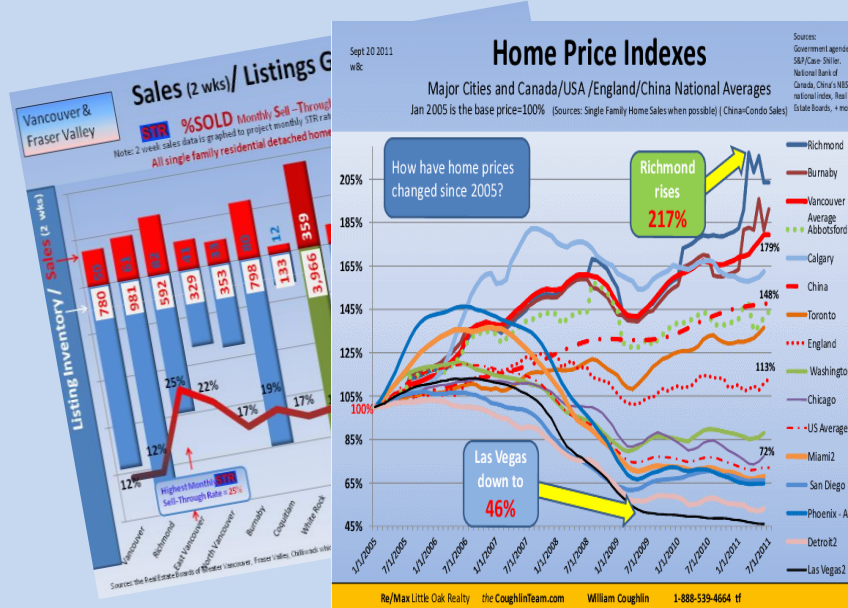


Market Analysis and Forecasting

Market Analysis and Forecasting

Stewart Peddemors' Market Reports



Advanced Marketing Tools



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Stewart Peddemors' Market Reports

Detached

- [White Rock S Surrey](#)

Attached

- [White Rock S Surrey](#)

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



Vancouver & Fraser Valley

Sales (2 wks) / Listings Graph

June 3 2022 (2-weeks)

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

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)

2022.06.04.8:45AM b5a



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 (2 wks) / Listings Graph

May 20 2022 (2-weeks)

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

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)

