

Market Analysis and Forecasting

Market Analysis and Forecasting

Ray Yenkana's Market Reports



Advanced Marketing Tools



Ray Yenkana's Market Reports

Detached

- [Abbotsford](#)
- [Burnaby](#)
- [Chilliwack](#)
- [Coquitlam](#)
- [East Vancouver](#)
- [Ladner Delta](#)
- [Langley North](#)
- [Langley-Cloverdale](#)
- [Maple Ridge](#)
- [Mission](#)
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Detached

- [North Delta](#)
- [North Vancouver](#)
- [Port Coquitlam](#)
- [Port Moody](#)
- [Richmond](#)
- [Surrey East](#)
- [Surrey West](#)
- [Vancouver Westside](#)
- [West Vancouver](#)
- [White Rock S Surrey](#)

Attached

- [Abbotsford](#)
- [Burnaby](#)
- [Chilliwack](#)
- [Coquitlam](#)
- [Downtown-West End](#)
- [East Vancouver](#)
- [Langley-Cloverdale](#)
- [Maple Ridge](#)

Attached

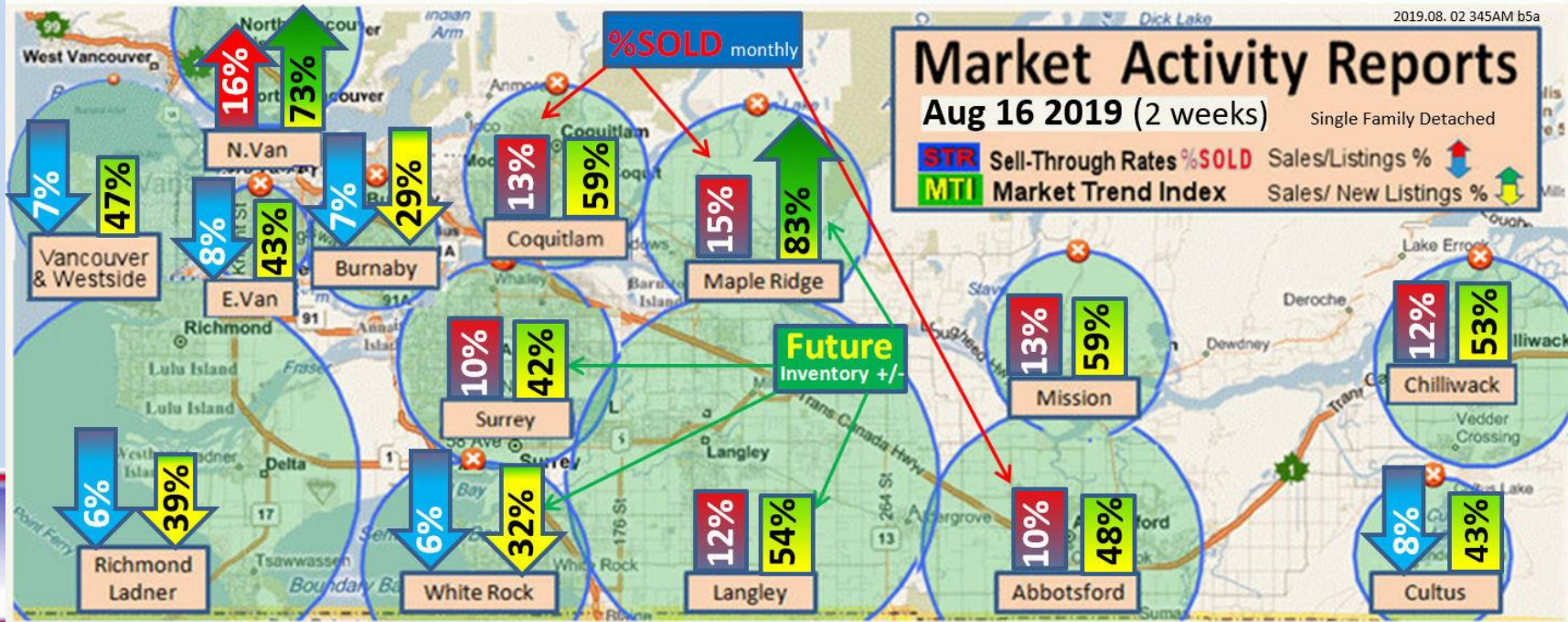
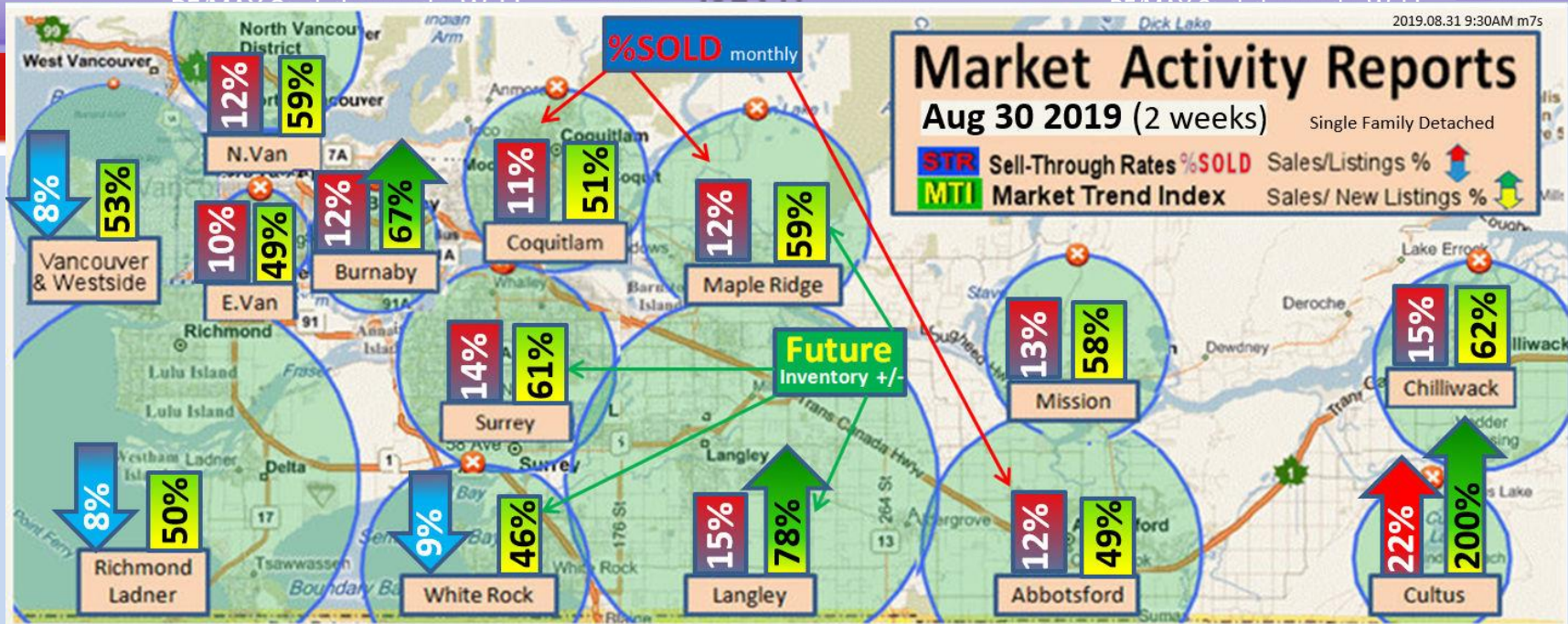
- [New West](#)
- [North Vancouver](#)
- [Port Coquitlam](#)
- [Port Moody](#)
- [Richmond](#)
- [Surrey East](#)
- [Surrey West](#)
- [Vancouver Westside](#)
- [White Rock S Surrey](#)

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



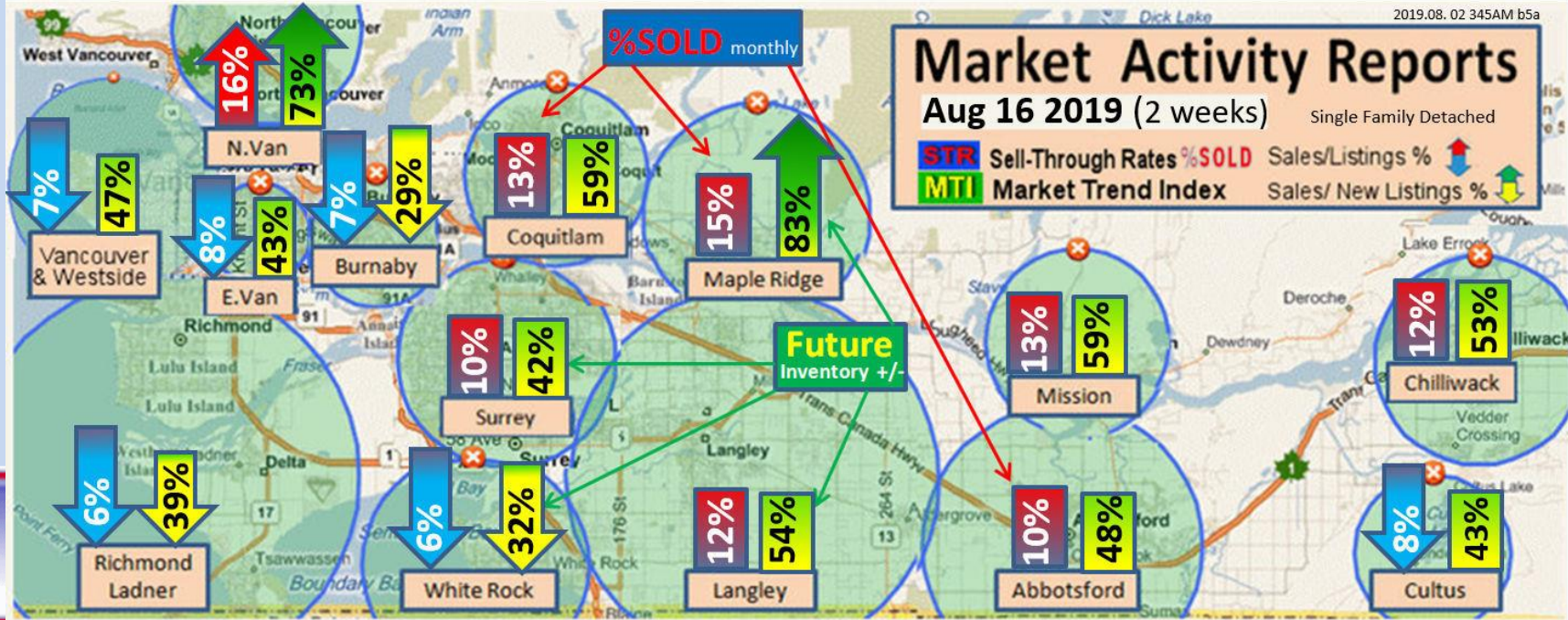
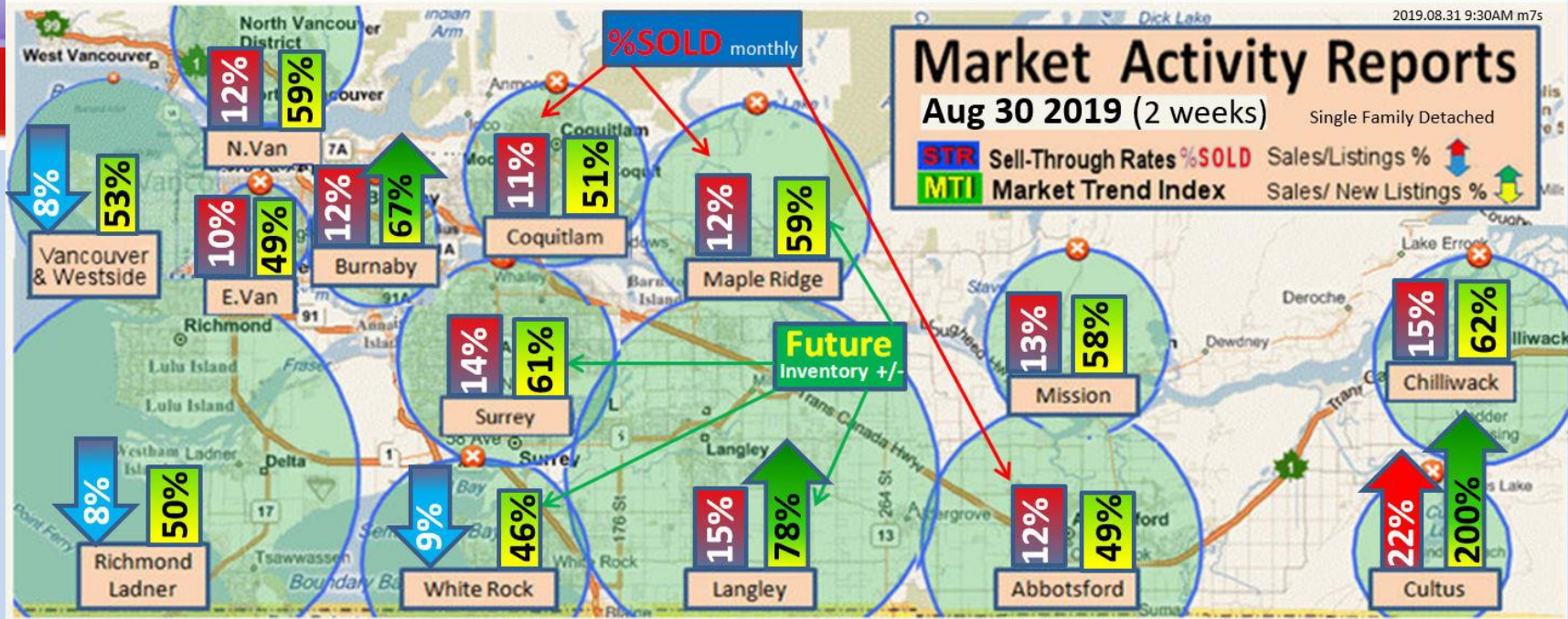
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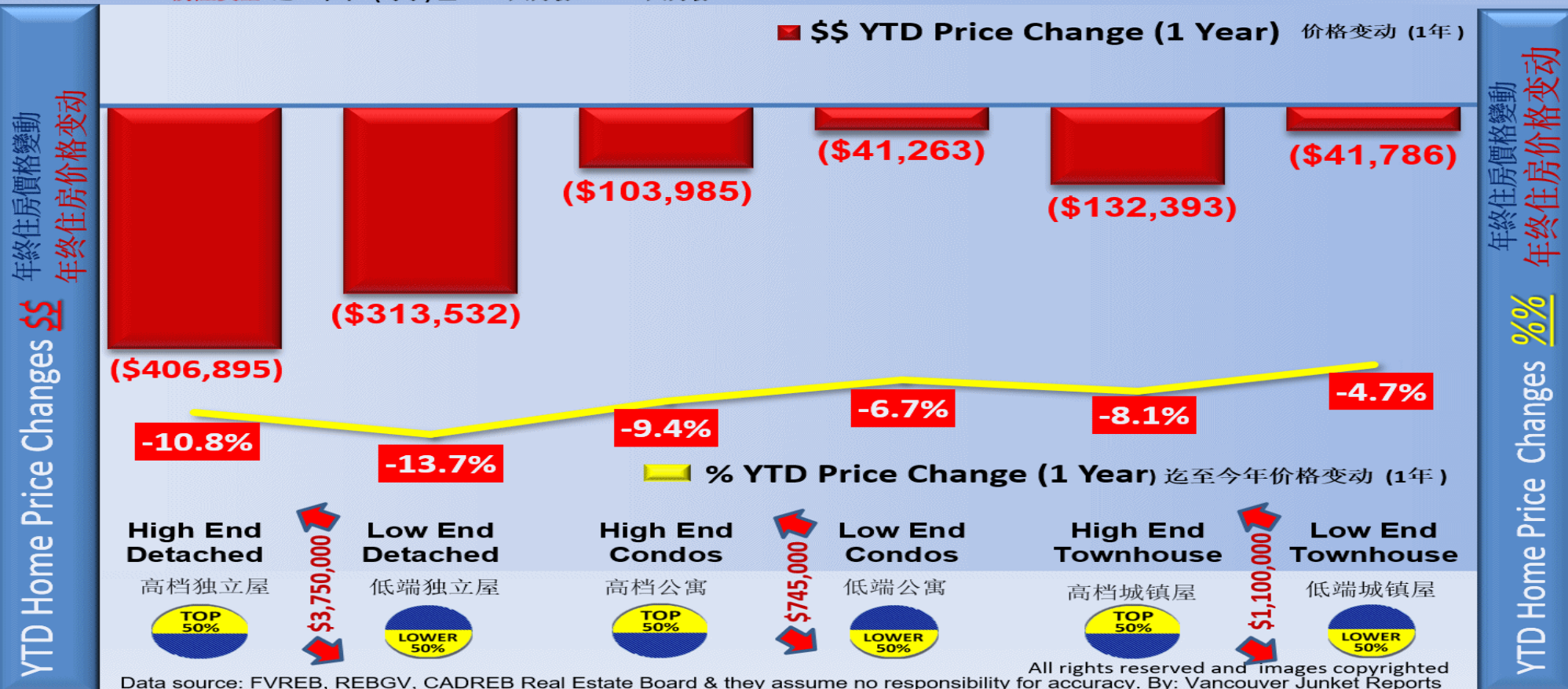
Vancouver Westside Real Estate Price Changes(\$/%)

温哥华西區房地產價格變動 / 温哥华西区房地产价格变动

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

Powered by: Vancouver Junket Reports HPI/p

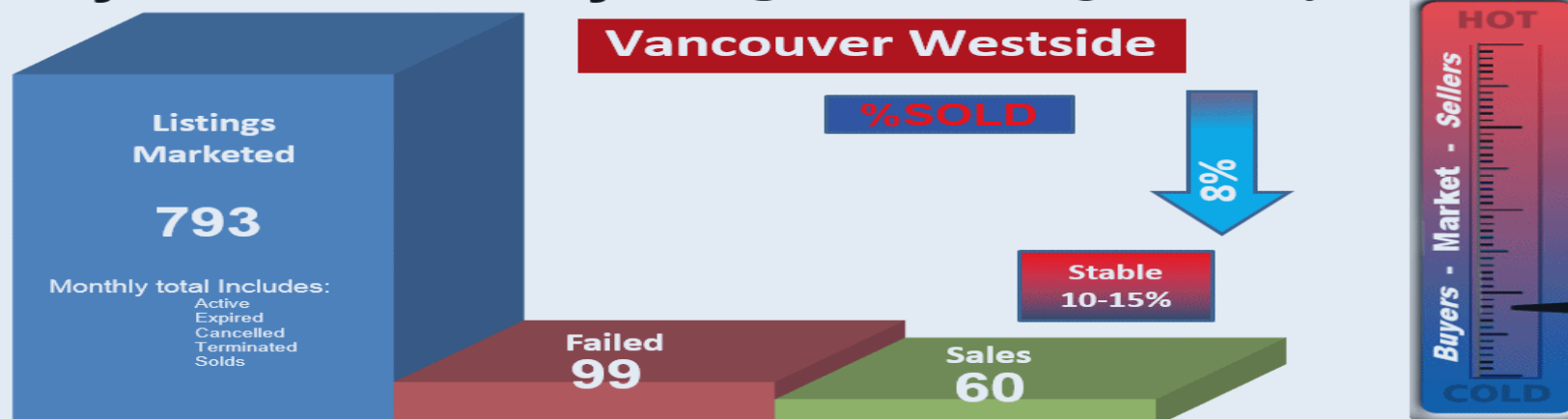


Data source: FVREB, REBGV, CADREB Real Estate Board & they assume no responsibility for accuracy. By: Vancouver Junket Reports



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

produced for: Ray Yenkana

**Monthly Market Activity - Aug 2019 - Single Family****Vancouver Westside**Sept 1 2019 **Vancouver Westside Market Update (Detached)**

Current: Vancouver Westside ranges from a Warm Lower End Market to a Stable High End Market with average **8 %SOLD** rate and a Sale Price /List Price of 92% or \$235,000 avg. sale price discount from original list

Most Active Price Range: Homes below \$2.25 mill. have **19.0 %SOLD** rate.

Least Active Price Range: Homes between \$6.0 mill. - \$7.5 mill. have **1.4 %SOLD** rate

History: The Vancouver Westside Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$401,636.
The Vancouver Westside Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$185,001.
*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.



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

Vancouver Westside List Price Ranges Statistics - Aug 2019							Detached
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
\$0-\$2,250,000	58	11	20	94%	-\$94,000	19.0%	↑
\$2,250,001-\$2,500,000	45	7	20	94%	-\$150,000	15.6%	↑
\$2,500,001-\$2,750,000	42	5	20	93%	-\$180,000	11.9%	↑
\$2,750,001-\$3,000,000	66	8	29	93%	-\$209,000	12.1%	↑
\$3,000,001-\$3,400,000	29	4	36	93%	-\$224,000	13.8%	↑
\$3,400,001-\$3,750,000	64	5	76	88%	-\$400,000	7.8%	↓
\$3,750,001-\$4,000,000	105	8	104	92%	-\$298,000	7.6%	↓
\$4,000,001-\$4,500,000	59	2	32	93%	-\$305,000	3.4%	↓
\$4,500,001-\$5,000,000	75	2	76	88%	-\$591,500	2.7%	↓
\$5,000,001-\$6,000,000	89	5	71	89%	-\$698,000	5.6%	↓
\$6,000,001-\$7,500,000	74	1	70	83%	-\$1,180,000	1.4%	↓
\$7,500,001 and more	87	2	104	86%	-\$1,949,500	2.3%	↓
Total Activity	793	60	44	92%	-\$235,000	8%	↓

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)	922	846	793		-53	↓
Active Listings (1st of the month)	769	705	668	634	-34	↓
Solds	59	80	60		-20	↓
Days on Market (DOM)	55	33	44		11	↑
%SOLD (Sales/Listings /monthly rate)	6%	9%	7.6%		-1.9%	↓
(Top 50%) Home Price Index HPIp	3,621,044	3,244,101	\$3,219,408		-\$24,693	↓
(Lower 50%) Home Price Index HPIp	2,139,101	1,942,510	\$1,954,100		\$11,590	↑



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What Sold in your Neighbourhood and for What Price?

Vancouver Westside Sub Areas Statistics - Aug 2019					Detached	
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Arbutus	35	2	56	93%	-\$220,000	5.7%
Cambie	48	4	45	95%	-\$164,500	8.3%
Dunbar	123	10	15	90%	-\$283,000	8.1%
Fairview VW-False Creek	3	0				0.0%
Kerrisdale	53	5	38	94%	-\$230,000	9.4%
Kitsilano	43	6	30	93%	-\$174,000	14.0%
MacKenzie Heights	31	2	31	94%	-\$132,556	6.5%
Mount Pleasant VW	7	2	29	81%	-\$492,000	28.6%
Marpole	53	2	100	81%	-\$550,600	3.8%
Oakridge VW	20	1	71	93%	-\$298,000	5.0%
Point Grey	83	5	65	93%	-\$240,000	6.0%
Quilchena	24	1	48	89%	-\$600,000	4.2%
South Cambie	13	1	68	93%	-\$208,000	7.7%
South Granville	77	8	45	91%	-\$417,095	10.4%
Shaughnessy	91	5	88	82%	-\$943,000	5.5%
Southlands	39	2	35	93%	-\$167,000	5.1%
S.W. Marine	23	2	110	90%	-\$334,000	8.7%
University VW	27	2	16	95%	-\$31,500	7.4%
Total Activity	793	60	44	92%	-\$235,000	8%



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Next Months Market Forecast

Forecast: Vancouver Westside has average Listing Supply; 634 homes are for sale and with the **8 %SOLD** monthly rate gives us a ~13 months of inventory. 18% of the active listings have reduced their price by \$299,545 on average and \$214,500 median for the last 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.

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



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#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

detached homes



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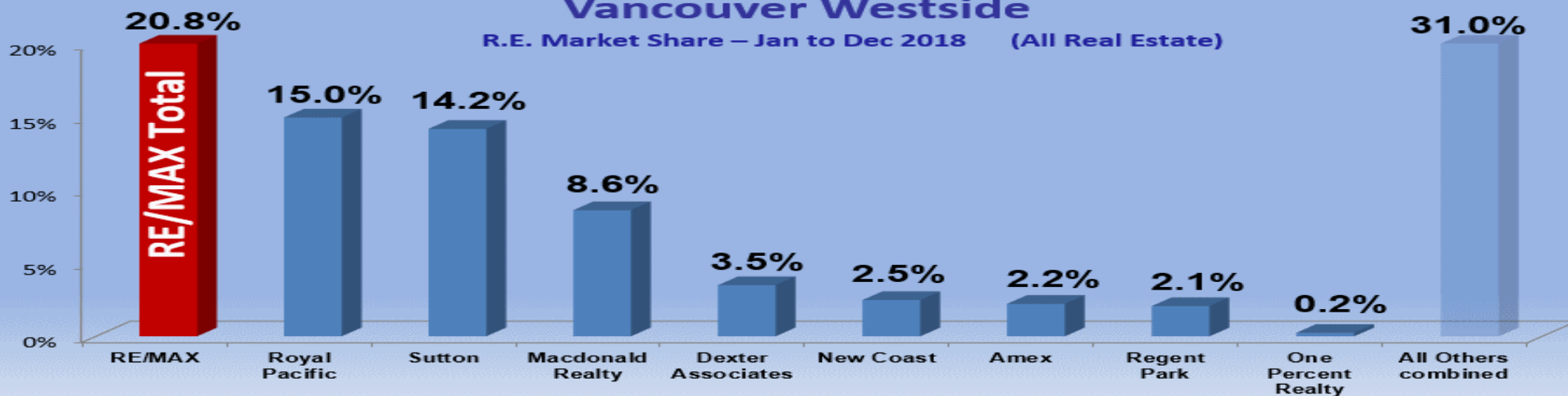
THE HARD WORKING NICE GUY

Market Analysis and Forecasting Sept 1/19 Vancouver Westside

#1 the RE/MAX Market Share Reports

Vancouver Westside

R.E. Market Share – Jan to Dec 2018 (All Real Estate)



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



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RE/MAX Little Oak Realty

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RE/MAX Statistics, on the Web!

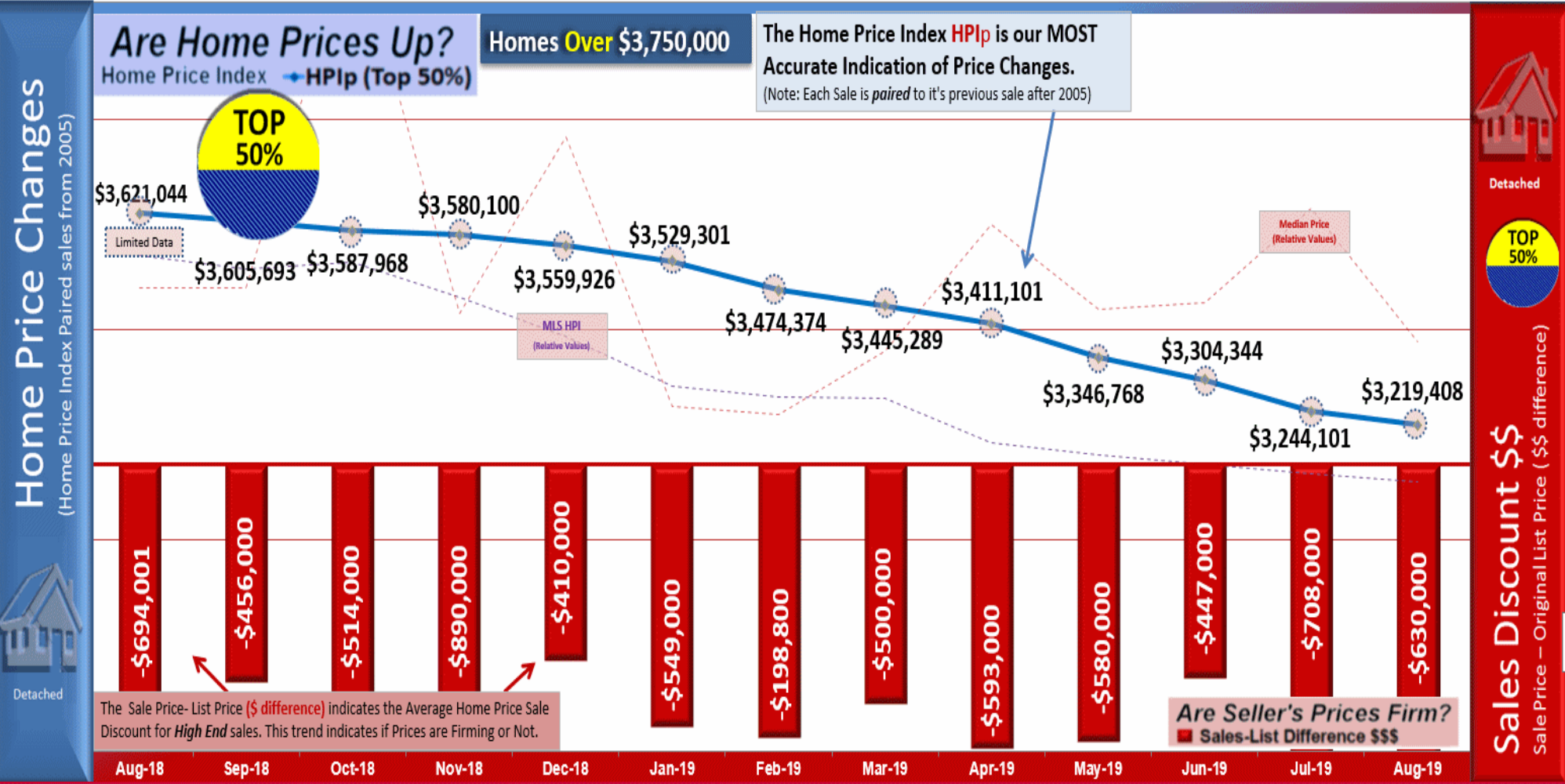
detached homes



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Market Analysis and Forecasting Sept 1/19 Vancouver Westside

Detached Vancouver Westside 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)



Detached



Detached



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

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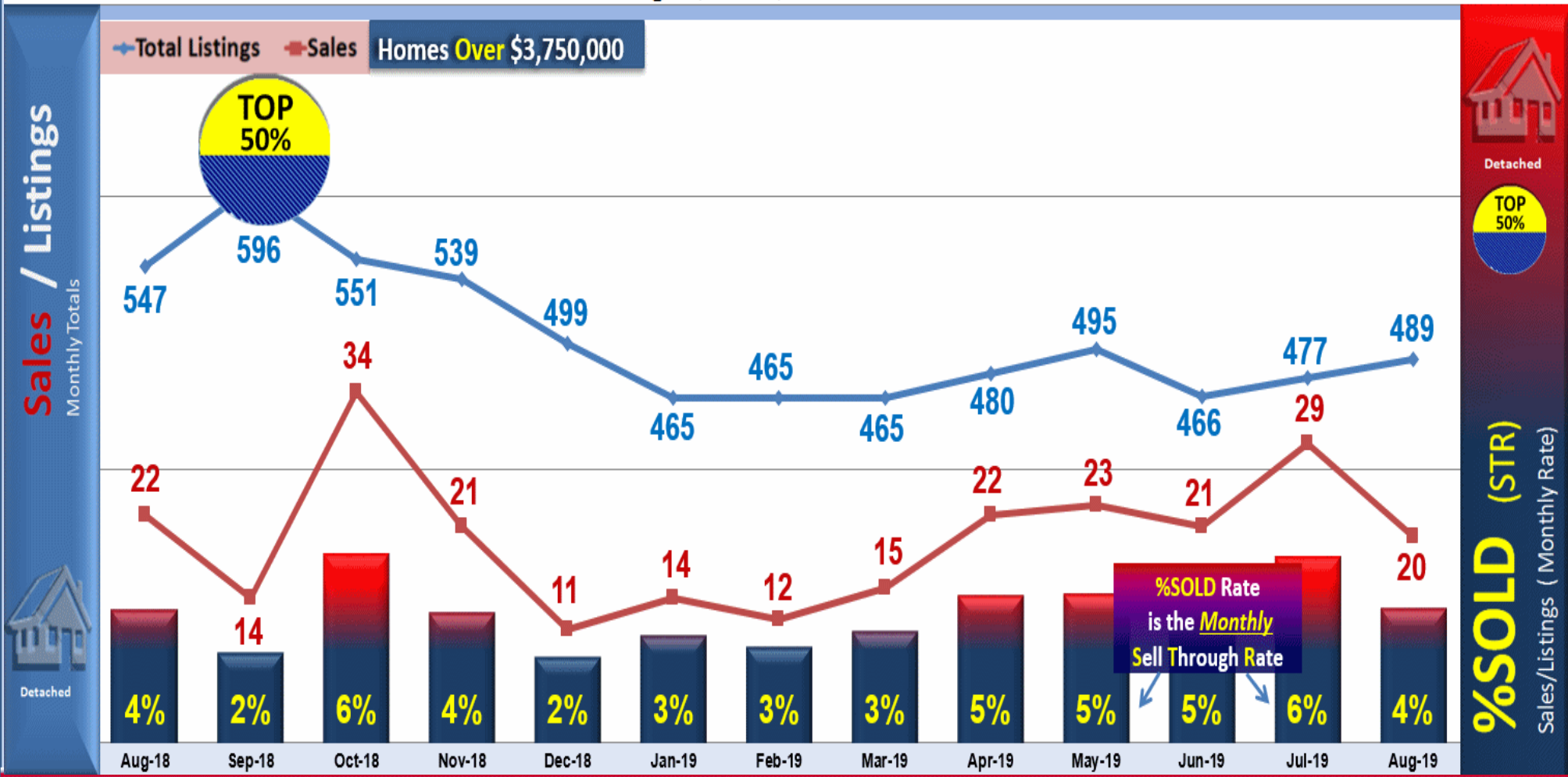


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Market Analysis and Forecasting Sept 1/19 Vancouver Westside

Detached Vancouver Westside Total Listings**, Sales, and %SOLD rates



Sales / Listings
Monthly Totals



Detached

TOP 50%

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

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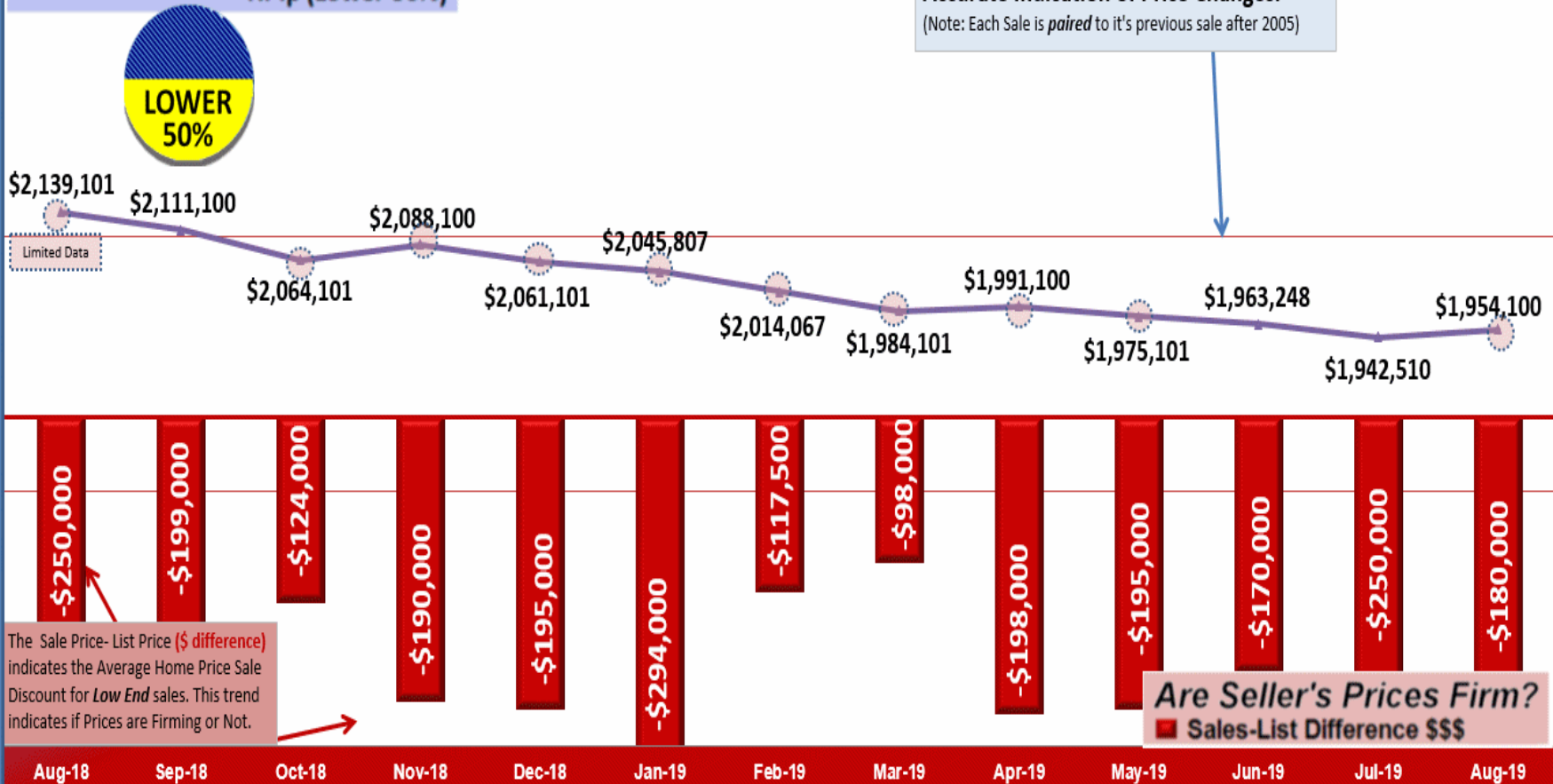
Detached Vancouver Westside Home Price Index **HPIp (Lower 50%)**, Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

Are Home Prices Up? Homes Below \$3,750,000

Home Price Index → HPIp (Lower 50%)

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

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



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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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

Detached

LOWER 50%

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

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detached homes



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Market Analysis and Forecasting Sept 1/19 Vancouver Westside

Detached Vancouver Westside Total Listings**, Sales, and %SOLD rates

← Total Listings → Sales Homes Below \$3,750,000

Sales / Listings
Monthly Totals

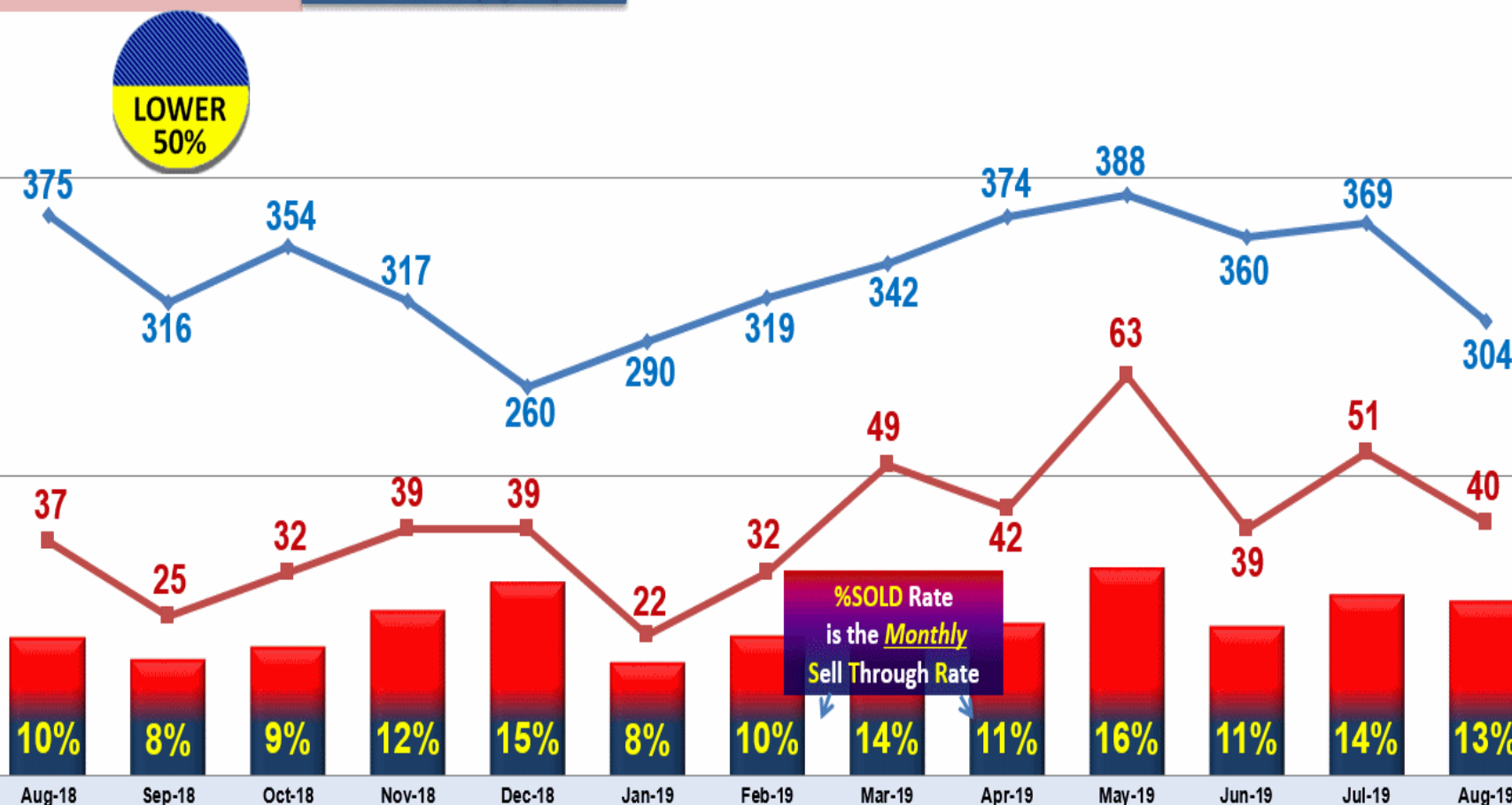


Detached



%SOLD (STR)

Sales/Listings (Monthly Rate)



Detached



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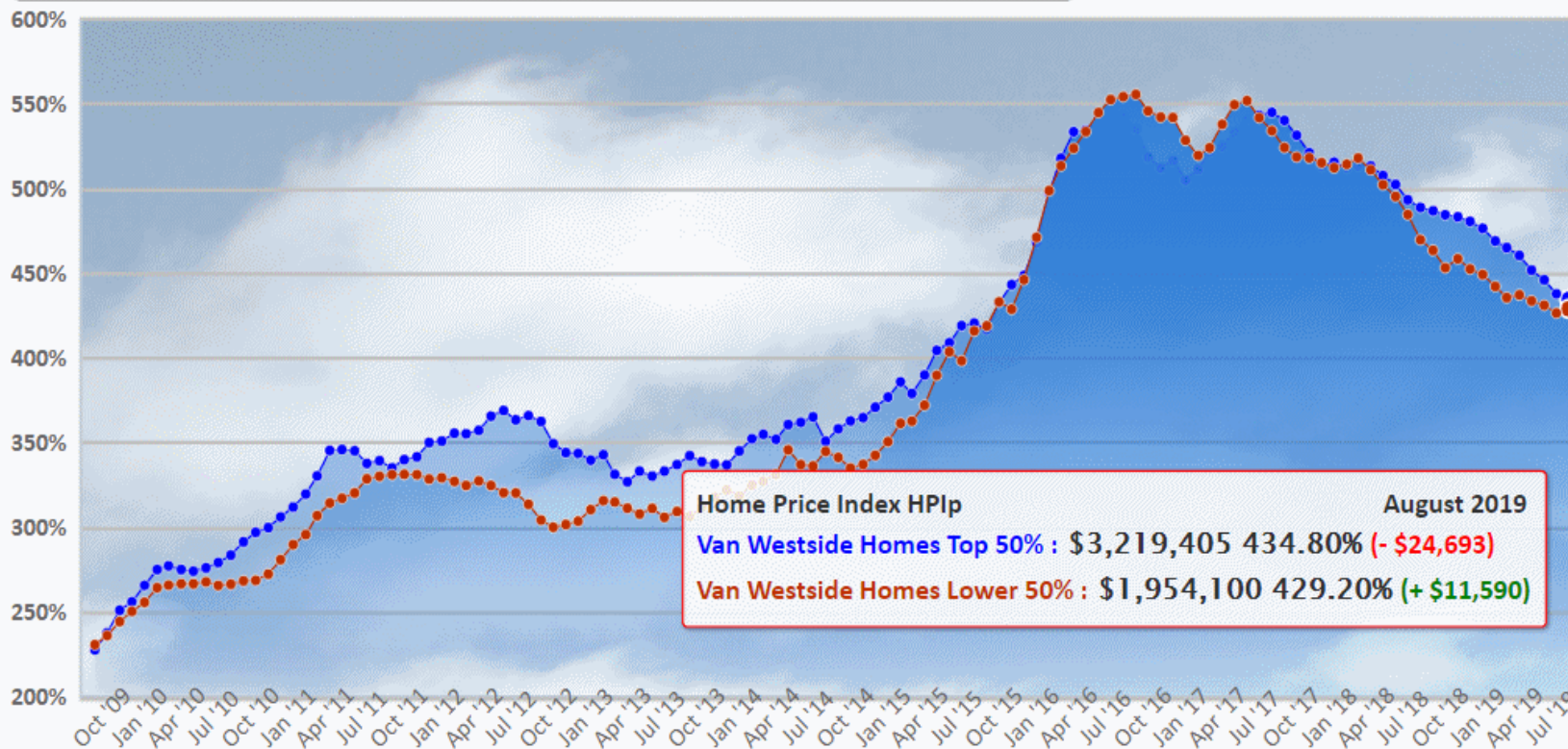
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Market Analysis and Forecasting Sept 1/19 Vancouver Westside

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly

Date	Value
Aug 2019	% 434.80
Jul 2019	% 438.10
Jun 2019	% 446.30
May 2019	% 452.00
Apr 2019	% 460.70
Mar 2019	% 465.30
Feb 2019	% 469.20
Jan 2019	% 476.60
Dec 2018	% 480.80
Nov 2018	% 483.50
Oct 2018	% 484.60
Sep 2018	% 487.00

<<< 1 2 3 >>>

Highcharts.com



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Richmond Real Estate Price Changes (\$/%)

列治文 房地產價格變動 / 列治文 房地產價格變動

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

Powered by: Vancouver Junket Reports HPI_p

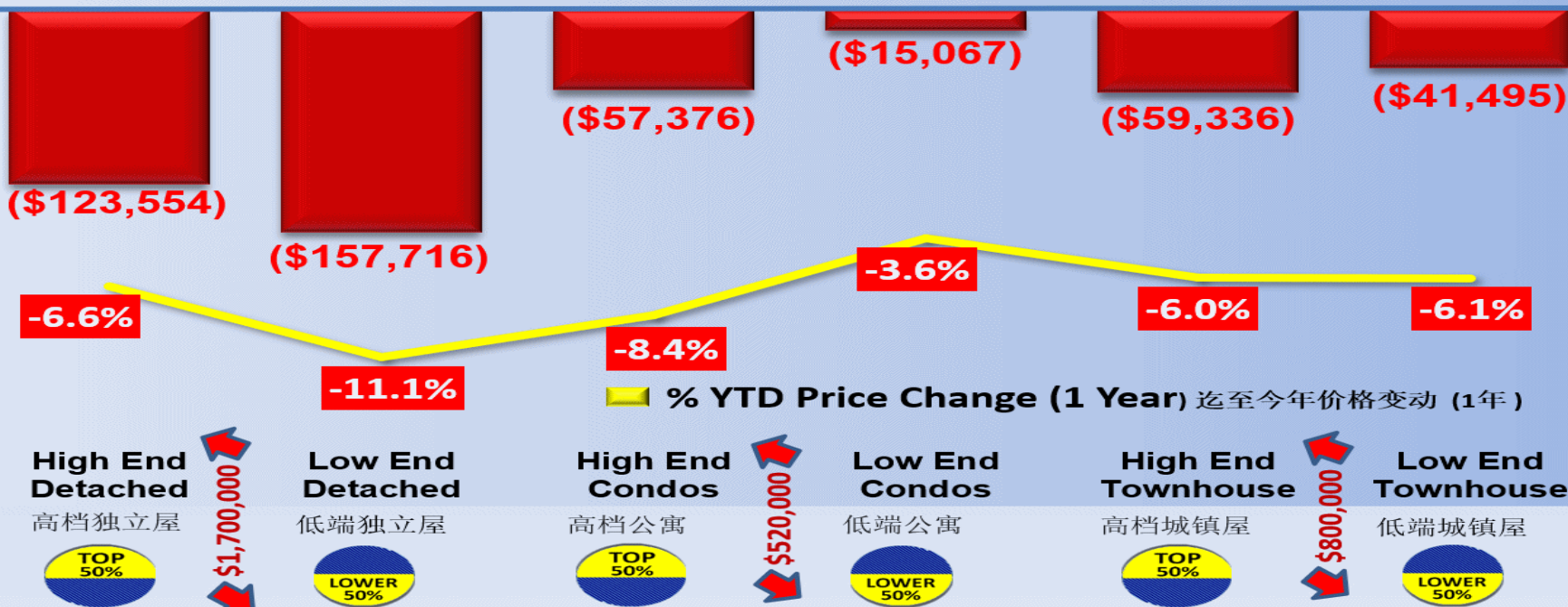
■ \$\$ YTD Price Change (1 Year) 价格变动 (1年)

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) 迄于今年价格变动 (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



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Monthly Market Activity - Aug 2019 Single Family



Sept 1 2019 Richmond Market Update (Detached)

Current: Richmond: is in a Buyer Market with average Listings, **7 %SOLD** rate and a 91% Sell/List Ratio.
(This means that there is an average of a \$140,000 Discount on a sale from the original list price)

Most Active Price Range: Homes below \$1.1 mill. have **10.0 %SOLD** rate.

Least Active Price Range: Homes between \$2.5 mill. - \$3 mill. have **2.3 %SOLD** rate

History: The Richmond Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices decreased \$178,590.
The Richmond Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices decreased \$152,255.

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



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

Richmond List Price Ranges Statistics - Aug 2019						Detached
Home Price Range	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$1,100,000	40	4	51	90%	-\$114,500	10.0%
\$1,100,001-\$1,300,000	86	14	10	95%	-\$57,400	16.3%
\$1,300,001-\$1,500,000	141	14	66	95%	-\$73,000	9.9%
\$1,500,001-\$1,700,000	117	7	82	91%	-\$143,888	6.0%
\$1,700,001-\$1,900,000	99	10	31	89%	-\$194,000	10.1%
\$1,900,001-\$2,200,000	85	3	27	89%	-\$210,000	3.5%
\$2,200,001-\$2,500,000	136	7	62	88%	-\$285,238	5.1%
\$2,500,001-\$3,000,000	133	3	68	87%	-\$400,000	2.3%
\$3,000,001 and more	154	5	42	84%	-\$688,000	3.2%
Total Activity	991	67	40	91%	-\$140,000	7%

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Aug-19	Jul-19	Aug-19	9/1/2019	Change
Total Listings** (A,S,T,C,X)	1005	1013	991		-22
Active Listings	847	872	843	808	-35
Solds	55	86	67		-19
DOM	46	52	40		-12
%SOLD (Sales/ Listings /mnlthly rate)	5%	8%	6.8%		-1.73%
(Top 50%) Home Price Index HPIp	\$1,802,185	\$1,670,990	\$1,623,595		-\$47,396
(Lower 50%) Home Price Index HPIp	\$1,390,606	\$1,245,476	\$1,238,351		-\$7,125



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Market Analysis and Forecasting

Sept 1/19 Richmond

Richmond Sub areas Statistics - Aug 2019						Detached	
Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
Sea Island	4	0				0.0%	
Bridgeport RI	22	0				0.0%	
West Cambie	38	2	71	92%	-\$117,950	5.3%	
East Cambie	22	4	51	92%	-\$112,000	18.2%	
Terra Nova	22	2	31	91%	-\$168,000	9.1%	
Riverdale RI	55	3	37	87%	-\$298,000	5.5%	
Quilchena RI	52	5	42	87%	-\$240,000	9.6%	
Granville	86	7	55	89%	-\$258,000	8.1%	
Seafair	68	2	115	90%	-\$168,400	2.9%	
Boyd Park	32	4	115	90%	-\$255,000	12.5%	
Lackner	42	3	65	91%	-\$300,000	7.1%	
Steveston Village	16	1	82	86%	-\$256,571	6.3%	
Steveston North	56	4	19	92%	-\$121,500	7.1%	
Steveston South	33	5	64	96%	-\$60,000	15.2%	
Westwind	16	0				0.0%	
Woodwards	61	1	15	94%	-\$89,000	1.6%	
Broadmoor	65	3	34	90%	-\$195,000	4.6%	
Garden City	37	5	50	93%	-\$121,000	13.5%	
Saunders	63	3	8	98%	-\$28,800	4.8%	
South Arm	30	2	33	91%	-\$200,953	6.7%	
Brighthouse	26	0				0.0%	
Brighthouse South	2	0				0.0%	
McLennan North	17	2	108	94%	-\$115,381	11.8%	
Gilmore	7	0				0.0%	
McLennan	16	2	82	84%	-\$313,494	12.5%	
East Richmond	16	0				0.0%	
McNair	32	1	20	95%	-\$64,000	3.1%	
Ironwood	37	5	40	95%	-\$73,000	13.5%	
Hamilton RI	18	1	44	94%	-\$63,000	5.6%	
Total Activity	991	67	40	91%	-\$140,000	7%	



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Next Months Market Forecast

Forecast: Richmond has 808 homes are for sale and with the **7 % SOLD** monthly rate gives us a ~14 months of inventory. 22% of the active listings have reduced their price by \$151,829 on average or \$100,000 median for the last month. We project Richmond to be a continued 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.

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

detached homes

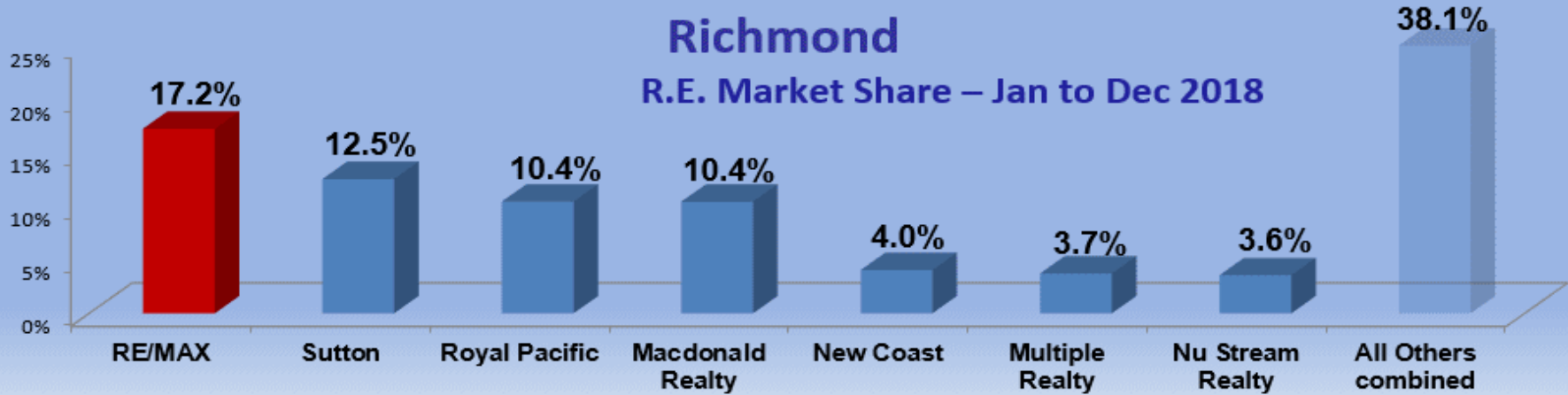


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Market Analysis and Forecasting

Sept 1/19 Richmond

#1 the RE/MAX Market Share Reports



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



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detached homes



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Market Analysis and Forecasting

Sept 1/19 Richmond

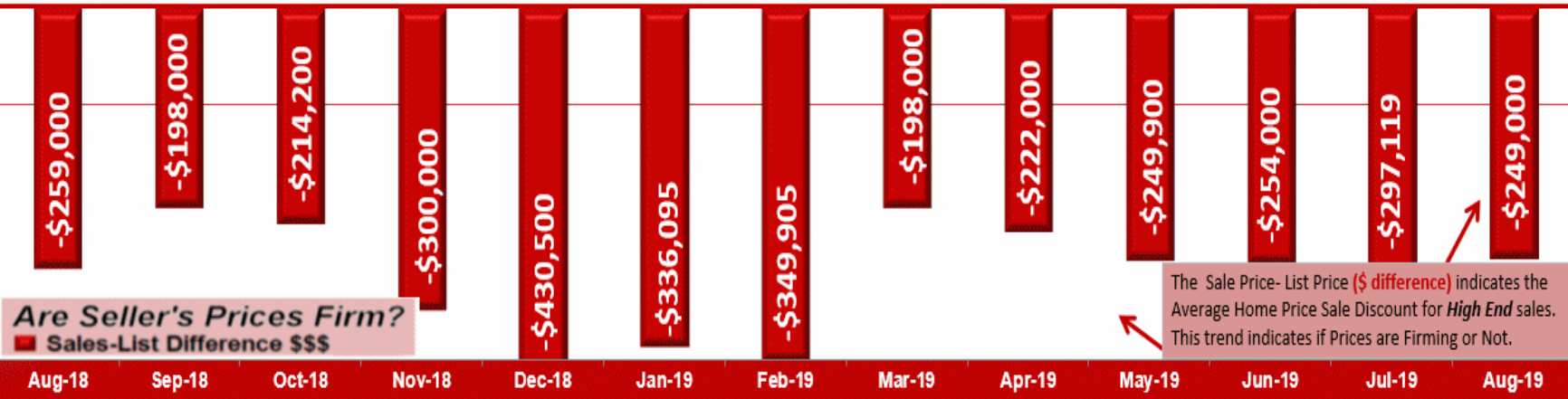
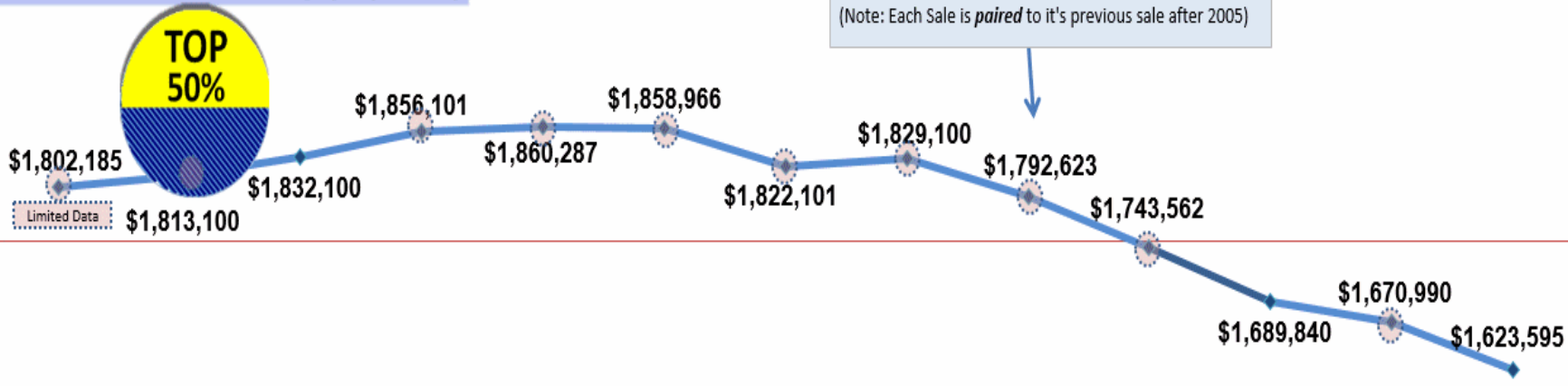
Detached Richmond Home Price Index **HPIp** (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

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

Homes Over \$1,700,000

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



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

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



Detached



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



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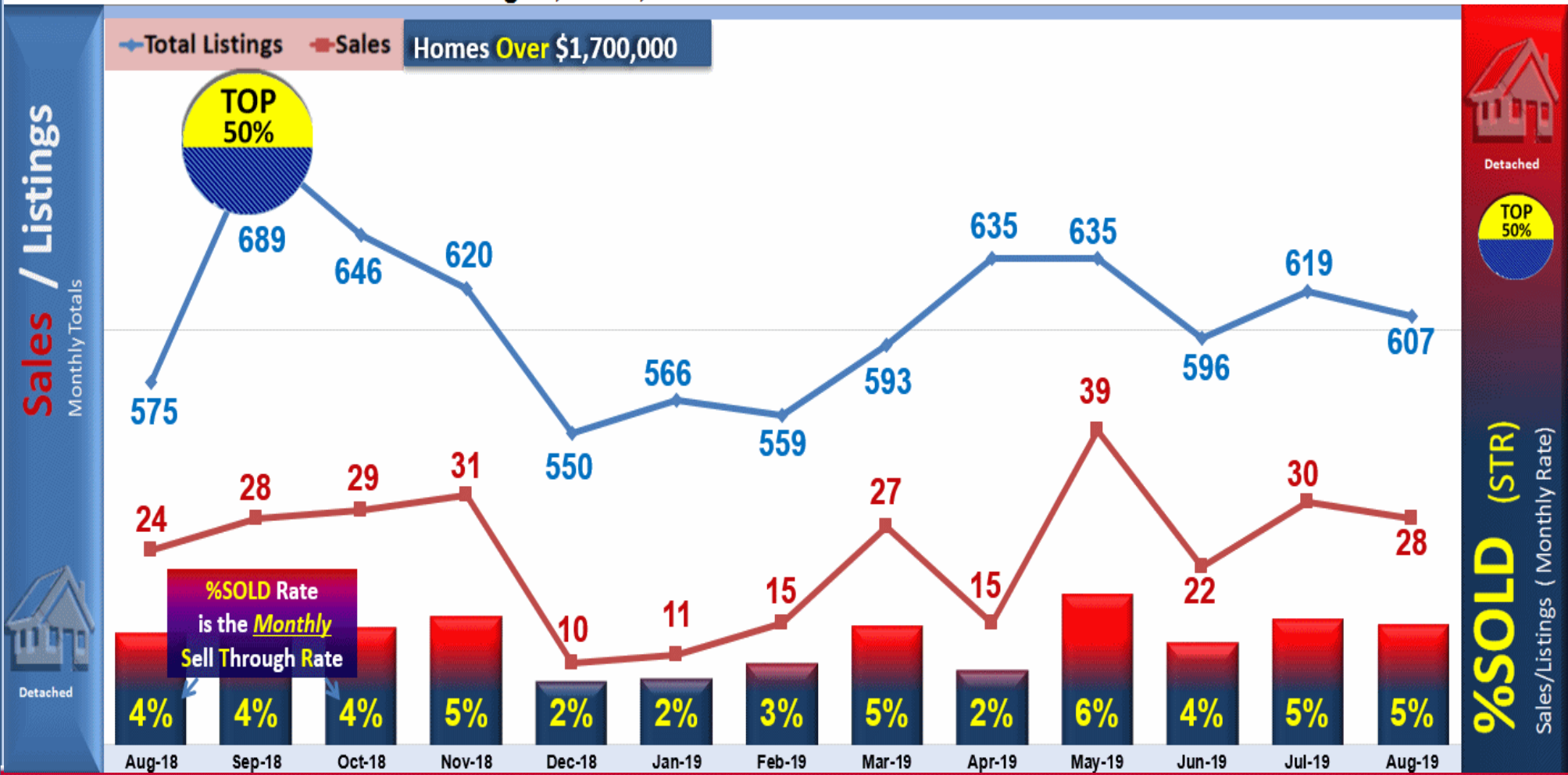
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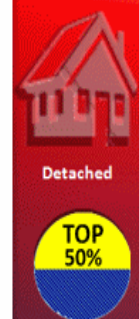
Market Analysis and Forecasting

Sept 1/19 Richmond

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



Sales / Listings
Monthly Totals



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

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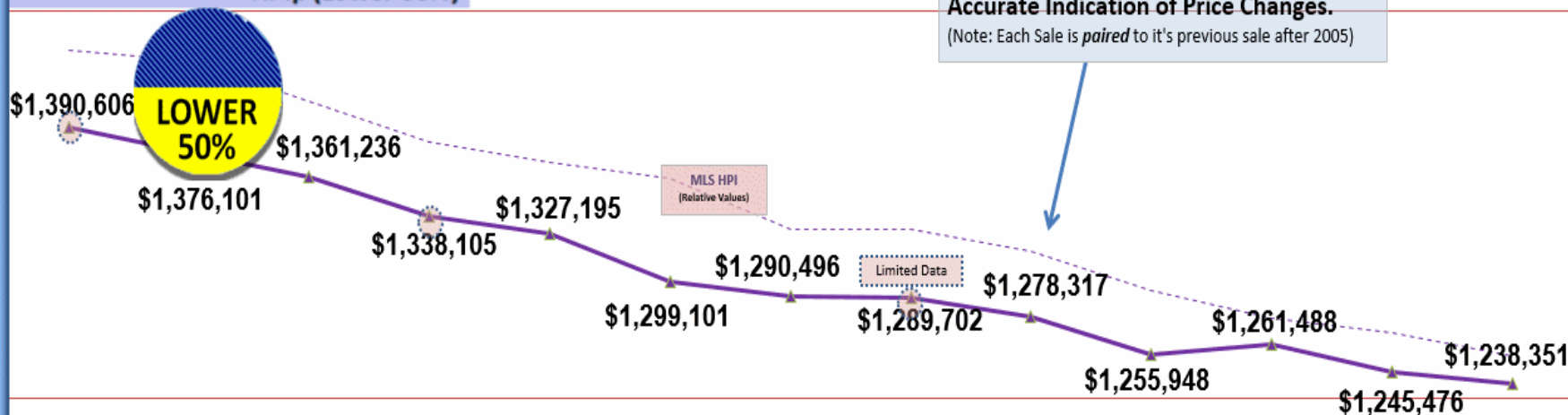
Detached Richmond Home Price Index **HPIp** (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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

Homes Below \$1,700,000

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

LOWER 50%

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.

Month	Sales-List Difference (\$)
Aug-18	-\$70,000
Sep-18	-\$60,000
Oct-18	-\$116,500
Nov-18	-\$75,400
Dec-18	-\$93,000
Jan-19	-\$146,500
Feb-19	-\$109,000
Mar-19	-\$77,900
Apr-19	-\$69,560
May-19	-\$91,900
Jun-19	-\$113,000
Jul-19	-\$111,000
Aug-19	-\$89,000



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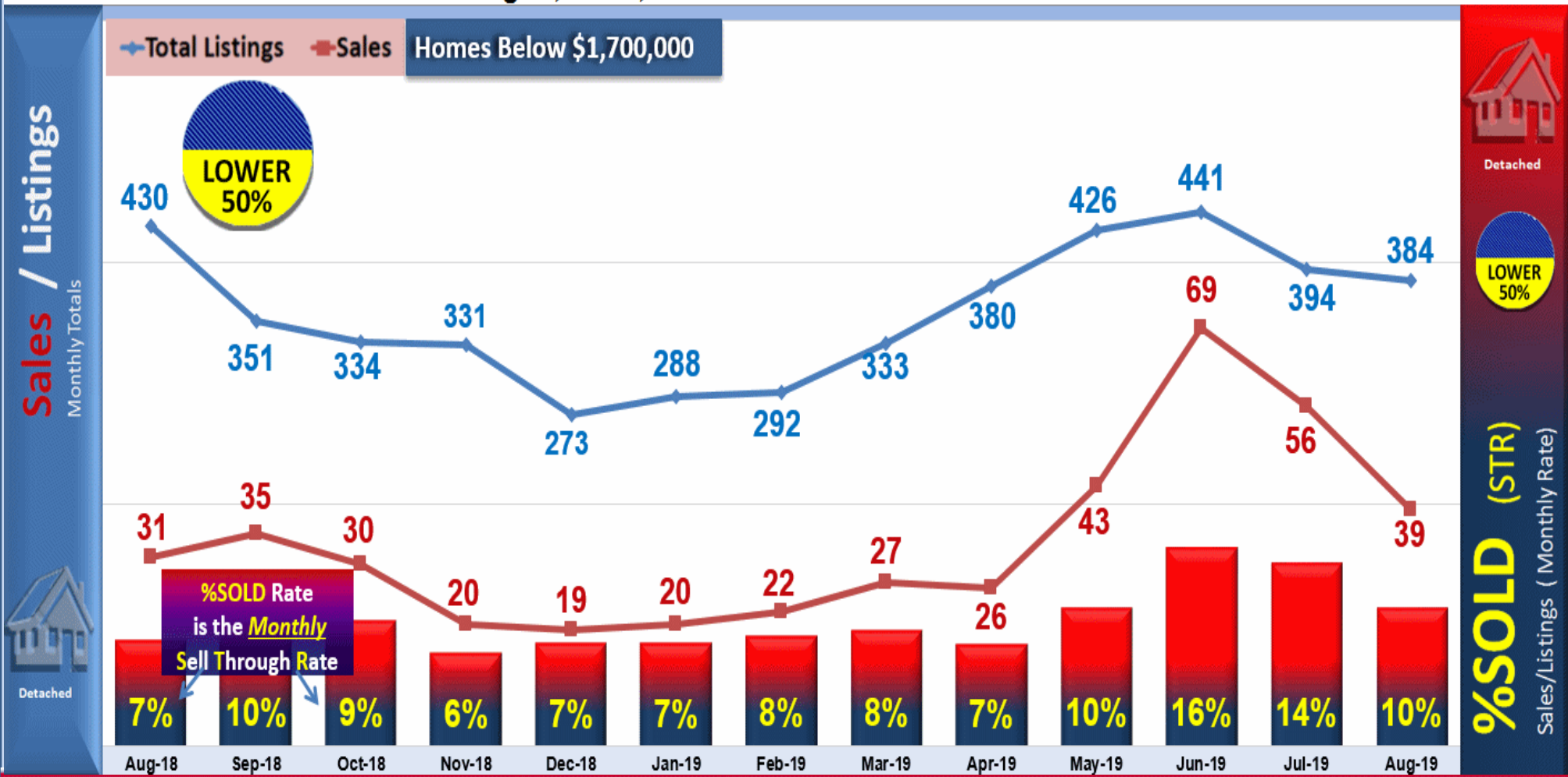
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Sept 1/19 Richmond

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



Sales / Listings
Monthly Totals



Detached



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

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Sept 1/19 Richmond



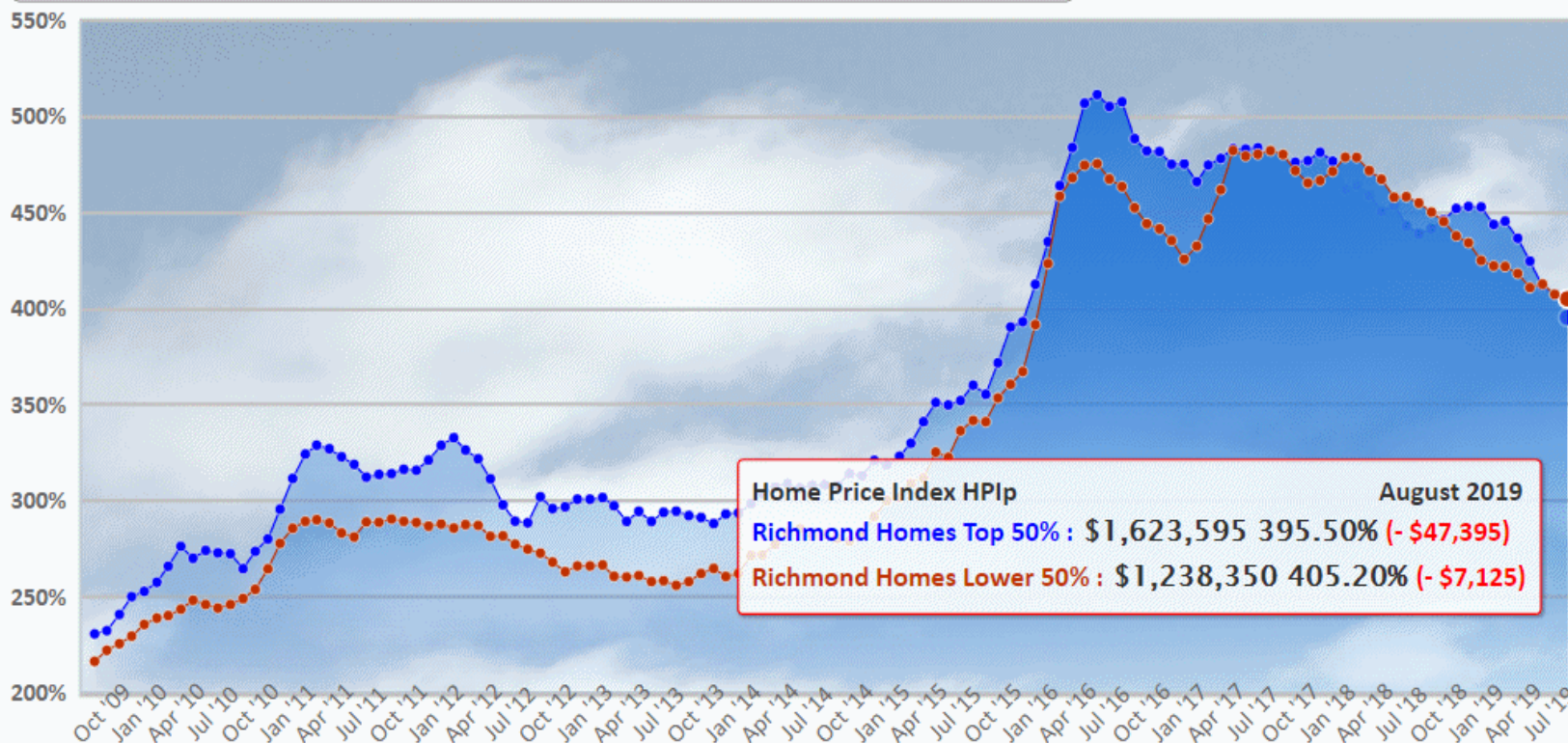
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Powered by the Greater Vancouver Market Reports HPIp



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



Home Price Index HPIp **August 2019**
Richmond Homes Top 50% : \$1,623,595 395.50% (- \$47,395)
Richmond Homes Lower 50% : \$1,238,350 405.20% (- \$7,125)

Monthly Home values

Date	Value
Aug 2019	% 395.50
Jul 2019	% 407.10
Jun 2019	% 411.70
May 2019	% 424.80
Apr 2019	% 436.70
Mar 2019	% 445.60
Feb 2019	% 443.90
Jan 2019	% 452.90
Dec 2018	% 453.20
Nov 2018	% 452.20
Oct 2018	% 446.30
Sep 2018	% 441.70

<<< 1 2 3 >>>

Highcharts.com



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Market Analysis and Forecasting

Sept 1/19 East Vancouver

East Vancouver Real Estate Price Changes (\$/%)

東溫 房地產價格變動 / 东温 房地产价格变动

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

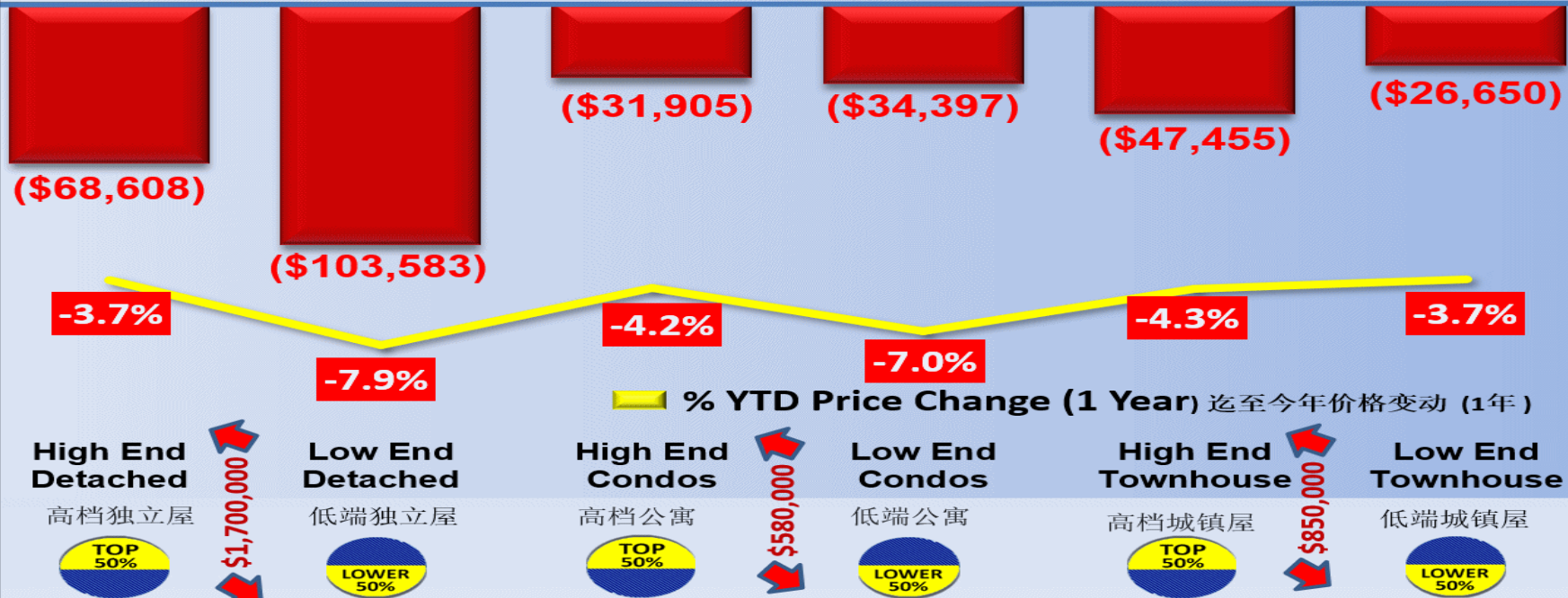
房屋类型: 迄于今年 (每季) 由2018 六月份至2019 六月份

Powered by: Vancouver Junket Reports HPI/p

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

YTD Home Price Changes \$/ \$/ 年終住房價格變動 年終住房價格變動

YTD Home Price Changes %/ %/ 年終住房價格變動 年終住房價格變動



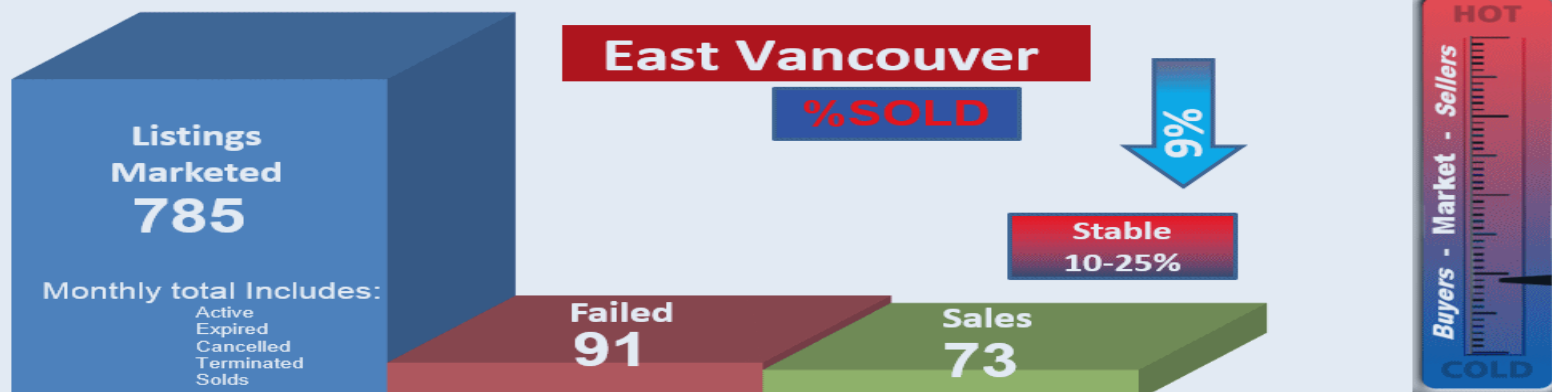
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Monthly Market Activity - Aug 2019 - Single Family



Sept 1 2019 East Vancouver Market Update (Detached)

Current: East Vancouver has a Buyer Market with average listing inventory, **9 %SOLD** rate, a 95% Sell/List Ratio and 31 DOM. (This means an average of a \$79,000 discount on a sale from the original list price)

Most Active Price Range: Homes between \$1.4 mill. - \$1.5 mill. have High **20.7 %SOLD** rate.

Least Active Price Range: Homes above \$3.3 mill. have **4.3 %SOLD** rate.

History: The East Vancouver Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices decreased \$90,222.

The East Vancouver Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices decreased \$63,282.

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



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

East Vancouver List Price Ranges Statistics - Aug 2019

Detached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
\$0-\$1,200,000	74	13	35	92%	-\$85,000	17.6%	↑
\$1,200,001-\$1,300,000	69	13	25	97%	-\$39,000	18.8%	↑
\$1,300,001-\$1,400,000	52	3	23	95%	-\$73,000	5.8%	↓
\$1,400,001-\$1,500,000	82	17	28	93%	-\$96,888	20.7%	↑
\$1,500,001-\$1,700,000	126	12	40	96%	-\$71,250	9.5%	↓
\$1,700,001-\$2,000,000	112	6	65	93%	-\$138,000	5.4%	↓
\$2,000,001 and more	270	9	41	96%	-\$100,000	3.3%	↓
Total Activity	785	73	31	95%	-\$79,000	9%	↓

2. How Many Properties Were Available During the Month?

Summary	Aug-18	Jul-19	Aug-19	9/1/2019	Change	
Total Listings** (A,S,T,C,X)	968	823	785		-38	↓
Active Listings (1st of the month)	791	671	650	621	-29	↓
Solds	58	104	73		-31	↓
Days on Market (DOM)	24	22	31		10	↑
%SOLD (Sales/ Listings /monthly rate)	6%	13%	9%		-3.3%	↓
(Top 50%) Home Price Index HPIp	\$1,800,081	\$1,725,101	\$1,709,859		-\$15,242	↓
(Lower 50%) Home Price Index HPIp	\$1,271,651	\$1,214,138	\$1,208,369		-\$5,769	↓



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What Sold in your Neighbourhood and for What Price?

East Vancouver Sub areas Statistics - Aug 2019					Detached	
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Champlain Heights	3	0				0.0%
Collingwood Van East	104	4	45	92%	-\$129,056	3.8%
Fraser VE	53	5	114	93%	-\$85,000	9.4%
Fraserview VE	37	4	64	95%	-\$76,000	10.8%
Grandview VE	56	5	9	96%	-\$73,000	8.9%
Hastings	11	0				0.0%
Hastings East	43	2	41	97%	-\$56,500	4.7%
Killarney VE	68	4	145	90%	-\$203,000	5.9%
Knight	72	12	36	97%	-\$32,699	16.7%
Main	27	6	25	98%	-\$30,450	22.2%
Mount Pleasant VE	13	3	55	92%	-\$148,000	23.1%
Renfrew VE	106	8	18	97%	-\$38,250	7.5%
Renfrew Heights	63	9	90	89%	-\$143,000	14.3%
South Vancouver	88	11	20	93%	-\$90,000	12.5%
Victoria VE	41	0				0.0%
Total Activity	785	73	31	95%	-\$79,000	9%



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Next Months Market Forecast

Forecast: East Vancouver has average Listing Supply; with 621 homes for sale and the **9 %SOLD** monthly rate gives us ~11 months of Inventory. 20% of the active listings have reduced their price by \$119,858 on average or \$100,000 on median for the last month. We project East Vancouver to be a continued 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.

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#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

detached homes



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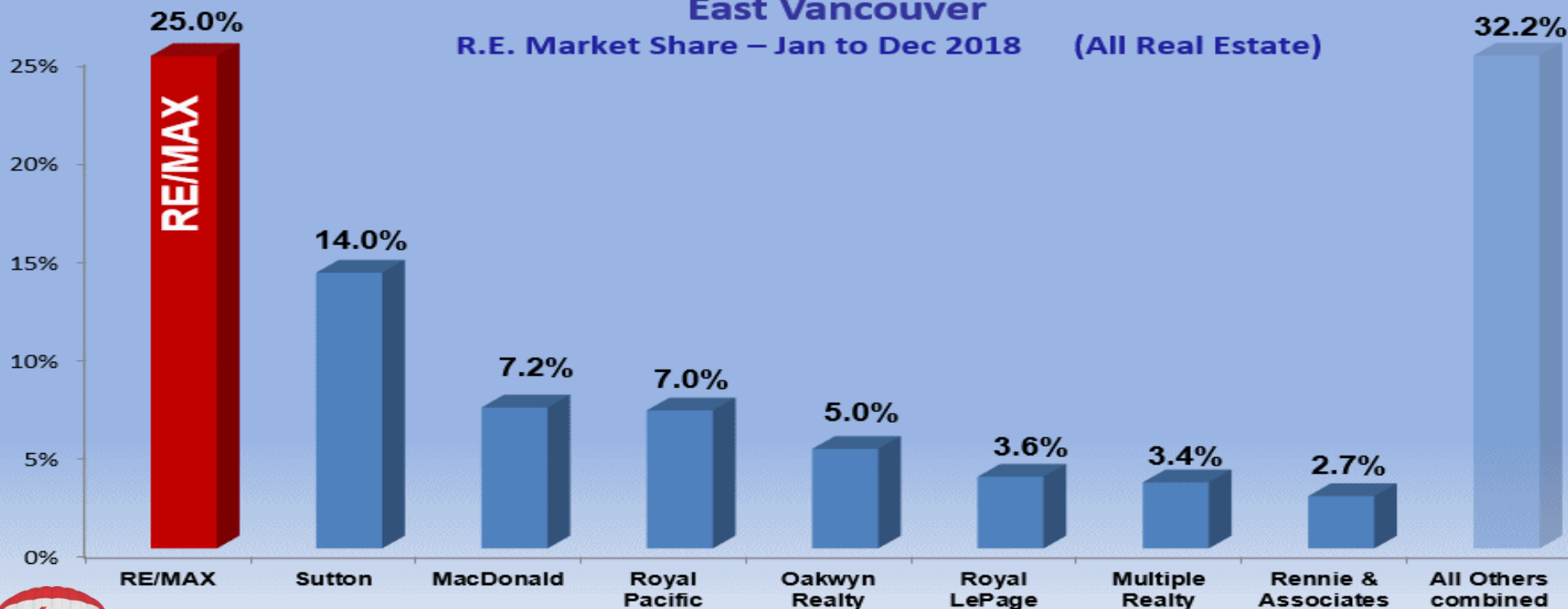
Market Analysis and Forecasting

Sept 1/19 East Vancouver

the RE/MAX Market Share Reports

East Vancouver

R.E. Market Share – Jan to Dec 2018 (All Real Estate)



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



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Detached

East Vancouver

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

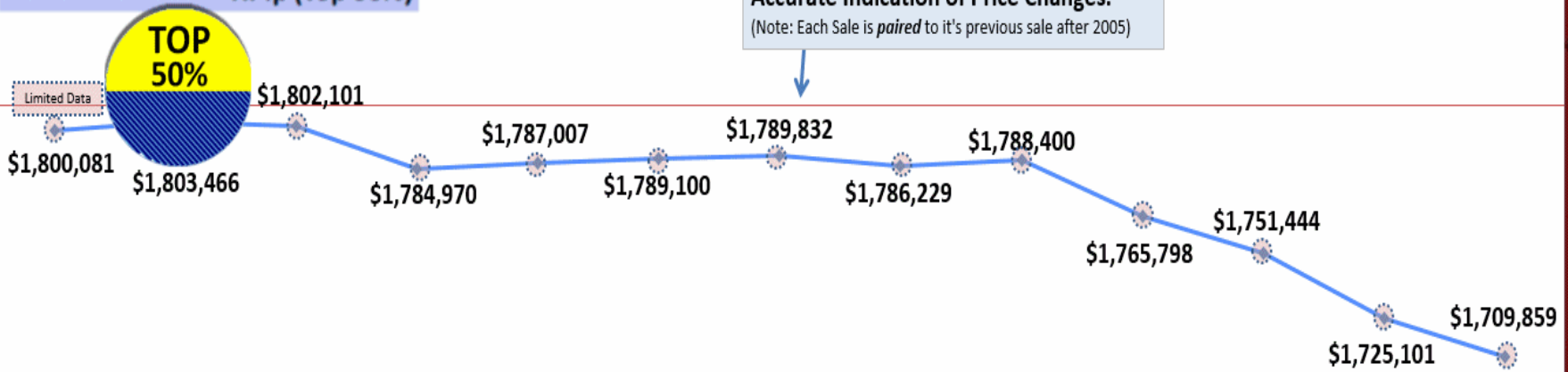
Are Home Prices Up?

