

Market Analysis and Forecasting

Market Analysis and Forecasting

# Jeff Donohoe's Market Reports



Advanced Marketing Tools



Jeff Donohoe-PREC

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Market Analysis and Forecasting

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# Jeff Donohoe's Market Reports

## Detached

- [West Vancouver](#)
- [Burnaby](#)
- [North Vancouver](#)

## Attached

- [Burnaby](#)
- [North Vancouver](#)

**Warning:** These Advanced Market Reports are Dangerous to operate without lesson ☺  
We highly recommend the [Stats Boot Camp Course](#) to fully understand them.



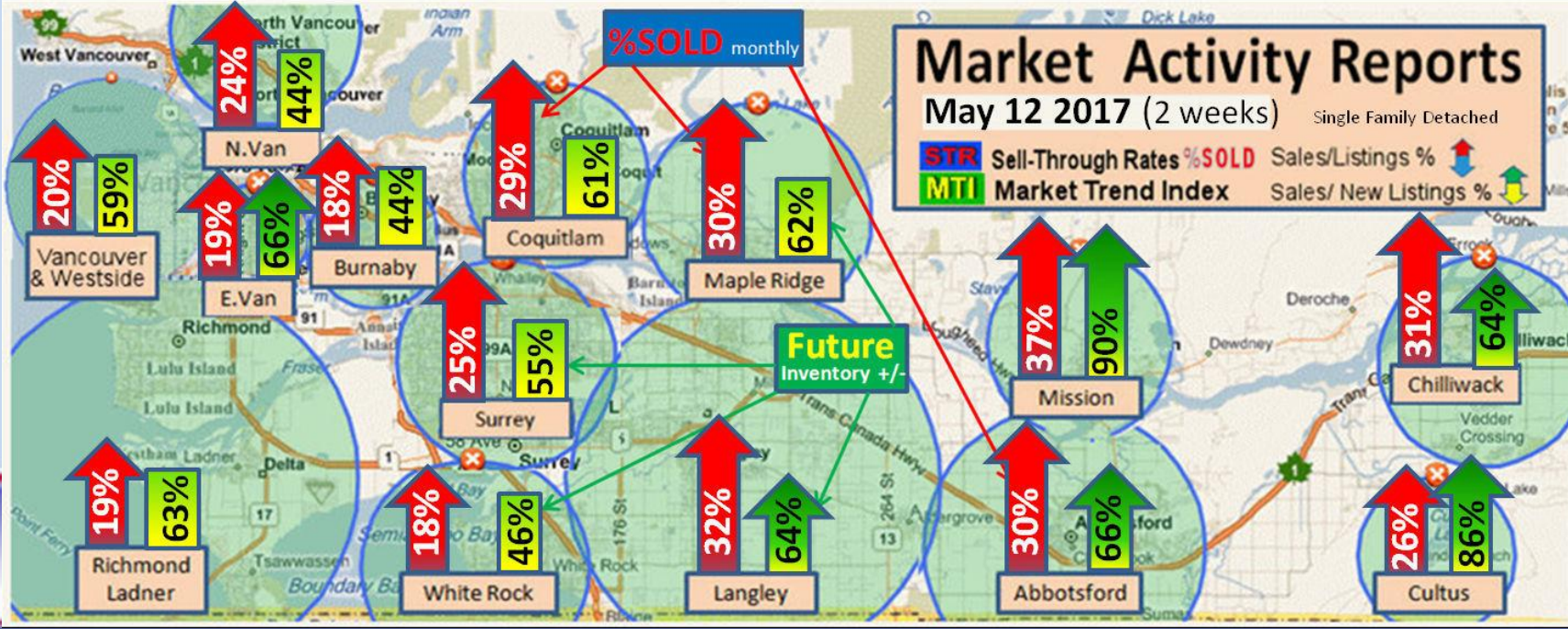
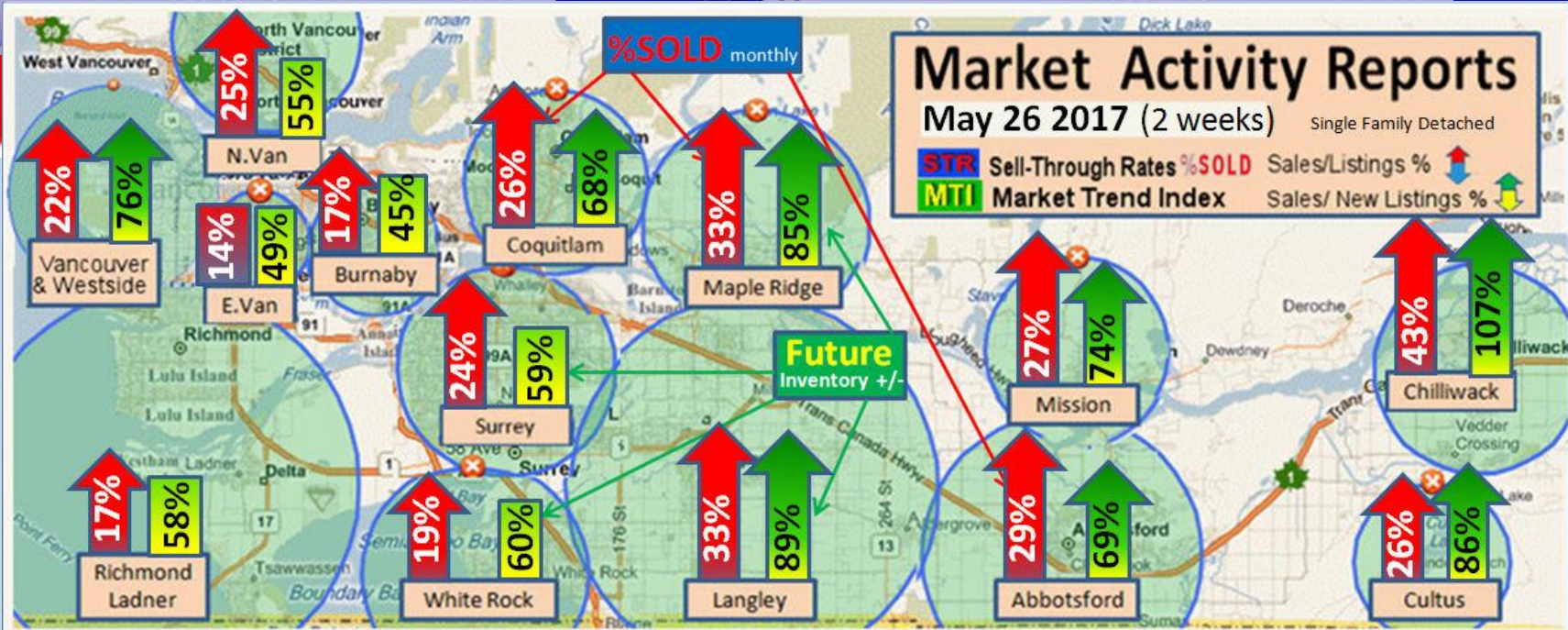


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Vancouver & Fraser Valley

### Sales (2 wks)/ Listings Graph

May 26 2017 (2 weeks)

%SOLD Monthly Sell-Through Rates STR (absorption rates) (vr2)

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)



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

Vancouver & Fraser Valley

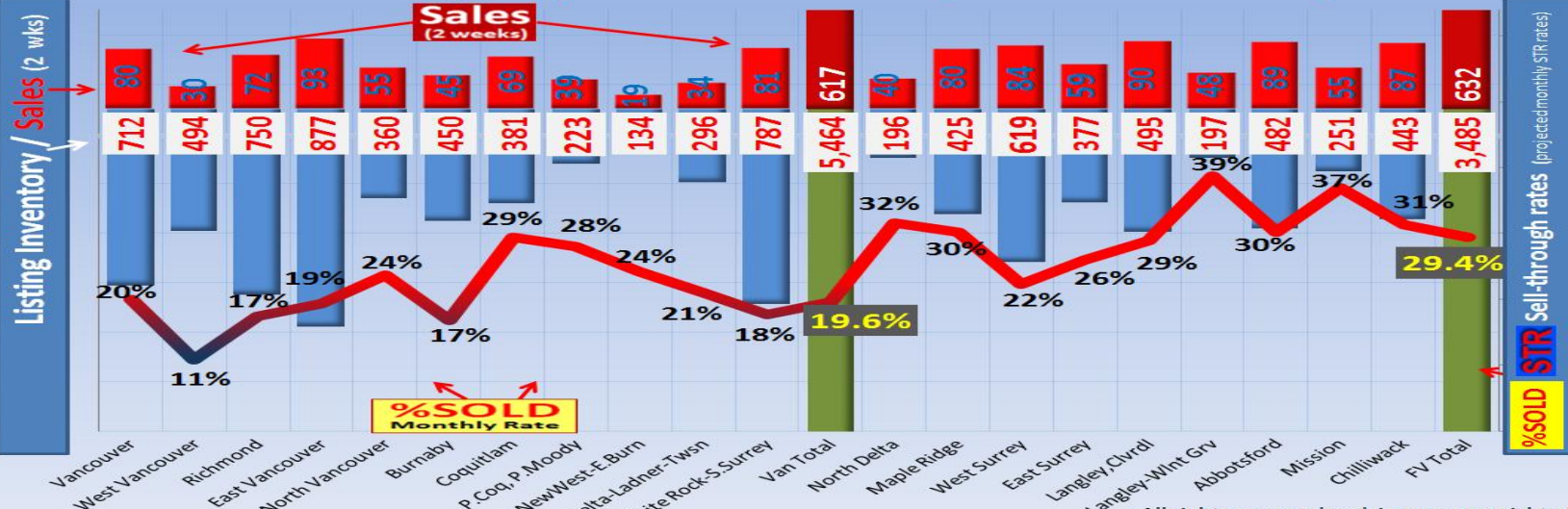
### Sales (2 wks)/ Listings Graph

May 12 2017 (2 weeks)

%SOLD Monthly Sell-Through Rates STR (absorption rates) (vr2)

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



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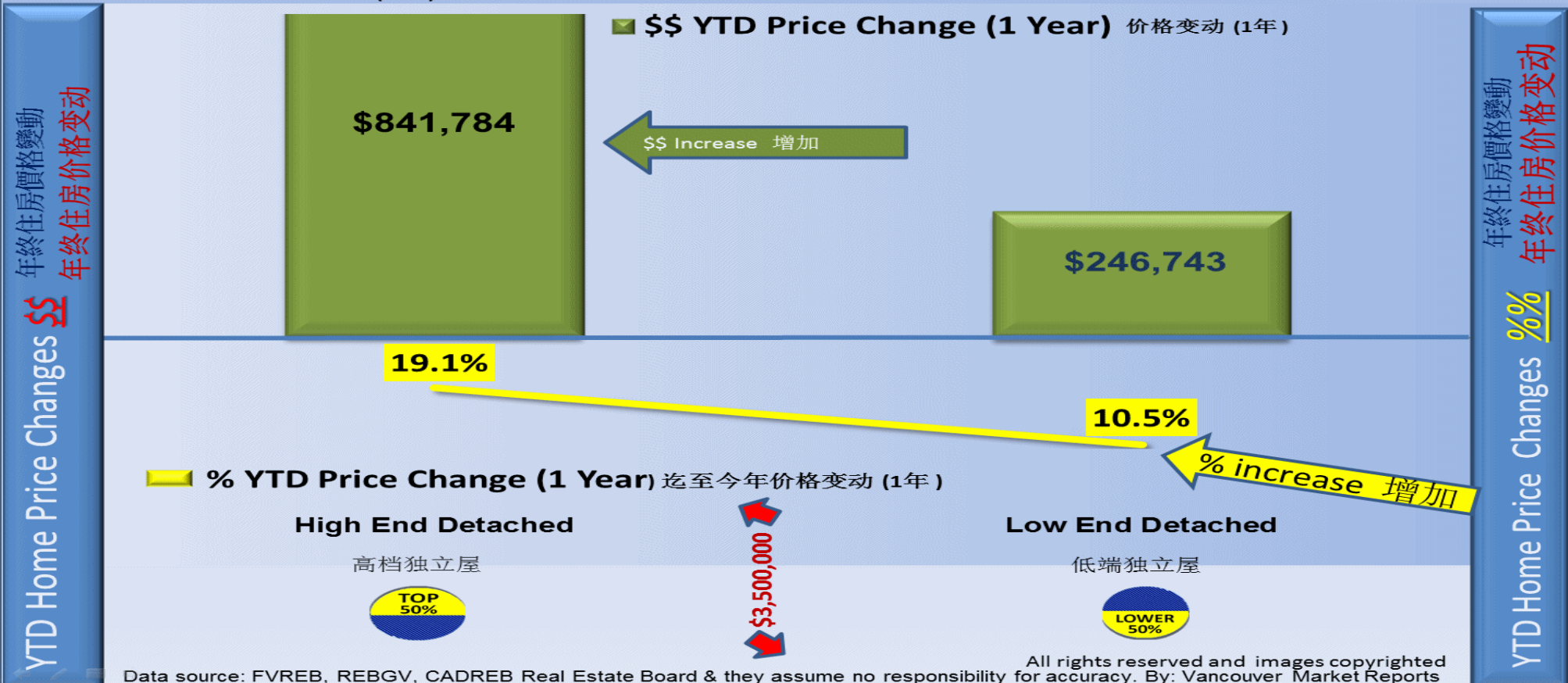
### West Vancouver Real Estate Price Changes(\$/%)

西溫 房地產價格變動 / 西溫 房地產價格變動

Housing Types: Year-To-Date Mar 2016 – Mar 2017 (Quarters)

房屋类型: 迄至今年 (每季) 由2016年三月至2017年三月

Powered by: Vancouver Market Reports HPIp



YTD Home Price Changes \$/ % 年終住房價格變動

YTD Home Price Changes %/ % 年終住房價格變動

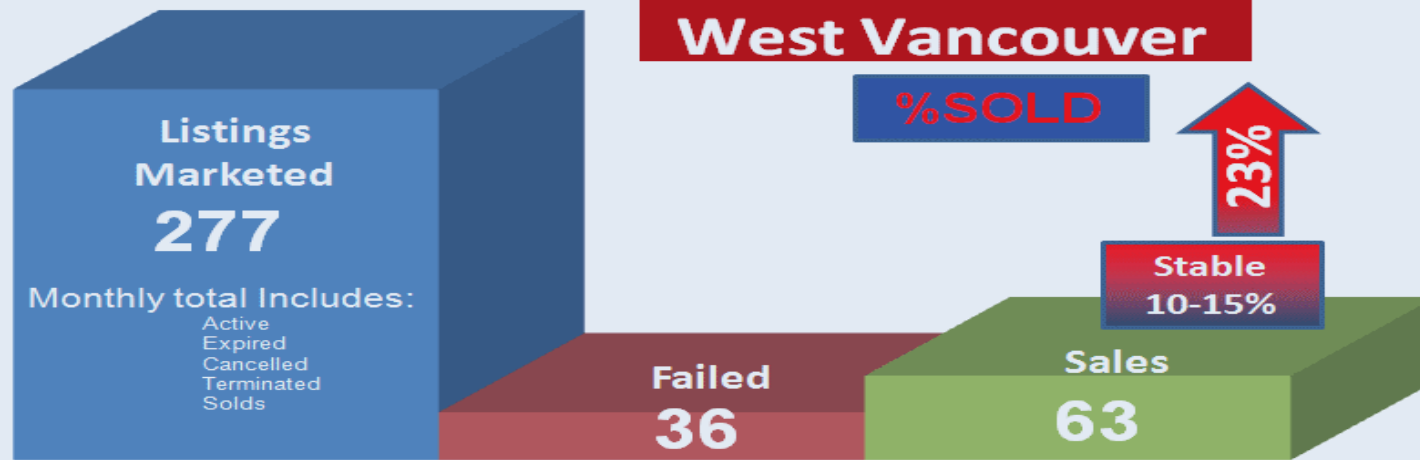
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## Monthly Market Activity May 2017 - Single Family



June 1 2017 West Vancouver Market Update (detached)

**Current:** West Vancouver is in a Stable Market with a **23 %SOLD** rate, 19 days on the market (DOM) and with a 5% selling discount of \$158,000 off the original list price.

*Most Active Price Range:* Homes between \$2 mill. - \$2.5 mill. have **40.7 %SOLD** rate.

*Least Active Price Range:* Homes above \$7 mill. have **12.1 %SOLD** rate.

**History:** The West Vancouver Year-To-Date Home Price Index **HPIp (Top 50%)** HPIp\* shows that prices increased \$429,001. The West Vancouver Year-To-Date Home Price Index **HPIp (Lower 50%)** HPIp\* shows that prices decreased \$9,675

\*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. [More Details](#)  
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## 1. How Many Sold During the Month and at What Price Range?

West Vancouver List Price Ranges Statistics - May 2017

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
\$0-\$2,000,000	26	4	22	96%	-\$74,500	15.4%	
\$2,000,001-\$2,500,000	27	11	17	97%	-\$78,000	40.7%	↑
\$2,500,001-\$3,000,000	39	11	15	97%	-\$98,000	28.2%	↑
\$3,000,001-\$3,500,000	30	7	6	99%	-\$25,000	23.3%	↑
\$3,500,001-\$4,000,000	26	6	19	96%	-\$148,000	23.1%	↑
\$4,000,001-\$4,500,000	22	6	25	95%	-\$195,000	27.3%	↑
\$4,500,001-\$5,000,000	23	6	52	89%	-\$522,500	26.1%	↑
\$5,000,001-\$7,000,000	51	8	72	94%	-\$374,000	15.7%	↑
\$7,000,001 and more	33	4	21	89%	-\$934,000	12.1%	↑
<b>Total Activity</b>	<b>277</b>	<b>63</b>	<b>19</b>	<b>95%</b>	<b>-\$158,000</b>	<b>23%</b>	↑

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

Monthly Changes Summary	May-16	Apr-17	May-17	6/1/2017	Change	
Total Listings (A,S,T,C,X)	530	513	277		-236	↓
Active Listings (1st of the month)	341	376	404	178	-226	↓
Solds	103	66	63		-3	↓
Days on Market (DOM)	14	26	19		-7	↓
%SOLD (Sales/ Listings /mnlthly rate)	19%	13%	23%		10%	↑
(Top 50%) Home Price Index HPIp	\$4,882,100	\$5,233,101	\$5,311,101		\$78,000	↑
(Lower 50%) Home Price Index HPIp	\$2,642,320	\$2,610,100	\$2,632,645		\$22,545	↑

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**Market Analysis and Forecasting June 1/17 West Vancouver**

West Vancouver Sub areas Statistics - May 2017					Detached	
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Altamont	4	1	13	44%	-\$650,000	25.0%
Ambleside	33	9	14	95%	-\$106,000	27.3%
British Properties	45	9	21	94%	-\$249,000	20.0%
Bayridge	9	2	10	96%	-\$58,000	22.2%
Caulfeild	20	6	9	98%	\$0	30.0%
Canterbury WV	4	0	0	0%	\$0	0.0%
Cedardale	1	1	13	47%	-\$61,500	100.0%
Cypress Prk Estates	8	3	9	90%	-\$133,500	37.5%
Chelsea Park	1	0	0	0%	\$0	0.0%
Chartwell	12	2	5	90%	-\$298,000	16.7%
Cypress	3	1	27	46%	-\$207,500	33.3%
Deer Ridge WV	0	0				0.0%
Dundarave	25	6	42	96%	-\$98,000	24.0%
Eagle Harbour	12	3	7	98%	\$0	25.0%
Eagleridge	2	1	10	41%	-\$250,000	50.0%
Furry Creek	0	0				0.0%
Gleneagles	11	3	20	99%	\$8,500	27.3%
Glenmore	7	2	13	84%	-\$163,000	28.6%
Horseshoe Bay WV	9	2	7	96%	-\$50,000	22.2%
Howe Sound	4	0	0	0%	\$0	0.0%
Lions Bay	6	1	46	46%	-\$100,000	16.7%
Olde Caulfeild	4	1	129	37%	-\$799,000	25.0%
Porteau Cove	0	0				0.0%
Park Royal	0	0				0.0%
Panorama Village	0	0				0.0%
Queens	14	3	46	89%	-\$405,000	21.4%
Rockridge	1	0	0	0%	\$0	0.0%
Sandy Cove	4	1	24	44%	-\$227,500	25.0%
Sentinel Hill	18	2	2	100%	\$1,000	11.1%
Upper Caulfeild	2	1	1	49%	-\$27,500	50.0%
West Bay	1	1	22	46%	-\$159,000	100.0%
Whytecliff	6	1	46	46%	-\$100,000	16.7%
Whitby Estates	4	0	0	0%	\$0	0.0%
Westhill	3	1	9	49%	-\$55,000	33.3%
Westmount WV	4	0	0	0%	\$0	0.0%
<b>Total Activity</b>	<b>277</b>	<b>63</b>	<b>19</b>	<b>95%</b>	<b>-\$158,000</b>	<b>23%</b>

\*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](#)  
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## Next Months Market Forecast

**Forecast:** West Vancouver has average Listing supply; 178 homes are for sale and with the **23 %SOLD** monthly rate gives us a ~4 months of inventory. 3% of the active listings have reduced their price by \$85,000 on both average and median for the last month. We project West Vancouver to be a continued Stable market.

May's Real Estate Statistics show **ALL** 97 Markets are in a Strong Sellers Market and by most accounts, exceeding the 2016 Market Furious Activity Levels. This Consumer Confidence is largely due in part to an increased demand from a Large Local Investor Component and Lower Inventory Levels. Overall, Single Family Homes in Metro Vancouver experienced an Average Monthly Price Increase of **\$40,337**, which is a dramatic increase over the **\$23,408** increase that we saw in April, and now surpasses the **\$25,106** Average Increase in Fraser Valley.

Currently 100% of the Attached Markets are increasing at a fast pace in Greater Vancouver's 58 Markets. *Last year our Emotionally Charged Single Family Markets peaked in June/July and this year we are forecasting a prolonged Sellers Market across all Markets.* We continue to analyze and provide 97 individual City's Home Price Indexes to supply you the MOST ACCURATE Market Trends every 2 weeks. 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 Neighbourhood.