2022.05.21.9:00PM b5a



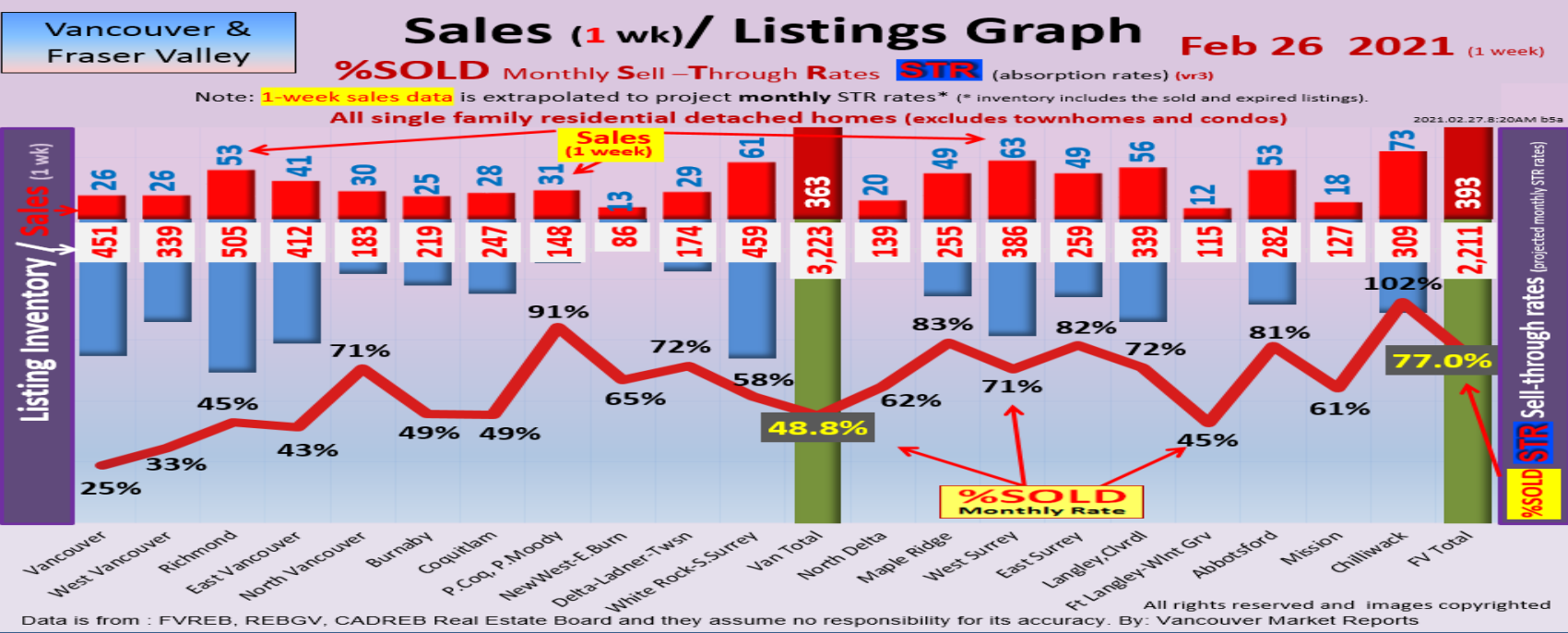
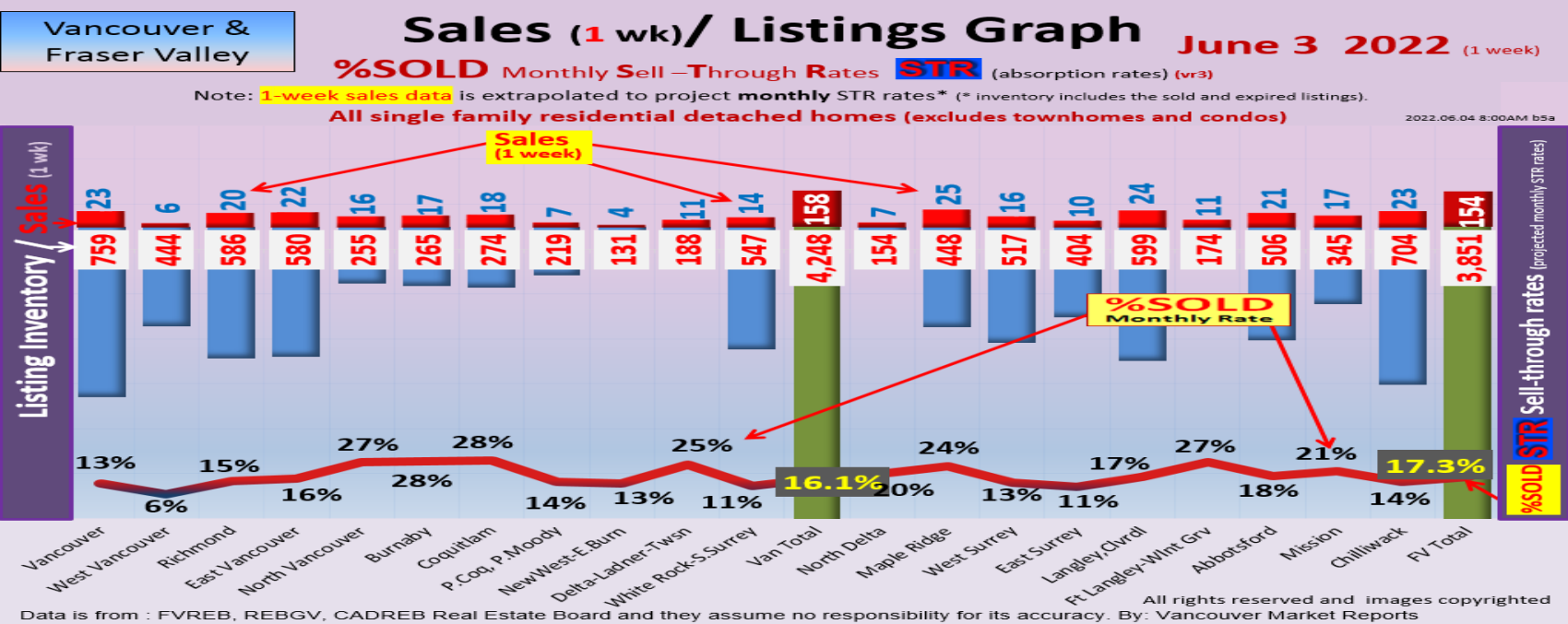
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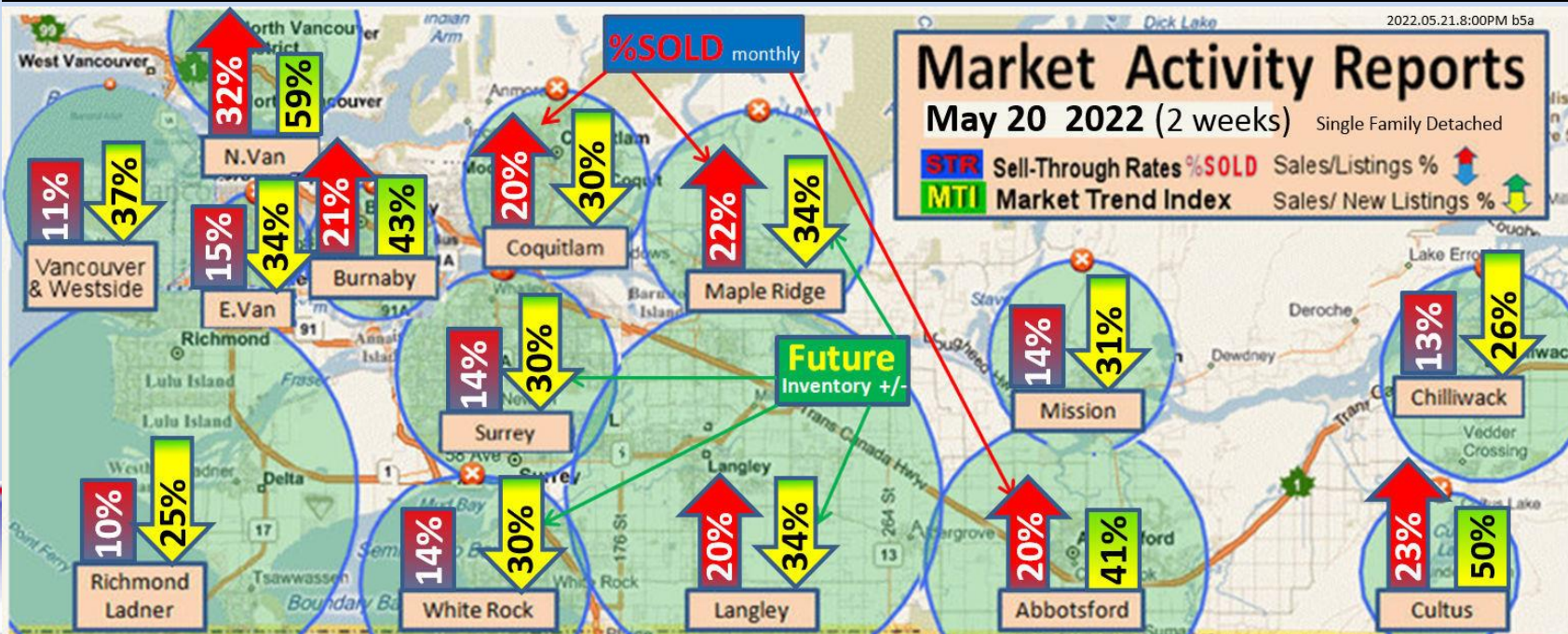
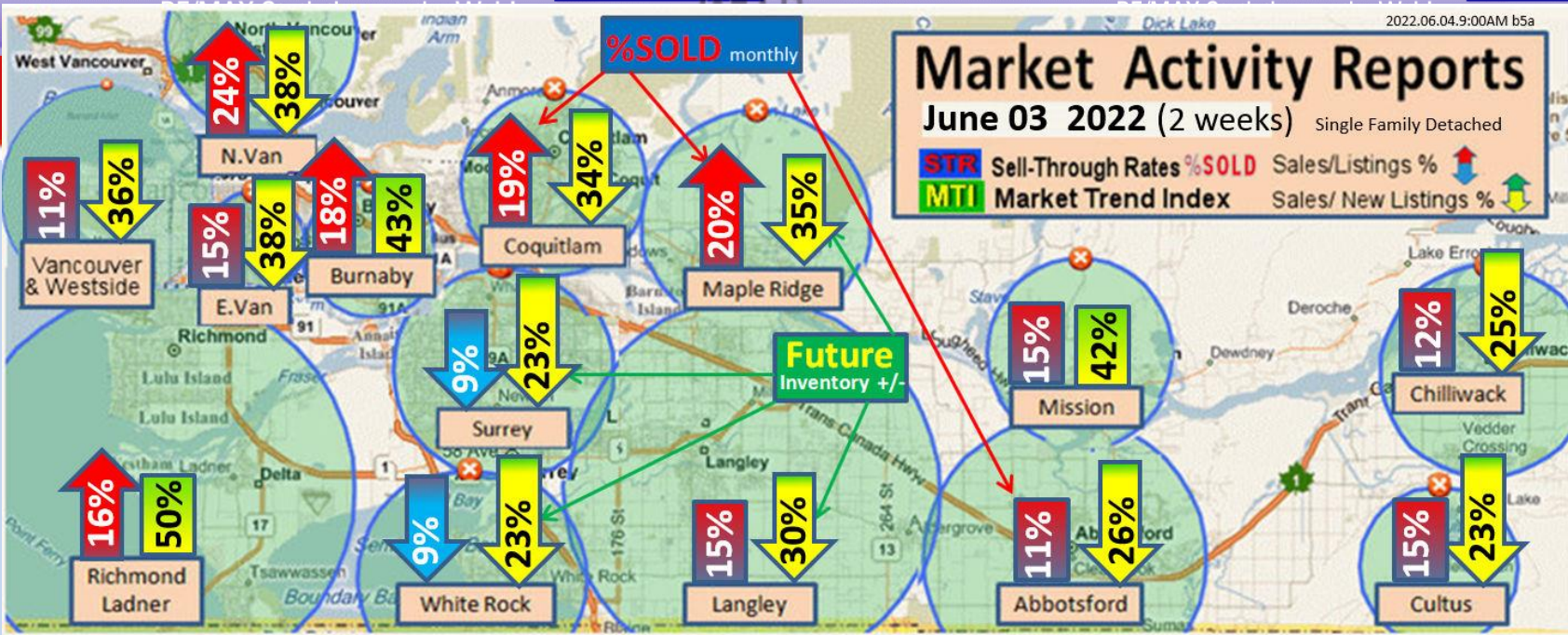
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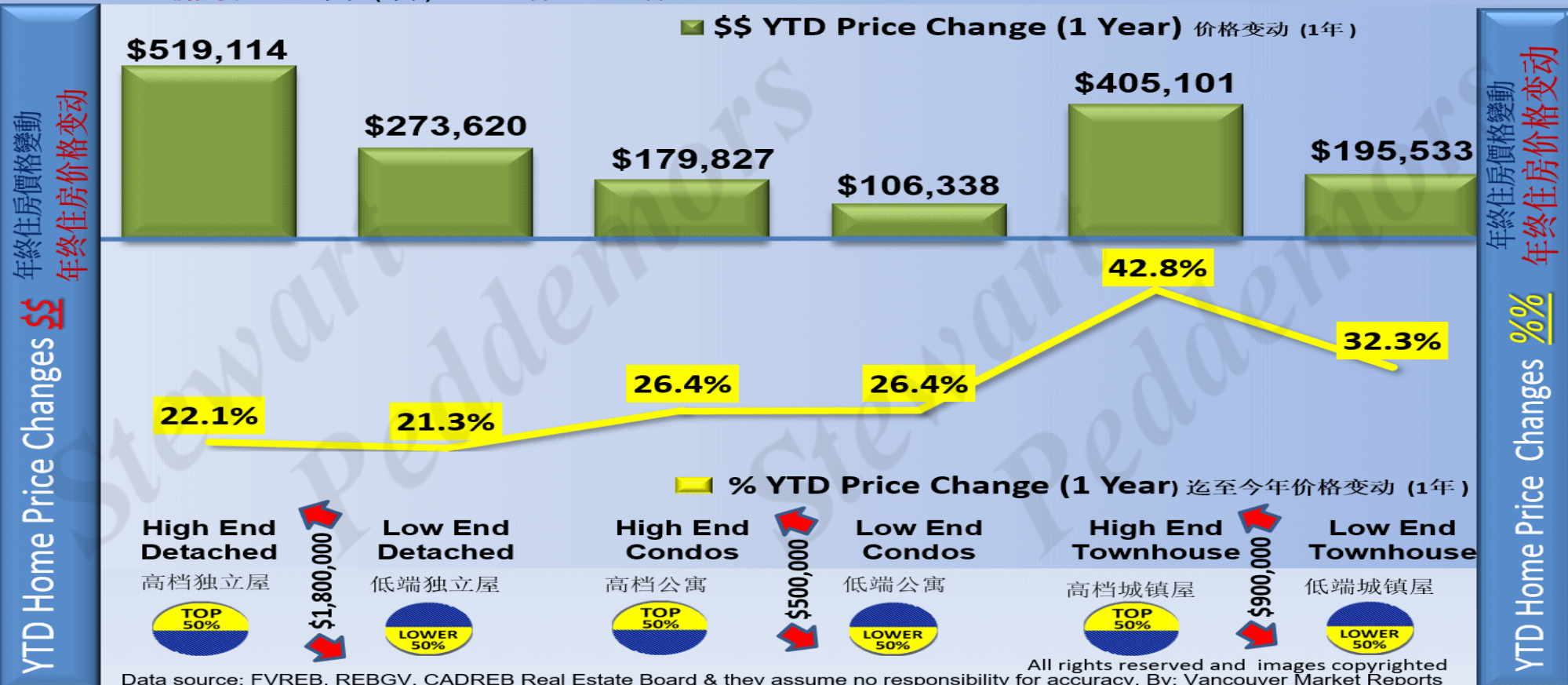
South Surrey White Rock Real Estate Price Changes (\$/%)

