

Market Analysis and Forecasting

Market Analysis and Forecasting

RE/MAX Market Reports



Advanced Marketing Tools



Market Analysis and Forecasting

Market Analysis and Forecasting

RE/MAX Market Reports Advanced ([Quick](#))

Detached

- [Burnaby](#)
- [Coquitlam](#)
- [Port Coquitlam](#)
- [Port Moody](#)

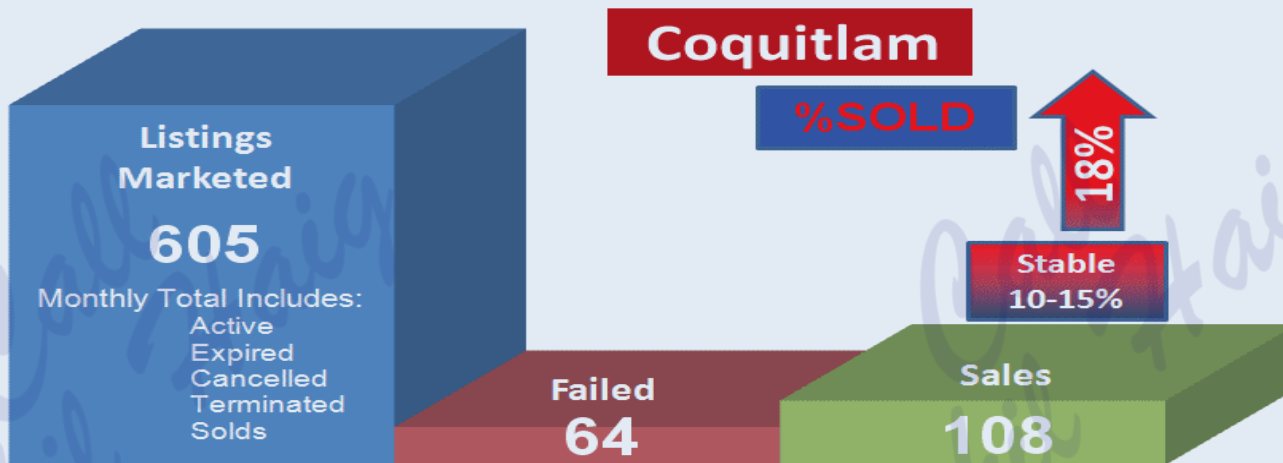
Attached

- [Coquitlam](#)
- [Port Coquitlam](#)
- [Port Moody](#)





Monthly Market Activity - October 2013 - Single Family



November 1 2013 Coquitlam Market Update (Detached)

Current: Coquitlam's **18 %SOLD** rate indicates a Sellers Market. (This means 18 homes out of 100 sold last month with an average \$27,700 sales discount from the original list price) but do check the many micro-markets %SOLD rates for each neighbourhood.

Most Active Price Range: Homes between \$600,000-\$700,000 have a **27.4 %SOLD** rate.

Least Active Price Range: Homes above \$1.25 million are in a slow market with a low **4.0 %SOLD** rate.

History: The Coquitlam Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$7,563.

The Coquitlam Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$12,624.

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

Forecast: Coquitlam has normal Listing supply; 433 homes are for sale and with the stable **18 %SOLD** monthly rate gives us a ~6 months of inventory. At this sell through rate approximately 215 of these listings will not sell.

17% of the active listings have reduced their price by \$39,335 on average or \$25,000 median.

The Vancouver Real Estate Market is continuing to be a warm market with some areas experiencing further price increases. We project Coquitlam to be a continued stable-sellers market.

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Market Analysis and Forecasting

Nov. 1/13 Coquitlam

Coquitlam Neighbourhood Statistics - October 2013

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sell Price /List Price	Sell - List \$Difference	%SOLD
Burke Mountain	96	18	93	95%	-\$44,284	18.8%
Central Coquitlam	81	17	24	95%	-\$35,900	21.0%
Coquitlam East	29	5	24	98%	-\$14,000	17.2%
Cape Horn	11	3	61	97%	-\$14,800	27.3%
Chineside	6	1	65	83%	-\$200,000	16.7%
Coquitlam West	75	10	35	96%	-\$33,400	13.3%
Canyon Springs	6	0				0.0%
Eagle Ridge CQ	7	2	4	101%	\$3,600	28.6%
Harbour Chines	10	2	43	74%	-\$422,500	20.0%
Hockaday	11	3	5	100%	\$100	27.3%
Harbour Place	5	0				0.0%
Meadow Brook	13	3	7	99%	-\$4,000	23.1%
Maillardville	55	10	87	86%	-\$23,250	18.2%
New Horizons	11	5	6	100%	\$0	45.5%
Park Ridge Estates	2	1	39	92%	-\$47,000	50.0%
Ranch Park	29	5	23	98%	-\$12,800	17.2%
River Springs	5	1	117	97%	-\$11,900	20.0%
Scott Creek	8	1	25	96%	-\$34,200	12.5%
Summitt View	3	1	22	100%	-\$3,300	33.3%
Upper Eagle Ridge	10	1	29	97%	-\$23,900	10.0%
Westwood Plateau	129	19	53	96%	-\$28,000	14.7%
Westwood Summit CQ	3	0				0.0%
Total Activity	605	108	41	96%	-\$27,700	18%

Detached

Coquitlam Price Range Statistics - October 2013

Home Price Range	Total Listings (Month)	Sales	DOM	Sell Price /List Price	Sell - List \$Difference	%SOLD
0-\$600,000	91	21	39	97%	-\$10,000	23.1%
\$600,001-\$700,000	95	26	22	98%	-\$13,850	27.4%
\$700,001-\$800,000	110	26	43	97%	-\$26,450	23.6%
\$800,001-\$900,000	83	16	44	95%	-\$39,250	19.3%
\$900,001-\$1,000,000	56	7	86	95%	-\$47,567	12.5%
\$1,000,001-\$1,250,000	70	8	76	92%	-\$90,169	11.4%
\$1,250,001 and more	100	4	67	88%	-\$264,900	4.0%
Total Activity	605	108	41	96%	-\$27,700	18%

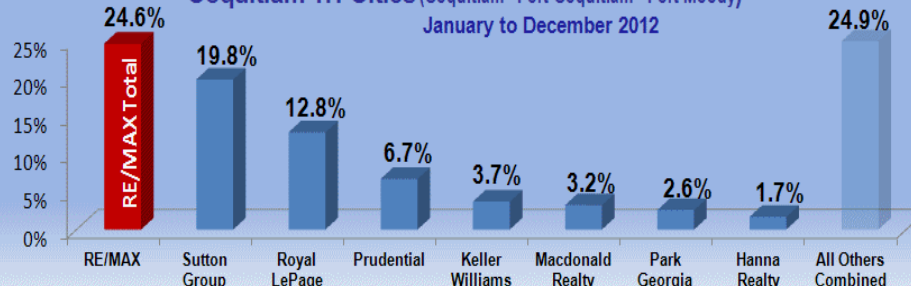
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Monthly Changes	Oct-12	Sep-13	Oct-13	11/1/2013	Change
Total Listings** (A.S.T.C.X)	705	637	605		-32
Active Listings	558	496	491	433	-58
Solds	69	83	108		25
DOM	31	19	41		22
%SOLD (Sales/ Listings /mnlthly rate)	10%	13%	18%		5%
(Top 50%) Home Price Index HPIp	\$949,962	\$965,613	\$957,525		-\$8,088
(Lower 50%) Home Price Index HPIp	\$578,472	\$578,971	\$591,096		\$12,125

the RE/MAX Market Share Reports

Coquitlam Tri-Cities (Coquitlam - Port Coquitlam - Port Moody)

January to December 2012



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

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Nov. 1/13 Coquitlam

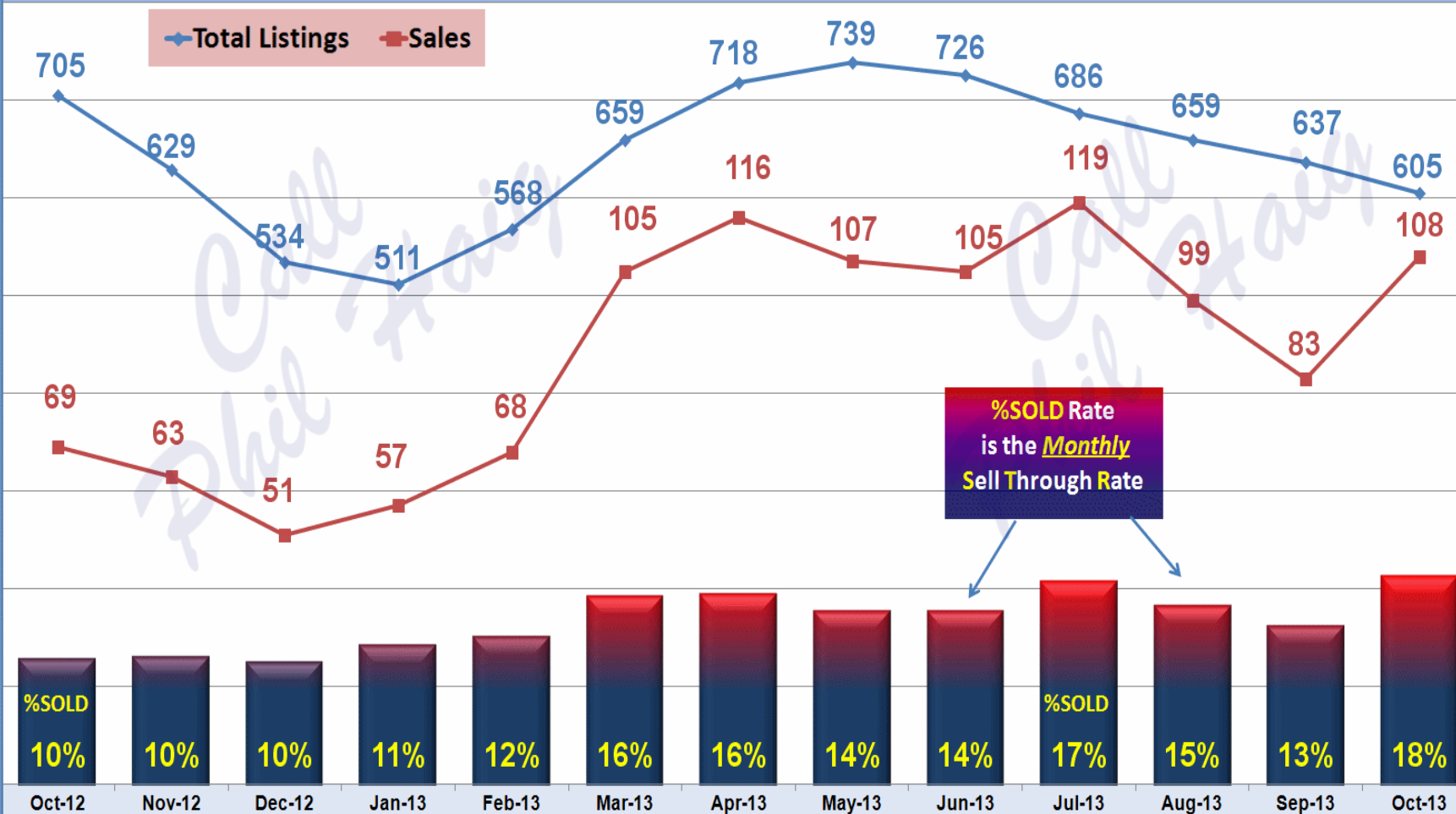
Detached Coquitlam Total Listings**, Sales, and %SOLD rates

