

Market Analysis and Forecasting

Market Analysis and Forecasting

John Corrie's Market Reports



Advanced Marketing Tools



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Market Analysis and Forecasting

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John Corrie's Market Reports

Detached

- [Abbotsford](#)
- [Chilliwack](#)
- [Mission](#)

Attached

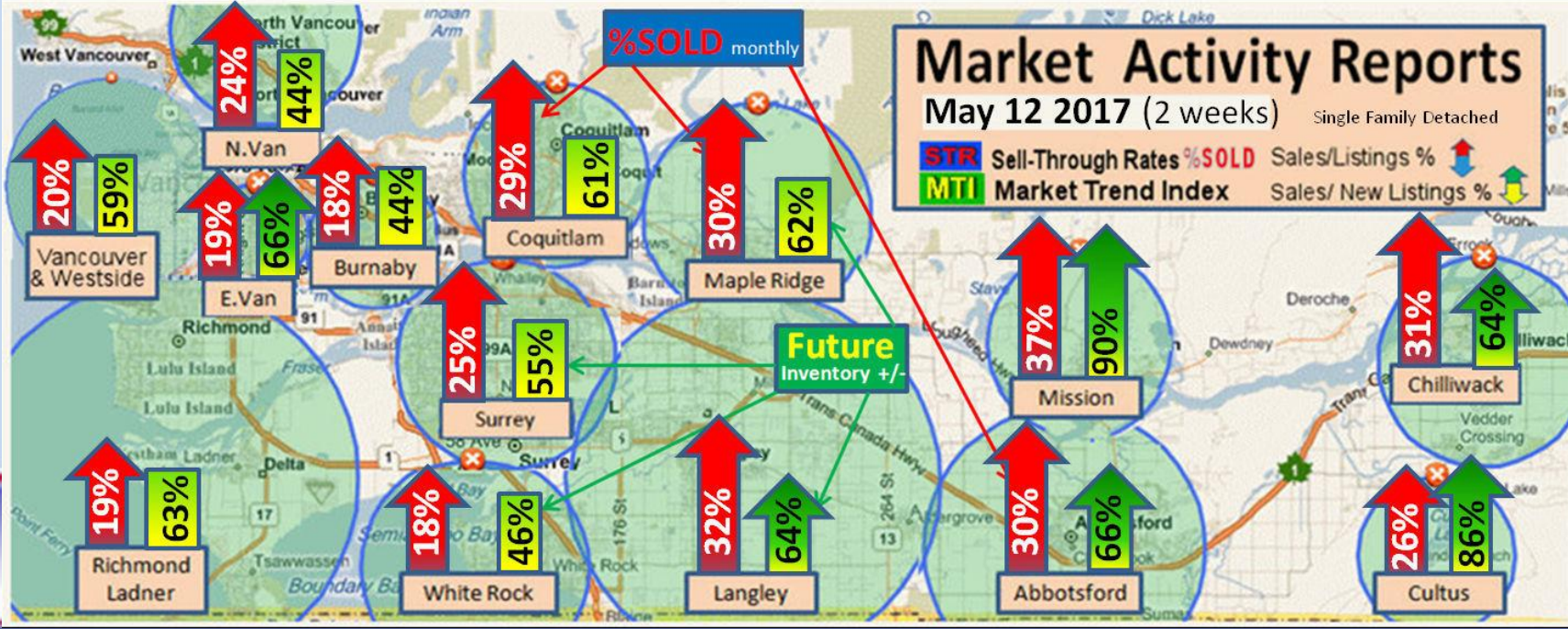
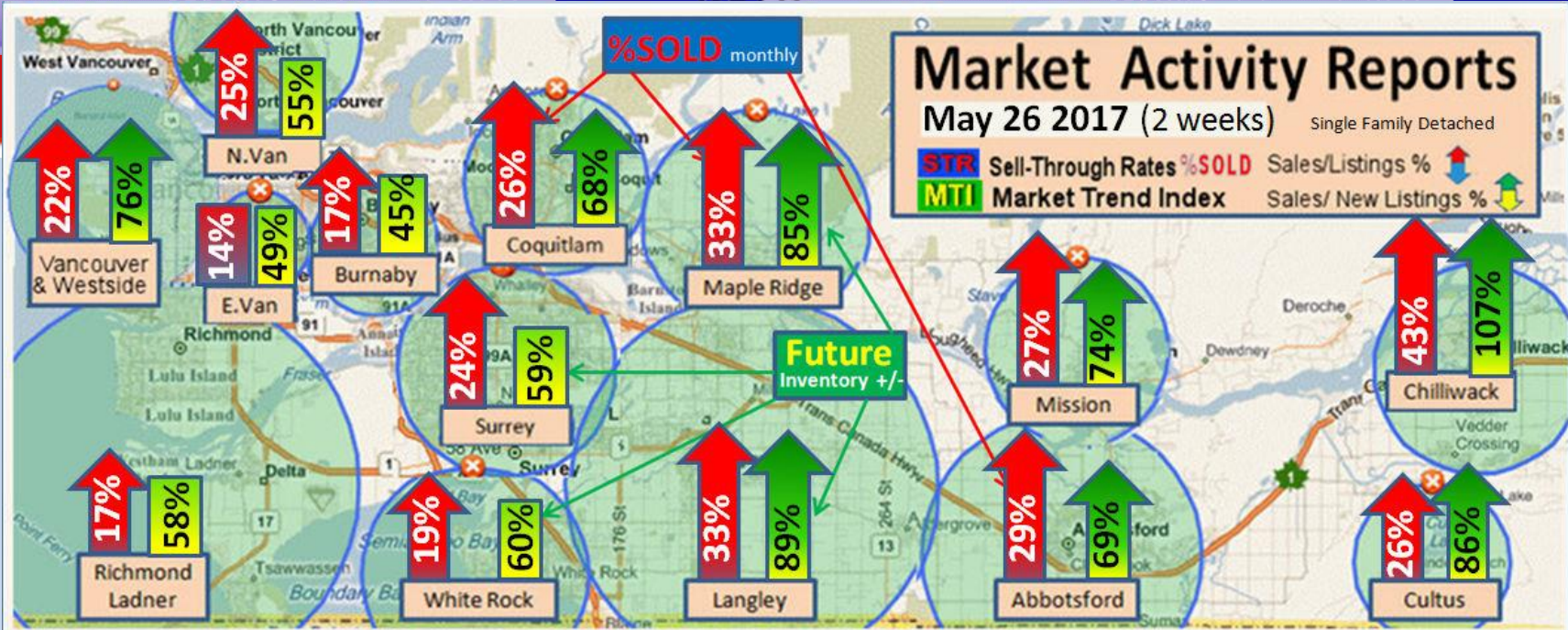
- [Abbotsford](#)
- [Chilliwack](#)

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

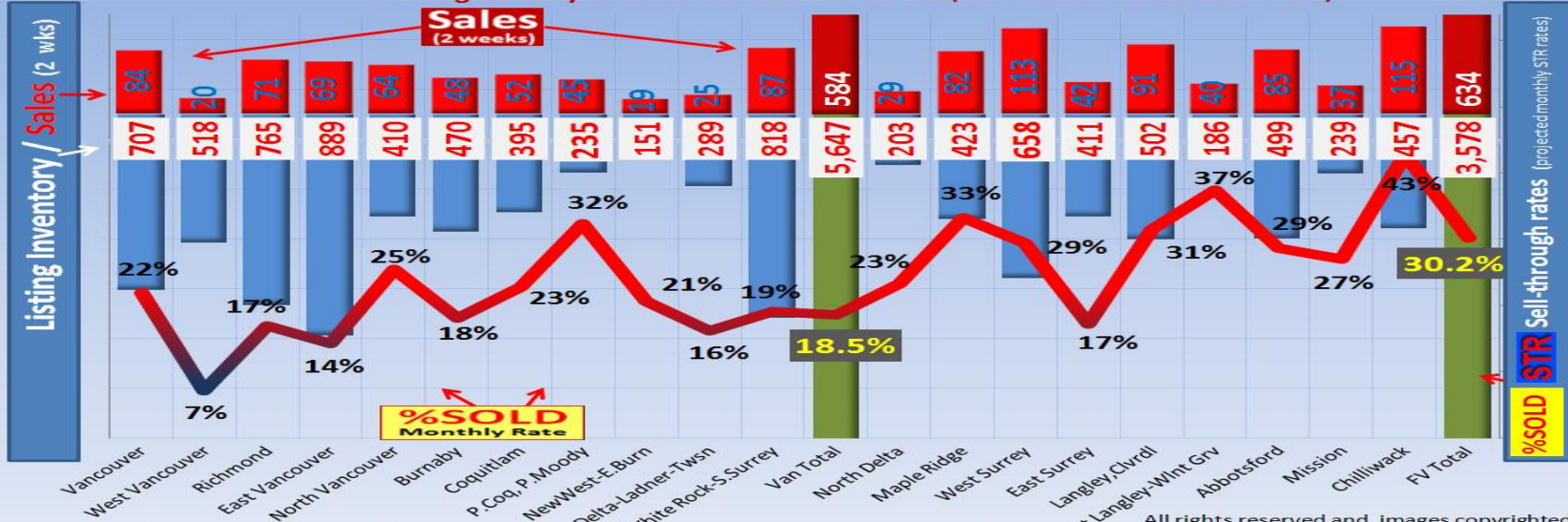
Sales (2 wks)/ Listings Graph

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)

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Market Analysis and Forecasting

Aug 1/17 Abbotsford

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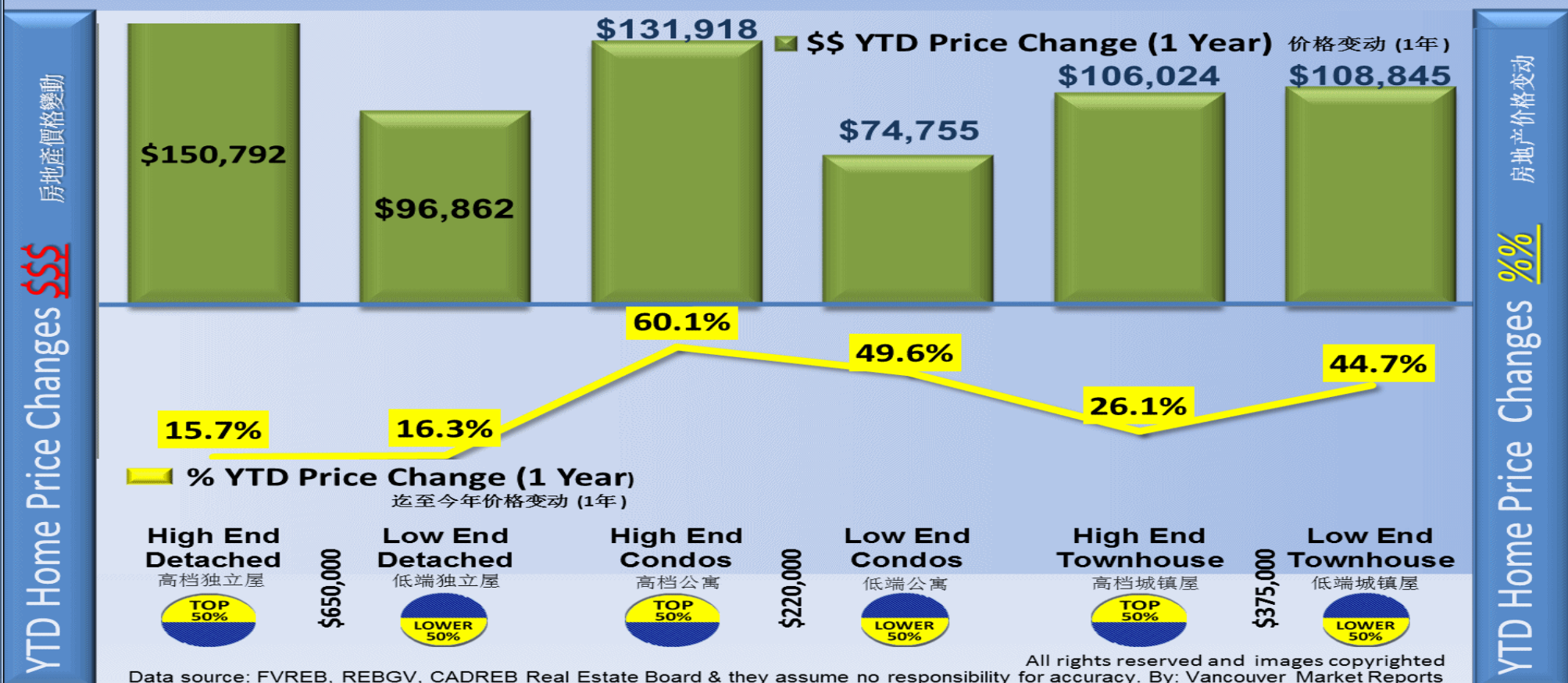
Abbotsford Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

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

房屋类型: 迄至今年 (每季) 由2016年六月至2017年六月

Powered by: Vancouver Market Reports HPI



YTD Home Price Changes \$\$\$

YTD Home Price Changes %%

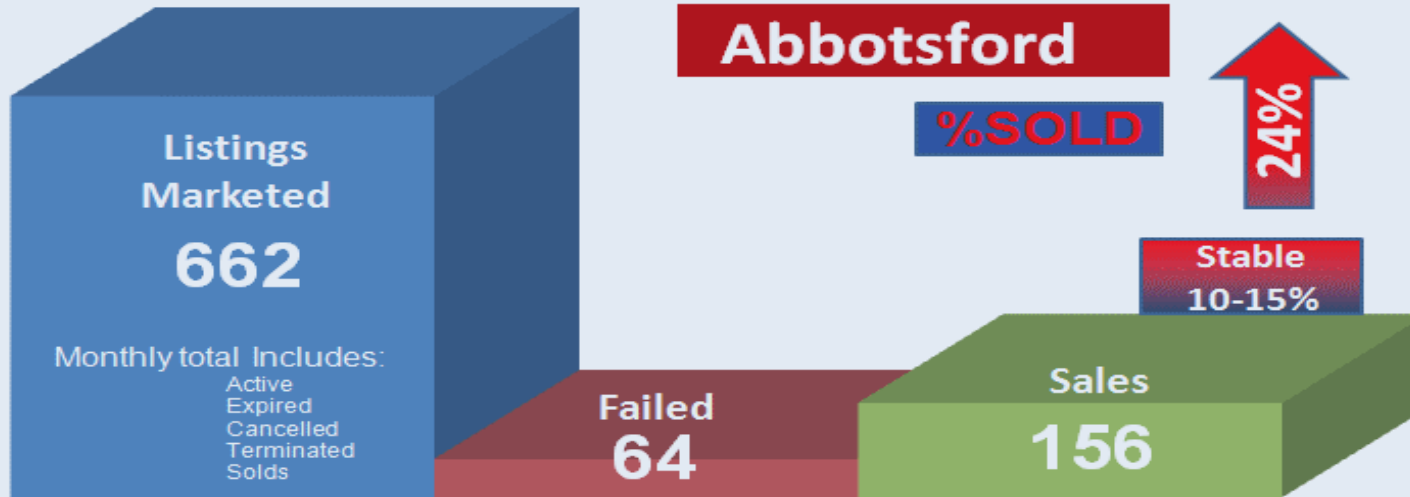
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Monthly Market Activity - July 2017 - Single Family



Aug 1 2017 Abbotsford Market Update (Detached)

Current: Abbotsford is in Sellers Market with average listing inventories, a **24 %SOLD** rate and a 100% Sell/List Ratio.

(This means that on an average sale there is a \$250 discount from the original list price) .

Most Active Price Range: Homes below \$500,000 have a **41.7 %SOLD** rate.

Least Active Price Range: Homes above \$1.3 million have a **6.0 %SOLD** rate.

History: The Abbotsford Home Price Index **HPIp** (Top 50%) shows that prices increased \$138,013 year-to-date.

The Abbotsford Home Price Index **HPIp** (Lower 50%) shows that prices increased \$71,733 year-to-date.



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

Abbotsford List Price Ranges Statistics - July 2017							Detached
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	% SOLD	
0-\$500,000	12	5	13	100%	\$0	41.7%	↑
\$500,001-\$575,000	17	6	28	99%	-\$3,000	35.3%	↑
\$575,001-\$630,000	35	10	7	104%	\$25,001	28.6%	↑
\$630,001-\$725,000	162	48	6	100%	\$1,450	29.6%	↑
\$725,001-\$850,000	151	52	8	101%	\$5,050	34.4%	↑
\$850,001-\$1,300,000	152	27	10	100%	\$0	17.8%	↑
\$1,300,001 and more	133	8	39	95%	-\$89,000	6.0%	↓
Total Activity	662	156	8	100%	\$250	24%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Jul-16	Jun-17	Jul-17	8/1/2017	Change	
Total Listings** (A,S,T,C,X)	695	474	662		188	↑
Active Listings (1st of the month)	432	206	404	442	38	↑
Solds	191	203	156		-47	↓
Days on Market (DOM)	10	7	8		1	↑
%SOLD (Sales/Listings /monthly rate)	27%	43%	24%		-19%	↓
(Top 50%) Home Price Index HPIp	\$1,010,100	\$1,132,101	\$1,148,113		\$16,012	↑
(Lower 50%) Home Price Index HPIp	\$619,100	\$692,101	\$690,833		-\$1,268	↓

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What Sold in your Neighbourhood and for What Price?

Abbotsford Sub areas Statistics - July 2017					Detached	
Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Poplar	39	12	8	102%	\$6,050	30.8%
Bradner	24	3	42	96%	-\$75,000	12.5%
Matsqui	20	0				0.0%
Sumas Mountain	11	1	145	90%	-\$145,000	9.1%
Abbotsford West	196	52	8	100%	\$500	26.5%
Abbotsford East	211	54	7	100%	\$50	25.6%
Aberdeen	53	6	24	98%	-\$39,950	11.3%
Sumas Prairie	13	0				0.0%
Central Abbotsford	95	28	7	102%	\$12,550	29.5%
Total Activity	662	156	8	100%	\$250	24%



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Market Analysis and Forecasting

Aug 1/17 Abbotsford

Next Months Market Forecast

Forecast: Abbotsford has average Listing supply; 442 homes are for sale & with the **24 % SOLD** monthly rate gives us a ~4 months of inventory. 9% of the active listings have reduced their price by \$37,922 on average or \$33,400 median in the last month. We project Abbotsford to continue in Sellers Market.

July's Real Estate Statistics show 78% of Fraser Valley's Detached Markets increasing values in July; conversely just 52 % in the Vancouver Markets had price increases. Gone of the Exhausting Highly Emotional Charged Markets that we have seen in the last few years. Overall, Single Family Homes in the Fraser Valley experienced an Average Monthly Price Increase of \$6,045, which is a major decrease over the \$19,160 increase that we saw in June. Last year our Markets peaked in July/ August and this year we are forecasting that we are at the end of the Sellers Market across most Detached Markets.

