

Market Analysis and Forecasting

Market Analysis and Forecasting

The Shapka Group's Market Reports



Advanced Marketing Tools





The Shapka Group's Market Reports

Detached

- [Burnaby](#)
- [Coquitlam](#)
- [Maple Ridge](#)
- [New West](#)
- [Port Coquitlam](#)
- [Port Moody](#)

Attached

- [Burnaby](#)
- [Coquitlam](#)
- [Maple Ridge](#)
- [New West](#)
- [Port Coquitlam](#)
- [Port Moody](#)

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



*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.



detached homes



attached homes

Sterling

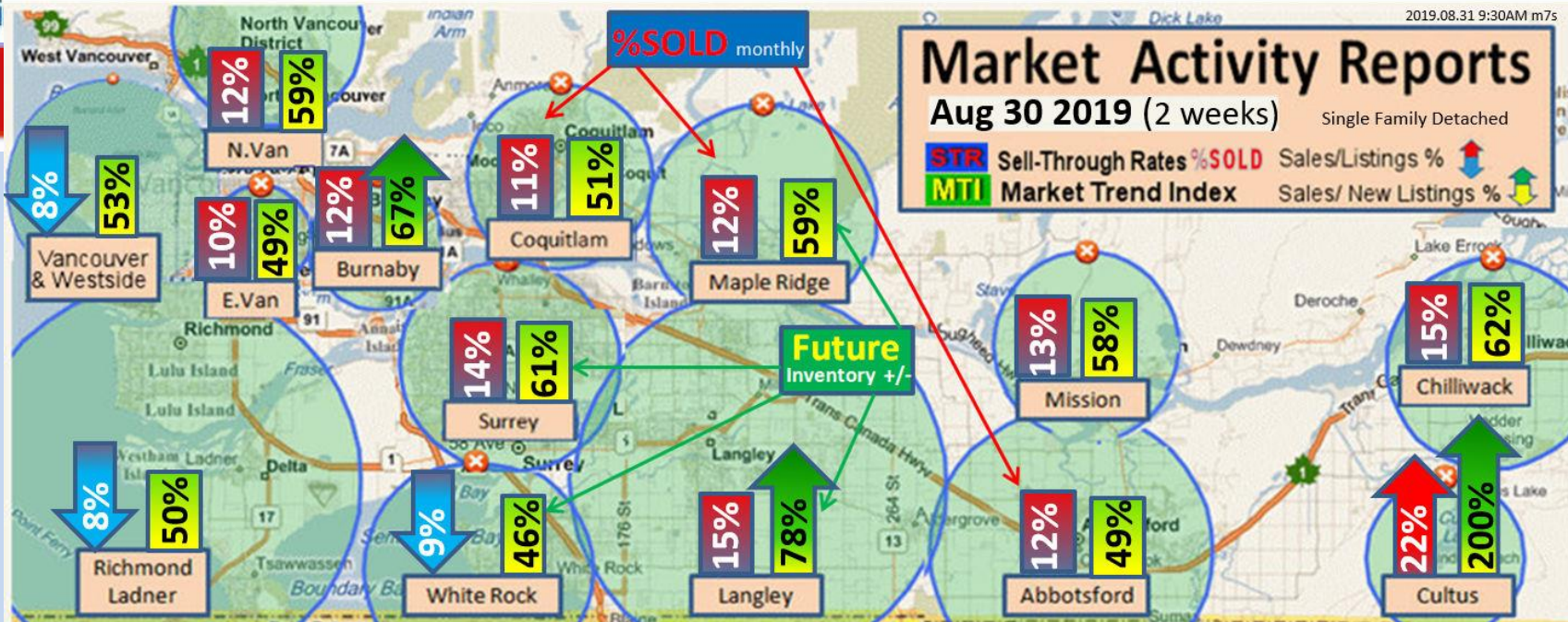
2019.08.31 9:30AM m75

Market Activity Reports

Aug 30 2019 (2 weeks) Single Family Detached

STR Sell-Through Rates %SOLD Sales/Listings %

MTI Market Trend Index Sales/ New Listings %



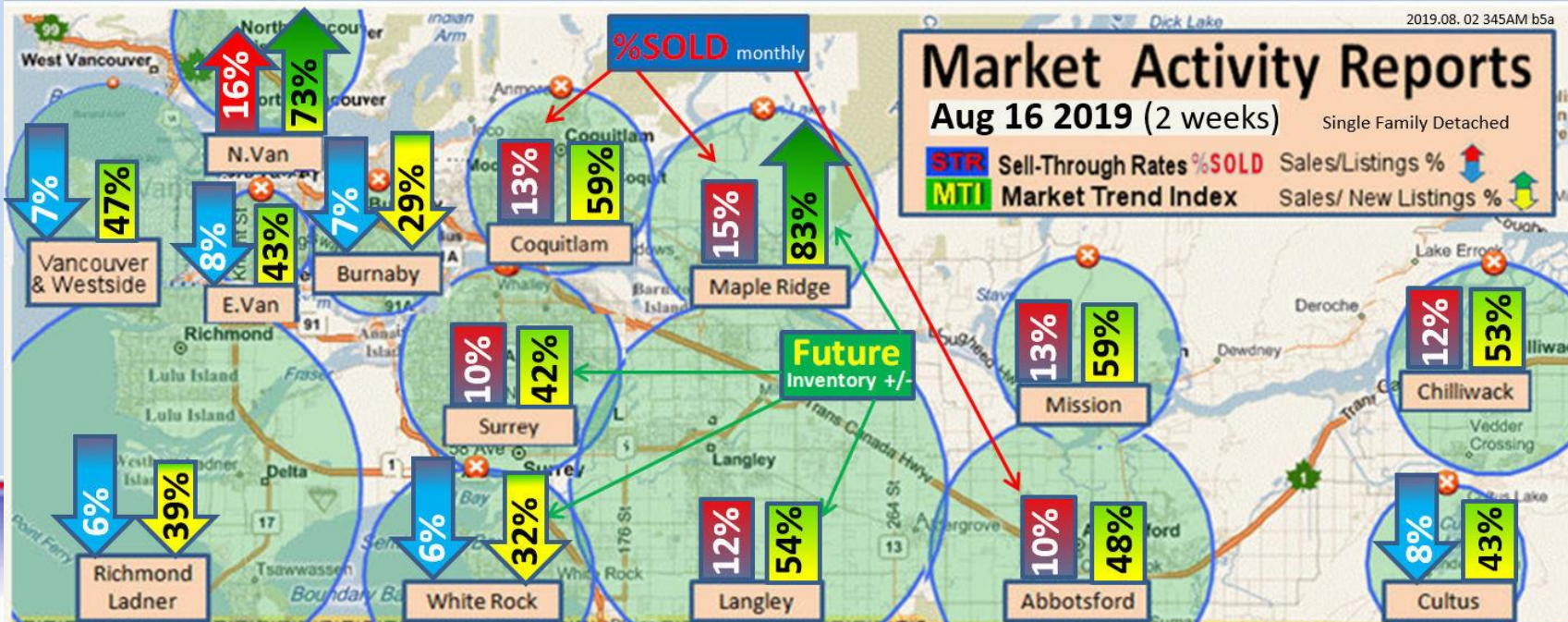
2019.08.02 3:45AM b5a

Market Activity Reports

Aug 16 2019 (2 weeks) Single Family Detached

STR Sell-Through Rates %SOLD Sales/Listings %

MTI Market Trend Index Sales/ New Listings %



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Vancouver & Fraser Valley

Sales (2 wks)/ Listings Graph

Aug 30 2019 (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)

2019.08.31.930AM m7s



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

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Vancouver & Fraser Valley

Sales (2 wks)/ Listings Graph

Aug 16 2019 (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)

2019.08.3.330AM b5a



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detached homes

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Market Analysis and Forecasting

Sept 1/19 Coquitlam

Coquitlam Real Estate Price Changes (\$/%)

高貴林房地產價格變動 / 高貴林房地產價格變動

Housing Types: Year-To-Date Jun 2018 – Jun 2019 (Quarters)

房屋类型: 迄至今年 (每季) 由2018 六月份至2019 六月份

Powered by: Vancouver Junket Reports HPIp

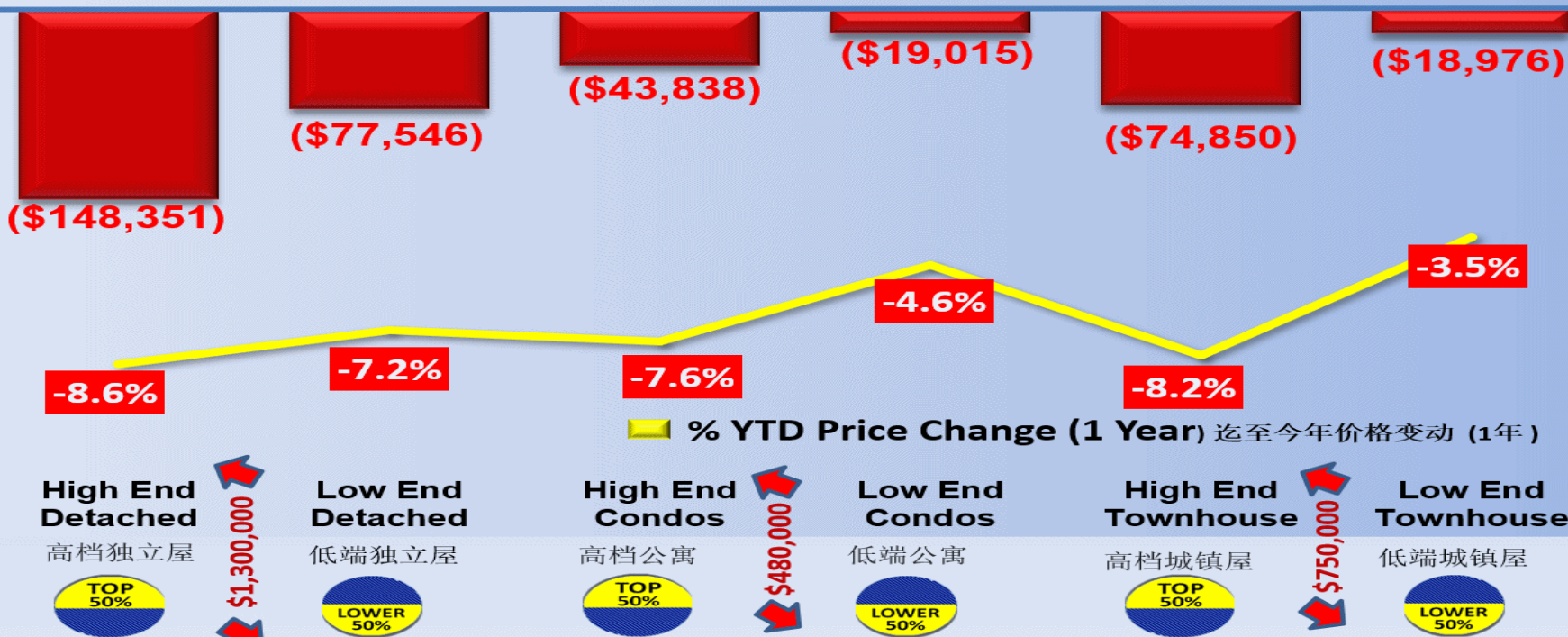
■ \$\$ YTD Price Change (1 Year) 价格变动 (1年)

年終住房價格變動
年終住房價格變動

年終住房價格變動
年終住房價格變動

YTD Home Price Changes \$\$

YTD Home Price Changes %



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

High End Detached

高档独立屋



Low End Detached

低端独立屋



High End Condos

高档公寓



Low End Condos

低端公寓



High End Townhouse

高档城镇屋



Low End Townhouse

低端城镇屋



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

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Market Analysis and Forecasting

Sept 1/19 Coquitlam

Monthly Market Activity - Aug 2019 - Single Family



Sept 1, 2019 Coquitlam Market Update (Detached)

Current: Coquitlam's **12 % SOLD** Rate indicates a Stable Market.
 (This means 12 homes out of 100 sold last month with an Average \$60,544 Discount from the Original List Price)
Most Active Price Range: Homes between \$1.2 mill. - \$1.3 mill. have a **20.8 %SOLD** rate.
Least Active Price Range: Homes above \$2 mill. have **4.1 %SOLD** rate.

History: The Coquitlam Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$154,981.
 The Coquitlam Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$97,668.
 *The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.



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Market Analysis and Forecasting

Sept 1/19 **Coquitlam**

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

Coquitlam Price Range Statistics - Aug 2019

Home Price Range	Total Listings (Month)	Sales	DOM	Sell Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,000,000	99	16	34	95%	-\$29,900	16.2%	↑
\$1,000,000-1,200,000	101	21	27	95%	-\$55,000	20.8%	↑
\$1,200,001-\$1,300,000	129	15	38	96%	-\$58,088	11.6%	
\$1,300,001-\$1,550,000	131	17	59	93%	-\$105,000	13.0%	
\$1,550,001-\$2,000,000	45	4	92	67%	-\$815,000	8.9%	↓
\$2,000,001 and more	122	5	70	85%	-\$413,286	4.1%	↓
Total Activity	627	78	38	94%	-\$60,544	12%	

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Aug-18	Jul-19	Aug-19	9/1/2019	Change	
Total Listings** (A,S,T,C,X)	635	661	627		-34	↓
Active Listings	506	534	498	472	-26	↓
Solds	60	86	78		-8	↓
DOM	32	27	38		12	↑
%SOLD (Sales/Listings /Mthly Rate)	9%	13%	12%		-0.6%	↓
(Top 50%) Home Price Index HPIp	\$1,671,454	\$1,548,101	\$1,516,473		-\$31,628	↓
(Lower 50%) Home Price Index HPIp	\$1,059,492	\$981,101	\$961,824		-\$19,277	↓

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Market Analysis and Forecasting

Sept 1/19 **Coquitlam**

What Sold in your Neighbourhood and for What Price?

Coquitlam Neighbourhood Statistics - Aug 2019				Detached		
Neighbourhoods	Total Listings	Sales	DOM	Sell Price /List Price	Sell - List \$Difference	%SOLD
Burke Mountain	102	11	66	94%	-\$88,000	10.8%
Central Coquitlam-Chineside	129	19	36	94%	-\$69,250	14.7%
Coquitlam East	30	5	53	94%	-\$91,900	16.7%
Cape Horn	21	5	34	97%	-\$38,888	23.8%
Coquitlam West	73	6	68	75%	-\$559,451	8.2%
Eagle Ridge-Canyon Springs	15				\$0	0.0%
Harbour Chines	19	2	69	93%	-\$174,000	10.5%
Hockaday	12	2	41	93%	-\$105,556	16.7%
Harbour Place	5	1	70	99%	-\$20,000	20.0%
Meadow Brook	14	2	12	98%	-\$14,950	14.3%
Maillardville	52	5	23	91%	-\$135,000	9.6%
New Horizons	22	2	20	97%	-\$26,500	9.1%
Park Ridge Estates	2	1	3	98%	-\$30,000	50.0%
Ranch Park	34	11	36	95%	-\$53,000	32.4%
River Springs	9	1	52	96%	-\$34,000	11.1%
Scott Creek	10	1	9	94%	-\$74,900	10.0%
Eagle Ridge - Summit	8				\$0	0.0%
Westwood Plateau-Summit	70	4	42	87%	-\$200,000	5.7%
Total Activity	627	78	38	94%	-\$60,544	12%



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Market Analysis and Forecasting

Sept 1/19 Coquitlam

Next Months Market Forecast

Forecast:

Coquitlam has a normal Listing supply; 472 homes are for sale. With the **12 % SOLD** Monthly Rate (**STR**) gives us ~8 months of inventory. 25% of the Active Listings have reduced their price by \$106,909 on Average or \$59,000 Median. We project Coquitlam Detached to be a Stable Market.

August's Real Estate Statistics shows 67% of Vancouver's Detached Home decreased in values this month. Overall, Single Family Homes in Metro Vancouver experienced an Average Monthly Price Decrease of \$13,210. This is a positive improvement from the \$22,076 drop we saw in July. On the other hand, the Fraser Valley also shows a minimal monthly price decrease of just \$1,699. We are forecasting Declining Detached Home Prices across most of the Fraser Valley and Vancouver Markets the next quarter. Currently, the Condo Market presents a Cool Market with 80% of the Greater Vancouver (Lower Mainland) Condo Prices decreasing **\$3,518** on average. Many new Condo Projects are now competing against the existing market. On the same note, 64% of the Townhouse Markets decreased **\$3,432** on average (18 out of 28 Markets). We are forecasting a Buyer's Market in most Condo and Townhouse Markets for the coming quarter. We 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 Neighborhood. Raw Data collected from the Real Estate Boards: FVREB - REBGV - CADREB and they assume no responsibility for its accuracy. Copyright: RMXReports.com



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Sept 1/19 **Coquitlam**

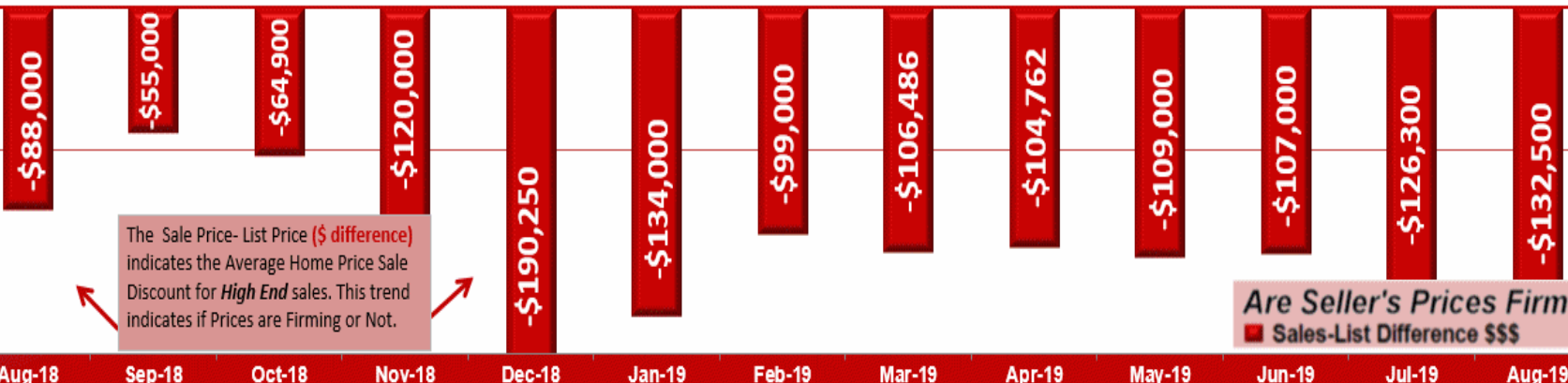
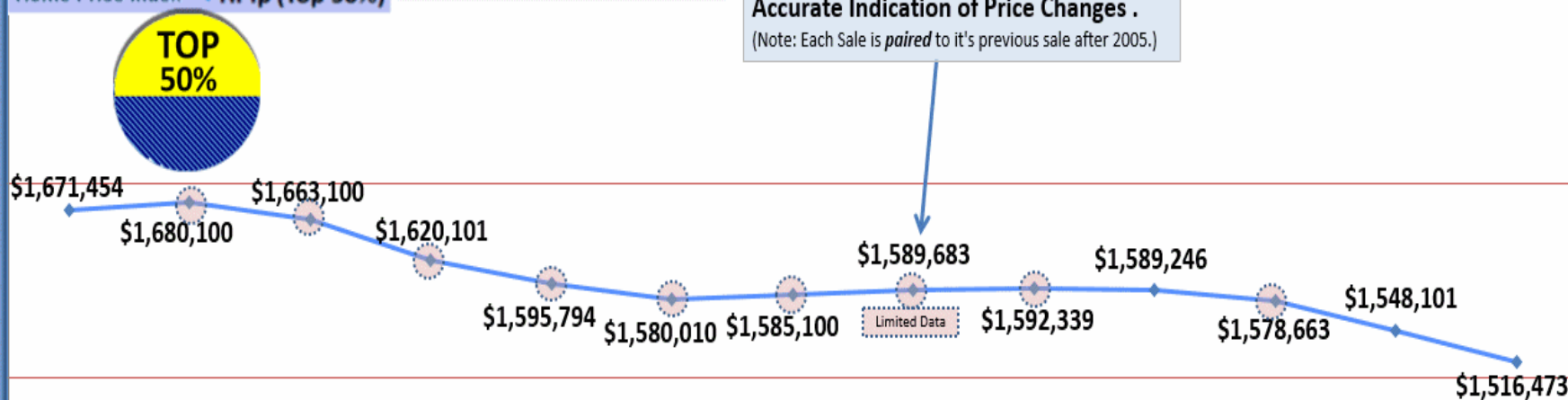
Detached Coquitlam Home Price Index **HPIp (Top 50%)**, Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

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

Homes **Over \$1,300,000**

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 **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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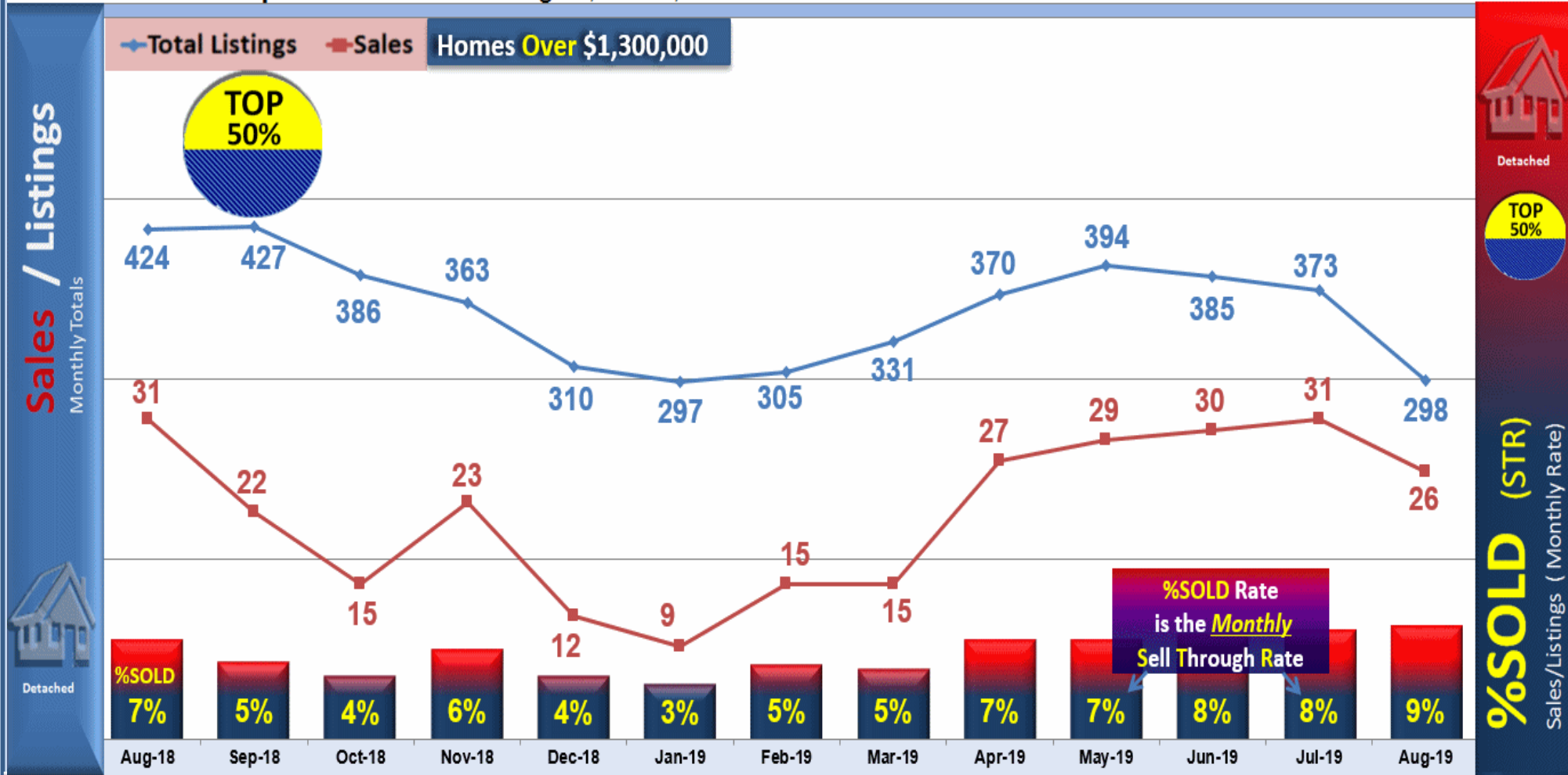


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Market Analysis and Forecasting

Sept 1/19 **Coquitlam**

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



Sales / Listings

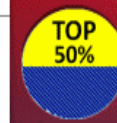
Monthly Totals



Detached



Detached



TOP 50%

%SOLD (STR)

Sales/Listings (Monthly Rate)

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Market Analysis and Forecasting

Sept 1/19 **Coquitlam**

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

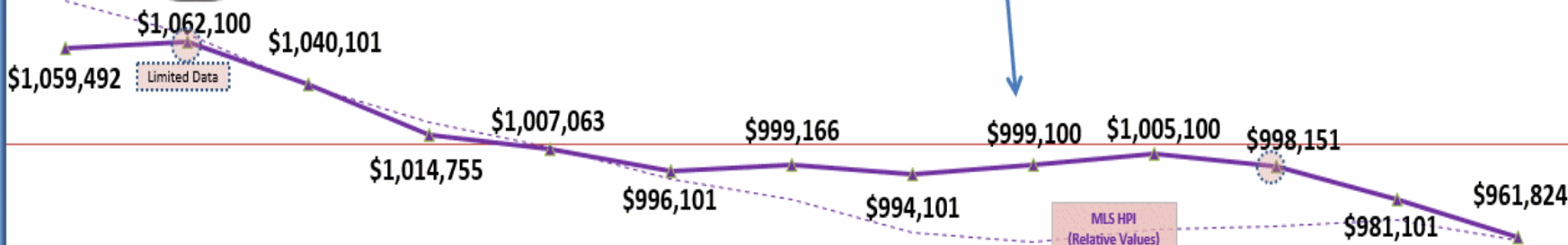
Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

Homes Below \$1,300,000

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.)



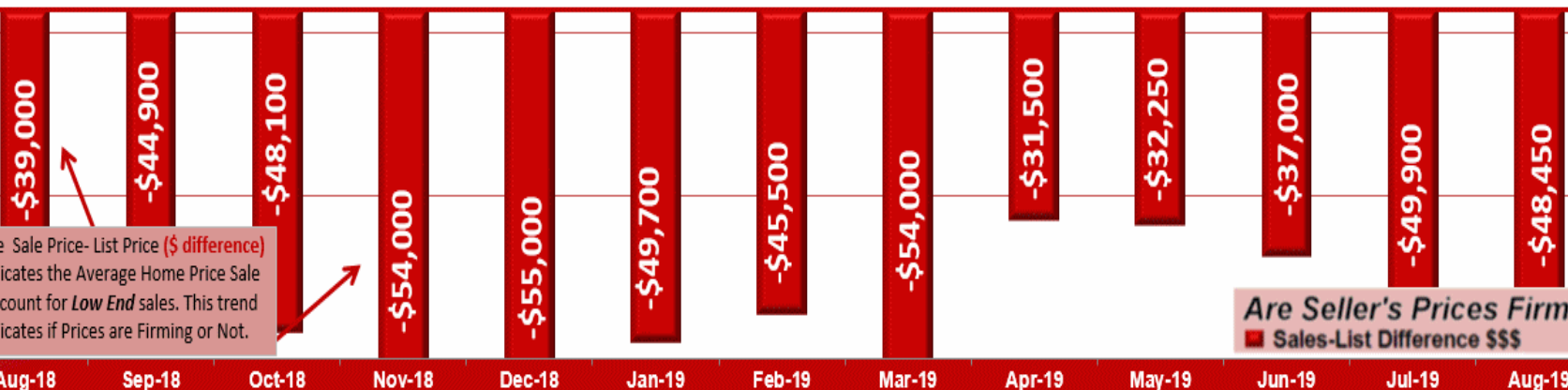
Home Price Changes
(Home Price Index Paired sales from 2005)



Detached

LOWER 50%

Sales Discount \$\$
Sale Price - Original List Price (\$ 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.

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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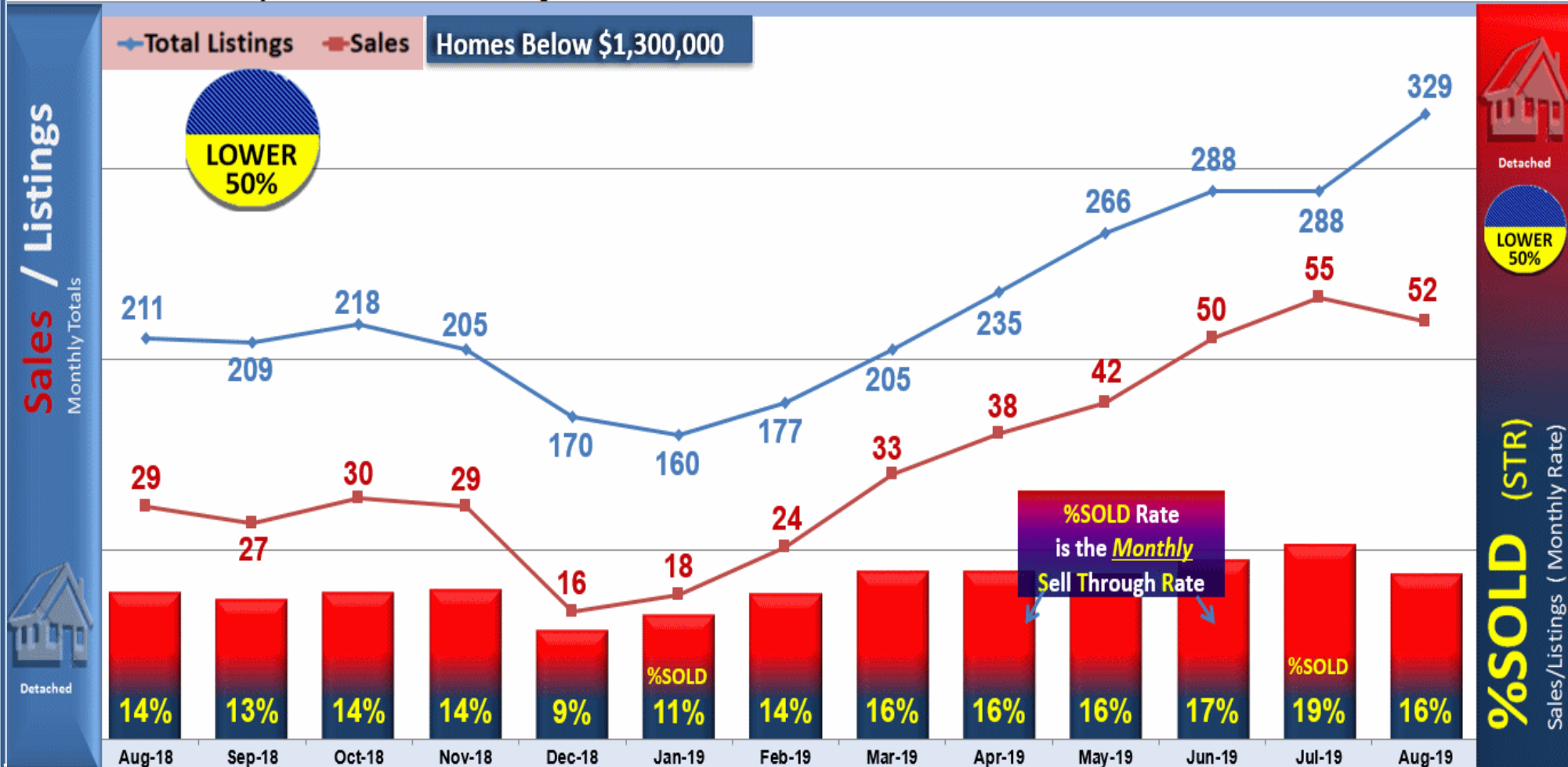


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Market Analysis and Forecasting

Sept 1/19 **Coquitlam**

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



Sales / Listings
Monthly Totals



Detached

LOWER 50%

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

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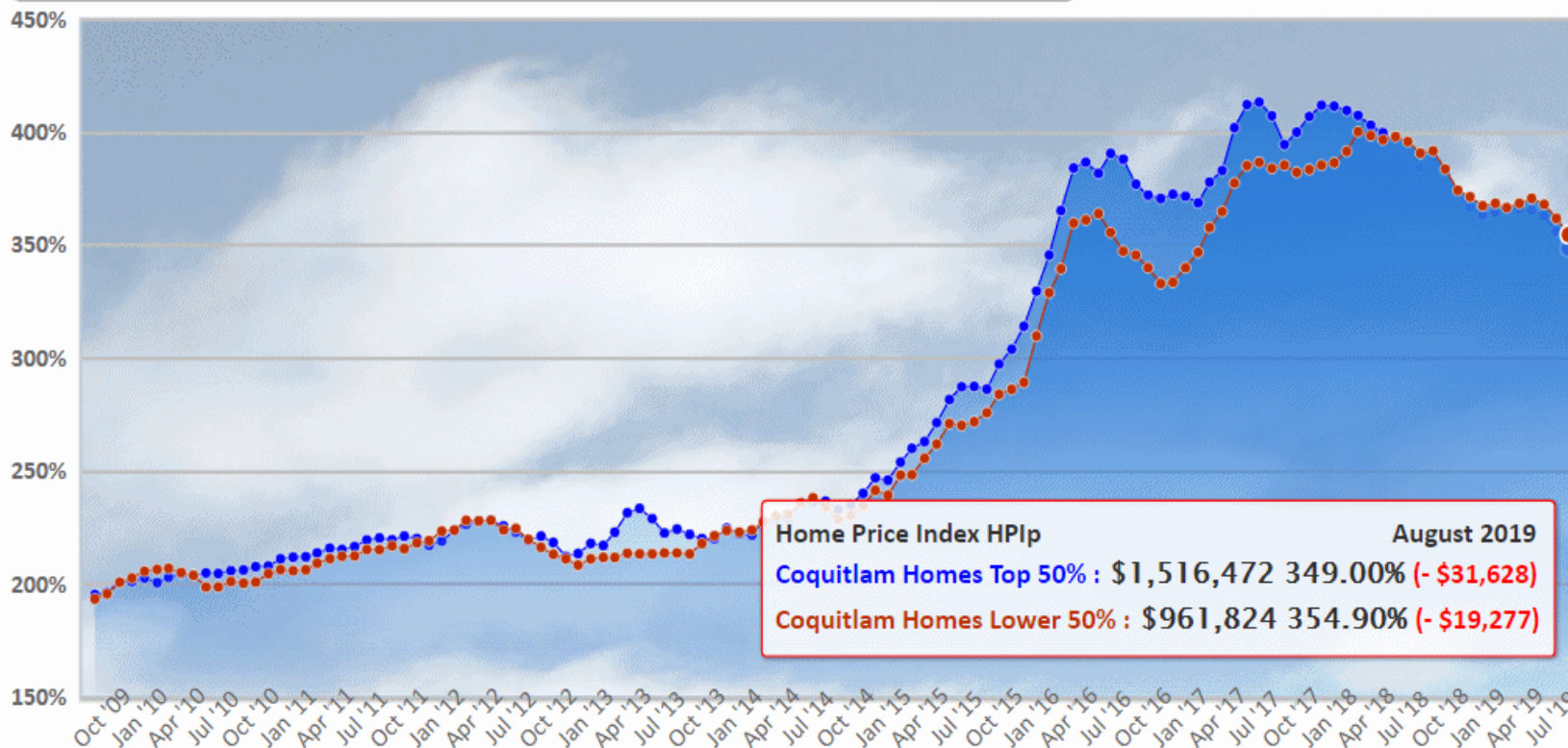
Market Analysis and Forecasting

Sept 1/19 **Coquitlam**

Powered by the Greater Vancouver Market Reports HPIp



Coquitlam Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Coquitlam Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly ▼ Home values

Date	Value
Aug 2019	% 349.00
Jul 2019	% 356.30
Jun 2019	% 363.30
May 2019	% 365.70
Apr 2019	% 366.40
Mar 2019	% 365.80
Feb 2019	% 364.80
Jan 2019	% 363.60
Dec 2018	% 367.20
Nov 2018	% 372.80
Oct 2018	% 382.70
Sep 2018	% 388.90

<<< 1 2 3 >>>

Highcharts.com

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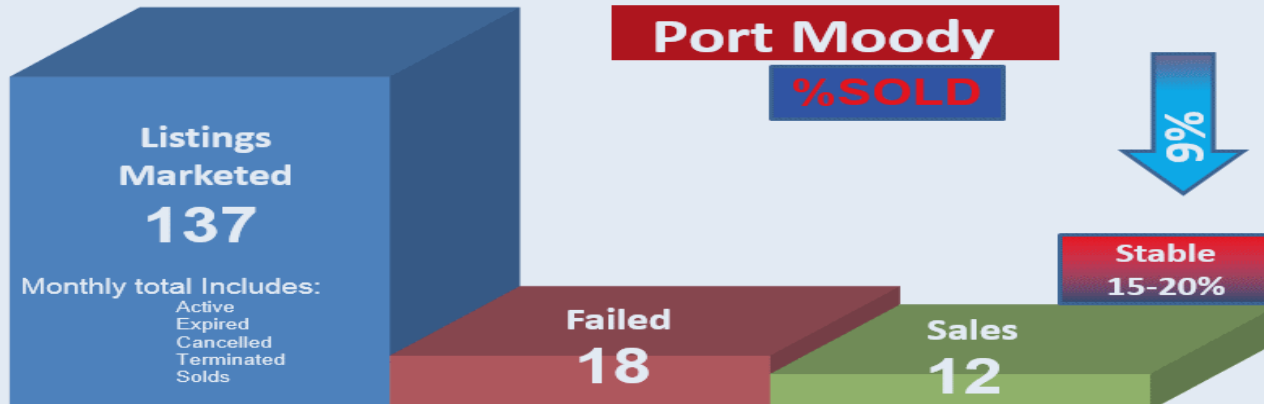
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Market Analysis and Forecasting Sept 1/19 Port Moody

Monthly Market Activity - Aug 2019- Single Family



Sept 1 2019 Port Moody Market Update (Detached)

Current: Port Moody's **9 %SOLD** Rate indicates a Buyer Market. (Meaning 9 Homes out of 100 Sold Last Month with an Average \$52,250 Discount from the Original List price).

