Vancouver Market Reports

Statistics, on the Web!

detached homes

Vancouver Market Reports

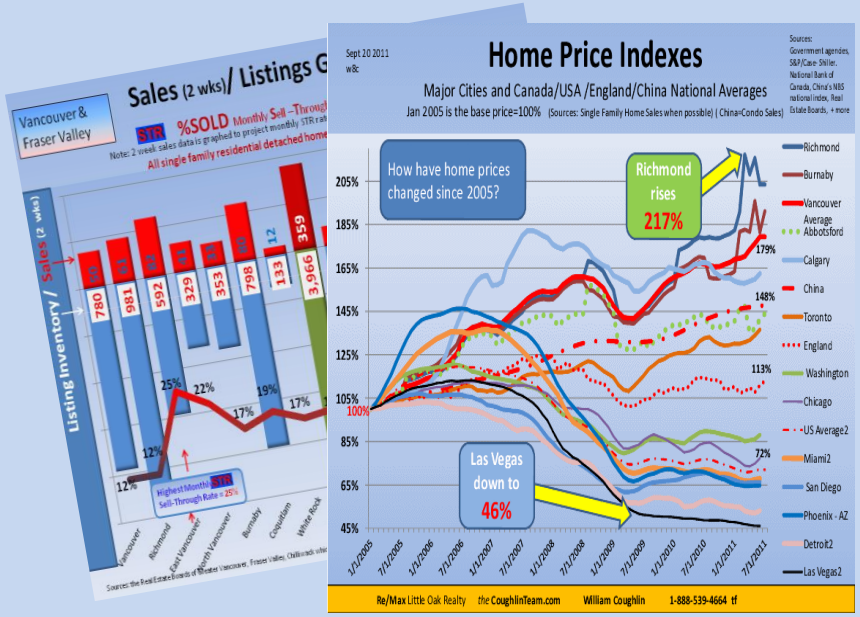
Statistics, on the Web!

attached homes

Market Analysis and Forecasting

Market Analysis and Forecasting

Steve Burk's Market Reports



Advanced Marketing Tools

produced for: Steve Burk

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Steve Burk's Market Reports

Detached

- Delta Ladner
- North Vancouver
- Vancouver Westside
- West Vancouver

Attached

- Downtown-West End
- North Vancouver
- Vancouver Westside

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 Market Reports detached homes

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Vancouver & Fraser Valley

Sales (2 wks)/ Listings Graph

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

May 6 2022 (2-weeks)

Note: 2-week sales data is graphed to project monthly STR rates and inventory includes the sold and expired listings.

All single family residential detached homes (excludes townhomes and condos)

2022.05.07.9:00AM m7s

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Vancouver Market Reports attached homes

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Vancouver & Fraser Valley

Sales (2 wks)/ Listings Graph

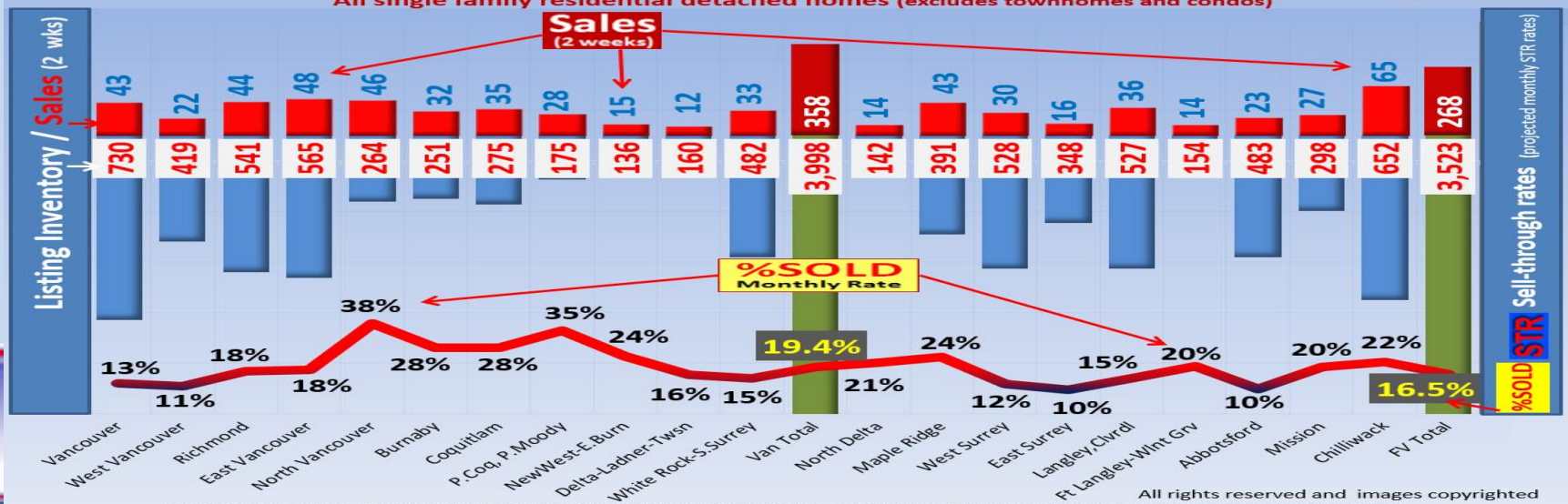
%SOLD Monthly Sell –Through Rates **STR** (absorption rates) (vr3)

Apr 22 2022 (2-weeks)

Note: 2-week sales data is graphed to project monthly STR rates and inventory includes the sold and expired listings.

All single family residential detached homes (excludes townhomes and condos)

2022.04.23.8:00AM m7s



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Vancouver & Fraser Valley

Sales (1 wk)/ Listings Graph

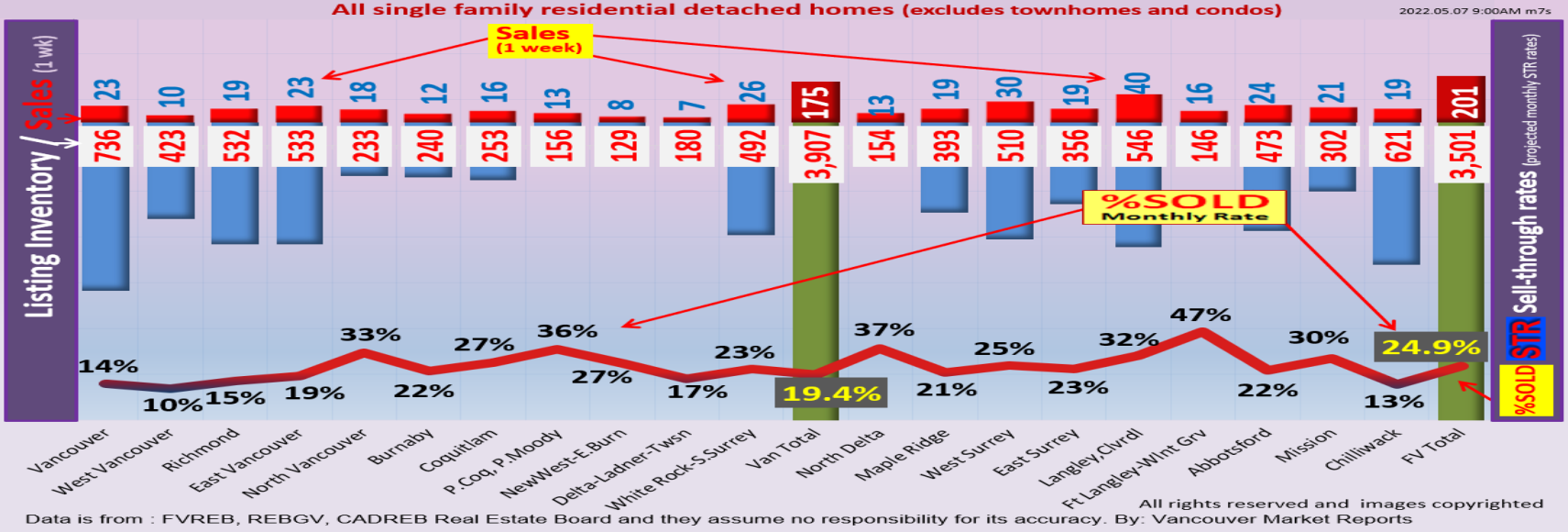
May 6 2022 (1 week)

%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)

2022.05.07 9:00AM m7s



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Vancouver & Fraser Valley

Sales (1 wk)/ Listings Graph

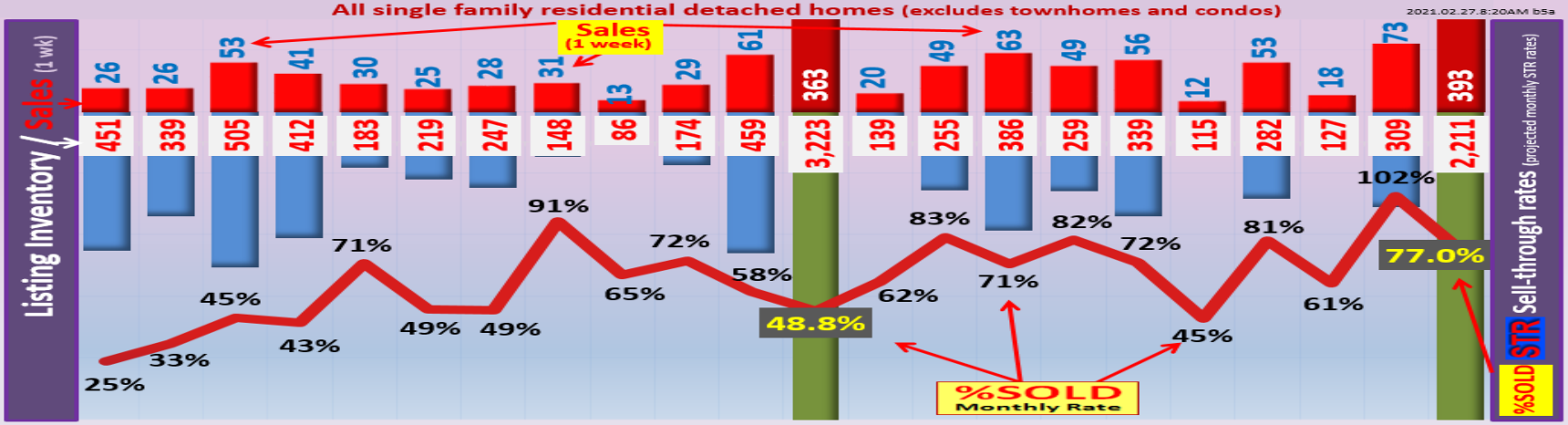
Feb 26 2021 (1 week)

%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)

2021.02.27.8:20AM b5a



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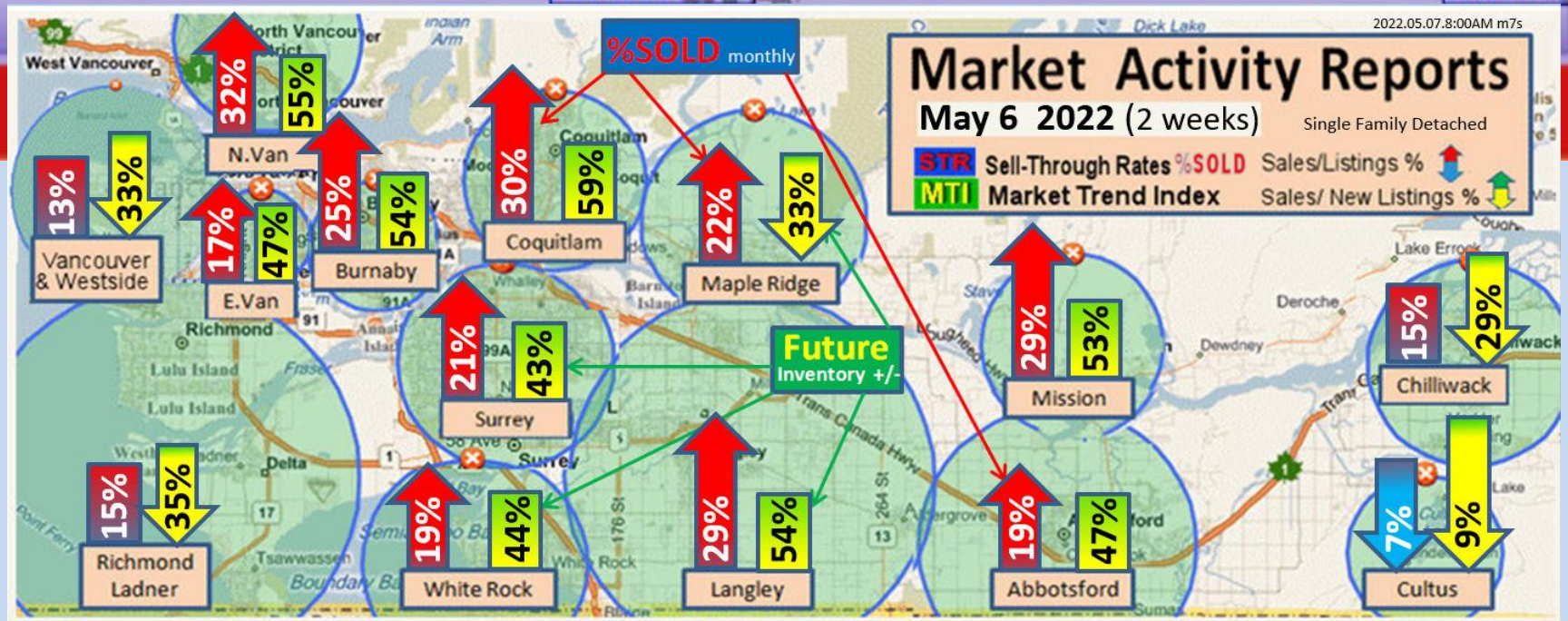
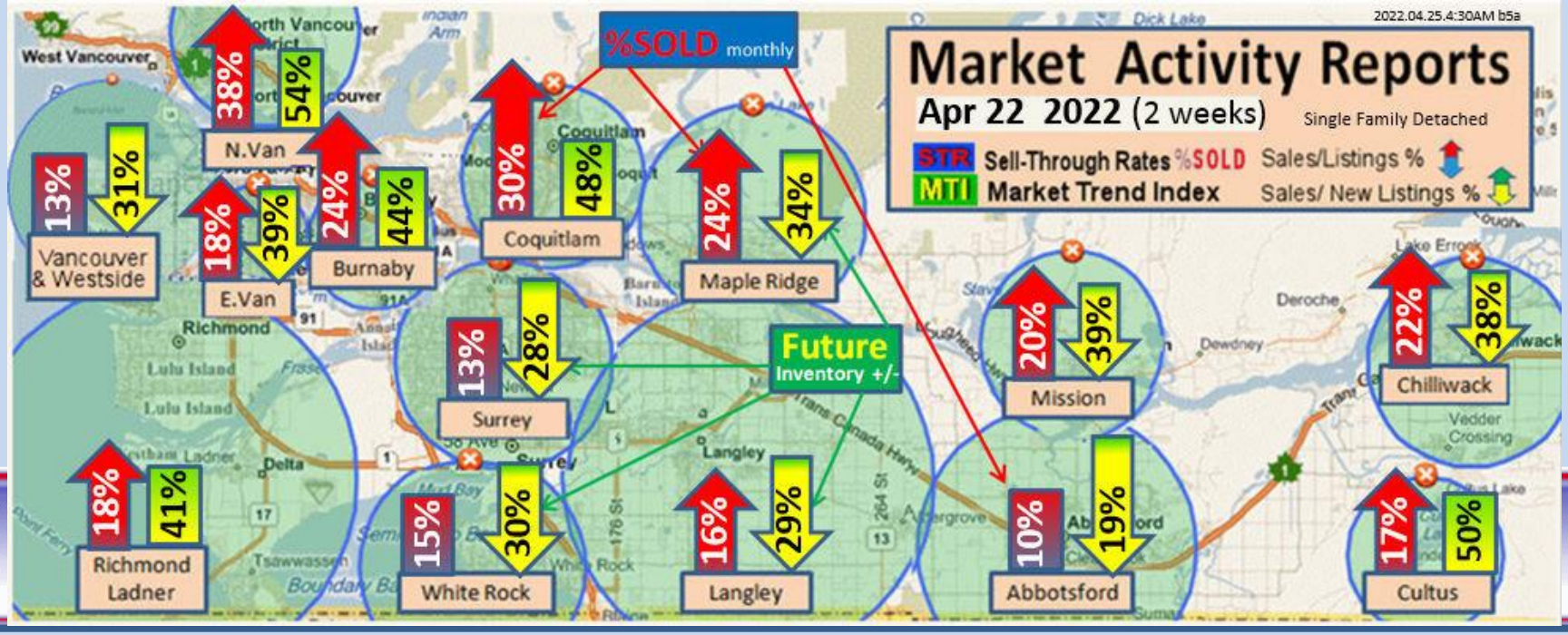
detached homes





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Vancouver Market Reports

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detached homes

Market Analysis and Forecasting

May 1/22 North Vancouver

North Vancouver Real Estate Price Changes ($/%)

北温房地產價格變動 /北温房地产价格变动

Housing Types: Year-To-Date Mar 2021 – Mar 2022 (Quarters)

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports HPIp

YTD Home Price Changes $$ 年終住房價格變動 年终住房价格变动

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

High End Detached 高档独立屋	Low End Detached 低端独立屋	High End Condos 高档公寓	Low End Condos 低端公寓	High End Townhouse 高档城镇屋	Low End Townhouse 低端城镇屋
$396,799	$246,661	$131,530	$94,186	$269,375	$143,936
17.9%	15.4%	17.1%	20.2%	23.1%	17.7%
TOP 50%	LOWER 50%	TOP 50%	LOWER 50%	TOP 50%	LOWER 50%

$1,800,000 | $700,000 | $1,100,000

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

YTD Home Price Changes %% 年終住房價格變動 年终住房价格变动

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

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Vancouver Market Reports

detached homes

Statistics, on the Web!

Market Analysis and Forecasting — **May 1/22 North Vancouver**

Monthly Market Activity - Apr 2022 Single Family

May 1 2022 **North Vancouver** Market Update (detached)

Current: North Vancouver is in a Seller Market with its average listings inventory and **29 %SOLD** rate.

Meaning 38 homes out of 100 sold in the last month with an avg of $51,000 increase in sale from the original list price.

Most Active Range: Homes between $1.6 mill. - $1.9 mill. have **40.0 %SOLD** rate.

Least Active Range: Homes between $3.2 mill - $3.8 mill. have **12.1 %SOLD** rate.

History: The North Vancouver Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased $290,770.

The North Vancouver Year-To-Date Home Price Index **HPIp**(Lower 50%) shows that prices increased $263,093.

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

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale – List Price differences are based on medians, not averages. Market Share Reports include all property types. More Details

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Vancouver Market Reports

detached homes

Statistics, on the Web!

Market Analysis and Forecasting

May 1/22 North Vancouver

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

North Vancouver Price Ranges Statistics - Apr 2022 — Detached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD
0-$1,600,000	22	7	7	104%	$67,000	31.8%
$1,600,001-$1,900,000	50	20	7	105%	$101,000	40.0%
$1,900,001-$2,100,000	52	20	8	105%	$108,550	38.5%
$2,100,001-$2,300,000	39	17	8	108%	$178,000	43.6%
$2,300,001-$2,700,000	51	14	9	99%	-$18,000	27.5%
$2,700,001-$3,200,000	45	9	7	101%	$32,000	20.0%
$3,200,001-$3,800,000	33	4	56	93%	-$263,000	12.1%
$3,800,001 and more	37	5	17	96%	-$163,000	13.5%
Total Activity	**329**	**96**	**8**	**102%**	**$51,000**	**29%**

LOWER 50%

TOP 50%

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change
Total Listings (A,S,T,C,X)	446	310	329		19
Active Listings (1st of the month)	201	144	158	202	44
Solds	183	117	96		-21
DOM	8	7	8		1
%SOLD (Sales/ Listings /mnthly rate)	41.0%	37.7%	29.2%		-8.6%
(Top 50%) Home Price Index HPIp	$2,393,100	$2,723,180	$2,683,870		-$39,310
(Lower 50%) Home Price Index HPIp	$1,698,007	$1,892,707	$1,961,100		$68,393

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Vancouver Market Reports

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Statistics, on the Web!

Market Analysis and Forecasting

May 1/22 North Vancouver

North Vancouver Sub areas Statistics - Apr 2022 Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD
Boulevard	16	5	7	111%	$319,800	31.3%
Blueridge NV	15	5	7	105%	$102,000	33.3%
Braemar	3	1	8	113%	$350,001	33.3%
Capilano NV	4	2	13	101%	$19,500	50.0%
Central Lonsdale	28	7	8	99%	-$13,000	25.0%
Calverhall	6	3	6	101%	$11,000	50.0%
Canyon Heights NV	42	12	9	101%	$14,000	28.6%
Deep Cove	7	3	9	101%	$53,000	42.9%
Delbrook	6	2	30	106%	$144,500	33.3%
Dollarton	7	2	9	103%	$50,500	28.6%
EDGEMONT	16	6	18	97%	-$112,450	37.5%
Forest Hills NV	12	1	5	96%	-$164,000	8.3%
Grouse Woods	2	0				0.0%
Hamilton Heights	0	0				0.0%
Indian Arm	1	0				0.0%
Indian River	3	1	8	116%	$308,000	33.3%
Lower Lonsdale	5	1	25	94%	-$95,000	20.0%
Lynn Valley	25	11	7	107%	$137,000	44.0%
Lynnmour	4	0				0.0%
Mosquito Creek	5	1	3	100%	$0	20.0%
Norgate	4	1	8	107%	$119,000	25.0%
Northlands	1	1	8	101%	$11,000	100.0%
Pemberton Heights	9	3	3	101%	$32,000	33.3%
Pemberton NV	4	0				0.0%
Princess Park	1	0				0.0%
Queensbury	6	2	10	114%	$268,000	33.3%
Roche Point	2	1	29	95%	-$127,000	50.0%
Seymour	10	2	11	100%	-$1,500	20.0%
Tempe	1	0				0.0%
Upper Delbrook	14	1	11	110%	$225,000	7.1%
Upper Lonsdale	44	9	7	107%	$141,000	20.5%
Westlynn	15	8	8	103%	$34,500	53.3%
Windsor Park NV	5	2	7	105%	$118,500	40.0%
Woodlands-Sunshine-	3	1	14	86%	-$398,000	33.3%
Westlynn Terrace	3	2	9	106%	$141,050	66.7%
Total Activity	**329**	**96**	**8**	**102%**	**$51,000**	**29%**

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale – List Price differences are based on medians, not averages. Market Share Reports include all property types. More Details
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Vancouver Market Reports

detached homes

Statistics, on the Web!

Market Analysis and Forecasting May 1/22 **North Vancouver**

Next Months Market Forecast

Forecast: North Vancouver has average listing supply; 202 homes are for sale and with the **29 %SOLD** monthly rate gives us a ~3 months of inventory. 5% of the Active Listings have reduced their price by $126,355 on average and $110,000 on median in the last month. We project North Vancouver to be a continued Seller market.

Vancouver home prices increased by just $2,372 in April. This is a big drop from the $59,777 increase that we saw in March. This is partially caused by the erosion of consumer confidence with the $2/liter gas prices, interest rates, and economic woes. We are now forecasting that the majority of the Metro Vancouver Markets will be in a Buyer's Market the next month. The Fraser Valley has already switched to a Buyer's Market with prices dropping a whopping ($43,918.)

Currently, the Condo Market is still Stable with an Average Price Increase of $1,617. Meanwhile, Townhouse Markets have switched to a Buyer's Market with an ($8,069) average price decrease. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

Analytical Methods: North Vancouver 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 Vancouver HPI*p Top 50%** representing the higher end sales and the ***North Vancouver HPI*p 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. Data is from : FVREB, REBGV, CADREB Real Estate Board and they assume no responsibility for its accuracy. Copyright: VancouverMarketReports.com Note: For a more accurate price change for your home request a Comparative Market Analysis.

