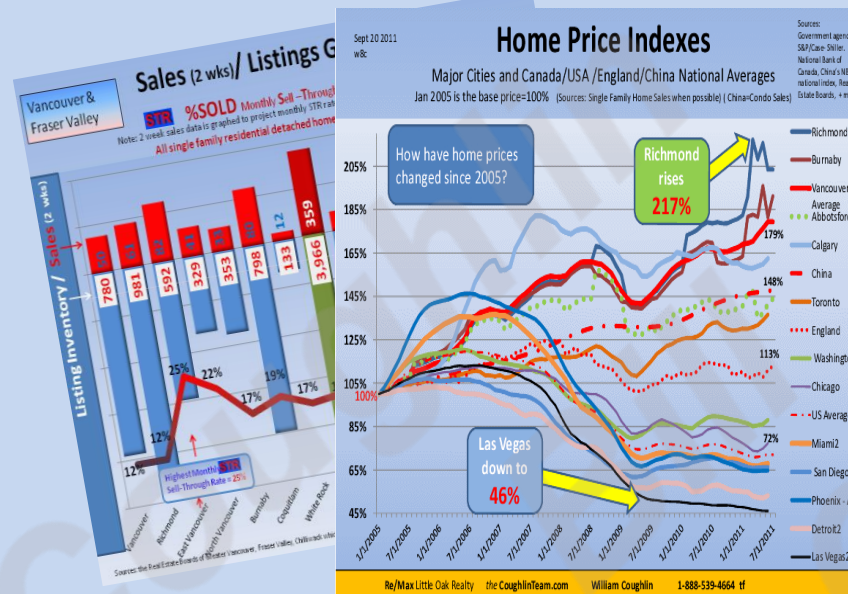


## Market Analysis and Forecasting

## Market Analysis and Forecasting

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

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# Vancouver Market Reports

Statistics, on the Web!

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Market Analysis and Forecasting Nov 1/24 Port Moody

## Monthly Market Activity - Oct 2024 - Single Family



### Nov 1 2024 Port Moody Market Update (Detached)

**Current:** Port Moody's **9 %SOLD** Rate indicates a Buyer's Market.  
(Meaning 9 Homes out of 100 Sold Last Month with an Average \$62,950 decrease from the Original List price).  
*Most Active Price Range:* Homes between \$1.7 mill.- \$2.2 mill. have **13.9 %SOLD** rate.  
*Least Active Price Range:* Homes above \$3.3 mill. have **2.7 %SOLD** rate.

**History:** Port Moody YTD RMR HPI\* shows that prices increased \$42,778.

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



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Market Analysis and Forecasting

Nov 1/24 Port Moody

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

### Port Moody Price Range Statistics - Oct 2024

Home Price Range	Total Listings (/Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,700,001	23	3	13	98%	-\$29,900	13.0%	
\$1,700,001-\$2,200,000	36	5	24	98%	-\$41,900	13.9%	
\$2,200,001-\$3,300,000	43	3	32	93%	-\$184,000	7.0%	↓
\$3,300,001 and more	37	1	80	84%	-\$912,000	2.7%	↓
<b>Total Activity</b>	<b>139</b>	<b>12</b>	<b>20</b>	<b>97%</b>	<b>-\$62,950</b>	<b>9%</b>	↓

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

Monthly Changes Summary	Oct-23	Sep-24	Oct-24	2024-11-01	Change	
Total Listings** (A,S,T,C,X)	95	144	139		-5	↓
Active Listings (1st of the month)	70	113	117	107	-10	↓
Solds	16	13	12		-1	↓
Days on Market (DOM)	7	22	20		-2	↓
%SOLD (Sales/ Listings/Mthly Rate)	17%	9%	9%		0%	
Home Price Index	\$1,834,322	\$1,865,101	\$1,877,100		\$11,999	↑



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Market Analysis and Forecasting

Nov 1/24 Port Moody

## What Sold in your Neighbourhood and for What Price?

Port Moody Sub areas Statistics - Oct 2024				Detached		
Neighbourhoods	Total Listings (/Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Anmore	26	2	94	89%	-\$568,500	7.7%
Belcarra	14	0				0.0%
Barber Street	11	1	7	99%	-\$24,000	9.1%
College Park PM	8	1	32	96%	-\$94,000	12.5%
Glenayre	6	1	16	98%	-\$29,900	16.7%
Heritage Mountain	10	1	6	98%	-\$25,000	10.0%
Heritage Woods PM	23	4	18	97%	-\$62,950	17.4%
Ioco	0	0				0.0%
Mountain Meadows	7	0				0.0%
North Shore Pt Moody	18	2	28	93%	-\$124,500	11.1%
Port Moody Centre	16	0				0.0%
<b>Total Activity</b>	<b>139</b>	<b>12</b>	<b>20</b>	<b>97%</b>	<b>-\$62,950</b>	<b>9%</b>



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Market Analysis and Forecasting

Nov 1/24 Port Moody

## Next Months Market Forecast

**Forecast:** Port Moody has Average Listing Supply; 107 homes are for sale and with the **9 %SOLD** Monthly Rate gives us a ~11 months of Inventory. We project Port Moody continue to be a Buyer's Market. 10% of the Active Listings have reduced their Price by \$53,818 on Average and \$50,000 on Median for the last month.