白石,南素里 房地產價格變動/白石,南素里 房地產價格變動

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 HPI®



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

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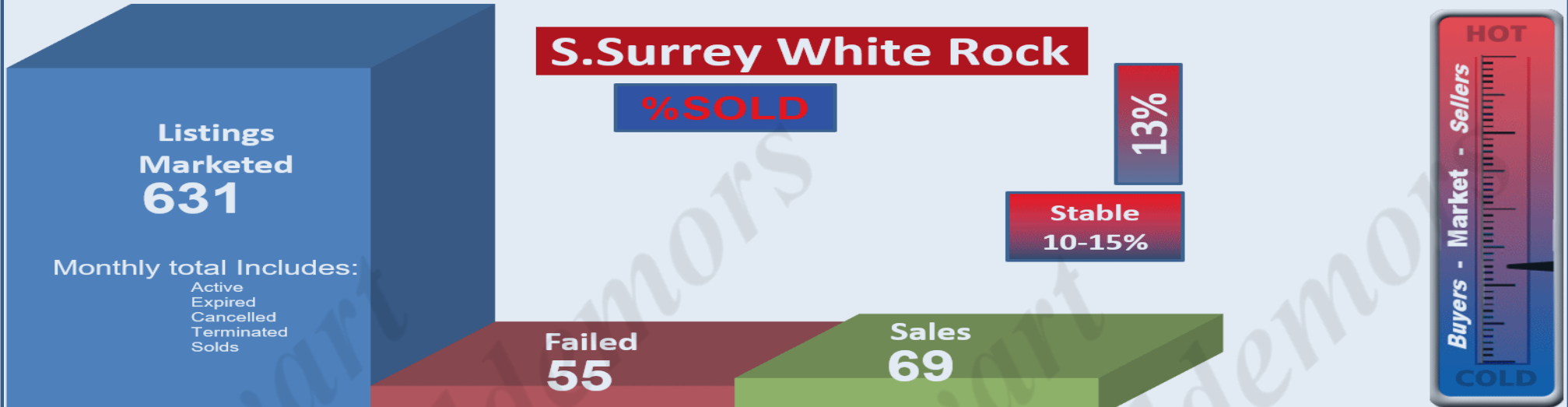


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Market Analysis and Forecasting June 1 /22 White Rock & S. Surrey
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Monthly Market Activity - May 2022 - Single Family



June 1 2022 White Rock - South Surrey Market Update (Detached)

Current: White Rock South Surrey is in a Seller Market with average listing inventories, **13 %SOLD** rate and a 97% Sell/List Ratio. (This means that there is an average of a \$55,000 discount on a sale from the original list price)
 Most Active Price Range: Homes below \$1.5 mill. have **23.0 %SOLD** rate.
 Least Active Price Range: Homes above \$6 mill. have **1.6 %SOLD** rate.

History: The S. Surrey White Rock Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$512,844.
 The S. Surrey White Rock Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$223,511.
 *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?

White Rock - South Surrey List Price Ranges Statistics - May 2022							Detached
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
\$0-\$1,500,000	61	14	9	96%	-\$30,000	23.0%	↑
\$1,500,001-\$1,700,000	64	13	12	98%	-\$39,000	20.3%	↑
\$1,700,001-\$1,850,000	39	7	6	97%	-\$60,000	17.9%	↑
\$1,850,001-\$2,100,000	86	8	25	95%	-\$87,450	9.3%	↓
\$2,100,001-\$2,500,000	88	7	7	98%	-\$54,800	8.0%	↓
\$2,500,001-\$2,900,000	72	10	10	98%	-\$54,000	13.9%	↓
\$2,900,001-\$3,200,000	46	4	46	94%	-\$178,944	8.7%	↓
\$3,200,001-\$3,750,000	49	3	20	100%	-\$8,000	6.1%	↓
\$3,750,001-\$4,500,000	41	1	12	95%	-\$240,000	2.4%	↓
\$4,500,001-\$6,000,000	22	1	6	98%	-\$100,000	4.5%	↓
\$6,000,001 and more	63	1	198	89%	-\$552,000	1.6%	↓
Total Activity	631	69	12	97%	-\$55,000	11%	

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	May-21	Apr-22	May-22	06/01/2022	Change	
Total Listings** (A,S,T,C,X)	857	571	631		60	↑
Active Listings (1st of the month)	591	359	430	507	77	↑
Solds	207	102	69		-33	↓
Days on Market (DOM)	9	7	12		5	↑
%SOLD (Sales/ Listings /mnlthly rate)	24.2%	18%	11%		-7%	↓
(Top 50%) Home Price Index HPIp	\$2,423,101	\$3,041,483	\$2,935,945		-\$105,538	↓
(Lower 50%) Home Price Index HPIp	\$1,368,710	\$1,601,681	\$1,592,221		-\$9,460	↓



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



What Sold in your Neighbourhood and for What Price?

White Rock - South Surrey Sub areas Statistics - May 2022 Detached

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Elgin Chantrell	98	11	8	95%	-\$148,687	11.2%
Sunnyside Pk Surrey	57	6	10	97%	-\$45,500	10.5%
Crescent Bch Ocean Pk.	94	11	12	96%	-\$79,900	11.7%
White Rock	110	8	16	96%	-\$74,000	7.3%
King George Corridor	101	18	9	97%	-\$25,000	17.8%
Hazelmere	14	0				0.0%
Grandview Surrey	66	3	6	98%	-\$100,000	4.5%
Morgan Creek	47	8	13	97%	-\$66,900	17.0%
Pacific Douglas	44	4	24	96%	-\$68,850	9.1%
Total Activity	631	69	12	97%	-\$55,000	11%



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Next Months Market Forecast

Forecast: White Rock South Surrey has average Listing supply; 507 homes are for sale and with the **13 %SOLD** monthly rate gives us a ~8 months of inventory. 13% of the active listings have reduced their price by \$128,650 on average or \$100,000 median for the last month. We project White Rock South Surrey to be a continued Seller market.

The 89% of Fraser Valley's Detached Home Market dropped in May and on Average Prices decreased **(\$44,898)**. This is the biggest MAY drop we've seen on Record. This adjustment is partially caused by the erosion of consumer confidence with the \$2+/litre gas prices, interest rates, and economic woes. This is the 3rd lowest monthly price decrease of all time. We are now forecasting that the majority of the Fraser Valley Market continues to be in a Buyer's Market in the next coming months.

Currently, Both the Condo Markets and Townhouse Markets are in a Buyer's Market, with Average Price decrease of **(\$10,062)** and **(\$16,759)** 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 S. Surrey White Rock 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 **S. Surrey White Rock HPIp Top 50%** representing the higher end sales and the **S. Surrey White Rock HPIp Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time. Note: For a more accurate price change for your home request a Comparative Market Analysis.

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



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White Rock - South Surrey

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

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

Are Home Prices Up?

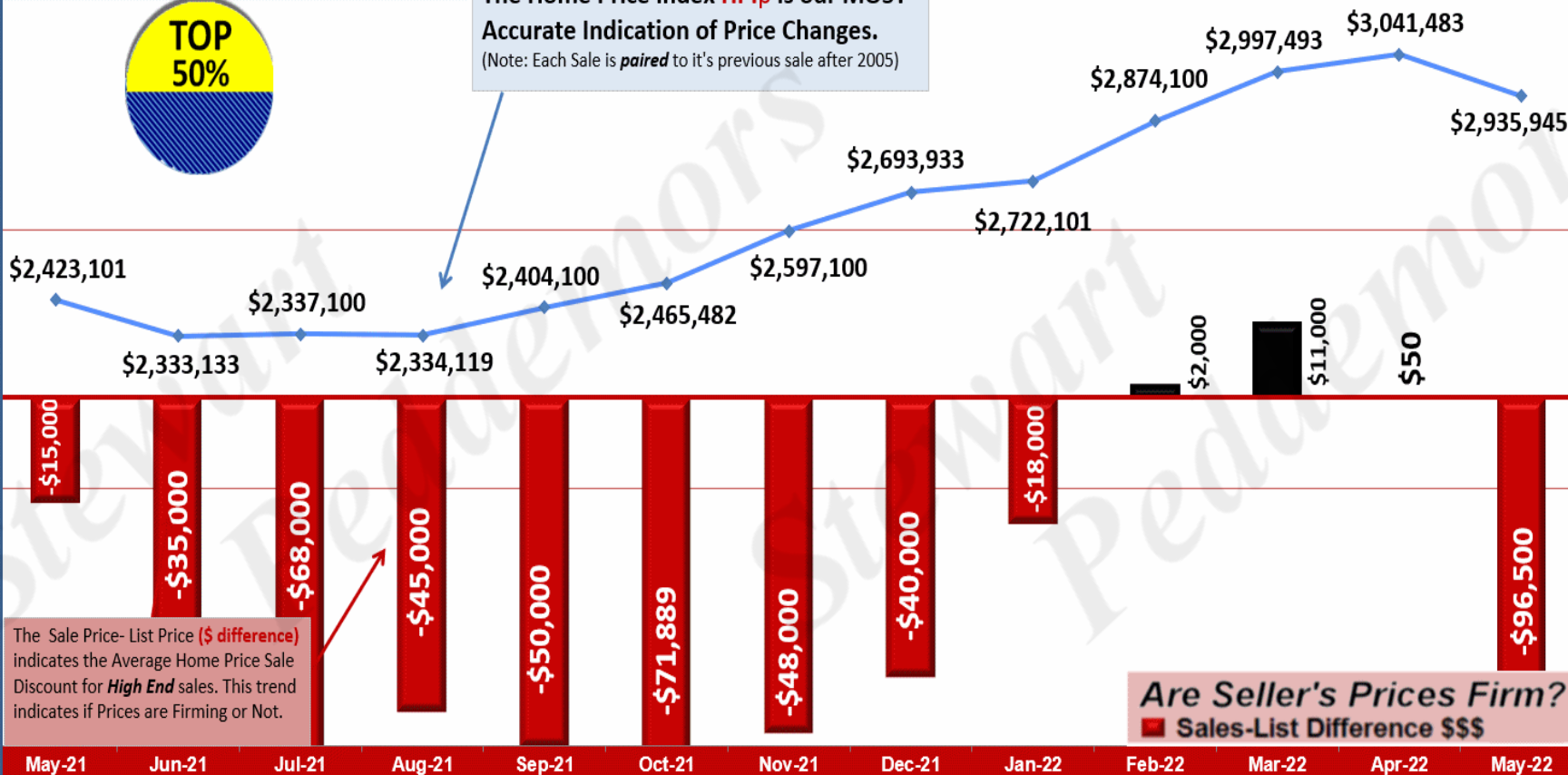
Home Price Index → HPIp (Top 50%)



