

Market Analysis and Forecasting

Market Analysis and Forecasting

Ron Woollard's Market Reports



Advanced Marketing Tools



Ron Woollard

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Market Analysis and Forecasting

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Ron Woollard's Market Reports

Detached

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

Attached

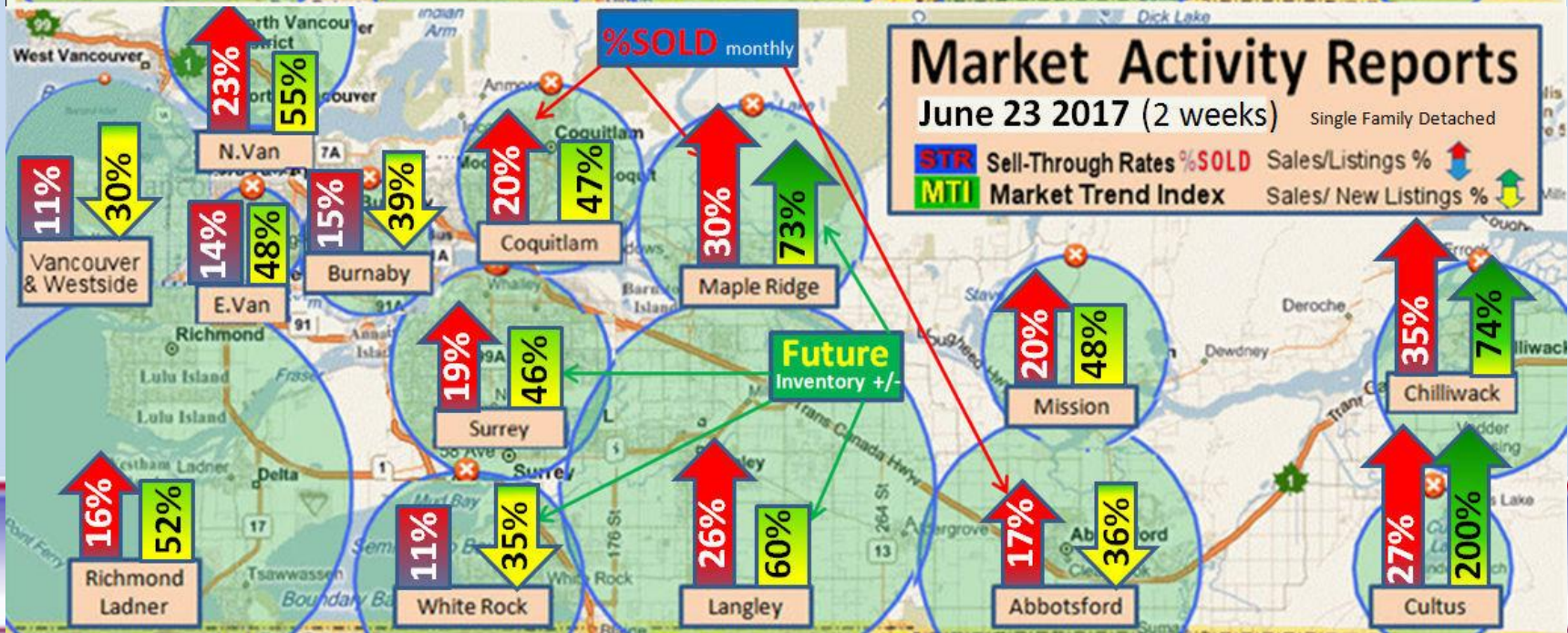
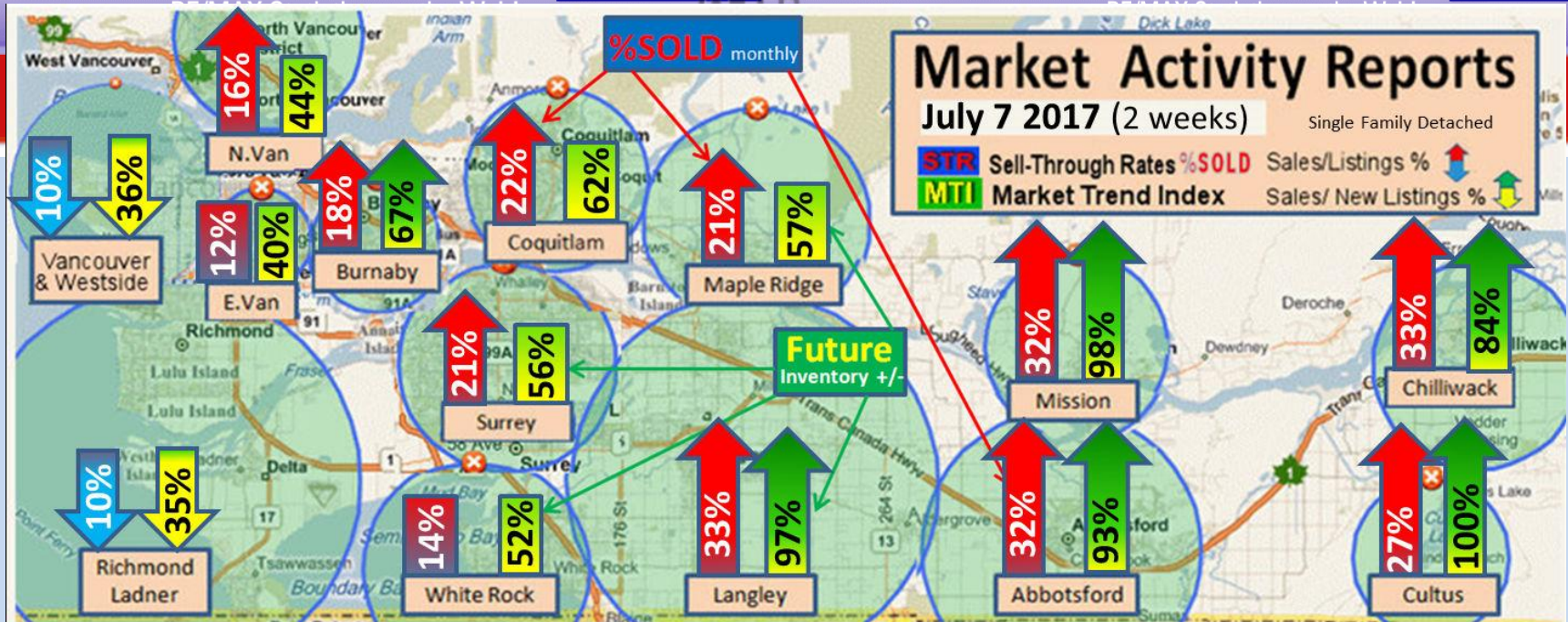
- [Coquitlam](#)
- [Maple Ridge](#)
- [Port Coquitlam](#)
- [Port Moody](#)

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



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Vancouver & Fraser Valley

Sales (2 wks)/ Listings Graph

July 7 2017 (2 weeks)

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

Note: 2 week sales data is graphed to project monthly STR rates and inventory includes the sold and expired listings.

