

Biggar Group's Market Reports



Advanced Marketing Tools



Larry Biggar – Taylor Biggar

Vancouver Market Reports

detached homes

Vancouver Market Reports

attached homes

Market

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Vancouver & Fraser Valley

Sales (2 wks)/ Listings Graph

June 3 2022 (2-weeks)

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

Note: 2-week sales data is graphed to project monthly STR rates and inventory includes the sold and expired listings.

All single family residential detached homes (excludes townhomes and condos)

2022.06.04.8:45AM b5a



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

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Sales (2 wks)/ Listings Graph

May 20 2022 (2-weeks)

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

Note: 2-week sales data is graphed to project monthly STR rates and inventory includes the sold and expired listings.

All single family residential detached homes (excludes townhomes and condos)

2022.05.21.9:00PM b5a



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Sales (1 wk)/ Listings Graph

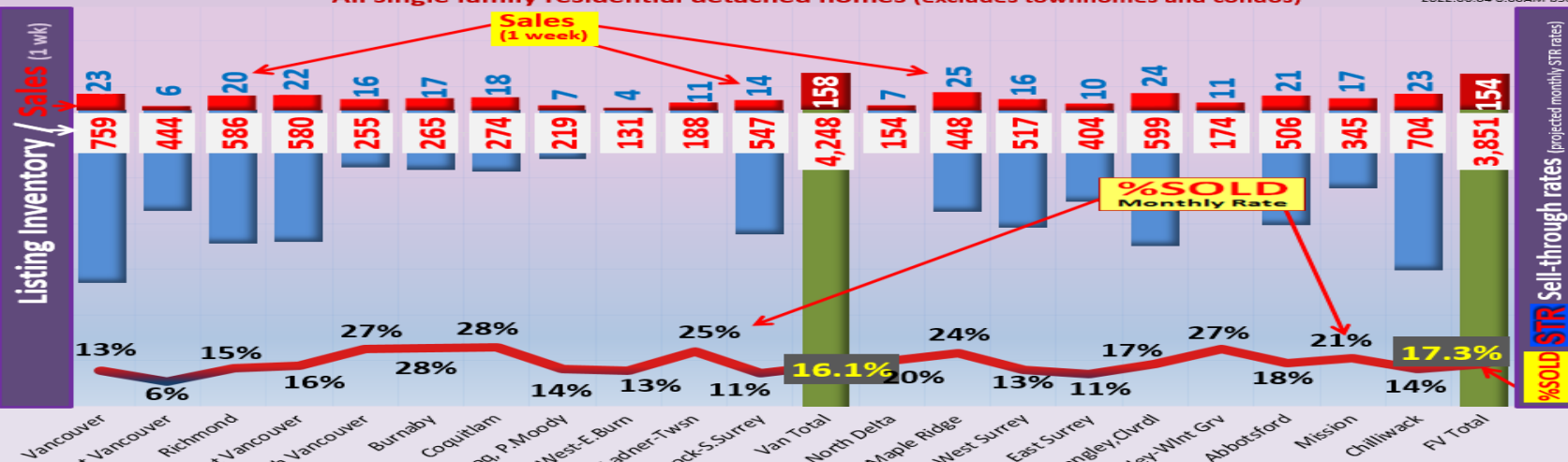
June 3 2022 (1 week)

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

Note: 1-week sales data is extrapolated to project monthly STR rates* (* inventory includes the sold and expired listings).

All single family residential detached homes (excludes townhomes and condos)

2022.06.04 8:00AM b5a



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Sales (1 wk)/ Listings Graph