Homes Over \$1,800,000

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 \$\$\$



Detached

TOP 50%

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



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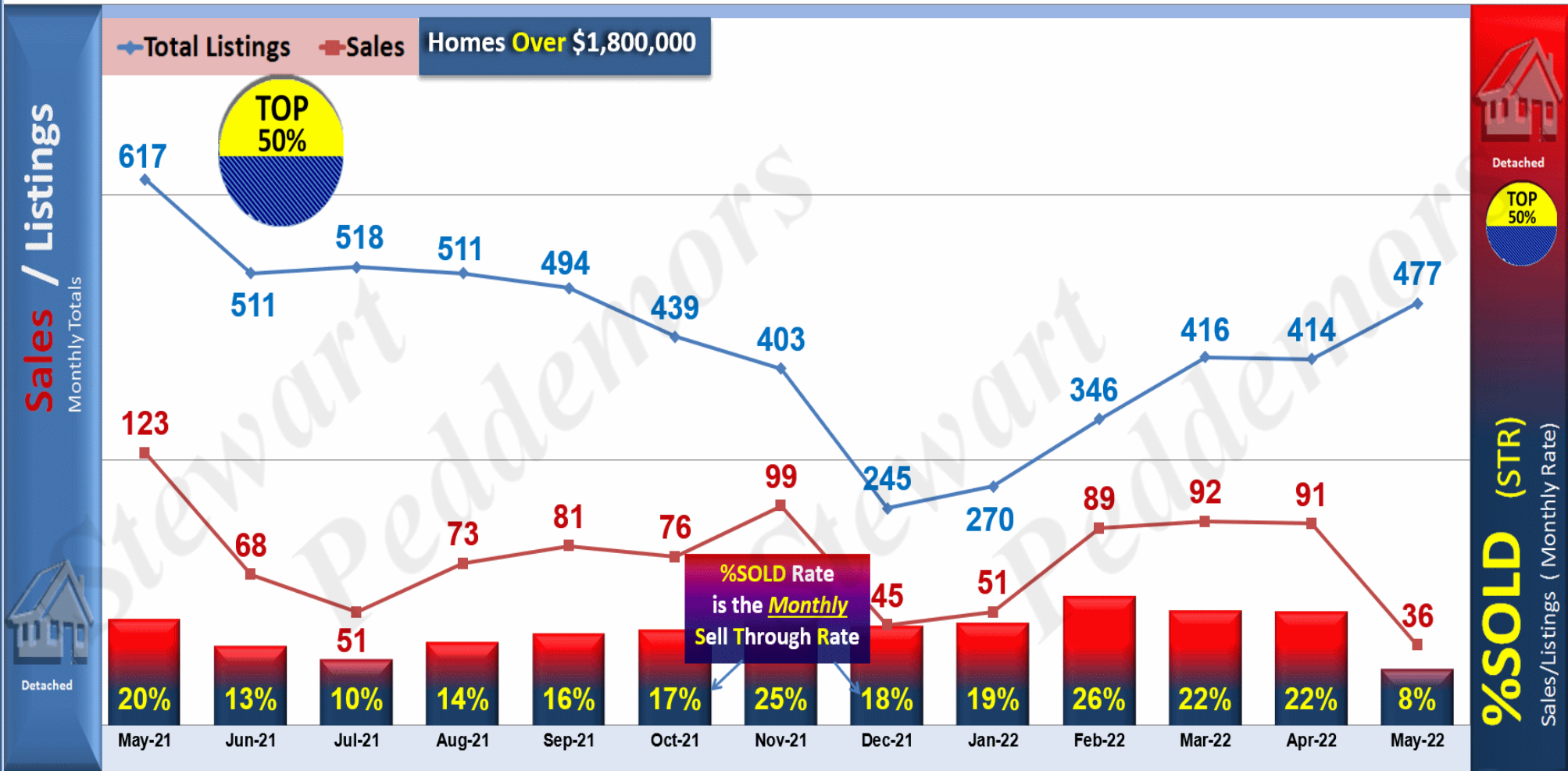
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Market Analysis and Forecasting June 1 /22 White Rock & S. Surrey

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Detached White Rock - South Surrey Total Listings**, Sales, and %SOLD rates



Sales / Listings
Monthly Totals



Detached

TOP 50%

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



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White Rock - South Surrey

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

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

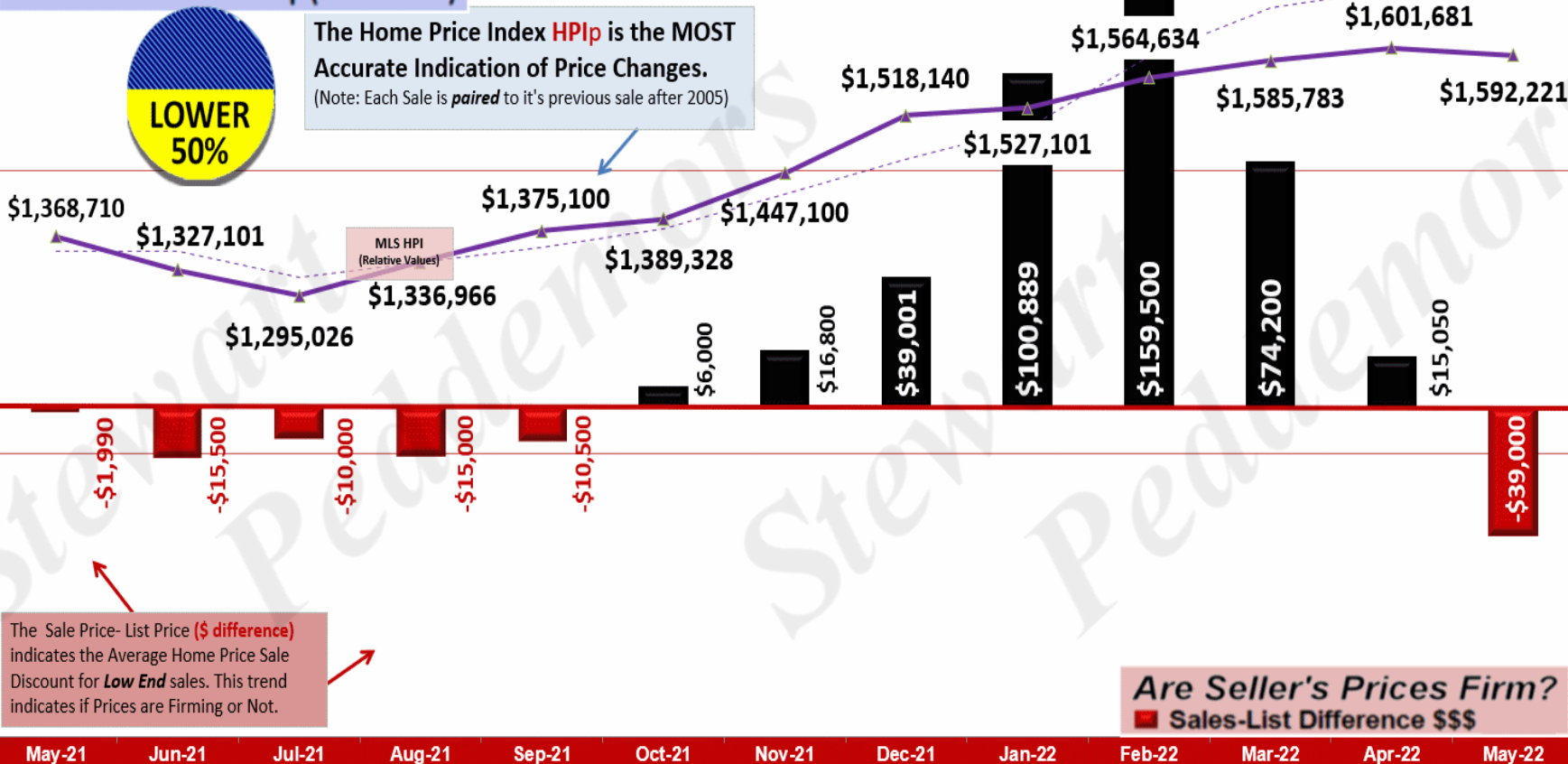
Are Home Prices Up?

Homes **Below \$1,800,000**

Home Price Index → **HPIp (Lower 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)