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



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

Vancouver & Fraser Valley

Sales (2 wks)/ Listings Graph

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



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Market Analysis and Forecasting

July 1/17 Coquitlam

Coquitlam Real Estate Price Changes (\$/%)

高貴林房地產價格變動 / 高貴林房地產價格變動

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

房屋类型: 迄至今年 (每季) 由2016年六月至2017年六月

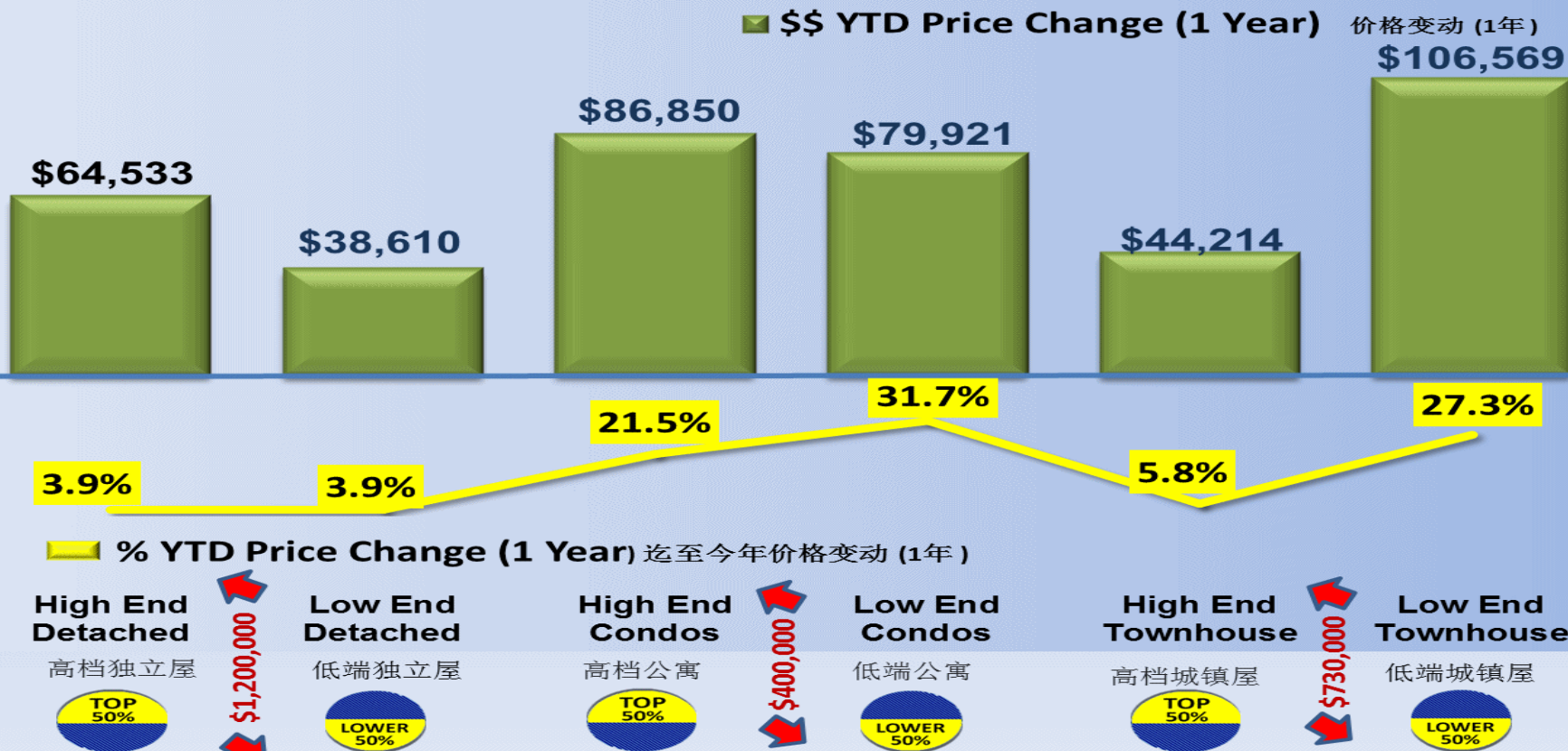
Powered by: Vancouver Market Reports HPIp

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

YTD Home Price Changes



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

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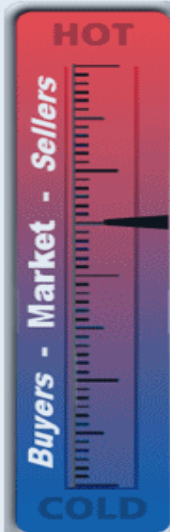
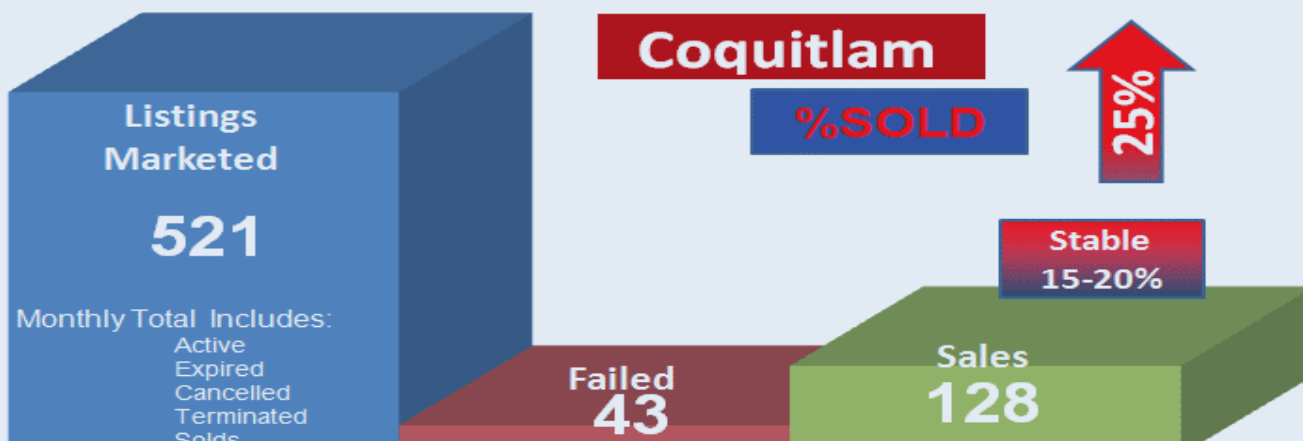
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Monthly Market Activity - June 2017 - Single Family



July 1, 2017 **Coquitlam Market Update (Detached)**

Current: Coquitlam's **25% SOLD** Rate indicates a Sellers Market. (This means 25 homes out of 100 sold last month with an Average \$4,900 Discount from the Original List Price) but do check the many micro-markets %SOLD rates for each neighbourhood.

Most Active Price Range: Homes between \$875,000 - \$1 mill. have a **48.7% SOLD** rate.

Least Active Price Range: Homes above \$1.9 mill. have **10.8% SOLD** rate.

History: The Coquitlam Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$131,999. The Coquitlam Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$57,642.



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July 1/17 **Coquitlam**

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

Coquitlam Price Range Statistics - June 2017							Detached
Home Price Range	Total Listings (Month)	Sales	DOM	Sell Price /List Price	Sell - List \$Difference	%SOLD	
0-\$875,000	26	11	10	99%	-\$1,000	42.3%	↑
\$875,001-\$1,000,000	39	19	11	100%	\$0	48.7%	↑
\$1,000,001-\$1,200,000	59	24	14	100%	-\$4,500	40.7%	↑
\$1,200,001-\$1,400,000	128	31	9	101%	\$10,000	24.2%	↑
\$1,400,001-\$1,900,000	158	31	15	98%	-\$40,000	19.6%	↑
\$1,900,001 and more	111	12	40	95%	-\$112,762	10.8%	↑
Total Activity	521	128	13	99%	-\$4,900	25%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Jun-16	May-17	Jun-17	7/1/2017	Change	
Total Listings** (A,S,T,C,X)	517	396	521		125	↑
Active Listings	291	275	183	350	167	↑
Solds	158	128	128		0	
DOM	9	11	13		2	↑
%SOLD (Sales/Listings /Mthly Rate)	31%	32%	25%		-8%	↓
(Top 50%) Home Price Index HPIp	\$1,660,101	\$1,747,699	\$1,792,100		\$44,401	↑
(Lower 50%) Home Price Index HPIp	\$986,847	\$1,023,476	\$1,044,489		\$21,013	↑

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Market Analysis and Forecasting

 July 1/17 **Coquitlam**

What Sold in your Neighbourhood and for What Price?

