Stewart Peddemors' Market Reports

Advanced Marketing Tools

Stewart Peddemors P.R.E.C.
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Ph: 604-245-5887  Cell: 604-329-6759
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.
Sales (2 wks)/ Listings Graph

%SOLD Monthly Sell – Through Rates STR (absorption rates) (w3)

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)

Vancouver & Fraser Valley

Listings Inventory/Sales (2 wks)

Sales (2 wks)

%SOLD Monthly Rate

Vancouver

West Vancouver

Pemberton

East Vancouver

North Vancouver

Burnaby

Coquitlam

P-CoP Moody

New West/But

Delta/Langley/Surrey

Van Total

North Delta

Maple Ridge

West Surrey

Langley/Willms Yu

Abbotsford

Mission

Chilliwack

 Fraser Valley

2020-06-30AM 59K

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

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

Housing Types: Year-To-Date Sept 2019 – Sept 2020 (Quarters)

- **YTD Home Price Changes $**
  - High End Detached: $1,350,000
  - Low End Detached: $35,006
  - High End Condos: $425,000
  - Low End Condos: $31,560
  - High End Townhouse: $100,000
  - Low End Townhouse: $30,500

- **% YTD Price Change (1 Year)**
  - High End Detached: 3.6%
  - Low End Detached: -1.8%
  - High End Condos: 0.4%
  - Low End Condos: -0.5%
  - High End Townhouse: 1.7%
  - Low End Townhouse: -0.4%

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

Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale – List. Price differences are based on medians, not averages. Market Share Reports include all property types. Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.
Monthly Market Activity - Sept 2020 - Single Family

S. Surrey White Rock

Listings Marketed
876

% SOLD
15%

Failed
92

Sales
135

Monthly total includes:
Active
Expired
Cancelled
Terminated
Solds

Oct 1 2020 White Rock - South Surrey Market Update (Detached)

Current:
White Rock South Surrey is in a Stable Market with average listing inventories, 15% SOLD rate and a 97% Sell/List Ratio.
(This means that there is an average of a $49,001 discount on a sale from the original list price)

Most Active Price Range: Homes below $950,000 have 25.6% SOLD rate.
Least Active Price Range: Homes above $3.25 mill. have 5.6% SOLD rate.

History:
The S. Surrey White Rock Year-To-Date Home Price Index HPIp (Top 50%) shows that prices increased $5,999.
The S. Surrey White Rock Year-To-Date Home Price Index HPIp (Lower 50%) shows that prices increased $45,589.
*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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Ph: 604-245-5887 Cell: 604-329-6759
## 1. How Many Sold During the Month and at What Price Range?