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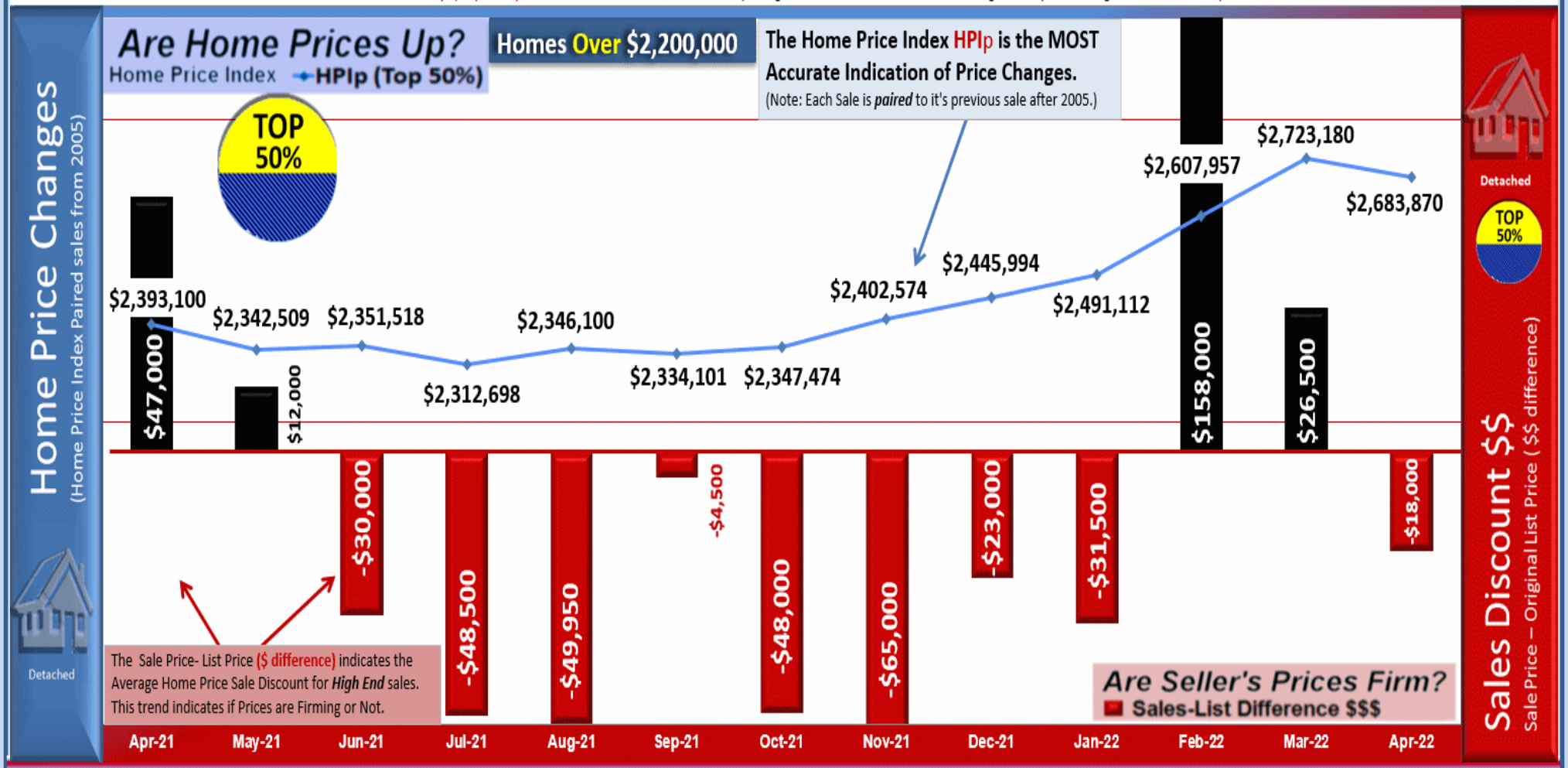
Market Analysis and Forecasting

May 1/22 North Vancouver

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



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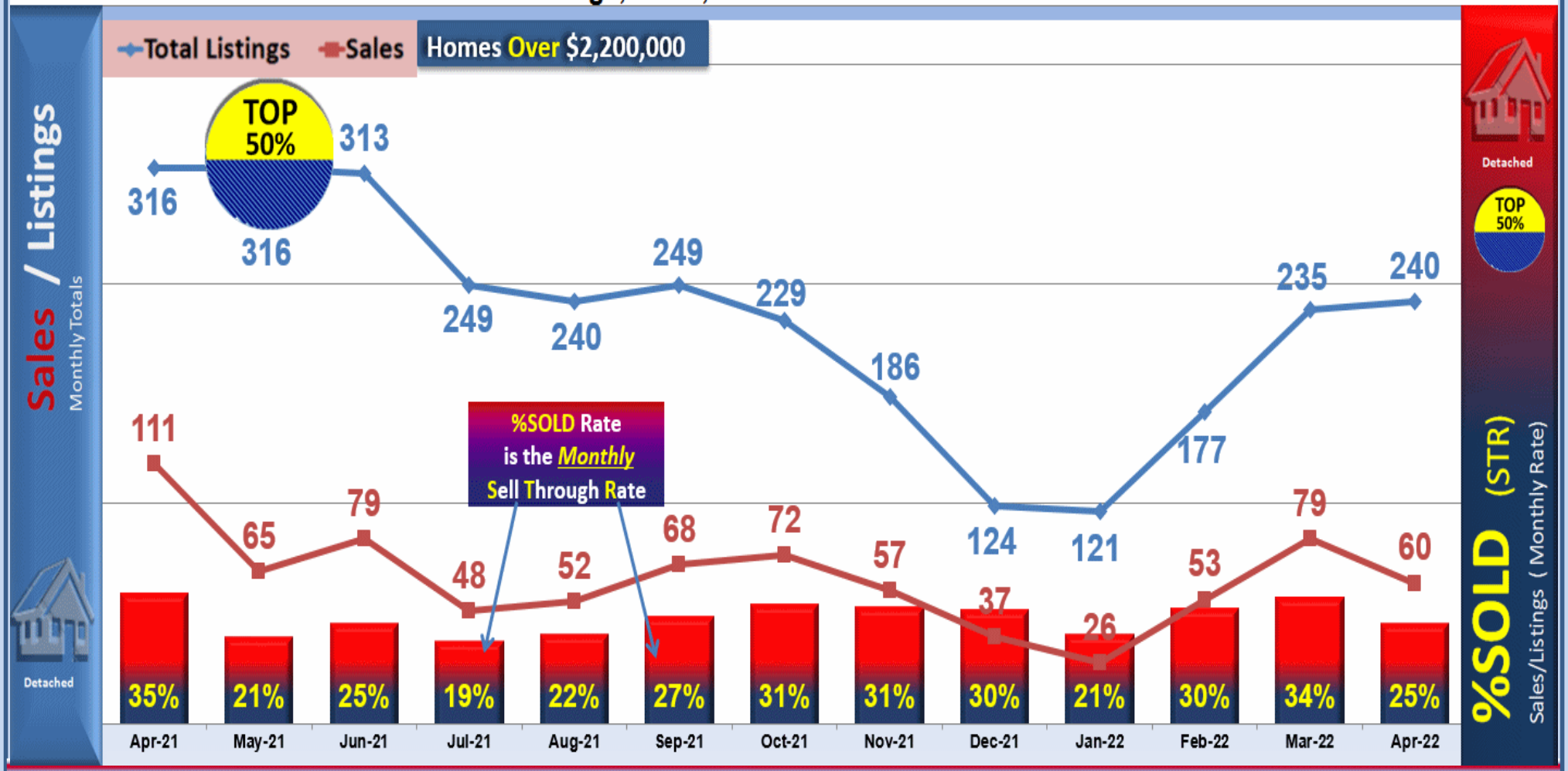
Market Analysis and Forecasting

May 1/22 North Vancouver

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



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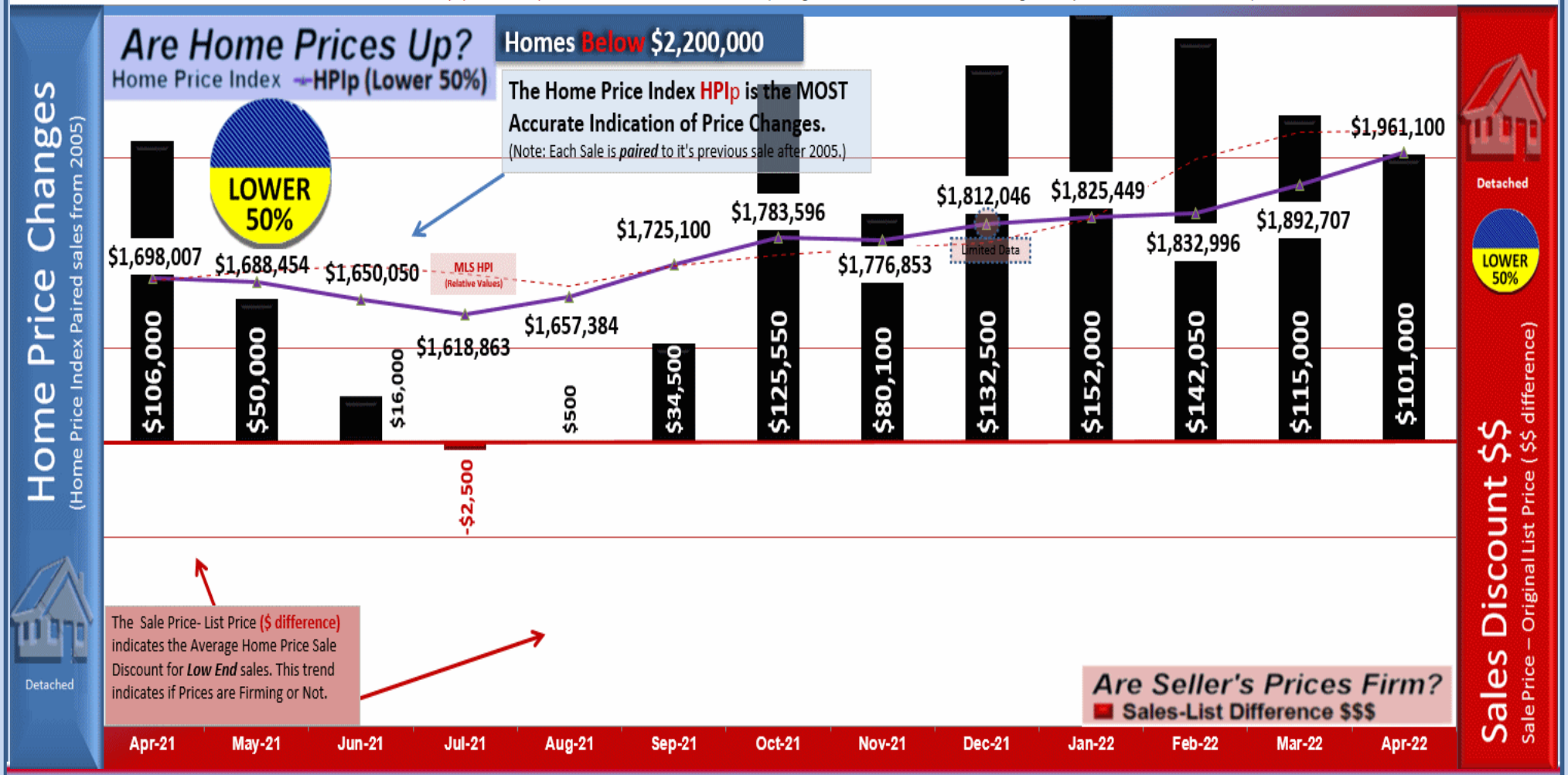
Market Analysis and Forecasting

May 1/22 North Vancouver

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



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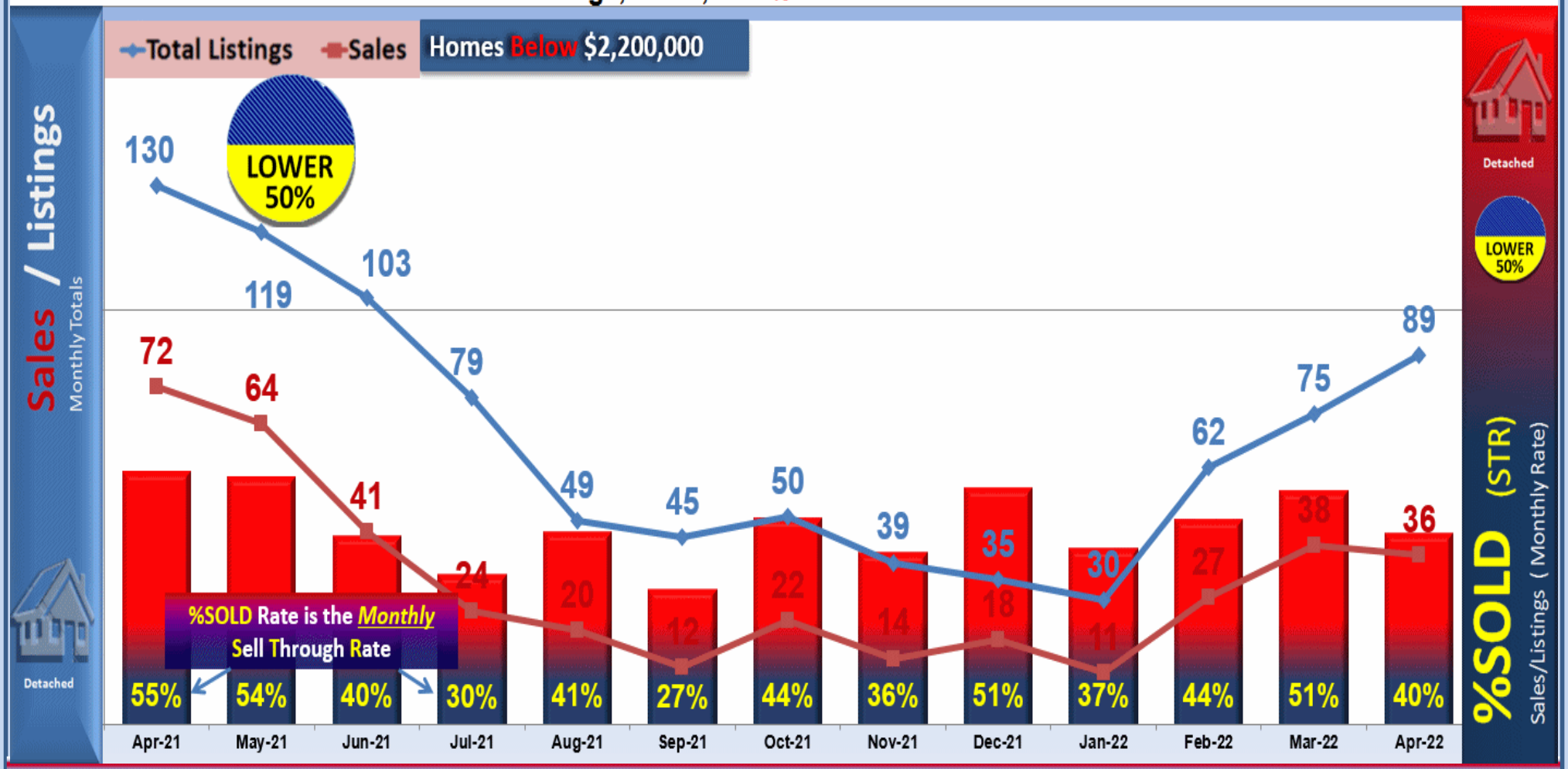
Statistics, on the Web!

Market Analysis and Forecasting

May 1/22 North Vancouver

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



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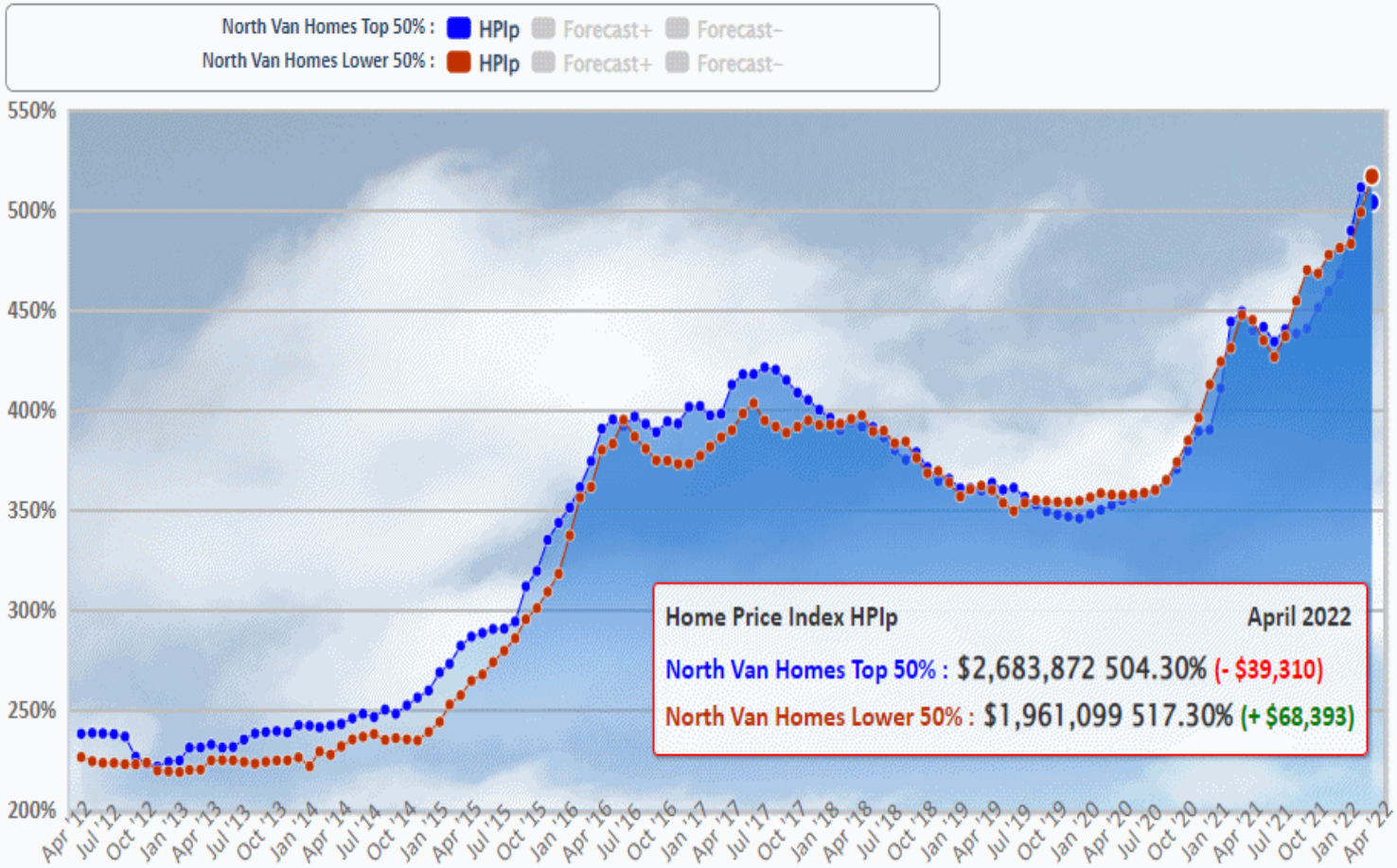
May 1/22 North Vancouver

Powered by the Greater Vancouver Market Reports HPIp



Monthly Home values

Date	Value
Apr 2022	% 504.30
Mar 2022	% 511.70
Feb 2022	% 490.00
Jan 2022	% 468.10
Dec 2021	% 459.60
Nov 2021	% 451.50
Oct 2021	% 441.10
Sep 2021	% 438.60
Aug 2021	% 440.80
Jul 2021	% 434.60
Jun 2021	% 441.90
May 2021	% 440.20

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Market Analysis and Forecasting May 1/22 **Vancouver Westside**

Vancouver Westside Real Estate Price Changes($/%)

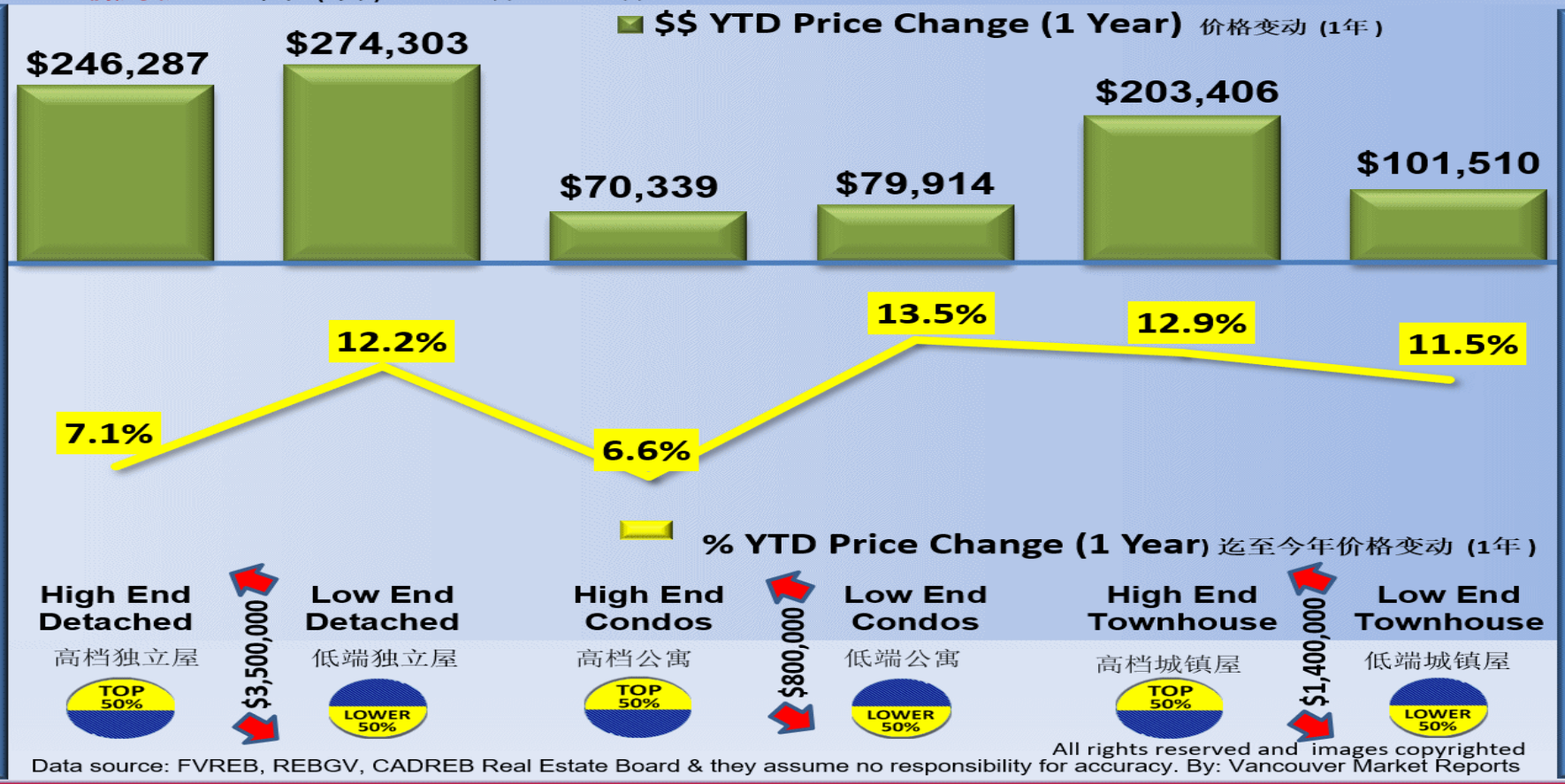
温哥华西區房地產價格變動 /温哥华西区房地产价格变动

Housing Types: Year-To-Date Mar 2021 – Mar 2022 (Quarters)

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports HPIp

YTD Home Price Changes $$ 年終住房價格變動 年终住房价格变动



YTD Home Price Changes %% 年終住房價格變動 年终住房价格变动

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Vancouver Market Reports

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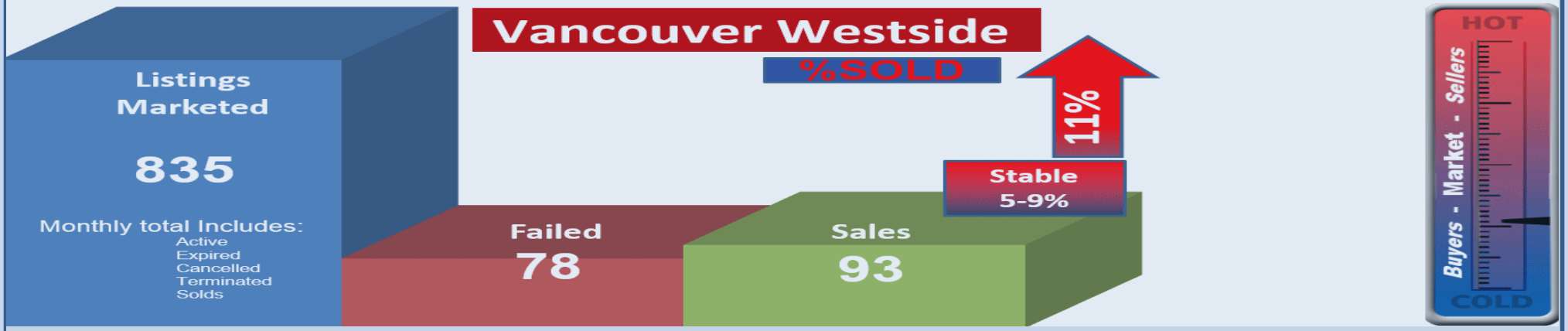
Statistics, on the Web!