Sales / Listings
Monthly Totals



Detached

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



%SOLD Rate is the Monthly Sell Through Rate



Detached



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Market Analysis and Forecasting

Nov. 1/13 Coquitlam

Detached Coquitlam 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)

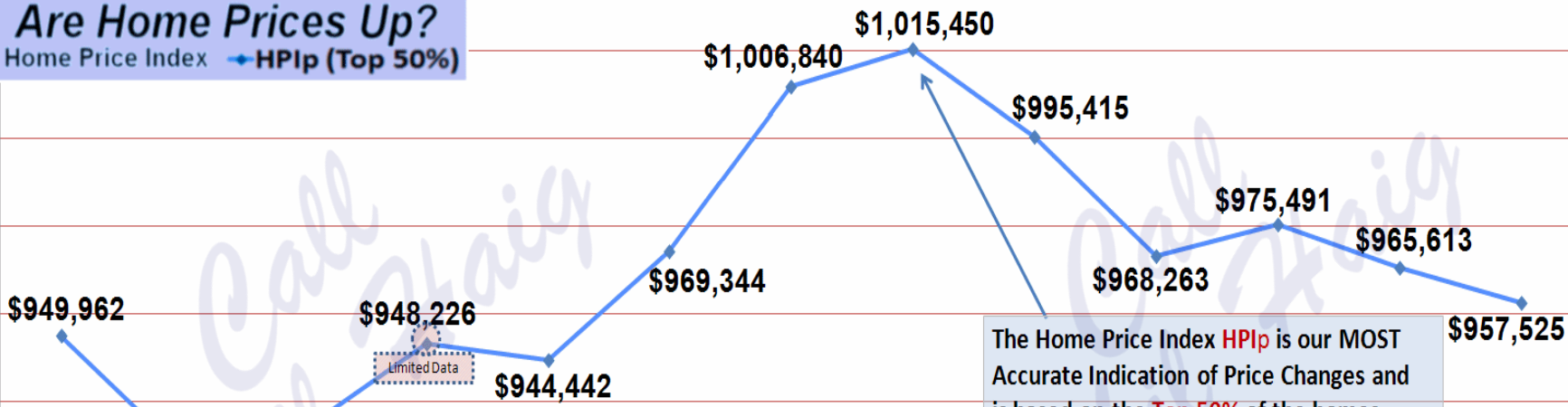
Home Price Changes
(Home Price Index Paired sales from 2005)



Detached

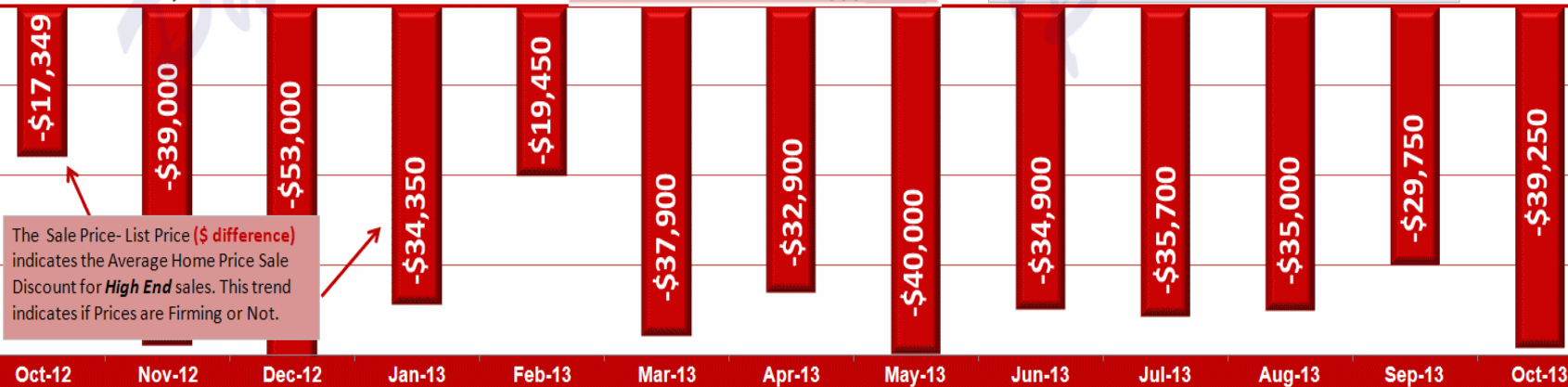
Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)

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



The Home Price Index HPIp is our MOST Accurate Indication of Price Changes and is based on the Top 50% of the homes.
(Note: Each Sale is paired to its previous sale after 2005 to determine its exact price change.)

Are Seller's Prices Firm?
Sales-List 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.



Detached

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Market Analysis and Forecasting

Nov. 1/13 Coquitlam

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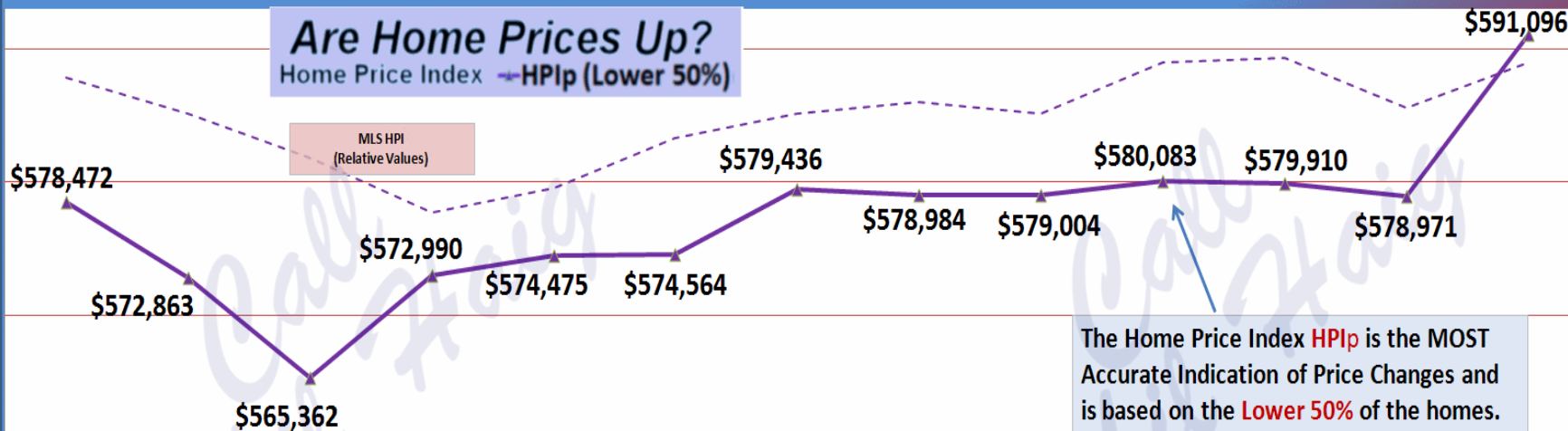
Coquitlam

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

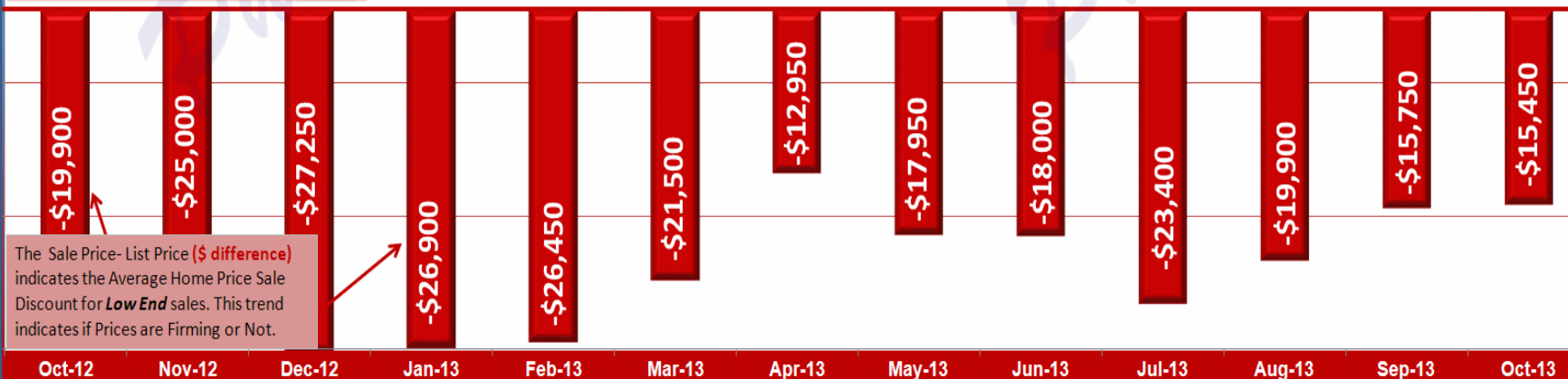
(Home Price Index Paired sales from 2005)

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



Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



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.

The Home Price Index HPIp is the MOST Accurate Indication of Price Changes and is based on the Lower 50% of the homes. (Note: Each Sale is paired to its previous sale after 2005 to determine its exact price change.)