Coquitlam Neighbourhood Statistics - June 2017					Detached	
Neighbourhoods	Total Listings	Sales	DOM	Sell Price /List Price	Sell - List \$Difference	%SOLD
Burke Mountain	50	15	11	100%	\$0	30.0%
Central Coquitlam-Chineside	142	29	13	103%	\$33,500	20.4%
Coquitlam East	29	9	13	100%	\$0	31.0%
Cape Horn	16	6	10	101%	\$4,056	37.5%
Coquitlam West	62	16	14	96%	-\$49,000	25.8%
Eagle Ridge-Canyon Springs	15	1	7	107%	\$81,501	6.7%
Harbour Chines	19	6	8	100%	-\$3,000	31.6%
Hockaday	6	3	15	97%	-\$38,000	50.0%
Harbour Place	13	3	10	104%	\$47,000	23.1%
Meadow Brook	8	1	18	108%	\$50,100	12.5%
Maillardville	35	7	16	98%	-\$4,900	20.0%
New Horizons	19	8	11	100%	\$2,000	42.1%
Park Ridge Estates	2	0				0.0%
Ranch Park	23	8	11	100%	\$3,500	34.8%
River Springs	6	3	7	99%	-\$11,000	50.0%
Scott Creek	7	1	11	100%	\$0	14.3%
Eagle Ridge - Summit	5	3	15	104%	\$42,800	60.0%
Westwood Plateau-Summit	64	9	19	98%	-\$31,200	14.1%
Total Activity	521	128	13	99%	-\$4,900	25%

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Next Months Market Forecast

Forecast: Coquitlam has a normal Listing supply; 350 homes are for sale. With the **25 %SOLD** Monthly Rate (**STR**) gives us ~4 months of inventory. 12% of the Active Listings have reduced their price by \$64,908 on Average or \$67,500 Median. We project Coquitlam Detached to be a Sellers Market.

June's Real Estate Statistics show 29% of Vancouver's Detached Markets actually dropped values this month. Overall, Single Family Homes in Metro Vancouver experienced an Average Monthly Price Increase of just \$8,046, which is a dramatic decrease over the \$40,337 increase that we saw in May, and is now less than the \$19,160 Average Increase in Fraser Valley Markets. Last year our Emotionally Charged Single Family Markets peaked in June/July and this year we are forecasting that we are at the end of the Sellers Market across most Detached Markets.

All 100% of the Attached Markets increased across Greater Vancouver's 58 Markets and we forecast a Sellers Market for yet another month. We continue to analyze and provide 97 individual City's Home Price Indexes to supply you the MOST ACCURATE Market Trends every 2 weeks. Please contact us for your own Market Value Update with an in depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighbourhood.

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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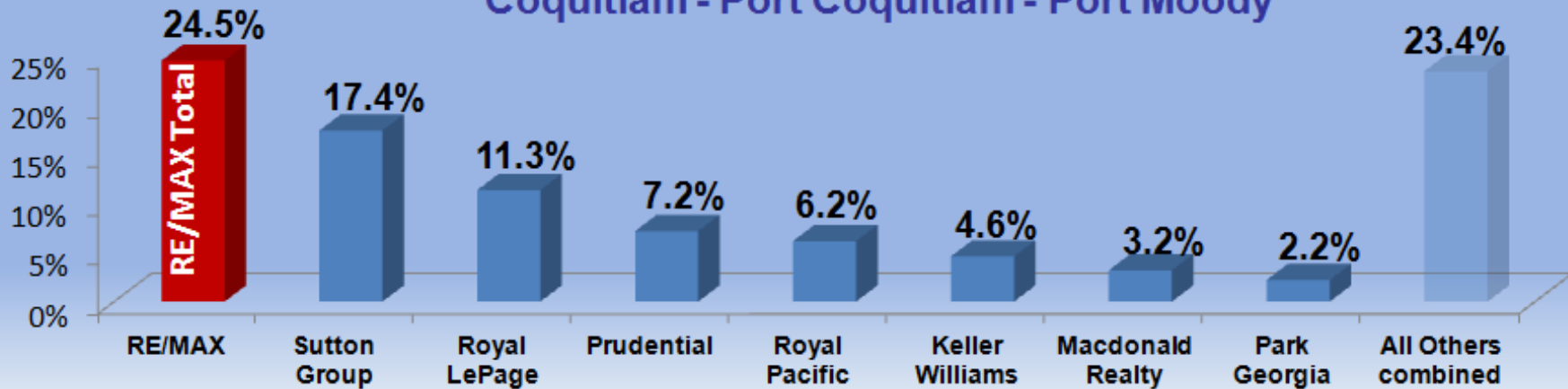
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Market Analysis and Forecasting

July 1/17 **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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Market Analysis and Forecasting

July 1/17 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)

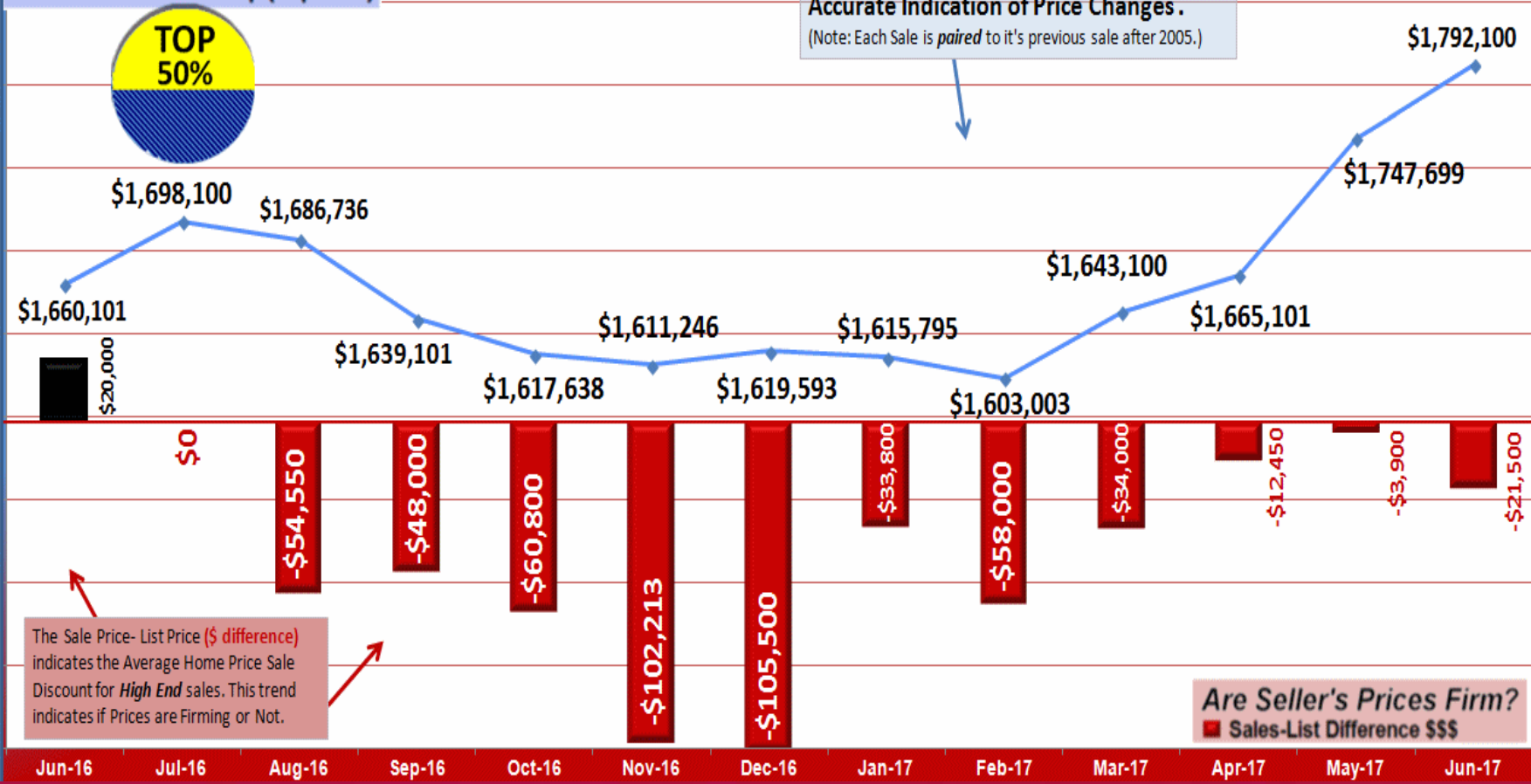
Home Price Changes
(Home Price Index Paired sales from 2005)