Home Price Index → **HPIp (Top 50%)**

Homes **Over \$1,700,000**

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

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



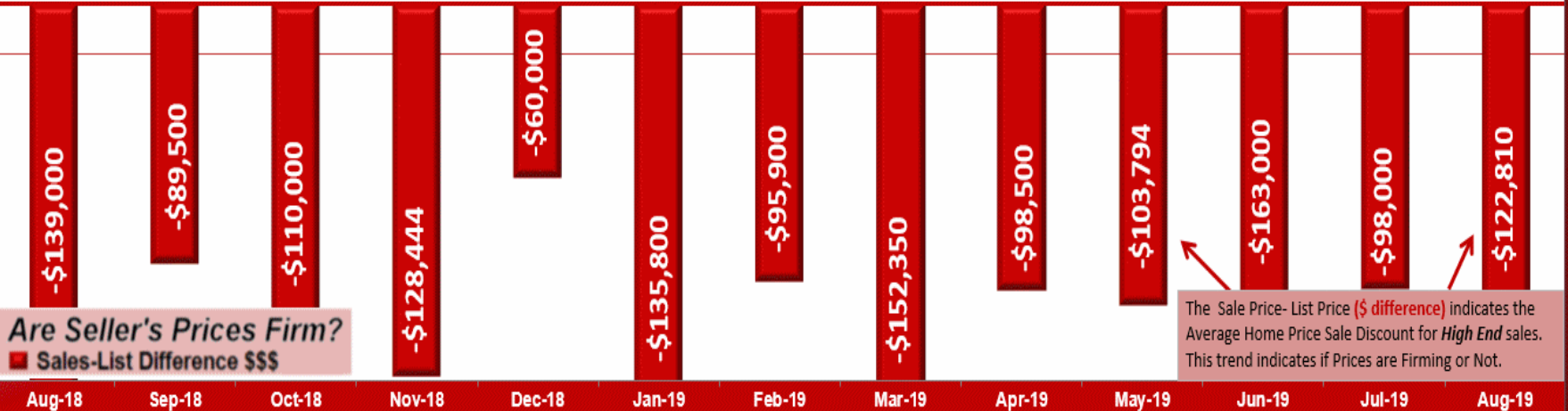
Home Price Changes
(Home Price Index Paired sales from 2005)



Detached

TOP 50%

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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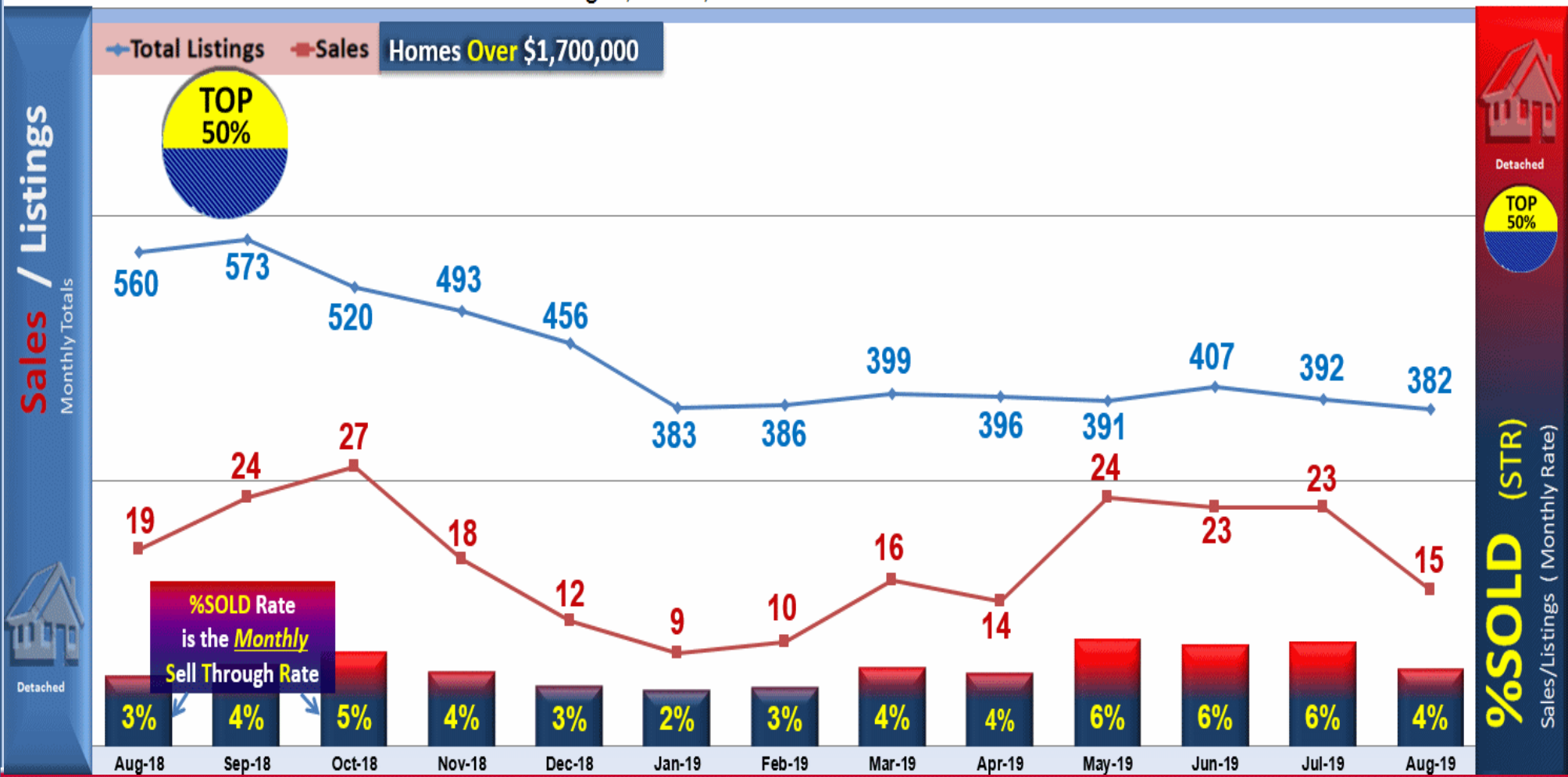
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Market Analysis and Forecasting

Sept 1/19 East Vancouver

Detached East Vancouver Total Listings^{**}, Sales, and %SOLD rates



Sales / Listings
Monthly Totals



Detached

TOP 50%

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



Detached

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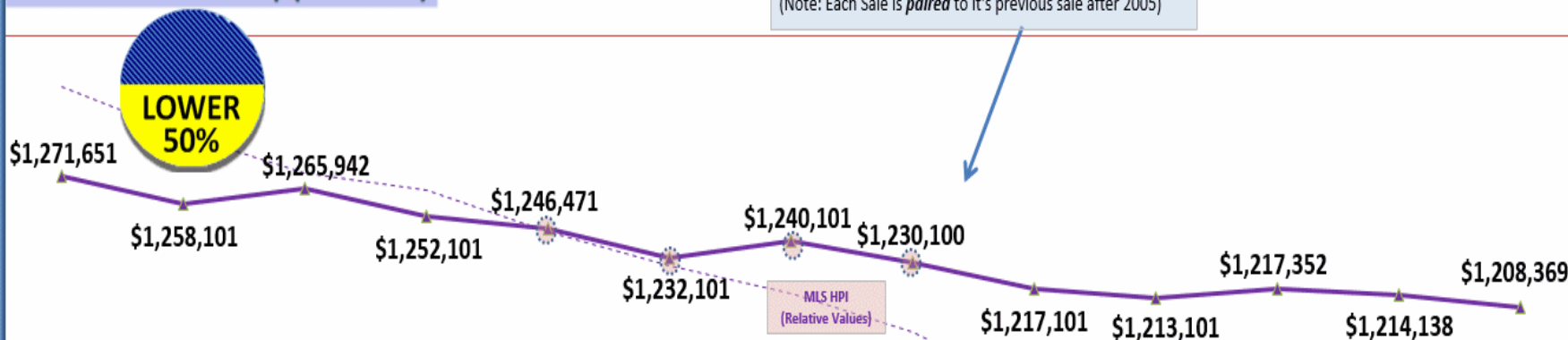
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(Home Price Index Paired sales from 2005)



Detached

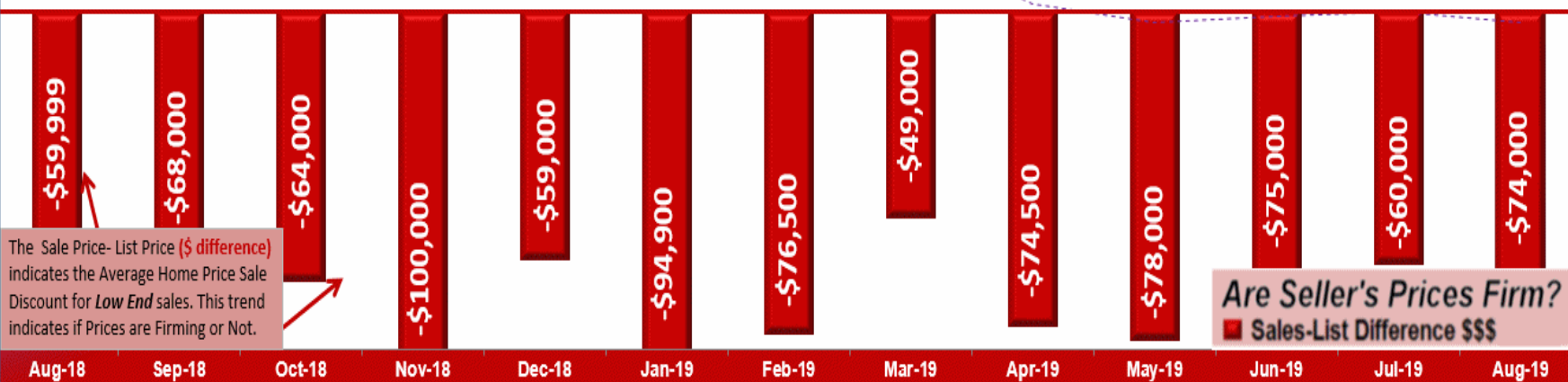


Detached



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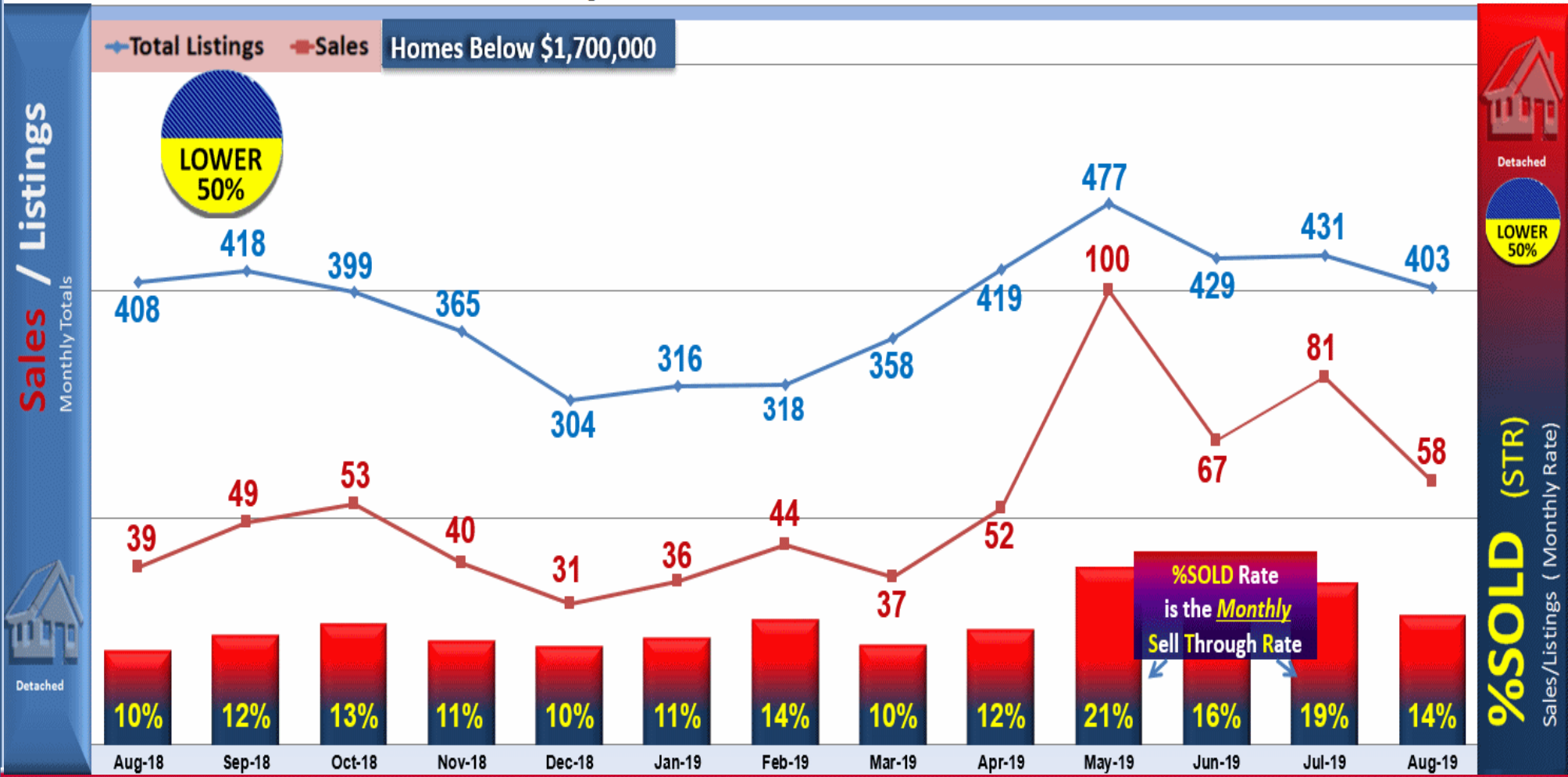
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Detached East Vancouver Total Listings, Sales, and %SOLD rates



Sales / Listings
Monthly Totals



Detached

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

produced for: **Ray Yenkana**

RE/MAX Little Oak Realty

Commercial & Residential Real Estate Specialist

RayYenkana.com

Ph: 1-866-206-0832

#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

detached homes

Market Analysis and Forecasting

Sept 1/19 East Vancouver



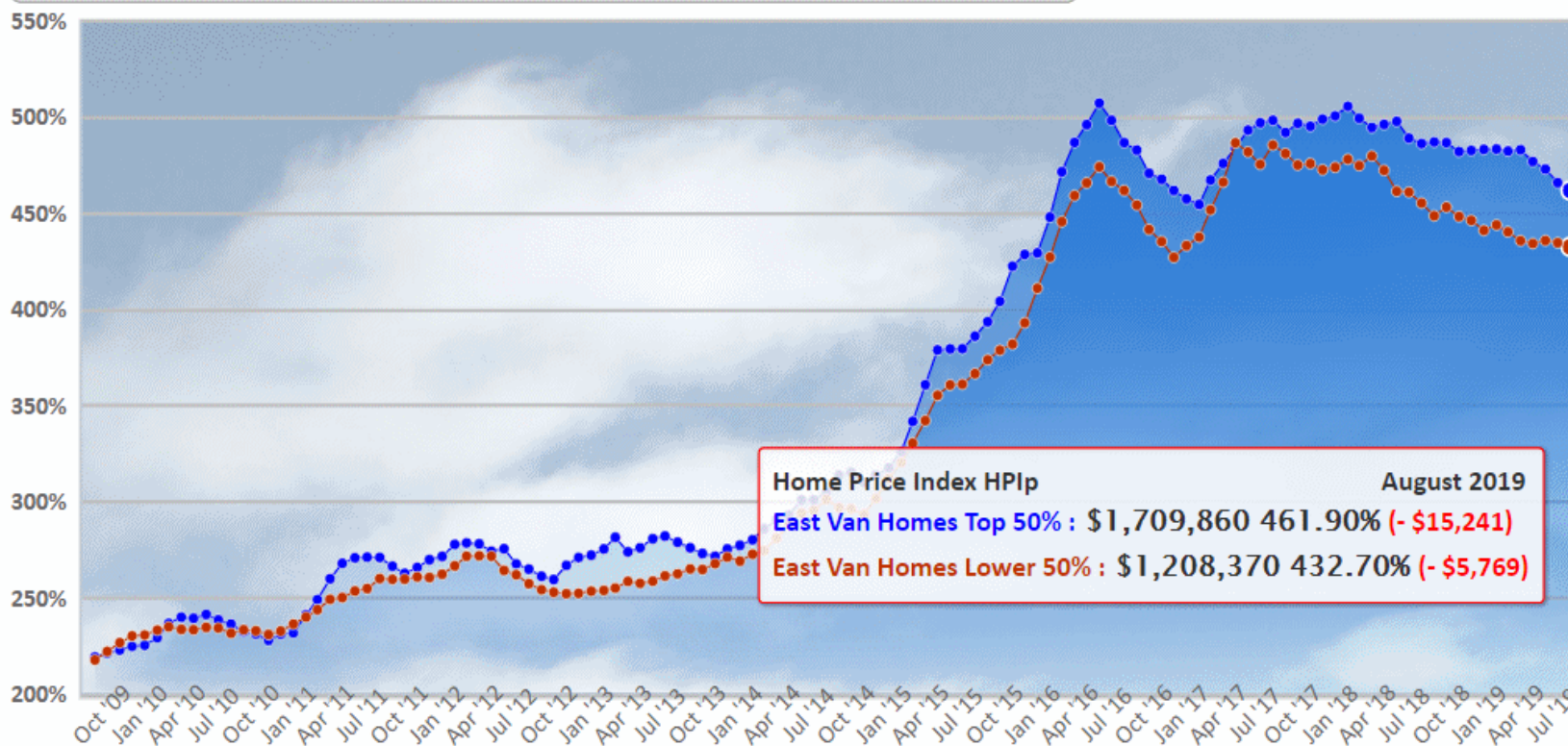
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THE HARD WORKING NICE GUY

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Aug 2019	% 461.90
Jul 2019	% 466.00
Jun 2019	% 473.10
May 2019	% 477.00
Apr 2019	% 483.10
Mar 2019	% 482.50
Feb 2019	% 483.50
Jan 2019	% 483.30
Dec 2018	% 482.70
Nov 2018	% 482.20
Oct 2018	% 486.80
Sep 2018	% 487.20

<<< 1 2 3 >>>

Highcharts.com



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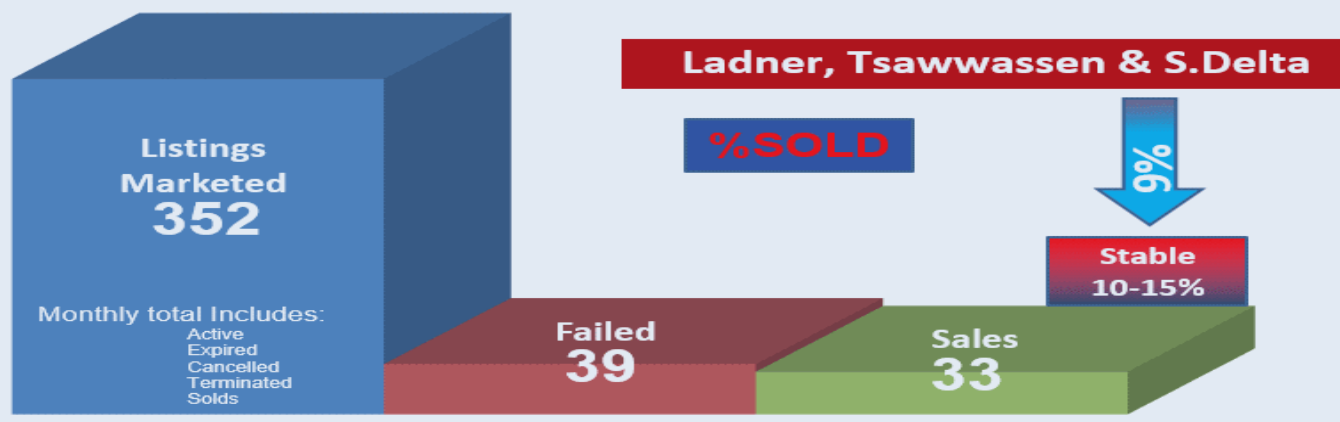
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Monthly Market Activity - Aug 2019 Single Family



Sept 1 2019 Ladner, Tsawwassen & S. Delta Market Update (detached)

Current: Ladner, Tsawwassen and S. Delta residential detached housing market has a **9 %SOLD** rate making it a Buyers Market. (This means 9 homes out of 100 sold last month with an average **\$44,500** Discount from the original list price).

Most Active Price Range: Homes between \$1 mill.-\$1.2 mill. have **17.1 %SOLD** rate.

Least Active Price Range: Homes above \$1.8 mill. have **0 %SOLD** rate.

History: Ladner, Tsawwassen and S. Delta Year-To-Date RMR HPI* shows that prices decreased \$101,000.

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

Ladner, Tsawwassen & S.Delta 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	99	15	32	96%	-\$29,000	15.2%	
\$1,000,001-\$1,200,000	76	13	56	96%	-\$48,000	17.1%	↑
\$1,200,001-\$1,400,000	69	4	48	97%	-\$41,000	5.8%	↓
\$1,400,001-\$1,800,000	43	1	38	92%	-\$125,000	2.3%	↓
\$1,800,001 and more	65	0				0.0%	↓
Total Activity	352	33	44	96%	-\$44,500	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)	347	365	352		-13	↓
Active Listings (1st of the month)	296	307	282	280	-2	↓
Solds	29	41	33		-8	↓
Days on Market (DOM)	64	31	44		13	↑
%SOLD (Sales/Listings /mthly rate)	9.8%	11.2%	9.4%		-1.9%	↓
Home Price Index	\$1,087,100	\$988,101	\$986,100		-\$2,001	↑



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What Sold in your Neighbourhood and for What Price?

Ladner, Tsawwassen & S.Delta Sub areas Statistics - Aug 2019 Detached						
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Delta Manor	6	0				0%
East Delta	2	0				0%
Hawthorne	42	3	37	97%	-\$38,000	7%
Holly	22	5	51	97%	-\$28,000	23%
Ladner Rural	19	0				0%
Ladner Elementary	18	2	51	97%	-\$31,750	11%
Neilsen Grove	18	3	25	96%	-\$26,900	17%
Port Guichon	8	0				0%
Westham Island	2	1	6	94%	-\$64,000	0%
Boundary Beach	22	5	36	97%	-\$33,000	23%
Beach Grove	25	0				0%
Cliff Drive	55	7	39	95%	-\$50,000	13%
Tsawwassen Central	40	1	73	90%	-\$92,200	3%
English Bluff	18	0				0%
Pebble Hill	39	4	66	92%	-\$105,000	10%
Tsawwassen East	16	2	94	96%	-\$49,000	13%
Total Activity	352	33	44	96%	-\$44,500	9%



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

Forecast: Ladner, Tsawwassen and S. Delta have 280 homes for sale and with the **9 %SOLD** monthly rate gives us ~11 months of inventory. 26% of the active listings have reduced their price by \$50,788 on average or \$48,900 median in the last 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.

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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#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

detached homes



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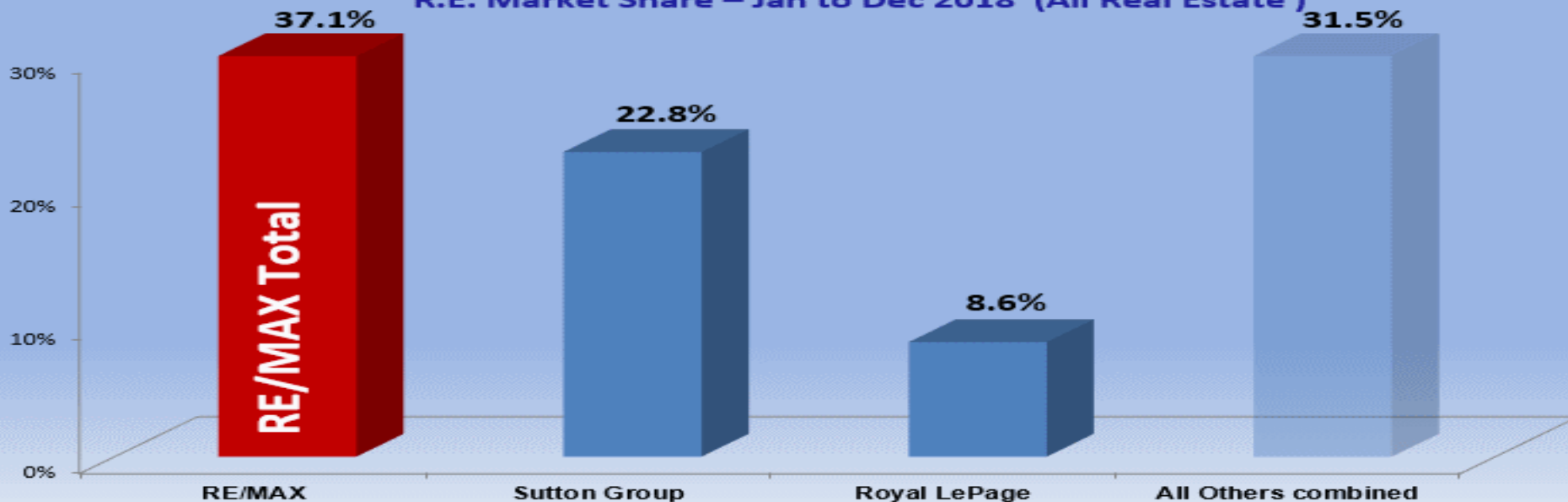
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Market Analysis and Forecasting

Sept 1/19 Ladner, S. Delta

the RE/MAX Market Share Reports

Ladner / Tsawwassen / Delta
R.E. Market Share – Jan to Dec 2018 (All Real Estate)



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



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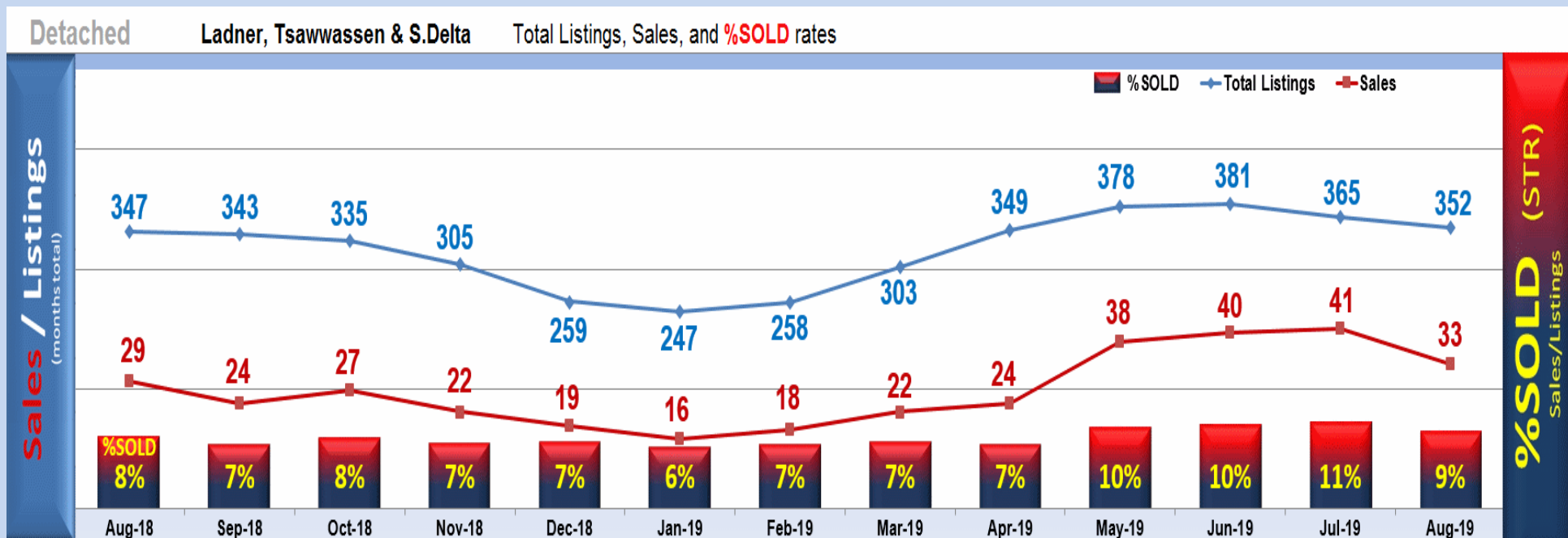
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How has the Market performed this Past Month and Year?

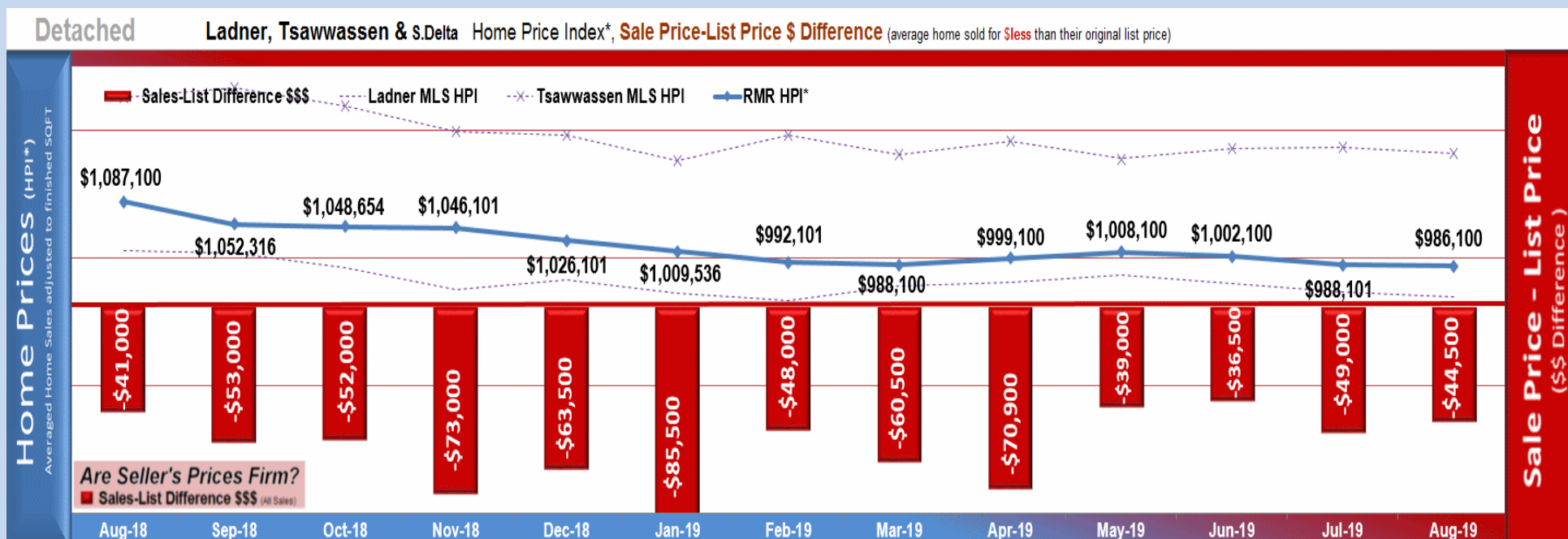


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How has the Housing Price Index changed and ... What is the Average Negotiated Discount?



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

西溫 房地產價格變動 / 西溫 房地產價格变动

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

Powered by: Vancouver Junket Reports HPI/p

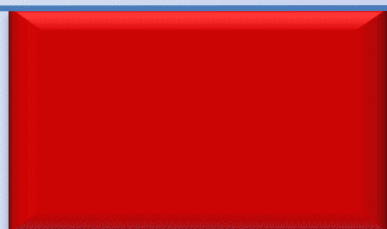
■ \$\$ YTD Price Change (1 Year) 价格变动 (1年)

年終住房價格變動
年終住房價格变动

YTD Home Price Changes \$\$

年終住房價格變動
年終住房價格变动

YTD Home Price Changes %/%



(\$511,854)

-10.8%

High End Detached

高档独立屋



(\$258,358)

-10.2%

Low End Detached

低端独立屋



■ % YTD Price Change (1 Year) 迄于今年价格变动 (1年)

\$3,000,000

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

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Monthly Market Activity - Aug 2019 Single Family



Sept 1 2019 West Vancouver Market Update (detached)

Current: West Vancouver is in a Stable Market with a **7 %SOLD** rate, 61 days on the market (DOM) and with a 87% selling discount of \$385,000 off the original list price.

Most Active Price Range: Homes between \$2 mill. - \$2.5 mill. have **14.0 %SOLD** rate.

Least Active Price Range: Homes between \$4.5 mill. - \$5 mill. have **3.2 %SOLD** rate.

History: The West Vancouver Year-To-Date Home Price Index **HPIp (Top 50%)** HPIp* shows that prices decreased \$493,256. The West Vancouver Year-To-Date Home Price Index **HPIp (Lower 50%)** HPIp* shows that prices decreased \$282,000.

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



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

West Vancouver List Price Ranges Statistics - Aug 2019

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
\$0-\$2,000,001	25	3	69	91%	-\$99,000	12.0%	
\$2,000,001-\$2,500,000	43	6	54	91%	-\$171,000	14.0%	
\$2,500,001-\$3,000,000	41	3	49	93%	-\$149,000	7.3%	↓
\$3,000,001-\$3,500,000	60	5	87	84%	-\$385,000	8.3%	↓
\$3,500,001-\$4,500,000	56	6	89	85%	-\$421,500	10.7%	
\$4,500,001-\$5,000,000	63	2	92	83%	-\$588,000	3.2%	↓
\$5,000,001-\$5,800,000	120	9	45	87%	-\$590,000	7.5%	↓
\$5,800,001-\$7,000,000	106	4	61	87%	-\$813,000	3.8%	↓
\$7,000,001 and more	68	3	100	73%	-\$2,400,000	4.4%	↓
Total Activity	582	41	61	87%	-\$385,000	7%	↓

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)	654	613	582		-31	↓
Active Listings (1st of the month)	563	527	498	473	-25	↓
Solds	27	43	41		-2	↓
Days on Market (DOM)	56	43	61		18	↑
%SOLD (Sales/ Listings /mntly rate)	4%	7%	7%		0%	
(Top 50%) Home Price Index HPIp	\$4,569,101	\$4,153,101	\$4,075,845		-\$77,256	↓
(Lower 50%) Home Price Index HPIp	\$2,456,101	\$2,197,101	\$2,174,101		-\$23,000	↓

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Market Analysis and Forecasting **Sept 1/19 West Vancouver**

West Vancouver Sub areas Statistics - Aug 2019						
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	% SOLD
Altamont	16	0				0.0%
Ambleside	63	8	78	84%	-\$518,500	12.7%
British Properties	97	6	61	82%	-\$591,500	6.2%
Bayridge	13	0				0.0%
Caulfeild	34	4	13	96%	-\$111,000	11.8%
Canterbury WV	13	0				0.0%
Cedardale	8	0				0.0%
Cypress Prk Estates	24	1	99	84%	-\$385,000	4.2%
Chelsea Park	7	0				0.0%
Chartwell	37	3	100	80%	-\$1,830,000	8.1%
Cypress	10	0				0.0%
Deer Ridge WV	1	0				0.0%
Dundarave	29	2	37	100%	-\$60,000	6.9%
Eagle Harbour	20	1	87	83%	-\$448,000	5.0%
Eagleridge	2	0				0.0%
Furry Creek	1	0				0.0%
Gleneagles	18	3	46	91%	-\$273,000	16.7%
Glenmore	26	1	1	87%	-\$642,000	3.8%
Horseshoe Bay WV	8	0				0.0%
Howe Sound	9	0				0.0%
Lions Bay	23	3	102	90%	-\$99,000	13.0%
Olde Caulfeild	9	0				0.0%
Porteau Cove	0	0				0.0%
Park Royal	2	0				0.0%
Panorama Village	0	0				0.0%
Queens	20	2	187	81%	-\$431,500	10.0%
Rockridge	6	0				0.0%
Sandy Cove	4	0				0.0%
Sentinel Hill	19	3	51	94%	-\$248,000	15.8%
Upper Caulfeild	11	0				0.0%
West Bay	16	1	61	91%	-\$688,000	6.3%
Whytecliff	5	0				0.0%
Whitby Estates	9	0				0.0%
Westhill	7	1	91	97%	-\$110,000	14.3%
Westmount WV	15	2	26	90%	-\$419,000	13.3%
Total Activity	582	41	61	87%	-\$385,000	7%

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Next Months Market Forecast

Forecast: West Vancouver has average Listing supply; 473 homes are for sale and with the **7 %SOLD** monthly rate gives us a ~14 months of inventory. 18% of the active listings have reduced their price by \$299,359 on average and \$200,000 on median for the last month. We project West Vancouver 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.

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RE/MAX Statistics, on the Web!

detached homes



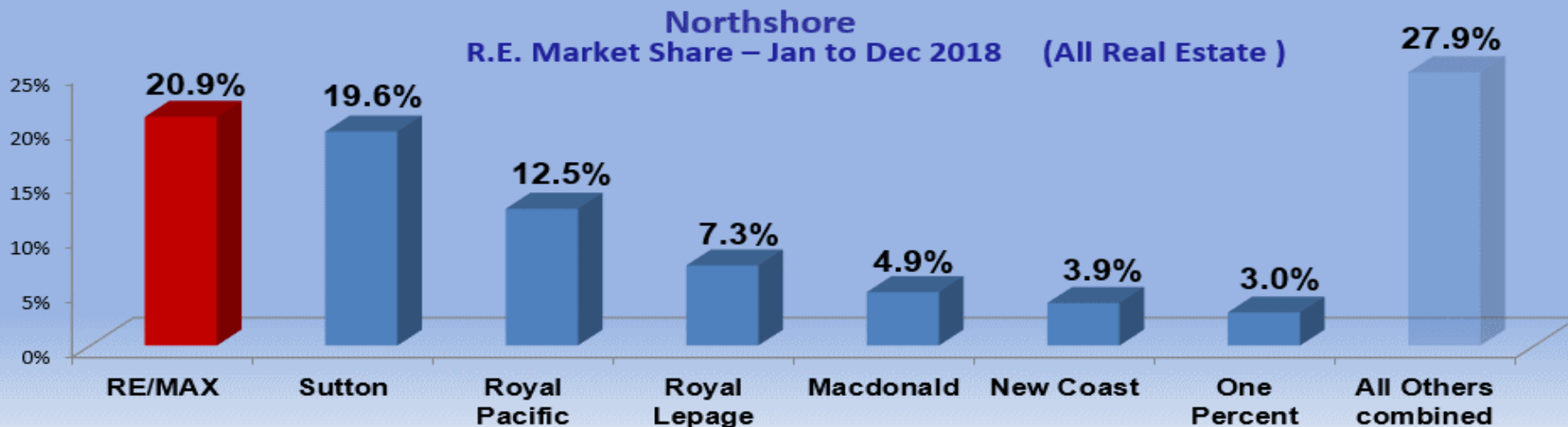
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Market Analysis and Forecasting

Sept 1/19 West Vancouver

#1 the RE/MAX Market Share Reports



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



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RE/MAX Statistics, on the Web!

detached homes



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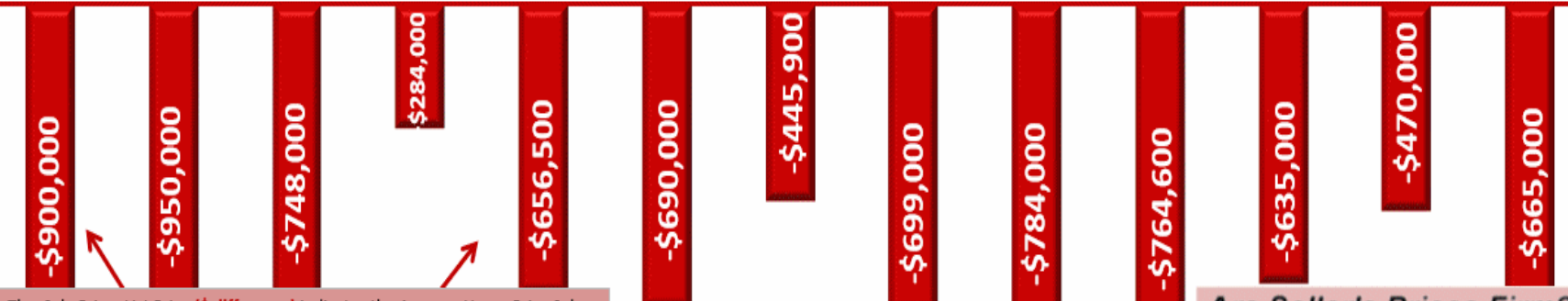
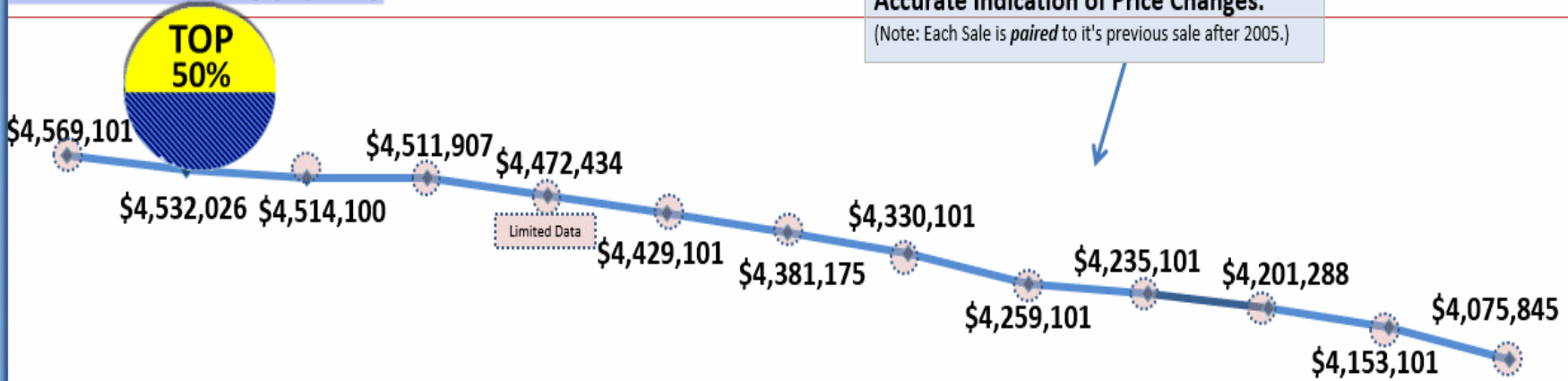
Market Analysis and Forecasting Sept 1/19 West Vancouver

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

Are Home Prices Up? Homes Over \$3,000,000
Home Price Index → HPIp (Top 50%)

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

(Note: Each Sale is paired to 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 \$\$\$

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



Detached

TOP 50%

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



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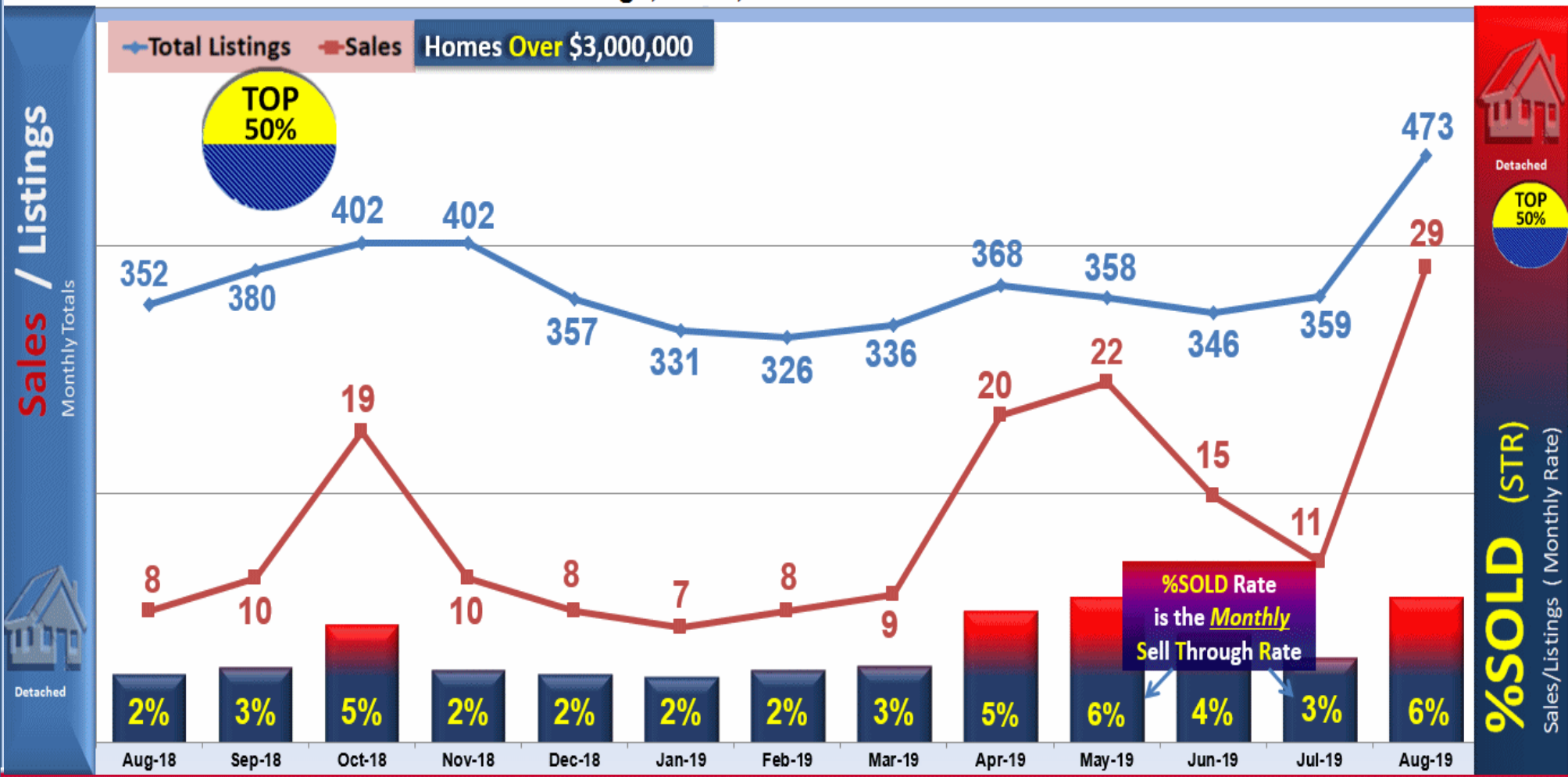
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Market Analysis and Forecasting

Sept 1/19 West Vancouver

Detached West Vancouver 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 West Vancouver

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

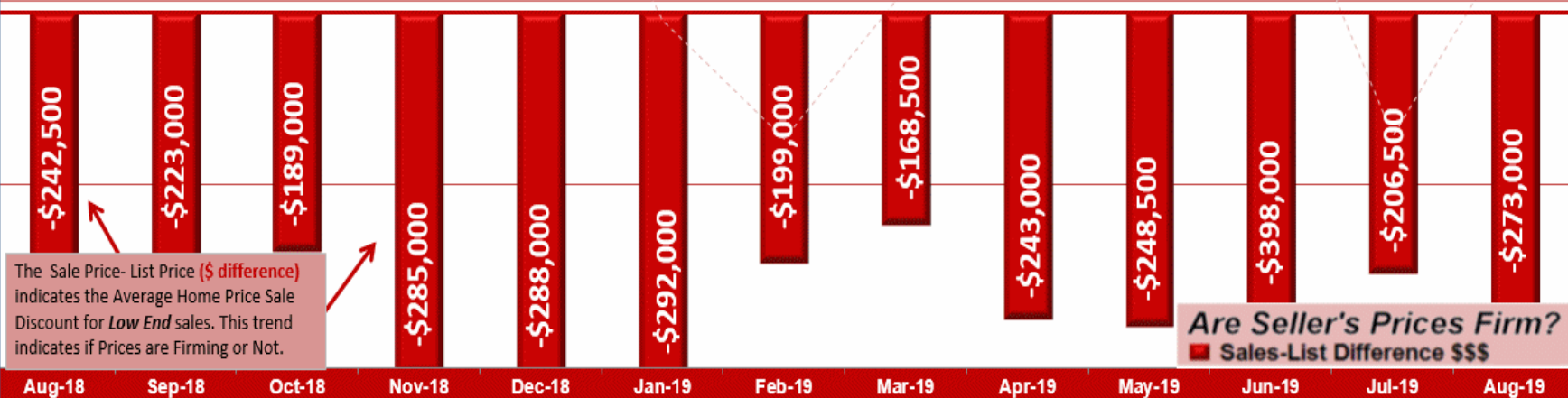
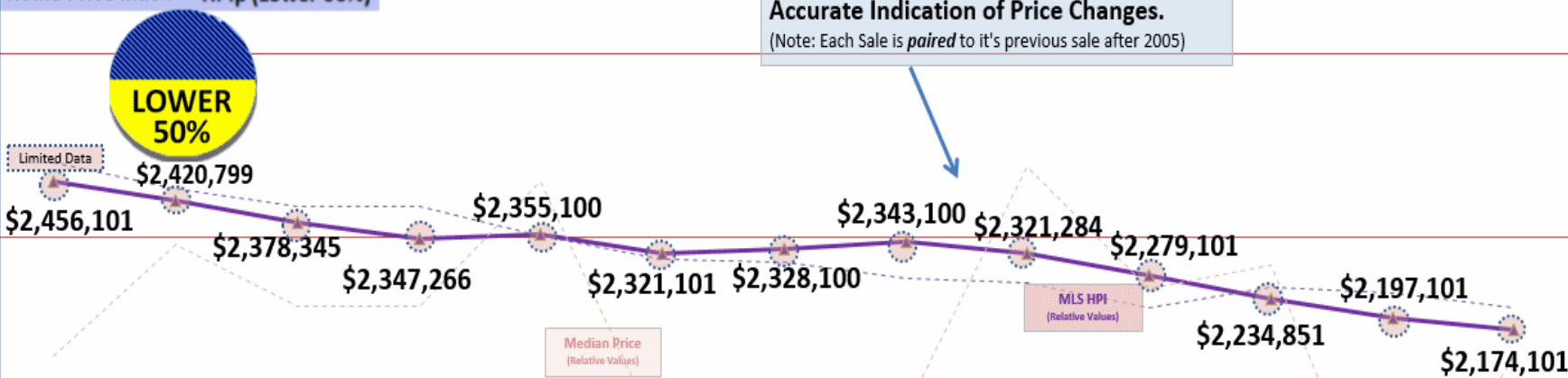
Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

Homes Below \$3,000,000

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

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



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

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

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



Detached

LOWER 50%

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

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detached homes



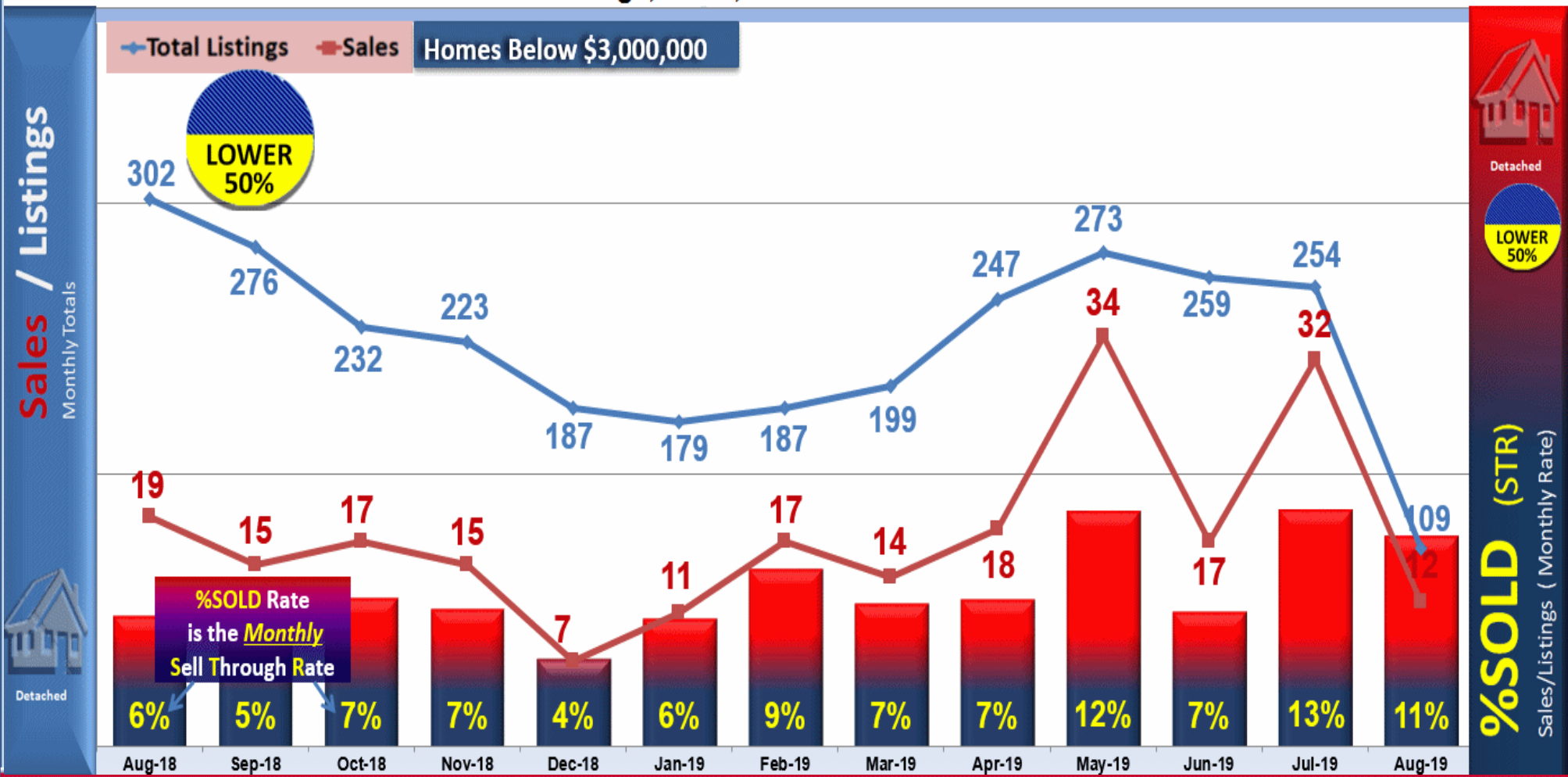
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Market Analysis and Forecasting

Sept 1/19 West Vancouver

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



Sales / Listings
Monthly Totals



Detached



Detached



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

produced for: **Ray Yenkana**

RE/MAX Little Oak Realty

Commercial & Residential Real Estate Specialist

RayYenkana.com

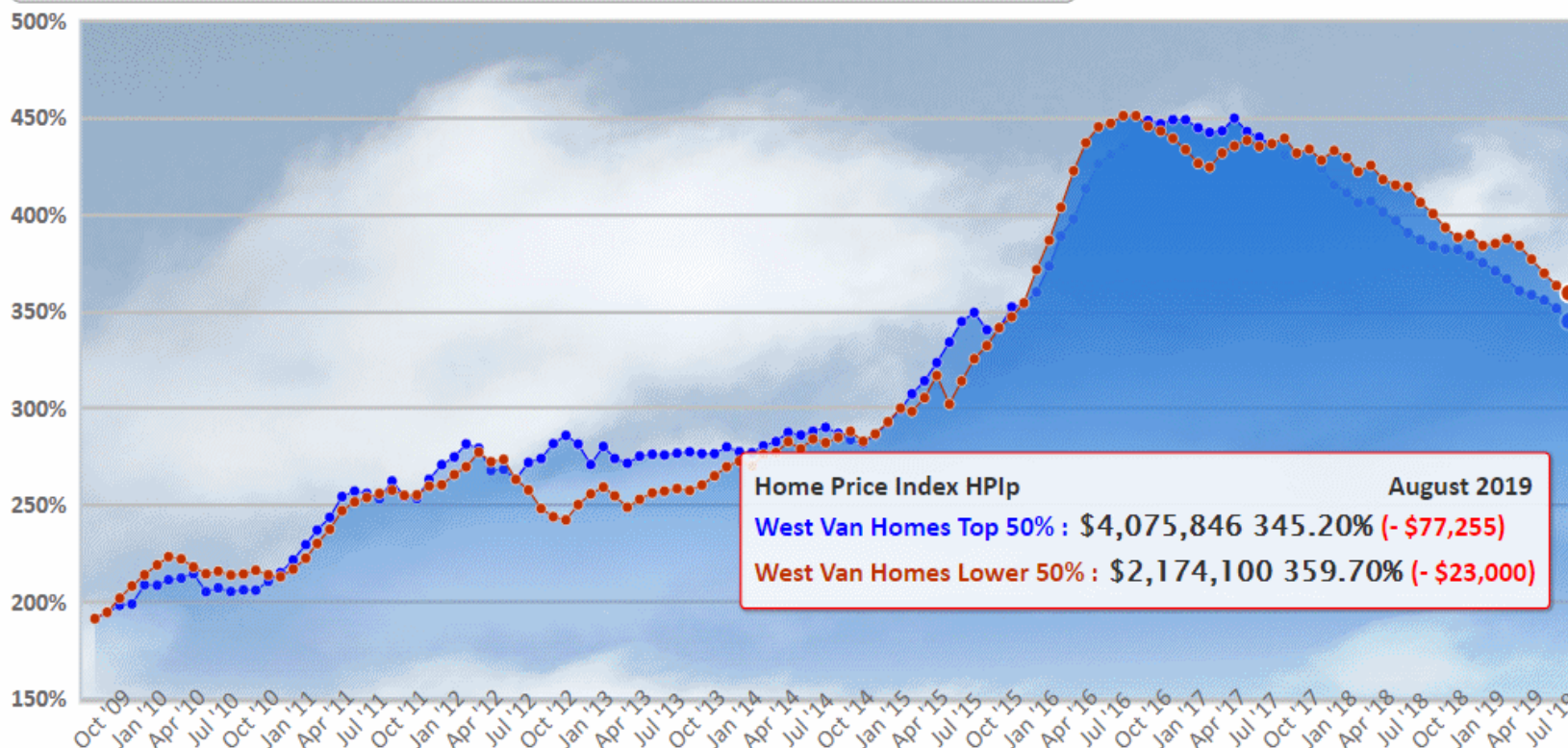
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Powered by the Greater Vancouver Market Reports HPIp



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



Monthly ▼ Home values

Date	Value
Aug 2019	% 345.20
Jul 2019	% 351.80
Jun 2019	% 355.90
May 2019	% 358.70
Apr 2019	% 360.80
Mar 2019	% 366.80
Feb 2019	% 371.10
Jan 2019	% 375.20
Dec 2018	% 378.80
Nov 2018	% 382.20
Oct 2018	% 382.40
Sep 2018	% 383.90

<<< 1 2 3 >>>

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

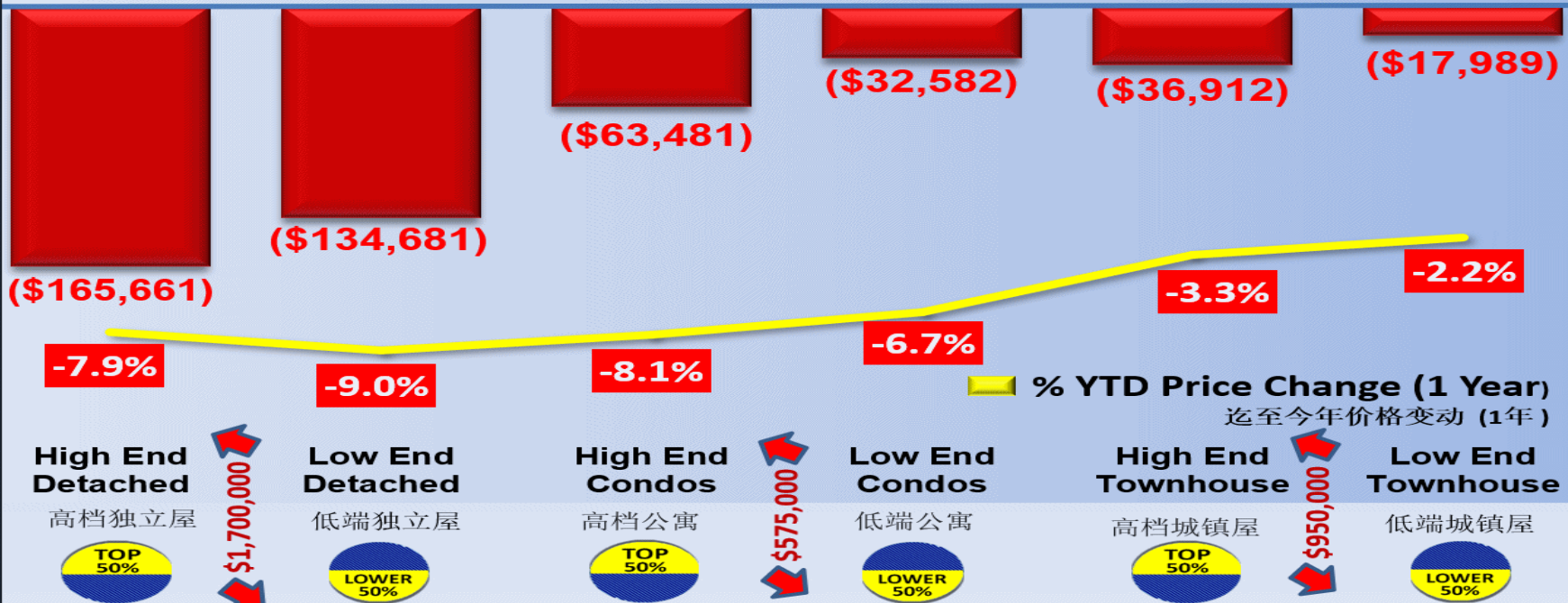
北溫房地產價格變動 / 北溫房地產价格变动

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

Powered by: Vancouver Junket Reports HPI_p

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



YTD Home Price Changes \$

YTD Home Price Changes %

YTD Home Price Changes \$

YTD Home Price Changes %

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

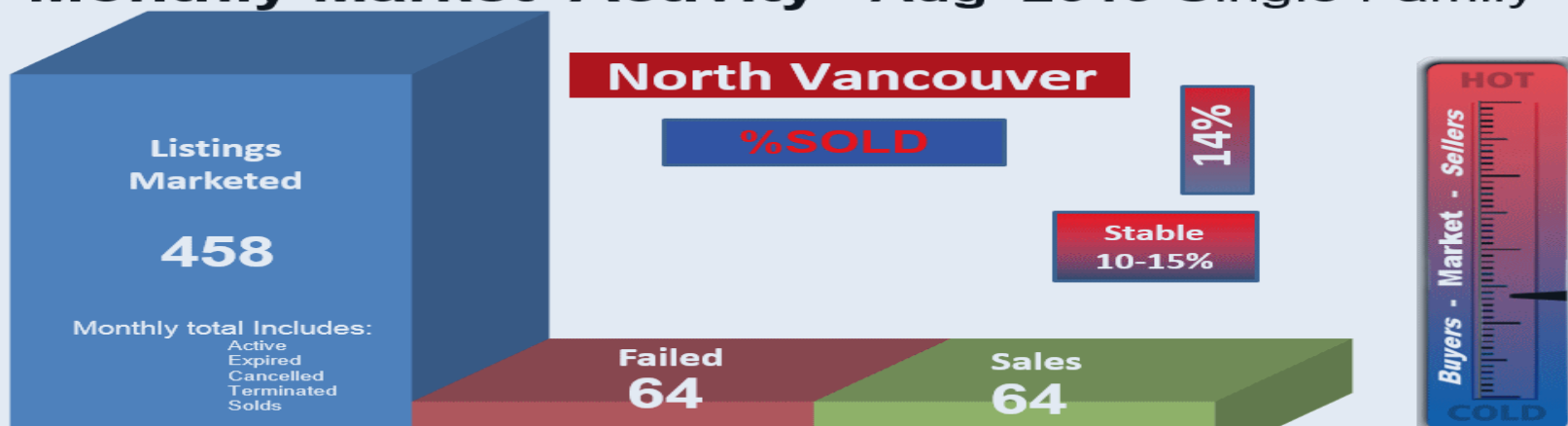
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Monthly Market Activity - Aug 2019 Single Family



Sept 1 2019 North Vancouver Market Update (detached)

Current: North Vancouver is in a Stable Market with its average listings inventory and **14 %SOLD** rate.

Meaning 14 homes out of 100 sold in the last month with an avg of \$105,500 Discount on sale from the original list price.

Most Active Range: Homes below \$1.3 mill. have **28.0 %SOLD** rate.

Least Active Range: Homes above \$3 mill. have **6.2 %SOLD** rate.

History: The North Vancouver Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$123,757.
The North Vancouver Year-To-Date Home Price Index **HPIp(Lower 50%)** shows that prices decreased \$112,847.

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



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produced for: **Ray Yenkana**



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

North Vancouver Price Ranges Statistics - Aug 2019

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,300,000	25	7	32	93%	-\$78,000	28.0%	↑
\$1,300,001-\$1,500,000	31	8	25	97%	-\$39,500	25.8%	↑
\$1,500,001-\$1,700,000	55	14	37	96%	-\$51,500	25.5%	↑
\$1,700,001-\$1,900,000	66	14	20	96%	-\$61,000	21.2%	↑
\$1,900,001-\$2,200,000	56	4	7	97%	-\$50,000	7.1%	↓
\$2,200,001-\$3,000,000	96	9	34	92%	-\$158,000	9.4%	↓
\$3,000,001 and more	129	8	44	92%	-\$234,500	6.2%	↓
Total Activity	458	64	32	95%	-\$82,500	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)	497	500	458		-42	↓
Active Listings (1st of the month)	417	413	360	330	-30	↓
Solds	32	76	64		-12	↓
DOM	42	33	32		-2	↓
%SOLD (Sales/ Listings /mnthly rate)	6.4%	15.2%	14.0%		-1.2%	↓
(Top 50%) Home Price Index HPIp	\$2,023,271	\$1,923,100	\$1,899,514		-\$23,586	↓
(Lower 50%) Home Price Index HPIp	\$1,455,101	\$1,326,101	\$1,342,254		\$16,153	↑



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Market Analysis and Forecasting **Sept 1/19 North Vancouver**

North Vancouver Sub areas Statistics - Aug 2019 **Detached**

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Boulevard	18	6	15	96%	-\$76,143	33.3%
Blueridge NV	18	4	13	96%	-\$49,000	22.2%
Braemar	3	0				0.0%
Capilano NV	7	1	18	97%	-\$39,000	14.3%
Central Lonsdale	32	6	40	93%	-\$105,405	18.8%
Calverhall	7	0				0.0%
Canyon Heights NV	51	5	38	93%	-\$173,000	9.8%
Deep Cove	23	5	15	96%	-\$66,300	21.7%
Delbrook	7	0				0.0%
Dollarton	17	1	70	86%	-\$221,000	5.9%
EDGEMONT	34	5	9	92%	-\$150,000	14.7%
Forest Hills NV	15	3	3	95%	-\$99,000	20.0%
Grouse Woods	5	0				0.0%
Hamilton Heights	0	0				0.0%
Hamilton	8	0				0.0%
Indian Arm	8	2	46	98%	-\$31,250	25.0%
Indian River	7	0				0.0%
Lower Lonsdale	36	6	30	97%	-\$39,000	16.7%
Lynn Valley	1	0				0.0%
Lynnmour	4	1	55	96%	-\$75,000	25.0%
Norgate	7	1	15	97%	-\$33,000	14.3%
Northlands	2	0				0.0%
Pemberton Heights	16	2	40	90%	-\$136,000	12.5%
Pemberton NV	9	1	7	102%	\$18,000	11.1%
Princess Park	1	0				0.0%
Queensbury	7	1	55	97%	-\$40,000	14.3%
Roche Point	2	0				0.0%
Seymour	10	1	9	100%	\$0	10.0%
Tempe	3	0				0.0%
Upper Delbrook	26	3	34	92%	-\$114,000	11.5%
Upper Lonsdale	49	6	107	90%	-\$181,143	12.2%
Westlynn	9	1	39	98%	-\$24,000	11.1%
Windsor Park NV	5	1	106	96%	-\$49,000	20.0%
Woodlands-Sunshine-	6	1	98	97%	-\$48,800	16.7%
Westlynn Terrace	5	1	49	93%	-\$87,000	0.0%
Total Activity	458	64	32	95%	-\$82,500	14%

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produced for: **Ray Yenkana**



Next Months Market Forecast

Forecast: North Vancouver has average listing supply; 330 homes are for sale and with the **14 %SOLD** monthly rate gives us a ~7 months of inventory. 24% of the Active Listings have reduced their price by \$113,627 on average or \$85,500 on median in the last month. We project North Vancouver 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.

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#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

detached homes



RAY ENKANA

THE HARD WORKING NICE GUY

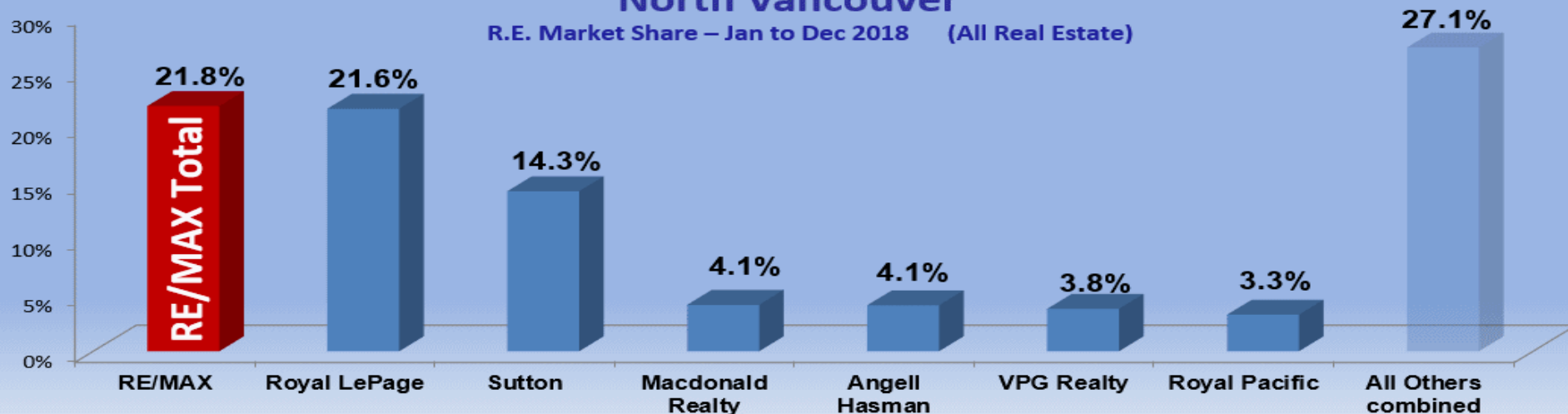
Market Analysis and Forecasting

Sept 1/19 North Vancouver

#1 the RE/MAX Market Share Reports

North Vancouver

R.E. Market Share – Jan to Dec 2018 (All Real Estate)



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



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RE/MAX Little Oak Realty

Commercial & Residential Real Estate Specialist

RayYenkana.com

Ph: 1-866-206-0832



Market Analysis and Forecasting Sept 1/19 North Vancouver

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

Are Home Prices Up? Homes Over \$1,700,000
Home Price Index → HPIp (Top 50%)

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 \$\$\$

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

Detached

TOP 50%

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

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RE/MAX Statistics, on the Web!

detached homes



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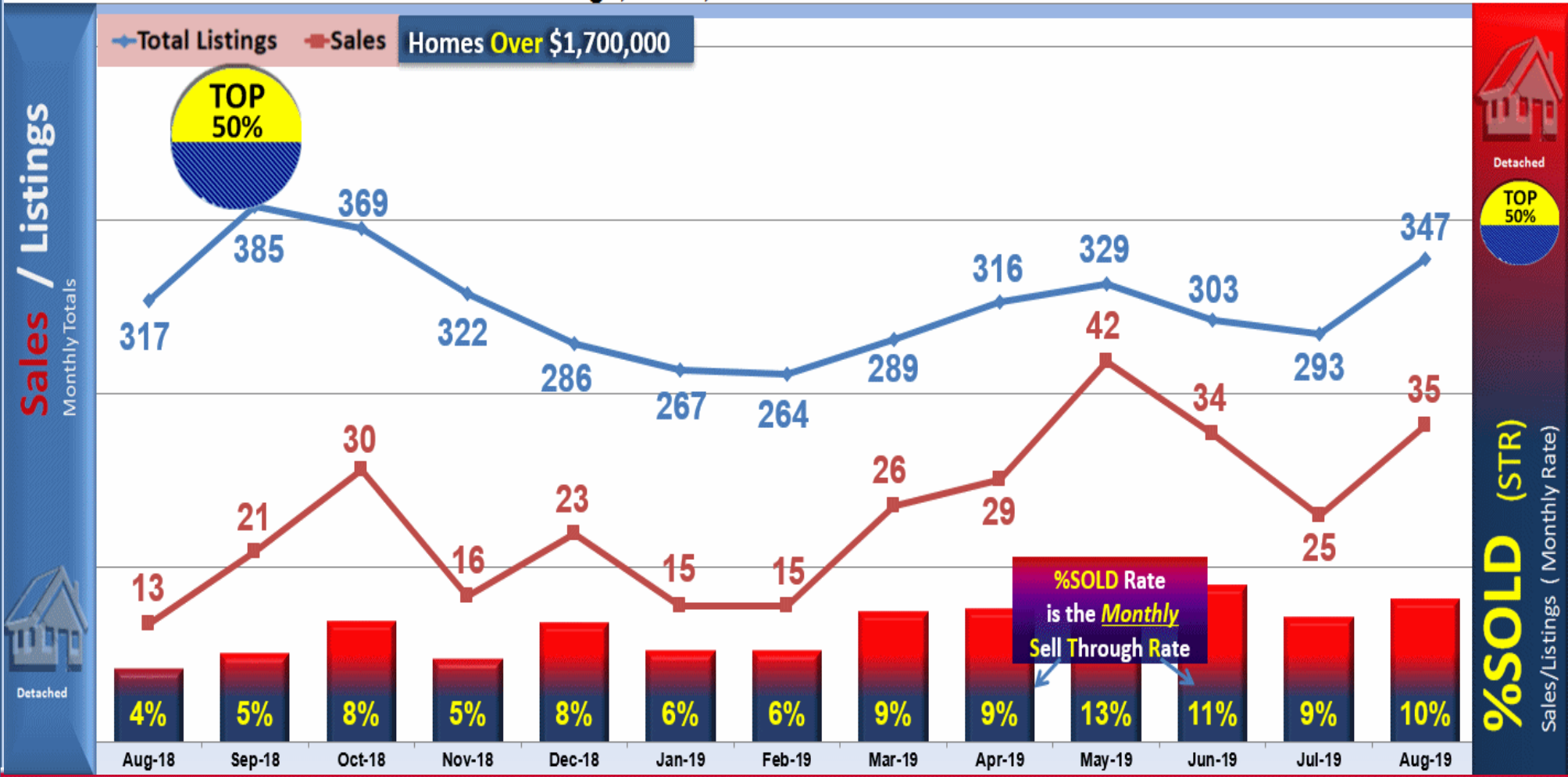
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Market Analysis and Forecasting

Sept 1/19 North Vancouver

Detached North Vancouver

Total Listings, Sales, and %SOLD Rate



Sales / Listings
Monthly Totals



Detached



Detached

TOP 50%

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



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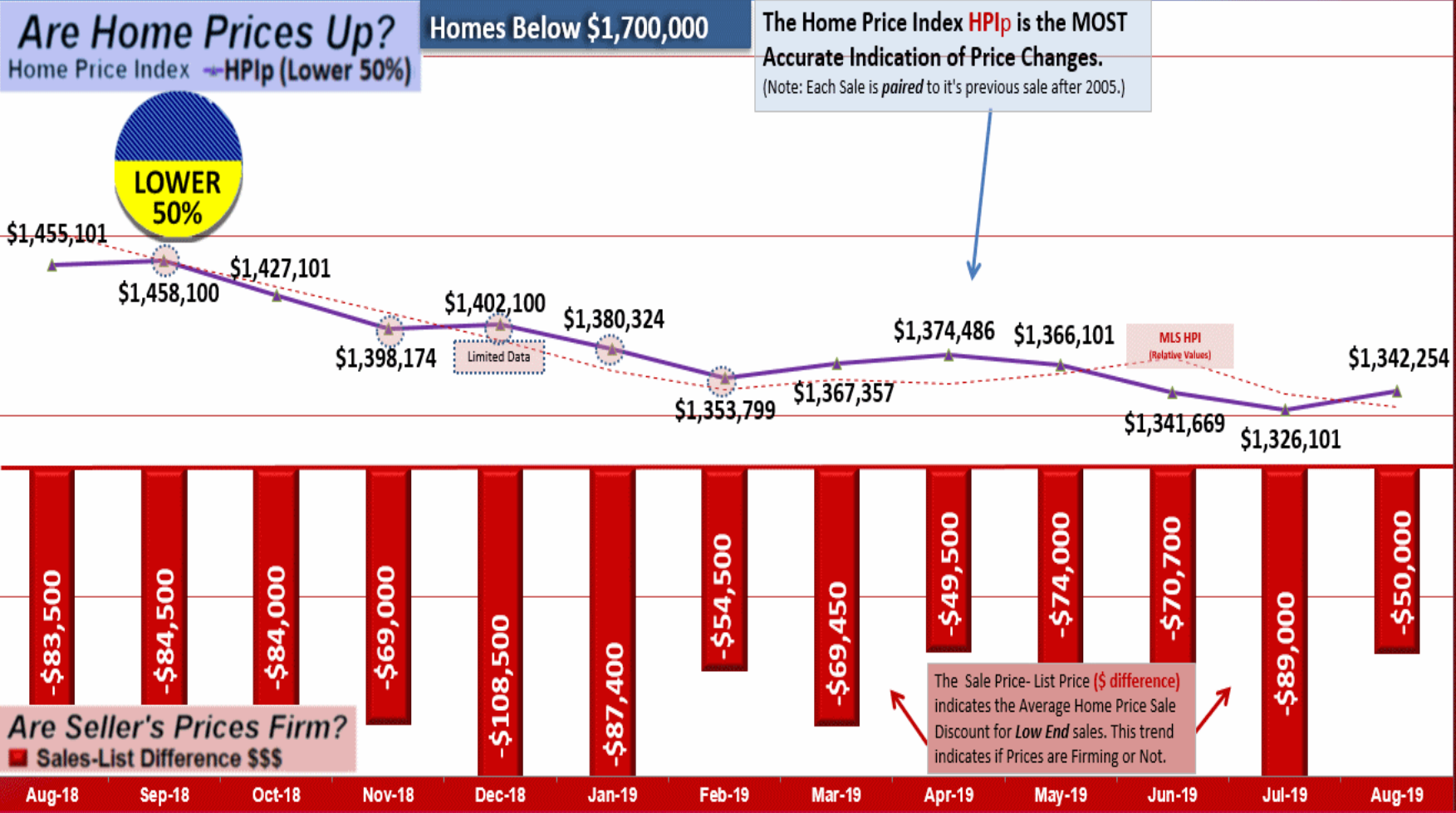


Market Analysis and Forecasting **Sept 1/19 North Vancouver**

Detached **North Vancouver** Home Price Index **HPI** (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 → HPI (Lower 50%)

Homes Below \$1,700,000

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

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

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

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RE/MAX Statistics, on the Web!

detached homes



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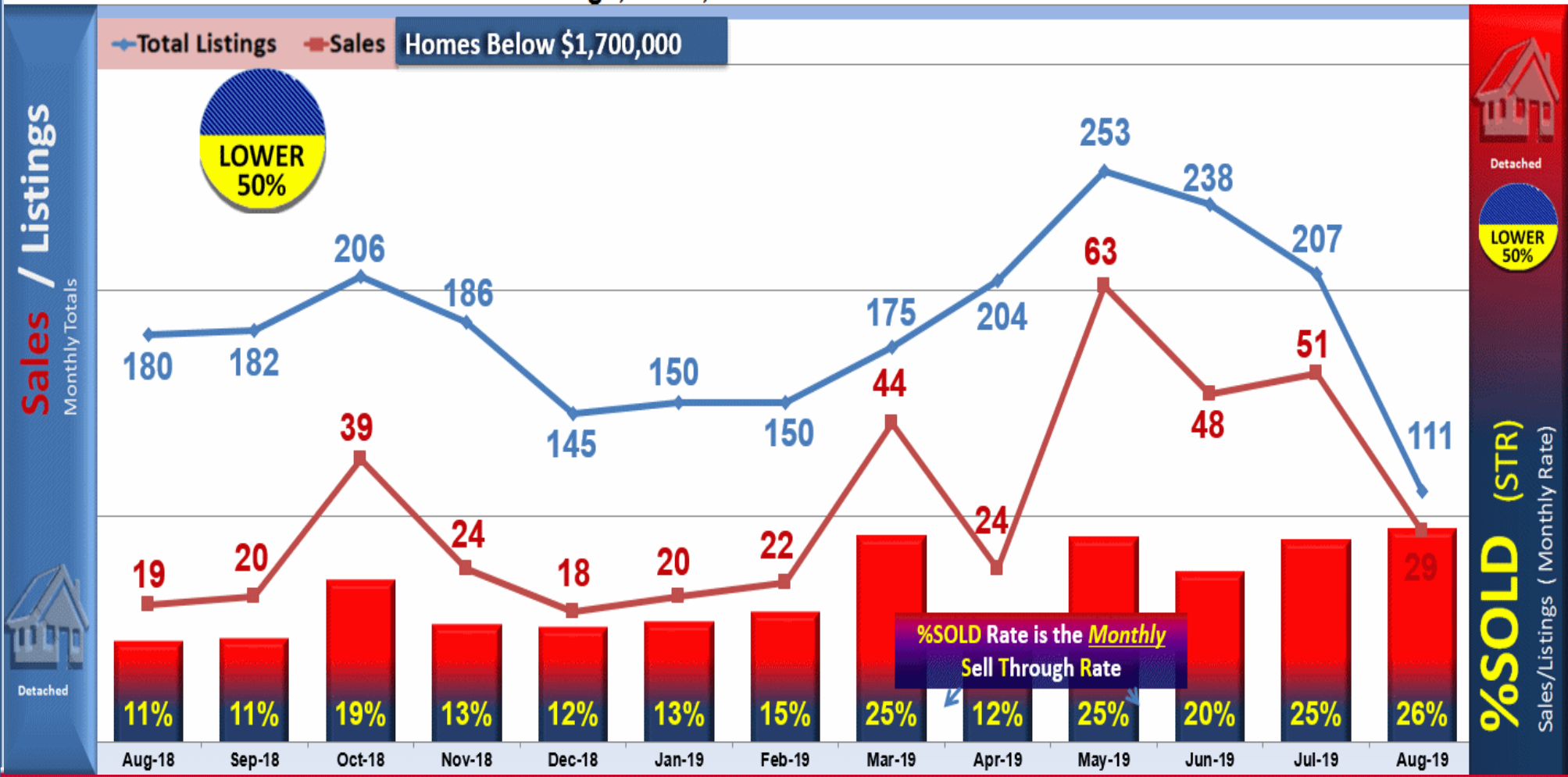
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Market Analysis and Forecasting

Sept 1/19 North Vancouver

Detached North Vancouver

Total Listings, Sales, and %SOLD Rate



Sales / Listings
Monthly Totals



Detached
LOWER 50%

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



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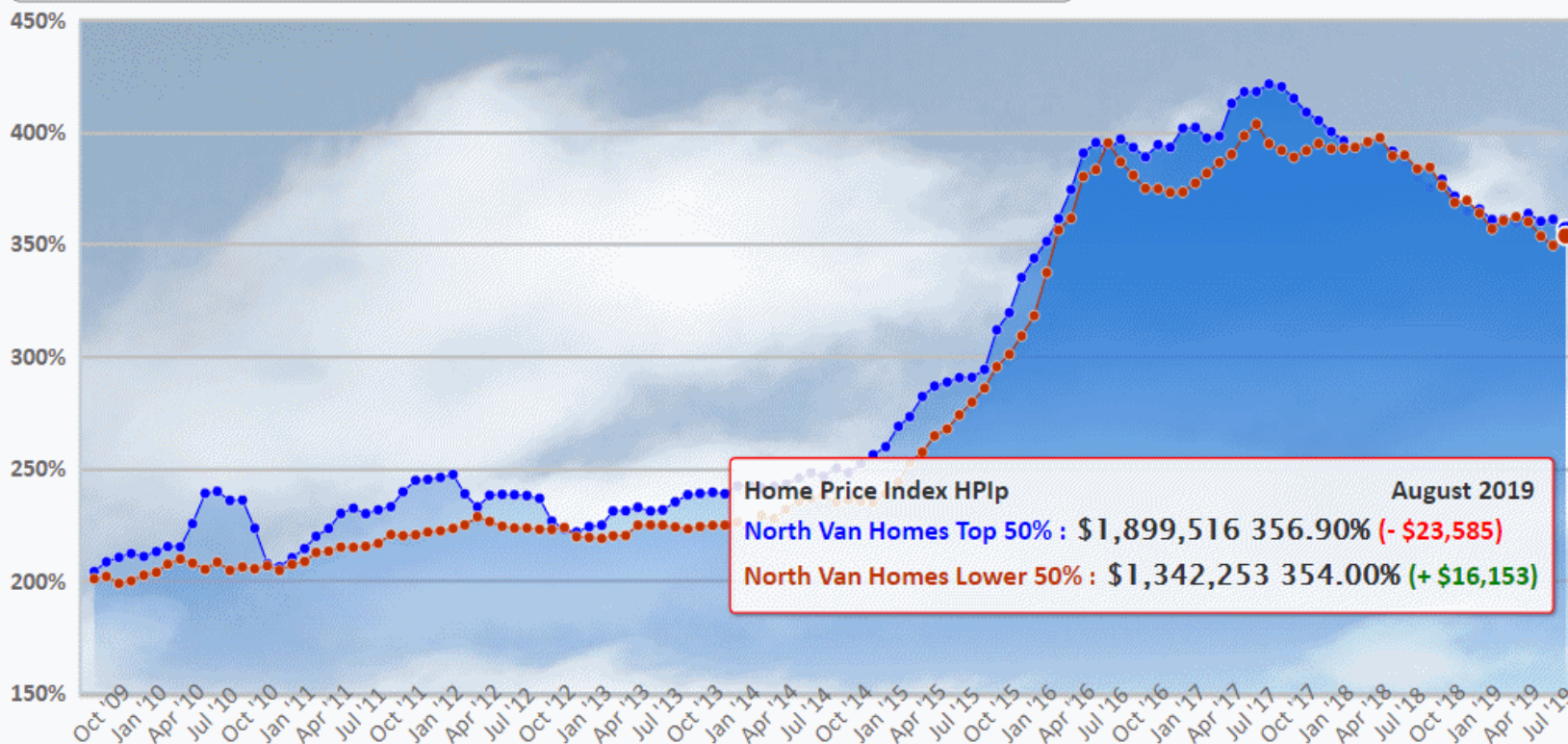
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North Van Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 North Van Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Aug 2019	% 356.90
Jul 2019	% 361.40
Jun 2019	% 360.50
May 2019	% 364.00
Apr 2019	% 360.00
Mar 2019	% 361.40
Feb 2019	% 361.20
Jan 2019	% 365.90
Dec 2018	% 364.80
Nov 2018	% 371.70
Oct 2018	% 379.20
Sep 2018	% 375.40

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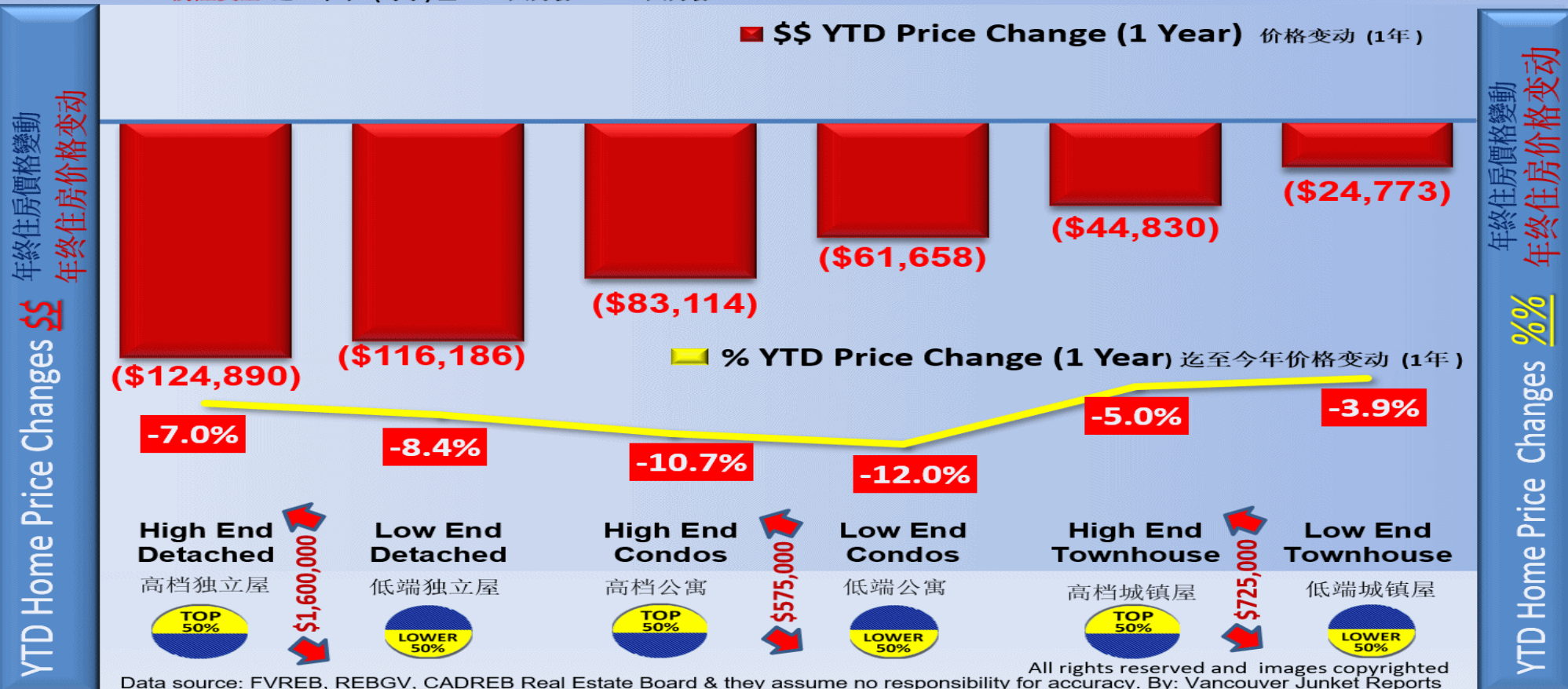
Burnaby Real Estate Price Changes (\$/%)

本拿比房地產價格變動 / 本拿比房地產价格变动

Housing Types: Year-To-Date 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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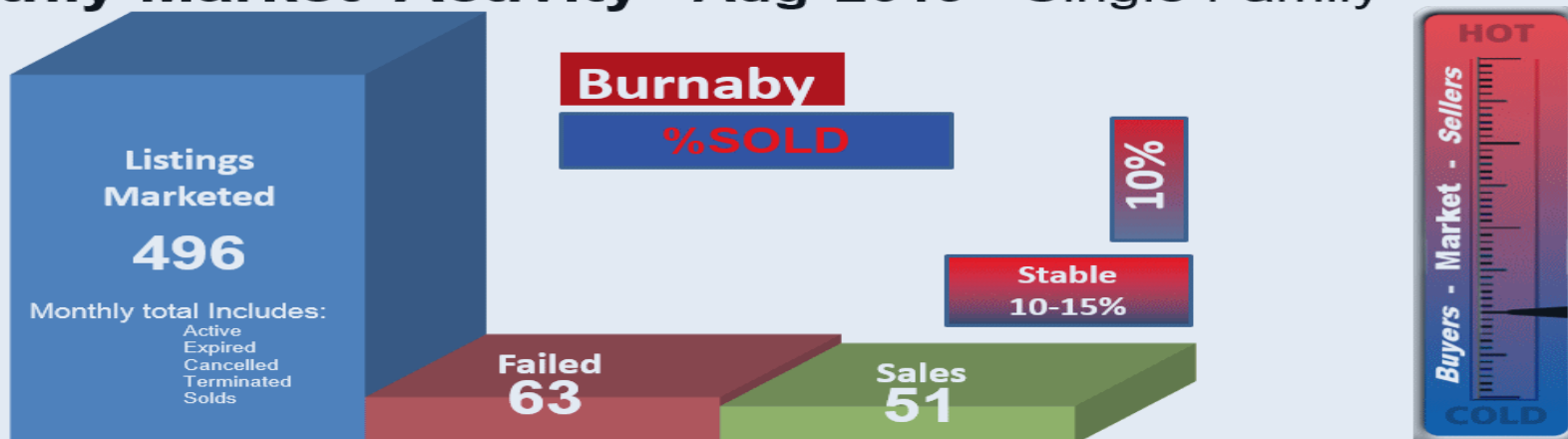


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**Monthly Market Activity - Aug 2019 - Single Family****Sept 1 2019 Burnaby Market Update (detached)**

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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produced for: **Ray Yenkana**



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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Burnaby Sub areas Statistics - Aug 2019

Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	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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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 Burnaby S. & N.

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)

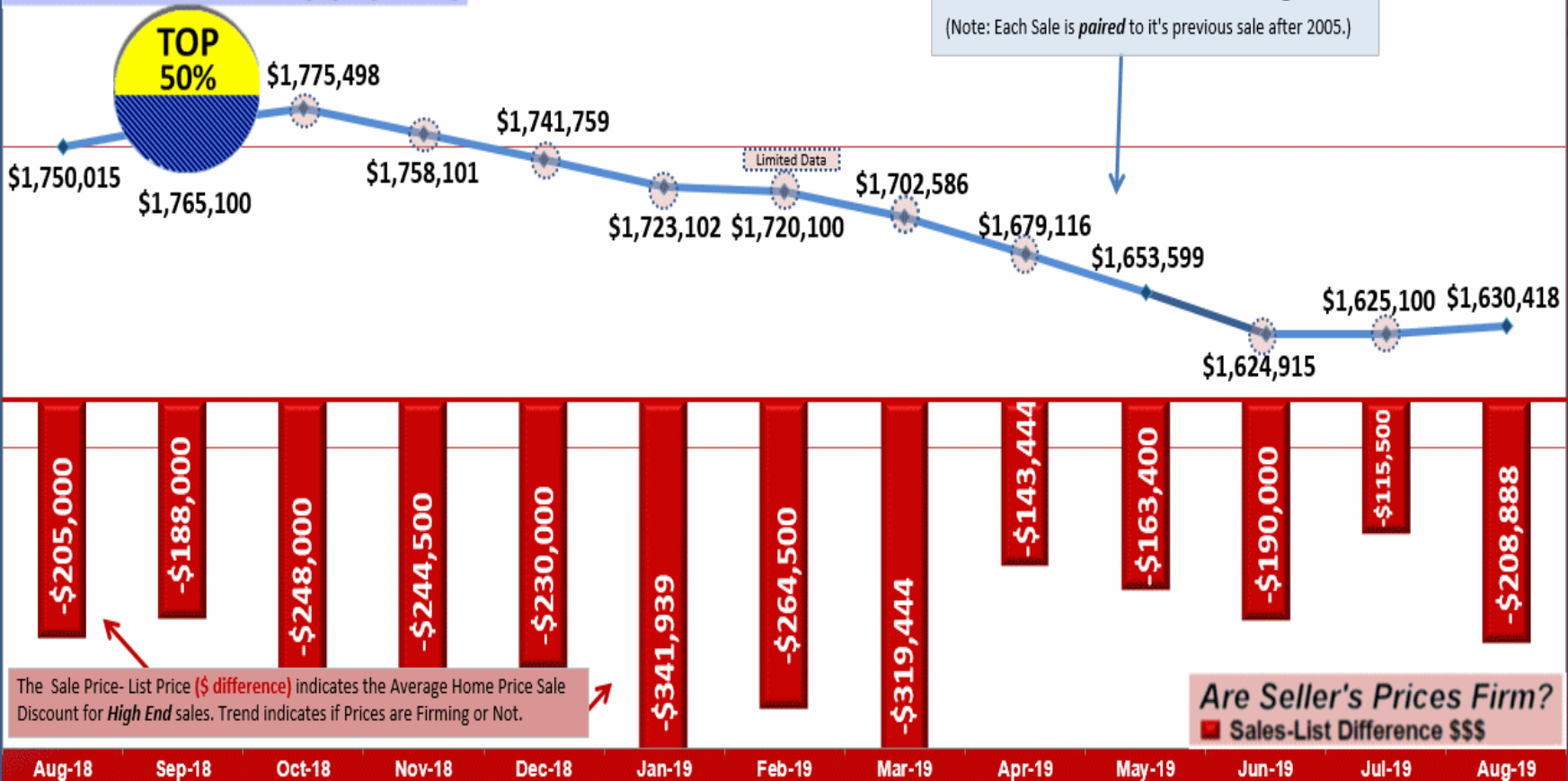
Are Home Prices Up?

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 \$\$\$

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



Detached



Detached



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



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#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

detached homes



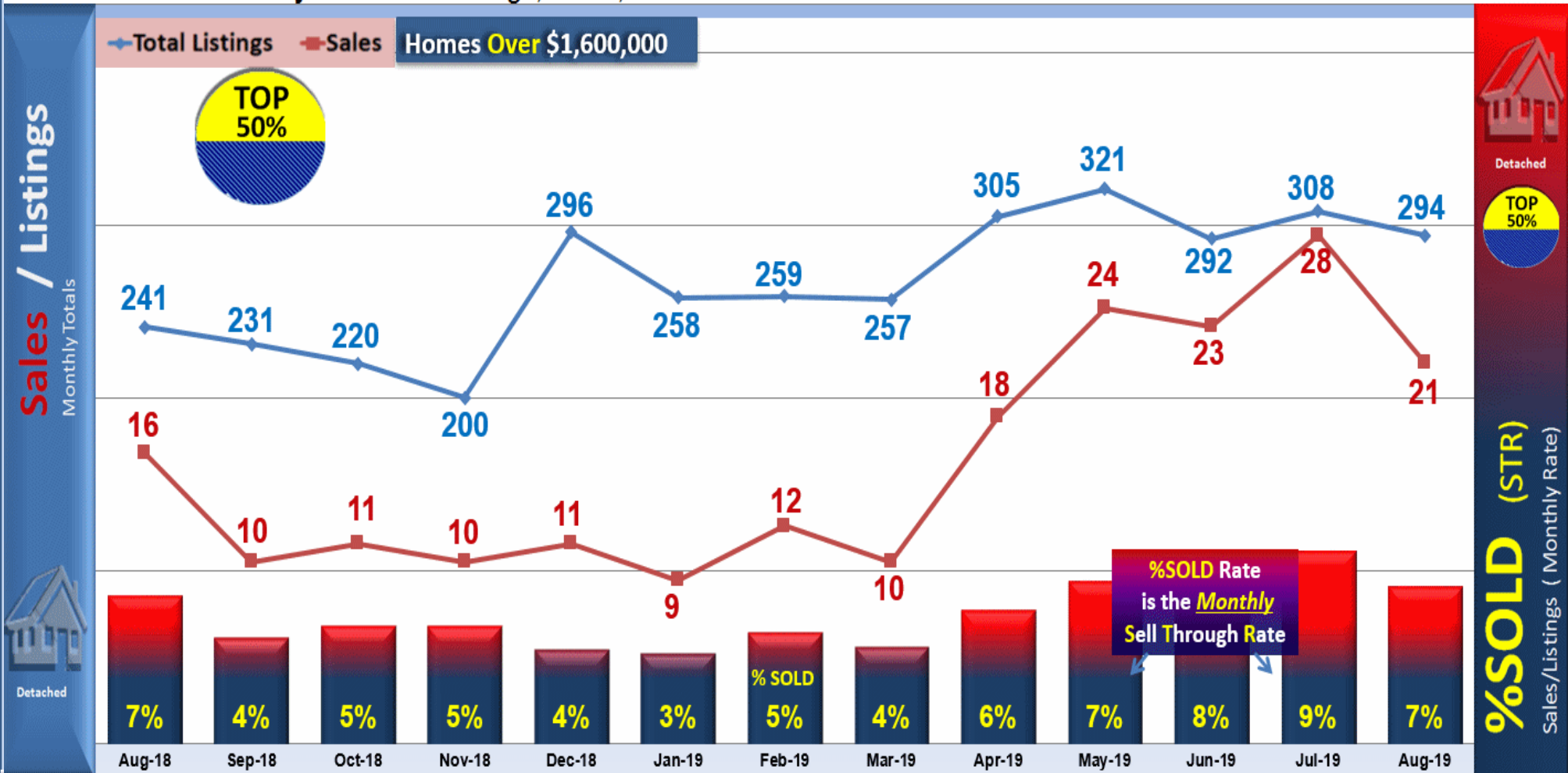
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Market Analysis and Forecasting

Sept 1/19 Burnaby S. & N.

