

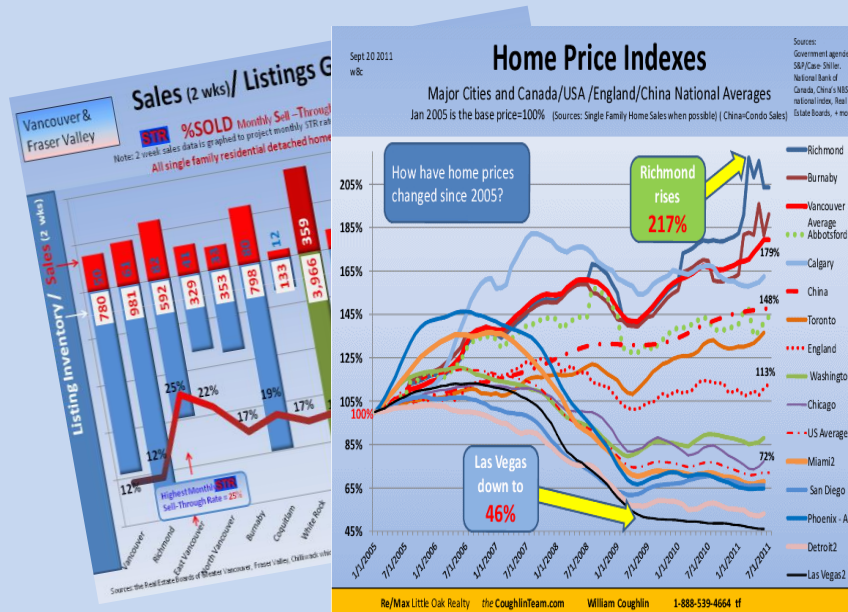
Vancouver Market Reports

Statistics, on the Web!



Market Analysis and Forecasting

Vineet Aggarwal's Market Reports



Advanced Marketing Tools



*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 Reports Advanced

Detached

- [Langley North](#)
- [Langley-Cloverdale](#)
- [North Delta](#)
- [Surrey East](#)
- [Surrey West](#)
- [White Rock](#)

Attached

- [Langley-Cloverdale](#)
- [Surrey East](#)
- [Surrey West](#)
- [White Rock](#)



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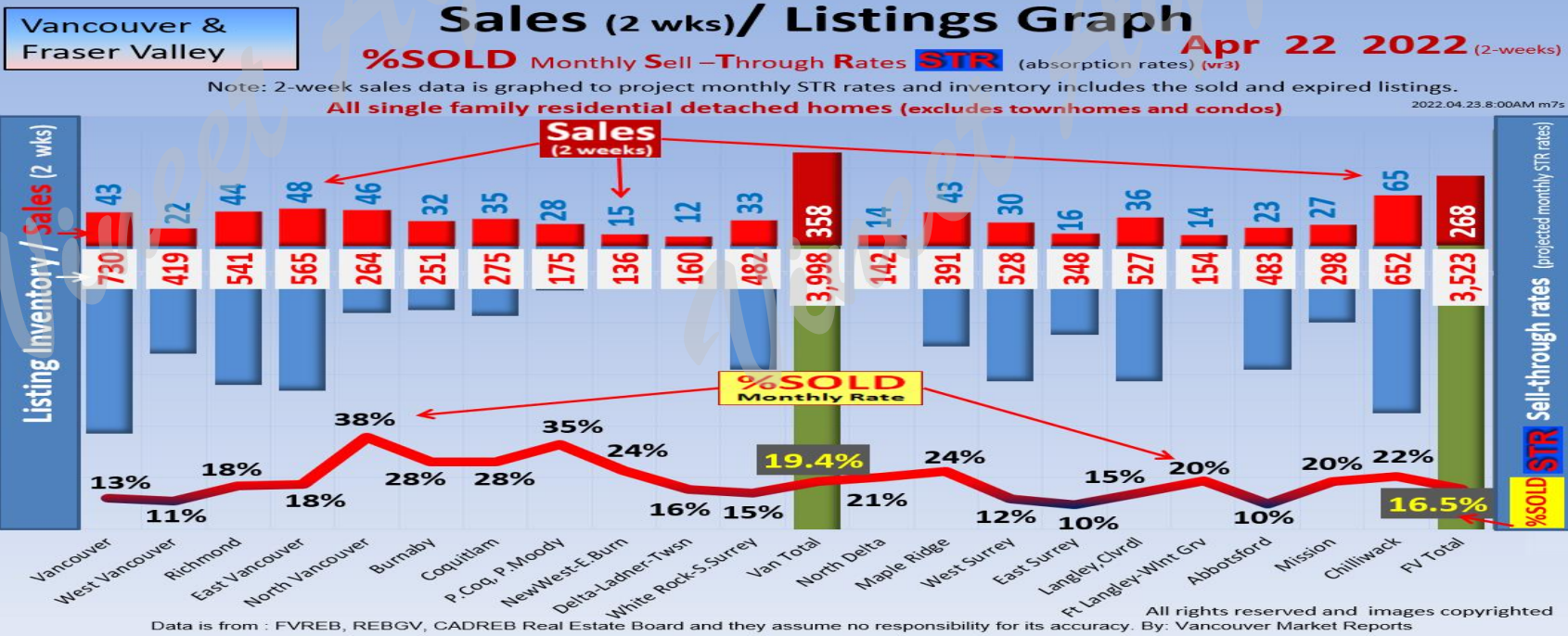
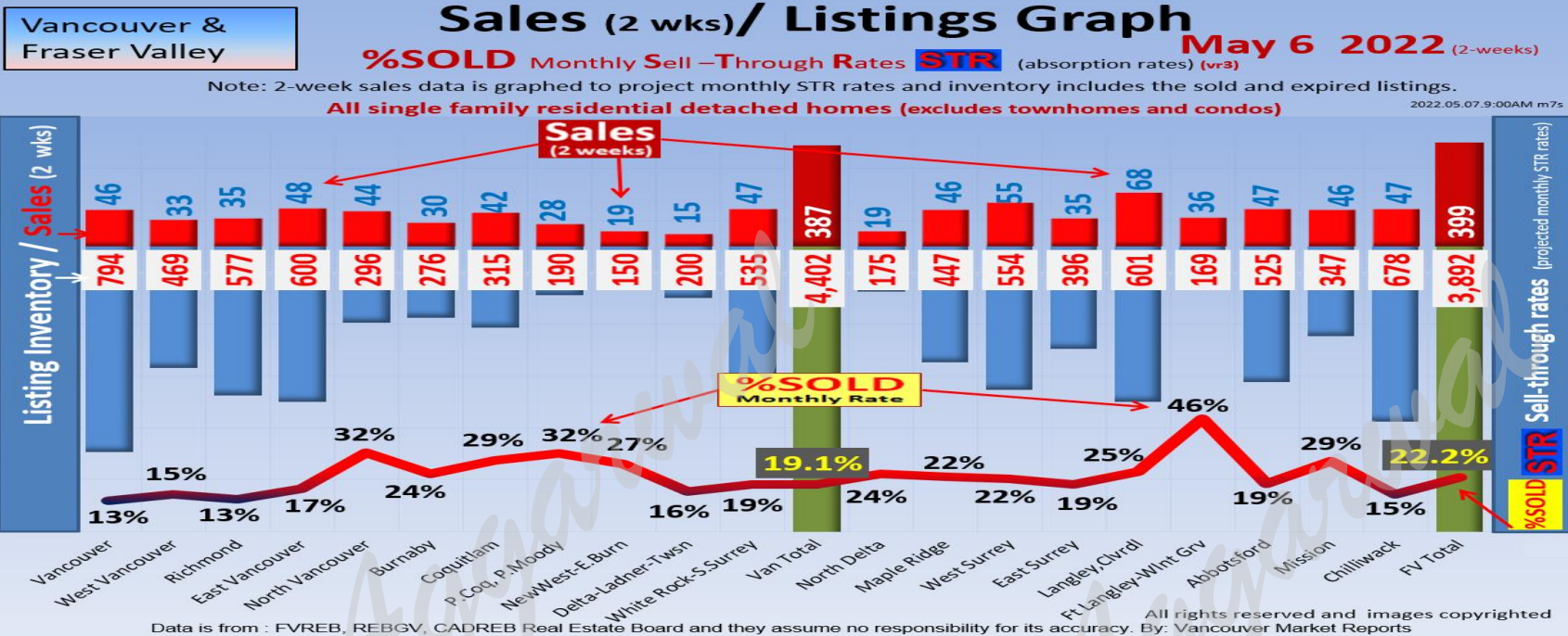
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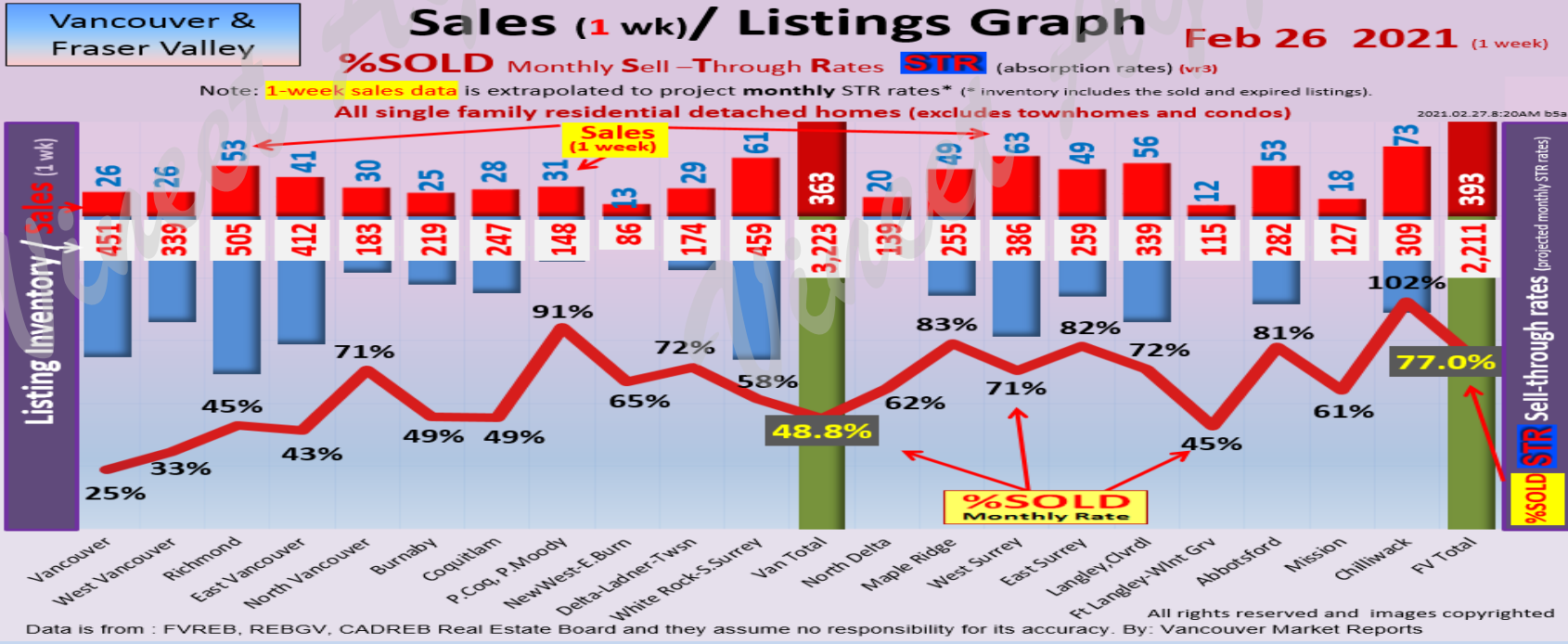
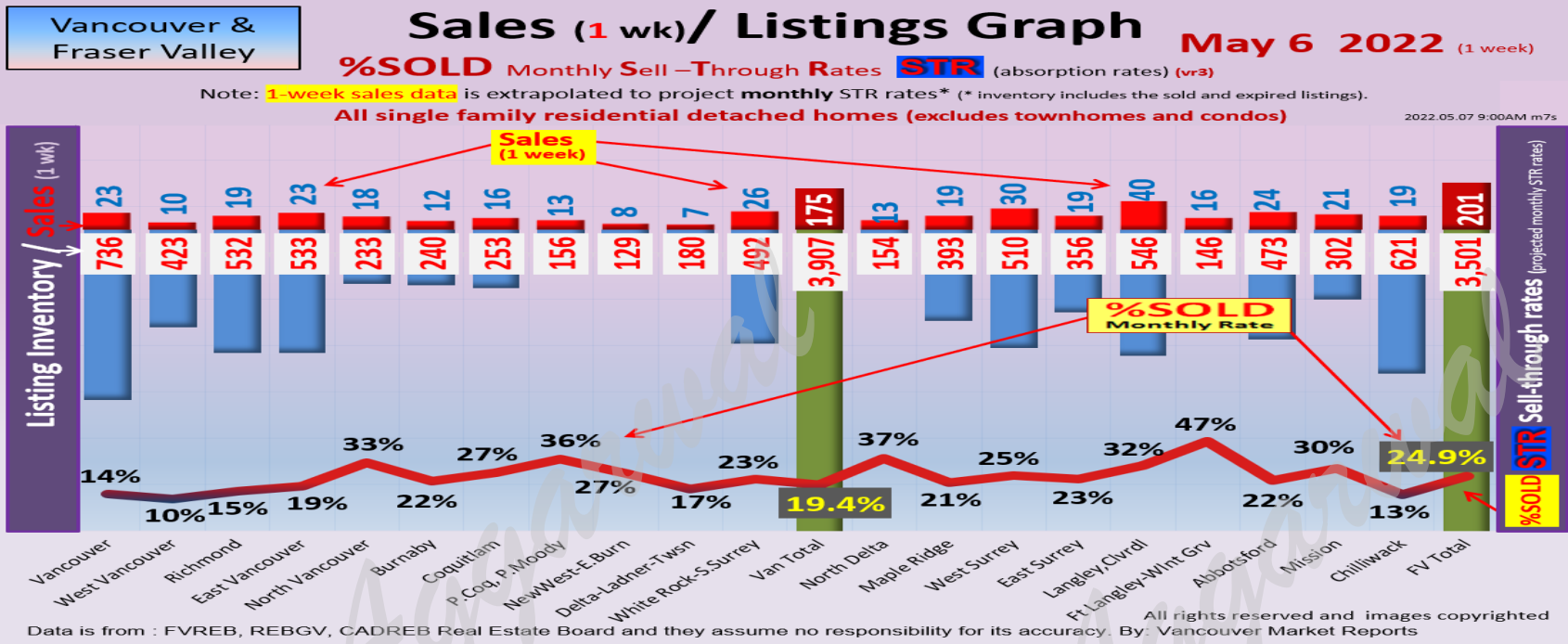
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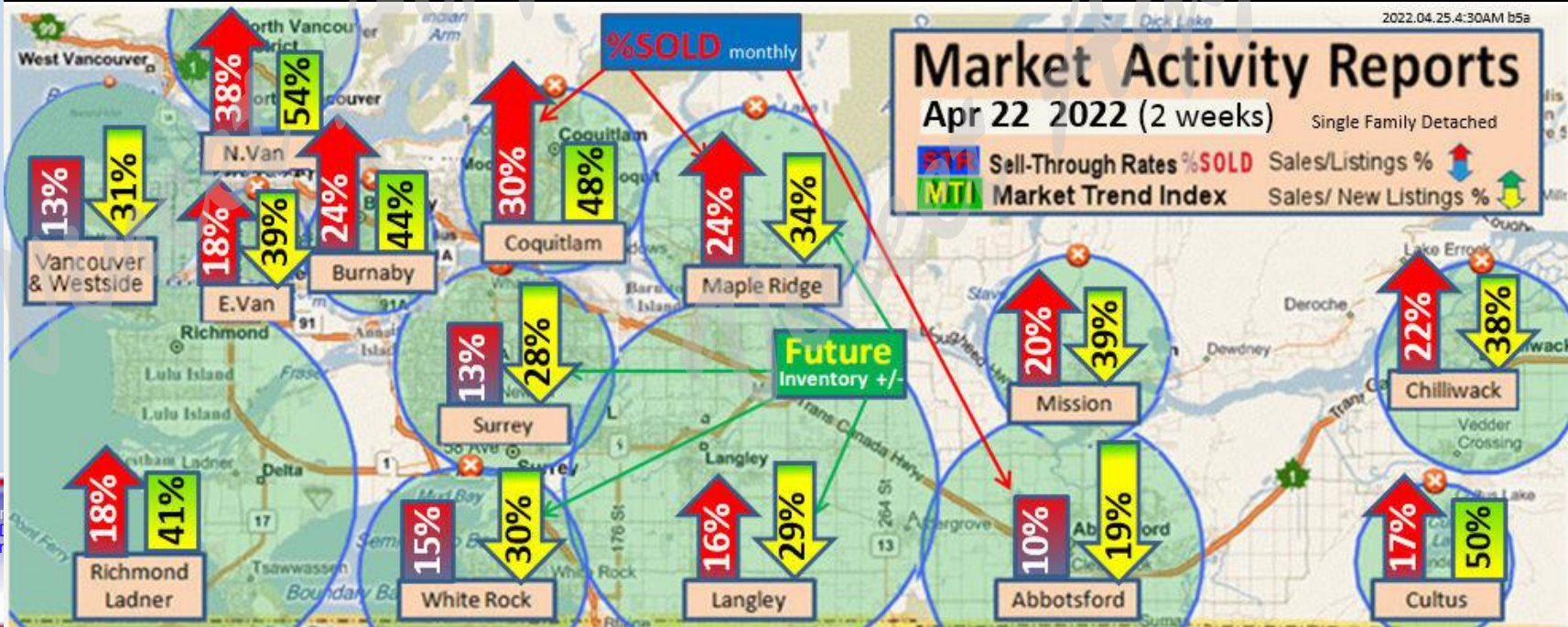
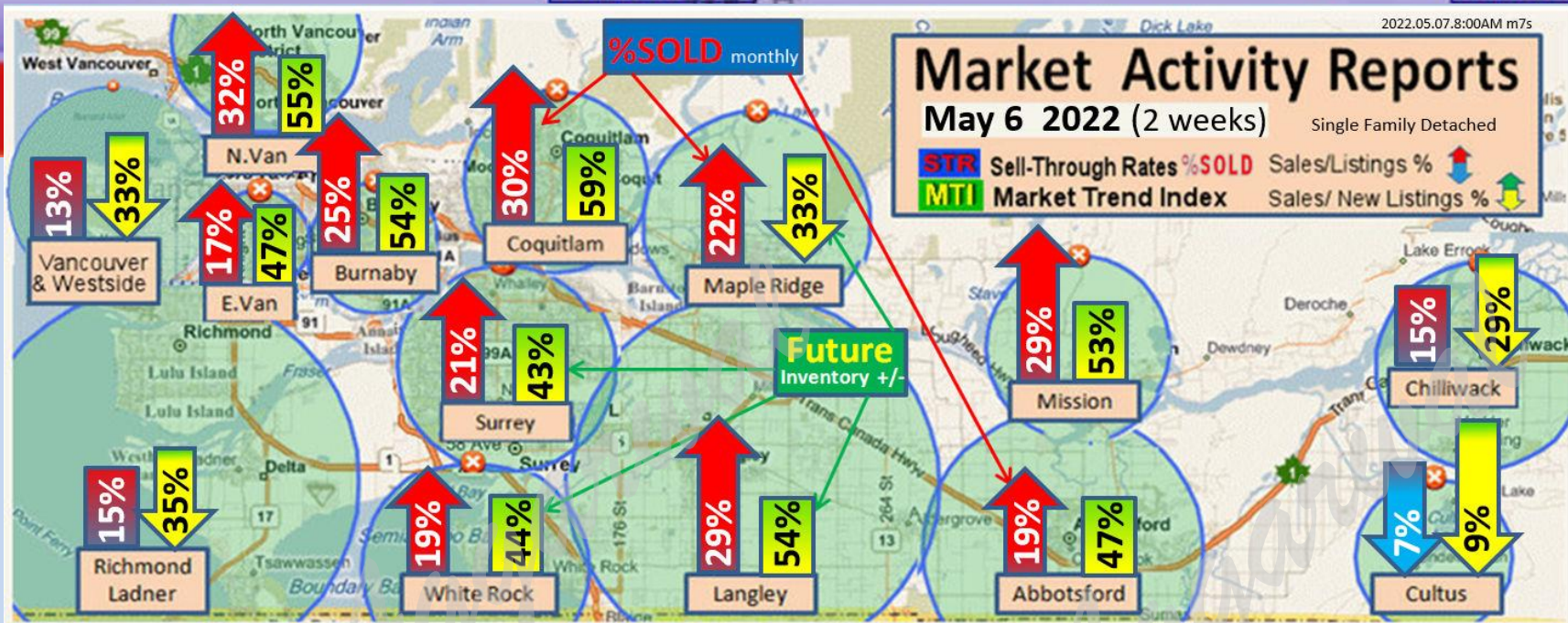
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Market Analysis and Forecasting

May 1/22 White Rock & S. Surrey

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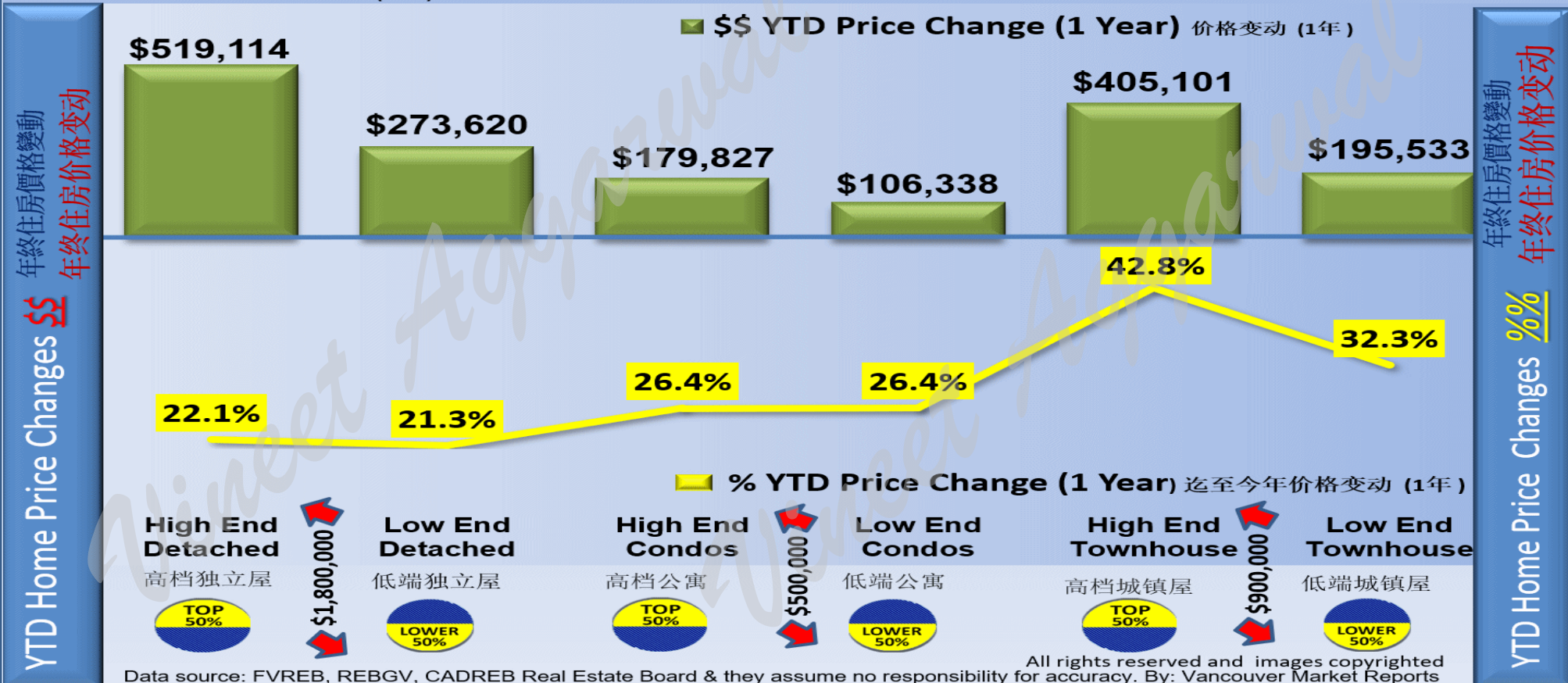
South Surrey White Rock Real Estate Price Changes (\$/%)

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 HPIp



YTD Home Price Changes \$

YTD Home Price Changes %

YTD Home Price Changes \$

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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Market Analysis and Forecasting

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RE/MAX

Monthly Market Activity - Apr 2022 - Single Family



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

Current: White Rock South Surrey is in a Seller Market with average listing inventories, **18 %SOLD** rate and a 100% Sell/List Ratio.

(This means that there is an average of a \$550 discount on a sale from the original list price)

Most Active Price Range: Homes below \$1.5 mill. have **34.8 %SOLD** rate.

Least Active Price Range: Homes above \$6 mill. have **2.2 %SOLD** rate.

History: The S. Surrey White Rock Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$535,808.
The S. Surrey White Rock Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$250,173.

*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 White Rock & S. Surrey

RE/MAX

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

| White Rock - South Surrey List Price Ranges Statistics - Apr 2022 | | | | | | Detached | |
|---|------------------------|------------|----------|------------------------|--------------------------|------------|---|
| Home Price Range | Total Listings (Month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD | |
| \$0-\$1,500,000 | 46 | 16 | 8 | 102% | \$25,050 | 34.8% | ↑ |
| \$1,500,001-\$1,700,000 | 59 | 13 | 7 | 100% | \$0 | 22.0% | ↑ |
| \$1,700,001-\$1,850,000 | 34 | 11 | 9 | 101% | \$25,000 | 32.4% | ↑ |
| \$1,850,001-\$2,100,000 | 74 | 15 | 7 | 105% | \$90,000 | 20.3% | ↑ |
| \$2,100,001-\$2,500,000 | 91 | 23 | 7 | 99% | -\$25,000 | 25.3% | ↑ |
| \$2,500,001-\$2,900,000 | 66 | 7 | 7 | 97% | -\$75,000 | 10.6% | ↓ |
| \$2,900,001-\$3,200,000 | 34 | 2 | 8 | 100% | \$1,000 | 5.9% | ↓ |
| \$3,200,001-\$3,750,000 | 48 | 8 | 6 | 98% | -\$50,000 | 16.7% | ↓ |
| \$3,750,001-\$4,500,000 | 41 | 4 | 75 | 97% | -\$128,500 | 9.8% | ↓ |
| \$4,500,001-\$6,000,000 | 33 | 2 | 21 | 101% | \$35,750 | 6.1% | ↓ |
| \$6,000,001 and more | 45 | 1 | 23 | 92% | -\$470,000 | 2.2% | ↓ |
| Total Activity | 571 | 102 | 7 | 100% | \$550 | 18% | ↑ |

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) | 882 | 566 | 571 | | 5 | ↑ |
| Active Listings (1st of the month) | 517 | 302 | 359 | 430 | 71 | ↑ |
| Solds | 219 | 158 | 102 | | -56 | ↑ |
| Days on Market (DOM) | 11 | 8 | 7 | | -1 | ↑ |
| %SOLD (Sales/ Listings /mnlthly rate) | 24.8% | 28% | 18% | | -10% | ↓ |
| (Top 50%) Home Price Index HPIp | \$2,505,676 | \$2,997,493 | \$3,041,483 | | \$43,990 | ↑ |
| (Lower 50%) Home Price Index HPIp | \$1,351,508 | \$1,585,783 | \$1,601,681 | | \$15,898 | ↑ |



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Market Analysis and Forecasting

May 1/22 White Rock & S. Surrey

RE/MAX

What Sold in your Neighbourhood and for What Price?

| White Rock - South Surrey Sub areas Statistics - Apr 2022 | | | | Detached | | |
|---|---------------------------|------------|----------|---------------------------|-----------------------------|------------|
| Neighbourhoods | Total Listings (Month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD |
| Elgin Chantrell | 92 | 12 | 12 | 96% | -\$107,000 | 13.0% |
| Sunnyside Pk Surrey | 51 | 11 | 7 | 101% | \$25,000 | 21.6% |
| Crescent Bch Ocean Pk. | 93 | 18 | 10 | 101% | \$15,050 | 19.4% |
| White Rock | 103 | 17 | 7 | 101% | \$25,000 | 16.5% |
| King George Corridor | 84 | 16 | 14 | 101% | \$10,100 | 19.0% |
| Hazelmere | 15 | 3 | 5 | 100% | \$0 | 20.0% |
| Grandview Surrey | 54 | 10 | 7 | 103% | \$57,500 | 18.5% |
| Morgan Creek | 36 | 6 | 6 | 101% | \$17,000 | 16.7% |
| Pacific Douglas | 43 | 9 | 7 | 99% | -\$19,000 | 20.9% |
| Total Activity | 571 | 102 | 7 | 100% | \$550 | 18% |



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Next Months Market Forecast

Forecast: White Rock South Surrey has average Listing supply; 430 homes are for sale and with the **18 % SOLD** monthly rate gives us a ~6 months of inventory. 8% of the active listings have reduced their price by \$132,832 on average or \$100,000 median for the last month. We project White Rock South Surrey 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 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 HPI Top 50%** representing the higher end sales and the **S. Surrey White Rock 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 White Rock & S. Surrey

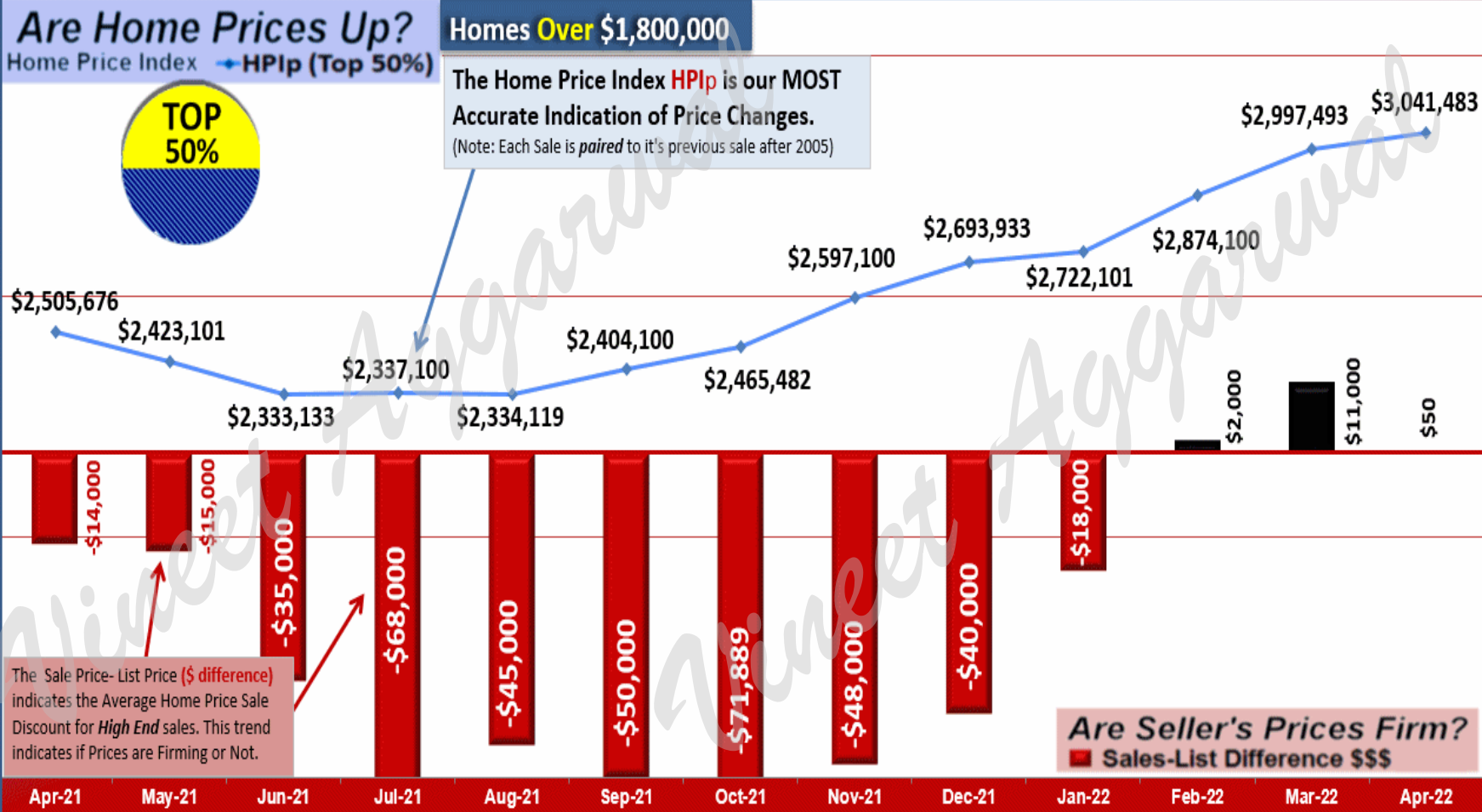


Detached

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)



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.



Detached



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



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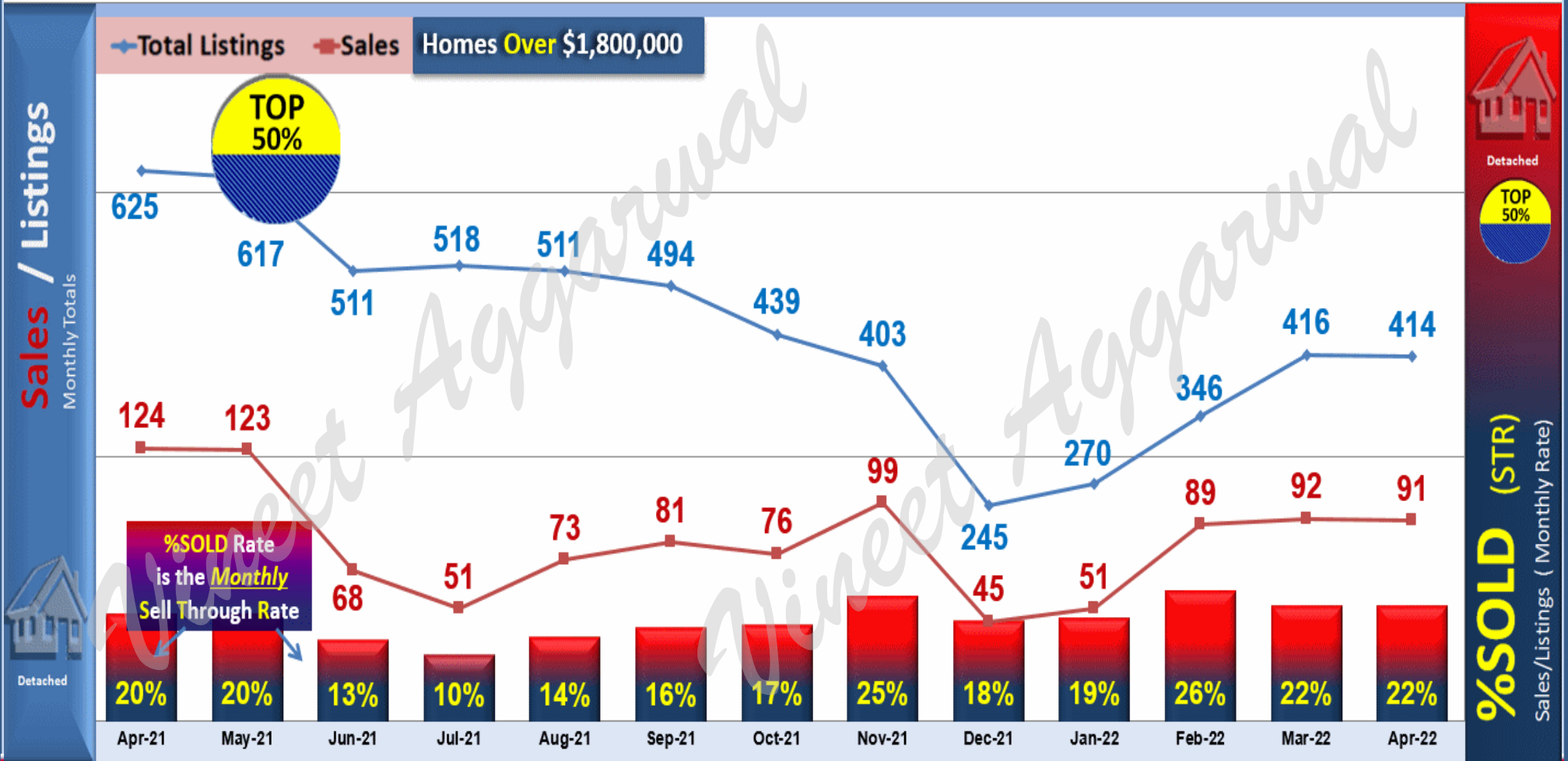


Market Analysis and Forecasting

May 1/22 White Rock & S. Surrey



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



Sales / Listings
Monthly Totals



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

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Market Analysis and Forecasting

May 1/22 White Rock & S. Surrey



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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?