Market Analysis and Forecasting May 1/22 **Vancouver Westside**

Monthly Market Activity - Apr 2022 - Single Family



May 1 2022 **Vancouver Westside** Market Update (Detached)

Current: Vancouver Westside ranges from a Buyer's High End Market to a Seler's Market with average **11 %SOLD** rate and a Sale Price /List Price of 98% or $80,000 avg. sale price discount from original list price.
Most Active Price Range: Homes between $2.75 mill. - $3.15 mill. have **22.4 %SOLD** rate.
Least Active Price Range: Homes between $4.3 mill. - $4.8 mill. have **2.8 %SOLD** rate.

History: The Vancouver Westside Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased $292,368.
The Vancouver Westside Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased $190,765.
*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.
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Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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Statistics, on the Web!

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Market Analysis and Forecasting

May 1/22 Vancouver Westside

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

Vancouver Westside List Price Ranges Statistics - Apr 2022 — Detached

Home Price Range	Total Listings (/month)		Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD	
$0-$2,750,000	67	LOWER 50%	13	9	104%	$102,000	19.4%	↑
$2,750,001-$3,150,000	76		17	8	99%	-$40,000	22.4%	↑
$3,150,001-$3,500,000	70		10	15	96%	-$131,500	14.3%	
$3,500,001-$3,900,000	74		15	8	100%	$0	20.3%	↑
$3,900,001-$4,300,000	79		12	12	100%	$9,000	15.2%	↑
$4,300,001-$4,800,000	71	TOP 50%	2	64	100%	$17,500	2.8%	↓
$4,800,001-$5,500,000	89		8	67	94%	-$292,500	9.0%	↓
$5,500,001-$6,000,000	67		3	43	94%	-$385,000	4.5%	↓
$6,000,001-$7,000,000	70		2	16	93%	-$440,000	2.9%	↓
$7,000,001-$8,750,000	61		2	126	95%	-$436,600	3.3%	↓
$8,750,001-$10,000,000	40		5	244	85%	-$1,480,000	12.5%	
$10,000,001 and more	71		4	80	86%	-$2,100,000	5.6%	↓
Total Activity	**835**		**93**	**10**	**98%**	**-$80,000**	**11%**	

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change	
Total Listings** (A,S,T,C,X)	848	781	835		54	↑
Active Listings (1st of the month)	527	543	581	664	83	↑
Solds	140	124	93		-31	↓
Days on Market (DOM)	9	11	10		-1	↓
%SOLD (Sales/ Listings /mnthly rate)	17%	16%	11.1%		-5%	↓
(Top 50%) Home Price Index HPIp	3,653,100	3,889,105	$3,945,468		$56,364	↑
(Lower 50%) Home Price Index HPIp	2,394,100	2,583,801	$2,584,865		$1,064	↑

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale – List Price differences are based on medians, not averages. Market Share Reports include all property types. More Details
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Statistics, on the Web!

Market Analysis and Forecasting

May 1/22 Vancouver Westside

What Sold in your Neighbourhood and for What Price?

Vancouver Westside Sub Areas Statistics - Apr 2022 — Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD
Arbutus	33	6	8	101%	$40,000	18.2%
Cambie	68	11	21	93%	-$199,000	16.2%
Dunbar	97	13	16	98%	-$95,000	13.4%
Fairview VW-False Creek	1	0				0.0%
Kerrisdale	46	6	9	96%	-$126,000	13.0%
Kitsilano	61	13	8	100%	$0	21.3%
MacKenzie Heights	34	4	6	100%	$2,500	11.8%
Mount Pleasant VW	6	2	34	100%	-$41,000	33.3%
Marpole	69	6	69	93%	-$256,500	8.7%
Oakridge VW	25	3	163	89%	-$650,000	12.0%
Point Grey	107	11	11	102%	$90,000	10.3%
Quilchena	32	2	9	103%	$130,500	6.3%
South Cambie	9	2	21	98%	-$39,000	22.2%
South Granville	85	3	68	91%	-$1,050,000	3.5%
Shaughnessy	77	4	85	92%	-$882,500	5.2%
Southlands	36	3	49	97%	-$190,000	8.3%
S.W. Marine	23	2	7	97%	-$81,500	8.7%
University VW	26	2	164	85%	-$518,500	7.7%
Total Activity	**835**	**93**	**10**	**98%**	**-$80,000**	**11%**

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Statistics, on the Web!

Market Analysis and Forecasting May 1/22 **Vancouver Westside**

Next Months Market Forecast

Forecast: Vancouver Westside has average Listing Supply;664 homes are for sale and with the **11 %SOLD** monthly rate gives us a ~5 months of inventory. 9% of the active listings have reduced their price by $258,571 on average and $208,000 median for the last month.

Vancouver home prices increased by just $2,372 in April. This is a big drop from the $59,777 increase that we saw in March. This is partially caused by the erosion of consumer confidence with the $2/liter gas prices, interest rates, and economic woes. We are now forecasting that the majority of the Metro Vancouver Markets will be in a Buyer's Market the next month. The Fraser Valley has already switched to a Buyer's Market with prices dropping a whopping ($43,918.)

Currently, the Condo Market is still Stable with an Average Price Increase of $1,617. Meanwhile, Townhouse Markets have switched to a Buyer's Market with an ($8,069) average price decrease. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

Analytical Methods: The Vancouver Westside 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 ***Vancouver Westside HPI*p Top 50%** representing the higher end sales and the ***Vancouver Westside HPI*p 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. Data is from : FVREB, REBGV, CADREB Real Estate Board and they assume no responsibility for its accuracy. Copyright: VancouverMarketReports.com Note: For a more accurate price change for your home request a Comparative Market Analysis.

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Market Analysis and Forecasting

May 1/22 **Vancouver Westside**

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

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

Detached

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

Homes Over $3,500,000

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)

TOP 50%

$3,653,100
$3,729,100
$3,792,100
$3,738,692
$3,706,777
$3,694,815
$3,729,100
$3,683,326
$3,654,437
$3,592,101
$3,710,100
$3,889,105
$3,945,468

MLS HPI (Relative Values)

Median Price (Relative Values)

-$200,000
-$165,000
-$300,000
-$289,000
-$290,000
-$180,000
-$198,800
-$282,500
-$238,000
-$250,000
-$87,500
-$137,000
-$100,000

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 $$$

May-21 Jun-21 Jul-21 Aug-21 Sep-21 Oct-21 Nov-21 Dec-21 Jan-22 Feb-22 Mar-22 Apr-22 May-22

Detached

TOP 50%

Sales Discount $$
Sale Price – Original List Price ($$ difference)

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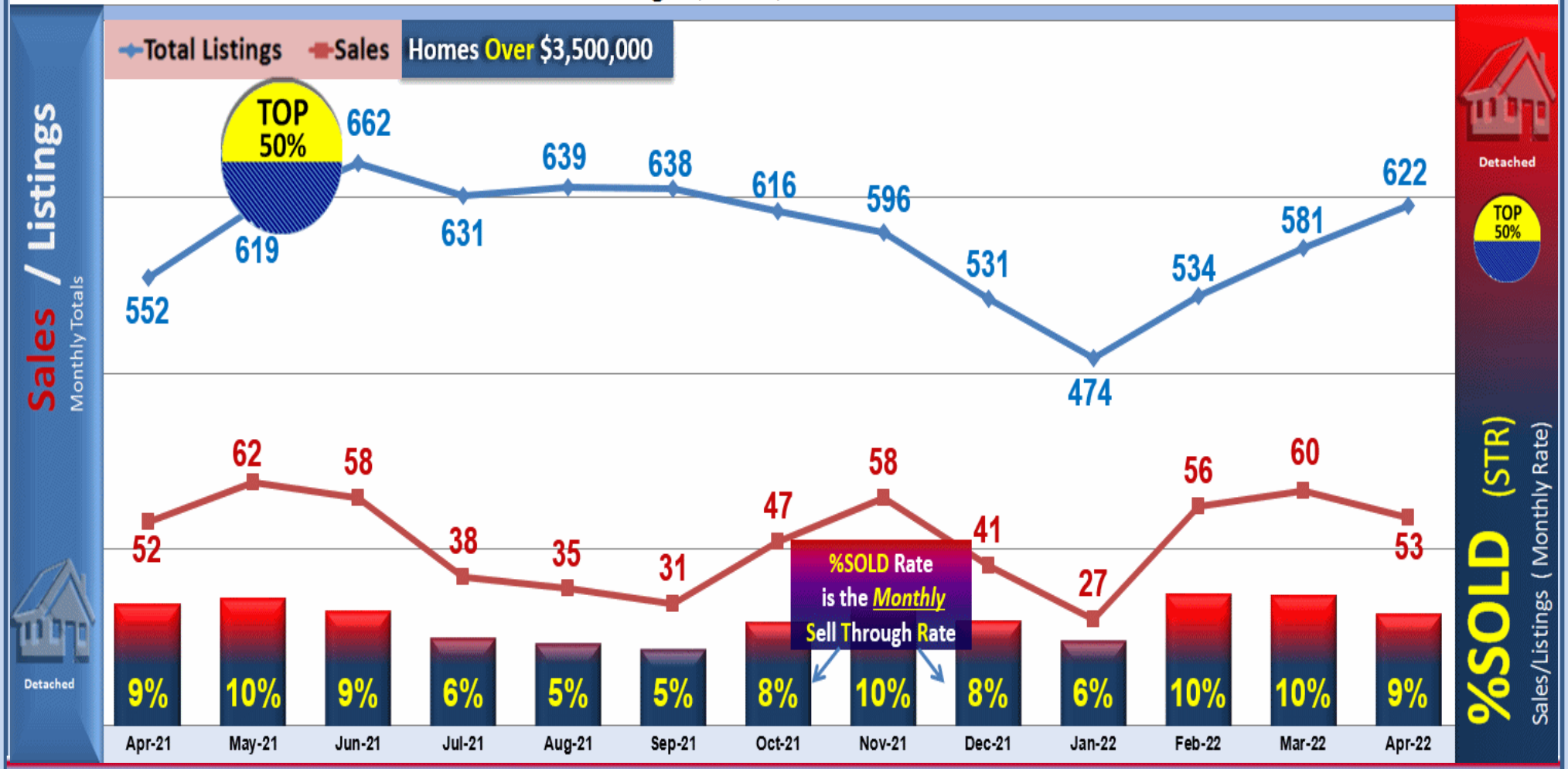
Statistics, on the Web!

Market Analysis and Forecasting

May 1/22 Vancouver Westside

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



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Statistics, on the Web!

Market Analysis and Forecasting

May 1/22 Vancouver Westside

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

Home Price Changes

(Home Price Index Paired sales from 2005)

Detached

Are Home Prices Up?

Home Price Index HPIp (Lower 50%)

LOWER 50%

Homes Below $3,500,000

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

(Note: Each Sale is *paired* to it's previous sale after 2005)

Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22
$2,394,100	$2,378,108	$2,405,227	$2,372,101	$2,344,468	$2,363,100	$2,367,180	$2,371,101	$2,446,400	$2,489,467	$2,500,787	$2,583,801	$2,584,865
-$80,000	$0	-$29,000	-$49,000	-$40,000	-$27,000	-$30,000	-$59,500	$47,500	-$8,000	$95,500	$67,000	-$40,000

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)

Detached

LOWER 50%

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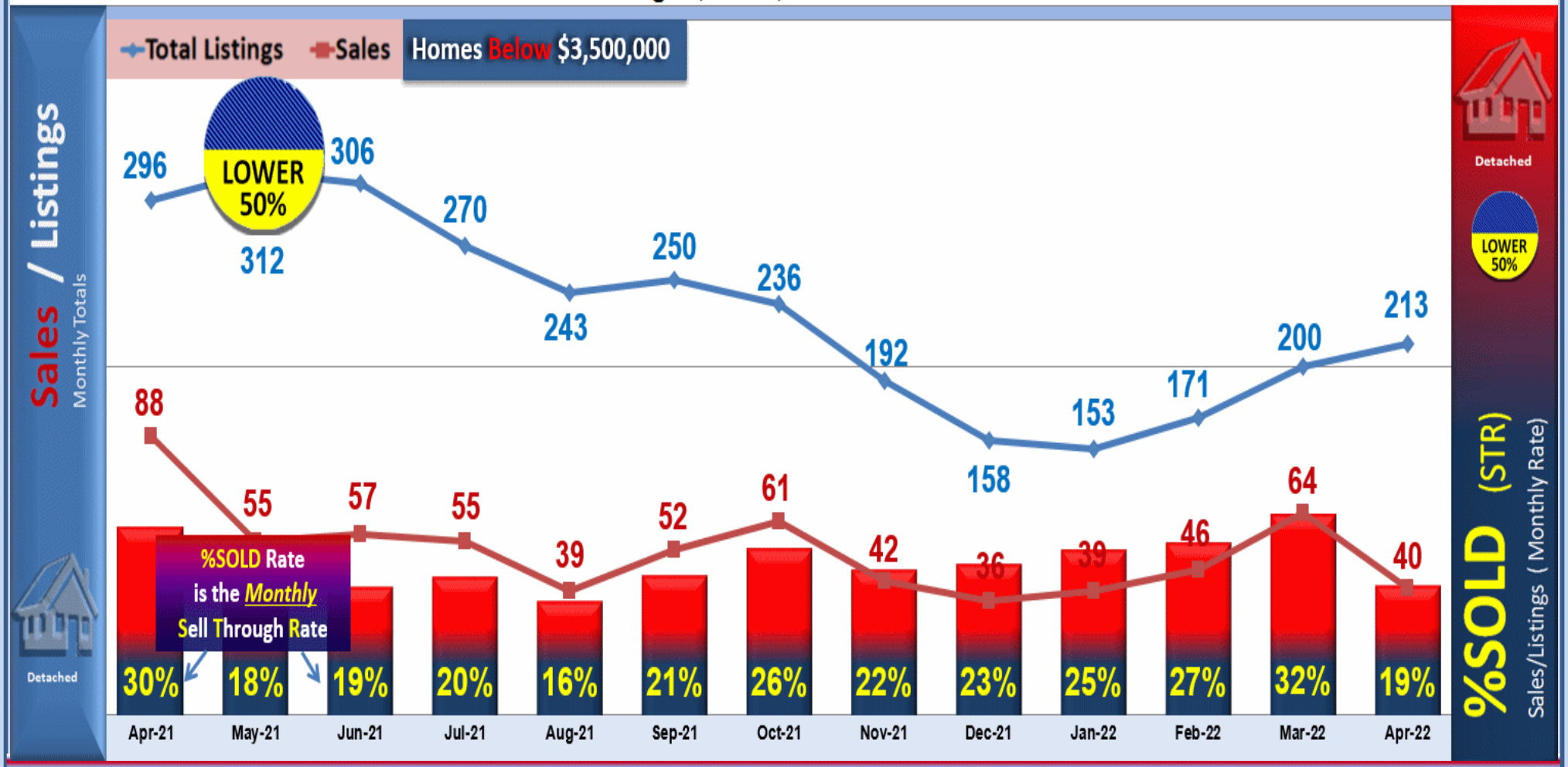
Statistics, on the Web!

Market Analysis and Forecasting

May 1/22 Vancouver Westside

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



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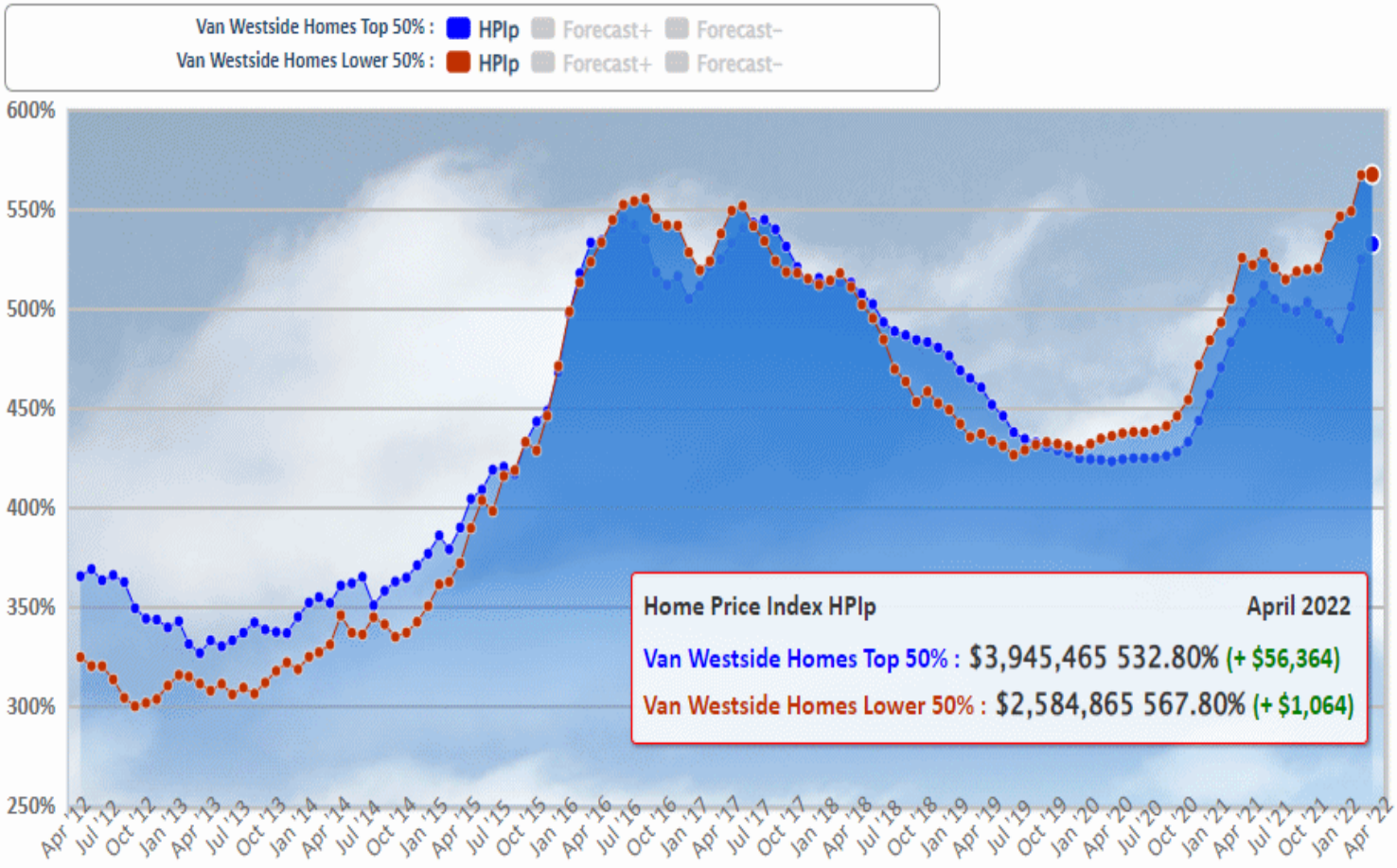
Statistics, on the Web!

