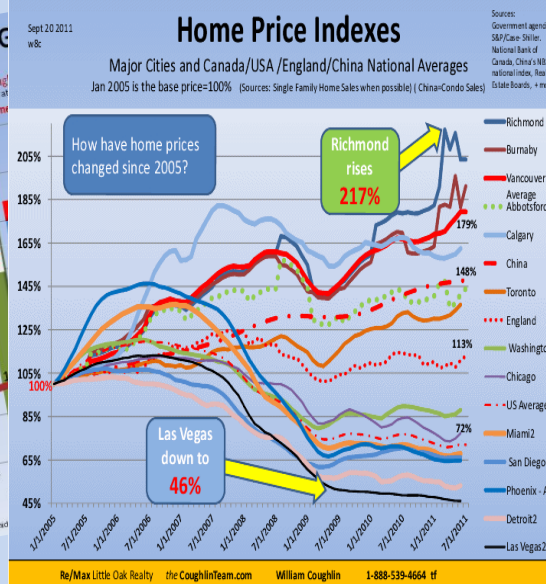
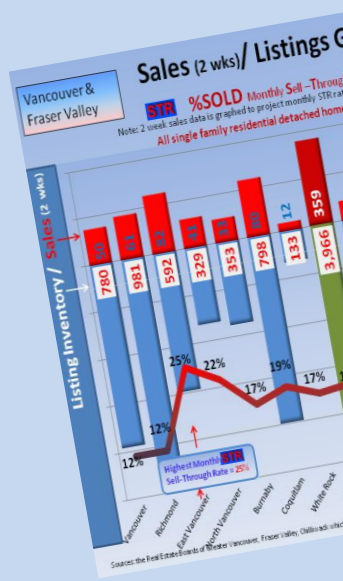


Market Analysis and Forecasting

Market Analysis and Forecasting

Louise Hendriks' Market Reports



Advanced Marketing Tools Maple Ridge & Langley



*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

RE/MAX Market Reports Advanced

Detached

- [Langley North](#)
- [Langley-Cloverdale](#)
- [Maple Ridge](#)

Attached

- [Langley-Cloverdale](#)
- [Maple Ridge](#)

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

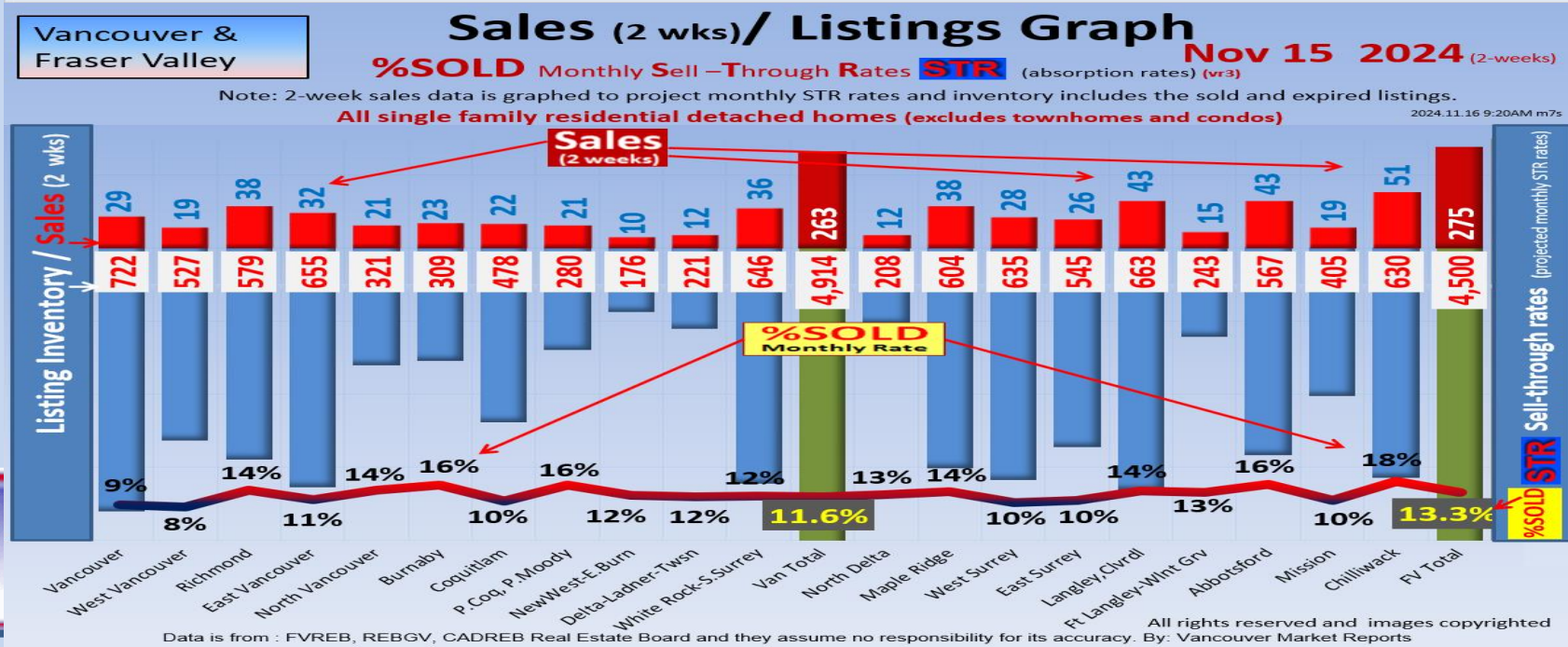
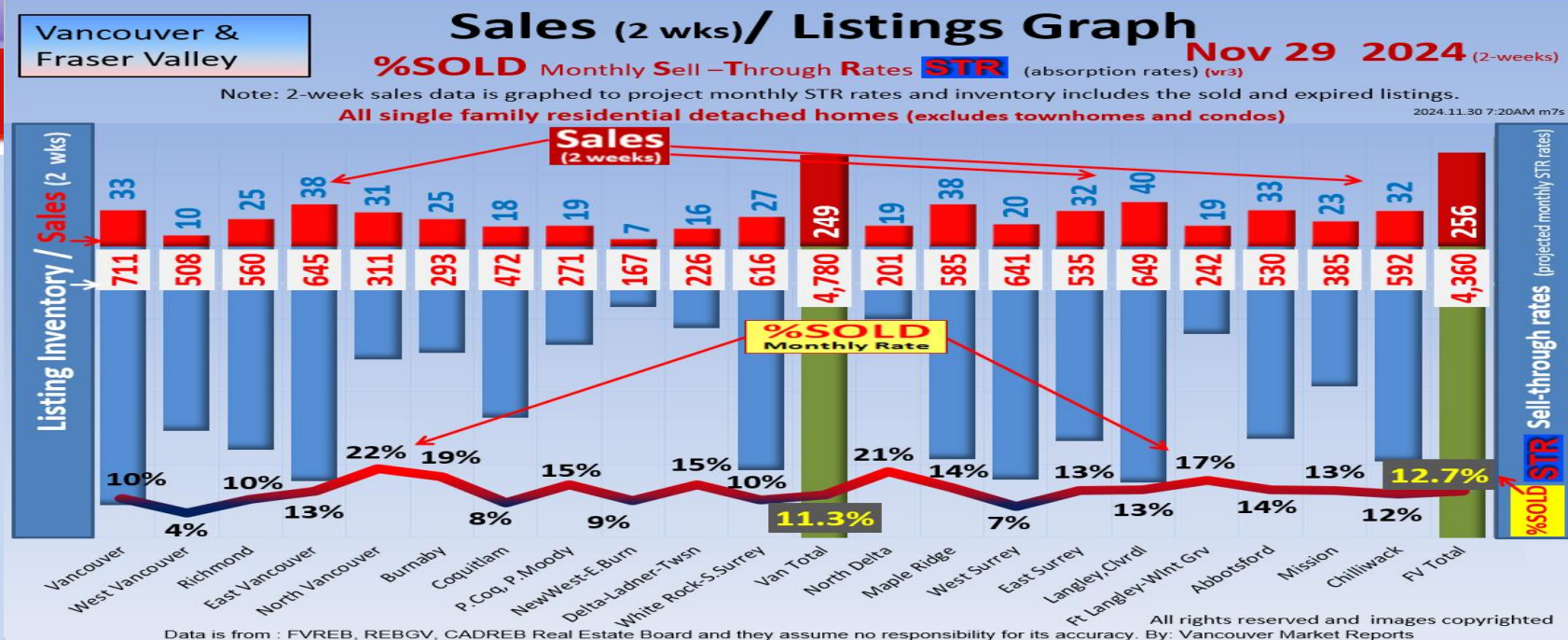


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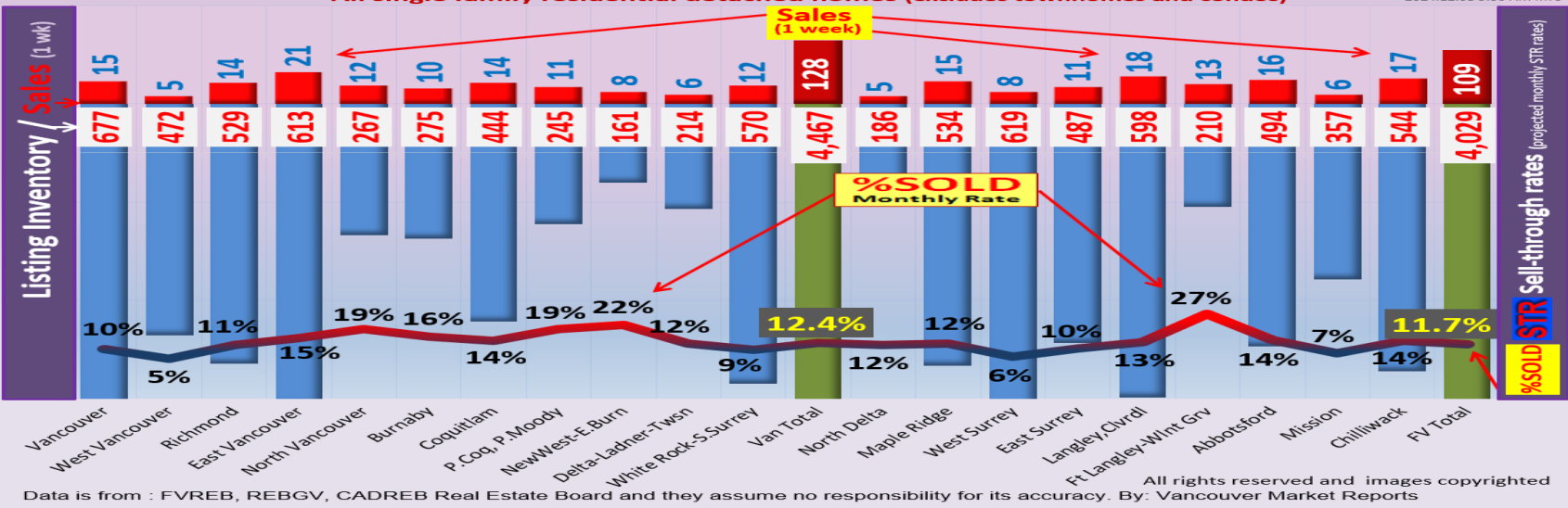
Vancouver & Fraser Valley

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

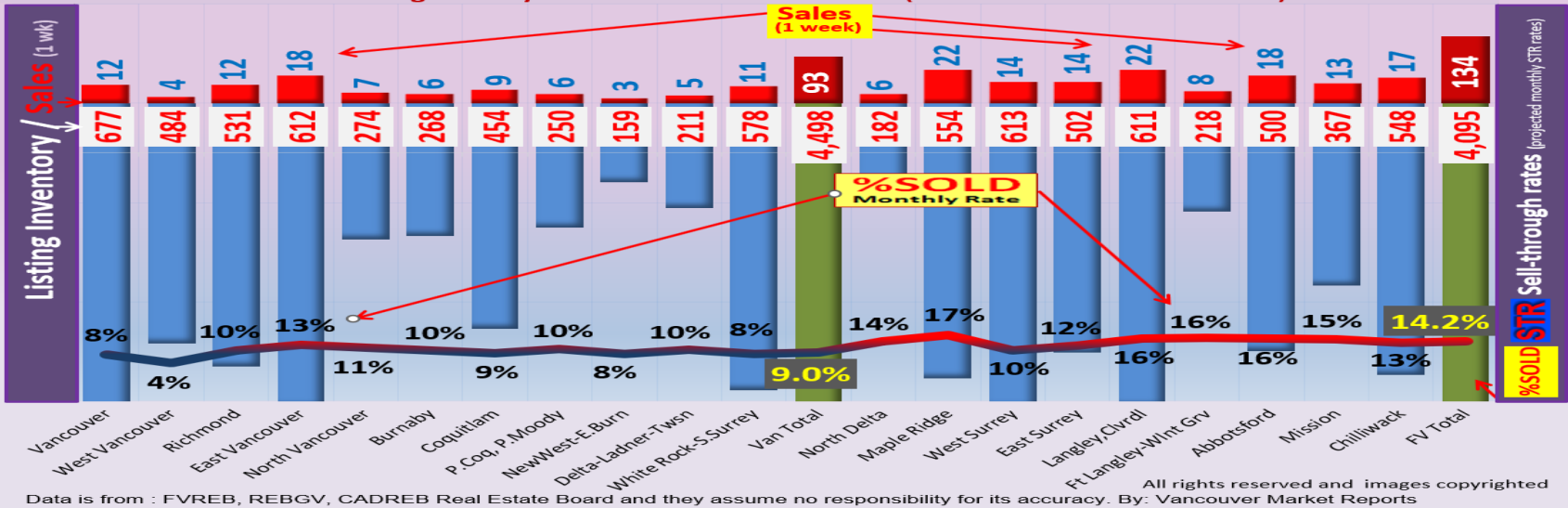
Vancouver & Fraser Valley

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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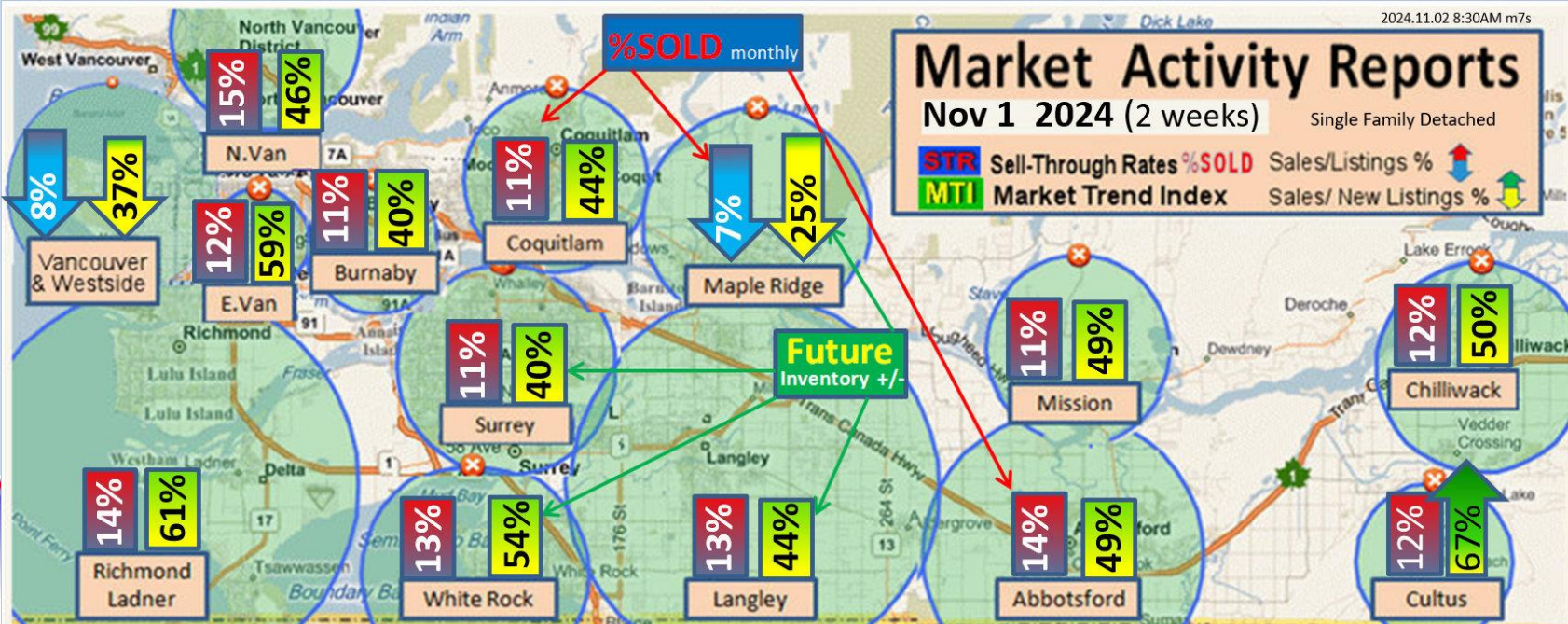
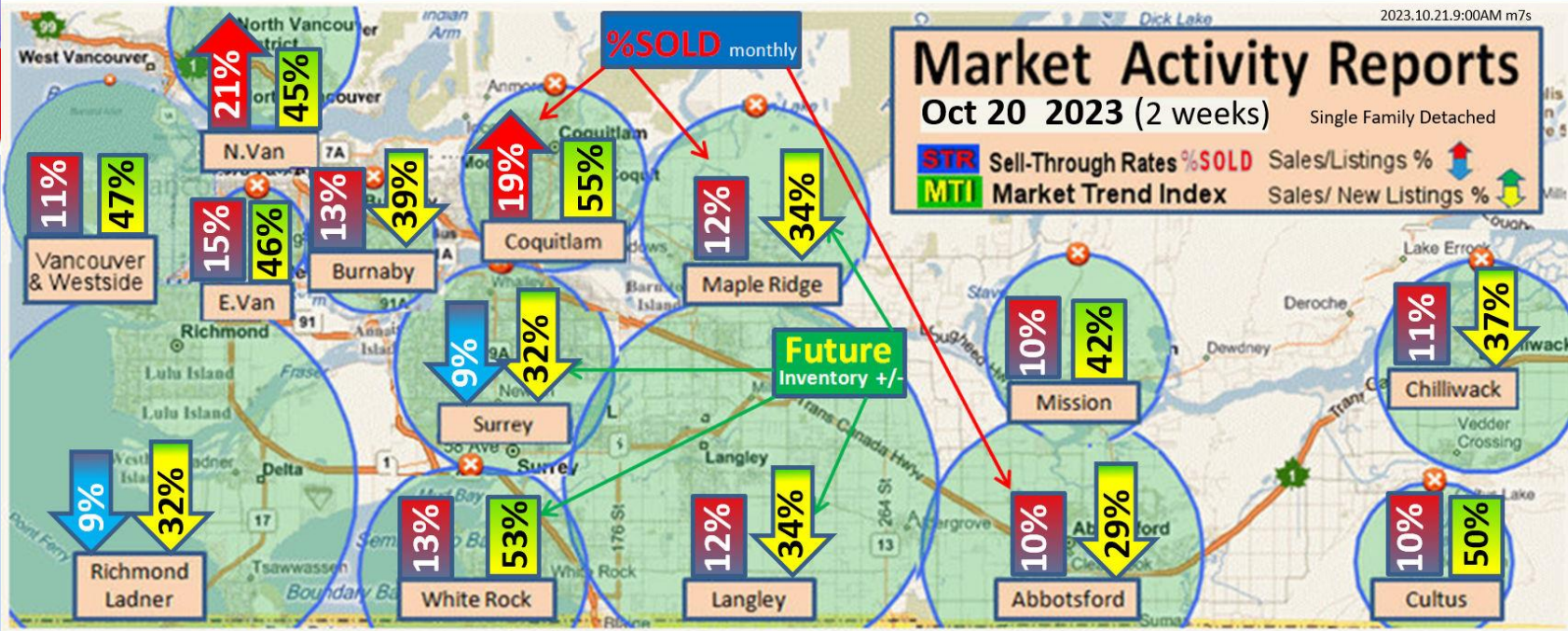
detached homes

