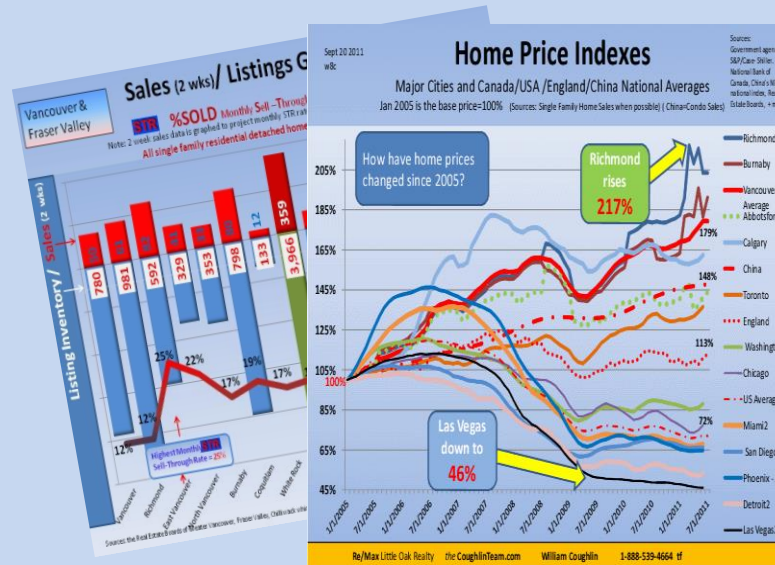


The Sexsmith Team's Market Reports



Advanced Marketing Tools



produced for: **The Sexsmith Team**



The Sexsmith Team's Market Reports

Detached

- [Chilliwack](#)
- [East Vancouver](#)

Attached

- [Chilliwack](#)
- [East Vancouver](#)

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



Vancouver Market Reports

detached homes

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) **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 & Fraser Valley

Sales (2 wks) / Listings Graph

%SOLD Monthly Sell-Through Rates STR (absorption rates) **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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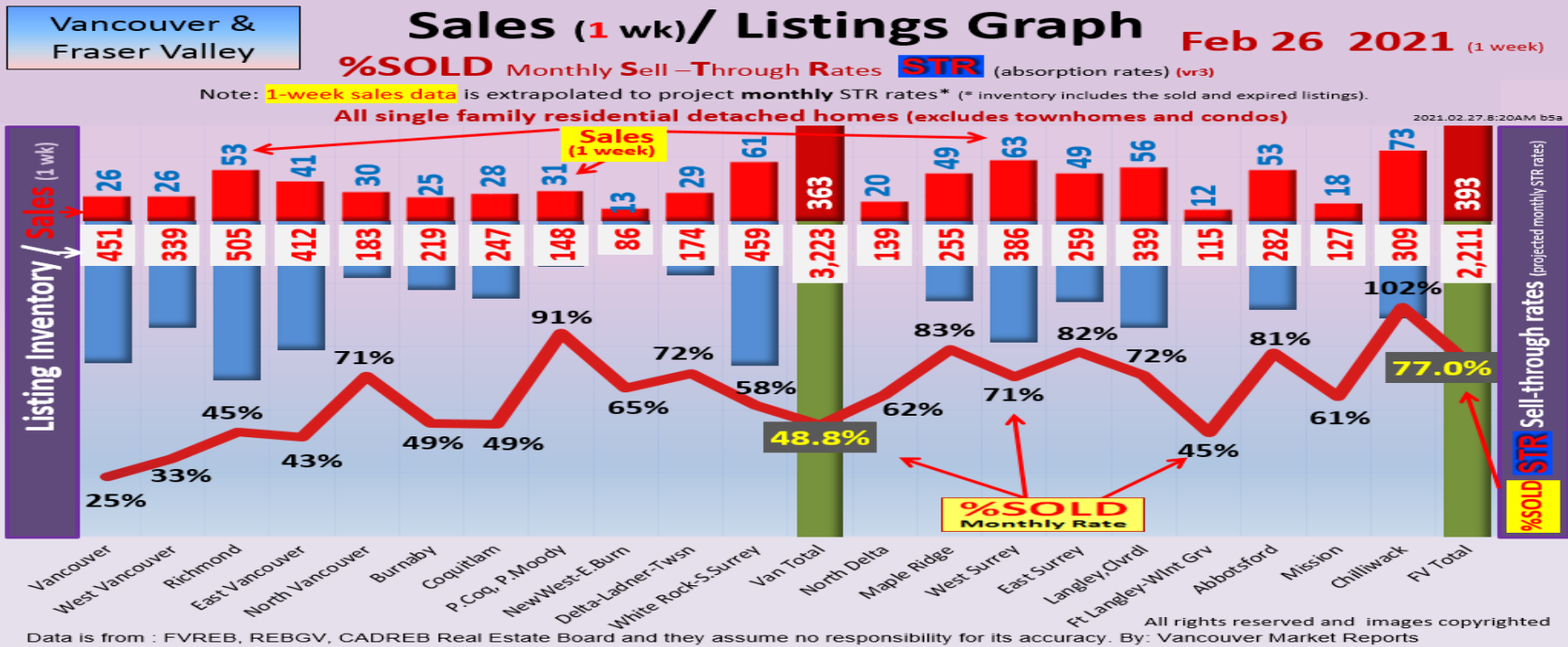
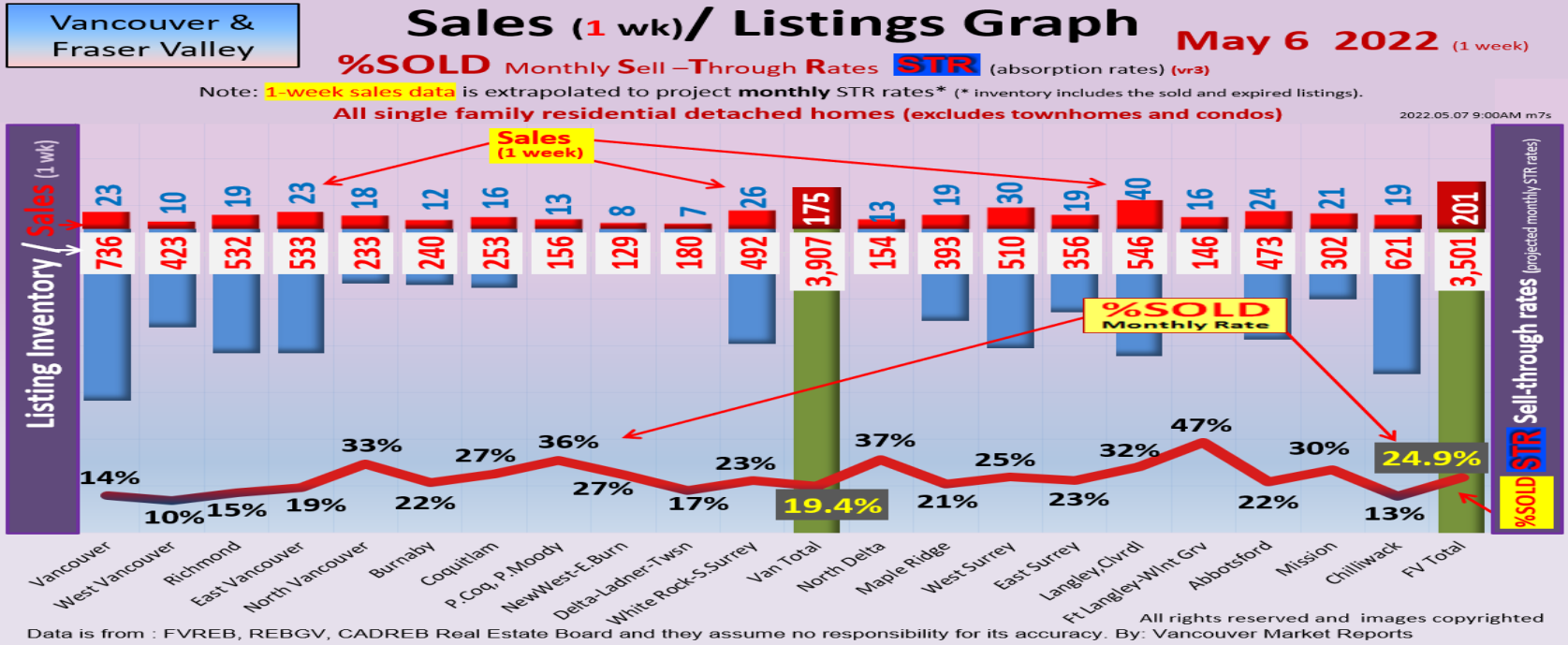
detached homes

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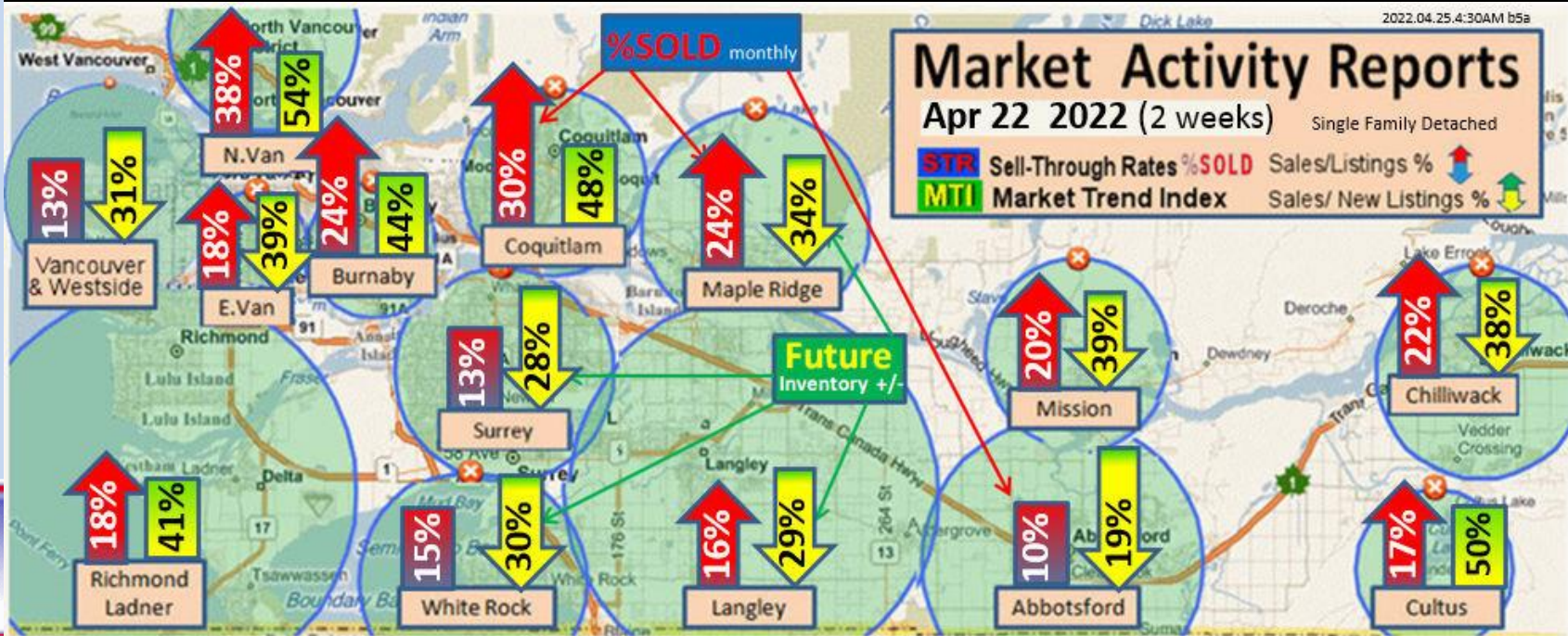
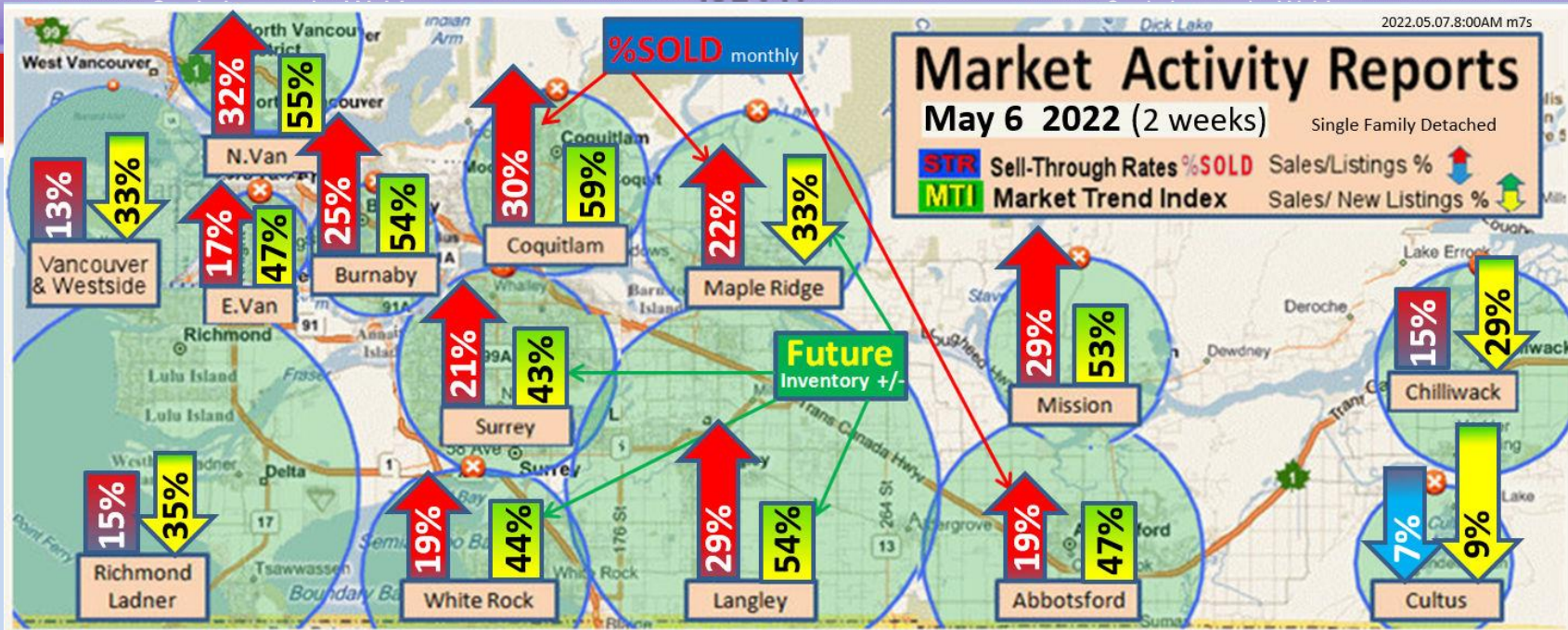


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Market Analysis and Forecasting

May 1/22 Chilliwack

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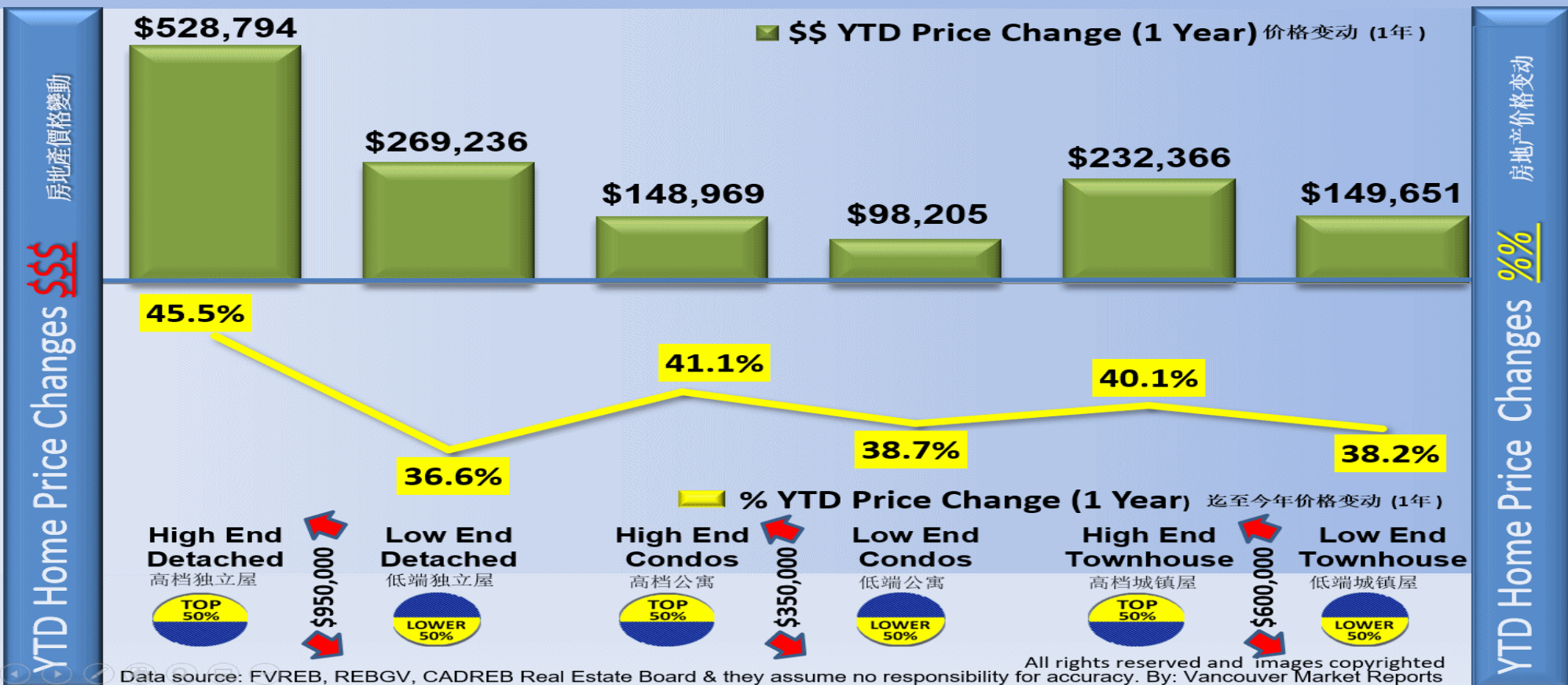
Chilliwack Real Estate Price Changes (\$/%)