Detached Burnaby 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



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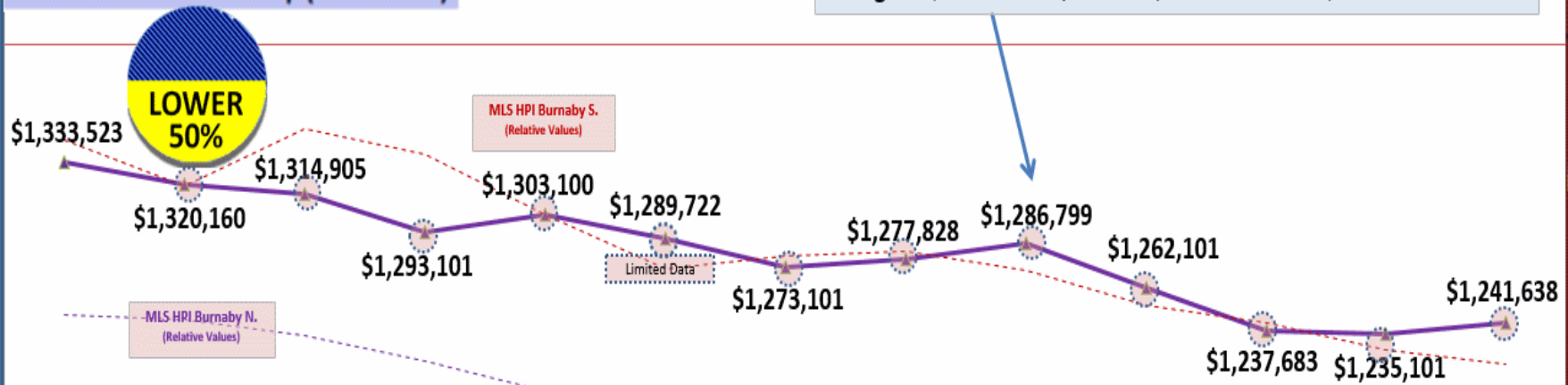
Market Analysis and Forecasting Sept 1/19 Burnaby S. & N.

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 it's previous sale after 2005.)



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



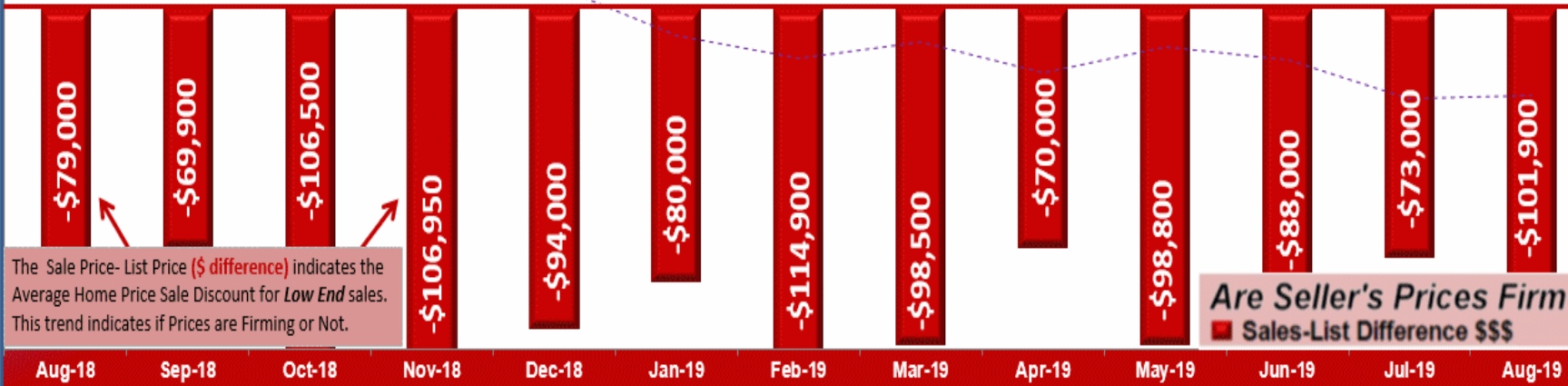
Detached



Detached



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



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

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



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

detached homes



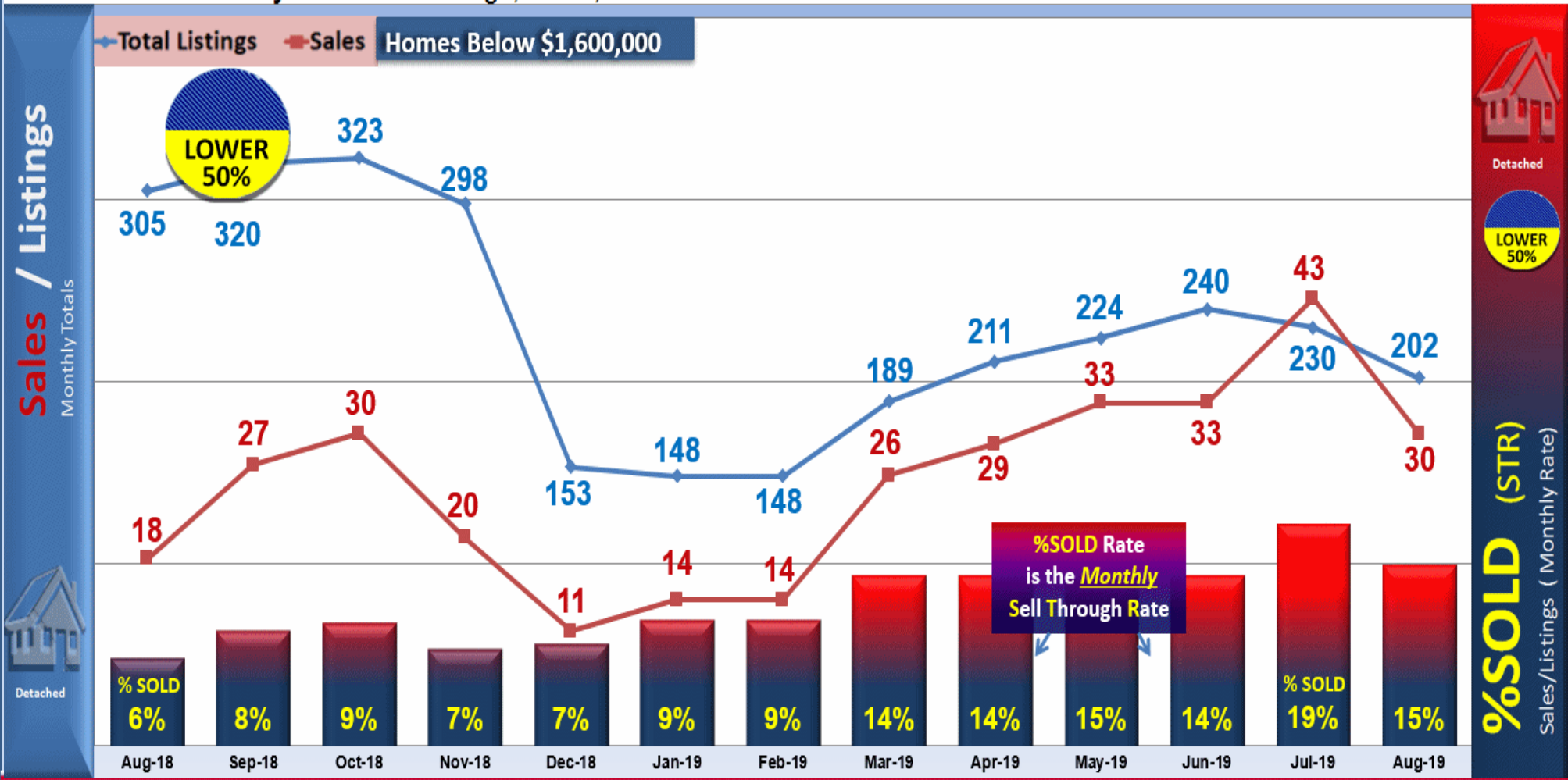
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Market Analysis and Forecasting

Sept 1/19 Burnaby S. & N.

Detached Burnaby Total Listings, Sales, and %SOLD rates



Sales / Listings
Monthly Totals



Detached



Detached



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



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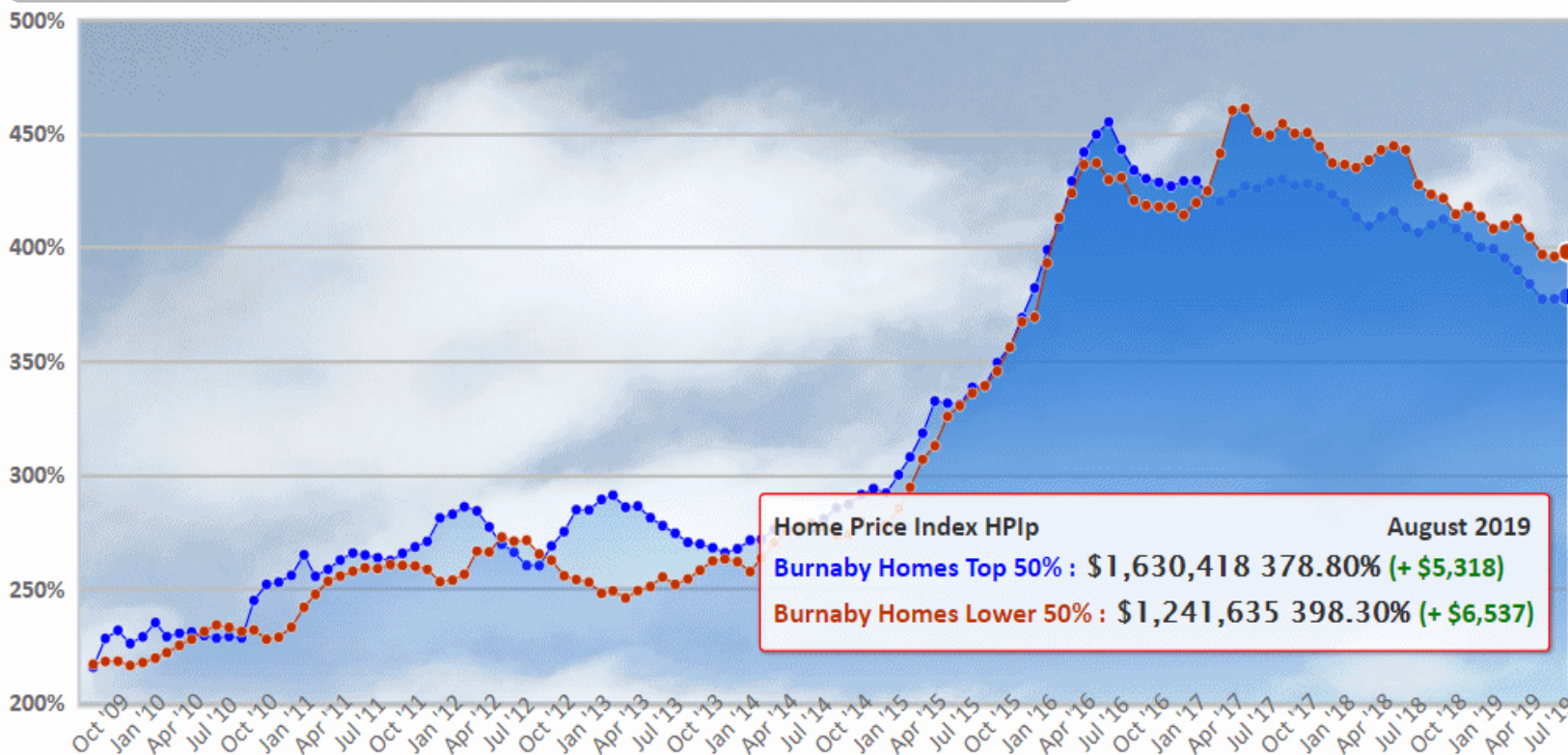
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Powered by the Greater Vancouver Market Reports HPIp



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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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)

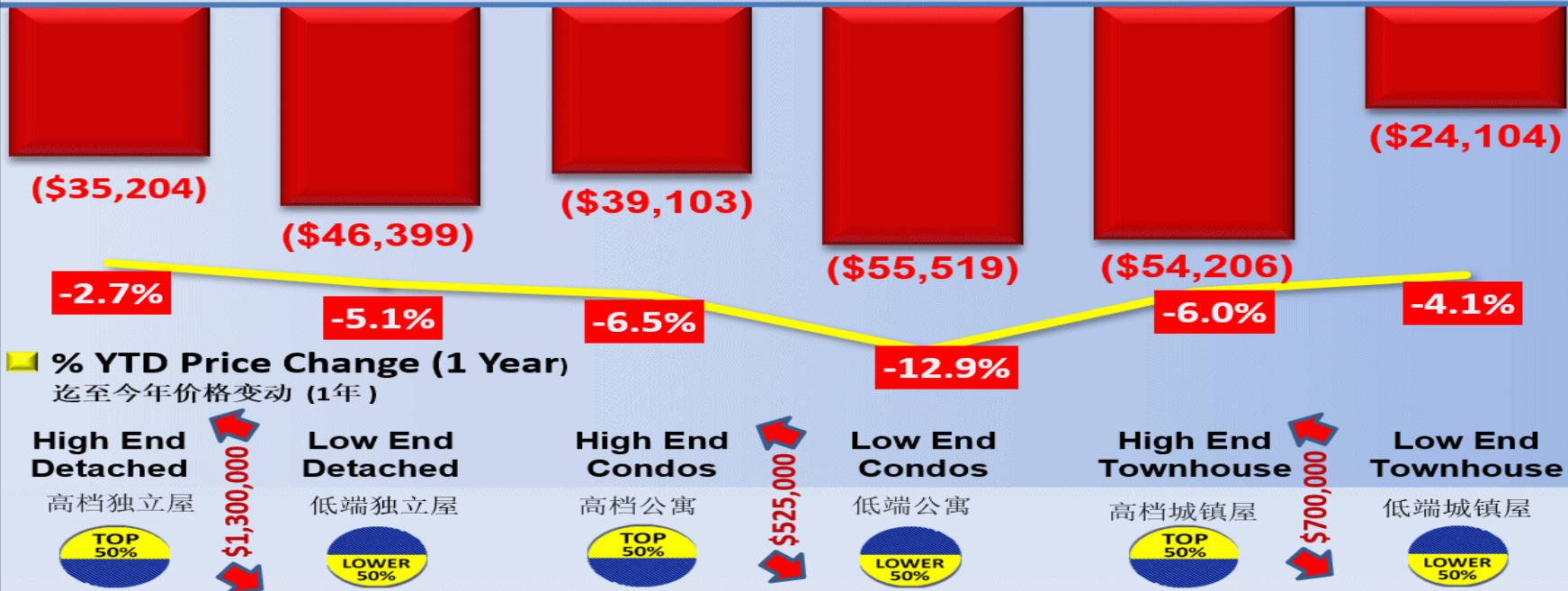
房屋类型: 迄至今年 (每季) 由2018 六月份至2019 六月份

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

YTD Home Price Changes



年終住房價格變動

YTD Home Price Changes

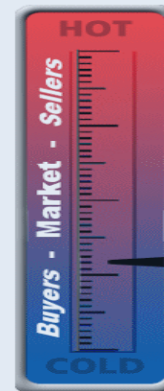
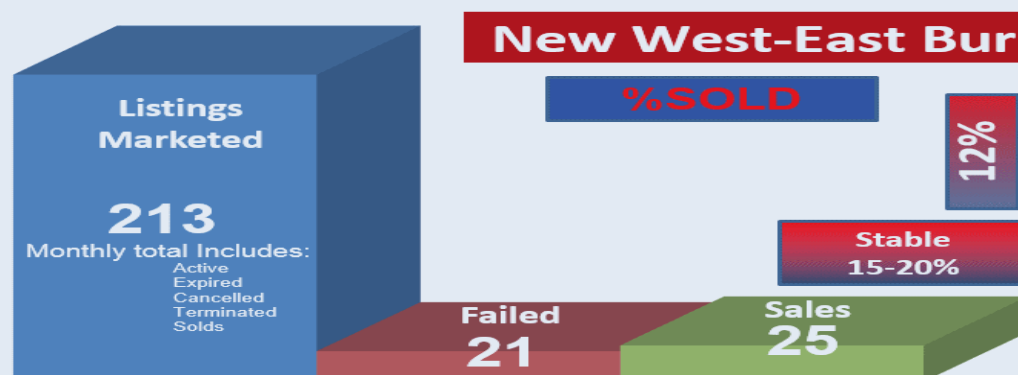
Data source: FVREB, REBGV, CADREB Real Estate Board & they assume no responsibility for accuracy. By: Vancouver Junket Reports

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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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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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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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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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produced for: **Ray Yenkana**



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THE HARD WORKING NICE GUY

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

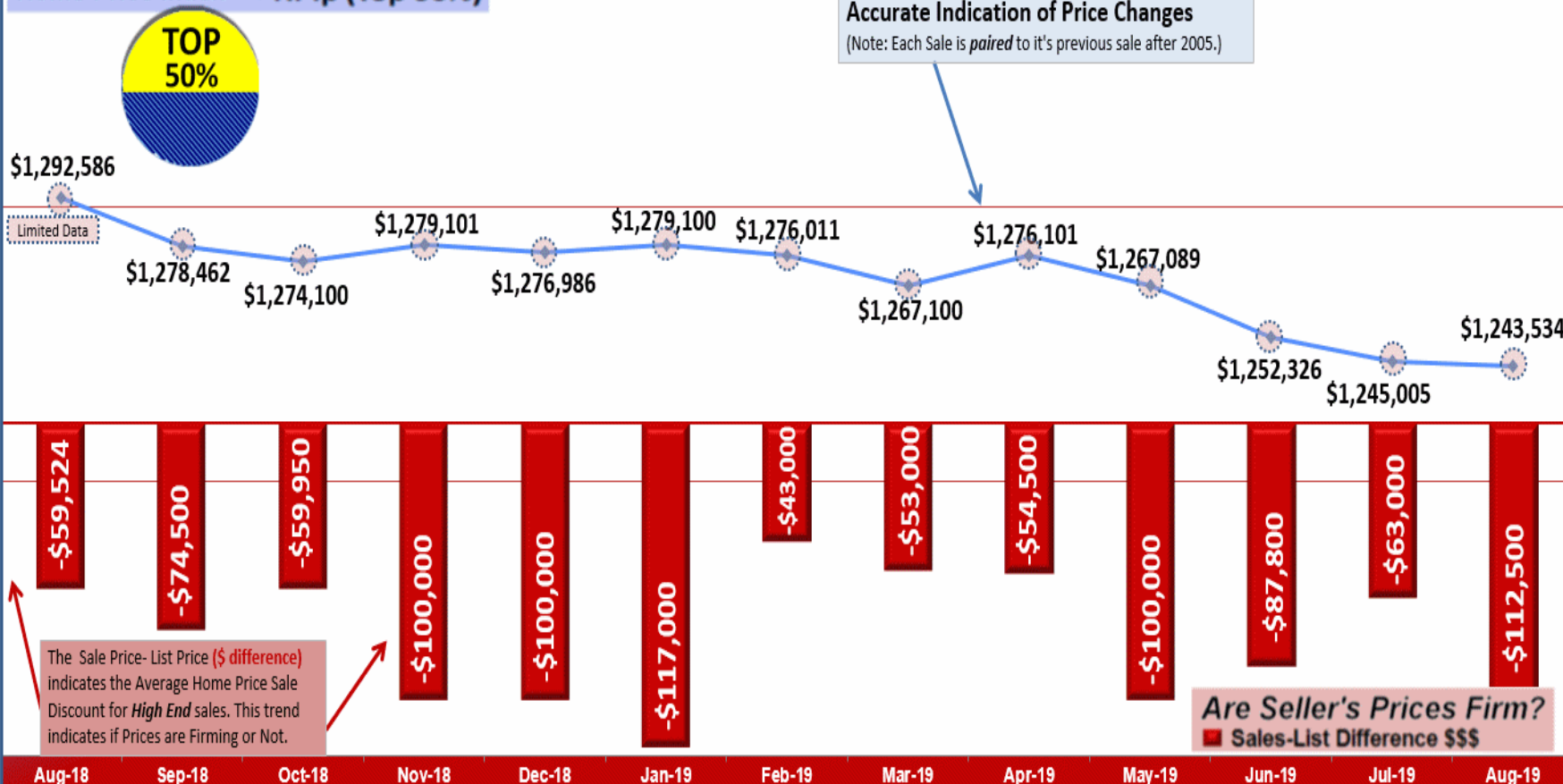
Detached **New West, E. Burnaby** Home Price Index **HPIp (Top 50%)**, Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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 \$\$\$



Detached



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

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#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

detached homes



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Market Analysis and Forecasting 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

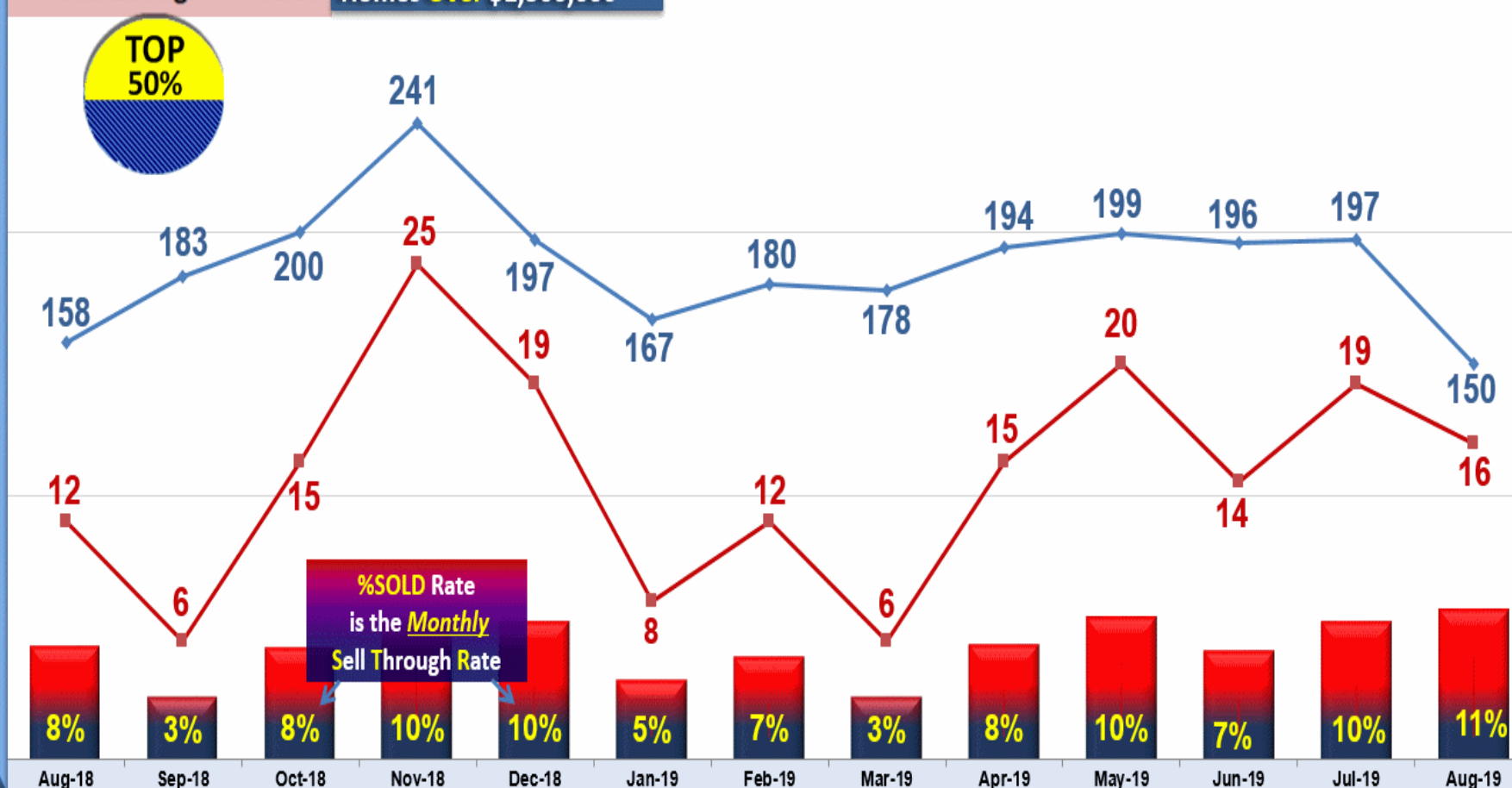
Sales / Listings
Monthly Totals



Detached



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



%SOLD Rate is the Monthly Sell Through Rate



Detached



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detached homes



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

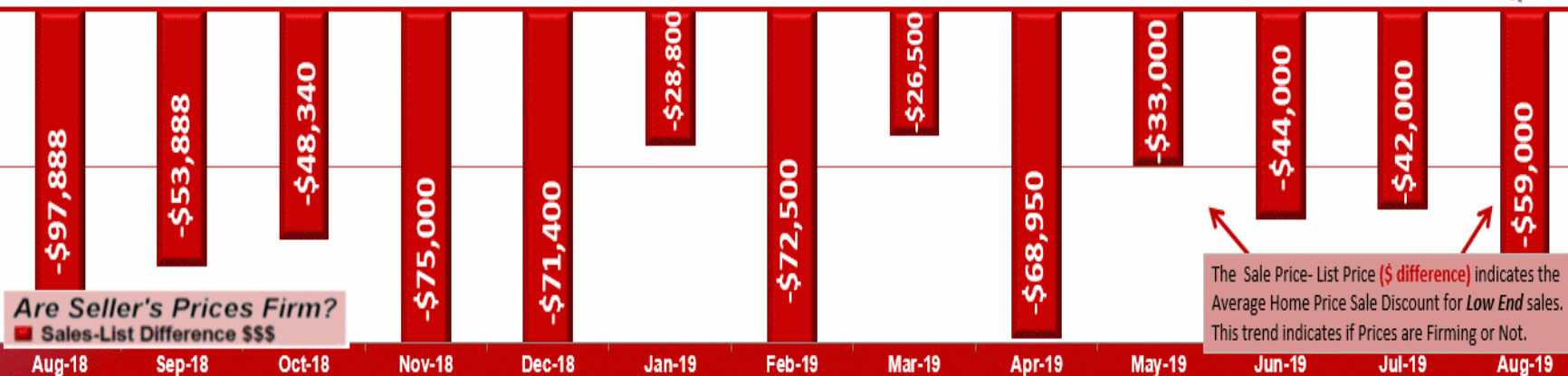
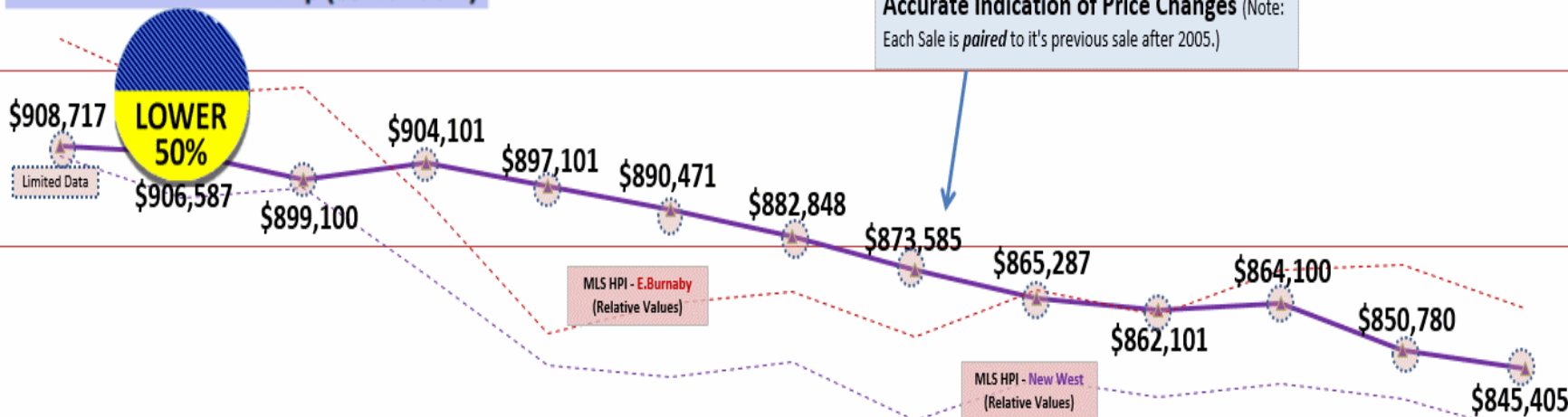
Detached New West, E. Burnaby Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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



LOWER 50%

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

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detached homes



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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 Below \$1,300,000



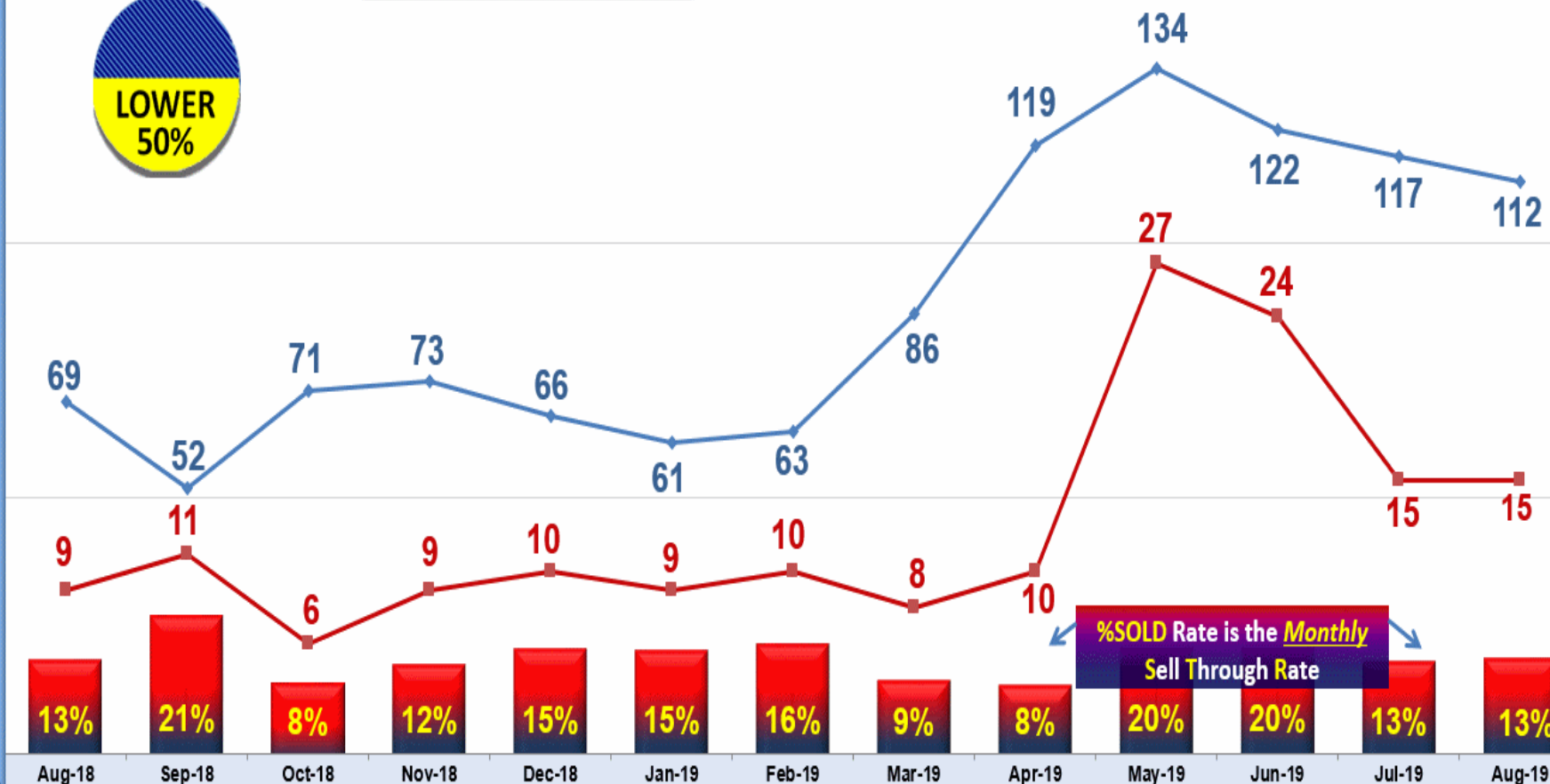
Sales / Listings
Monthly Totals



Detached



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



%SOLD Rate is the Monthly Sell Through Rate



Detached



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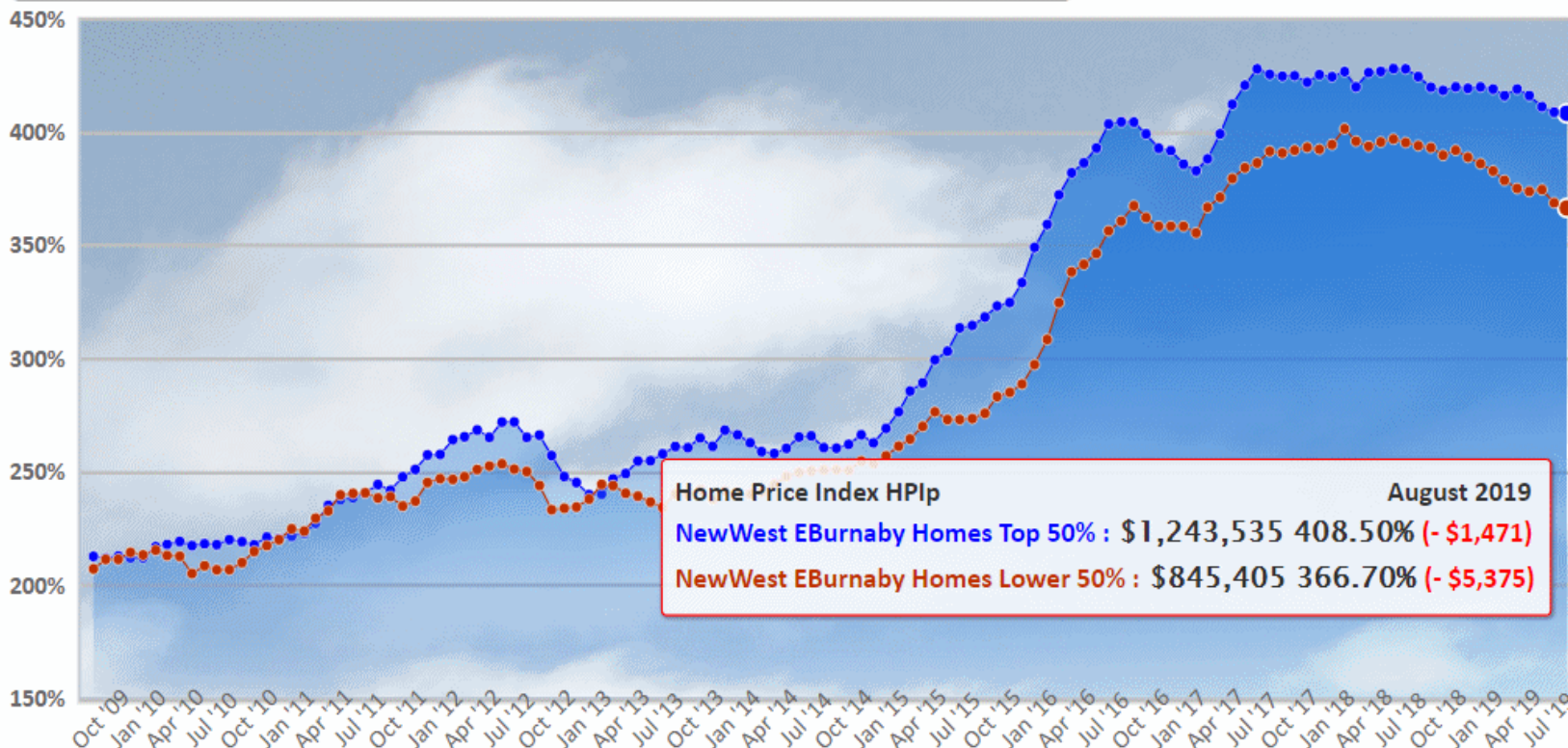


Market Analysis and Forecasting Sept 1/19 New West – E. Burnaby

Powered by the Greater Vancouver Market Reports HPIp



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



Home Price Index HPIp August 2019
 NewWest EBurnaby Homes Top 50% : \$1,243,535 408.50% (- \$1,471)
 NewWest EBurnaby Homes Lower 50% : \$845,405 366.70% (- \$5,375)

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

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Highcharts.com



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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

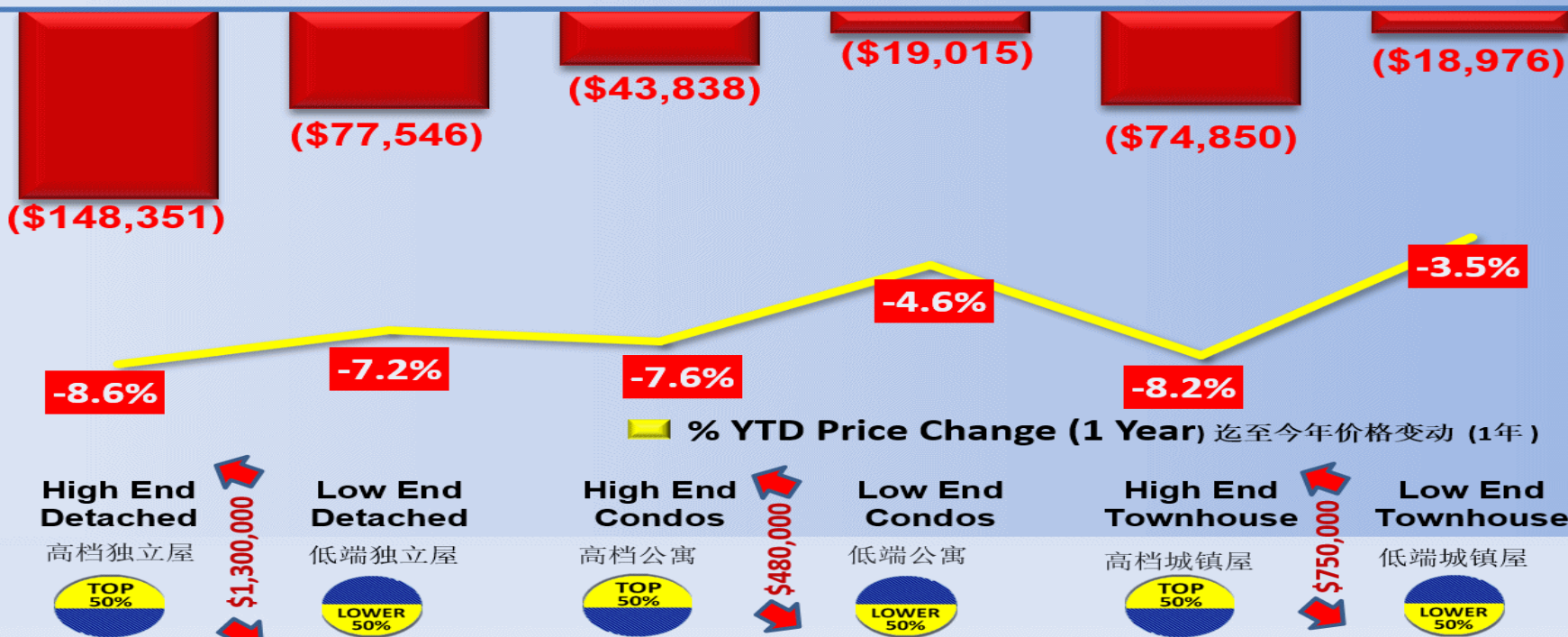
\$\$\$ YTD Price Change (1 Year) 价格变动 (1年)

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

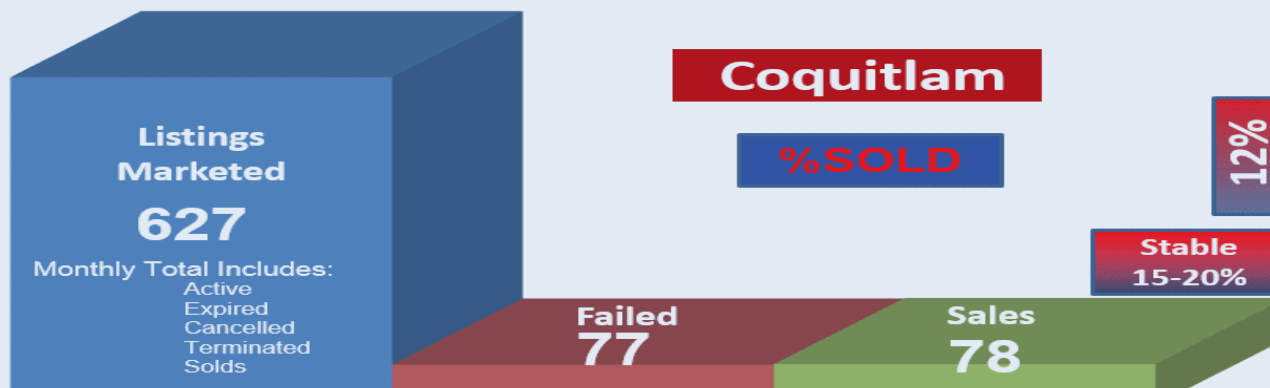


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produced for: Ray Yenkana



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



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

Coquitlam Price Range Statistics - Aug 2019				Detached		
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



*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.



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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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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produced for: **Ray Yenkana**

#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

detached homes



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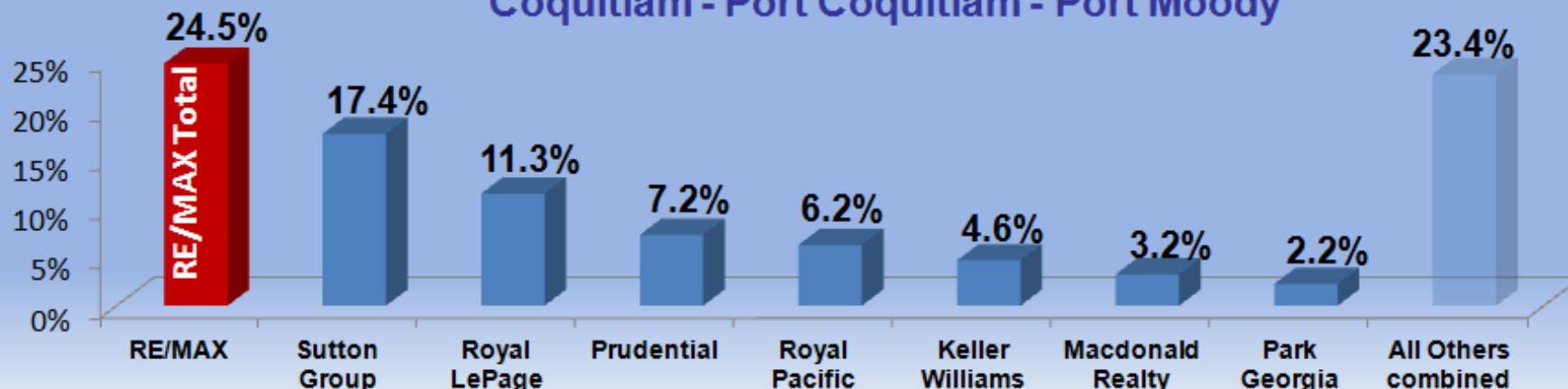
THE HARD WORKING NICE GUY

Market Analysis and Forecasting

Sept 1/19 Coquitlam

#1 the RE/MAX Market Share Reports

Coquitlam - Port Coquitlam - Port Moody



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

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produced for: **Ray Yenkana**

RE/MAX Little Oak Realty

Commercial & Residential Real Estate Specialist

RayYenkana.com

Ph: 1-866-206-0832



Market Analysis and Forecasting

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)



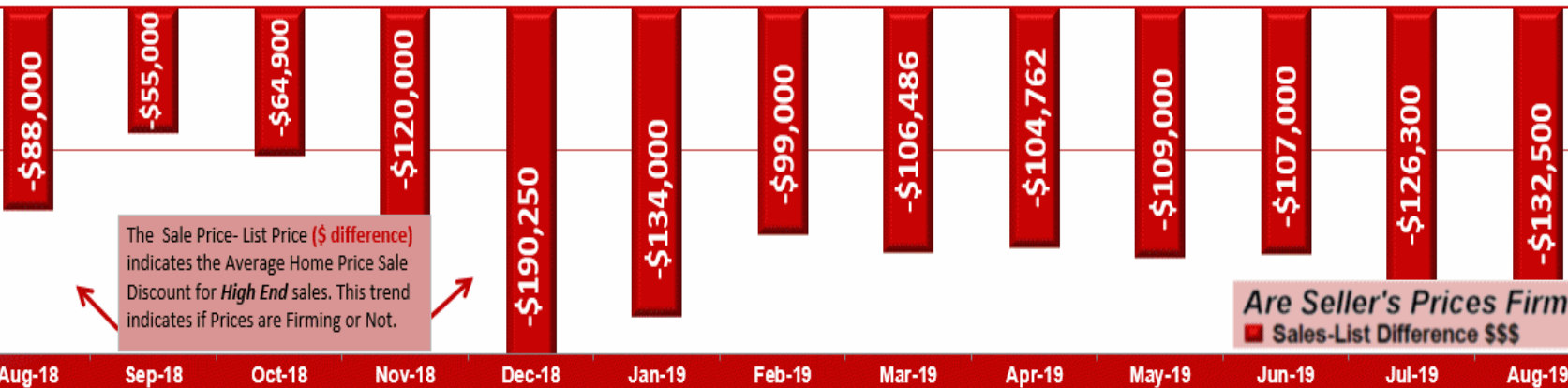
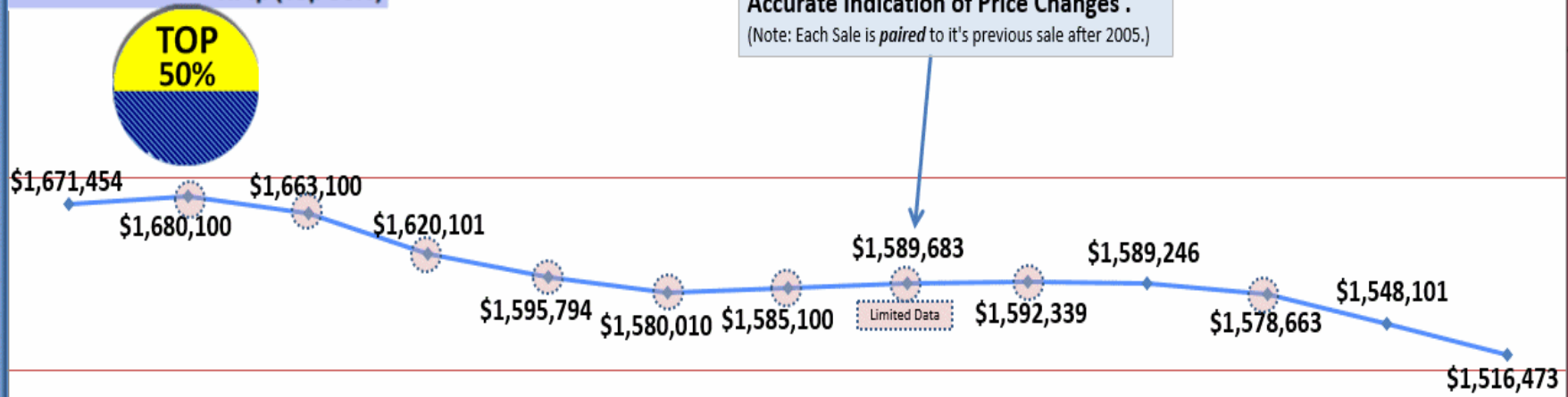
Detached

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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RE/MAX Statistics, on the Web!

detached homes



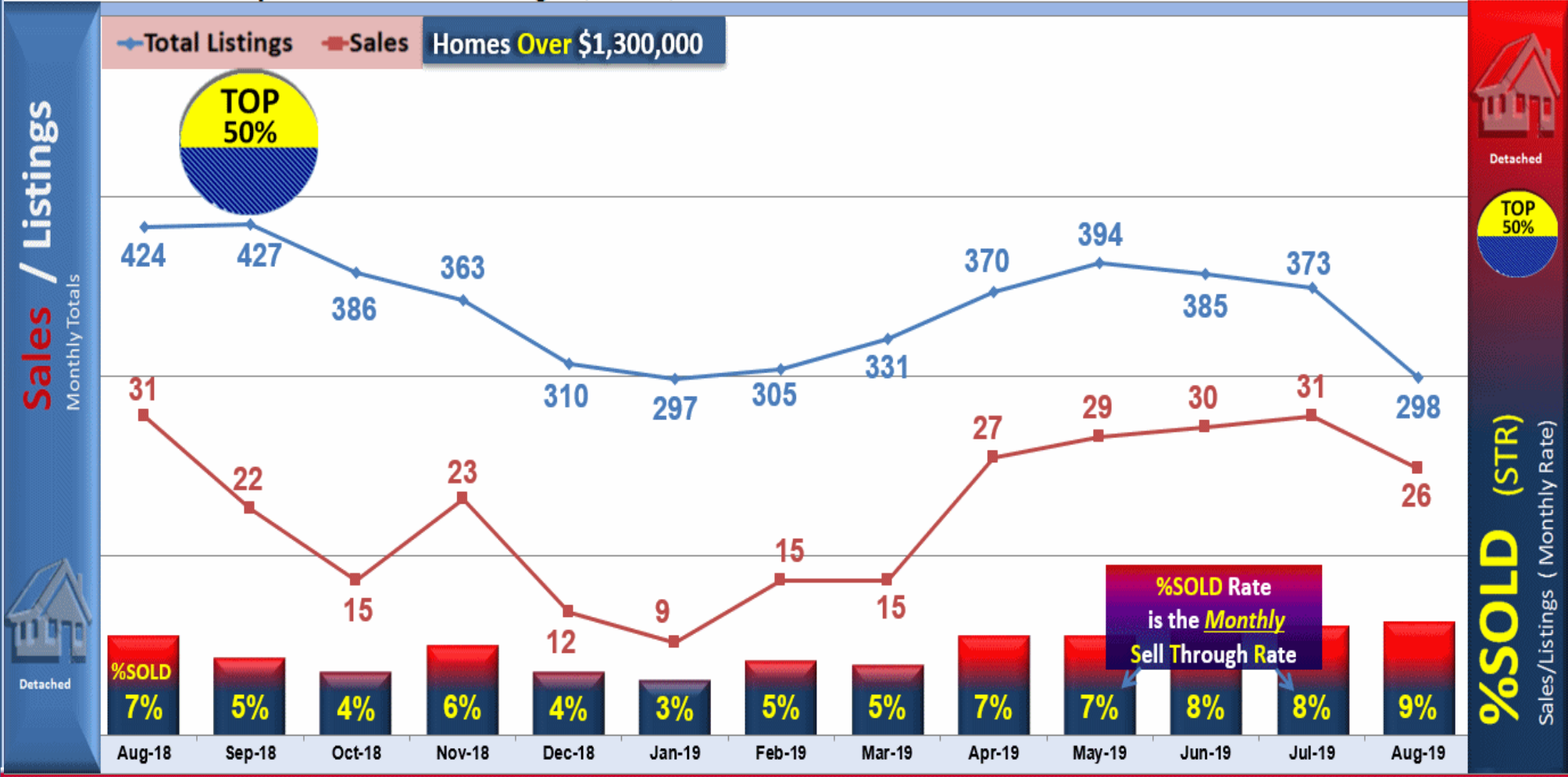
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Market Analysis and Forecasting

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)

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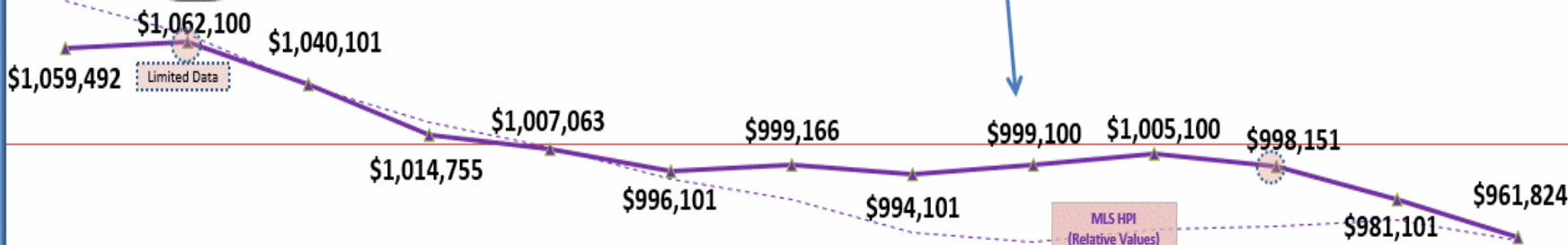
Detached Coquitlam Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

Are Home Prices Up? Homes Below \$1,300,000

Home Price Index → HPIp (Lower 50%)

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

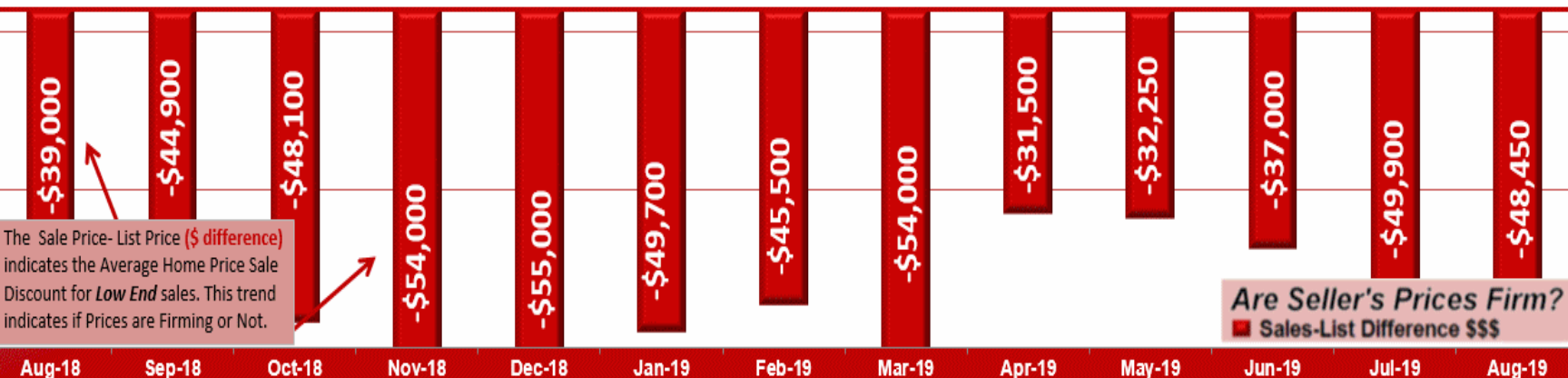
(Note: Each Sale is paired to it's previous sale after 2005.)



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



Detached



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for Low 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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#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

detached homes



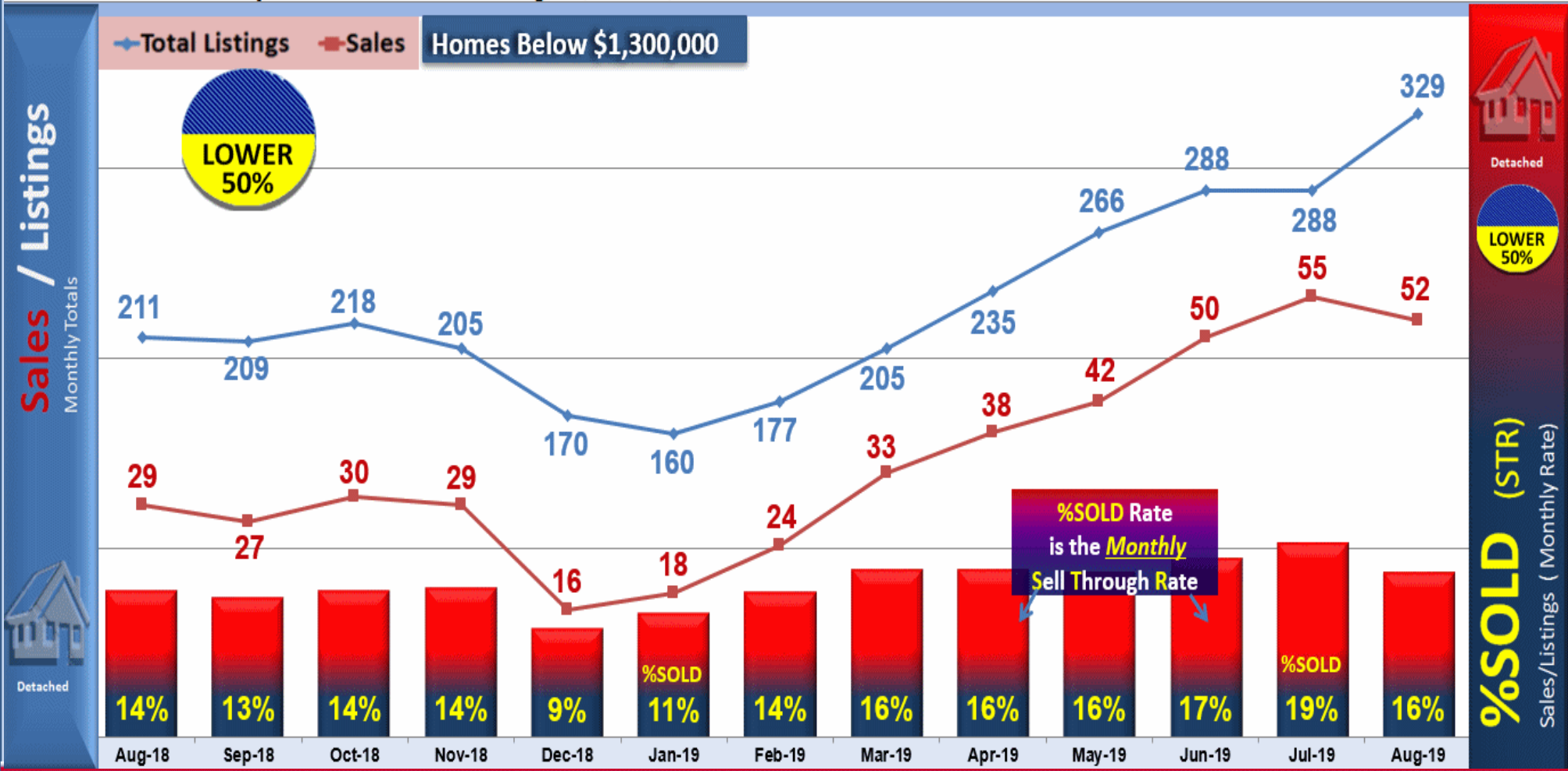
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Market Analysis and Forecasting

Sept 1/19 Coquitlam

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



Sales / Listings
Monthly Totals



Detached



Detached



%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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#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

detached homes



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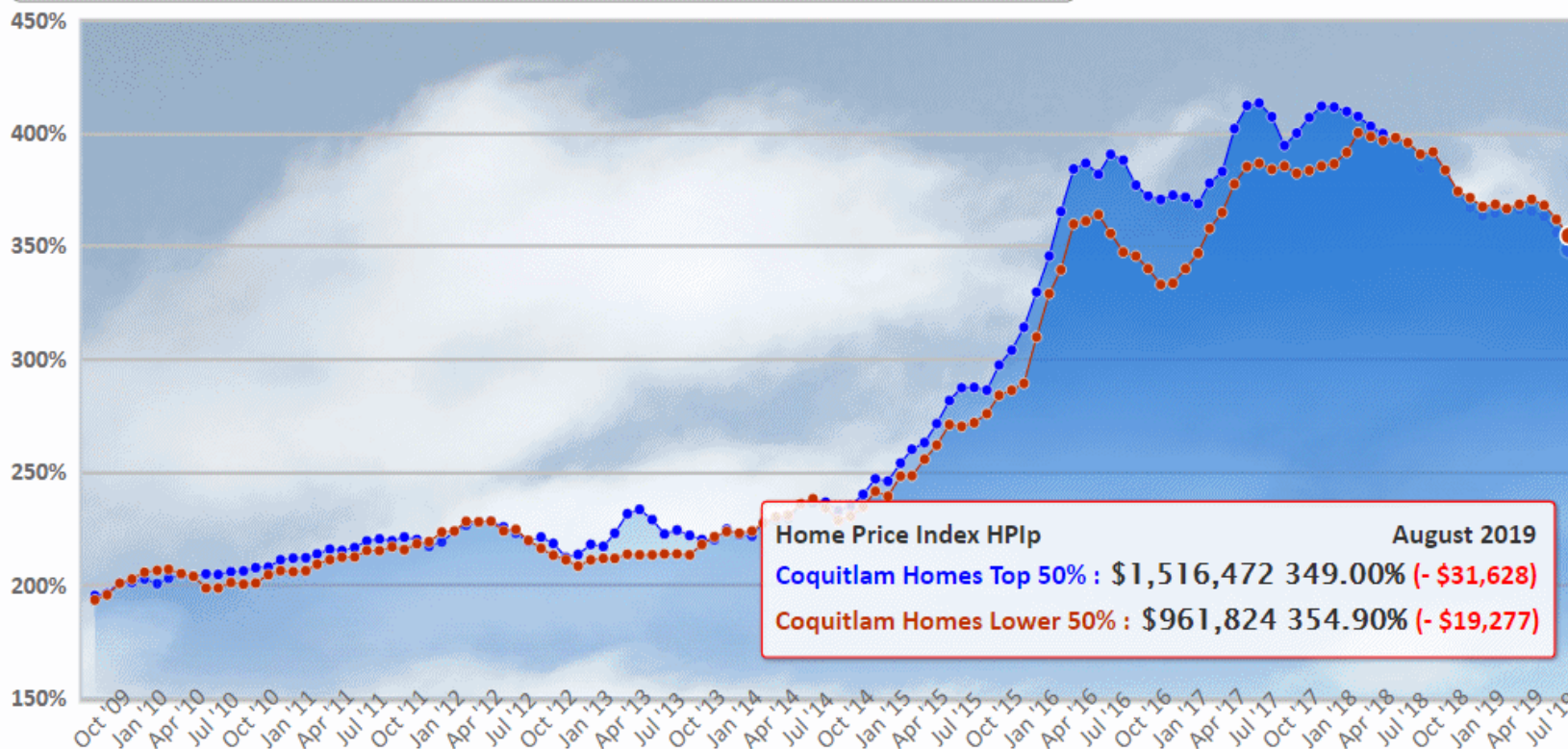
Market Analysis and Forecasting

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

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Highcharts.com



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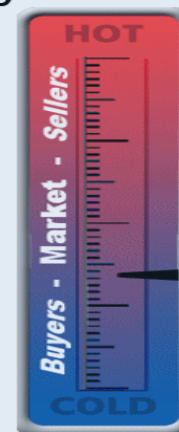
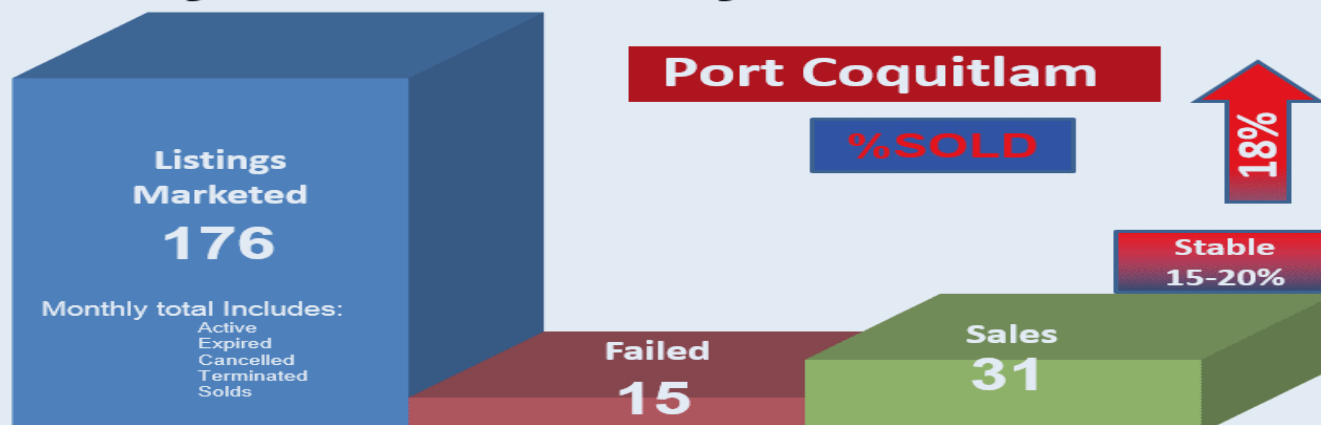
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Monthly Market Activity - Aug 2019 - Single Family



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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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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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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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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How has the Market performed this Past Month and Year?

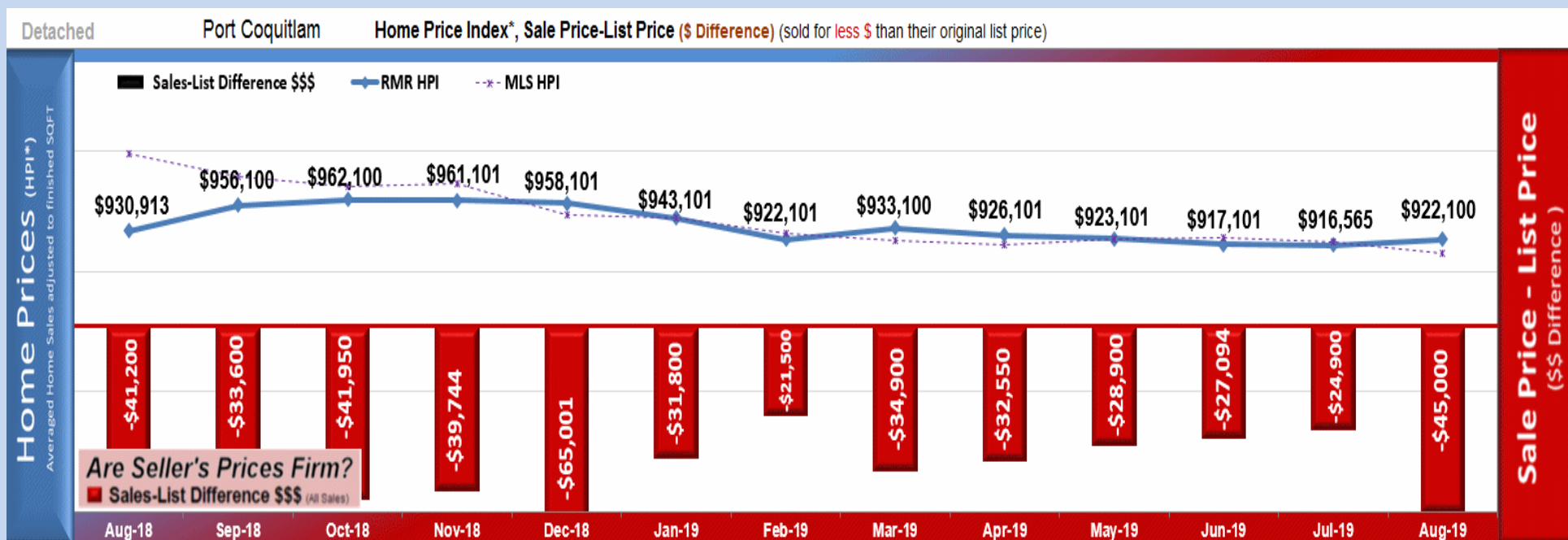


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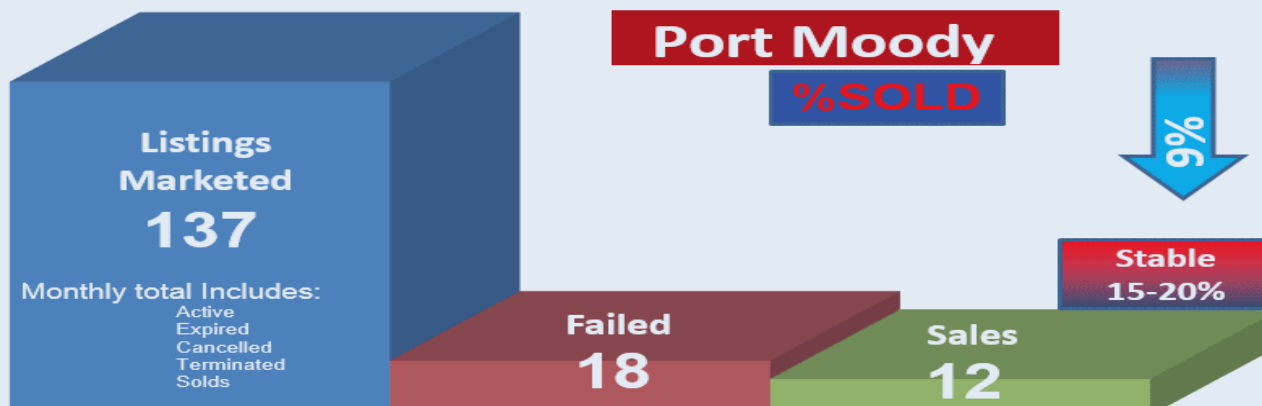
How has the Housing Price Index changed and ... What is the Average Negotiated Discount?



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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. [More Details](#)
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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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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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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

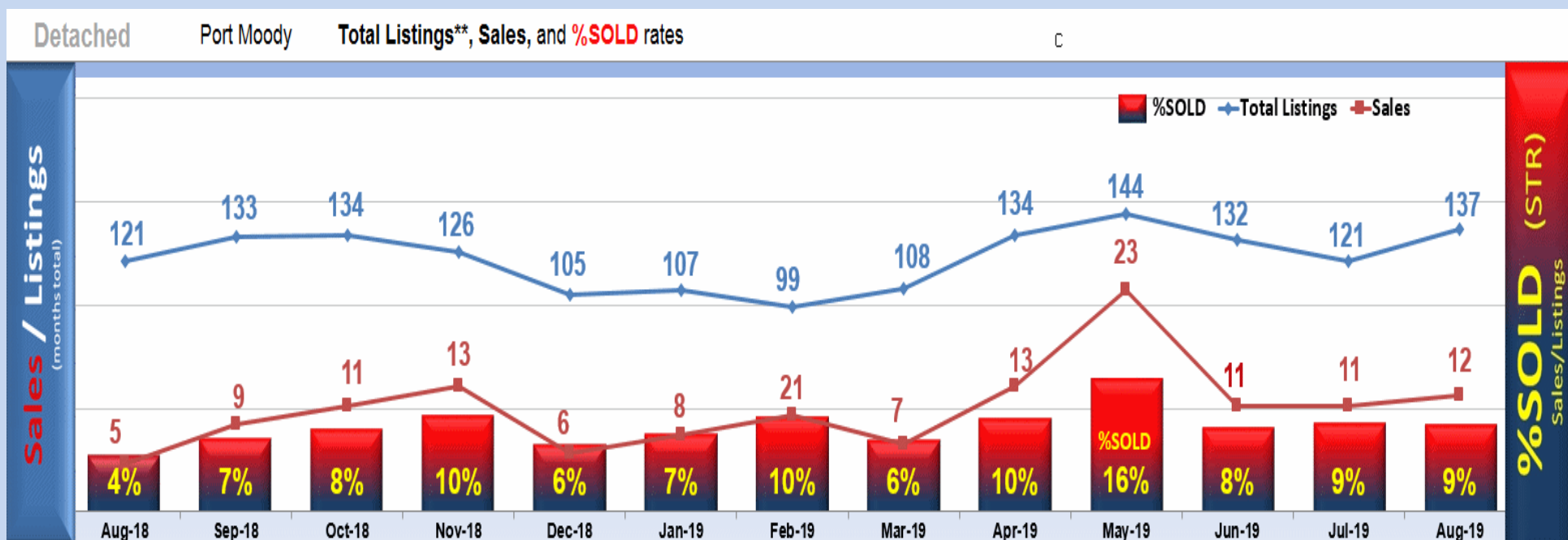


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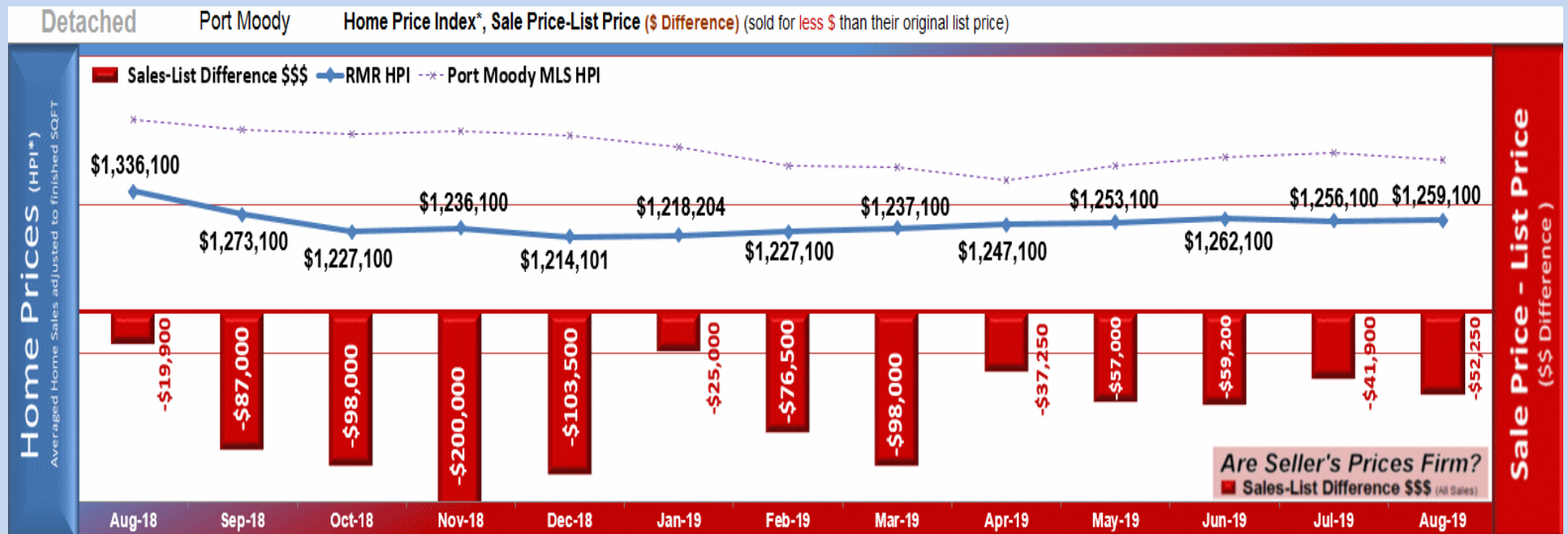
How has the Market performed this Past Month and Year?



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



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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)

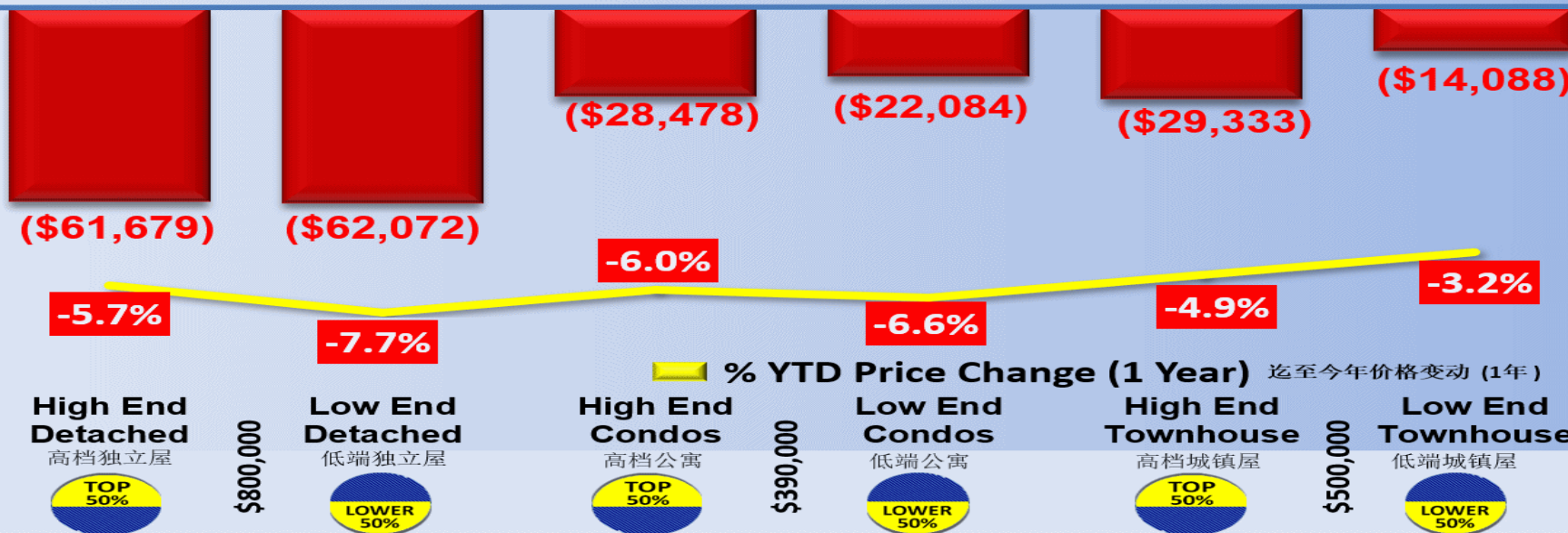
价格变动 (1年)

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)

High End Detached
高档独立屋

\$800,000

TOP 50%

Low End Detached
低端独立屋

LOWER 50%

High End Condos
高档公寓

\$390,000

TOP 50%

Low End Condos
低端公寓

LOWER 50%

High End Townhouse
高档城镇屋

\$500,000

TOP 50%

Low End Townhouse
低端城镇屋

LOWER 50%

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

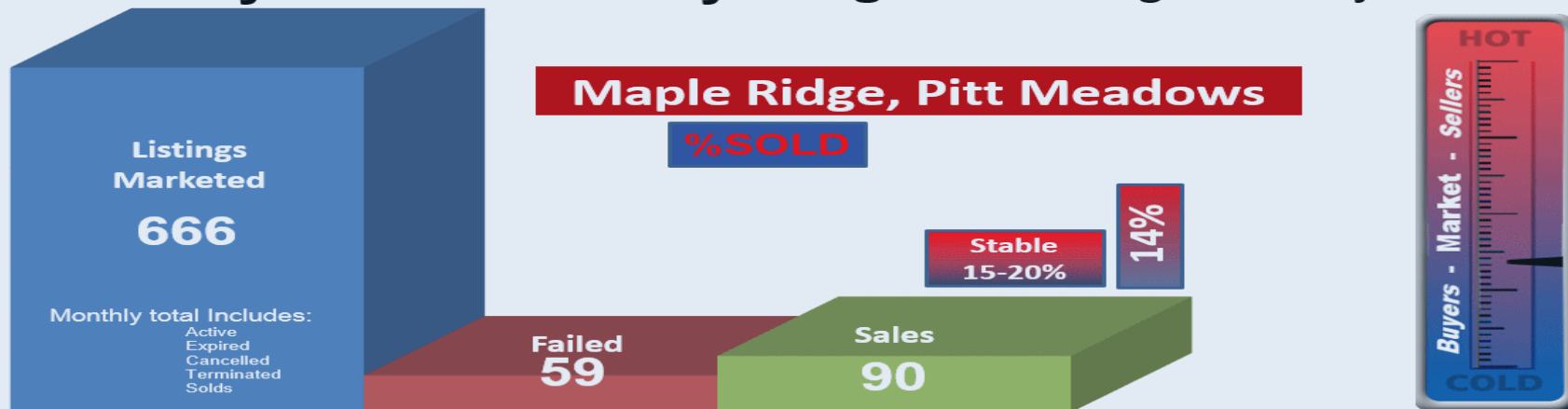


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Monthly Market Activity - Aug 2019 Single Family



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



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

detached homes

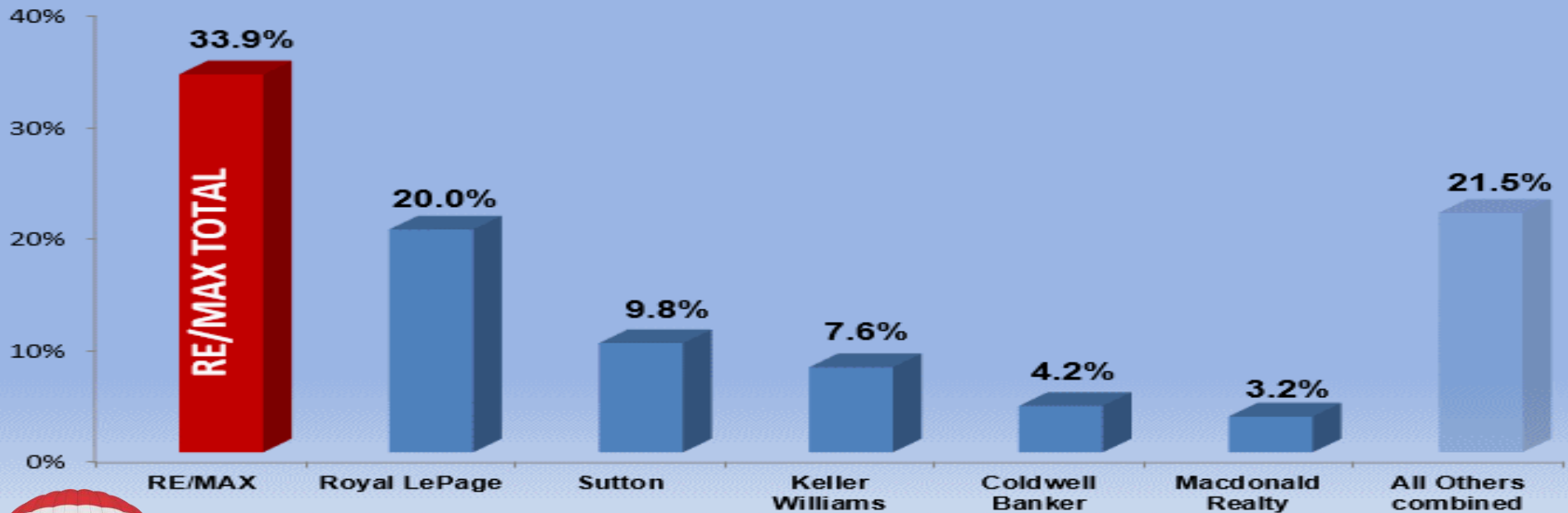


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Market Analysis and Forecasting Sept 1/19 Maple Ridge-Pitt Meadows

the **RE/MAX** Market Share Reports

Maple Ridge - Pitt Meadows
Real Estate Market Share – January to December 2018 (All Real Estate)



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



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produced for: **Ray Yenkana**

RE/MAX Little Oak Realty

Commercial & Residential Real Estate Specialist

RayYenkana.com

Ph: 1-866-206-0832



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

Detached

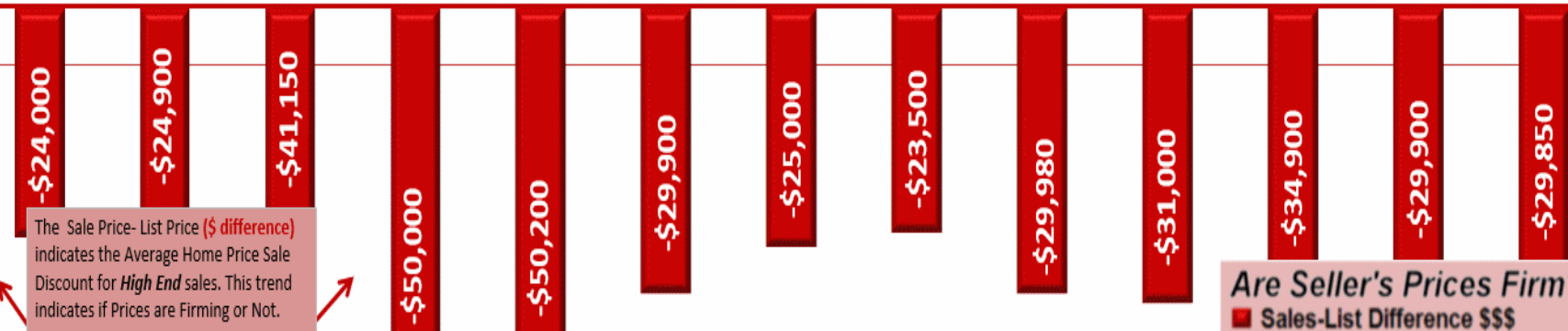
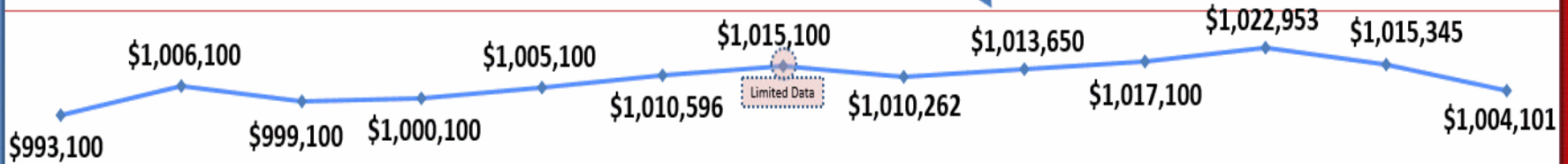
Maple Ridge and Pitt Meadows Home Price Index **HPIp** (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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 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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RE/MAX Statistics, on the Web!

detached homes

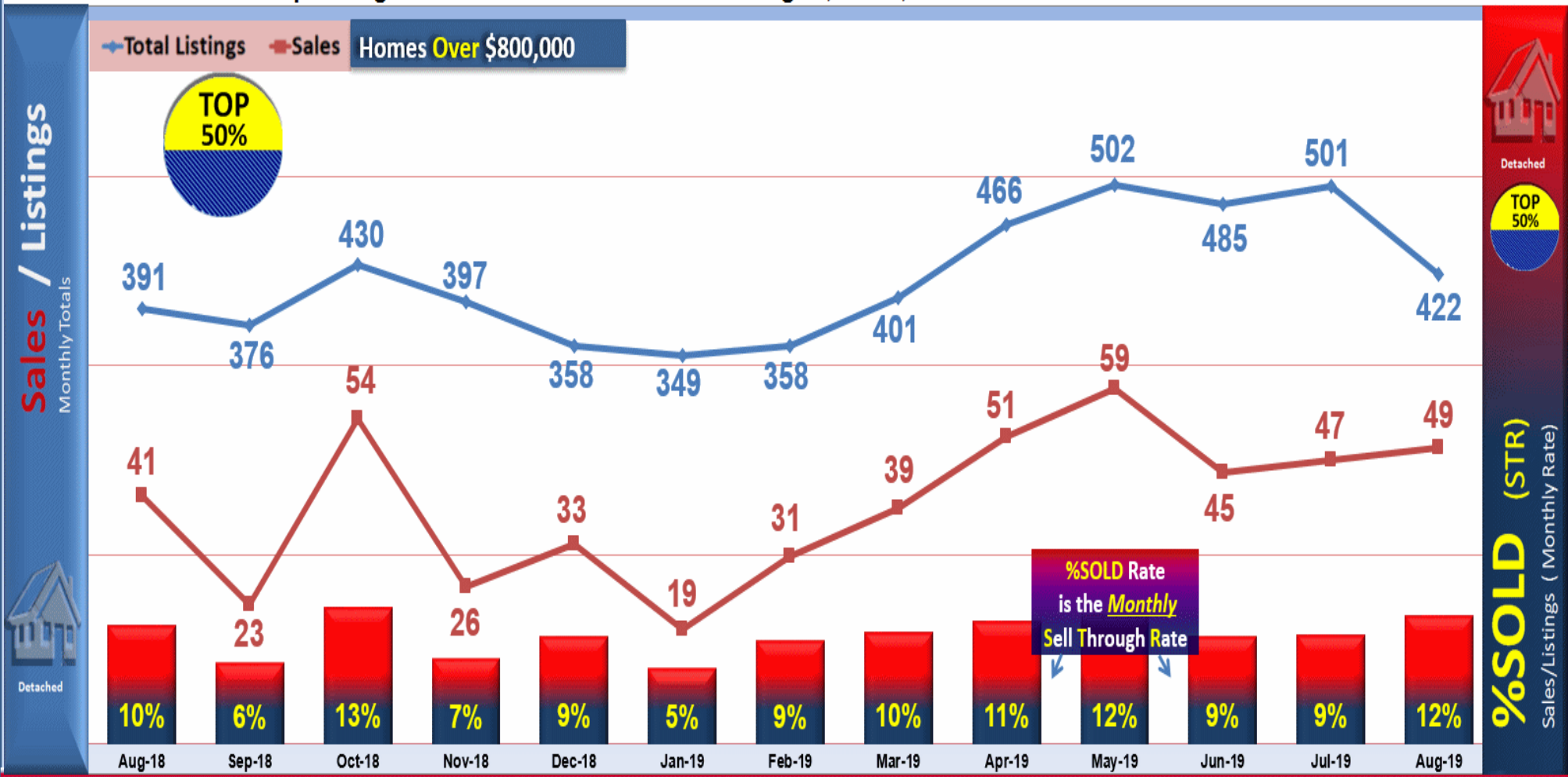


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Market Analysis and Forecasting Sept 1/19 Maple Ridge-Pitt Meadows

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



Sales / Listings
Monthly Totals

Detached
TOP 50%

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



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

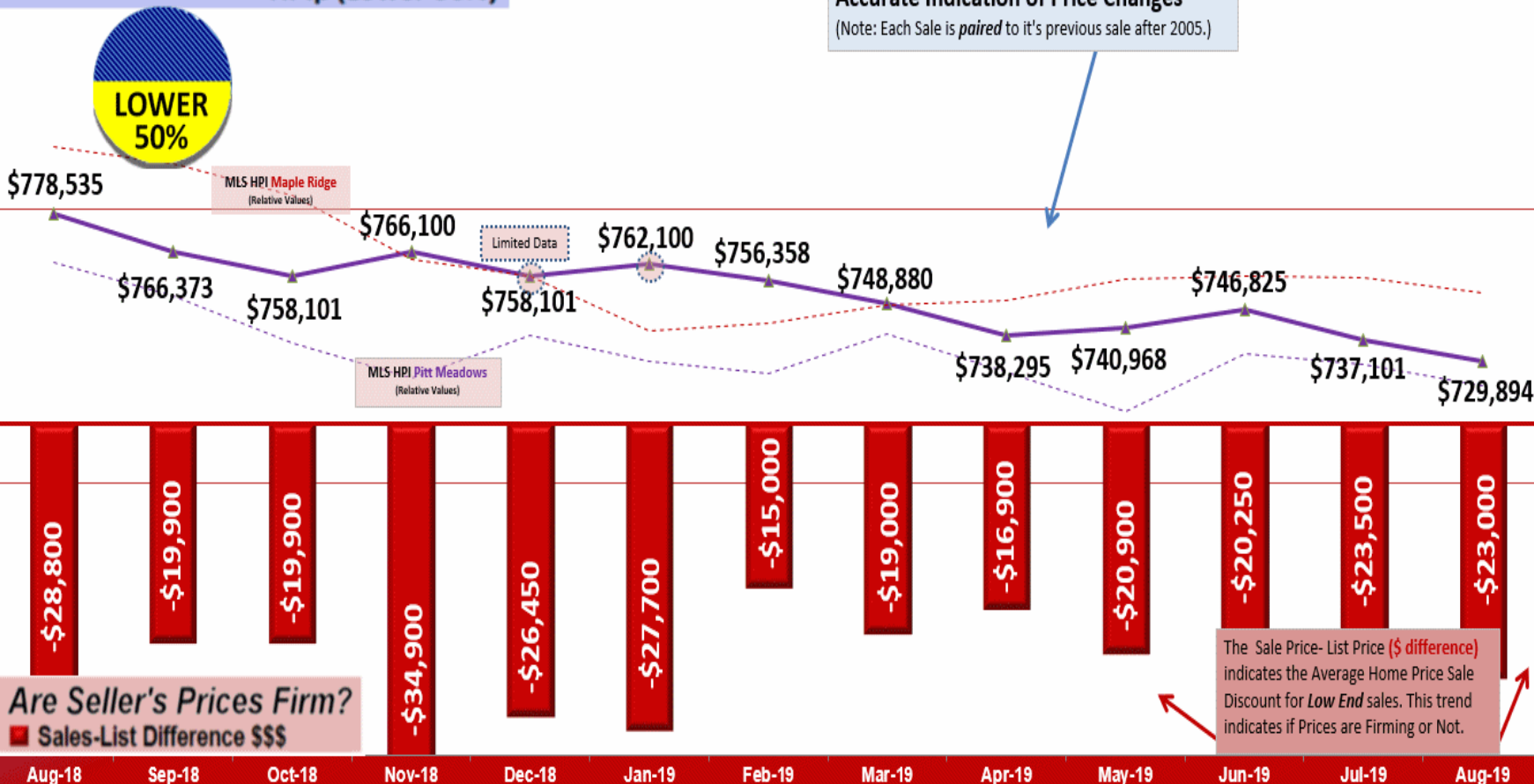
Detached **Maple Ridge and Pitt Meadows** Home Price Index **HPIp** (Lower 50%), Sale Price-List Price (\$ Difference) (Average Home Sold for \$ less than their Original List price for Low End Home sales)

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



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



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detached homes

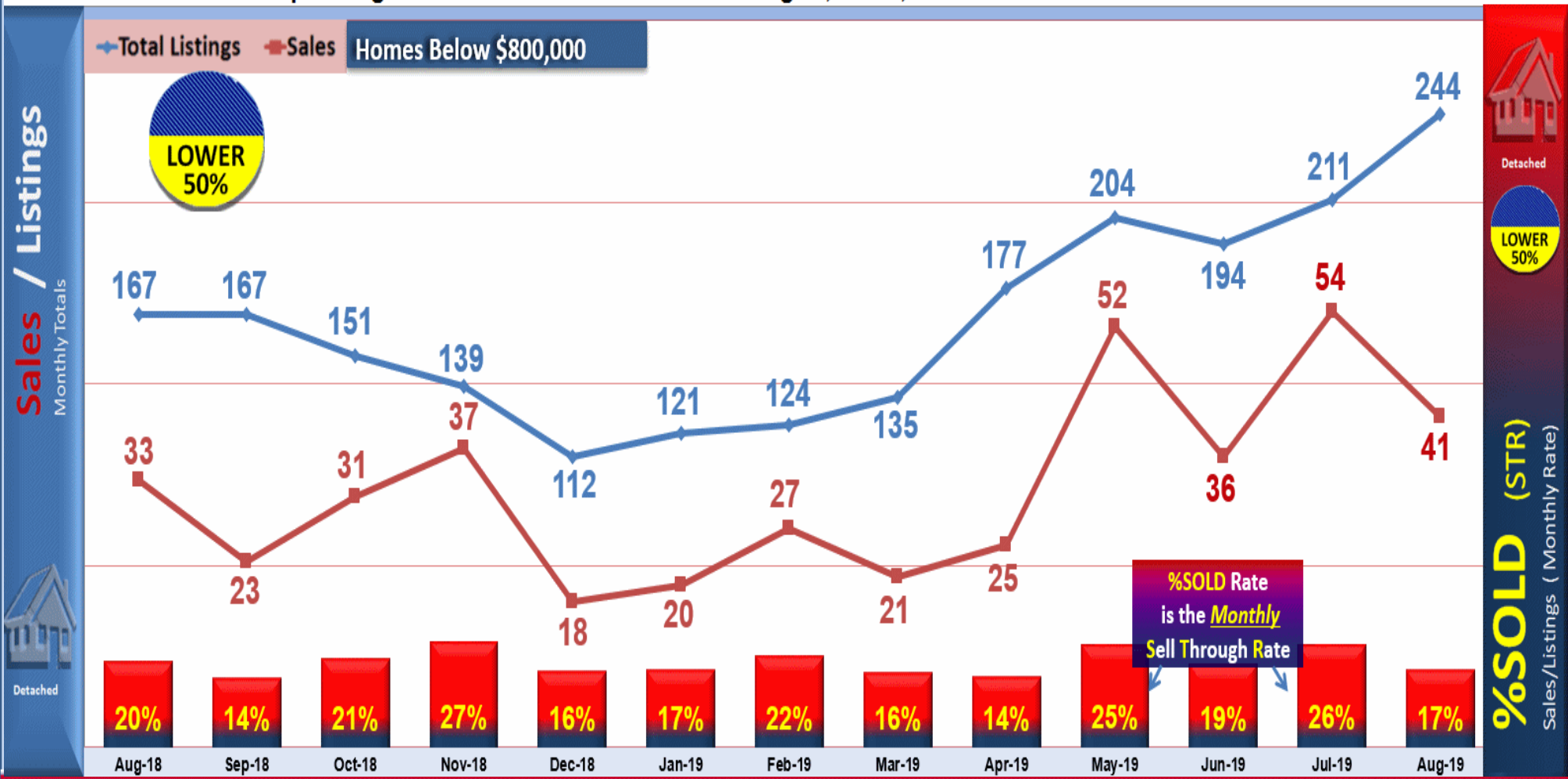


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Market Analysis and Forecasting Sept 1/19 Maple Ridge-Pitt Meadows

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



Sales / Listings
Monthly Totals

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

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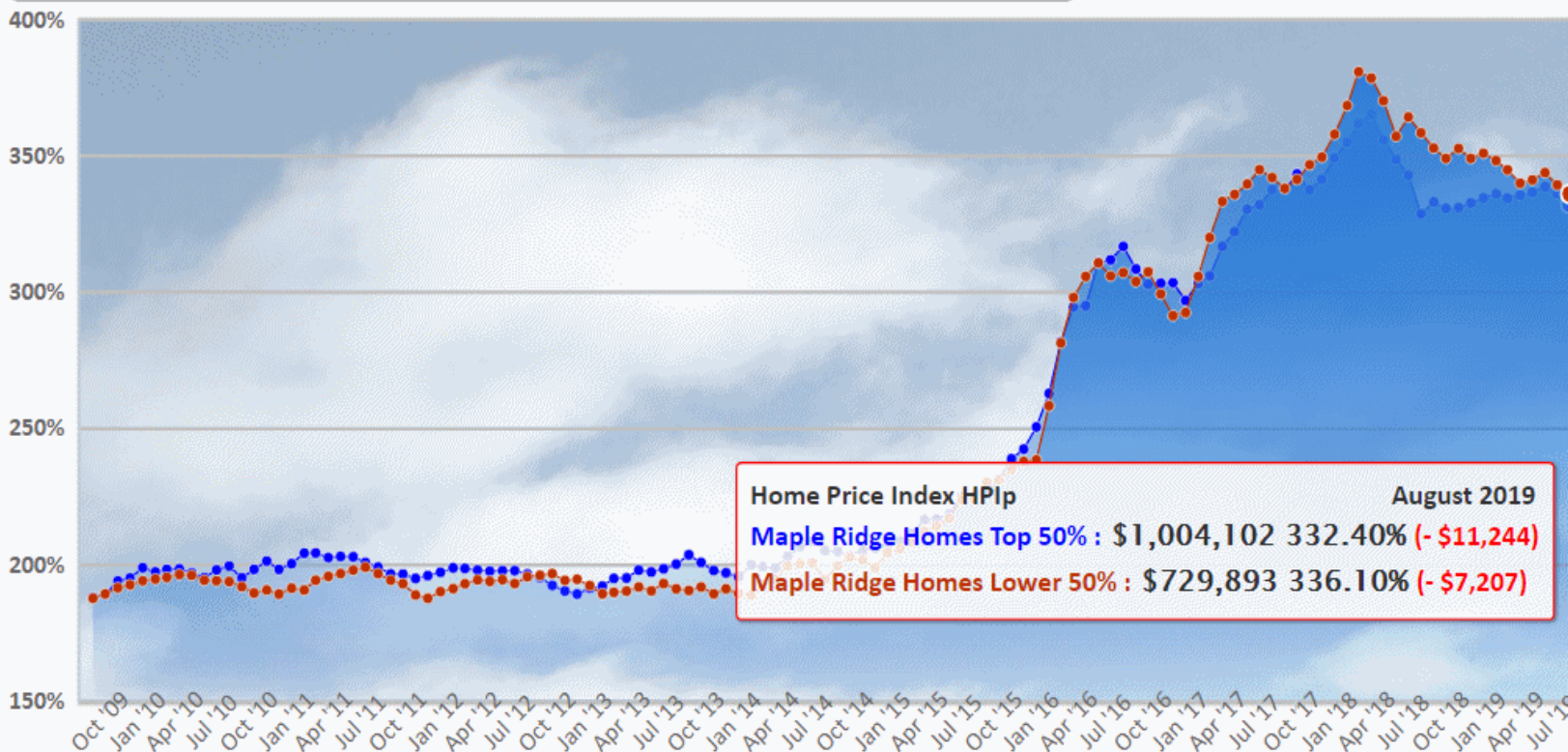
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Maple Ridge Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Maple Ridge Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



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 >>>

Highcharts.com



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South Surrey White Rock Real Estate Price Changes (\$/%)

白石,南素里 房地產價格變動/白石,南素里 房地產價格變動

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

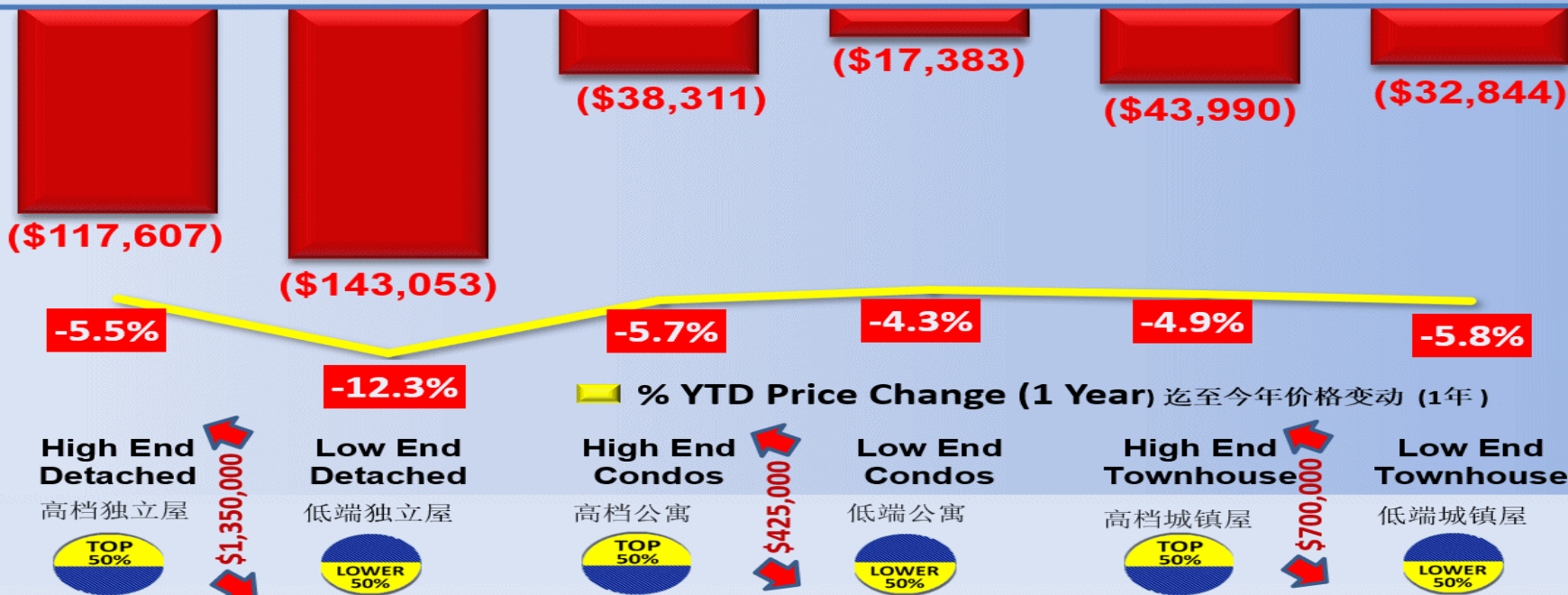
房屋类型: 迄至今年 (每季) 由2018 六月份至2019 六月份

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

YTD Home Price Changes \$\$\$ 年終住房價格變動

YTD Home Price Changes % 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)

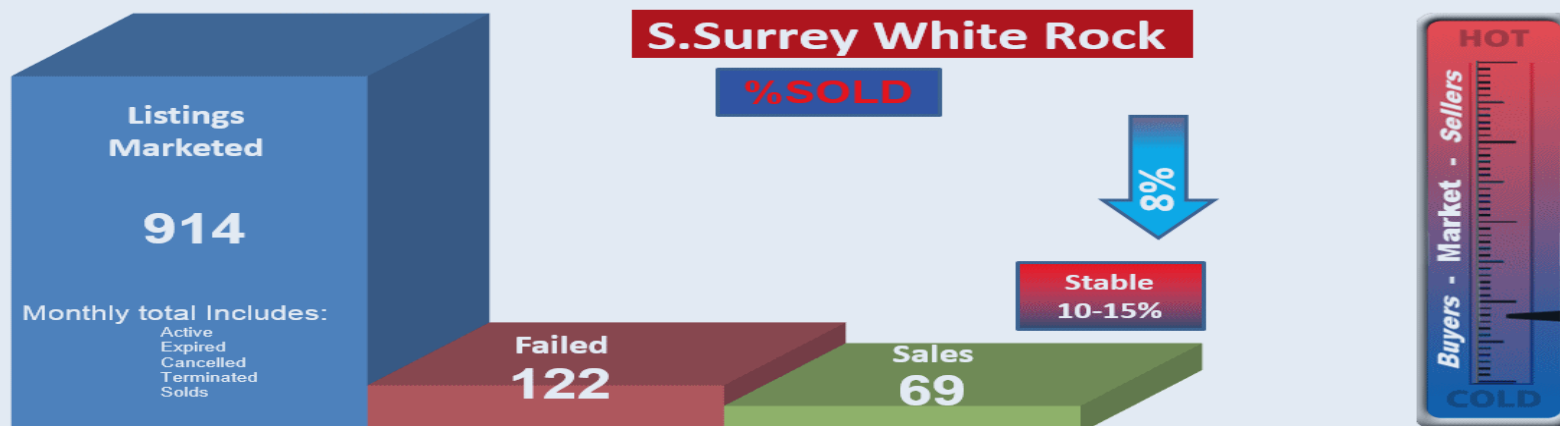
Data source: FVREB, REBGV, CADREB Real Estate Board & they assume no responsibility for accuracy. By: Vancouver Junket Reports

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Monthly Market Activity - Aug 2019 - Single Family



Sept 1 2019 White Rock - South Surrey Market Update (Detached)

Current: White Rock South Surrey is in a Buyer Market with average listing inventories, **8 %SOLD** rate and a 94% Sell/List Ratio.