RE/MAX Market Reports

attached homes

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Market Analysis and Forecasting Dec 1/24 Maple Ridge-Pitt Meadows

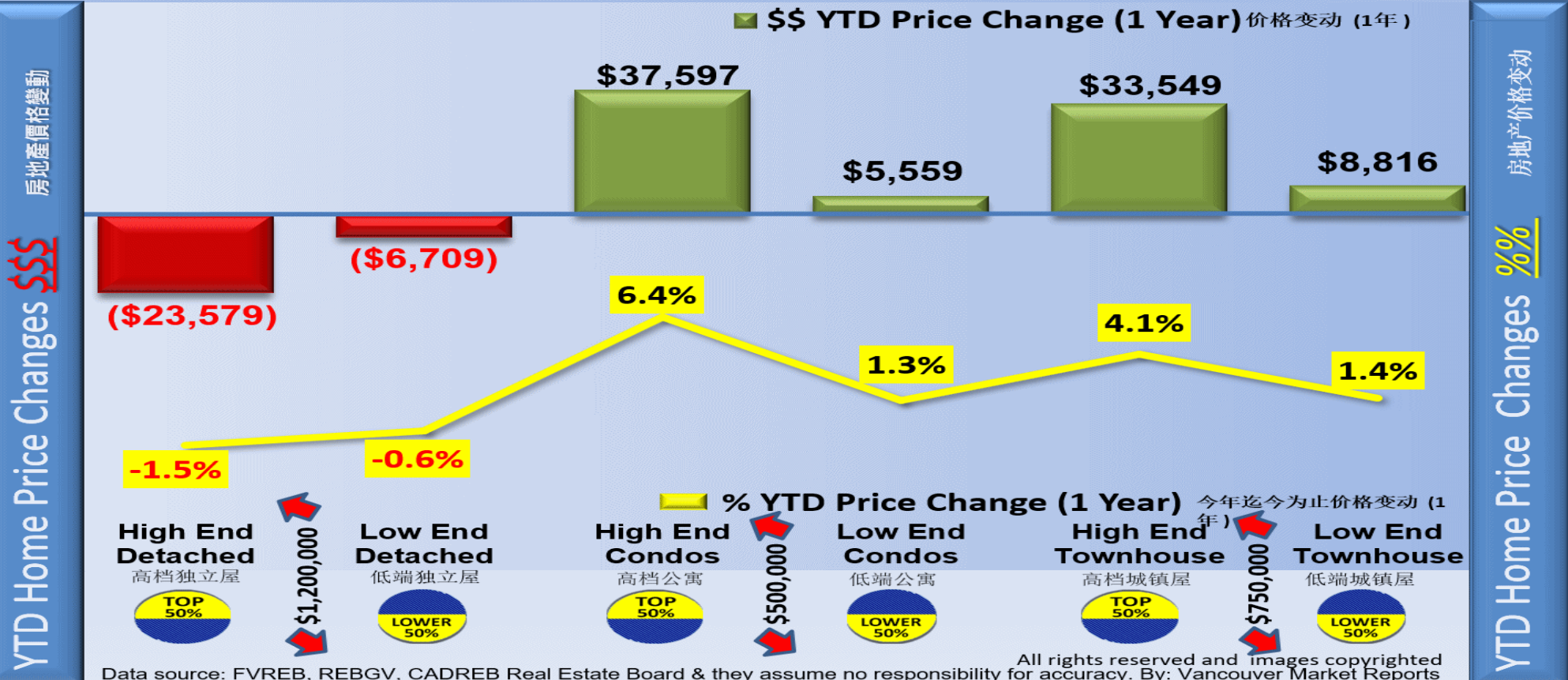
Maple Ridge-Pitt Meadows Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

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

房屋类型: 今年迄今为止 (每季) 由2023 六月至2024 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



*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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detached homes



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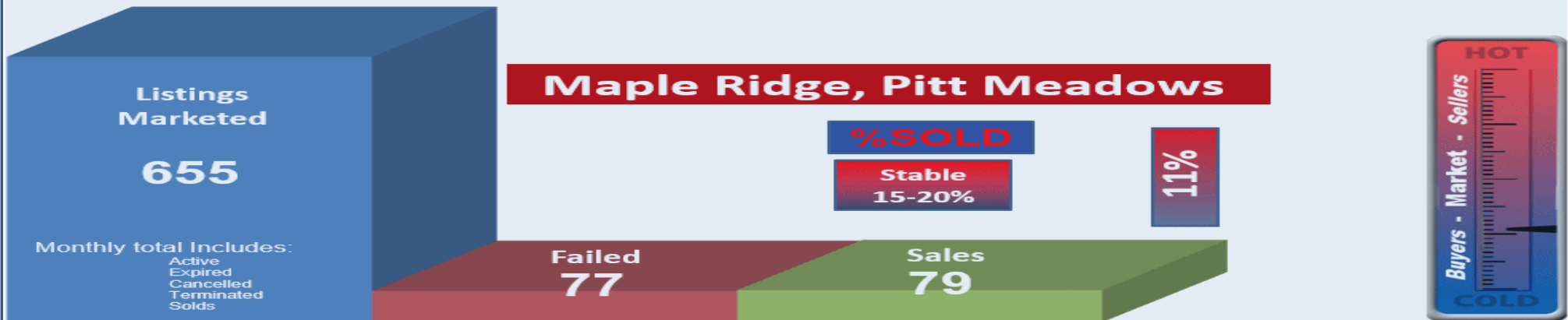
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Market Analysis and Forecasting Dec 1/24 Maple Ridge-Pitt Meadows

Monthly Market Activity - Nov 2024 Single Family



Dec 1 2024 Maple Ridge & Pitt Meadows Market Update (Detached)

Current: Maple Ridge & Pitt Meadows are in a Stable Market with Average Listing inventories, a **12 %SOLD** Rate and Sell Price/List Price = 97% (Meaning there is an Average of a \$49,000 decrease in a Sale from the List price)
 Most Active Price Range: Homes below \$1.15 mill. have **21.8 %SOLD** Rate.
 Least Active Price Range: Homes above \$2.0 mill. have **1.9 %SOLD** Rate.

History: The Maple Ridge & Pitt Meadows Year-To-Date Home Price Index **HPIp (Upper 50%)** shows that prices decreased \$5,529..
 The Maple Ridge & Pitt Meadows Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$31,040.
 *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?

Maple Ridge and Pitt Meadows List Price Ranges Statistics - Nov 2024					Detached		
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,150,000	78	17	51	97%	-\$32,200	21.8%	↑
\$1,150,001-\$1,300,000	117	23	40	96%	-\$54,000	19.7%	↑
\$1,300,001-\$1,450,000	87	14	48	96%	-\$58,750	16.1%	↑
\$1,450,001-\$1,650,000	101	16	38	97%	-\$47,500	15.8%	↑
\$1,650,001-\$2,000,000	114	7	47	98%	-\$43,000	6.1%	↓
\$2,000,001-\$3,000,000	105	2	136	92%	-\$163,500	1.9%	↓
\$3,000,001 and more	53	0				0.0%	
Total Activity	655	79	41	97%	-\$49,000	12%	

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)	593	705	655		-50	↓
Active Listings (1st of the month)	505	581	559	499	-60	↓
Solds	66	78	79		1	↑
Days on Market (DOM)	16	27	41		14	↑
%SOLD (Sales/Listings/Mthly Rate)	11%	11%	12%		1.0%	↑
(Upper 50%) Home Price Index HPIp	\$1,551,101	\$1,534,999	\$1,545,572		\$10,573	↑
(Lower 50%) Home Price Index HPIp	\$1,097,040	\$1,118,301	\$1,128,080		\$9,780	↑



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What Sold in your Neighbourhood and for What Price?

Maple Ridge, Haney and Pitt Mdws Sub areas Stats - Nov 2024				Detached		
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Albion	58	7	23	98%	-\$25,000	12.1%
Cottonwood MR	63	12	46	97%	-\$44,900	19.0%
East Central	80	11	60	92%	-\$89,900	13.8%
Northeast-North Maple Ridge	11	0				0.0%
Northwest Maple Ridge	31	3	4	99%	-\$9,000	9.7%
Silver Valley	74	12	45	98%	-\$36,950	16.2%
Southwest Mple Rdg	71	6	38	96%	-\$47,000	8.5%
Thornhill	33	2	61	95%	-\$82,000	6.1%
Websters Corners	31	3	25	89%	-\$134,900	9.7%
West Central	112	10	45	95%	-\$58,750	8.9%
Whonnock	22	1	0	96%	-\$78,000	4.5%
Central & Mid Meadows	32	4	40	97%	-\$32,444	12.5%
North & West Meadows	14	2				14.3%
South Meadows	23	6	39	97%	-\$43,500	26.1%
Total Activity	655	79	41	97%	-\$49,000	12%



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Next Months Market Forecast

Forecast: Maple Ridge & Pitt Meadows has normal Listing supply; 559 homes are for sale and with the **12 % SOLD** Monthly Rate gives us a ~8 months of inventory. Another Indicator: 9% of the Active listings have Reduced their Price by \$63,492 on Average and \$30,000 on Median in the last month. We project Maple Ridge - Pitt Meadows Detached to continue into a Stable Market.

In November, 52% of detached homes in Greater Vancouver dropped in value. On average, single-family homes in Metro Vancouver lost **\$1,245** in price. With lower mortgage rates, more buyers are expected to enter the market, especially for condos and townhouses. We predict that Metro Vancouver will stay a buyer's market until the end of the year.

For condos, the average price went up by **\$280**, and townhouses increased by **\$110**. We expect these markets to stay either a buyer's market to a stable market in the months ahead.

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

Analytical Methods: The Maple Ridge & Pitt Meadows represents many diverse markets that makes the Average or Median Monthly Home Sales Statistics have very little value towards understanding the Market changes. Currently we have split the market into two parts with the *Maple Ridge & Pitt Meadows HPIp Upper 50%* representing the Upper 50% Price Range Sales and the *Maple Ridge & Pitt Meadows HPIp Lower 50%* representing the Lower 50% Price Range Home 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, CALL US for a Comparative Market Analysis.

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Market Analysis and Forecasting Dec 1/24 Maple Ridge-Pitt Meadows

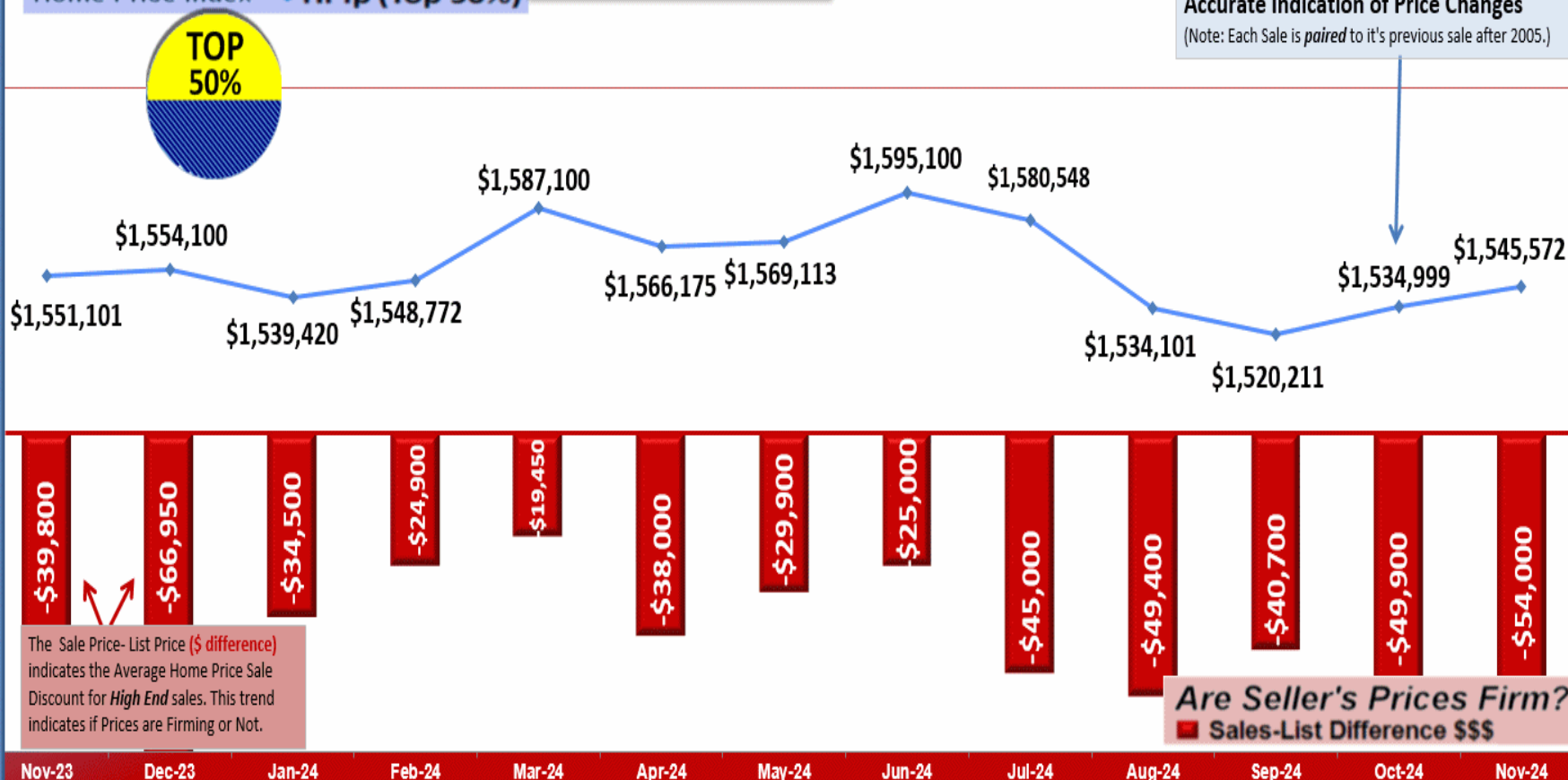
Detached

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? Homes Over \$1,200,000
Home Price Index → HPIp (Top 50%)

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.)

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 \$\$\$



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 Maple Ridge-Pitt Meadows

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



Sales / Listings
Monthly Totals

Detached
TOP 50%

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

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Market Analysis and Forecasting Dec 1/24 Maple Ridge-Pitt Meadows

Detached

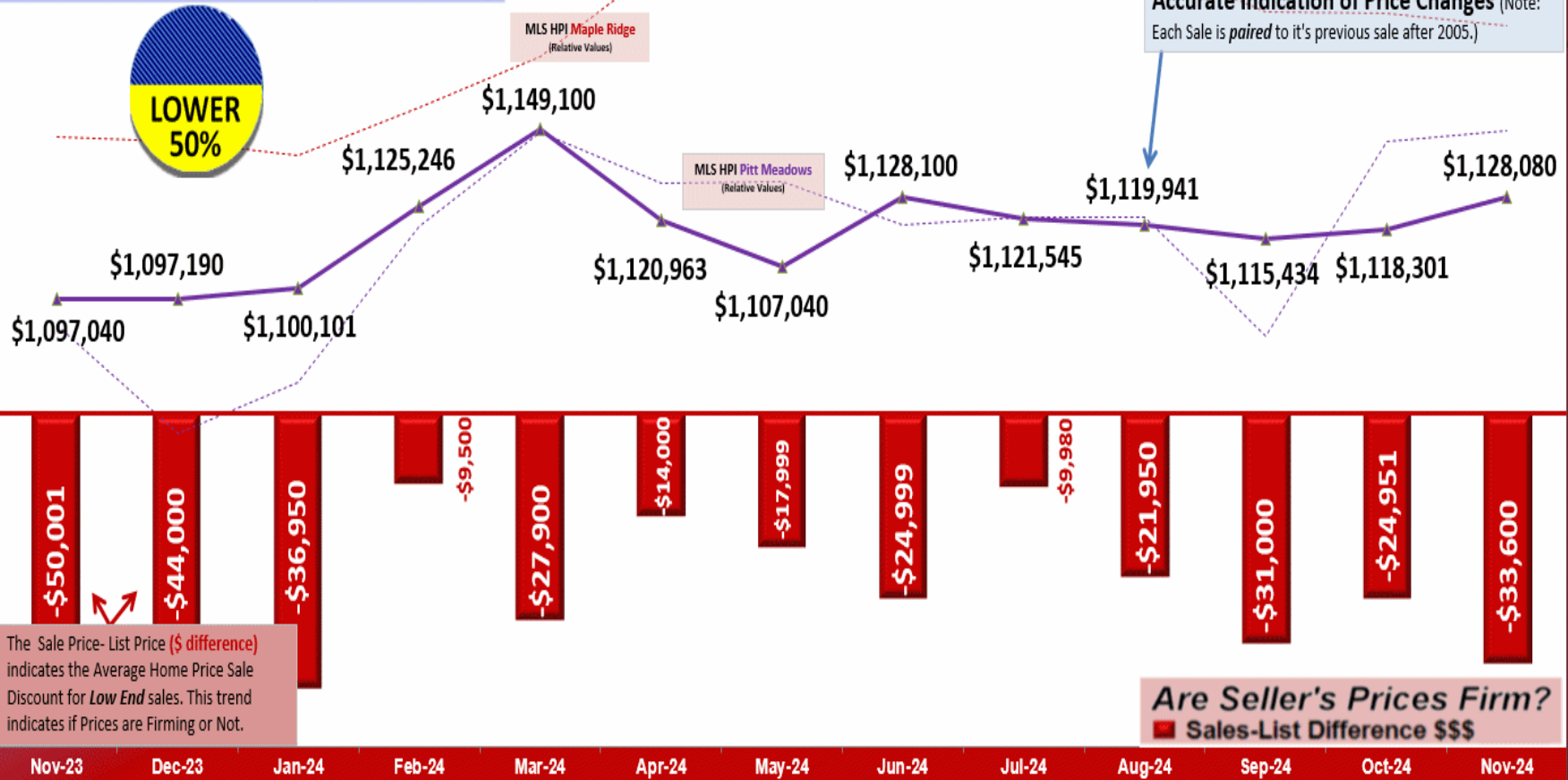
Maple Ridge and Pitt Meadows Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (Average Home Sold for \$ less than their Original List price for Low End Home sales)