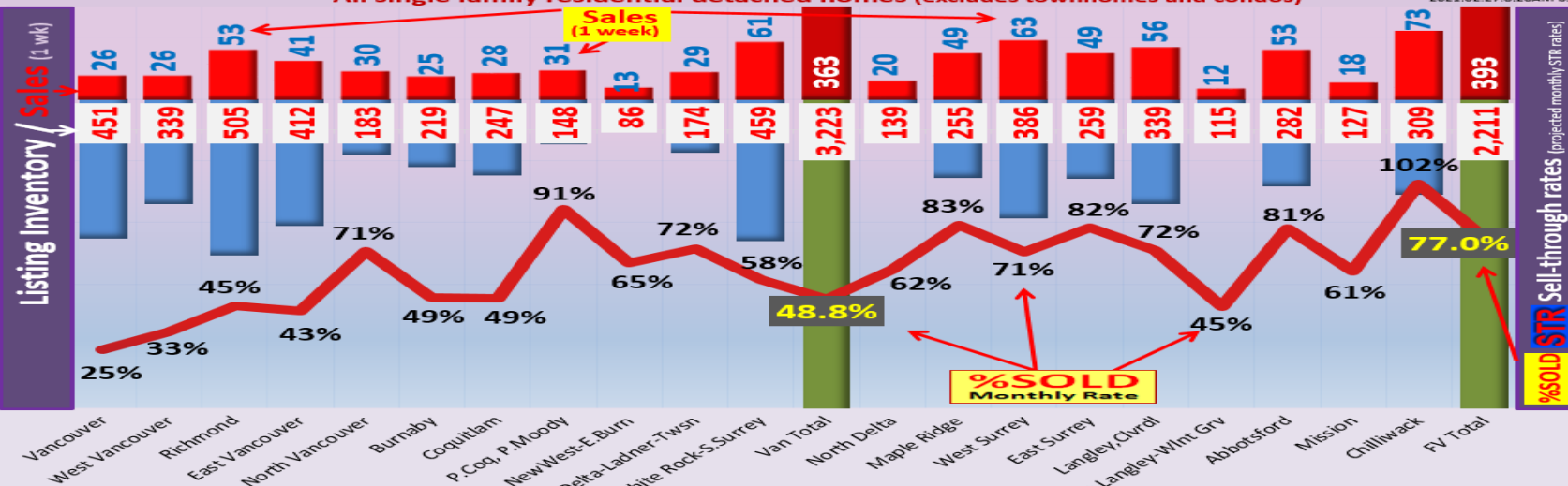
Feb 26 2021 (1 week)

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

Note: 1-week sales data is extrapolated to project monthly STR rates* (* inventory includes the sold and expired listings).

All single family residential detached homes (excludes townhomes and condos)

