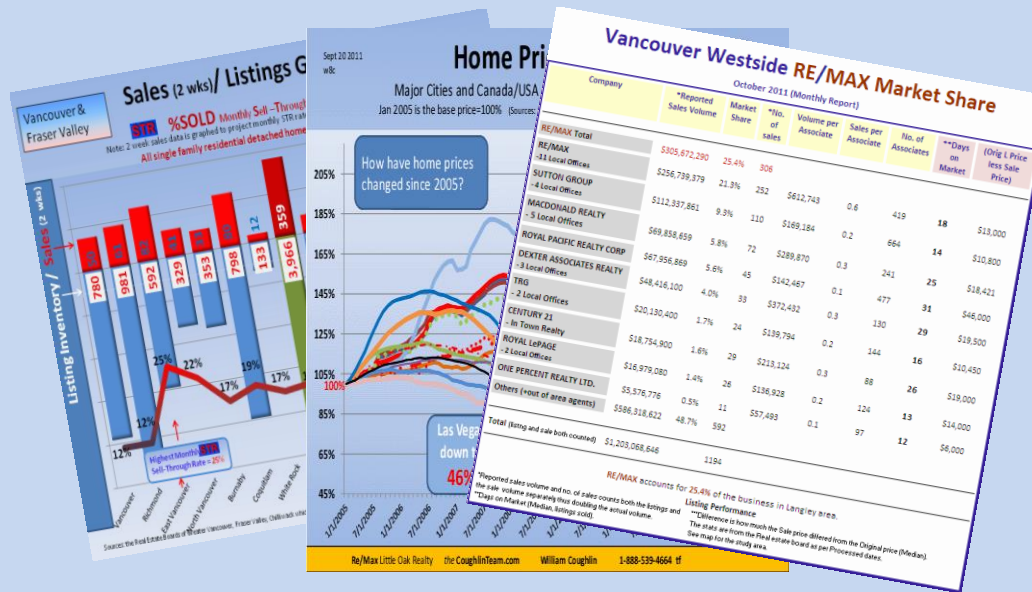


Market Analysis and Forecasting

Market Analysis and Forecasting

Ken & Jane Ambrose's Market Reports



Advanced Marketing Tools





Ken & Jane Ambrose's Market Reports

Detached

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

Attached

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



Vancouver Market Reports

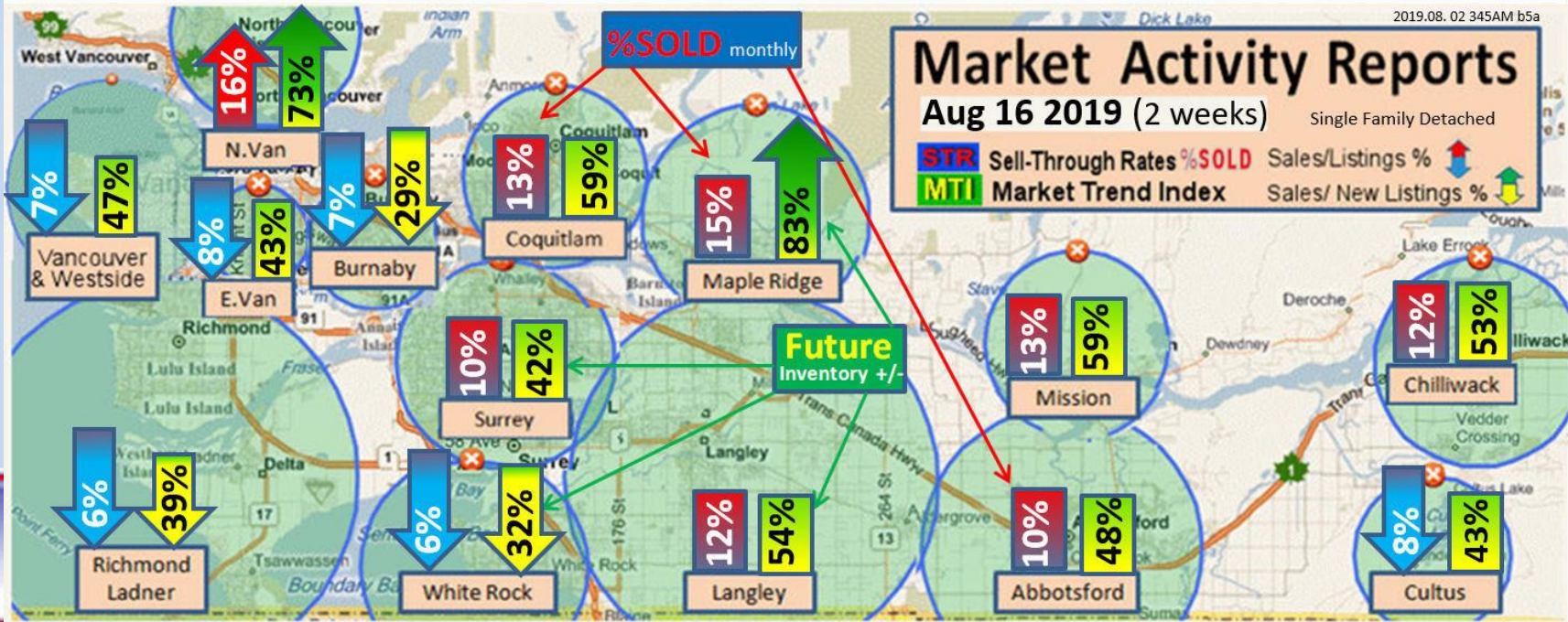
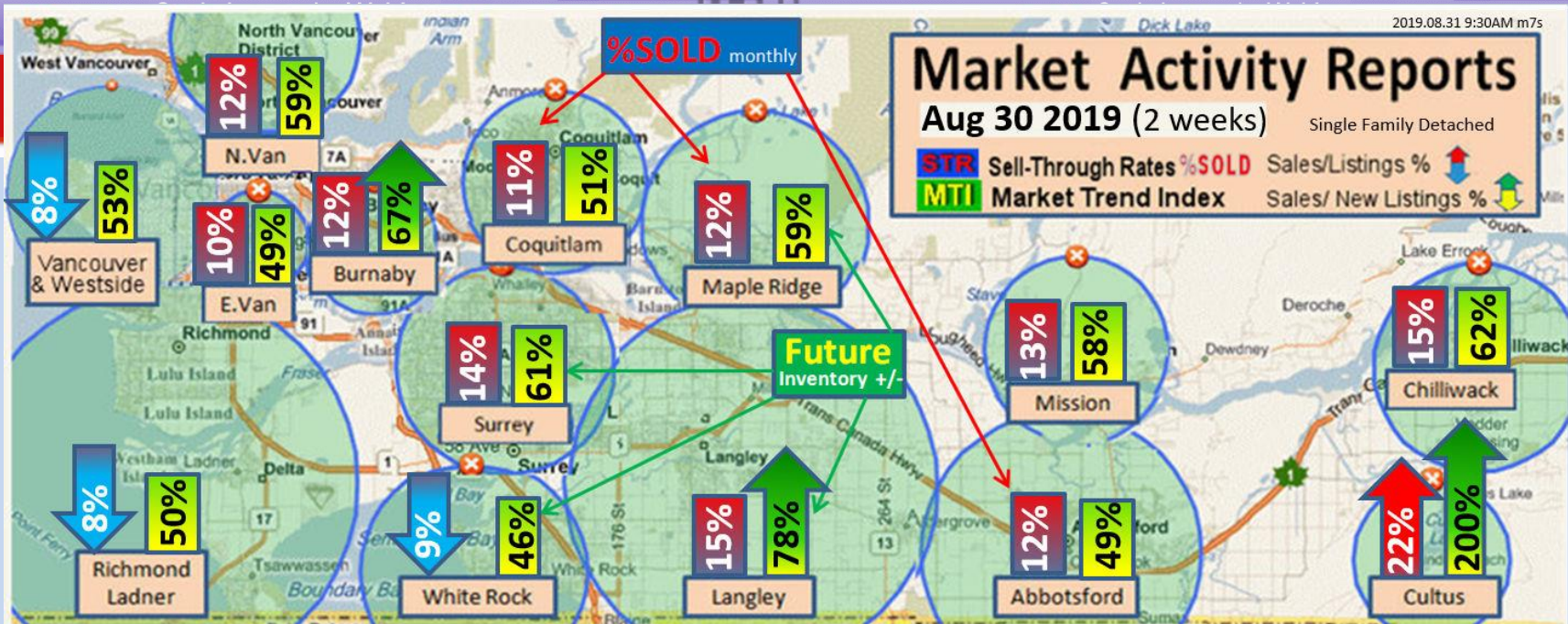
detached homes

Vancouver Market Reports

attached homes

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Keller Williams Elite Realty 604-805-8557