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



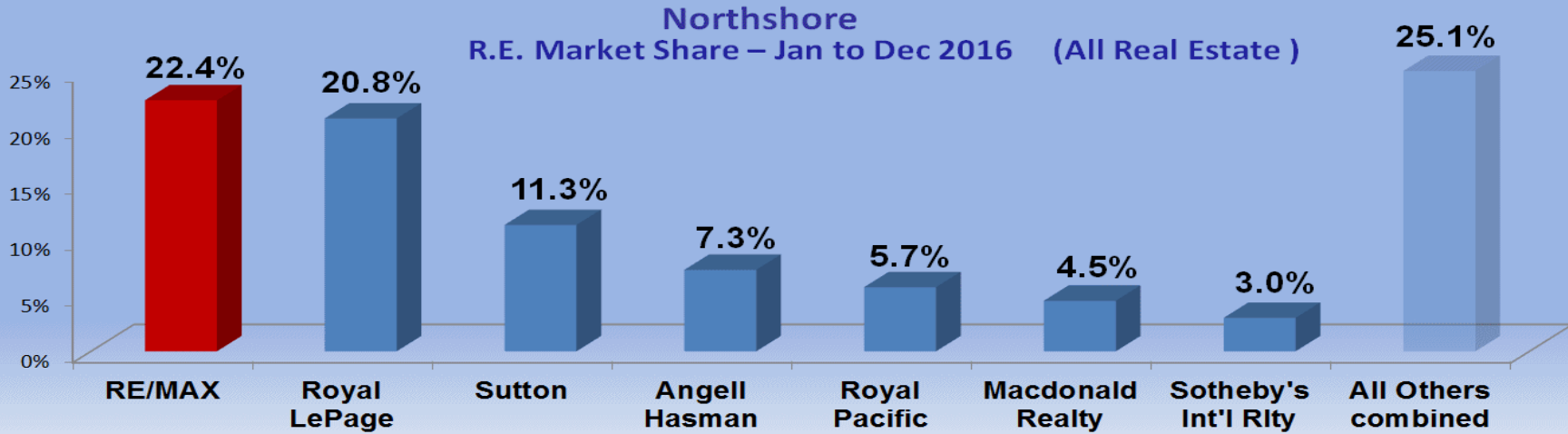
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Market Analysis and Forecasting June 1/17 West Vancouver

# **the RE/MAX Market Share Reports**



**RE/MAX Agents Sell More Real Estate than Any Other Canadian Brand**

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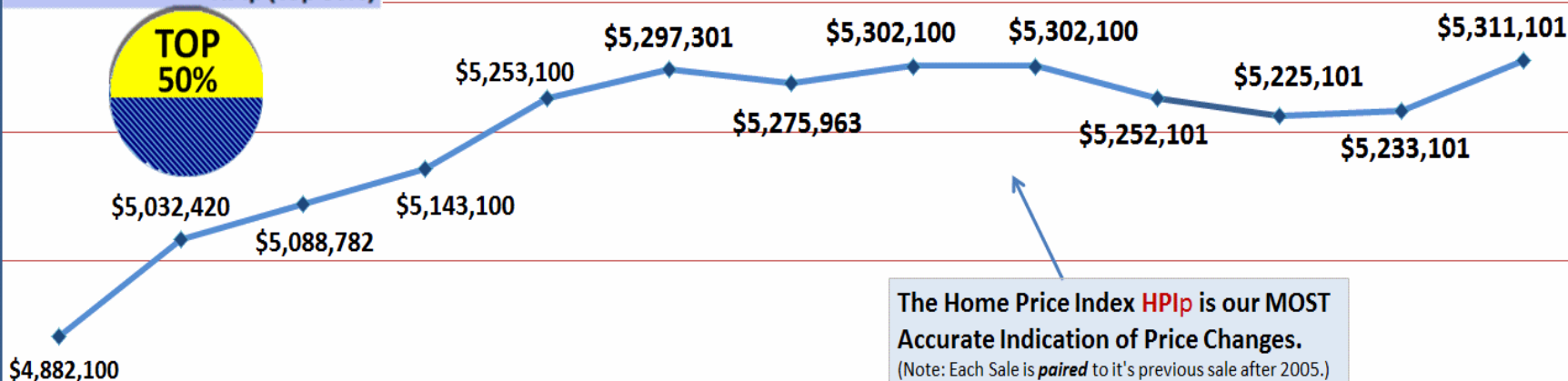




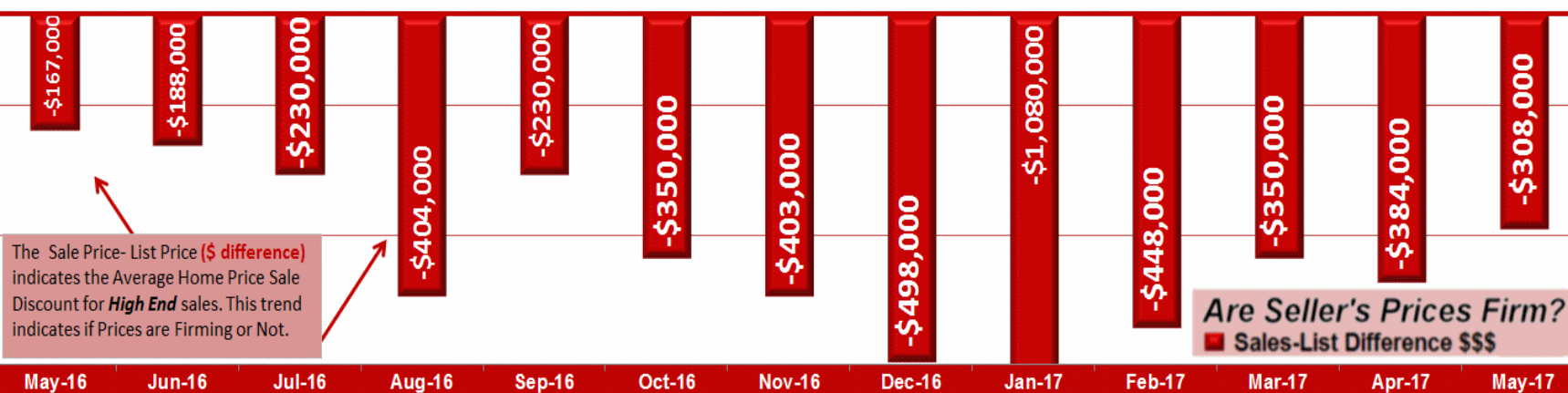
Detached West Vancouver Home Price Index HPIp (Top 50%). Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

Are Home Prices Up? Homes Over \$3,500,000  
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 \$\$\$



Detached



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

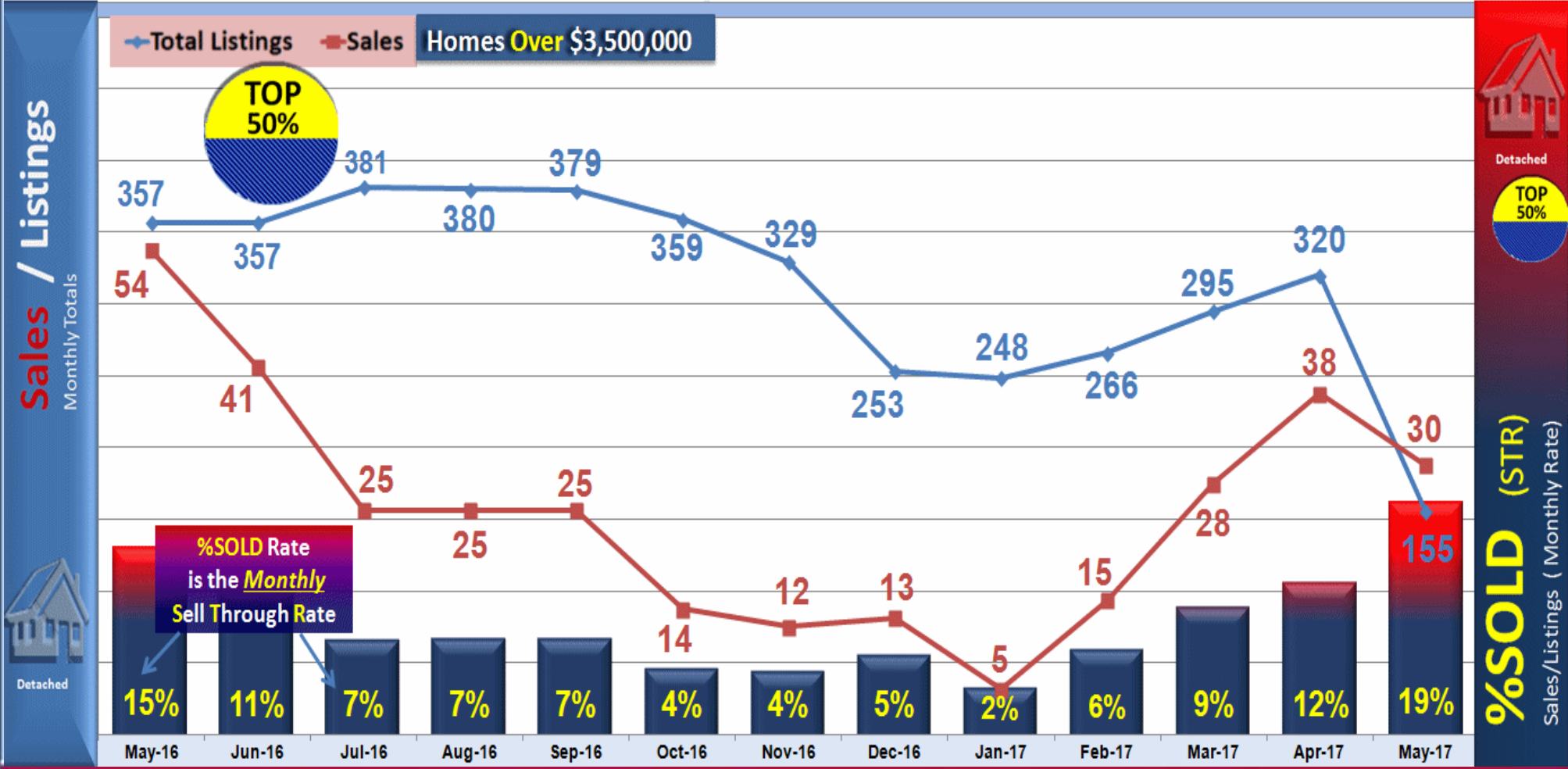
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Market Analysis and Forecasting June 1/17 West Vancouver

Detached West Vancouver Total Listings, Sales, and %SOLD rates



Sales / Listings  
Monthly Totals



Detached  
TOP 50%

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

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Detached West Vancouver 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



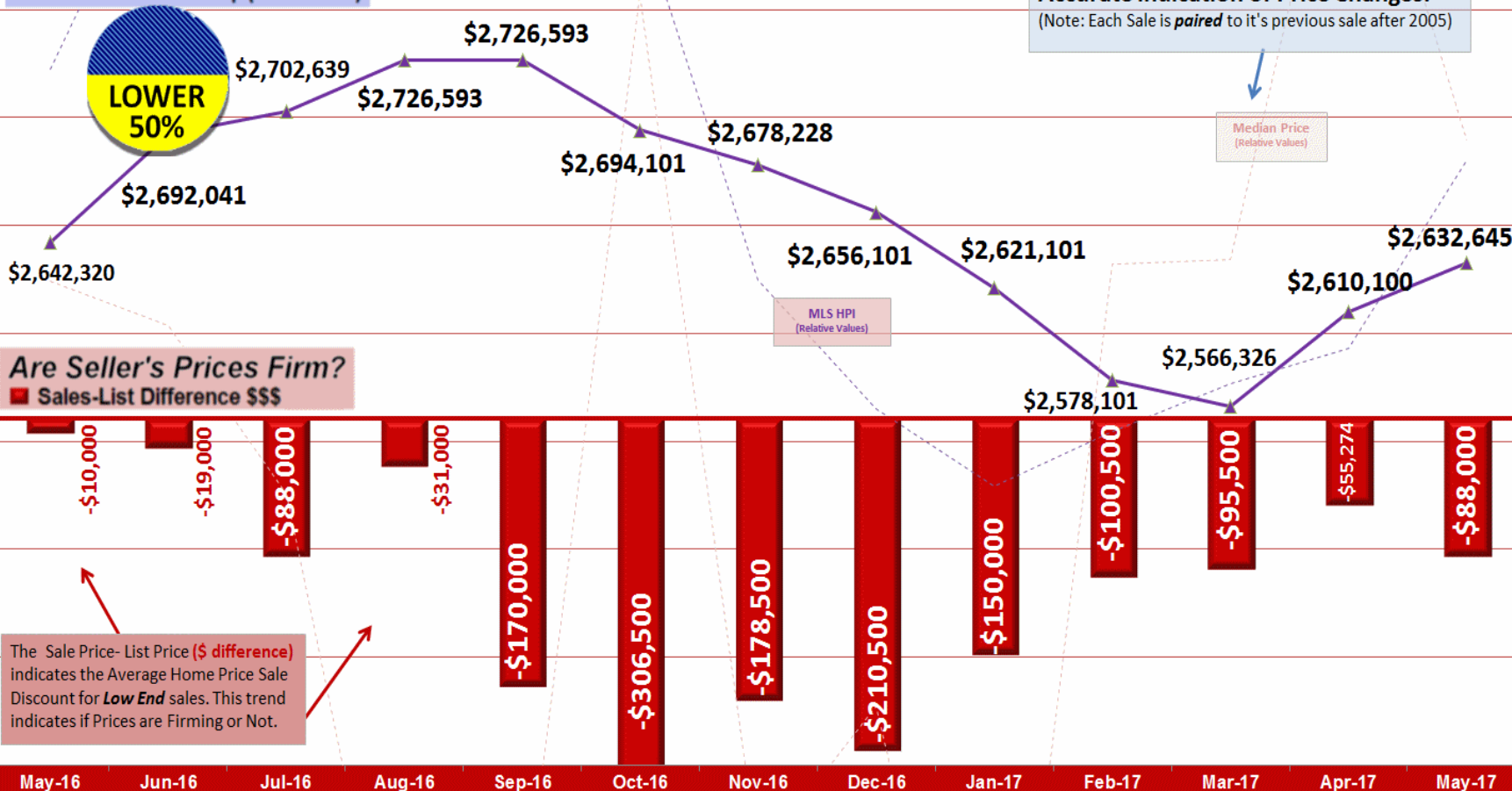
Sales Discount \$\$  
Sale Price - Original List Price (\$\$ difference)

Are Home Prices Up? Homes Below \$3,500,000

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 its previous sale after 2005)



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.

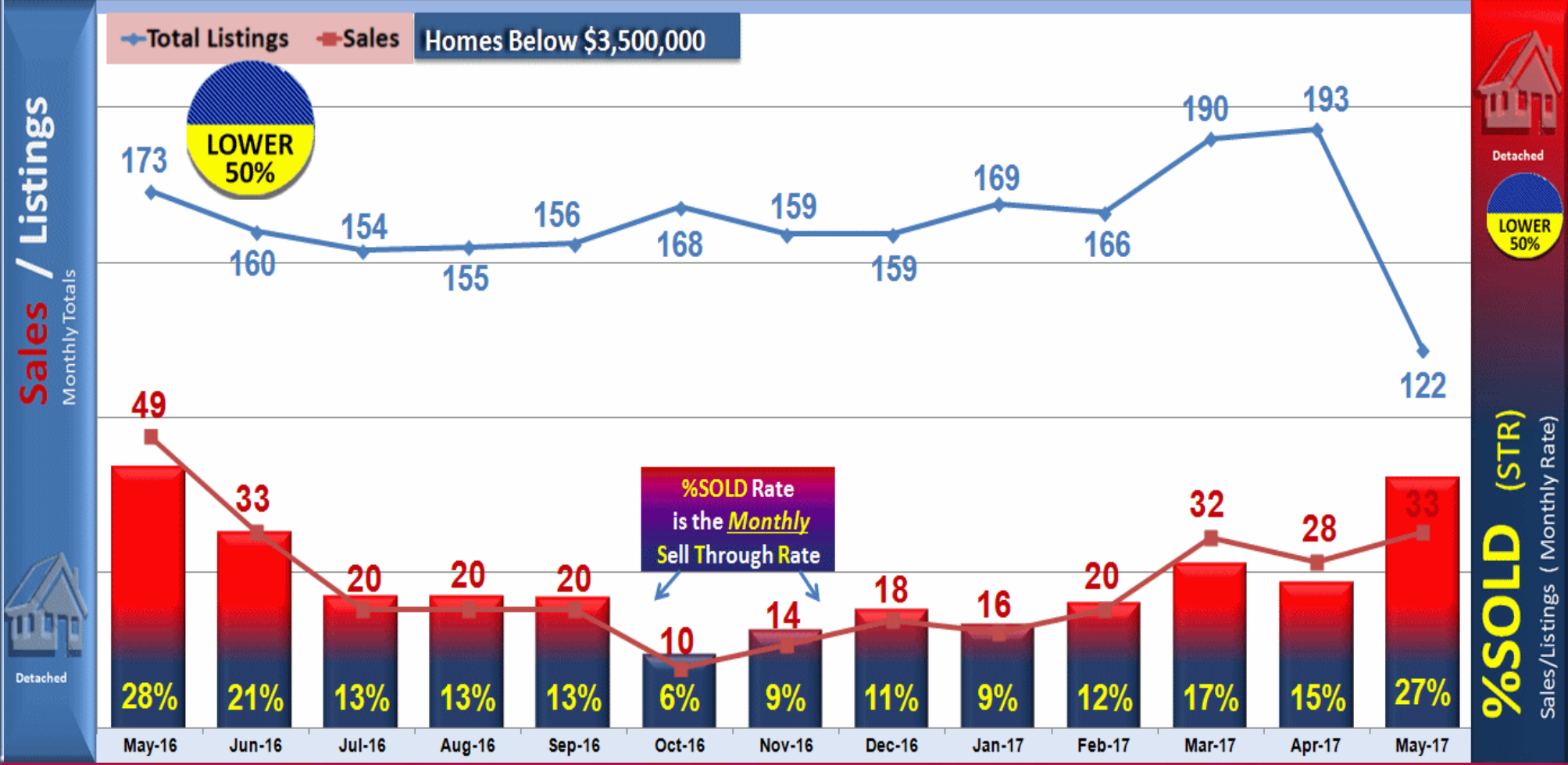
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Market Analysis and Forecasting June 1/17 West Vancouver

Detached West Vancouver Total Listings, Sales, and %SOLD rates



Sales / Listings  
Monthly Totals

Detached  
LOWER 50%

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

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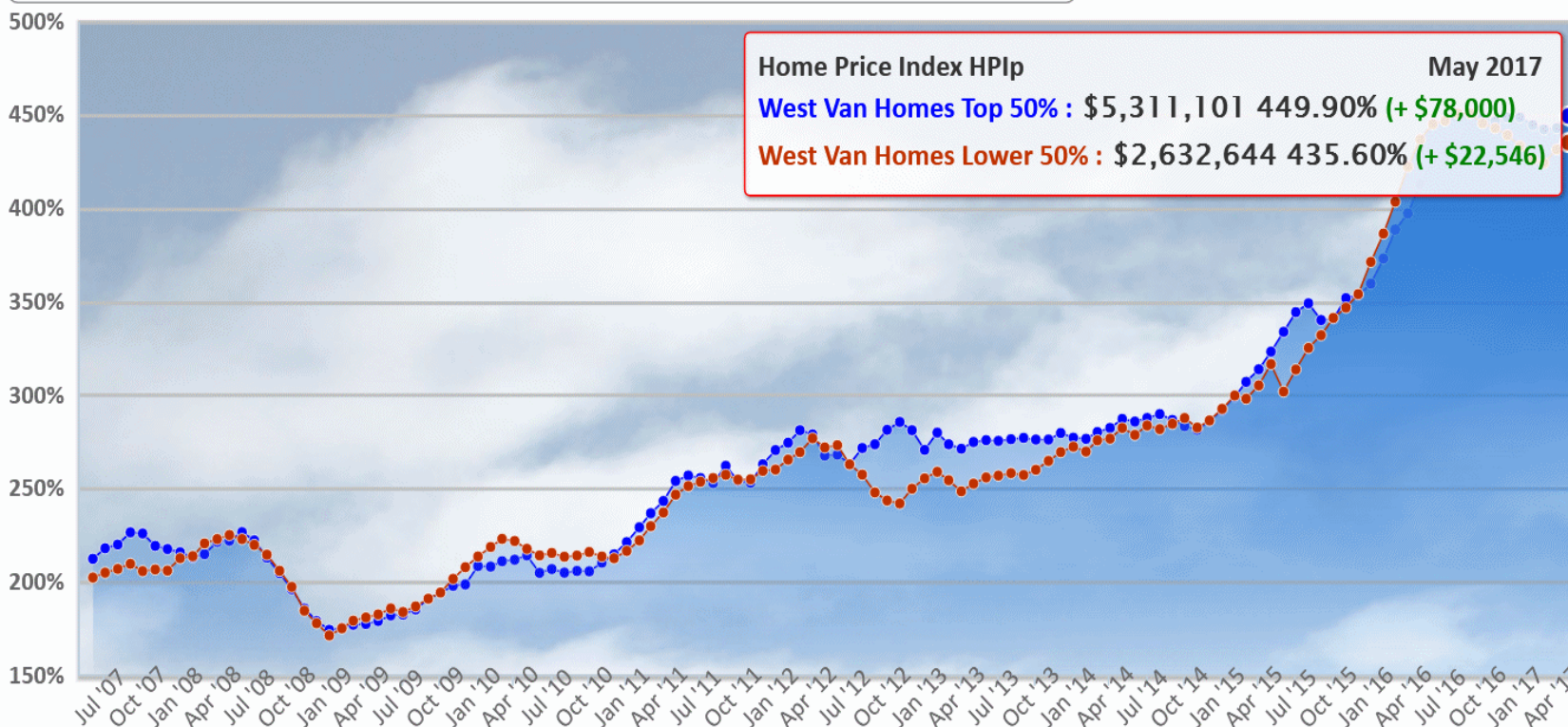