Currently 88% of the Attached Markets are increasing at a fast pace in Greater Vancouver (51 of 58 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

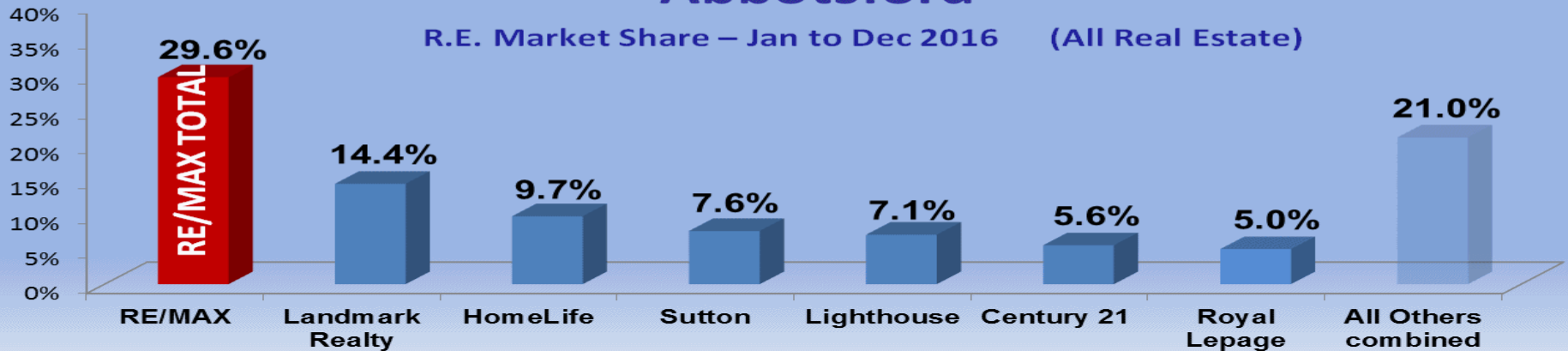
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#1 the RE/MAX Market Share Reports

Abbotsford

R.E. Market Share – Jan to Dec 2016 (All Real Estate)



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

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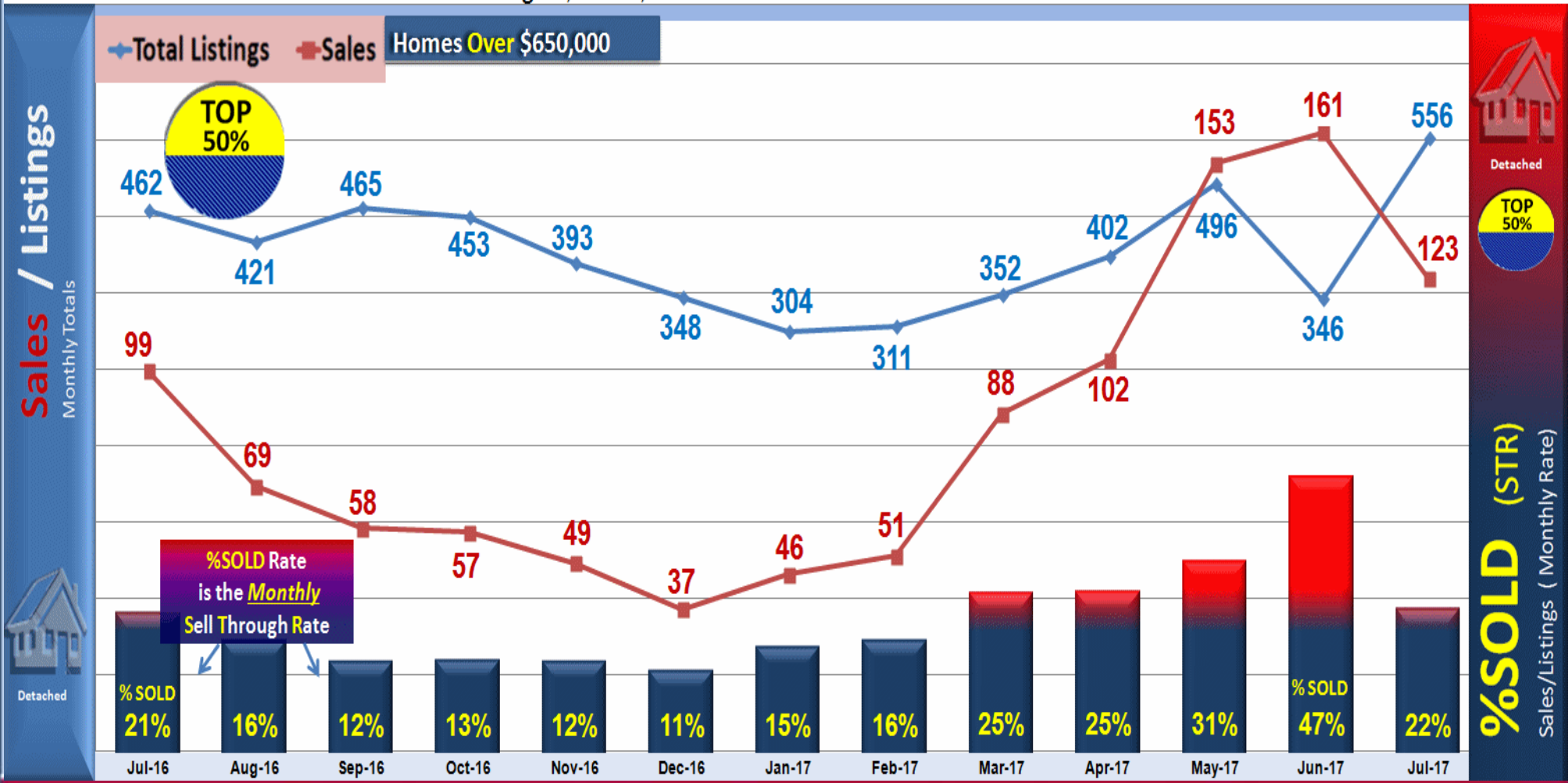
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Market Analysis and Forecasting

Aug 1/17 Abbotsford

Detached Abbotsford Total Listings**, Sales, and %SOLD Rates



Sales / Listings
Monthly Totals



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



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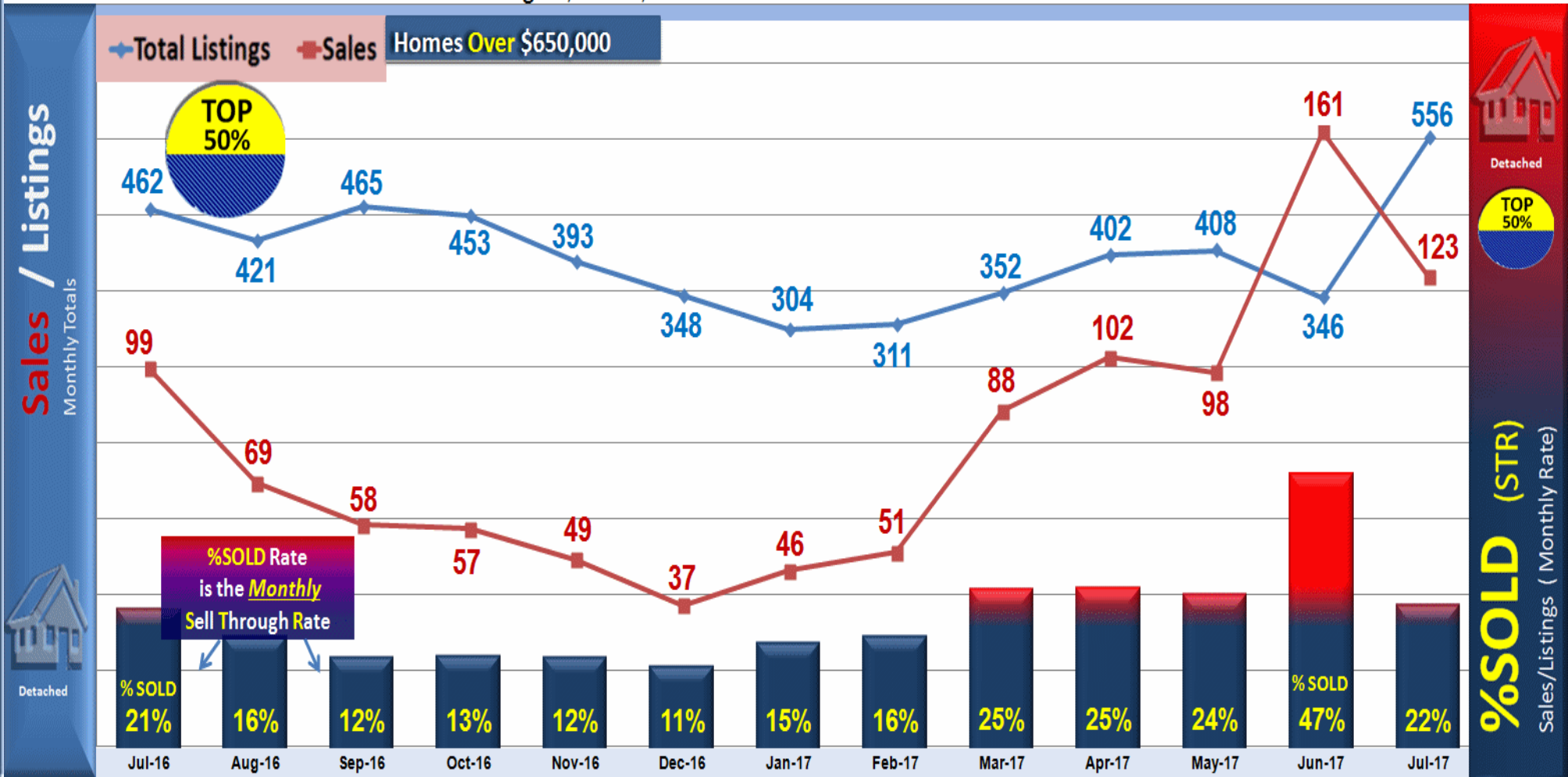
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Market Analysis and Forecasting

Aug 1/17 Abbotsford

Detached Abbotsford Total Listings**, Sales, and %SOLD Rates



Sales / Listings
Monthly Totals



Detached

TOP 50%

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



Detached

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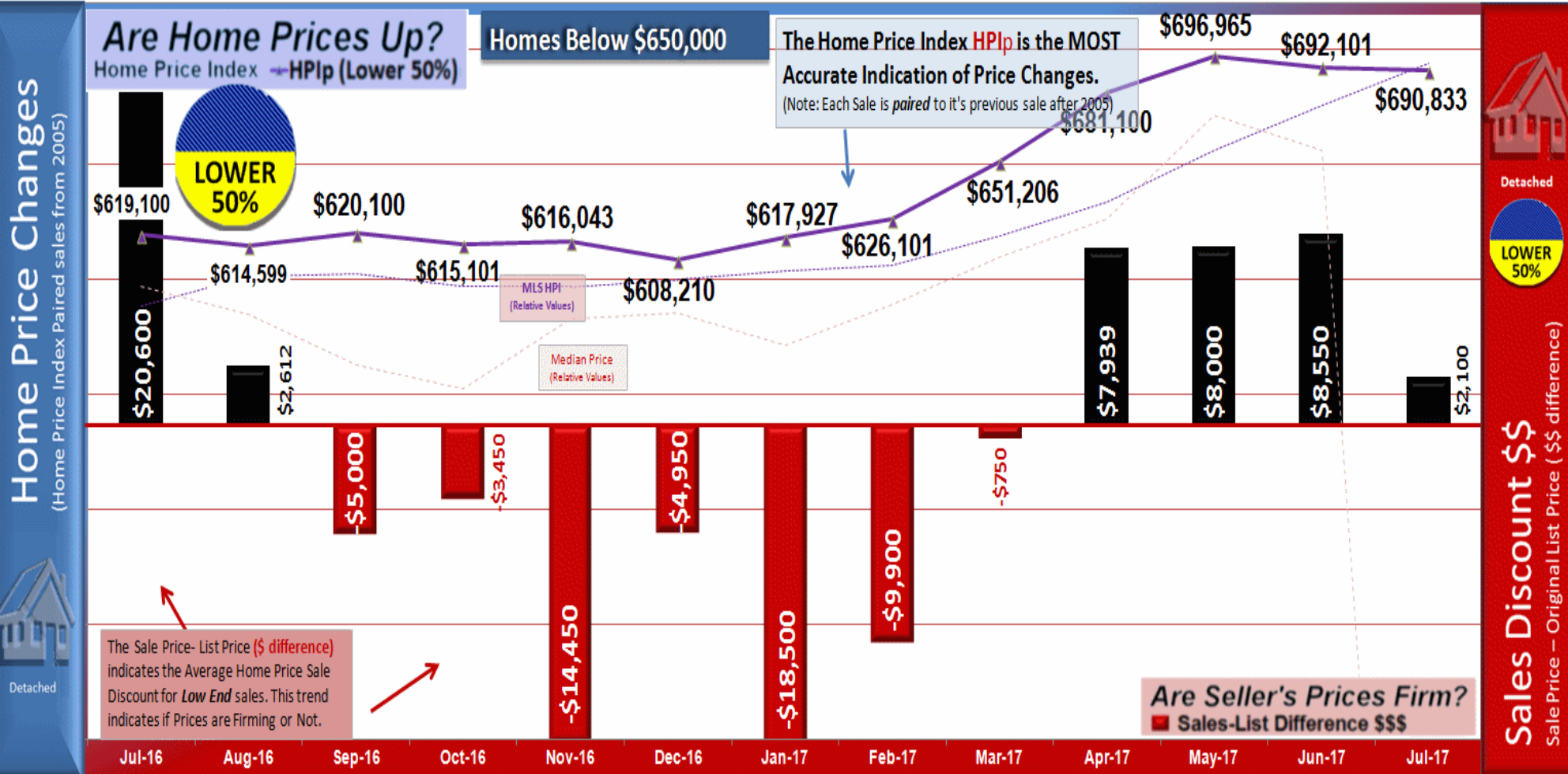
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Detached

Abbotsford

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



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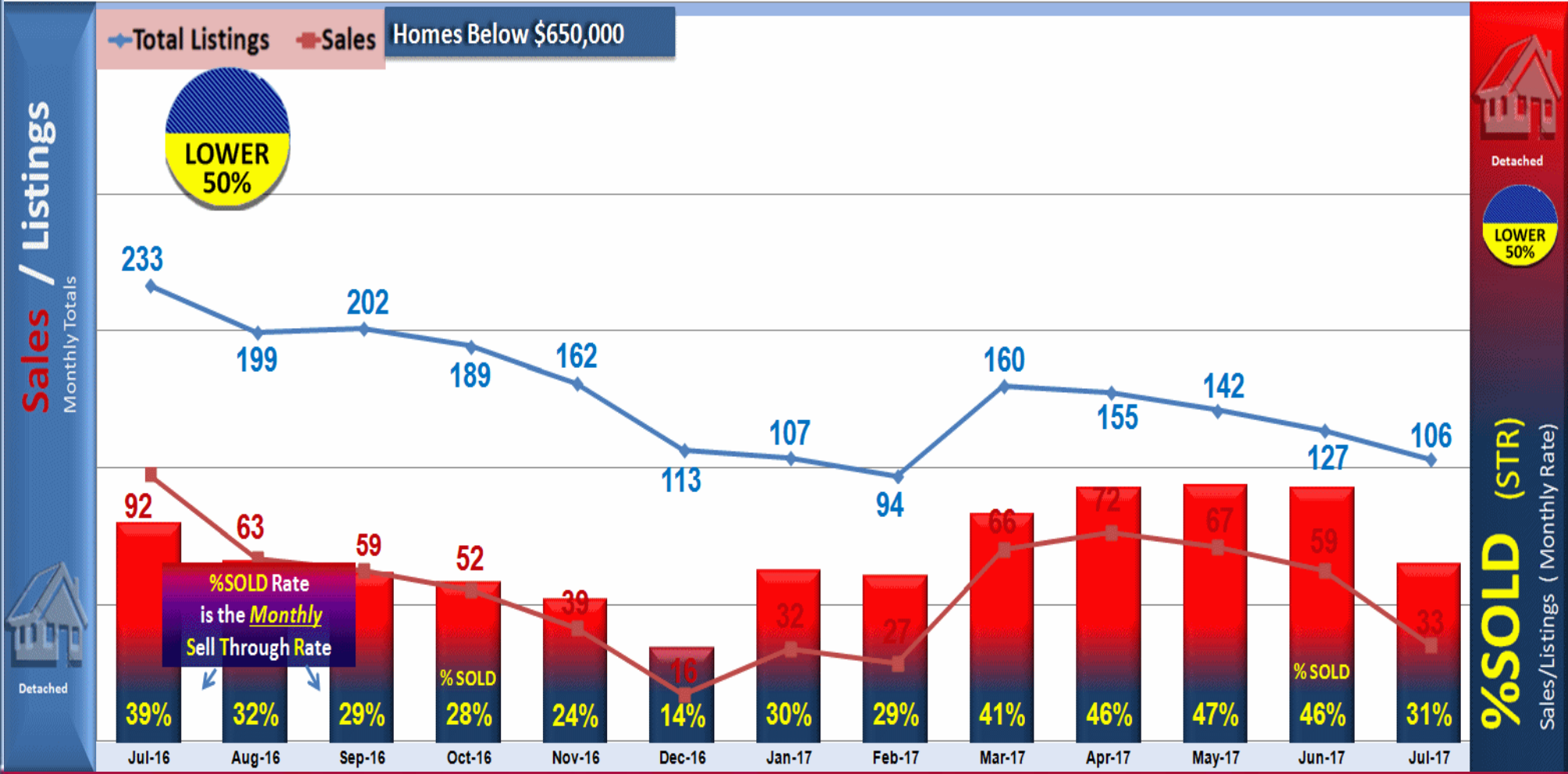
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Market Analysis and Forecasting

Aug 1/17 Abbotsford

Detached Abbotsford Total Listings**, Sales, and %SOLD Rates



Sales / Listings
 Monthly Totals

Detached
 LOWER 50%

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

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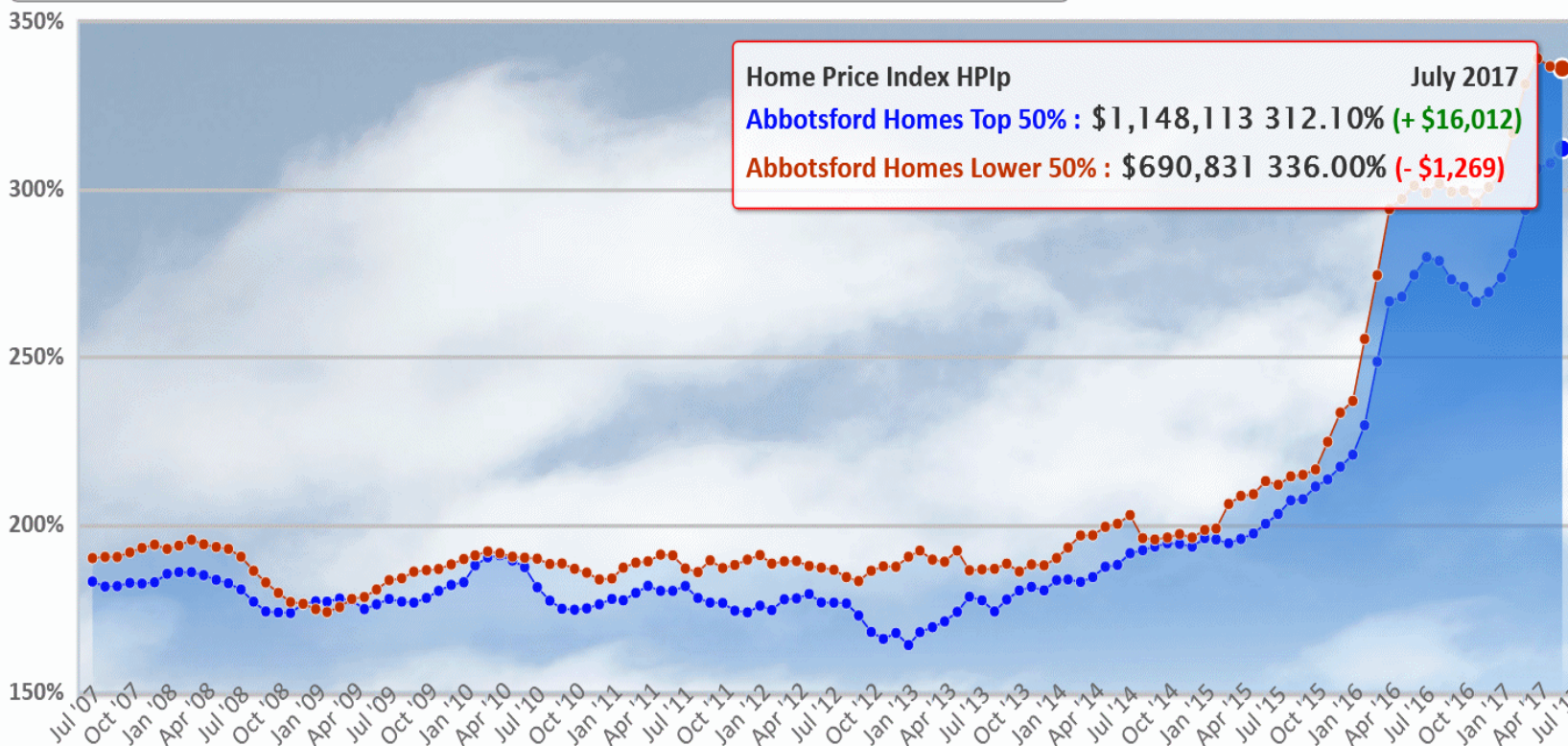
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Powered by the Greater Vancouver Market Reports HPIp



Abbotsford Homes Top 50% : HPIp Forecast+ Forecast-
 Abbotsford Homes Lower 50% : HPIp Forecast+ Forecast-



Monthly Home values

Date	Value
Jul 2017	% 312.10
Jun 2017	% 307.70
May 2017	% 306.10
Apr 2017	% 293.80
Mar 2017	% 280.90
Feb 2017	% 273.70
Jan 2017	% 269.40
Dec 2016	% 266.40
Nov 2016	% 271.00
Oct 2016	% 273.20
Sep 2016	% 278.70
Aug 2016	% 279.80

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Market Analysis and Forecasting