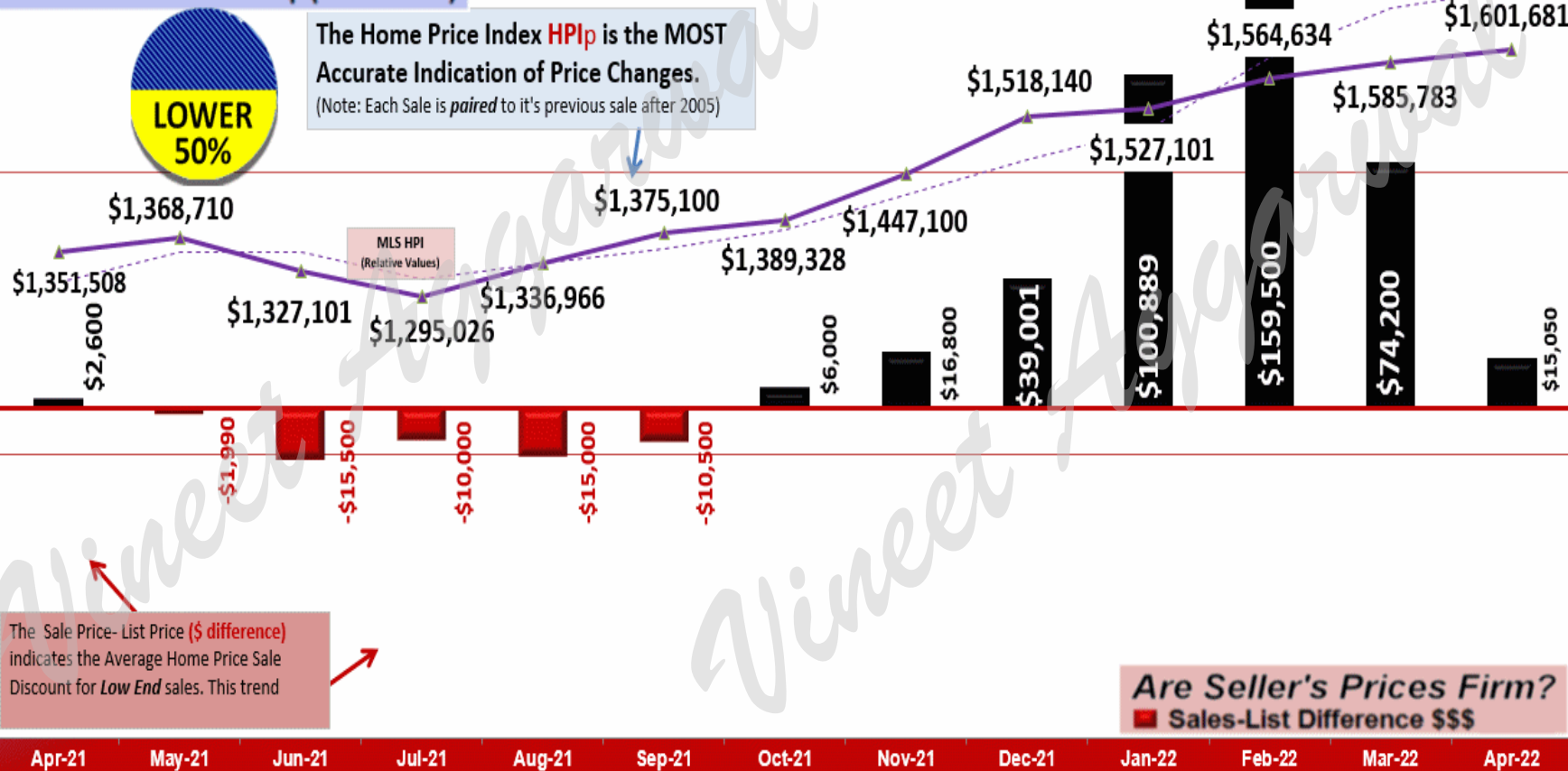
Homes Below \$1,800,000

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)



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 \$\$\$



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



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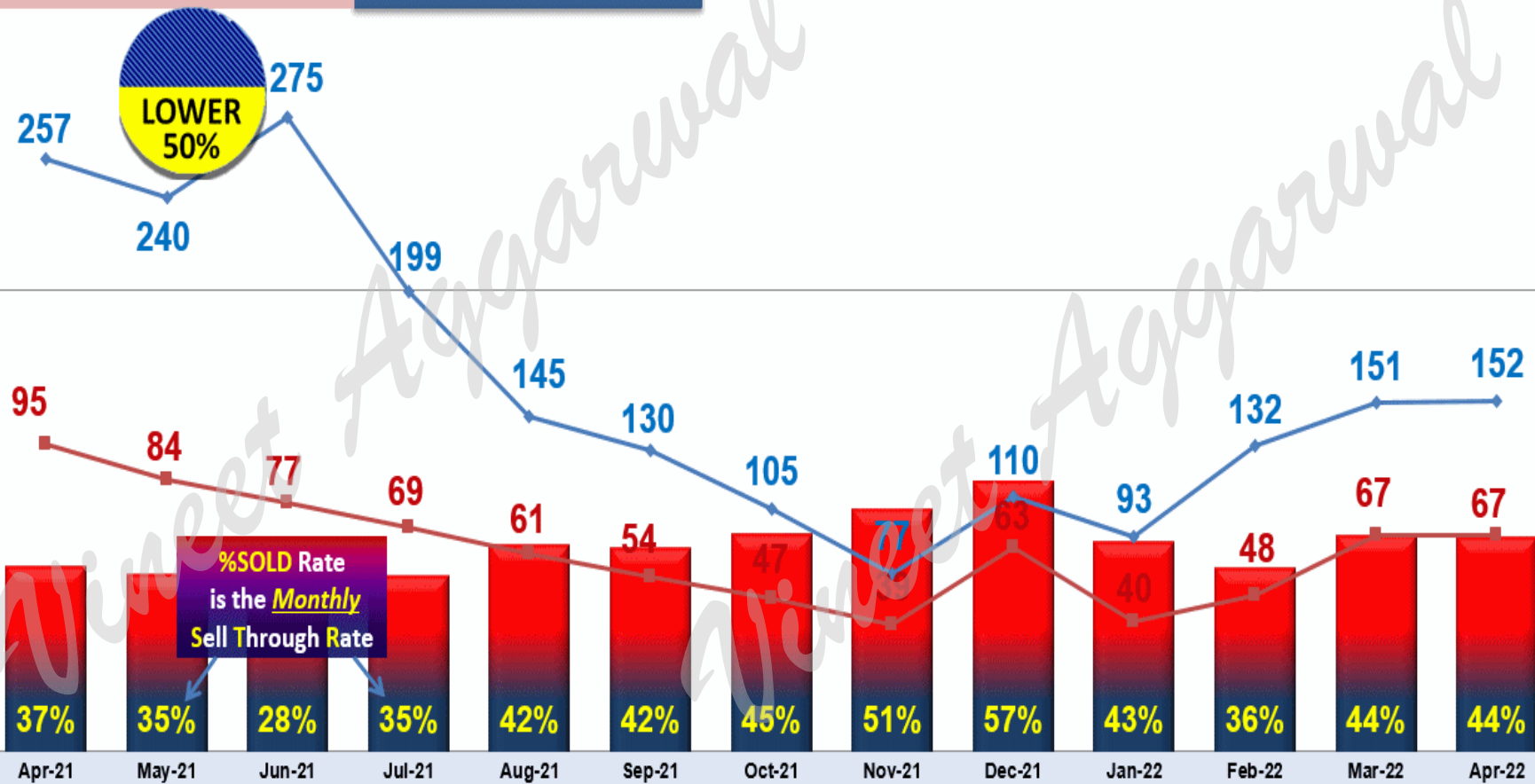
Detached White Rock - South Surrey Total Listings**, Sales, and %SOLD rates

← Total Listings → Sales Homes Below \$1,800,000

Sales / Listings
Monthly Totals



Detached



Detached



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

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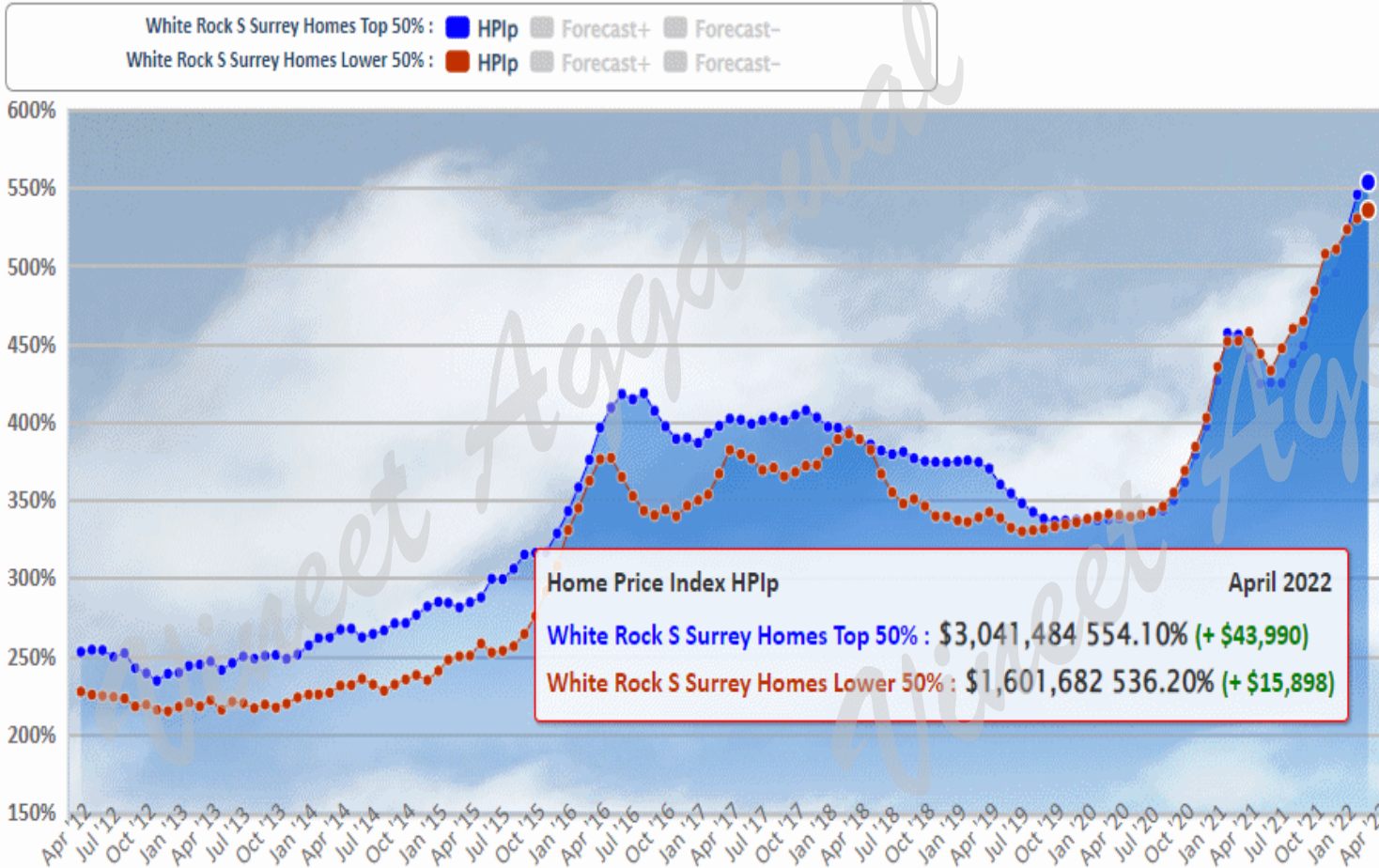


Market Analysis and Forecasting

May 1/22 White Rock & S. Surrey



Powered by the Greater Vancouver Market Reports HPIp



Monthly Home values

| Date | Value |
|----------|----------|
| 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 |
| May 2021 | % 441.50 |



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Market Analysis and Forecasting

May 1/22

North Delta



North Delta 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

Powered by: Vancouver Market Reports HPIp

\$384,415



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

\$329,732



35.5%

30.7%

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

High End Detached

高档独立屋

Low End Detached

低端独立屋



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

房地產價格變動

YTD Home Price Changes \$\$\$

房地產價格變動

YTD Home Price Changes %%



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Market Analysis and Forecasting

May 1/22

North Delta

RE/MAX

Monthly Market Activity - Apr 2022 Single Family



May 1 2022 N. Delta Market Update (Detached)

Current: North Delta has a Seller Market with **19 %SOLD** rate and a 100% Sell/List ratio.

(This means that there is an average of a **\$6,500** increase from the original list price)

Most Active Price Range: Homes below \$1,4 mill. have a high **44.8 %SOLD** rate.

Least Active Price Range: Homes between \$1.6 mill. - \$1.8 mill. have **8.6 %SOLD** rate.

History: The North Delta Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$355,239.
The North Delta Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$286,261.

*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?

N. Delta List Price Ranges Statistics - Apr 2022

Detached

| Home Price Range | Total Listings (/month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD | |
|-------------------------|-------------------------|-----------|----------|------------------------|--------------------------|------------|----------|
| 0-\$1,400,000 | 29 | 13 | 7 | 101% | \$12,000 | 44.8% | ↑ |
| \$1,400,001-\$1,600,000 | 50 | 10 | 7 | 100% | \$2,500 | 20.0% | ↑ |
| \$1,600,001-\$1,900,000 | 58 | 5 | 7 | 97% | -\$54,000 | 8.6% | ↓ |
| \$1,900,001 and more | 43 | 6 | 7 | 101% | \$12,000 | 14.0% | |
| Total Activity | 180 | 34 | 7 | 100% | \$6,500 | 19% | ↑ |

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) | 335 | 180 | 180 | | 0 | |
| Active Listings (1st of the month) | 175 | 91 | 94 | 118 | 24 | ↑ |
| Solds | 100 | 56 | 34 | | -22 | ↓ |
| Days on Market (DOM) | 7 | 7 | 7 | | 0 | |
| %SOLD (Sales/ Listings /mnlthly rate) | 30% | 31% | 19% | | -12.2% | ↓ |
| (Top 50%) Home Price Index HPIp | \$1,343,697 | \$1,696,432 | \$1,698,936 | | \$2,504 | ↑ |
| (Lower 50%) Home Price Index HPIc | \$1,010,408 | \$1,293,487 | \$1,296,669 | | \$3,181 | ↑ |



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Market Analysis and Forecasting

May 1/22

North Delta

RE/MAX

What Sold in your Neighbourhood and for What Price?

N. Delta Sub areas Statistics - Apr 2022

Detached

| Neighbourhoods | Total Listings (/month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD |
|-----------------------|----------------------------|-----------|----------|---------------------------|-----------------------------|------------|
| Annieville | 31 | 2 | 26 | 100% | -\$5,444 | 6.5% |
| Nordel | 61 | 12 | 7 | 100% | \$2,306 | 19.7% |
| Scottsdale | 41 | 8 | 6 | 100% | \$500 | 19.5% |
| Sunshine Hills Woods | 47 | 12 | 8 | 101% | \$12,000 | 25.5% |
| Total Activity | 180 | 34 | 7 | 100% | \$6,500 | 19% |



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Next Months Market Forecast

Forecast: North Delta has average Listing supply; 118 homes are for sale and with the **19 %SOLD** monthly rate gives us about ~5 months of inventory. 13% of the active listings have reduced their price by \$90,073 on average or \$75,000 on median for the last month. We project North Delta 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 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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Market Analysis and Forecasting

May 1/22

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)

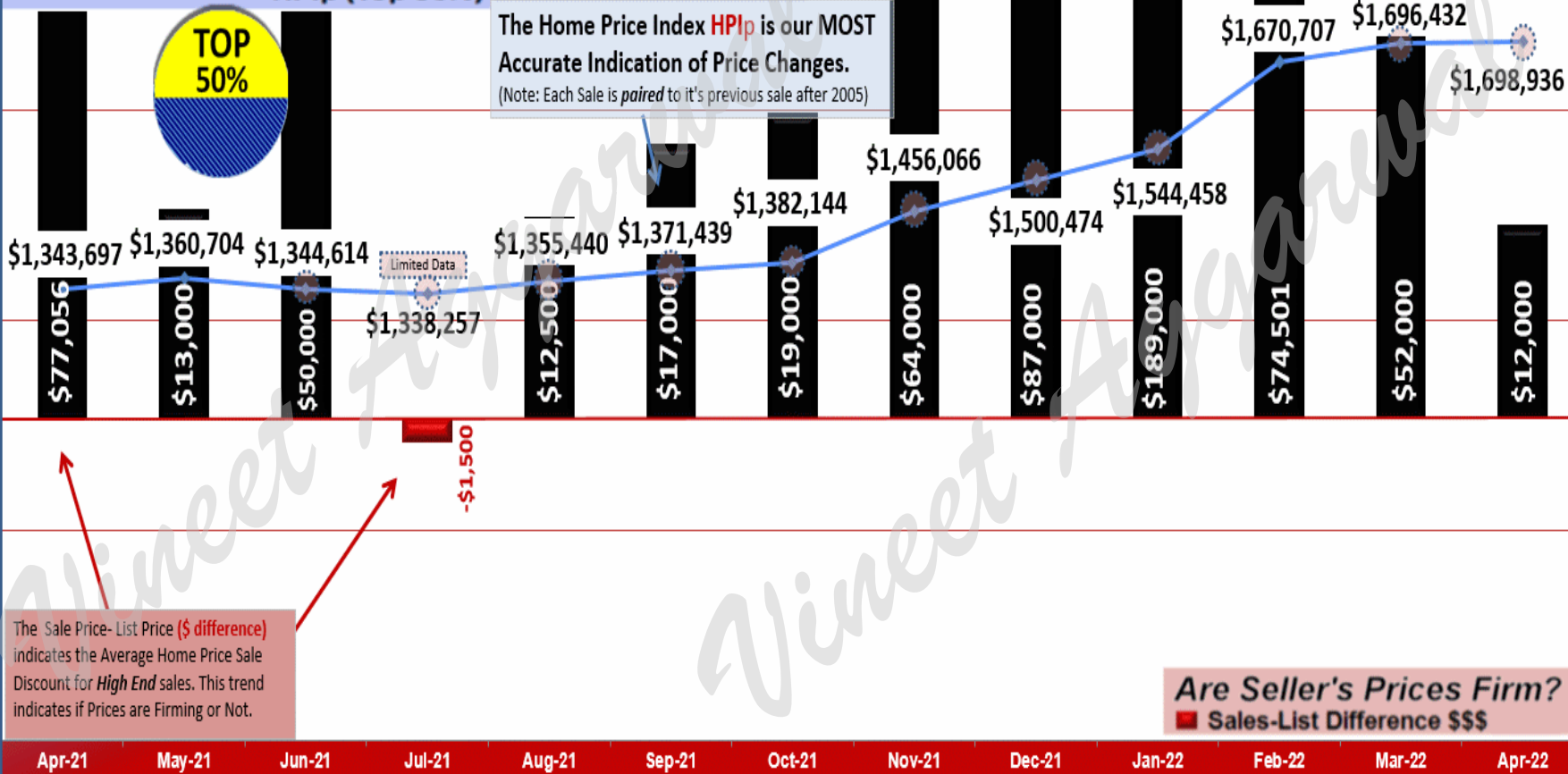
Home Price Changes
(Home Price Index Paired sales from 2005)

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



Homes Over \$1,500,000

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



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



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Market Analysis and Forecasting

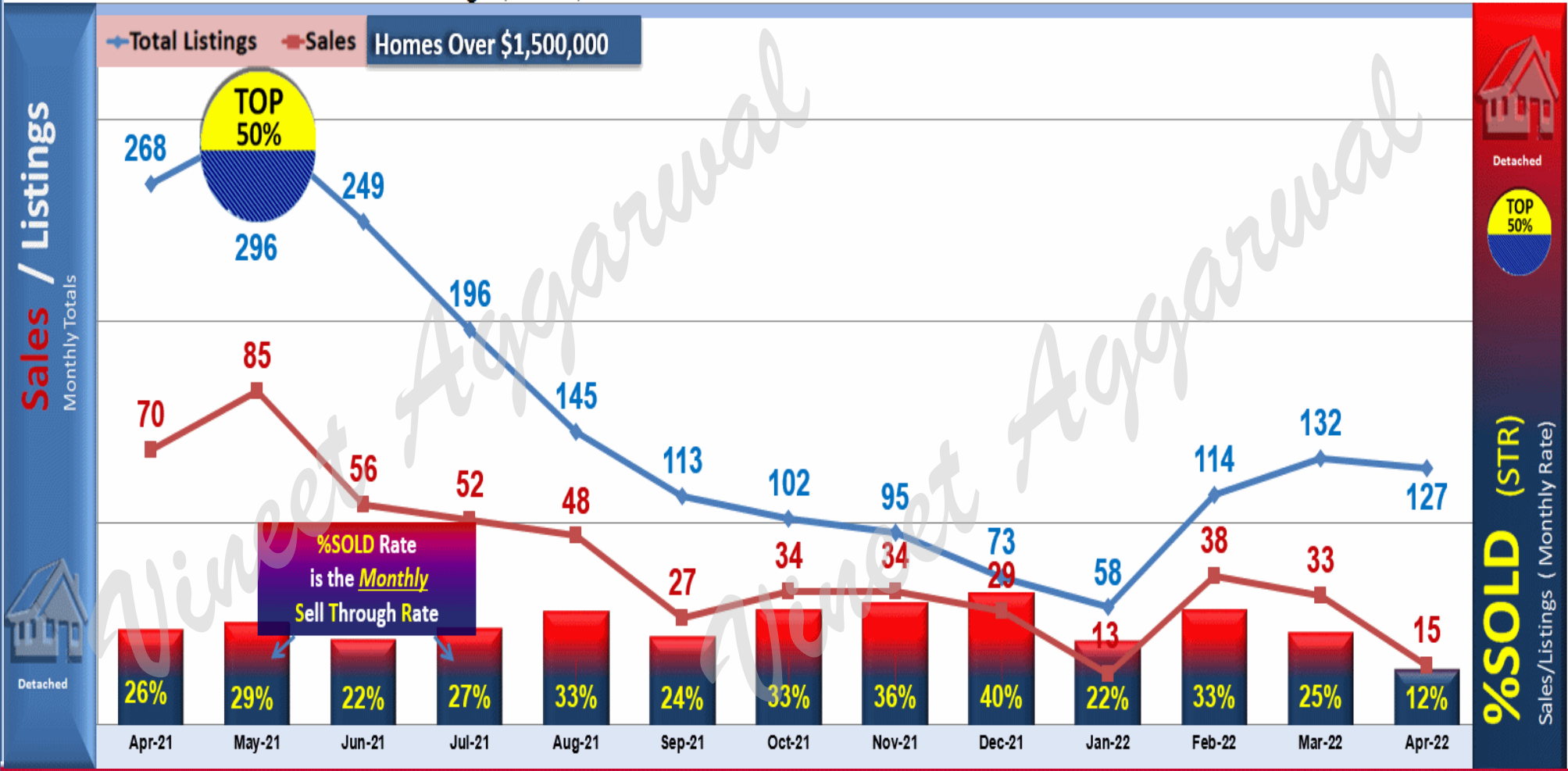
May 1/22

North Delta



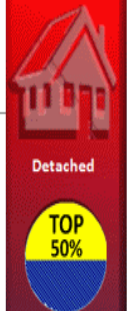
Detached N. Delta Total Listings **, Sales, and %SOLD Rates

← Total Listings → Sales Homes Over \$1,500,000



%SOLD Rate is the Monthly Sell Through Rate

Sales / Listings
Monthly Totals



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



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Market Analysis and Forecasting

May 1/22

North Delta



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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)

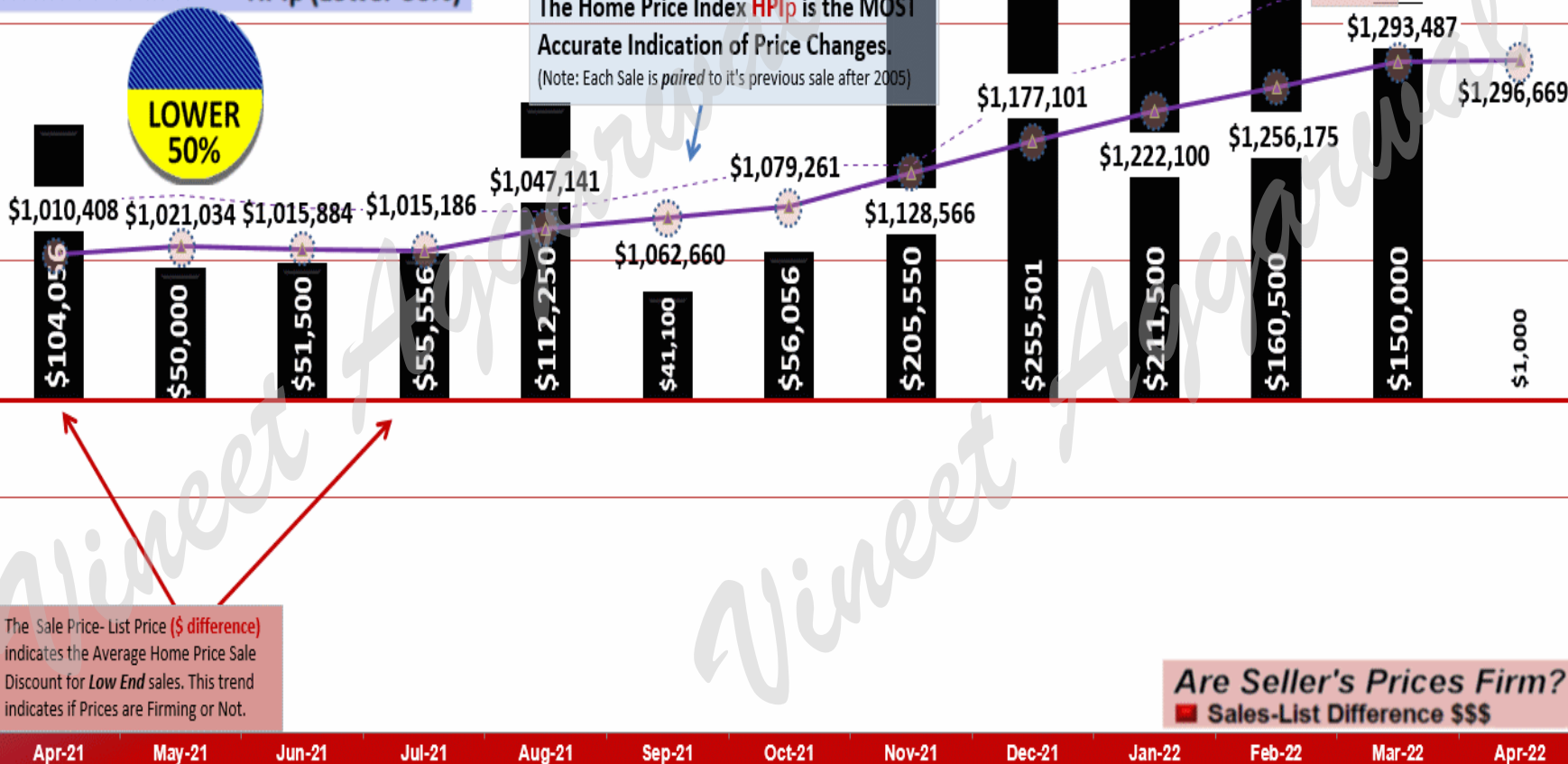
Home Price Changes
(Home Price Index Paired sales from 2005)

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

Homes Below \$1,500,000

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

(Note: Each Sale is paired to its 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 \$\$\$



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

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Market Analysis and Forecasting

May 1/22

North Delta



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

← Total Listings → Sales Homes Below \$1,500,000

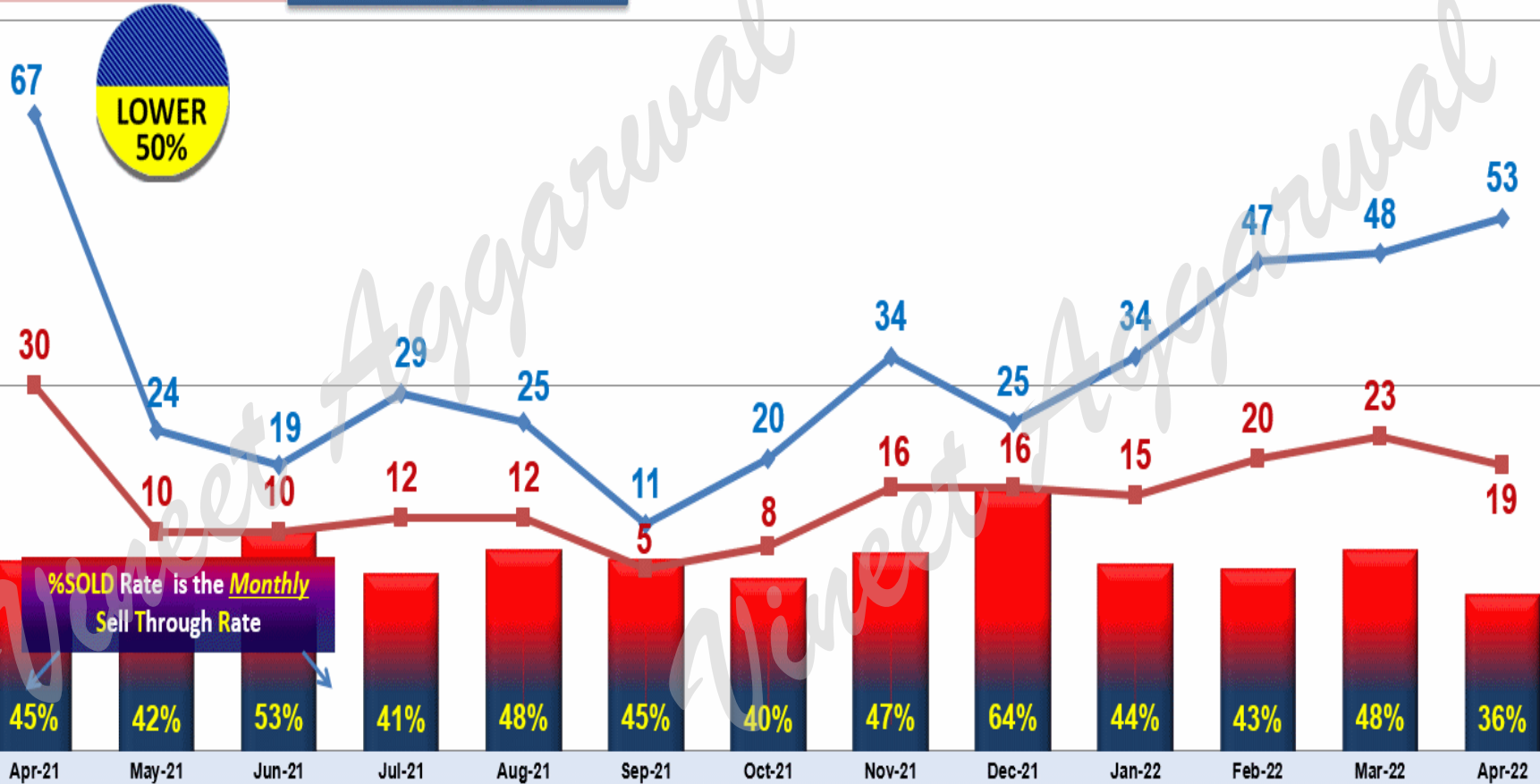
Sales / Listings
Monthly Totals



Detached



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



%SOLD Rate is the Monthly Sell Through Rate



Detached



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May 1/22

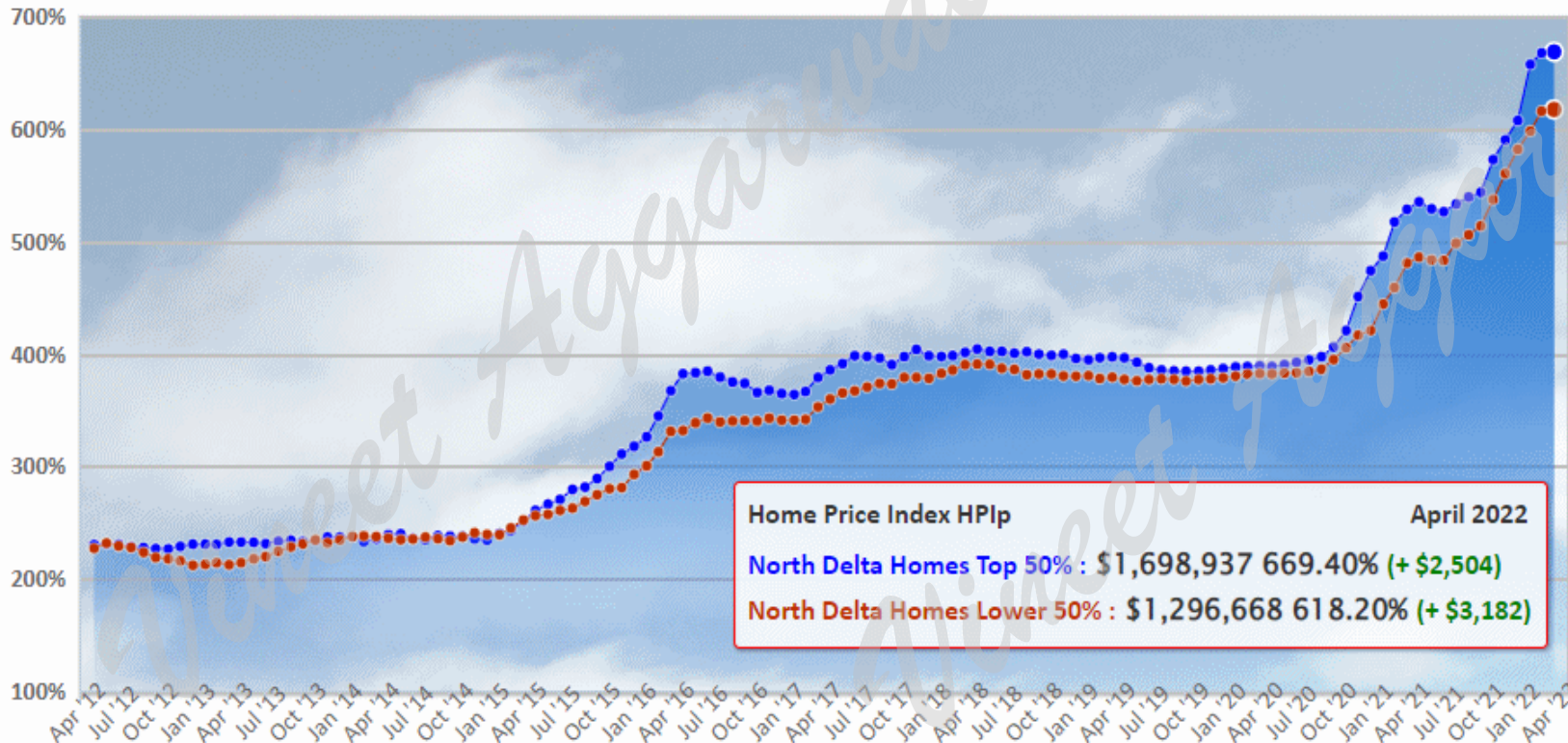
North Delta



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



Monthly Home values

| Date | Value |
|----------|----------|
| Apr 2022 | % 669.40 |
| Mar 2022 | % 668.40 |
| Feb 2022 | % 658.30 |
| Jan 2022 | % 608.50 |
| Dec 2021 | % 591.20 |
| Nov 2021 | % 573.70 |
| Oct 2021 | % 544.60 |
| Sep 2021 | % 540.40 |
| Aug 2021 | % 534.10 |
| Jul 2021 | % 527.30 |
| Jun 2021 | % 529.80 |
| May 2021 | % 536.10 |

Navigation controls: << < 1 2 3 4 5 ...

Highcharts.com



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Market Analysis and Forecasting

May 1/22 West Surrey

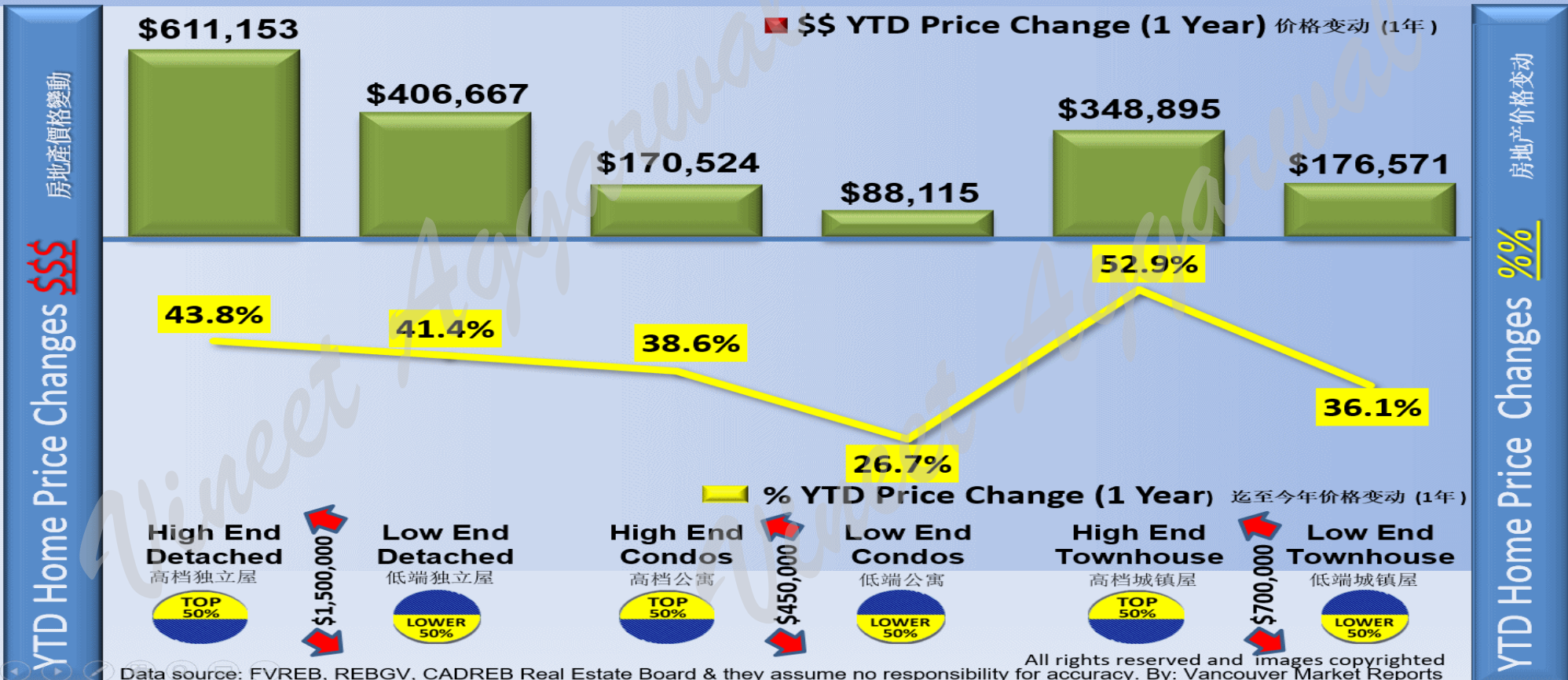
Surrey West Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

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

房屋类型: 迄于今年 (每季) 由2020 三月至2021 三月

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房地產價格變動

房地產價格變動

YTD Home Price Changes \$\$\$

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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Market Analysis and Forecasting

May 1/22 West Surrey

Monthly Market Activity - Apr 2022 - Single Family



May 1 2022 West Surrey Market Update

(Detached)

Current: West Surrey is in a Seller Market with an average listing inventory, **13 %SOLD** rate and a 101% Sell/List Ratio.
(This means that there is an average of a **\$16,000** sales discount from the original list price)

Most Active Price Range: Homes between \$1.35 mill. - \$1.5 mill. have **30.4 %SOLD** rate.

Least Active Price Range: Homes above \$2.6 mill. have **6.2 % SOLD** rate.

History: The Surrey West Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$464,897.
The Surrey West Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$309,618.

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



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Market Analysis and Forecasting

May 1/22 West Surrey

RE/MAX

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

| West Surrey List Price Ranges Statistics - Apr 2022 | | | | | | | Detached |
|---|-------------------------|-----------|----------|------------------------|--------------------------|------------|----------|
| Home Price Range | Total Listings (/month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD | |
| 0-\$1,350,000 | 34 | 4 | 10 | 97% | -\$5,500 | 11.8% | |
| \$1,350,001-\$1,500,000 | 46 | 14 | 9 | 99% | -\$18,500 | 30.4% | ↑ |
| \$1,500,000-\$1,700,000 | 41 | 9 | 7 | 103% | \$40,000 | 22.0% | ↑ |
| \$1,700,000-\$1,850,000 | 61 | 11 | 7 | 103% | \$50,100 | 18.0% | ↑ |
| \$1,850,000-\$2,200,000 | 111 | 17 | 6 | 100% | \$0 | 15.3% | ↑ |
| \$2,200,000-\$2,600,000 | 182 | 17 | 11 | 100% | \$0 | 9.3% | ↓ |
| \$2,600,001 and more | 145 | 9 | 13 | 101% | \$26,000 | 6.2% | ↓ |
| Total Activity | 620 | 81 | 8 | 101% | \$16,000 | 13% | |

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) | 837 | 645 | 620 | | -25 | ↓ |
| Active Listings (1st of the month) | 392 | 329 | 412 | 456 | 44 | ↑ |
| Solds | 185 | 157 | 81 | | -76 | ↓ |
| Days on Market (DOM) | 7 | 7 | 8 | | 1 | ↑ |
| %SOLD (Sales/ Listings /mnlthly rate) | 22.1% | 24.3% | 13.1% | | -11% | ↓ |
| (Top 50%) Home Price Index HPIp | \$1,527,439 | \$2,043,804 | \$1,992,336 | | -\$51,468 | ↓ |
| (Lower 50%) Home Price Index HPIp | \$1,039,101 | \$1,396,828 | \$1,348,719 | | -\$48,109 | ↓ |



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Market Analysis and Forecasting

May 1/22 West Surrey

RE/MAX

What Sold in your Neighbourhood and for What Price?