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

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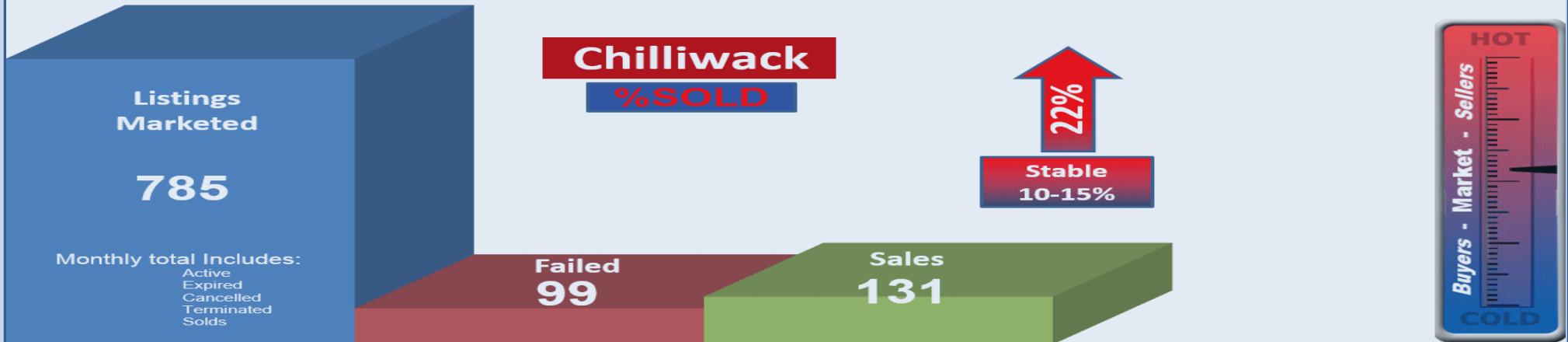


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Market Analysis and Forecasting

May 1/22 Chilliwack

Monthly Market Activity - Apr 2022 - Single Family



May 1, 2022 Chilliwack (+Yarrow, Rosedale and Sardis) Market Update Detached

Current: Chilliwack (+Yarrow, Rosedale and Sardis) is in a Seller Market with average listing inventories, **24 %SOLD** rate and the Sale Price/List Price = 100%.

(This means that there is an average of a \$14,900 increase on a sale from the original list price)

Most Active Price Range: Homes below \$800,000 have **31.3 %SOLD** rate.

Least Active Price Range: Homes above \$1.6 mill. have **12.4 %SOLD** rate. (= 12 sales out of 100 listings/ month).

History: The Chilliwack Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$326,917.
The Chilliwack Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$194,148.

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Market Analysis and Forecasting

May 1/22 Chilliwack

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

Chilliwack (+Yarrow, Rosedale, Sardis) List Price Ranges Statistics - Apr 2022							Detached
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$800,000	67	21	8	98%	-\$10,000	31.3%	↑
\$800,001-\$950,000	94	24	8	98%	-\$14,900	25.5%	↑
\$950,001-\$1,075,000	116	19	9	99%	-\$14,000	16.4%	↑
\$1,075,001-\$1,200,000	186	19	6	99%	-\$10,679	10.2%	↑
\$1,200,001-\$1,350,000	98	20	7	98%	-\$22,400	20.4%	↑
\$1,350,001-\$1,600,000	103	13	6	98%	-\$24,000	12.6%	↑
\$1,600,001 and more	121	15	13	98%	-\$49,000	12.4%	↑
Total Activity	785	131	7	98%	-\$14,900	17%	↑

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)	699	699	785		86	↑
Active Listings (1st of the month)	337	297	490	555	65	↑
Solds	266	152	131		-21	↓
Days on Market (DOM)	7	6	7		1	↑
%SOLD (Sales/ Listings /mnlthly rate)	38.1%	21.7%	16.7%		-5.1%	↓
(Top 50%) Home Price Index HPIp	\$1,312,183	\$1,717,325	\$1,639,100		-\$78,225	↓
(Lower 50%) Home Price Index HPIp	\$756,952	\$1,017,155	\$951,100		-\$66,055	↓

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Market Analysis and Forecasting

May 1/22 Chilliwack

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What Sold in your Neighbourhood and for What Price?

Chilliwack (+Yarrow, Rosedale, Sardis) Sub areas Statistics - Apr 2022 Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Chilliwack W Yale-Well	59	4	4	97%	-\$27,000	6.8%
Chilliwack E Young-Yale	119	10	12	99%	-\$6,950	8.4%
Chilliwack N Yale-Well	94	11	13	98%	-\$19,900	11.7%
Chilliwack Yale Rd West	0	0				0.0%
Little Mountain	10	2	12	97%	-\$39,500	20.0%
Chilliwack Mountain	14	3	5	100%	-\$4,900	21.4%
Fairfield Island	51	11	9	98%	-\$19,000	21.6%
East Chilliwack	14	0				0.0%
Eastern Hillsides	48	10	7	99%	-\$14,450	20.8%
Rosedale Center	1	1	4	99%	-\$10,900	100.0%
Rosedale Popkum	39	6	16	95%	-\$28,950	15.4%
Sardist W Vedder Rd	54	9	5	98%	-\$24,900	16.7%
Sardist E Vedder Rd	49	13	6	100%	\$0	26.5%
Vedder S Watson-Promontory	82	23	7	98%	-\$15,900	28.0%
Promontory	82	17	8	98%	-\$14,900	20.7%
Yarrow	16	1	1	101%	\$20,000	6.3%
Majuba Hill	20	2	10	99%	-\$24,900	10.0%
Greendale Chilliwack	4	1	14	102%	\$50,000	25.0%
Ryder Lake	14	4	7	98%	-\$36,950	28.6%
Chilliwack River Valley	15	3	20	92%	-\$32,900	20.0%
Total Activity	785	131	7	98%	-\$14,900	17%

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Market Analysis and Forecasting

May 1/22 Chilliwack



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Next Months Market Forecast

Forecast: Chilliwack has average Listing supply; 555 homes are for sale and with the **24 %SOLD** monthly rate gives us a ~5 months of inventory. 17% of the Active Listings have reduced their price by \$59,029 on average or \$54,000 on median. We project Chilliwack Detached to be a continued Seller market.

The Fraser Valley's Detached Home Market has now dropped for the 2nd month in a row. The Average Home Price decreased (\$43,918) which is a big change from the \$2,921 drop that we saw in March. This adjustment is partially caused by the erosion of consumer confidence with the \$2/liter gas prices, interest rates, and economic woes. This is the 4th lowest monthly price decrease we have seen on record. 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, 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 Chilliwack represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the market into two parts with The **Chilliwack HPI Top 50%** representing the higher end sales the **Chilliwack HPI Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time.

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

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Market Analysis and Forecasting

May 1/22 Chilliwack

Detached

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

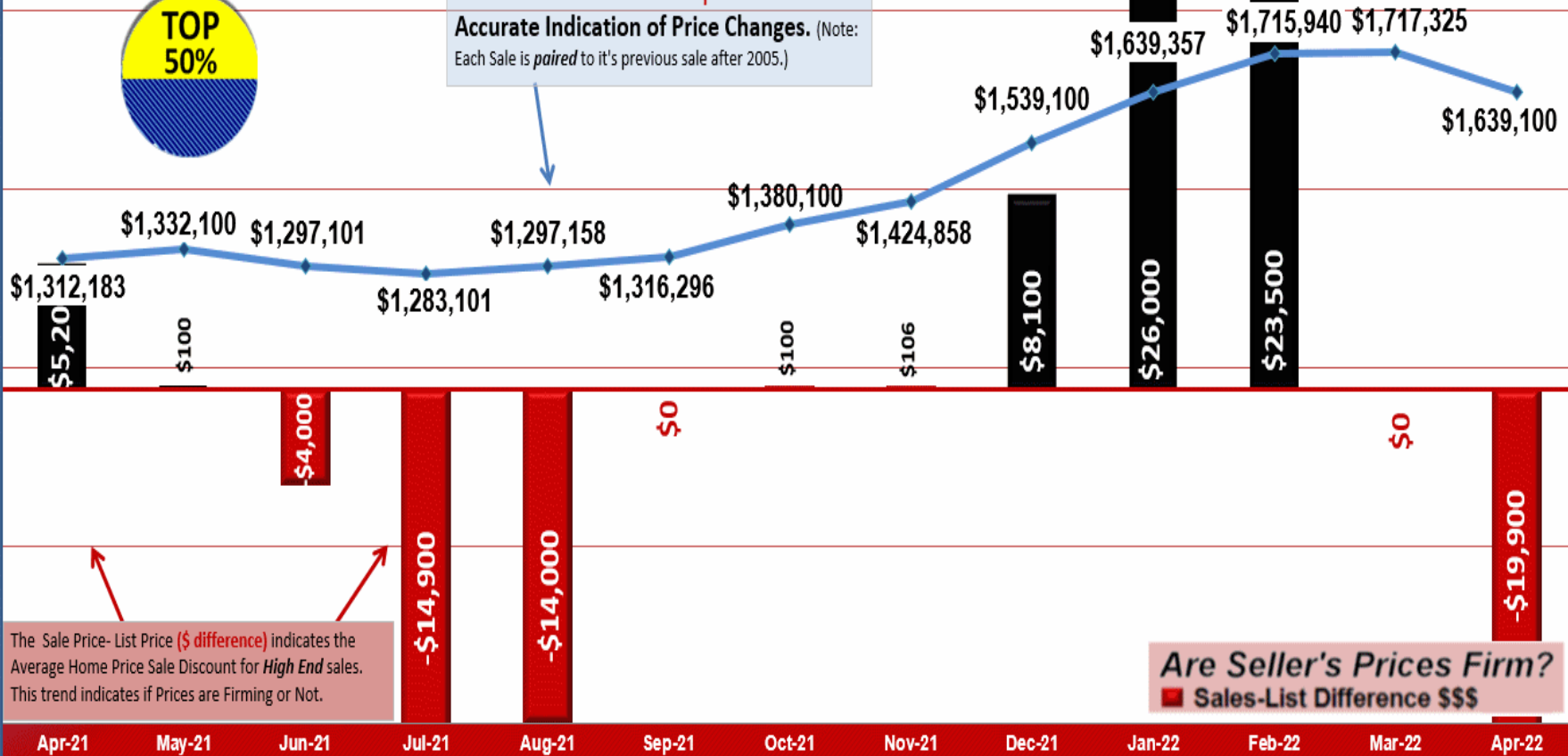
Home Price Changes
(Home Price Index Paired sales from 2005)

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



Homes Over \$1,000,000

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



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

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

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

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

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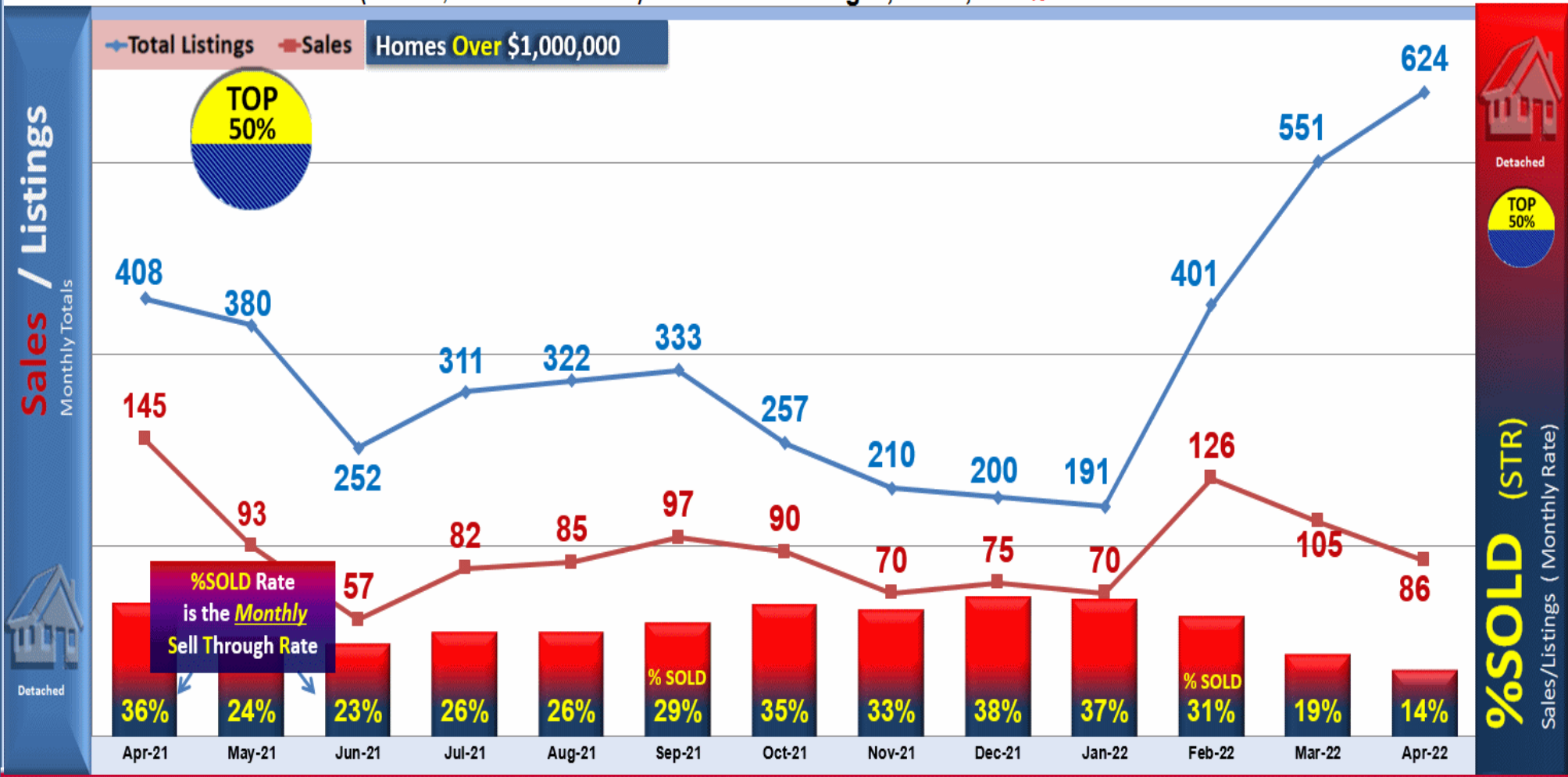


Market Analysis and Forecasting

May 1/22 Chilliwack

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



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

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Market Analysis and Forecasting