Most Active Price Range: Homes below \$1 mill. have **38.5 %SOLD** rate.

Least Active Price Range: Homes above \$1.5 mill. have **1.9 %SOLD** rate.

History: Pt Moody YTD RMR HPI* shows that prices decreased \$77,000.

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



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Market Analysis and Forecasting Sept 1/19 Port Moody

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

Port Moody Price Range Statistics - Aug 2019							Detached
Home Price Range	Total Listings (/Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,000,000	13	5	20	99%	-\$6,900	38.5%	↑
\$1,000,001-\$1,200,000	48	5	53	95%	-\$67,875	10.4%	↓
\$1,200,001-\$1,500,000	22	1	117	82%	-\$395,000	4.5%	↓
\$1,500,001 and more	54	1	189	88%	-\$400,000	1.9%	↓
Total Activity	137	12	51	95%	-\$52,250	9%	↓

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Aug-18	Jul-19	Aug-19	9/1/2019	Change	
Total Listings** (A,S,T,C,X)	121	121	137		16	↑
Active Listings (1st of the month)	100	108	101	107	6	↑
Solds	5	11	12		1	↑
Days on Market (DOM)	50	25	51		26	↑
%SOLD (Sales/ Listings/Mthly Rate)	4%	9%	9%		0%	
Home Price Index	\$1,336,100	\$1,256,100	\$1,259,100		\$3,000	↑

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Market Analysis and Forecasting Sept 1/19 Port Moody

What Sold in your Neighbourhood and for What Price?

Port Moody Sub areas Statistics - Aug 2019				Detached		
Neighbourhoods	Total Listings (/Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Anmore	39	0				0.0%
Belcarra	10	0				0.0%
Barber Street	11	2	83	86%	-\$256,500	18.2%
College Park PM	15	3	20	99%	-\$6,900	20.0%
Glenayre	5	0				0.0%
Heritage Mountain	9	3	53	95%	-\$60,500	33.3%
Heritage Woods PM	22	1	81	95%	-\$67,875	4.5%
loco	0	0				0.0%
Mountain Meadows	2	0				0.0%
North Shore Pt Moody	11	1	189	88%	-\$400,000	9.1%
Port Moody Centre	13	2	49	98%	-\$16,950	15.4%
Total Activity	137	12	51	95%	-\$52,250	9%



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Market Analysis and Forecasting

Sept 1/19 Port Moody

Next Months Market Forecast

Forecast: Port Moody has Average Listing Supply; 137 homes are for sale and with the **9 %SOLD** Monthly Rate gives us a ~11 months of Inventory. We project Port Moody to continue into a Buyer Market.

August's Real Estate Statistics shows 67% of Vancouver's Detached Home decreased in values this month. Overall, Single Family Homes in Metro Vancouver experienced an Average Monthly Price Decrease of \$13,210. This is a positive improvement from the \$22,076 drop we saw in July. On the other hand, the Fraser Valley also shows a minimal monthly price decrease of just \$1,699. We are forecasting Declining Detached Home Prices across most of the Fraser Valley and Vancouver Markets the next quarter. Currently, the Condo Market presents a Cool Market with 80% of the Greater Vancouver (Lower Mainland) Condo Prices decreasing \$3,518 on average. Many new Condo Projects are now competing against the existing market. On the same note, 64% of the Townhouse Markets decreased \$3,432 on average (18 out of 28 Markets). We are forecasting a Buyer's Market in most Condo and Townhouse Markets for the coming quarter. We 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 Neighborhood. Data is from : FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: RMXReports.com



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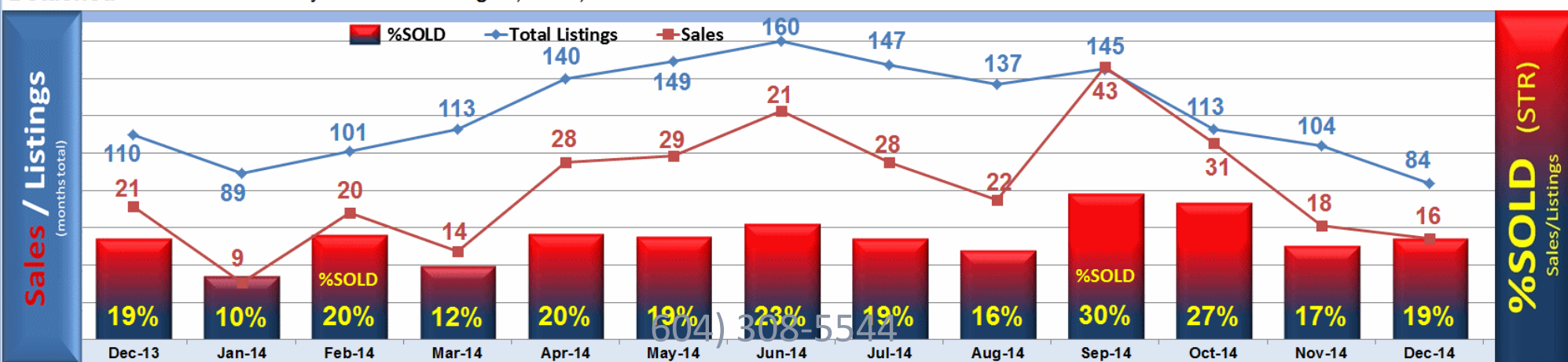
John Z

Jeff

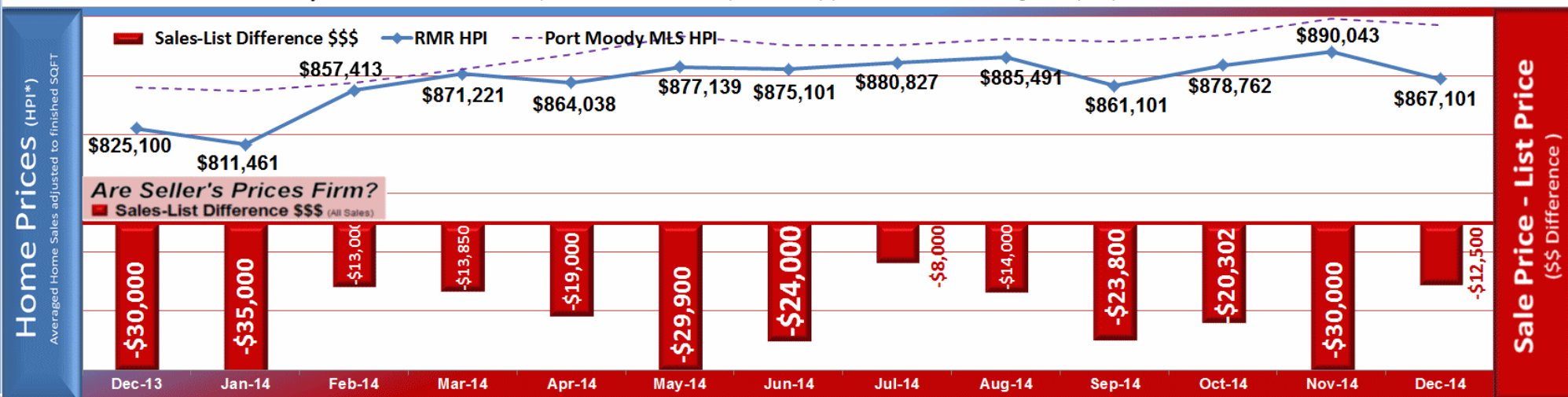
Market Analysis and Forecasting

Sept 1/19 Port Moody

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



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



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

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Market Reports

Statistics, on the Web!

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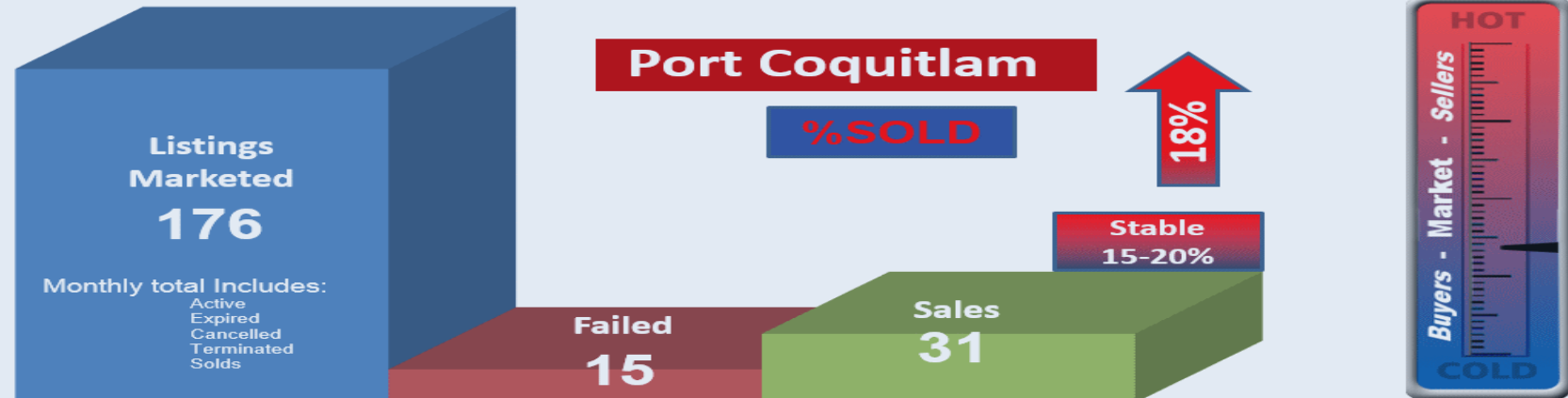


Jeff

Market Analysis and Forecasting

Sept 1/19 Port Coquitlam

Monthly Market Activity - Aug 2019 - Single Family



Sept 1 2019 Port Coquitlam Market Update (Detached) R

Current: Pt Coquitlam's **18 %SOLD** rate indicates a Seller Market.

(This means 18 homes out of 100 sold with an average \$45,000 discount from the original list price).

Most Active Price Range: Homes below \$850,000 have **27.6 %SOLD** rate.

Least Active Price Range: Homes above \$1.2 mill. have **9.0 %SOLD** rate.

History: Port Coquitlam Year-To-Date RMR Home Price Index* shows that prices decreased \$8,813.

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



*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)
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Market Analysis and Forecasting Sept 1/19 Port Coquitlam

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

Port Coquitlam Price Range Statistics - Aug 2019				Detached			
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$850,000	29	8	28	94%	-\$52,450	27.6%	↑
\$850,000-\$900,000	25	4	18	97%	-\$28,394	16.0%	↑
\$900,001-\$1,000,000	40	10	32	96%	-\$41,000	25.0%	↑
\$1,000,001-\$1,200,000	15	3	13	92%	-\$90,000	20.0%	↑
\$1,200,001 and more	67	6	12	98%	-\$24,500	9.0%	↓
Total Activity	176	31	21	95%	-\$45,000	18%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Aug-18	Jul-19	Aug-19	9/1/2019	Change	
Total Listings** (A,S,T,C,X)	198	197	176		-21	↓
Active Listings (1st of the month)	147	152	150	130	-20	↓
Solds	18	32	31		-1	↓
Days on Market (DOM)	33	22	21		-1	↓
%SOLD (Sales/ Listings/Mthly Rate)	9%	16.2%	17.6%		1.4%	↑
Home Price Index	\$930,913	\$916,565	\$922,100		\$5,535	↑



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Market Analysis and Forecasting Sept 1/19 Port Coquitlam

What Sold in your Neighbourhood and for What Price?

Port Coquitlam Sub areas Statistics - Aug 2019			Detached			
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Birchland Manor	6	0				0.0%
Central Port Coquitlam	8	3	4	98%	-\$15,000	37.5%
Citadel PQ	20	6	24	98%	-\$26,000	30.0%
Glenwood PQ	39	10	31	93%	-\$57,450	25.6%
Lower Mary Hill	7	1	22	97%	-\$22,888	14.3%
Lincoln Park PQ	16	1	37	92%	-\$59,900	6.3%
Mary Hill	18	2	49	96%	-\$37,000	11.1%
Oxford Heights	26	3	7	95%	-\$40,000	11.5%
Riverwood	15	3	18	95%	-\$48,000	20.0%
Woodland Acres PQ	21	2	23	94%	-\$65,945	9.5%
Total Activity	176	31	21	95%	-\$45,000	18%



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Market Analysis and Forecasting

Sept 1/19 Port Coquitlam

Next Months Market Forecast

Forecast: Port Coquitlam has Average Listing supply; 130 homes are for sale and with the **18 %SOLD** Monthly rate gives us a ~6 months of inventory. 28% of the active listings have reduced their price by \$32,287 on average and \$26,000 on median. We project Port Coquitlam to be a continued Seller Market.

August's Real Estate Statistics shows 67% of Vancouver's Detached Home decreased in values this month. Overall, Single Family Homes in Metro Vancouver experienced an Average Monthly Price Decrease of \$13,210. This is a positive improvement from the \$22,076 drop we saw in July. On the other hand, the Fraser Valley also shows a minimal monthly price decrease of just \$1,699. We are forecasting Declining Detached Home Prices across most of the Fraser Valley and Vancouver Markets the next quarter. Currently, the Condo Market presents a Cool Market with 80% of the Greater Vancouver (Lower Mainland) Condo Prices decreasing **\$3,518** on average. Many new Condo Projects are now competing against the existing market. On the same note, 64% of the Townhouse Markets decreased **\$3,432** on average (18 out of 28 Markets). We are forecasting a Buyer's Market in most Condo and Townhouse Markets for the coming quarter. We 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 Neighborhood.

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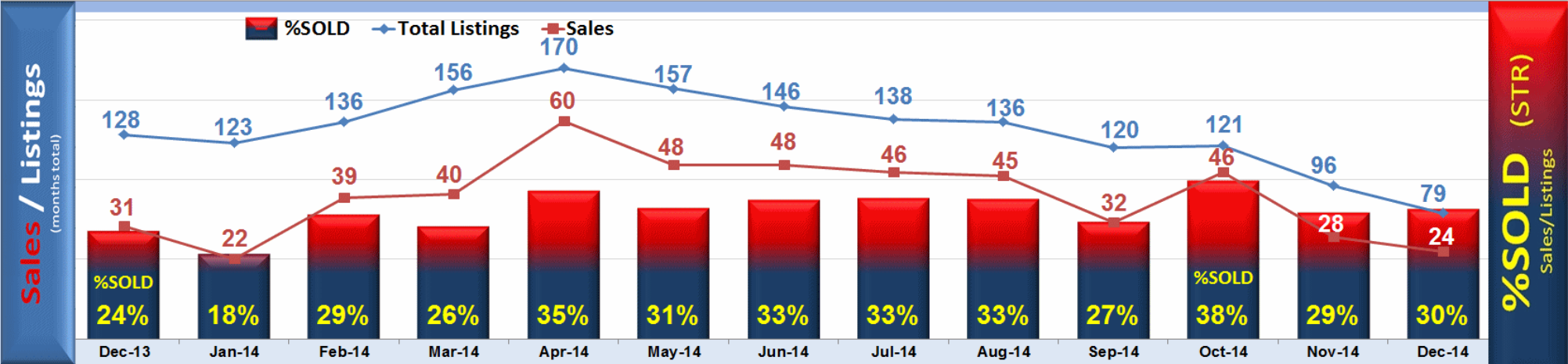
John

John Z

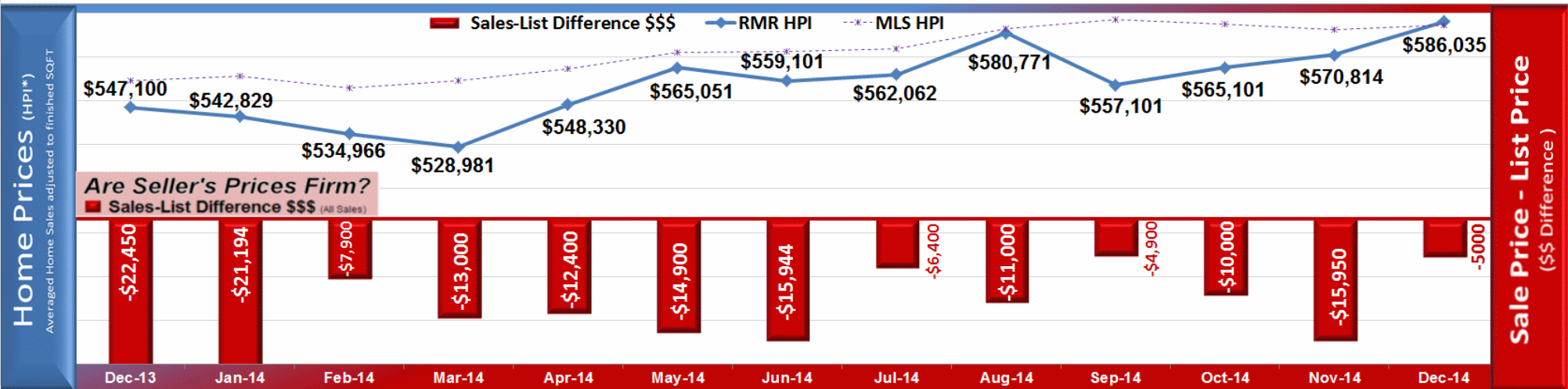
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Market Analysis and Forecasting Sept 1/19 Port Coquitlam

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



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



Are Seller's Prices Firm?

Sales-List Difference \$\$\$ (All Sales)

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Market Analysis and Forecasting Sept 1/19 New West – E. Burnaby

New-West, Burnaby E. Real Estate Price Changes (\$/%)

新西,本拿比東房地產價格變動 / 新西,本拿比東 房地產價格變動

Housing Types: Year-To-Date Jun 2018 – Jun 2019 (Quarters)

房屋类型: 迄至今年 (每季) 由2018 六月份至2019 六月份

Powered by: Vancouver Junket Reports HPIp

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

年終住房價格變動
年終住房價格變動

年終住房價格變動
年終住房價格變動

YTD Home Price Changes \$\$\$

YTD Home Price Changes %%



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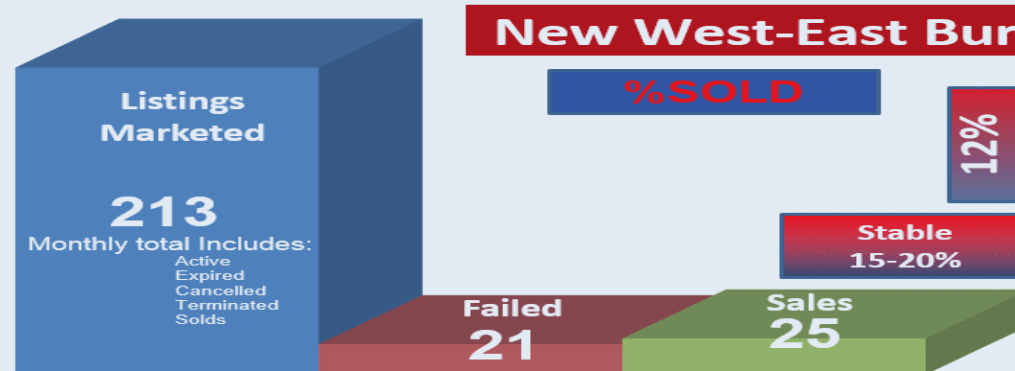
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Market Analysis and Forecasting Sept 1/19 New West – E. Burnaby

Monthly Market Activity - Aug 2019 Single Family



Sept 1 2019 New Westminter - East Burnaby Market Update (Detached)

Current: New West & E. Burnaby's Residential Detached housing is in a Stable Market with **12 %SOLD** Rate. (Meaning 12 homes out of 100 sold last month with an average \$69,000 Discount from Original List price)

Most Active Range: Homes between \$1.45 mill. - \$1.65 mill. have High **31.6 %SOLD** rate.

Least Active Range: Homes between \$1.65 mill. - \$1.85 mill. have **3.4 %SOLD** rate.

History: The New West & E. Burnaby Year-To-Date Home Price Index **HPIp** (Upper 50%) shows that prices decreased \$49,052. The New West & E. Burnaby Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices decreased \$67,873.

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



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Market Analysis and Forecasting Sept 1/19 New West – E. Burnaby

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

New Westminster - East Burnaby List Price Ranges Statistics - Aug 2019							Detached
Home Price Range	Total Listings (/Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,000,000	42	6	25	96%	-\$34,500	14.3%	
\$1,000,001-\$1,150,000	27	4	88	94%	-\$66,250	14.8%	↑
\$1,150,001-\$1,450,000	49	6	37	94%	-\$76,000	12.2%	
\$1,450,001-\$1,650,000	19	6	88	93%	-\$102,500	31.6%	↑
\$1,650,001-\$1,850,000	29	1	28	97%	-\$47,400	3.4%	↓
\$1,850,001 and more	47	2	66	91%	-\$203,000	4.3%	↓
Total Activity	213	25	28	94%	-\$69,000	12%	

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Aug-18	Jul-19	Aug-19	9/1/2019	Change	
Total Listings** (A,S,T,C,X)	227	232	213		-19	↓
Active Listings (1st of the Month)	186	187	171	167	-4	↓
Solds	21	23	25		2	↑
Days on Market (DOM)	27	24	28		4	↑
%SOLD (Sales/Listings/Mthly Rate)	11.3%	9.9%	11.7%		1.8%	↑
Upper 50% Home Price Index HPIp	\$1,292,586	\$1,245,005	\$1,243,534		-\$1,471	↓
Lower 50% Home Price Index HPIp	\$913,277	\$882,848	\$845,405		-\$37,443	↓

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Market Analysis and Forecasting Sept 1/19 New West – E. Burnaby

What Sold in your Neighbourhood and for What Price?

New Westminster - East Burnaby Sub Area Statistics - Aug 2019 Detached

Neighborhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
East Burnaby	40	7	39	94%	-\$83,000	18%
The Crest BE	8	2	50	96%	-\$88,950	25%
Edmonds BE	23	2	103	90%	-\$138,000	9%
Connaught Heights NW	11	0				0%
Downtown NW	0	0				0%
Fraserview NW	3	1	52	97%	-\$35,000	33%
GlenBrooke North NW	8	1	28	92%	-\$69,800	13%
Moody Park NW	6	0				0%
North Arm NW	0	0				0%
Queensborough NW	44	5	25	97%	-\$38,000	11%
Queens Park NW	14	1	26	89%	-\$155,000	7%
Sapperton NW	13	2	90	96%	-\$49,200	15%
The Heights NW	16	3	20	94%	-\$69,000	19%
Uptown NW	7	0				0%
West End NW	20	1	6	100%	\$0	5%
Total Activity	213	25	28	94%	-\$69,000	12%



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Market Analysis and Forecasting Sept 1/19 New West – E. Burnaby

Next Months Market Forecast

Forecast: New Westminster- East Burnaby has an average Listing Supply; 167 homes are for sale and with the **12 %SOLD** Monthly Rate giving us a ~8 Months of Inventory. Another indicator: 26% of the Active Listings have Reduced their Price by \$86,165 on Average and \$51,000 on Median in the last month. We project New Westminster- East Burnaby Detached to be a Stable Market.

August's Real Estate Statistics shows 67% of Vancouver's Detached Home decreased in values this month. Overall, Single Family Homes in Metro Vancouver experienced an Average Monthly Price Decrease of \$13,210. This is a positive improvement from the \$22,076 drop we saw in July. On the other hand, the Fraser Valley also shows a minimal monthly price decrease of just \$1,699. We are forecasting Declining Detached Home Prices across most of the Fraser Valley and Vancouver Markets the next quarter.

Currently, the Condo Market presents a Cool Market with 80% of the Greater Vancouver (Lower Mainland) Condo Prices decreasing **\$3,518** on average. Many new Condo Projects are now competing against the existing market. On the same note, 64% of the Townhouse Markets decreased **\$3,432** on average (18 out of 28 Markets). We are forecasting a Buyer's Market in most Condo and Townhouse Markets for the coming quarter. We 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 Neighborhood.

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Market Analysis and Forecasting Sept 1/19 New West – E. Burnaby

Detached New West, E. 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 Home sales)

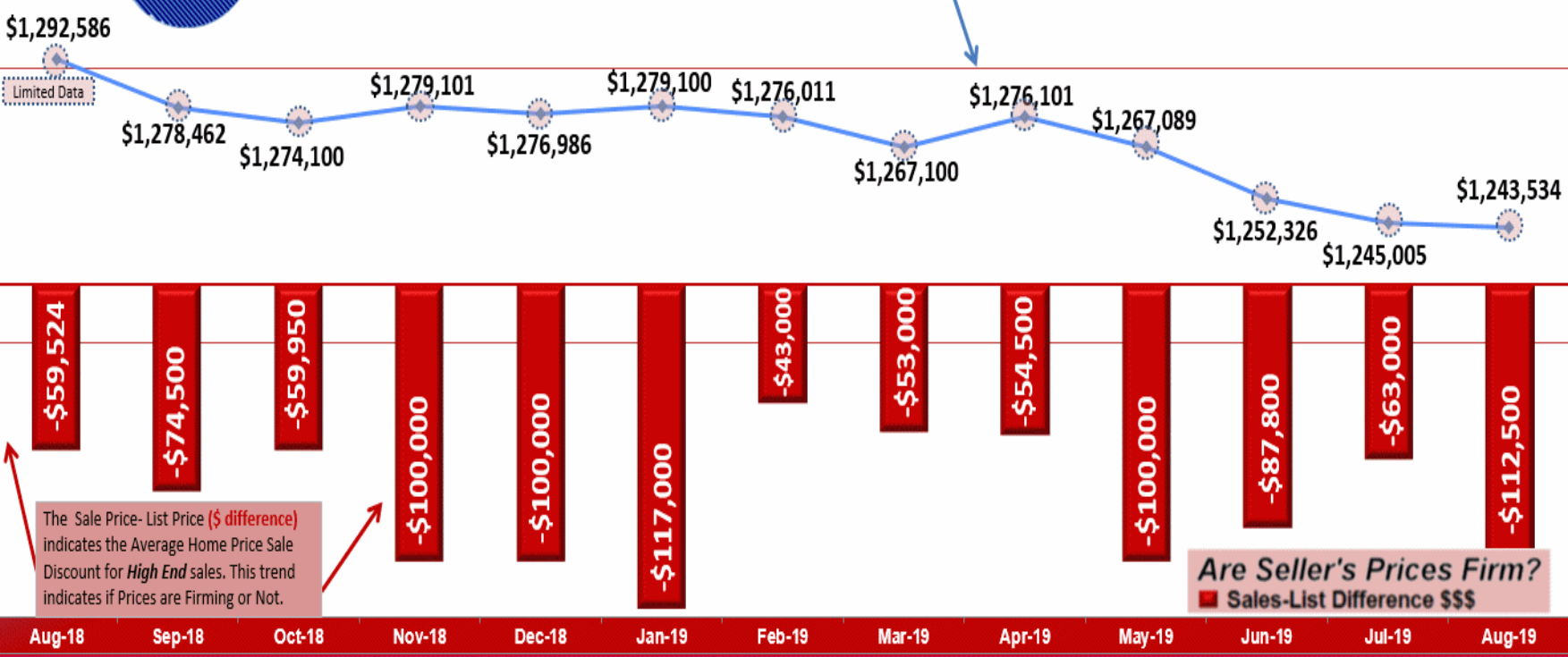
Home Price Changes
(Home Price Index Paired sales from 2005)

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

Homes Over \$1,300,000



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 High 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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Market Analysis and Forecasting Sept 1/19 New West – E. Burnaby

Detached New West, E. Burnaby Total Listings, Sales, and %SOLD rates

← Total Listings → Sales Homes Over \$1,300,000

Sales / Listings
Monthly Totals



Detached



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



%SOLD Rate is the Monthly Sell Through Rate



Detached



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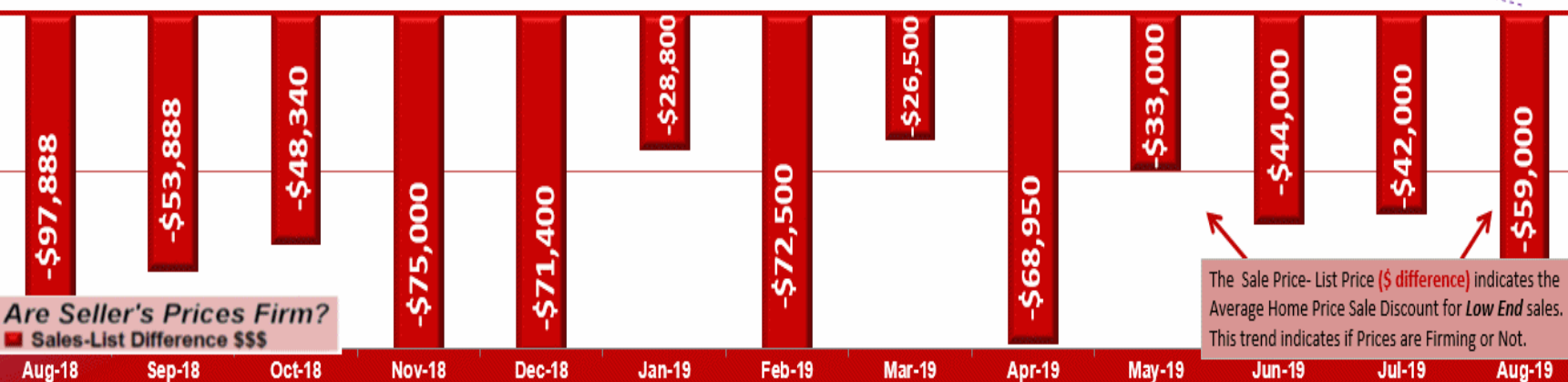
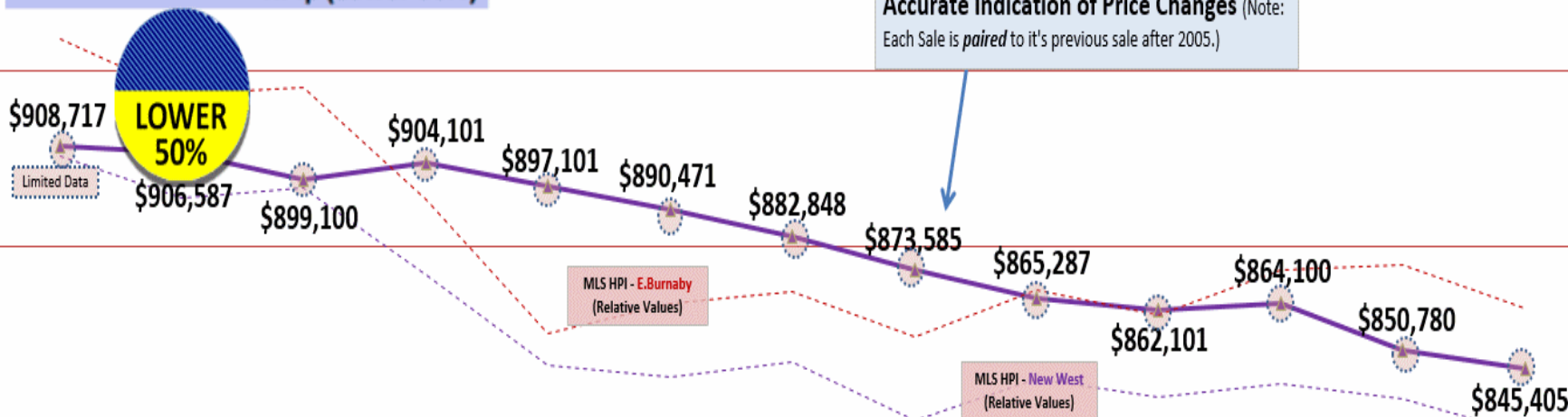
Detached New West, E. Burnaby Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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

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

Homes Below \$1,300,000

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.