West Surrey Sub areas Statistics - Apr 2022

Detached

| Neighbourhoods | Total Listings (/month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD |
|--------------------------|----------------------------|-----------|----------|---------------------------|-----------------------------|------------|
| Bridgeview | 24 | 1 | 0 | 97% | -\$40,000 | 4.2% |
| Bolivar Heights | 98 | 14 | 9 | 101% | \$12,500 | 14.3% |
| Royal Heights | 20 | 2 | 17 | 101% | \$10,150 | 3.7% |
| Cedar Hills | 54 | 11 | 8 | 103% | \$50,100 | 10.7% |
| Whalley | 61 | 7 | 13 | 100% | \$0 | 14.8% |
| Queen Mary Park Surrey | 60 | 13 | 7 | 101% | \$16,000 | 15.1% |
| Bear Creek Green Timbers | 72 | 10 | 9 | 100% | \$0 | 9.2% |
| West Newton | 97 | 13 | 9 | 99% | -\$19,900 | 11.3% |
| East Newton | 134 | 10 | 8 | 102% | \$25,556 | 7.2% |
| Total Activity | 620 | 81 | 8 | 101% | \$16,000 | 13% |



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Market Analysis and Forecasting

May 1/22 West Surrey

RE/MAX

Next Months Market Forecast

Forecast: West Surrey has average Listing supply; 456 homes are for sale and with the **13 %SOLD** monthly rate gives us a ~8 months of inventory. 9% of the active listings have reduced their price by \$89,290 on average or \$68,100 median in the last month. We project West Surrey to be a 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.

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Market Analysis and Forecasting

May 1/22 West Surrey



Detached West 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?

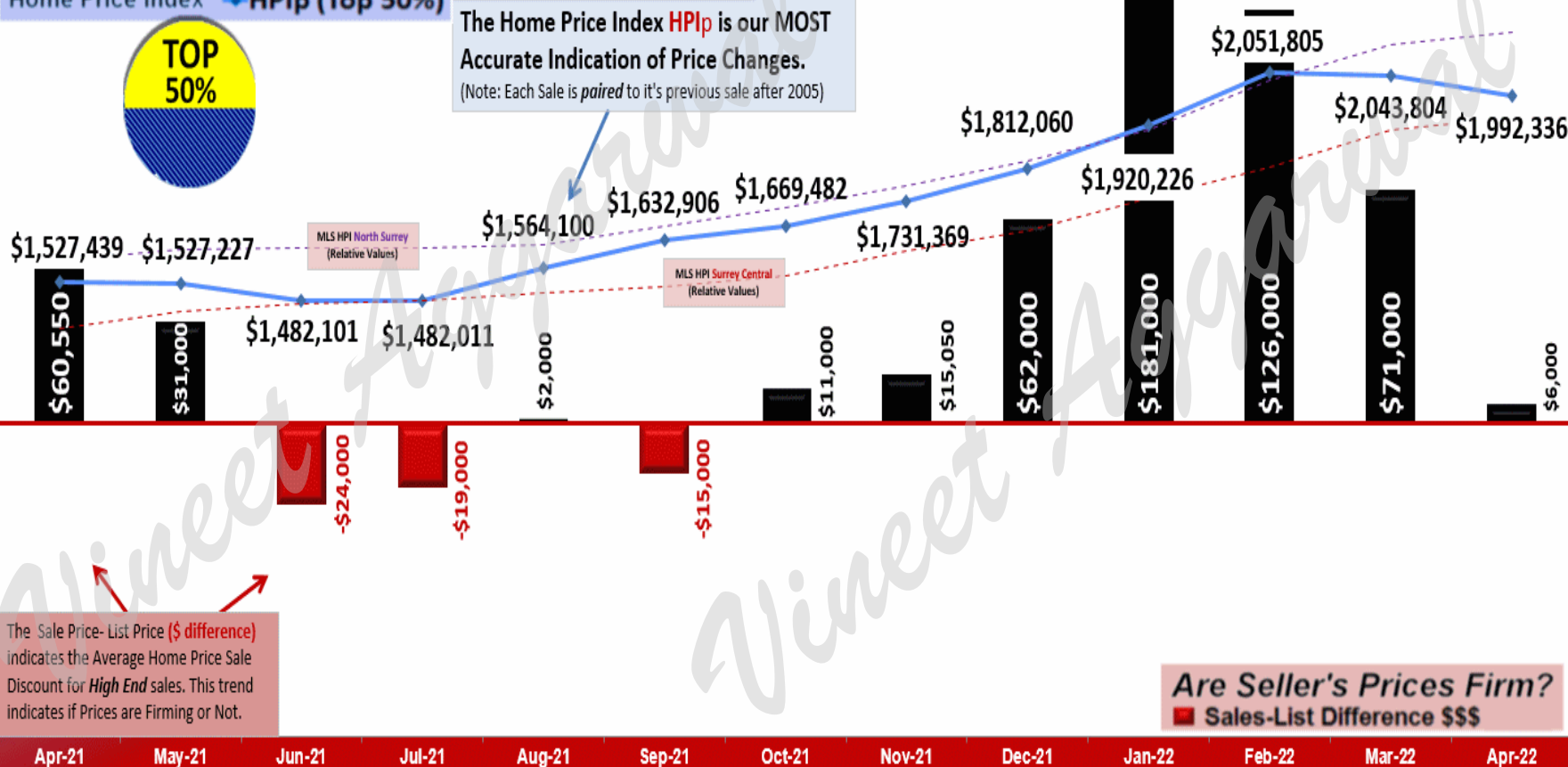
Home Price Index → HPIp (Top 50%)



Homes Over \$1,500,000

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



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Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Detached



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



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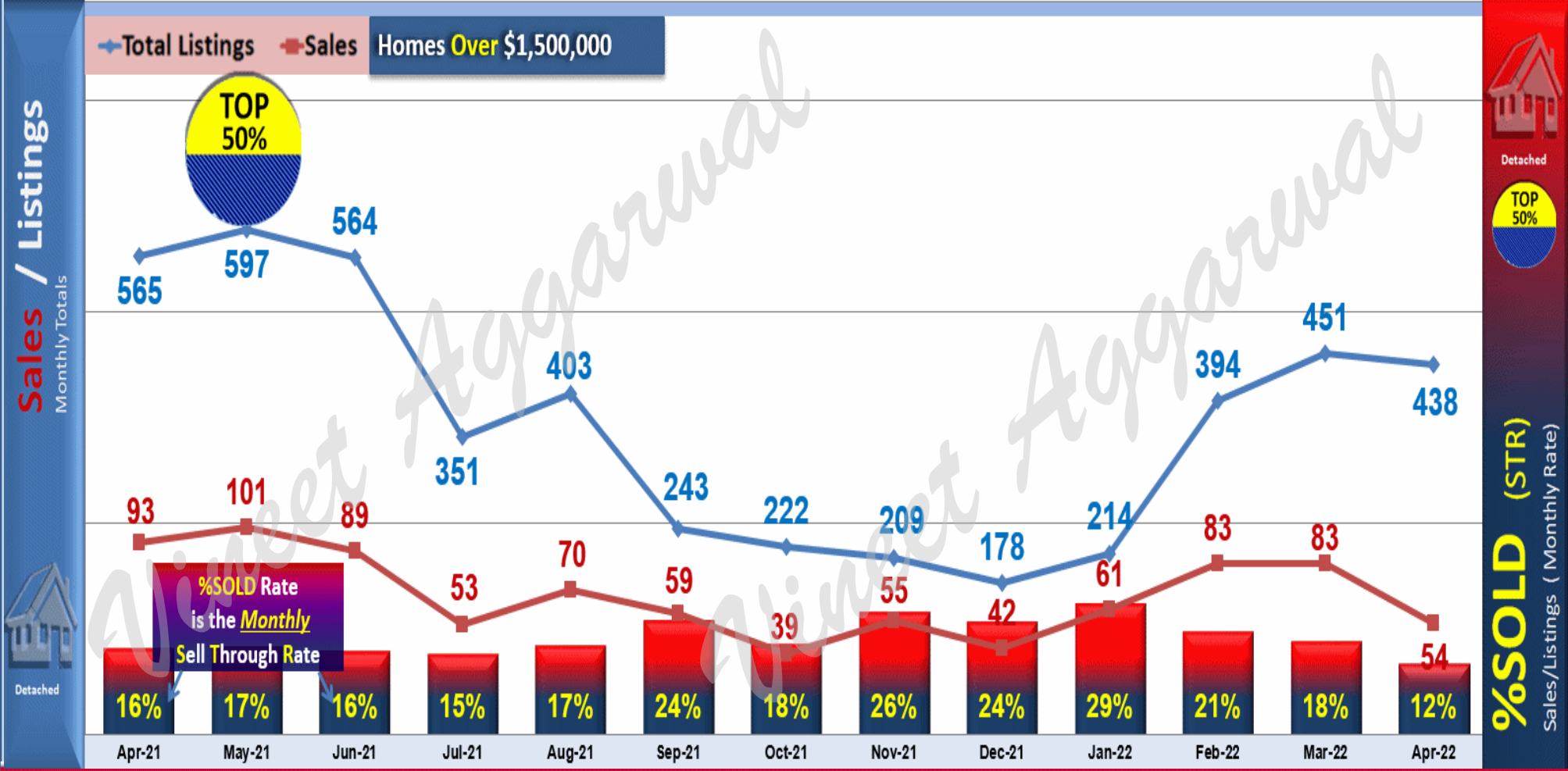


Market Analysis and Forecasting

May 1/22 West Surrey

RE/MAX

Detached West Surrey Total Listings^{**}, Sales, and %SOLD Rates for High End Homes



%SOLD Rate is the Monthly Sell Through Rate

Sales / Listings Monthly Totals

Detached TOP 50%

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

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West 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?

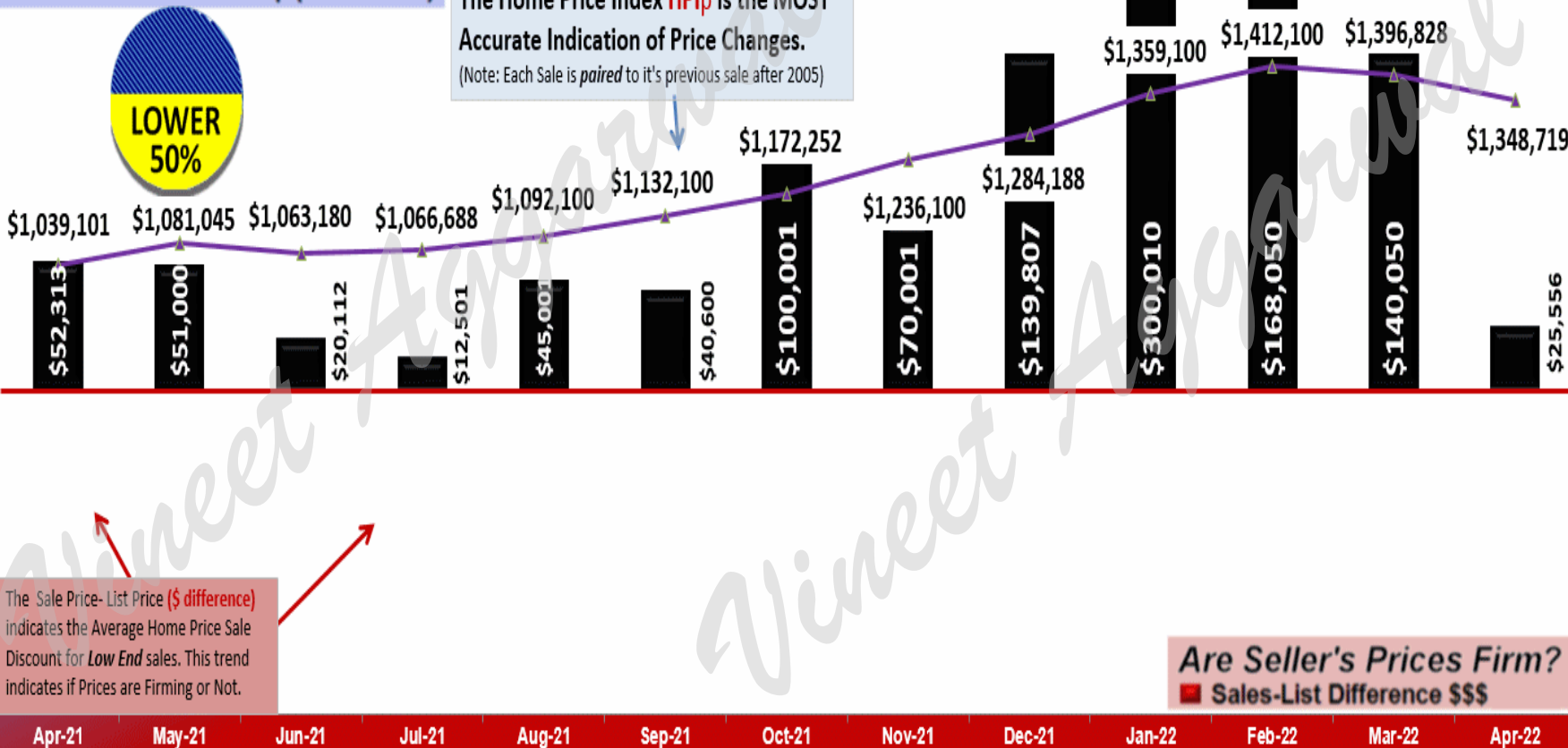
Home Price Index → HPIp (Lower 50%)



Homes Below \$1,500,000

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

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



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



Detached



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



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Market Analysis and Forecasting

May 1/22 West Surrey

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Detached West Surrey Total Listings **, Sales, and %SOLD Rates for Low End Homes

← Total Listings → Sales Homes Below \$1,500,000

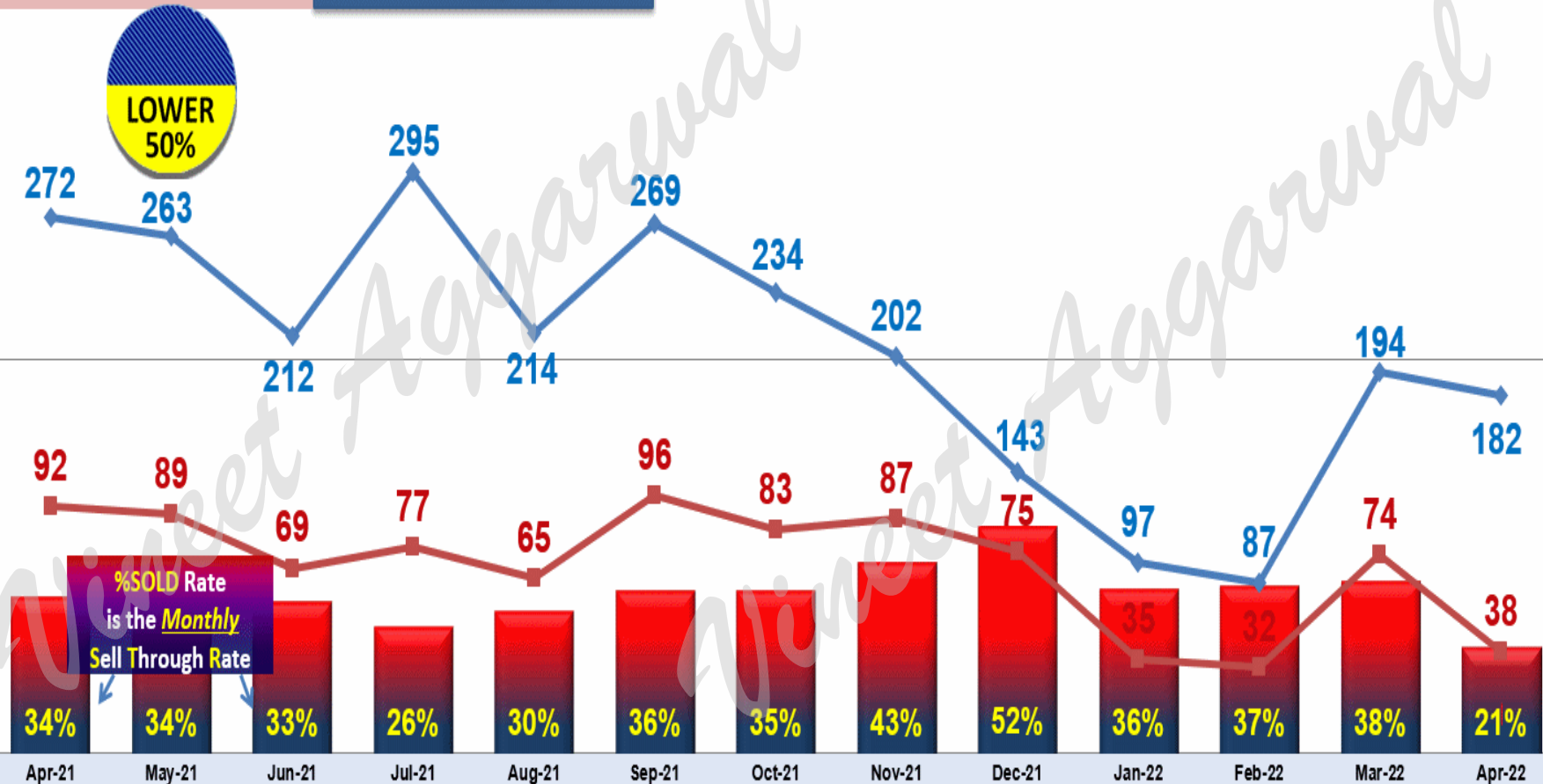
Sales / Listings
Monthly Totals



Detached



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



Detached



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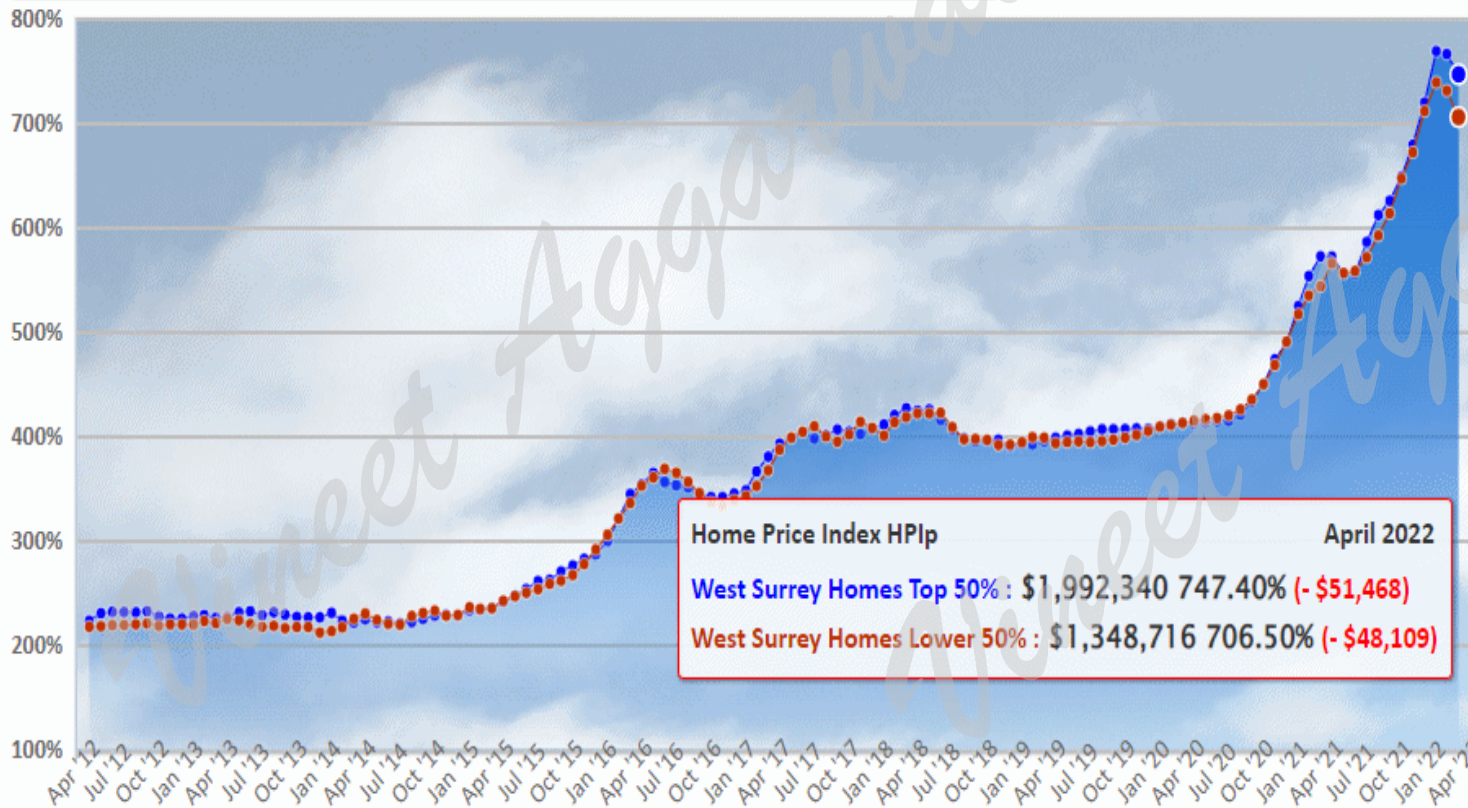
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West Surrey Homes Top 50% : HPIp Forecast+ Forecast-
 West Surrey Homes Lower 50% : HPIp Forecast+ Forecast-

Monthly Home values



| Date | Value |
|----------|----------|
| Apr 2022 | % 747.40 |
| Mar 2022 | % 766.70 |
| Feb 2022 | % 769.70 |
| Jan 2022 | % 720.40 |
| Dec 2021 | % 679.80 |
| Nov 2021 | % 649.50 |
| Oct 2021 | % 626.30 |
| Sep 2021 | % 612.60 |
| Aug 2021 | % 586.80 |
| Jul 2021 | % 556.00 |
| Jun 2021 | % 556.00 |
| May 2021 | % 572.90 |



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Market Analysis and Forecasting

May 1/22 East Surrey

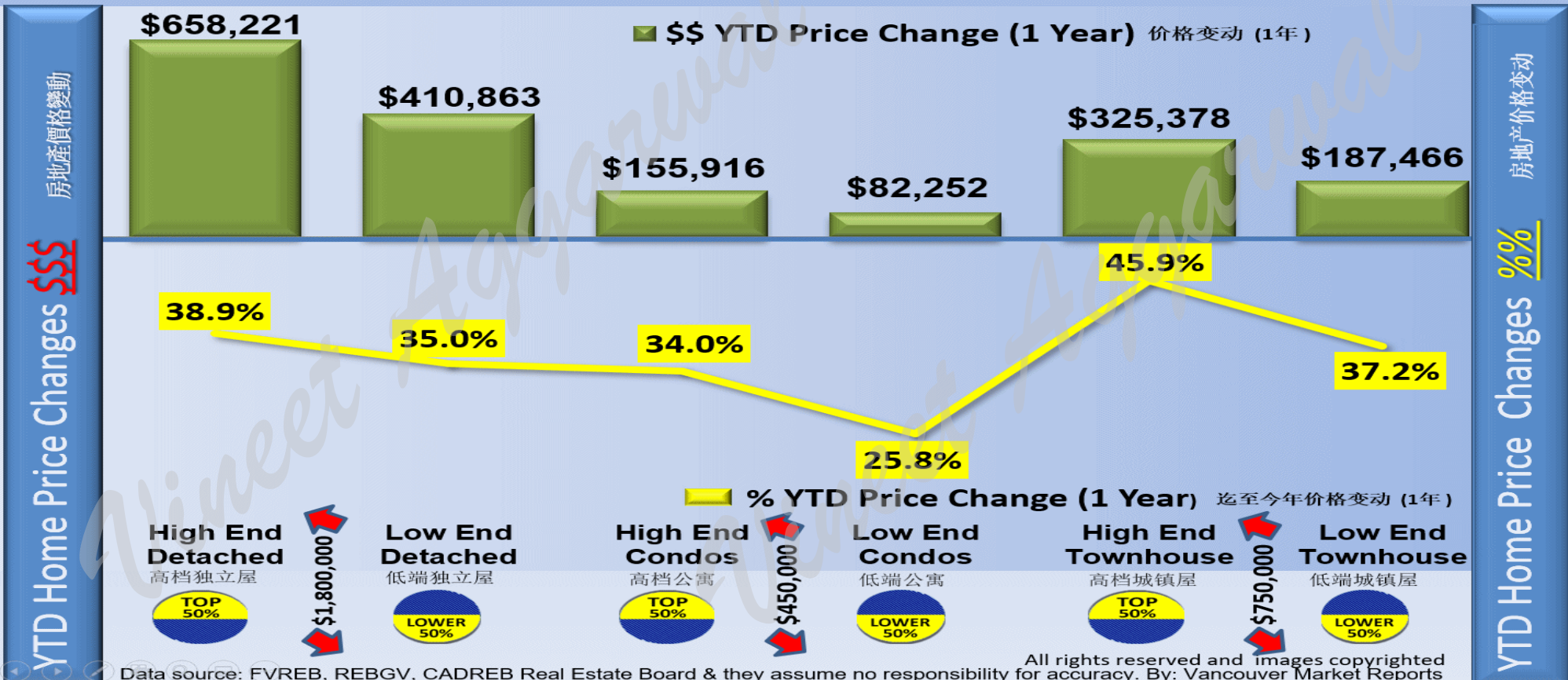
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Housing Types: Year-To-Date Mar 2021 – Mar 2022 (Quarters)

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

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房地產價格變動

YTD Home Price Changes \$\$\$

房地產價格變動

YTD Home Price Changes %%

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Market Analysis and Forecasting

May 1/22 East Surrey

RE/MAX

Monthly Market Activity - Apr 2022 - Single Family



May 1 2022 East Surrey Market Update (Detached)

Current: East Surrey is in a Seller Market with **13 % SOLD** rate, 7 DOM and 101% Sell/List Ratio.
(This means that there is an average (m) of a **\$11,000** increase from the original list price)

Most Active Price Range: Homes below \$1.5 mill have **26.4 %SOLD** rate.

Least Active Price Range: Homes above \$3.2 mill. have **7.5 %SOLD** rate.

History: The Surrey East Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$537,396.
The Surrey East Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$371,296.

*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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Market Analysis and Forecasting

May 1/22 East Surrey

RE/MAX

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

East Surrey List Price Ranges Statistics - Apr 2022

Detached

| Home Price Range | Total Listings (/month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD | |
|-------------------------|-------------------------|-----------|----------|------------------------|--------------------------|------------|---|
| 0-\$1,500,000 | 53 | 14 | 9 | 107% | \$95,500 | 26.4% | ↑ |
| \$1,500,001-\$1,800,000 | 110 | 15 | 7 | 101% | \$13,000 | 13.6% | |
| \$1,800,001-\$2,000,000 | 85 | 8 | 9 | 100% | -\$1,950 | 9.4% | ↓ |
| \$2,000,001-\$2,300,000 | 54 | 7 | 8 | 98% | -\$50,000 | 13.0% | ↓ |
| \$2,300,001-\$3,200,000 | 82 | 8 | 6 | 100% | \$56 | 9.8% | ↓ |
| \$3,200,001 and more | 40 | 3 | 55 | 95% | -\$239,000 | 7.5% | ↓ |
| Total Activity | 424 | 55 | 8 | 101% | \$11,000 | 13% | |

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) | 595 | 363 | 424 | | 61 | ↑ |
| Active Listings (1st of the month) | 271 | 209 | 259 | 299 | 40 | ↑ |
| Solds | 164 | 55 | 55 | | 0 | |
| Days on Market (DOM) | 7 | 7 | 8 | | 1 | ↑ |
| %SOLD (Sales/ Listings /mnlly rate) | 27.6% | 15.2% | 13.0% | | -2.2% | ↓ |
| (Top 50%) Home Price Index HPIp | \$1,871,100 | \$2,407,368 | \$2,408,496 | | \$1,127 | ↑ |
| (Lower 50%) Home Price Index HPIp | \$1,261,641 | \$1,623,988 | \$1,632,937 | | \$8,948 | ↑ |



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What Sold in your Neighbourhood and for What Price?

East Surrey Sub areas Statistics - Apr 2022

Detached

| Neighbourhoods | Total Listings (/month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD |
|-----------------------|----------------------------|-----------|----------|---------------------------|-----------------------------|------------|
| Fraser Heights | 57 | 9 | 11 | 99% | -\$14,000 | 15.8% |
| Guildford | 69 | 7 | 21 | 100% | \$112 | 10.1% |
| Port Kells | 8 | 0 | | | | 0.0% |
| Fleetwood Tynehead | 145 | 22 | 8 | 102% | \$28,600 | 15.2% |
| Panorama Ridge | 77 | 12 | 9 | 100% | \$6,500 | 15.6% |
| Sullivan Station | 68 | 5 | 7 | 106% | \$111,000 | 7.4% |
| Total Activity | 424 | 55 | 8 | 101% | \$11,000 | 13% |



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Next Months Market Forecast

Forecast: East Surrey has an average Listing Supply; 299 homes are for sale and with the **13 %SOLD** monthly rate gives us a ~8 months of inventory. 6% of the active listings have reduced their price by \$137,953 on average and \$100,000 on median in the last month. We project East Surrey 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 Surrey East 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 **Surrey East HPIp Top 50%** representing the higher end sales and the **Surrey East 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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Market Analysis and Forecasting

May 1/22 East Surrey

RE/MAX

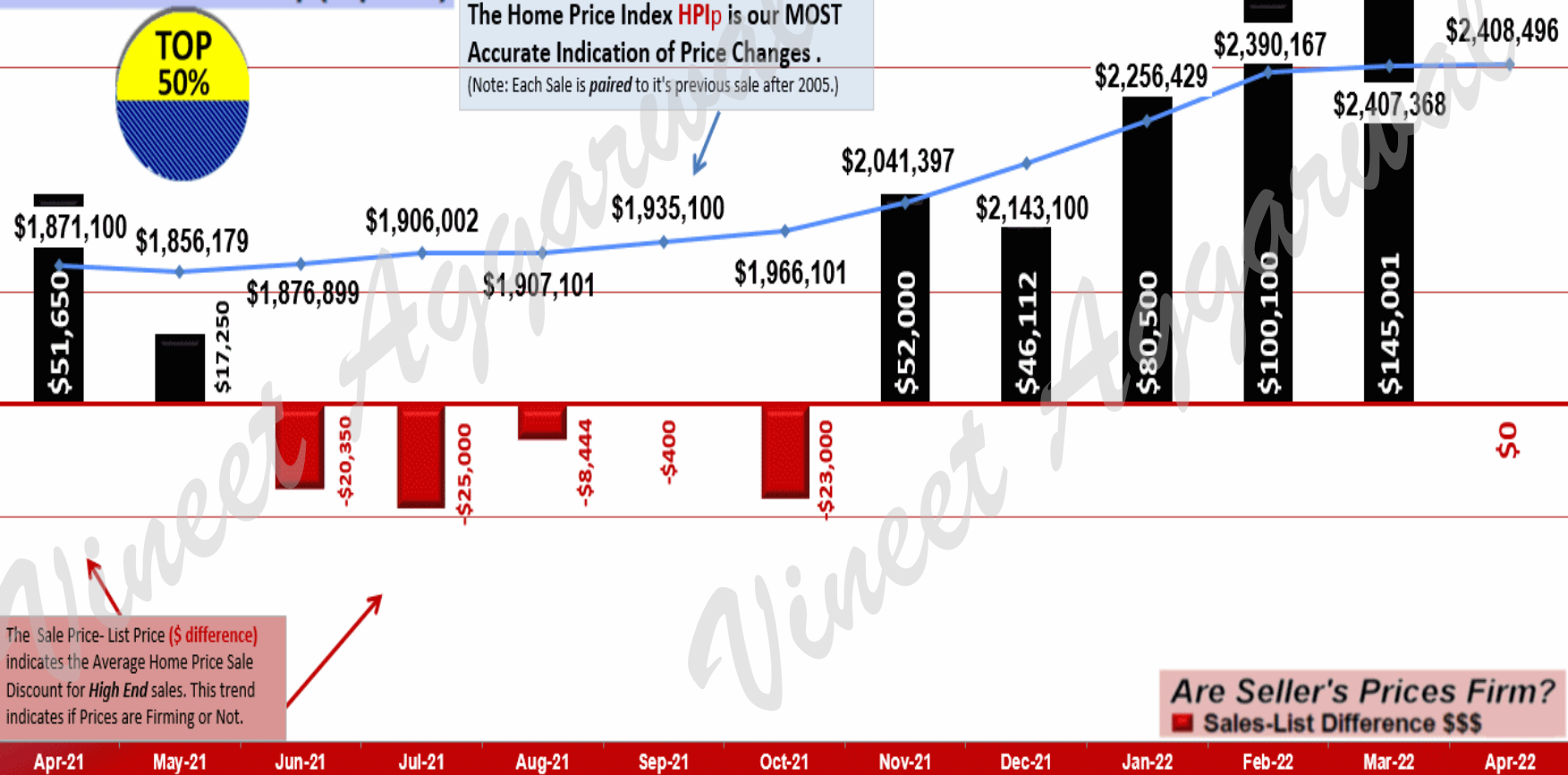
Detached East Surrey Home Price Index **HPIp (Top 50%)**, Sale Price-List Price (\$ Difference) (Average home sold for \$ less than their original list price)

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

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

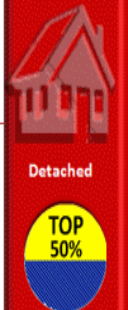


Homes Over \$1,800,000
The Home Price Index HPIp is our MOST Accurate Indication of Price Changes.
(Note: Each Sale is paired to it's previous sale after 2005.)



