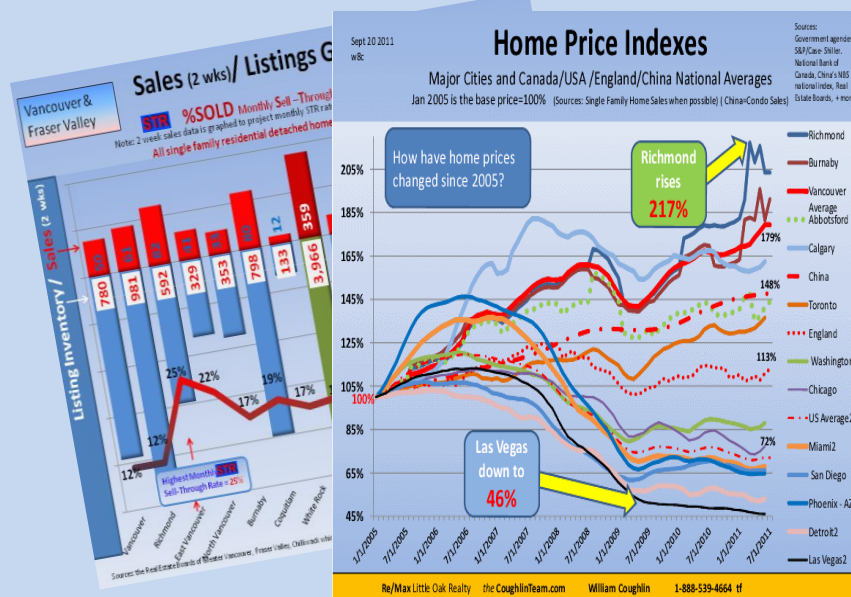


Market Analysis and Forecasting

Market Analysis and Forecasting

# Louise Hendrik's Market Reports



## Advanced Marketing Tools Abbotsford Chilliwack Mission



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

produced for: **Louise Hendriks**



## Market Reports Advanced

### Detached

- [Abbotsford](#)
- [Chilliwack](#)
- [Mission](#)
- [North Delta](#)

### Attached

- [Abbotsford](#)
- [Chilliwack](#)

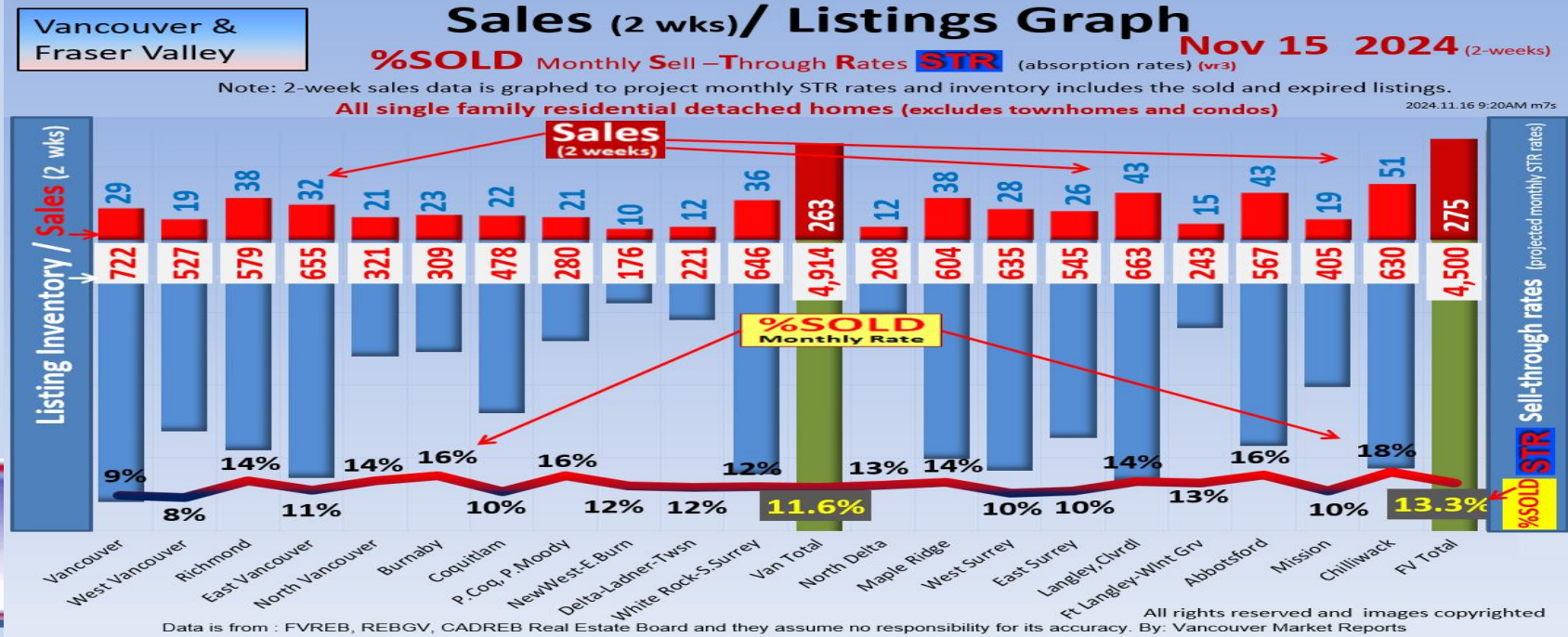
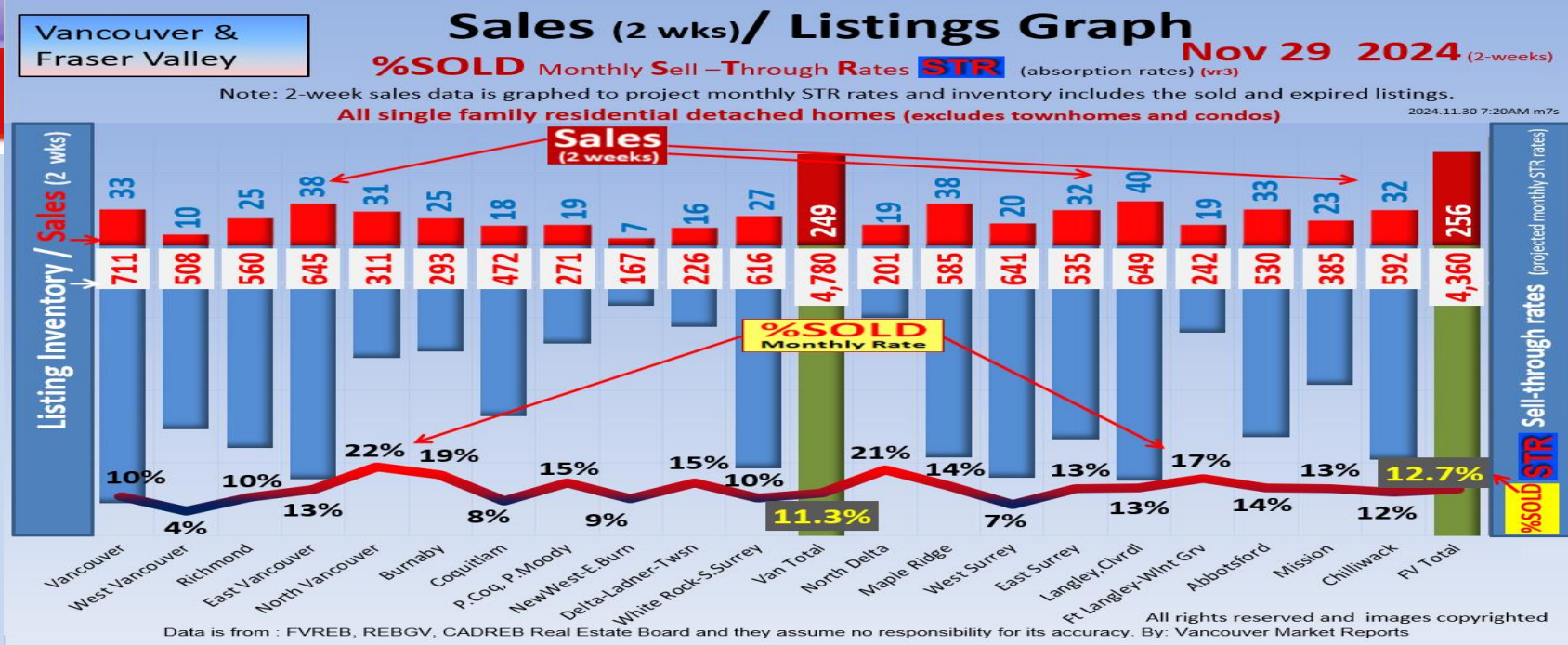
**Warning:** These Advanced Market Reports are Dangerous to operate without lesson 😊  
We highly recommend the [Stats Boot Camp Course](#) to fully understand them.



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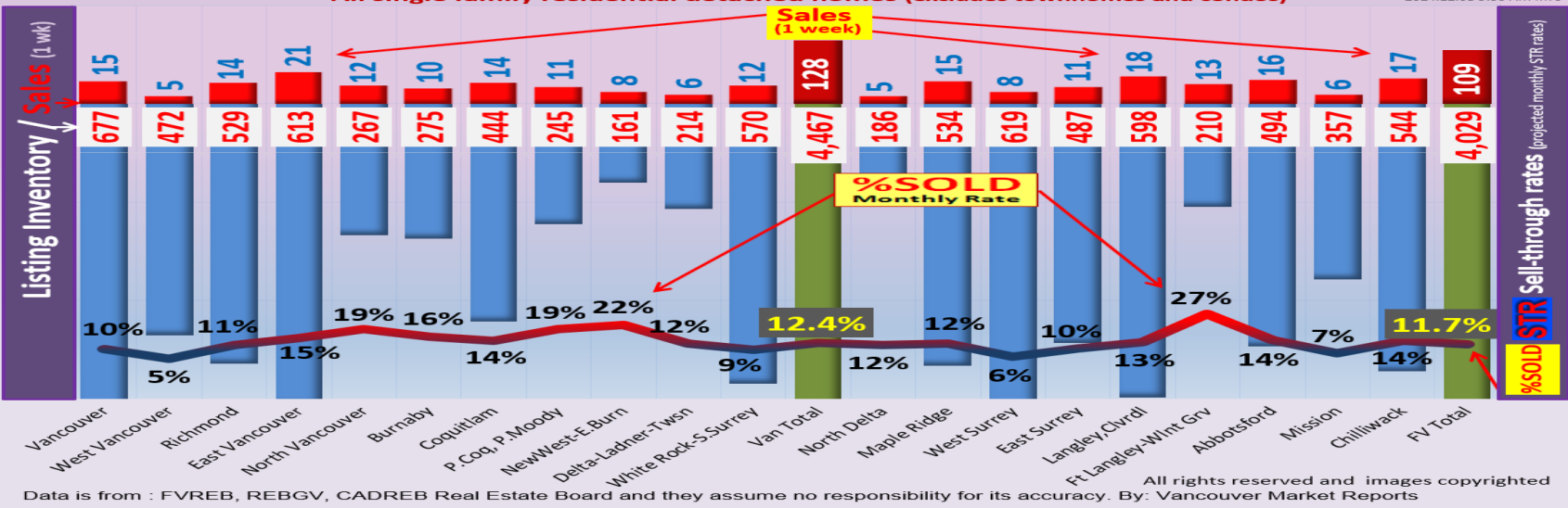
Vancouver & Fraser Valley

Sales (1 wk) / Listings Graph

Dec 6 2024 (1 week)

%SOLD Monthly Sell-Through Rates STR (absorption rates) (vr3)

Note: 1-week sales data is extrapolated to project monthly STR rates\* (\* inventory includes the sold and expired listings).  
All single family residential detached homes (excludes townhomes and condos)



Data is from : FVREB, REBGV, CADREB Real Estate Board and they assume no responsibility for its accuracy. By: Vancouver Market Reports

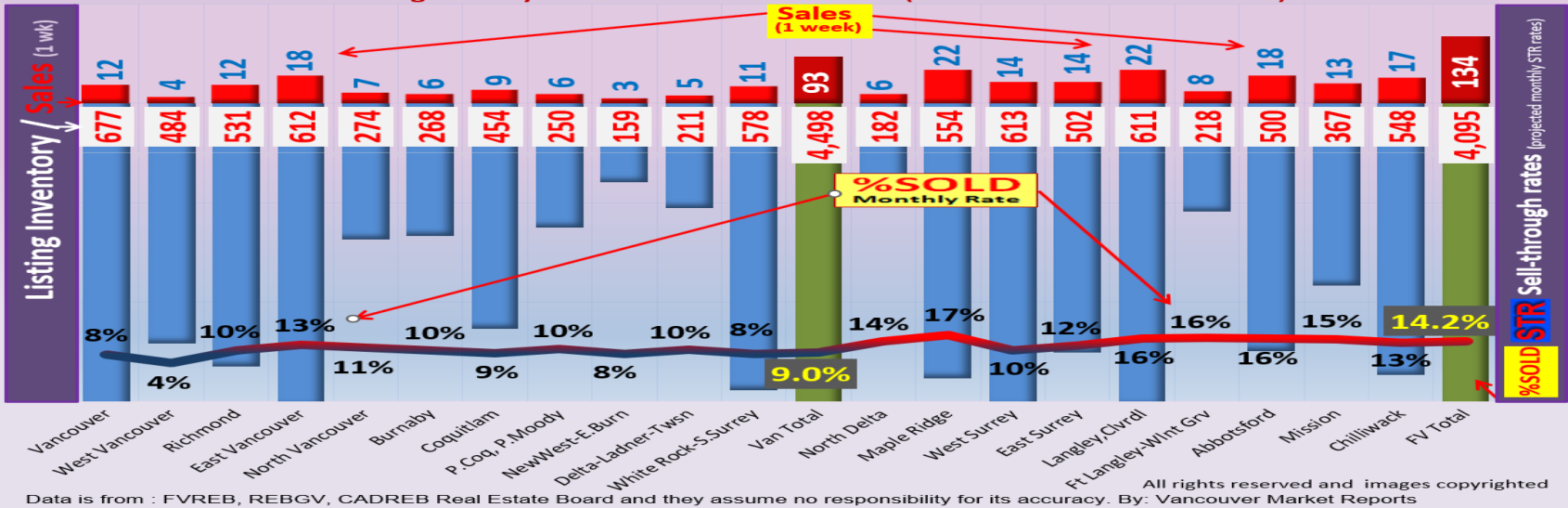
Vancouver & Fraser Valley

Sales (1 wk) / Listings Graph

Nov 29 2024 (1 week)

%SOLD Monthly Sell-Through Rates STR (absorption rates) (vr3)

Note: 1-week sales data is extrapolated to project monthly STR rates\* (\* inventory includes the sold and expired listings).  
All single family residential detached homes (excludes townhomes and condos)

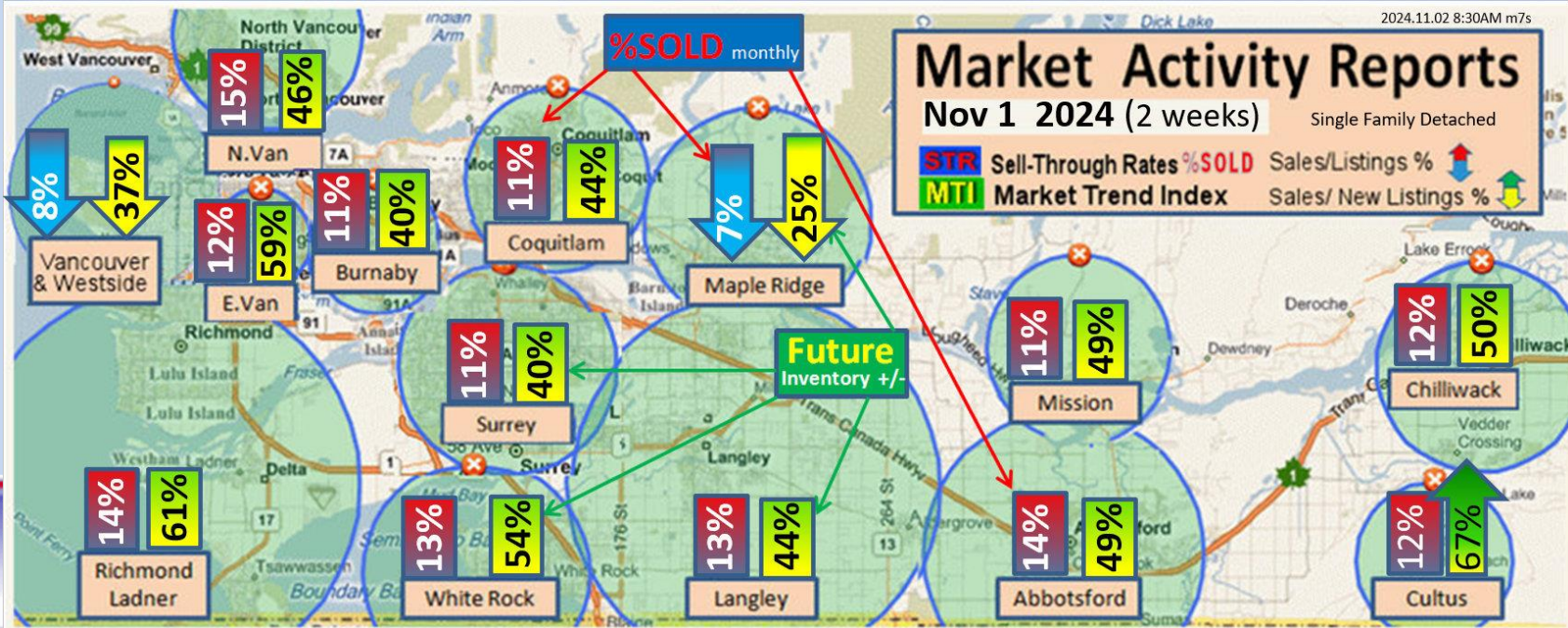
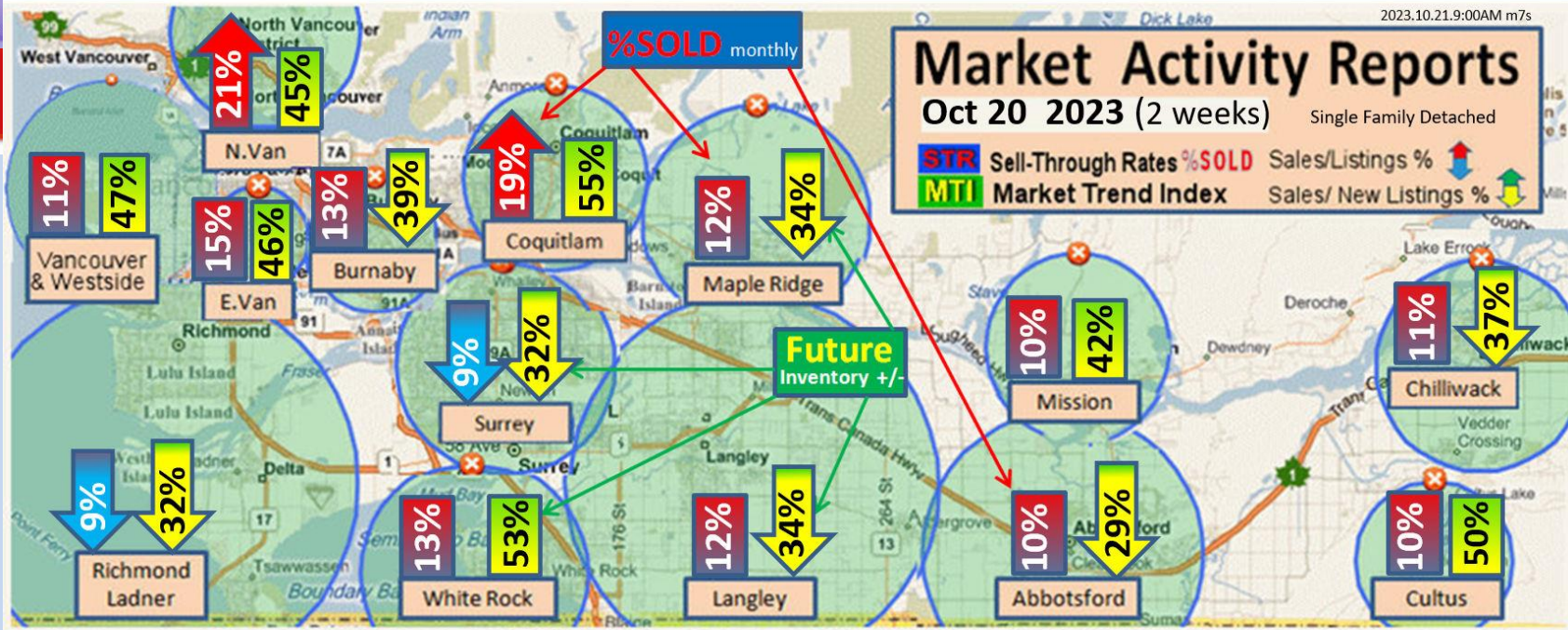


Data is from : FVREB, REBGV, CADREB Real Estate Board and they assume no responsibility for its accuracy. By: Vancouver Market Reports

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Abbotsford Real Estate Price Changes (\$/%)

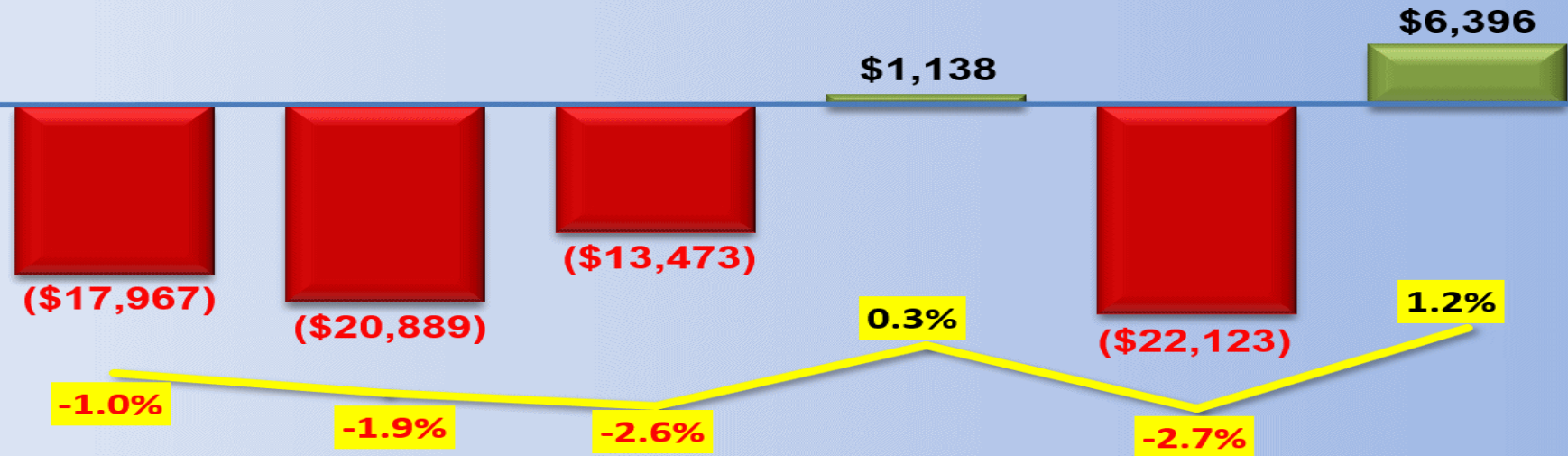
房地产价格变动(\$/%)

Housing Types: Year-To-Date Sept 2023 – Sept 2024 (Quarters)

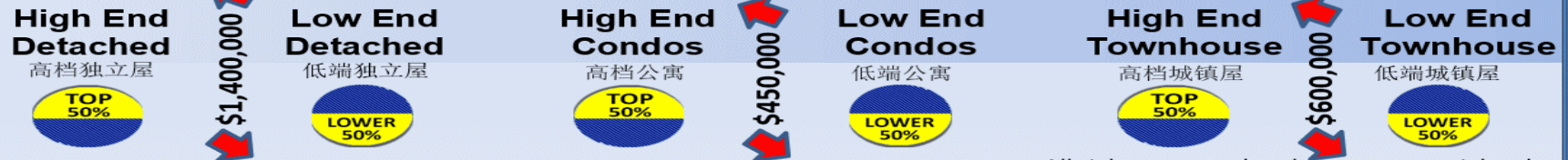
房屋类型: 今年迄今为止 (每季) 由2023 九月至2024 九月

Powered by: Vancouver Market Reports HPIp

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



% YTD Price Change (1 Year) 今年迄今为止价格变动 (1年)



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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## #1 RE/MAX® Market Reports

RE/MAX Statistics, on the Web!

detached homes



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RE/MAX All Points Realty

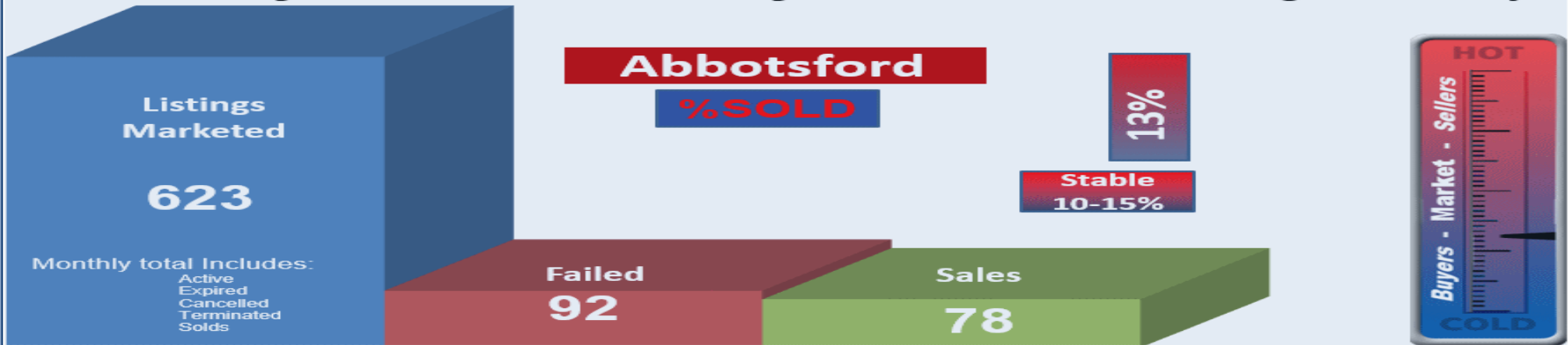
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Market Analysis and Forecasting

Dec 1/24 Abbotsford

## Monthly Market Activity - Nov 2024 - Single Family



## Dec 1 2024 Abbotsford Market Update (Detached)

**Current:** Abbotsford is in a Stable Market with average listing inventories, a **13 %SOLD** rate and a 97% Sell/List Ratio.