Detached



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

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



Detached

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

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)
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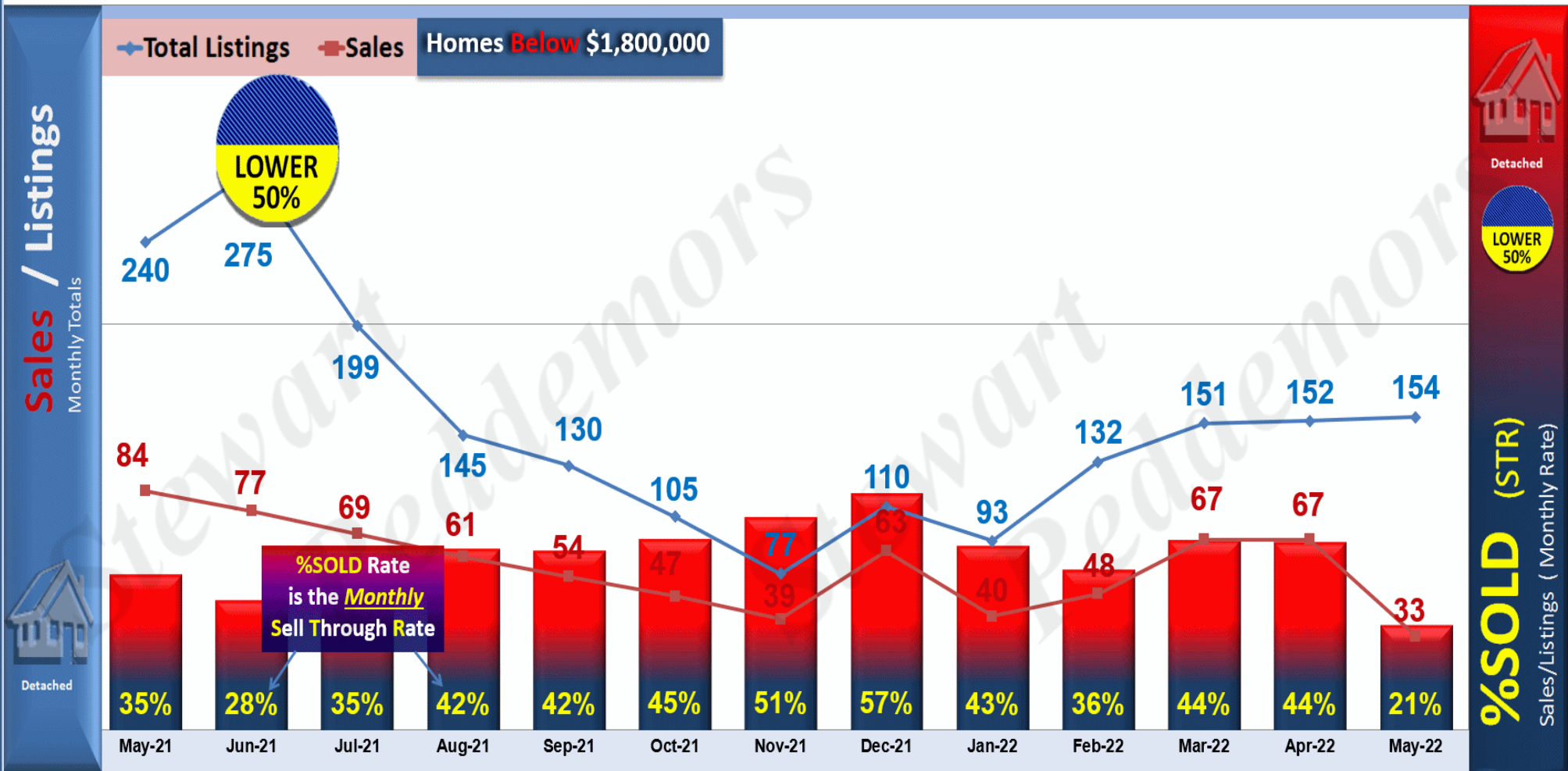
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Market Analysis and Forecasting June 1 /22 White Rock & S. Surrey

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Detached White Rock - South Surrey Total Listings**, Sales, and %SOLD rates



Sales / Listings
Monthly Totals



Detached



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



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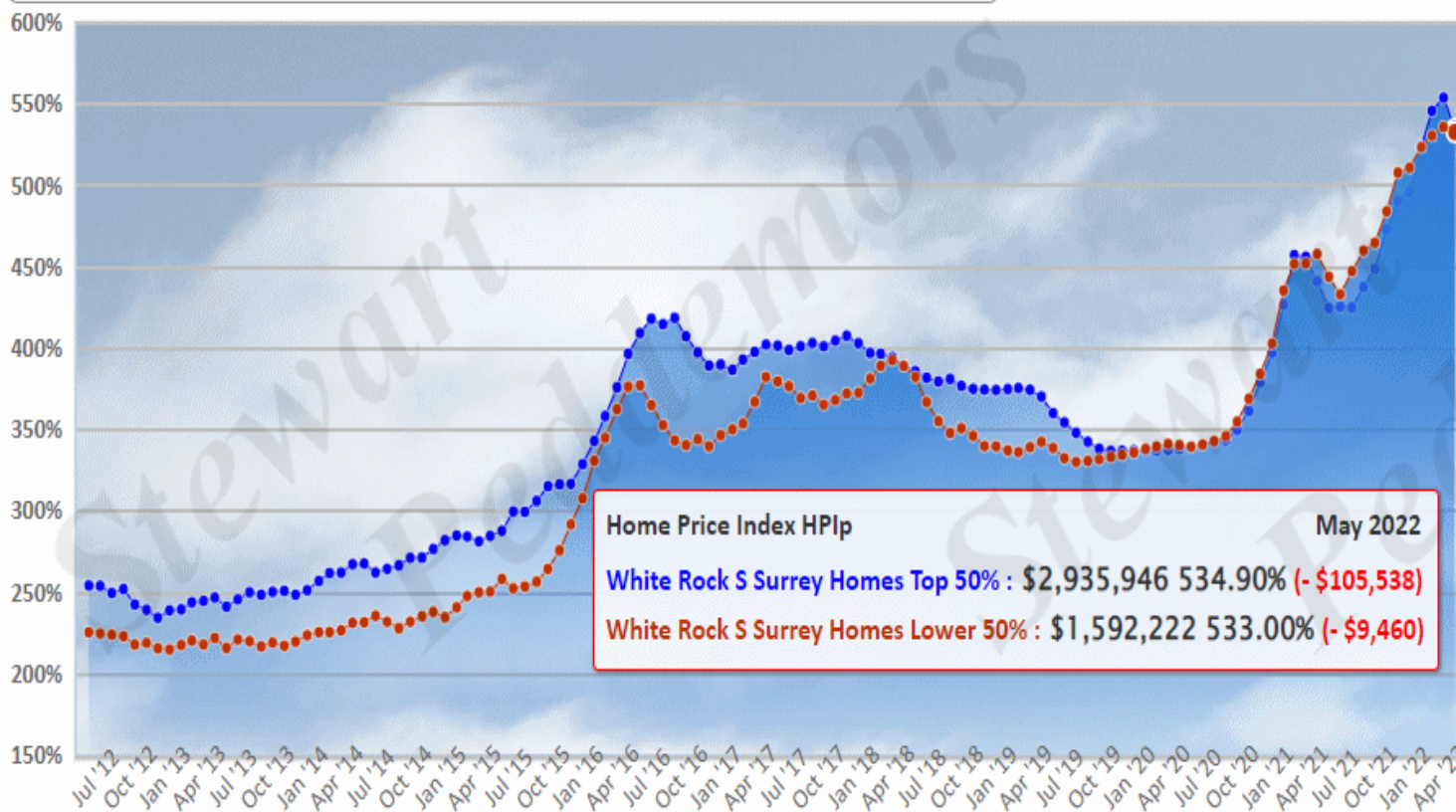
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White Rock S Surrey Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
White Rock S Surrey Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-

Monthly Home values



Date	Value
May 2022	% 534.90
Apr 2022	% 554.10
Mar 2022	% 546.10
Feb 2022	% 523.70
Jan 2022	% 496.00
Dec 2021	% 490.80
Nov 2021	% 473.20
Oct 2021	% 449.20
Sep 2021	% 438.00
Aug 2021	% 425.30
Jul 2021	% 425.80
Jun 2021	% 425.10



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White Rock - South Surrey Sub areas Statistics - May 2022 Attached						
Neighbourhoods	Total Listings	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Elgin Chantrell	7	2	13	99%	-\$12,500	28.6%
Sunnyside Park Surrey	31	11	12	97%	-\$17,900	35.5%
Crescent Bch Ocn Pk.	6	3	6	100%	\$2,000	50.0%
White Rock	167	44	11	99%	-\$4,900	26.3%
King George Corridor	83	20	9	102%	\$17,500	24.1%
Hazelmere	3	2	4	97%	-\$40,950	66.7%
Grandview Surrey	165	32	11	99%	-\$8,500	19.4%
Morgan Creek	36	8	5	97%	-\$21,450	22.2%
Pacific Douglas	38	10	17	100%	\$0	26.3%
Total Activity	536	132	11	99%	-\$4,400	25%

White Rock - South Surrey List Price Ranges Statistics - May 2022 Attached						
Home Price Range	Total Listings	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
\$0-\$550,000	59	31	11	100%	\$0	52.5%
\$550,001-\$700,000	77	24	17	99%	-\$6,900	31.2%
\$700,001-\$850,000	68	17	15	99%	-\$9,000	25.0%
\$850,001-\$975,000	88	23	6	100%	\$0	26.1%
\$975,001-\$1,050,000	54	7	12	98%	-\$18,000	13.0%
\$1,050,001-\$1,250,000	87	13	11	100%	\$0	14.9%
\$1,250,001 and more	103	17	6	99%	-\$25,000	16.5%
Total Activity	536	132	11	99%	-\$4,400	25%

Monthly Changes Summary	May-21	Apr-22	May-22	6/1/2022	Change
Total Listings (A,S,T,C,X)	624	527	536		9 ↑
Active Listings	372	232	317	351	34 ↑
Solds	268	173	132		-41 ↓
Days on Market (DOM)	9	7	11		4 ↓
%SOLD (Sales/Listings /mthly rate)	43%	32.8%	24.6%		-8.2% ↓
Condos (Top 50%) Home Price Index HPIp	\$741,536	\$900,983	\$884,952		-\$16,031 ↓
Condos (Lower 50%) Home Price Index HPIp	\$430,945	\$525,836	\$531,526		\$5,689 ↑
Twnhs (Top 50%) Home Price Index HPIp	#####	\$1,347,348	\$1,285,079		-\$62,269 ↓
Twnhs (Lower 50%) Home Price Index HPIp	\$671,353	\$843,137	\$799,243		-\$43,894 ↓

Analytical Methods: The White Rock South Surrey represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the Condos and Townhouse markets into two parts with the **White Rock South Surrey HPIp Top 50%** representing the higher end sales and the **White Rock South Surrey HPIp Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time.