October's real estate report shows that 52% of detached homes in Greater Vancouver lost value this month. On average, single-family homes in Metro Vancouver saw a price drop of **\$1,045**. With mortgage rates going down, buyers will be more active, especially in the condo and townhouse markets. We forecast that the Metro Vancouver area to remain a buyer's market until the end of the year.

In October, the average price of condos decreased by **\$3,925**, and townhouses saw a decline of **\$3,155**. We forecast that the condo and townhouse markets will remain a buyer's market in the coming months.

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

Note\*: The **Home Price Index** \* (HPI) is all the Detached Home Sales Averaged & Adjusted for Finished Sq/ft, Age and Lot size. (This HPI excludes the Mobile Home, Duplex, New Construction and Acreage sales.) For a more accurate price change for your Home, CALL US for a Personal Comparative Market Analysis (CMA).

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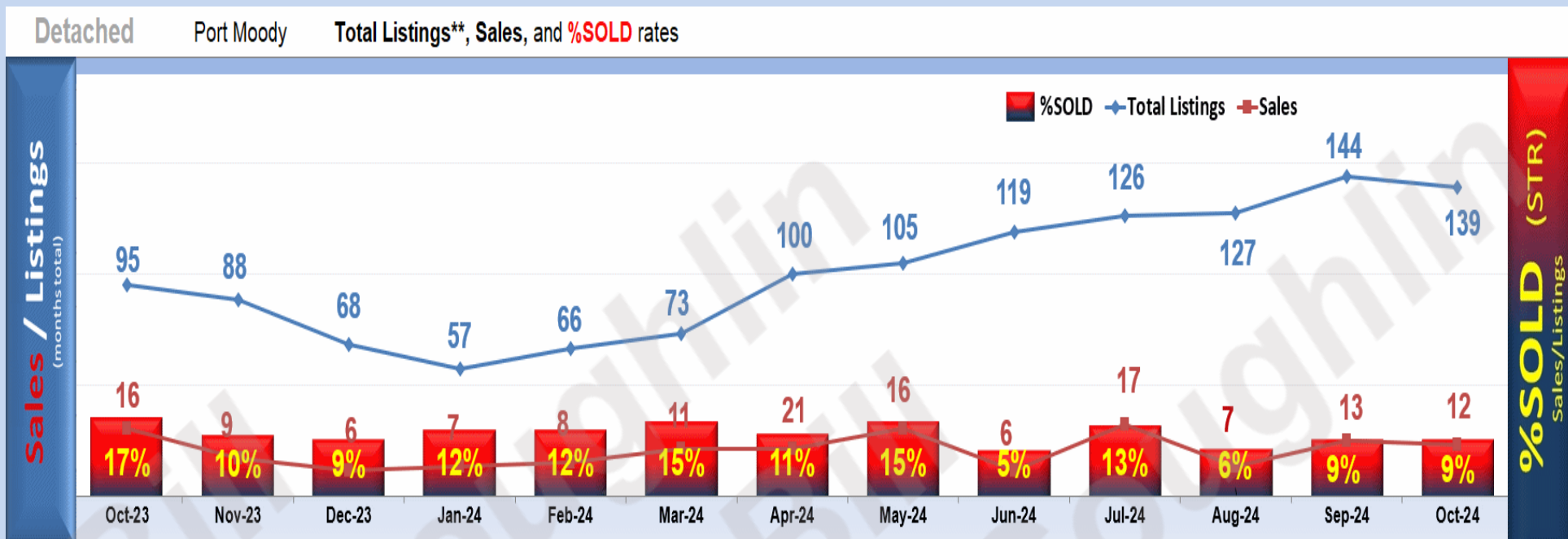


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Market Analysis and Forecasting