(This means that on an average sale there is a \$39,850 decrease from the original list price) .

*Most Active Price Range:* Homes below \$1.1mill have a **21.3 %SOLD** rate.

*Least Active Price Range:* Homes above \$2.5 mill have a **4.3 %SOLD** rate.

**History:** The Abbotsford Home Price Index **HPIp** (Top 50%) shows that prices increased \$24,017.  
The Abbotsford Home Price Index **HPIp** (Lower 50%) shows that prices decreased \$13,056 year-to-date.

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



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produced for: **Louise Hendriks**

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[LouiseHendriksHomes.com](http://LouiseHendriksHomes.com)

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

Abbotsford List Price Ranges Statistics - Nov 2024							Detached
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,100,000	118	28	29	95%	-\$37,400	23.7%	↑
\$1,100,001-\$1,275,000	141	19	11	99%	-\$15,000	13.5%	
\$1,275,001-\$1,400,000	104	16	40	96%	-\$50,700	15.4%	↑
\$1,400,001-\$1,550,000	47	4	36	98%	-\$34,950	8.5%	↓
\$1,550,001-\$1,800,000	78	7	60	96%	-\$74,000	9.0%	↓
\$1,800,001-\$2,500,000	72	2	37	96%	-\$88,500	2.8%	↓
\$2,500,001 and more	63	2	129	95%	-\$157,500	3.2%	↓
<b>Total Activity</b>	<b>623</b>	<b>78</b>	<b>33</b>	<b>96%</b>	<b>-\$47,000</b>	<b>13%</b>	

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Nov-23	Oct-24	Nov-24	12/1/2024	Change	
Total Listings** (A,S,T,C,X)	546	676	623		-53	↓
Active Listings (1st of the month)	424	518	506	453	-53	↓
Solds	58	86	78		-8	↓
Days on Market (DOM)	23	23	33		10	↑
%SOLD (Sales/Listings /monthly rate)	11%	13%	13%		-0.2%	↓
(Top 50%) Home Price Index HPIp	\$1,750,083	\$1,762,101	\$1,774,100		\$11,999	↑
(Lower 50%) Home Price Index HPIp	\$1,059,915	\$1,040,872	\$1,046,858		\$5,986	↑



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produced for: **Louise Hendriks**





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

Abbotsford Sub areas Statistics - Nov 2024					Detached	
Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Poplar	39	3	7	104%	\$41,000	7.7%
Bradner	31	1	116	94%	-\$220,000	3.2%
Matsqui	15	1	142	97%	-\$95,000	6.7%
Sumas Mountain	8	0				0.0%
Abbotsford West	162	25	50	95%	-\$49,000	15.4%
Abbotsford East	200	34	11	97%	-\$41,500	17.0%
Aberdeen	42	3	18	96%	-\$69,000	7.1%
Sumas Prairie	13	0				0.0%
Central Abbotsford	113	11	36	96%	-\$49,900	9.7%
<b>Total Activity</b>	<b>623</b>	<b>78</b>	<b>33</b>	<b>96%</b>	<b>-\$47,000</b>	<b>13%</b>



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## Next Months Market Forecast

**Forecast:** Abbotsford has average Listing supply; 506 homes are for sale & with the **13 %SOLD** monthly rate gives us a ~7 months of inventory. 11% of the active listings have reduced their price by \$42,888 on average and \$46,800 on median in the last month. We project Abbotsford to continue in the Stable Market.

In November, 56% of detached homes in the Fraser Valley lost value. On average, single-family homes in the area dropped by **\$311** in price. With mortgage rates going down, more buyers are expected to enter the market, especially for condos and townhouses. For now, the Fraser Valley is likely to stay a buyer's market until the end of the year.

Last month, condo prices went up by **\$1,138**, while townhouse prices dropped by **\$1,106**. We predict that the condo and townhouse markets will remain either a buyer's market to a stable market in the coming months.

To stay informed about the latest market trends, visit [VancouverMarketReports.com](http://VancouverMarketReports.com) every Saturday at noon. We provide updates on which areas in the Lower Mainland are gaining or losing value. For a detailed report on prices, forecasts, and your neighborhood, contact Bill Coughlin and the Coughlin Team at 778-374-3744.

**Analytical Methods:** The Abbotsford 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 market into two parts with The **Abbotsford HPI Top 50%** representing the higher end sales the **Abbotsford HPI 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 Board and they assume no responsibility for its accuracy.

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Market Analysis and Forecasting

Dec 1/24 Abbotsford

Detached

Abbotsford

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

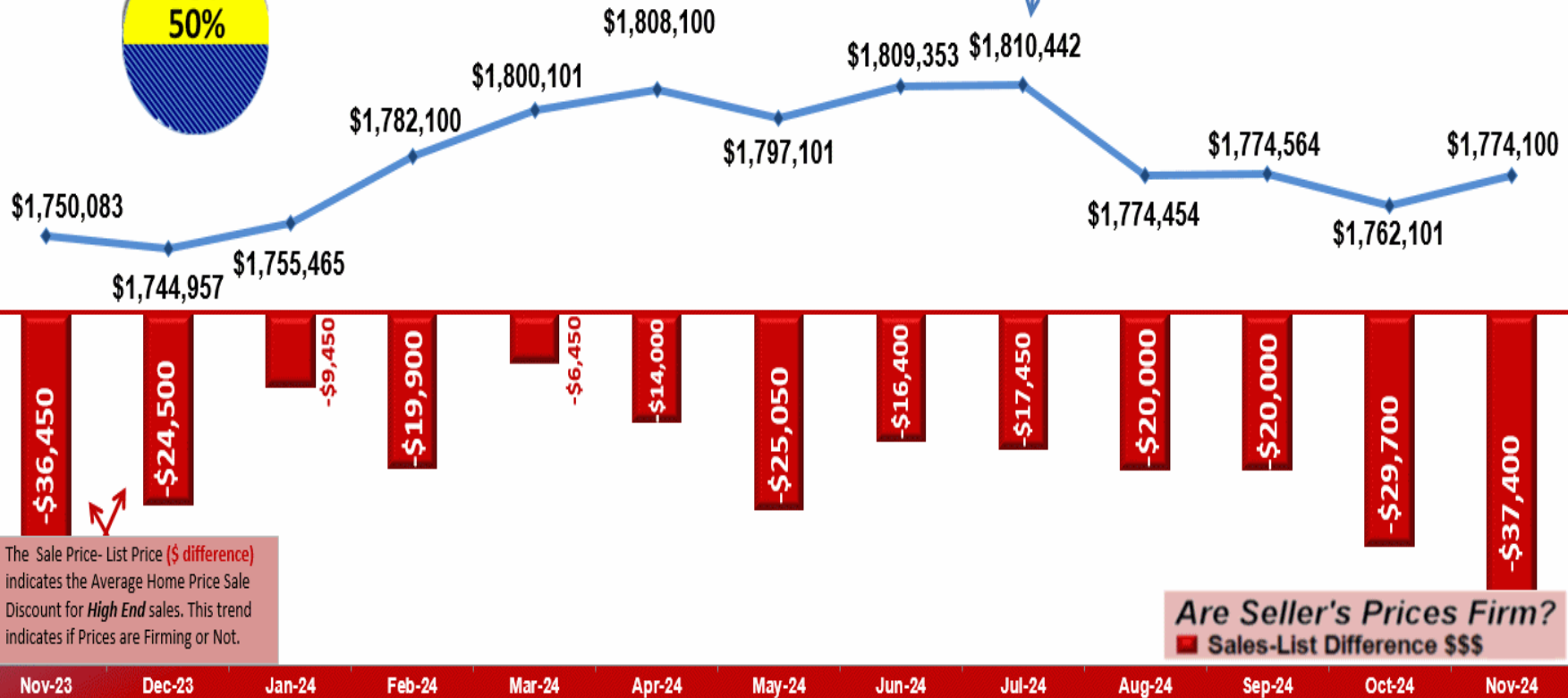
Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

Homes Over \$1,100,000

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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Market Analysis and Forecasting

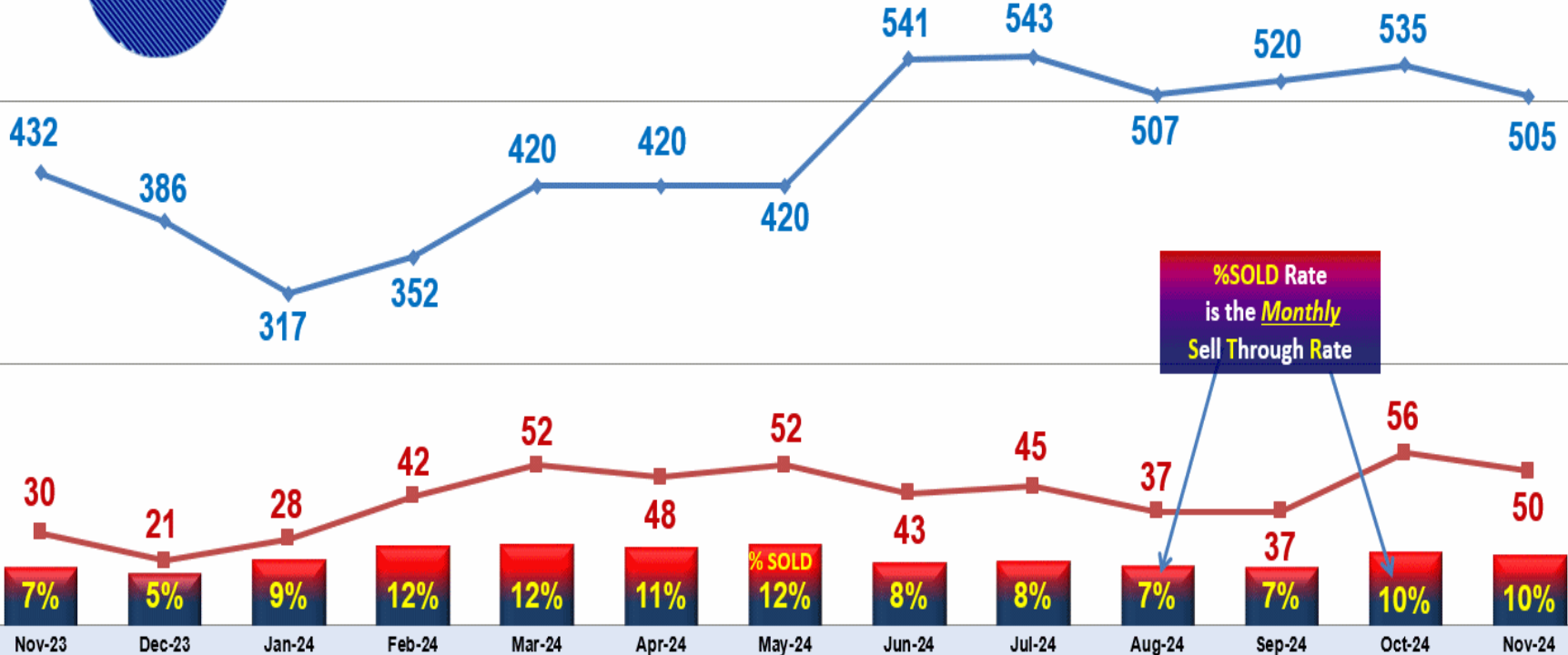
Dec 1/24 Abbotsford

Detached Abbotsford Total Listings\*\*, Sales, and %SOLD Rates

Total Listings Sales Homes Over \$1,100,000



Sales / Listings Monthly Totals



%SOLD Rate is the Monthly Sell Through Rate



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

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Market Analysis and Forecasting

Dec 1/24 Abbotsford

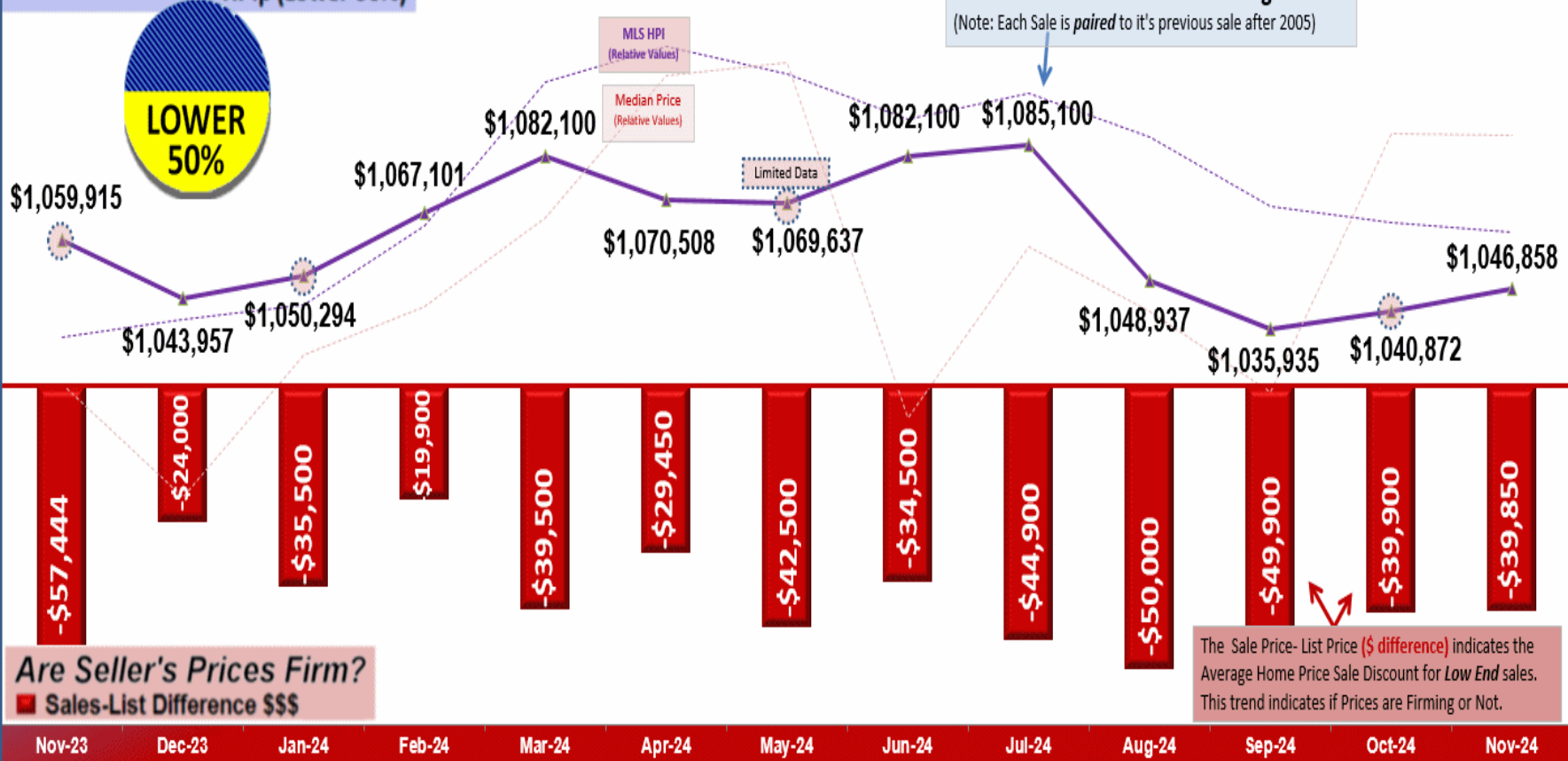
Detached Abbotsford Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price)

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

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

Homes Below \$1,100,000

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



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.



Detached



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



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RE/MAX All Points Realty

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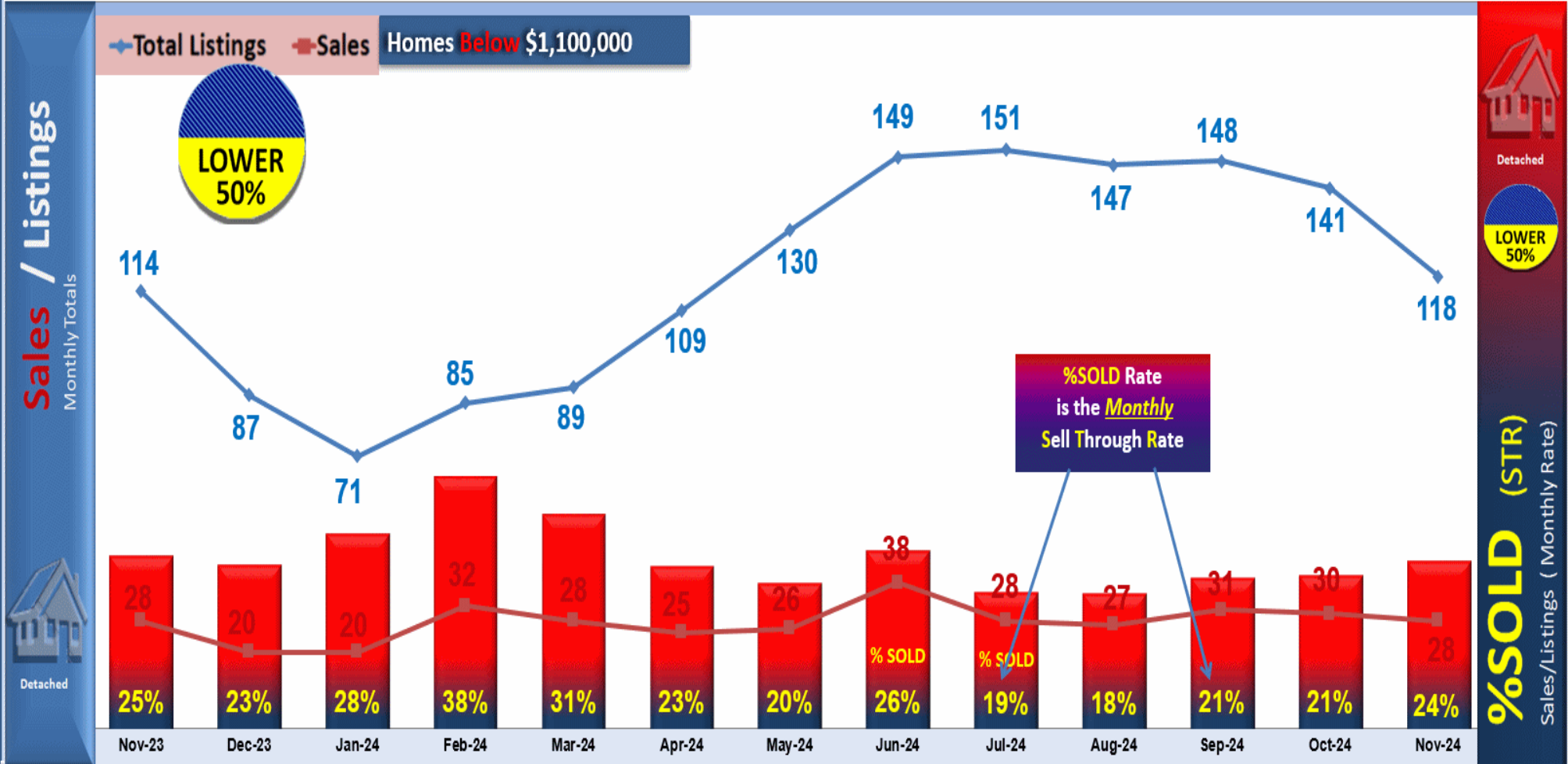
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Market Analysis and Forecasting

Dec 1/24 Abbotsford

Detached Abbotsford Total Listings\*\*, Sales, and %SOLD Rates



Sales / Listings  
Monthly Totals

Detached  
LOWER 50%  
%SOLD (STR)  
Sales/Listings (Monthly Rate)