Market Analysis and Forecasting

May 1/22 **Vancouver Westside**

Powered by the Greater Vancouver Market Reports HPIp



Monthly Home values

Date	Value
Apr 2022	% 532.80
Mar 2022	% 525.20
Feb 2022	% 501.10
Jan 2022	% 485.10
Dec 2021	% 493.50
Nov 2021	% 497.40
Oct 2021	% 503.60
Sep 2021	% 499.00
Aug 2021	% 500.60
Jul 2021	% 504.90
Jun 2021	% 512.10
May 2021	% 503.60

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Market Analysis and Forecasting May 1/22 **West Vancouver**

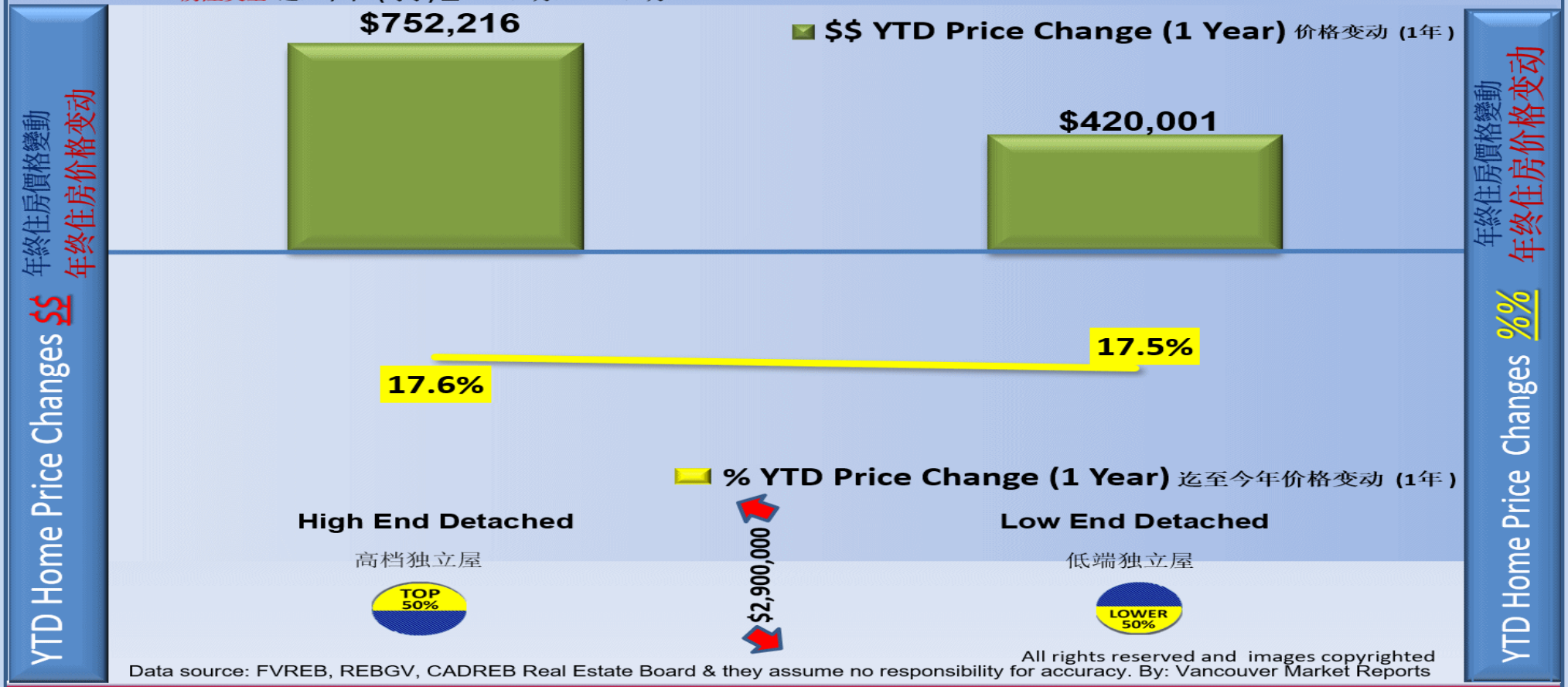
West Vancouver Real Estate Price Changes($/%)

西溫 房地產價格變動/ 西温 房地产价格变动

Housing Types: Year-To-Date Mar 2021 – Mar 2022 (Quarters)

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

Powered by: **Vancouver Market Reports HPIp**



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

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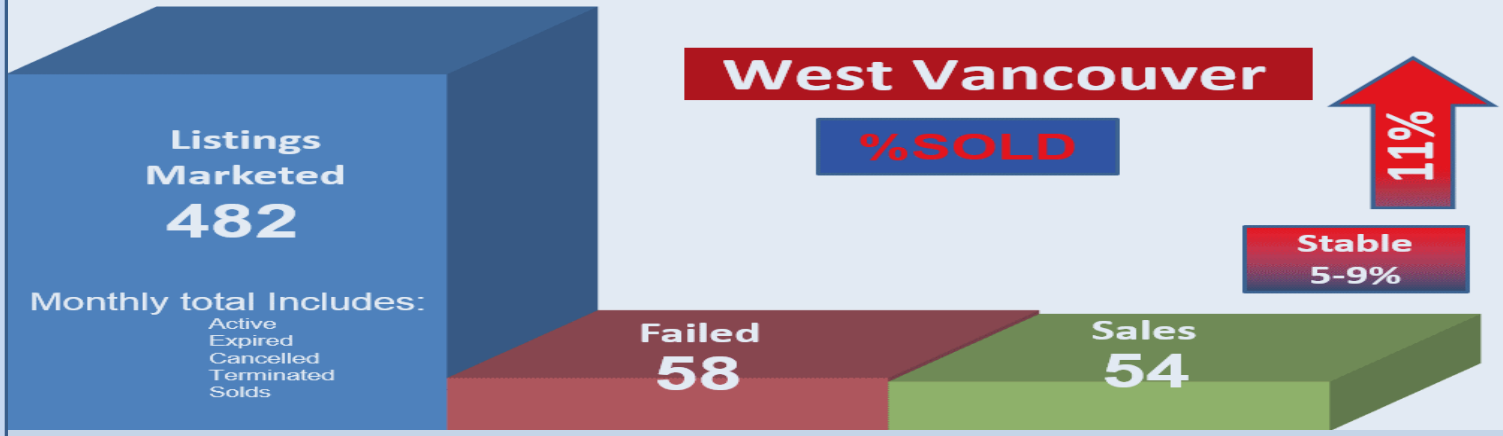
Statistics, on the Web!

Market Analysis and Forecasting May 1/22 **West Vancouver**

Monthly Market Activity - Apr 2022 Single Family

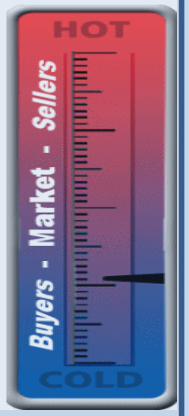


West Vancouver

%SOLD

11%

Stable 5-9%



May 1 2022 **West Vancouver** Market Update **(detached)**

Current: West Vancouver is in a Seller Market with a **11 %SOLD** rate, 12 days on the market (DOM) and with a 96% selling discount of $99,000 off the original list price.

Most Active Price Range: Homes below $2.5 mill. have **38.9 %SOLD** rate.

Least Active Price Range: Homes between $6.9 mill. - $9.5 mill have **2.0 %SOLD** rate.

History: The West Vancouver Year-To-Date Home Price Index **HPIp** (Top 50%) HPIp* shows that prices increased $438,947.

The West Vancouver Year-To-Date Home Price Index **HPIp** (Lower 50%) HPIp* shows that prices increased $377,353.

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

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Vancouver Market Reports

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Statistics, on the Web!

Market Analysis and Forecasting May 1/22 **West Vancouver**

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

West Vancouver List Price Ranges Statistics - Apr 2022 — Detached

Home Price Range	Total Listings (/month)		Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD	
$0-2,500,000	36	LOWER 50%	14	8	98%	-$46,500	38.9%	↑
$2,500,001-$2,900,000	39		7	5	97%	-$92,900	17.9%	↑
$2,900,001-$3,450,000	69		8	8	97%	-$80,500	11.6%	
$3,450,001-$4,200,000	72		12	27	97%	-$108,500	16.7%	↑
$4,200,001-$4,700,000	47		2	29	96%	-$164,000	4.3%	↓
$4,700,001-$5,800,000	60		3	34	94%	-$298,000	5.0%	↓
$5,800,001-$6,900,000	56	TOP 50%	4	106	91%	-$635,000	7.1%	↓
$6,900,001-$9,500,000	50		1	43	92%	-$700,000	2.0%	↓
$9,500,001 and more	53		3	56	85%	-$1,723,000	5.7%	↓
Total Activity	**482**		**54**	**12**	**96%**	**-$99,000**	**11%**	

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change	
Total Listings (A,S,T,C,X)	545	447	482		35	↑
Active Listings (1st of the month)	354	318	326	383	57	↑
Solds	80	63	54		-9	↓
Days on Market (DOM)	11	15	12		-4	↓
%SOLD (Sales/ Listings /mnthly rate)	15%	14%	11%		-3%	↓
(Top 50%) Home Price Index HPIp	$4,556,556	$5,072,795	$4,995,503		-$77,292	↓
(Lower 50%) Home Price Index HPIp	$2,529,603	$2,885,068	$2,906,956		$21,888	↑

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale – List Price differences are based on medians, not averages. Market Share Reports include all property types. More Details
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Statistics, on the Web!

Market Analysis and Forecasting

May 1/22 West Vancouver

West Vancouver Sub areas Statistics - Apr 2022 Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD
Altamont	18	1	56	83%	-$2,488,000	5.6%
Ambleside	46	8	30	97%	-$93,500	17.4%
British Properties	87	3	7	102%	$49,000	3.4%
Bayridge	14	3	54	94%	-$208,000	21.4%
Caulfeild	28	7	7	97%	-$98,000	25.0%
Canterbury WV	7	2	276	93%	-$836,000	28.6%
Cedardale	5	3	37	94%	-$272,000	60.0%
Cypress Prk Estates	14	3	10	98%	-$48,000	21.4%
Chelsea Park	4	0				0.0%
Chartwell	38	0				0.0%
Cypress	5	0				0.0%
Deer Ridge WV	0	0				0.0%
Dundarave	30	5	7	98%	-$88,000	16.7%
Eagle Harbour	18	2	5	100%	$4,500	11.1%
Eagleridge	6	1	191	94%	-$110,000	16.7%
Furry Creek	4	0				0.0%
Gleneagles	13	1	7	104%	$153,000	7.7%
Glenmore	17	2	42	98%	-$53,000	11.8%
Horseshoe Bay WV	4	1	7	96%	-$100,000	25.0%
Howe Sound	6	2	23	99%	-$29,000	33.3%
Lions Bay	11	0				0.0%
Olde Caulfeild	10	1	192	73%	-$1,880,000	10.0%
Porteau Cove	0	0				0.0%
Park Royal	7	1	12	102%	$5,000	14.3%
Panorama Village	1	0				0.0%
Queens	24	2	1	101%	-$563,500	8.3%
Rockridge	5	1	5	97%	-$88,000	20.0%
Sandy Cove	3	1	7	96%	-$98,000	33.3%
Sentinel Hill	10	1	6	96%	-$92,900	10.0%
Upper Caulfeild	9	2	45	94%	-$168,500	22.2%
West Bay	6	0				0.0%
Whytecliff	3	0				0.0%
Whitby Estates	8	1	140	85%	-$1,022,000	12.5%
Westhill	10	0				0.0%
Westmount WV	11	0				0.0%
Total Activity	**482**	**54**	**12**	**96%**	**-$99,000**	**11%**

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Vancouver Market Reports

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Statistics, on the Web!

Market Analysis and Forecasting May 1/22 **West Vancouver**

Next Months Market Forecast

Forecast: West Vancouver has average Listing supply; 383 homes are for sale and with the **11 %SOLD** monthly rate gives us a ~9 months of inventory. 2% of the active listings have reduced their price by $334,414 on average and $320,000 on median for the last month. We project West Vancouver to be a continued Seller market.

Vancouver home prices increased by just $2,372 in April. This is a big drop from the $59,777 increase that we saw in March. This is partially caused by the erosion of consumer confidence with the $2/liter gas prices, interest rates, and economic woes. We are now forecasting that the majority of the Metro Vancouver Markets will be in a Buyer's Market the next month. The Fraser Valley has already switched to a Buyer's Market with prices dropping a whopping ($43,918.)

Currently, the Condo Market is still Stable with an Average Price Increase of $1,617. Meanwhile, Townhouse Markets have switched to a Buyer's Market with an ($8,069) average price decrease. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

Analytical Methods: The West Vancouver 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 ***West Vancouver HPI*p Top 50%** representing the higher end sales and the ***West Vancouver HPI*p 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

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month.
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Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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Vancouver Market Reports

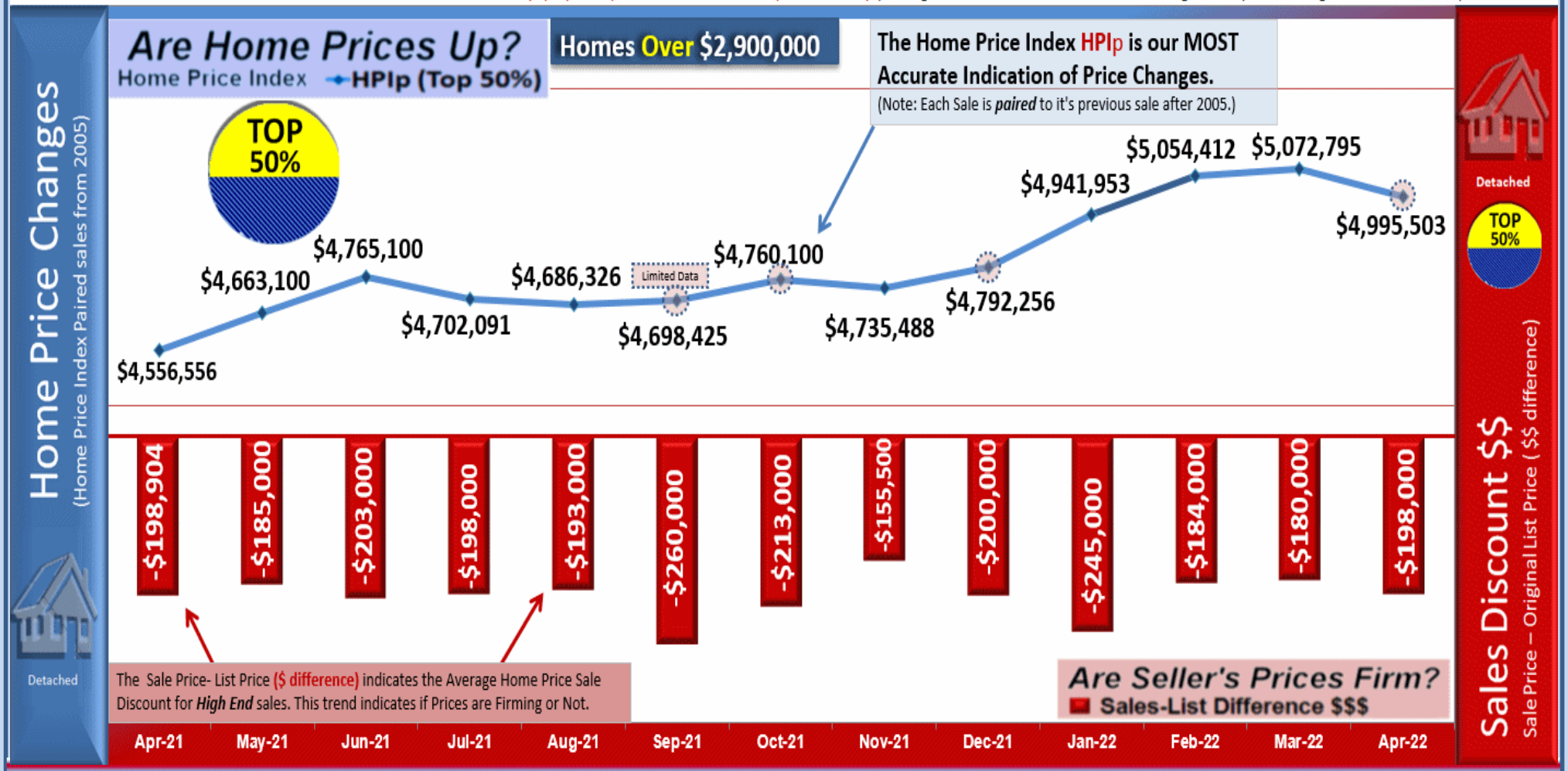
detached homes

Statistics, on the Web!

Market Analysis and Forecasting

May 1/22 **West Vancouver**

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



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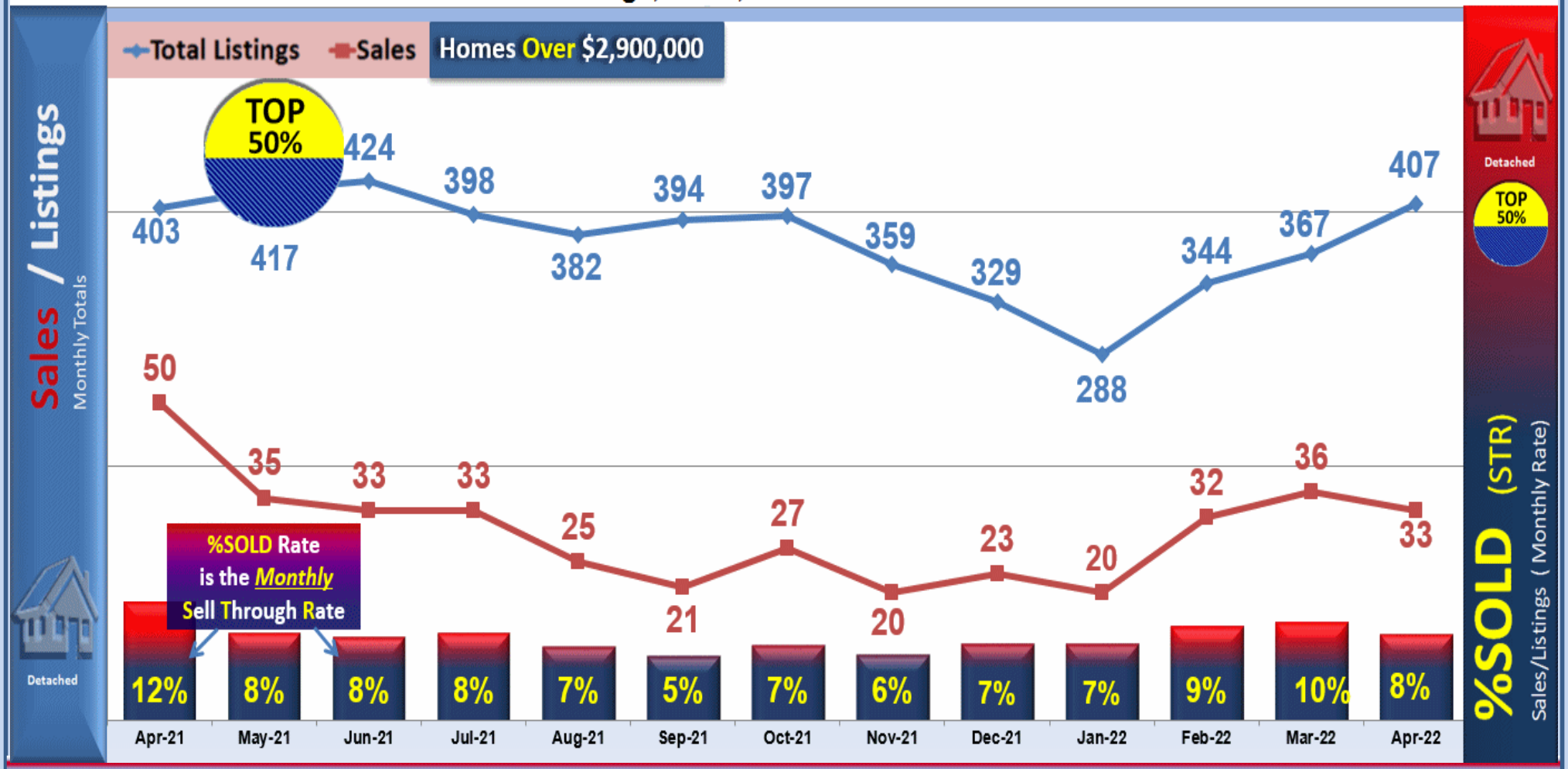
Statistics, on the Web!

Market Analysis and Forecasting

May 1/22 West Vancouver

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



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Statistics, on the Web!

Market Analysis and Forecasting — May 1/22 West Vancouver

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

Are Home Prices Up?

Home Price Index HPIp (Lower 50%)

Homes Below $2,900,000

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)

LOWER 50%

$2,529,603 $2,631,100 $2,614,326 $2,618,345 $2,652,100 $2,626,418 $2,639,732 $2,629,512 $2,649,391 $2,727,100 $2,833,246 $2,885,068 $2,906,956

Limited Data

MLS HPI (Relative Values)

Median Price (Relative Values)

$12,000 $45,000 -$49,000 -$45,000 -$99,500 -$72,000 -$60,500 -$70,000 -$88,000 -$80,000 -$4,667 -$23,000 -$50,000

Apr-21 May-21 Jun-21 Jul-21 Aug-21 Sep-21 Oct-21 Nov-21 Dec-21 Jan-22 Feb-22 Mar-22 Apr-22

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

Detached

LOWER 50%

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.
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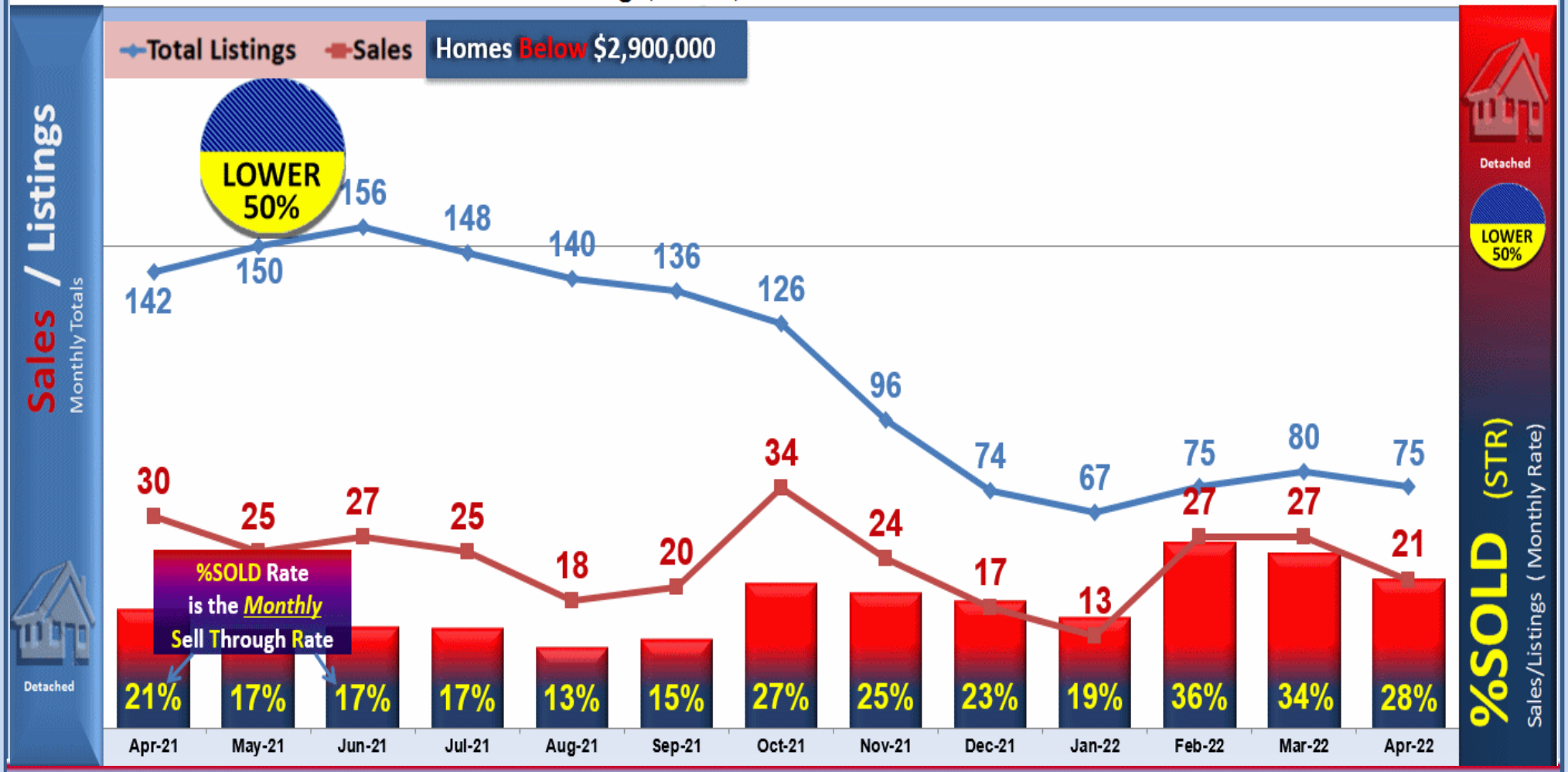
Statistics, on the Web!