Powered by the Greater Vancouver Market Reports HPIp



West Van Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
 West Van Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
May 2017	% 449.90
Apr 2017	% 443.30
Mar 2017	% 442.60
Feb 2017	% 444.90
Jan 2017	% 449.10
Dec 2016	% 449.10
Nov 2016	% 446.90
Oct 2016	% 448.70
Sep 2016	% 445.00
Aug 2016	% 435.60
Jul 2016	% 431.00
Jun 2016	% 426.30

<< < 1 2 3 > >>

Area over time ZOOM in



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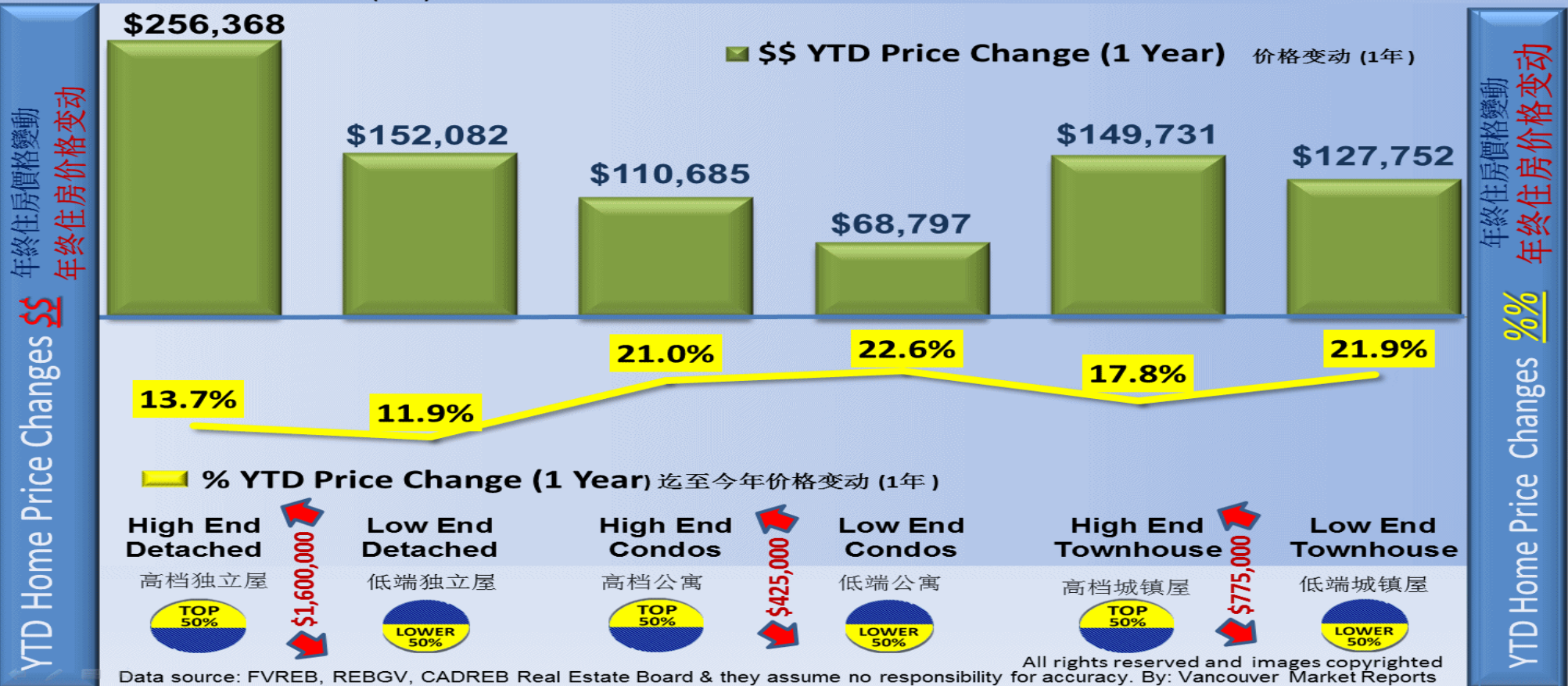
**North Vancouver Real Estate Price Changes (\$/%)**

北溫房地產價格變動 / 北溫房地產價格變動

Housing Types: Year-To-Date Mar 2016 – Mar 2017 (Quarters)

房屋类型: 迄至今年 (每季) 由2016年三月至2017年三月

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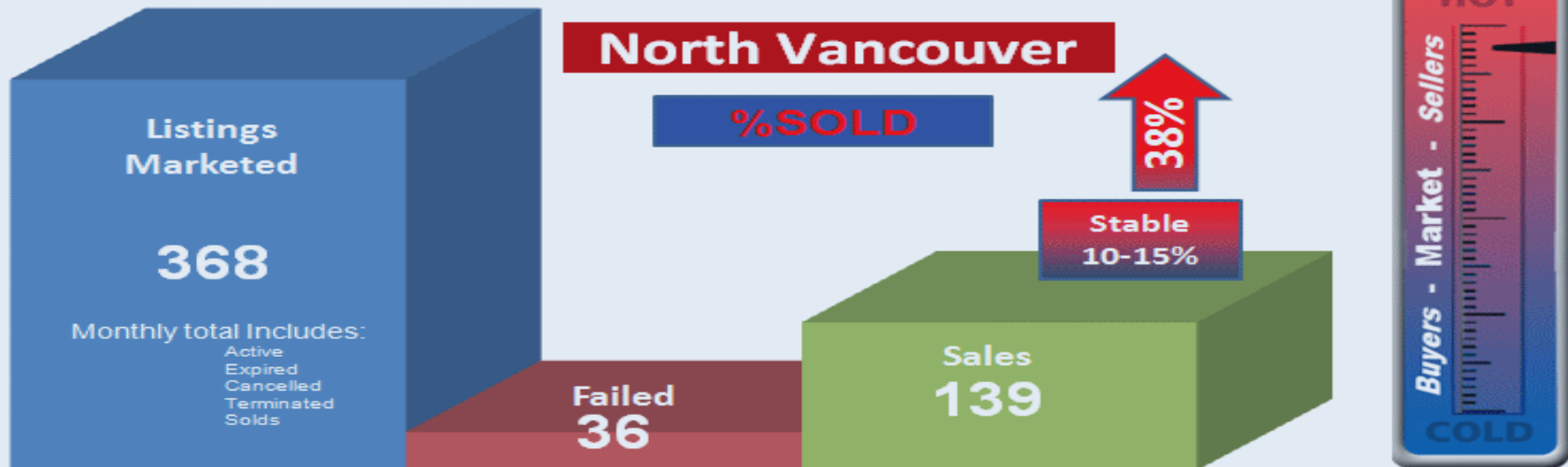
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## Monthly Market Activity - May 2017 - Single Family



### June 1 2017 North Vancouver Market Update (detached)

**Current:** North Vancouver is in a Sellers Market with its average listings inventory and **38 %SOLD** rate.

Meaning 38 homes out of 100 sold in the last month with an avg of \$10,000 Discount on sale from the original list price.

*Most Active Range:* Homes between \$1.3 mill. - \$1.5 mill. have **60.7 %SOLD** rate.

*Least Active Range:* Homes above \$2.5 mill. **22.8 %SOLD** rate.

**History:** The North Vancouver Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$117,619.  
The North Vancouver Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$37,492.

\*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?

North Vancouver Price Ranges Statistics - May 2017							Detached
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,190,000	4	2	112	101%	\$89,000	50.0%	↑
\$1,190,001-\$1,300,000	13	6	8	100%	\$5,500	46.2%	↑
\$1,300,001-\$1,500,000	56	34	8	100%	\$1,100	60.7%	↑
\$1,500,001-\$1,700,000	67	32	10	99%	-\$18,500	47.8%	↑
\$1,700,001-\$1,900,000	52	15	9	100%	-\$6,000	28.8%	↑
\$1,900,001-\$2,500,000	84	29	12	97%	-\$51,000	34.5%	↑
\$2,500,001 and more	92	21	16	99%	-\$38,000	22.8%	↑
<b>Total Activity</b>	<b>368</b>	<b>139</b>	<b>10</b>	<b>99%</b>	<b>-\$10,000</b>	<b>38%</b>	↑

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

Monthly Changes Summary	May-16	Apr-17	May-17	6/1/2017	Change	
Total Listings (A,S,T,C,X)	391	386	368		-18	↓
Active Listings (1st of the month)	164	237	251	193	-58	↓
Solds	137	110	139		29	↑
DOM	8	14	10		-4	↓
%SOLD (Sales/ Listings /mnlthly rate)	35%	28%	38%		9%	↑
(Top 50%) Home Price Index <b>HPIp</b>	\$2,080,100	\$2,120,101	\$2,197,719		\$77,618	↑
(Lower 50%) Home Price Index <b>HPIp</b>	\$1,442,100	\$1,466,100	\$1,479,592		\$13,492	↑

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**Market Analysis and Forecasting June 1/17 North Vancouver**

**North Vancouver Sub areas Statistics - May 2017**

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Boulevard	19	10	10	99%	\$0	52.6%
Blueridge NV	19	8	8	101%	\$10,000	42.1%
Braemar	2	2	7	96%	-\$39,800	100.0%
Capilano NV	5	0	0	0%	\$0	0.0%
Central Lonsdale	17	5	7	101%	\$7,500	29.4%
Calverhall	10	4	7	99%	\$0	40.0%
Canyon Heights NV	42	15	19	97%	-\$52,000	35.7%
Deep Cove	4	2	8	98%	\$0	50.0%
Delbrook	6	1	4	46%	-\$156,500	16.7%
Dollarton	11	3	7	95%	-\$40,000	27.3%
EDGEMONT	22	7	8	100%	\$6,000	31.8%
Forest Hills NV	17	3	24	91%	-\$109,000	17.6%
Grouse Woods	6	2	1	100%	\$0	33.3%
Hamilton Heights	1	1	3	57%	\$104,000	100.0%
Hamilton	5	2	35	93%	\$0	40.0%
Indian Arm	3	1	108	41%	-\$14,500	33.3%
Indian River	10	5	7	97%	-\$39,000	50.0%
Lower Lonsdale	3	0	0	0%	\$0	0.0%
Lynn Valley	39	19	7	100%	\$0	48.7%
Lynnmour	2	0	0	0%	\$0	0.0%
Norgate	2	1	4	50%	\$500	50.0%
Northlands	2	0	0	0%	\$0	0.0%
Pemberton Heights	15	8	12	97%	-\$30,000	53.3%
Pemberton NV	8	2	8	92%	\$0	25.0%
Princess Park	6	0	0	0%	\$0	0.0%
Queensbury	8	3	4	97%	-\$16,500	37.5%
Roche Point	7	3	4	99%	-\$5,000	42.9%
Seymour	5	3	10	101%	\$8,000	60.0%
Tempe	6	1	22	47%	-\$44,000	16.7%
Upper Delbrook	16	8	12	94%	-\$88,888	50.0%
Upper Lonsdale	27	9	13	96%	-\$24,950	33.3%
Westlynn	18	9	10	99%	-\$13,950	50.0%
Windsor Park NV	3	2	6	99%	\$0	66.7%
Woodlands-Sunshine-	1	0	0	0%	\$0	0.0%
Westlynn Terrace	1	0	0	0%	\$0	0.0%
<b>Total Activity</b>	<b>368</b>	<b>139</b>	<b>10</b>	<b>99%</b>	<b>-\$10,000</b>	<b>38%</b>

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## Next Months Market Forecast

**Forecast:** North Vancouver has average listing supply; 193 homes are for sale and with the **38 %SOLD** monthly rate gives us a ~3 months of inventory. 3% of the Active Listings have reduced their price by \$71,519 on average or \$80,056 on median in the last month. We project North Vancouver to be a continued sellers market.

May's Real Estate Statistics show **ALL** 97 Markets are in a Strong Sellers Market and by most accounts, exceeding the 2016 Market Furious Activity Levels. This Consumer Confidence is largely due in part to an increased demand from a Large Local Investor Component and Lower Inventory Levels. Overall, Single Family Homes in Metro Vancouver experienced an Average Monthly Price Increase of **\$40,337**, which is a dramatic increase over the **\$23,408** increase that we saw in April, and now surpasses the **\$25,106** Average Increase in Fraser Valley.

Currently 100% of the Attached Markets are increasing at a fast pace in Greater Vancouver's 58 Markets. **Last year our Emotionally Charged Single Family Markets peaked in June/July and this year we are forecasting a prolonged Sellers Market across all Markets.** We continue to analyze and provide 97 individual City's Home Price Indexes to supply you the MOST ACCURATE Market Trends every 2 weeks. 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 Neighbourhood.

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#1 **RE/MAX** Market Reports  
RE/MAX Statistics, on the Web!

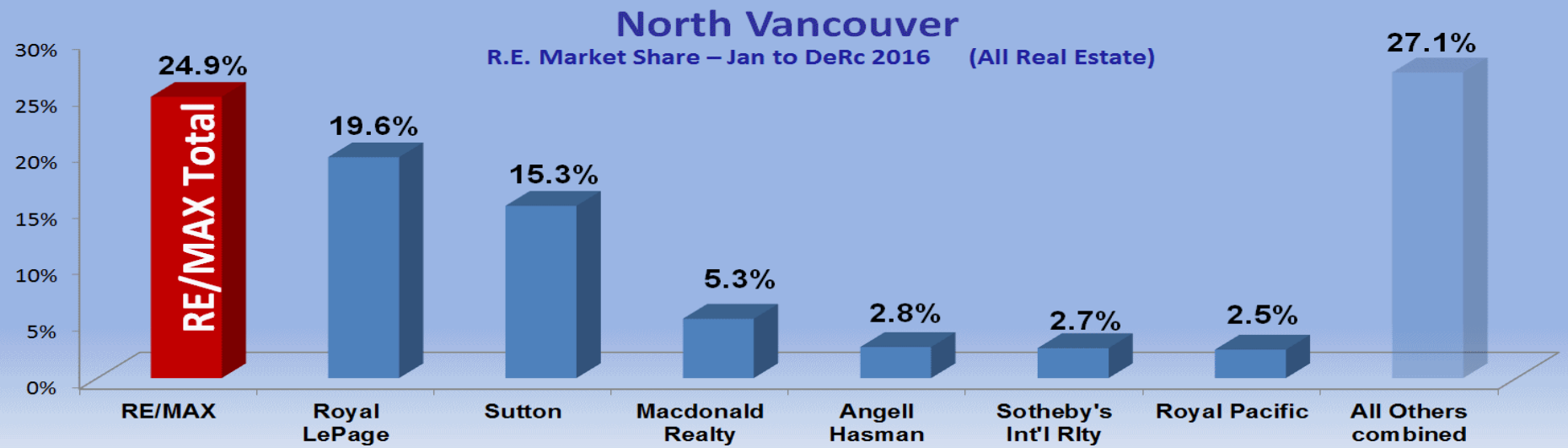
detached homes



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Market Analysis and Forecasting June 1/17 North Vancouver

#1 the **RE/MAX** Market Share Reports



**RE/MAX** Agents Sell More Real Estate than Any Other Canadian Brand

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Market Analysis and Forecasting June 1/17 North Vancouver

Detached North Vancouver 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)

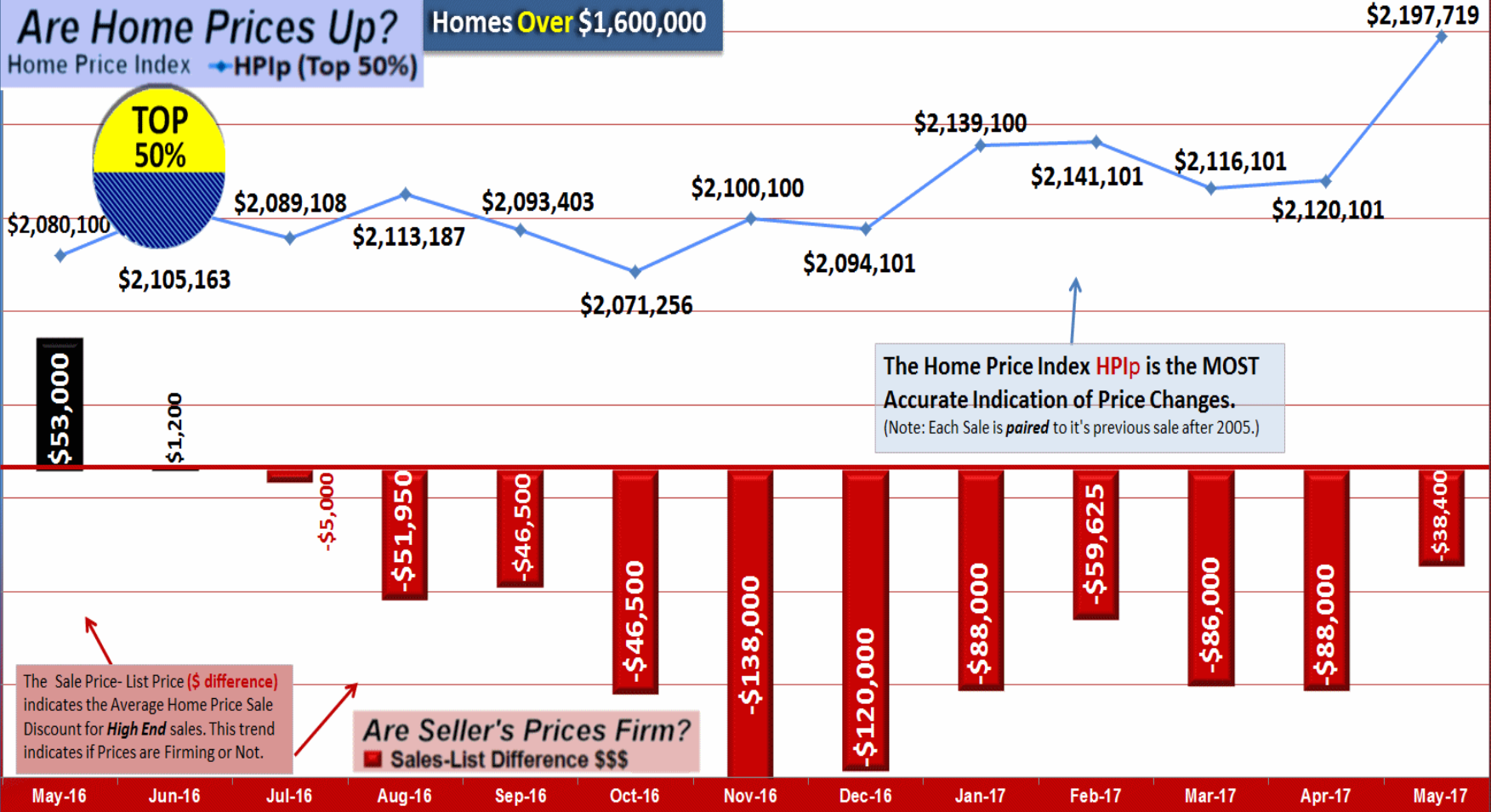
Home Price Changes  
(Home Price Index Paired sales from 2005)



Detached

TOP 50%

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



Detached

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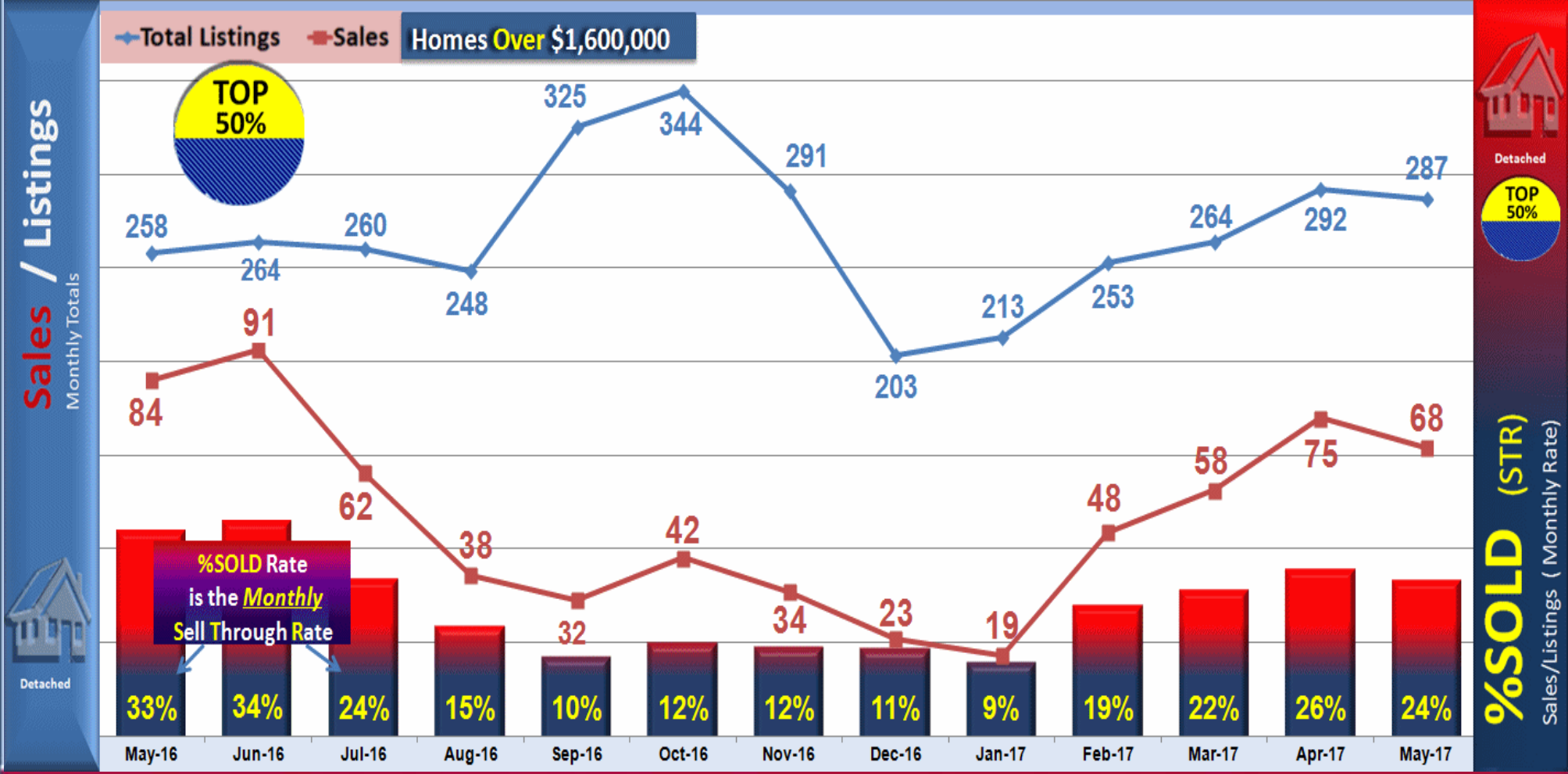