Aug 1/17 Chilliwack

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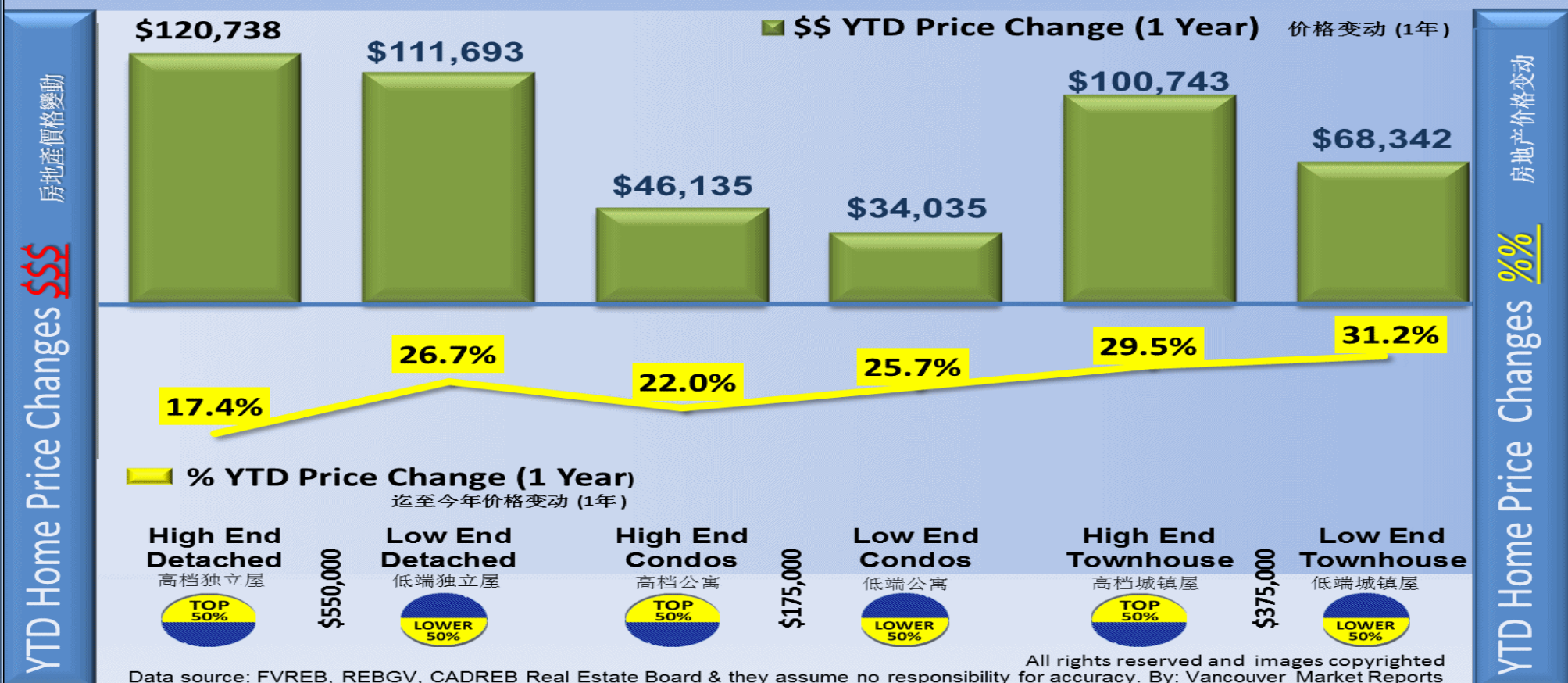
Chilliwack Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

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

房屋类型: 迄至今年 (每季) 由2016年六月至2017年六月

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房地產價格變動

YTD Home Price Changes \$\$\$

房地產價格變動

YTD Home Price Changes %%

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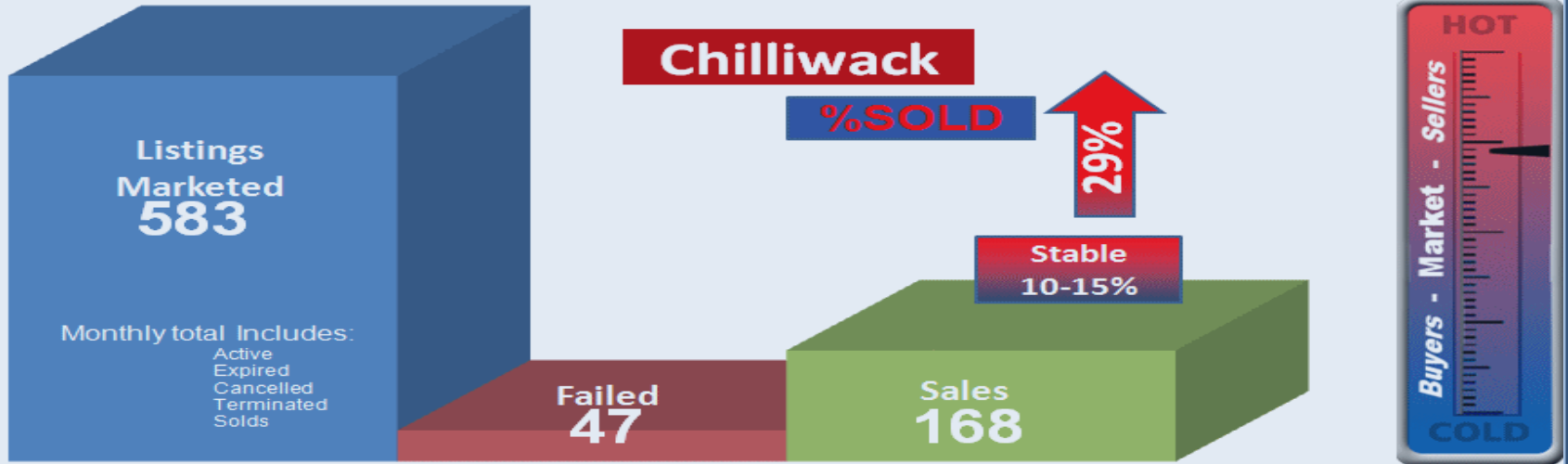
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Market Analysis and Forecasting

Aug 1/17 Chilliwack

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Monthly Market Activity - July 2017 - Single Family



Aug 1, 2017 **Chilliwack** (+Yarrow, Rosedale and Sardis) Market Update **Detached**

Current: Chilliwack (+Yarrow, Rosedale and Sardis) is in a Sellers Market with average listing inventories, **29 %SOLD**

rate and the Sale Price/List Price=100%. (This means that there is an average of a \$0 discount on a sale from the original list price)

Most Active Price Range: Homes below \$275,000 have **46.2 %SOLD** rate.

Least Active Price Range: Homes between \$275,000 - \$360,000 have **21.3 %SOLD** rate. (= 21 sales out of 100 listings/month).

History:The Chilliwack Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$121,026.

The Chilliwack Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$114,031.

*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?

Chilliwack (+Yarrow, Rosedale, Sardis) List Price Ranges Statistics - July 2017							Detached
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	% SOLD	
0-\$275,000	26	12	27	97%	-\$6,400	46.2%	↑
\$275,001-\$360,000	5	1	45	96%	-\$10,400	20.0%	↑
\$360,001-\$440,000	32	11	12	99%	-\$4,650	34.4%	↑
\$440,001-\$500,000	57	22	11	100%	\$0	38.6%	↑
\$500,001-\$625,000	148	55	12	100%	\$0	37.2%	↑
\$625,001 and more	315	67	18	99%	-\$4,900	21.3%	↑
Total Activity	583	168	14	100%	-\$1,900	29%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Jul-16	Jun-17	Jul-17	8/1/2017	Change	
Total Listings** (A,S,T,C,X)	538	626	583		-43	↓
Active Listings (1st of the month)	308	191	353	368	15	↑
Solds	180	233	168		-65	↓
Days on Market (DOM)	12	10	14		4	↑
%SOLD (Sales/ Listings /monthly rate)	33%	37%	29%		-8%	↓
(Top 50%) Home Price Index HPIp	\$729,721	\$840,100	\$850,747		\$10,647	↑
(Lower 50%) Home Price Index HPIp	\$451,113	\$561,100	\$565,145		\$4,045	↑

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What Sold in your Neighbourhood and for What Price?

Chilliwack (+Yarrow, Rosedale, Sardis) Sub areas Statistics - July 2017 Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Chilliwack W Yale-Well	31	9	11	100%	\$1	29.0%
Chilliwack E Young-Yale	58	23	13	100%	\$0	39.7%
Chilliwack N Yale-Well	55	14	10	100%	\$1	25.5%
Chilliwack Yale Rd West	0					0.0%
Little Mountain	12	5	32	96%	-\$20,000	41.7%
Chilliwack Mountain	17	4	25	98%	-\$25,000	23.5%
Fairfield Island	27	8	10	101%	\$3,240	29.6%
East Chilliwack	9	0				0.0%
Eastern Hillsides	45	11	13	101%	\$6,560	24.4%
Rosedale Center	3	0				0.0%
Rosedale Popkum	23	2	13	92%	-\$85,900	8.7%
Sardist W Vedder Rd	47	20	10	100%	-\$1,650	42.6%
Sardist E Vedder Rd	60	18	15	99%	-\$4,400	30.0%
Vedder S Watson-Promontory	78	22	18	100%	-\$950	28.2%
Promontory	68	23	14	99%	-\$4,900	33.8%
Yarrow	13	2	40	97%	-\$41,500	15.4%
Majuba Hill	14	2	4	100%	\$0	14.3%
Greendale Chilliwack	3	1	204	87%	-\$74,700	33.3%
Ryder Lake	6	0				0.0%
Chilliwack River Valley	14	4	47	93%	-\$33,900	28.6%
Total Activity	583	168	14	100%	-\$1,900	29%



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Next Months Market Forecast

Forecast: Chilliwack has average Listing supply; 368 homes are for sale and with the **29 % SOLD** monthly rate gives us a ~3 months of inventory. 11% of the Active Listings have reduced their price by \$20,752 on average or \$20,000 on median. We project Chilliwack Detached to be a continued Sellers market.

July's Real Estate Statistics show 78% of Fraser Valley's Detached Markets increasing values in July; conversely just 52 % in the Vancouver Markets had price increases. Gone of the Exhausting Highly Emotional Charged Markets that we have seen in the last few years. Overall, Single Family Homes in the Fraser Valley experienced an Average Monthly Price Increase of \$6,045, which is a major decrease over the \$19,160 increase that we saw in June. Last year our Markets peaked in July/ August and this year we are forecasting that we are at the end of the Sellers Market across most Detached Markets.

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RE/MAX Statistics, on the Web!

detached homes



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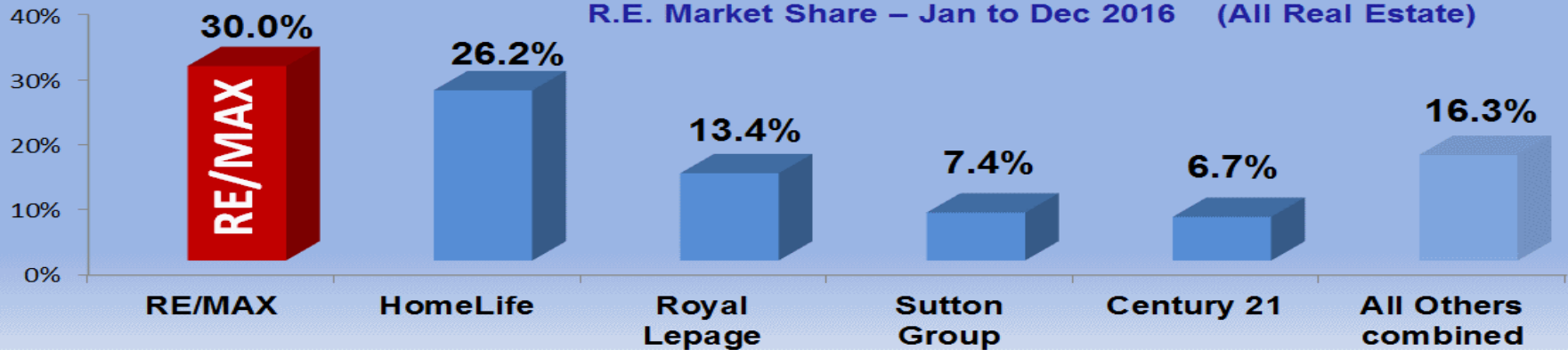
Aug 1/17 Chilliwack

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

Chilliwack

R.E. Market Share – Jan to Dec 2016 (All Real Estate)



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



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Chilliwack (+Yarrow, Rosedale and Sardis) Home Price Index HPI (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)

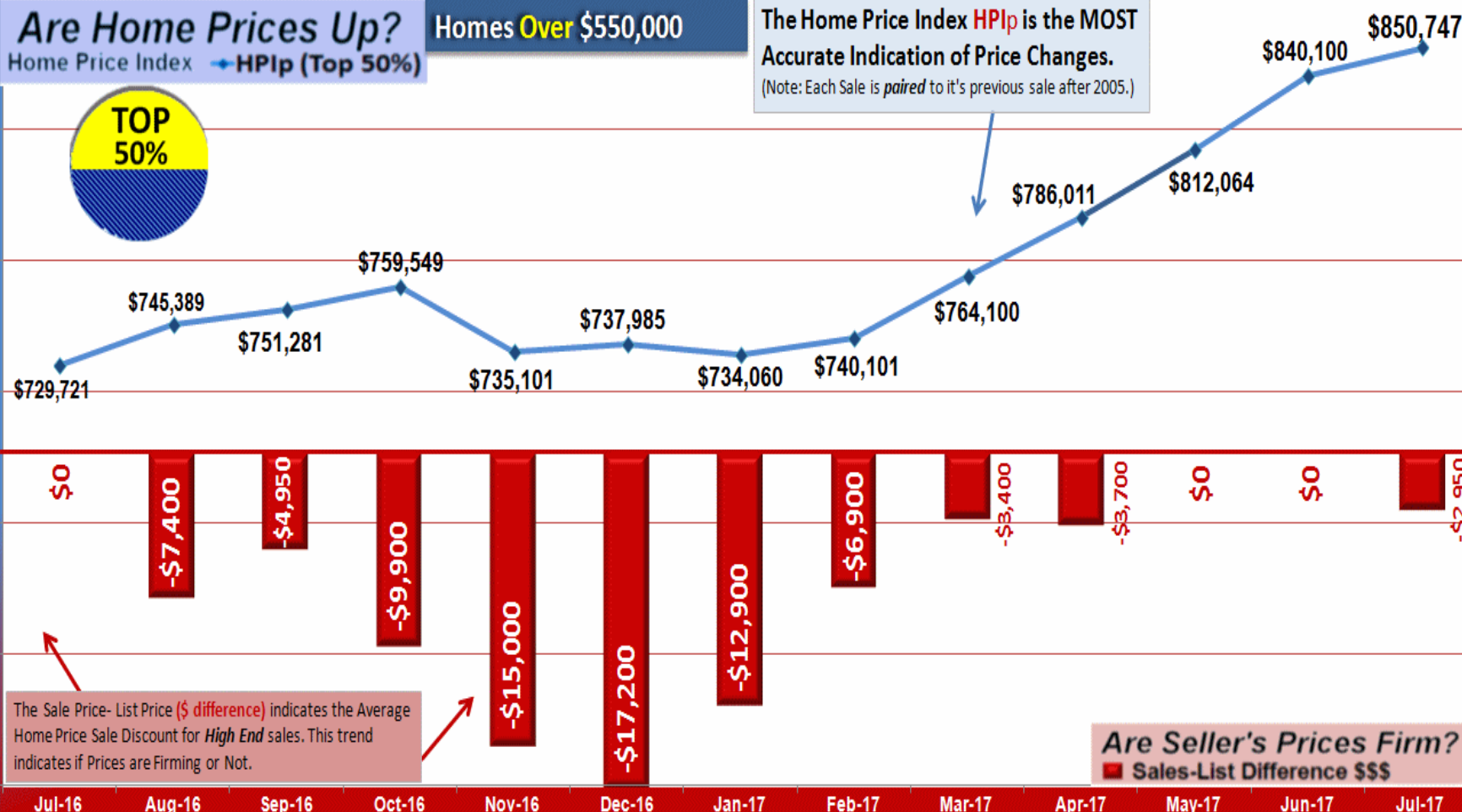
Are Home Prices Up? Homes Over \$550,000

Home Price Index → HPI (Top 50%)



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

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



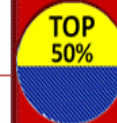
The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for High End sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Detached



TOP 50%

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



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

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RE/MAX Statistics, on the Web!

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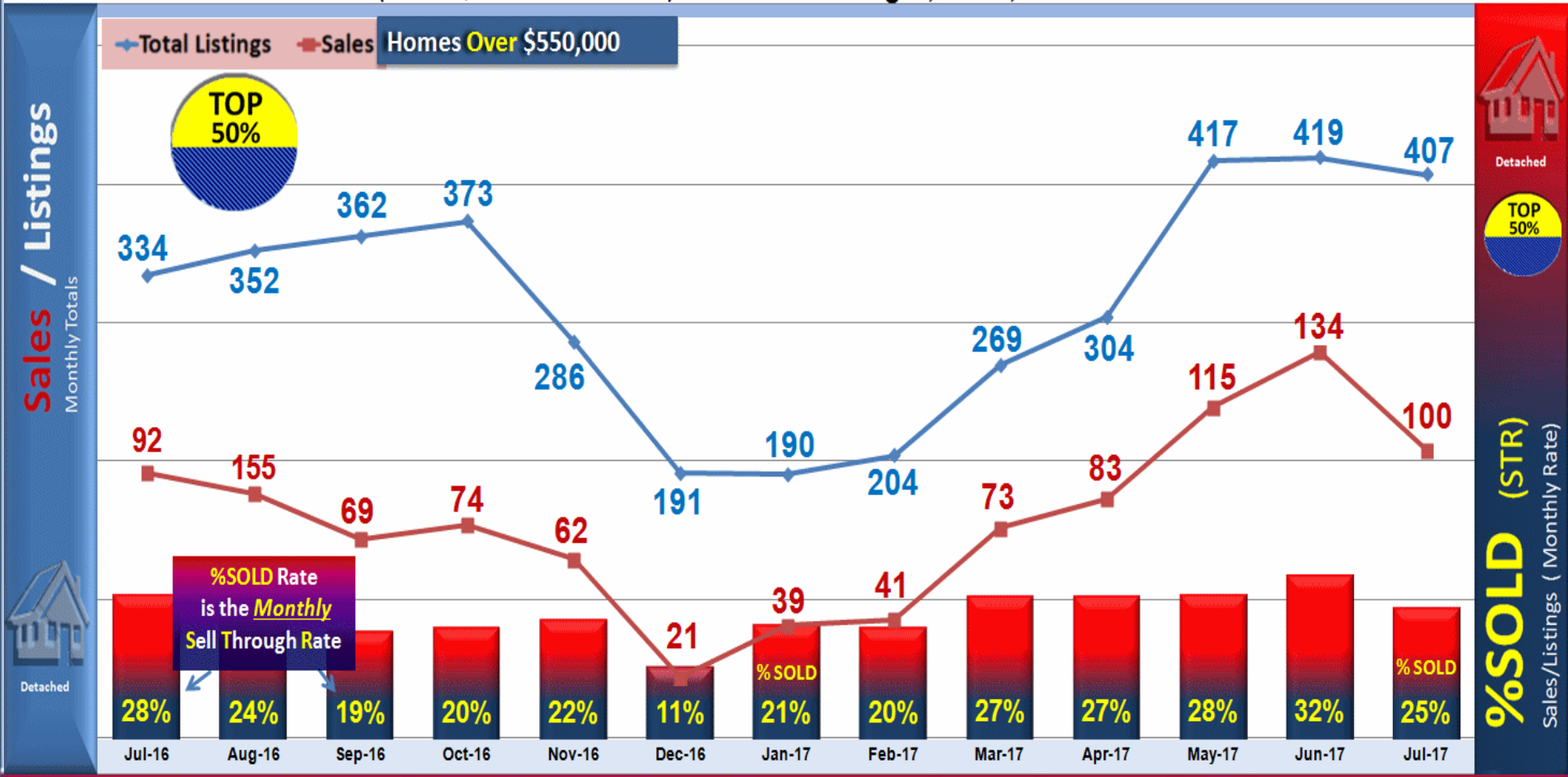
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Market Analysis and Forecasting

Aug 1/17 Chilliwack

Detached Chilliwack (+Yarrow, Rosedale and Sardis) Total Listings, Sales, and %SOLD Rates



Sales / Listings
Monthly Totals

Detached
TOP 50%
%SOLD (STR)
Sales/Listings (Monthly Rate)

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)
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Market Analysis and Forecasting