Market Analysis and Forecasting

May 1/22 West Vancouver

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



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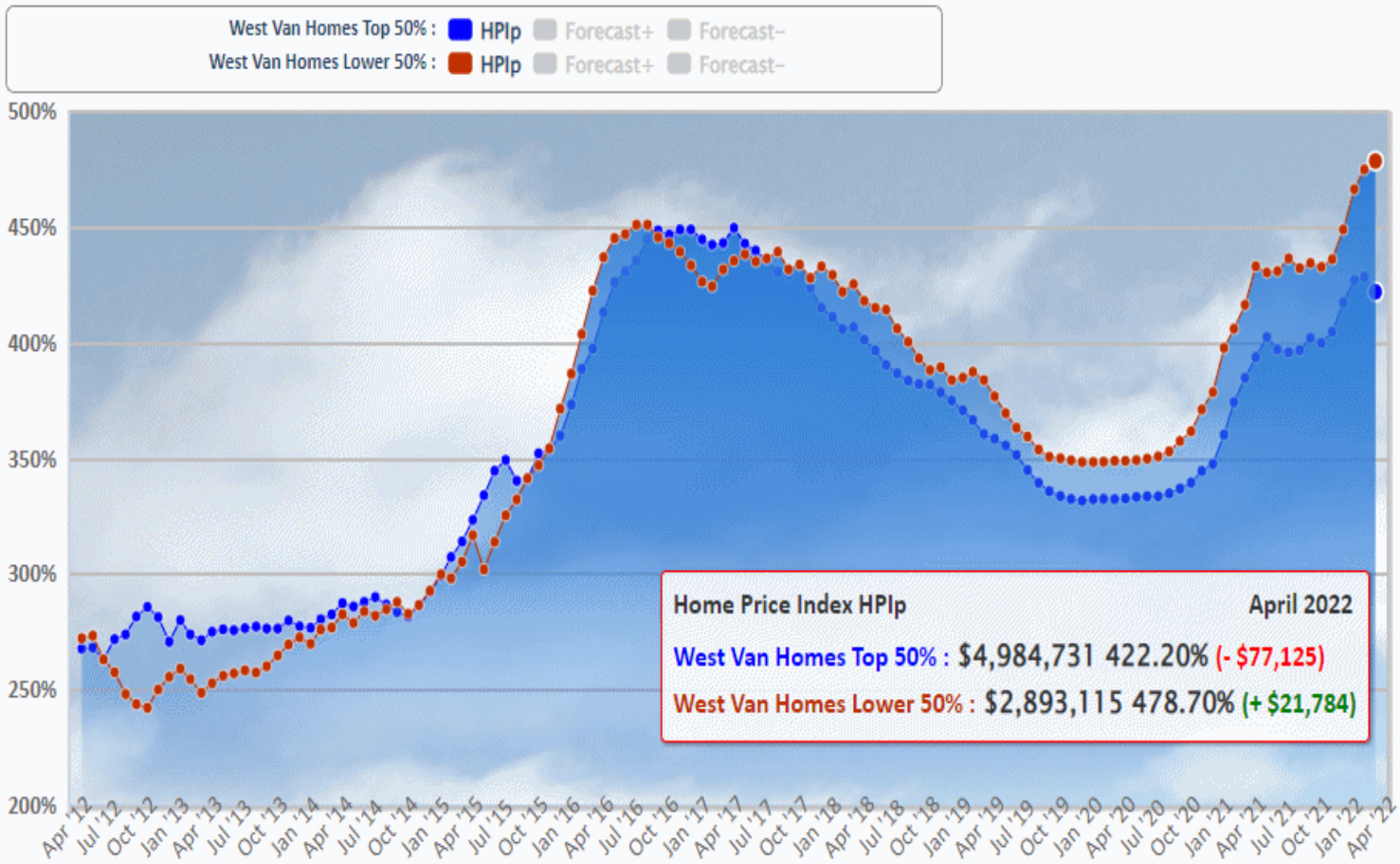
Statistics, on the Web!

Market Analysis and Forecasting

May 1/22 **West Vancouver**

Powered by the Greater Vancouver Market Reports HPIp



Monthly Home values

Date	Value
Apr 2022	% 422.20
Mar 2022	% 428.80
Feb 2022	% 427.20
Jan 2022	% 417.70
Dec 2021	% 405.00
Nov 2021	% 400.20
Oct 2021	% 402.30
Sep 2021	% 397.10
Aug 2021	% 396.10
Jul 2021	% 397.40
Jun 2021	% 402.70
May 2021	% 394.10

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale – List Price differences are based on medians, not averages. Market Share Reports include all property types. More Details
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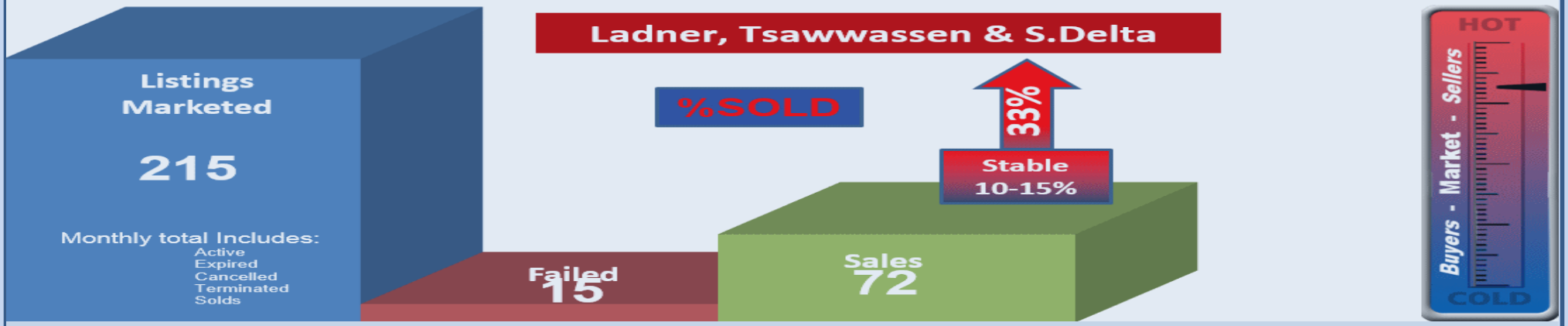
Statistics, on the Web!

Market Analysis and Forecasting May 1/22 **Ladner, S. Delta**

Monthly Market Activity - Apr 2022 Single Family



May 1 2022 **Ladner, Tsawwassen & S.Delta** Market Update (detached)

Current: Ladner,Tsawwassen and S.Delta residential detached housing market has a **33 %SOLD** rate making it a Seller Market.
(This means 33 homes out of 100 sold last month with an average ***$65,000*** increase from the original list price).

Most Active Price Range: Homes below $1.5 mill. have **55.0 %SOLD** rate.

Least Active Price Range: Homes between $2.0 mill - $3.0 mill. have **7.7 %SOLD** rate.

History: Ladner,Tsawwassen and S.Delta Year-To-Date RMR HPI* shows that prices increased $297,738.

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

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Vancouver Market Reports

detached homes

Statistics, on the Web!

Market Analysis and Forecasting May 1/22 **Ladner, S. Delta**

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

Ladner, Tsawwassen & S.Delta List Price Ranges Statistics - Apr 2022 Detached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD	
0-$1,500,000	60	33	8	107%	$101,000	55.0%	↑
$1,500,001-$1,700,000	44	18	7	105%	$80,000	40.9%	↑
$1,700,001-$2,000,000	47	16	14	101%	$11,500	34.0%	↑
$2,000,001-$3,000,000	39	3	10	98%	-$49,000	7.7%	↓
$3,000,001 and more	25	2	13	99%	-$44,400	8.0%	↓
Total Activity	**215**	**72**	**8**	**102%**	**$25,550**	**33%**	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change	
Total Listings** (A,S,T,C,X)	284	202	215		13	↑
Active Listings (1st of the month)	167	113	126	149	23	↑
Solds	73	36	72		36	↑
Days on Market (DOM)	7	8	8		0	
%SOLD (Sales/ Listings /mnthly rate)	43.7%	17.8%	33.5%		15.7%	↑
Home Price Index	$1,316,362	$1,580,086	$1,614,100		$34,014	↑

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale – List Price differences are based on medians, not averages. Market Share Reports include all property types. More Details
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Vancouver Market Reports

detached homes

Statistics, on the Web!

Market Analysis and Forecasting May 1/22 **Ladner, S. Delta**

What Sold in your Neighbourhood and for What Price?

Ladner, Tsawwassen & S.Delta Sub areas Statistics - Apr 2022 **Detached**

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD
Delta Manor	11	4	9	100%	$1,500	36%
East Delta	3	0				0%
Hawthorne	31	11	14	102%	$30,100	35%
Holly	12	4	10	101%	$18,556	33%
Ladner Rural	4	0				0%
Ladner Elementary	18	4	7	102%	$33,500	22%
Neilsen Grove	9	2	15	113%	$115,600	22%
Port Guichon	7	2	20	96%	-$19,500	29%
Westham Island	1	0				0%
Boundary Beach	10	2	12	100%	-$5,000	20%
Beach Grove	13	5	6	100%	$0	38%
Cliff Drive	16	8	13	99%	-$11,500	50%
Tsawwassen Central	18	9	8	107%	$101,000	50%
English Bluff	16	2	40	101%	-$6,500	13%
Pebble Hill	30	13	8	109%	$130,000	43%
Tsawwassen East	16	6	7	111%	$138,972	38%
Total Activity	**215**	**72**	**8**	**102%**	**$25,550**	**33%**

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Statistics, on the Web!

Market Analysis and Forecasting May 1/22 **Ladner, S. Delta**

Next Months Market Forecast

Forecast: Ladner,Tsawwassen and S.Delta have 149 homes for sale and with the **33 %SOLD** monthly rate gives us ~3 months of inventory. We project Ladner, Tsawwassen to continue into a Seller Market. 12% of the active listings have reduced their price by $107,672 on average or $100,000 median in the last month.

Vancouver home prices increased by just $2,372 in April. This is a big drop from the $59,777 increase that we saw in March. This is partially caused by the erosion of consumer confidence with the $2/liter gas prices, interest rates, and economic woes. We are now forecasting that the majority of the Metro Vancouver Markets will be in a Buyer's Market the next month. The Fraser Valley has already switched to a Buyer's Market with prices dropping a whopping ($43,918.)

Currently, the Condo Market is still Stable with an Average Price Increase of $1,617. Meanwhile, Townhouse Markets have switched to a Buyer's Market with an ($8,069) average price decrease. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

Note*: The **Home Price Index** * (HPI) is all the detached home sales averaged & adjusted for finished sqft, age and lot size.(This HPI excludes the mobile home, duplex and the house and acreage sales.) For a more accurate price change for your home do request a personal Comparative Market Analysis (CMA). This data is from the respective Real Estate Boards: FVREB, REBGV, CADREB and they assume no responsibility for its accuracy.
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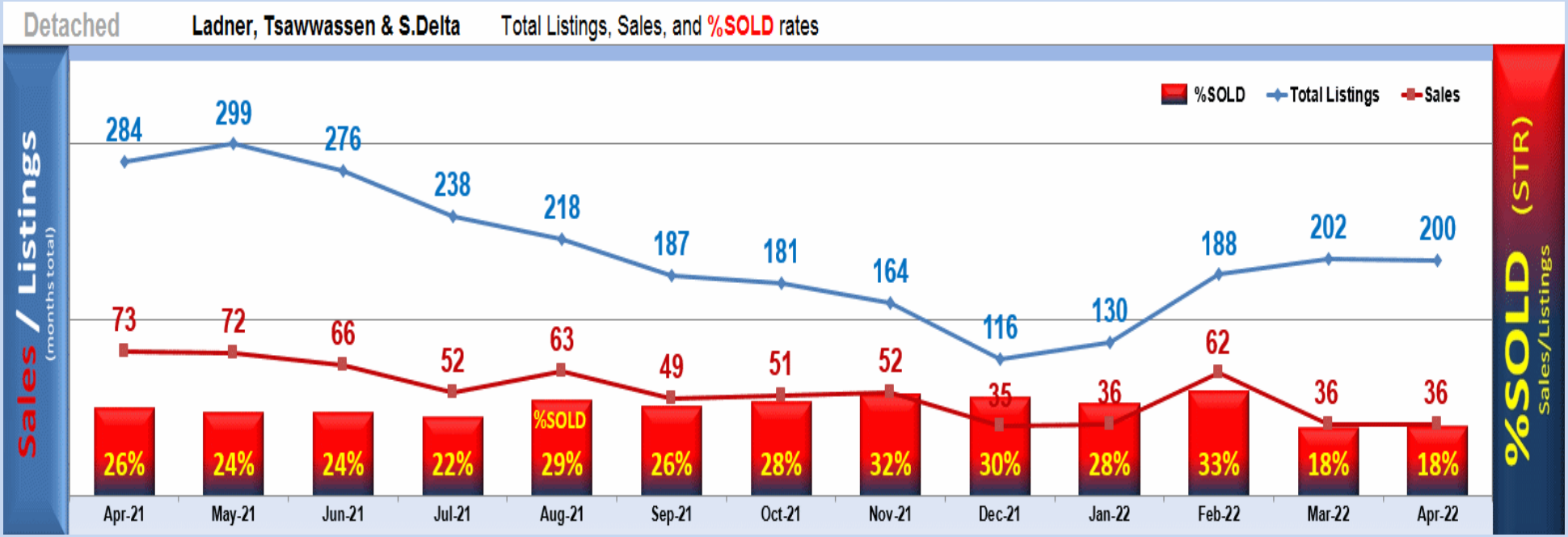
Statistics, on the Web!

Market Analysis and Forecasting May 1/22 **Ladner, S. Delta**

How has the Market performed this Past Month and Year?



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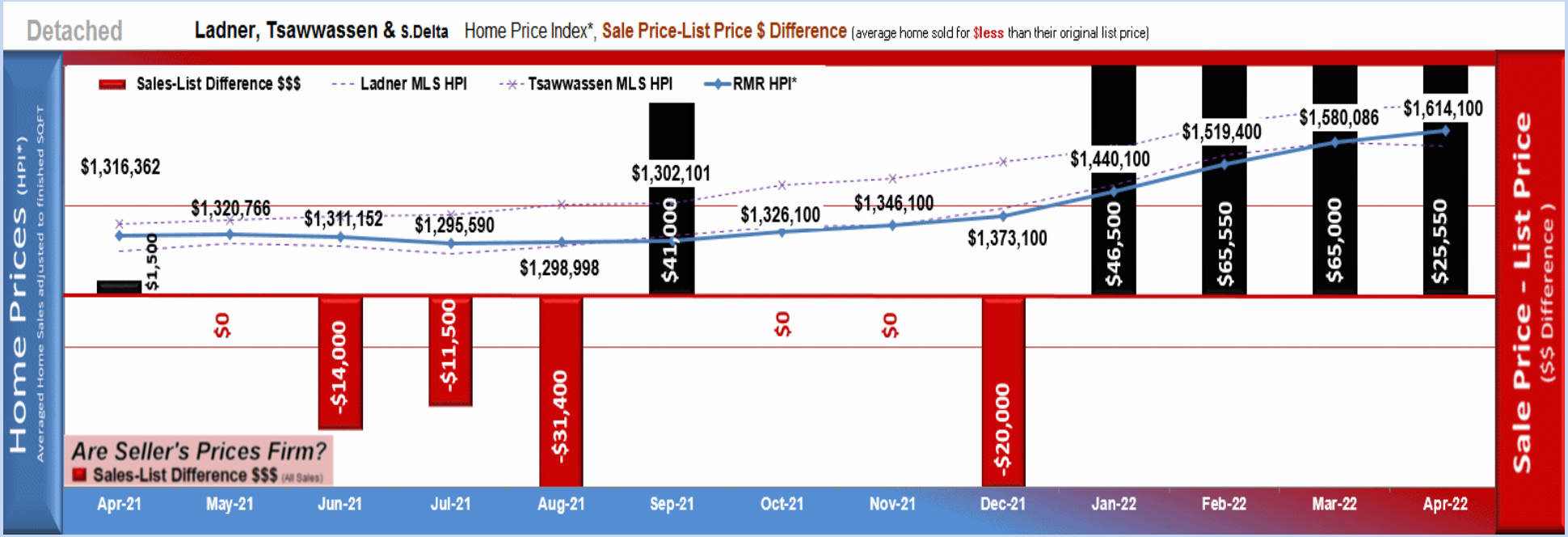
Statistics, on the Web!

Market Analysis and Forecasting

May 1/22 Ladner, S. Delta

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



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Statistics, on the Web!

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Market Analysis and Forecasting May 1/22 **Vancouver Downtown**

Vancouver Downtown Real Estate Price Changes($/%)

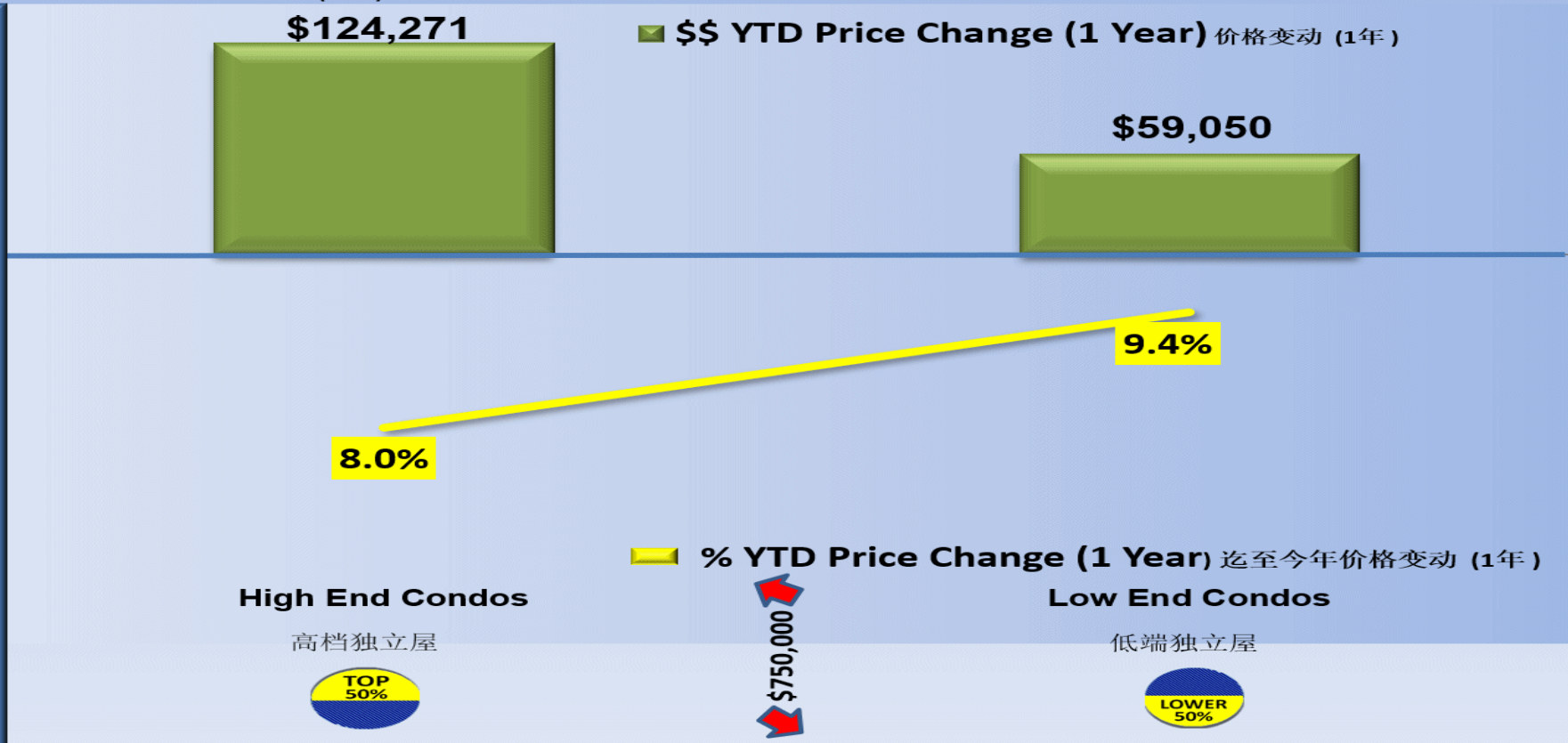
溫哥華 市中心房地產價格變動/ 温哥华市中心房地产价格变动

Housing Types: Year-To-Date Mar 2021 – Mar 2022 (Quarters)

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

Powered by: **Vancouver Market Reports HPIp**

YTD Home Price Changes $$ 年終住房價格變動 年终住房价格变动



YTD Home Price Changes %% 年終住房價格變動 年终住房价格变动

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

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Vancouver Market Reports

detached homes

Statistics, on the Web!

Market Analysis and Forecasting

May 1/22 Vancouver Downtown

Vancouver Downtown Sub areas Statistics - Apr 2022 - Attached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD
Coal Harbour	156	23	14	97%	-$28,000	15%
Downtown VW	470	126	9	100%	$0	27%
West End VW	253	60	9	100%	$0	24%
Yaletown	342	64	10	98%	-$18,500	19%
Total Activity	**1221**	**273**	**10**	**99%**	**-$4,800**	**22%**

May 1 2022 **Vancouver Downtown** Market Update (attached)

Current: Vancouver Downtown's Residential Attached housing market is a Seller market with **22 %SOLD** rate and a 100% Sell/List Ratio.
(This means 22 homes out of 100 sold with an average of $4,800 discount on a sale from original list price)

Most Active Price Range: Homes below $600,000 have **37.8 %SOLD** rate.
Least Active Price Range: Homes above $4.0 mill. have **6.6 %SOLD** rate.

History: The Vancouver Downtown Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased $101,353.
The Vancouver Downtown Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased $21,975.

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

Forecast: Current listing inventories are 1% more than same month last year meaning that we are seeing a reduced listings supply. We project Vancouver Downtown to be a continued Seller market.

Vancouver Downtown List Price Ranges Statistics - Apr 2022 Attached

Home Price Range	Total Listings (/month)		Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD
0-$600,000	148		56	8	102%	$11,000	37.8%
$600,001-$690,000	100	LOWER 50%	29	8	101%	$6,000	29.0%
$690,001-$790,000	108		32	8	99%	-$4,400	29.6%
$790,001-$900,000	131		33	8	100%	$0	25.2%
$900,001-$1,050,000	98		31	8	100%	-$4,000	31.6%
$1,050,001-$1,250,000	97	TOP 50%	26	10	99%	-$6,500	26.8%
$1,250,001-$1,500,000	115		22	14	97%	-$40,500	19.1%
$1,500,001-$1,800,000	98		9	28	95%	-$77,700	9.2%
$1,800,001-$2,500,000	122		18	27	97%	-$75,500	14.8%
$2,500,001-$4,000,000	113		11	27	95%	-$150,000	9.7%
$4,000,001 and more	91		6	82	96%	-$254,950	6.6%
Total Activity	**1221**		**273**	**10**	**99%**	**-$4,800**	**22%**

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change
Total Listings** (A,S,T,C,X)	1211	1220	1221		1
Active Listings (1st of the month)	717	667	758	853	95
Solds	237	321	273		-48
DOM	9	8	10		2
%SOLD (Sales/ Listings /mnthly rate)	20%	26%	22%		-4.0%
Condos (Top 50%) Home Price Index HPIp	$1,603,075	$1,704,194	$1,704,428		$234
Condos (Lower 50%) Home Price Index HPIp	$660,100	$687,740	$682,075		-$5,665

An average Price increase of **$59,777** in the Vancouver Market is seen for the month of March. This is 2nd highest price increase on record for the month of March, the highest was last February 2022. We are seeing an increase in listing inventories despite the Russia-Ukraine economic impact. We are still forecasting that the majority of the Metro Vancouver Markets will continue to be a Seller's Market the next month. The Fraser Valley is now switching a buyer's market.

Currently, Condos and Townhouse Markets continue to be in the Seller's Market with 93% of the Greater Vancouver (Lower Mainland) Prices increasing by **$18,296** and **$29,326** on average, respectively. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

Analytical Methods: The Vancouver Downtown represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the Vancouver Downtown market into two parts with the ***Vancouver Downtown HPIp* Top 50%** representing the higher end sales and the ***Vancouver Downtown HPIp* Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time. Note: For a more accurate price change for your home request a Comparative Market Analysis. Data is from:FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy.
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Vancouver Market Reports

detached homes

Statistics, on the Web!

Market Analysis and Forecasting

May 1/22 Vancouver Downtown

Attached Vancouver Downtown Condos Home Price Index HPIp (Top 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)

Condominiums

Are Home Prices Up?