Vancouver Market Reports

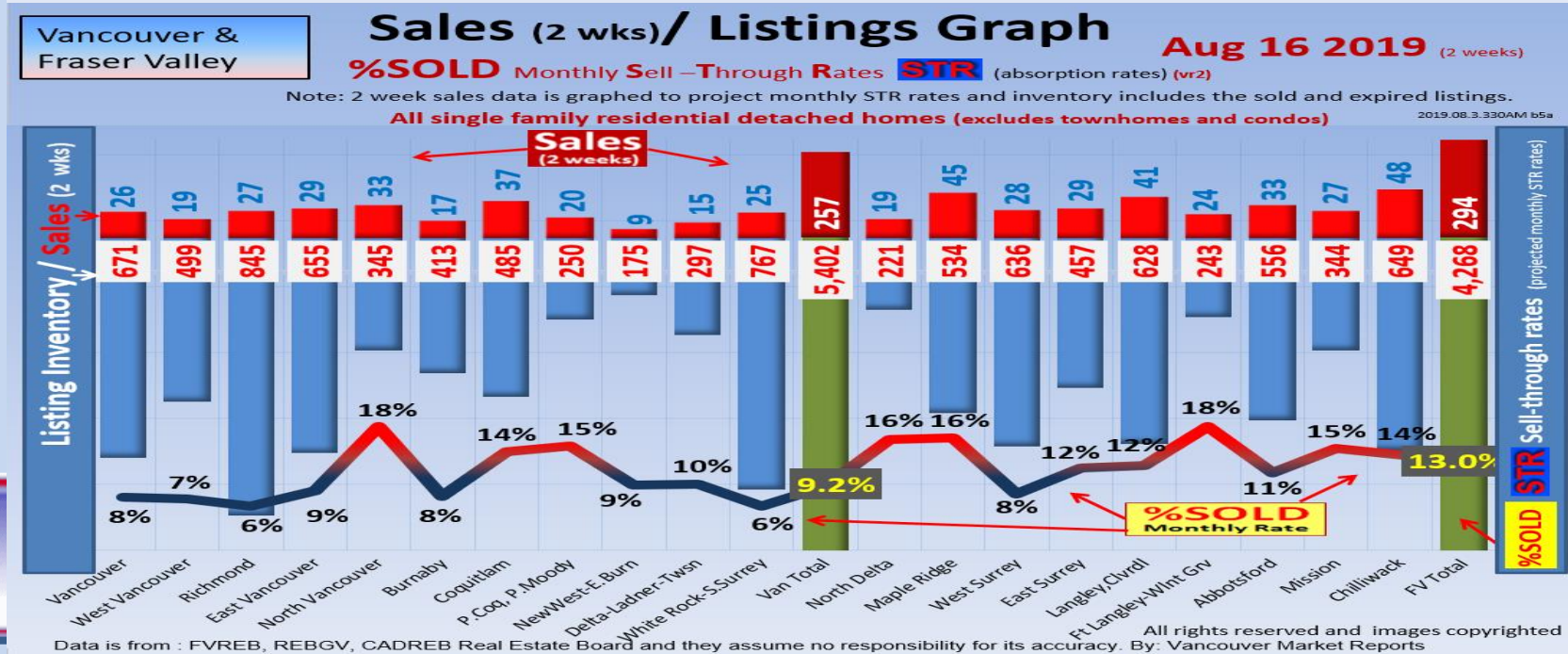
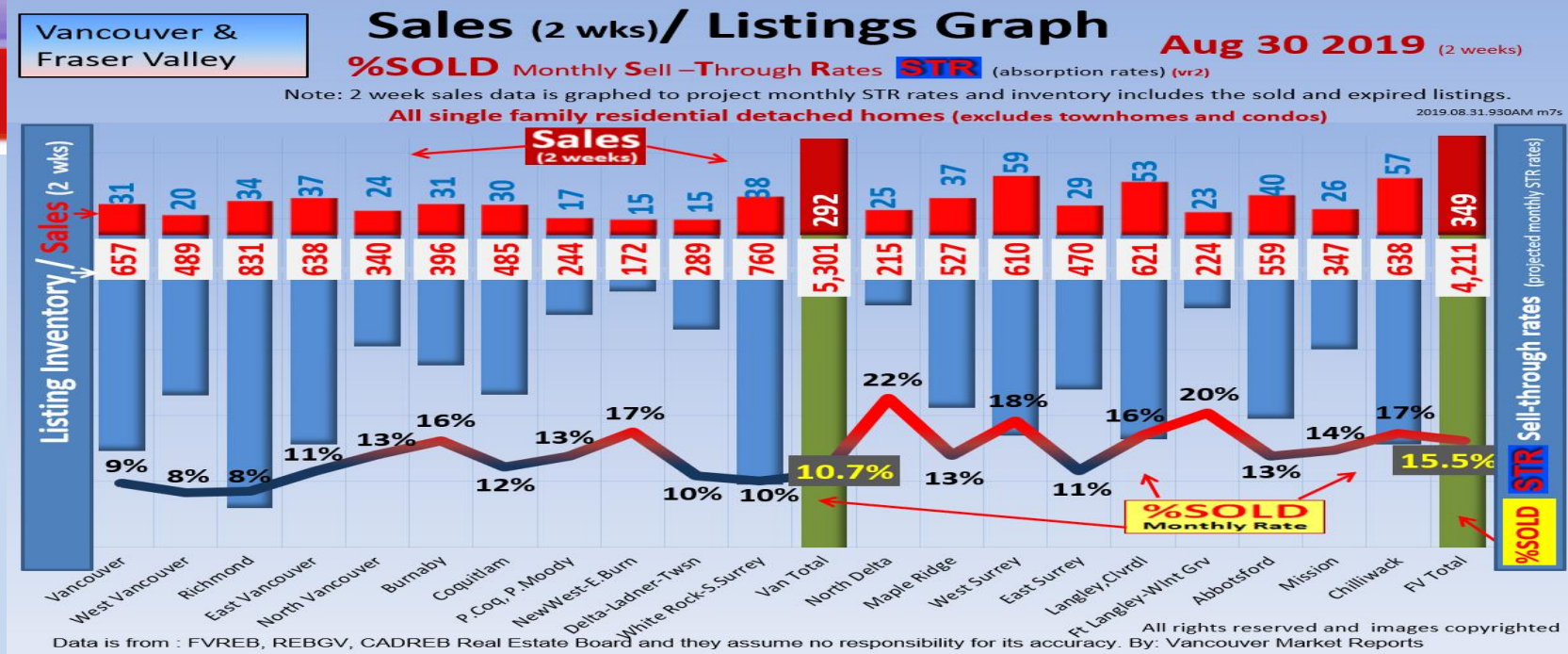
detached homes

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Vancouver Market Reports

Statistics, on the Web!

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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)

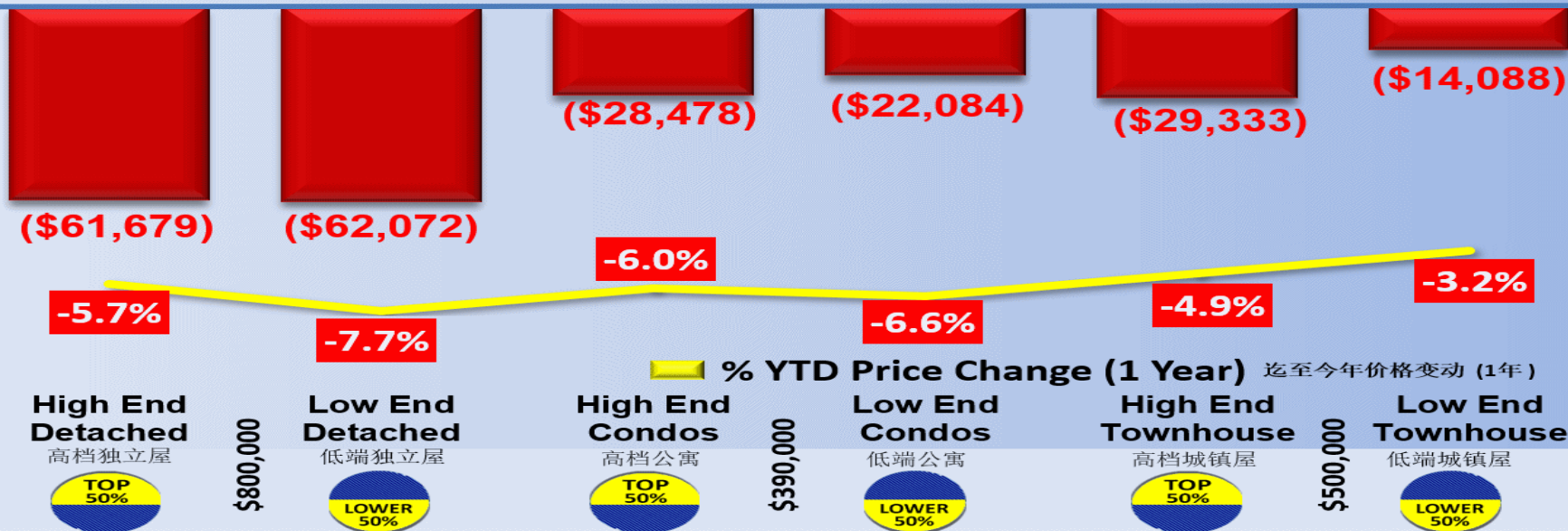
价格变动 (1年)

房地產價格變動

YTD Home Price Changes \$\$\$

房地產價格變動

YTD Home Price Changes %%



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

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

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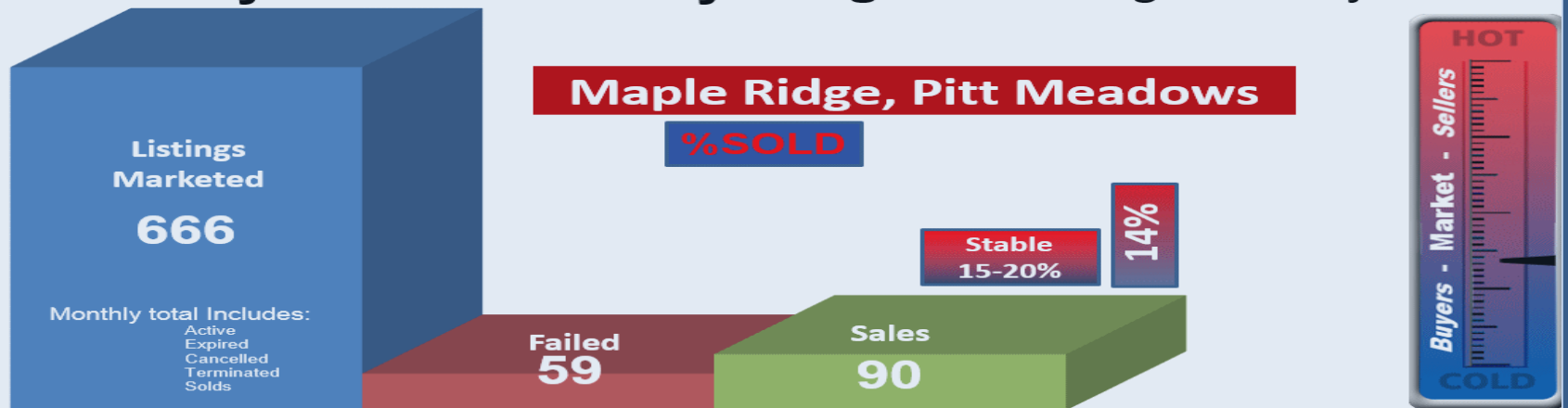
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Market Analysis and Forecasting Sept 1/19 Maple Ridge-Pitt Meadows

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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Vancouver Market Reports

Statistics, on the Web!

detached homes



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

Detached

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)