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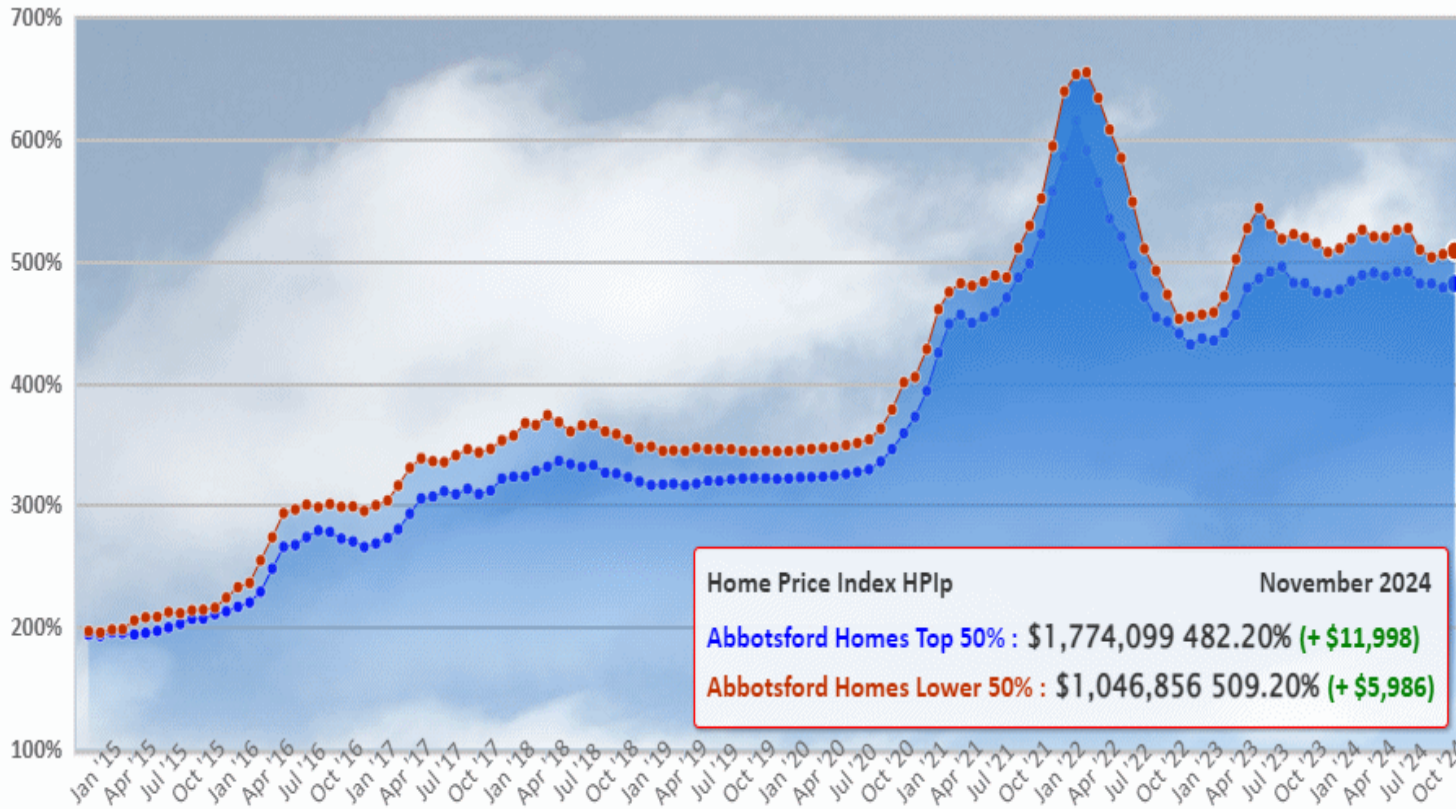


Market Analysis and Forecasting

Dec 1/24 Abbotsford

Powered by the Greater Vancouver Market Reports HPIp

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



Monthly Home values

Date	Value
Nov 2024	% 482.20
Oct 2024	% 478.90
Sep 2024	% 482.30
Aug 2024	% 482.30
Jul 2024	% 492.10
Jun 2024	% 491.80
May 2024	% 488.50
Apr 2024	% 491.40
Mar 2024	% 489.30
Feb 2024	% 484.40
Jan 2024	% 477.10
Dec 2023	% 474.30



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### Mission Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

Housing Types: Year-To-Date Sept 2023 – Sept 2024 (Quarters)

房屋类型: 今年迄今为止 (每季) 由2023 九月至2024 九月

Powered by: Vancouver Market Reports HPIp

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

\$18,386

(\$78,914)

-5.6%

% YTD Price Change (1 Year) 今年迄今为止价格变动 (1年)

2.2%

High End Detached

高档独立屋



Low End Detached

低端独立屋



\$1,000,000

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

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YTD Home Price Changes \$\$\$

房地产价格变动

YTD Home Price Changes %%



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## Monthly Market Activity - Nov 2024 - Single Family



### Dec 1 2024 Mission Market Update (Detached)

**Current:** Mission is a Stable Market with normal listing inventories, **10 %SOLD** rate and Sale Price /List Price = 96% (e.g.: means an average of a \$39,450 decrease from the original list price on sale.)

*Most Active Price Range:* Homes below \$850,000 **30.0 %SOLD** rate.

*Least Active Price Range:* Homes above \$2.0 mill. have **1.6 %SOLD** rate.

**History:** The Mission Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices Increased \$2,413.  
The Mission Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$41,664.

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

Mission List Price Ranges Statistics - Nov 2024							Detached
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$400,000	10	3	56	95%	-\$14,900	30.0%	↑
\$400,001-\$850,000	37	7	41	95%	-\$35,000	18.9%	↑
\$850,001-\$975,000	54	6	29	97%	-\$29,900	11.1%	
\$975,001-\$1,100,000	68	10	14	96%	-\$40,950	14.7%	
\$1,100,001-\$1,450,000	109	8	31	97%	-\$29,950	7.3%	↓
\$1,450,001-\$2,000,000	90	7	72	94%	-\$119,999	7.8%	↓
\$2,000,001 and more	61	1	41	97%	-\$57,500	1.6%	↓
<b>Total Activity</b>	<b>429</b>	<b>42</b>	<b>40</b>	<b>96%</b>	<b>-\$39,450</b>	<b>10%</b>	

# 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Nov-23	Oct-24	Nov-24	12/1/2024	Change	
Total Listings (A,S,T,C,X)	407	476	429		-47	↓
Active Listings (1st of the month)	333	372	366	338	-28	↓
Solds	35	55	42		-13	↓
Days on Market (DOM)	31	19	40		21	↑
%SOLD (Sales/ Listings /monthly rate)	8.6%	11.6%	9.8%		-1.8%	↓
(Top 50%) Home Price Index HPIp	\$1,376,684	\$1,362,101	\$1,379,097		\$16,996	↑
(Lower 50%) Home Price Index HPIp	\$845,719	\$873,100	\$887,384		\$14,284	↑



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

Mission Sub areas Statistics - Nov 2024						Detached
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Hatzic	36	2	12	99%	-\$12,450	5.6%
Stave Falls	21	5	16	98%	-\$20,800	23.8%
Steelhead	5	0				0.0%
Mission	265	28	41	96%	-\$39,450	10.6%
Durieu	16	0				0.0%
Dewdney Deroche	24	3	18	91%	-\$49,900	12.5%
Lake Errock	17	1	26	99%	-\$4,900	5.9%
Hemlock	11	0				0.0%
Mission-West	34	3	92	91%	-\$75,000	8.8%
<b>Total Activity</b>	<b>429</b>	<b>42</b>	<b>40</b>	<b>96%</b>	<b>-\$39,450</b>	<b>10%</b>



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produced for: **Louise Hendriks**



## Next Months Market Forecast

**Forecast:** Mission has average Listing Supply; 338 homes are for sale and with the **10 %SOLD** monthly rate gives us a ~10 months of inventory. Another indicator: 8% of the Active Listings have Reduced their Price by \$38,465 on Average and \$22,700 on Median for the last month. We project Mission Detached to be a Stable market.

In November, 56% of detached homes in the Fraser Valley lost value. On average, single-family homes in the area dropped by **\$311** in price. With mortgage rates going down, more buyers are expected to enter the market, especially for condos and townhouses. For now, the Fraser Valley is likely to stay a buyer's market until the end of the year.

Last month, condo prices went up by **\$1,138**, while townhouse prices dropped by **\$1,106**. We predict that the condo and townhouse markets will remain either a buyer's market to a stable market in the coming months.

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Note: For a more accurate price change for your home request a Comparative Market Analysis.

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

produced for: **Louise Hendriks**



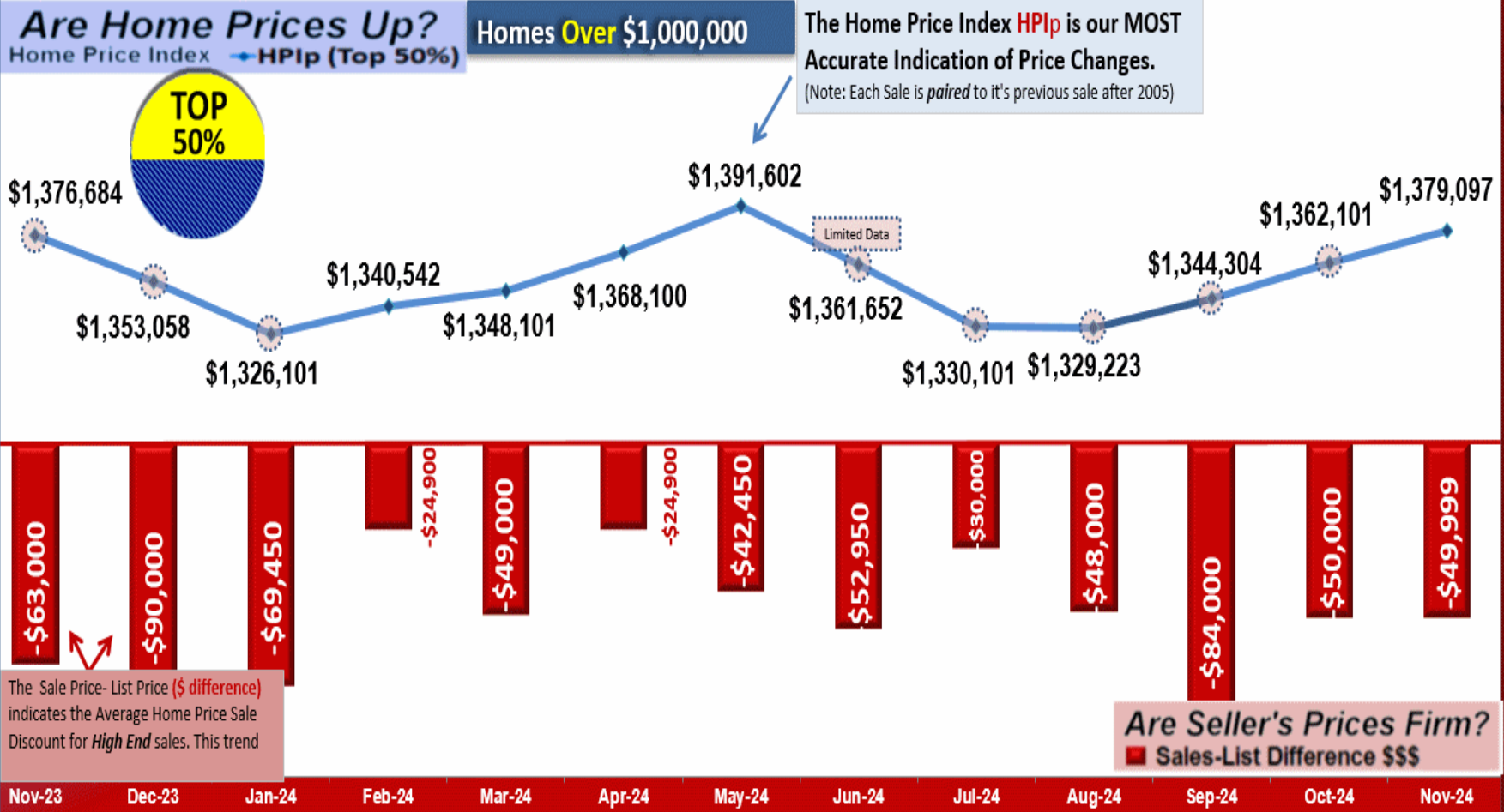
Market Analysis and Forecasting

Dec 1/24 Mission

Detached

Mission 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%)

Homes Over \$1,000,000

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

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

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



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

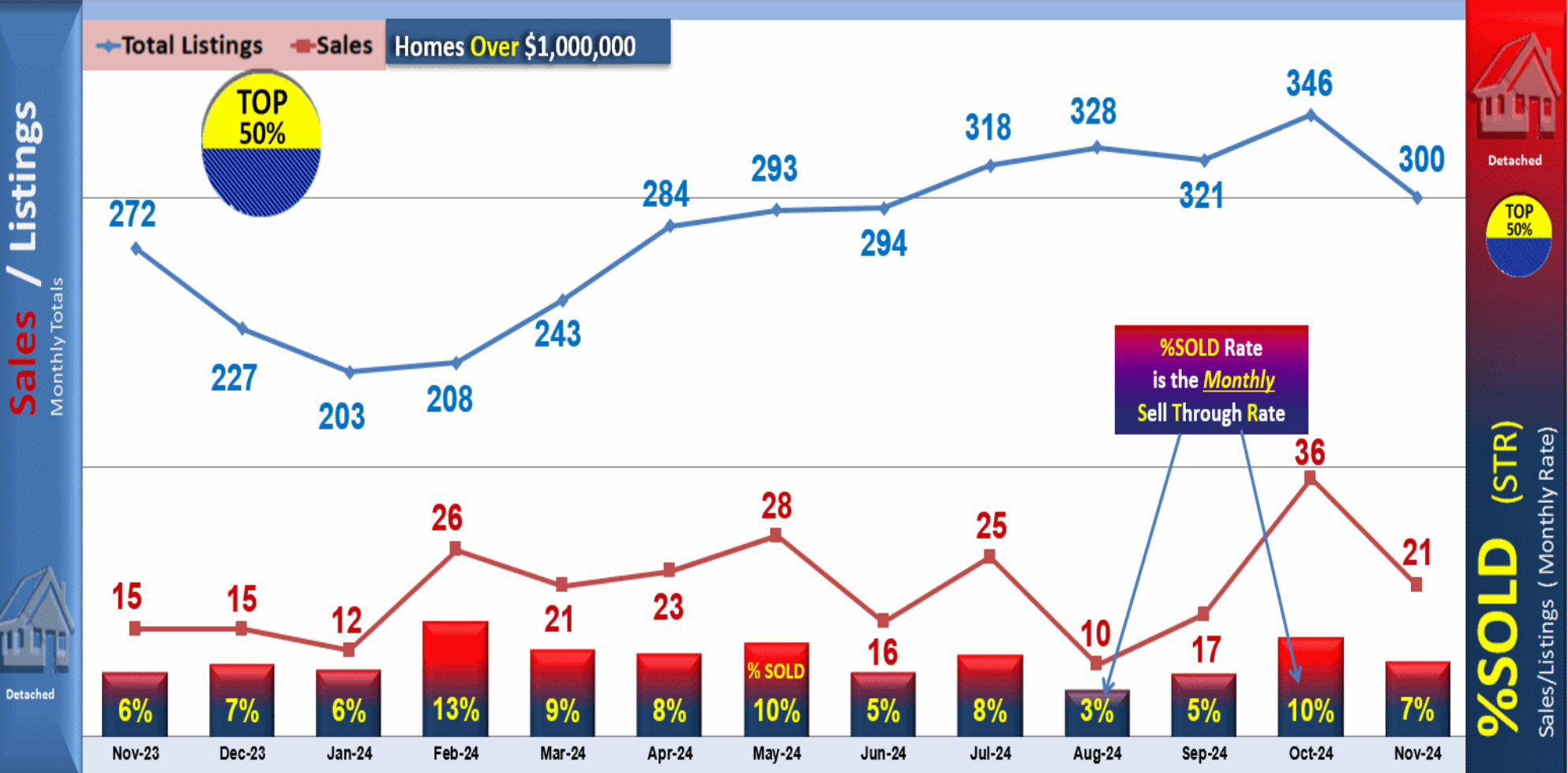
produced for: Louise Hendriks



Market Analysis and Forecasting

Dec 1/24 Mission

Detached Mission Total Listings\*\*, Sales, and %SOLD Rates



Sales / Listings Monthly Totals



Detached



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

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Market Analysis and Forecasting

Dec 1/24 Mission

Detached

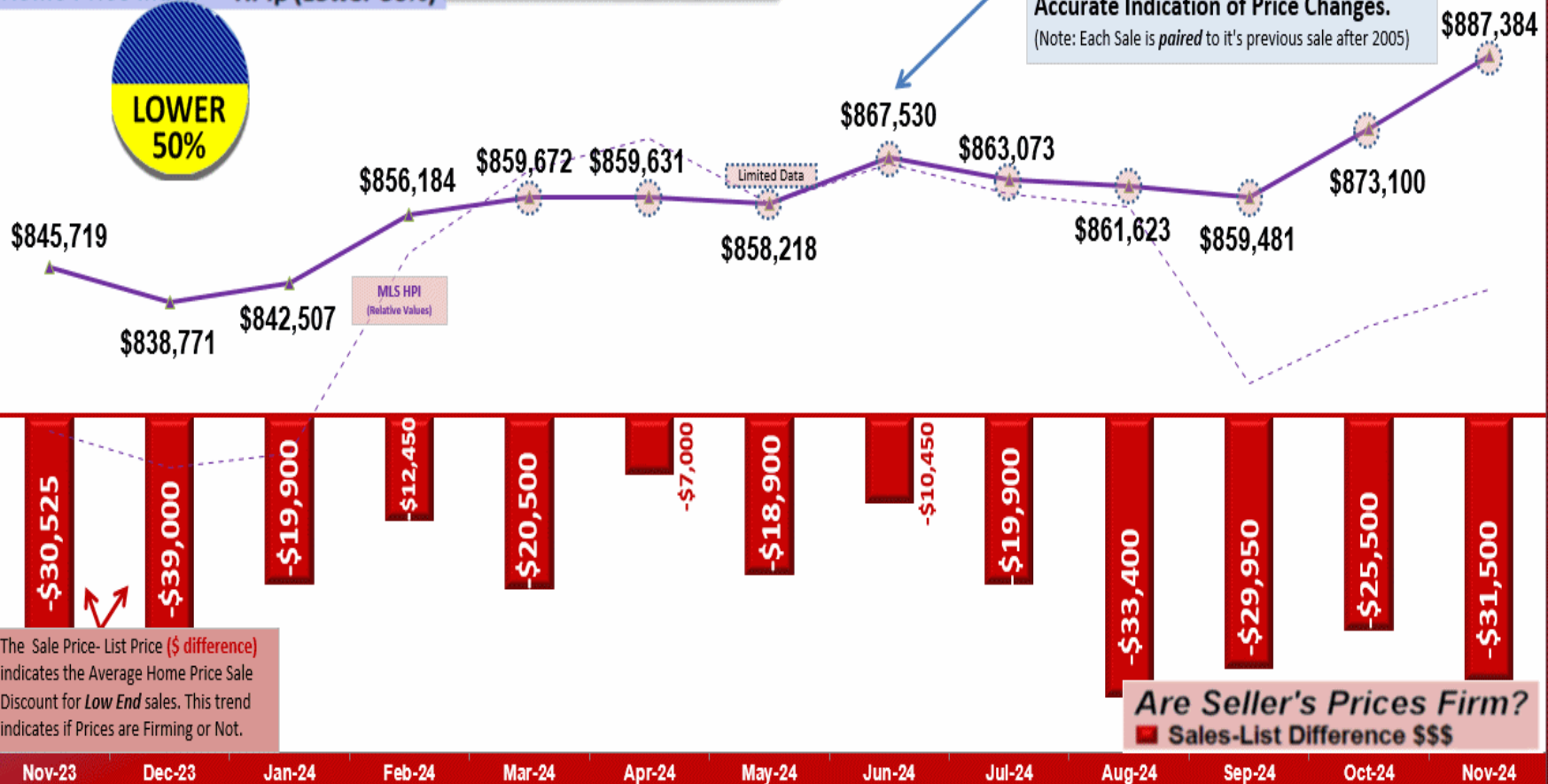
Mission Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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

Homes Below \$1,000,000

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 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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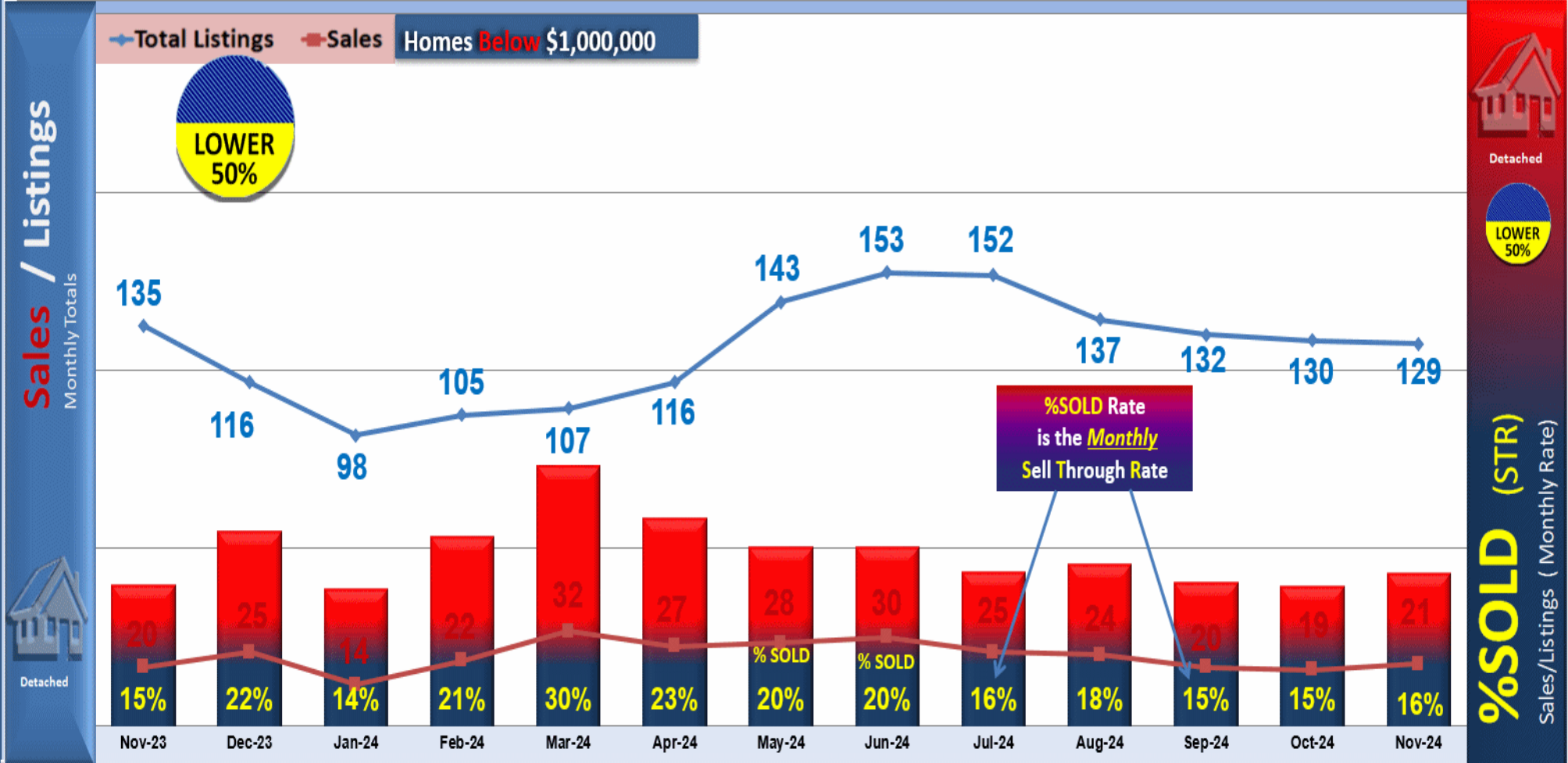
produced for: Louise Hendriks



