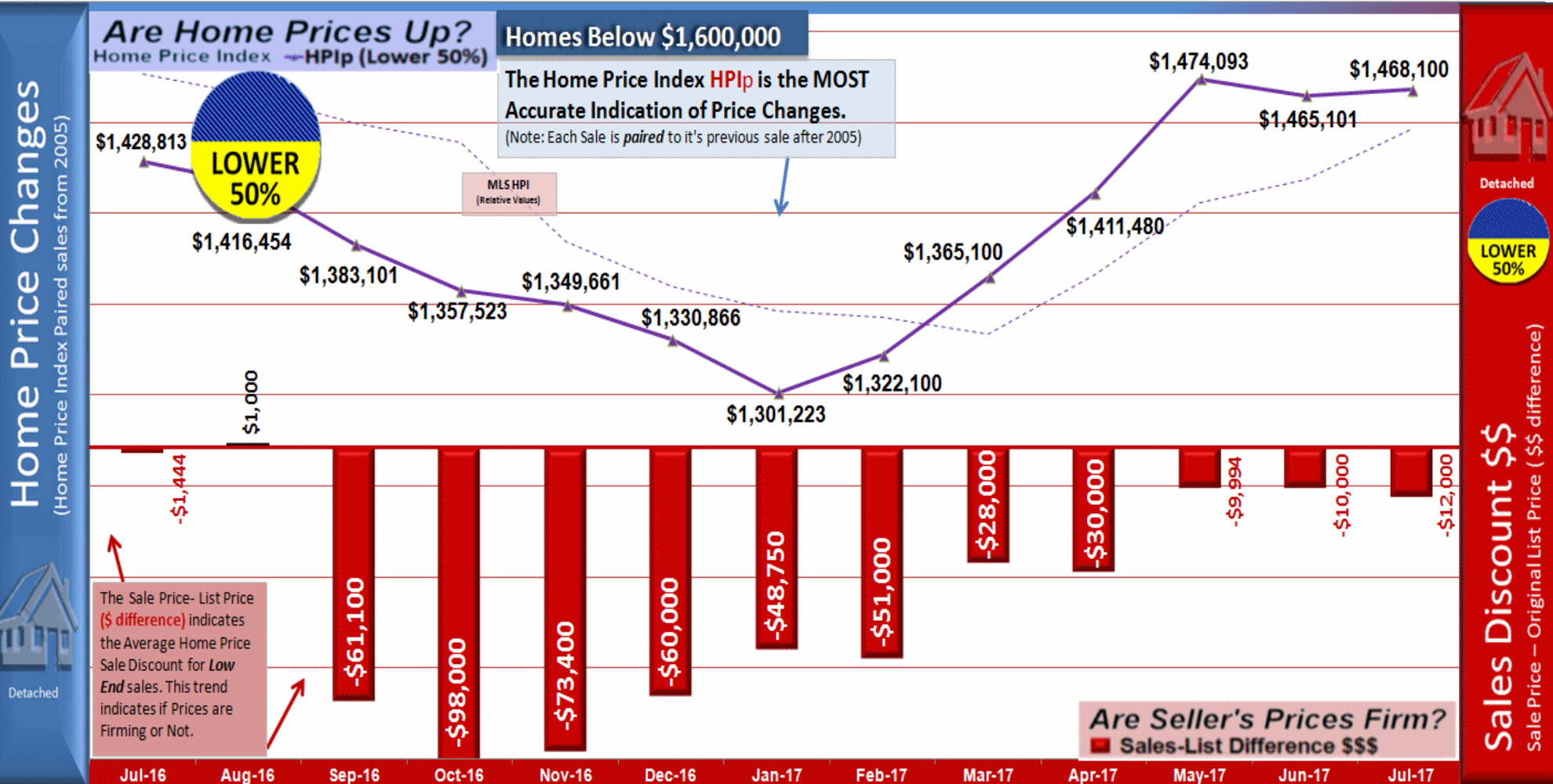
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Detached Richmond Home Price Index **HPIp** (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)



Detached



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. [More Details](#)
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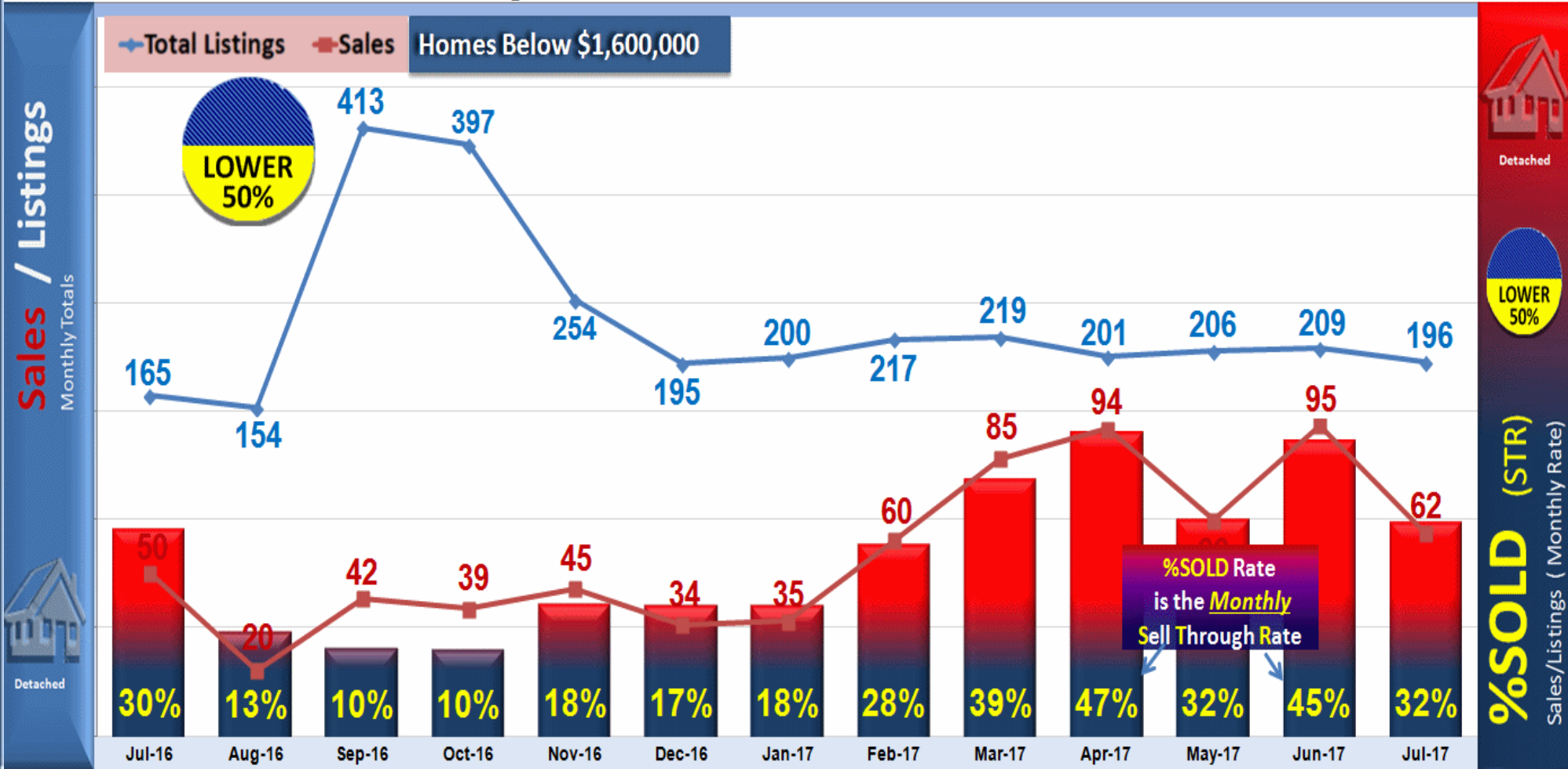


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Market Analysis & Forecasting Aug 1/17 Richmond

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



Sales / Listings
Monthly Totals



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%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](#)
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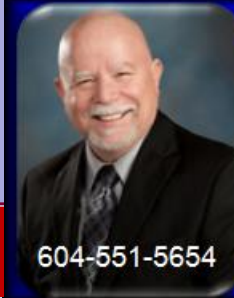
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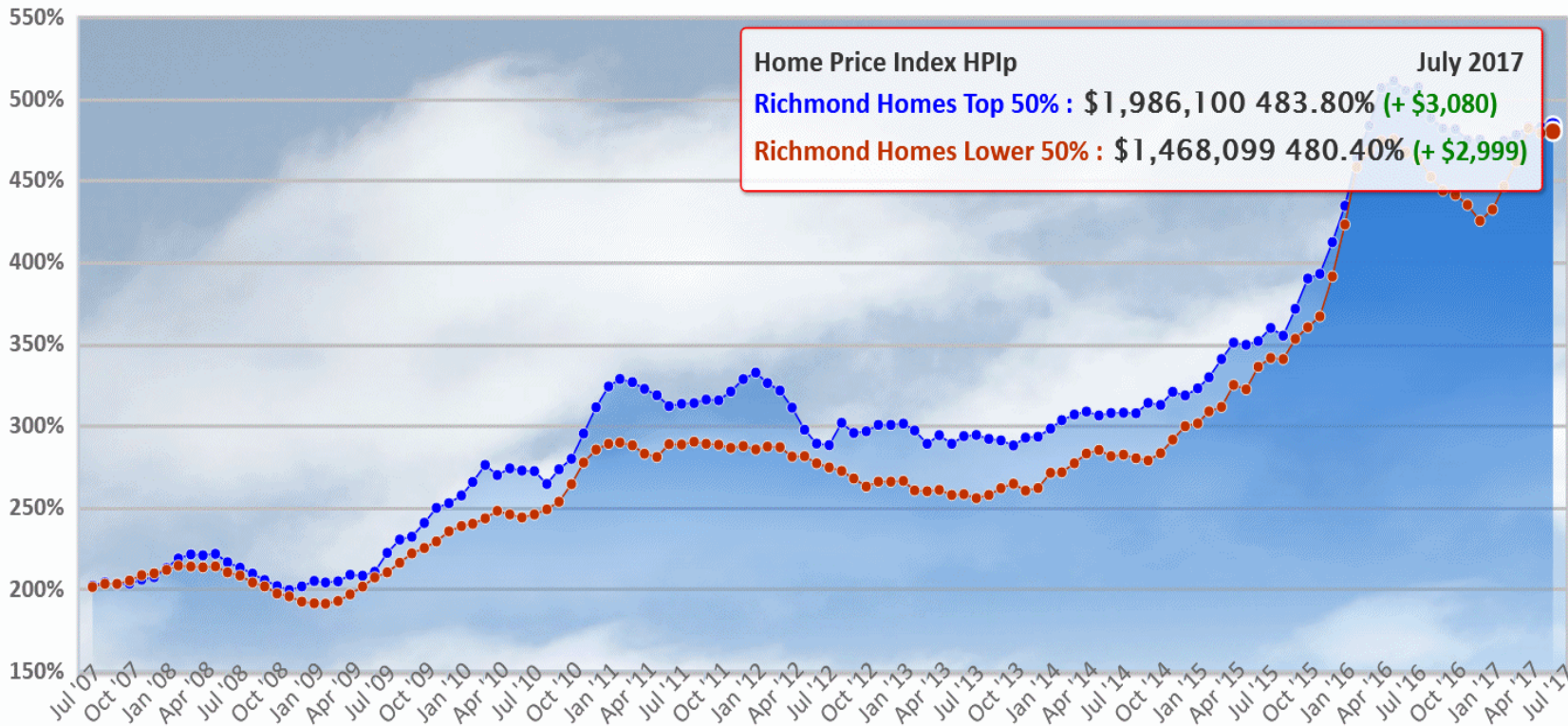
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Powered by the Greater Vancouver Market Reports HPIp



Richmond Homes Top 50% : **HPIp** Forecast+ Forecast-
 Richmond Homes Lower 50% : **HPIp** Forecast+ Forecast-



Monthly Home values

| Date | Value |
|----------|----------|
| Jul 2017 | % 483.80 |
| Jun 2017 | % 483.10 |
| May 2017 | % 483.40 |
| Apr 2017 | % 478.20 |
| Mar 2017 | % 474.80 |
| Feb 2017 | % 466.10 |
| Jan 2017 | % 475.40 |
| Dec 2016 | % 475.20 |
| Nov 2016 | % 481.80 |
| Oct 2016 | % 482.10 |
| Sep 2016 | % 488.50 |
| Aug 2016 | % 507.70 |

Drag over area to ZOOM in



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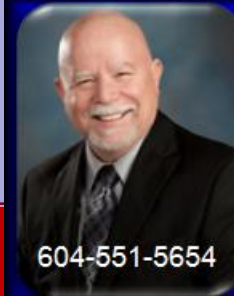
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Market Analysis & Forecasting Aug 1/17 East Vancouver

東溫哥華房地產住宅

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

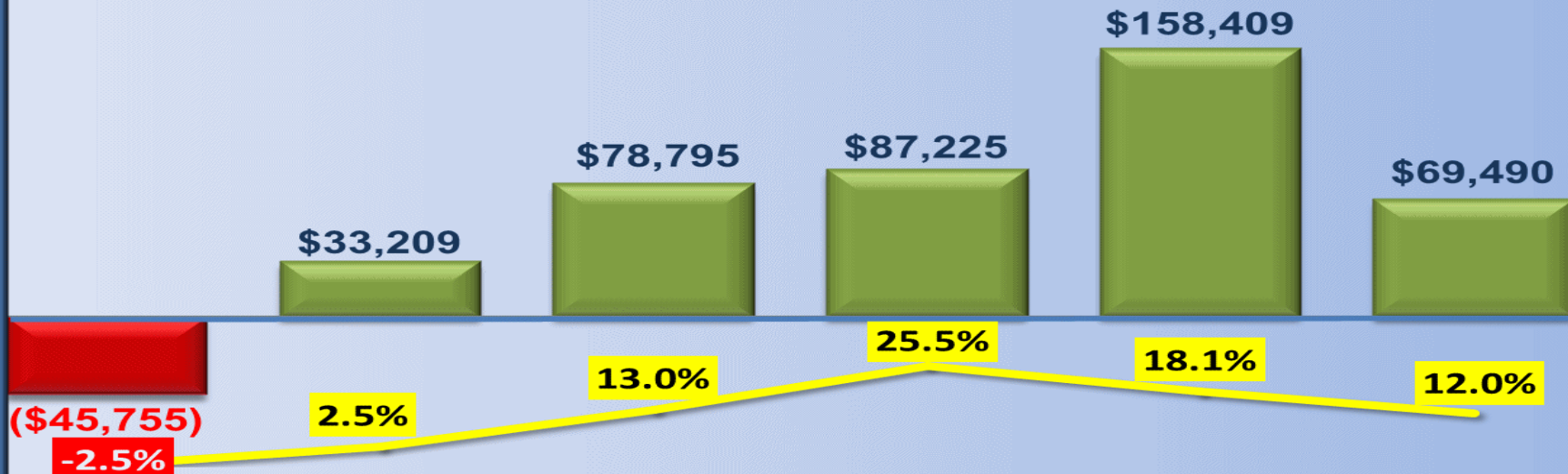
東溫 房地產價格變動 / 东温 房地产价格变动

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

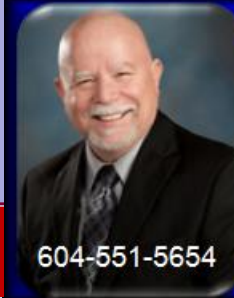
YTD Home Price Changes %

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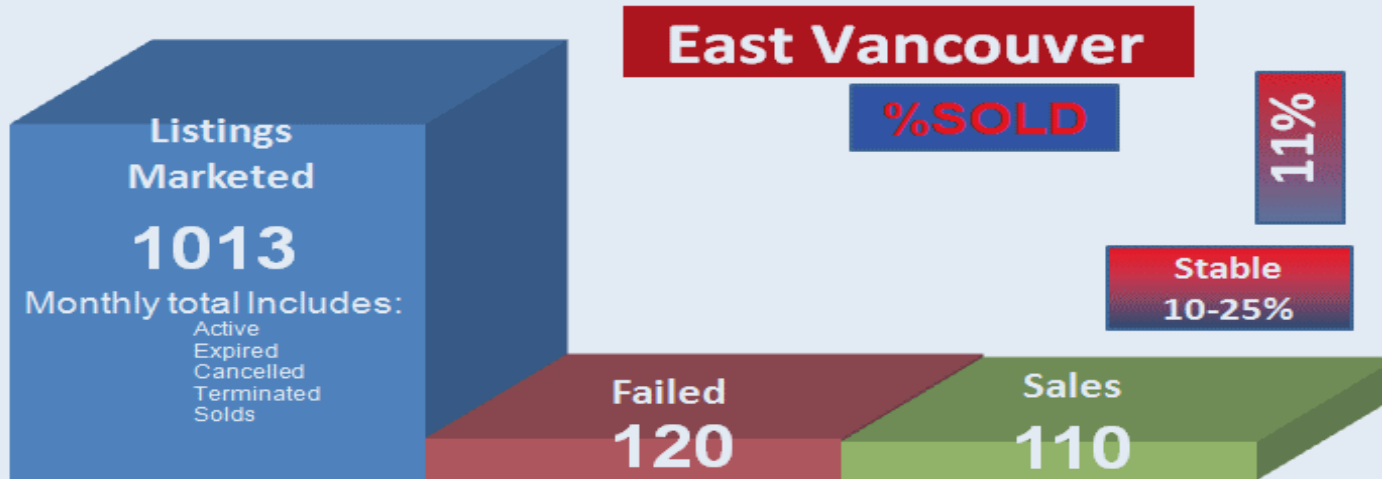


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Market Analysis & Forecasting Aug 1/17 East Vancouver

东温哥华房地产住宅

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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Market Analysis & Forecasting Aug 1/17 East Vancouver

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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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Market Analysis & Forecasting **Aug 1/17 East Vancouver**
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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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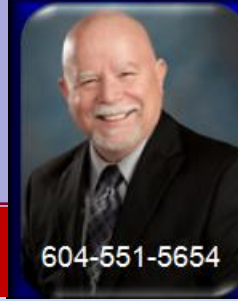
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Market Analysis & Forecasting **Aug 1/17 East Vancouver**
东温哥华房地产住宅

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.

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



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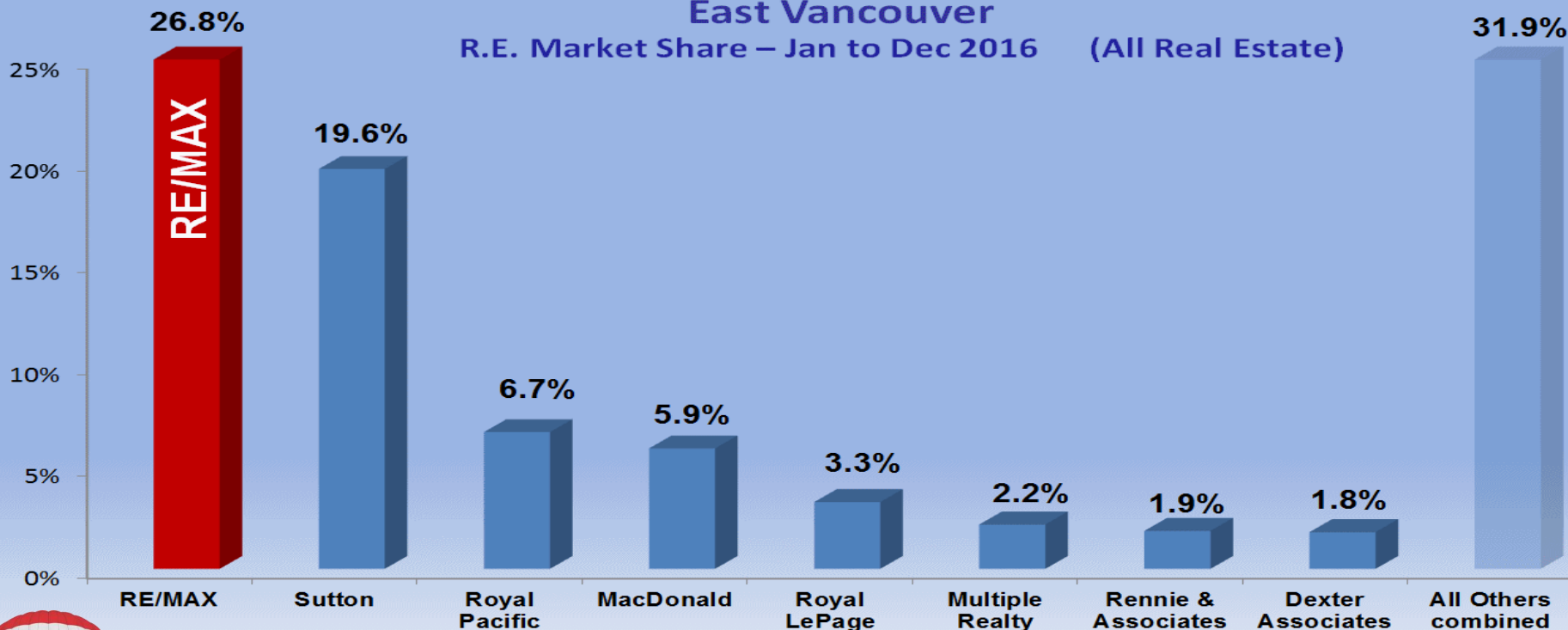
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Market Analysis & Forecasting Aug 1/17 East Vancouver
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the RE/MAX Market Share Reports

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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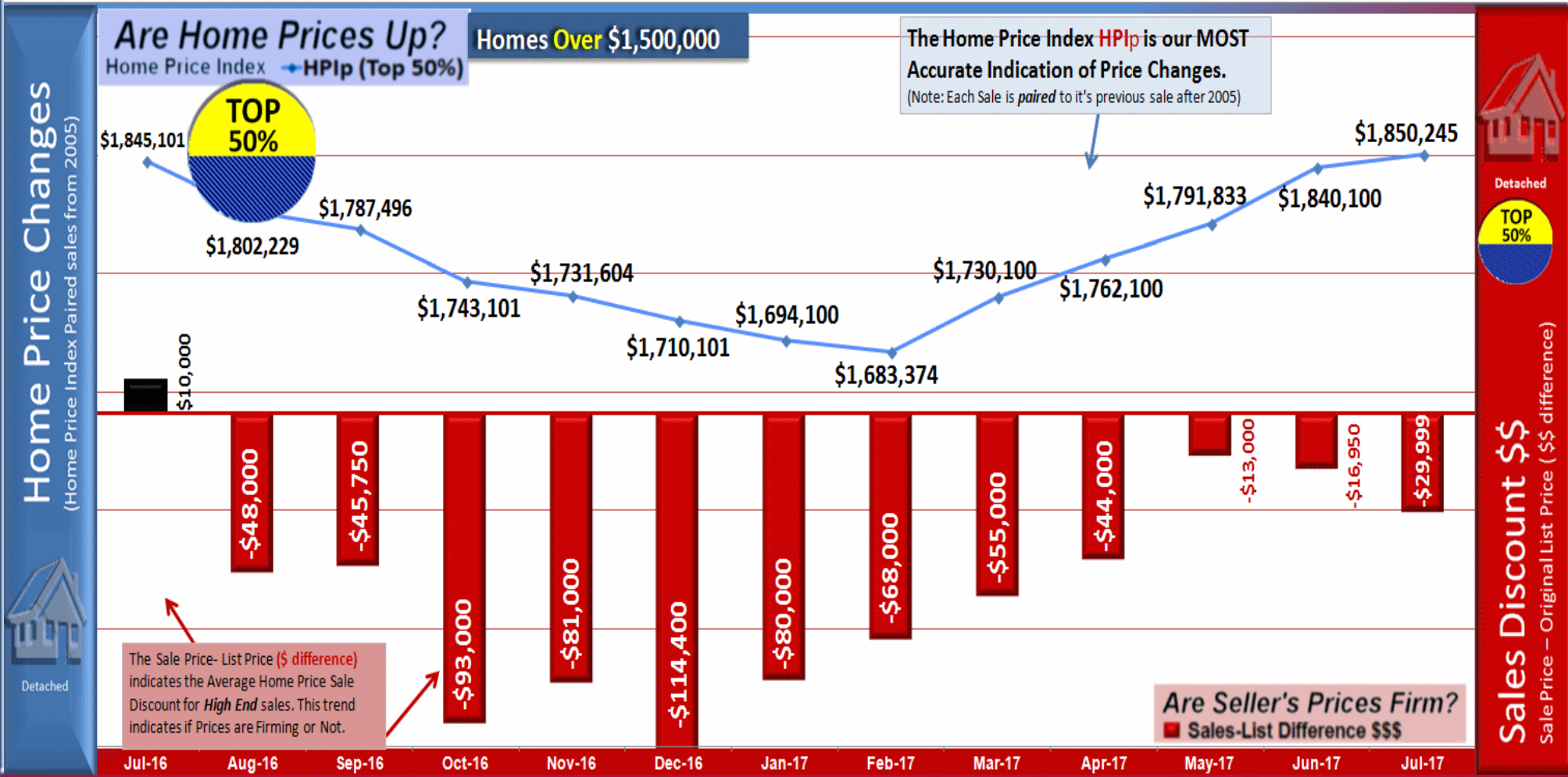
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Market Analysis & Forecasting Aug 1/17 East Vancouver

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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)

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

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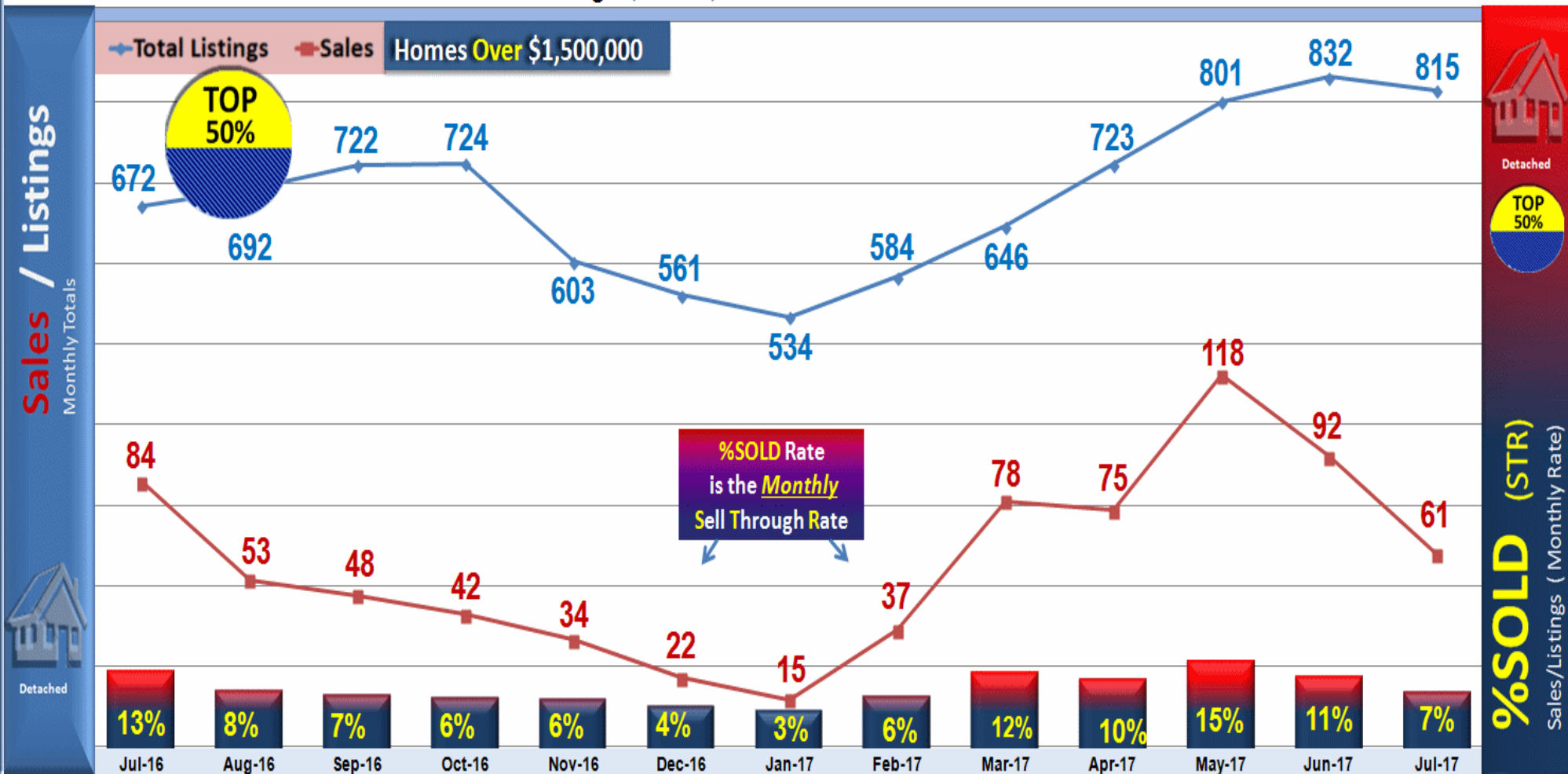
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Detached East Vancouver Total Listings^{**}, Sales, and %SOLD rates



Sales / Listings
 Monthly Totals

Detached
 TOP 50%

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

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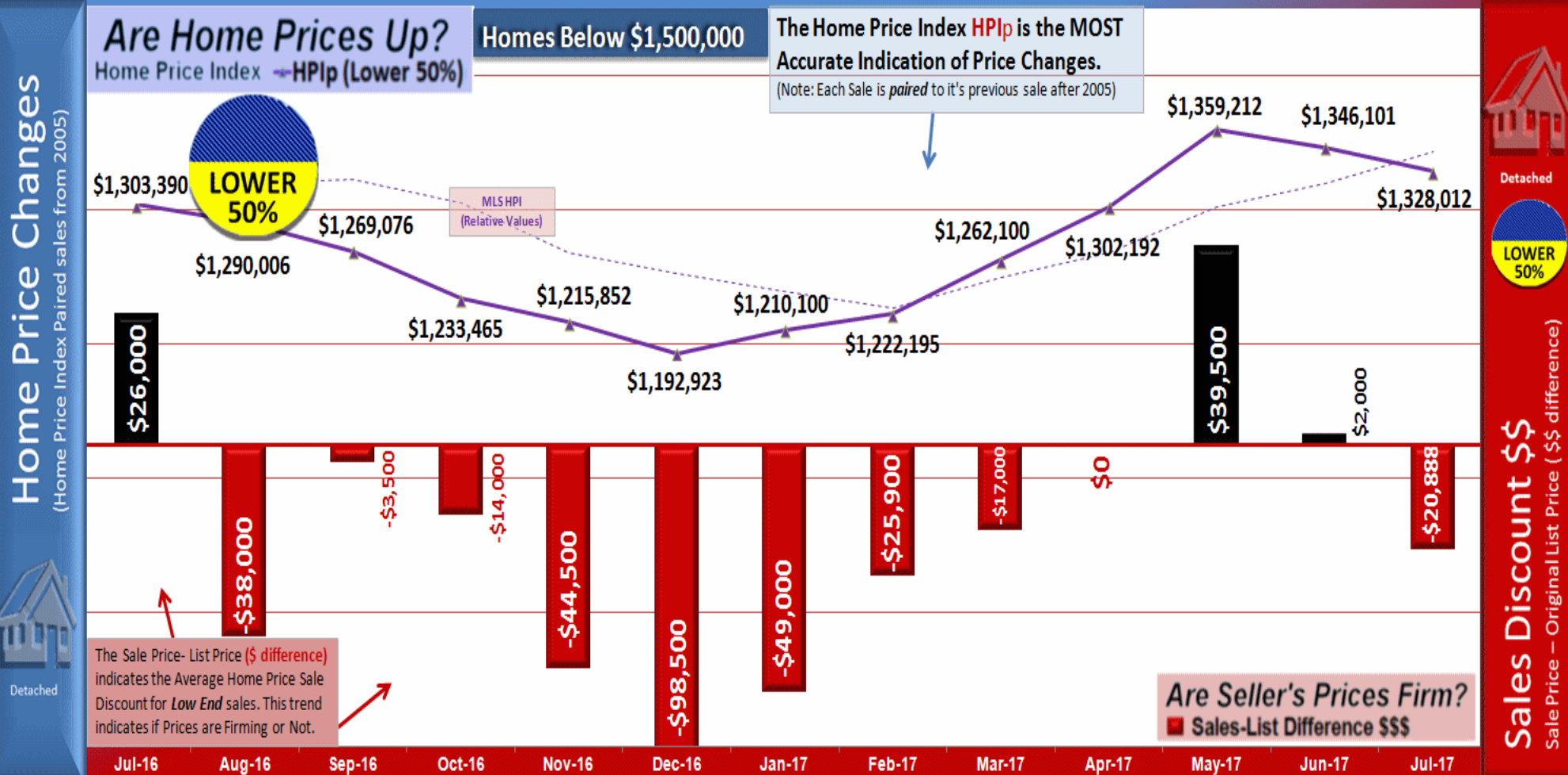
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Detached East Vancouver Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

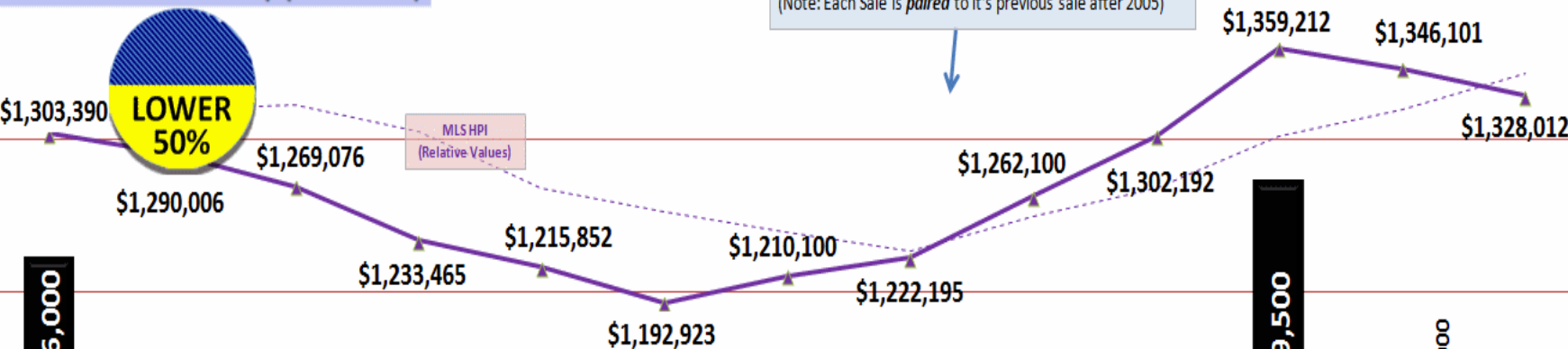


Home Price Changes
 (Home Price Index Paired sales from 2005)

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 \$\$\$



Detached



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

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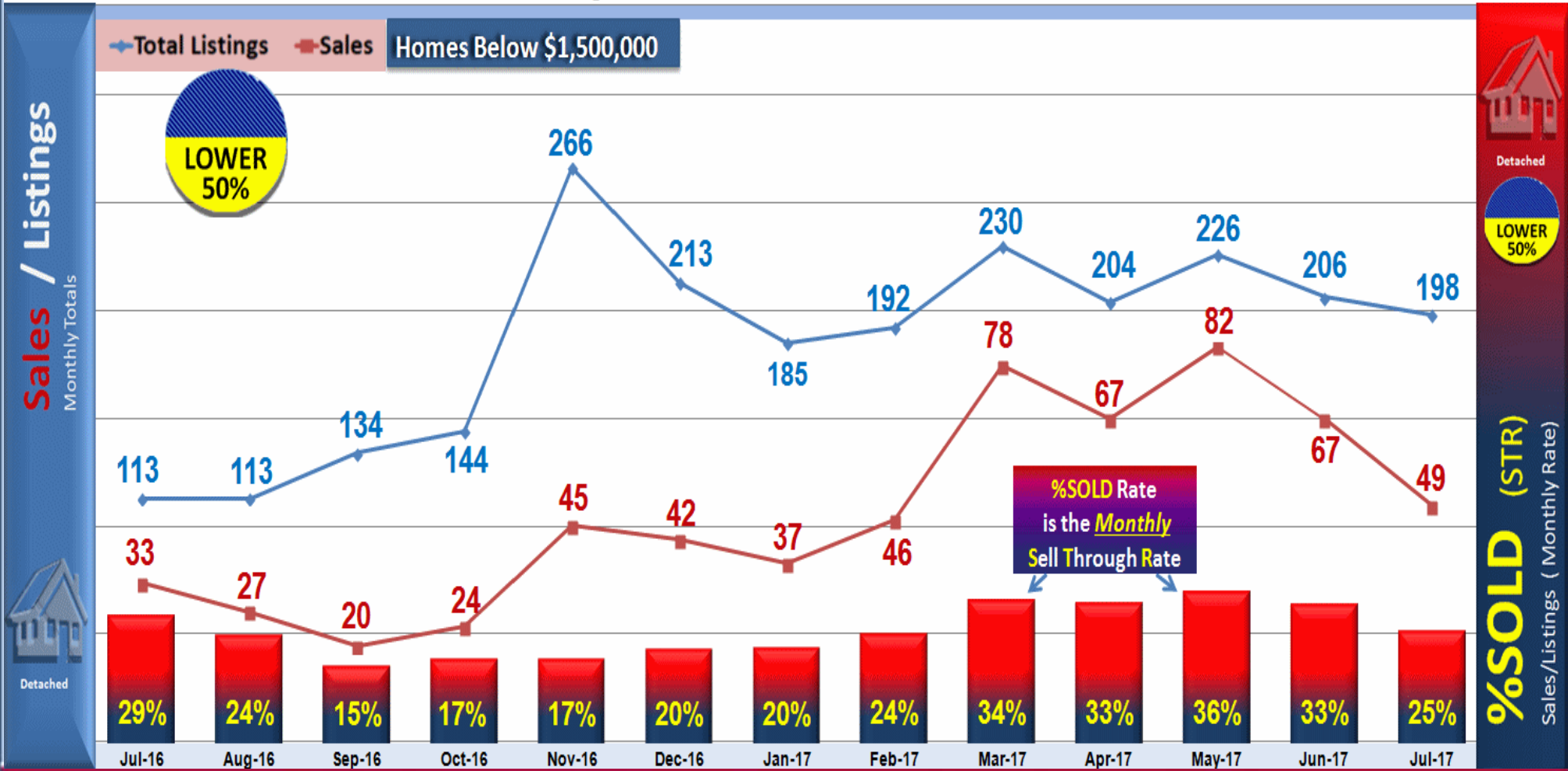
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Detached East Vancouver Total Listings **, Sales, and %SOLD rates



Sales / Listings
Monthly Totals



LOWER 50%

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

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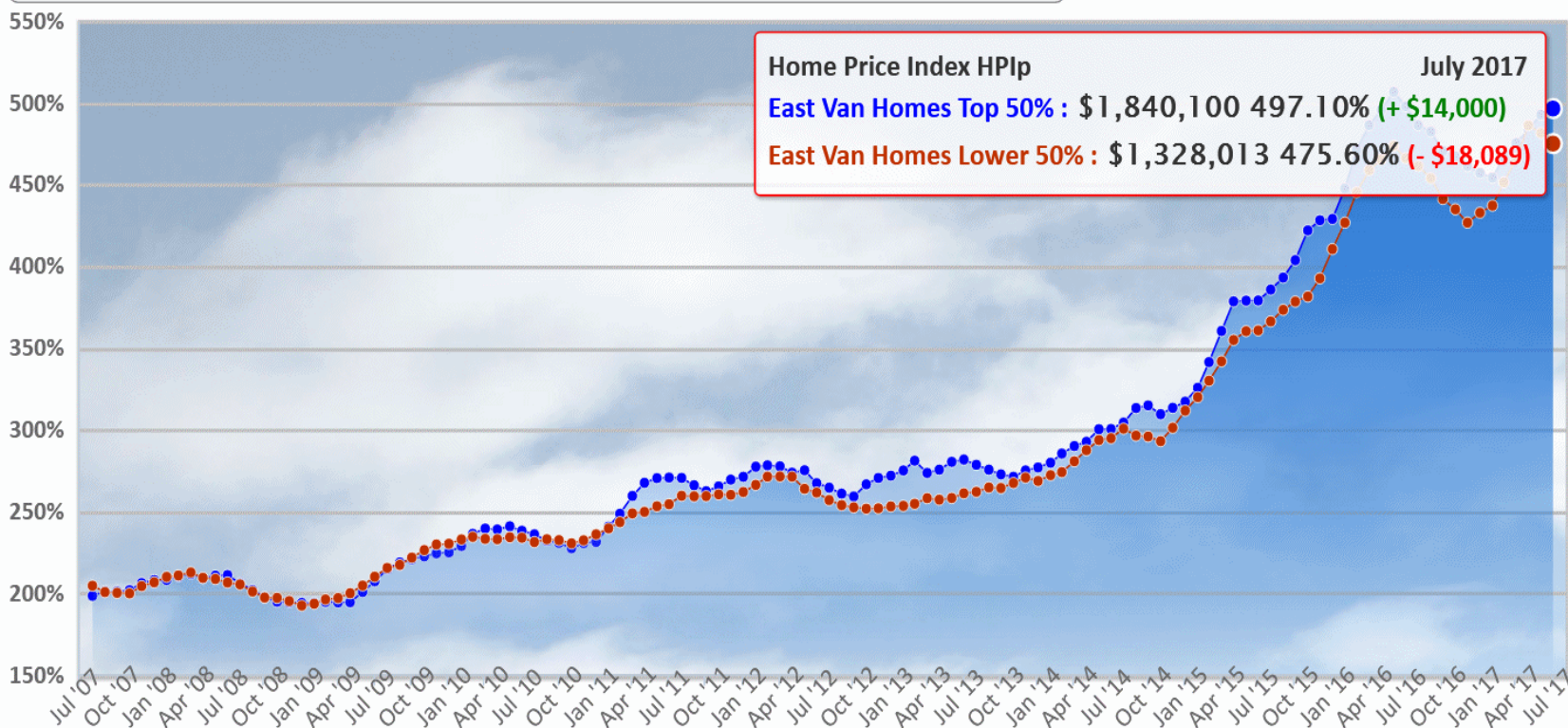
Market Analysis & Forecasting Aug 1/17 East Vancouver

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Powered by the Greater Vancouver Market Reports HPIp



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)

Monthly Home values

| 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 |



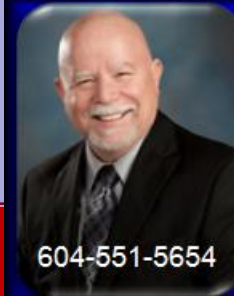
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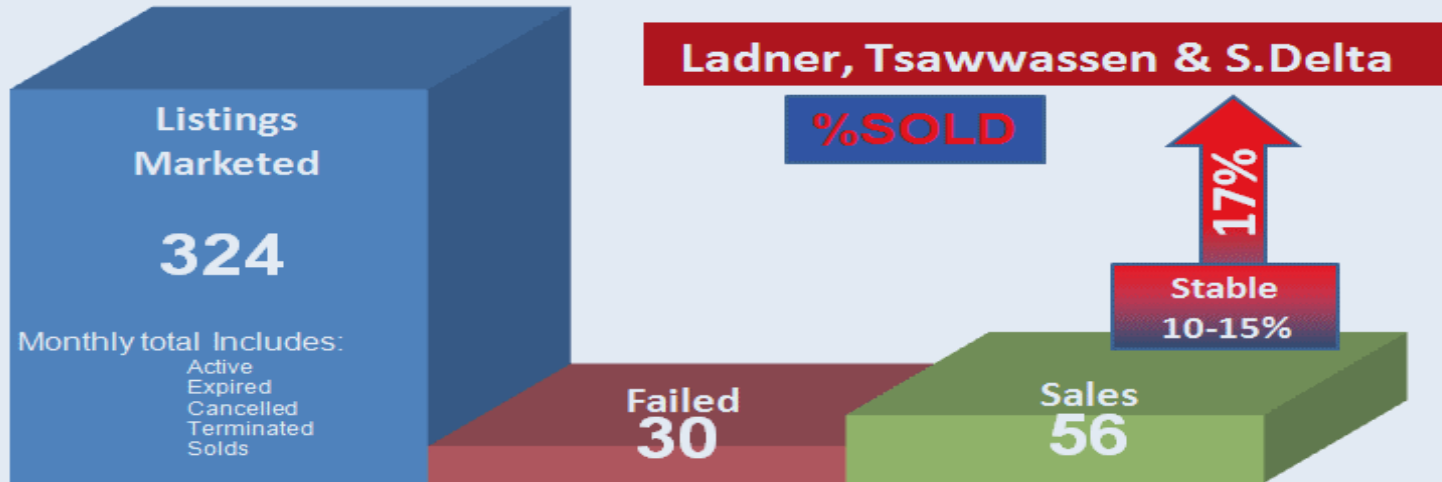
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Market Analysis & Forecasting Aug 1/17 Ladner, S. Delta

Monthly Market Activity - July 2017 Single Family



Aug 1 2017 Ladner, Tsawwassen & S. Delta Market Update (detached)

Current: Ladner, Tsawwassen and S. Delta residential detached housing market has a **17 %SOLD** rate making it a Sellers Market.

(This means 17 homes out of 100 sold last month with an average \$58,000 Discount from the original list price).

Most Active Price Range: Homes between \$1 mill. - \$1.2 mill. have **32.9 %SOLD** rate.

Least Active Price Range: Homes above \$1.8 mill. have **4.8 %SOLD** rate.

History: Ladner, Tsawwassen and S. Delta Year-To-Date RMR HPI* shows that prices decreased \$64,000.

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



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Market Analysis & Forecasting Aug 1/17 Ladner, S. Delta

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

Ladner, Tsawwassen & S.Delta List Price Ranges Statistics - July 2017

Detached

| Home Price Range | Total Listings (/month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD | |
|-------------------------|-------------------------|-----------|-----------|------------------------|--------------------------|------------|---|
| 0-\$1,000,000 | 44 | 11 | 10 | 99% | -\$10,000 | 25.0% | ↑ |
| \$1,000,001-\$1,200,000 | 70 | 23 | 21 | 96% | -\$44,000 | 32.9% | ↑ |
| \$1,200,001-\$1,400,000 | 58 | 8 | 8 | 98% | -\$24,950 | 13.8% | |
| \$1,400,001-\$1,800,000 | 68 | 10 | 27 | 95% | -\$81,250 | 14.7% | |
| \$1,800,001 and more | 84 | 4 | 96 | 92% | -\$221,500 | 4.8% | ↓ |
| Total Activity | 324 | 56 | 19 | 96% | -\$43,000 | 17% | ↑ |

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) | 280 | 338 | 324 | | -14 | ↓ |
| Active Listings (1st of the month) | 208 | 80 | 245 | 238 | -7 | ↓ |
| Solds | 53 | 59 | 56 | | -3 | ↓ |
| Days on Market (DOM) | 18 | 16 | 21 | | 5 | ↑ |
| %SOLD (Sales/Listings /monthly rate) | 25.5% | 17.5% | 17.3% | | -0.2% | ↓ |
| Home Price Index | \$1,201,100 | \$1,097,101 | \$1,137,100 | | \$39,999 | ↑ |

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Market Analysis & Forecasting Aug 1/17 Ladner, S. Delta

What Sold in your Neighbourhood and for What Price?

| Ladner, Tsawwassen & S.Delta Sub areas Statistics - July 2017 Detached | | | | | | |
|--|----------------------------|-----------|-----------|---------------------------|-----------------------------|------------|
| Neighbourhoods | Total Listings (/month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD |
| Delta Manor | 8 | 2 | 13 | 101% | \$5,050 | 25% |
| East Delta | 10 | 0 | | | | 0% |
| Hawthorne | 35 | 7 | 17 | 98% | -\$23,000 | 20% |
| Holly | 17 | 7 | 9 | 98% | -\$20,000 | 41% |
| Ladner Rural | 15 | 3 | 74 | 94% | -\$230,000 | 20% |
| Ladner Elementary | 18 | 2 | 10 | 97% | -\$27,950 | 11% |
| Neilsen Grove | 16 | 6 | 17 | 98% | -\$33,569 | 38% |
| Port Guichon | 9 | 0 | | | | 0% |
| Westham Island | 2 | 0 | | | | 0% |
| Boundary Beach | 10 | 3 | 9 | 102% | \$28,000 | 30% |
| Beach Grove | 25 | 4 | 35 | 97% | -\$43,500 | 16% |
| Cliff Drive | 28 | 3 | 10 | 99% | -\$14,900 | 11% |
| Tsawwassen Central | 43 | 8 | 54 | 93% | -\$92,000 | 19% |
| English Bluff | 26 | 1 | 58 | 94% | -\$118,000 | 4% |
| Pebble Hill | 42 | 7 | 89 | 93% | -\$80,000 | 17% |
| Tsawwassen East | 20 | 3 | 12 | 95% | -\$65,000 | 15% |
| Total Activity | 324 | 56 | 19 | 96% | -\$43,000 | 17% |

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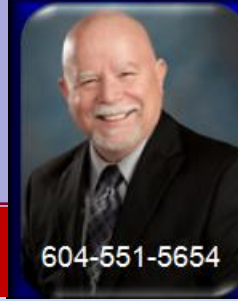
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Market Analysis & Forecasting Aug 1/17 Ladner, S. Delta

Next Months Market Forecast

Forecast: Ladner, Tsawwassen and S. Delta have 238 homes for sale and with the **17% SOLD** monthly rate gives us ~6 months of inventory. 13% of the active listings have reduced their price by \$53,536 on average or \$49,000 median in the last month.

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.

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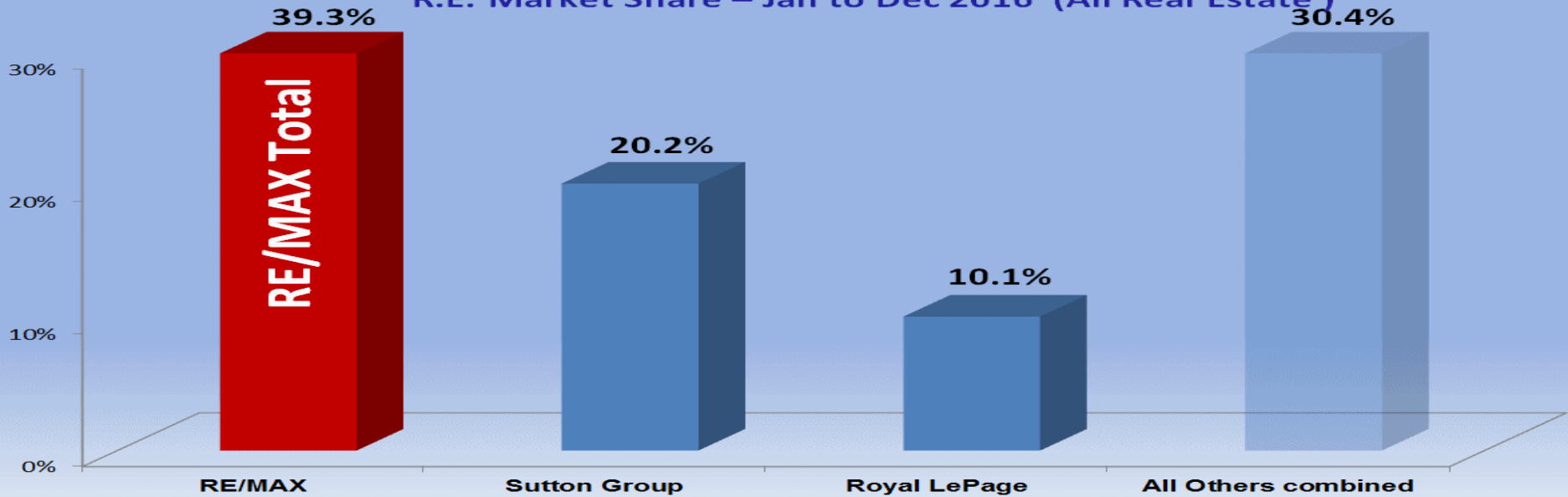
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Market Analysis & Forecasting Aug 1/17 Ladner, S. Delta

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Ladner / Tsawwassen / Delta
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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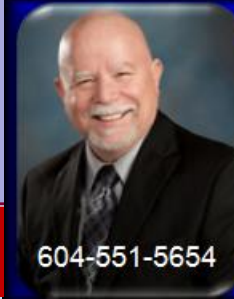
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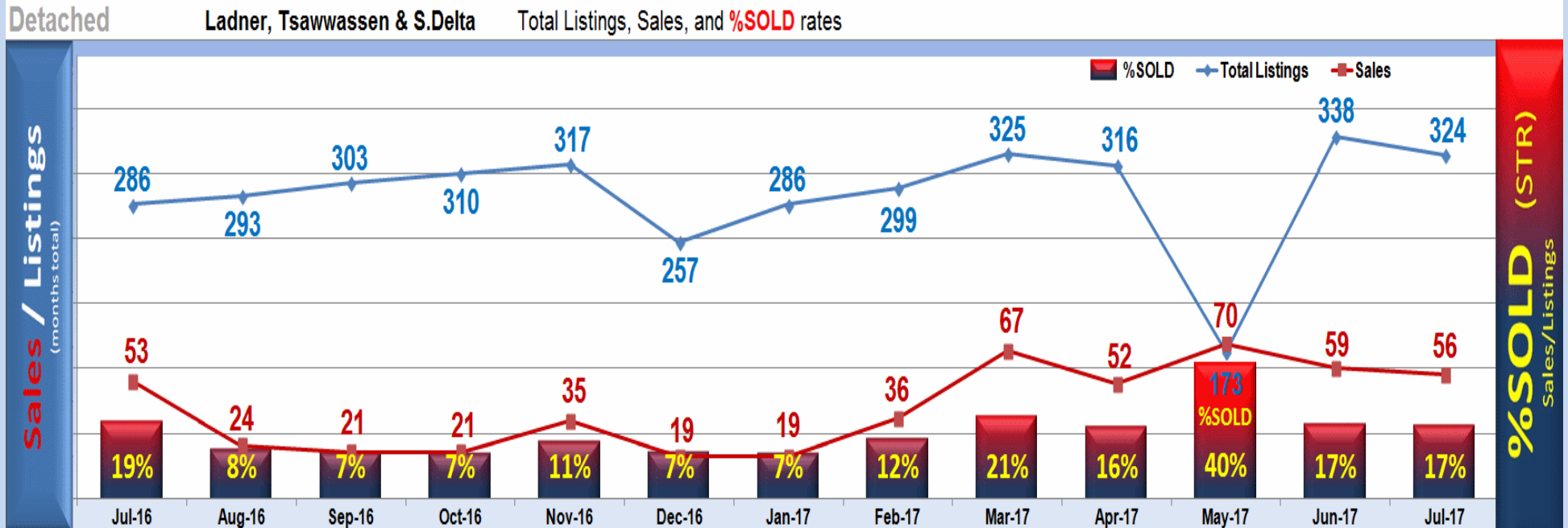


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Market Analysis & Forecasting Aug 1/17 Ladner, S. Delta

How has the Market performed this Past Month and Year?



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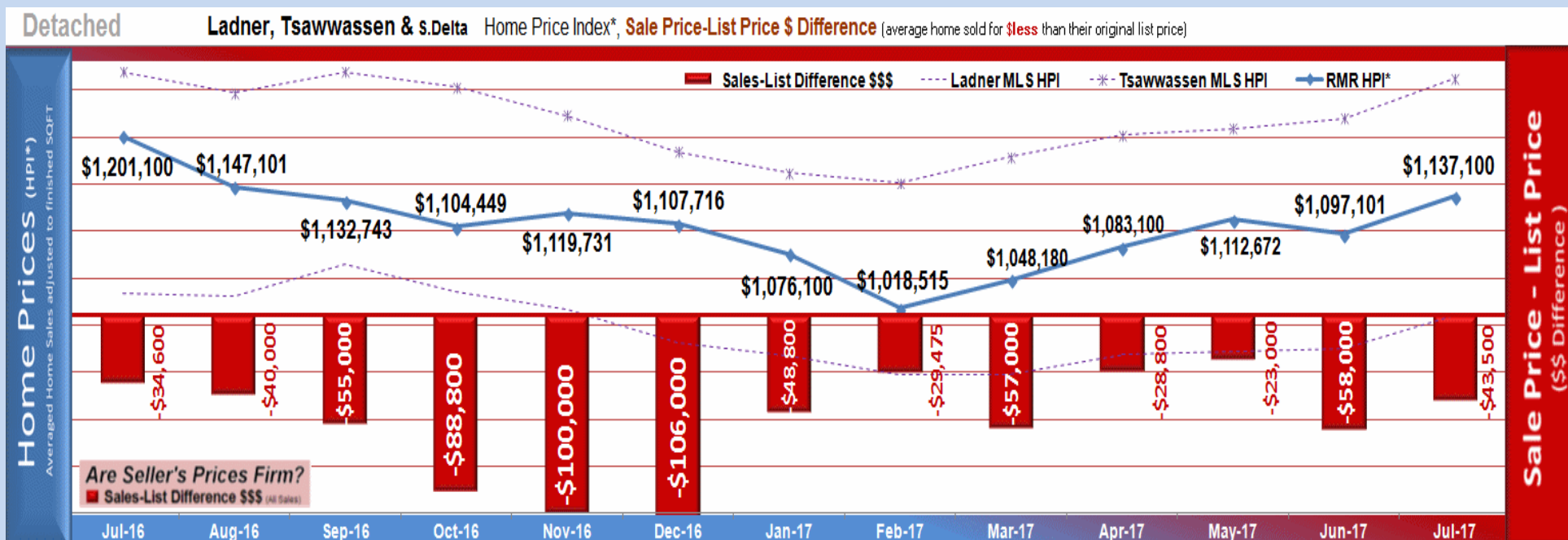


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Market Analysis & Forecasting Aug 1/17 Ladner, S. Delta

How has the Housing Price Index changed and ... What is the Average Negotiated Discount?



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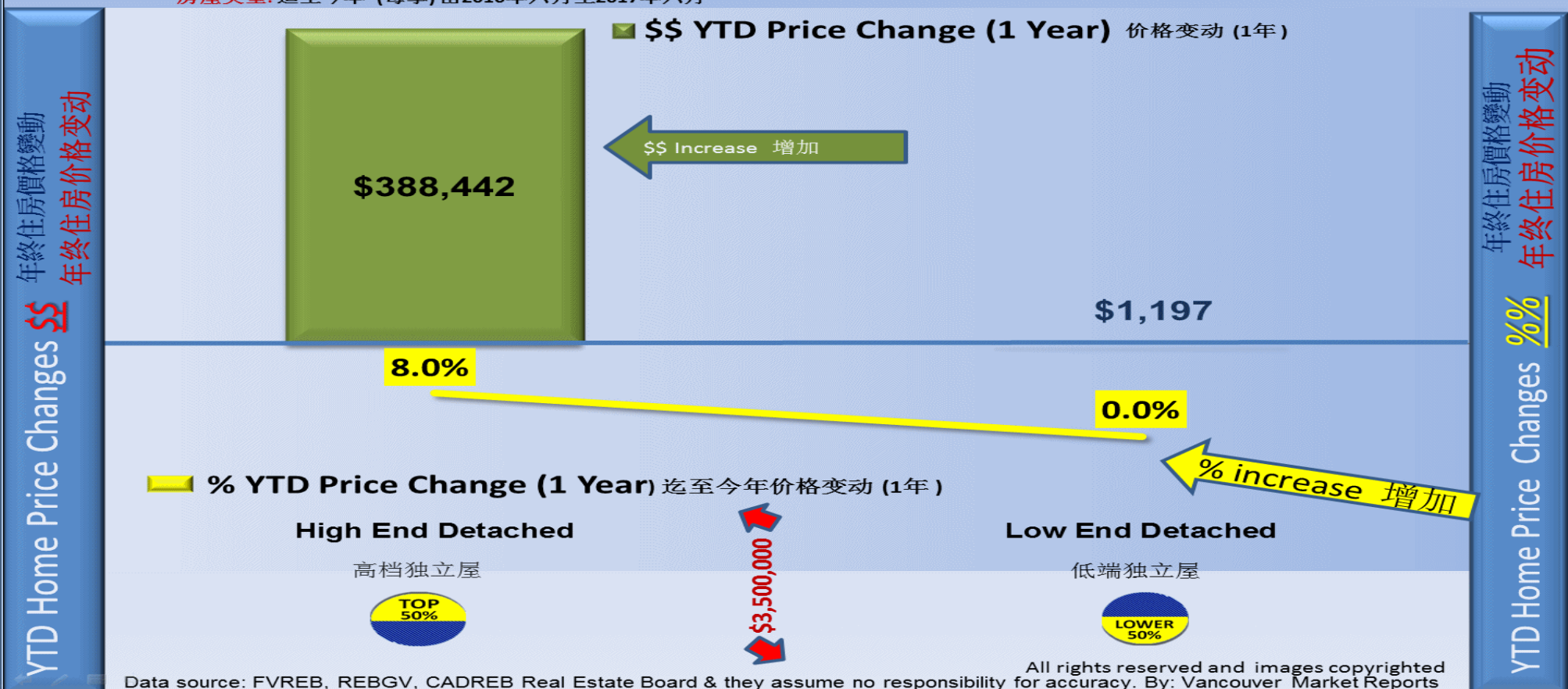
West Vancouver Real Estate Price Changes(\$/%)

西温 房地產價格變動 / 西温 房地產價格变动

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

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年終住房價格變動
年終住房價格变动

YTD Home Price Changes \$/\$

年終住房價格變動
年終住房價格变动

YTD Home Price Changes %/%

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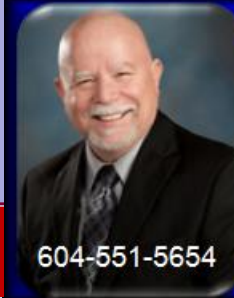
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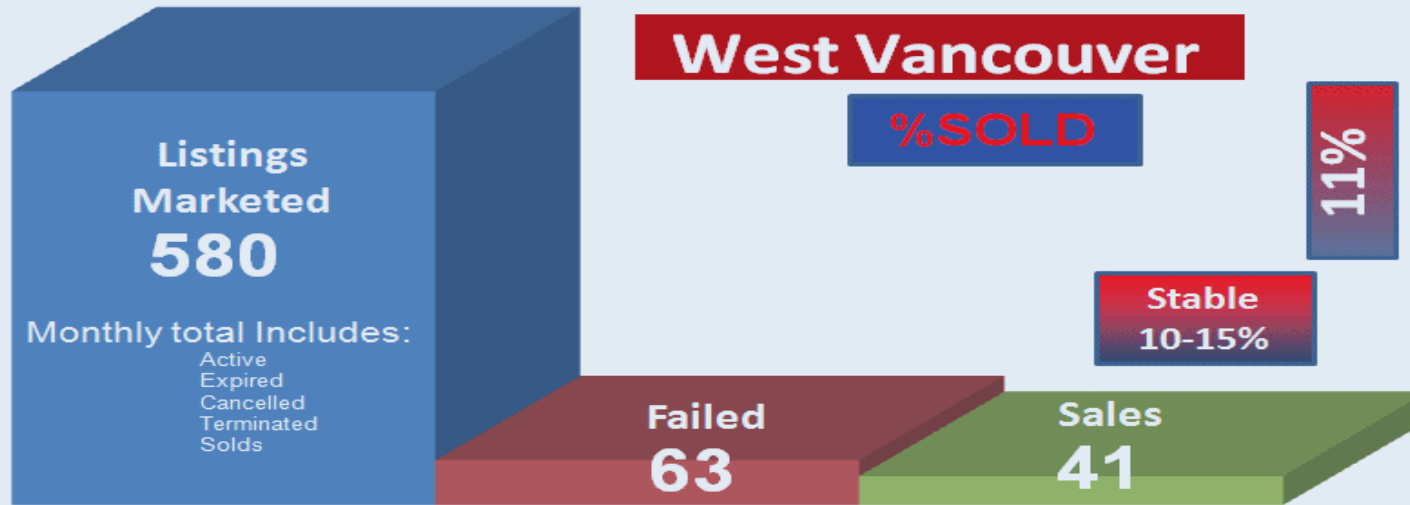
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Market Analysis & Forecasting Aug 1/17 West Vancouver
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Monthly Market Activity July 2017 - Single Family



Aug 1 2017 West Vancouver Market Update (detached)

Current: West Vancouver is in a Stable Market with a **7 %SOLD** rate, 23 days on the market (DOM) and with a 4% selling discount of \$139,000 off the original list price.

Most Active Price Range: Homes below \$2 mill. have **32 %SOLD** rate.

Least Active Price Range: Homes above \$7 mill. have **5.1 %SOLD** rate.

History: The West Vancouver Year-To-Date Home Price Index **HPIp (Top 50%)** HPIp* shows that prices increased \$106,961. The West Vancouver Year-To-Date Home Price Index **HPIp (Lower 50%)** HPIp* shows that prices decreased \$72,075

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



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Market Analysis & Forecasting Aug 1/17 West Vancouver

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

| West 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-\$2,000,000 | 40 | 8 | 47 | 97% | -\$34,000 | 20.0% | ↑ |
| \$2,000,001-\$2,500,000 | 44 | 2 | 62 | 87% | -\$312,750 | 4.5% | ↓ |
| \$2,500,001-\$3,000,000 | 76 | 12 | 39 | 92% | -\$221,500 | 15.8% | ↑ |
| \$3,000,001-\$3,500,000 | 65 | 6 | 35 | 94% | -\$211,500 | 9.2% | ↓ |
| \$3,500,001-\$4,000,000 | 53 | 5 | 21 | 90% | -\$360,000 | 9.4% | ↓ |
| \$4,000,001-\$4,500,000 | 43 | 3 | 42 | 95% | -\$198,000 | 7.0% | ↓ |
| \$4,500,001-\$5,000,000 | 45 | 1 | 81 | 92% | -\$368,000 | 2.2% | ↓ |
| \$5,000,001-\$7,000,000 | 110 | 2 | 14 | 92% | -\$439,400 | 1.8% | ↓ |
| \$7,000,001 and more | 104 | 2 | 77 | 81% | -\$2,060,000 | 1.9% | ↓ |
| Total Activity | 580 | 41 | 23 | 94% | -\$139,000 | 7% | ↓ |

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) | 535 | 585 | 580 | | -5 | ↓ |
| Active Listings (1st of the month) | 394 | 178 | 464 | 476 | 12 | ↑ |
| Solds | 45 | 64 | 41 | | -23 | ↓ |
| Days on Market (DOM) | 14 | 19 | 23 | | 4 | ↑ |
| %SOLD (Sales/ Listings /mnlthly rate) | 8% | 11% | 7% | | -4% | ↓ |
| (Top 50%) Home Price Index HPIp | \$5,088,782 | \$5,231,101 | \$5,195,743 | | -\$35,358 | ↓ |
| (Lower 50%) Home Price Index HPIp | \$2,702,639 | \$2,650,100 | \$2,630,564 | | -\$19,536 | ↓ |

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| West Vancouver Sub areas Statistics - July 2017 | | | | | | |
|---|-------------------------|-----------|-----------|------------------------|--------------------------|-----------|
| Neighbourhoods | Total Listings (/month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD |
| Altamont | 24 | 0 | | | | 0.0% |
| Ambleside | 65 | 6 | 25 | 93% | -\$186,750 | 9.2% |
| British Properties | 101 | 4 | 22 | 91% | -\$348,400 | 4.0% |
| Bayridge | 10 | 0 | | | | 0.0% |
| Caulfeild | 37 | 3 | 84 | 91% | -\$298,000 | 8.1% |
| Canterbury WV | 11 | 0 | | | | 0.0% |
| Cedardale | 6 | 1 | 3 | 92% | -\$199,000 | 16.7% |
| Cypress Prk Estates | 18 | 1 | 33 | 93% | -\$198,000 | 5.6% |
| Chelsea Park | 3 | 0 | | | | 0.0% |
| Chartwell | 32 | 1 | 56 | 97% | -\$300,000 | 3.1% |
| Cypress | 7 | 1 | 0 | 92% | -\$220,000 | 14.3% |
| Deer Ridge WV | 0 | 0 | | | | 0.0% |
| Dundarave | 40 | 3 | 23 | 90% | -\$580,000 | 7.5% |
| Eagle Harbour | 20 | 2 | 35 | 91% | -\$231,500 | 10.0% |
| Eagleridge | 6 | 1 | 147 | 88% | -\$345,000 | 16.7% |
| Furry Creek | 3 | 1 | 10 | 100% | \$0 | 33.3% |
| Gleneagles | 10 | 0 | | | | 0.0% |
| Glenmore | 14 | 0 | | | | 0.0% |
| Horseshoe Bay WV | 12 | 1 | 38 | 90% | -\$178,000 | 8.3% |
| Howe Sound | 11 | 2 | 393 | 84% | -\$104,500 | 18.2% |
| Lions Bay | 21 | 4 | 47 | 99% | -\$26,500 | 19.0% |
| Olde Caulfeild | 8 | 2 | 84 | 93% | -\$216,500 | 25.0% |
| Porteau Cove | 0 | 0 | | | | 0.0% |
| Park Royal | 2 | 0 | | | | 0.0% |
| Panorama Village | 0 | 0 | | | | 0.0% |
| Queens | 24 | 1 | 130 | 90% | -\$398,000 | 4.2% |
| Rockridge | 5 | 0 | | | | 0.0% |
| Sandy Cove | 5 | 0 | | | | 0.0% |
| Sentinel Hill | 22 | 3 | 68 | 90% | -\$370,000 | 13.6% |
| Upper Caulfeild | 5 | 1 | 42 | 93% | -\$223,000 | 20.0% |
| West Bay | 14 | 1 | 96 | 98% | -\$98,000 | 7.1% |
| Whytecliff | 9 | 0 | | | | 0.0% |
| Whitby Estates | 10 | 1 | 6 | 95% | -\$198,000 | 10.0% |
| Westhill | 5 | 0 | | | | 0.0% |
| Westmount WV | 20 | 1 | 44 | 86% | -\$488,000 | 5.0% |
| Total Activity | 580 | 41 | 23 | 94% | -\$139,000 | 7% |

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Next Months Market Forecast

Forecast: West Vancouver has average Listing supply; 476 homes are for sale and with the **7 %SOLD** monthly rate gives us a ~14 months of inventory. 7% of the active listings have reduced their price by \$261,485 on average and \$200,000 on median for the last month. We project West Vancouver to be a continued Stable 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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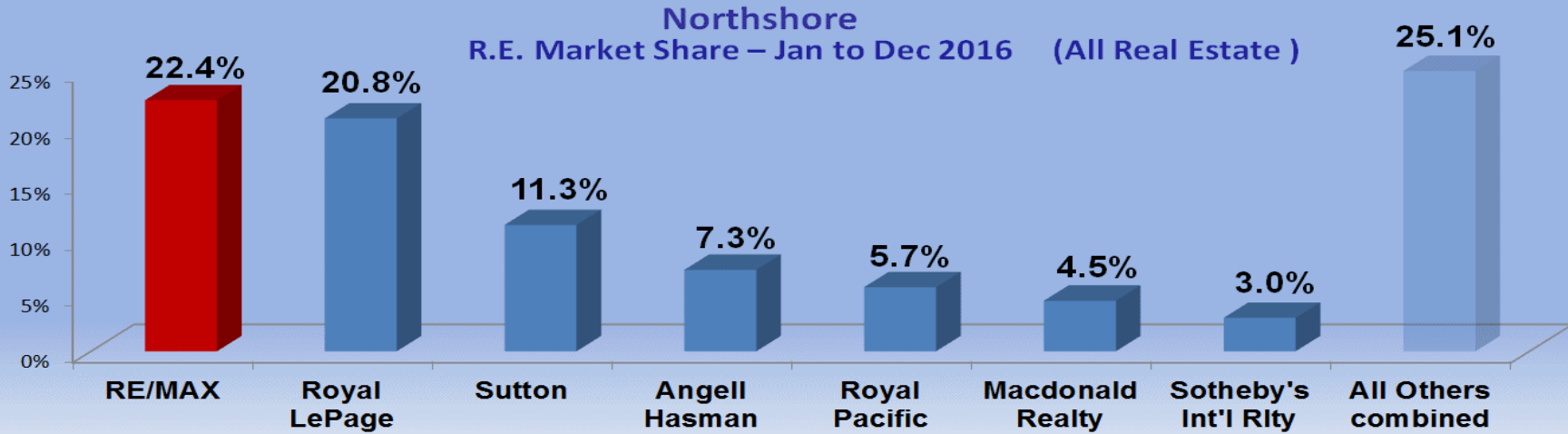
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the RE/MAX Market Share Reports



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

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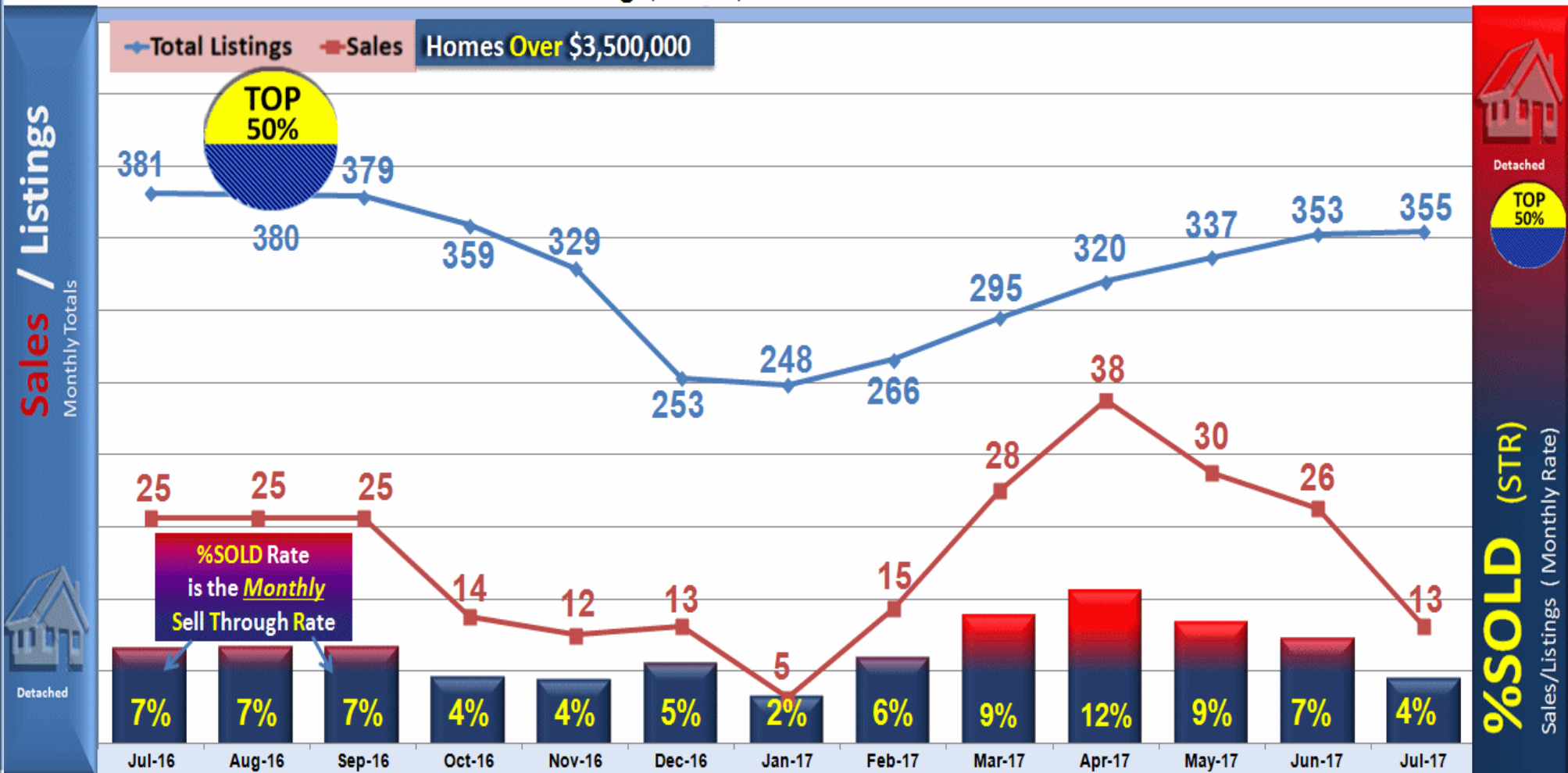


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Detached West Vancouver Total Listings, Sales, and %SOLD rates



Sales / Listings
Monthly Totals



Detached



Detached

TOP 50%

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

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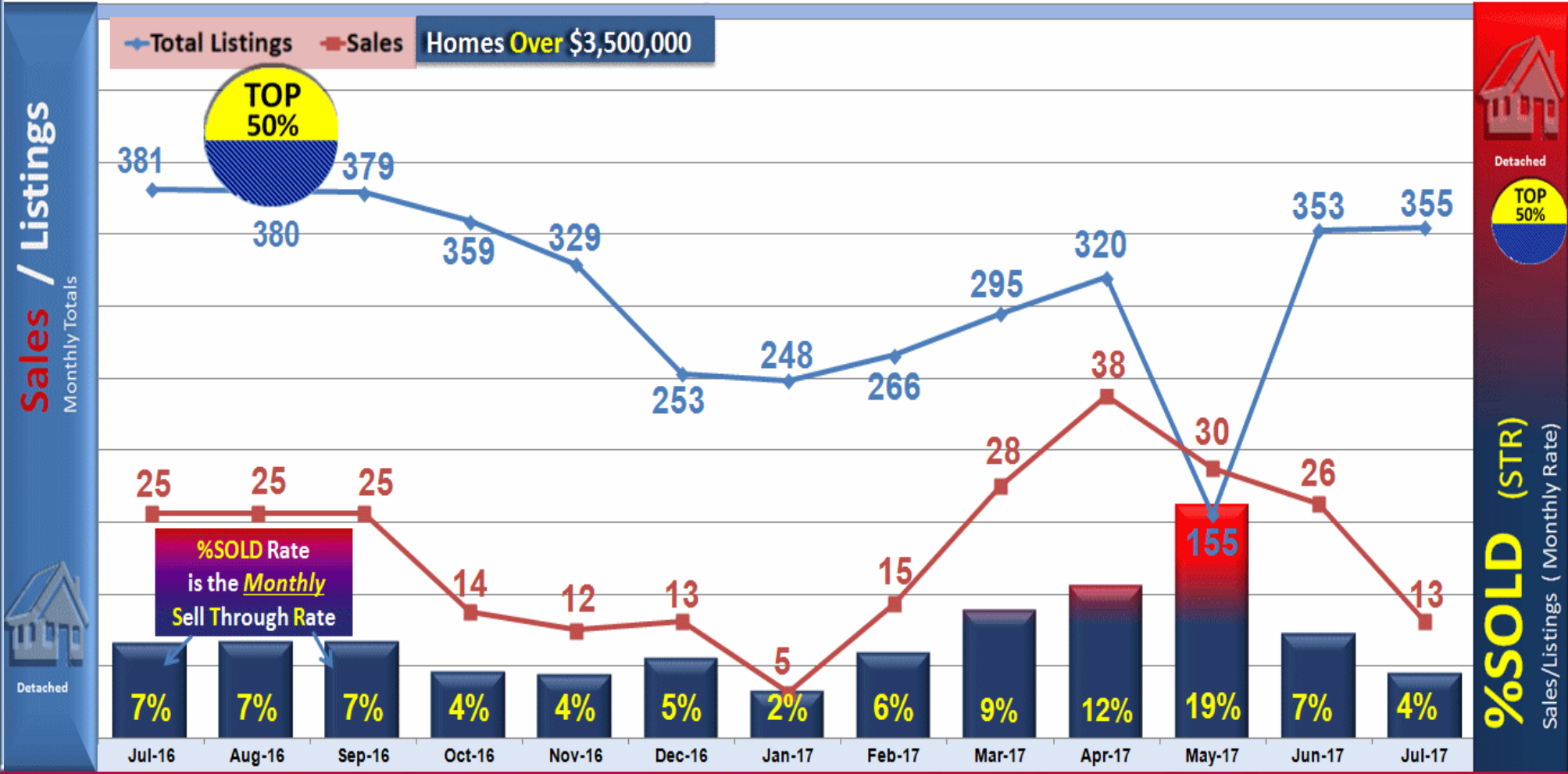
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Detached West Vancouver Total Listings, Sales, and %SOLD rates



Sales / Listings
Monthly Totals

%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](#)
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Detached West 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)

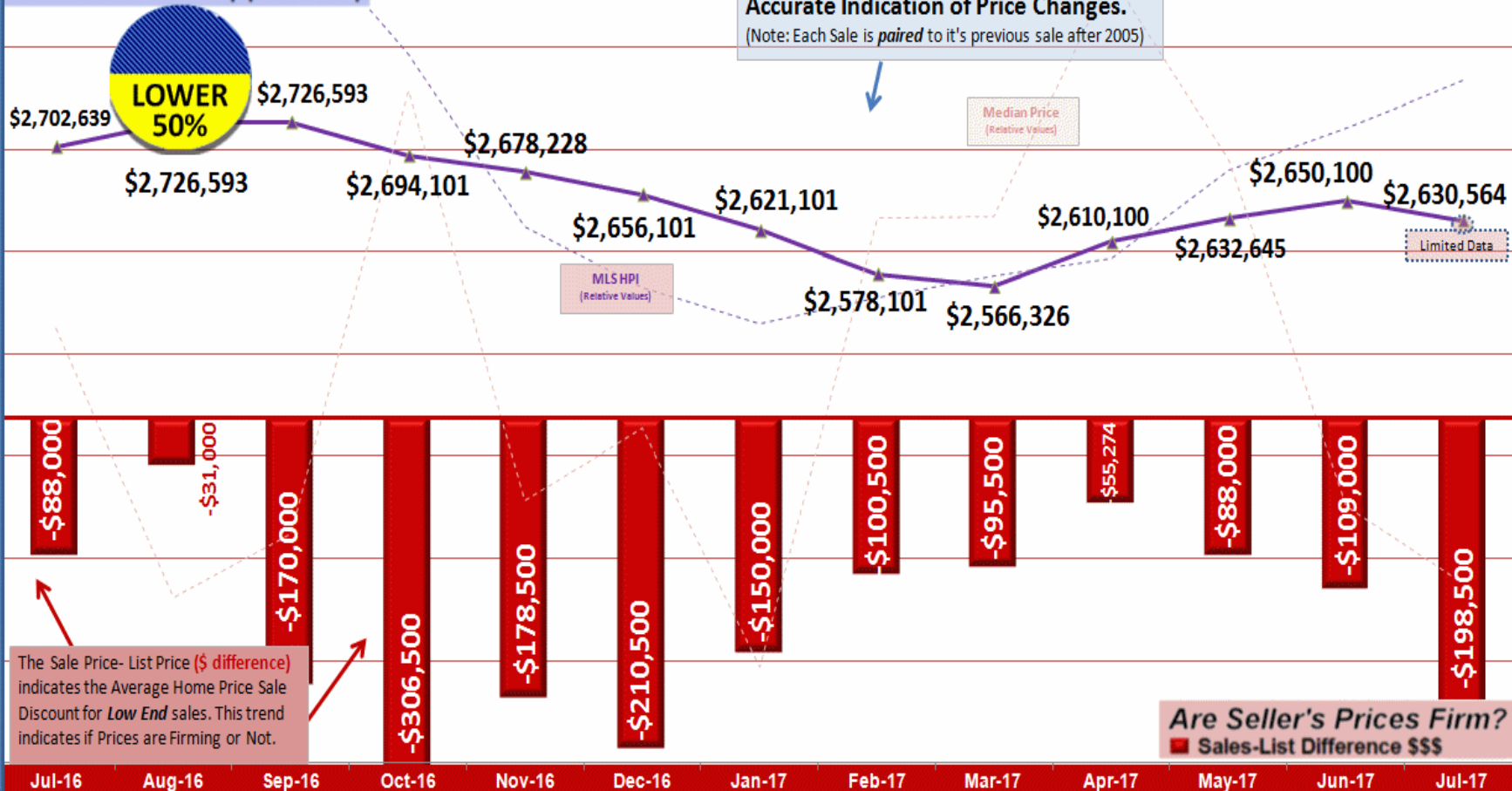
Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