Detached



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

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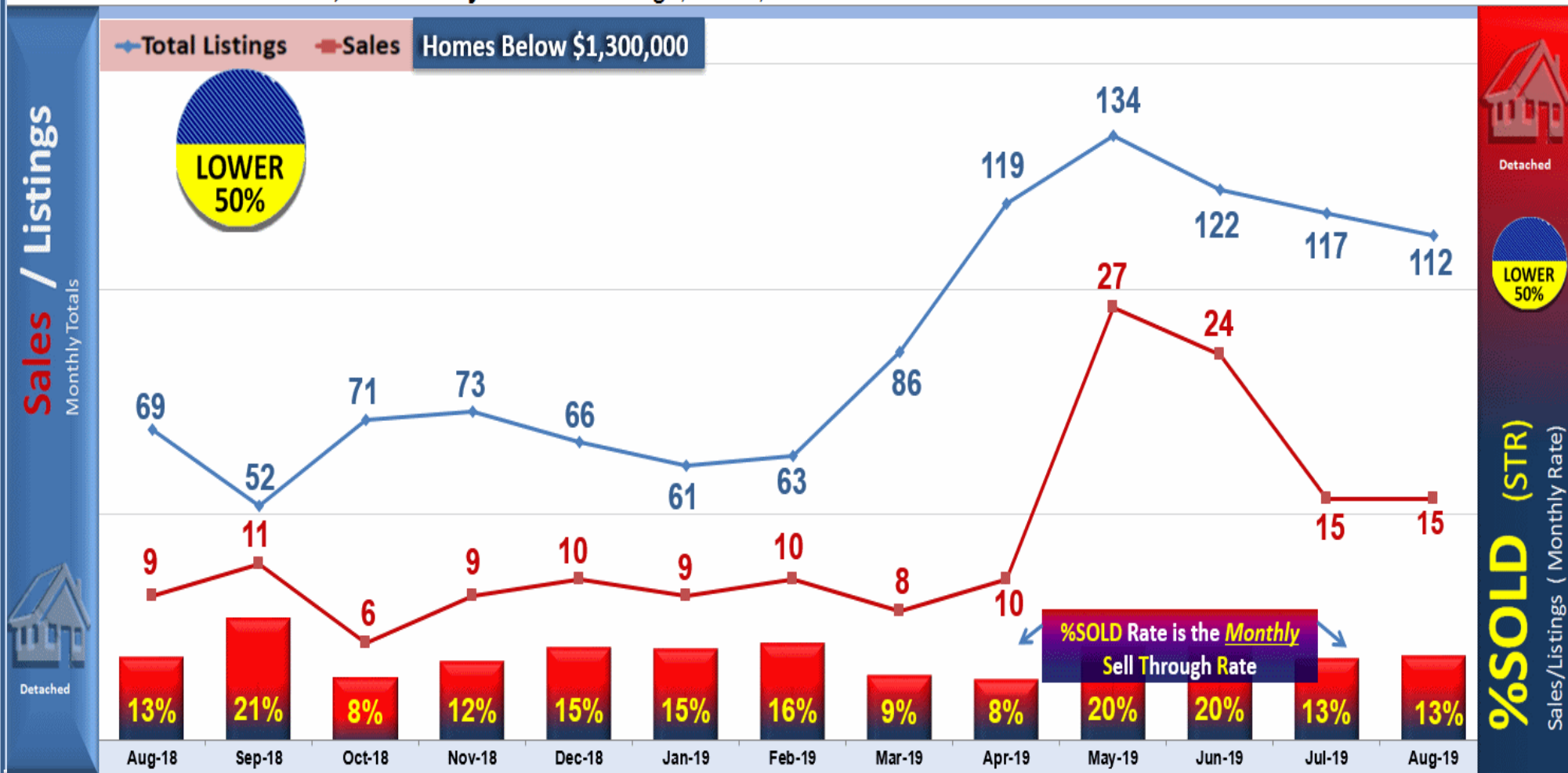
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Market Analysis and Forecasting

Sept 1/19 New West – E. Burnaby

Detached New West, E. Burnaby Total Listings, Sales, and %SOLD rates



Sales / Listings
Monthly Totals



LOWER 50%

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

%SOLD Rate is the Monthly Sell Through 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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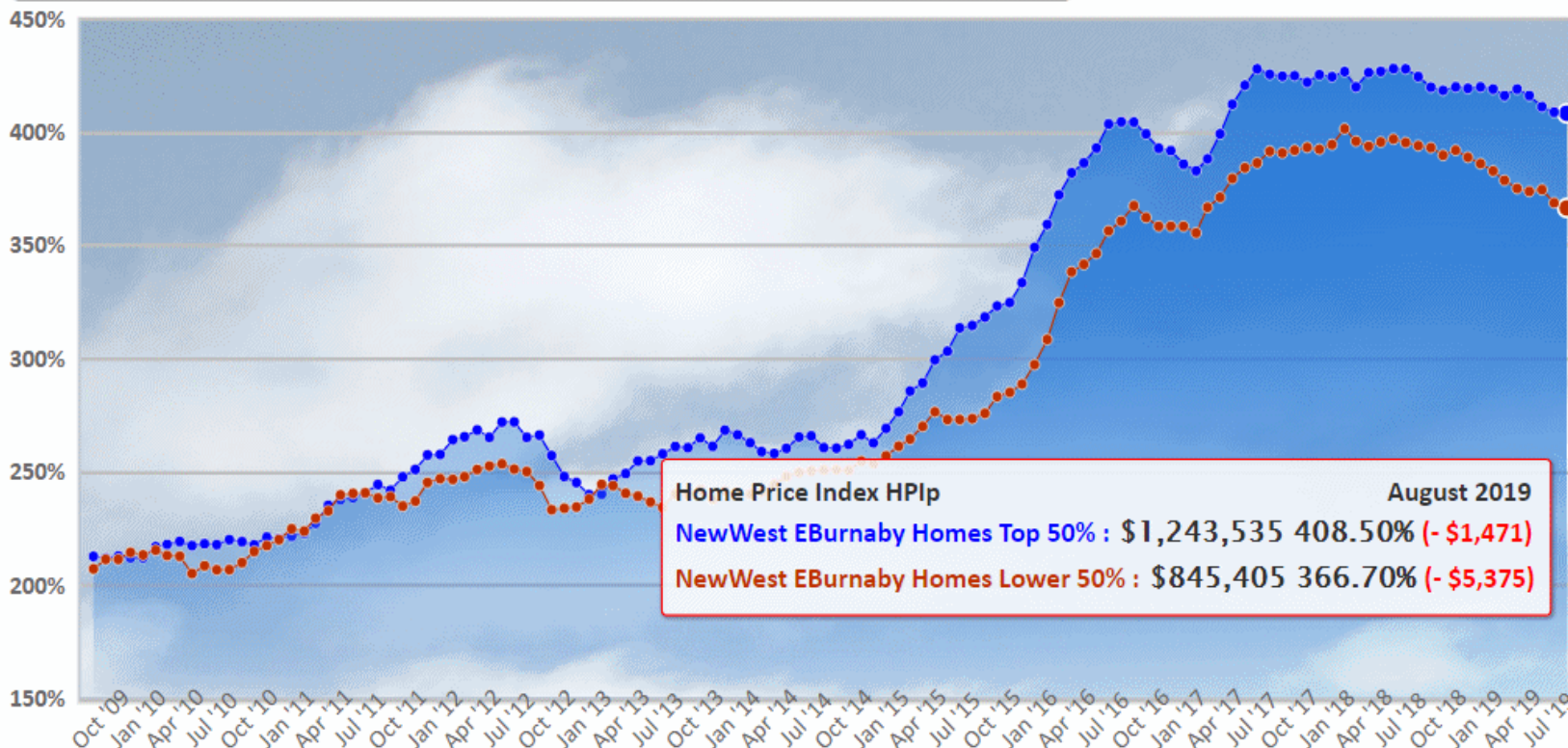
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Market Analysis and Forecasting Sept 1/19 New West – E. Burnaby

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NewWest EBurnaby Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 NewWest EBurnaby Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly ▼ Home values

Date	Value
Aug 2019	% 408.50
Jul 2019	% 409.00
Jun 2019	% 411.40
May 2019	% 416.30
Apr 2019	% 419.20
Mar 2019	% 416.30
Feb 2019	% 419.20
Jan 2019	% 420.20
Dec 2018	% 419.50
Nov 2018	% 420.20
Oct 2018	% 418.60
Sep 2018	% 420.00

<<< 1 2 3 >>>

Highcharts.com

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Market Analysis and Forecasting

Sept 1/19 S. and N. Burnaby

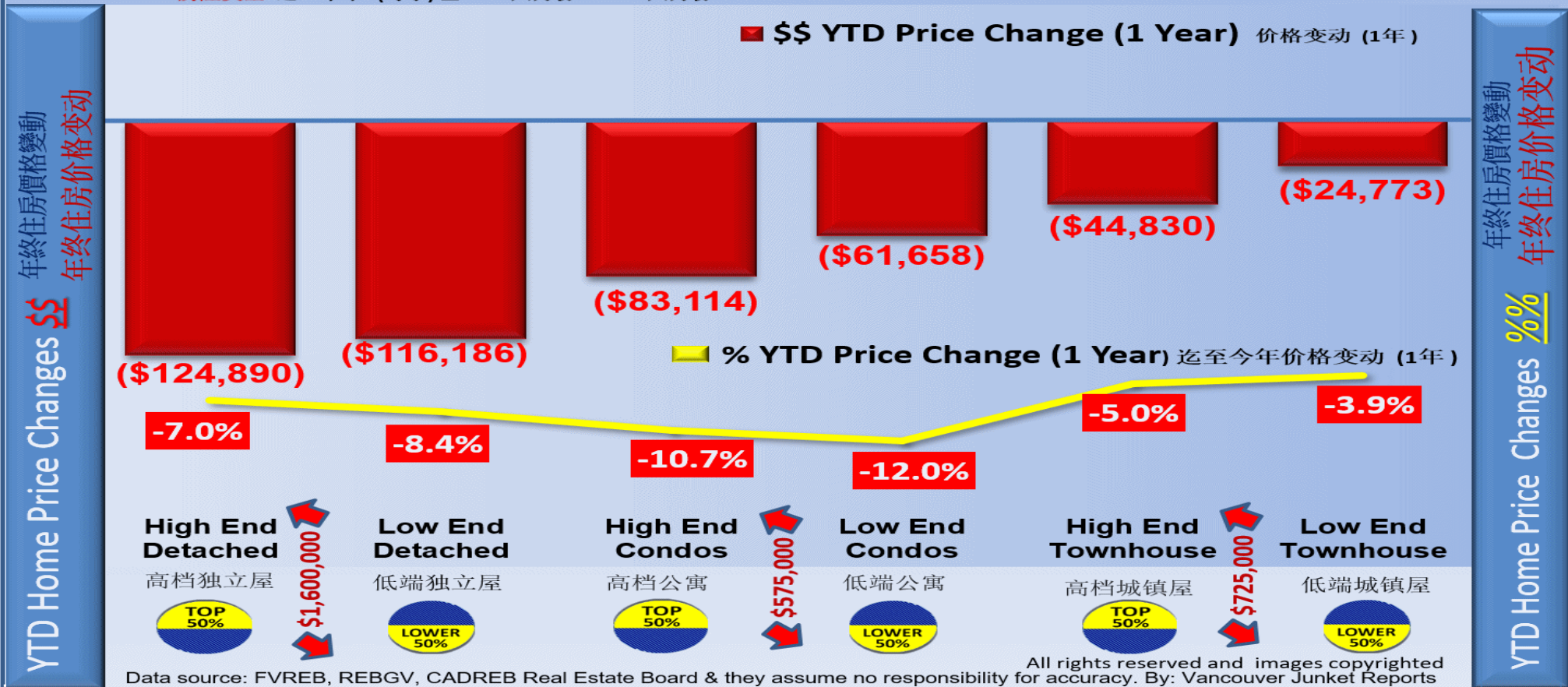
Burnaby Real Estate Price Changes (\$/%)

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 Jun 2018 – Jun 2019 (Quarters)

房屋类型: 迄于今年 (每季) 由2018 六月份至2019 六月份

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Market Analysis and Forecasting

Sept 1/19 S. and N. Burnaby

Monthly Market Activity - Aug 2019 - Single Family



Sept 1 2019 Burnaby Market Update (detached)

Current: Burnaby's Residential Detached housing market is in a Stable Market with **10 %SOLD** rate.

(This means 10 homes out of 100 sold last month with an average \$139,120 Discount from the original price)

Most Active Range: Homes between \$1.45 mill. - \$1.6 mill. have **15.9 %SOLD** rate.

Least Active Range: Homes between \$2 mill. - \$2.5 mill. have **3.9 %SOLD** rate.

History: The Burnaby Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices decreased \$119,597.

The Burnaby Home Price Index **HPIp** (Lower 50%) Year-To-Date shows that prices decreased \$91,885.



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Market Analysis and Forecasting

Sept 1/19 S. and N. Burnaby

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

Burnaby List Price Ranges Statistics - Aug 2019

Detached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,300,000	61	8	36	93%	-\$89,500	13.1%	
\$1,300,001-\$1,450,000	59	9	51	91%	-\$139,120	15.3%	↑
\$1,450,001-\$1,600,000	82	13	31	94%	-\$90,000	15.9%	↑
\$1,600,001-\$1,800,000	54	5	16	91%	-\$159,000	9.3%	↓
\$1,800,001-\$2,000,000	66	3	21	95%	-\$90,000	4.5%	↓
\$2,000,001-\$2,500,000	76	3	56	90%	-\$239,000	3.9%	↓
\$2,500,001 and more	98	10	30	90%	-\$284,500	10.2%	
Total Activity	496	51	31	91%	-\$139,120	10%	

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Aug-18	Jul-19	Aug-19	9/1/2019	Change	
Total Listings (A,S,T,C,X)	546	538	496		-42	↓
Active Listings (1st of the month)	465	434	409	382	-27	↓
Solds	34	71	51		-20	↓
Days on Market (DOM)	36	21	31		10	↑
%SOLD (Sales/ Listings /mntly rate)	6.2%	13.2%	10.3%		-2.9%	↓
(Top 50%) Home Price Index HPIp	\$1,750,015	\$1,625,100	\$1,630,418		\$5,318	↑
(Lower 50%) Home Price Index HPIp	\$1,333,523	\$1,235,101	\$1,241,638		\$6,537	↑



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Market Analysis and Forecasting

Sept 1/19 S. and N. Burnaby

Burnaby Sub areas Statistics - Aug 2019

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Detached	
					Sell - List \$Difference	%SOLD
Brentwood Park	12	3	9	94%	-\$86,900	25%
Central BN	11	0				0%
Capitol Hill BN	53	3	4	99%	-\$15,000	6%
Forest Hills BS	2	0				0%
Government Road	27	7	16	97%	-\$70,000	26%
Montecito	12	2	126	87%	-\$186,000	17%
Oakdale	1	0				0%
Parkcrest	27	5	78	88%	-\$180,000	19%
Sperling-Duthie	28	3	86	93%	-\$90,000	11%
Simon Fraser Univer.	13	1	66	94%	-\$95,000	8%
Sullivan Heights	4	1	52	115%	\$145,000	5%
Simon Fraser Hills	0	0				0%
Vancouver Heights	26	2	88	88%	-\$269,444	8%
Willingdon Heights	22	4	55	91%	-\$119,500	18%
Westridge BN	11	1	21	95%	-\$90,000	9%
Big Bend	3	0				0%
Burnaby Hospital	19	2	39	92%	-\$120,738	11%
Buckingham Heights	15	2	43	88%	-\$434,500	13%
Burnaby Lake	18	2	26	94%	-\$92,450	11%
Central Park BS	8	0				0%
Deer Lake	13	4	88	89%	-\$238,944	31%
Deer Lake Place	5	0				0%
Forest Glen BS	15	0				0%
Greentree Village	4	0				0%
Garden Village	9	0				0%
Highgate	22	1	10	91%	-\$112,400	5%
Metrtown	33	3	54	90%	-\$210,000	9%
Suncrest	12	1	28	96%	-\$49,900	8%
South Slope	56	2	59	90%	-\$197,000	4%
Upper Deer Lake	15	2	16	96%	-\$52,300	13%
Total Activity	496	51	31	91%	-\$139,120	10%



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Market Analysis and Forecasting

Sept 1/19 S. and N. Burnaby

Next Months Market Forecast

Forecast: Burnaby has a normal Listing supply; 409 homes are for sale and with the **10 %SOLD** monthly rate gives us a ~10 months of inventory. 27% of the active listings have reduced their price by \$103,444 on average or \$100,000 median. We project Burnaby to be a continued Stable market.

August's Real Estate Statistics shows 67% of Vancouver's Detached Home decreased in values this month. Overall, Single Family Homes in Metro Vancouver experienced an Average Monthly Price Decrease of \$13,210. This is a positive improvement from the \$22,076 drop we saw in July. On the other hand, the Fraser Valley also shows a minimal monthly price decrease of just \$1,699. We are forecasting Declining Detached Home Prices across most of the Fraser Valley and Vancouver Markets the next quarter. Currently, the Condo Market presents a Cool Market with 80% of the Greater Vancouver (Lower Mainland) Condo Prices decreasing **\$3,518** on average. Many new Condo Projects are now competing against the existing market. On the same note, 64% of the Townhouse Markets decreased **\$3,432** on average (18 out of 28 Markets). We are forecasting a Buyer's Market in most Condo and Townhouse Markets for the coming quarter. We 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 Neighborhood. Note: This data is from the respective Real Estate Boards: FVREB, REBGV, CADREB and they assume no responsibility for its accuracy. Copyright: RMXReports.com



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Market Analysis and Forecasting

Sept 1/19 S. and N. Burnaby

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)



Detached

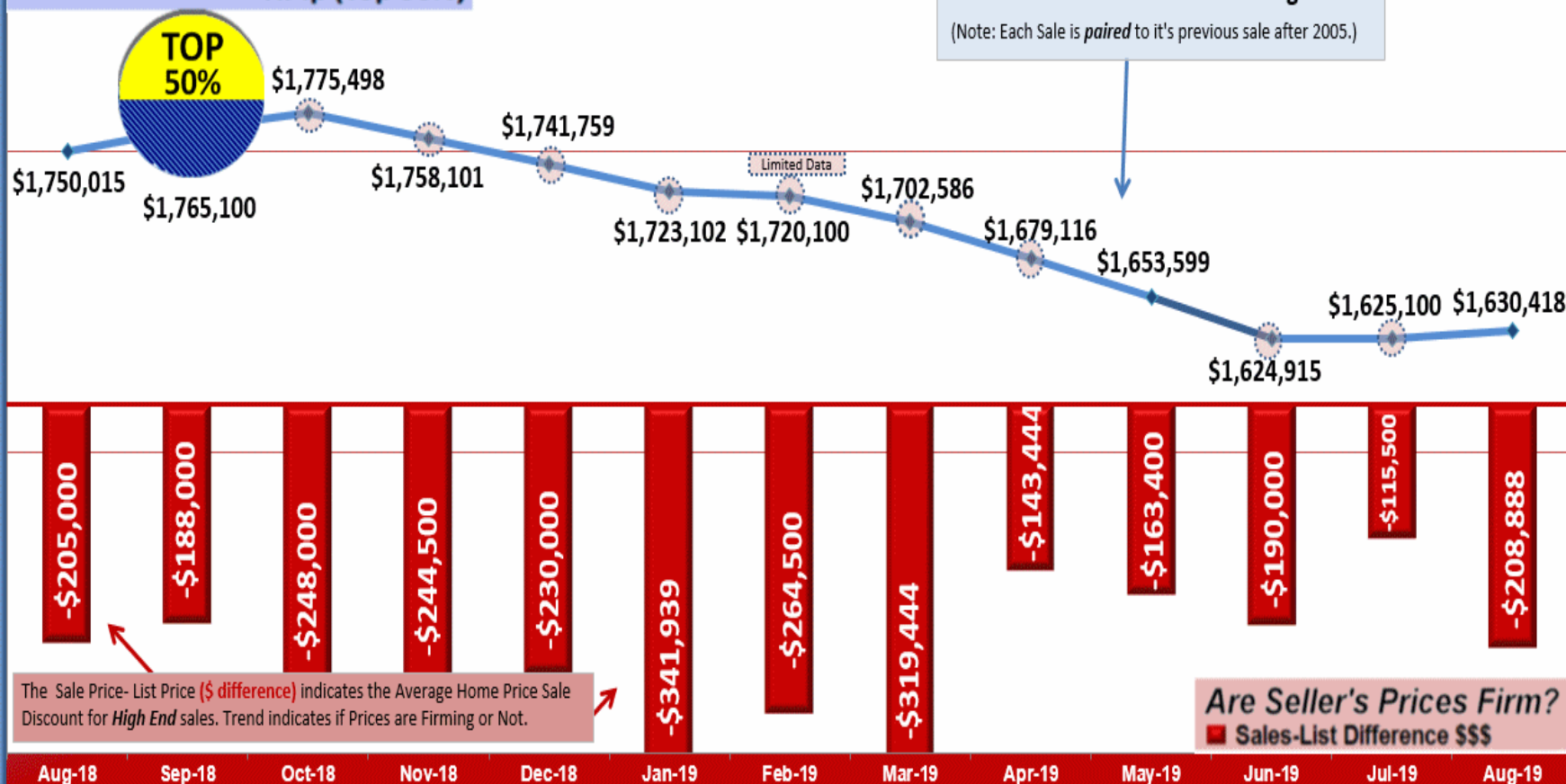
Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

Homes Over \$1,600,000

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. 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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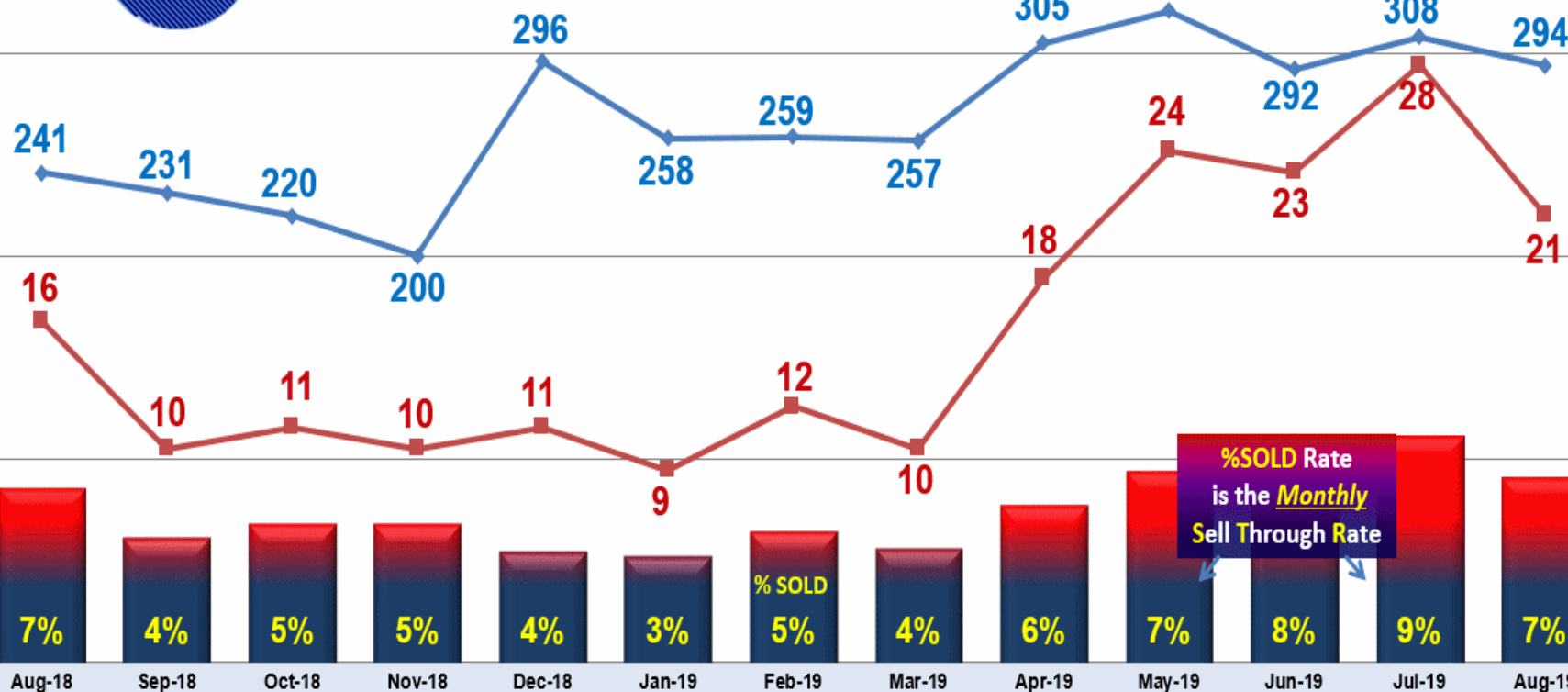
Sept 1/19 S. and N. Burnaby

Detached Burnaby Total Listings, Sales, and %SOLD rates

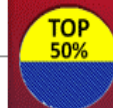
← Total Listings → Sales Homes Over \$1,600,000



Sales / Listings
Monthly Totals



Detached



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

%SOLD Rate is the Monthly Sell Through Rate

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Sept 1/19 S. and N. Burnaby

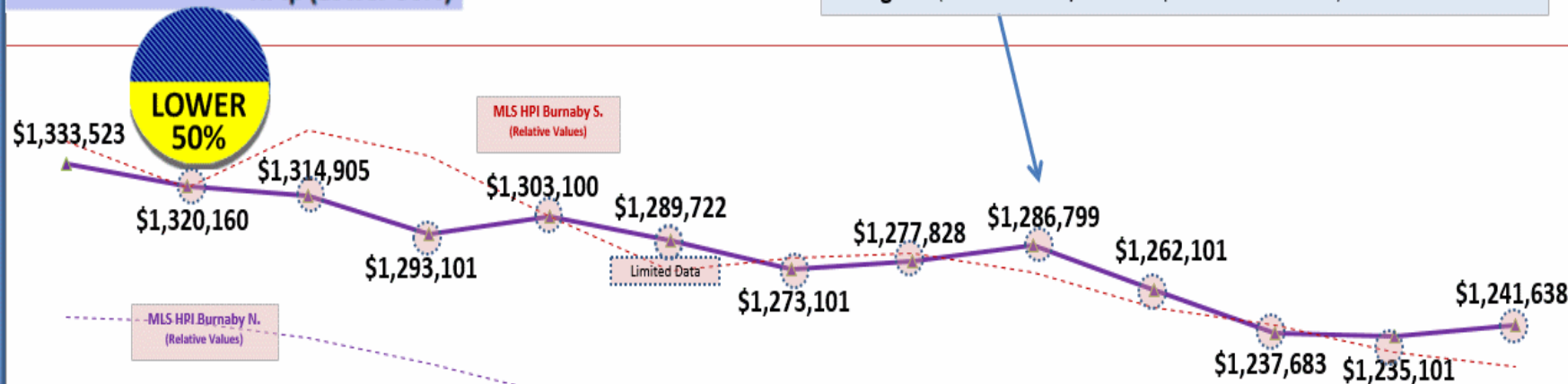
Detached Burnaby Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End sales)

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

Homes Below \$1,600,000

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



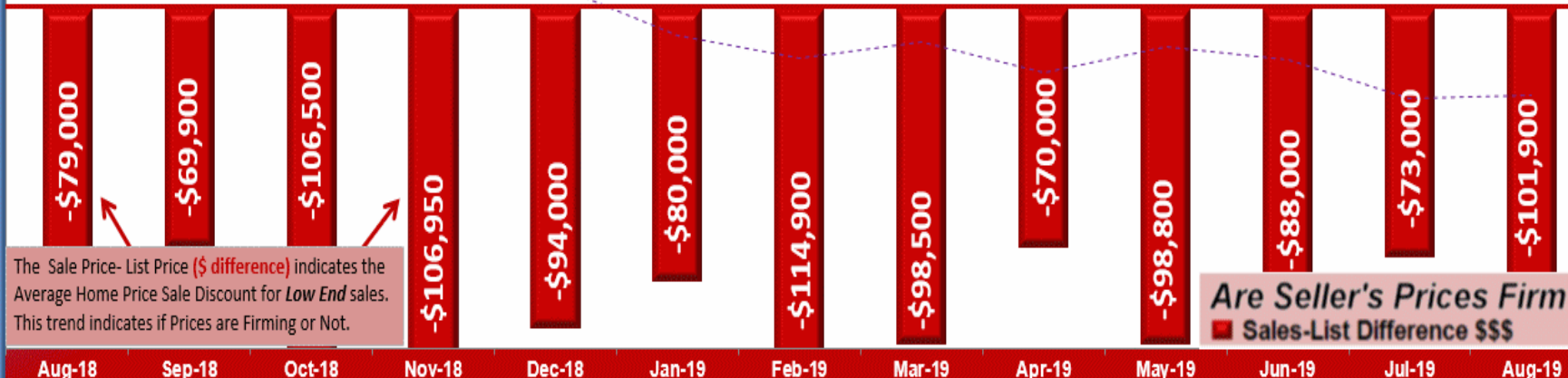
Home Price Changes
(Home Price Index Paired sales from 2005)



Detached



Detached



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)

*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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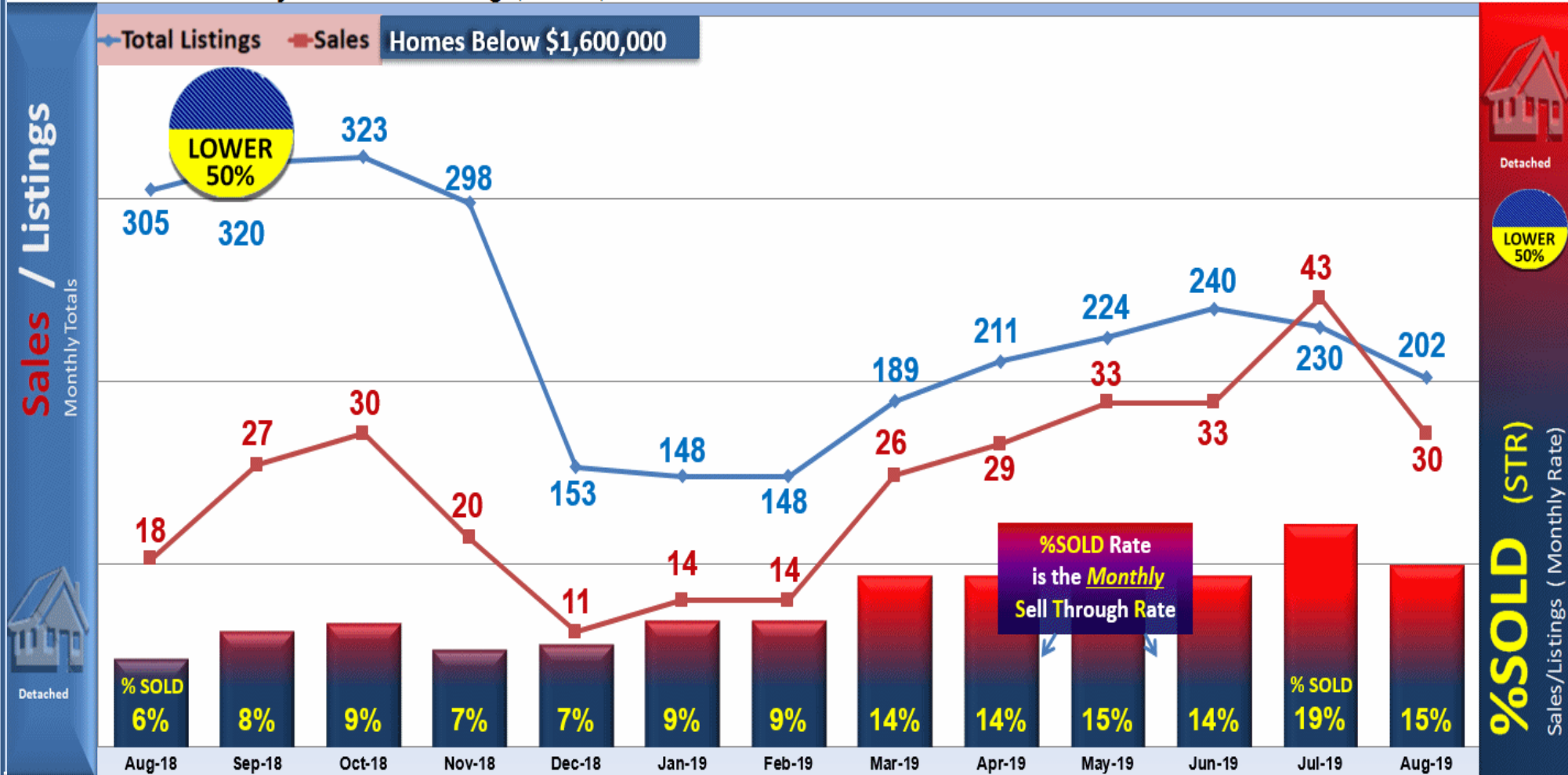


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Market Analysis and Forecasting

Sept 1/19 S. and N. Burnaby

Detached Burnaby Total Listings, Sales, and %SOLD rates



Sales / Listings
Monthly Totals



Detached



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LOWER 50%

%SOLD (STR)

Sales/Listings (Monthly Rate)

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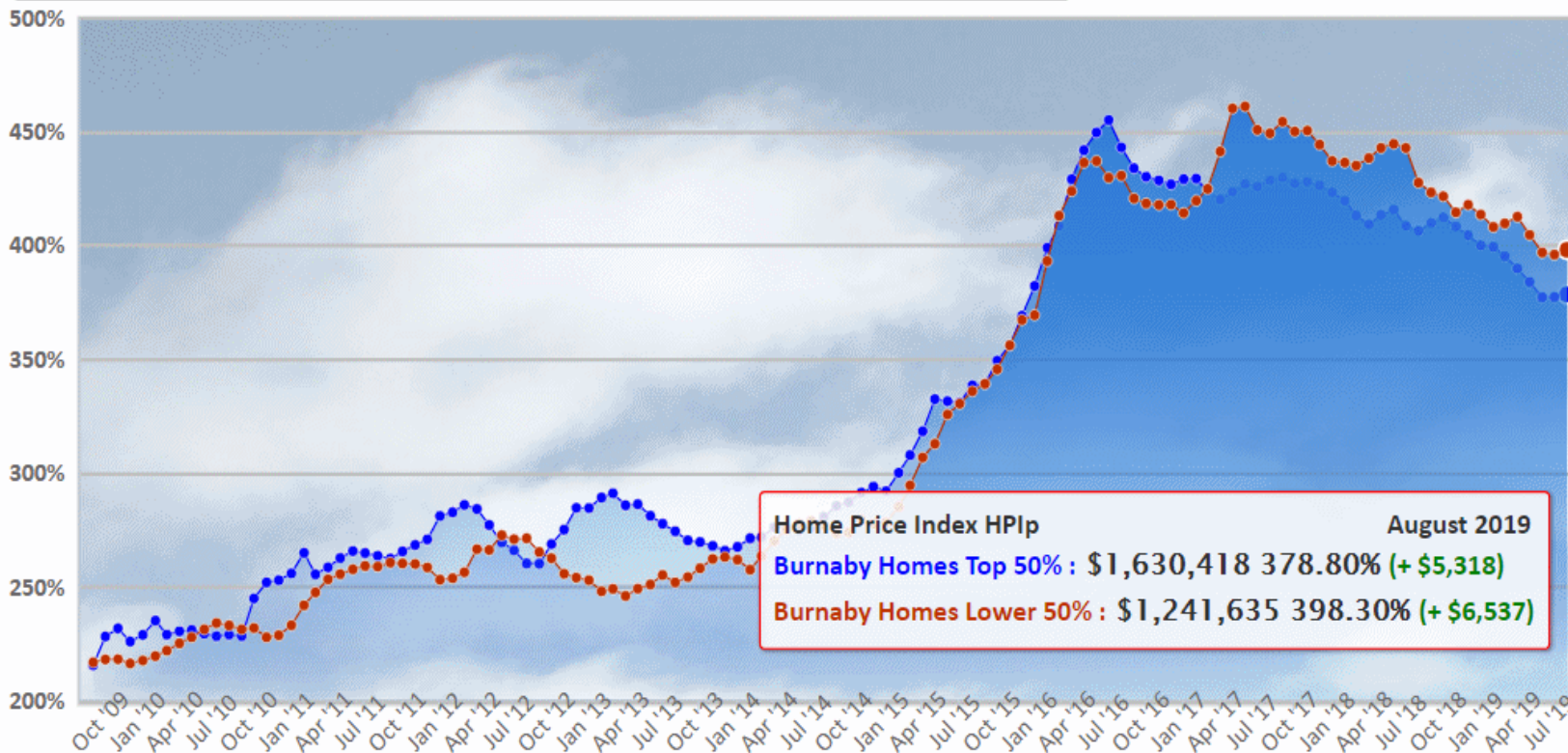
Market Analysis and Forecasting