(This means that there is an average of a \$76,500 discount on a sale from the original list price)

Most Active Price Range: Homes below \$900,000 have **19.6 %SOLD** rate.

Least Active Price Range: Homes above \$1.9 mill. have **2.6 %SOLD** rate.

History: The S. Surrey White Rock Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices decreased \$172,288.
The S. Surrey White Rock Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices decreased \$74,750.



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

White Rock - South Surrey List Price Ranges Statistics - Aug 2019							Detached
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$900,000	56	11	38	94%	-\$29,000	19.6%	↑
\$900,001-\$1,100,000	102	13	18	92%	-\$87,858	12.7%	
\$1,100,001-\$1,250,000	70	7	44	94%	-\$81,000	10.0%	
\$1,250,001-\$1,400,000	100	11	45	96%	-\$60,000	11.0%	
\$1,400,001-\$1,600,000	82	3	20	94%	-\$86,000	3.7%	↓
\$1,600,001-\$1,900,000	82	4	60	87%	-\$238,500	4.9%	↓
\$1,900,001-\$2,200,000	94	5	24	95%	-\$100,000	5.3%	↓
\$2,200,001-\$3,000,000	211	12	69	93%	-\$179,000	5.7%	↓
\$3,000,001 and more	117	3	33	80%	-\$738,000	2.6%	↓
Total Activity	914	69	42	94%	-\$76,500	8%	↓

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)	929	960	914		-46	↓
Active Listings (1st of the month)	781	808	755	723	-32	↓
Solds	55	86	69		-17	↓
Days on Market (DOM)	32	38	42		4	↑
%SOLD (Sales/Listings /monthly rate)	5.9%	9.0%	7.5%		-1.4%	↓
(Top 50%) Home Price Index HPIp	\$2,084,404	\$1,947,101	\$1,912,116		-\$34,985	↓
(Lower 50%) Home Price Index HPIp	\$1,062,101	\$994,101	\$987,351		-\$6,750	↓



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What Sold in your Neighbourhood and for What Price?

White Rock - South Surrey Sub areas Statistics - Aug 2019				Detached		
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Elgin Chantrell	138	7	70	89%	-\$259,905	5.1%
Sunnyside Pk Surrey	67	7	16	94%	-\$81,000	10.4%
Crescent Bch Ocean Pk.	150	14	34	93%	-\$126,429	9.3%
White Rock	186	9	45	93%	-\$108,000	4.8%
King George Corridor	114	14	38	93%	-\$29,900	12.3%
Hazelmere	25	2	54	73%	-\$625,000	8.0%
Grandview Surrey	97	7	60	96%	-\$120,000	7.2%
Morgan Creek	86	7	24	94%	-\$53,000	8.1%
Pacific Douglas	51	2	27	94%	-\$63,400	3.9%
Total Activity	914	69	42	94%	-\$76,500	8%



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Next Months Market Forecast

Forecast: White Rock South Surrey has average Listing supply; 723 homes are for sale and with the **8 %SOLD** monthly rate gives us a ~13 months of inventory. 25% of the active listings have reduced their price by \$107,434 on average or \$79,000 median for the last month. We project White Rock South Surrey to be a continued Buyer market.

August's Real Estate Statistics shows 61% of Fraser Valley's Detached Markets decreased values this month. Overall, Single Family Homes in the Fraser Valley Market had a \$1,699 monthly price decrease, which is an improvement from the \$3,176 drop that we saw last month. On the other hand, the Vancouver Detached Markets continued to show a serious monthly price decrease of \$13,210. 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. 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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#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

detached homes

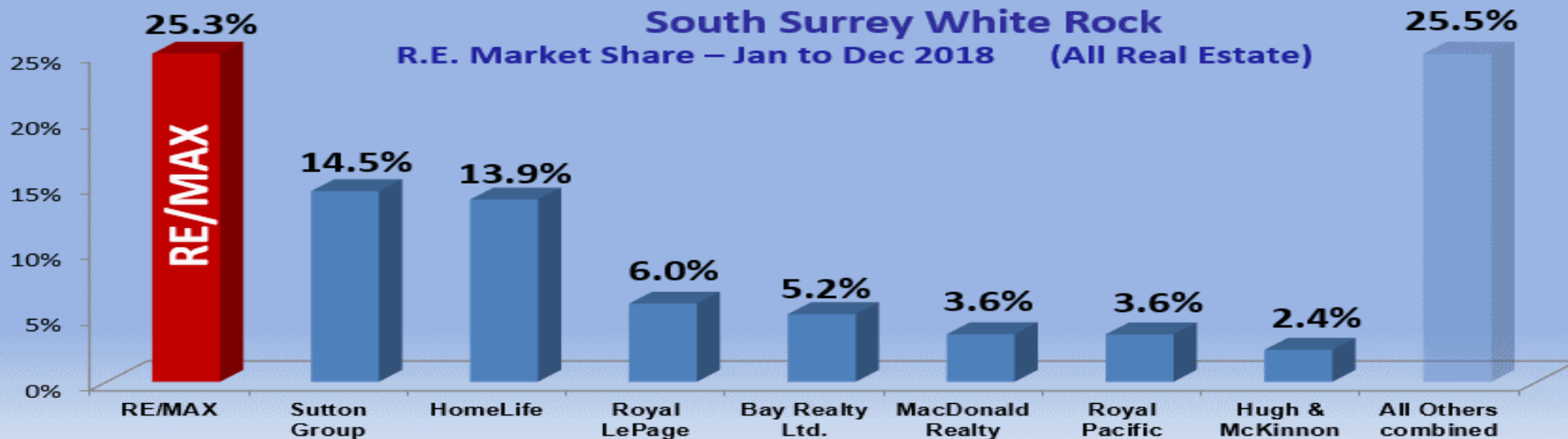


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Market Analysis and Forecasting Sept 1/19 White Rock & S. Surrey

#1 the RE/MAX Market Share Reports



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

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Market Analysis and Forecasting Sept 1/19 White Rock & S. Surrey

Detached White Rock - South Surrey 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)

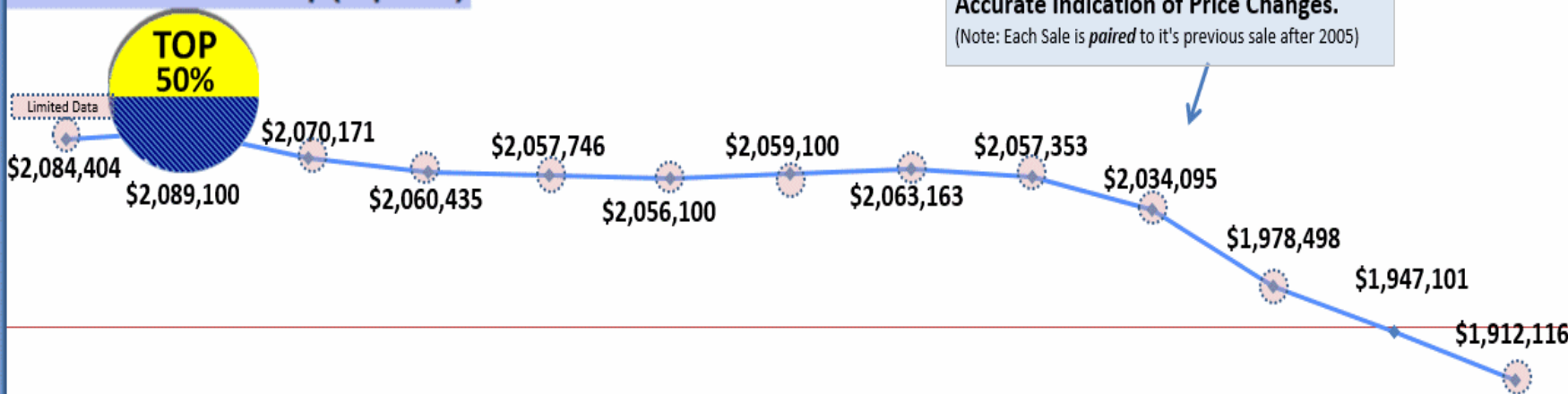
Are Home Prices Up?

Homes Over \$1,350,000

Home Price Index → HPIp (Top 50%)

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

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



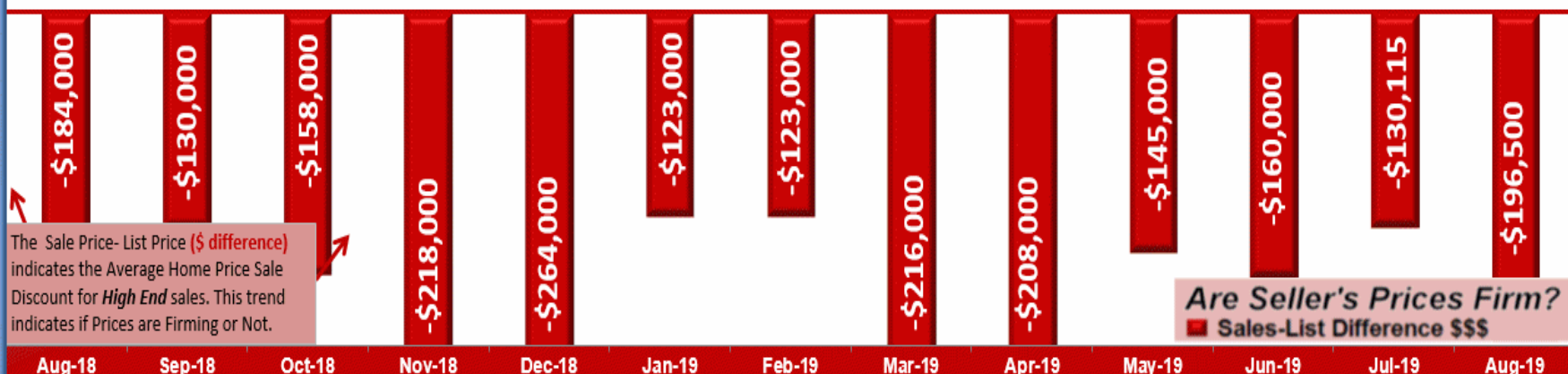
Home Price Changes
(Home Price Index Paired sales from 2005)



Detached

TOP 50%

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 \$\$\$

*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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#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

detached homes



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Market Analysis and Forecasting Sept 1/19 White Rock & S. Surrey

Detached White Rock - South Surrey Total Listings**, Sales, and %SOLD rates

← Total Listings → Sales Homes Over \$1,350,000

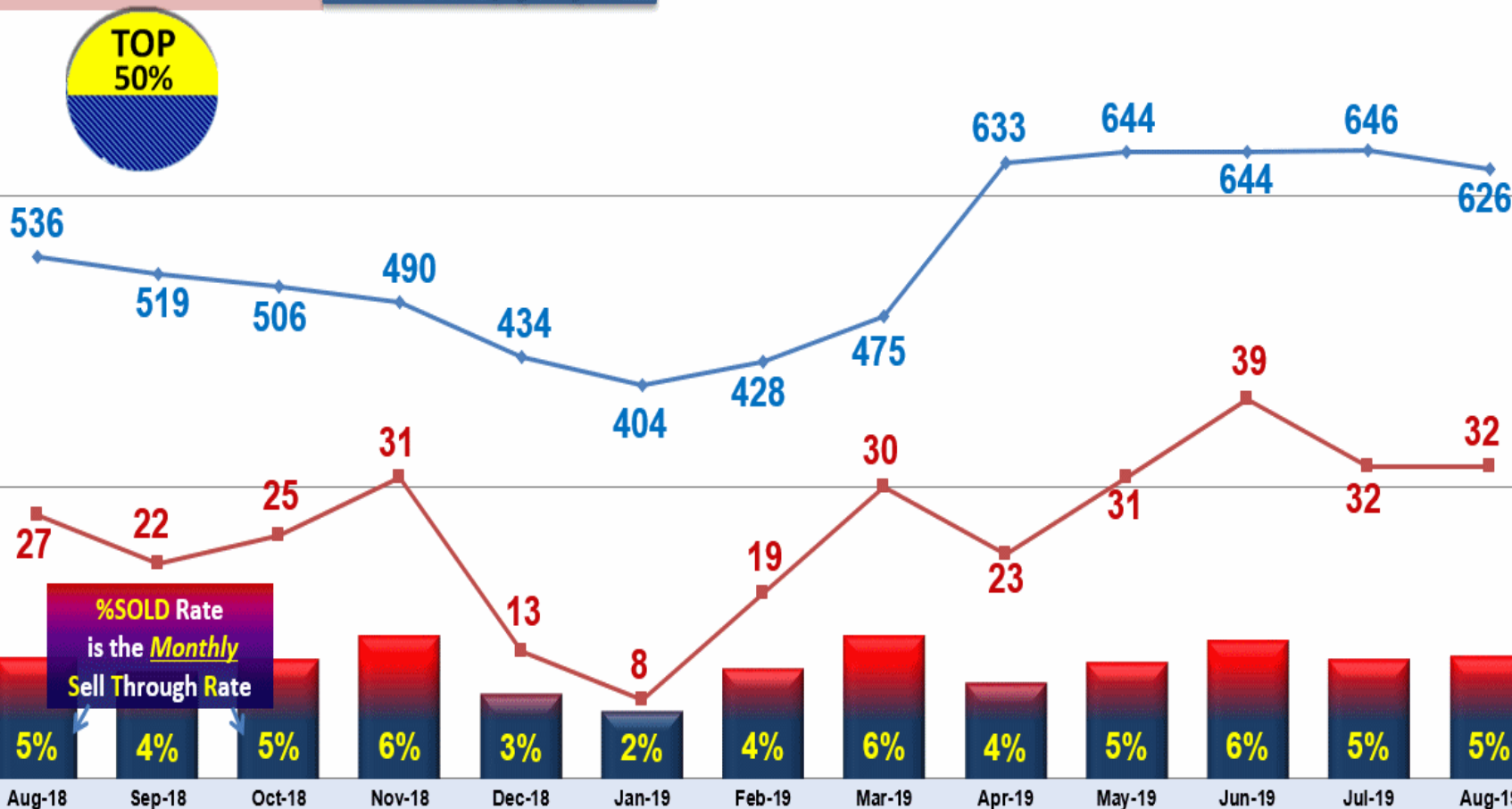


Detached



Sales / Listings
Monthly Totals

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



%SOLD Rate is the Monthly Sell Through Rate



Detached



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White Rock - South Surrey

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)

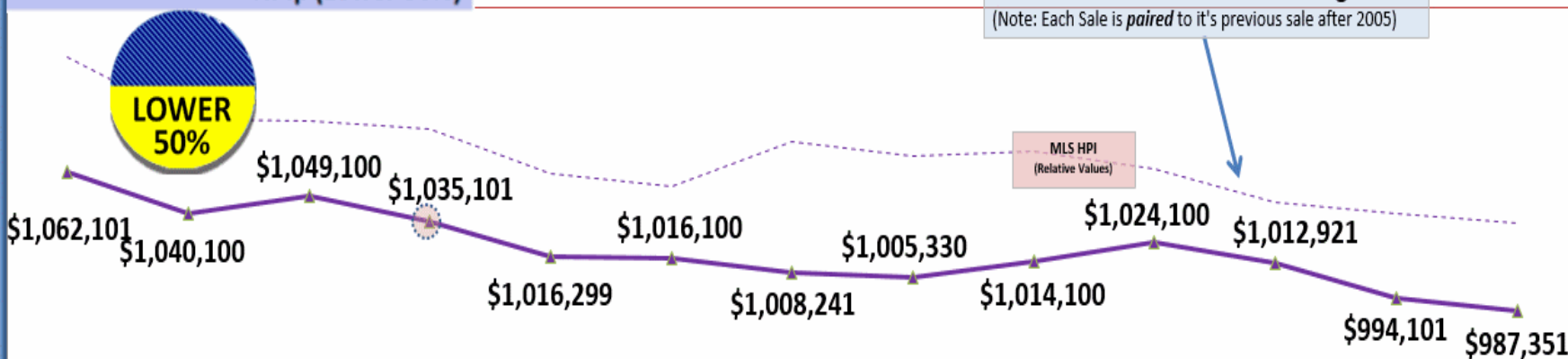
Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

Homes Below \$1,350,000

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

(Note: Each Sale is paired to its previous sale after 2005)



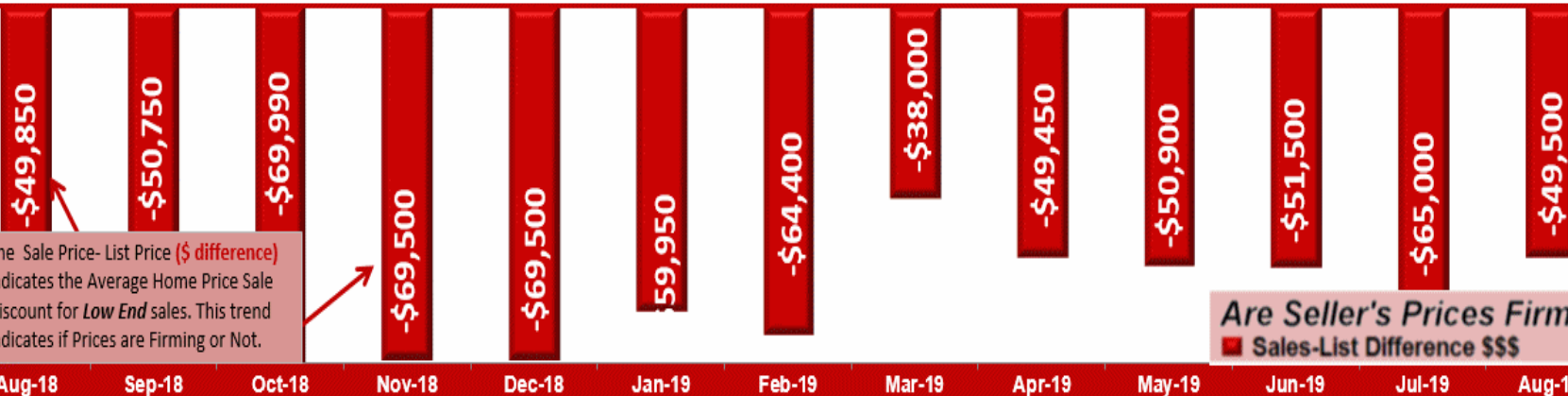
Home Price Changes
(Home Price Index Paired sales from 2005)



Detached



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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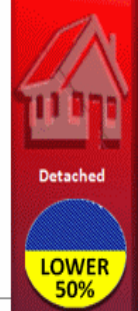
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Detached White Rock - South Surrey Total Listings**, Sales, and %SOLD rates

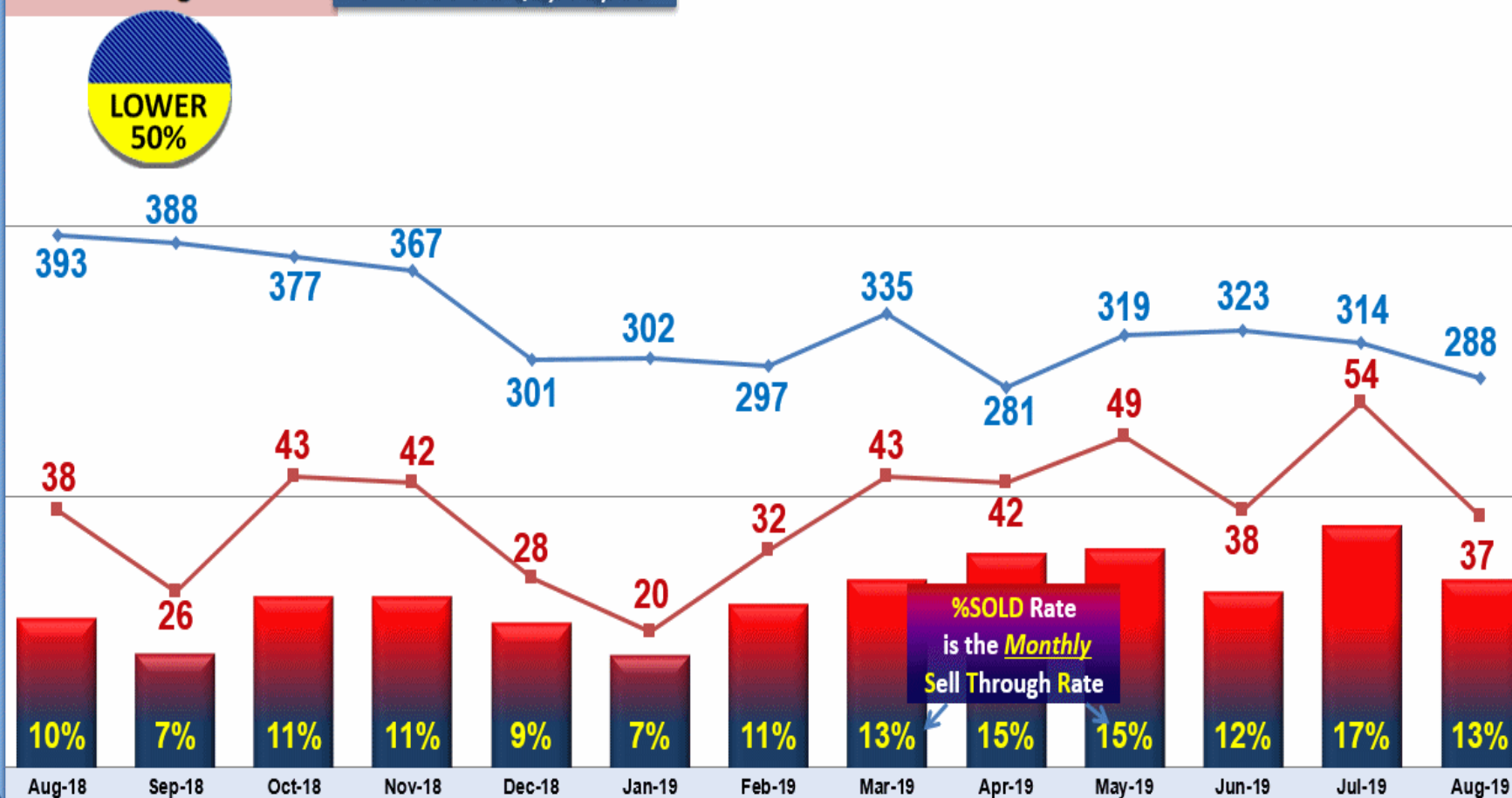
← Total Listings → Sales Homes Below \$1,350,000



Sales / Listings
Monthly Totals



Detached



%SOLD Rate is the Monthly Sell Through Rate

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

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month. The DOM, and Sale - List Price differences are based on medians, not averages. Market Share Reports include all property types. [More Details](#)
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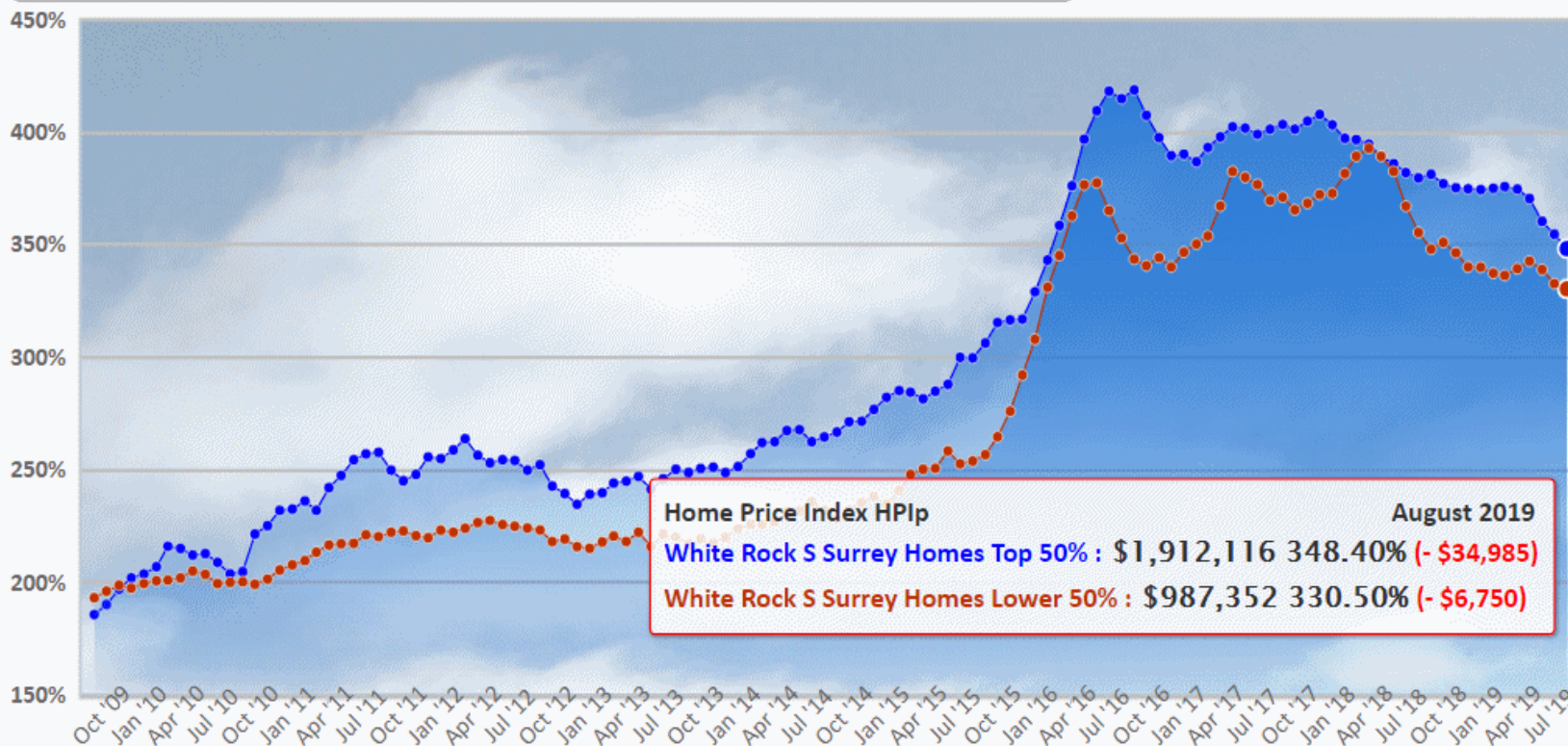
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White Rock S Surrey Homes Top 50% : HPIp Forecast+ Forecast-
 White Rock S Surrey Homes Lower 50% : HPIp Forecast+ Forecast-



Monthly Home values

Date	Value
Aug 2019	% 348.40
Jul 2019	% 354.80
Jun 2019	% 360.50
May 2019	% 370.60
Apr 2019	% 374.80
Mar 2019	% 375.90
Feb 2019	% 375.20
Jan 2019	% 374.60
Dec 2018	% 374.90
Nov 2018	% 375.40
Oct 2018	% 377.20
Sep 2018	% 381.40

<<< 123 >>>

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North Delta Real Estate Price Changes (\$/%)

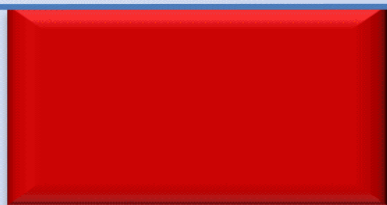
房地产价格变动(\$/%)

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)



(\$17,959)

-1.8%



(\$27,576)

-3.4%

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

High End Detached

高档独立屋



\$940,000

Low End Detached

低端独立屋



房地產價格變動

YTD Home Price Changes \$\$\$

房地產價格變動

YTD Home Price Changes %%

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

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Monthly Market Activity - Aug 2019 Single Family



Sept 1 2019 N. Delta Market Update (Detached)

Current: N.Delta has a Seller Market with **17 %SOLD** rate and a 96% Sell/List ratio.

(This means that there is an average of a \$43,278 discount from the original list price)

Most Active Price Range: Homes below \$875,000 have a high **33.3 %SOLD** rate.

Least Active Price Range: Homes above \$1.2 mill. have **10.1 %SOLD** rate.

History: The North Delta Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices decreased \$38,114. The North Delta Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices decreased \$17,905.

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



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

N. Delta List Price Ranges Statistics - Aug 2019

Detached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$875,000	39	13	57	95%	-\$42,400	33.3%	↑
\$875,001-\$980,000	54	10	55	96%	-\$32,000	18.5%	↑
\$980,001-\$1,200,000	99	16	35	96%	-\$40,500	16.2%	↑
\$1,200,001 and more	99	10	57	97%	-\$42,750	10.1%	
Total Activity	291	49	58	96%	-\$43,278	17%	↑

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)	269	309	291		-18	↓
Active Listings (1st of the month)	210	240	218	211	-7	↓
Solds	30	49	49		0	
Days on Market (DOM)	36	19	58		39	↑
%SOLD (Sales/Listings /monthly rate)	11%	16%	17%		1.0%	↑
(Top 50%) Home Price Index HPIp	\$1,019,073	\$986,101	\$980,959		-\$5,142	↓
(Lower 50%) Home Price Index HPIl	\$811,908	\$793,270	\$794,003		\$734	↑



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What Sold in your Neighbourhood and for What Price?

N. Delta Sub areas Statistics - Aug 2019					Detached	
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Annieville	66	10	54	96%	-\$34,950	15.2%
Nordel	65	12	68	93%	-\$65,940	18.5%
Scottsdale	80	13	13	98%	-\$24,000	16.3%
Sunshine Hills Woods	80	14	35	96%	-\$42,000	17.5%
Total Activity	291	49	58	96%	-\$43,278	17%



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Next Months Market Forecast

Forecast: North Delta has average Listing supply; 211 homes are for sale and with the **17 %SOLD** monthly rate gives us about ~6 months of inventory. 14% of the active listings have reduced their price by \$49,023 on average or \$40,000 on median for the last month. We project North Delta to be a continued Seller market.

August's Real Estate Statistics shows 61% of Fraser Valley's Detached Markets decreased values this month. Overall, Single Family Homes in the Fraser Valley Market had a \$1,699 monthly price decrease, which is an improvement from the \$3,176 drop that we saw last month. On the other hand, the Vancouver Detached Markets continued to show a serious monthly price decrease of \$13,210. 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. 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:

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#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

detached homes



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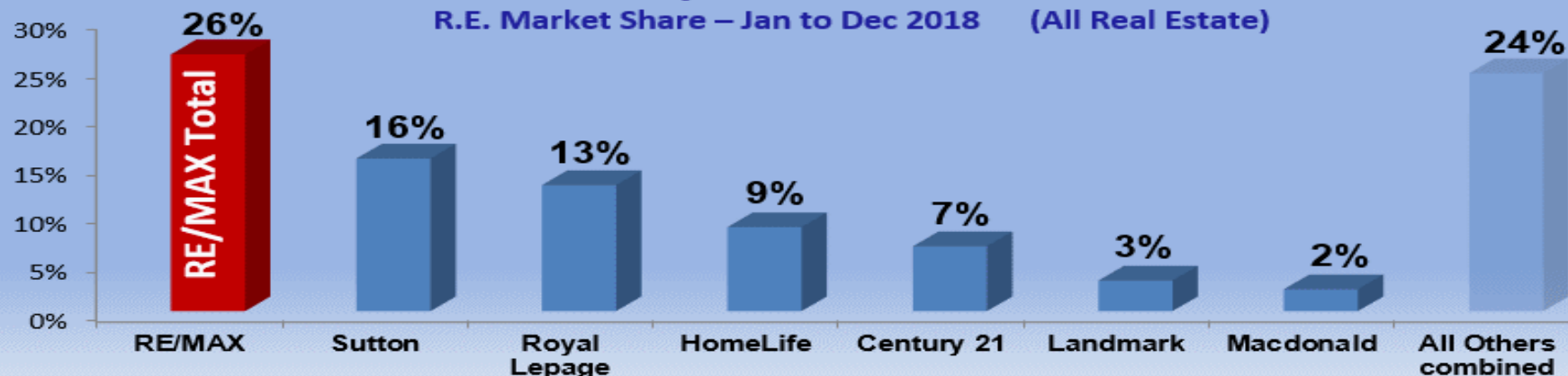
Market Analysis and Forecasting

Sept 1/19 North Delta

#1 the RE/MAX Market Share Reports

Fraser Valley and Chilliwack R.E. Boards

R.E. Market Share – Jan to Dec 2018 (All Real Estate)



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



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detached homes



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Market Analysis and Forecasting

Sept 1/19 North Delta

Detached

North Delta

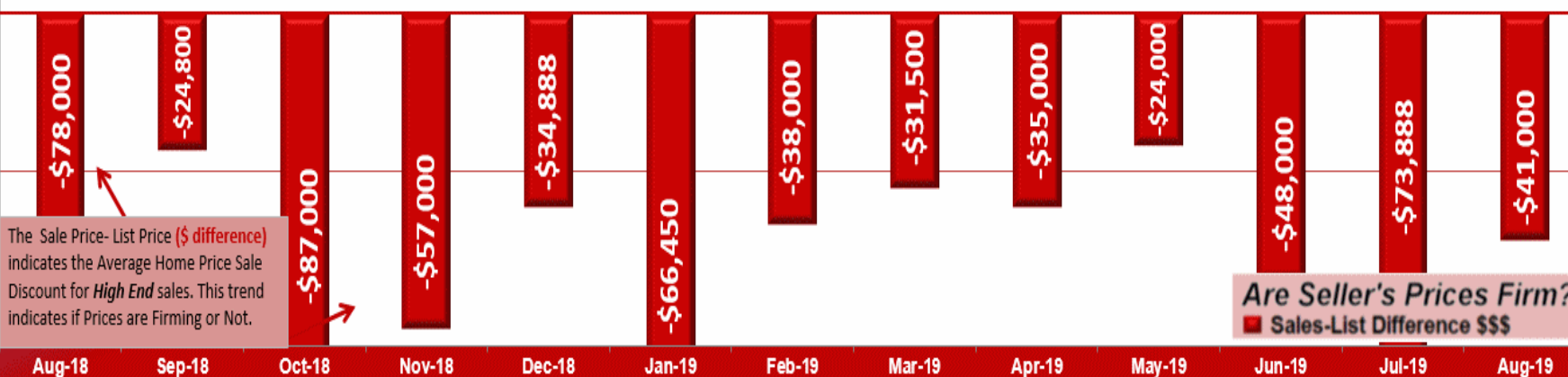
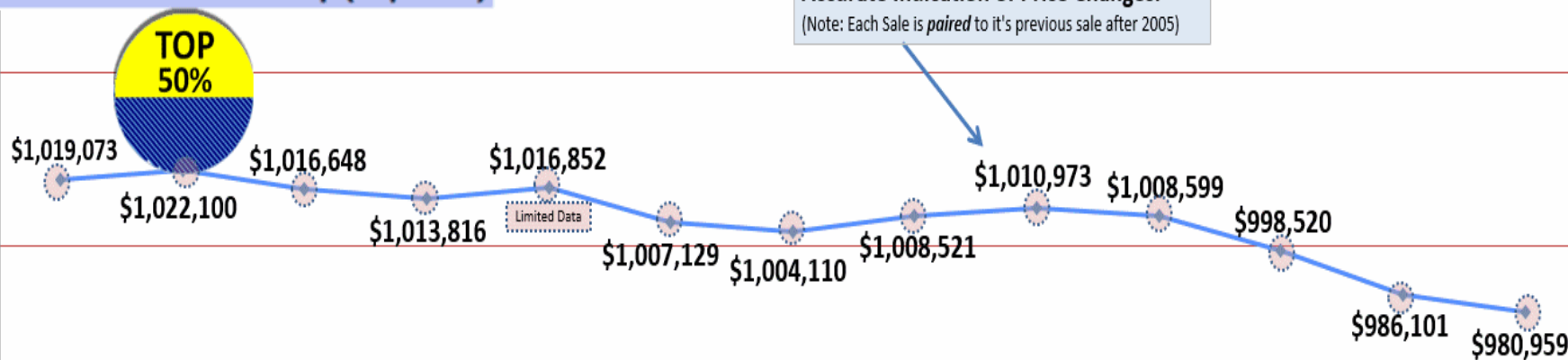
Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

Homes Over \$940,000

The Home Price Index HPIp is our 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 \$\$\$

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



Detached



Detached



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



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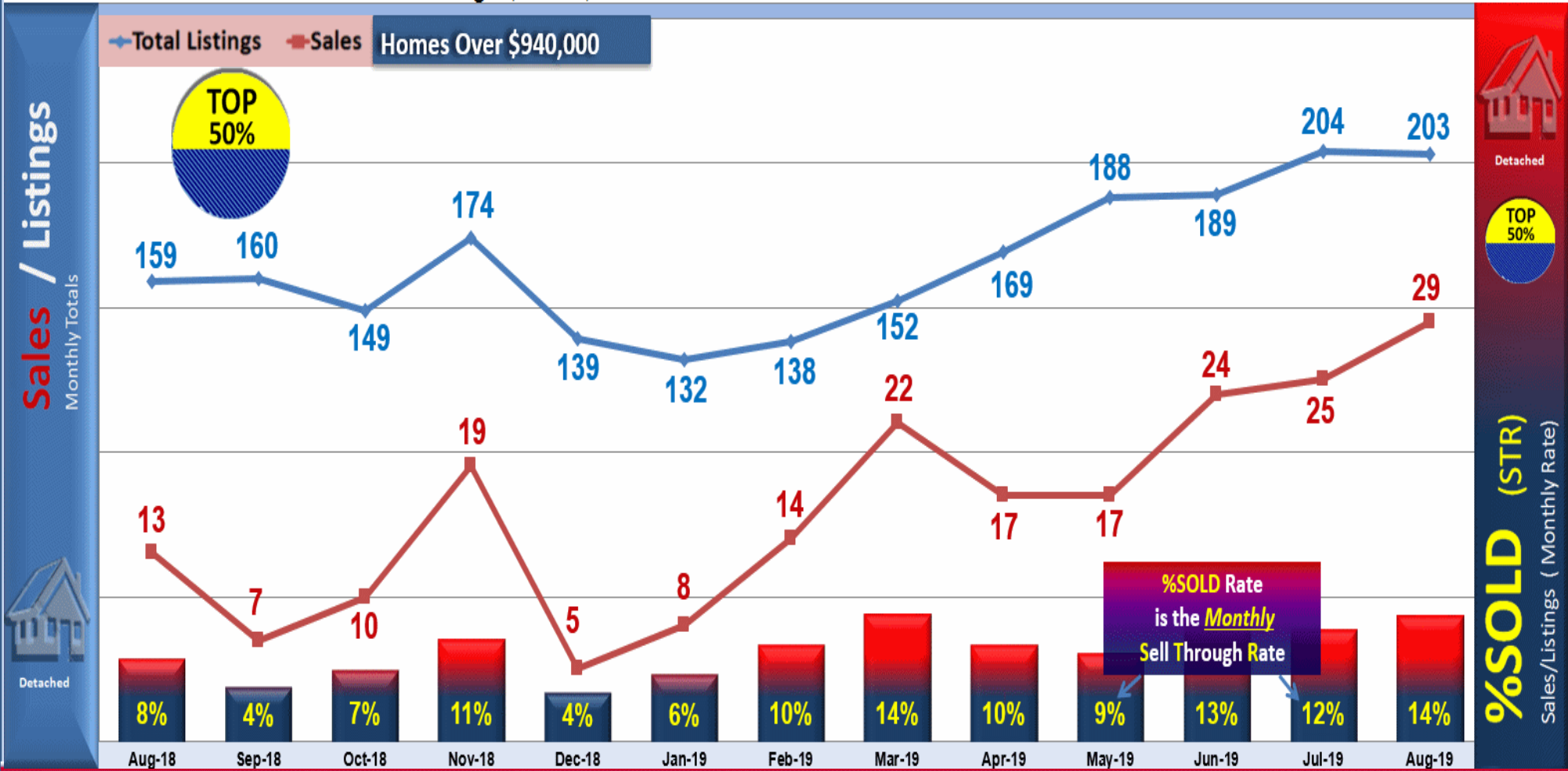
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Market Analysis and Forecasting

Sept 1/19 North Delta

Detached N. Delta Total Listings**, Sales, and %SOLD Rates



Sales / Listings
Monthly Totals



Detached

TOP 50%

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

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

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



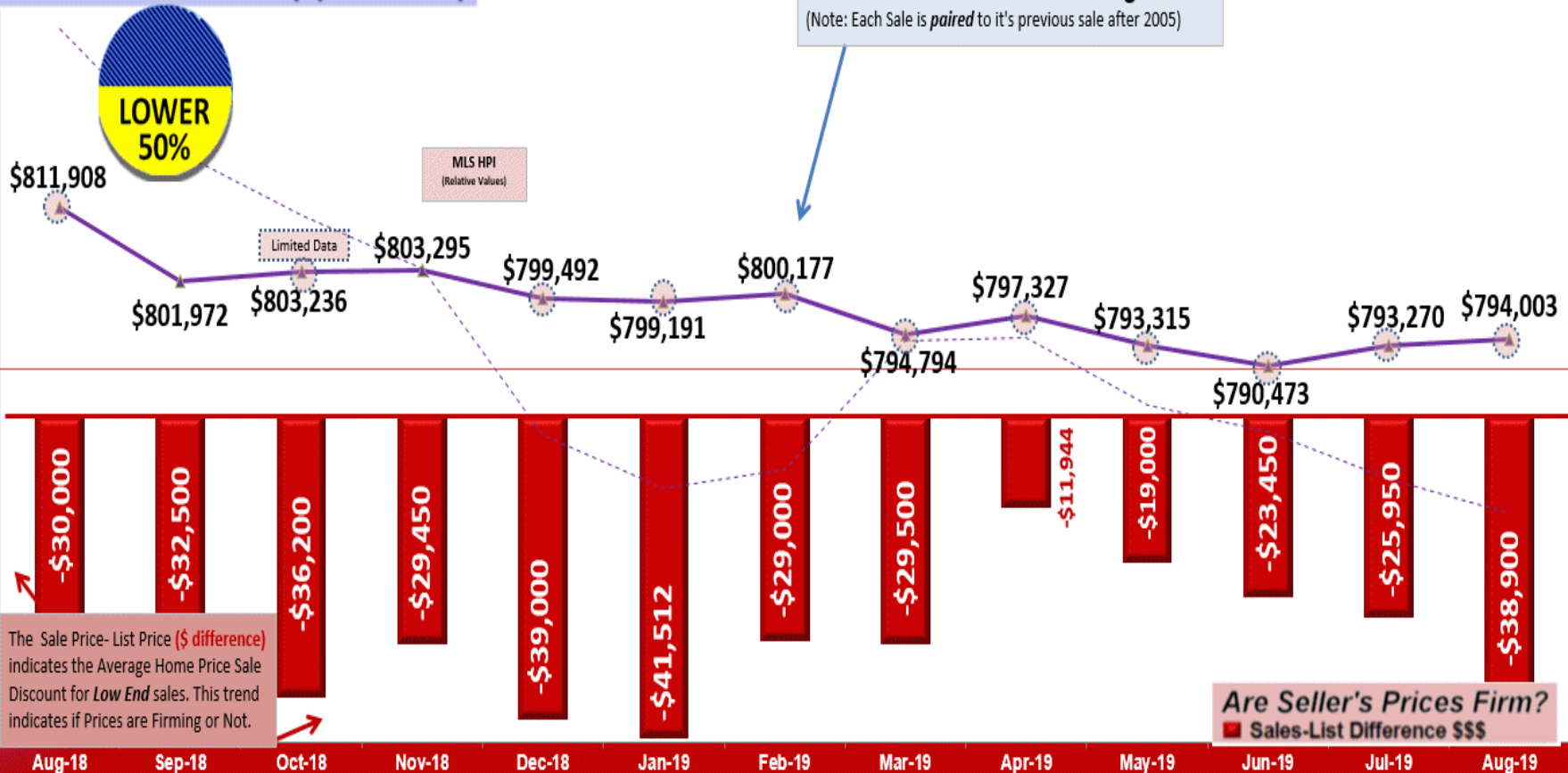
Detached

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

Homes Below \$940,000

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 **Low 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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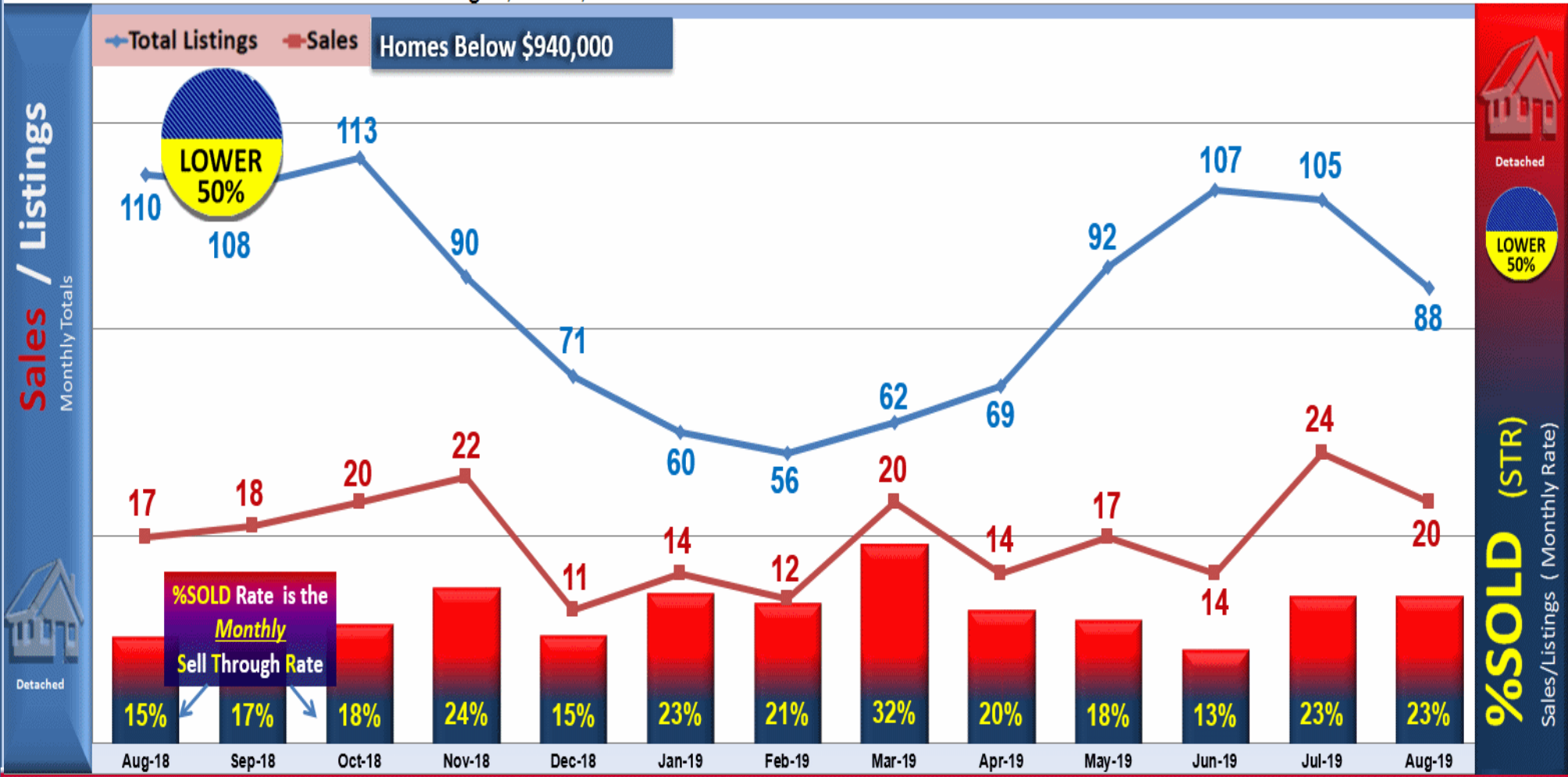
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Market Analysis and Forecasting

Sept 1/19 North Delta

Detached N. Delta Total Listings^{**}, Sales, and %SOLD Rates



Sales / Listings
Monthly Totals



Detached

LOWER 50%

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

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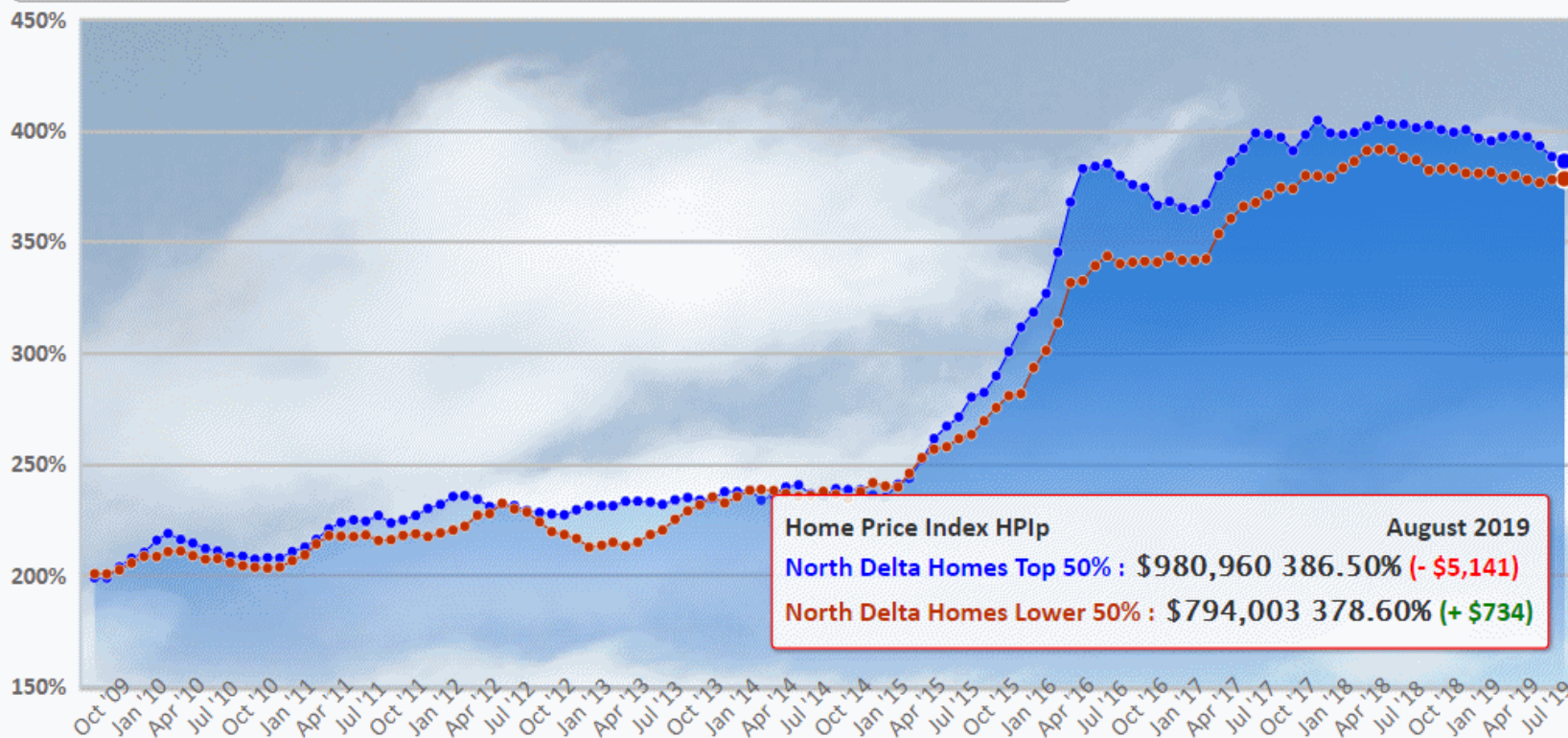
Market Analysis and Forecasting

Sept 1/19 **North Delta**

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



Home Price Index HPIp **August 2019**
 North Delta Homes Top 50% : \$980,960 386.50% (- \$5,141)
 North Delta Homes Lower 50% : \$794,003 378.60% (+ \$734)

Monthly Home values

Date	Value
Aug 2019	% 386.50
Jul 2019	% 388.50
Jun 2019	% 393.40
May 2019	% 397.40
Apr 2019	% 398.30
Mar 2019	% 397.40
Feb 2019	% 395.60
Jan 2019	% 396.80
Dec 2018	% 400.70
Nov 2018	% 399.50
Oct 2018	% 400.60
Sep 2018	% 402.70

<<< 1 2 3 >>>

Highcharts.com



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Surrey West Real Estate Price Changes (\$/%)

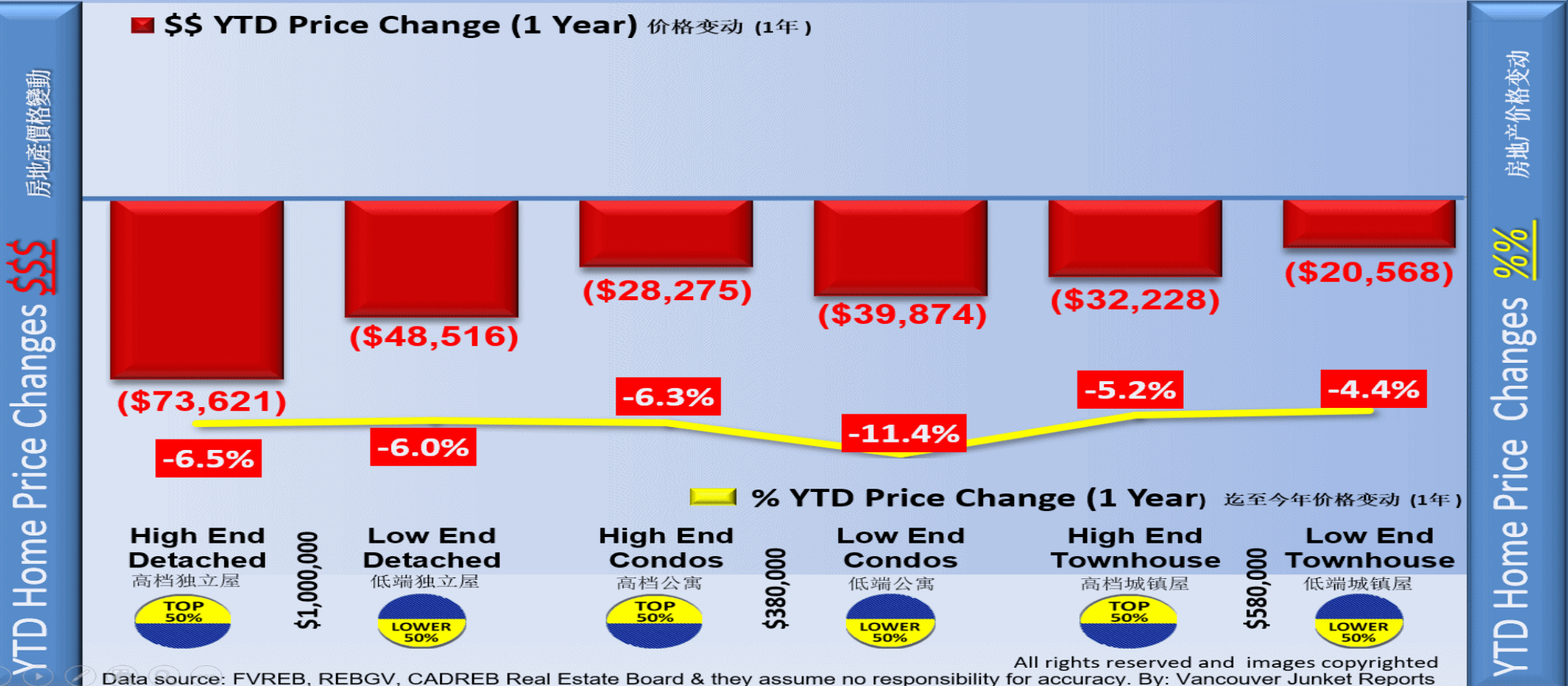
房地产价格变动(\$/%)

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

房屋类型: 迄于今年 (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 Price Change (1 Year) 迄于今年价格变动 (1年)

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

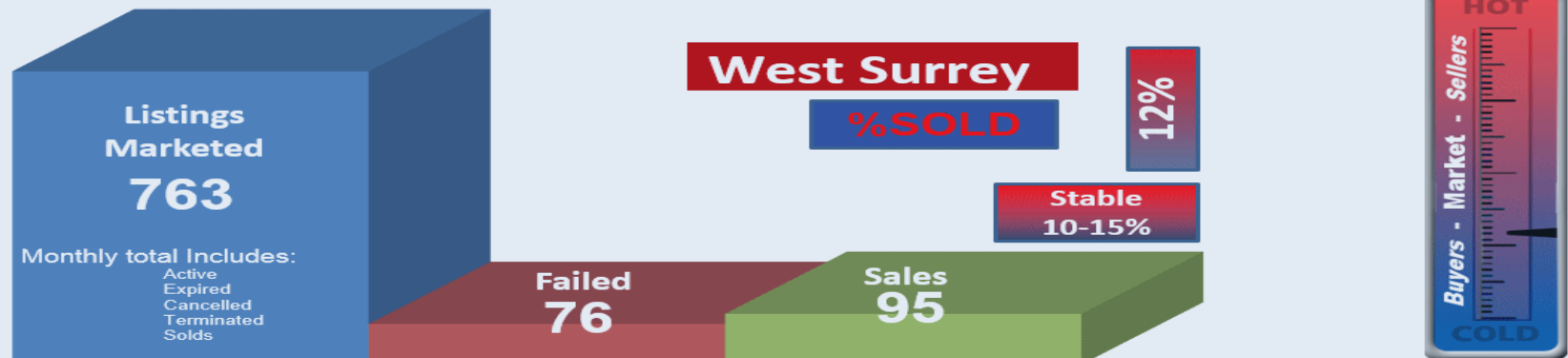


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Monthly Market Activity - Aug 2019 - Single Family



Sept 1 2019 West Surrey Market Update (Detached)

Current: West Surrey is in a Stable Market with an average listing inventory, **12 %SOLD** rate and a 96% Sell/List Ratio. (This means that there is an average of a \$39,900 sales discount from the original list price)

Most Active Price Range: Homes between \$600,000 - \$750,000 have **23.1 %SOLD** rate.

Least Active Price Range: Homes between \$600,000 have **6.0 % SOLD** rate.

History: The Surrey West Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$5,437. The Surrey West Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$30,072.

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



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

West Surrey List Price Ranges Statistics - Aug 2019							Detached
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$600,000	50	3	13	93%	-\$9,000	6.0%	↓
\$600,001-\$750,000	13	3	66	92%	-\$61,500	23.1%	↑
\$750,000-\$825,000	79	16	61	96%	-\$34,694	20.3%	↑
\$825,000-\$900,000	134	22	15	96%	-\$32,000	16.4%	↑
\$900,000-\$1,100,000	179	23	15	98%	-\$20,800	12.8%	↓
\$1,100,000-\$1,200,000	63	10	4	97%	-\$39,450	15.9%	↑
\$1,200,001 and more	245	18	56	94%	-\$83,900	7.3%	↓
Total Activity	763	95	28	96%	-\$39,900	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)	773	766	763		-3	↓
Active Listings (1st of the month)	578	579	602	592	-10	↓
Solds	69	84	95		11	↑
Days on Market (DOM)	16	33	28		-5	↓
%SOLD (Sales/ Listings /monthly rate)	8.9%	11.0%	12.5%		1.5%	↑
(Top 50%) Home Price Index HPIp	\$1,085,537	\$1,074,100	\$1,080,100		\$6,000	↑
(Lower 50%) Home Price Index HPIp	\$781,456	\$755,100	\$751,384		-\$3,716	↓



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



What Sold in your Neighbourhood and for What Price?

West Surrey Sub areas Statistics - Aug 2019

Detached

Neighbourhoods	Total Listings	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Bridgeview	14	2	38	98%	-\$11,400	14.3%
Bolivar Heights	98	17	57	96%	-\$39,000	17.3%
Royal Heights	17	2	16	98%	-\$14,850	3.7%
Cedar Hills	73	12	41	94%	-\$59,500	10.7%
Whalley	77	0				14.8%
Queen Mary Park Surrey	96	8	18	97%	-\$29,750	15.1%
Bear Creek Green Timbers	80	18	15	98%	-\$18,000	9.2%
West Newton	148	18	46	93%	-\$55,000	11.3%
East Newton	160	18	25	95%	-\$56,500	7.2%
Total Activity	763	95	28	96%	-\$39,900	12%



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Next Months Market Forecast

Forecast: West Surrey has average Listing supply; 592 homes are for sale and with the **12 %SOLD** monthly rate gives us a ~8 months of inventory. 21% of the active listings have reduced their price by \$38,579 on average or \$30,000 median in the last month. We project West Surrey to be a Stable market.

August's Real Estate Statistics shows 61% of Fraser Valley's Detached Markets decreased values this month. Overall, Single Family Homes in the Fraser Valley Market had a \$1,699 monthly price decrease, which is an improvement from the \$3,176 drop that we saw last month. On the other hand, the Vancouver Detached Markets continued to show a serious monthly price decrease of \$13,210. 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. 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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#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

detached homes



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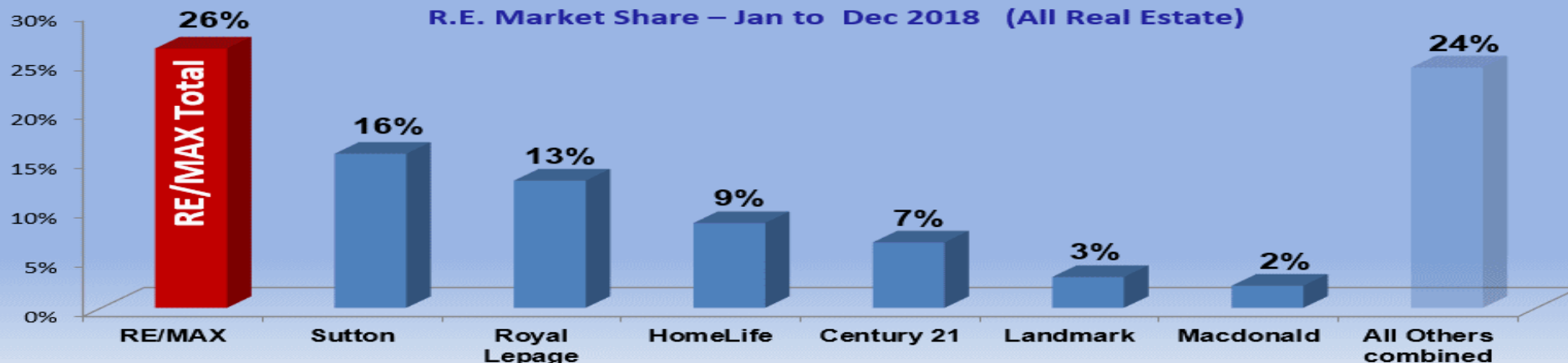
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Market Analysis and Forecasting

Sept 1/19 West Surrey

#1 the RE/MAX Market Share Reports

Fraser Valley and Chilliwack R.E. Boards
R.E. Market Share – Jan to Dec 2018 (All Real Estate)



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



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Commercial & Residential Real Estate Specialist

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RE/MAX Statistics, on the Web!

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Market Analysis and Forecasting

Sept 1/19 **West Surrey**

Detached

West Surrey

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

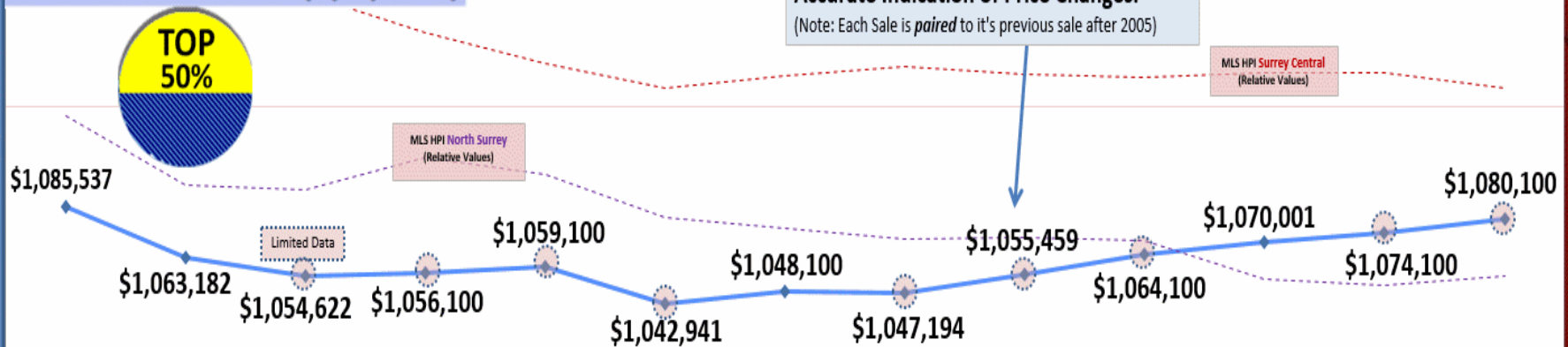
Are Home Prices Up?

Home Price Index → **HPIp (Top 50%)**

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

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)



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



Detached



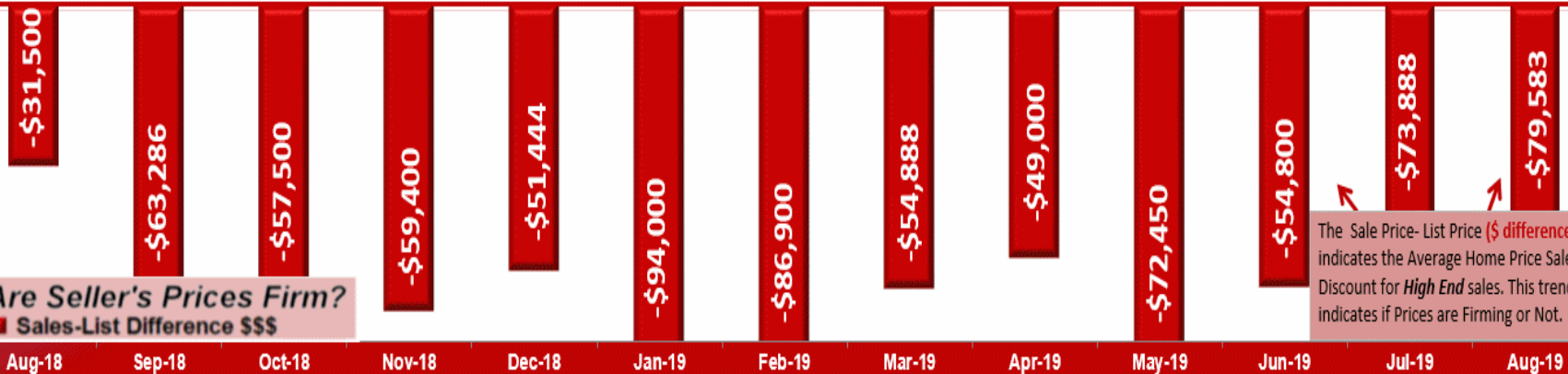
Detached

TOP 50%

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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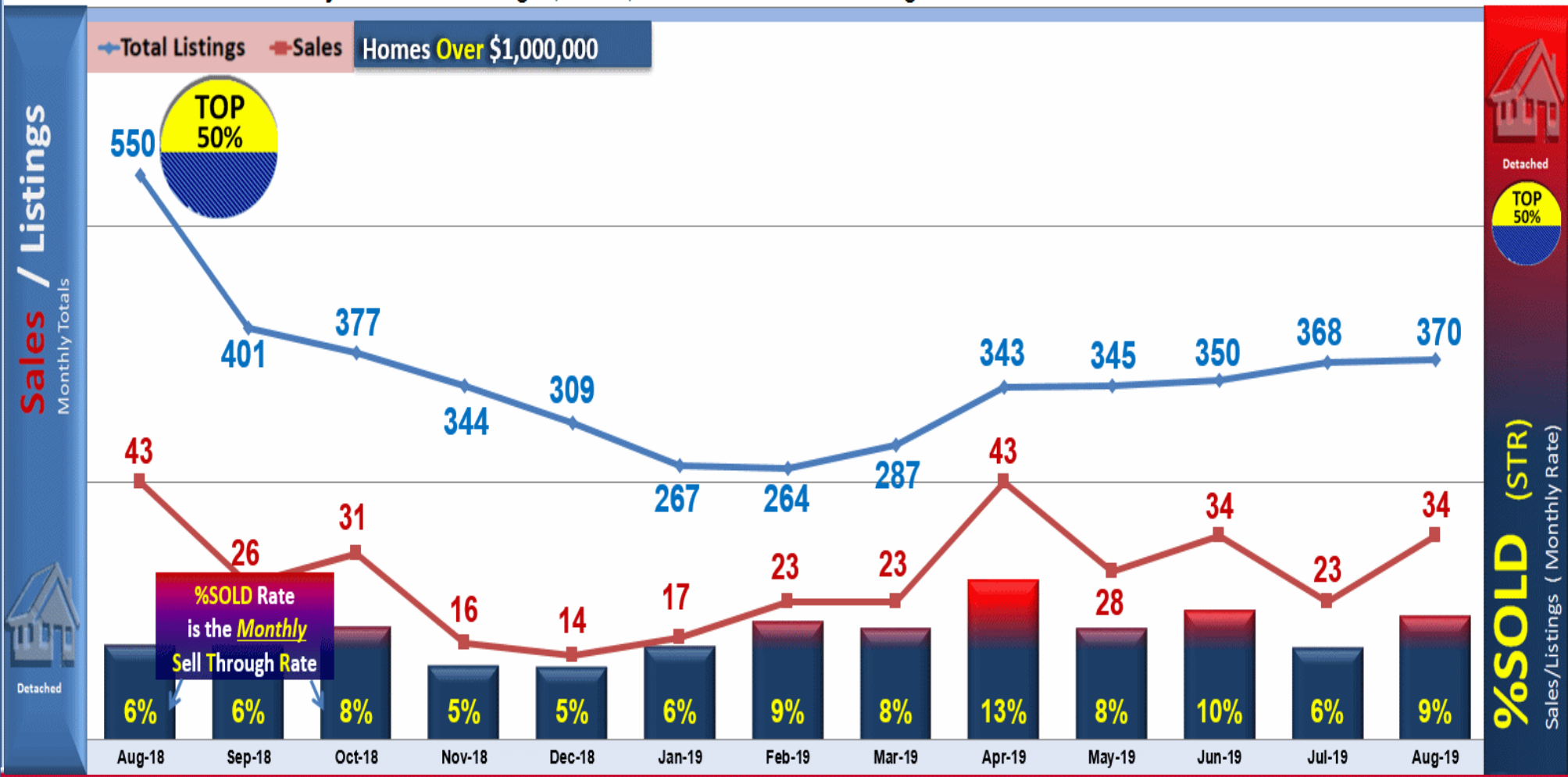
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Market Analysis and Forecasting

Sept 1/19 West Surrey

Detached West Surrey Total Listings^{xx}, Sales, and %SOLD Rates for High End Homes



Sales / Listings
Monthly Totals

Detached
TOP 50%

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

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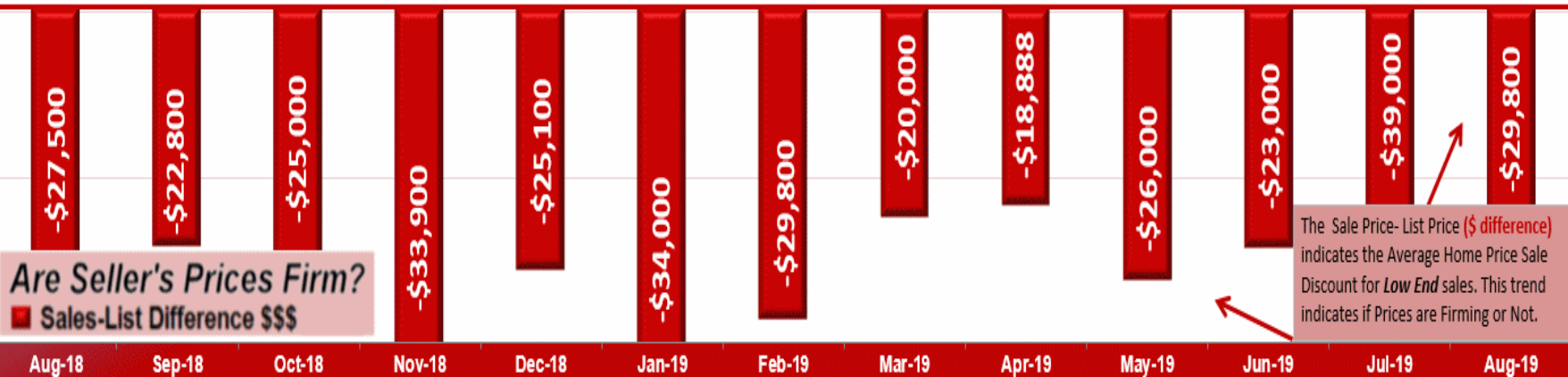
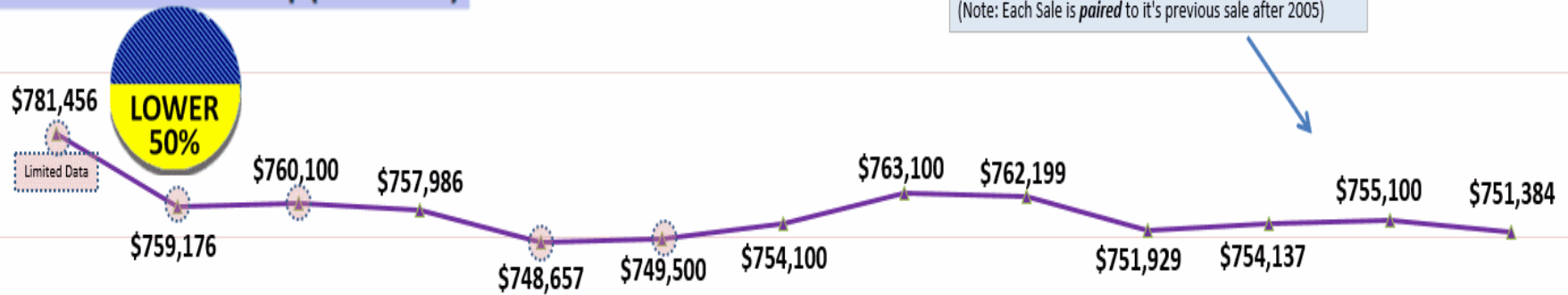
Market Analysis and Forecasting Sept 1/19 **West Surrey**

Detached West Surrey 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 \$1,000,000

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.