Market Analysis and Forecasting

Dec 1/24 Mission

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





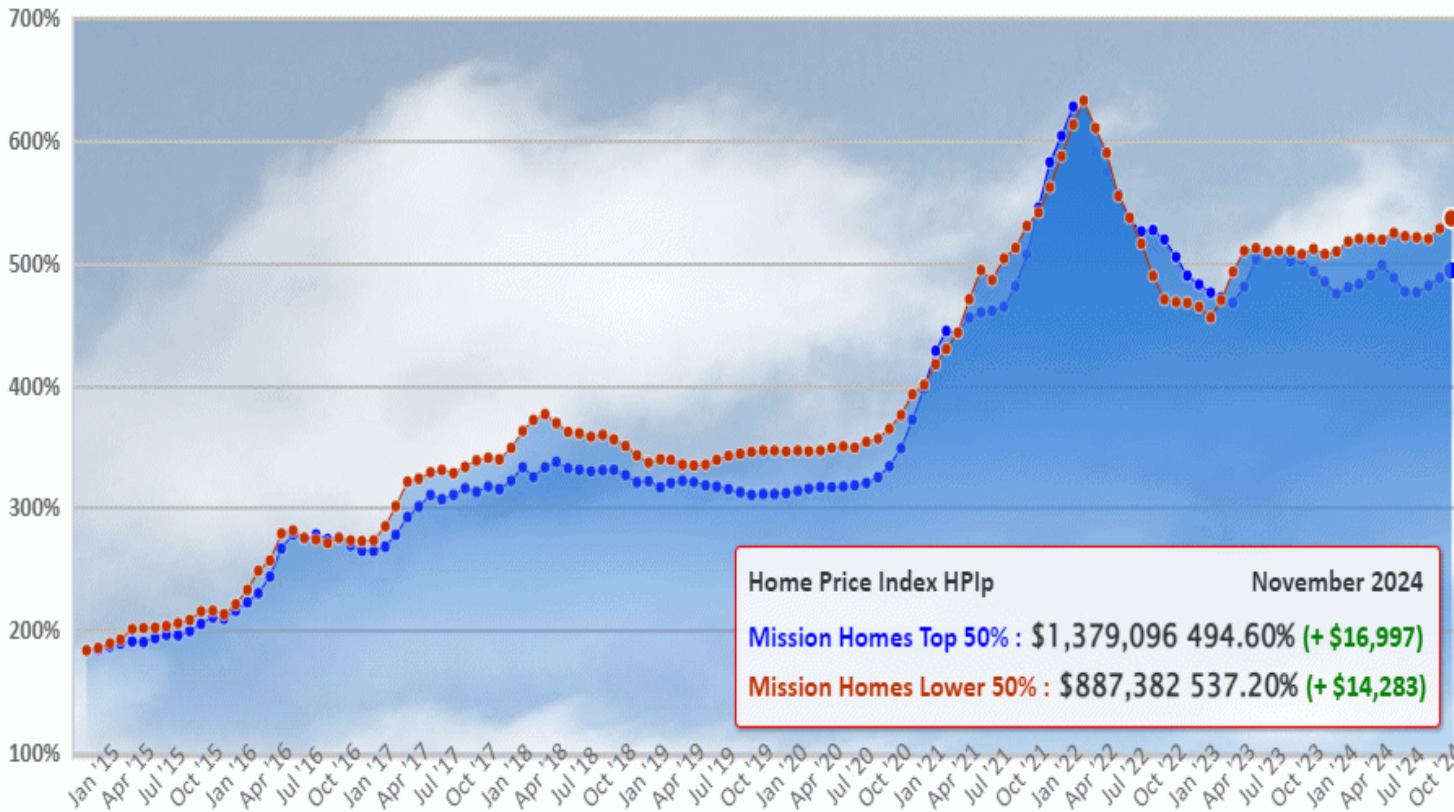
Market Analysis and Forecasting

Dec 1/24 Mission

Powered by the Greater Vancouver Market Reports HPIp



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



Home Price Index HPIp November 2024  
 Mission Homes Top 50% : \$1,379,096 494.60% (+ \$16,997)  
 Mission Homes Lower 50% : \$887,382 537.20% (+ \$14,283)

Monthly Home values

Date	Value
Nov 2024	% 494.60
Oct 2024	% 488.50
Sep 2024	% 482.10
Aug 2024	% 476.70
Jul 2024	% 477.10
Jun 2024	% 488.40
May 2024	% 499.10
Apr 2024	% 490.70
Mar 2024	% 483.50
Feb 2024	% 480.80
Jan 2024	% 475.60
Dec 2023	% 485.30



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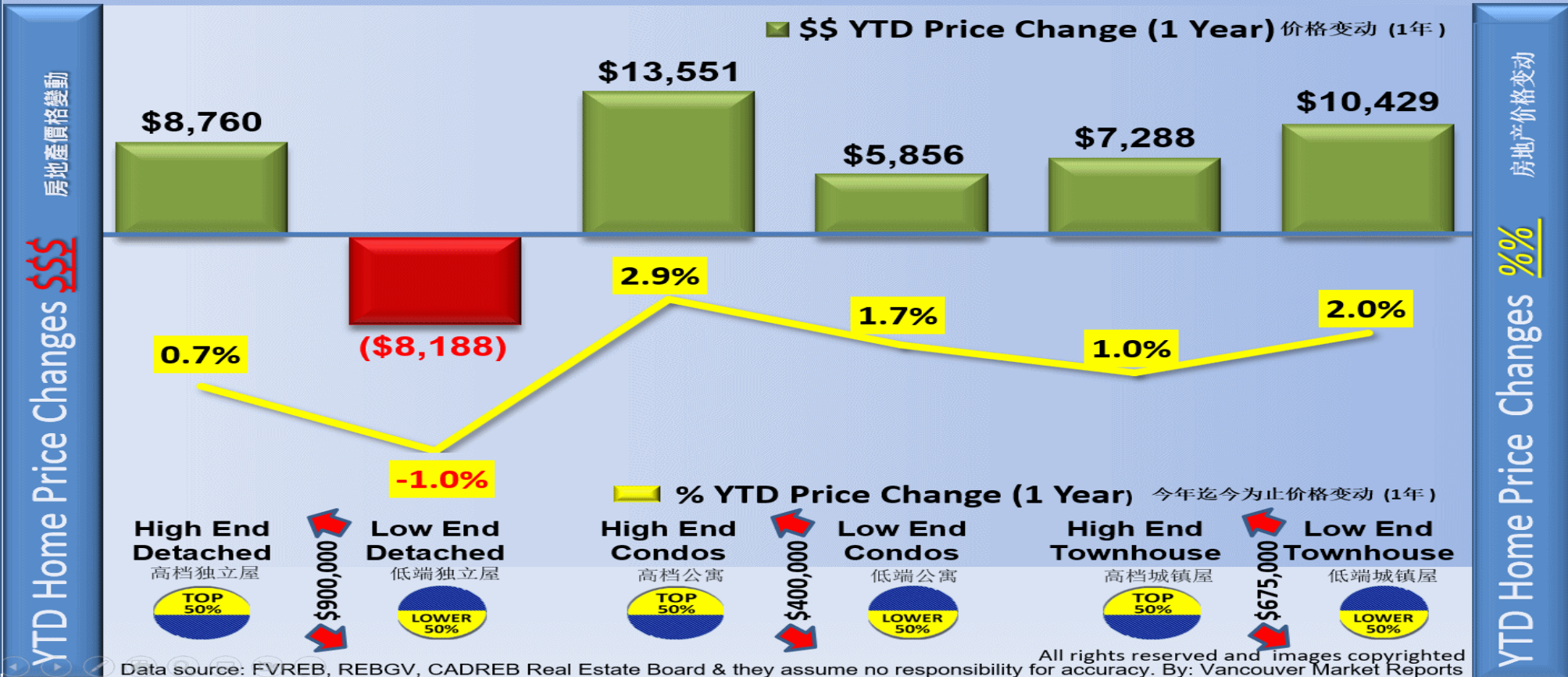
## Chilliwack Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

Housing Types: Year-To-Date Sept 2023 – Sept 2024 (Quarters)

房屋类型: 今年迄今为止 (每季) 由2023 九月至2024 九月

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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## #1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

detached homes



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Market Analysis and Forecasting

Dec 1/24 Chilliwack

## Monthly Market Activity - Nov 2024 - Single Family

Dec 1, 2024 **Chilliwack** (+Yarrow, Rosedale and Sardis) Market Update **Detached**

**Current:** Chilliwack (+Yarrow, Rosedale and Sardis) is in a Stable Market with average listing inventories, **12 %SOLD** rate and the Sale Price/List Price = 98%.

(This means that there is an average of a \$19,900 decrease on a sale from the original list price)

*Most Active Price Range:* Homes between \$800,000 - \$950,000 have **20.8 %SOLD** rate.

*Least Active Price Range:* Homes above \$1.6 mill have **1.8 %SOLD** rate. (= 4 sales out of 100 listings/ month).

**History:** The Chilliwack Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$76,631.  
The Chilliwack Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$12,936.



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

produced for: **Louise Hendriks**

RE/MAX All Points Realty

[louisehendriks@remax.net](mailto:louisehendriks@remax.net)[LouiseHendriksHomes.com](http://LouiseHendriksHomes.com)

Cell: 604-454-4367



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

Chilliwack (+Yarrow, Rosedale, Sardis) List Price Ranges Statistics - Nov 2024							Detached
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$800,000	150	25	21	98%	-\$12,400	16.7%	↑
\$800,001-\$950,000	120	25	27	98%	-\$19,900	20.8%	↑
\$950,001-\$1,075,000	78	8	6	99%	-\$10,000	10.3%	
\$1,075,001-\$1,200,000	89	7	35	99%	-\$15,001	7.9%	↓
\$1,200,001-\$1,350,000	52	6	34	97%	-\$37,000	11.5%	
\$1,350,001-\$1,600,000	68	10	21	95%	-\$77,450	14.7%	
\$1,600,001 and more	109	2	41	97%	-\$51,950	1.8%	↓
<b>Total Activity</b>	<b>666</b>	<b>83</b>	<b>24</b>	<b>98%</b>	<b>-\$19,900</b>	<b>12%</b>	

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Nov-23	Oct-24	Nov-24	12/1/2024	Change	
Total Listings** (A,S,T,C,X)	699	750	666		-84	↓
Active Listings (1st of the month)	555	603	556	474	-82	↓
Solds	66	83	83		0	
Days on Market (DOM)	39	27	24		-3	↓
%SOLD (Sales/ Listings /monthly rate)	9.4%	11.1%	12.5%		1.4%	↑
(Top 50%) Home Price Index HPIp	\$1,235,469	\$1,296,101	\$1,312,100		\$15,999	↑
(Lower 50%) Home Price Index HPIp	\$819,100	\$835,425	\$832,036		-\$3,389	↓



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

Chilliwack (+Yarrow, Rosedale, Sardis) Sub areas Statistics - Nov 2024 Detached						
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Rosedale	25	2	38	98%	-\$29,450	8.0%
Popkum	3	0				0.0%
Bridal Falls	6	1	260	96%	-\$24,000	16.7%
Sardis West Vedder	32	3	64	97%	-\$12,400	9.4%
Sardis East Vedder	37	6	22	98%	-\$13,950	16.2%
Sardis South	92	16	8	100%	\$0	17.4%
Promontory	101	10	26	97%	-\$33,200	9.9%
Ryder Lake	19	0				0.0%
Greendale	14	1	71	97%	-\$44,900	7.1%
Chilliwack River Valley	18	4	60	94%	-\$70,250	22.2%
Garrison Crossing	14	3	79	97%	-\$35,000	21.4%
Vedder Crossing	13	3	42	99%	-\$12,000	23.1%
Yarrow	7	1	10	97%	-\$59,000	14.3%
Majuba Hill	3	1	34	93%	-\$109,900	33.3%
Chilliwack Proper South	35	3	21	98%	-\$12,400	8.6%
Chilliwack Downtown	5	0				0.0%
Lower Landing	2	0				0.0%
Chilliwack Proper West	47	5	33	96%	-\$36,888	10.6%
Chilliwack Proper East	69	11	27	99%	-\$9,900	15.9%
Chilliwack Yale Rd West	0	0				0.0%
Little Mountain	8	1	8	92%	-\$95,000	12.5%
Chilliwack Mountain	14	0				0.0%
Fairfield Island	37	4	8	97%	-\$19,900	10.8%
East Chilliwack	13	1	6	99%	-\$10,000	7.7%
Eastern Hillsides	52	7	39	96%	-\$49,900	13.5%
Sardist W Vedder Rd	0	0				0.0%
<b>Total Activity</b>	<b>666</b>	<b>83</b>	<b>24</b>	<b>98%</b>	<b>-\$19,900</b>	<b>12%</b>



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



## Next Months Market Forecast

**Forecast:** Chilliwack has average Listing supply; 556 homes are for sale and with the **12 % SOLD** monthly rate gives us a ~8 months of inventory. 29% of the Active Listings have reduced their price by \$36,044 on average or \$25,000 on median. We project Chilliwack Detached to be a continued Stable market.

In November, 56% of detached homes in the Fraser Valley lost value. On average, single-family homes in the area dropped by **\$311** in price. With mortgage rates going down, more buyers are expected to enter the market, especially for condos and townhouses. For now, the Fraser Valley is likely to stay a buyer's market until the end of the year.

Last month, condo prices went up by **\$1,138**, while townhouse prices dropped by **\$1,106**. We predict that the condo and townhouse markets will remain either a buyer's market to a stable market in the coming months.

To stay informed about the latest market trends, visit [VancouverMarketReports.com](http://VancouverMarketReports.com) every Saturday at noon. We provide updates on which areas in the Lower Mainland are gaining or losing value. For a detailed report on prices, forecasts, and your neighborhood, contact Bill Coughlin and the Coughlin Team at 778-374-3744.

**Analytical Methods:** The Chilliwack 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 market into two parts with The *Chilliwack HPIp Top 50%* representing the higher end sales the *Chilliwack 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 Board and they assume no responsibility for its accuracy. Copyright: VancouverMarketReports.com



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produced for: **Louise Hendriks**



Market Analysis and Forecasting

Dec 1/24 Chilliwack

Detached

Chilliwack (+Yarrow, Rosedale and Sardis) 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)

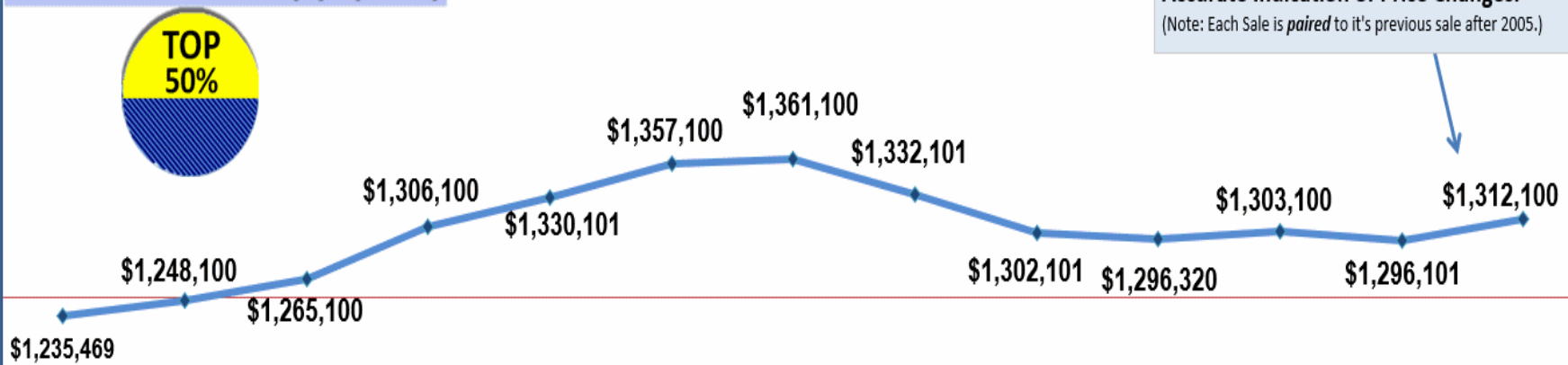
Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

Homes Over \$900,000

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.)



Detached



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

Sales Discount \$\$  
Sale Price - Original List Price (\$\$ 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.

Are Seller's Prices Firm?

Sales-List Difference \$\$\$

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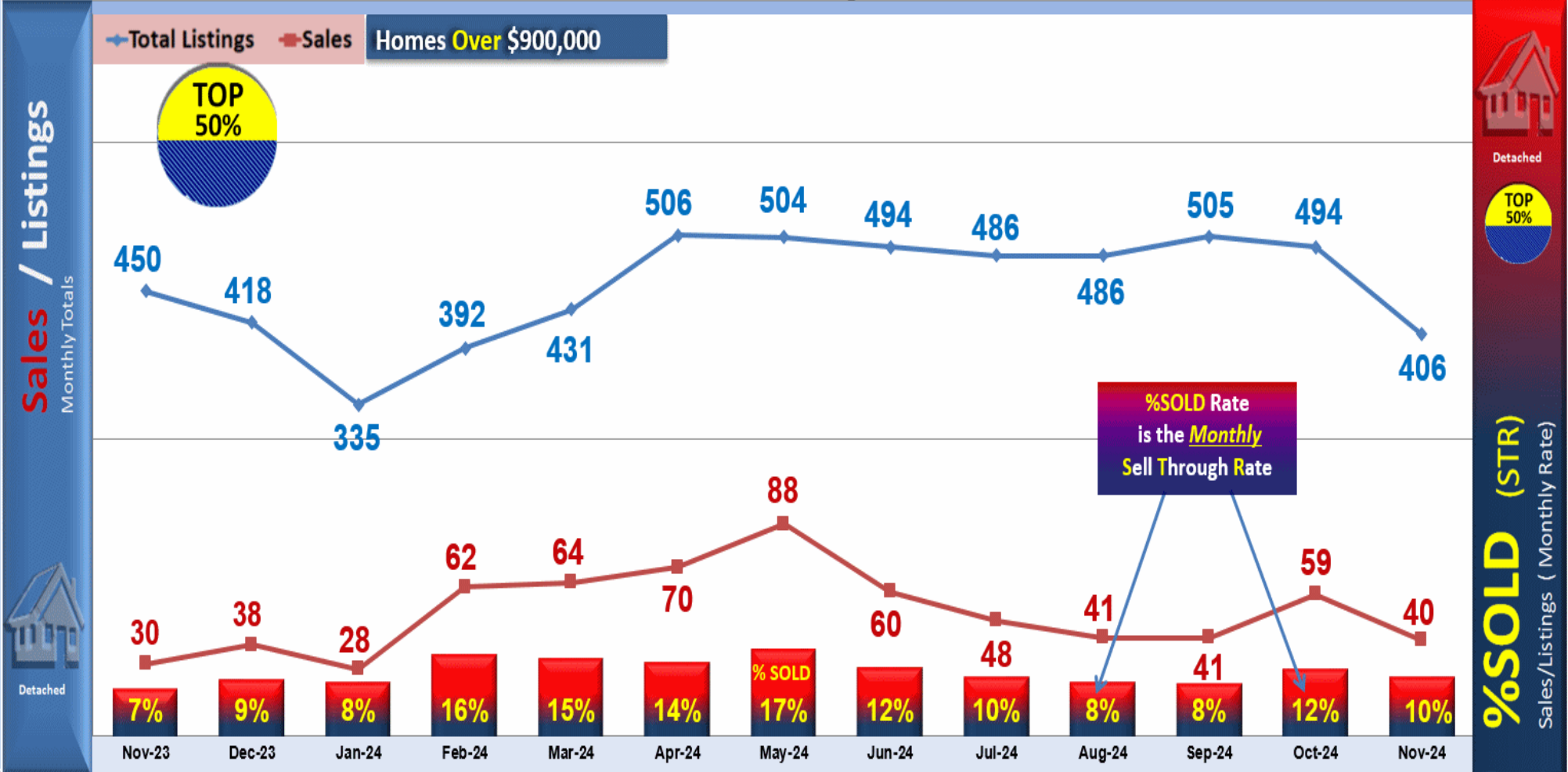
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Market Analysis and Forecasting

Dec 1/24 Chilliwack

Detached Chilliwack (+Yarrow, Rosedale and Sardis) Total Listings, Sales, and %SOLD Rates



Sales / Listings Monthly Totals

Detached TOP 50% %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. Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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Market Analysis and Forecasting

Dec 1/24 Chilliwack

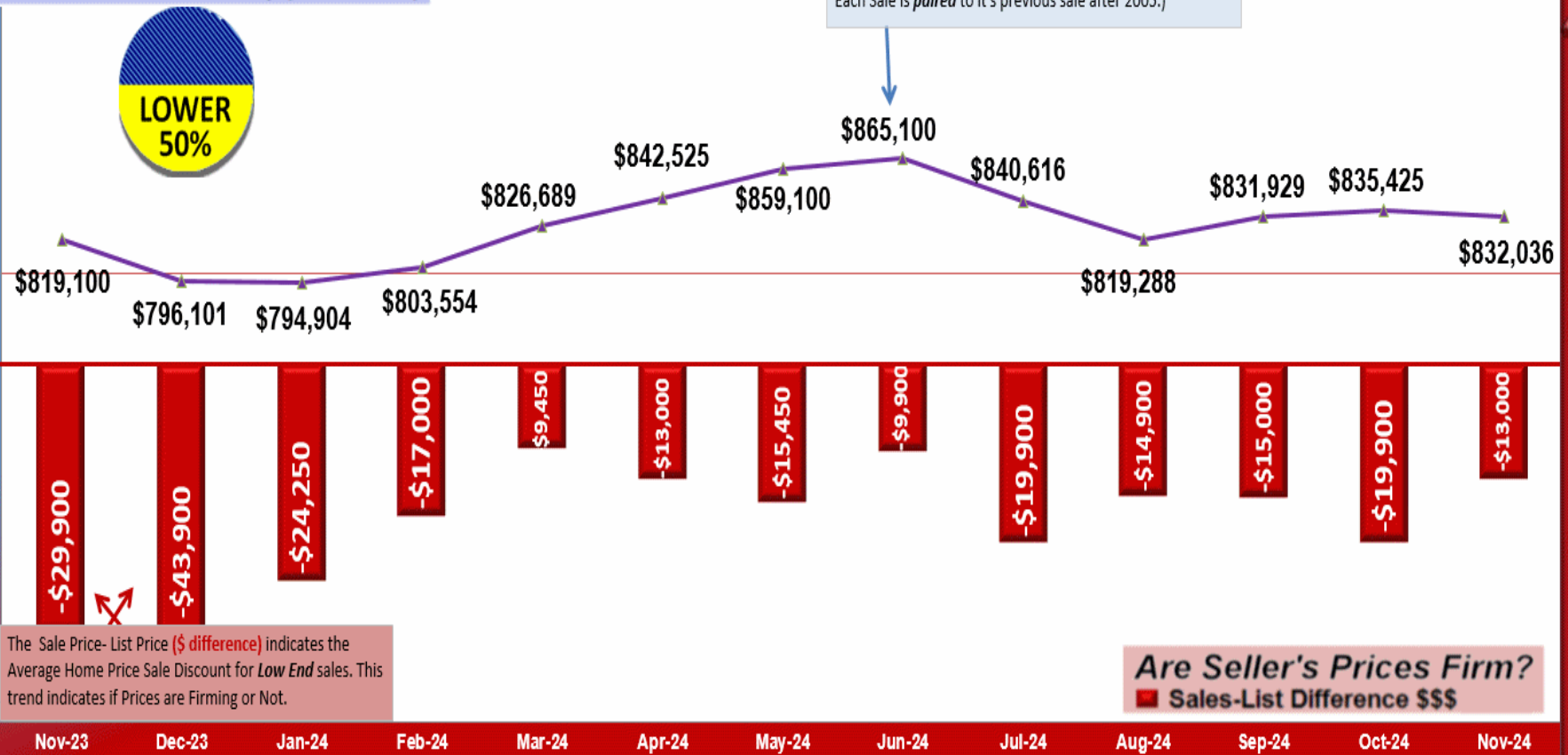
Detached

Chilliwack (+Yarrow, Rosedale and Sardis) Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End sales)

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

Homes Below \$900,000

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 \$\$\$

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



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

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Market Analysis and Forecasting

Dec 1/24 Chilliwack

Detached Chilliwack (+Yarrow, Rosedale and Sardis) Total Listings, Sales, and %SOLD Rates