Nov 1/24 Port Moody

## How has the Market performed this Past Month and Year?



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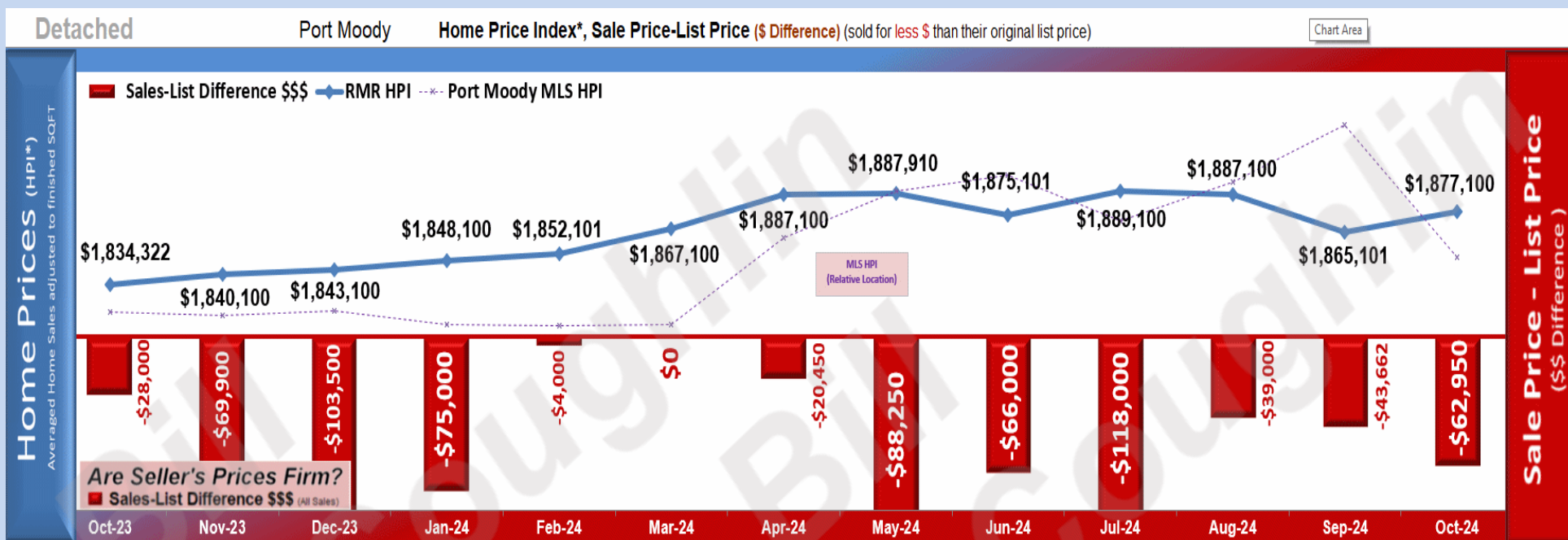
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Market Analysis and Forecasting Nov 1/24 Port Moody

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



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# Vancouver Market Reports

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## Market Analysis and Forecasting

Nov 1/24 Port Moody

### Port Moody Sub Area Statistics - Oct 2024

Attached

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Anmore	0	0				0.0%
College Park PM	25	6	16	98%	-\$17,499	24.0%
Heritage Mountain	13	4	17	99%	-\$8,000	30.8%
Heritage Woods PM	7	2	9	98%	-\$19,500	28.6%
North Shore Pt Moody	29	11	5	99%	-\$5,000	37.9%
Port Moody Centre	126	29	9	99%	-\$5,000	23.0%
<b>Total Activity</b>	<b>200</b>	<b>52</b>	<b>10</b>	<b>99%</b>	<b>-\$9,650</b>	<b>26%</b>

### Port Moody List Price Range Statistics - Oct 2024

Attached

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$650,000	34	15	10	99%	-\$5,000	44.1%
\$650,001-\$800,000	47	7	13	98%	-\$10,000	14.9%
\$800,001-\$1,000,000	77	23	8	99%	-\$6,000	29.9%
\$1,000,001 and more	42	7	6	98%	-\$19,998	16.7%
<b>Total Activity</b>	<b>200</b>	<b>52</b>	<b>10</b>	<b>99%</b>	<b>-\$9,650</b>	<b>26%</b>

### Monthly Changes Summary

	Oct-23	Sep-24	Oct-24	2024-11-01	Change
Total Listings** (A,S,T,C,X)	125	179	200		21
Active Listings	80	105	113	122	9
Solds	29	48	52		4
DOM	9	8	10		2
MLS Port Moody HPI* (Apts)	\$751,700	\$758,400	\$746,600		-\$11,800
MLS Port Moody HPI* (Twnhs)	\$1,047,200	\$1,060,900	\$1,046,400		-\$14,500
%SOLD (Sales/ Listings/Mthly Rate)	23%	27%	26%		-0.8%

### Nov 1 2024 Port Moody Market Update (Attached)

**Current:** Port Moody is a Seller Market with Average Listing inventory, a **26 %SOLD** Rate and a 99% Sell/List Ratio.

(This means that there is an Average \$9,650 decrease on a Sale from the Original List Price)

*Most Active Price Range:* Homes below \$650,000 have **44.1 %SOLD** rate.

*Least Active Price Range:* Homes between \$650,000 - \$800,000 have **14.9 %SOLD** rate.

