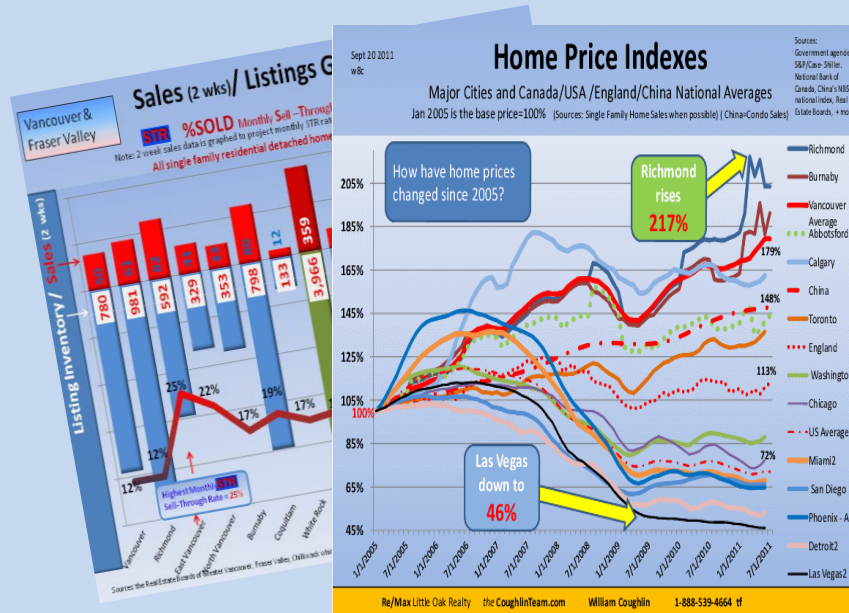


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North Delta

North Delta Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

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

房屋类型: 今年迄今为止 (每季) 由2023 九月至2024 九月

Powered by: Vancouver Market Reports HPIp

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

\$43,971



3.0%

\$32,545



2.8%

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

High End Detached

高档独立屋



Low End Detached

低端独立屋



\$1,500,000

房地產價格變動

YTD Home Price Changes \$\$\$

房地產價格變動

YTD Home Price Changes %%

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

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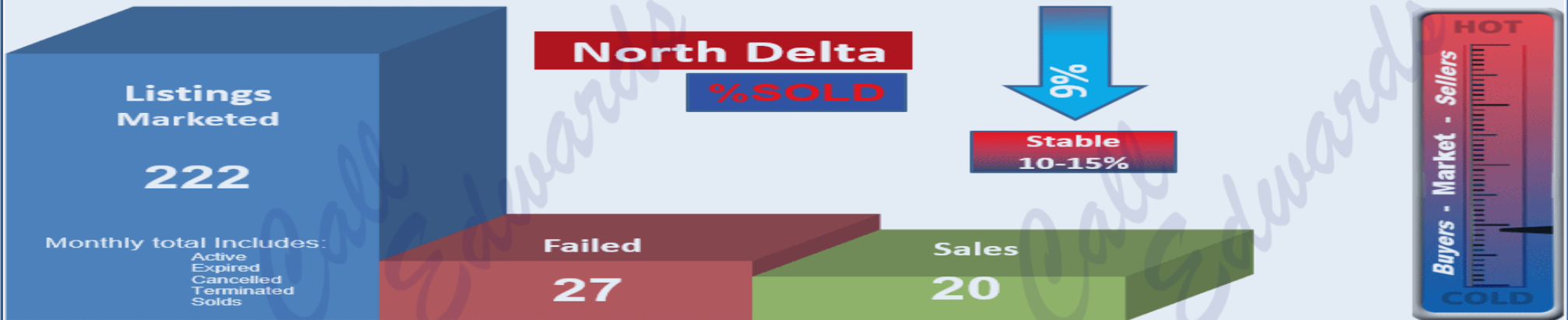
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North Delta

Monthly Market Activity - Sep 2024 Single Family



Oct 1, 2024 N. Delta Market Update (Detached)

Current: North Delta has a Buyer's Market with **9 %SOLD** rate and a 97% Sell/List ratio.