Home Price Index HPIp (Top 50%)

Homes Over $800,000

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)

$1,603,075 $1,671,100 $1,647,101 $1,603,101 $1,571,459 $1,577,733 $1,601,100 $1,618,864 $1,635,101 $1,655,228 $1,669,101 $1,704,194 $1,704,428

-$18,500 -$26,500 -$23,000 -$15,700 -$30,000 -$19,000 -$24,000 -$20,800 -$23,000 -$18,500 -$13,400 -$7,000 -$19,900

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 $$$

Apr-21 May-21 Jun-21 Jul-21 Aug-21 Sep-21 Oct-21 Nov-21 Dec-21 Jan-22 Feb-22 Mar-22 Apr-22

Condominiums

TOP 50%

Sales Discount $$
Sale Price – Original List Price ($$ difference)

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Vancouver Market Reports

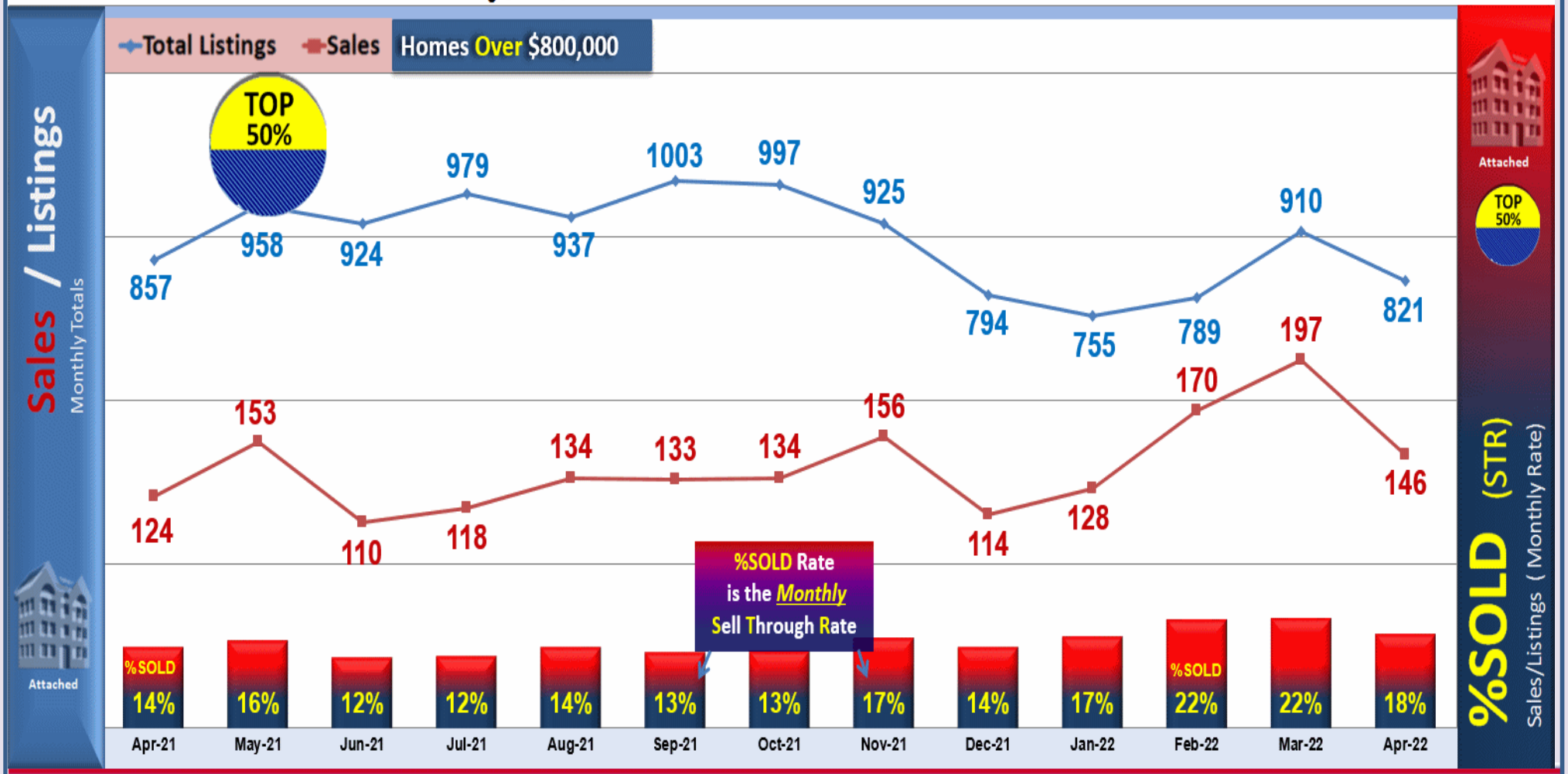
detached homes

Statistics, on the Web!

Market Analysis and Forecasting

May 1/22 Vancouver Downtown

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



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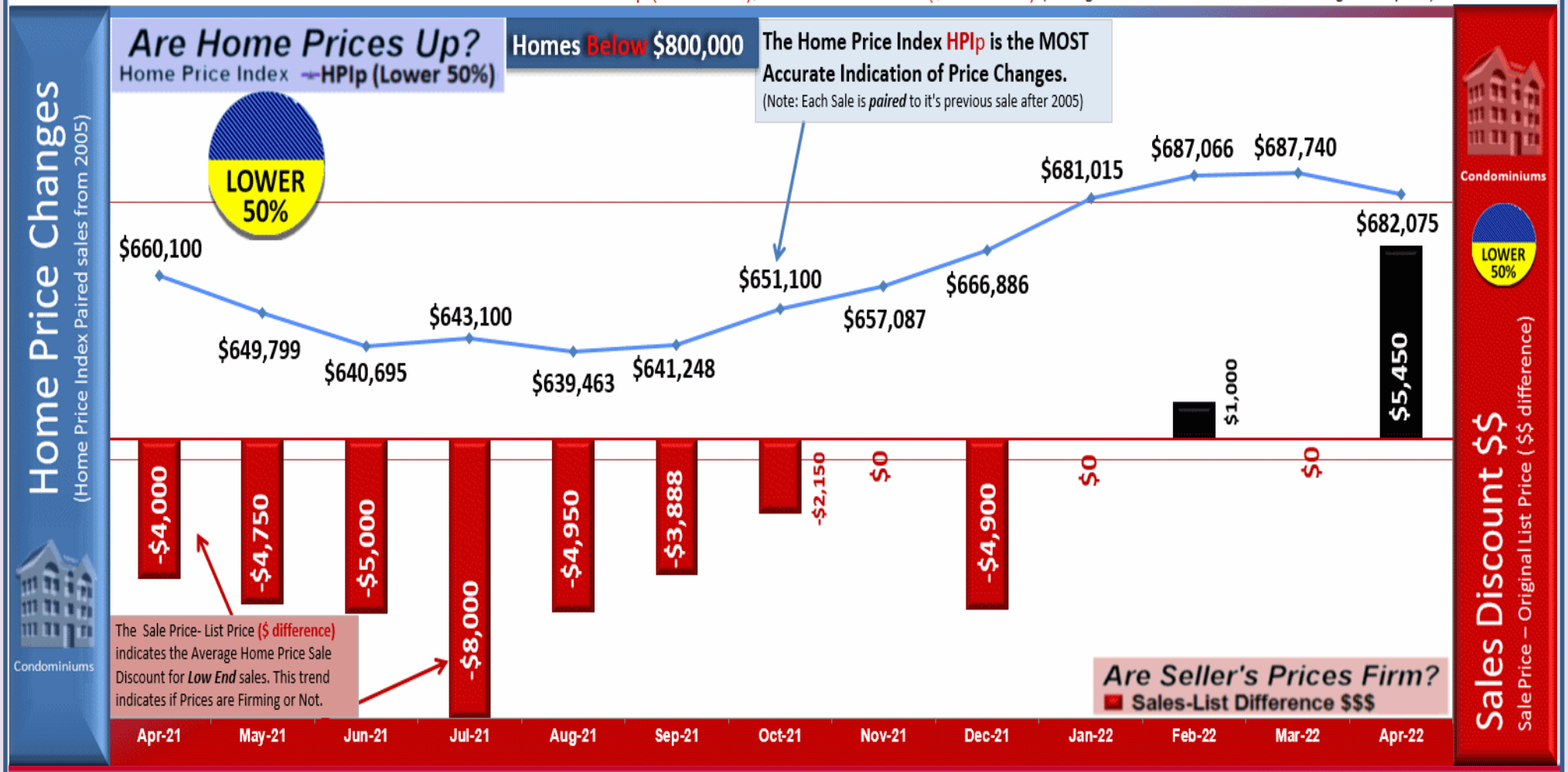
Attached Vancouver Downtown Condos Home Price Index HPIp (Lower 50%), Sale Price-List Price ($ Difference) (average home sold for $ less than their original list price)



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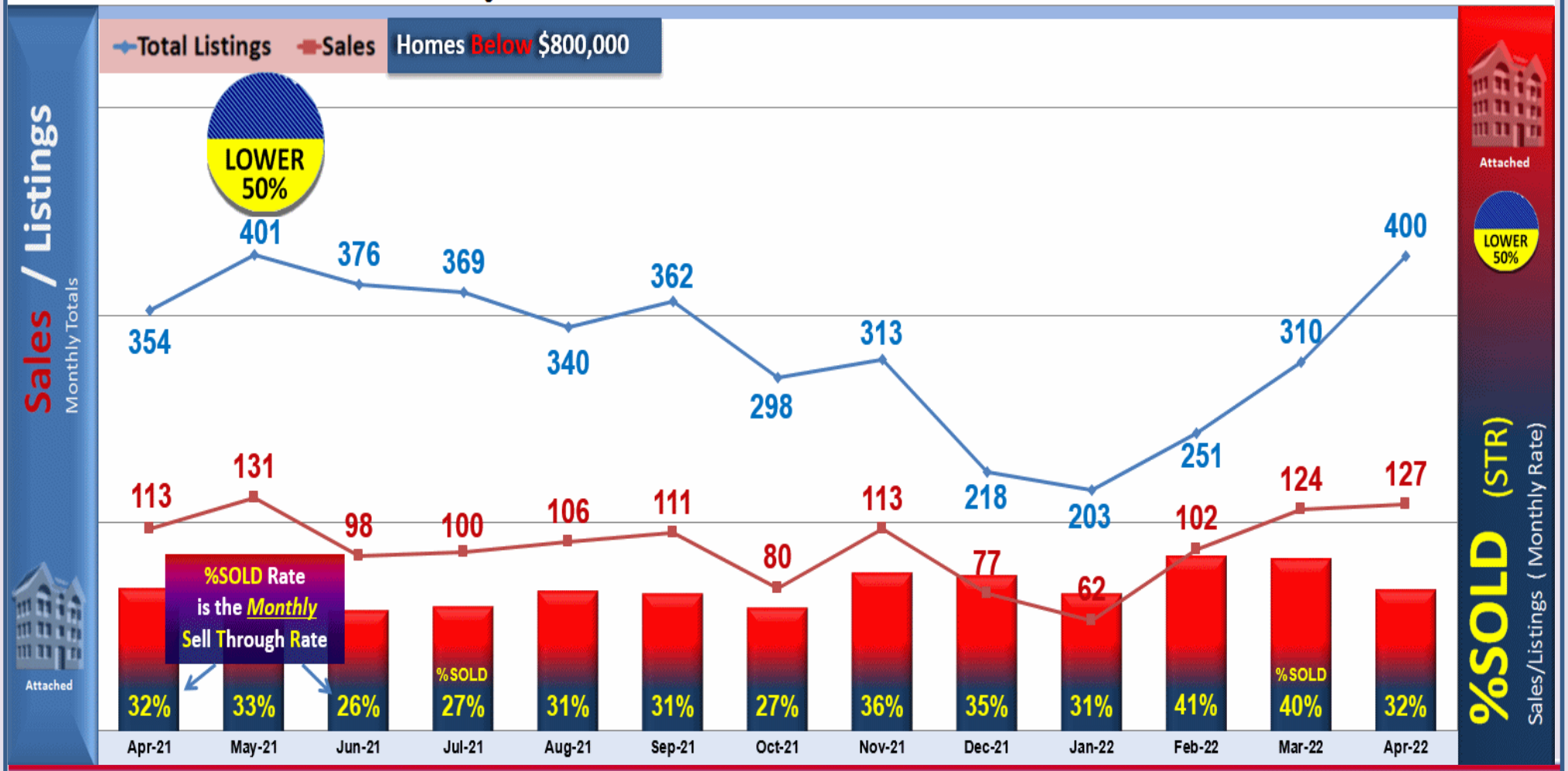

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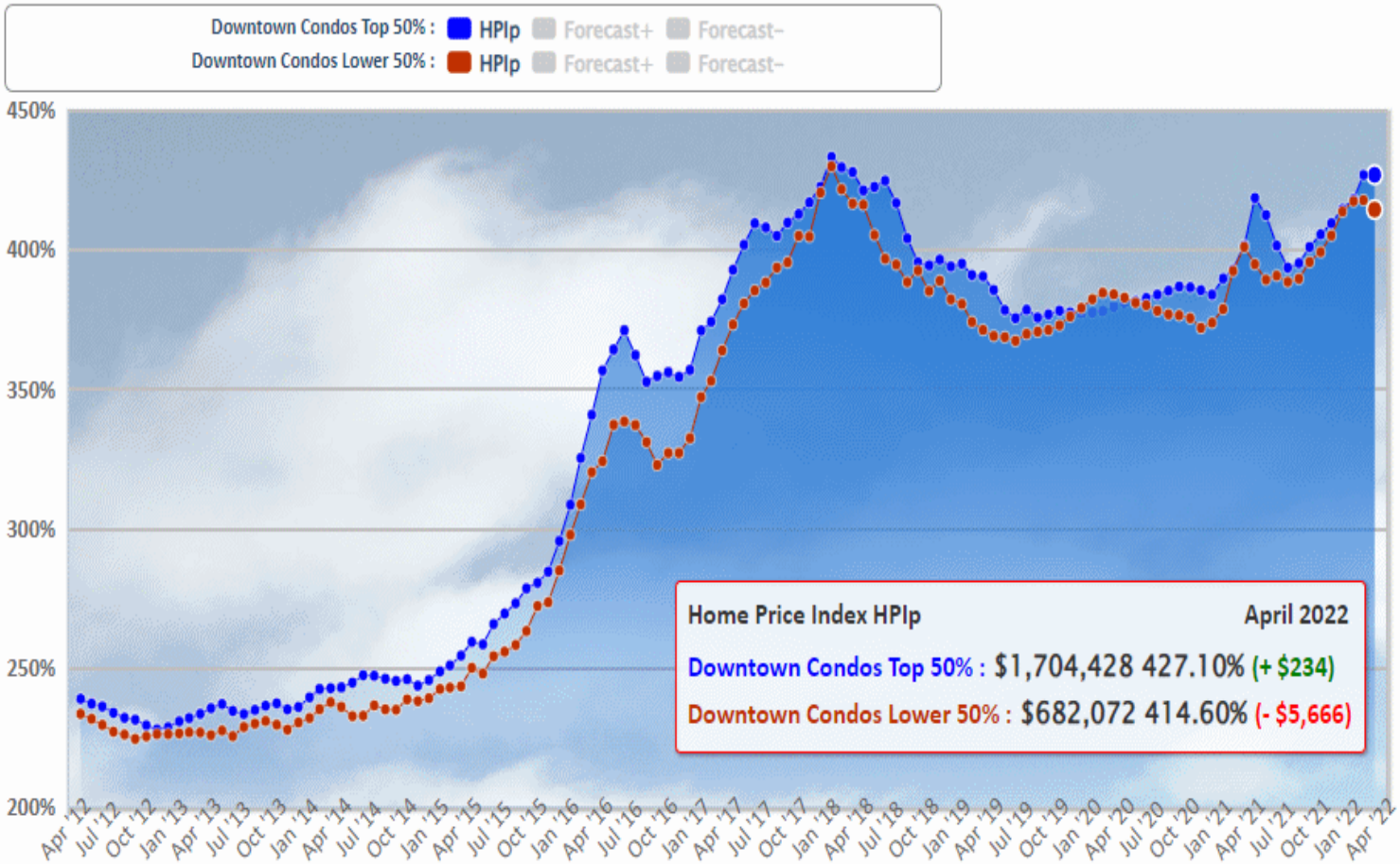
May 1/22 **Vancouver Downtown**

Powered by the Greater Vancouver Market Reports HPIp



Monthly Home values

Date	Value
Apr 2022	% 427.10
Mar 2022	% 427.00
Feb 2022	% 418.30
Jan 2022	% 414.80
Dec 2021	% 409.70
Nov 2021	% 405.70
Oct 2021	% 401.20
Sep 2021	% 395.40
Aug 2021	% 393.80
Jul 2021	% 401.70
Jun 2021	% 412.70
May 2021	% 418.80

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale – List Price differences are based on medians, not averages. Market Share Reports include all property types. More Details
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Vancouver Market Reports

attached homes

Statistics, on the Web!

Market Analysis and Forecasting

May 1/22 Vancouver Westside

Vancouver West Side Sub areas Statistics - Apr 2022 Attached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD
Arbutus	1	0				0.0%
Cambie	129	20	10	100%	$0	15.5%
Dunbar	21	3	14	97%	-$29,900	14.3%
Fairview VW	113	38	8	104%	$35,100	33.6%
False Creek	127	46	8	101%	$11,000	36.2%
Kerrisdale	40	10	14	98%	-$11,450	25.0%
Kitsilano	151	61	8	104%	$29,200	40.4%
MacKenzie Heights	4	0				0.0%
Mount Pleasant VW	20	7	11	101%	$10,100	35.0%
Marpole	111	19	11	101%	$11,000	17.1%
Oakridge VW	53	19	7	100%	$0	35.8%
Point Grey	21	2	8	105%	$36,000	9.5%
Quilchena	12	5	21	98%	-$30,000	41.7%
South Cambie	41	7	9	105%	$37,000	17.1%
South Granville	49	8	47	97%	-$40,500	16.3%
Shaughnessy	12	3	7	100%	$0	25.0%
Southlands	2	0				0.0%
S.W. Marine	13	2	31	98%	-$30,400	15.4%
University VW	198	52	11	100%	$0	26.3%
Total Activity	**1118**	**302**	**8**	**100%**	**$0**	**27%**

Vancouver West Side List Price Ranges Statistics - Apr 2022 Attached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD	
0-$650,000	94	38	8	104%	$27,501	40.4%	↑
$650,001-$775,000	90	41	8	104%	$25,100	45.6%	↑
$775,001-$900,000	149	61	7	101%	$11,000	40.9%	↑
$900,001-$1,000,000	99	33	8	100%	$1,000	33.3%	↑
$1,000,001-$,200,000	107	30	9	100%	$0	28.0%	↑
$1,200,001-$1,350,000	81	19	16	100%	$800	23.5%	↑
$1,350,001-$1,550,000	101	23	19	97%	-$38,000	22.8%	↑
$1,550,001-$1,800,000	130	23	11	100%	$0	17.7%	↑
$1,800,001-$2,000,000	80	14	42	96%	-$74,450	17.5%	↑
$2,000,001-$2,500,000	92	12	9	99%	-$28,500	13.0%	
$2,500,001 and more	95	8	9	100%	-$12,500	8.4%	↓
Total Activity	**1118**	**302**	**8**	**100%**	**$0**	**27%**	↑

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change	
Total Listings** (A,S,T,C,X)	1325	1142	1118		-24	↓
Active Listings (1st of the month)	806	617	650	650	0	↑
Solds	327	357	302		-55	↓
DOM	11	13	8		-5	↓
%SOLD (Sales/ Listings /mnthly rate)	25%	31%	27%		-4.2%	↓
Condos (Top 50%) Home Price Index HPIp	$1,117,903	$1,167,547	$1,168,530		$983	↑
Condos (Lower 50%) Home Price Index HPIp	$621,101	$678,132	$672,565		-$5,567	↓
Twnhs (Top 50%) Home Price Index HPIp	$1,687,072	$1,825,100	$1,825,808		$708	↑
Twnhs (Lower 50%) Home Price Index HPIp	$899,101	$1,014,132	$1,017,020		$2,888	↑

May 1 2022 Vancouver West Side Market Update (Attached)

Current: Vancouver West Side, a Seller Market with **27 %SOLD** Rate and 100 % Sell/List Ratio. (This means an average of a $1,500 Discount on a sale from the original list price)

Most Active Range: Homes between $650,000 - $775,000 have **45.6 %SOLD** rate.
Least Active Range: Home above $2.5 mill. have **8.4 %SOLD** rate.

History: Vancouver Westside's Condos Year-To-Date Home Price Index HPIp (Top 50%) shows that prices increased $50,627.
Vancouver Westside's Condos Year-To-Date Home Price Index HPIp (Lower 50%) shows that prices increased $51,464.
Vancouver Westside's Townhouses Year-To-Date Home Price Index HPIp (Top 50%) shows that prices increased $138,736.
Vancouver Westside's Townhouses Year-To-Date Home Price Index HPIp (Lower 50%) shows that prices increased $117,919.
*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Forecast: The last month Listing Inventory is 16% less count than last year. We project Vancouver to be a continued Seller's Market.
Vancouver home prices increased by just $2,372 in April. This is a big drop from the $59,777 increase that we saw in March. This is partially caused by the erosion of consumer confidence with the $2/liter gas prices, interest rates, and economic woes. We are now forecasting that the majority of the Metro Vancouver Markets will be in a Buyer's Market the next month. The Fraser Valley has already switched to a Buyer's Market with prices dropping a whopping ($43,918). Currently, the Condo Market is still Stable with an Average Price Increase of $1,617. Meanwhile, Townhouse Markets have switched to a Buyer's Market with an ($8,069) average price decrease. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

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

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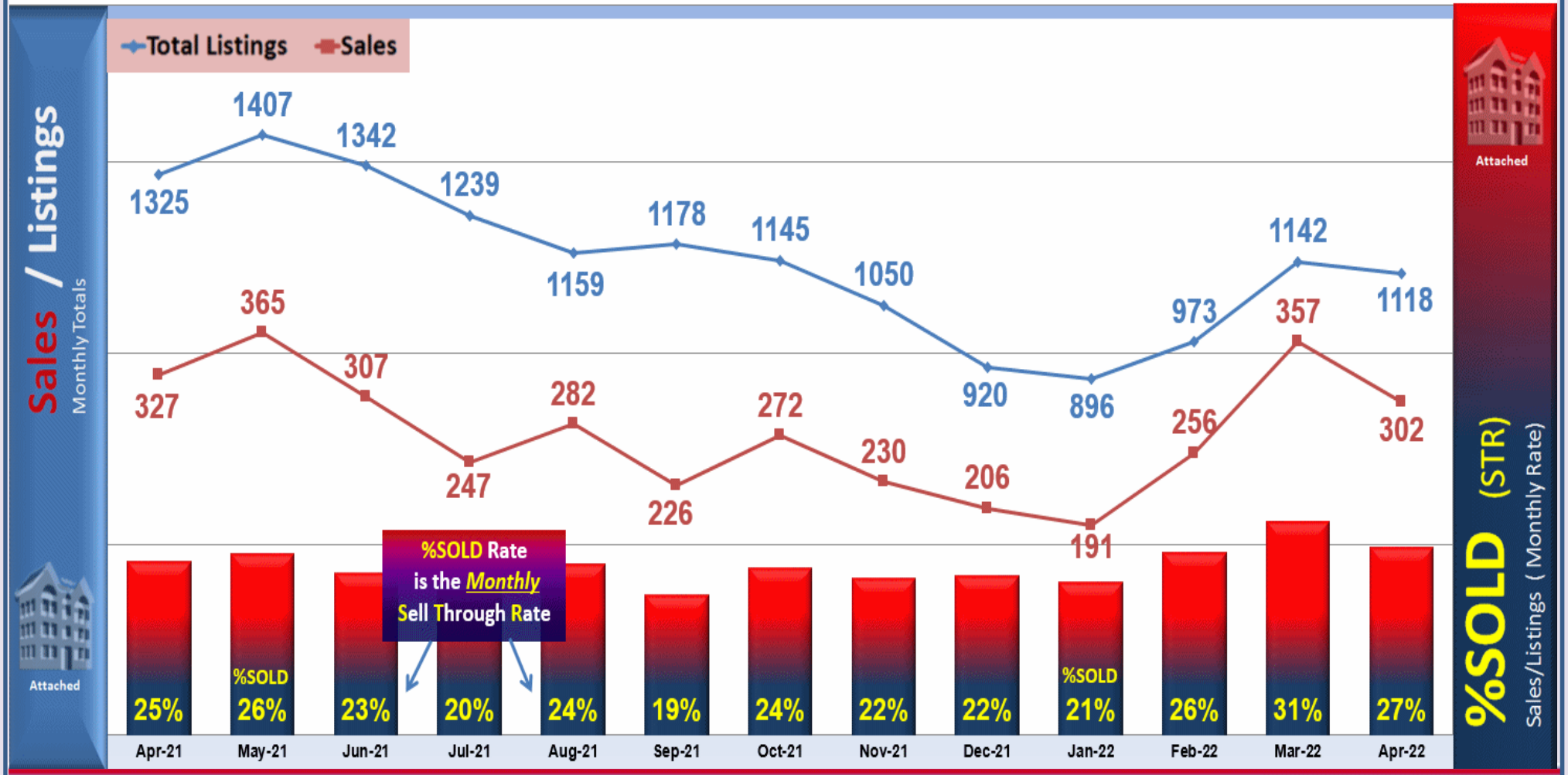
attached homes

Statistics, on the Web!