Homes Below \$3,500,000

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 \$\$\$



Detached



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

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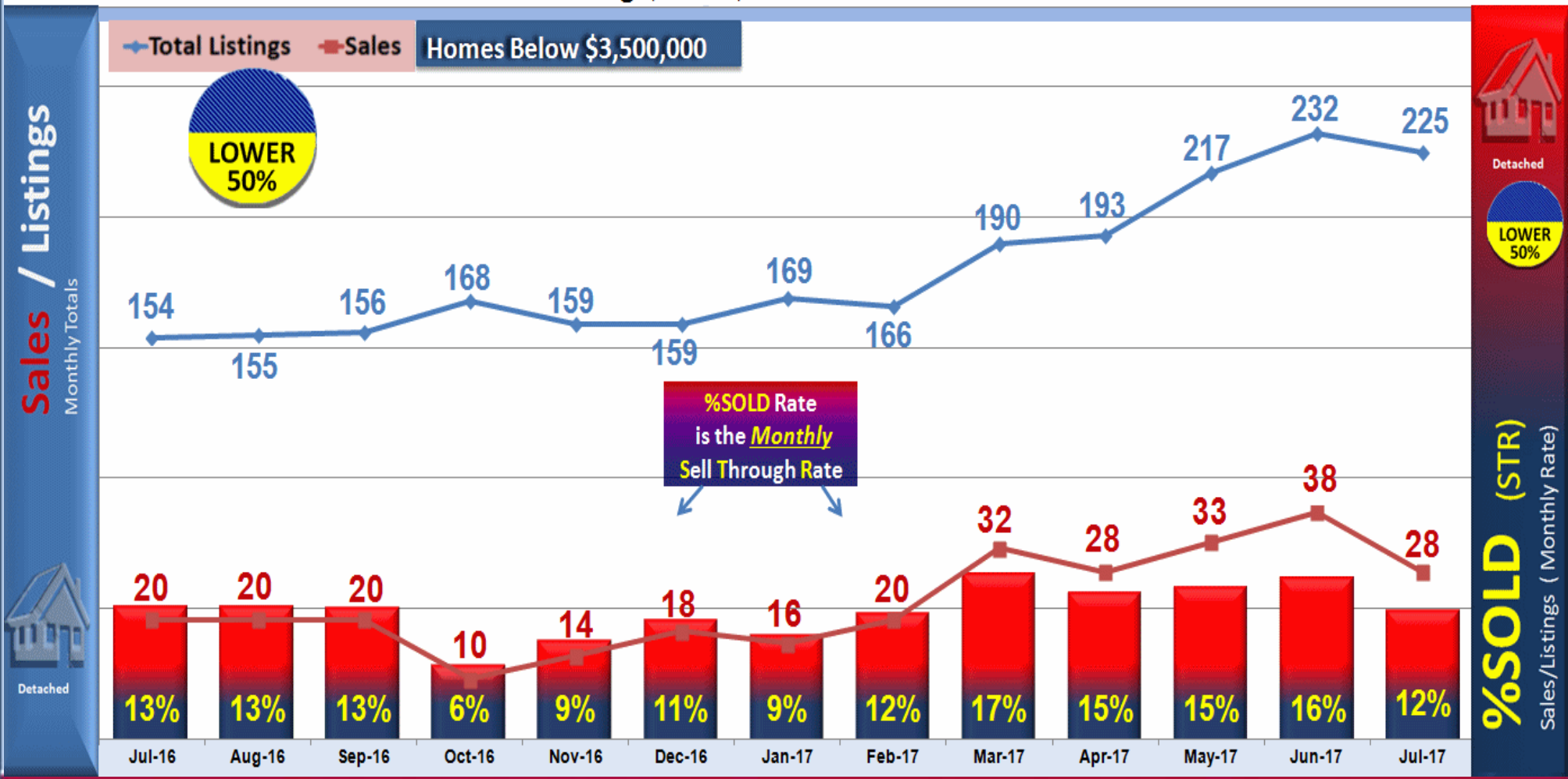
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Detached West Vancouver Total Listings, Sales, and %SOLD rates



Sales / Listings
 Monthly Totals



Detached



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LOWER 50%

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

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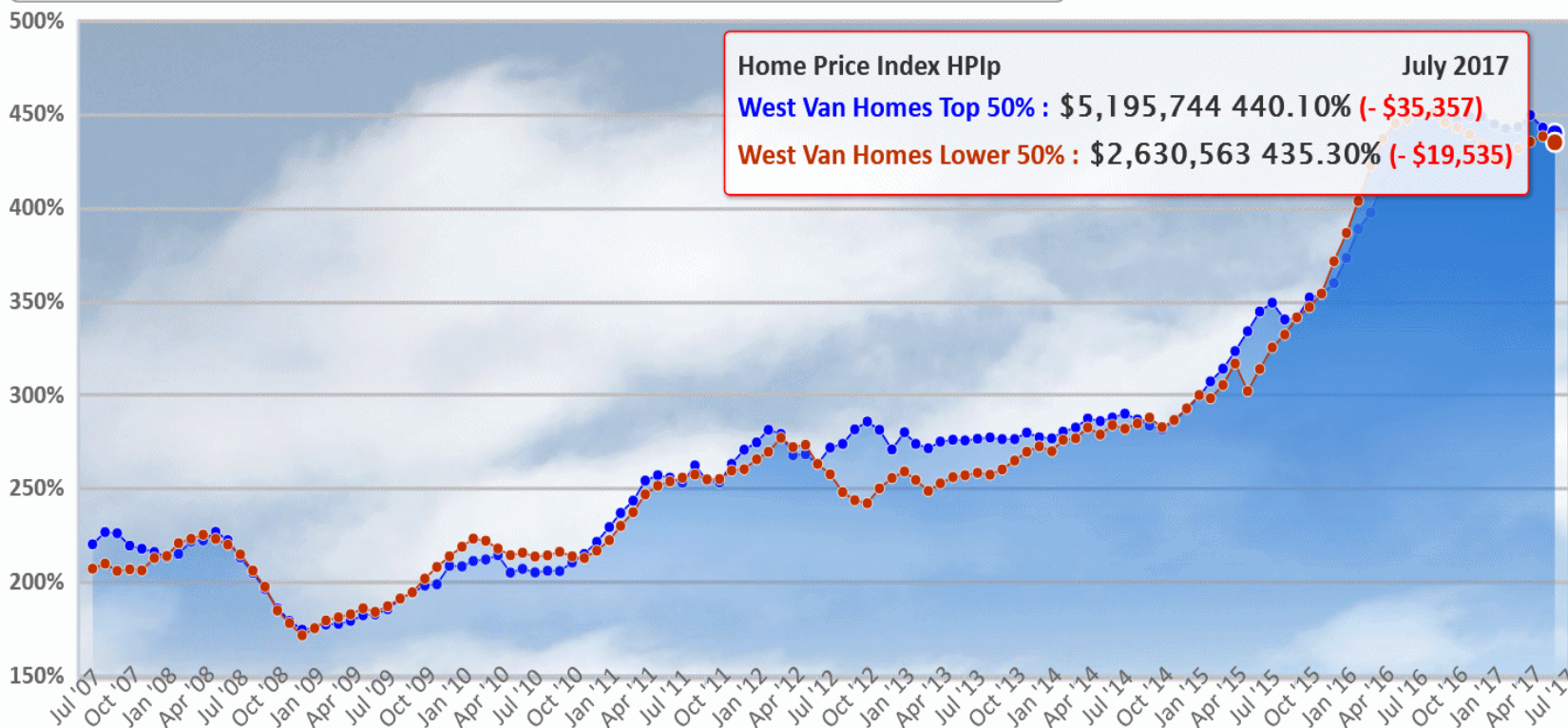
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West Van Homes Top 50% : HPIp Forecast+ Forecast-
 West Van Homes Lower 50% : HPIp Forecast+ Forecast-



Monthly Home values

| Date | Value |
|----------|----------|
| Jul 2017 | % 440.10 |
| Jun 2017 | % 443.10 |
| May 2017 | % 449.90 |
| Apr 2017 | % 443.30 |
| Mar 2017 | % 442.60 |
| Feb 2017 | % 444.90 |
| Jan 2017 | % 449.10 |
| Dec 2016 | % 449.10 |
| Nov 2016 | % 446.90 |
| Oct 2016 | % 448.70 |
| Sep 2016 | % 445.00 |
| Aug 2016 | % 435.60 |

Drag over area to zoom in



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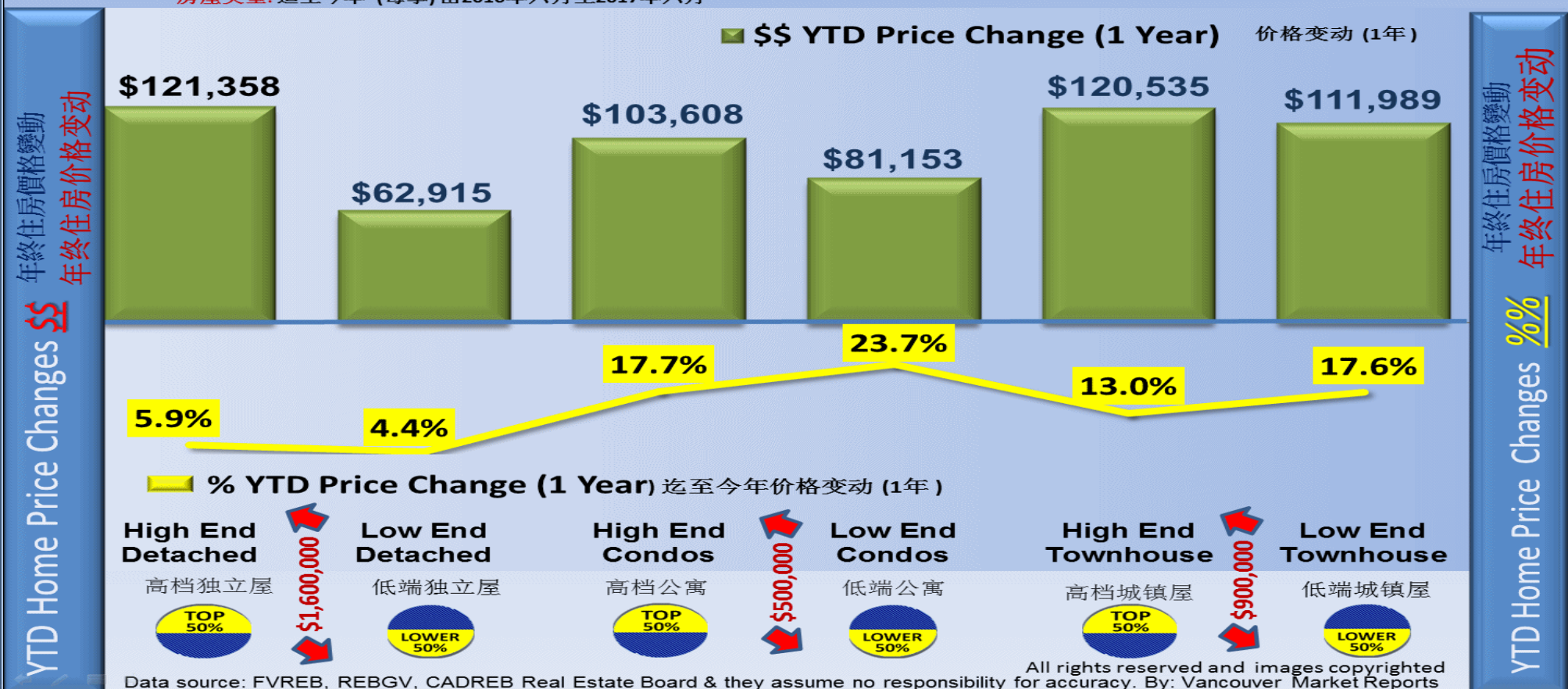
North Vancouver Real Estate Price Changes (\$/%)

北溫房地產價格變動 / 北溫房地產價格變動

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



年終住房價格變動
年終住房價格變動

YTD Home Price Changes \$

年終住房價格變動
年終住房價格變動

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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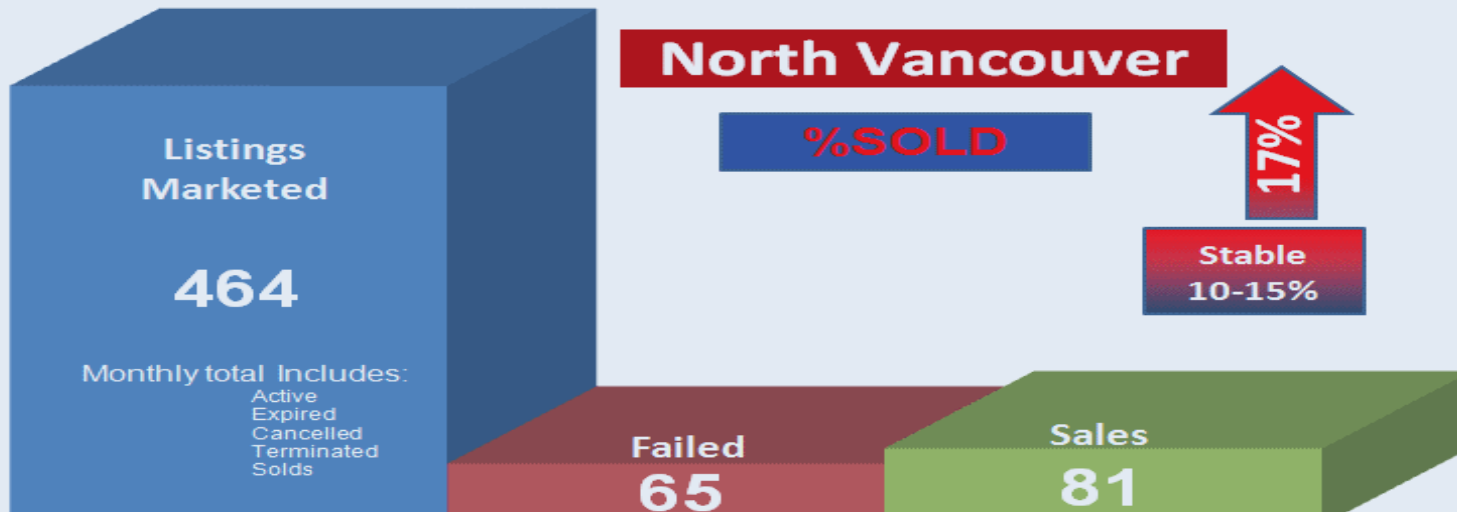


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Monthly Market Activity - July 2017 - Single Family



Aug 1 2017 North Vancouver Market Update (detached)

Current: North Vancouver is in a Sellers Market with its average listings inventory and **17 %SOLD** rate.

Meaning 17 homes out of 100 sold in the last month with an avg of \$40,000 Discount on sale from the original list price.

Most Active Range: Homes between \$1.19 mill. - \$1.3 mill. have **40.0 %SOLD** rate.

Least Active Range: Homes above \$2.5 mill. **8.6 %SOLD** rate.

History: The North Vancouver Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$136,967.

The North Vancouver Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$31,865.



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

North Vancouver Price Ranges Statistics - July 2017

Detached

| Home Price Range | Total Listings (month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD | |
|-------------------------|------------------------|-----------|-----------|------------------------|--------------------------|------------|---|
| 0-\$1,190,000 | 5 | 0 | | | | 0.0% | |
| \$1,190,001-\$1,300,000 | 15 | 6 | 10 | 100% | \$2,000 | 40.0% | ↑ |
| \$1,300,001-\$1,500,000 | 52 | 11 | 10 | 99% | -\$9,000 | 21.2% | ↑ |
| \$1,500,001-\$1,700,000 | 60 | 16 | 15 | 98% | -\$31,700 | 26.7% | ↑ |
| \$1,700,001-\$1,900,000 | 57 | 14 | 11 | 98% | -\$31,500 | 24.6% | ↑ |
| \$1,900,001-\$2,500,000 | 112 | 20 | 14 | 97% | -\$57,400 | 17.9% | ↑ |
| \$2,500,001 and more | 163 | 14 | 38 | 95% | -\$153,400 | 8.6% | ↓ |
| Total Activity | 464 | 81 | 15 | 98% | -\$40,000 | 17% | ↑ |

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) | 372 | 481 | 464 | | -17 | ↓ |
| Active Listings (1st of the month) | 199 | 193 | 315 | 318 | 3 | ↑ |
| Solds | 99 | 122 | 81 | | -41 | ↓ |
| DOM | 11 | 11 | 15 | | 5 | ↑ |
| %SOLD (Sales/ Listings /mnlthly rate) | 27% | 25% | 17% | | -8% | ↓ |
| (Top 50%) Home Price Index HPIp | \$2,089,108 | \$2,225,616 | \$2,226,076 | | \$459 | ↑ |
| (Lower 50%) Home Price Index HPIp | \$1,499,074 | \$1,511,364 | \$1,530,939 | | \$19,576 | ↑ |

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| North Vancouver Sub areas Statistics - July 2017 | | | | | | | Detached |
|--|----------------------------|-----------|-----------|---------------------------|-----------------------------|------------|----------|
| Neighbourhoods | Total Listings (/month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD | |
| Boulevard | 14 | 3 | 26 | 94% | -\$158,800 | 21.4% | |
| Blueridge NV | 20 | 5 | 8 | 100% | \$2,000 | 25.0% | |
| Braemar | 3 | 0 | | | | 0.0% | |
| Capilano NV | 9 | 1 | 51 | 98% | -\$80,000 | 11.1% | |
| Central Lonsdale | 26 | 4 | 10 | 97% | -\$59,950 | 15.4% | |
| Calverhall | 6 | 1 | 41 | 98% | -\$30,000 | 16.7% | |
| Canyon Heights NV | 64 | 10 | 13 | 96% | -\$76,650 | 15.6% | |
| Deep Cove | 17 | 2 | 14 | 104% | \$66,600 | 11.8% | |
| Delbrook | 3 | 0 | | | | 0.0% | |
| Dollarton | 18 | 7 | 32 | 94% | -\$169,000 | 38.9% | |
| EDGEMONT | 33 | 5 | 24 | 95% | -\$188,000 | 15.2% | |
| Forest Hills NV | 24 | 3 | 4 | 97% | -\$80,000 | 12.5% | |
| Grouse Woods | 5 | 0 | | | | 0.0% | |
| Hamilton Heights | 2 | 0 | | | | 0.0% | |
| Hamilton | 15 | 2 | 25 | 99% | -\$19,000 | 13.3% | |
| Indian Arm | 2 | 0 | | | | 0.0% | |
| Indian River | 6 | 1 | 38 | 90% | -\$160,000 | 16.7% | |
| Lower Lonsdale | 13 | 3 | 6 | 100% | \$1,000 | 23.1% | |
| Lynn Valley | 40 | 10 | 10 | 100% | \$2,440 | 25.0% | |
| Lynnmour | 2 | 0 | | | | 0.0% | |
| Norgate | 3 | 1 | 48 | 99% | -\$14,000 | 33.3% | |
| Northlands | 4 | 0 | | | | 0.0% | |
| Pemberton Heights | 8 | 2 | 28 | 96% | -\$63,500 | 25.0% | |
| Pemberton NV | 13 | 1 | 29 | 88% | -\$175,000 | 7.7% | |
| Princess Park | 12 | 1 | 12 | 96% | -\$78,000 | 8.3% | |
| Queensbury | 7 | 1 | 48 | 94% | -\$160,715 | 14.3% | |
| Roche Point | 3 | 0 | | | | 0.0% | |
| Seymour | 2 | 0 | | | | 0.0% | |
| Tempe | 3 | 1 | 29 | 98% | -\$36,500 | 33.3% | |
| Upper Delbrook | 22 | 3 | 9 | 100% | \$1,000 | 13.6% | |
| Upper Lonsdale | 38 | 6 | 14 | 99% | -\$20,500 | 15.8% | |
| Westlynn | 14 | 4 | 11 | 98% | -\$25,250 | 28.6% | |
| Windsor Park NV | 5 | 3 | 23 | 95% | -\$69,000 | 60.0% | |
| Woodlands-Sunshine- | 3 | 0 | | | | 0.0% | |
| Westlynn Terrace | 5 | 1 | 8 | 113% | \$212,000 | 20.0% | |
| Total Activity | 464 | 81 | 15 | 98% | -\$40,000 | 17% | |

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Next Months Market Forecast

Forecast: North Vancouver has average listing supply; 318 homes are for sale and with the **17 % SOLD** monthly rate gives us a ~6 months of inventory. 7% of the Active Listings have reduced their price by \$68,465 on average or \$68,000 on median in the last month. We project North Vancouver to be a continued 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.

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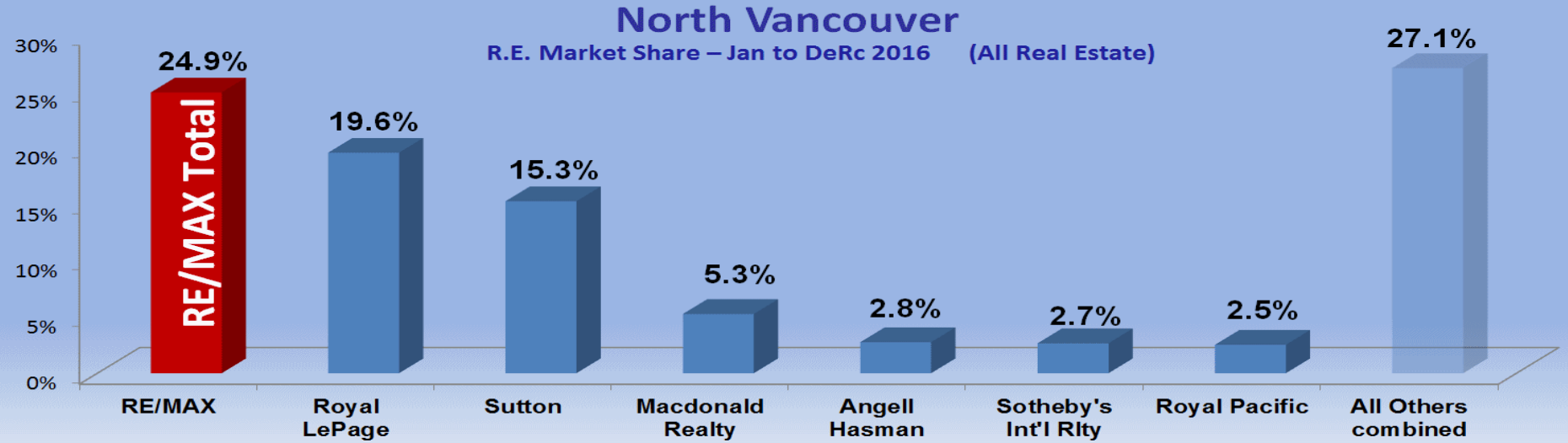
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#1 the RE/MAX Market Share Reports



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

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Detached North 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)

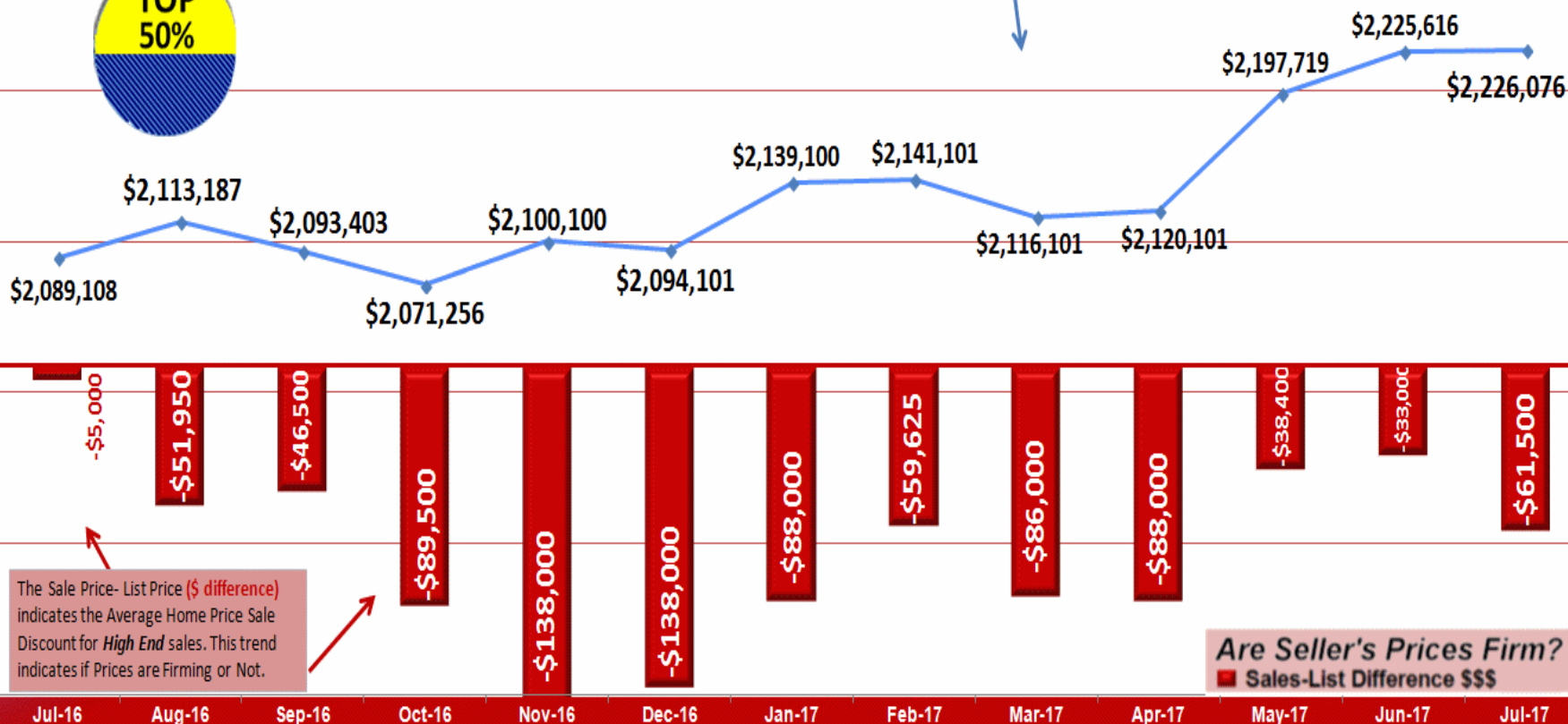
Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

Homes Over \$1,600,000

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



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

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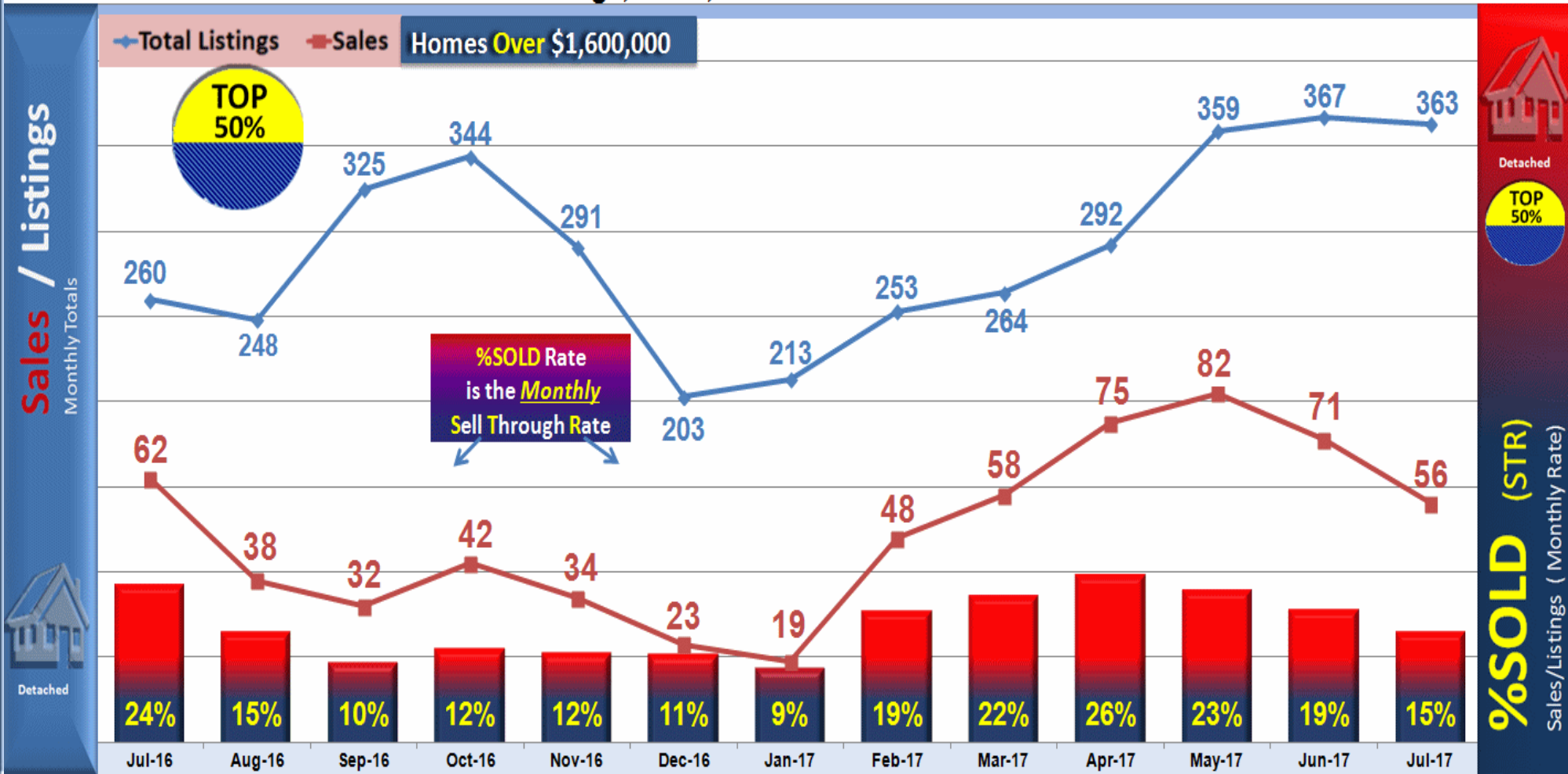


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Detached North Vancouver Total Listings, Sales, and %SOLD Rate



Sales / Listings
Monthly Totals



Detached
TOP 50%

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

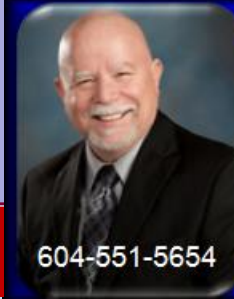
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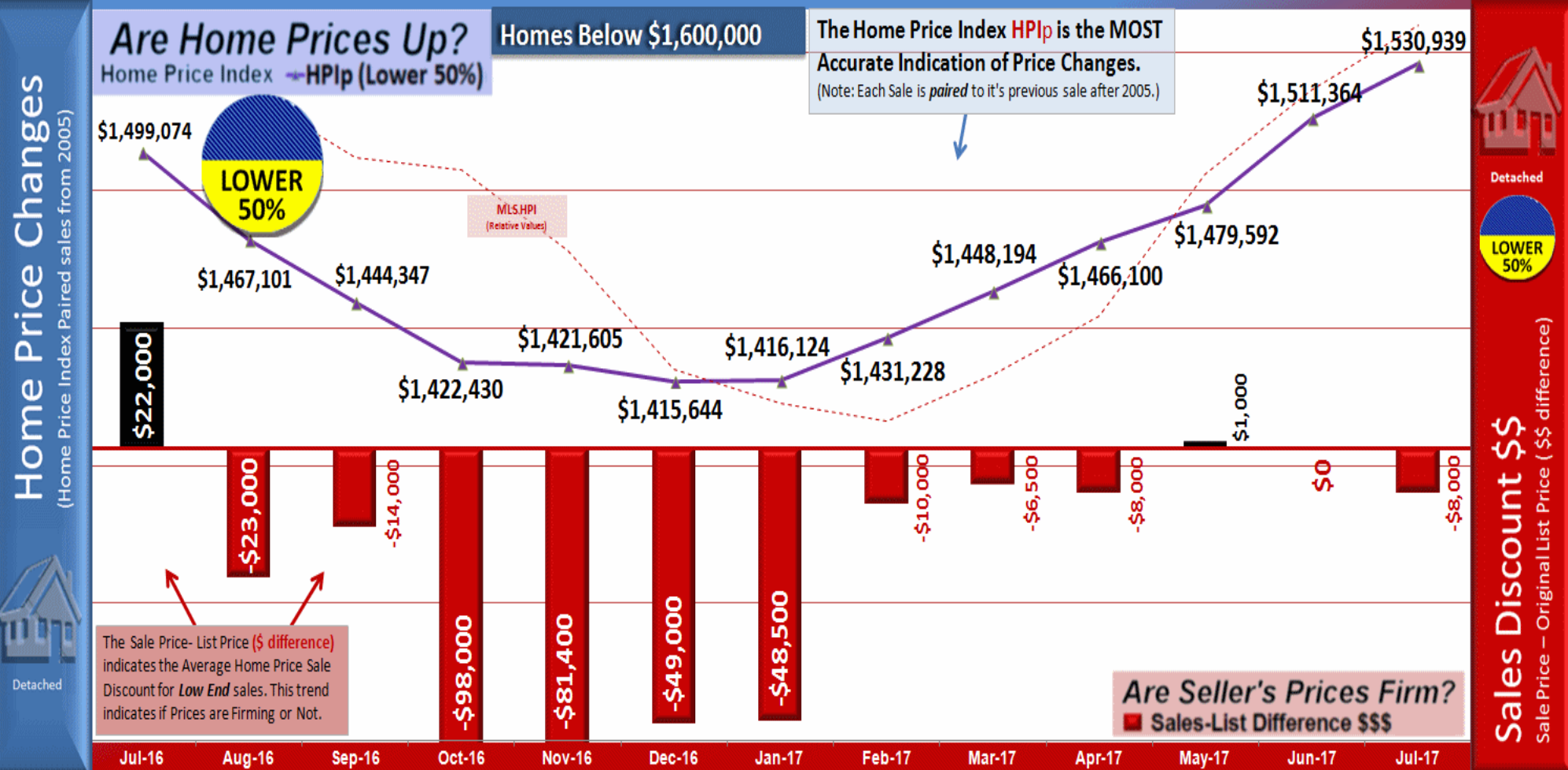
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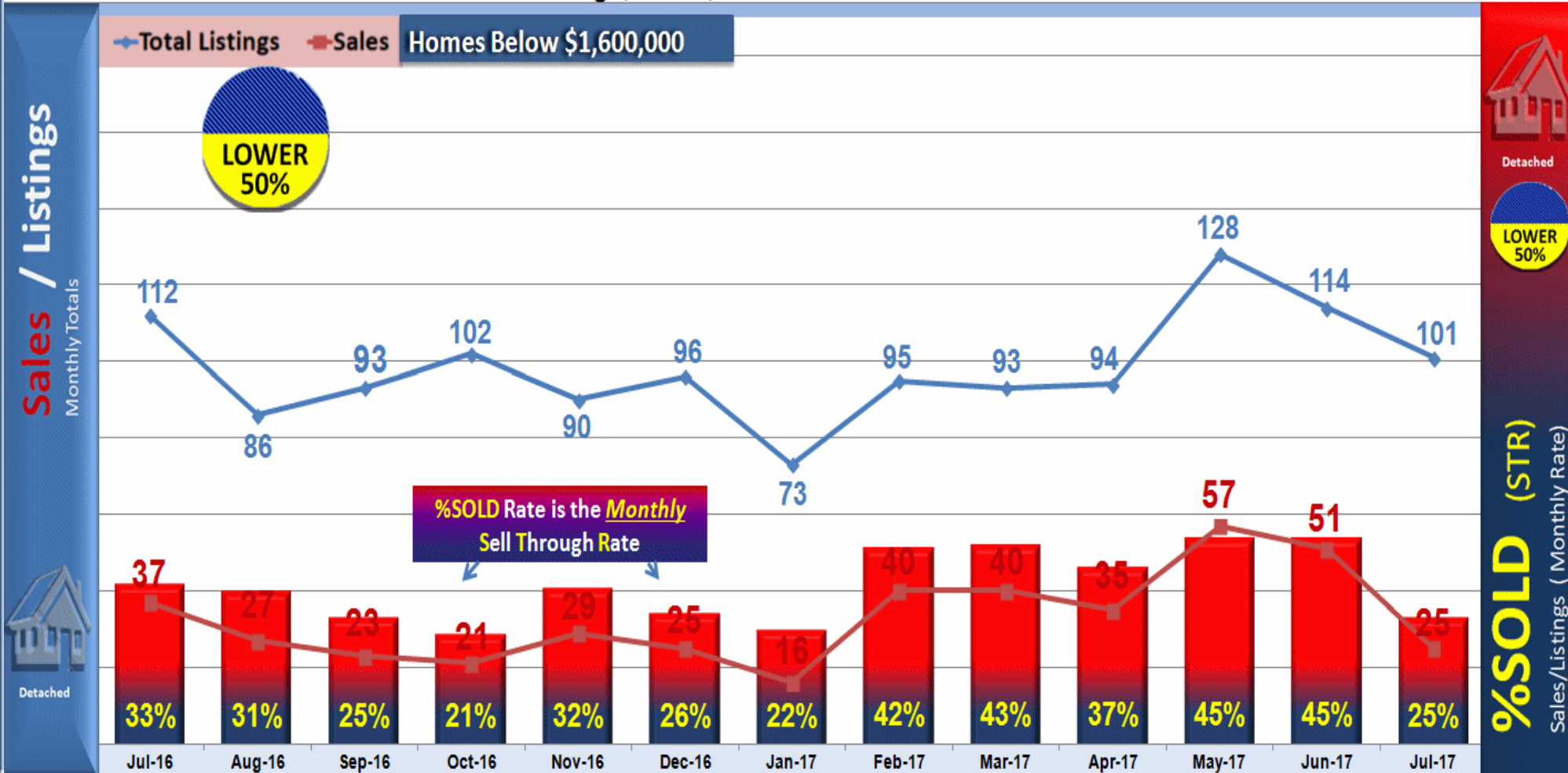


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Detached North Vancouver Total Listings, Sales, and %SOLD Rate



Sales / Listings
Monthly Totals



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LOWER 50%

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

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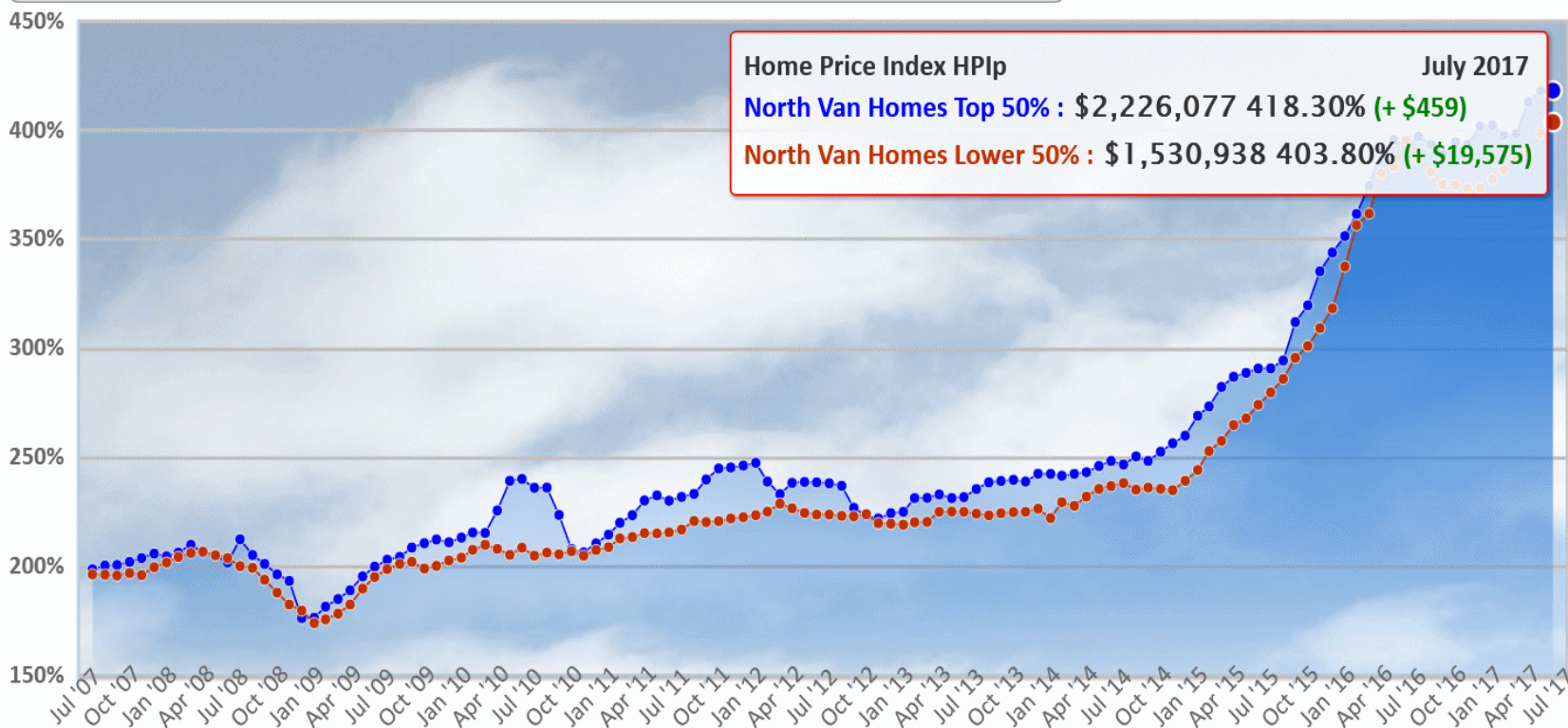
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North Van Homes Top 50% : HPIp Forecast+ Forecast-
 North Van Homes Lower 50% : HPIp Forecast+ Forecast-



Monthly Home values

| Date | Value |
|----------|----------|
| Jul 2017 | % 418.30 |
| Jun 2017 | % 418.20 |
| May 2017 | % 413.00 |
| Apr 2017 | % 398.40 |
| Mar 2017 | % 397.60 |
| Feb 2017 | % 402.30 |
| Jan 2017 | % 401.90 |
| Dec 2016 | % 393.50 |
| Nov 2016 | % 394.60 |
| Oct 2016 | % 389.20 |
| Sep 2016 | % 393.40 |
| Aug 2016 | % 397.10 |

<< < 1 2 3 > >>

Drag over area to ZOOM in



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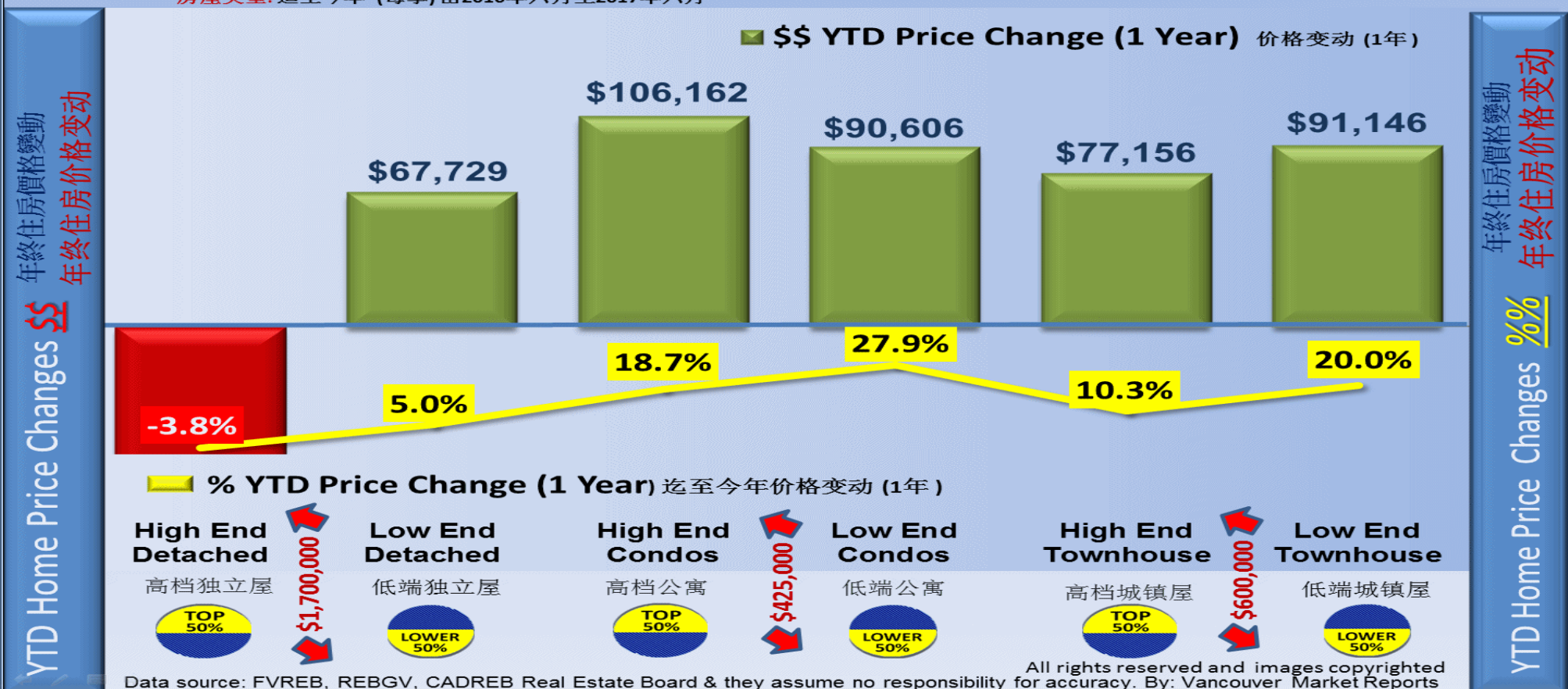
Burnaby Real Estate Price Changes (\$/%)

本拿比房地產價格變動 / 本拿比房地產價格變動

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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YTD Home Price Changes \$

YTD Home Price Changes %

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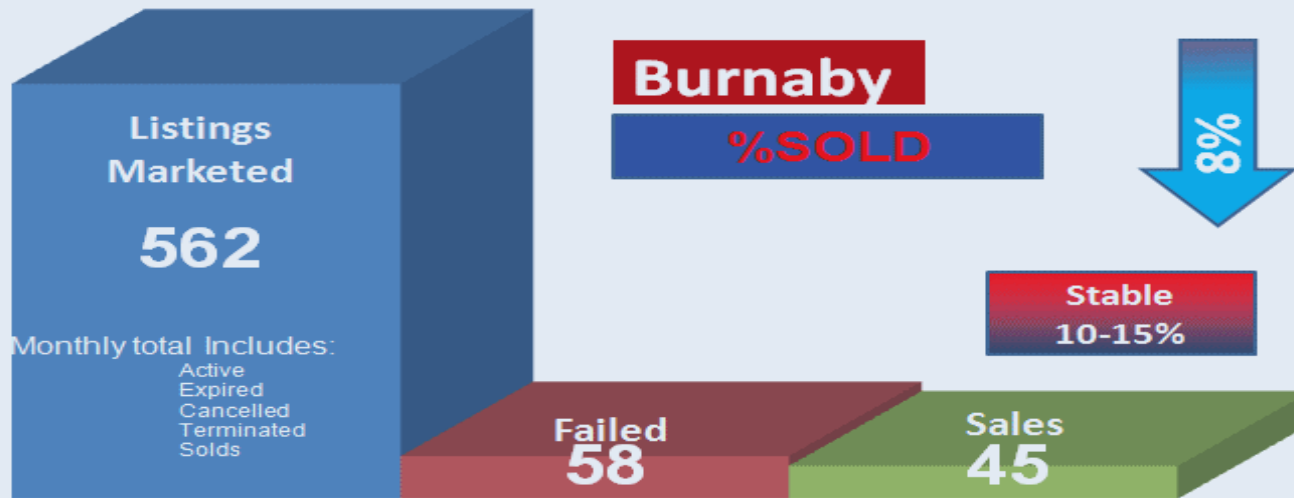
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Monthly Market Activity - July 2017 - Single Family



Aug 1 2017 Burnaby Market Update (detached)

Current: Burnaby's Residential Detached housing market is in a sellers Market with **8 %SOLD** rate. (This means 16 homes out of 100 sold last month with an average \$65,000 Discount from the original price)

Most Active Range: Homes between \$1.2 mill. - \$1.35 mill. have **21.7 %SOLD** rate.

Least Active Range: Homes between \$2 mill. - \$2.5 mill. have **1.7 %SOLD** rate.

History: The Burnaby Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices decreased \$135,762.
 The Burnaby Home Price Index **HPIp** (Lower 50%) Year-To-Date shows that prices increased \$65,547.

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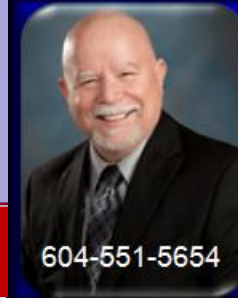
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1. How Many Sold During the Month and at What Price Range?

Burnaby 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 | 5 | 0 | | | | 0.0% | |
| \$1,200,001-\$1,350,000 | 23 | 5 | 13 | 100% | \$0 | 21.7% | ↑ |
| \$1,350,001-\$1,500,000 | 50 | 6 | 45 | 94% | -\$88,995 | 12.0% | |
| \$1,500,001-\$1,700,000 | 103 | 6 | 22 | 95% | -\$82,750 | 5.8% | ↓ |
| \$1,700,001-\$2,000,000 | 100 | 18 | 25 | 99% | -\$19,400 | 18.0% | ↑ |
| \$2,000,001-\$2,500,000 | 115 | 2 | 25 | 95% | -\$119,950 | 1.7% | ↓ |
| \$2,500,001 and more | 166 | 8 | 39 | 88% | -\$390,944 | 4.8% | ↓ |
| Total Activity | 562 | 45 | 27 | 96% | -\$65,000 | 8% | ↓ |

2. How Many Properties Were Available During the Month?

| Monthly Changes Summary | Jun-16 | May-17 | Jun-17 | 7/1/2017 | Change | |
|---------------------------------------|-------------|-------------|-------------|----------|-----------|---|
| Total Listings (A,S,T,C,X) | 516 | 562 | 562 | | 0 | |
| Active Listings (1st of the month) | 325 | 339 | 414 | 459 | 45 | ↑ |
| Solds | 69 | 92 | 45 | | -47 | ↓ |
| Days on Market (DOM) | 18 | 15 | 27 | | 13 | ↑ |
| %SOLD (Sales/ Listings /mnlthly rate) | 13.4% | 16.4% | 8.0% | | -8.4% | ↓ |
| (Top 50%) Home Price Index HPIp | \$1,959,863 | \$1,839,100 | \$1,824,101 | | -\$14,999 | ↓ |
| (Lower 50%) Home Price Index HPIp | \$1,340,345 | \$1,437,858 | \$1,405,893 | | -\$31,965 | ↓ |

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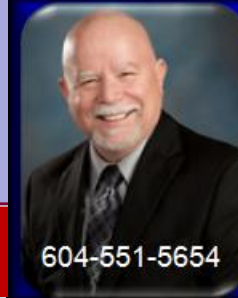
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Burnaby Sub areas Statistics - July 2017

Detached

| Neighbourhoods | Total Listings (/month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | % SOLD |
|-----------------------|-------------------------|-----------|-----------|------------------------|--------------------------|-----------|
| Brentwood Park | 16 | 4 | 25 | 99% | -\$19,400 | 25% |
| Central BN | 7 | 0 | | | | 0% |
| Capitol Hill BN | 45 | 2 | 35 | 98% | -\$37,500 | 4% |
| Forest Hills BS | 3 | 0 | | | | 0% |
| Government Road | 20 | 3 | 38 | 87% | -\$430,000 | 15% |
| Montecito | 34 | 2 | 22 | 90% | -\$248,750 | 6% |
| Oakdale | 3 | 1 | 20 | 100% | \$0 | 33% |
| Parkcrest | 33 | 2 | 8 | 95% | -\$119,000 | 6% |
| Sperling-Duthie | 29 | 2 | 45 | 91% | -\$149,495 | 7% |
| Simon Fraser Univer. | 11 | 0 | | | | 0% |
| Sullivan Heights | 4 | 0 | | | | 0% |
| Simon Fraser Hills | 0 | 0 | | | | 0% |
| Vancouver Heights | 18 | 2 | 7 | 103% | \$66,000 | 11% |
| Willingdon Heights | 14 | 2 | 75 | 96% | -\$58,500 | 14% |
| Westridge BN | 14 | 0 | | | | 0% |
| Big Bend | 9 | 0 | | | | 0% |
| Burnaby Hospital | 19 | 2 | 45 | 105% | \$67,350 | 11% |
| Buckingham Heights | 16 | 3 | 42 | 94% | -\$180,000 | 19% |
| Burnaby Lake | 23 | 3 | 22 | 97% | -\$44,000 | 13% |
| Central Park BS | 11 | 0 | | | | 0% |
| Deer Lake | 15 | 0 | | | | 0% |
| Deer Lake Place | 14 | 1 | 59 | 96% | -\$83,000 | 7% |
| Forest Glen BS | 30 | 1 | 11 | 101% | \$20,000 | 3% |
| Greentree Village | 8 | 1 | 14 | 93% | -\$108,000 | 13% |
| Garden Village | 14 | 1 | 37 | 101% | \$22,000 | 7% |
| Highgate | 27 | 0 | | | | 0% |
| Metrtown | 23 | 2 | 65 | 91% | -\$155,000 | 9% |
| Suncrest | 14 | 2 | 42 | 96% | -\$68,500 | 14% |
| South Slope | 60 | 3 | 8 | 101% | \$20,000 | 5% |
| Upper Deer Lake | 28 | 6 | 11 | 102% | \$43,650 | 21% |
| Total Activity | 562 | 45 | 27 | 96% | -\$65,000 | 8% |



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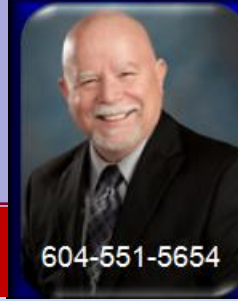
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Next Months Market Forecast

Forecast: Burnaby has a normal Listing supply; 459 homes are for sale and with the **8 % SOLD** monthly rate gives us a ~13 months of inventory. 6% of the active listings have reduced their price by \$85,833 on average or \$100,000 median. We project Burnaby to be a continued sellers market.

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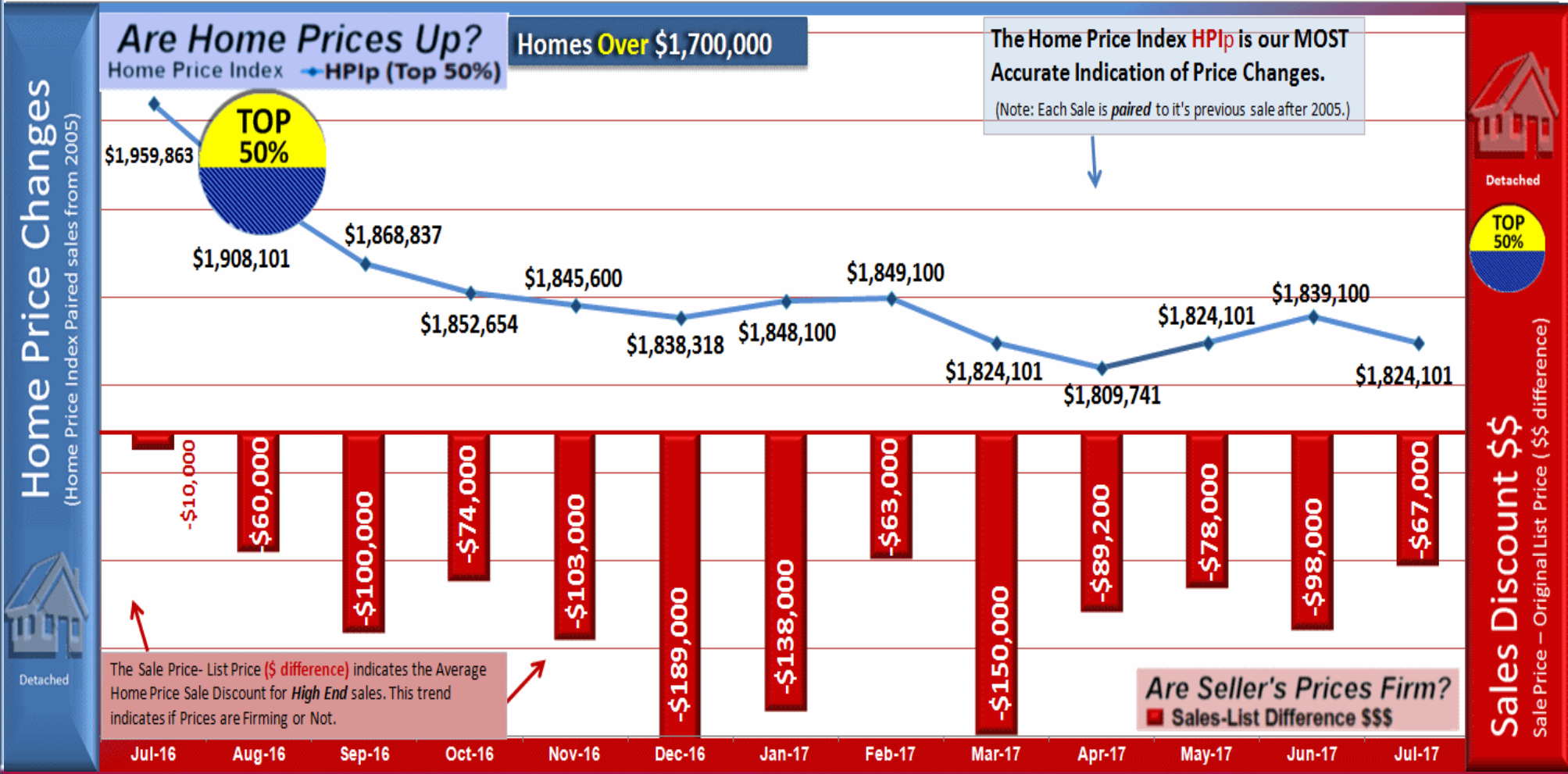
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Detached Burnaby Home Price Index HPIp (Top 50%). Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End sales)



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



Detached



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

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

Homes Over \$1,700,000

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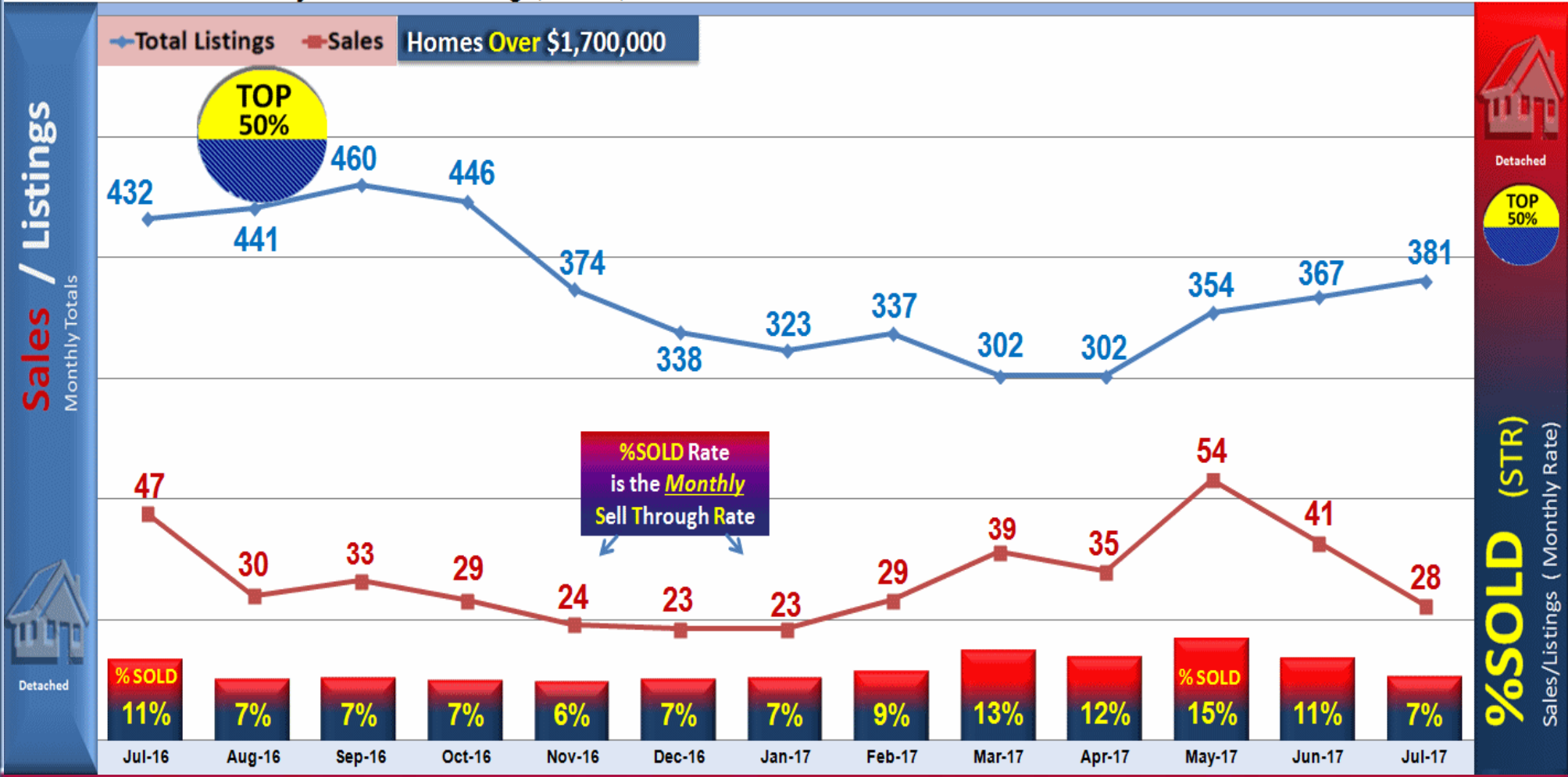
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Detached Burnaby Total Listings, Sales, and %SOLD rates



Sales / Listings
Monthly Totals



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TOP 50%

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

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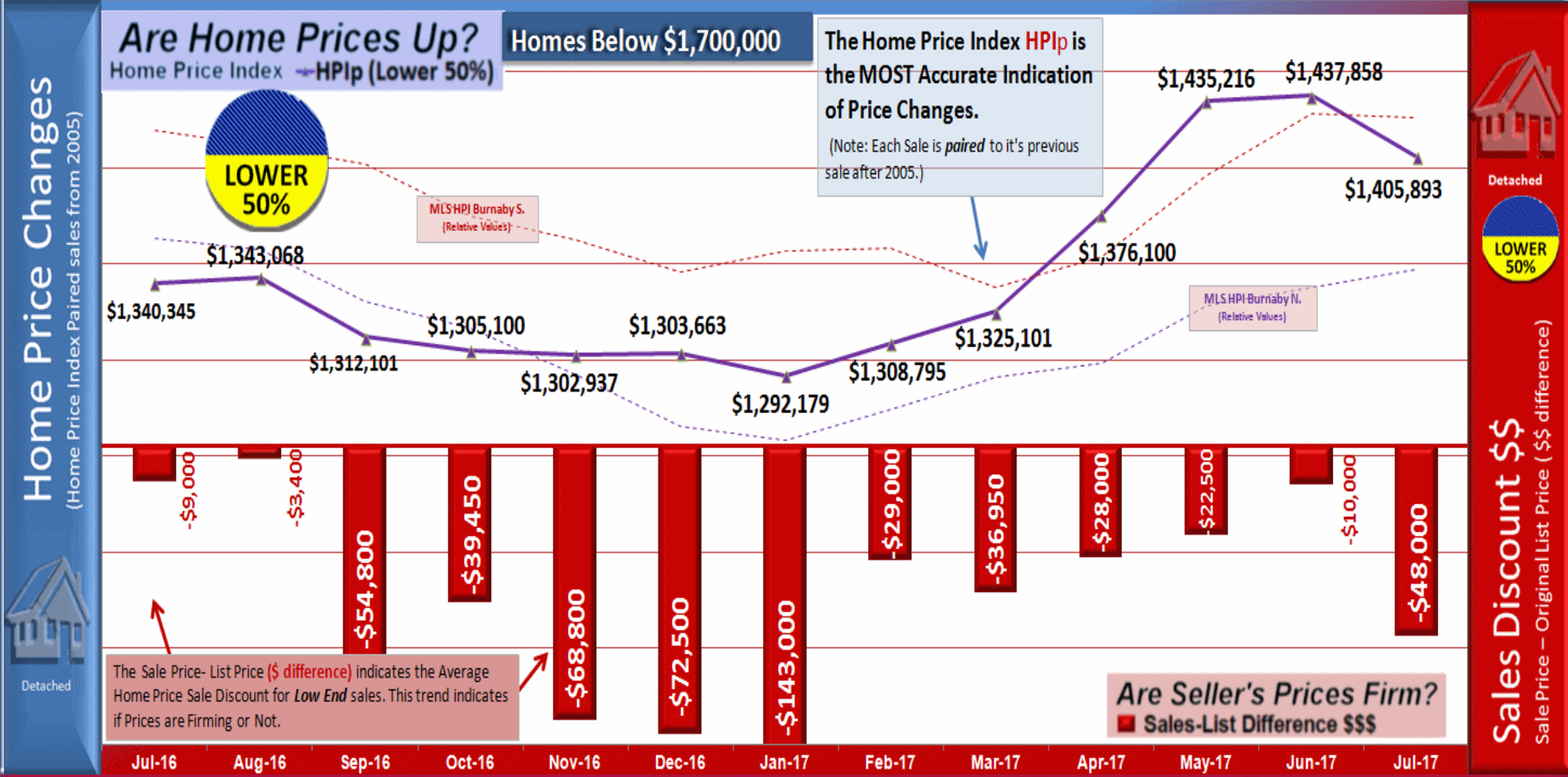
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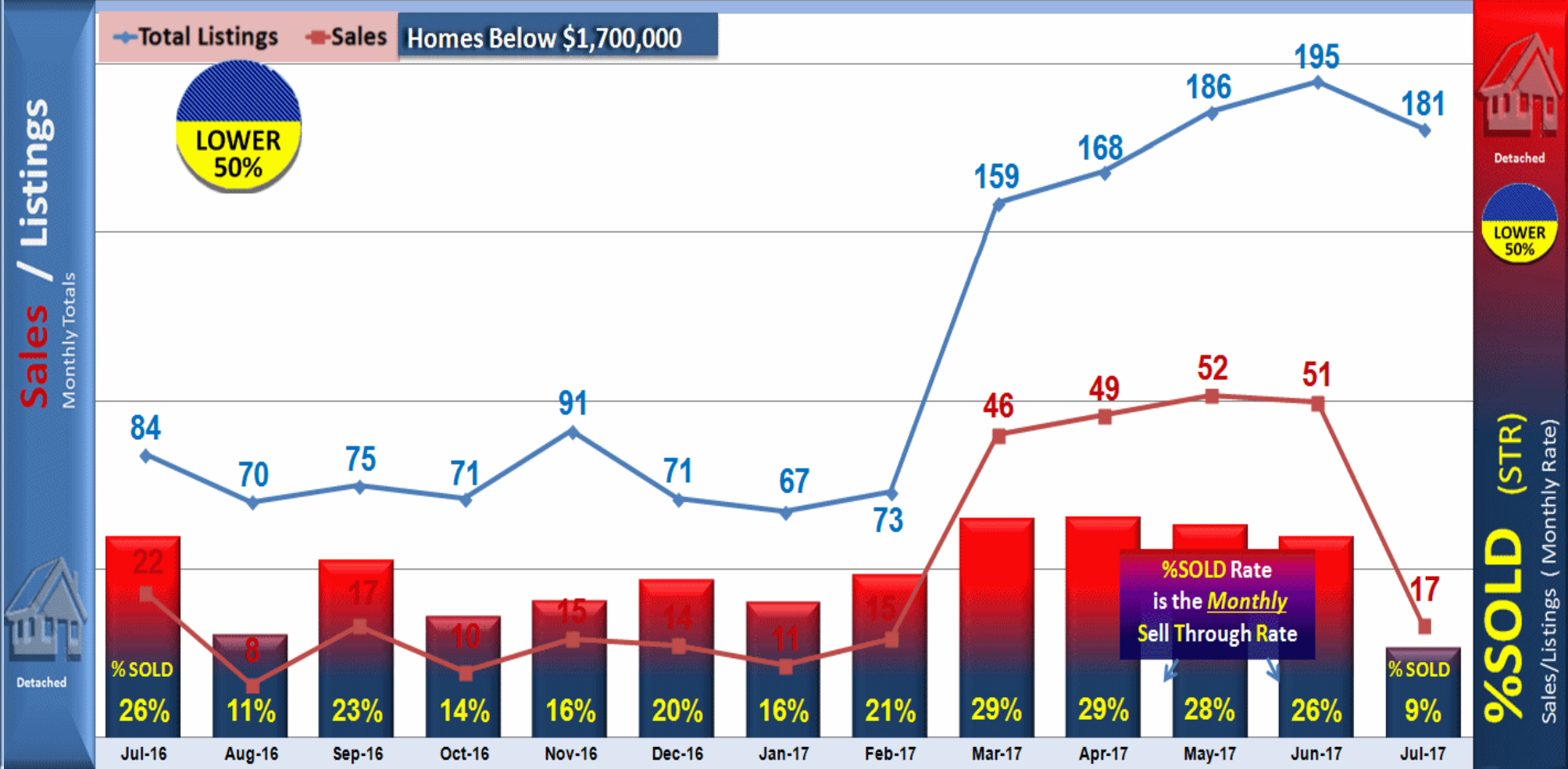
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Detached Burnaby Total Listings, Sales, and %SOLD rates



Sales / Listings
 Monthly Totals



Detached
 LOWER 50%

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

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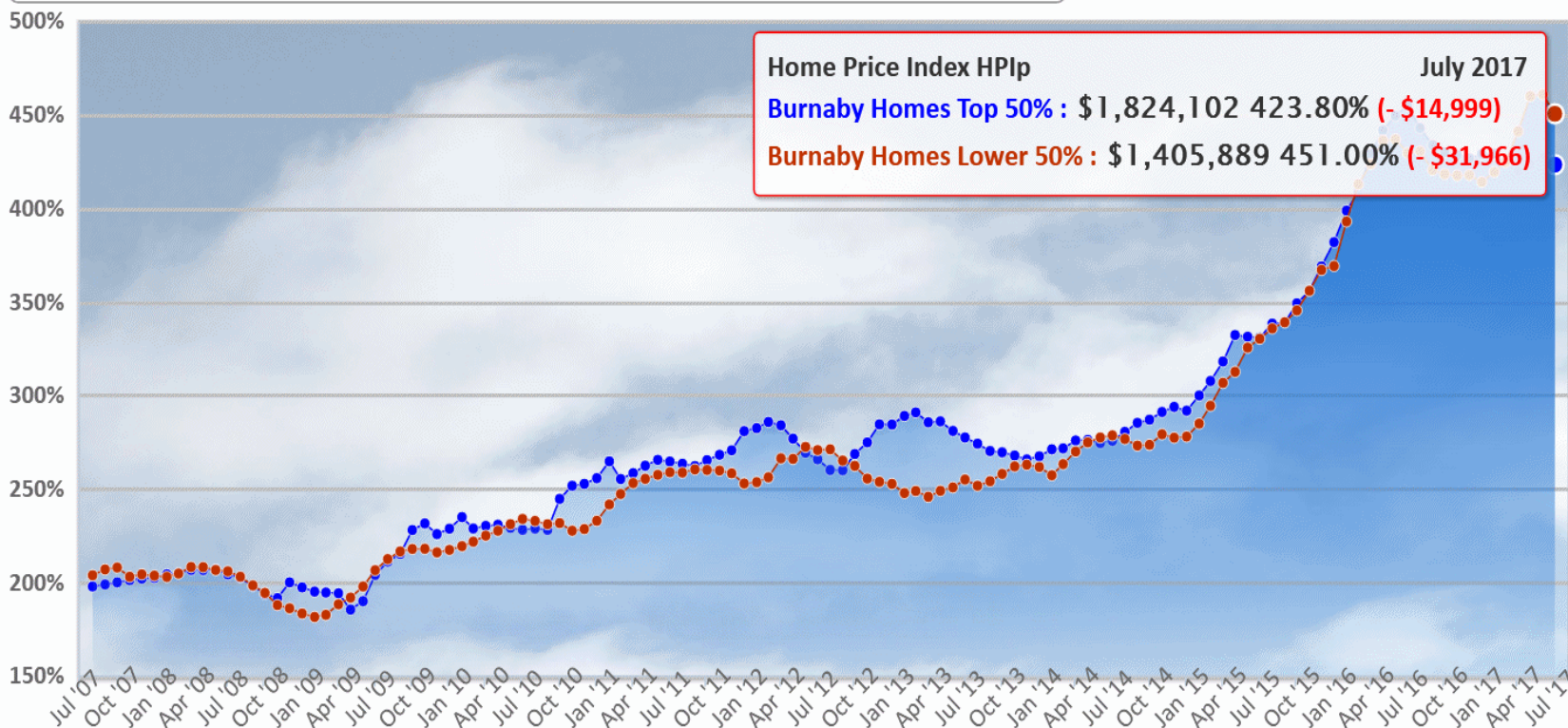
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Burnaby Homes Top 50% : HPIp Forecast+ Forecast-
 Burnaby Homes Lower 50% : HPIp Forecast+ Forecast-



| Monthly Home values | |
|---------------------|----------|
| Date | Value |
| Jul 2017 | % 423.80 |
| Jun 2017 | % 427.30 |
| May 2017 | % 423.80 |
| Apr 2017 | % 420.50 |
| Mar 2017 | % 423.80 |
| Feb 2017 | % 429.60 |
| Jan 2017 | % 429.40 |
| Dec 2016 | % 427.10 |
| Nov 2016 | % 428.80 |
| Oct 2016 | % 430.40 |
| Sep 2016 | % 434.20 |
| Aug 2016 | % 443.30 |

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Market Analysis & Forecasting Aug 1/17 New West – E. Burnaby

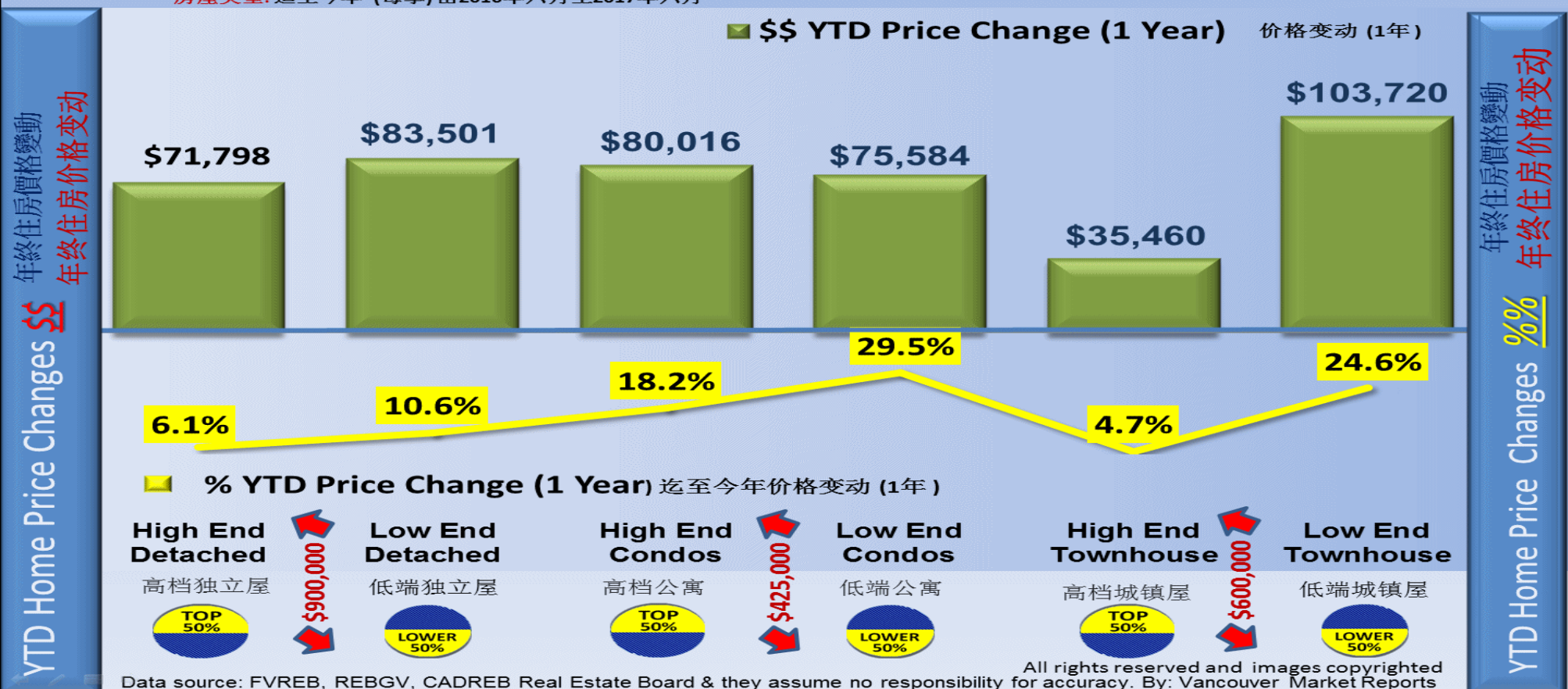
New-West, Burnaby E. Real Estate Price Changes (\$/%)

新西,本拿比東房地產價格變動 / 新西,本拿比東 房地產價格變動

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



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

YTD Home Price Changes \$

YTD Home Price Changes %

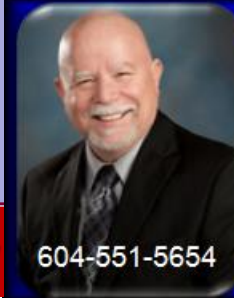
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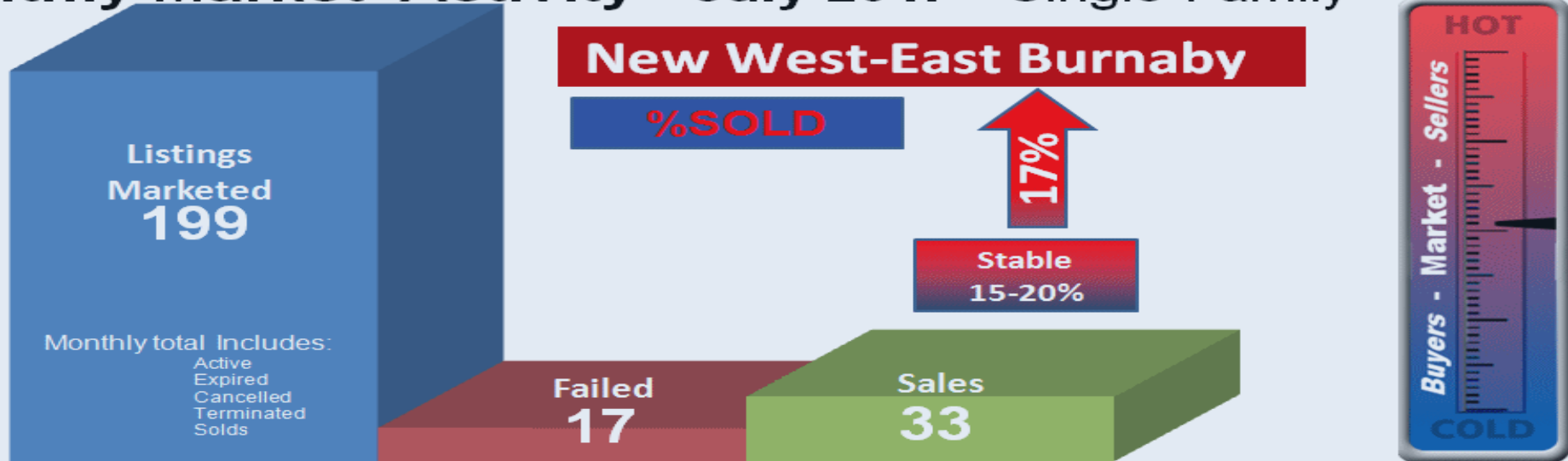
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Market Analysis & Forecasting Aug 1/17 New West – E. Burnaby

Monthly Market Activity - July 2017 - Single Family



Aug 1 2017 New Westminter - East Burnaby Market Update (Detached)

Current: New West & E. Burnaby's Residential Detached housing is in a Sellers Market with **17 %SOLD** Rate.

(Meaning 17 homes out of 100 sold last month with an average \$18,000 Discount from Original List price)

Most Active Range: Homes below \$850,000 have High **50.0 %SOLD** rate.

Least Active Range: Homes above \$1.65 mill. have **7.9 %SOLD** rate.

History: The New West & E. Burnaby Year-To-Date Home Price Index **HPIp** (Upper 50%) shows that prices increased \$74,000.

The New West & E. Burnaby Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$69,179. *The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.