June 1 2022 White Rock - South Surrey Market Update (Attached)

Current: White Rock South Surrey is in a Seller Market with average listing inventories, **25 %SOLD** rate and a 99% Sell/List Ratio.
(This means that there is an average of \$4,400 increase on a sale from the original list price)

Most Active Price Range: Homes below \$550,000 have **52.5 %SOLD** rate.
Least Active Price Range: Homes between \$975,000 - \$1,050,000 have **13.0 %SOLD** rate.

History: The White Rock South Surrey's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$143,416.
The White Rock South Surrey's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$100,580.
The White Rock South Surrey's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$215,005.
The White Rock South Surrey's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$127,890.
*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Forecast: White Rock has average Listing Inventories, 14% less last year.
The Sold Listings are 62 less in count compared last month.

The 89% of Fraser Valley's Detached Home Market dropped in May and on Average Prices decreased **(\$44,898)**. This is the biggest MAY drop we've seen on Record. This adjustment is partially caused by the erosion of consumer confidence with the \$2+/litre gas prices, interest rates, and economic woes. This is the 3rd lowest monthly price decrease of all time. We are now forecasting that the majority of the Fraser Valley Market continues to be in a Buyer's Market in the next coming months.

Currently, Both the Condo Markets and Townhouse Markets are in a Buyer's Market, with Average Price decrease of **(\$10,062)** and **(\$16,759)** 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.

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attached homes



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Market Analysis and Forecasting June 1 /22 White Rock & S. Surrey

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Attached White Rock - South Surrey Total Listings**, Sales, and %SOLD rates

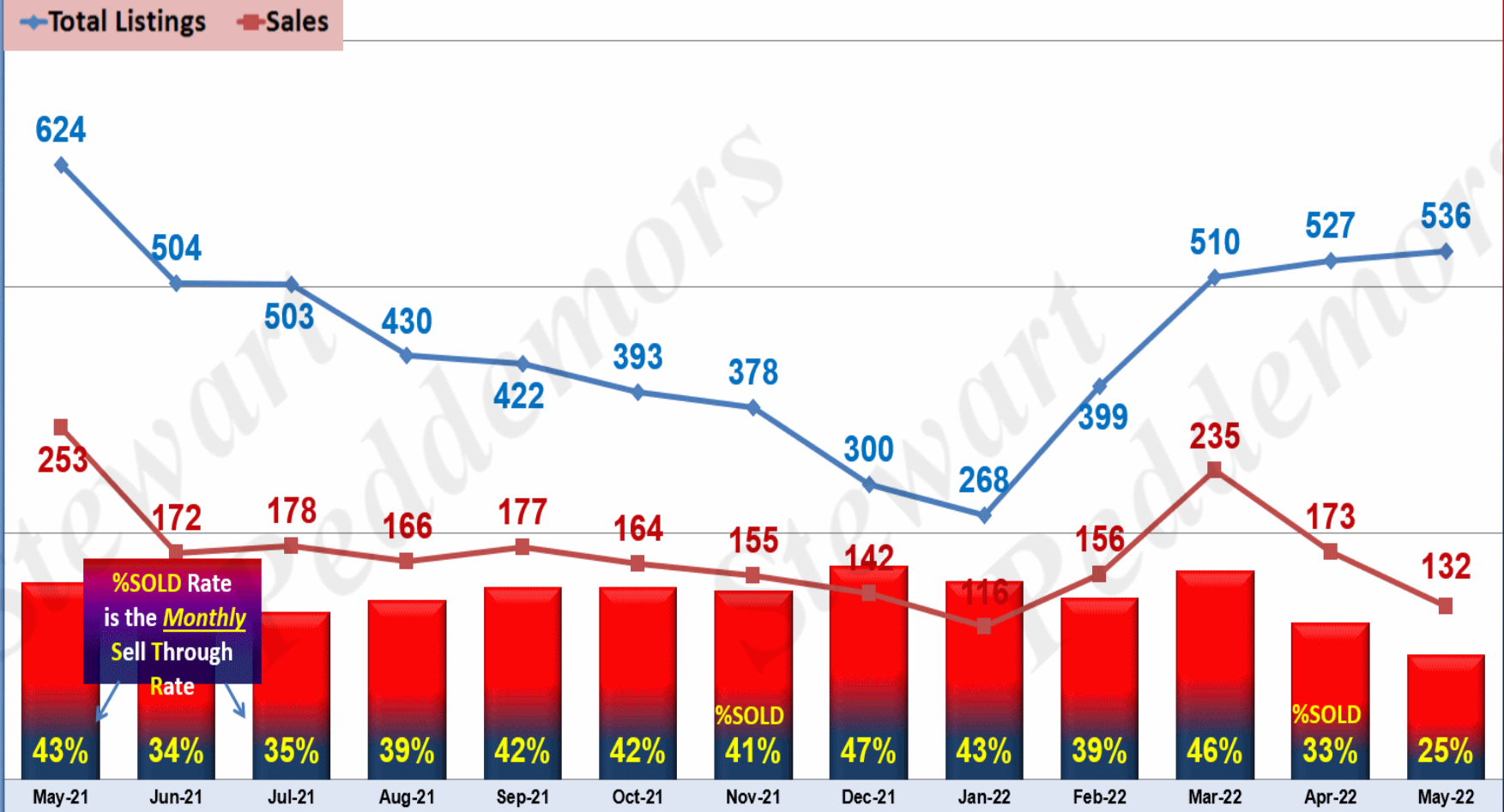
Sales / Listings

Monthly Totals



Attached

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



%SOLD Rate is the Monthly Sell Through Rate

Attached



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Market Analysis and Forecasting June 1 /22 White Rock & S. Surrey

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

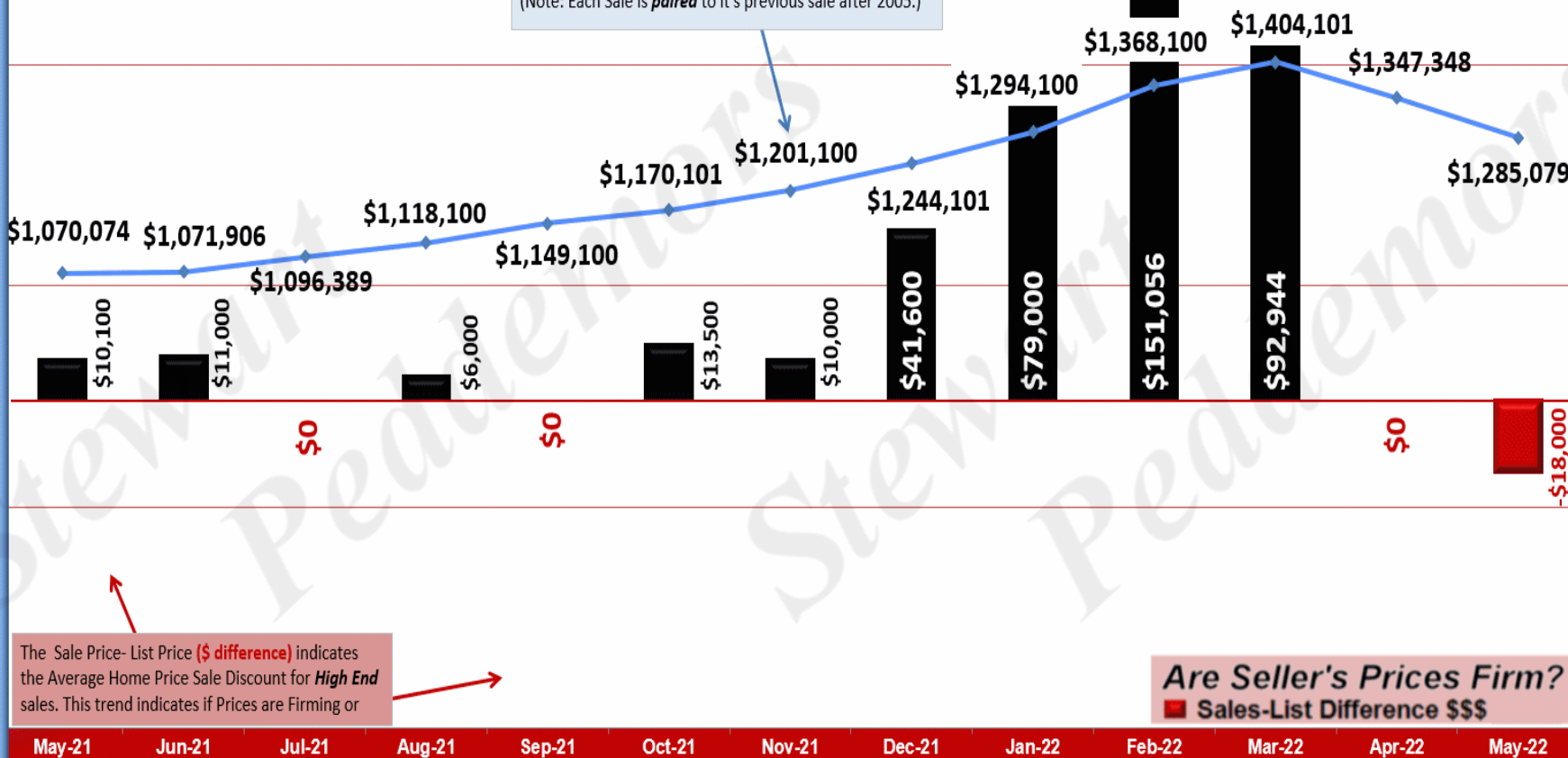
Home Price Changes

(Home Price Index Paired sales from 2005)

Are Home Prices Up?
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.)