Detached
TOP 50%

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

Are Home Prices Up? Homes Over \$1,200,000
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 \$\$\$

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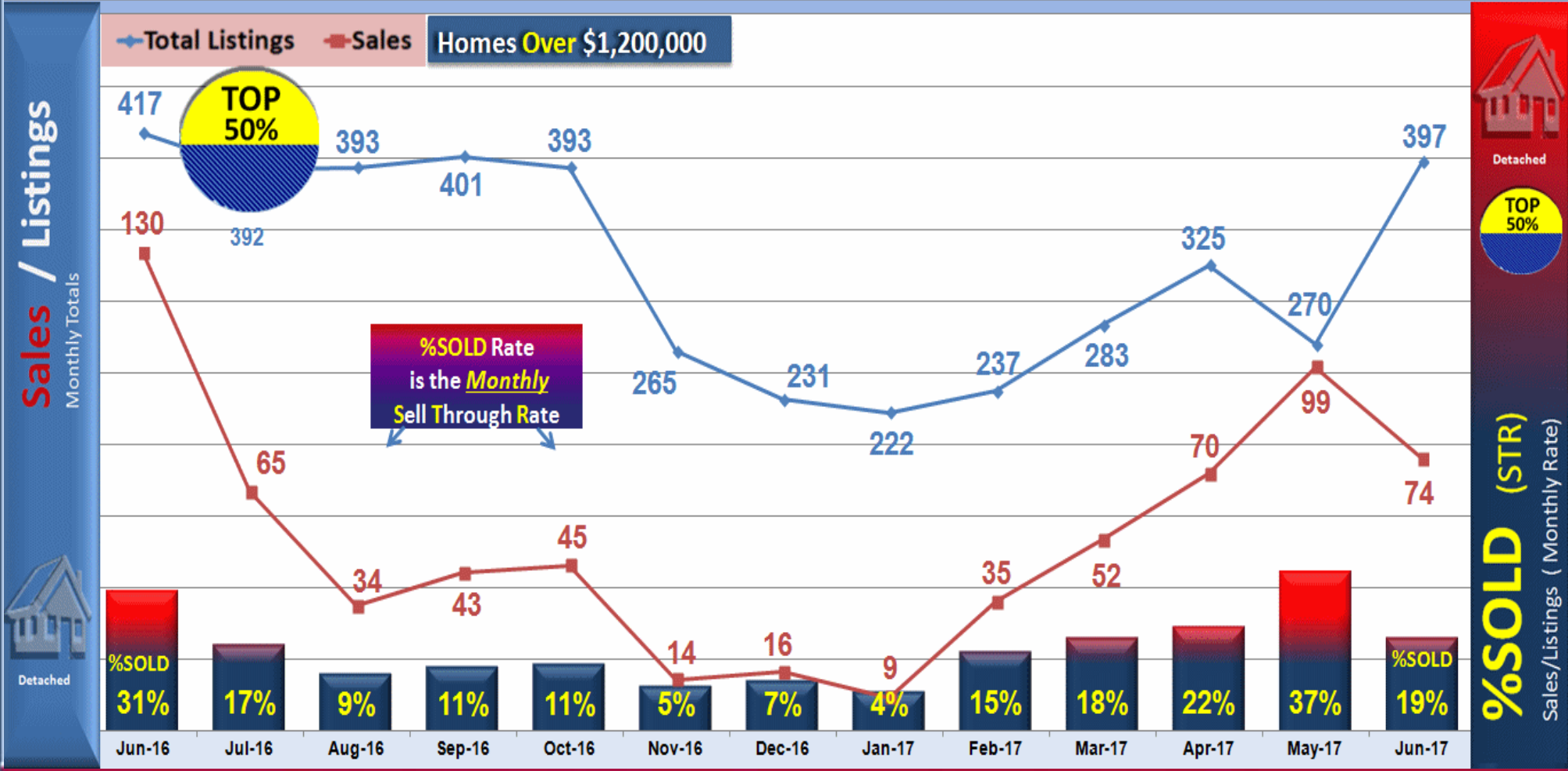
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Market Analysis and Forecasting

July 1/17 **Coquitlam**

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



Sales / Listings
Monthly Totals



Detached



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



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RE/MAX Statistics, on the Web!