### White Rock - South Surrey List Price Ranges Statistics - Sept 2020

<table>
<thead>
<tr>
<th>Home Price Range</th>
<th>Total Listings (Month)</th>
<th>Sales</th>
<th>DOM</th>
<th>Sale Price / List Price</th>
<th>Sell - List $Difference</th>
<th>%SOLD</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0-$950,000</td>
<td>39</td>
<td>10</td>
<td>12</td>
<td>97%</td>
<td>-$25,800</td>
<td>25.6%</td>
</tr>
<tr>
<td>$950,001-$1,100,000</td>
<td>54</td>
<td>11</td>
<td>15</td>
<td>97%</td>
<td>-$29,900</td>
<td>20.4%</td>
</tr>
<tr>
<td>$1,100,001-$1,200,000</td>
<td>56</td>
<td>13</td>
<td>20</td>
<td>100%</td>
<td>-$4,000</td>
<td>23.2%</td>
</tr>
<tr>
<td>$1,200,001-$1,350,000</td>
<td>76</td>
<td>16</td>
<td>27</td>
<td>97%</td>
<td>-$36,500</td>
<td>21.1%</td>
</tr>
<tr>
<td>$1,350,001-$1,450,000</td>
<td>79</td>
<td>15</td>
<td>43</td>
<td>97%</td>
<td>-$49,800</td>
<td>19.0%</td>
</tr>
<tr>
<td>$1,450,001-$1,590,000</td>
<td>98</td>
<td>17</td>
<td>13</td>
<td>97%</td>
<td>-$38,000</td>
<td>17.3%</td>
</tr>
<tr>
<td>$1,590,001-$1,800,000</td>
<td>94</td>
<td>17</td>
<td>10</td>
<td>97%</td>
<td>-$49,998</td>
<td>18.1%</td>
</tr>
<tr>
<td>$1,800,001-$2,000,000</td>
<td>74</td>
<td>8</td>
<td>24</td>
<td>95%</td>
<td>-$104,750</td>
<td>10.8%</td>
</tr>
<tr>
<td>$2,000,001-$2,400,000</td>
<td>89</td>
<td>8</td>
<td>55</td>
<td>91%</td>
<td>-$190,620</td>
<td>9.0%</td>
</tr>
<tr>
<td>$2,400,001-$3,250,000</td>
<td>110</td>
<td>14</td>
<td>18</td>
<td>93%</td>
<td>-$204,000</td>
<td>12.7%</td>
</tr>
<tr>
<td>$3,250,001 and more</td>
<td>107</td>
<td>6</td>
<td>33</td>
<td>93%</td>
<td>-$237,750</td>
<td>5.6%</td>
</tr>
<tr>
<td><strong>Total Activity</strong></td>
<td><strong>876</strong></td>
<td><strong>135</strong></td>
<td><strong>26</strong></td>
<td><strong>97%</strong></td>
<td><strong>-$49,001</strong></td>
<td><strong>15%</strong></td>
</tr>
</tbody>
</table>

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

### Monthly Changes Summary

<table>
<thead>
<tr>
<th></th>
<th>Sep-19</th>
<th>Aug-20</th>
<th>Sep-20</th>
<th>10/1/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Listings** (A,S,T,C,X)</td>
<td>919</td>
<td>844</td>
<td>876</td>
<td>32</td>
</tr>
<tr>
<td>Active Listings (1st of the month)</td>
<td>723</td>
<td>617</td>
<td>643</td>
<td>6</td>
</tr>
<tr>
<td>Solds</td>
<td>73</td>
<td>119</td>
<td>135</td>
<td>16</td>
</tr>
<tr>
<td>Days on Market (DOM)</td>
<td>41</td>
<td>23</td>
<td>26</td>
<td>3</td>
</tr>
<tr>
<td>%SOLD (Sales/Listings/monthly rate)</td>
<td>7.9%</td>
<td>14%</td>
<td>15%</td>
<td>1%</td>
</tr>
<tr>
<td><strong>(Top 50%) Home Price Index HPlp</strong></td>
<td>$1,882,101</td>
<td>$1,878,100</td>
<td>$1,888,100</td>
<td>$10,000</td>
</tr>
<tr>
<td><strong>(Lower 50%) Home Price Index HPlp</strong></td>
<td>$989,101</td>
<td>$1,025,100</td>
<td>$1,034,690</td>
<td>$9,590</td>
</tr>
</tbody>
</table>
### What Sold in your Neighbourhood and for What Price?