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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Townhouses



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



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Townhouses



Sales Discount \$\$\$

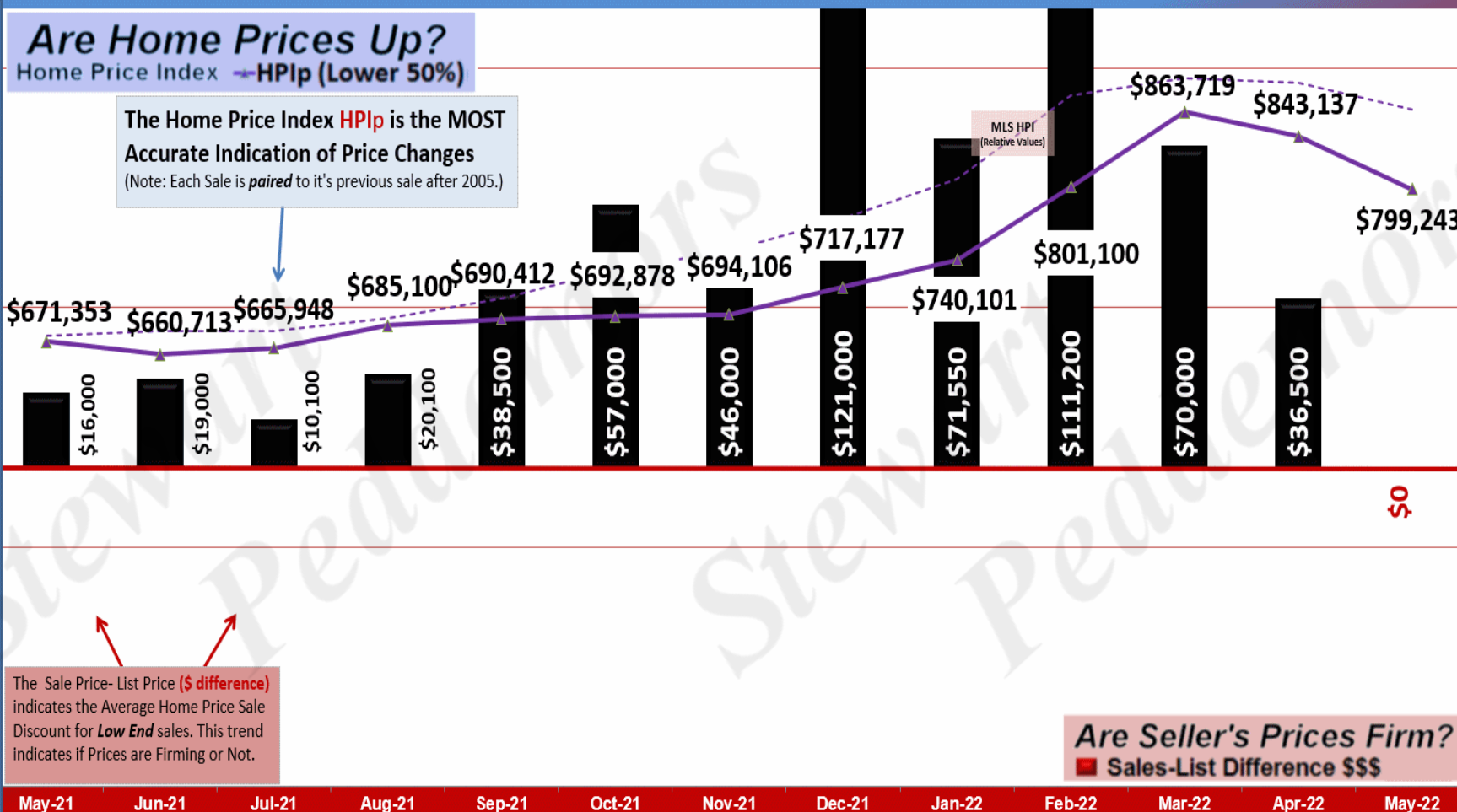
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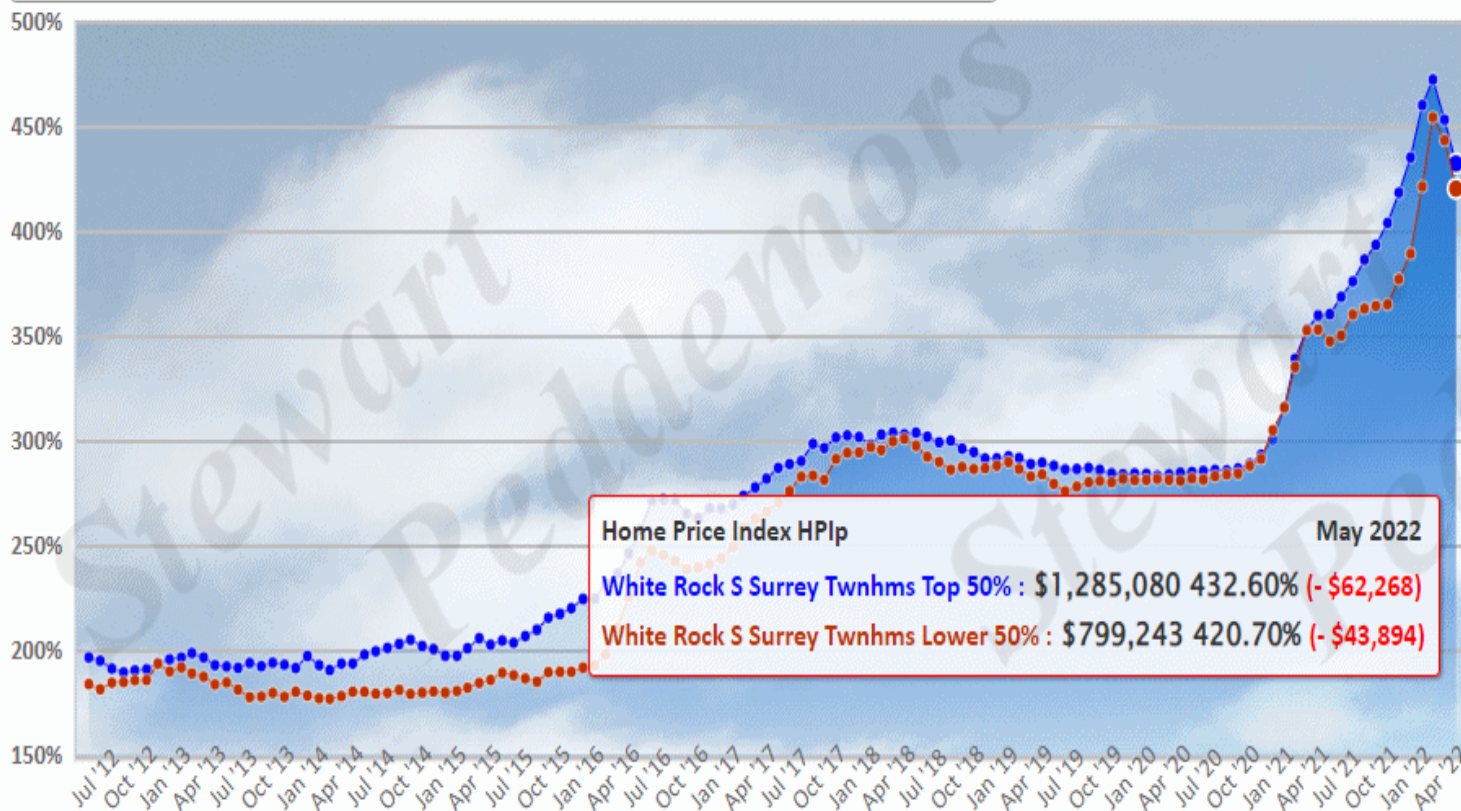
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White Rock S Surrey Twnhms Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
White Rock S Surrey Twnhms Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Home Price Index HPIp May 2022
White Rock S Surrey Twnhms Top 50% : \$1,285,080 432.60% (- \$62,268)
White Rock S Surrey Twnhms Lower 50% : \$799,243 420.70% (- \$43,894)

Monthly Home values

Date	Value
May 2022	% 432.60
Apr 2022	% 453.60
Mar 2022	% 472.70
Feb 2022	% 460.60
Jan 2022	% 435.60
Dec 2021	% 418.80
Nov 2021	% 404.30
Oct 2021	% 393.90
Sep 2021	% 386.80
Aug 2021	% 376.40
Jul 2021	% 369.10
Jun 2021	% 360.80