Detached

Sales Discount \$\$

Sale Price - Original List Price (\$ difference)



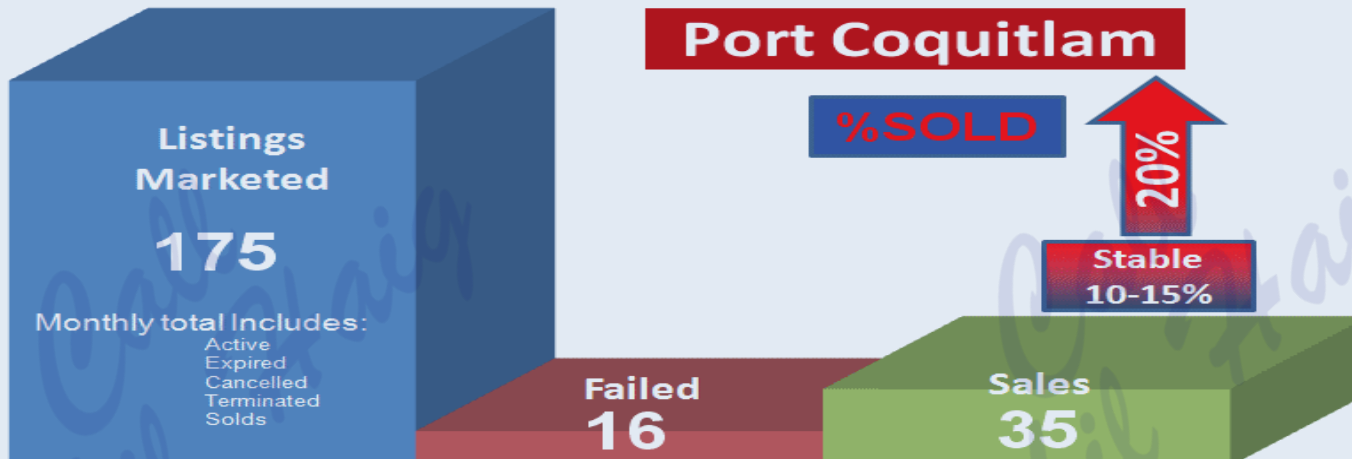
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Monthly Market Activity - October 2013 - Single Family

Port Coquitlam



November 1 2013 Port Coquitlam Market Update (Detached)

Current: Pt Coquitlam's **20 %SOLD** rate indicates a Sellers Market.

(This means 20 homes out of 100 sold with an average \$19,200 sales discount from the original list price).

Most Active Price Range: Homes below \$500,000 have **26.5 %SOLD** rate.

Least Active Price Range: Homes above \$800,000 have **slow market** with **0 %SOLD** rate with 0 sales with 9 listings marketed.

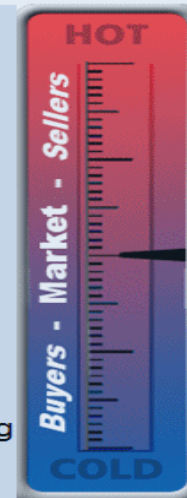
History: Pt Coquitlam Year-To-Date RMR Home Price Index* shows that prices decreased \$1,281.

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

Forecast: Pt Coquitlam has average Listing supply; 124 homes are for sale and with the strong **20 %SOLD** monthly rate gives us a ~5 months of inventory. At this sell through rate approximately 83 of these listings will not sell. 15% of the active listings have reduced their price by \$26,559 on average or \$21,000 median.

The Vancouver Real Estate Market is continuing to be a warm market with some areas experiencing further price increases. We project Port Coquitlam to be a continued Sellers Market.

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Port Coquitlam Sub areas Statistics - October 2013

Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Birchland Manor	9	3	21	98%	-\$9,650	33.3%
Central Port Coquitlam	15	1	39	97%	-\$16,900	6.7%
Citadel PQ	35	4	40	97%	-\$16,900	11.4%
Glenwood PQ	45	10	15	98%	-\$10,900	22.2%
Lower Mary Hill	7	2	50	99%	-\$5,500	28.6%
Lincoln Park PQ	16	6	28	96%	-\$19,950	37.5%
Mary Hill	12	1	4	96%	-\$19,000	8.3%
Oxford Heights	11	4	19	97%	-\$19,250	36.4%
Riverwood	19	4	18	96%	-\$20,460	21.1%
Woodland Acres PQ	6	2				33.3%
Total Activity	175	37	6	99%	-\$4,000	21%

Port Coquitlam Price Range Statistics - October 2013

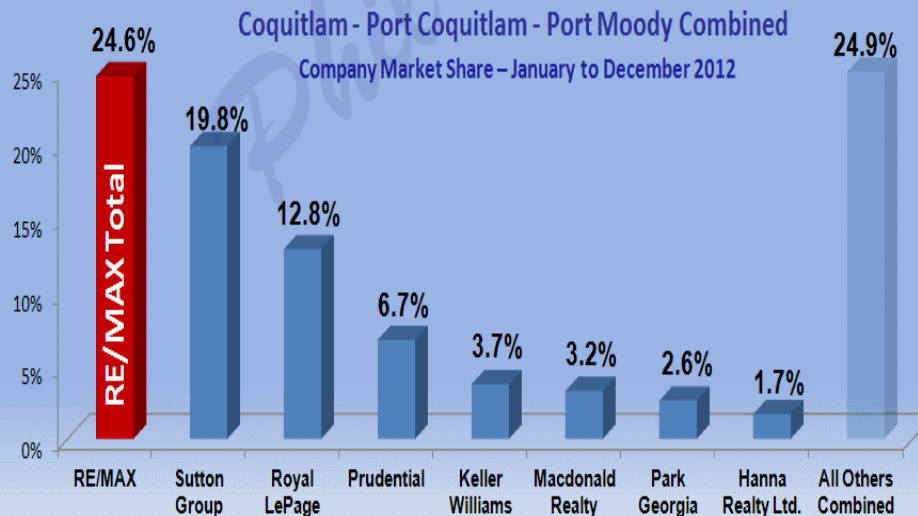
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Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$500,000	34	9	19	95%	-\$23,900	26.5%
\$500,001-\$600,000	72	17	18	98%	-\$9,800	23.6%
\$600,001-\$700,000	38	6	28	98%	-\$15,960	15.8%
\$700,001-\$800,000	12	2	57	98%	-\$16,950	16.7%
\$800,001-\$900,000	10	1	19	97%	-\$28,000	10.0%
\$900,001 and more	9	0				0.0%
Total Activity	175	35	6	99%	-\$4,000	20%

Monthly Changes Summary	Oct-12	Sep-13	Oct-13	11/1/2013	Change
Total Listings** (A,S,T,C,X)	237	167	175		8 ↑
Active Listings (1st of the month)	185	116	122	124	2 ↑
Solds	32	31	35		4 ↑
Days on Market (DOM)	38	6	28		22 ↑
%SOLD (Sales/ Listings /monthly rate)	14%	19%	20%		1% ↑
Home Price Index	\$532,381	\$565,741	\$531,100		-\$34,642 ↓

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).
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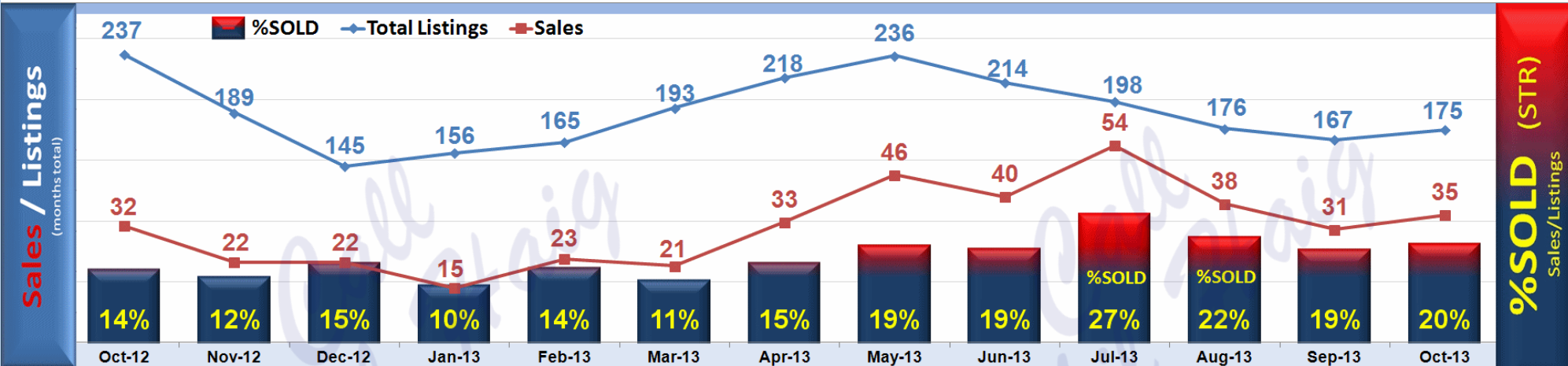
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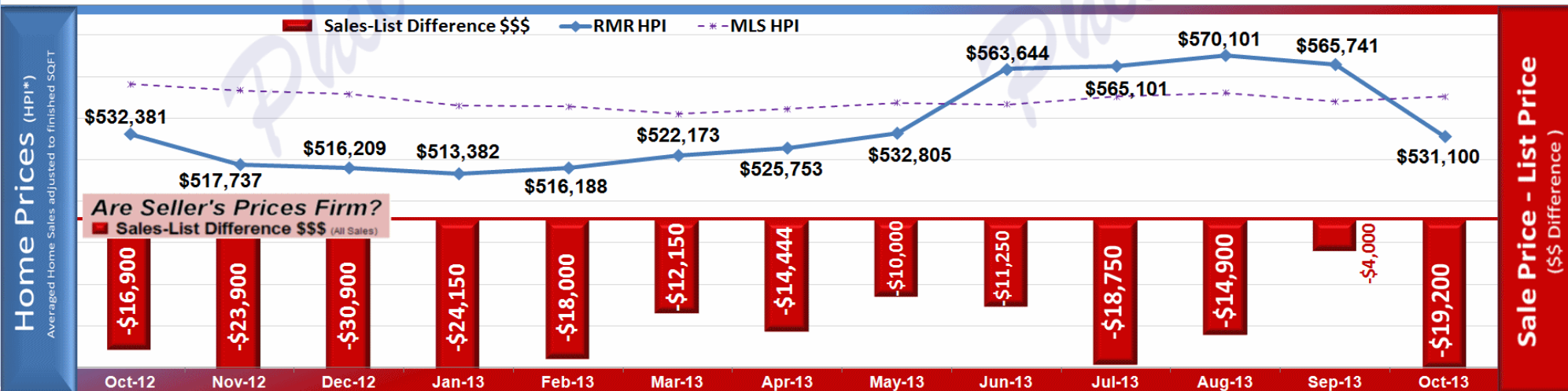