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Market Analysis & Forecasting Aug 1/17 New West – E. Burnaby

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

| New Westminster - East Burnaby List Price Ranges Statistics - July 2017 | | | | | | | Detached |
|---|-------------------------|-----------|-----------|------------------------|--------------------------|------------|----------|
| Home Price Range | Total Listings (/Month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD | |
| 0-\$850,000 | 2 | 1 | 6 | 109% | \$75,100 | 50.0% | ↑ |
| \$850,001-\$950,000 | 11 | 3 | 15 | 98% | -\$13,800 | 27.3% | ↑ |
| \$950,001-\$1,100,000 | 19 | 7 | 25 | 99% | -\$10,000 | 36.8% | ↑ |
| \$1,100,001-\$1,350,000 | 39 | 6 | 10 | 99% | -\$16,500 | 15.4% | ↑ |
| \$1,350,001-\$1,650,000 | 52 | 10 | 13 | 98% | -\$33,000 | 19.2% | ↑ |
| \$1,650,001 and more | 76 | 6 | 33 | 96% | -\$84,600 | 7.9% | ↓ |
| Total Activity | 199 | 33 | 14 | 99% | -\$18,000 | 17% | ↑ |

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) | 203 | 208 | 199 | | -9 | ↓ |
| Active Listings (1st of the Month) | 135 | 61 | 147 | 149 | 2 | ↑ |
| Solds | 45 | 43 | 33 | | -10 | ↓ |
| Days on Market (DOM) | 12 | 11 | 14 | | 3 | ↑ |
| %SOLD (Sales/Listings/Mthly Rate) | 33% | 21% | 17% | | -4% | ↓ |
| Upper 50% Home Price Index HPIp | \$1,229,100 | \$1,281,100 | \$1,303,100 | | \$22,000 | ↑ |
| Lower 50% Home Price Index HPIp | \$822,100 | \$886,371 | \$891,279 | | \$4,908 | ↑ |

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Market Analysis & Forecasting Aug 1/17 New West – E. Burnaby

What Sold in your Neighbourhood and for What Price?

New Westminster - East Burnaby Sub Area Statistics - July 2017 Detached

| Neighborhoods | Total Listings (/month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD |
|-----------------------|----------------------------|-----------|-----------|---------------------------|-----------------------------|------------|
| East Burnaby | 41 | 8 | 14 | 97% | -\$41,450 | 20% |
| The Crest BE | 19 | 5 | 8 | 100% | -\$4,000 | 26% |
| Edmonds BE | 17 | 0 | | | | 0% |
| Connaught Heights NW | 5 | 0 | | | | 0% |
| Downtown NW | 0 | 0 | | | | 0% |
| Fraserview NW | 0 | 0 | | | | 0% |
| GlenBrooke North NW | 10 | 0 | | | | 0% |
| Moody Park NW | 3 | 0 | | | | 0% |
| North Arm NW | 1 | 0 | | | | 0% |
| Queensborough NW | 29 | 3 | 12 | 98% | -\$20,000 | 10% |
| Queens Park NW | 9 | 1 | 54 | 100% | \$0 | 11% |
| Sapperton NW | 8 | 1 | 25 | 94% | -\$70,800 | 13% |
| The Heights NW | 28 | 8 | 15 | 99% | -\$7,450 | 29% |
| Uptown NW | 8 | 3 | 9 | 99% | -\$13,800 | 38% |
| West End NW | 21 | 4 | 30 | 97% | -\$26,400 | 19% |
| Total Activity | 199 | 33 | 14 | 99% | -\$18,000 | 17% |



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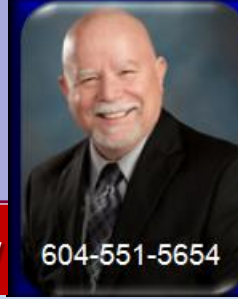
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Market Analysis & Forecasting Aug 1/17 New West – E. Burnaby

Next Months Market Forecast

Forecast: New Westminster-East Burnaby has an average Listing Supply; 149 homes are for sale and with the **17% SOLD** Monthly Rate giving us a ~6 Months of Inventory. Another indicator: 14% of the Active Listings have Reduced their Price by \$63,182 on Average and \$48,001 on Median in the last month. We project New Westminster- East Burnaby Detached to be a 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.

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



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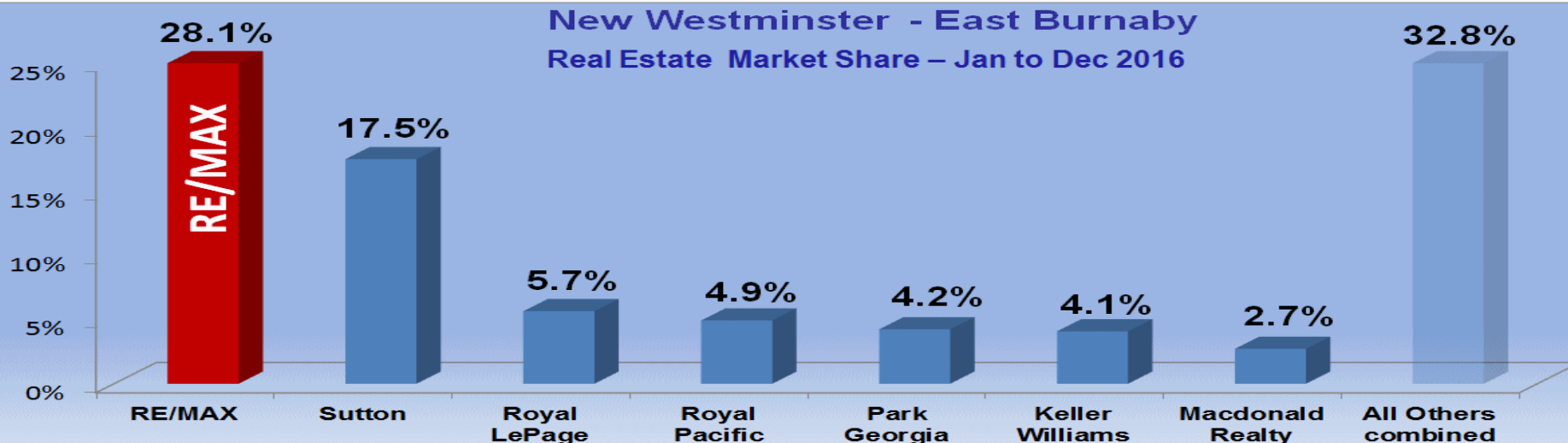
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Market Analysis & Forecasting Aug 1/17 New West – E. Burnaby

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

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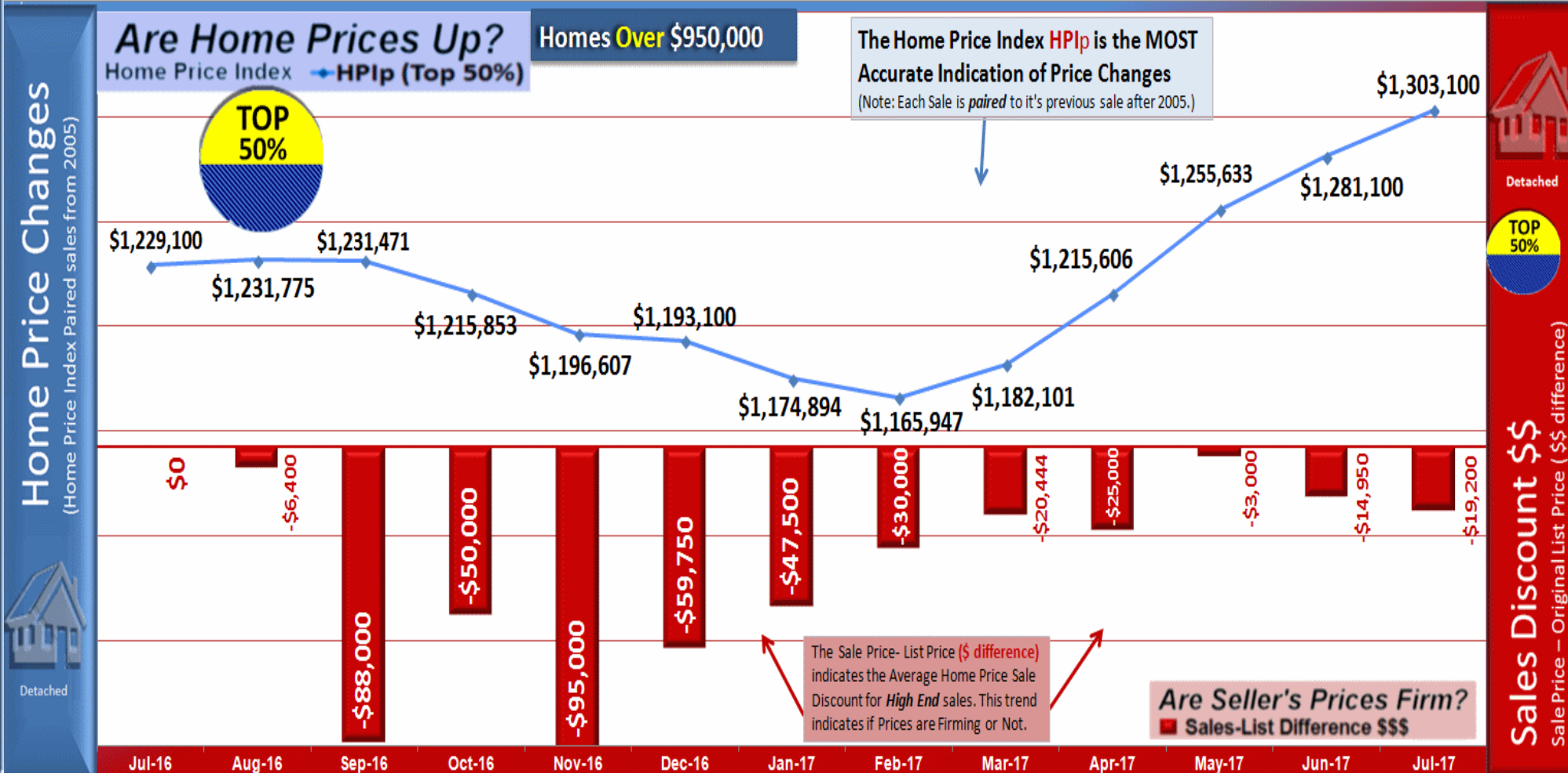
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Market Analysis & Forecasting Aug 1/17 New West – E. Burnaby

Detached New West, E. Burnaby 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)

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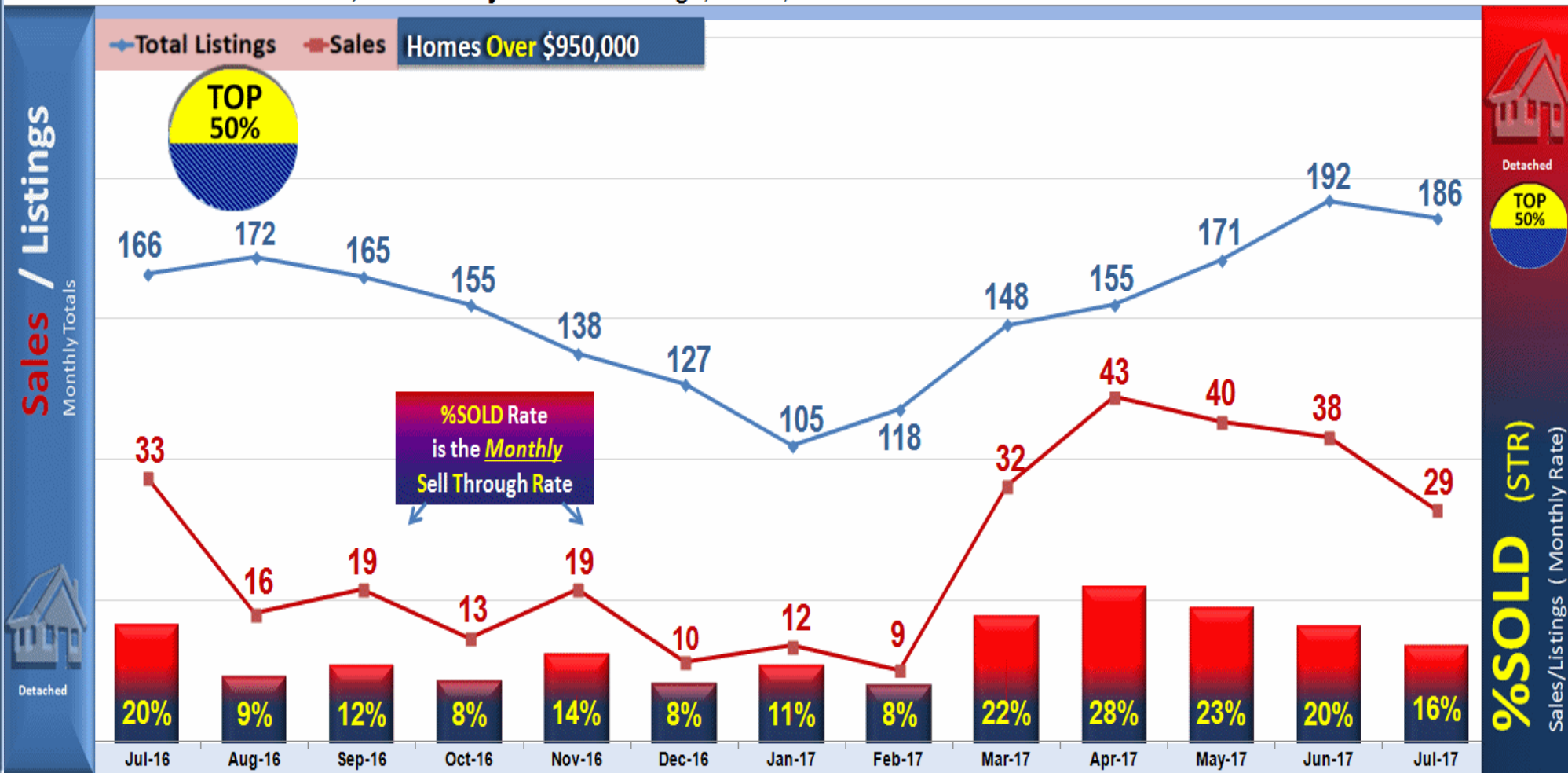
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Market Analysis & Forecasting Aug 1/17 New West – E. Burnaby

Detached New West, E. Burnaby Total Listings, Sales, and %SOLD rates



Sales / Listings
 Monthly Totals



Detached
 TOP 50%

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

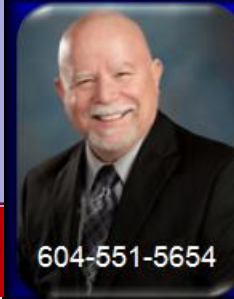
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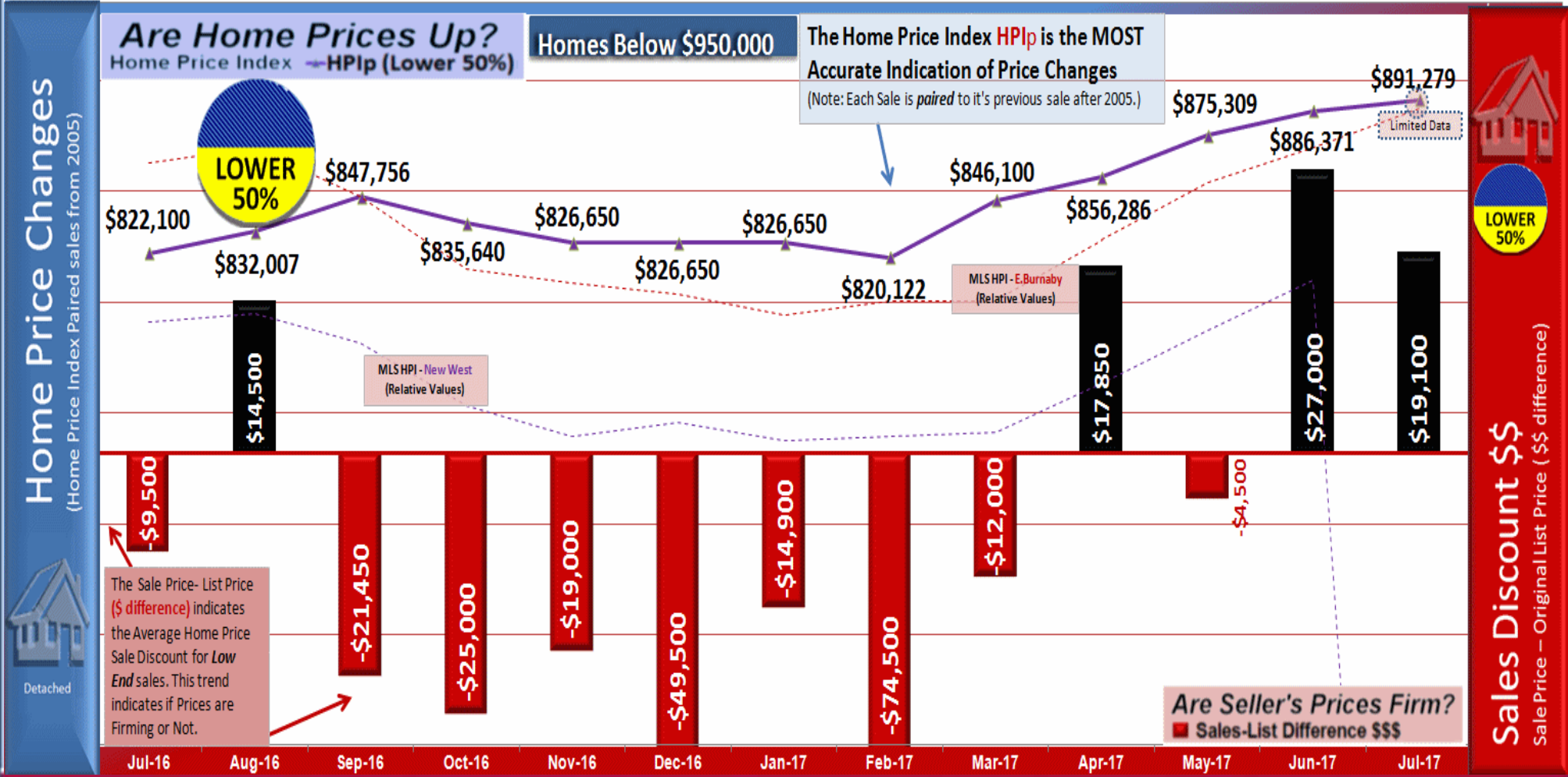
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Market Analysis & Forecasting Aug 1/17 New West – E. Burnaby

Detached New West, E. Burnaby 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)



Detached

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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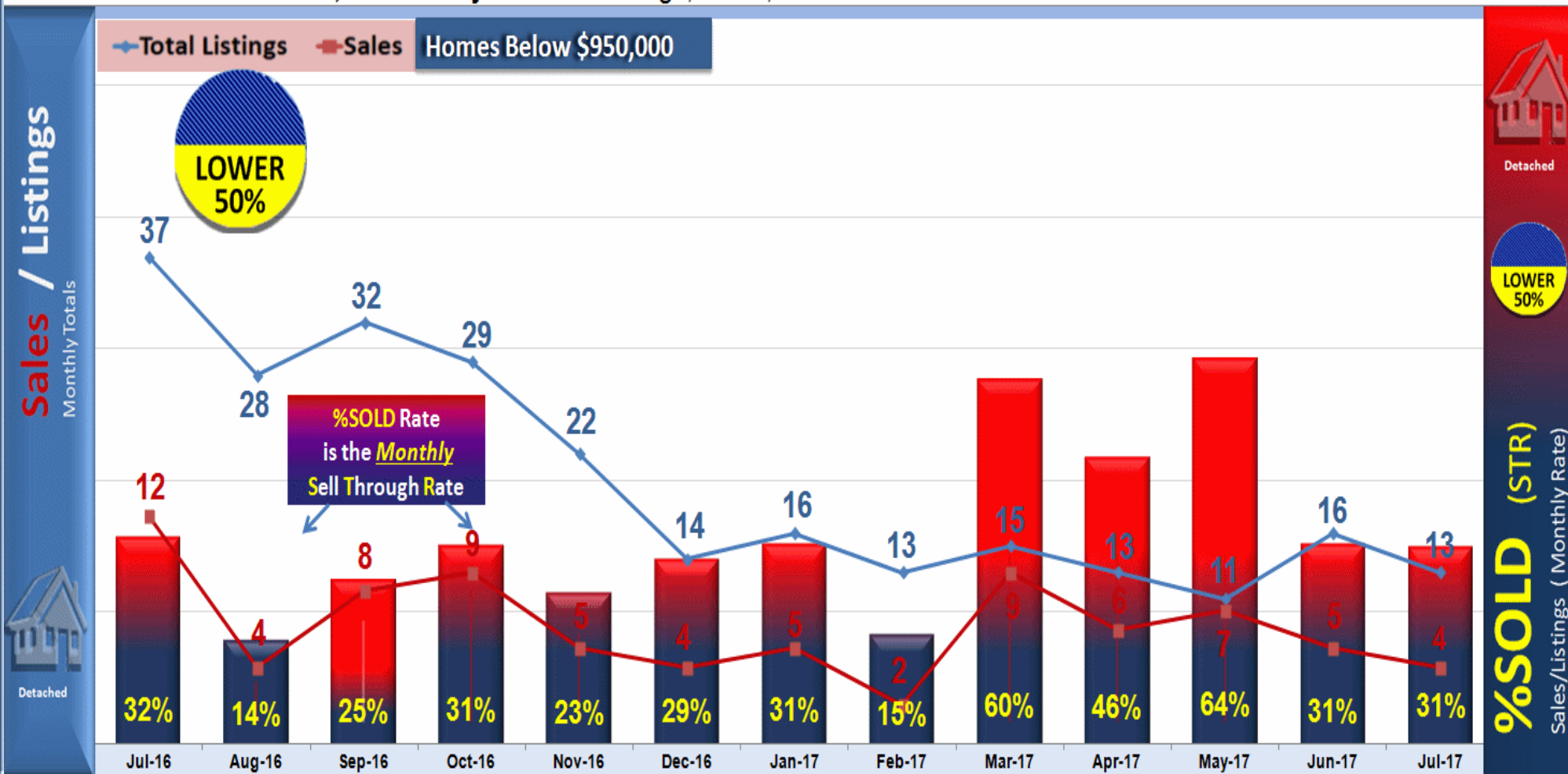
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Market Analysis & Forecasting Aug 1/17 New West – E. Burnaby

Detached New West, E. Burnaby Total Listings, Sales, and %SOLD rates



Sales / Listings
 Monthly Totals



Detached



Detached



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

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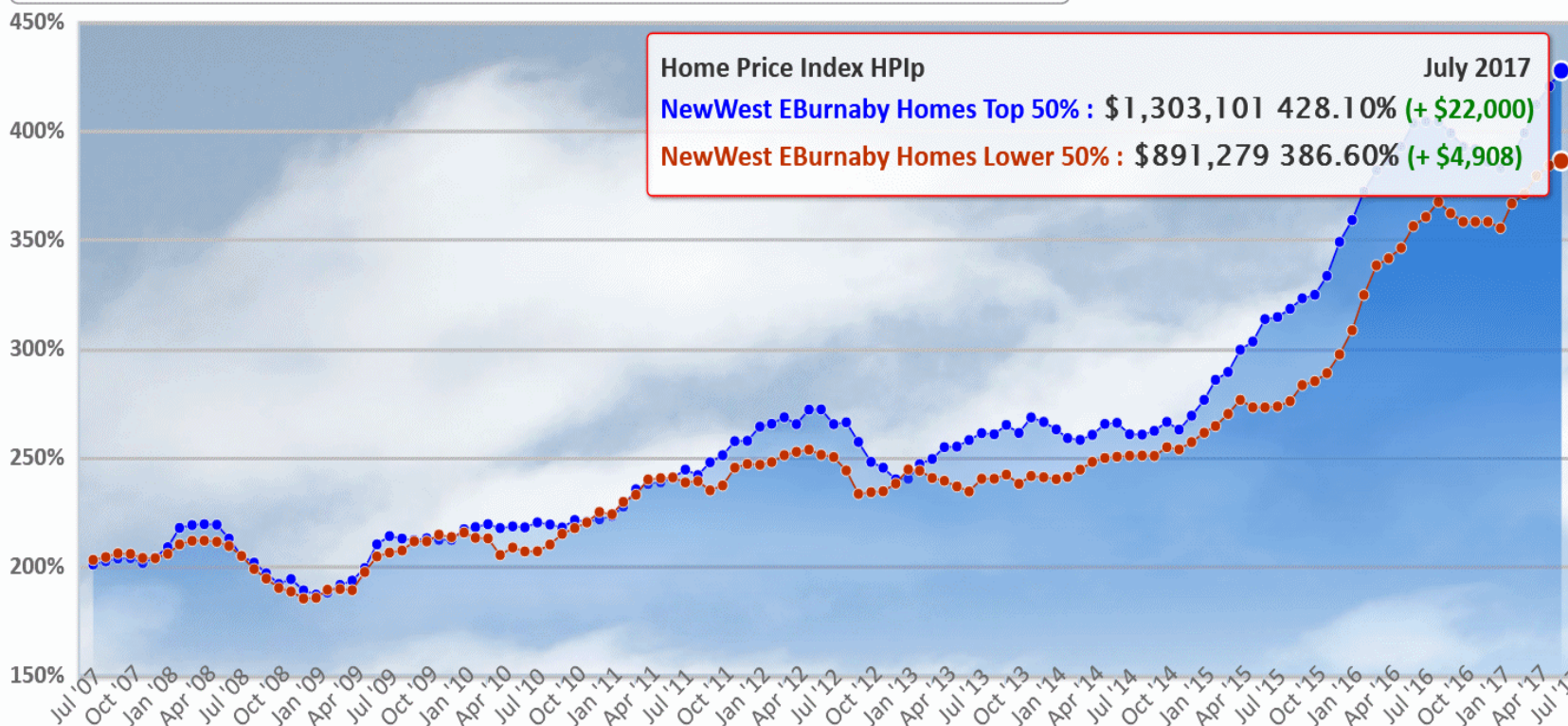
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Market Analysis & Forecasting Aug 1/17 New West – E. Burnaby

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NewWest EBurnaby Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 NewWest EBurnaby Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

| Date | Value |
|----------|----------|
| Jul 2017 | % 428.10 |
| Jun 2017 | % 420.90 |
| May 2017 | % 412.50 |
| Apr 2017 | % 399.40 |
| Mar 2017 | % 388.40 |
| Feb 2017 | % 383.10 |
| Jan 2017 | % 386.00 |
| Dec 2016 | % 392.00 |
| Nov 2016 | % 393.10 |
| Oct 2016 | % 399.40 |
| Sep 2016 | % 404.60 |
| Aug 2016 | % 404.70 |

<< < 1 2 3 > >>

Drag over area to zoom in



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Market Analysis & Forecasting Aug 1/17 Coquitlam

高貴林房地產投資

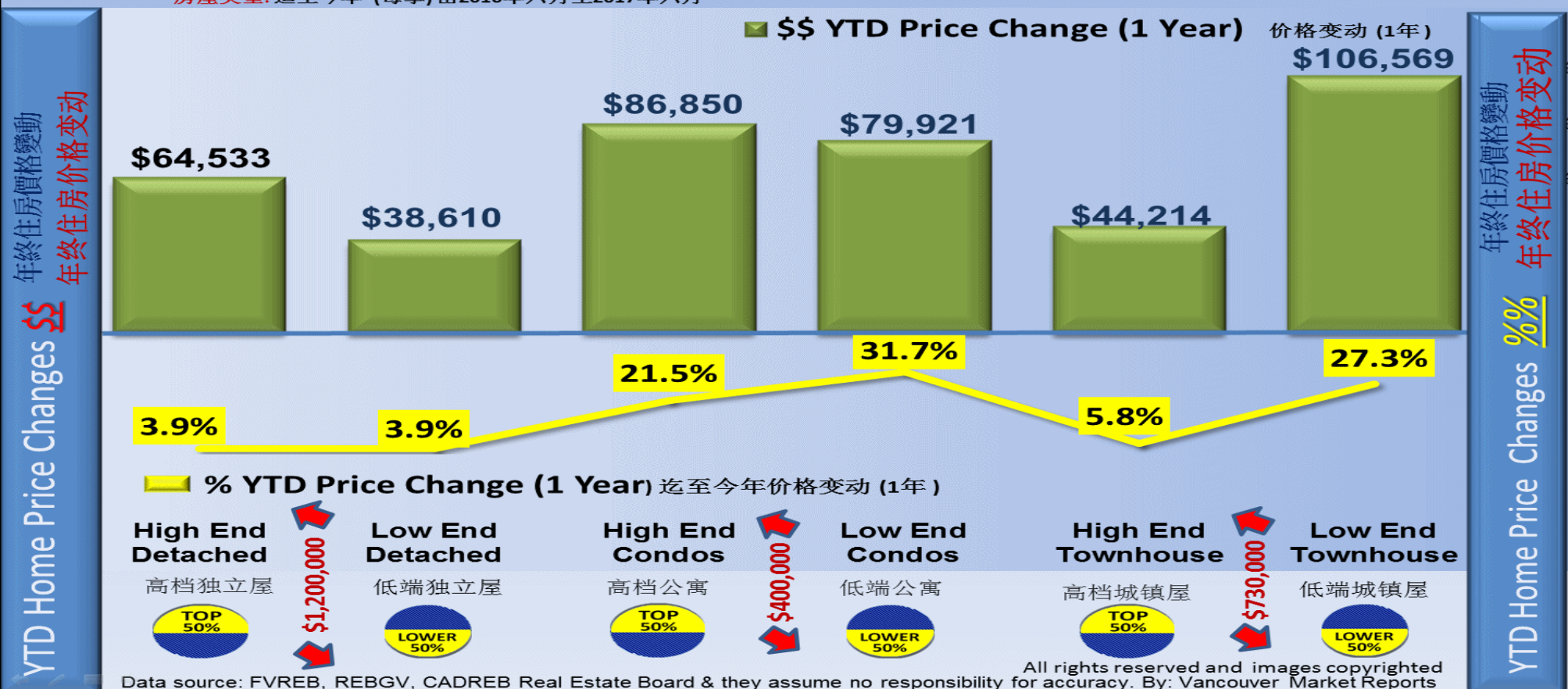
Coquitlam Real Estate Price Changes (\$/%)

高貴林房地產價格變動 / 高貴林房地產價格變動

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 Home Price Changes \$

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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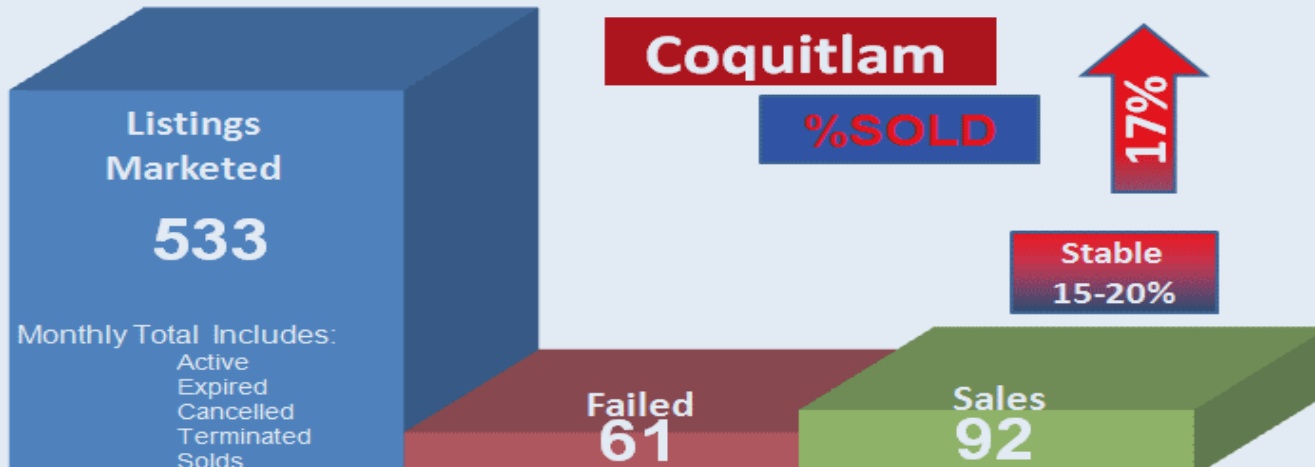
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Market Analysis & Forecasting Aug 1/17 Coquitlam
 高贵林房地产投资

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.

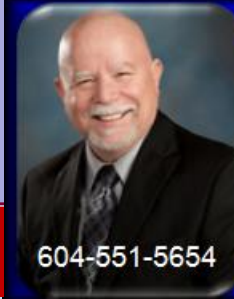
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Market Analysis & Forecasting Aug 1/17 Coquitlam 高贵林房地产投资

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

Coquitlam Price Range Statistics - July 2017

| 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% | ↑ |

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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Market Analysis & Forecasting **Aug 1/17 Coquitlam**
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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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Market Analysis & Forecasting **Aug 1/17 Coquitlam**
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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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*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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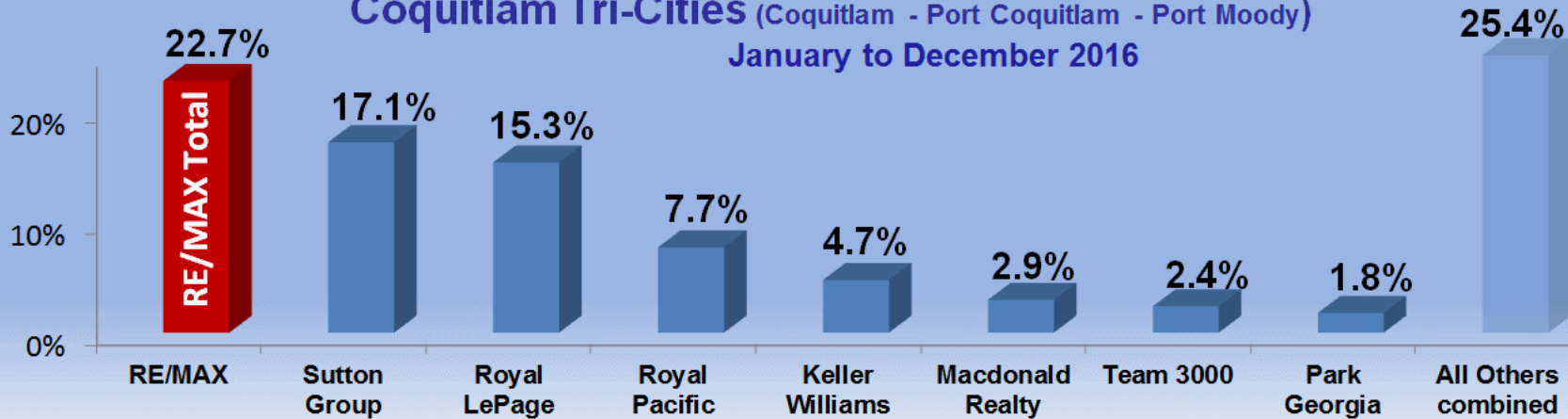
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Market Analysis & Forecasting **Aug 1/17 Coquitlam**
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the RE/MAX Market Share Reports

Coquitlam Tri-Cities (Coquitlam - Port Coquitlam - Port Moody)
 January to December 2016



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

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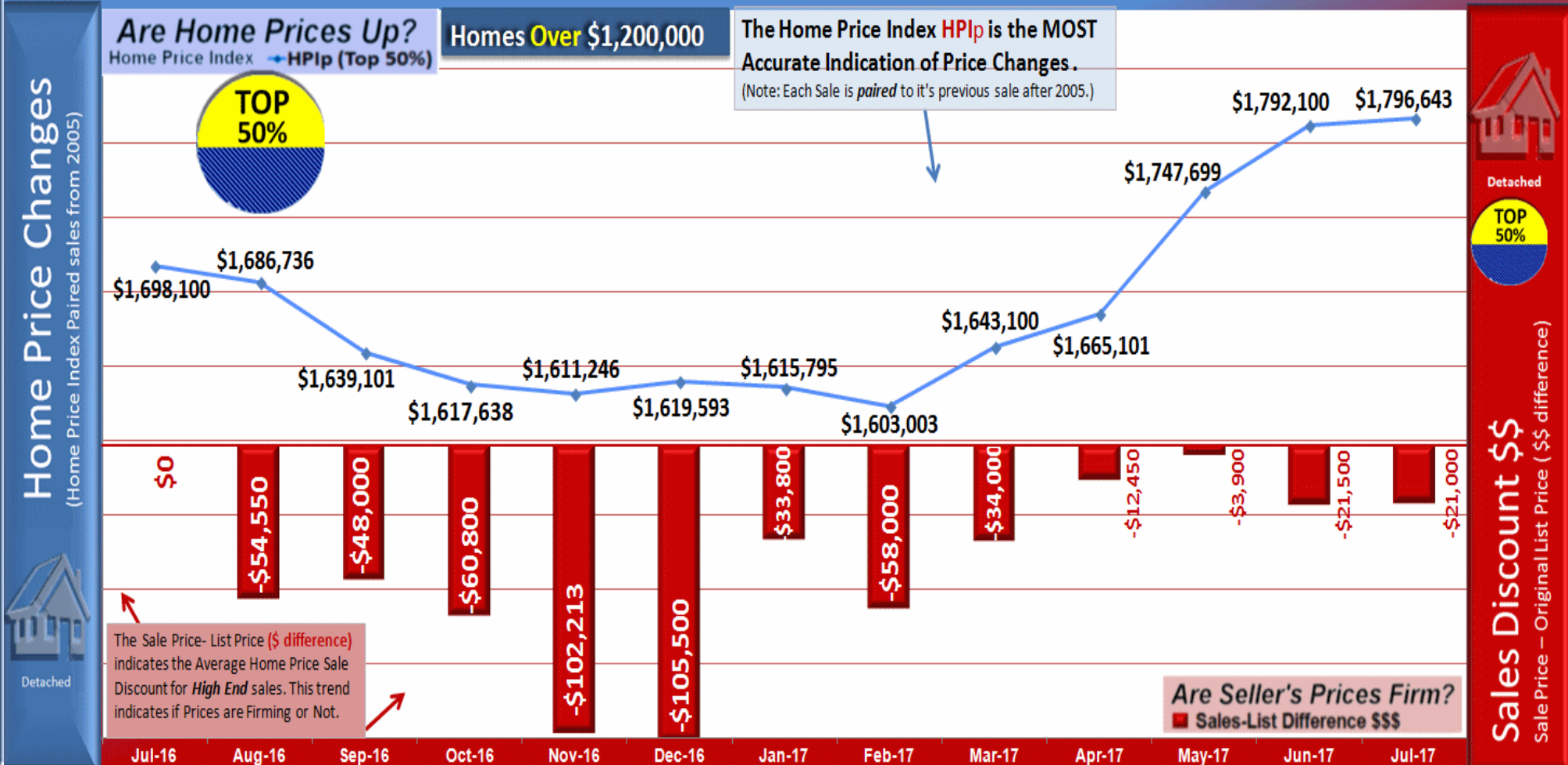


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Market Analysis & Forecasting Aug 1/17 Coquitlam

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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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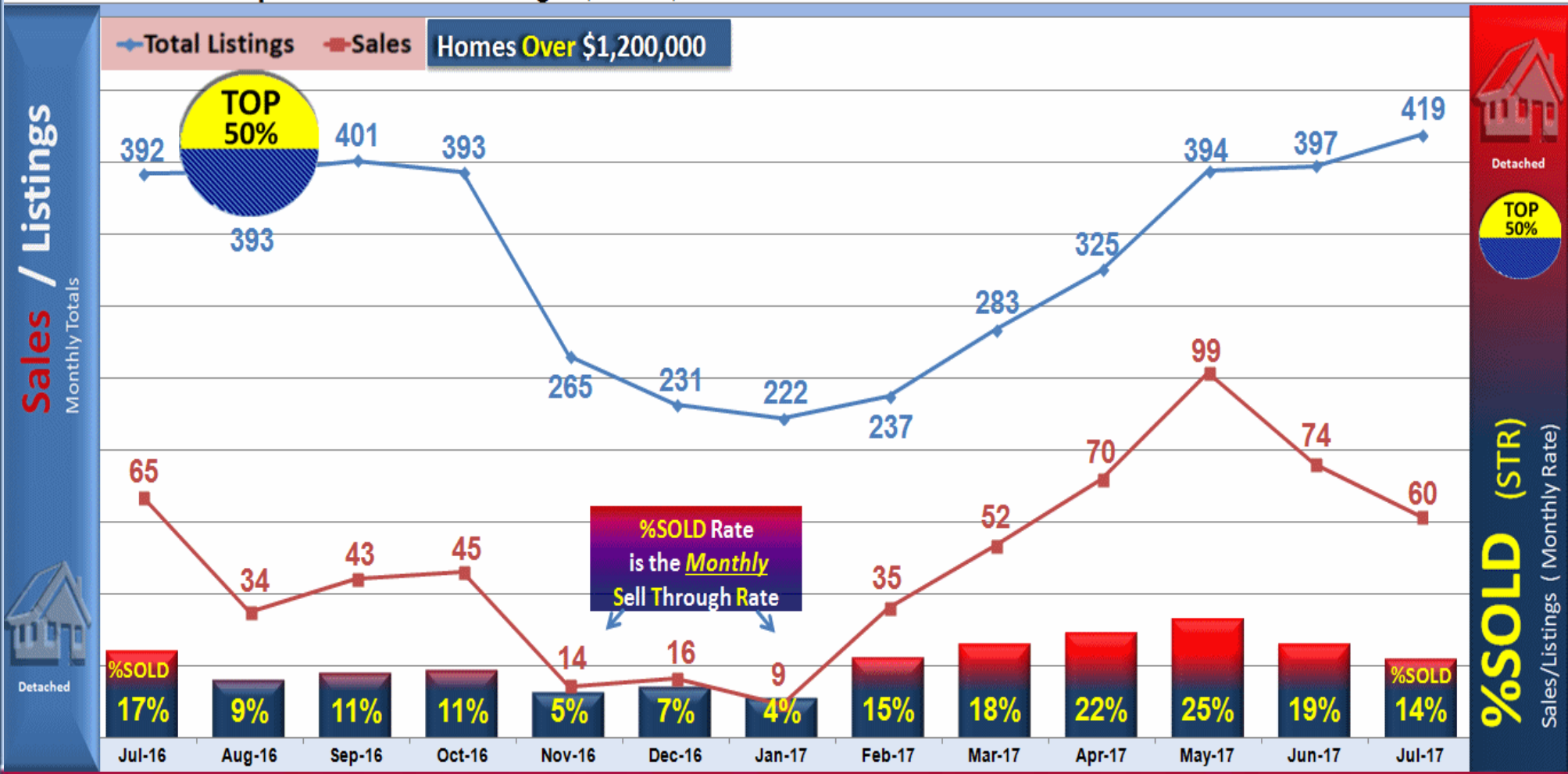
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Market Analysis & Forecasting Aug 1/17 Coquitlam 高贵林房地产投资

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



Sales / Listings
Monthly Totals



Detached
TOP 50%

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

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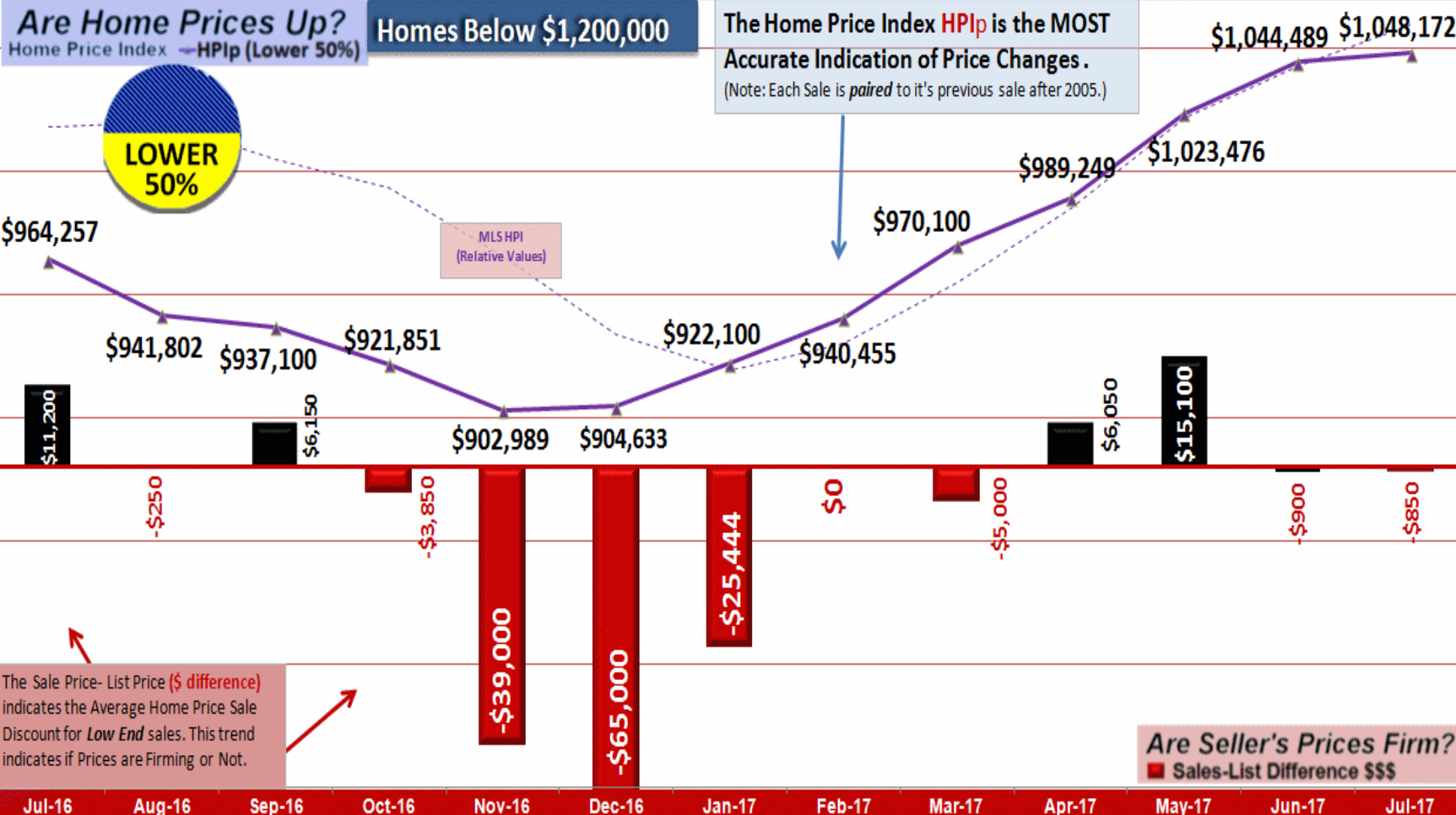
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Coquitlam

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)

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



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

Homes Below \$1,200,000

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

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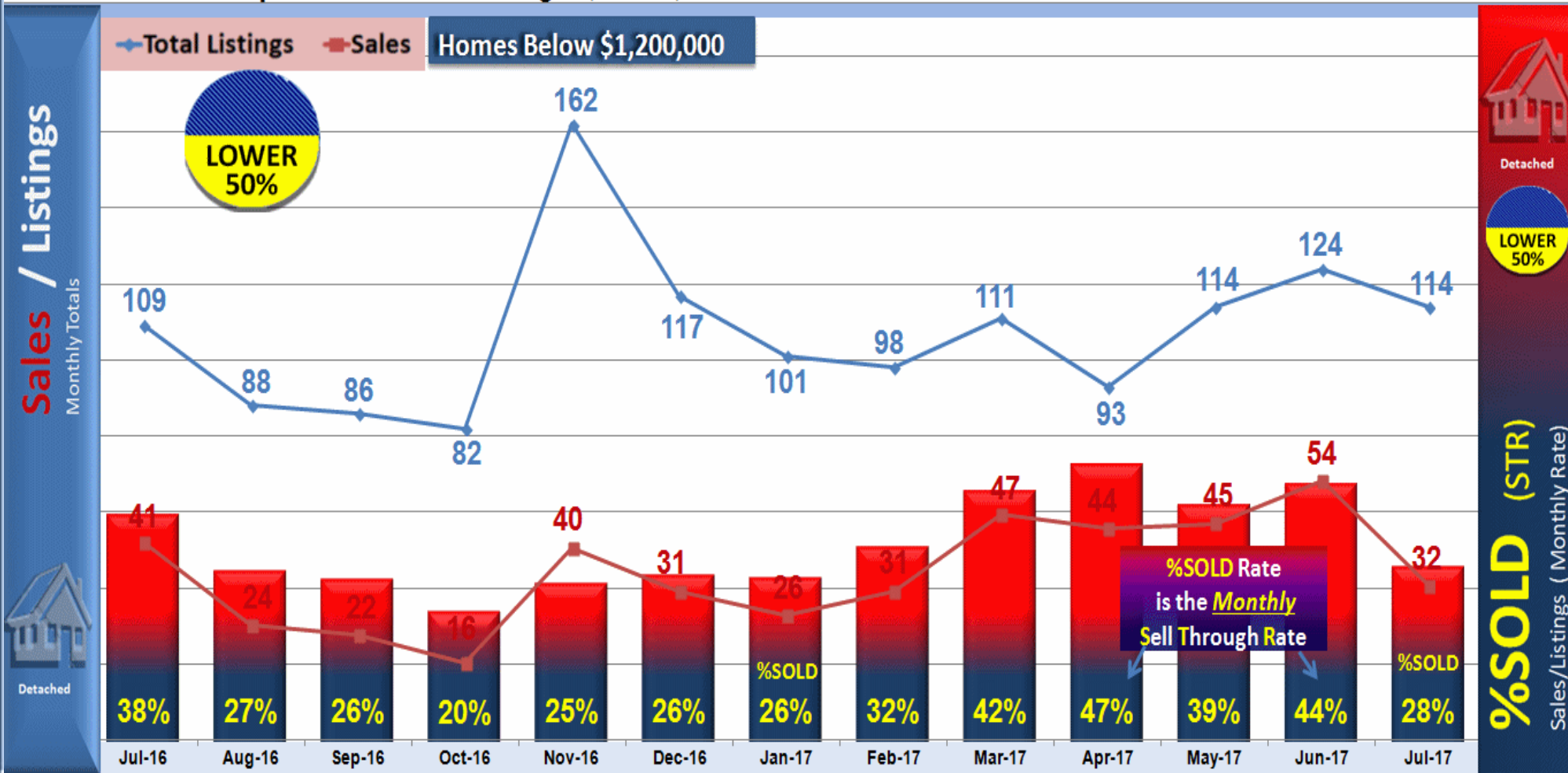
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Detached Coquitlam Total Listings**, Sales, and %SOLD rates



Sales / Listings

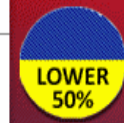
Monthly Totals



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

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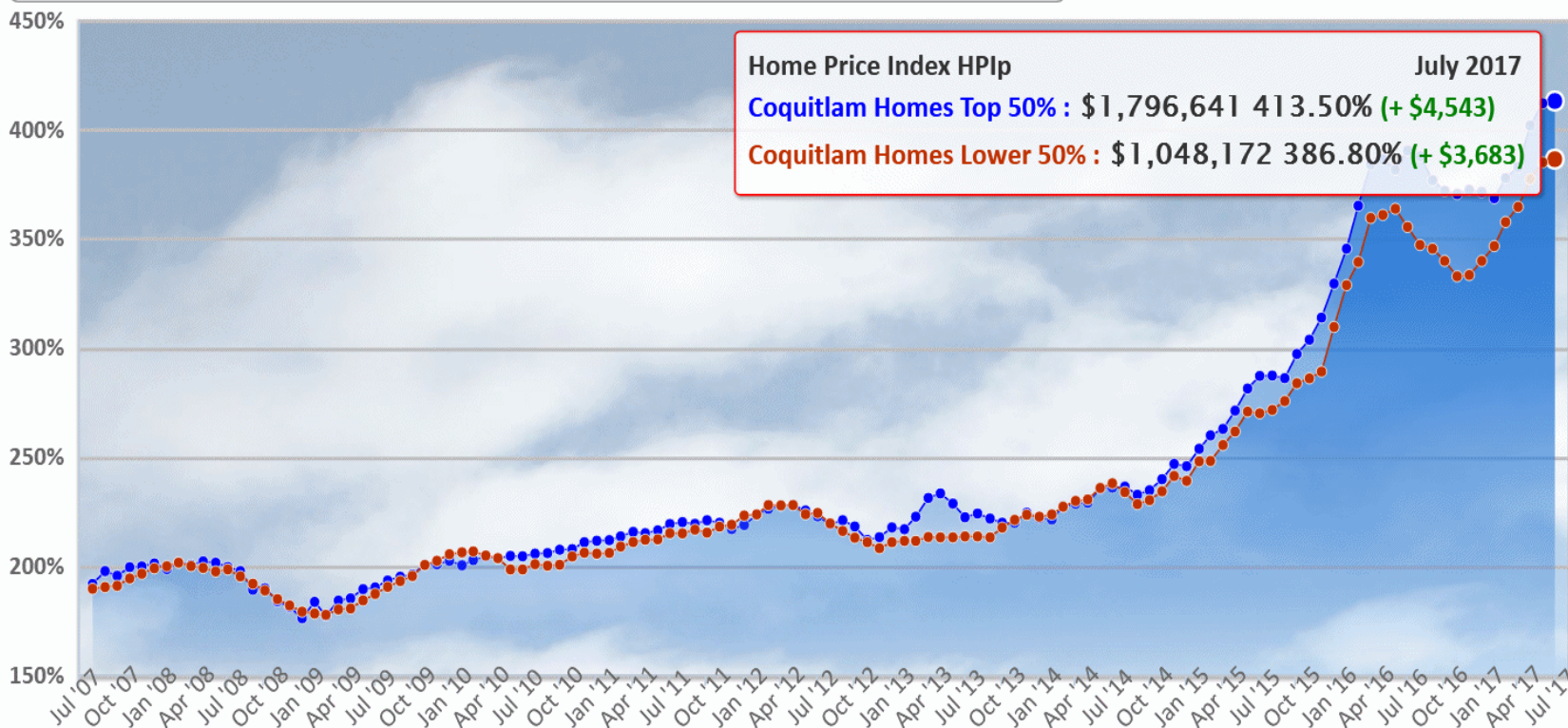
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Powered by the Greater Vancouver Market Reports HPIp



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



Home Price Index HPIp July 2017
Coquitlam Homes Top 50% : \$1,796,641 413.50% (+ \$4,543)
Coquitlam Homes Lower 50% : \$1,048,172 386.80% (+ \$3,683)

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 |

Drag over area to ZOOM in



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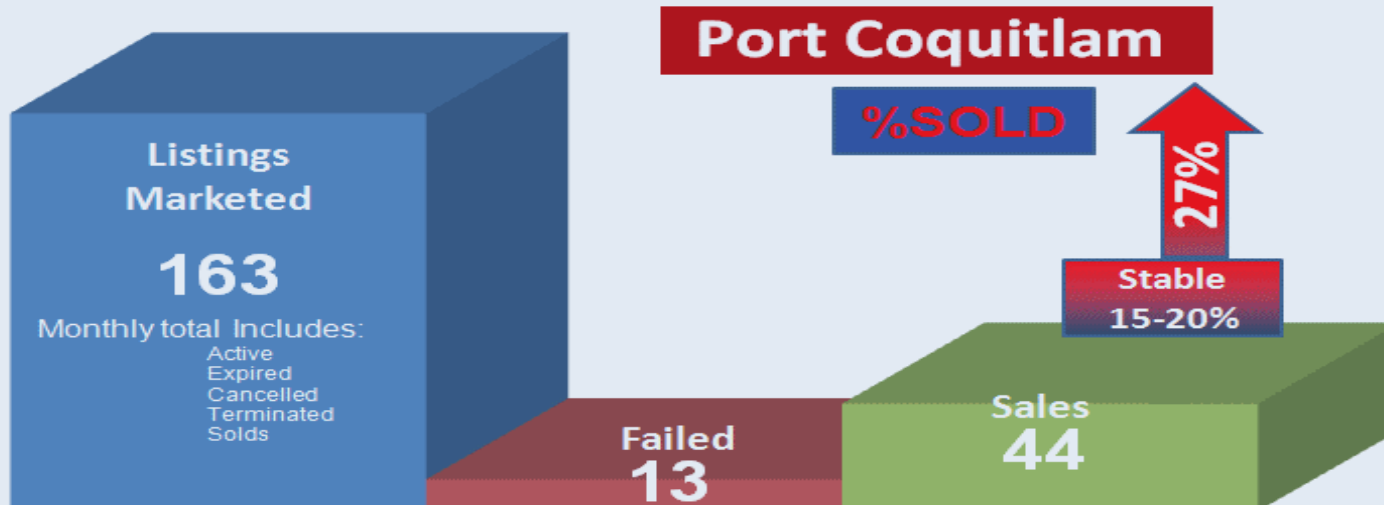
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Market Analysis & Forecasting Aug 1/17 Port Coquitlam

Monthly Market Activity - July 2017 - Single Family



Aug 1 2017 Port Coquitlam Market Update (Detached)

Current: Pt Coquitlam's **27 %SOLD** rate indicates a Sellers Market.

(This means 27 homes out of 100 sold with an average \$5,556 surplus from the original list price).

Most Active Price Range: Homes between \$790,000 - \$900,000 have **50.0 %SOLD** rate.

Least Active Price Range: Homes above \$1 mill. have **17.1 %SOLD** rate.

History: Port Coquitlam Year-To-Date RMR Home Price Index* shows that prices increased \$40,299.

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

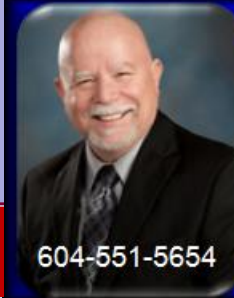


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Market Analysis & Forecasting Aug 1/17 Port Coquitlam

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

| Port Coquitlam Price Range Statistics - July 2017 | | | | Detached | | | |
|---|-------------------------|-----------|----------|------------------------|--------------------------|------------|---|
| Home Price Range | Total Listings (/month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | % SOLD | |
| 0-\$790,000 | 7 | 3 | 11 | 98% | -\$14,000 | 42.9% | ↑ |
| \$790,001-\$850,000 | 24 | 12 | 13 | 101% | \$5,110 | 50.0% | ↑ |
| \$850,001-\$900,000 | 14 | 7 | 8 | 101% | \$12,000 | 50.0% | ↑ |
| \$900,001-\$1,000,000 | 42 | 9 | 12 | 101% | \$6,000 | 21.4% | ↑ |
| \$1,000,001 and more | 76 | 13 | 7 | 100% | \$0 | 17.1% | ↑ |
| Total Activity | 163 | 44 | 0 | 0% | \$0 | 27% | ↑ |

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) | 172 | 166 | 163 | | -3 | ↓ |
| Active Listings (1st of the month) | 91 | 53 | 87 | 106 | 19 | ↑ |
| Solds | 42 | 66 | 44 | | -22 | ↓ |
| Days on Market (DOM) | 13 | 8 | 0 | | -8 | ↓ |
| %SOLD (Sales/ Listings/Mthly Rate) | 24% | 39.8% | 27.0% | | -13% | ↓ |
| Home Price Index | \$899,930 | \$968,101 | \$940,229 | | -\$27,872 | ↓ |

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Market Analysis & Forecasting Aug 1/17 Port Coquitlam

What Sold in your Neighbourhood and for What Price?

| Port Coquitlam Sub areas Statistics - July 2017 | | | | Detached | | |
|---|-------------------------|-----------|----------|------------------------|--------------------------|------------|
| Neighbourhoods | Total Listings (/month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | % SOLD |
| Birchland Manor | 6 | 4 | 8 | 103% | \$26,560 | 66.7% |
| Central Port Coquitlam | 7 | 1 | 6 | 108% | \$91,112 | 14.3% |
| Citadel PQ | 17 | 3 | 8 | 100% | \$0 | 17.6% |
| Glenwood PQ | 36 | 10 | 14 | 101% | \$5,556 | 27.8% |
| Lower Mary Hill | 11 | 5 | 10 | 102% | \$21,000 | 45.5% |
| Lincoln Park PQ | 16 | 5 | 17 | 104% | \$47,000 | 31.3% |
| Mary Hill | 19 | 6 | 6 | 100% | \$6,000 | 31.6% |
| Oxford Heights | 22 | 6 | 31 | 96% | -\$31,894 | 27.3% |
| Riverwood | 15 | 3 | 7 | 100% | \$100 | 20.0% |
| Woodland Acres PQ | 14 | 1 | 12 | 108% | \$81,200 | 7.1% |
| Total Activity | 163 | 44 | 0 | 0% | \$0 | 27% |



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Market Analysis & Forecasting Aug 1/17 Port Coquitlam

Next Months Market Forecast

Forecast: Port Coquitlam has Average Listing supply; 106 homes are for sale and with the **27 % SOLD** Monthly rate gives us a ~4 months of inventory. 9% of the active listings have reduced their price by \$28,040 on average and \$19,500 on median. We project Port Coquitlam to be a continued Sellers Market.

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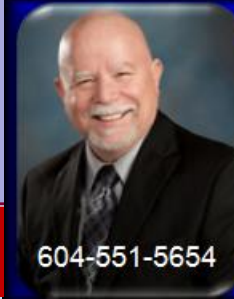
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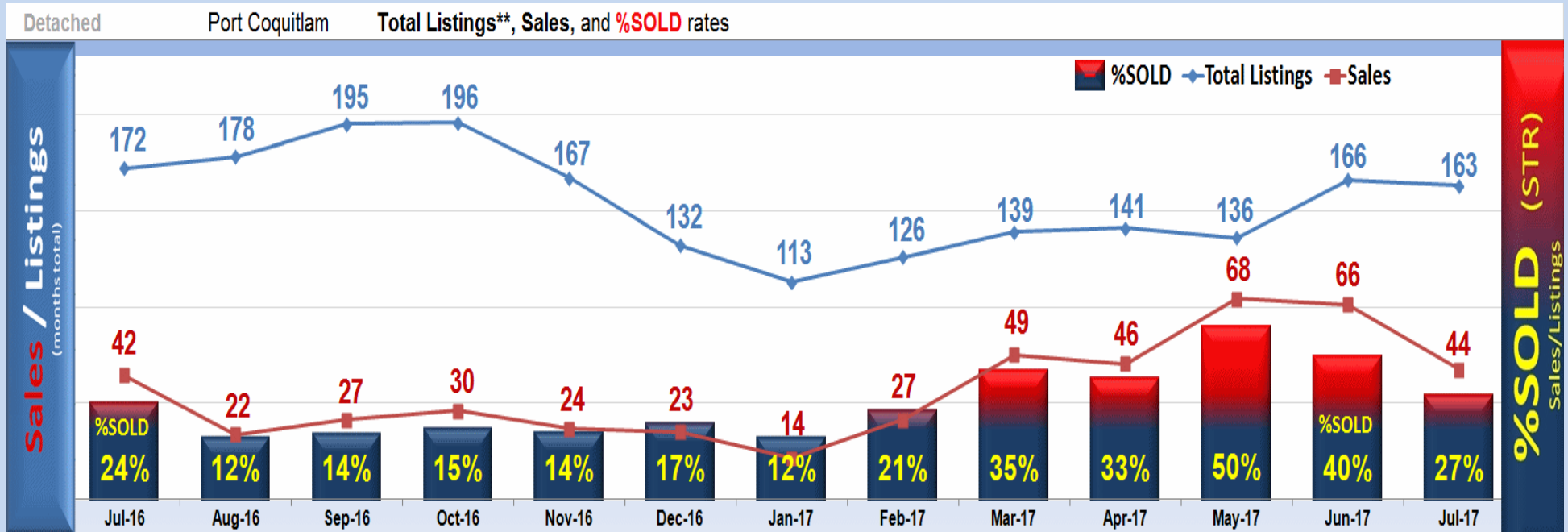


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How has the Market performed this Past Month and Year?



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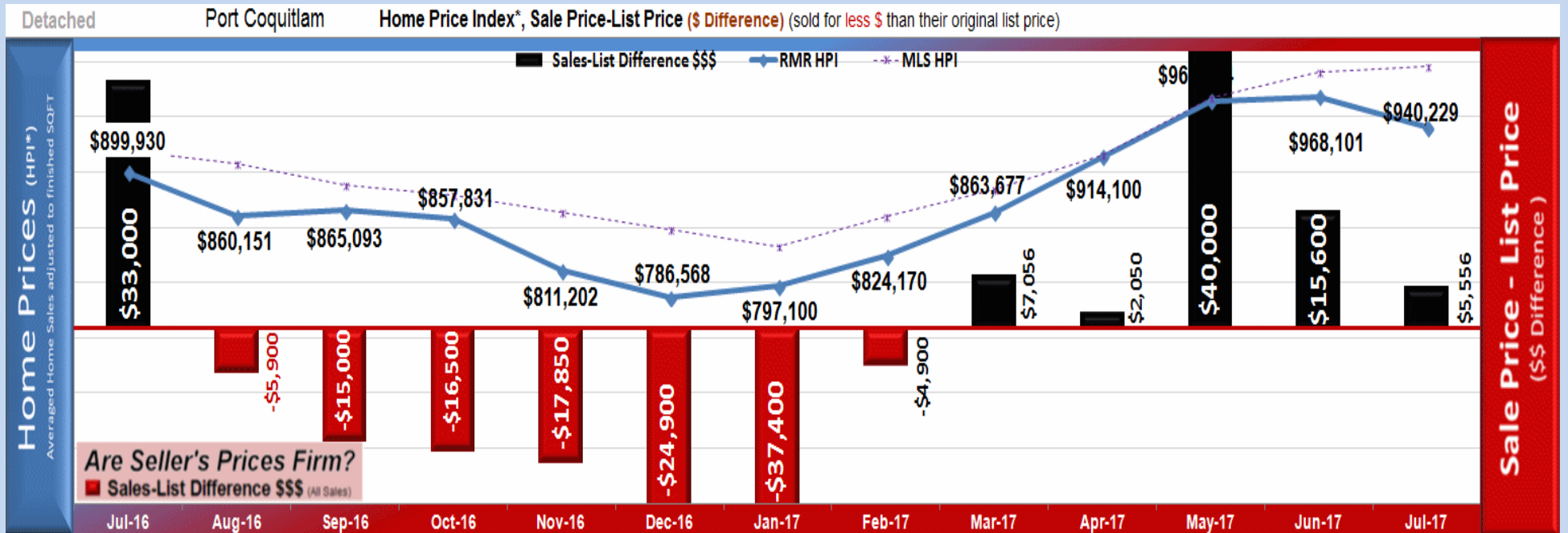
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How has the Housing Price Index changed and ... What is the Average Negotiated Discount?



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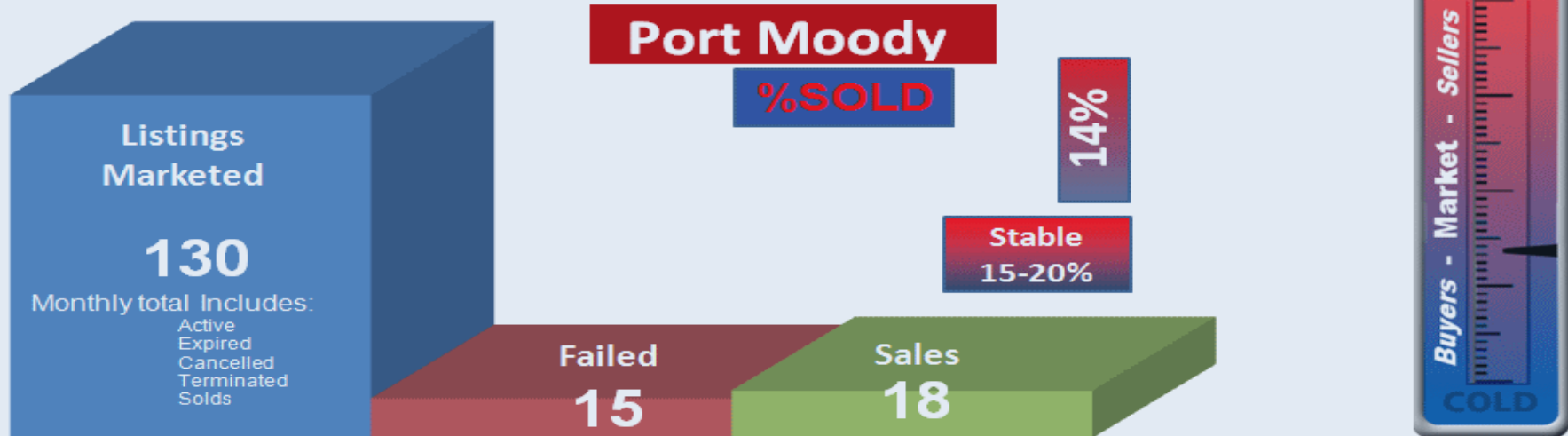
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Market Analysis & Forecasting Aug 1/17 Port Moody

Monthly Market Activity - July 2017 - Single Family



Aug 1 2017 Port Moody Market Update (Detached)

Current: Port Moody's **14 %SOLD** Rate indicates a Sellers Market.

(Meaning 14 Homes out of 100 Sold Last Month with an Average \$64,500 Discount from the Original List price).

Most Active Price Range: Homes between \$1 mill. - \$1.5 mill. have **21.4 %SOLD** rate.

Least Active Price Range: Homes below \$1 mill. and between \$1.5 mill. - \$2 mill. have **9.1 %SOLD** rate.

History: Pt Moody YTD RMR HPI* shows that prices decreased \$63,554.

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



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Market Analysis & Forecasting Aug 1/17 Port Moody

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

| Port Moody Price Range Statistics - July 2017 | | | | | | | Detached |
|---|-------------------------|-----------|----------|------------------------|--------------------------|------------|----------|
| Home Price Range | Total Listings (/Month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD | |
| 0-\$1,000,000 | 11 | 1 | 6 | 104% | \$40,100 | 9.1% | ↓ |
| \$1,000,001-\$1,500,000 | 42 | 9 | 27 | 94% | -\$80,000 | 21.4% | ↑ |
| \$1,500,001-\$2,000,000 | 33 | 3 | 9 | 99% | -\$23,000 | 9.1% | ↓ |
| \$2,000,001 and more | 44 | 5 | 22 | 100% | \$0 | 11.4% | |
| Total Activity | 130 | 18 | 0 | 0% | \$0 | 14% | |

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) | 112 | 117 | 130 | | 13 | ↑ |
| Active Listings (1st of the month) | 61 | 34 | 90 | 97 | 7 | ↑ |
| Solds | 27 | 21 | 18 | | -3 | ↓ |
| Days on Market (DOM) | 17 | 13 | 0 | | -13 | ↓ |
| %SOLD (Sales/ Listings/Mthly Rate) | 24% | 18% | 14% | | -4% | ↓ |
| Home Price Index | \$1,409,644 | \$1,395,912 | \$1,346,090 | | -\$49,822 | ↓ |

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What Sold in your Neighbourhood and for What Price?

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|---|-------------------------|-----------|----------|------------------------|--------------------------|------------|
| Neighbourhoods | Total Listings (/Month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | % SOLD |
| Anmore | 39 | 4 | 35 | 95% | -\$84,120 | 10.3% |
| Belcarra | 12 | 1 | 5 | 100% | \$0 | 8.3% |
| Barber Street | 3 | 0 | | | | 0.0% |
| College Park PM | 13 | 2 | 11 | 100% | -\$9,950 | 15.4% |
| Glenayre | 2 | 1 | 17 | 87% | -\$185,000 | 50.0% |
| Heritage Mountain | 11 | 2 | 16 | 92% | -\$120,500 | 18.2% |
| Heritage Woods PM | 21 | 3 | 16 | 99% | -\$23,000 | 14.3% |
| loco | 0 | 0 | | | | 0.0% |
| Mountain Meadows | 0 | 0 | | | | 0.0% |
| North Shore Pt Moody | 11 | 1 | 11 | 100% | -\$800 | 9.1% |
| Port Moody Centre | 18 | 4 | 191 | 111% | \$320,500 | 22.2% |
| Total Activity | 130 | 18 | 0 | 0% | \$0 | 14% |



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Next Months Market Forecast

Forecast: Port Moody has Average Listing Supply; 97 homes are for sale and with the **14 % SOLD** Monthly Rate gives us a ~18 months of Inventory. We project Port Moody to continue into a Sellers Market.

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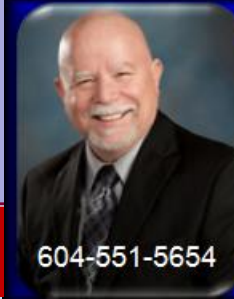
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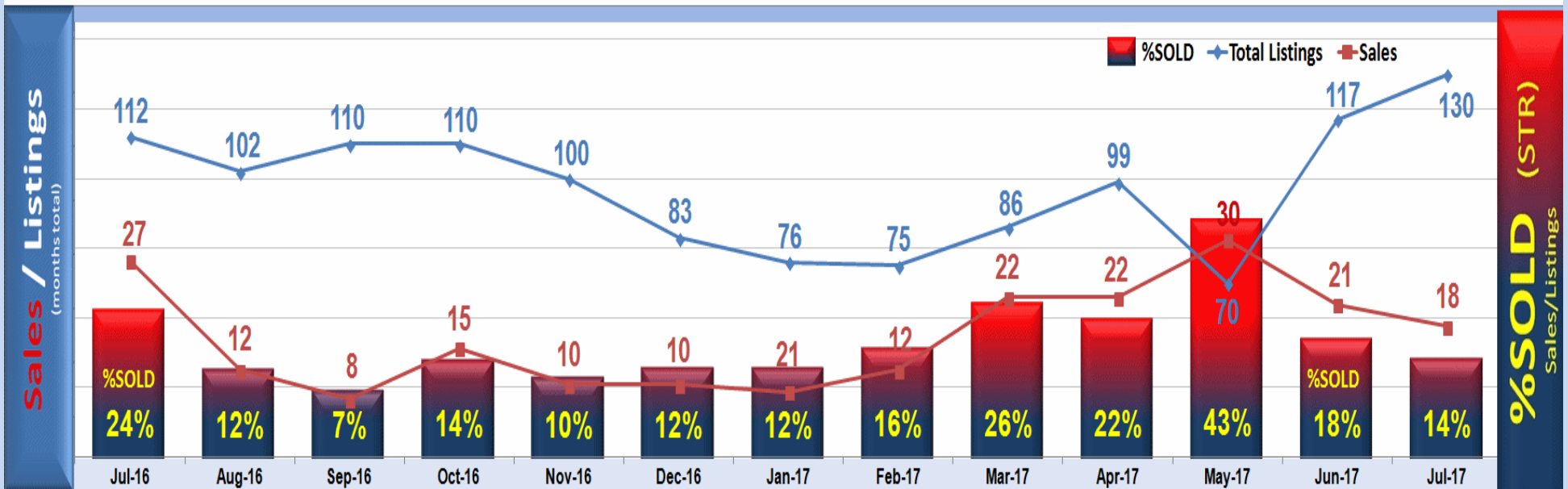
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Market Analysis & Forecasting Aug 1/17 Port Moody

How has the Market performed this Past Month and Year?

Detached Port Moody Total Listings**, Sales, and %SOLD rates



*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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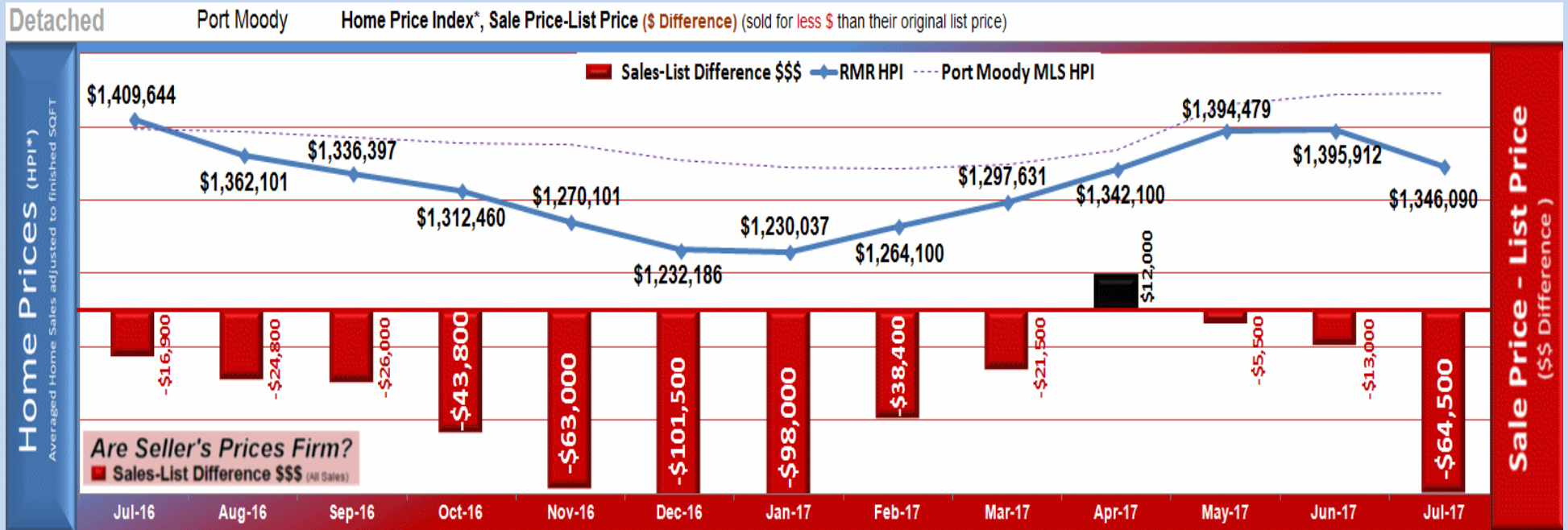
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Market Analysis & Forecasting Aug 1/17 Port Moody

How has the Housing Price Index changed and ... What is the Average Negotiated Discount?



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

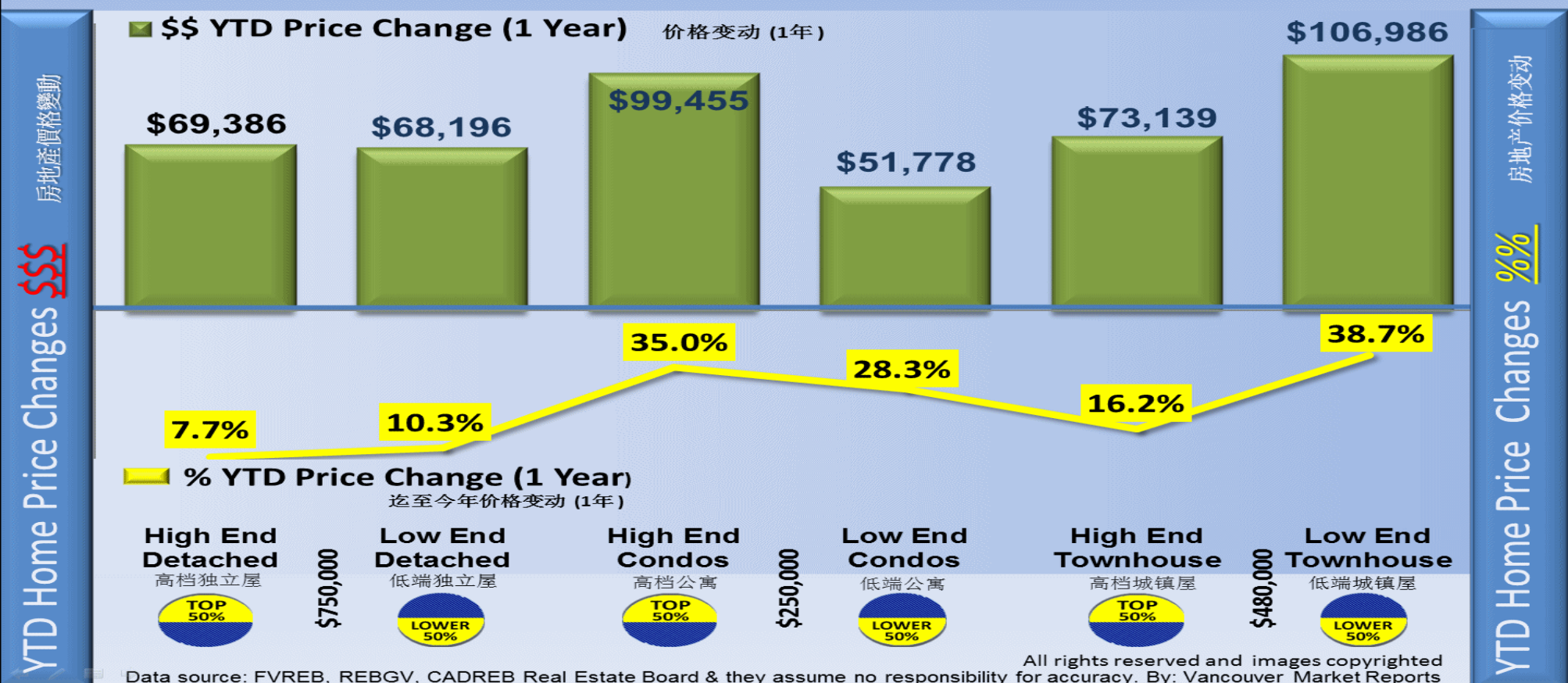
Maple Ridge-Pitt Meadows Real Estate Price Changes (\$/%)

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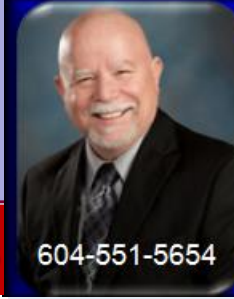
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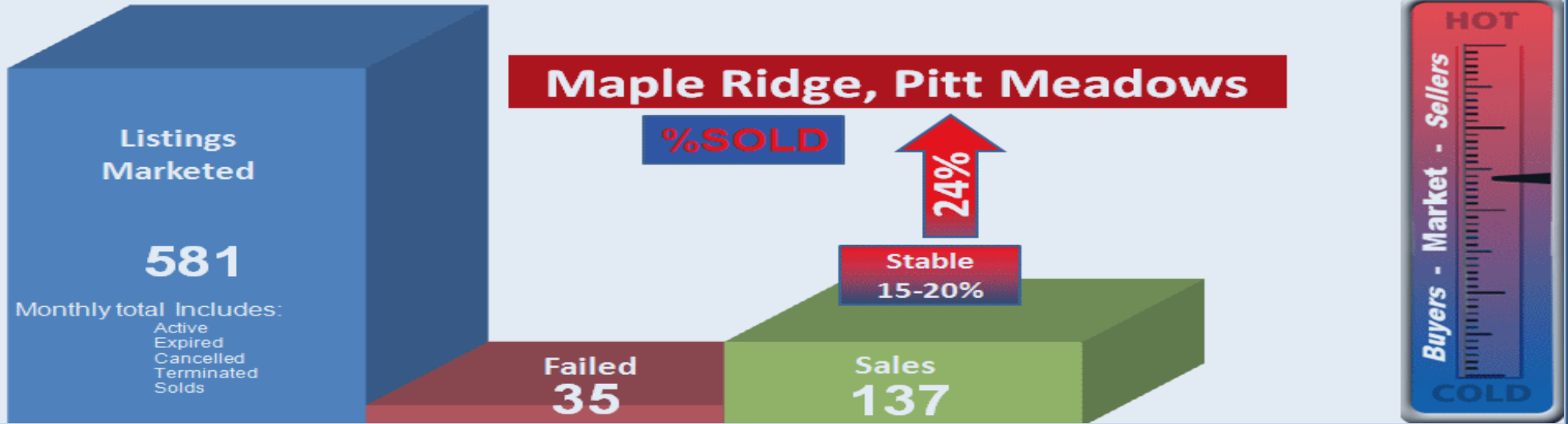
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Market Analysis & Forecasting Aug 1/17 Maple Ridge-Pitt Meadows

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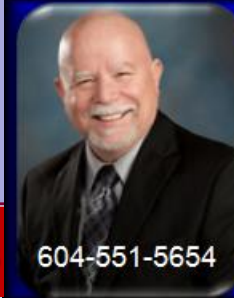
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Market Analysis & Forecasting Aug 1/17 Maple Ridge-Pitt Meadows

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.