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Home Price Changes

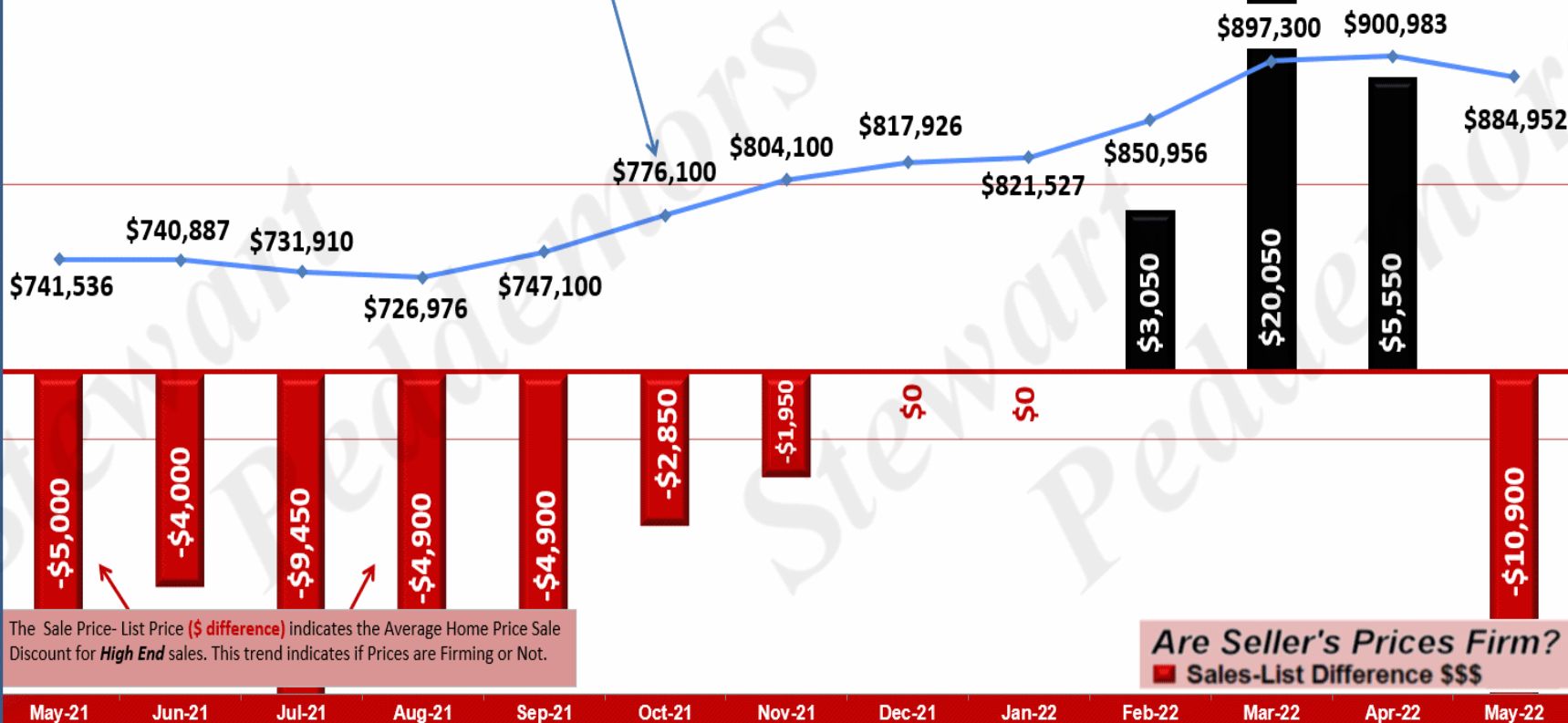
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Sales-List Difference \$\$\$



Condominiums

TOP 50%

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

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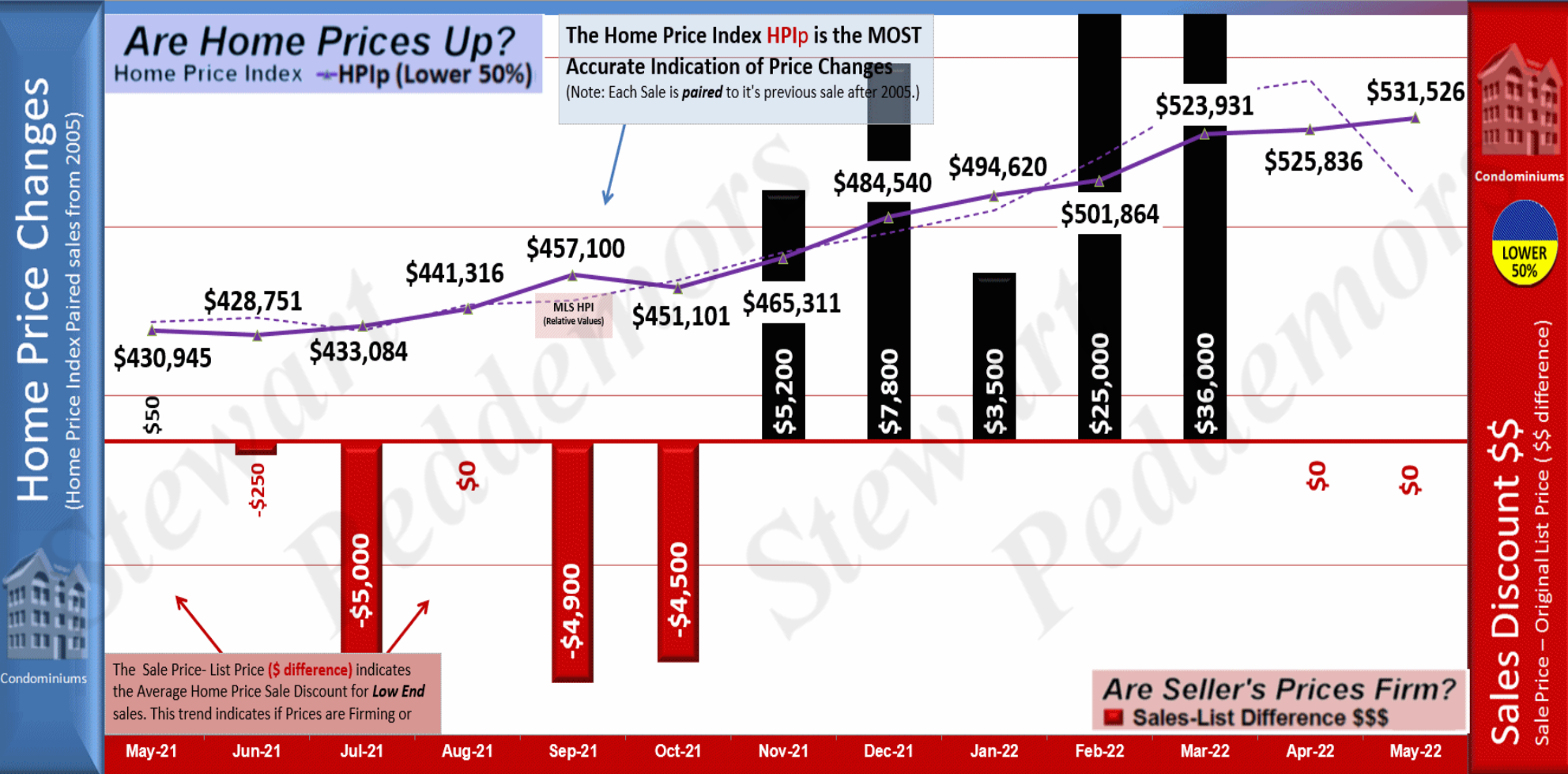
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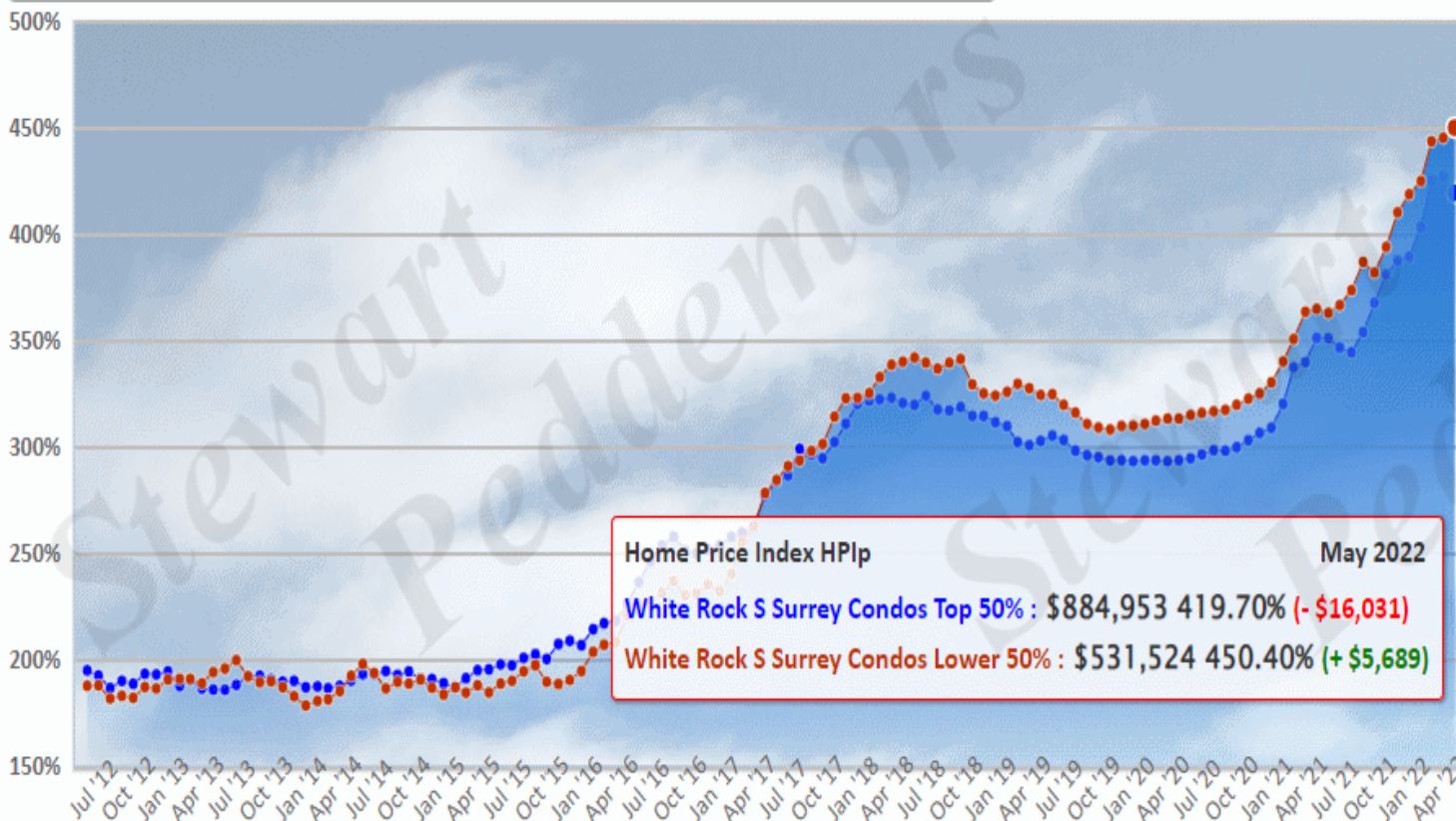
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