(This means that there is an average of a **\$31,745** decrease from the original list price)

Most Active Price Range: Homes below \$1.4 mill. have a high **16.9 %SOLD** rate.

Least Active Price Range: Homes above \$1.9 mill. have **3.3 %SOLD** rate.

History: The North Delta Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$51,043.
The North Delta Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$35,103.

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



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North Delta

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

N. Delta List Price Ranges Statistics - Sep 2024

Detached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,400,000	65	11	23	98%	-\$30,990	16.9%	↑
\$1,400,001-\$1,600,000	59	5	7	98%	-\$29,000	8.5%	↓
\$1,600,001-\$1,900,000	37	2	24	98%	-\$36,250	5.4%	↓
\$1,900,001 and more	61	2	2	104%	\$67,000	3.3%	↓
Total Activity	222	20	16	98%	-\$31,745	9%	↓

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Sep-23	Aug-24	Sep-24	10/1/2024	Change	
Total Listings** (A,S,T,C,X)	259	240	222		-18	↓
Active Listings (1st of the month)	180	189	165	175	10	↑
Solds	32	33	20		-13	↓
Days on Market (DOM)	25	17	16		-2	↓
%SOLD (Sales/ Listings /monthly rate)	12%	14%	9%		-4.7%	↓
(Top 50%) Home Price Index HPIp	\$1,447,222	\$1,500,786	\$1,498,265		-\$2,520	↓
(Lower 50%) Home Price Index HPI	\$1,177,864	\$1,211,712	\$1,212,967		\$1,255	↑



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North Delta

What Sold in your Neighbourhood and for What Price?

N. Delta Sub areas Statistics - Sep 2024					Detached	
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Annieville	56	4	33	99%	-\$29,500	7.1%
Nordel	60	5	23	98%	-\$32,500	8.3%
Scottsdale	67	4	27	95%	-\$69,450	6.0%
Sunshine Hills Woods	39	7	7	99%	-\$19,000	17.9%
Total Activity	222	20	16	98%	-\$31,745	9%



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North Delta

Next Months Market Forecast

Forecast: North Delta has average Listing supply; 175 homes are for sale and with the **9 %SOLD** monthly rate gives us about ~11 months of inventory. 6% of the active listings have reduced their price by \$54,628 on average or \$50,000 on median for the last month. We project North Delta to be a continued Buyers/Stable market.

The market for single-family homes in Fraser Valley is still favoring buyers. Currently, 67% of homes are seeing price decreases, with an average drop of **\$4,213** in September. This decline is better than the **\$25,000** average drop we saw in the past couple of months. Moving forward, we forecast most home buyers and investors will be holding off stepping back into the market as the wait for further cuts in interest rates and market drops. We expect the Fraser Valley area will remain a buyer's market until the early spring.

In September, average prices for condos fell by **\$3,894**, while townhouses dropped by **\$4,569**. We forecast that the condo and townhouse markets will continue to be in a buyer's market over the next few months.

To keep up with the latest market trends, tune in every Saturday at noon on VancouverMarketReports.com. We analyze which areas in the Lower Mainland are rising or falling. For a full update on market values, forecasts, and a detailed analysis of your neighborhood, reach out to Bill Coughlin and the Coughlin Team at 778-374-3744.

Analytical Methods: The North Delta 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 Delta HPIp Top 50%** representing the higher end sales and the **North Delta 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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North Delta

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North Delta

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)