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



Detached



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



Detached



*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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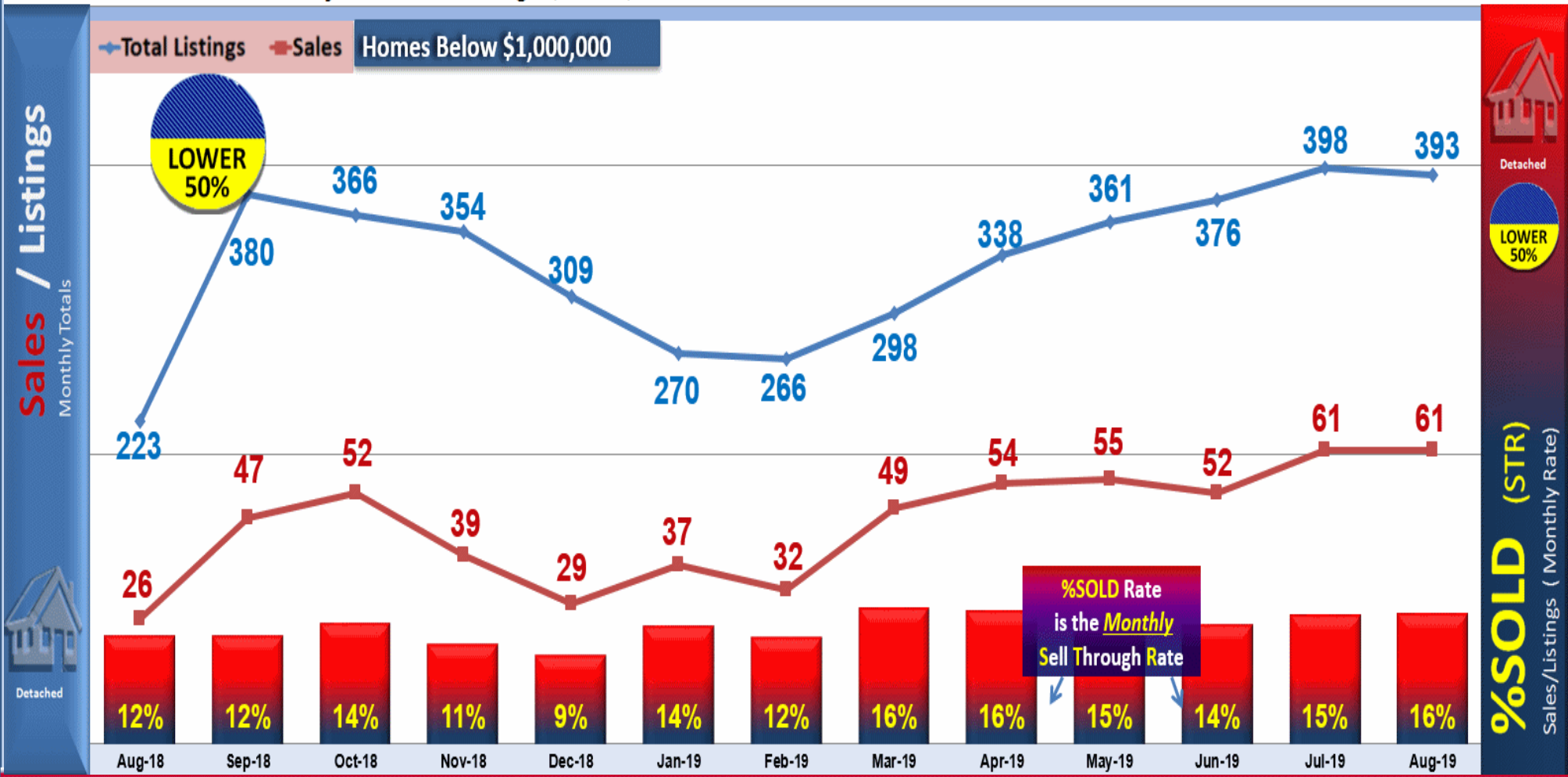
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Market Analysis and Forecasting

Sept 1/19 West Surrey

Detached West Surrey Total Listings, Sales, and %SOLD Rates for Low End Homes



Sales / Listings
Monthly Totals



Detached



Detached



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

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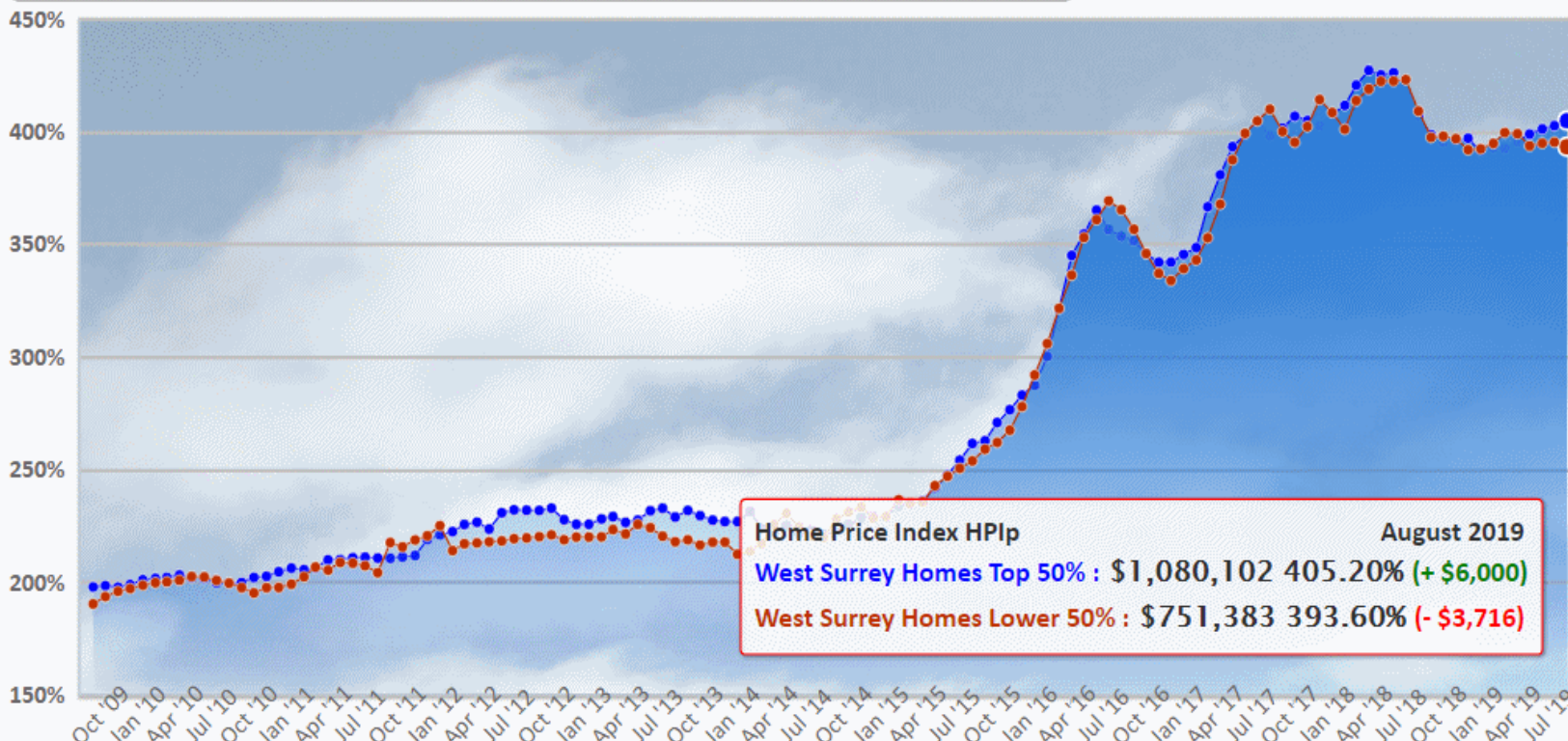
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West Surrey Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 West Surrey Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Aug 2019	% 405.20
Jul 2019	% 402.90
Jun 2019	% 401.40
May 2019	% 399.20
Apr 2019	% 395.90
Mar 2019	% 392.80
Feb 2019	% 393.20
Jan 2019	% 391.20
Dec 2018	% 397.30
Nov 2018	% 396.20
Oct 2018	% 395.60
Sep 2018	% 398.80

<<< 1 2 3 >>>

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Surrey East 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: 迄于今年 (每季) 由2018 六月份至2019 六月份

Powered by: Vancouver Junket Reports HPIp

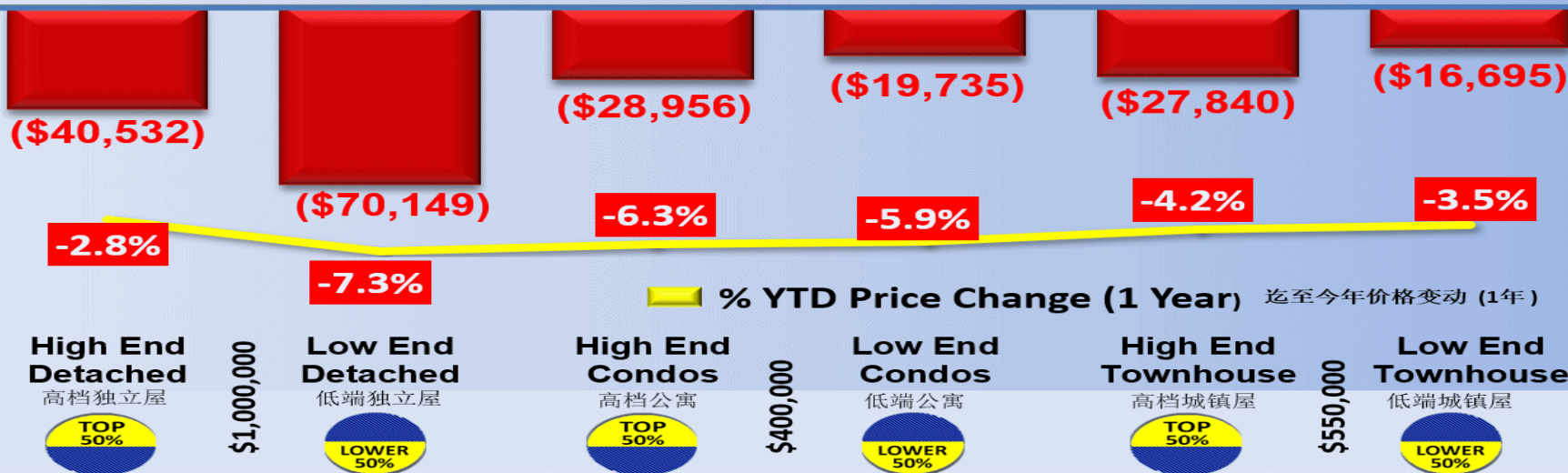
■ **\$\$ YTD Price Change (1 Year)** 价格变动 (1年)

房地產價格變動

房地產價格變動

YTD Home Price Changes \$\$\$

YTD Home Price Changes %%



■ **% YTD Price Change (1 Year)** 迄于今年价格变动 (1年)

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

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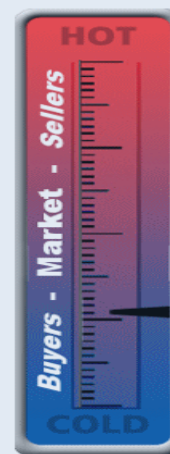
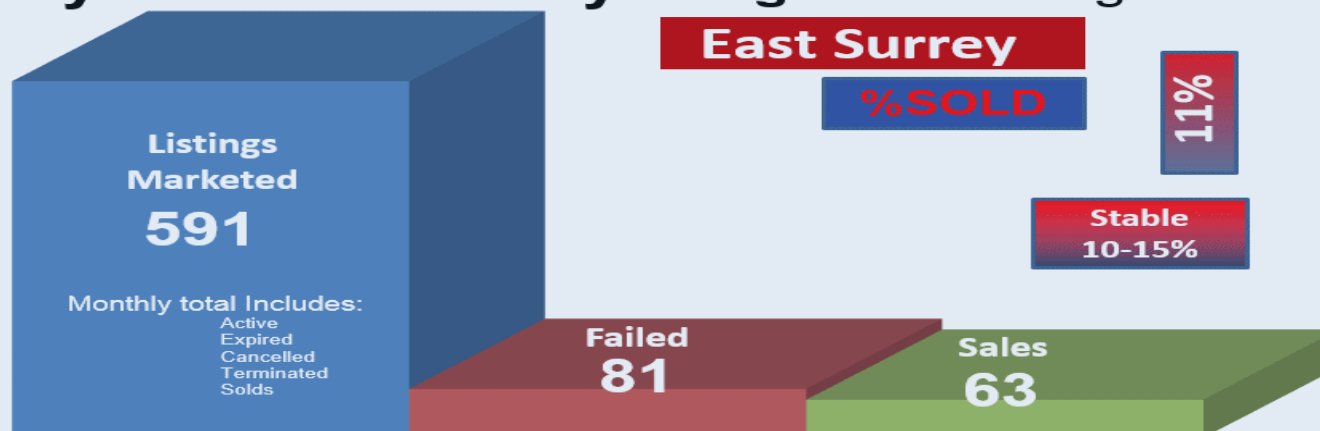


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Monthly Market Activity - Aug 2019 - Single Family



Sept 1 2019 East Surrey Market Update (Detached)

Current: East Surrey is in a Stable Market with **11% SOLD** rate, 33 DOM and 95% Sell/List Ratio. (This means that there is an average (m) of a \$49,000 discount from the original list price)

Most Active Price Range: Homes below \$800,000 have **21.7 %SOLD** rate.

Least Active Price Range: Homes between \$1.0 mill. - \$1.2 mill. have **1.4 %SOLD** rate.

History: The Surrey East Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$41,996. The Surrey East Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$25,021. *The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.



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

East Surrey List Price Ranges Statistics - Aug 2019							Detached
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$800,000	23	5	7	101%	\$10,000	21.7%	↑
\$800,001-\$900,000	80	15	22	96%	-\$34,606	18.8%	↑
\$900,001-\$1000,000	115	17	18	95%	-\$46,000	14.8%	
\$1,000,001-\$1,200,000	73	1	16	92%	-\$104,000	1.4%	↓
\$1,200,001-\$1,500,000	167	18	39	93%	-\$86,950	10.8%	
\$1,500,001 and more	133	7	50	88%	-\$248,001	5.3%	↓
Total Activity	591	63	33	95%	-\$49,000	11%	

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)	580	597	591		-6	↓
Active Listings (1st of the month)	442	460	452	447	-5	↓
Solds	65	64	63		-1	↓
Days on Market (DOM)	33	22	33		12	↑
%SOLD (Sales/ Listings /mnlthly rate)	11.2%	10.7%	10.7%		-0.1%	↓
(Top 50%) Home Price Index HPIp	\$1,414,879	\$1,388,215	\$1,372,883		-\$15,333	↓
(Lower 50%) Home Price Index HPIp	\$931,101	\$906,629	\$906,080		-\$549	↓



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What Sold in your Neighbourhood and for What Price?

East Surrey Sub areas Statistics - Aug 2019

Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Fraser Heights	130	11	38	93%	-\$94,900	8.5%
Guildford	37	3	16	90%	-\$108,000	8.1%
Port Kells	14	1	77	79%	-\$499,900	7.1%
Fleetwood Tynehead	179	22	22	96%	-\$39,450	12.3%
Panorama Ridge	130	14	34	95%	-\$51,950	10.8%
Sullivan Station	101	12	11	97%	-\$29,500	11.9%
Total Activity	591	63	33	95%	-\$49,000	11%



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Next Months Market Forecast

Forecast: East Surrey has an average Listing Supply; 447 homes are for sale and with the **11 %SOLD** monthly rate gives us a 9 months of inventory. 22% of the active listings have reduced their price by \$55,935 on average or \$48,000 on median in the last month. We project East Surrey to be a continued Stable market.

August's Real Estate Statistics shows 61% of Fraser Valley's Detached Markets decreased values this month. Overall, Single Family Homes in the Fraser Valley Market had a \$1,699 monthly price decrease, which is an improvement from the \$3,176 drop that we saw last month. On the other hand, the Vancouver Detached Markets continued to show a serious monthly price decrease of \$13,210. 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. 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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#1 **RE/MAX** Market Reports

RE/MAX Statistics, on the Web!

detached homes



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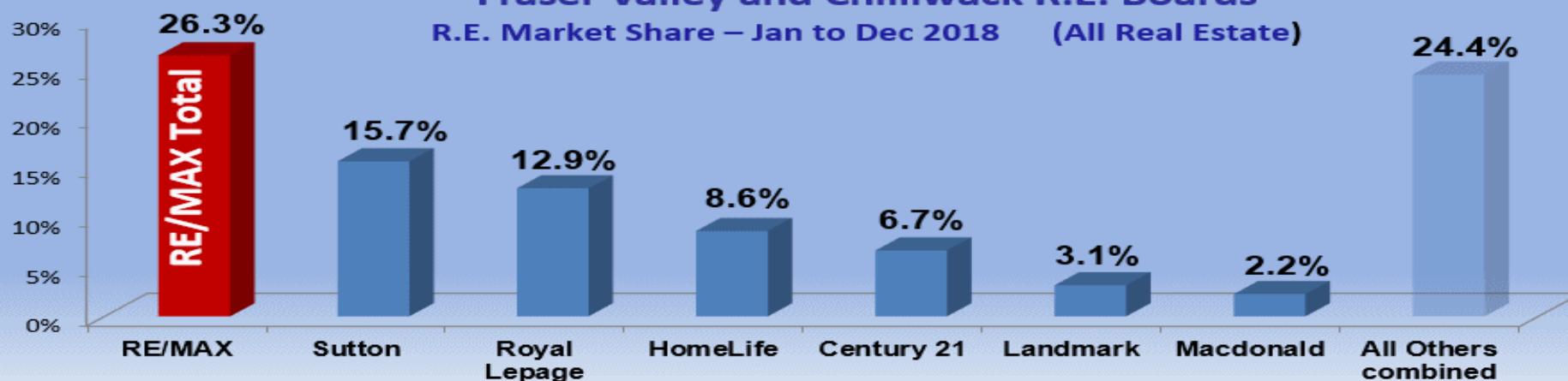
Market Analysis and Forecasting

Sept 1/19 East Surrey

#1 the RE/MAX Market Share Reports

Fraser Valley and Chilliwack R.E. Boards

R.E. Market Share – Jan to Dec 2018 (All Real Estate)



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



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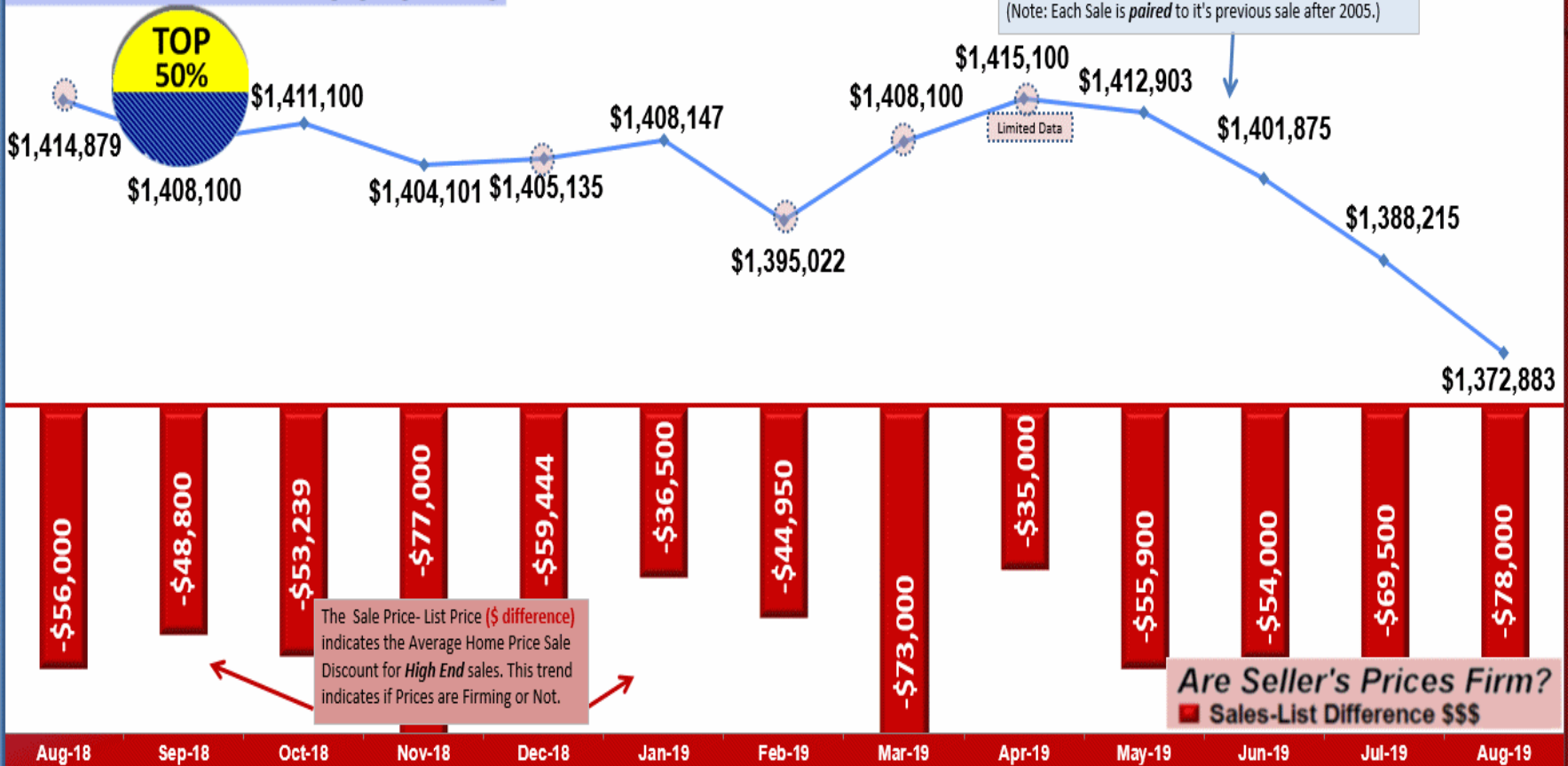


Detached East Surrey Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (Average home sold for \$ less than their original list price)

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

Homes Over \$1,000,000

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



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

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

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



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

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RE/MAX Statistics, on the Web!

detached homes



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Market Analysis and Forecasting

Sept 1/19 East Surrey

Detached East Surrey Total Listings, Sales, and %SOLD Rates

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

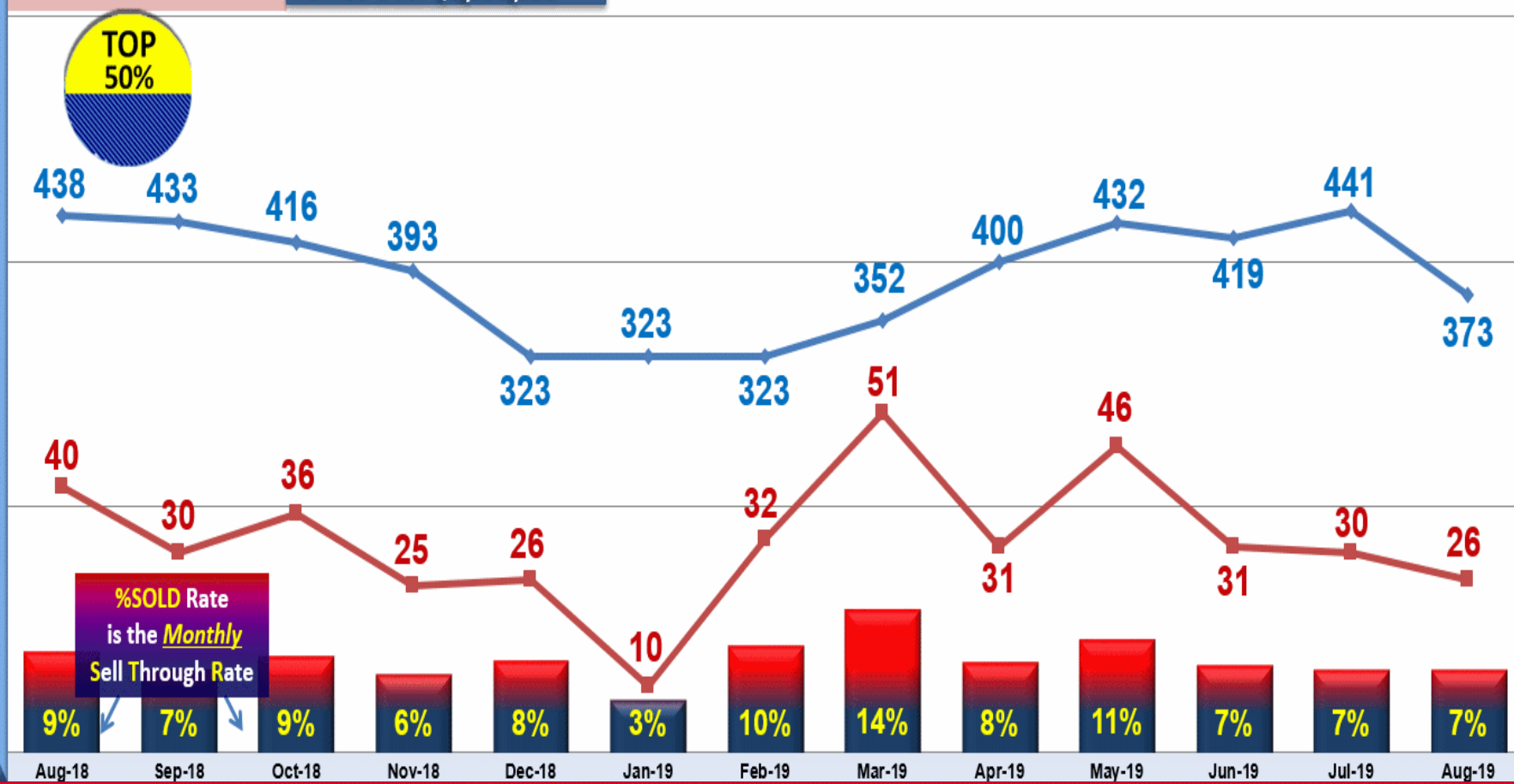
Sales / Listings
Monthly Totals



Detached

TOP 50%

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



Detached



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Sept 1/19 East Surrey

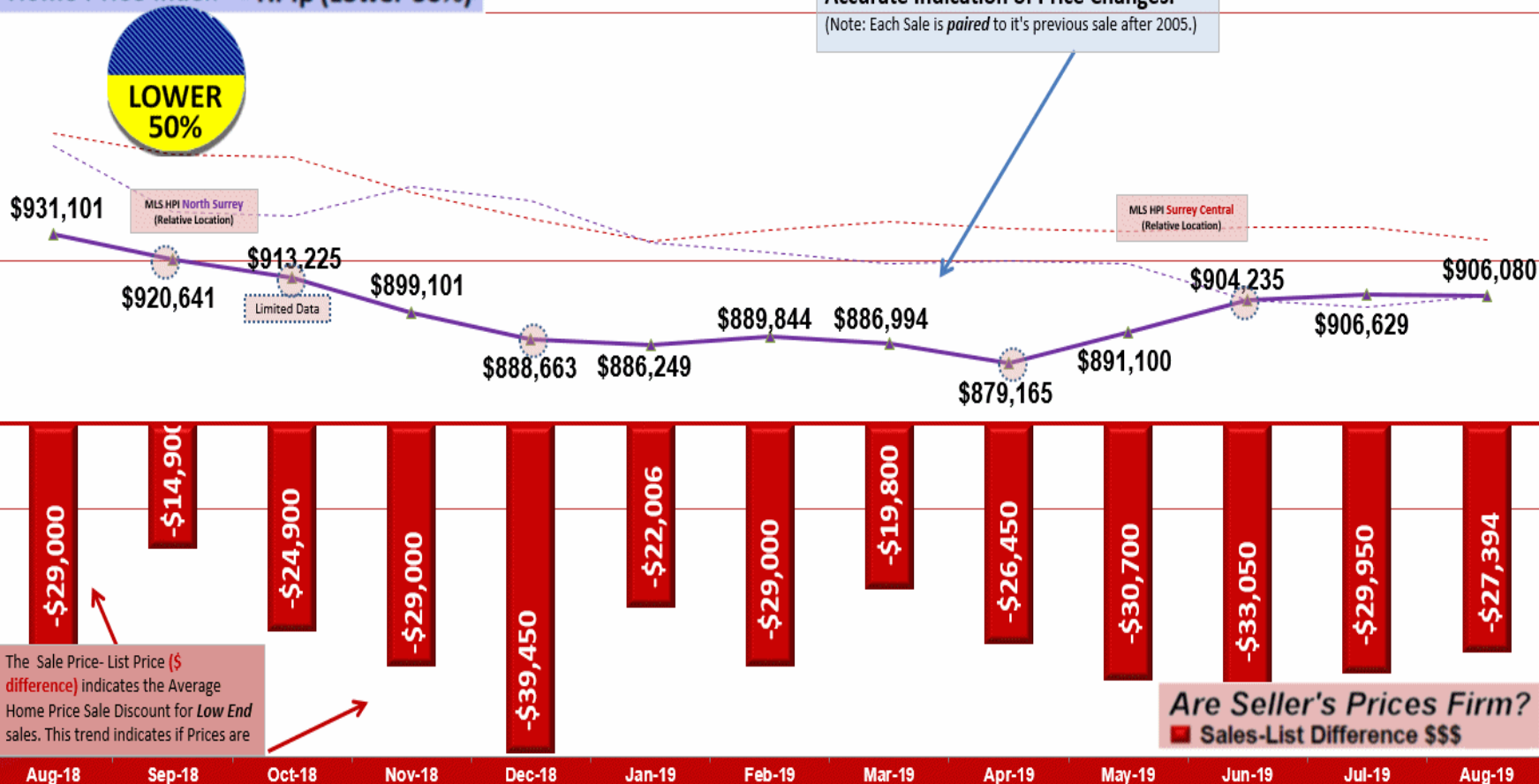
Detached East Surrey Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (Average home sold for \$ less than their original list price)

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

Homes Below \$1,000,000

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)

The Sale Price - List Price (\$ difference) indicates the Average Home Price Sale Discount for Low End sales. This trend indicates if Prices are

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

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RE/MAX Statistics, on the Web!

detached homes



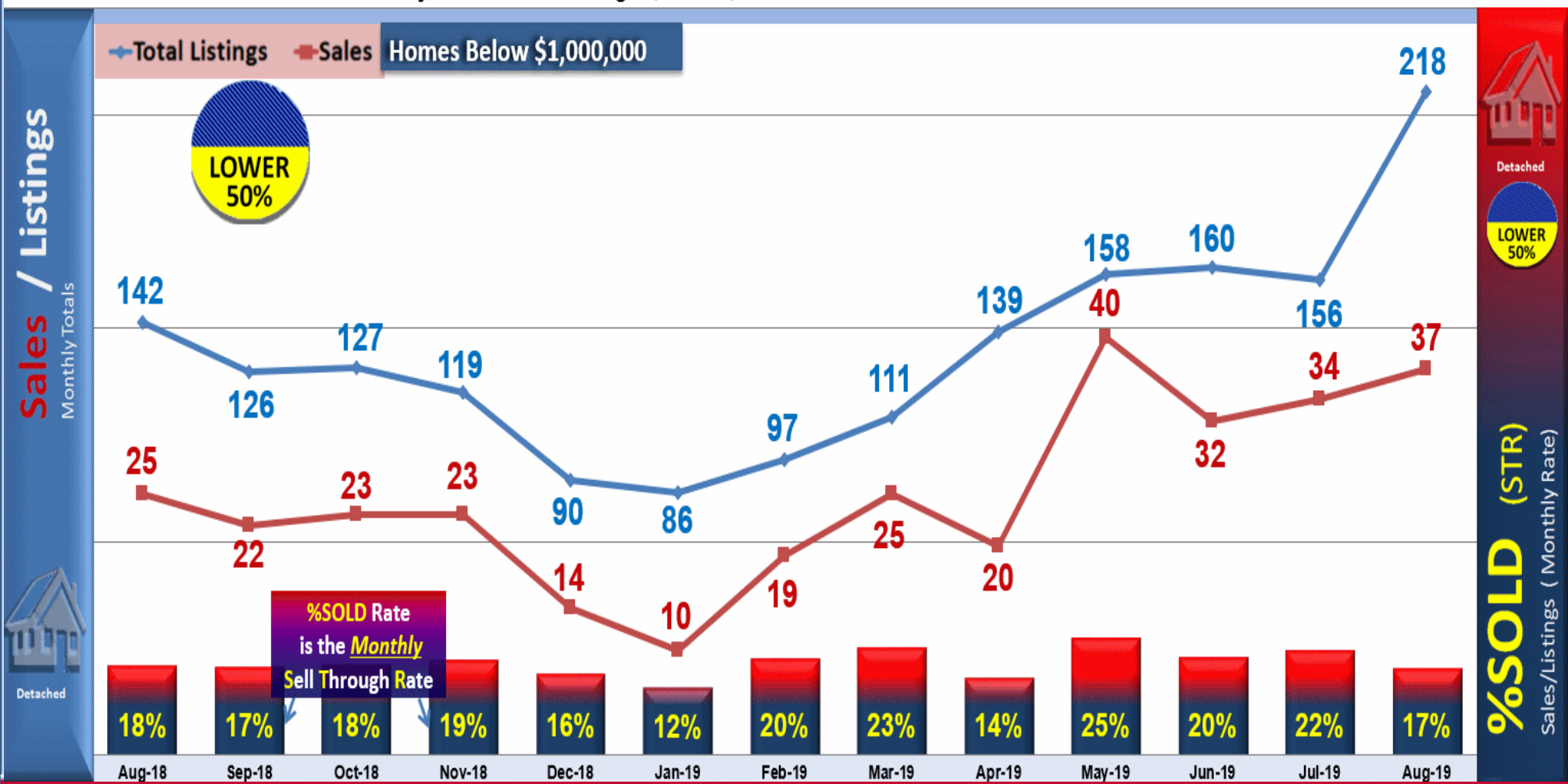
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Market Analysis and Forecasting

Sept 1/19 East Surrey

Detached East Surrey Total Listings, Sales, and %SOLD Rates



Sales / Listings
Monthly Totals



Detached
LOWER 50%

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



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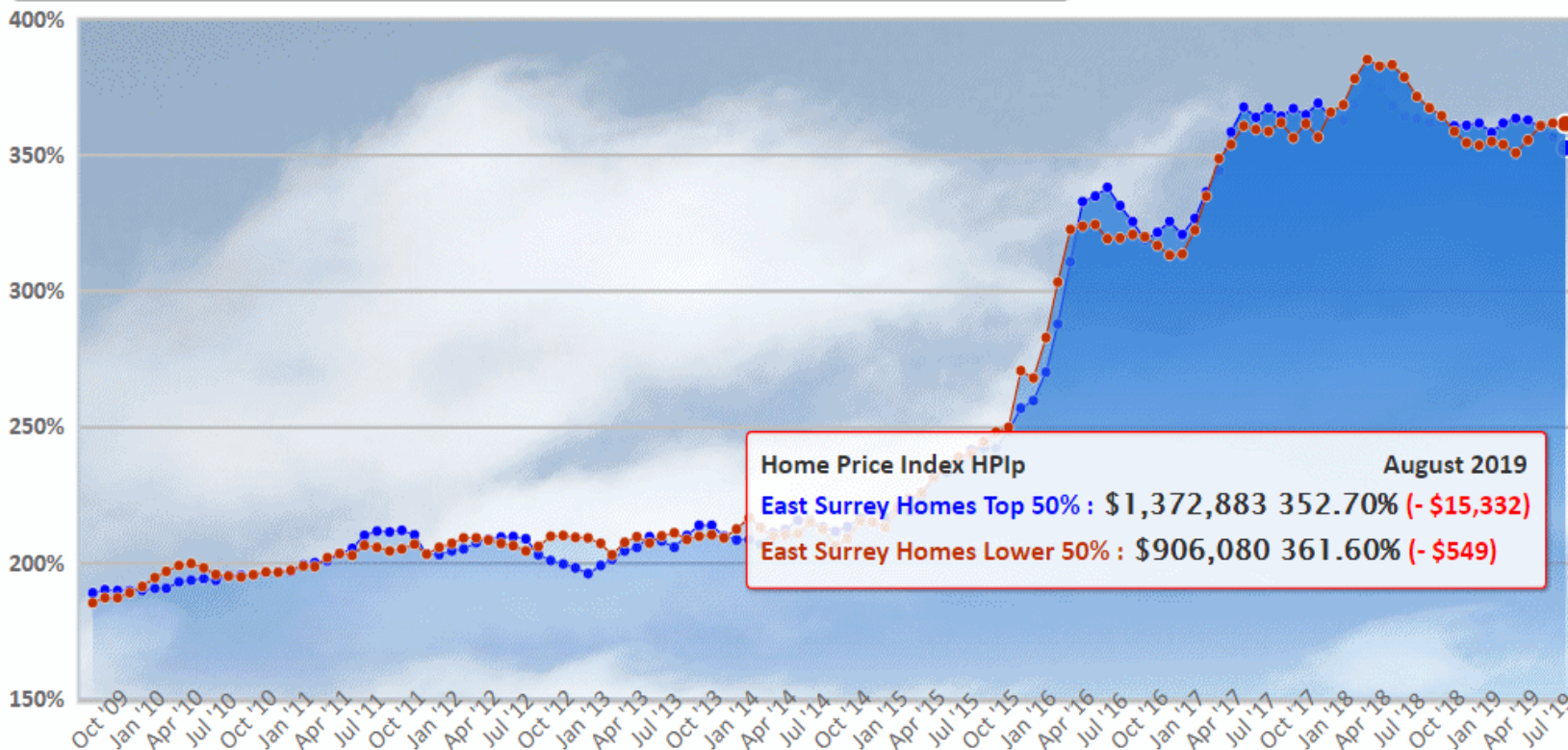
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East Surrey Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 East Surrey Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly ▼ Home values

Date	Value
Aug 2019	% 352.70
Jul 2019	% 356.70
Jun 2019	% 360.20
May 2019	% 363.00
Apr 2019	% 363.60
Mar 2019	% 361.80
Feb 2019	% 358.40
Jan 2019	% 361.80
Dec 2018	% 361.00
Nov 2018	% 360.80
Oct 2018	% 362.60
Sep 2018	% 361.80

<<< 1 2 3 >>>

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North Langley 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 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



\$1,000,000

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

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produced for: Ray Yenkana

房地產價格變動

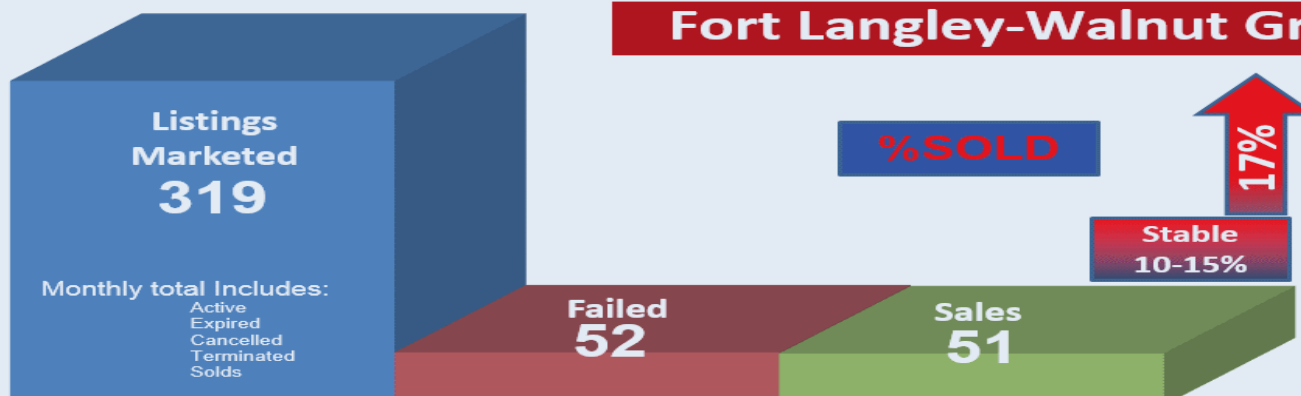
YTD Home Price Changes \$\$\$

房地產價格變動

YTD Home Price Changes %%



Monthly Market Activity - Aug 2019 Single Family
Fort Langley-Walnut Grove



Sept 1 2019 North Langley Market Update (Detached)

Current: North Langley is in a Seller Market with normal listing inventories, a **17 %SOLD** rate and a 96% Sell/List Ratio.

(This means that there is an average of a **\$49,800** Discount on a sale from the original list price)

Most Active Price Range: Homes between \$900,000 have **36.0 %SOLD** rate resulting in a Seller Market.

Least Active Price Range: Homes above \$1.6 mill. have **7.9 %SOLD** rate.

History: The North Langley Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$48,534.

The North Langley Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$14,944.

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



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

North Langley List Price Ranges Statistics - Aug 2019					Detached		
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$800,000	25	9	51	97%	-\$20,000	36.0%	↑
\$800,001-\$900,000	26	8	40	94%	-\$50,500	30.8%	↑
\$900,001-\$1,000,000	35	8	45	96%	-\$41,650	22.9%	↑
\$1,000,000-\$1,100,000	40	6	42	96%	-\$46,500	15.0%	
\$1,100,001-\$1,300,000	67	10	31	95%	-\$61,500	14.9%	
\$1,300,001 and more	126	10	60	93%	-\$117,572	7.9%	↓
Total Activity	319	51	43	96%	-\$49,800	16%	↑

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)	286	328	319		-9	↓
Active Listings (1st of the month)	213	264	248	216	-32	↓
Solds	37	44	51		7	↑
Days on Market (DOM)	21	31	43		12	↑
%SOLD (Sales/Listings/mnthly rate)	12.9%	13.4%	16.0%		2.6%	↑
(Top 50%) Home Price Index HPIp	\$1,342,634	\$1,284,213	\$1,294,100		\$9,887	↑
(Lower 50%) Home Price Index HPIp	\$907,616	\$896,230	\$892,672		-\$3,557	↓



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What Sold in your Neighbourhood and for What Price?

North Langley Sub areas Statistics - Aug 2019			Detached			
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Walnut Grove	84	22	46	95%	-\$51,500	26.2%
County Line Glen Valley	23	4	55	96%	-\$68,998	17.4%
Willoughby Heights	171	20	26	96%	-\$38,400	11.7%
Fort Langley	41	5	75	96%	-\$65,000	12.2%
Total Activity	319	51	43	96%	-\$49,800	16%



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Next Months Market Forecast

Forecast: North Langley has an average Listing supply; 216 homes are for sale and with the strong **17 %SOLD** monthly rate gives us a ~6 months of inventory. 25% of the active listings have reduced their price by \$91,345 on average or \$50,000 median in the last month.

August's Real Estate Statistics shows 61% of Fraser Valley's Detached Markets decreased values this month. Overall, Single Family Homes in the Fraser Valley Market had a \$1,699 monthly price decrease, which is an improvement from the \$3,176 drop that we saw last month. On the other hand, the Vancouver Detached Markets continued to show a serious monthly price decrease of \$13,210. 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. 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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#1 **RE/MAX** Market Reports

RE/MAX Statistics, on the Web!

detached homes

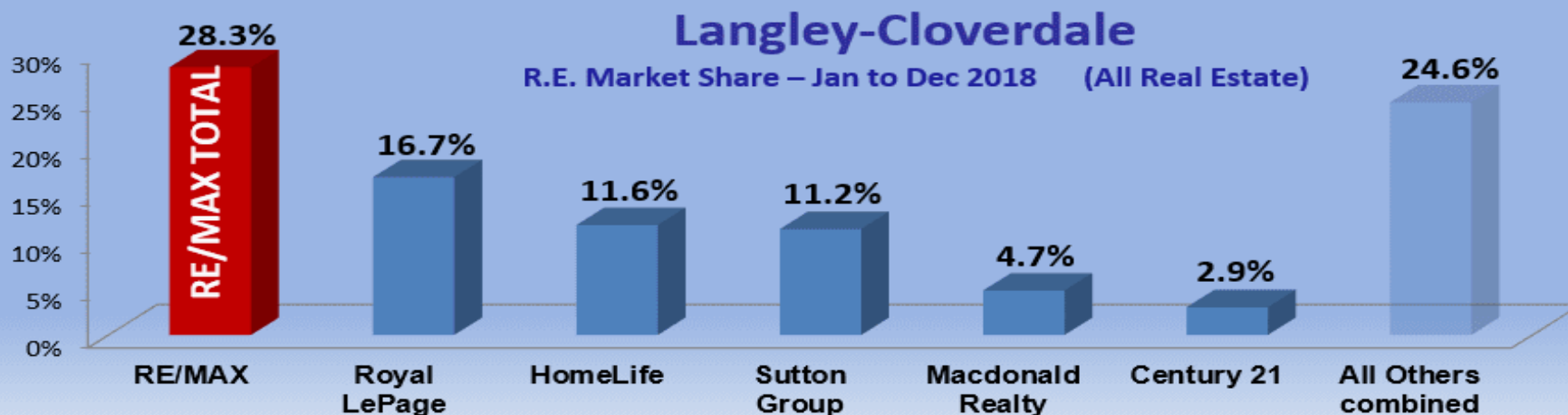


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Market Analysis and Forecasting Sept 1/19 Langley - Walnut Grove

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



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



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RE/MAX Little Oak Realty

Commercial & Residential Real Estate Specialist

RayYenkana.com

Ph: 1-866-206-0832



Market Analysis and Forecasting Sept 1/19 Langley - Walnut Grove

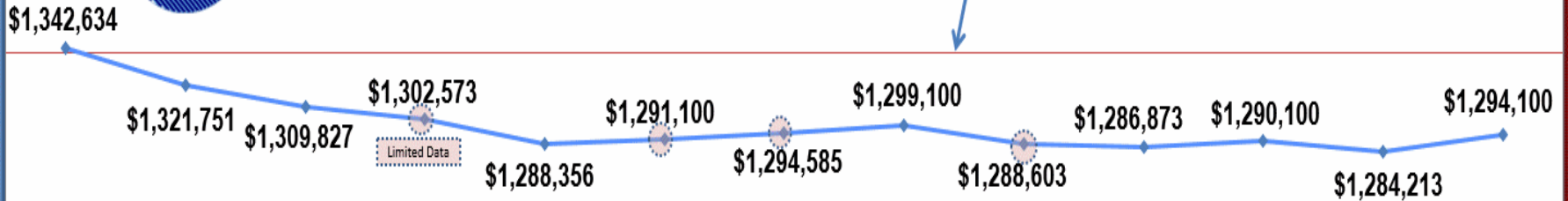
Detached

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

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

Homes Over \$1,000,000

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



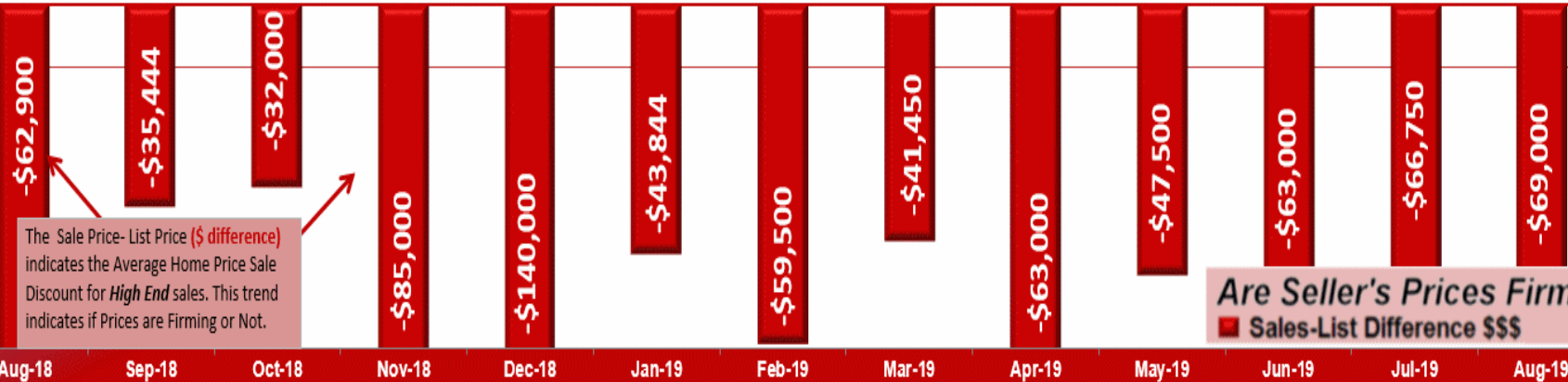
Home Price Changes
(Home Price Index Paired sales from 2005)



Detached

TOP 50%

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 \$\$\$

*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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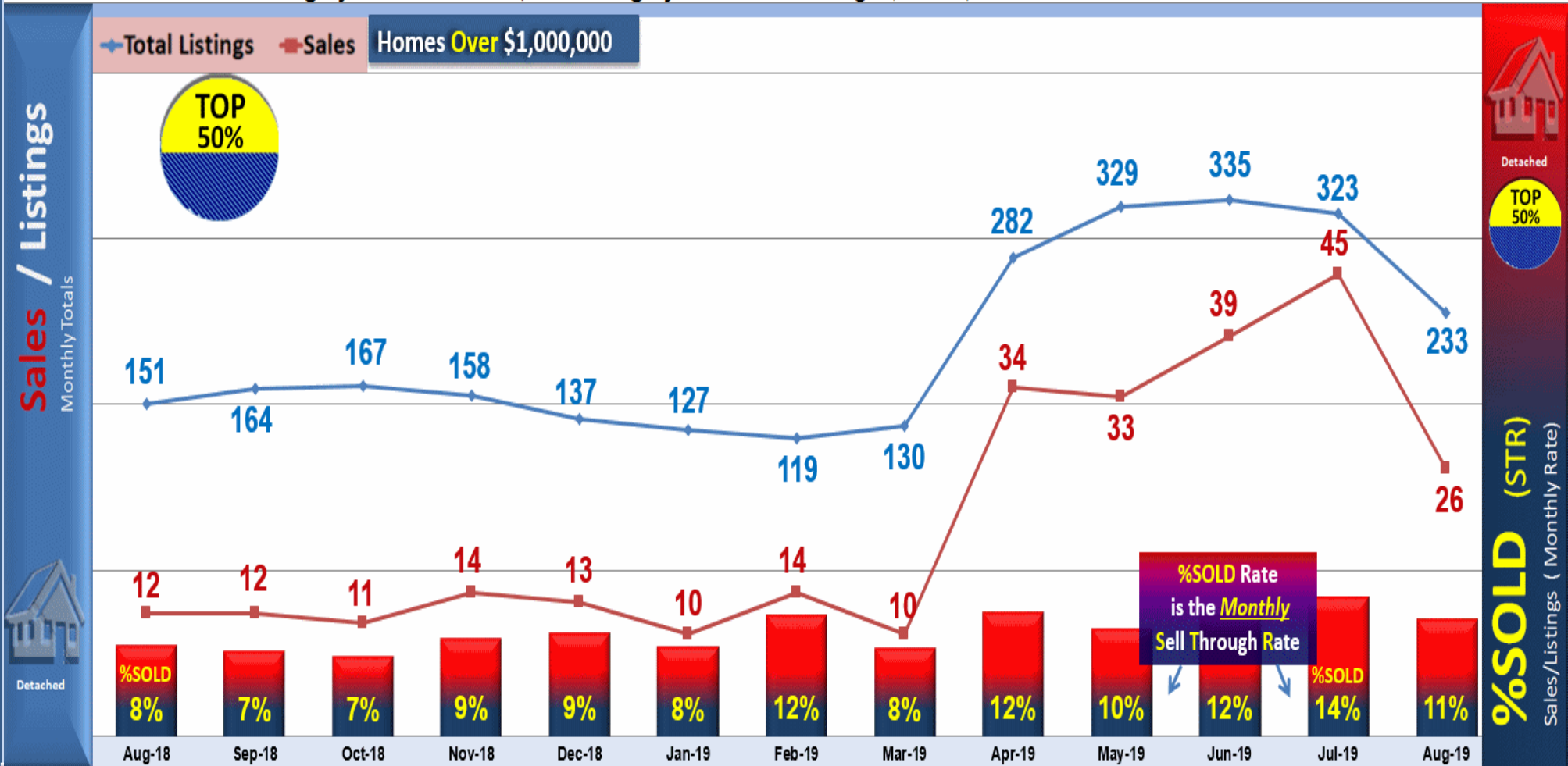


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Market Analysis and Forecasting Sept 1/19 Langley - Walnut Grove

Detached North Langley: Walnut Grove, Fort Langley Total Listings*, Sales, and %SOLD Rates



Sales / Listings
Monthly Totals



Detached



Detached

TOP 50%

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

%SOLD Rate is the Monthly Sell Through Rate



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Market Analysis and Forecasting Sept 1/19 Langley - Walnut Grove

Detached

North Langley: Walnut Grove, Fort Langley 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)

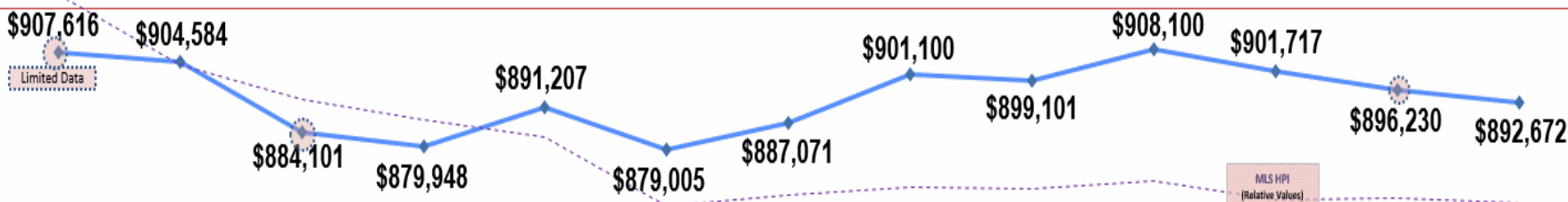
Are Home Prices Up?

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

Homes Below \$1,000,000

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)



Detached



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

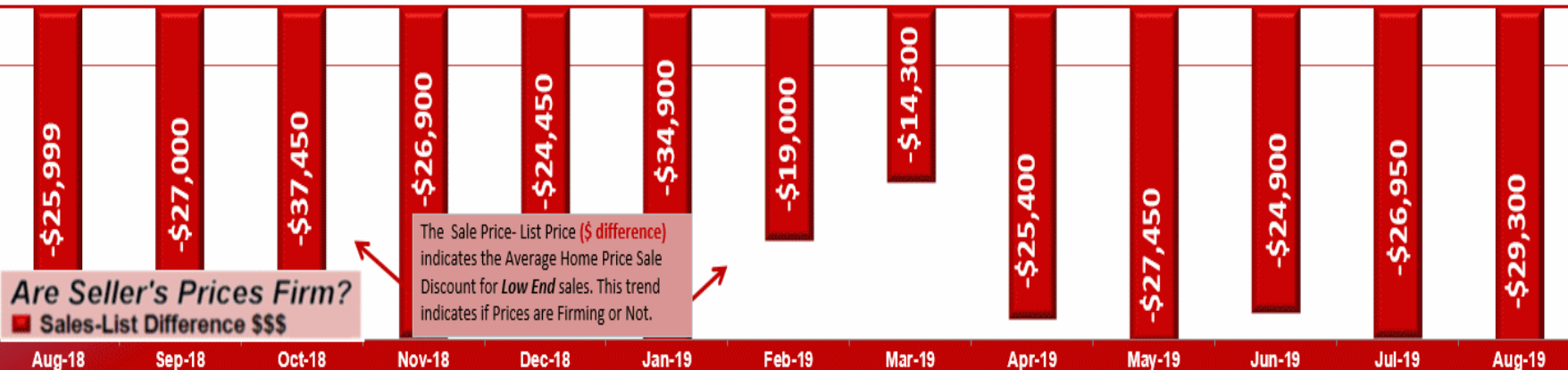


Detached

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.



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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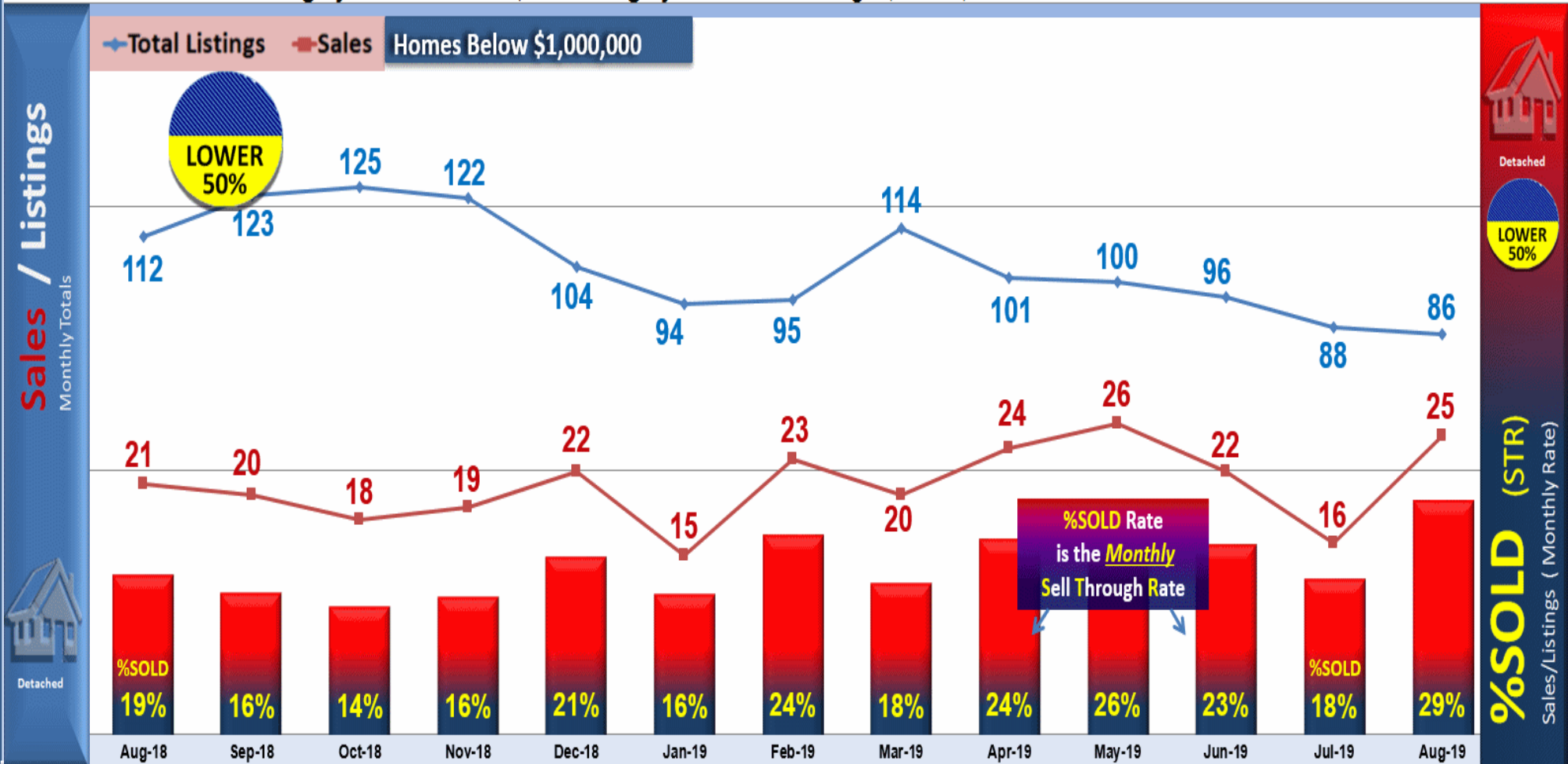


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Market Analysis and Forecasting Sept 1/19 Langley - Walnut Grove

Detached North Langley: Walnut Grove, Fort Langley Total Listings **, Sales, and %SOLD Rates



Sales / Listings
Monthly Totals



Detached



Detached

LOWER 50%

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



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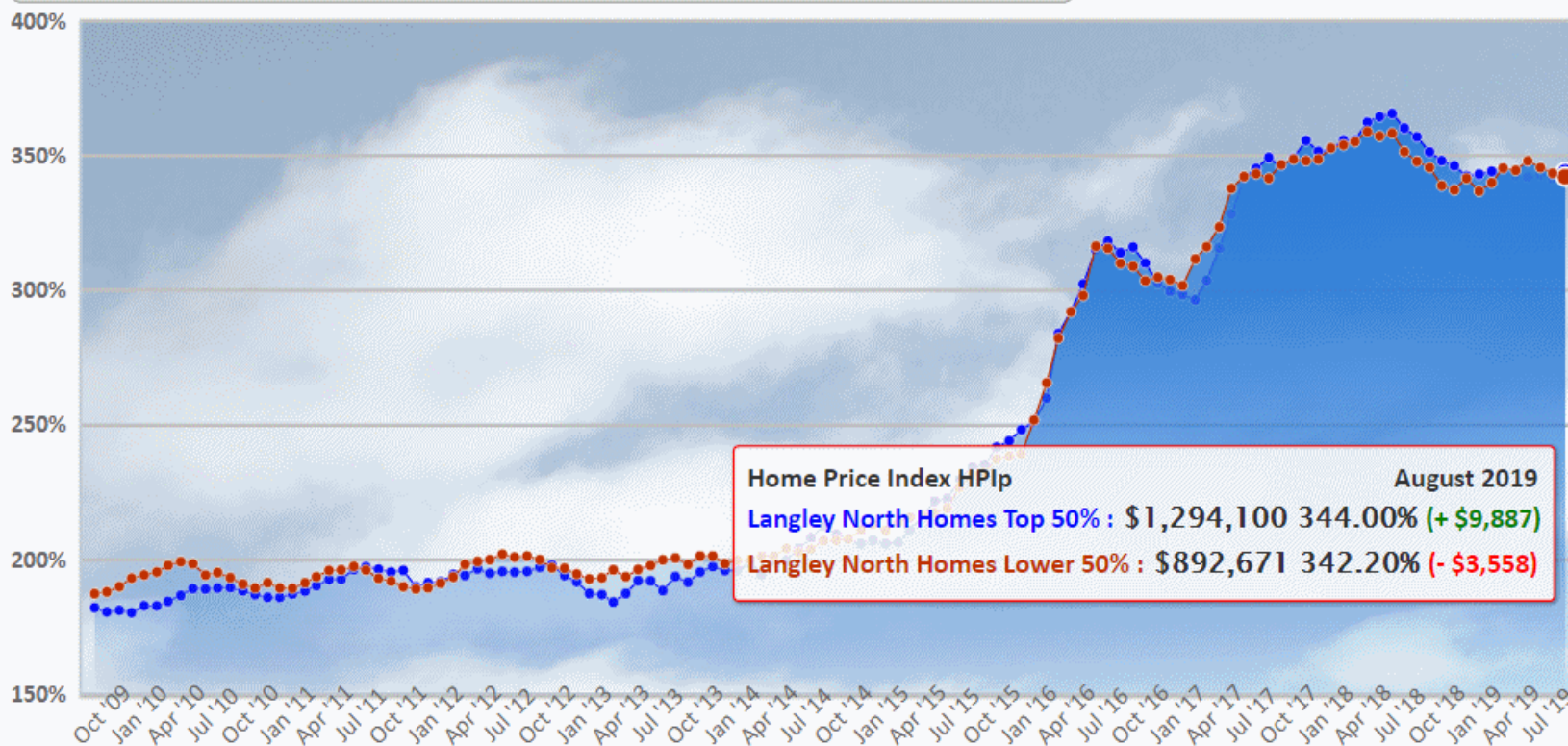


Market Analysis and Forecasting Sept 1/19 Langley - Walnut Grove

Powered by the Greater Vancouver Market Reports HPIp



Langley North Homes Top 50% : **HPIp** Forecast+ Forecast-
 Langley North Homes Lower 50% : **HPIp** Forecast+ Forecast-



Monthly Home values

Date	Value
Aug 2019	% 344.00
Jul 2019	% 341.40
Jun 2019	% 343.00
May 2019	% 342.10
Apr 2019	% 342.60
Mar 2019	% 345.40
Feb 2019	% 344.20
Jan 2019	% 343.20
Dec 2018	% 342.50
Nov 2018	% 346.30
Oct 2018	% 348.20
Sep 2018	% 351.40

<< 1 2 3 >>>

Highcharts.com



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Langley-Cloverdale 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: 迄于今年 (每季) 由2018 六月份至2019 六月份

Powered by: Vancouver Junket Reports HPI*p*

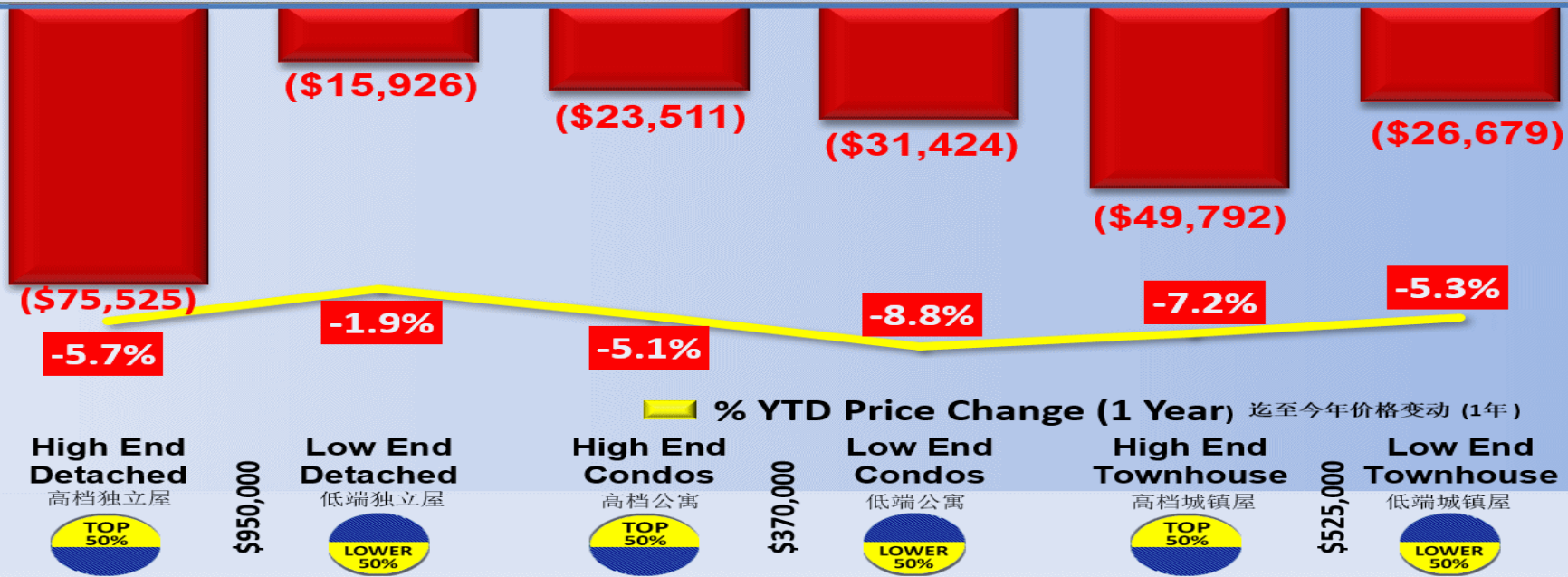
■ **\$\$ YTD Price Change (1 Year)** 价格变动 (1年)

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)** 迄于今年价格变动 (1年)

High End Detached (高档独立屋) TOP 50% \$950,000
 Low End Detached (低端独立屋) LOWER 50%
 High End Condos (高档公寓) TOP 50% \$370,000
 Low End Condos (低端公寓) LOWER 50%
 High End Townhouse (高档城镇屋) TOP 50%
 Low End Townhouse (低端城镇屋) LOWER 50% \$525,000

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

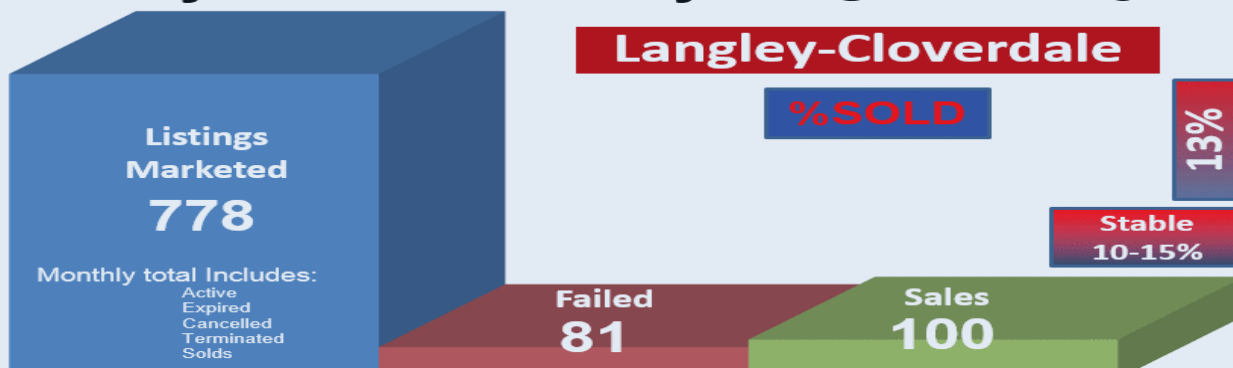
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Monthly Market Activity - Aug 2019 Single Family



Sept 1 2019 Langley, Cloverdale Market Update (Detached)

Current: Langley, Cloverdale is in a Stable Market with average listing inventories, a **13 %SOLD** rate and a 96% Sell/List Ratio.

(This means that there is an average of a **\$33,950** discount on a sale from the original list price)

Most Active Price Range: Homes between \$700,000 - \$875,000 have High **25.9 %SOLD** rate and is in a Stable Market.

Least Active Price Range: Homes above \$2.5 mill. have **2.2 %SOLD** rate.

History: The Langley, Cloverdale Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$48,787.
The Langley, Cloverdale Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$11,326.



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

Langley, Cloverdale 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	122	23	45	95%	-\$26,900	18.9%	↑
\$700,001-\$875,000	58	15	18	98%	-\$19,900	25.9%	↑
\$875,000-\$950,000	89	16	18	98%	-\$16,200	18.0%	↑
\$950,001-\$1,050,000	95	21	13	97%	-\$34,900	22.1%	↑
\$1,050,000-\$1,200,000	56	9	22	96%	-\$45,000	16.1%	↑
\$1,200,000-\$1,400,000	50	2	38	96%	-\$46,950	4.0%	↓
\$1,400,001-\$1,700,000	134	9	64	93%	-\$105,952	6.7%	↓
\$1,700,001-\$2,500,000	82	3	61	90%	-\$198,000	3.7%	↓
\$2,500,001 and more	92	2	52	84%	-\$622,500	2.2%	↓
Total Activity	778	100	26	96%	-\$33,950	13%	

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)	807	824	778		-46	↓
Active Listings (1st of the month)	608	616	612	597	-15	↓
Solds	86	123	100		-23	↓
Days on Market (DOM)	31	24	26		2	↑
%SOLD (Sales/ Listings /mnthly rate)	10.7%	14.9%	12.9%		-2.1%	↓
(Top 50%) Home Price Index HPIp	\$1,289,116	\$1,236,101	\$1,240,329		\$4,228	↑
(Lower 50%) Home Price Index HPIp	\$808,427	\$807,922	\$797,101		-\$10,821	↓



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What Sold in your Neighbourhood and for What Price?

Langley, Cloverdale Sub areas Statistics - Aug 2019			Detached			
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Cloverdale BC	207	30	16	99%	-\$12,000	14.5%
Serpentine	13	0				0.0%
Clayton	54	12	36	96%	-\$39,500	22.2%
Murrayville	36	4	22	98%	-\$28,000	11.1%
Salmon River	82	5	64	94%	-\$59,000	6.1%
Brookswood Langley	98	17	20	95%	-\$29,900	17.3%
Aldergrove Langley	85	18	36	95%	-\$32,450	21.2%
Campbell Valley	63	3	61	89%	-\$198,000	4.8%
Otter District	45	1	67	86%	-\$249,000	2.2%
Langley City	95	10	52	95%	-\$39,900	10.5%
Total Activity	778	100	26	96%	-\$33,950	13%



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Next Months Market Forecast

Forecast: Langley, Cloverdale has an average Listing supply; 597 homes are for sale and with the **13 %SOLD** monthly rate gives us a ~8 months of inventory. 20% of the active listings have reduced their price by \$73,372 on average or \$40,000 median in the last month. We project Langley, Cloverdale Detached to be a Stable market.

August's Real Estate Statistics shows 61% of Fraser Valley's Detached Markets decreased values this month. Overall, Single Family Homes in the Fraser Valley Market had a \$1,699 monthly price decrease, which is an improvement from the \$3,176 drop that we saw last month. On the other hand, the Vancouver Detached Markets continued to show a serious monthly price decrease of \$13,210. We are forecasting Declining Detached Home Prices across most of the Fraser Valley and Vancouver Markets the next quarter.

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#1 RE/MAX Market Reports

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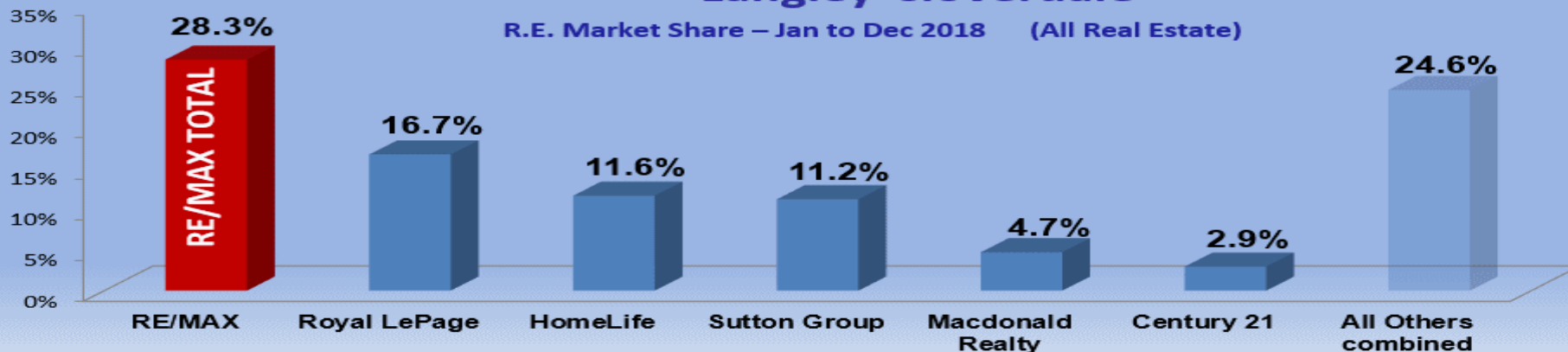
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Market Analysis and Forecasting Sept 1/19 Langley, Cloverdale

#1 the RE/MAX Market Share Reports

Langley-Cloverdale

R.E. Market Share – Jan to Dec 2018 (All Real Estate)



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



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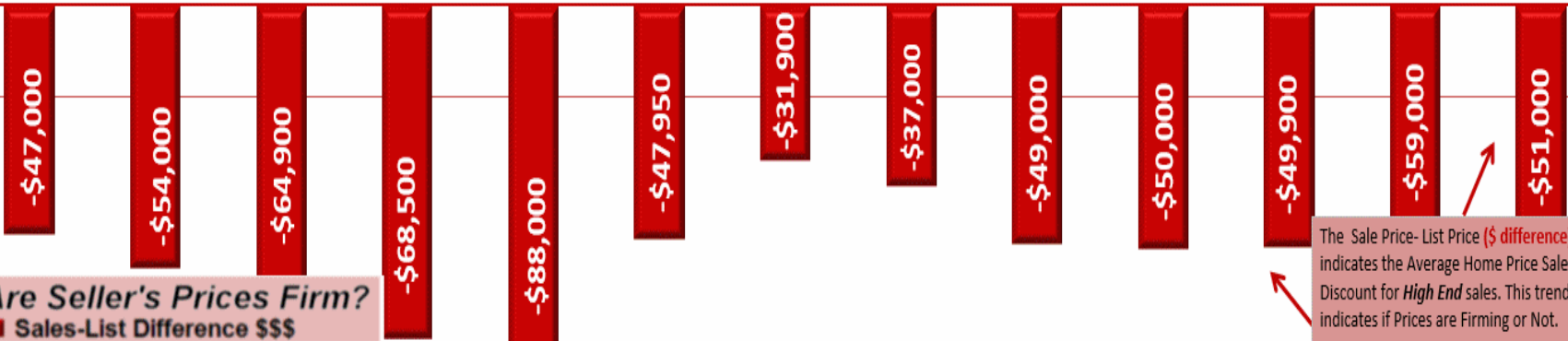
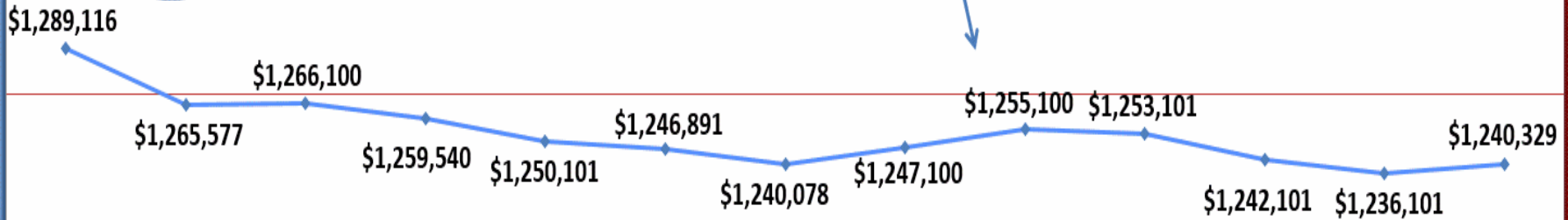


Detached Langley, Cloverdale Home Price Index **HPIp (Top 50%)**, Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

Homes **Over \$950,000**

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)



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.

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



Detached



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



Detached



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RE/MAX Statistics, on the Web!

detached homes

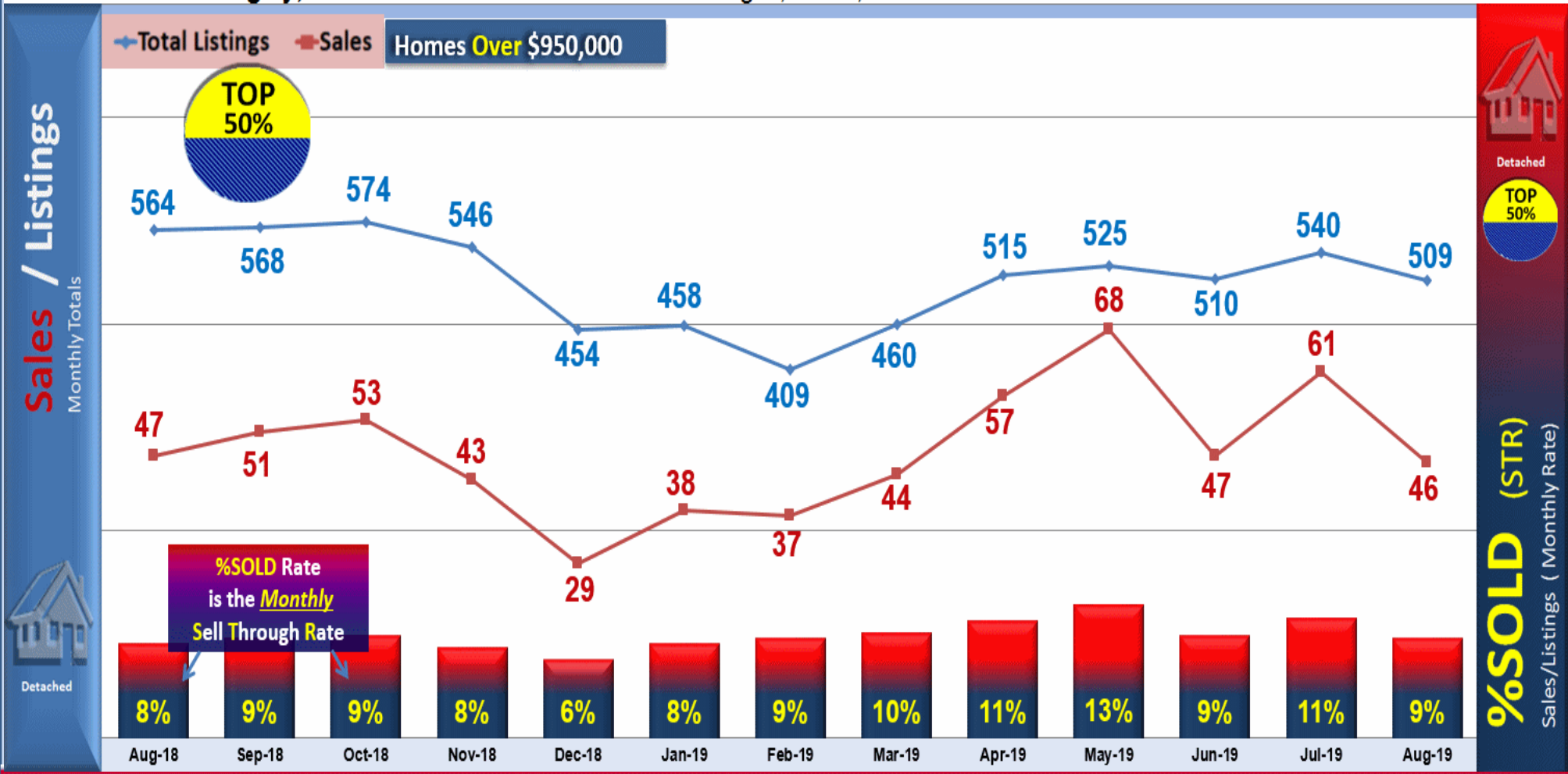


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Market Analysis and Forecasting Sept 1/19 Langley, Cloverdale

Detached Langley, Cloverdale Total Listings **, Sales, and %SOLD Rates



Sales / Listings
Monthly Totals

Detached
TOP 50%

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



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

RE/MAX Little Oak Realty

Commercial & Residential Real Estate Specialist

RayYenkana.com

Ph: 1-866-206-0832

produced for: Ray Yenkana



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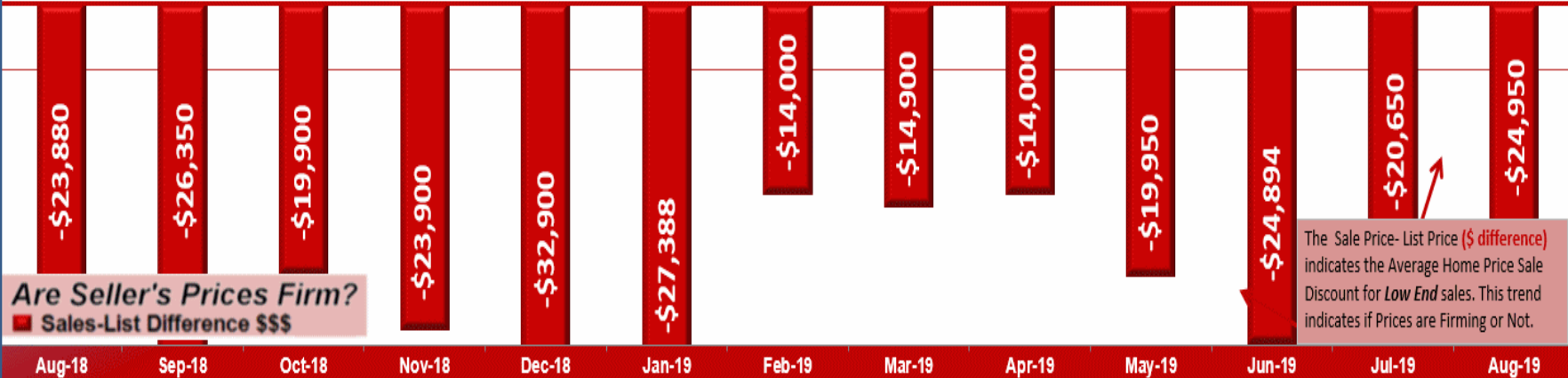
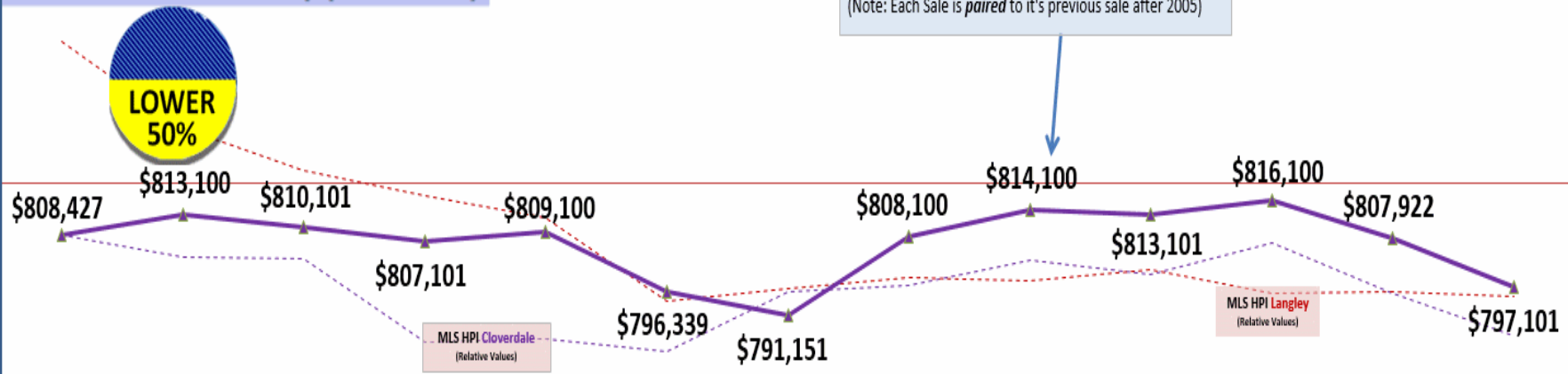
Market Analysis and Forecasting Sept 1/19 Langley, Cloverdale

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

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

Homes Below \$950,000

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.

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

Detached
LOWER 50%

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

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#1 RE/MAX Market Reports

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detached homes



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Market Analysis and Forecasting Sept 1/19 Langley, Cloverdale

Detached Langley, Cloverdale Total Listings^{**}, Sales, and %SOLD Rates

← Total Listings → Sales Homes Below \$950,000

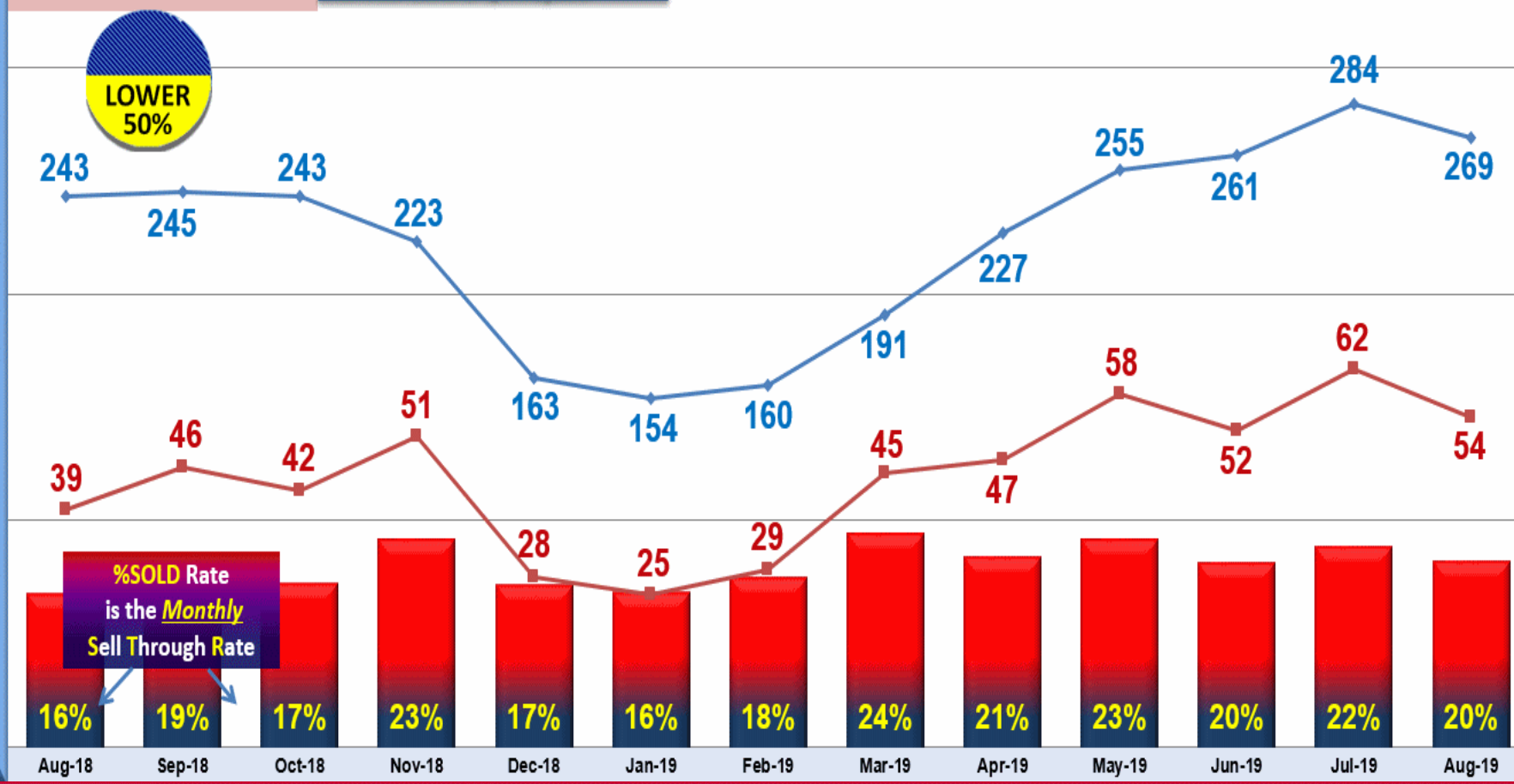
Sales / Listings
Monthly Totals



Detached



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



%SOLD Rate is the Monthly Sell Through Rate



Detached



*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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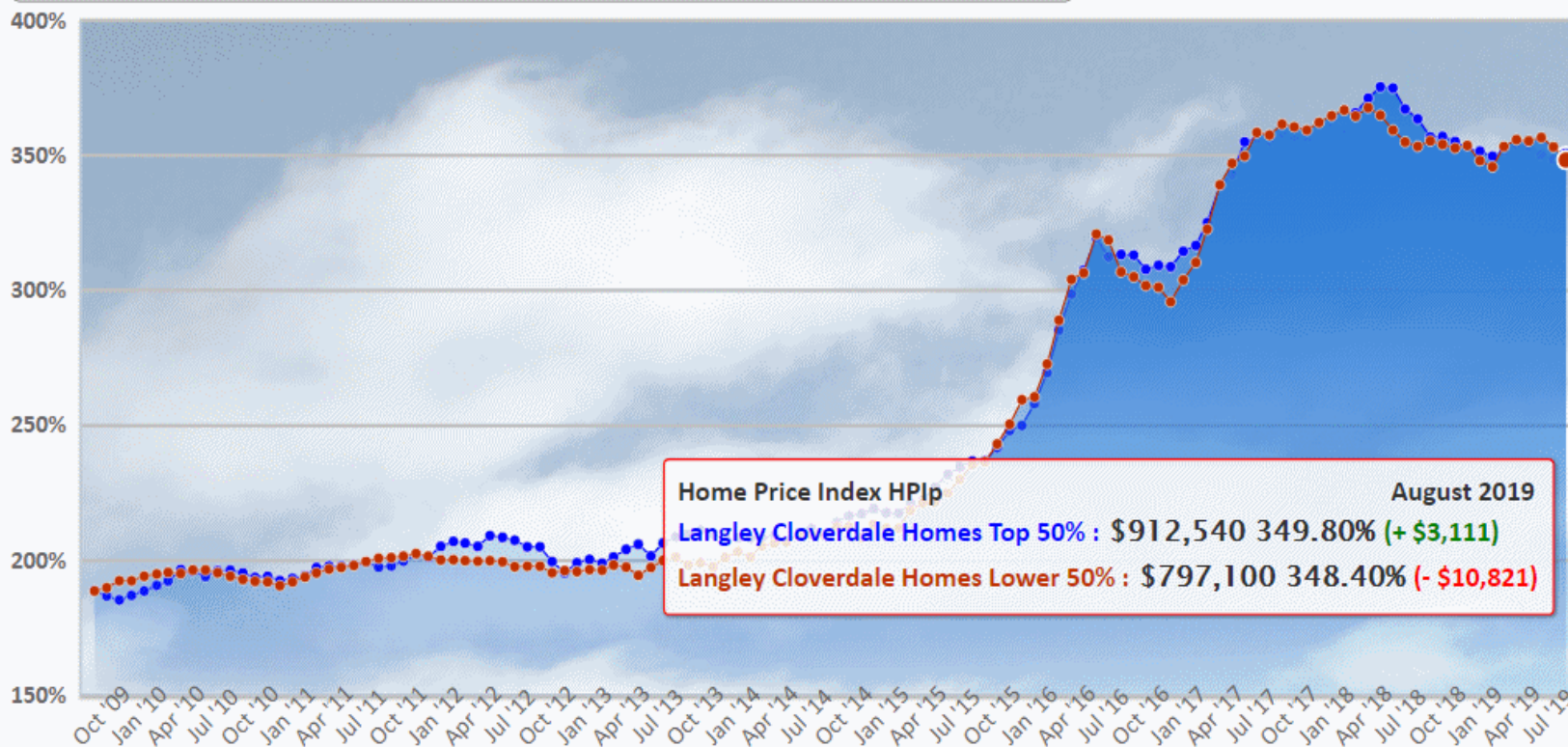


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Powered by the Greater Vancouver Market Reports HPIp



Langley Cloverdale Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Langley Cloverdale Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly ▼ Home values

Date	Value
Aug 2019	% 349.80
Jul 2019	% 348.60
Jun 2019	% 350.30
May 2019	% 353.40
Apr 2019	% 354.00
Mar 2019	% 351.70
Feb 2019	% 349.70
Jan 2019	% 351.60
Dec 2018	% 352.60
Nov 2018	% 355.20
Oct 2018	% 357.10
Sep 2018	% 356.90

<<< 1 2 3 >>>

Highcharts.com



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Abbotsford 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: 迄于今年 (每季) 由2018 六月份至2019 六月份

Powered by: Vancouver Junket Reports **HPI**

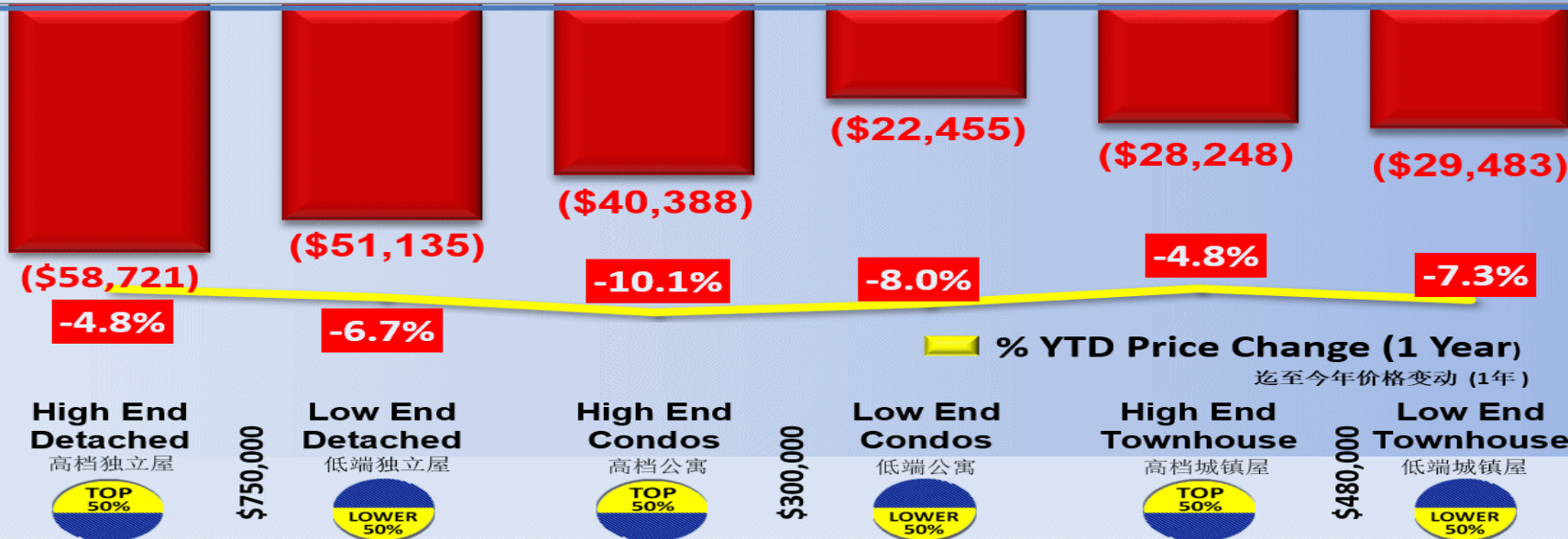
■ **\$\$ YTD Price Change (1 Year)** 价格变动 (1年)

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)**

迄于今年价格变动 (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



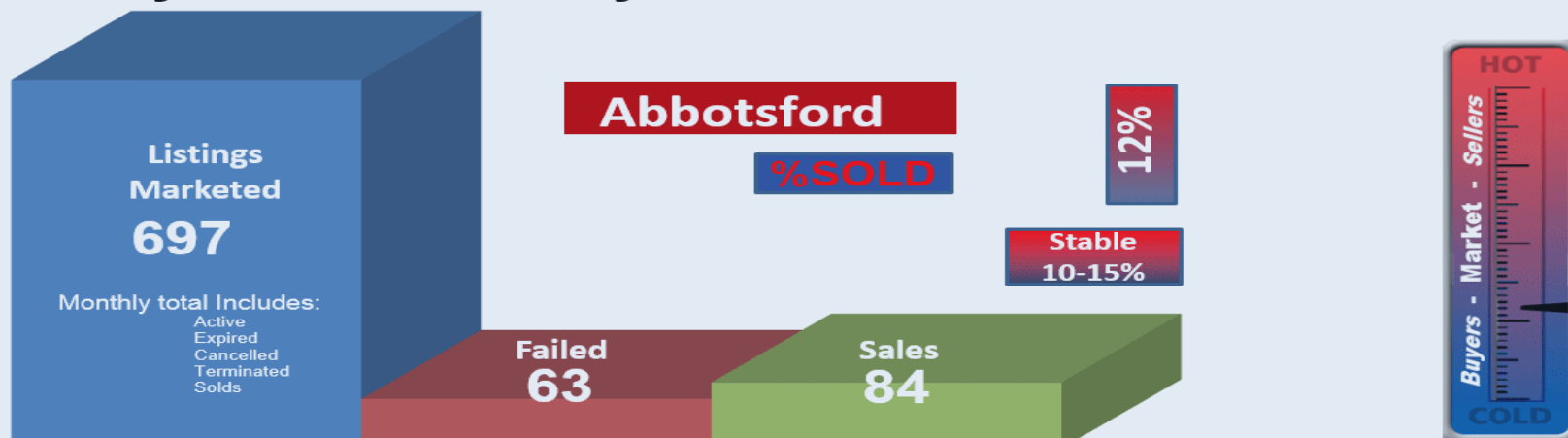
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Data source: FVREB, REBGV, CADREB Real Estate Board & they assume no responsibility for accuracy. By: Vancouver Junket Reports



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Monthly Market Activity - Aug 2019 - Single Family



Sept 1 2019 Abbotsford Market Update (Detached)

Current: Abbotsford is in Stable Market with average listing inventories, a **12 %SOLD** rate and a 96% Sell/List Ratio.
(This means that on an average sale there is a **\$29,900** discount from the original list price) .

Most Active Price Range: Homes between \$550,000 - \$675,000 have a **22.4 %SOLD** rate.

Least Active Price Range: Homes between \$950,000 - \$1.3 mill. have a **3.6 %SOLD** rate.

History: The Abbotsford Home Price Index **HPIp** (Top 50%) shows that prices decreased \$40,999.

The Abbotsford Home Price Index **HPIp** (Lower 50%) shows that prices decreased \$41,897 year-to-date.