Total Listings Sales Homes Below \$900,000

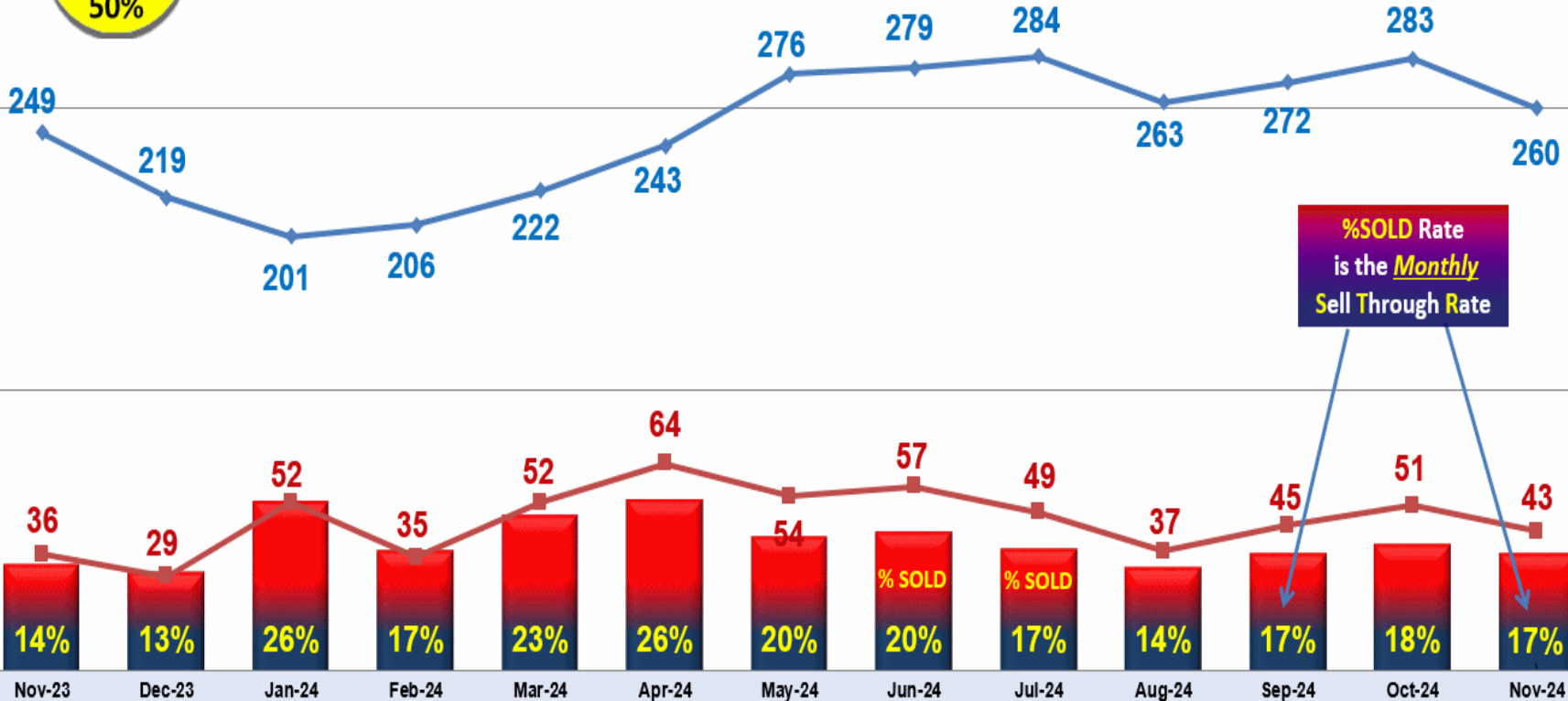


Detached



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

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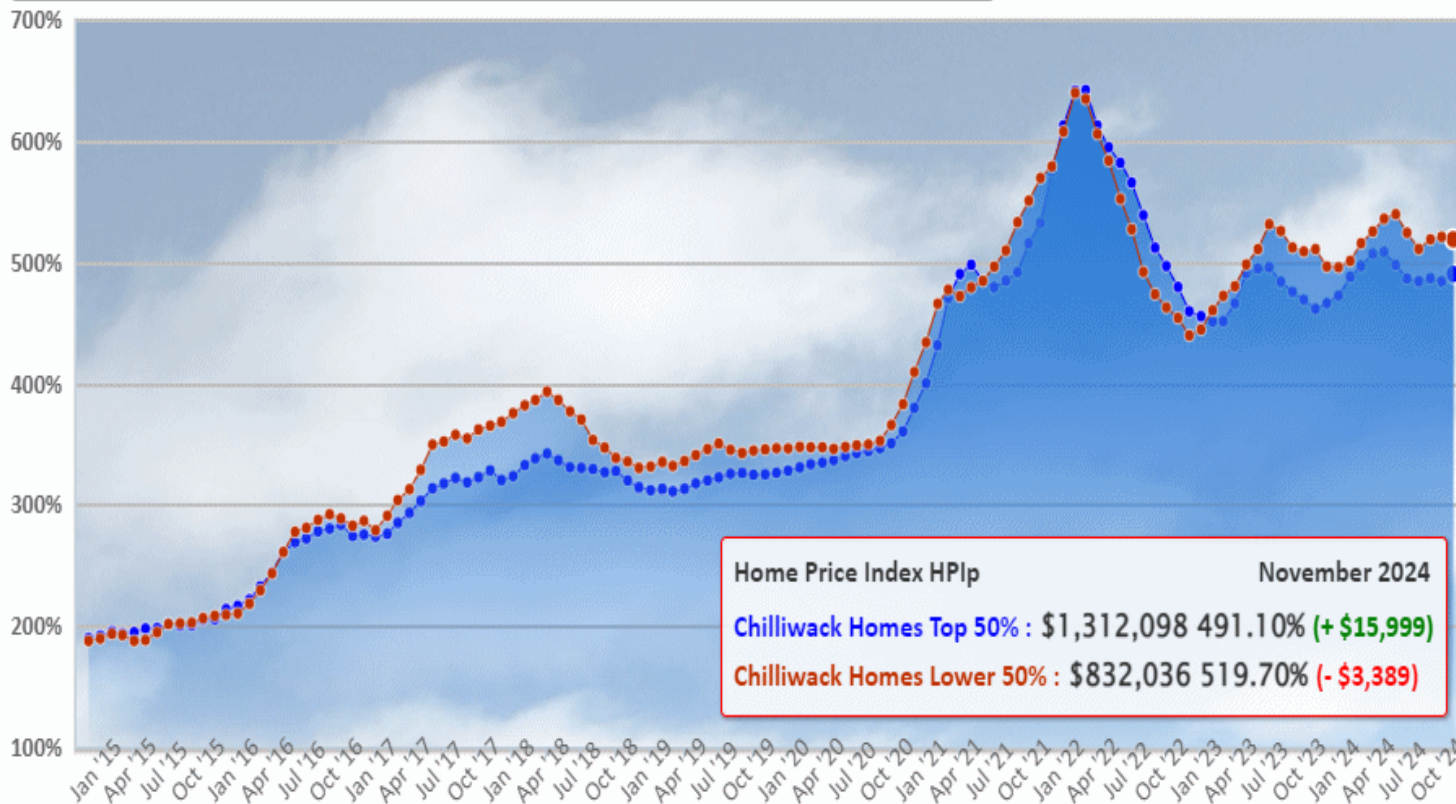
Market Analysis and Forecasting

Dec 1/24 Chilliwack

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Nov 2024	% 491.10
Oct 2024	% 485.10
Sep 2024	% 487.70
Aug 2024	% 485.20
Jul 2024	% 487.30
Jun 2024	% 498.60
May 2024	% 509.40
Apr 2024	% 507.90
Mar 2024	% 497.80
Feb 2024	% 488.80
Jan 2024	% 473.50
Dec 2023	% 467.10



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

房地产价格变动(\$/%)

**Housing Types: Year-To-Date Sept 2023 – Sept 2024 (Quarters)**

房屋类型: 今年迄今为止 (每季) 由2023 九月至2024 九月

Powered by: Vancouver Market Reports **HPIp**

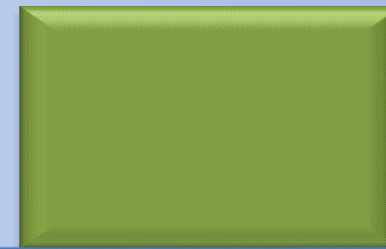
■ **\$\$ YTD Price Change (1 Year)** 价格变动 (1年)

**\$43,971**



**3.0%**

**\$32,545**



**2.8%**

■ **% YTD Price Change (1 Year)** 今年迄今为止价格变动 (1年)

**High End Detached**

高档独立屋



**Low End Detached**

低端独立屋



\$1,500,000

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

produced for: **Louise Hendriks**



### Monthly Market Activity - Nov 2024 Single Family



#### Dec 1, 2024 N. Delta Market Update (Detached)

**Current:** North Delta has a Stable Market with **11 %SOLD** rate and a 96% Sell/List ratio.

(This means that there is an average of a **\$49,000** decrease from the original list price)

*Most Active Price Range:* Homes below \$1.4 mill. have a high **26.5 %SOLD** rate.

*Least Active Price Range:* Homes above \$1.9 mill. have **6.1 %SOLD** rate.

**History:** The North Delta Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$75,759.

The North Delta Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$14,888.

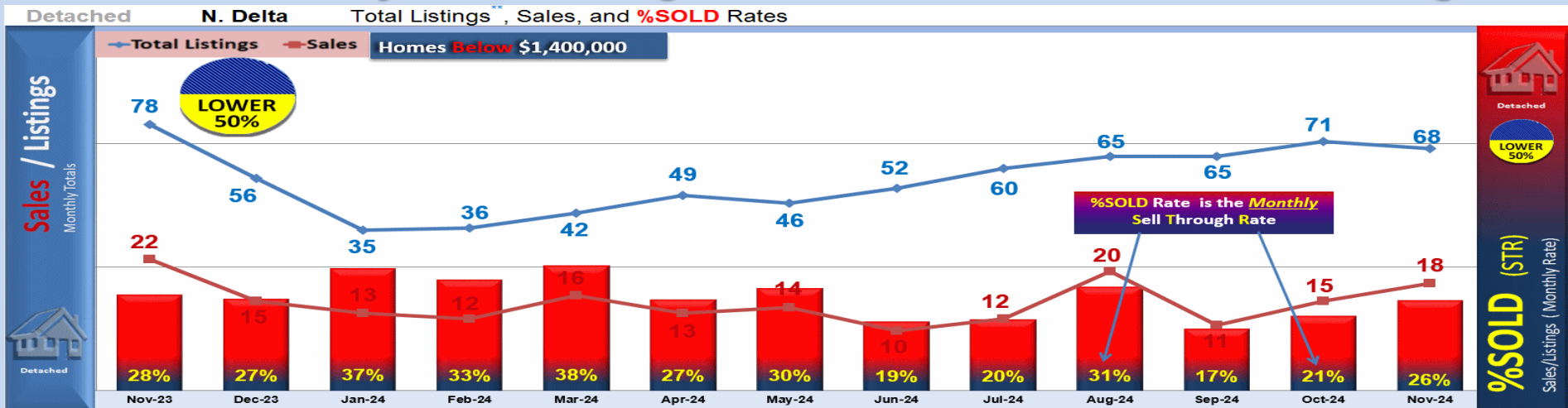
\*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.



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



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



## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Nov-23	Oct-24	Nov-24	12/1/2024	Change	
Total Listings** (A,S,T,C,X)	249	238	230		-8	↓
Active Listings (1st of the month)	198	175	182	171	-11	↓
Solds	35	27	31		4	↑
Days on Market (DOM)	15	14	16		2	↑
%SOLD (Sales/Listings /monthly rate)	14%	11%	13%		2.1%	↑
(Top 50%) Home Price Index HPIp	\$1,432,341	\$1,489,388	\$1,508,100		\$18,712	↑
(Lower 50%) Home Price Index HPIl	\$1,177,758	\$1,209,520	\$1,192,646		-\$16,874	↓



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

N. Delta Sub areas Statistics - Nov 2024					Detached	
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Annieville	58	5	11	97%	-\$38,800	8.6%
Nordel	66	13	33	97%	-\$45,000	19.7%
Scottsdale	65	9	10	95%	-\$78,800	13.8%
Sunshine Hills Woods	41	4	10	97%	-\$39,500	9.8%
<b>Total Activity</b>	<b>230</b>	<b>31</b>	<b>16</b>	<b>96%</b>	<b>-\$49,000</b>	<b>13%</b>



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## Next Months Market Forecast

**Forecast:** North Delta has average Listing supply; 171 homes are for sale and with the **11 %SOLD** monthly rate gives us about ~8 months of inventory. 9% of the active listings have reduced their price by \$61,820 on average or \$50,000 on median for the last month. We project North Delta to be a continued Stable market.

In November, 56% of detached homes in the Fraser Valley lost value. On average, single-family homes in the area dropped by **\$311** in price. With mortgage rates going down, more buyers are expected to enter the market, especially for condos and townhouses. For now, the Fraser Valley is likely to stay a buyer's market until the end of the year.

Last month, condo prices went up by **\$1,138**, while townhouse prices dropped by **\$1,106**. We predict that the condo and townhouse markets will remain either a buyer's market to a stable market in the coming months.

To stay informed about the latest market trends, visit [VancouverMarketReports.com](http://VancouverMarketReports.com) every Saturday at noon. We provide updates on which areas in the Lower Mainland are gaining or losing value. For a detailed report on prices, forecasts, and your neighborhood, contact Bill Coughlin and the Coughlin Team at 778-374-3744.

**Analytical Methods:** The North Delta 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 market into two parts with the **North Delta HPI Top 50%** representing the higher end sales and the **North Delta HPI 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 Board and they assume no responsibility for its accuracy. Copyright: VancouverMarketReports.com



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produced for: **Louise Hendriks**





Market Analysis and Forecasting

Dec 1/24 North Delta

Detached

North Delta

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)

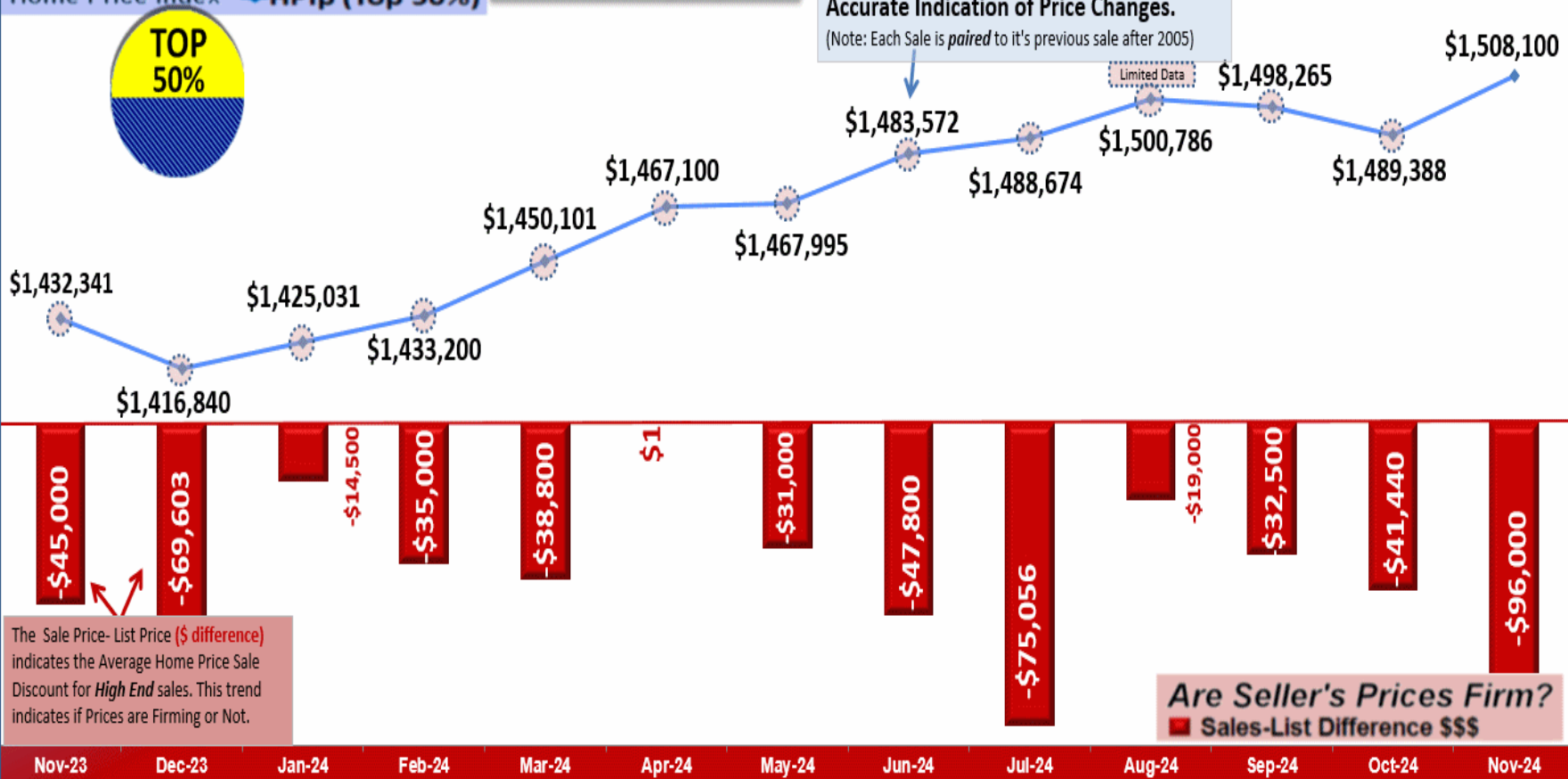
Home Price Changes  
(Home Price Index Paired sales from 2005)

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

Homes Over \$1,400,000

The Home Price Index HPIp is our MOST Accurate Indication of Price Changes.

(Note: Each Sale is paired to its previous sale after 2005)



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 \$\$\$



Detached



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



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Market Analysis and Forecasting

Dec 1/24 North Delta

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

← Total Listings → Sales Homes Over \$1,400,000

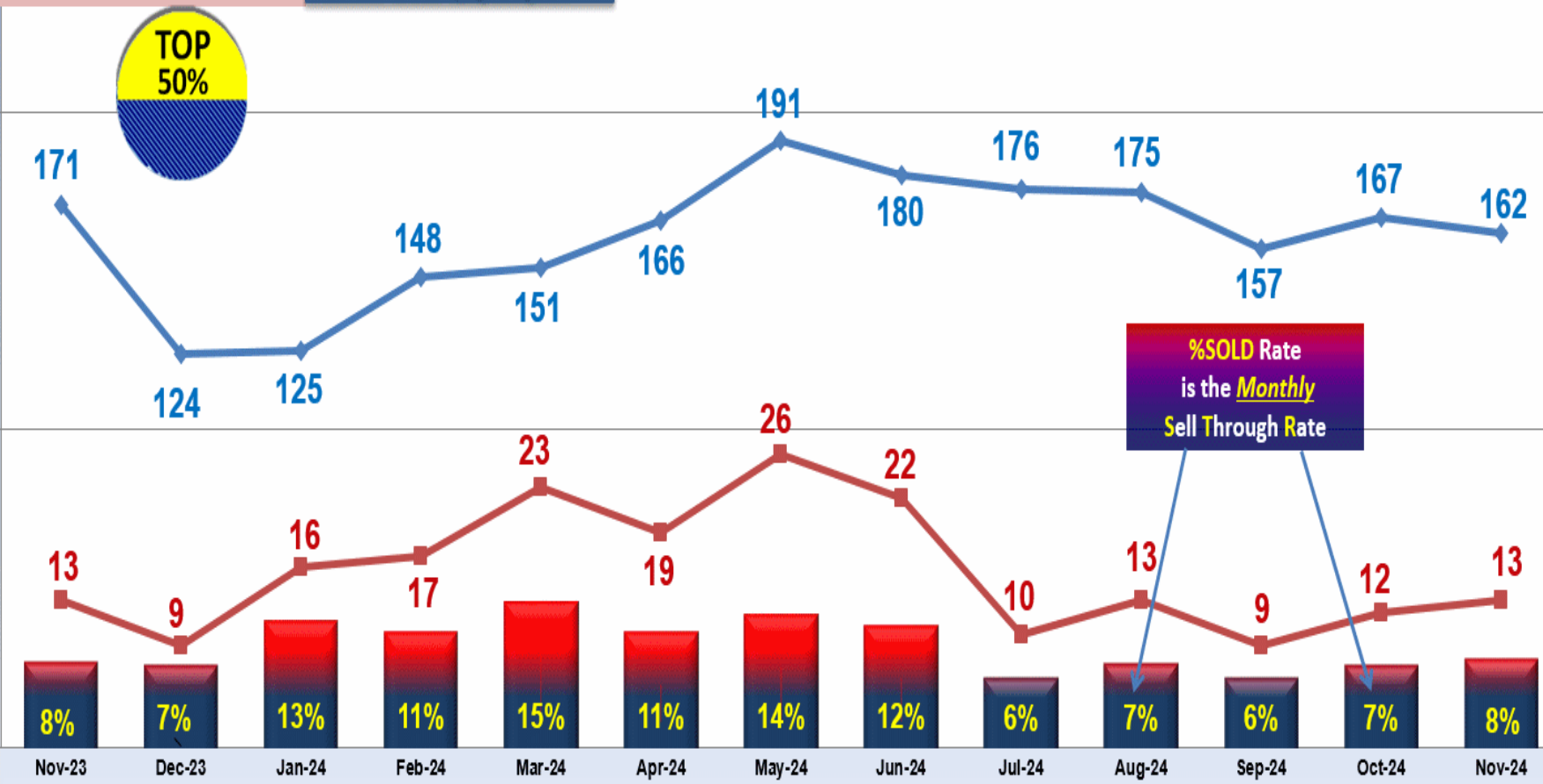
Sales / Listings  
Monthly Totals



Detached



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



%SOLD Rate is the Monthly Sell Through Rate



Detached



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Market Analysis and Forecasting