detached homes



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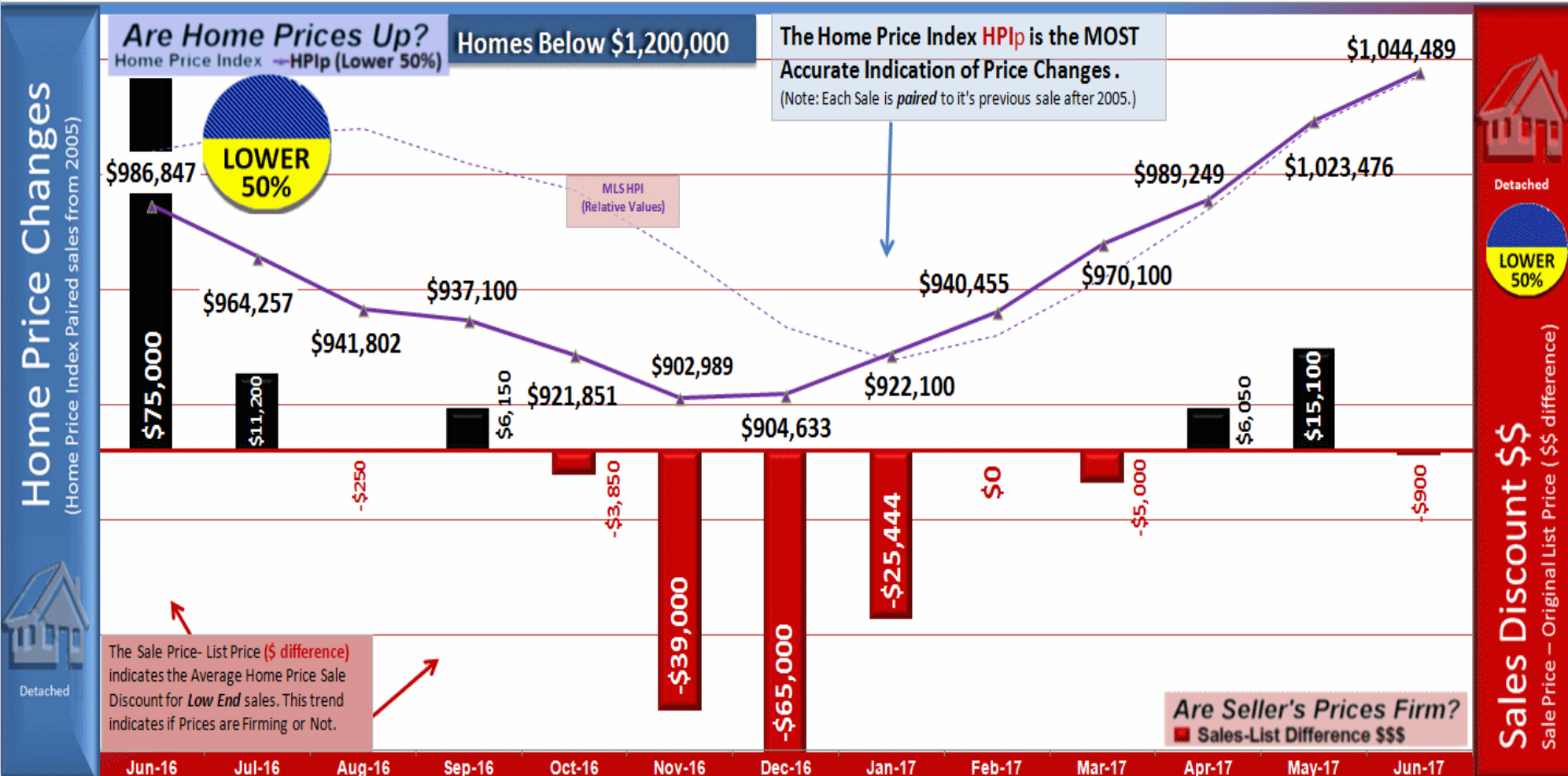
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July 1/17 **Coquitlam**

Detached

Coquitlam

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



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



Detached



Detached

LOWER 50%

LOWER 50%

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

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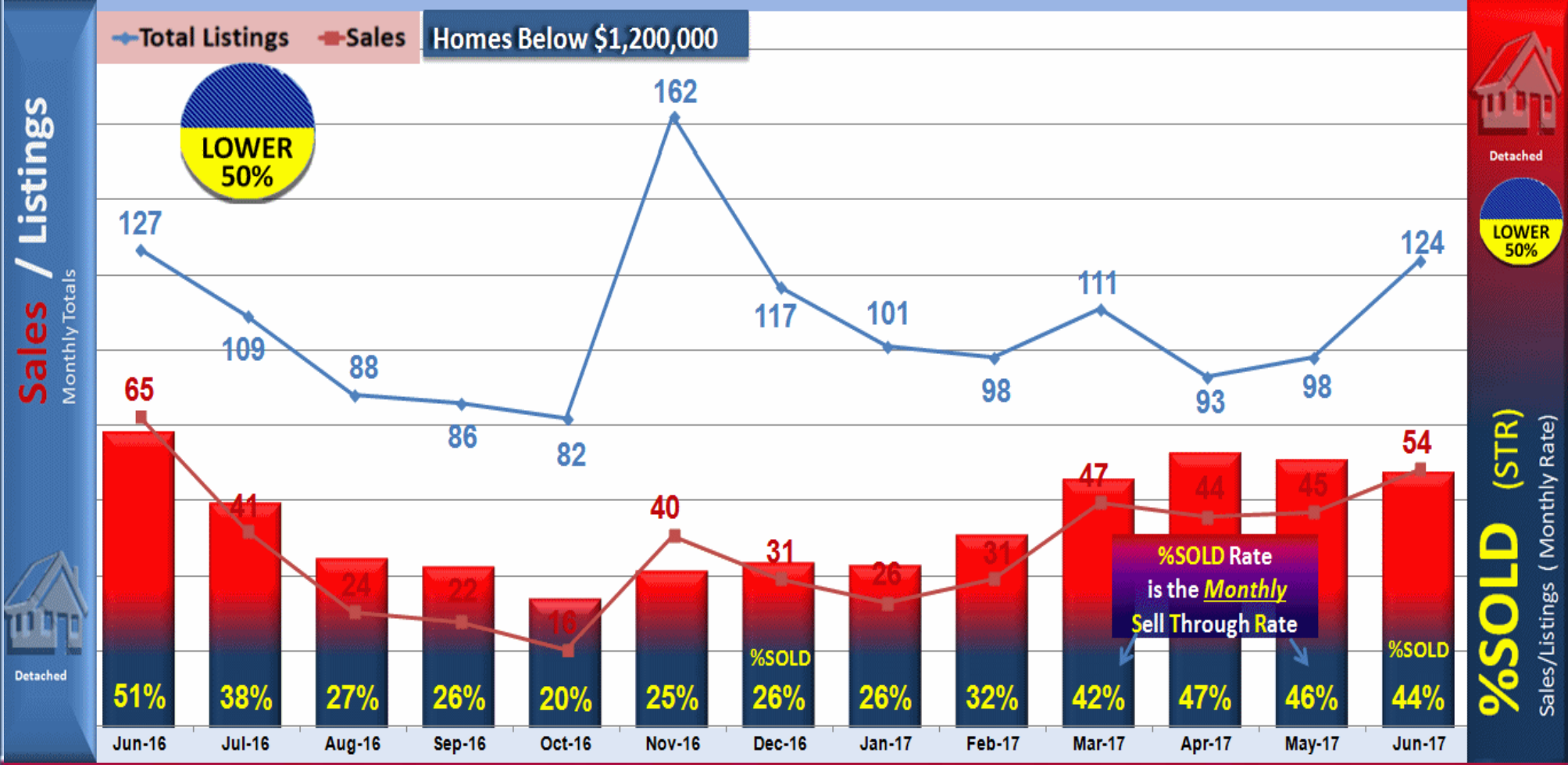
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Market Analysis and Forecasting