<table>
<thead>
<tr>
<th>Neighbourhoods</th>
<th>Total Listings (Month)</th>
<th>Sales</th>
<th>DOM</th>
<th>Sale Price /List Price</th>
<th>Sell - List $Difference</th>
<th>%SOLD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elgin Chantrell</td>
<td>101</td>
<td>9</td>
<td>22</td>
<td>95%</td>
<td>-$110,000</td>
<td>8.9%</td>
</tr>
<tr>
<td>Sunnyside Pk Surrey</td>
<td>83</td>
<td>15</td>
<td>13</td>
<td>97%</td>
<td>-$29,001</td>
<td>18.1%</td>
</tr>
<tr>
<td>Crescent Bch Ocean Pk.</td>
<td>112</td>
<td>21</td>
<td>12</td>
<td>96%</td>
<td>-$49,001</td>
<td>18.8%</td>
</tr>
<tr>
<td>White Rock</td>
<td>189</td>
<td>21</td>
<td>31</td>
<td>95%</td>
<td>-$70,000</td>
<td>11.1%</td>
</tr>
<tr>
<td>King George Corridor</td>
<td>137</td>
<td>25</td>
<td>15</td>
<td>97%</td>
<td>-$34,000</td>
<td>18.2%</td>
</tr>
<tr>
<td>Hazelmere</td>
<td>14</td>
<td>2</td>
<td>116</td>
<td>94%</td>
<td>-$144,000</td>
<td>14.3%</td>
</tr>
<tr>
<td>Grandview Surrey</td>
<td>101</td>
<td>21</td>
<td>42</td>
<td>94%</td>
<td>-$88,000</td>
<td>20.8%</td>
</tr>
<tr>
<td>Morgan Creek</td>
<td>63</td>
<td>10</td>
<td>31</td>
<td>97%</td>
<td>-$44,850</td>
<td>15.9%</td>
</tr>
<tr>
<td>Pacific Douglas</td>
<td>76</td>
<td>11</td>
<td>20</td>
<td>97%</td>
<td>-$39,000</td>
<td>14.5%</td>
</tr>
<tr>
<td><strong>Total Activity</strong></td>
<td><strong>876</strong></td>
<td><strong>135</strong></td>
<td><strong>26</strong></td>
<td><strong>97%</strong></td>
<td><strong>-$49,001</strong></td>
<td><strong>15%</strong></td>
</tr>
</tbody>
</table>

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Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.
Next Months Market Forecast

Forecast: White Rock South Surrey has average Listing supply; 649 homes are for sale and with the 15% SOLD monthly rate gives us a ~7 months of inventory. 18% of the active listings have reduced their price by $115,528 on average or $83,500 median for the last month. We project White Rock South Surrey to be a continued Stable market.

September’s Real Estate Statistics shows that All Fraser Valley Detached Markets went up this month. This is the 1st time all markets are rising since May 2017. Overall, Single Family Homes had a $7,079 monthly price increase which is the highest we have seen this year or for any September on record. We are forecasting that the Fraser Valley Markets will continue as a Seller’s Markets this coming month.

Currently, Condos are also in a Seller Market with 60% of the Greater Vancouver (Lower Mainland) Condo Prices increasing. The average monthly price increase was $965. At the same time, 20 out of 28 Townhouse Markets increased an average of $1,412. We analyze and provide 97 individual City’s Home Price Indexes to supply you 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.

Data is from: FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: RMXReports.com
RE/MAX Agents Sell More Real Estate than Any Other Canadian Brand
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#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

Market Analysis and Forecasting
Oct 1/20  White Rock & S. Surrey

Top 50% of Total Listings, Sales, and %SOLD rates

Homes Over $1,350,000

Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.
Market Analysis and Forecasting

Oct 1/20 White Rock & S. Surrey
投资白石镇/南素里房地产

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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More Details

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Detached

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)

Homes Below $1,350,000

The Home Price Index HPIp is the MOST Accurate Indication of Price Changes. (Note: Each Sale is paired to it’s previous sale after 2019)

Home Price Changes

(Home Price Index Paired sales from 2005)

Home Price Changes

(Home Price Index Paired sales from 2005)

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

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

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

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Top

Market Analysis and Forecasting
Oct 1/20  White Rock & S. Surrey

**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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White Rock S Surrey Homes Top 50% : $1,888,100 344.00% (+ $10,000)
White Rock S Surrey Homes Lower 50% : $1,034,691 346.40% (+ $9,590)

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**Market Analysis and Forecasting**

**Oct 1/20**

**White Rock & S. Surrey**

*Top 8x0 to 800x612*

**Investment in White Rock & S. Surrey Real Estate**

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

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### Top 8x0 to 800x612

**Market Update** (Attached)

**Current**

White Rock South Surrey is in a Stable Market with average listing inventories, 22% SOLD rate and a 93% SellList Rate.

(The means that there is an average of 12,000 discount on a sale from the original list price)

**Most Active Price Range:** Homes below $400,000 have 34.7% SOLD rate.

**Lease Active Price Range:** Homes below $975,000 have 16.4% SOLD rate.

**History**

The White Rock South Surrey's Residential Year-To-Date Home Price Index (HPI)p (US$500) shows that prices increased $6,427. The White Rock South Surrey's Condos Year-To-Date Home Price Index HPIp (US$500) shows that prices increased by $7,656. The White Rock South Surrey's Townhouses Year-To-Date Home Price Index HPIp (US$500) shows that prices decreased by $5,773.