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Detached North Vancouver Total Listings, Sales, and %SOLD Rate



Sales / Listings  
Monthly Totals



Detached  
TOP 50%

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

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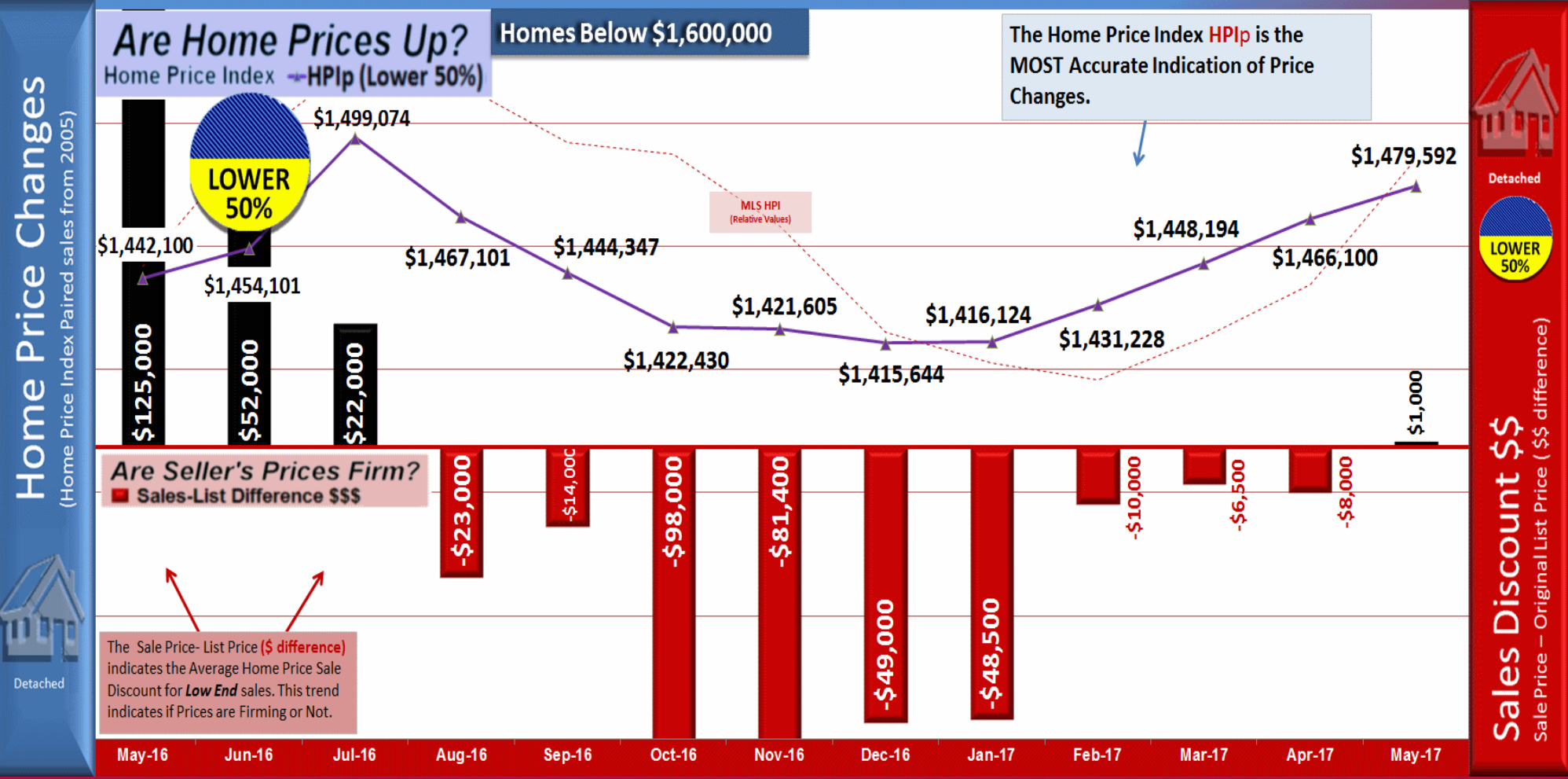
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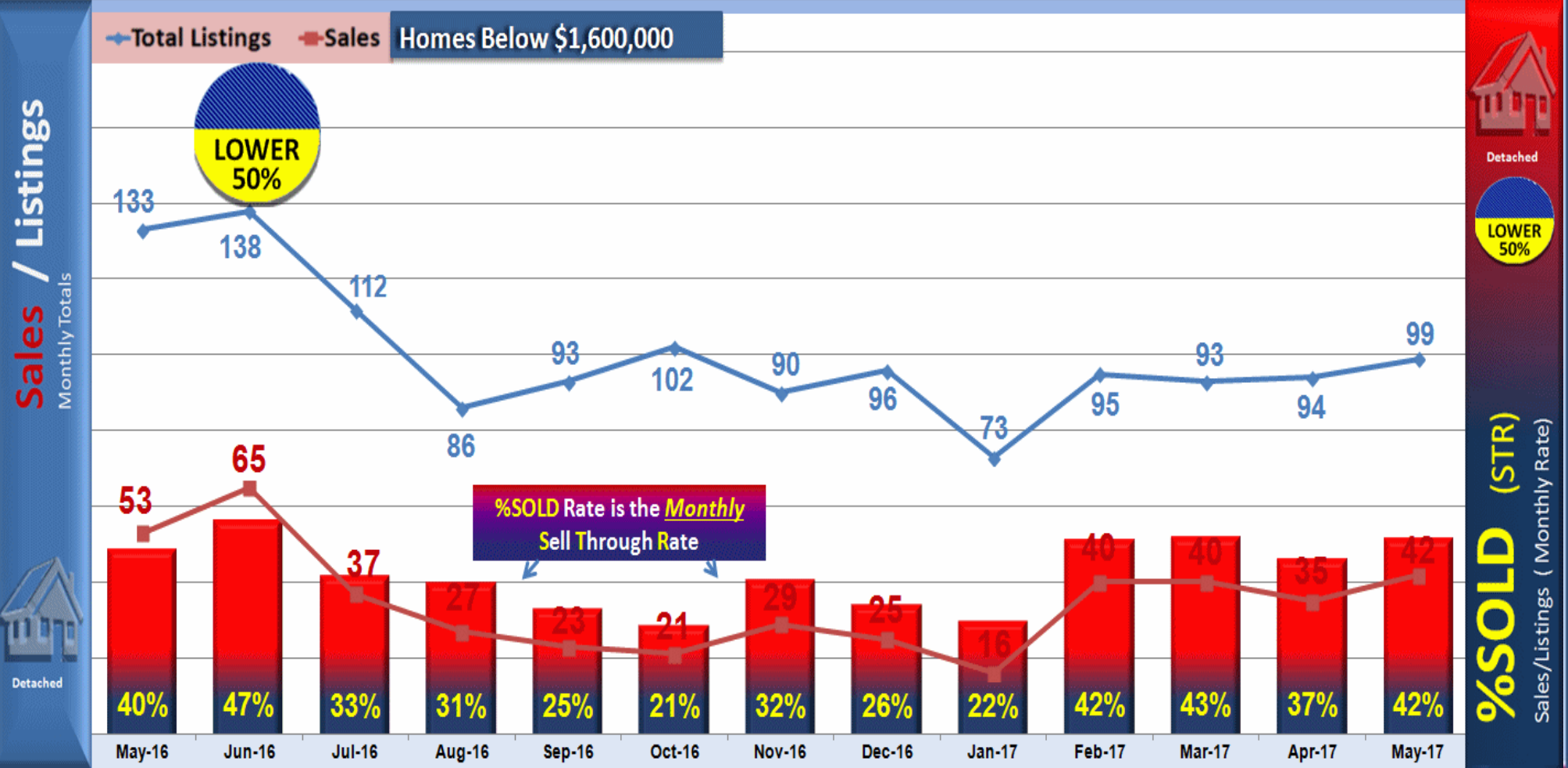




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Detached North Vancouver Total Listings, Sales, and %SOLD Rate



Sales / Listings  
Monthly Totals



Detached



Detached



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



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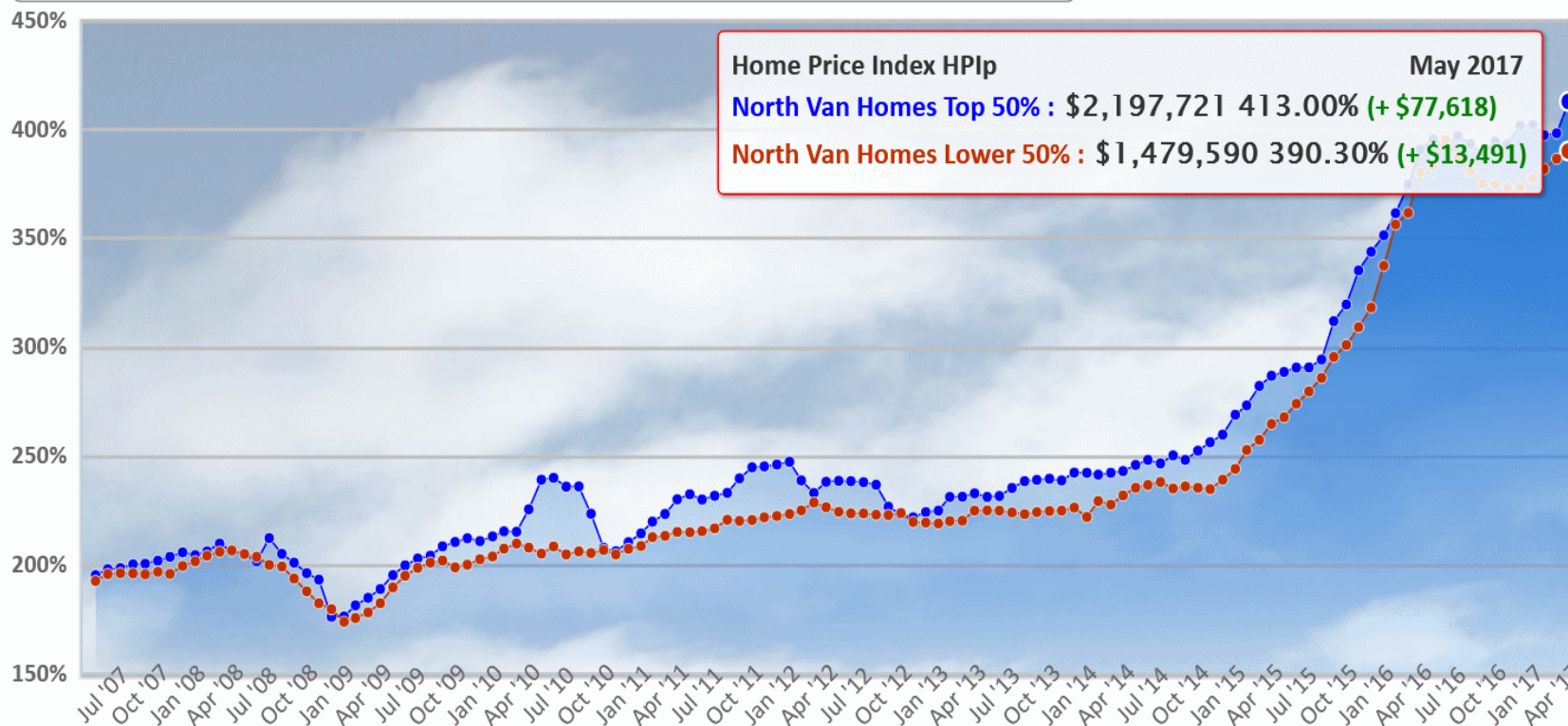
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North Van Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
 North Van Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
May 2017	% 413.00
Apr 2017	% 398.40
Mar 2017	% 397.60
Feb 2017	% 402.30
Jan 2017	% 401.90
Dec 2016	% 393.50
Nov 2016	% 394.60
Oct 2016	% 389.20
Sep 2016	% 393.40
Aug 2016	% 397.10
Jul 2016	% 392.50
Jun 2016	% 395.60

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Drag over area to ZOOM in



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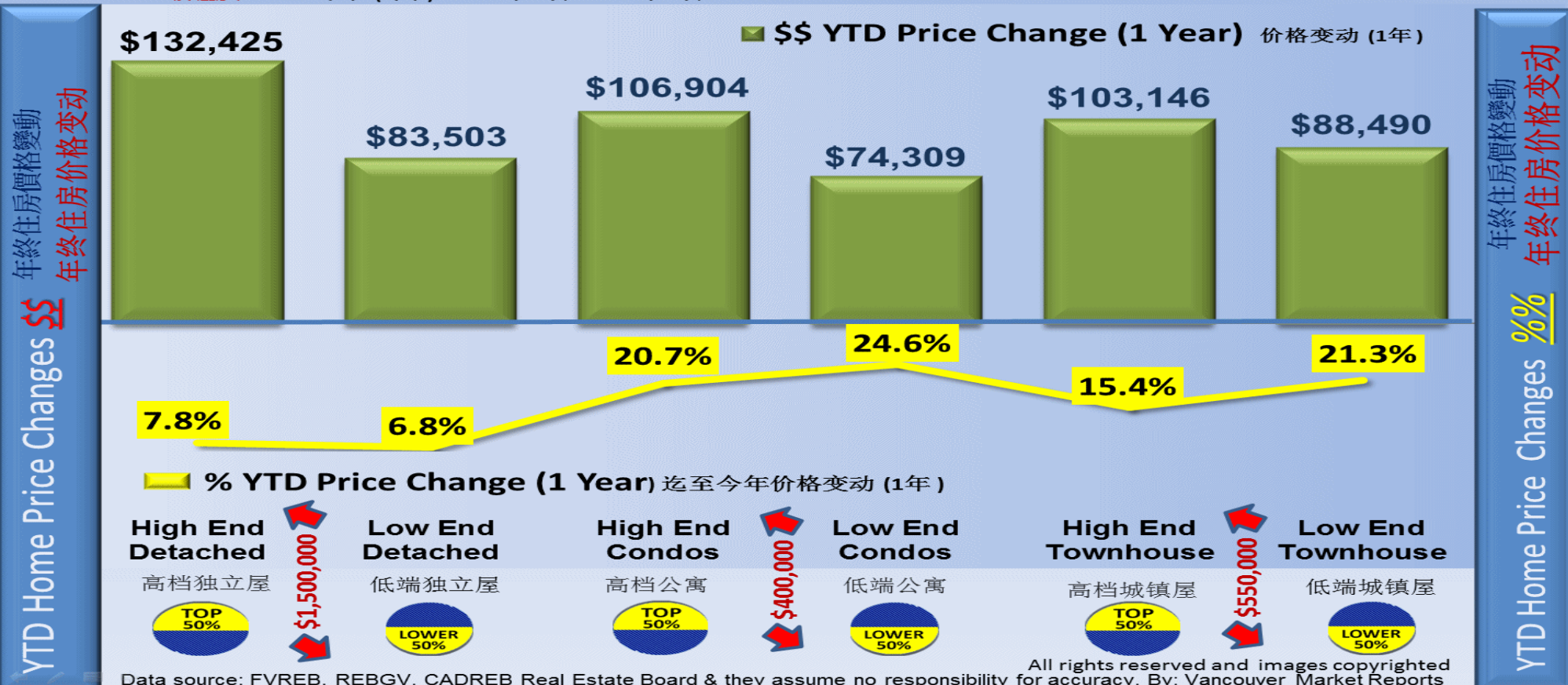
**Burnaby Real Estate Price Changes (\$/%)**

本拿比房地產價格變動 / 本拿比房地產价格变动

Housing Types: Year-To-Date Mar 2016 – Mar 2017 (Quarters)

房屋类型: 迄至今年 (每季) 由2016年三月至2017年三月

Powered by: Vancouver Market Reports **HPIp**



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



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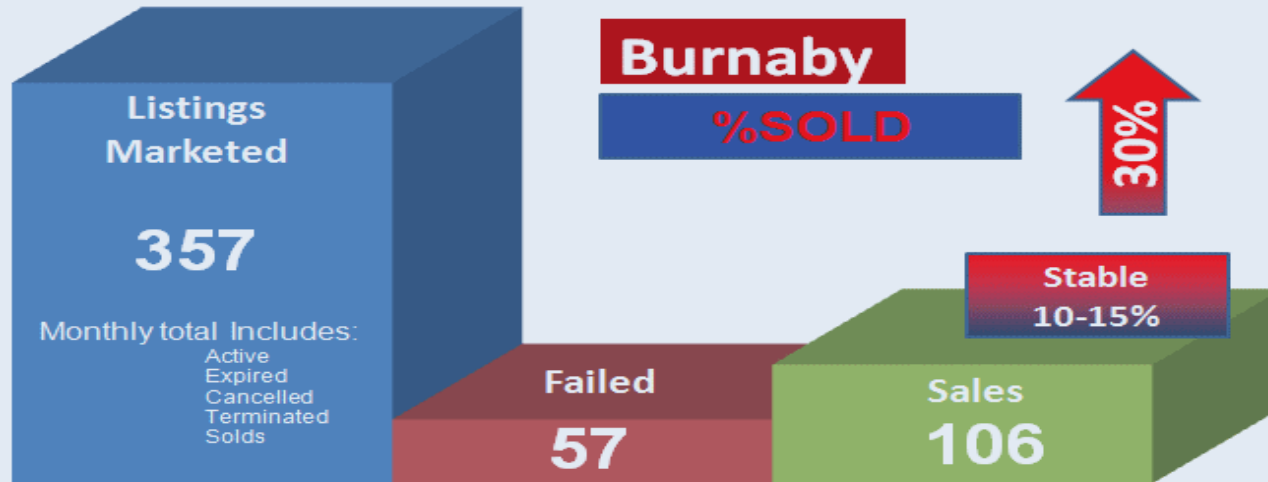
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# Monthly Market Activity - May 2017 - Single Family



## June 1 2017 Burnaby Market Update (detached)

**Current:** Burnaby's Residential Detached housing market is in a sellers Market with **30 %SOLD** rate. (This means 30 homes out of 100 sold last month with an average \$44,400 Discount from the original price)

*Most Active Range:* Homes below \$1.2 mill. have **50.0 %SOLD** rate.

*Least Active Range:* Homes above \$2.5 mill. have **16.9 %SOLD** rate.

**History:** The Burnaby Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$88,711.

The Burnaby Home Price Index **HPIp (Lower 50%)** Year-To-Date shows that prices increased \$74,432.

\*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?