2021.02.27.8:20AM b5a



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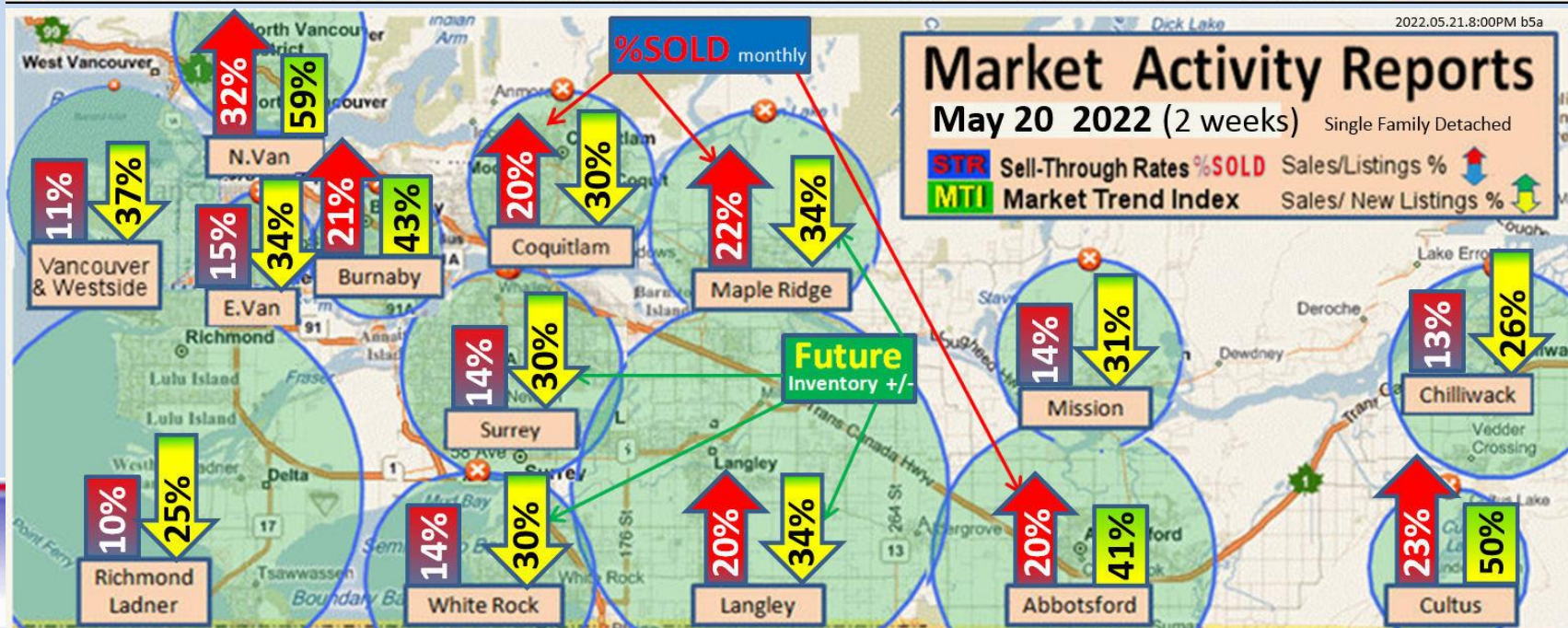
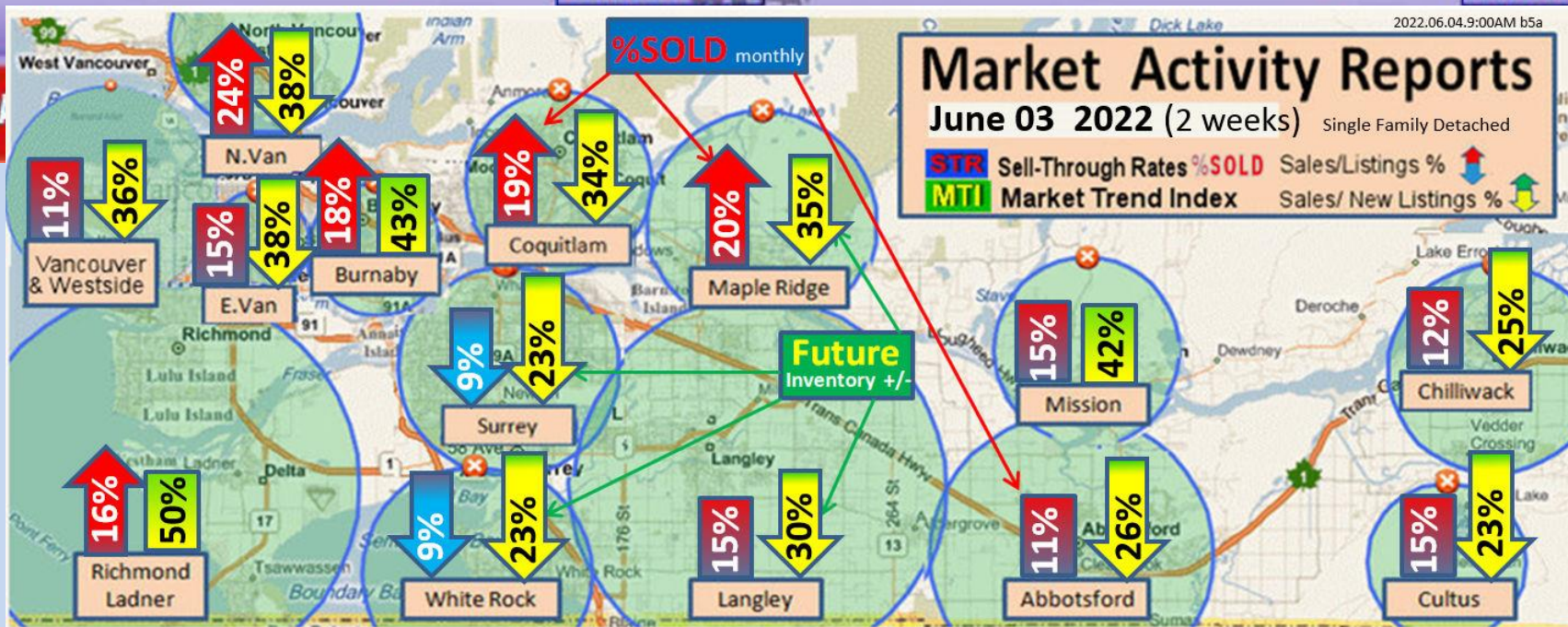
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Market Analysis and Forecasting