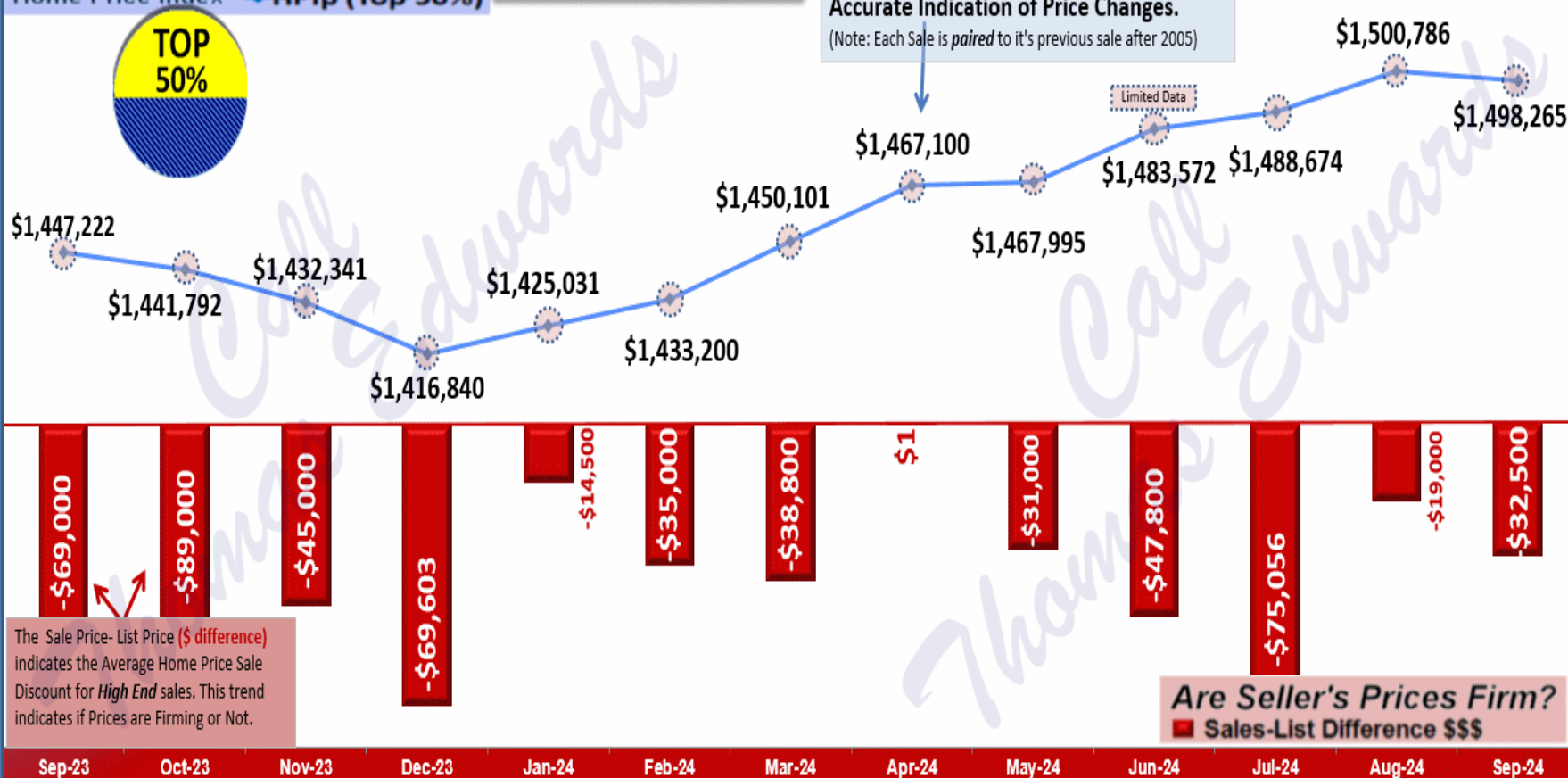
Home Price Changes
(Home Price Index Paired sales from 2005)

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

Homes Over \$1,400,000

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

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



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

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



Detached

TOP 50%

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

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Detached N. Delta Total Listings **, Sales, and %SOLD Rates