Sept 1/19 S. and N. Burnaby

Powered by the Greater Vancouver Market Reports HPIp



Burnaby Homes Top 50% : **HPIp** Forecast+ Forecast-
 Burnaby Homes Lower 50% : **HPIp** Forecast+ Forecast-



Monthly Home values

Date	Value
Aug 2019	% 378.80
Jul 2019	% 377.60
Jun 2019	% 377.50
May 2019	% 384.20
Apr 2019	% 390.10
Mar 2019	% 395.60
Feb 2019	% 399.60
Jan 2019	% 400.30
Dec 2018	% 404.70
Nov 2018	% 408.50
Oct 2018	% 412.50
Sep 2018	% 410.10

<<< 1 2 3 >>>

Highcharts.com



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Market Analysis and Forecasting Sept 1/19 Maple Ridge-Pitt Meadows

Maple Ridge-Pitt Meadows Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

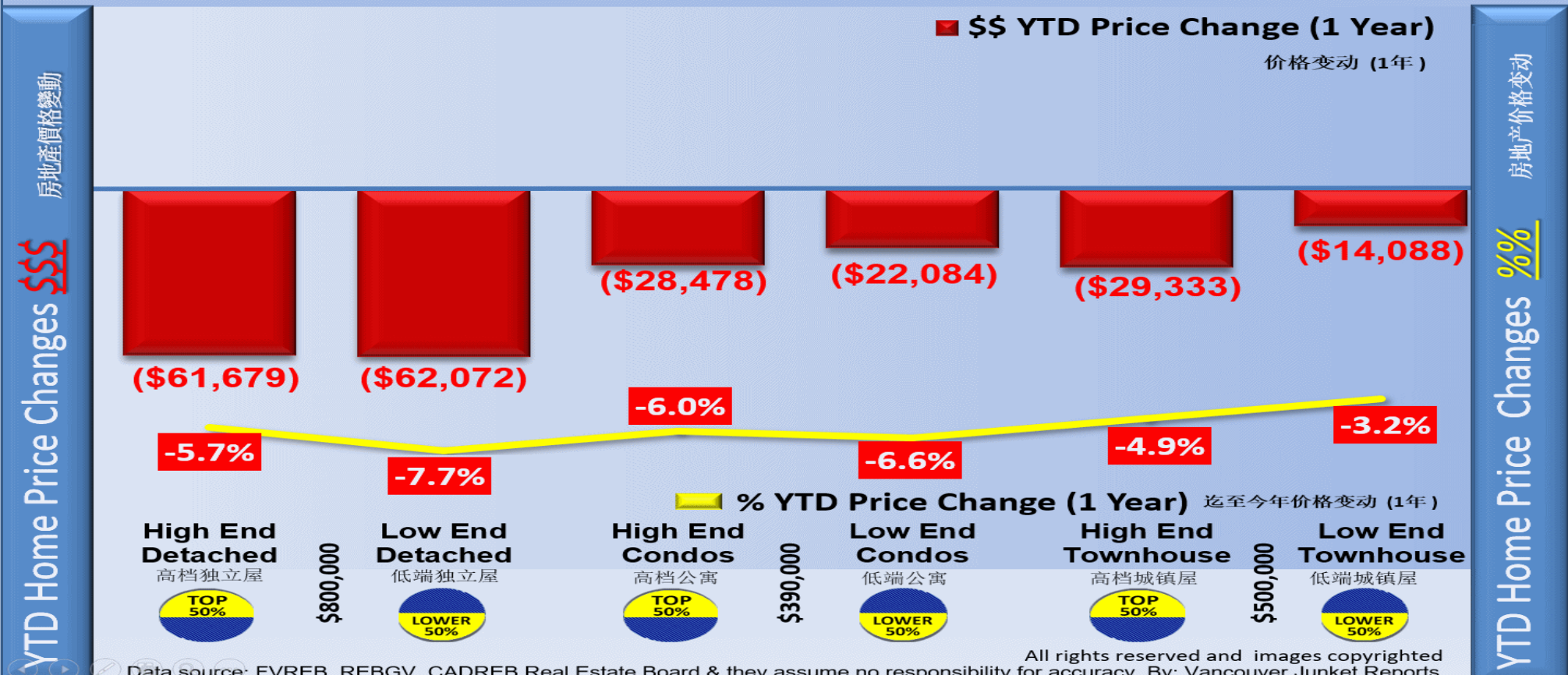
Housing Types: Year-To-Date Jun 2018 – Jun 2019 (Quarters)

房屋类型: 迄至今年 (每季) 由2018 六月份至2019 六月份

Powered by: Vancouver Junket Reports **HPIp**

■ **\$\$ YTD Price Change (1 Year)**

价格变动 (1年)



YTD Home Price Changes \$\$\$ 房地產價格變動

YTD Home Price Changes %% 房地產價格變動

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

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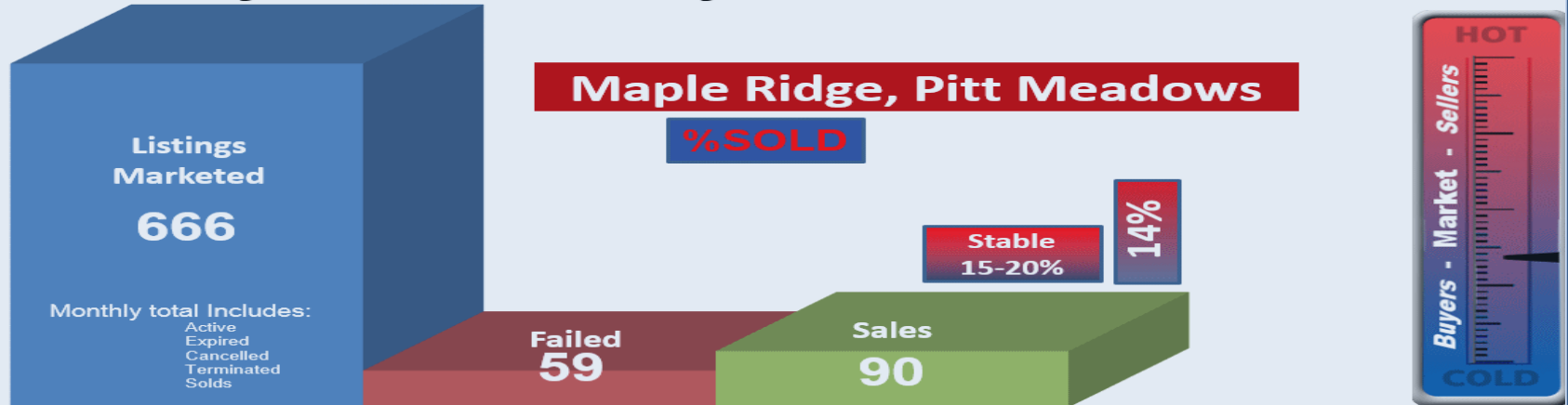
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Market Analysis and Forecasting Sept 1/19 Maple Ridge-Pitt Meadows

Monthly Market Activity - Aug 2019 Single Family



Sept 1 2019 Maple Ridge & Pitt Meadows Market Update (Detached)

Current: Maple Ridge & Pitt Meadows are in a Stable Market with Average Listing inventories, a **14 %SOLD** Rate and Sell Price/List Price = 97% (Meaning there is an Average of a \$25,825 Discount on a Sale from the List price)
Most Active Price Range: Homes between \$950,000 - \$1.3 mill. have **20.0 %SOLD** Rate.
Least Active Price Range: Homes above \$1.3 mill. have **5.3 %SOLD** Rate.

History: The Maple Ridge & Pitt Meadows Year-To-Date Home Price Index **HPIp (Upper 50%)** shows that prices increased \$11,001.
 The Maple Ridge & Pitt Meadows Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$48,641.
 *The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.



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Market Analysis and Forecasting Sept 1/19 Maple Ridge-Pitt Meadows

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

Maple Ridge and Pitt Meadows List Price Ranges Statistics - Aug 2019						Detached	
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$700,000	29	2	60	96%	-\$24,900	6.9%	↓
\$700,001-\$760,000	92	18	31	96%	-\$25,800	19.6%	↑
\$760,001-\$800,000	123	21	20	97%	-\$21,900	17.1%	↑
\$800,001-\$950,000	107	19	12	98%	-\$19,900	17.8%	↑
\$950,001-\$1,300,000	90	18	30	97%	-\$29,900	20.0%	↑
\$1,300,001 and more	225	12	36	93%	-\$89,250	5.3%	↓
Total Activity	666	90	28	97%	-\$25,825	14%	

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Aug-18	Jul-19	Aug-19	9/1/2019	Change	
Total Listings** (A,S,T,C,X)	558	712	666		-46	↓
Active Listings (1st of the month)	413	559	560	517	-43	↓
Solds	74	101	90		-11	↓
Days on Market (DOM)	25	31	28		-4	↓
%SOLD (Sales/Listings/Mthly Rate)	13%	14%	14%		-0.7%	↓
(Upper 50%) Home Price Index HPIp	\$993,100	\$1,015,345	\$1,004,101		-\$11,244	↓
(Lower 50%) Home Price Index HPIp	\$778,535	\$737,101	\$729,894		-\$7,207	↓

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Market Analysis and Forecasting Sept 1/19 Maple Ridge-Pitt Meadows

What Sold in your Neighbourhood and for What Price?

Maple Ridge, Haney and Pitt Mdws Sub areas Stats - Aug 2019

Detached

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Albion	71	11	37	96%	-\$34,900	15.5%
Cottonwood MR	73	11	30	97%	-\$29,000	15.1%
East Central	84	11	19	97%	-\$14,900	13.1%
Northeast-North Maple Ridge	28	2	0	0%	\$0	7.1%
Northwest Maple Ridge	43	7	4	98%	-\$14,800	16.3%
Silver Valley	79	7	20	97%	-\$29,900	8.9%
Southwest Mple Rdg	65	11	20	97%	-\$24,900	16.9%
Thornhill	42	3	203	99%	-\$7,143	7.1%
Websters Corners	30	5	71	93%	-\$110,000	16.7%
West Central	58	3	65	96%	-\$39,000	5.2%
Whonnock	22	4	62	93%	-\$61,000	18.2%
Central & Mid Meadows	29	6	38	96%	-\$33,175	20.7%
North & West Meadows	14	0				0.0%
South Meadows	28	9	10	98%	-\$19,900	32.1%
Total Activity	666	90	28	97%	-\$25,825	14%



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Market Analysis and Forecasting Sept 1/19 **Maple Ridge-Pitt Meadows**

Next Months Market Forecast

Forecast: Maple Ridge & Pitt Meadows has normal Listing supply; 517 homes are for sale and with the **14 %SOLD** Monthly Rate gives us a ~7 months of inventory. Another Indicator: 17% of the Active listings have Reduced their Price by \$52,359 on Average or \$25,099 Median in the last month. We project Maple Ridge - Pitt Meadows Detached to continue into a Stable Market.

August's Real Estate Statistics shows 67% of Vancouver's Detached Home decreased in values this month. Overall, Single Family Homes in Metro Vancouver experienced an Average Monthly Price Decrease of \$13,210. This is a positive improvement from the \$22,076 drop we saw in July. On the other hand, the Fraser Valley also shows a minimal monthly price decrease of just \$1,699. We are forecasting Declining Detached Home Prices across most of the Fraser Valley and Vancouver Markets the next quarter.

Currently, the Condo Market presents a Cool Market with 80% of the Greater Vancouver (Lower Mainland) Condo Prices decreasing **\$3,518** on average. Many new Condo Projects are now competing against the existing market. On the same note, 64% of the Townhouse Markets decreased **\$3,432** on average (18 out of 28 Markets). We are forecasting a Buyer's Market in most Condo and Townhouse Markets for the coming quarter. We 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 Neighborhood. 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

Sept 1/19

Maple Ridge-Pitt Meadows

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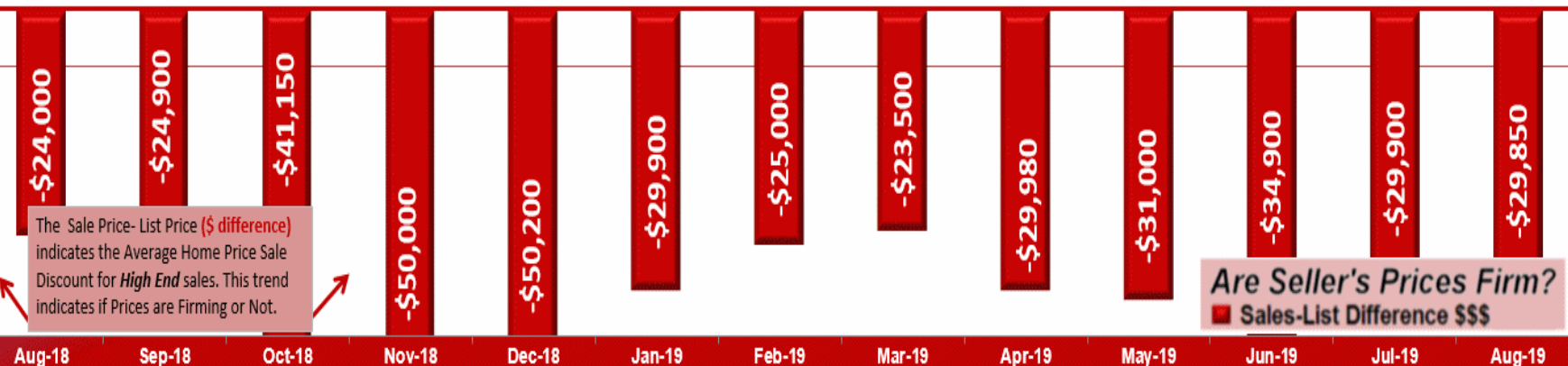
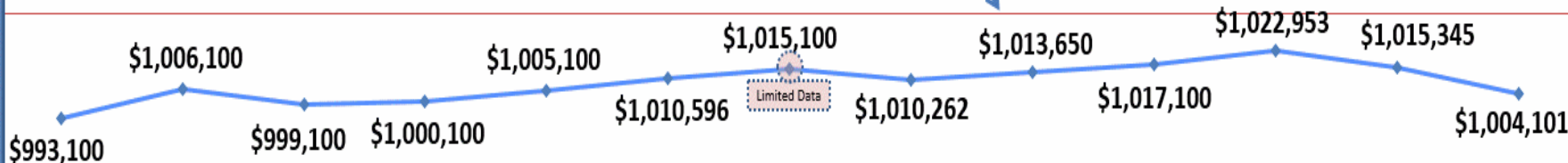
Maple Ridge and Pitt Meadows Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

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

Homes Over \$800,000

The Home Price Index HPIp is the MOST Accurate Indication of Price Changes (Note: Each Sale is paired to its 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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Market Reports

Statistics, on the Web!

detached homes

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Market Analysis and Forecasting Sept 1/19 Maple Ridge-Pitt Meadows

Detached Maple Ridge & Pitt Meadows Total Listings**, Sales, and %SOLD Rates

Total Listings Sales Homes Over \$800,000

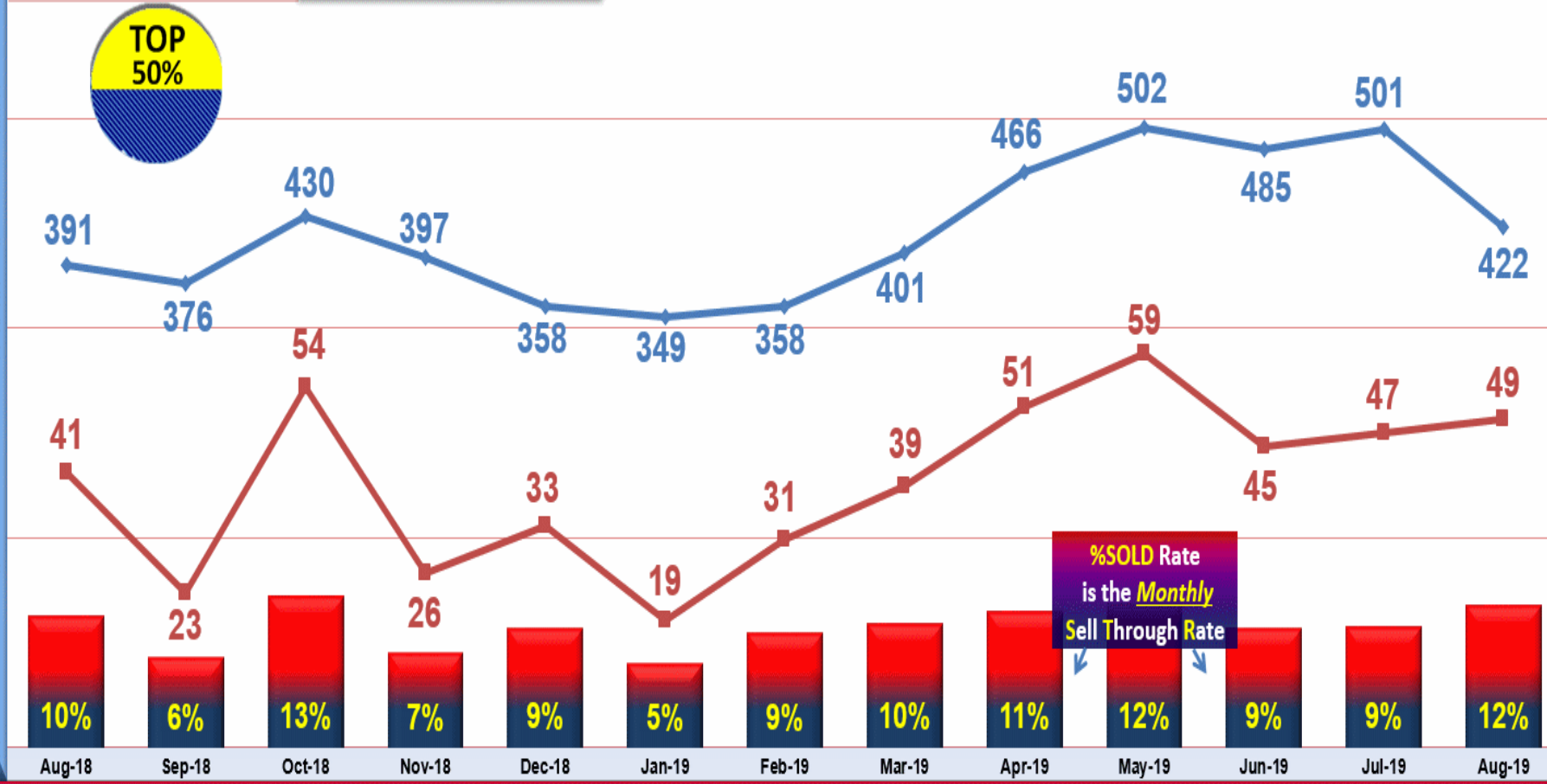
Sales / Listings
Monthly Totals



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

Sept 1/19

Maple Ridge-Pitt Meadows

Detached

Maple Ridge and Pitt Meadows 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)

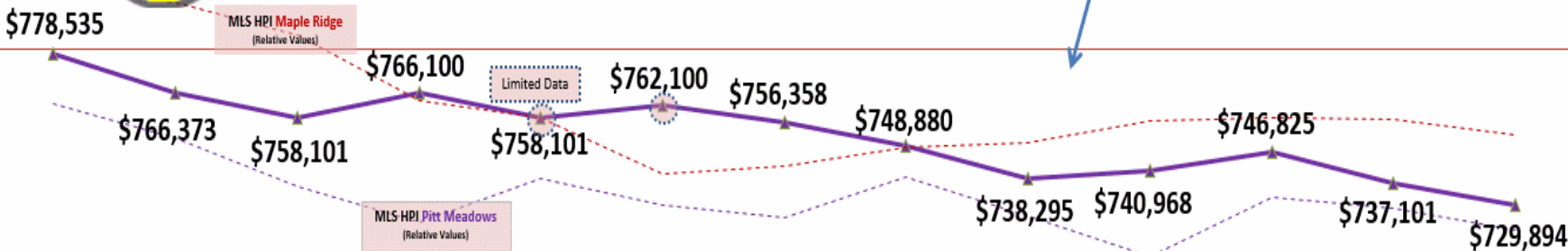
Are Home Prices Up?

Home Price Index → **HPIp** (Lower 50%)

Homes Below \$800,000

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.)



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



Detached

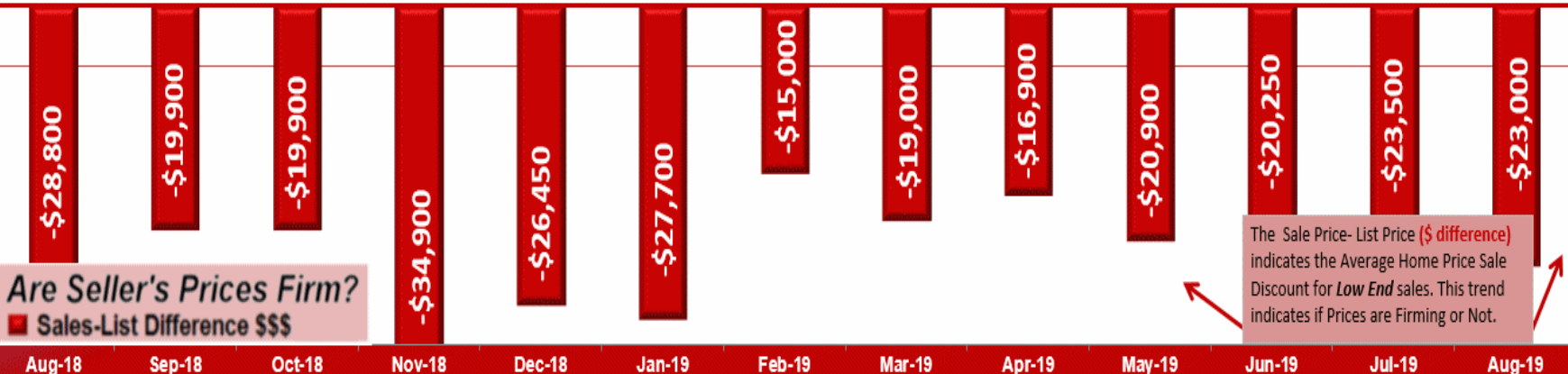


Detached

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

Are Seller's Prices Firm?

Sales-List Difference \$\$\$



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



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Market Analysis and Forecasting

Sept 1/19

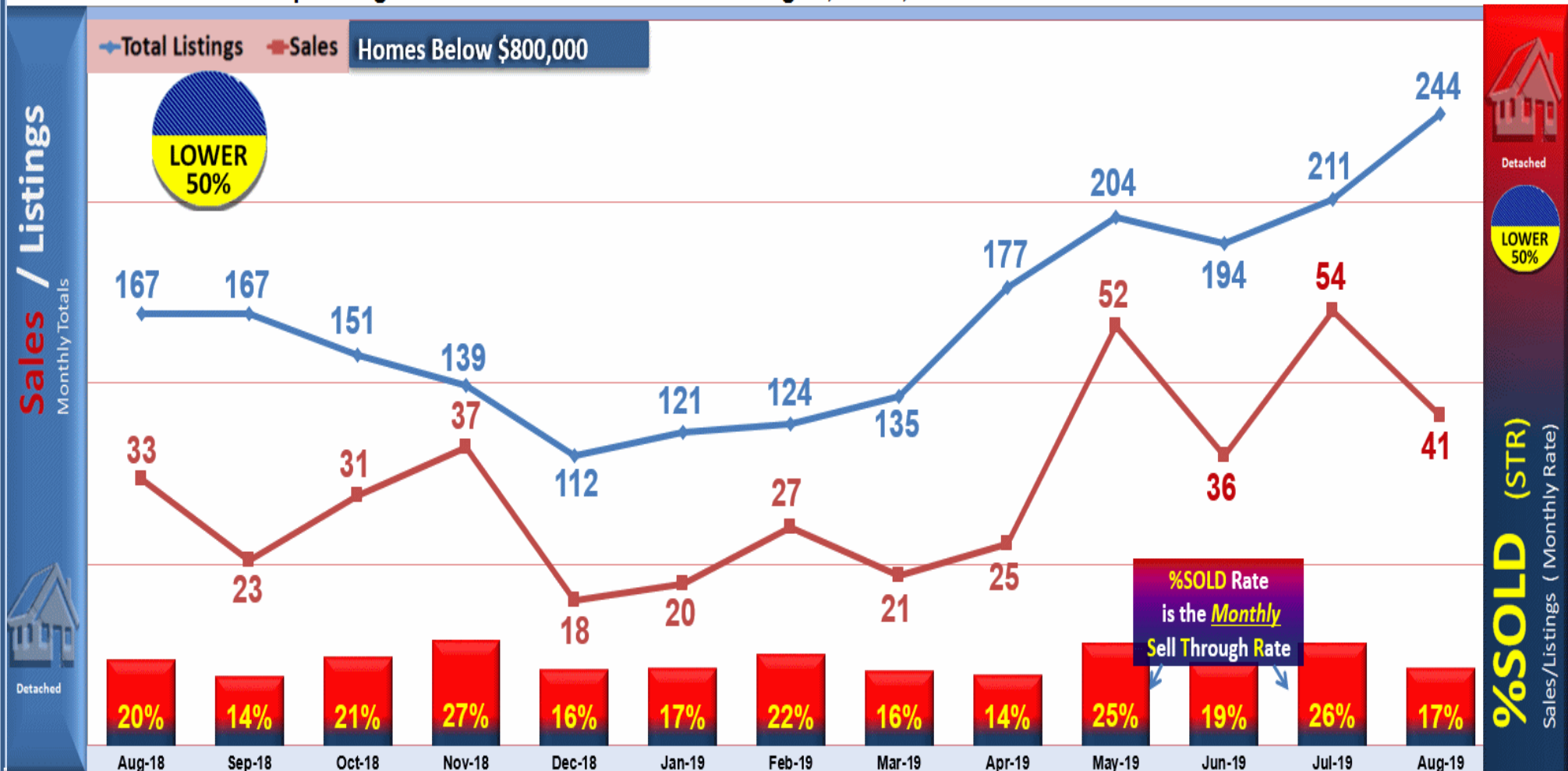
Maple Ridge-Pitt Meadows

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Detached Maple Ridge & Pitt Meadows Total Listings**, Sales, and %SOLD Rates



Sales / Listings
Monthly Totals



Detached



Detached



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

%SOLD Rate is the Monthly Sell Through 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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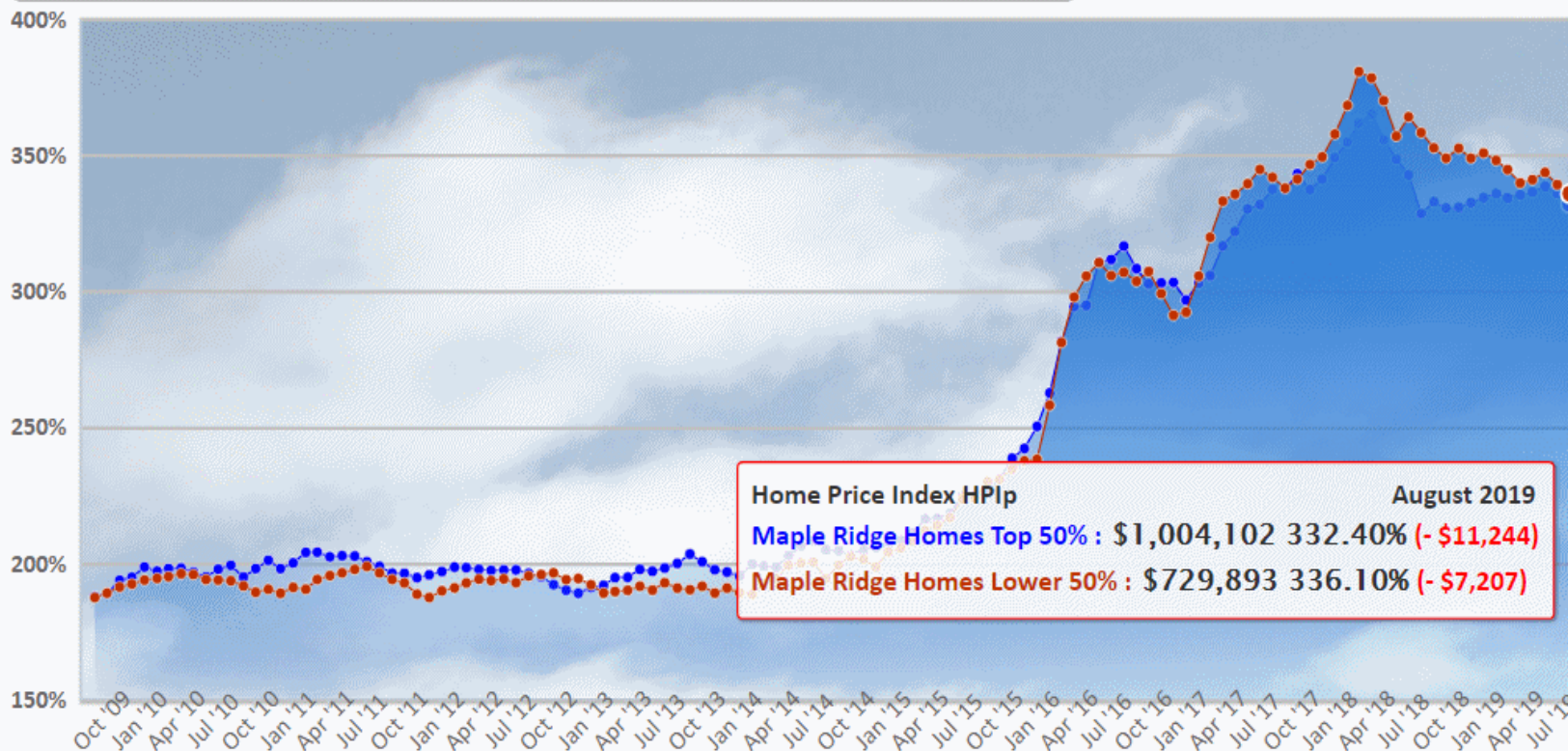
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Market Analysis and Forecasting Sept 1/19 Maple Ridge-Pitt Meadows

Powered by the Greater Vancouver Market Reports HPIp



Maple Ridge Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Maple Ridge Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly

Date	Value
Aug 2019	% 332.40
Jul 2019	% 336.20
Jun 2019	% 338.70
May 2019	% 336.70
Apr 2019	% 335.60
Mar 2019	% 334.50
Feb 2019	% 336.10
Jan 2019	% 334.60
Dec 2018	% 332.80
Nov 2018	% 331.10
Oct 2018	% 330.80
Sep 2018	% 333.10

<<< 1 2 3 >>>

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Market Reports

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Market Analysis and Forecasting Sept 1/19 New West – E. Burnaby

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
East Burnaby	16	2	51	101%	\$41,500	13%
The Crest BE	17	2	69	97%	-\$30,000	12%
Edmonds BE	92	15	42	96%	-\$26,300	16%
Brunette	0	0				0%
Downtown NW	106	17	50	96%	-\$19,900	16%
Fraserview Nw	65	17	38	96%	-\$23,499	26%
GlenBrooke North	12	5	6	98%	-\$10,000	42%
Moody Park	3	0				0%
Queensborough Nv	52	3	34	98%	-\$10,000	6%
Queens Park Nw	2	1	4	99%	-\$7,499	50%
Quay NW	88	17	27	96%	-\$23,000	19%
Sapperton Nw	26	4	25	97%	-\$12,425	15%
The Heights Nw	2	0				0%
Uptown Nw	135	17	17	96%	-\$23,000	13%
West End Nw	3	0				0%
Total Activity	619	100	29	96%	-\$19,050	16%

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$300,000	11	2	25	96%	-\$11,400	18.2%
\$300,001-\$400,000	57	15	15	94%	-\$23,000	26.3%
\$400,001-\$500,000	126	27	18	97%	-\$14,900	21.4%
\$500,001-\$600,000	139	26	21	96%	-\$19,450	18.7%
\$600,001-\$700,000	110	16	50	96%	-\$24,950	14.5%
\$700,001 and more	176	14	39	96%	-\$34,850	8.0%
Total Activity	619	100	29	96%	-\$19,050	16%

Monthly Changes Summary	Aug-18	Jul-19	Aug-19	9/1/2019	Change
Total Listings** (A,S,T,C,X)	424	669	619		-50
Active Listings (1st of the Month)	294	522	511	459	-52
Solds	79	95	100		5
Days on Market (DOM)	19	15	29		14
%SOLD (Sales/Listings/Mthly Rate)	19%	14%	16%		2.0%
Condos (Upper 50%) Home Price Index	\$591,101	\$551,101	\$536,988		-\$14,113
Condos (Lower 50%) Home Price Index	\$426,100	\$372,101	\$370,006		-\$2,095
Twnhs (Upper 50%) Home Price Index	\$892,101	\$842,879	\$840,100		-\$2,779
Twnhs (Lower 50%) Home Price Index	\$579,734	\$569,308	\$557,100		-\$12,634

Sept 1 2019 New West - East Burnaby Market Update Attached Townhomes/ Condos

Current: New West - East Burnaby's Residential Attached housing market is a Seller Market with a **16 %SOLD** Rate.

(This means 16 homes out of 100 sold with average sales-list difference of \$19,050)
Most Active Price Range: Attached Homes between \$300,000 - \$400,000 have **26.3 %SOLD** rate.

Least Active Price Range: Attached Homes above \$700,000 have **8.0 %SOLD** rate.

History: The New West - E. Burnaby's **Condos** Year-To-Date Home Price Index **HPIp (Upper 50%)** shows that prices decreased \$54,113.
 The New West - E. Burnaby's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$56,094.
 The New West - E. Burnaby's **Townhouses** Year-To-Date Home Price Index **HPIp (Upper 50%)** shows that prices decreased \$52,001.
 The New West - E. Burnaby's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$21,251.

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

Forecast: The total Listing Inventories were 46% more than the month last year. Total listings decreased by 50 listings. We project New West - E. Burnaby Attached be a continued Seller Market. August's Real Estate Statistics shows 67% of Vancouver's Detached Home decreased in values this month. Overall, Single Family Homes in Metro Vancouver experienced an Average Monthly Price Decrease of \$13,210. This is a positive improvement from the \$22,076 drop we saw in July. On the other hand, the Fraser Valley also shows a minimal monthly price decrease of just \$1,699. We are forecasting Declining Detached Home Prices across most of the Fraser Valley and Vancouver Markets the next quarter. Currently, the Condo Market presents a Cool Market with 80% of the Greater Vancouver (Lower Mainland) Condo Prices decreasing \$3,518 on average. Many new Condo Projects are now competing against the existing market. On the same note, 64% of the Townhouse Markets decreased \$3,432 on average (18 out of 28 Markets). We are forecasting a Buyer's Market in most Condo and Townhouse Markets for the coming quarter. We 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 Neighborhood.