July 1/17 **Coquitlam**

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



Sales / Listings
Monthly Totals



Detached



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

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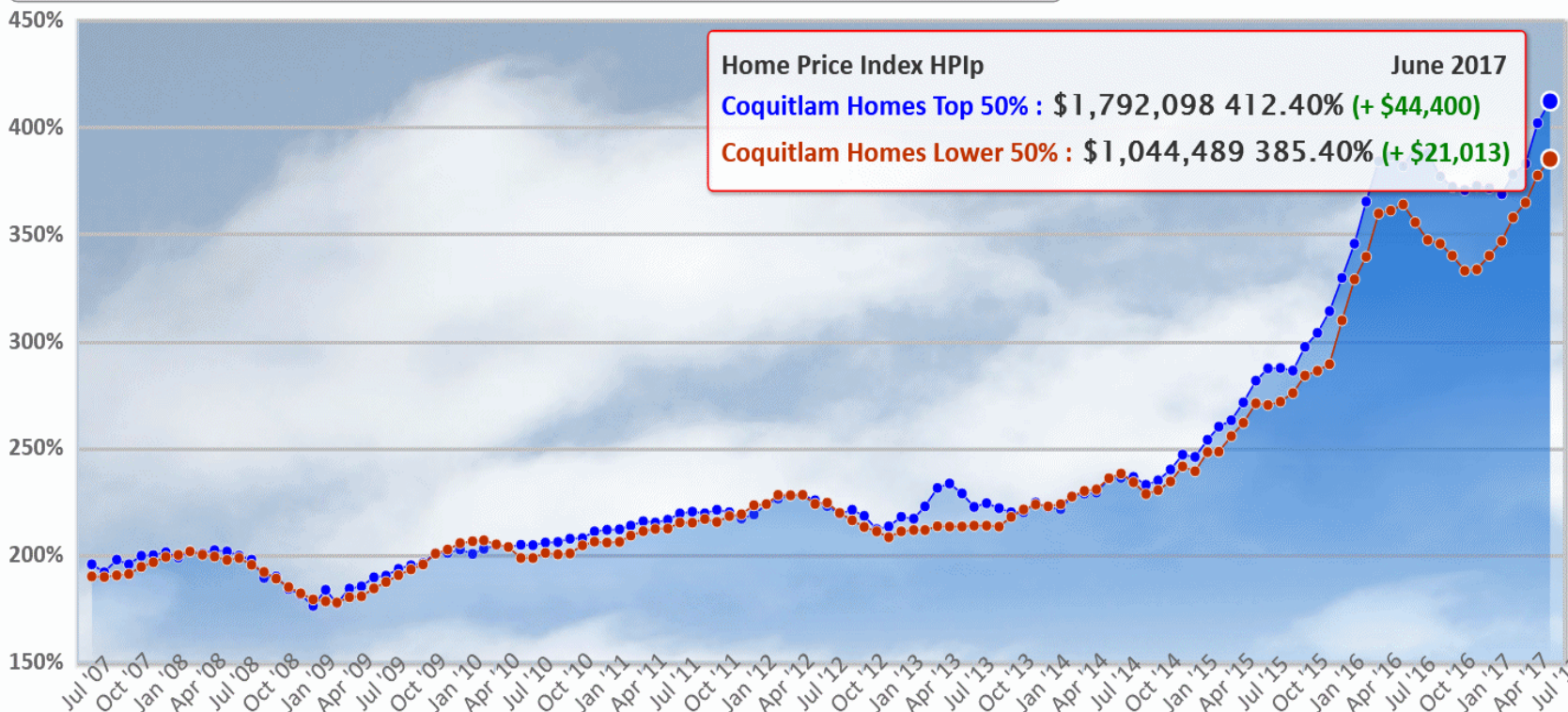
Market Analysis and Forecasting

July 1/17 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
Jun 2017	% 412.40
May 2017	% 402.20
Apr 2017	% 383.20
Mar 2017	% 378.10
Feb 2017	% 368.90
Jan 2017	% 371.80
Dec 2016	% 372.70
Nov 2016	% 370.80
Oct 2016	% 372.30
Sep 2016	% 377.20
Aug 2016	% 388.20
Jul 2016	% 390.80

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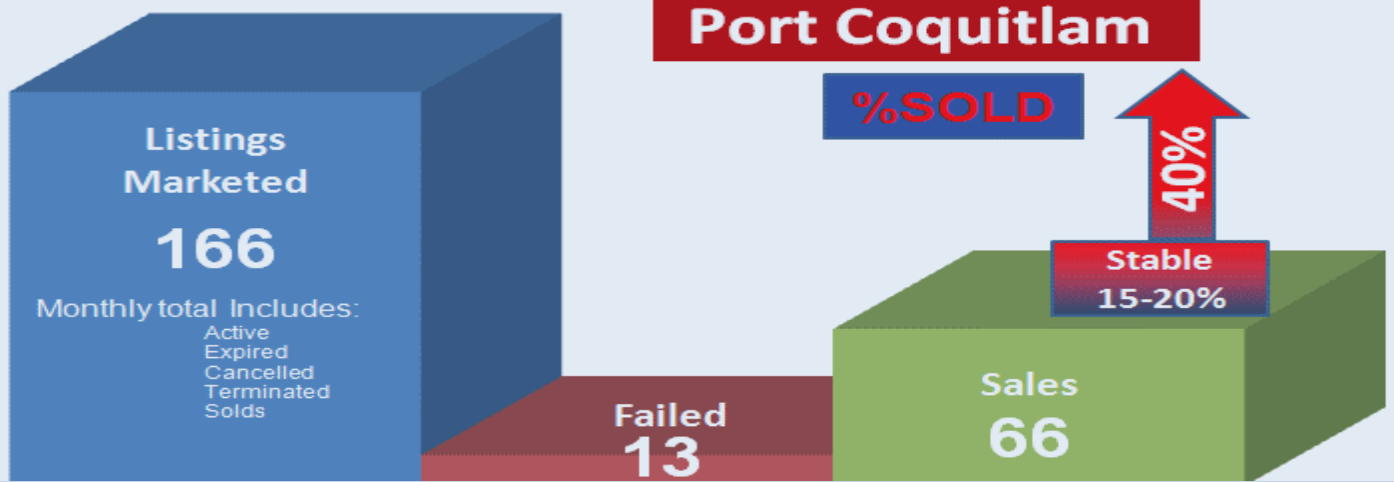
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Market Analysis and Forecasting July 1/17 Port Coquitlam

Monthly Market Activity - June 2017 - Single Family



July 1 2017 Port Coquitlam Market Update (Detached)

Current: Pt Coquitlam's **40 %SOLD** rate indicates a Sellers Market.
 (This means 40 homes out of 100 sold with an average \$15,600 surplus from the original list price).
 Most Active Price Range: Homes between \$850,000 - \$900,000 have **66.7 %SOLD** rate.
 Least Active Price Range: Homes above \$1 mill. have **29.3 %SOLD** rate.

History: Port Coquitlam Year-To-Date RMR Home Price Index* shows that prices increased \$69,211.
 *The RMR HPI (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?

Port Coquitlam Price Range Statistics - June 2017				Detached			
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$790,000	9	5	8	110%	\$75,000	55.6%	↑
\$790,001-\$850,000	19	8	8	102%	\$19,050	42.1%	↑
\$850,001-\$900,000	21	14	8	103%	\$23,650	66.7%	↑
\$900,001-\$1,000,000	35	15	8	102%	\$16,000	42.9%	↑
\$1,000,001 and more	82	24	8	99%	-\$9,400	29.3%	↑
Total Activity	166	66	8	102%	\$15,600	40%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Jun-16	May-17	Jun-17	7/1/2017	Change	
Total Listings** (A,S,T,C,X)	170	136	166		30	↑
Active Listings (1st of the month)	89	81	53	87	34	↑
Solds	53	68	66		-2	↓
Days on Market (DOM)	8	8	8		0	
%SOLD (Sales/ Listings/Mthly Rate)	31%	50.0%	39.8%		-10%	↓
Home Price Index	\$898,890	\$964,684	\$968,101		\$3,417	↑

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What Sold in your Neighbourhood and for What Price?

Port Coquitlam Sub areas Statistics - June 2017 Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Birchland Manor	7	2	8	104%	\$33,550	28.6%
Central Port Coquitlam	9	3	6	95%	-\$36,800	33.3%
Citadel PQ	22	13	7	100%	\$0	59.1%
Glenwood PQ	42	19	8	101%	\$13,100	45.2%
Lower Mary Hill	9	2	28	108%	\$71,150	22.2%
Lincoln Park PQ	16	9	8	103%	\$23,120	56.3%
Mary Hill	13	5	8	100%	\$0	38.5%
Oxford Heights	19	5	11	103%	\$25,000	26.3%
Riverwood	16	6	12	98%	-\$24,000	37.5%
Woodland Acres PQ	13	2	11	100%	-\$500	15.4%
Total Activity	166	66	8	102%	\$15,600	40%



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Market Analysis and Forecasting July 1/17 Port Coquitlam

Next Months Market Forecast

Forecast: Port Coquitlam has Average Listing supply; 53 homes are for sale and with the **40 %SOLD** Monthly rate gives us a ~3 months of inventory. 4% of the active listings have reduced their price by \$75,500 on average and median. We project Port Coquitlam to be a continued Sellers Market.