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 \$\$\$



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 East Surrey

RE/MAX

Detached East Surrey Total Listings **, Sales, and %SOLD Rates

← Total Listings → Sales Homes Over \$1,800,000

Sales / Listings
Monthly Totals



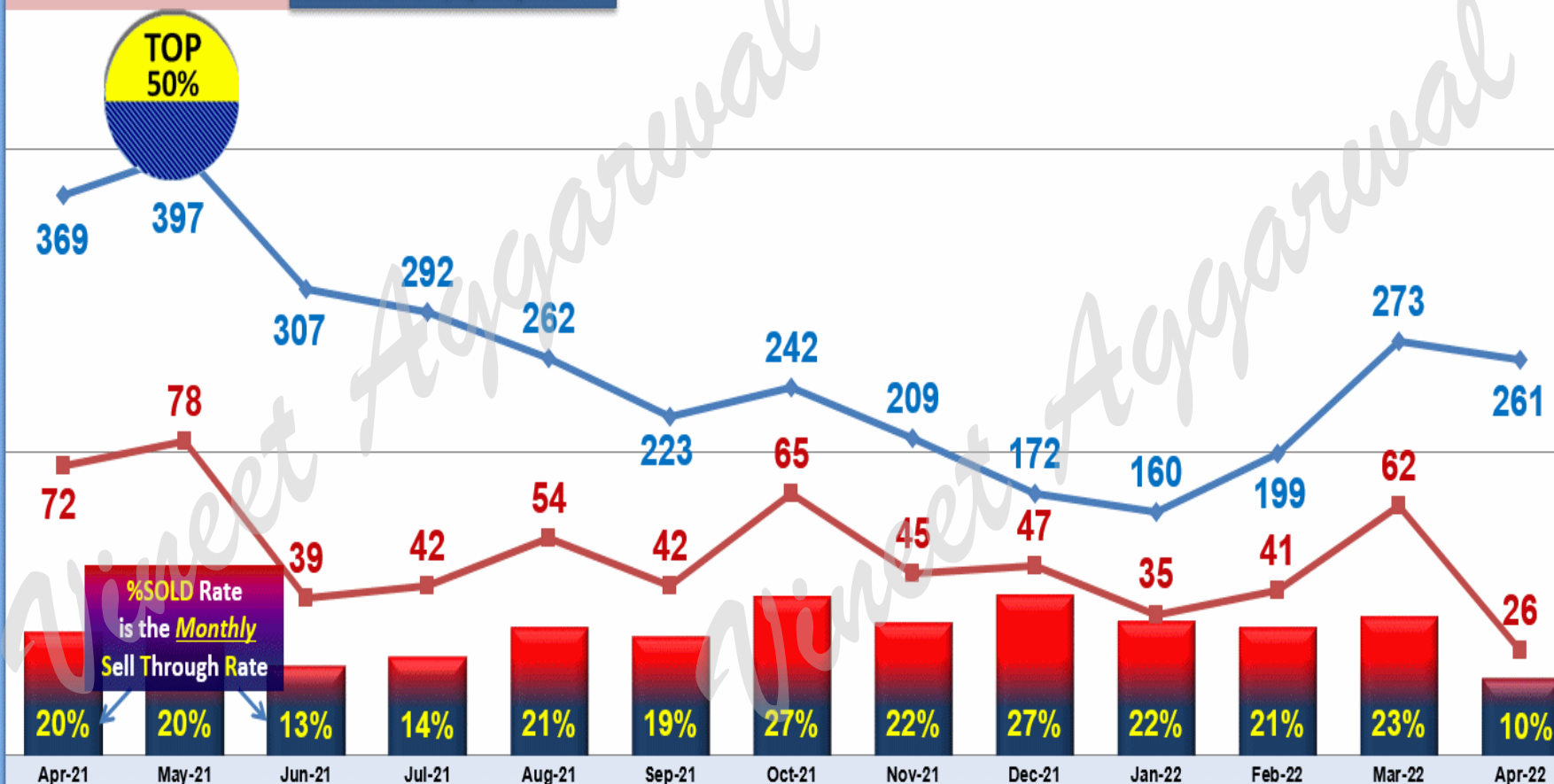
Detached



Detached



%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 East Surrey



Detached East Surrey Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (Average home sold for \$ less than their original list price)

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

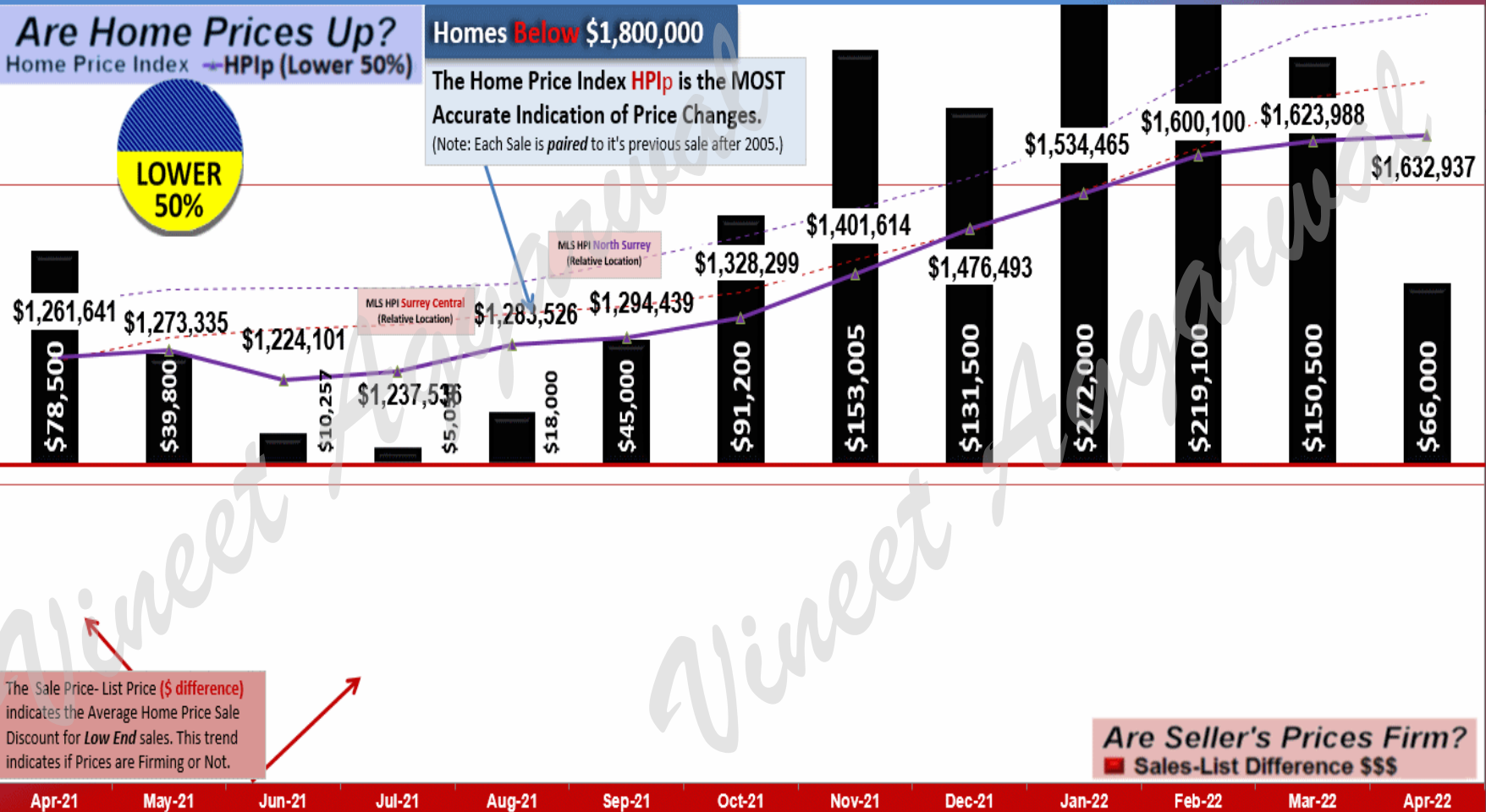
Are Home Prices Up? Home Price Index → HPIp (Lower 50%)



Homes Below \$1,800,000

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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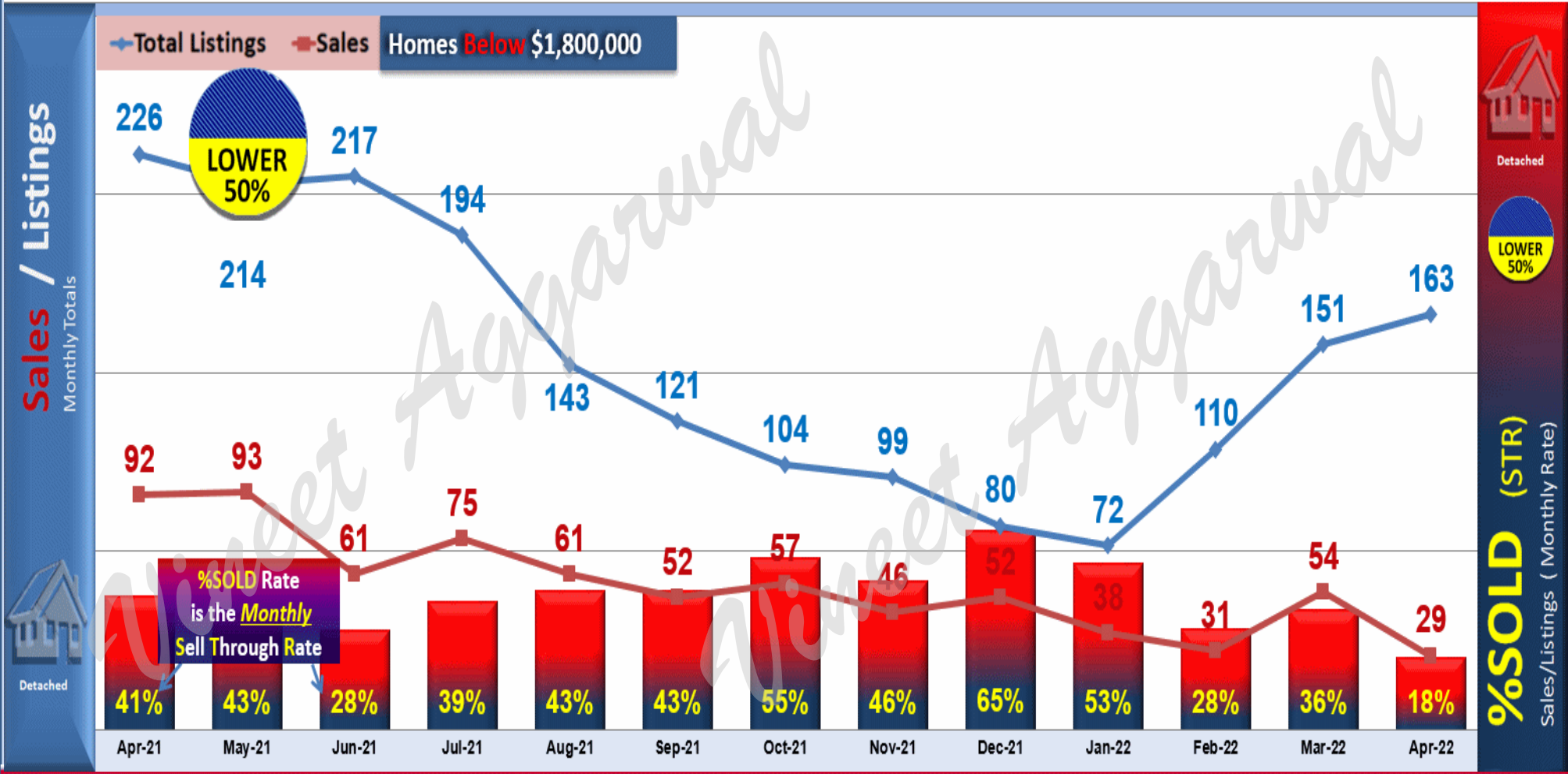


Market Analysis and Forecasting

May 1/22 East Surrey



Detached East Surrey Total Listings, Sales, and %SOLD Rates



Sales / Listings
Monthly Totals



LOWER 50%

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



*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

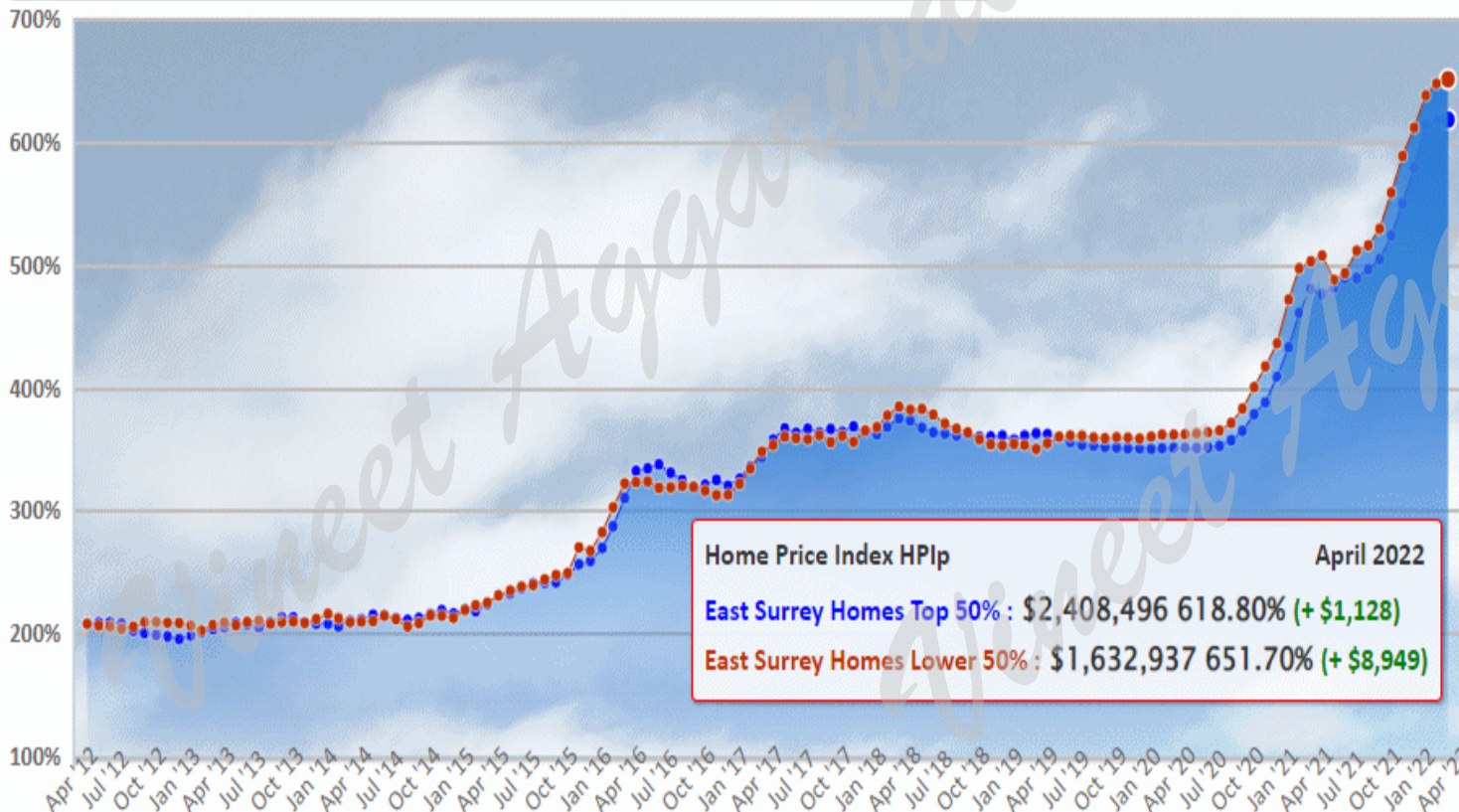
May 1/22 East Surrey

RE/MAX

Powered by the Greater Vancouver Market Reports HPIp



East Surrey Homes Top 50% : HPIp Forecast+ Forecast-
 East Surrey Homes Lower 50% : HPIp Forecast+ Forecast-



Monthly Home values

| Date | Value |
|----------|----------|
| Apr 2022 | % 618.80 |
| Mar 2022 | % 618.50 |
| Feb 2022 | % 614.10 |
| Jan 2022 | % 579.80 |
| Dec 2021 | % 550.60 |
| Nov 2021 | % 524.50 |
| Oct 2021 | % 505.20 |
| Sep 2021 | % 497.20 |
| Aug 2021 | % 490.00 |
| Jul 2021 | % 489.70 |
| Jun 2021 | % 482.20 |
| May 2021 | % 476.90 |



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Market Analysis and Forecasting

May 1/22 Langley - Walnut Grove



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

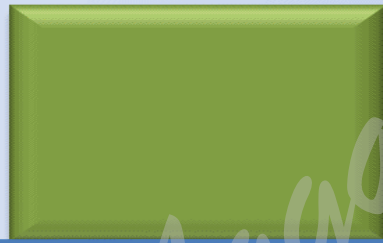
房地产价格变动(\$/%)

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

Powered by: Vancouver Market Reports HPIp

\$578,532



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

\$419,812



36.3%

38.3%

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

High End Detached

高档独立屋



Low End Detached

低端独立屋



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

房地產價格變動

YTD Home Price Changes \$\$\$

房地產價格變動

YTD Home Price Changes %%



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Market Analysis and Forecasting

May 1/22 Langley - Walnut Grove

RE/MAX

Monthly Market Activity - Apr 2022 Single Family

Fort Langley-Walnut Grove



May 1 2022 North Langley Market Update (Detached)

Current: North Langley is in a Seller Market with normal listing inventories, a **30 %SOLD** rate and a 100% Sell/List Ratio.

(This means that there is an average of a **\$100** Discount on a sale from the original list price)

Most Active Price Range: Homes below \$1.35 mill. have **46.2 %SOLD** rate resulting in a Seller Market.

Least Active Price Range: Homes between \$2.2 mill. - \$3.8 mill. have **14.8 %SOLD** rate.

History: The North Langley Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$444,211.

The North Langley Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$370,878.

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



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Market Analysis and Forecasting

May 1/22 Langley - Walnut Grove

RE/MAX

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

North Langley List Price Ranges Statistics - Apr 2022

| Home Price Range | Total Listings (Month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD | |
|-------------------------|------------------------|-----------|----------|------------------------|--------------------------|------------|---|
| 0-\$1,350,000 | 26 | 12 | 8 | 102% | \$23,000 | 46.2% | ↑ |
| \$1,350,001-\$1,700,000 | 53 | 18 | 9 | 100% | \$2,550 | 34.0% | ↑ |
| \$1,700,001-\$2,200,000 | 61 | 20 | 8 | 100% | \$7,750 | 32.8% | ↑ |
| \$2,200,001-\$3,800,000 | 27 | 4 | 16 | 96% | -\$88,072 | 14.8% | |
| \$3,800,001 and more | 31 | 5 | 28 | 90% | -\$400,000 | 16.1% | ↑ |
| Total Activity | 198 | 59 | 8 | 100% | \$100 | 30% | ↑ |

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) | 320 | 189 | 198 | | 9 | ↑ |
| Active Listings (1st of the month) | 150 | 80 | 109 | 120 | 11 | ↑ |
| Solds | 112 | 61 | 59 | | -2 | ↓ |
| Days on Market (DOM) | 7 | 6 | 8 | | 2 | ↑ |
| %SOLD (Sales/ Listings /mnlthly rate) | 35.0% | 32.3% | 29.8% | | -2.5% | ↓ |
| (Top 50%) Home Price Index HPIp | \$1,737,100 | \$2,223,921 | \$2,181,311 | | -\$42,610 | ↓ |
| (Lower 50%) Home Price Index HPIp | \$1,164,100 | \$1,554,415 | \$1,534,978 | | -\$19,438 | ↓ |



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Market Analysis and Forecasting

May 1/22 Langley - Walnut Grove

RE/MAX

What Sold in your Neighbourhood and for What Price?

North Langley Sub areas Statistics - Apr 2022

| Neighbourhoods | Total Listings (Month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD |
|-------------------------|---------------------------|-----------|----------|---------------------------|-----------------------------|------------|
| Walnut Grove | 65 | 26 | 7 | 102% | \$23,500 | 40.0% |
| County Line Glen Valley | 15 | 2 | 17 | 91% | -\$349,500 | 13.3% |
| Willoughby Heights | 97 | 23 | 9 | 99% | -\$9,000 | 23.7% |
| Fort Langley | 21 | 8 | 13 | 96% | -\$74,894 | 38.1% |
| Total Activity | 198 | 59 | 8 | 100% | \$100 | 30% |

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Market Analysis and Forecasting

May 1/22 Langley - Walnut Grove

RE/MAX

Next Months Market Forecast

Forecast: North Langley has an average Listing supply; 120 homes are for sale and with the strong **30 %SOLD** monthly rate gives us a ~3 months of inventory. 15% of the active listings have reduced their price by \$150,672 on average and \$65,950 on median in the last 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.

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

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Market Analysis and Forecasting

May 1/22 Langley - Walnut Grove



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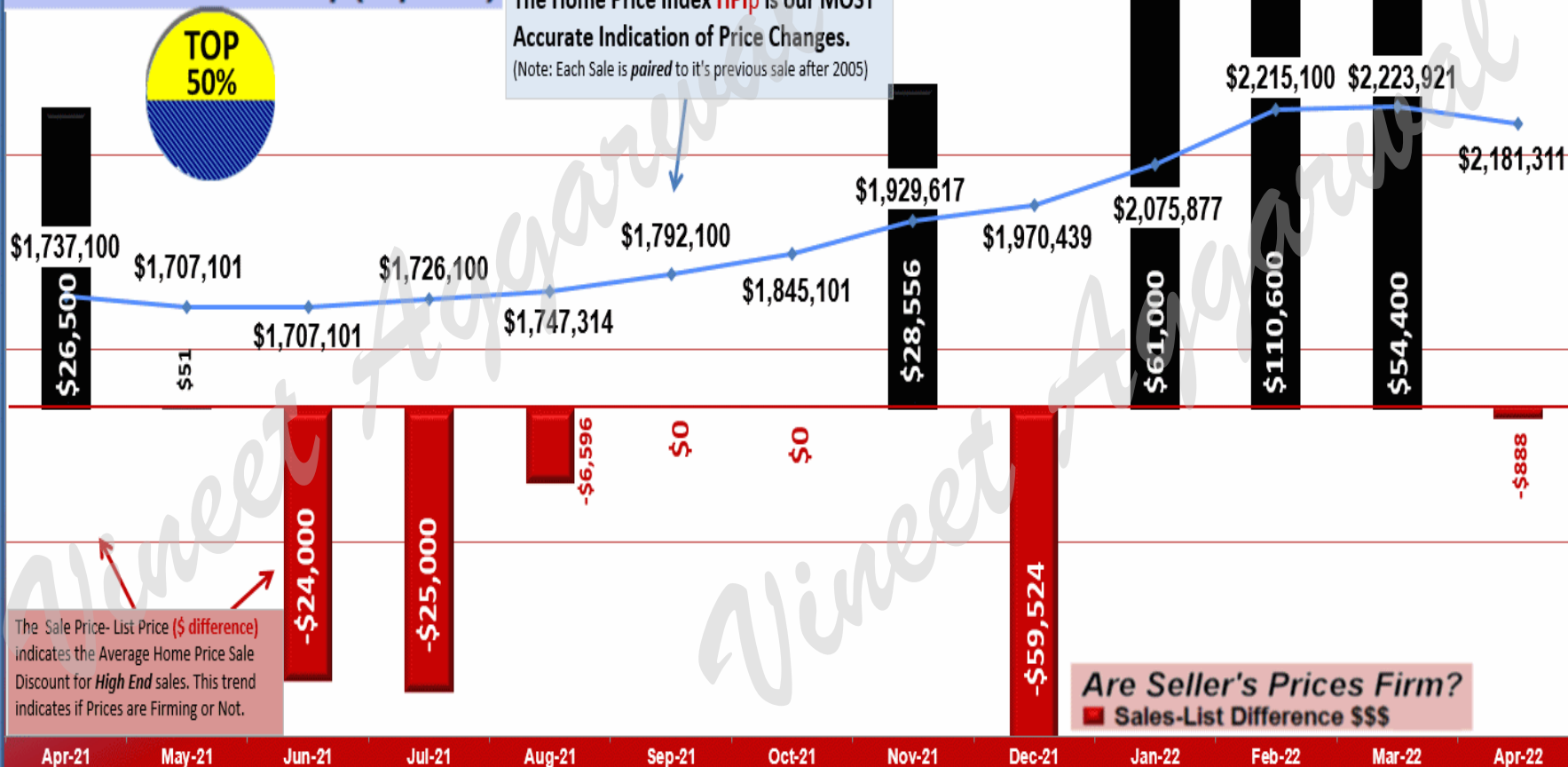
North Langley: Walnut Grove, Fort Langley Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

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



Homes Over \$1,600,000
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



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



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Market Analysis and Forecasting

May 1/22 Langley - Walnut Grove



Detached North Langley: Walnut Grove, Fort Langley Total Listings, Sales, and %SOLD Rates

→ Total Listings → Sales Homes Over \$1,600,000

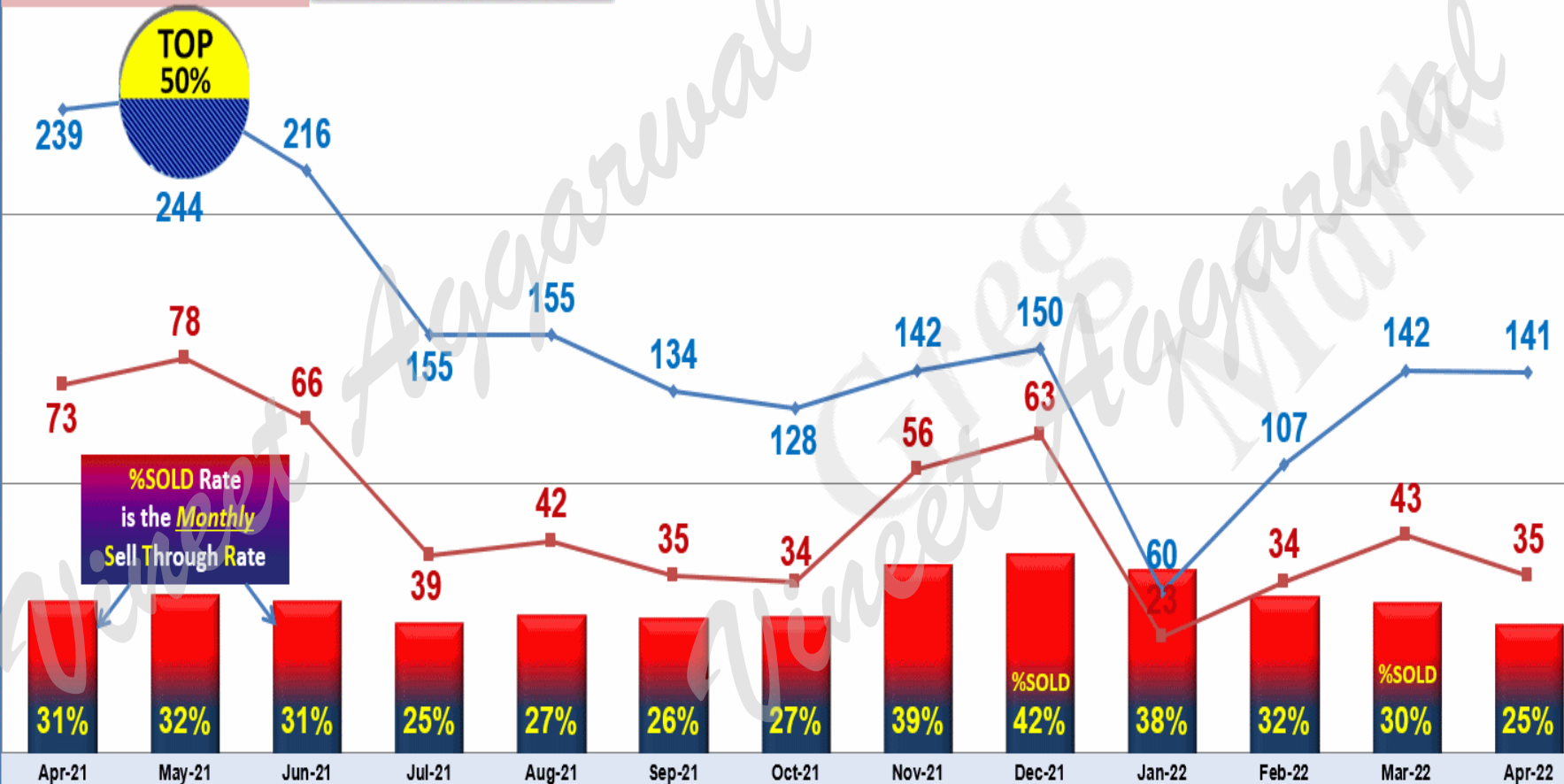
Sales / Listings
Monthly Totals



Detached



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



Detached



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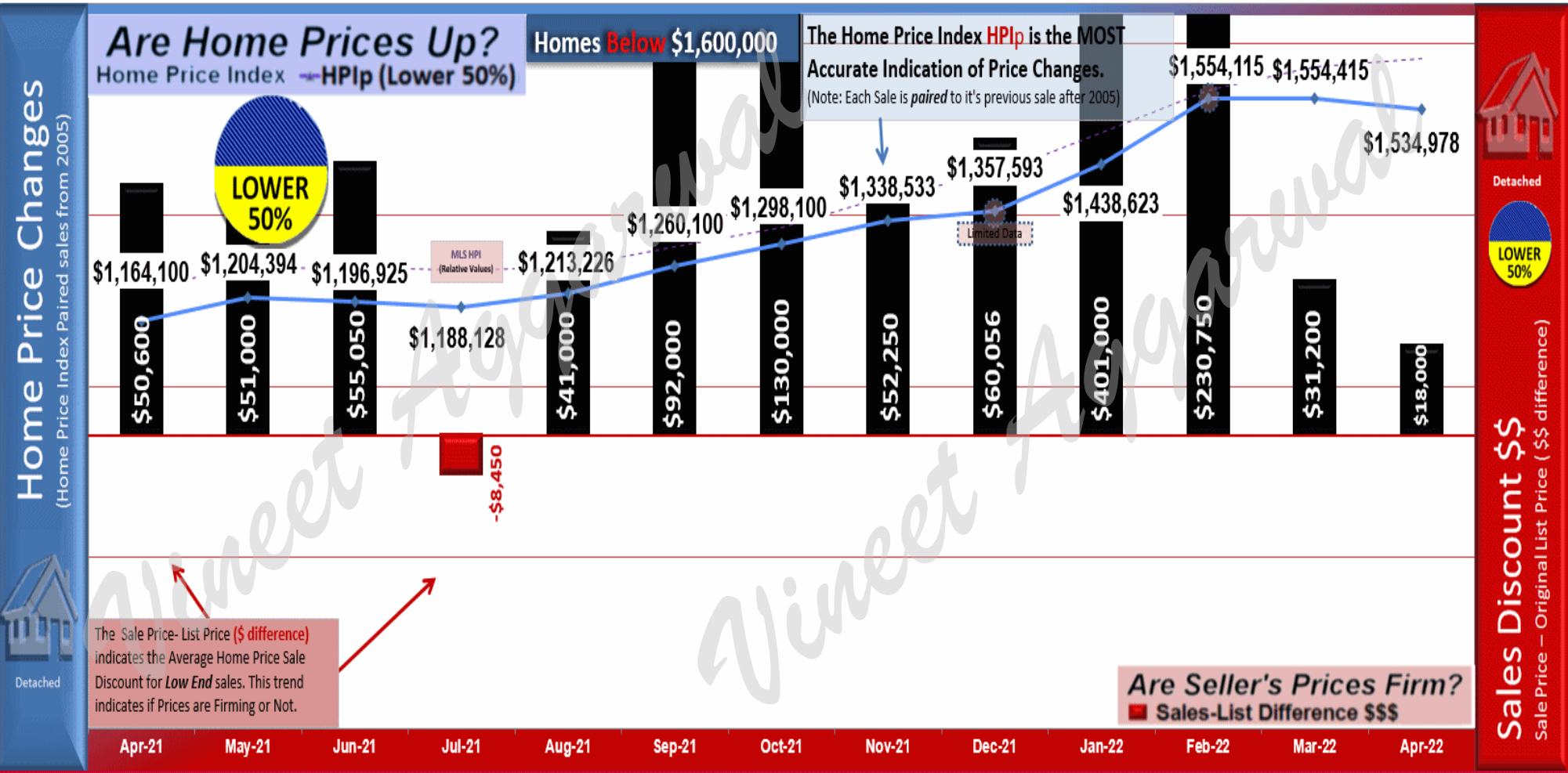
Market Analysis and Forecasting

May 1/22 Langley - Walnut Grove



Detached

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



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



Detached



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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Vancouver Market Reports

Statistics, on the Web!

detached homes



Market Analysis and Forecasting

May 1/22 Langley - Walnut Grove



Detached North Langley: Walnut Grove, Fort Langley Total Listings^{**}, Sales, and %SOLD Rates

→ Total Listings → Sales Homes Below \$1,600,000

Sales / Listings
Monthly Totals



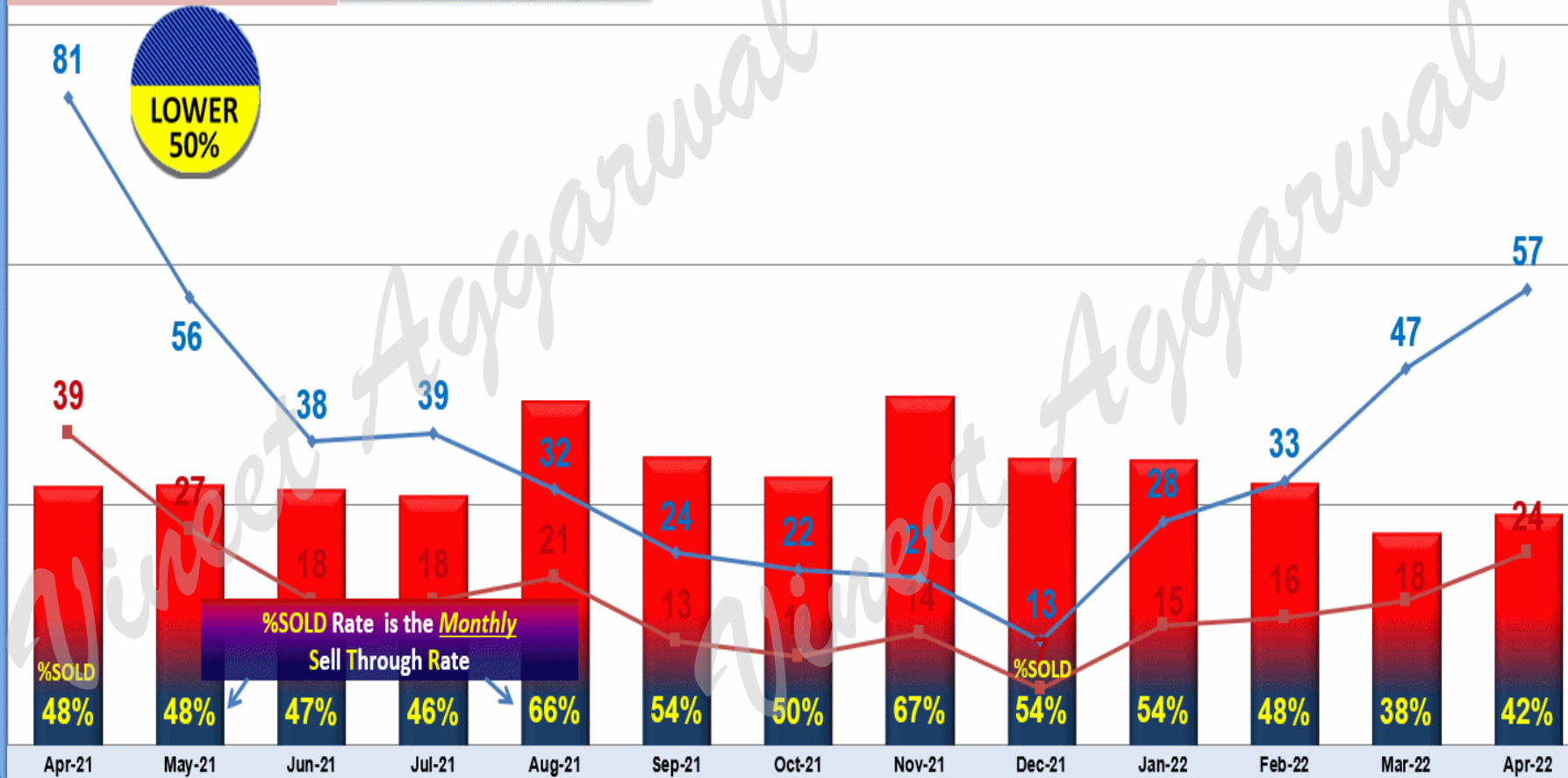
Detached



Detached



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



%SOLD Rate is the Monthly Sell Through Rate

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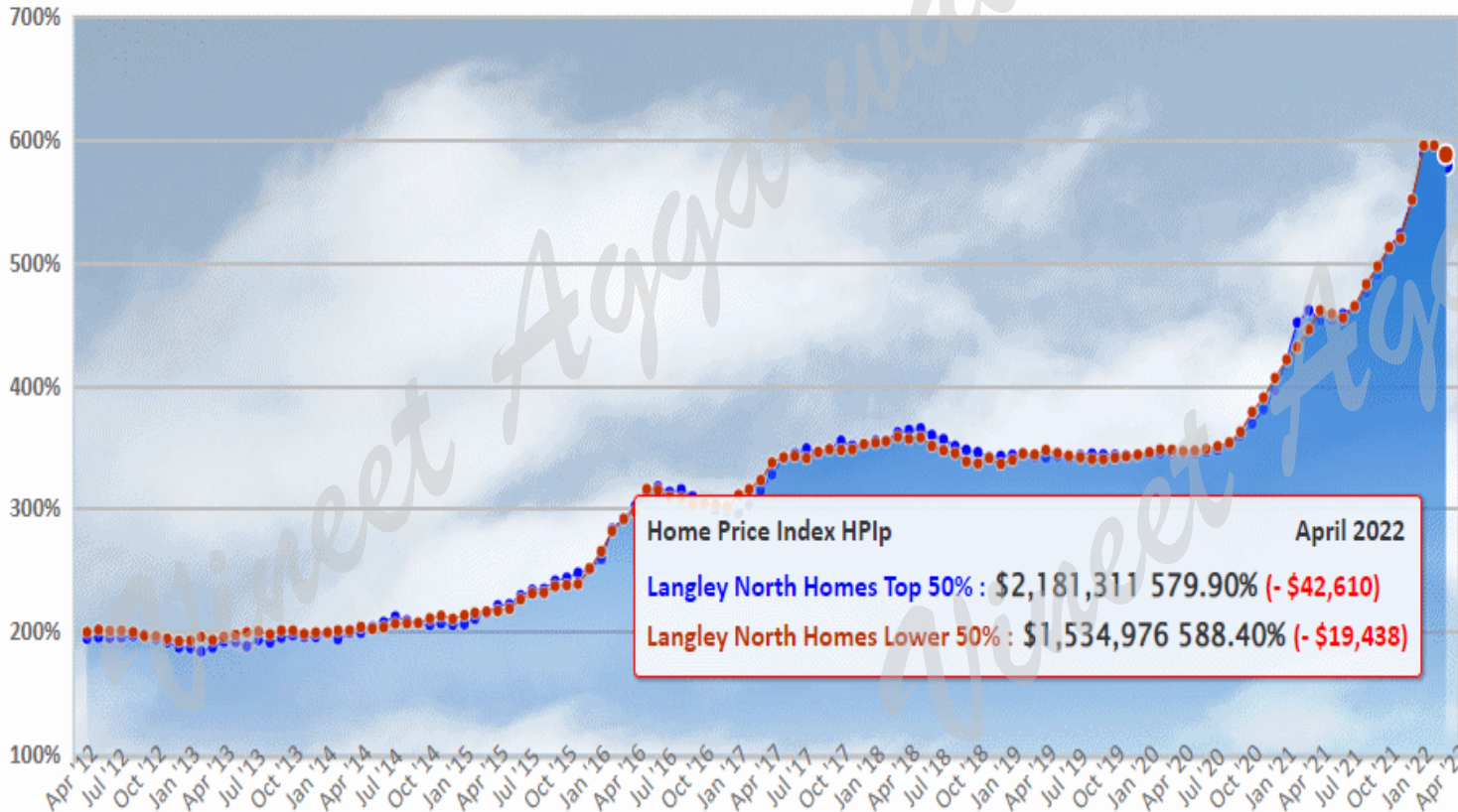
Market Analysis and Forecasting

May 1/22 Langley - Walnut Grove

RE/MAX

Powered by the Greater Vancouver Market Reports HPIp

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



Monthly Home values

| Date | Value |
|----------|----------|
| Apr 2022 | % 579.90 |
| Mar 2022 | % 591.20 |
| Feb 2022 | % 588.90 |
| Jan 2022 | % 551.90 |
| Dec 2021 | % 523.90 |
| Nov 2021 | % 513.00 |
| Oct 2021 | % 490.50 |
| Sep 2021 | % 476.40 |
| Aug 2021 | % 464.50 |
| Jul 2021 | % 458.90 |
| Jun 2021 | % 453.80 |
| May 2021 | % 453.80 |



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Market Analysis and Forecasting

May 1/22 Langley, Cloverdale



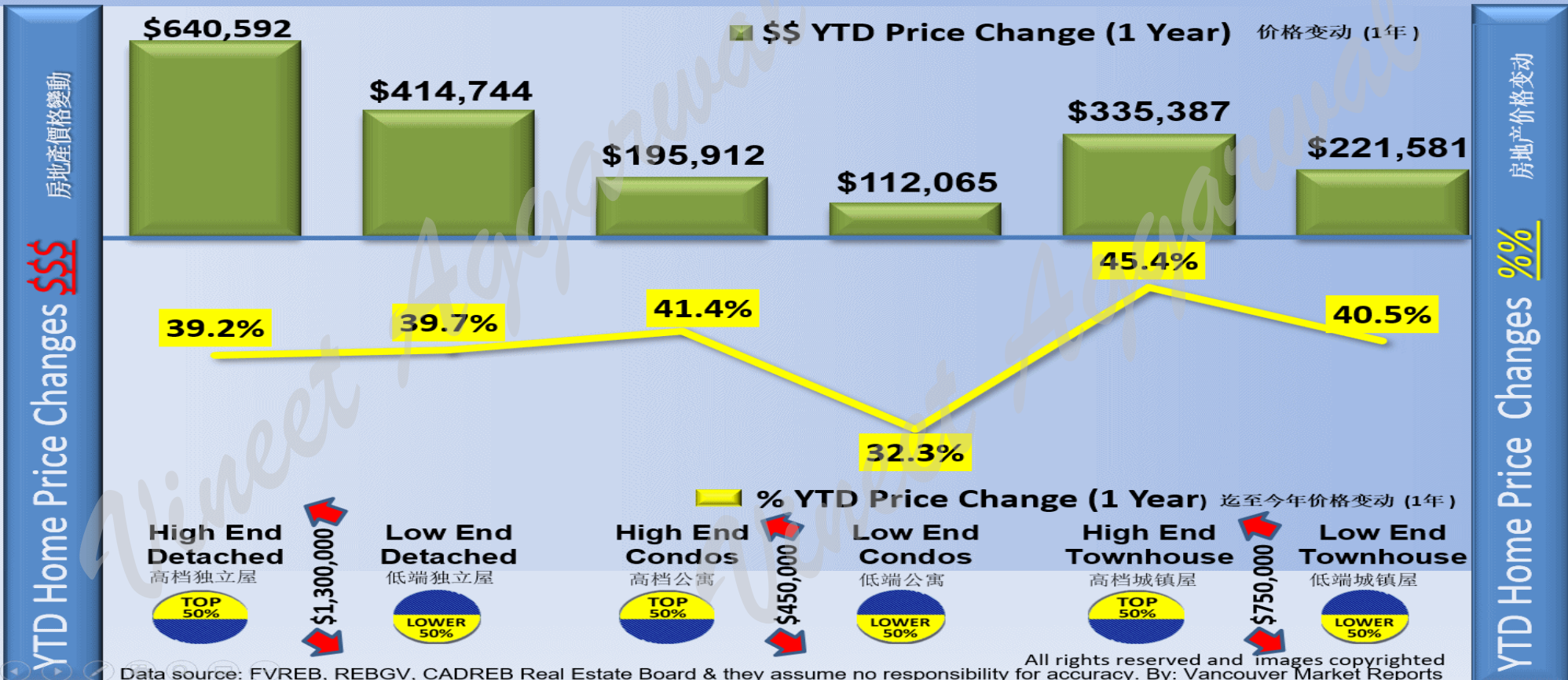
Langley-Cloverdale Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

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

房屋类型: 迄于今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports HPIp



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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Market Analysis and Forecasting

May 1/22 Langley, Cloverdale

RE/MAX

Monthly Market Activity - Apr 2022 Single Family



May 1 2022 Langley, Cloverdale Market Update (Detached)

Current: Langley, Cloverdale is in a Seller Market with average listing inventories, a **20 %SOLD** rate and a 103% 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: Homes below \$1.1 mill. have High **40.5 %SOLD** rate and is in a Seller Market.