**Forecasts**

White Rock has average Listing inventories, 5% more last year. The Active Listings is 15 more in count compared last month. The Home Price Index (HPI)p (US$500) shows that prices increased $1,672. The Home Price Index (HPI)p (US$500) shows that prices increased $6,427. The Home Price Index (HPI)p (US$500) shows that prices increased $7,656.

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**RE/MAX Market Share Reports**

R.E. Market Share - Jan to Dec 2018 (All Real Estate)

**25.3%**

**20.1%**

**14.5%**

**13.9%**

**10.6%**

**6.9%**

**5.2%**

**3.6%**

**3.6%**

**2.4%**

**Others combined**

---

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**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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**RE/MAX Colonial Pacific Realty**

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Market Analysis and Forecasting

Oct 1/20 White Rock & S. Surrey

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

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**Sales / Listings**

- **Monthly Totals**

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**% SOLD**

<table>
<thead>
<tr>
<th>Month</th>
<th>%Sold</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sep-19</td>
<td>15%</td>
</tr>
<tr>
<td>Oct-19</td>
<td>17%</td>
</tr>
<tr>
<td>Nov-19</td>
<td>18%</td>
</tr>
<tr>
<td>Dec-19</td>
<td>17%</td>
</tr>
<tr>
<td>Jan-20</td>
<td>13%</td>
</tr>
<tr>
<td>Feb-20</td>
<td>18%</td>
</tr>
<tr>
<td>Mar-20</td>
<td>18%</td>
</tr>
<tr>
<td>Apr-20</td>
<td>11%</td>
</tr>
<tr>
<td>May-20</td>
<td>11%</td>
</tr>
<tr>
<td>Jun-20</td>
<td>18%</td>
</tr>
<tr>
<td>Jul-20</td>
<td>23%</td>
</tr>
<tr>
<td>Aug-20</td>
<td>24%</td>
</tr>
<tr>
<td>Sep-20</td>
<td>22%</td>
</tr>
</tbody>
</table>

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

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

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

**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.

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**White Rock S Surrey Condos**

- Top 50%: $629,529 298.50% (- $431)
- Lower 50%: $374,953 317.70% (+ $808)

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**White Rock & S. Surrey**

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---

Stewart Peddemors P.R.E.C.
**Home Price Index**

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

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

- **$849,381**
- **$851,100**
- **$846,922**
- **$848,182**
- **$848,327**

**Home Price Changes**

(HFHI = Home Price Index, paired from 2005)

**Sales Discount $5**

Sale Price - Original List Price ($ difference)

- **-$22,500**
- **-$29,000**
- **-$26,900**
- **-$30,500**
- **-$11,000**
- **-$20,200**
- **-$24,450**
- **-$19,950**
- **-$26,750**
- **-$14,450**
- **-$19,000**

- **-$28,000**
- **-$10,000**
- **-$5,000**
- **-$10,000**
- **-$5,000**
- **-$10,000**
- **-$19,000**
- **-$26,750**
- **-$14,450**
- **-$19,000**

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.


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**The Home Price Index HPI**p 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.)

**Legend:**
- **$**: Home Price Index Updated 2021
- **HPI**: Home Price Index
- **HPIp**: Home Price Index (Lower 50%)
- **Sale – List Price** difference indicates the Average Home Price Sale Discount for Low End sales. This trend indicates if Prices are Firming or Not.

**Attached**
- **White Rock - South Surrey**
- **Townhouse**
- **Home Price Index HPI**p (Lower 50%), Sale Price List Price ($) Difference (average home sold for $ loss than their original list price for Low End Home sales)

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White Rock & S. Surrey

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**White Rock S Surrey Townhms Top 50% :** $848,327 285.60% (- $2,773)
**White Rock S Surrey Townhms Lower 50% :** $539,840 284.20% (+ $1,429)

More Details

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

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Supply and Demand

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