June's Real Estate Statistics show 29% of Vancouver's Detached Markets actually dropped values this month. Overall, Single Family Homes in Metro Vancouver experienced an Average Monthly Price Increase of just \$8,046, which is a dramatic decrease over the \$40,337 increase that we saw in May, and is now less than the \$19,160 Average Increase in Fraser Valley Markets. Last year our Emotionally Charged Single Family Markets peaked in June/July and this year we are forecasting that we are at the end of the Sellers Market across most Detached Markets.

All 100% of the Attached Markets increased across Greater Vancouver's 58 Markets and we forecast a Sellers Market for yet another month. We continue to analyze and provide 97 individual City's Home Price Indexes to supply you the MOST ACCURATE Market Trends every 2 weeks. Please contact us for your own Market Value Update with an in depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighbourhood.

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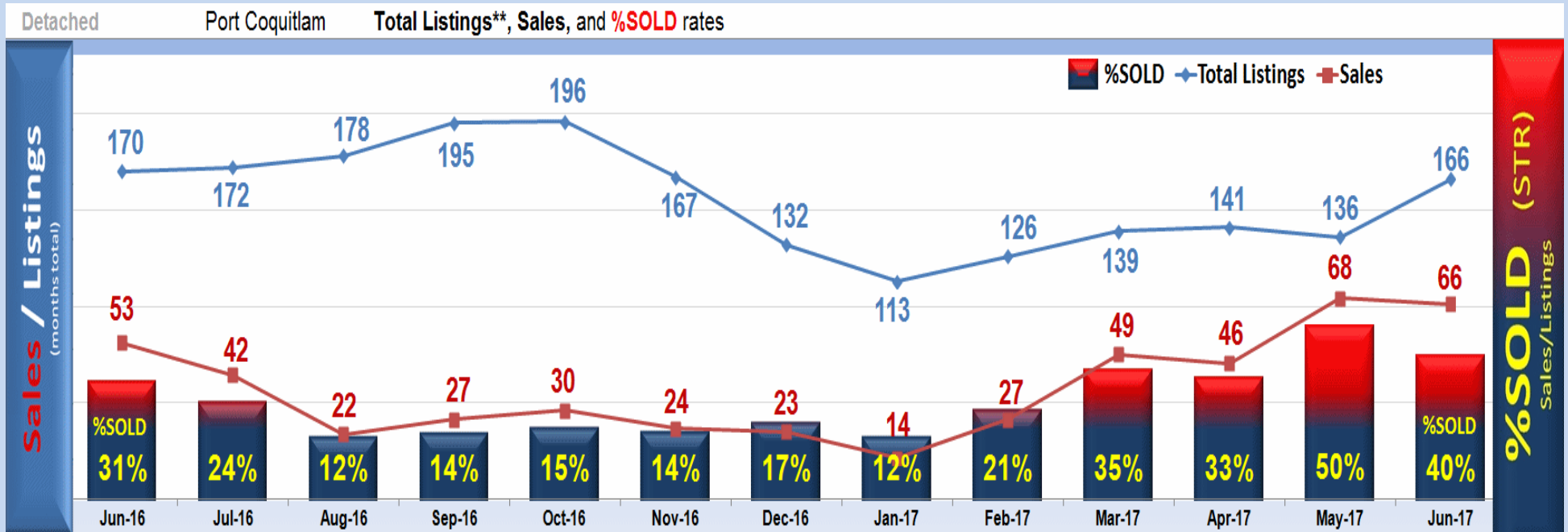
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How has the Market performed this Past Month and Year?



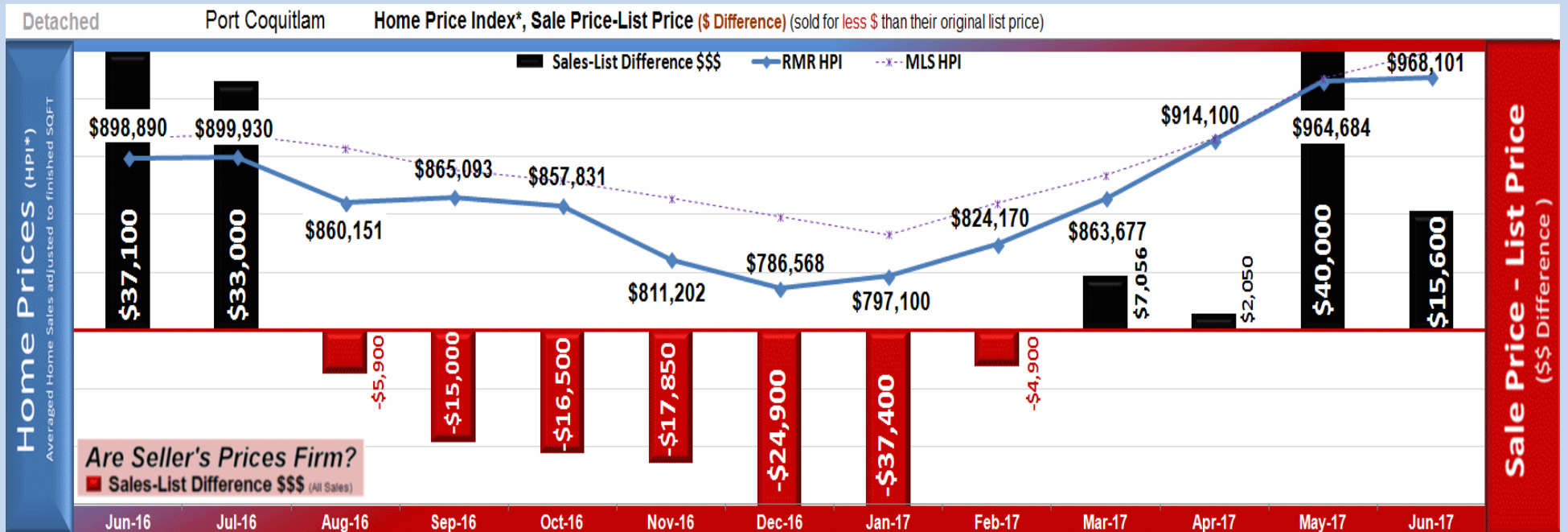
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Market Analysis and Forecasting July 1/17 Port Coquitlam