Aug 1/17 Chilliwack

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

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

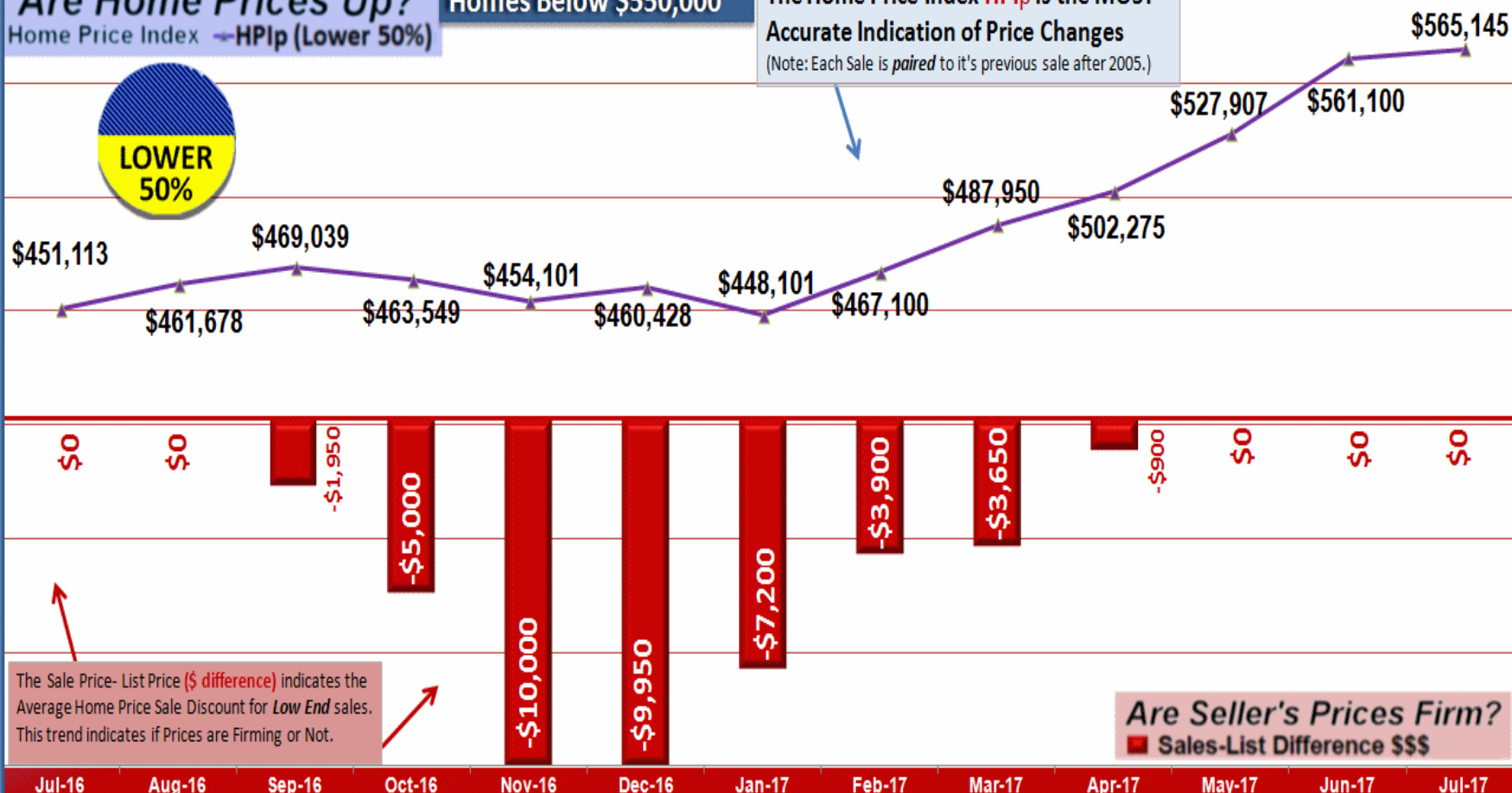
Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

Homes Below \$550,000

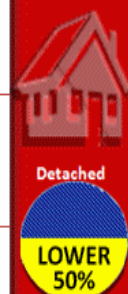
The Home Price Index HPIp is the MOST Accurate Indication of Price Changes

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

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



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

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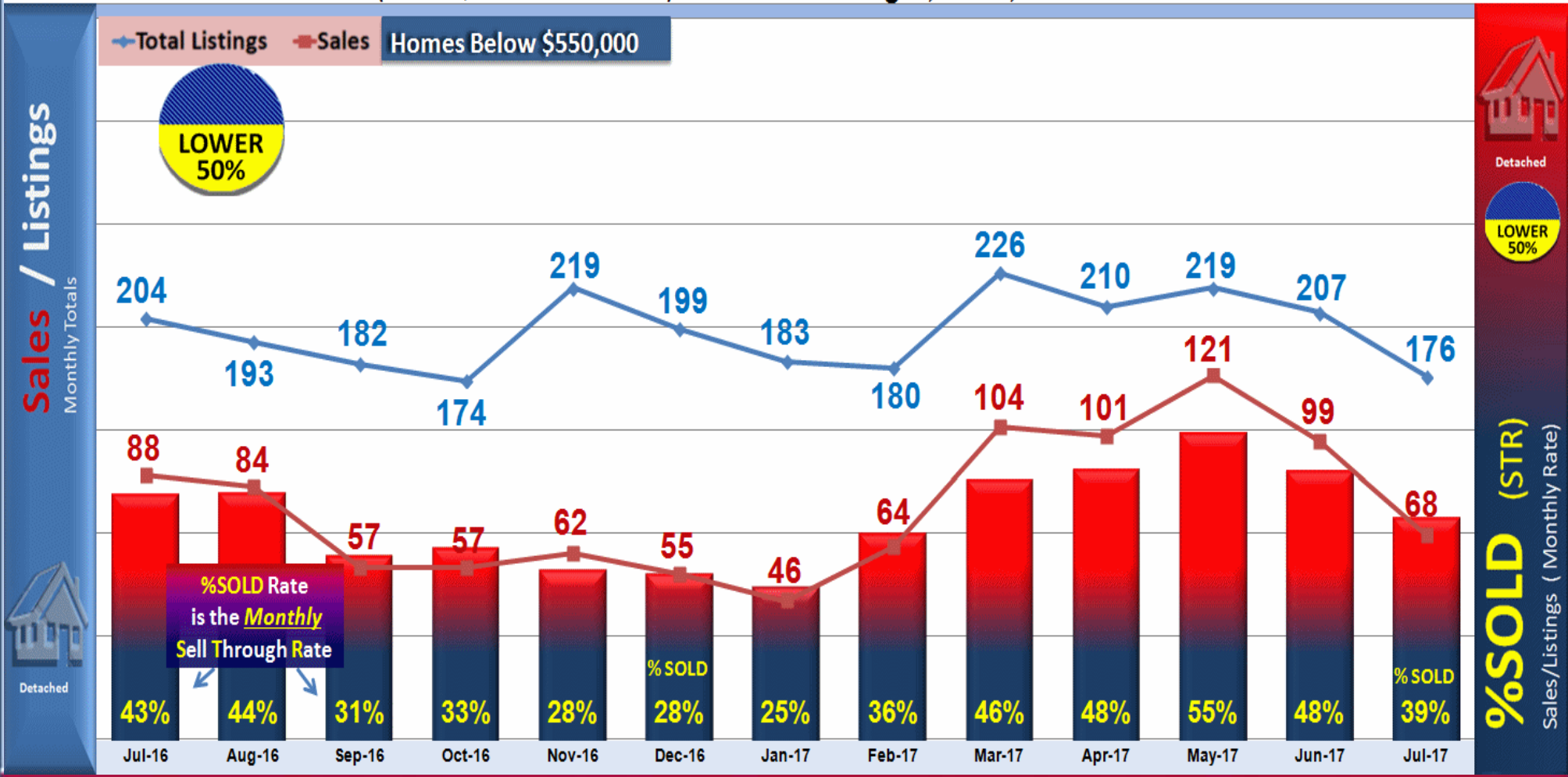
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Market Analysis and Forecasting

Aug 1/17 Chilliwack

Detached Chilliwack (+Yarrow, Rosedale and Sardis) Total Listings, Sales, and %SOLD Rates



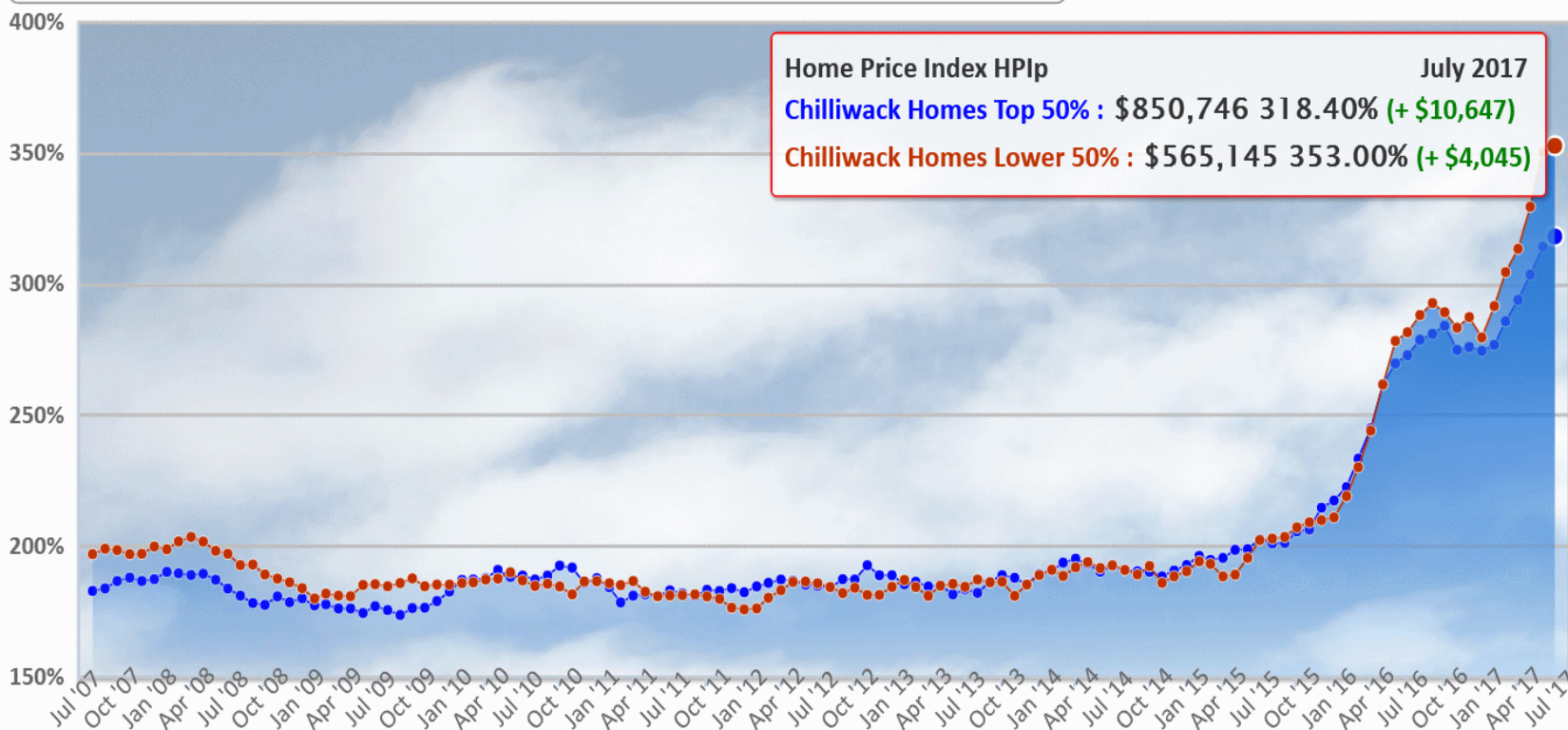
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Chilliwack Homes Top 50% : HPIp Forecast+ Forecast-
Chilliwack Homes Lower 50% : HPIp Forecast+ Forecast-



Monthly Home values

Date	Value
Jul 2017	% 318.40
Jun 2017	% 314.40
May 2017	% 303.90
Apr 2017	% 294.20
Mar 2017	% 286.00
Feb 2017	% 277.00
Jan 2017	% 274.70
Dec 2016	% 276.20
Nov 2016	% 275.10
Oct 2016	% 284.30
Sep 2016	% 281.20
Aug 2016	% 279.00

Any ever rise to 400% in



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Market Analysis and Forecasting

Aug 1/17 Mission

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Mission Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

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

房屋类型: 迄至今年 (每季) 由2016年六月至2017年六月

Powered by: Vancouver Market Reports HPIp

\$108,631

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

\$86,259

14.8%

19.1%

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

High End Detached

高档独立屋



\$550,000

Low End Detached

低端独立屋



房地產價格變動

YTD Home Price Changes \$\$\$

房地產價格變動

YTD Home Price Changes %%

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

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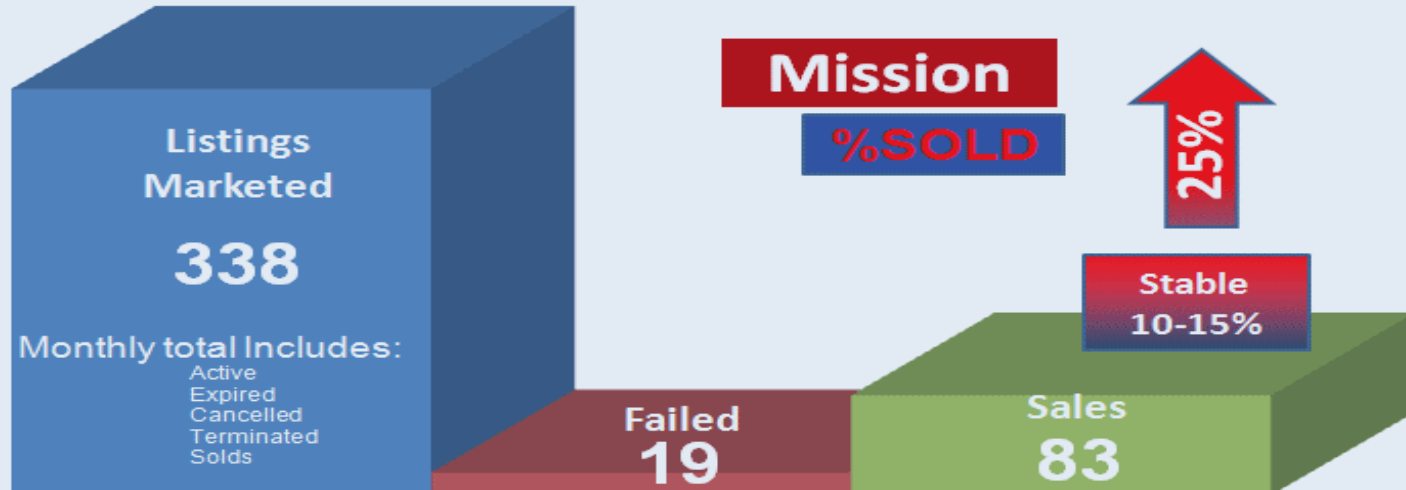
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Monthly Market Activity - July 2017 - Single Family



Aug 1 2017 Mission Market Update (Detached)

Current: Mission is a Sellers Market with normal listing inventories, **25 %SOLD** rate and Sale Price /List Price = 100% (e.g.: means an average of a \$750 Discount from the original list price on sale .)

Most Active Price Range: Homes between \$350,000 - \$450,000 have **40.0 %SOLD** rate.

Least Active Price Range: Homes above \$750,000 have a **16.1 %SOLD** rate.

History: The Mission Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$90,000. The Mission Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices decreased \$91,452.

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



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

Mission List Price Ranges Statistics - July 2017

Detached

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$350,000	25	7	6	99%	-\$750	28.0%	↑
\$350,001-\$450,000	5	2	30	104%	\$15,600	40.0%	↑
\$450,001-\$575,000	64	18	7	102%	\$8,050	28.1%	↑
\$575,001-\$750,000	95	32	11	99%	-\$6,700	33.7%	↑
\$750,001 and more	149	24	16	100%	-\$4,450	16.1%	↑
Total Activity	338	83	10	100%	-\$750	25%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Jul-16	Jun-17	Jul-17	8/1/2017	Change	
Total Listings (A,S,T,C,X)	425	339	338		-1	↓
Active Listings (1st of the month)	258	105	215	236	21	↑
Solds	114	103	83		-20	↓
Days on Market (DOM)	10	9	10		1	↑
%SOLD (Sales/ Listings /monthly rate)	27%	30%	25%		-6%	↓
(Top 50%) Home Price Index HPIp	\$768,101	\$868,100	\$858,101		-\$9,999	↓
(Lower 50%) Home Price Index HPIp	\$456,374	\$544,378	\$547,825		\$3,448	↑



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



What Sold in your Neighbourhood and for What Price?

Mission Sub areas Statistics - July 2017						Detached
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Hatzic	49	16	22	99%	-\$5,950	32.7%
Stave Falls	11	4	11	103%	\$26,300	36.4%
Steelhead	7	2	15	98%	-\$21,500	28.6%
Mission	199	49	8	100%	\$0	24.6%
Durieu	18	2	32	100%	-\$2,450	11.1%
Dewdney Deroche	16	4	6	100%	\$925	25.0%
Lake Errock	24	4	29	100%	\$0	16.7%
Hemlock	2	0				0.0%
Mission-West	12	2	39	92%	-\$134,500	16.7%
Total Activity	338	83	10	100%	-\$750	25%



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Next Months Market Forecast

Forecast: Mission has average Listing Supply; 236 homes are for sale and with the **25 %SOLD** monthly rate gives us a ~4 months of inventory. Another indicator: 10% of the Active Listings have Reduced their Price by \$47,033 on Average and \$29,600 on Median for the last month. We project Mission Detached to be a sellers market.

July's Real Estate Statistics show 78% of Fraser Valley's Detached Markets increasing values in July; conversely just 52 % in the Vancouver Markets had price increases. Gone of the Exhausting Highly Emotional Charged Markets that we have seen in the last few years. Overall, Single Family Homes in the Fraser Valley experienced an Average Monthly Price Increase of \$6,045, which is a major decrease over the \$19,160 increase that we saw in June. Last year our Markets peaked in July/ August and this year we are forecasting that we are at the end of the Sellers Market across most Detached Markets.

Currently 88% of the Attached Markets are increasing at a fast pace in Greater Vancouver (51 of 58 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 Board and they assume no responsibility for its accuracy. Copyright: RMXReports.com



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

detached homes



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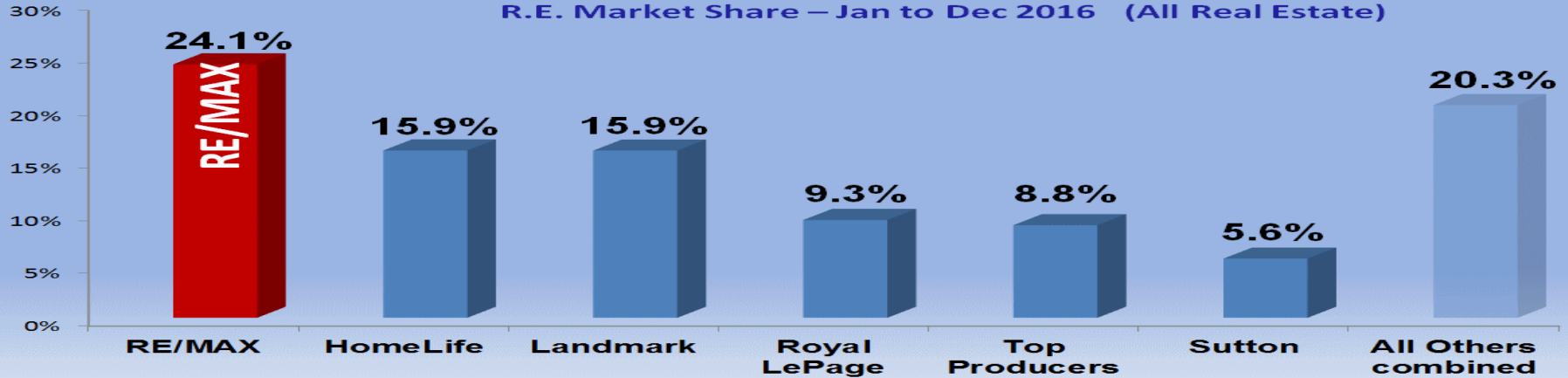
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the **RE/MAX** Market Share Reports

Mission

R.E. Market Share – Jan to Dec 2016 (All Real Estate)