Analytical Methods: The New West - E. Burnaby 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 **New West - E. Burnaby HPIp Upper 50%** representing the higher end sales and the **New West - E. Burnaby 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

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Prudential Market Reports

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Statistics, on the Web!

attached homes

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Market Analysis and Forecasting Sept 1/19 New West – E. Burnaby

Attached Townhomes/ Condos New West, E. Burnaby Total Listings, Sales, and %SOLD rates

Sales / Listings

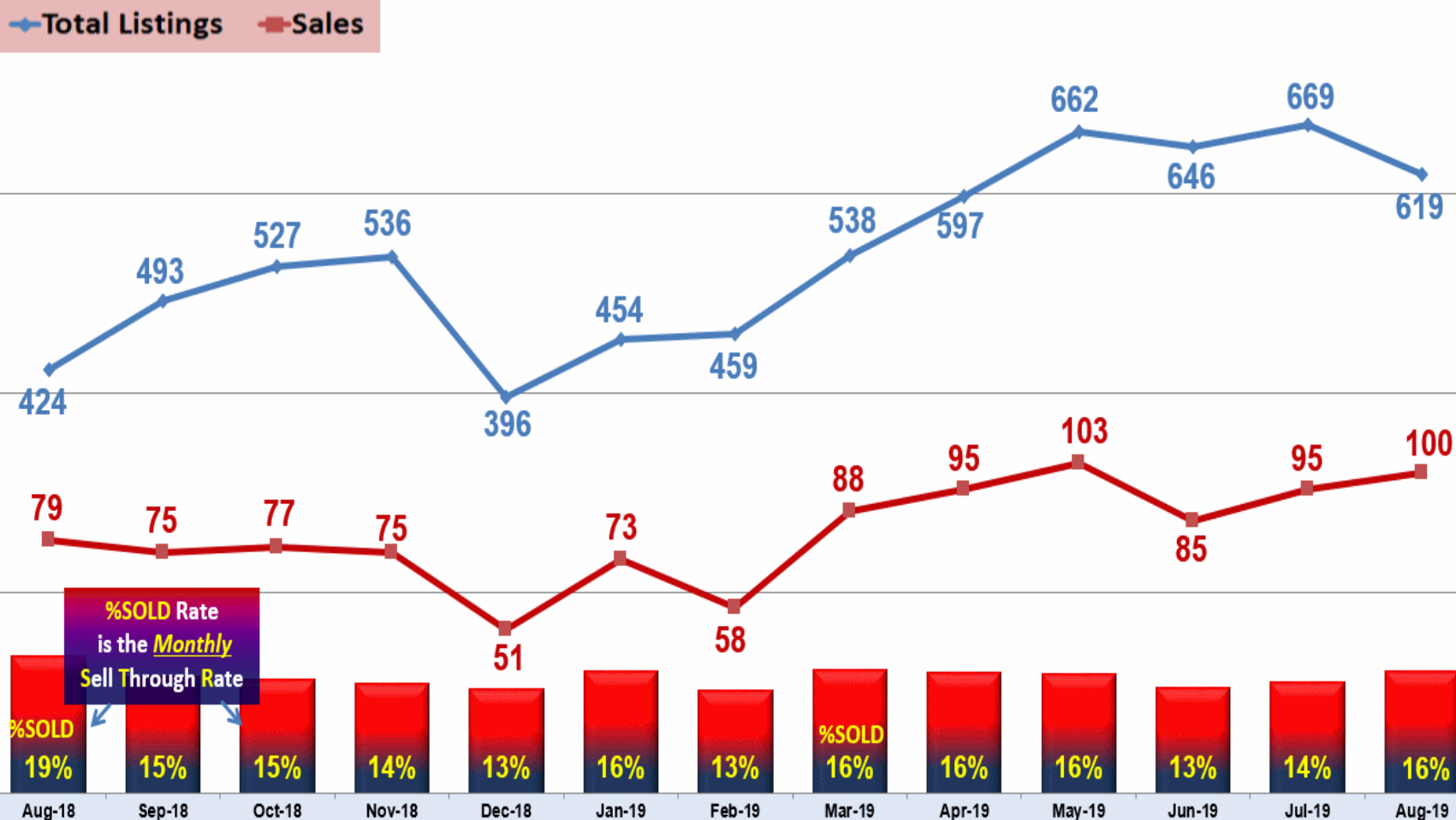
Monthly Totals



Attached

%SOLD (STR)

Sales/Listings (Monthly Rate)



%SOLD Rate is the Monthly Sell Through Rate



Attached



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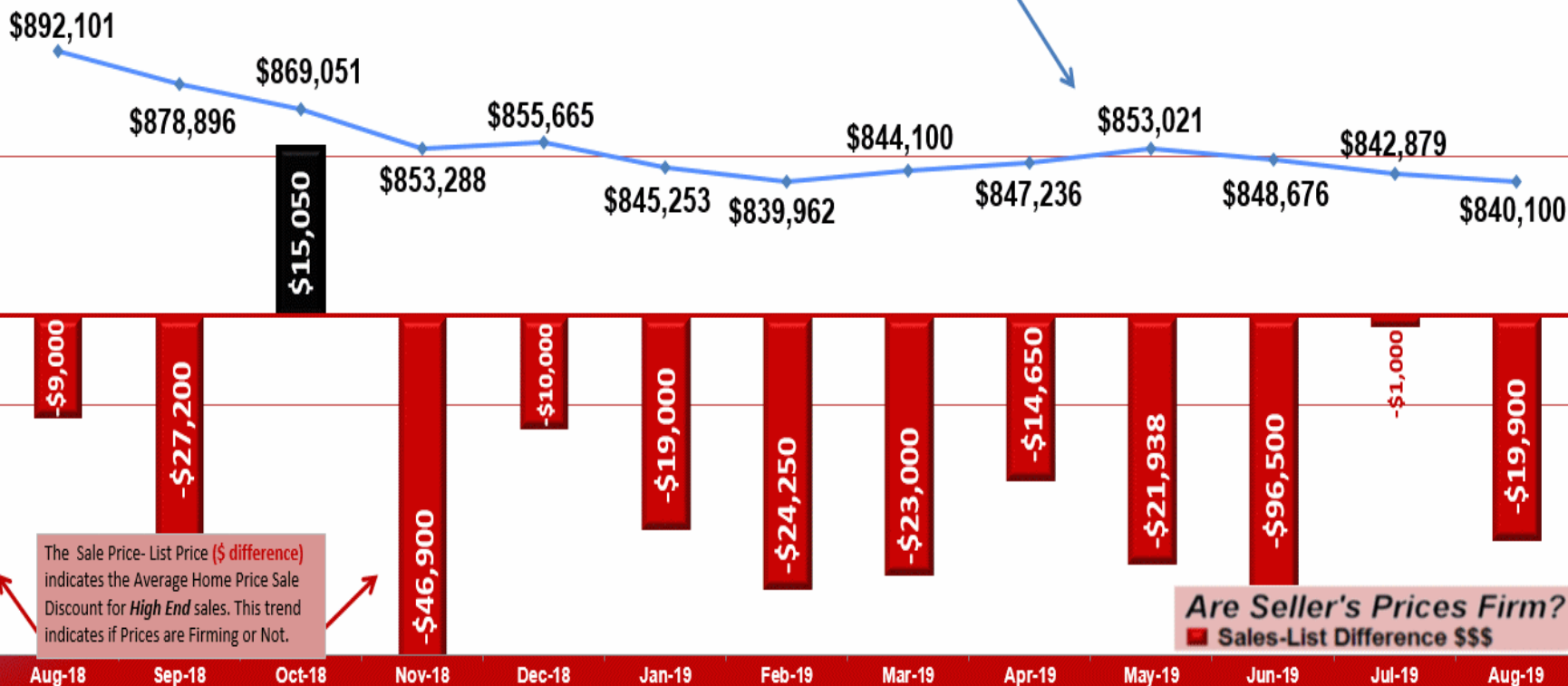
Market Analysis and Forecasting Sept 1/19 New West – E. Burnaby

Attached New West, E. 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)

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 it's previous sale after 2005 to determine its exact price change.)

Home Price Changes
(Home Price Index Paired sales from 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 \$\$\$



Townhouses

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



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Market Analysis and Forecasting Sept 1/19 New West – E. Burnaby

Attached New West, E. 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)

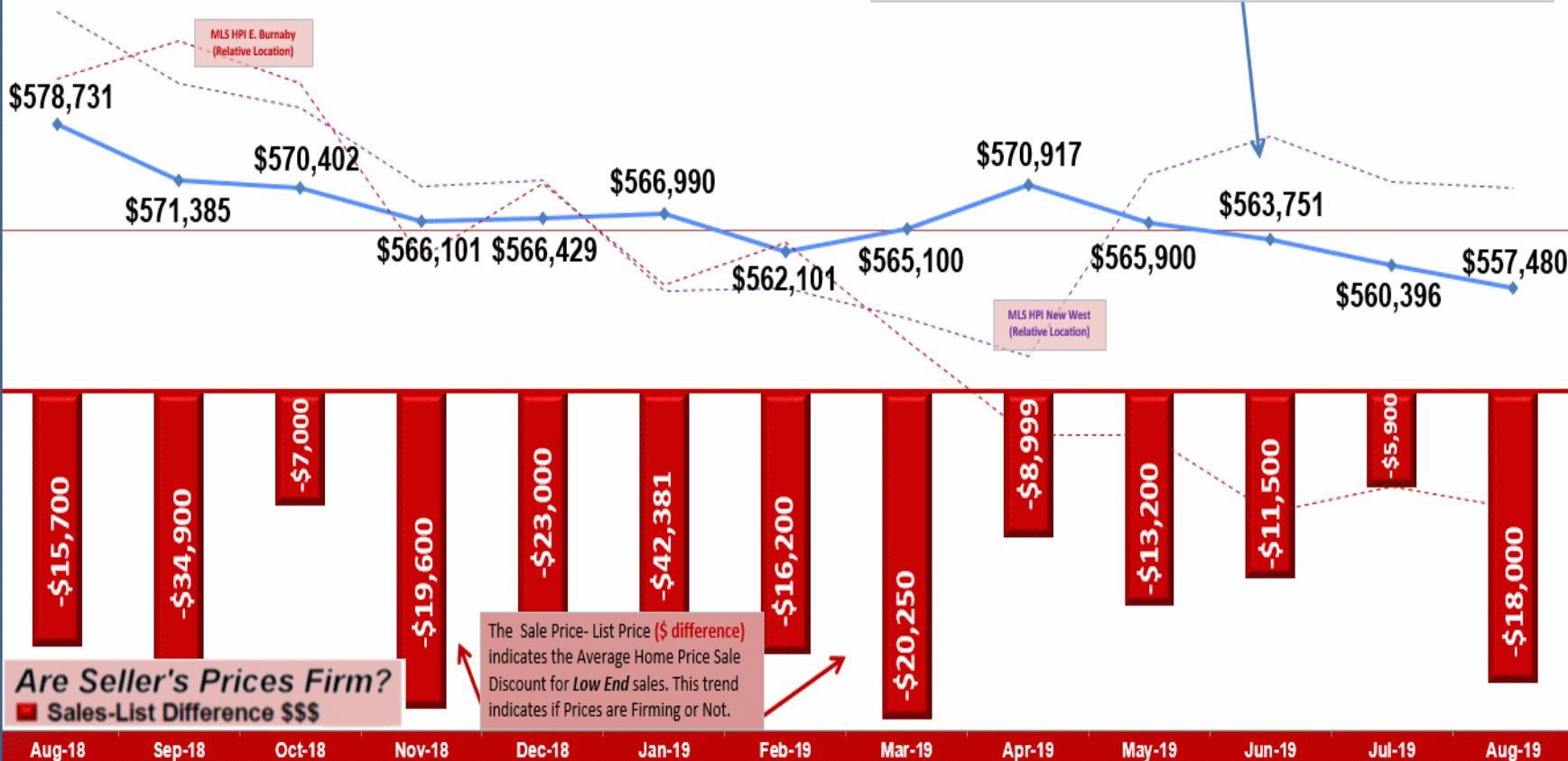
Home Price Changes

(Home Price Index Paired sales from 2005)

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

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Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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Townhouses

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

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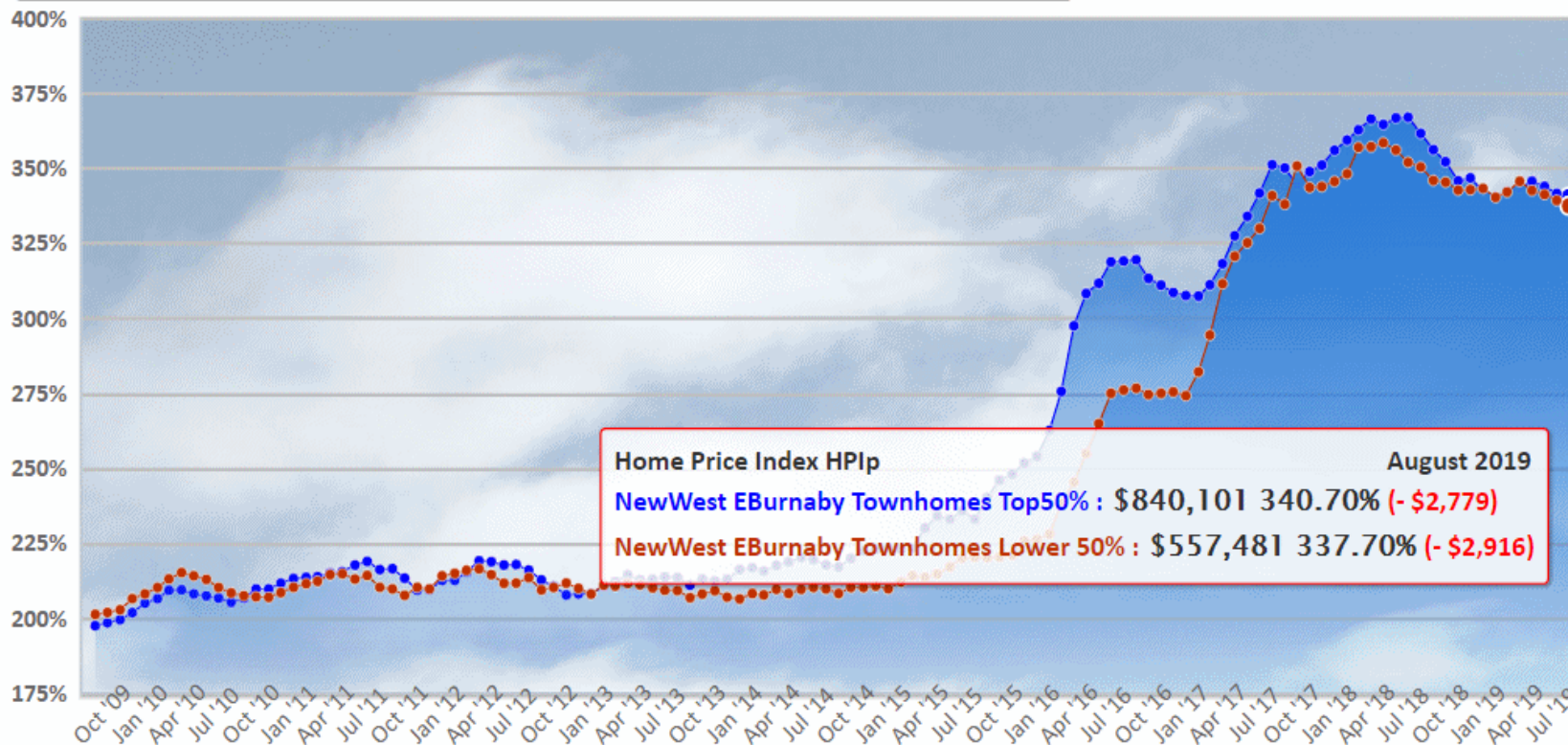
Market Analysis and Forecasting Sept 1/19 New West – E. Burnaby

Powered by the Greater Vancouver Market Reports HPIp



NewWest EBurnaby Townhomes Top50% : ■ HPIp ■ Forecast+ ■ Forecast-

NewWest EBurnaby Townhomes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home value:

Date	Value
Aug 2019	% 340.70
Jul 2019	% 341.80
Jun 2019	% 344.20
May 2019	% 345.90
Apr 2019	% 343.60
Mar 2019	% 342.30
Feb 2019	% 340.60
Jan 2019	% 342.80
Dec 2018	% 347.00
Nov 2018	% 346.00
Oct 2018	% 352.40
Sep 2018	% 356.40

<<< 1 2 3 >>>

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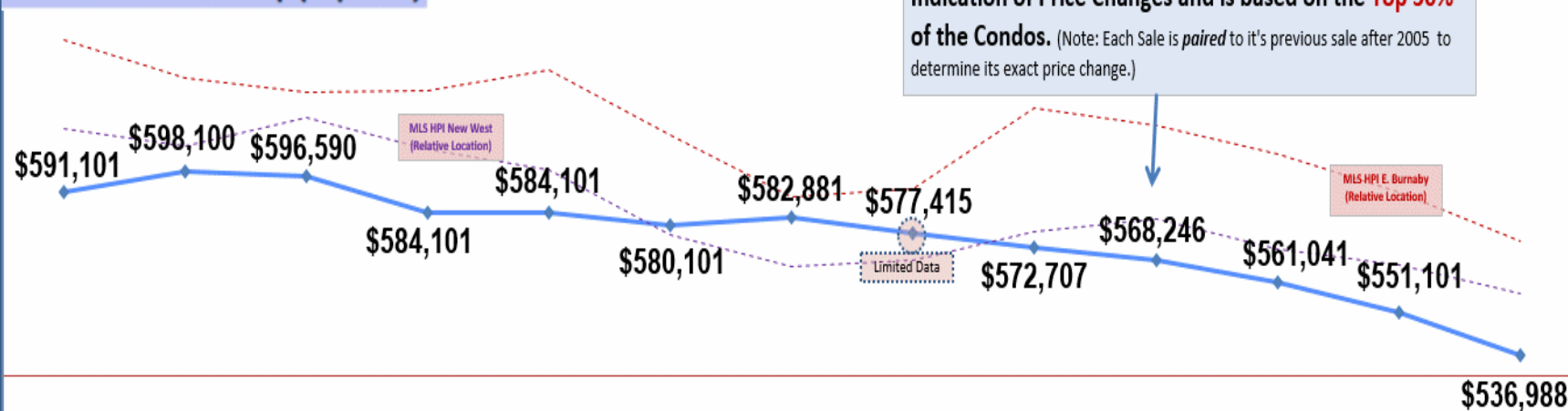
Attached New West, E. Burnaby Condos Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

Home Price Changes

(Home Price Index Paired sales from 2005)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

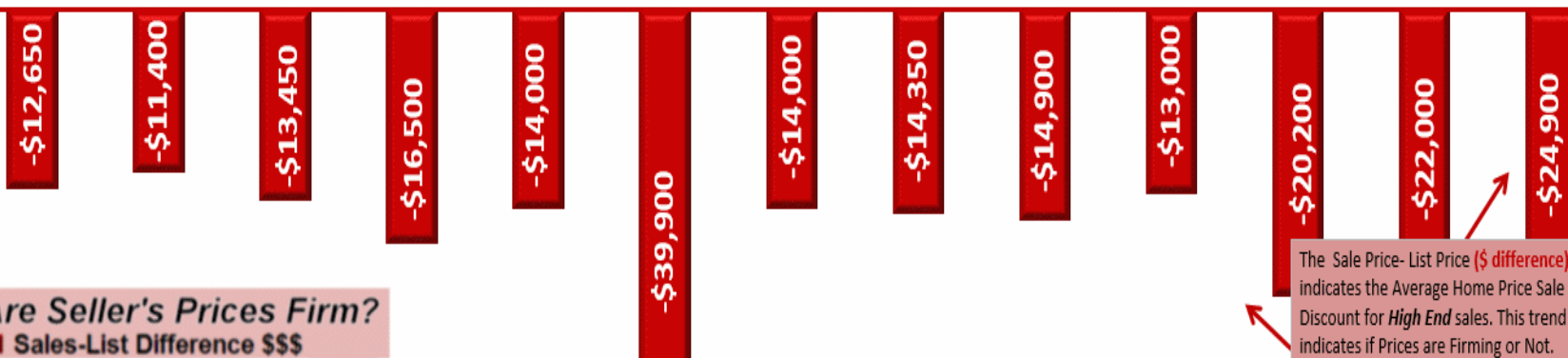


The Home Price Index HPIp is our MOST Accurate Indication of Price Changes and is based on the **Top 50% of the Condos**. (Note: Each Sale is *paired* to it's previous sale after 2005 to determine its exact price change.)

Series "Condos Disc.(Top 50%)



Condominiums



Sales Discount \$\$

Sale Price – Original List Price (\$\$ 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.

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

Aug-18 Sep-18 Oct-18 Nov-18 Dec-18 Jan-19 Feb-19 Mar-19 Apr-19 May-19 Jun-19 Jul-19 Aug-19



Condominiums



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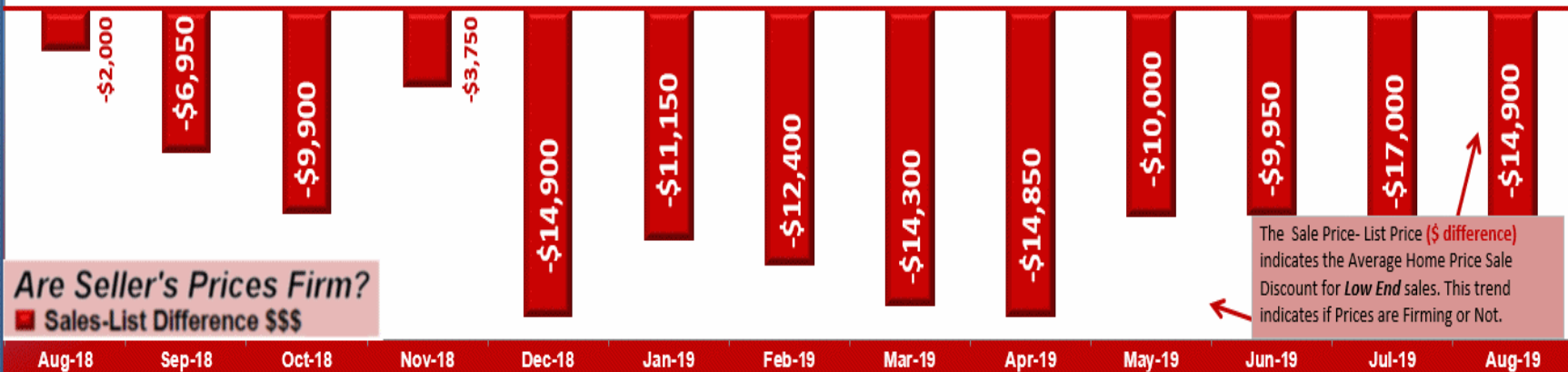
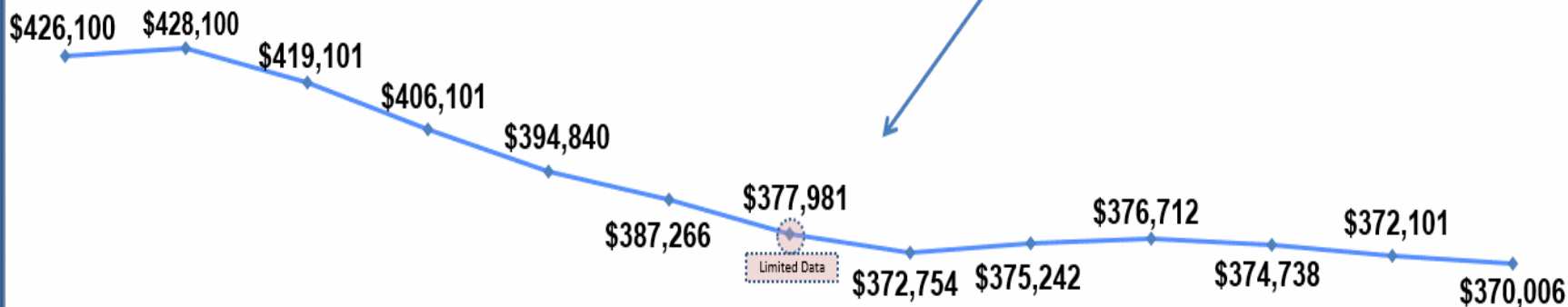
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Attached New West, E. Burnaby Condos Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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

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



Condominiums

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

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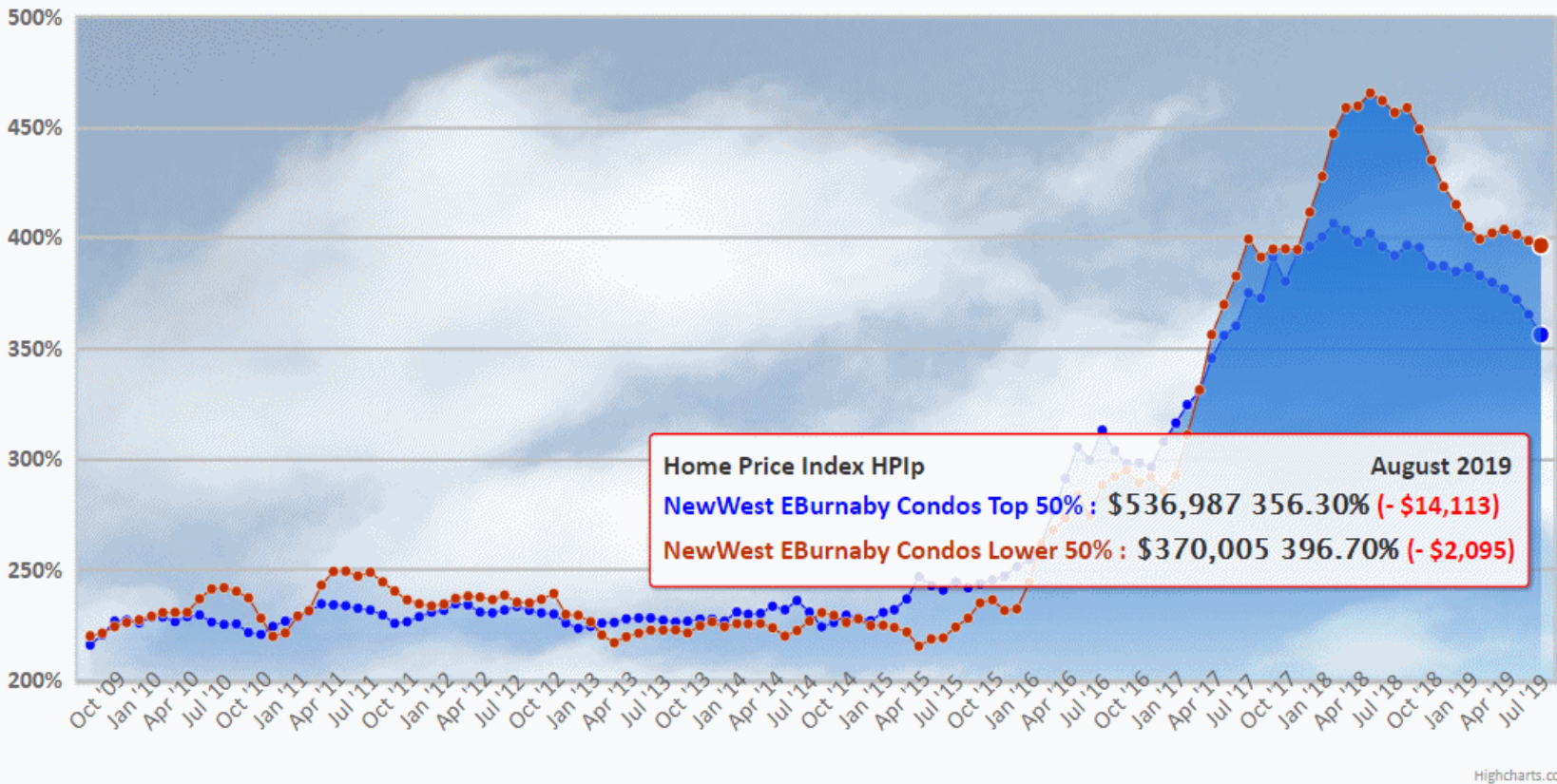
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Market Analysis and Forecasting Sept 1/19 New West – E. Burnaby

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NewWest EBurnaby Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 NewWest EBurnaby Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Aug 2019	% 356.30
Jul 2019	% 365.60
Jun 2019	% 372.20
May 2019	% 377.00
Apr 2019	% 380.00
Mar 2019	% 383.10
Feb 2019	% 386.70
Jan 2019	% 384.90
Dec 2018	% 387.50
Nov 2018	% 387.50
Oct 2018	% 395.80
Sep 2018	% 396.80

<<< 1 2 3 >>>



*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 Reports

Statistics, on the Web!

attached homes

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Market Analysis and Forecasting

Sept 1/19 S. and N. Burnaby

Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List	Sell - List \$Difference	%SOLD
Brentwood Park	222	37	36	96%	-\$23,800	17%
Cariboo	22	5	61	94%	-\$24,900	23%
Central BN	50	2	68	97%	-\$13,550	4%
Capitol Hill BN	13	0				0%
Forest Hills BS	11	2	35	98%	-\$8,450	18%
Government Road	28	3	2	100%	\$1,200	11%
Lake City Industrial	0	0				0%
Montecito	10	3	14	97%	-\$20,900	30%
Parkcrest	5	1	10	99%	-\$4,800	20%
Sperling-Duthie	11	0				0%
Simon Fraser Unive	70	12	31	94%	-\$34,000	17%
Sullivan Heights	29	6	29	96%	-\$31,150	21%
Simon Fraser Hills	9	5	8	96%	-\$19,900	56%
Vancouver Heights	21	3	5	97%	-\$29,000	14%
Willingdon Heights	28	11	14	98%	-\$16,000	39%
Westridge BN	5	2	34	97%	-\$19,700	40%
Big Bend	7	2	69	94%	-\$61,650	29%
Burnaby Hospital	4	2	60	94%	-\$78,950	50%
Buckingham Height:	3	0				0%
Burnaby Lake	19	1	16	97%	-\$20,900	5%
Central Park BS	40	5	46	93%	-\$54,000	13%
Deer Lake	0	0				0%
Forest Glen BS	61	8	19	94%	-\$32,750	13%
Greentree Village	3	0				0%
Highgate	2	0				0%
Metrotown	125	16	29	97%	-\$22,500	13%
Oaklands	364	42	43	95%	-\$39,900	12%
Suncrest	16	5	145	94%	-\$75,500	31%
South Slope	70	16	53	97%	-\$16,950	23%
Upper Deer Lake	13	3	90	90%	-\$154,667	23%
Total Activity	1261	192	33	96%	-\$26,650	15%

Home Price Range	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$400,000	49	10	27	94%	-\$21,450	20.4%
\$400,001-\$500,000	160	27	25	95%	-\$23,888	16.9%
\$500,001-\$600,000	225	45	32	96%	-\$20,400	20.0%
\$600,001-\$700,000	230	35	33	96%	-\$29,000	15.2%
\$700,001-\$900,000	338	47	33	96%	-\$29,000	13.9%
\$900,001 and above	259	28	58	93%	-\$76,750	10.8%
Total Activity	1261	192	33	96%	-\$26,650	15%

Monthly Changes Summary	Aug-18	Jul-19	Aug-19	9/1/2019	Change
Total Listings (A,S,T,C,X)	865	1289	1261		-28
Active Listings (1st of the month)	629	1002	978	938	-40
Solds	137	190	192		2
DOM	19	25	33		8
% SOLD (Sales/ Listings /mnthly rate)	16%	15%	15%		0%
Condos (Top 50%) Home Price Index HPIp	\$759,101	\$679,305	\$669,960		-\$9,345
Condos (Lower 50%) Home Price Index HPIp	\$484,339	\$433,736	\$431,256		-\$2,479
Twnhs (Top 50%) Home Price Index HPIp	\$901,900	\$850,715	\$854,100		\$3,385
Twnhs (Lower 50%) Home Price Index HPIp	\$622,226	\$592,952	\$588,547		-\$4,405

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 Providing real estate services in Belcarra, Tri-Cities, and throughout the Lower Mainland. Here you will find a wide variety of useful information and resources designed to help you buy or sell a home more effectively in the Lower Mainland and surrounding areas. From information on the local community, to advice about finding a mortgage or preparing your home to sell, it's all available on our web site Shapka.ca.

Sept 1 2019 Burnaby Market Update (attached)

Current: Burnaby's Residential Attached housing market is in a Stable Market with a **15% SOLD** rate and a 96% Sell/List Ratio.
(This means that there is an average of a \$26,650 Discount on a sale from the original list price)
Most Active Range: Homes between \$400,000 - \$500,000 have **20.4% SOLD** rate. **Least Active Range:** Homes above \$900,000 have **10.8% SOLD** rate.

History: The Burnaby's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$89,141.
 The Burnaby's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$53,083.
 The Burnaby's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$47,800.
 The Burnaby's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$33,679.

Forecast: *The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.
 Listing inventory levels is 46% more than same month last year. The Total Listings show an decrease by 28 count and so an decrease can be seen on SOLD next month.
 August's Real Estate Statistics shows 67% of Vancouver's Detached Home decreased in values this month. Overall, Single Family Homes in Metro Vancouver experienced an Average Monthly Price Decrease of \$13,210. This is a positive improvement from the \$22,076 drop we saw in July. On the other hand, the Fraser Valley also shows a minimal monthly price decrease of just \$1,699. We are forecasting Declining Detached Home Prices across most of the Fraser Valley and Vancouver Markets the next quarter.
 Currently, the Condo Market presents a Cool Market with 80% of the Greater Vancouver (Lower Mainland) Condo Prices decreasing \$3,518 on average. Many new Condo Projects are now competing against the existing market. On the same note, 64% of the Townhouse Markets decreased \$3,432 on average (18 out of 28 Markets). We are forecasting a Buyer's Market in most Condo and Townhouse Markets for the coming quarter. We 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 Neighborhood. 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: RMXRReports.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](#)
 Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.