Burnaby List Price Ranges Statistics - May 2017							Detached
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,200,000	6	3	9	95%	-\$54,000	50.0%	↑
\$1,200,001-\$1,350,000	15	5	16	98%	-\$32,000	33.3%	↑
\$1,350,001-\$1,500,000	40	17	30	97%	-\$38,000	42.5%	↑
\$1,500,001-\$1,700,000	71	27	13	99%	-\$13,800	38.0%	↑
\$1,700,001-\$2,000,000	76	25	13	98%	-\$45,000	32.9%	↑
\$2,000,001-\$2,500,000	60	14	34	94%	-\$123,500	23.3%	↑
\$2,500,001 and more	89	15	21	93%	-\$199,000	16.9%	↑
<b>Total Activity</b>	<b>357</b>	<b>106</b>	<b>16</b>	<b>97%</b>	<b>-\$44,400</b>	<b>30%</b>	↑

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

Monthly Changes Summary	May-16	Apr-17	May-17	6/1/2017	Change	
Total Listings (A,S,T,C,X)	467	470	357		-113	↓
Active Listings (1st of the month)	238	329	339	194	-145	↓
Solds	112	84	106		22	↑
Days on Market (DOM)	9	14	16		3	↑
%SOLD (Sales/ Listings /mnlthly rate)	24.0%	17.9%	29.7%		11.8%	↑
<b>(Top 50%) Home Price Index HPIp</b>	\$1,903,005	\$1,809,741	\$1,814,294		\$4,553	↑
<b>(Lower 50%) Home Price Index HPIp</b>	\$1,360,784	\$1,376,100	\$1,435,216		\$59,116	↑



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**Market Analysis and Forecasting June 1/17 Burnaby S. and N.**

**Burnaby Sub areas Statistics - May 2017**

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Detached	
					Sell - List \$Difference	% SOLD
Brentwood Park	10	3	27	94%	-\$36,300	30%
Central BN	2	0	0	0%	\$0	0%
Capitol Hill BN	23	5	13	94%	-\$62,400	22%
Forest Hills BS	1	0	0	0%	\$0	0%
Government Road	24	8	13	99%	-\$18,800	33%
Montecito	17	7	17	95%	-\$65,000	41%
Oakdale	3	2	59	97%	\$0	67%
Parkcrest	25	7	7	99%	-\$10,100	28%
Sperling-Duthie	25	8	12	97%	-\$40,000	32%
Simon Fraser Univer.	7	1	1	52%	\$36,000	14%
Sullivan Heights	7	5	13	98%	-\$15,000	71%
Simon Fraser Hills	0	0				0%
Vancouver Heights	12	4	0	99%	\$0	33%
Willingdon Heights	10	5	39	94%	-\$52,000	50%
Westridge BN	5	1	4	49%	-\$25,000	20%
Big Bend	4	1	4	48%	-\$27,000	25%
Burnaby Hospital	17	5	14	100%	\$0	29%
Buckingham Heights	11	2	7	90%	\$0	18%
Burnaby Lake	15	5	24	94%	-\$40,500	33%
Central Park BS	6	1	28	44%	-\$167,500	17%
Deer Lake	9	1	59	46%	-\$210,250	11%
Deer Lake Place	8	4	7	102%	\$39,000	50%
Forest Glen BS	16	7	18	93%	-\$131,000	44%
Greentree Village	2	1	9	48%	-\$29,000	50%
Garden Village	8	2	11	86%	-\$60,000	25%
Highgate	16	2	46	91%	-\$101,000	13%
Metrtown	10	2	40	91%	-\$198,000	20%
Suncrest	7	0	0	0%	\$0	0%
South Slope	44	14	12	99%	\$0	32%
Upper Deer Lake	13	3	2	100%	\$500	23%
<b>Total Activity</b>	<b>357</b>	<b>106</b>	<b>16</b>	<b>97%</b>	<b>-\$44,400</b>	<b>30%</b>

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## Next Months Market Forecast

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

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

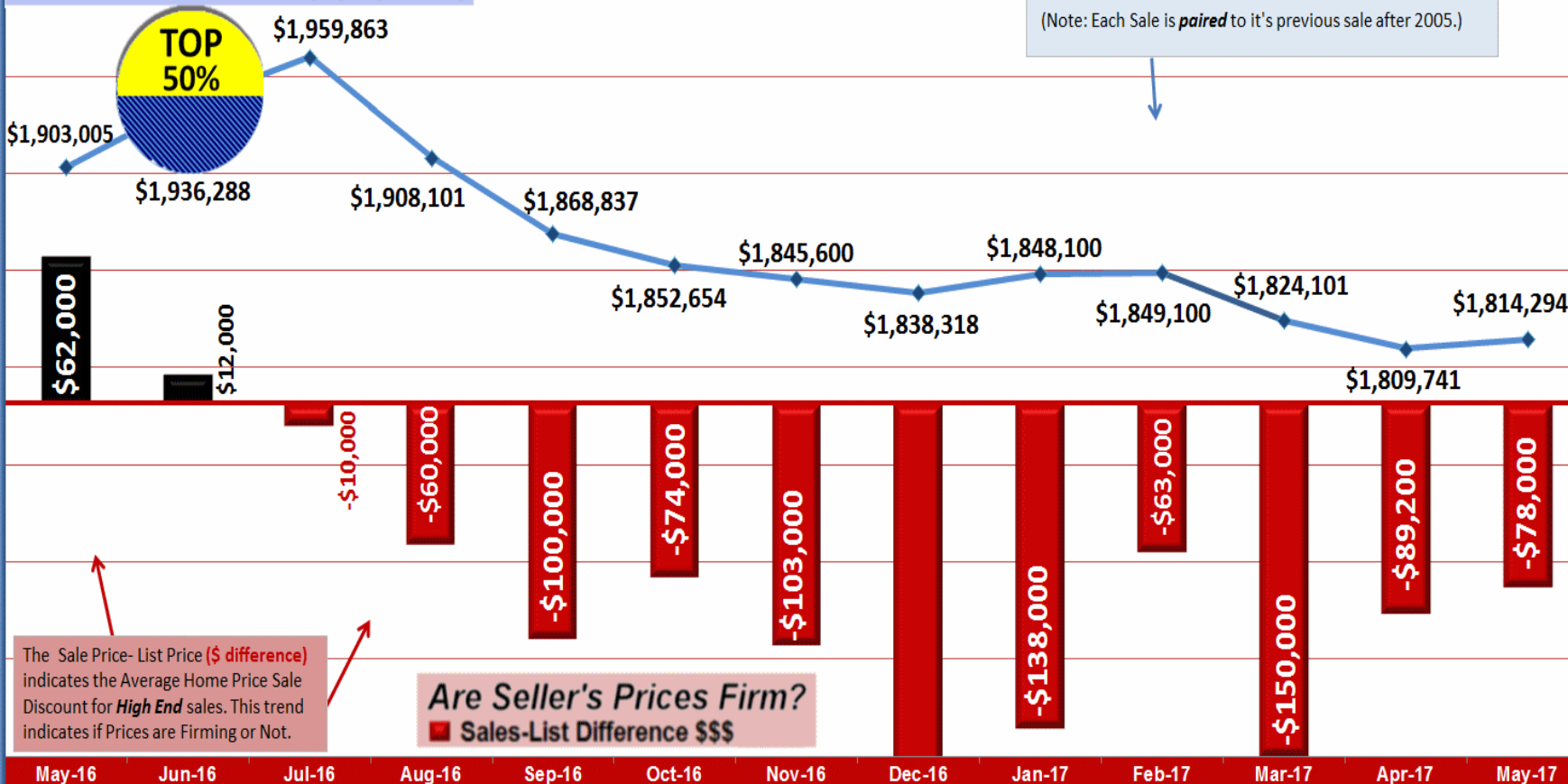
Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

Homes Over \$1,700,000

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

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



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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Detached

TOP 50%

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

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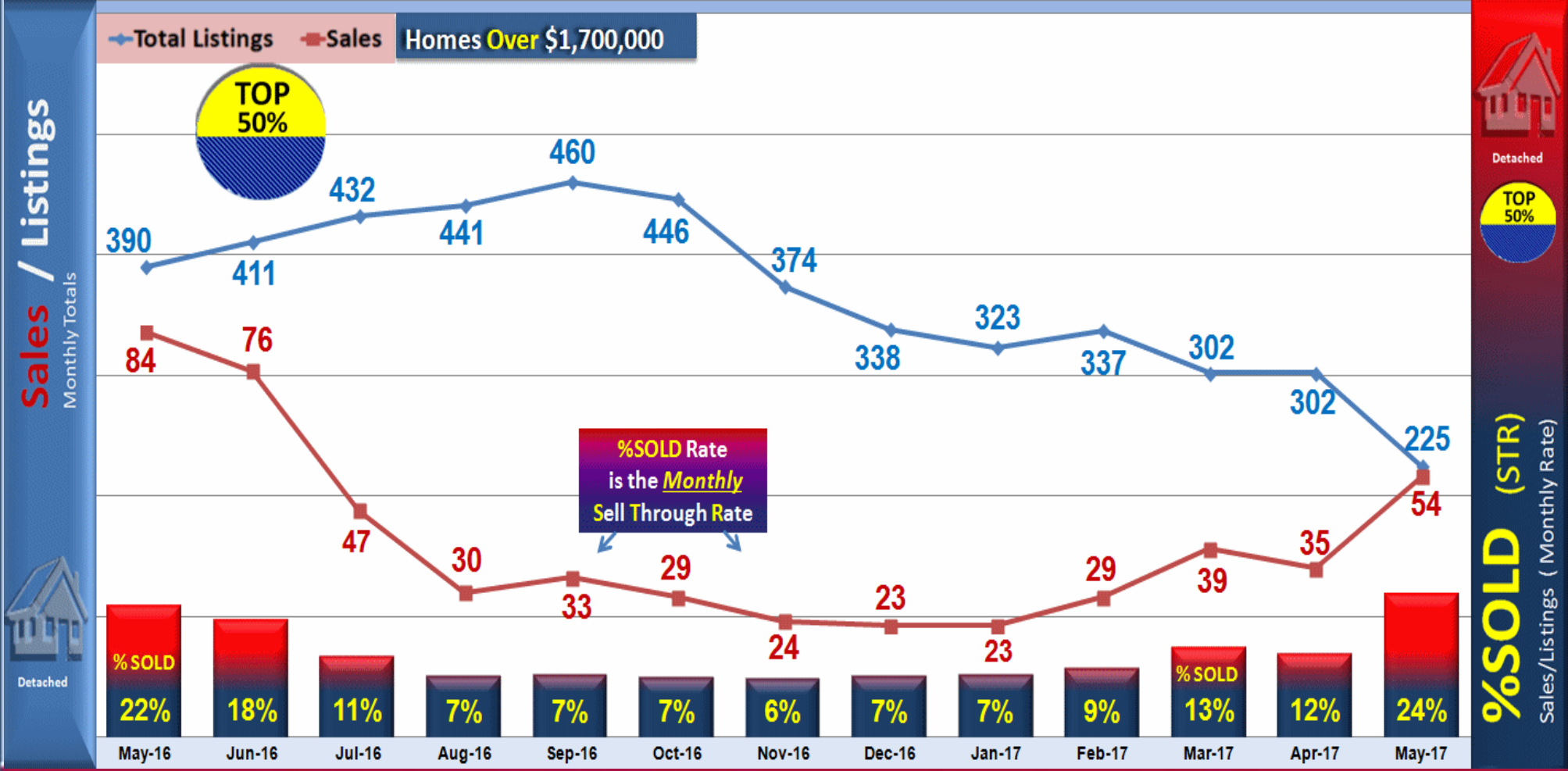
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Market Analysis and Forecasting June 1/17 Burnaby S. and N.

Detached Burnaby Total Listings, Sales, and %SOLD rates



Sales / Listings  
Monthly Totals

Detached  
TOP 50%

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

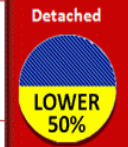
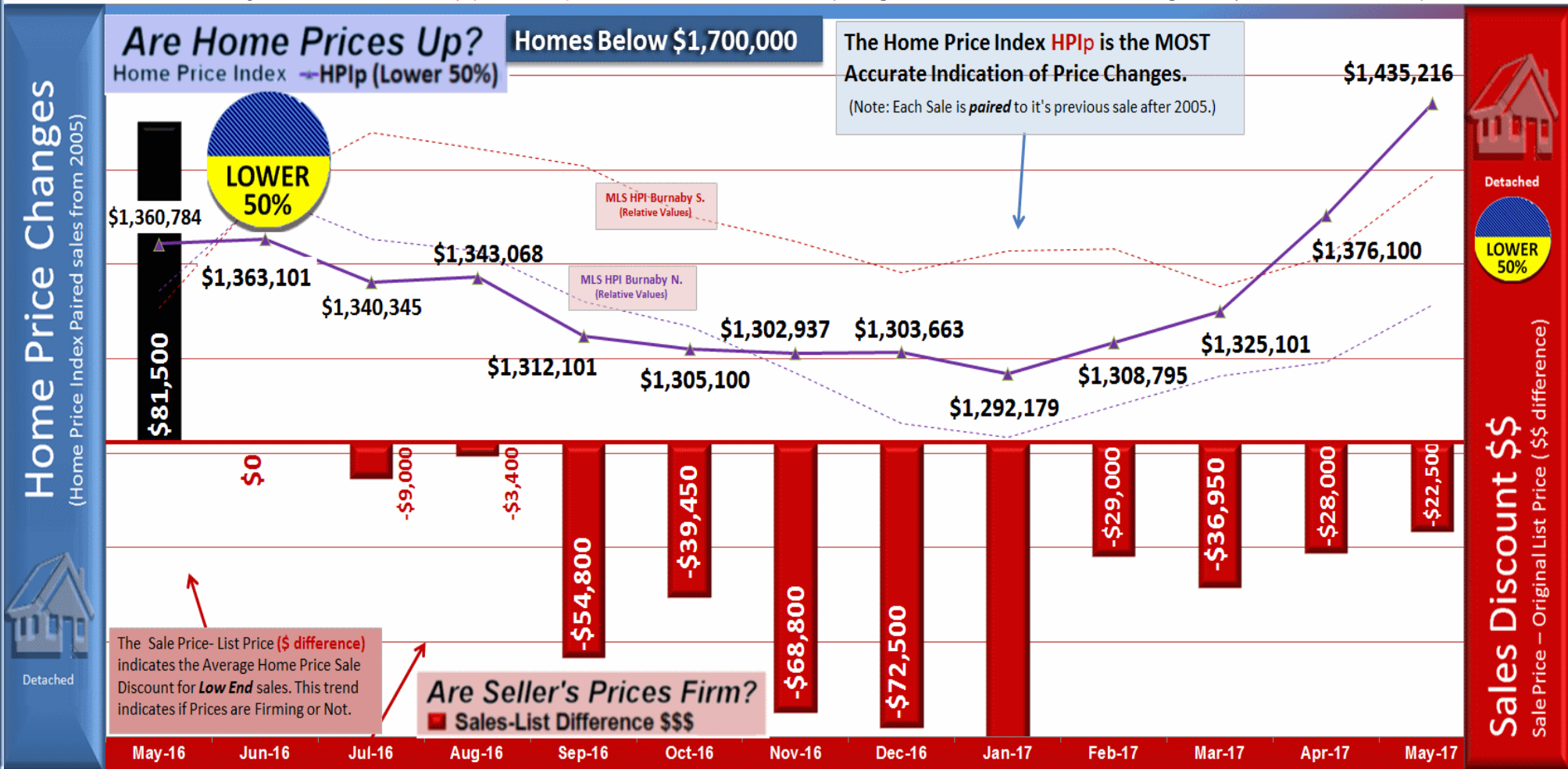


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detached homes



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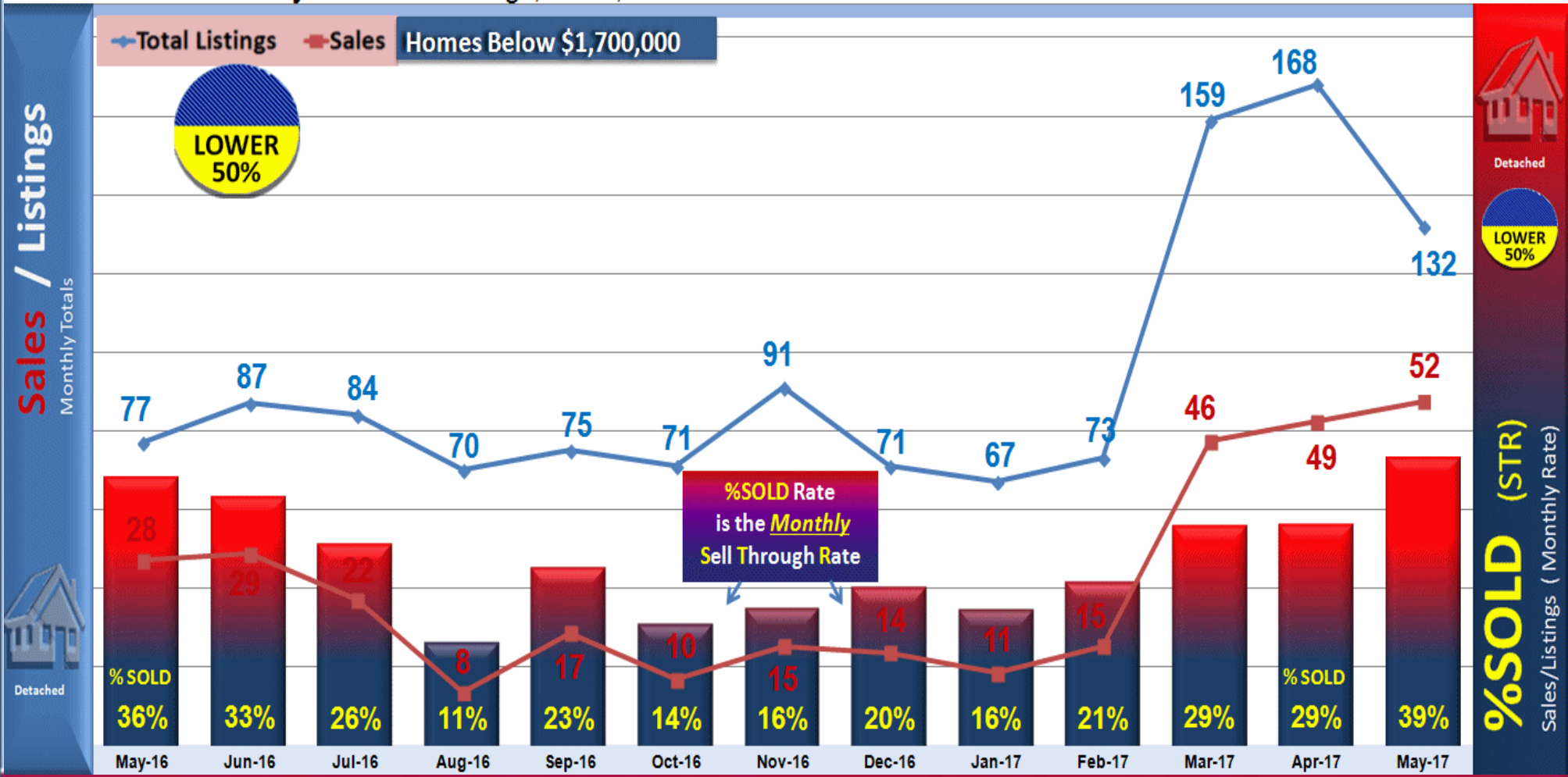
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Sales / Listings  
Monthly Totals



Detached

LOWER 50%

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

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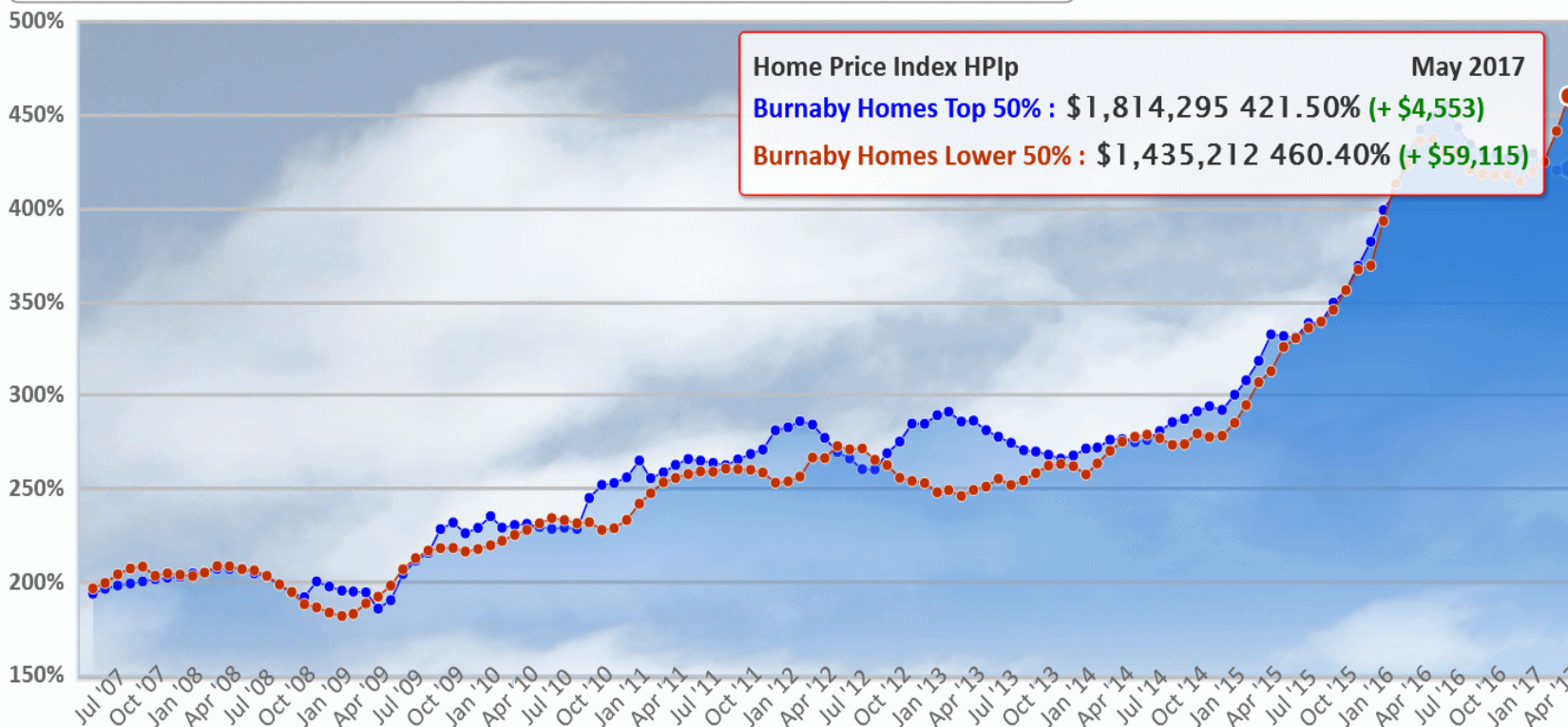
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Burnaby Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-

Burnaby Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
May 2017	% 421.50
Apr 2017	% 420.50
Mar 2017	% 423.80
Feb 2017	% 429.60
Jan 2017	% 429.40
Dec 2016	% 427.10
Nov 2016	% 428.80
Oct 2016	% 430.40
Sep 2016	% 434.20
Aug 2016	% 443.30
Jul 2016	% 455.30
Jun 2016	% 449.90

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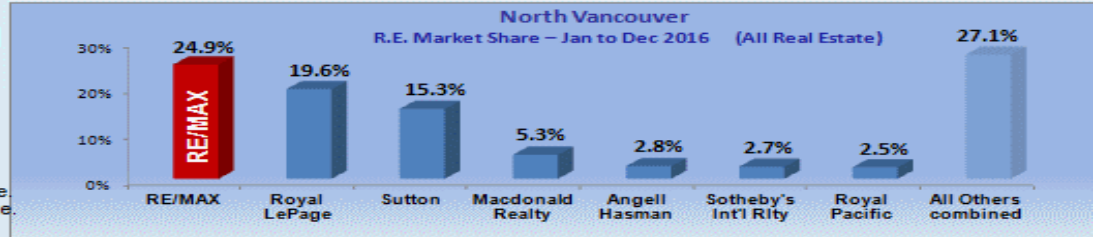
### Market Analysis and Forecasting June 1/17 North Vancouver

Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Boulevard	0	0				0.0%
Blueridge NV	0	0				0.0%
Capilano NV	3	1	1	107%	\$85,000	33.3%
Central Lonsdale	82	40	8	100%	\$0	48.8%
Deep Cove	0	0				#DIV/0!
Delbrook	0	0				#DIV/0!
Dollarton	0	0				0.0%
Edgemont	5	5	7	100%	\$0	100.0%
Grouse Woods	0	0				0.0%
Hamilton	20	15	8	100%	-\$4,800	75.0%
Indian River	3	2	1	99%	-\$4,900	66.7%
Lower Lonsdale	100	56	8	105%	\$27,300	56.0%
Lynn Valley	28	15	7	100%	\$0	53.6%
Lynnmour	38	16	8	101%	\$5,500	42.1%
Norgate	4	1	4	107%	\$59,800	25.0%
Northlands	12	9	8	103%	\$21,000	75.0%
Pemberton Heights	0	0				0.0%
Pemberton NV	17	10	8	100%	\$0	58.8%
Princess Park	0	0				0.0%
Roche Point	20	12	8	100%	\$500	60.0%
Seymour	1	0				0.0%
Upper Delbrook	0	0				0.0%
Upper Lonsdale	5	2	22	97%	-\$23,604	40.0%
Westlynn	2	1	7	113%	\$132,000	0.0%
Windsor Park NV	0	0				0.0%
<b>Total Activity</b>	<b>340</b>	<b>185</b>	<b>8</b>	<b>100%</b>	<b>\$1,000</b>	<b>54%</b>

Home Price Range	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$300,000	1	1	6	98%	-\$5,000	100.0%
\$300,001-\$400,000	21	10	8	109%	\$32,650	47.6%
\$400,001-\$500,000	48	25	8	105%	\$25,100	52.1%
\$500,001-\$600,000	52	32	8	104%	\$21,550	61.5%
\$600,001-\$700,000	39	25	8	100%	\$0	64.1%
\$700,001-\$800,000	39	23	9	100%	\$0	59.0%
\$800,001 and more	140	69	8	100%	\$0	49.3%
<b>Total Activity</b>	<b>340</b>	<b>185</b>	<b>8</b>	<b>100%</b>	<b>\$1,000</b>	<b>54%</b>

Monthly Changes Summary	Mag-16	Apr-17	Mag-17	6/1/2017	Change
Total Listings (A,S,T,C,X)	407	344	340		-4
Active Listings (1st of the month)	120	148	170	115	-55
Solds	195	142	185		43
DOM	8	8	8		0
%SOLD (Sales/ Listings (monthly ratio))	48%	41%	54%		13%
<b>Condos (Top 50%) Home Price Index HPIp</b>	\$578,100	\$675,962	\$697,909		\$21,947
<b>Condos (Lower 50%) Home Price Index HPIp</b>	\$339,100	\$409,100	\$419,101		\$10,001
<b>Twnhs (Top 50%) Home Price Index HPIp</b>	\$923,100	\$1,029,100	\$1,050,710		\$21,610
<b>Twnhs (Lower 50%) Home Price Index HPIp</b>	\$636,610	\$724,644	\$751,654		\$27,010

### the RE/MAX Market Share Reports



#### June 1 2017 North Vancouver Market Update (Attached Townhomes/ Condos)

**Current:** North Vancouver is a Sellers Market with average listings inventory, a **54% SOLD** rate and a 100% sell/list ratio. (This means an average of a \$2,900 surplus on a sale from the original list price).  
**Most Active Range:** Homes between \$600,000 - \$700,000 have **64.1% SOLD** rate.  
**Least Active Range:** Homes between \$300,000 - \$400,000 have **47.6% SOLD** rate.

**History:** North Vancouver's **Condos** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that price increased \$119,809.  
 North Vancouver's **Condos** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$80,001.  
 North Vancouver's **Townhouses** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$127,610.  
 North Vancouver's **Townhouses** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$115,044.  
\*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

**Forecast:** The Listing Inventories are 16% less than the same month last year. New listings exceeded the sales by 32 meaning that we expect a listing supply increase. We project North Vancouver to be a continued Sellers market.  
 May's Real Estate Statistics show **ALL 97 Markets** are in a Strong Sellers Market and by most accounts, exceeding the 2016 Market Furious Activity Levels. This Consumer Confidence is largely due in part to an increased demand from a Large Local Investor Component and Lower Inventory Levels. Overall, Single Family Homes in Metro Vancouver experienced an Average Monthly Price Increase of \$40,337, which is a dramatic increase over the \$23,408 increase that we saw in April, and now surpasses the \$25,106 Average Increase in Fraser Valley. Currently 100% of the Attached Markets are increasing at a fast pace in Greater Vancouver's 58 Markets. **Last year our Emotionally Charged Single Family Markets peaked in June/July and this year we are forecasting a prolonged Sellers Market across all Markets.** We continue to analyze and provide 97 individual City's Home Price Indexes to supply you the MOST ACCURATE Market Trends every 2 weeks. 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 Neighbourhood. **NOTE:** For a more accurate price change do request a personal Comparative Market Analysis for your home. Data is from : FVRES, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: RMXReports.com

\*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](#)  
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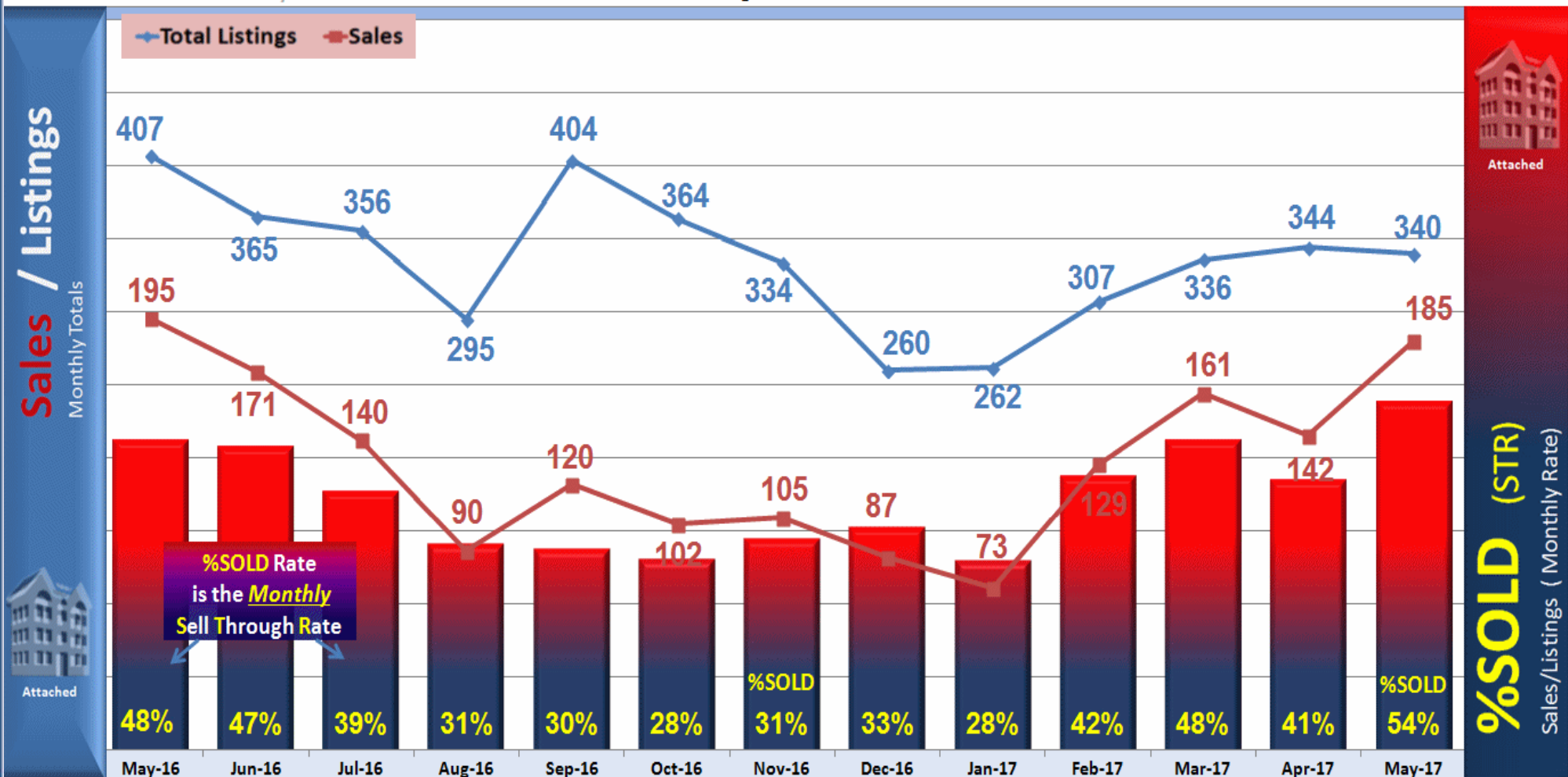
## Jeff Donohoe-PREC

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Attached Townhomes/ Condos North Vancouver Total Listings, Sales, and %SOLD Rate



%SOLD Rate is the Monthly Sell Through Rate

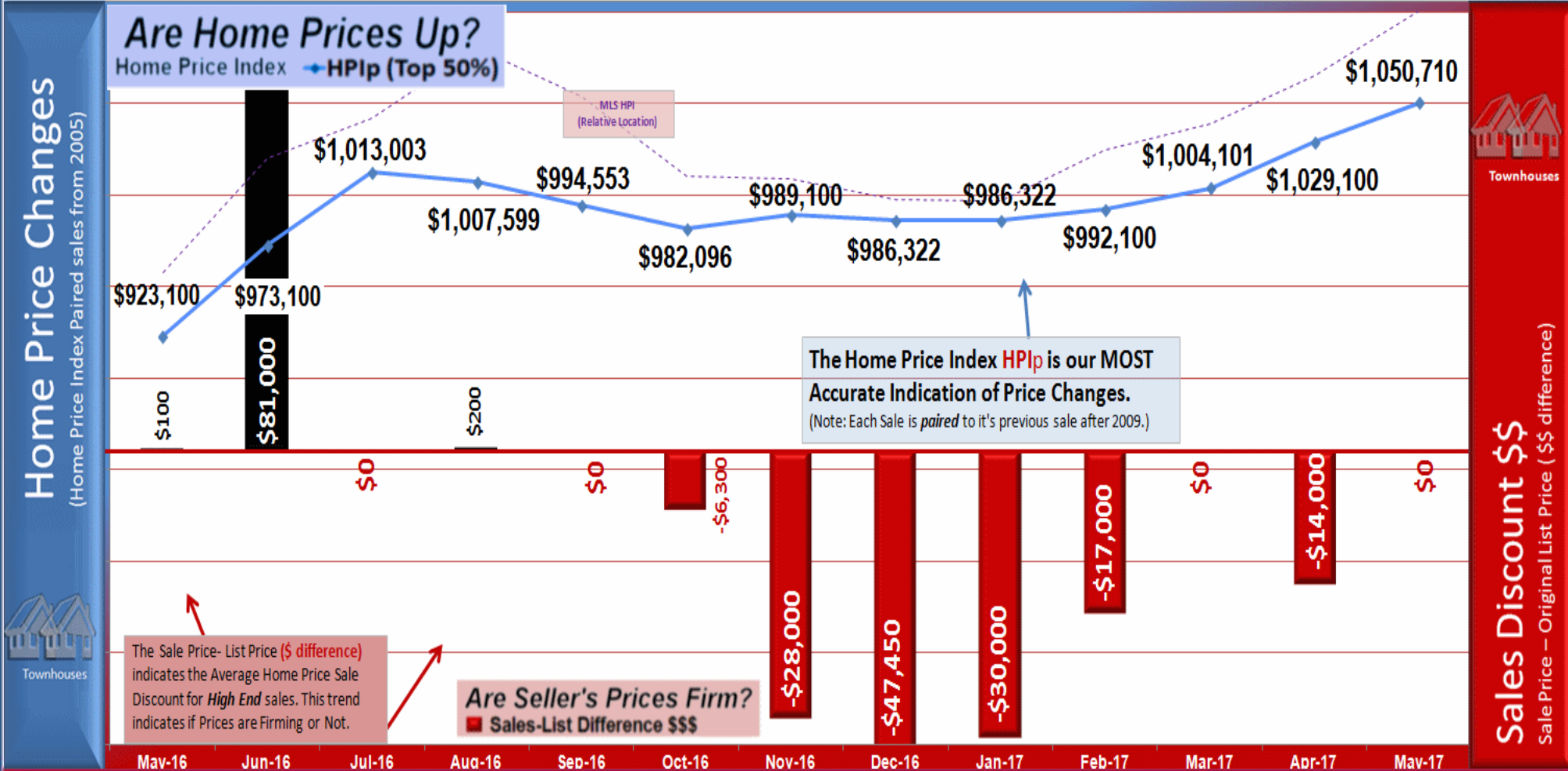
%SOLD (STR)  
Sales/Listings ( Monthly Rate)

\*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. [More Details](#)  
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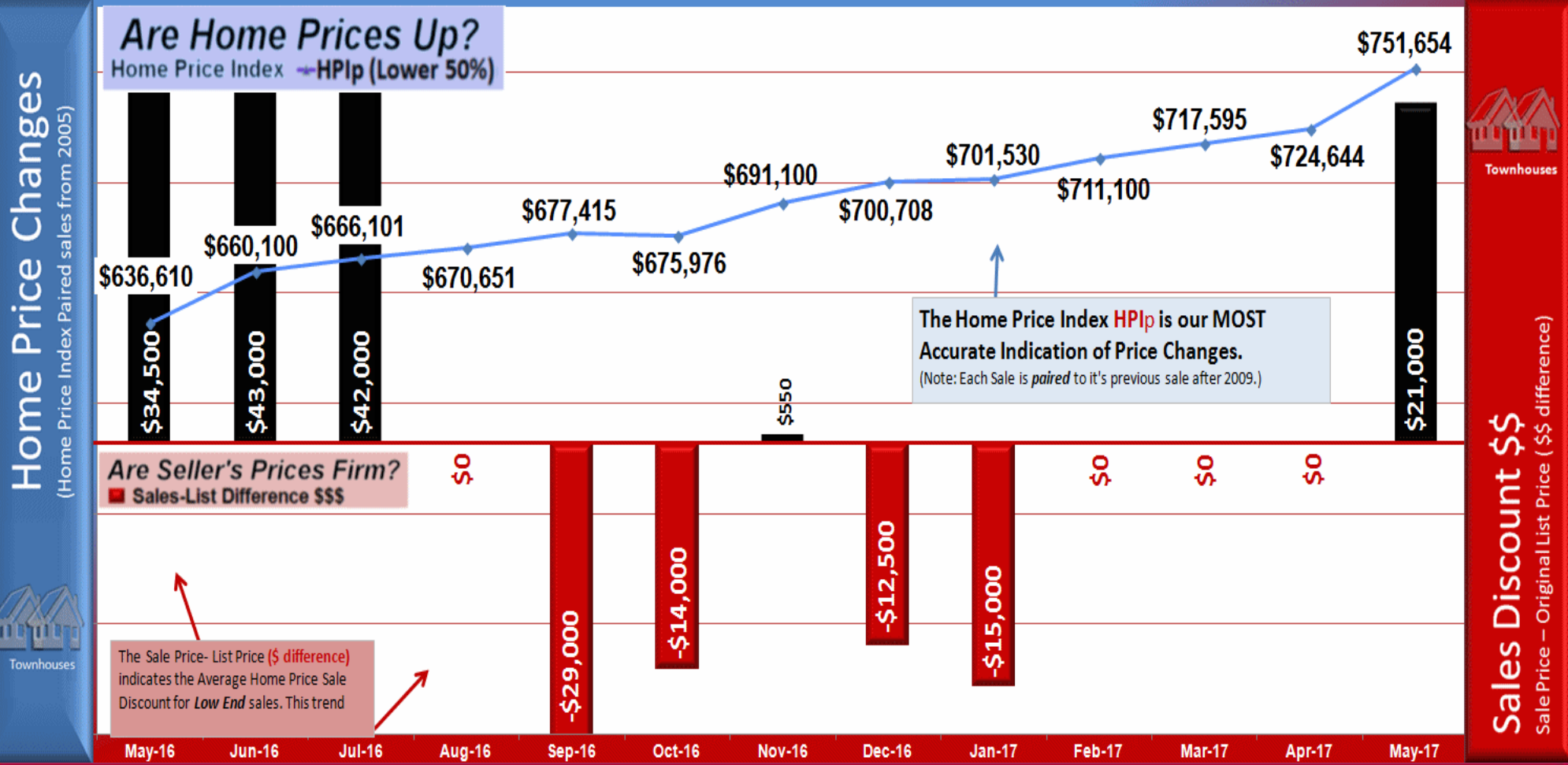
Attached North Vancouver Townhouse Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)



\*Home Price 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](#)  
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Attached North Vancouver 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)



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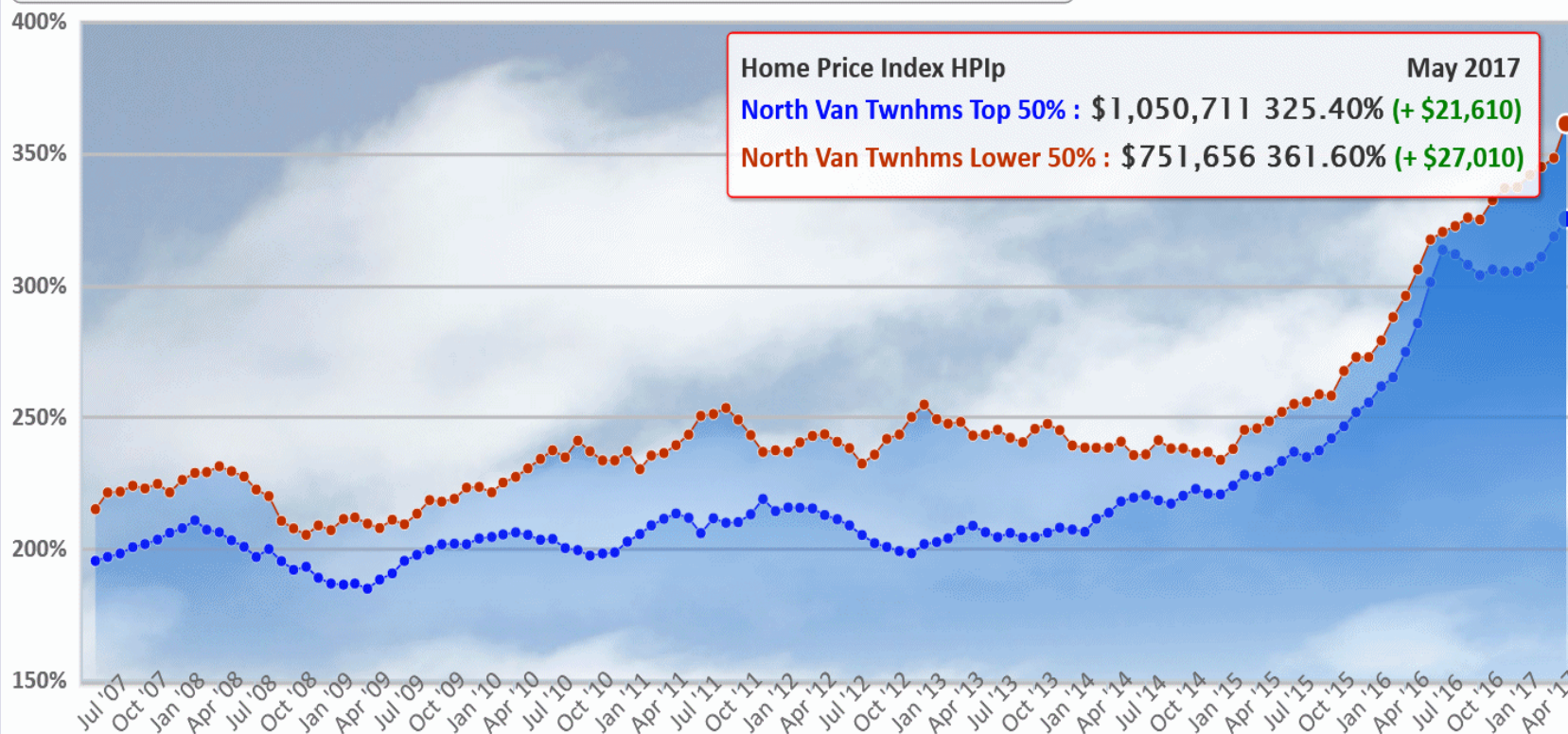




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North Van Twnhms Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
 North Van Twnhms Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
May 2017	% 325.40
Apr 2017	% 318.70
Mar 2017	% 311.00
Feb 2017	% 307.20
Jan 2017	% 305.50
Dec 2016	% 305.50
Nov 2016	% 306.30
Oct 2016	% 304.10
Sep 2016	% 308.00
Aug 2016	% 312.00
Jul 2016	% 313.70
Jun 2016	% 301.40

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\*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](#)  
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Attached North Vancouver 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)

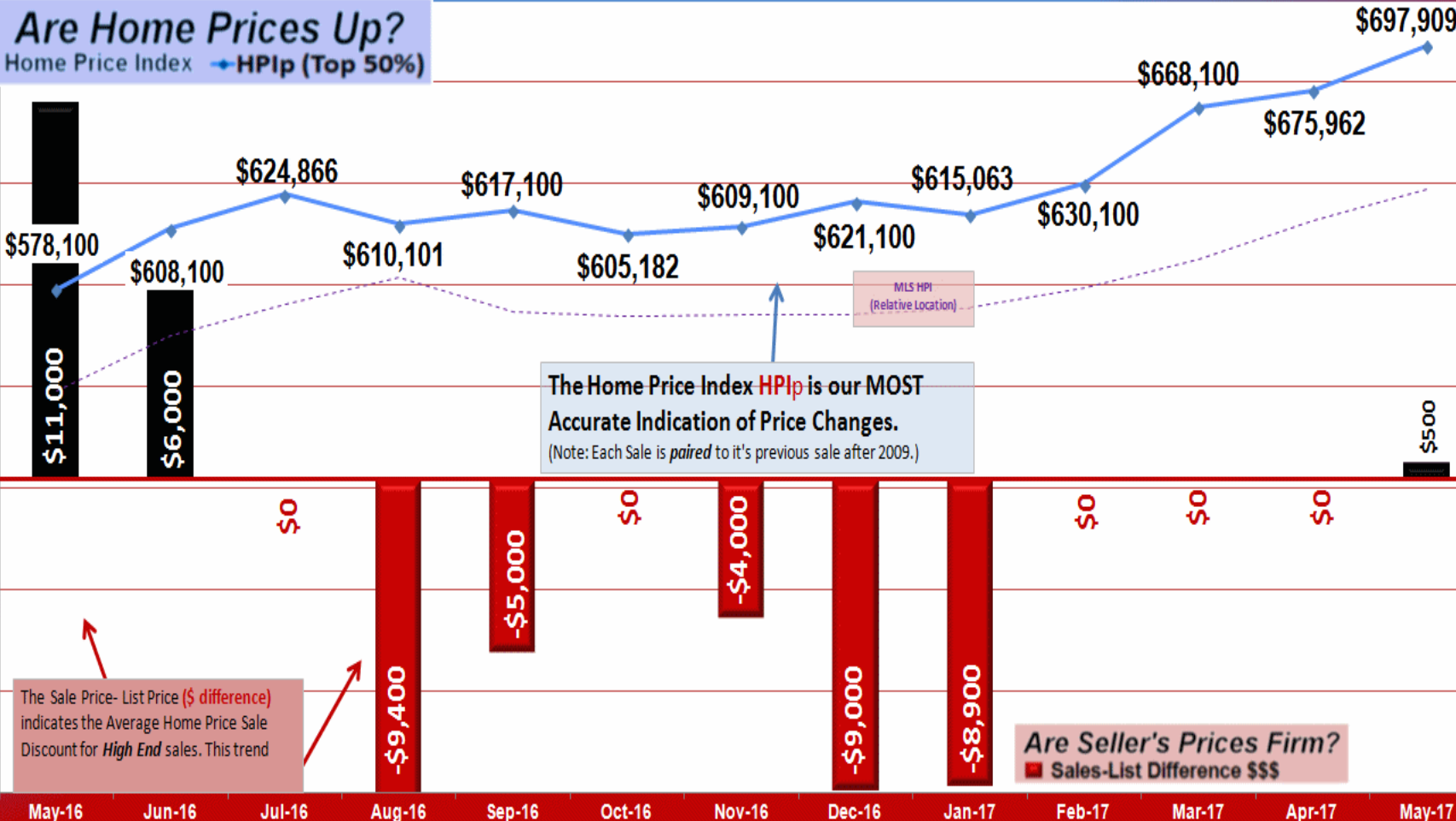


Condominiums

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 its previous sale after 2009.)