Market Analysis and Forecasting

May 1/22 Vancouver Westside

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



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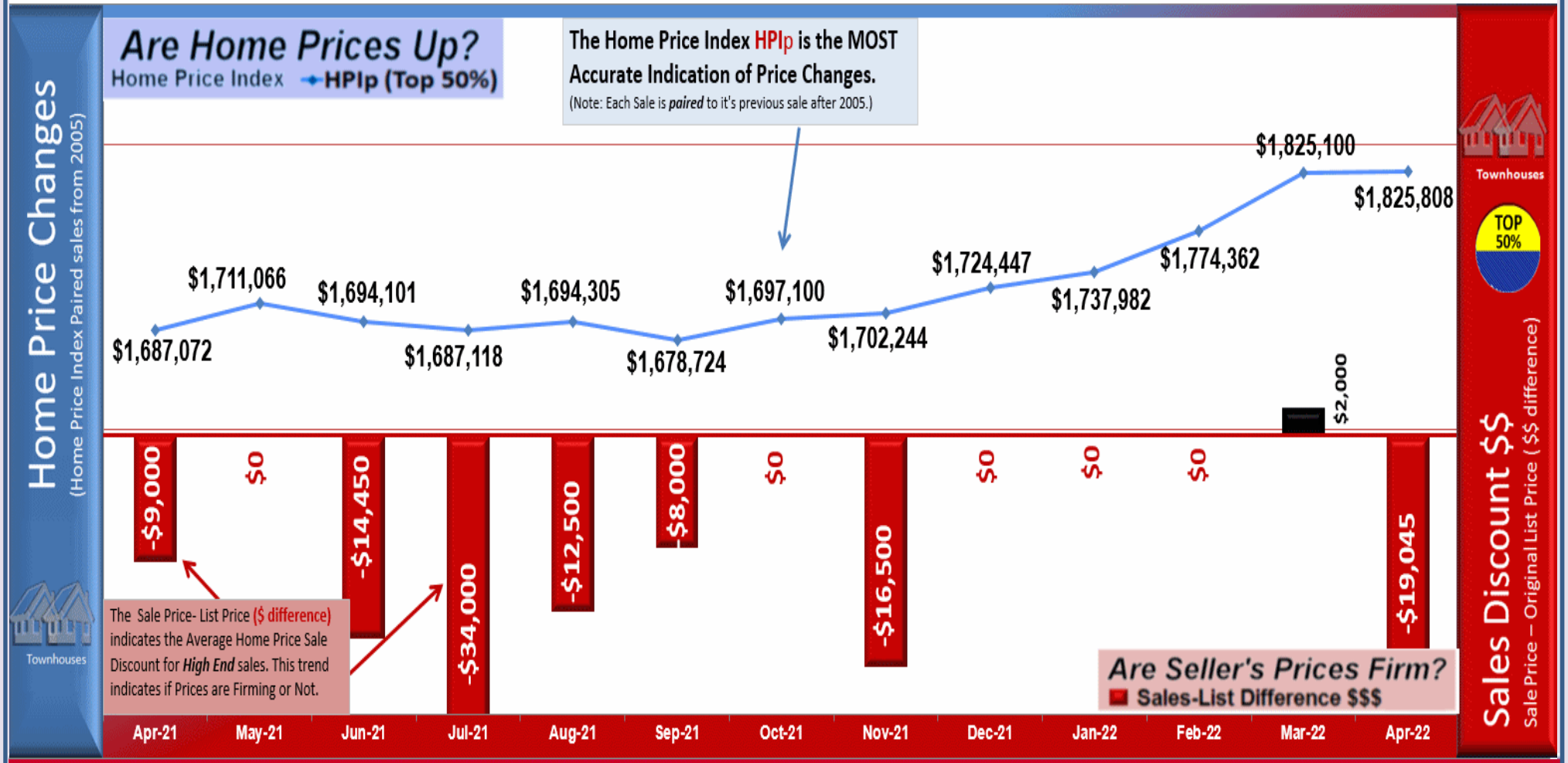
May 1/22 Vancouver Westside

Attached

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



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May 1/22 Vancouver Westside

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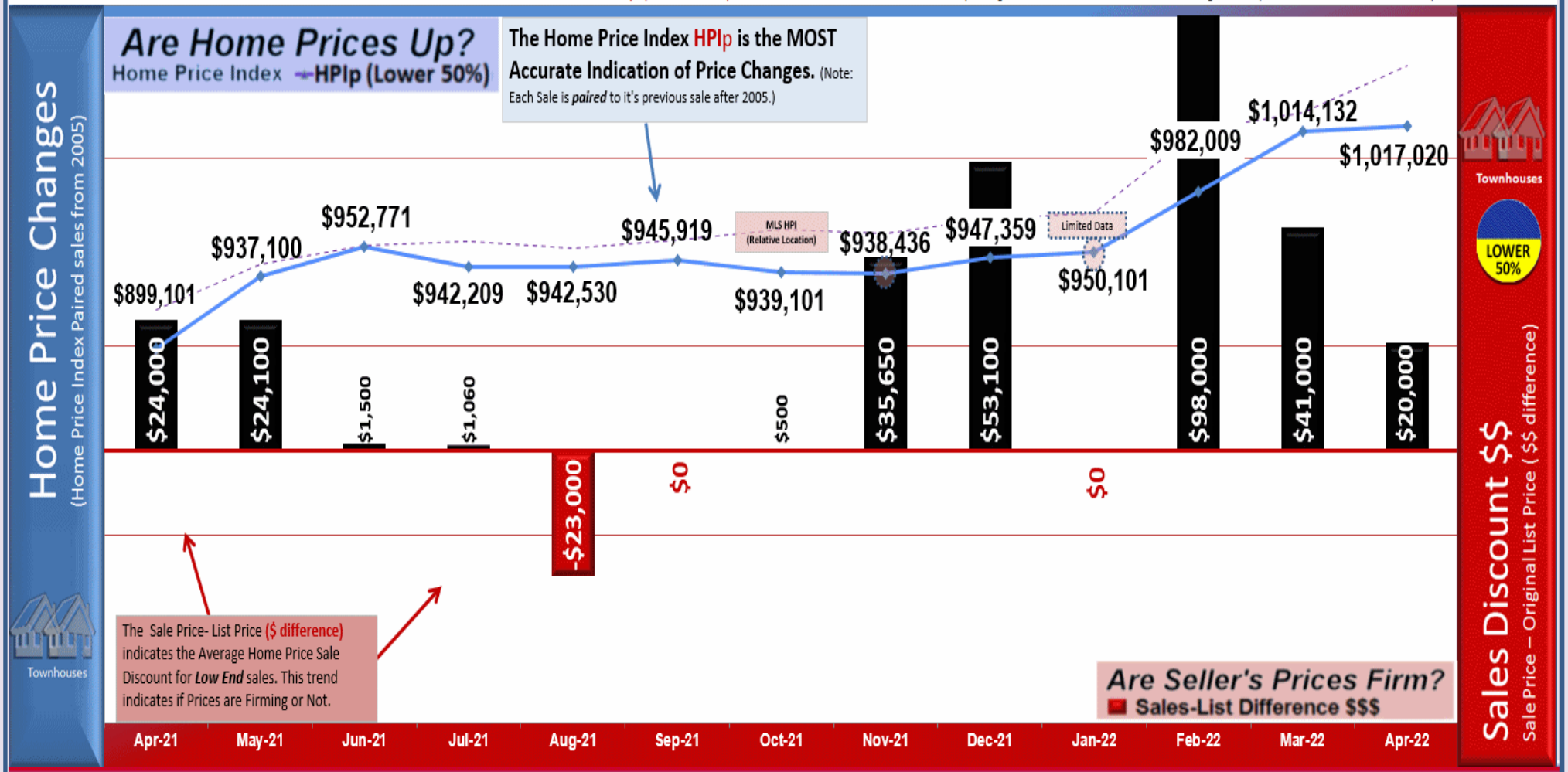
Vancouver West Side Townhouse Home Price Index **HPIp** (Lower 50%), Sale Price-List Price ($ Difference) (average home sold for **$ less** than their original list price for Low End Home sales)



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May 1/22 **Vancouver Westside**

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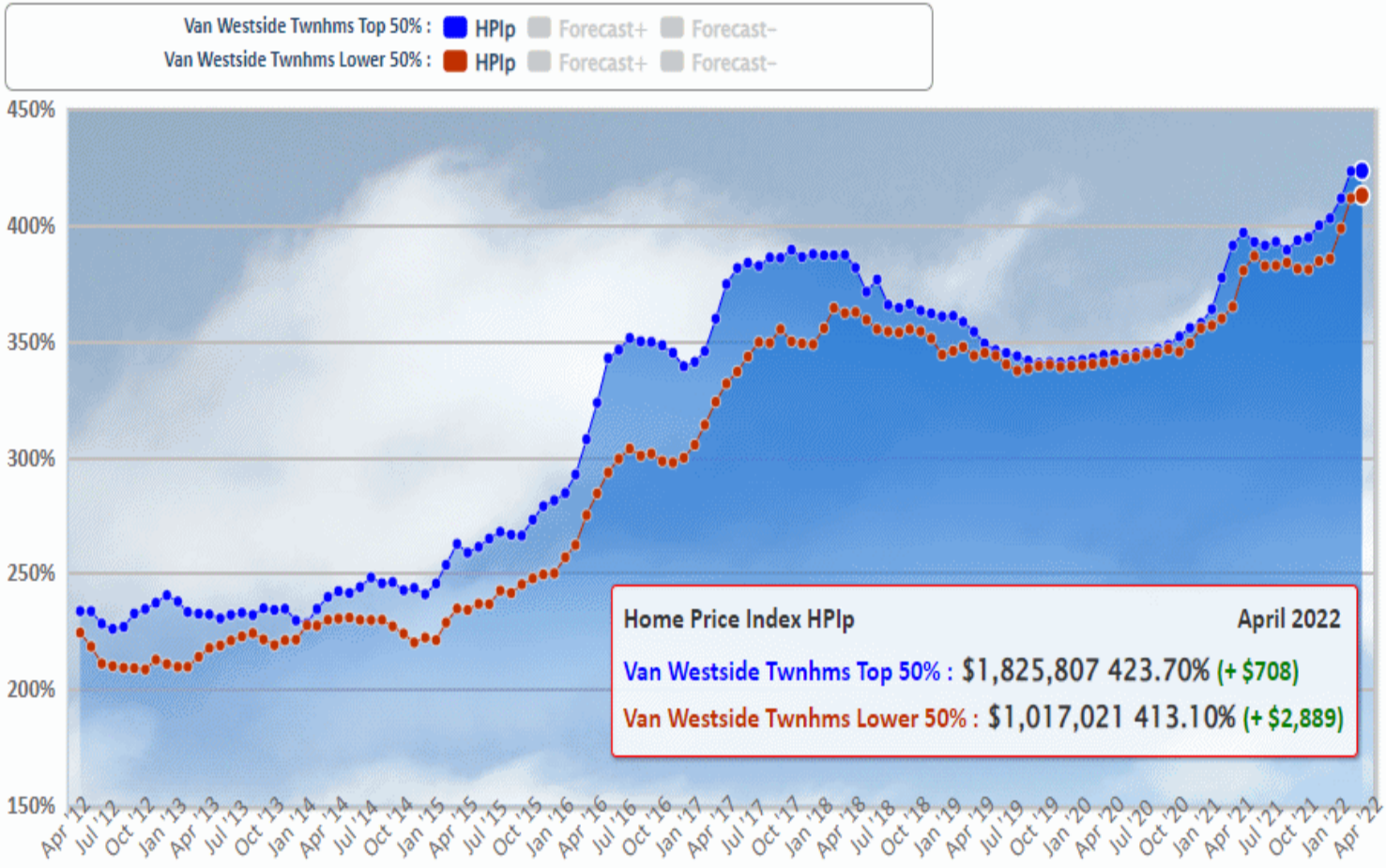

Monthly Home values

Date	Value
Apr 2022	% 423.70
Mar 2022	% 423.50
Feb 2022	% 411.80
Jan 2022	% 403.30
Dec 2021	% 400.20
Nov 2021	% 395.00
Oct 2021	% 393.80
Sep 2021	% 389.60
Aug 2021	% 393.20
Jul 2021	% 391.50
Jun 2021	% 393.10
May 2021	% 397.10

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

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

Condominiums

Are Home Prices Up?

Home Price Index HPIp (Top 50%)

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

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

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

Condominiums

TOP 50%

Sales Discount $$
Sale Price – Original List Price ($$ difference)

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

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

Condominiums

Are Home Prices Up?

Home Price Index HPIp (Lower 50%)

The Home Price Index HPIp is the MOST Accurate Indication of Price Changes and is based on the Lower 50% of the homes.
(Note: Each Sale is *paired* to it's previous sale after 2005 to determine its exact price change.)

MLS HPI (Relative Location)

$621,101 $632,282 $629,689 $615,305 $612,216 $624,834 $626,536 $636,415 $640,881 $662,101 $667,100 $678,132 $672,565

$6,000 $9,100 $21,000 $28,000 $25,100

-$1,000 -$3,000 $0 -$5,000 $0 -$3,000 -$5,750 -$2,450

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 $$$

Apr-21 May-21 Jun-21 Jul-21 Aug-21 Sep-21 Oct-21 Nov-21 Dec-21 Jan-22 Feb-22 Mar-22 Apr-22

Condominiums

LOWER 50%

Sales Discount $$

Sale Price – Original List Price ($$ difference)

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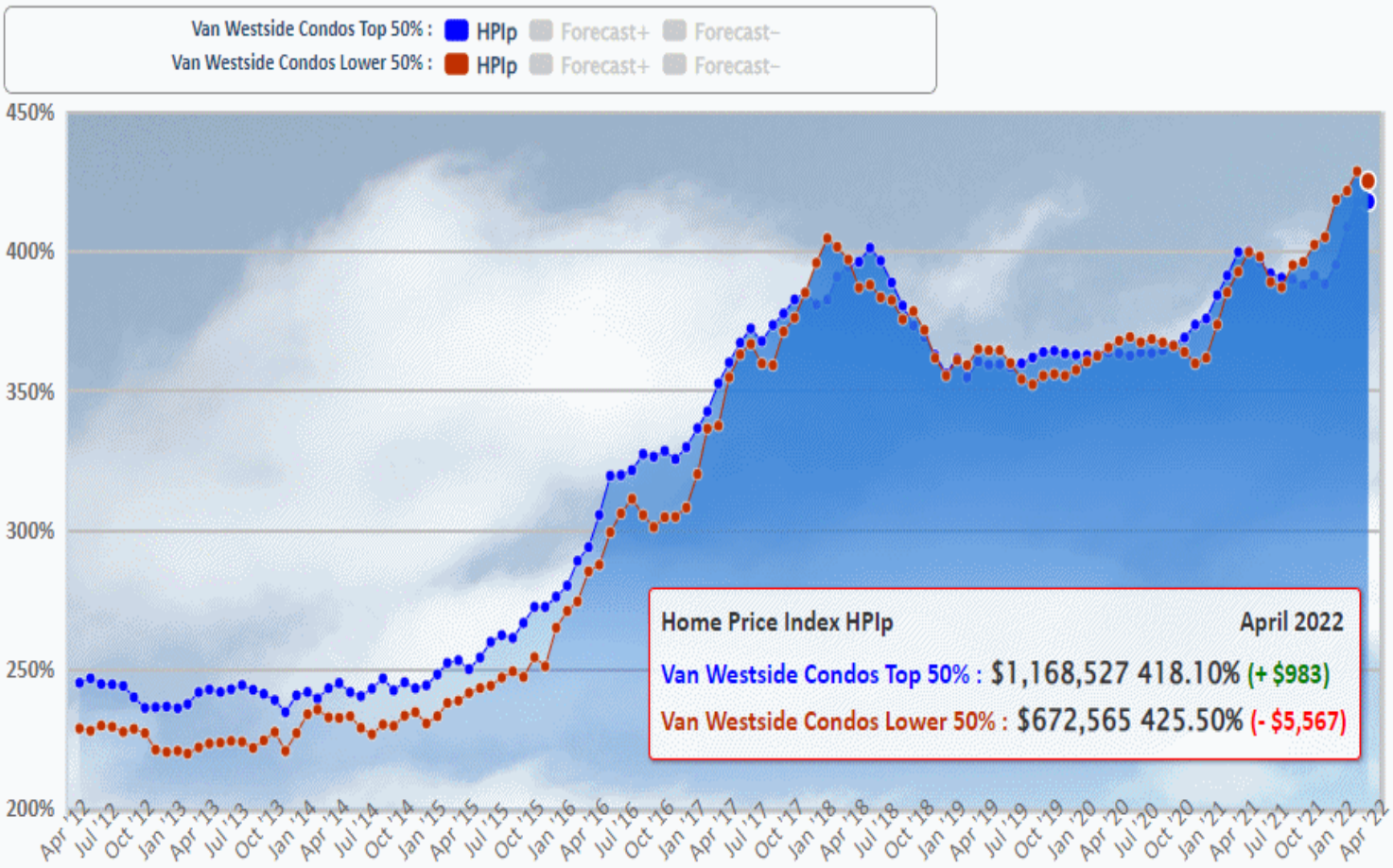

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Nov 2021	% 391.50
Oct 2021	% 388.10
Sep 2021	% 390.10
Aug 2021	% 390.80
Jul 2021	% 392.30
Jun 2021	% 396.10
May 2021	% 400.50

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attached homes

Statistics, on the Web!

Market Analysis and Forecasting — May 1/22 North Vancouver

North Vancouver Sub areas Statistics - Apr 2022 — Attached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List $Differen	%SOLD
Boulevard	0	0				0.0%
Blueridge NV	0	0				0.0%
Capilano NV	14	0				0.0%
Central Lonsdale	103	40	7	102%	$20,500	38.8%
Deep Cove	2	1	15	93%	-$55,000	50.0%
Delbrook	1	0				0.0%
Dollarton	0	0				0.0%
Edgemont	12	2	12	100%	$13,560	16.7%
Grouse Woods	0	0				0.0%
Harbourside	6	3	8	105%	$51,000	50.0%
Indian River	3	1	7	120%	$216,000	33.3%
Lower Lonsdale	117	59	8	101%	$11,000	50.4%
Lynn Valley	31	17	8	101%	$5,000	54.8%
Lynnmour	53	21	7	100%	$0	39.6%
Mosquito Creek	27	12	9	100%	$5,000	44.4%
Norgate	5	2	23	98%	-$30,000	40.0%
Northlands	8	4	8	105%	$43,564	50.0%
Pemberton Heights	94	17	16	99%	-$7,900	18.1%
Pemberton NV	2	2	7	117%	$231,050	100.0%
Queensbury	10	2	6	102%	$23,000	20.0%
Roche Point	24	11	8	102%	$18,000	45.8%
Seymour	4	4	8	108%	$88,550	100.0%
Upper Delbrook	0	0				0.0%
Upper Lonsdale	8	4	7	101%	$2,600	50.0%
Westlynn	1	1	7	100%	$0	100.0%
Total Activity	**525**	**203**	**8**	**101%**	**$5,100**	**39%**

North Vancouver Price Ranges Statistics - Apr 2022 — Attached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List $Differen	%SOLD
0-$650,000	90	34	8	101%	$6,550	37.8%
$650,001-$750,000	62	30	8	100%	$1,679	48.4%
$750,001-$900,000	77	30	7	102%	$15,050	39.0%
$900,001-$1,125,000	72	29	8	104%	$40,100	40.3%
$1,125,001-$1,300,000	68	32	7	102%	$18,550	47.1%
$1,300,001-$1,700,000	81	36	7	100%	$0	44.4%
$1,700,001 and more	75	12	23	97%	-$73,000	16.0%
Total Activity	**525**	**203**	**8**	**101%**	**$5,100**	**39%**

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	SW2022	Change
Total Listings (A,S,T,C,X)	698	506	525		19
Active Listings (1st of the month)	345	207	250	268	18
Solds	262	225	203		-22
DOM	8	7	8		1
%SOLD (Sales/ Listings /mnthly rate)	38%	44%	39%		-5.8%
Condos (Top 50%) Home Price Index HPIp	$810,100	$923,946	$913,233		-$10,713
Condos (Lower 50%) Home Price Index HPIp	$490,101	$572,071	$563,804		-$8,267
Twnhs (Top 50%) Home Price Index HPIp	$1,264,948	$1,511,100	$1,564,793		$53,693
Twnhs (Lower 50%) Home Price Index HPIp	$855,717	$997,504	$1,041,185		$43,681

May 1 2022 **North Vancouver** Market Update (**Attached** Townhomes/ Condos)

Current: North Vancouver is a Seller Market with average listings inventory, a **39 %SOLD** rate and a 101% sell/list ratio.
(This means an average of a $5,100 increase on a sale from the original list price)

Most Active Range: Homes between $650,000 - $750,000 have **48.4 %SOLD** rate.
Least Active Range: Homes above $1.7 mill. have **16.0 %SOLD** rate.

History: North Vancouver's Condos Year-To-Date Home Price Index **HPIp** (Top 50%) shows that price increased $103,133.
North Vancouver's Condos Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased $73,703.
North Vancouver's Townhouses Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased $299,845.
North Vancouver's Townhouses Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices decreased $185,468.
*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Forecast: The Listing Inventories are 25% less than the same month last year. Active listings count is 18 more than last month which means that we may expect a listing supply increase on the next coming months. We project North Vancouver to be a continued Seller market.

Vancouver home prices increased by just $2,372 in April. This is a big drop from the $59,777 increase that we saw in March. This is partially caused by the erosion of consumer confidence with the $2/liter gas prices, interest rates, and economic woes. We are now forecasting that the majority of the Metro Vancouver Markets will be in a Buyer's Market the next month. The Fraser Valley has already switched to a Buyer's Market with prices dropping a whopping ($43,918.)