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Market Analysis and Forecasting

Sept 1/19 S. and N. Burnaby

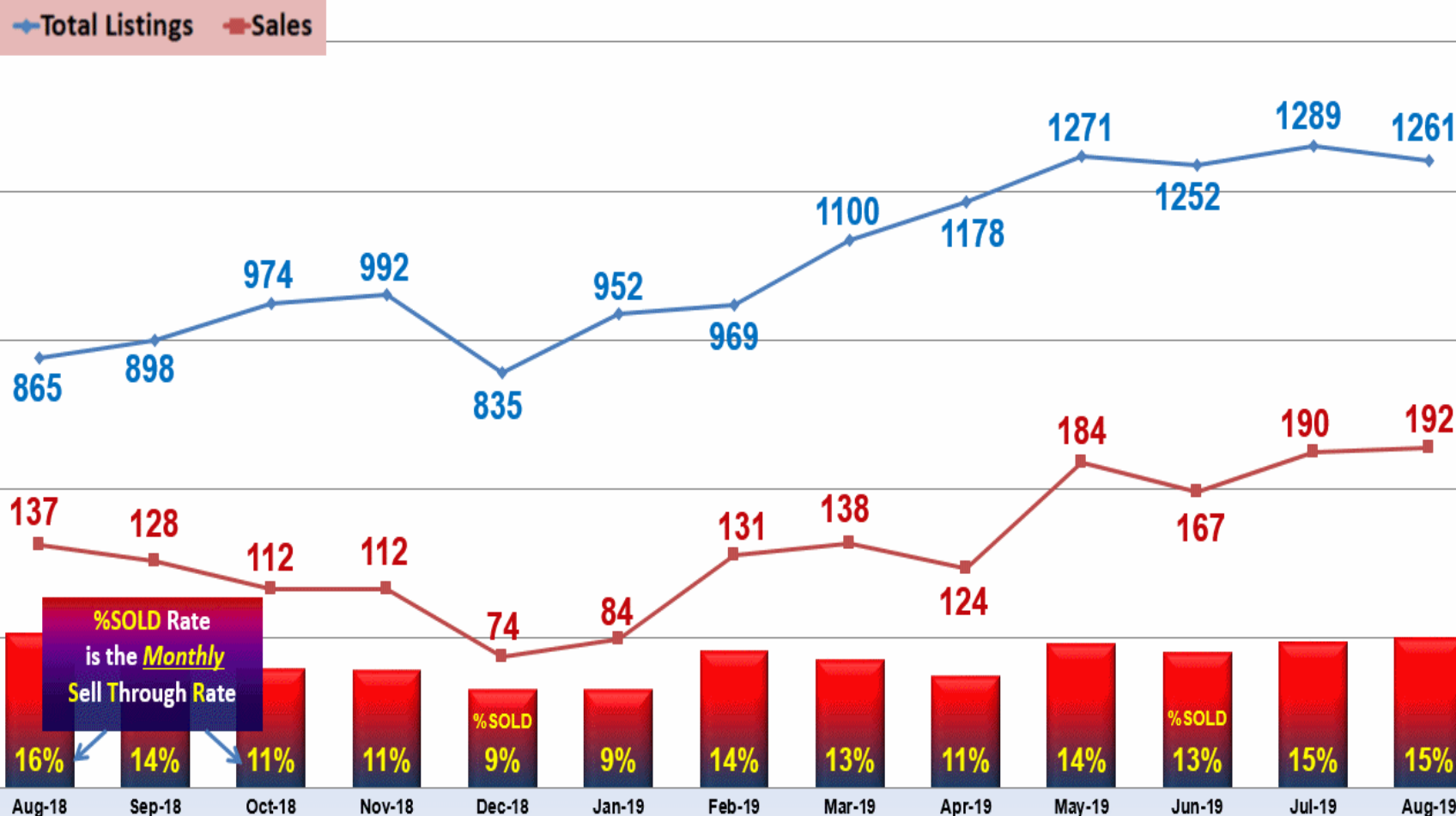
Attached Townhomes/ Condos Burnaby Total Listings, Sales, and %SOLD rates

Sales / Listings
Monthly Totals



Attached

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



%SOLD Rate is the **Monthly Sell Through Rate**



Attached



*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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Sept 1/19 S. and N. Burnaby

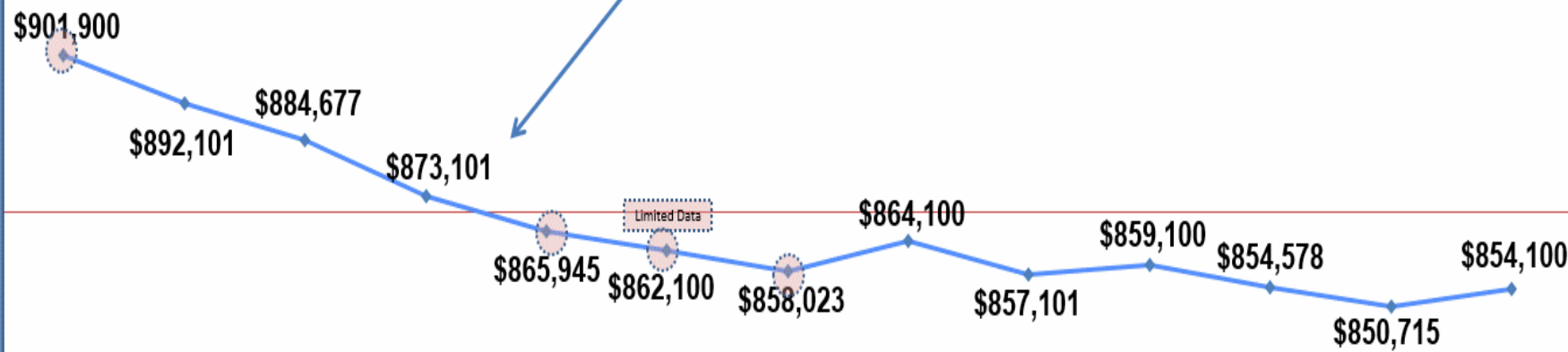
Attached Burnaby Townhouse Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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.

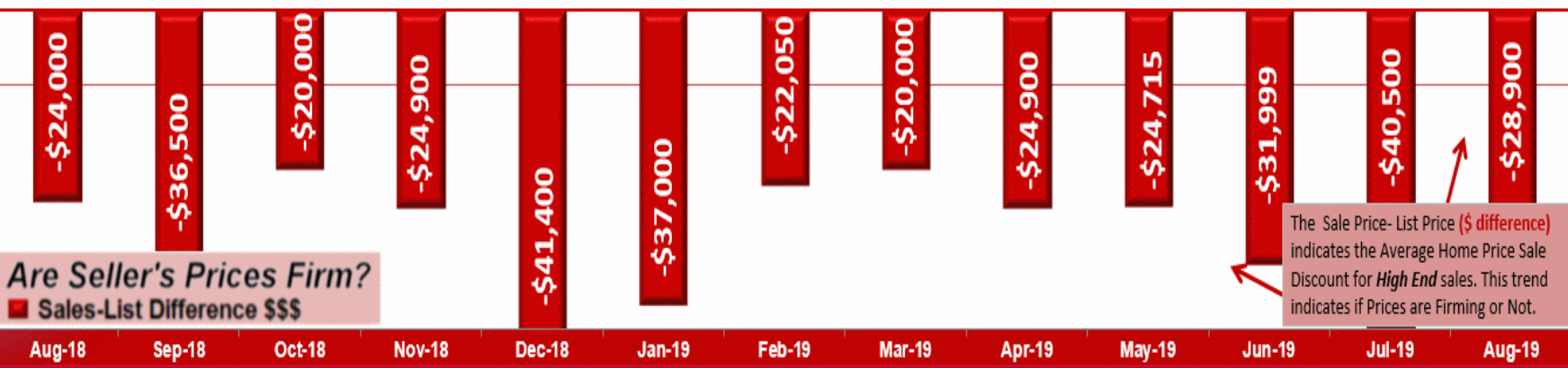
(Note: Each Sale is paired to its previous sale after 2005 to determine its exact price change.)



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



Townhouses



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.

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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Sept 1/19 S. and N. Burnaby

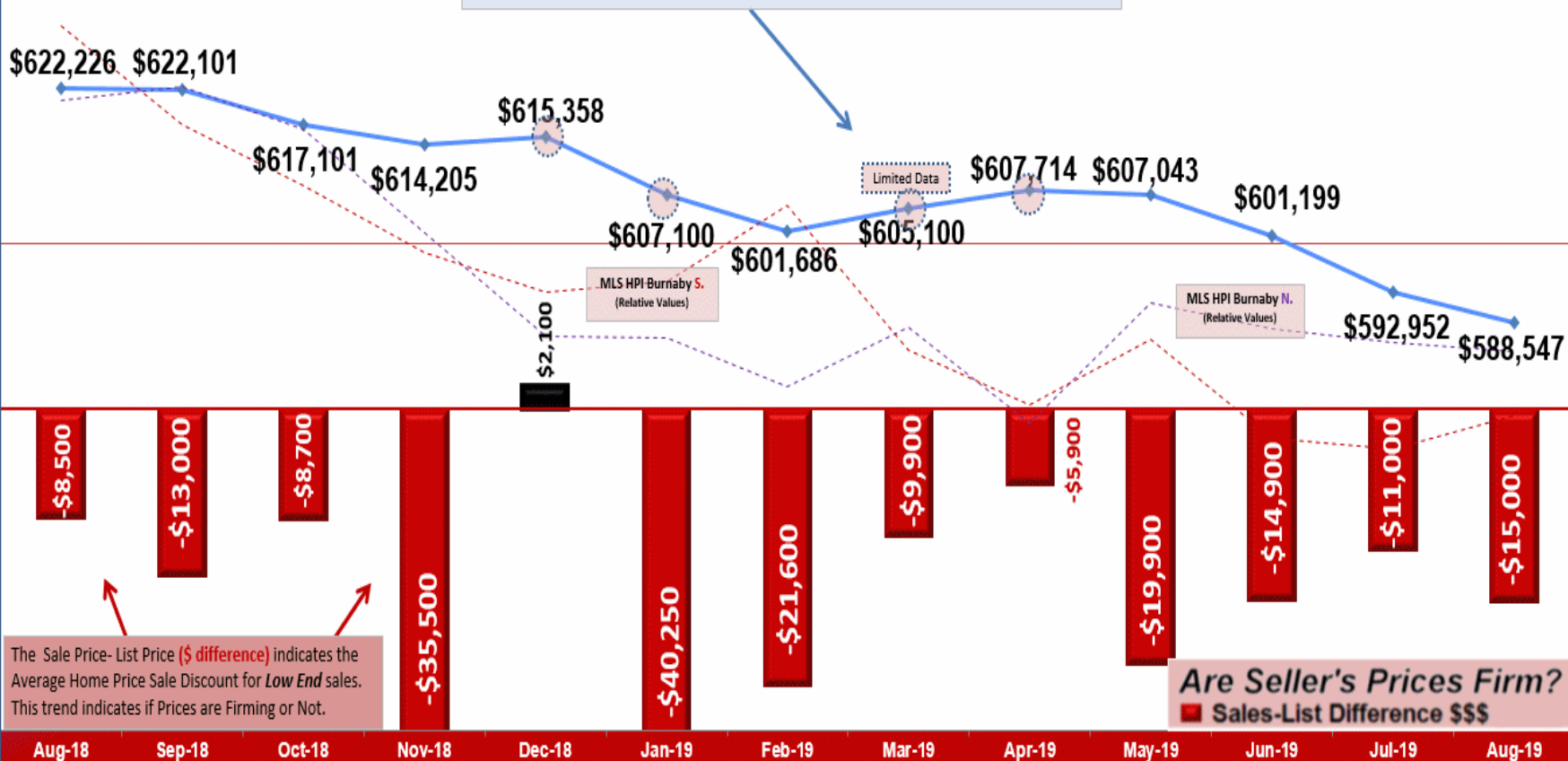
Attached Burnaby Townhouse Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

The Home Price Index HPIp is the MOST Accurate Indication of Price Changes & 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 Changes
(Home Price Index Paired sales from 2005)



Townhouses



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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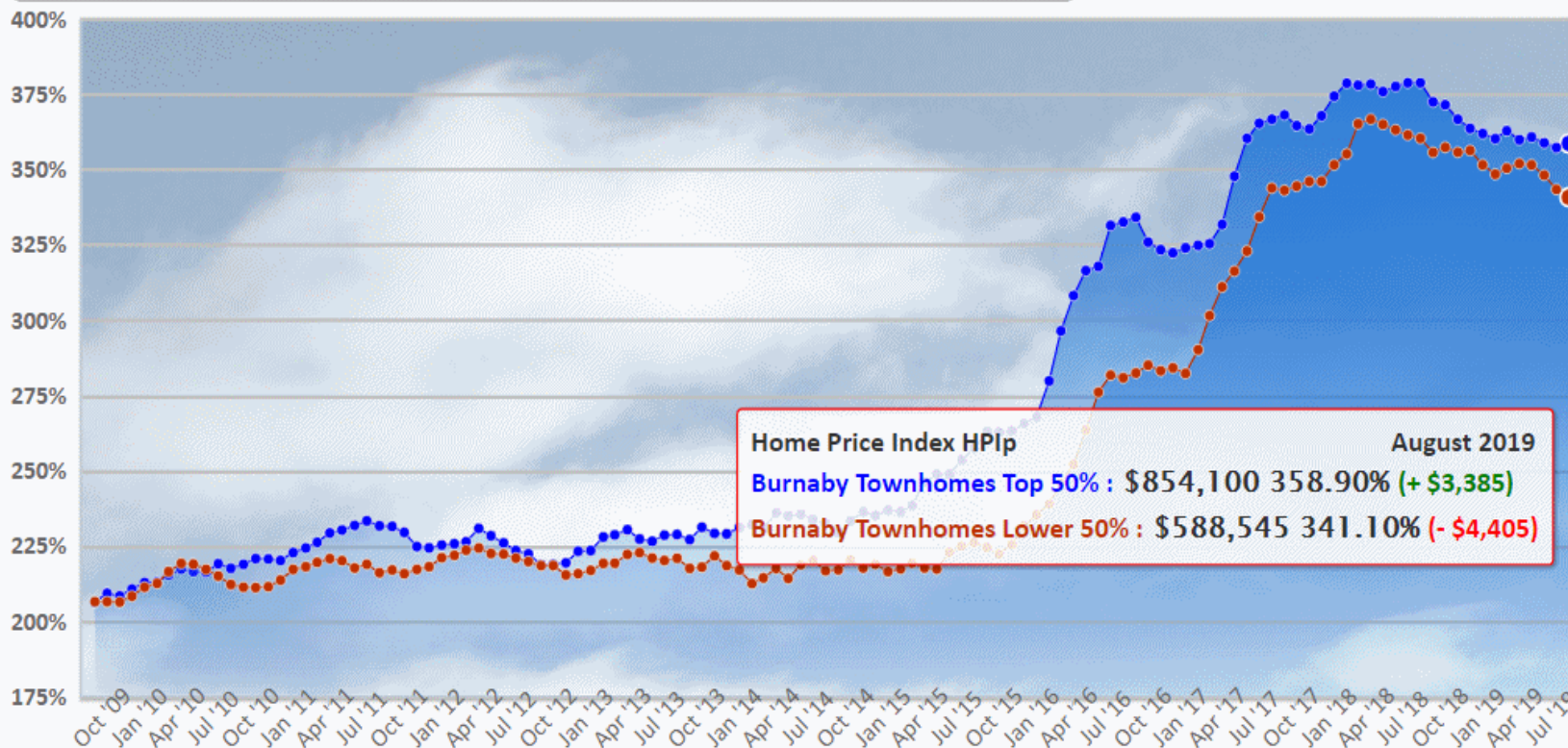
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Market Analysis and Forecasting

Sept 1/19 S. and N. Burnaby

Powered by the Greater Vancouver Market Reports HPIp

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



Home Price Index HPIp August 2019
 Burnaby Townhomes Top 50% : \$854,100 358.90% (+ \$3,385)
 Burnaby Townhomes Lower 50% : \$588,545 341.10% (- \$4,405)

Monthly Home values

Date	Value
Aug 2019	% 358.90
Jul 2019	% 357.50
Jun 2019	% 359.10
May 2019	% 361.00
Apr 2019	% 360.10
Mar 2019	% 363.10
Feb 2019	% 360.50
Jan 2019	% 362.20
Dec 2018	% 363.90
Nov 2018	% 366.90
Oct 2018	% 371.70
Sep 2018	% 372.70

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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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Market Analysis and Forecasting

Sept 1/19 S. and N. Burnaby

Attached Burnaby Condos 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)



Condominiums



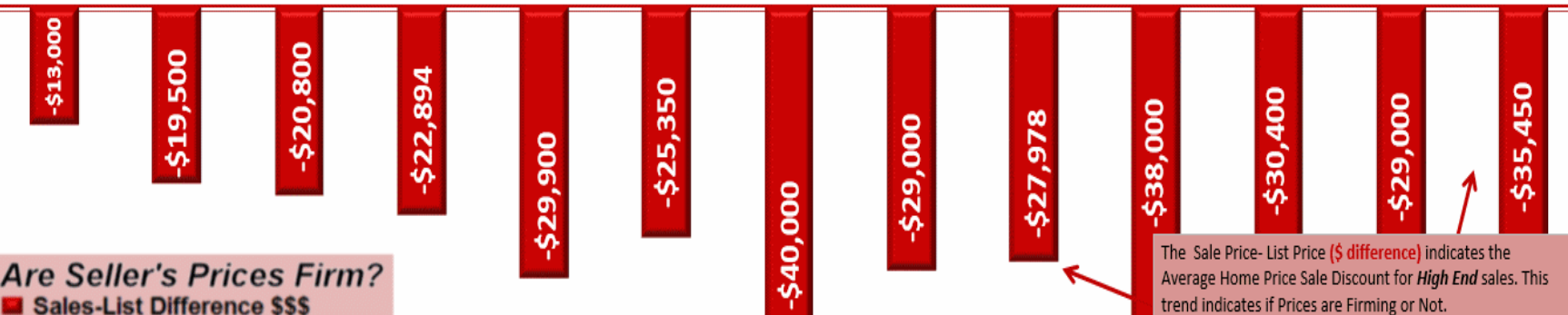
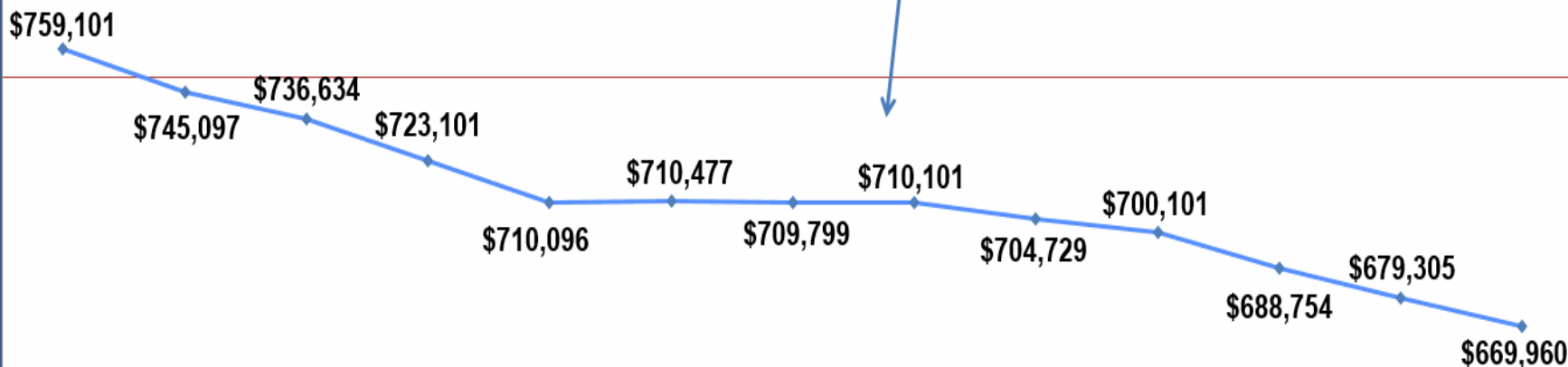
Condominiums

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

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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Sept 1/19 S. and N. Burnaby

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)

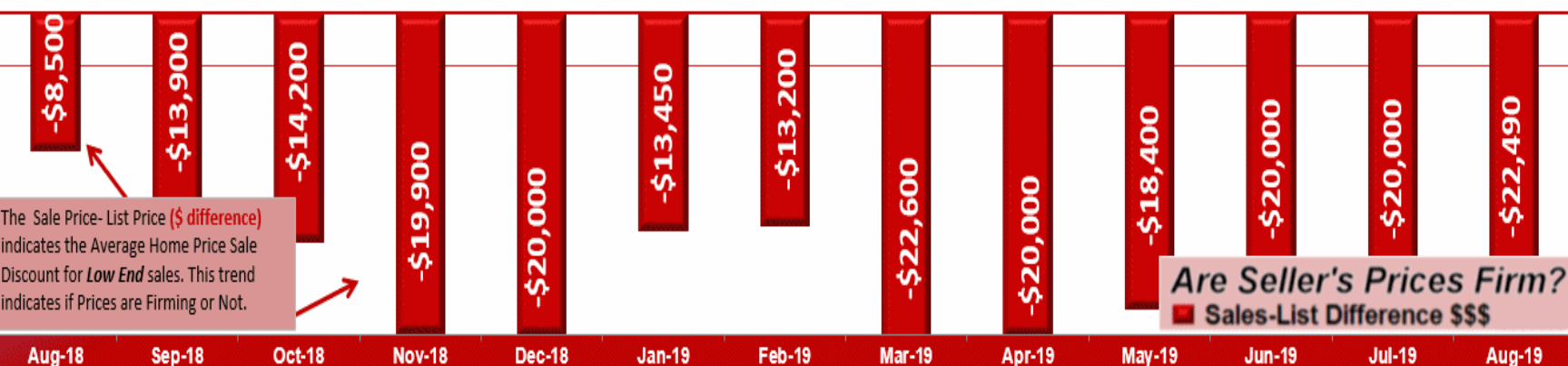
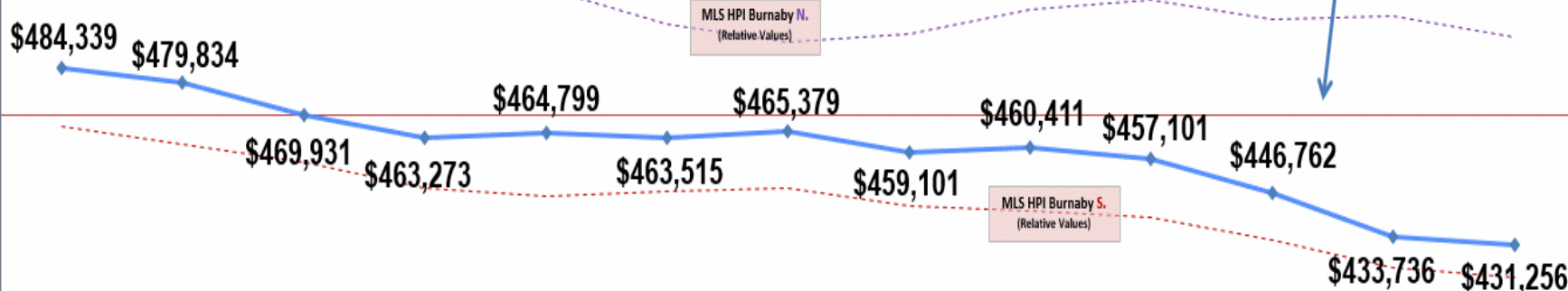
Home Price Changes

(Home Price Index Paired sales from 2005)

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 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 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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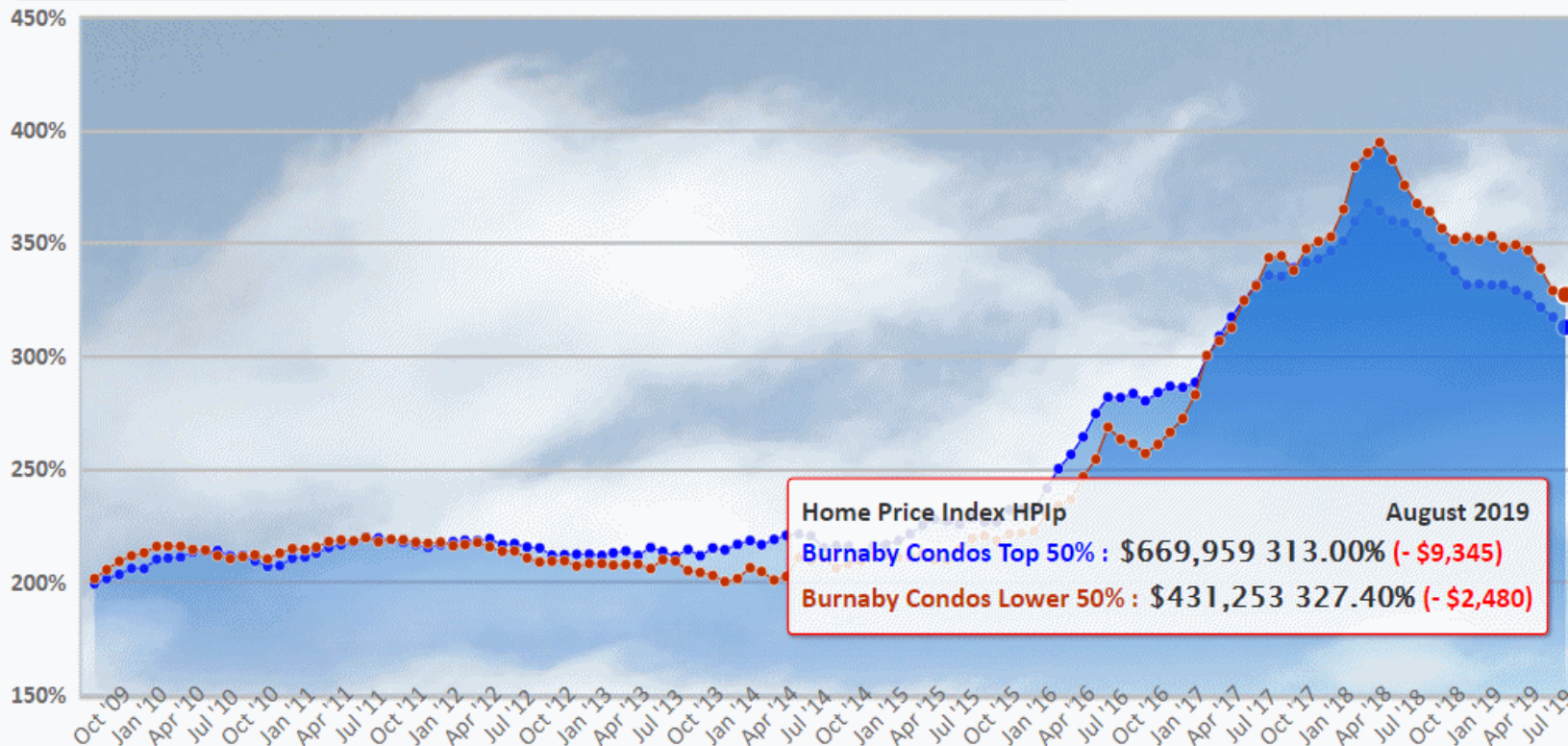
Market Analysis and Forecasting

Sept 1/19 S. and N. Burnaby

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
Aug 2019	% 313.00
Jul 2019	% 317.40
Jun 2019	% 321.80
May 2019	% 327.10
Apr 2019	% 329.30
Mar 2019	% 331.80
Feb 2019	% 331.60
Jan 2019	% 332.00
Dec 2018	% 331.80
Nov 2018	% 337.90
Oct 2018	% 344.20
Sep 2018	% 348.10

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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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Market Analysis and Forecasting

Sept 1/19 Coquitlam

Coquitlam Sub areas Statistics - Aug 2019						
Neighbourhoods	Total Listings (Month)	Sales	DOM	Attached		
				Sale Price /List	Sell - List \$Difference	%SOLD
Burke Mountain	76	19	15	100%	\$0	25.0%
Central Coquitlam	41	6	17	96%	-\$13,650	14.6%
Coquitlam East	5	0				0.0%
Cape Horn	1	0				0.0%
Chineside	158	20	25	96%	-\$28,950	12.7%
Coquitlam West	20	4	29	95%	-\$19,500	20.0%
Canyon Springs	21	1	46	95%	-\$27,000	4.8%
Eagle Ridge CQ	1	0				0.0%
Harbour Chines	5	2	23	97%	-\$21,750	40.0%
Maillardville	50	7	34	97%	-\$12,000	14.0%
North Coquitlam	199	30	18	95%	-\$24,950	15.1%
New Horizons	60	14	34	96%	-\$27,500	23.3%
Ranch Park	1	0				0.0%
Scott Creek	3	0				0.0%
Upper Eagle Ridge	3	0				0.0%
Westwood Plateau	76	11	34	96%	-\$29,000	14.5%
Total Activity	720	114	22	96%	-\$20,000	16%

Coquitlam List Price Ranges Statistics - Aug 2019						
Home Price Range	Total Listings (Month)	Sales	DOM	Attached		
				Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$400,000	33	10	32	95%	-\$18,950	30.3%
\$400,000-\$500,001	123	29	22	96%	-\$19,100	23.6%
\$500,000-\$575,001	95	13	27	95%	-\$27,000	13.7%
\$575,000-\$675,001	158	21	20	96%	-\$29,000	13.3%
\$675,000-\$800,001	147	22	15	99%	-\$9,400	15.0%
\$800,001 and more	164	19	20	97%	-\$26,000	11.6%
Total Activity	720	114	22	96%	-\$20,000	16%

Monthly Changes Summary	Aug-18	Jul-19	Aug-19	9/1/2019	Change
Total Listings** (A,S,T,C,X)	614	780	720		-60
Active Listings	431	573	593	535	-58
Solds	117	121	114		-7
Days on Market (DOM)	18	26	22		-4
%SOLD (Sales/Listings /Mthly Rate)	19.1%	15.5%	15.8%		0.3%
Condos (Top 50%) Home Price Index H	\$561,439	\$528,910	\$521,673		-\$7,237
Condos (Lower 50%) Home Price Index	\$410,828	\$383,894	\$372,197		-\$11,697
Twnhs (Top 50%) Home Price Index HP	\$881,101	\$832,348	\$825,855		-\$6,493
Twnhs (Lower 50%) Home Price Index H	\$537,101	\$528,462	\$526,916		-\$1,545

Sept 1 2019 Coquitlam Market Update Attached Townhomes/ Condos
Current: Coquitlam is a Seller Market with average listing inventory, a **16 %SOLD** rate and a 96% Sell/List Ratio.
(This means the discount on a sale from the original list price is averaging \$20,000)
 Most Active Price Range: Attached Homes below \$400,000 have a **30.3 %SOLD** rate.
 Least Active Price Range: Attached Homes above \$8 mill. have a **11.6 %SOLD** rate.

History: The Coquitlam's Condos Year-To-Date Home Price Index HPIp (Top 50%) shows that prices decreased \$34,766.
 The Coquitlam's Condos Year-To-Date Home Price Index HPIp (Lower 50%) shows that prices decreased \$38,631.
 The Coquitlam's Townhouses Year-To-Date Home Price Index HPIp (Top 50%) shows that prices decreased \$55,246.
 The Coquitlam's Townhouses Year-To-Date Home Price Index HPIp (Lower 50%) shows that prices decreased \$10,185.
*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Forecast: We currently have 17% more listing than same month last year. We project Coquitlam Attached continuing to be a Seller market.
 August's Real Estate Statistics shows 67% of Vancouver's Detached Home decreased in values this month. Overall, Single Family Homes in Metro Vancouver experienced an Average Monthly Price Decrease of \$13,210. This is a positive improvement from the \$22,076 drop we saw in July. On the other hand, the Fraser Valley also shows a minimal monthly price decrease of just \$1,699. We are forecasting Declining Detached Home Prices across most of the Fraser Valley and Vancouver Markets the next quarter.
 Currently, the Condo Market presents a Cool Market with 80% of the Greater Vancouver (Lower Mainland) Condo Prices decreasing \$3,518 on average. Many new Condo Projects are now competing against the existing market. On the same note, 64% of the Townhouse Markets decreased \$3,432 on average (18 out of 28 Markets). We are forecasting a Buyer's Market in most Condo and Townhouse Markets for the coming quarter. We 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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 Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.



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Sept 1/19 **Coquitlam**

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

Sales / Listings

Monthly Totals

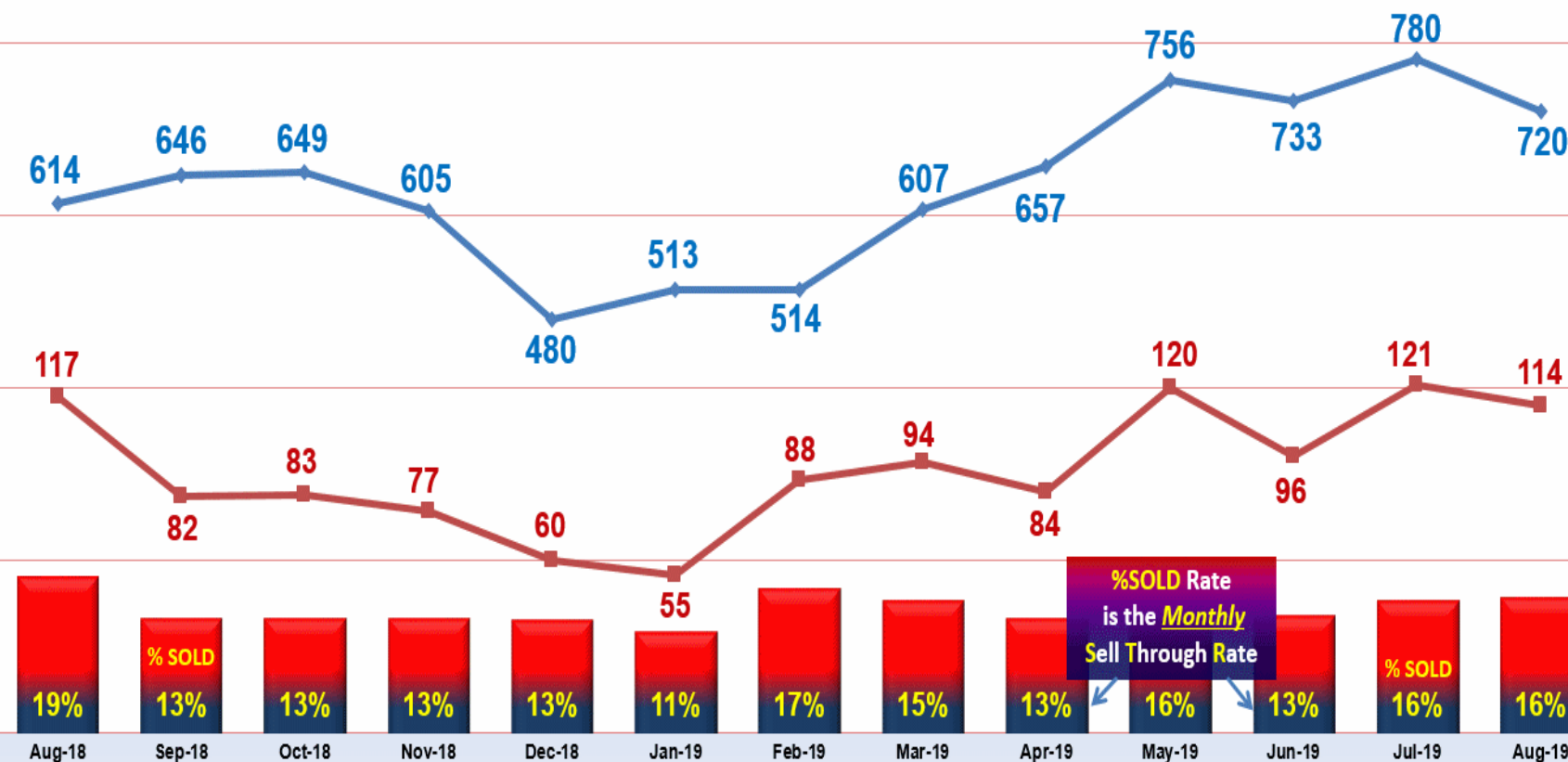


Attached

%SOLD (STR)

Sales/Listings (Monthly Rate)

Total Listings Sales



%SOLD Rate is the Monthly Sell Through Rate



Attached



*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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Sept 1/19 **Coquitlam**

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

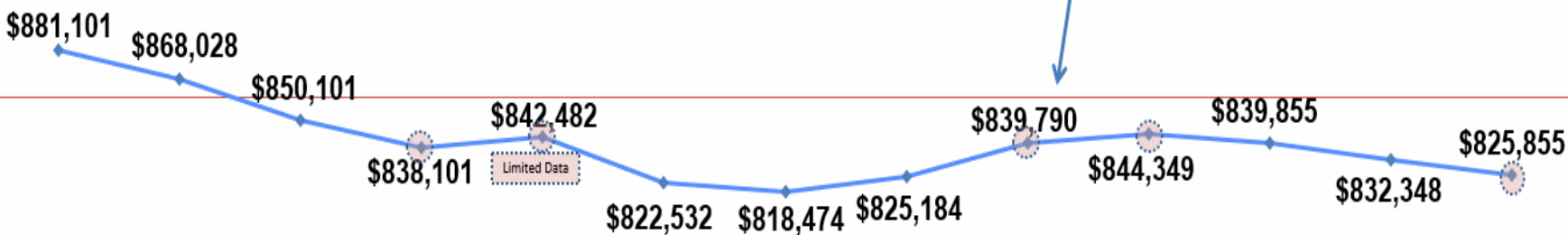
Home Price Changes
(Home Price Index Paired sales from 2005)

Are Home Prices Up?