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



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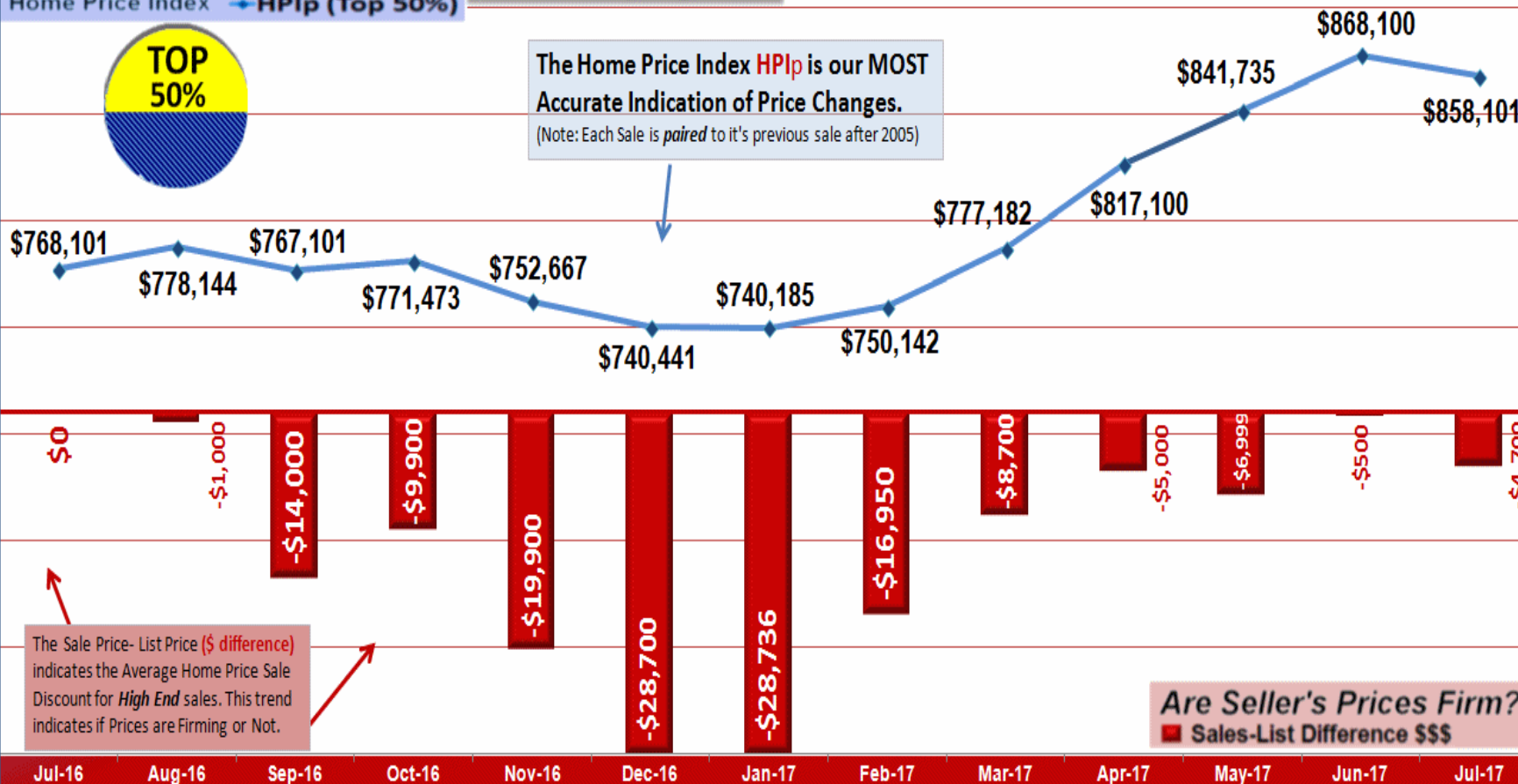
Mission Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

Homes Over \$550,000



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



Detached



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

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



Detached

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

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

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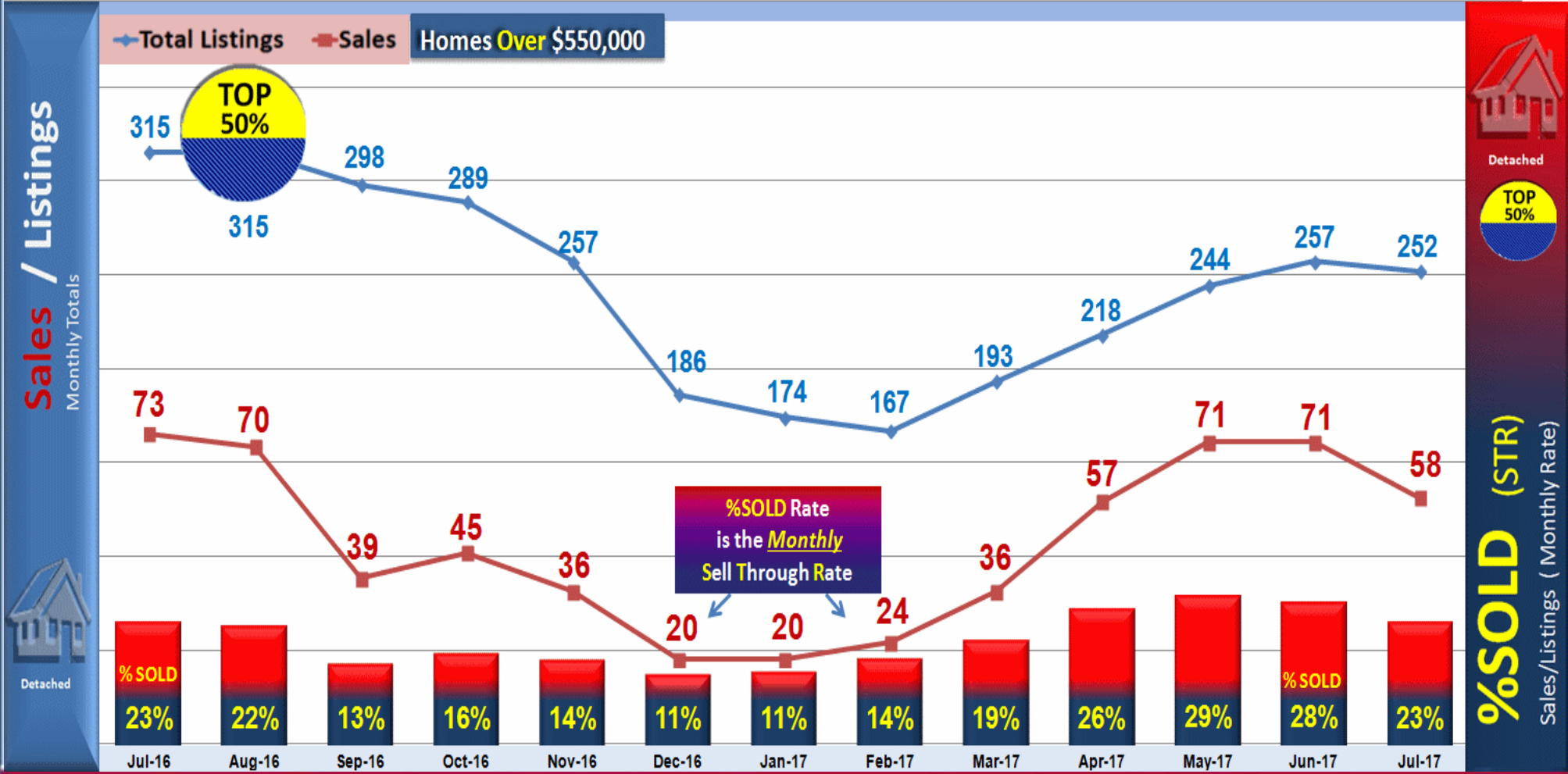
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Market Analysis and Forecasting

Aug 1/17 Mission

Detached Mission Total Listings**, Sales, and %SOLD Rates



Sales / Listings
 Monthly Totals
 Detached

Detached
 TOP 50%
 %SOLD (STR)
 Sales/Listings (Monthly Rate)

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)
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Market Analysis and Forecasting

Aug 1/17 Mission

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Mission 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)

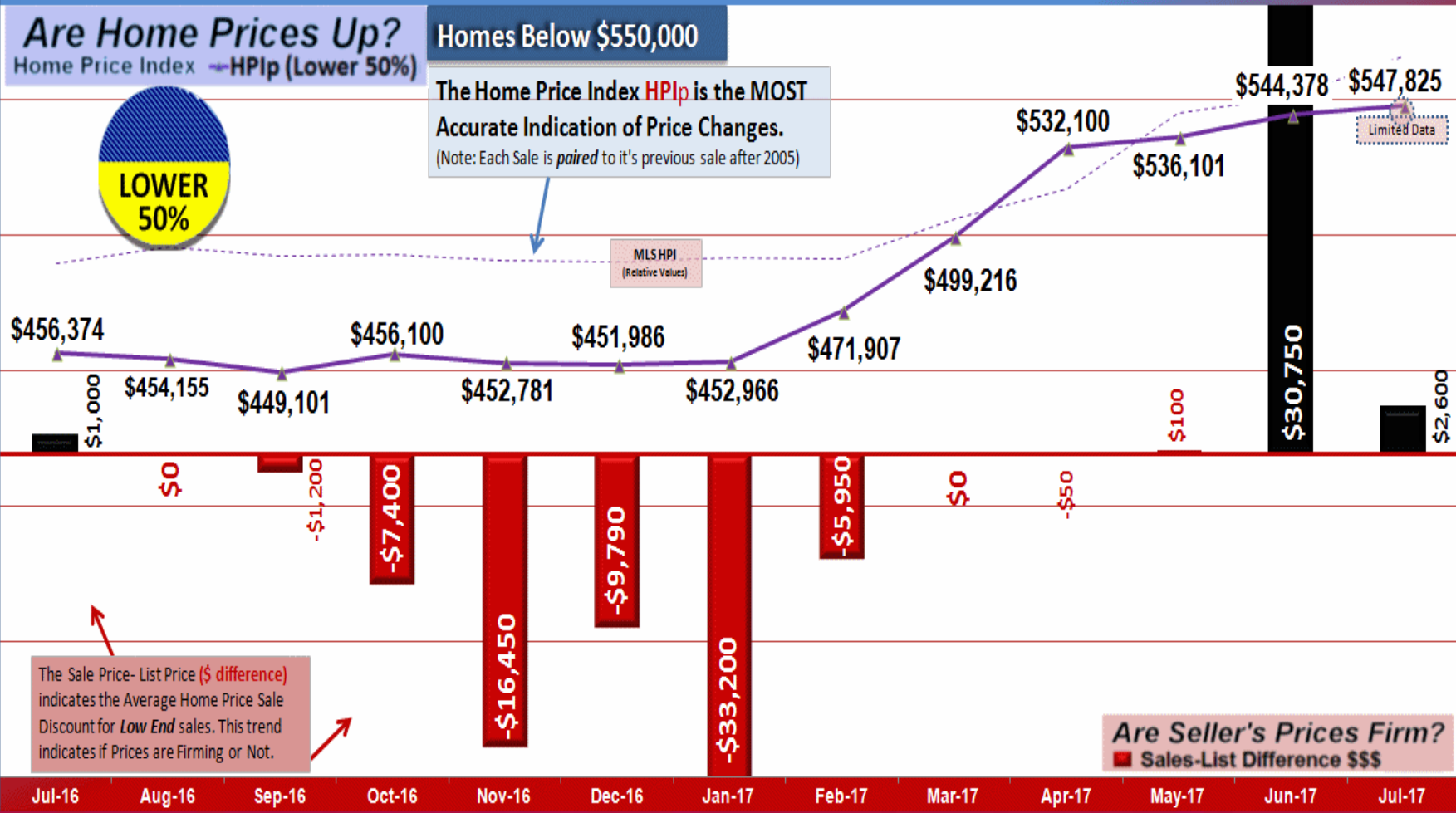


Detached



LOWER 50%

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



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

Homes Below \$550,000

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



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

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

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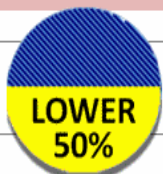
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Market Analysis and Forecasting

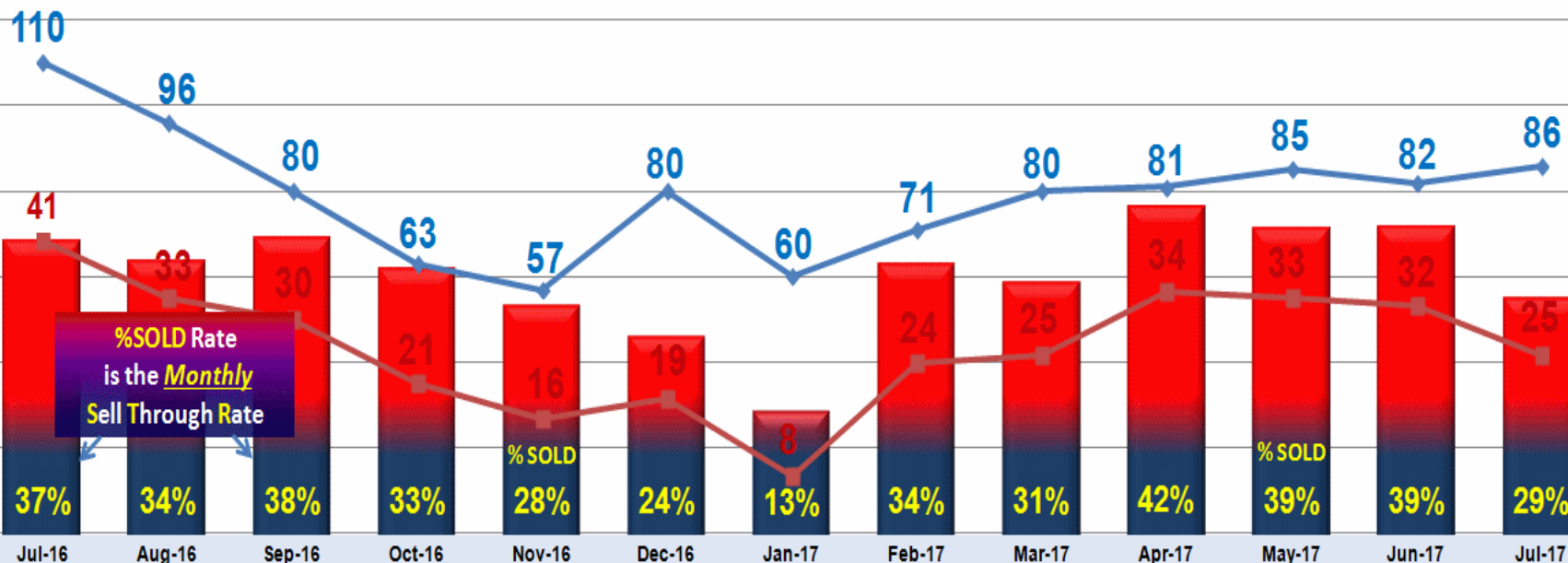
Aug 1/17 Mission

Detached Mission Total Listings**, Sales, and %SOLD Rates

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



Sales / Listings
 Monthly Totals



%SOLD Rate is the Monthly Sell Through Rate



Detached



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



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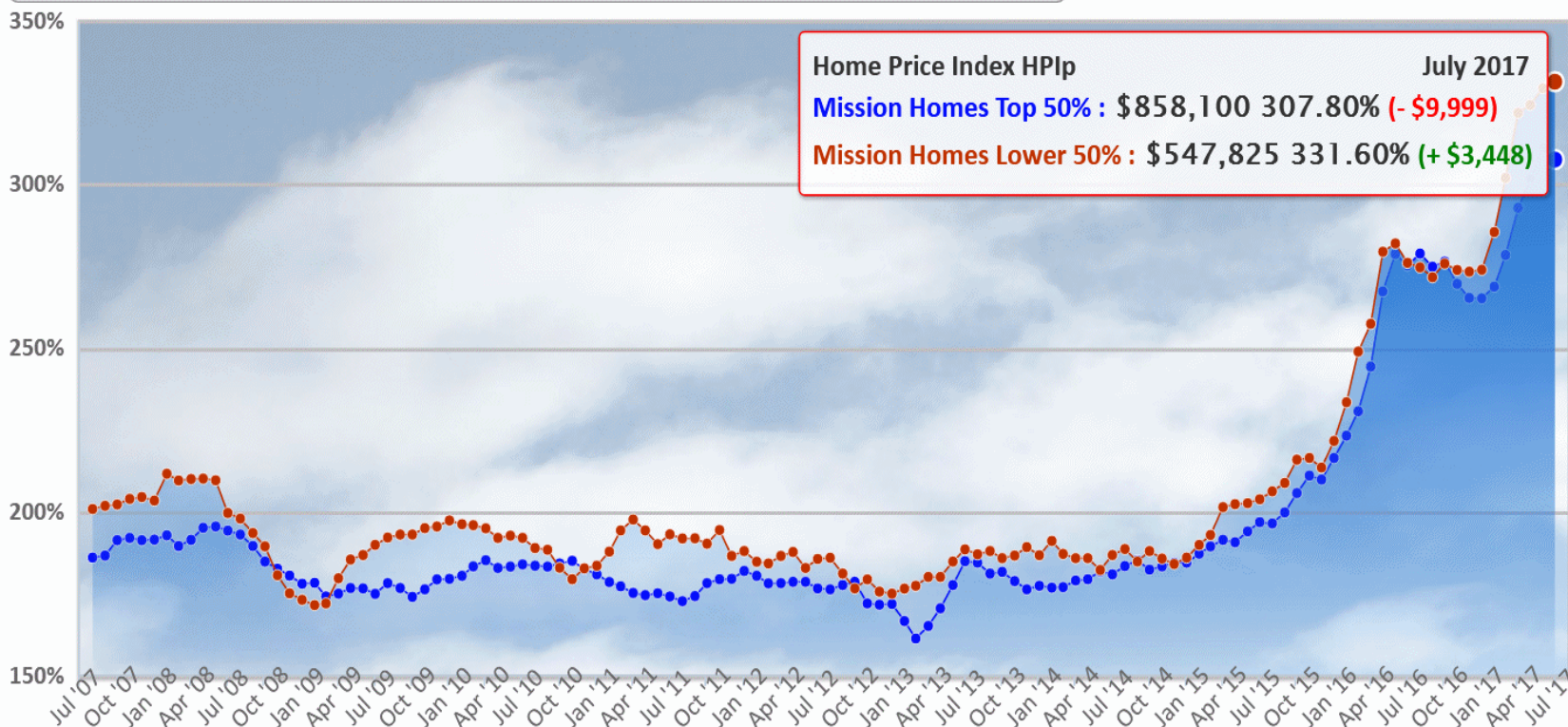
Market Analysis and Forecasting

Aug 1/17 Mission

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Mission Homes Top 50% : HPIp Forecast+ Forecast-
 Mission Homes Lower 50% : HPIp Forecast+ Forecast-



Monthly Home values

Date	Value
Jul 2017	% 307.80
Jun 2017	% 311.40
May 2017	% 301.90
Apr 2017	% 293.10
Mar 2017	% 278.70
Feb 2017	% 269.00
Jan 2017	% 265.50
Dec 2016	% 265.60
Nov 2016	% 269.90
Oct 2016	% 276.70
Sep 2016	% 275.10
Aug 2016	% 279.10

Drag over area to ZOOM in



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Market Analysis and Forecasting

Aug 1/17

Abbotsford

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Abbotsford Sub areas Statistics - July 2017

Neighbourhoods	Total Listings	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Poplar	7	2	17	97%	-\$4,900	28.6%
Matsqui						0.0%
Sumas Mountain						0.0%
Abbotsford West	145	43	13	99%	-\$1,600	29.7%
Abbotsford East	36	14	9	102%	\$7,550	38.9%
Aberdeen						0.0%
Sumas Prairie						0.0%
Central Abbotsford	187	75	8	100%	\$0	40.1%
Total Activity	375	134	9	100%	\$0	36%

Aug 1 2017 Abbotsford Market Update Attached Townhomes/ Condos

Current: Abbotsford is a Sellers Market with normal listing inventories, a **36% SOLD** rate and a 100% Sell/List Ratio.
 (This means that there is an average of a \$0 surplus on a sale from the original list price)

Most Active Price Range: Attached homes between \$250,000 - \$300,000 have **47.2% SOLD** rate.

Least Active Price Range: Attached homes above \$300,000 have **30.1% SOLD** rate.

History: The Abbotsford's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$63,647.

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

HPIp (Lower 50%) shows that prices increased \$58,209.

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

HPIp (Top 50%) shows that prices increased \$86,814.

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

HPIp (Lower 50%) shows that prices increased \$94,495.

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

Forecast: Abbotsford Listing Inventories are 6% more than May 2017.

July's Real Estate Statistics show 78% of Fraser Valley's Detached Markets increasing values in July; conversely just 52% in the Vancouver Markets had price increases. Gone of the Exhausting Highly Emotional Charged Markets that we have seen in the last few years. Overall, Single Family Homes in the Fraser Valley experienced an Average Monthly Price Increase of \$6,045, which is a major decrease over the \$19,160 increase that we saw in June. Last year our Markets peaked in July/ August and this year we are forecasting that we are at the end of the Sellers Market across most Detached Markets.

Currently 88% of the Attached Markets are increasing at a fast pace in Greater Vancouver (51 of 58 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.