Market Analysis and Forecasting Nov. 1/13 Port Coquitlam

Detached Port Coquitlam Total Listings**, Sales, and %SOLD rates



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

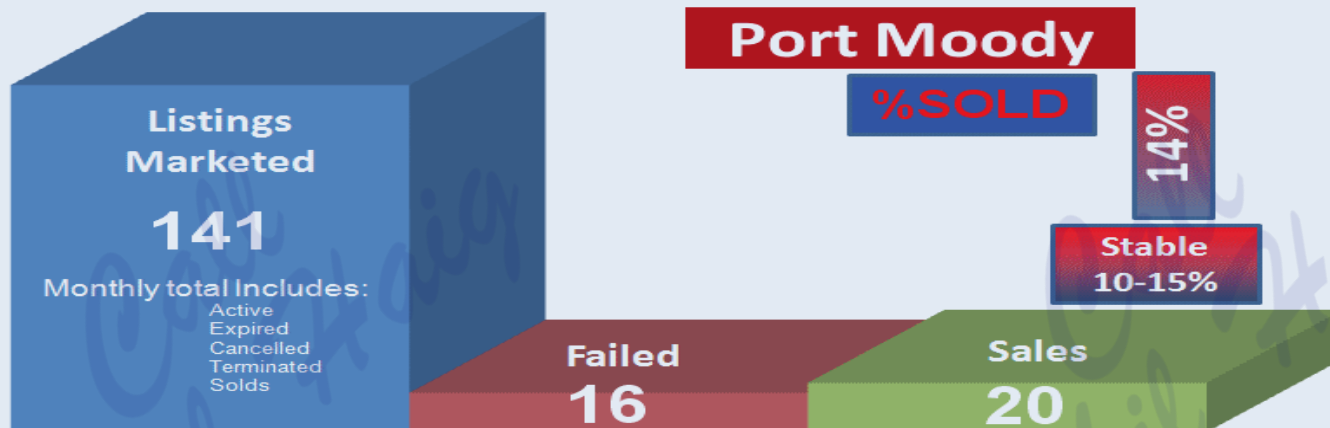


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Monthly Market Activity - October 2013 - Single Family



November 1 2013 Port Moody Market Update (Detached)

Current: Pt Moody's **14 %SOLD** rate indicates a Stable Market. (This means 14 homes out of 100 sold last month with an average \$44,300 sales discount from the original list price).

Most Active Price Range: Homes between \$800,000-\$900,000 have **38.9 %SOLD** rate.

Least Active Price Range: Homes below \$600,000 have **0 %SOLD** rate with 0 sales and 7 listings marketed.

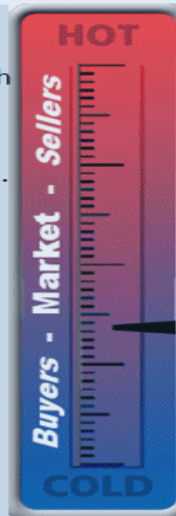
History: Pt Moody YTD RMR HPI* shows that prices increased \$18,875.

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

Forecast: Pt Moody has average Listing supply; 105 homes are for sale and with the **14 %SOLD** monthly rate gives us a ~7 months of inventory. At this sell through rate approximately 59 of these listings will not sell. 20% of the active listings have reduced their price by \$46,181 on average or \$30,000 median in the last month.

The Vancouver Real Estate Market is continuing to be a warm market with some areas experiencing further price increases. We project Port Moody to be a continued stable market. Buyers are expected to be out in full force taking advantage of great market incentives with lower costs of ownership.

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Nov. 1/13 Port Moody

Port Moody Sub areas Statistics - October 2013

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Anmore	42	4	79	89%	-\$259,400	9.5%
Belcarra	13	0				0.0%
Barber Street	10	1	120	97%	-\$19,800	10.0%
College Park PM	12	0				0.0%
Glenayre	2	1	7	99%	-\$7,900	50.0%
Heritage Mountain	18	6	112	94%	-\$53,400	33.3%
Heritage Woods PM	22	6	88	96%	-\$34,850	27.3%
Mountain Meadows	0	0				0.0%
North Shore Pt Moody	12	1	69	95%	-\$58,500	8.3%
Port Moody Centre	10	1	23	100%	-\$2,000	10.0%
Total Activity	141	20	33	96%	-\$32,075	14%

Detached

Port Moody Price Range Statistics - October 2013

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$600,000	7	0				0.0%
\$600,001-\$700,000	12	1	23	100%	-\$2,000	8.3%
\$700,001-\$800,000	13	4	95	96%	-\$28,900	30.8%
\$800,001-\$900,000	18	7	101	95%	-\$39,800	38.9%
\$900,001 and more	91	8	83	95%	-\$53,650	8.8%
Total Activity	141	20	33	96%	-\$32,075	14%

Detached

Monthly Changes Summary	Oct-12	Sep-13	Oct-13	11/1/2013	Change
Total Listings** (A,S,T,C,X)	177	150	141		-9
Active Listings (1st of the month)	139	115	119	105	-14
Solds	7	18	20		2
Days on Market (DOM)	33	33	105		72
%SOLD (Sales/ Listings /monthly rate)	4%	12%	14%		2%
Home Price Index	\$798,042	\$796,282	\$794,100		-\$2,182

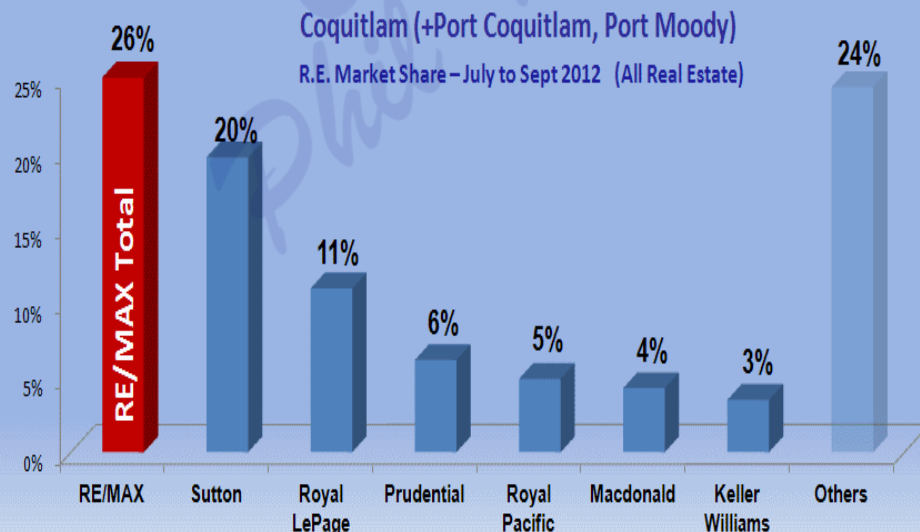
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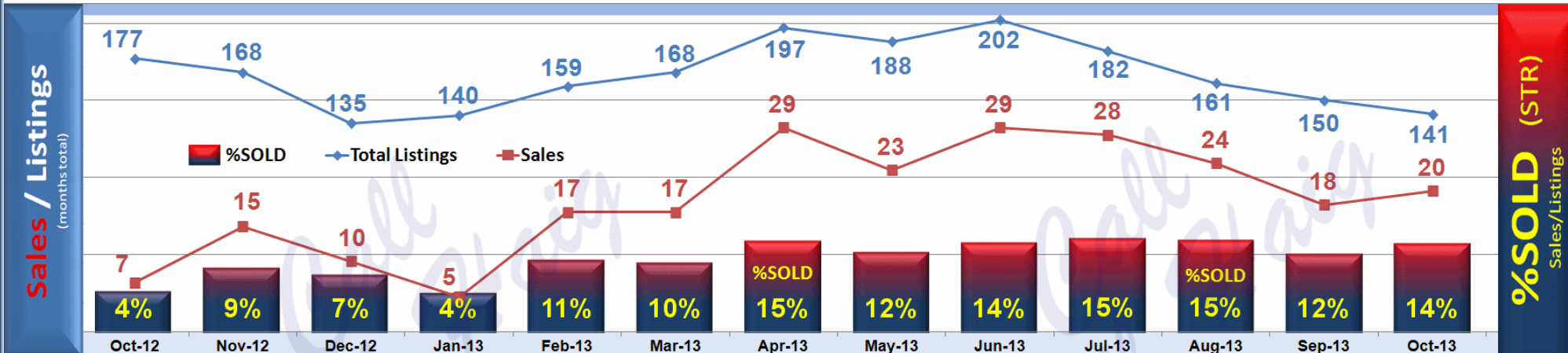
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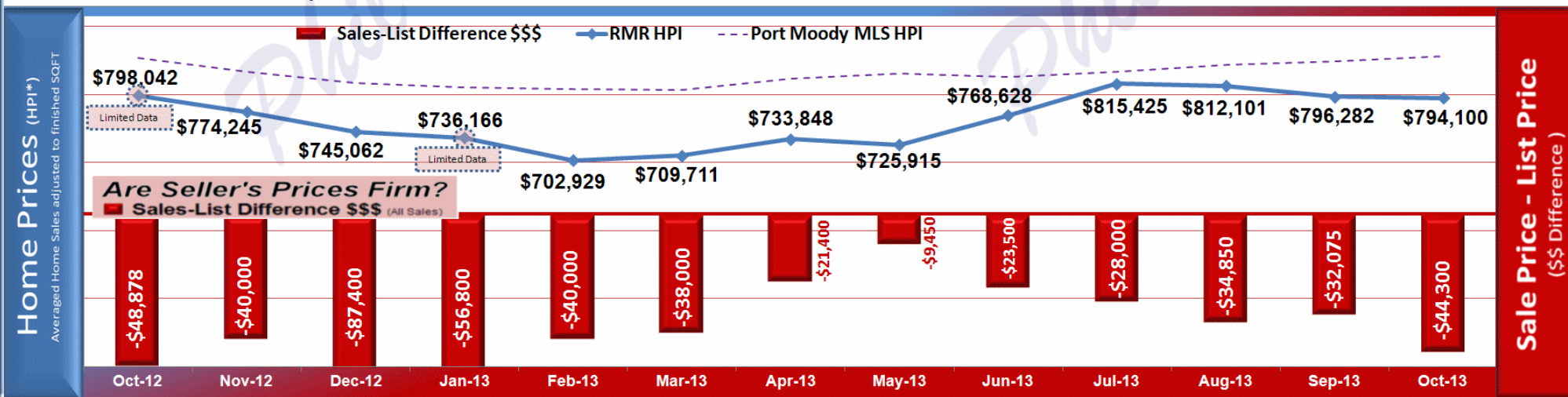
Market Analysis and Forecasting