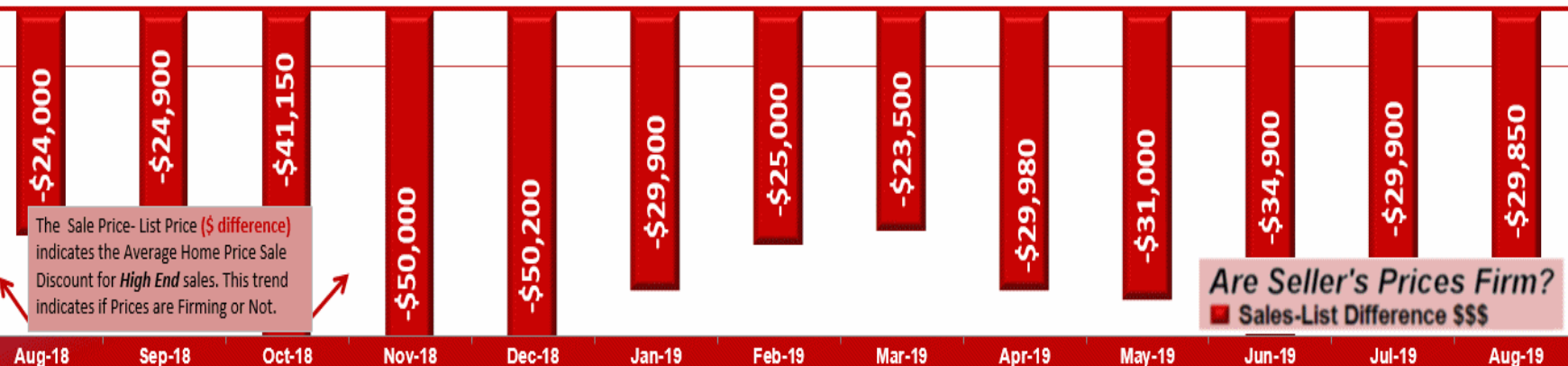
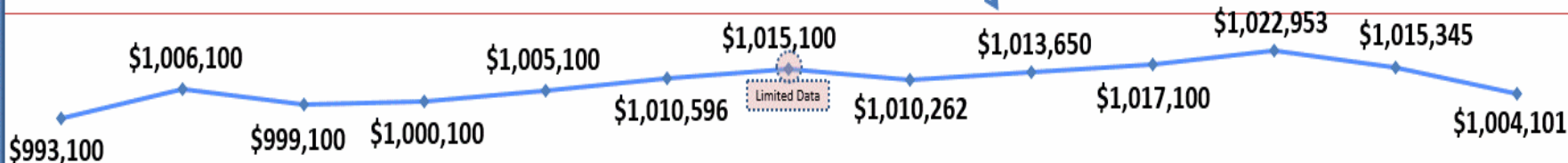
Are Home Prices Up?

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)

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Statistics, on the Web!

detached homes

Ambrose & Associates

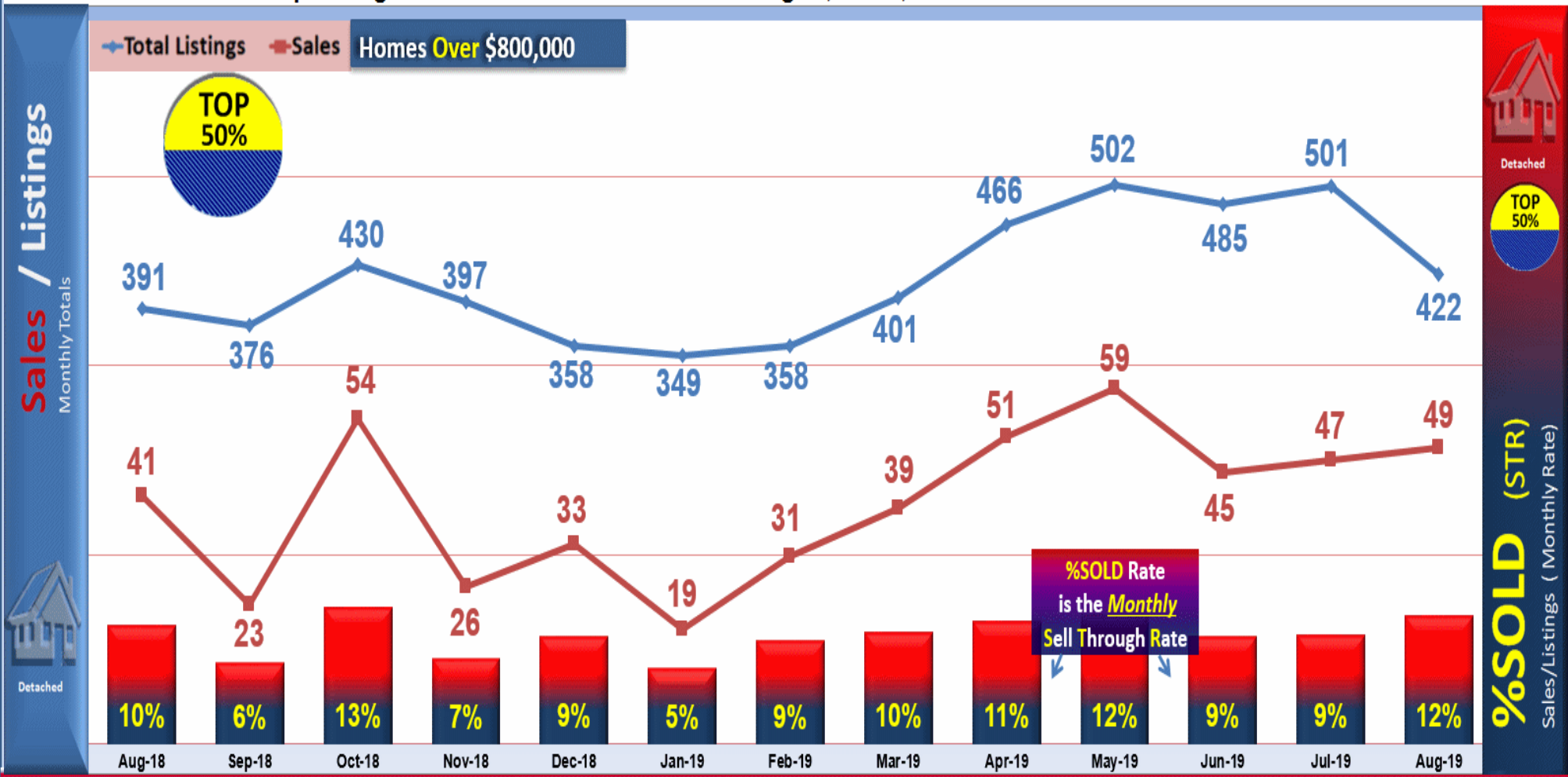
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With Local Market Knowledge
and Experience.

Ken & Jane

RRS Since 1989

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

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



Sales / Listings
Monthly Totals

Detached
TOP 50%

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

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Statistics, on the Web!



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

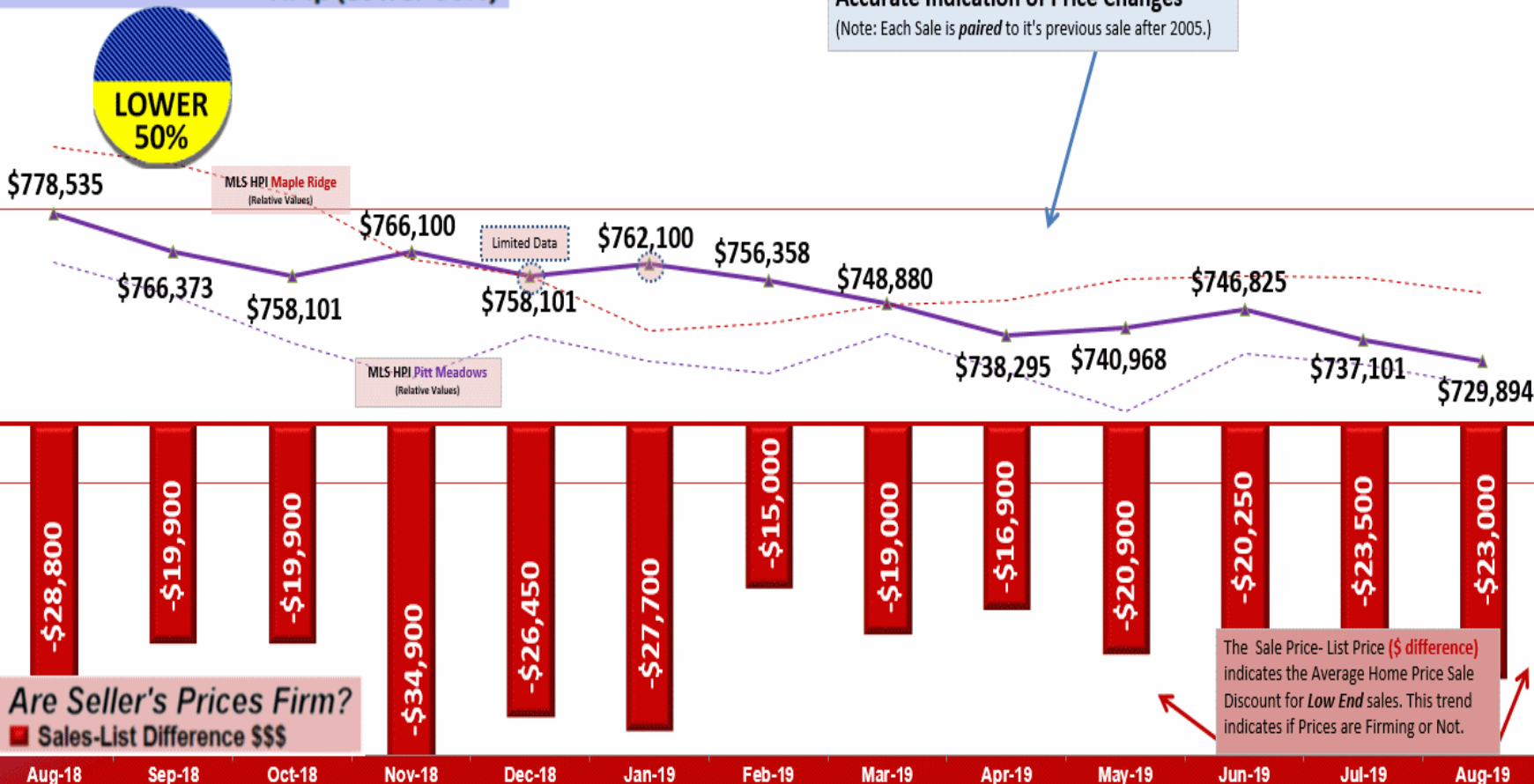
Detached Maple Ridge and Pitt Meadows Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (Average Home Sold for \$ less than their Original List price for Low End Home sales)

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

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.)