Analytical Methods: The Abbotsford 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 **Abbotsford HPIp Top 50%** representing the higher end sales and the **Abbotsford 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: FVRES, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: RMXReports.com

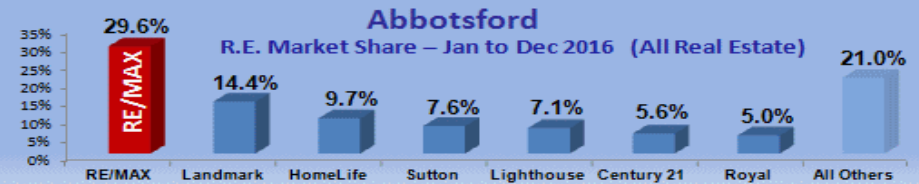
Abbotsford List Price Ranges Statistics - July 2017

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price	Sell - List \$Difference	%SOLD
\$0-\$150,000	22	7	9	99%	-\$1,900	31.8%
\$150,001-\$200,000	41	16	7	101%	\$1,450	39.0%
\$200,001-\$250,000	83	33	10	100%	\$0	39.8%
\$250,001-\$300,000	53	25	10	99%	-\$2,900	47.2%
\$300,001 and more	176	53	8	100%	\$0	30.1%
Total Activity	375	134	9	100%	\$0	36%

Monthly Changes Summary

	Jul-16	Jun-17	Jul-17	8/1/2017	Change
Total Listings** (A,S,T,C,X)	399	419	375		-44
Active Listings	231	151	198	223	25
Solds	147	202	134		-68
Days on Market (DOM)	9	7	9		2
%SOLD (Sales/ Listings /mnlthly rate)	36.8%	48.2%	35.7%		-12.5%
Condos (Top 50%) Home Price Index HP	\$231,454	\$299,101	\$295,101		-\$4,000
Condos (Lower 50%) Home Price Index HI	\$156,792	\$211,972	\$215,001		\$3,029
Twnhs (Top 50%) Home Price Index HPI_t	\$438,286	\$515,020	\$525,100		\$10,080
Twnhs (Lower 50%) Home Price Index HP	\$246,051	\$329,666	\$340,546		\$10,880

the RE/MAX Market Share Reports



*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.

John Corrie

#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

attached homes



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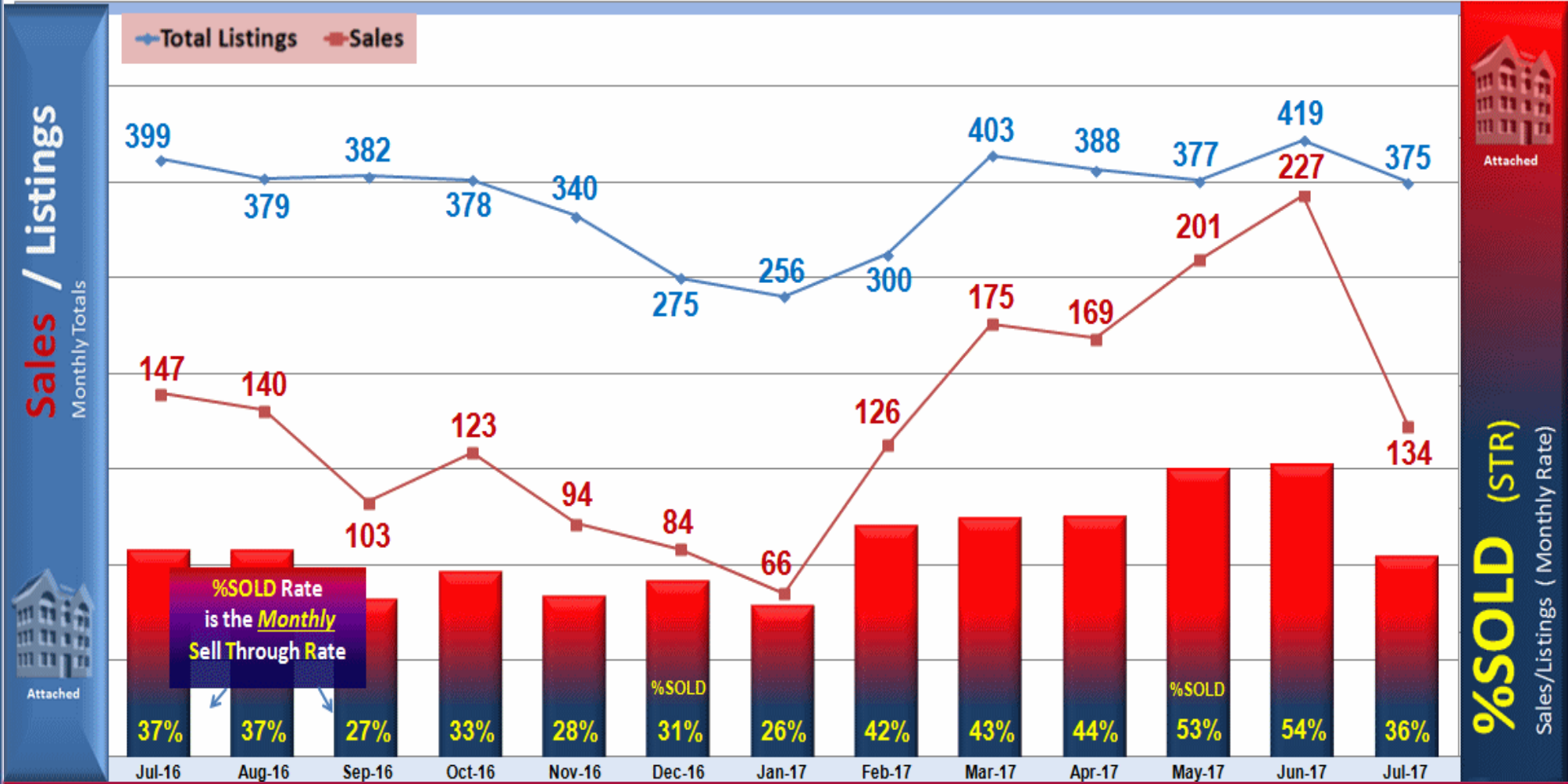
Market Analysis and Forecasting

Aug 1/17

Abbotsford

Satisfaction Guaranteed!

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



Sales / Listings
Monthly Totals

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

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **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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Home Price Changes

(Home Price Index Paired sales from 2005)



Townhouses



Townhouses

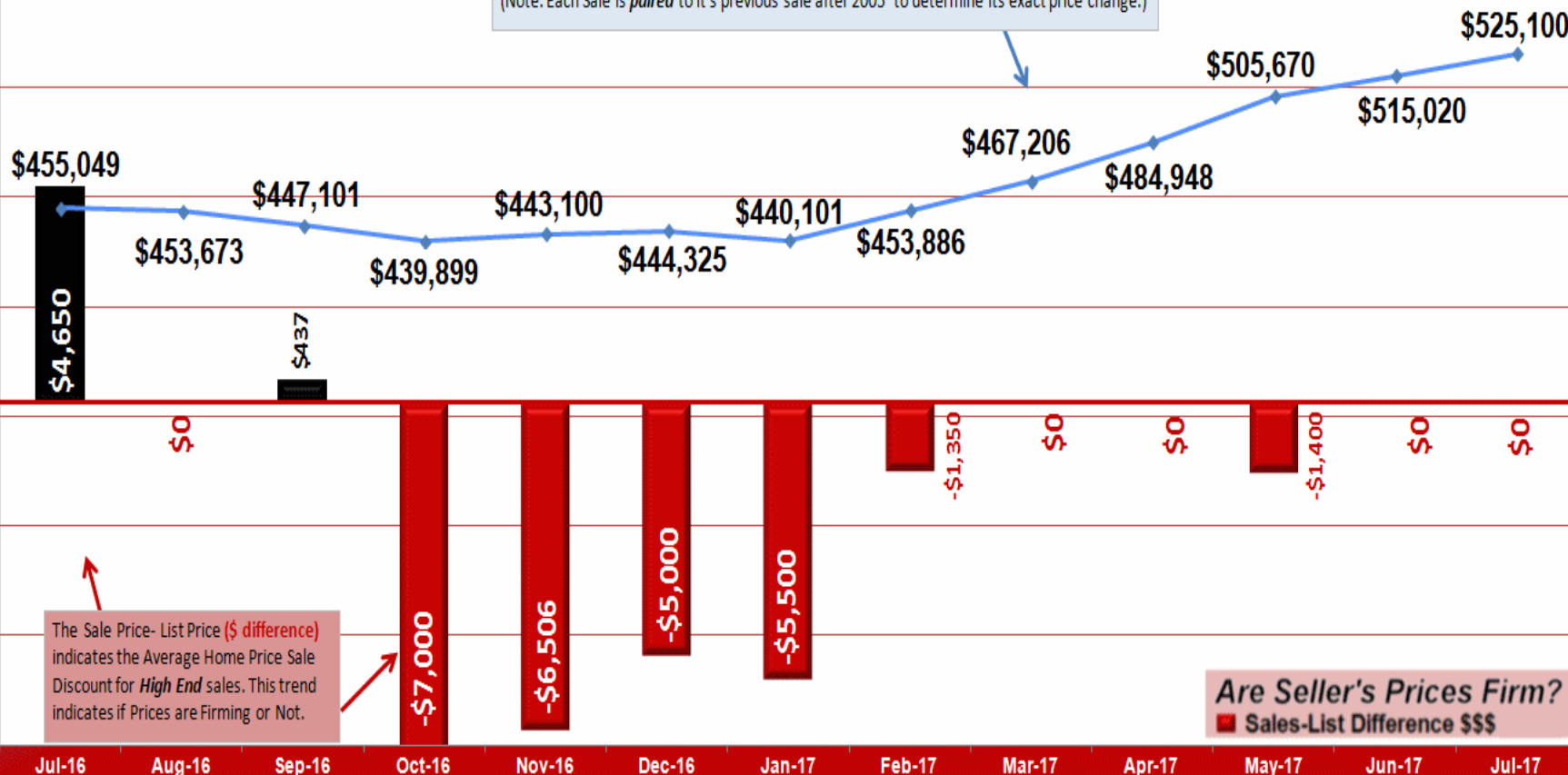
Sales Discount \$\$

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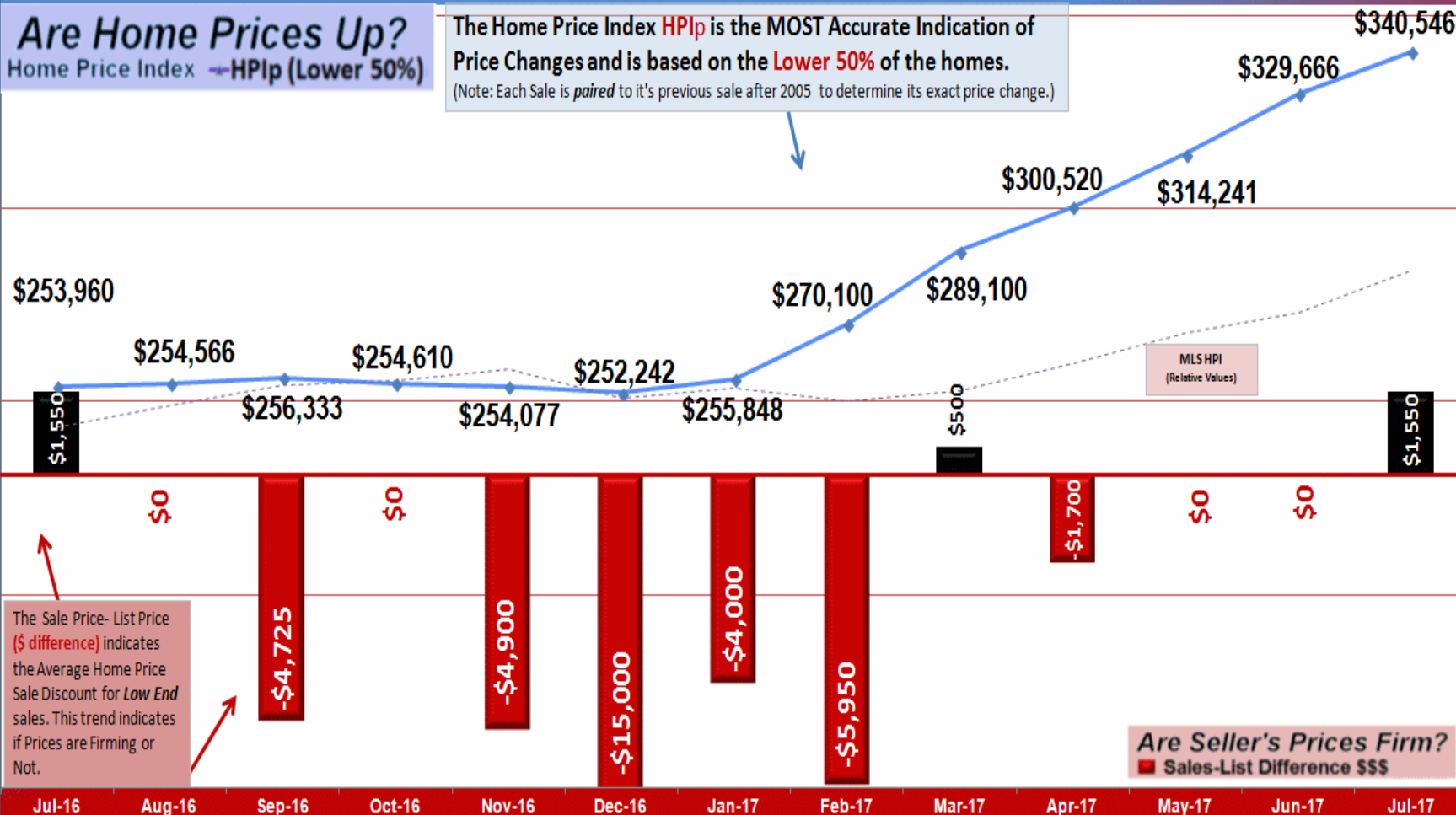
Attached Abbotsford Townhouse Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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.)



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

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



Townhouses

Sales Discount \$\$

Sale Price - Original List Price (\$ difference)

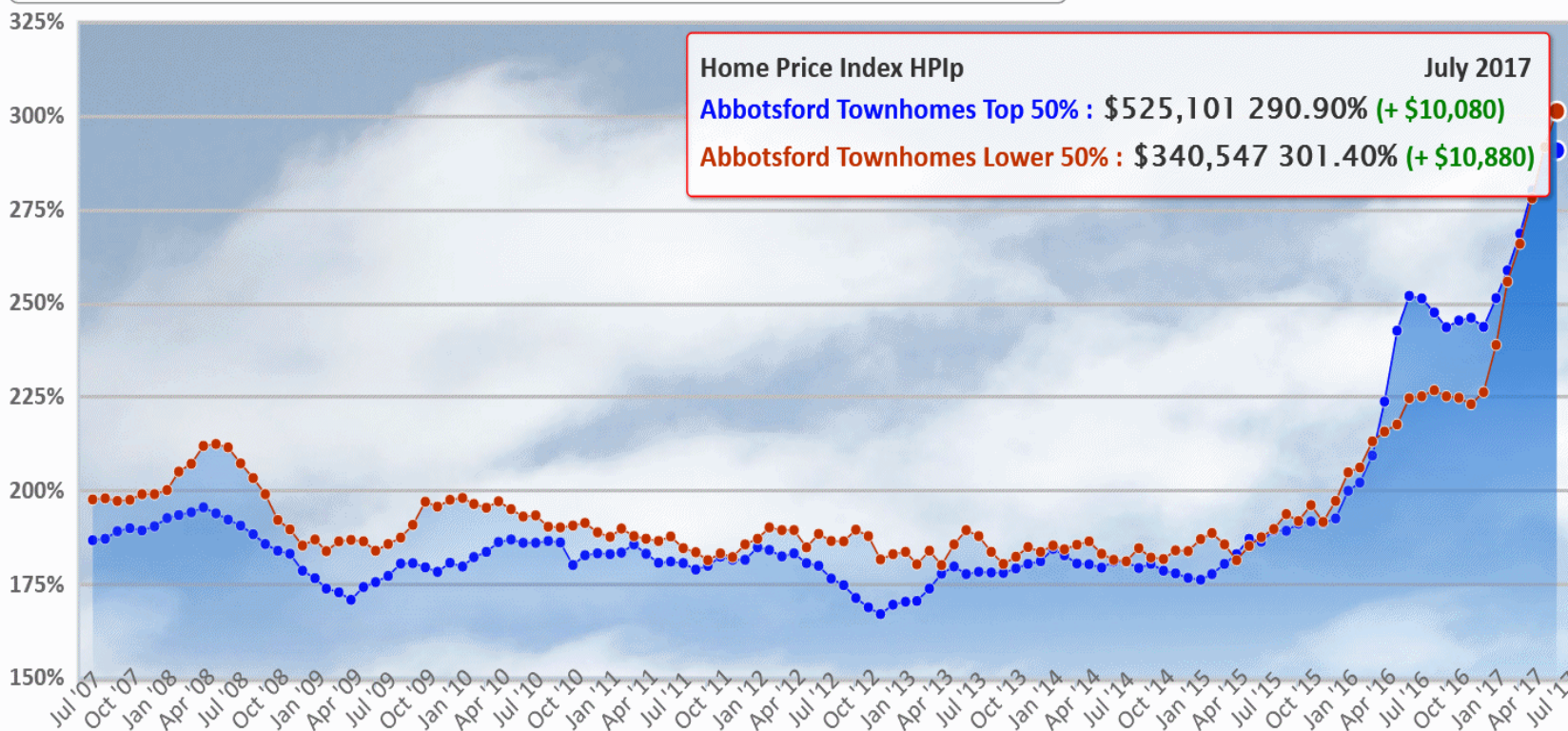
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Abbotsford Townhomes Top 50% : HPIp Forecast+ Forecast-
 Abbotsford Townhomes Lower 50% : HPIp Forecast+ Forecast-



Monthly Home values

Date	Value
Jul 2017	% 290.90
Jun 2017	% 285.30
May 2017	% 280.20
Apr 2017	% 268.70
Mar 2017	% 258.90
Feb 2017	% 251.50
Jan 2017	% 243.80
Dec 2016	% 246.20
Nov 2016	% 245.50
Oct 2016	% 243.70
Sep 2016	% 247.70
Aug 2016	% 251.40

May over area to 2008 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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Home Price Changes
(Home Price Index Paired sales from 2005)



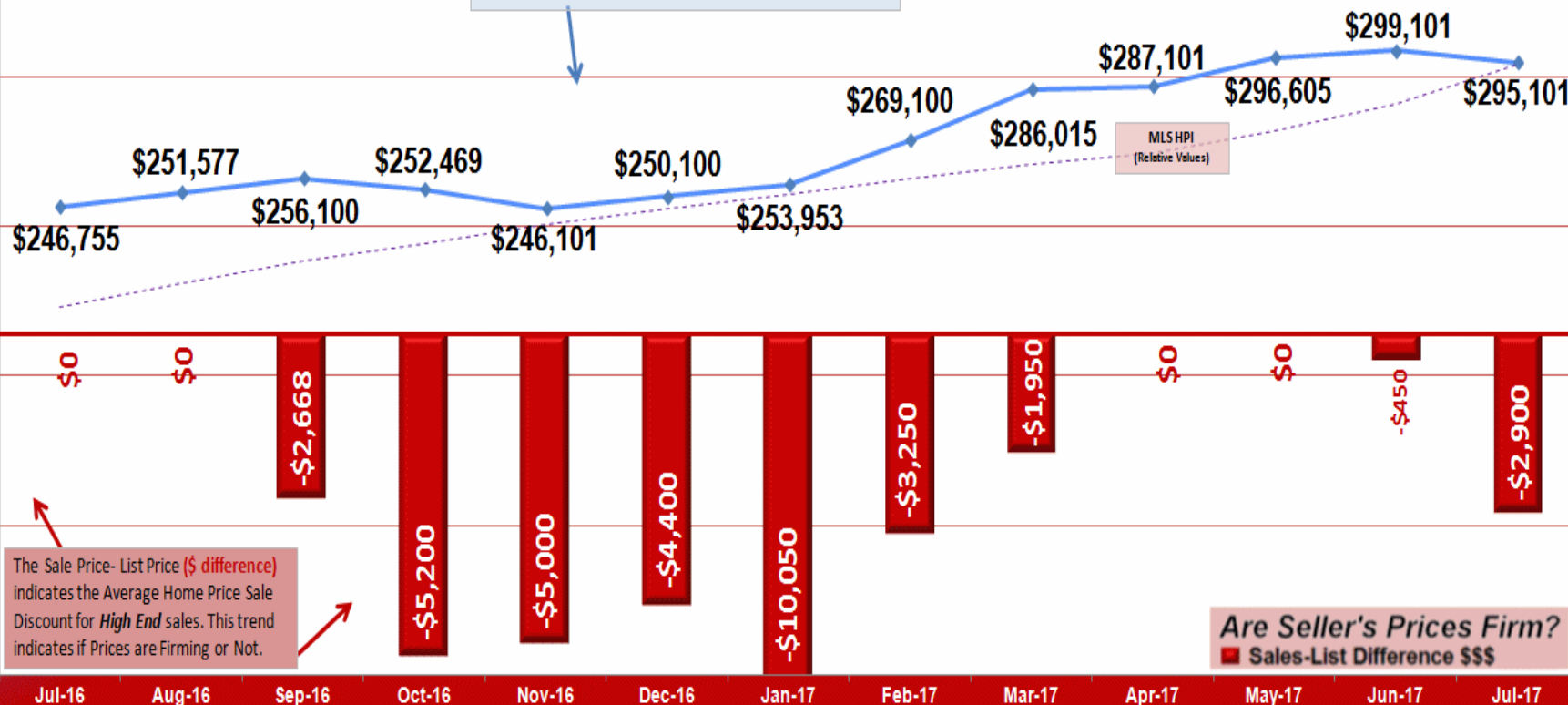
Condominiums

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 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.)