Nov. 1/13 Port Moody

Detached Port Moody Total Listings**, Sales, and %SOLD rates



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



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attached homes

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Nov. 1/13 **Coquitlam**

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Coquitlam Sub areas Statistics - October 2013

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Attached Sell - List \$Differenc	%SOLD
Burke Mountain	39	10	13	99%	-\$2,450	25.6%
Central Coquitlam	29	3	21	87%	-\$20,500	10.3%
Coquitlam East	13	0				0.0%
Harbour Chines	3	0				0.0%
Coquitlam West	162	27	53	96%	-\$11,000	16.7%
Canyon Springs	45	8	18	96%	-\$9,700	17.8%
Eagle Ridge CQ	12	4	29	97%	-\$8,200	33.3%
Maillardville	66	8	32	96%	-\$13,050	12.1%
North Coquitlam	197	26	30	96%	-\$11,750	13.2%
New Horizons	25	5	45	98%	-\$11,500	20.0%
Ranch Park	3	0				0.0%
Scott Creek	3	0				0.0%
Upper Eagle Ridge	3	0				0.0%
Westwood Plateau	109	15	76	97%	-\$14,900	13.8%
Total Activity	709	106	38	96%	-\$10,700	15%

Coquitlam List Price Ranges Statistics - October 2013

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Attached Sell - List \$Differenc	%SOLD
0-\$200,000	66	11	36	96%	-\$6,800	16.7%
\$200,001-\$300,000	207	24	33	96%	-\$9,900	11.6%
\$300,001-\$400,000	189	31	63	96%	-\$14,800	16.4%
\$400,001-\$500,000	124	23	19	97%	-\$13,000	18.5%
\$500,001-\$600,000	68	11	83	98%	-\$9,900	16.2%
\$600,001 and more	55	6	81	96%	-\$25,500	10.9%
Total Activity	709	106	38	96%	-\$10,700	15%

Monthly Changes Summary	Oct-12	Sep-13	Oct-13	11/1/2013	Change
Total Listings** (A,S,T,C,X)	805	723	709		-14
Active Listings	613	545	522	509	-13
Solds	70	90	106		16
Days on Market (DOM)	26	43	38		-5
% SOLD (Sales/ Listings /mthly rate)	9%	12%	15%		3%
Condos (Top 50%) Home Price Index HPI	\$301,576	\$311,121	\$313,301		\$2,180
Condos (Lower 50%) Home Price Index HPI	\$212,916	\$206,064	\$203,508		-\$2,556
Twnhs (Top 50%) Home Price Index HPI	\$516,870	\$498,001	\$498,077		\$76
Twnhs (Lower 50%) Home Price Index HPI	\$318,713	\$309,410	\$312,599		\$3,189

Nov 1 2013 Coquitlam Market Update Attached Townhomes/ Condos

Current: Coquitlam is a Stable Market with average listing inventory, a **15% SOLD** rate and a 96% Sell/List Ratio.

(This means the discount on a sale from the original list price is averaging \$10,700)

Most Active Price Range: Attached Homes between \$400,001-\$500,000 have **18.5% SOLD** rate.

Least Active Price Range: Attached Homes above \$600,001 have **10.9% SOLD** rate.

History: The Coquitlam's Condos Year-To-Date Home Price Index

HPIp (Top 50%) shows that prices increased \$11,725.

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

HPIp (Lower 50%) shows that prices decreased \$9,408.

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

HPIp (Top 50%) shows that prices decreased \$18,792.

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

HPIp (Lower 50%) shows that prices decreased \$6,114.

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

Forecast: We currently have average listing inventories; ~12% lower than October 2012. New listings exceeded the sales by 77 homes.

The Vancouver Real Estate Market is continuing to be a warm market with some areas experiencing further price increases. We project Coquitlam to be a continued stable market. If you have longed to move to another community, or create income through rental property, now might be your best chance to do so.

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.

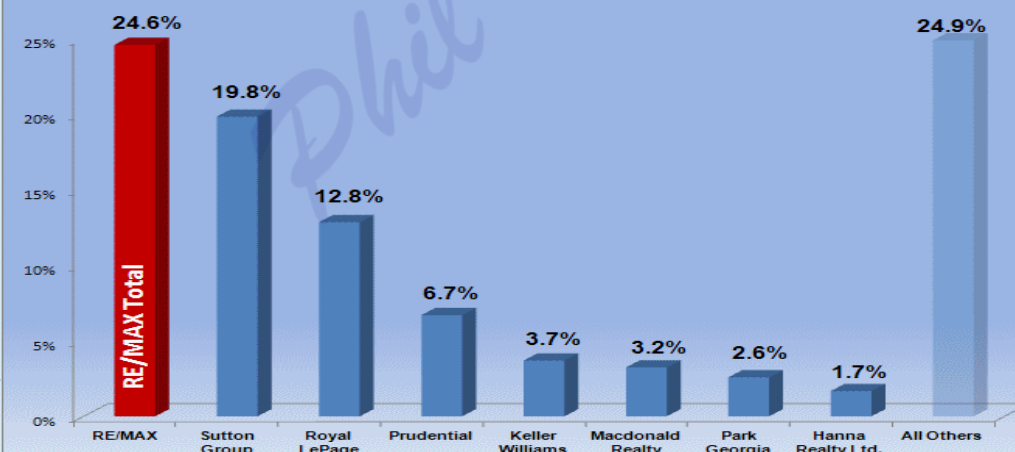
Note: For a more accurate price change for your home request a Comparative Market Analysis.

Data is from: FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: RMXReports.com

the RE/MAX Market Share Reports

Coquitlam (+Port Coquitlam, Port Moody)

R.E. Market Share - Jan to Dec 2012 (All Real Estate)



*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

Nov. 1/13 **Coquitlam**

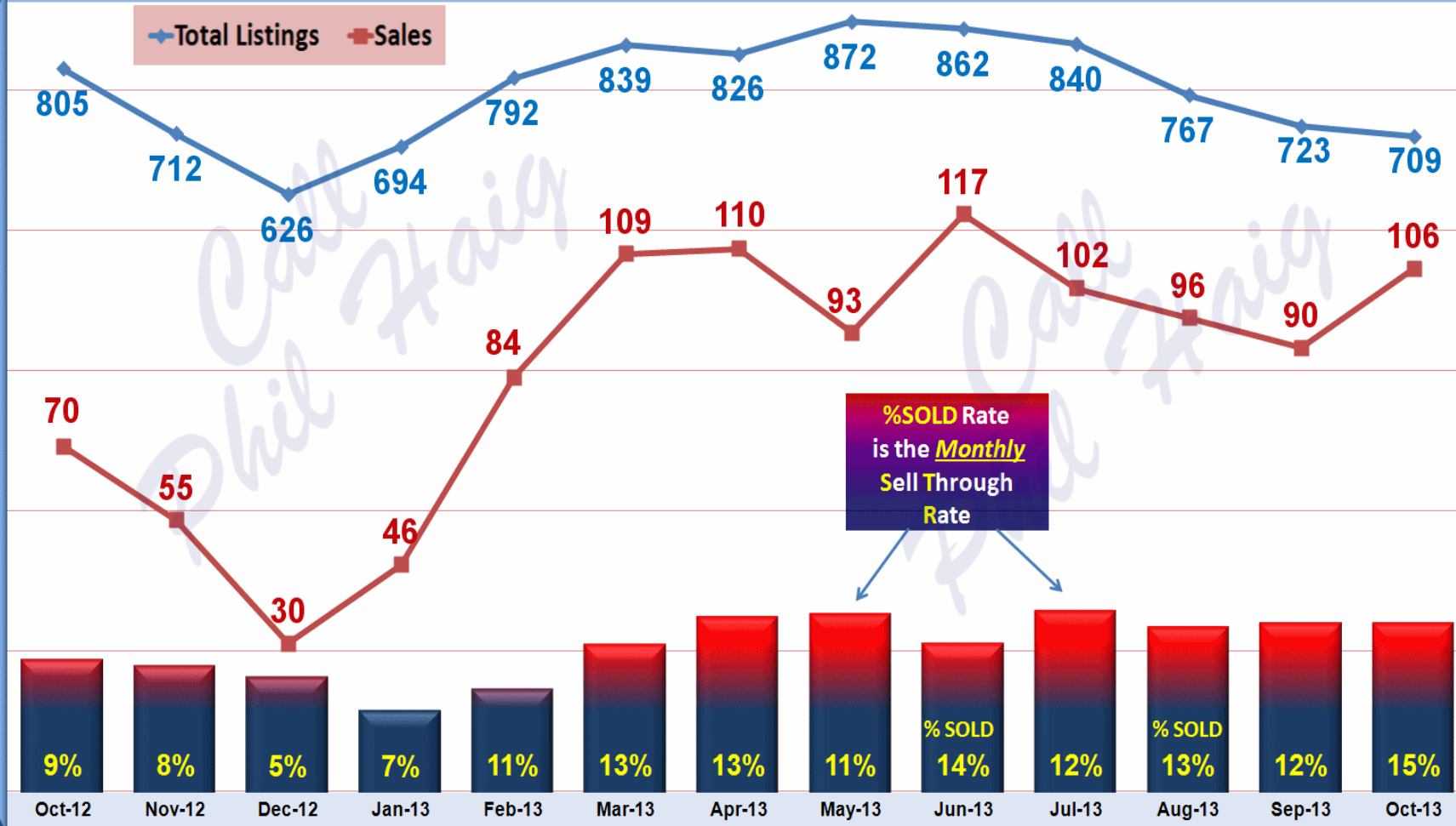
Attached Townhomes/ Condos Coquitlam Total Listings*, Sales, and %SOLD rates