May 1/22 Chilliwack

Detached

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

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

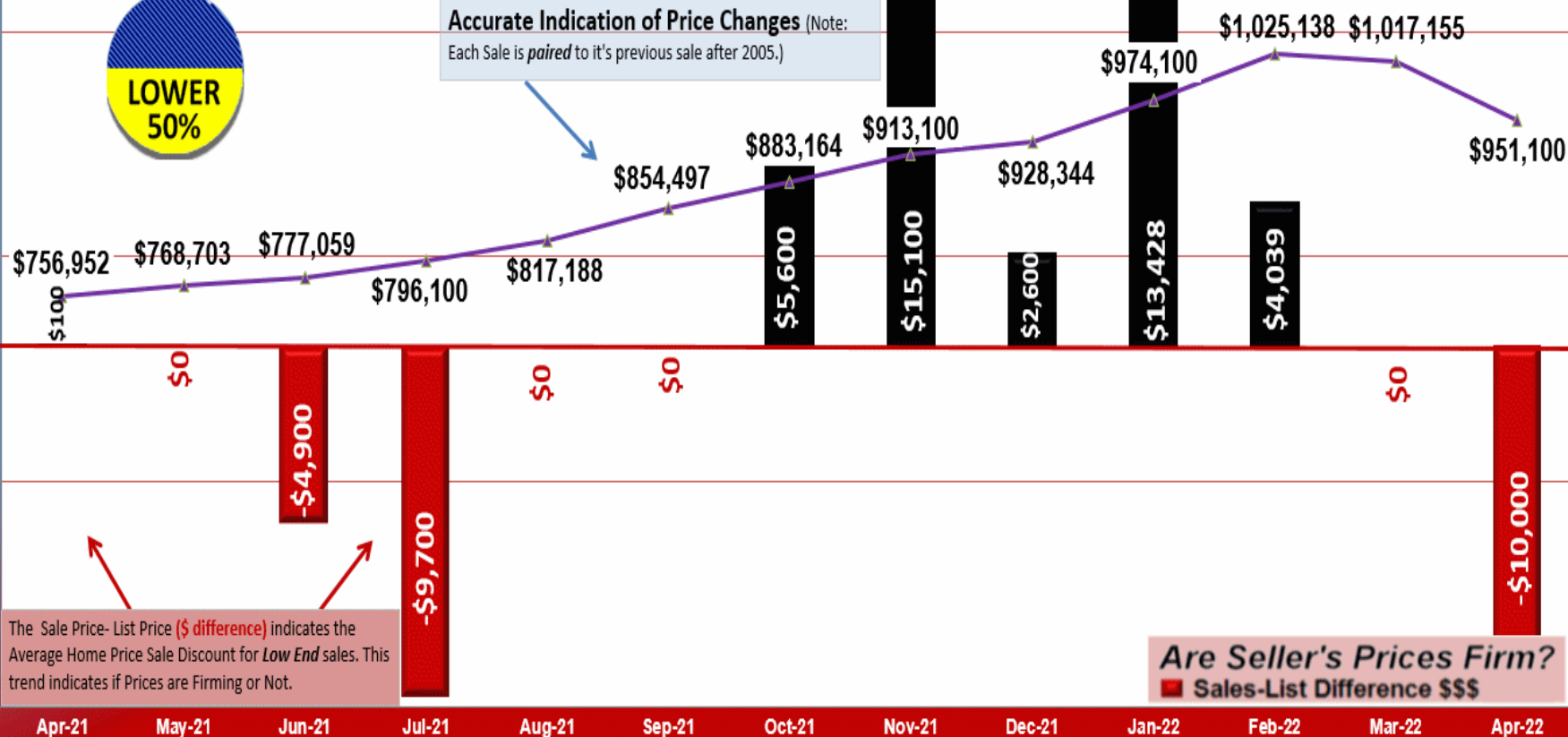
Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)



Homes Below \$1,000,000

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



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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Detached



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

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

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Market Analysis and Forecasting

May 1/22 Chilliwack

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

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

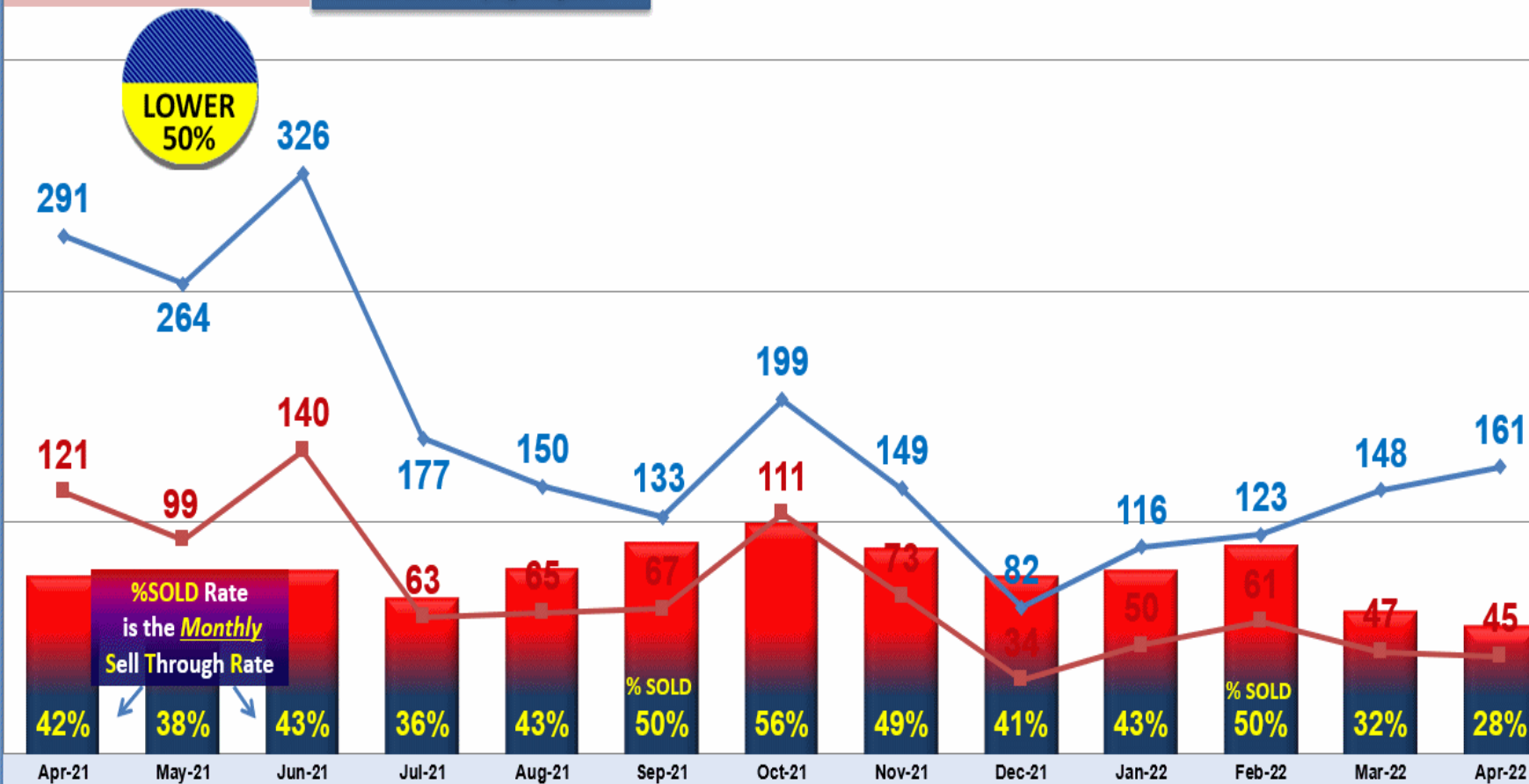
Sales / Listings
Monthly Totals



Detached



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



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Market Analysis and Forecasting

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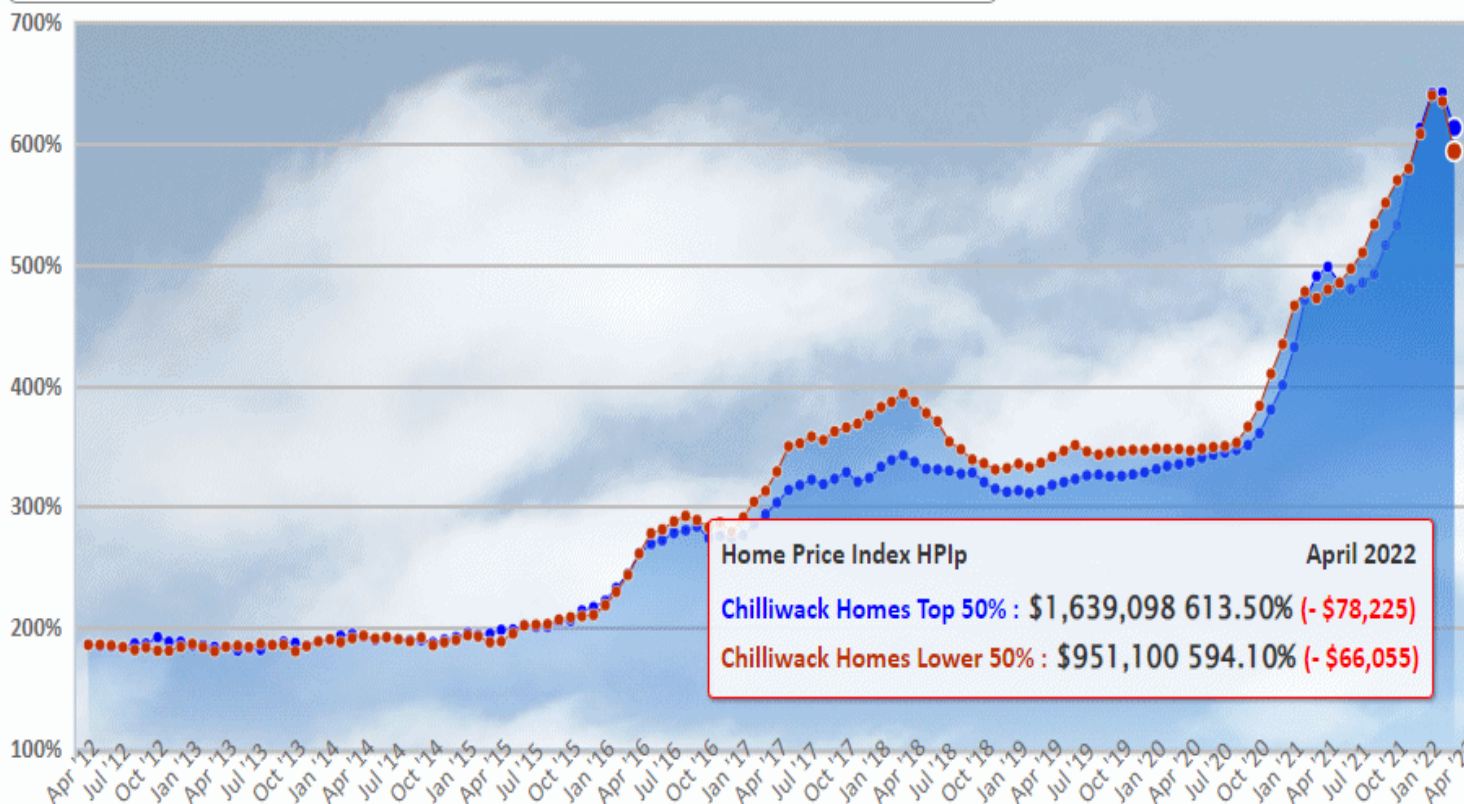
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Chilliwack Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Chilliwack Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Apr 2022	% 613.50
Mar 2022	% 642.70
Feb 2022	% 642.20
Jan 2022	% 613.60
Dec 2021	% 576.00
Nov 2021	% 533.30
Oct 2021	% 516.50
Sep 2021	% 492.60
Aug 2021	% 485.50
Jul 2021	% 480.20
Jun 2021	% 485.50
May 2021	% 498.60

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Market Analysis and Forecasting

May 1/22 East Vancouver

East Vancouver Real Estate Price Changes (\$/%)

東溫 房地產價格變動 / 东温 房地产价格变动

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

房屋类型: 迄于今年 (每季) 由2020 三月至2021 三月

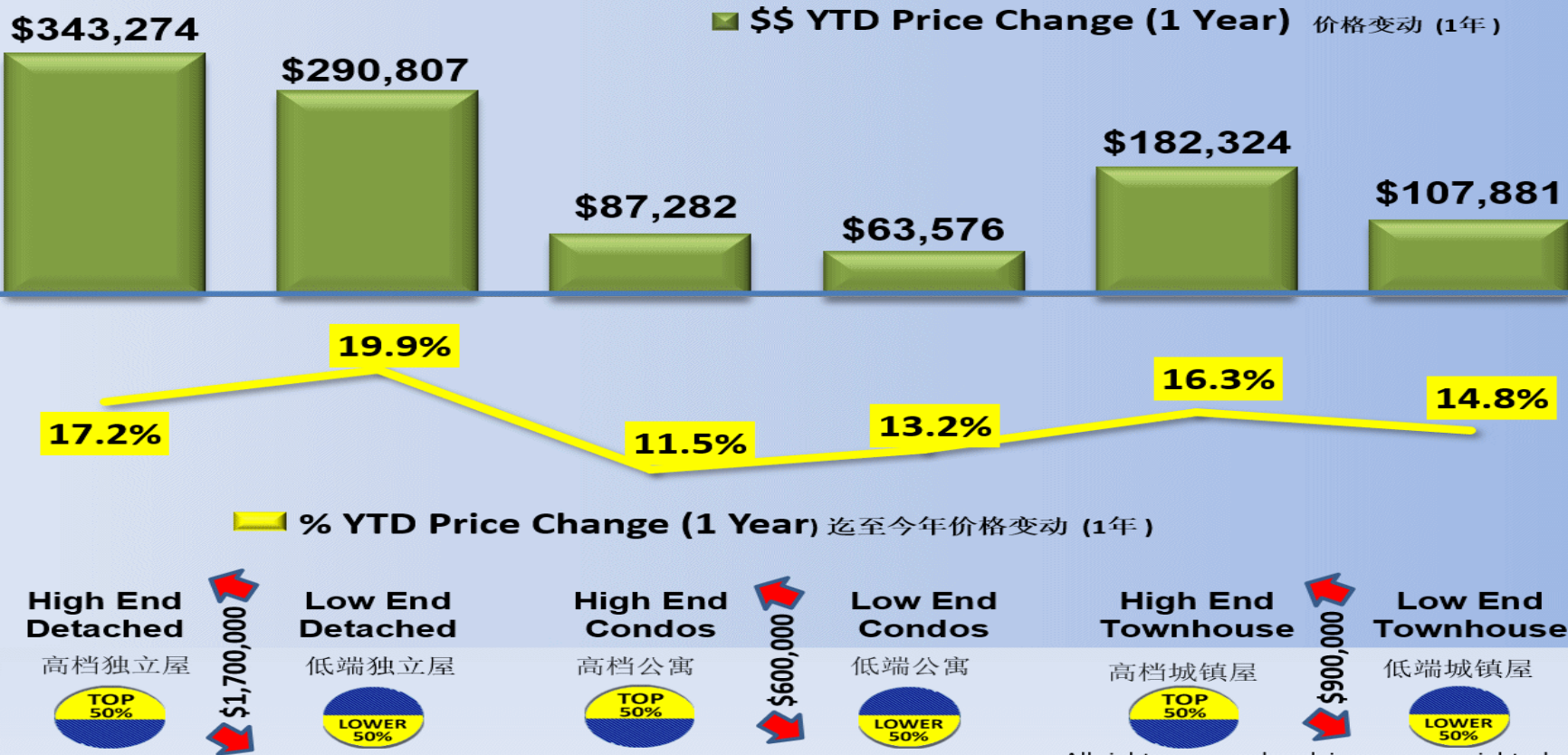
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年終住房價格變動
年終住房價格變動

年終住房價格變動
年終住房價格變動

YTD Home Price Changes \$\$

YTD Home Price Changes %



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Market Analysis and Forecasting

May 1/22 East Vancouver

Monthly Market Activity - Apr 2022 - Single Family



May 1 2022 East Vancouver Market Update (Detached)

Current: East Vancouver has a Seller Market with average listing inventory, **16 %SOLD** rate, a 104% Sell/List Ratio and 8 DOM.

(This means an average of a \$71,600 increase on a sale from the original list price)

Most Active Price Range: Homes below \$1.7 mill. have High **33.7 %SOLD** rate.

Least Active Price Range: Homes above \$3.3 mill. have **4.5 %SOLD** rate.

History: The East Vancouver Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$335,592.
The East Vancouver Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$248,528.

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

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

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Market Analysis and Forecasting

May 1/22 East Vancouver

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

East 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-\$1,700,000	83	28	8	104%	\$65,556	33.7%	↑
\$1,700,001-\$1,900,000	95	20	9	104%	\$77,500	21.1%	↑
\$1,900,001-\$2,100,000	112	29	8	108%	\$158,000	25.9%	↑
\$2,100,001-\$2,300,000	91	9	8	98%	-\$50,000	9.9%	↓
\$2,300,001-\$2,500,000	73	11	10	100%	\$0	15.1%	↑
\$2,500,001-\$2,900,001	75	6	8	105%	\$141,000	8.0%	↓
\$2,900,001-\$3,300,000	75	4	8	104%	\$110,500	5.3%	↓
\$3,300,001 and more	66	3	23	100%	\$1,000	4.5%	↓
Total Activity	670	110	8	104%	\$71,600	16%	↑

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)	911	673	670		-3	↓
Active Listings (1st of the month)	471	406	442	469	27	↑
Solds	222	175	110		-65	↓
Days on Market (DOM)	9	9	8		-1	↓
%SOLD (Sales/ Listings /mnlthly rate)	24%	26%	16%		-9.6%	↓
(Top 50%) Home Price Index HPIp	\$2,056,137	\$2,438,100	\$2,391,730		-\$46,370	↓
(Lower 50%) Home Price Index HPIp	\$1,543,079	\$1,780,101	\$1,791,606		\$11,505	↑

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May 1/22 East Vancouver

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Clarke - 604-819-4857

Sarah - 604-855-8060

What Sold in your Neighbourhood and for What Price?