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

LOWER 50%

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



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Vancouver Market Reports

Statistics, on the Web!

detached homes



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

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



Sales / Listings
Monthly Totals



Detached



Detached



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

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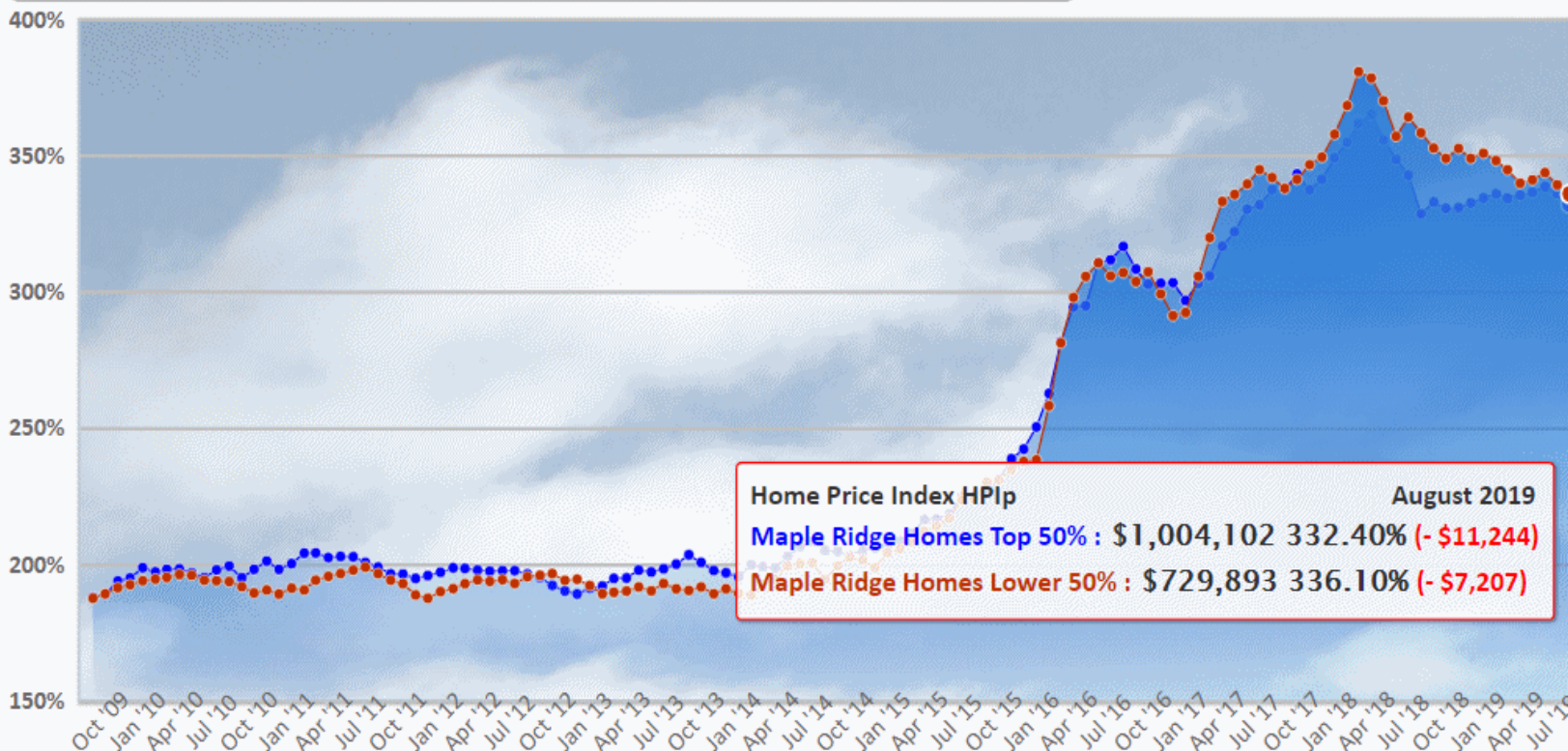
detached homes



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 Home values

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 >>>

Highcharts.com



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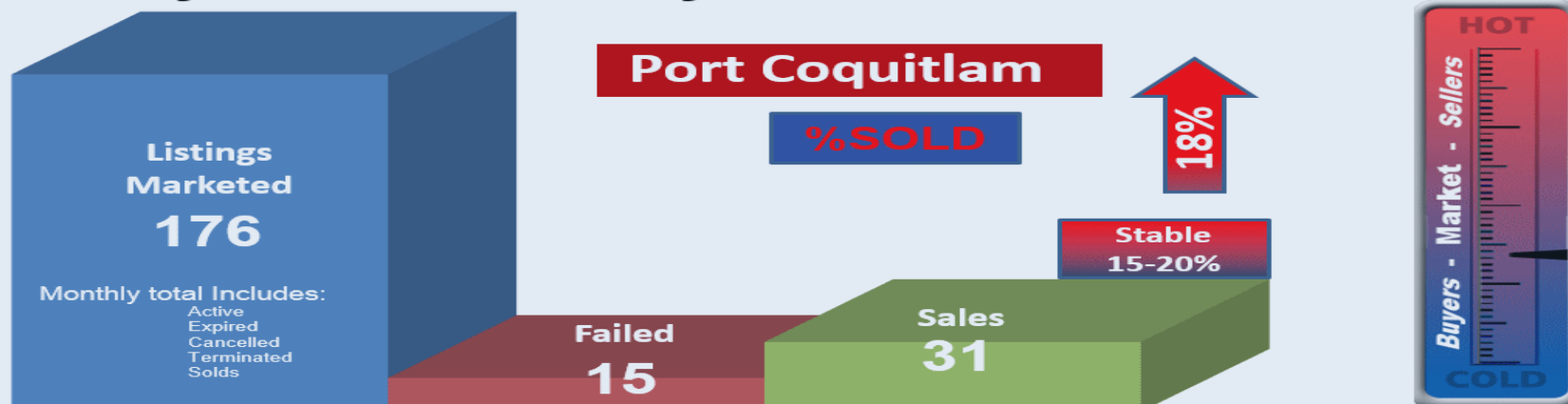
Statistics, on the Web!

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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.



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Vancouver Market Reports

Statistics, on the Web!

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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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Vancouver Market Reports

Statistics, on the Web!

detached homes



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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Vancouver Market Reports

Statistics, on the Web!

detached homes

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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Vancouver Market Reports

detached homes

Statistics, on the Web!

Market Analysis and Forecasting Sept 1/19 Port Coquitlam



How has the Market performed this Past Month and Year?



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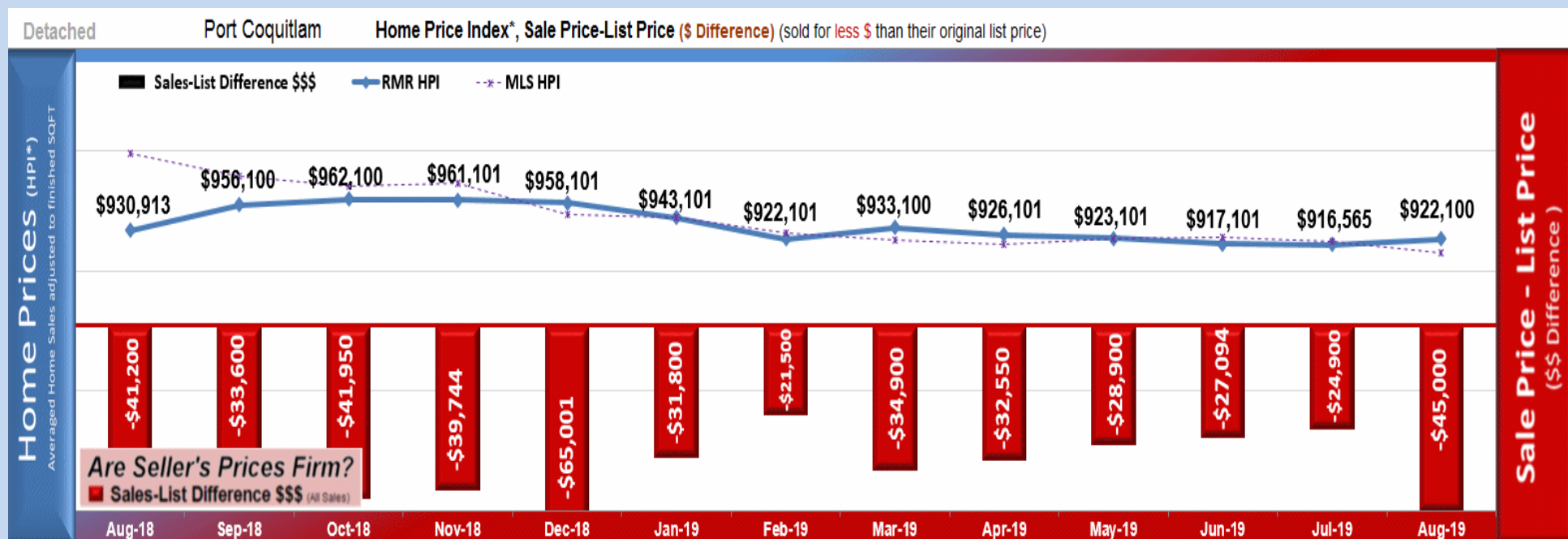
Statistics, on the Web!

detached homes



Market Analysis and Forecasting Sept 1/19 Port Coquitlam

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



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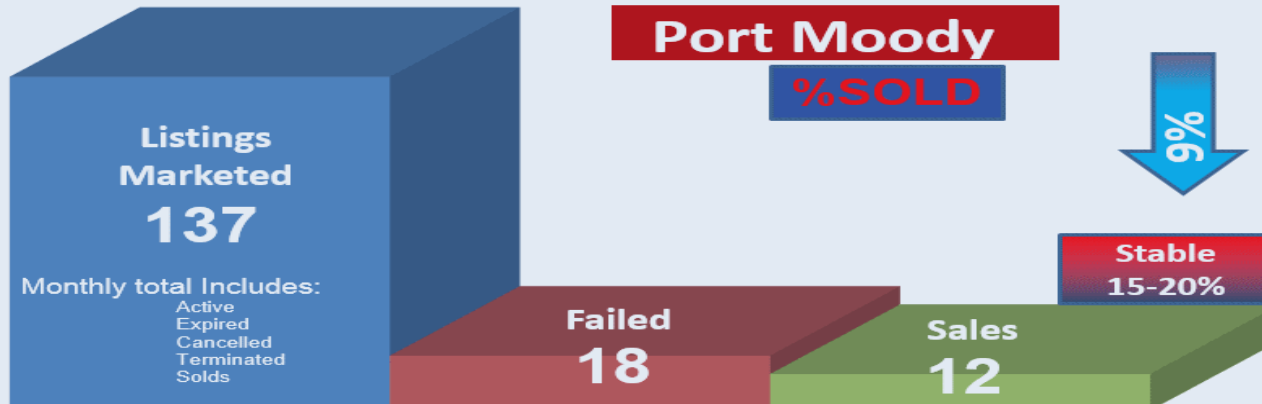
Statistics, on the Web!

detached homes

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.