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



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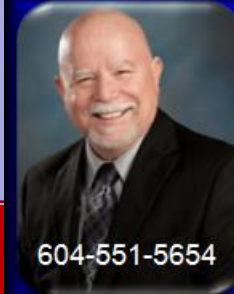
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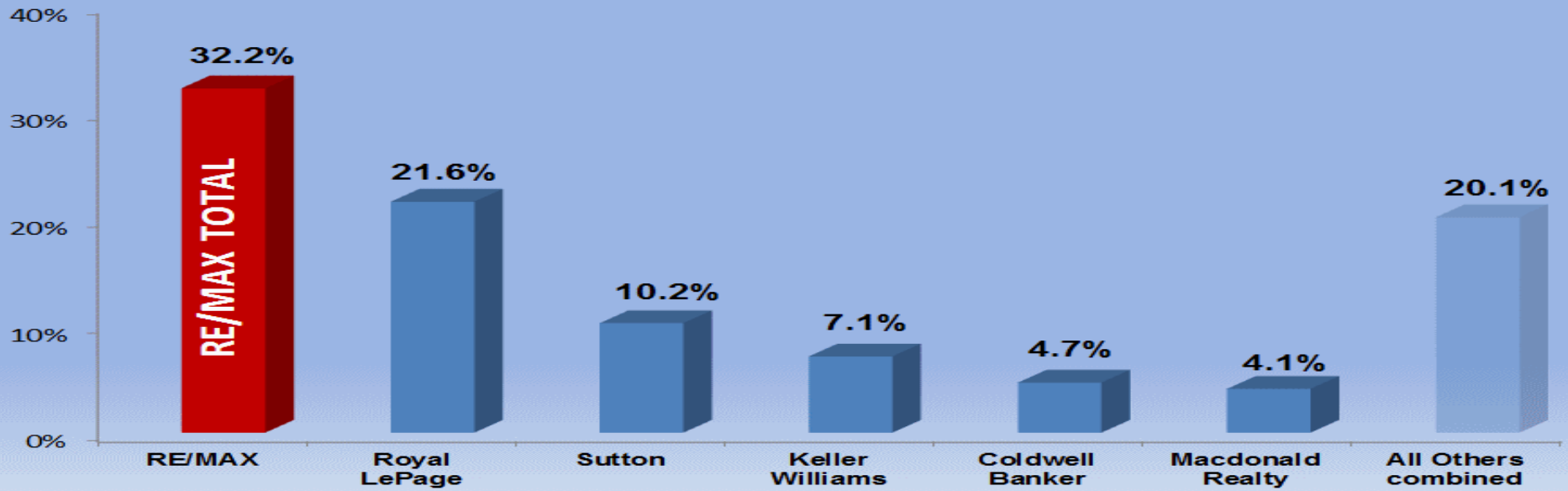
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Market Analysis & Forecasting Aug 1/17 Maple Ridge-Pitt Meadows

#1 the RE/MAX Market Share Reports

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)

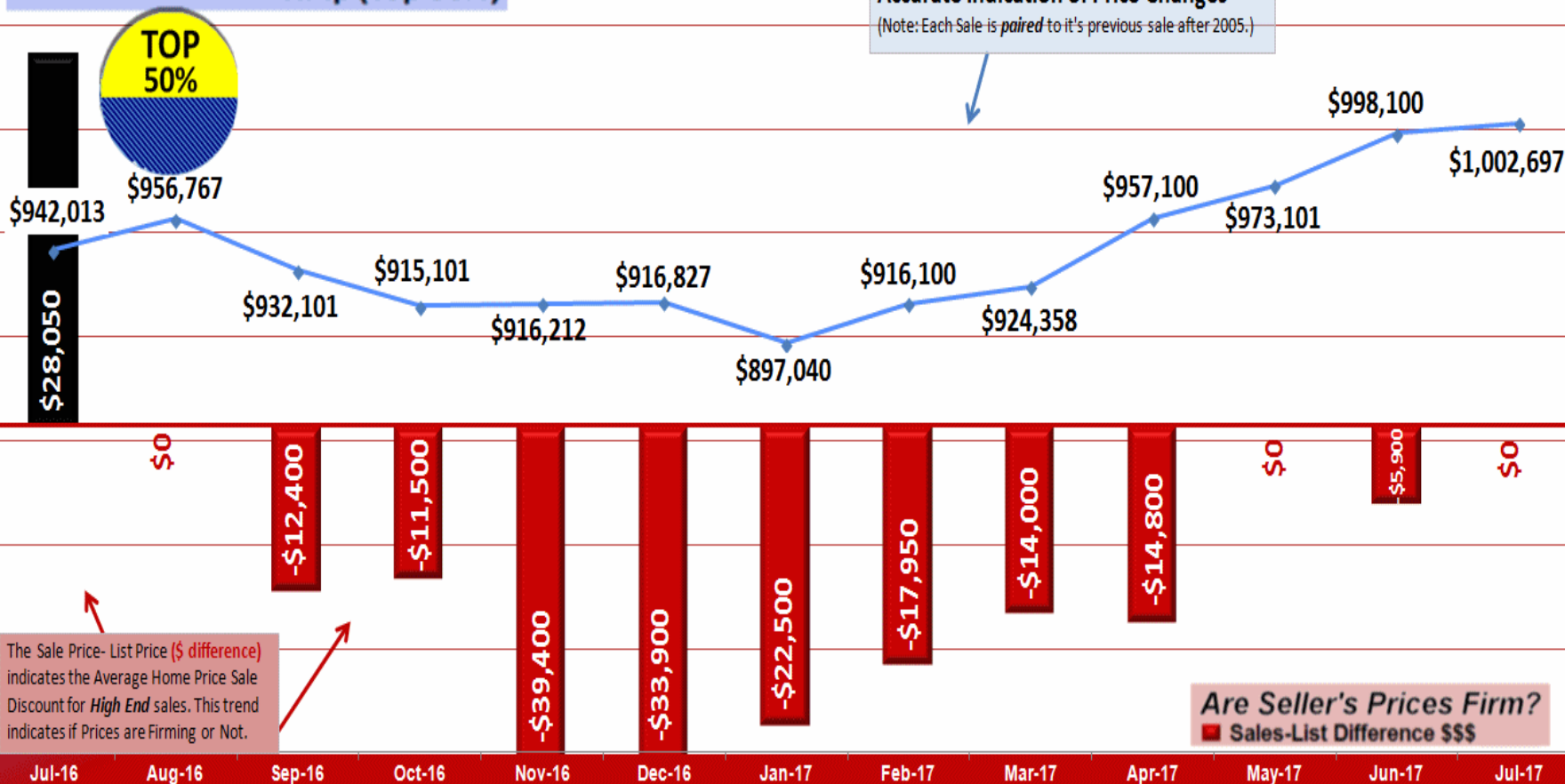
Are Home Prices Up?

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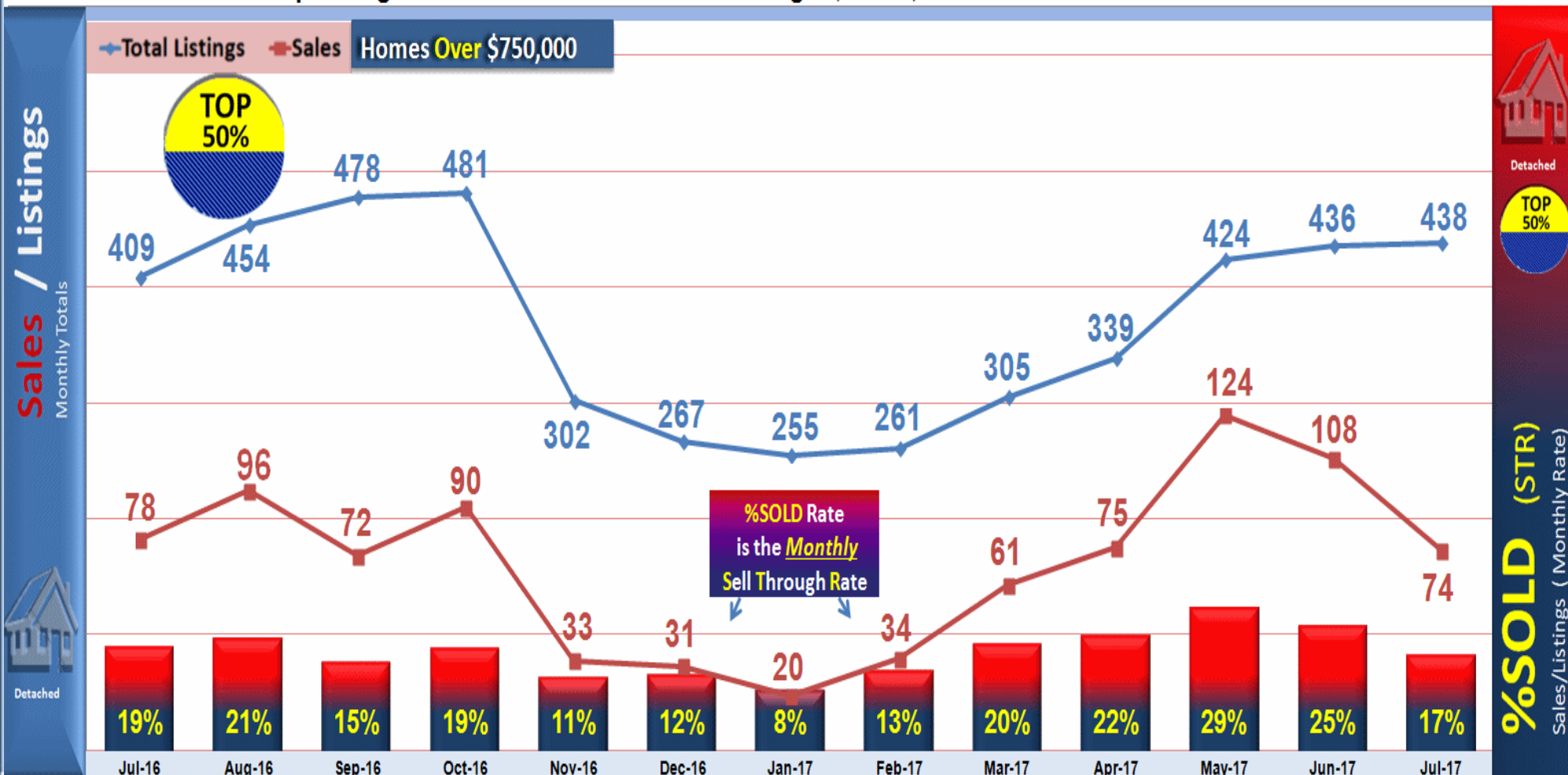
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Market Analysis & Forecasting Aug 1/17 Maple Ridge-Pitt Meadows

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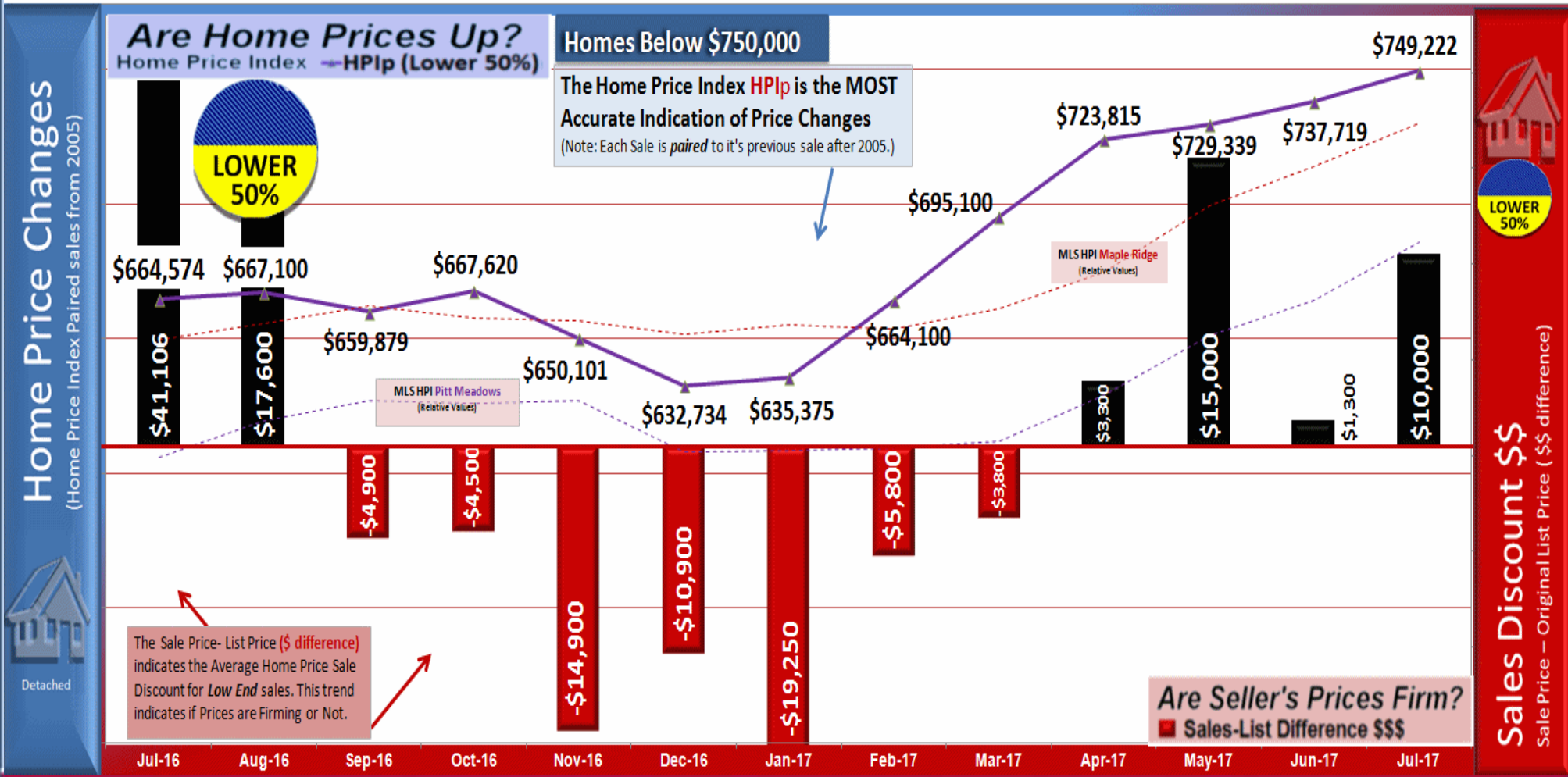
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Market Analysis & Forecasting Aug 1/17 Maple Ridge-Pitt Meadows

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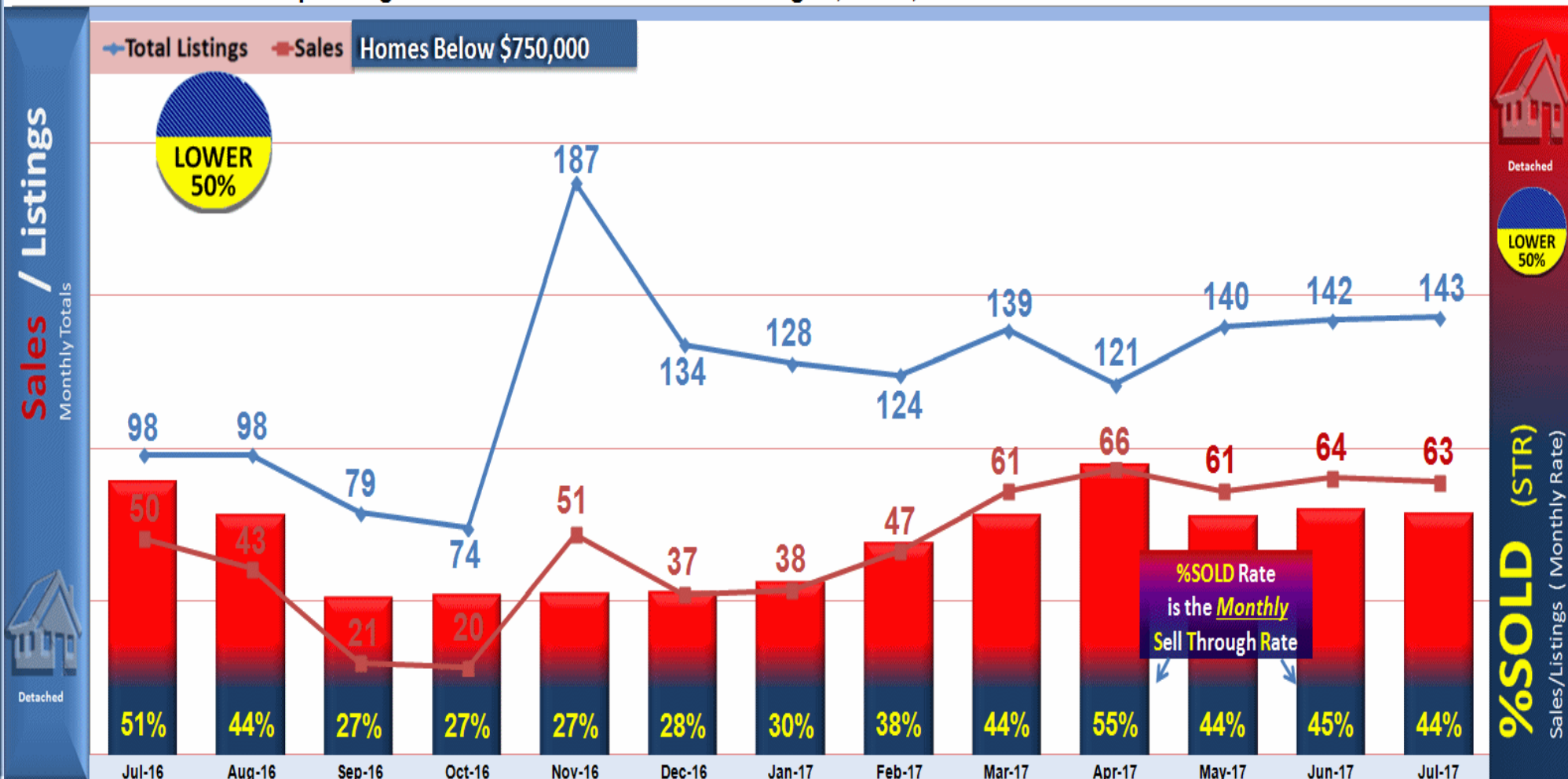
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Detached Maple Ridge & Pitt Meadows Total Listings**, Sales, and %SOLD Rates



Sales / Listings
Monthly Totals



LOWER 50%

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

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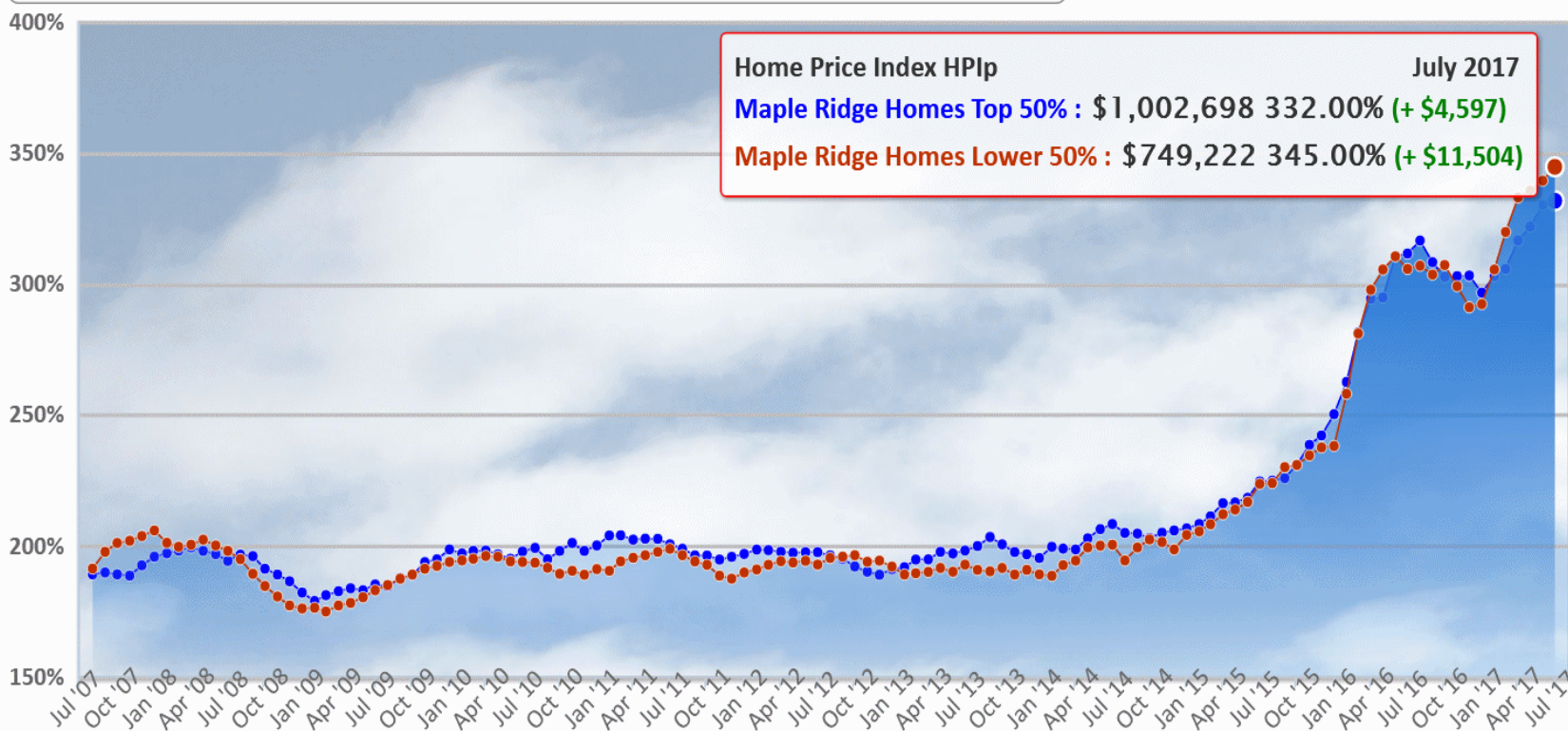
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Market Analysis & Forecasting Aug 1/17 Maple Ridge-Pitt Meadows

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

| 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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Market Analysis & Forecasting Aug 1/17 North Delta

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

房地产价格变动(\$/%)

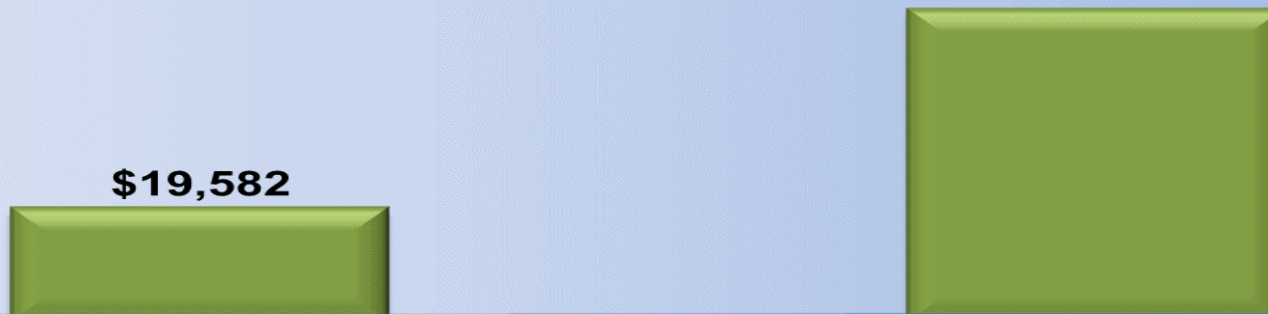
Housing Types: Year-To-Date June 2016 – June 2017 (Quarters)

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

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

价格变动 (1年)



房地產價格變動

房地產價格變動

YTD Home Price Changes \$\$\$

YTD Home Price Changes %%

2.0%

7.6%

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

High End Detached

高档独立屋



\$830,000

Low End Detached

低端独立屋



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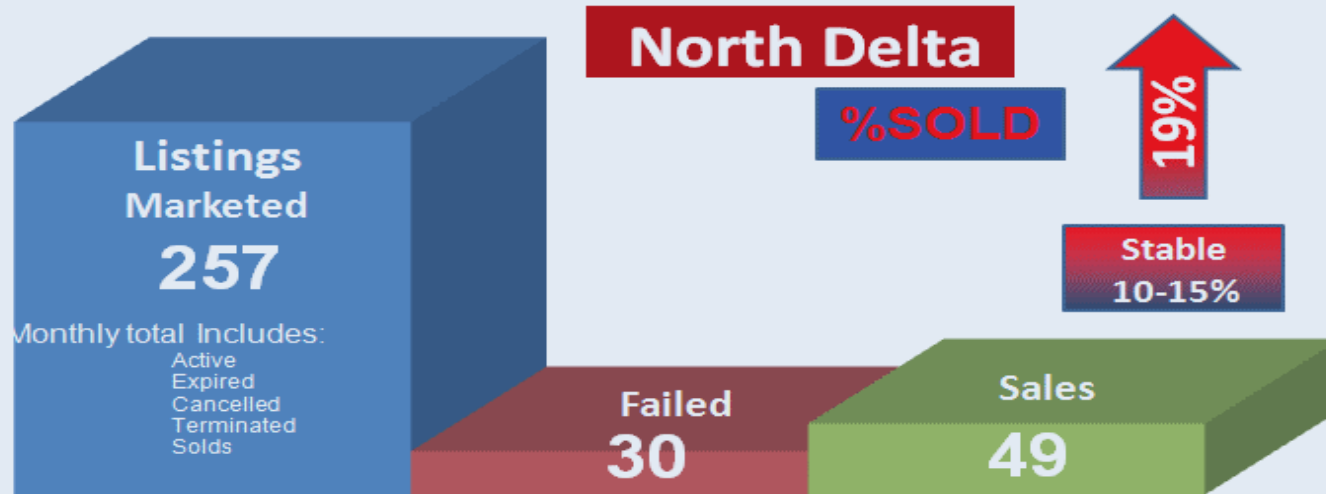
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Market Analysis & Forecasting Aug 1/17 North Delta

Monthly Market Activity - July 2017 - Single Family



Aug 1 2017 N. Delta Market Update (Detached)

Current: N.Delta has a Sellers Market with **19 %SOLD** rate and a 100% Sell/List ratio. (This means that there is an average of a \$3,000 discount from the original list price)

Most Active Price Range: Homes between \$850,000 - \$925,000 have a high **30.9 %SOLD** rate.

Least Active Price Range: Homes above \$1.2 mill. have **6.9 %SOLD** rate.

History: The North Delta Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$35,000.

The North Delta Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$50,463.

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

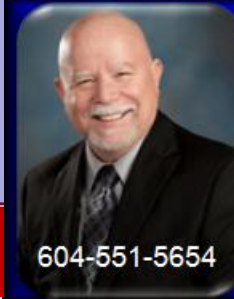


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Market Analysis & Forecasting Aug 1/17 North Delta

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

N. Delta List Price Ranges Statistics - July 2017

Detached

| Home Price Range | Total Listings (/month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD | |
|-----------------------|-------------------------|-----------|-----------|------------------------|--------------------------|------------|---|
| 0-\$850,000 | 42 | 12 | 6 | 103% | \$25,650 | 28.6% | ↑ |
| \$850,001-\$925,000 | 55 | 17 | 19 | 100% | -\$3,000 | 30.9% | ↑ |
| \$925,001-\$1,200,000 | 88 | 15 | 23 | 97% | -\$30,000 | 17.0% | ↑ |
| \$1,200,001 and more | 72 | 5 | 33 | 96% | -\$49,900 | 6.9% | ↓ |
| Total Activity | 257 | 49 | 20 | 100% | -\$3,000 | 19% | ↑ |

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) | 275 | 261 | 257 | | -4 | ↓ |
| Active Listings (1st of the month) | 158 | 98 | 174 | 178 | 4 | ↑ |
| Solds | 47 | 68 | 49 | | -19 | ↓ |
| Days on Market (DOM) | 11 | 9 | 20 | | 11 | ↑ |
| %SOLD (Sales/Listings /monthly rate) | 17% | 26% | 19% | | -7% | ↓ |
| (Top 50%) Home Price Index HPIp | \$978,100 | \$995,298 | \$1,013,100 | | \$17,802 | ↑ |
| (Lower 50%) Home Price Index HPIp | \$721,239 | \$768,100 | \$771,702 | | \$3,602 | ↑ |

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Market Analysis & Forecasting Aug 1/17 North Delta

What Sold in your Neighbourhood and for What Price?

| N. Delta Sub areas Statistics - July 2017 | | | | | | Detached | |
|---|----------------------------|-----------|-----------|---------------------------|-----------------------------|------------|--|
| Neighbourhoods | Total Listings (/month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD | |
| Annieville | 62 | 17 | 11 | 100% | \$100 | 27.4% | |
| Nordel | 76 | 14 | 23 | 99% | -\$6,900 | 18.4% | |
| Scottsdale | 65 | 7 | 19 | 100% | \$2,000 | 10.8% | |
| Sunshine Hills Woods | 54 | 11 | 25 | 98% | -\$25,000 | 20.4% | |
| Total Activity | 257 | 49 | 20 | 100% | -\$3,000 | 19% | |



*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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Market Analysis & Forecasting Aug 1/17 North Delta

Next Months Market Forecast

Forecast: North Delta has average Listing supply; 178 homes are for sale and with the **19 % SOLD** monthly rate gives us about ~5 months of inventory. 8% of the active listings have reduced their price by \$37,905 on average or \$22,000 on median for the last month. We project North Delta to be a continued sellers market.

July's Real Estate Statistics show 78% of Fraser Valley's Detached Markets increasing values in July; conversely just 52 % in the Vancouver Markets had price increases. Gone of the Exhausting Highly Emotional Charged Markets that we have seen in the last few years. Overall, Single Family Homes in the Fraser Valley experienced an Average Monthly Price Increase of \$6,045, which is a major decrease over the \$19,160 increase that we saw in June. Last year our Markets peaked in July/ August and this year we are forecasting that we are at 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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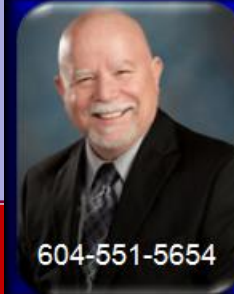
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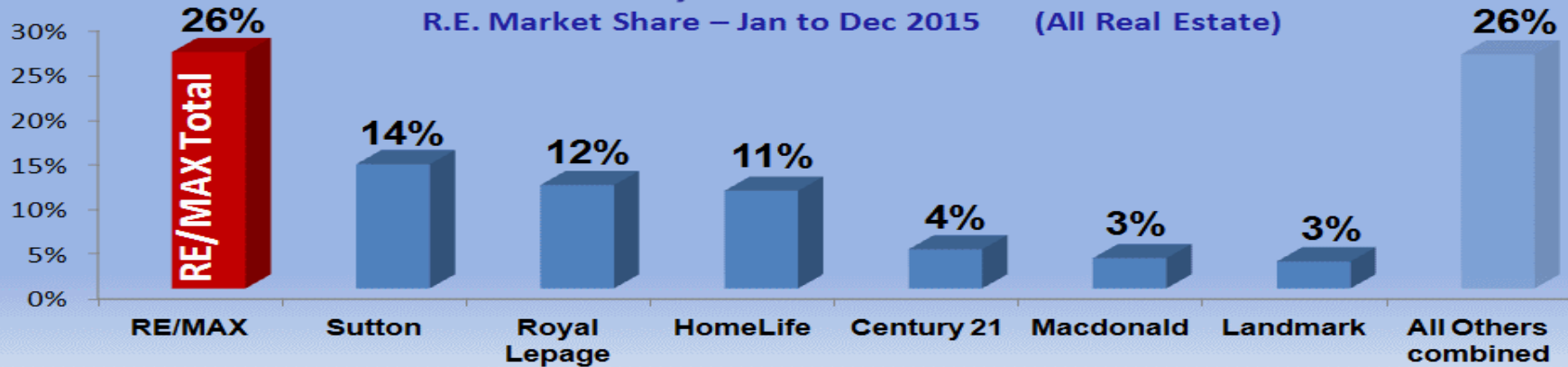


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Market Analysis & Forecasting Aug 1/17 North Delta

#1 the RE/MAX Market Share Reports

Fraser Valley and Chilliwack R.E. Boards
R.E. Market Share – Jan to Dec 2015 (All Real Estate)



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

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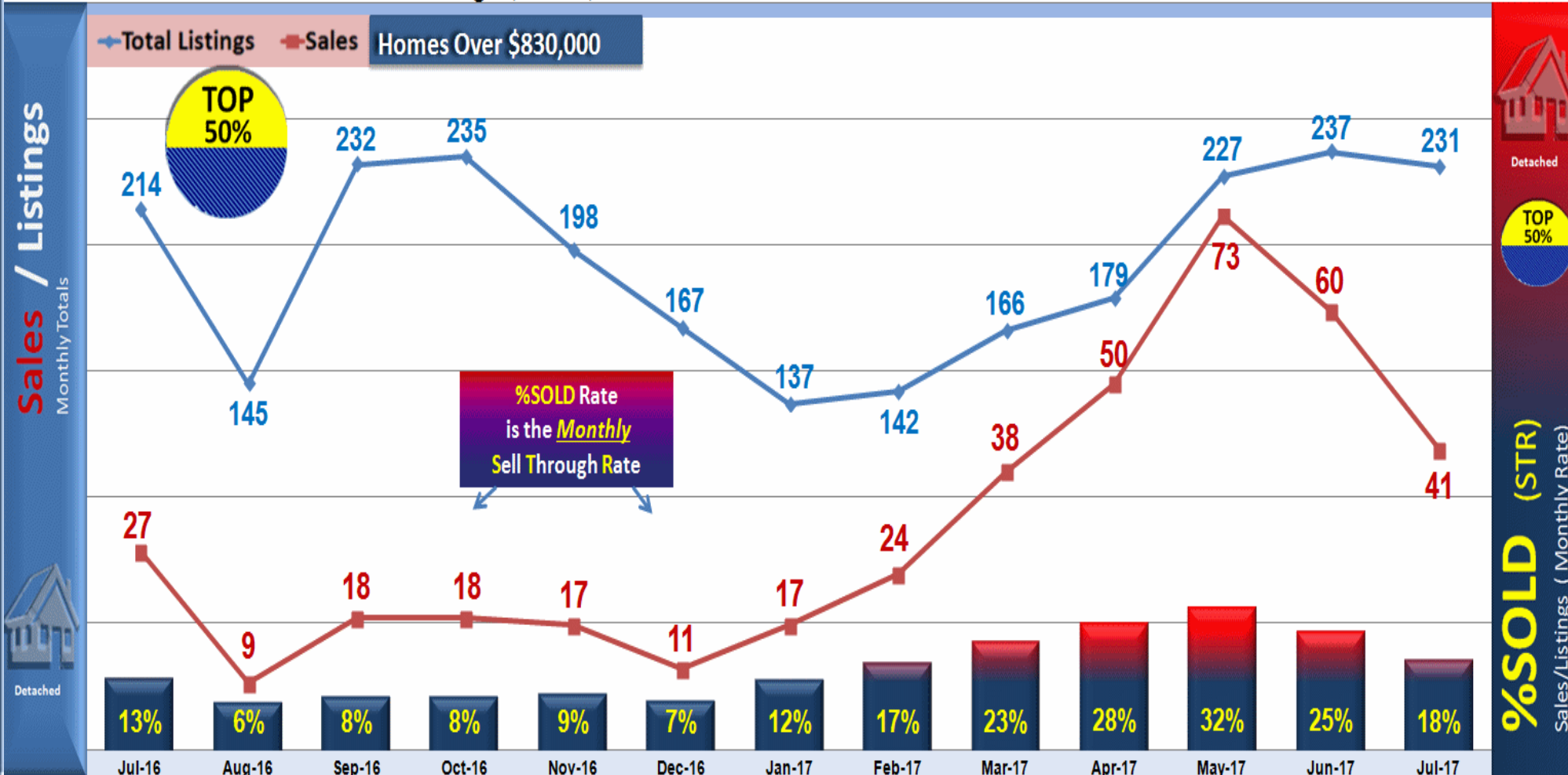


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Detached N. Delta Total Listings, Sales, and %SOLD Rates



Sales / Listings
Monthly Totals



Detached
TOP 50%

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

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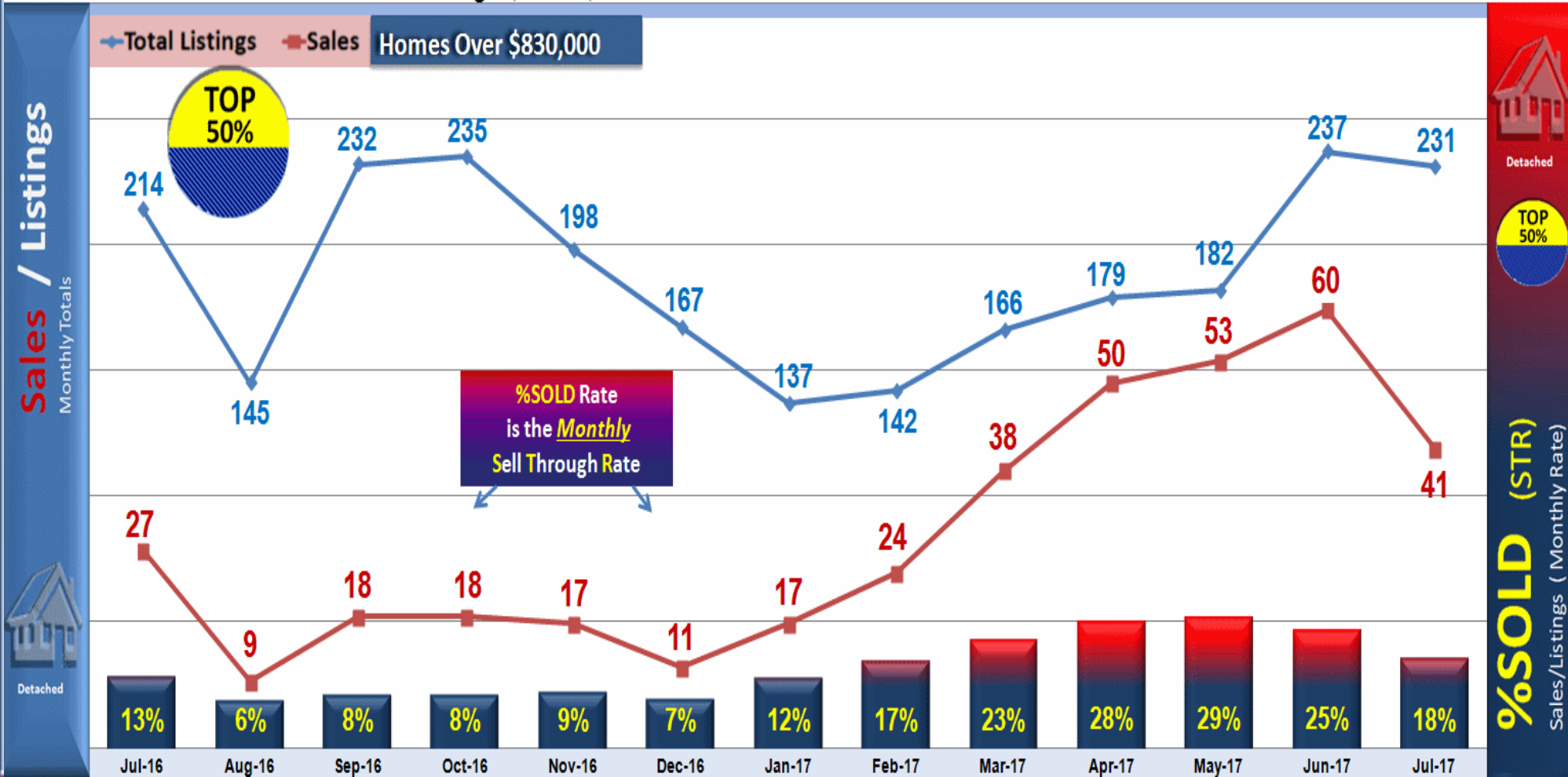
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Sales / Listings
Monthly Totals



Detached

TOP 50%

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

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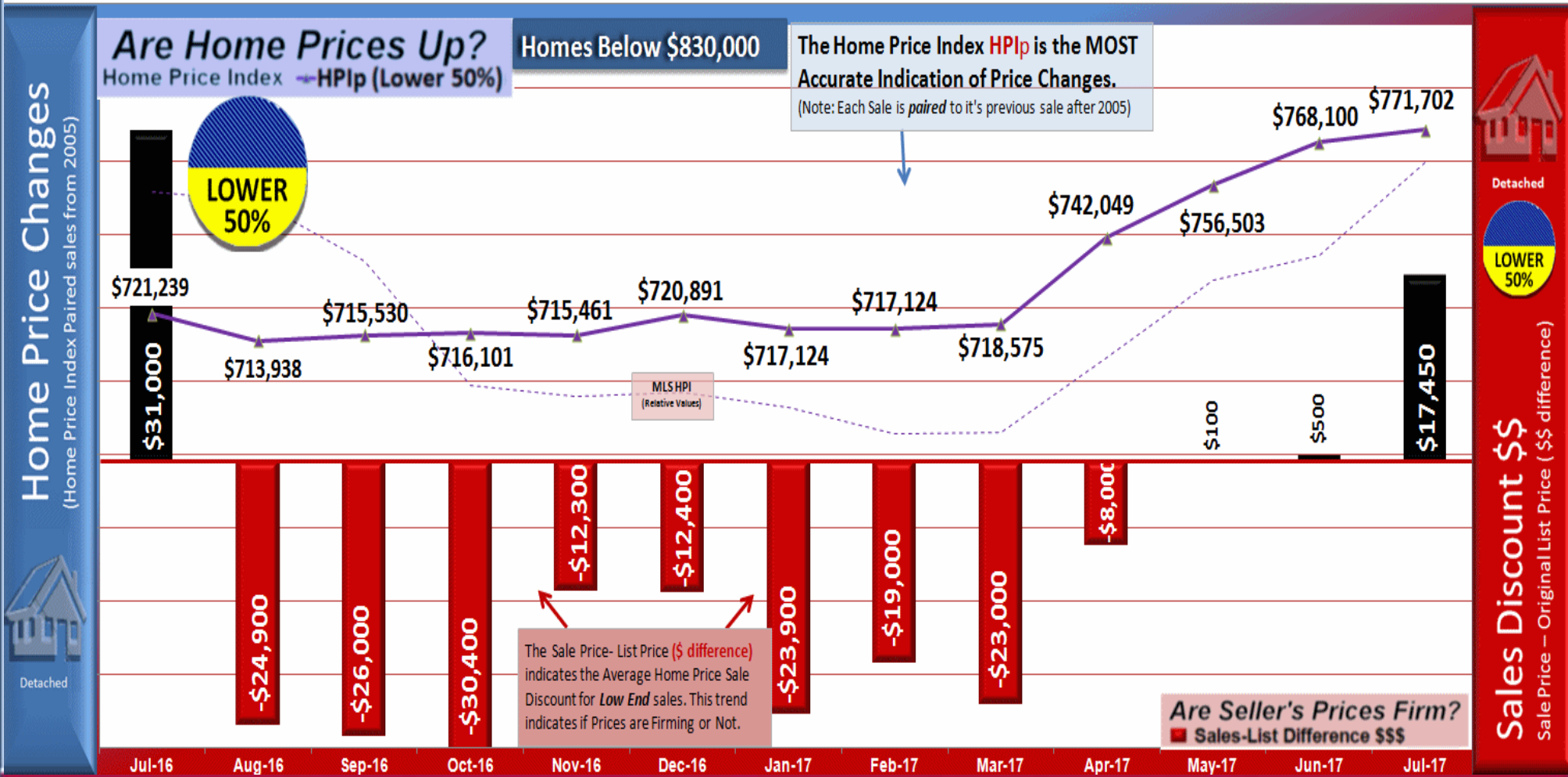
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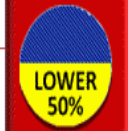
Detached North Delta Home Price Index HPIp (Lower 50%). Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)



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



Detached



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

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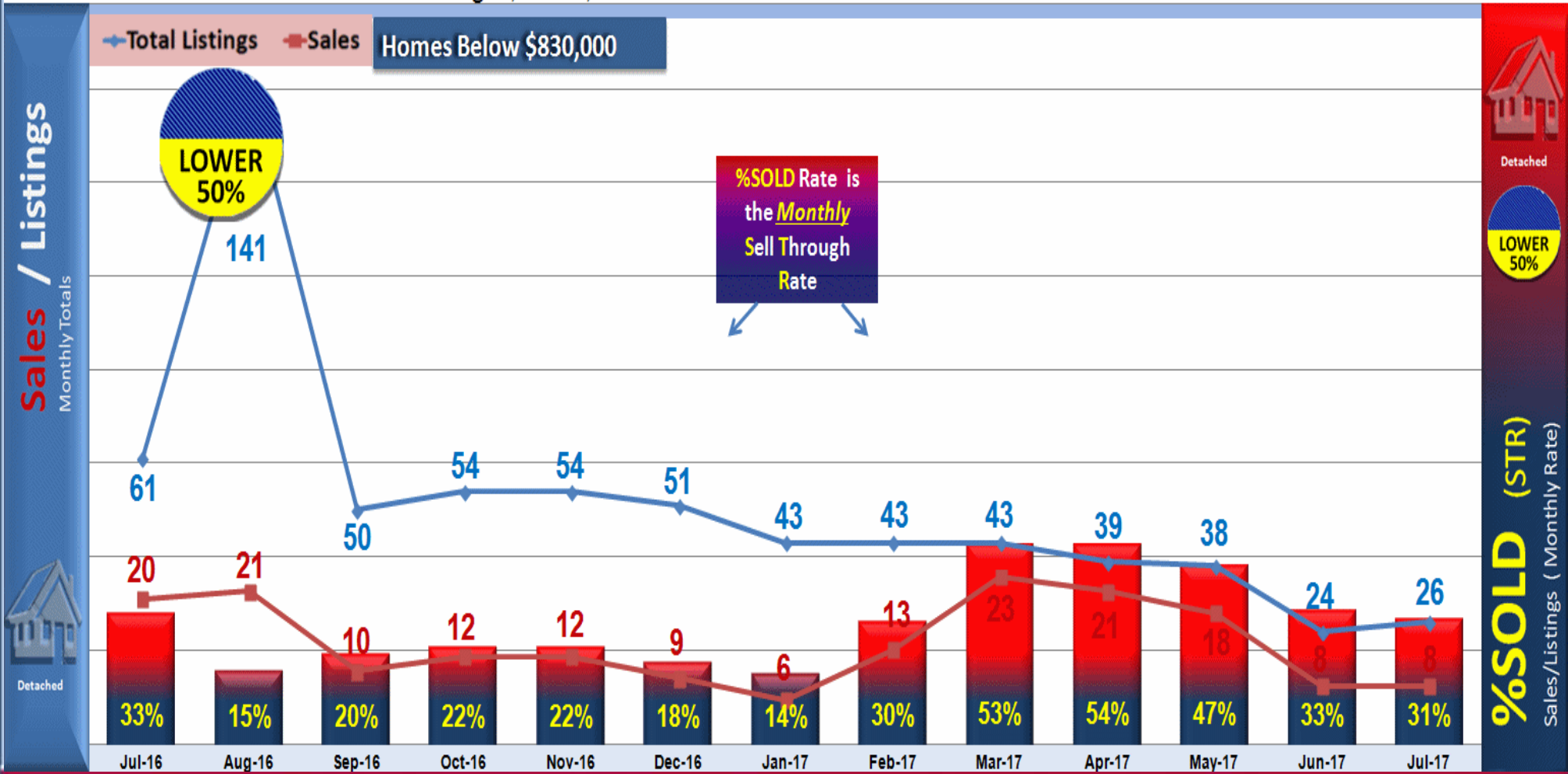
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Detached N. Delta Total Listings^{**}, Sales, and %SOLD Rates



Sales / Listings
 Monthly Totals



Detached



Detached



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

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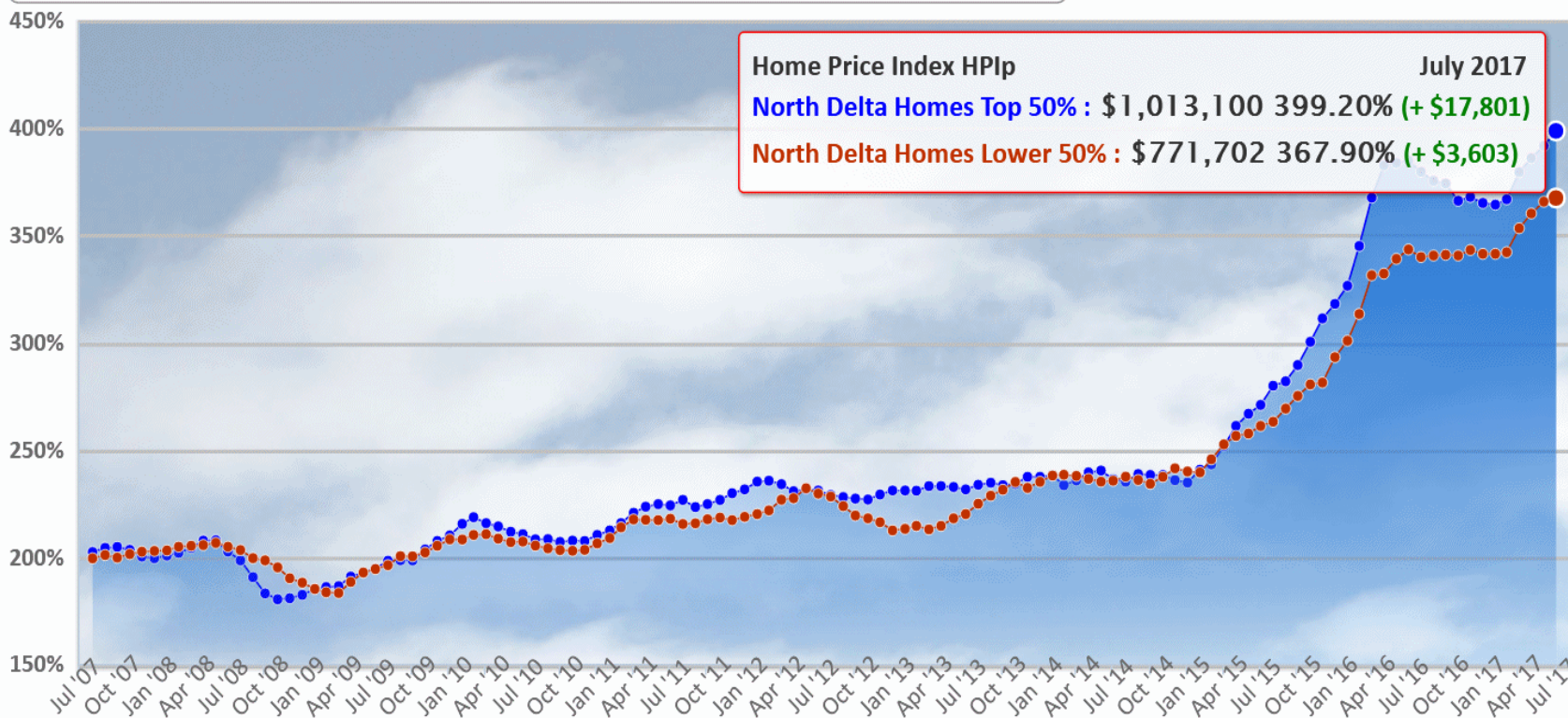
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North Delta Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 North Delta Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

| Date | Value |
|----------|----------|
| Jul 2017 | % 399.20 |
| Jun 2017 | % 392.20 |
| May 2017 | % 386.50 |
| Apr 2017 | % 379.90 |
| Mar 2017 | % 367.30 |
| Feb 2017 | % 364.80 |
| Jan 2017 | % 365.60 |
| Dec 2016 | % 368.40 |
| Nov 2016 | % 366.60 |
| Oct 2016 | % 374.70 |
| Sep 2016 | % 375.90 |
| Aug 2016 | % 380.10 |

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Market Analysis & Forecasting Aug 1/17 West Surrey

Surrey West Real Estate Price Changes (\$/%)

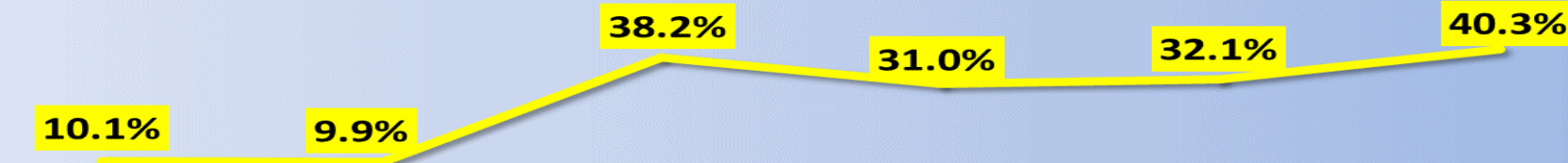
房地产价格变动(\$/%)

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 HPI®

■ \$\$ 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

\$825,000



Low End Detached
低端独立屋



High End Condos
高档公寓

\$250,000



Low End Condos
低端公寓



High End Townhouse
高档城镇屋

\$450,000



Low End Townhouse
低端城镇屋



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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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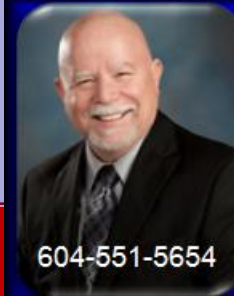
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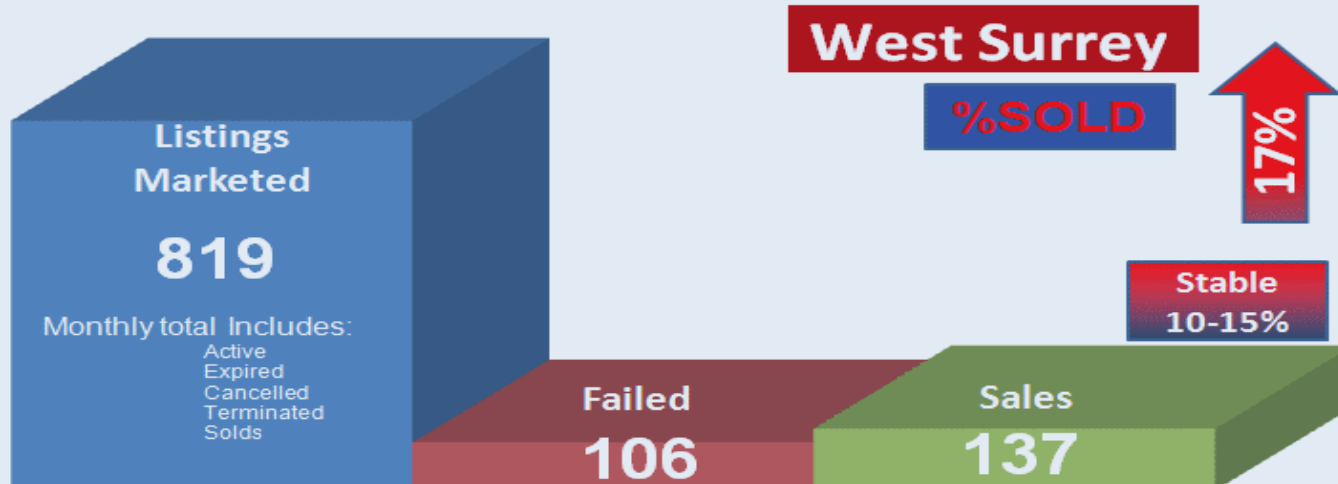
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Market Analysis & Forecasting Aug 1/17 West Surrey

Monthly Market Activity - July 2017 - Single Family



Aug 1 2017 West Surrey Market Update (Detached)

Current: West Surrey is in a Sellers Market with an average listing inventory, **17 %SOLD** rate and a 99% Sell/List Ratio. (This means that there is an average of a \$4,999 sales discount from the original list price)

Most Active Price Range: Homes between \$675,000 - \$740,000 have **35.5 %SOLD** rate.

Least Active Price Range: Homes above \$1.1 mill. have **11.7 % SOLD** rate.

History: The Surrey West Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$127,999. The Surrey West Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$67,754.



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Market Analysis & Forecasting Aug 1/17 West Surrey

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

| West Surrey List Price Ranges Statistics - July 2017 | | | | | | | Detached |
|--|-------------------------|------------|-----------|------------------------|--------------------------|------------|----------|
| Home Price Range | Total Listings (/month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD | |
| 0-\$600,000 | 23 | 7 | 6 | 98% | -\$3,800 | 30.4% | ↑ |
| \$600,001-\$675,000 | 9 | 1 | 3 | 102% | \$10,367 | 11.1% | |
| \$675,001-\$740,000 | 31 | 11 | 10 | 99% | -\$4,900 | 35.5% | ↑ |
| \$740,001-\$800,000 | 88 | 19 | 11 | 99% | -\$4,000 | 21.6% | ↑ |
| \$800,001-\$925,000 | 190 | 40 | 10 | 100% | \$0 | 21.1% | ↑ |
| \$925,001-\$1,100,000 | 163 | 22 | 16 | 99% | -\$13,900 | 13.5% | |
| \$1,100,001 and more | 315 | 37 | 22 | 98% | -\$23,000 | 11.7% | |
| Total Activity | 819 | 137 | 12 | 99% | -\$4,999 | 17% | ↑ |

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) | 932 | 839 | 819 | | -20 | ↓ |
| Active Listings (1st of the month) | 594 | 483 | 515 | 576 | 61 | ↑ |
| Solds | 124 | 226 | 137 | | -89 | ↓ |
| Days on Market (DOM) | 16 | 11 | 12 | | 2 | ↑ |
| %SOLD (Sales/ Listings /mnlthly rate) | 13% | 27% | 17% | | -10% | ↓ |
| (Top 50%) Home Price Index HPIp | \$951,101 | \$1,062,926 | \$1,079,100 | | \$16,174 | ↑ |
| (Lower 50%) Home Price Index HPIp | \$705,318 | \$762,653 | \$773,072 | | \$10,419 | ↑ |

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Market Analysis & Forecasting Aug 1/17 West Surrey

What Sold in your Neighbourhood and for What Price?

| West Surrey Sub areas Statistics - July 2017 | | | | | Detached | |
|--|----------------------------|------------|-----------|---------------------------|-----------------------------|------------|
| Neighbourhoods | Total Listings (/month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD |
| Bridgeview | 25 | 8 | 12 | 100% | \$1,000 | 32.0% |
| Bolivar Heights | 85 | 23 | 11 | 98% | -\$14,000 | 27.1% |
| Royal Heights | 36 | 4 | 12 | 99% | -\$16,400 | 3.7% |
| Cedar Hills | 93 | 14 | 11 | 100% | \$50 | 10.7% |
| Whalley | 72 | 10 | 15 | 100% | -\$1,500 | 14.8% |
| Queen Mary Park Surrey | 108 | 13 | 11 | 97% | -\$22,000 | 15.1% |
| Bear Creek Green Timbers | 114 | 16 | 13 | 100% | \$2,300 | 9.2% |
| West Newton | 125 | 20 | 17 | 98% | -\$18,944 | 11.3% |
| East Newton | 161 | 29 | 17 | 98% | -\$14,000 | 7.2% |
| Total Activity | 819 | 137 | 12 | 99% | -\$4,999 | 17% |

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Market Analysis & Forecasting Aug 1/17 West Surrey

Next Months Market Forecast

Forecast: West Surrey has average Listing supply; 576 homes are for sale and with the **17 % SOLD** monthly rate gives us a ~6 months of inventory. 7% of the active listings have reduced their price by \$34,694 on average or \$30,000 median in the last month. We project West Surrey to be a Sellers market.

July's Real Estate Statistics show 78% of Fraser Valley's Detached Markets increasing values in July; conversely just 52 % in the Vancouver Markets had price increases. Gone of the Exhausting Highly Emotional Charged Markets that we have seen in the last few years. Overall, Single Family Homes in the Fraser Valley experienced an Average Monthly Price Increase of \$6,045, which is a major decrease over the \$19,160 increase that we saw in June. Last year our Markets peaked in July/ August and this year we are forecasting that we are at the end of the Sellers Market across most Detached Markets.

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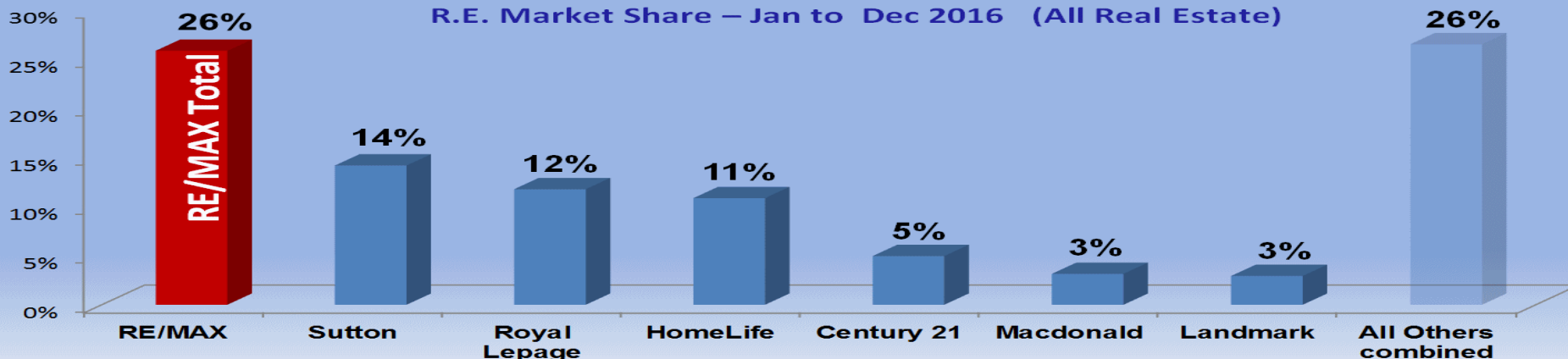


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Market Analysis & Forecasting Aug 1/17 West Surrey

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Fraser Valley and Chilliwack R.E. Boards
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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Detached West Surrey 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)

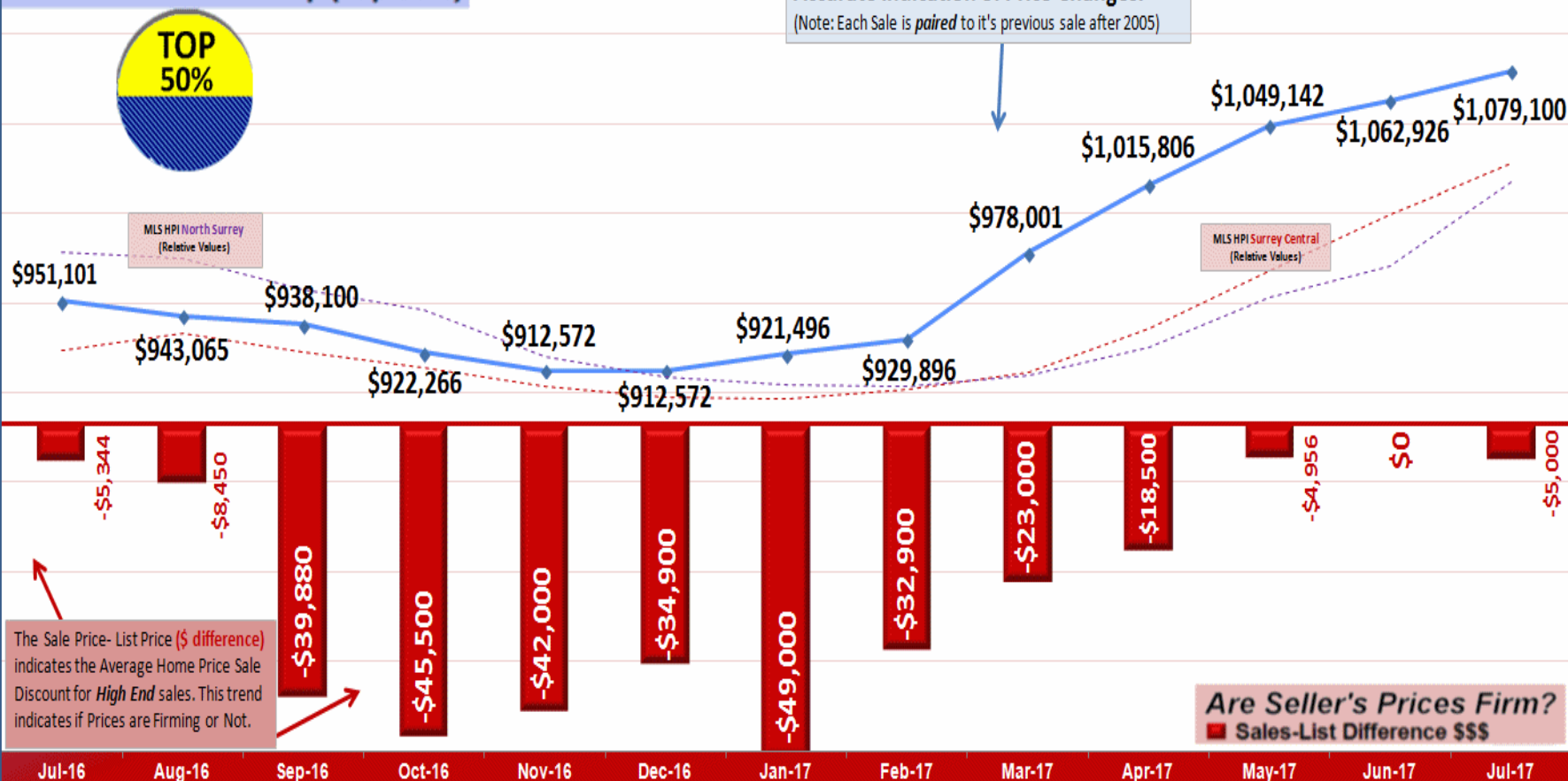
Are Home Prices Up?
 Home Price Index → HPIp (Top 50%)

Homes Over \$775,000

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)

Home Price Changes
 (Home Price Index Paired sales from 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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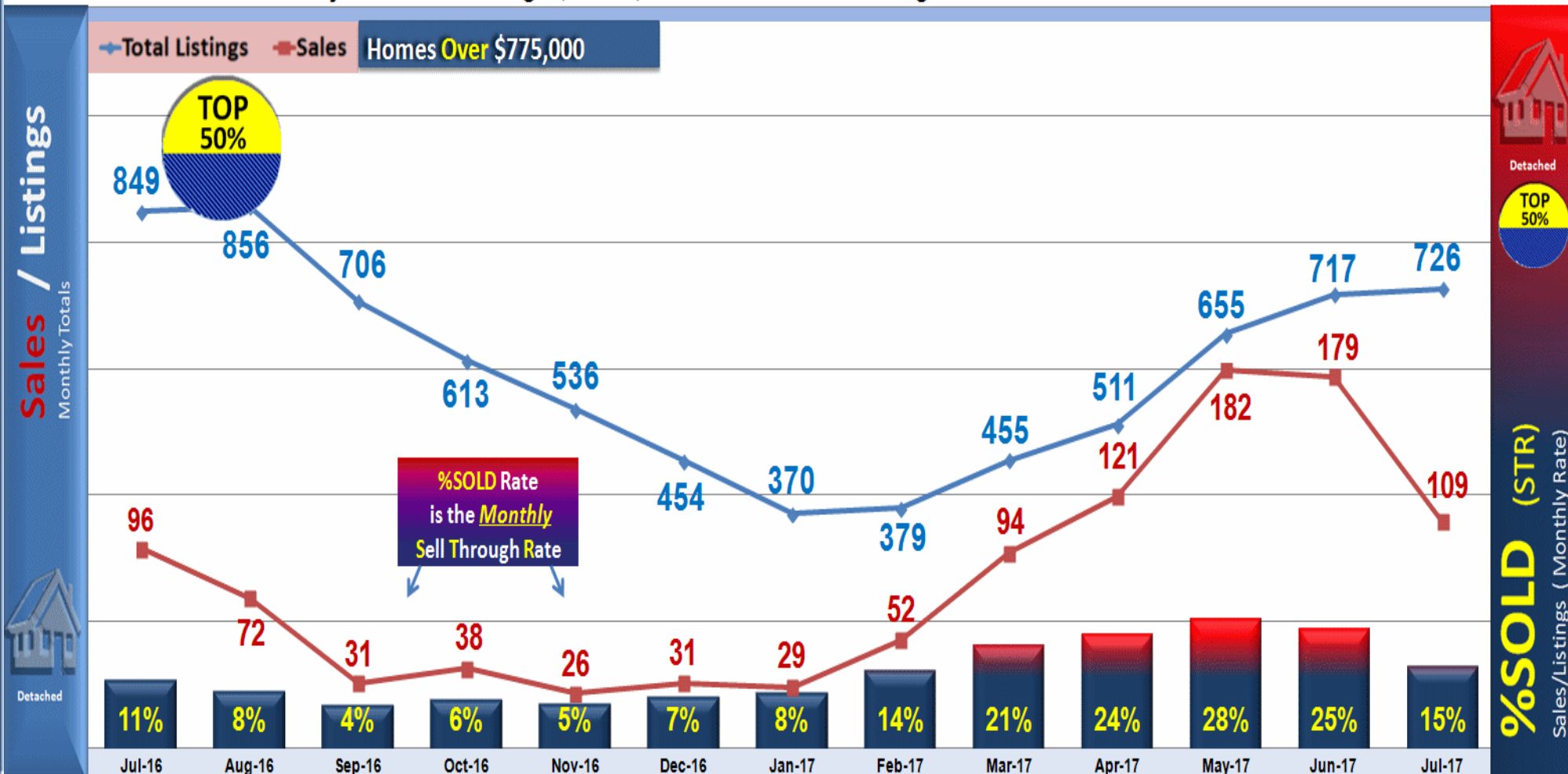
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Detached West Surrey Total Listings^{**}, Sales, and %SOLD Rates for High End Homes



Sales / Listings
Monthly Totals

Detached
TOP 50%

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

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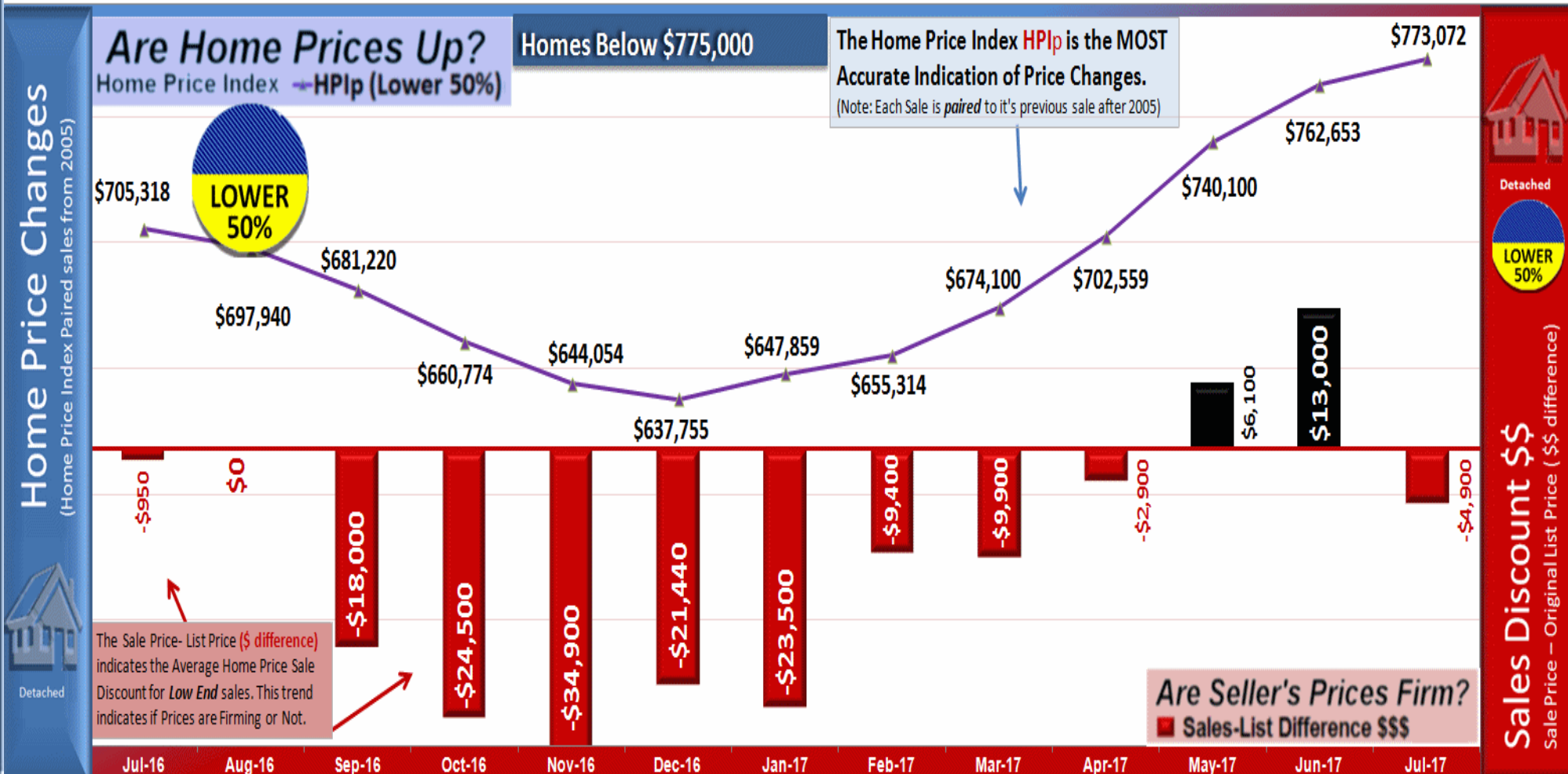


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Market Analysis & Forecasting Aug 1/17 West Surrey

Detached

West Surrey 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

LOWER 50%

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

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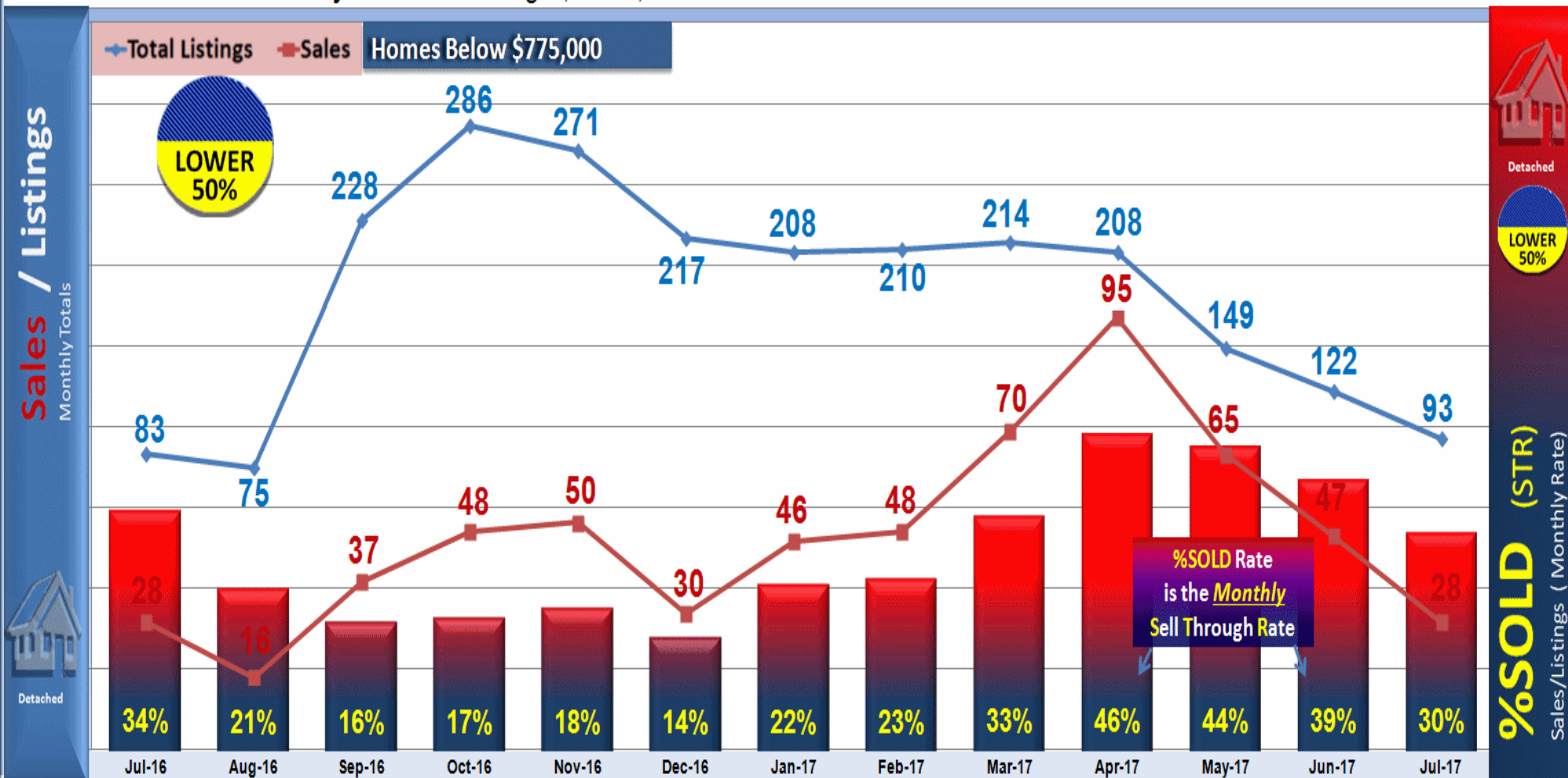
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Detached West Surrey Total Listings, Sales, and %SOLD Rates for Low End Homes



Sales / Listings
Monthly Totals



LOWER 50%

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

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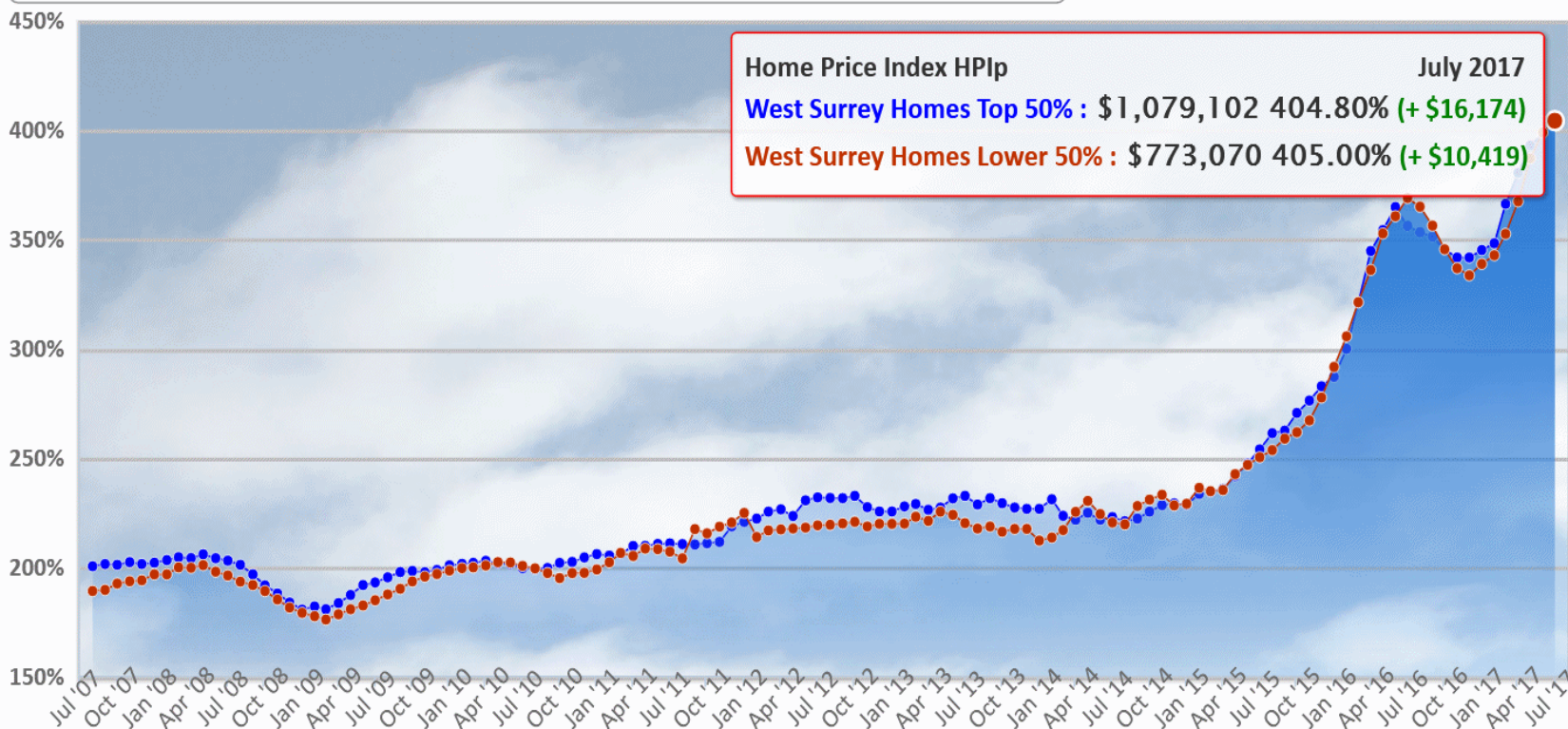
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West Surrey Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 West Surrey Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

| Date | Value |
|----------|----------|
| Jul 2017 | % 404.80 |
| Jun 2017 | % 398.70 |
| May 2017 | % 393.60 |
| Apr 2017 | % 381.10 |
| Mar 2017 | % 366.90 |
| Feb 2017 | % 348.80 |
| Jan 2017 | % 345.70 |
| Dec 2016 | % 342.30 |
| Nov 2016 | % 342.30 |
| Oct 2016 | % 346.00 |
| Sep 2016 | % 351.90 |
| Aug 2016 | % 353.80 |

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Market Analysis & Forecasting Aug 1/17 Vancouver Westside

| Vancouver West Side Sub areas Statistics - July 2017 | | | | | | |
|--|----------------|------------|----------|-------------|--------------------------|------------|
| Neighbourhoods | Total Listings | Sales | DOM | Sale Price | Sell - List \$Difference | %SOLD |
| Arbutus | 1 | 0 | | | | 0.0% |
| Cambie | 51 | 6 | 7 | 103% | \$19,564 | 11.8% |
| Dunbar | 8 | 2 | 5 | 95% | -\$20,500 | 25.0% |
| Fairview VW | 107 | 48 | 9 | 101% | \$10,500 | 44.9% |
| False Creek | 79 | 20 | 9 | 103% | \$18,500 | 25.3% |
| Kerrisdale | 31 | 5 | 11 | 100% | \$0 | 16.1% |
| Kitsilano | 157 | 53 | 8 | 101% | \$8,100 | 33.8% |
| MacKenzie Heights | 1 | 0 | | | | 0.0% |
| Mount Pleasant VW | 25 | 11 | 8 | 100% | \$0 | 44.0% |
| Marpole | 61 | 10 | 10 | 100% | -\$1,000 | 16.4% |
| Oakridge VW | 25 | 7 | 7 | 100% | \$0 | 28.0% |
| Point Grey | 12 | 2 | 8 | 100% | -\$5,000 | 16.7% |
| Quilchena | 21 | 4 | 6 | 107% | \$43,000 | 19.0% |
| South Cambie | 22 | 5 | 10 | 103% | \$43,888 | 22.7% |
| South Granville | 18 | 1 | 17 | 89% | -\$87,100 | 5.6% |
| Shaughnessy | 8 | 2 | 44 | 85% | -\$412,500 | 25.0% |
| Southlands | | | | | | 0.0% |
| S.W. Marine | 11 | 1 | 14 | 102% | \$15,000 | 9.1% |
| University VW | 145 | 29 | 15 | 99% | -\$9,000 | 20.0% |
| Total Activity | 783 | 206 | 9 | 100% | \$0 | 26% |

| Vancouver West Side List Price Ranges Statistics - July 2017 | | | | | | |
|--|----------------|------------|----------|------------------------|--------------------------|------------|
| Home Price Range | Total Listings | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD |
| 0-\$300,000 | | | | | | 0.0% |
| \$300,001-\$400,000 | 10 | 7 | 8 | 103% | \$12,100 | 70.0% |
| \$400,001-\$500,000 | 40 | 25 | 8 | 104% | \$20,100 | 62.5% |
| \$500,001-\$600,000 | 67 | 22 | 8 | 103% | \$15,000 | 32.8% |
| \$600,001-\$700,000 | 77 | 23 | 8 | 102% | \$10,100 | 29.9% |
| \$700,001-\$800,000 | 76 | 29 | 10 | 101% | \$6,000 | 38.2% |
| \$800,001-\$900,000 | 60 | 25 | 7 | 100% | \$2,000 | 41.7% |
| \$900,001-\$1,000,000 | 64 | 15 | 7 | 101% | \$10,000 | 23.4% |
| \$1,000,001-\$1,250,000 | 97 | 18 | 8 | 100% | -\$1,950 | 18.6% |
| \$1,250,001-\$1,500,000 | 96 | 18 | 15 | 99% | -\$15,000 | 18.8% |
| \$1,500,001 and more | 196 | 24 | 16 | 99% | -\$28,500 | 12.2% |
| Total Activity | 783 | 206 | 9 | 100% | \$0 | 26% |

| Monthly Changes Summary | Jul-16 | Jun-17 | Jul-17 | 8/1/2017 | Change |
|---|--------------------|--------------------|--------------------|----------|-----------------|
| Total Listings** (A,S,T,C,X) | 760 | 782 | 783 | | 1 |
| Active Listings (1st of the month) | 425 | 412 | 447 | 511 | 64 |
| Solds | 273 | 274 | 206 | | -68 |
| DOM | 9 | 9 | 9 | | 0 |
| %SOLD (Sales/Listings /mthly rate) | 36% | 35% | 26% | | -9% |
| Condos (Top 50%) Home Price Index HPIp | \$894,101 | \$1,026,833 | \$1,041,100 | | \$14,267 |
| Condos (Lower 50%) Home Price Index HPIp | \$483,805 | \$574,101 | \$580,100 | | \$5,999 |
| Twnhs (Top 50%) Home Price Index HPIp | \$1,493,523 | \$1,645,161 | \$1,655,270 | | \$10,108 |
| Twnhs (Lower 50%) Home Price Index HPIp | \$737,502 | \$830,100 | \$846,100 | | \$16,000 |

Aug 1 2017 Vancouver West Side Market Update (Attached)

Current: Vancouver West Side: a Sellers Market with **26 %SOLD** Rate and 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 \$300,000 - \$400,000 have **70.0 %SOLD** rate.
 Least Active Range: Homes above have **12.2 %SOLD** rate.