Dec 1/24 North Delta

Detached

North Delta

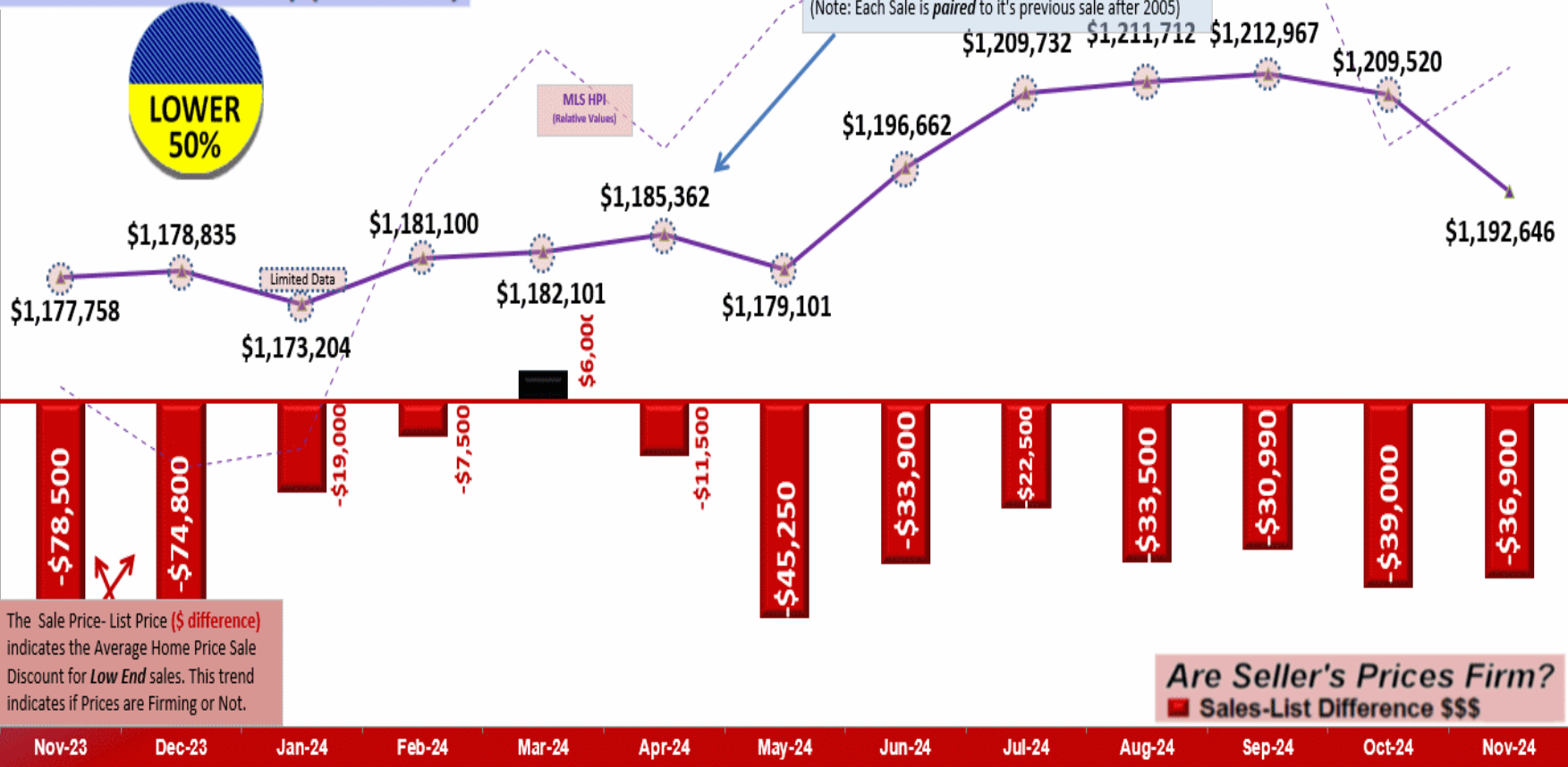
Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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

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

Homes Below \$1,400,000

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 Price Difference \$\$\$



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



Market Analysis and Forecasting

Dec 1/24 North Delta

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

Total Listings Sales Homes Below \$1,400,000

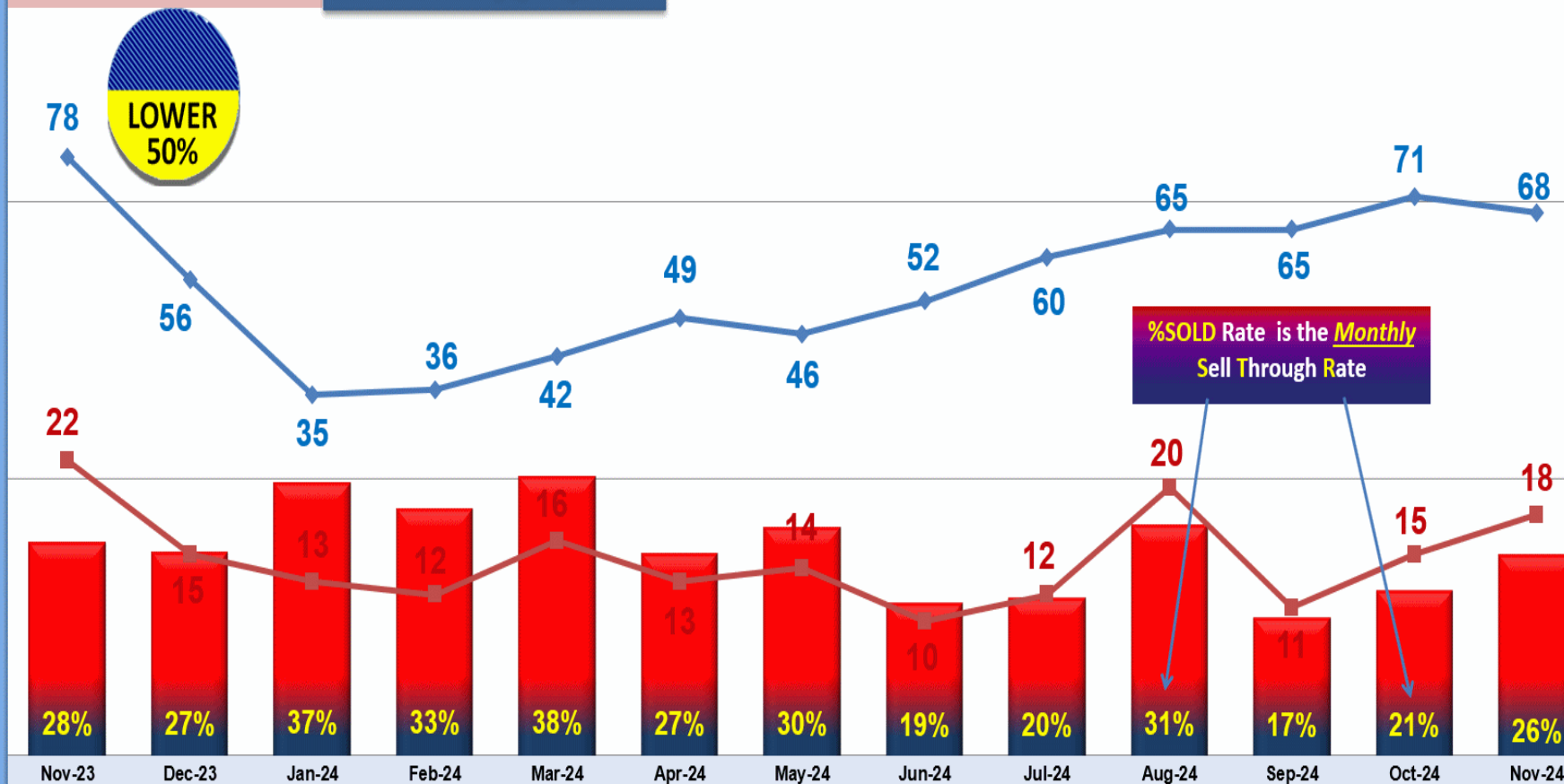
Sales / Listings  
Monthly Totals



Detached



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



Detached



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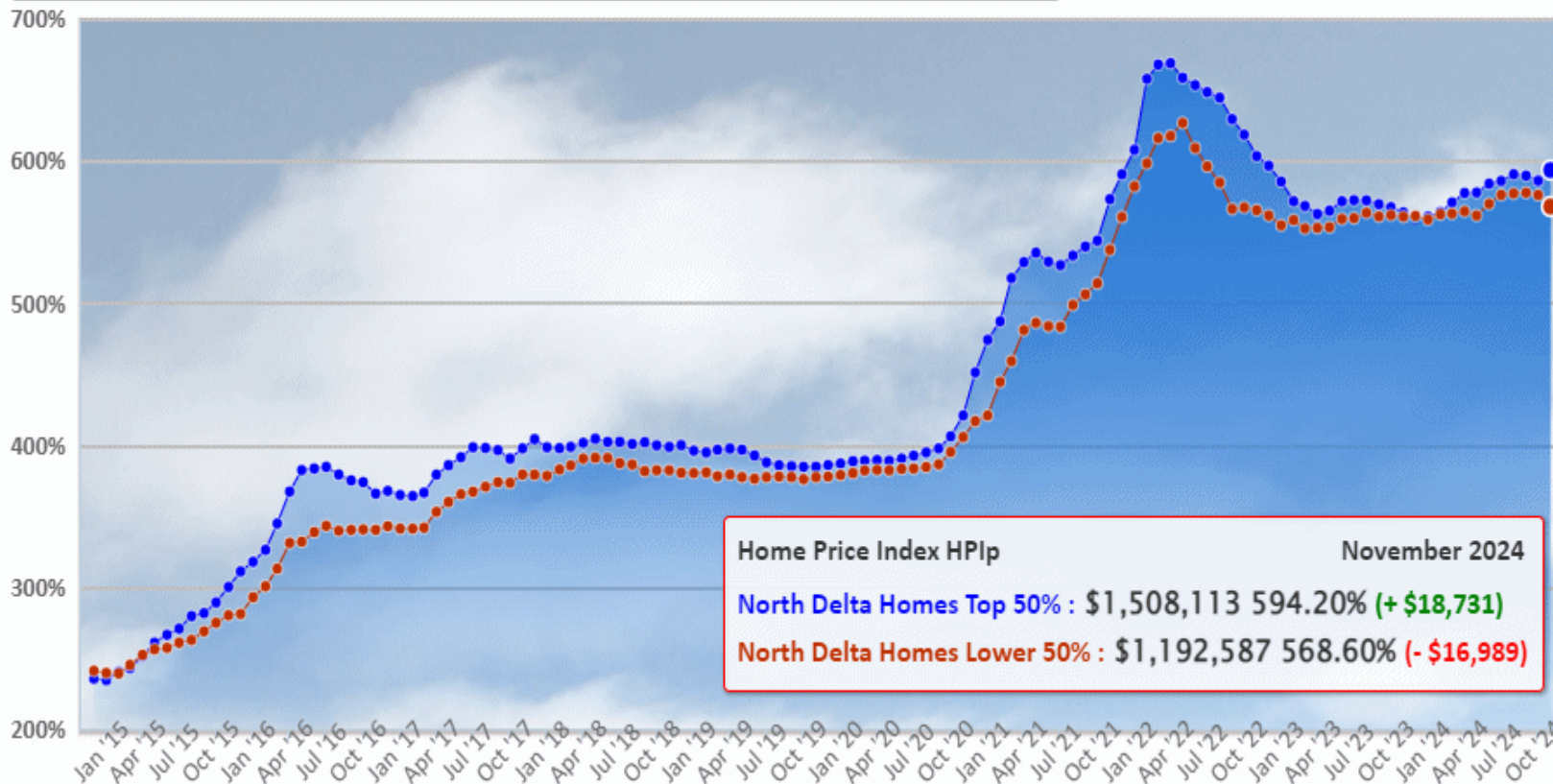


Market Analysis and Forecasting

Dec 1/24 North Delta

Powered by the Greater Vancouver Market Reports HPIp

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



Monthly Home values

Date Value

Nov 2024	% 594.20
Oct 2024	% 586.80
Sep 2024	% 590.30
Aug 2024	% 591.30
Jul 2024	% 586.60
Jun 2024	% 584.60
May 2024	% 578.40
Apr 2024	% 578.10
Mar 2024	% 571.40
Feb 2024	% 564.70
Jan 2024	% 561.50
Dec 2023	% 558.30

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produced for: Louise Hendriks



## Abbotsford Sub areas Statistics - Nov 2024

Attached

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Poplar	28	4	9	98%	-\$9,000	14.3%
Bradner	1	0				0.0%
Sumas Mountain	2	0				0.0%
Abbotsford West	232	41	27	97%	-\$17,000	17.7%
Abbotsford East	60	11	10	97%	-\$21,000	18.3%
Aberdeen	4	3	25	97%	-\$23,400	75.0%
Sumas Prairie	0	0				0.0%
Central Abbotsford	269	40	29	97%	-\$14,500	14.9%
<b>Total Activity</b>	<b>596</b>	<b>99</b>	<b>23</b>	<b>97%</b>	<b>-\$15,000</b>	<b>17%</b>

## Abbotsford List Price Ranges Statistics - Nov 2024

Attached

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
\$0-\$350,000	48	10	29	96%	-\$12,450	20.8%
\$350,001-\$430,000	105	18	18	97%	-\$11,000	17.1%
\$430,001-\$500,000	102	17	29	97%	-\$13,000	16.7%
\$500,001-\$650,000	139	18	14	97%	-\$17,350	12.9%
\$650,001-\$800,000	133	30	25	97%	-\$21,450	22.6%
\$800,001 and more	69	6	27	99%	-\$14,451	8.7%
<b>Total Activity</b>	<b>596</b>	<b>99</b>	<b>23</b>	<b>97%</b>	<b>-\$15,000</b>	<b>17%</b>

## Dec 1 2024 Abbotsford Market Update Attached Townhomes/ Condos

**Current:** Abbotsford is a Seller's Market with normal listing inventories, a **17 %SOLD** rate and a 97% Sell/List Ratio.

(This means that there is an average of a \$15,000 decrease on a sale from the original list price)

**Most Active Price Range:** Attached homes between \$350,000-\$800,000 have **22.6 %SOLD** rate.

**Least Active Price Range:** Attached above \$800,000 have **8.7 %SOLD** rate.

**History:** The Abbotsford's **Condos** Year-To-Date Home Price Index

**HPIp (Top 50%)** shows that prices decreased \$11,111.

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

**HPIp (Lower 50%)** shows that prices decreased \$11,870.

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

**HPIp (Top 50%)** shows that prices decreased \$12,051.

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

**HPIp (Lower 50%)** shows that prices increased \$224.

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

**Analytical Methods:** The Abbotsford 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 **Abbotsford HPIp Top 50%** representing the higher end sales and the **Abbotsford 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: Vancouvermarketreports.com

Monthly Changes Summary	Nov-23	Oct-24	Nov-24	12/1/2024	Change
Total Listings** (A,S,T,C,X)	379	615	596		-19 ↓
Active Listings	274	457	445	434	-11 ↓
Solds	79	96	99		3 ↑
Days on Market (DOM)	21	23	23		0
% SOLD (Sales/ Listings /mthly rate)	20.8%	15.6%	16.6%		1.0% ↑
<b>Condos (Top 50%) Home Price Index HPIp</b>	\$503,085	\$508,100	\$514,196		\$6,096 ↑
<b>Condos (Lower 50%) Home Price Index HPIp</b>	\$369,907	\$359,295	\$358,037		-\$1,258 ↓
<b>Twnhs (Top 50%) Home Price Index HPIp</b>	\$791,005	\$773,061	\$778,954		\$5,893 ↑
<b>Twnhs (Lower 50%) Home Price Index HPIp</b>	\$548,013	\$547,922	\$547,790		-\$132 ↓

**Forecast:** Abbotsford Active Listing is 57% more than the same month as last year.

In November, 56% of detached homes in the Fraser Valley lost value. On average, single-family homes in the area dropped by **\$311** in price. With mortgage rates going down, more buyers are expected to enter the market, especially for condos and townhouses. For now, the Fraser Valley is likely to stay a buyer's market until the end of the year.

Last month, condo prices went up by **\$1,138**, while townhouse prices dropped by **\$1,106**. We predict that the condo and townhouse markets will remain either a buyer's market to a stable market in the coming months.

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Market Analysis and Forecasting

Dec 1/24

Abbotsford

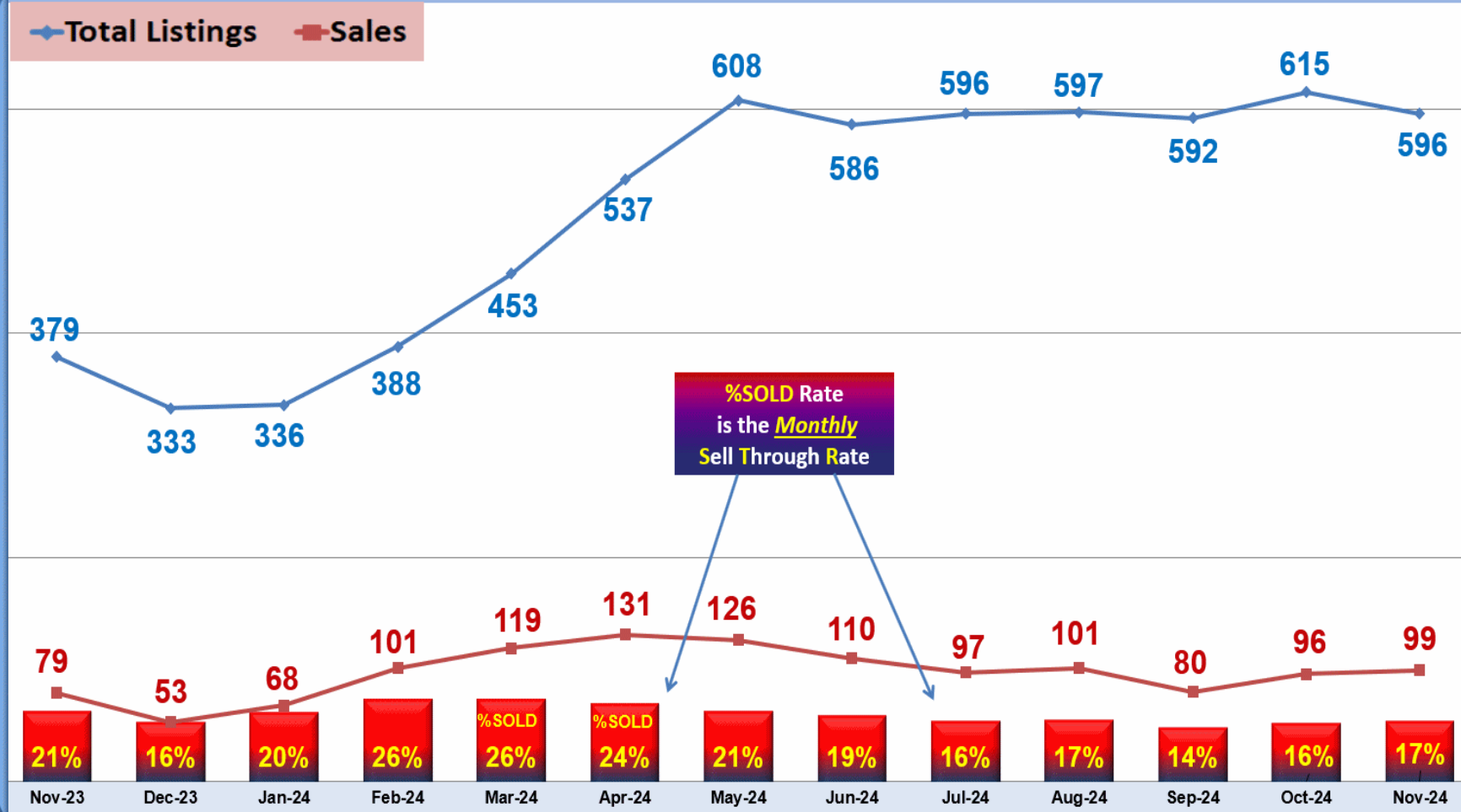
Attached Townhomes/ Condos Abbotsford Total Listings, Sales, and %SOLD rates

Sales / Listings  
Monthly Totals



Attached

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



%SOLD Rate is the Monthly Sell Through Rate



Attached



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Market Analysis and Forecasting

Dec 1/24

Abbotsford

Attached

Abbotsford

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)



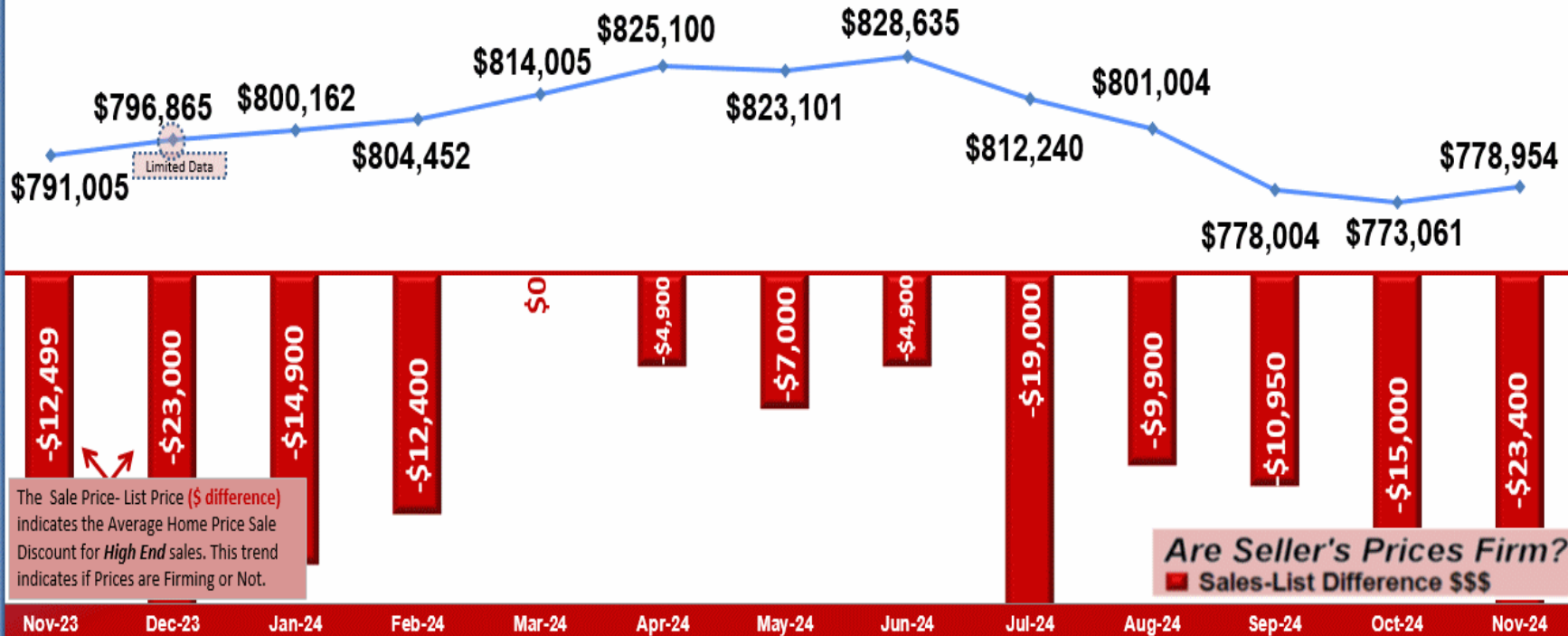
Townhouses



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.  
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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 Price Difference \$\$\$



Townhouses



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Market Analysis and Forecasting

Dec 1/24

Abbotsford

Attached

Abbotsford

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)

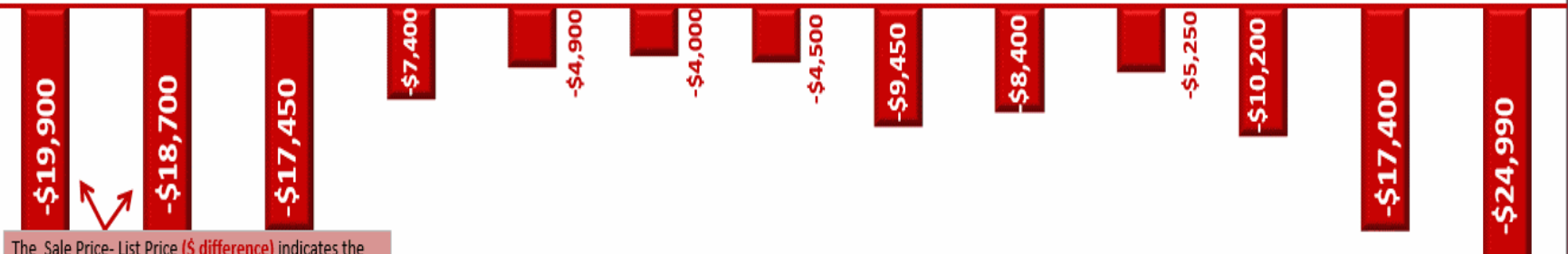
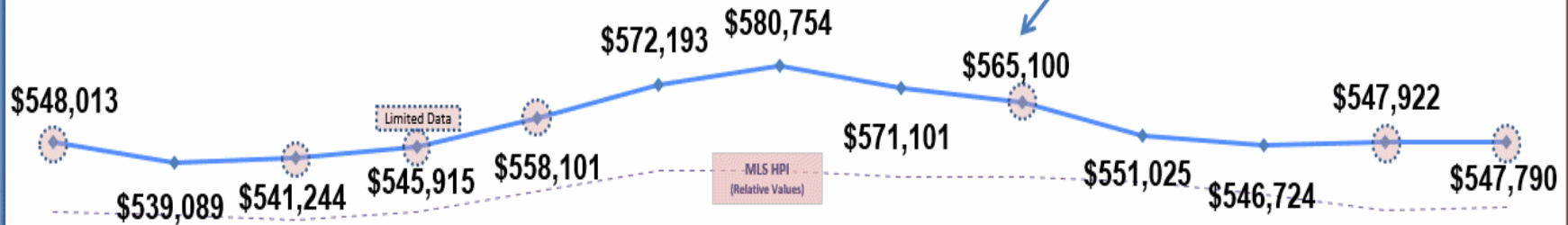
Home Price Changes  
(Home Price Index Paired sales from 2005)