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 \$\$\$

*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

Abbotsford

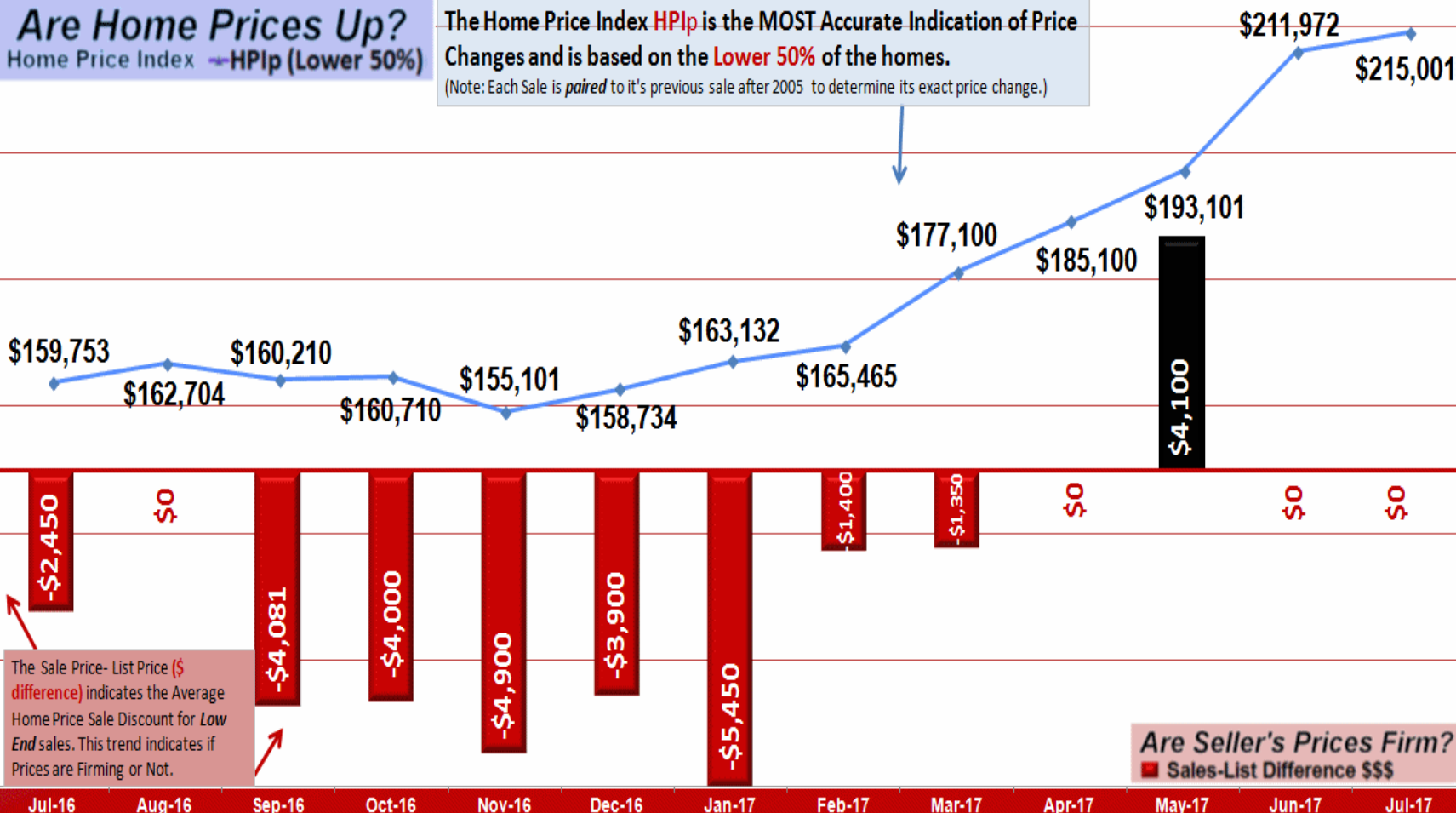
Condos Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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 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 \$\$\$



Condominiums

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

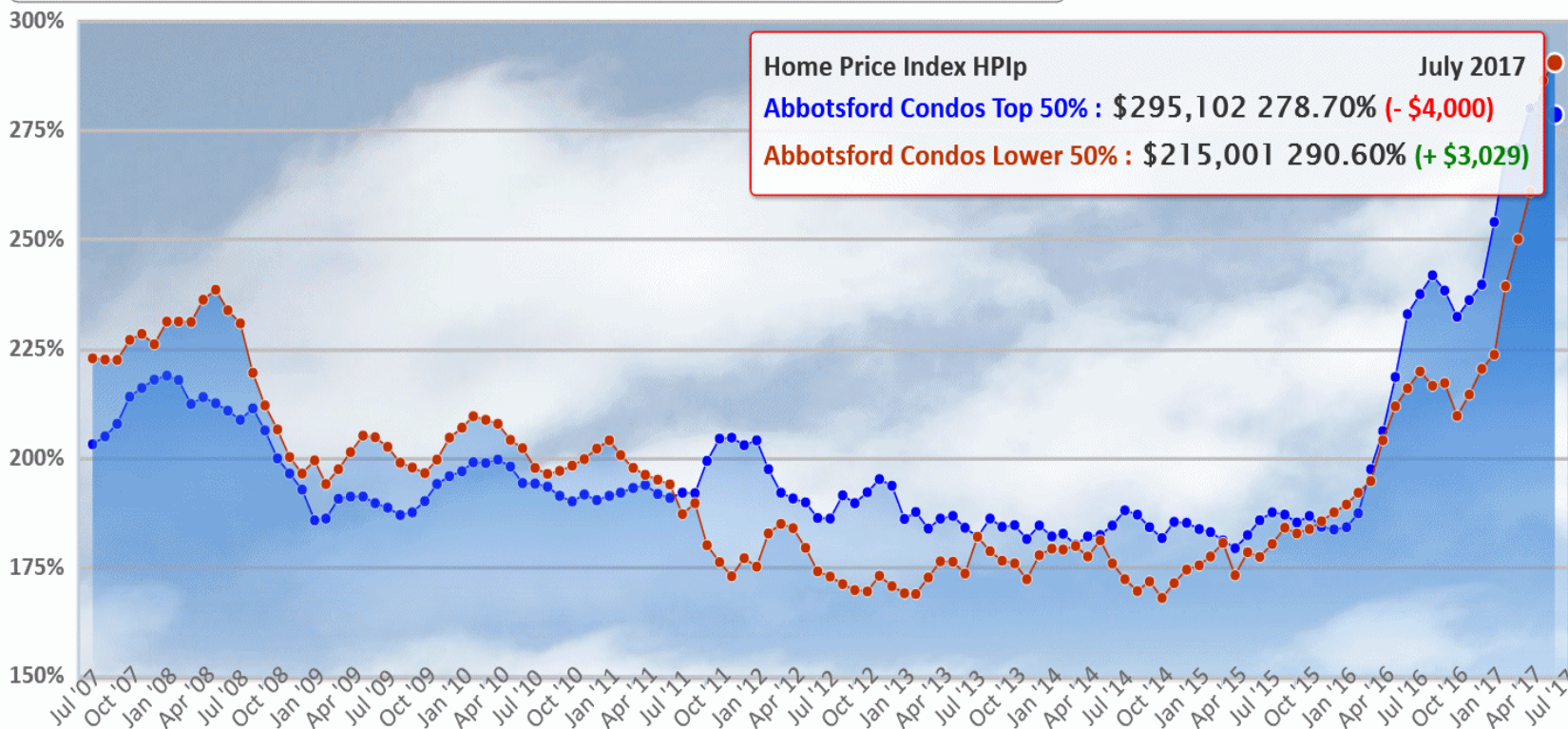
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Abbotsford Condos Top 50% : HPIp Forecast+ Forecast-
 Abbotsford Condos Lower 50% : HPIp Forecast+ Forecast-



Monthly Home values

Date	Value
Jul 2017	% 278.70
Jun 2017	% 282.50
May 2017	% 280.10
Apr 2017	% 271.10
Mar 2017	% 270.10
Feb 2017	% 254.10
Jan 2017	% 239.80
Dec 2016	% 236.20
Nov 2016	% 232.40
Oct 2016	% 238.40
Sep 2016	% 241.90
Aug 2016	% 237.60



*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 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

attached homes



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Market Analysis and Forecasting

Aug 1/17

Chilliwack

Satisfaction
Guaranteed!

Chilliwack (+ Sardis) Sub areas Statistics - July 2017

Neighbourhoods	Total Listings	Sales	DOM	Sale Price	Sell - List \$Difference	%SOLD
Chilliwack W Yale-Well	78	27	20	99%	-\$2,400	34.6%
Chilliwack E Young-Yale	59	26	16	100%	-\$950	44.1%
Chilliwack N Yale-Well	19	8	8	100%	-\$450	42.1%
Chilliwack Yale Rd West	5	2	8	100%	-\$2,450	0.0%
Chilliwack Mountain	3	0				0.0%
East Chilliwack	1	0				0.0%
Sardist W Vedder Rd	30	11	18	98%	-\$6,000	36.7%
Sardist E Vedder Rd	28	11	15	98%	-\$7,000	39.3%
Vedder S Watson-Promontc	85	20	25	99%	-\$1,900	23.5%
Promontory	40	12	9	100%	-\$950	30.0%
Yarrow	0	0				0.0%
Total Activity	348	117	17	99%	-\$1,900	34%

Chilliwack (+ Sardis) List Price Ranges Statistics - July 2017

Home Price Range	Total Listings	Sales	DOM	Sale Price	Sell - List \$Difference	%SOLD
0-\$100,000	5	1	14	92%	-\$7,400	20.0%
\$100,001-\$150,000	27	13	15	100%	\$0	48.1%
\$150,001-\$200,000	34	13	7	100%	\$0	38.2%
\$200,001-\$250,000	32	16	22	99%	-\$2,400	50.0%
\$250,001-\$300,000	41	17	32	99%	-\$4,000	41.5%
\$300,001 and more	209	57	15	99%	-\$2,000	27.3%
Total Activity	348	117	17	99%	-\$1,900	34%

Aug 1 2017 Chilliwack(+Sardis) Market Update Attached Townhomes/Condos

Current: Chilliwack (+Sardis) is in a Sellers Market with average listing inventories, a 34 %SOLD rate and a 100% Sell/List Ratio.

(This means that there is an average of a \$1,900 discount on a sale from the original list price)

Most Active Price Range: Attached homes between \$200,000 - \$250,000 have 50.0 %SOLD rate.

Least Active Price Range: Attached homes below \$100,000 have 20.0 %SOLD rate.

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

HPIp (Top 50%) shows that prices increased \$45,744.

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

HPIp (Lower 50%) shows that prices increased \$40,224.

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

HPIp (Top 50%) shows that prices increased \$87,337.

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

HPIp (Lower 50%) shows that prices increased \$74,247.

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

Forecast: The total Listing Inventories are 10% more than the same month in 2016.

The Chilliwack Attached Real Estate Market is continuing to be a sellers market for the next month.

July's Real Estate Statistics show 78% of Fraser Valley's Detached Markets increasing values in July; conversely just 52 % in the Vancouver Markets had price increases. Gone of the Exhausting Highly Emotional Charged Markets that we have seen in the last few years. Overall, Single Family Homes in the Fraser Valley experienced an Average Monthly Price Increase of \$6,045, which is a major decrease over the \$19,160 increase that we saw in June. Last year our Markets peaked in July/ August and this year we are forecasting that we are at the end of the Sellers Market across most Detached Markets.

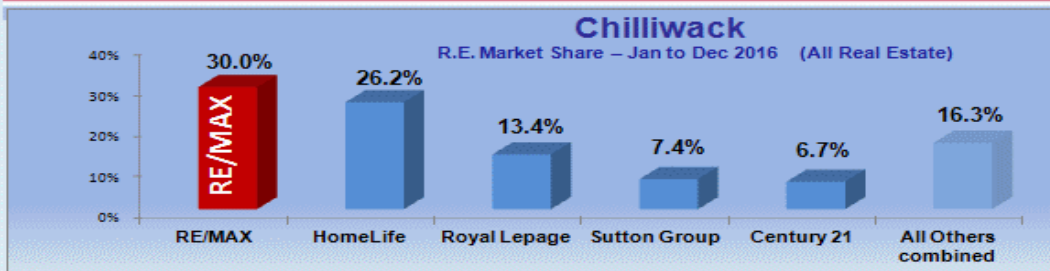
Currently 88% of the Attached Markets are increasing at a fast pace in Greater Vancouver (51 of 58 Markets). We continue to analyze and provide 97 individual City's Home Price Indexes to supply you the MOST ACCURATE Market Trends every 2 weeks. Please contact us for your own Market Value Update with an in depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighbourhood.

Analytical Methods: The Chilliwack 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 **Chilliwack HPIp Top 50%** representing the higher end sales and the **Chilliwack 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: FVRES, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: RMXReports.com

the RE/MAX Market Share Reports



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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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John Corrie

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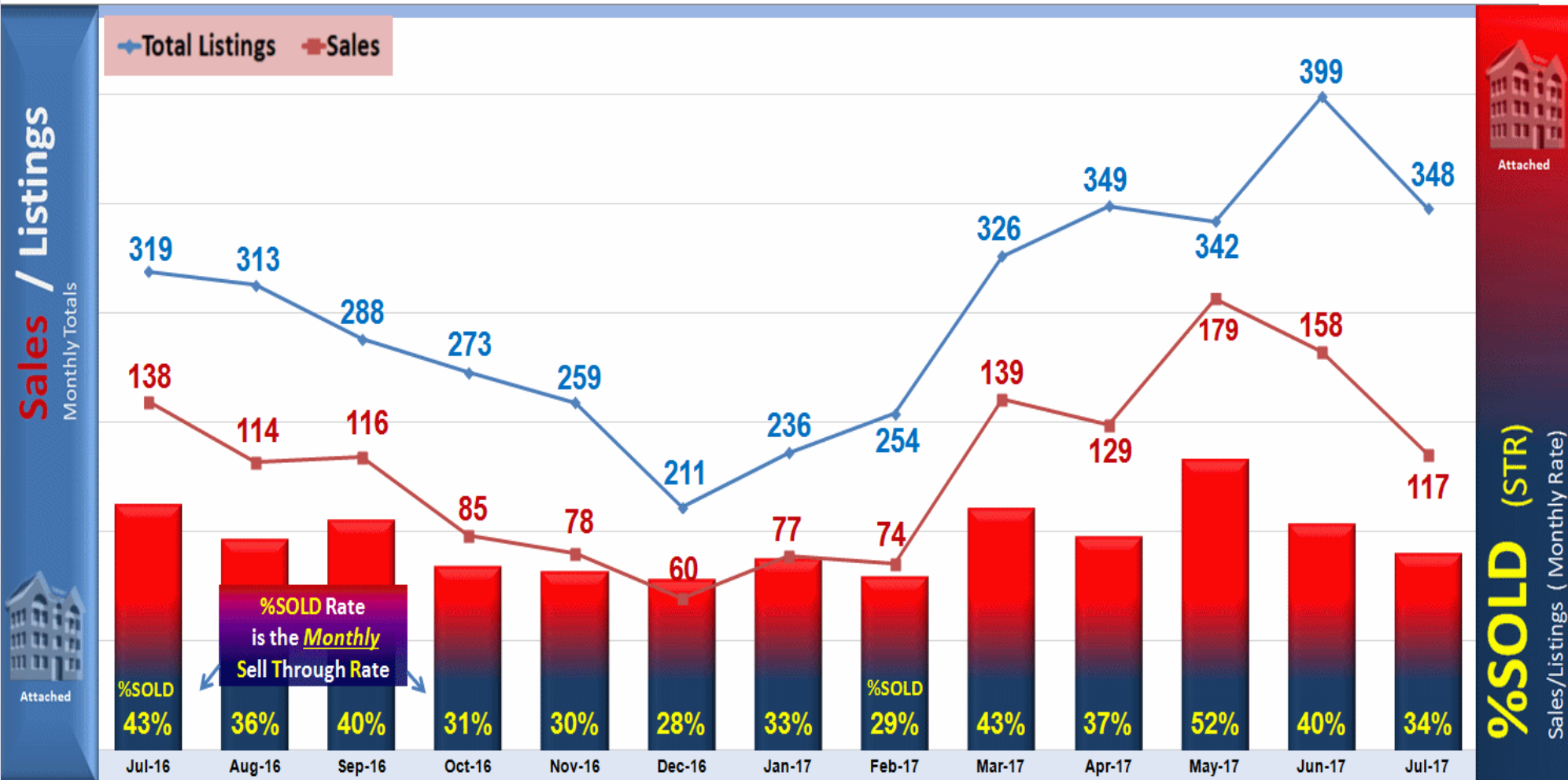
JohnCorrie.com

Ph: 604-859-2341 Cell: 604-309-0540



Attached Townhomes/ Condos Chilliwack (+ Sardis)

Total Listings*, Sales, and %SOLD rates



Sales / Listings

Monthly Totals



Attached

%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

Chilliwack

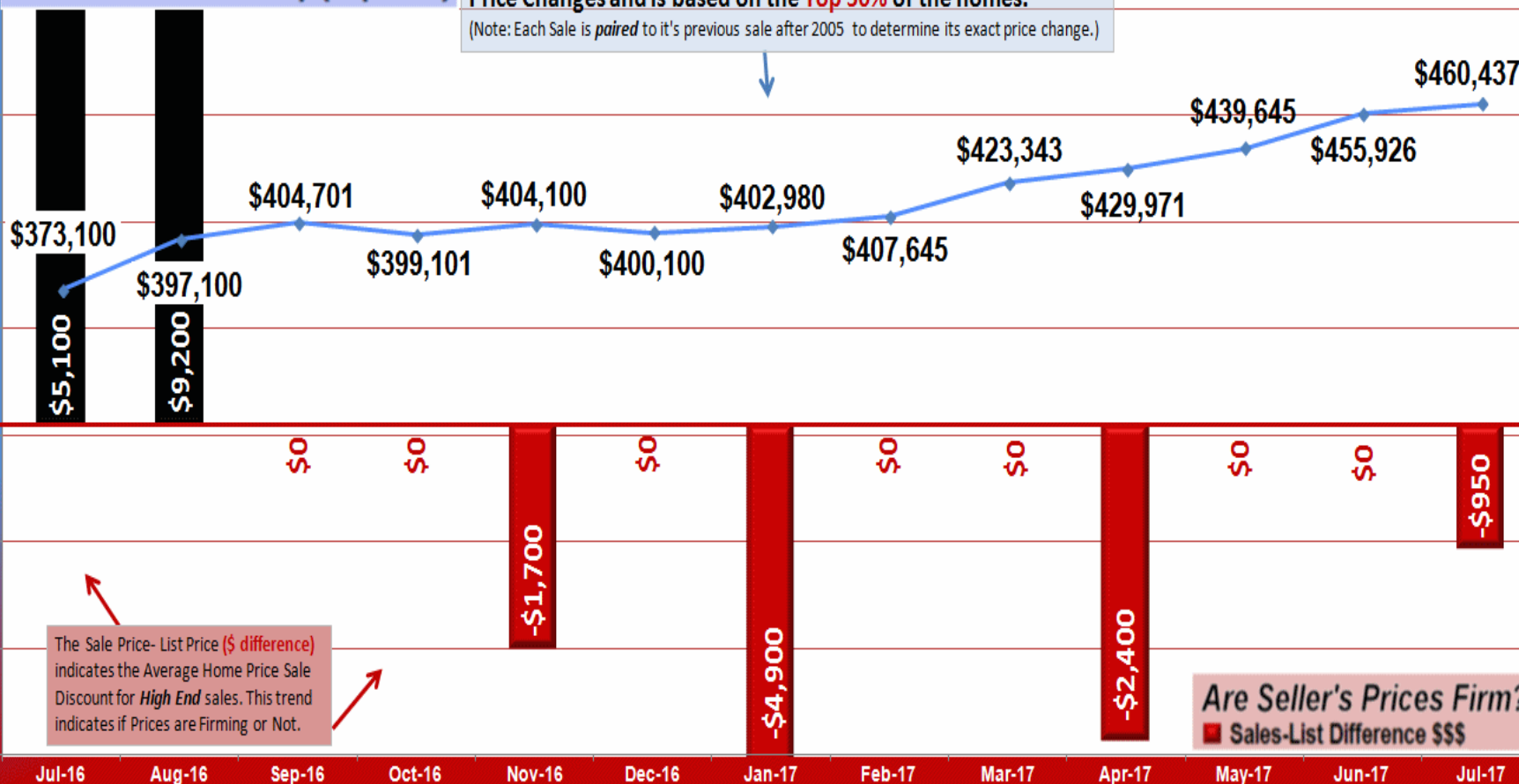
Townhouse Home Price Index HPIp (Top 50%). Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Townhouses