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



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



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

Abbotsford List Price Ranges Statistics - Aug 2019

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$550,000	30	3	33	90%	-\$22,450	10.0%	↓
\$550,001-\$675,000	49	11	19	96%	-\$25,000	22.4%	↑
\$675,001-\$750,000	128	26	29	97%	-\$24,300	20.3%	↑
\$750,001-\$825,000	104	12	16	96%	-\$30,888	11.5%	↑
\$825,001-\$950,000	119	21	62	96%	-\$35,000	17.6%	↑
\$950,001-\$1,300,000	139	5	34	95%	-\$54,700	3.6%	↓
\$1,300,001 and more	128	6	54	91%	-\$148,177	4.7%	↓
Total Activity	697	84	34	96%	-\$29,900	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)	627	745	697		-48	↓
Active Listings (1st of the month)	474	600	550	550	0	
Solds	82	118	84		-34	↓
Days on Market (DOM)	16	17	34		17	↑
%SOLD (Sales/Listings /monthly rate)	13%	16%	12%		-3.8%	↓
(Top 50%) Home Price Index HPIp	\$1,227,099	\$1,179,101	\$1,186,100		\$6,999	↑
(Lower 50%) Home Price Index HPIp	\$754,100	\$713,100	\$712,203		-\$897	↓



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



What Sold in your Neighbourhood and for What Price?

Abbotsford Sub areas Statistics - Aug 2019					Detached	
Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Poplar	40	5	24	97%	-\$14,900	12.5%
Bradner	22	1	146	66%	-\$1,000,000	4.5%
Matsqui	19	3	84	96%	-\$32,975	15.8%
Sumas Mountain	14	0				0.0%
Abbotsford West	174	25	20	96%	-\$29,000	14.4%
Abbotsford East	239	30	37	97%	-\$24,300	12.6%
Aberdeen	63	6	44	95%	-\$51,500	9.5%
Sumas Prairie	9	0				0.0%
Central Abbotsford	117	14	31	94%	-\$44,999	12.0%
Total Activity	697	84	34	96%	-\$29,900	12%



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Next Months Market Forecast

Forecast: Abbotsford has average Listing supply; 550 homes are for sale & with the **16 %SOLD** monthly rate gives us a ~8 months of inventory. 32% of the active listings have reduced their price by \$38,125 on average or \$25,000 median in the last month. We project Abbotsford to continue in Stable Market.

August's Real Estate Statistics shows 61% of Fraser Valley's Detached Markets decreased values this month. Overall, Single Family Homes in the Fraser Valley Market had a \$1,699 monthly price decrease, which is an improvement from the \$3,176 drop that we saw last month. On the other hand, the Vancouver Detached Markets continued to show a serious monthly price decrease of \$13,210. 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. 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. 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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produced for: **Ray Yenkana**

#1 **RE/MAX** Market Reports

RE/MAX Statistics, on the Web!

detached homes



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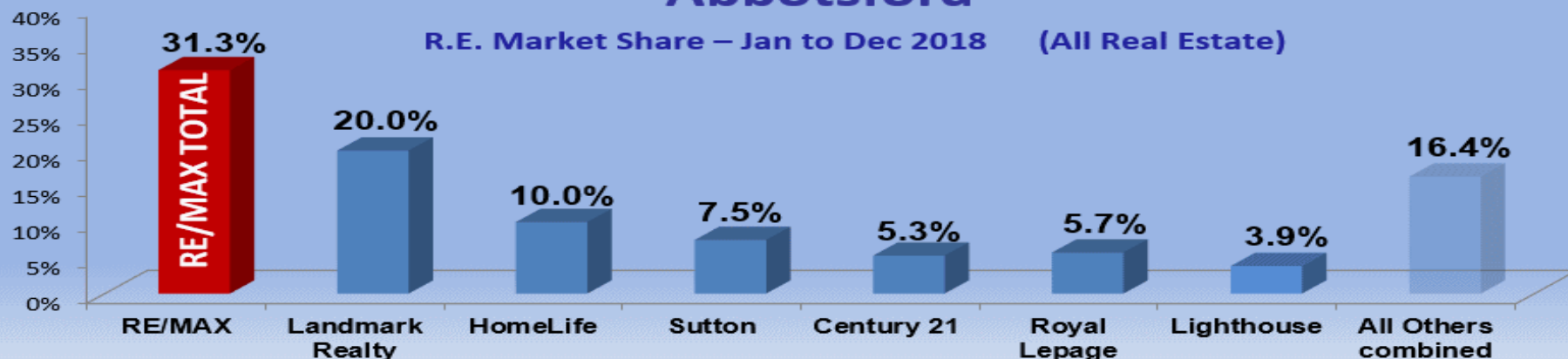
Market Analysis and Forecasting

Sept 1/19 Abbotsford

#1 the RE/MAX Market Share Reports

Abbotsford

R.E. Market Share – Jan to Dec 2018 (All Real Estate)



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

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Market Analysis and Forecasting

Sept 1/19 Abbotsford

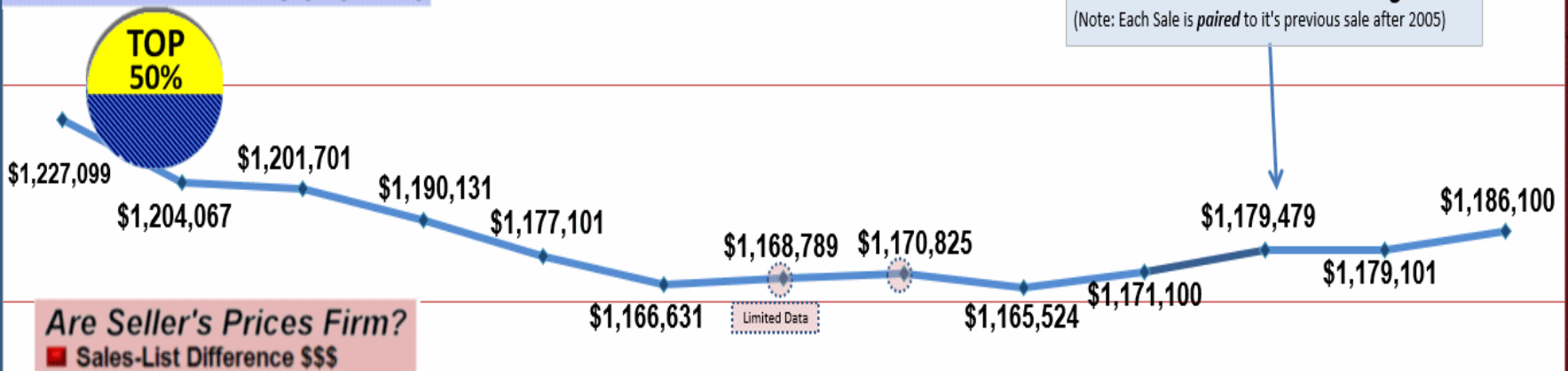
Detached Abbotsford Home Price Index **HPIp (Top 50%)**, Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price)

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

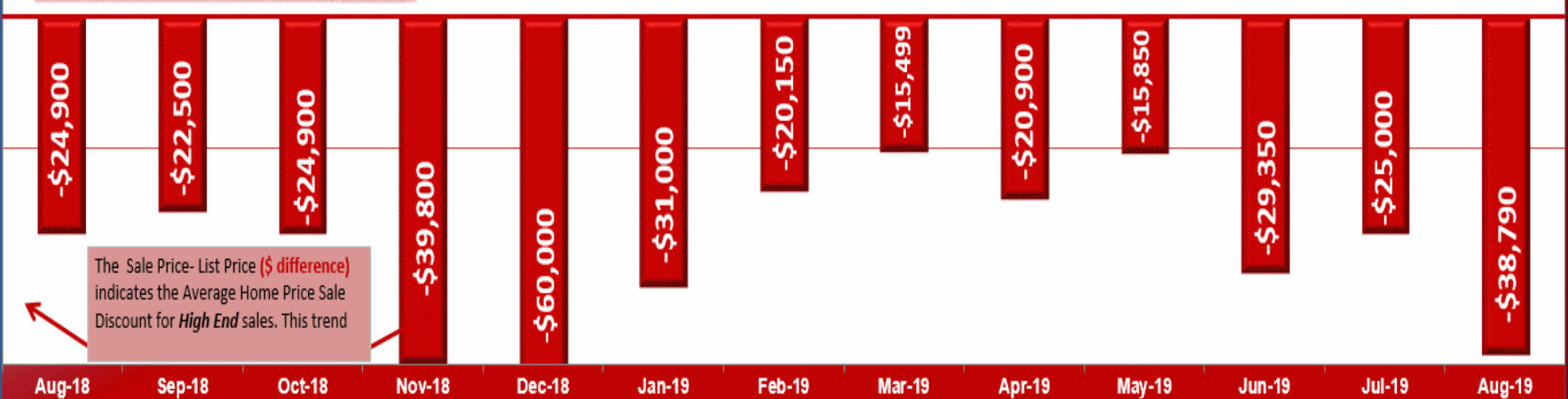
Homes Over \$750,000

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)



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



Detached



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

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#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

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Market Analysis and Forecasting

Sept 1/19 Abbotsford

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

← Total Listings → Sales Homes Over \$750,000

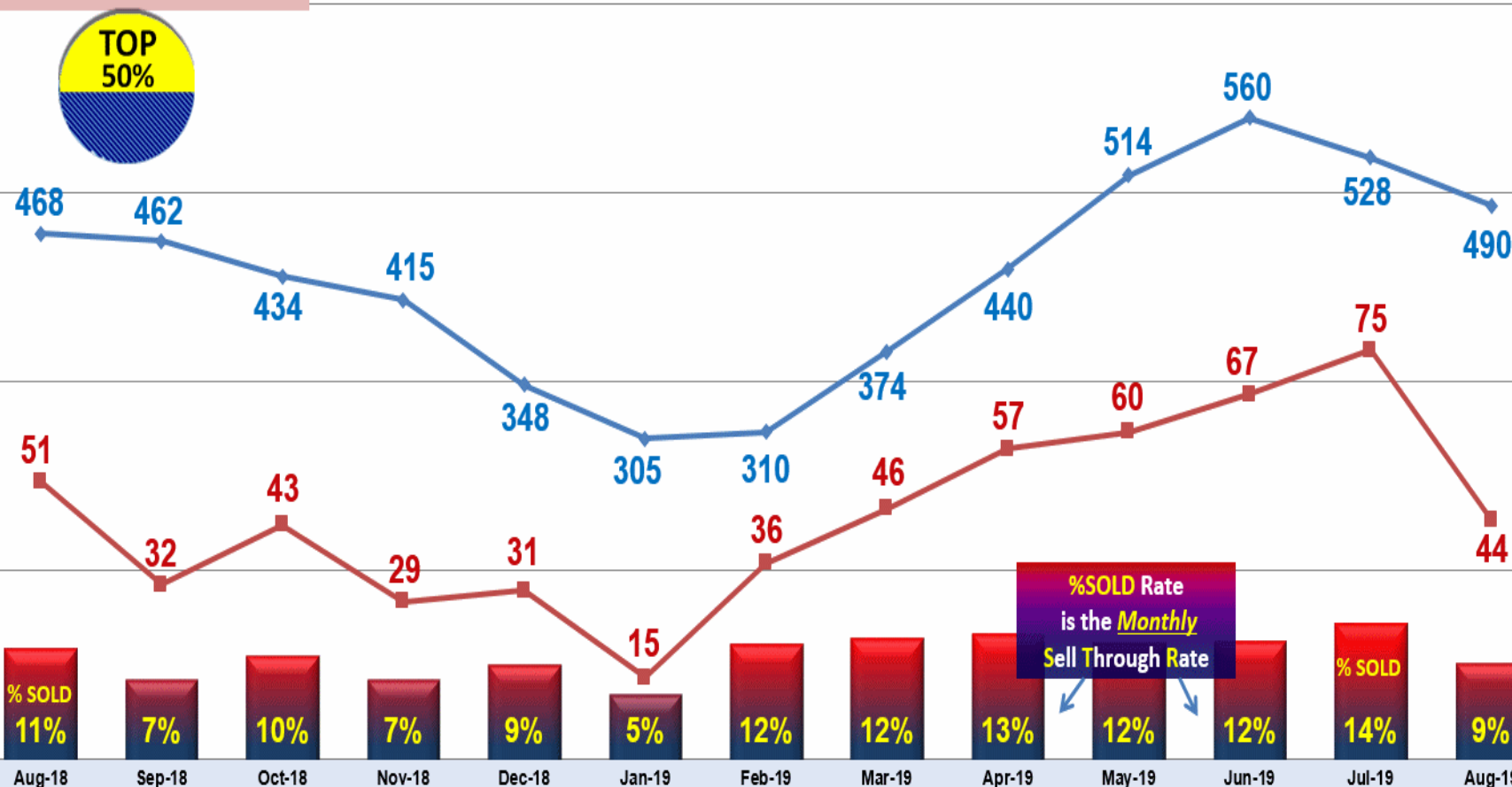
Sales / Listings
Monthly Totals



Detached



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



%SOLD Rate is the Monthly Sell Through Rate

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detached homes



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Market Analysis and Forecasting

Sept 1/19 Abbotsford

Detached

Abbotsford

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

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

Homes Below \$750,000

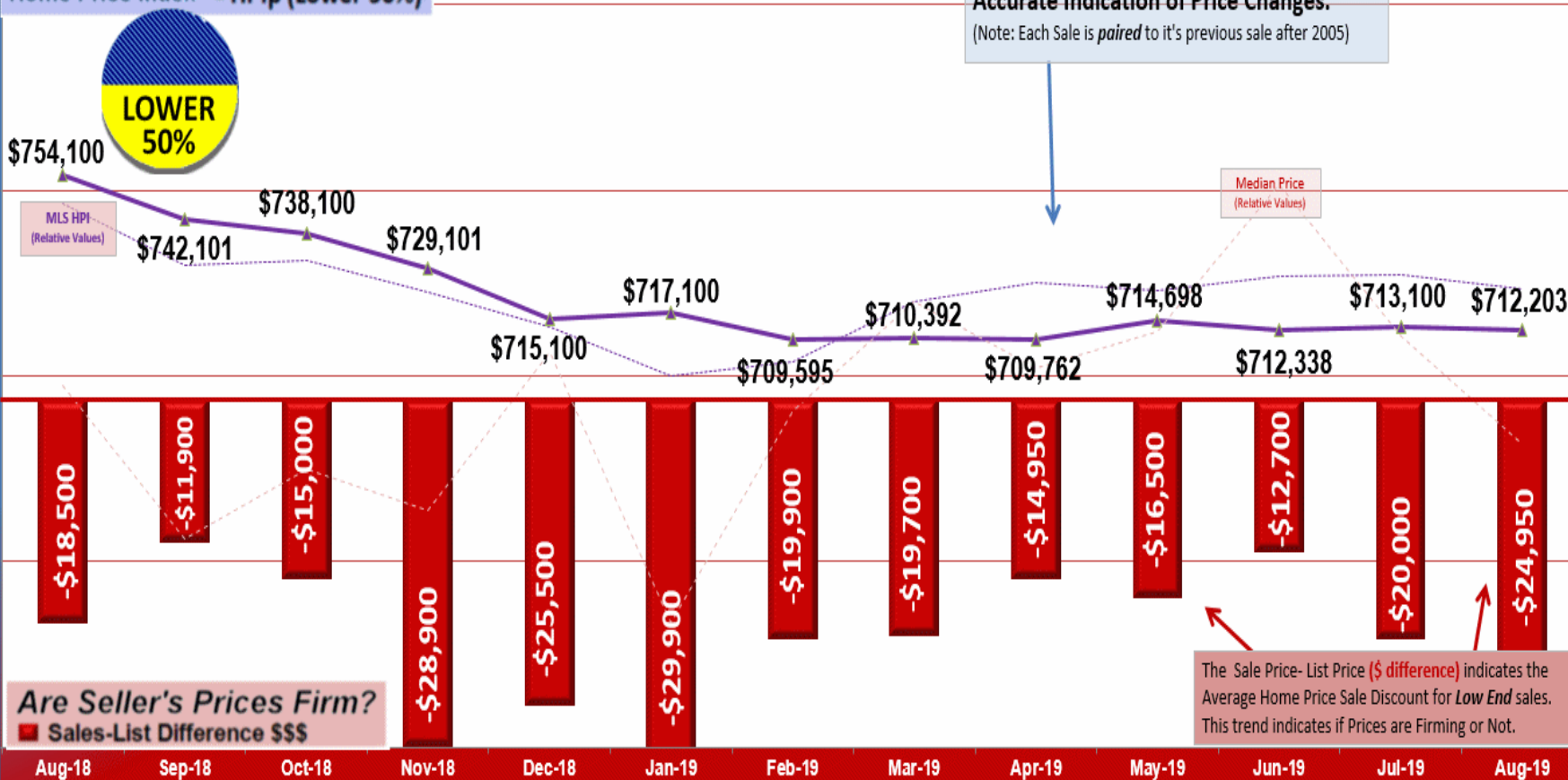
The Home Price Index **HPIp** is the MOST Accurate Indication of Price Changes.

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

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



Detached



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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detached homes



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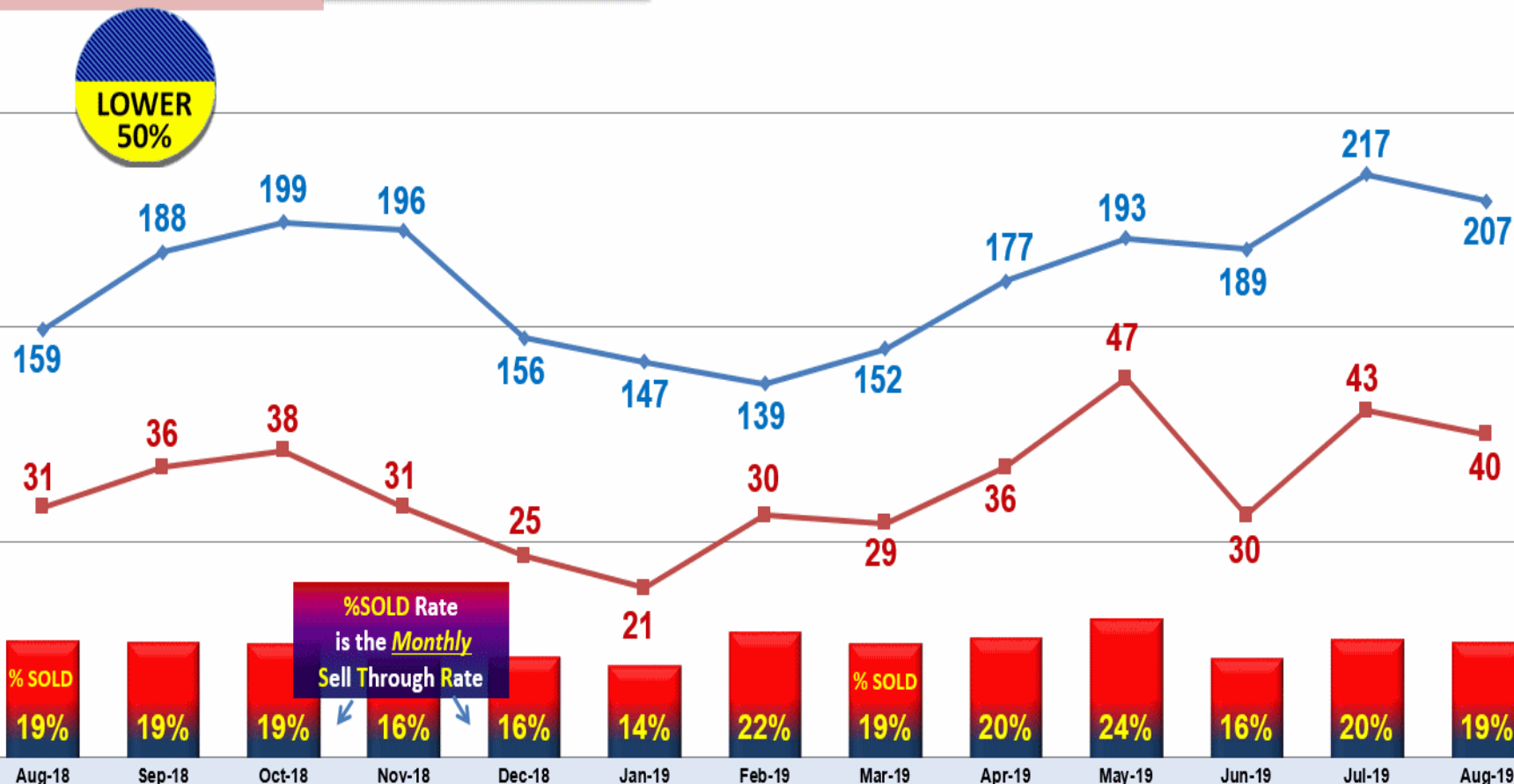
Market Analysis and Forecasting

Sept 1/19 Abbotsford

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

← Total Listings → Sales Homes Below \$750,000

Sales / Listings
Monthly Totals



Detached



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



Detached

%SOLD Rate is the Monthly Sell Through Rate



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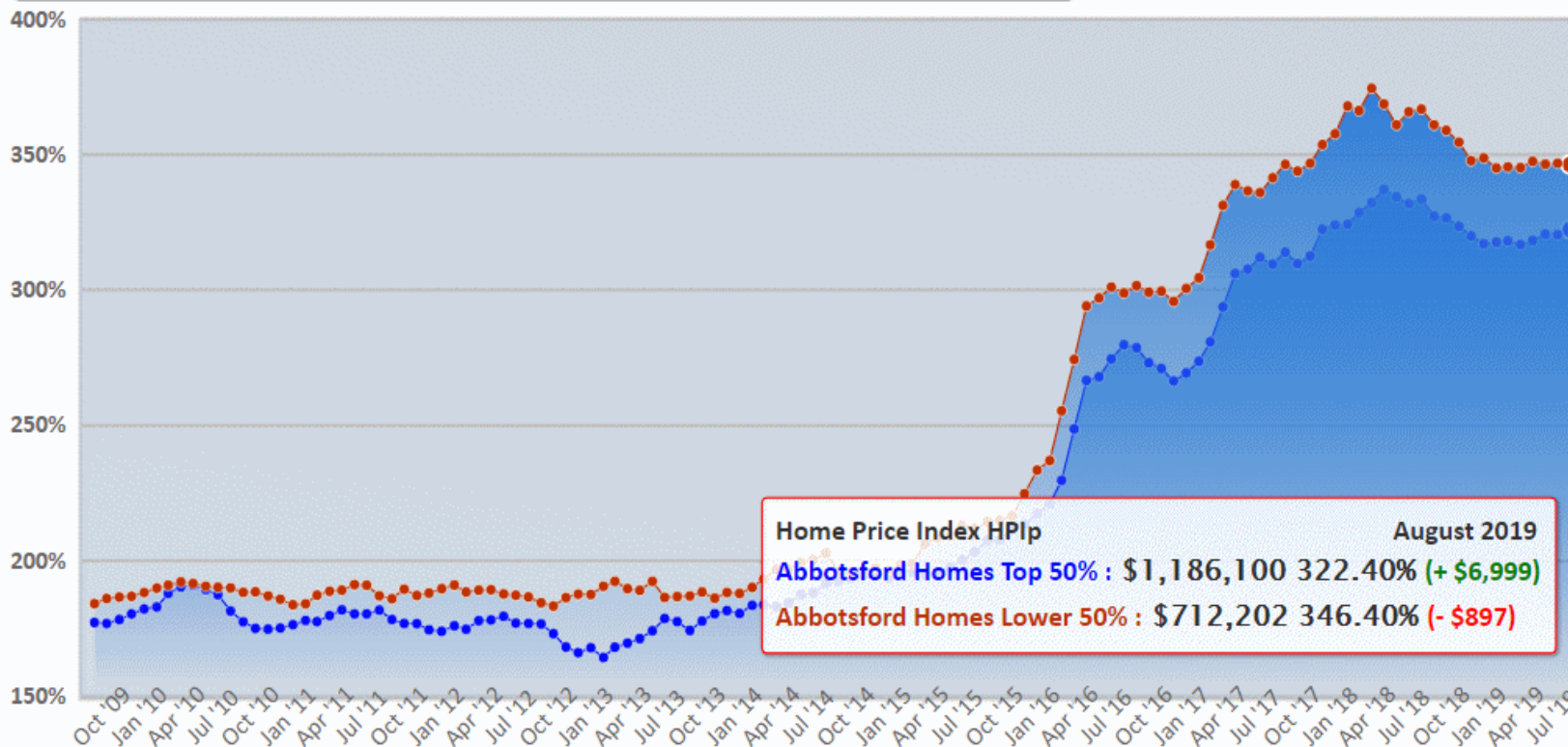
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Abbotsford Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Abbotsford Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Home Price Index HPIp August 2019
Abbotsford Homes Top 50% : \$1,186,100 322.40% (+ \$6,999)
Abbotsford Homes Lower 50% : \$712,202 346.40% (- \$897)

Monthly Home values

Date	Value
Aug 2019	% 322.40
Jul 2019	% 320.50
Jun 2019	% 320.60
May 2019	% 318.30
Apr 2019	% 316.80
Mar 2019	% 318.20
Feb 2019	% 317.70
Jan 2019	% 317.10
Dec 2018	% 319.90
Nov 2018	% 323.50
Oct 2018	% 326.60
Sep 2018	% 327.30

<<< 1 2 3 >>>

Highcharts.com



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Mission 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 **HPI**

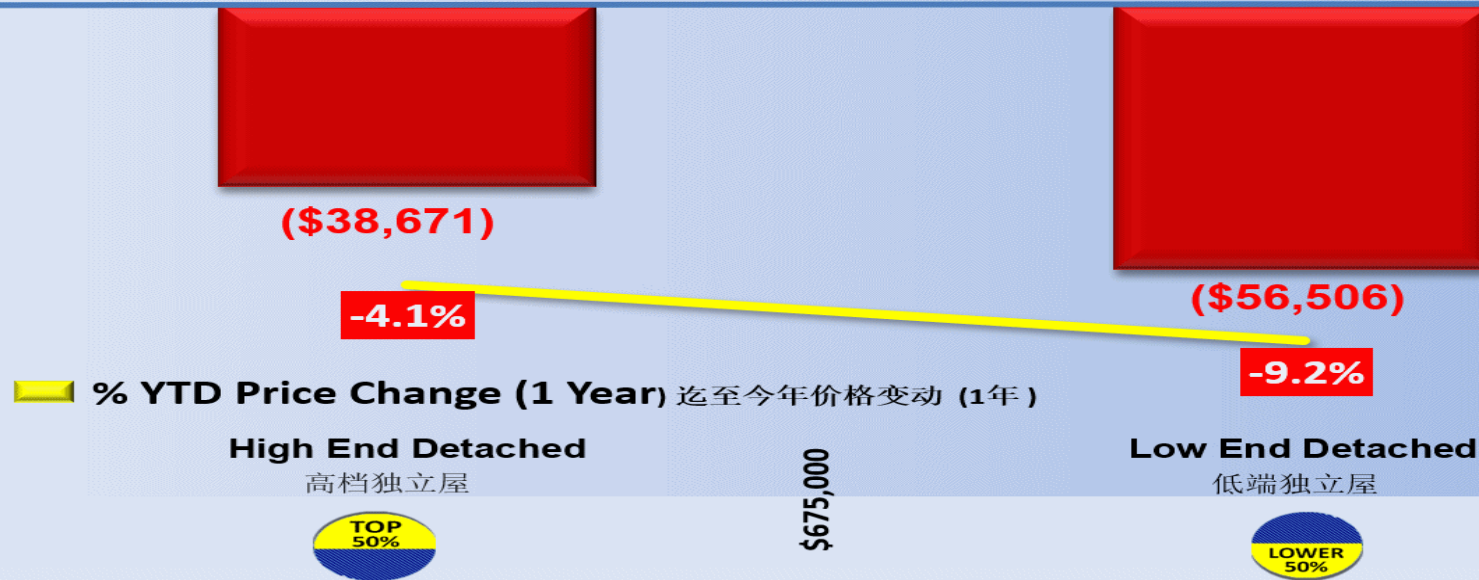
■ **\$\$ YTD Price Change (1 Year)** 价格变动 (1年)

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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Monthly Market Activity - Aug 2019 - Single Family



Sept 1 2019 Mission Market Update (Detached)

Current: Mission is a Stable Market with normal listing inventories, **14 %SOLD** rate and Sale Price /List Price = 95% (e.g.: means an average of a \$28,500 Discount from the original list price on sale.)

Most Active Price Range: Homes between \$350,000 - \$550,000 have **23.3 %SOLD** rate.

Least Active Price Range: Homes above \$800,000 have a **9.2 %SOLD** rate.

History: The Mission Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$40,704.

The Mission Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$26,009.

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



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

Mission List Price Ranges Statistics - Aug 2019

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$350,000	39	7	30	85%	-\$18,900	17.9%	↑
\$350,001-\$550,000	30	7	33	93%	-\$28,000	23.3%	↑
\$550,001-\$675,000	77	12	26	96%	-\$22,950	15.6%	↑
\$675,001-\$800,000	112	19	64	95%	-\$34,900	17.0%	↑
\$800,001 and more	184	17	24	94%	-\$59,000	9.2%	↓
Total Activity	442	62	40	95%	-\$28,500	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)	403	442	442		0	
Active Listings (1st of the month)	312	348	345	343	-2	↓
Solds	56	67	62		-5	↓
Days on Market (DOM)	28	20	40		20	↑
%SOLD (Sales/ Listings /monthly rate)	13.9%	15.2%	14.0%		-1%	↓
(Top 50%) Home Price Index HPIp	\$921,805	\$887,138	\$881,101		-\$6,037	↓
(Lower 50%) Home Price Index HPIp	\$592,706	\$561,508	\$566,697		\$5,188	↑



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



What Sold in your Neighbourhood and for What Price?

Mission Sub areas Statistics - Aug 2019						Detached	
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
Hatzic	44	3	22	95%	-\$23,900	6.8%	
Stave Falls	19	3	154	90%	-\$75,000	15.8%	
Steelhead	4	0				0.0%	
Mission	265	44	31	96%	-\$26,950	16.6%	
Durieu	27	3	60	87%	-\$95,000	11.1%	
Dewdney Deroche	25	1	16	85%	-\$19,000	4.0%	
Lake Errock	27	4	74	91%	-\$17,250	14.8%	
Hemlock	4	1	139	96%	-\$24,900	25.0%	
Mission-West	27	3	49	93%	-\$95,000	11.1%	
Total Activity	442	62	40	95%	-\$28,500	14%	



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Next Months Market Forecast

Forecast: Mission has average Listing Supply; 343 homes are for sale and with the **14 %SOLD** monthly rate gives us a ~7 months of inventory. Another indicator: 36% of the Active Listings have Reduced their Price by \$50,464 on Average and \$25,000 on Median for the last month. We project Mission Detached to be a Stable market.

August's Real Estate Statistics shows 61% of Fraser Valley's Detached Markets decreased values this month. Overall, Single Family Homes in the Fraser Valley Market had a \$1,699 monthly price decrease, which is an improvement from the \$3,176 drop that we saw last month. On the other hand, the Vancouver Detached Markets continued to show a serious monthly price decrease of \$13,210. 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. 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 Board and they assume no responsibility for its accuracy. Copyright: RMXReports.com



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RE/MAX Statistics, on the Web!

detached homes



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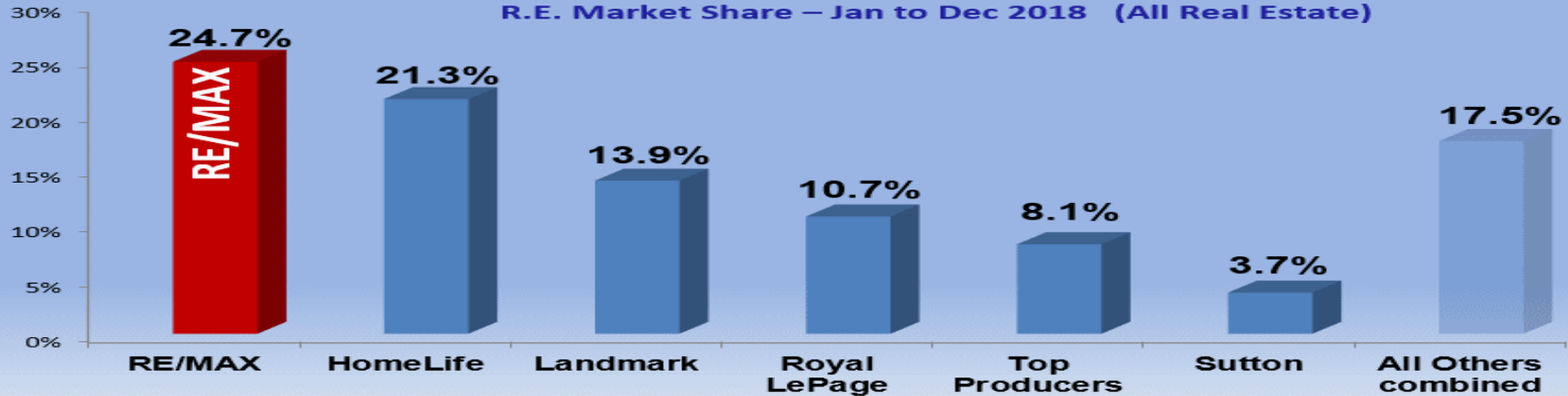
Market Analysis and Forecasting

Sept 1/19 Mission

the **RE/MAX** Market Share Reports

Mission

R.E. Market Share – Jan to Dec 2018 (All Real Estate)



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



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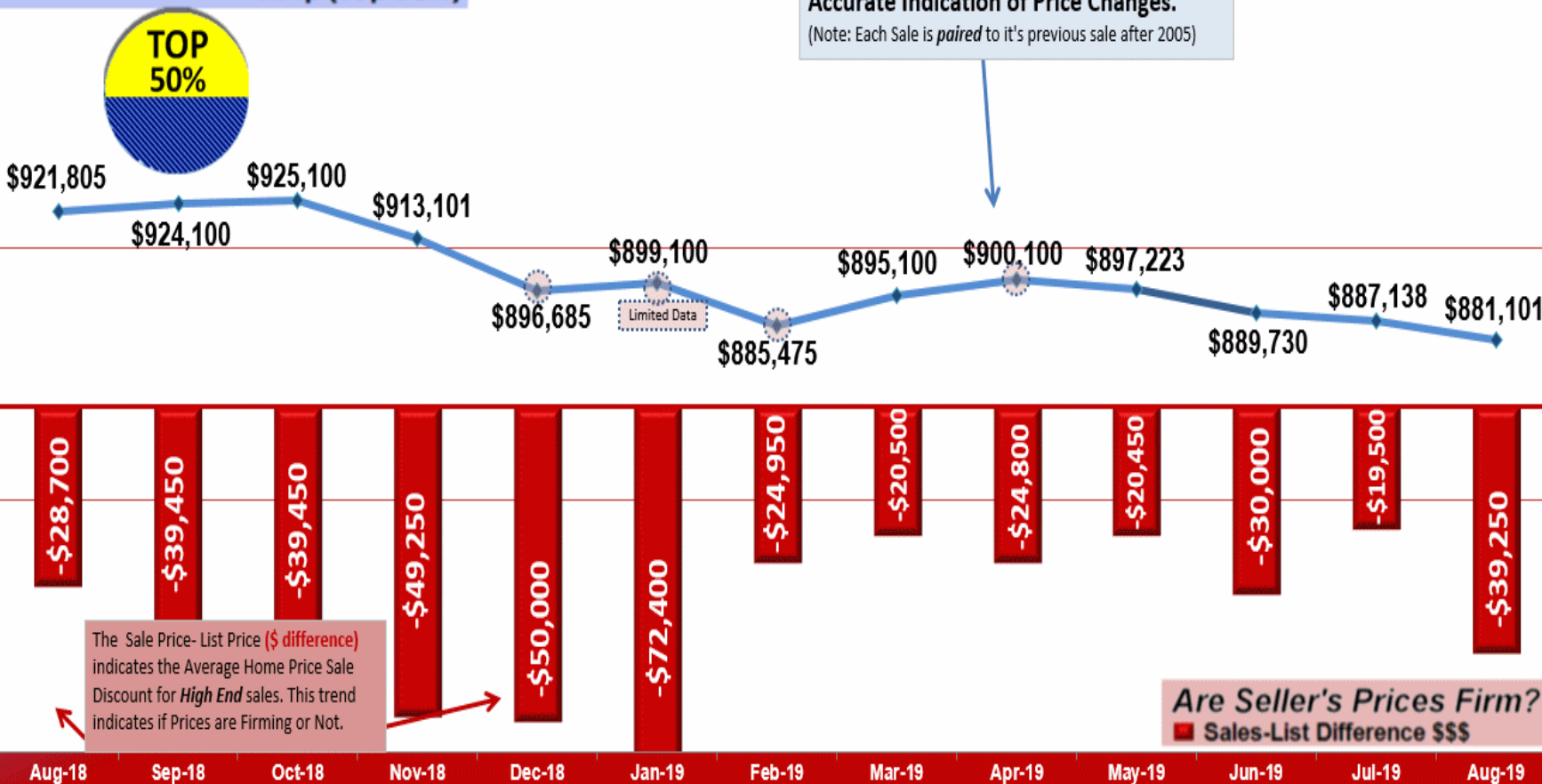
Mission Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

Homes Over \$675,000

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

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



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

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

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



Detached

TOP 50%

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

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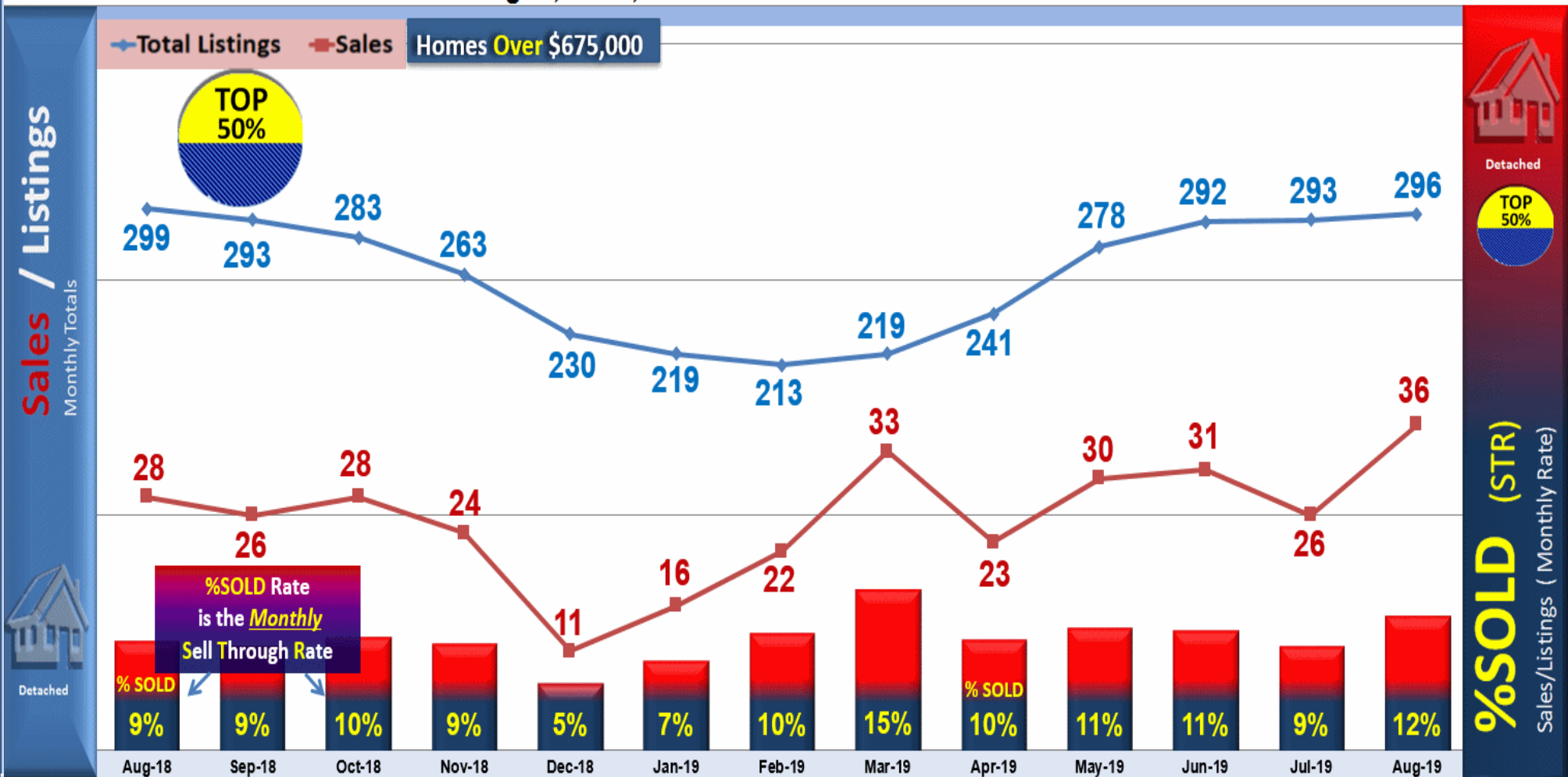
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Detached Mission Total Listings**, Sales, and %SOLD Rates



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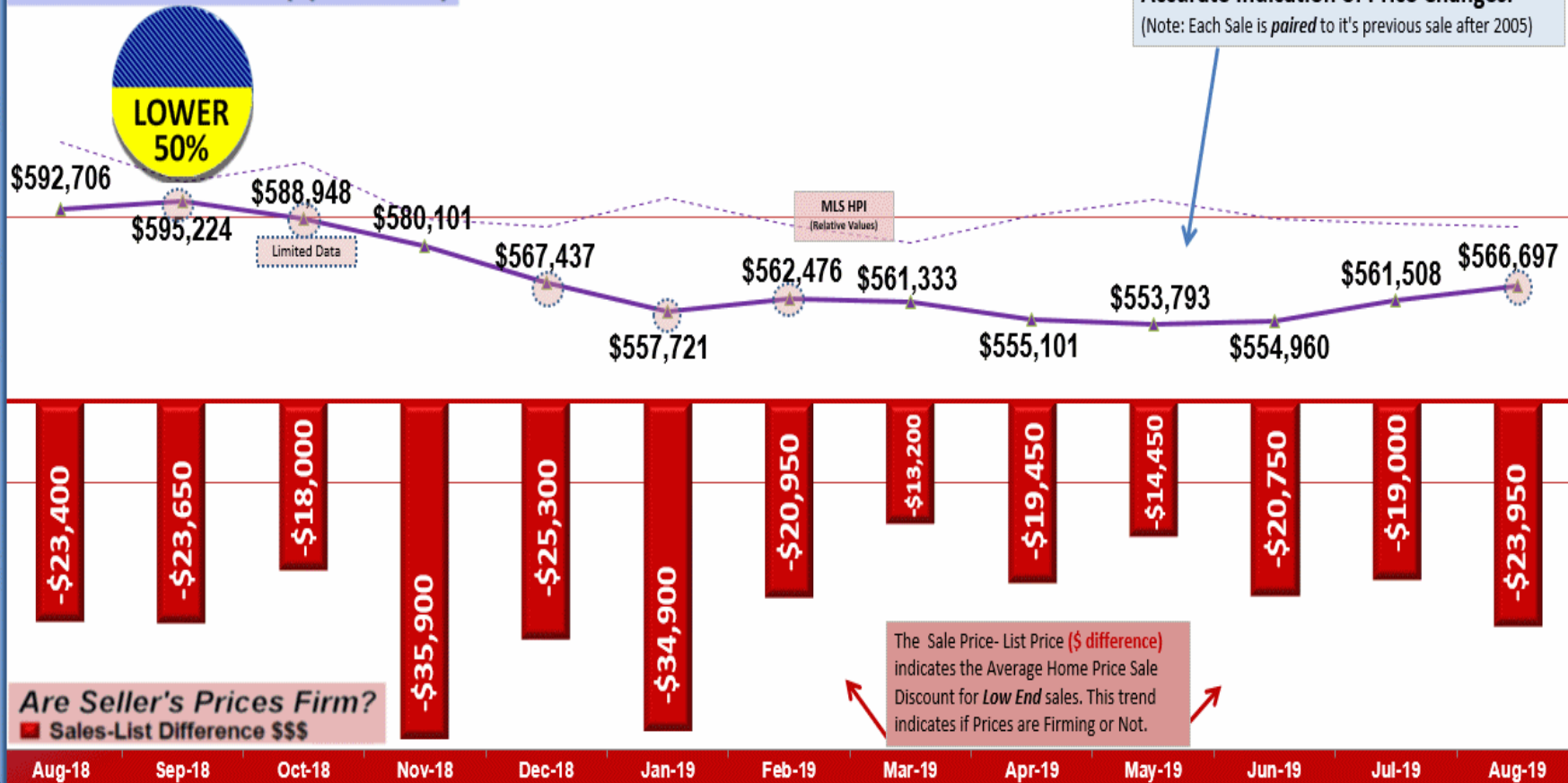


Detached

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

Are Home Prices Up? Homes Below \$675,000
Home Price Index → HPIp (Lower 50%)

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



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

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

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

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

← Total Listings → Sales Homes Below \$675,000

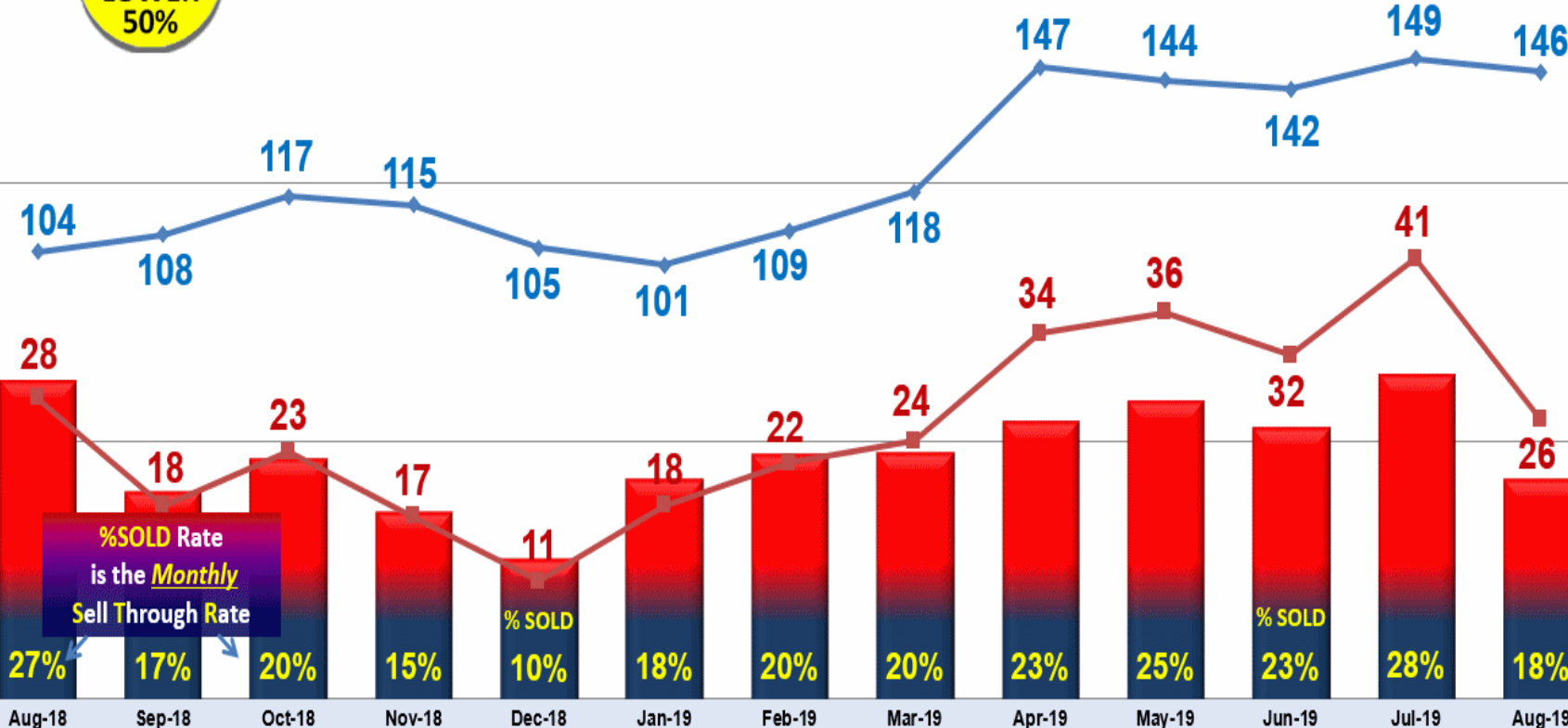


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Sales / Listings
Monthly Totals

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



%SOLD Rate is the Monthly Sell Through Rate



Detached



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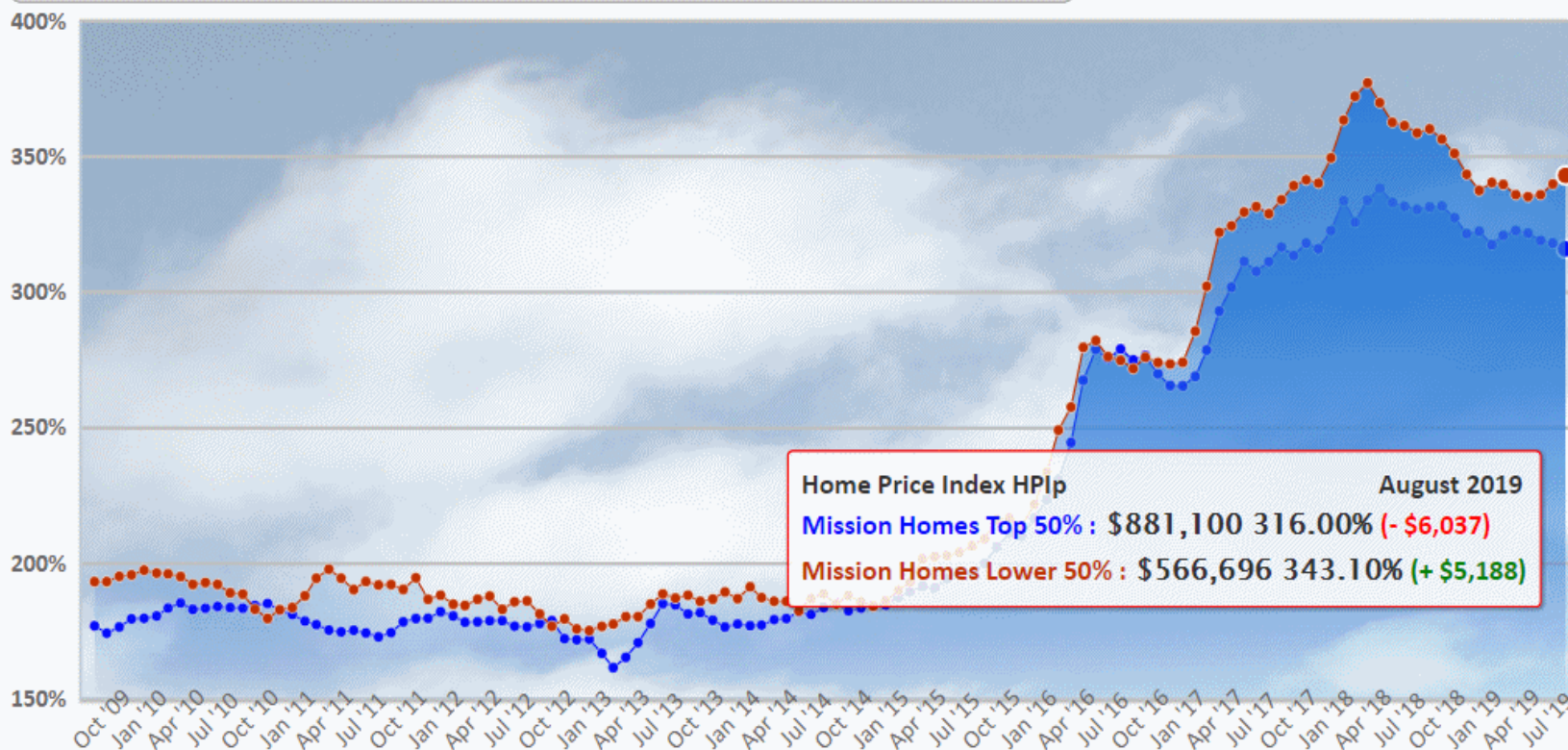
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Mission Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Mission Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Aug 2019	% 316.00
Jul 2019	% 318.20
Jun 2019	% 319.10
May 2019	% 321.80
Apr 2019	% 322.80
Mar 2019	% 321.00
Feb 2019	% 317.60
Jan 2019	% 322.50
Dec 2018	% 321.60
Nov 2018	% 327.50
Oct 2018	% 331.80
Sep 2018	% 331.40

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Chilliwack 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: 迄于今年 (每季) 由2018 六月份至2019 六月份

Powered by: Vancouver Junket Reports HPIp

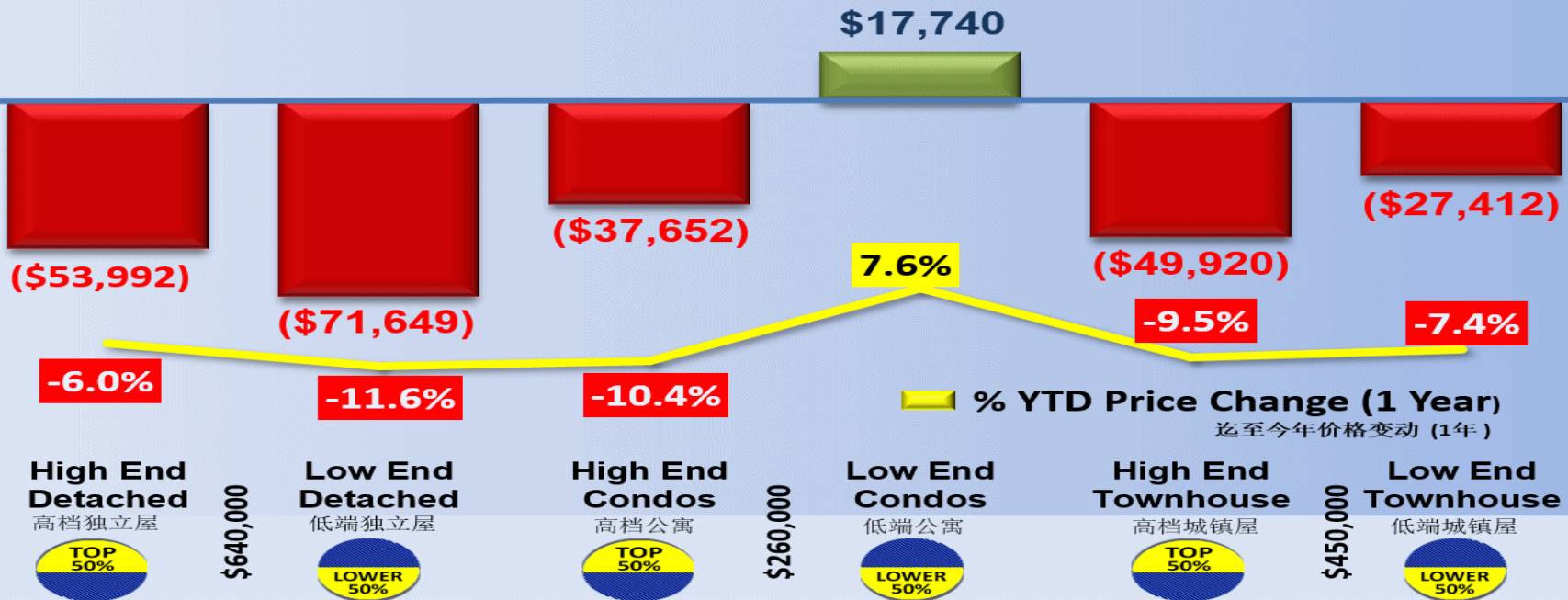
■ \$\$ YTD Price Change (1 Year) 价格变动 (1年)

房地產價格變動

YTD Home Price Changes \$\$\$

房地產價格變動

YTD Home Price Changes %%



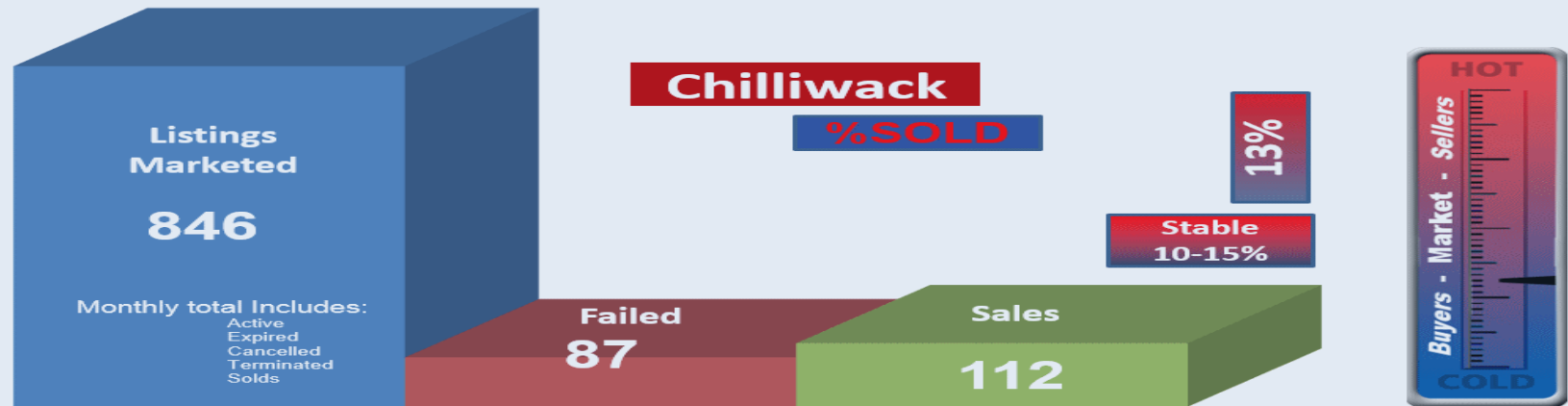
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迄至今年价格变动 (1年)

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



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**Monthly Market Activity - Aug 2019 - Single Family**

Sept 1, 2019 **Chilliwack** (+Yarrow, Rosedale and Sardis) Market Update [Detached](#)

Current: Chilliwack (+Yarrow, Rosedale and Sardis) is in a Stable Market with average listing inventories, **13 %SOLD** rate and the Sale Price/List Price = 96%.

(This means that there is an average of a \$24,450 discount on a sale from the original list price)

Most Active Price Range: Homes between \$640,000 - \$750,000 have **17.2 %SOLD** rate.

Least Active Price Range: Homes above \$900,000 have **7.9 %SOLD** rate. (= 10 sales out of 100 listings/ month).

History: The Chilliwack Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices decreased \$8,332.

The Chilliwack Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices decreased \$13,000.

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



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

Chilliwack (+Yarrow, Rosedale, Sardis) List Price Ranges Statistics - Aug 2019							Detached
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$400,000	38	6	34	94%	-\$14,375	15.8%	↑
\$400,001-\$550,000	38	4	27	96%	-\$12,250	10.5%	↑
\$550,001-\$640,000	179	30	42	95%	-\$22,750	16.8%	↑
\$640,001-\$750,000	244	42	35	97%	-\$15,889	17.2%	↑
\$750,001-\$900,000	145	14	50	97%	-\$20,400	9.7%	↓
\$900,001 and more	202	16	54	96%	-\$46,058	7.9%	↓
Total Activity	846	112	39	96%	-\$19,900	13%	

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)	792	873	846		-27	↓
Active Listings (1st of the month)	586	663	654	619	-35	↓
Solds	99	132	112		-20	↓
Days on Market (DOM)	32	33	39		6	↑
%SOLD (Sales/ Listings /monthly rate)	12.5%	15.1%	13.2%		-1.9%	↓
(Top 50%) Home Price Index HPIp	\$882,432	\$864,100	\$874,100		\$10,000	↑
(Lower 50%) Home Price Index HPIp	\$567,101	\$562,674	\$554,101		-\$8,573	↓



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What Sold in your Neighbourhood and for What Price?

Chilliwack (+Yarrow, Rosedale, Sardis) Sub areas Statistics - Aug 2019 Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Chilliwack W Yale-Well	57	8	38	95%	-\$23,650	14.0%
Chilliwack E Young-Yale	74	7	81	96%	-\$20,000	9.5%
Chilliwack N Yale-Well	74	11	64	95%	-\$26,888	14.9%
Chilliwack Yale Rd West	0	0				0.0%
Little Mountain	15	1	2	97%	-\$19,900	6.7%
Chilliwack Mountain	15	1	101	92%	-\$65,000	6.7%
Fairfield Island	47	6	21	100%	\$2,550	12.8%
East Chilliwack	11	3	11	97%	-\$14,900	27.3%
Eastern Hillsides	66	9	59	97%	-\$30,000	13.6%
Rosedale Center	1	0				0.0%
Rosedale Popkum	42	2	27	96%	-\$12,250	4.8%
Sardist W Vedder Rd	65	10	51	97%	-\$22,400	15.4%
Sardist E Vedder Rd	77	11	26	98%	-\$12,700	14.3%
Vedder S Watson-Promontory	103	20	40	97%	-\$14,450	19.4%
Promontory	126	14	47	96%	-\$30,700	11.1%
Yarrow	17	0				0.0%
Majuba Hill	16	3	31	96%	-\$19,000	18.8%
Greendale Chilliwack	4	0				0.0%
Ryder Lake	16	4	10	93%	-\$99,500	25.0%
Chilliwack River Valley	20	2	66	99%	-\$7,450	10.0%
Total Activity	846	112	39	96%	-\$19,900	13%



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Next Months Market Forecast

Forecast: Chilliwack has average Listing supply; 654 homes are for sale and with the **13 %SOLD** monthly rate gives us a ~8 months of inventory. 32% of the Active Listings have reduced their price by \$27,395 on average or \$20,000 on median. We project Chilliwack Detached to be a continued Stable market.

August's Real Estate Statistics shows 61% of Fraser Valley's Detached Markets decreased values this month. Overall, Single Family Homes in the Fraser Valley Market had a \$1,699 monthly price decrease, which is an improvement from the \$3,176 drop that we saw last month. On the other hand, the Vancouver Detached Markets continued to show a serious monthly price decrease of \$13,210. We are forecasting Declining Detached Home Prices across most of the Fraser Valley and Vancouver Markets the next quarter.

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RE/MAX Statistics, on the Web!

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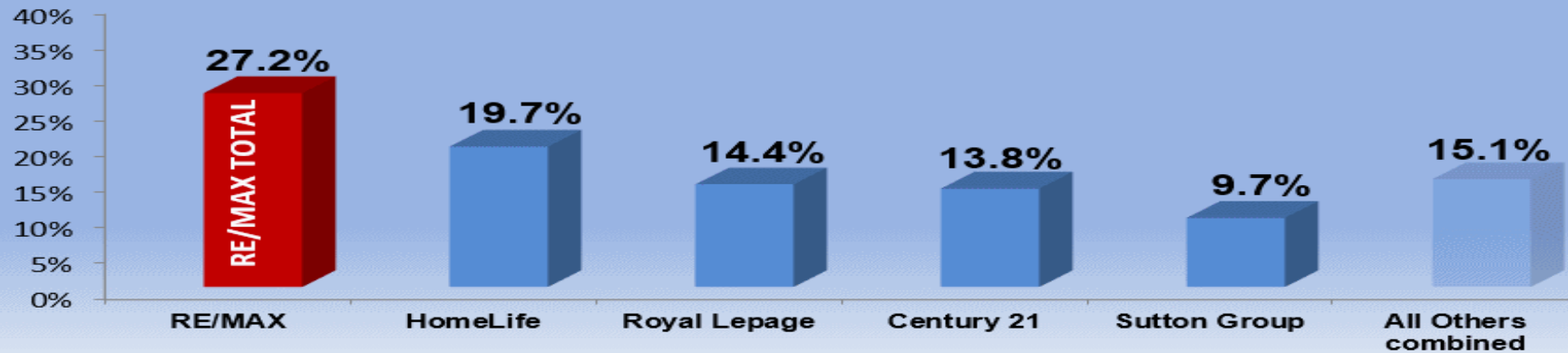
Market Analysis and Forecasting

Sept 1/19 Chilliwack

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

Chilliwack

R.E. Market Share – Jan to Dec 2018 (All Real Estate)



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



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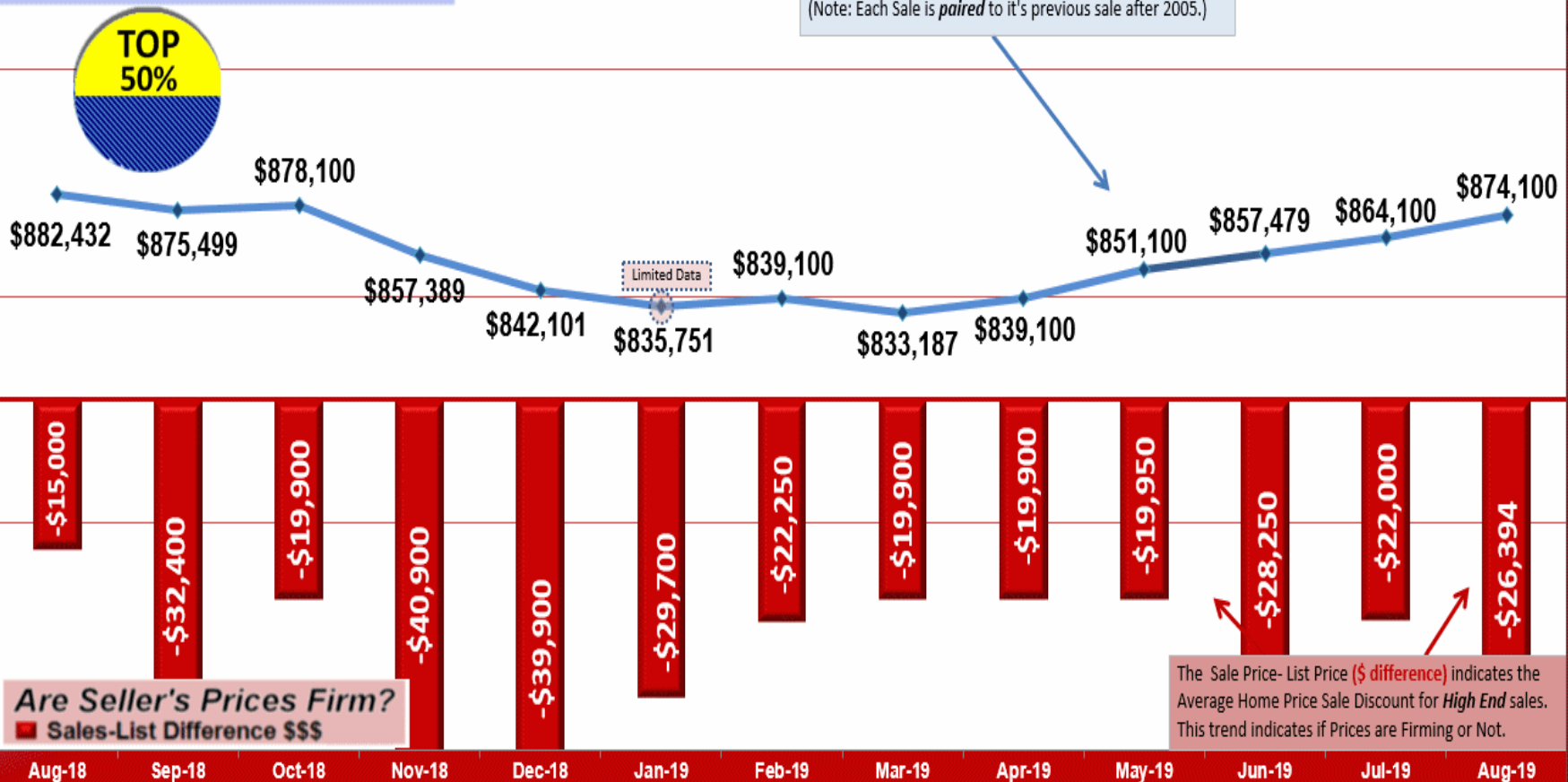
Sept 1/19 Chilliwack

Detached

Chilliwack (+Yarrow, Rosedale and Sardis) 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)

Are Home Prices Up? Homes Over \$640,000
Home Price Index → **HPIp** (Top 50%)

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

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



Detached



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

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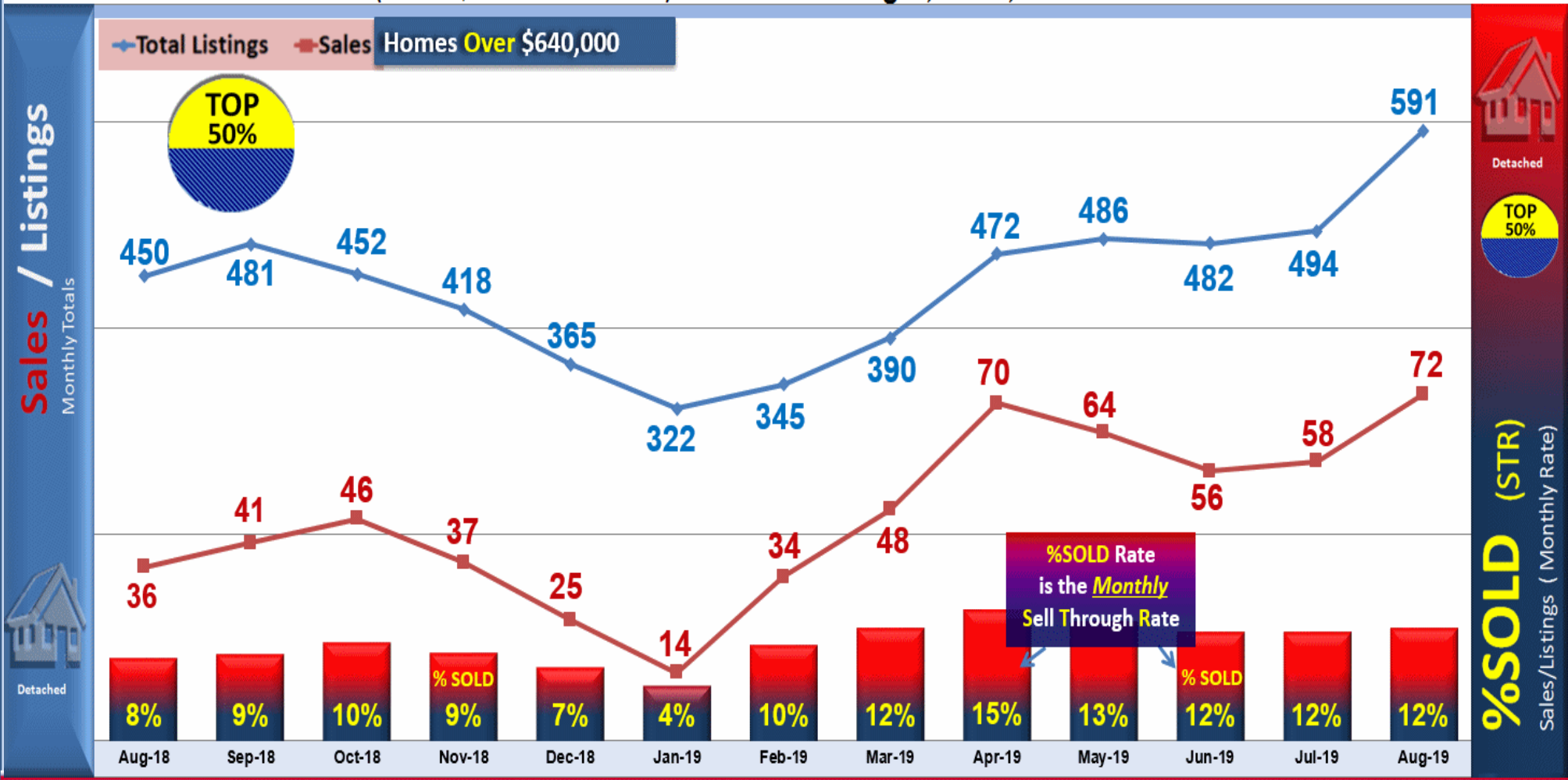
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Market Analysis and Forecasting

Sept 1/19 Chilliwack

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



Sales / Listings
Monthly Totals



Detached



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



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

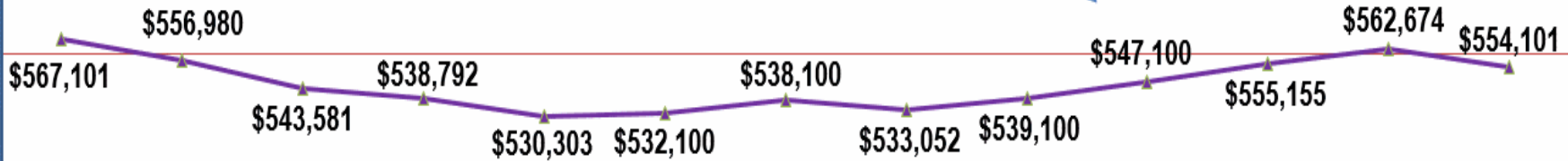
Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

Homes Below \$640,000

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.)



Detached



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



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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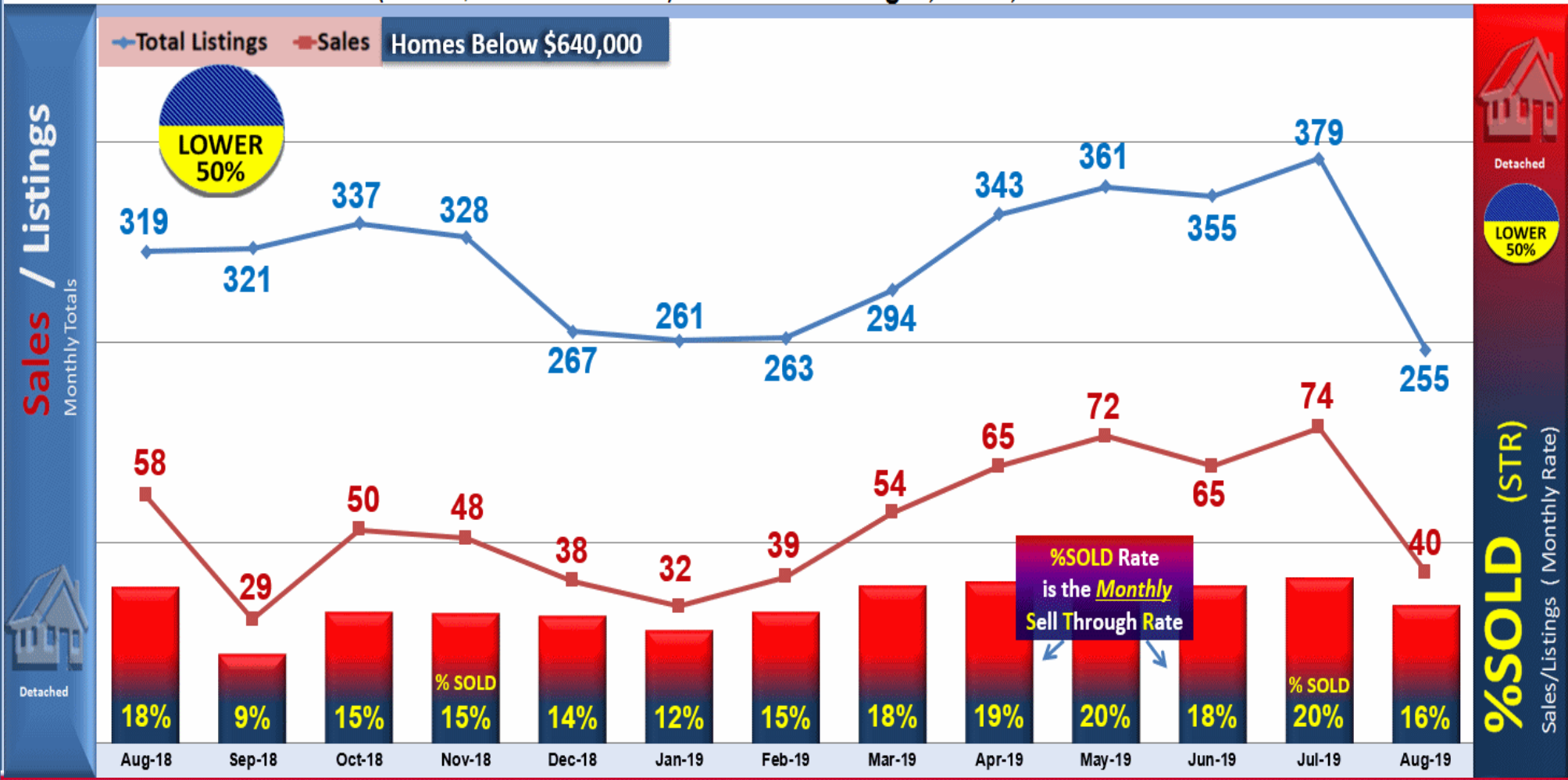
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Sept 1/19 Chilliwack

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



Sales / Listings
Monthly Totals



Detached



Detached



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



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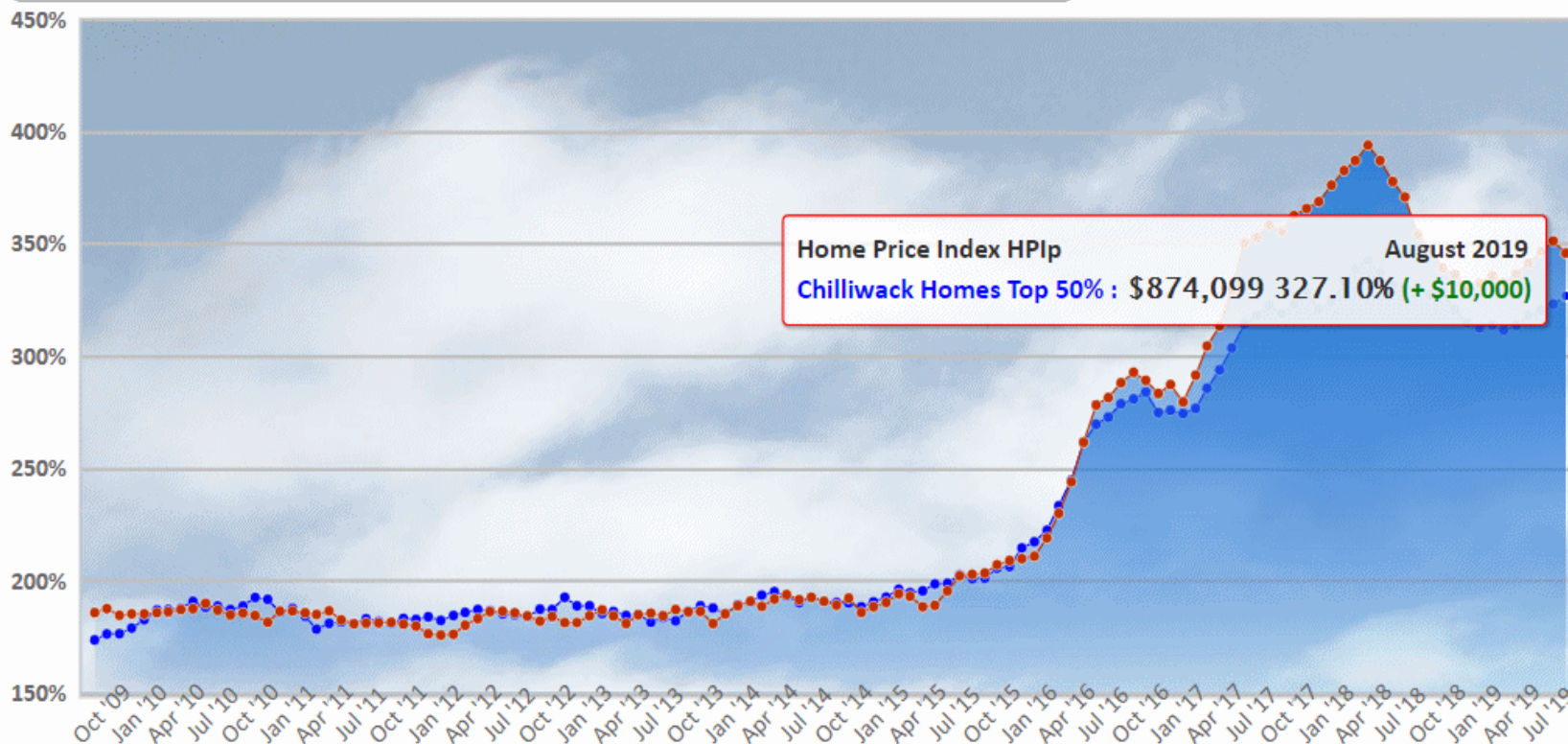
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Chilliwack Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Chilliwack Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly **Home values**

Date	Value
Aug 2019	% 327.10
Jul 2019	% 323.40
Jun 2019	% 320.90
May 2019	% 318.50
Apr 2019	% 314.00
Mar 2019	% 311.80
Feb 2019	% 314.00
Jan 2019	% 312.80
Dec 2018	% 315.20
Nov 2018	% 320.90
Oct 2018	% 328.60
Sep 2018	% 327.70

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Market Analysis and Forecasting Sept 1/19 Vancouver Westside

Vancouver West Side Sub areas Statistics - Aug 2019

Neighbourhoods	Total Listings (1month)	Sales	DOM	Sale Price	Sell - List \$Difference	%SOLD
Arbutus	0	0				0.0%
Cambie	96	13	30	96%	-\$40,000	13.5%
Dunbar	9	4	10	99%	-\$5,950	44.4%
Fairview VW	151	20	25	94%	-\$39,950	13.2%
False Creek	112	20	33	96%	-\$24,950	17.9%
Kerrisdale	49	8	40	97%	-\$37,750	16.3%
Kitsilano	166	40	15	97%	-\$20,450	24.1%
MacKenzie Heights	1	0				0.0%
Mount Pleasant VW	31	6	45	96%	-\$54,671	19.4%
Marpole	130	19	30	96%	-\$29,900	14.6%
Oakridge VW	32	5	37	96%	-\$40,000	15.6%
Point Grey	16	3	7	98%	-\$7,500	18.8%
Quilchena	28	2	15	97%	-\$42,500	7.1%
South Cambie	44	3	49	94%	-\$80,000	6.8%
South Granville	63	4	22	94%	-\$119,403	6.3%
Shaughnessy	11	3	20	98%	-\$28,000	27.3%
Southlands	4	0				0.0%
S.W. Marine	22	1	169	95%	-\$27,000	4.5%
University VW	246	25	27	96%	-\$24,900	10.2%
Total Activity	1211	176	24	96%	-\$28,950	15%

Vancouver West Side List Price Ranges Statistics - Aug 2019

Home Price Range	Total Listings	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$500,000	9	4	18	97%	-\$10,000	44.4%
\$500,001-\$600,000	35	9	14	98%	-\$7,500	25.7%
\$600,001-\$700,000	86	21	28	97%	-\$19,000	24.4%
\$700,001-\$800,000	99	19	18	97%	-\$20,800	19.2%
\$800,001-\$900,000	123	19	22	97%	-\$24,000	15.4%
\$900,001-\$1,000,000	117	15	19	96%	-\$34,000	12.8%
\$1,000,001-\$1,250,000	118	21	32	96%	-\$36,400	17.8%
\$1,250,001-\$1,500,000	173	25	12	96%	-\$44,000	14.5%
\$1,500,001-\$1,750,000	144	19	37	95%	-\$68,000	13.2%
\$1,750,001-\$2,000,000	92	10	26	96%	-\$61,500	10.9%
\$2,000,001 and more	215	14	26	93%	-\$155,403	6.5%
Total Activity	1211	176	24	96%	-\$28,950	15%

Monthly Changes Summary	Aug-18	Jul-19	Aug-19	9/1/2019	Change
Total Listings** (A,S,T,C,X)	962	1362	1211		-151
Active Listings (1st of the month)	747	1042	1014	904	-110
Solds	158	210	176		-34
DOM	23	22	24		2
% SOLD (Sales/ Listings /mthly rate)	16%	15%	15%		-0.9%
Condos (Top 50%) Home Price Index HPIp	\$1,087,101	\$1,002,101	\$1,006,201		\$4,100
Condos (Lower 50%) Home Price Index HPIp	\$604,883	\$569,154	\$560,101		-\$9,053
Twnhs (Top 50%) Home Price Index HPIp	\$1,597,101	\$1,487,784	\$1,472,125		-\$15,658
Twnhs (Lower 50%) Home Price Index HPIp	\$872,621	\$837,711	\$826,242		-\$11,469

Sept 1 2019 Vancouver West Side Market Update (Attached)

Current: Vancouver West Side, a Stable Market with **15 %SOLD** Rate and **96 % Sell/List Ratio**. (This means an average of a \$28,950 Discount on a sale from the original list price)

Most Active Range: Homes below \$500,000 have **44.4 %SOLD** rate.

Least Active Range: Home above \$2 mill. have **6.5 %SOLD** rate.

History: Vancouver Westside's Condos Year-To-Date Home Price Index

HPIp (Top 50%) shows that prices decreased \$80,900.

Vancouver Westside's **Condos** Year-To-Date Home Price Index

HPIp (Lower 50%) shows that prices decreased \$44,782.

Vancouver Westside's **Townhouses** Year-To-Date Home Price Index

HPIp (Top 50%) shows that prices decreased \$124,976.

Vancouver Westside's **Townhouses** Year-To-Date Home Price Index

HPIp (Lower 50%) shows that prices decreased \$46,379.

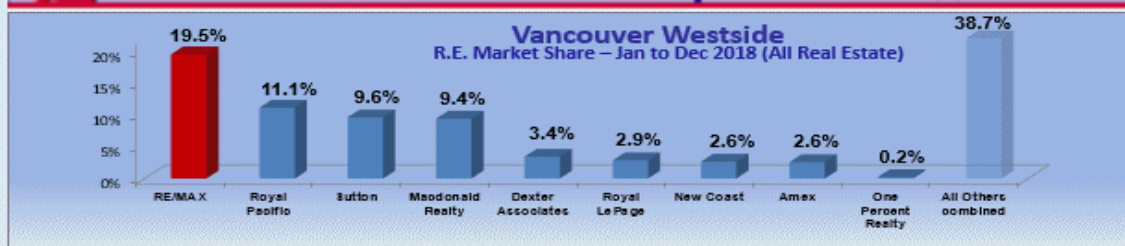
Forecast: The last month Listing Inventory is 26% more than same month last year. We project Vancouver Westside to be a continued Stable market.