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

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Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



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

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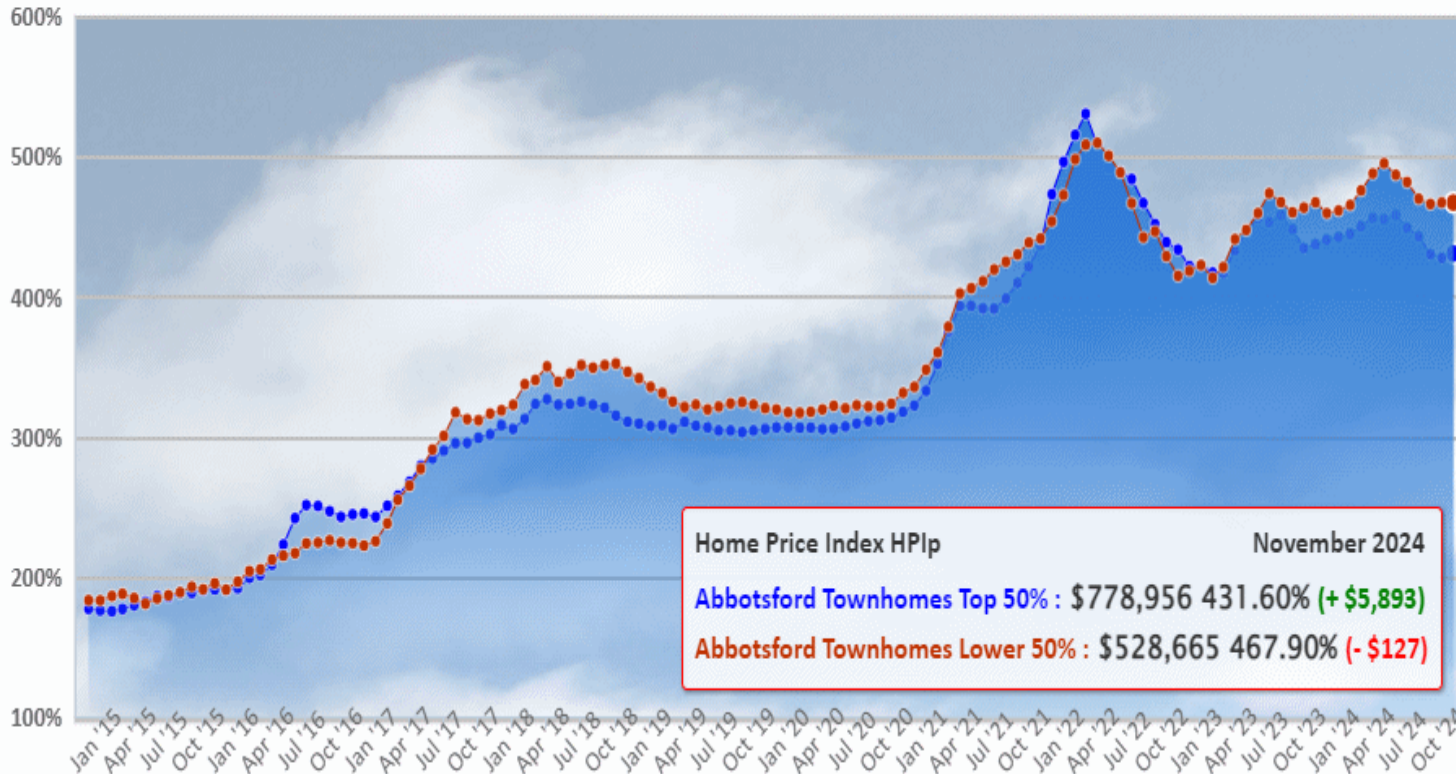
Market Analysis and Forecasting

Dec 1/24

Abbotsford

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Abbotsford Townhomes Top 50% : HPIp Forecast+ Forecast-  
Abbotsford Townhomes Lower 50% : HPIp Forecast+ Forecast-



Drag over area to ZOOM in

Monthly Home values

Date	Value
Nov 2024	% 431.60
Oct 2024	% 428.30
Sep 2024	% 431.00
Aug 2024	% 443.80
Jul 2024	% 450.00
Jun 2024	% 459.10
May 2024	% 456.00
Apr 2024	% 457.10
Mar 2024	% 451.00
Feb 2024	% 445.70
Jan 2024	% 443.30
Dec 2023	% 441.50



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Attached

Abbotsford

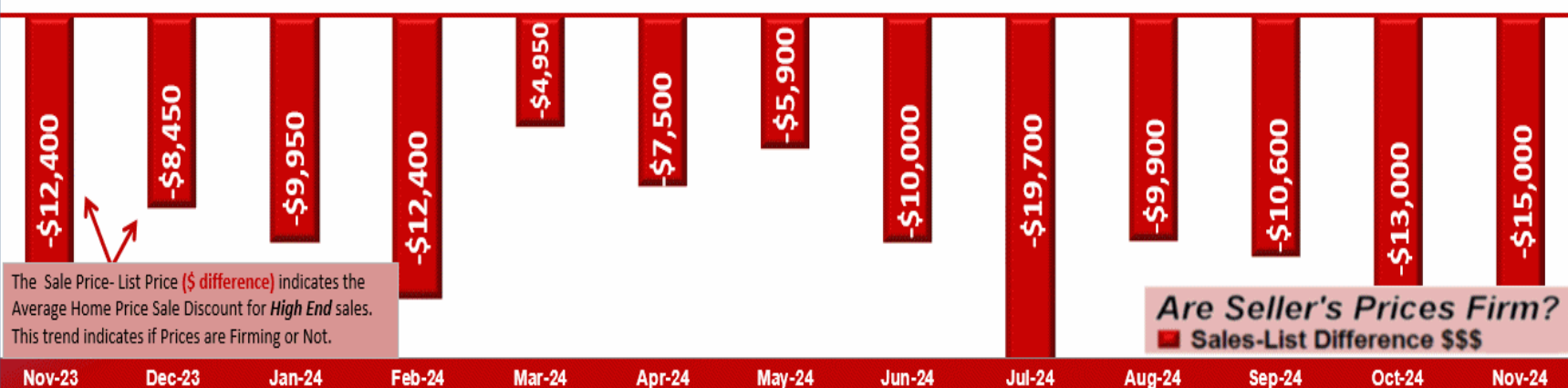
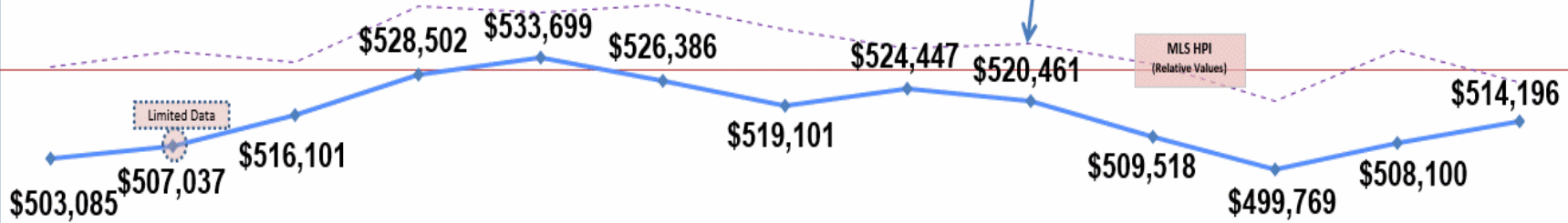
Condos Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

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Are Seller's Prices Firm?

Sales-List Difference \$\$\$

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



Condominiums



Condominiums



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



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Market Analysis and Forecasting

Dec 1/24

Abbotsford

Attached

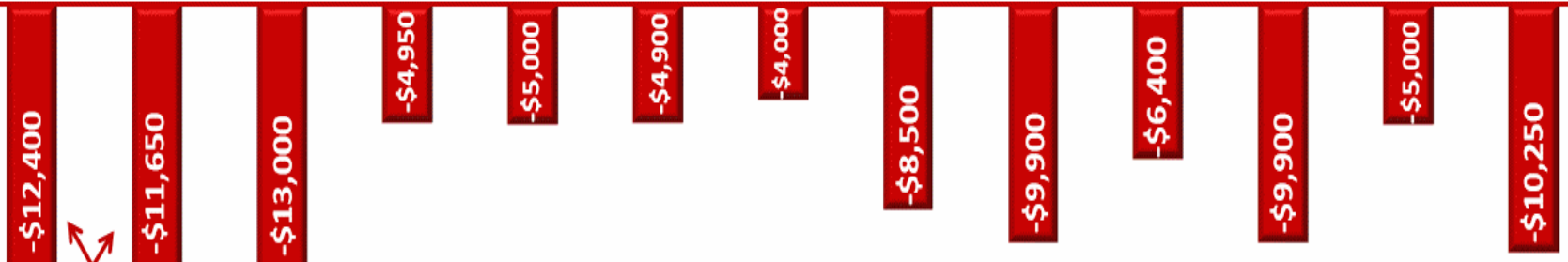
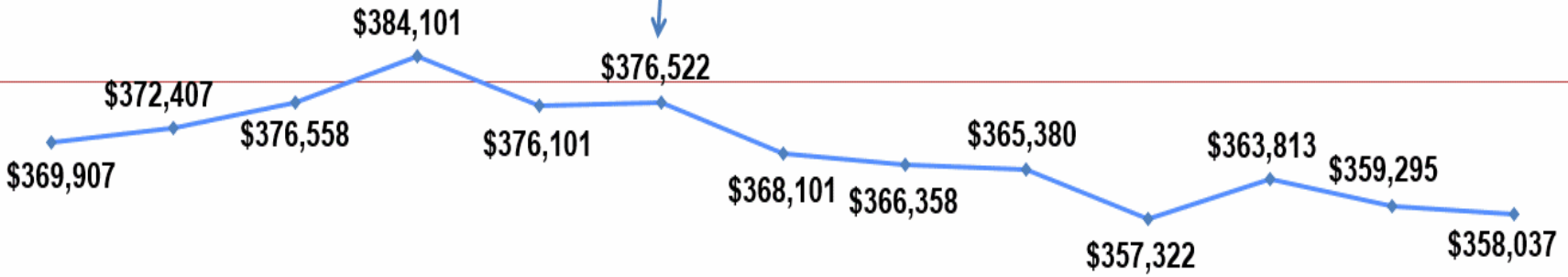
Abbotsford

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)

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

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



Condominiums



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



Condominiums



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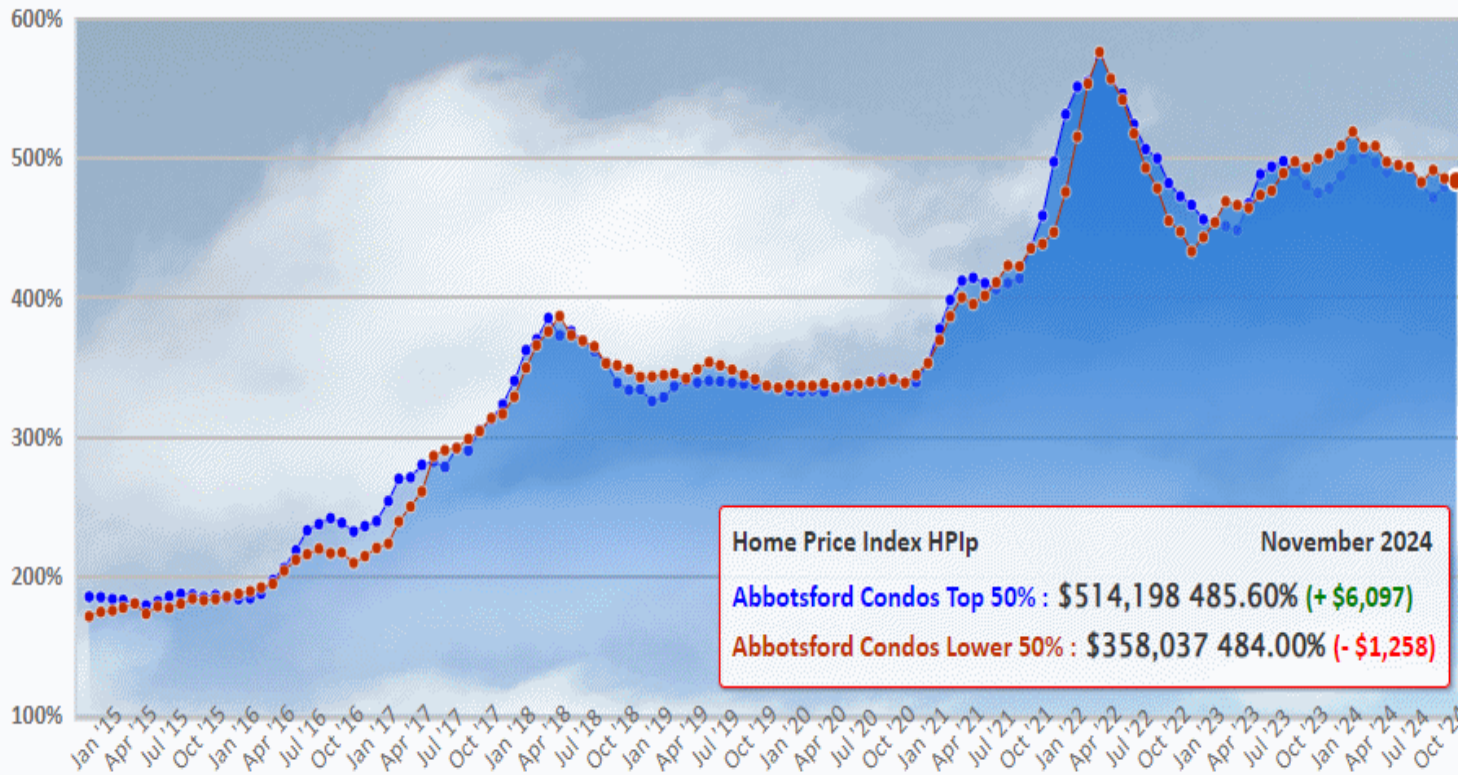
Market Analysis and Forecasting

Dec 1/24 Abbotsford

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



Home Price Index HPIp November 2024  
 Abbotsford Condos Top 50% : \$514,198 485.60% (+\$6,097)  
 Abbotsford Condos Lower 50% : \$358,037 484.00% (-\$1,258)

Monthly Home values

Date	Value
Nov 2024	% 485.60
Oct 2024	% 479.80
Sep 2024	% 472.00
Aug 2024	% 481.20
Jul 2024	% 491.50
Jun 2024	% 495.30
May 2024	% 490.20
Apr 2024	% 497.10
Mar 2024	% 504.00
Feb 2024	% 499.10
Jan 2024	% 487.40
Dec 2023	% 478.80

Drag over area to ZOOM in



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## Chilliwack (+ Sardis) Sub areas Statistics - Nov 20204

Attached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Sardis West Vedder	30	6	55	95%	-\$26,800	20.0%
Sardis East Vedder	29	4	4	97%	-\$9,450	13.8%
Sardis South	32	8	10	99%	-\$7,450	25.0%
Promontory	33	11	11	99%	-\$8,500	33.3%
Garrison Crossing	48	14	38	100%	\$0	29.2%
Vedder Crossing	25	6	21	97%	-\$18,050	24.0%
Yarrow	0	0				17.2%
Chilliwack Proper South	73	7	35	98%	-\$11,000	9.6%
Chilliwack Downtown	29	5	55	96%	-\$17,400	20.0%
Lower Landing	3	1	53	100%	\$0	33.3%
Chilliwack Proper West	40	8	42	95%	-\$20,150	20.0%
Chilliwack Proper East	51	6	8	98%	-\$5,950	11.8%
Chilliwack Mountain	14	4	102	99%	-\$11,250	28.6%
Fairfield Island	6	1	57	100%	\$2,200	16.7%
Eastern Hillside	5	2	35	97%	-\$24,950	40.0%
<b>Total Activity</b>	<b>418</b>	<b>83</b>	<b>31</b>	<b>98%</b>	<b>-\$10,900</b>	<b>20%</b>

## Chilliwack (+ Sardis) List Price Ranges Statistics - Nov 20204

Attached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$350,000	64	9	10	97%	-\$9,900	14.1%
\$350,001-\$450,000	89	15	27	97%	-\$13,000	16.9%
\$450,001-\$575,000	69	14	53	95%	-\$26,800	20.3%
\$575,001-\$725,000	123	27	24	99%	-\$4,900	22.0%
\$725,001-\$800,000	40	10	18	98%	-\$12,150	25.0%
\$800,001 and more	33	8	36	96%	-\$33,550	24.2%
<b>Total Activity</b>	<b>418</b>	<b>83</b>	<b>31</b>	<b>98%</b>	<b>-\$10,900</b>	<b>20%</b>

## Monthly Changes Summary

	Nov-23	Oct-24	Nov-24	12/1/2024	Change
Total Listings** (A,S,T,C,X)	322	487	418		-69
Active Listings (1st of the month)	263	330	350	291	-59
Solds	46	94	83		-11
Days on Market (DOM)	28	26	31		6
%SOLD (Sales/Listings/mnthly rate)	14%	19%	20%		0.6%
Condos (Top 50%) Home Price Index HPIp	\$475,214	\$474,570	\$475,588		\$1,018
Condos (Lower 50%) Home Price Index HPIp	\$331,133	\$340,545	\$336,606		-\$3,939
Twnhs (Top 50%) Home Price Index HPIp	\$673,809	\$717,497	\$703,685		-\$13,812
Twnhs (Lower 50%) Home Price Index HPIp	\$499,101	\$519,130	\$519,590		\$461

## Dec 1 2024 Chilliwack(+Sardis) Market Update Attached Townhomes/ Condos

**Current:** Chilliwack (+Sardis) is in a Seller's Market with average listing inventories, a **20 % SOLD** rate and a 97% Sell/List Ratio.

(This means that there is an average of a \$10,900 discount on a sale from the original list price)

**Most Active Price Range:** Attached homes between \$725,000-\$800,000 have **25.0 % SOLD** rate.

**Least Active Price Range:** Attached homes below \$350,000 have **14.1 % SOLD** rate.

**History:** The Chilliwack's **Condos** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices decreased \$374.

The Chilliwack's **Condos** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$5,473.

The Chilliwack's **Townhouses** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$29,876.

The Chilliwack's **Townhouses** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$20,409.

**Analytical Methods:** The Chilliwack 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 Townhouses** markets into two parts with the **Chilliwack HPIp Top 50%** representing the higher end sales and the **Chilliwack HPIp Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of 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: FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: vancouvermarketreports.com

**Forecast:** The Total Listing Inventories is 30% more than the last month.

In November, 56% of detached homes in the Fraser Valley lost value. On average, single-family homes in the area dropped by **\$311** in price. With mortgage rates going down, more buyers are expected to enter the market, especially for condos and townhouses. For now, the Fraser Valley is likely to stay a buyer's market until the end of the year.

Last month, condo prices went up by **\$1,138**, while townhouse prices dropped by **\$1,106**. We predict that the condo and townhouse markets will remain either a buyer's market to a stable market in the coming months.

To stay informed about the latest market trends, visit VancouverMarketReports.com every Saturday at noon. We provide updates on which areas in the Lower Mainland are gaining or losing value. For a detailed report on prices, forecasts, and your neighborhood, contact Bill Coughlin and the Coughlin Team at 778-374-3744.



\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*all marketed listings /month.

The Days-On-Market and Sale-List Price differences are based on medians, not averages. Market Share Reports include all property types.

Sources: the respective Real Estate Boards, and other sources which assume no responsibility for accuracy.