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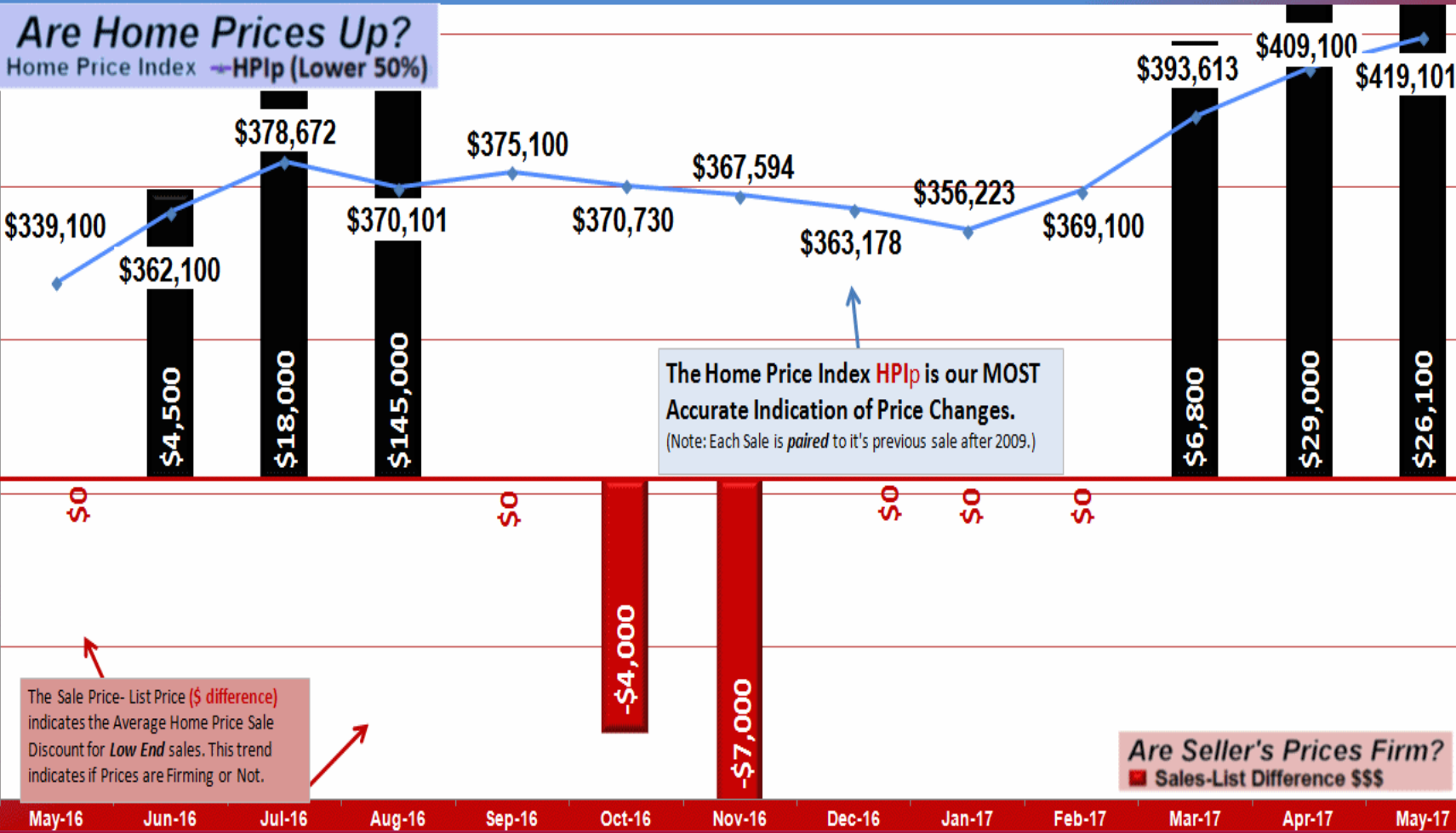
Attached North Vancouver Condos Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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



Condominiums

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



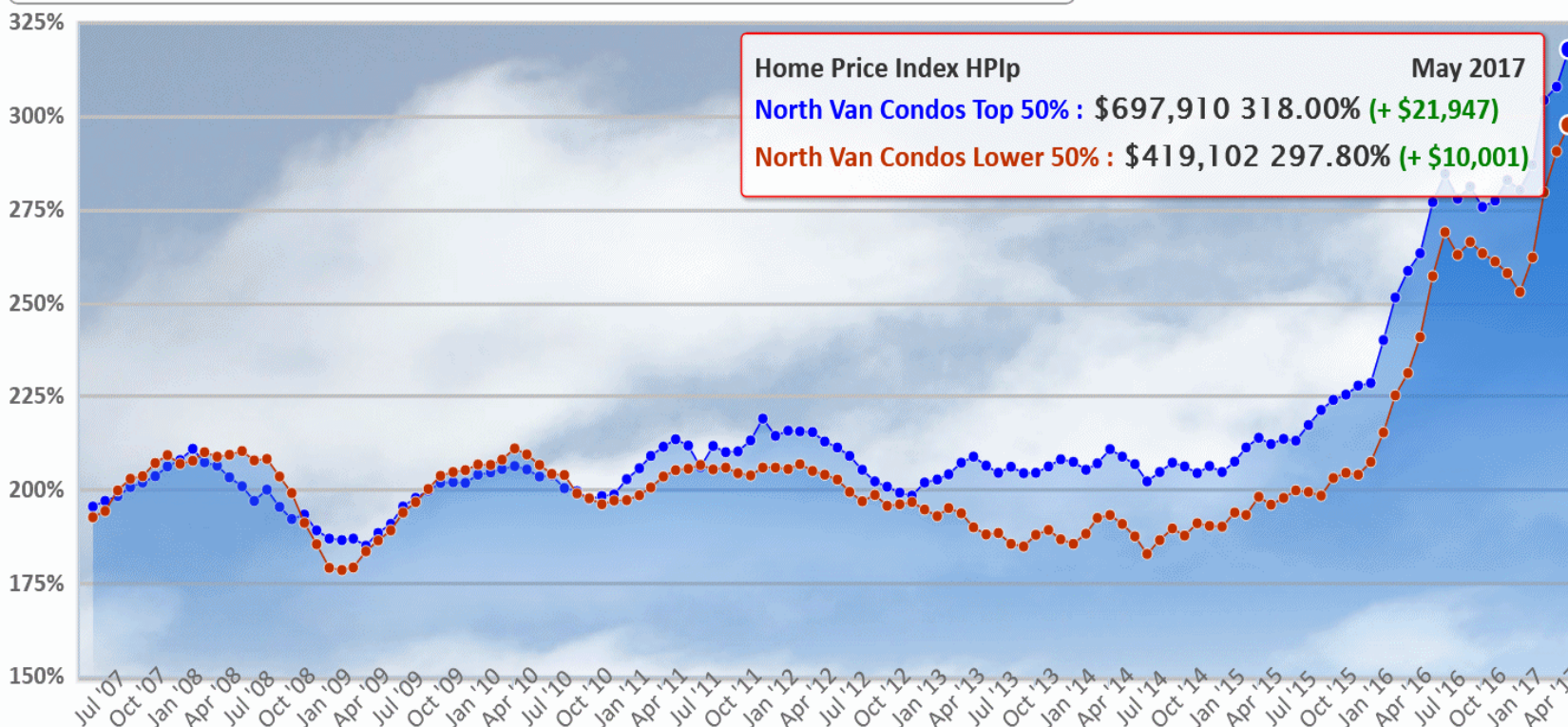
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North Van Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
 North Van Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
May 2017	% 318.00
Apr 2017	% 308.00
Mar 2017	% 304.40
Feb 2017	% 287.10
Jan 2017	% 280.30
Dec 2016	% 283.00
Nov 2016	% 277.50
Oct 2016	% 275.80
Sep 2016	% 281.20
Aug 2016	% 278.00
Jul 2016	% 284.70
Jun 2016	% 277.10

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Drag over area to ZOOM in



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# #1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

attached homes



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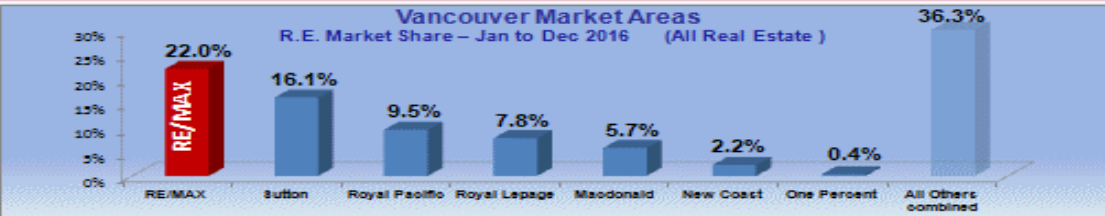
Market Analysis and Forecasting June 1/17 Burnaby S. and N.

Burnaby Sub areas Statistics - May 2017						
Neighbourhoods	Total Listings	Sales	DOM	Sale Price	Sell - List \$Difference	%SOLD
Brentwood Park	102	56	7	101%	\$7,500	55%
Cariboo	12	7	6	105%	\$15,000	58%
Central BN	33	19	8	99%	-\$5,000	58%
Capitol Hill BN	7	1	2/	99%	-\$12,000	14%
Forest Hills BS	12	7	8	102%	\$11,100	58%
Government Road	25	13	10	101%	\$10,100	52%
Lake City Industrial	0	0				0%
Montecito	9	3	11	98%	-\$10,000	33%
Parkcrest	5	4	20	100%	\$0	80%
Sperling-Duthie	9	6	43	97%	-\$39,000	67%
Simon Fraser Univ	50	17	9	99%	-\$4,000	34%
Sullivan Heights	24	11	9	103%	\$15,000	45%
Simon Fraser Hills	9	7	7	105%	\$10,200	78%
Vancouver Heights	12	4	7	101%	\$5,600	33%
Willingdon Heights	7	4	8	105%	\$32,550	57%
Westridge BN	3	1	101	99%	-\$7,000	33%
Big Bend	3	0				0%
Burnaby Hospital	2	1	9	112%	\$70,100	50%
Buckingham Heigh	0	0				0%
Burnaby Lake	3	2	12	101%	\$6,000	67%
Central Park BS	22	10	7	103%	\$27,500	45%
Deer Lake	2	1	4	103%	\$25,000	50%
Forest Glen BS	46	20	10	100%	/\$50	43%
Greentree Village	6	5	8	109%	\$60,100	83%
Highgate	0	0				0%
Metrotown	60	36	10	100%	\$0	60%
Oaklands	145	83	9	102%	\$11,200	57%
Suncrest	10	6	8	100%	-\$500	60%
South Slope	51	31	8	105%	\$23,800	61%
Upper Deer Lake	7	2	3	97%	-\$64,715	29%
<b>Total Activity</b>	<b>676</b>	<b>357</b>	<b>8</b>	<b>101%</b>	<b>\$7,000</b>	<b>53%</b>

Burnaby List Price Ranges Statistics - May 2017						
Home Price Range	Total Listings	Sales	DOM	Sale Price	Sell - List \$Difference	%SOLD
U-\$300,000	21	11	8	105%	\$10,200	52.4%
\$300,001-\$400,000	80	40	7	105%	\$18,000	50.0%
\$400,001-\$500,000	128	69	9	103%	\$14,000	53.9%
\$500,001-\$600,000	125	73	9	103%	\$17,000	58.4%
\$600,001-\$700,000	106	66	8	100%	\$400	61.3%
\$700,001 and above	276	99	10	99%	-\$4,000	45.8%
<b>Total Activity</b>	<b>676</b>	<b>357</b>	<b>8</b>	<b>101%</b>	<b>\$7,000</b>	<b>53%</b>

Monthly Changes Summary	May-16	Apr-17	May-17	6/1/2017	Change
Total Listings (A,S,I,L,X)	739	694	676		-18
Active Listings (1st of the month)	235	352	364	266	-98
Solds	325	281	357		76
DOM	11	9	8		-1
<b>%SOLD</b> (Sales/Listings/month rate)	<b>44%</b>	<b>40%</b>	<b>53%</b>		<b>12%</b>
<b>Condos (Top 50%) Home Price Index HPIo</b>	<b>\$566,100</b>	<b>\$661,624</b>	<b>\$679,548</b>		<b>\$17,924</b>
<b>Condos (Lower 50%) Home Price Index HPIo</b>	<b>\$325,100</b>	<b>\$404,445</b>	<b>\$407,101</b>		<b>\$2,656</b>
<b>Townhs (Top 50%) Home Price Index HPIo</b>	<b>\$753,838</b>	<b>\$790,100</b>	<b>\$828,100</b>		<b>\$38,000</b>
<b>Townhs (Lower 50%) Home Price Index HPIo</b>	<b>\$455,100</b>	<b>\$537,100</b>	<b>\$546,101</b>		<b>\$9,001</b>

### the RE/MAX Market Share Reports



#### June 1 2017 Burnaby Market Update (attached)

**Current:** Burnaby's Residential Attached housing market is in a Sellers Market with a **53% SOLD** rate and a 101% Sell/List Ratio. (This means that there is an average of a \$0 Discount on a sale from the original list price)

**History:** The Burnaby's **Condos** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$113,448. The Burnaby's **Condos** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$82,001. The Burnaby's **Townhouses** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$74,262. The Burnaby's **Townhouses** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$91,001. \*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

**Forecast:** Listing inventory levels is 9% more than the same month last year. The 357 listings were out paced by the 281 sales thus decreasing the listings supply next month. We project May's Real Estate Statistics show ALL 97 Markets are in a Strong Sellers Market and by most accounts, exceeding the 2016 Market Furious Activity Levels. This Consumer Confidence is largely due in part to an increased demand from a Large Local Investor Component and Lower Inventory Levels. Overall, Single Family Homes in Metro Vancouver experienced an Average Monthly Price Increase of \$40,337, which is a dramatic increase over the \$23,408 increase that we saw in April, and now surpasses the \$25,106 Average Increase in Fraser Valley.

Currently 100% of the Attached Markets are increasing at a fast pace in Greater Vancouver's 58 Markets. **Last year our Emotionally Charged Single Family Markets peaked in June/July and this year we are forecasting a prolonged Sellers Market across all Markets.** We continue to analyze and provide 97 individual City's Home Price Indexes to supply you the MOST ACCURATE Market Trends every 2 weeks. 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 Neighbourhood.

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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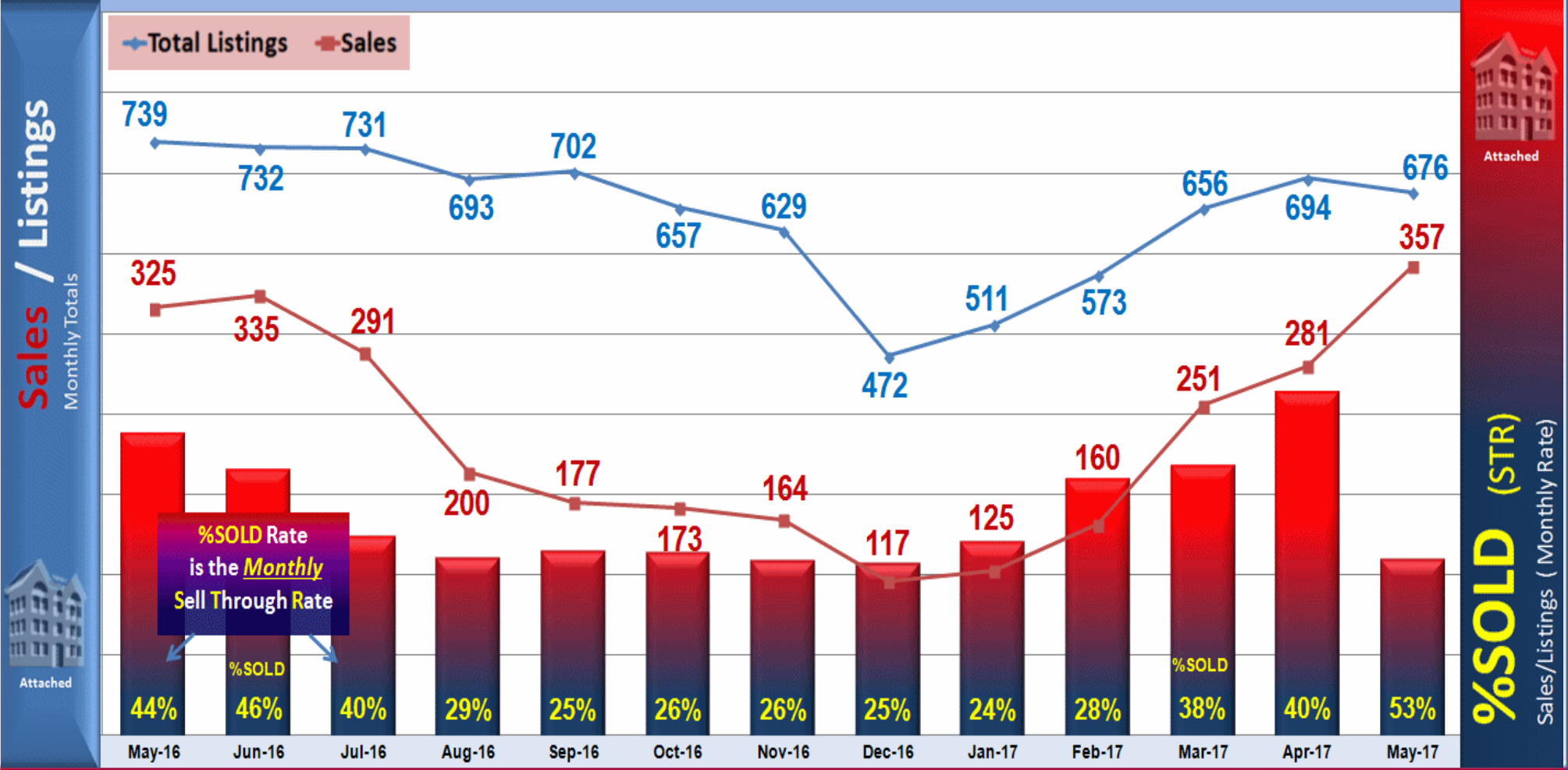
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Market Analysis and Forecasting June 1/17 Burnaby S. and N.