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 \$\$\$



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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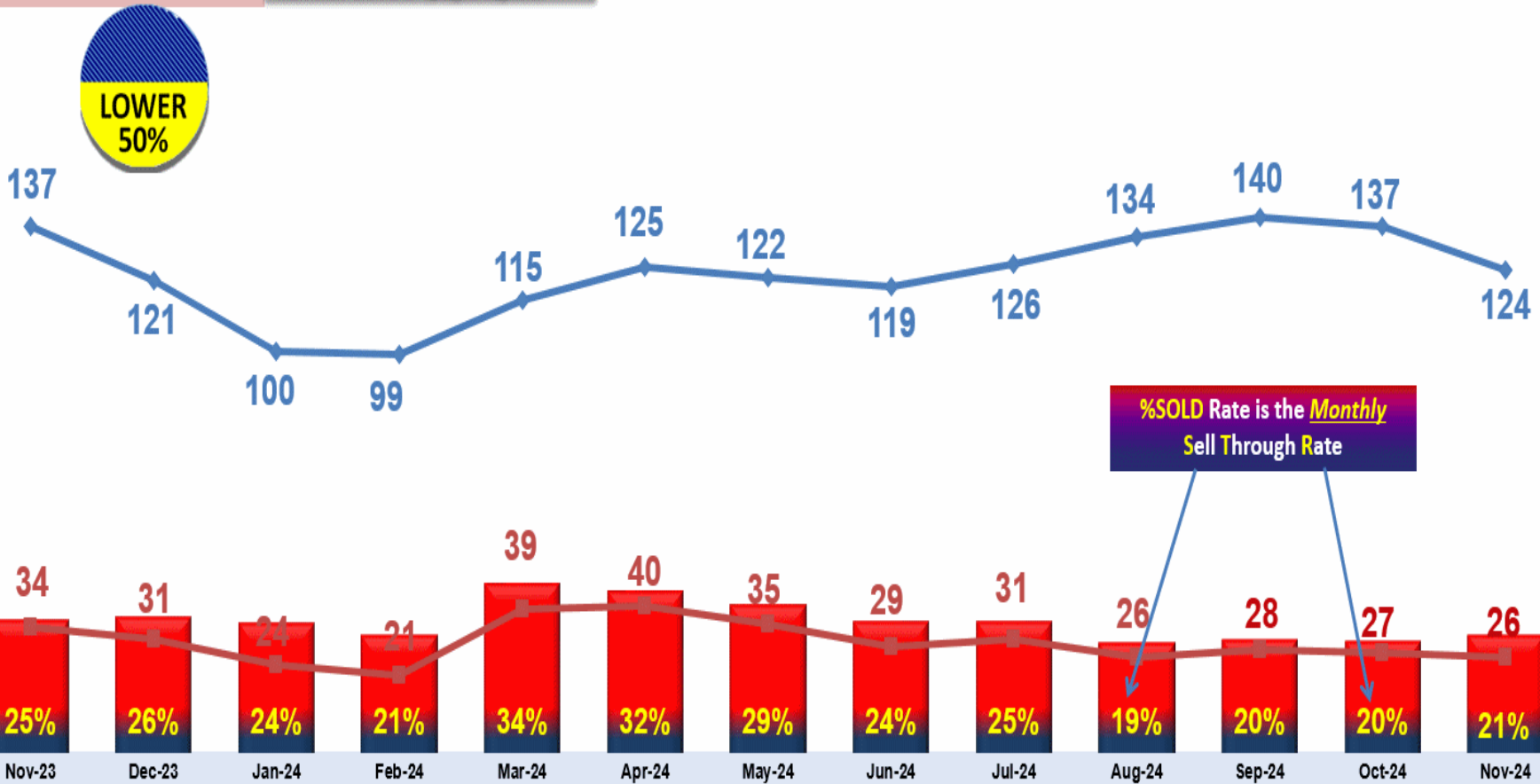


Market Analysis and Forecasting Dec 1/24 Maple Ridge-Pitt Meadows

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

← Total Listings → Sales Homes Below \$1,200,000

Sales / Listings
Monthly Totals



Detached

LOWER 50%

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



Detached

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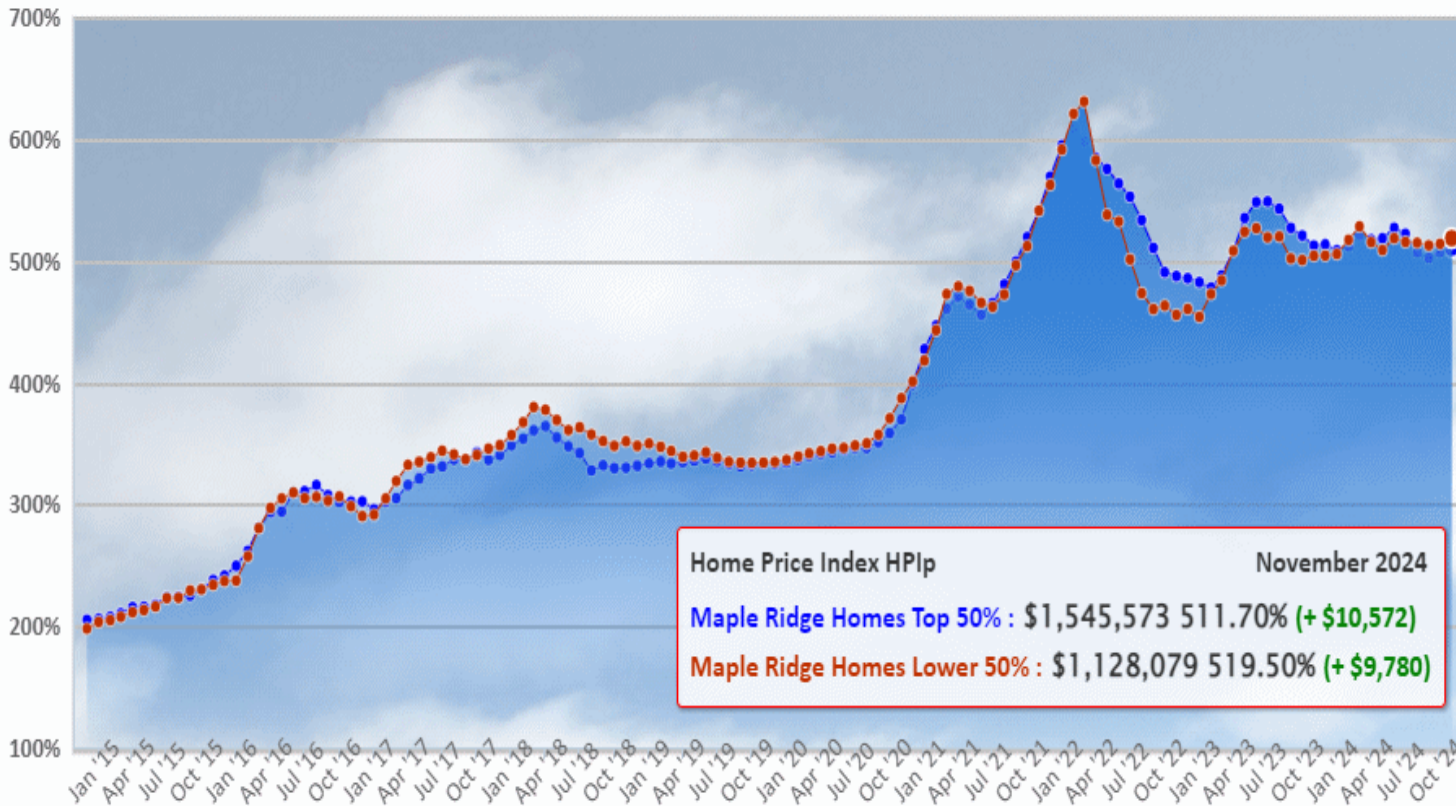
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Market Analysis and Forecasting Dec 1/24 Maple Ridge-Pitt Meadows

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
Nov 2024	% 511.70
Oct 2024	% 508.20
Sep 2024	% 503.30
Aug 2024	% 507.90
Jul 2024	% 523.30
Jun 2024	% 528.10
May 2024	% 519.50
Apr 2024	% 518.50
Mar 2024	% 522.20
Feb 2024	% 512.80
Jan 2024	% 509.70
Dec 2023	% 514.50



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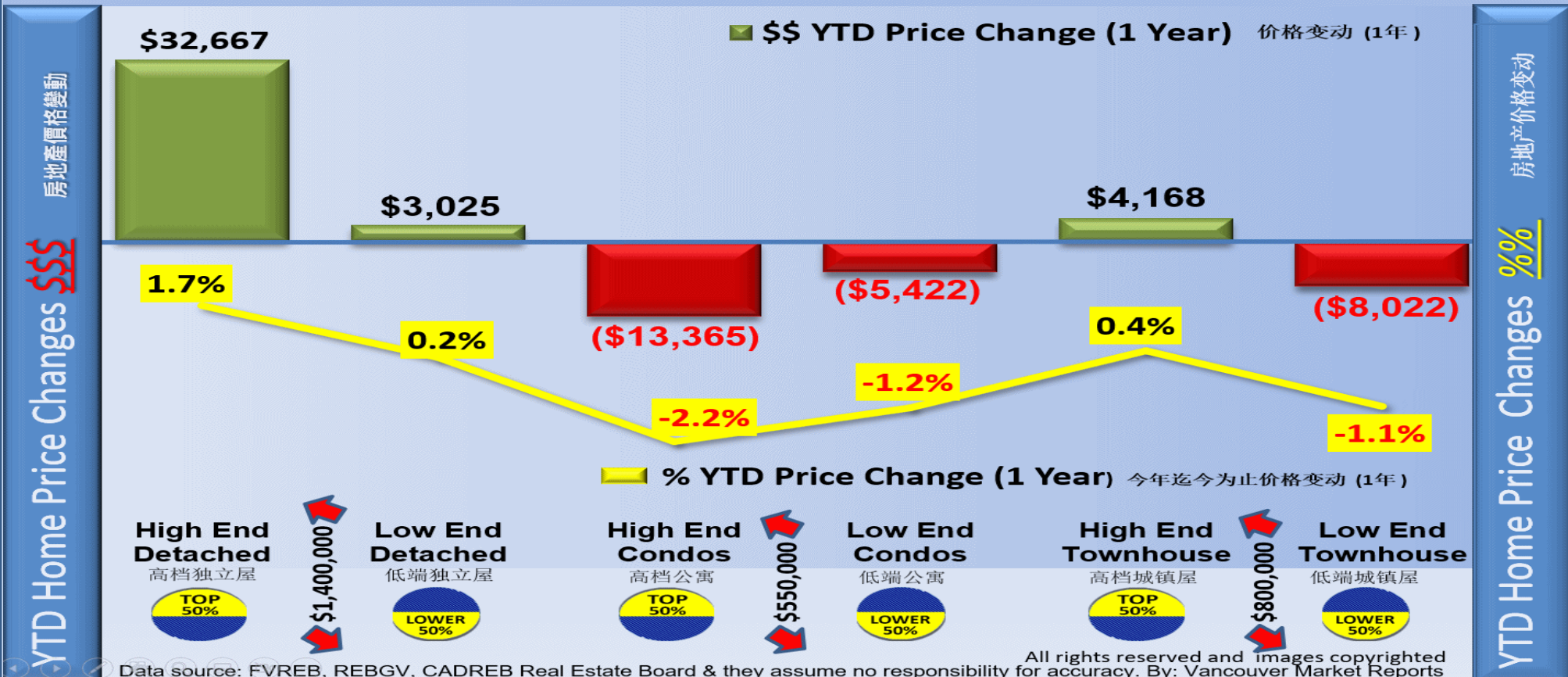
Langley-Cloverdale Real Estate Price Changes (\$/%)

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



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

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Market Analysis and Forecasting

Dec 1/24 Langley, Cloverdale

Monthly Market Activity - Nov 2024 Single Family



Dec 1 2024 Langley, Cloverdale Market Update (Detached)

Current: Langley, Cloverdale is in a Stable Market with average listing inventories, a **12 %SOLD** rate and a 96% Sell/List Ratio.
(This means that there is an average of a **\$47,000** decrease on a sale from the original list price)

Most Active Price Range: Homes below \$1.1 mill. have High **27.5 %SOLD** rate and is in a Seller Market.

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

History: The Langley, Cloverdale Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices decreased \$7,365.
The Langley, Cloverdale Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$25,499.

*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?

Langley, Cloverdale 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	51	14	30	95%	-\$30,700	27.5%	↑
\$1,100,001-\$1,400,000	116	28	27	96%	-\$47,000	24.1%	↑
\$1,400,001-\$1,550,000	97	10	18	98%	-\$24,450	10.3%	
\$1,550,001-\$1,700,000	68	7	14	99%	-\$10,000	10.3%	
\$1,700,001-\$1,850,000	36	4	18	96%	-\$74,450	11.1%	
\$2,000,000-\$2,300,000	93	5	38	100%	\$0	5.4%	↓
\$2,300,001-\$2,750,000	92	11	26	96%	-\$100,000	12.0%	
\$2,750,001-\$3,750,000	85	6	27	95%	-\$172,495	7.1%	↓
\$3,750,001-\$5,500,000	55	1	75	92%	-\$410,000	1.8%	↓
\$5,500,001 and more	47	0				0.0%	
Total Activity	740	86	23	96%	-\$47,000	12%	

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)	711	799	740		-59	↓
Active Listings (1st of the month)	552	645	587	548	-39	↓
Solds	59	99	86		-13	↓
Days on Market (DOM)	18	17	23		6	↑
%SOLD (Sales/Listings /monthly rate)	8.3%	12.4%	11.6%		-0.8%	↓
(Top 50%) Home Price Index HPIp	\$1,873,100	\$1,892,101	\$1,865,735		-\$26,366	↓
(Lower 50%) Home Price Index HPIp	\$1,215,602	\$1,254,100	\$1,241,101		-\$12,999	↓



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What Sold in your Neighbourhood and for What Price?

Langley, Cloverdale Sub areas Statistics - Nov 2024				Detached		
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Cloverdale BC	191	31	17	97%	-\$49,800	16.2%
Serpentine	8	1	75	92%	-\$410,000	12.5%
Clayton	38	3	22	98%	-\$24,111	7.9%
Murrayville	41	4	31	95%	-\$87,450	9.8%
Salmon River	69	4	10	95%	-\$95,000	5.8%
Brookswood Langley	153	17	32	96%	-\$44,900	11.1%
Aldergrove Langley	73	12	17	97%	-\$30,700	16.4%
Campbell Valley	51	1	45	89%	-\$369,000	2.0%
Otter District	35	6	42	93%	-\$58,450	17.1%
Langley City	81	7	49	96%	-\$44,900	8.6%
Total Activity	740	86	23	96%	-\$47,000	12%



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Next Months Market Forecast

Forecast: Langley, Cloverdale has an average Listing supply; 548 homes are for sale and with the **12 %SOLD** monthly rate gives us a ~8 months of inventory. 9% of the active listings have reduced their price by \$60m468 on average or \$48,994 median in the last month. We project Langley, Cloverdale 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.

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.

Analytical Methods: The Langley, Cloverdale 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 **Langley, Cloverdale HPI Top 50%** representing the higher end sales and the **Langley, Cloverdale 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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Market Analysis and Forecasting Dec 1/24 Langley, Cloverdale

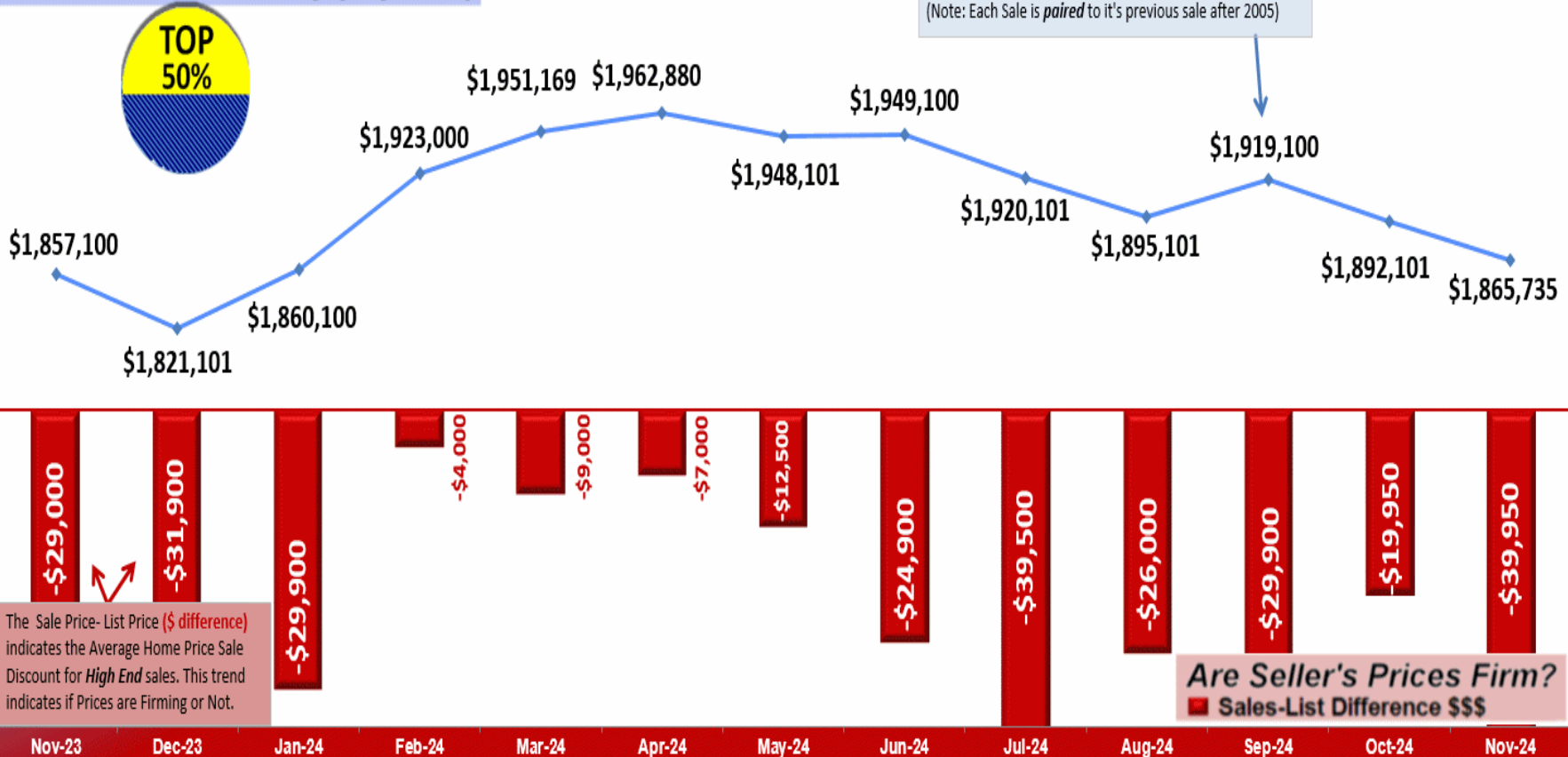
Detached Langley, Cloverdale Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