East Vancouver Sub areas Statistics - Apr 2022					Detached	
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Champlain Heights	3	1	22	96%	-\$49,900	33.3%
Collingwood Vancouver East	112	7	11	105%	\$70,000	6.3%
Fraser VE	34	9	8	108%	\$200,100	26.5%
Fraserview VE	27	4	8	107%	\$140,001	14.8%
Grandview Woodland	64	8	9	103%	\$51,500	12.5%
Hastings	17	2	18	96%	-\$62,000	11.8%
Killarney VE	72	20	10	105%	\$99,000	27.8%
Knight	58	12	7	109%	\$138,056	20.7%
Main	33	5	8	107%	\$151,100	15.2%
Mount Pleasant VE	16	2	11	99%	-\$13,750	12.5%
Renfrew VE	66	13	7	103%	\$51,000	19.7%
Renfrew Heights	56	10	8	101%	\$21,000	17.9%
South Marine	5	0				0.0%
Strathcona	6	0				0.0%
Hastings Sunrise	17	3	8	100%	\$0	17.6%
South Vancouver	50	11	8	104%	\$82,000	22.0%
Victoria VE	34	3	8	103%	\$56,900	8.8%
Total Activity	670	110	8	104%	\$71,600	16%

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Vancouver Market Reports

Statistics, on the Web!

detached homes

Market Analysis and Forecasting

May 1/22 East Vancouver



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Next Months Market Forecast

Forecast: East Vancouver has average Listing Supply; with 469 homes for sale and the **16 %SOLD** monthly rate gives us ~6 months of Inventory. 8% of the active listings have reduced their price by \$143,513 on average or \$100,000 on median for the last month. We project East 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 East 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 **East Vancouver HPI Top 50%** representing the higher end sales and the **East Vancouver HPI Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time.

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

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Market Analysis and Forecasting

May 1/22 East Vancouver

Detached

East Vancouver

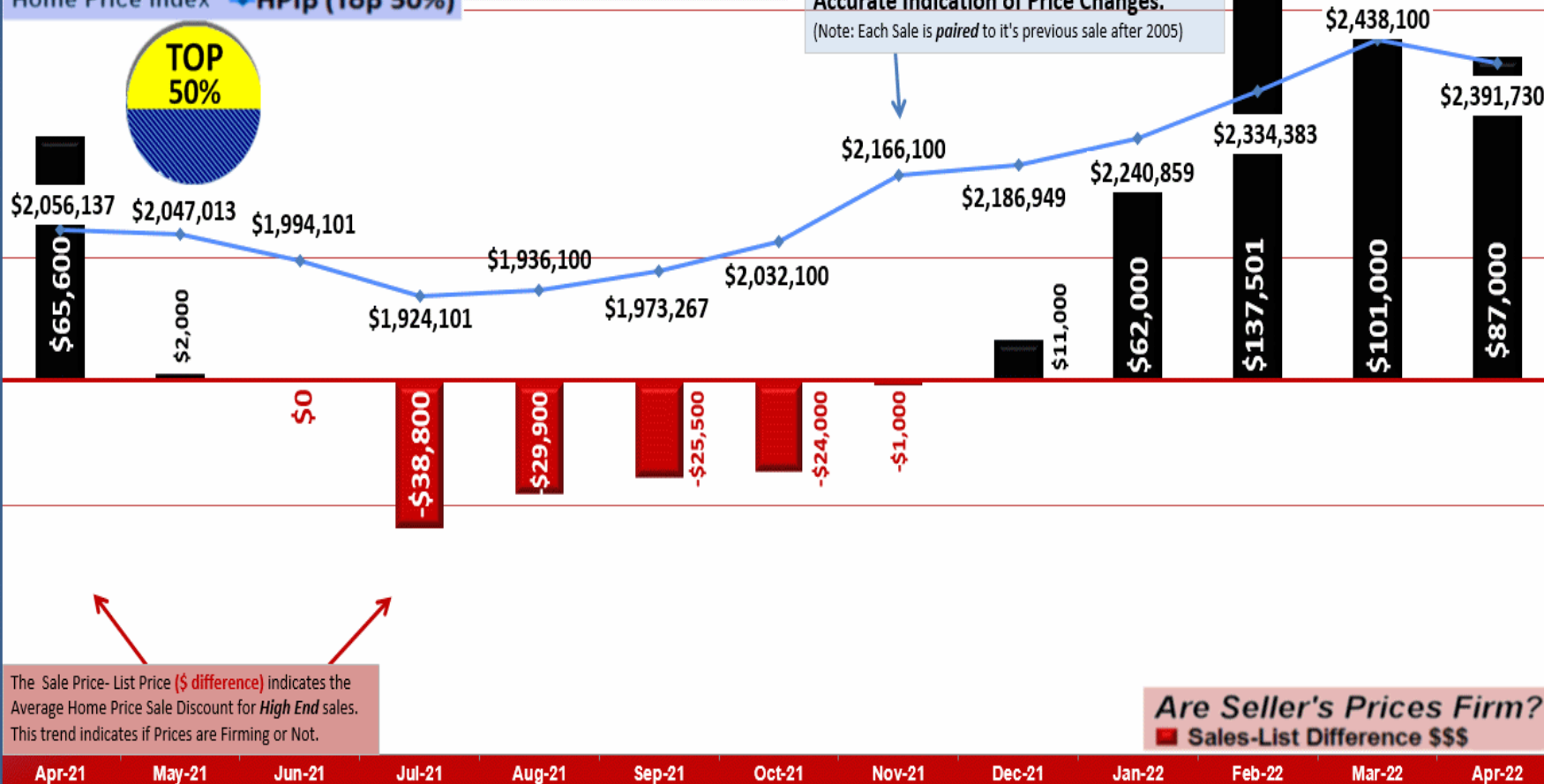
Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

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

Homes Over \$1,900,000

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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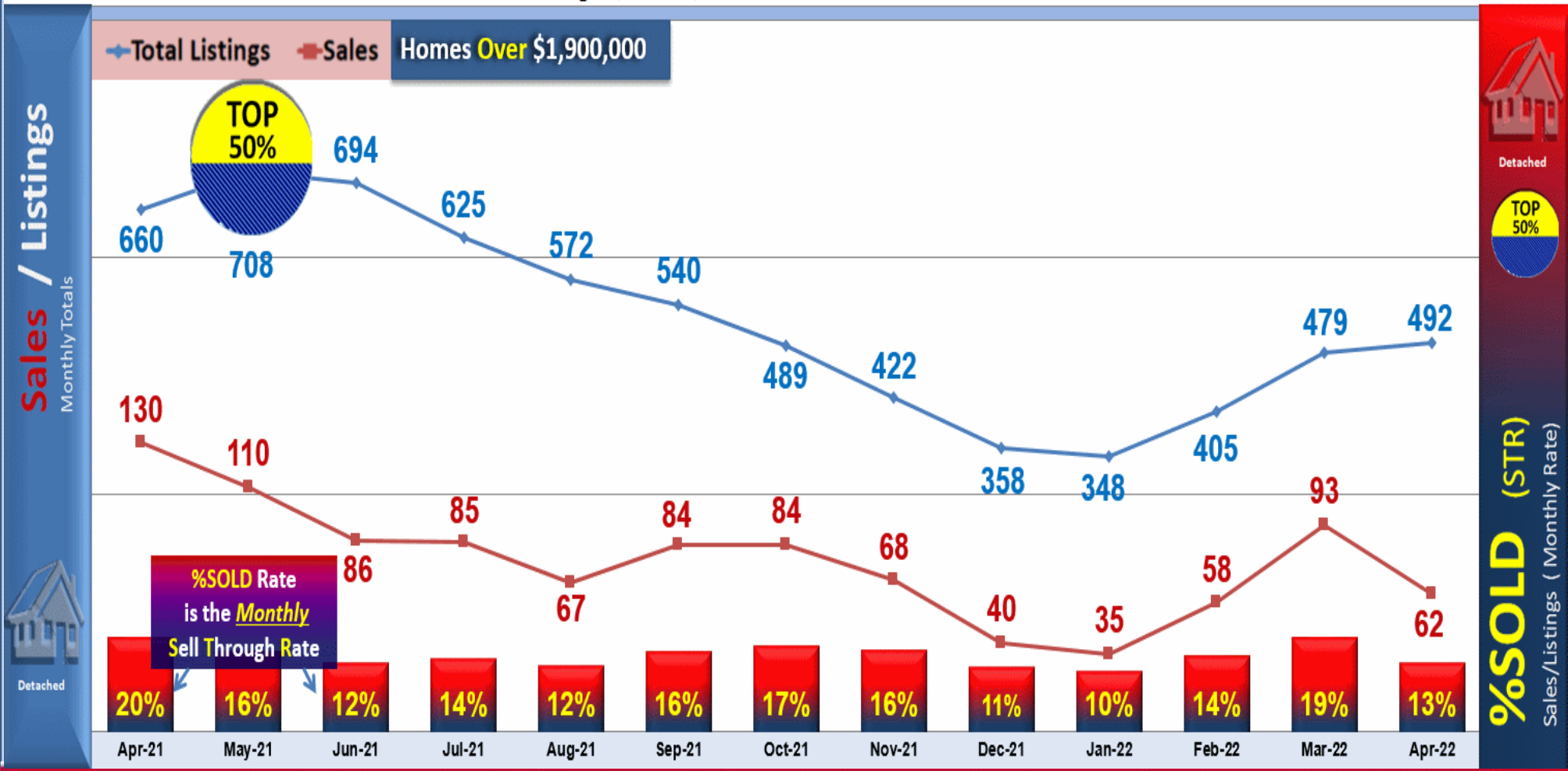


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Market Analysis and Forecasting

May 1/22 East Vancouver

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



Sales / Listings
Monthly Totals



Detached



Detached

TOP 50%

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

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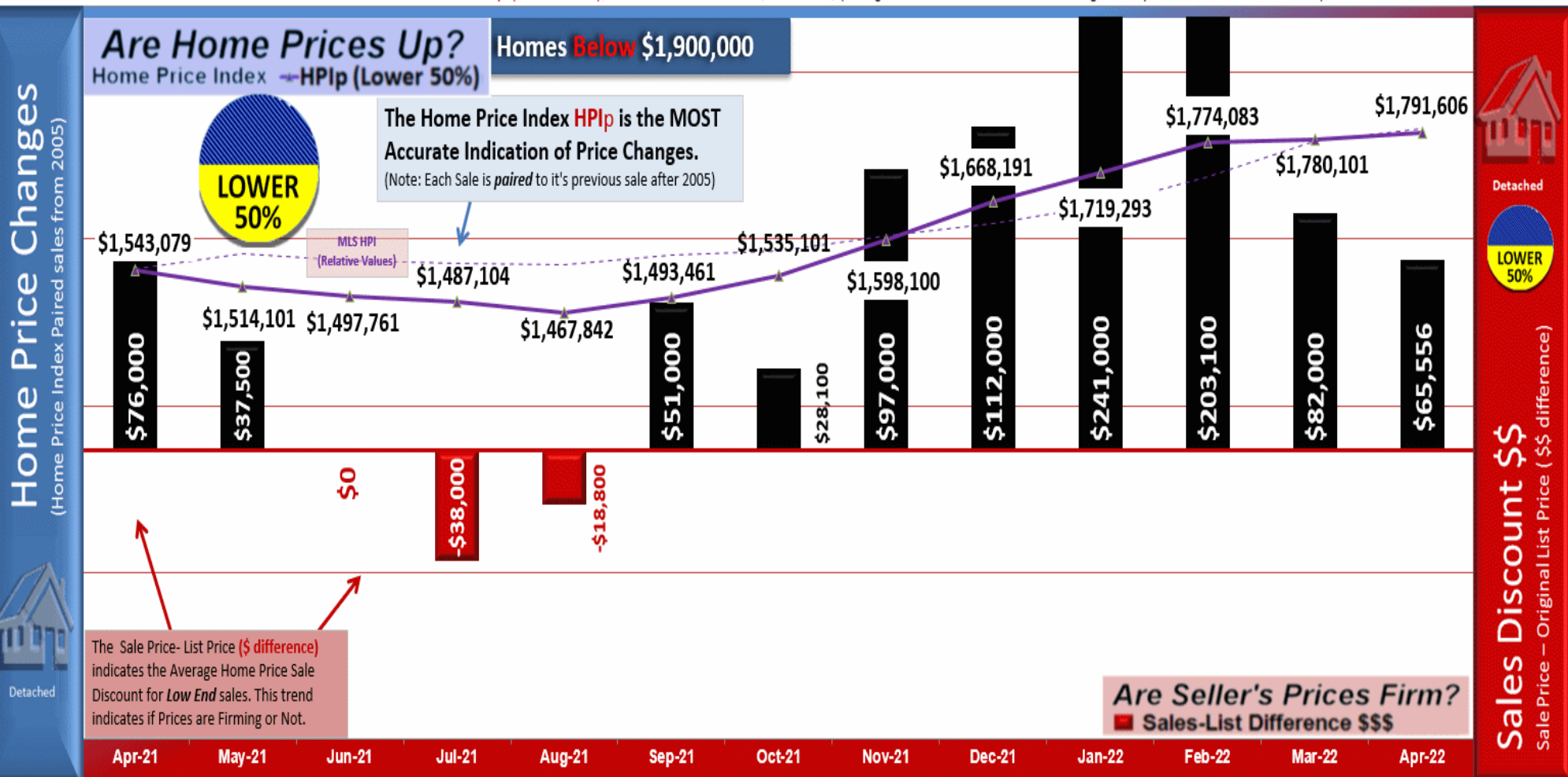


Market Analysis and Forecasting

May 1/22 East Vancouver

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Detached East 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)



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

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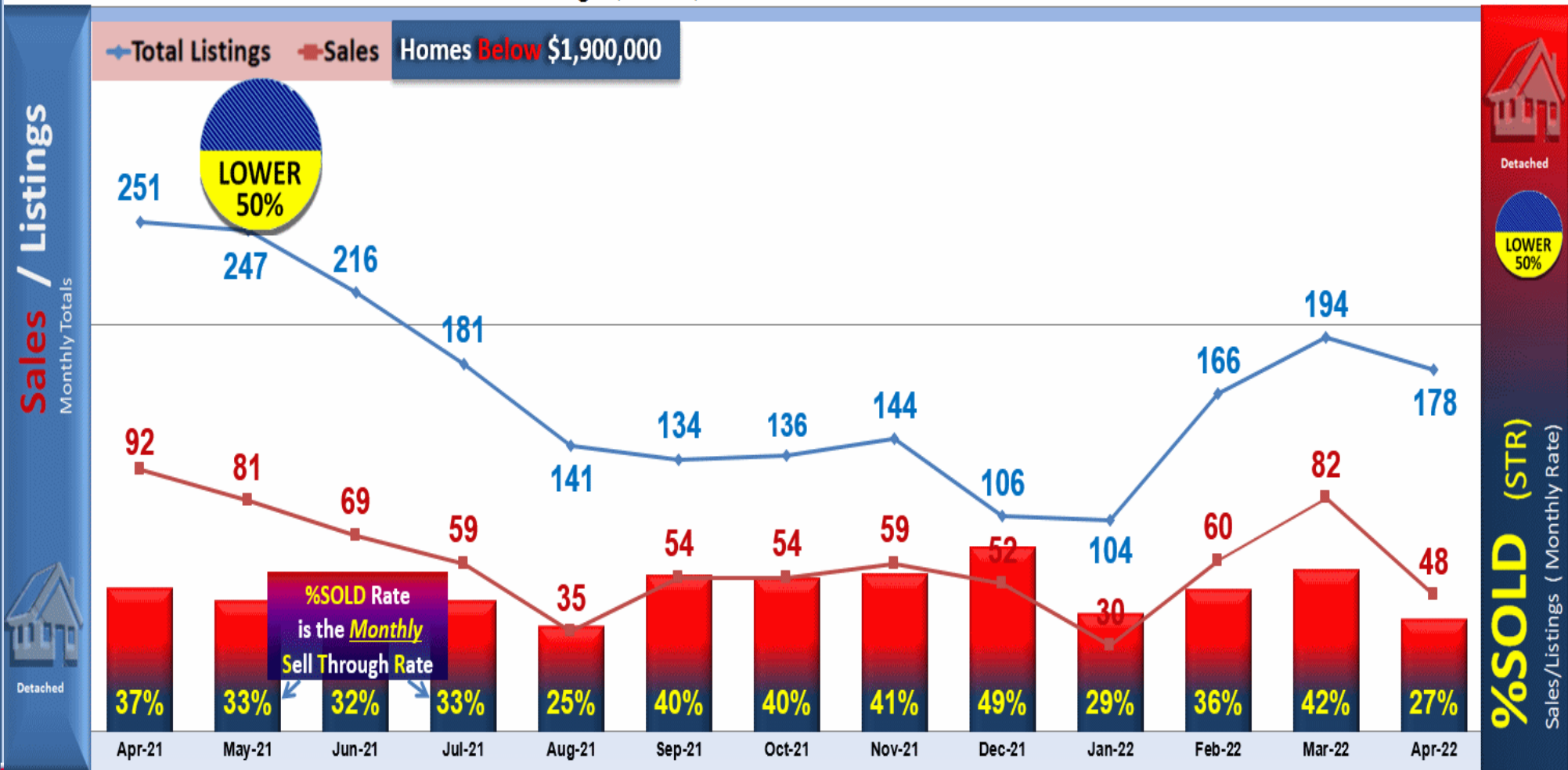