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



Sales / Listings  
Monthly Totals



Attached

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



Attached

%SOLD Rate is the Monthly Sell Through Rate

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Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

**Jeff Donohoe-PREC**





Attached Burnaby Townhouse 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)

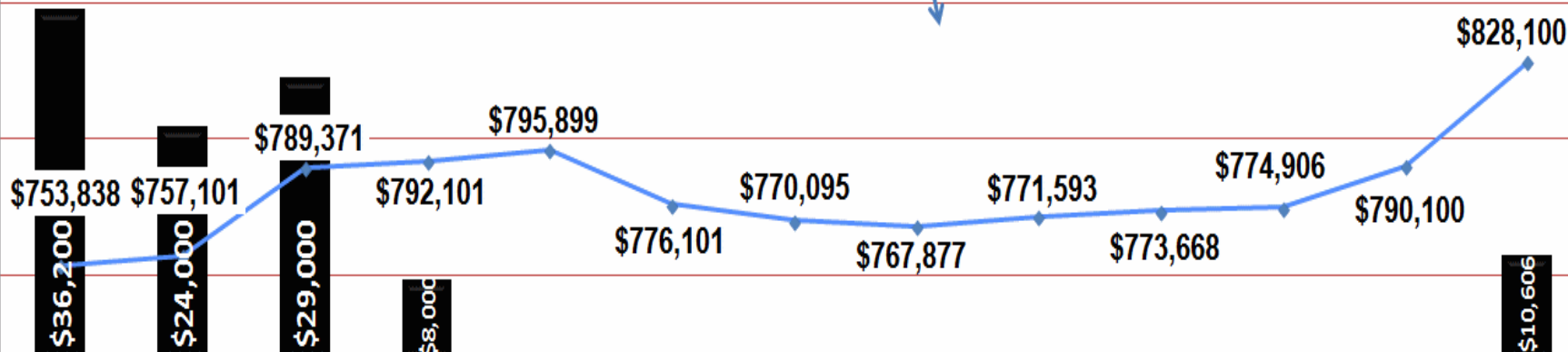
Home Price Changes

(Home Price Index Paired sales from 2005)

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

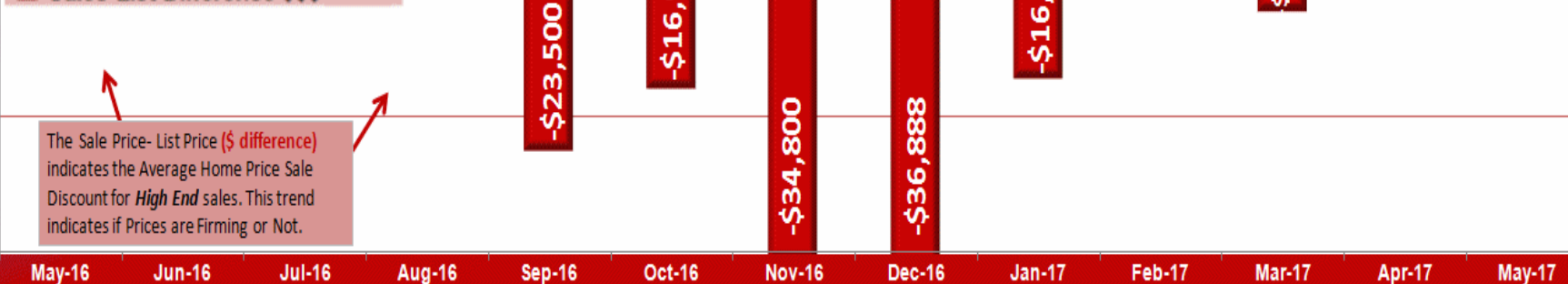
The Home Price Index HPI is our MOST Accurate Indication of Price Changes and is based on the Top 50% of the homes.

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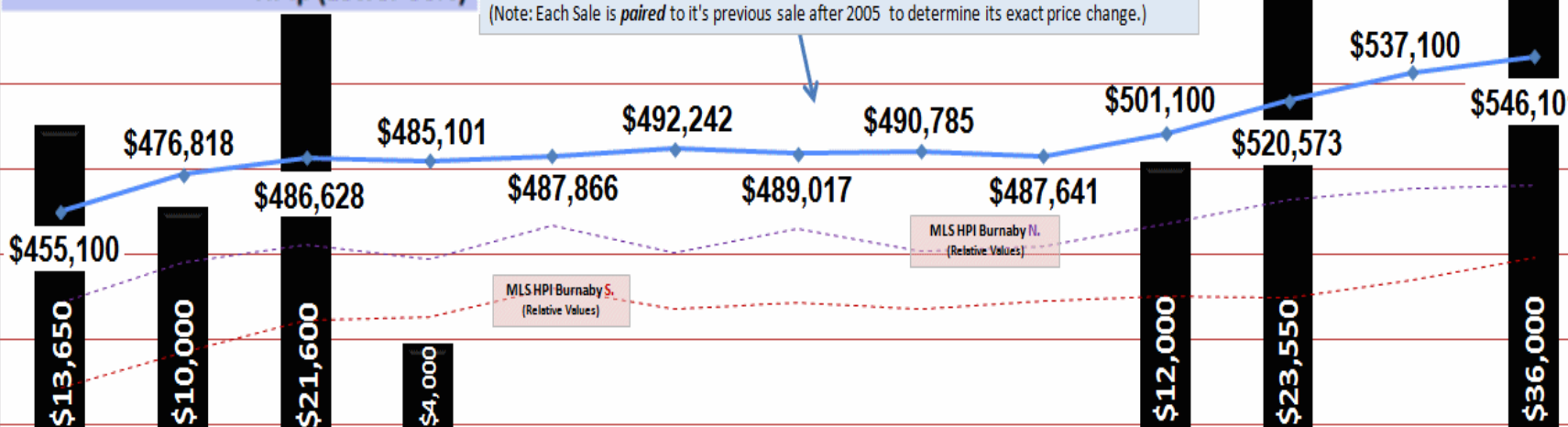
Attached Burnaby Townhouse Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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 the MOST Accurate Indication of Price Changes and is based on the Lower 50% of the homes.

(Note: Each Sale is paired to it's 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.



Townhouses

Sales Discount \$\$

Sale Price - Original List Price ( \$ difference)



Townhouses

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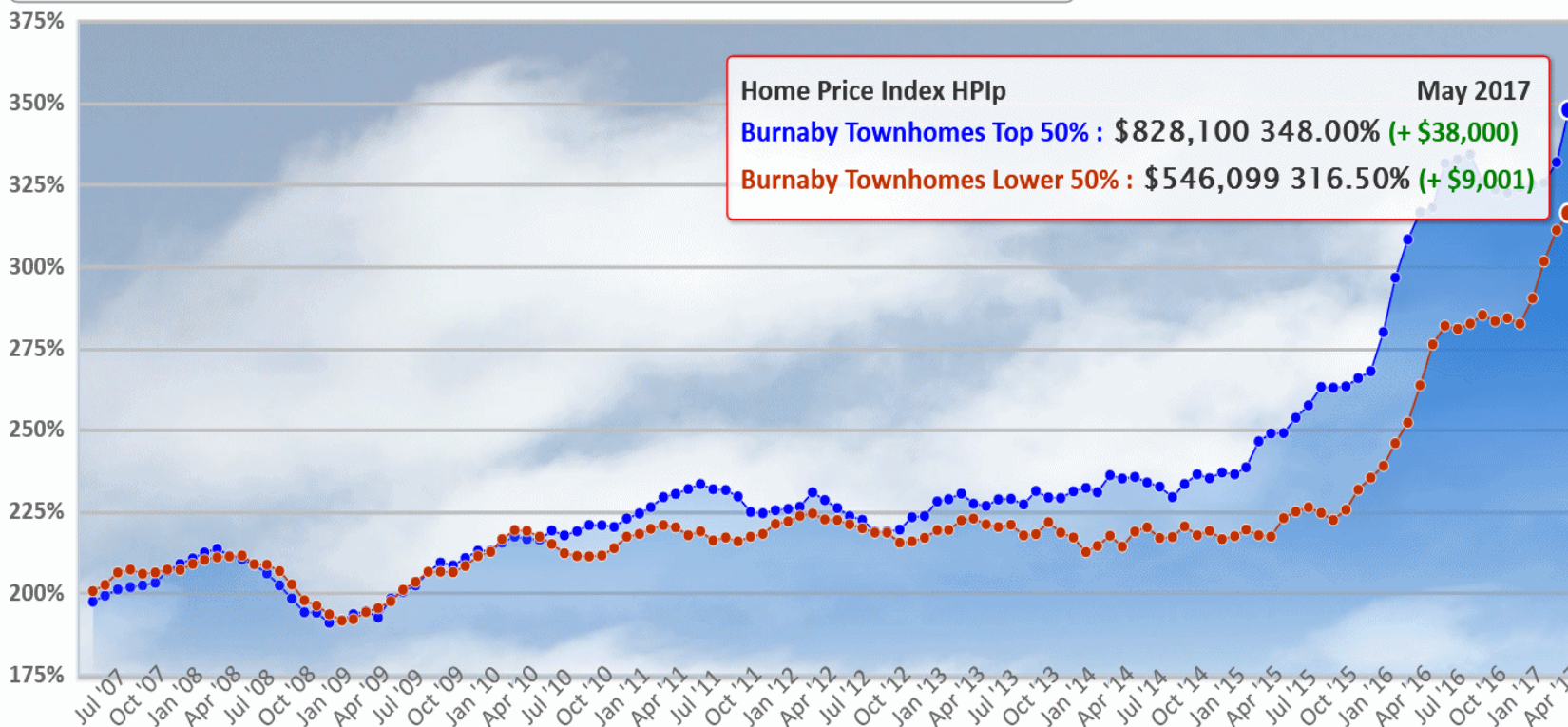




Powered by the Greater Vancouver Market Reports HPI



Burnaby Townhomes Top 50% : ■ HPI ■ Forecast+ ■ Forecast-  
 Burnaby Townhomes Lower 50% : ■ HPI ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
May 2017	% 348.00
Apr 2017	% 332.00
Mar 2017	% 325.60
Feb 2017	% 325.10
Jan 2017	% 324.20
Dec 2016	% 322.60
Nov 2016	% 323.60
Oct 2016	% 326.10
Sep 2016	% 334.40
Aug 2016	% 332.80
Jul 2016	% 331.70
Jun 2016	% 318.10

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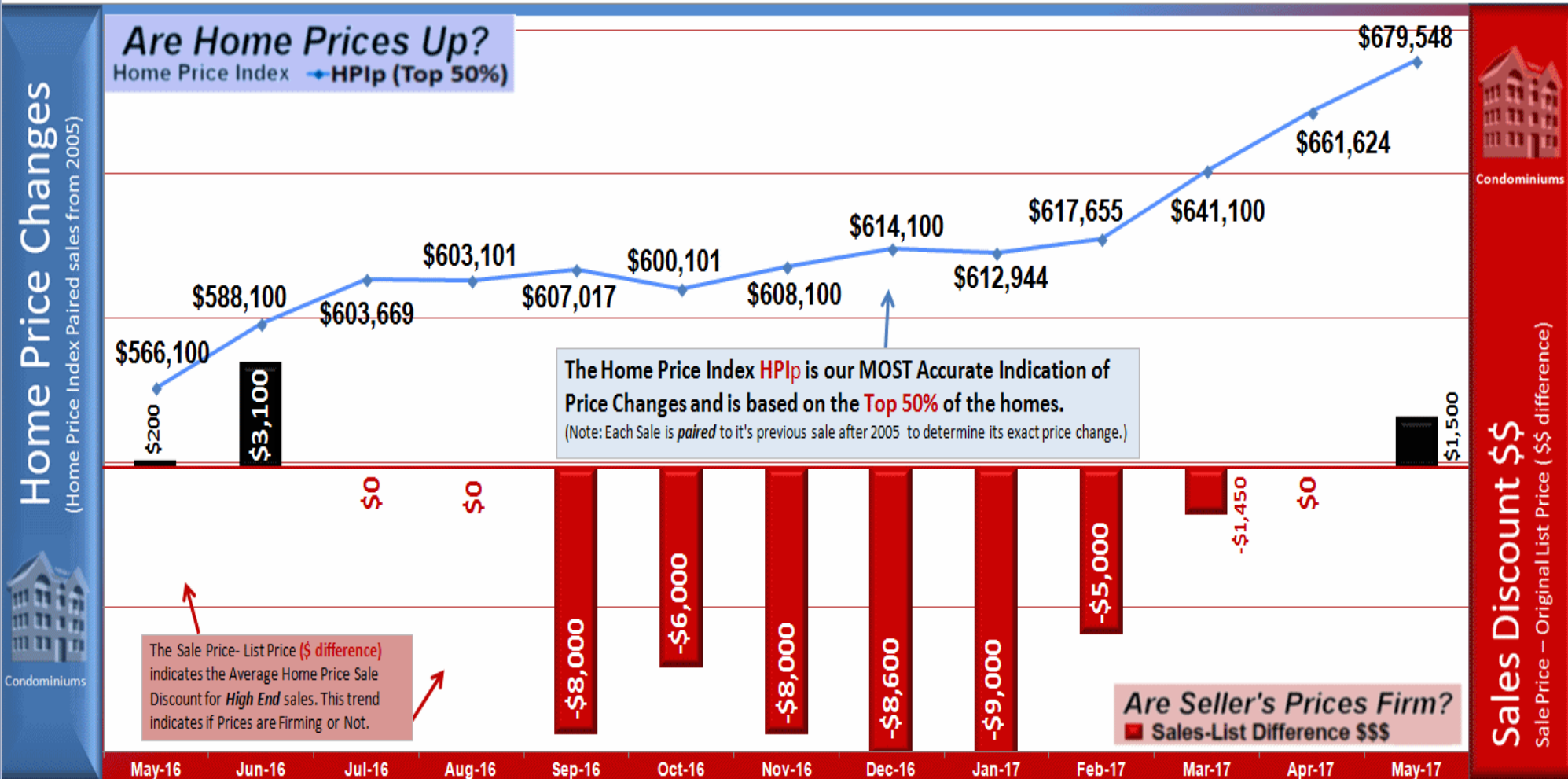
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Attached Burnaby Condos Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)



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Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.





Market Analysis and Forecasting June 1/17 Burnaby S. and N.

Attached Burnaby 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)

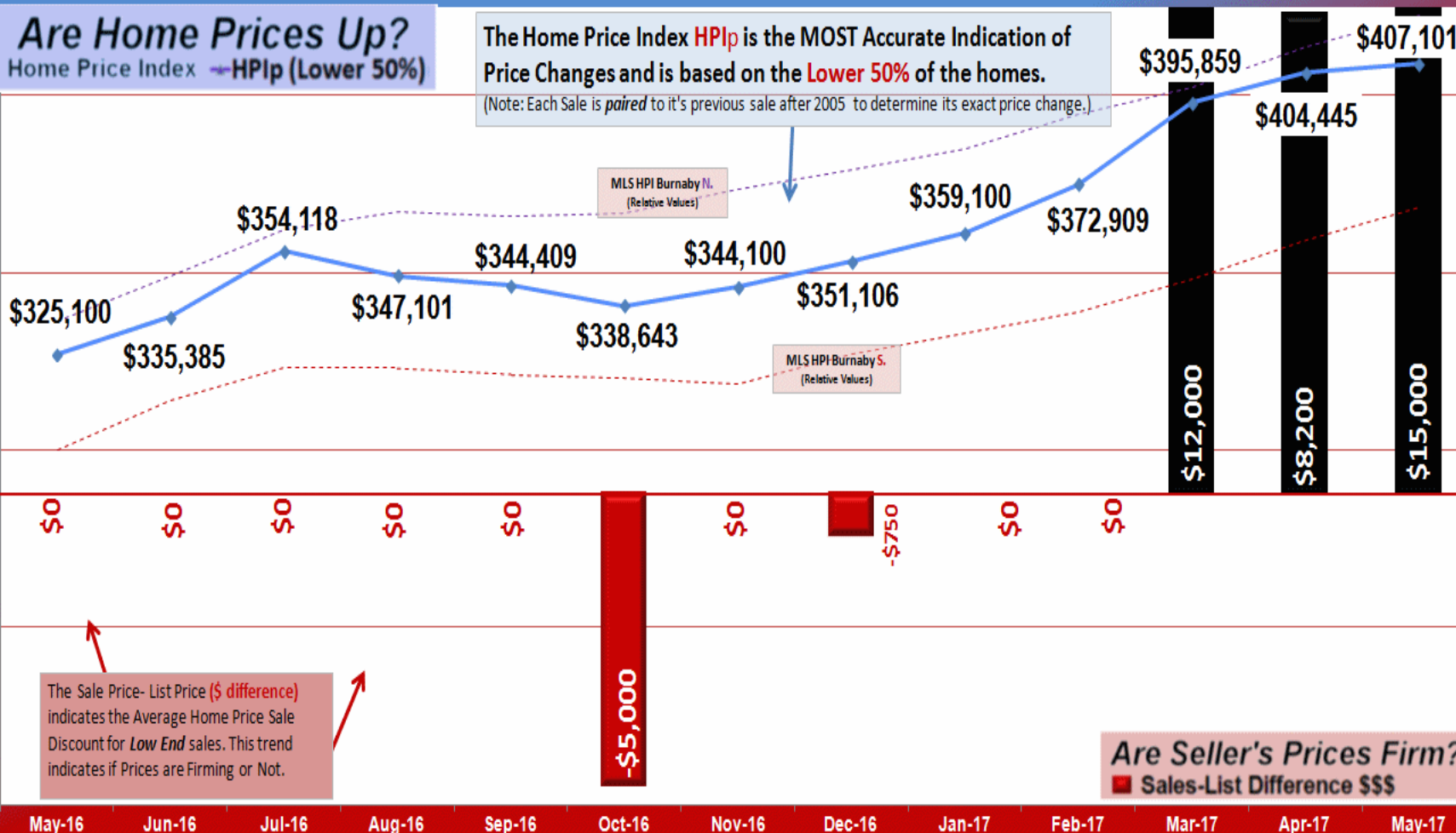


Condominiums

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 and is based on the Lower 50% of the homes.  
(Note: Each Sale is paired to it's previous sale after 2005 to determine its exact price change.)



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 \$\$\$

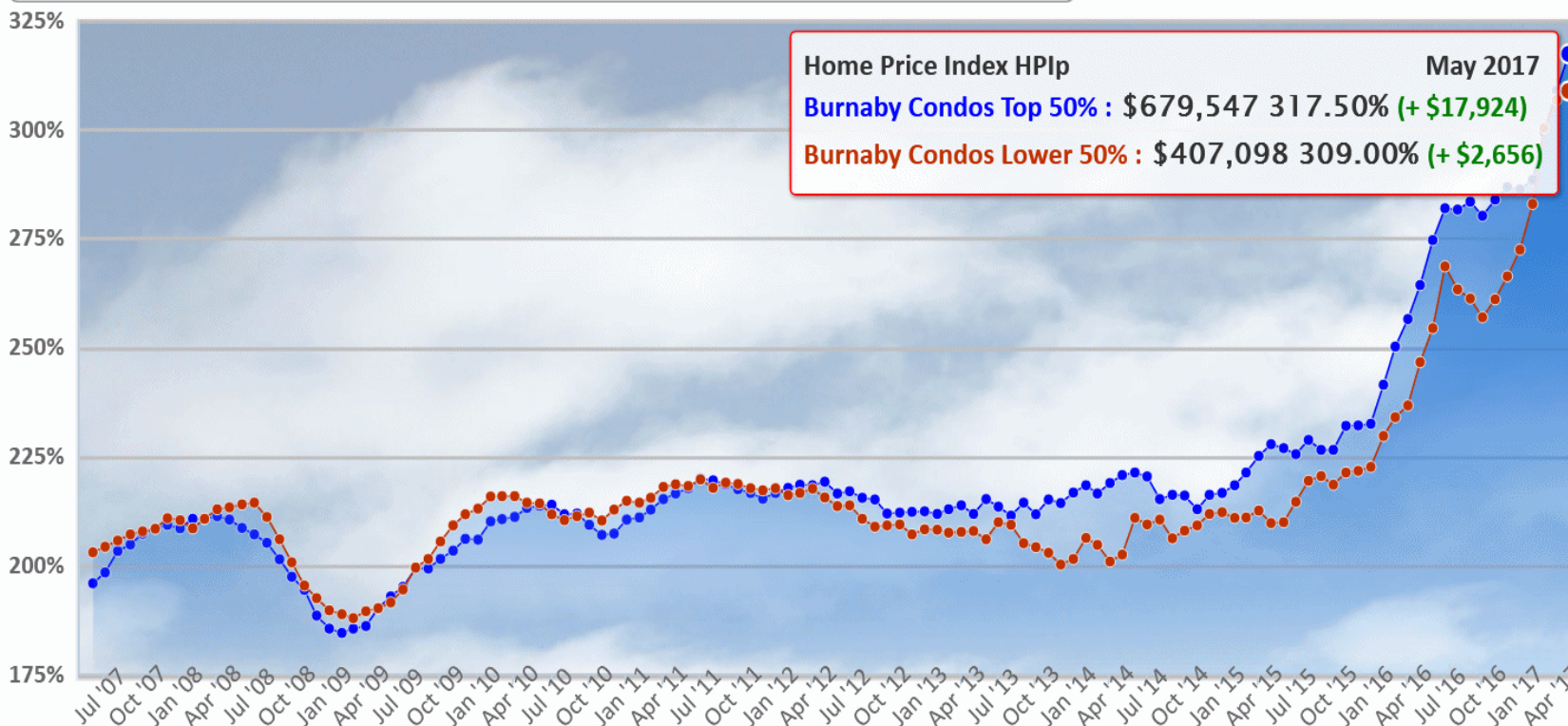
\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)  
Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.



Powered by the Greater Vancouver Market Reports HPIp



Burnaby Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
 Burnaby Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
May 2017	% 317.50
Apr 2017	% 309.10
Mar 2017	% 299.50
Feb 2017	% 288.60
Jan 2017	% 286.40
Dec 2016	% 286.90
Nov 2016	% 284.10
Oct 2016	% 280.40
Sep 2016	% 283.60
Aug 2016	% 281.80
Jul 2016	% 282.10
Jun 2016	% 274.80

<< < 1 2 3 > >>

Area over area ZOOM in



\*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](#)  
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Market Analysis and Forecasting

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# Supply and Demand

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