Sales Discount \$\$

Sale Price - Original List Price (\$ difference)

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)
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Attached

Chilliwack

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

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



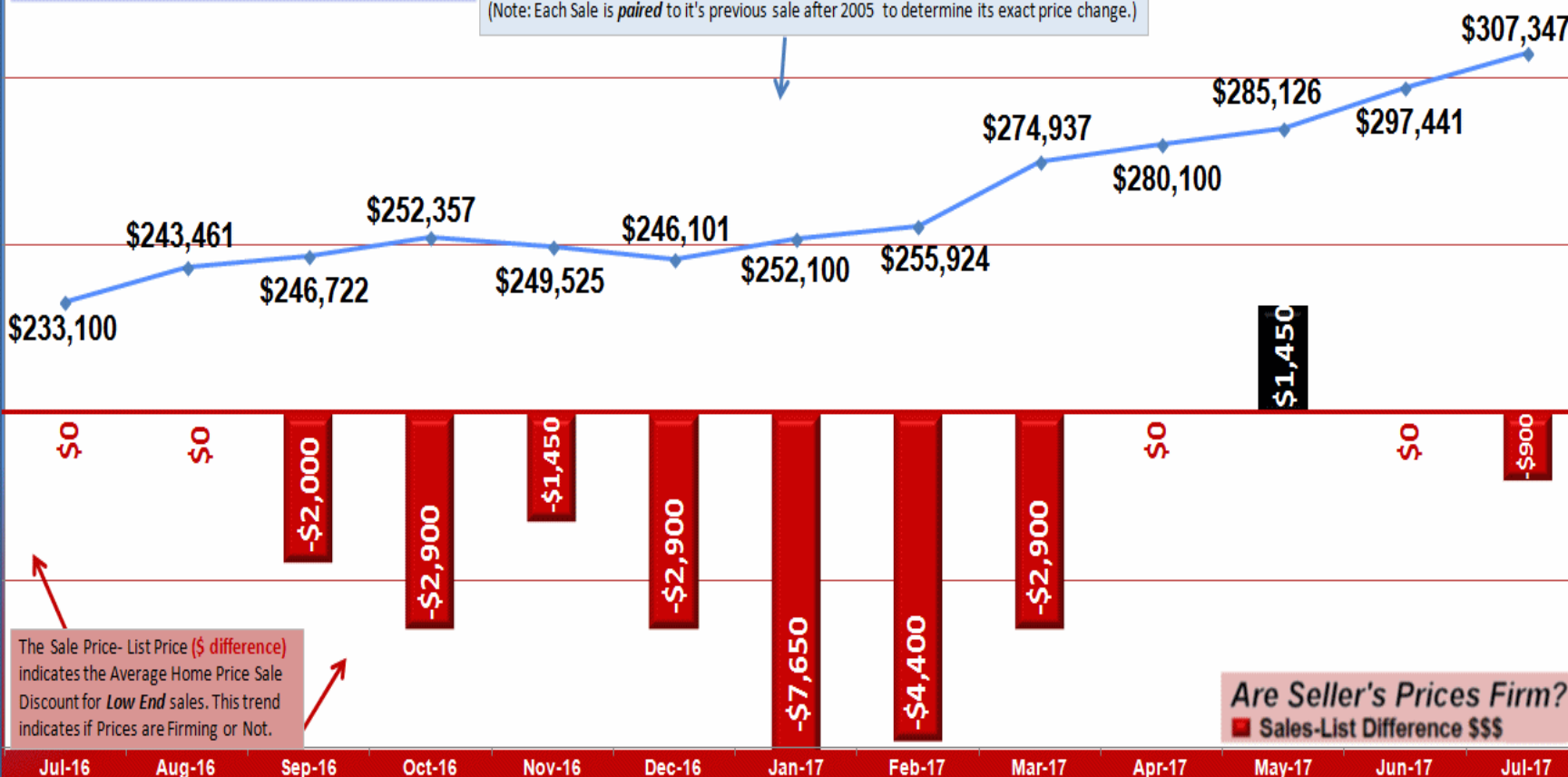
Townhouses

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.

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Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

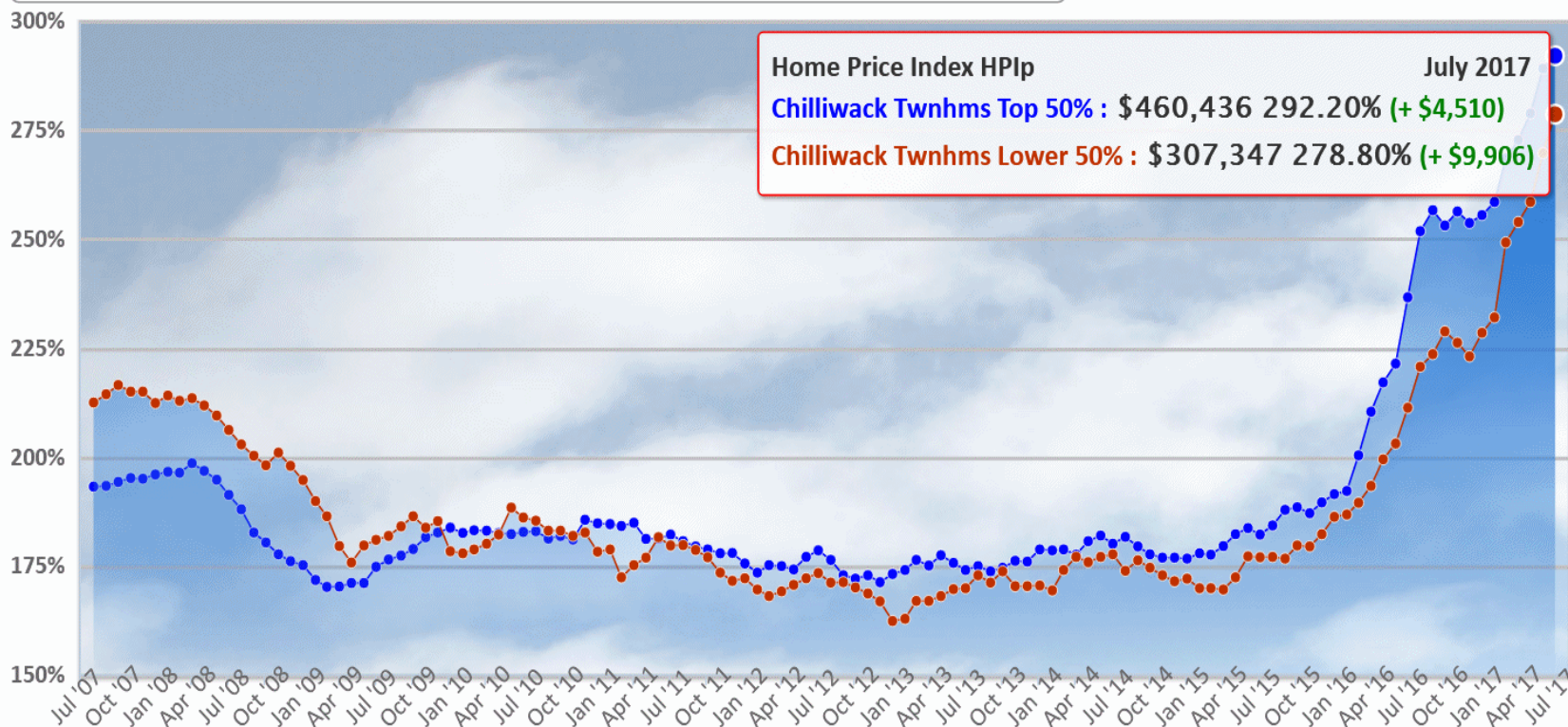
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Chilliwack Twnhms Top 50% : HPIp Forecast+ Forecast-
Chilliwack Twnhms Lower 50% : HPIp Forecast+ Forecast-



Monthly Home values

Date	Value
Jul 2017	% 292.20
Jun 2017	% 289.30
May 2017	% 279.00
Apr 2017	% 272.90
Mar 2017	% 268.70
Feb 2017	% 258.70
Jan 2017	% 255.70
Dec 2016	% 253.90
Nov 2016	% 256.50
Oct 2016	% 253.30
Sep 2016	% 256.80
Aug 2016	% 252.00

<< < 1 2 3 > >>

Drag over area to 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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Attached

Chilliwack

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)



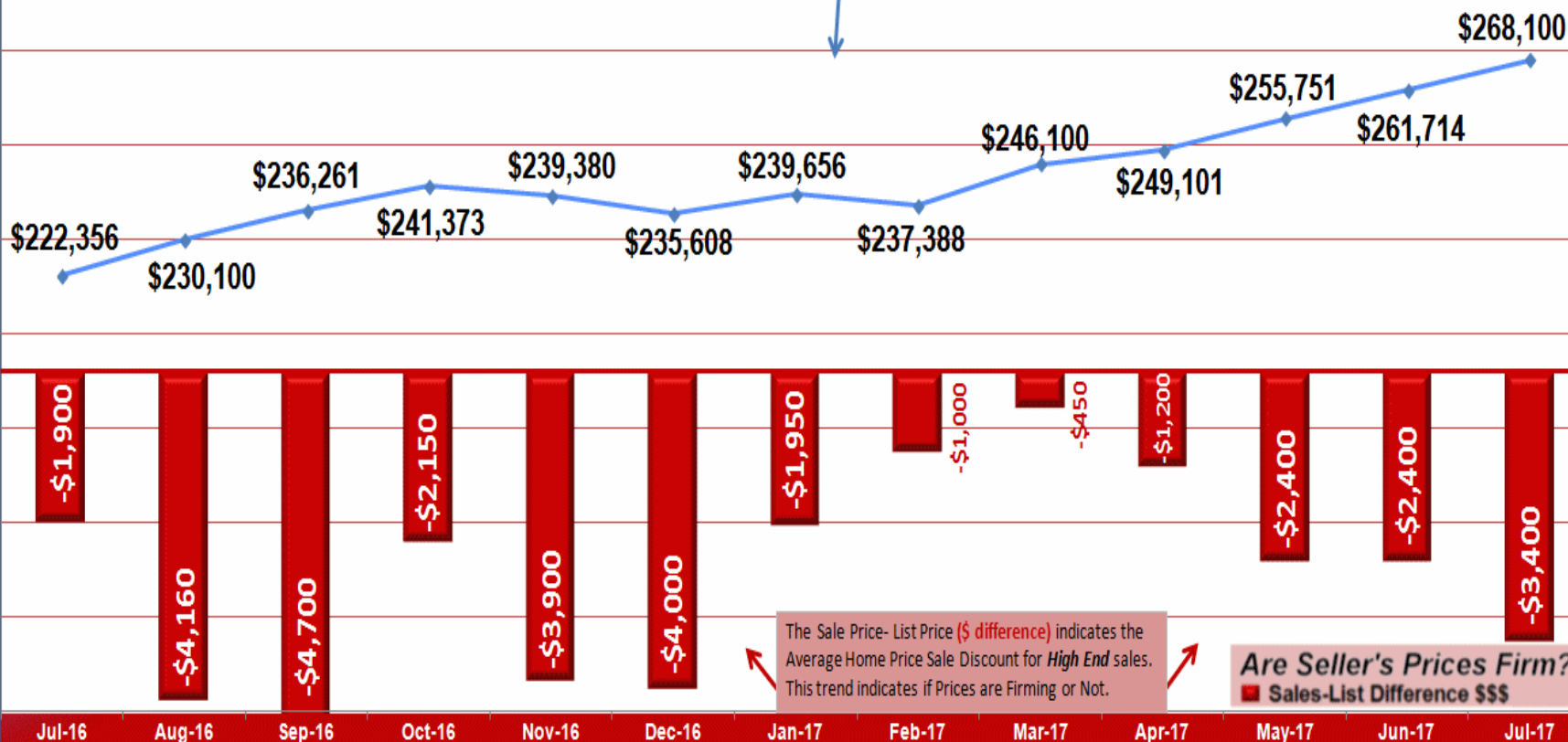
Condominiums

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

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

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(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 High 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](#)
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Attached

Chilliwack

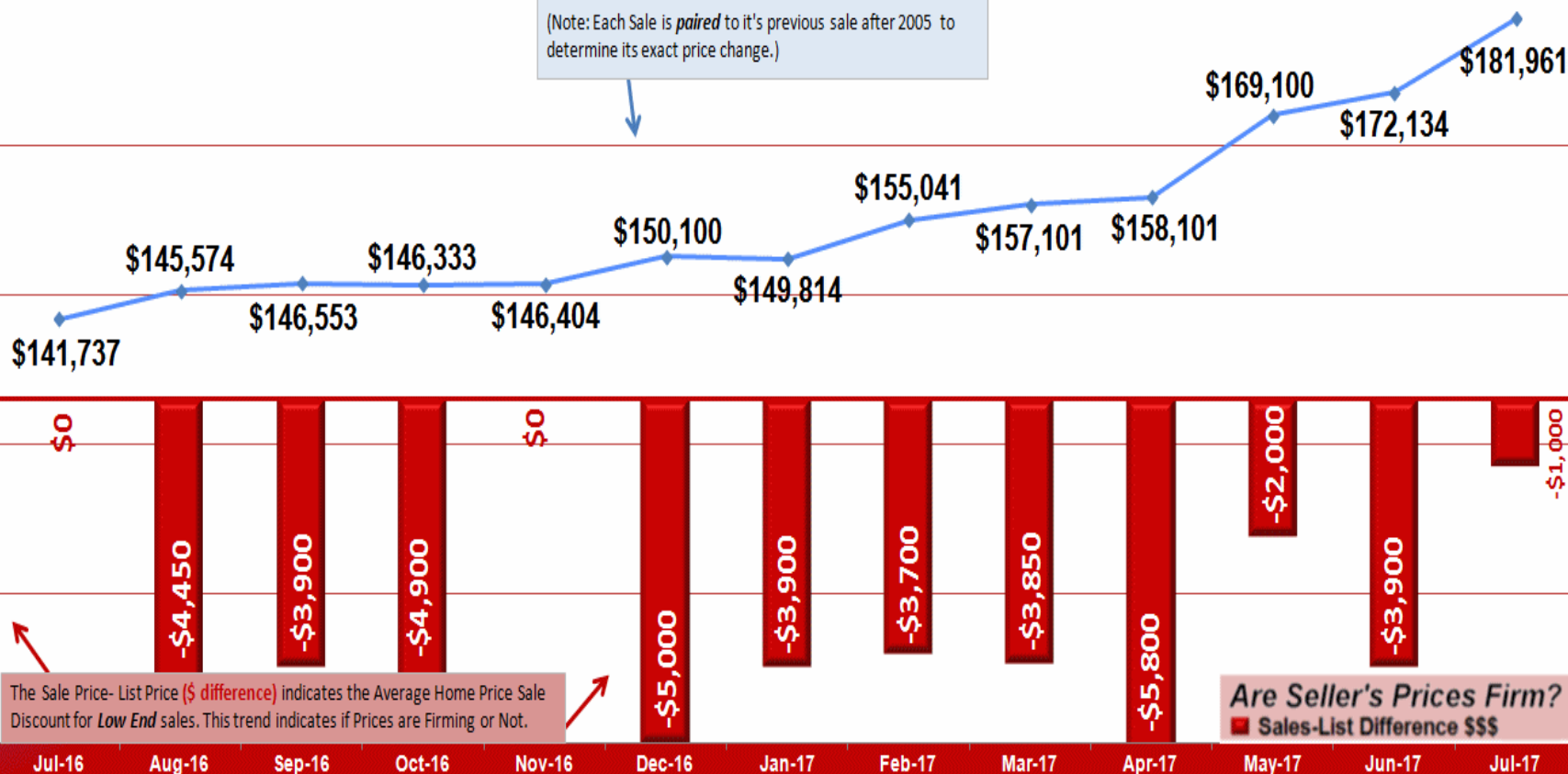
Condos Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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 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 \$\$\$



Condominiums

Sales Discount \$\$

Sale Price - Original List Price (\$ difference)



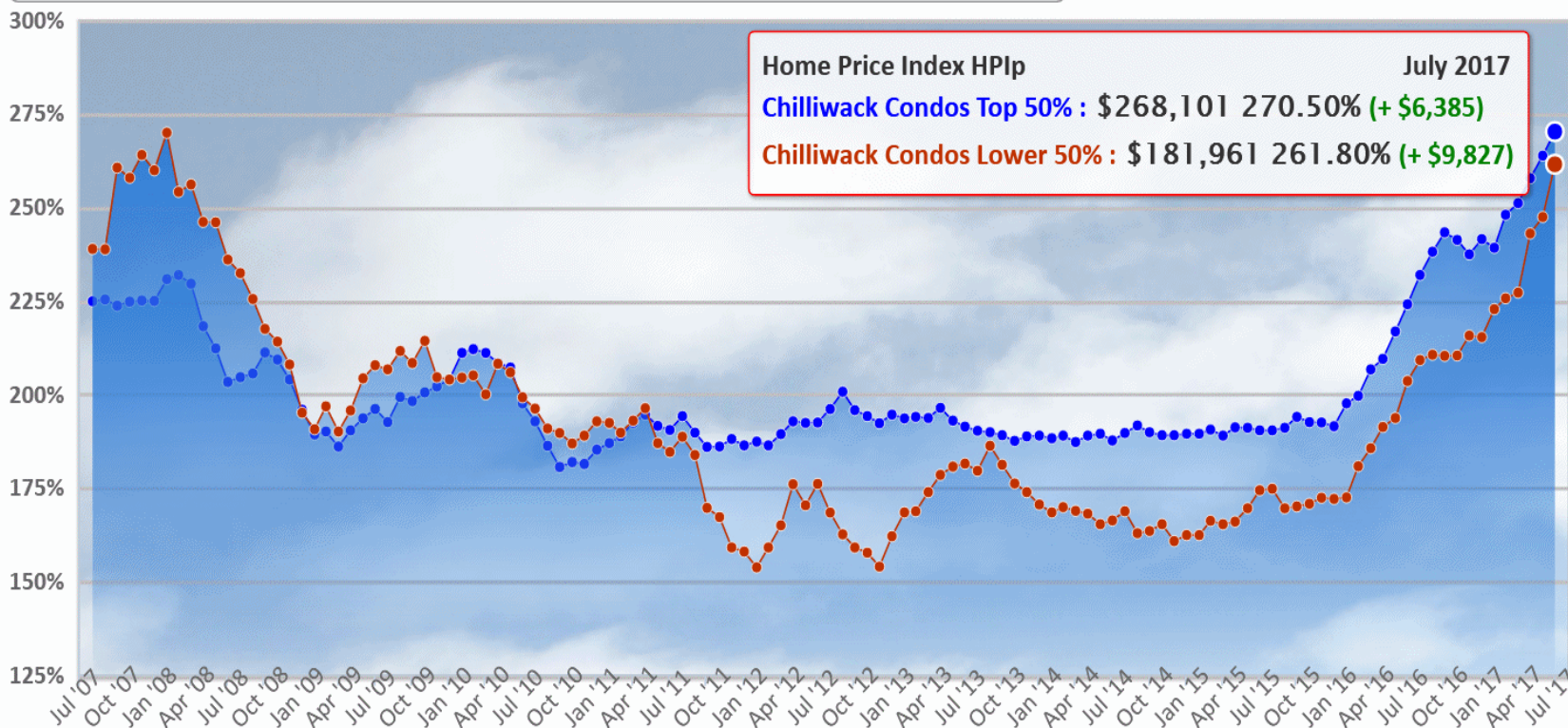
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Chilliwack Condos Top 50% : HPIp Forecast+ Forecast-
Chilliwack Condos Lower 50% : HPIp Forecast+ Forecast-



Home Price Index HPIp July 2017
Chilliwack Condos Top 50% : \$268,101 270.50% (+ \$6,385)
Chilliwack Condos Lower 50% : \$181,961 261.80% (+ \$9,827)

Monthly Home values

Date	Value
Jul 2017	% 270.50
Jun 2017	% 264.10
May 2017	% 258.10
Apr 2017	% 251.40
Mar 2017	% 248.30
Feb 2017	% 239.50
Jan 2017	% 241.80
Dec 2016	% 237.70
Nov 2016	% 241.60
Oct 2016	% 243.60
Sep 2016	% 238.40
Aug 2016	% 232.20

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Drag over area to ZOOM in

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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