Homes Over \$1,400,000

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



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

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

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



Detached

TOP 50%

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



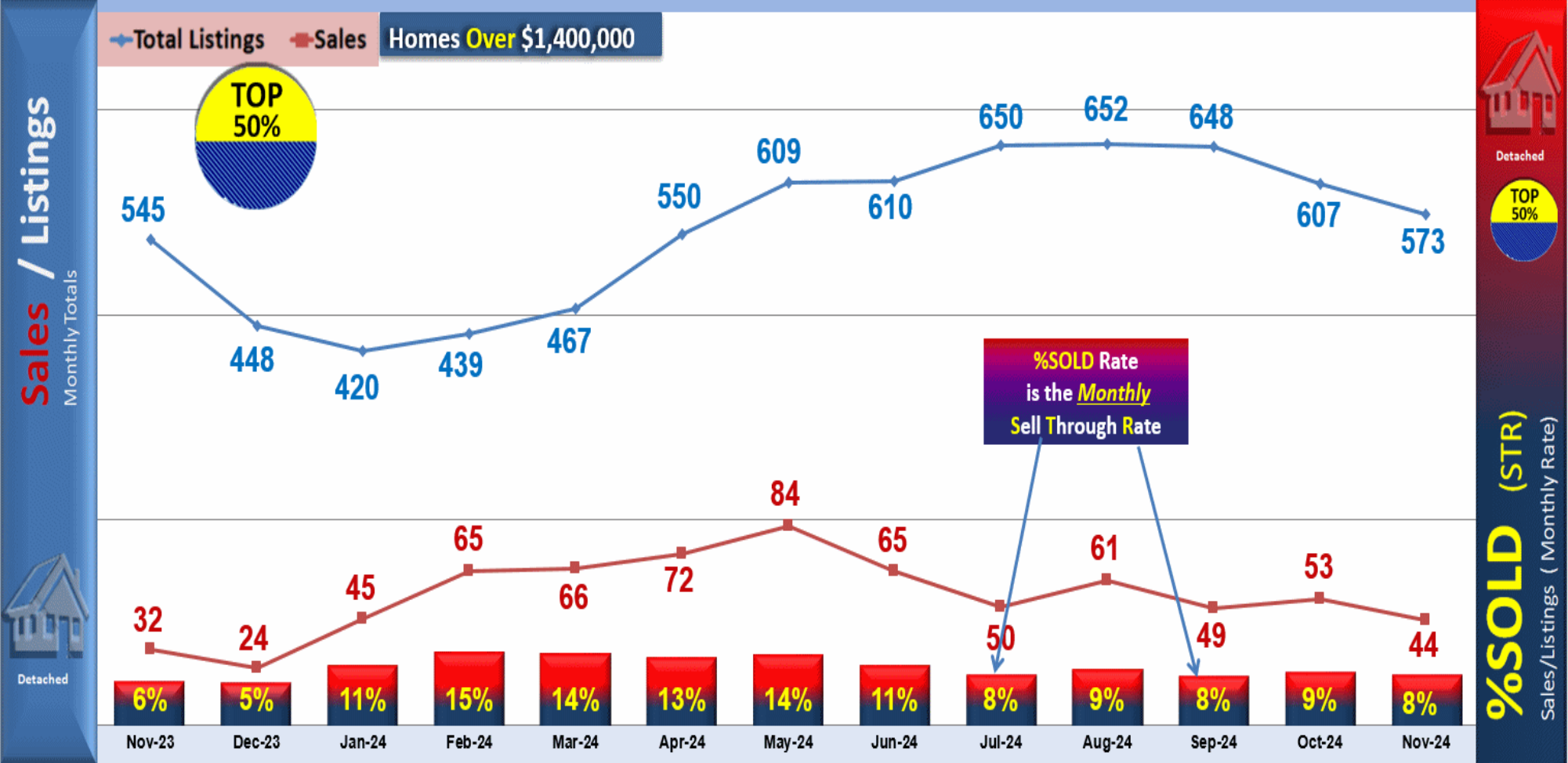
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Market Analysis and Forecasting Dec 1/24 Langley, Cloverdale

Detached Langley, Cloverdale Total Listings **, Sales, and %SOLD Rates



Sales / Listings
Monthly Totals



Detached



Detached



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



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Market Analysis and Forecasting Dec 1/24 Langley, Cloverdale

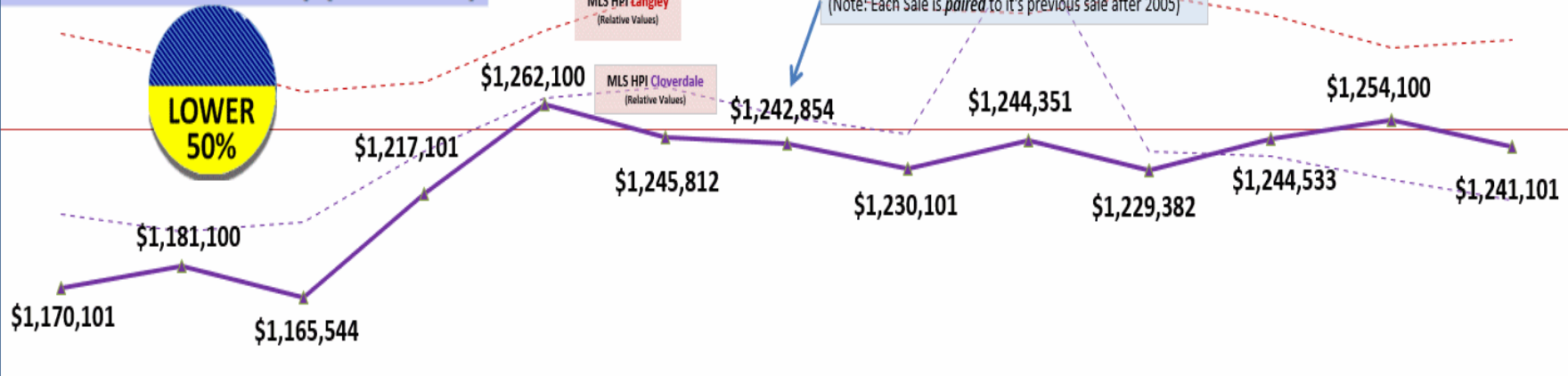
Detached Langley, Cloverdale Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price)

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

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

Homes Below \$1,400,000

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



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 Langley, Cloverdale

Detached Langley, Cloverdale Total Listings **, Sales, and %SOLD Rates

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

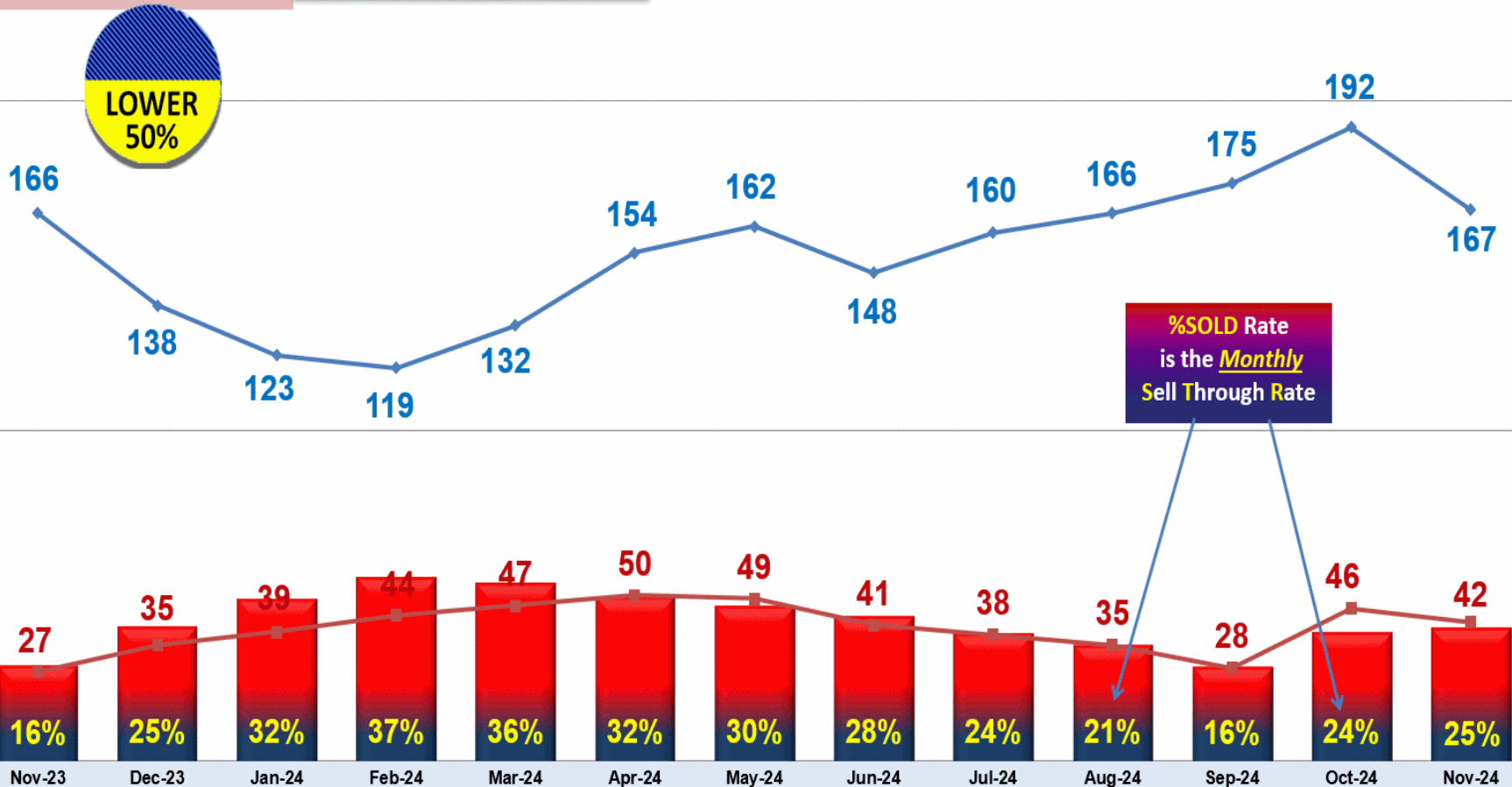
Sales / Listings
Monthly Totals



Detached



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



%SOLD Rate is the Monthly Sell Through Rate



Detached



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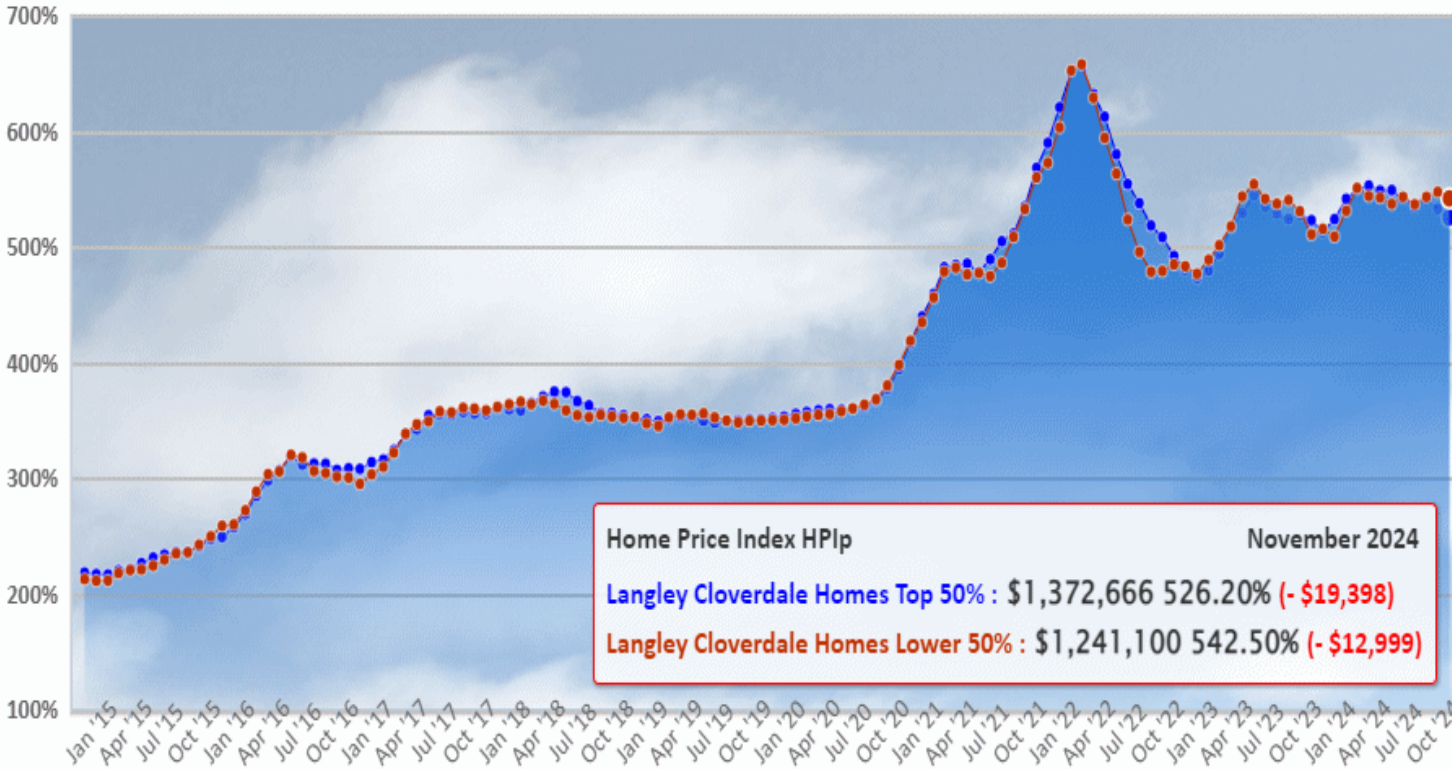
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Market Analysis and Forecasting Dec 1/24 Langley - Walnut Grove

Powered by the Greater Vancouver Market Reports HPIp

Langley Cloverdale Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Langley Cloverdale Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Home Price Index HPIp November 2024
 Langley Cloverdale Homes Top 50% : \$1,372,666 526.20% (- \$19,398)
 Langley Cloverdale Homes Lower 50% : \$1,241,100 542.50% (- \$12,999)

Monthly Home values

Date	Value
Nov 2024	% 526.20
Oct 2024	% 533.60
Sep 2024	% 541.20
Aug 2024	% 534.50
Jul 2024	% 541.50
Jun 2024	% 549.70
May 2024	% 549.40
Apr 2024	% 553.60
Mar 2024	% 550.30
Feb 2024	% 542.30
Jan 2024	% 524.60
Dec 2023	% 513.60



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North Langley 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)

房地產價格變動

YTD Home Price Changes \$\$\$



(\$24,913)

-1.3%

High End Detached

高档独立屋



(\$24,092)

-1.7%

Low End Detached

低端独立屋



\$1,500,000

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

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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Market Analysis and Forecasting Dec 1/24 Langley - Walnut Grove

Monthly Market Activity - Nov 2024 Single Family Fort Langley-Walnut Grove



Dec 1, 2024 North Langley Market Update (Detached)

Current: North Langley is in a Stable Market with normal listing inventories, a **14 %SOLD** rate and a 98% Sell/List Ratio.

(This means that there is an average of a **\$29,800** Discount on a sale from the original list price)

Most Active Price Range: Homes below \$1.35 mill. have **40.0 %SOLD** rate resulting in a Seller Market.

Least Active Price Range: Homes above \$3.8 mill. have **2.2 %SOLD** rate.

History: The North Langley Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$39,387.

The North Langley Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$27,775.

*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?

North Langley List Price Ranges Statistics - Nov 2024

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,350,000	32	7	10	97%	-\$34,000	21.9%	↑
\$1,350,001-\$1,700,000	77	18	18	98%	-\$29,450	23.4%	↑
\$1,700,001-\$2,200,000	80	5	42	98%	-\$39,900	6.3%	↓
\$2,200,001-\$3,800,000	34	4	81	93%	-\$186,500	11.8%	
\$3,800,001 and more	43	2	31	92%	-\$353,750	4.7%	↓
Total Activity	266	36	31	97%	-\$44,450	14%	

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)	593	705	655		-50	↓
Active Listings (1st of the month)	505	581	559	499	-60	↓
Solds	66	78	79		1	↑
Days on Market (DOM)	16	27	41		14	↑
%SOLD (Sales/Listings/Mthly Rate)	11%	11%	12%		1.0%	↑
(Upper 50%) Home Price Index HPIp	\$1,551,101	\$1,534,999	\$1,545,572		\$10,573	↑
(Lower 50%) Home Price Index HPIp	\$1,097,040	\$1,118,301	\$1,128,080		\$9,780	↑



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What Sold in your Neighbourhood and for What Price?

North Langley Sub areas Statistics - Nov 2024					Detached	
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Walnut Grove	71	14	14	98%	-\$22,950	19.7%
County Line Glen Valley	20	1	93	90%	-\$314,000	5.0%
Willoughby Heights	139	17	28	96%	-\$59,900	12.2%
Fort Langley	36	4	36	94%	-\$186,500	11.1%
Total Activity	266	36	31	97%	-\$44,450	14%



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Market Analysis and Forecasting Dec 1/24 Langley - Walnut Grove

Next Months Market Forecast

Forecast: North Langley has an average Listing supply; 198 homes are for sale and with the strong **16 %SOLD** monthly rate gives us a ~7 months of inventory. 13% of the active listings have reduced their price by \$58,057 on average and \$50,000 on median in 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.

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Market Analysis and Forecasting Dec 1/24 Langley - Walnut Grove

Detached

North Langley: Walnut Grove, Fort Langley 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)

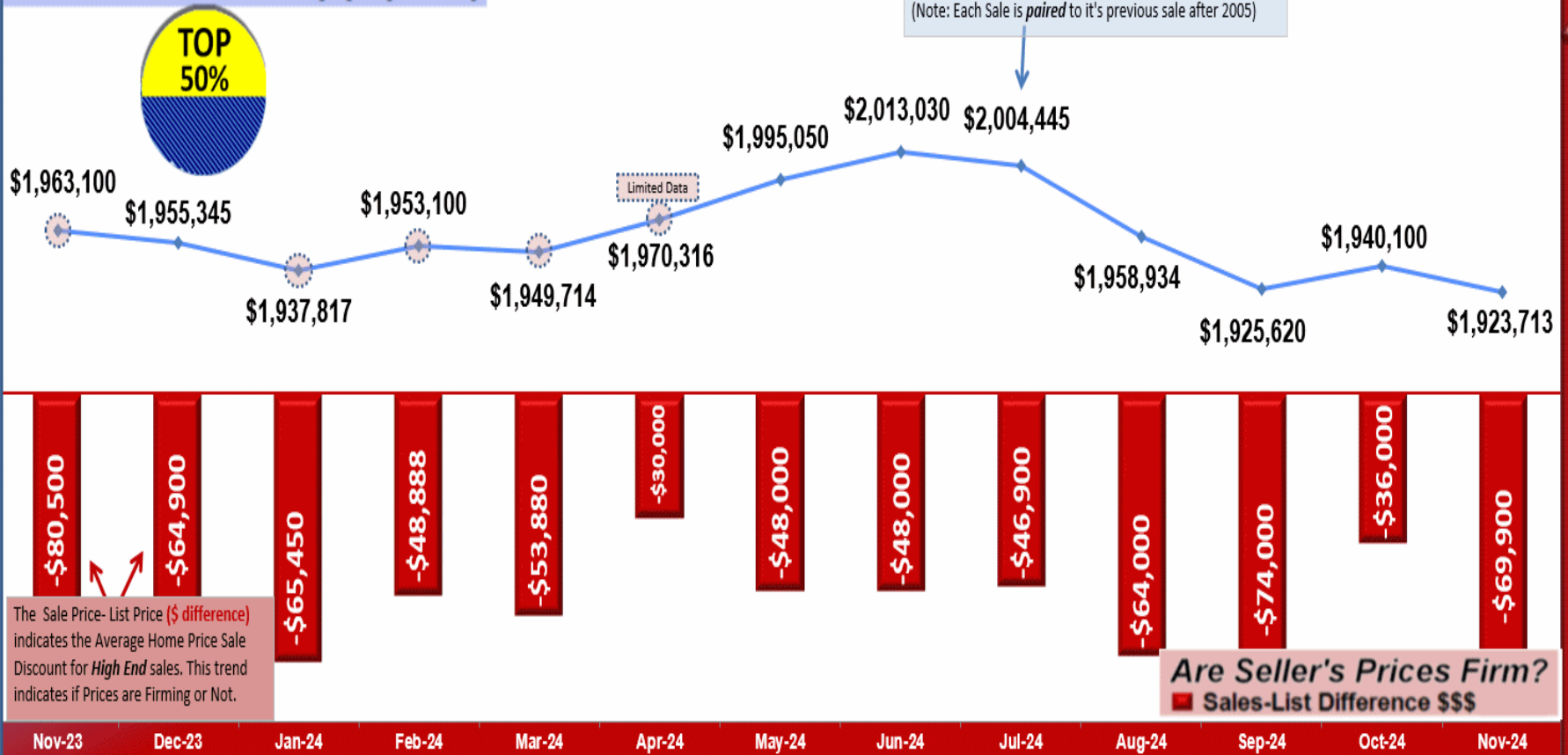
Are Home Prices Up?