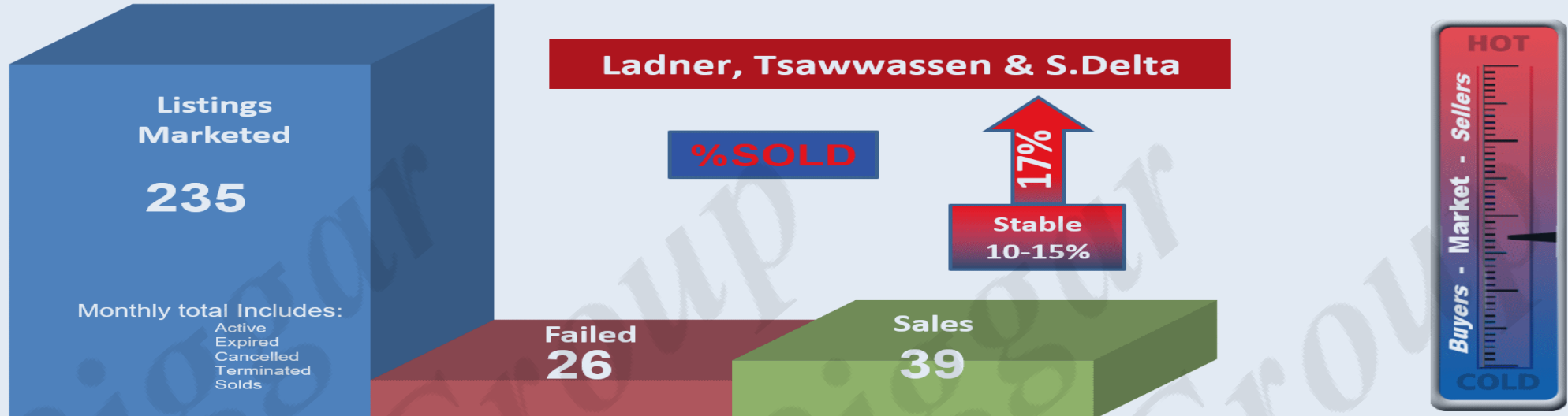
June 1/22 Ladner, S. Delta



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Monthly Market Activity - May 2022 Single Family



June 1 2022 Ladner, Tsawwassen & S. Delta Market Update (detached)

Current: Ladner, Tsawwassen and S. Delta residential detached housing market has a **17 %SOLD** rate making it a Seller Market. (This means 17 homes out of 100 sold last month with an average **\$65,000** increase from the original list price).

Most Active Price Range: Homes below \$1.5 mill. have **27.1 %SOLD** rate.

Least Active Price Range: Homes above \$3.0 mill. have **3.4 %SOLD** rate.

History: Ladner, Tsawwassen and S. Delta Year-To-Date RMR HPI* shows that prices increased \$249,354.

** The RMR HPI (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. [More Details](#)
Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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Market Analysis and Forecasting

June 1/22 Ladner, S. Delta



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

Ladner, Tsawwassen & S.Delta List Price Ranges Statistics - May 2022

Detached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,500,000	48	13	16	100%	\$0	27.1%	↑
\$1,500,001-\$1,700,000	51	10	25	95%	-\$91,500	19.6%	↑
\$1,700,001-\$2,000,000	56	7	9	101%	\$15,000	12.5%	
\$2,000,001-\$3,000,000	51	8	19	97%	-\$62,000	15.7%	↑
\$3,000,001 and more	29	1	6	111%	\$462,000	3.4%	↓
Total Activity	235	39	15	98%	-\$31,500	17%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	May-21	Apr-22	May-22	06/01/2022	Change	
Total Listings** (A,S,T,C,X)	299	200	235		35	↑
Active Listings (1st of the month)	197	126	149	170	21	↑
Solds	71	36	39		3	↑
Days on Market (DOM)	7	7	15		8	↑
%SOLD (Sales/ Listings /mnlthly rate)	36.0%	18.0%	16.6%		-1.4%	↓
Home Price Index	\$1,320,766	\$1,614,100	\$1,570,119		-\$43,981	↓

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Market Analysis and Forecasting

June 1/22 Ladner, S. Delta



What Sold in your Neighbourhood and for What Price?