← Total Listings → Sales Homes Over \$1,400,000

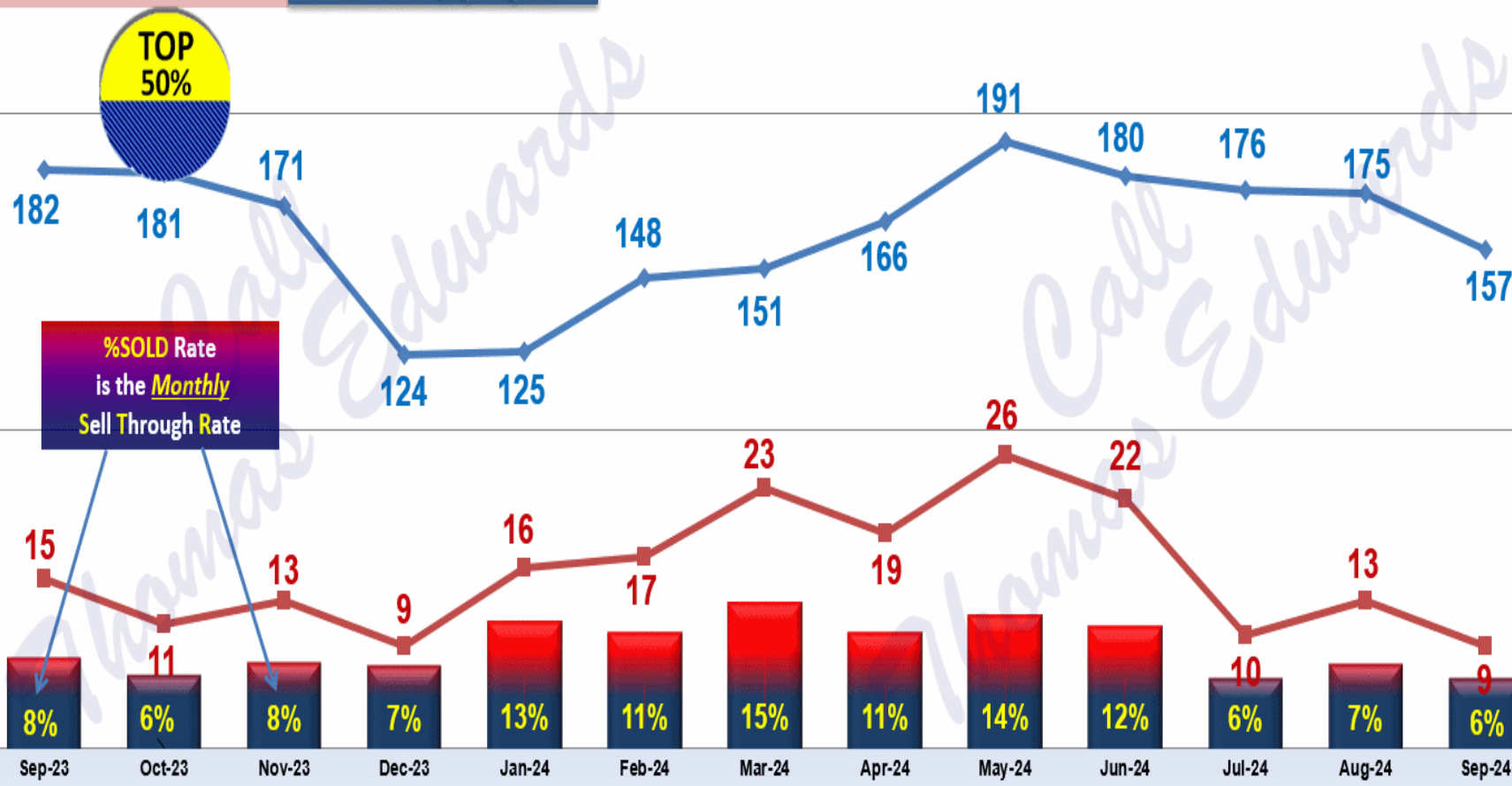
Sales / Listings
Monthly Totals



Detached

TOP 50%

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



%SOLD Rate is the Monthly Sell Through Rate