Home Price Index → **HPIp (Top 50%)**

Homes **Over** \$1,500,000

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 \$\$\$

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



Detached



Detached

TOP 50%

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



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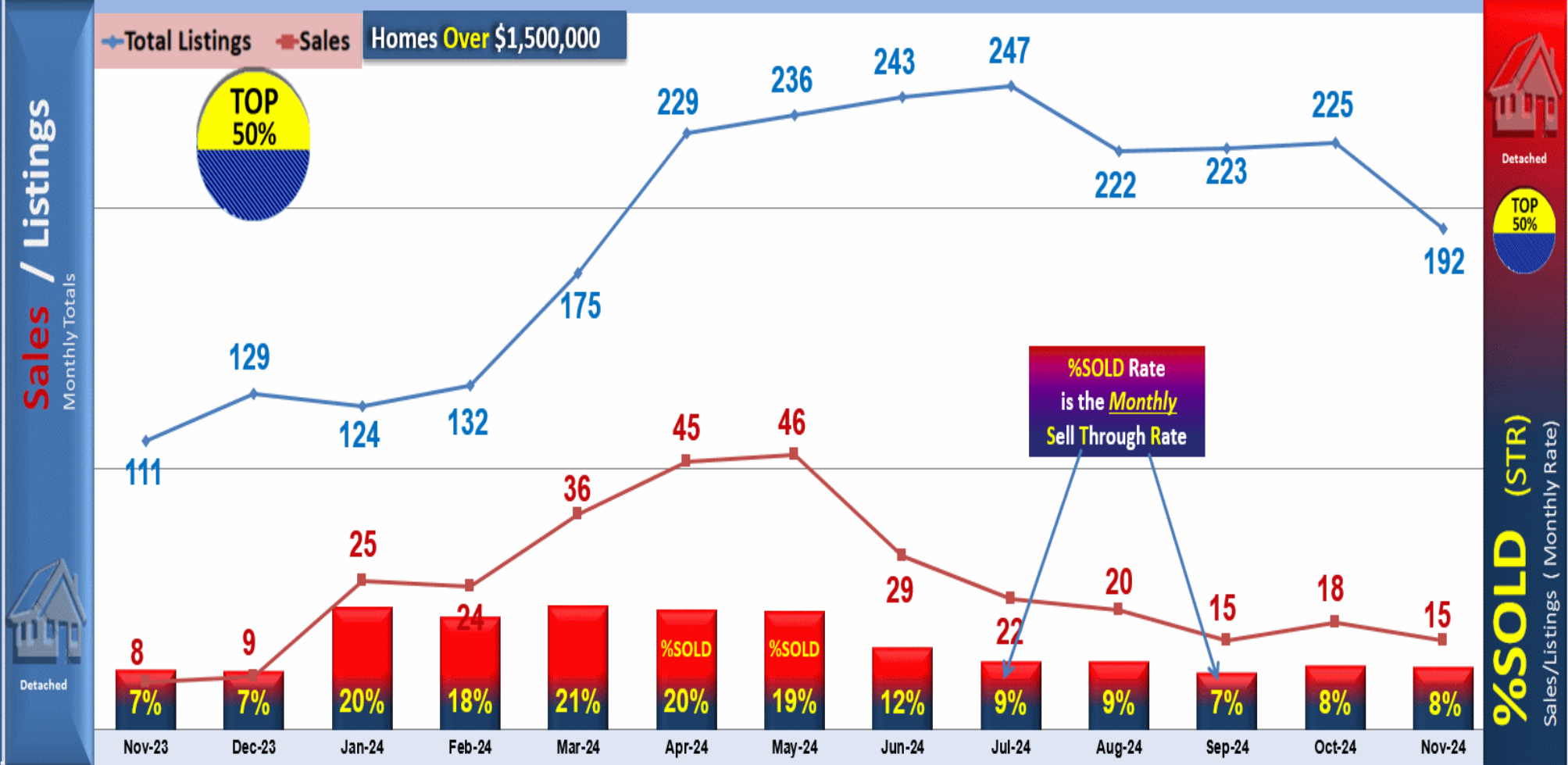
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Market Analysis and Forecasting Dec 1/24 Langley - Walnut Grove

Detached North Langley: Walnut Grove, Fort Langley Total Listings, Sales, and %SOLD Rates



Sales / Listings Monthly Totals

Detached TOP 50%

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

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Market Analysis and Forecasting Dec 1/24 Langley - Walnut Grove

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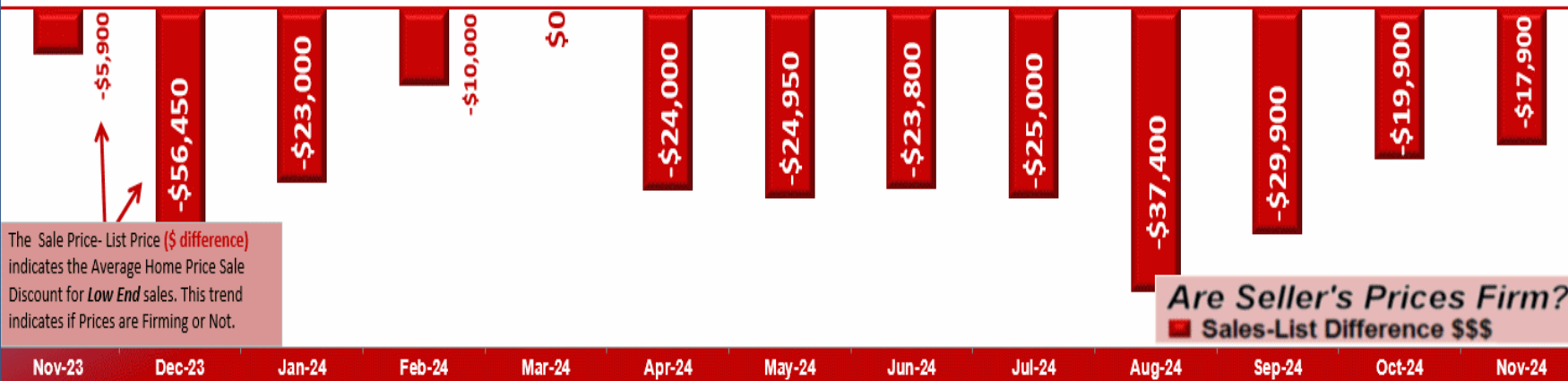
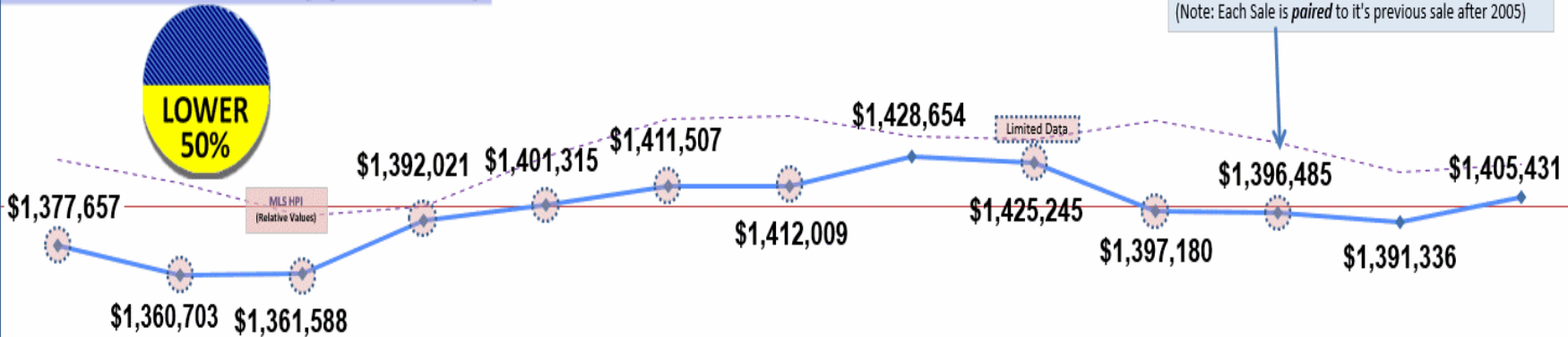
North Langley: Walnut Grove, Fort Langley Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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

Homes Below \$1,500,000

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 \$\$\$

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



Detached



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



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Market Analysis and Forecasting Dec 1/24 Langley - Walnut Grove

Detached North Langley: Walnut Grove, Fort Langley Total Listings*, Sales, and %SOLD Rates

Total Listings Sales Homes Below \$1,500,000



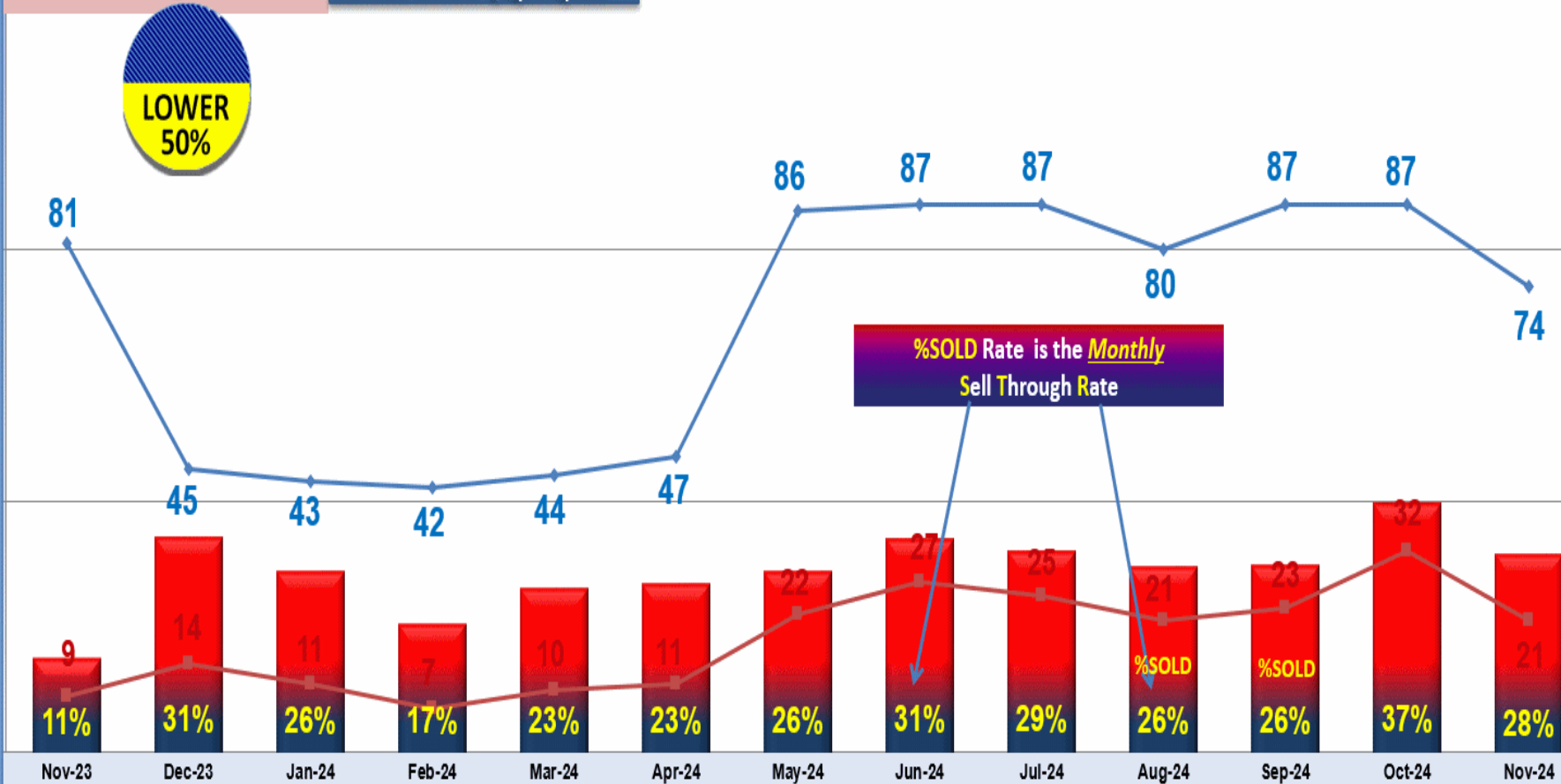
Sales / Listings
Monthly Totals



Detached



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



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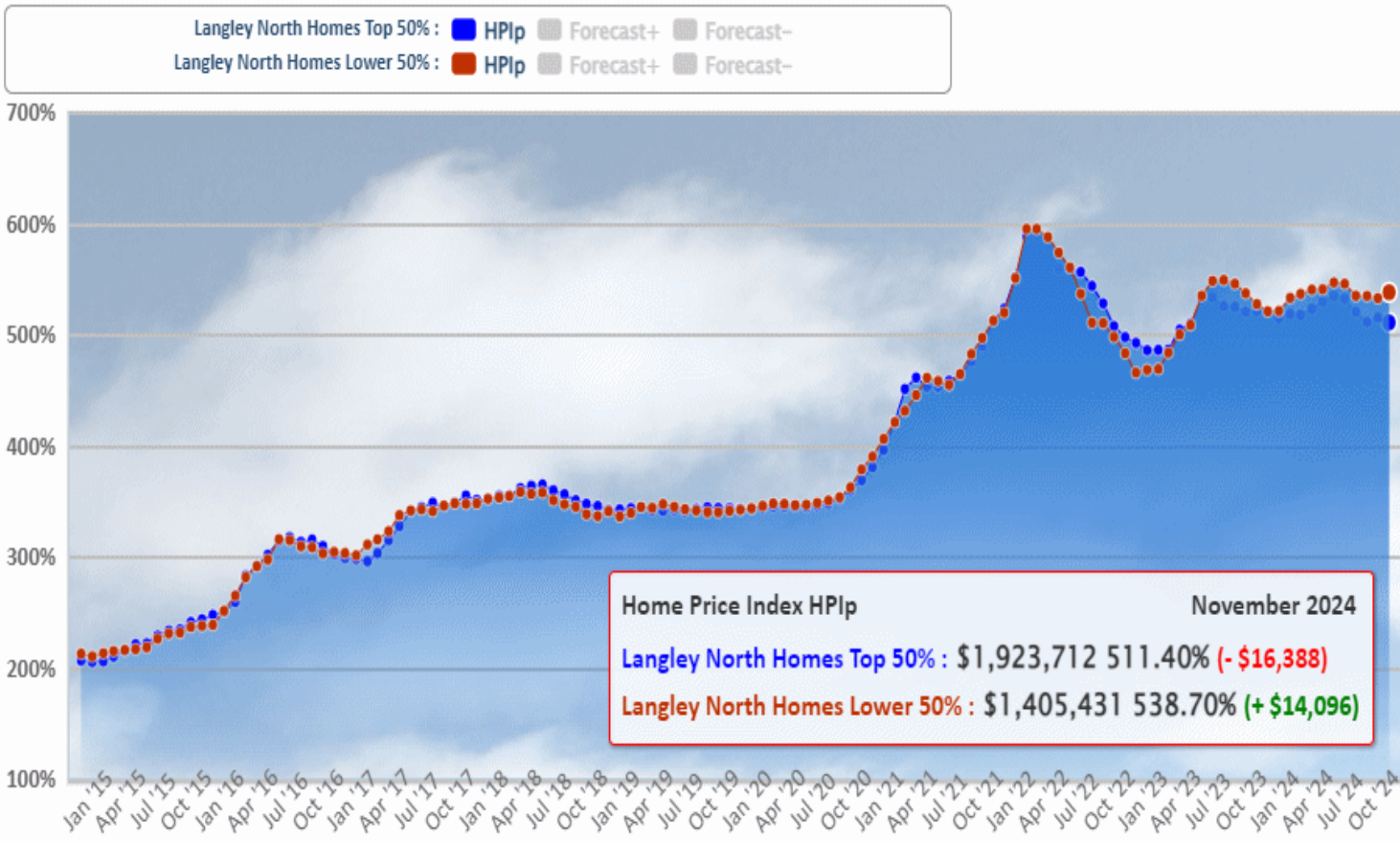
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Market Analysis and Forecasting Dec 1/24 Langley - Walnut Grove

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Drag over area to ZOOM in

Monthly Home values

Date	Value
Nov 2024	% 511.40
Oct 2024	% 515.80
Sep 2024	% 511.90
Aug 2024	% 520.80
Jul 2024	% 532.90
Jun 2024	% 535.20
May 2024	% 530.40
Apr 2024	% 523.80
Mar 2024	% 518.30
Feb 2024	% 519.20
Jan 2024	% 515.20
Dec 2023	% 519.80

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Market Analysis and Forecasting Dec 1/24 Maple Ridge –Pitt Mdws



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Maple Ridge - Pitt Meadows Sub areas Statistics - Nov 2024

Neighbourhoods	Total Listings (f/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Albion	15	5	15	97%	-\$19,999	33.3%
Cottonwood MR	35	9	23	99%	-\$9,999	25.7%
East Central	175	26	27	97%	-\$15,450	14.9%
North Maple Ridge	7	0				0.0%
Northwest Maple Ridge	27	5	11	100%	\$0	18.5%
Silver Valley	8	0				0.0%
Southwest Maple Ridge	22	2	20	100%	-\$2,450	9.1%
Thornhill	1	0				0.0%
West Central	83	8	11	96%	-\$21,950	9.6%
Central Meadows	35	12	24	99%	-\$9,900	34.3%
Mid Meadows	21	2	61	93%	-\$50,500	9.5%
North Meadows	8	2	14	98%	-\$15,500	25.0%
South Meadows	19	2	22	97%	-\$29,495	10.5%
Total Activity	456	73	21	98%	-\$14,900	16%

Attached

Dec 1 2024 Maple Ridge - Pitt Meadows Market Update Attached Townhomes/ Condos

Current: Maple Ridge, Pitt Meadows is a Seller's Market with Average listing inventory, **16 %SOLD** rate and a 98% Sell/List Ratio (This means the decrease on a sale from the original list price is averaging \$14,900)

Most Active Range: Homes between \$775,000-\$925,000 have **25.0 %SOLD** rate.

Least Active Range: Homes between \$500,000-\$625,000 have **6.4 %SOLD** rate.

History: Maple Ridge, Pitt Meadows's **Condos** Year-To-Date Home Price Index

HPIp (Upper 50%) shows that prices increased \$17,126.

Maple Ridge, Pitt Meadows's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$8,057.

Maple Ridge, Pitt Meadows's **Townhouses** Year-To-Date Home Price Index **HPIp (Upper 50%)** shows that prices increased \$9,126.

Maple Ridge, Pitt Meadows's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$40,335.

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

Forecast: The active listings last month are 42 less in count than same month last year. We project Ridge-Meadows Attached to be a continued Seller's market.