Sales / Listings
Monthly Totals



Attached

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



%SOLD Rate is the Monthly Sell Through Rate

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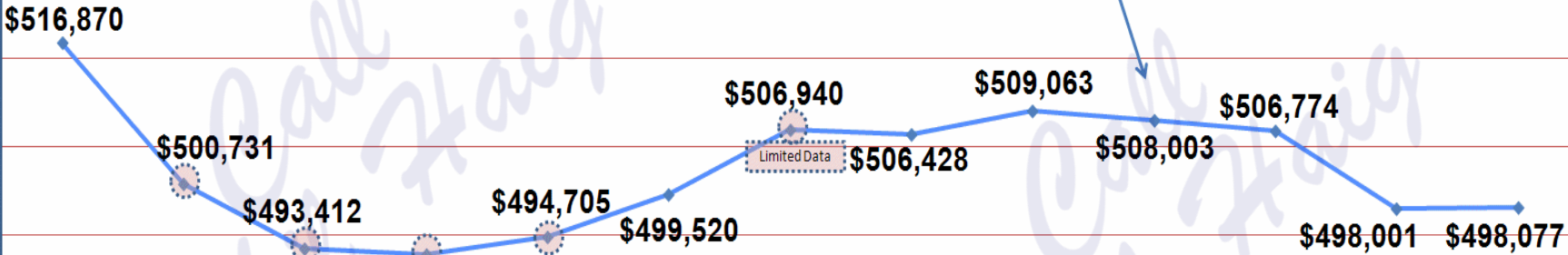
Nov. 1/13 Coquitlam

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

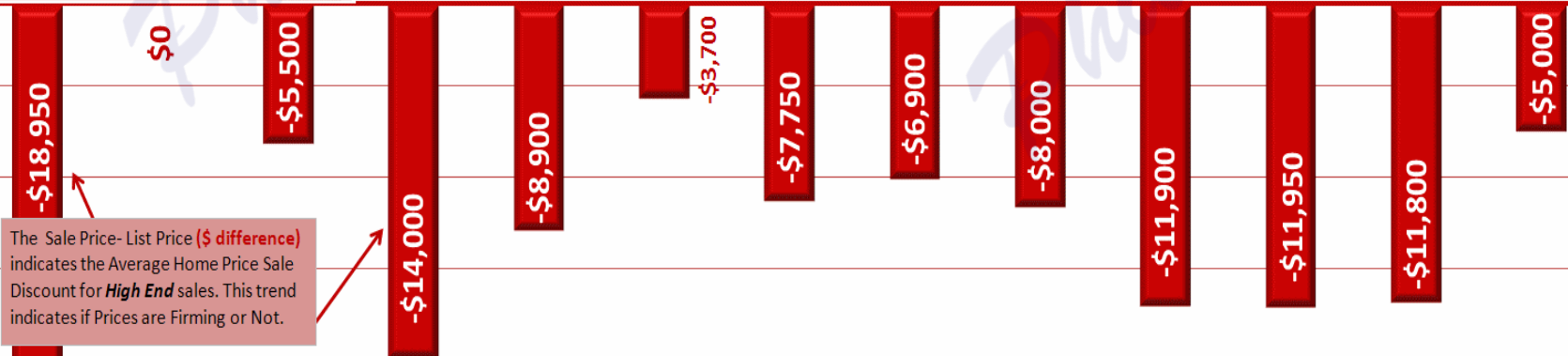
Home Price Changes
 (Home Price Index Paired sales from 2005)

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

The Home Price Index HPIp is our MOST Accurate Indication of Price Changes and is based on the Top 50% of the homes.
 (Note: Each Sale is paired to its previous sale after 2005 to determine its exact price change.)



Are Seller's Prices Firm?
 Sales-List 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.



Townhouses

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

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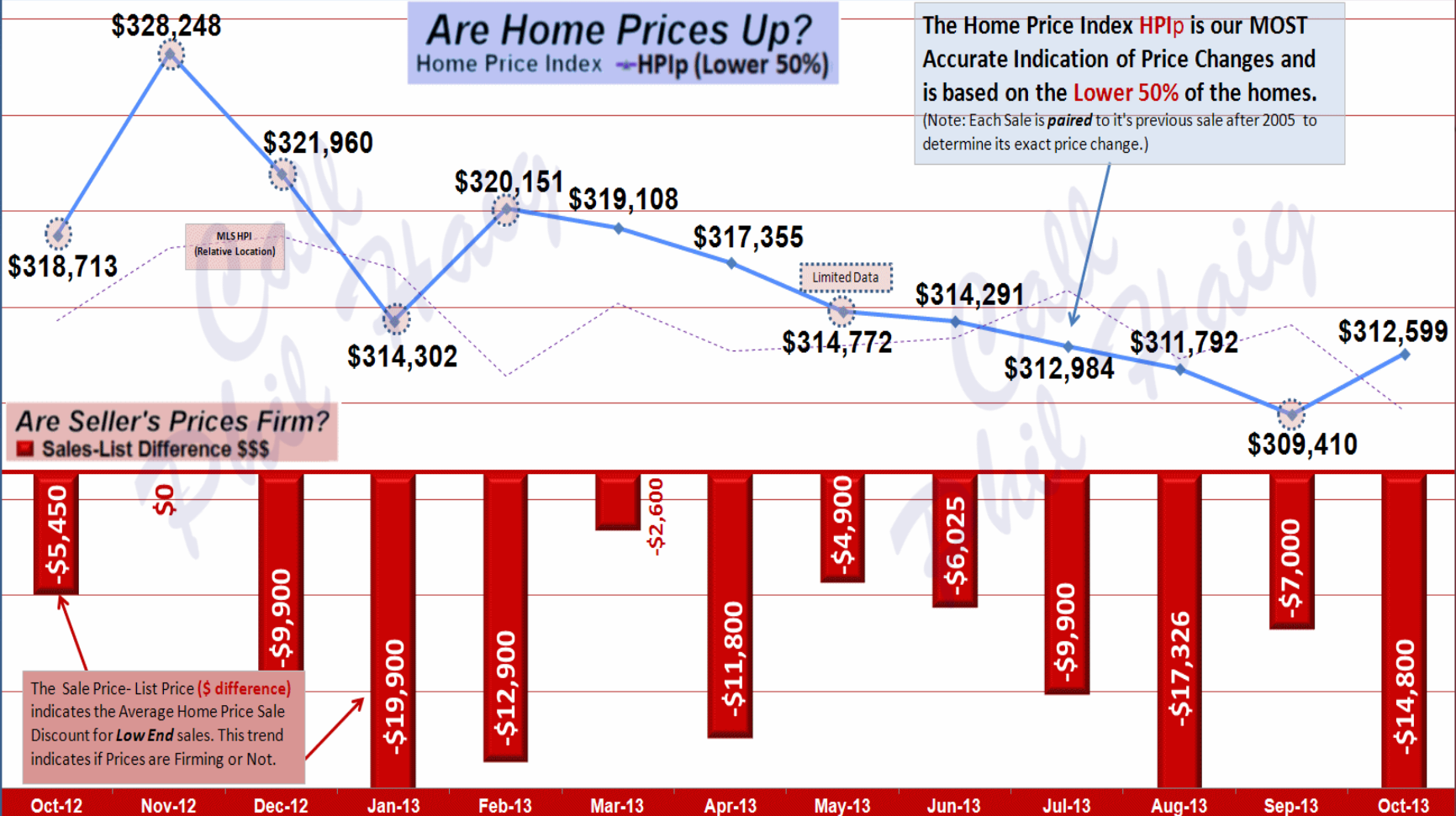


Market Analysis and Forecasting

Nov. 1/13 Coquitlam

Attached Coquitlam 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)



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

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Market Analysis and Forecasting

Nov. 1/13 Coquitlam

Attached Coquitlam 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

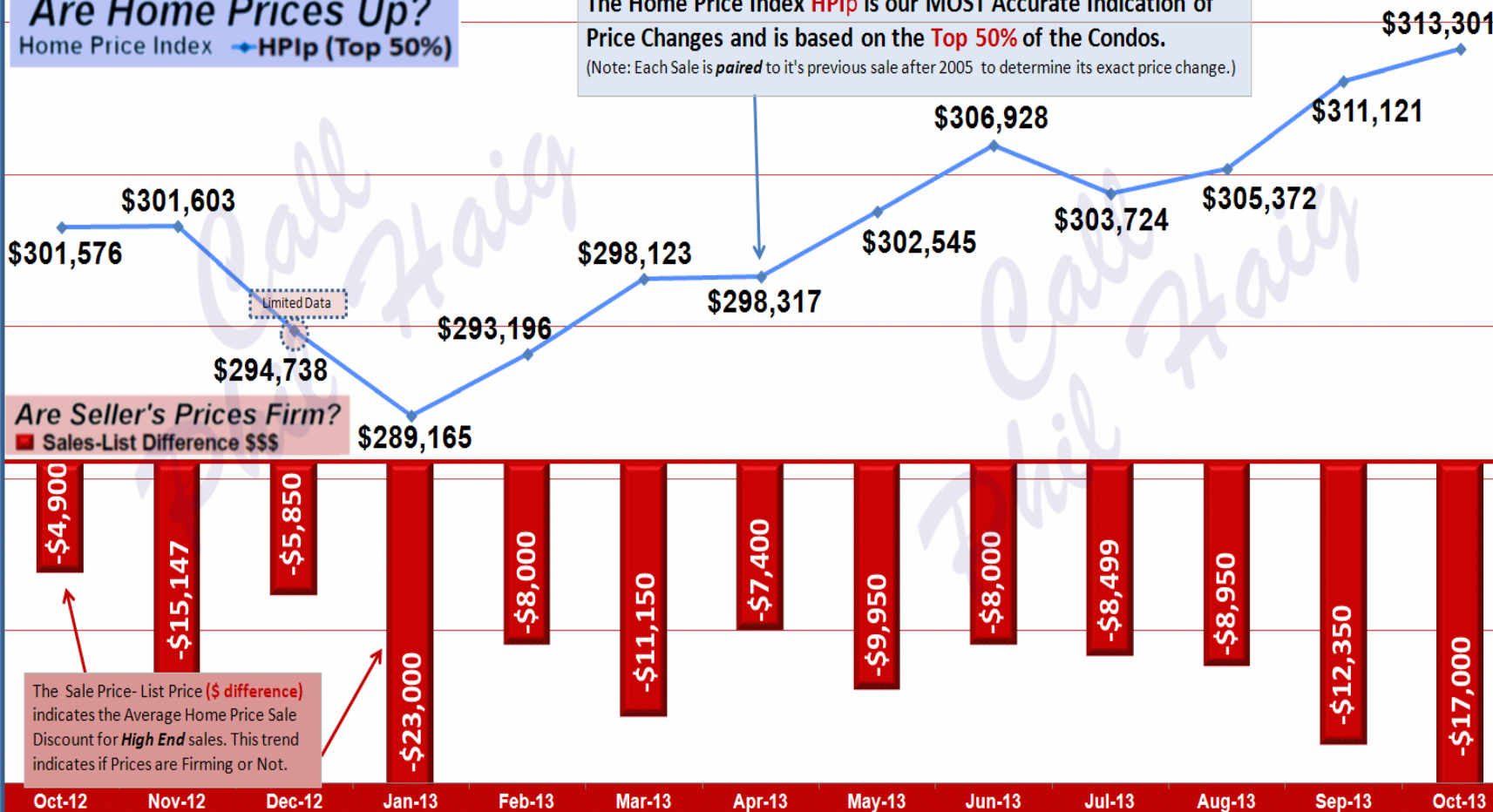
(Home Price Index Paired sales from 2005)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

The Home Price Index HPIp is our MOST Accurate Indication of Price Changes and is based on the Top 50% of the Condos.