Detached



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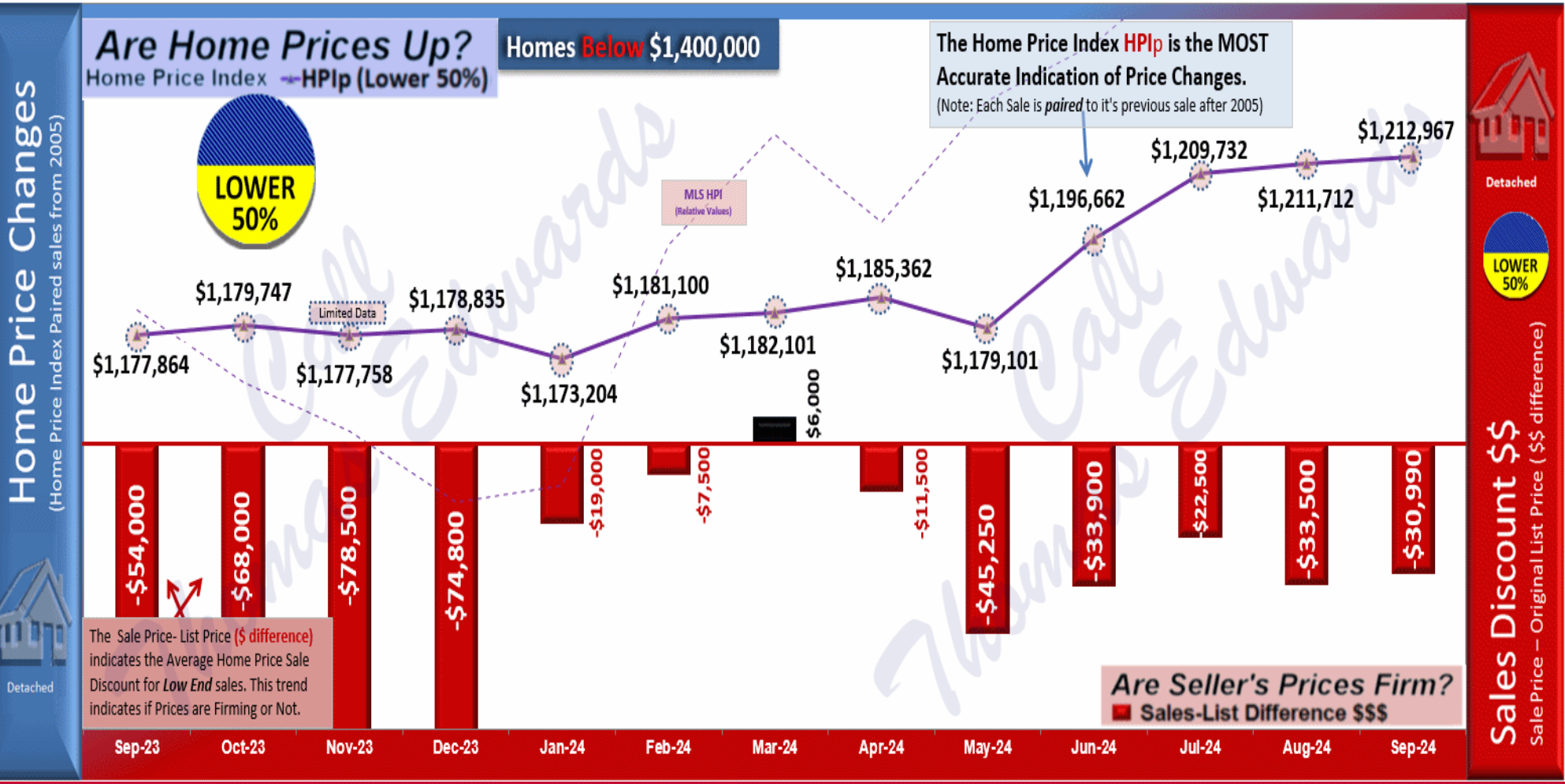
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Market Analysis and Forecasting Oct 1/24 North Delta