History: Vancouver Westside's **Condos** Year-To-Date Home Price Index HPIp (Top 50%) shows that prices increased \$146,999.
 Vancouver Westside's **Condos** Year-To-Date Home Price Index HPIp (Lower 50%) shows that prices increased \$96,295.
 Vancouver Westside's **Townhouses** Year-To-Date Home Price Index HPIp (Top 50%) shows that prices increased \$161,747.
 Vancouver Westside's **Townhouses** Year-To-Date Home Price Index HPIp (Lower 50%) shows that prices increased \$108,598.

Forecast The last month Listing Inventory is 3% more than YTD. We project Vancouver Westside 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 for your home do request a personal Comparative Market Analysis (CMA). Data is from : FVRES, REBGV, CADRES Real Estate Boards and they assume no responsibility for its accuracy Copyright: RMXReports.com

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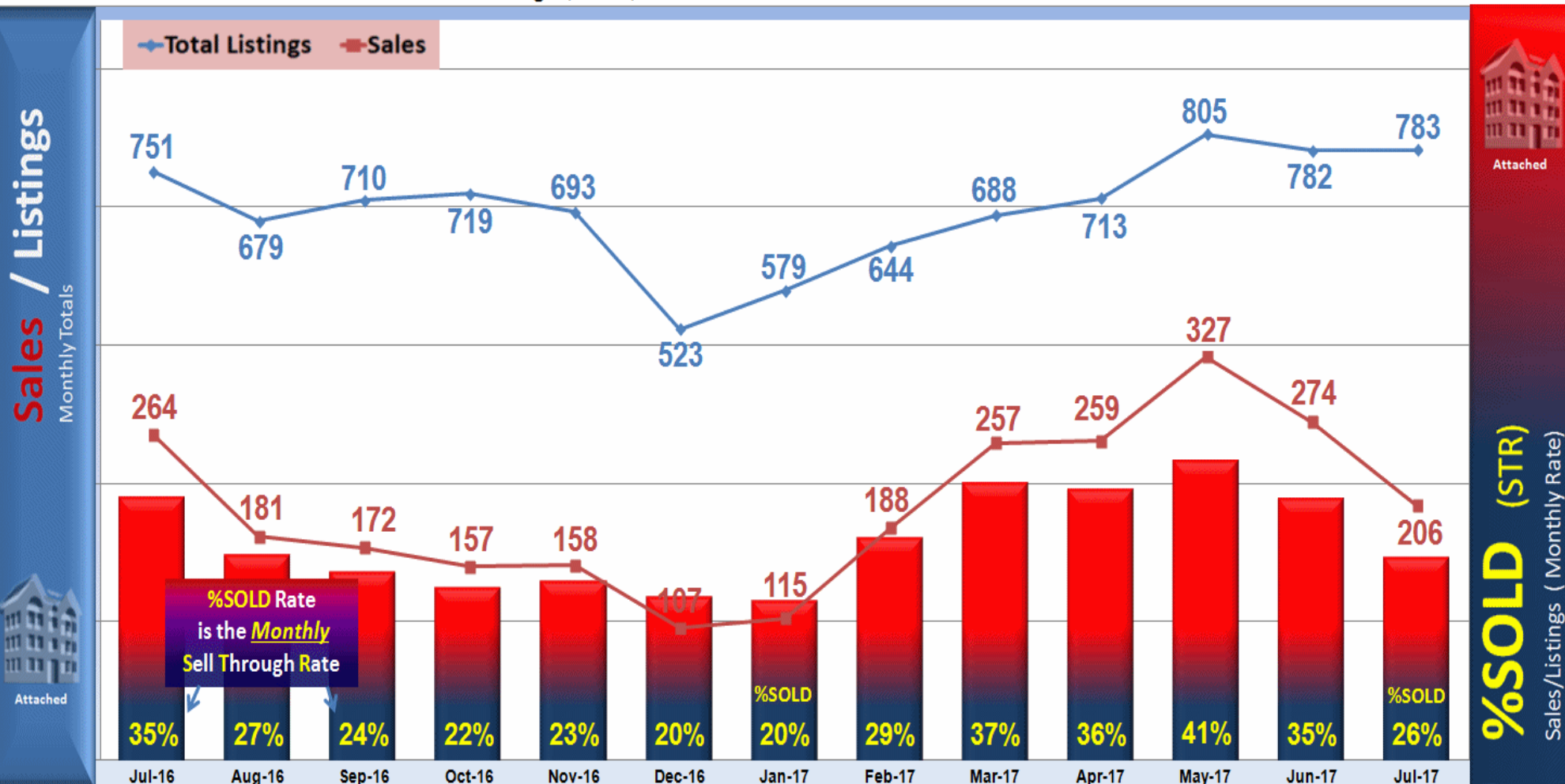
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Market Analysis & Forecasting Aug 1/17 Vancouver Westside

Attached Vancouver West Side Total Listings, Sales, and %SOLD rates



Sales / Listings
Monthly Totals

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



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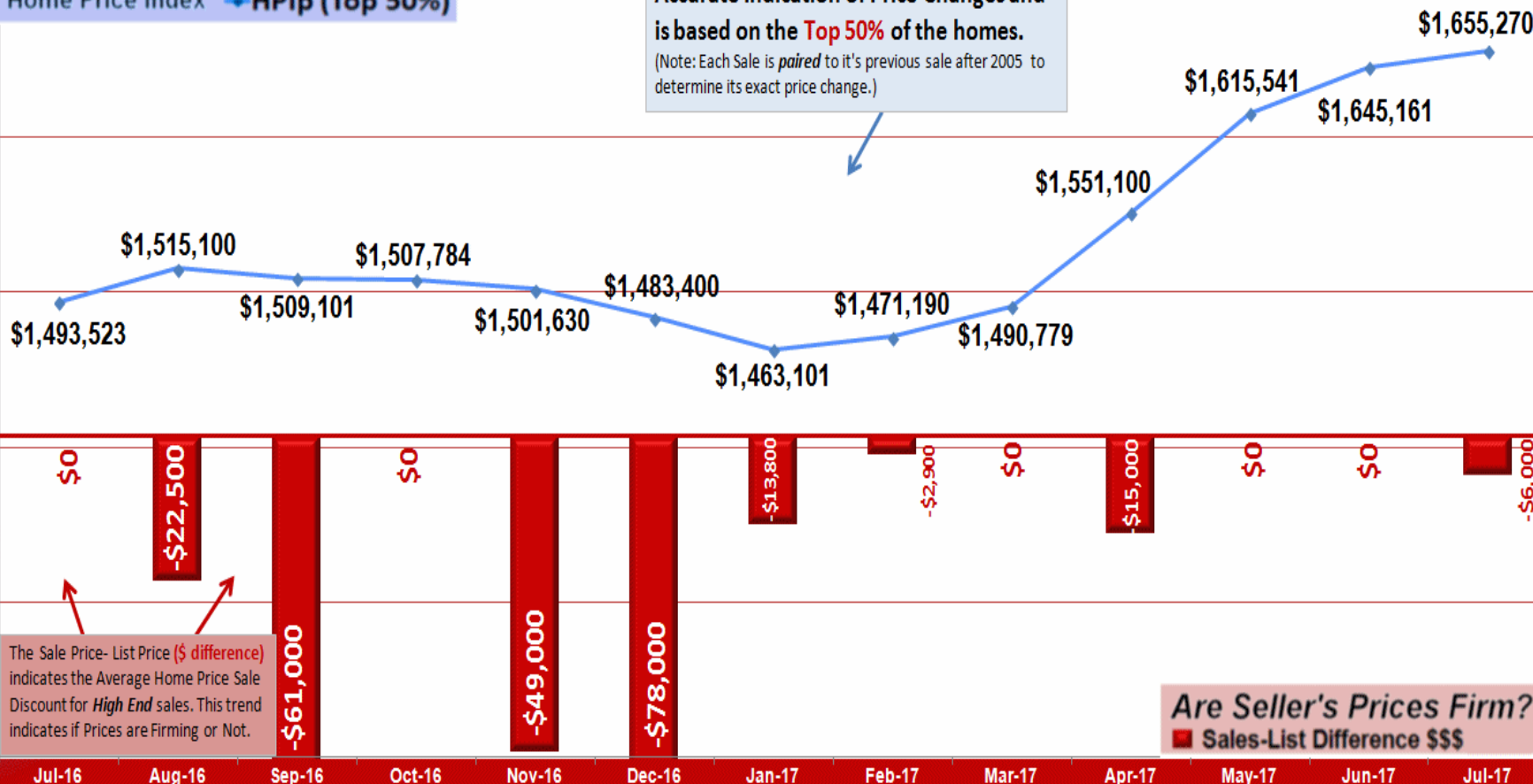
Market Analysis & Forecasting Aug 1/17 Vancouver Westside

Attached Vancouver West Side 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 and is based on the Top 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 High 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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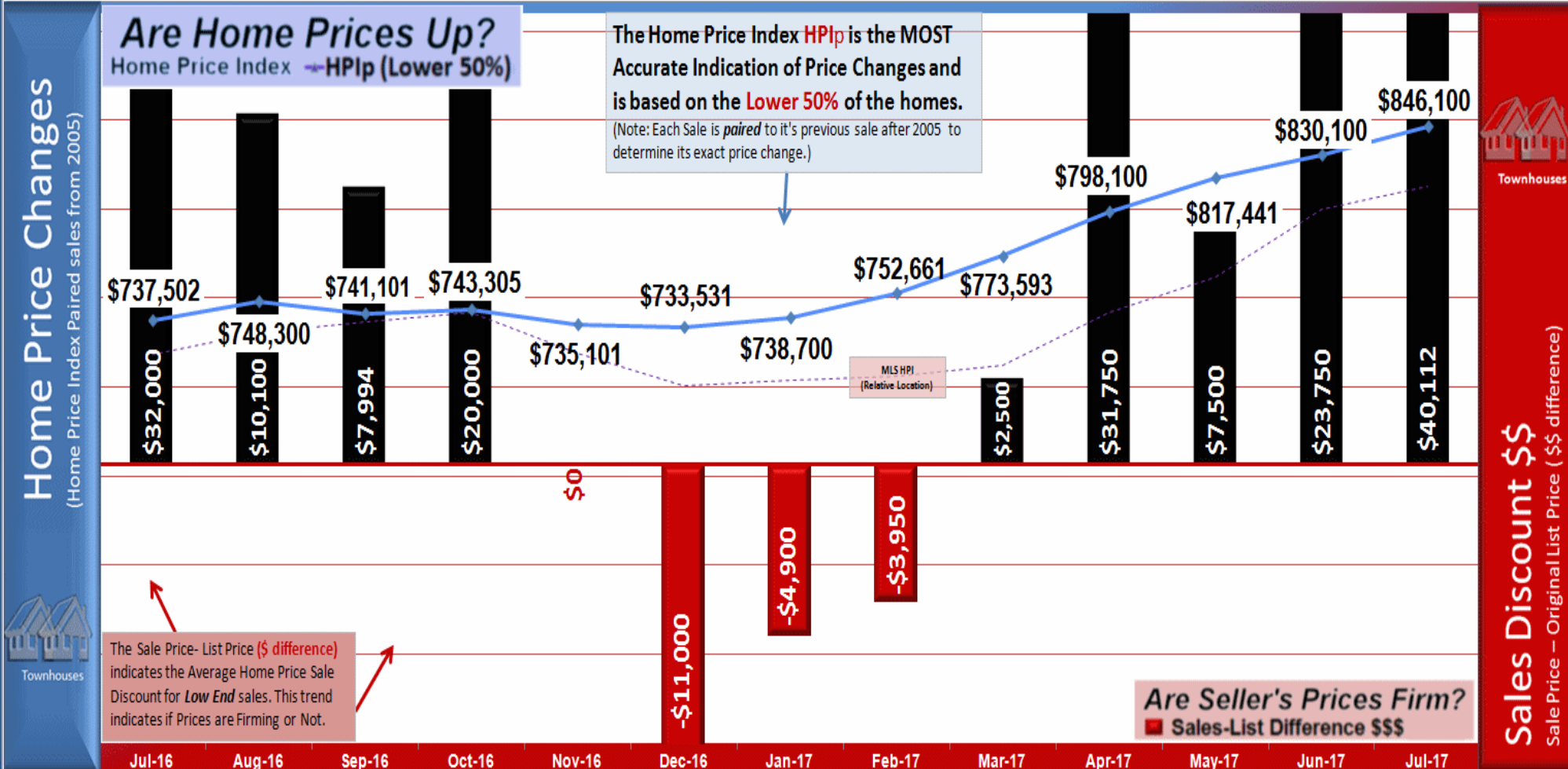
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Attached Vancouver West Side Townhouse Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)



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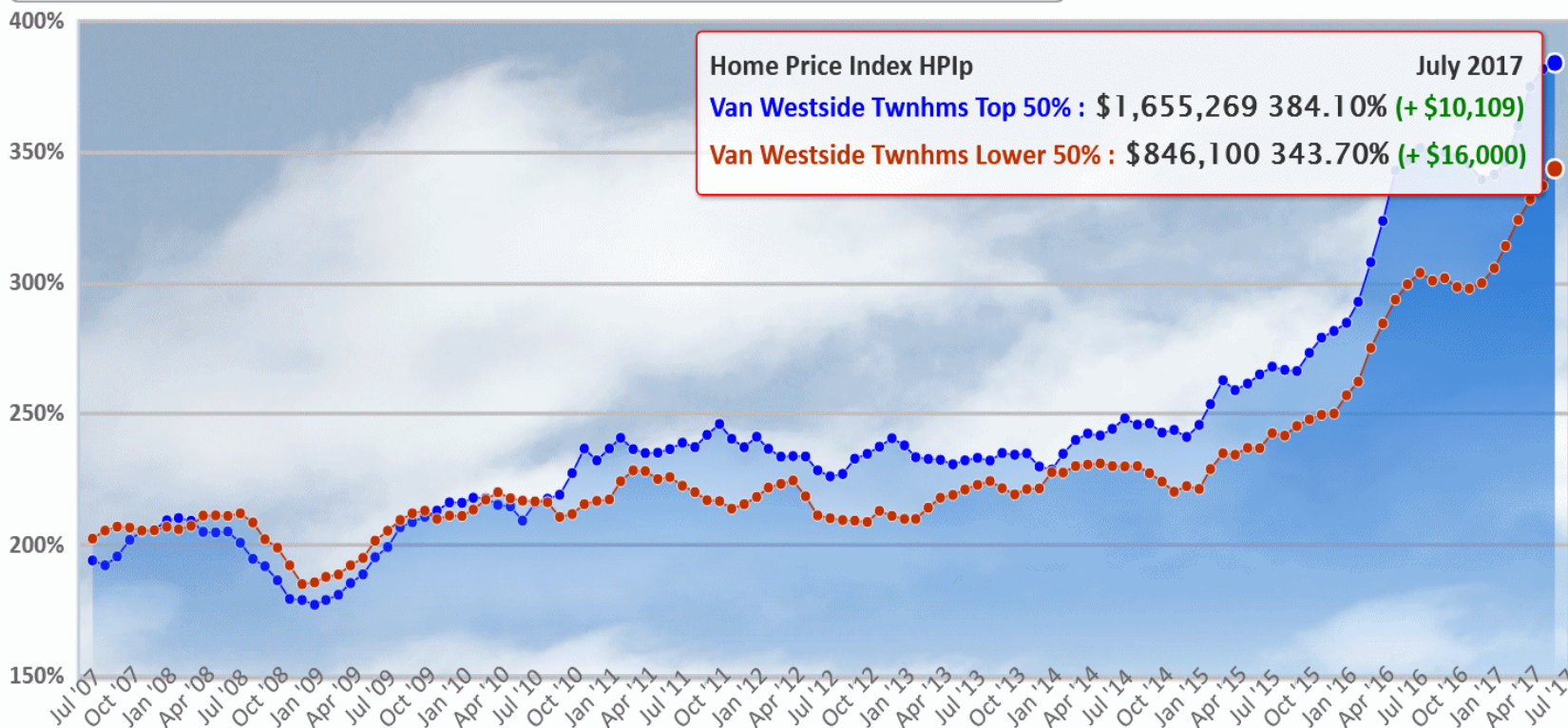
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Market Analysis & Forecasting Aug 1/17 Vancouver Westside

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

| Date | Value |
|----------|----------|
| Jul 2017 | % 384.10 |
| Jun 2017 | % 381.80 |
| May 2017 | % 374.90 |
| Apr 2017 | % 360.00 |
| Mar 2017 | % 346.00 |
| Feb 2017 | % 341.40 |
| Jan 2017 | % 339.50 |
| Dec 2016 | % 345.30 |
| Nov 2016 | % 348.50 |
| Oct 2016 | % 349.90 |
| Sep 2016 | % 350.20 |
| Aug 2016 | % 351.60 |

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Drag over area to ZOOM in



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Attached Vancouver West Side 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

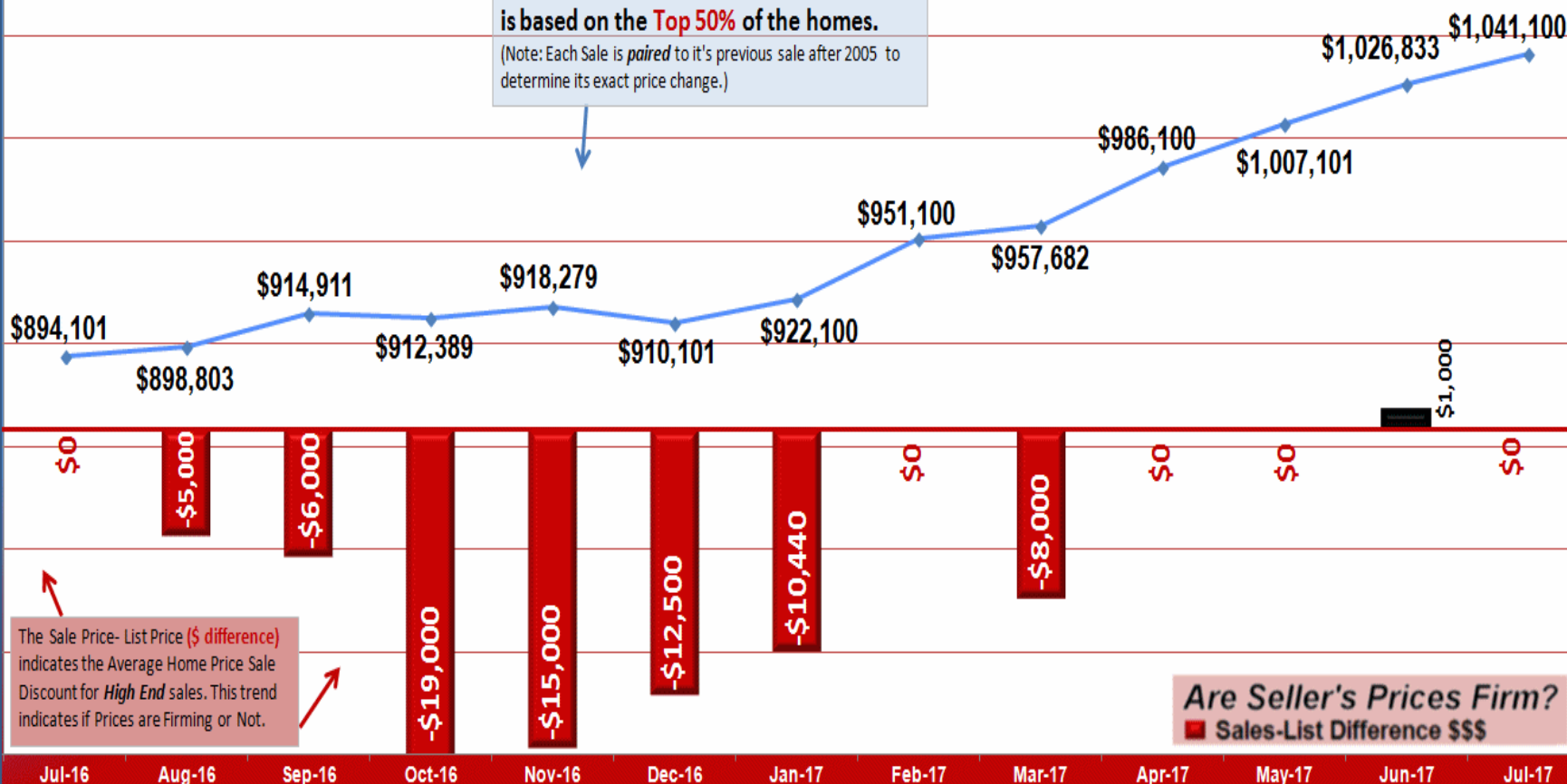
(Home Price Index Paired sales from 2005)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

The Home Price Index HPIp is our MOST Accurate Indication of Price Changes and is based on the Top 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 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)

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Attached Vancouver West Side 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)



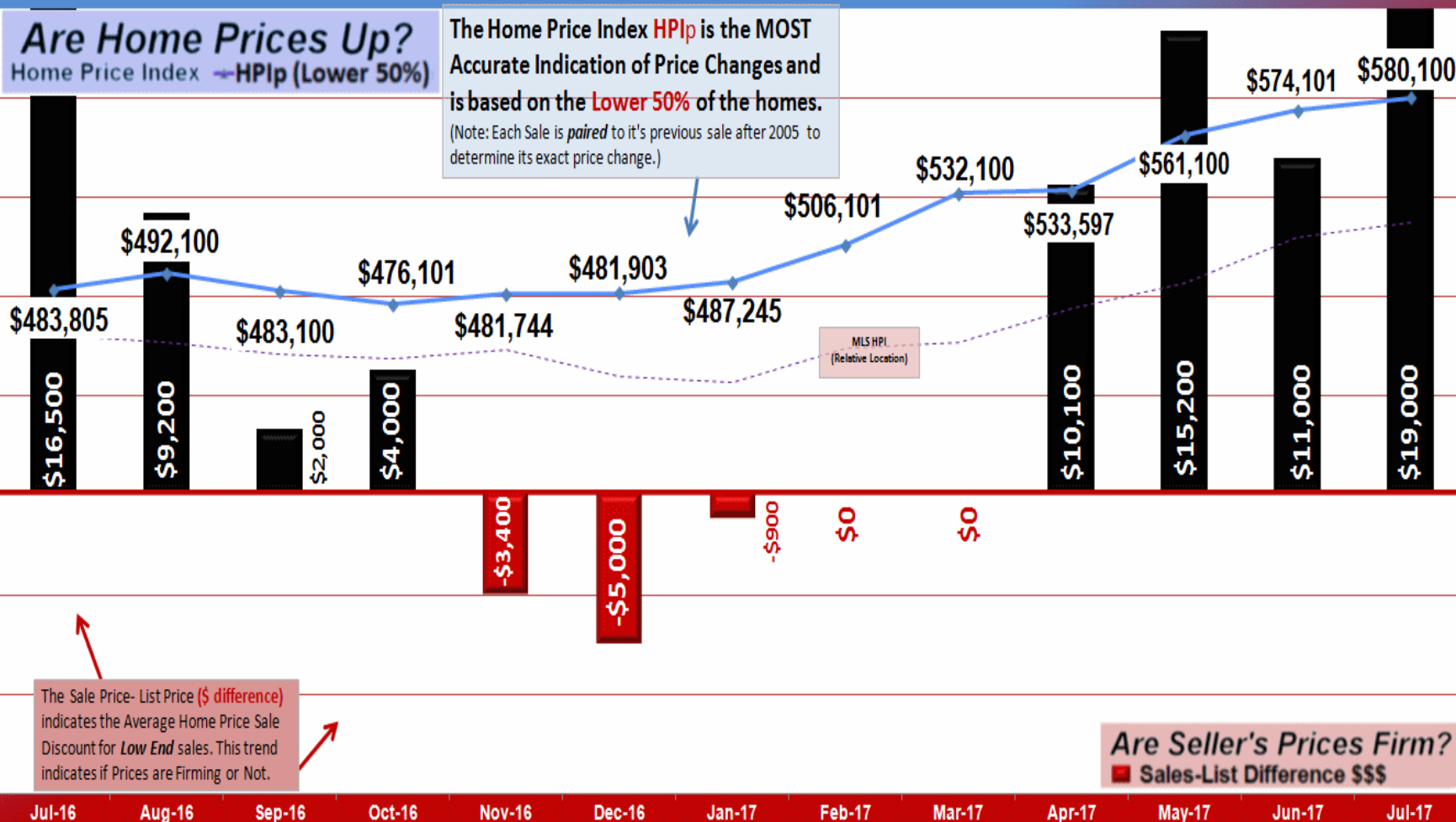
Condominiums

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 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.

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



Condominiums

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

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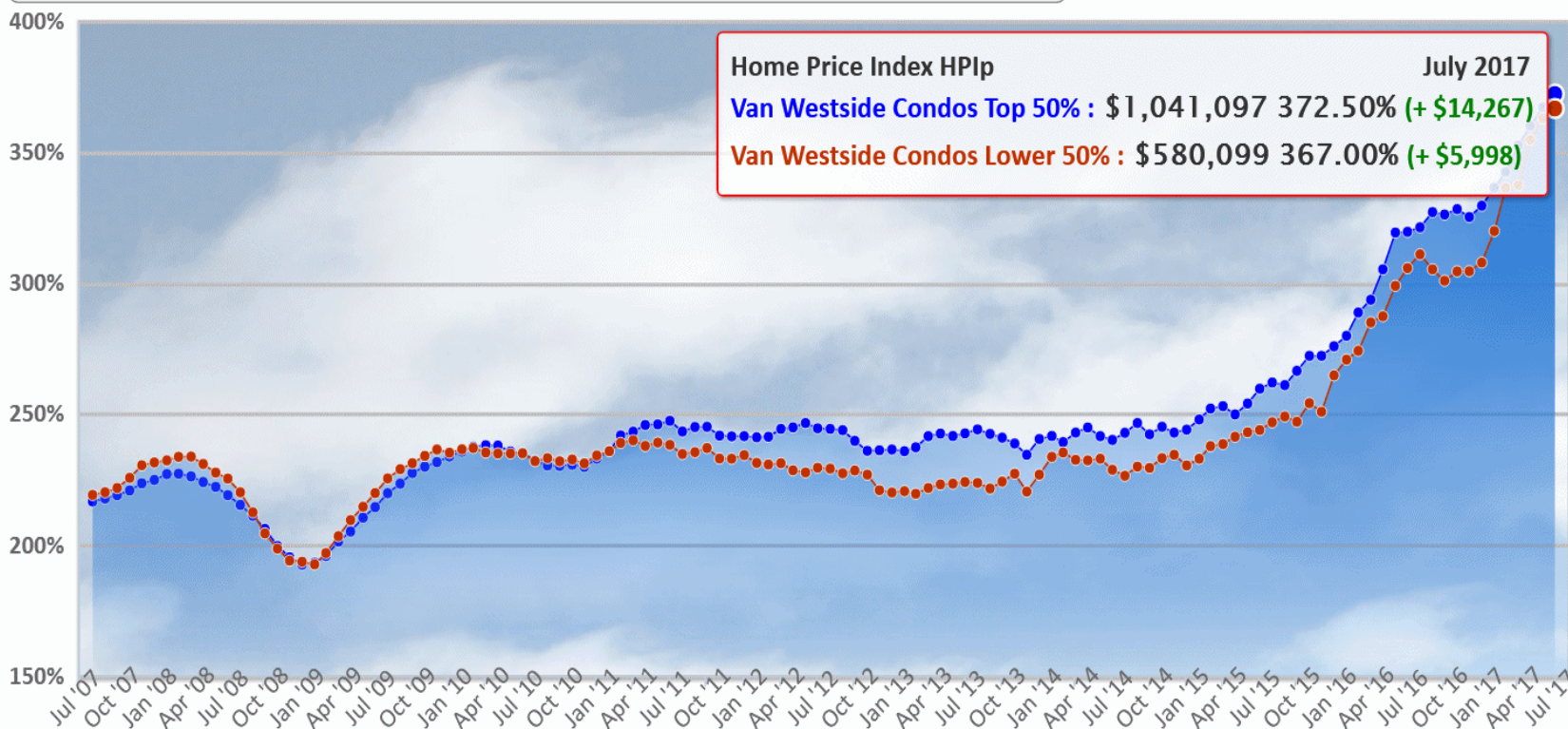
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Van Westside Condos Top 50% : **HPIp** Forecast+ Forecast-
 Van Westside Condos Lower 50% : **HPIp** Forecast+ Forecast-



Monthly Home values

| Date | Value |
|----------|----------|
| Jul 2017 | % 372.50 |
| Jun 2017 | % 367.40 |
| May 2017 | % 360.30 |
| Apr 2017 | % 352.80 |
| Mar 2017 | % 342.70 |
| Feb 2017 | % 336.70 |
| Jan 2017 | % 329.90 |
| Dec 2016 | % 325.60 |
| Nov 2016 | % 328.60 |
| Oct 2016 | % 326.50 |
| Sep 2016 | % 327.40 |
| Aug 2016 | % 321.60 |

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Market Analysis & Forecasting Aug 1/17 Vancouver Downtown

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

溫哥華市中心房地產價格變動 / 溫哥華市中心房地產價格變動

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 **HPI**

年終住房價格變動
年終住房價格變動

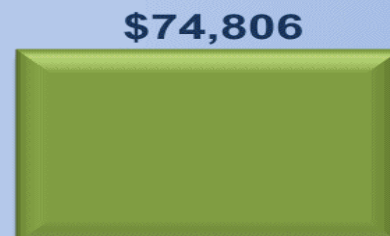
YTD Home Price Changes \$\$\$

年終住房價格變動
年終住房價格變動

YTD Home Price Changes %%



■ **\$\$ YTD Price Change (1 Year)** 價格變動 (1年)



10.8%

13.9%

■ **% YTD Price Change (1 Year)** 迄至今年價格變動 (1年)

High End Condos

高檔獨立屋



Low End Condos

低端獨立屋



↑ \$800,000 ↓

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

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| Neighbourhoods | Total Listings | Sales | DOM | Sale Price /List | Sell - List \$Difference | %SOLD |
|-----------------------|----------------|------------|----------|------------------|--------------------------|------------|
| Coal Harbour | 97 | 20 | 8 | 100% | \$0 | 21% |
| Downtown VW | 277 | 96 | 9 | 101% | \$7,500 | 35% |
| West End VW | 147 | 36 | 11 | 100% | \$0 | 24% |
| Yaletown | 212 | 63 | 8 | 100% | \$1 | 30% |
| Total Activity | 733 | 215 | 8 | 100% | \$0 | 29% |

| Home Price Range | Total Listings (month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD |
|-------------------------|------------------------|------------|----------|------------------------|--------------------------|------------|
| 0-\$300,000 | 3 | 0 | | | | 0.0% |
| \$300,001-\$400,000 | 9 | 3 | 5 | 100% | \$1,000 | 33.3% |
| \$400,001-\$500,000 | 39 | 16 | 10 | 102% | \$8,500 | 41.0% |
| \$500,001-\$600,000 | 83 | 39 | 8 | 105% | \$27,000 | 47.0% |
| \$600,001-\$700,000 | 82 | 36 | 7 | 102% | \$11,700 | 43.9% |
| \$700,001-\$800,000 | 69 | 19 | 8 | 103% | \$21,200 | 27.5% |
| \$800,001-\$900,000 | 57 | 20 | 10 | 100% | \$500 | 35.1% |
| \$900,001-\$1,000,000 | 48 | 15 | 14 | 100% | \$0 | 31.3% |
| \$1,000,001-\$1,500,000 | 122 | 35 | 14 | 99% | -\$8,000 | 28.7% |
| \$1,500,001-\$2,000,000 | 76 | 10 | 15 | 99% | -\$15,000 | 13.2% |
| \$2,000,001 and more | 145 | 22 | 8 | 99% | -\$39,000 | 15.2% |
| Total Activity | 733 | 215 | 8 | 100% | \$0 | 29% |

Aug 12 2017 Vancouver Downtown Market Update (attached)

Current: Vancouver Downtown's Residential Attached housing market is a Sellers market with **29 %SOLD** rate and a 100% Sell/List Ratio.
 (This means 29 homes out of 100 sold with an average of \$0 discount on a sale from original list price)
Most Active Price Range: Homes between \$500,000 - \$600,000 have **47.0 %SOLD** rate.
Least Active Price Range: Homes between \$1.5 mill. - \$2 mill. have **13.2 %SOLD** rate.

History: The Vancouver Downtown Year-To-Date Home Price Index

HPIp (Top 50%) shows that prices increased \$190,658.

The Vancouver Downtown Year-To-Date Home Price Index

HPIp (Lower 50%) shows that prices increased \$79,341.

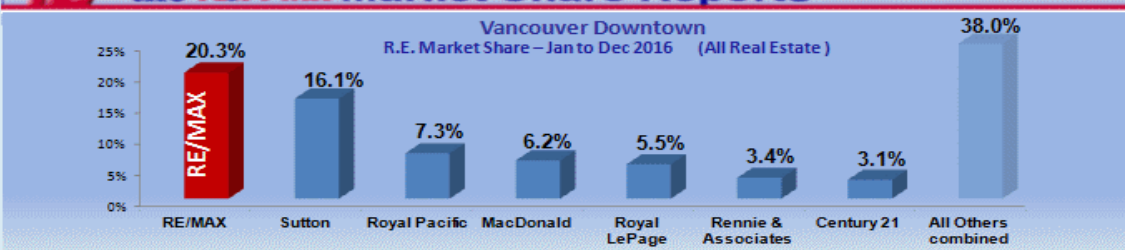
*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Forecast: Current listing inventories are 18% less than June 2016 meaning that we are seeing a reduced listings supply. The buyer demand is strong. We project Vancouver Downtown to be a continued 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.

| Monthly Changes Summary | Jul-16 | Jun-17 | Jul-17 | 8/172017 | Change |
|---|-------------|-------------|-------------|----------|----------|
| Total Listings** (A,S,T,C,X) | 751 | 689 | 733 | | 44 |
| Active Listings (1st of the month) | 384 | 225 | 387 | 455 | 68 |
| Solds | 230 | 231 | 215 | | -16 |
| DOM | 8 | 8 | 8 | | 0 |
| % SOLD (Sales/Listings /monthly rate) | 31% | 34% | 29% | | -4% |
| Condos (Top 50%) Home Price Index HPIp | \$1,454,342 | \$1,604,100 | \$1,645,000 | | \$40,900 |
| Condos (Lower 50%) Home Price Index HPIp | \$555,088 | \$626,726 | \$634,428 | | \$7,703 |

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Analytical Methods: The Vancouver Downtown 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 Vancouver Downtown market into two parts with the **Vancouver Downtown HPIp Top 50%** representing the higher end sales and the **Vancouver Downtown 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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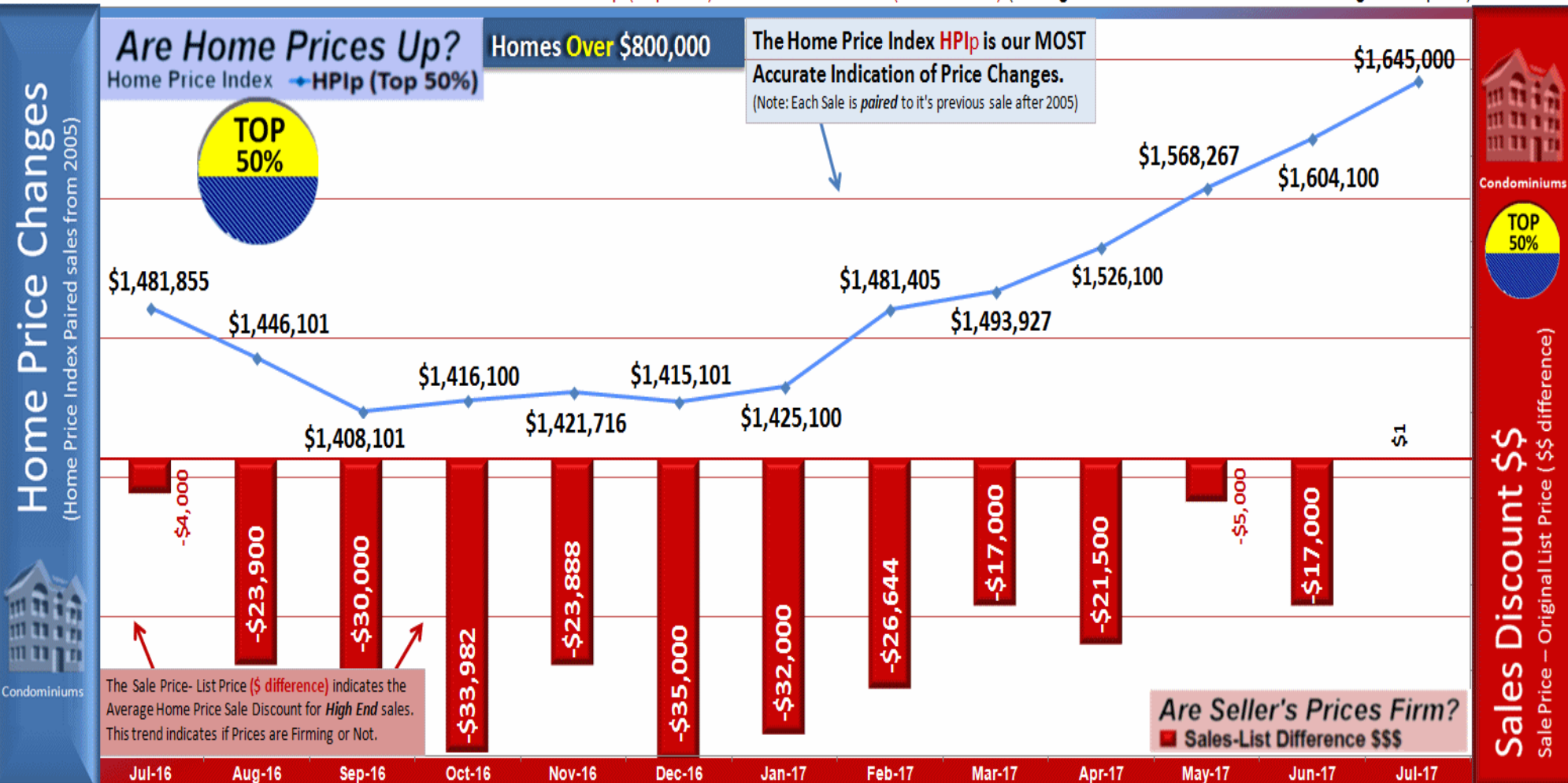
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Attached Vancouver Downtown Condos Home Price Index HPI (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price)



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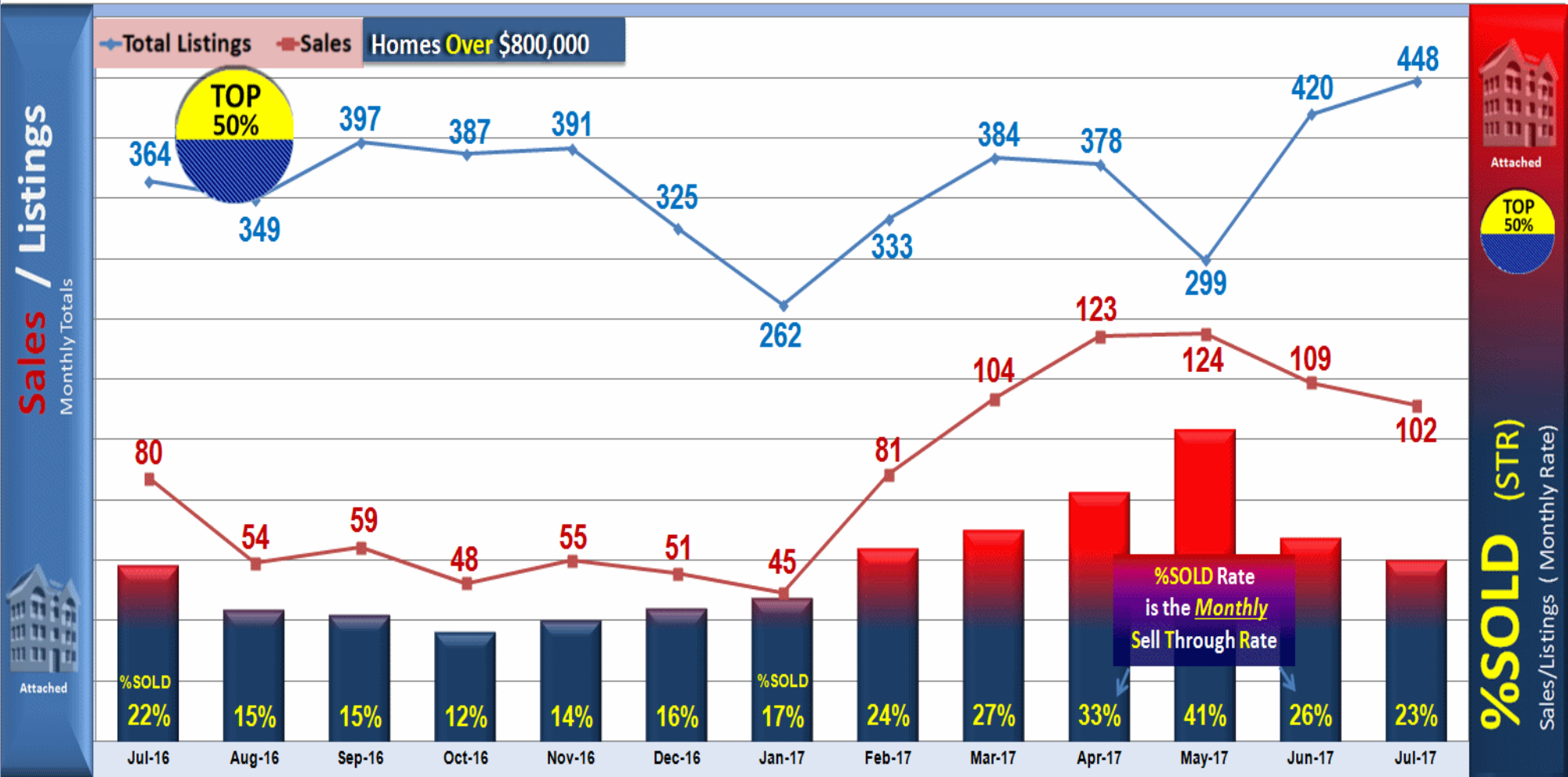
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Market Analysis & Forecasting Aug 1/17 Vancouver Downtown

Attached Vancouver Downtown Total Listings, Sales, and %SOLD rates



Sales / Listings
Monthly Totals



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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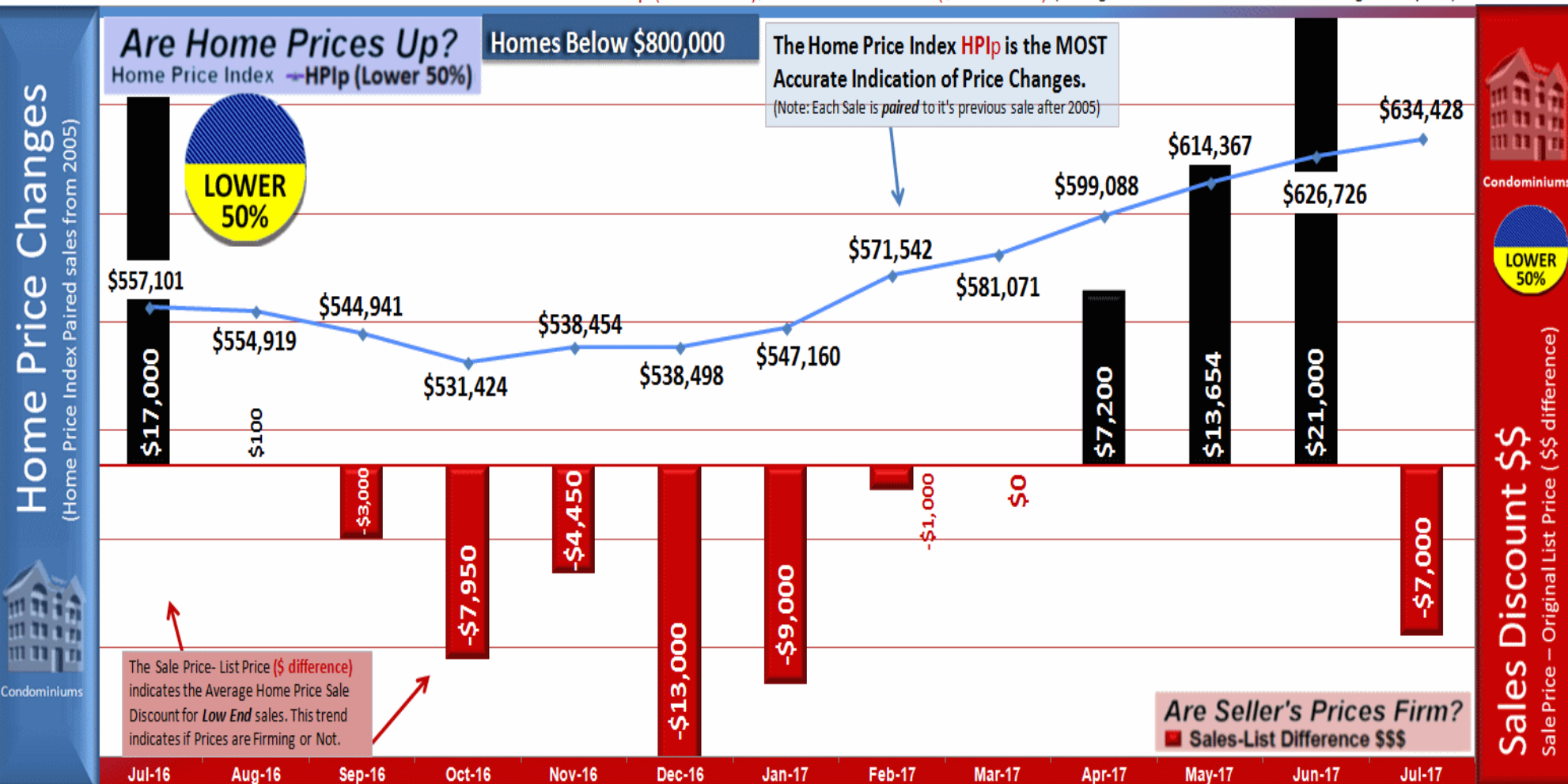
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Market Analysis & Forecasting Aug 1/17 Vancouver Downtown

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



Condominiums



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

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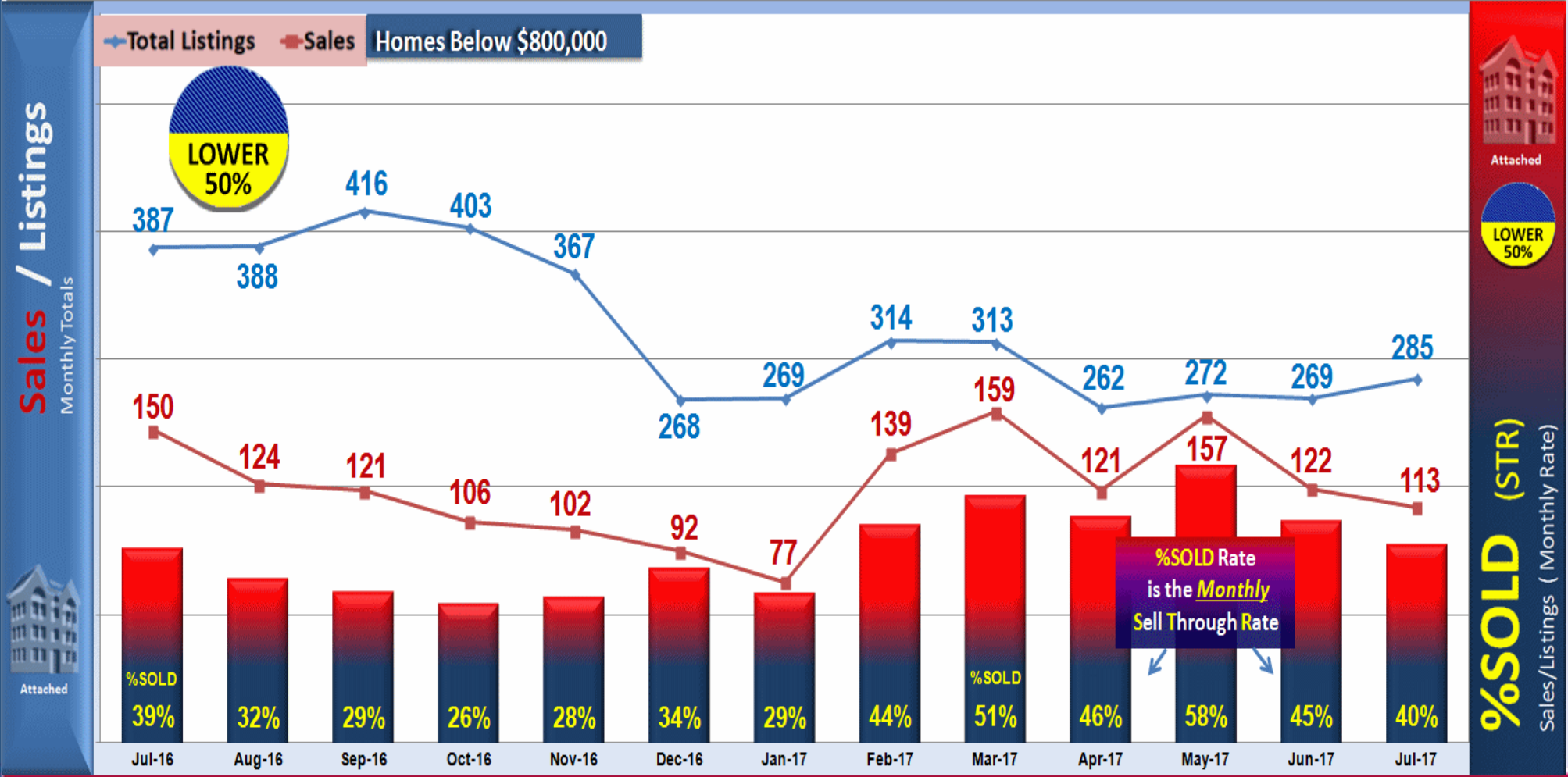
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Attached Vancouver Downtown Total Listings, Sales, and %SOLD rates



Sales / Listings
Monthly Totals



Attached
LOWER 50%

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

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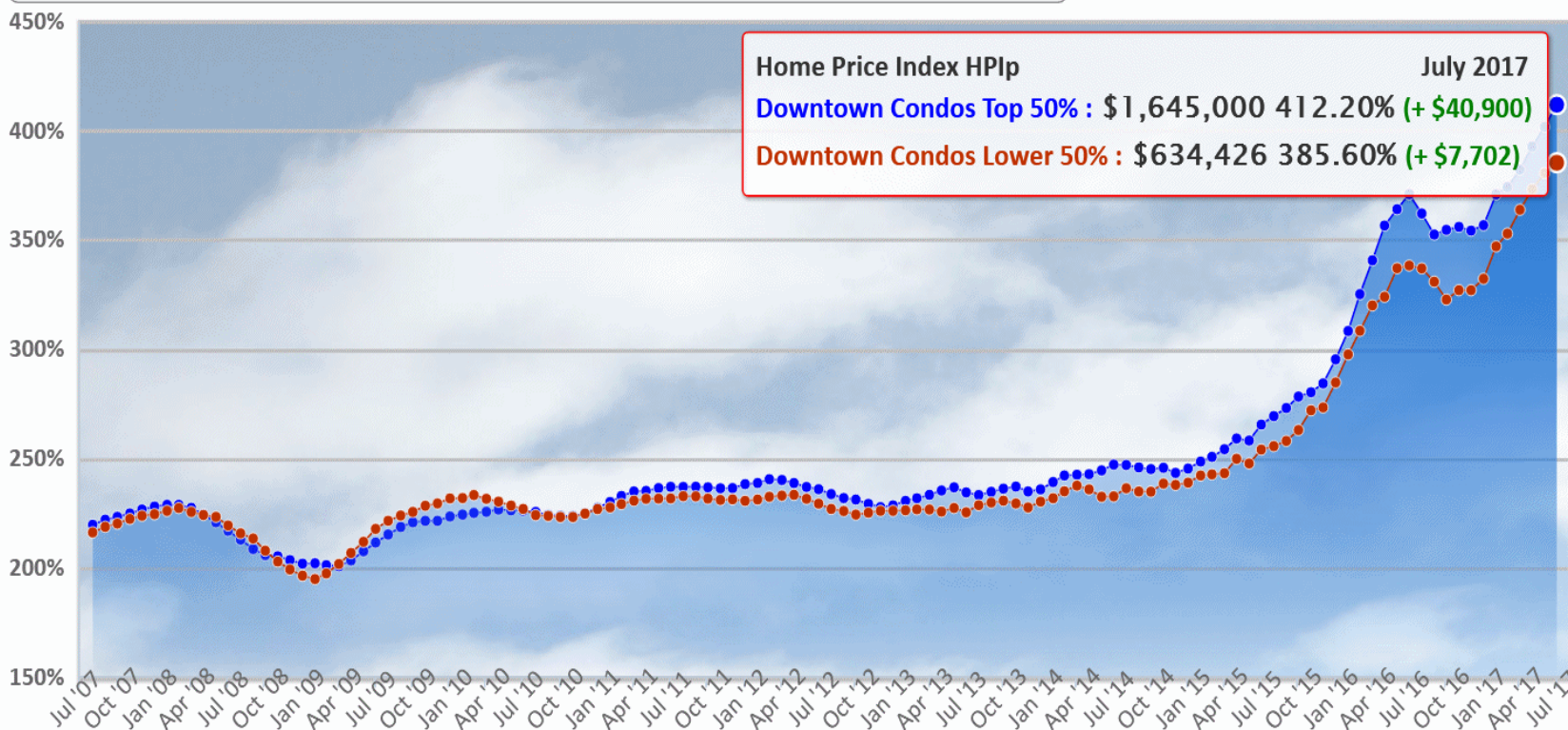
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Downtown Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Downtown Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

| Date | Value |
|----------|----------|
| Jul 2017 | % 412.20 |
| Jun 2017 | % 402.00 |
| May 2017 | % 393.00 |
| Apr 2017 | % 382.40 |
| Mar 2017 | % 374.40 |
| Feb 2017 | % 371.20 |
| Jan 2017 | % 357.10 |
| Dec 2016 | % 354.60 |
| Nov 2016 | % 356.30 |
| Oct 2016 | % 354.90 |
| Sep 2016 | % 352.80 |
| Aug 2016 | % 362.40 |

<< < 1 2 3 > >>

Any ever area to ZOOM 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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Market Analysis & Forecasting Aug 1/17 East Vancouver

| 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.

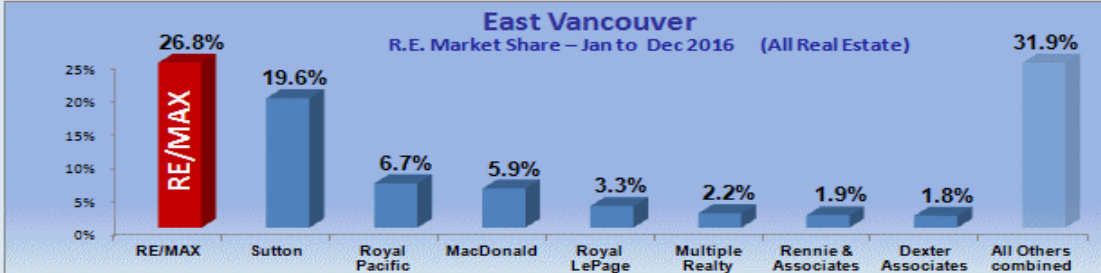
Forecast: The last month listing inventory 26% less than the same month last year. There were 265 new listings beyond the recent sales. We project East Vancouver to be a Sellers Market.

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.

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

the RE/MAX Market Share Reports



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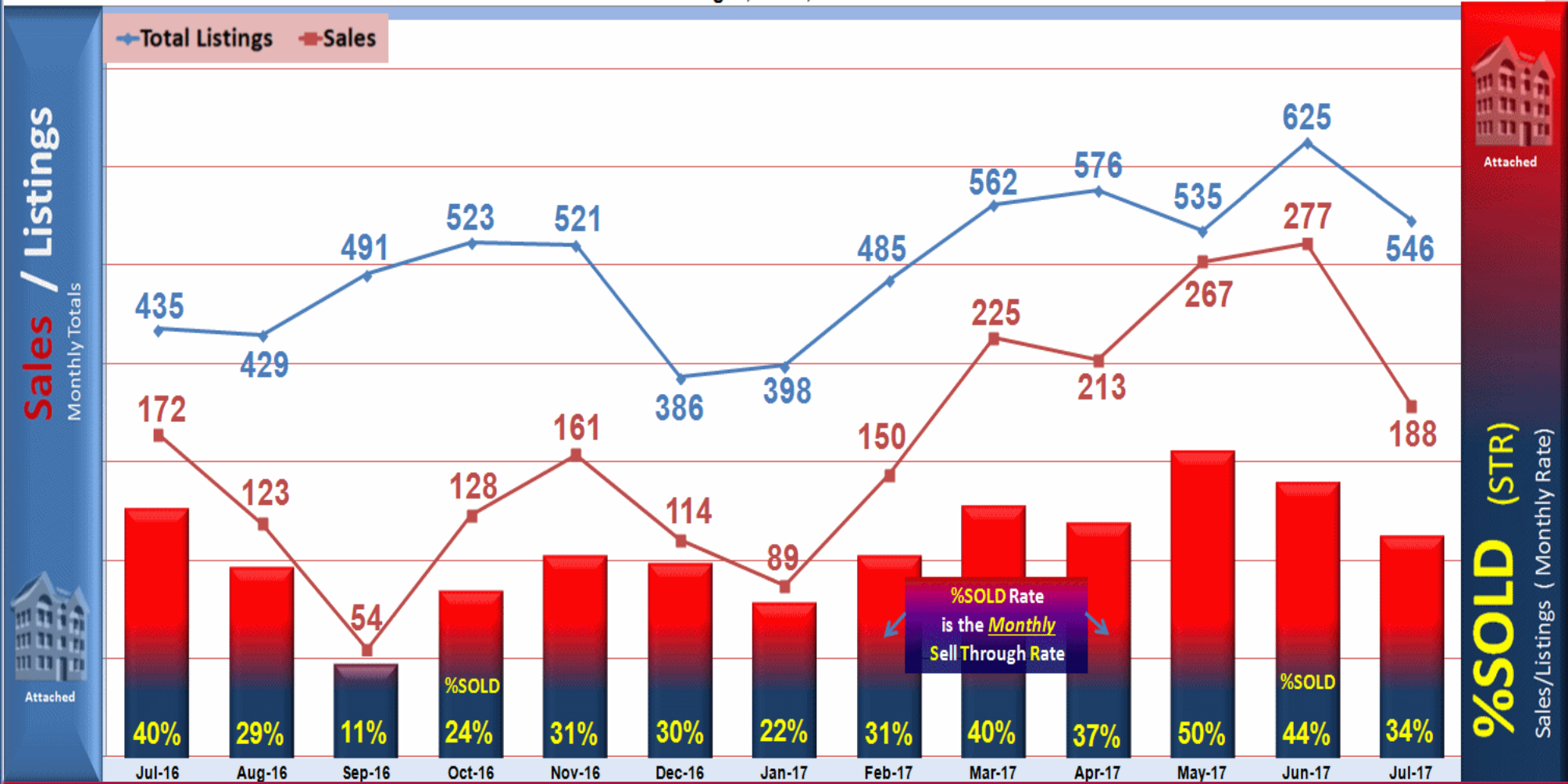
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Attached Townhomes/ Condos East Vancouver Total Listings, Sales, and %SOLD rates



Sales / Listings

Monthly Totals



Attached



Attached

%SOLD (STR)

Sales/Listings (Monthly Rate)

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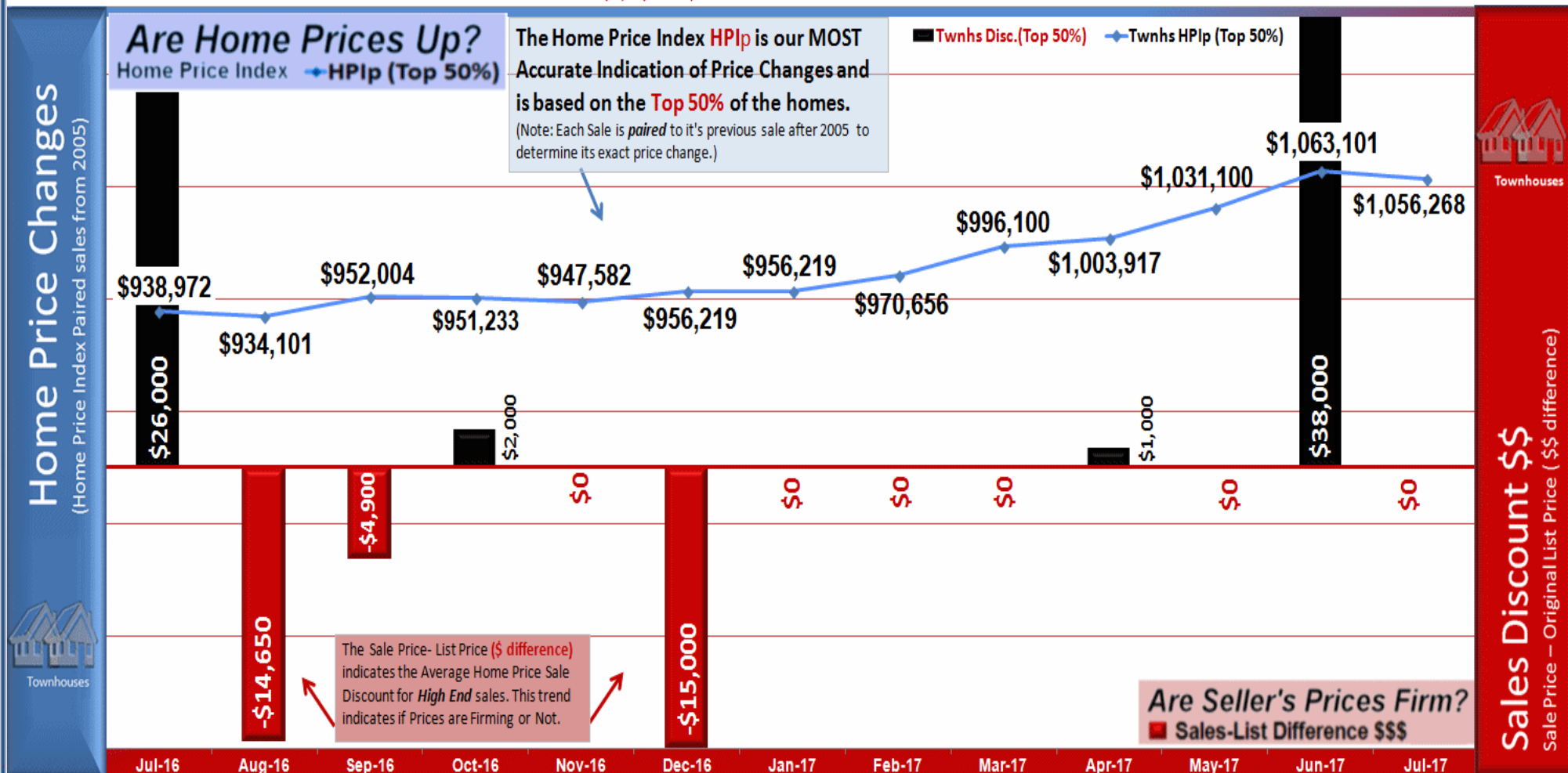
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Attached East Vancouver Townhouse Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)



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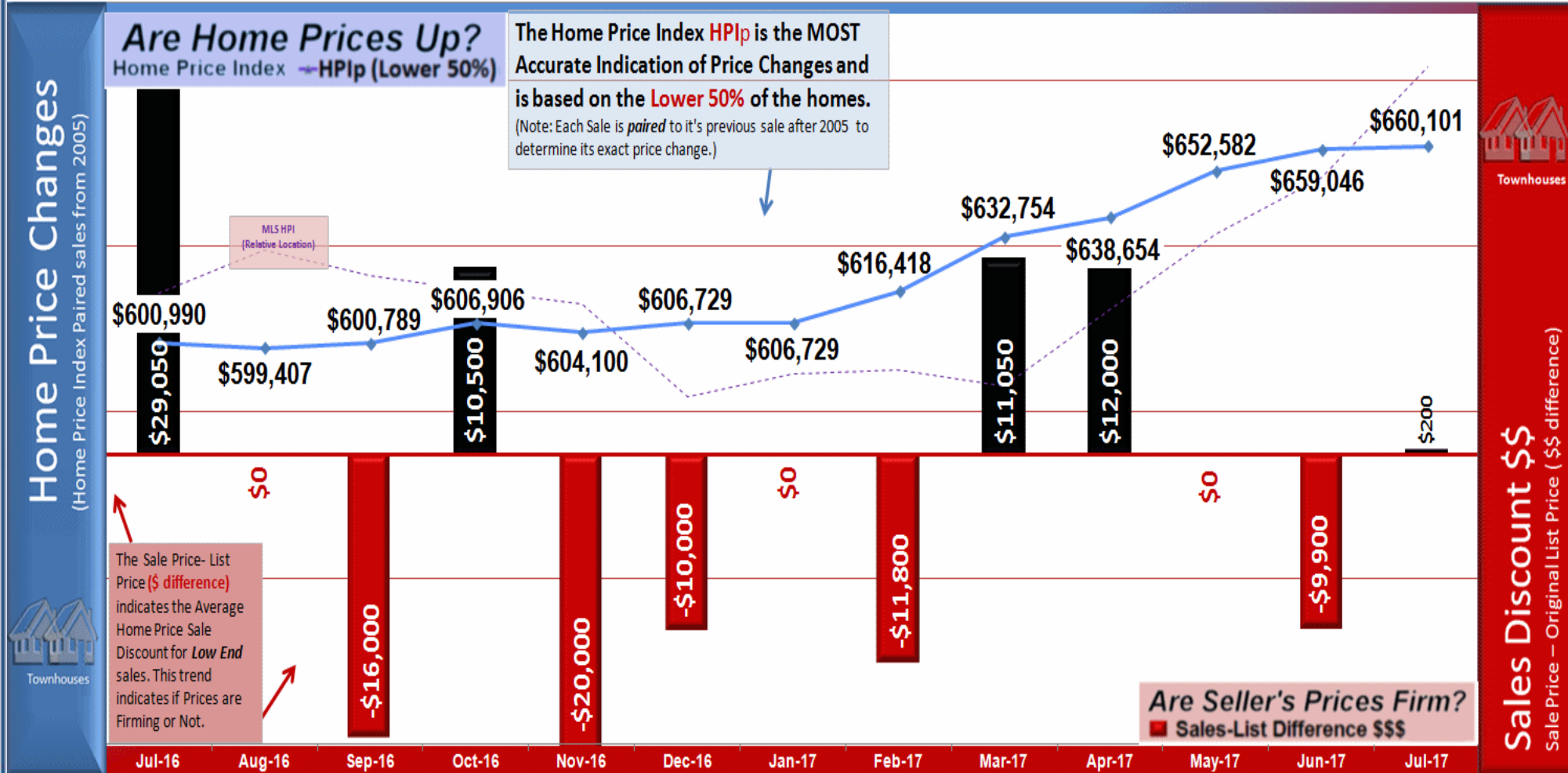
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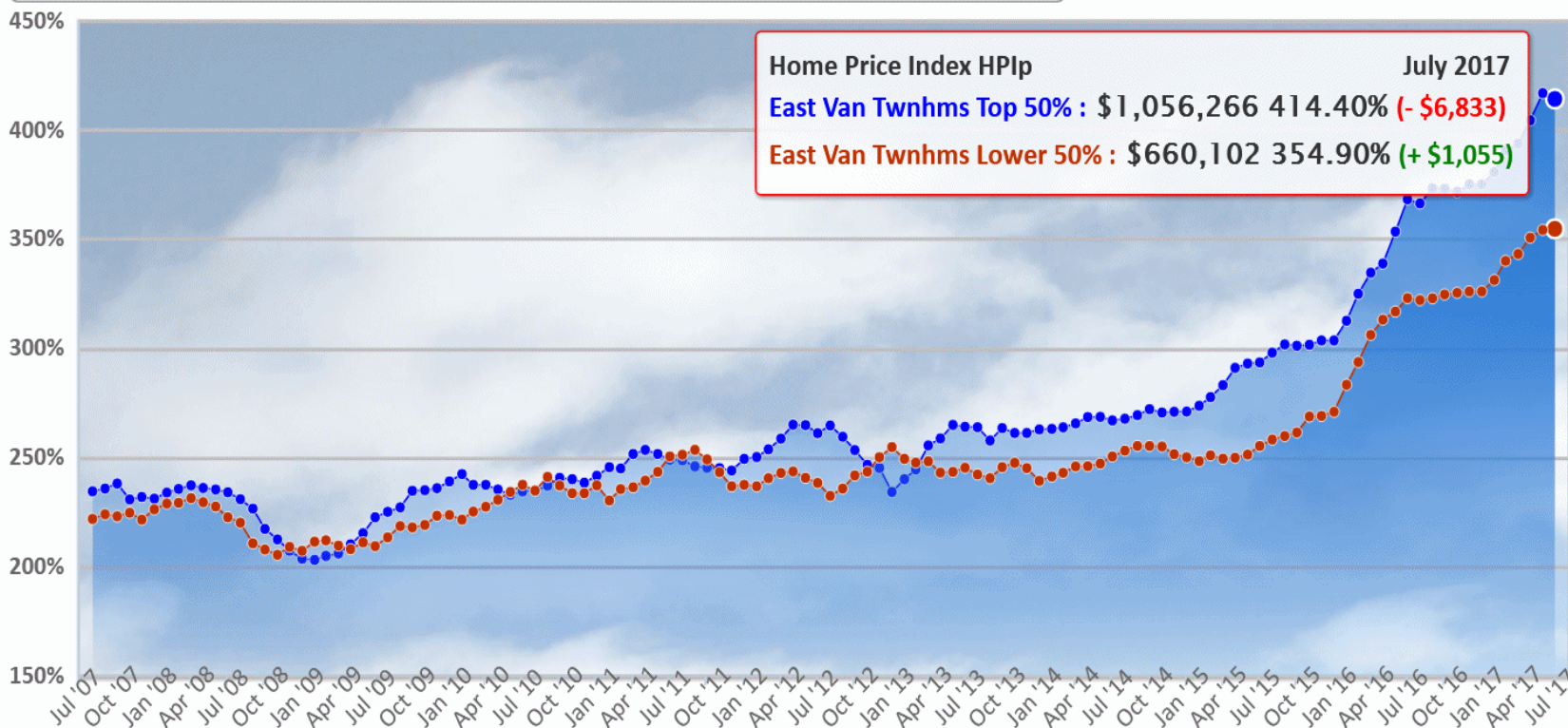
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East Van Twnhms Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 East Van Twnhms Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



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 |

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Drag over area to zoom in



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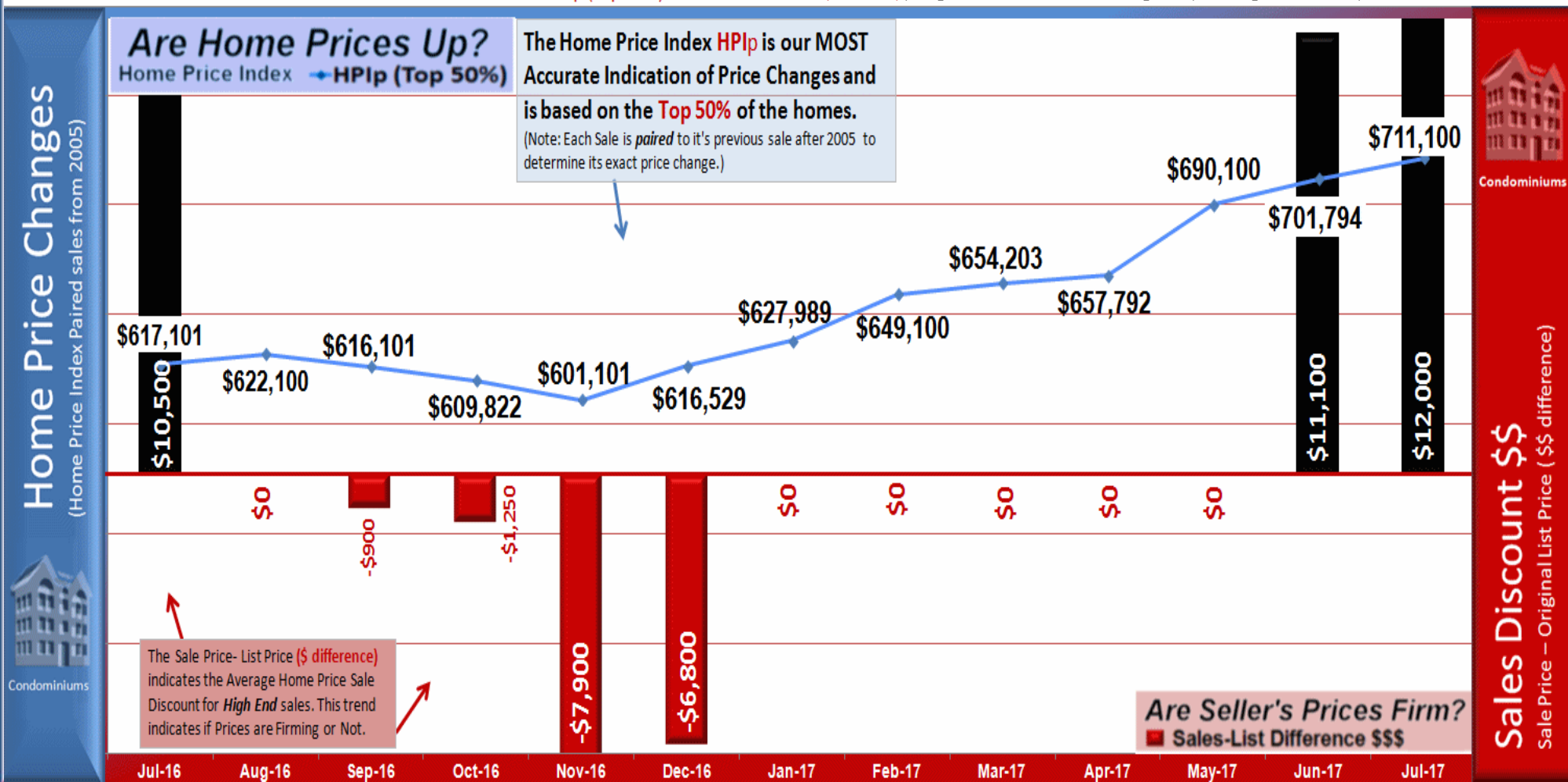
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Attached East Vancouver Condos Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)



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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)



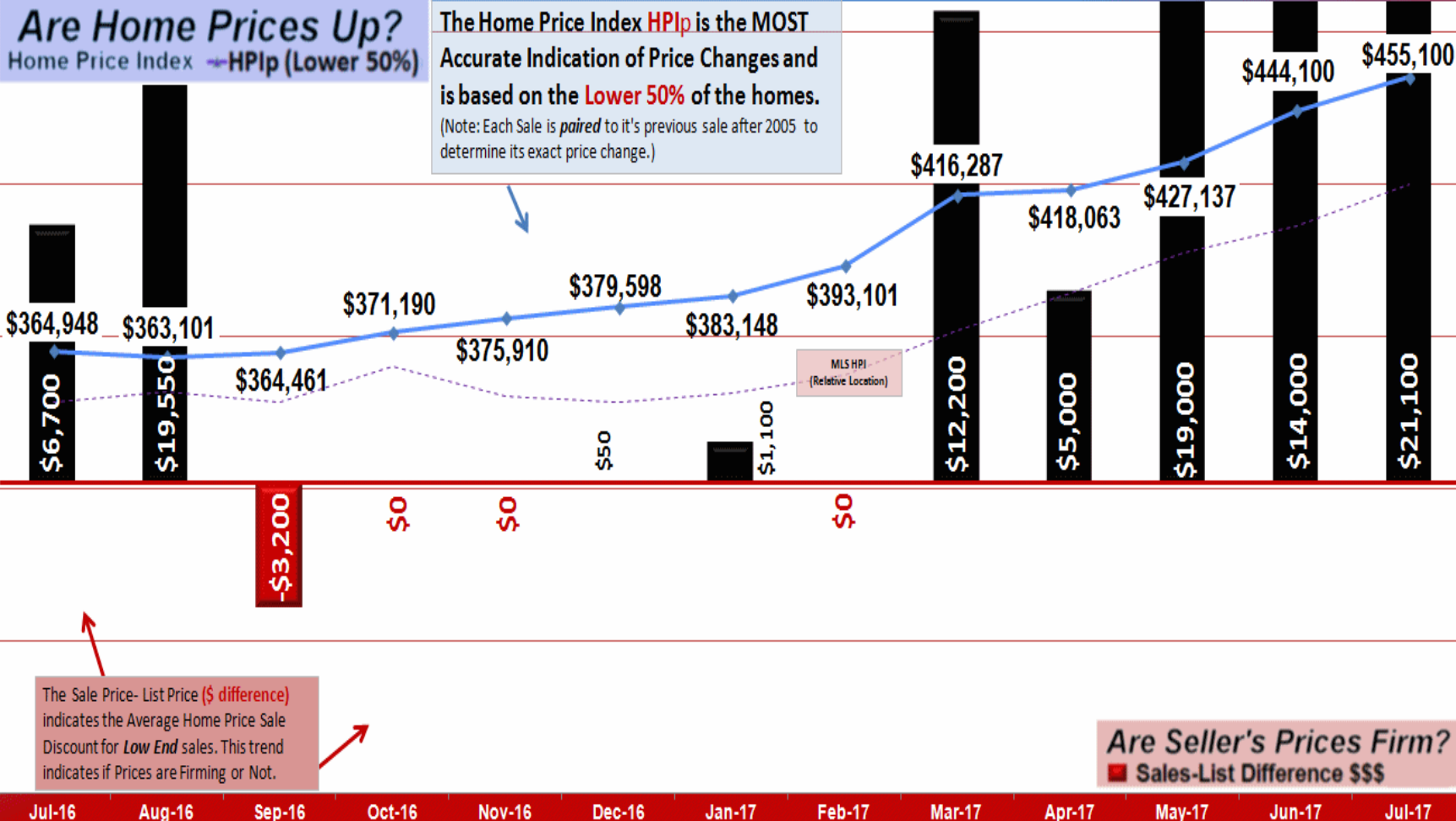
Condominiums



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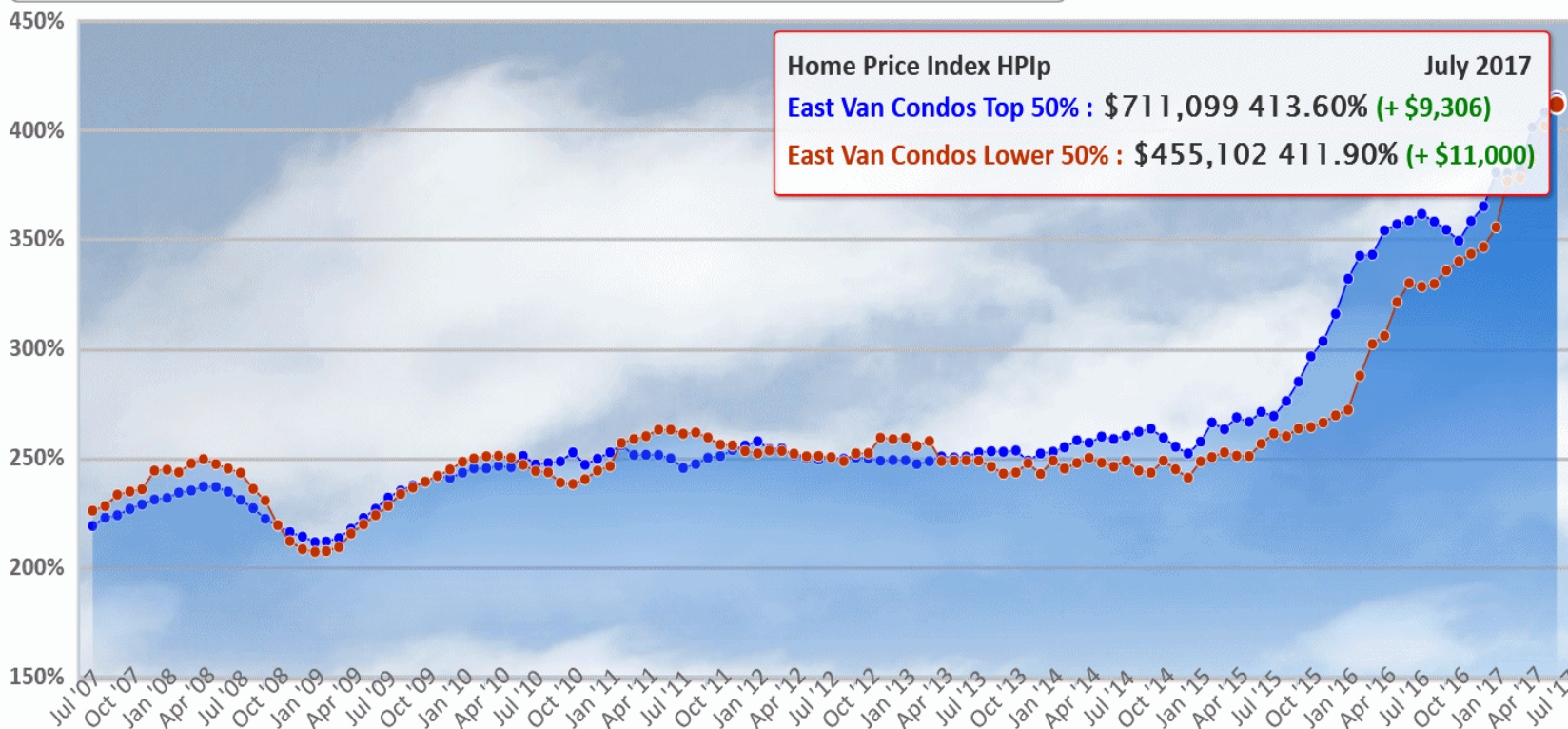
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East Van Condos Top 50% : HPIp Forecast+ Forecast-
 East Van Condos Lower 50% : HPIp Forecast+ Forecast-



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 |

Drag over area to ZOOM in



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Market Analysis & Forecasting Aug 1/17 Burnaby South & North

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| Burnaby Sub areas Statistics - July 2017 | | | | | | |
|--|----------------|------------|-----------|-------------|--------------------------|------------|
| Neighbourhoods | Total Listings | Sales | DOM | Sale Price | Sell - List \$Difference | %SOLD |
| Brentwood Park | 79 | 25 | 8 | 100% | \$1,000 | 32% |
| Cariboo | 9 | 2 | 5 | 95% | -\$19,500 | 22% |
| Central BN | 29 | 9 | 12 | 98% | -\$13,000 | 31% |
| Capitol Hill BN | 10 | 3 | 7 | 100% | \$0 | 30% |
| Forest Hills BS | 9 | 2 | 5 | 103% | \$26,600 | 22% |
| Government Road | 27 | 7 | 7 | 106% | \$16,000 | 26% |
| Lake City Industrial | 0 | 0 | | | | 0% |
| Montecito | 5 | 1 | 12 | 101% | \$7,000 | 20% |
| Parkcrest | 5 | 2 | 6 | 108% | \$41,500 | 40% |
| Sperling-Duthie | 11 | 1 | 10 | 100% | \$0 | 9% |
| Simon Fraser Univer. | 51 | 24 | 18 | 99% | -\$6,000 | 47% |
| Sullivan Heights | 26 | 12 | 8 | 100% | \$100 | 46% |
| Simon Fraser Hills | 9 | 2 | 7 | 103% | \$21,156 | 22% |
| Vancouver Heights | 4 | 2 | 22 | 102% | \$13,000 | 22% |
| Willingdon Heights | 8 | 3 | 8 | 99% | -\$7,000 | 38% |
| Westridge BN | 1 | 0 | | | | 0% |
| Big Bend | 3 | 0 | | | | 0% |
| Burnaby Hospital | 3 | 0 | | | | 0% |
| Buckingham Heights | 0 | 0 | | | | 0% |
| Burnaby Lake | 10 | 1 | 6 | 105% | \$41,200 | 10% |
| Central Park BS | 32 | 8 | 11 | 104% | \$18,050 | 25% |
| Deer Lake | 1 | 0 | | | | 0% |
| Forest Glen BS | 48 | 14 | 26 | 97% | -\$21,000 | 29% |
| Greentree Village | 1 | 0 | | | | 0% |
| Highgate | 0 | 0 | | | | 0% |
| Metrotown | 61 | 25 | 8 | 102% | \$12,000 | 41% |
| Oaklands | 142 | 40 | 11 | 100% | \$51 | 28% |
| Suncrest | 4 | 1 | 8 | 100% | \$0 | 25% |
| South Slope | 50 | 24 | 9 | 105% | \$26,000 | 48% |
| Upper Deer Lake | 11 | 1 | 42 | 96% | -\$7,900 | 9% |
| Total Activity | 654 | 209 | 10 | 100% | \$0 | 32% |

| Burnaby List Price Ranges Statistics - July 2017 | | | | | | |
|--|----------------|------------|-----------|-------------|--------------------------|------------|
| Home Price Range | Total Listings | Sales | DOM | Sale Price | Sell - List \$Difference | %SOLD |
| 0-\$300,000 | 15 | 8 | 7 | 108% | \$23,500 | 53.3% |
| \$300,001-\$400,000 | 64 | 32 | 8 | 99% | -\$3,700 | 50.0% |
| \$400,001-\$500,000 | 114 | 54 | 9 | 102% | \$10,600 | 47.4% |
| \$500,001-\$600,000 | 106 | 42 | 13 | 102% | \$10,600 | 39.6% |
| \$600,001-\$700,000 | 92 | 21 | 8 | 100% | \$1 | 22.8% |
| \$700,001 and above | 263 | 52 | 13 | 99% | -\$10,500 | 19.8% |
| Total Activity | 654 | 209 | 10 | 100% | \$0 | 32% |

| Monthly Changes Summary | Jul-16 | Jun-17 | Jul-17 | 8/1/2017 | Change |
|--|-----------|-----------|-----------|----------|----------|
| Total Listings (A,S,T,C,X) | 731 | 695 | 654 | | -41 |
| Active Listings (1st of the month) | 341 | 266 | 349 | 397 | 48 |
| Solds | 291 | 306 | 209 | | -97 |
| DOM | 9 | 8 | 10 | | 2 |
| %SOLD (Sales/Listings/mnthly rate) | 40% | 44% | 32% | | -12% |
| Condos (Top 50%) Home Price Index HPIp | \$603,669 | \$696,101 | \$710,370 | | \$14,269 |
| Condos (Lower 50%) Home Price Index HPIp | \$354,118 | \$427,883 | \$436,564 | | \$8,681 |
| Twnhs (Top 50%) Home Price Index HPIp | \$789,371 | \$858,124 | \$885,588 | | \$27,463 |
| Twnhs (Lower 50%) Home Price Index HPIp | \$486,628 | \$557,635 | \$592,235 | | \$34,600 |



Aug 12017 Burnaby Market Update (attached)

Current: Burnaby's Residential Attached housing market is in a Sellers Market with a **32 %SOLD** rate and a 100% Sell/List Ratio. (This means that there is an average of a \$0 Discount on a sale from the original list price)

Most Active Range: Homes below \$300,000 have **53.3 %SOLD** rate. **Least Active Range:** Homes above \$700,000 have **19.8 %SOLD** rate.