(Note: Each Sale is paired to it's previous sale after 2005 to determine its exact price change.)



Condominiums

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

Are Seller's Prices Firm?

■ Sales-List 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.



Condominiums

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Market Analysis and Forecasting

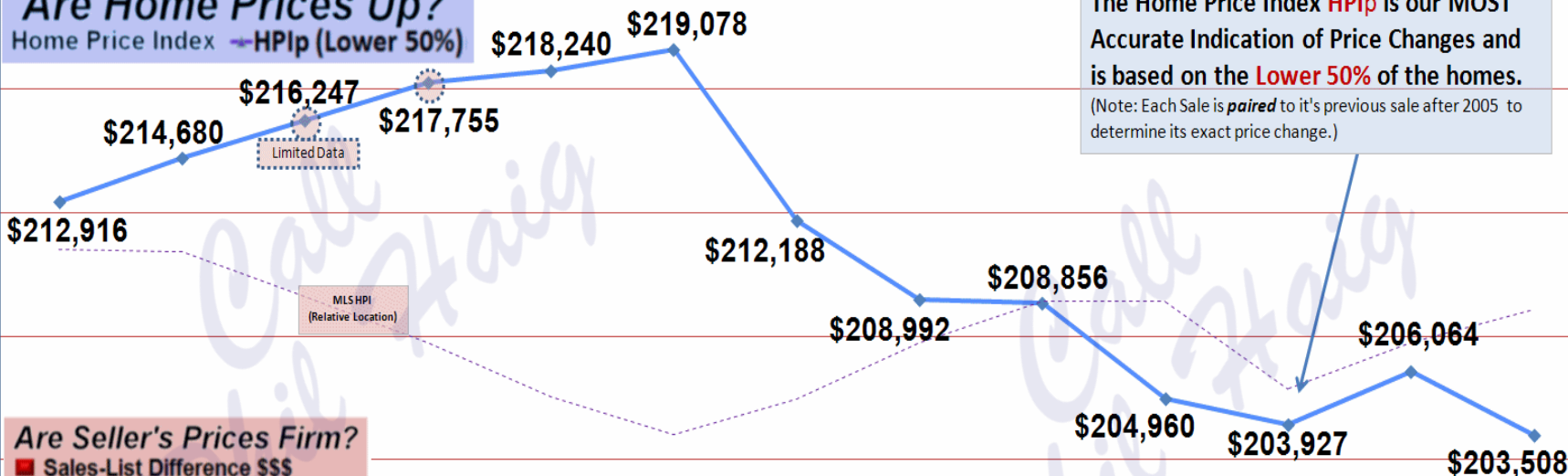
Nov. 1/13 Coquitlam

Attached Coquitlam 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 and is based on the Lower 50% of the homes.

(Note: Each Sale is paired to its previous sale after 2005 to determine its exact price change.)

Are Seller's Prices Firm?

Sales-List Difference \$\$\$

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.



Condominiums

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

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Market Analysis and Forecasting

Nov. 1/13 Port Coquitlam

Port Coquitlam Sub areas Statistics - October 2013 Attached

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Birchland Manor	5	0				0.0%
Central Pt Coquitlam	237	25	38	97%	-\$8,592	10.5%
Citadel PQ	24	5	57	95%	-\$19,800	20.8%
Glenwood PQ	68	7	67	97%	-\$10,158	10.3%
Lower Mary Hill	1	0				0.0%
Lincoln Park PQ	5	0				0.0%
Mary Hill	9	1	34	95%	-\$17,000	11.1%
Oxford Heights	4	0				0.0%
Riverwood	31	4	13	98%	-\$7,850	12.9%
Woodland Acres PQ	4	0				0.0%
Total Activity	388	42	41	97%	-\$8,900	11%

Port Coquitlam List Price Ranges October 2013 Attached

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$300,000	205	14	41	96%	-\$10,000	6.8%
\$300,001-\$400,000	121	16	48	98%	-\$7,750	13.2%
\$400,001-\$500,000	45	10	17	98%	-\$7,850	22.2%
\$500,001 and more	17	2	36	96%	-\$30,479	11.8%
Total Activity	388	42	41	97%	-\$8,900	11%

Monthly Changes Summary	Oct-12	Sep-13	Oct-13	11/1/2013	Change
Total Listings** (A,S,T,C,X)	362	356	388		32 ↑
Active Listings	270	284	285	290	5 ↑
Solds	33	42	42		0
DOM	21	39	41		2 ↑
MLS Port Coquitlam HPI* (Apts)	\$223,200	\$217,300	\$218,900		\$1,600 ↑
MLS Port Coquitlam HPI* (Twnhs)	\$370,600	\$366,400	\$372,200		\$5,800 ↑
%SOLD (Sales/ Listings /mntly rate)	9%	12%	11%		-1% ↓

November 1 2013 Port Coquitlam Market Update Attached

Current: Port Coquitlam is a Stable Market with average listing inventory, a

11 %SOLD rate and a 97% Sell/List Ratio.

(This means that there is an average of a \$8,900 discount on a sale from the original list price)

Most Active Price Range: Homes between \$300,001-\$400,000 have

22.2 %SOLD rate.

Least Active Price Range: Attached homes below \$300,000 have **6.8 %SOLD** rate.

History: Port Coquitlam's Condos Year-To-Date MLS Home Price Index*

shows a decrease of \$4,300.

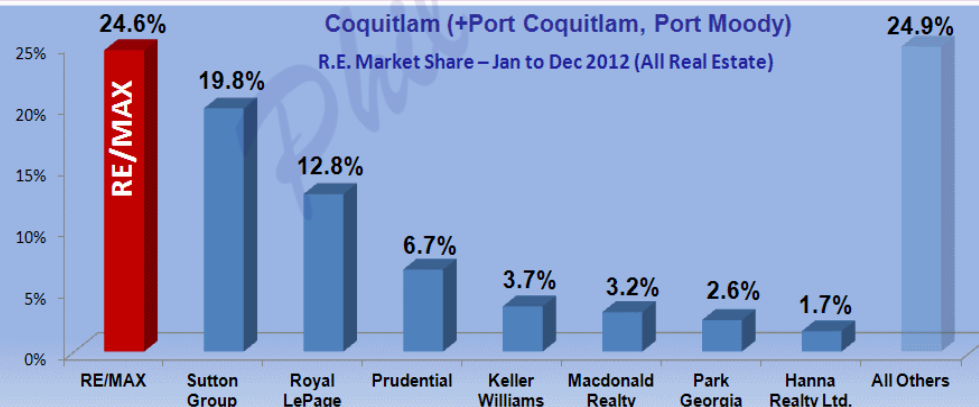
Port Coquitlam's Townhouses Year-To-Date RMR Home Price Index*

shows an increase of \$1,600.

Forecast: Listing Inventories are 7% more than October 2012. New listings exceeded the sales by 33 meaning that the next few weeks will see increased sales in real estate market. The Vancouver Real Estate Market is continuing to be a warm market with some areas experiencing further price increases. We project Port Coquitlam to be a continued stable market. Now Move-up Buyers such as those tired of cramped condos, can upgrade to more spacious Townhouses and Single-Family homes.

Note*: For a more accurate price change for your home do request a personal Comparative Market Analysis (CMA). Data is from: FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: RMXReports.com