Detached North Delta 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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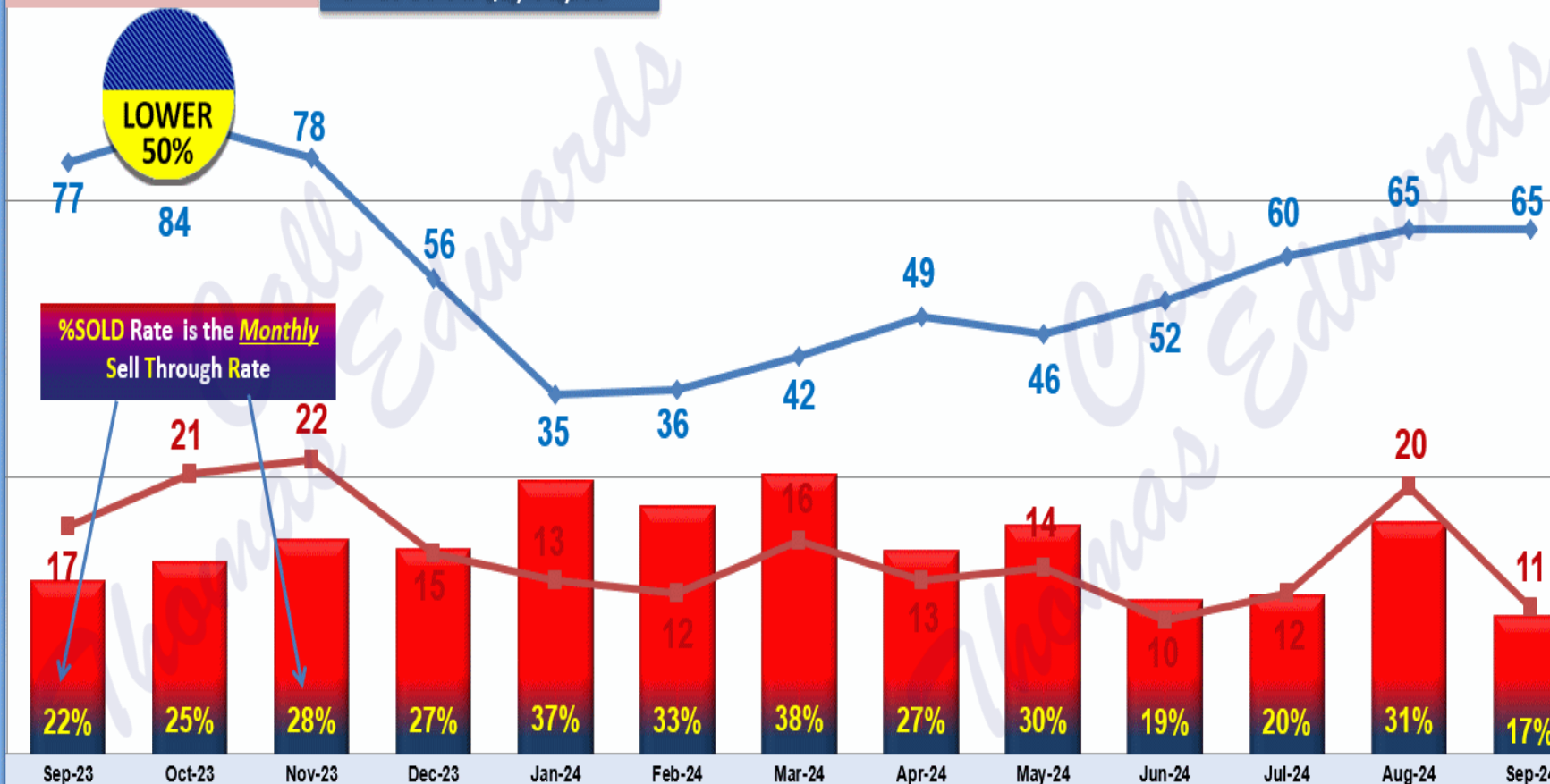
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North Delta