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Market Analysis and Forecasting

May 1/22 East Vancouver

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



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

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Statistics, on the Web!

detached homes



Market Analysis and Forecasting

May 1/22 East Vancouver

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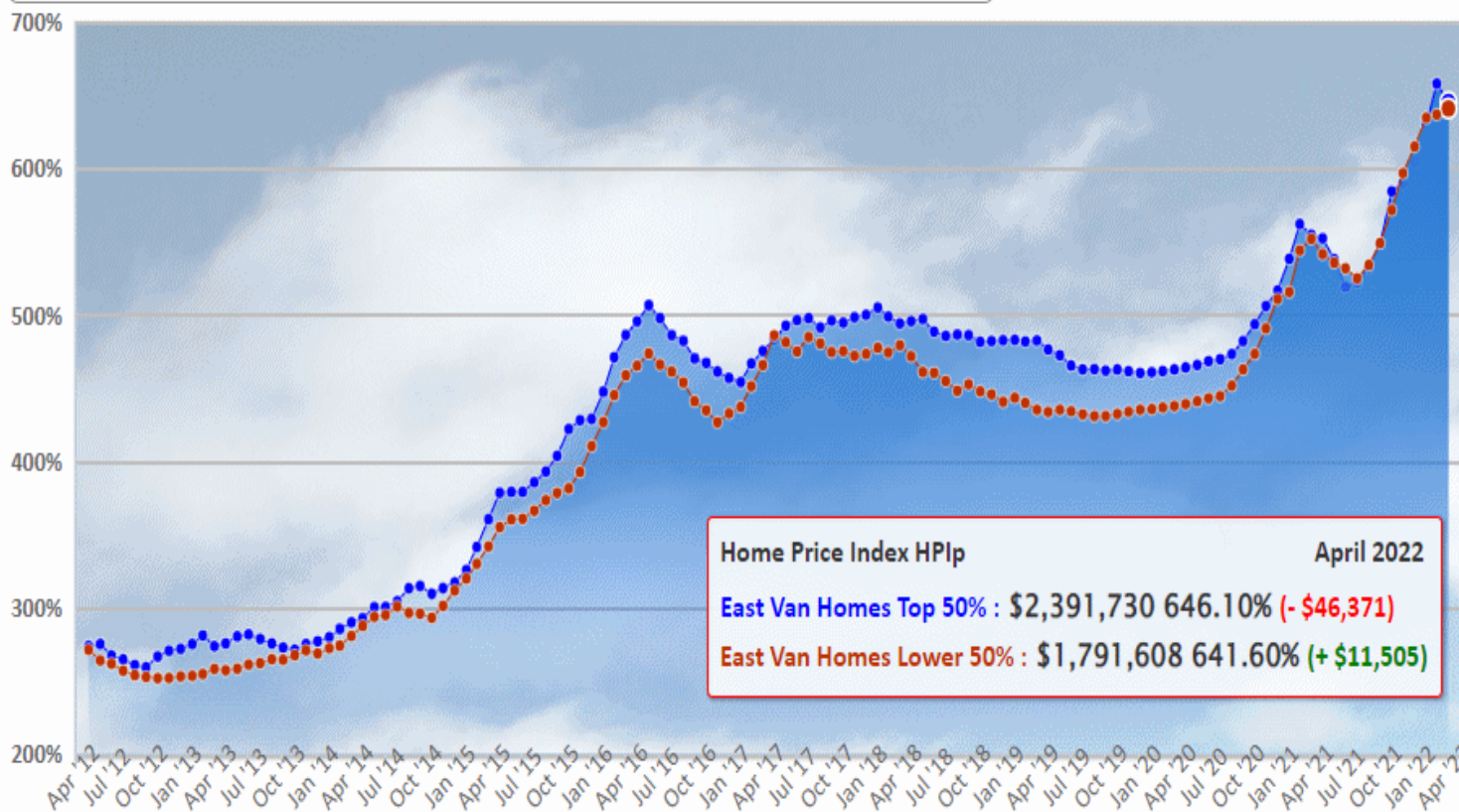
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East Van Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 East Van Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Apr 2022	% 646.10
Mar 2022	% 658.60
Feb 2022	% 630.60
Jan 2022	% 605.30
Dec 2021	% 590.80
Nov 2021	% 585.10
Oct 2021	% 548.90
Sep 2021	% 533.00
Aug 2021	% 523.00
Jul 2021	% 519.80
Jun 2021	% 538.70
May 2021	% 553.00

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Market Analysis and Forecasting

May 1/22 **Chilliwack**

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Chilliwack (+ Sardis) Sub areas Statistics - Apr 2022 Attached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Chilliwack W Yale-Well	102	29	11	99%	-\$4,900	28.4%
Chilliwack E Young-Yale	56	17	12	100%	\$0	30.4%
Chilliwack N Yale-Well	41	6	13	99%	-\$3,950	14.6%
Chilliwack Yale Rd West	0	0				0.0%
Chilliwack Mountain	15	0				0.0%
Fairfield Island	0	0				0.0%
Eastern Hillside	4	1	10	96%	-\$39,700	25.0%
Sardist W Vedder Rd	30	11	4	100%	\$100	36.7%
Sardist E Vedder Rd	29	9	6	101%	\$5,100	31.0%
Vedder S Watson	84	28	6	100%	\$0	33.3%
Promontory	32	17	10	99%	-\$4,900	53.1%
Yarrow	1	0				0.0%
Total Activity	394	118	9	100%	\$0	30%

Chilliwack (+ Sardis) List Price Ranges Statistics - Apr 2022 Attached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$350,000	39	10	16	99%	-\$1,950	25.6%
\$350,001-\$450,000	69	21	7	100%	\$0	30.4%
\$450,001-\$575,000	73	19	7	100%	\$0	26.0%
\$575,001-\$725,000	81	30	12	100%	-\$2,600	37.0%
\$725,001-\$800,000	60	24	9	100%	\$0	40.0%
\$800,001 and more	72	14	6	100%	\$0	19.4%
Total Activity	394	118	9	100%	\$0	30%

May 1 2022 Chilliwack(+Sardis) Market Update Attached Townhomes/ Condos

Current: Chilliwack (+Sardis) is in a Seller Market with average listing inventories, a **30% SOLD** rate and a 100% Sell/List Ratio.

(This means that there is an average of a \$0 increase on a sale from the original list price)

Most Active Price Range: Attached homes between \$725,000 - \$800,000 have **40.0 %SOLD** rate.

Least Active Price Range: Attached homes above \$800,000 have **19.4 %SOLD** rate.

History: The Chilliwack's **Condos** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$127,031.

The Chilliwack's **Condos** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$110,045.

The Chilliwack's **Townhouses** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$142,167.

The Chilliwack's **Townhouses** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$136,139.

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

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

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change
Total Listings** (A,S,T,C,X)	372	399	394		-5
Active Listings (1st of the month)	191	144	213	241	28
Solds	174	162	118		-44
Days on Market (DOM)	7	7	9		2
% SOLD (Sales/Listings/mnthly rate)	47%	41%	30%		-11%
Condos (Top 50%) Home Price Index HPIp	\$404,096	\$531,740	\$531,127		-\$613
Condos (Lower 50%) Home Price Index HPIp	\$272,739	\$375,101	\$382,784		\$7,683
Twnhs (Top 50%) Home Price Index HPIp	\$640,796	\$849,101	\$782,963		-\$66,138
Twnhs (Lower 50%) Home Price Index HPIp	\$425,131	\$565,162	\$561,270		-\$3,892

Forecast: The Active Listing Inventories is 28 more in count than the same month last year. The Chilliwack Attached Real Estate Market is continuing to be a Seller market for the next month.

The Fraser Valley's Detached Home Market has now dropped for the 2nd month in a row. The Average Home Price decreased (\$43,918) which is a big change from the \$2,921 drop that we saw in March. This adjustment is partially caused by the erosion of consumer confidence with the \$2/liter gas prices, interest rates, and economic woes. This is the 4th lowest monthly price decrease we have seen on record. 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, 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.

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Market Analysis and Forecasting

May 1/22

Chilliwack

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Attached Townhomes/ Condos

Chilliwack (+ Sardis)

Total Listings*, Sales, and %SOLD rates

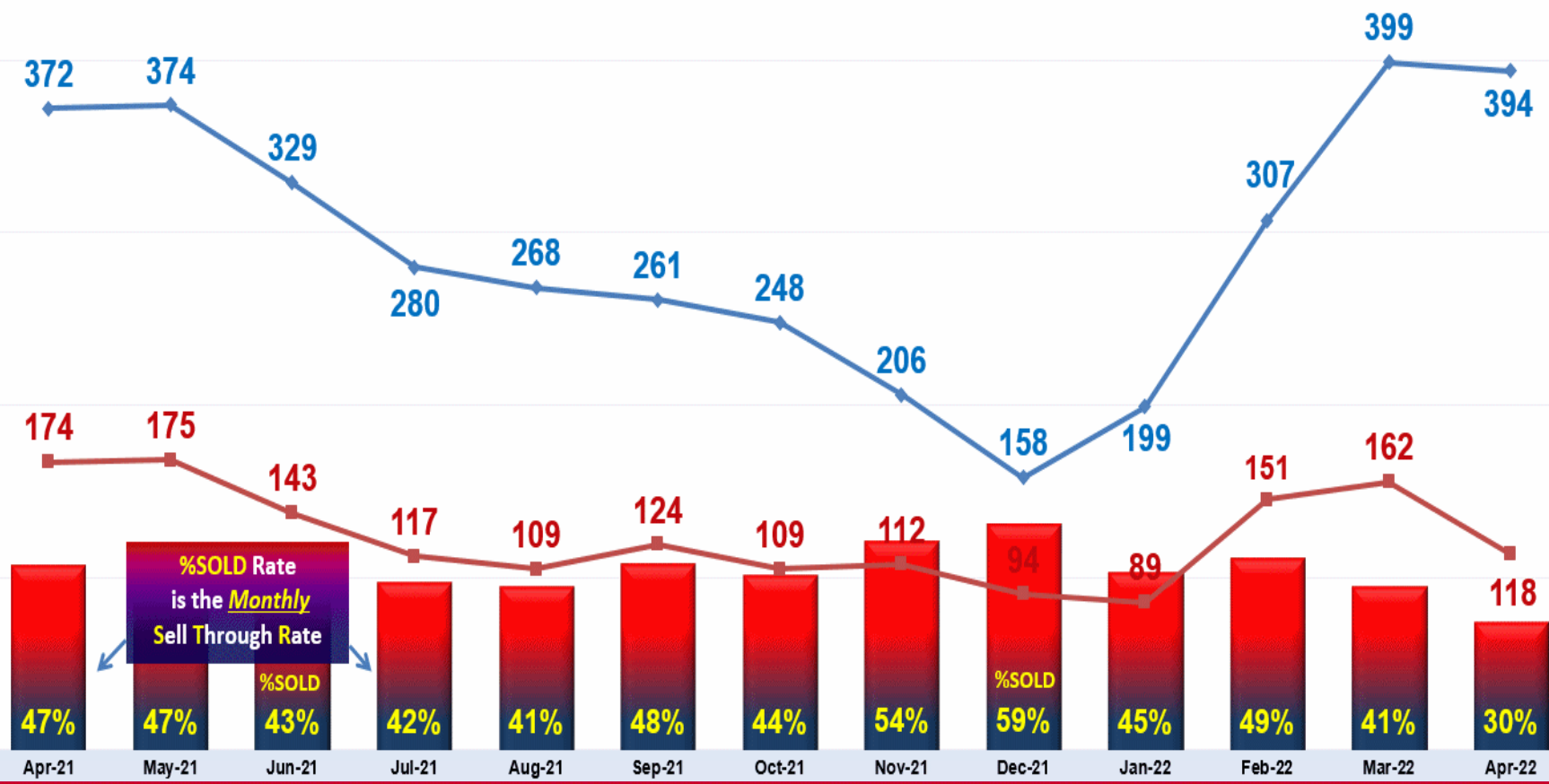
← Total Listings → Sales

Sales / Listings
Monthly Totals



Attached

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



%SOLD Rate is the **Monthly Sell Through Rate**

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Market Analysis and Forecasting

May 1/22 **Chilliwack**

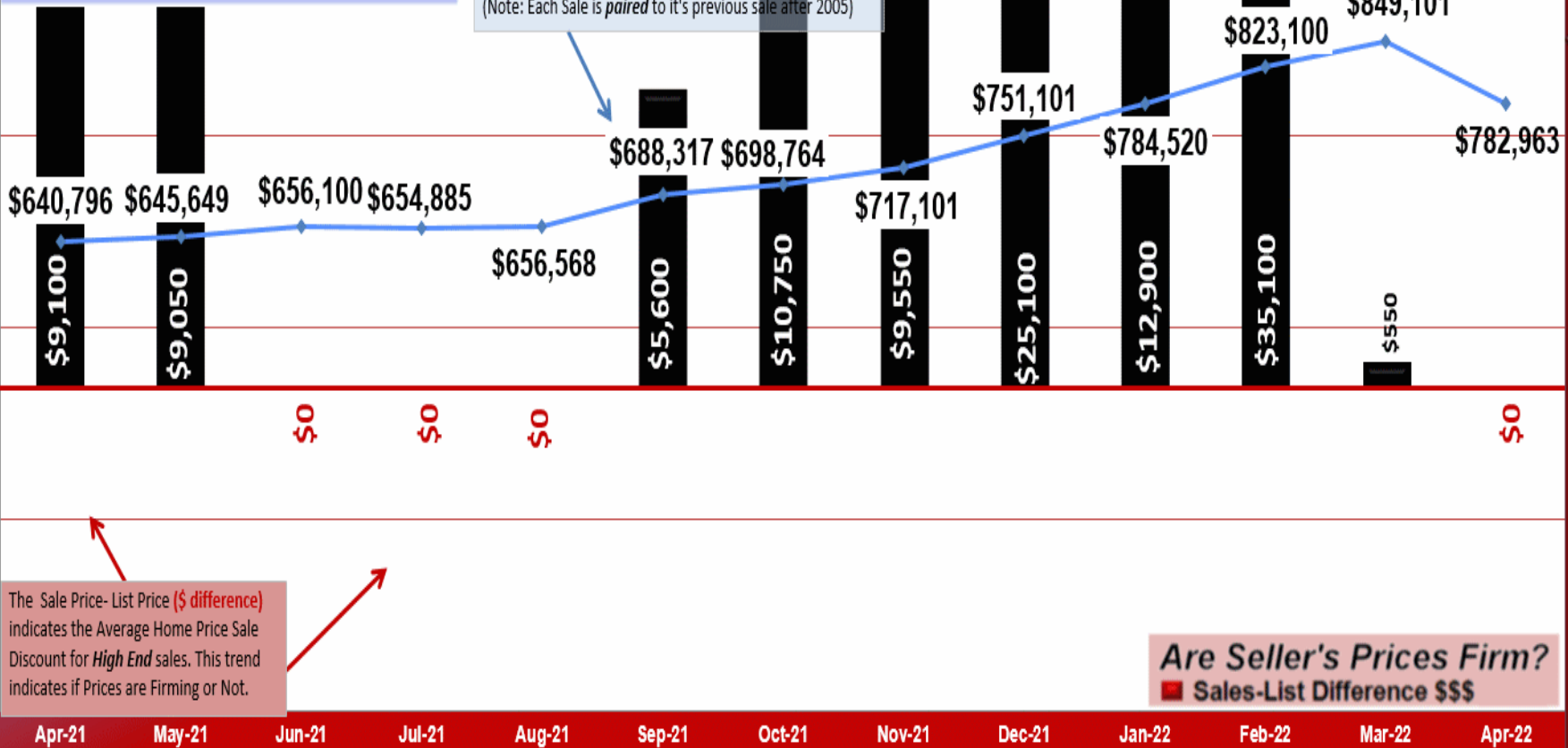
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Attached Chilliwack Townhouse Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

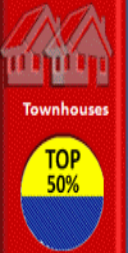
Are Home Prices Up? Home Price Index → HPIp (Top 50%)

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



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

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



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

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Market Analysis and Forecasting