History: The Burnaby's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$106,700.

The Burnaby's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$82,446.

The Burnaby's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$96,217.

The Burnaby's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$105,606.

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

Forecast: Listing inventory levels is 11% more than the same month last year. The Active Listings shows an increase by 48 count and a decrease is seen on SOLD next month.

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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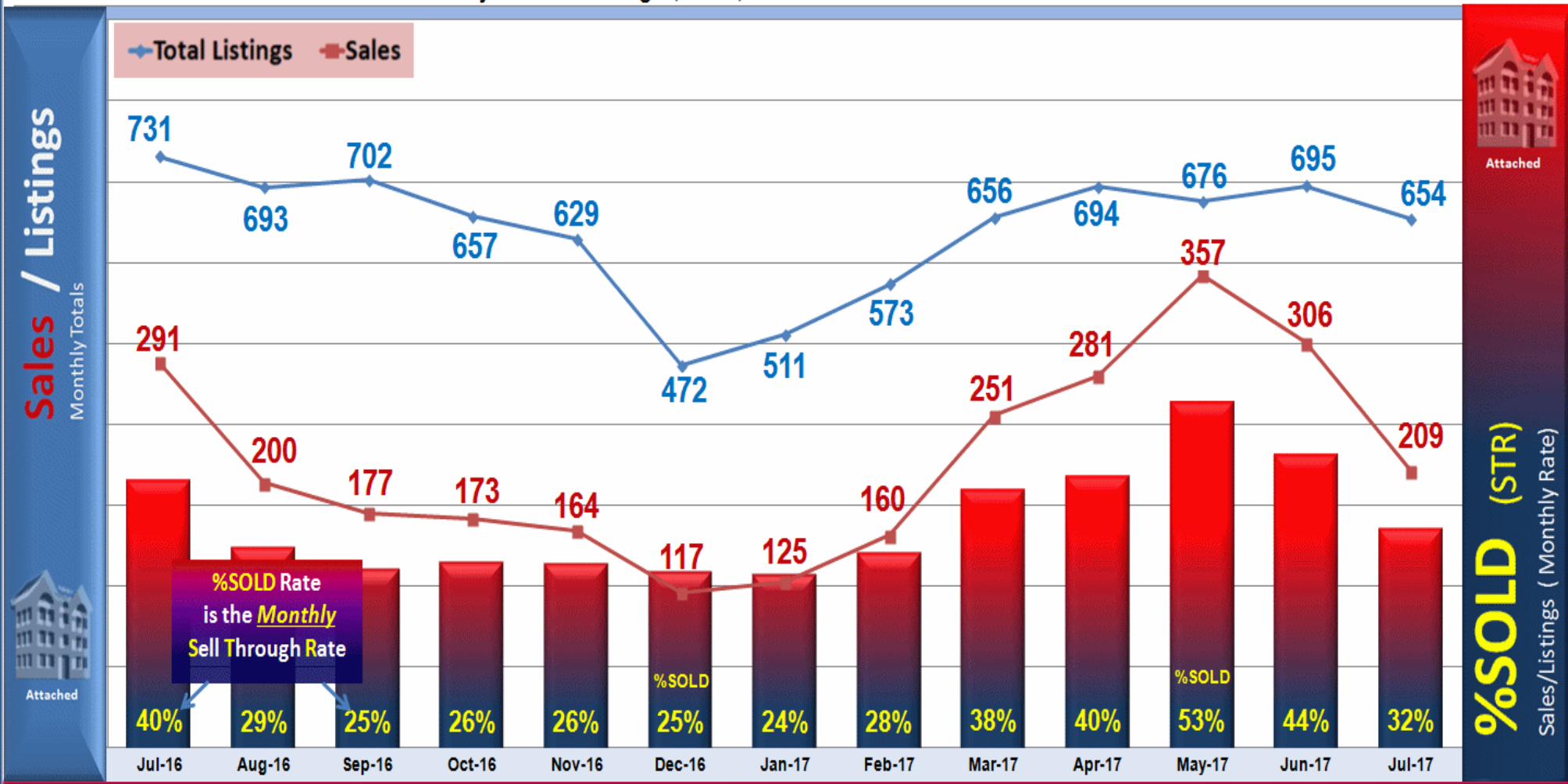
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Market Analysis & Forecasting Aug 1/17 Burnaby South & North

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



Sales / Listings
 Monthly Totals

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

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

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Market Analysis & Forecasting Aug 1/17 Burnaby South & North

Attached Burnaby **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)

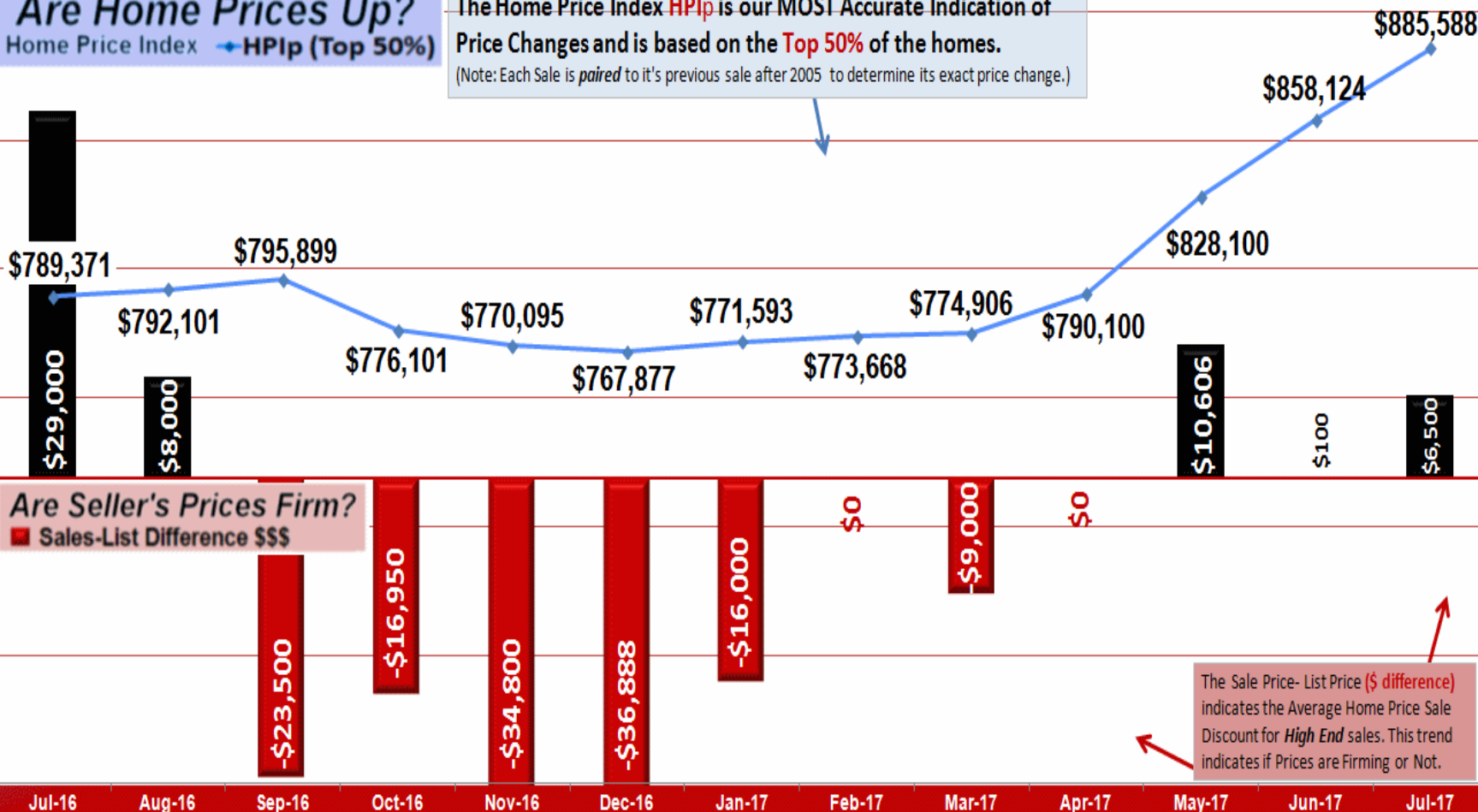
Home Price Changes
(Home Price Index Paired sales from 2005)

Are Home Prices Up?

Home Price Index → **HPIp (Top 50%)**

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

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



Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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.

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



Townhouses

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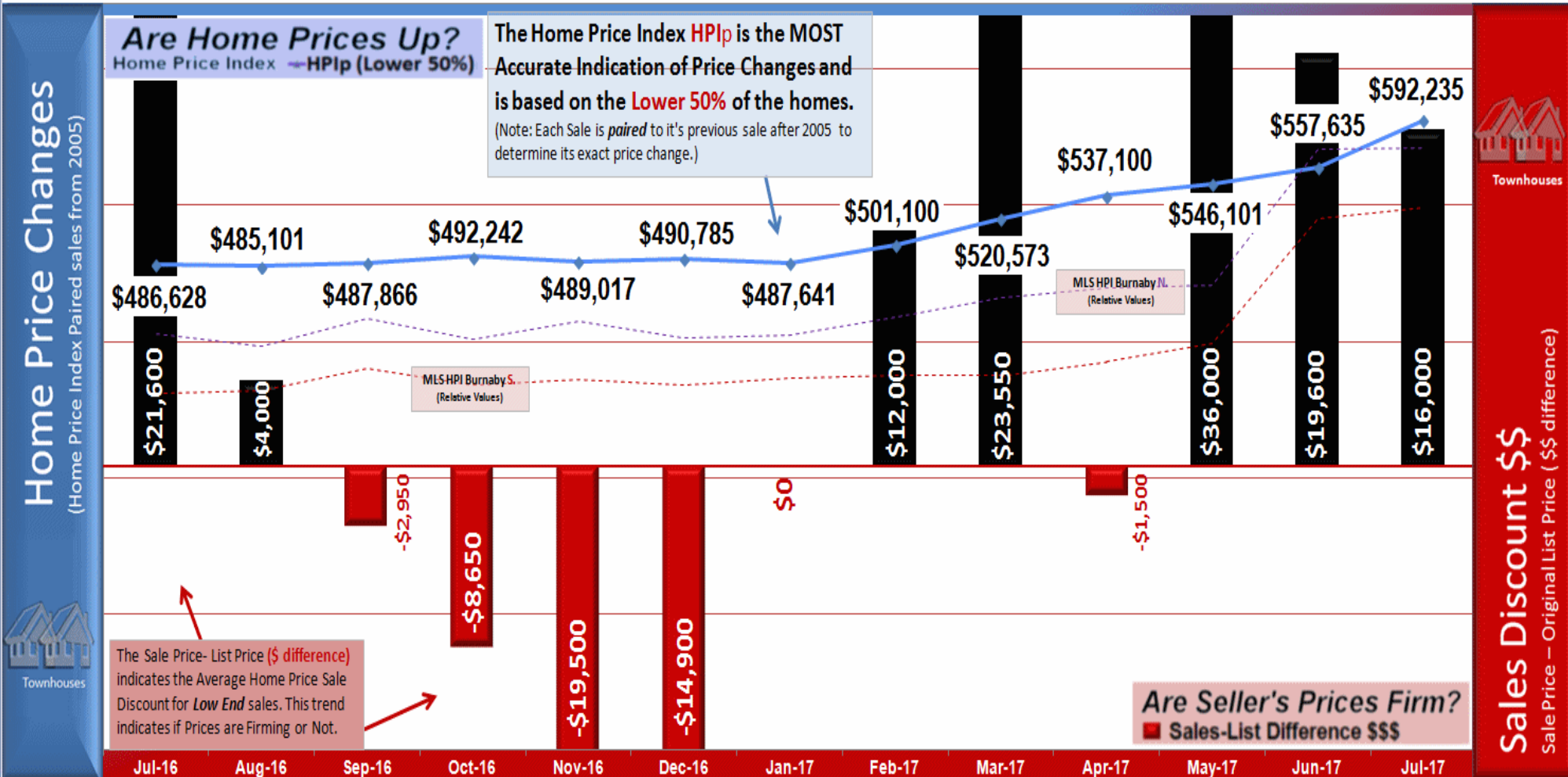
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Attached Burnaby Townhouse Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

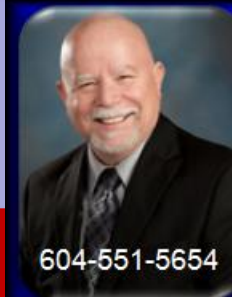


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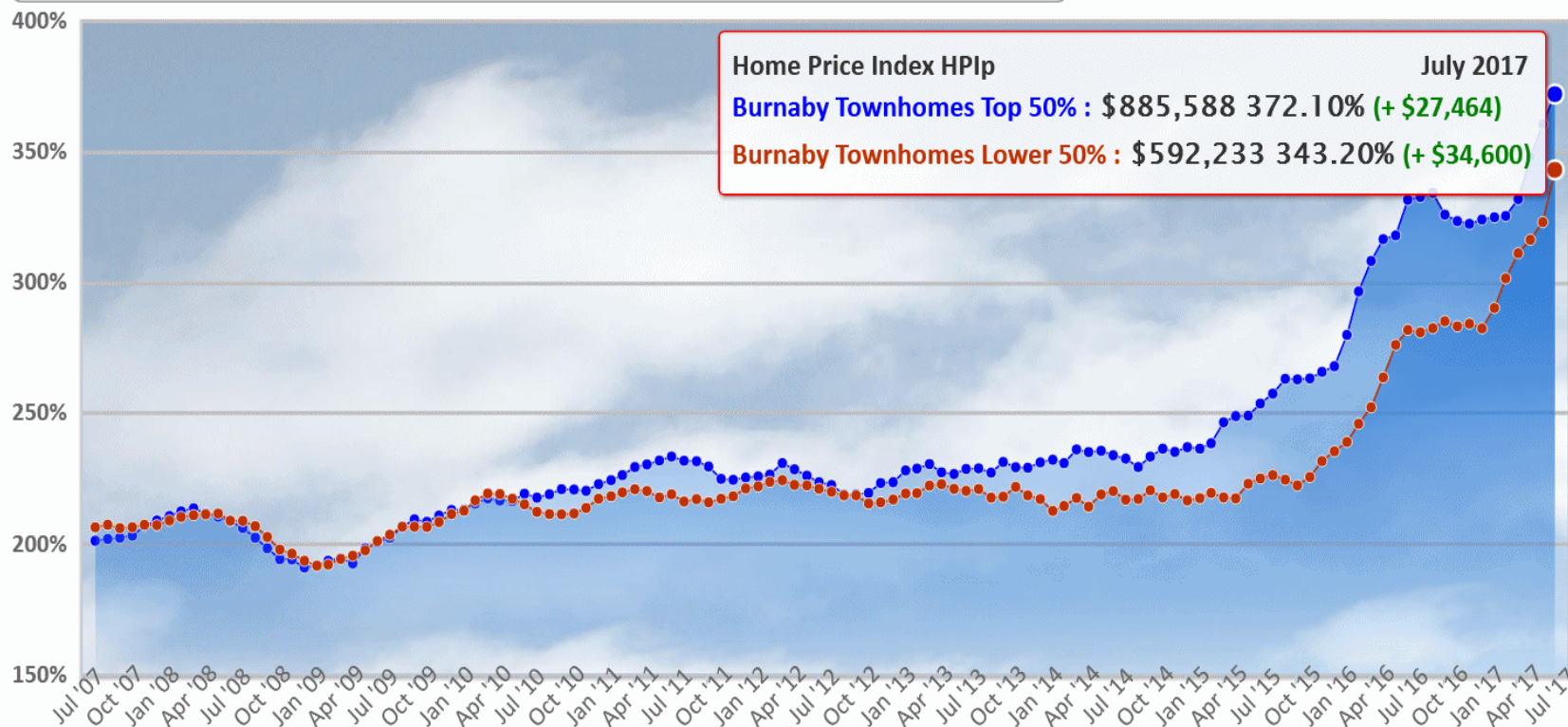
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Market Analysis & Forecasting Aug 1/17 Burnaby South & North

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

| Date | Value |
|----------|----------|
| Jul 2017 | % 372.10 |
| Jun 2017 | % 360.60 |
| May 2017 | % 348.00 |
| Apr 2017 | % 332.00 |
| Mar 2017 | % 325.60 |
| Feb 2017 | % 325.10 |
| Jan 2017 | % 324.20 |
| Dec 2016 | % 322.60 |
| Nov 2016 | % 323.60 |
| Oct 2016 | % 326.10 |
| Sep 2016 | % 334.40 |
| Aug 2016 | % 332.80 |

Drag over area to ZOOM in



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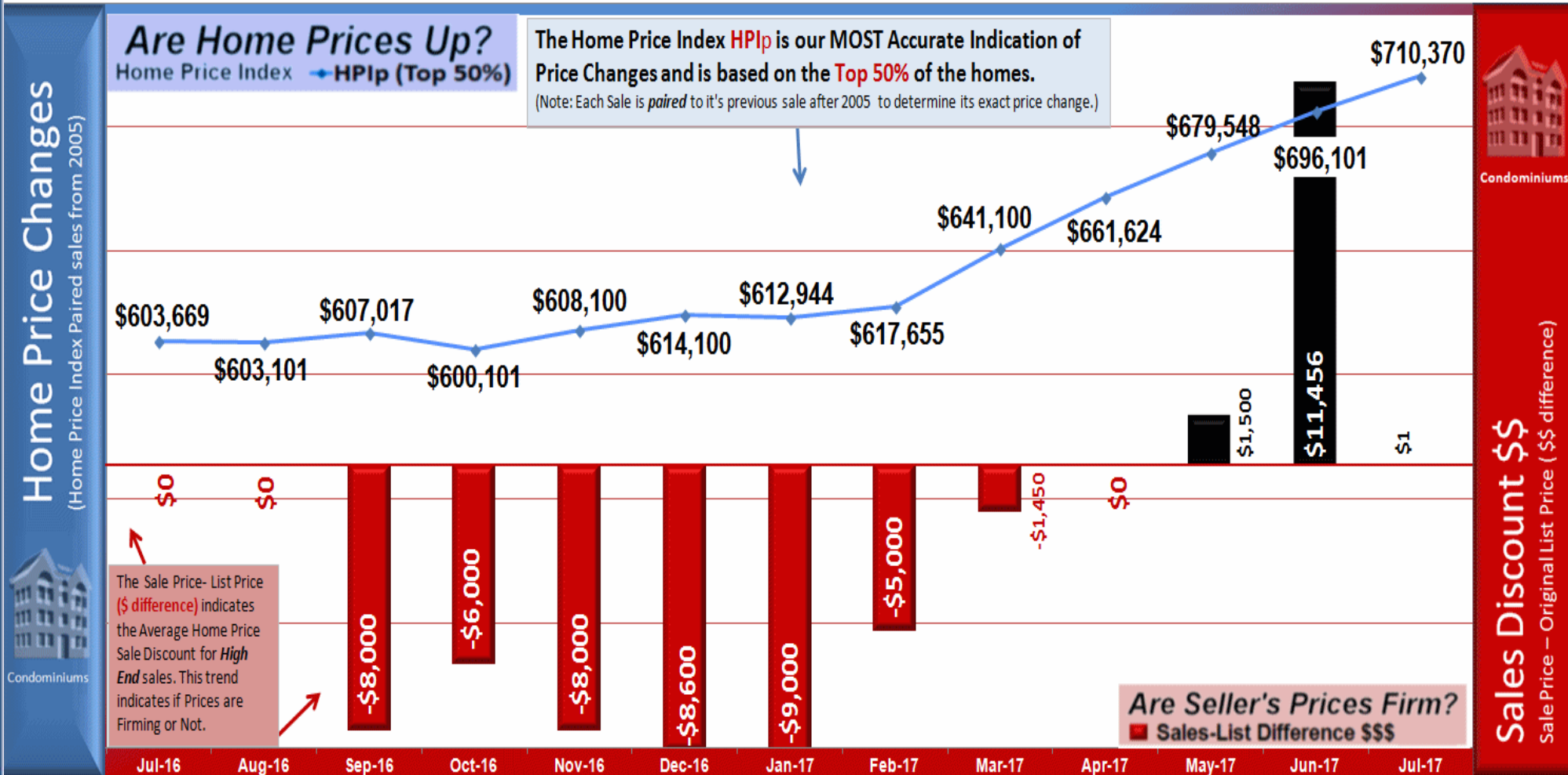
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Attached Burnaby Condos Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)



Condominiums



Condominiums

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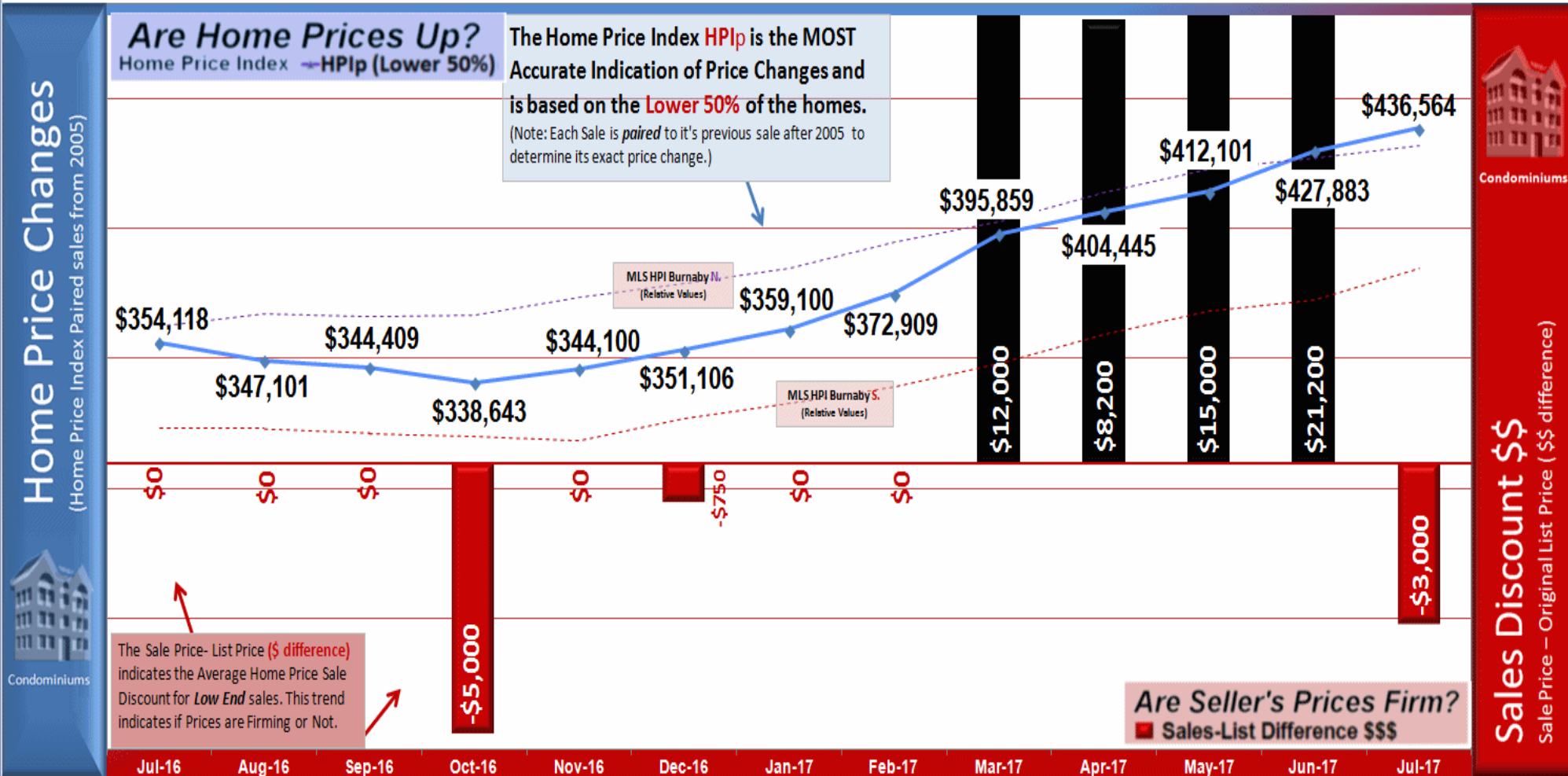
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Condominiums



Condominiums

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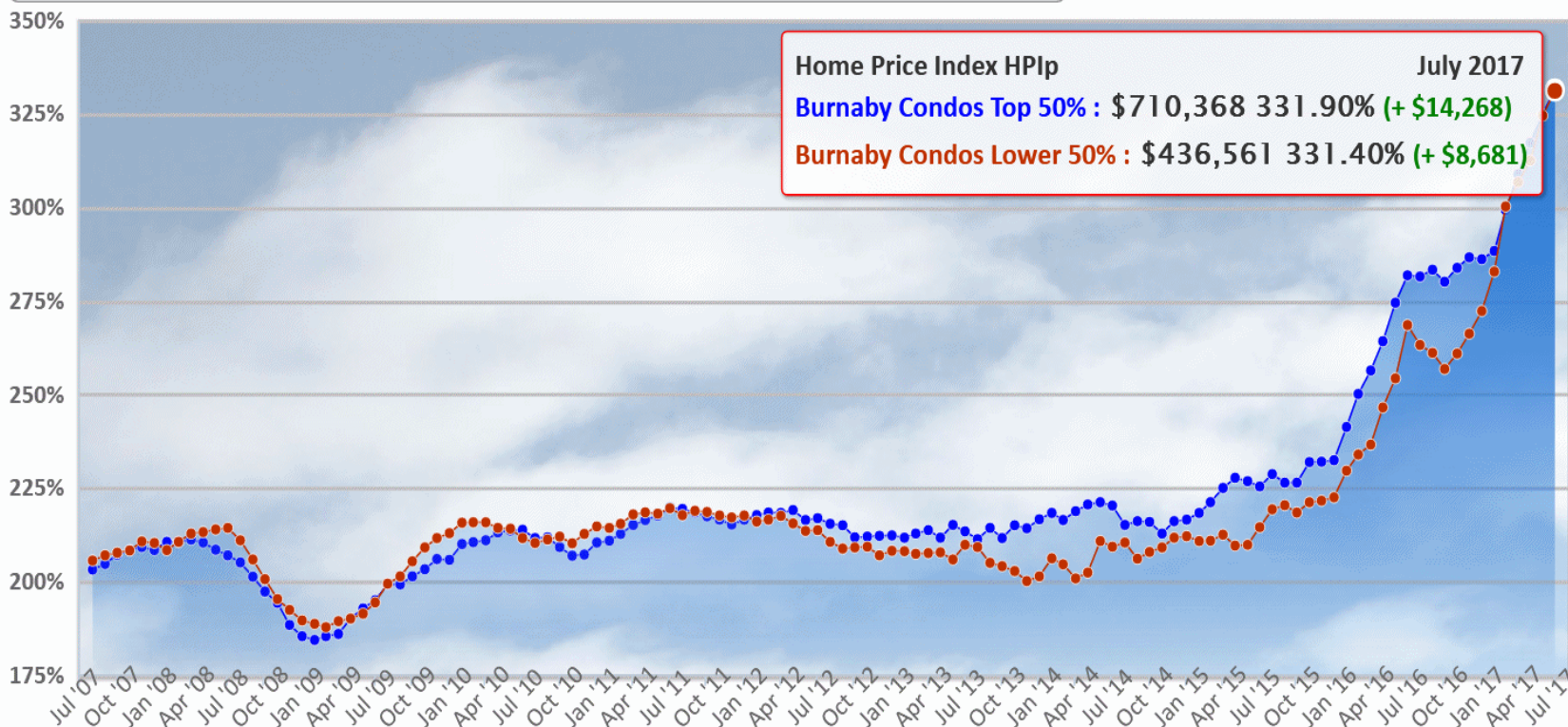
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Market Analysis & Forecasting Aug 1/17 Burnaby South & North 本拿比房地產

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



Monthly Home values

| Date | Value |
|----------|----------|
| Jul 2017 | % 331.90 |
| Jun 2017 | % 325.20 |
| May 2017 | % 317.50 |
| Apr 2017 | % 309.10 |
| Mar 2017 | % 299.50 |
| Feb 2017 | % 288.60 |
| Jan 2017 | % 286.40 |
| Dec 2016 | % 286.90 |
| Nov 2016 | % 284.10 |
| Oct 2016 | % 280.40 |
| Sep 2016 | % 283.60 |
| Aug 2016 | % 281.80 |

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Drag over area to ZOOM in



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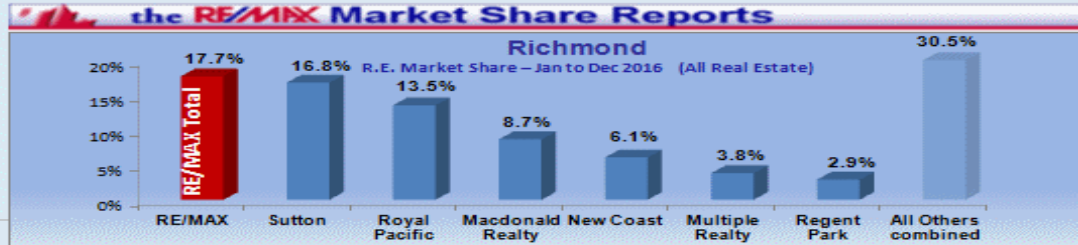
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Market Analysis & Forecasting Aug 1/17 Richmond

| Richmond Sub areas Statistics - July 2017 | | | | | | |
|---|----------------|------------|-----------|-------------|--------------------------|------------|
| Neighbourhoods | Total Listings | Sales | DOM | Sale Price | Sell - List \$Difference | %SOLD |
| Sea Island | 1 | 1 | 64 | 100% | \$0 | 100.0% |
| Bridgeport Fl | 34 | 14 | 0 | 100% | \$0 | 41.2% |
| West Cambie | 107 | 39 | 14 | 100% | \$0 | 36.4% |
| East Cambie | 20 | 4 | 8 | 100% | \$2,500 | 20.0% |
| Terra Nova | 14 | 1 | 7 | 103% | \$15,000 | 7.1% |
| Riverdale Fl | 27 | 11 | 9 | 100% | \$2,000 | 40.7% |
| Quilchena Fl | 6 | 1 | 13 | 98% | -\$8,000 | 16.7% |
| Granville | 22 | 6 | 19 | 100% | \$100 | 27.3% |
| Seafair | 3 | 0 | | | | 0.0% |
| Boyd Park | 17 | 6 | 13 | 101% | \$5,100 | 35.3% |
| Lackner | 5 | 1 | 22 | 98% | -\$17,000 | 20.0% |
| Steveston Village | 5 | 1 | 10 | 100% | \$0 | 20.0% |
| Steveston North | 20 | 8 | 13 | 98% | -\$17,556 | 40.0% |
| Steveston South | 46 | 11 | 7 | 102% | \$15,100 | 23.9% |
| Westwind | 3 | 0 | | | | 0.0% |
| Woodwards | 27 | 5 | 13 | 99% | -\$13,800 | 18.5% |
| Broadmoor | 10 | 2 | 11 | 95% | -\$44,500 | 20.0% |
| Garden City | 13 | 6 | 19 | 99% | -\$3,444 | 46.2% |
| Saunders | 14 | 7 | 14 | 99% | -\$7,400 | 50.0% |
| South Arm | 10 | 1 | 21 | 98% | -\$17,000 | 10.0% |
| Brighthouse | 282 | 95 | 12 | 100% | \$0 | 33.7% |
| Brighthouse South | 132 | 36 | 13 | 100% | \$500 | 27.3% |
| McLennan North | 121 | 33 | 13 | 101% | \$4,000 | 27.3% |
| Gilmore | 0 | 0 | | | | 0.0% |
| McLennan | 0 | 0 | | | | 0.0% |
| East Richmond | 22 | 1 | 77 | 94% | -\$47,000 | 4.5% |
| McNair | 1 | 1 | 6 | 104% | \$28,100 | 100.0% |
| Ironwood | 15 | 3 | 7 | 101% | \$7,000 | 20.0% |
| Hamilton Fl | 6 | 3 | 9 | 99% | -\$8,000 | 50.0% |
| Total Activity | 983 | 297 | 12 | 100% | \$0 | 30% |

| Richmond List Price Ranges Statistics - July 2017 | | | | | | |
|---|----------------|------------|-----------|-------------|--------------------------|------------|
| Home Price Range | Total Listings | Sales | DOM | Sale Price | Sell - List \$Difference | %SOLD |
| 0-\$200,000 | 11 | 4 | 15 | 100% | \$100 | 36.4% |
| \$200,001-\$300,000 | 33 | 12 | 10 | 103% | \$7,900 | 36.4% |
| \$300,001-\$400,000 | 82 | 37 | 11 | 100% | \$1,000 | 45.1% |
| \$400,001-\$500,000 | 128 | 44 | 11 | 104% | \$19,000 | 34.4% |
| \$500,001-\$600,000 | 132 | 46 | 10 | 101% | \$5,050 | 34.8% |
| \$600,001-\$700,000 | 124 | 40 | 13 | 100% | -\$500 | 32.3% |
| \$700,001 and more | 473 | 114 | 18 | 99% | -\$6,000 | 24.1% |
| Total Activity | 983 | 297 | 12 | 100% | \$0 | 30% |

| Monthly Changes Summary | Jul-16 | Jun-17 | Jul-17 | Aug-17 | Change |
|--|-----------|-----------|-----------|--------|----------|
| Total Listings** (A,S,T,C,X) | 1004 | 928 | 983 | | 55 |
| Active Listings (1st of the month) | 590 | 308 | 543 | 636 | 93 |
| Solds | 310 | 332 | 297 | | -35 |
| DOM | 12 | 9 | 12 | | 3 |
| %SOLD (Sales/ Listings /monthly rate) | 30.9% | 35.8% | 30.2% | | -5.6% |
| Condos (Top 50%) Home Price Index HP | \$514,180 | \$626,162 | \$635,800 | | \$9,639 |
| Condos (Lower 50%) Home Price Index HP | \$278,455 | \$365,100 | \$374,123 | | \$9,023 |
| Twnhs (Top 50%) Home Price Index HPIp | \$893,041 | \$948,101 | \$952,476 | | \$4,375 |
| Twnhs (Lower 50%) Home Price Index HPIp | \$556,100 | \$644,877 | \$642,060 | | -\$2,817 |



Aug 1 2017 Richmond Market Update (Attached)

Current: Richmond is a Sellers Market with **30 %SOLD** Rate and 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 \$300,000 - \$400,000 have **45.1 %SOLD** rate. **Least Active Range:** Homes above \$700,000 have **24.1 %SOLD** rate.

History: Richmond's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$121,621.

Richmond's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices are increased \$95,668.

Richmond's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$59,435.

Richmond's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$85,960.

Forecast: June 2017 has 31% less Listing Inventories than June 2016. New listings exceeded the sales by 314 meaning that we will see higher than normal listings levels next month thus perpetuating the well supplied market. We project Richmond to be a continued 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.

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

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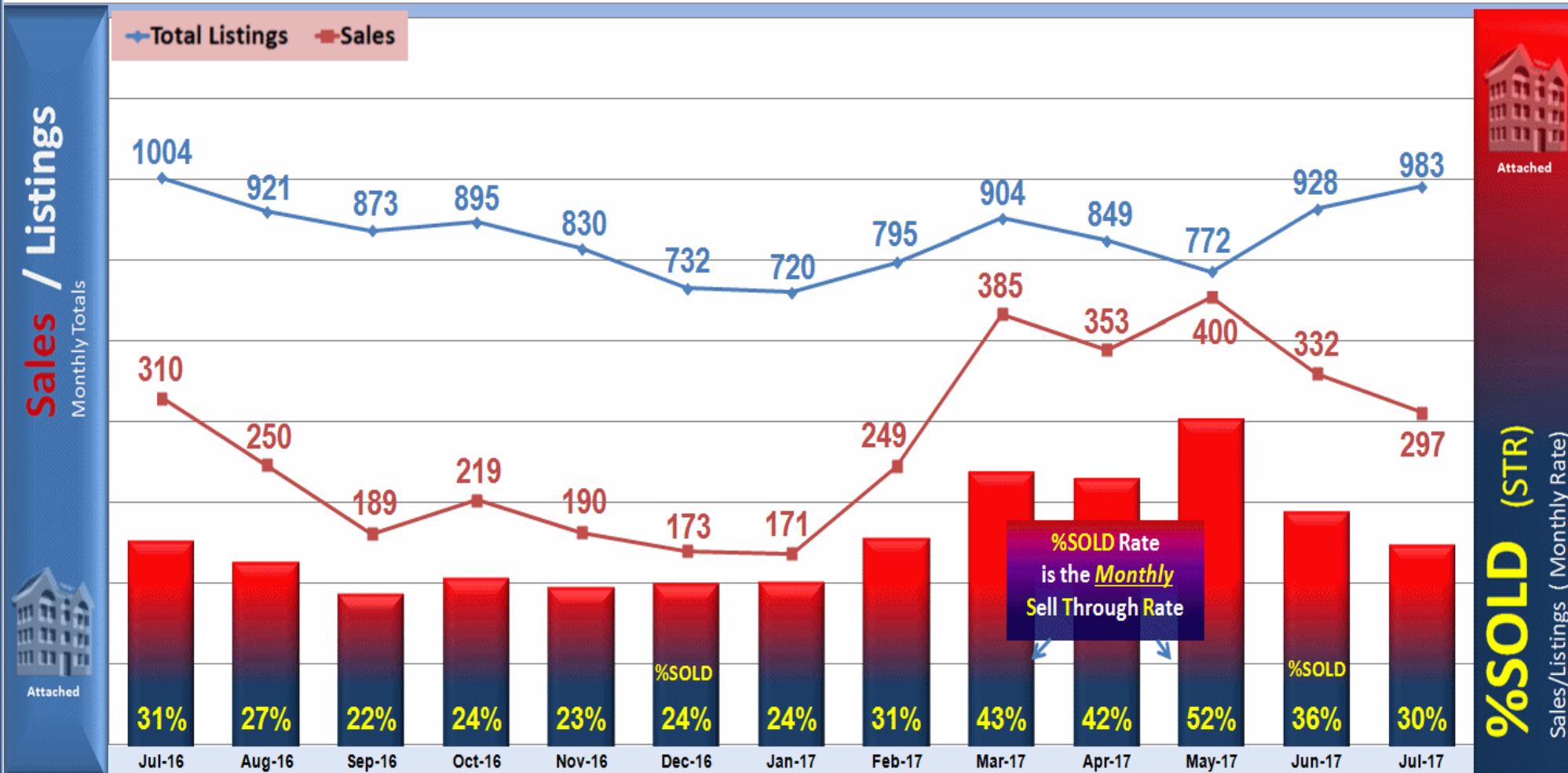
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Attached Richmond Total Listings**, Sales, and %SOLD Rates



Sales / Listings
Monthly Totals



Attached



Attached

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

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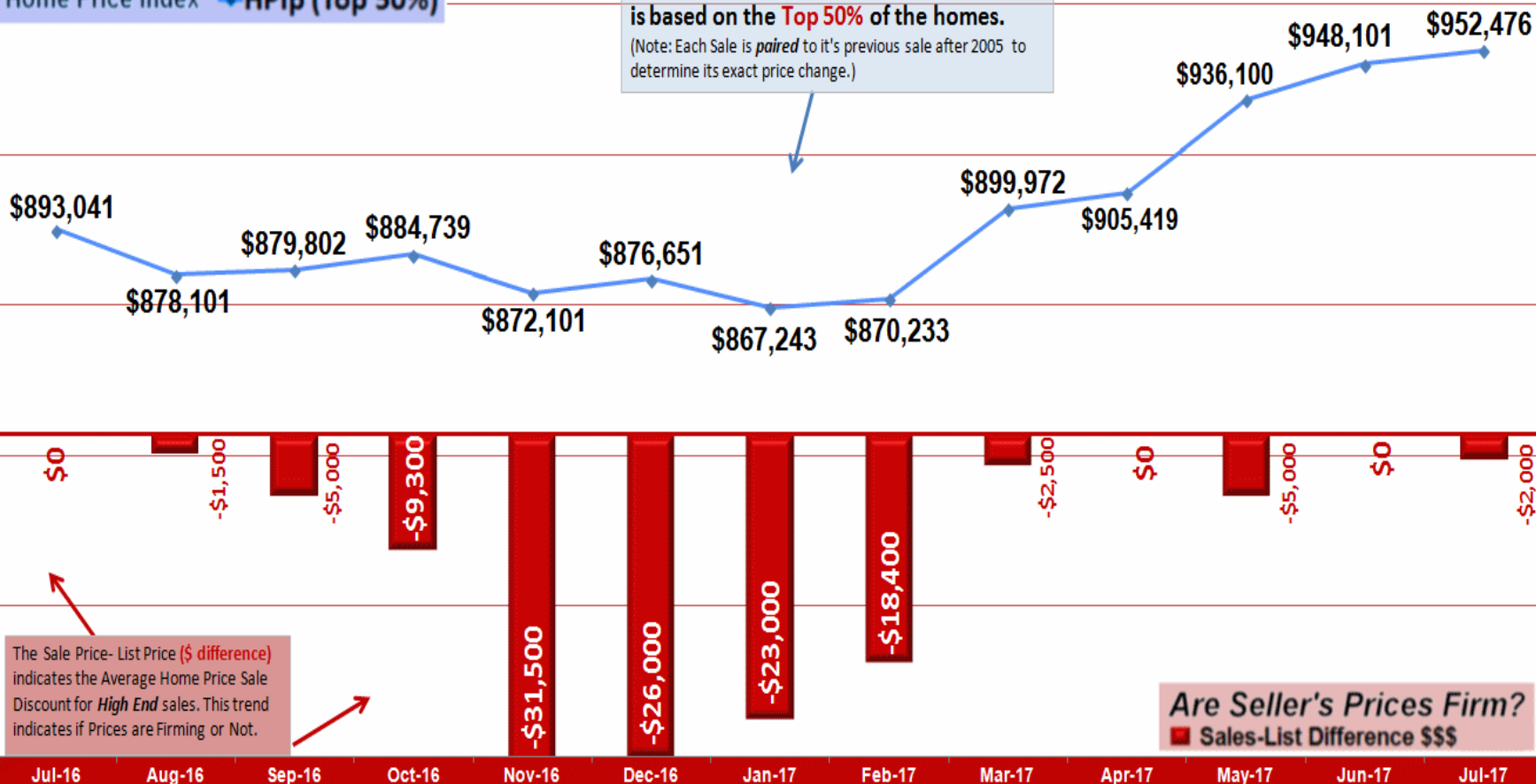
Market Analysis & Forecasting Aug 1/17 Richmond

Attached Richmond 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 and is based on the Top 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 High End sales. This trend indicates if Prices are Firming or Not.

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



Townhouses

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

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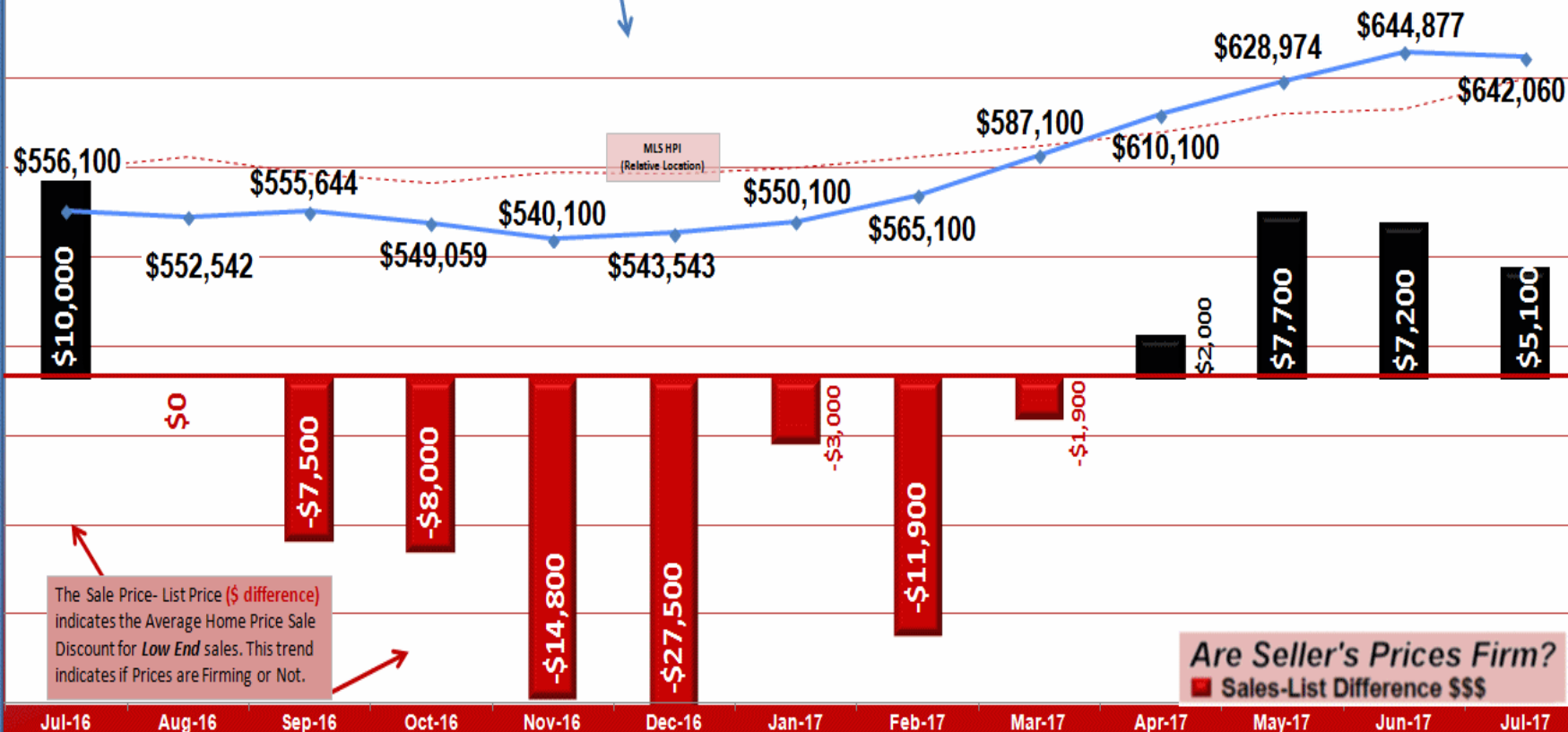
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Home Price Changes
 (Home Price Index Paired sales from 2005)

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

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Are Seller's Prices Firm?
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Townhouses

Sales Discount \$\$
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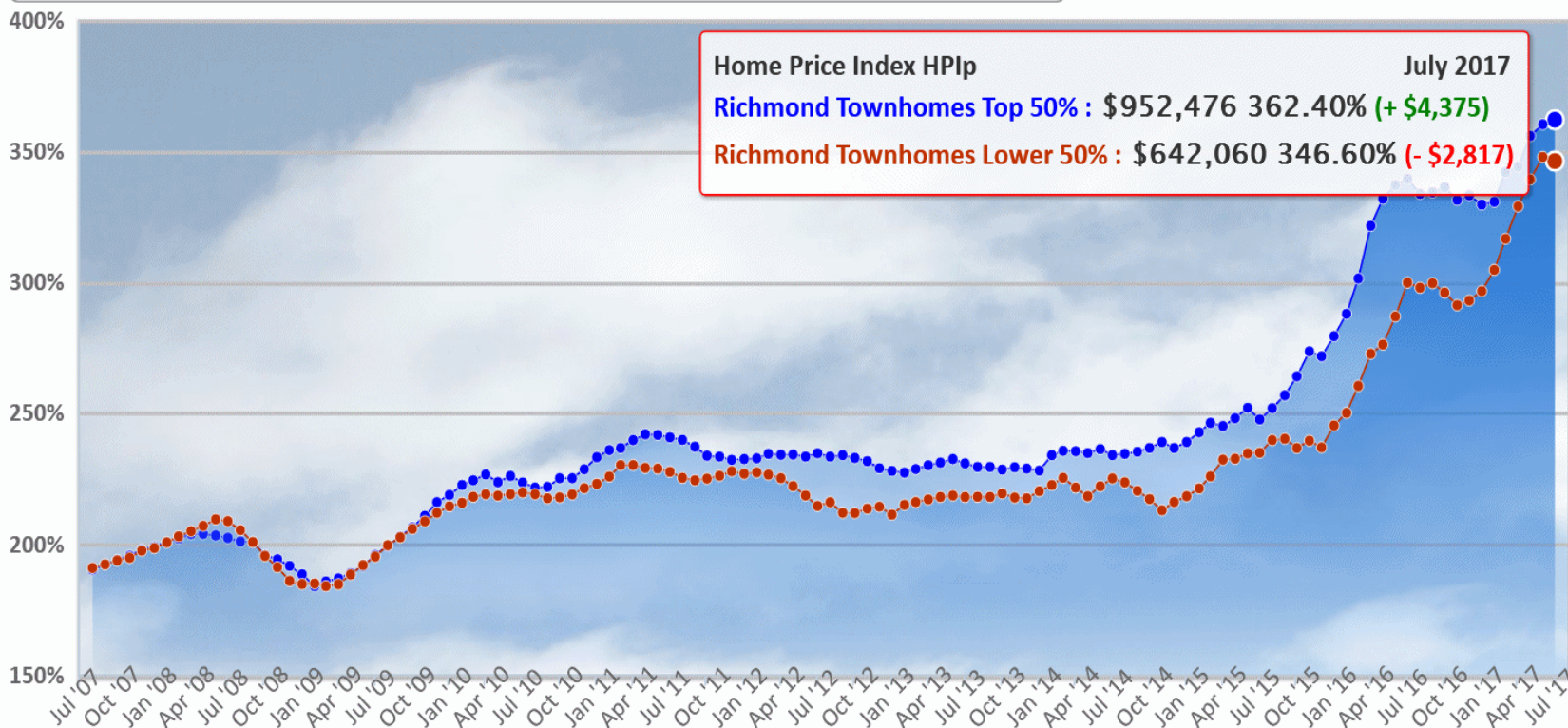
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Richmond Townhomes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
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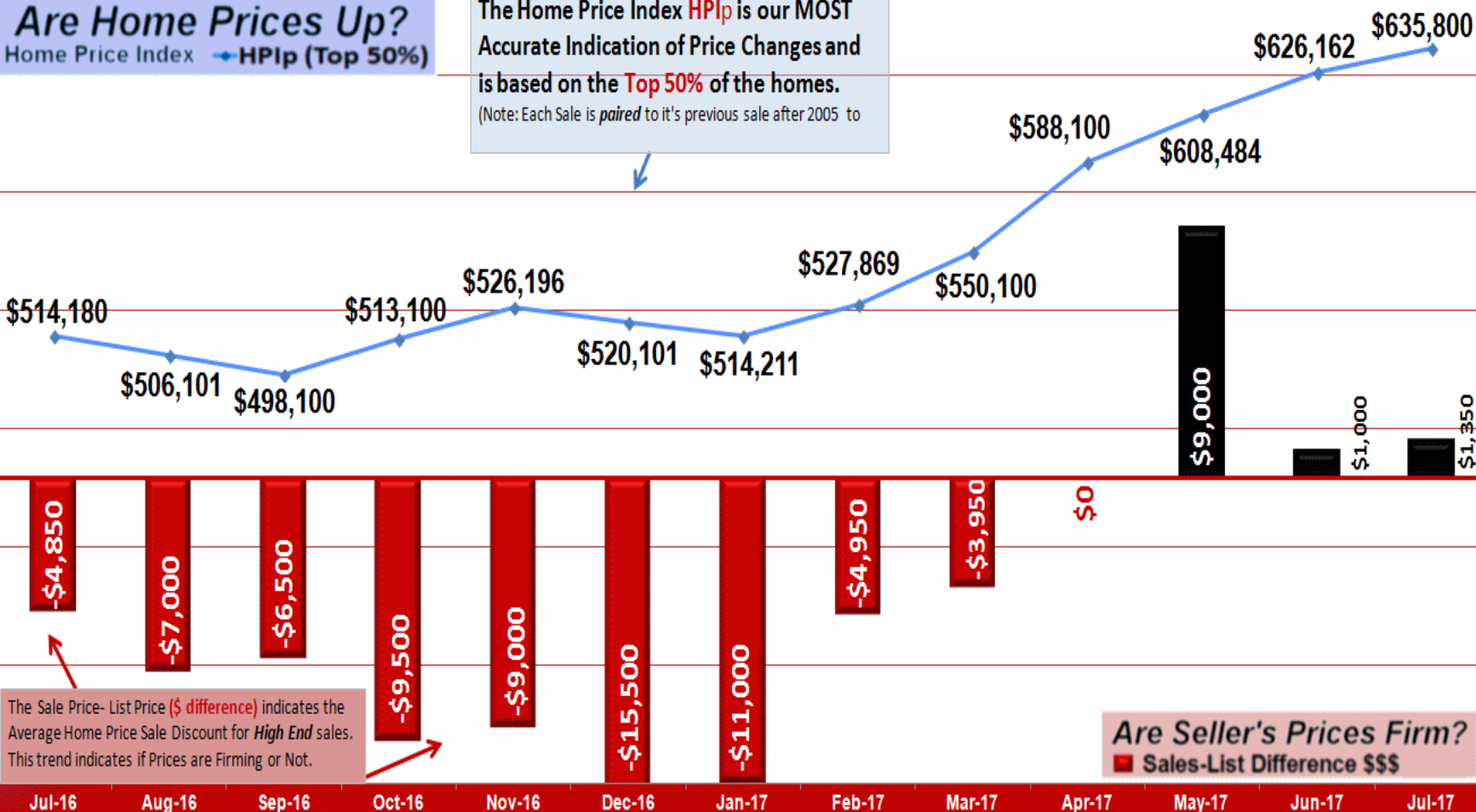
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(Home Price Index Paired sales from 2005)

Are Home Prices Up?

Home Price Index → HPI (Top 50%)

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Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Condominiums

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

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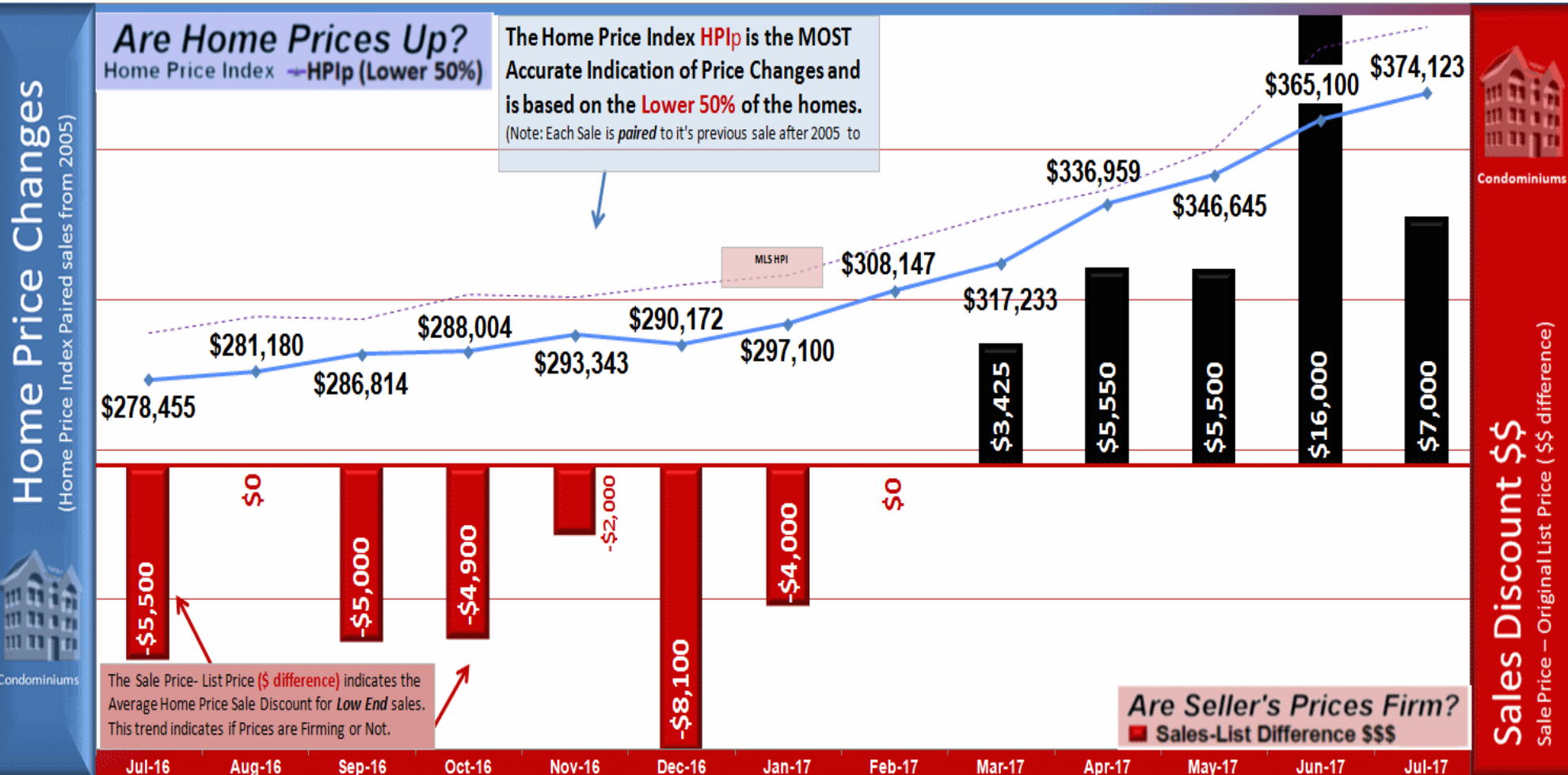
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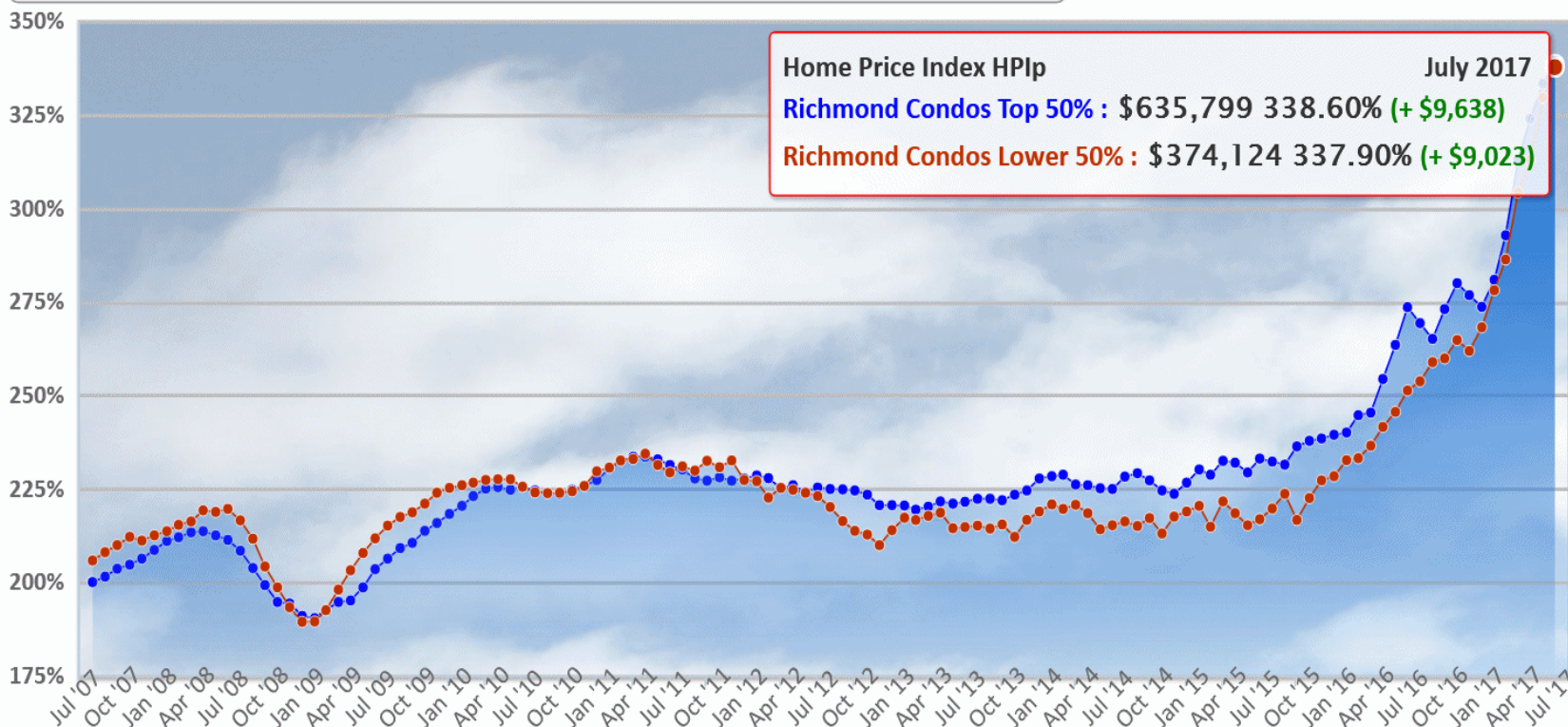
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Richmond Condos Top 50% : HPIp Forecast+ Forecast-
 Richmond Condos Lower 50% : HPIp Forecast+ Forecast-



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| Apr 2017 | % 313.20 |
| Mar 2017 | % 293.00 |
| Feb 2017 | % 281.10 |
| Jan 2017 | % 273.90 |
| Dec 2016 | % 277.00 |
| Nov 2016 | % 280.20 |
| Oct 2016 | % 273.30 |
| Sep 2016 | % 265.30 |
| Aug 2016 | % 269.50 |

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Prices never appear to ZOOM in

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Market Analysis & Forecasting Aug 1/17 North

| Neighbourhoods | Total Listings (/month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD |
|-----------------------|-------------------------|------------|----------|------------------------|--------------------------|------------|
| Boulevard | 0 | 0 | | | | 0.0% |
| Blueridge NV | 1 | 0 | | | | 0.0% |
| Capilano NV | 4 | 0 | | | | 0.0% |
| Central Lonsdale | 56 | 20 | 9 | 100% | \$50 | 35.7% |
| Deep Cove | 4 | 3 | 11 | 104% | \$35,000 | 75.0% |
| Delbrook | | | | | | 0.0% |
| Dollarton | | | | | | 0.0% |
| Edgemont | 6 | 2 | 7 | 99% | -\$15,200 | 0.0% |
| Grouse Woods | | | | | | 0.0% |
| Hamilton | 15 | 5 | 9 | 101% | \$11,000 | 33.3% |
| Indian River | 10 | 8 | 7 | 110% | \$51,000 | 80.0% |
| Lower Lonsdale | 101 | 33 | 7 | 103% | \$18,000 | 32.7% |
| Lynn Valley | 37 | 9 | 9 | 102% | \$16,000 | 24.3% |
| Lynnmour | 29 | 6 | 14 | 99% | -\$7,450 | |
| Norgate | 4 | 1 | 15 | 99% | -\$10,000 | 25.0% |
| Northlands | 11 | 5 | 7 | 101% | \$10,000 | 45.5% |
| Pemberton Heights | 1 | 1 | 11 | 102% | \$11,000 | 0.0% |
| Pemberton NV | 23 | 9 | 8 | 101% | \$5,000 | 39.1% |
| Princess Park | 1 | 0 | | | | 0.0% |
| Roche Point | 20 | 7 | 9 | 99% | -\$10,800 | 35.0% |
| Seymour | 6 | 2 | 8 | 108% | \$70,550 | 33.3% |
| Upper Delbrook | 9 | 4 | 6 | 102% | \$13,000 | 0.0% |
| Upper Lonsdale | 9 | 2 | 41 | 99% | \$2,556 | 22.2% |
| Westlynn | | | | | | 0.0% |
| Windsor Park NV | | | | | | 0.0% |
| Total Activity | 347 | 117 | 8 | 102% | \$10,100 | 34% |

| Home Price Range | Total Listings (/month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD |
|-----------------------|-------------------------|------------|----------|------------------------|--------------------------|------------|
| 0-\$300,000 | 1 | 0 | | | | 0.0% |
| \$300,001-\$400,000 | 21 | 11 | 7 | 106% | \$25,000 | 52.4% |
| \$400,001-\$500,000 | 34 | 13 | 9 | 107% | \$33,200 | 38.2% |
| \$500,001-\$600,000 | 34 | 16 | 7 | 102% | \$12,750 | 47.1% |
| \$600,001-\$700,000 | 45 | 18 | 8 | 103% | \$19,000 | 40.0% |
| \$700,001-\$800,000 | 41 | 15 | 8 | 103% | \$23,000 | 36.6% |
| \$800,001 and more | 171 | 44 | 10 | 100% | \$0 | 25.7% |
| Total Activity | 347 | 117 | 8 | 102% | \$10,100 | 34% |

| Monthly Changes Summary | Jul-16 | Jun-17 | Jul-17 | 8/1/2017 | Change |
|---|-------------|-------------|-------------|----------|----------|
| Total Listings (A,S,T,C,X) | 356 | 377 | 347 | | -30 |
| Active Listings (1st of the month) | 165 | 115 | 165 | 206 | 41 |
| Solds | 140 | 169 | 117 | | -52 |
| DOM | 8 | 7 | 8 | | 1 |
| %SOLD (Sales/ Listings /monthly rate) | 39% | 45% | 34% | | -11% |
| Condos (Top 50%) Home Price Index HPIp | \$624,866 | \$700,101 | \$705,100 | | \$4,999 |
| Condos (Lower 50%) Home Price Index HPIp | \$378,672 | \$437,029 | \$442,852 | | \$5,823 |
| Twnhs (Top 50%) Home Price Index HPIp | \$1,013,003 | \$1,066,097 | \$1,062,233 | | -\$3,863 |
| Twnhs (Lower 50%) Home Price Index HPIp | \$666,101 | \$772,235 | \$780,500 | | \$8,265 |



Aug 1 2017 North Vancouver Market Update (Attached Townhomes/ Condos)
Current: North Vancouver is a Sellers Market with average listings inventory, a **34% SOLD** rate and a **102%** sell/list ratio. (This means an average of a \$10,100 surplus on a sale from the original list price)
Most Active Range: Homes between \$300,000 - \$400,000 have **52.4% SOLD** rate.
Least Active Range: Homes above \$800,000 have **25.7% SOLD** rate.