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

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detached homes



Market Analysis and Forecasting Sept 1/19 Port Moody

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

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	↑



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

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detached homes



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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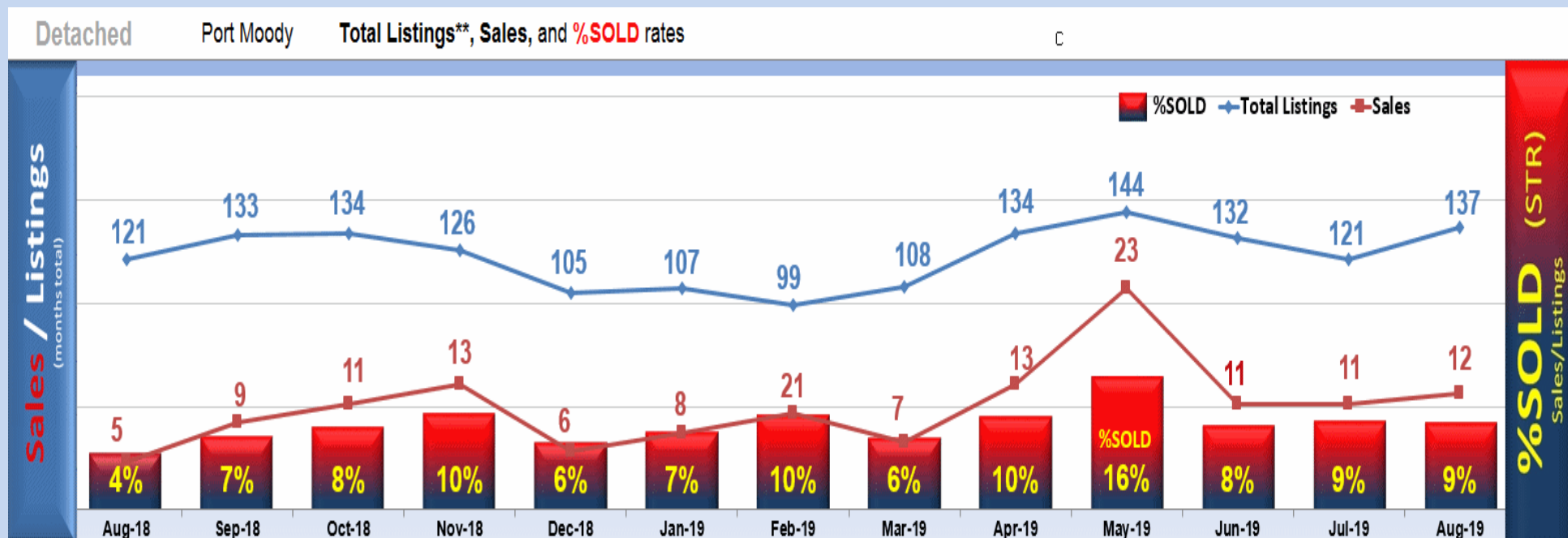
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Statistics, on the Web!

Market Analysis and Forecasting Sept 1/19 Port Moody



How has the Market performed this Past Month and Year?



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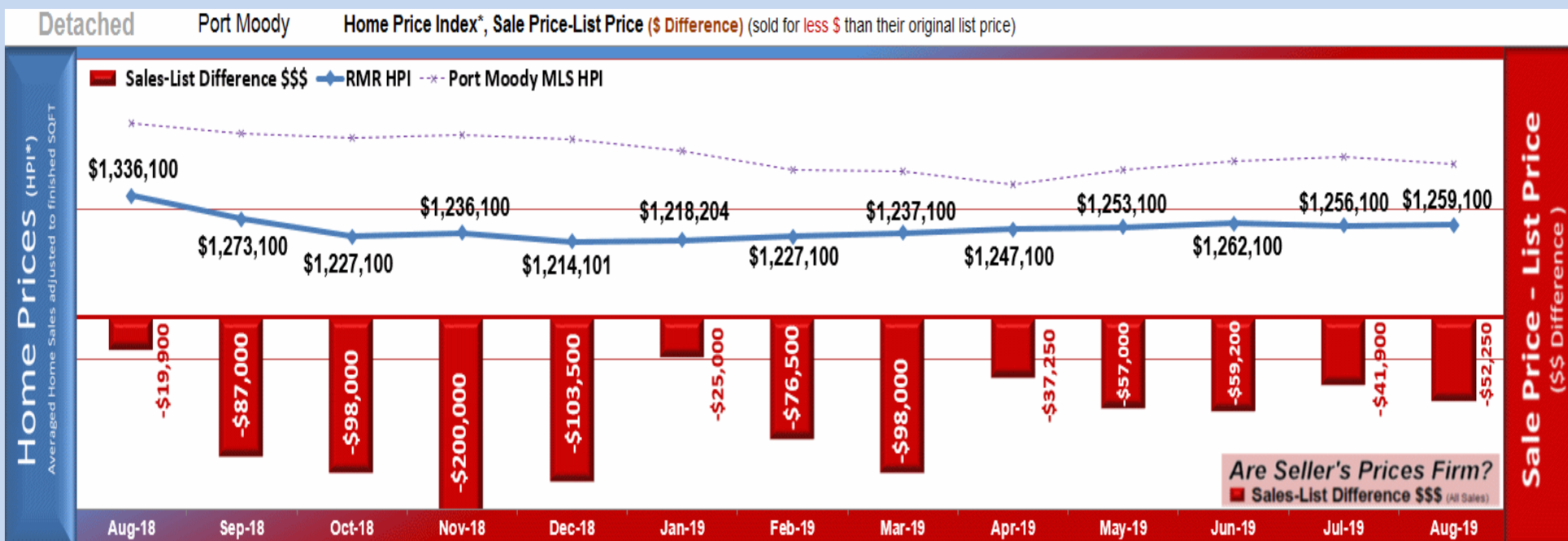
Statistics, on the Web!

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Market Analysis and Forecasting Sept 1/19 Port Moody

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



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Statistics, on the Web!



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

Maple Ridge - Pitt Meadows Sub areas Statistics - Aug 2019 Attached						
Neighbourhoods	Total Listings (f/month)	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%

Maple Ridge - Pitt Meadows List Price Ranges Statistics - Aug 2019 Attached						
Home Price Range	Total Listings (f/month)	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 /mthly 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.

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.

Biography: When You're Wanting to Sell or Buy Pitt Meadows or Maple Ridge Real Estate You Want The Professional Real Estate Services of Ambrose & Associates. Since 1989 we have established a reputation as Top Real Estate Professionals for successfully looking after the best interests of our Buyers and Sellers. A recipient of numerous Professional Achievement Awards from both the Greater Vancouver Real Estate Board, and other professional Real Estate organizations, the Awards that we value the most are the cards, letters, and emails we receive from Buyers, Sellers, and other REALTORS® expressing their gratitude and appreciation for our Professionalism and the manner in which we represented their best interests.

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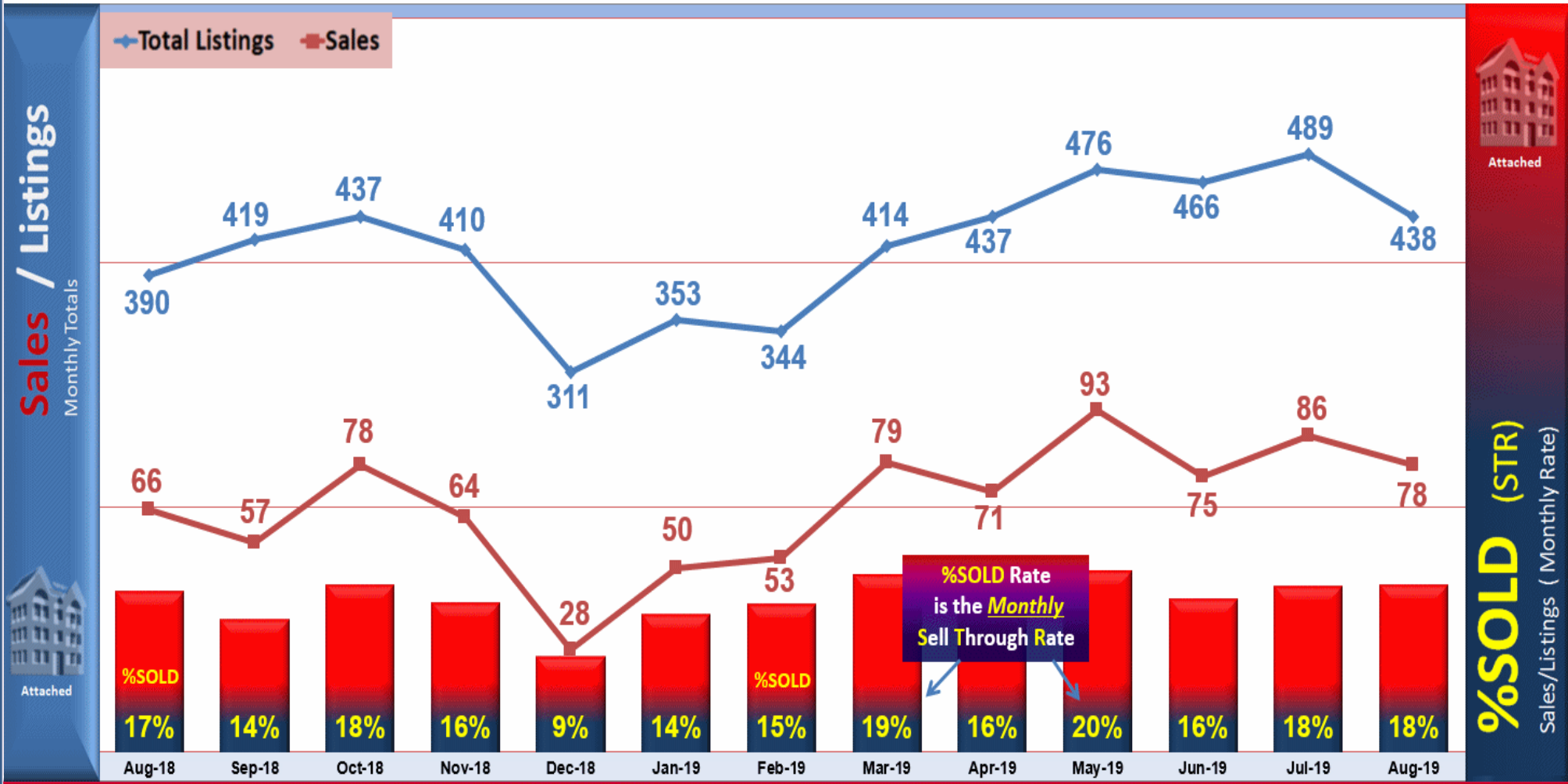
attached homes

Statistics, on the Web!