May 1/22

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Attached

Chilliwack

Townhouse

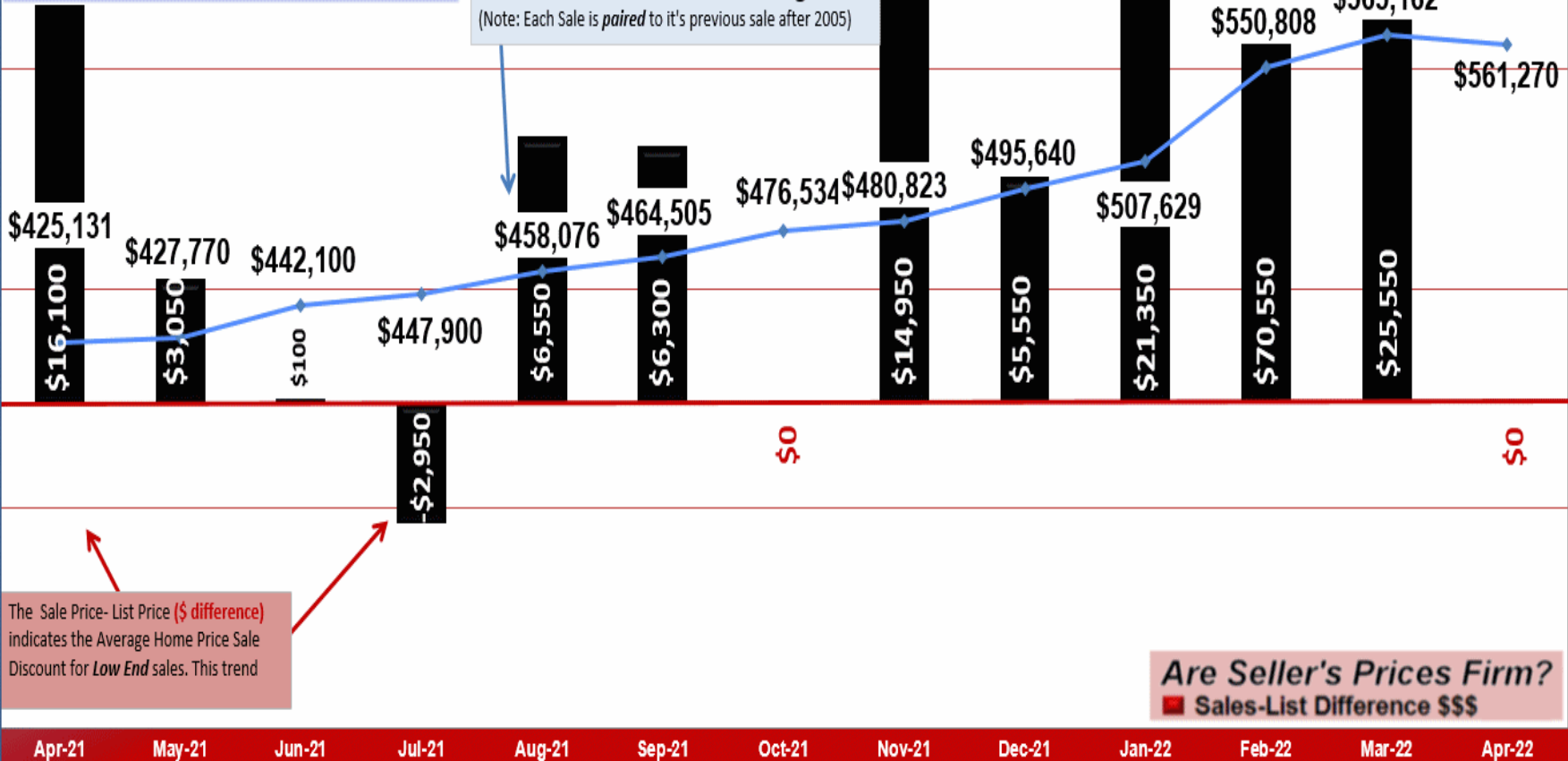
Home Price Index **HPIp** (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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

Are Home Prices Up?

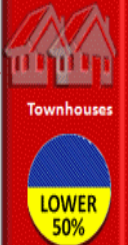
Home Price Index → HPIp (Lower 50%)

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

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



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

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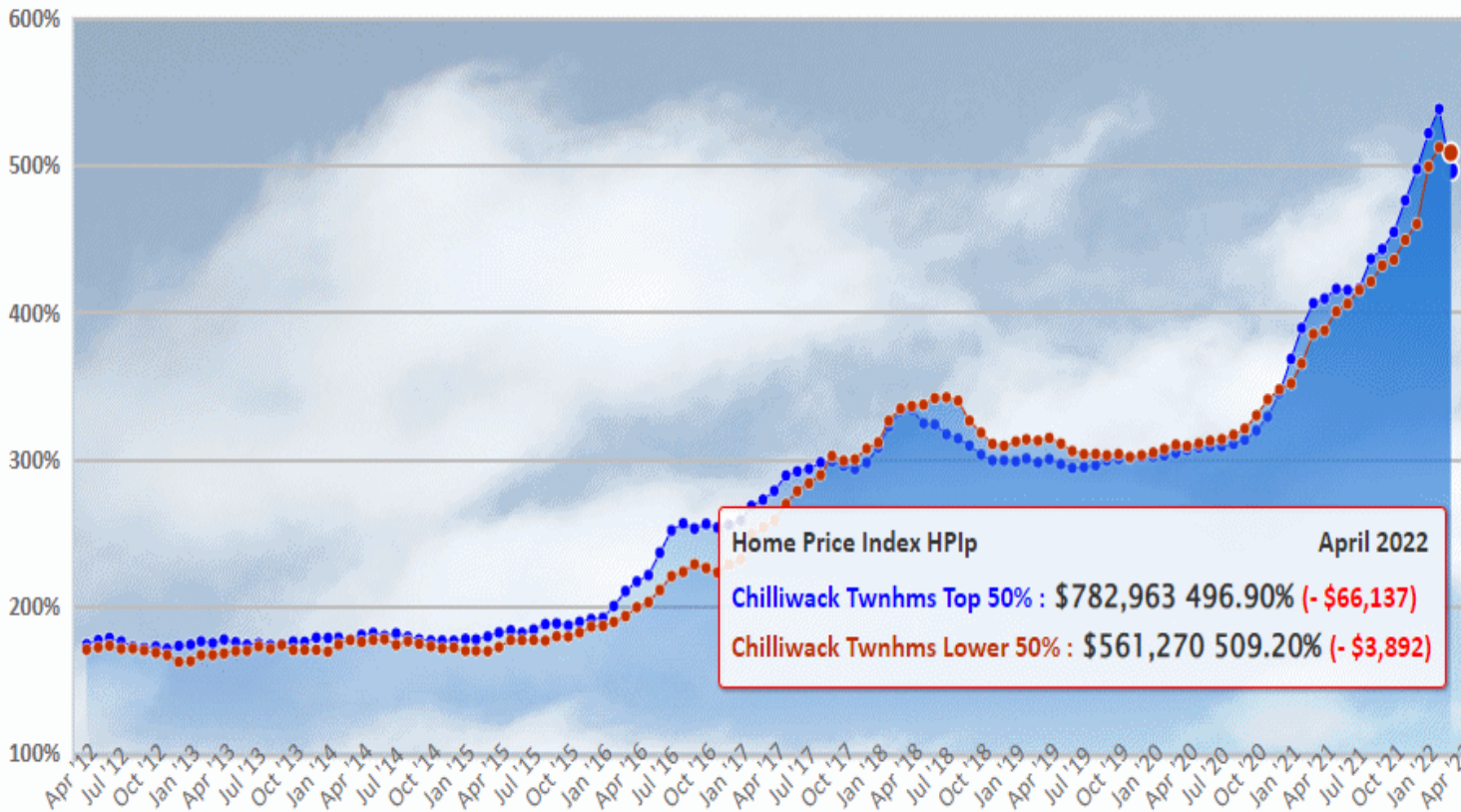
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Chilliwack Twnhms Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Chilliwack Twnhms Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Apr 2022	% 496.90
Mar 2022	% 538.90
Feb 2022	% 522.40
Jan 2022	% 497.90
Dec 2021	% 476.70
Nov 2021	% 455.10
Oct 2021	% 443.50
Sep 2021	% 436.80
Aug 2021	% 416.70
Jul 2021	% 415.60
Jun 2021	% 416.40
May 2021	% 409.80

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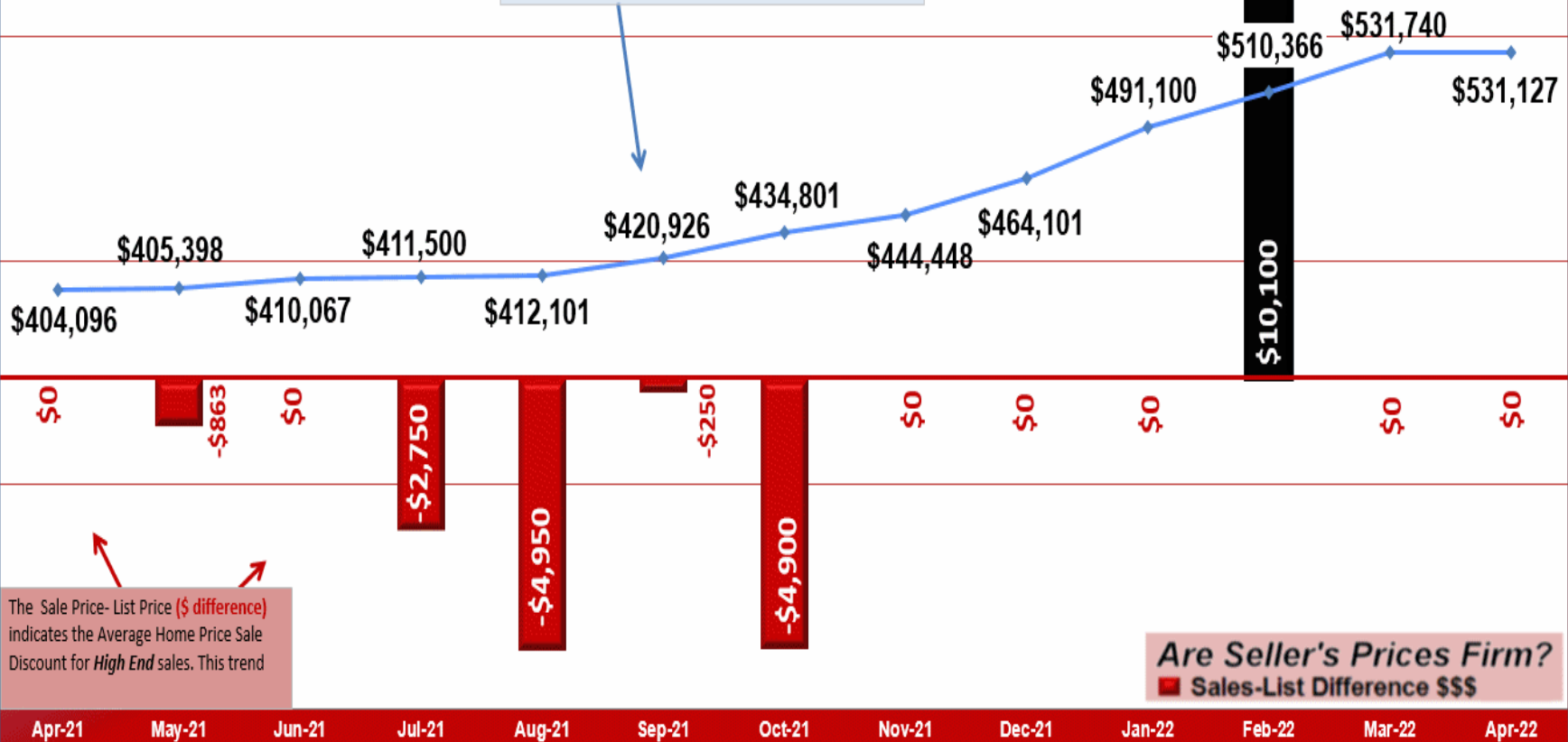
Chilliwack

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

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

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

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



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

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



Condominiums

TOP 50%

Sales Discount \$\$

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

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Attached

Chilliwack

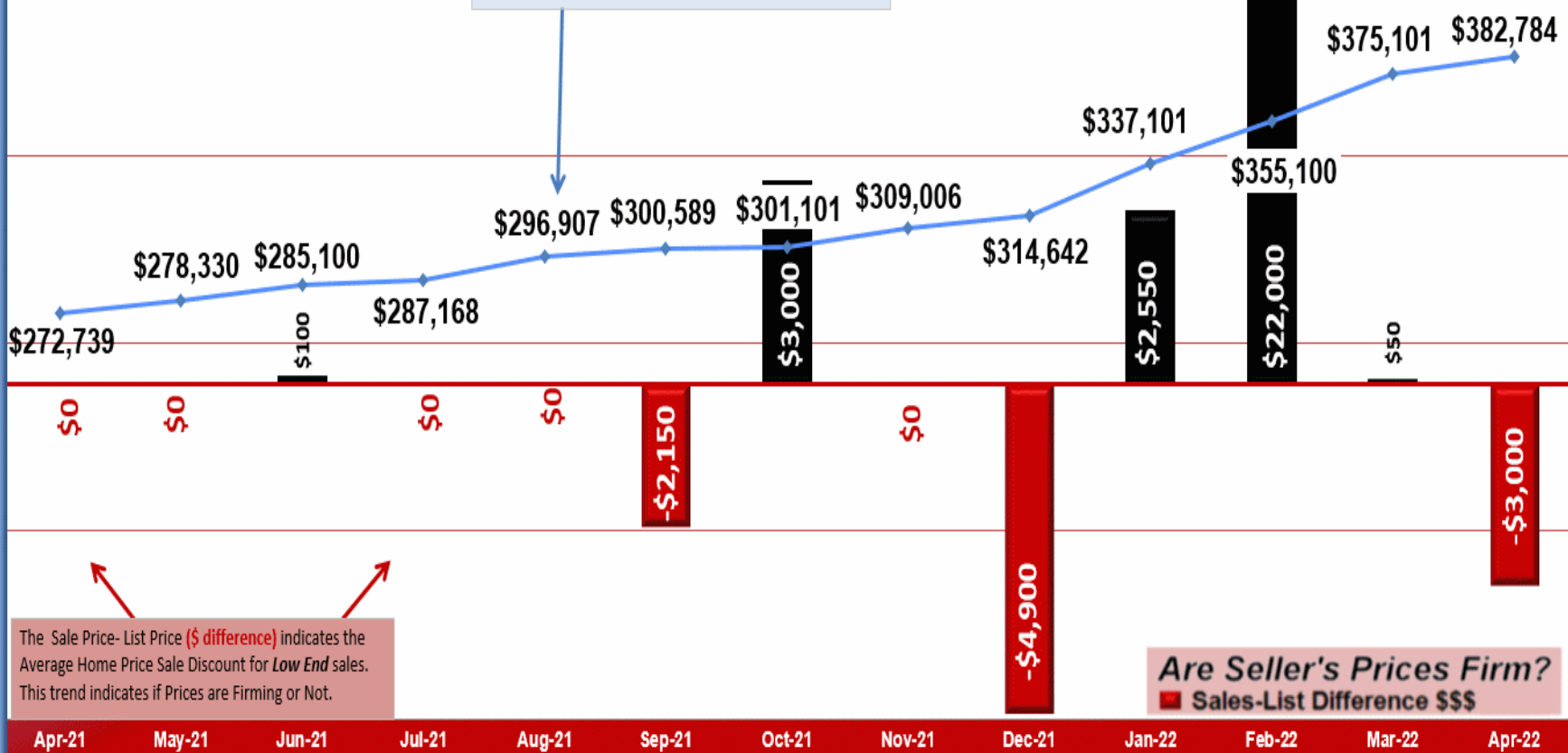
Condos Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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