**History:** Port Moody's Condos Year-To-Date MLS Home Price Index\* shows an decrease of \$5,100.

Port Moody's Townhouses Year-To-Date RMR Home Price Index\* shows an increase of \$800.

**Forecast:** Listing Inventories are 60% more than same month last year. Active listings for this month increased by 9 more compared to last month. We project Port Moody to be a continued Seller Market.

October's real estate report shows that 52% of detached homes in Greater Vancouver lost value this month. On average, single-family homes in Metro Vancouver saw a price drop of **\$1,045**. With mortgage rates going down, buyers will be more active, especially in the condo and townhouse markets. We forecast that the Metro Vancouver area to remain a buyer's market until the end of the year.

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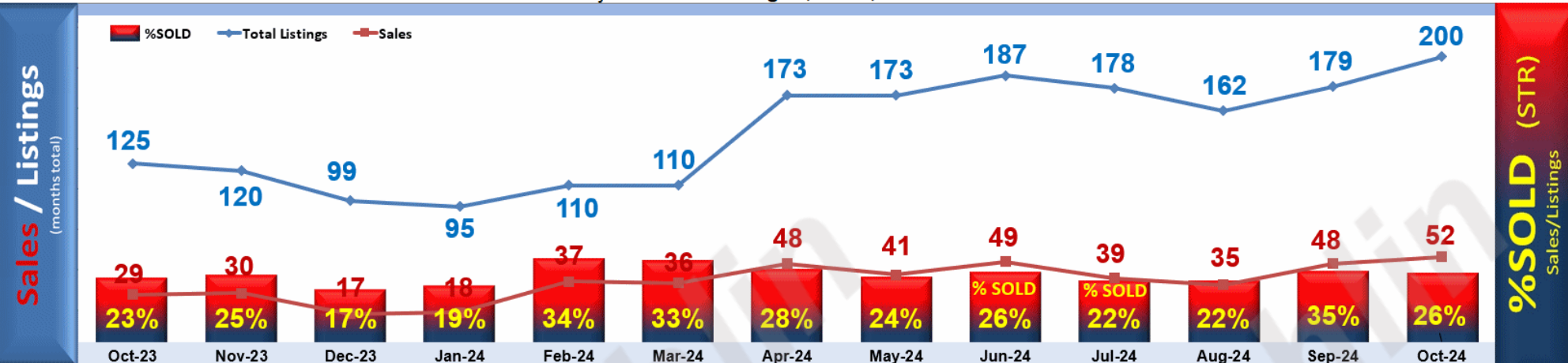
Market Analysis and Forecasting

Nov 1/24 Port Moody

Attached Townhomes/ Condos

Port Moody

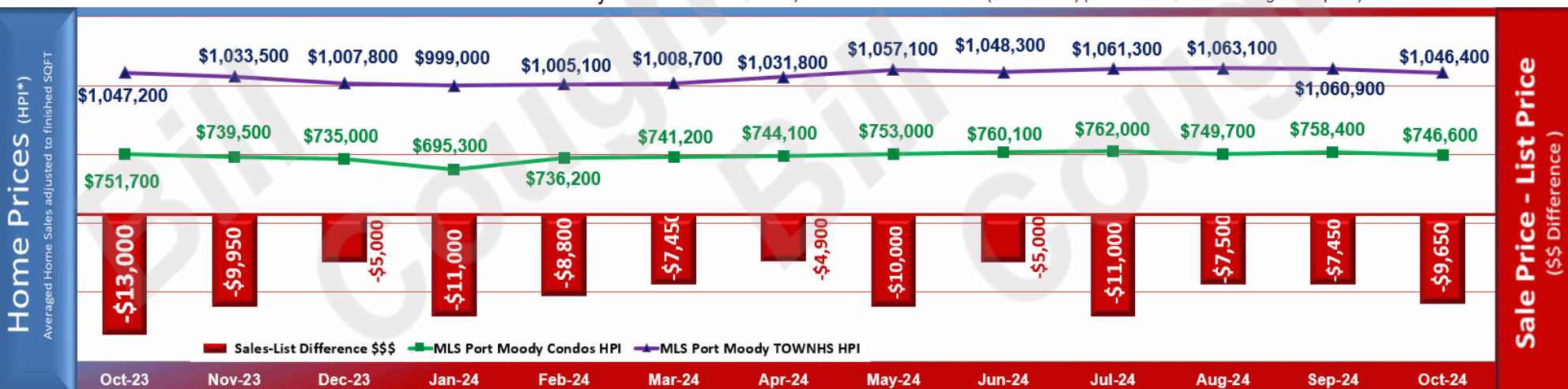
Total Listings\*\*, Sales, and %SOLD rates



Attached Townhomes/ Condos

Port Moody

Home Price Index\*, Sale Price-List Price (\$ Difference) (sold for less \$ than their original list price)



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