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

the RE/MAX Market Share Reports



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

produced for: **Ray Yenkana**

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RE/MAX Statistics, on the Web!

attached homes



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Market Analysis and Forecasting Sept 1/19 Vancouver Westside

Attached Vancouver West Side Total Listings, Sales, and %SOLD rates

Sales / Listings

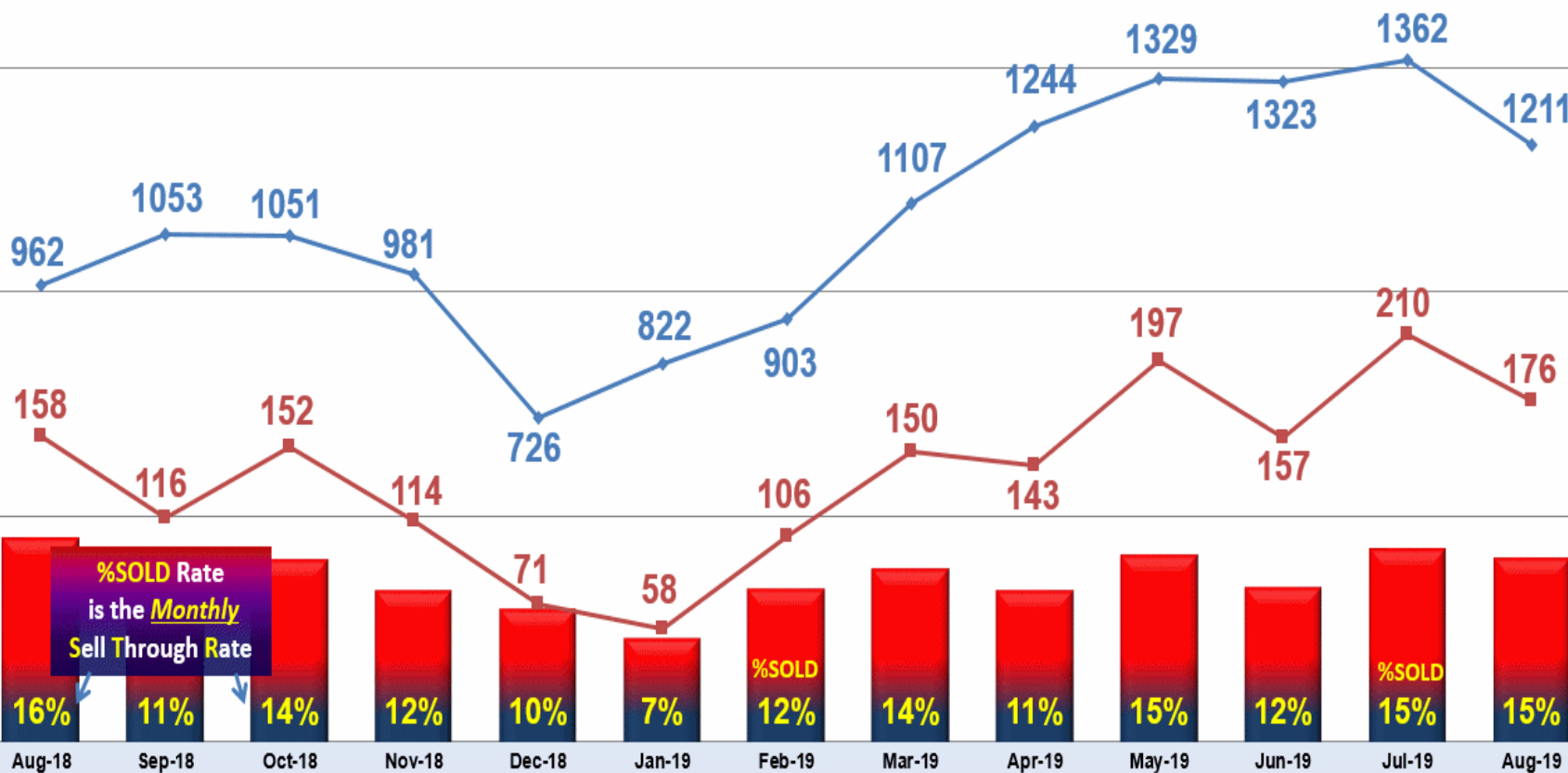
Monthly Totals



Attached

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

◆ Total Listings ■ Sales



%SOLD Rate is the Monthly Sell Through Rate



Attached



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Market Analysis and Forecasting Sept 1/19 **Vancouver Westside**

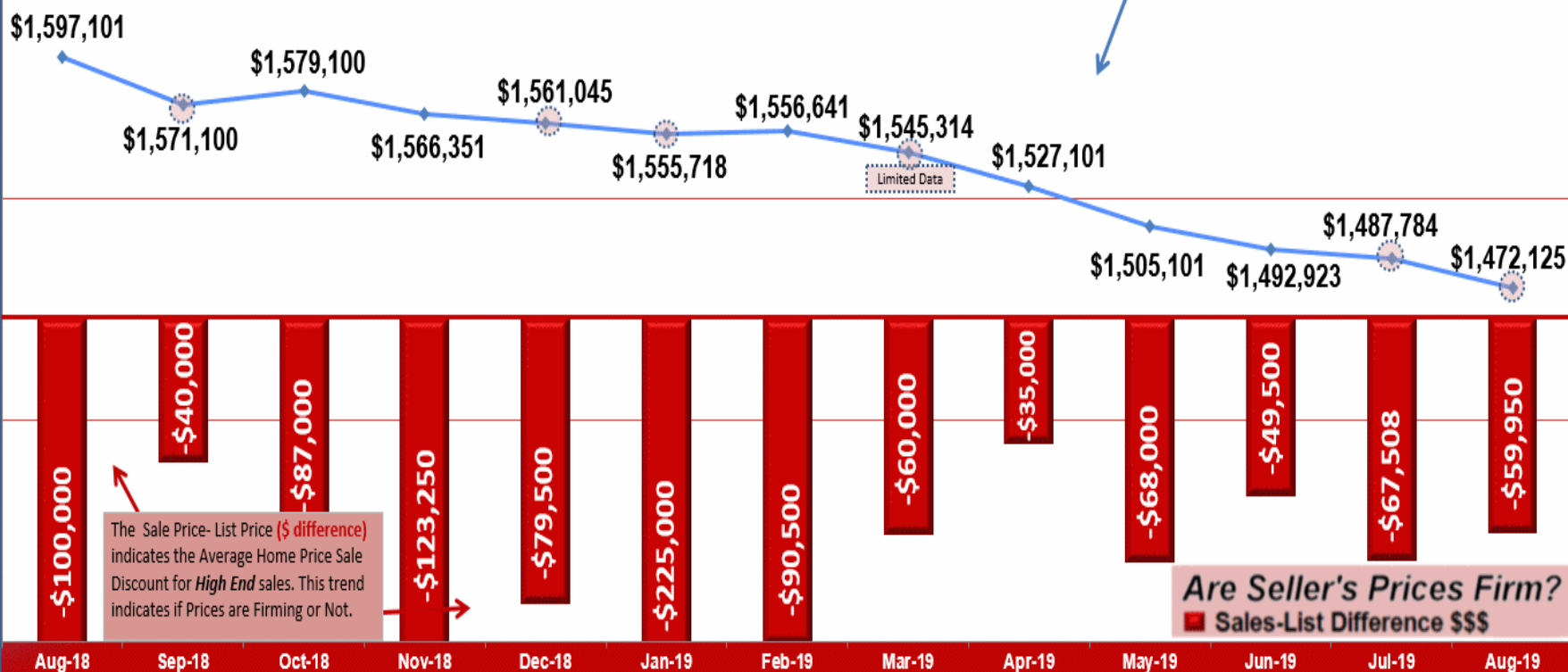
Attached Vancouver West Side **Townhouse** Home Price Index **HPI** (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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



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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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



Townhouses

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

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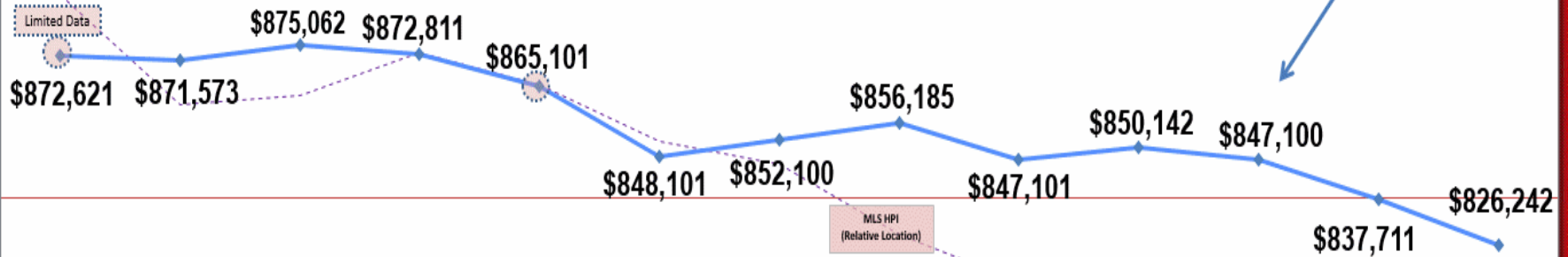
Market Analysis and Forecasting Sept 1/19 **Vancouver Westside**

Attached Vancouver West Side **Townhouse** Home Price Index **HPI** (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 → **HPI** (Lower 50%)

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

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

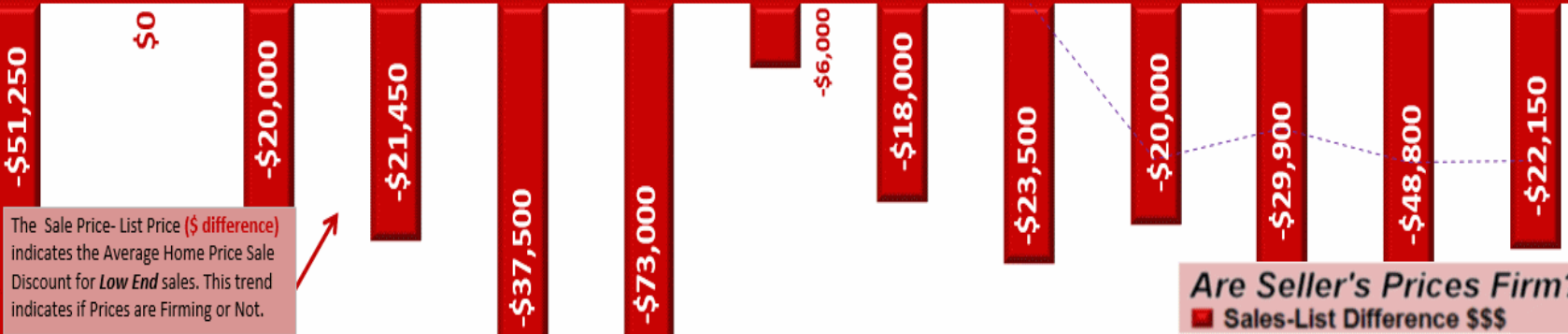


Townhouses

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



Townhouses



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

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

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

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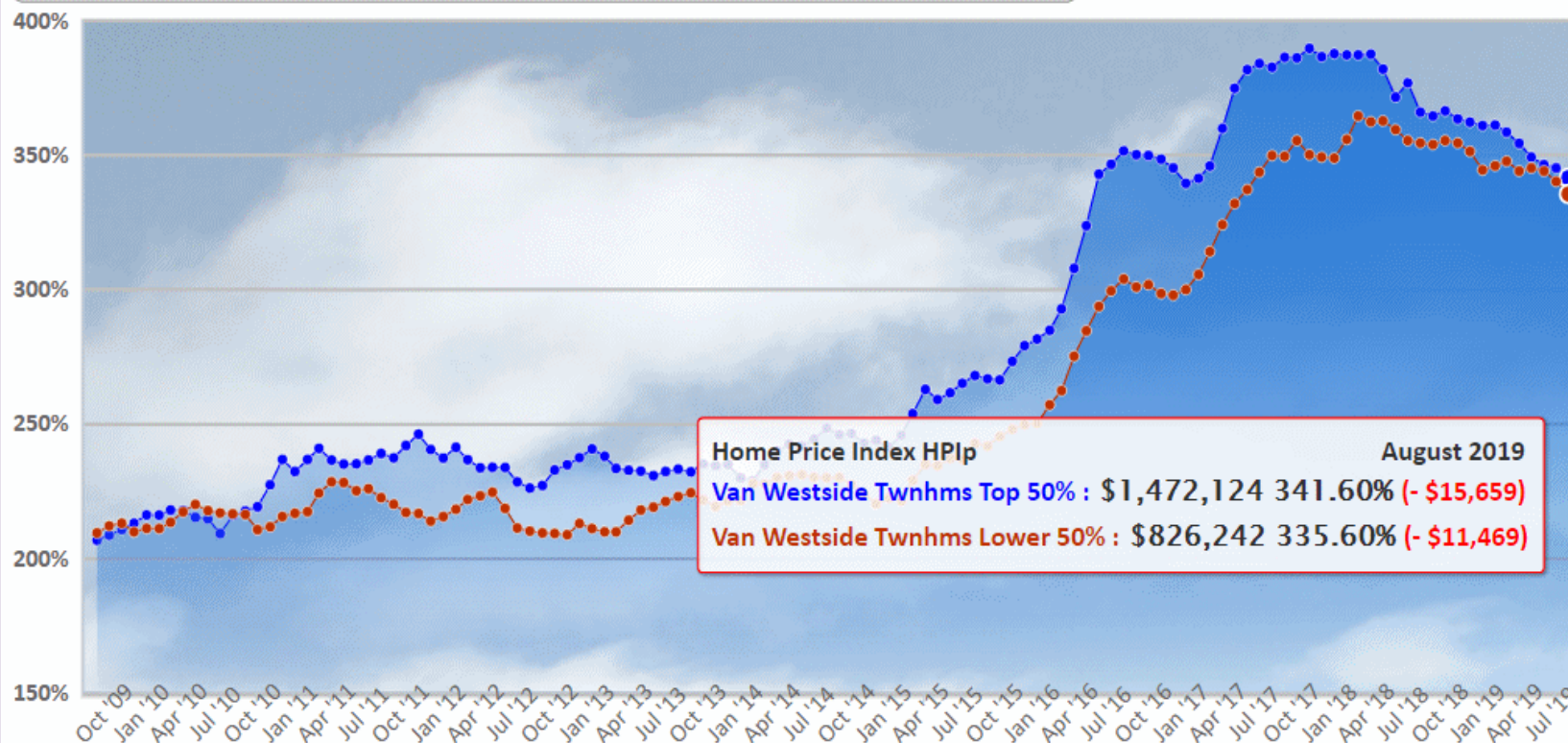
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Market Analysis and Forecasting Sept 1/19 **Vancouver Westside**

Powered by the Greater Vancouver Market Reports HPIp

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



Monthly **Home values**

Date	Value
Aug 2019	% 341.60
Jul 2019	% 345.30
Jun 2019	% 346.50
May 2019	% 349.30
Apr 2019	% 354.40
Mar 2019	% 358.60
Feb 2019	% 361.20
Jan 2019	% 361.00
Dec 2018	% 362.30
Nov 2018	% 363.50
Oct 2018	% 366.50
Sep 2018	% 364.60

<<< 1 2 3 >>>

Highcharts.com

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Attached Vancouver West Side 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)



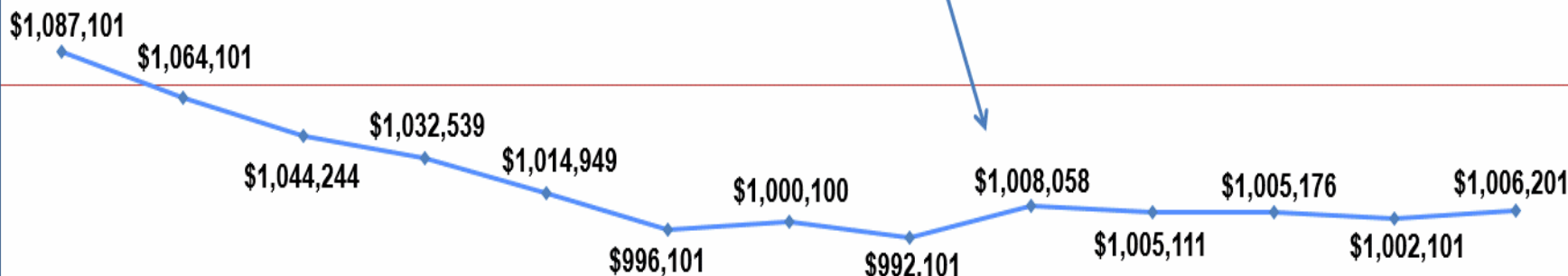
Condominiums

Are Home Prices Up?

Home Price Index → HPI (Top 50%)

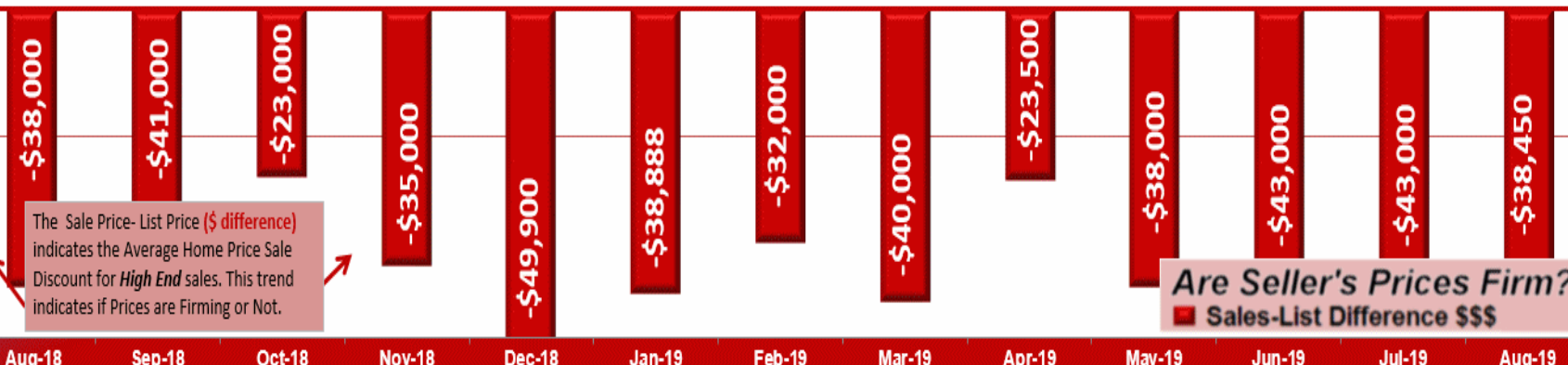
The Home Price Index HPI is our MOST Accurate Indication of Price Changes and is based on the Top 50% of the homes.

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



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 \$\$\$

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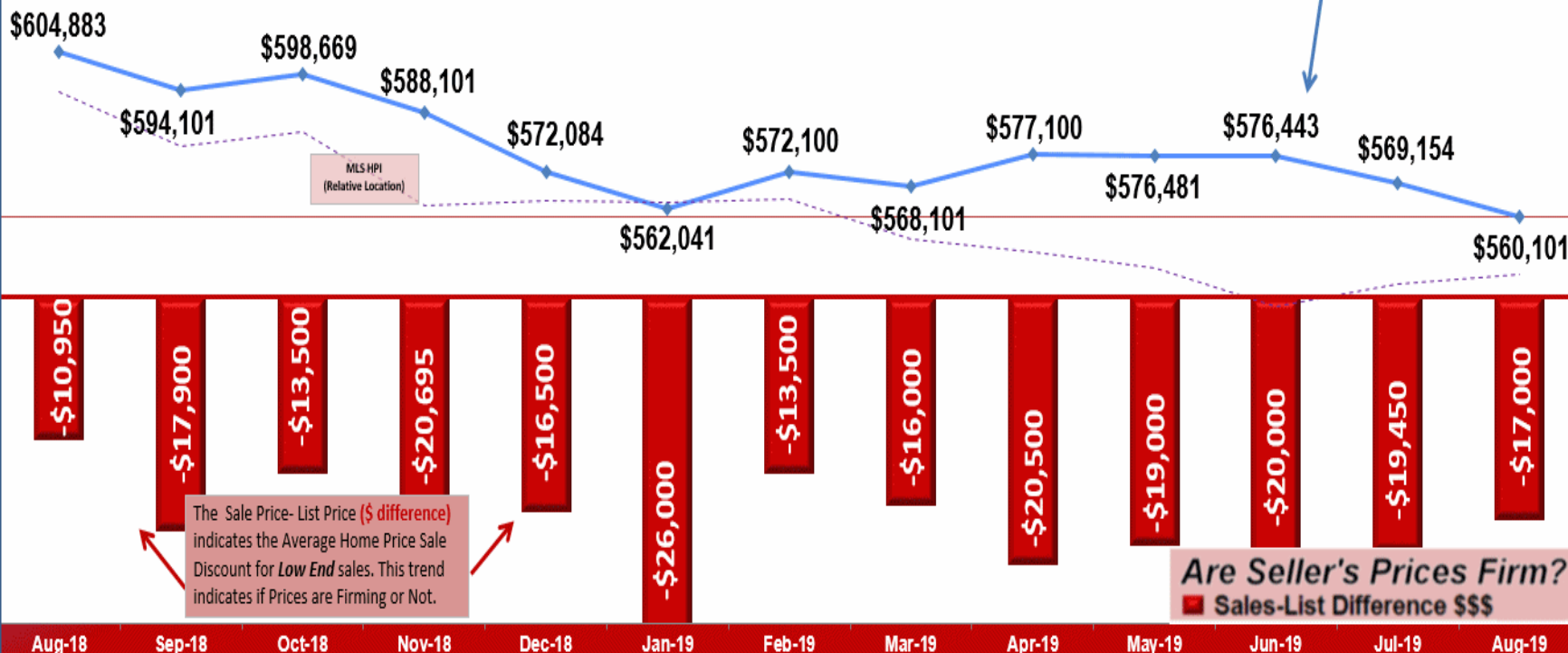
Market Analysis and Forecasting Sept 1/19 **Vancouver Westside**

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

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

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

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



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

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



Condominiums

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



Condominiums

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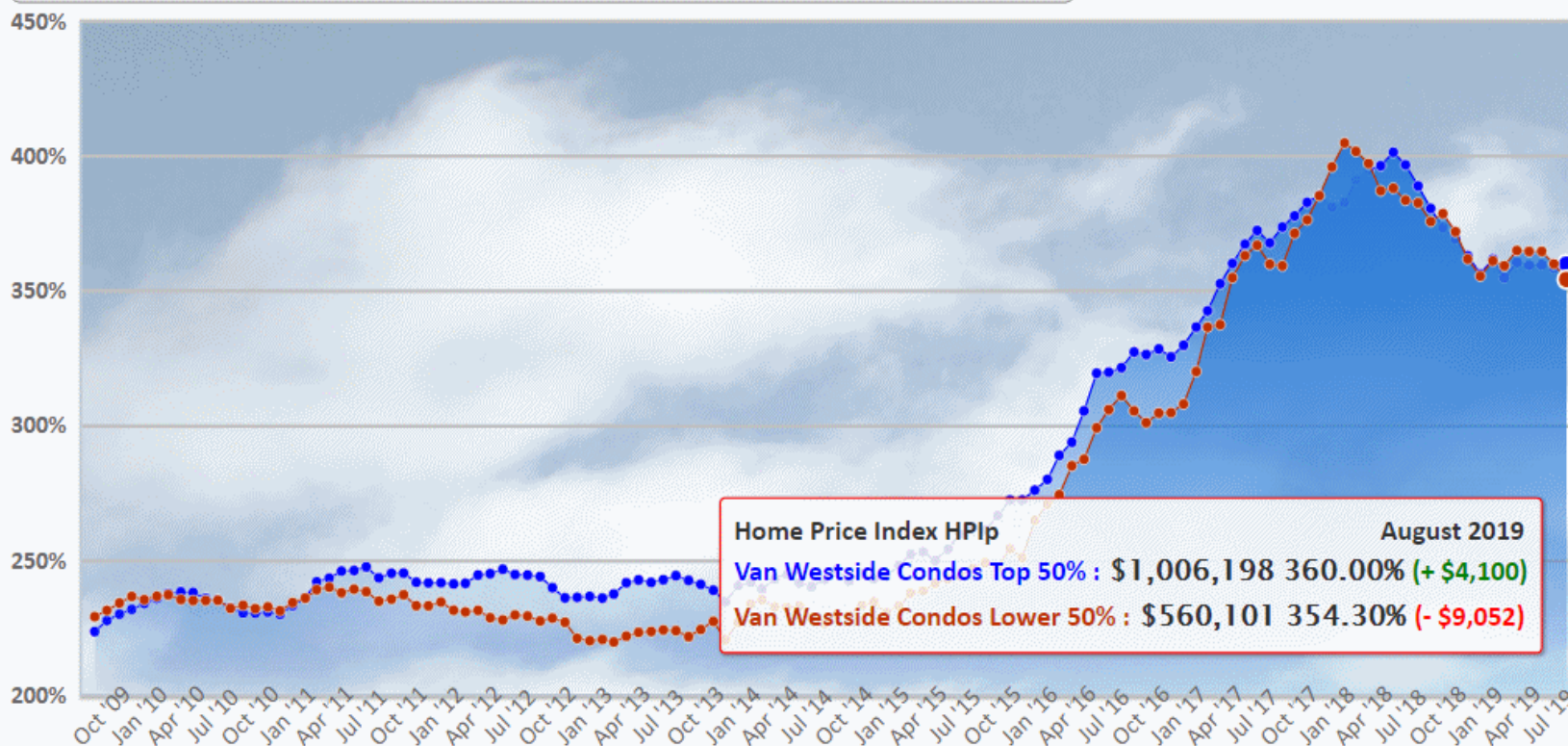
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Market Analysis and Forecasting Sept 1/19 Vancouver Westside

Powered by the Greater Vancouver Market Reports HPIp



Van Westside Condos Top 50% : **HPIp** Forecast+ Forecast-
Van Westside Condos Lower 50% : **HPIp** Forecast+ Forecast-



Monthly Home values

Date	Value
Aug 2019	% 360.00
Jul 2019	% 358.60
Jun 2019	% 359.70
May 2019	% 359.60
Apr 2019	% 360.70
Mar 2019	% 355.00
Feb 2019	% 361.90
Jan 2019	% 356.40
Dec 2018	% 363.10
Nov 2018	% 369.40
Oct 2018	% 373.60
Sep 2018	% 380.70

<<< 1 2 3 >>>

Highcharts.com



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Vancouver Downtown Real Estate Price Changes(\$/%)

溫哥華市中心房地產價格變動 / 溫哥華市中心房地產價格變動

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 %



(\$155,762)

-9.2%

High End Condos

高档独立屋



(\$70,827)

-10.4%

Low End Condos

低端独立屋



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



\$800,000

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 **Vancouver Downtown**

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Coal Harbour	172	10	41	94%	-\$69,250	6%
Downtown VW	373	72	25	97%	-\$21,450	19%
West End VW	221	38	19	96%	-\$20,500	17%
Yaletown	260	52	29	97%	-\$34,000	20%
Total Activity	1026	172	22	96%	-\$29,000	17%

Sept 1 2019 **Vancouver Downtown Market Update** (attached)

Current: Vancouver Downtown's Residential Attached housing market is a Seller market with **17 % SOLD** rate and a 96% Sell/List Ratio.
(This means 10 homes out of 100 sold with an average of \$29,000 discount on a sale from original list price)
Most Active Price Range: Homes between \$450,000-\$500,000 have **36.4 % SOLD** rate.
Least Active Price Range: Homes above \$2.2 mill. have **2.2 % SOLD** rate.

History: The Vancouver Downtown Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$138,036.
The Vancouver Downtown Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$40,904.

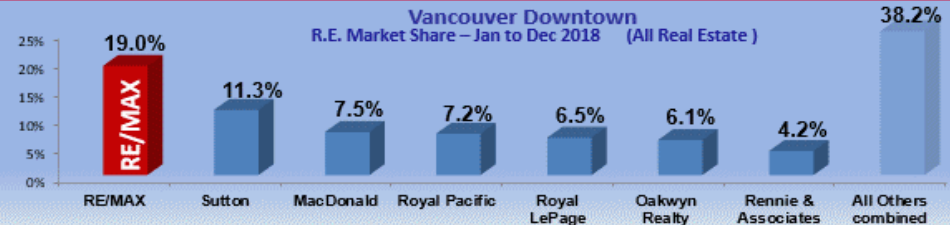
*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Forecast: Current listing inventories are 13% more than same month last year meaning that we are seeing a reduced listings supply. We project Vancouver Downtown 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.

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$450,000	25	8	23	97%	-\$10,050	32.0%
\$450,001-\$500,000	22	8	9	98%	-\$11,000	36.4%
\$500,001-\$600,000	94	23	19	96%	-\$22,500	24.5%
\$600,001-\$700,000	145	41	20	98%	-\$12,000	28.3%
\$700,001-\$800,000	93	17	13	99%	-\$9,000	18.3%
\$800,001-\$900,000	71	20	33	96%	-\$35,950	28.2%
\$900,001-\$1,000,000	67	8	55	97%	-\$29,500	11.9%
\$1,000,001-\$1,300,000	123	27	29	95%	-\$59,524	22.0%
\$1,300,001-\$1,800,000	142	13	39	96%	-\$60,000	9.2%
\$1,800,001-\$2,201,000	62	3	133	87%	-\$270,000	4.8%
\$2,201,001 and more	182	4	81	94%	-\$159,500	2.2%
Total Activity	1026	172	22	96%	-\$29,000	17%

Monthly Changes Summary	Aug-18	Jul-19	Aug-19	9/1/2019	Change
Total Listings** (A,S,T,C,X)	906	1160	1026		-134
Active Listings (1st of the month)	692	909	874	719	-155
Solds	145	139	172		33
DOM	17	25	22		-3
% SOLD (Sales/ Listings /mnlthly rate)	16%	12%	17%		4.8%
Condos (Top 50%) Home Price Index HPIp	\$1,649,100	\$1,499,301	\$1,511,064		\$11,763
Condos (Lower 50%) Home Price Index HPIp	\$649,710	\$604,701	\$608,806		\$4,105

the **RE/MAX** Market Share Reports



Analytical Methods: The Vancouver Downtown 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 Vancouver Downtown market into two parts with the **Vancouver Downtown HPIp Top 50%** representing the higher end sales and the **Vancouver Downtown HPIp Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time. Note: For a more accurate price change for your home request a Comparative Market Analysis. Data is from: FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: RMXReports.com

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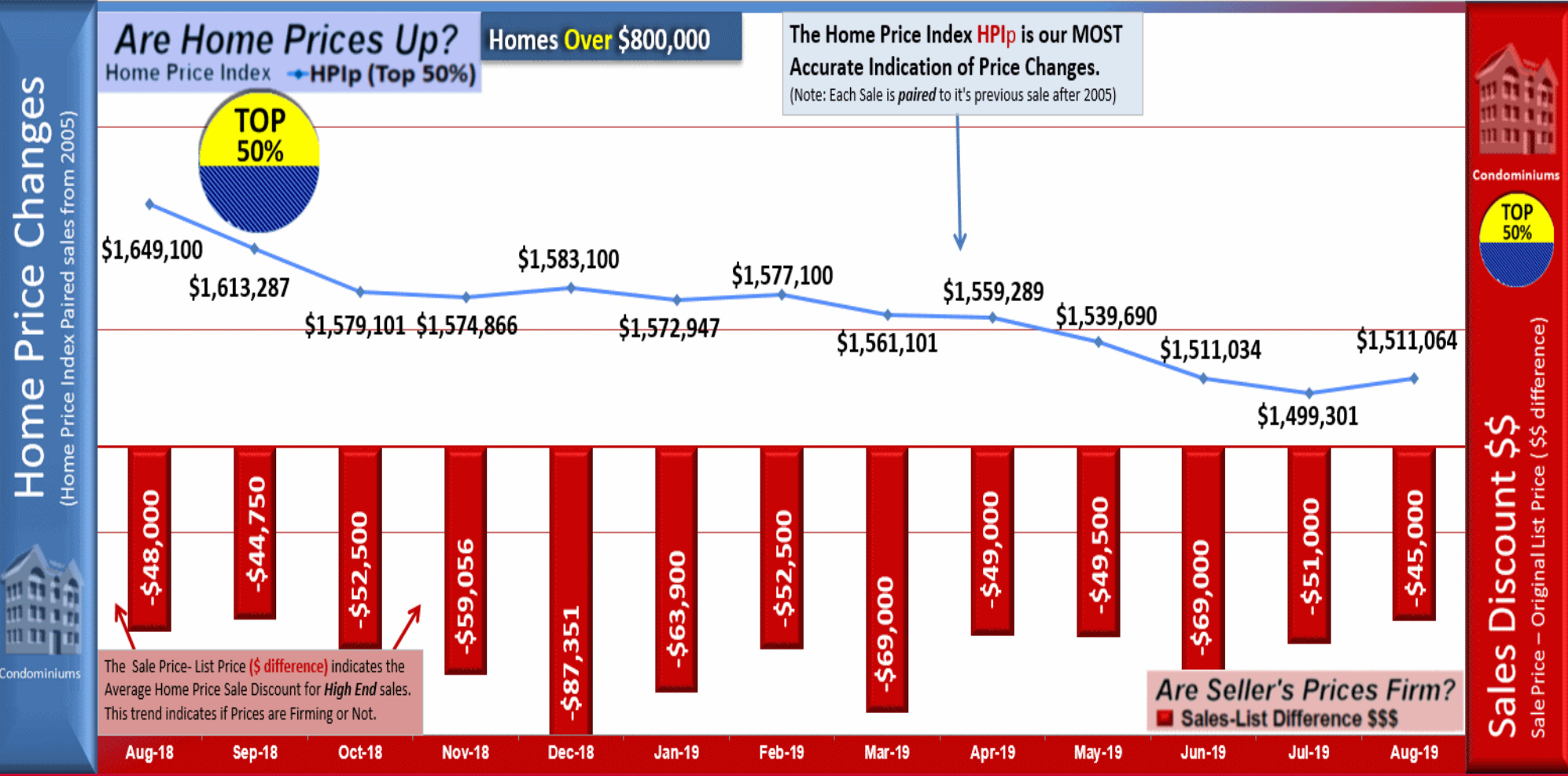
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Market Analysis and Forecasting Sept 1/19 **Vancouver Downtown**

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



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RE/MAX Statistics, on the Web!

attached homes

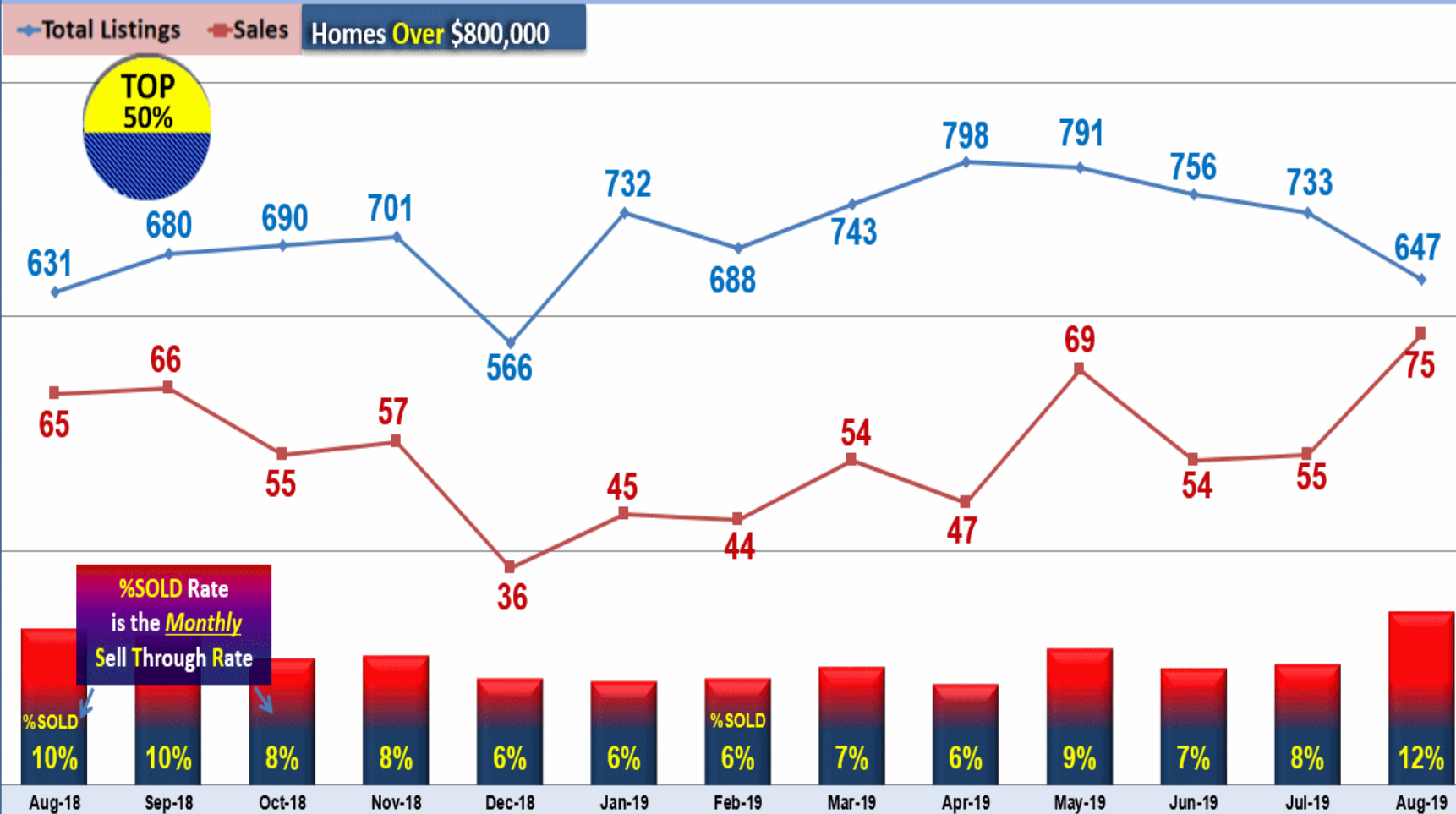


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Market Analysis and Forecasting Sept 1/19 Vancouver Downtown

Attached Vancouver Downtown Total Listings, Sales, and %SOLD rates



Sales / Listings
Monthly Totals

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

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RE/MAX Little Oak Realty

Commercial & Residential Real Estate Specialist

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Ph: 1-866-206-0832



Market Analysis and Forecasting Sept 1/19 **Vancouver Downtown**

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

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

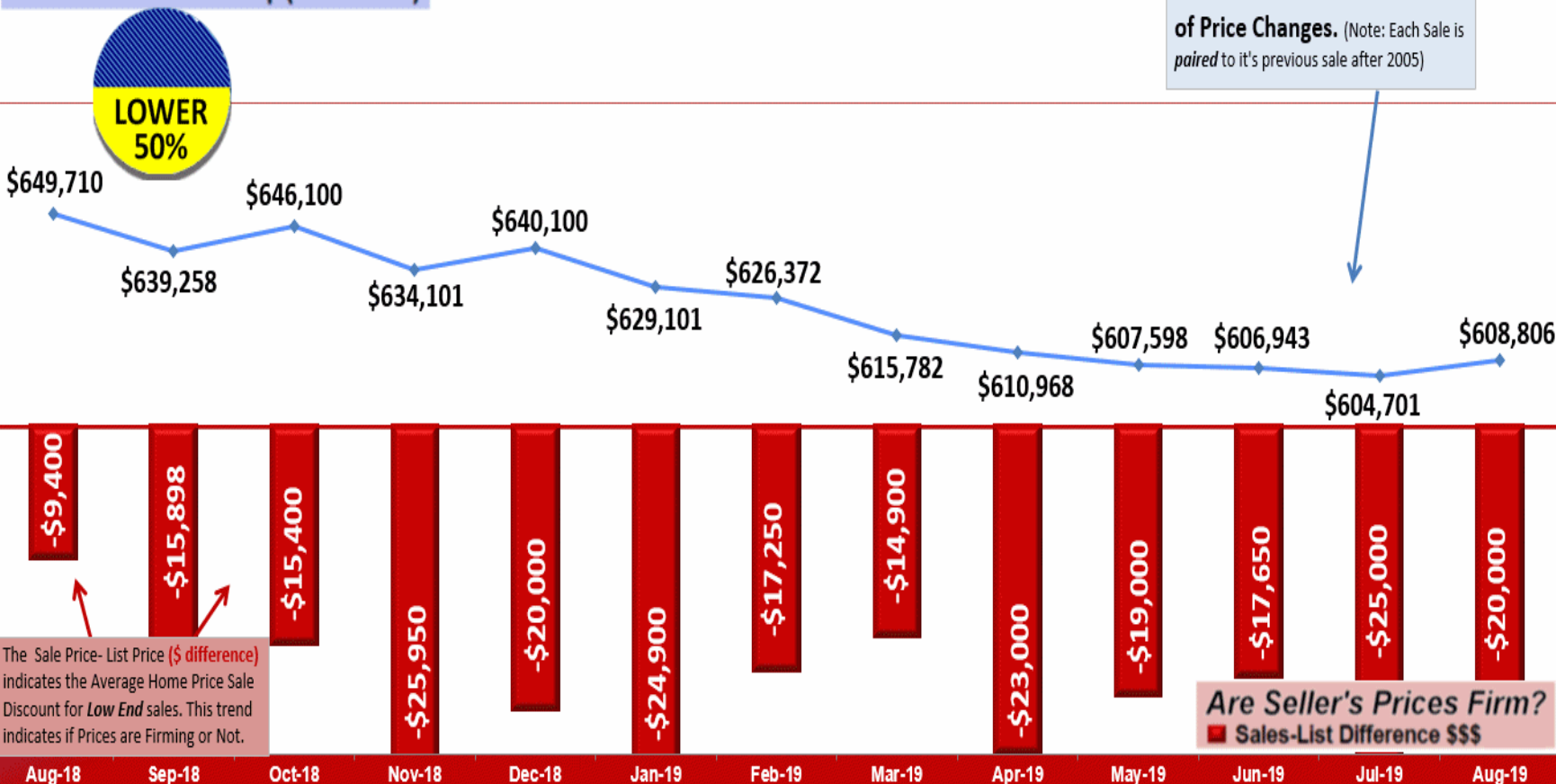
Are Home Prices Up? Homes Below \$800,000

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

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



Condominiums



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)



Condominiums

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RE/MAX Statistics, on the Web!

attached homes



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Market Analysis and Forecasting Sept 1/19 Vancouver Downtown

Attached Vancouver Downtown Total Listings, Sales, and %SOLD rates

← Total Listings → Sales Homes Below \$800,000



Attached



Sales / Listings
Monthly Totals

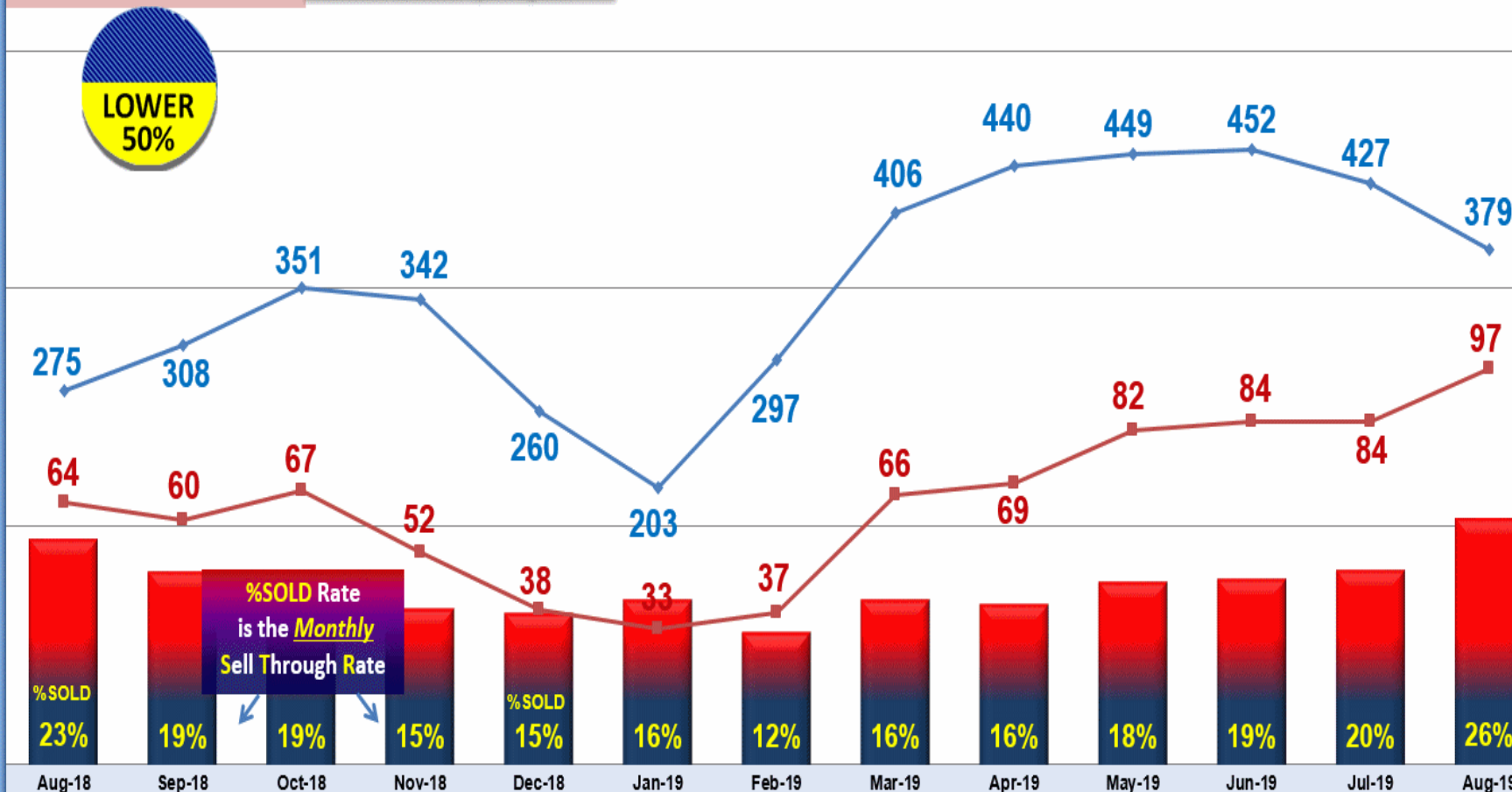


Attached

(STR)

%SOLD

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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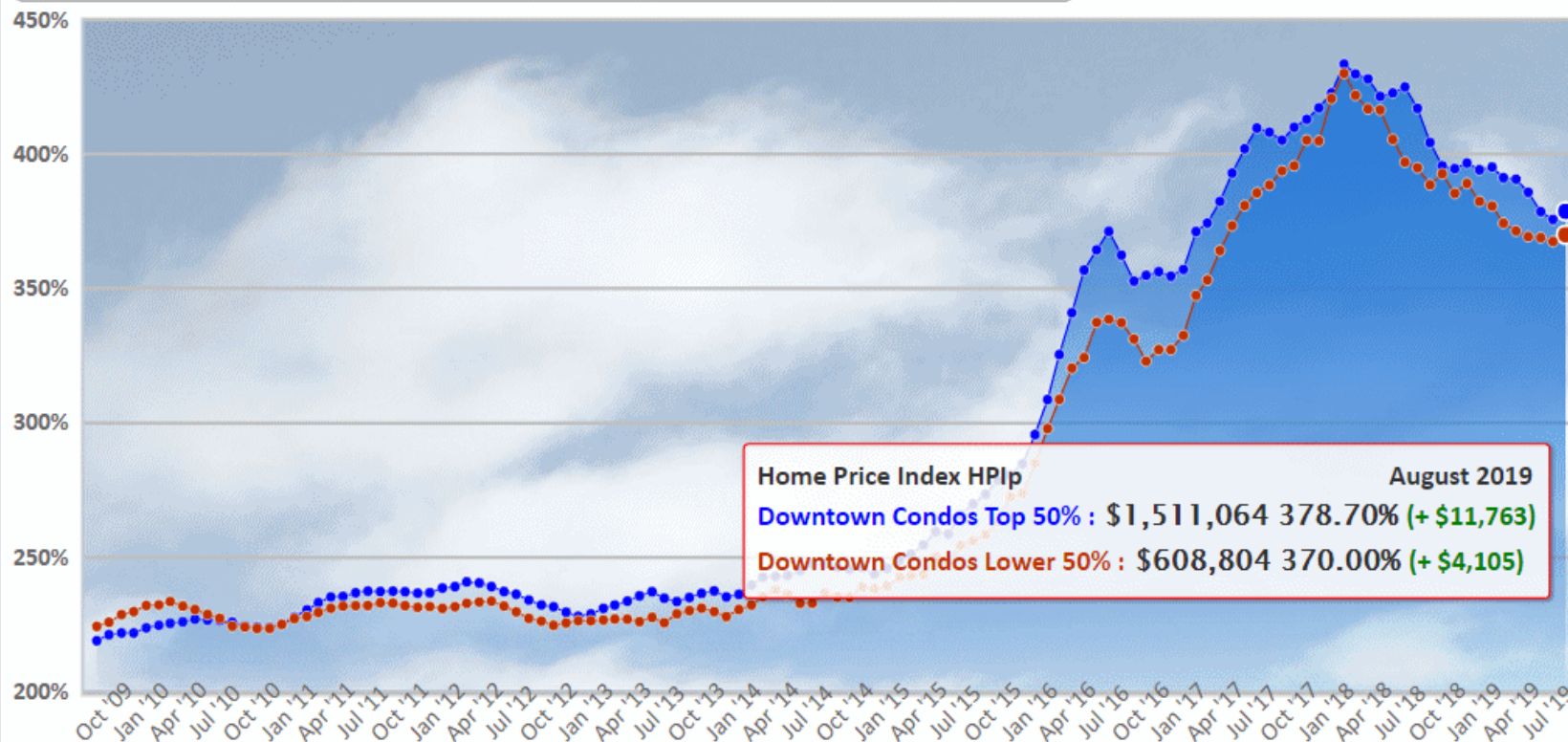


Market Analysis and Forecasting Sept 1/19 **Vancouver Downtown**

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly **Home values**

Date	Value
Aug 2019	% 378.70
Jul 2019	% 375.70
Jun 2019	% 378.60
May 2019	% 385.80
Apr 2019	% 390.70
Mar 2019	% 391.20
Feb 2019	% 395.20
Jan 2019	% 394.20
Dec 2018	% 396.70
Nov 2018	% 394.60
Oct 2018	% 395.70
Sep 2018	% 404.30

<<< 1 2 3 >>>

Highcharts.com



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#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

attached homes



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Market Analysis and Forecasting Sept 1/19 East Vancouver

Neighbourhoods	Total Listings	Sales	DOM	Sell / List	Sell - List \$Difference	%SOLD
Champlain Heights	36	8	30	96%	-\$28,000	22.2%
Collingwood Van. East	172	31	23	96%	-\$23,000	18.0%
Downtown VE	48	5	57	96%	-\$25,000	10.4%
Fraser VE	26	4	39	95%	-\$28,500	15.4%
Fraserview VE	4	0				0.0%
Grandview VE	42	15	15	97%	-\$19,900	35.7%
Hastings	48	10	20	99%	-\$4,900	20.8%
Hastings East	85	10	25	100%	\$0	11.8%
Killarney VE	18	3	55	87%	-\$50,000	16.7%
Knight	15	2	28	96%	-\$23,000	13.3%
Main	35	5	23	97%	-\$32,500	14.3%
Mount Pleasant VE	143	41	24	97%	-\$14,000	28.7%
Renfrew VE	47	4	47	92%	-\$38,000	8.5%
Renfrew Heights	52	13	34	95%	-\$26,300	25.0%
South Vancouver	2	1	14	95%	-\$30,000	0.0%
Victoria VE	39	8	47	94%	-\$53,310	20.5%
Total Activity	812	160	29	97%	-\$21,415	20%

Home Price Range	Total Listings	Sales	DOM	Sell / List Ratio	Sell - List \$Difference	%SOLD
\$0-\$400,000	33	13	28	96%	-\$14,000	39.4%
\$400,001-\$500,000	130	38	33	95%	-\$23,500	29.2%
\$500,001-\$600,000	169	28	37	98%	-\$13,250	16.6%
\$600,001-\$700,000	114	31	20	97%	-\$20,000	27.2%
\$700,001-\$800,000	100	11	31	95%	-\$34,000	11.0%
\$800,001-\$900,000	65	8	15	98%	-\$18,650	12.3%
\$900,001 and more	201	31	24	97%	-\$29,000	15.4%
Total Activity	812	160	29	97%	-\$21,415	20%

Monthly Changes Summary	Aug-18	Jul-19	Aug-19	9/12019	Change
Total Listings** (A,S,T,C,X)	716	903	812		-91
Active Listings (1st of the month)	532	683	672	557	-115
Solds	127	146	160		14
DOM	19	19	29		10
% SOLD (Sales/ Listings /monthly rate)	900%	16%	20%		4%
Condos (Top 50%) Home Price Index HPI	\$741,101	\$711,723	\$701,838		-\$9,885
Condos (Lower 50%) Home Price Index HPI	\$492,100	\$451,983	\$450,109		-\$1,874
Twnhs (Top 50%) Home Price Index HPI	\$1,111,537	\$1,040,307	\$1,025,101		-\$15,206
Twnhs (Lower 50%) Home Price Index HF	\$724,100	\$688,101	\$681,378		-\$6,723

Sept 1 2019 East Vancouver Market Update (Attached)

Current: East Vancouver has a Seller Market with **20 % SOLD** rate and a 97% Sell/List Ratio. (This means an average of a \$21,415 Discount on a sale from the original list price)

Most Active Range: Homes below \$400,000 have **39.4 % SOLD** rate.

Least Active Range: Homes between \$700,000-\$800,000 have **11.0 % SOLD** rate.

History: East Vancouver's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$39,263.

East Vancouver's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$41,991.

East Vancouver's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$86,436.

East Vancouver's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$42,722.

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

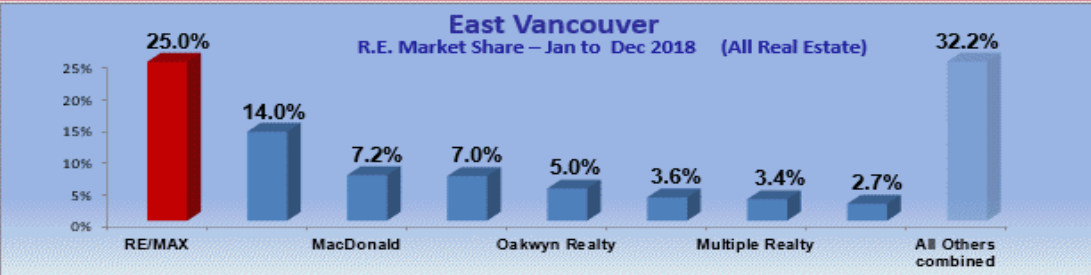
Forecast: The last month listing inventory 13% more than the same month last year. There were more active listings compared to last month. We project East Vancouver to be a Seller Market.

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 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

the RE/MAX Market Share Reports



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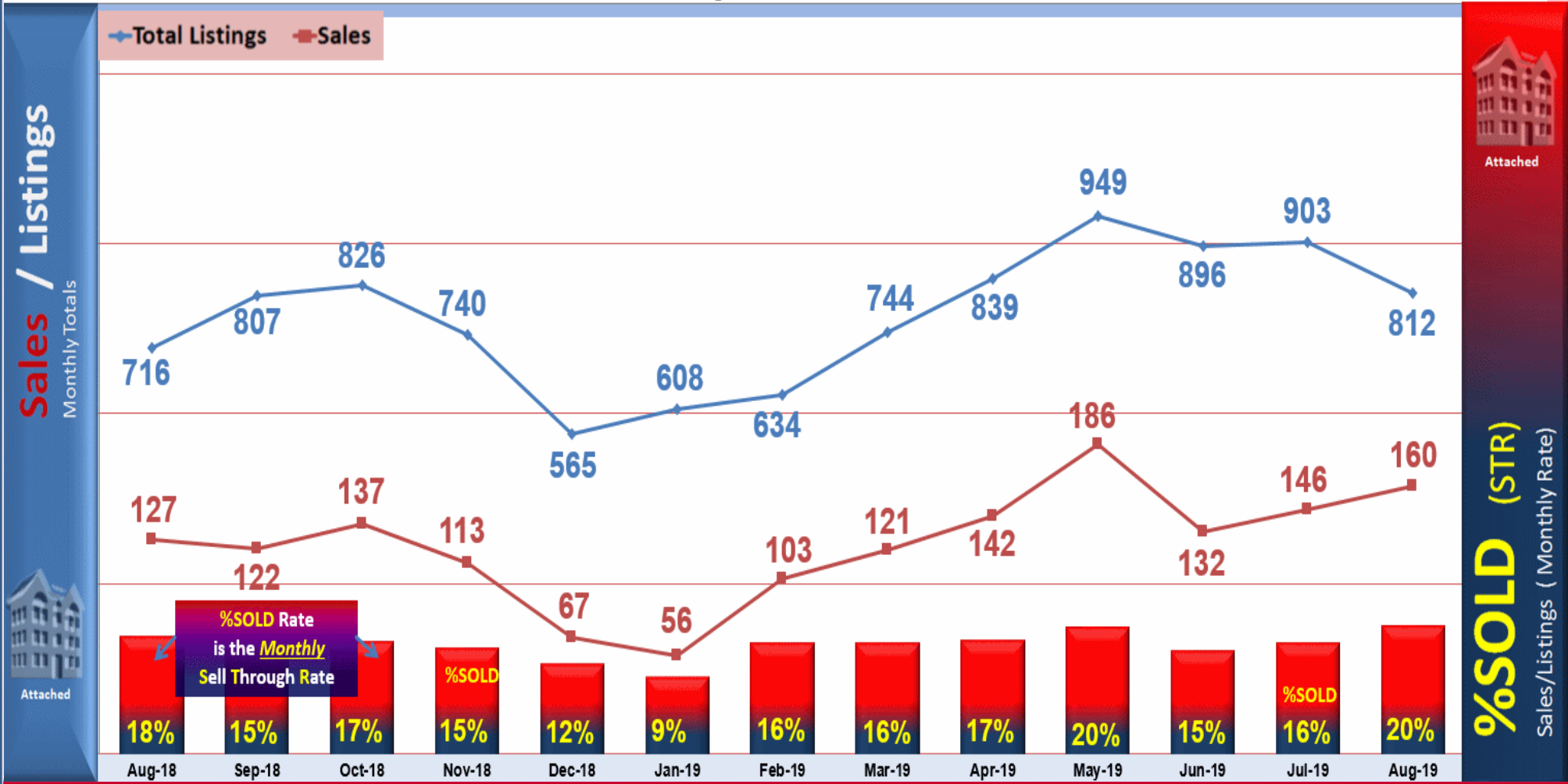


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Market Analysis and Forecasting Sept 1/19 East Vancouver

Attached Townhomes/Condos East Vancouver 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 **East Vancouver**

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

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

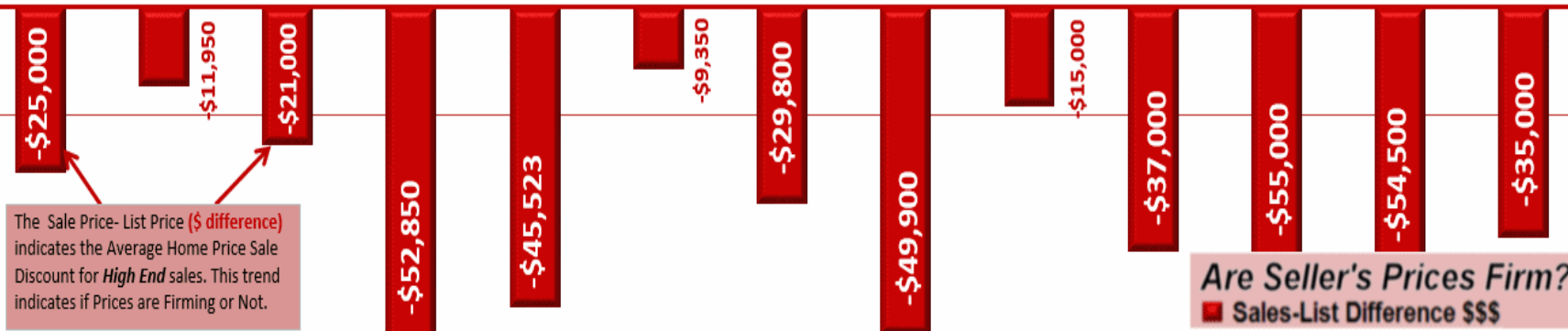
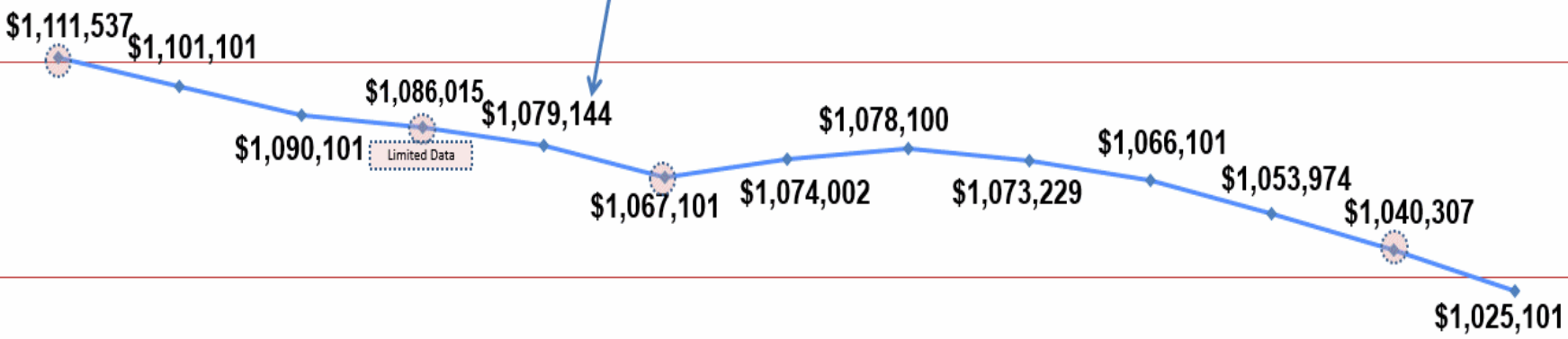


Townhouses

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

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

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



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

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

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Market Analysis and Forecasting Sept 1/19 **East Vancouver**

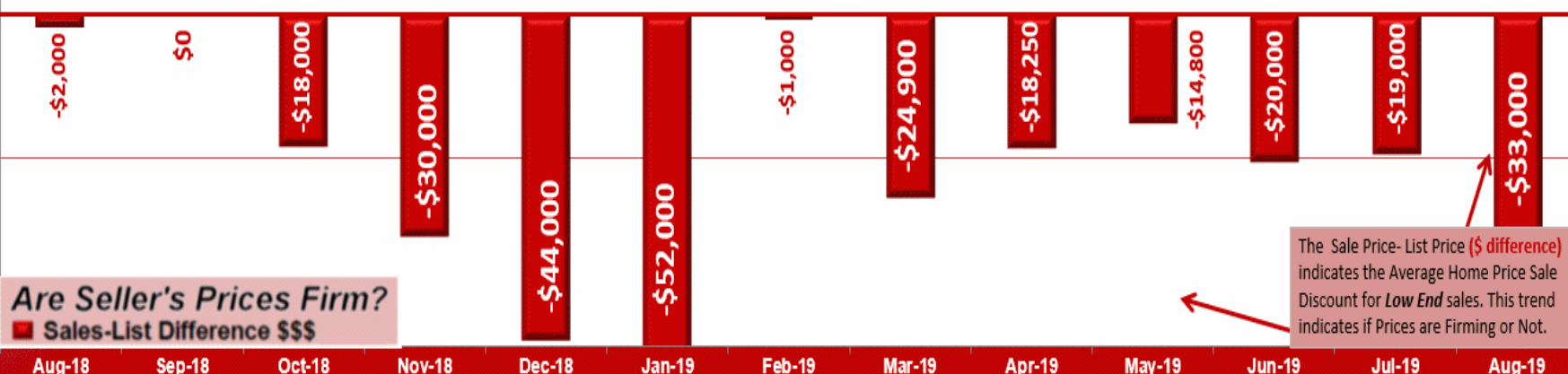
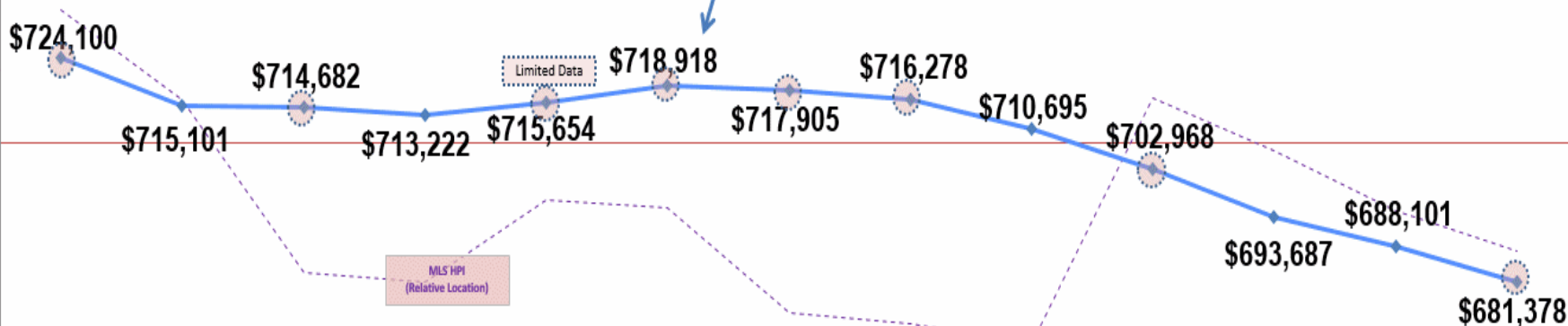
Attached East Vancouver Townhouse Home Price Index **HPI** (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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

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

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

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



Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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



Townhouses

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

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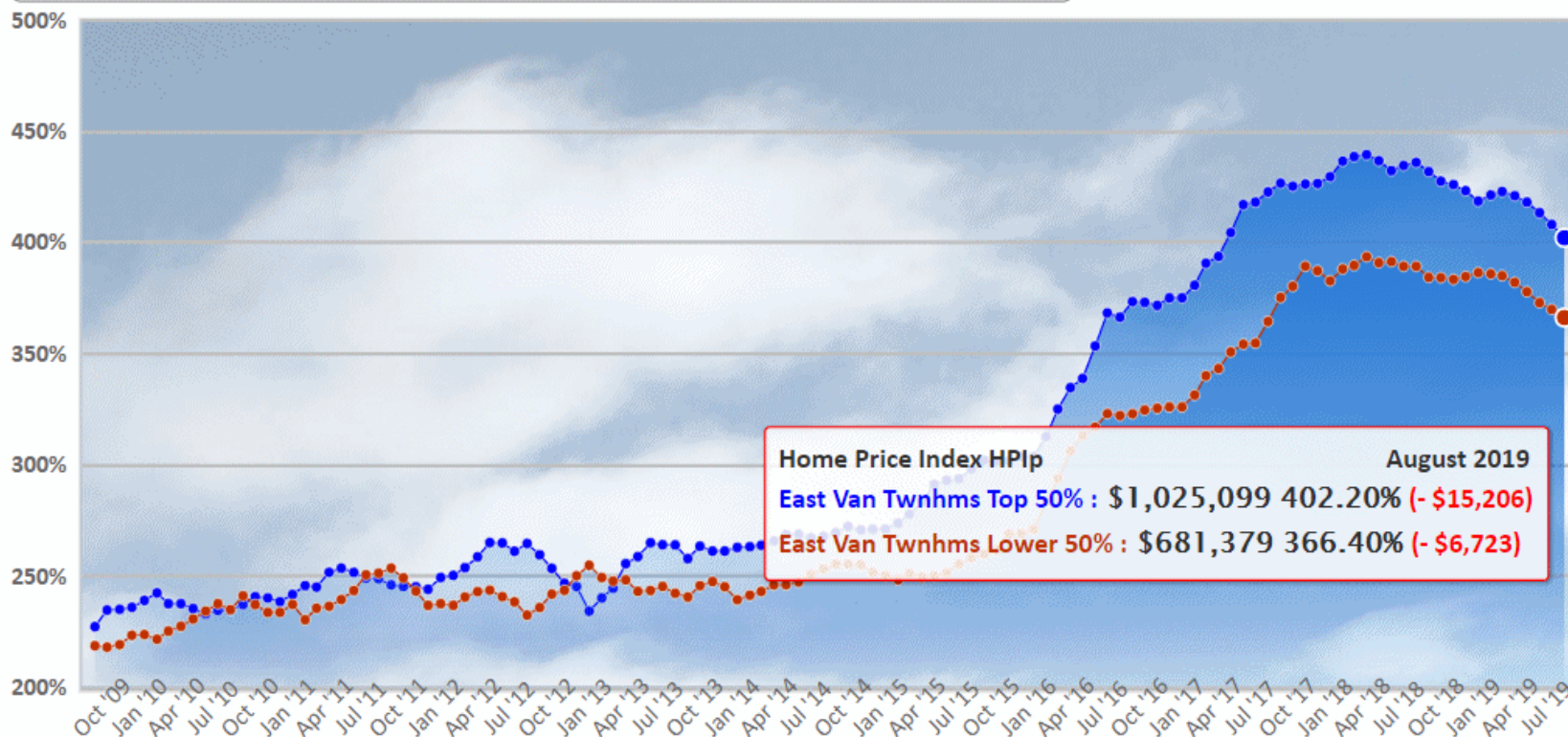


Market Analysis and Forecasting Sept 1/19 East Vancouver

Powered by the Greater Vancouver Market Reports HPIp



East Van Twnhms Top 50% : HPIp Forecast+ Forecast-
 East Van Twnhms Lower 50% : HPIp Forecast+ Forecast-



Home Price Index HPIp August 2019
 East Van Twnhms Top 50% : \$1,025,099 402.20% (- \$15,206)
 East Van Twnhms Lower 50% : \$681,379 366.40% (- \$6,723)

Monthly Home values

Date	Value
Aug 2019	% 402.20
Jul 2019	% 408.20
Jun 2019	% 413.50
May 2019	% 418.30
Apr 2019	% 421.10
Mar 2019	% 423.00
Feb 2019	% 421.40
Jan 2019	% 418.70
Dec 2018	% 423.40
Nov 2018	% 426.10
Oct 2018	% 427.70
Sep 2018	% 432.00

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Highcharts.com

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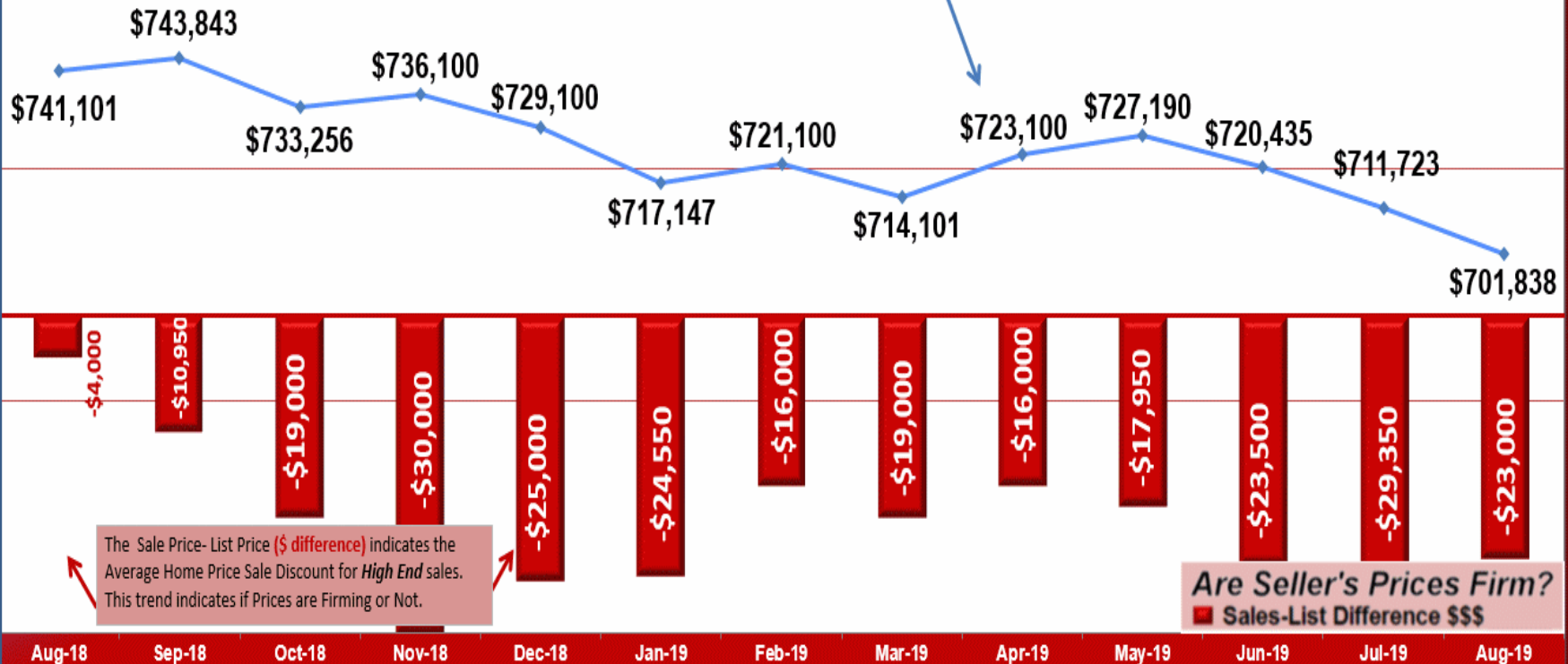


Market Analysis and Forecasting Sept 1/19 East Vancouver

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

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

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



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

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

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



Condominiums



Condominiums

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

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#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

attached homes



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Market Analysis and Forecasting Sept 1/19 East Vancouver

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

Home Price Changes

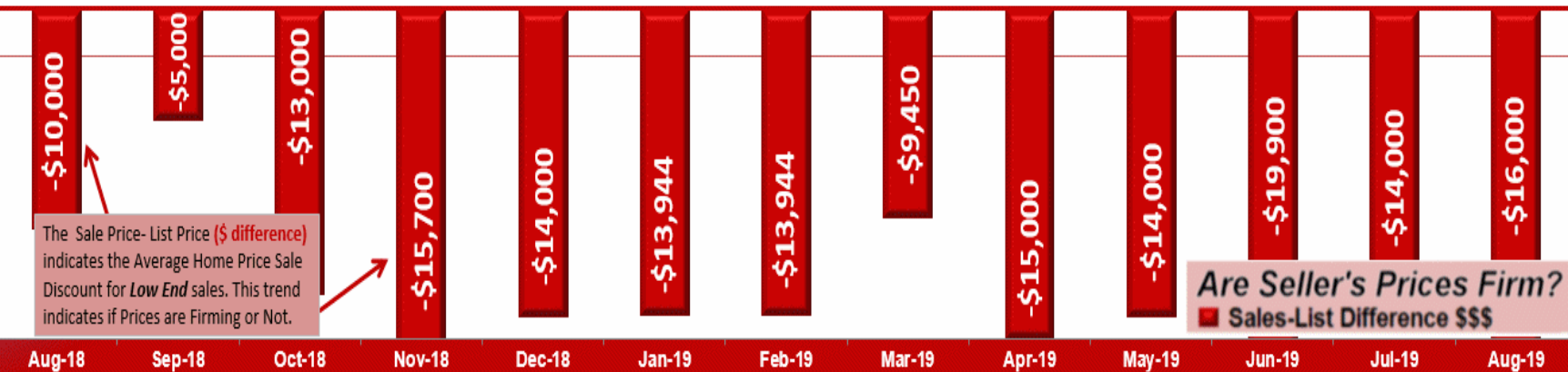
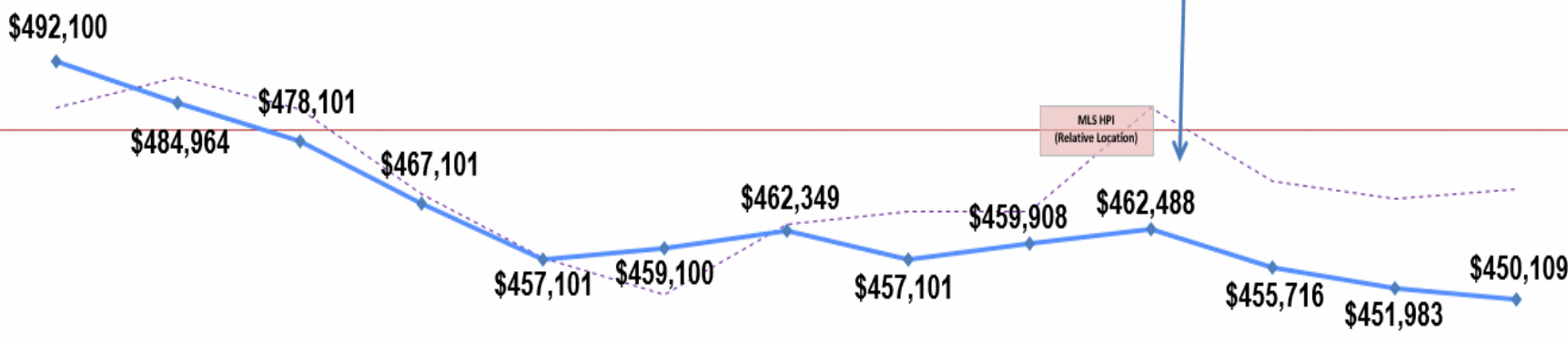
(Home Price Index Paired sales from 2005)

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

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

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



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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Condominiums

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



Condominiums

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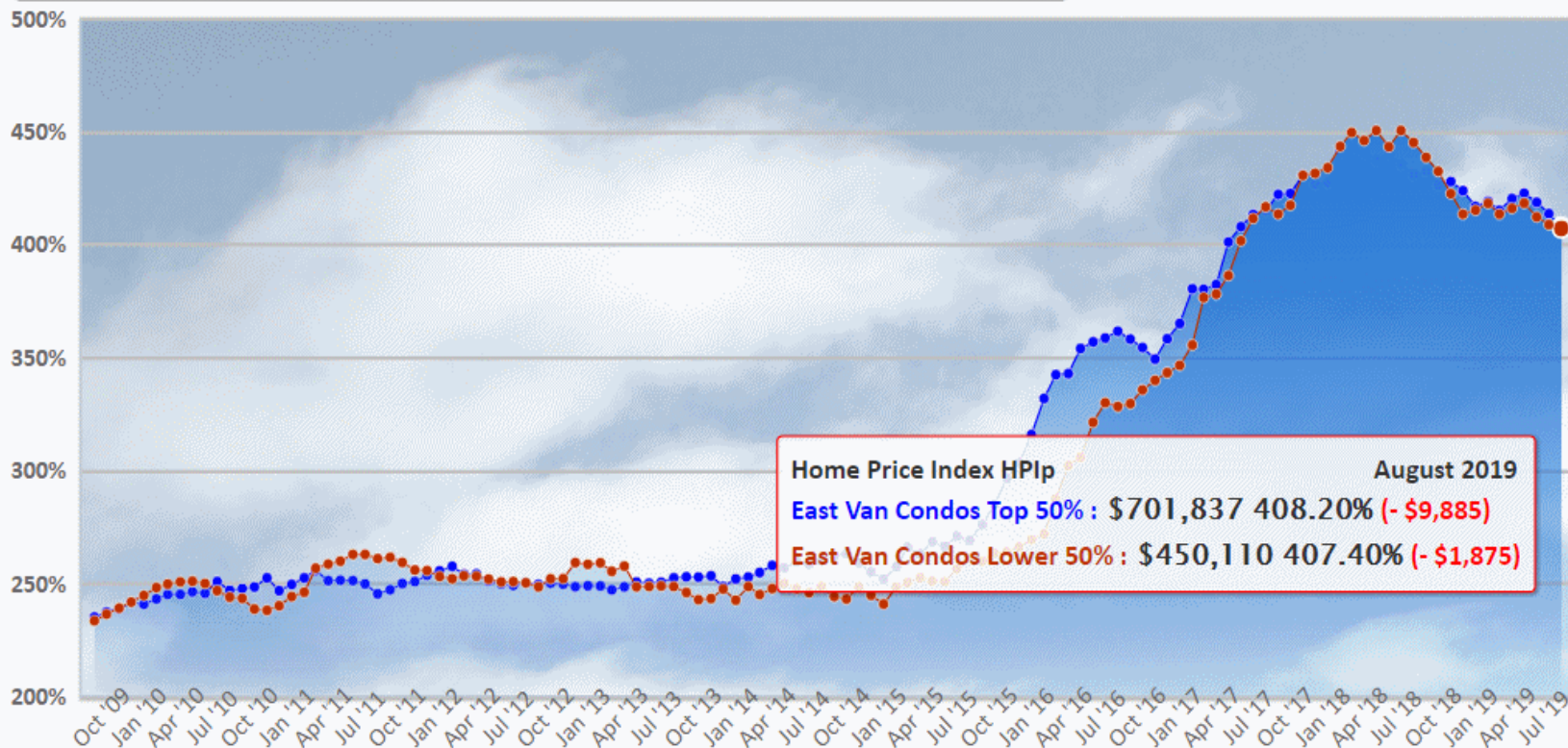


Market Analysis and Forecasting Sept 1/19 **East Vancouver**

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Aug 2019	% 408.20
Jul 2019	% 414.00
Jun 2019	% 419.00
May 2019	% 423.00
Apr 2019	% 420.60
Mar 2019	% 415.40
Feb 2019	% 419.40
Jan 2019	% 417.10
Dec 2018	% 424.10
Nov 2018	% 428.20
Oct 2018	% 426.50
Sep 2018	% 432.70

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Highcharts.com



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RE/MAX Statistics, on the Web!

attached homes



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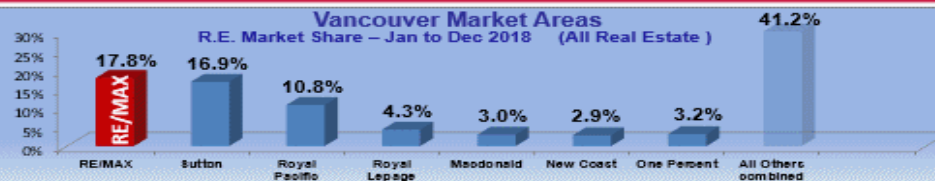
Market Analysis and Forecasting Sept 1/19 Burnaby S. & N.

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 /month 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

the RE/MAX Market Share Reports



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



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RE/MAX Statistics, on the Web!

attached homes



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Market Analysis and Forecasting Sept 1/19 Burnaby S. & N.

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

Sales / Listings

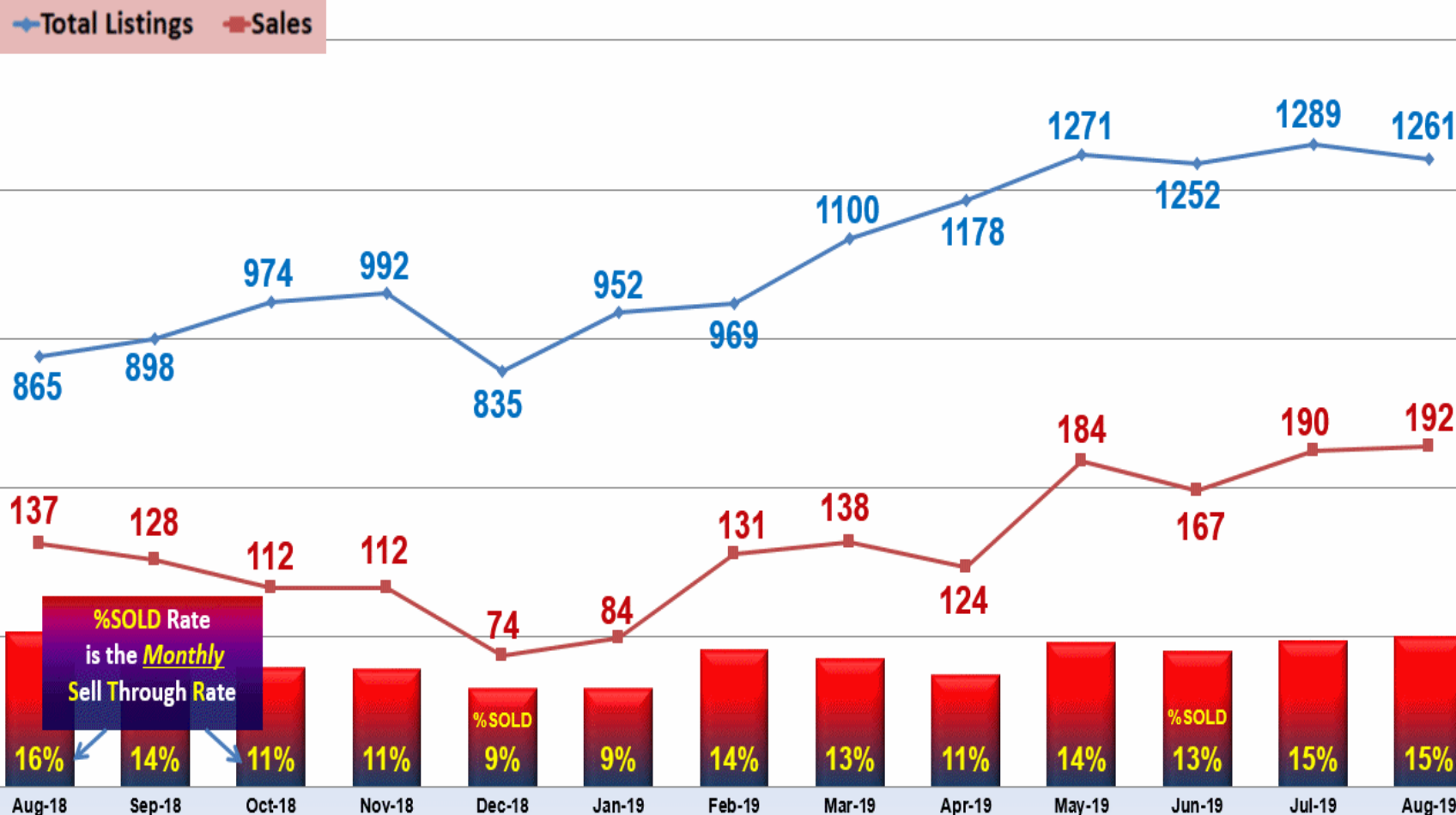
Monthly Totals



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

RE/MAX Little Oak Realty

Commercial & Residential Real Estate Specialist

RayYenkana.com

Ph: 1-866-206-0832

produced for: Ray Yenkana

#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

attached homes



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THE HARD WORKING NICE GUY

Market Analysis and Forecasting Sept 1/19 Burnaby S. & N.

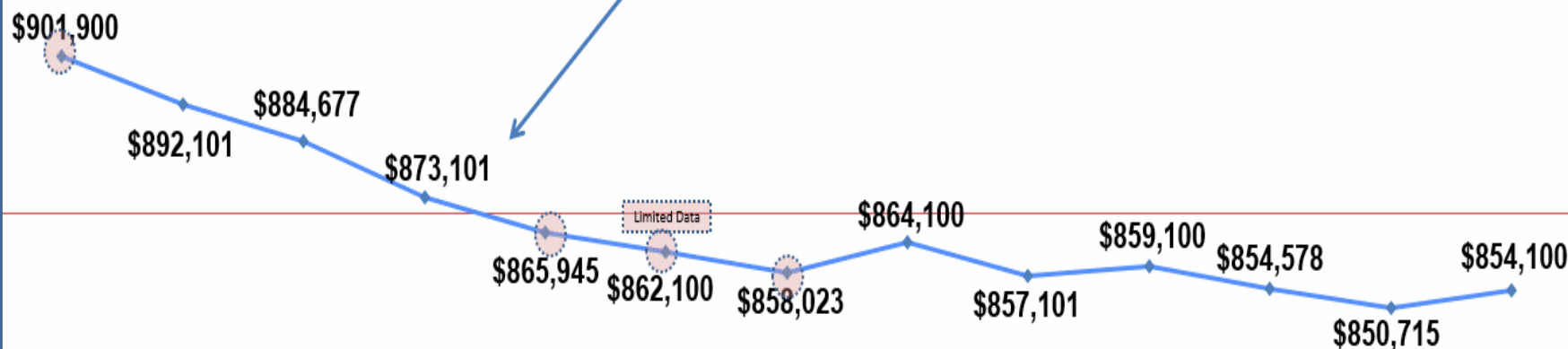
Attached **Burnaby** **Townhouse** Home Price Index **HPIp (Top 50%)**, Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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.

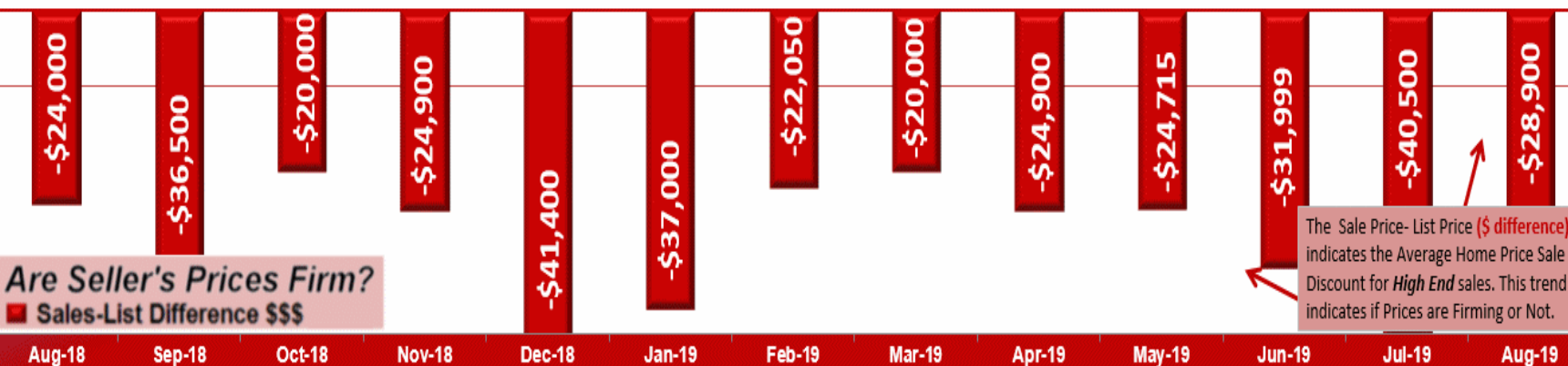
(Note: Each Sale is *paired* to its previous sale after 2005 to determine its exact price change.)



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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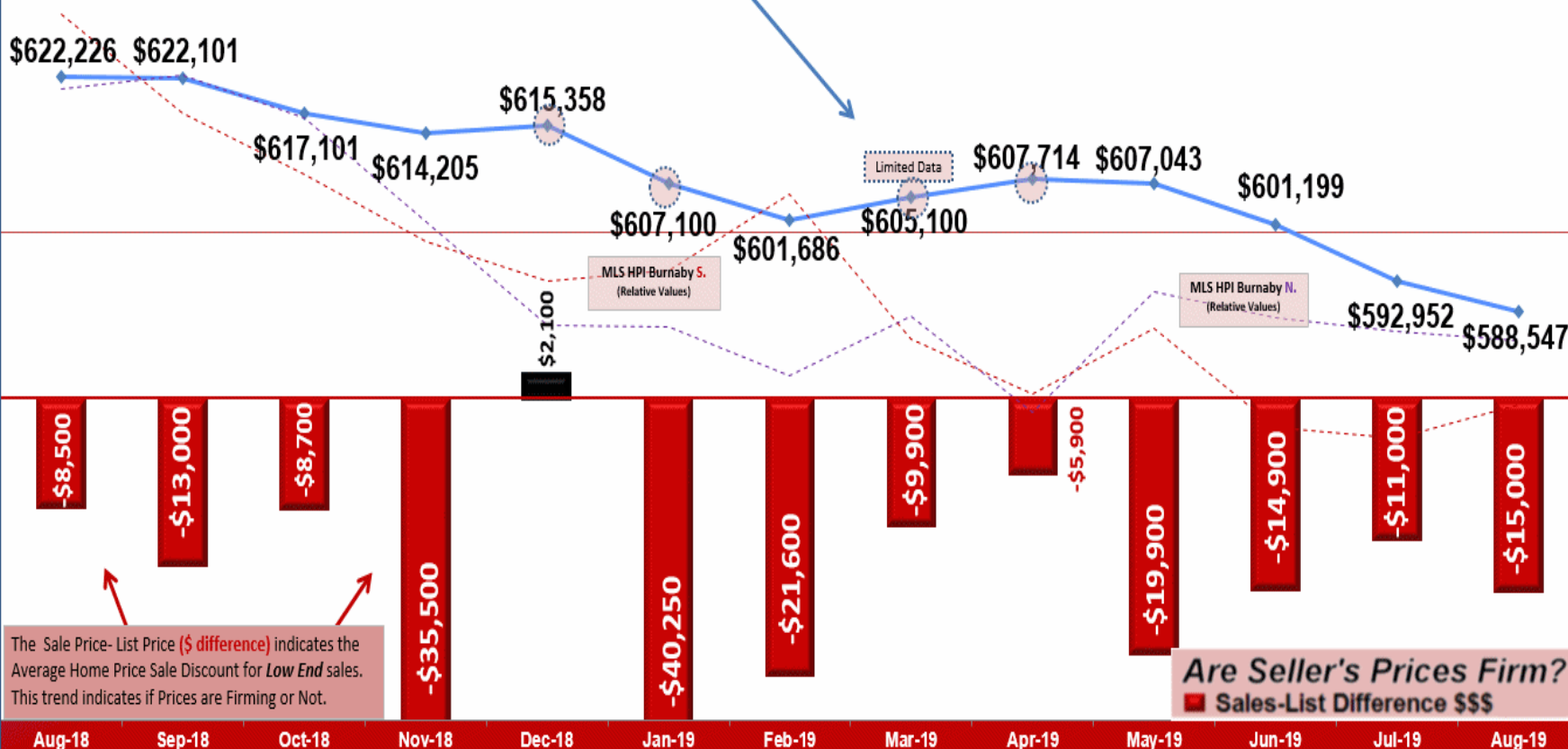
Market Analysis and Forecasting Sept 1/19 Burnaby S. & N.

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

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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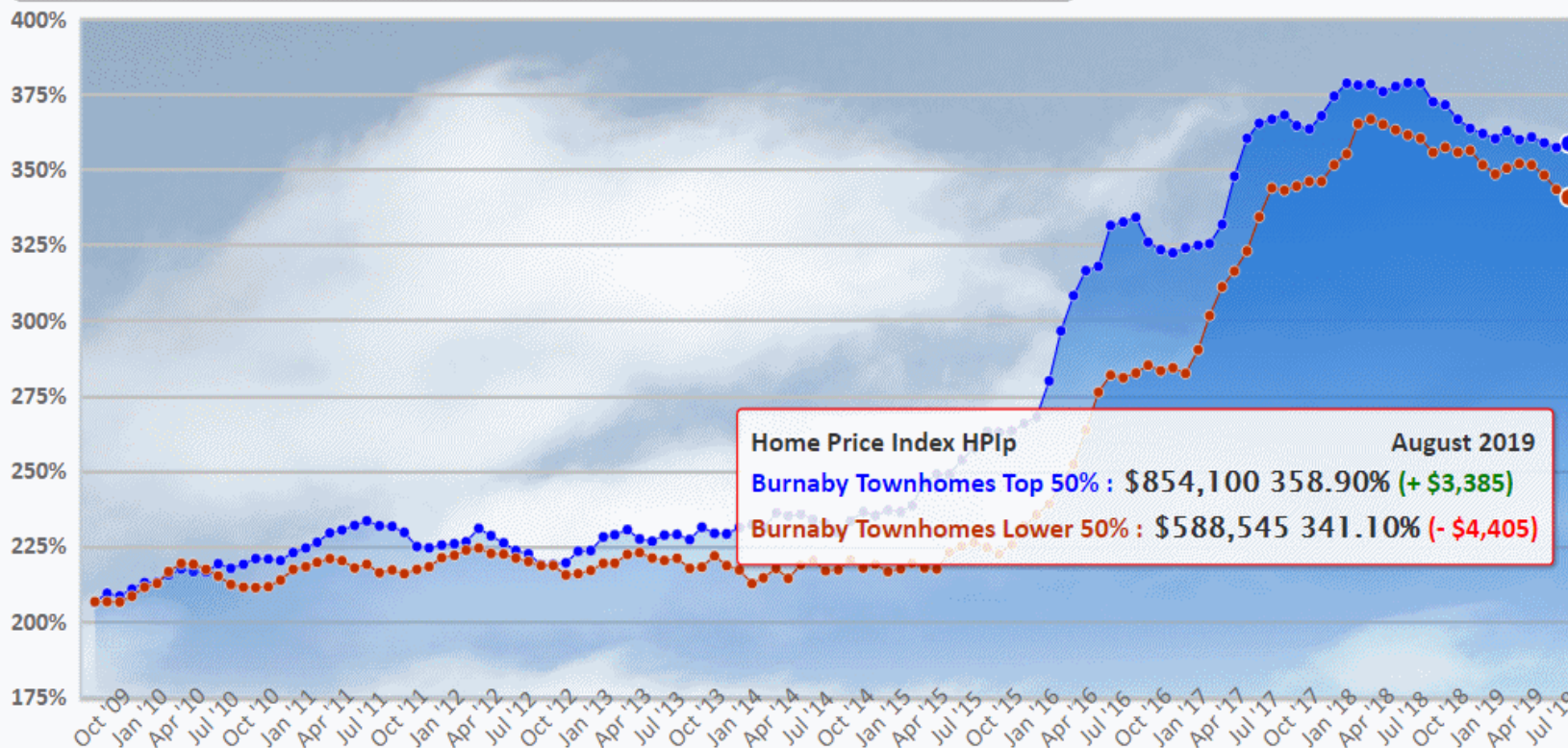
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Market Analysis and Forecasting Sept 1/19 Burnaby S. & N.

Powered by the Greater Vancouver Market Reports HPIp



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



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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Highcharts.com



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



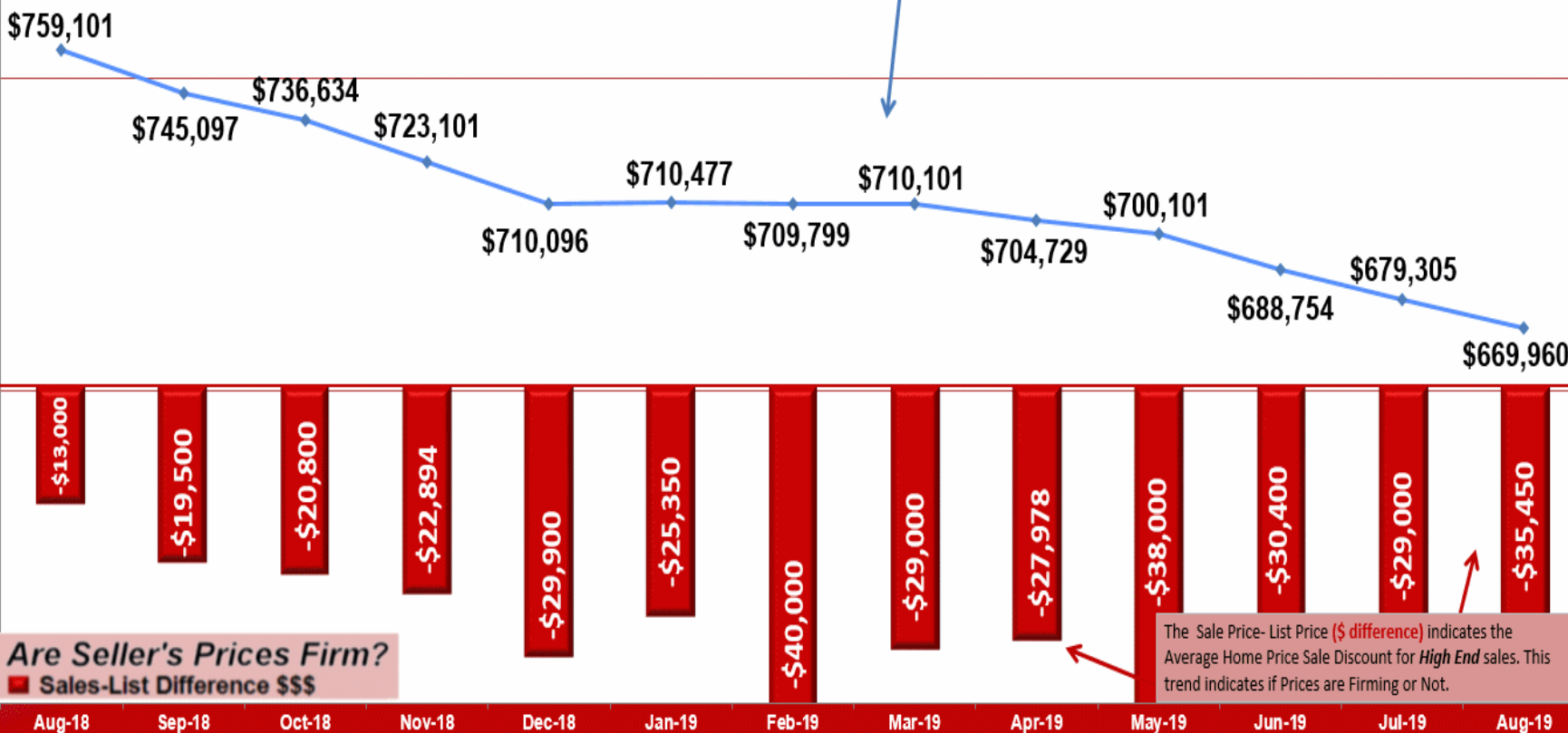
Condominiums

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

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.