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

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



Condominiums



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

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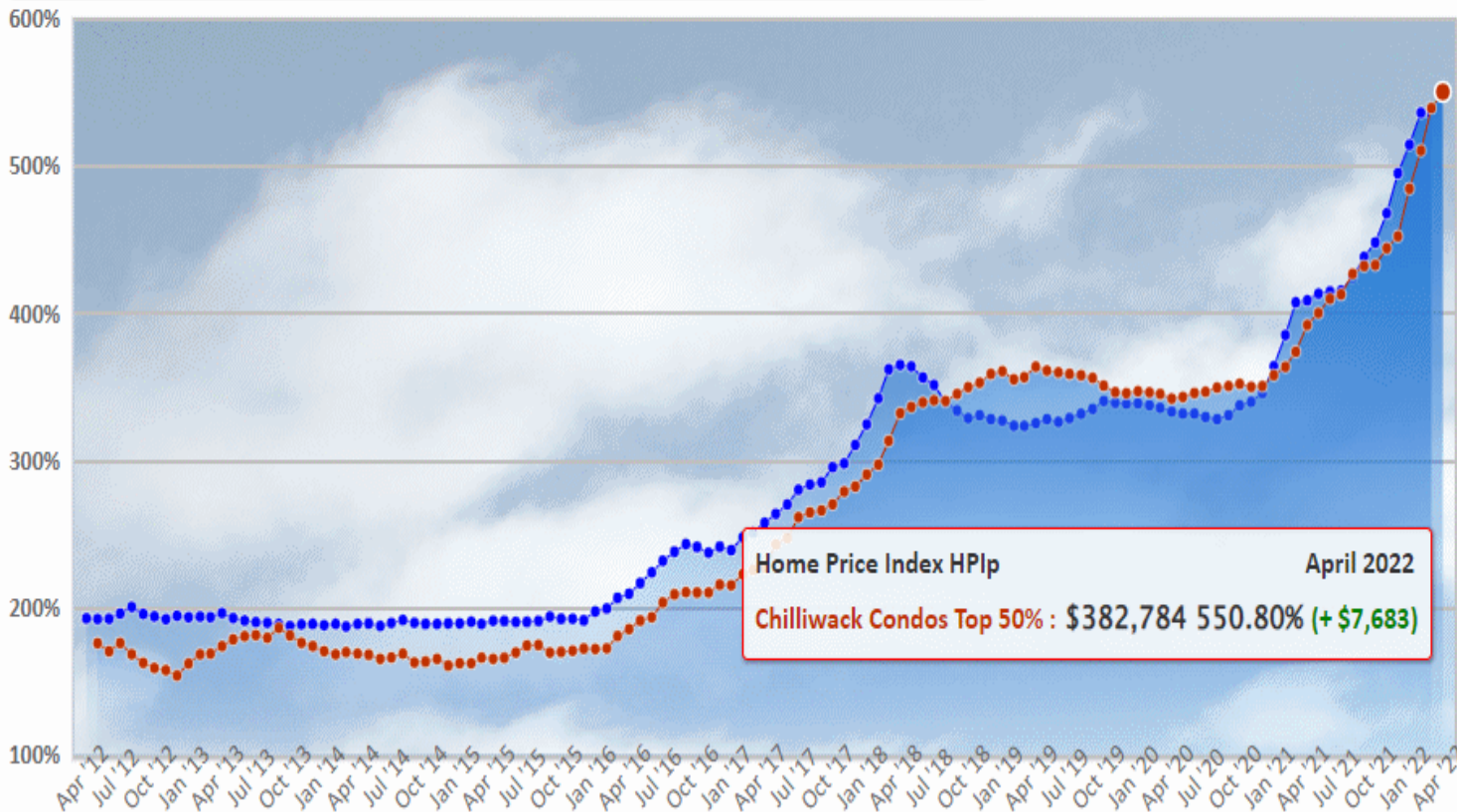
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Chilliwack Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Chilliwack Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Mar 2022	% 535.90
Feb 2022	% 536.60
Jan 2022	% 515.00
Dec 2021	% 495.60
Nov 2021	% 468.30
Oct 2021	% 448.50
Sep 2021	% 438.70
Aug 2021	% 424.70
Jul 2021	% 415.80
Jun 2021	% 415.20
May 2021	% 413.80
Apr 2021	% 409.10

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Vancouver Market Reports

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East Vancouver Sub areas Statistics - Apr 2022						
Neighbourhoods	Total Listings	Sales	DOM	Sell / List Ratio	Sell - List	Attached %SOLD
Champlain Heights	17	5	8	105%	\$45,800	29.4%
Collingwood Vancouver	163	45	9	103%	\$20,000	27.6%
Downtown VE	54	14	9	100%	\$0	25.9%
Fraser VE	41	7	7	111%	\$97,000	17.1%
Fraserview VE	5	0				0.0%
Grandview Woodland	49	10	9	101%	\$17,000	20.4%
Hastings	35	15	11	99%	-\$3,800	42.9%
Killarney VE	22	7	8	105%	\$39,000	31.8%
Knight	37	16	8	102%	\$10,500	43.2%
Main	24	9	7	106%	\$44,100	37.5%
Mount Pleasant VE	156	57	8	100%	\$1,000	36.5%
Renfrew VE	25	6	17	99%	-\$8,286	24.0%
Renfrew Heights	24	9	5	100%	\$0	37.5%
South Marine	110	31	8	100%	\$1,000	28.2%
Strathcona	50	14	8	103%	\$26,000	28.0%
Hastings Sunrise	3	2	20	100%	\$0	66.7%
South Vancouver	37	5	9	104%	\$23,000	13.5%
Victoria VE	32	15	12	100%	\$1,999	46.9%
Total Activity	884	267	8	101%	\$8,600	30%

East Vancouver List Price Ranges Statistics - Apr 2022						
Home Price Range	Total Listings	Sales	DOM	Sell / List Ratio	Sell - List	Attached %SOLD
\$0-\$550,000	100	44	7	101%	\$5,050	44.0%
\$550,001-\$650,000	123	53	8	103%	\$17,000	43.1%
\$650,001-\$750,000	104	34	8	103%	\$20,000	32.7%
\$750,001-\$900,000	119	36	9	101%	\$5,000	30.3%
\$900,001-\$1,075,000	101	25	8	100%	\$0	24.8%
\$1,075,001-\$1,300,000	100	25	9	100%	\$2,000	25.0%
\$1,300,001-\$1,650,000	120	37	8	100%	\$0	30.8%
\$1,650,001 and more	117	13	23	99%	-\$16,572	11.1%
Total Activity	884	267	8	101%	\$8,600	30%

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change
Total Listings** (A,S,T,C,X)	975	890	884		-6
Active Listings (1st of the month)	504	428	453	513	60
Solds	298	332	267		-65
DOM	8	8	8		0
% SOLD (Sales/ Listings /mthly rate)	31%	37%	30%		-7%
Condos (Top 50%) Home Price Index HPIp	\$794,868	\$848,101	\$839,809		-\$8,292
Condos (Lower 50%) Home Price Index HPIp	\$498,024	\$553,348	\$558,010		\$4,662
Twnhs (Top 50%) Home Price Index HPIp	\$1,192,972	\$1,333,681	\$1,344,172		\$10,491
Twnhs (Lower 50%) Home Price Index HPIp	\$758,455	\$850,383	\$846,898		-\$3,485

May 1 2022 **East Vancouver Market Update (Attached)**
Current: East Vancouver has a Seller Market with **30 % SOLD** rate and a 101% Sell/List Ratio. (This means an average of a \$8,600 increase on a sale from the original list price)
 Most Active Range: Homes below \$550,000 have **44.1 % SOLD** rate.
 Least Active Range: Homes above \$1.65 mill. have **11.4 % SOLD** rate.

History: East Vancouver's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$44,942.
 East Vancouver's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$59,986.
 East Vancouver's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$151,200.
 East Vancouver's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$88,443.
 *The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Forecast: The last month listing inventory 9% less than the same month last year. There were more active listings compared to last month. We project East Vancouver continued to be a 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 East 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 **East Vancouver HPIp Top 50%** representing the higher end sales and the **East 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

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Vancouver Market Reports

attached homes

Statistics, on the Web!



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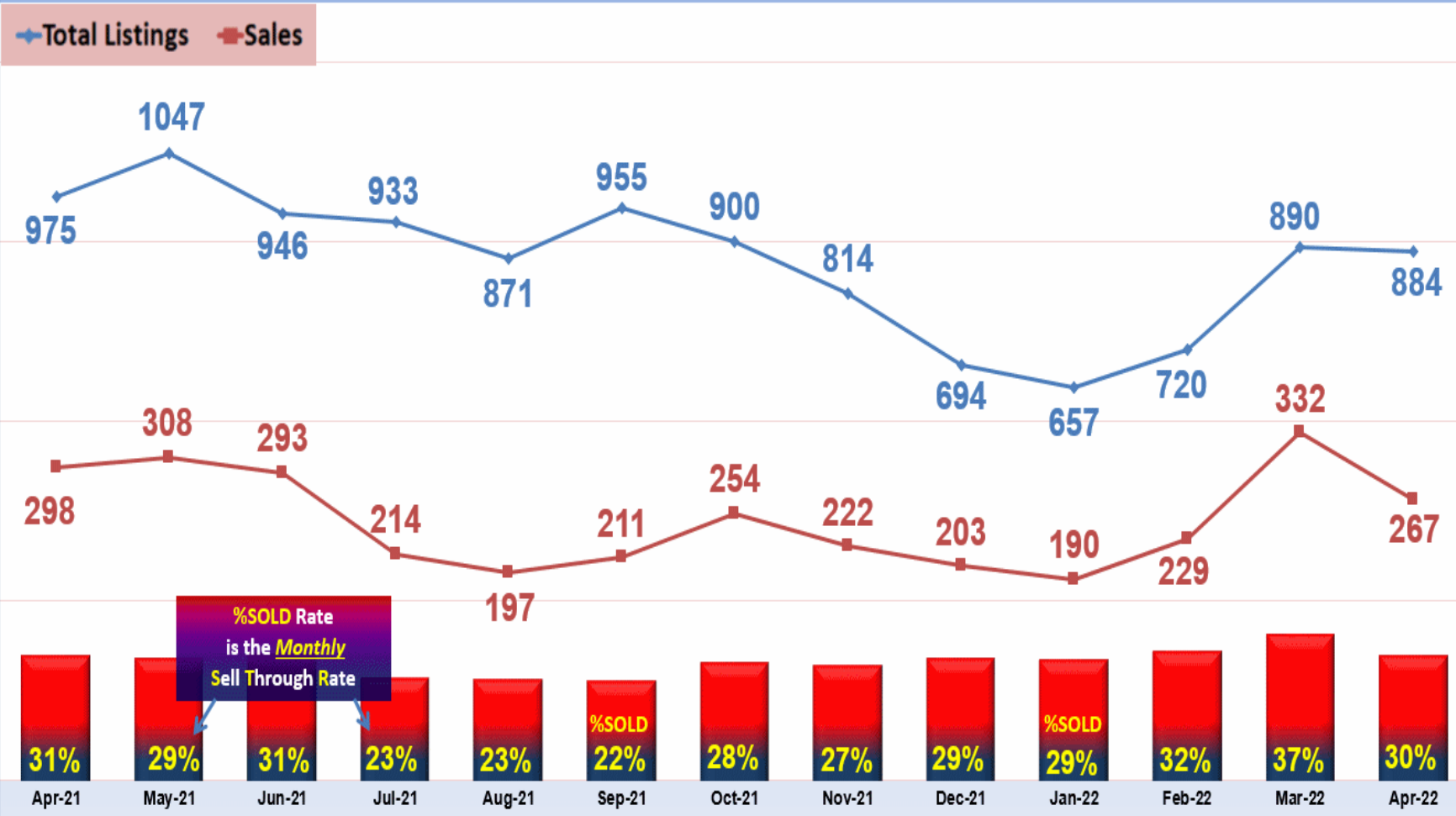
Attached Townhomes/ Condos East Vancouver Total Listings, Sales, and %SOLD rates

Sales / Listings
Monthly Totals



Attached

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



%SOLD Rate is the Monthly Sell Through Rate

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Attached East 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)

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



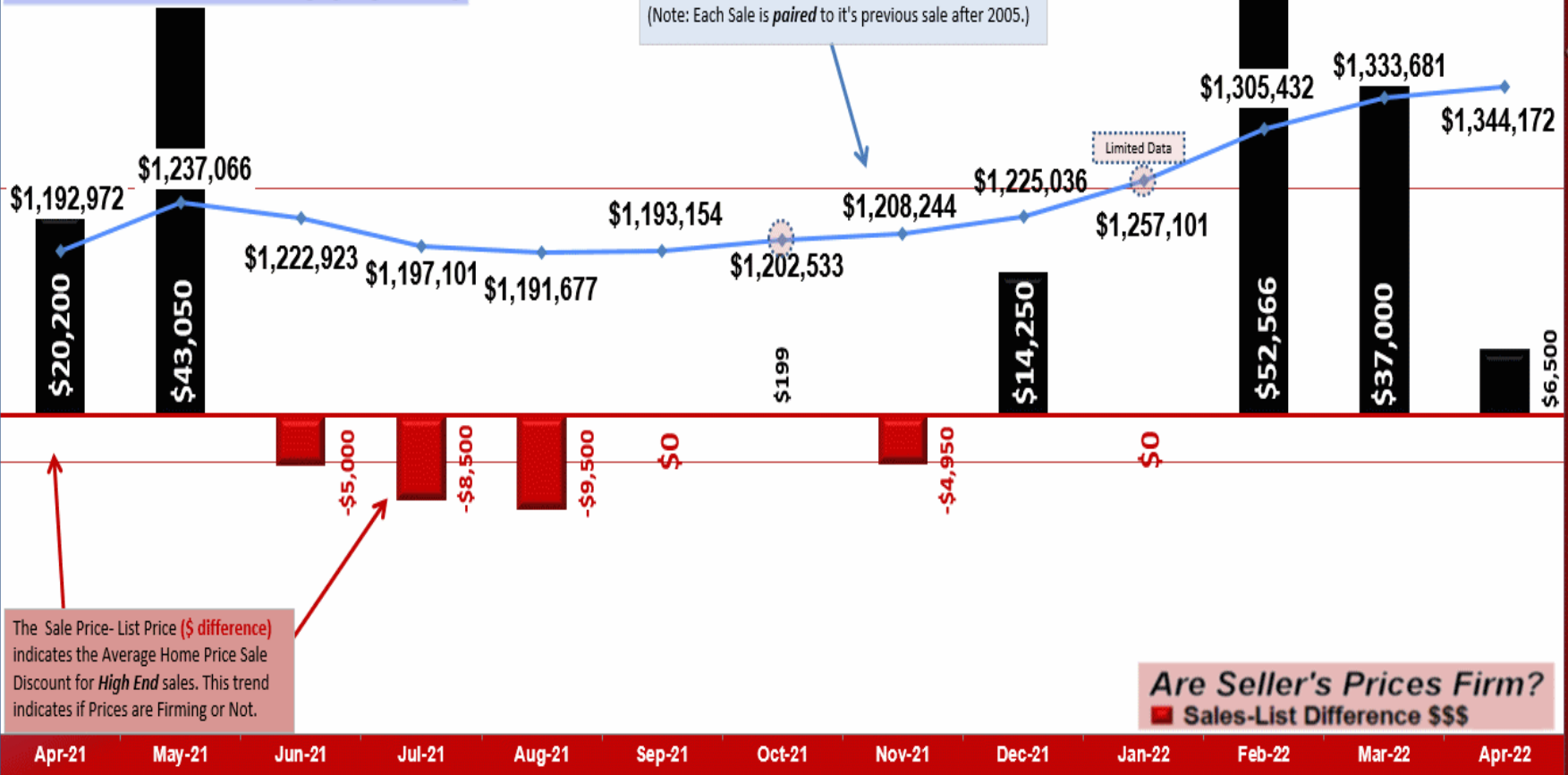
TOP 50%

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

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 Not.