History: North Vancouver's **Condos** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that price increased \$80,234.
 North Vancouver's **Condos** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$64,180.
 North Vancouver's **Townhouses** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$49,230.
 North Vancouver's **Townhouses** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$114,399.
*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Forecast: The Listing Inventories are 3% less than the same month last year. New listings exceeded the sales by 41 meaning that we expect a listing supply increase. We project North Vancouver 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 do request a personal Comparative Market Analysis for your home. Data is from : FVRES, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: RMXReports.com

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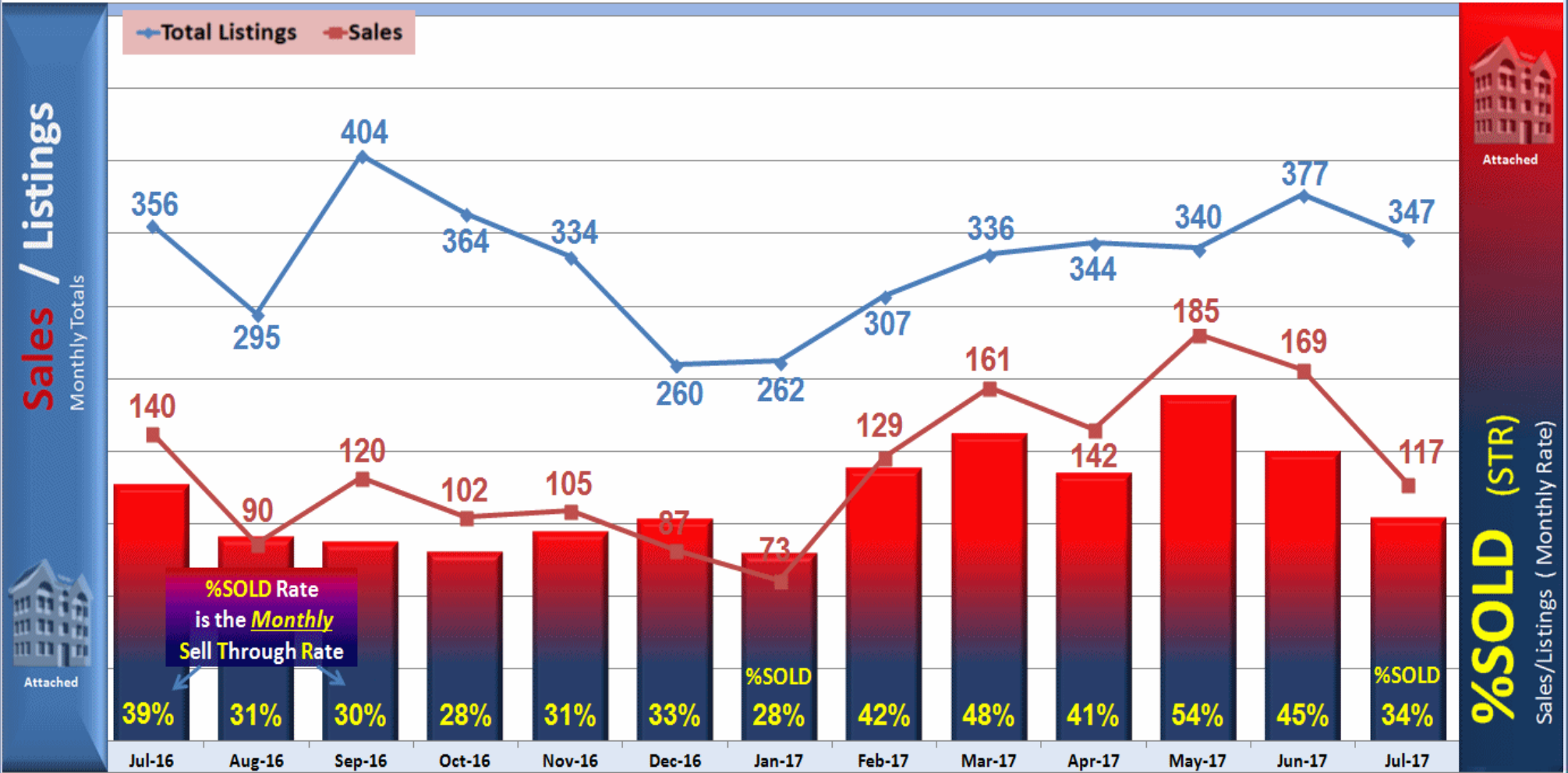
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Market Analysis & Forecasting Aug 1/17 North Vancouver

Attached Townhomes/ Condos North Vancouver Total Listings, Sales, and %SOLD Rate



Sales / Listings

Monthly Totals



Attached



Attached

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

%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. [More Details](#)
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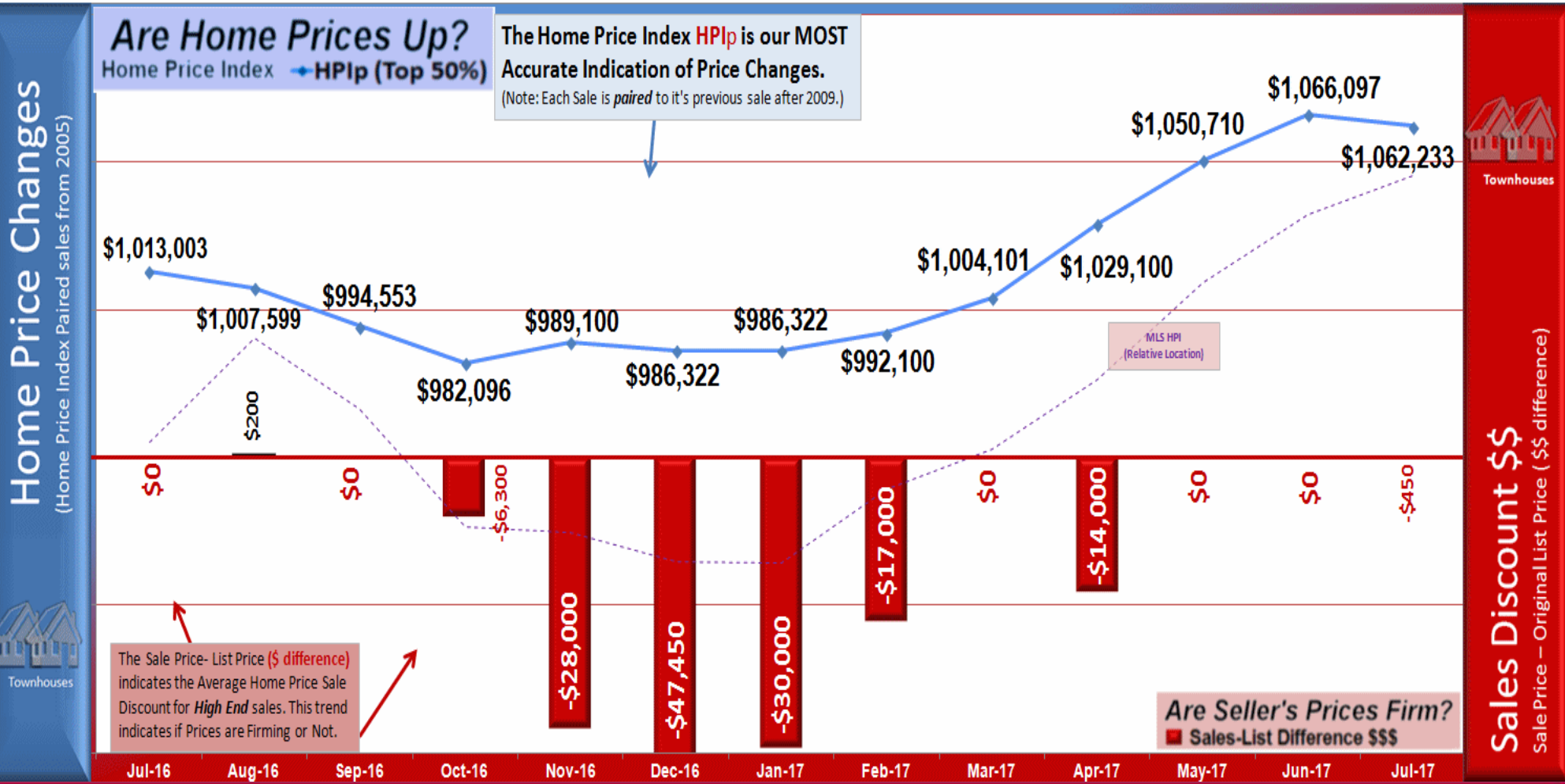
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Attached North Vancouver **Townhouse** Home Price Index **HPIp (Top 50%)**, Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)



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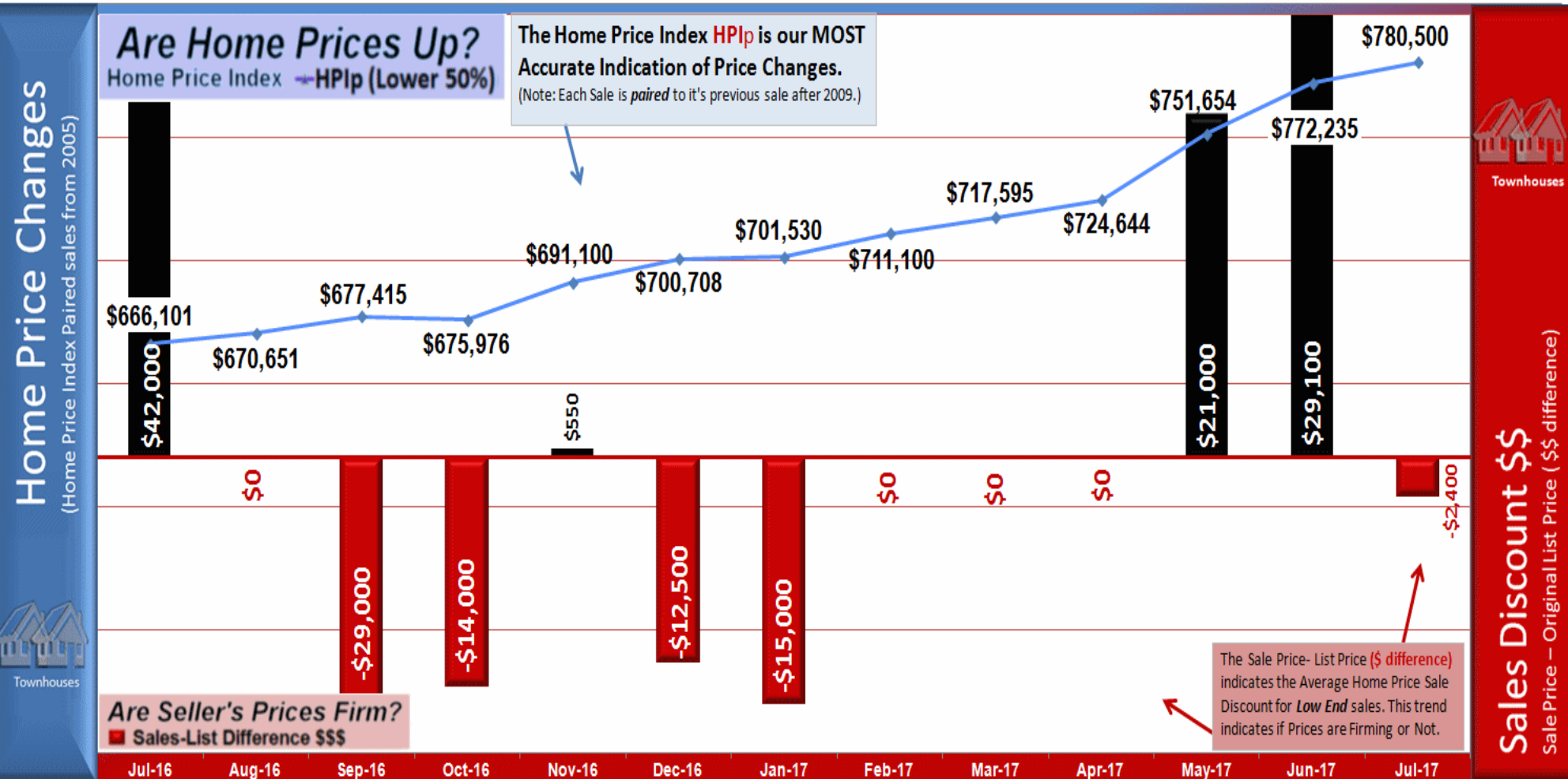
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Attached North Vancouver Townhouse Home Price Index HPIp (Lower 50%). Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)



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



Townhouses

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.
(Note: Each Sale is paired to it's previous sale after 2009.)

Are Seller's Prices Firm?
Sales-List 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.

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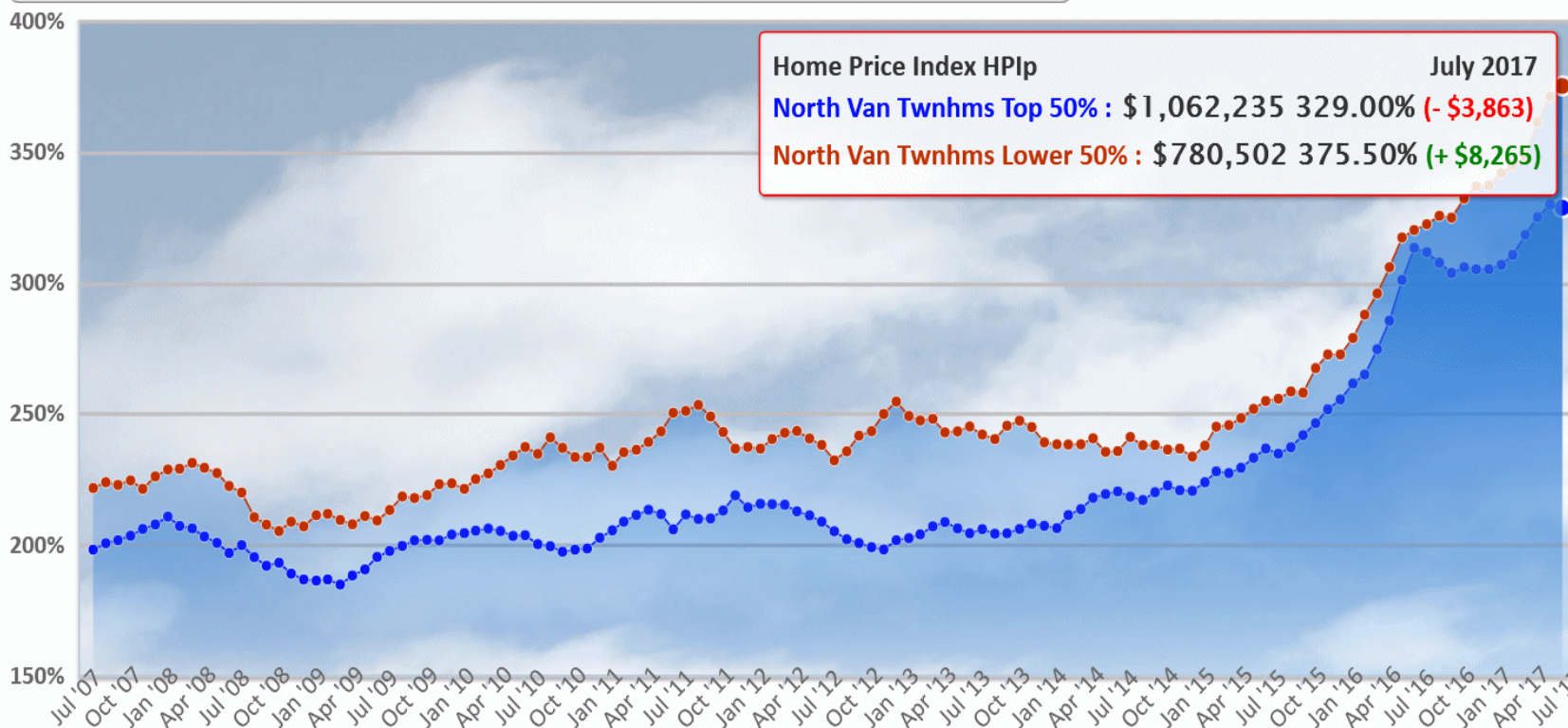


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North Van Twnhms Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 North Van Twnhms Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

| Date | Value |
|----------|----------|
| Jul 2017 | % 329.00 |
| Jun 2017 | % 330.20 |
| May 2017 | % 325.40 |
| Apr 2017 | % 318.70 |
| Mar 2017 | % 311.00 |
| Feb 2017 | % 307.20 |
| Jan 2017 | % 305.50 |
| Dec 2016 | % 305.50 |
| Nov 2016 | % 306.30 |
| Oct 2016 | % 304.10 |
| Sep 2016 | % 308.00 |
| Aug 2016 | % 312.00 |

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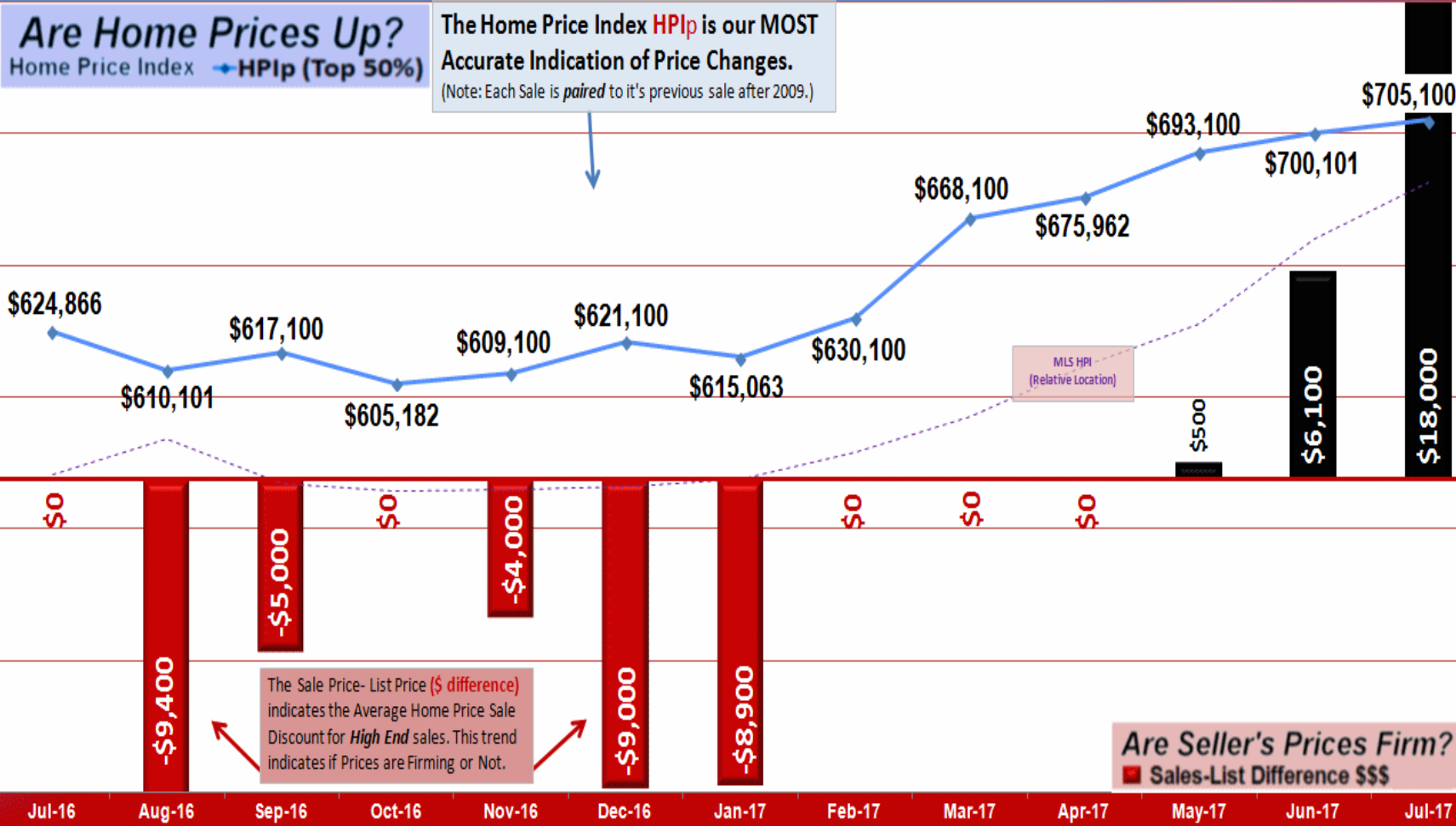
Attached North Vancouver Condos Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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



Condominiums

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



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 its previous sale after 2009.)

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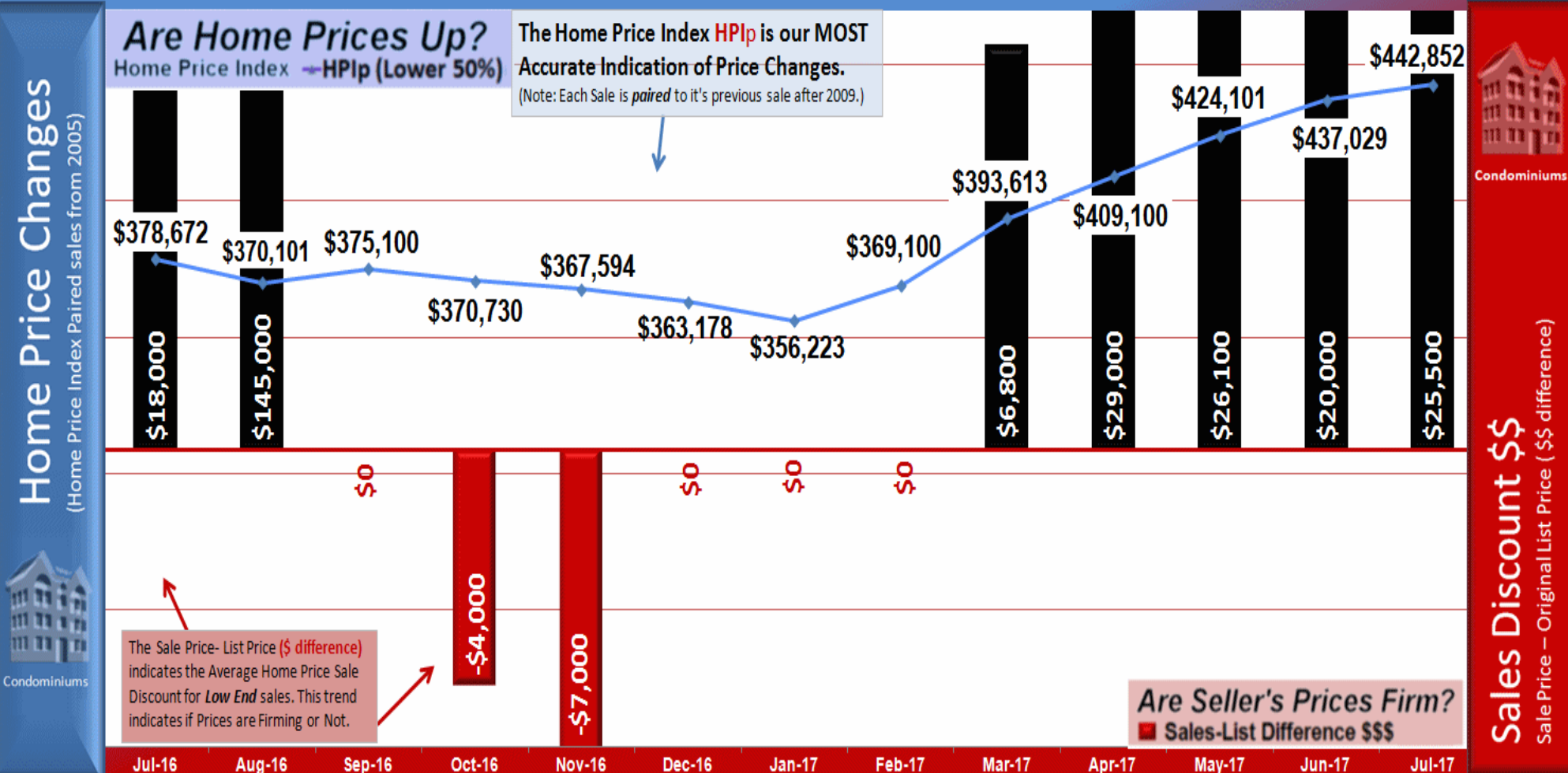
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Attached North Vancouver Condos Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)



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



Condominiums

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. [More Details](#)
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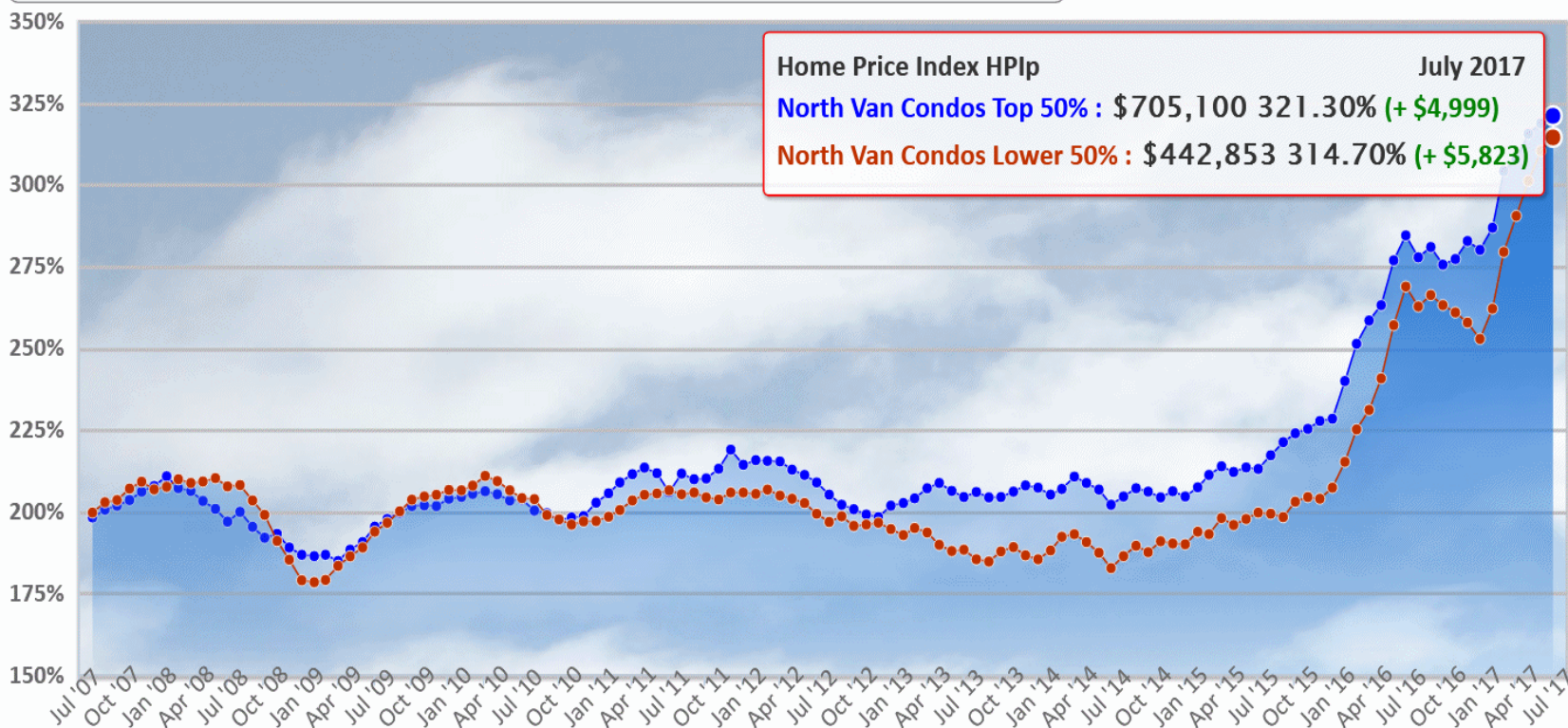


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North Van Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 North Van Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

| Date | Value |
|----------|----------|
| Jul 2017 | % 321.30 |
| Jun 2017 | % 319.00 |
| May 2017 | % 315.80 |
| Apr 2017 | % 308.00 |
| Mar 2017 | % 304.40 |
| Feb 2017 | % 287.10 |
| Jan 2017 | % 280.30 |
| Dec 2016 | % 283.00 |
| Nov 2016 | % 277.50 |
| Oct 2016 | % 275.80 |
| Sep 2016 | % 281.20 |
| Aug 2016 | % 278.00 |

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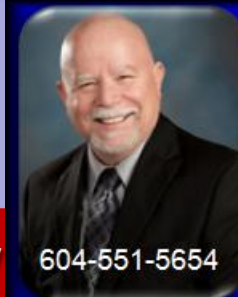
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Market Analysis & Forecasting Aug 1/17 New West – E. Burnaby

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New West-East Burnaby Sub areas Statistics - July 2017

| Neighbourhoods | Total Listings | Sales | DOM | Sale Price | Sell - List \$Differen | %SOLD |
|-----------------------|----------------|------------|----------|-------------|------------------------|------------|
| East Burnaby | 11 | 0 | | | | 0% |
| The Crest BE | 6 | 3 | 8 | 103% | \$26,500 | 50% |
| Edmonds BE | 53 | 13 | 7 | 101% | \$4,000 | 25% |
| Brunette | 0 | 0 | | | | 0% |
| Downtown NW | 77 | 30 | 8 | 103% | \$16,500 | 39% |
| Fraserview NW | 32 | 11 | 8 | 104% | \$22,000 | 34% |
| GlenBrooke North | 10 | 5 | 6 | 101% | \$8,200 | 50% |
| Moody Park | 1 | 0 | | | | 0% |
| Queensborough NW | 45 | 14 | 13 | 100% | \$0 | 31% |
| Queens Park NW | 2 | 2 | 11 | 106% | \$19,650 | 100% |
| Quay NW | 48 | 14 | 9 | 104% | \$15,600 | 29% |
| Sapperton NW | 23 | 9 | 15 | 100% | \$0 | 39% |
| The Heights NW | 0 | 0 | | | | 0% |
| Uptown NW | 85 | 34 | 7 | 103% | \$10,000 | 40% |
| West End NW | 1 | 0 | | | | 0% |
| Total Activity | 394 | 135 | 8 | 102% | \$11,000 | 34% |

New West - East Burnaby List Price Ranges Statistics - July 2017

| Home Price Range | Total Listings | Sales | DOM | Sale Price | Sell - List \$Differen | %SOLD |
|-----------------------|----------------|------------|----------|-------------|------------------------|------------|
| 0-\$200,000 | 6 | 4 | 6 | 100% | -\$100 | 66.7% |
| \$200,001-\$300,000 | 21 | 9 | 8 | 107% | \$20,000 | 42.9% |
| \$300,001-\$400,000 | 60 | 33 | 7 | 106% | \$20,000 | 55.0% |
| \$400,001-\$500,000 | 88 | 34 | 8 | 104% | \$15,100 | 38.6% |
| \$500,001-\$600,000 | 69 | 21 | 9 | 101% | \$6,000 | 30.4% |
| \$600,001 and more | 150 | 34 | 9 | 100% | \$0 | 22.7% |
| Total Activity | 394 | 135 | 8 | 102% | \$11,000 | 34% |

| Monthly Changes Summary | Jul-16 | Jun-17 | Jul-17 | 8/1/2017 | Change |
|------------------------------------|-----------|-----------|-----------|----------|----------|
| Total Listings** (A,S,T,C,X) | 378 | 386 | 394 | | 8 |
| Active Listings (1st of the Month) | 208 | 128 | 186 | 227 | 41 |
| Solds | 141 | 173 | 135 | | -38 |
| Days on Market (DOM) | 9 | 8 | 8 | | 0 |
| %SOLD (Sales/Listings/Mthly Rate) | 37% | 45% | 34% | | -11% |
| Condos (Upper 50%) Home Price Inde | \$462,101 | \$536,577 | \$543,100 | | \$6,523 |
| Condos (Lower 50%) Home Price Inde | \$266,101 | \$345,100 | \$342,101 | | -\$2,999 |
| Twnhs (Upper 50%) Home Price Inde | \$786,533 | \$824,100 | \$843,100 | | \$19,000 |
| Twnhs (Lower 50%) Home Price Inde | \$454,326 | \$537,101 | \$545,100 | | \$7,999 |

Aug 1 2017 New West - East Burnaby Market Update Attached Townhomes/ Condos

Current: New West - East Burnaby's Residential Attached housing market is a Sellers Market with a **34 %SOLD** Rate.
 (This means 34 homes out of 100 sold with average sales-list difference of \$11,000)
Most Active Price Range: Attached Homes below \$200,001 have **66.7 %SOLD** rate.
Least Active Price Range: Attached Homes above \$600,000 have **22.7 %SOLD** rate.

History: The New West - E. Burnaby's **Condos** Year-To-Date Home Price Index **HPIp (Upper 50%)** shows that prices increased \$80,999.
 The New West - E. Burnaby's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$76,000.
 The New West - E. Burnaby's **Townhouses** Year-To-Date Home Price Index **HPIp (Upper 50%)** shows that prices increased \$56,567.
 The New West - E. Burnaby's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$90,774.
*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Forecast: The total Listing Inventories were 4% more than the month last year. Total listings exceed the sales by 8 listings. We project New West - E. Burnaby Attached be a continued Sellers Market.

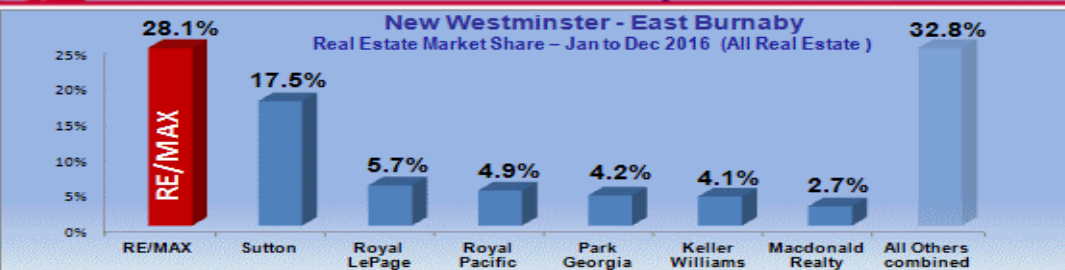
July's Real Estate Statistics show our Markets have **NORMLIZED** with 52% of Vancouver's Detached Markets increasing values this month. Gone of the Exhausting Highly Emotional Charged Markets that we have seen in the last few years. Overall, Single Family Homes in Metro Vancouver experienced an Average 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 New West - E. Burnaby 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 **New West - E. Burnaby HPIp Upper 50%** representing the higher end sales and the **New West - E. Burnaby 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: FVRES, RESGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: RMXReports.com

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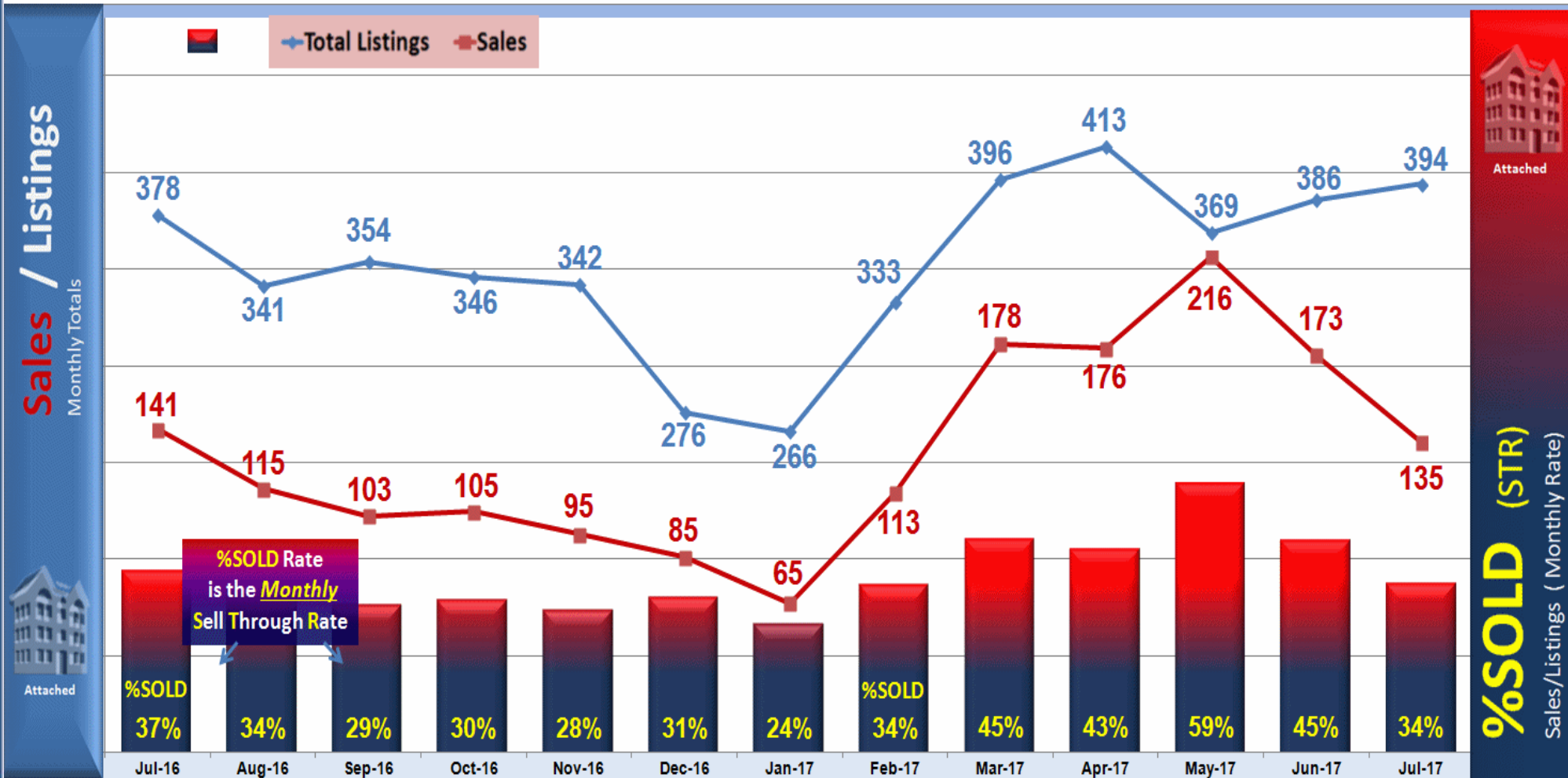
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Market Analysis & Forecasting Aug 1/17 New West – E. Burnaby

Attached Townhomes/ Condos New West, E. Burnaby Total Listings, Sales, and %SOLD rates



Sales / Listings

Monthly Totals



Attached

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



Attached

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Market Analysis & Forecasting Aug 1/17 New West – E. Burnaby

Attached New West, E. Burnaby 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)



Townhouses



Townhouses

Sales Discount \$\$

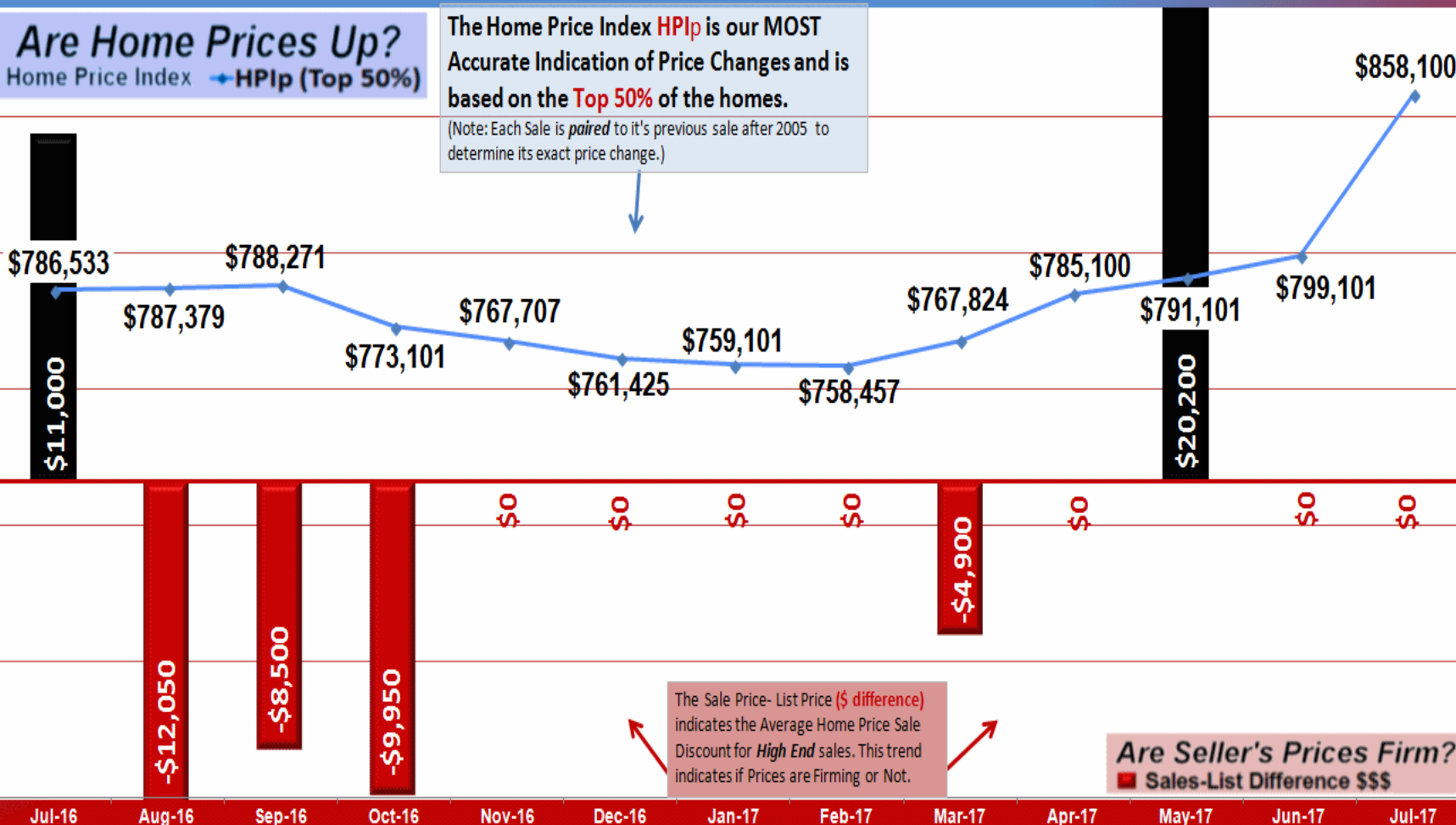
Sale Price – Original List Price (\$ difference)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

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 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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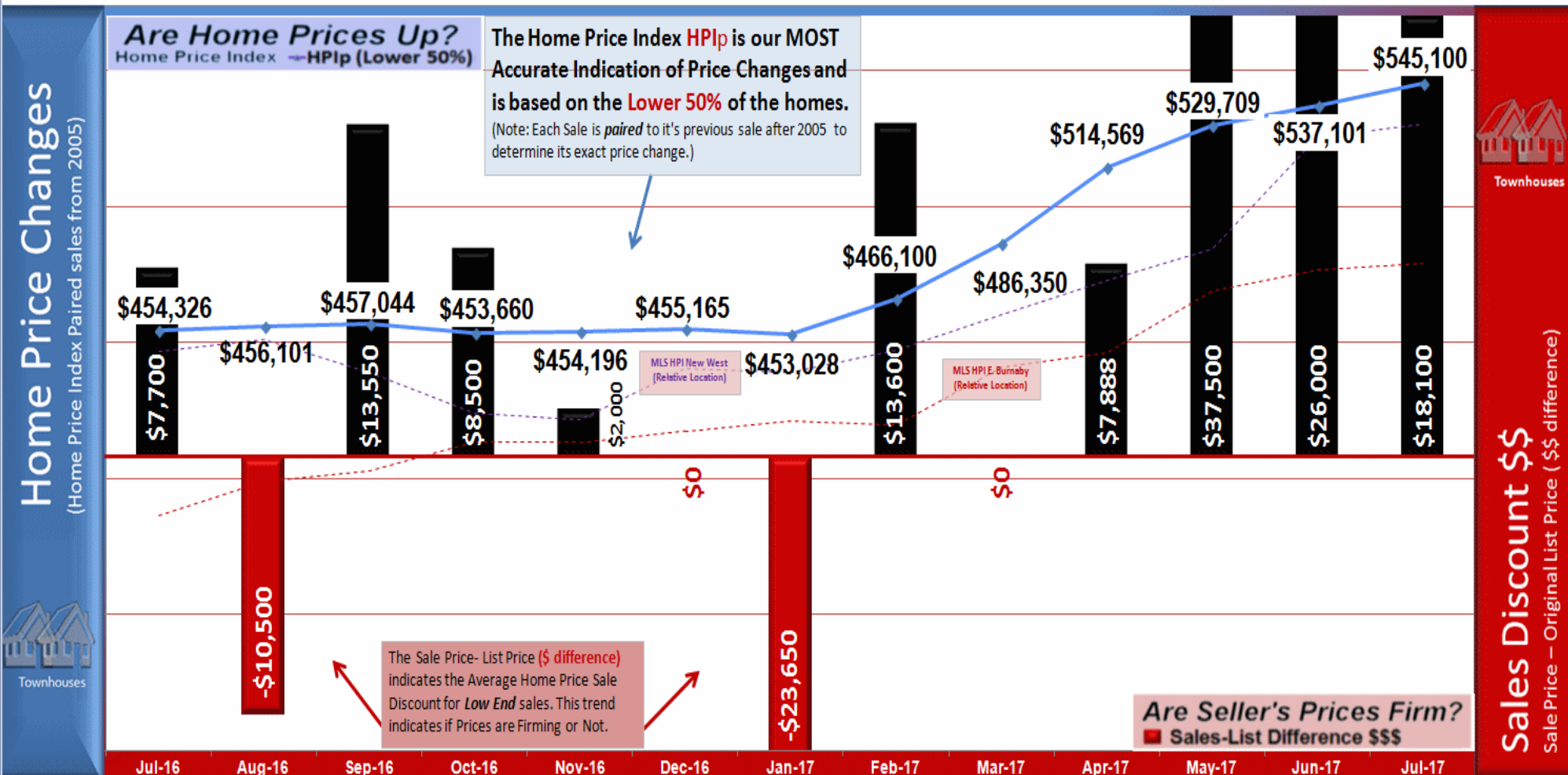
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Market Analysis & Forecasting Aug 1/17 New West – E. Burnaby

Attached New West, E. Burnaby 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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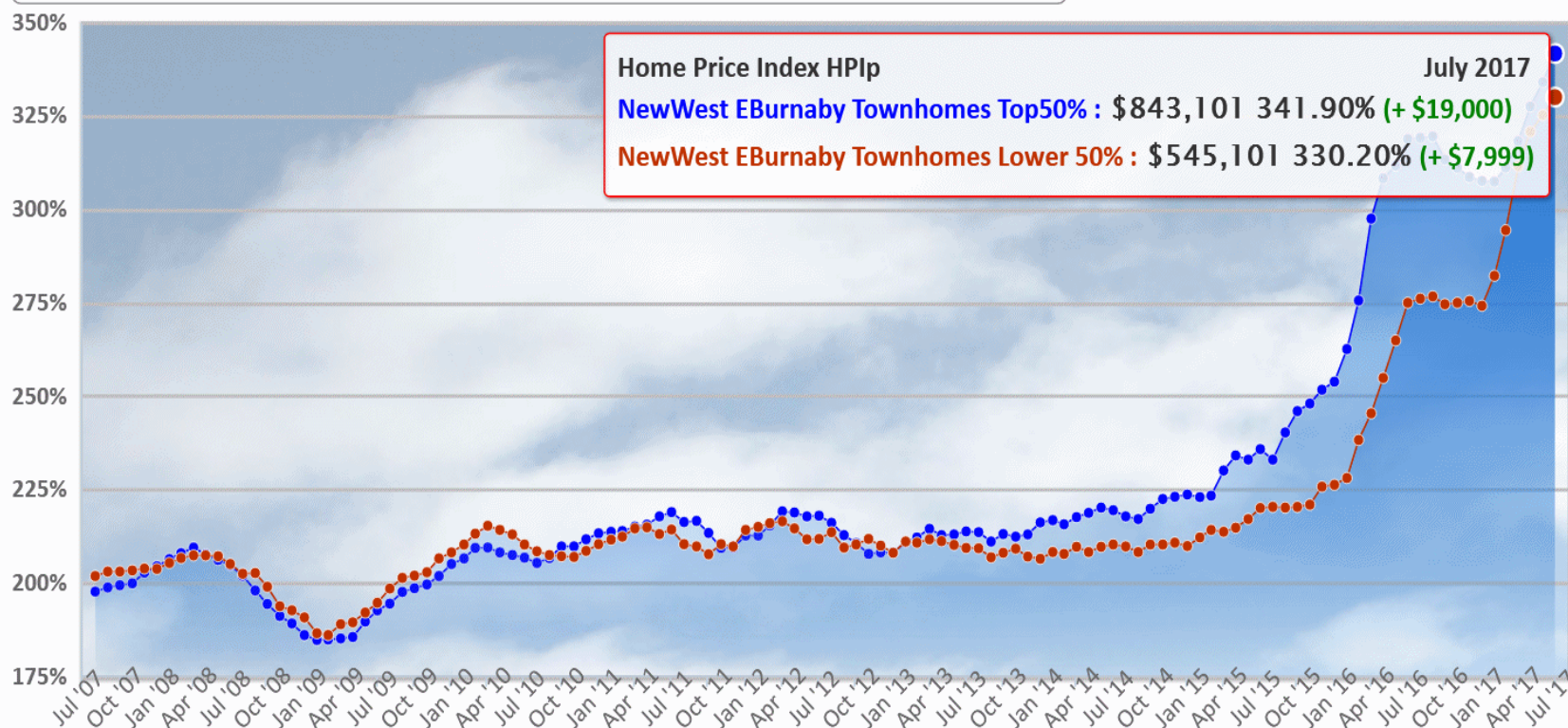
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Market Analysis & Forecasting Aug 1/17 New West – E. Burnaby

Powered by the Greater Vancouver Market Reports HPIp



NewWest EBurnaby Townhomes Top50% : ■ HPIp ■ Forecast+ ■ Forecast-
 NewWest EBurnaby Townhomes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

| Date | Value |
|----------|----------|
| Jul 2017 | % 341.90 |
| Jun 2017 | % 334.20 |
| May 2017 | % 327.70 |
| Apr 2017 | % 318.40 |
| Mar 2017 | % 311.40 |
| Feb 2017 | % 307.60 |
| Jan 2017 | % 307.80 |
| Dec 2016 | % 308.80 |
| Nov 2016 | % 311.30 |
| Oct 2016 | % 313.50 |
| Sep 2016 | % 319.70 |
| Aug 2016 | % 319.30 |

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Drop over area to 200% 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](#)
 Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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Market Analysis & Forecasting Aug 1/17 New West – E. Burnaby

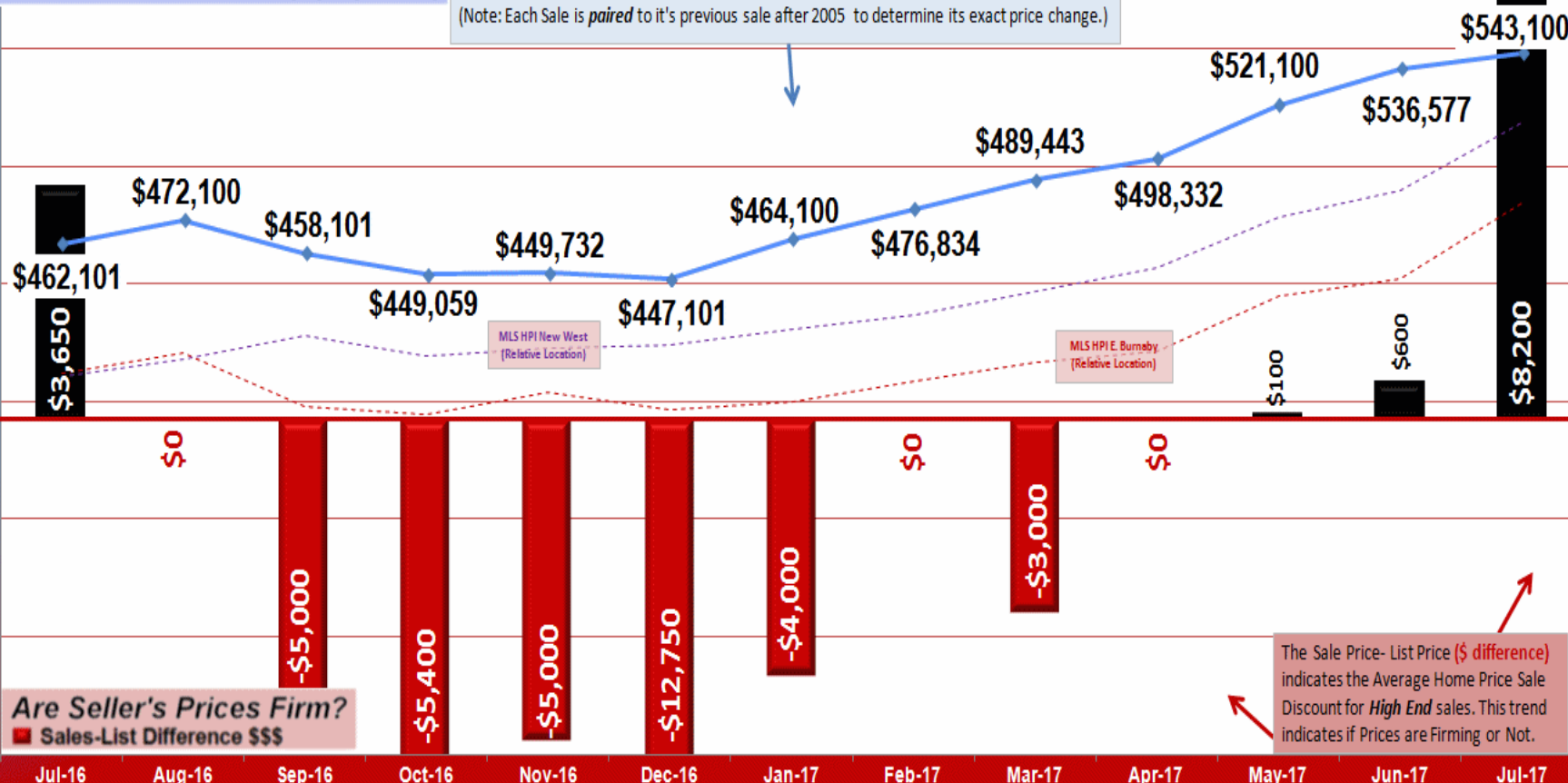
Attached New West, E. Burnaby Condos Home Price Index HPI (Top 50%). Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

Home Price Changes

(Home Price Index Paired sales from 2005)

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

The Home Price Index HPI is our MOST Accurate Indication of Price Changes and is based on the Top 50% of the Condos.
(Note: Each Sale is paired to its previous sale after 2005 to determine its exact price change.)



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

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.



Condominiums

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



Condominiums

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Market Analysis & Forecasting Aug 1/17 New West – E. Burnaby

Attached New West, E. Burnaby 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)



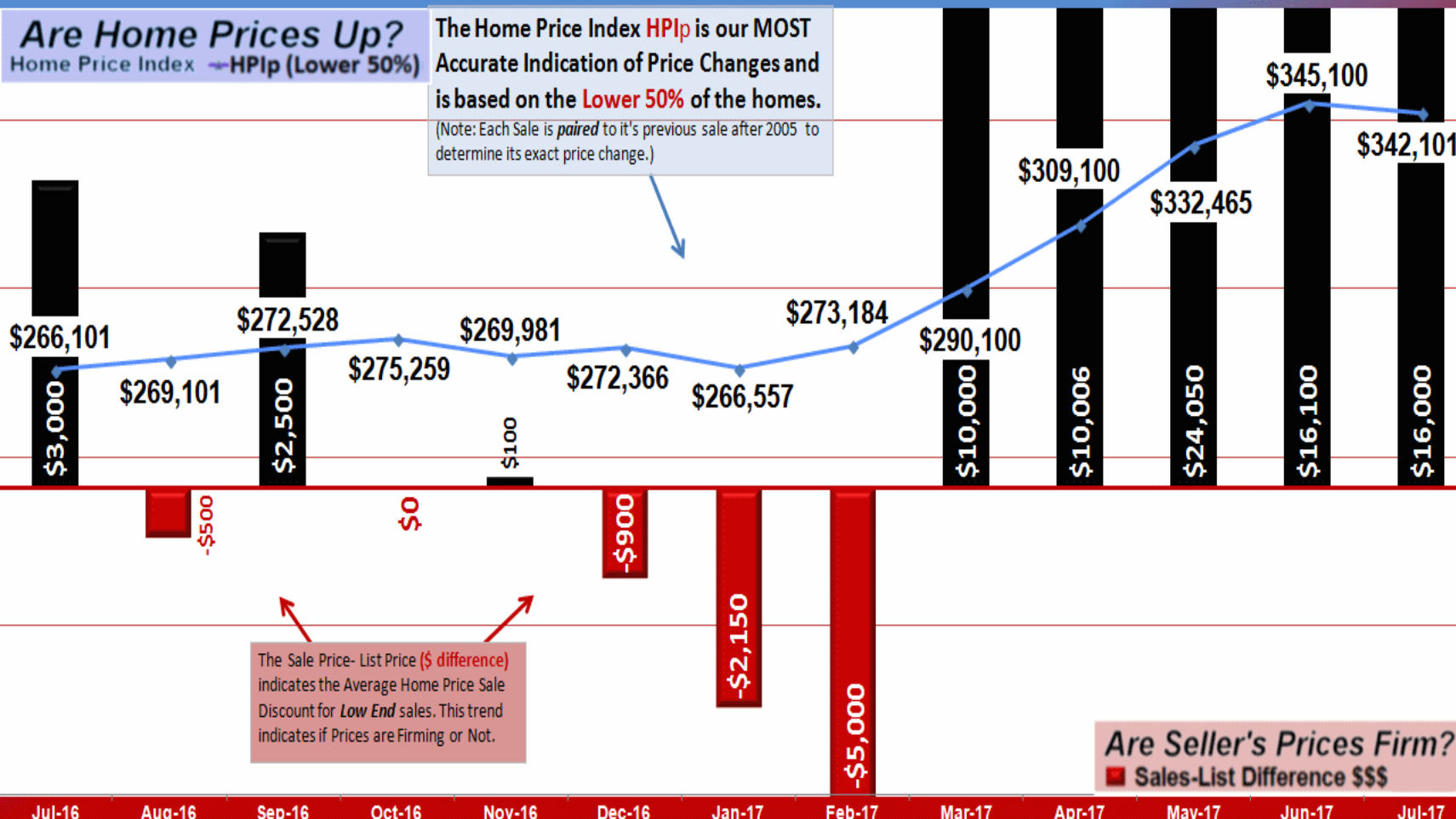
Condominiums

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 \$\$\$



Condominiums

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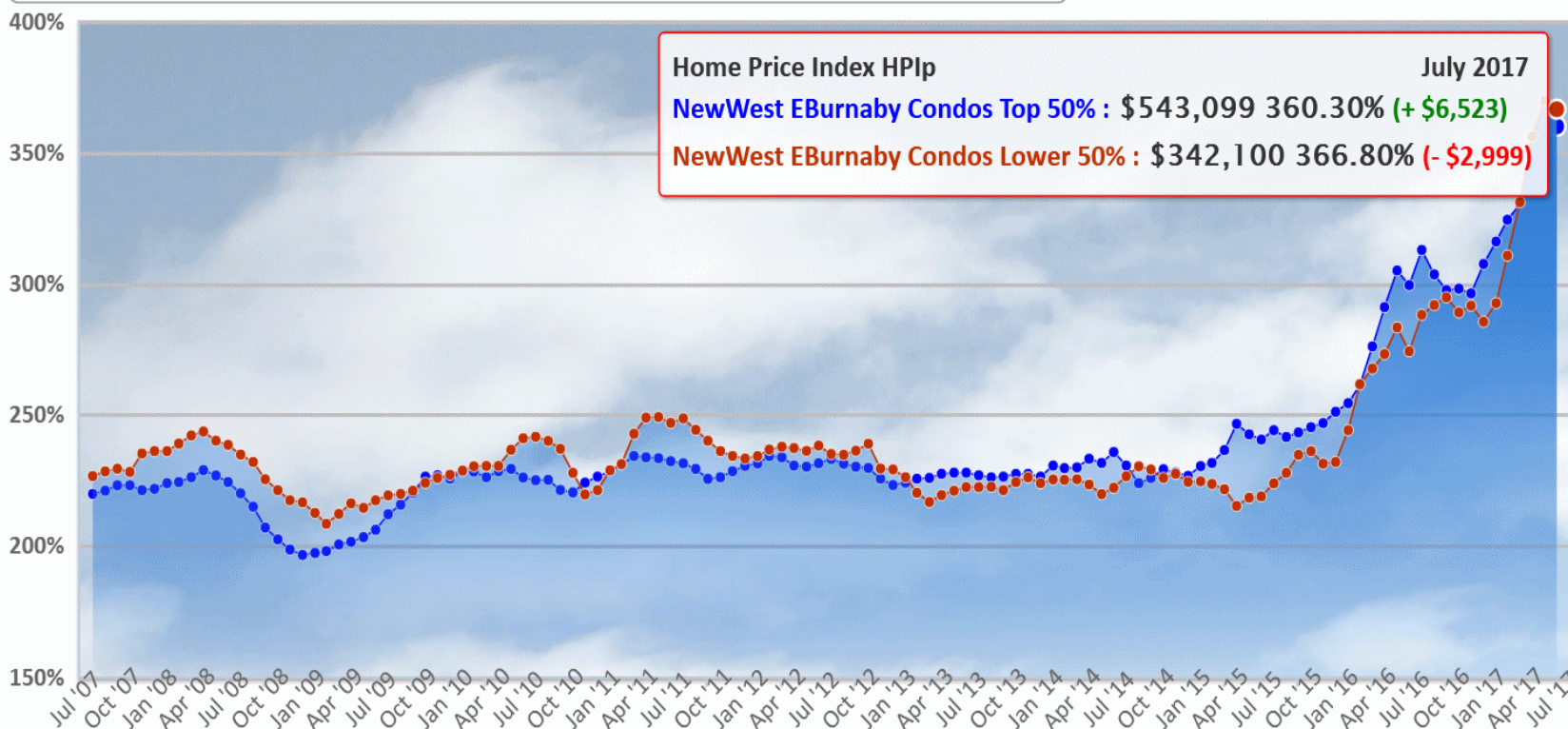
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Market Analysis & Forecasting Aug 1/17 New West – E. Burnaby

Powered by the Greater Vancouver Market Reports HPIp



NewWest EBurnaby Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 NewWest EBurnaby Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

| Date | Value |
|----------|----------|
| Jul 2017 | % 360.30 |
| Jun 2017 | % 356.00 |
| May 2017 | % 345.70 |
| Apr 2017 | % 330.60 |
| Mar 2017 | % 324.70 |
| Feb 2017 | % 316.40 |
| Jan 2017 | % 307.90 |
| Dec 2016 | % 296.60 |
| Nov 2016 | % 298.40 |
| Oct 2016 | % 297.90 |
| Sep 2016 | % 303.90 |
| Aug 2016 | % 313.20 |

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Click over area to ZOOM in

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Market Analysis & Forecasting Aug 1/17 Coquitlam

| Coquitlam Sub areas Statistics - July 2017 | | | | | Attached | |
|--|----------------|------------|----------|-------------|--------------------------|------------|
| Neighbourhoods | Total Listings | Sales | DOM | Sale Price | Sell - List \$Difference | %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 | | | | | | |
| 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 \$Difference | %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 L | \$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 HL | \$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.

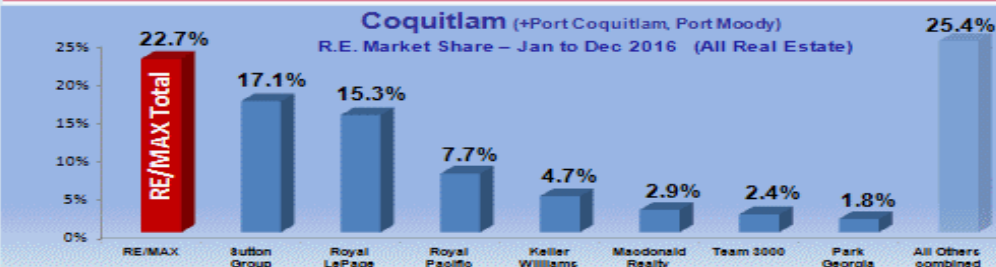
*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

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 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.

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 of 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: FVRES, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: RMXReports.com

the RE/MAX Market Share 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. 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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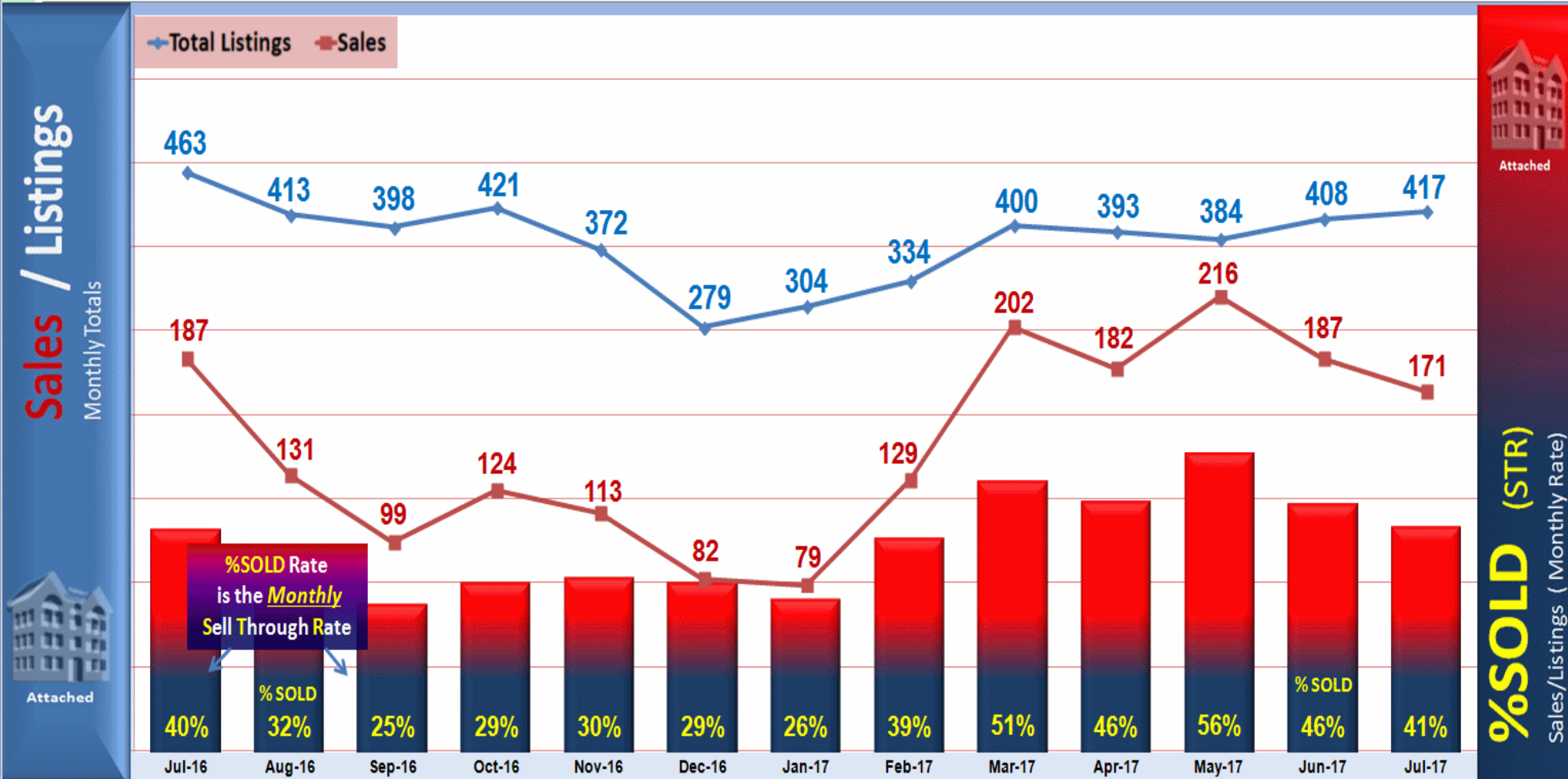
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Attached Townhomes/ Condos Coquitlam Total Listings, Sales, and %SOLD rates



Sales / Listings

Monthly Totals



Attached

%SOLD (STR)

Sales/Listings (Monthly Rate)



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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)

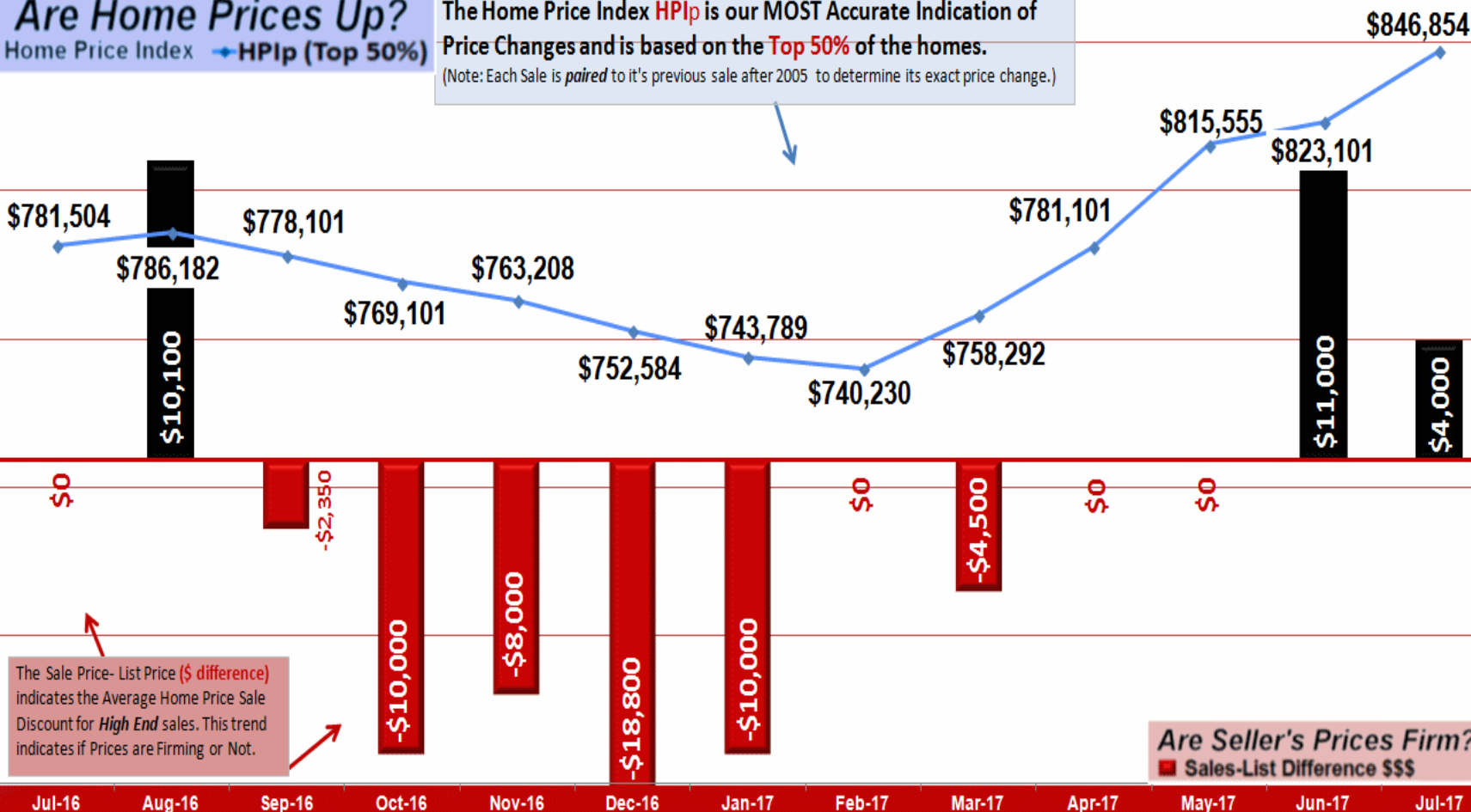
Home Price Changes
(Home Price Index Paired sales from 2005)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

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

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



Townhouses

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

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



Townhouses

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.

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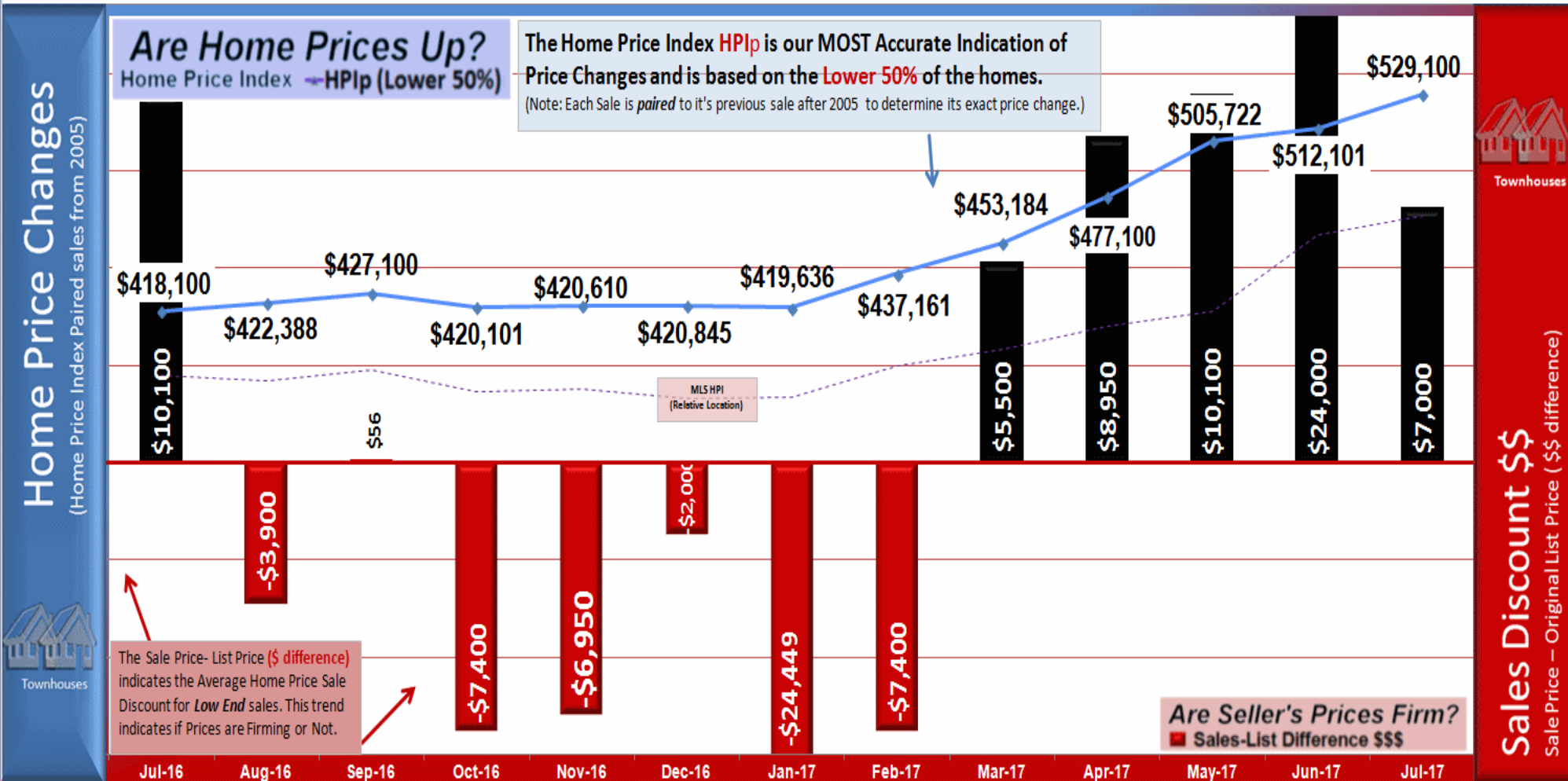
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Market Analysis & Forecasting Aug 1/17 Coquitlam

Attached Coquitlam 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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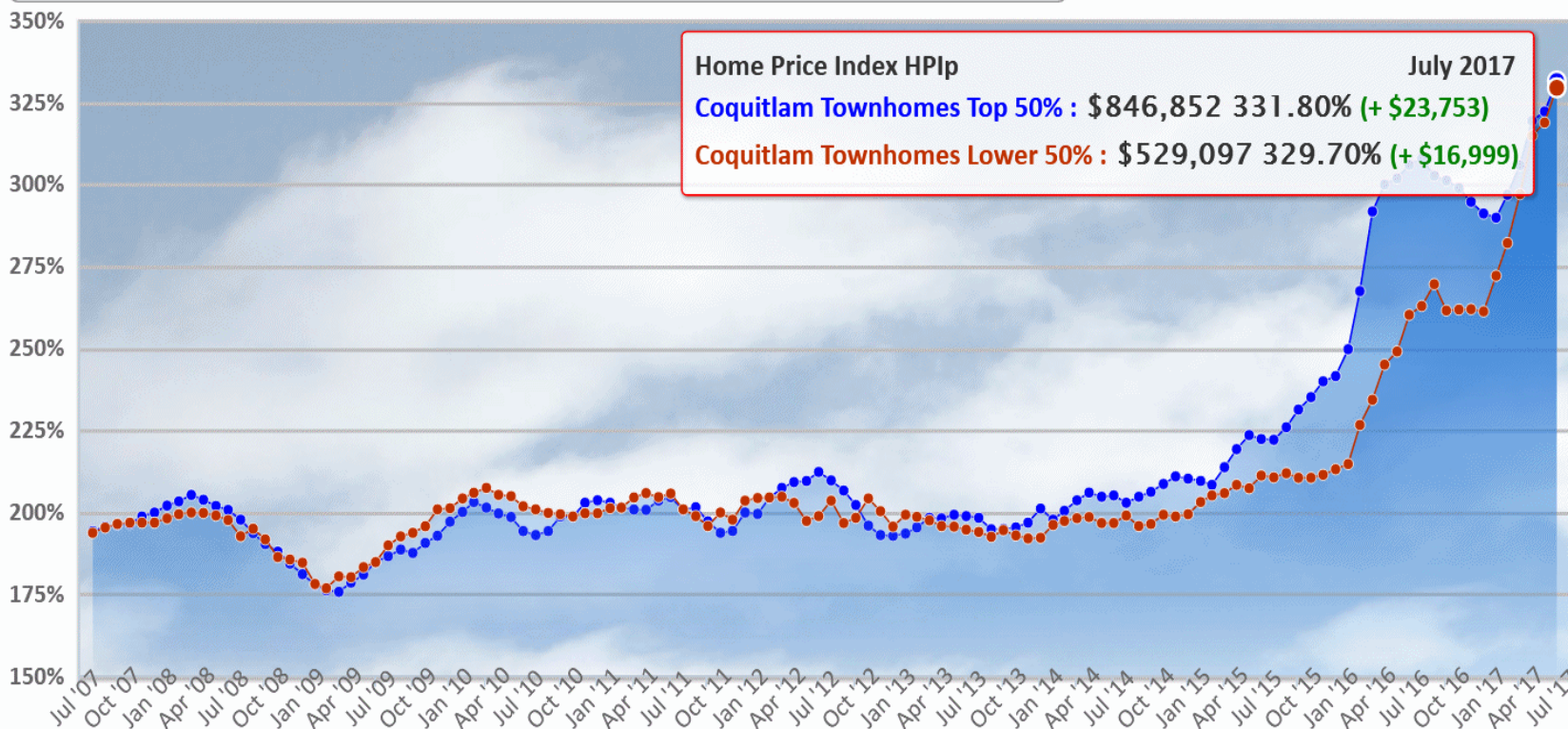


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Market Analysis & Forecasting Aug 1/17 Coquitlam

Powered by the Greater Vancouver Market Reports HPIp

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 |

Drag over area to ZOOM in

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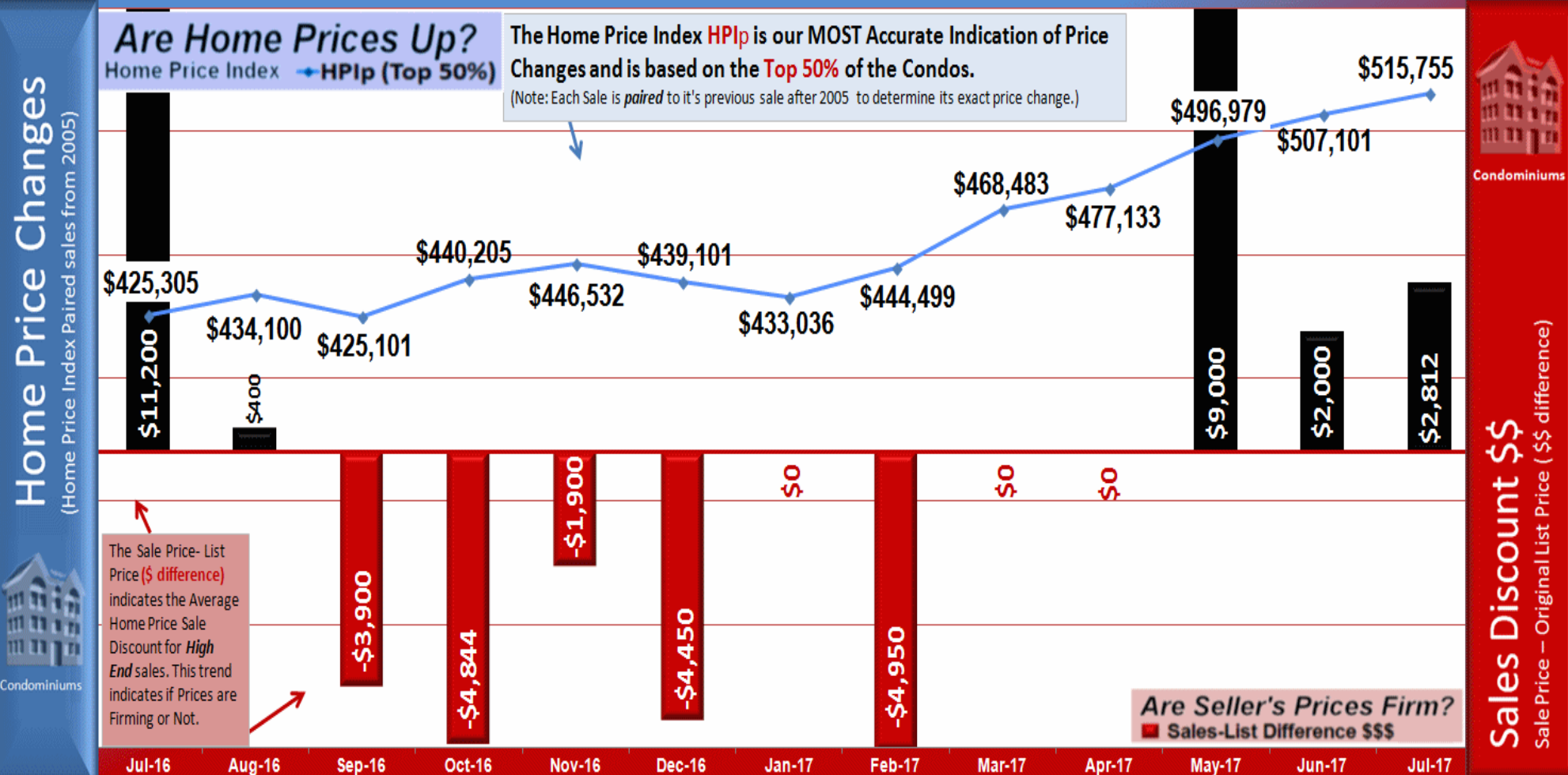
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Attached Coquitlam Condos Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)



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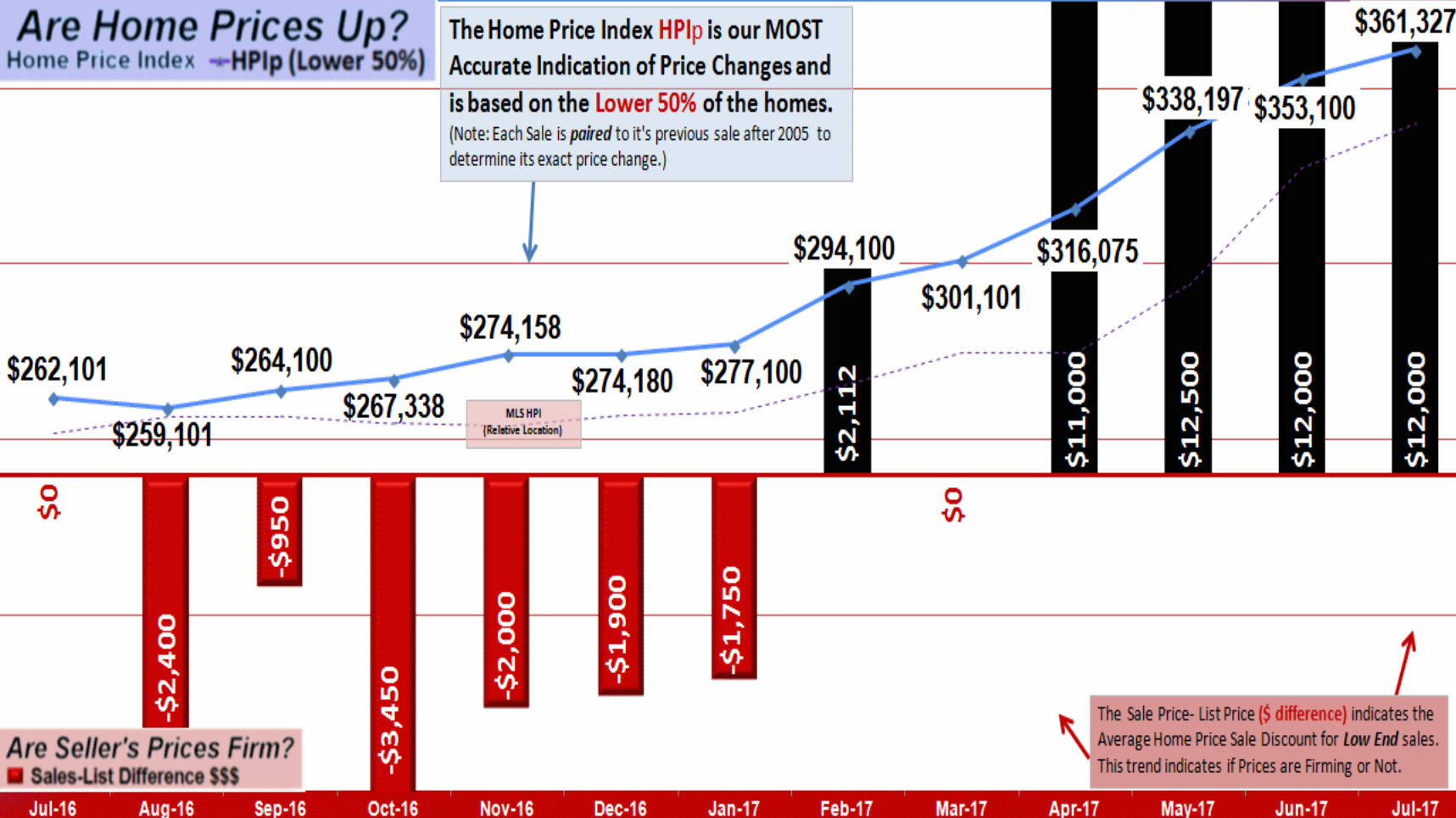
Home Price Changes

(Home Price Index Paired sales from 2005)

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

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Are Seller's Prices Firm?