Ladner, Tsawwassen & S.Delta Sub areas Statistics - May 2022					Detached	
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Delta Manor	8	2	30	95%	-\$79,950	25%
East Delta	5	0				0%
Hawthorne	28	6	9	101%	\$10,550	21%
Holly	18	1	7	105%	\$61,000	6%
Ladner Rural	6	1	41	96%	-\$39,000	17%
Ladner Elementary	18	3	16	98%	-\$34,300	17%
Neilsen Grove	9	2	18	96%	-\$72,600	22%
Port Guichon	9	2	9	99%	-\$25,000	22%
Westham Island	1	0				0%
Boundary Beach	11	4	56	98%	-\$52,500	36%
Beach Grove	10	4	34	98%	-\$42,000	40%
Cliff Drive	19	2	8	100%	-\$7,000	11%
Tsawwassen Central	24	3	14	100%	\$0	13%
English Bluff	27	3	19	100%	\$0	11%
Pebble Hill	24	4	16	100%	\$0	17%
Tsawwassen East	18	2	12	97%	-\$65,000	11%
Total Activity	235	39	15	98%	-\$31,500	17%

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Next Months Market Forecast

Forecast: Ladner, Tsawwassen and S. Delta have 170 homes for sale and with the **17 %SOLD** monthly rate gives us ~6 months of inventory. We project Ladner, Tsawwassen to continue into a Seller Market. 19% of the active listings have reduced their price by \$122,015 on average or \$100,000 median in the last month.

May's Real Estate Statistics shows Vancouver's Detached Markets decreased by **(\$25,900)** on average that is 76% of the homes dropped in value. This is the 3rd drop since Peak (Feb 2022). This is partially caused by the erosion of consumer confidence with the \$2+/litre gas prices, interest rates, and economic woes. We are now forecasting that the majority of the Metro Vancouver Markets will be in a continued *Buyer's Market* for the months. The Fraser Valley prices dropped a whopping (\$44,898) on average.

Currently, Both the Condo Markets and Townhouse Markets are in a Buyer's Market, with Average Price decrease of **(\$10,062)** and **(\$16,759)** respectively. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

Note*: The Home Price Index * (HPI) is all the detached home sales averaged & adjusted for finished sqft, age and lot size. (This HPI excludes the mobile home, duplex and the house and acreage sales.) For a more accurate price change for your home do request a personal Comparative Market Analysis (CMA). This data is from the respective Real Estate Boards: FVREB, REBGV, CADREB and they assume no responsibility for its accuracy. Copyright: VancouverMarketReports.com

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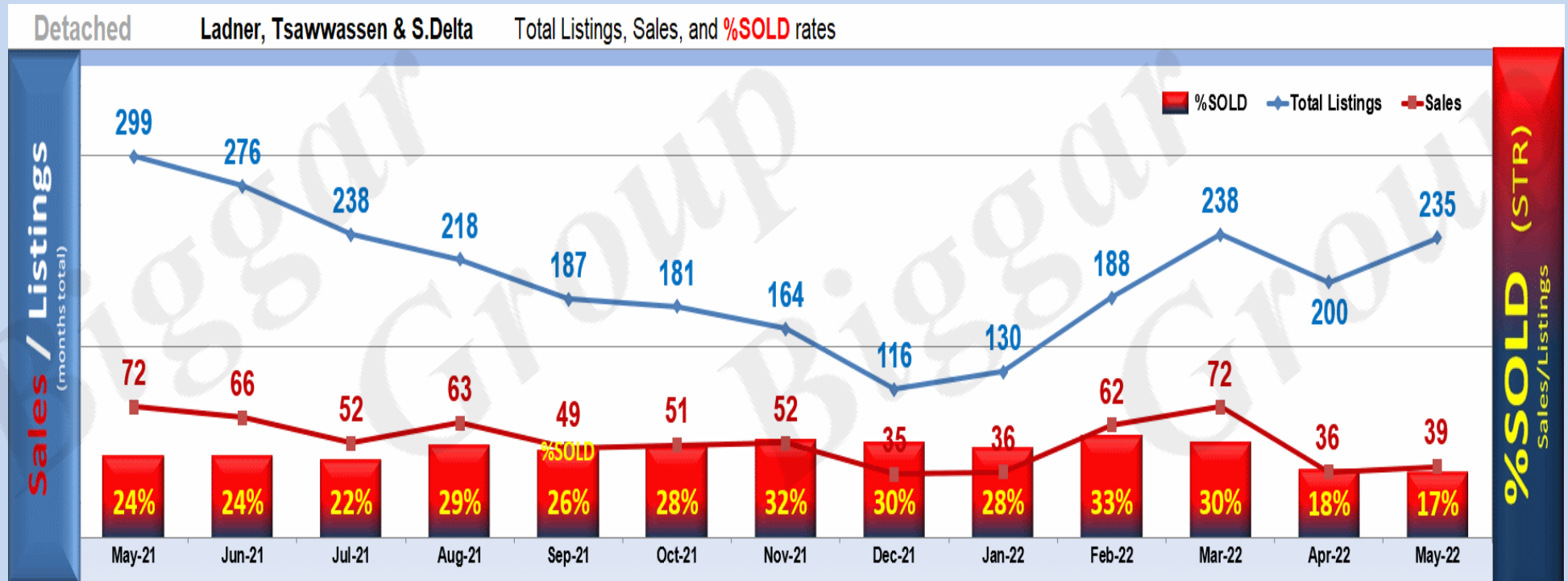
June 1/22 Ladner, S. Delta