Least Active Price Range: Homes above \$5.5 mill. have **4.5 %SOLD** rate.

History: The Langley, Cloverdale Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$523,480.
The Langley, Cloverdale Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$335,697.

*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 Langley, Cloverdale

RE/MAX

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

Langley, Cloverdale List Price Ranges Statistics - Apr 2022

| Home Price Range | Total Listings (Month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD | |
|-------------------------|------------------------|------------|----------|------------------------|--------------------------|------------|---|
| 0-\$1,100,000 | 37 | 15 | 11 | 100% | \$1,200 | 40.5% | ↑ |
| \$1,100,001-\$1,400,000 | 79 | 28 | 8 | 99% | -\$11,000 | 35.4% | ↑ |
| \$1,400,001-\$1,550,000 | 77 | 28 | 7 | 100% | \$0 | 36.4% | ↑ |
| \$1,550,001-\$1,700,000 | 100 | 22 | 12 | 100% | \$0 | 22.0% | ↑ |
| \$1,700,001-\$1,850,000 | 69 | 8 | 7 | 104% | \$69,494 | 11.6% | |
| \$2,000,000-\$2,300,000 | 87 | 13 | 7 | 100% | -\$4,800 | 14.9% | |
| \$2,300,001-\$2,750,000 | 69 | 9 | 8 | 101% | \$21,000 | 13.0% | |
| \$2,750,001-\$3,750,000 | 67 | 6 | 6 | 100% | -\$7,500 | 9.0% | ↓ |
| \$3,750,001-\$5,500,000 | 34 | 2 | 30 | 97% | -\$111,500 | 5.9% | ↓ |
| \$5,500,001 and more | 48 | 2 | 5 | 105% | \$453,000 | 4.2% | ↓ |
| Total Activity | 667 | 133 | 8 | 100% | \$0 | 20% | ↑ |

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) | 760 | 660 | 667 | | 7 | ↑ |
| Active Listings (1st of the month) | 364 | 318 | 415 | 467 | 52 | ↑ |
| Solds | 281 | 203 | 133 | | -70 | ↓ |
| Days on Market (DOM) | 7 | 9 | 8 | | -1 | ↓ |
| %SOLD (Sales/ Listings /mntly rate) | 37.0% | 30.8% | 19.9% | | -10.8% | ↓ |
| (Top 50%) Home Price Index HPIp | \$1,720,616 | \$2,313,626 | \$2,244,096 | | -\$69,530 | ↓ |
| (Lower 50%) Home Price Index HPIp | \$1,104,403 | \$1,506,158 | \$1,440,100 | | -\$66,058 | ↓ |



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Vancouver Market Reports

Statistics, on the Web!

detached homes



Market Analysis and Forecasting

May 1/22 Langley, Cloverdale

RE/MAX

What Sold in your Neighbourhood and for What Price?

| Langley, Cloverdale Sub areas Statistics - Apr 2022 | | | | Detached | | |
|---|---------------------------|------------|----------|---------------------------|-----------------------------|------------|
| Neighbourhoods | Total Listings (Month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD |
| Cloverdale BC | 185 | 15 | 12 | 100% | \$0 | 8.1% |
| Serpentine | 6 | 28 | 5 | 113% | \$1,006,000 | 466.7% |
| Clayton | 56 | 28 | 6 | 103% | \$50,000 | 50.0% |
| Murrayville | 31 | 22 | 7 | 103% | \$49,000 | 71.0% |
| Salmon River | 50 | 8 | 6 | 100% | \$10,500 | 16.0% |
| Brookswood Langley | 95 | 13 | 9 | 98% | -\$24,450 | 13.7% |
| Aldergrove Langley | 81 | 9 | 7 | 99% | -\$4,900 | 11.1% |
| Campbell Valley | 42 | 6 | 22 | 99% | -\$25,000 | 14.3% |
| Otter District | 27 | 2 | 12 | 94% | -\$42,000 | 7.4% |
| Langley City | 94 | 2 | 8 | 99% | -\$19,880 | 2.1% |
| Total Activity | 667 | 133 | 8 | 100% | \$0 | 20% |



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Next Months Market Forecast

Forecast: Langley, Cloverdale has an average Listing supply; 467 homes are for sale and with the **20 %SOLD** monthly rate gives us a ~5 months of inventory. 18% of the active listings have reduced their price by \$133,203 on average or \$100,000 median in the last month. We project Langley, Cloverdale Detached to be a 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 Langley, Cloverdale 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 **Langley, Cloverdale HPI Top 50%** representing the higher end sales and the **Langley, Cloverdale 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 Langley, Cloverdale



Detached Langley, Cloverdale 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)

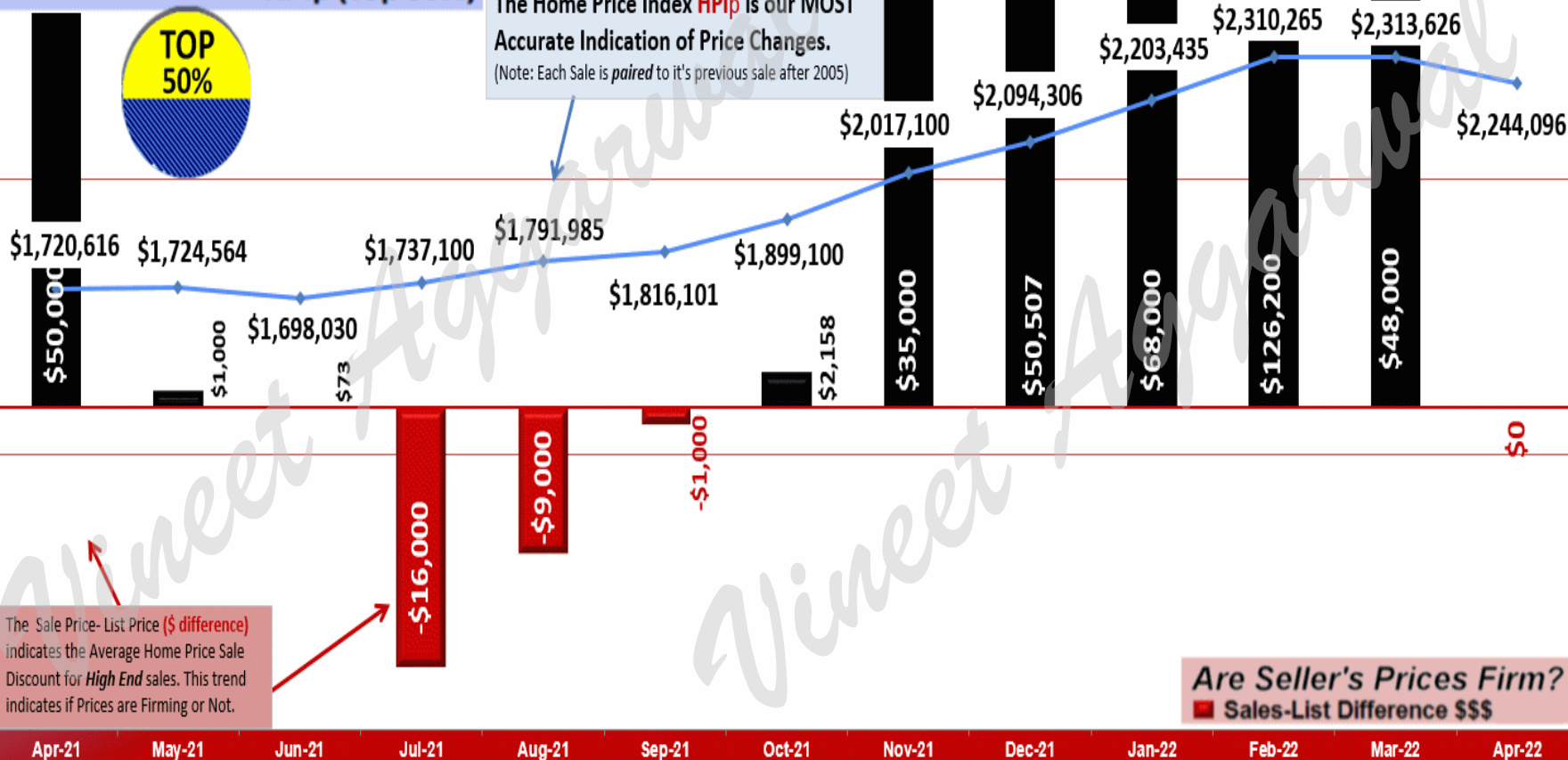
Are Home Prices Up?

Home Price Index → HPIp (Top 50%)



Homes Over \$1,550,000

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



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



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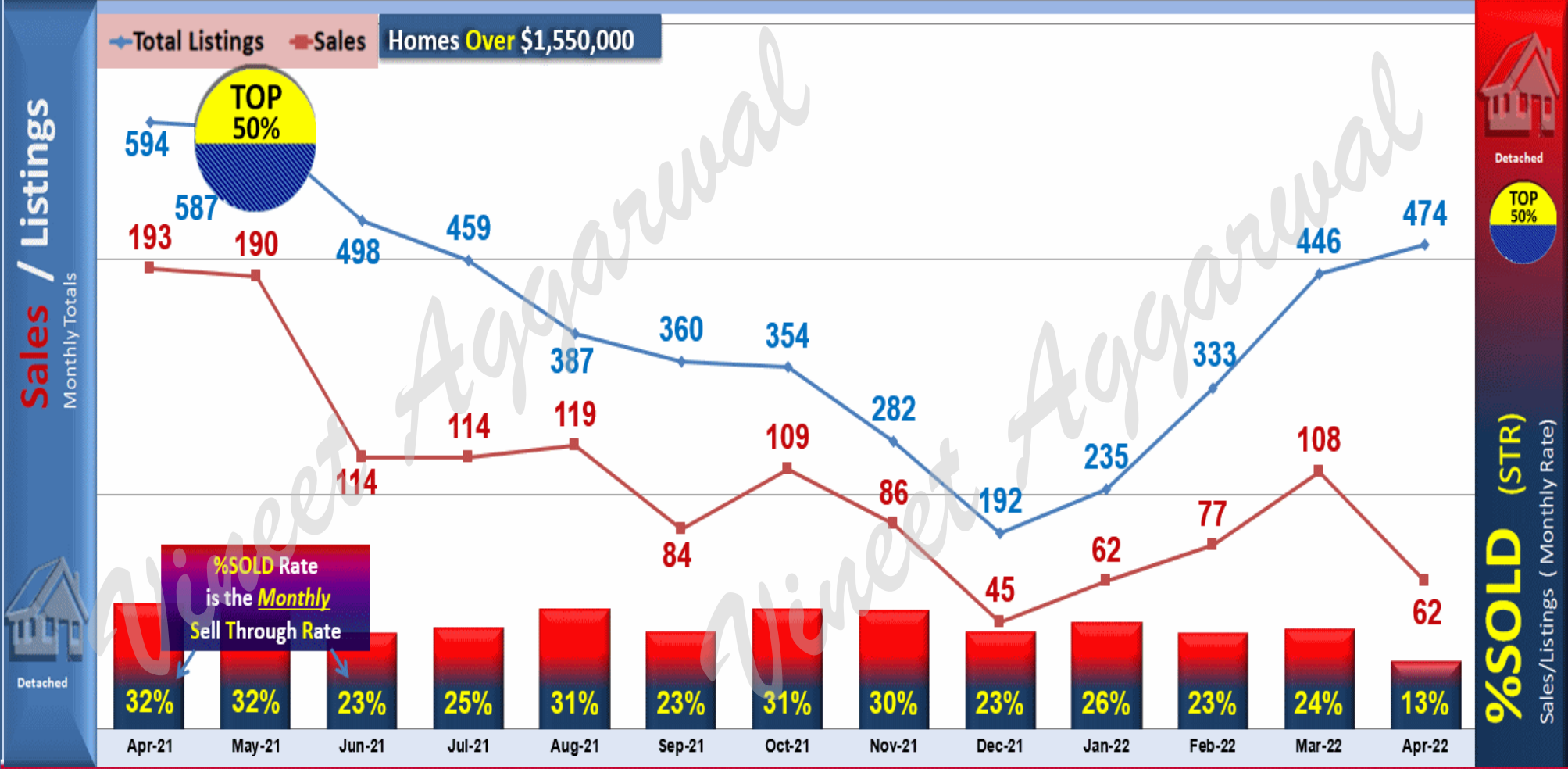


Market Analysis and Forecasting

May 1/22 Langley, Cloverdale

RE/MAX

Detached Langley, Cloverdale Total Listings **, Sales, and %SOLD Rates



Sales / Listings
Monthly Totals



Detached
TOP 50%

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

*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 Langley, Cloverdale

RE/MAX

Detached

Langley, Cloverdale

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

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

Are Home Prices Up?

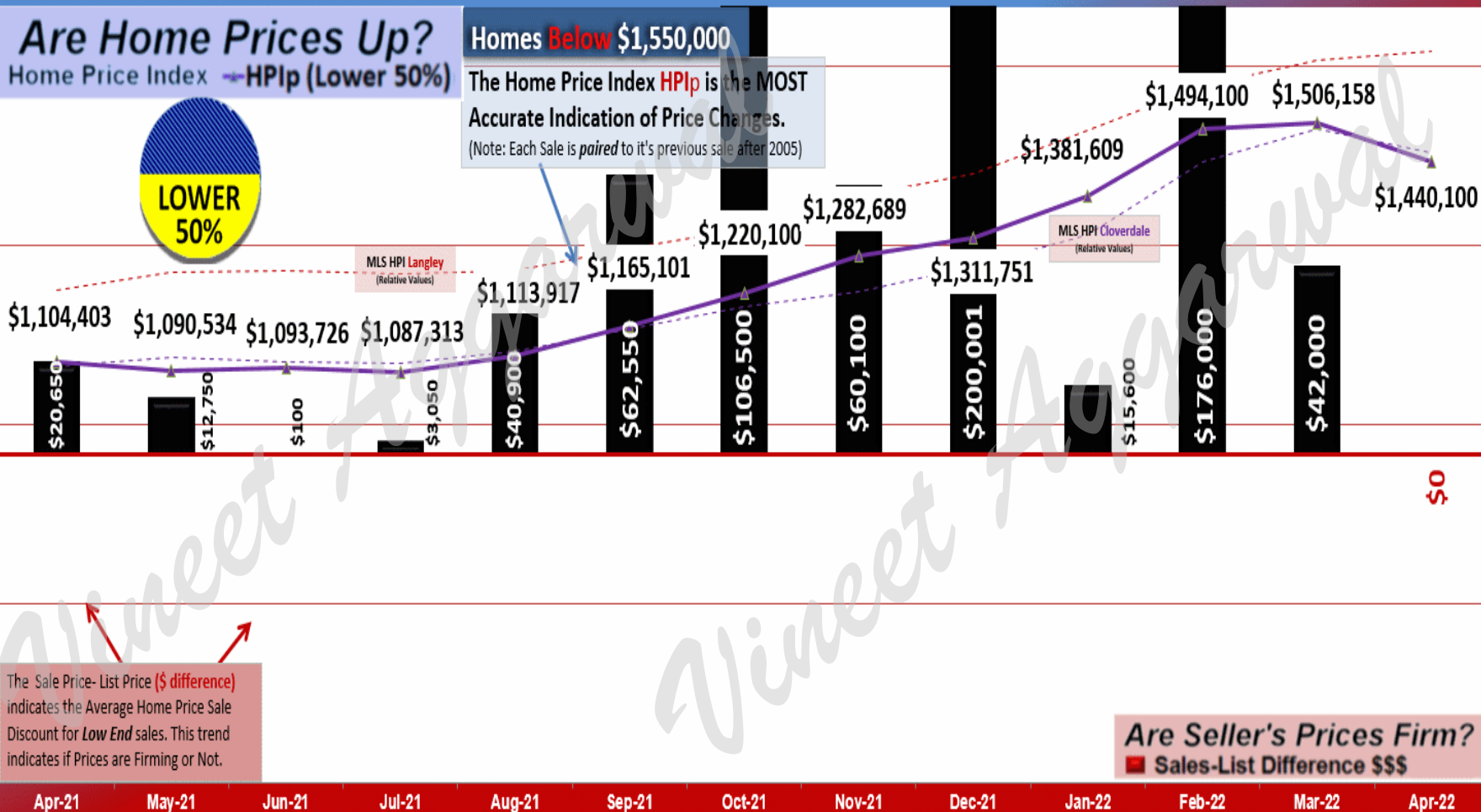
Home Price Index → HPIp (Lower 50%)



Homes Below \$1,550,000

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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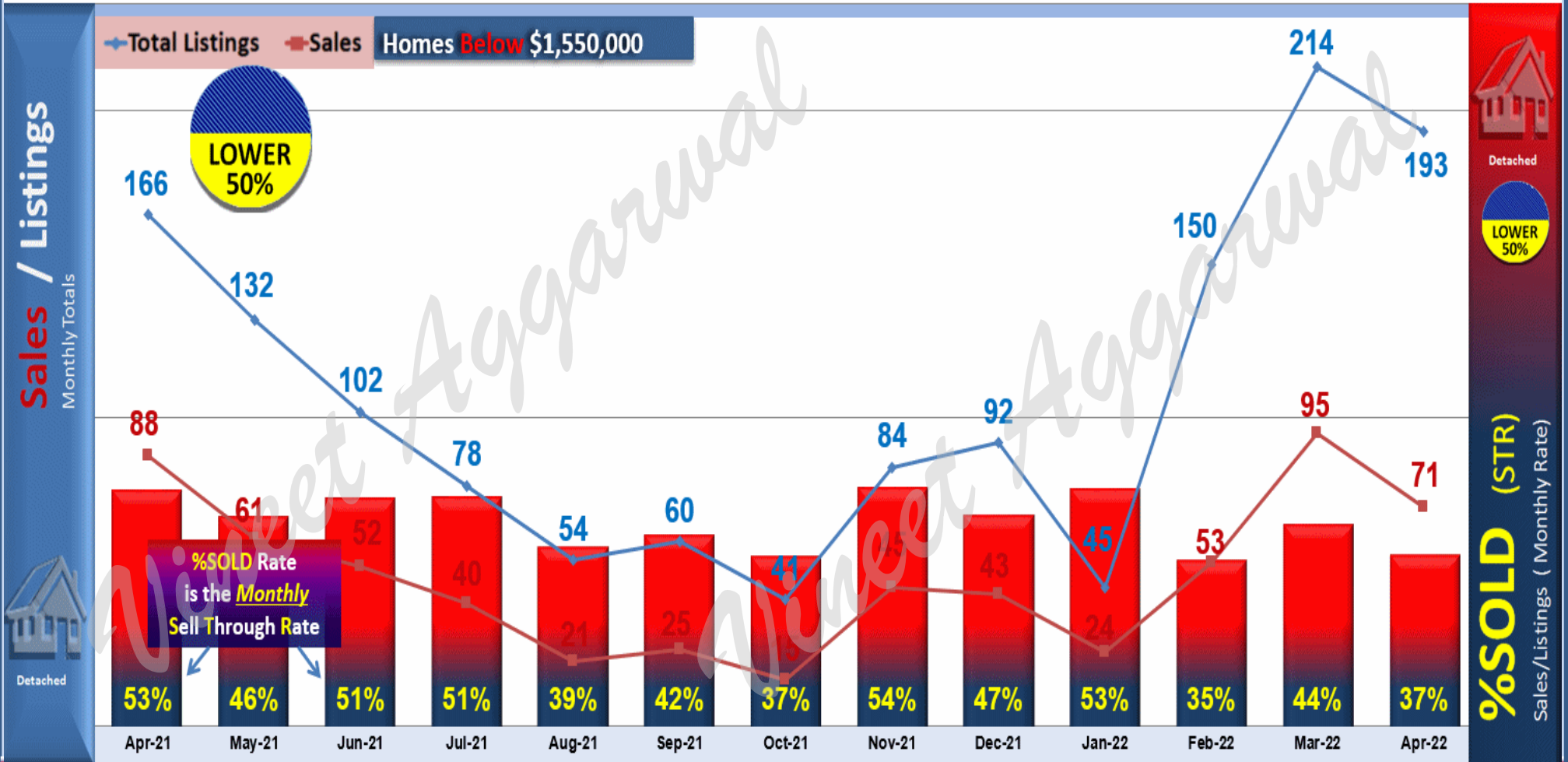
Market Analysis and Forecasting

May 1/22 Langley, Cloverdale



Detached Langley, Cloverdale Total Listings **, Sales, and %SOLD Rates

← Total Listings → Sales Homes Below \$1,550,000



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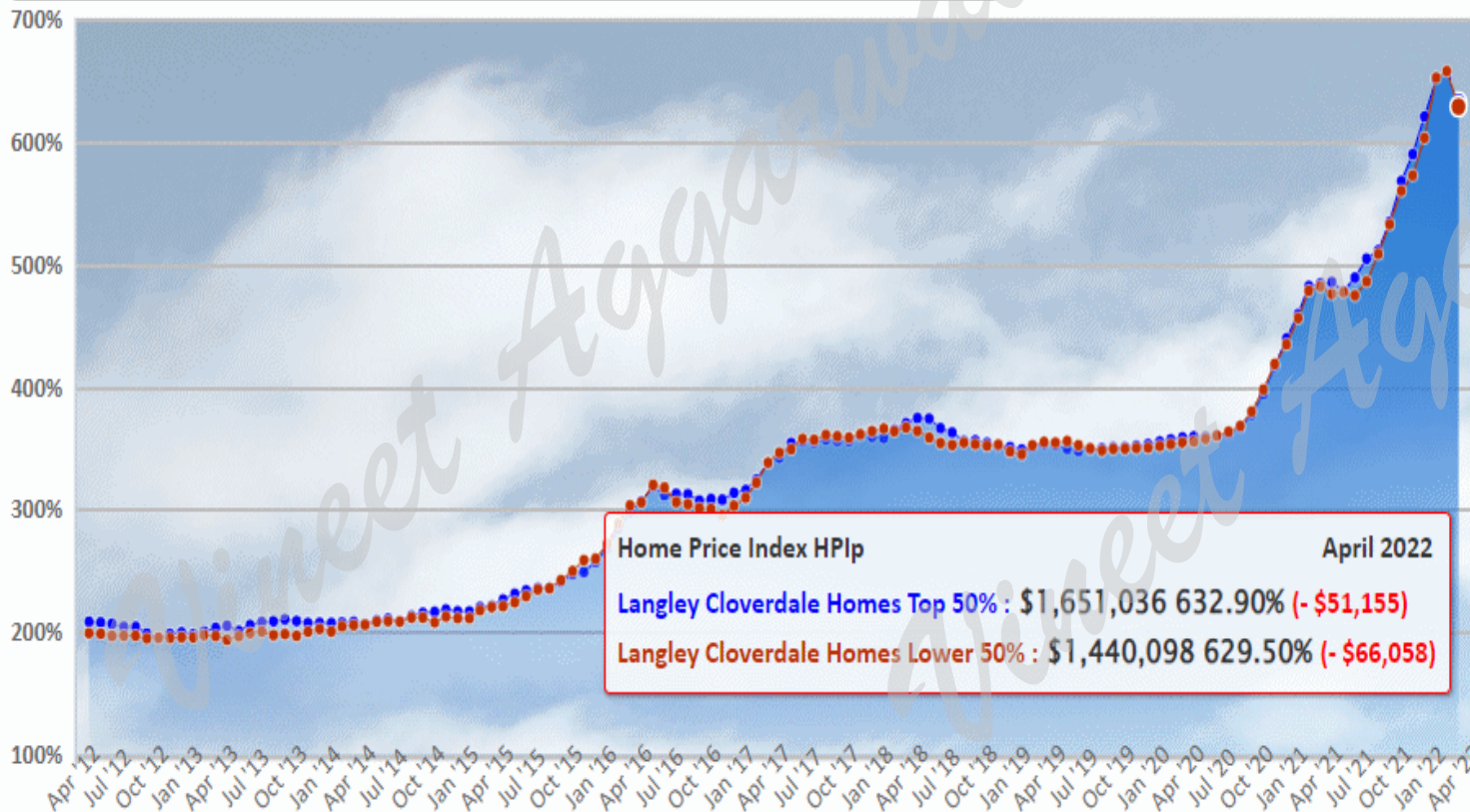
May 1/22 Langley, Cloverdale



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Langley Cloverdale Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Langley Cloverdale Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Home Price Index HPIp April 2022
 Langley Cloverdale Homes Top 50% : \$1,651,036 632.90% (- \$51,155)
 Langley Cloverdale Homes Lower 50% : \$1,440,098 629.50% (- \$66,058)

Monthly Home values

| Date | Value |
|----------|----------|
| Apr 2022 | % 632.90 |
| Mar 2022 | % 652.50 |
| Feb 2022 | % 651.50 |
| Jan 2022 | % 621.40 |
| Dec 2021 | % 590.60 |
| Nov 2021 | % 568.90 |
| Oct 2021 | % 535.60 |
| Sep 2021 | % 512.20 |
| Aug 2021 | % 505.40 |
| Jul 2021 | % 489.90 |
| Jun 2021 | % 478.90 |
| May 2021 | % 486.40 |



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Vancouver Market Reports

Statistics, on the Web!

attached homes

Market Analysis and Forecasting

May 1/22 White Rock & S. Surrey



| Neighbourhoods | Total Listings (Month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD |
|-----------------------|------------------------|------------|----------|------------------------|--------------------------|------------|
| Elgin Chantrell | 6 | 2 | 6 | 110% | \$87,550 | 33.3% |
| Sunnyside Park Surrey | 27 | 11 | 8 | 101% | \$11,000 | 40.7% |
| Crescent Bch Ocn Pk. | 7 | 4 | 4 | 100% | \$500 | 57.1% |
| White Rock | 177 | 58 | 7 | 100% | \$0 | 32.8% |
| King George Corridor | 81 | 32 | 8 | 100% | \$4,150 | 39.5% |
| Hazelmere | 1 | 0 | | | | 0.0% |
| Grandview Surrey | 159 | 45 | 8 | 103% | \$30,000 | 28.3% |
| Morgan Creek | 31 | 10 | 8 | 101% | \$12,550 | 32.3% |
| Pacific Douglas | 38 | 11 | 9 | 100% | \$0 | 28.9% |
| Total Activity | 527 | 173 | 7 | 101% | \$6,000 | 33% |

| Home Price Range | Total Listings (Month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD |
|-------------------------|------------------------|------------|----------|------------------------|--------------------------|------------|
| \$0-\$550,000 | 69 | 34 | 7 | 100% | \$0 | 49.3% |
| \$550,001-\$700,000 | 83 | 35 | 7 | 101% | \$7,000 | 42.2% |
| \$700,001-\$850,000 | 62 | 20 | 8 | 102% | \$20,051 | 32.3% |
| \$850,001-\$975,000 | 56 | 13 | 8 | 103% | \$27,000 | 23.2% |
| \$975,001-\$1,050,000 | 67 | 19 | 10 | 105% | \$50,000 | 28.4% |
| \$1,050,001-\$1,250,000 | 96 | 29 | 8 | 100% | -\$3,000 | 30.2% |
| \$1,250,001 and more | 94 | 23 | 6 | 100% | \$100 | 24.5% |
| Total Activity | 527 | 173 | 7 | 101% | \$6,000 | 33% |

| Monthly Changes Summary | Apr-21 | Mar-22 | Apr-22 | 5/1/2022 | Change |
|--|-------------|-------------|-------------|----------|-------------|
| Total Listings (A,S,T,C,X) | 640 | 510 | 527 | | 17 ↑ |
| Active Listings | 299 | 214 | 232 | 317 | 85 ↓ |
| Solds | 232 | 235 | 173 | | -62 ↓ |
| Days on Market (DOM) | 7 | 7 | 7 | | 0 |
| %SOLD (Sales/Listings/monthly rate) | 36% | 46.1% | 32.8% | | -13.3% ↓ |
| Condos (Top 50%) Home Price Index HPIp | \$717,367 | \$897,300 | \$900,983 | | \$3,683 ↑ |
| Condos (Lower 50%) Home Price Index HPIp | \$429,460 | \$523,931 | \$525,836 | | \$1,905 ↑ |
| Twnhs (Top 50%) Home Price Index HPIp | \$1,050,399 | \$1,404,101 | \$1,347,348 | | -\$56,753 ↓ |
| Twnhs (Lower 50%) Home Price Index HPIp | \$670,613 | \$863,719 | \$843,137 | | -\$20,582 ↓ |

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.

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

Current: White Rock South Surrey is in a Seller Market with average listing inventories, **33 %SOLD** rate and a 101% Sell/List Ratio.
(This means that there is an average of \$6,001 increase on a sale from the original list price)

Most Active Price Range: Homes above \$550,000 have **49.3 %SOLD** rate.

Least Active Price Range: Homes between \$850,00 - \$975,000 have **24.5 %SOLD** rate.

History: The White Rock South Surrey's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$183,616.
The White Rock South Surrey's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$96,377.
The White Rock South Surrey's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$296,949.
The White Rock South Surrey's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$172,524.
*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Forecast: White Rock has average Listing Inventories, 18% less last year.
The Sold Listings are 62 less in count compared last 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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attached homes

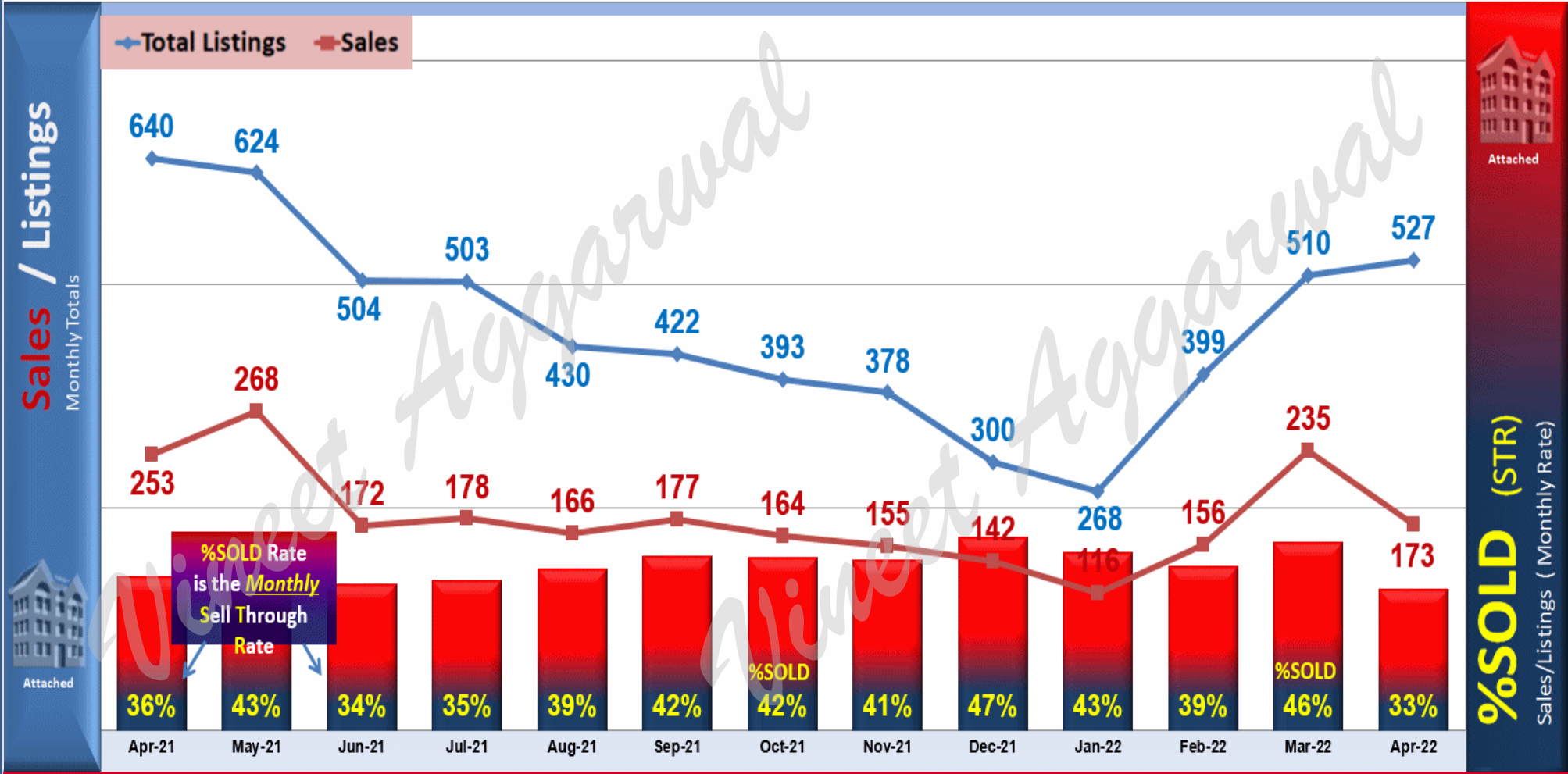


Market Analysis and Forecasting

May 1/22 White Rock & S. Surrey

RE/MAX

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



Sales / Listings
Monthly Totals



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



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

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Market Analysis and Forecasting

May 1/22 White Rock & S. Surrey

RE/MAX

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)

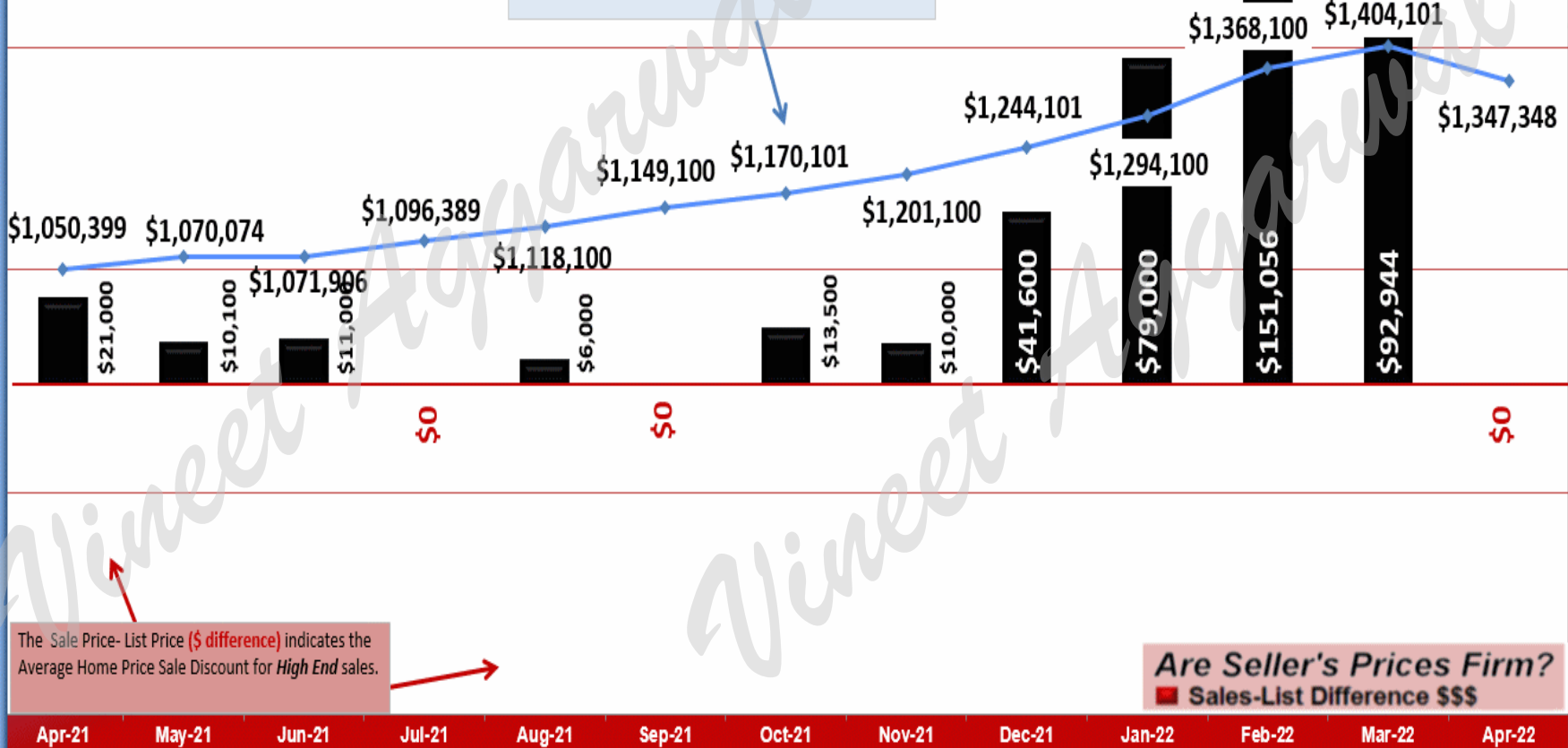
Home Price Changes
(Home Price Index Paired sales from 2005)

Townhouses
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.