Currently, the Condo Market is still Stable with an Average Price Increase of $1,617. Meanwhile, Townhouse Markets have switched to a Buyer's Market with an ($8,069) average price decrease. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

Analytical Methods: The North Vancouver 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 ***North Vancouver HPIp* Top 50%** representing the higher end sales and the ***North Vancouver 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 & 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 **includes all listings marketed for the month.
The DOM, and Sale – List Price differences are based on medians, not averages. Market Share Reports include all property types. More Details
Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

produced for: **Steve Burk**

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Vancouver Market Reports

attached homes

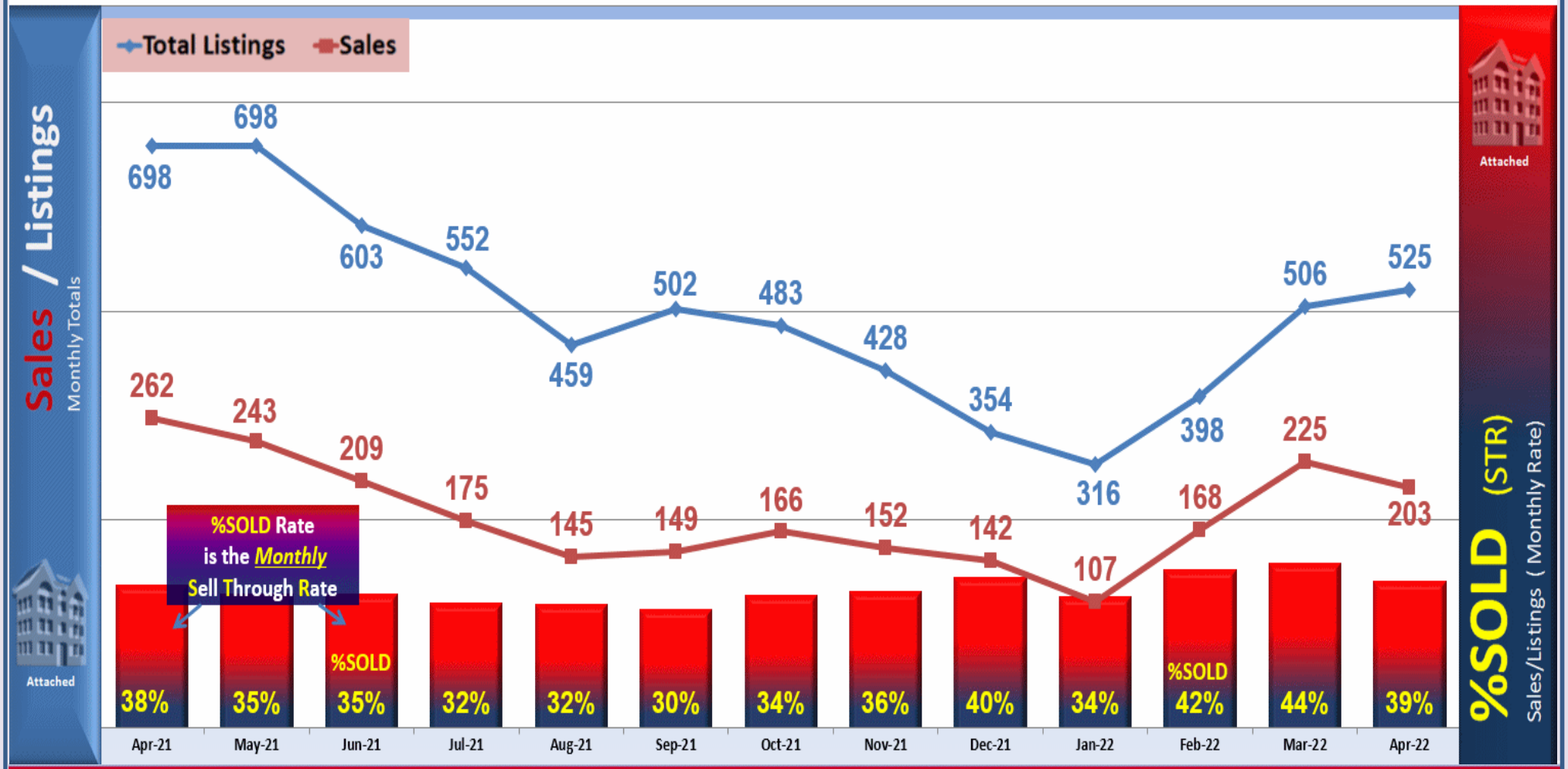
Statistics, on the Web!

Market Analysis and Forecasting

May 1/22 North Vancouver

Attached Townhomes/ Condos

North Vancouver Total Listings, Sales, and %SOLD Rate



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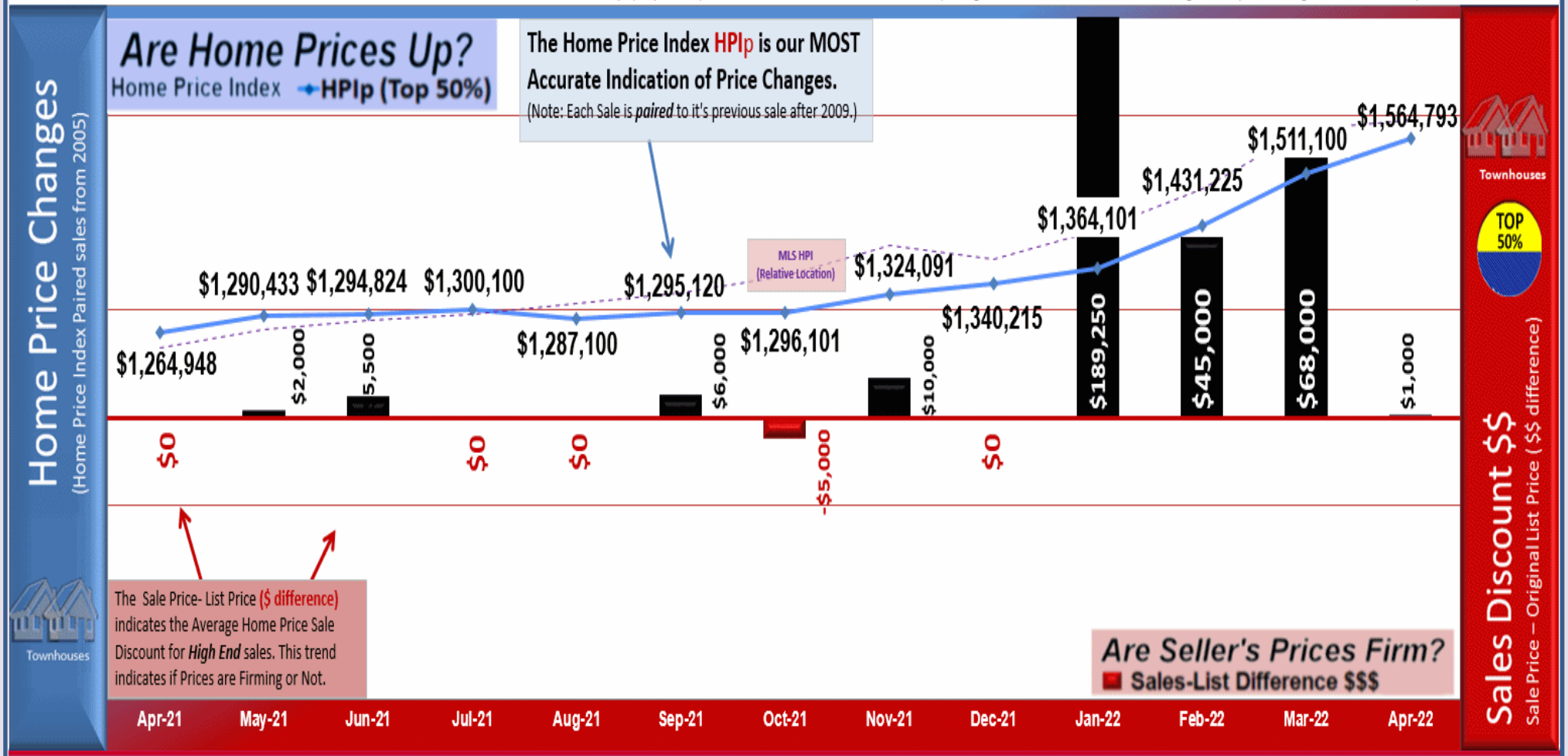
Attached North Vancouver Townhouse Home Price Index HPIp (Top 50%), Sale Price-List Price ($ Difference) (average home sold for $ less than their original list price for High End Home sales)



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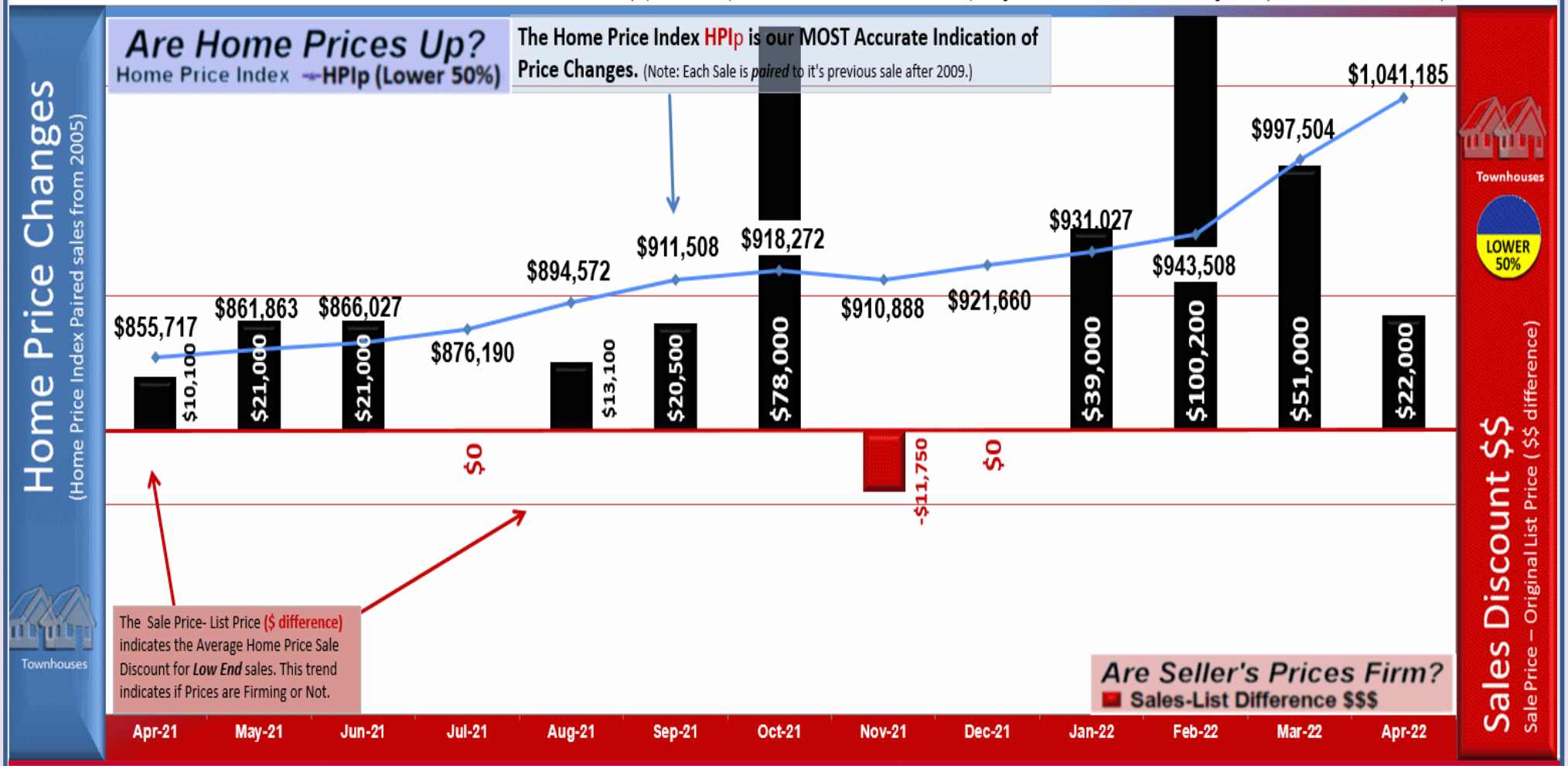

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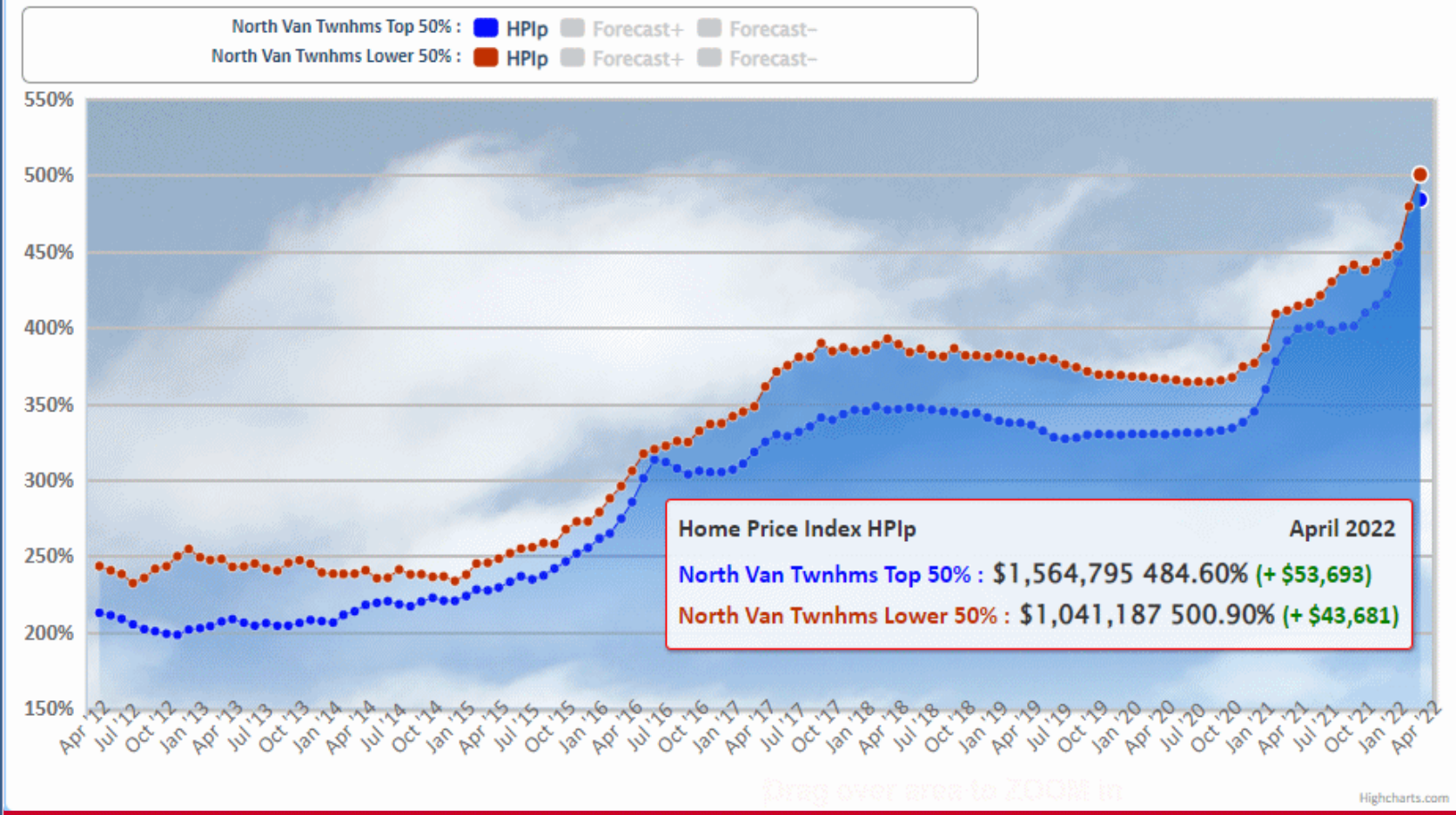

Monthly Home values

Date	Value
Apr 2022	% 484.60
Mar 2022	% 468.00
Feb 2022	% 443.20
Jan 2022	% 422.50
Dec 2021	% 415.10
Nov 2021	% 410.10
Oct 2021	% 401.40
Sep 2021	% 401.10
Aug 2021	% 398.60
Jul 2021	% 402.60
Jun 2021	% 401.00
May 2021	% 399.60

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

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

Condominiums

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 2009.)

MLS HPI (Relative Location)

$810,100 $806,704 $808,364 $806,198 $806,928 $816,610 $822,600 $823,101 $841,508 $863,101 $904,650 $923,946 $913,233

$0 $0 -$3,000 -$8,450 -$13,500 $0 -$5,500 -$4,900 $0 $0 -$16,500 $0 $3,100

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 $$$

Apr-21 May-21 Jun-21 Jul-21 Aug-21 Sep-21 Oct-21 Nov-21 Dec-21 Jan-22 Feb-22 Mar-22 Apr-22

Condominiums

TOP 50%

Sales Discount $$
Sale Price – Original List Price ($$ difference)

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

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

Condominiums

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

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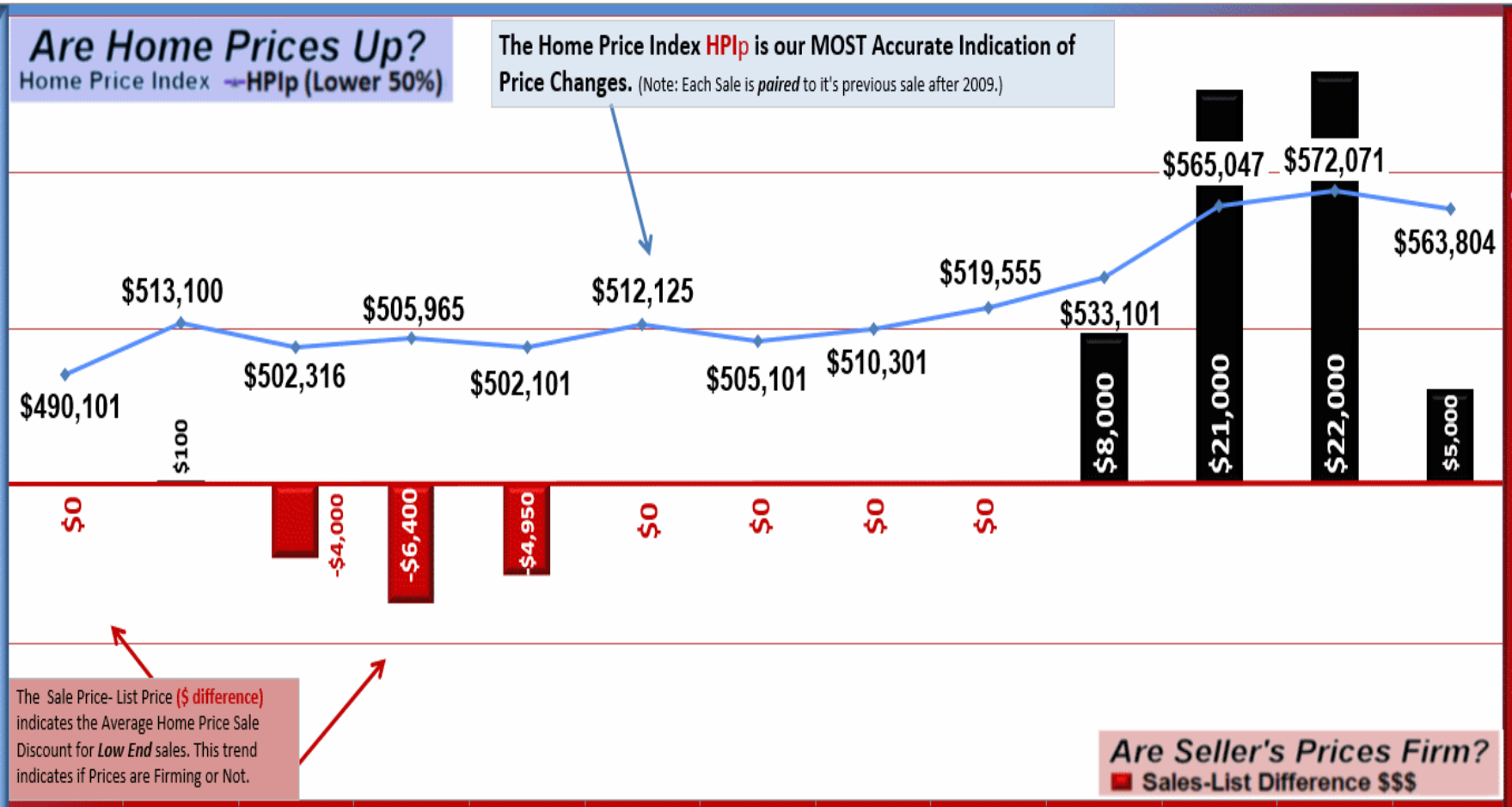

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Are Seller's Prices Firm?
Sales-List Difference $$$

Condominiums

LOWER 50%

Sales Discount $$
Sale Price – Original List Price ($$ difference)

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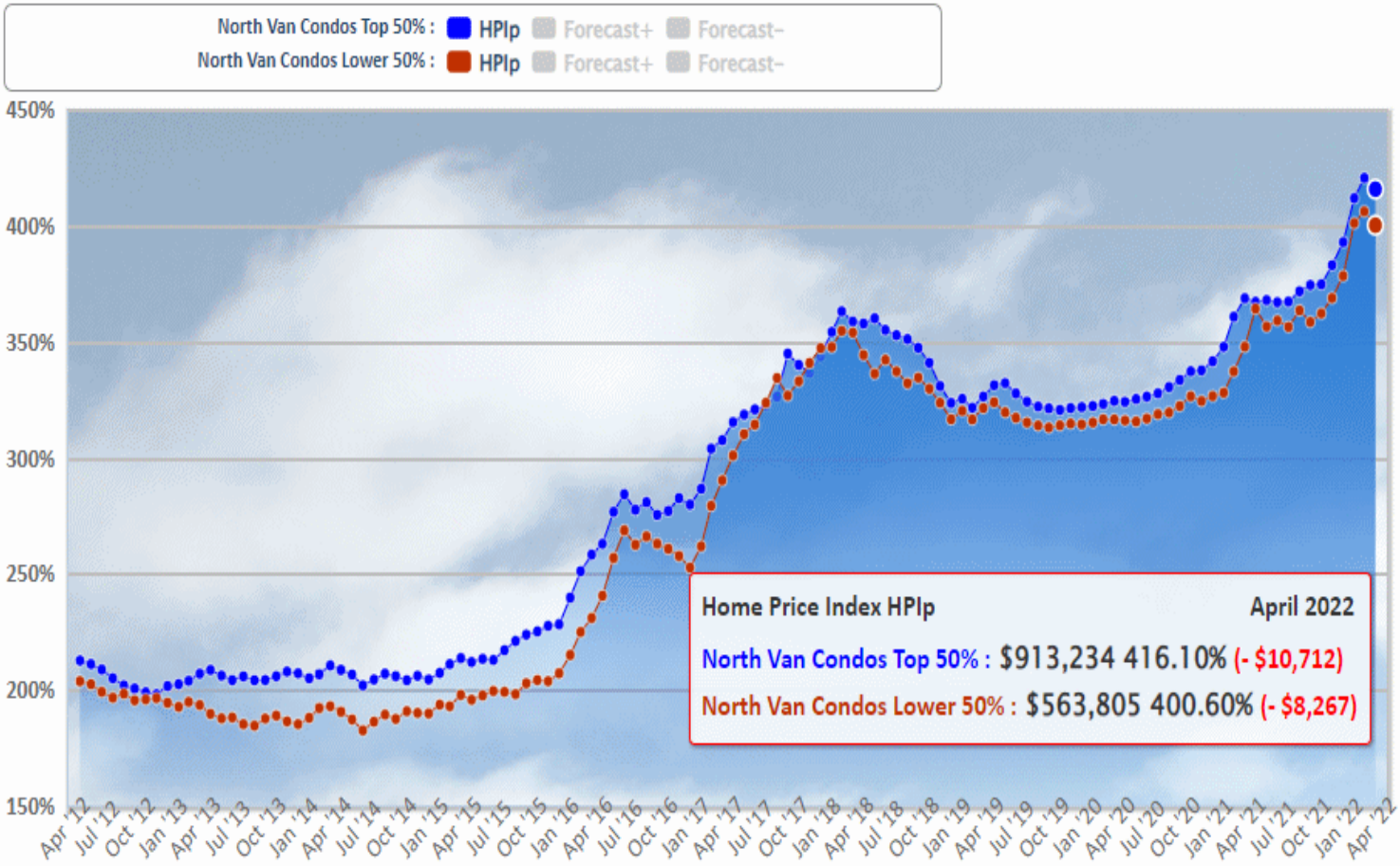

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