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



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

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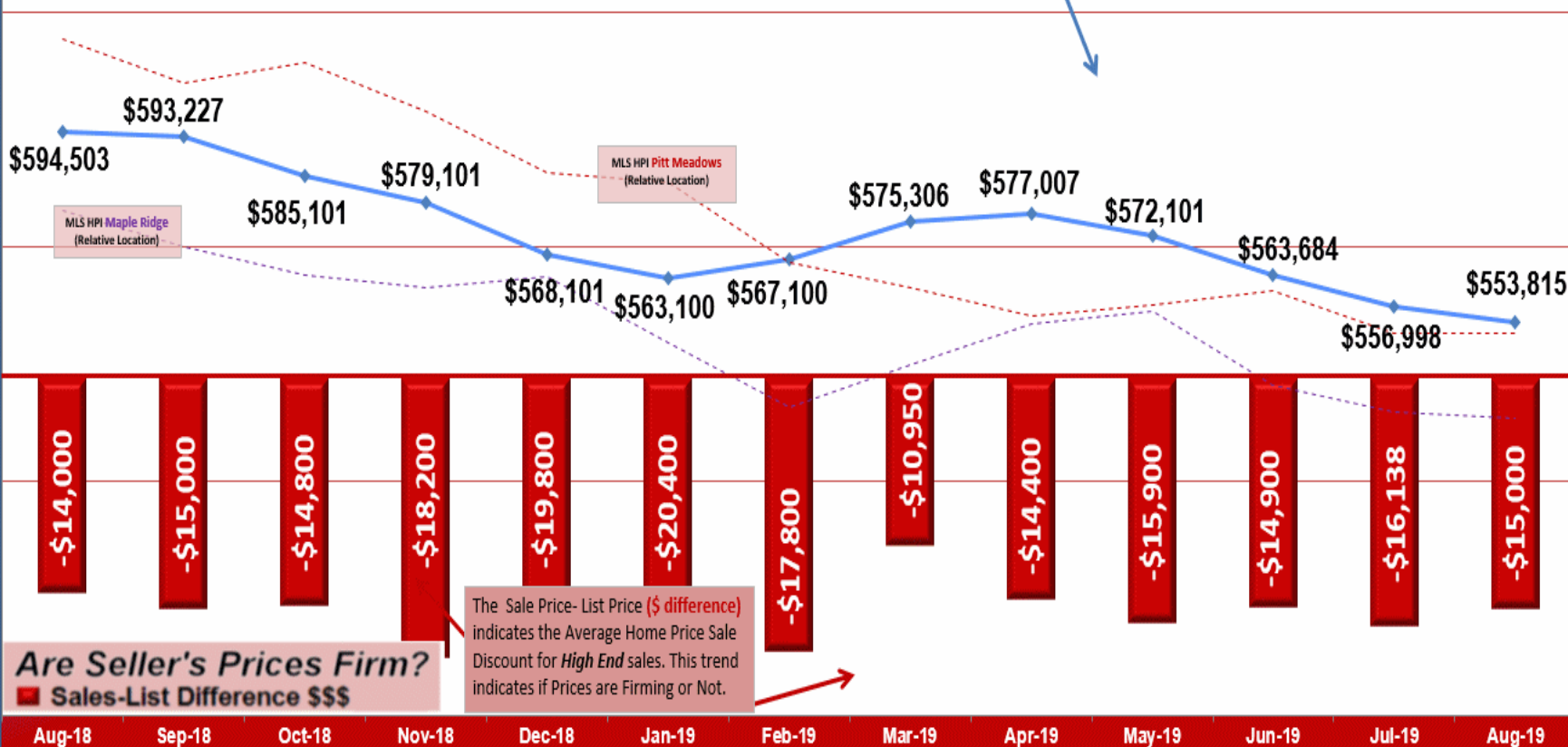
Market Analysis and Forecasting Sept 1/19 Maple Ridge-Pitt Meadows

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.)



Townhouses

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

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.



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Vancouver Market Reports

attached homes

Statistics, on the Web!



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

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

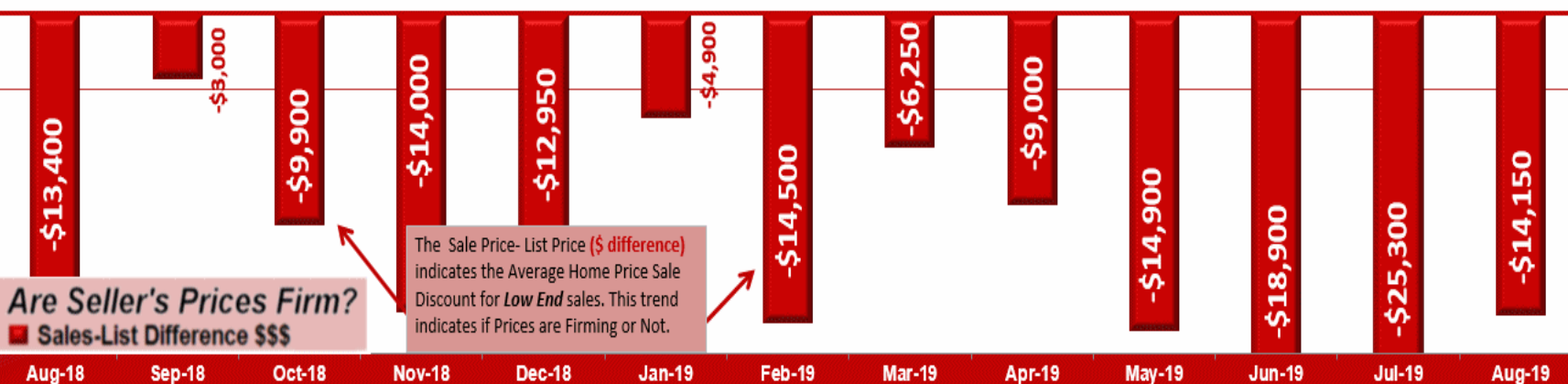
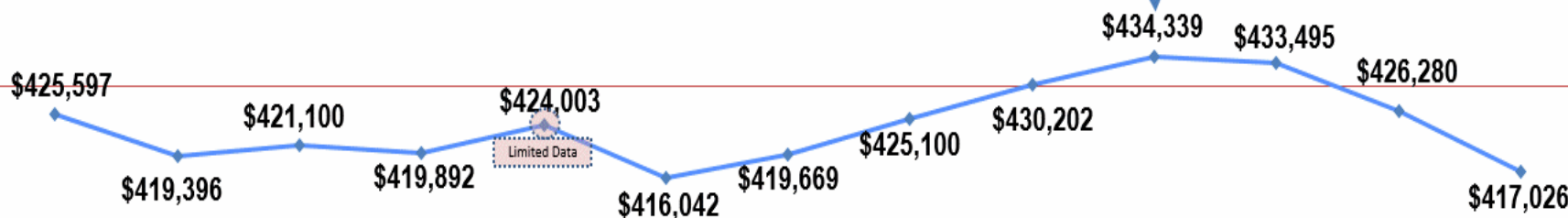


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Sale Price - Original List Price (\$\$ difference)

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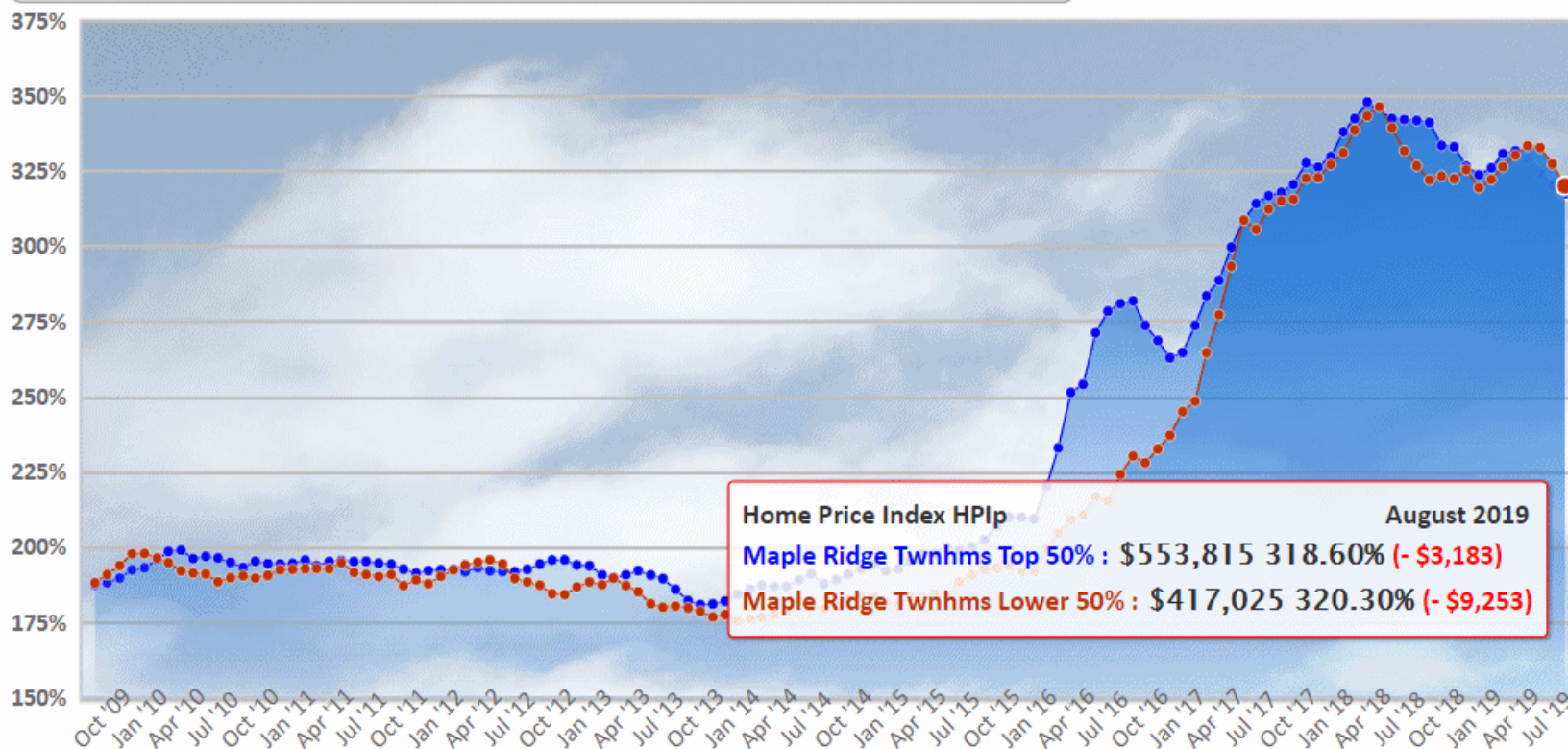
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Market Analysis and Forecasting Sept 1/19 Maple Ridge-Pitt Meadows