Maple Ridge - Pitt Meadows List Price Ranges Statistics - Nov 2024

Home Price Range	Total Listings (f/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$500,000	84	14	21	97%	-\$15,400	16.7%
\$500,001-\$625,000	94	6	54	96%	-\$24,900	6.4%
\$625,001-\$775,000	107	23	17	98%	-\$11,999	21.5%
\$775,001-\$925,000	96	24	23	98%	-\$13,450	25.0%
\$925,001 and more	75	6	13	97%	-\$34,450	8.0%
Total Activity	456	73	21	98%	-\$14,900	16%

Attached

Monthly Changes Summary	Nov-23	Oct-24	Nov-24	12/1/2024	Change
Total Listings** (A,S,T,C,X)	386	514	456		-58
Active Listings (1st of the Month)	295	372	348	306	-42
Solds	58	100	73		-27
DOM	21	20	21		1
%SOLD (Sales/ Listings /mnthly rate)	15.0%	19.5%	16.0%		-3.4%
Condos (Upper 50%) Home Price Index HPIp	\$607,895	\$626,100	\$625,021		-\$1,079
Condos (Lower 50%) Home Price Index HPIp	\$439,743	\$436,100	\$431,686		-\$4,414
Twnhs (Upper 50%) Home Price Index HPIp	\$822,223	\$825,306	\$831,349		\$6,043
Twnhs (Lower 50%) Home Price Index HPIp	\$598,172	\$607,416	\$619,100		\$11,684

In November, 52% of detached homes in Greater Vancouver dropped in value. On average, single-family homes in Metro Vancouver lost **\$1,245** in price. With lower mortgage rates, more buyers are expected to enter the market, especially for condos and townhouses. We predict that Metro Vancouver will stay a buyer's market until the end of the year.

For condos, the average price went up by **\$280**, and townhouses increased by **\$110**. We expect these markets to stay either a buyer's market to a stable market in the months ahead.

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

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



*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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Cell: 604-454-4367

produced for: **Louise Hendriks**



Market Analysis and Forecasting Dec 1/24 Maple Ridge –Pitt Mdws

Attached Townhomes/ Condos

Maple Ridge, Pitt Meadows

Total Listings, Sales, and %SOLD rates

Sales / Listings

Monthly Totals

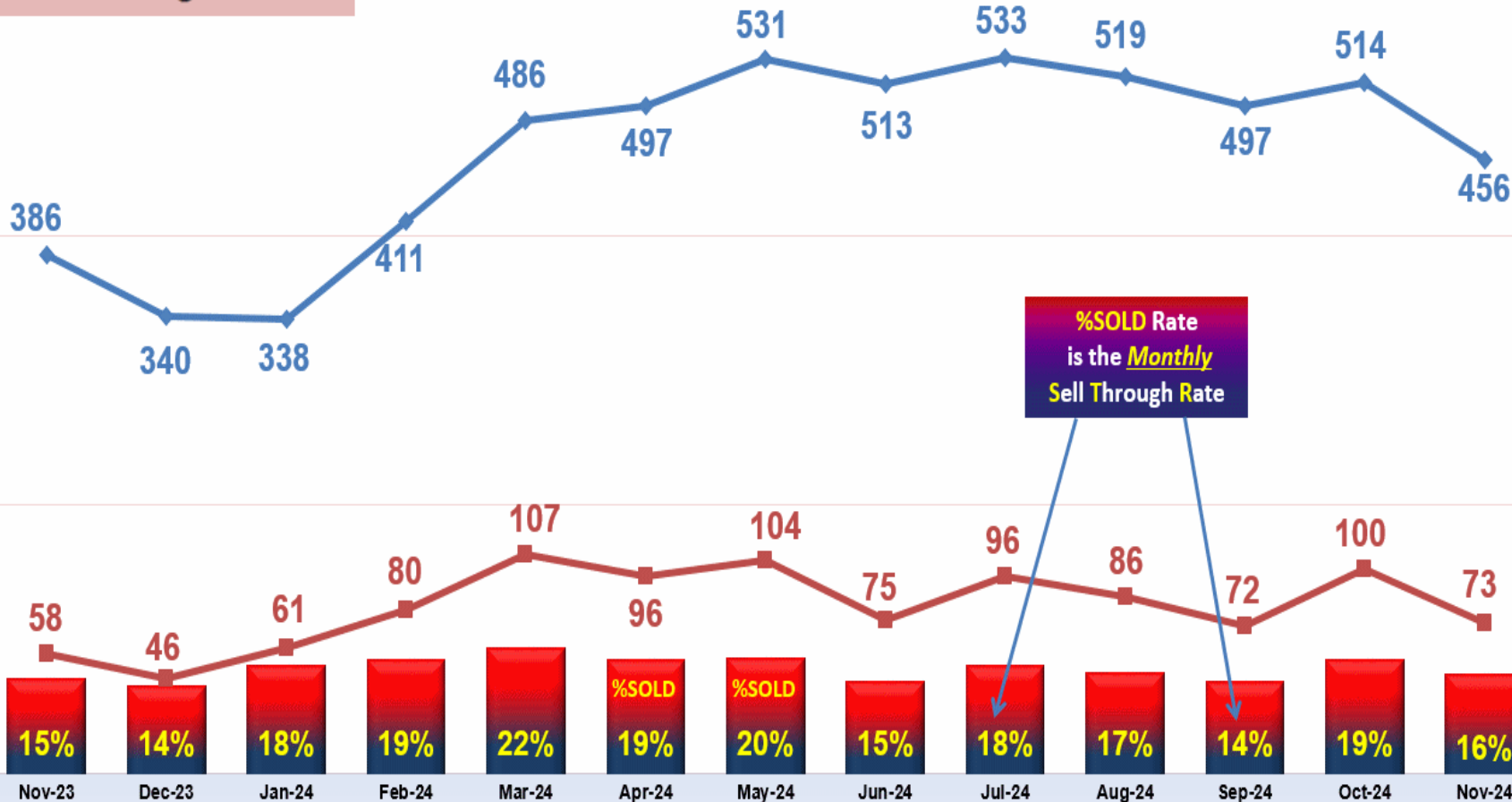


Attached

%SOLD (STR)

Sales/Listings (Monthly Rate)

Total Listings Sales



%SOLD Rate is the Monthly Sell Through Rate



Attached

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produced for: Louise Hendriks



Market Analysis and Forecasting Dec 1/24 Maple Ridge –Pitt Mdws

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)



Townhouses

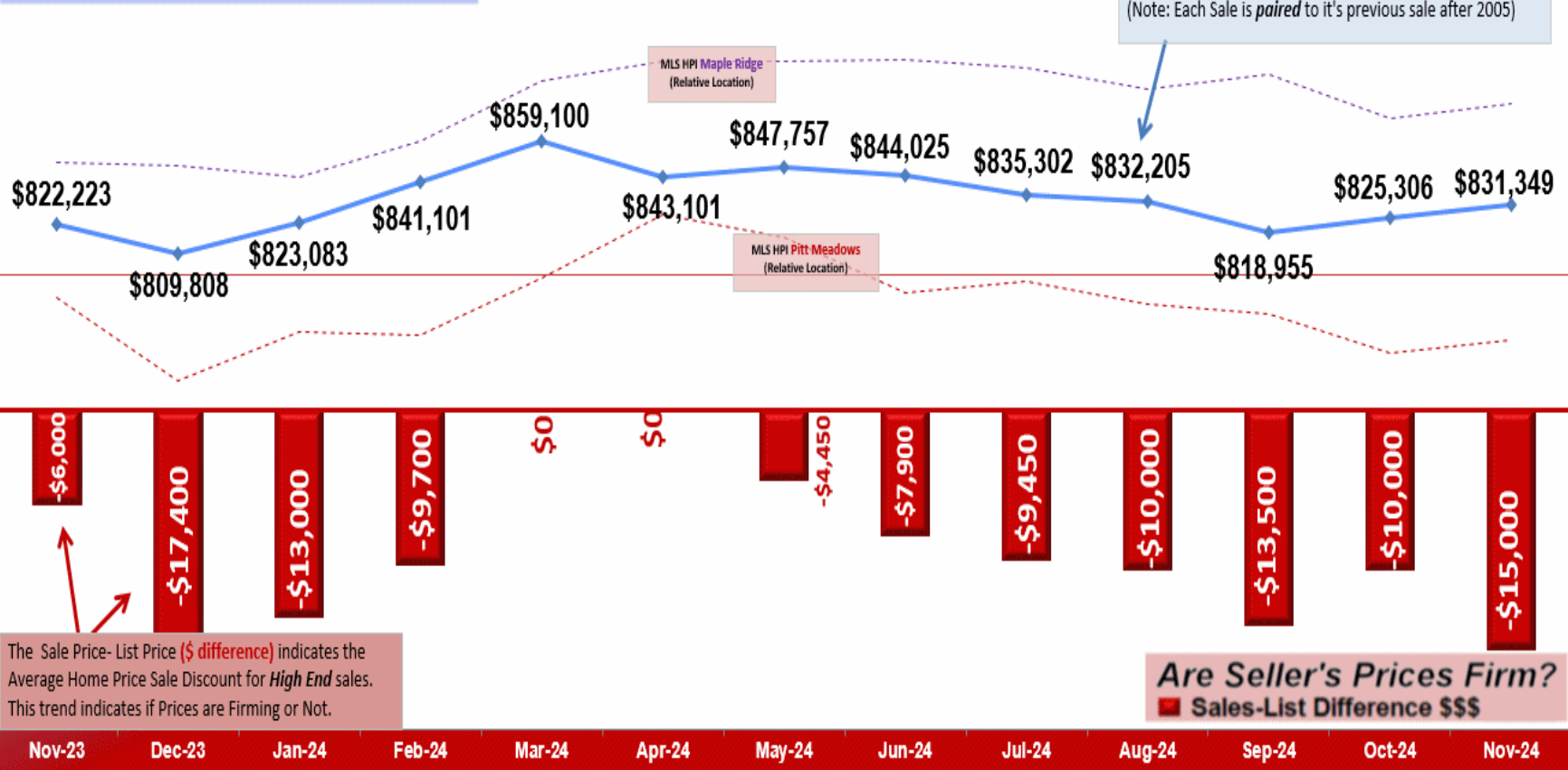


Sales Discount \$\$
Sale Price - Original List Price (\$ difference)

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 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 Maple Ridge –Pitt Mdws

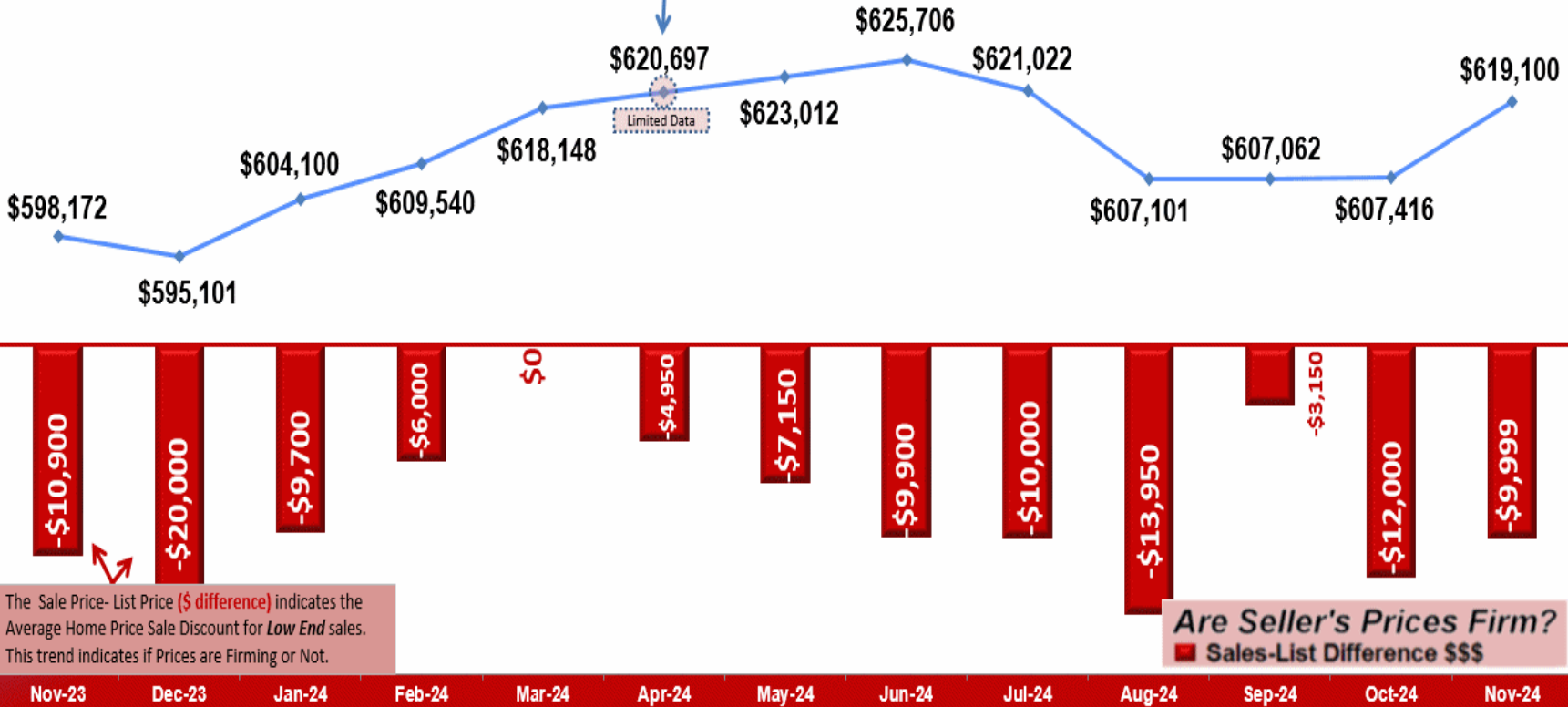
Attached Maple Ridge, Pitt Meadows Townhouse Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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

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

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(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 \$\$\$



Townhouses



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



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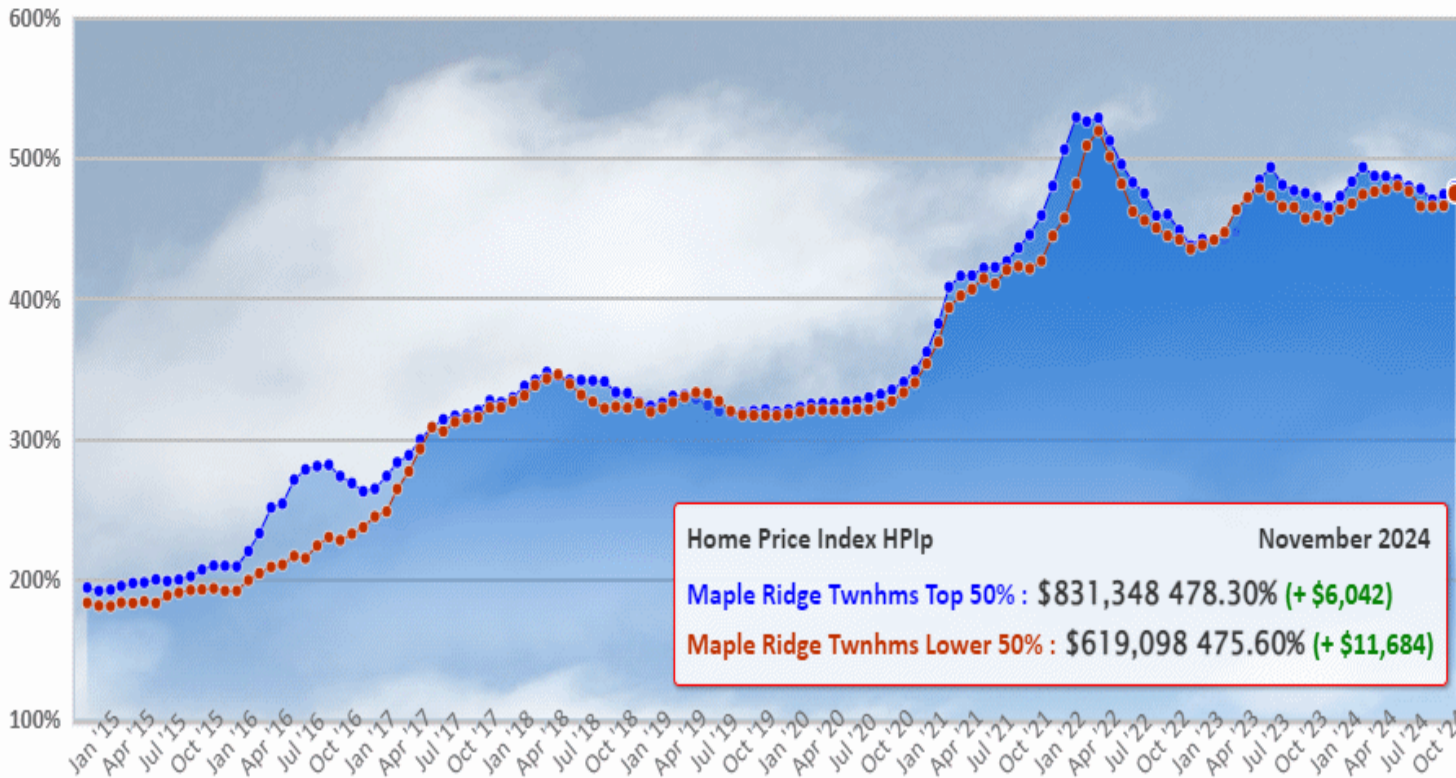
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Market Analysis and Forecasting Dec 1/24 Maple Ridge –Pitt Mdws

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



Home Price Index HPIp November 2024
 Maple Ridge Twnhms Top 50% : \$831,348 478.30% (+ \$6,042)
 Maple Ridge Twnhms Lower 50% : \$619,098 475.60% (+ \$11,684)

Monthly Home values

Date	Value
Nov 2024	% 478.30
Oct 2024	% 474.80
Sep 2024	% 471.10
Aug 2024	% 478.80
Jul 2024	% 480.50
Jun 2024	% 485.60
May 2024	% 487.70
Apr 2024	% 487.90
Mar 2024	% 494.20
Feb 2024	% 483.90
Jan 2024	% 473.50
Dec 2023	% 465.90



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Market Analysis and Forecasting Dec 1/24 Maple Ridge –Pitt Mdws

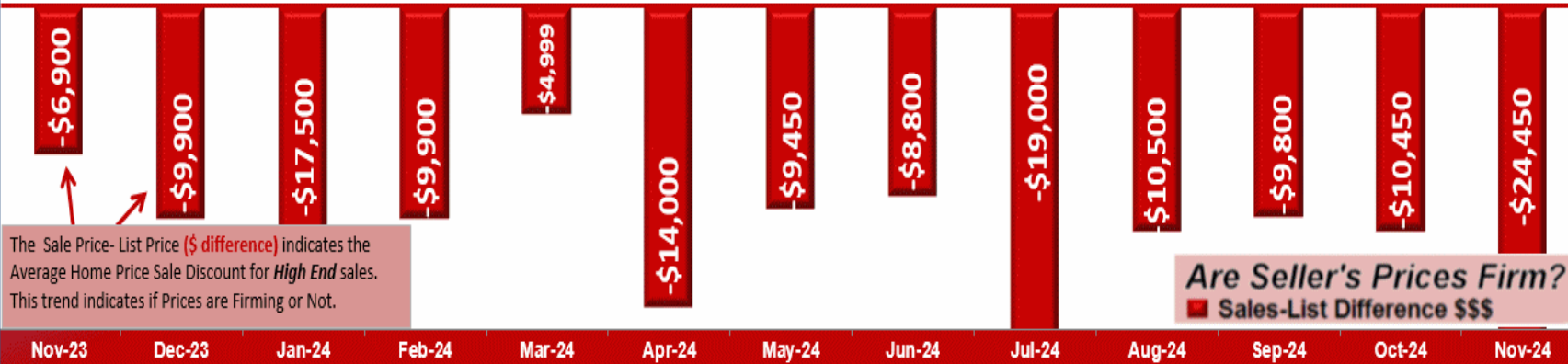
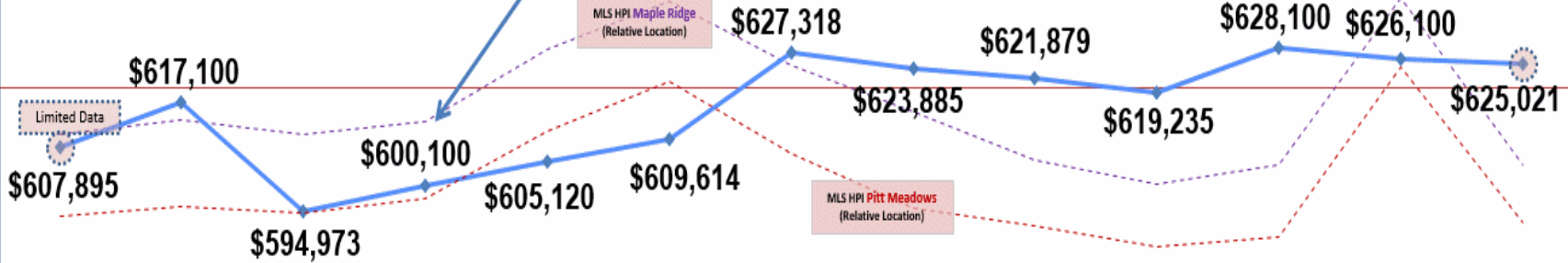
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Home Price Changes
(Home Price Index Paired sales from 2005)