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How has the Market performed this Past Month and Year?



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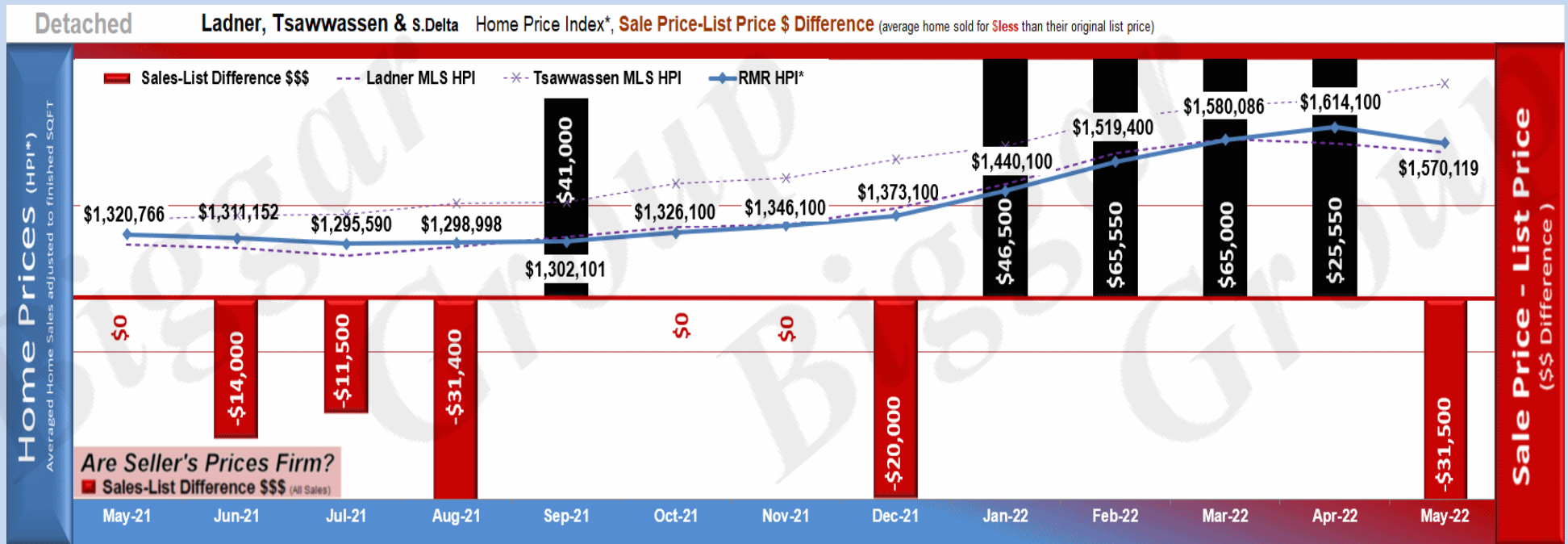
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June 1/22 Ladner, S. Delta



How has the Housing Price Index changed and ... What is the Average Negotiated Discount?



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