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

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



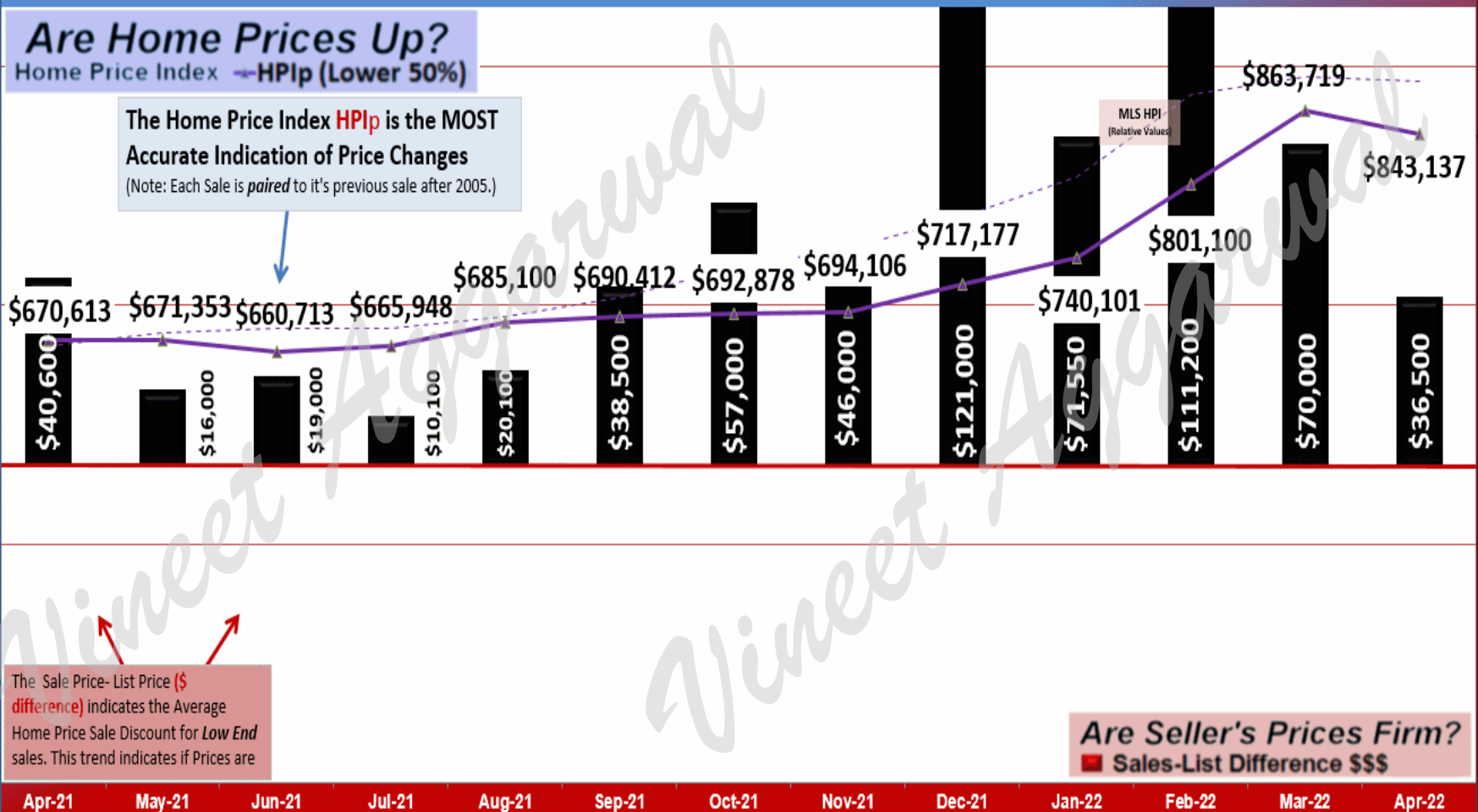
Townhouses



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

Are Home Prices Up? 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.)



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

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



Townhouses

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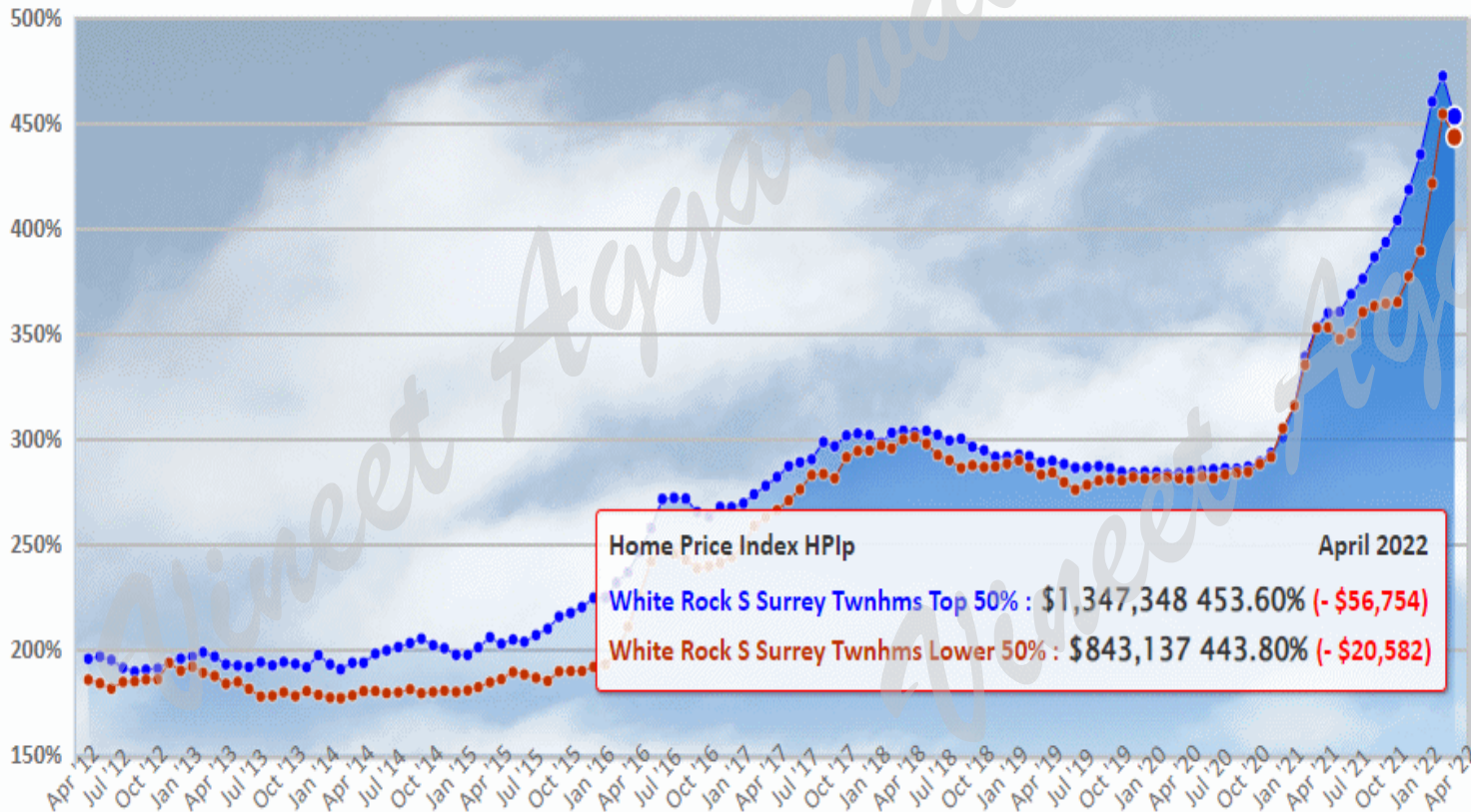
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White Rock S Surrey Twnhms Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 White Rock S Surrey Twnhms Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

| Date | Value |
|----------|----------|
| 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 |
| May 2021 | % 360.20 |



*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **all marketed listings /month.
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May 1/22 White Rock & S. Surrey

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White Rock - South Surrey

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

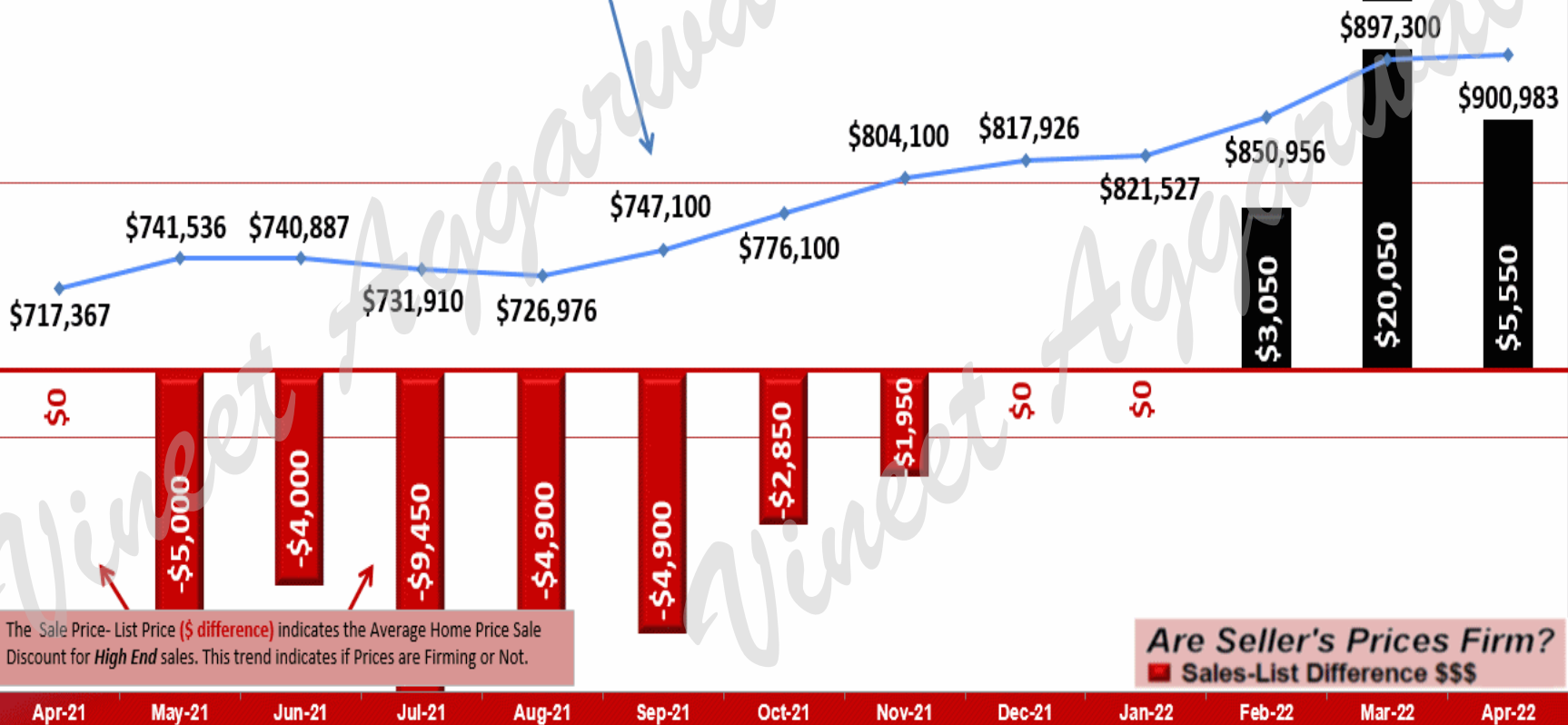
TOP 50%

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 \$\$\$



Condominiums



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May 1/22 White Rock & S. Surrey

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White Rock - South Surrey

Condos

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

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



Condominiums

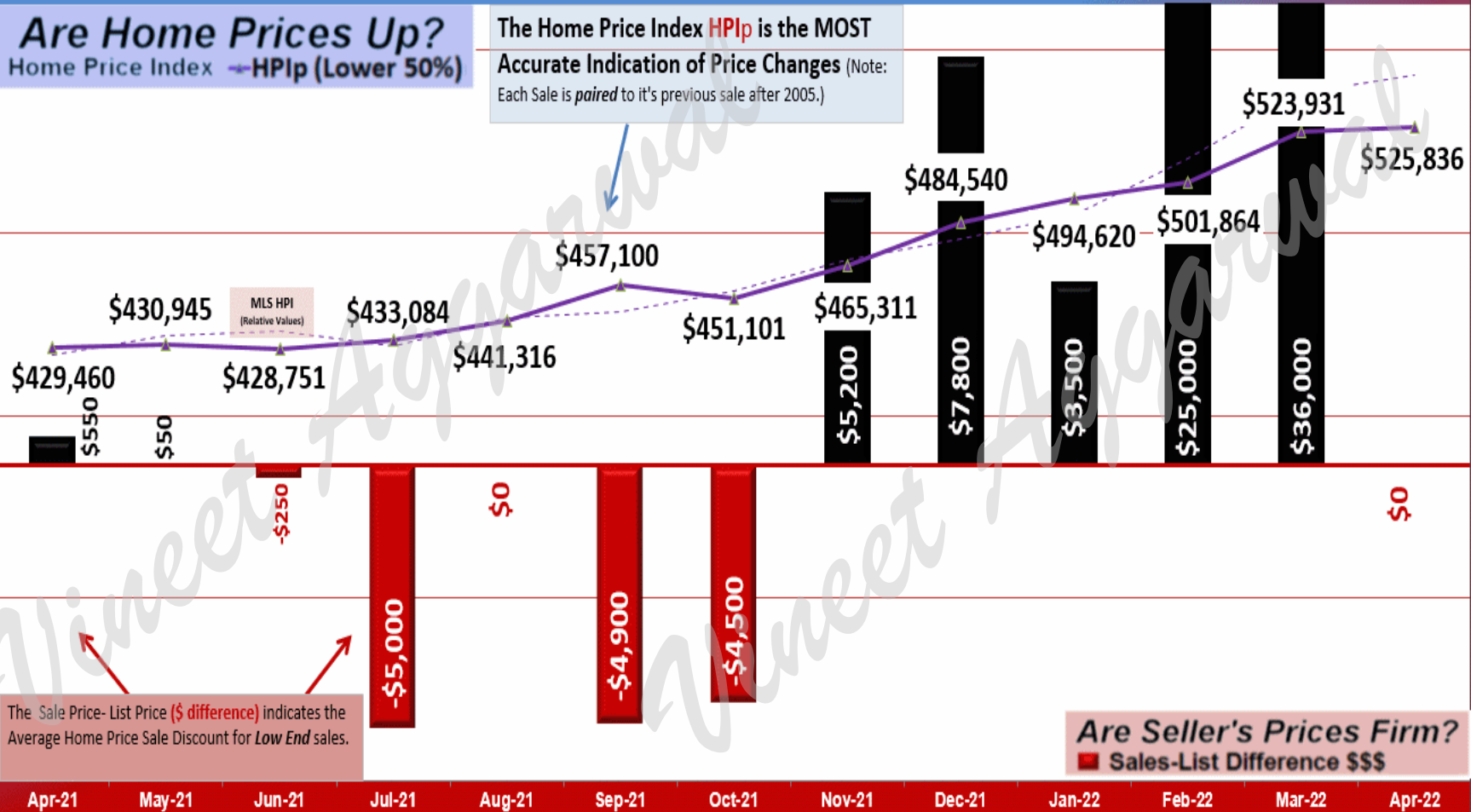


Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)

Are Home Prices Up?

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.)



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

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



Condominiums



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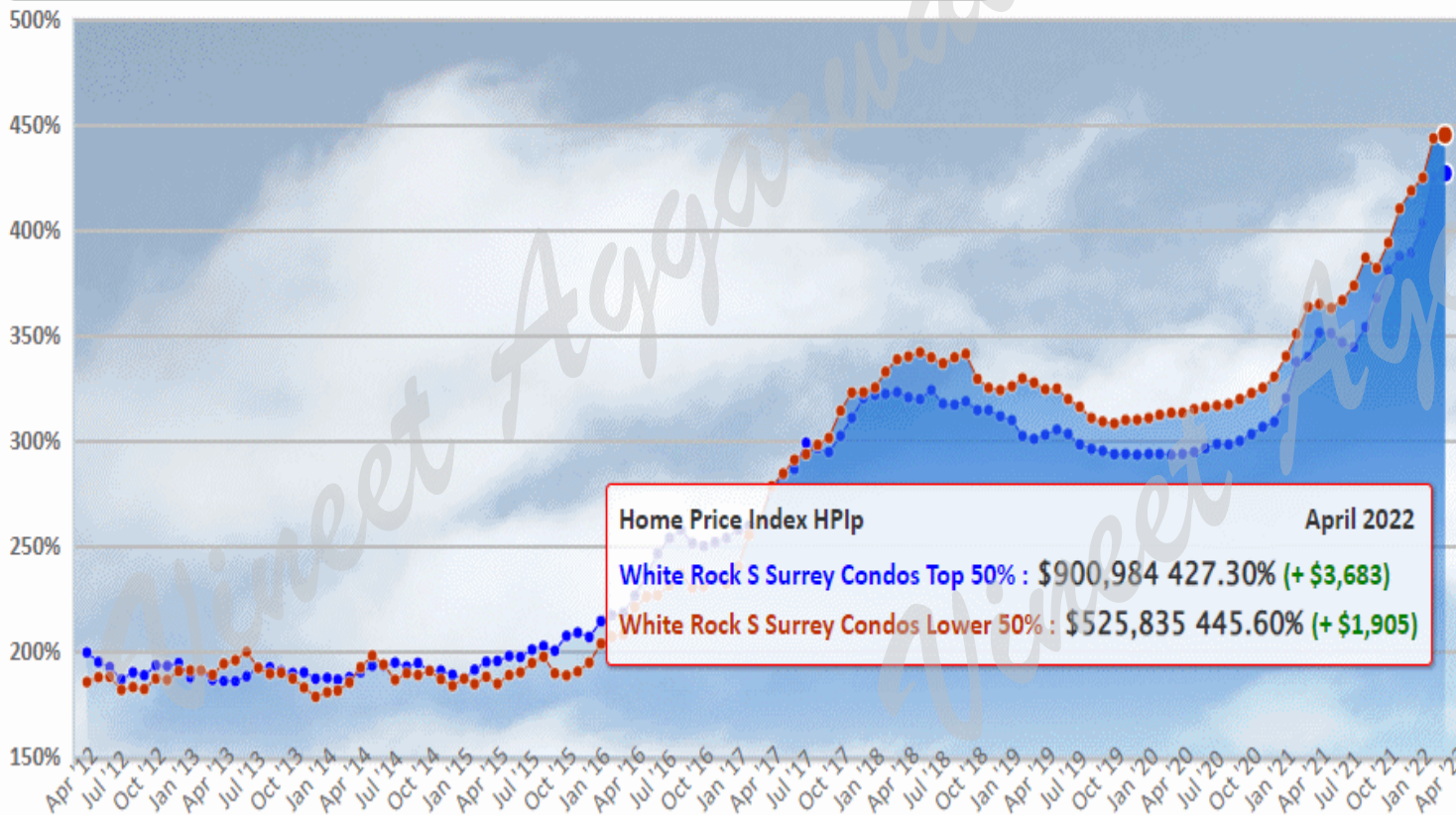
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White Rock S Surrey Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 White Rock S Surrey Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

| Date | Value |
|----------|----------|
| Apr 2022 | % 427.30 |
| Mar 2022 | % 425.50 |
| Feb 2022 | % 403.60 |
| Jan 2022 | % 389.60 |
| Dec 2021 | % 387.90 |
| Nov 2021 | % 381.30 |
| Oct 2021 | % 368.10 |
| Sep 2021 | % 354.30 |
| Aug 2021 | % 344.80 |
| Jul 2021 | % 347.10 |
| Jun 2021 | % 351.40 |
| May 2021 | % 351.70 |



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Market Analysis and Forecasting

May 1/22 East Surrey



East Surrey Sub areas Statistics - Apr 2022

| Neighbourhoods | Total Listings (/month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD |
|-----------------------|----------------------------|------------|----------|---------------------------|-----------------------------|------------|
| Fraser Heights | 29 | 1 | 7 | 103% | \$30,000 | 3.4% |
| Guildford | 151 | 55 | 8 | 105% | \$36,000 | 36.4% |
| Fleetwood Tynehead | 138 | 33 | 10 | 104% | \$35,000 | 23.9% |
| Panorama Ridge | 26 | 2 | 6 | 113% | \$133,500 | 7.7% |
| Sullivan Station | 173 | 36 | 9 | 104% | \$33,001 | 20.8% |
| Total Activity | 517 | 127 | 9 | 104% | \$35,000 | 25% |

Attached

East Surrey List Price Ranges Statistics - Apr 2022

| Home Price Range | Total Listings (/month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD |
|-----------------------|----------------------------|------------|----------|---------------------------|-----------------------------|------------|
| \$0-\$575,000 | 65 | 29 | 7 | 107% | \$36,000 | 44.6% |
| \$575,001-\$775,000 | 100 | 32 | 11 | 103% | \$19,000 | 32.0% |
| \$775,001-\$850,000 | 70 | 23 | 11 | 104% | \$30,001 | 32.9% |
| \$850,001-\$950,000 | 89 | 18 | 7 | 106% | \$51,000 | 20.2% |
| \$950,001-\$1,000,000 | 77 | 15 | 12 | 104% | \$40,100 | 19.5% |
| \$1,000,001 and more | 116 | 10 | 9 | 101% | \$17,501 | 8.6% |
| Total Activity | 517 | 127 | 9 | 104% | \$35,000 | 25% |

Attached

| Monthly Changes Summary | Apr-21 | Mar-22 | Apr-22 | 5/1/2022 | Change |
|---|-----------|-----------|-------------|----------|----------|
| Total Listings** (A,S,T,C,X) | 491 | 553 | 517 | | -36 |
| Active Listings (1st of the month) | 208 | 221 | 295 | 318 | 23 |
| Solds | 159 | 217 | 127 | | -90 |
| Days on Market (DOM) | 7 | 8 | 9 | | 1 |
| %SOLD (Sales/ Listings /monthly rate) | 32% | 39% | 25% | | -14.7% |
| Condos (Top 50%) Home Price Index HPIp | \$476,280 | \$591,263 | \$605,546 | | \$14,283 |
| Condos (Lower 50%) Home Price Index HPIp | \$336,525 | \$390,430 | \$401,702 | | \$11,273 |
| Twnhs (Top 50%) Home Price Index HPIp | \$779,334 | \$993,100 | \$1,049,100 | | \$56,000 |
| Twnhs (Lower 50%) Home Price Index HPIp | \$541,100 | \$650,101 | \$699,336 | | \$49,235 |

Analytical Methods: The East 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 **East Surrey HPIp Top 50%** representing the higher end sales and the **East 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. 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

May 1 2022 East Surrey Market Update Attached Townhomes/ Condos

Current: East Surrey is a Seller Market with average listing inventory, a **25 %SOLD** rate and a 104% Sell/List Ratio.
(This means the discount on a sale from the original list price is averaging \$35,000)

Most Active Price Range: Homes below \$575,000 have **44.6 %SOLD** rate

Least Active Price Range: Homes above \$1,000,000 have **8.6 %SOLD** rate.

History: The East Surrey's **Condos** Year-To-Date Home Price Index

HPIp (Top 50%) shows that prices are increased \$129,266.

The East Surrey's **Condos** Year-To-Date Home Price Index

HPIp (Lower 50%) shows that prices increased \$65,177.

The East Surrey's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)**

shows that prices increased \$269,766.

The East Surrey's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices are increased \$158,236.

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

Forecast: The listing inventory is 5% more than the same month last year.

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

East Surrey

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Attached Townhomes/ Condos

East Surrey

Total Listings, Sales, and %SOLD rates

Sales / Listings

Monthly Totals

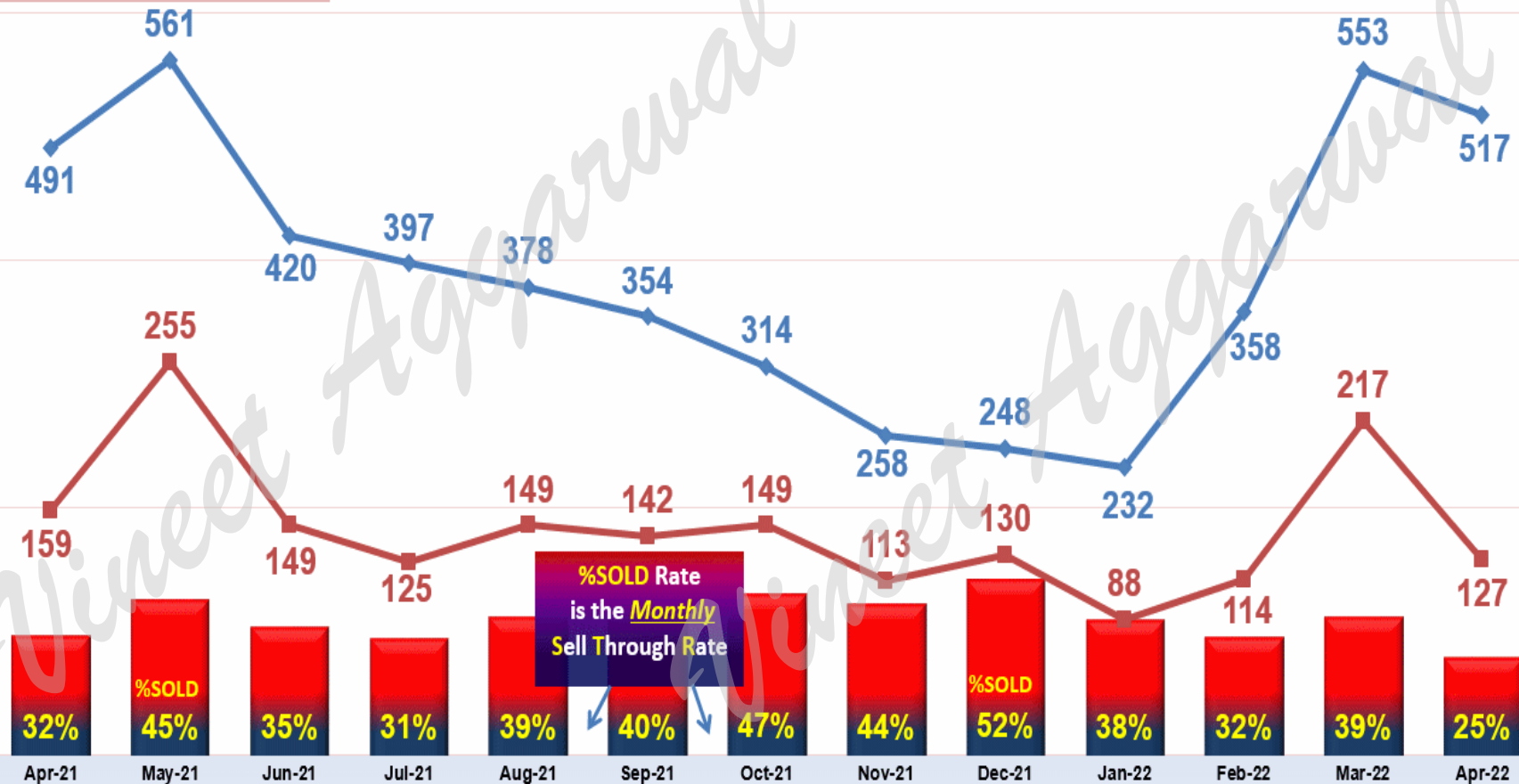


Attached

%SOLD (STR)

Sales/Listings (Monthly Rate)

← Total Listings → Sales



%SOLD Rate is the Monthly Sell Through Rate



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May 1/22

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Attached East 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)

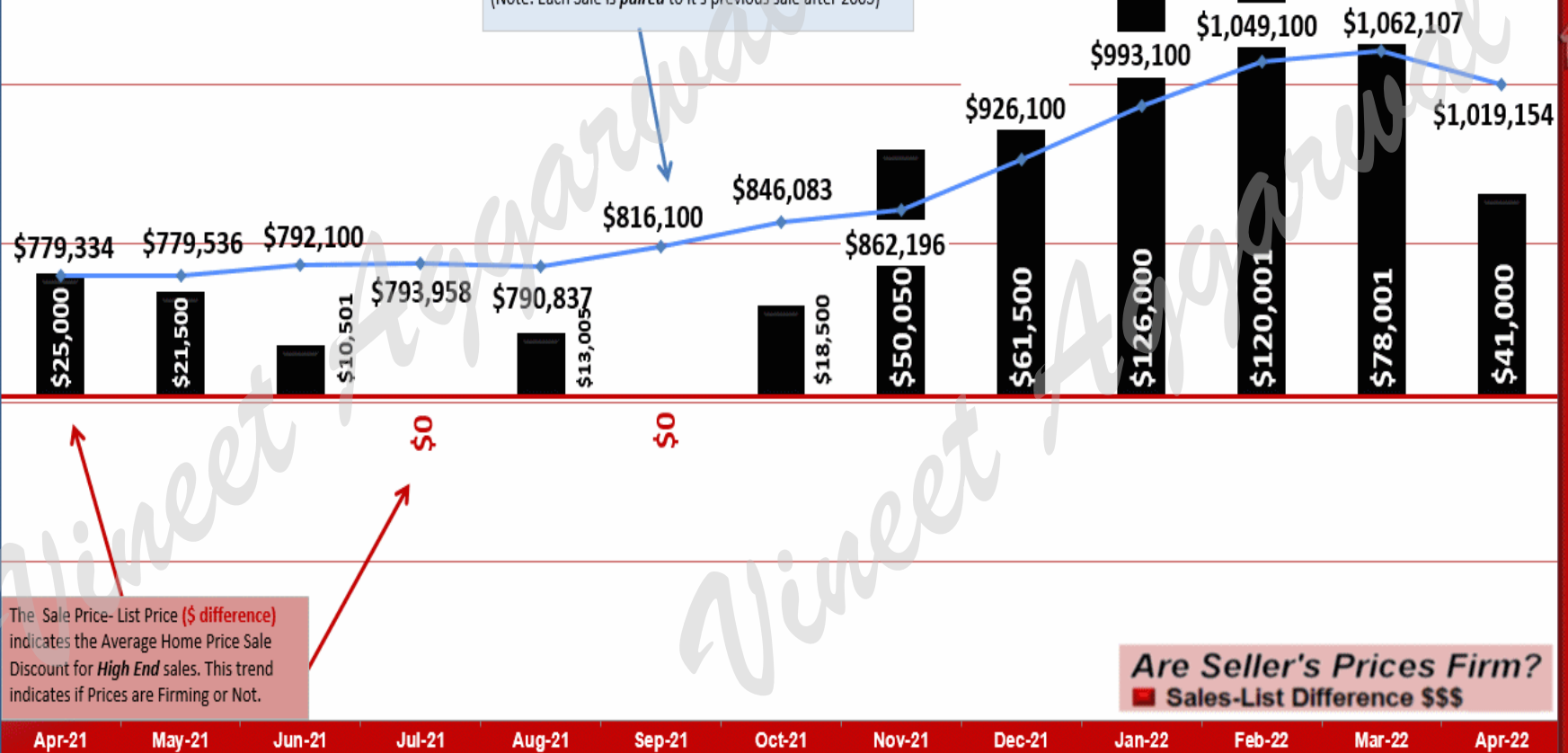
Home Price Changes
(Home Price Index Paired sales from 2005)



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

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 \$\$\$

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May 1/22

East Surrey

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Attached East Surrey 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%

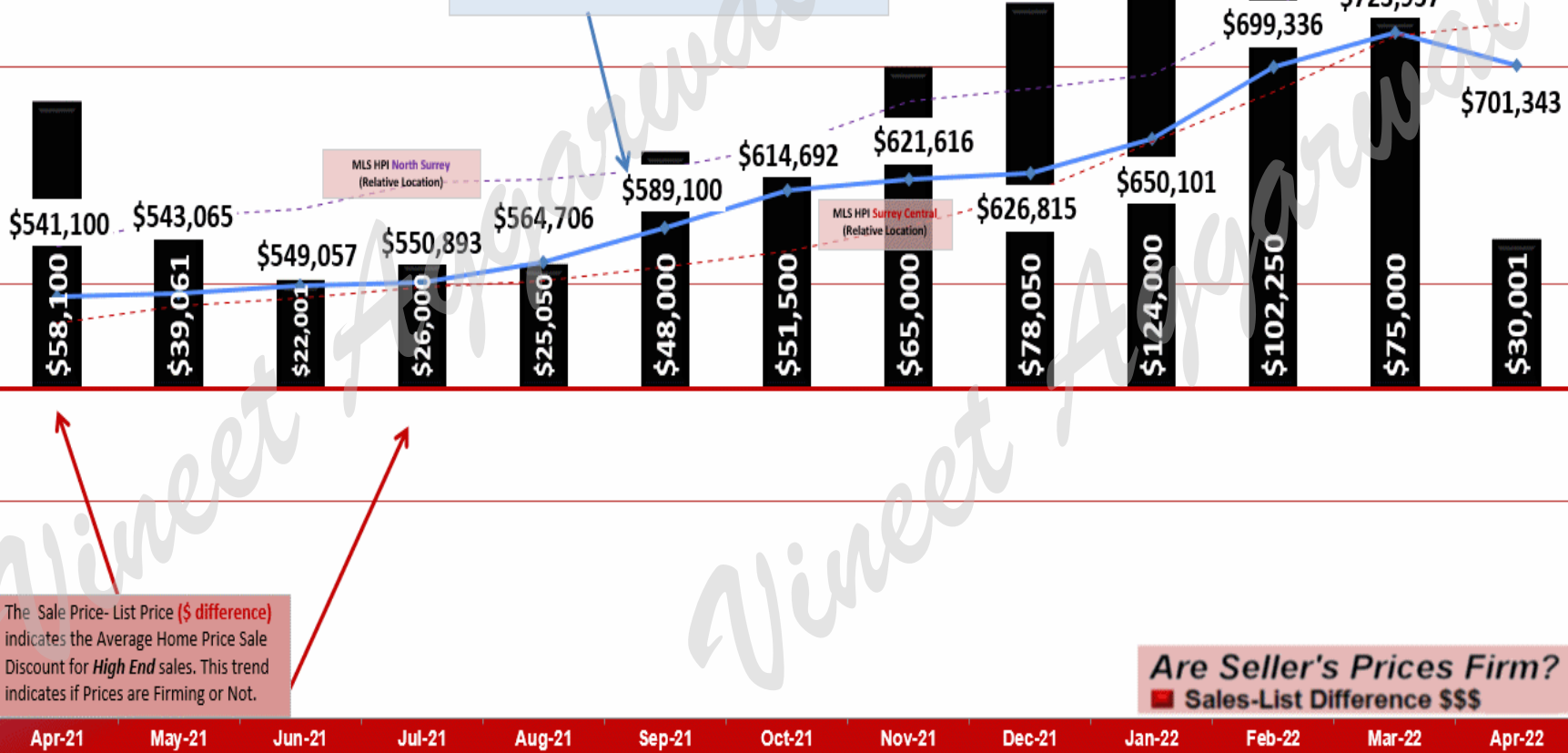
Sales Discount \$\$\$
Sale Price - Original List Price (\$ difference)

Are Home Prices Up?