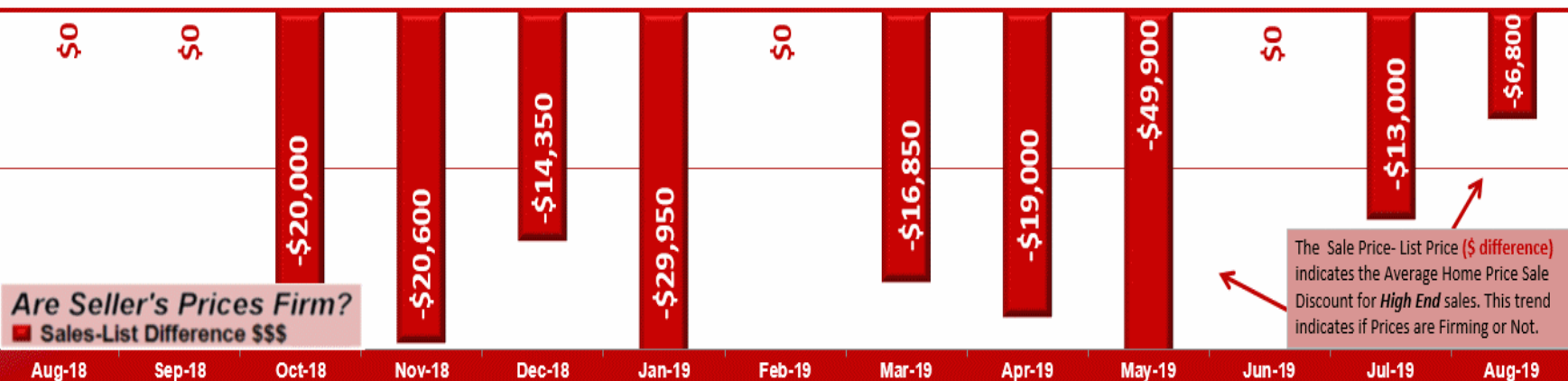
Home Price Index → HPIp (Top 50%)

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

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



Townhouses



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.

Sales Discount \$\$

Sale Price - Original List Price (\$ difference)



Townhouses

*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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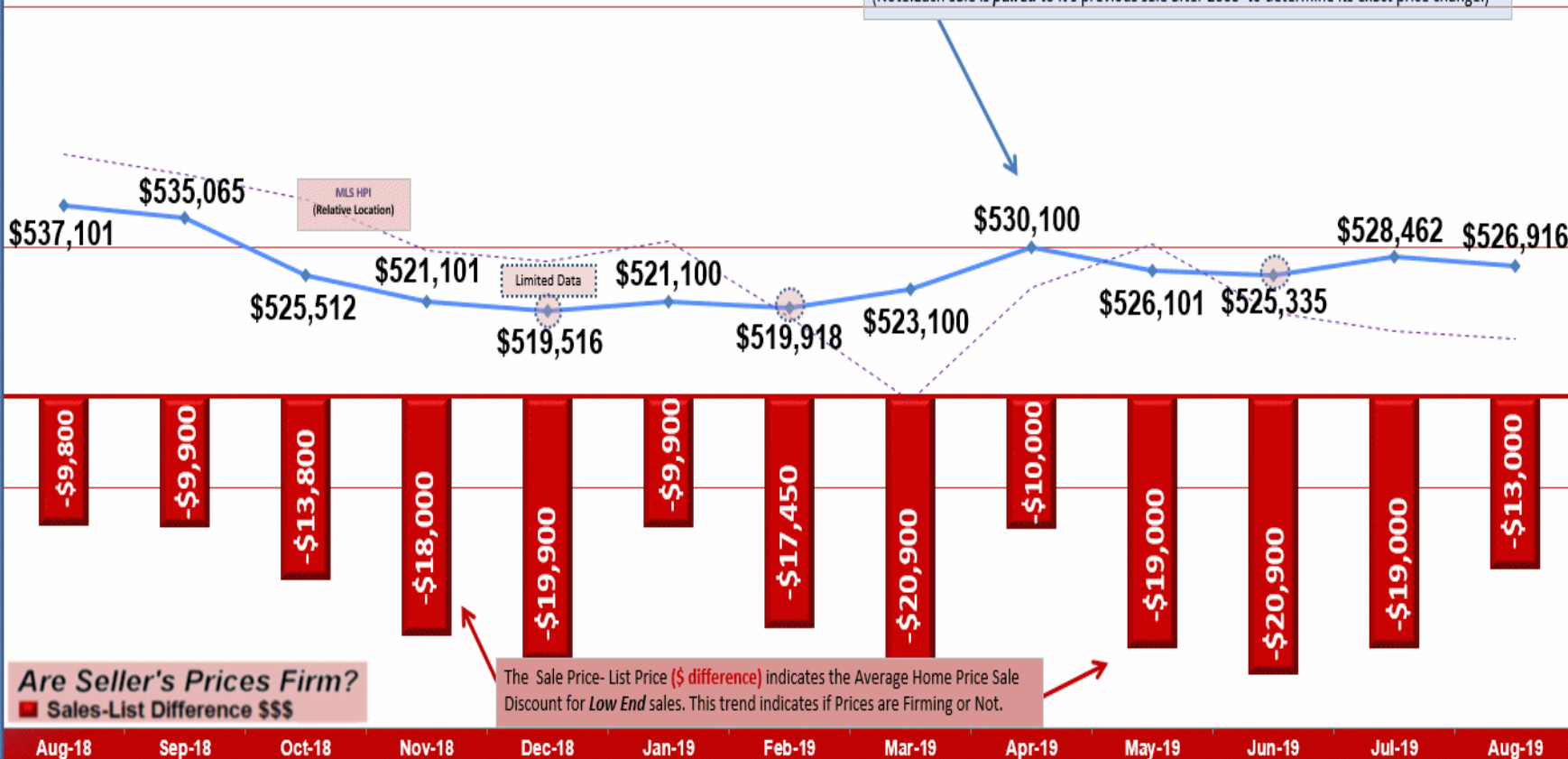
Sept 1/19 **Coquitlam**

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

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

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



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



Townhouses

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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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

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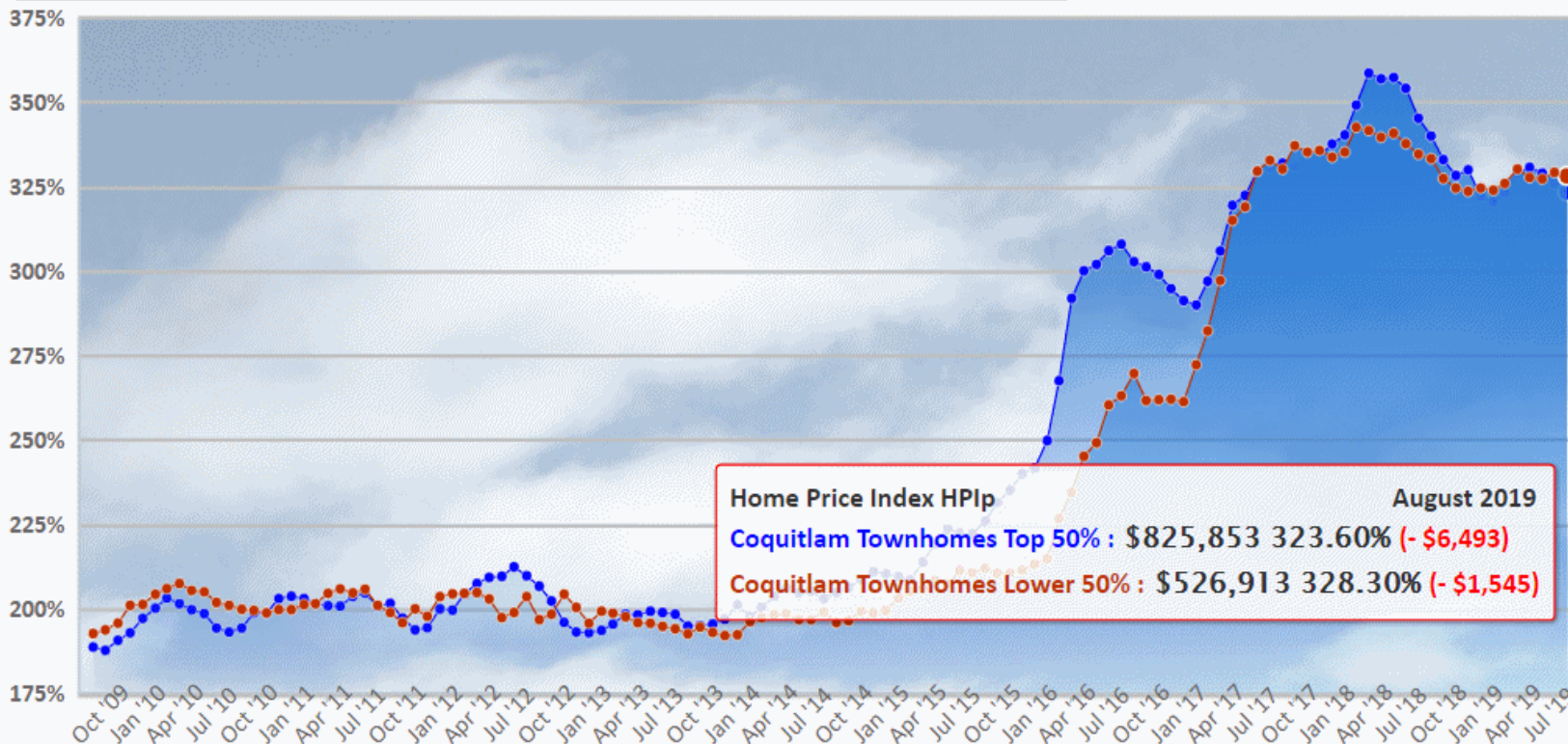
Market Analysis and Forecasting

Sept 1/19 **Coquitlam**

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Coquitlam Townhomes Top 50% : **HPIp** Forecast+ Forecast-
 Coquitlam Townhomes Lower 50% : **HPIp** Forecast+ Forecast-



Home Price Index HPIp August 2019
 Coquitlam Townhomes Top 50% : \$825,853 323.60% (- \$6,493)
 Coquitlam Townhomes Lower 50% : \$526,913 328.30% (- \$1,545)

Monthly Home values

Date	Value
Aug 2019	% 323.60
Jul 2019	% 326.10
Jun 2019	% 329.10
May 2019	% 330.80
Apr 2019	% 329.10
Mar 2019	% 323.30
Feb 2019	% 320.70
Jan 2019	% 322.30
Dec 2018	% 330.10
Nov 2018	% 328.40
Oct 2018	% 333.10
Sep 2018	% 340.10

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

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Market Analysis and Forecasting

Sept 1/19 **Coquitlam**

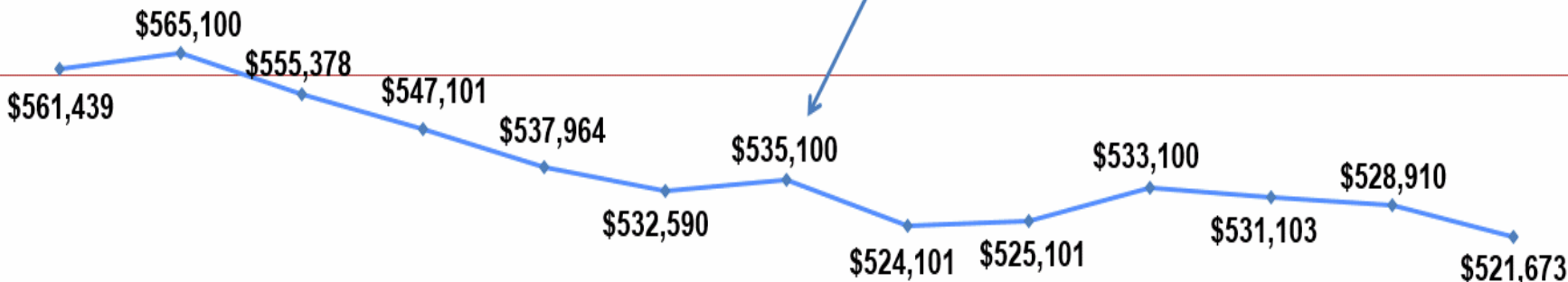
Attached Coquitlam Condos Home Price Index **HPIp (Top 50%)**, Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

Are Home Prices Up?

Home Price Index → **HPIp (Top 50%)**

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

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



Condominiums

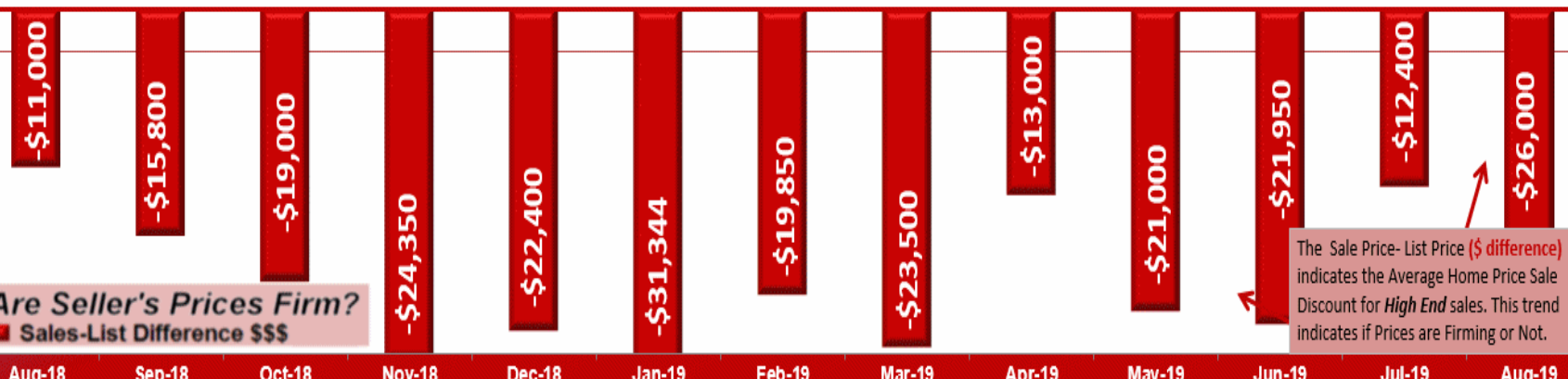
Home Price Changes
(Home Price Index Paired sales from 2005)



Condominiums

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.

Sales Discount \$\$

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



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Sept 1/19 **Coquitlam**

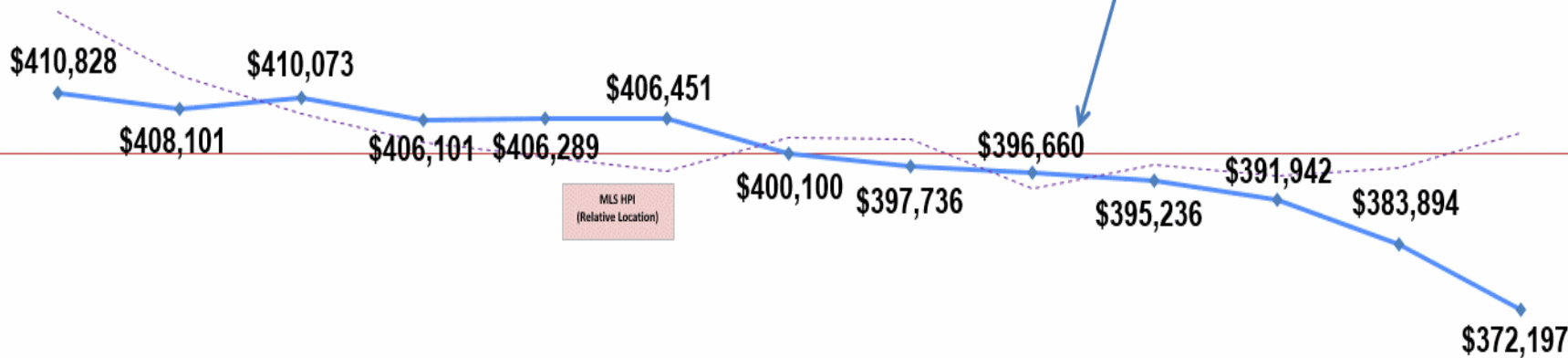
Attached Coquitlam Condos Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

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

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



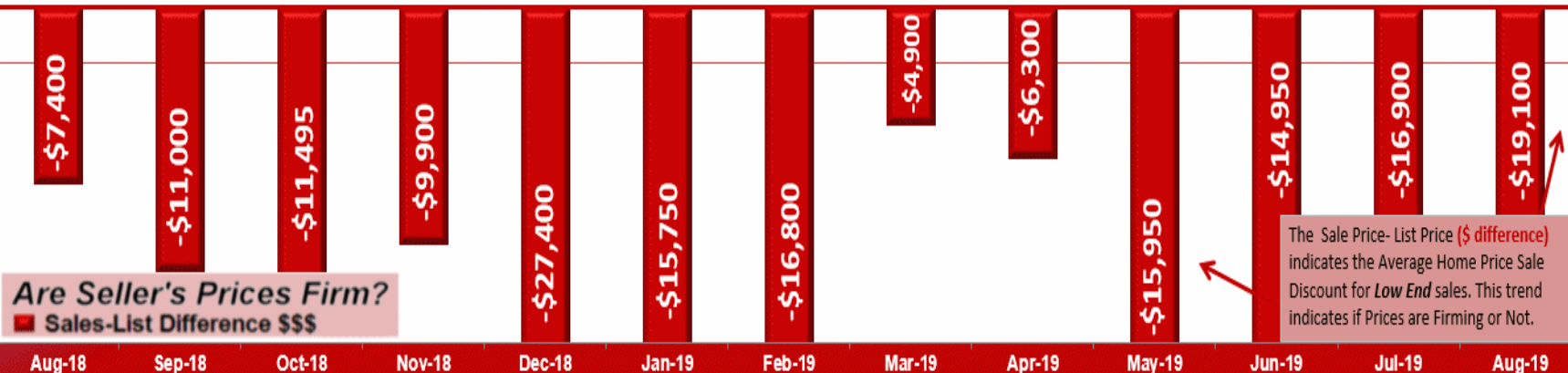
Condominiums

Home Price Changes

(Home Price Index Paired sales from 2005)



Condominiums



Are Seller's Prices Firm?

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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.

Sales Discount \$\$

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



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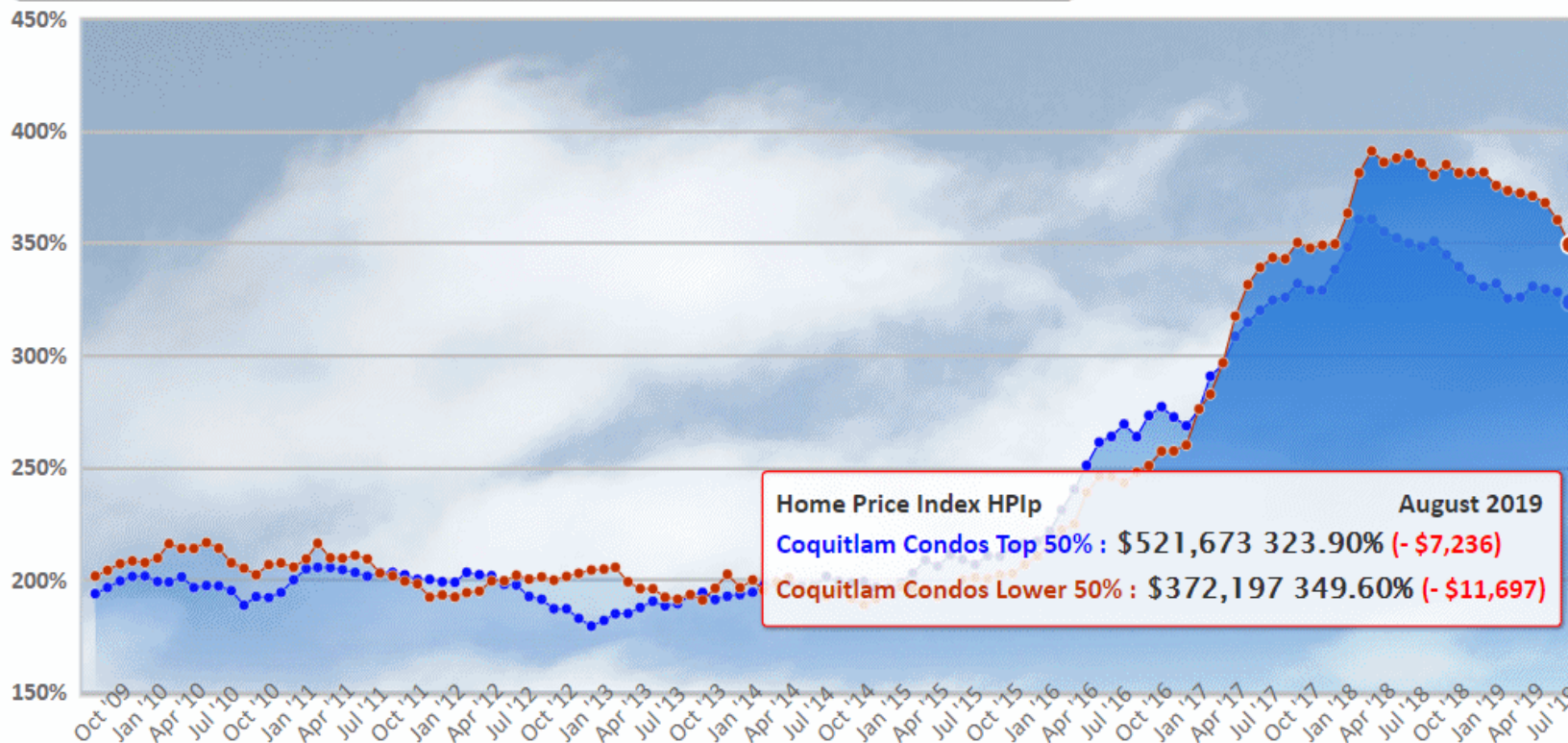
Market Analysis and Forecasting

Sept 1/19 **Coquitlam**

Powered by the Greater Vancouver Market Reports HPIp



Coquitlam Condos Top 50% : **HPIp** Forecast+ Forecast-
 Coquitlam Condos Lower 50% : **HPIp** Forecast+ Forecast-



Home Price Index HPIp **August 2019**
 Coquitlam Condos Top 50% : \$521,673 323.90% (- \$7,236)
 Coquitlam Condos Lower 50% : \$372,197 349.60% (- \$11,697)

Monthly Home values

Date	Value
Aug 2019	% 323.90
Jul 2019	% 328.40
Jun 2019	% 329.80
May 2019	% 331.00
Apr 2019	% 326.10
Mar 2019	% 325.50
Feb 2019	% 332.30
Jan 2019	% 330.70
Dec 2018	% 334.10
Nov 2018	% 339.70
Oct 2018	% 344.90
Sep 2018	% 350.90

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Highcharts.com

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Market Analysis and Forecasting Sept 1/19 Port Coquitlam

Port Coquitlam Sub areas Statistics - Aug 2019 Attached						
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Birchland Manor	2	2	169	94%	-\$34,700	100%
Central Pt Coquitlam	154	26	23	97%	-\$14,250	17%
Citadel PQ	24	3	3	99%	-\$9,900	13%
Glenwood PQ	48	9	54	97%	-\$19,000	19%
Lower Mary Hill	0	0				0%
Lincoln Park PQ	8	1	17	98%	-\$10,900	13%
Mary Hill	11	1	88	89%	-\$79,000	9%
Oxford Heights	0	0				0%
Riverwood	39	6	25	97%	-\$23,850	15%
Woodland Acres PQ	0	0				#DIV/0!
Total Activity	286	48	25	97%	-\$15,000	17%

Port Coquitlam List Price Ranges - Aug 2019 Attached						
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$400,000	61	18	21	97%	-\$10,000	29.5%
\$400,001-\$500,000	76	10	48	96%	-\$16,750	13.2%
\$500,001-\$600,000	49	8	35	97%	-\$15,900	16.3%
\$600,001 and more	100	12	25	97%	-\$22,400	12.0%
Total Activity	286	48	25	97%	-\$15,000	17%

Monthly Changes Summary	Aug-18	Jul-19	Aug-19	9/1/2019	Change
Total Listings** (A,S,T,C,X)	248	292	286		-6
Active Listings	162	206	222	190	-32
Solds	54	44	48		4
DOM	10	15	25		11
MLS Port Coquitlam HPI* (Apts)	\$471,700	\$446,000	\$438,400		-\$7,600
MLS Port Coquitlam HPI* (Twnhs)	\$667,500	\$631,800	\$627,600		-\$4,200
%SOLD (Sales/Listings /Mthly Rate)	21.8%	15.1%	16.8%		1.7%

Sept 1 2019 Port Coquitlam Market Update Attached

Current: Port Coquitlam is a Seller Market with average listing inventory, a **17 %SOLD** rate and a 97% Sell/List Ratio.

(This means that there is an average of a \$15,000 discount on a sale from the original list price)

Most Active Price Range: Homes below \$400,000 have **29.5 %SOLD** rate.

Least Active Price Range: Homes above \$600,000 have **12.0 %SOLD** rate.

History: Port Coquitlam's Condos Year-To-Date MLS Home Price Index* shows a increase of \$33,300.

Port Coquitlam's Townhouses Year-To-Date MLS Home Price Index* shows an increase of \$39,900.

Forecast: Listing Inventories are 15% more than same month last year. We project Port Coquitlam Attached to be a Seller market.

August's Real Estate Statistics shows 67% of Vancouver's Detached Home decreased in values this month. Overall, Single Family Homes in Metro Vancouver experienced an Average Monthly Price Decrease of \$13,210. This is a positive improvement from the \$22,076 drop we saw in July. On the other hand, the Fraser Valley also shows a minimal monthly price decrease of just \$1,699. We are forecasting Declining Detached Home Prices across most of the Fraser Valley and Vancouver Markets the next quarter.

Currently, the Condo Market presents a Cool Market with 80% of the Greater Vancouver (Lower Mainland) Condo Prices decreasing **\$3,518** on average. Many new Condo Projects are now competing against the existing market. On the same note, 64% of the Townhouse Markets decreased **\$3,432** on average (18 out of 28 Markets). We are forecasting a Buyer's Market in most Condo and Townhouse Markets for the coming quarter. We 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 Neighborhood. Note*: For a more accurate price change for your home call us for 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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John



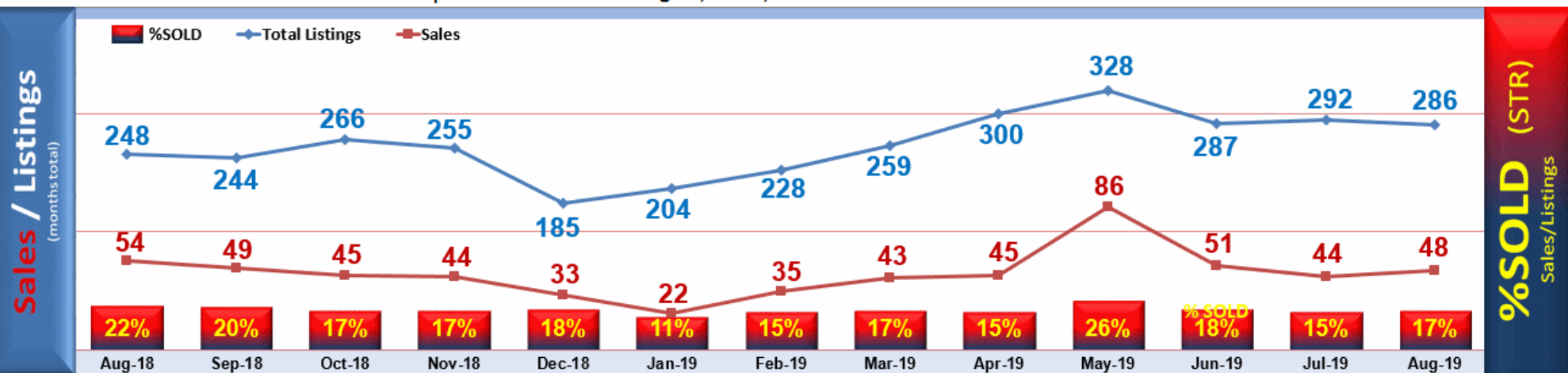
John Z



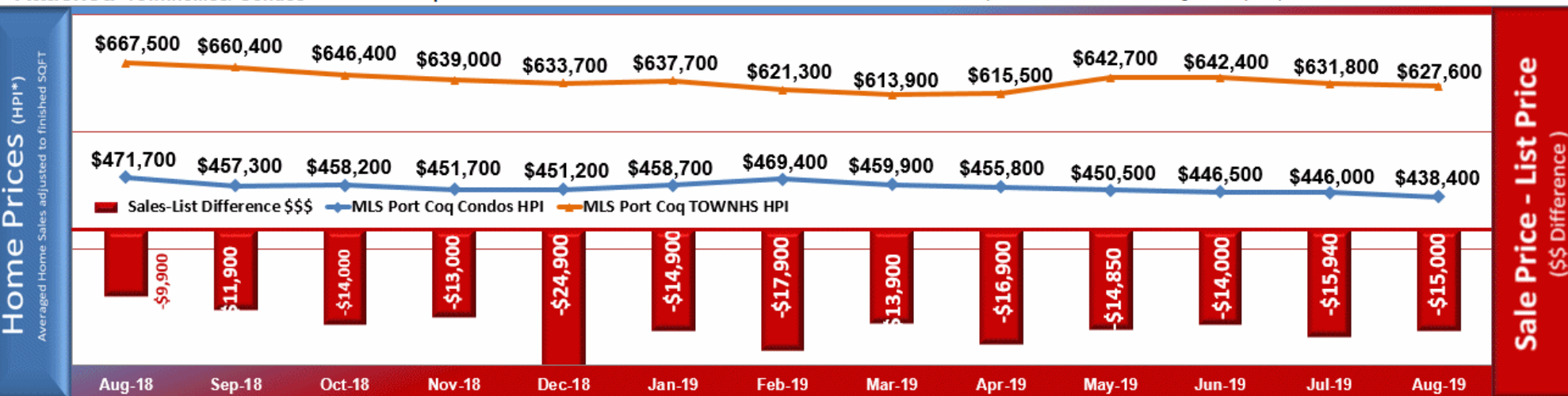
Jeff

Market Analysis and Forecasting Sept 1/19 Port Coquitlam

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



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



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Market Reports

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Market Analysis and Forecasting Sept 1/19 Port Moody

Port Moody Sub Area Statistics - Aug 2019				Attached		
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
College Park PM	1	0				0.0%
Heritage Mountain	18	3	41	97%	-\$16,000	16.7%
Heritage Woods PM	11	2	49	98%	-\$21,750	18.2%
Anmore	18	0				0.0%
North Shore Pt Moody	23	5	43	97%	-\$17,000	21.7%
Port Moody Centre	78	16	11	98%	-\$10,450	20.5%
Total Activity	149	26	19	98%	-\$12,500	17%

Port Moody List Price Range Statistics - Aug 2019						Attached
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$500,000	22	7	24	98%	-\$12,000	31.8%
\$500,001-\$600,000	27	7	10	99%	-\$5,000	25.9%
\$600,001-\$750,000	44	5	41	97%	-\$19,000	11.4%
\$750,001 and more	56	7	43	98%	-\$22,883	12.5%
Total Activity	149	26	19	98%	-\$12,500	17%

Sept 1 2019 Port Moody Market Update (Attached)

Current: Port Moody is a Seller Market with Average Listing inventory, a **17% SOLD** Rate and a 98% Sell/List Ratio.

(This means that there is an Average \$12,500 discount on a Sale from the Original List Price)
Most Active Price Range: Homes below \$500,000 have **31.8% SOLD** rate.
Least Active Price Range: Homes above \$600,000 have **11.4% SOLD** rate.

History: Port Moody's Condos Year-To-Date MLS Home Price Index* shows an decrease of \$45,400.

Port Moody's Townhouses Year-To-Date RMR Home Price Index* shows an decrease of \$32,500.

Forecast: Listing Inventories are 13% more than same month lasy year. Total Listings for this month decreased by 18 compared last month. We project Port Moody to be a continued Seller Market.