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

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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 Difference \$\$\$



Condominiums



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



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Market Analysis and Forecasting Dec 1/24 Maple Ridge –Pitt Mdws

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)

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



Condominiums

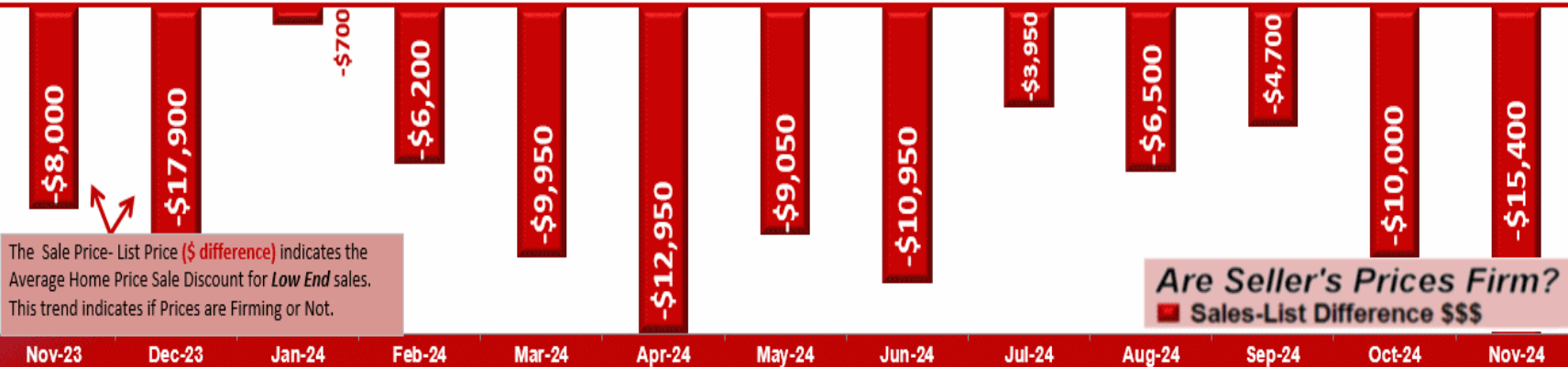
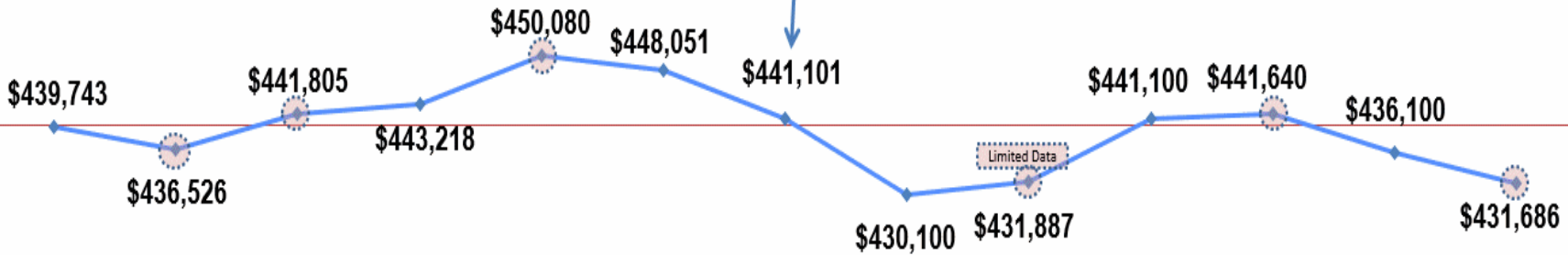
LOWER 50%

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 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 \$\$\$



Condominiums

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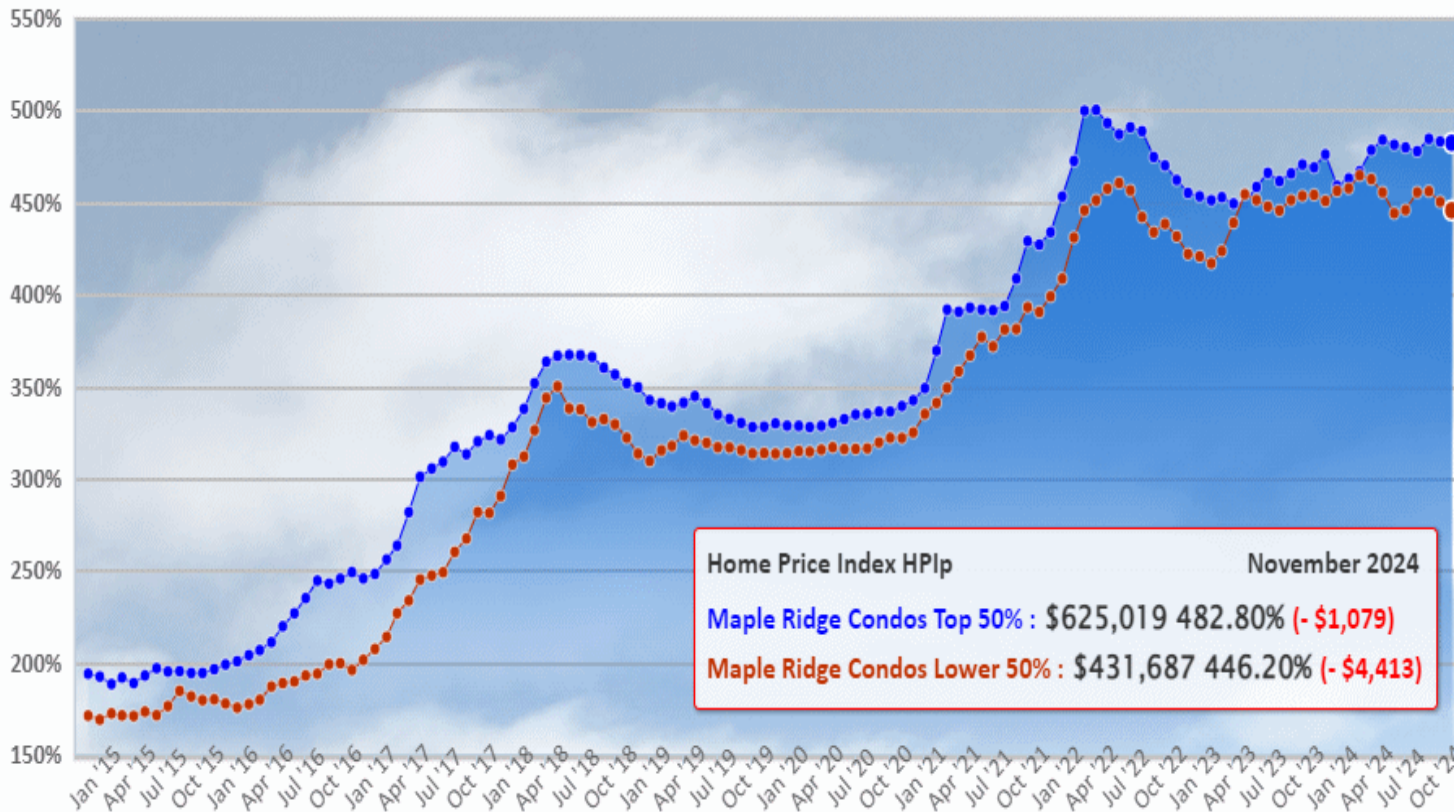
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Market Analysis and Forecasting Dec 1/24 Maple Ridge –Pitt Mdws

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



Monthly Home values

Date	Value
Nov 2024	% 482.80
Oct 2024	% 483.60
Sep 2024	% 485.10
Aug 2024	% 478.30
Jul 2024	% 480.30
Jun 2024	% 481.90
May 2024	% 484.50
Apr 2024	% 479.00
Mar 2024	% 467.40
Feb 2024	% 463.50
Jan 2024	% 459.50
Dec 2023	% 476.60



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#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

attached homes



RE/MAX

Louise Hendriks

RE/MAX All Points Realty

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Market Analysis and Forecasting Dec 1/24 Langley, Cloverdale

Langley, Cloverdale Sub areas Statistics - Nov 2024						Attached	
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
Cloverdale BC	95	18	15	99%	-\$8,900	18.9%	
Clayton	149	26	22	99%	-\$7,500	17.4%	
Murrayville	28	6	22	99%	-\$3,450	21.4%	
Salmon River	5	1	38	99%	-\$5,000	20.0%	
Brookwood Langley	0	0				0.0%	
Aldergrove Langley	15	1	49	88%	-\$72,900	6.7%	
Langley City	270	31	15	98%	-\$9,000	11.5%	
Total Activity	562	83	20	99%	-\$8,800	15%	

Langley, Cloverdale List Price Ranges Statistics - Nov 2024							Attached	
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD		
0-\$475,000	58	4	27	101%	\$3,001	6.9%		
\$475,001-\$550,000	110	17	20	99%	-\$7,900	15.5%		
\$550,001-\$650,000	128	20	14	98%	-\$13,950	15.6%		
\$650,001-\$800,000	108	21	19	98%	-\$13,900	19.4%		
\$800,001-\$950,000	98	16	17	100%	-\$2,450	16.3%		
\$950,001 and more	60	5	25	98%	-\$20,000	8.3%		
Total Activity	562	83	20	99%	-\$8,800	15%		

Dec 1 2024 Langley, Cloverdale Market Update (Attached)

Current: Langley, Cloverdale is in a Stable Market with average listing inventories, a **15 % SOLD** rate and a 99% Sell/List Ratio.

(This means that there is an average of a \$8,800 discount on a sale from the original list price)

Most Active Price Range: Attached homes between \$650,000 - \$800,000 have **19.4 % SOLD** rate and is in a Sellers Market.

Least Active Price Range: Attached homes below \$475,000 have **6.9 % SOLD** rate.

History: The Langley, Cloverdale's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$2,893.

The Langley, Cloverdale's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$1,991.

The Langley, Cloverdale's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$2,318.

The Langley, Cloverdale's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$12,526.

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

Analytical Methods: The Langley, Cloverdale 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 **Langley, Cloverdale HPIp Top 50%** representing the higher end sales and the **Langley, Cloverdale 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)	410	632	562		-70
Active Listings	267	442	436	395	-41
Solds	65	121	83		-38
Days on Market (DOM)	18	15	20		5
%SOLD (Sales/ Listings /monthly rate)	16%	19%	15%		-4%
Condos (Top 50%) Home Price Index HPIp	\$609,962	\$601,339	\$612,855		\$11,516
Condos (Lower 50%) Home Price Index HPIp	\$452,631	\$468,100	\$454,622		-\$13,478
Twnhs (Top 50%) Home Price Index HPIp	\$944,164	\$947,176	\$941,846		-\$5,330
Twnhs (Lower 50%) Home Price Index HPIp	\$672,101	\$688,101	\$684,627		-\$3,474

Forecast: The Listing Inventories have increased by 37% more listings compared to same month last year. We project Langley, Cloverdale Attached 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 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.

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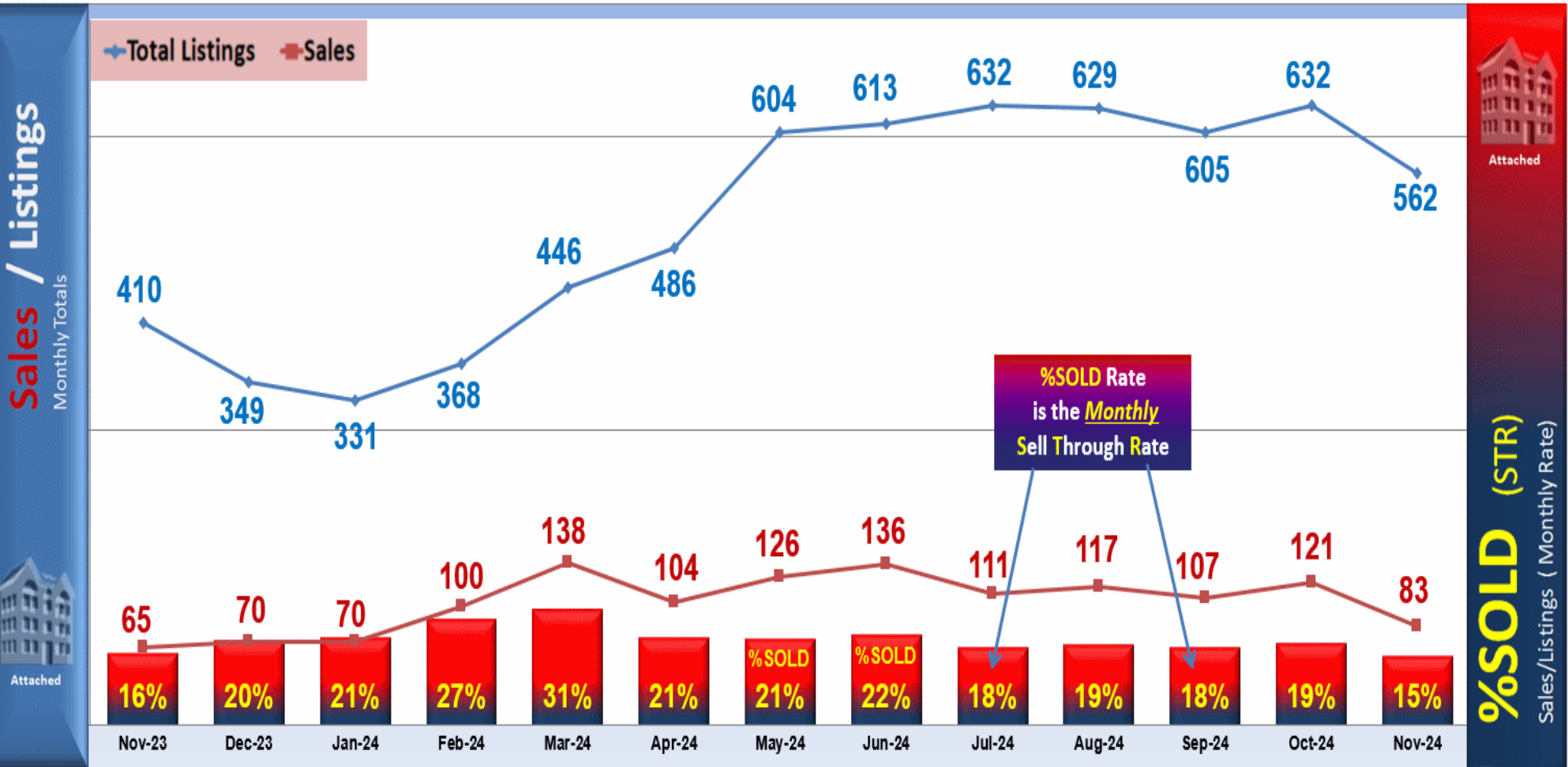


Market Analysis and Forecasting

Dec 1/24 Langley, Cloverdale

Attached Langley, Cloverdale

Total Listings **, Sales, and %SOLD Rates



Sales / Listings Monthly Totals



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

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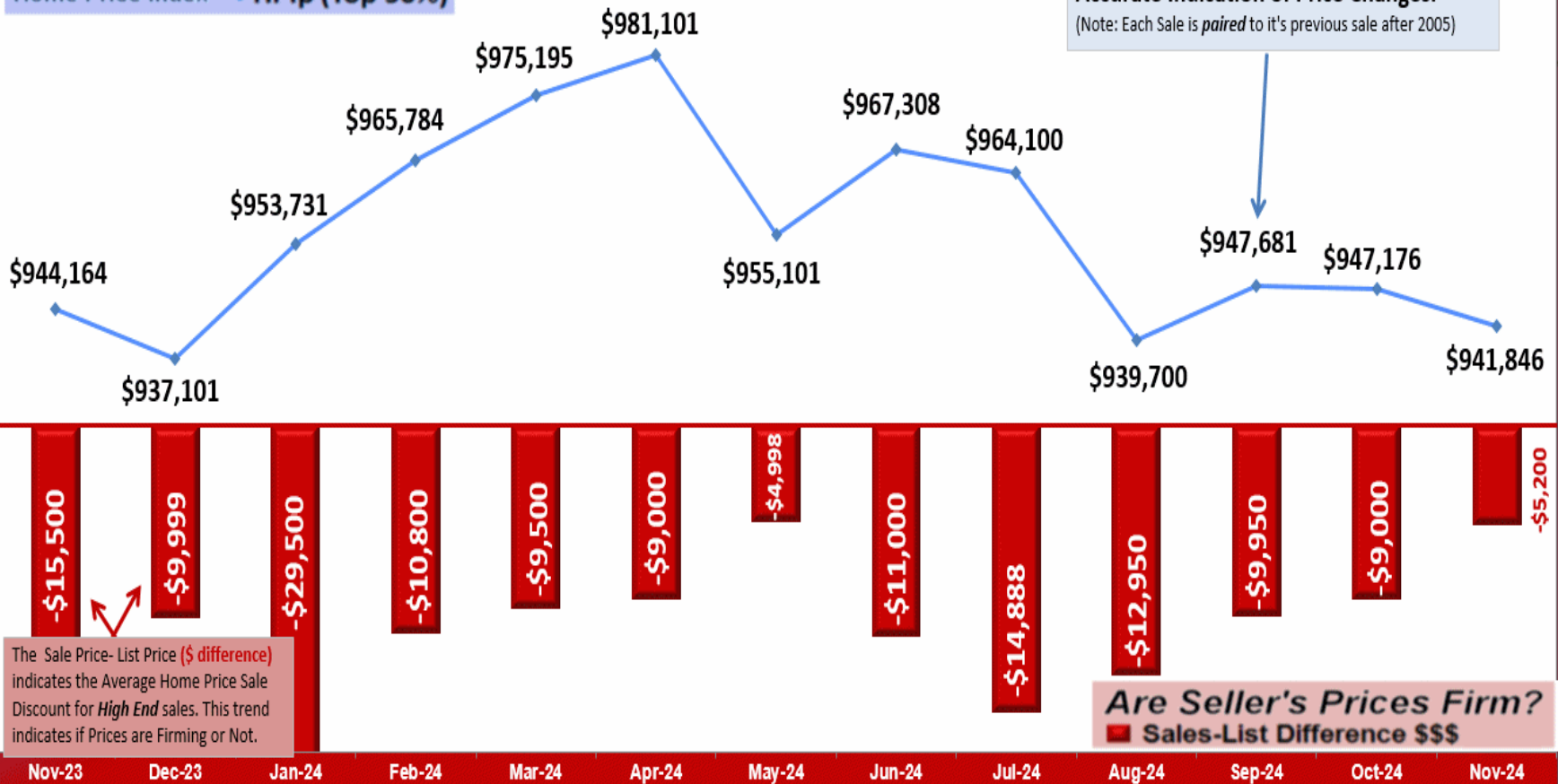