Powered by the Greater Vancouver Market Reports HPIp

Maple Ridge 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 >>

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

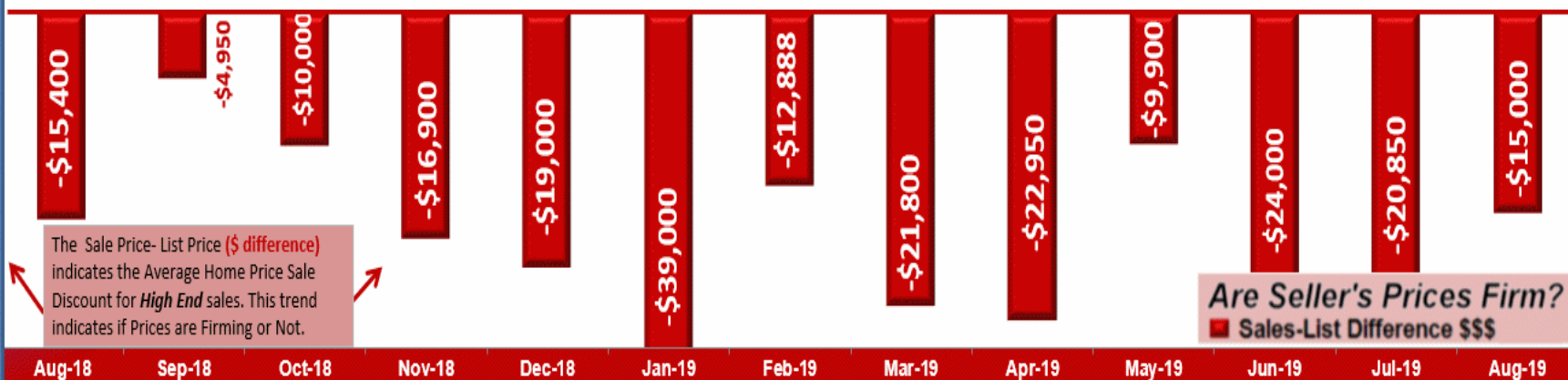
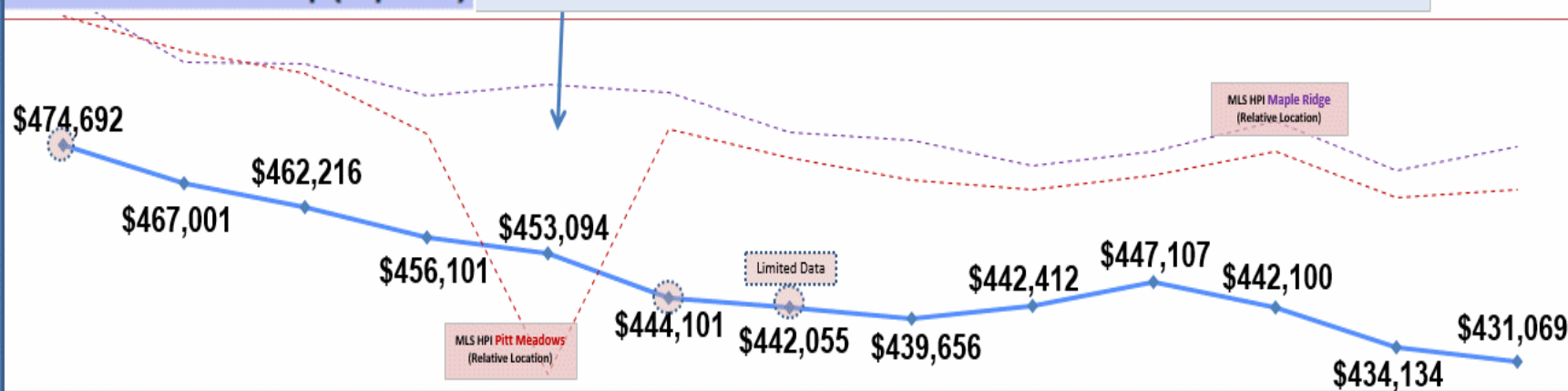
Attached Maple Ridge, Pitt Meadows Condos Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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



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

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



Condominiums

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



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Vancouver Market Reports

attached homes

Statistics, on the Web!



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

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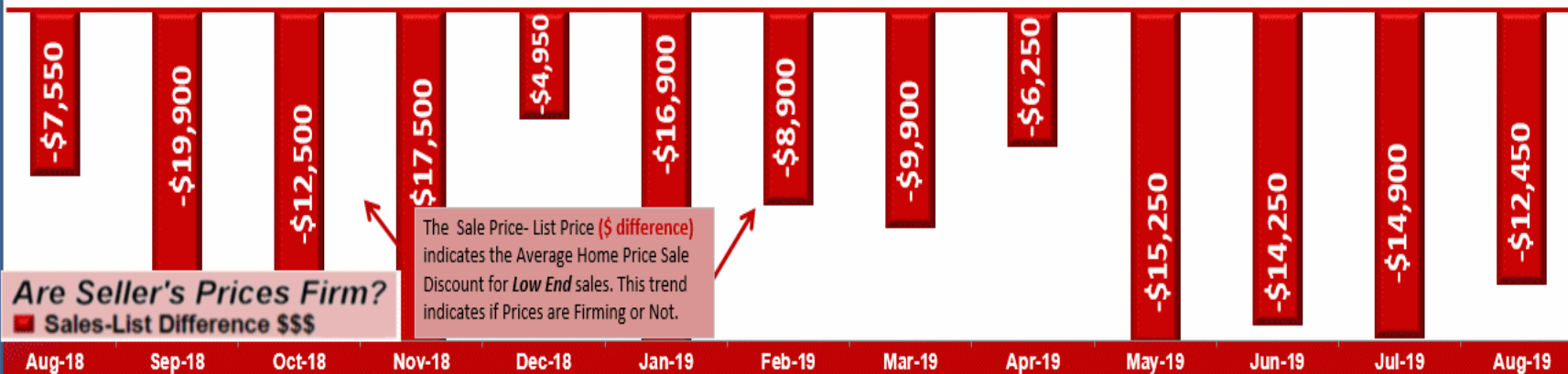
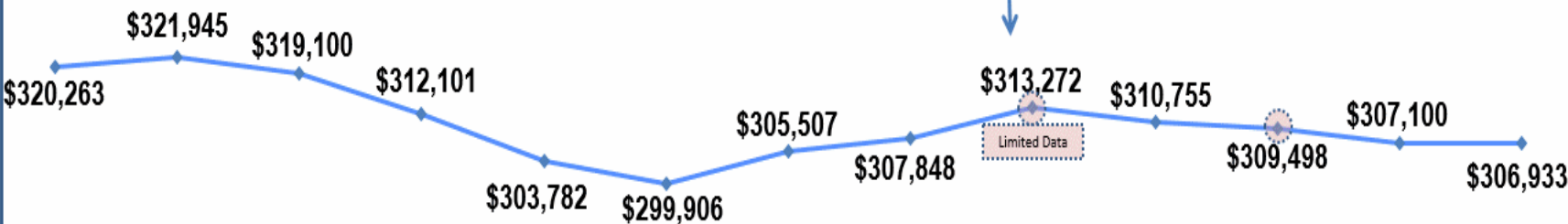
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(Home Price Index Paired sales from 2005)

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Sales-List Difference \$\$\$

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Condominiums

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



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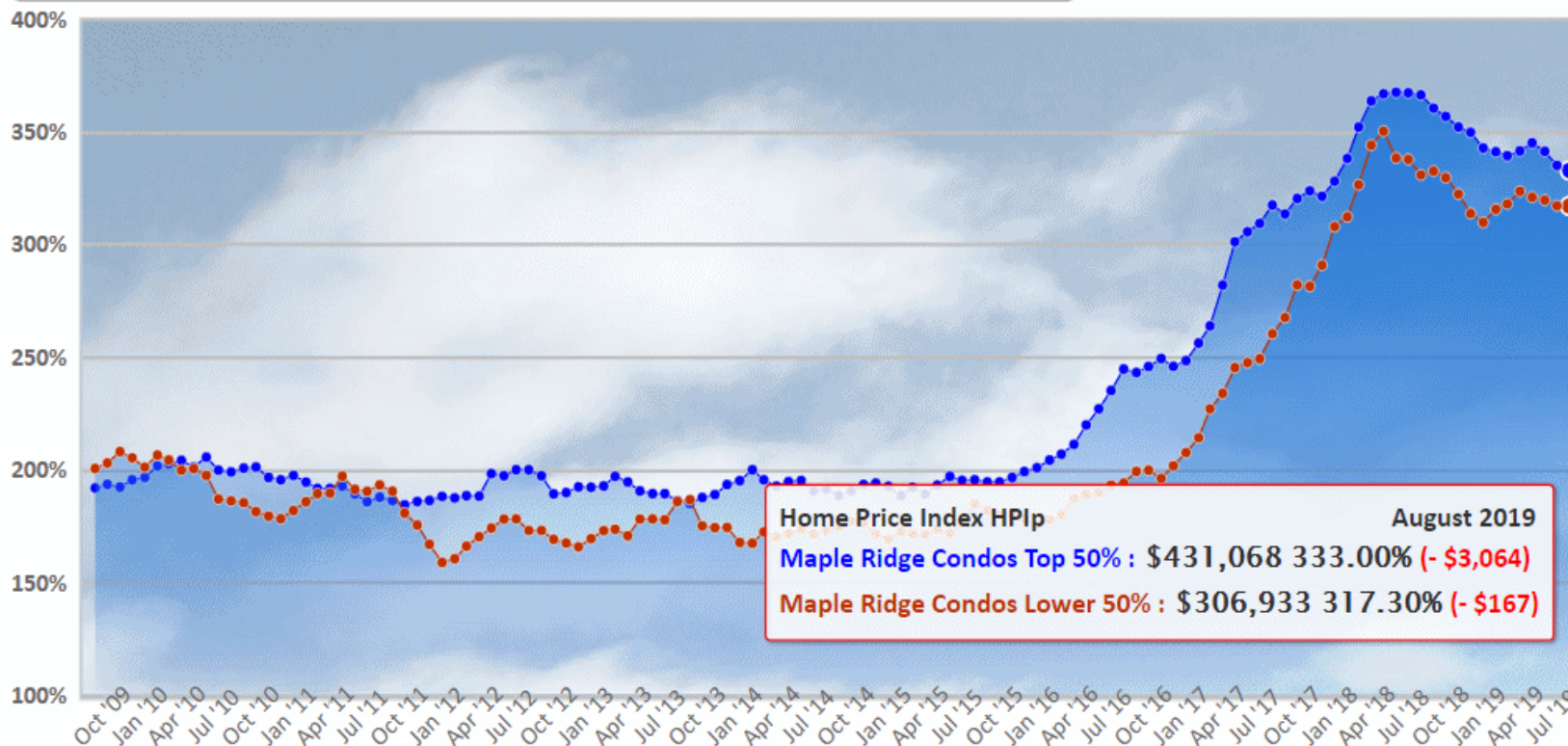
attached homes