August's Real Estate Statistics shows 67% of Vancouver's Detached Home decreased in values this month. Overall, Single Family Homes in Metro Vancouver experienced an Average Monthly Price Decrease of \$13,210. This is a positive improvement from the \$22,076 drop we saw in July. On the other hand, the Fraser Valley also shows a minimal monthly price decrease of just \$1,699. We are forecasting Declining Detached Home Prices across most of the Fraser Valley and Vancouver Markets the next quarter. Currently, the Condo Market presents a Cool Market with 80% of the Greater Vancouver (Lower Mainland) Condo Prices decreasing **\$3,518** on average. Many new Condo Projects are now competing against the existing market. On the same note, 64% of the Townhouse Markets decreased **\$3,432** on average (18 out of 28 Markets). We are forecasting a Buyer's Market in most Condo and Townhouse Markets for the coming quarter. We 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 Neighborhood. 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

Monthly Changes Summary	Aug-18	Jul-19	Aug-19	9/1/2019	Change
Total Listings** (A,S,T,C,X)	132	167	149		-18
Active Listings	109	136	136	99	-37
Solds	24	39	26		-13
DOM	16	31	19		-13
MLS Port Moody HPI* (Apts)	\$668,800	\$628,700	\$622,200		-\$6,500
MLS Port Moody HPI* (Twnhs)	\$687,700	\$656,900	\$655,700		-\$1,200
%SOLD (Sales/ Listings/Mthly Rate)	18%	23%	17%		-6%

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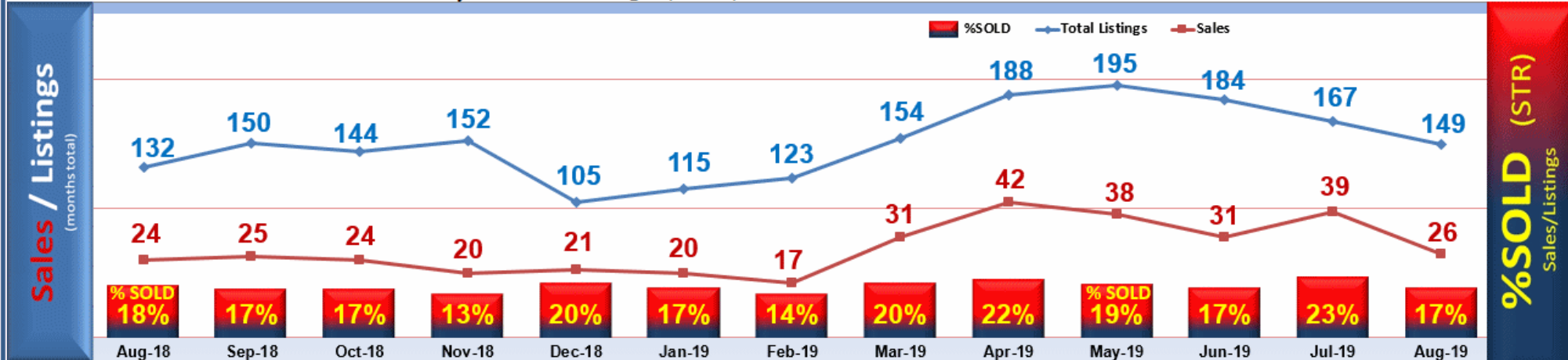
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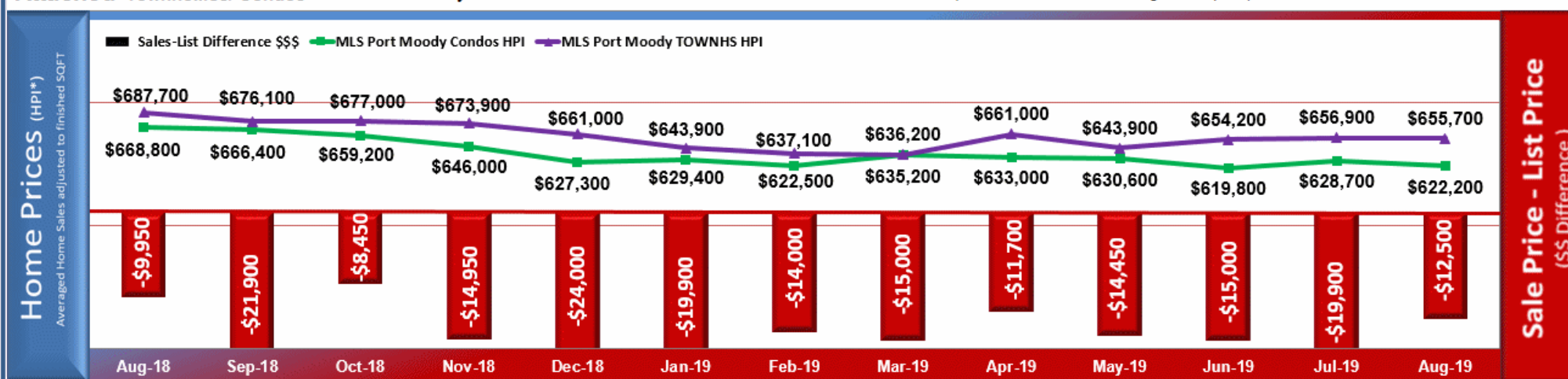
Jeff

Market Analysis and Forecasting Sept 1/19 Port Moody

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



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



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Market Analysis and Forecasting Sept 1/19 Maple Ridge-Pitt Meadows

Neighbourhoods	Total Listings (1month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Albion	24	2	58	95%	-\$23,800	8.3%
Cottonwood MR	72	14	13	98%	-\$8,950	19.4%
East Central	122	20	26	96%	-\$14,900	16.4%
Northwest Maple Ridg	1	0				0.0%
Silver Valley	10	2	80	91%	-\$39,900	20.0%
Southwest Maple Ridg	29	4	53	98%	-\$15,000	13.8%
North Maple Ridge	11	2	40	100%	\$0	18.2%
West Central	90	13	24	98%	-\$7,400	14.4%
Central Meadows	30	6	31	98%	-\$11,845	20.0%
Mid Meadows	22	6	62	96%	-\$15,450	27.3%
North Meadows	6	3	15	93%	-\$30,000	50.0%
South Meadows	21	6	39	97%	-\$16,400	28.6%
Total Activity	438	78	31	97%	-\$14,950	18%

Home Price Range	Total Listings (1month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$400,000	122	27	39	97%	-\$12,400	22.1%
\$400,001-\$500,000	109	19	13	96%	-\$15,900	17.4%
\$500,001-\$600,000	114	28	43	97%	-\$15,414	24.6%
\$600,001 and more	93	4	23	98%	-\$11,000	4.3%
Total Activity	438	78	31	97%	-\$14,950	18%

Monthly Changes Summary	Aug-18	Jul-19	Aug-19	9/1/2019	Change
Total Listings** (A,S,T,C,X)	390	489	438		-51
Active Listings (1st of the Month)	262	352	367	333	-34
Solds	66	86	78		-8
DOM	21	32	31		-1
%SOLD (Sales/ Listings /mnlthly rate)	16.9%	17.6%	17.8%		0.2%
Condos (Upper 50%) Home Price Index HPIp	\$474,692	\$434,134	\$431,069		-\$3,064
Condos (Lower 50%) Home Price Index HPIp	\$320,263	\$307,100	\$306,933		-\$167
Twnhs (Upper 50%) Home Price Index HPIp	\$594,503	\$556,998	\$553,815		-\$3,183
Twnhs (Lower 50%) Home Price Index HPIp	\$425,597	\$426,280	\$417,026		-\$9,254

Sept 1 2019 Maple Ridge - Pitt Meadows Market Update Attached Townhomes/ Condos

Current: Maple Ridge, Pitt Meadows is a Seller Market with Average listing inventory, a **18 %SOLD** Rate and a 97% Sell/List ratio.
(This means an average of a \$14,950 discount on a sale from the original list price)

Most Active Range: Homes between \$500,000 - \$600,000 have **24.6 %SOLD** rate.
Least Active Range: Homes above \$600,000 have **4.3 %SOLD** rate.

History: Maple Ridge, Pitt Meadows's **Condos** Year-To-Date Home Price Index **HPIp** (Upper 50%) shows that prices decreased \$43,623.
Maple Ridge, Pitt Meadows's **Condos** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices decreased \$13,330.
Maple Ridge, Pitt Meadows's **Townhouses** Year-To-Date Home Price Index **HPIp** (Upper 50%) shows that prices decreased \$40,688.
Maple Ridge, Pitt Meadows's **Townhouses** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices decreased \$8,571.

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

Forecast: The Listing Inventories are currently 15% more than same month last year. We project Ridge-Meadows Attached to be a continued Seller market.

August's Real Estate Statistics shows 67% of Vancouver's Detached Home decreased in values this month. Overall, Single Family Homes in Metro Vancouver experienced an Average Monthly Price Decrease of \$13,210. This is a positive improvement from the \$22,076 drop we saw in July. On the other hand, the Fraser Valley also shows a minimal monthly price decrease of just \$1,699. We are forecasting Declining Detached Home Prices across most of the Fraser Valley and Vancouver Markets the next quarter. Currently, the Condo Market presents a Cool Market with 80% of the Greater Vancouver (Lower Mainland) Condo Prices decreasing **\$3,518** on average. Many new Condo Projects are now competing against the existing market. On the same note, 64% of the Townhouse Markets decreased **\$3,432** on average (18 out of 28 Markets). We are forecasting a Buyer's Market in most Condo and Townhouse Markets for the coming quarter. We 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 Neighborhood. Note: For a more accurate price change CALL US for a Personal Comparative Market Analysis for your home. Data is from : FVREB, REBGV, CADREB Real Estate Boards & they assume no responsibility for its accuracy. Copyright: RMXReports.

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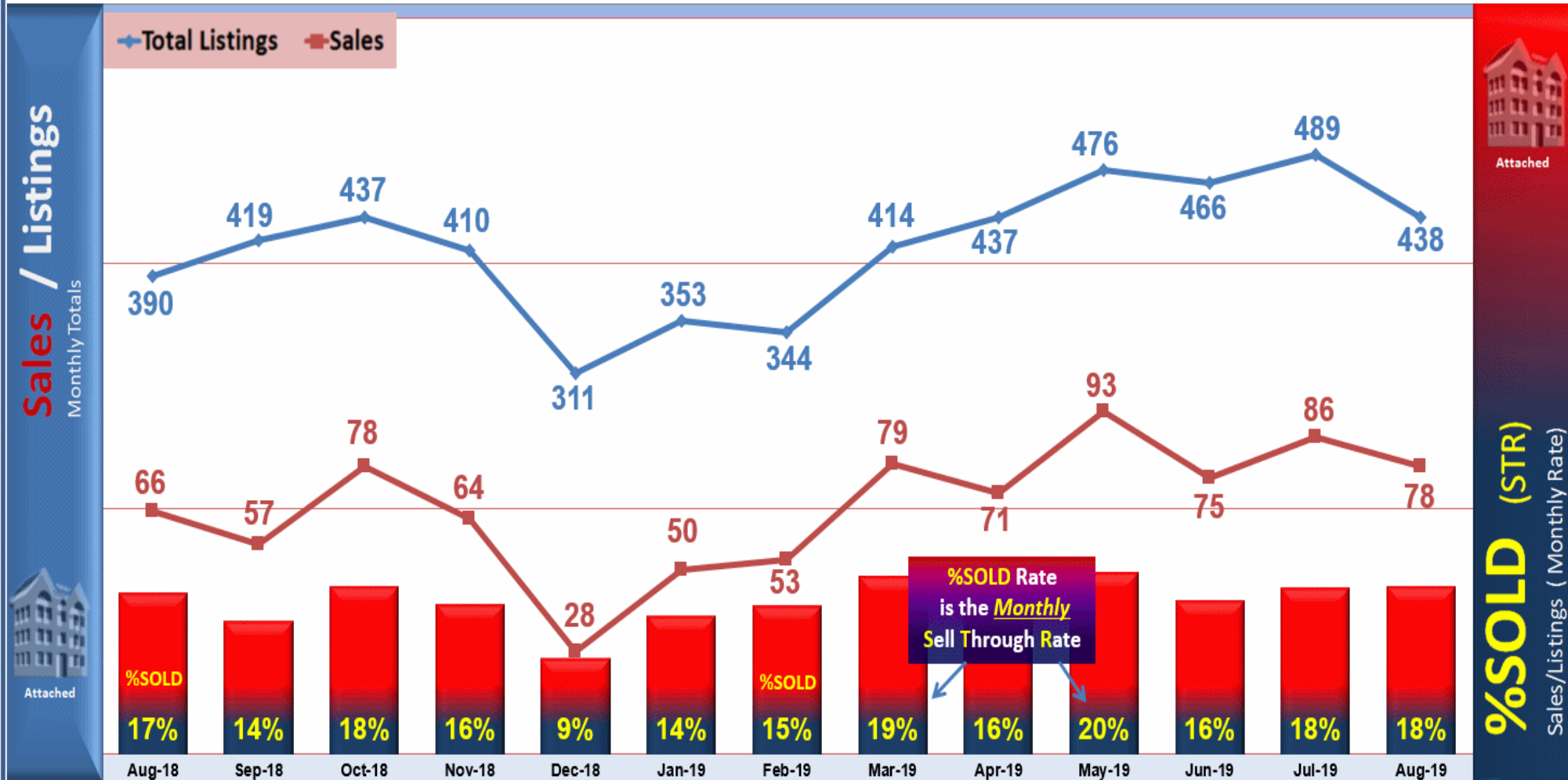
John Z



Jeff

Market Analysis and Forecasting Sept 1/19 Maple Ridge-Pitt Meadows

Attached Townhomes/ Condos Maple Ridge, Pitt Meadows Total Listings, Sales, and %SOLD rates



Sales / Listings Monthly Totals



Attached

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



Attached

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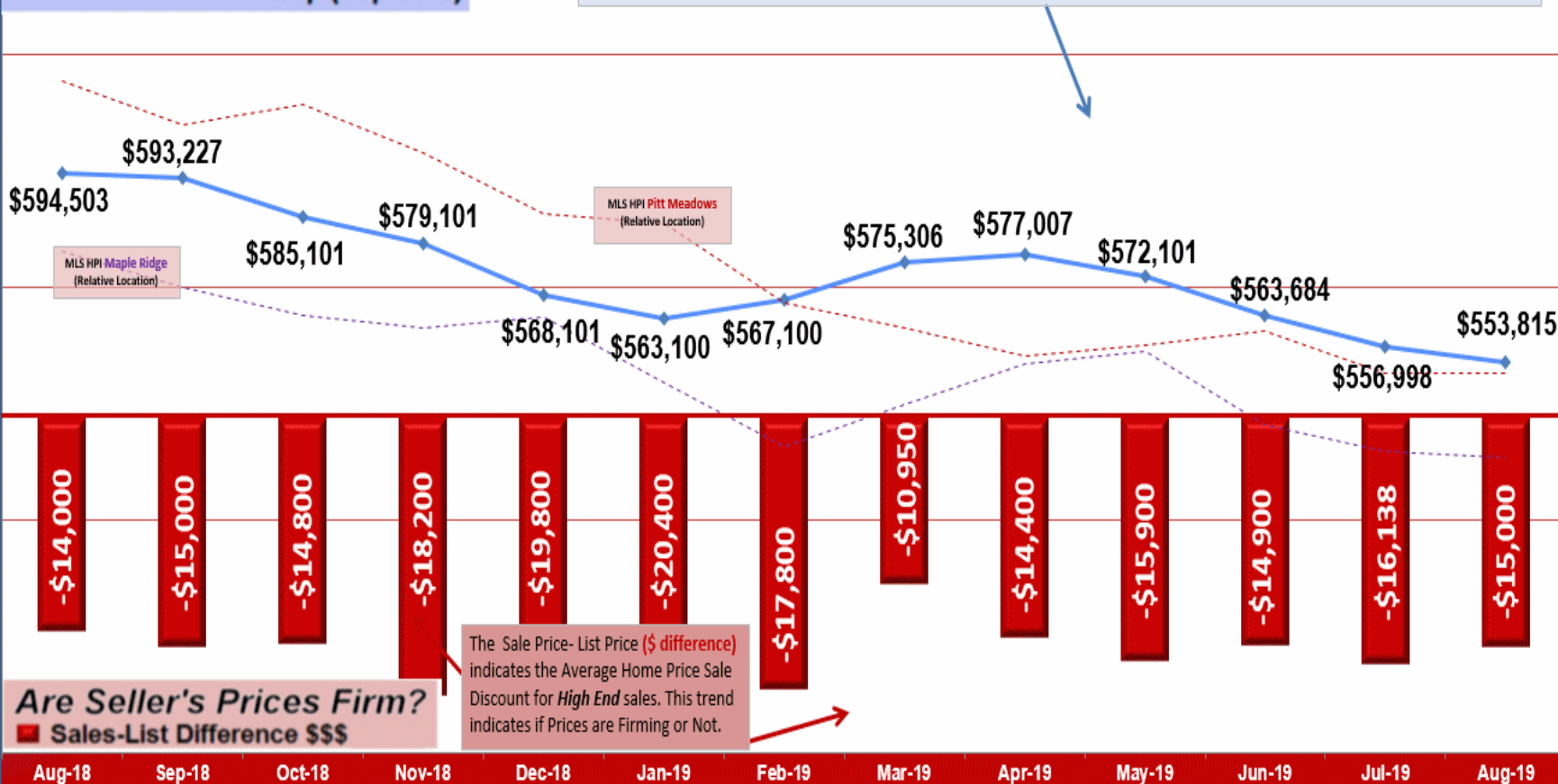
Market Analysis and Forecasting Sept 1/19 Maple Ridge-Pitt Meadows

Attached Maple Ridge, Pitt Meadows 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)

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.)



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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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



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Market Analysis and Forecasting Sept 1/19 Maple Ridge-Pitt Meadows

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

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

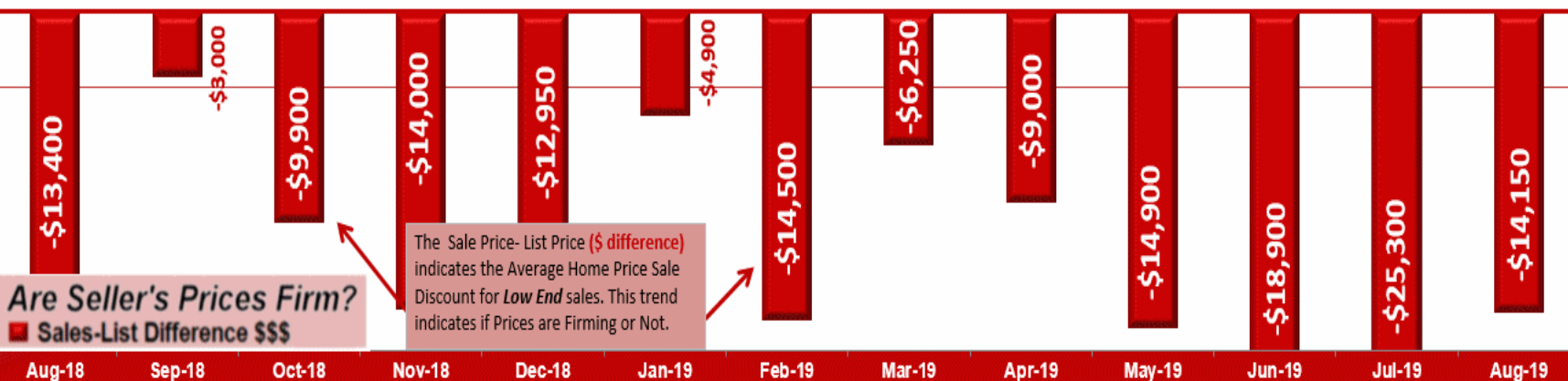
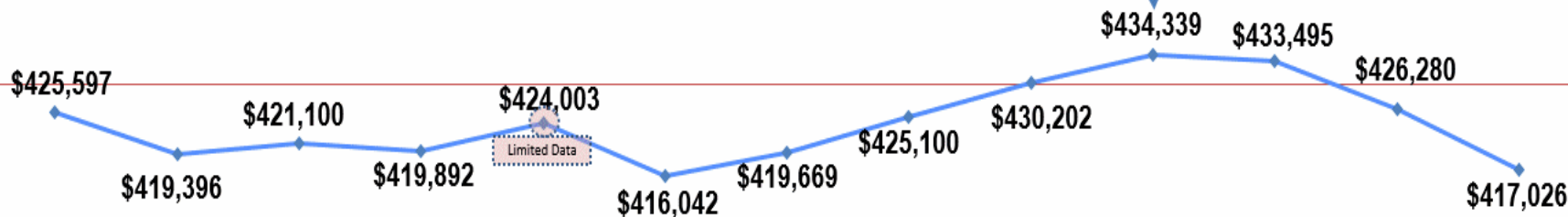


Sales Discount \$\$\$
Sale Price - Original List Price (\$\$ difference)

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

The Home Price Index HPIp is our MOST Accurate Indication of Price Changes and is based on the Lower 50% of the homes. (Note: Each Sale is paired to 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.

*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.



Market Reports

Statistics, on the Web!

attached homes

The Shapka Group



John



John Z



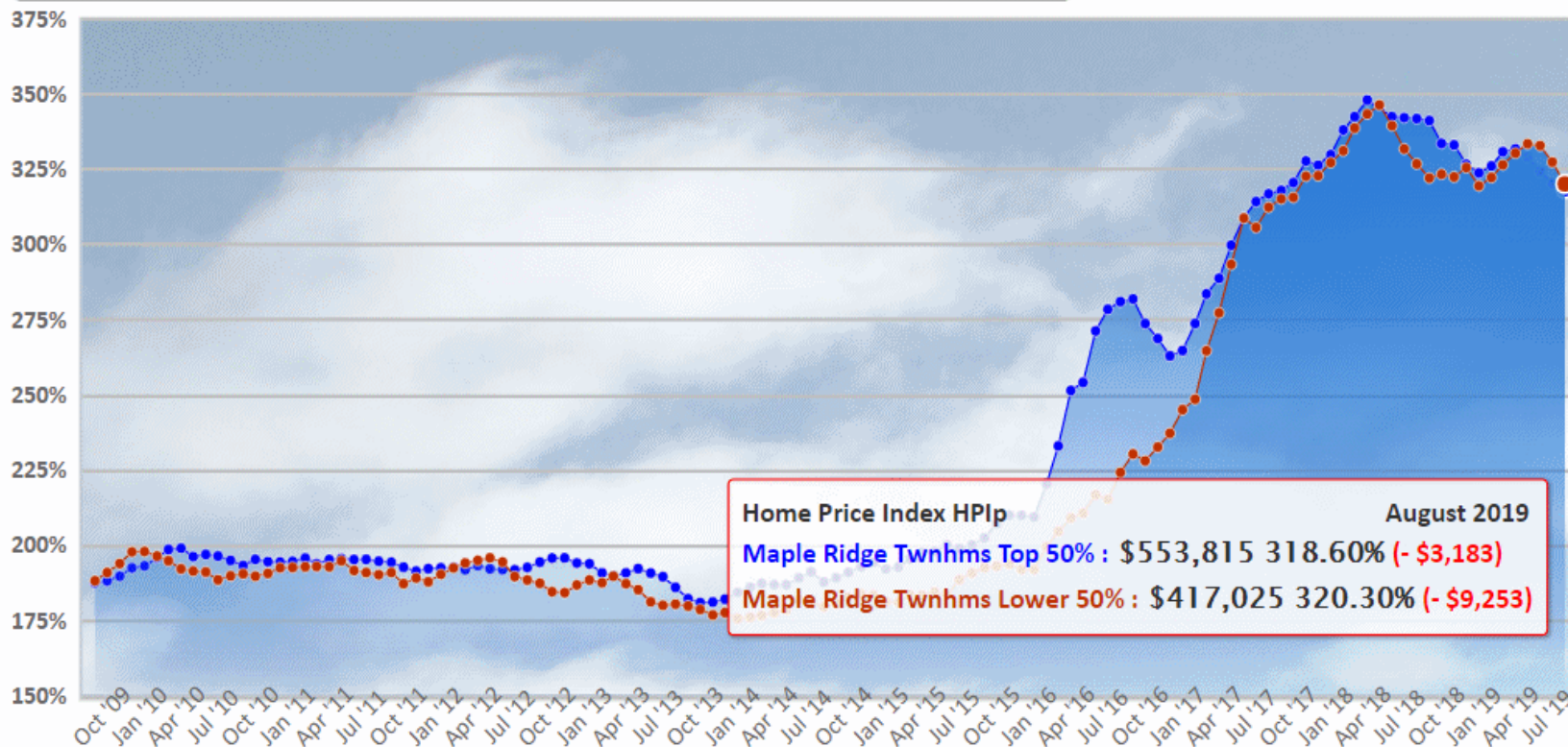
Jeff

Market Analysis and Forecasting Sept 1/19 Maple Ridge-Pitt Meadows

Powered by the Greater Vancouver Market Reports HPIp



Maple Ridge Twnhms Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Maple Ridge Twnhms Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Home Price Index HPIp
August 2019
 Maple Ridge Twnhms Top 50% : \$553,815 318.60% (- \$3,183)
 Maple Ridge Twnhms Lower 50% : \$417,025 320.30% (- \$9,253)

Monthly Home values

Date	Value
Aug 2019	% 318.60
Jul 2019	% 320.40
Jun 2019	% 324.30
May 2019	% 329.10
Apr 2019	% 331.90
Mar 2019	% 331.00
Feb 2019	% 326.20
Jan 2019	% 323.90
Dec 2018	% 326.80
Nov 2018	% 333.20
Oct 2018	% 333.70
Sep 2018	% 341.30

<< 1 2 3 >>

Drag over area to ZOOM in

Highcharts.com



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Prudential Market Reports

Sterling Realty

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Market Analysis and Forecasting Sept 1/19 Maple Ridge-Pitt Meadows

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

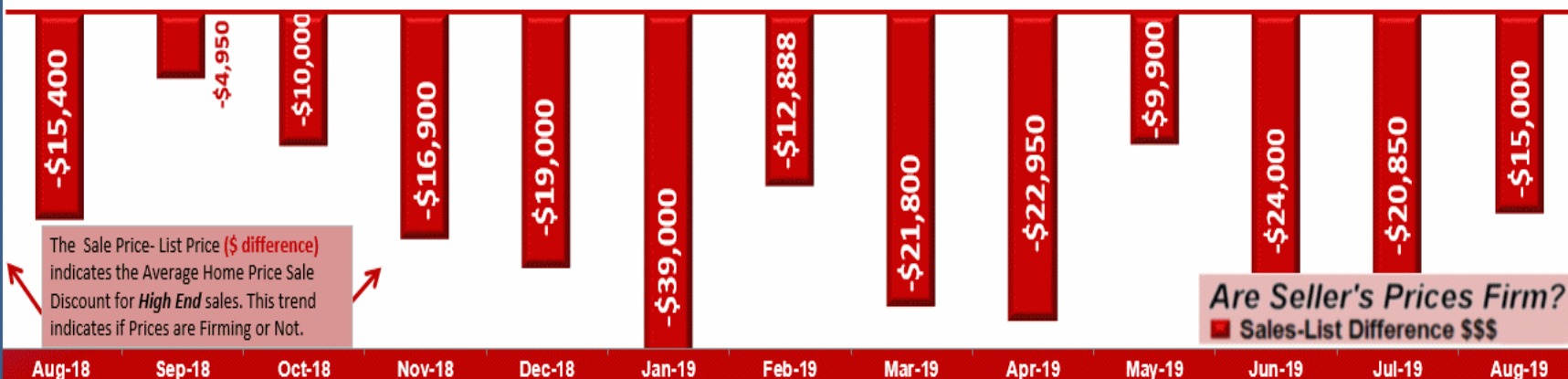
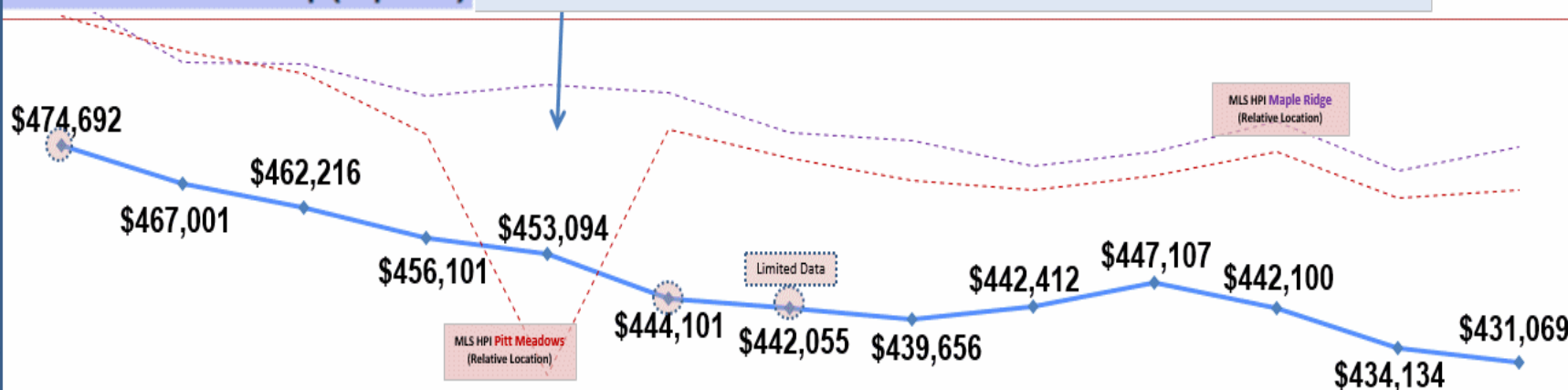
Home Price Changes

(Home Price Index Paired sales from 2005)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

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



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 \$\$\$

Sales Discount \$\$

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



Condominiums



Condominiums



*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.



Market Reports

Statistics, on the Web!

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Market Analysis and Forecasting Sept 1/19 Maple Ridge-Pitt Meadows

Attached Maple Ridge, Pitt Meadows 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

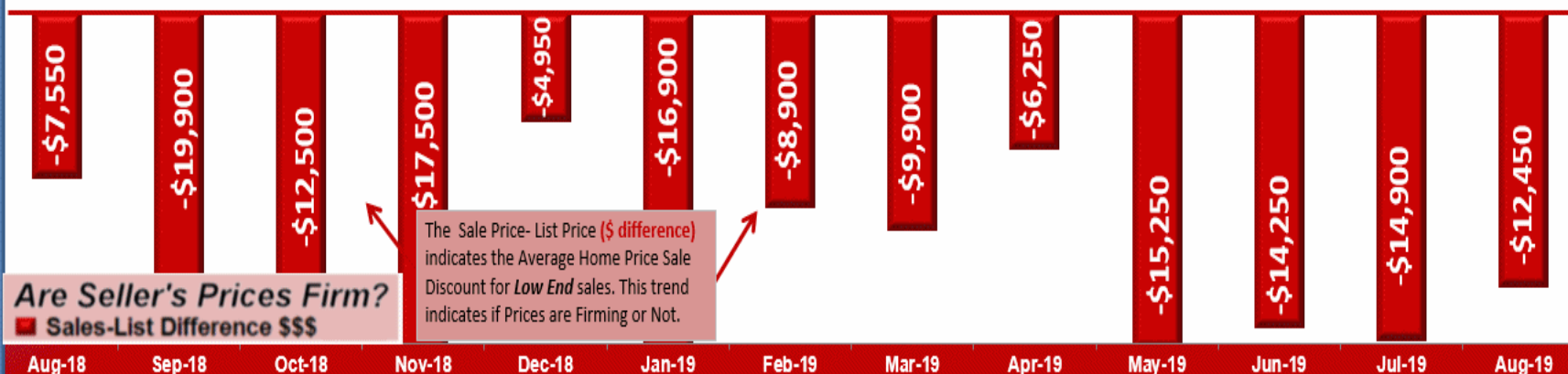
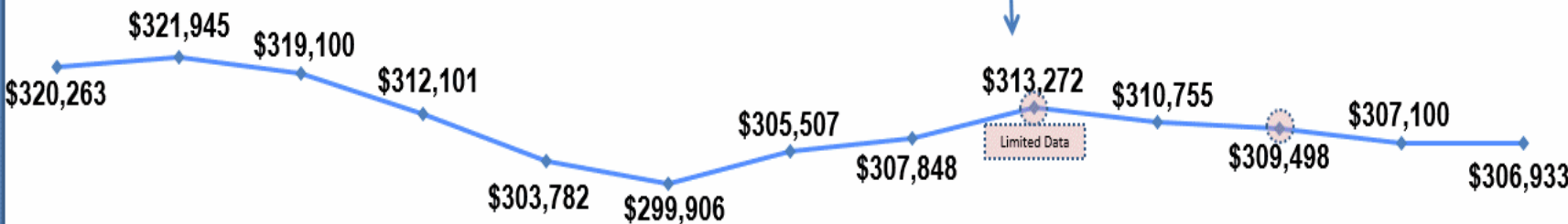
Sales Discount \$\$

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

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

The Home Price Index HPIp is our 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.



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Market Reports

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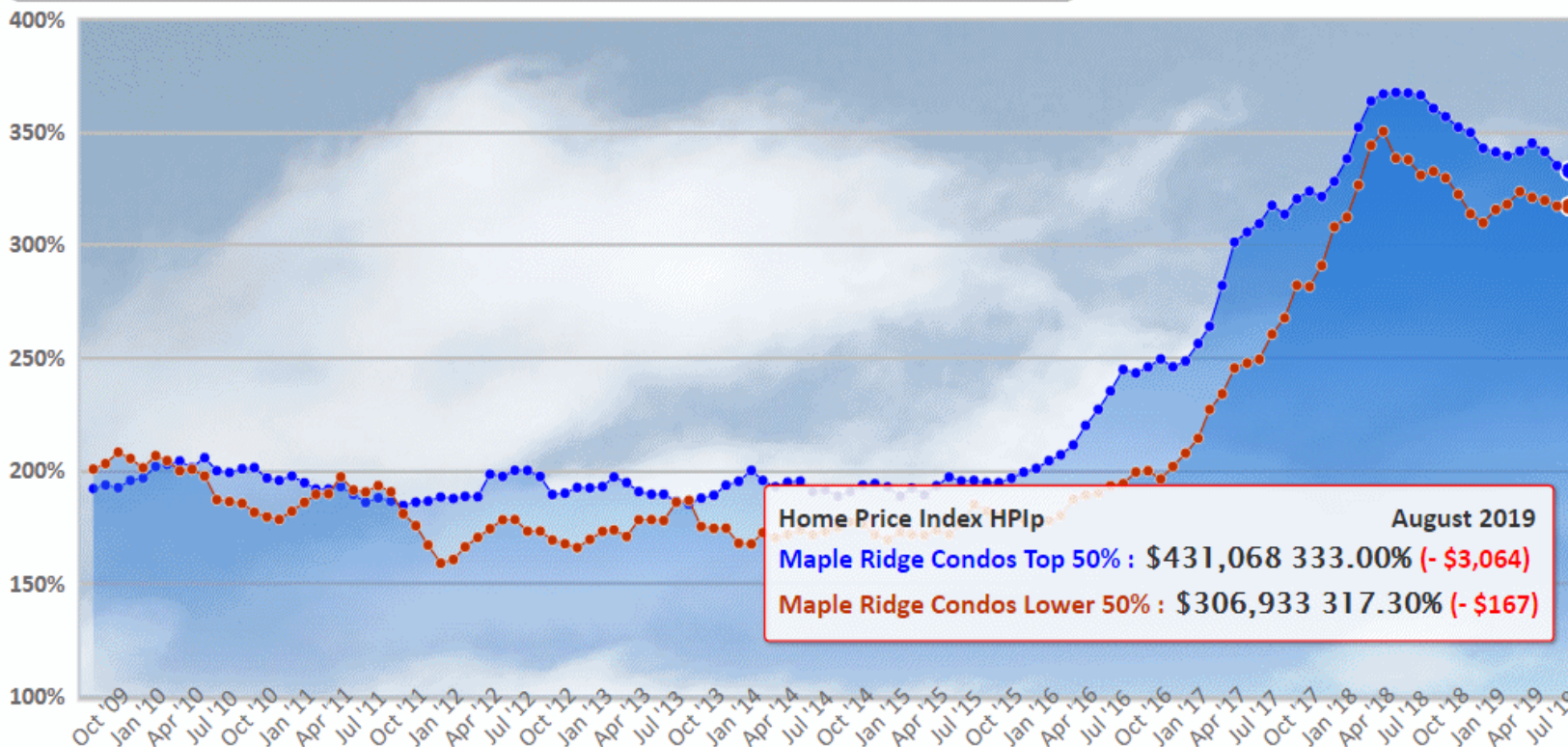
Jeff

Market Analysis and Forecasting Sept 1/19 Maple Ridge-Pitt Meadows

Powered by the Greater Vancouver Market Reports HPIp



Maple Ridge Condos Top 50% : **HPIp** Forecast+ Forecast-
 Maple Ridge Condos Lower 50% : **HPIp** Forecast+ Forecast-



Home Price Index HPIp August 2019
Maple Ridge Condos Top 50% : \$431,068 333.00% (- \$3,064)
Maple Ridge Condos Lower 50% : \$306,933 317.30% (- \$167)

Monthly Home values

Date	Value
Aug 2019	% 333.00
Jul 2019	% 335.30
Jun 2019	% 341.50
May 2019	% 345.30
Apr 2019	% 341.70
Mar 2019	% 339.60
Feb 2019	% 341.40
Jan 2019	% 343.00
Dec 2018	% 350.00
Nov 2018	% 352.30
Oct 2018	% 357.00
Sep 2018	% 360.70

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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