Home Price Index → HPIp (Lower 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 \$\$\$

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East Surrey

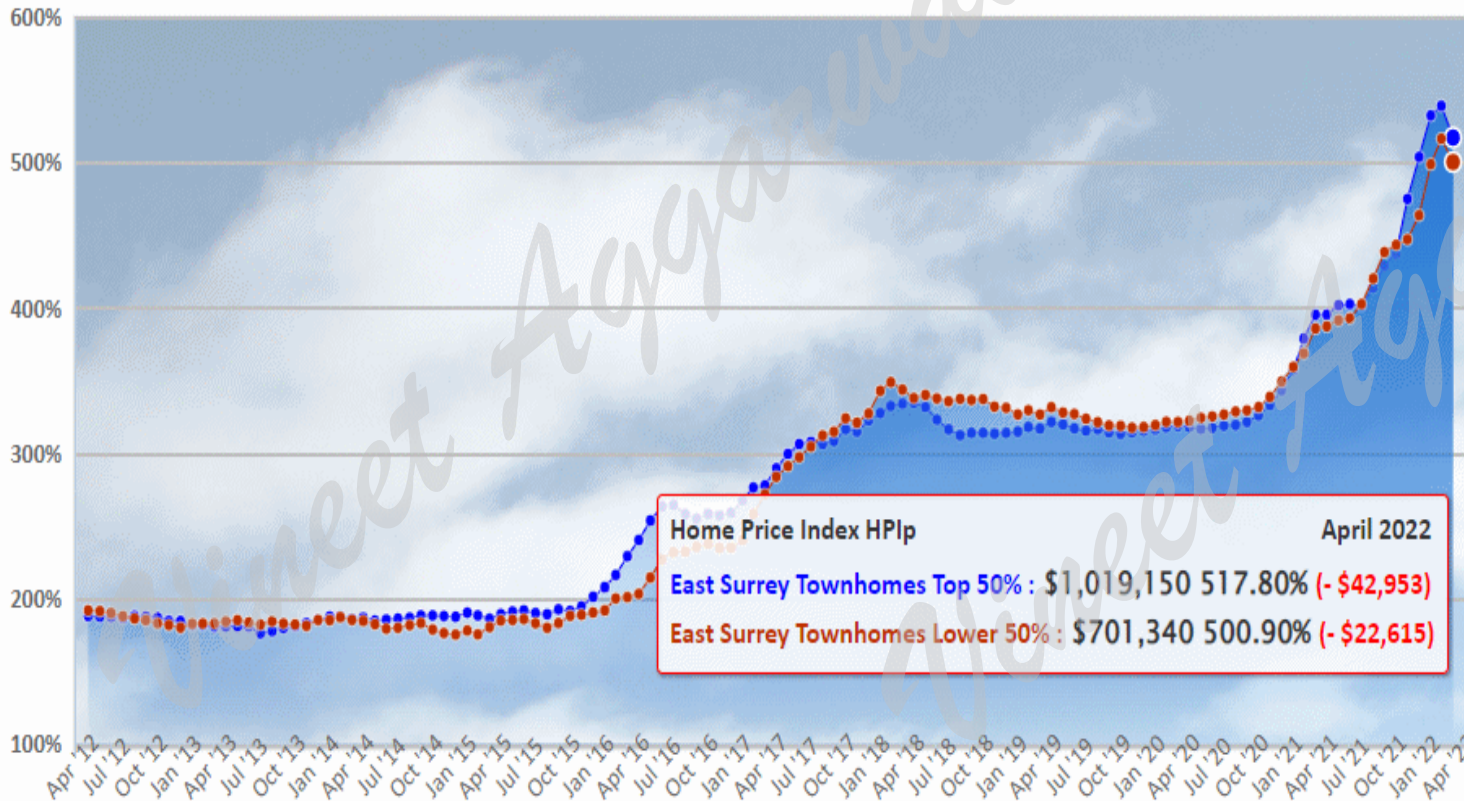
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East Surrey Townhomes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 East Surrey Townhomes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-

Monthly



| Date | Value |
|----------|----------|
| Apr 2022 | % 517.80 |
| Mar 2022 | % 539.60 |
| Feb 2022 | % 533.00 |
| Jan 2022 | % 504.50 |
| Dec 2021 | % 475.60 |
| Nov 2021 | % 438.00 |
| Oct 2021 | % 429.80 |
| Sep 2021 | % 414.60 |
| Aug 2021 | % 401.80 |
| Jul 2021 | % 403.30 |
| Jun 2021 | % 402.40 |
| May 2021 | % 396.00 |



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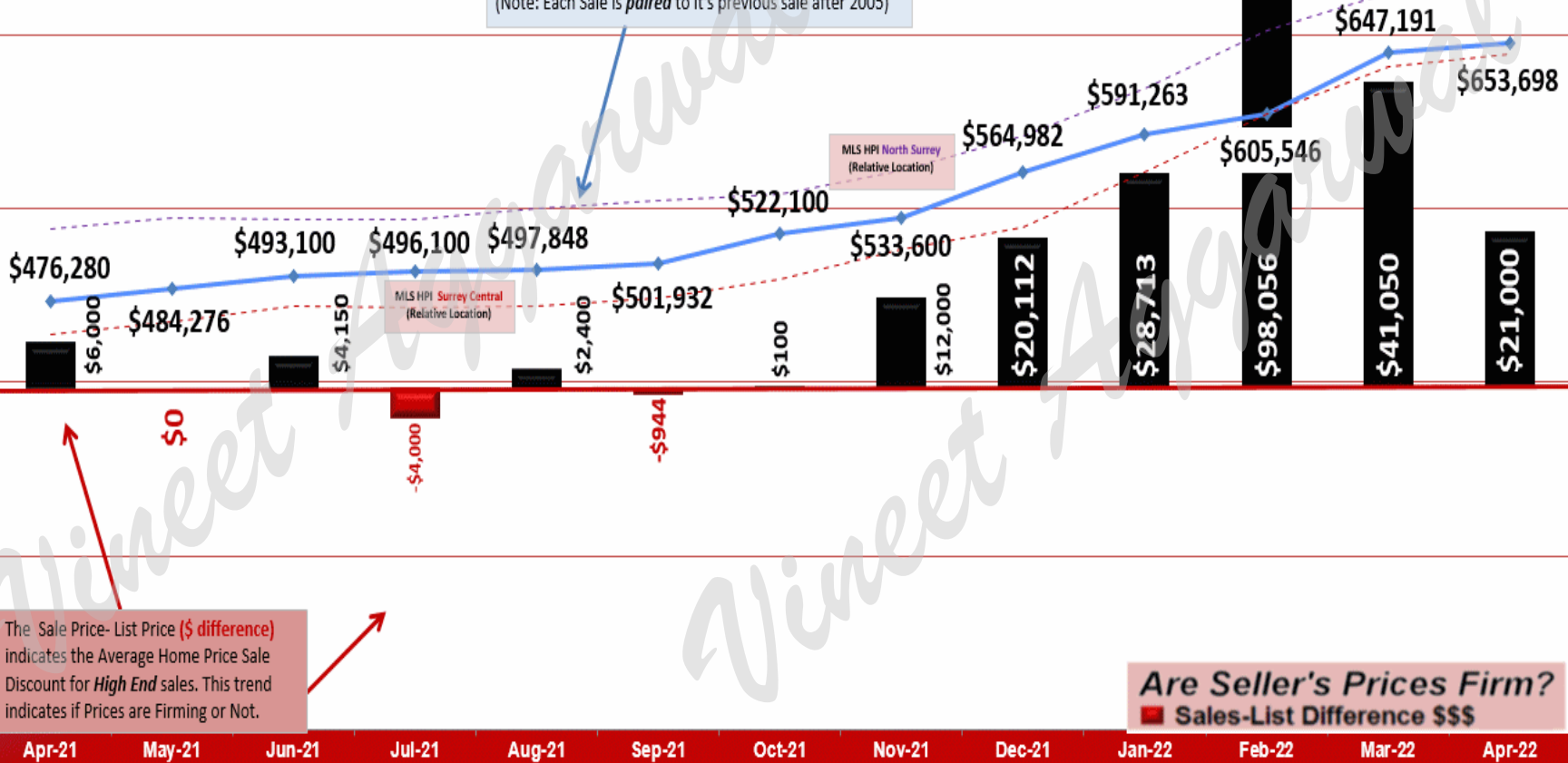
Attached East Surrey Condos Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

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

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

(Note: Each Sale is paired to its previous sale after 2005)



Townhouses

TOP 50%

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

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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East Surrey

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

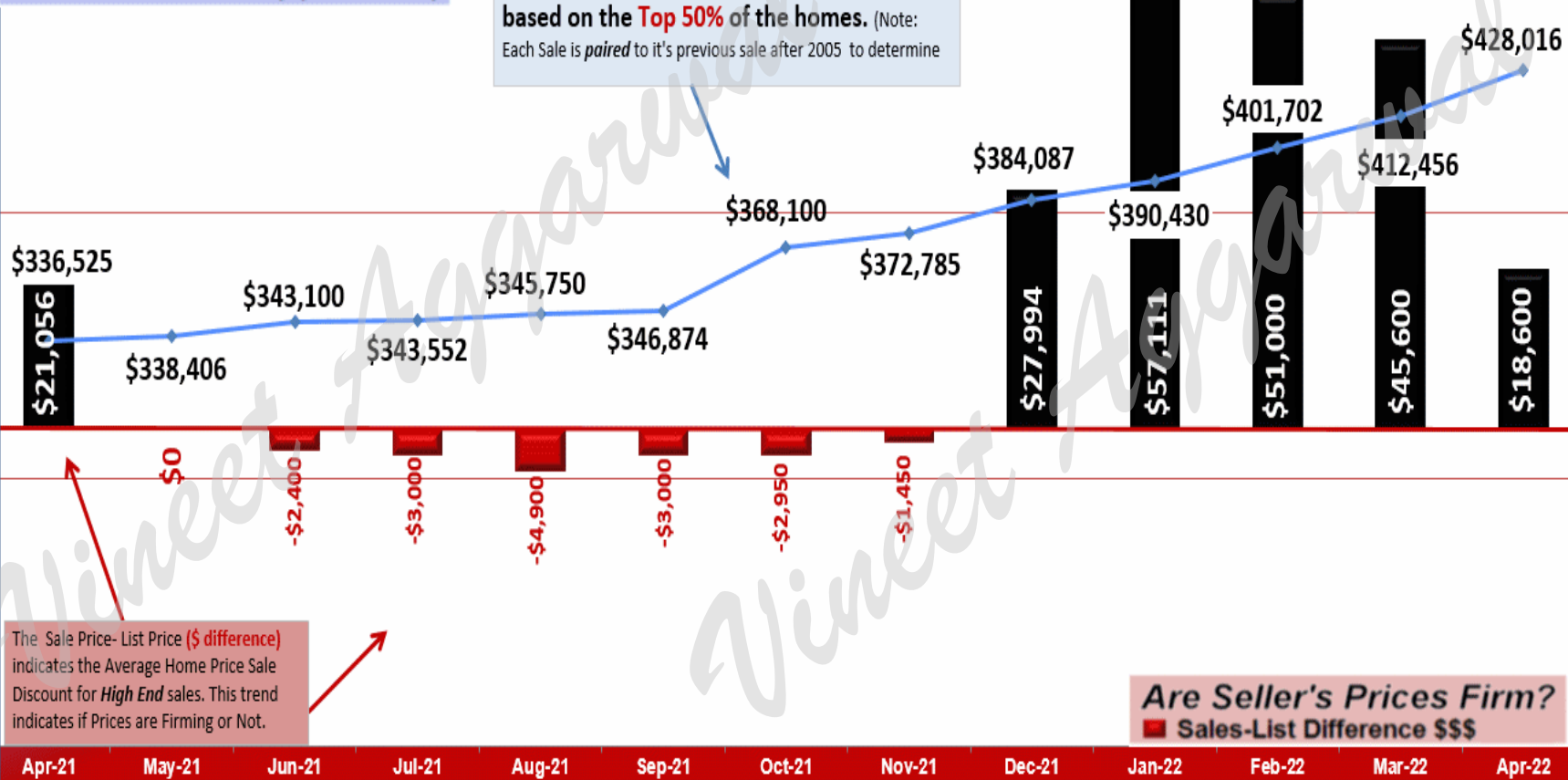


Sales Discount \$\$
Sale Price - Original List Price (\$ difference)

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 High End sales. This trend indicates if Prices are Firming or Not.

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



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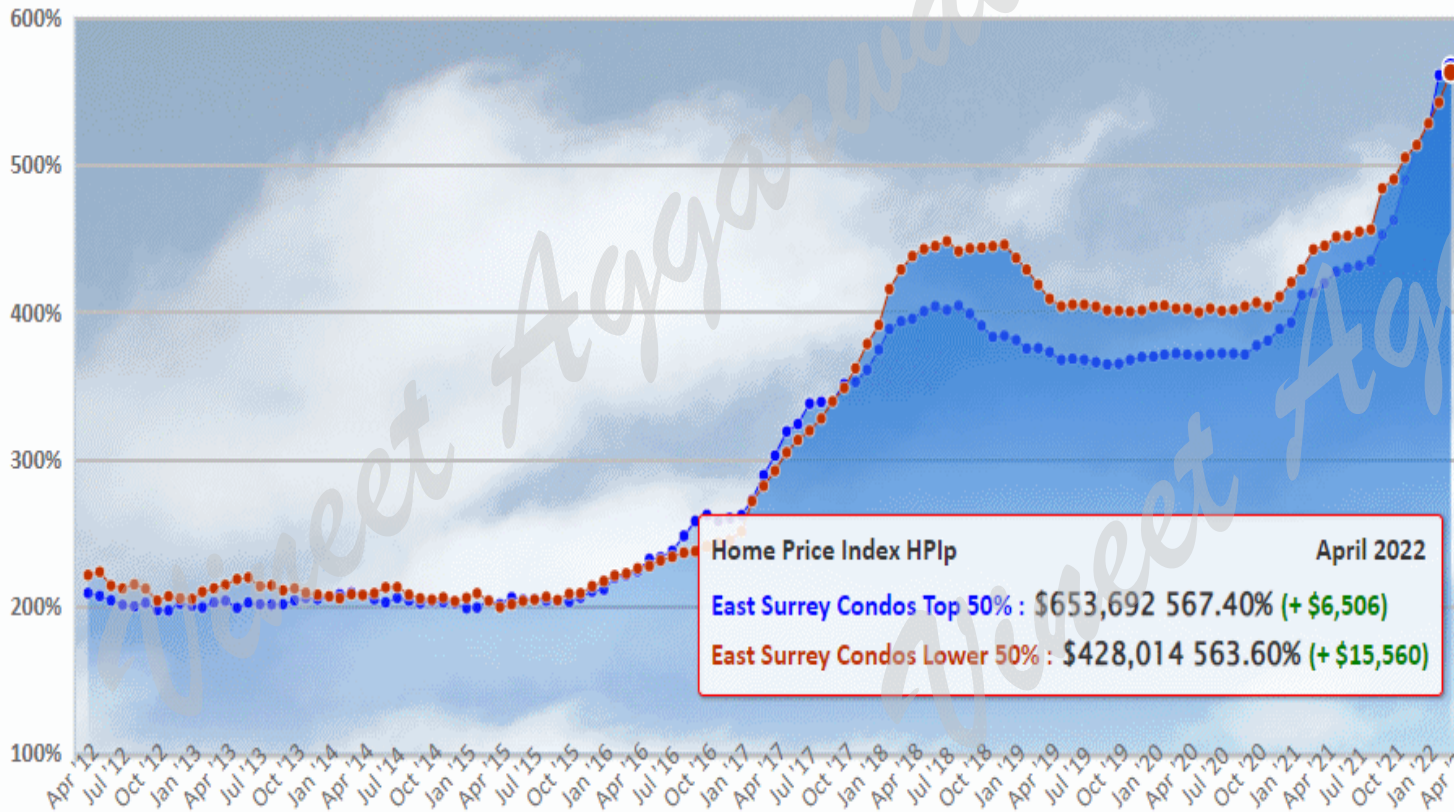
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East Surrey Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 East Surrey Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

| Date | Value |
|----------|----------|
| Apr 2022 | % 567.40 |
| Mar 2022 | % 561.70 |
| Feb 2022 | % 525.60 |
| Jan 2022 | % 513.20 |
| Dec 2021 | % 490.40 |
| Nov 2021 | % 463.10 |
| Oct 2021 | % 453.10 |
| Sep 2021 | % 435.60 |
| Aug 2021 | % 432.10 |
| Jul 2021 | % 430.60 |
| Jun 2021 | % 428.00 |
| May 2021 | % 420.30 |



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Market Analysis and Forecasting

May 1/22

West Surrey



RE/MAX



West Surrey Sub areas Statistics - Apr 2022

| Neighbourhoods | Total Listings (/month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | Attached %SOLD |
|------------------------|----------------------------|------------|----------|---------------------------|-----------------------------|-------------------|
| Bridgeview | 1 | 0 | | | | 0.0% |
| Bolivar Heights | 16 | 10 | 11 | 106% | \$40,556 | 62.5% |
| Royal Heights | 3 | 2 | 7 | 107% | \$65,050 | 0.0% |
| Cedar Hills | 9 | 1 | 15 | 107% | \$26,000 | 11.1% |
| Whalley | 451 | 127 | 8 | 105% | \$25,100 | 28.2% |
| Queen Mary Park Surrey | 78 | 11 | 8 | 107% | \$41,000 | 14.1% |
| Bear Creek Green Timbe | 38 | 8 | 8 | 108% | \$62,501 | 21.1% |
| West Newton | 136 | 31 | 6 | 104% | \$21,000 | 22.8% |
| East Newton | 119 | 19 | 7 | 103% | \$16,700 | 16.0% |
| Total Activity | 851 | 209 | 8 | 105% | \$26,000 | 25% |

West Surrey List Price Ranges Statistics - Apr 2022

| Home Price Range | Total Listings (/month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | Attached %SOLD |
|-----------------------|----------------------------|------------|----------|---------------------------|-----------------------------|-------------------|
| \$0-\$400,000 | 21 | 10 | 22 | 106% | \$16,250 | 47.6% |
| \$400,001-\$490,000 | 53 | 21 | 8 | 118% | \$70,200 | 39.6% |
| \$490,001-\$550,000 | 91 | 28 | 7 | 104% | \$19,000 | 30.8% |
| \$550,001-\$600,000 | 115 | 41 | 7 | 104% | \$18,100 | 35.7% |
| \$600,001-\$750,000 | 153 | 47 | 7 | 106% | \$38,100 | 30.7% |
| \$750,001-\$900,000 | 180 | 26 | 8 | 104% | \$25,100 | 14.4% |
| \$900,001 and more | 238 | 36 | 9 | 101% | \$5,750 | 15.1% |
| Total Activity | 851 | 209 | 8 | 105% | \$26,000 | 25% |

| Monthly Changes Summary | Apr-21 | Mar-22 | Apr-22 | 5/1/2022 | Change |
|--|-----------|-------------|-----------|----------|-------------|
| Total Listings** (A,S,T,C,X) | 946 | 741 | 851 | | 110 ↑ |
| Active Listings (1st of the month) | 569 | 340 | 470 | 563 | 93 ↑ |
| Solds | 316 | 209 | 209 | | 0 |
| Days on Market (DOM) | 9 | 8 | 8 | | 0 |
| %SOLD (Sales/ Listings /mnthly rate) | 33% | 28% | 25% | | -3.6% ↓ |
| Condos (Top 50%) Home Price Index HPI _I | \$470,181 | \$622,327 | \$605,795 | | -\$16,532 ↓ |
| Condos (Lower 50%) Home Price Index HPI _I | \$334,238 | \$443,684 | \$455,231 | | \$11,547 ↑ |
| Twnhs (Top 50%) Home Price Index HPI _p | \$750,843 | \$1,027,261 | \$973,585 | | -\$53,676 ↓ |
| Twnhs (Lower 50%) Home Price Index HPI _p | \$524,709 | \$700,087 | \$702,098 | | \$2,011 ↑ |

May 1 2022 West Surrey Market Update Attached Townhomes/ Condos

Current: West Surrey is a Seller Market with average listing inventory, a **25 %SOLD** rate and a 107% Sell/List Ratio.

(This means the increase on a sale from the original list price is averaging \$26,001).

Most Active Price Range: Homes below \$400,000 have **47.6 %SOLD** rate.

Least Active Price Range: Homes between \$750,000 - \$900,000 have **14.1 %SOLD** rate.

History: The West Surrey's **Condos** Year-To-Date Home Price Index

HPI_p (Top 50%) shows that prices increased \$135,614.

The West Surrey's **Condos** Year-To-Date Home Price Index

HPI_p (Lower 50%) shows that prices increased \$120,992.

The West Surrey's **Townhouses** Year-To-Date Home Price Index

HPI_p (Top 50%) shows that prices increased \$222,742.

The West Surrey's **Townhouses** Year-To-Date Home Price Index

HPI_p (Lower 50%) shows that prices increased \$177,388.

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

Forecast: Current month's listing inventory is 10% less than same month last yr.

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: West 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 **West Surrey HPI_p Top 50%** representing the higher end sales and the **West Surrey HPI_p Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time. Note: For a more accurate price change for your home request a Comparative Market Analysis. Data is from: FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: vancouvermarketreports.com



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

The Days-On-Market and Sale-List Price differences are based on medians, not averages. Market Share Reports include all property types.

Sources: the respective Real Estate Boards, and other sources which assume no responsibility for accuracy.

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May 1/22

West Surrey

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Attached Townhomes/ Condos

West Surrey

Total Listings*, Sales, and %SOLD rates

Sales / Listings

Monthly Totals

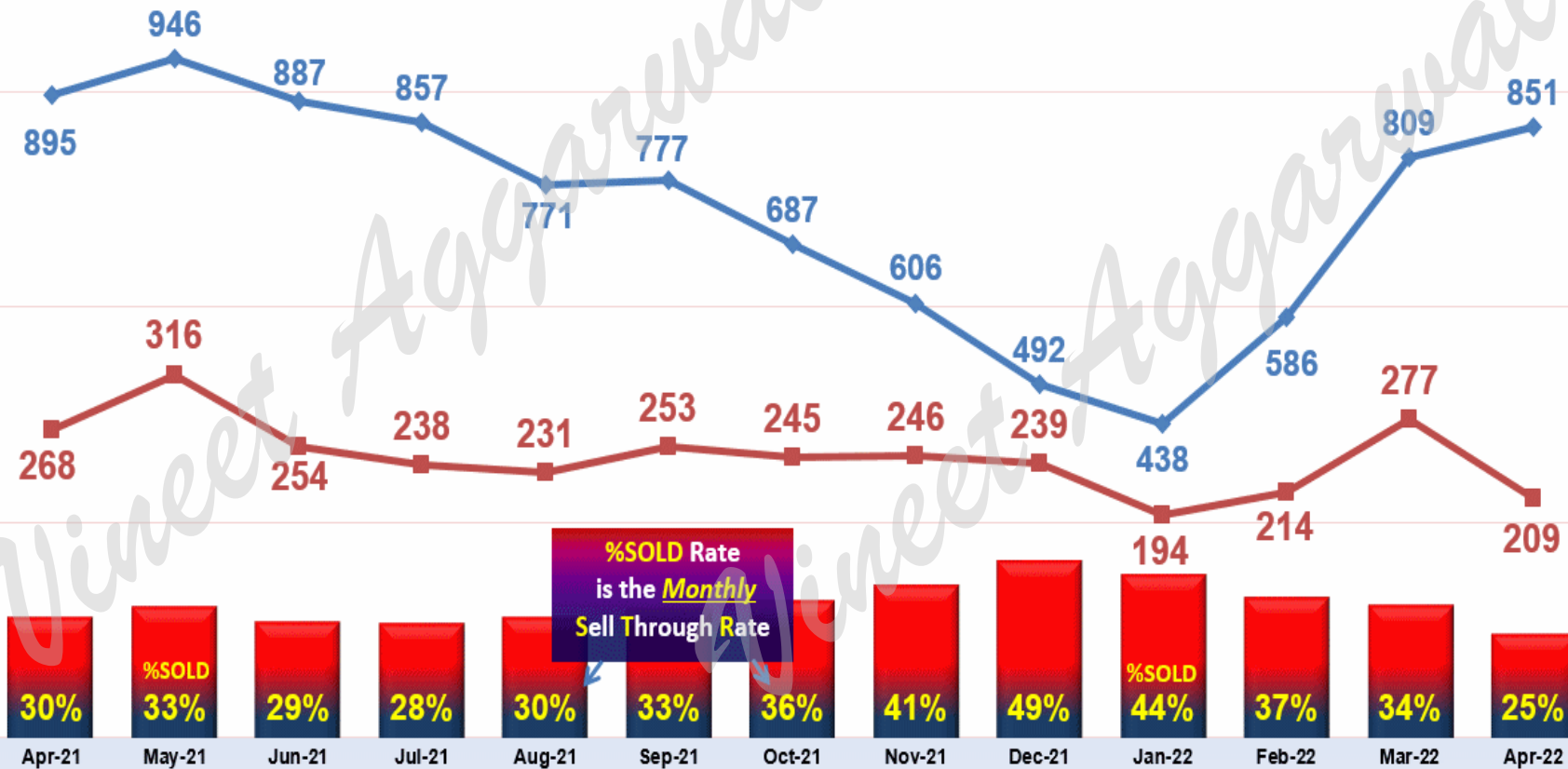


Attached

%SOLD (STR)

Sales/Listings (Monthly Rate)

◆ Total Listings ■ Sales



%SOLD Rate is the Monthly Sell Through Rate



Attached



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May 1/22

West Surrey

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Attached West 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)



Townhouses

TOP 50%

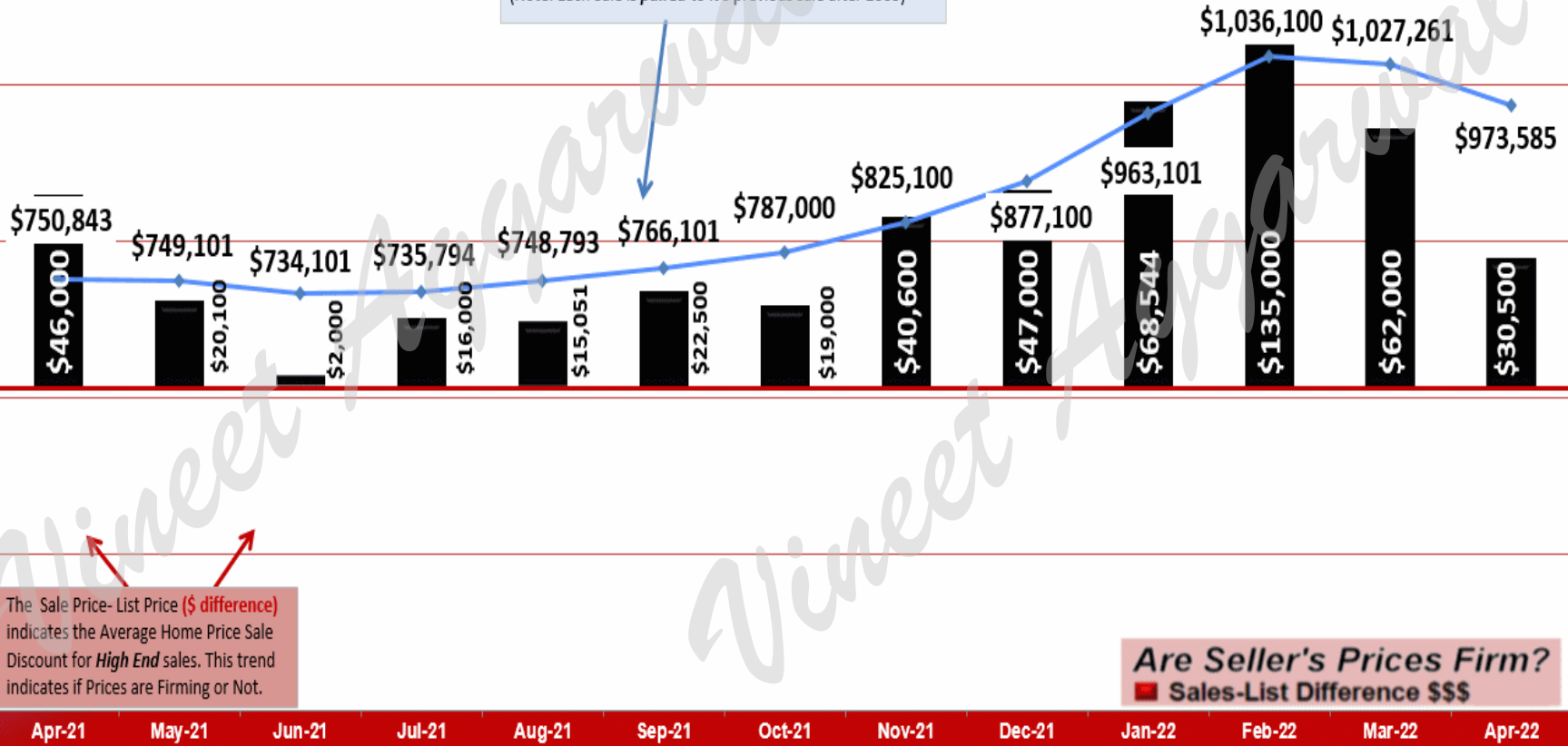
Sales Discount \$\$
Sale Price - Original List Price (\$ difference)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

The Home Price Index HPIp is 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 \$\$\$

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Market Analysis and Forecasting

May 1/22

West Surrey

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Attached West Surrey 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)

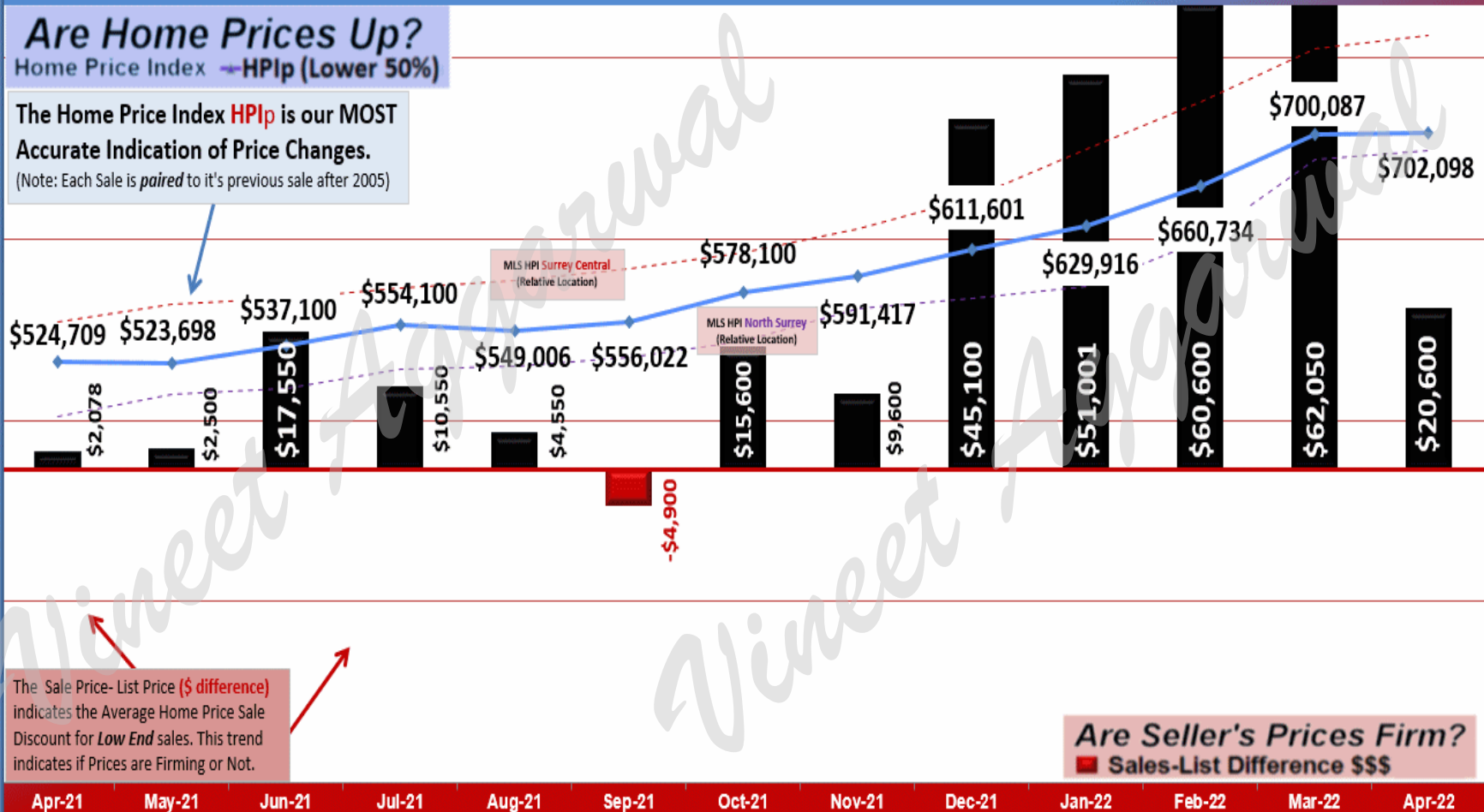


Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

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

(Note: Each Sale is paired to its 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 \$\$\$



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



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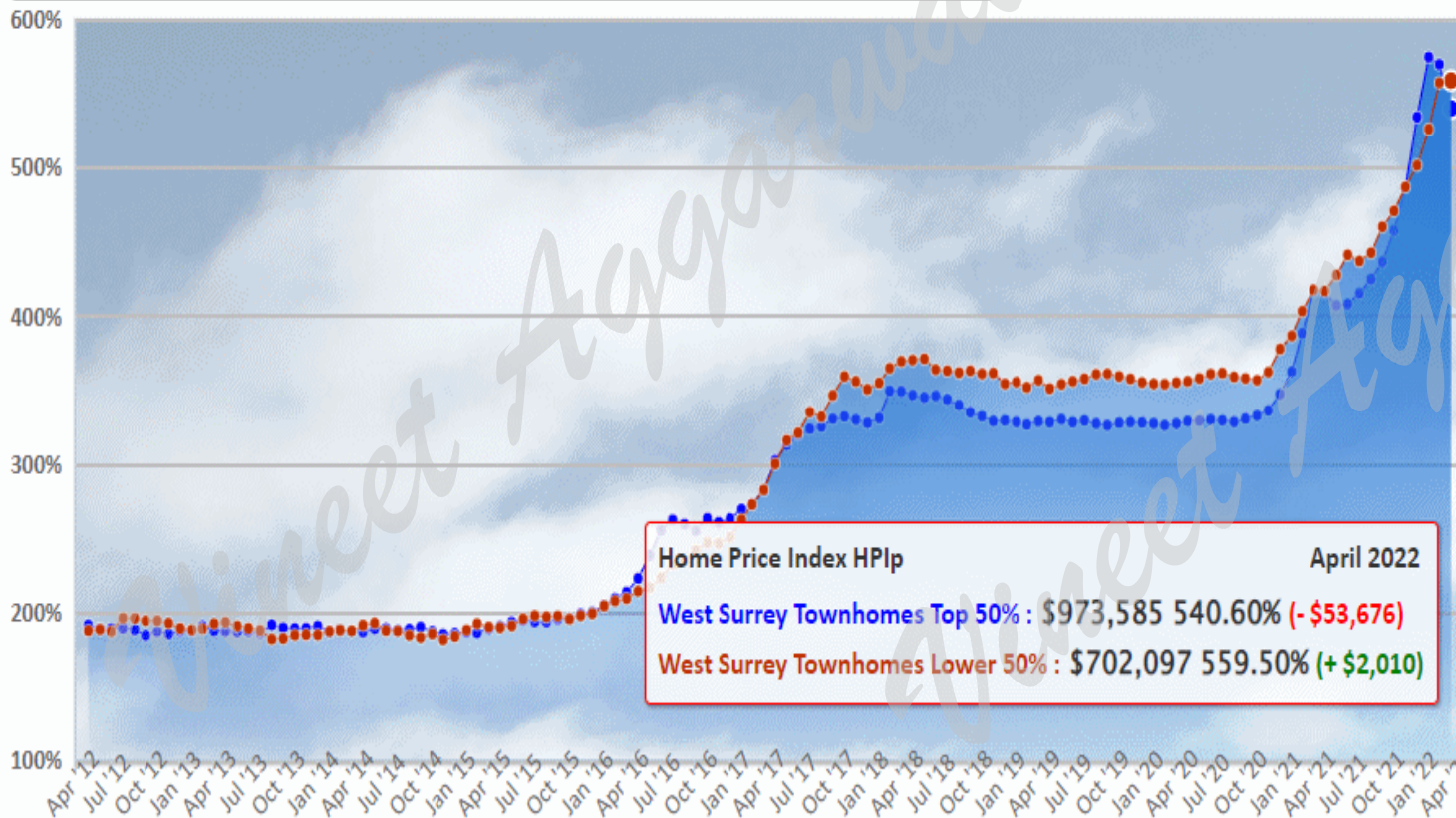
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West Surrey Townhomes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 West Surrey Townhomes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

| Date | Value |
|----------|----------|
| Apr 2022 | % 540.60 |
| Mar 2022 | % 570.40 |
| Feb 2022 | % 575.40 |
| Jan 2022 | % 534.80 |
| Dec 2021 | % 487.10 |
| Nov 2021 | % 458.20 |
| Oct 2021 | % 437.00 |
| Sep 2021 | % 425.40 |
| Aug 2021 | % 415.80 |
| Jul 2021 | % 408.60 |
| Jun 2021 | % 407.70 |
| May 2021 | % 416.00 |



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May 1/22

West Surrey

Attached

West Surrey

Condos

Home Price Index **HPI** (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



Condominiums



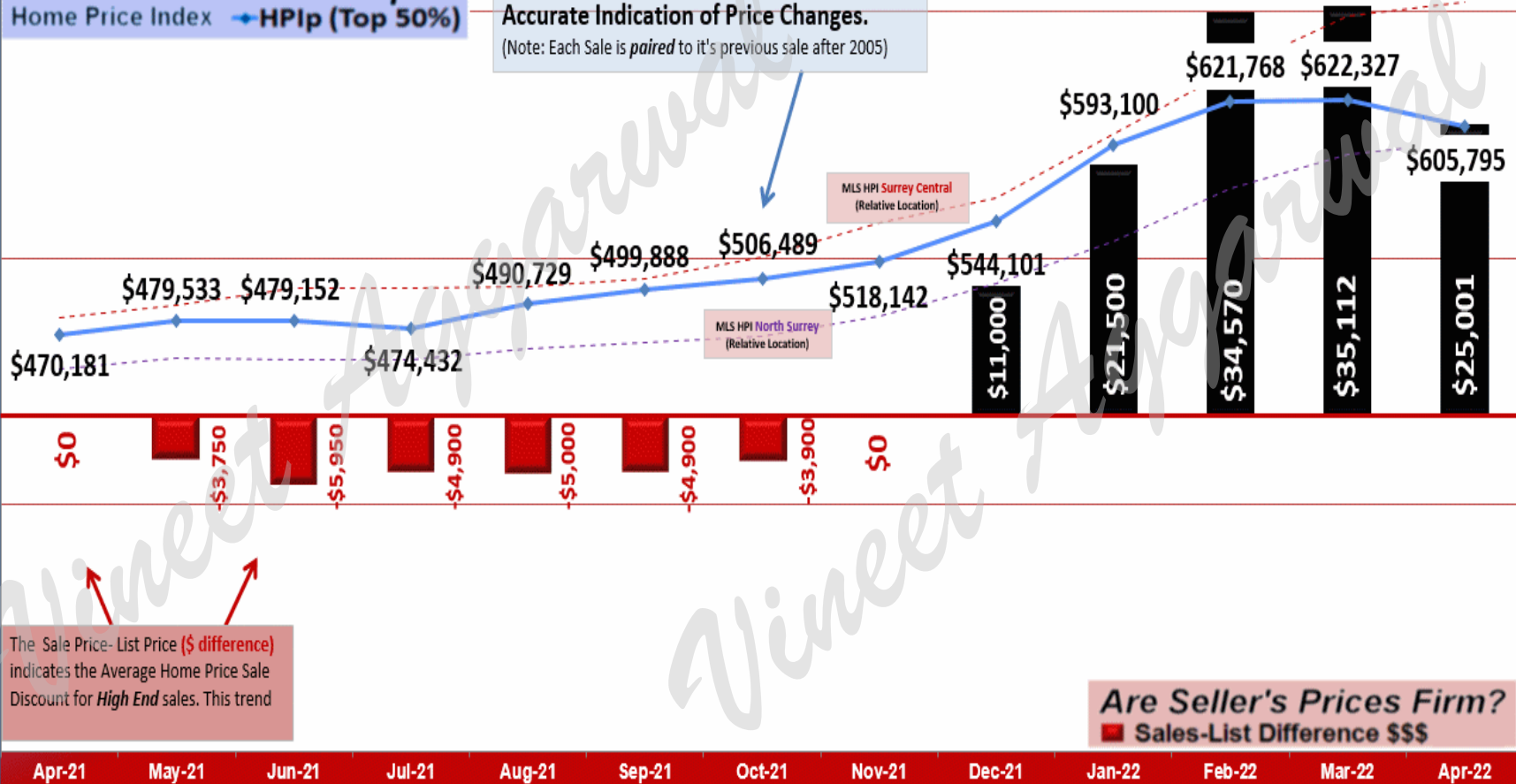
Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)

Are Home Prices Up?