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

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

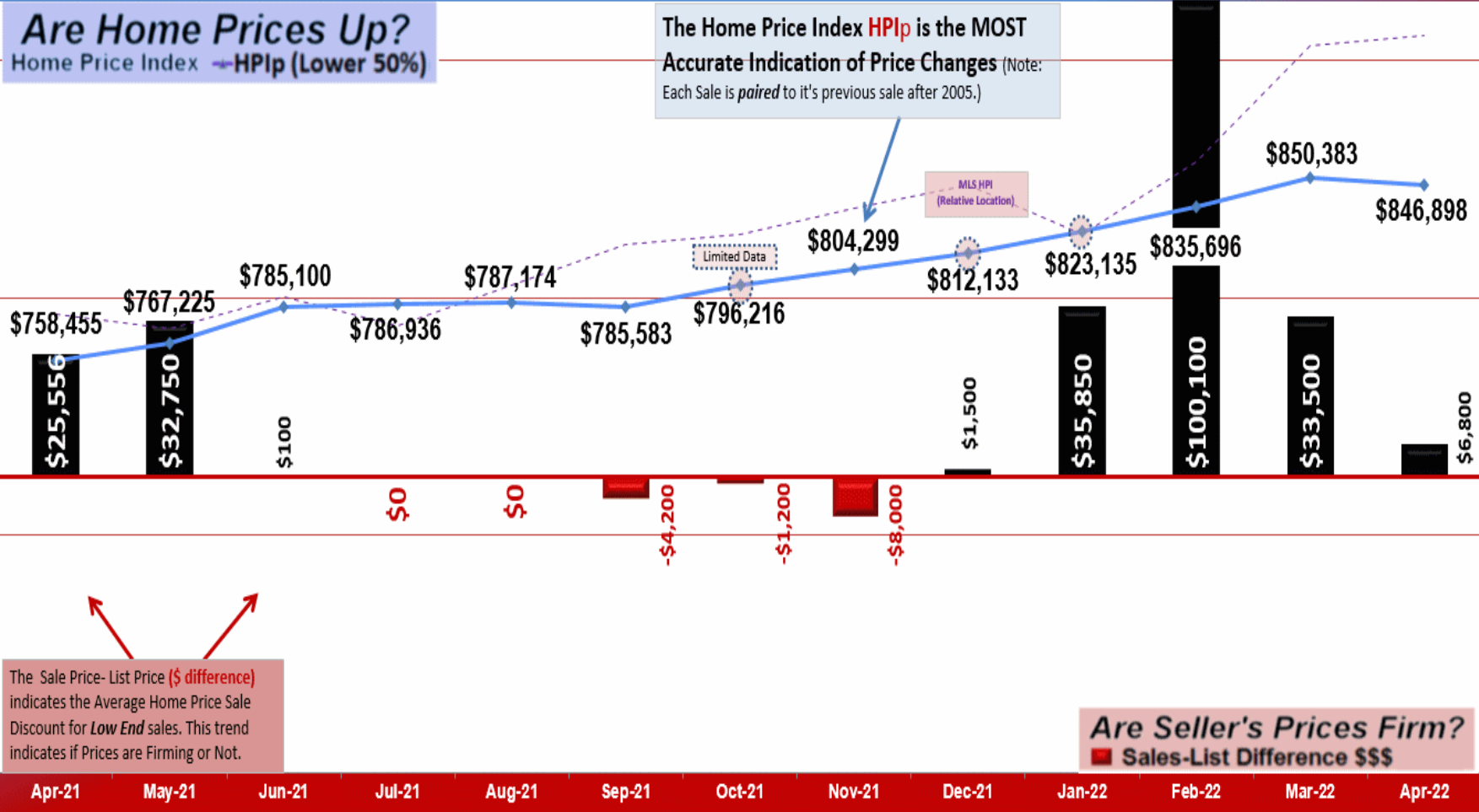
Home Price Changes
(Home Price Index Paired sales from 2005)



Townhouses

LOWER 50%

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



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

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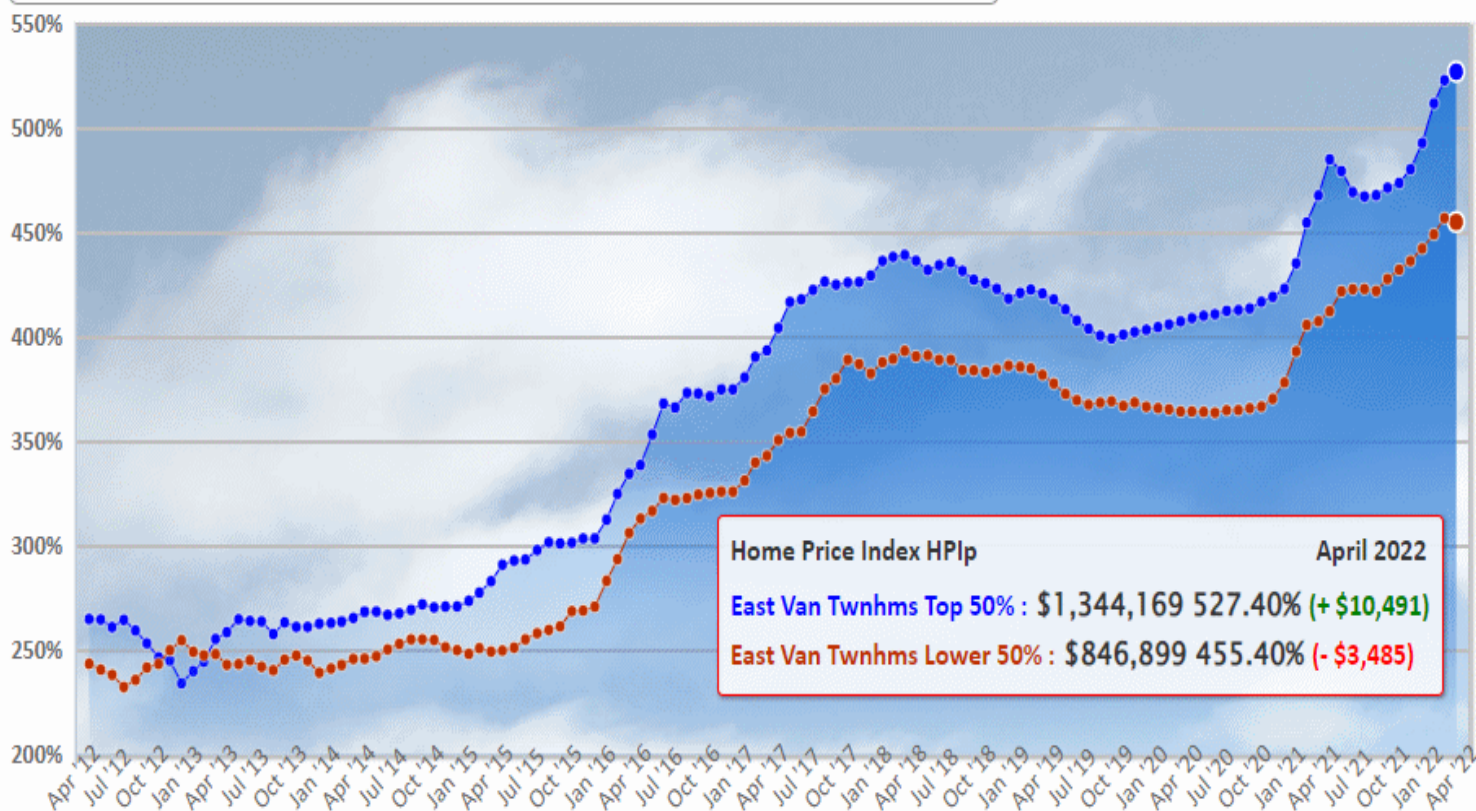


Market Analysis and Forecasting May 1/22 East Vancouver

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East Van Twnhms Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 East Van Twnhms Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Apr 2022	% 527.40
Mar 2022	% 523.30
Feb 2022	% 512.20
Jan 2022	% 493.20
Dec 2021	% 480.70
Nov 2021	% 474.10
Oct 2021	% 471.80
Sep 2021	% 468.20
Aug 2021	% 467.60
Jul 2021	% 469.70
Jun 2021	% 479.80
May 2021	% 485.40

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attached homes



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Attached East 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)

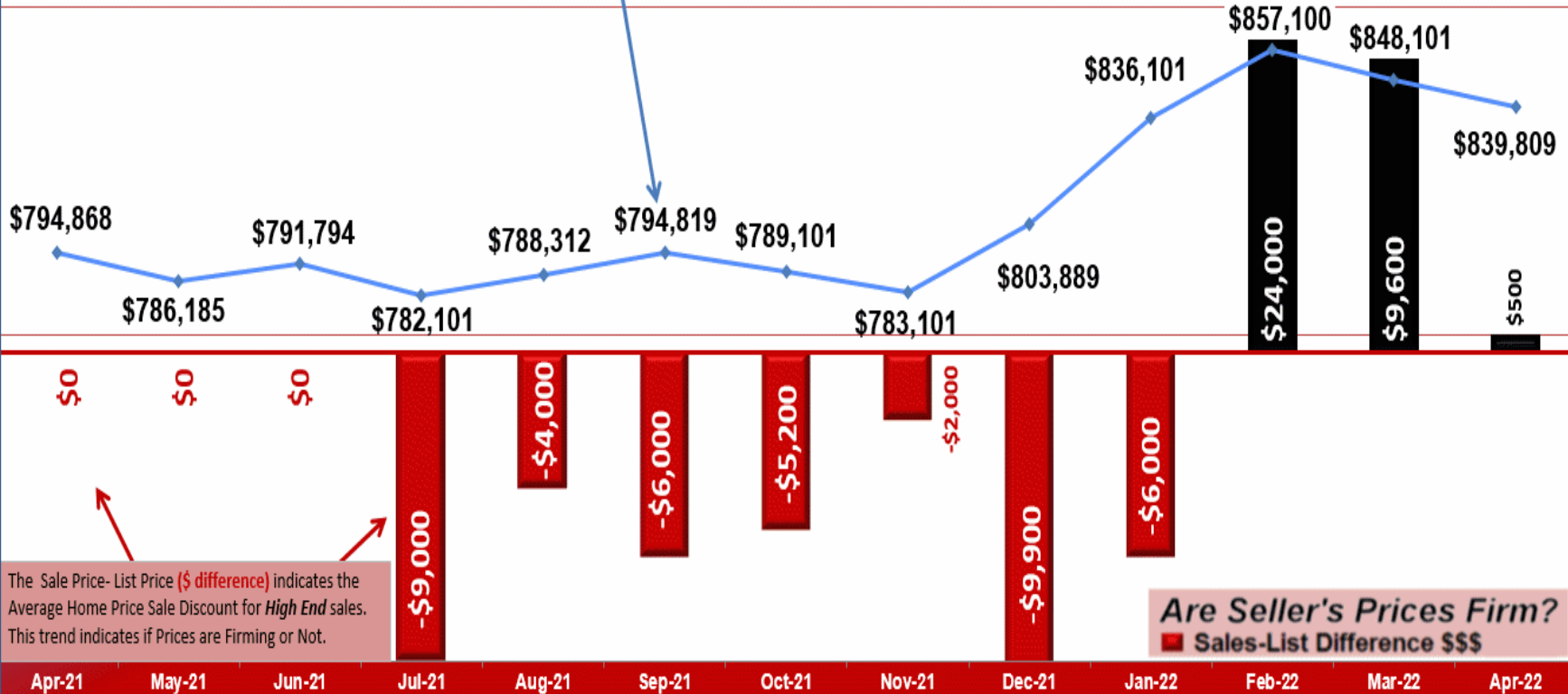
Home Price Changes
(Home Price Index Paired sales from 2005)



Condominiums

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

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



Condominiums

TOP 50%

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

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Condominiums



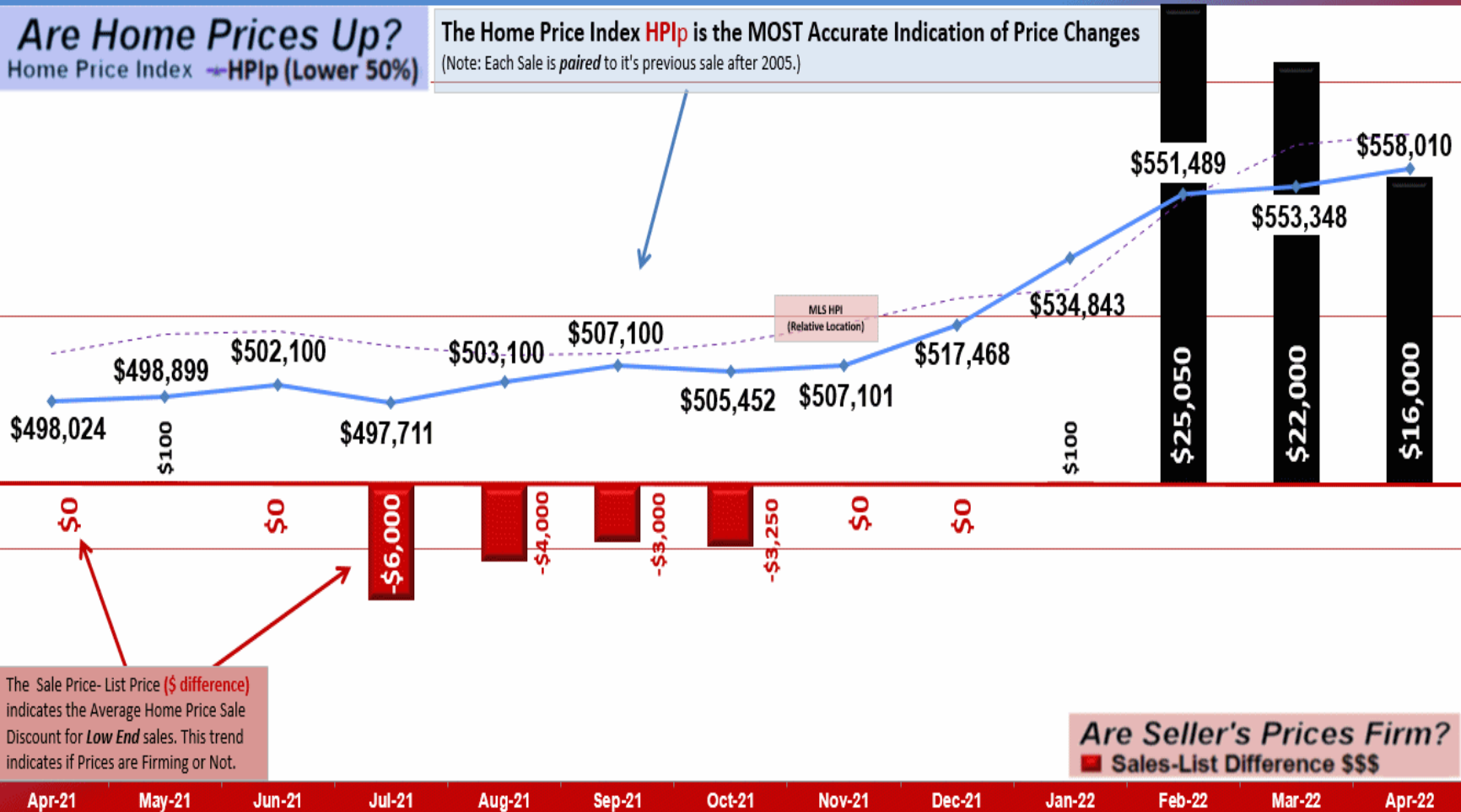
Condominiums



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

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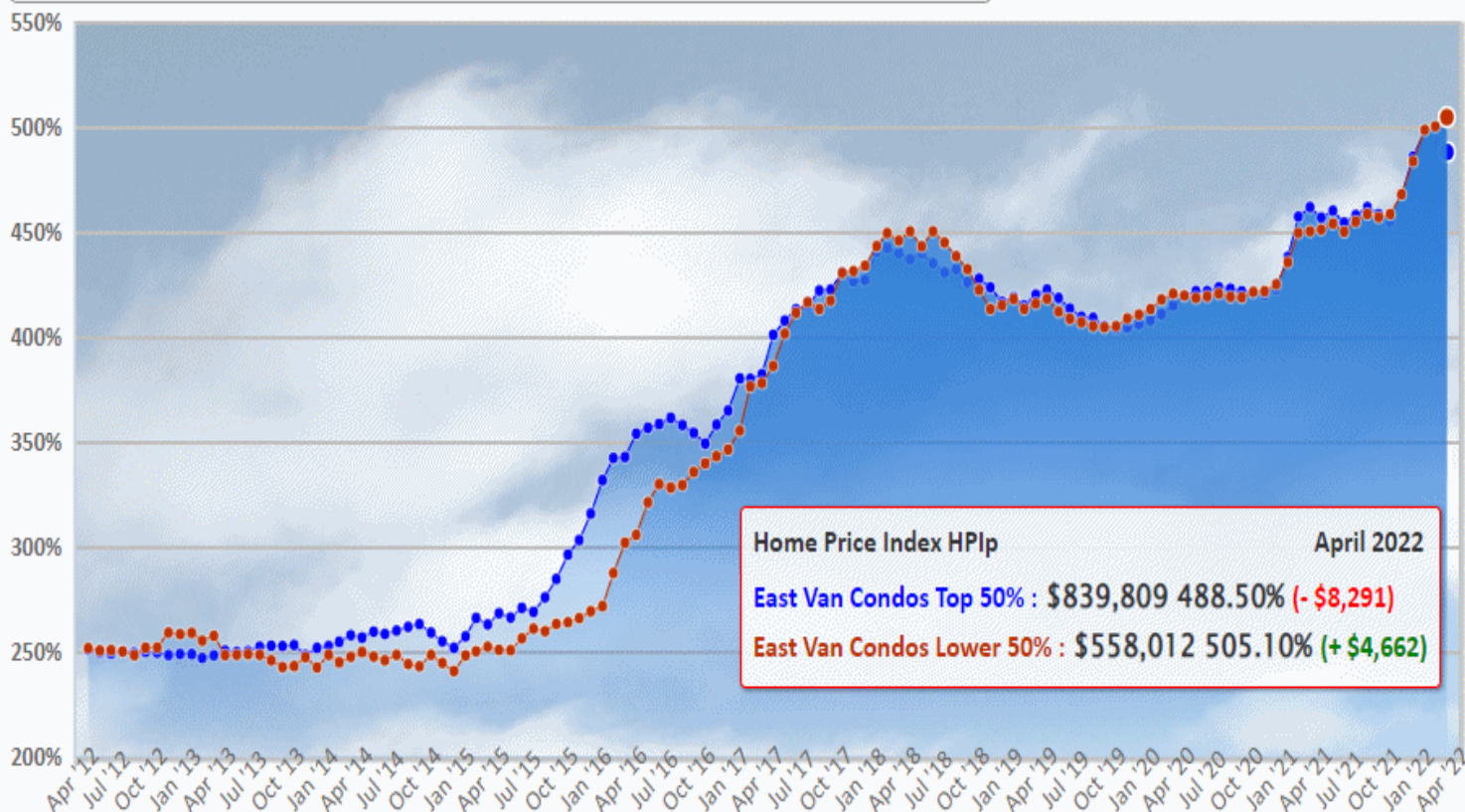
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