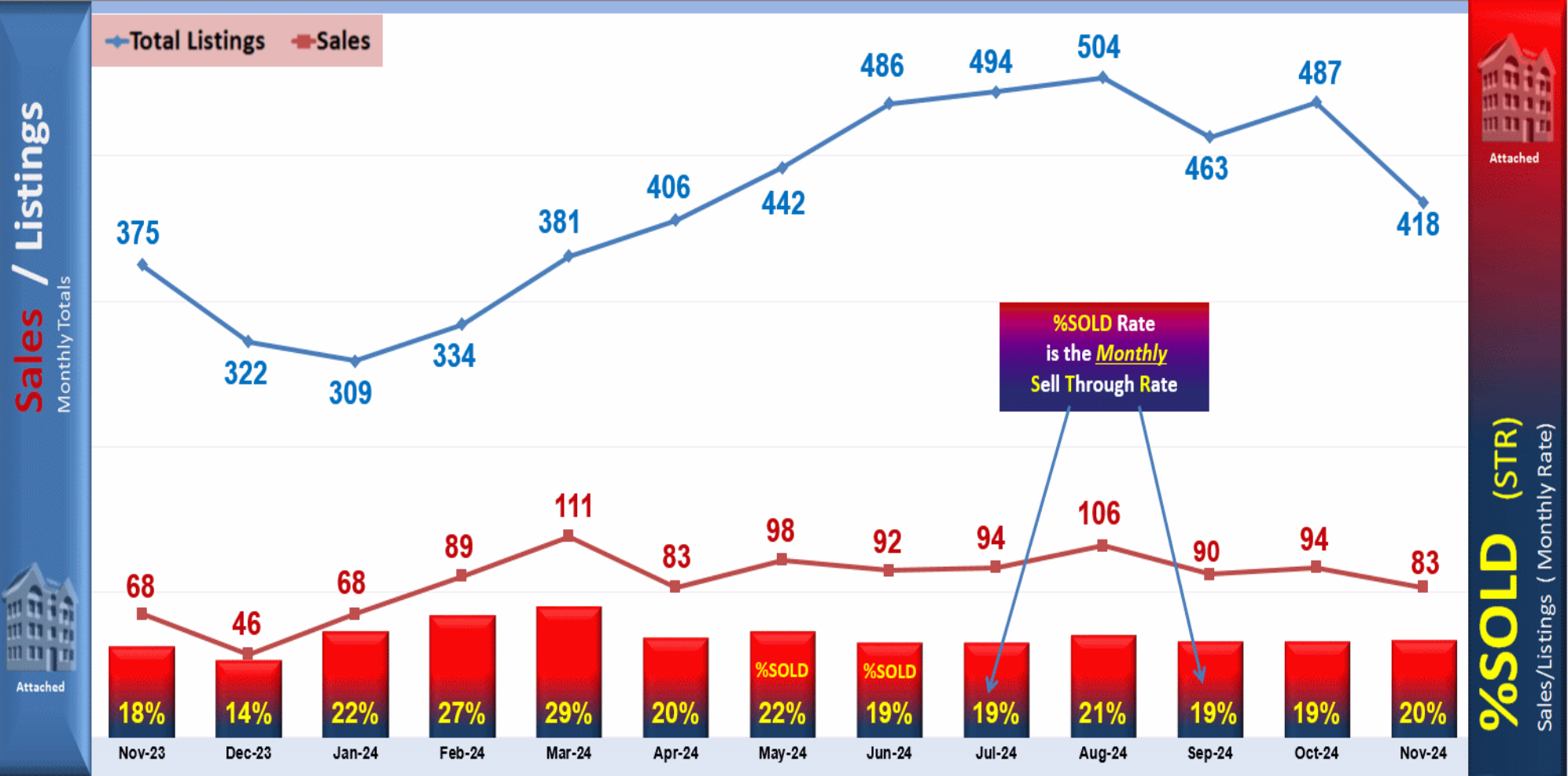
Market Analysis and Forecasting

Dec 1/24

Chilliwack

Attached Townhomes/ Condos Chilliwack (+ Sardis)

Total Listings, Sales, and %SOLD rates



Sales / Listings  
Monthly Totals



Attached

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

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produced for: Louise Hendriks



Market Analysis and Forecasting

Dec 1/24

Chilliwack

Attached

Chilliwack 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

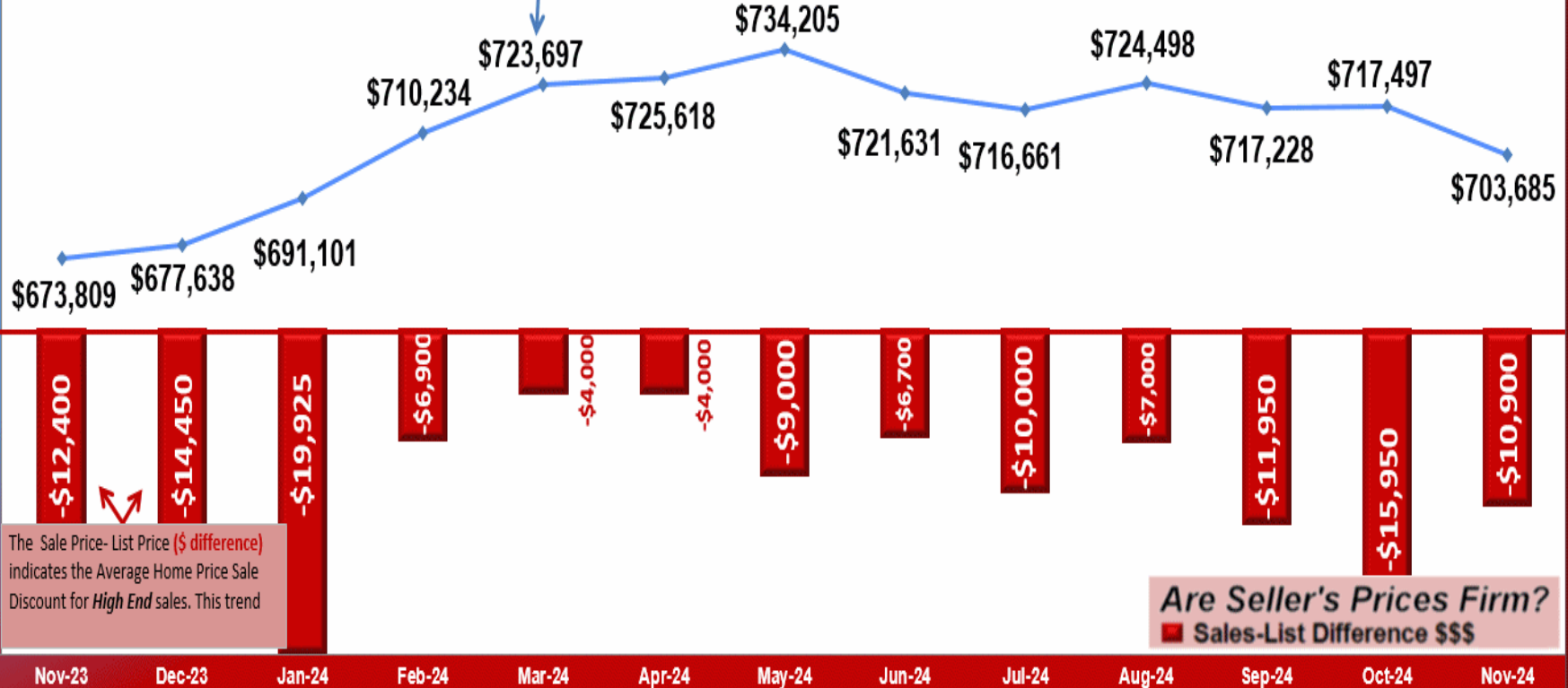


Sales Discount \$\$\$  
Sale Price - Original List Price ( \$ difference)

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 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

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



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Market Analysis and Forecasting

Dec 1/24

Chilliwack

Attached

Chilliwack

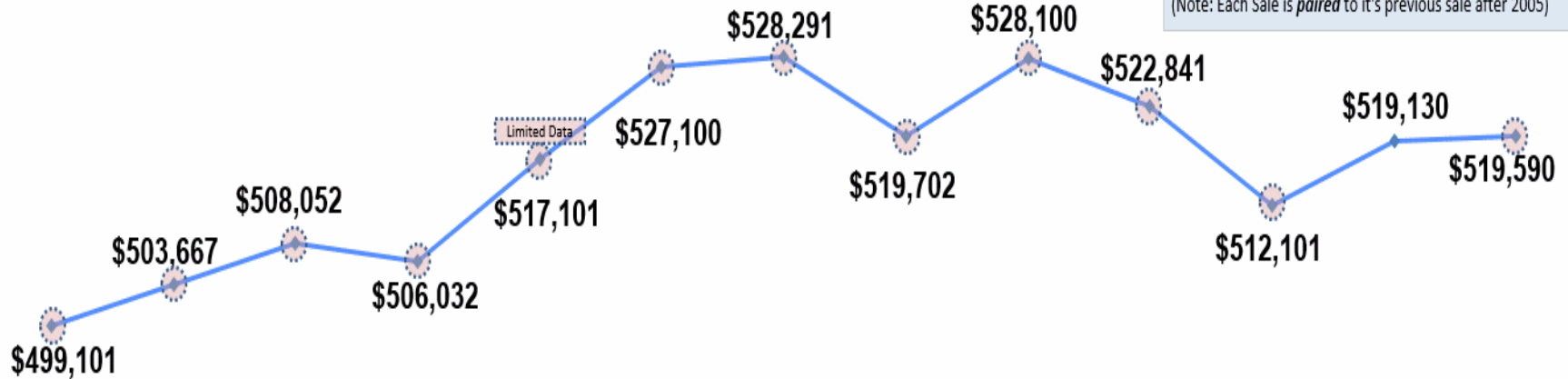
Townhouse

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)

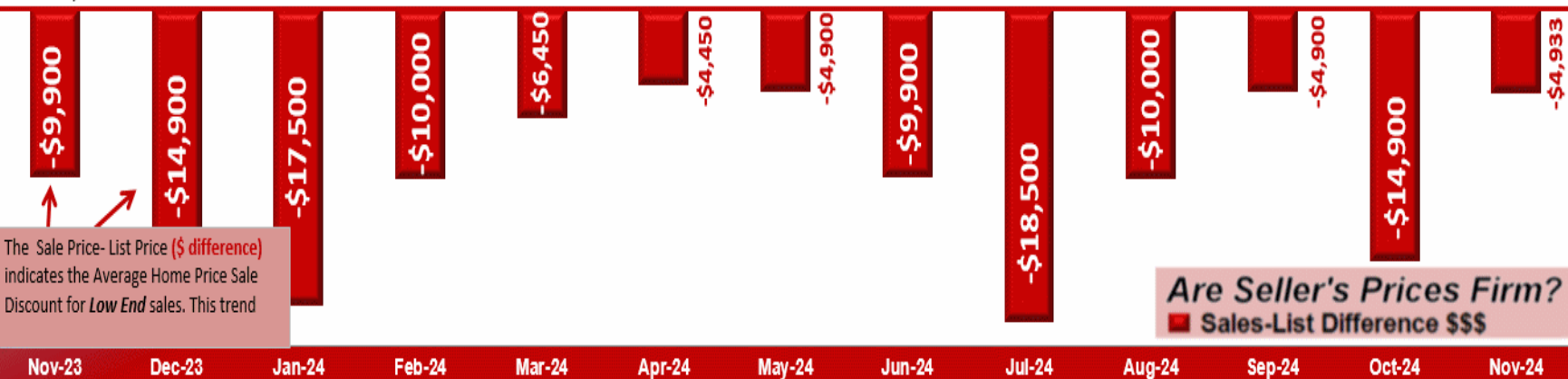
Home Price Changes

(Home Price Index Paired sales from 2005)

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 its previous sale after 2005)



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

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



Townhouses



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



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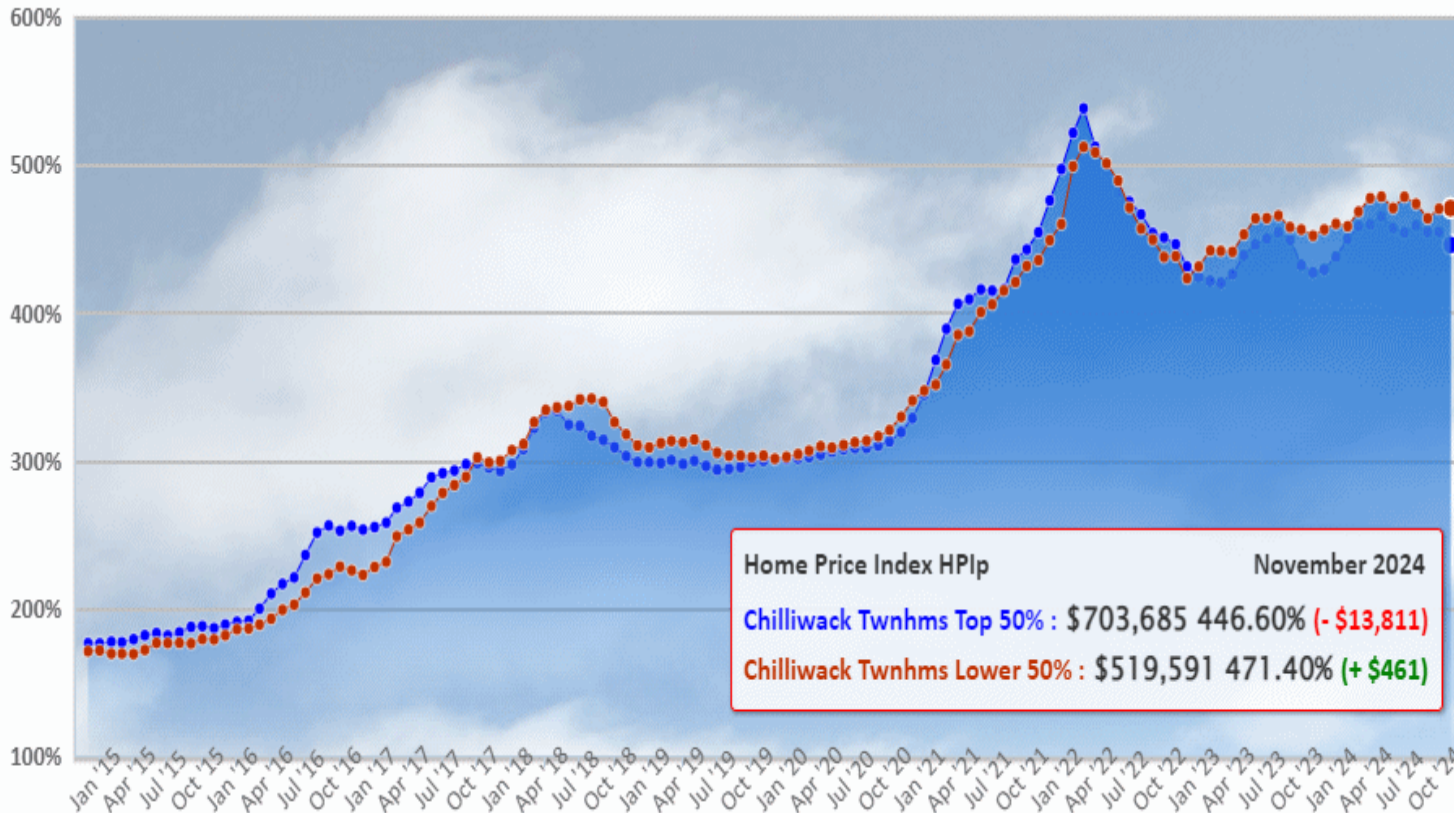
Market Analysis and Forecasting

Dec 1/24

Chilliwack

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Chilliwack Twnhms Top 50% : HPIp Forecast+ Forecast-  
 Chilliwack Twnhms Lower 50% : HPIp Forecast+ Forecast-



Monthly Home values

Date	Value
Nov 2024	% 446.60
Oct 2024	% 455.40
Sep 2024	% 455.20
Aug 2024	% 459.80
Jul 2024	% 454.80
Jun 2024	% 458.00
May 2024	% 466.00
Apr 2024	% 460.50
Mar 2024	% 459.30
Feb 2024	% 450.70
Jan 2024	% 438.60
Dec 2023	% 430.10



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Market Analysis and Forecasting

Dec 1/24

Chilliwack

Attached

Chilliwack

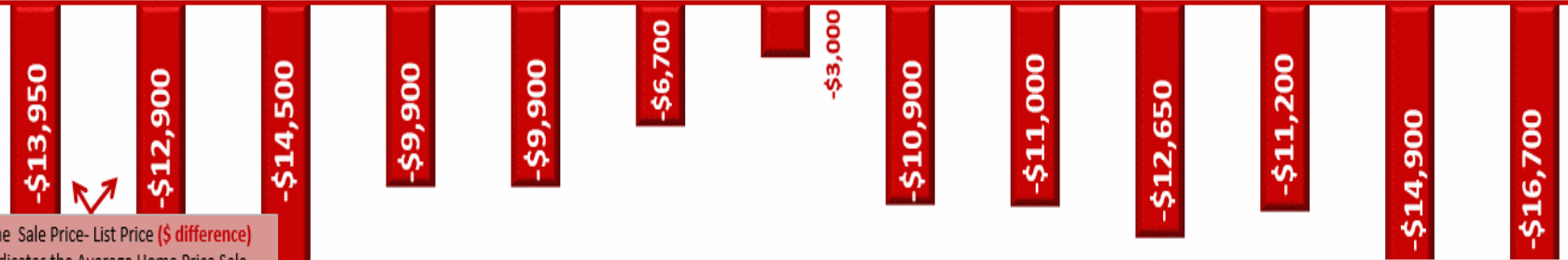
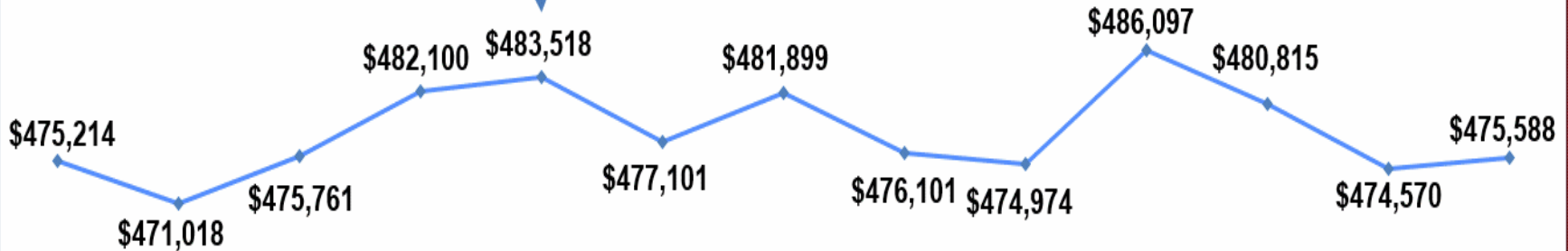
Condos Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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.

(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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Condominiums



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



Condominiums

\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*all marketed listings /month. The Days-On-Market and Sale-List Price differences are based on medians, not averages. Market Share Reports include all property types. Sources: the respective Real Estate Boards, and other sources which assume no responsibility for accuracy.

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Market Analysis and Forecasting

Dec 1/24

Chilliwack

Attached

Chilliwack

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



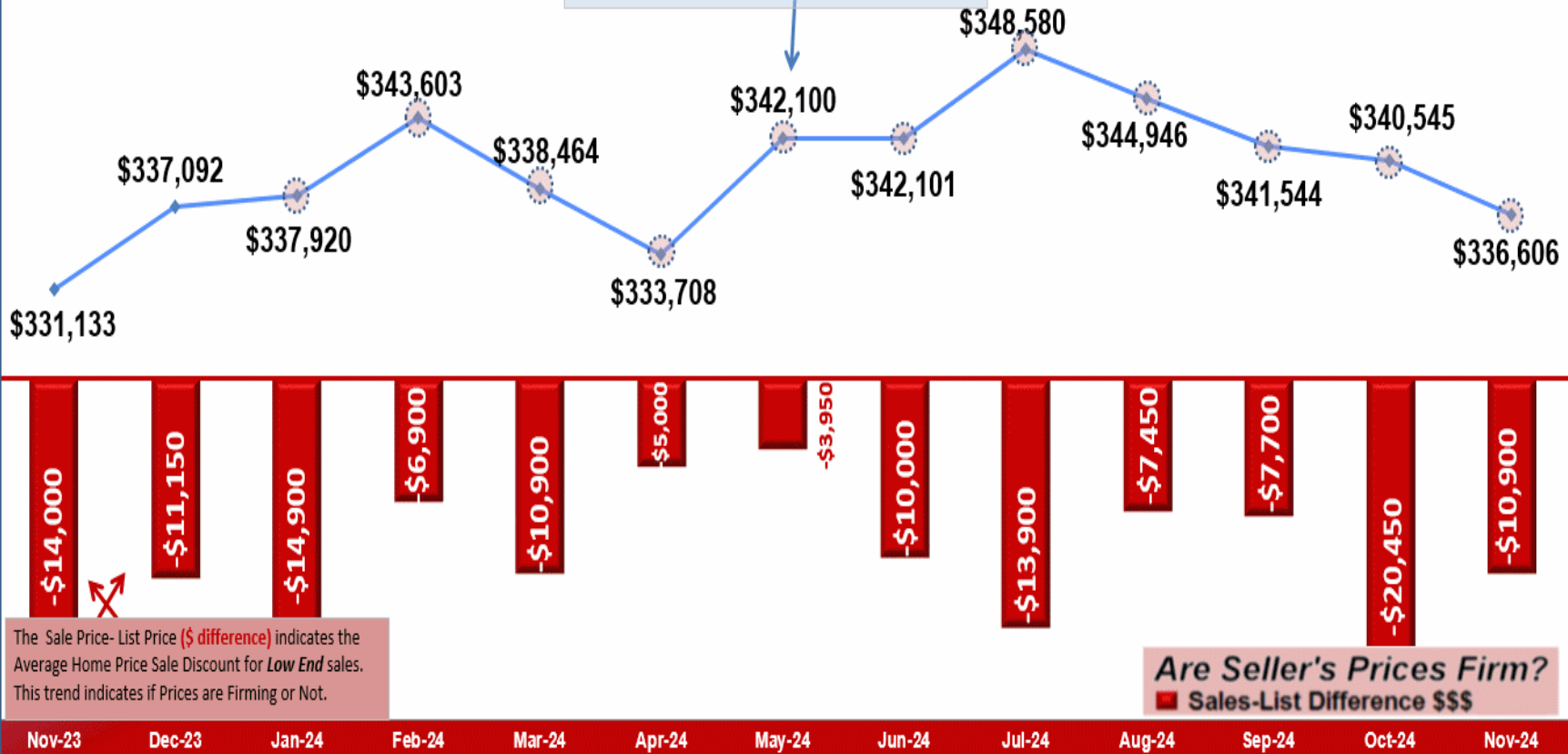
Condominiums

LOWER 50%

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 2005)



Sales Discount \$\$  
Sale Price - Original List Price (\$ 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.

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



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Market Analysis and Forecasting

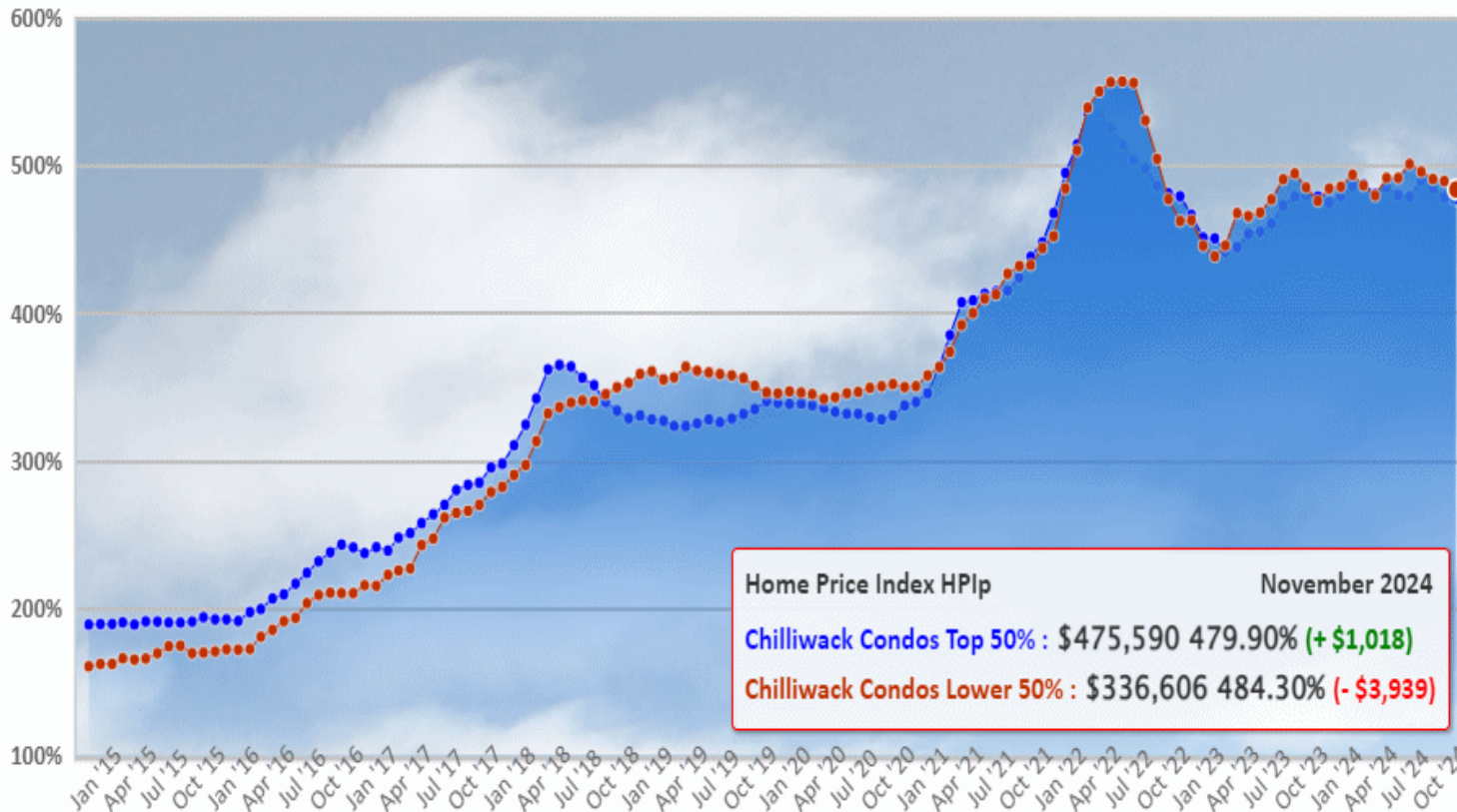
Dec 1/24

Chilliwack

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Nov 2024	% 479.90
Oct 2024	% 478.90
Sep 2024	% 485.20
Aug 2024	% 490.50
Jul 2024	% 479.30
Jun 2024	% 480.40
May 2024	% 486.30
Apr 2024	% 481.40
Mar 2024	% 487.90
Feb 2024	% 486.50
Jan 2024	% 480.10
Dec 2023	% 475.30



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