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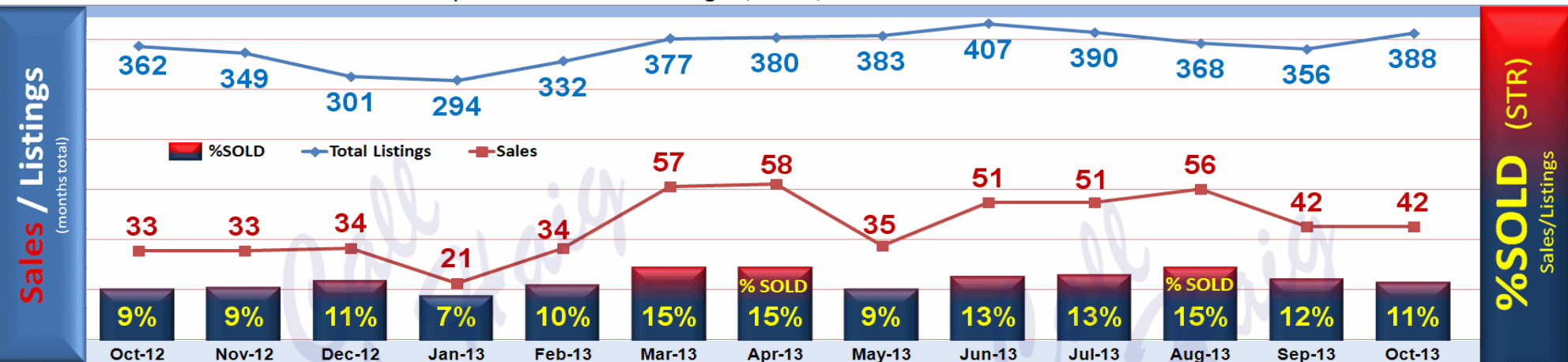
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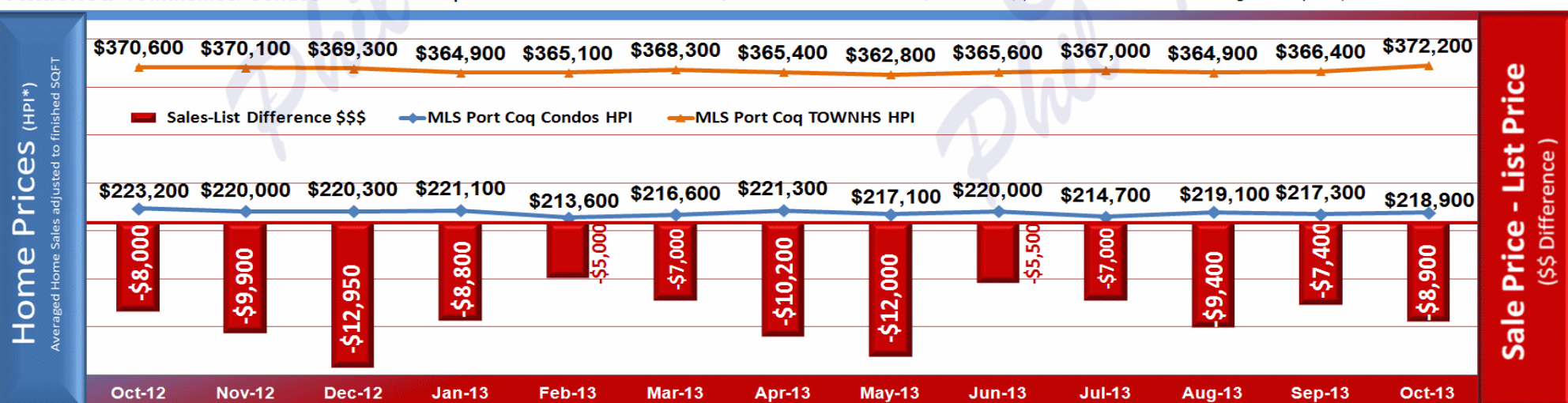


Market Analysis and Forecasting Nov. 1/13 Port Coquitlam

Attached Townhomes/ Condos Port Coquitlam Total Listings**, Sales, and %SOLD rates



Attached Townhomes/ Condos Port Coquitlam Home Price Index*, Sale Price-List Price (\$ Difference) (sold for less \$ than their original list price)



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Market Analysis and Forecasting

Nov. 1/13 Port Moody

Port Moody Sub areas Statistics - October 2013

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
College Park PM	19	3	45	97%	-\$8,000	15.8%
Heritage Mountain	7	2	8	100%	\$850	28.6%
Heritage Woods PM	22	4	52	98%	-\$12,900	18.2%
loco	0	0				0.0%
North Shore Pt Moody	61	12	22	97%	-\$9,400	19.7%
Port Moody Centre	147	18	25	97%	-\$8,200	12.2%
Total Activity	256	39	24	98%	-\$8,400	15%

November 1 2013 Port Moody Market Update (Attached)

Current: Port Moody is a Stable Market with high listing inventory, a

15 %SOLD rate and a 98% Sell/List Ratio.

(This means that there is an average of a \$8,400 discount on a sale from the original list price)

Most Active Price Range: Homes below \$300,000 have a **18.6 %SOLD** rate.

Least Active Price Range: Attached homes between \$400,001- \$500,000 have **9.9 %SOLD** rate.

History: Port. Moody's Condos Year-To-Date MLS Home Price Index* shows a increase of \$7,200.

Port. Moody's Townhouses Year-To-Date RMR Home Price Index* shows a decrease of \$9,700.

Forecast: Listing Inventories are 12% less than October 2012. New listings exceeded the sales by 24 meaning that we will maintain the high listings supply.

The Vancouver Real Estate Market is continuing to be a warm market with some areas experiencing further price increases. We project Port Moody to be a continued stable market. With this affordability Move-Up Buyers thinking location should consider this a prime time to do so.

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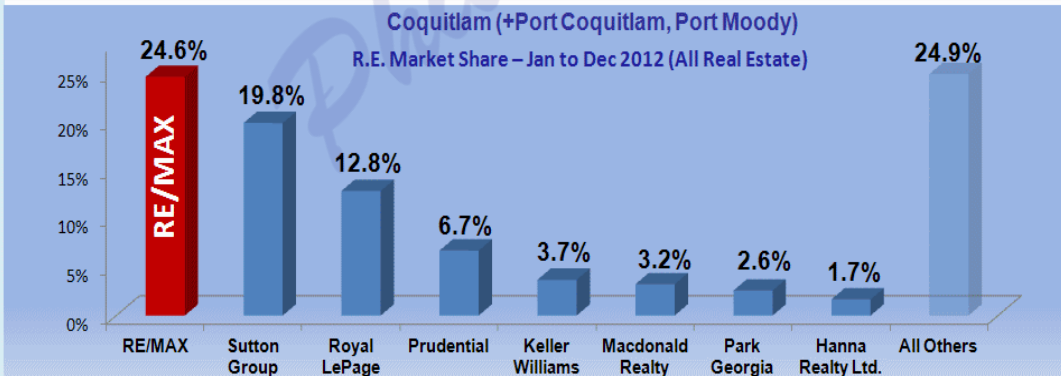
Port Moody List Price Ranges Statistics - October 2013

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$300,000	43	8	31	96%	-\$10,000	18.6%
\$300,001-\$400,000	83	13	26	98%	-\$8,400	10.3%
\$400,001-\$500,000	90	14	21	97%	-\$11,950	9.9%
\$500,001 and more	40	4	15	99%	-\$5,000	10.0%
Total Activity	256	39	24	98%	-\$8,400	15%

Monthly Changes Summary

	Oct-12	Sep-13	Oct-13	11/1/2013	Change
Total Listings** (A,S,T,C,X)	291	259	256		-3
Active Listings	243	204	193	170	-23
Solds	25	44	39		-5
DOM	27	49	24		-25
MLS Port Moody HPI* (Apts)	\$312,700	\$323,700	\$319,900		-\$3,800
MLS Port Moody HPI* (Twnhs)	\$411,300	\$406,300	\$401,600		-\$4,700
%SOLD (Sales/ Listings /mnlthly rate)	9%	17%	15%		-2%

the RE/MAX Market Share Reports



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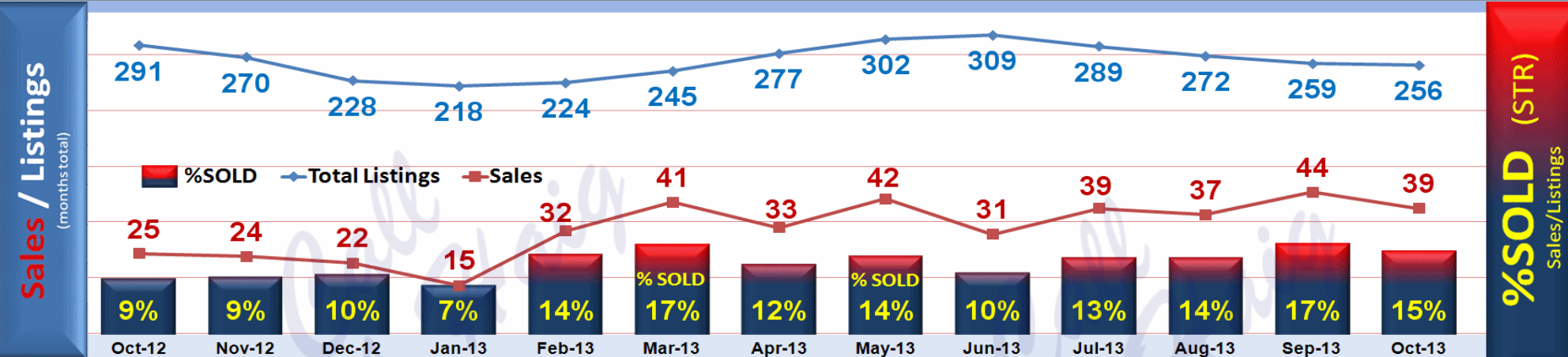
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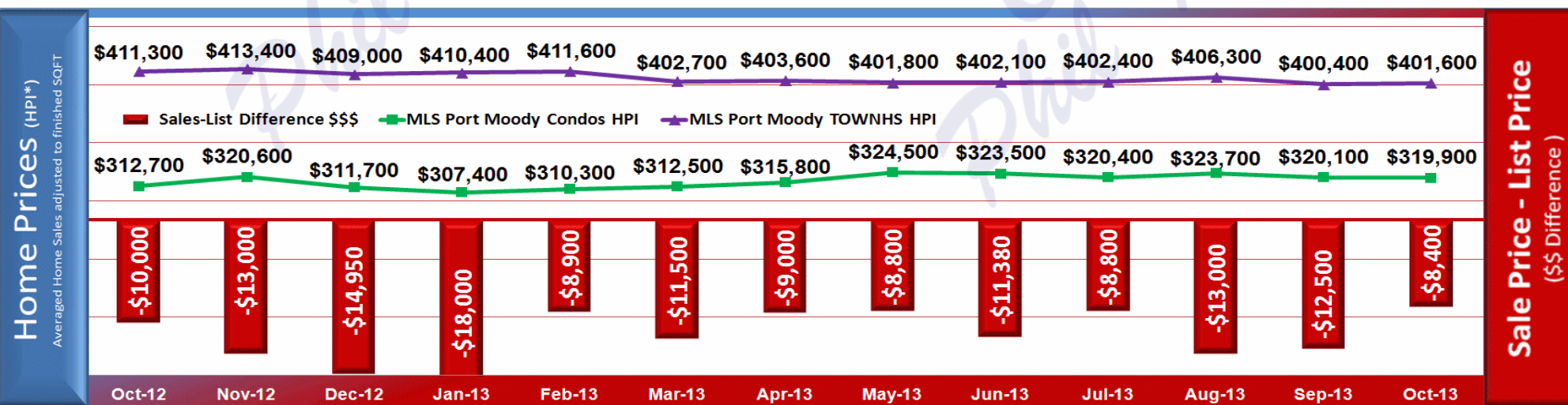
Market Analysis and Forecasting

Nov. 1/13 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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Market Analysis and Forecasting

Market Analysis and Forecasting

Supply and Demand

How **%SOLD** Rates Affect Price Changes
Sell-Through-Rates (STR) - Adsorption Rates