Home Price Index → HPI (Top 50%)

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

(Note: Each Sale is *paired* to its 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 \$\$\$

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West Surrey

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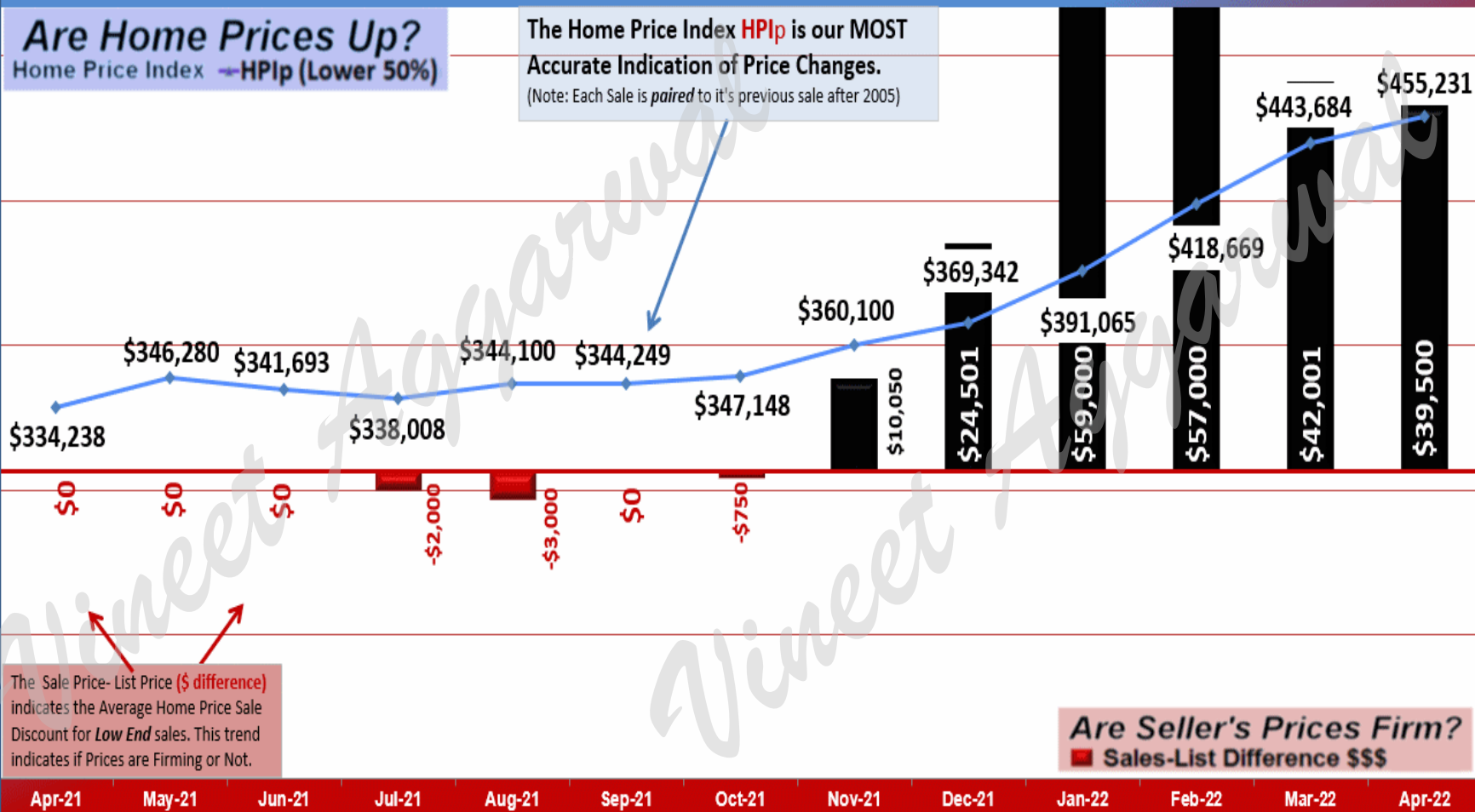
West Surrey

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%)

The Home Price Index HPIp is our MOST Accurate Indication of Price Changes.
(Note: Each Sale is paired to its 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 \$\$\$



Townhouses

LOWER 50%

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



Townhouses



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

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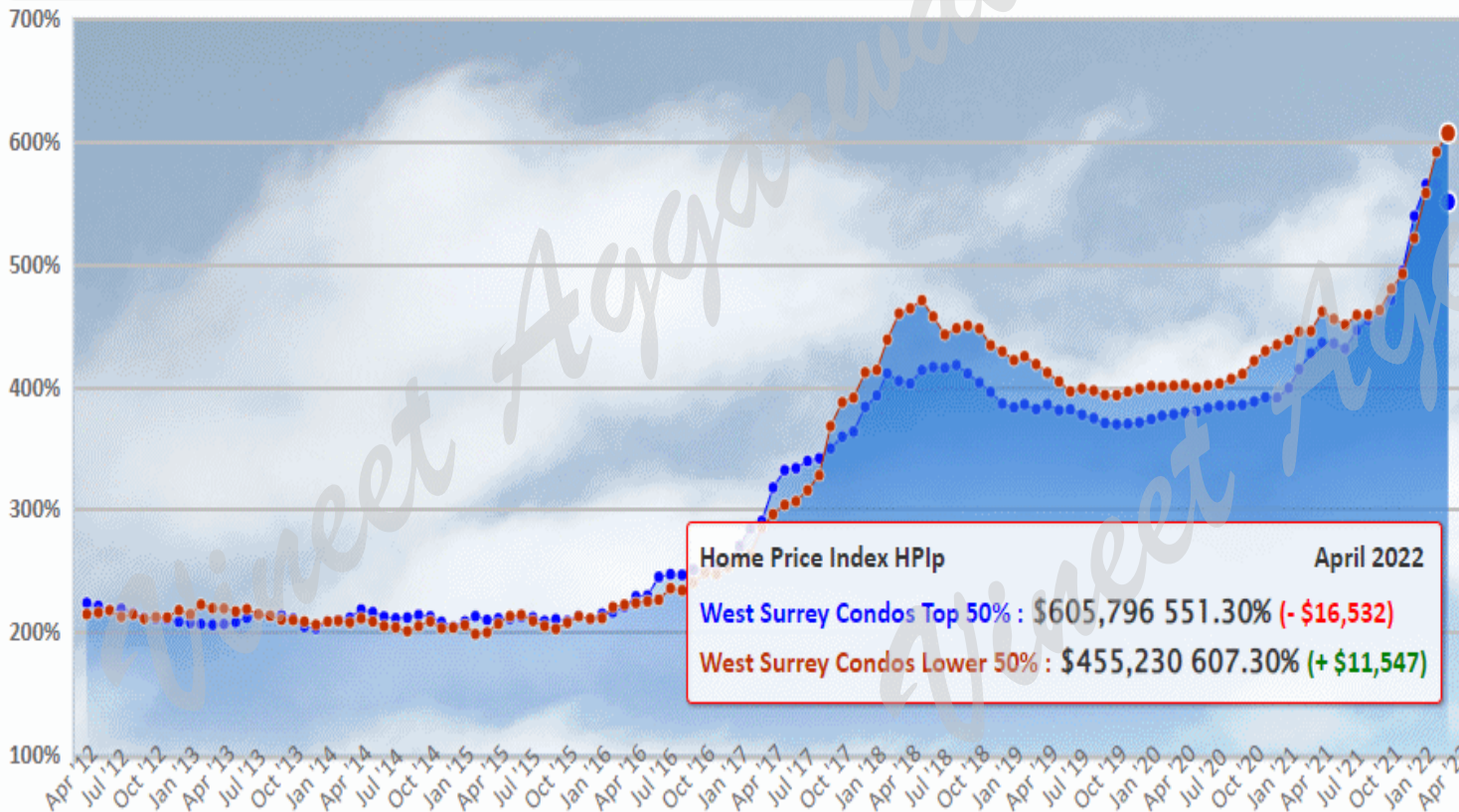
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West Surrey Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 West Surrey Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

| Date | Value |
|----------|----------|
| Apr 2022 | % 551.30 |
| Mar 2022 | % 566.30 |
| Feb 2022 | % 565.80 |
| Jan 2022 | % 539.70 |
| Dec 2021 | % 495.10 |
| Nov 2021 | % 471.50 |
| Oct 2021 | % 460.90 |
| Sep 2021 | % 454.90 |
| Aug 2021 | % 446.60 |
| Jul 2021 | % 431.70 |
| Jun 2021 | % 436.00 |
| May 2021 | % 436.40 |



*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **all marketed listings /month.
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Market Analysis and Forecasting

May 1/22 Langley, Cloverdale



RE/MAX



| Langley, Cloverdale Sub areas Statistics - Apr 2022 | | | | | | Attached | |
|---|------------------------|------------|----------|------------------------|--------------------------|------------|--|
| Neighbourhoods | Total Listings (Month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD | |
| Cloverdale BC | 104 | 36 | 8 | 101% | \$8,500 | 34.6% | |
| Clayton | 177 | 56 | 7 | 101% | \$10,550 | 31.6% | |
| Murrayville | 25 | 7 | 11 | 102% | \$19,200 | 28.0% | |
| Salmon River | 7 | 3 | 8 | 99% | -\$7,000 | 42.9% | |
| Brookwood Langley | 0 | 0 | | | | 0.0% | |
| Aldergrove Langley | 20 | 7 | 5 | 102% | \$11,000 | 35.0% | |
| Langley City | 214 | 70 | 8 | 101% | \$6,000 | 32.7% | |
| Total Activity | 547 | 179 | 8 | 101% | \$10,001 | 33% | |

May 1 2022 Langley, Cloverdale Market Update (Attached)

Current: Langley, Cloverdale is in a Seller Market with average listing inventories, a **33 % SOLD** rate and a 101% Sell/List Ratio.

(This means that there is an average of a \$10,000 discount on a sale from the original list price.)

Most Active Price Range: Attached homes below \$475,000 have **40.6 % SOLD** rate and is in a Sellers Market.

Least Active Price Range: Attached homes above \$950,000 have **16.3 % SOLD** rate.

History: The Langley, Cloverdale's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$132,694.

The Langley, Cloverdale's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$107,873.

The Langley, Cloverdale's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$231,236.

The Langley, Cloverdale's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$152,125.

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

Analytical Methods: The Langley, Cloverdale 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 **Langley, Cloverdale HPIp Top 50%** representing the higher end sales and the **Langley, Cloverdale HPIp Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time. Note: For a more accurate price change for your home request a Comparative Market Analysis. Data is from: FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: vancouvermarketreports.com

| Langley, Cloverdale List Price Ranges Statistics - Apr 2022 | | | | | | Attached | |
|---|------------------------|------------|----------|------------------------|--------------------------|------------|---|
| Home Price Range | Total Listings (Month) | Sales | DOM | Sale Price /List Price | Sell - List \$Difference | %SOLD | |
| 0-\$475,000 | 32 | 13 | 7 | 105% | \$21,000 | 40.6% | ↑ |
| \$475,001-\$550,000 | 80 | 31 | 7 | 100% | \$1,000 | 38.8% | ↑ |
| \$550,001-\$650,000 | 137 | 47 | 10 | 99% | -\$3,000 | 34.3% | ↑ |
| \$650,001-\$800,000 | 102 | 38 | 7 | 104% | \$30,550 | 37.3% | ↑ |
| \$800,001-\$950,000 | 104 | 35 | 7 | 101% | \$5,112 | 33.7% | ↑ |
| \$950,001 and more | 92 | 15 | 8 | 102% | \$20,000 | 16.3% | ↑ |
| Total Activity | 547 | 179 | 8 | 101% | \$10,001 | 33% | ↑ |

| Monthly Changes Summary | Apr-21 | Mar-22 | Apr-22 | 5/1/2022 | Change | |
|---|-----------|-------------|-------------|----------|-----------|---|
| Total Listings** (A.S.T.C.X) | 553 | 561 | 547 | | -14 | ↓ |
| Active Listings | 225 | 211 | 276 | 316 | 40 | ↑ |
| Solds | 208 | 227 | 179 | | -48 | ↓ |
| Days on Market (DOM) | 7 | 7 | 8 | | 1 | ↑ |
| % SOLD (Sales/ Listings /monthly rate) | 38% | 40% | 33% | | -8% | ↓ |
| Condos (Top 50%) Home Price Index HPIp | \$510,100 | \$672,444 | \$642,794 | | -\$29,650 | ↓ |
| Condos (Lower 50%) Home Price Index HPIp | \$381,100 | \$475,357 | \$488,973 | | \$13,616 | ↑ |
| Twnhs (Top 50%) Home Price Index HPIp | \$811,823 | \$1,107,101 | \$1,043,058 | | -\$64,043 | ↓ |
| Twnhs (Lower 50%) Home Price Index HPIp | \$605,742 | \$784,624 | \$757,867 | | -\$26,757 | ↓ |

Forecast: The Listing Inventories have increased by 1% more listings compared to same month last year. We project Langley, Cloverdale Attached 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.

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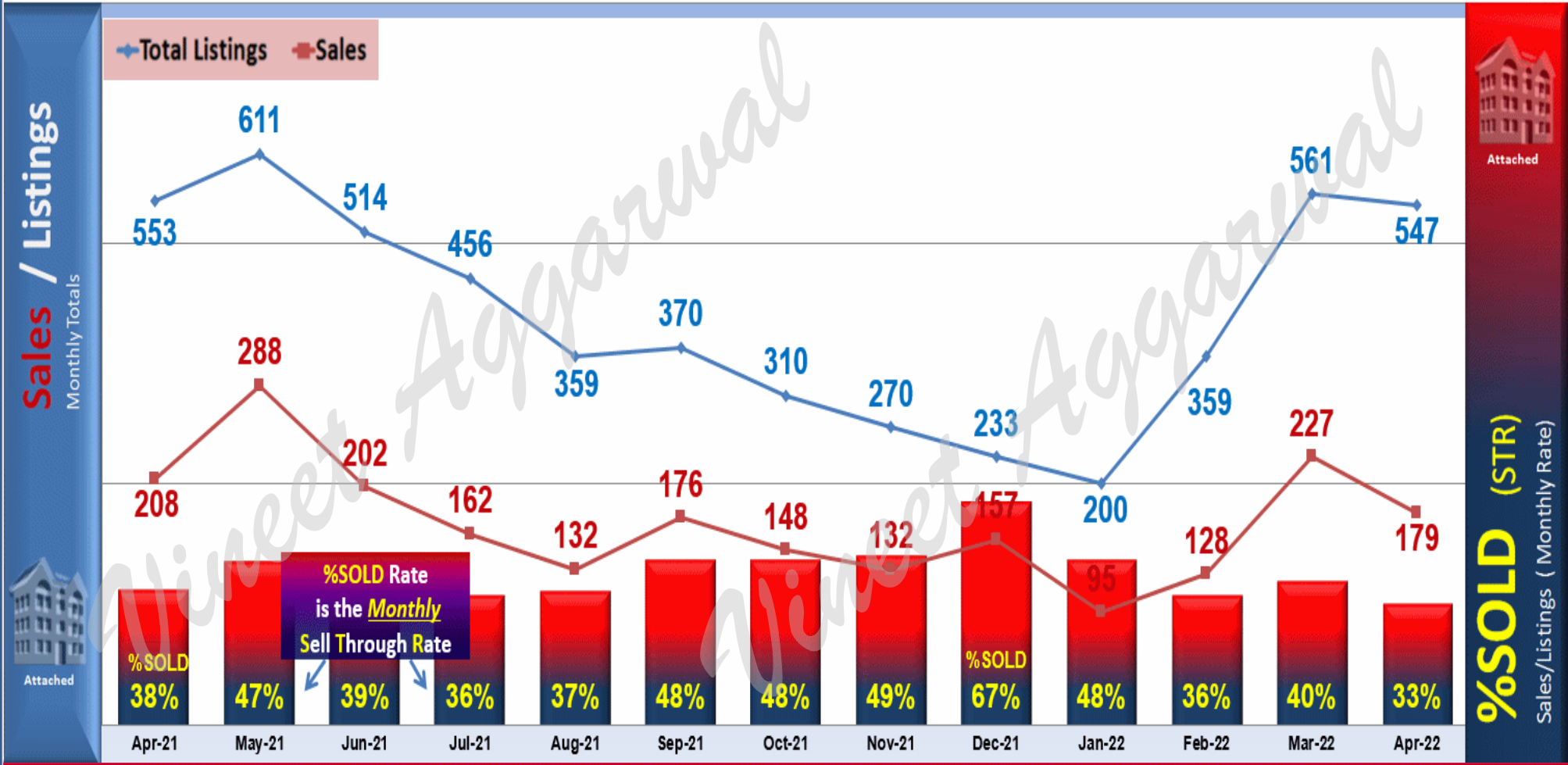
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May 1/22 Langley, Cloverdale

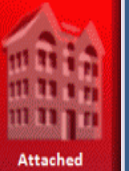
RE/MAX

Attached Langley, Cloverdale

Total Listings **, Sales, and %SOLD Rates



Sales / Listings
Monthly Totals



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



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Attached Langley, Cloverdale 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)

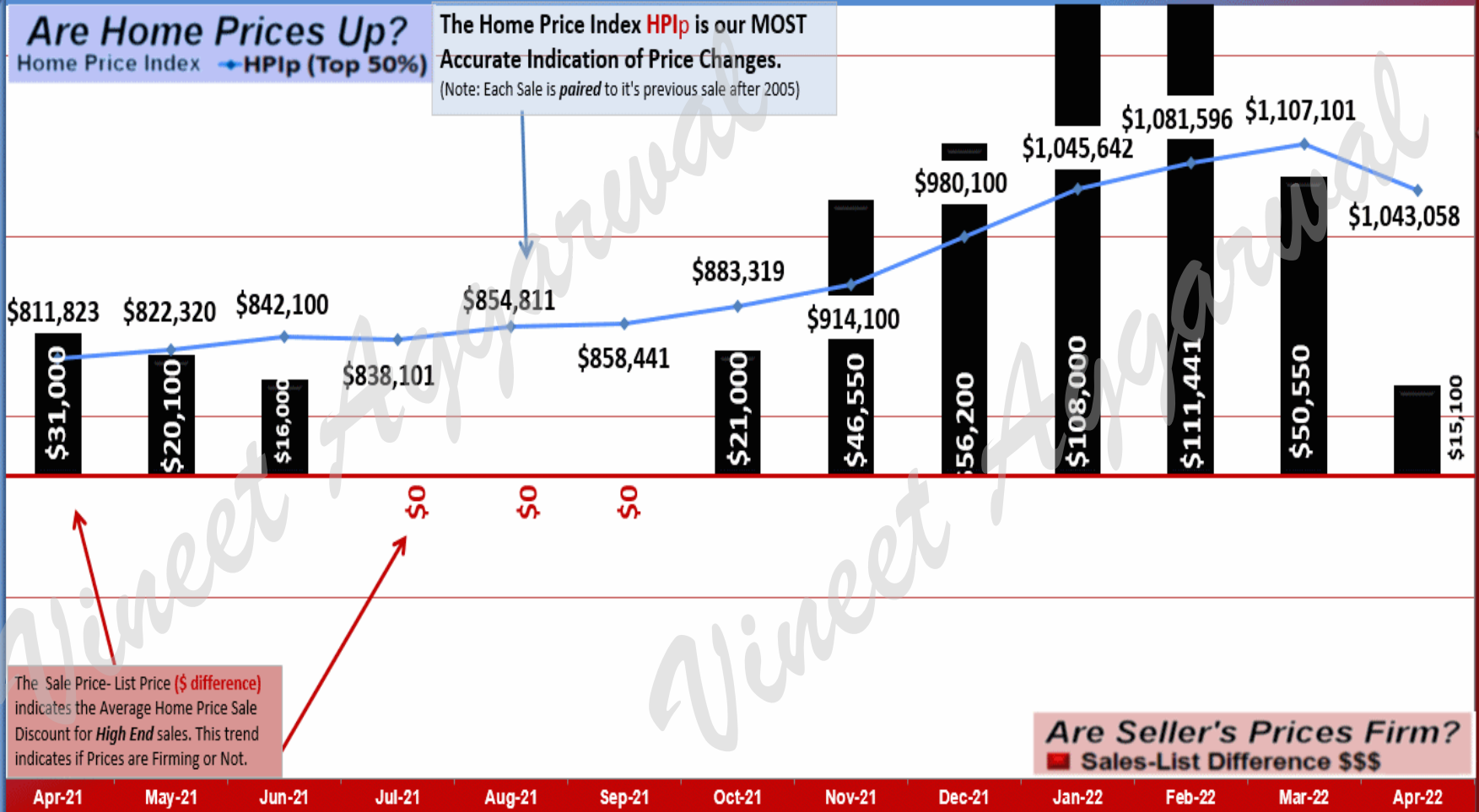
Home Price Changes
(Home Price Index Paired sales from 2005)



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

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 \$\$\$

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May 1/22 Langley, Cloverdale

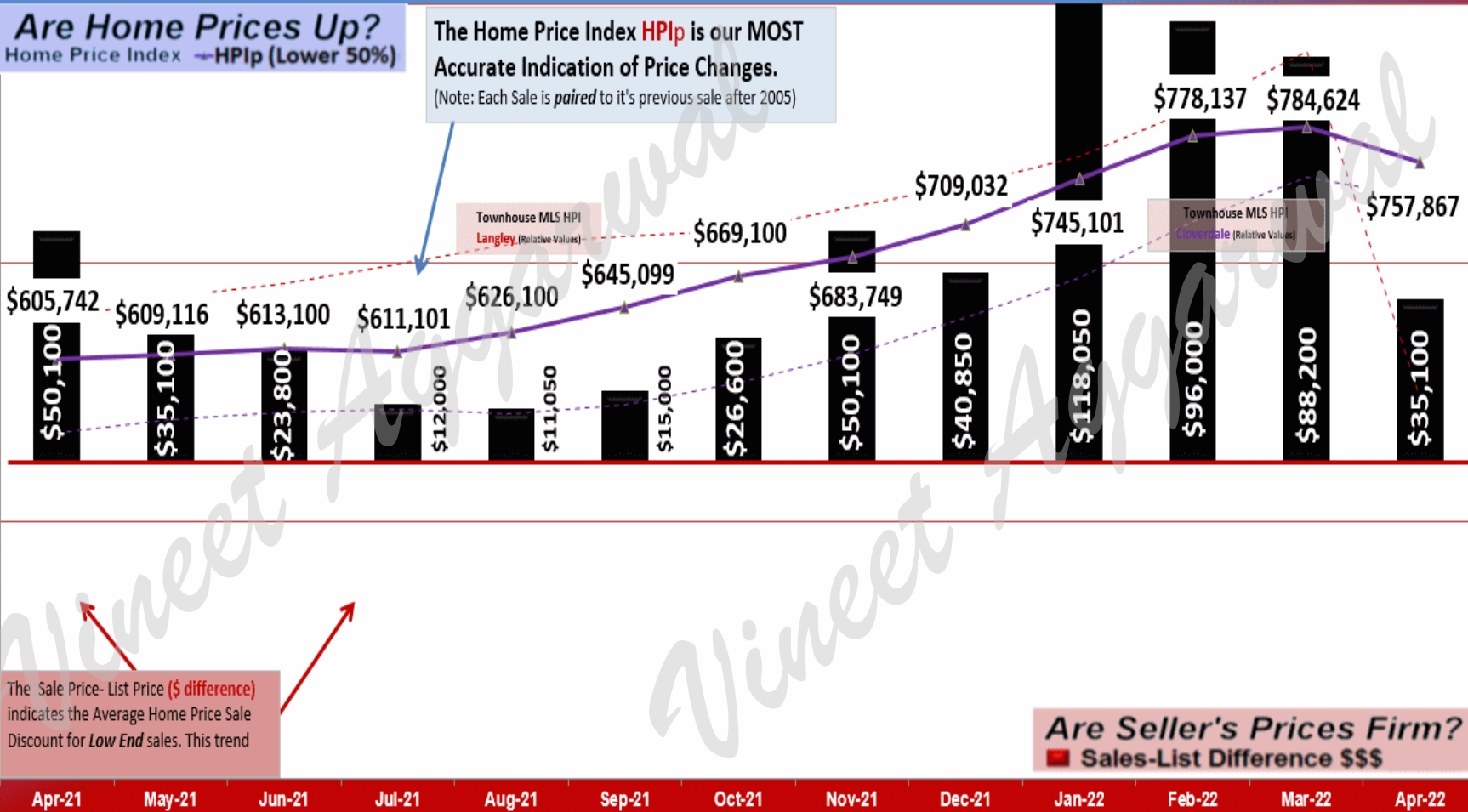
RE/MAX

Attached Langley, Cloverdale 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%)

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 Low End sales. This trend

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



LOWER 50%

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



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Vancouver Market Reports

Statistics, on the Web!

attached homes



Market Analysis and Forecasting

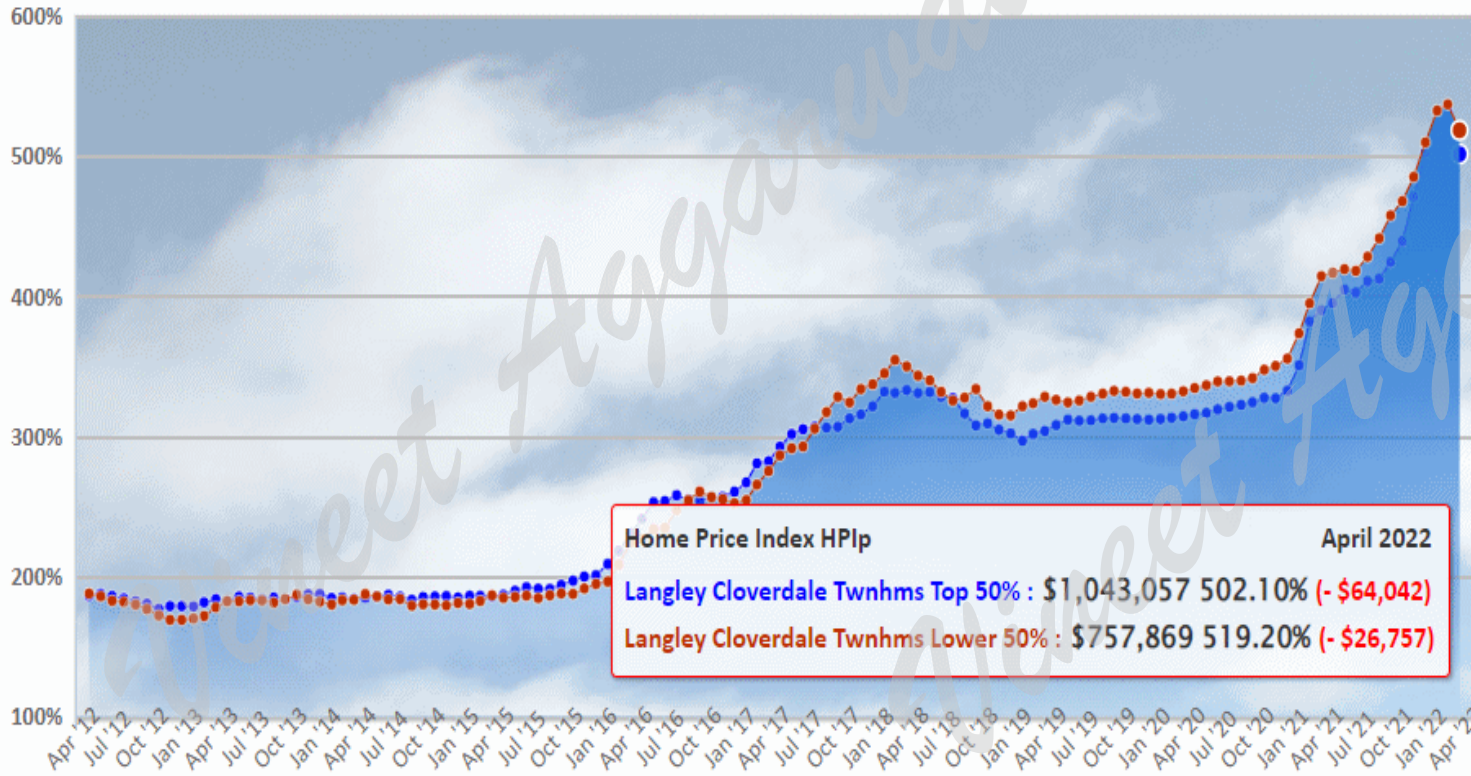
May 1/22 Langley, Cloverdale

RE/MAX

Powered by the Greater Vancouver Market Reports HPIp



Langley Cloverdale Twnhms Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Langley Cloverdale Twnhms Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

| Date | Value |
|----------|----------|
| Apr 2022 | % 502.10 |
| Mar 2022 | % 532.90 |
| Feb 2022 | % 520.60 |
| Jan 2022 | % 503.30 |
| Dec 2021 | % 471.80 |
| Nov 2021 | % 440.00 |
| Oct 2021 | % 425.20 |
| Sep 2021 | % 413.20 |
| Aug 2021 | % 411.50 |
| Jul 2021 | % 403.40 |
| Jun 2021 | % 405.40 |
| May 2021 | % 395.80 |

Drag over area to ZOOM in

Highcharts.com

<< < 1 2 3 4 5 ...



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Attached Langley, Cloverdale Condos Home Price Index HPI (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

TOP 50%

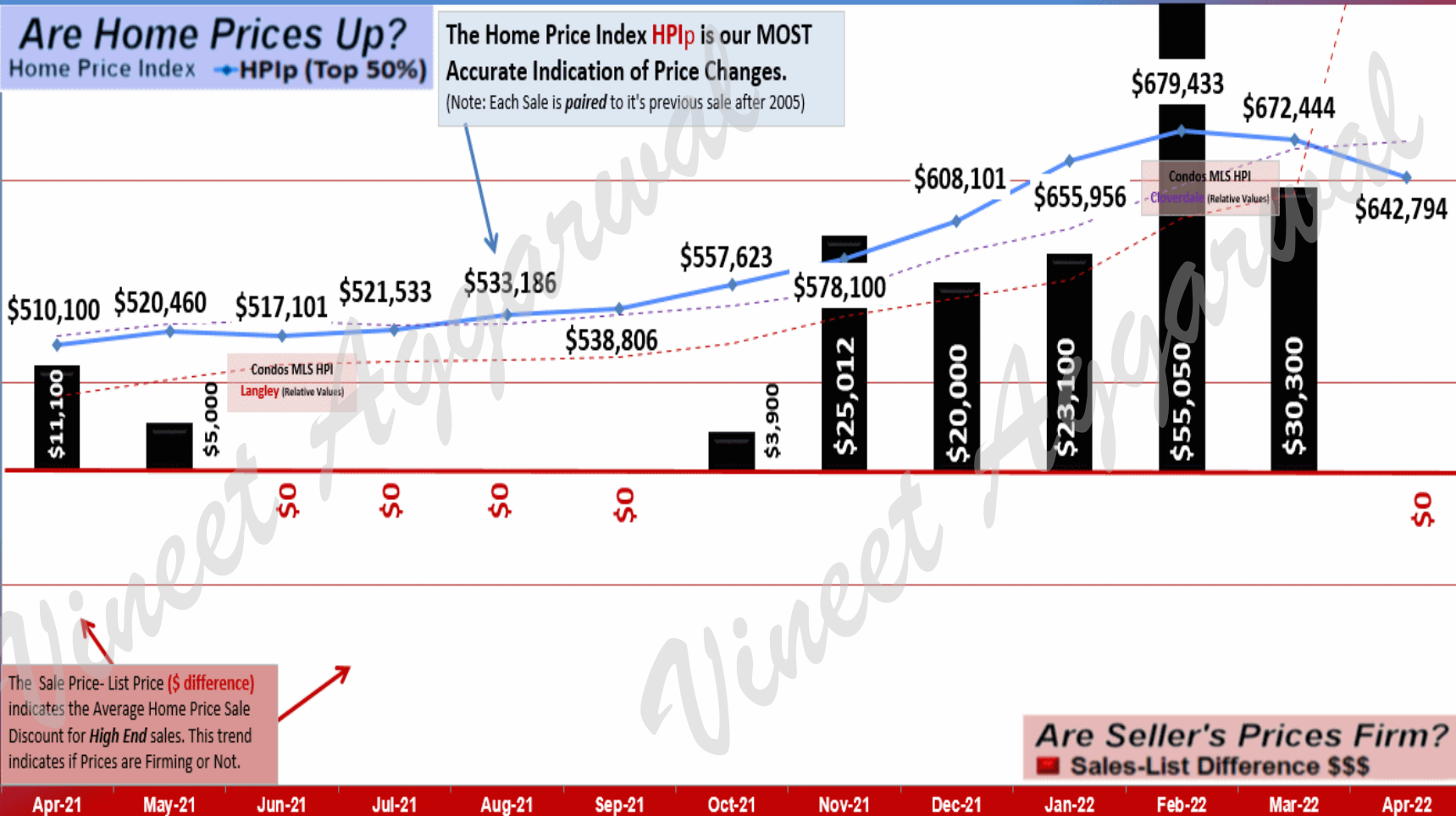
Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)

Are Home Prices Up?

Home Price Index → HPI (Top 50%)

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

(Note: Each Sale is paired to its 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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Market Analysis and Forecasting

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

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



Condominiums

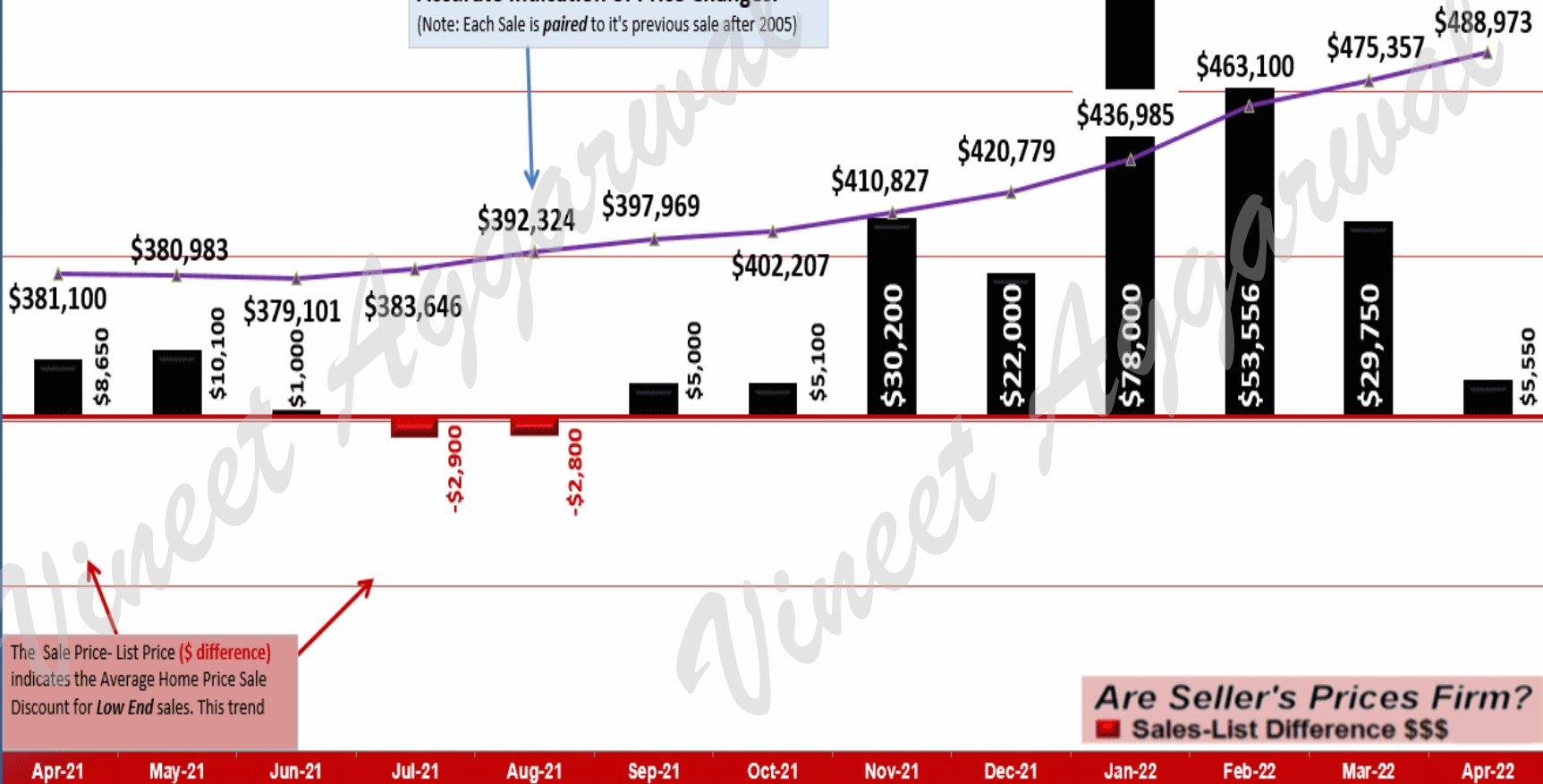
LOWER 50%

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

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

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

(Note: Each Sale is paired to its previous sale after 2005)



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 \$\$\$



Condominiums



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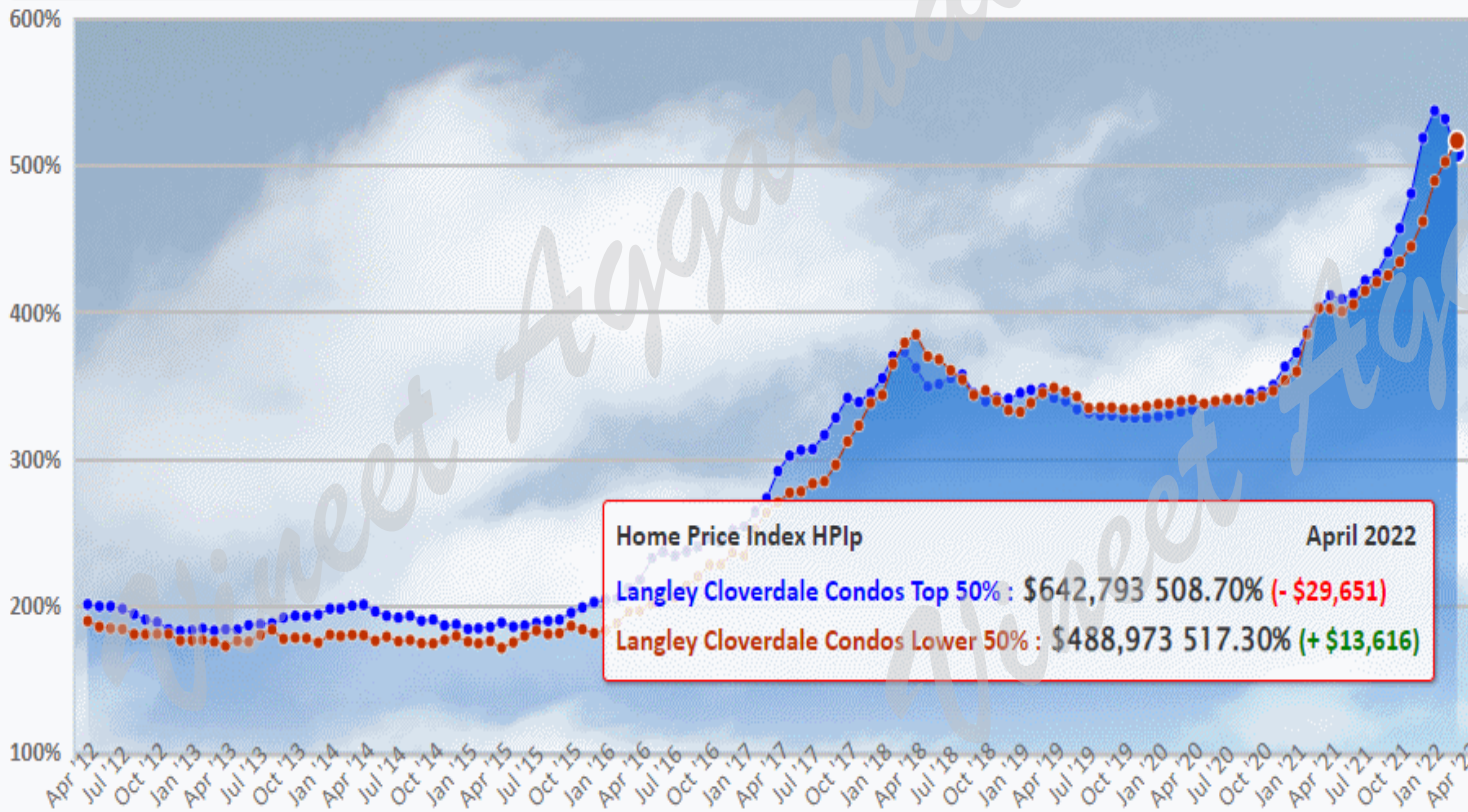
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 Langley Cloverdale Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

| Date | Value |
|----------|----------|
| Apr 2022 | % 508.70 |
| Mar 2022 | % 532.20 |
| Feb 2022 | % 537.70 |
| Jan 2022 | % 519.10 |
| Dec 2021 | % 481.30 |
| Nov 2021 | % 457.50 |
| Oct 2021 | % 441.30 |
| Sep 2021 | % 426.40 |
| Aug 2021 | % 422.00 |
| Jul 2021 | % 412.80 |
| Jun 2021 | % 409.30 |
| May 2021 | % 411.90 |



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