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-



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 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

Biography: When You're Wanting to Sell or Buy Pitt Meadows or Maple Ridge Real Estate You Want The Professional Real Estate Services of Ambrose & Associates. Since 1989 we have established a reputation as Top Real Estate Professionals for successfully looking after the best interests of our Buyers and Sellers. A recipient of numerous Professional Achievement Awards from both the Greater Vancouver Real Estate Board, and other professional Real Estate organizations, the Awards that we value the most are the cards, letters, and emails we receive from Buyers, Sellers, and other REALTORS® expressing their gratitude and appreciation for our Professionalism and the manner in which we represented their best interests.



*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **all marketed listings /month.

The Days-On-Market and Sale-List Price differences are based on medians, not averages. Market Share Reports include all property types.

Sources: the respective Real Estate Boards, and other sources which assume no responsibility for accuracy.

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produced for: **Ken & Jane Ambrose**

Vancouver Market Reports

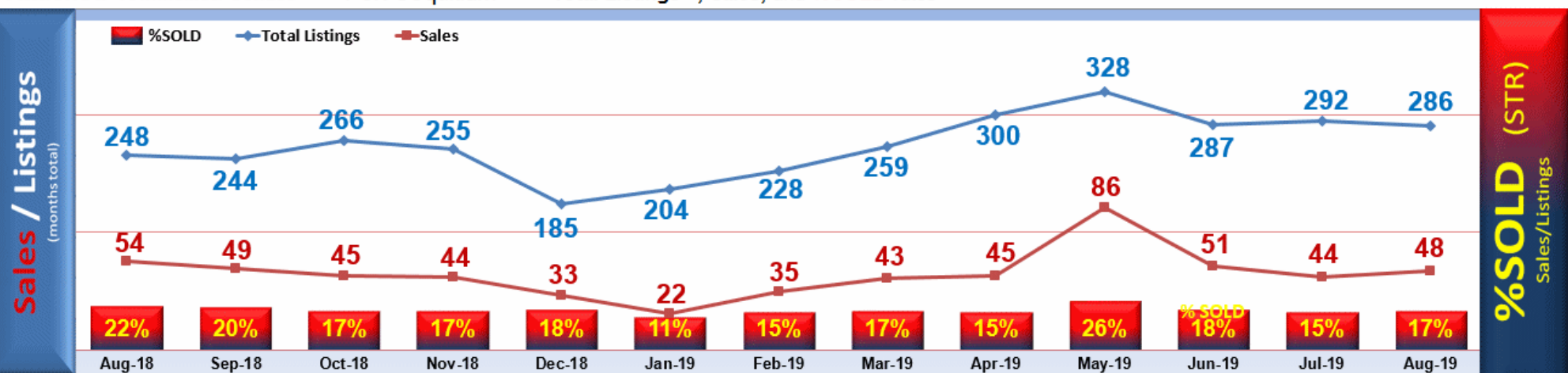
attached homes

Statistics, on the Web!

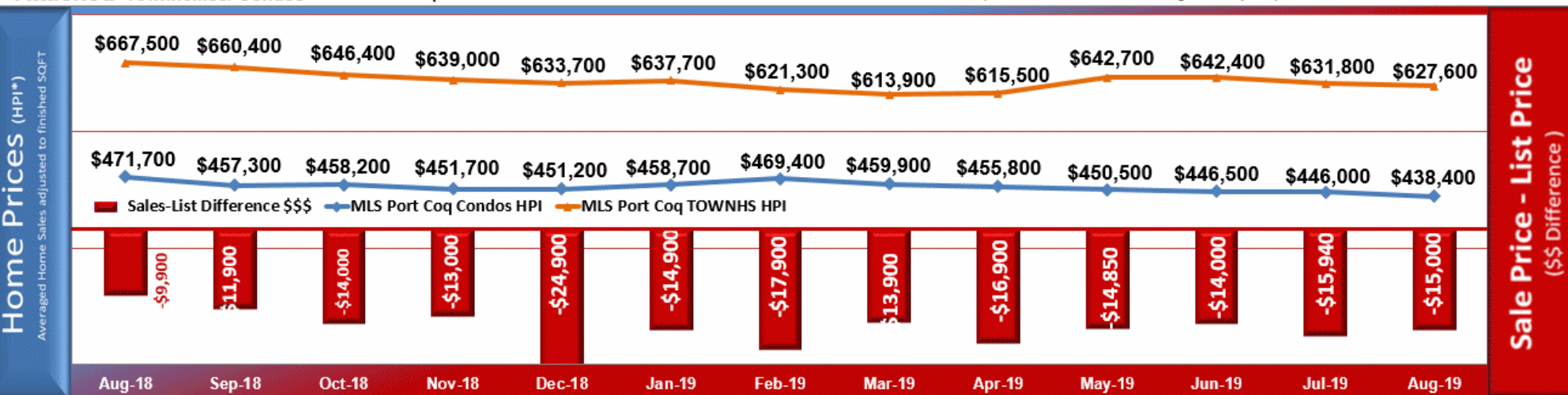


Market Analysis and Forecasting Sept 1/19 Port Coquitlam

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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Vancouver Market Reports

attached homes

Statistics, on the Web!

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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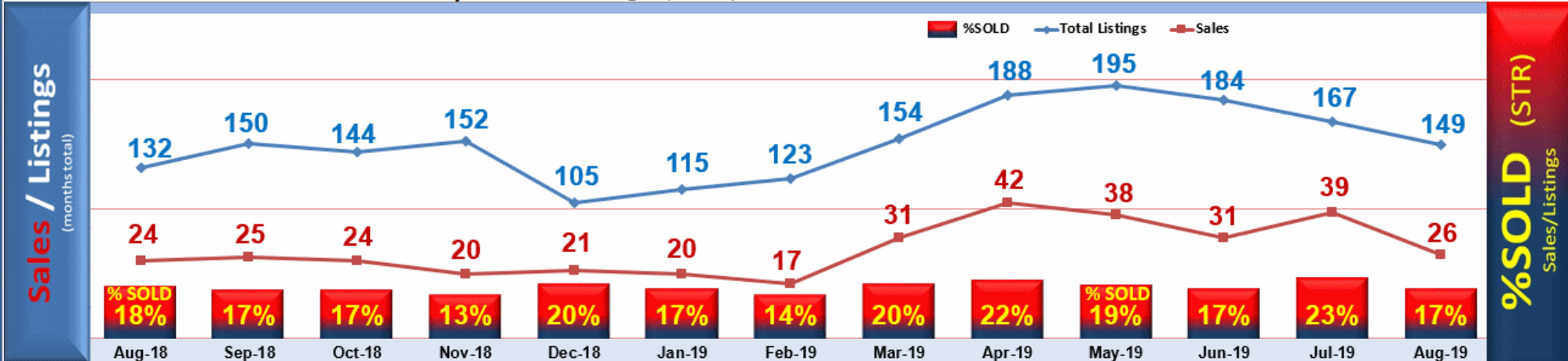
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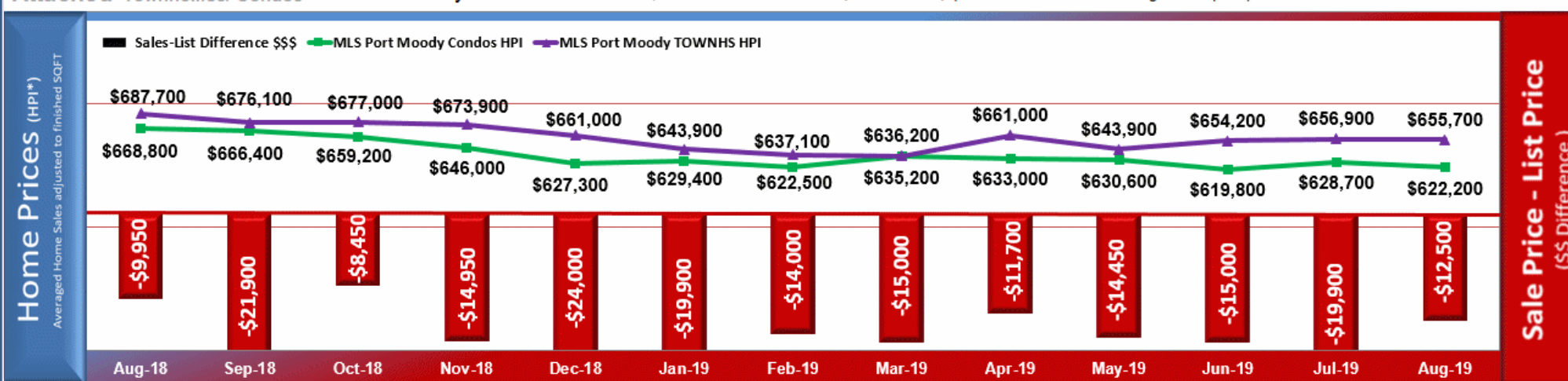


Market Analysis and Forecasting Sept 1/19 Port Moody

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Market Analysis and Forecasting

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Supply and Demand

How %SOLD Rates Affect Price Changes

Sell-Through-Rates (STR) - Adsorption Rates