Sales-List Difference \$\$\$

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Sales Discount \$\$

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



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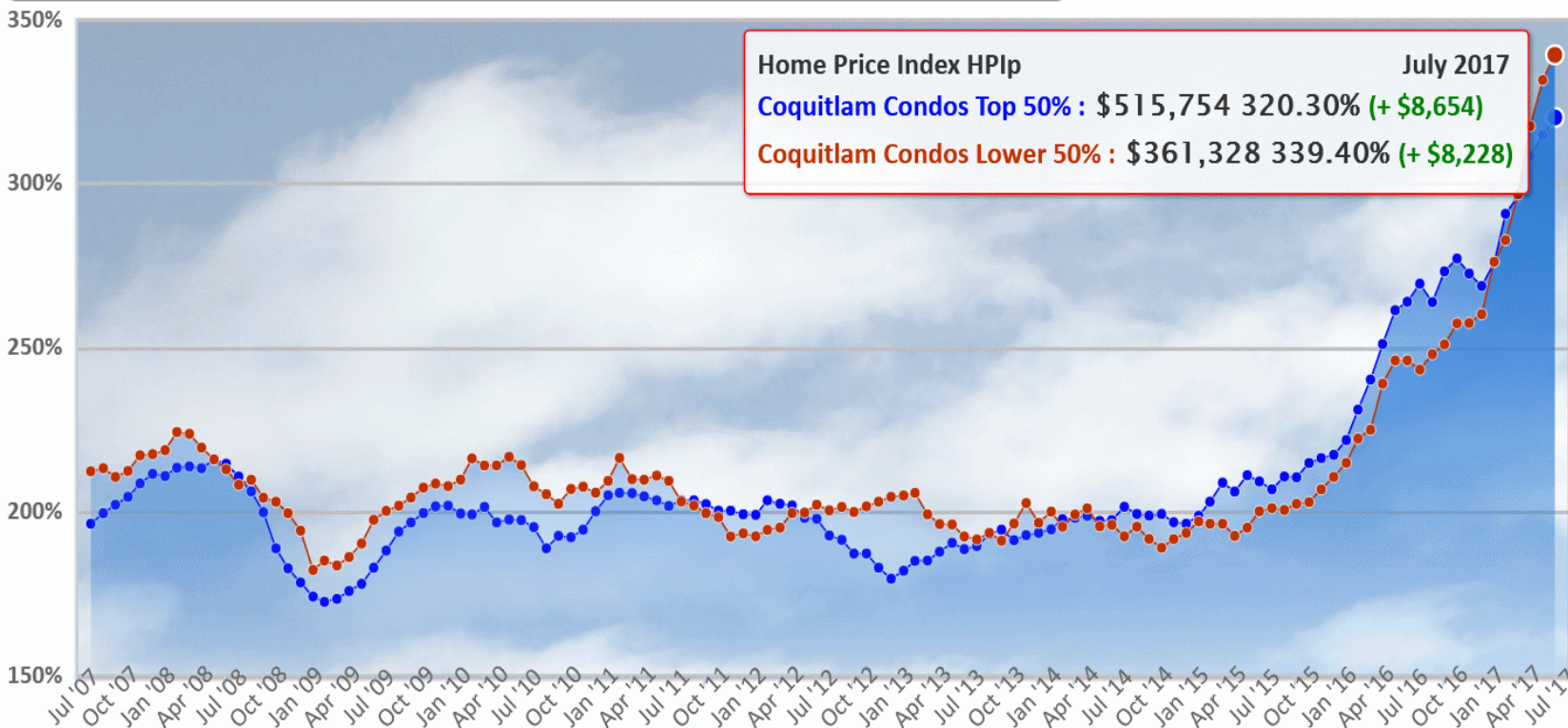
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Coquitlam Condos Top 50% : **HPIp** Forecast+ Forecast-
 Coquitlam Condos Lower 50% : **HPIp** Forecast+ Forecast-



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 |

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Market Analysis & Forecasting Aug 1/17 Port Coquitlam

| Port Coquitlam Sub areas Statistics - July 2017 Attached | | | | | | |
|--|------------------------|-----------|----------|------------------------|--------------------------|------------|
| Neighbourhoods | Total Listings (Month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD |
| Birchland Manor | 1 | 1 | 7 | 103% | \$13,000 | 0.0% |
| Central Pt Coquitlam | 58 | 33 | 7 | 101% | \$5,100 | 56.9% |
| Citadel PQ | 6 | 1 | 17 | 98% | -\$14,000 | 16.7% |
| Glenwood PQ | 42 | 21 | 10 | 100% | \$1 | 50.0% |
| Lower Mary Hill | 1 | 0 | | | | 0.0% |
| Lincoln Park PQ | 3 | 1 | 4 | 104% | \$20,100 | 0.0% |
| Mary Hill | 2 | 1 | 4 | 105% | \$30,001 | 50.0% |
| Oxford Heights | 1 | 0 | | | | 0.0% |
| Riverwood | 28 | 11 | 7 | 102% | \$15,200 | 39.3% |
| Woodland Acres PQ | 1 | 1 | 6 | 99% | -\$6,000 | 0.0% |
| Total Activity | 143 | 70 | 7 | 101% | \$4,850 | 49% |

| Port Coquitlam List Price Ranges - July 2017 Attached | | | | | | |
|---|------------------------|-----------|----------|------------------------|--------------------------|------------|
| Home Price Range | Total Listings (Month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD |
| 0-\$300,000 | 14 | 7 | 11 | 100% | \$1 | 50.0% |
| \$300,001-\$400,000 | 37 | 23 | 7 | 102% | \$7,000 | 62.2% |
| \$400,001-\$500,000 | 39 | 17 | 7 | 101% | \$5,100 | 43.6% |
| \$500,001 and more | 53 | 23 | 7 | 100% | \$1,000 | 43.4% |
| Total Activity | 143 | 70 | 7 | 101% | \$4,850 | 49% |

| Monthly Changes Summary | Jul-16 | Jun-17 | Jul-17 | 8/1/2017 | Change |
|------------------------------------|-----------|-----------|-----------|----------|----------|
| Total Listings** (A,S,T,C,X) | 184 | 192 | 143 | | -49 |
| Active Listings | 87 | 69 | 75 | 59 | -16 |
| Solds | 95 | 102 | 70 | | -32 |
| DOM | 7 | 8 | 7 | | -1 |
| MLS Port Coquitlam HPI* (Apts) | \$301,000 | \$386,900 | \$401,000 | | \$14,100 |
| MLS Port Coquitlam HPI* (Twnhs) | \$539,600 | \$591,400 | \$625,300 | | \$33,900 |
| %SOLD (Sales/Listings /Mthly Rate) | 51.6% | 53.1% | 49.0% | | -4.2% |

Aug 1 2017 Port Coquitlam Market Update Attached

Current: Port Coquitlam is a Sellers Market with average listing inventory, a **49% SOLD** rate and a 101% Sell/List Ratio.

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

Most Active Price Range: Homes between \$300,000 - \$400,000 have **62.2% SOLD** rate.

Least Active Price Range: Attached homes above \$500,000 have **43.4% SOLD** rate.

History: Port Coquitlam's Condos Year-To-Date MLS Home Price Index* shows an increase of \$69,900.

Port Coquitlam's Townhouses Year-To-Date MLS Home Price Index* shows an increase of \$76,200.

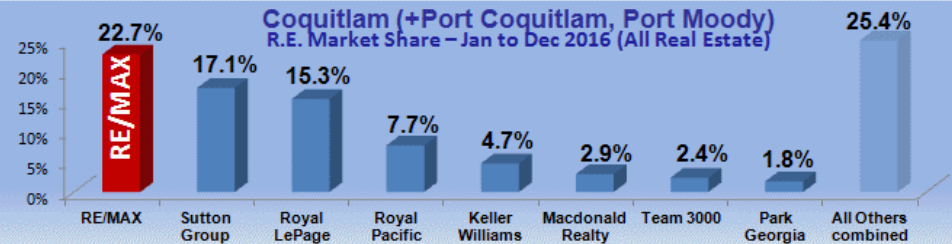
Forecast: Listing Inventories are 22% less than May 2016. We project Port Coquitlam Attached to be a sellers market.

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.

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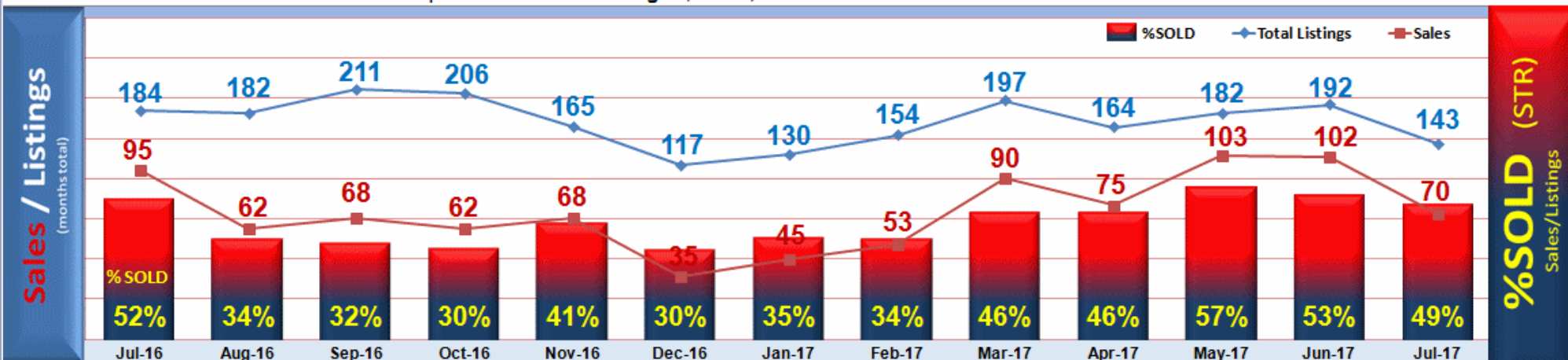
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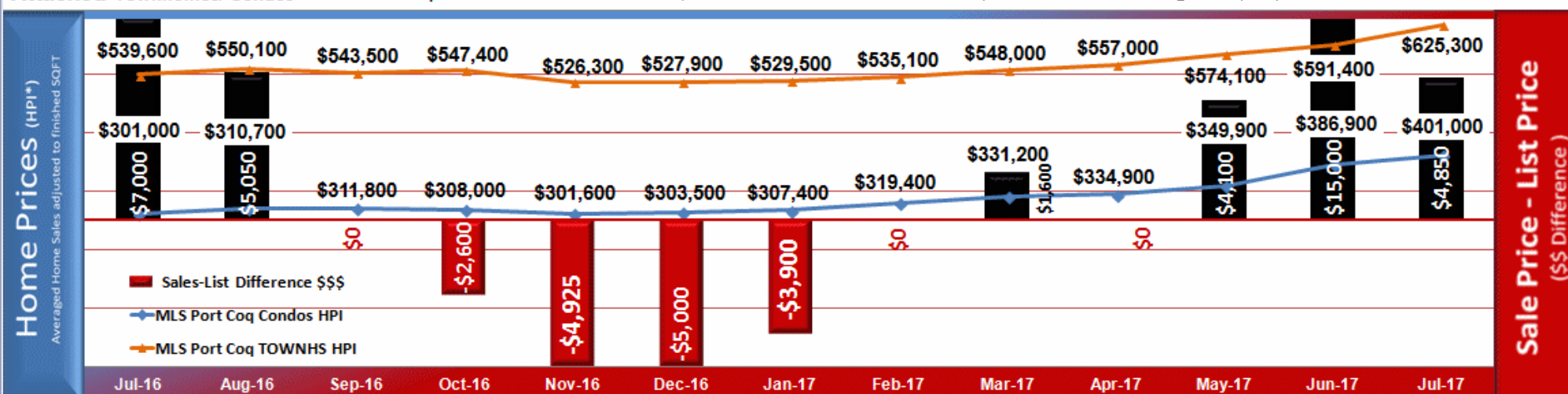
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Market Analysis & Forecasting Aug 1/17 Port Coquitlam

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



Attached Townhomes/ Condos Port Coquitlam Home Price Index*, Sale Price-List Price (\$ Difference) (sold for less \$ than their original list price)



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Market Analysis & Forecasting Aug 1/17 Port Moody

| Neighbourhoods | Attached | | | | | |
|-----------------------|------------------------|-----------|----------|------------------------|--------------------------|------------|
| | Total Listings (Month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD |
| College Park PM | 15 | 4 | 7 | 103% | \$16,600 | 26.7% |
| Heritage Mountain | 8 | 6 | 7 | 106% | \$42,600 | 75.0% |
| Heritage Woods PM | 6 | 2 | 33 | 101% | \$6,500 | 33.3% |
| loco | 1 | 0 | | | | 0.0% |
| North Shore Pt Mood | 27 | 13 | 7 | 105% | \$23,000 | 48.1% |
| Port Moody Centre | 63 | 31 | 8 | 100% | \$0 | 49.2% |
| Total Activity | 120 | 56 | 8 | 100% | \$1,100 | 47% |

| Home Price Range | Attached | | | | | |
|-----------------------|------------------------|-----------|----------|------------------------|--------------------------|------------|
| | Total Listings (Month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD |
| 0-\$300,000 | 3 | 1 | 7 | 110% | \$22,200 | 33.3% |
| \$300,001-\$400,000 | 5 | 2 | 18 | 101% | \$3,500 | 40.0% |
| \$400,001-\$500,000 | 19 | 17 | 8 | 105% | \$25,001 | 89.5% |
| \$500,001 and more | 93 | 36 | 8 | 100% | \$0 | 38.7% |
| Total Activity | 120 | 56 | 8 | 100% | \$1,100 | 47% |

Aug 1 2017 Port Moody Market Update (Attached)

Current: Port Moody is a Sellers Market with Average Listing inventory, a **47 %SOLD** Rate and a 100% Sell/List Ratio.

(This means that there is an Average \$1,100 discount on a Sale from the Original List Price)

Most Active Price Range: Homes between \$300,000 - \$400,000 have **75.0 %SOLD** rate.

Least Active Price Range: Attached homes above \$500,000 have **47.4 %SOLD** rate.

History: Port Moody's Condos Year-To-Date MLS Home Price Index* shows an increase of \$118,000.

Port Moody's Townhouses Year-To-Date RMR Home Price Index* shows a decrease of \$4,700.

Forecast: Listing Inventories are 1% less than May 2016. New Listings exceeded the sales by 19 listings. We project Port Moody 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.

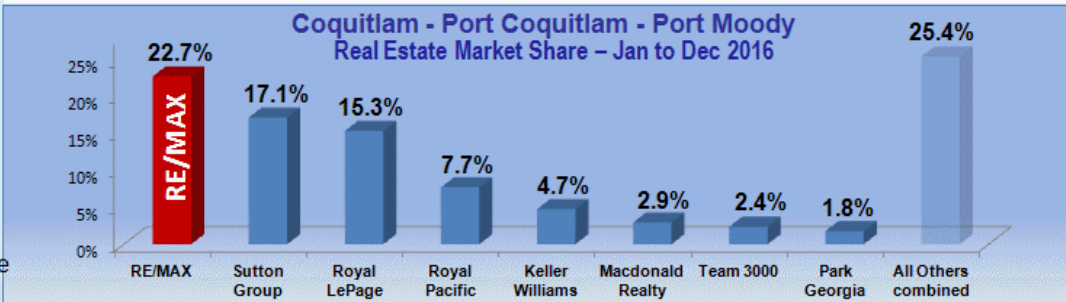
Average Increase in Fraser Valley Markets has also normalized with a \$6,045 monthly increase. Last year our Single Family Markets peaked in June/July and this year we are forecasting the end of the Sellers Market across most Detached Markets.

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| Monthly Changes Summary | Jul-16 | Jun-17 | Jul-17 | 8/1/2017 | Change |
|-------------------------------------|-----------|-----------|-----------|----------|------------|
| Total Listings** (A,S,T,C,X) | 119 | 138 | 120 | | -18 ↓ |
| Active Listings | 58 | 55 | 55 | 55 | 0 ↓ |
| Solds | 45 | 68 | 56 | | -12 ↓ |
| DOM | 8 | 8 | 8 | | 0 ↓ |
| MLS Port Moody HPI* (Apts) | \$460,000 | \$554,500 | \$576,600 | | \$22,100 ↓ |
| MLS Port Moody HPI* (Twnhs) | \$542,100 | \$584,400 | \$597,400 | | \$13,000 ↓ |
| % SOLD (Sales/ Listings/Mthly Rate) | 38% | 49% | 47% | | -3% ↓ |

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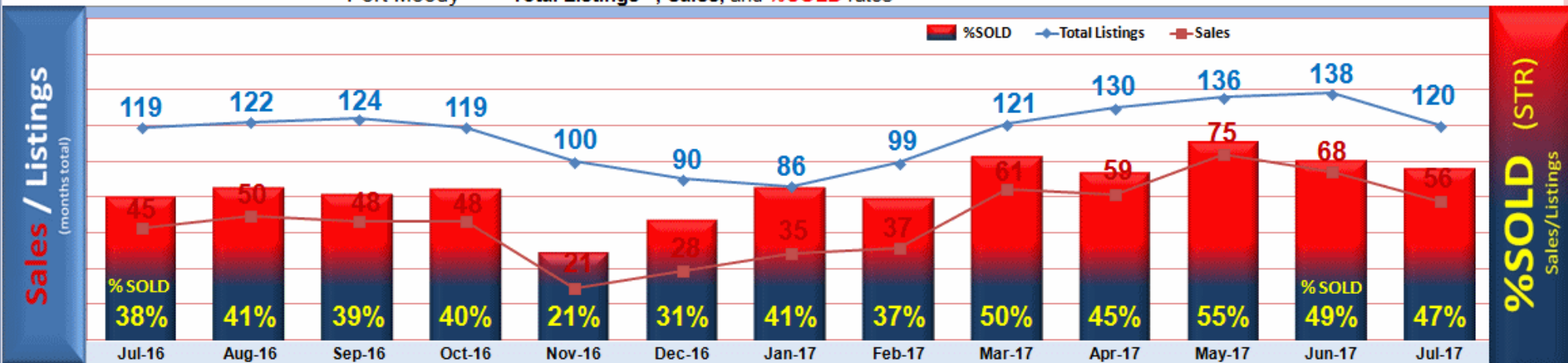
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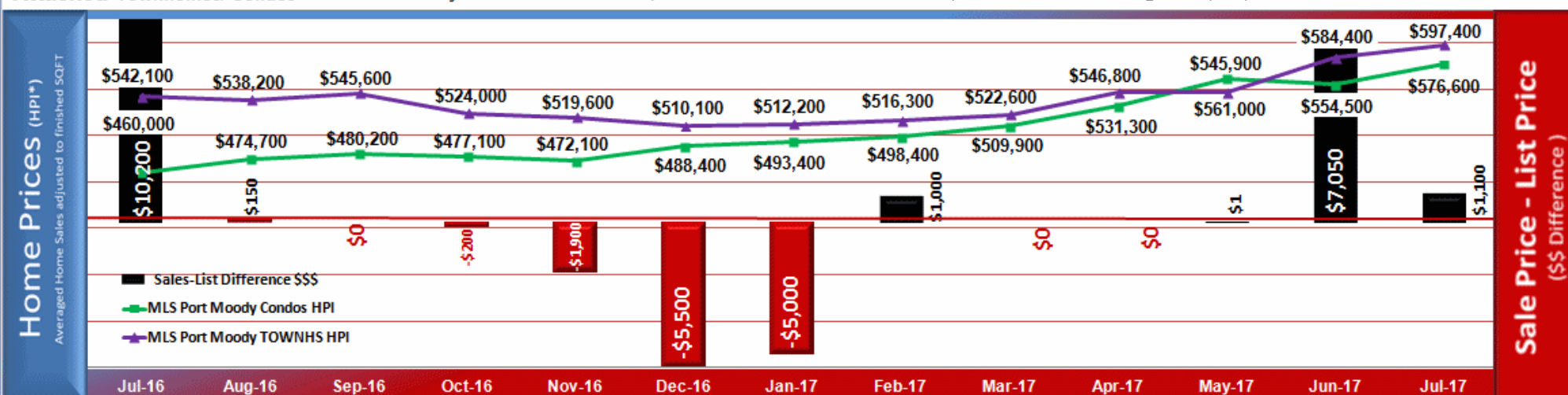
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Market Analysis & Forecasting Aug 1/17 Port Moody

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



Attached Townhomes/ Condos Port Moody Home Price Index*, Sale Price-List Price (\$ Difference) (sold for less \$ than their original list price)



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

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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 | 8/1/2017 | 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

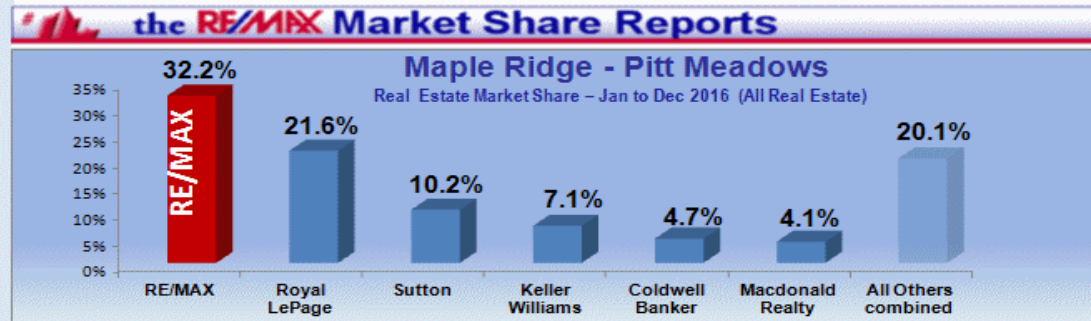
Current: Maple Ridge, Pitt Meadows is a Sellers Market with Average listing inventory, a **46 %SOLD** Rate and a 100% Sell/List ratio.
 (This means an average of a \$0 discount on a sale from the original list price)

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.

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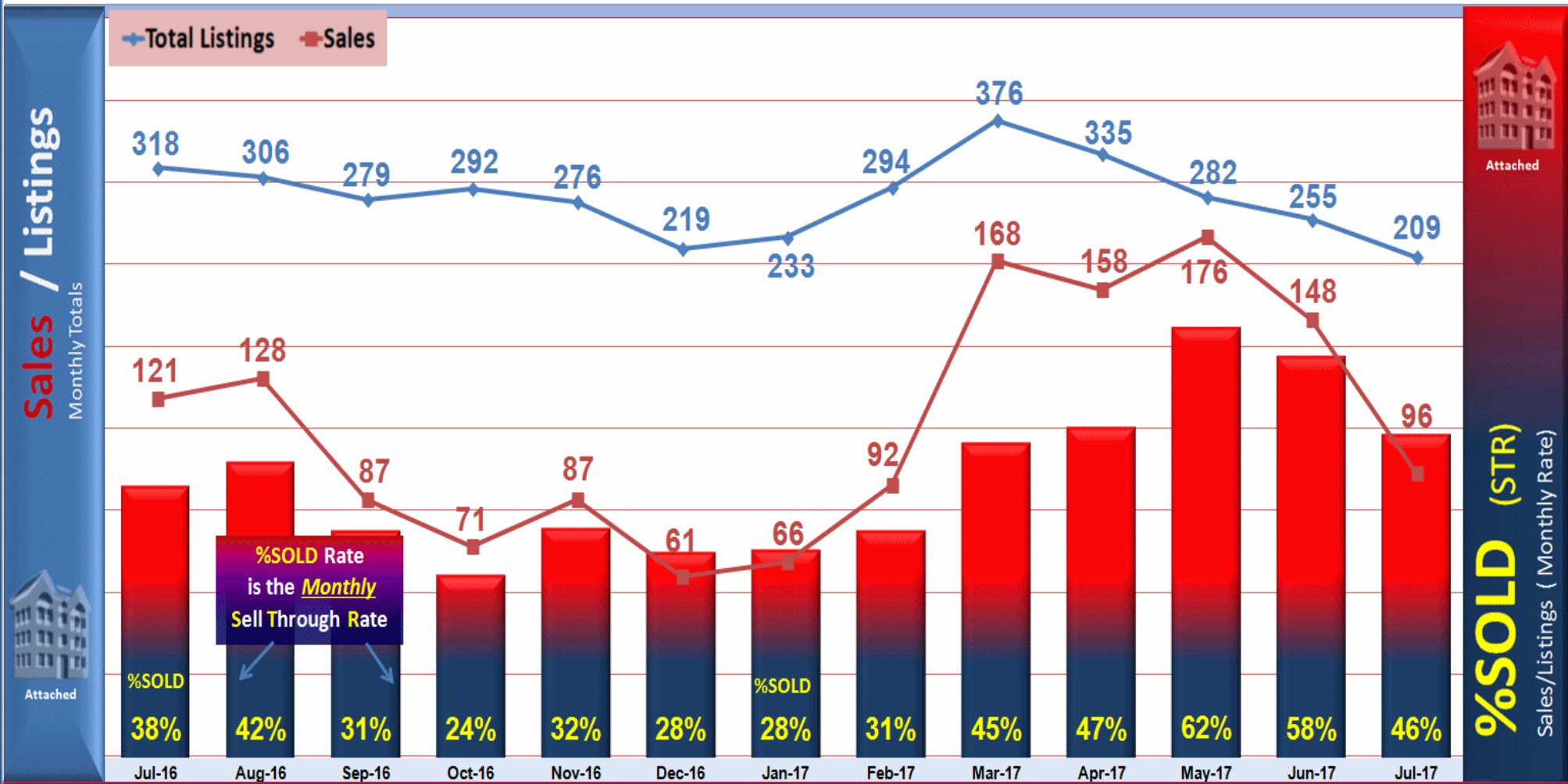
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Market Analysis & Forecasting Aug 1/17 Maple Ridge-Pitt Meadows

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



Sales / Listings

Monthly Totals



Attached

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

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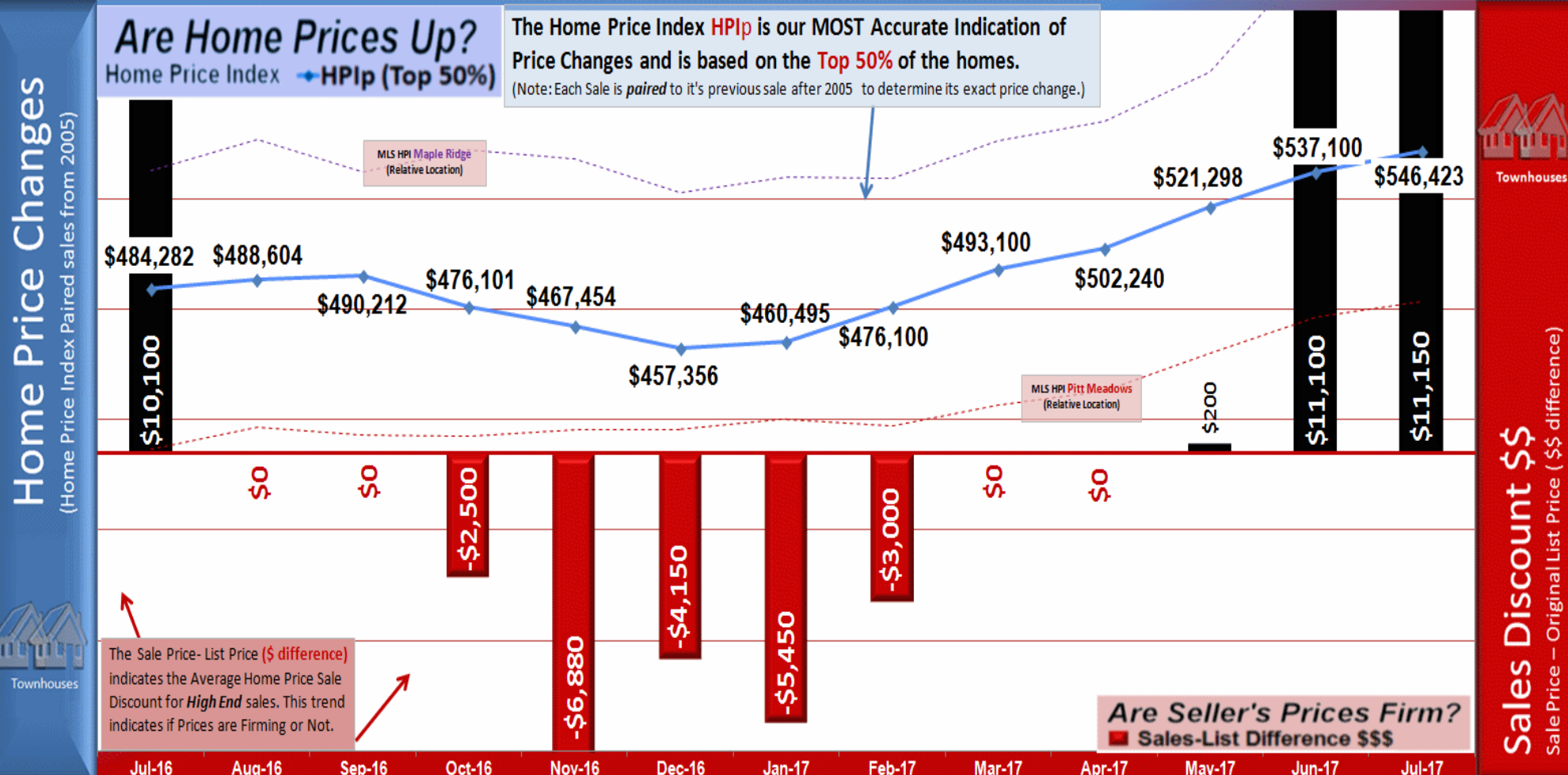
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Market Analysis & Forecasting Aug 1/17 Maple Ridge-Pitt Meadows

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)



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



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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

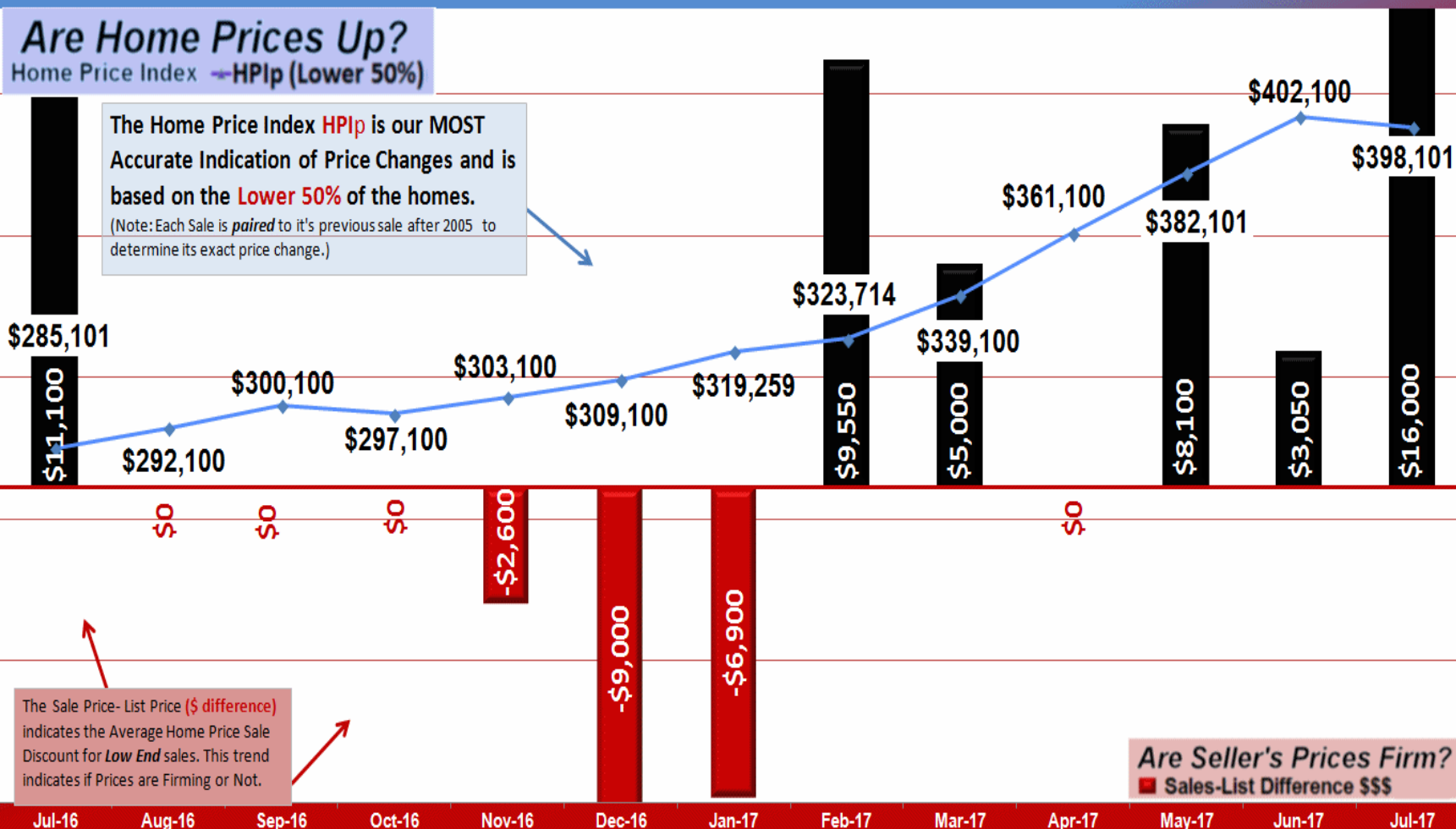
Sales Discount \$\$\$

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 \$\$\$

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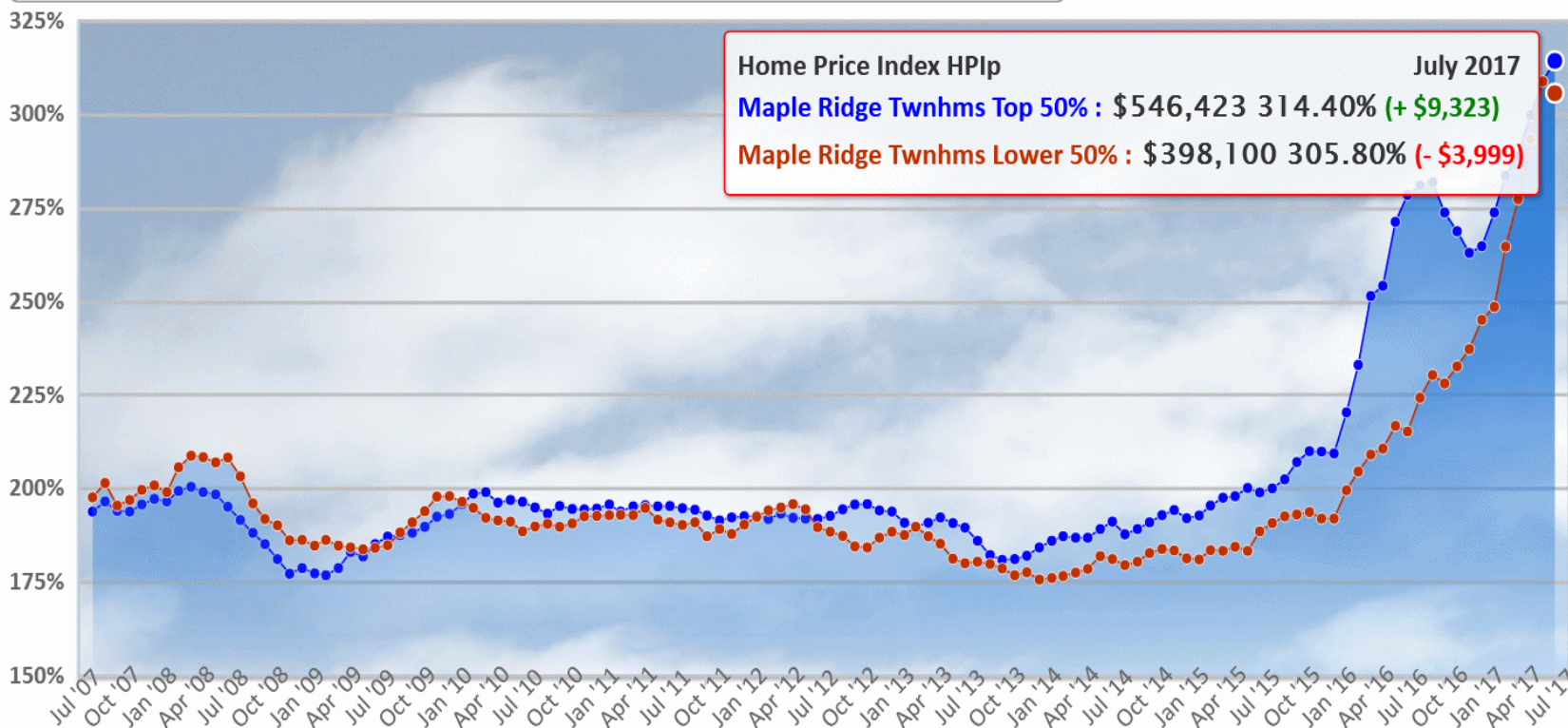
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Market Analysis & Forecasting Aug 1/17 Maple Ridge-Pitt Meadows

Powered by the Greater Vancouver Market Reports HPIp



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



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 |

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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

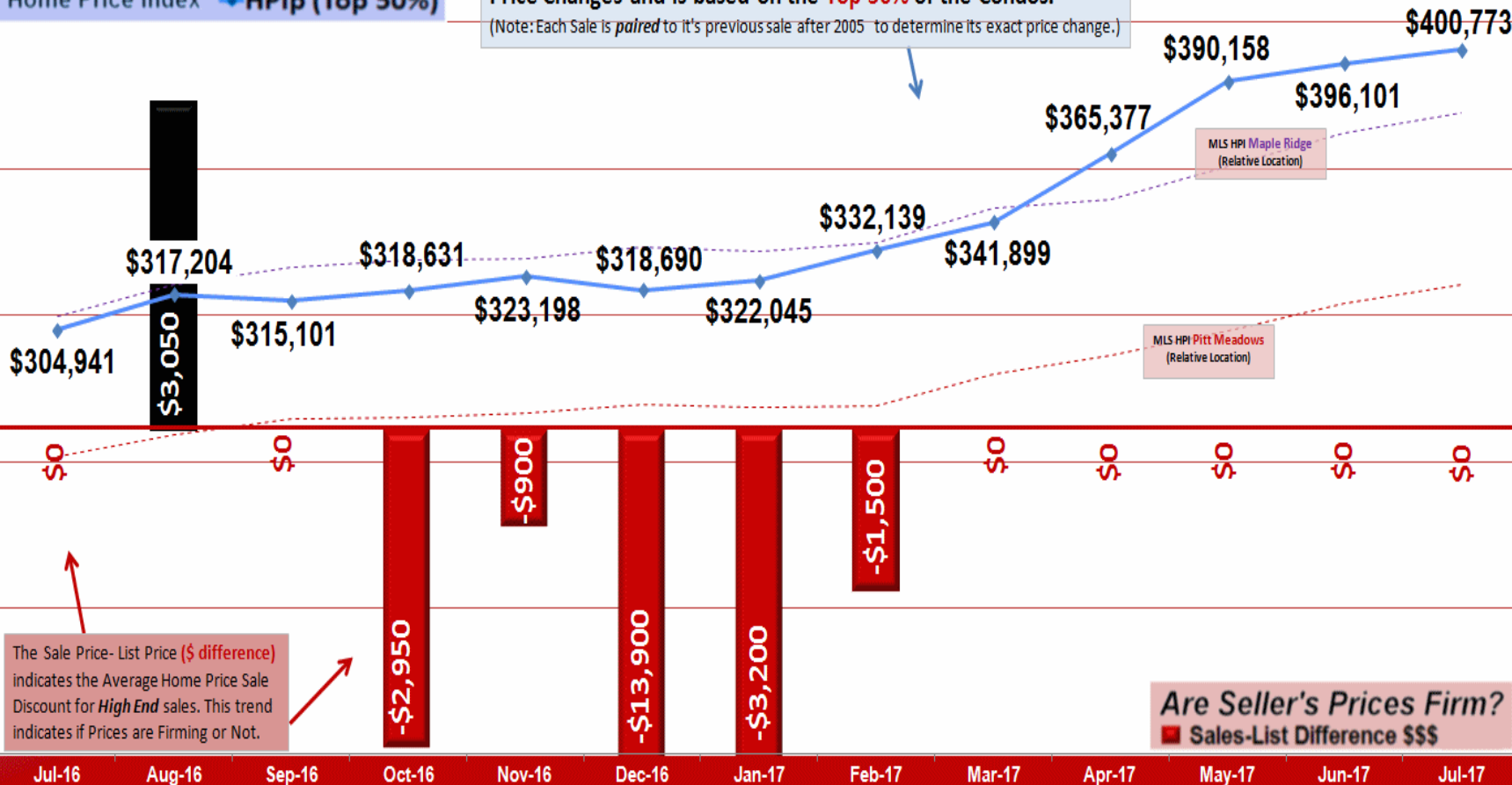
(Home Price Index Paired sales from 2005)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

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

(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 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)

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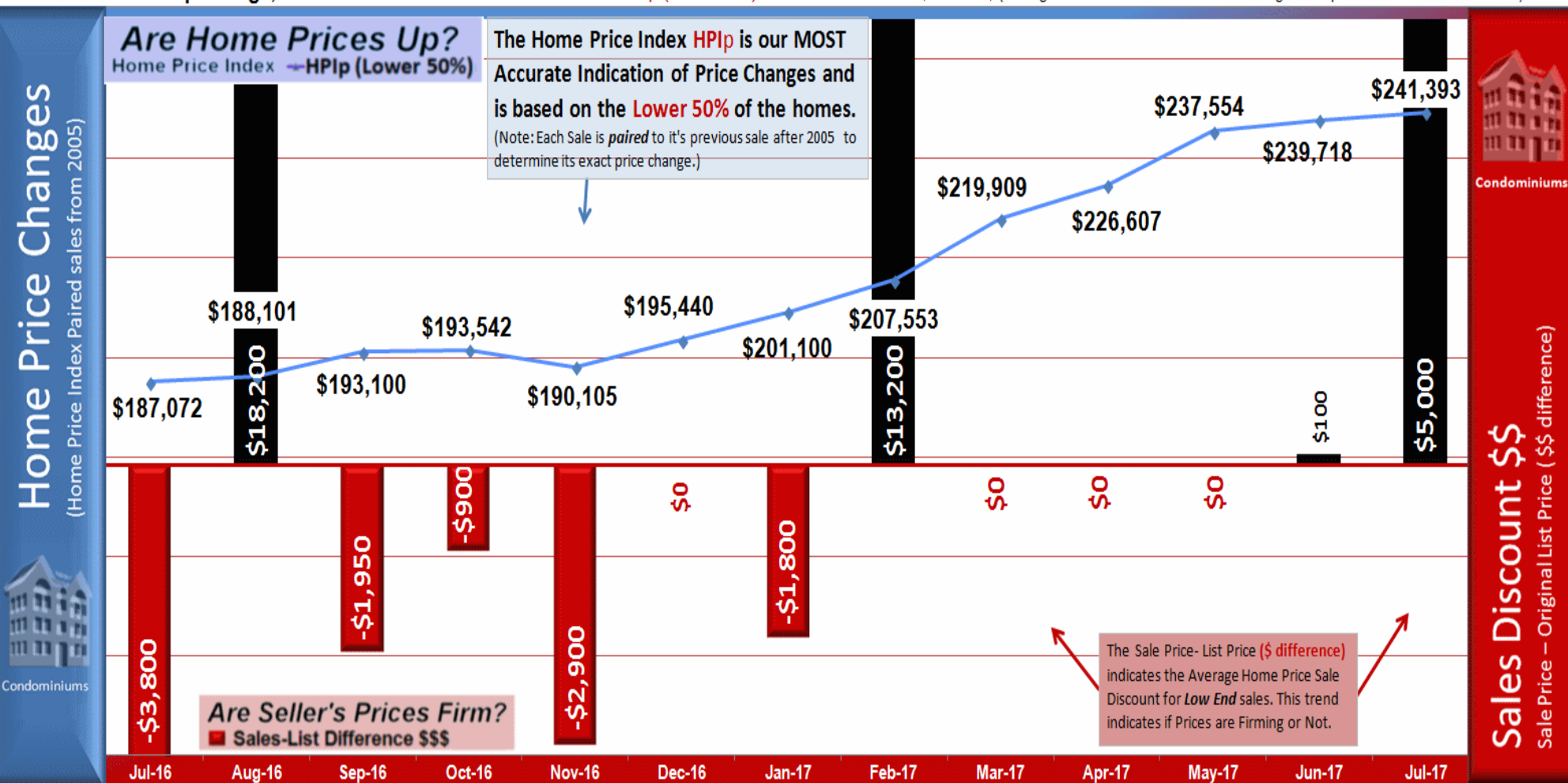
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Market Analysis & Forecasting Aug 1/17 Maple Ridge-Pitt Meadows

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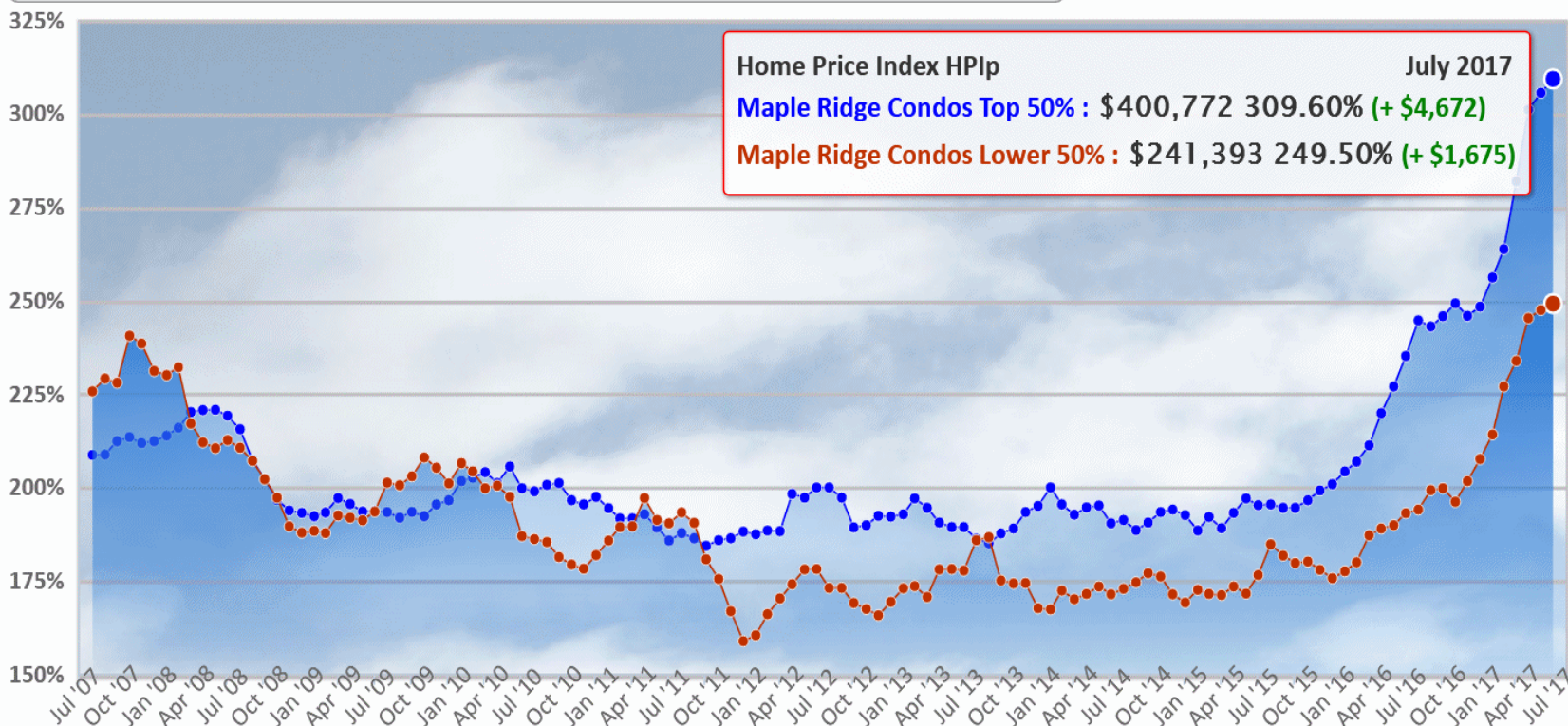
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Market Analysis & Forecasting Aug 1/17 Maple Ridge-Pitt Meadows

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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 |

Any area to zoom in

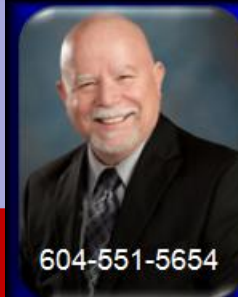
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Market Analysis & Forecasting Aug 1/17 West Surrey

| Neighbourhoods | Total Listings | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD |
|------------------------|----------------|------------|-----------|------------------------|--------------------------|------------|
| Bridgeview | 1 | 1 | 6 | 102% | \$10,099 | 0.0% |
| Bolivar Heights | 17 | 6 | 11 | 107% | \$25,800 | 35.3% |
| Royal Heights | | | | | | #DIV/0! |
| Cedar Hills | 3 | 1 | 7 | 103% | \$5,000 | 33.3% |
| Whalley | 322 | 120 | 11 | 101% | \$2,650 | 37.3% |
| Queen Mary Park Surrey | 57 | 15 | 7 | 101% | \$3,000 | 26.3% |
| Bear Creek Green Timbe | 22 | 7 | 6 | 101% | \$6,000 | 31.8% |
| West Newton | 129 | 47 | 9 | 102% | \$5,200 | 36.4% |
| East Newton | 87 | 32 | 10 | 100% | -\$1,500 | 36.8% |
| Total Activity | 638 | 229 | 10 | 101% | \$3,500 | 36% |

| Home Price Range | Total Listings | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD |
|-----------------------|----------------|------------|-----------|------------------------|--------------------------|------------|
| \$0-\$200,000 | 15 | 5 | 8 | 103% | \$5,000 | 33.3% |
| \$200,001-\$300,000 | 202 | 98 | 10 | 101% | \$2,400 | 48.5% |
| \$300,001-\$400,000 | 182 | 53 | 9 | 102% | \$6,000 | 29.1% |
| \$400,001 and more | 239 | 73 | 10 | 101% | \$2,500 | 30.5% |
| Total Activity | 638 | 229 | 10 | 101% | \$3,500 | 36% |

Aug 12 2017 West Surrey Market Update Attached Townhomes/ Condos

Current: West Surrey is a Sellers Market with average listing inventory, a **36% SOLD** rate and a 101% Sell/List Ratio.

(This means the discount on a sale from the original list price is averaging \$3,500)

Most Active Price Range: Homes between \$200,00 - \$300,000 have **48.5% SOLD** rate.

Least Active Price Range: Homes between \$300,000 - \$400,000 have **29.1% SOLD** rate.

History: The West Surrey's Condos Year-To-Date Home Price Index

HPIp (Top 50%) shows that prices increased \$97,344.

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

HPIp (Lower 50%) shows that prices increased \$60,097.

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

HPIp (Top 50%) shows that prices increased \$115,864.

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

HPIp (Lower 50%) shows that prices increased \$122,603.

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

Forecast: Current months listing inventory is 7% less than the same month last year.

July's Real Estate Statistics show 78% of Fraser Valley's Detached Markets increasing values in July; conversely just 52% in the Vancouver Markets had price increases. Gone of the Exhausting Highly Emotional Charged Markets that we have seen in the last few years. Overall, Single Family Homes in the Fraser Valley experienced an Average Monthly Price Increase of \$6,045, which is a major decrease over the \$19,160 increase that we saw in June. Last year our Markets peaked in July/ August and this year we are forecasting that we are at the end of the Sellers Market across most Detached Markets.

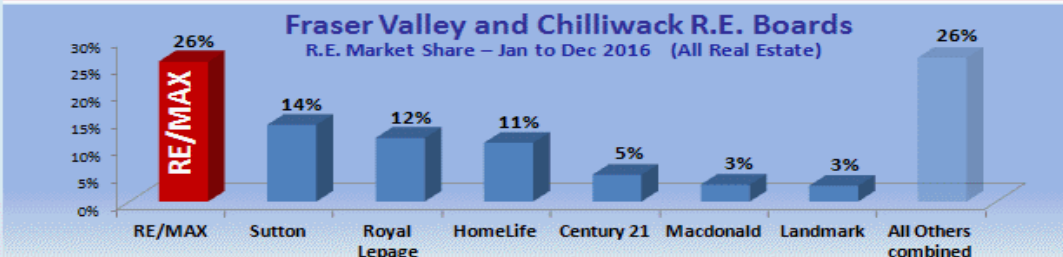
Currently 88% of the Attached Markets are increasing at a fast pace in Greater Vancouver (51 of 58 Markets). We continue to analyze and provide 97 individual City's Home Price Indexes to supply you the MOST ACCURATE Market Trends every 2 weeks. Please contact us for your own Market Value Update with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

Analytical Methods: The West Surrey 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 **West Surrey HPIp Top 50%** representing the higher end sales and the **West Surrey 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: RMXReports.com

| Monthly Changes Summary | Jul-16 | Jun-17 | Jul-17 | 8/17/2017 | Change |
|---|-----------|-----------|-----------|-----------|----------|
| Total Listings** (A,S,T,C,X) | 684 | 642 | 638 | | -4 |
| Active Listings (1st of the month) | 425 | 222 | 321 | 360 | 39 |
| Solds | 186 | 280 | 229 | | -51 |
| Days on Market (DOM) | 13 | 8 | 10 | | 2 |
| %SOLD (Sales/Listings /monthly rate) | 27% | 44% | 36% | | -8% |
| Condos (Top 50%) Home Price Index HPI | \$269,835 | \$365,426 | \$367,179 | | \$1,753 |
| Condos (Lower 50%) Home Price Index HF | \$170,101 | \$228,101 | \$230,198 | | \$2,097 |
| Twnhs (Top 50%) Home Price Index HPI | \$460,827 | \$564,101 | \$576,691 | | \$12,590 |
| Twnhs (Lower 50%) Home Price Index HPI | \$280,713 | \$397,060 | \$403,316 | | \$6,256 |

the RE/MAX Market Share Reports



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 Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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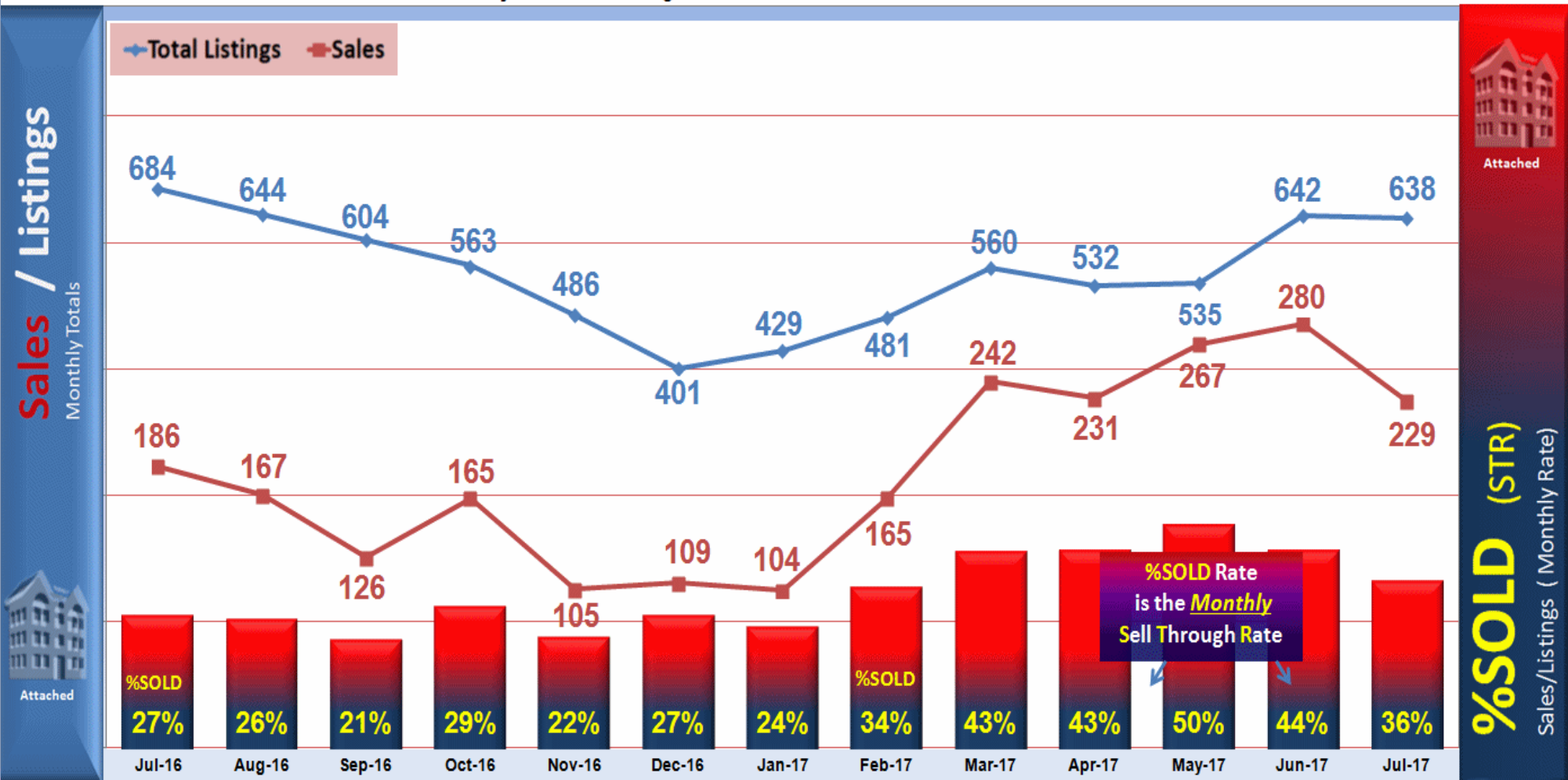
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Attached Townhomes/ Condos West Surrey Total Listings*, Sales, and %SOLD rates



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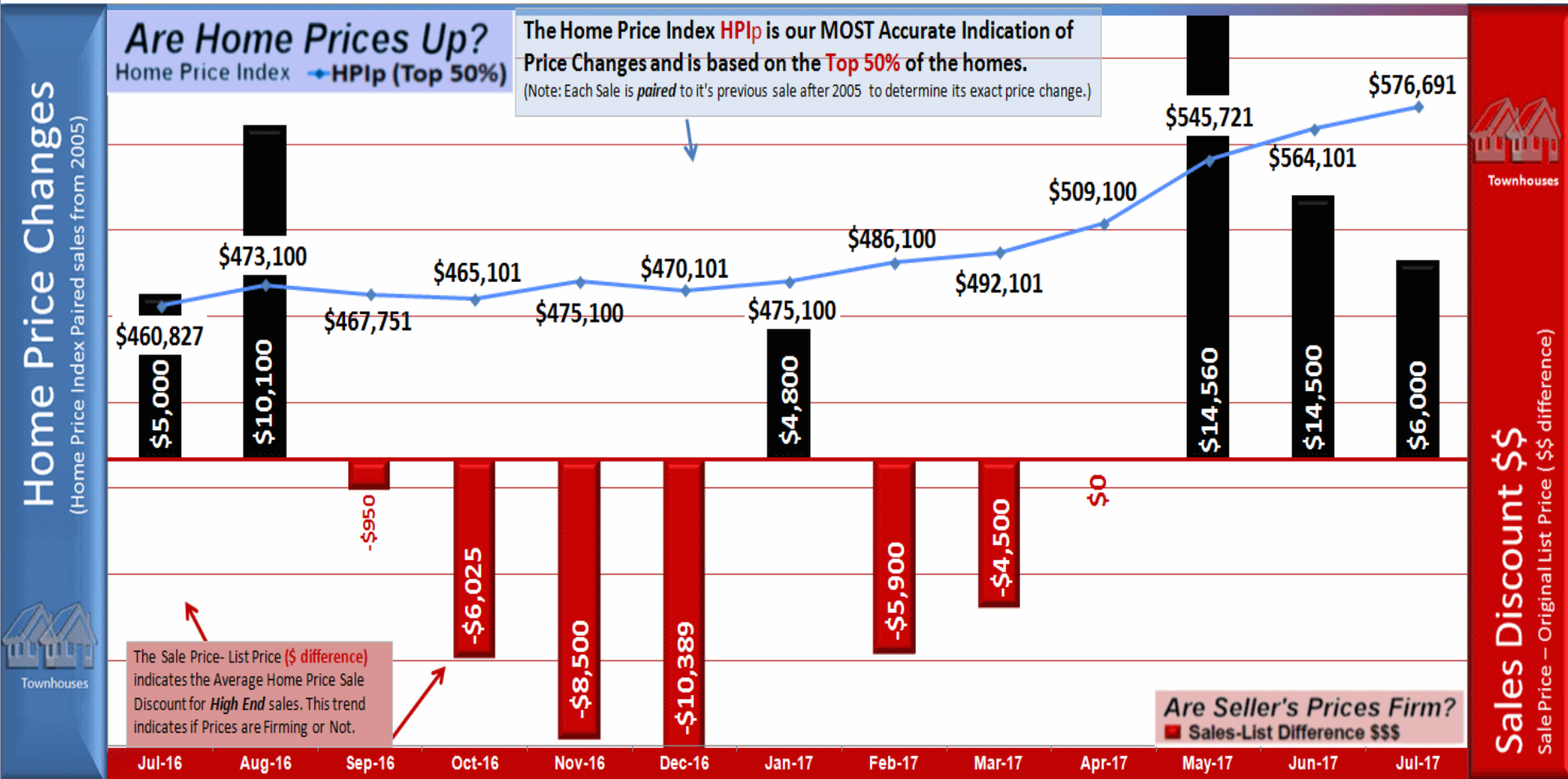
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Attached West Surrey Townhouse Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)



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



Townhouses



Townhouses

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

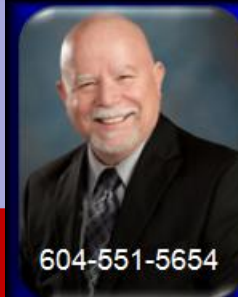
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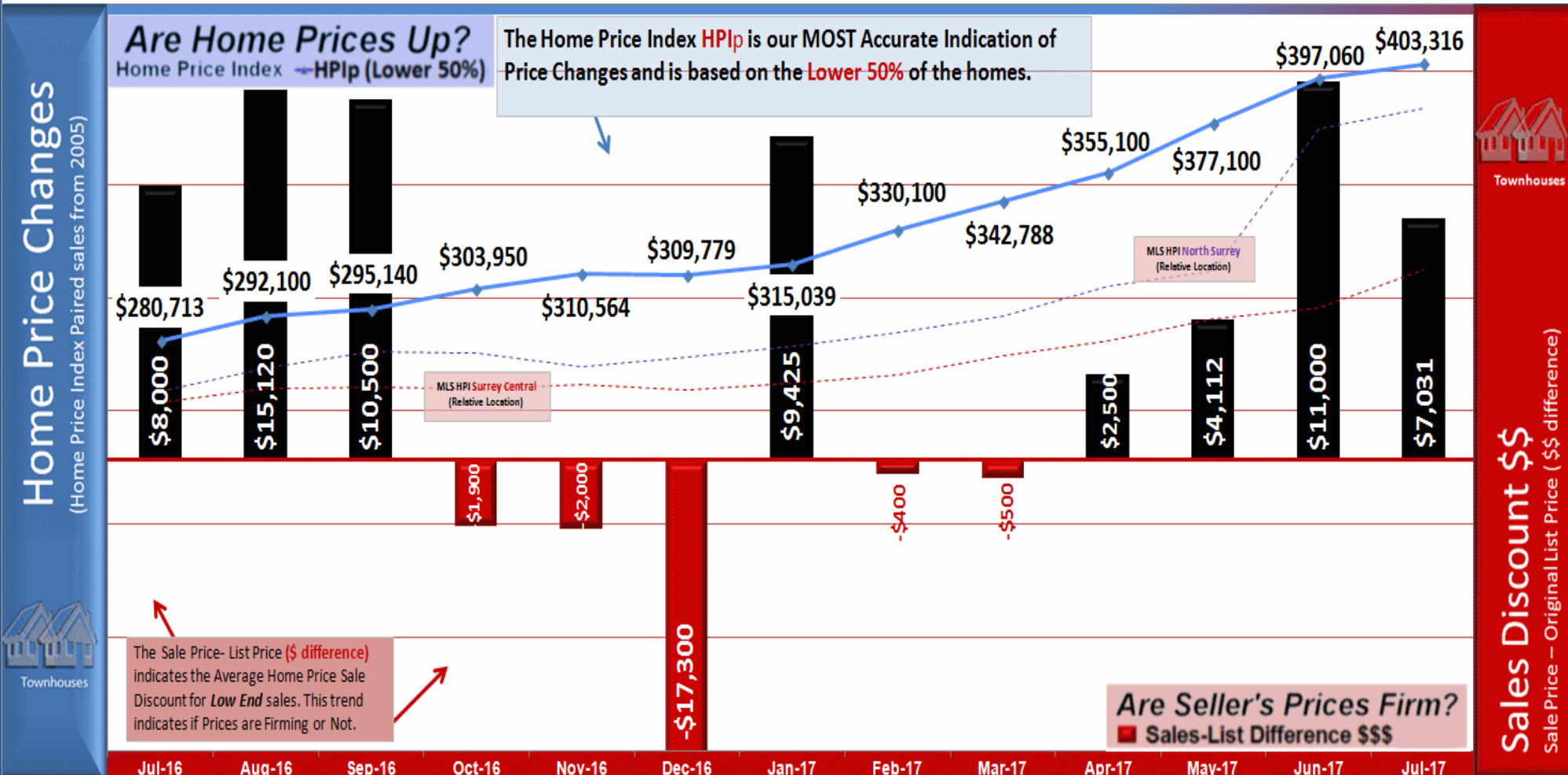
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Attached West Surrey **Townhouse** Home Price Index **HPIp** (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)



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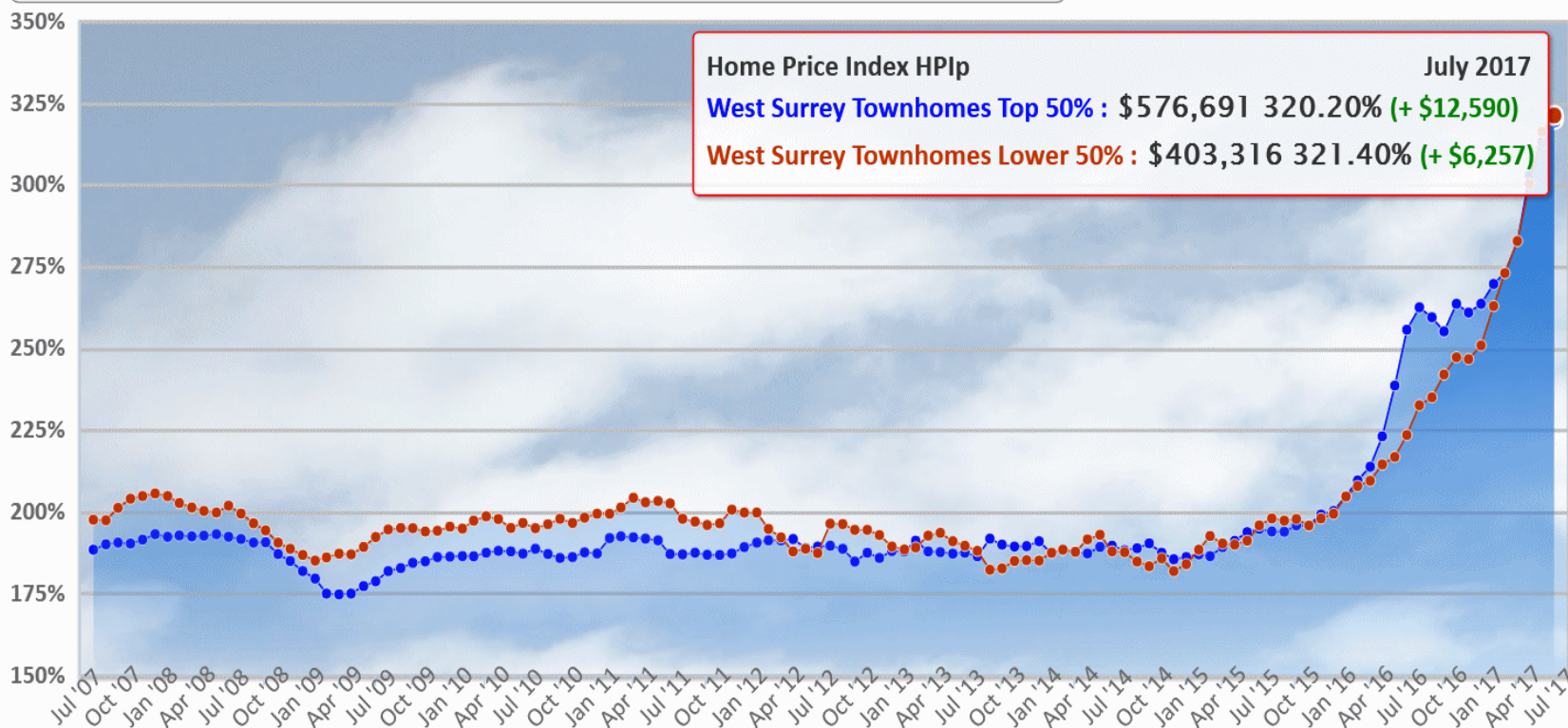
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West Surrey Townhomes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 West Surrey Townhomes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

| Date | Value |
|----------|----------|
| Jul 2017 | % 320.20 |
| Jun 2017 | % 313.30 |
| May 2017 | % 303.00 |
| Apr 2017 | % 282.70 |
| Mar 2017 | % 273.30 |
| Feb 2017 | % 269.90 |
| Jan 2017 | % 263.80 |
| Dec 2016 | % 261.10 |
| Nov 2016 | % 263.80 |
| Oct 2016 | % 255.40 |
| Sep 2016 | % 259.70 |
| Aug 2016 | % 262.70 |

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Any ever rise to 100% in



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Attached West Surrey 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



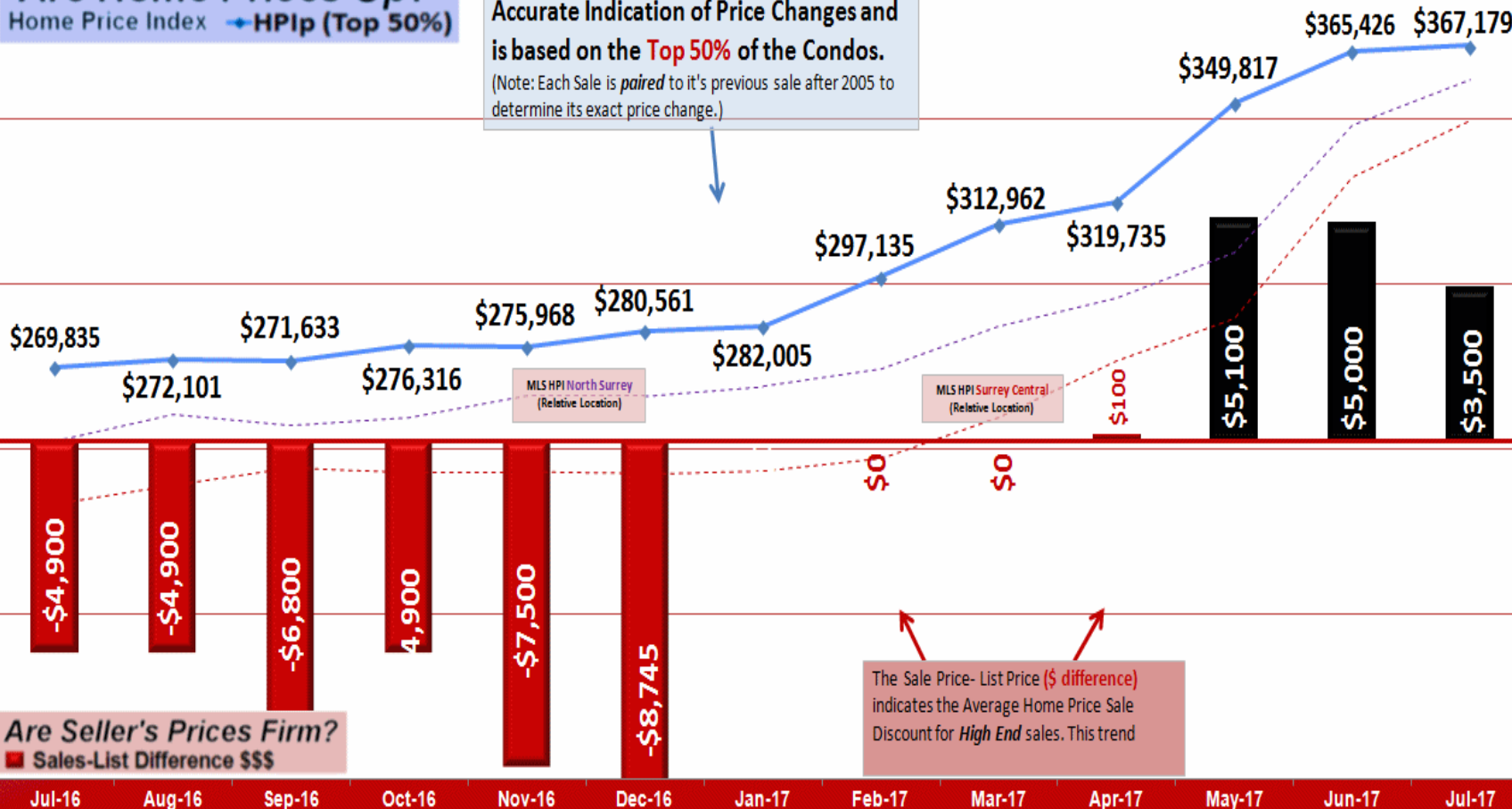
Condominiums

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

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

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

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



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

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

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Attached West Surrey 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)



Townhouses



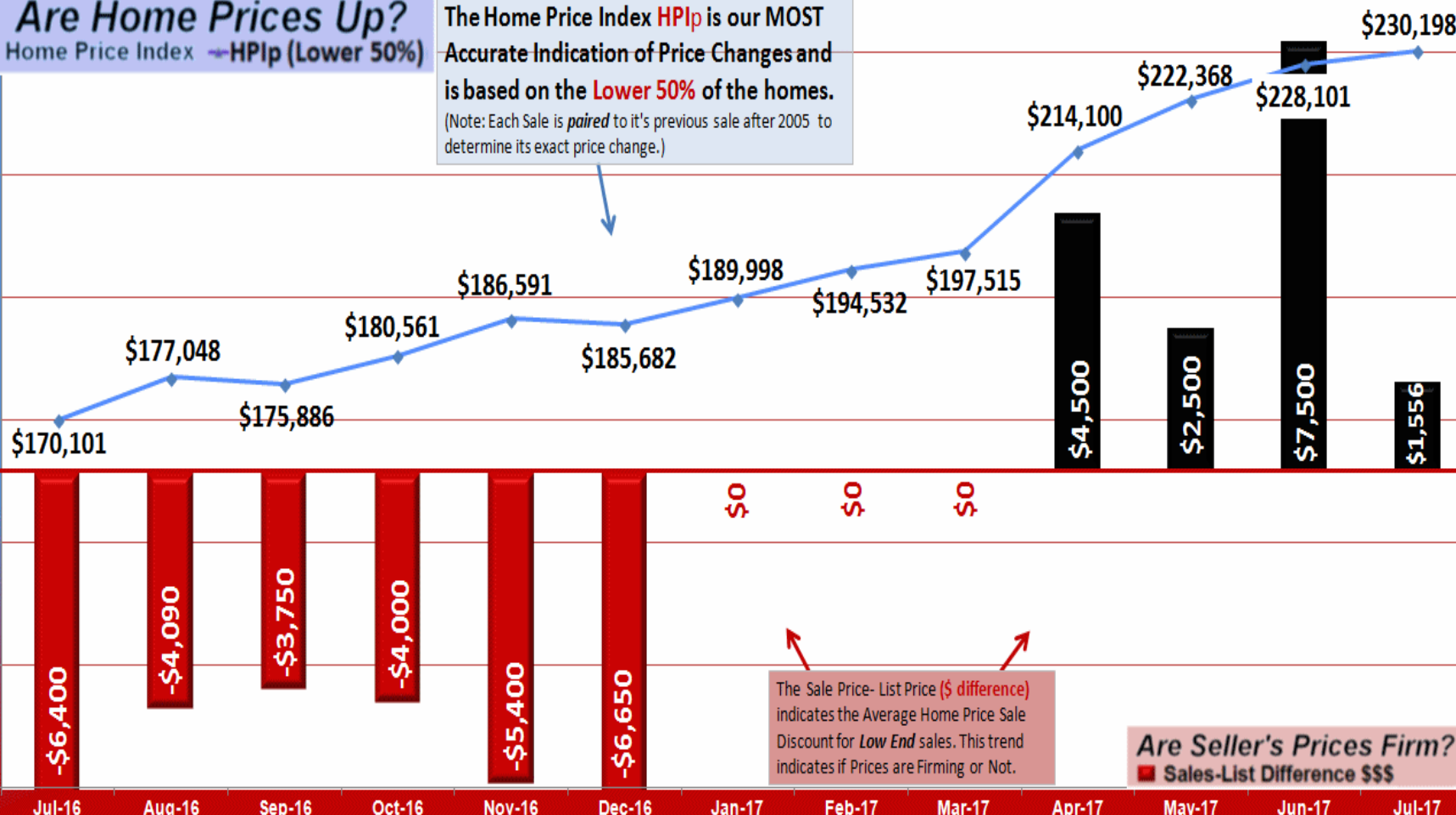
Townhouses

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 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.

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

Sales Discount \$\$

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

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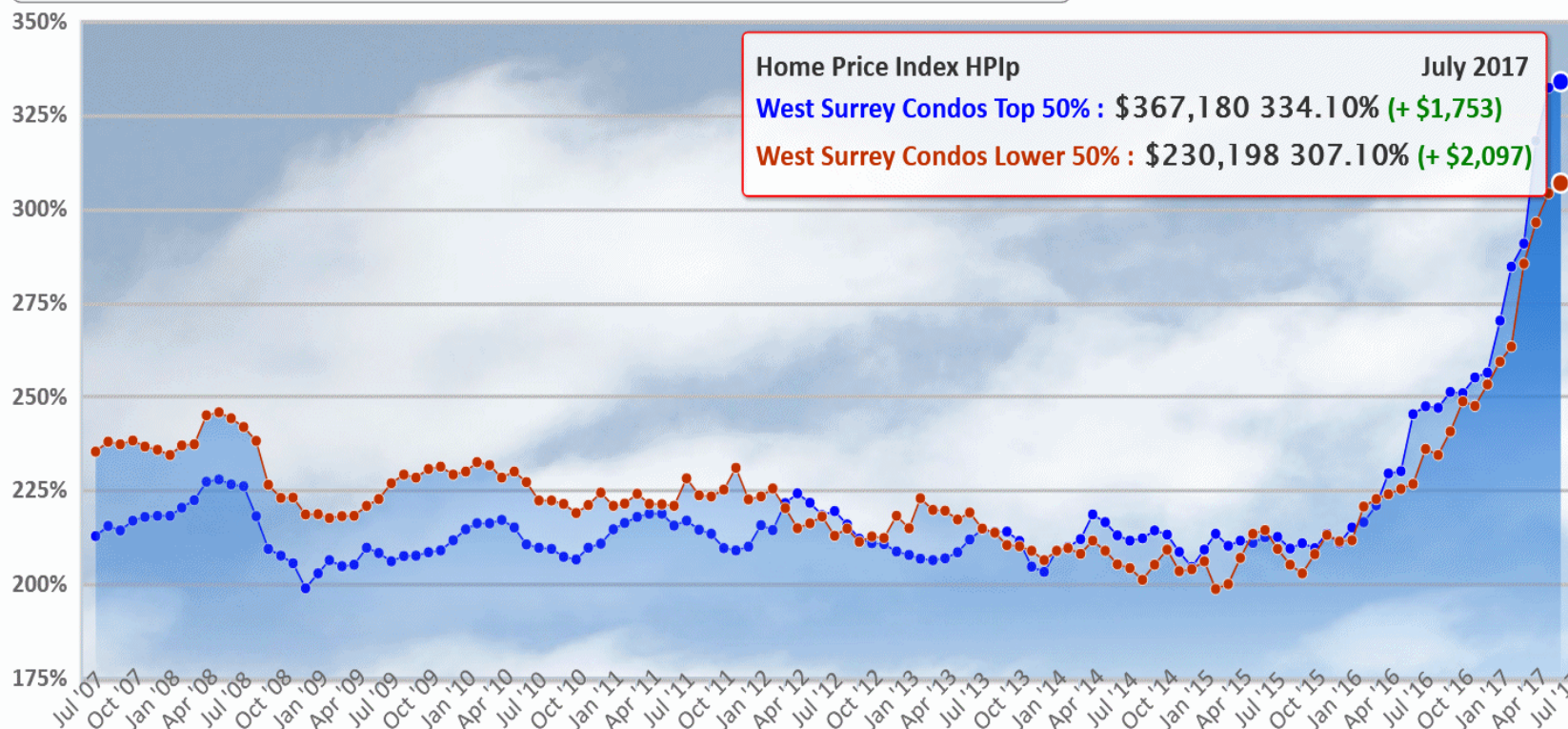
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West Surrey Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 West Surrey Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

| Date | Value |
|----------|----------|
| Jul 2017 | % 334.10 |
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| Apr 2017 | % 291.00 |
| Mar 2017 | % 284.80 |
| Feb 2017 | % 270.40 |
| Jan 2017 | % 256.60 |
| Dec 2016 | % 255.30 |
| Nov 2016 | % 251.10 |
| Oct 2016 | % 251.40 |
| Sep 2016 | % 247.20 |
| Aug 2016 | % 247.60 |

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Any ever rise to ZOM in



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Monthly Market Analysis and Forecasting for Greater Vancouver & Fraser Valley

Monthly Home Sales (%)

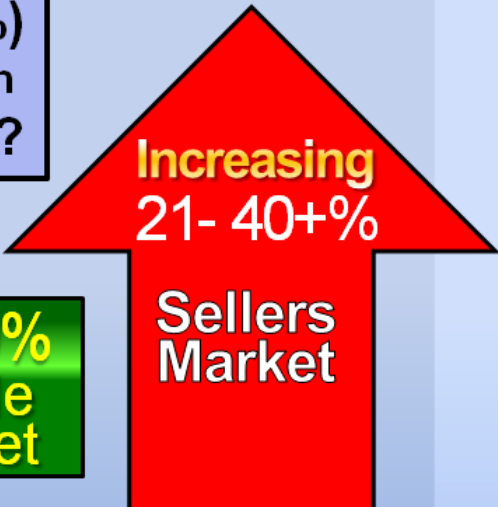
70%
60%
50%
40%
30%
20%
10%
0%
-10%



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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Not Intended to solicit already listed Properties



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