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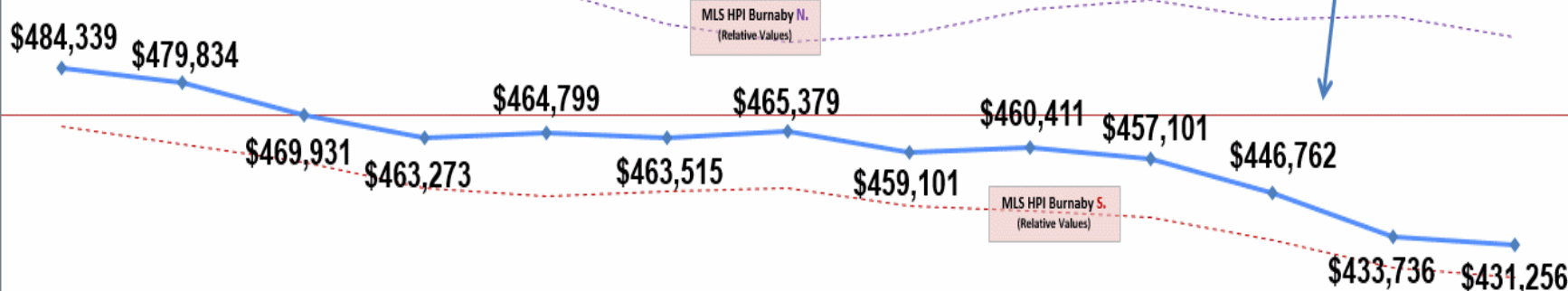


Attached Burnaby Condos Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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

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

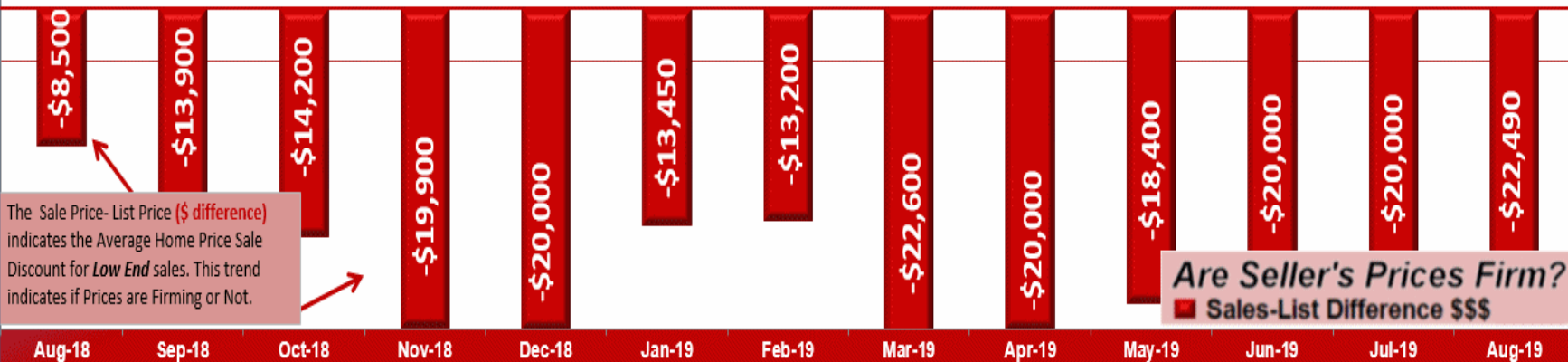
The Home Price Index HPIp is the MOST Accurate Indication of Price Changes and is based on the Lower 50% of the homes (Note: Each Sale is paired to its previous sale after 2005 to determine its exact price change.)



Condominiums



Condominiums



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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■ Sales-List Difference \$\$\$

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

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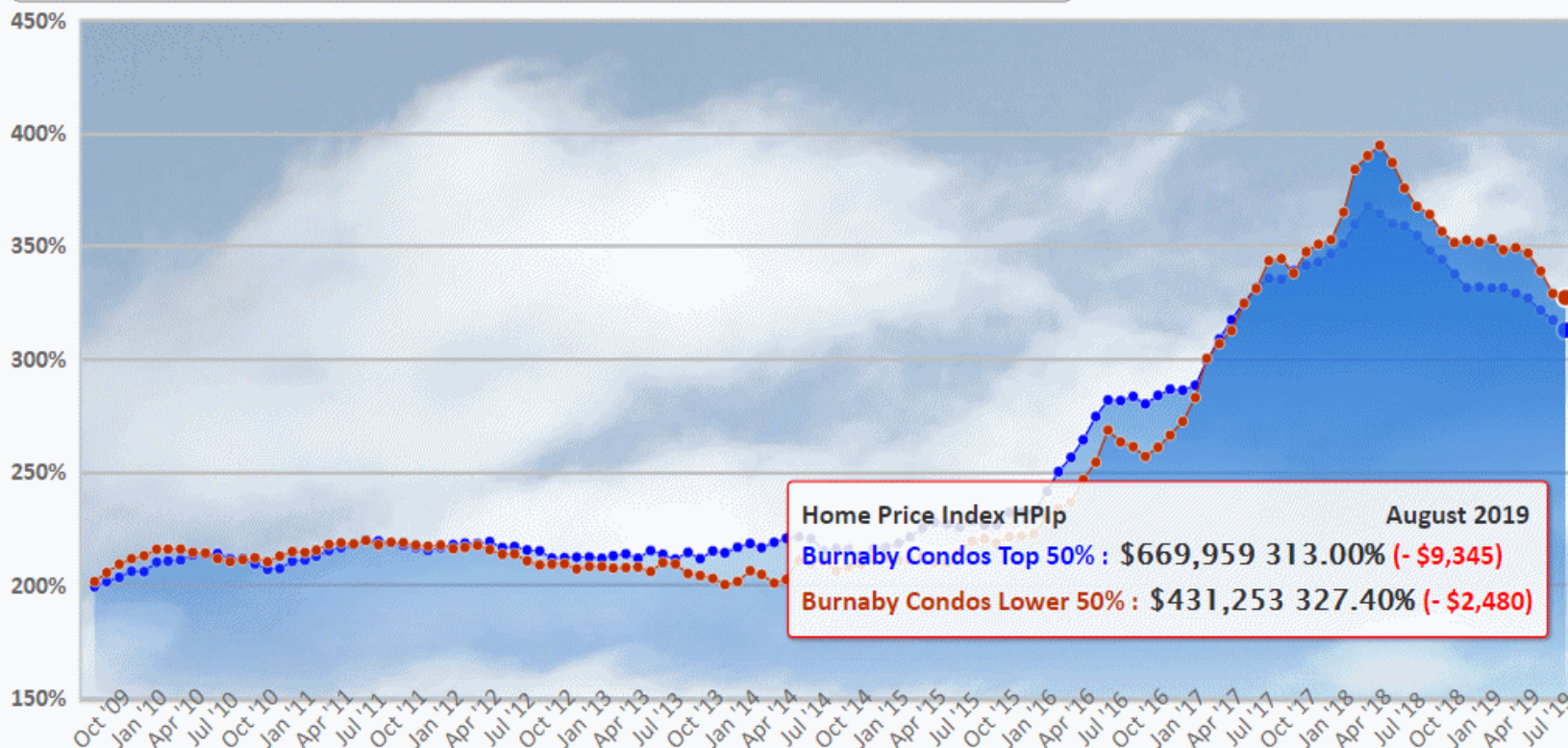


Market Analysis and Forecasting Sept 1/19 **Burnaby S. & N.**

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

<<< 1 2 3 >>>

Highcharts.com



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#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

attached homes



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Market Analysis and Forecasting Sept 1/19 Langley, Cloverdale

Langley, Cloverdale Sub areas Statistics - Aug 2019 Attached						
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Cloverdale BC	122	28	33	97%	-\$17,850	23.0%
Clayton	163	34	19	97%	-\$13,944	20.9%
Murrayville	50	14	20	98%	-\$9,900	28.0%
Salmon River	6	2	30	95%	-\$21,500	33.3%
Brookwood Langley	0	0				0.0%
Aldergrove Langley	22	3	30	96%	-\$20,900	13.6%
Langley City	265	39	23	97%	-\$8,995	14.7%
Total Activity	628	120	25	97%	-\$13,000	19%

Langley, Cloverdale List Price Ranges Statistics - Aug 2019 Attached						
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$300,000	21	4	31	98%	-\$6,593	19.0%
\$300,001-\$500,000	313	61	26	96%	-\$13,888	19.5%
\$500,001-\$700,000	262	50	25	98%	-\$12,450	19.1%
\$700,001 and more	32	5	10	98%	-\$19,900	15.6%
Total Activity	628	120	25	97%	-\$13,000	19%

Sept 1 2019 Langley, Cloverdale Market Update (Attached)

Current: Langley, Cloverdale is in a Seller Market with average listing inventories, a **19 %SOLD** rate and a 98% Sell/List Ratio. (This means that there is an average of a \$13,000 surplus on a sale from the original list price)
Most Active Price Range: Attached homes below \$300,000 have **19.5 %SOLD** rate and is in a Sellers Market.
Least Active Price Range: Attached homes above \$700,000 have **15.6 %SOLD** rate.

History: The Langley, Cloverdale's **Condos** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices decreased \$29,975.
 The Langley, Cloverdale's **Condos** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices decreased \$24,436.
 The Langley, Cloverdale's **Townhouses** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices decreased \$32,917.
 The Langley, Cloverdale's **Townhouses** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$3,999.
 *The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

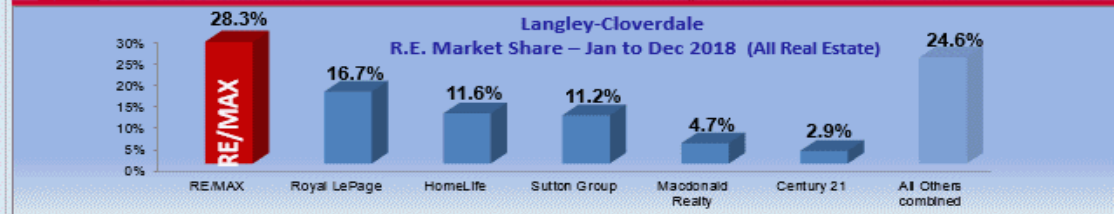
Forecast: The Listing Inventories have increased by 10% listings compared to same month last year. We project Langley, Cloverdale Attached to be a continued Seller market.

August's Real Estate Statistics shows 61% of Fraser Valley's Detached Markets decreased values this month. Overall, Single Family Homes in the Fraser Valley Market had a \$1,699 monthly price decrease, which is an improvement from the \$3,176 drop that we saw last month. On the other hand, the Vancouver Detached Markets continued to show a serious monthly price decrease of \$13,210. 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. 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 Langley, Cloverdale 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 **Langley, Cloverdale HPIp Top 50%** representing the higher end sales and the **Langley, Cloverdale HPIp Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time. Note: For a more accurate price change for your home request a Comparative Market Analysis. Data is from: FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: RMXReports.com

Monthly Changes Summary	Aug-18	Jul-19	Aug-19	9/1/2019	Change
Total Listings** (A,S,T,C,X)	569	671	628		-43
Active Listings	377	486	512	443	-69
Solds	109	99	120		21
Days on Market (DOM)	18	16	25		9
%SOLD (Sales/ Listings /mntly rate)	19.2%	14.8%	19.1%		4.4%
Condos (Top 50%) Home Price Index HPIp	\$449,100	\$422,214	\$419,125		-\$3,088
Condos (Lower 50%) Home Price Index HPIp	\$341,069	\$324,032	\$316,633		-\$7,399
Twnhs (Top 50%) Home Price Index HPIp	\$671,101	\$647,447	\$638,184		-\$9,262
Twnhs (Lower 50%) Home Price Index HPIp	\$476,101	\$476,138	\$480,100		\$3,962

the RE/MAX Market Share Reports



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produced for: **Ray Yenkana**

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RE/MAX Statistics, on the Web!

attached homes



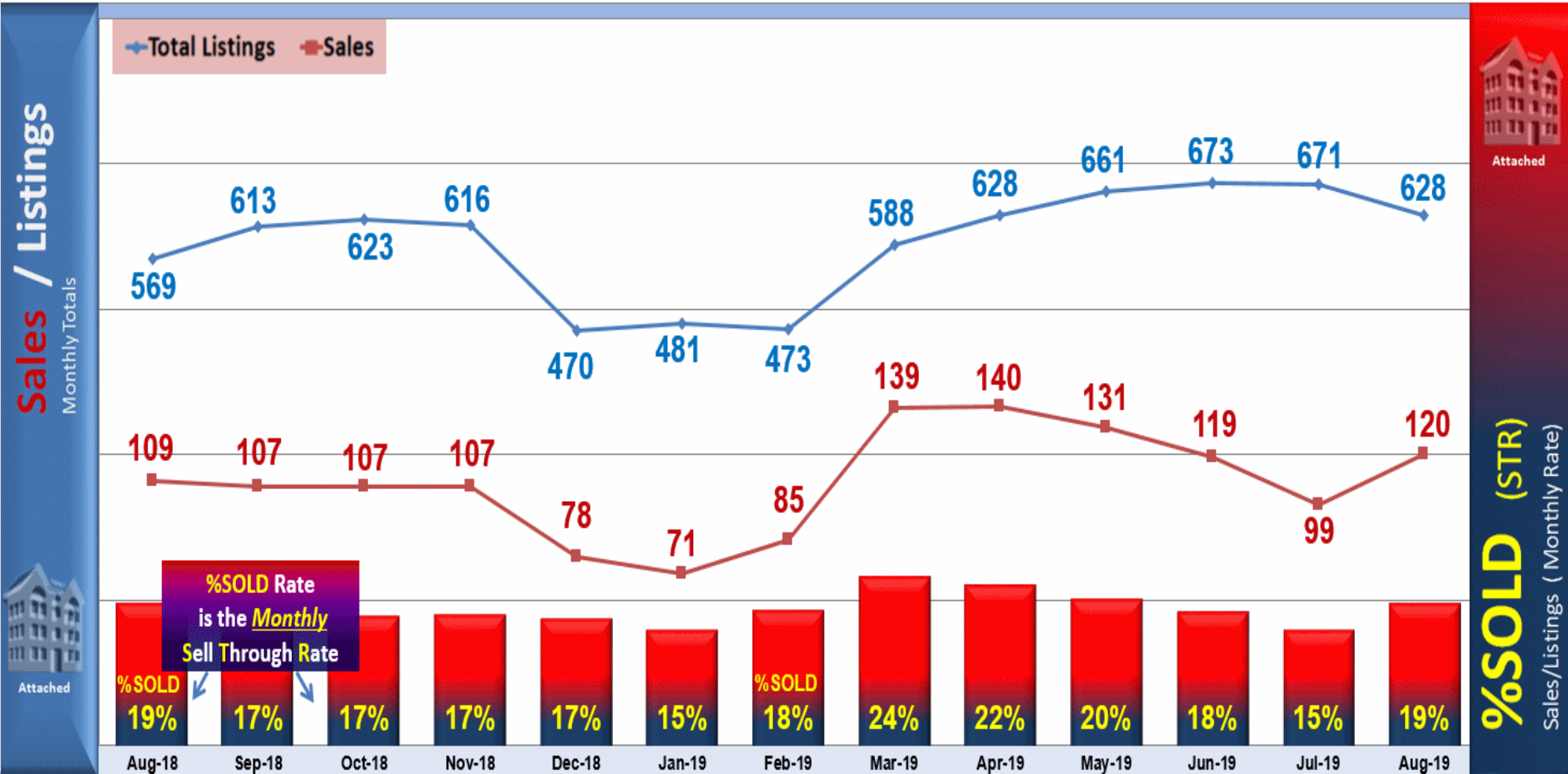
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Market Analysis and Forecasting Sept 1/19 Langley, Cloverdale

Attached Langley, Cloverdale

Total Listings**, Sales, and %SOLD Rates



%SOLD Rate is the Monthly Sell Through Rate

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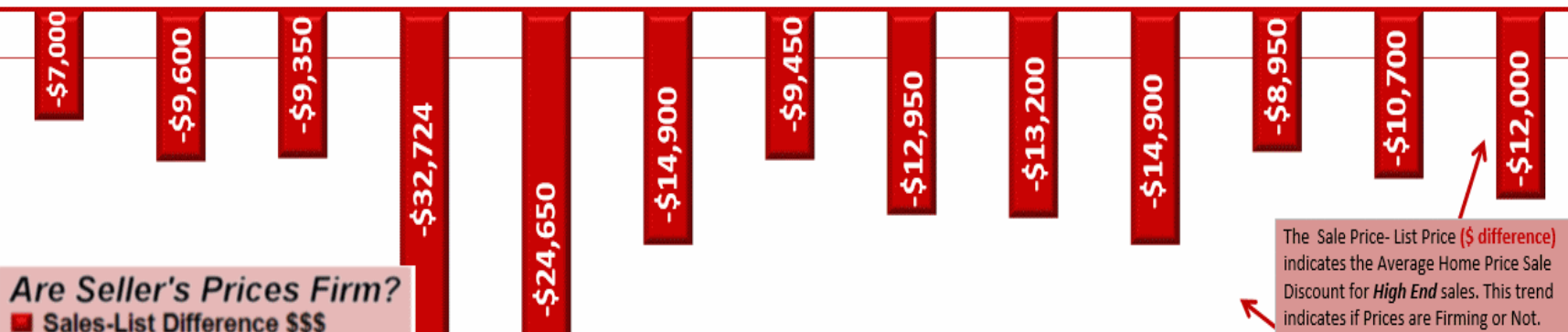
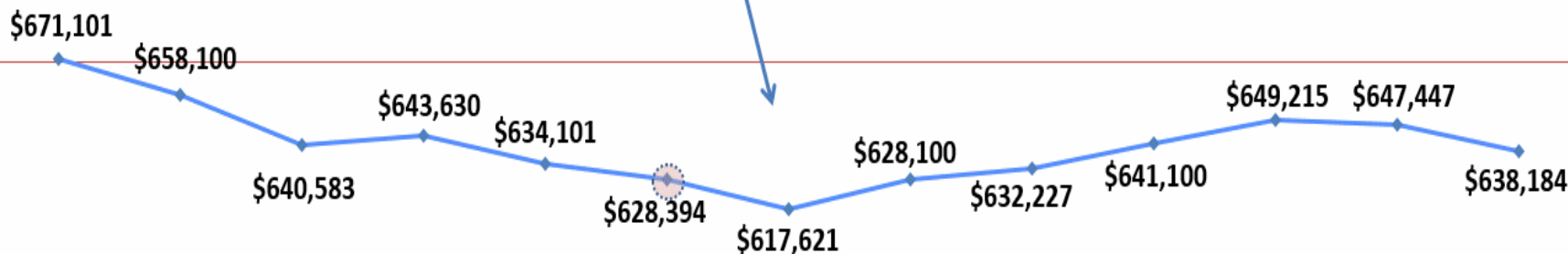
Attached Langley, Cloverdale Townhouse Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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



Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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



Townhouses

Sales Discount \$\$

Sale Price - Original List Price (\$ difference)



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Market Analysis and Forecasting Sept 1/19 Langley, Cloverdale

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

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

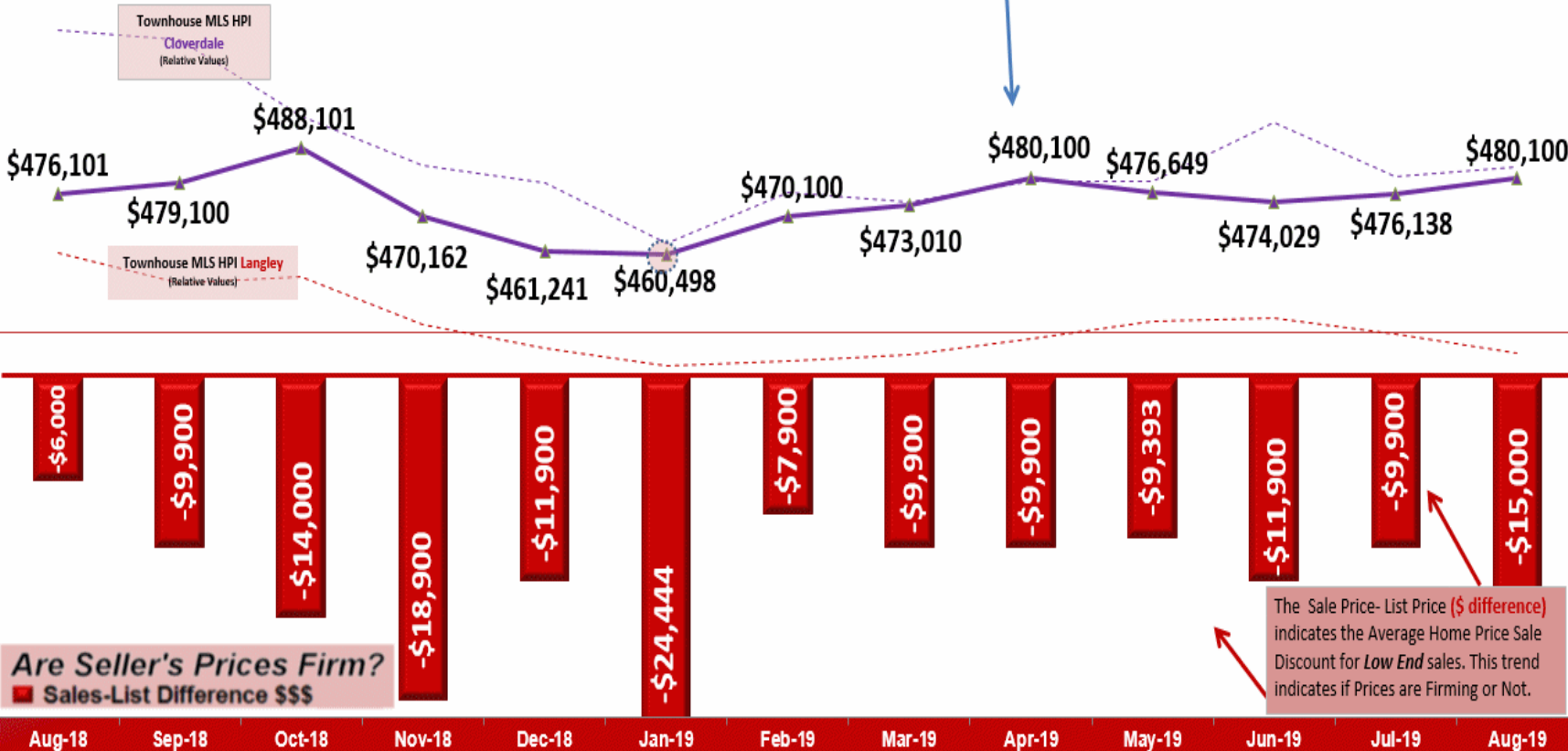


Townhouses

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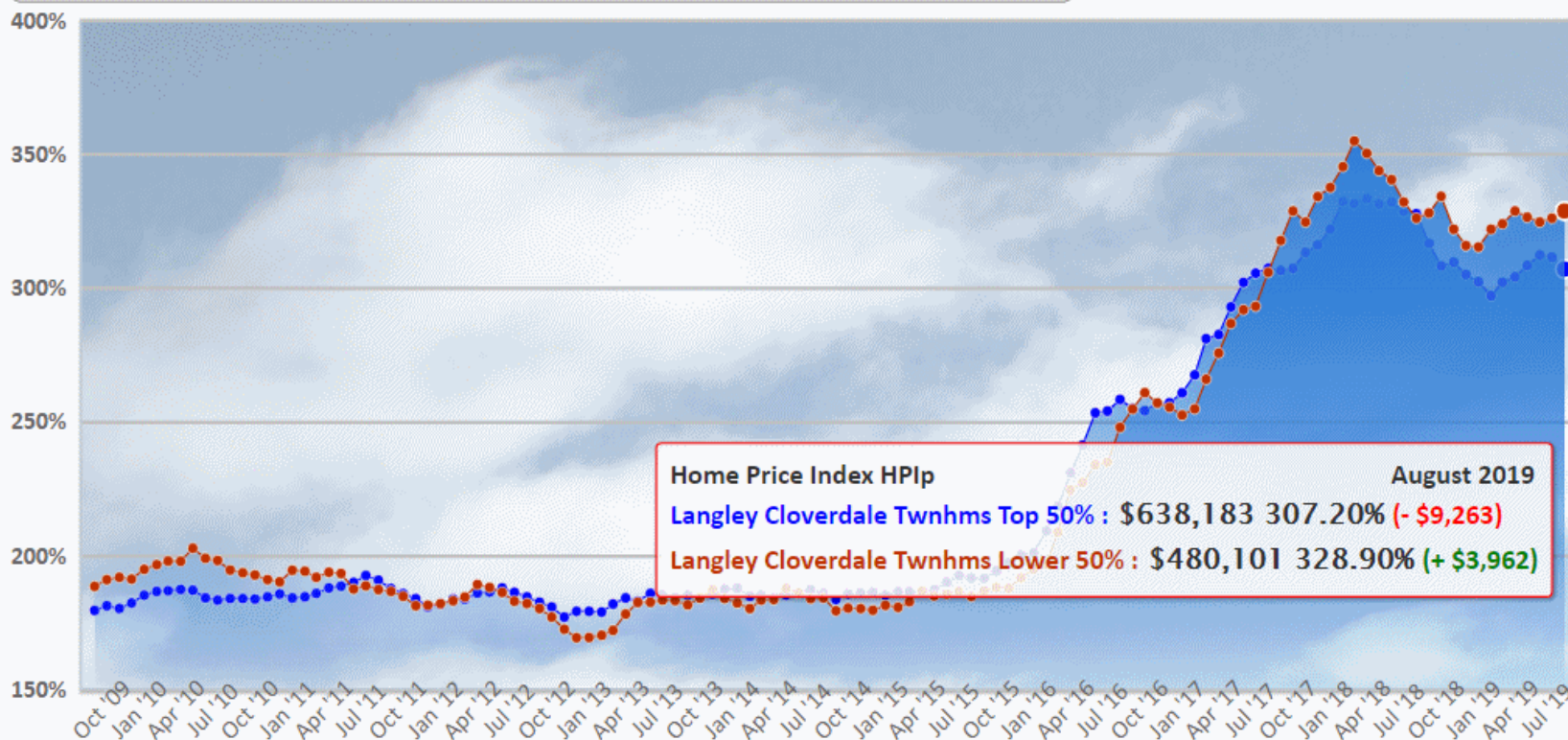
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Market Analysis and Forecasting Sept 1/19 Langley, Cloverdale

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Langley Cloverdale Twnhms Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Langley Cloverdale Twnhms Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Highcharts.com

Monthly Home values

Date	Value
Aug 2019	% 307.20
Jul 2019	% 311.70
Jun 2019	% 312.50
May 2019	% 308.60
Apr 2019	% 304.30
Mar 2019	% 302.30
Feb 2019	% 297.30
Jan 2019	% 302.50
Dec 2018	% 305.20
Nov 2018	% 309.80
Oct 2018	% 308.40
Sep 2018	% 316.80

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Market Analysis and Forecasting Sept 1/19 Langley, Cloverdale

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

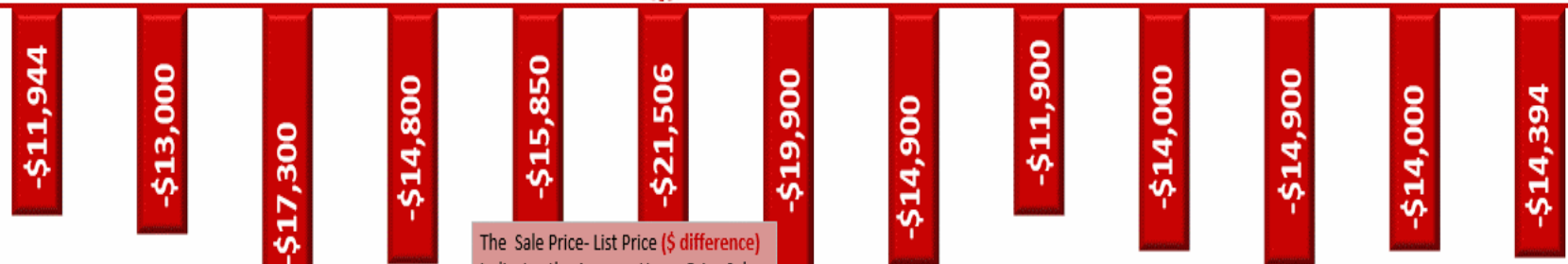
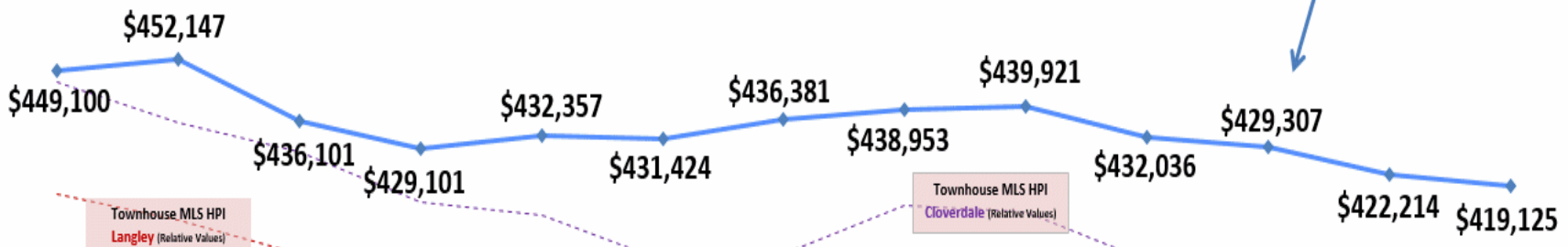


Condominiums

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

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Home Price Index → HPIp (Top 50%)

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produced for: Ray Yenkana



Market Analysis and Forecasting Sept 1/19 Langley, Cloverdale

Attached Langley, Cloverdale 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)



Condominiums

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

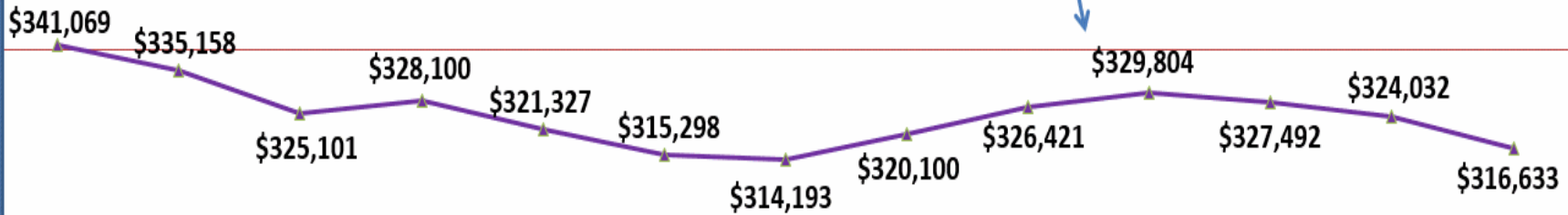


Condominiums

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

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

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



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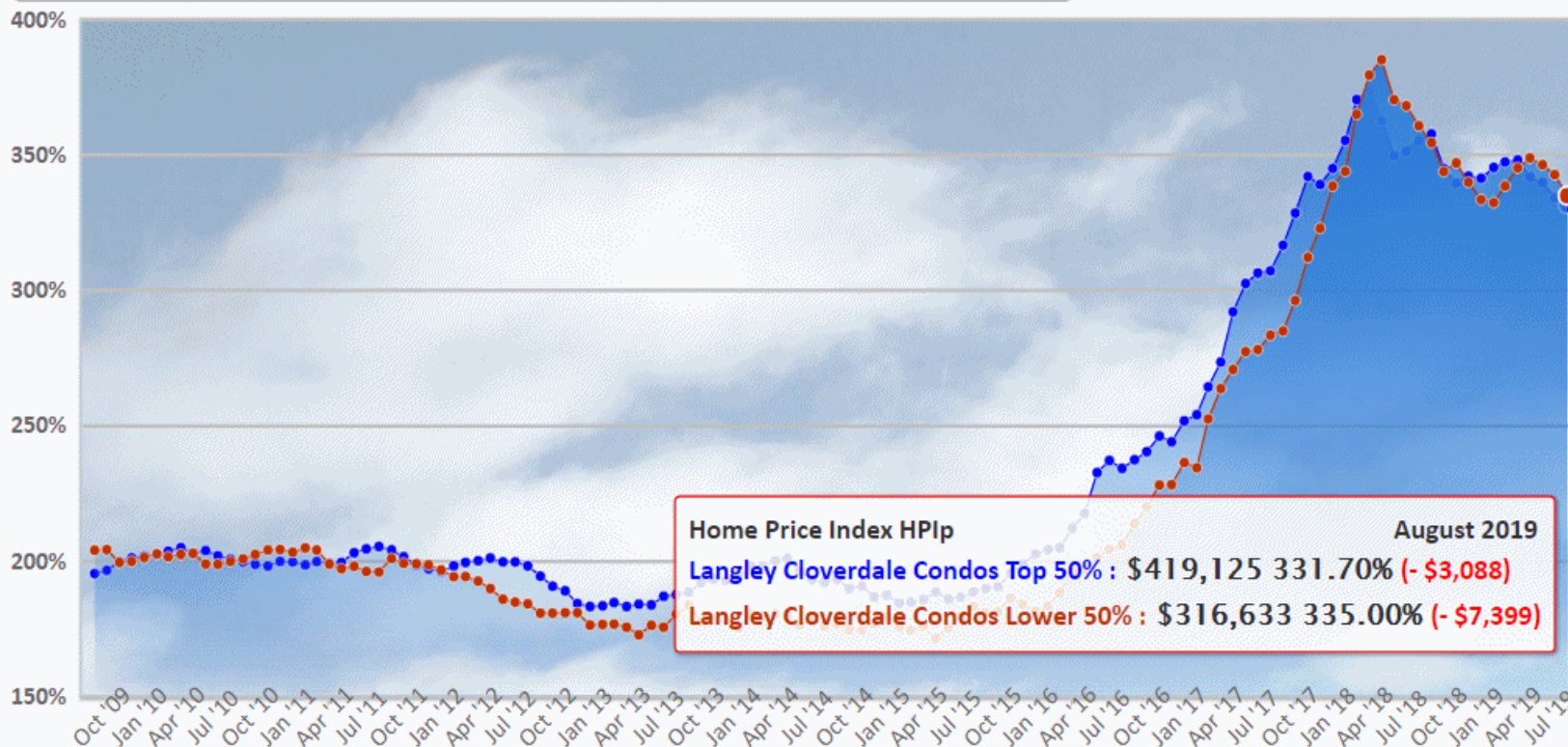
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Langley Cloverdale Condos Top 50% : **HPIp** Forecast+ Forecast-
 Langley Cloverdale Condos Lower 50% : **HPIp** Forecast+ Forecast-



Home Price Index HPIp
 August 2019
 Langley Cloverdale Condos Top 50% : \$419,125 331.70% (- \$3,088)
 Langley Cloverdale Condos Lower 50% : \$316,633 335.00% (- \$7,399)

Monthly Home values

Date	Value
Aug 2019	% 331.70
Jul 2019	% 334.20
Jun 2019	% 339.80
May 2019	% 341.90
Apr 2019	% 348.20
Mar 2019	% 347.40
Feb 2019	% 345.40
Jan 2019	% 341.40
Dec 2018	% 342.20
Nov 2018	% 339.60
Oct 2018	% 345.10
Sep 2018	% 357.80

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Highcharts.com

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RE/MAX Statistics, on the Web!

attached homes



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Market Analysis and Forecasting Sept 1/19 Abbotsford

Abbotsford Sub areas Statistics - Aug 2019						
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Poplar	24	8	28	97%	-\$8,450	33.3%
Matsqui	0	0				0.0%
Sumas Mountain	0	0				0.0%
Abbotsford West	238	26	28	97%	-\$9,900	10.9%
Abbotsford East	82	15	47	97%	-\$12,000	18.3%
Aberdeen	8	2	49	98%	-\$7,450	25.0%
Sumas Prairie	0	0				0.0%
Central Abbotsford	271	59	41	95%	-\$16,000	21.8%
Total Activity	623	110	35	96%	-\$12,950	18%

Abbotsford List Price Ranges Statistics - Aug 2019						
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
\$0-\$250,000	74	18	53	94%	-\$13,450	24.3%
\$250,001-\$300,000	104	21	29	95%	-\$13,000	20.2%
\$300,001-\$375,000	110	26	34	97%	-\$9,950	23.6%
\$375,001-\$475,000	137	30	35	96%	-\$18,000	21.9%
\$475,001 and more	198	15	37	98%	-\$10,000	7.6%
Total Activity	623	110	35	96%	-\$12,950	18%

Monthly Changes Summary	Aug-18	Jul-19	Aug-19	9/1/2019	Change
Total Listings** (A,S,T,C,X)	587	692	623		-69
Active Listings	438	539	506	453	-53
Solds	77	107	110		3
Days on Market (DOM)	26	23	35		12
%SOLD (Sales/ Listings /mthly rate)	13.1%	15.5%	17.7%		2.2%
Condos (Top 50%) Home Price Index HPIp	\$383,049	\$359,982	\$357,242		-\$2,740
Condos (Lower 50%) Home Price Index HPI	\$270,100	\$260,101	\$257,784		-\$2,317
Twnhs (Top 50%) Home Price Index HPIp	\$584,101	\$551,101	\$553,021		\$1,920
Twnhs (Lower 50%) Home Price Index HPIp	\$410,001	\$377,362	\$377,559		\$197

Sept 1 2019 Abbotsford Market Update Attached Townhomes/ Condos

Current: Abbotsford is a Seller Market with normal listing inventories, a **18 %SOLD** rate and a 96% Sell/List Ratio.
(This means that there is an average of a -\$12,950 discount on a sale from the original list price)
Most Active Price Range: Attached homes below \$250,000 have **24.3 %SOLD** rate.
Least Active Price Range: Attached homes above \$475,000 have **7.6 %SOLD** rate.

History: The Abbotsford's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$25,807.
The Abbotsford's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$12,316.
The Abbotsford's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$31,080.
The Abbotsford's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$32,442.
*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

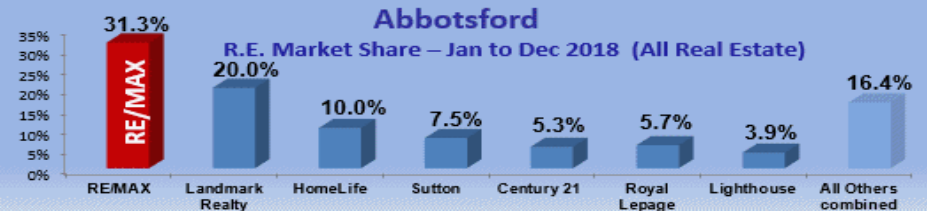
Forecast: Abbotsford Listing Inventories is 6% more than same month as last year.

August's Real Estate Statistics shows 61% of Fraser Valley's Detached Markets decreased values this month. Overall, Single Family Homes in the Fraser Valley Market had a \$1,699 monthly price decrease, which is an improvement from the \$3,176 drop that we saw last month. On the other hand, the Vancouver Detached Markets continued to show a serious monthly price decrease of \$13,210. 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. 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 Abbotsford represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the Condos and Townhouse markets into two parts with the **Abbotsford HPIp Top 50%** representing the higher end sales and the **Abbotsford HPIp Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time.

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

the RE/MAX Market Share Reports



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

produced for: **Ray Yenkana**

#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

attached homes

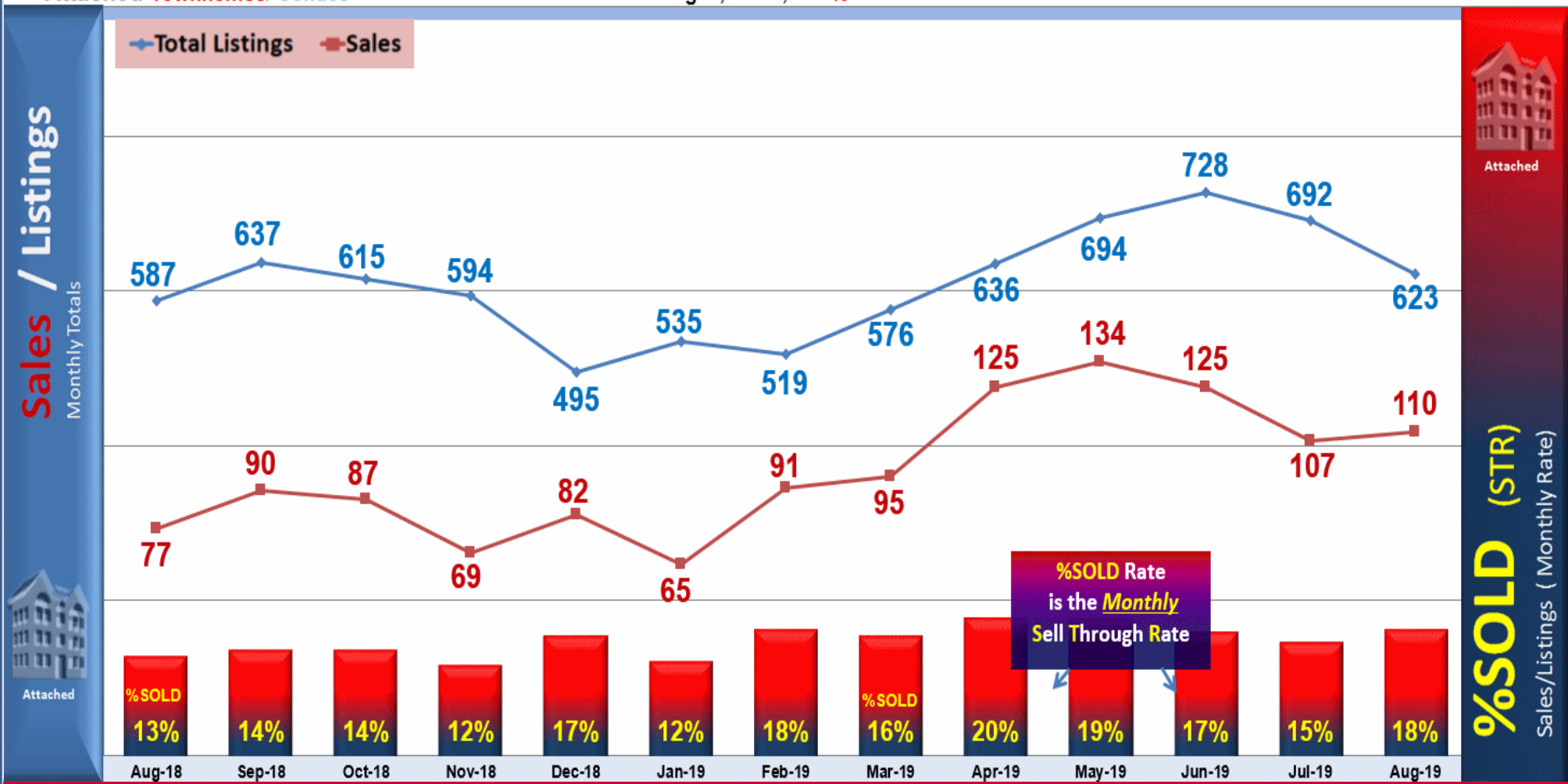


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THE HARD WORKING NICE GUY

Market Analysis and Forecasting Sept 1/19 Abbotsford

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



Sales / Listings

Monthly Totals



Attached

%SOLD (STR)

Sales/Listings (Monthly Rate)



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

produced for: Ray Yenkana

RE/MAX Little Oak Realty

Commercial & Residential Real Estate Specialist

RayYenkana.com

Ph: 1-866-206-0832



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

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



Townhouses

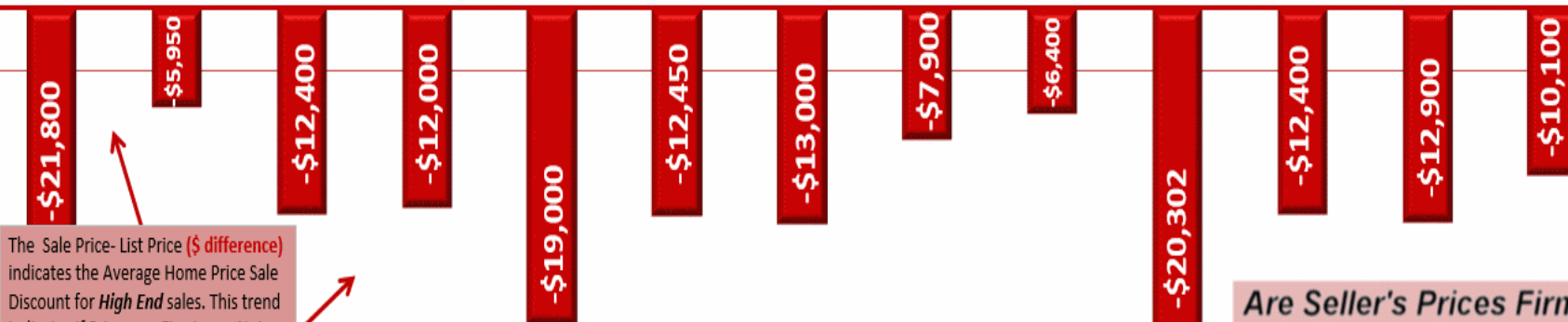
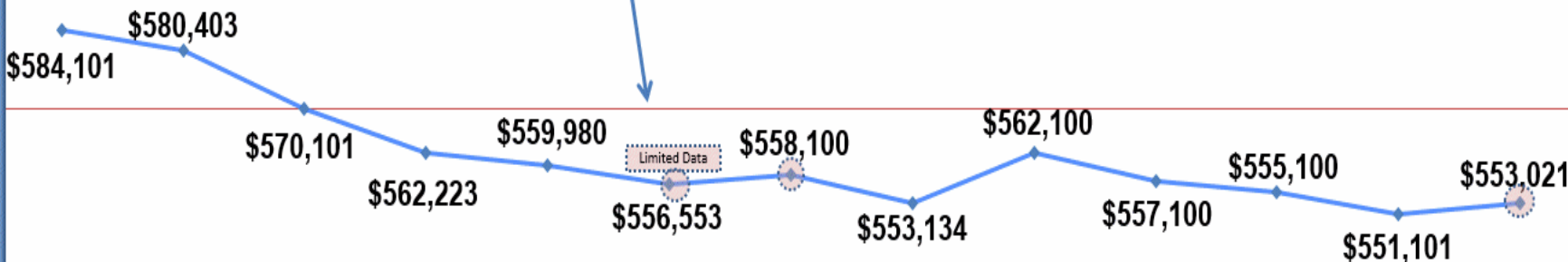
Sales Discount \$\$

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

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

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

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



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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **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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Market Analysis and Forecasting Sept 1/19 **Abbotsford**

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

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



Townhouses

Sales Discount \$\$

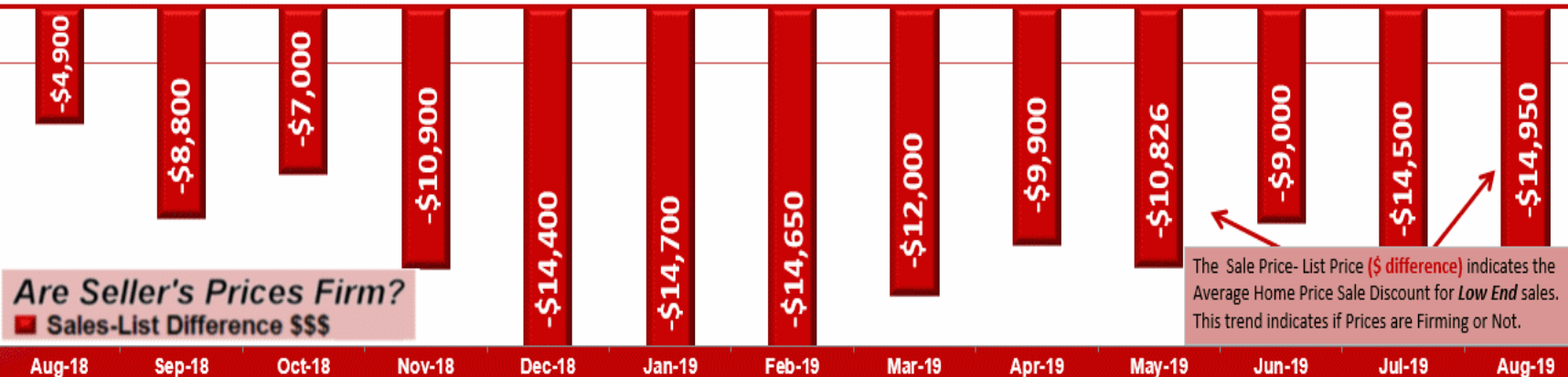
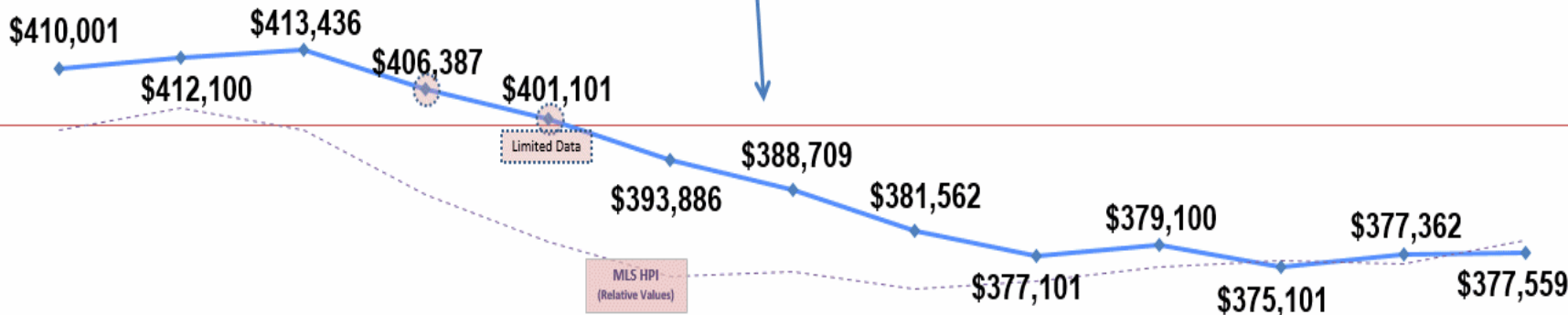
Sale Price - Original List Price (\$ difference)

Are Home Prices Up?

Home Price Index - HPI (Lower 50%)

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

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



Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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



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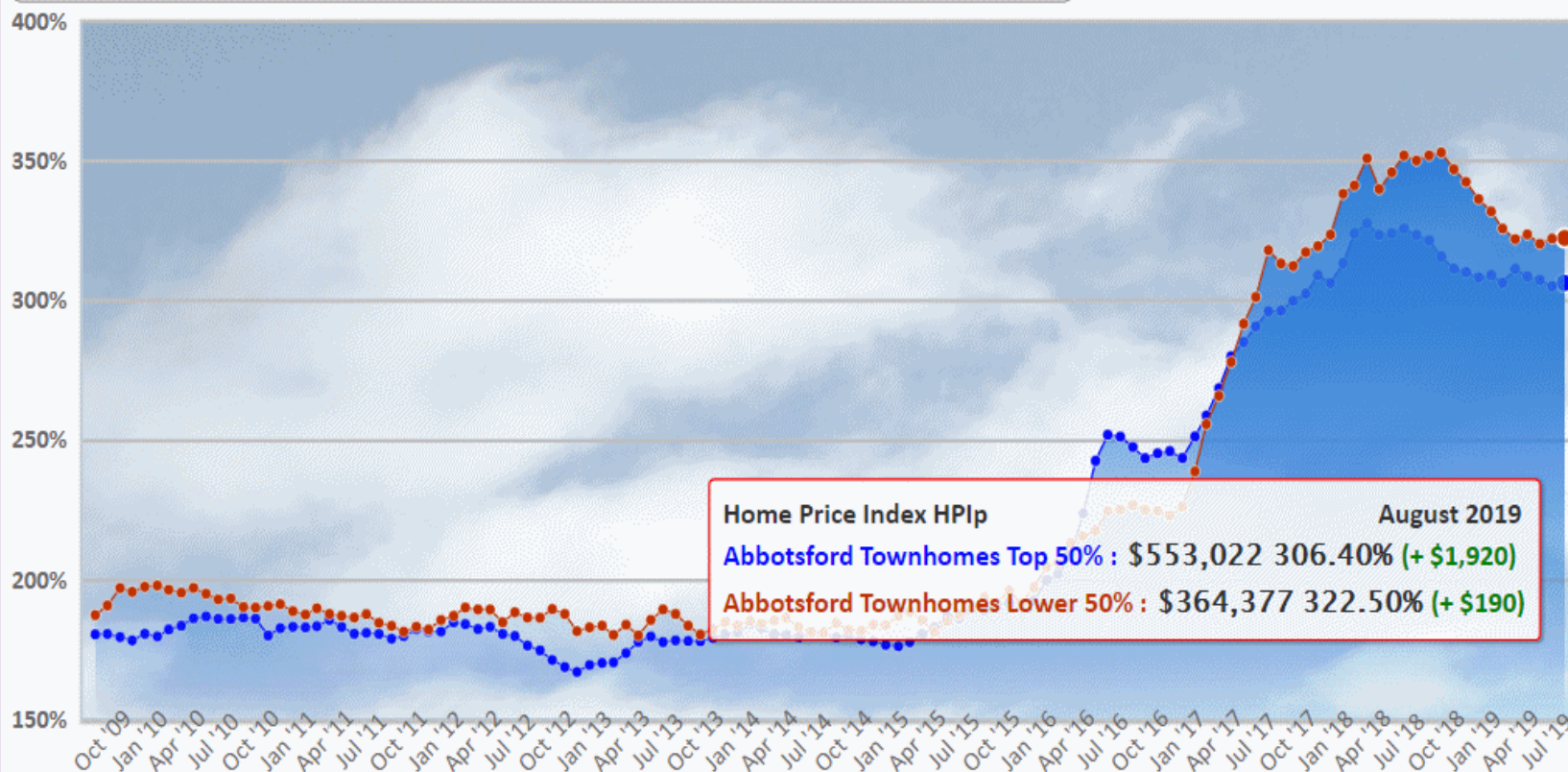
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Market Analysis and Forecasting Sept 1/19 **Abbotsford**

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



Monthly Home values

Date	Value
Aug 2019	% 306.40
Jul 2019	% 305.30
Jun 2019	% 307.50
May 2019	% 308.70
Apr 2019	% 311.40
Mar 2019	% 306.50
Feb 2019	% 309.20
Jan 2019	% 308.40
Dec 2018	% 310.30
Nov 2018	% 311.50
Oct 2018	% 315.90
Sep 2018	% 321.60

<<< 1 2 3 >>>



*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.



Market Analysis and Forecasting Sept 1/19 **Abbotsford**

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

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

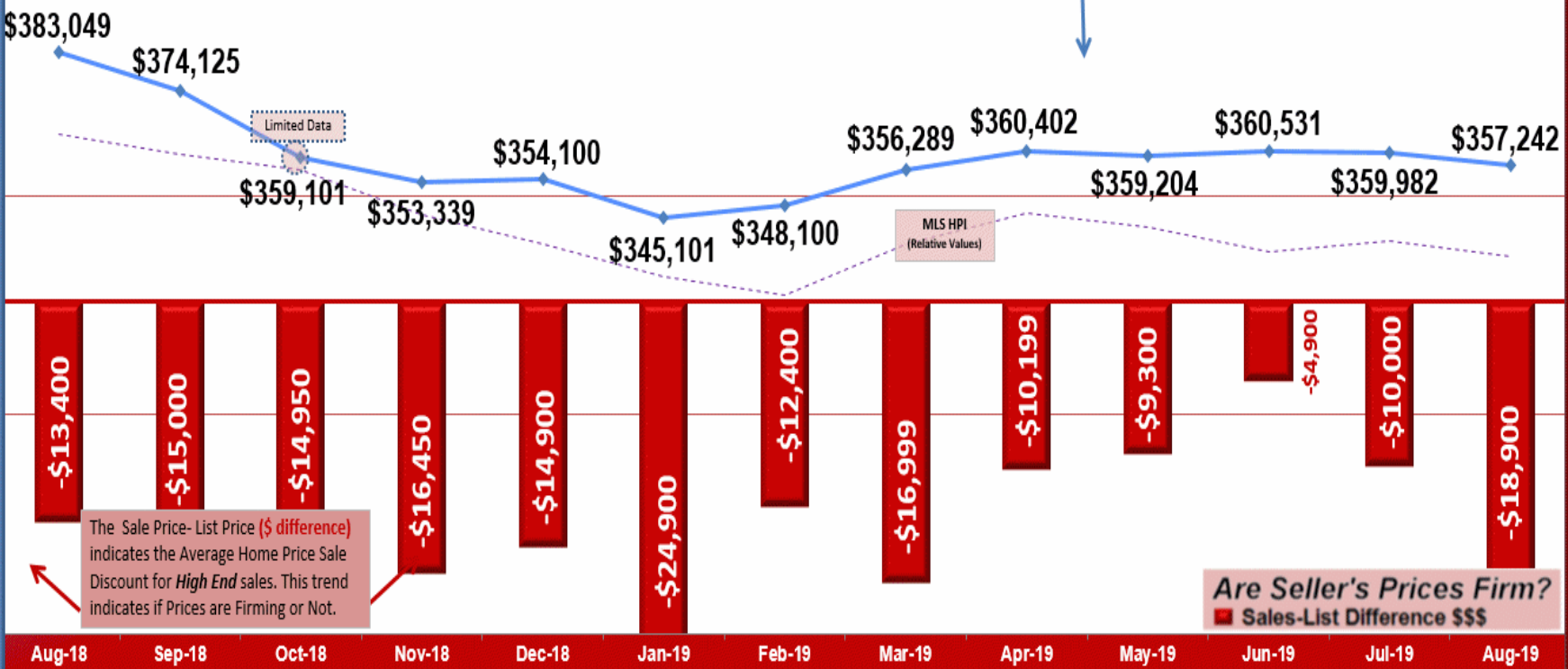


Condominiums

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

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

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



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

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

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Market Analysis and Forecasting Sept 1/19 **Abbotsford**

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

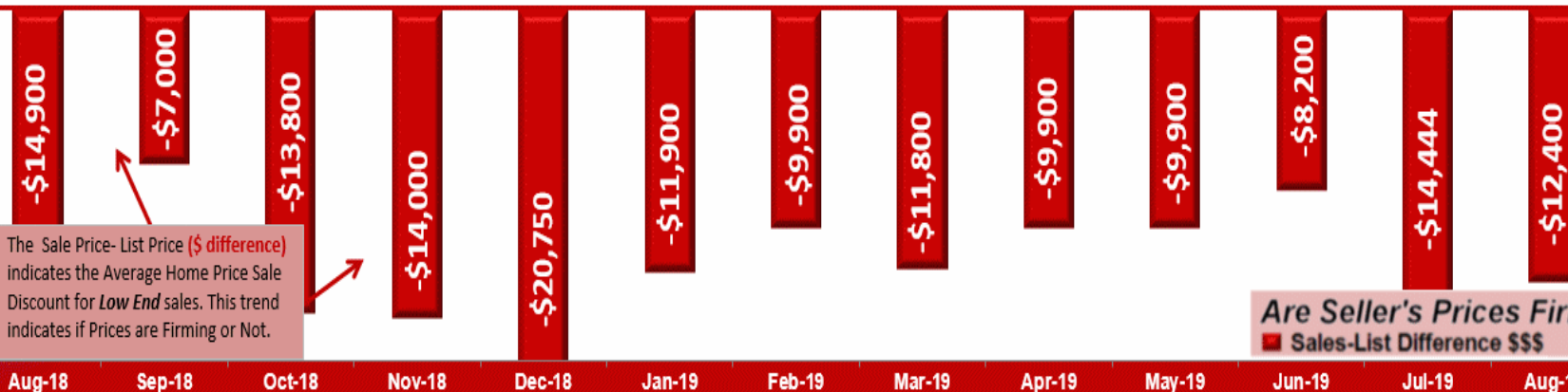
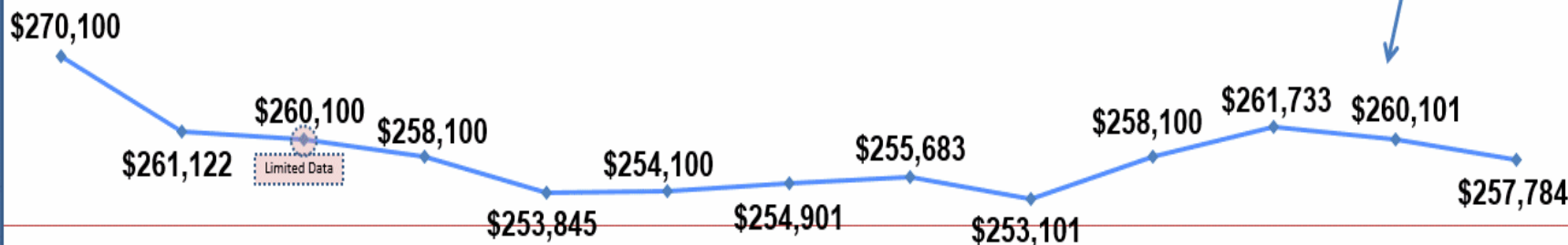
Home Price Changes

(Home Price Index Paired sales from 2005)

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

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



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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Condominiums

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



Condominiums

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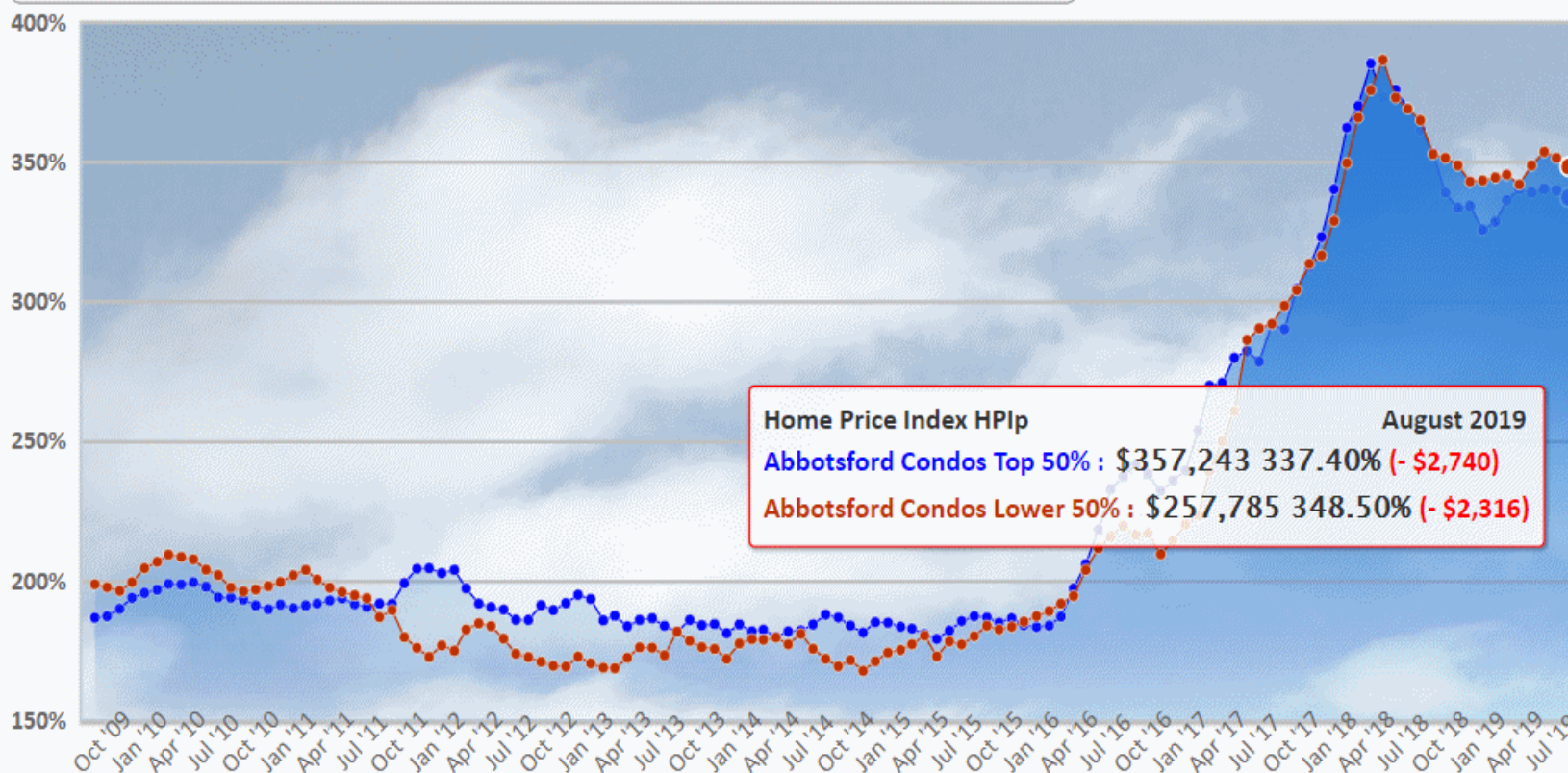
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Abbotsford Condos Top 50% : **HPIp** Forecast+ Forecast-
 Abbotsford Condos Lower 50% : **HPIp** Forecast+ Forecast-



Monthly Home values

Date	Value
Aug 2019	% 337.40
Jul 2019	% 340.00
Jun 2019	% 340.50
May 2019	% 339.20
Apr 2019	% 340.40
Mar 2019	% 336.50
Feb 2019	% 328.70
Jan 2019	% 325.90
Dec 2018	% 334.40
Nov 2018	% 333.70
Oct 2018	% 339.10
Sep 2018	% 353.30

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*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.

#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

attached homes



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Market Analysis and Forecasting

Sept 1/19 **Chilliwack**

Chilliwack (+ Sardis) Sub areas Statistics - Aug 2019						
Neighbourhoods	Total Listings	Sales	DOM	Sale Price	Attached	
					Sell - List \$Difference	%SOLD
Chilliwack W Yale-Well	124	15	26	97%	-\$7,900	12.1%
Chilliwack E Young-Yale	94	12	38	96%	-\$12,650	12.8%
Chilliwack N Yale-Well	31	4	59	96%	-\$9,450	12.9%
Chilliwack Yale Rd West	0	0				0.0%
Chilliwack Mountain	15	3	26	98%	-\$10,000	20.0%
Fairfield Island	0	0				0.0%
East Chilliwack	0	0				0.0%
Eastern Hillside	5	0				0.0%
Sardist W Vedder Rd	37	8	40	98%	-\$7,450	21.6%
Sardist E Vedder Rd	28	5	11	98%	-\$9,900	17.9%
Vedder S Watson	100	17	61	96%	-\$19,900	17.0%
Promontory	63	10	35	98%	-\$9,450	15.9%
Total Activity	497	74	36	97%	-\$10,000	15%

Chilliwack (+ Sardis) List Price Ranges Statistics - Aug 2019						
Home Price Range	Total Listings	Sales	DOM	Sale Price	Attached	
					Sell - List \$Difference	%SOLD
0-\$250,000	109	15	35	96%	-\$7,900	13.8%
\$250,001-\$300,000	48	7	21	97%	-\$9,900	14.6%
\$300,001-\$400,000	110	23	38	97%	-\$10,000	20.9%
\$400,001-\$500,000	147	23	36	97%	-\$11,000	15.6%
\$500,001-\$550,000	38	3	19	97%	-\$13,900	7.9%
\$550,001 and more	45	3	36	97%	-\$19,900	6.7%
Total Activity	497	74	36	97%	-\$10,000	15%

Sept 1 2019 Chilliwack(+Sardis) Market Update Attached Townhomes/ Condos

Current: Chilliwack (+Sardis) is in a Stable Market with average listing inventories, a 15 %SOLD rate and a 97% Sell/List Ratio.

(This means that there is an average of a \$5,400 discount on a sale from the original list price)

Most Active Price Range: Attached homes between \$300,000 - \$400,000 have **20.9 %SOLD** rate.

Least Active Price Range: Attached homes above \$550,000 have **6.7 %SOLD** rate.

History: The Chilliwack's **Condos** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices decreased \$2,471.

The Chilliwack's **Condos** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$9,874.

The Chilliwack's **Townhouses** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices decreased \$35,067.

The Chilliwack's **Townhouses** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices decreased \$42,647.

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

Forecast: The total Listing Inventories are 12% more than the same month in year. The Chilliwack Attached Real Estate Market is continuing to be a Stable market for the next month.

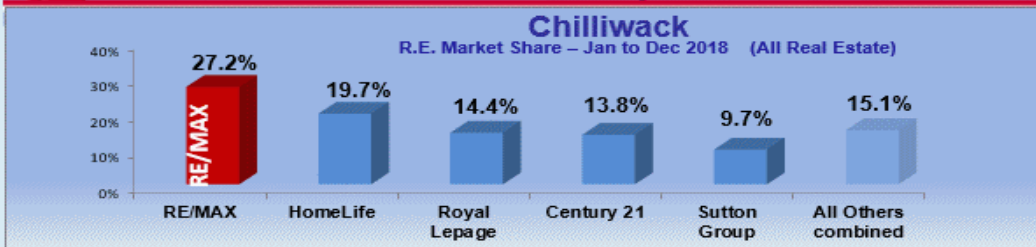
August's Real Estate Statistics shows 61% of Fraser Valley's Detached Markets decreased values this month. Overall, Single Family Homes in the Fraser Valley Market had a \$1,699 monthly price decrease, which is an improvement from the \$3,176 drop that we saw last month. On the other hand, the Vancouver Detached Markets continued to show a serious monthly price decrease of \$13,210. We are forecasting Declining Detached Home Prices across most of the Fraser Valley and Vancouver Markets the next quarter.

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Analytical Methods: The Chilliwack represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the Condos and Townhouses markets into two parts with the **Chilliwack HPIp Top 50%** representing the higher end sales and the **Chilliwack HPIp Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of paired monthly sales to produce one the most accurate HPI indexes at this time. Note: For a more accurate price change for your home request a Comparative Market Analysis. Data is from: FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: RMVReports.com

Monthly Changes Summary	Aug-18	Jul-19	Aug-19	9/1/2019	Change
Total Listings** (A, S, T, C, X)	445	548	497		-51
Active Listings (1st of the month)	318	428	407	364	-43
Solds	58	89	74		-15
Days on Market (DOM)	22	32	36		4
%SOLD (Sales/Listings/monthly rate)	13%	16%	15%		-1%
Condos (Top 50%) Home Price Index HPI	\$348,571	\$323,595	\$326,100		\$2,505
Condos (Lower 50%) Home Price Index HPI	\$236,893	\$249,655	\$246,767		-\$2,888
Twnhs (Top 50%) Home Price Index HPI	\$500,101	\$464,101	\$465,034		\$933
Twnhs (Lower 50%) Home Price Index HPI	\$377,648	\$337,276	\$335,001		-\$2,276

the RE/MAX Market Share Reports



*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.

RE/MAX Little Oak Realty

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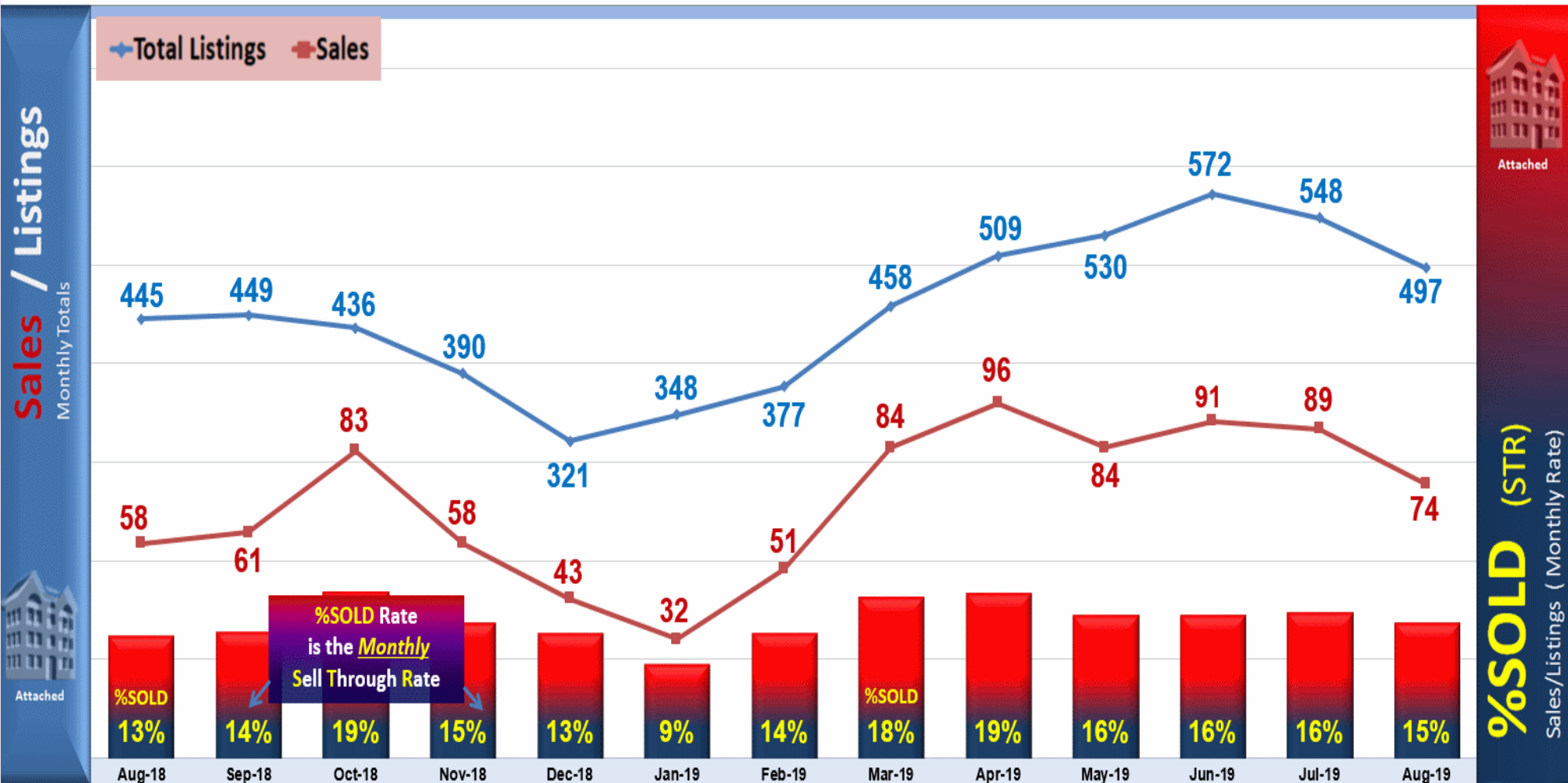
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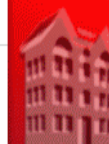


Attached Townhomes/ Condos Chilliwack (+ Sardis)

Total Listings, Sales, and %SOLD rates



Sales / Listings
Monthly Totals



Attached

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



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



Townhouses



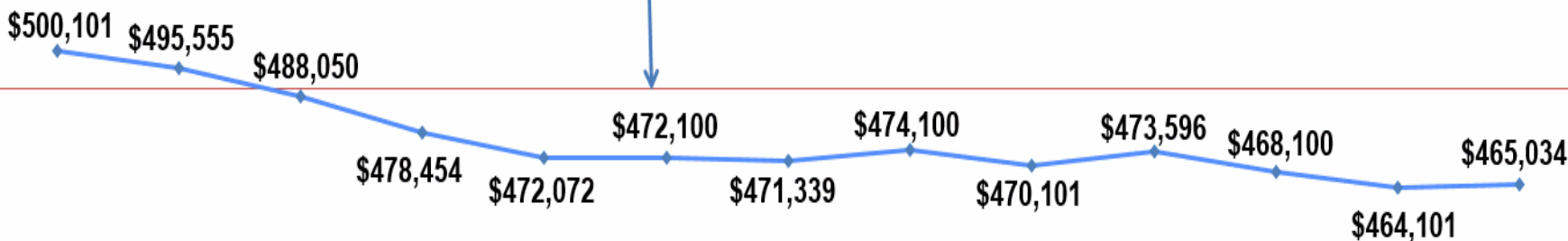
Townhouses

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)

-\$11,400

-\$19,325

-\$12,900

-\$14,900

-\$11,444

-\$17,400

-\$18,650

-\$18,000

-\$10,200

-\$12,400

-\$9,900

-\$18,800

-\$17,400

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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produced for: **Ray Yenkana**



Attached

Chilliwack

Townhouse

Home Price Index HPI (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

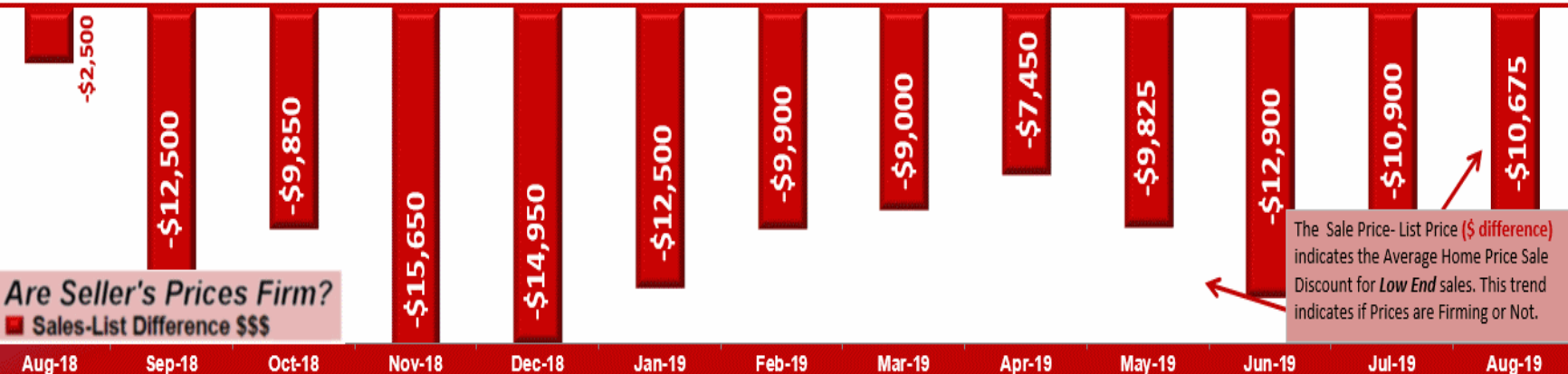
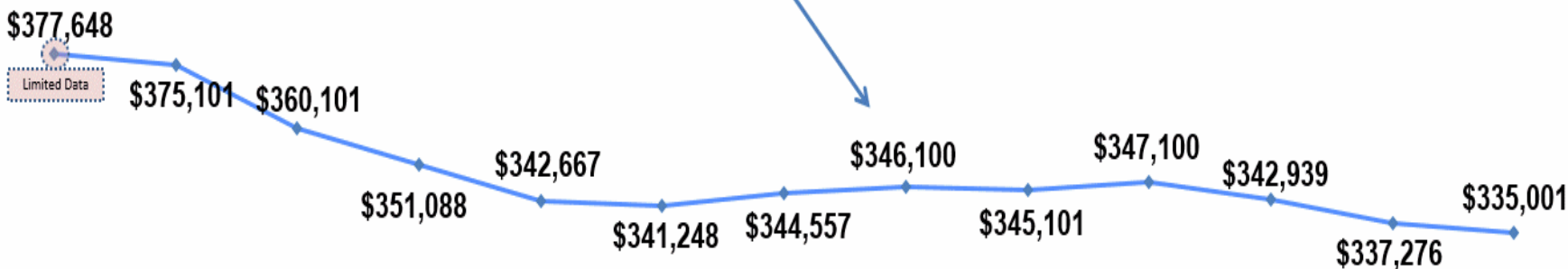
(Home Price Index Paired sales from 2005)

Are Home Prices Up?

Home Price Index → HPI (Lower 50%)

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

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



Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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



Townhouses

Sales Discount \$\$

Sale Price - Original List Price (\$ difference)



*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.

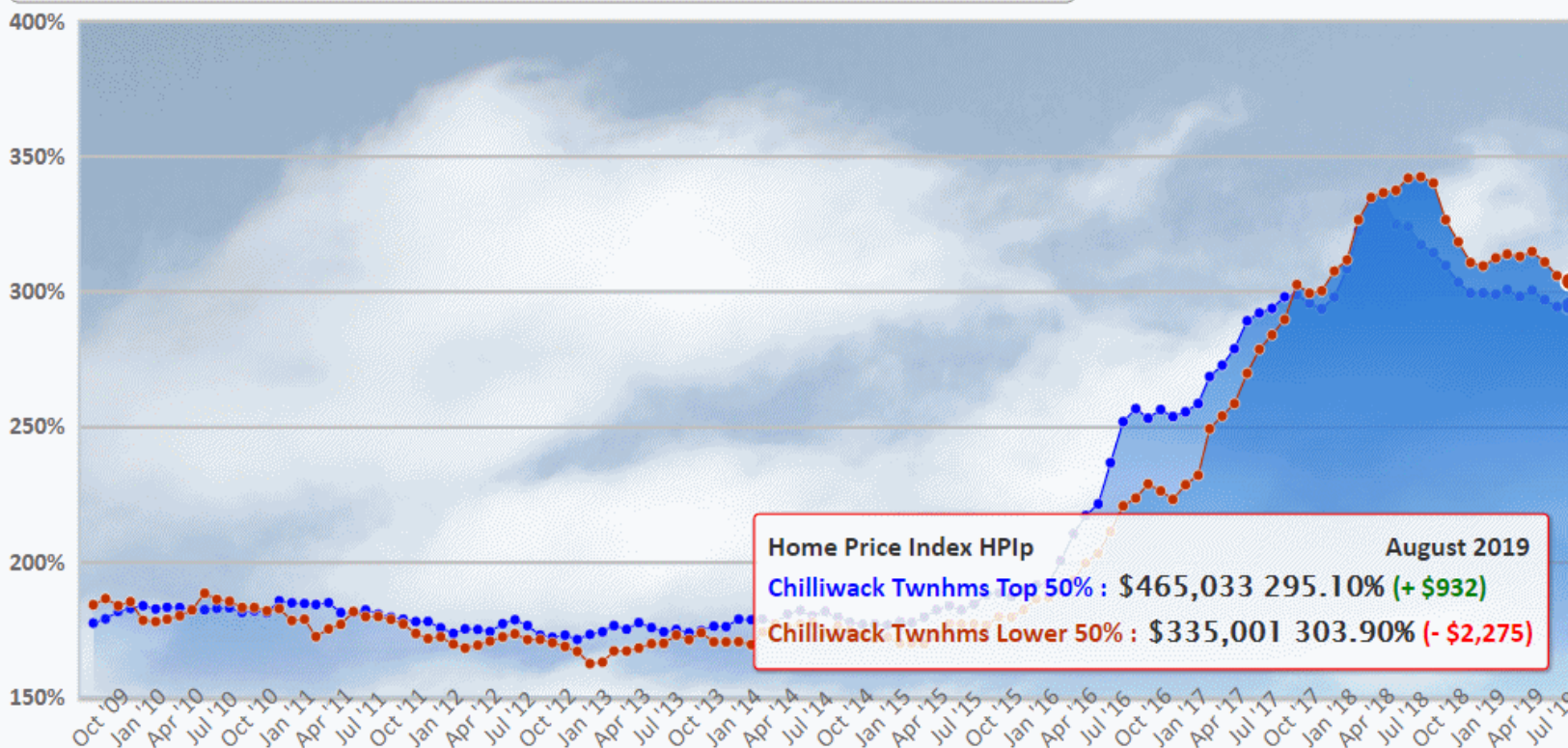
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Chilliwack Twnhms Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Chilliwack Twnhms Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Home Price Index HPIp August 2019
 Chilliwack Twnhms Top 50% : \$465,033 295.10% (+ \$932)
 Chilliwack Twnhms Lower 50% : \$335,001 303.90% (- \$2,275)

Monthly Home values

Date	Value
Aug 2019	% 295.10
Jul 2019	% 294.50
Jun 2019	% 297.10
May 2019	% 300.60
Apr 2019	% 298.30
Mar 2019	% 300.90
Feb 2019	% 299.10
Jan 2019	% 299.60
Dec 2018	% 299.60
Nov 2018	% 303.60
Oct 2018	% 309.70
Sep 2018	% 314.50

<<< 1 2 3 >>>

Highcharts.com



*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.



Attached

Chilliwack

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

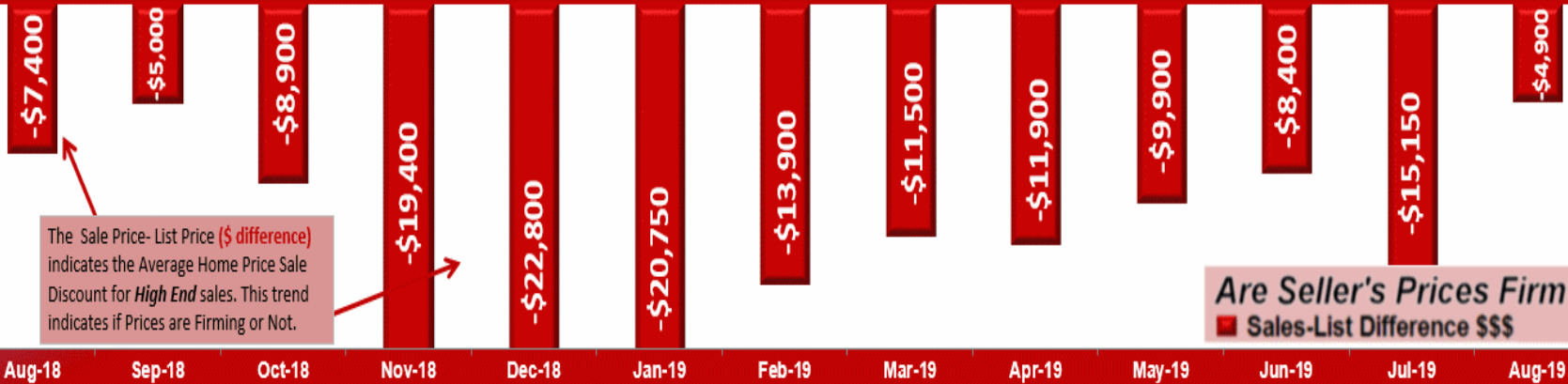
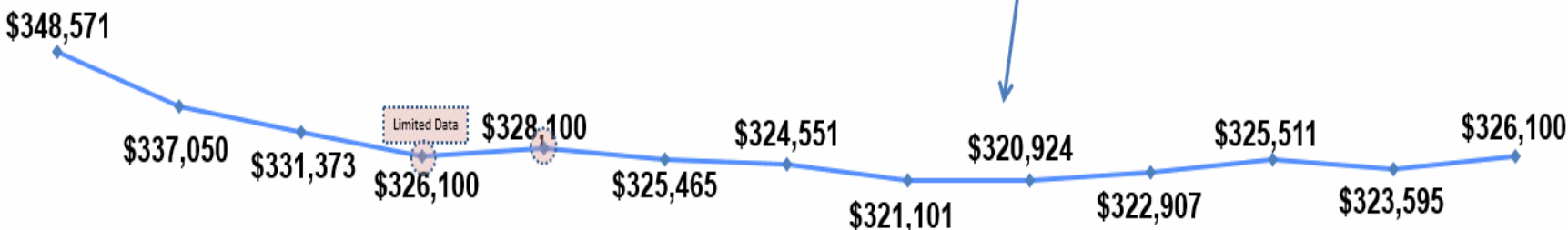


Condominiums

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

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

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



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

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

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



Condominiums

*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.

produced for: Ray Yenkana



Attached

Chilliwack

Condos

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

Home Price Changes

(Home Price Index Paired sales from 2005)

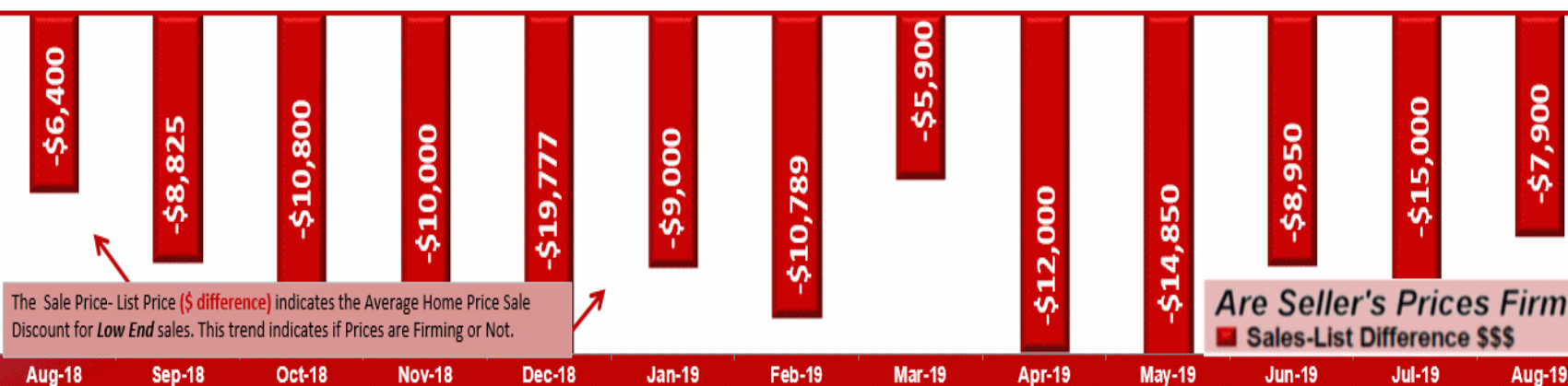
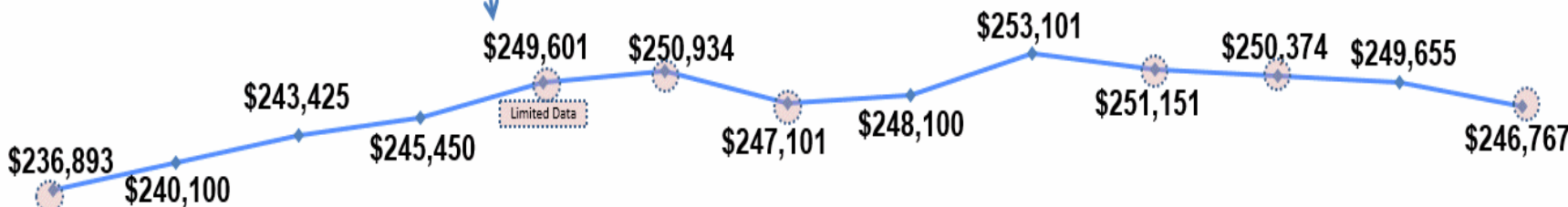


Condominiums

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

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

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



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

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

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

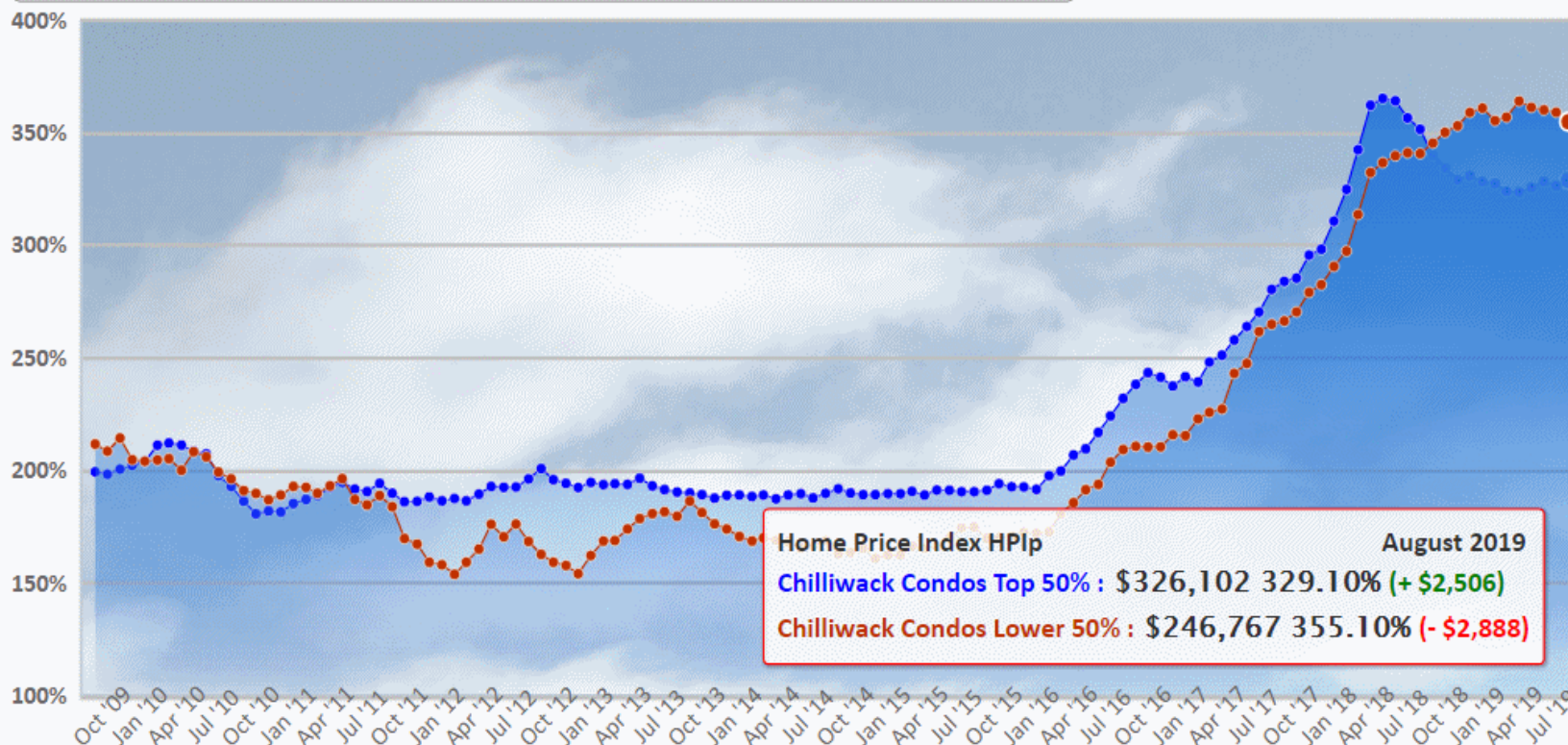
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Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Aug 2019	% 329.10
Jul 2019	% 326.50
Jun 2019	% 328.50
May 2019	% 325.80
Apr 2019	% 323.80
Mar 2019	% 324.00
Feb 2019	% 327.50
Jan 2019	% 328.40
Dec 2018	% 331.10
Nov 2018	% 329.10
Oct 2018	% 334.40
Sep 2018	% 340.10

<<< 1 2 3 >>>

Highcharts.com



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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