Detached N. Delta Total Listings **, Sales, and %SOLD Rates

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

Sales / Listings
Monthly Totals



Detached

LOWER 50%

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



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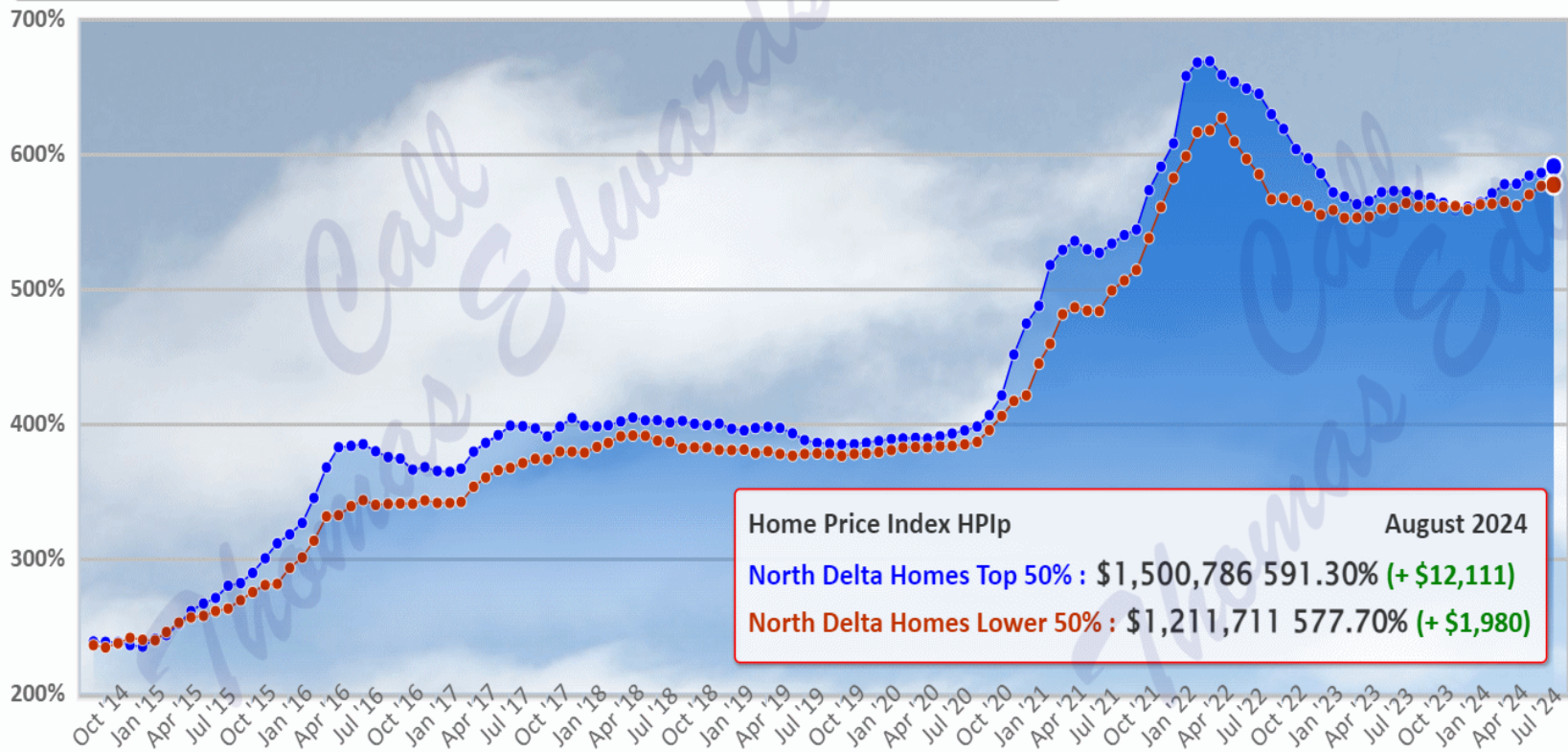
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North Delta

Powered by the Greater Vancouver Market Reports HPIp



North Delta Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 North Delta Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Aug 2024	% 591.30
Jul 2024	% 586.60
Jun 2024	% 584.60
May 2024	% 578.40
Apr 2024	% 578.10
Mar 2024	% 571.40
Feb 2024	% 564.70
Jan 2024	% 561.50
Dec 2023	% 558.30
Nov 2023	% 564.40
Oct 2023	% 568.10
Sep 2023	% 570.20



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