Market Analysis and Forecasting Dec 1/24 Langley, Cloverdale

Attached Langley, Cloverdale 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.
(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 \$\$\$



TOP 50%

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

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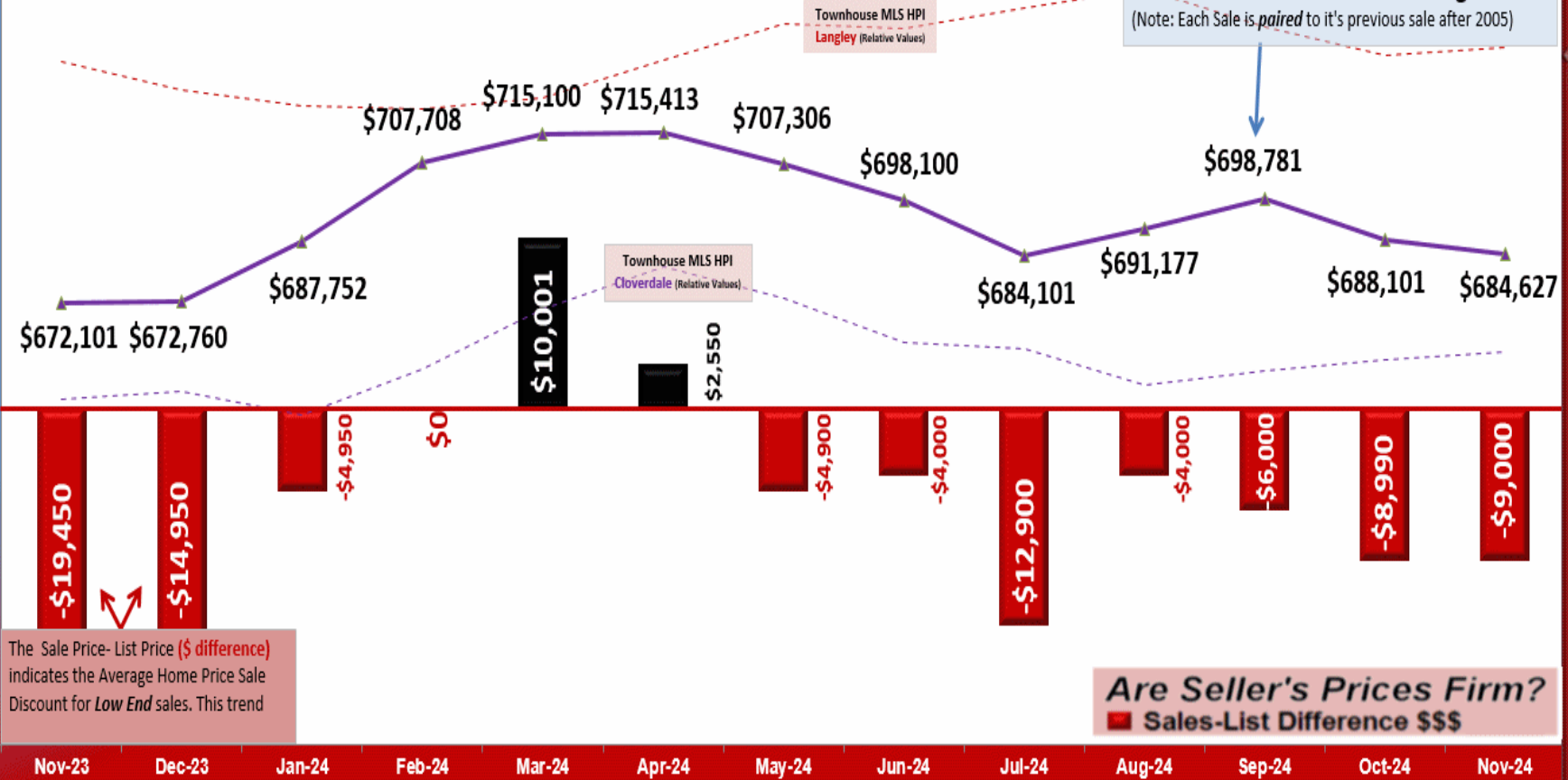
Market Analysis and Forecasting Dec 1/24 Langley, Cloverdale

Attached Langley, Cloverdale 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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(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 \$\$\$



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

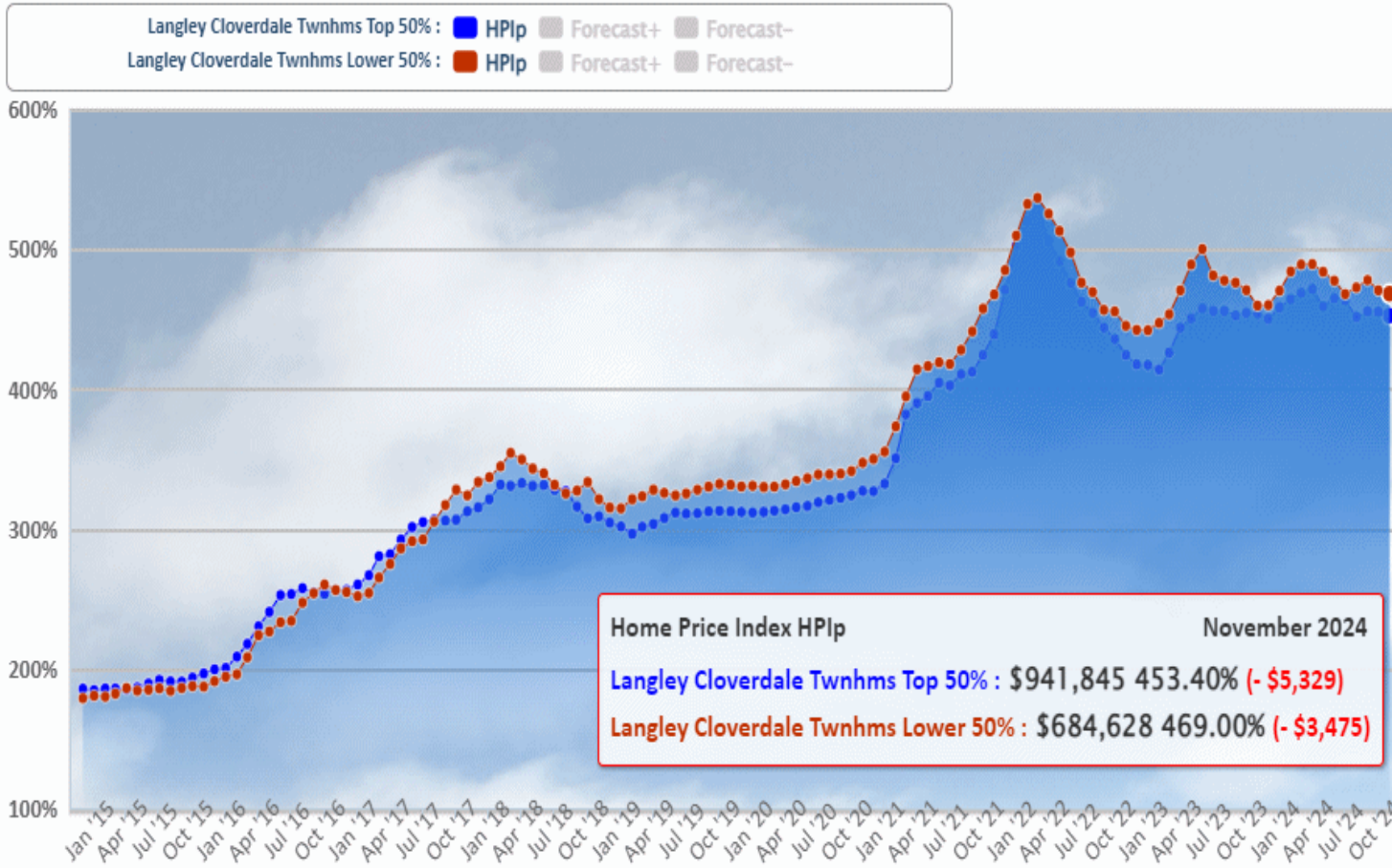
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Market Analysis and Forecasting Dec 1/24 Langley, Cloverdale

Powered by the Greater Vancouver Market Reports HPIp



Monthly Home values

Date	Value
Nov 2024	% 453.40
Oct 2024	% 455.90
Sep 2024	% 456.20
Aug 2024	% 452.30
Jul 2024	% 464.10
Jun 2024	% 465.60
May 2024	% 459.80
Apr 2024	% 472.30
Mar 2024	% 469.40
Feb 2024	% 464.90
Jan 2024	% 459.10
Dec 2023	% 451.10



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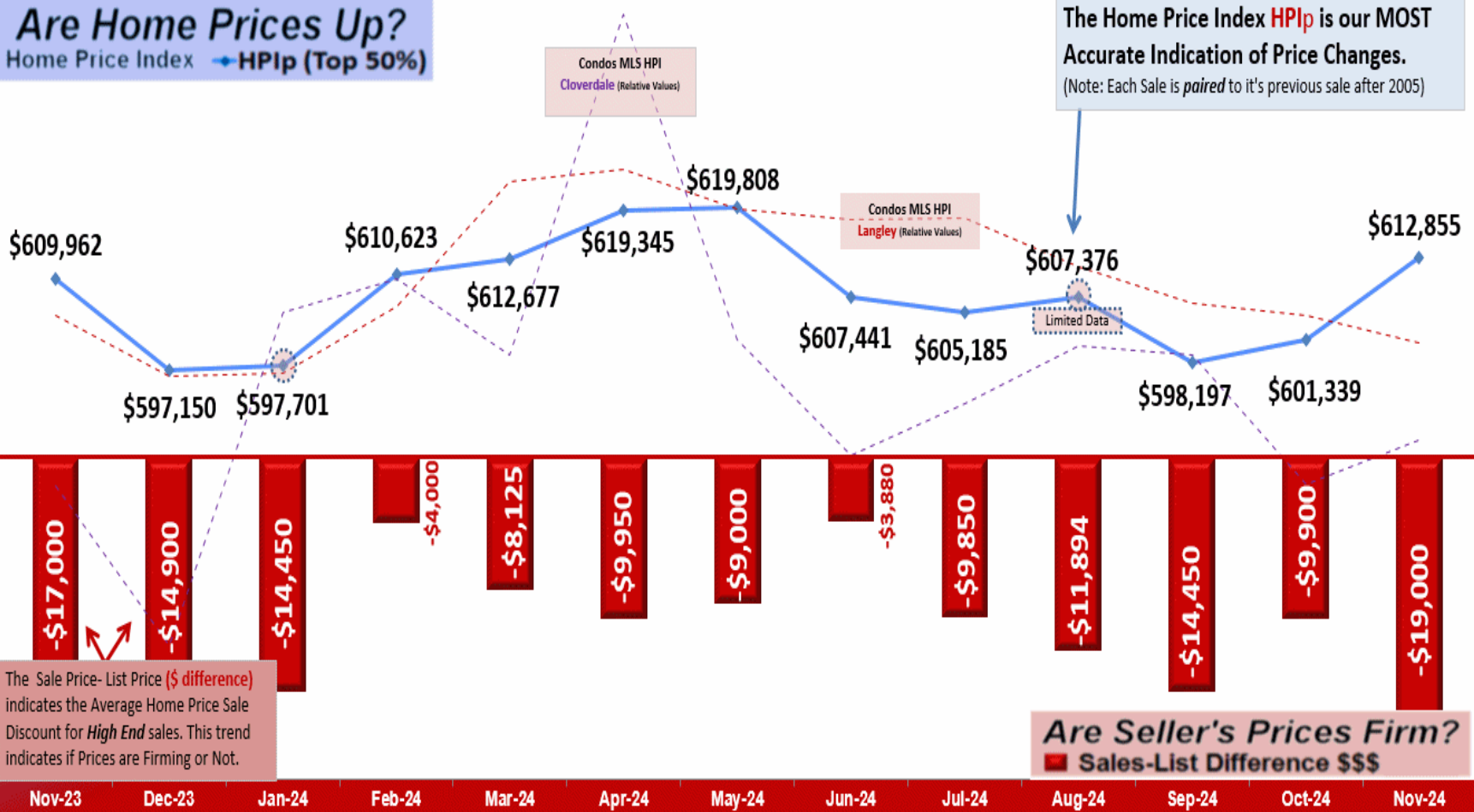


Market Analysis and Forecasting Dec 1/24 Langley, Cloverdale

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

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



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



Condominiums



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

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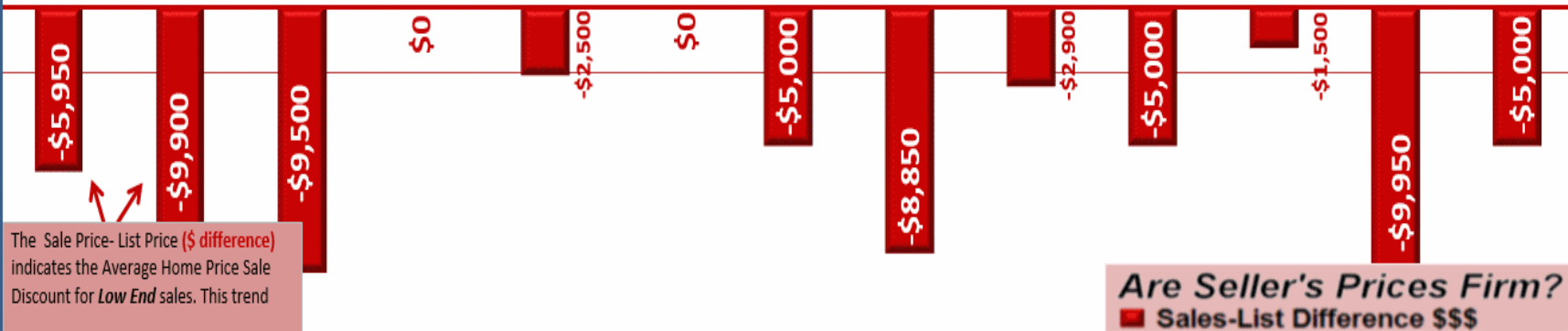
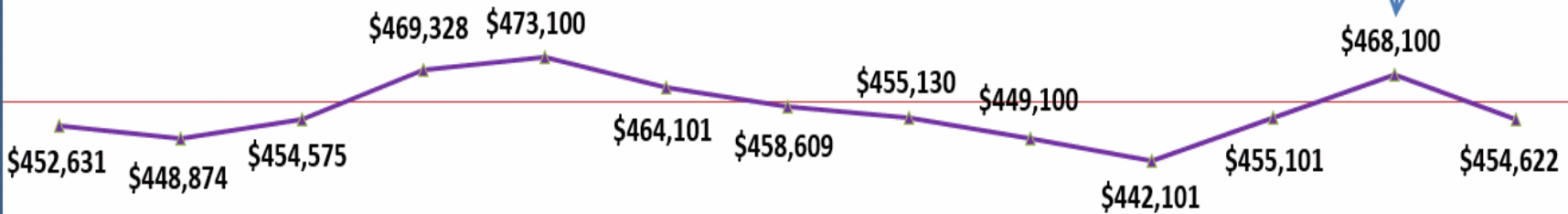
Market Analysis and Forecasting Dec 1/24 Langley, Cloverdale

Attached Langley, Cloverdale 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

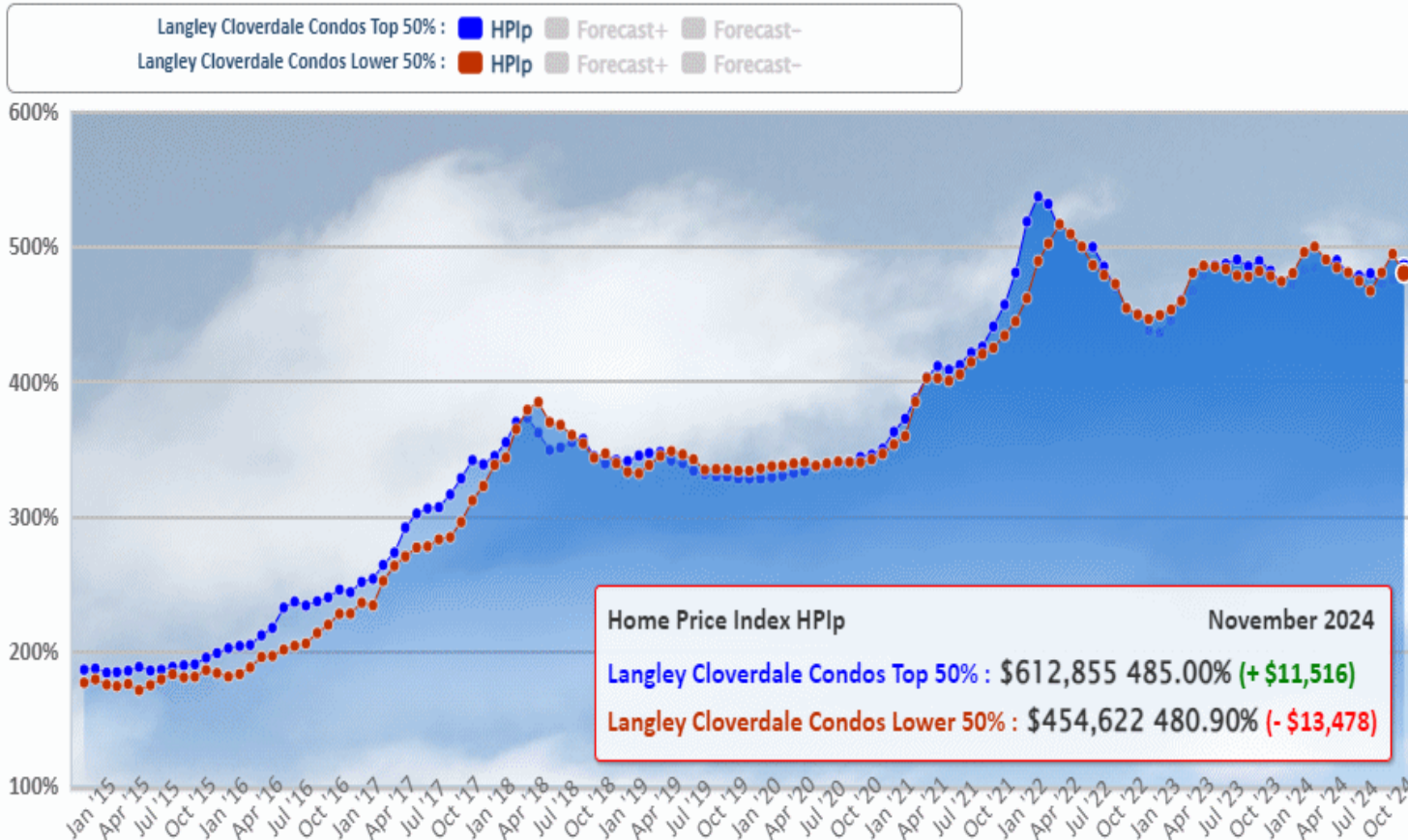
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Market Analysis and Forecasting Dec 1/24 Langley, Cloverdale

Powered by the Greater Vancouver Market Reports HPIp



Monthly Home values

Date	Value
Nov 2024	% 485.00
Oct 2024	% 475.90
Sep 2024	% 473.40
Aug 2024	% 480.70
Jul 2024	% 479.00
Jun 2024	% 480.80
May 2024	% 490.50
Apr 2024	% 490.20
Mar 2024	% 484.90
Feb 2024	% 483.30
Jan 2024	% 473.00
Dec 2023	% 472.60

Drag over area to ZOOM in



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