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



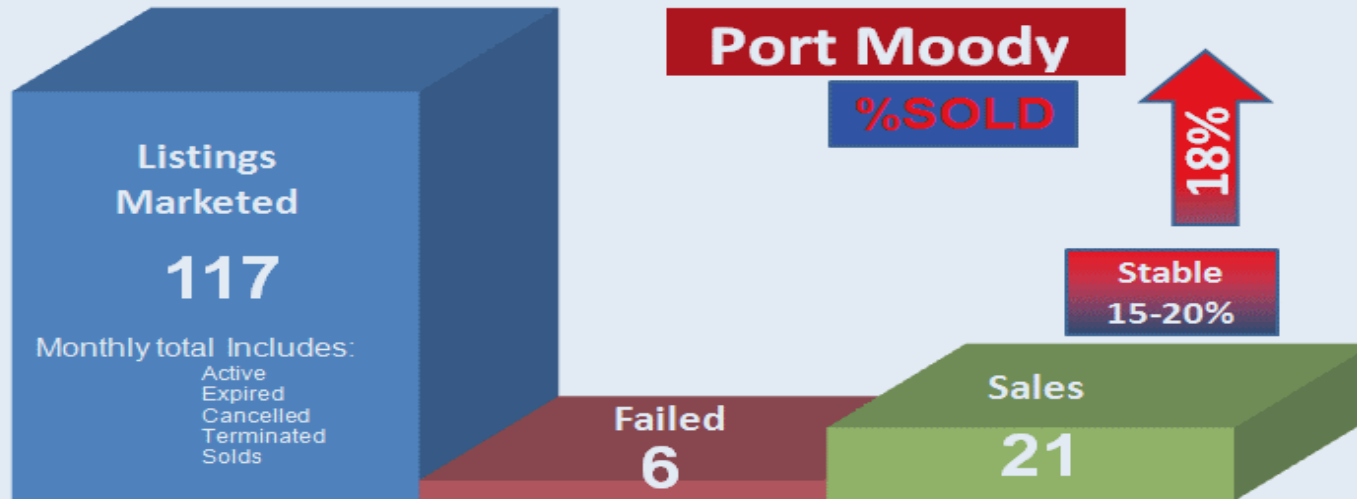
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Market Analysis and Forecasting July 1/17 Port Moody

Monthly Market Activity - June 2017 - Single Family



July 1 2017 Port Moody Market Update (Detached)

Current: Port Moody's **18 %SOLD** Rate indicates a Sellers Market.
(Meaning 18 Homes out of 100 Sold Last Month with an Average \$13,000 Discount from the Original List price).

Most Active Price Range: Homes below \$1 mill. have **37.5 %SOLD** rate.

Least Active Price Range: Homes above \$1 mill. have **7.9 %SOLD** rate.

History: Pt Moody YTD RMR HPI* shows that prices decreased \$7,188.

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



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

Port Moody Price Range Statistics - June 2017

Detached

Home Price Range	Total Listings (/Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,000,000	16	6	12	97%	-\$17,500	37.5%	↑
\$1,000,001-\$1,500,000	36	8	9	100%	\$600	22.2%	↑
\$1,500,001-\$2,000,000	27	4	24	96%	-\$78,000	14.8%	
\$2,000,001 and more	38	3	25	98%	-\$80,000	7.9%	↓
Total Activity	117	21	13	99%	-\$13,000	18%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Jun-16	May-17	Jun-17	7/1/2017	Change	
Total Listings** (A,S,T,C,X)	99	70	117		47	↑
Active Listings (1st of the month)	61	70	34	90	56	↑
Solds	26	30	21		-9	↓
Days on Market (DOM)	13	9	13		4	↑
%SOLD (Sales/ Listings/Mthly Rate)	26%	43%	18%		-25%	↓
Home Price Index	\$1,403,100	\$1,394,479	\$1,395,912		\$1,432	↑

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What Sold in your Neighbourhood and for What Price?

Port Moody Sub areas Statistics - June 2017

Detached

Neighbourhoods	Total Listings (/Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Anmore	41	6	14	100%	-\$6,500	14.6%
Belcarra	11	2	35	94%	-\$57,500	18.2%
Barber Street	2	1	8	104%	\$49,000	50.0%
College Park PM	10	1	20	95%	-\$88,000	10.0%
Glenayre	3	2	5	100%	\$1,500	66.7%
Heritage Mountain	11	4	26	97%	-\$47,500	36.4%
Heritage Woods PM	15	1	10	100%	\$1,200	6.7%
loco	0	0				0.0%
Mountain Meadows	1	1	7	90%	-\$139,900	100.0%
North Shore Pt Moody	8	2	9	100%	\$3,750	25.0%
Port Moody Centre	15	1	40	92%	-\$118,000	6.7%
Total Activity	117	21	13	99%	-\$13,000	18%



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Next Months Market Forecast

Forecast: Port Moody has Average Listing Supply; 34 homes are for sale and with the **43 %SOLD** Monthly Rate gives us a ~2 months of Inventory. We project Port Moody to continue into a Sellers Market.

June's Real Estate Statistics show 29% of Vancouver's Detached Markets actually dropped values this month. Overall, Single Family Homes in Metro Vancouver experienced an Average Monthly Price Increase of just \$8,046, which is a dramatic decrease over the \$40,337 increase that we saw in May, and is now less than the \$19,160 Average Increase in Fraser Valley Markets. Last year our Emotionally Charged Single Family Markets peaked in June/July and this year we are forecasting that we are at the end of the Sellers Market across most Detached Markets.

All 100% of the Attached Markets increased across Greater Vancouver's 58 Markets and we forecast a Sellers Market for yet another month. We continue to analyze and provide 97 individual City's Home Price Indexes to supply you the MOST ACCURATE Market Trends every 2 weeks. Please contact us for your own Market Value Update with an in depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighbourhood.

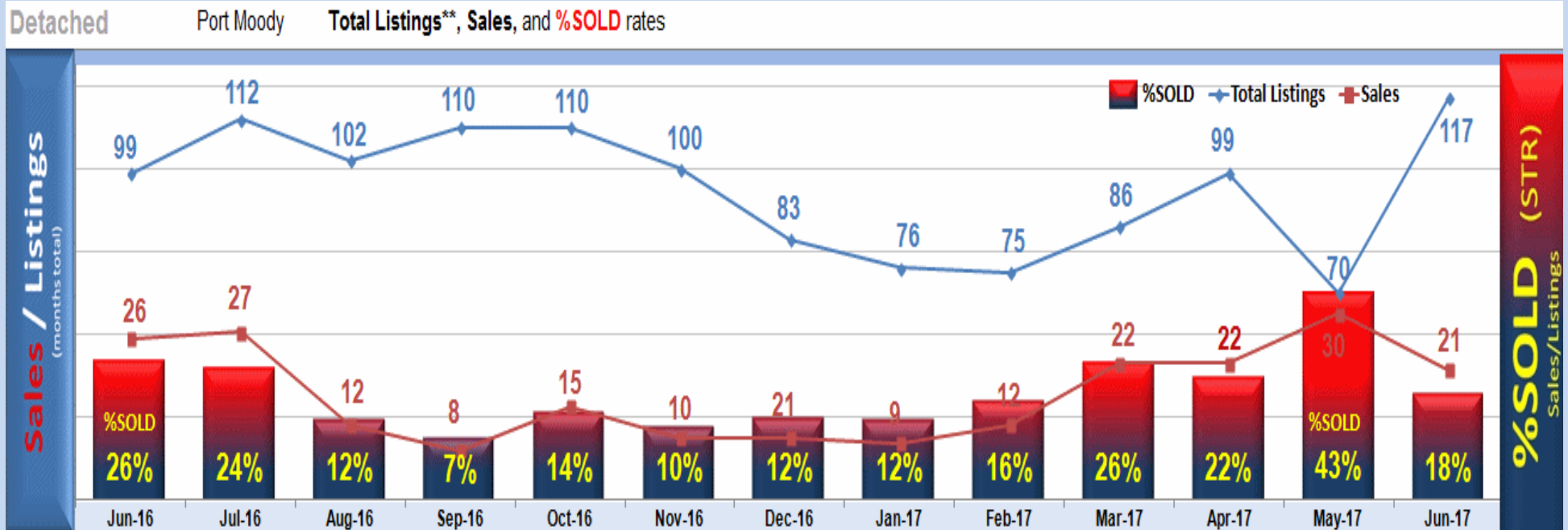
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How has the Market performed this Past Month and Year?



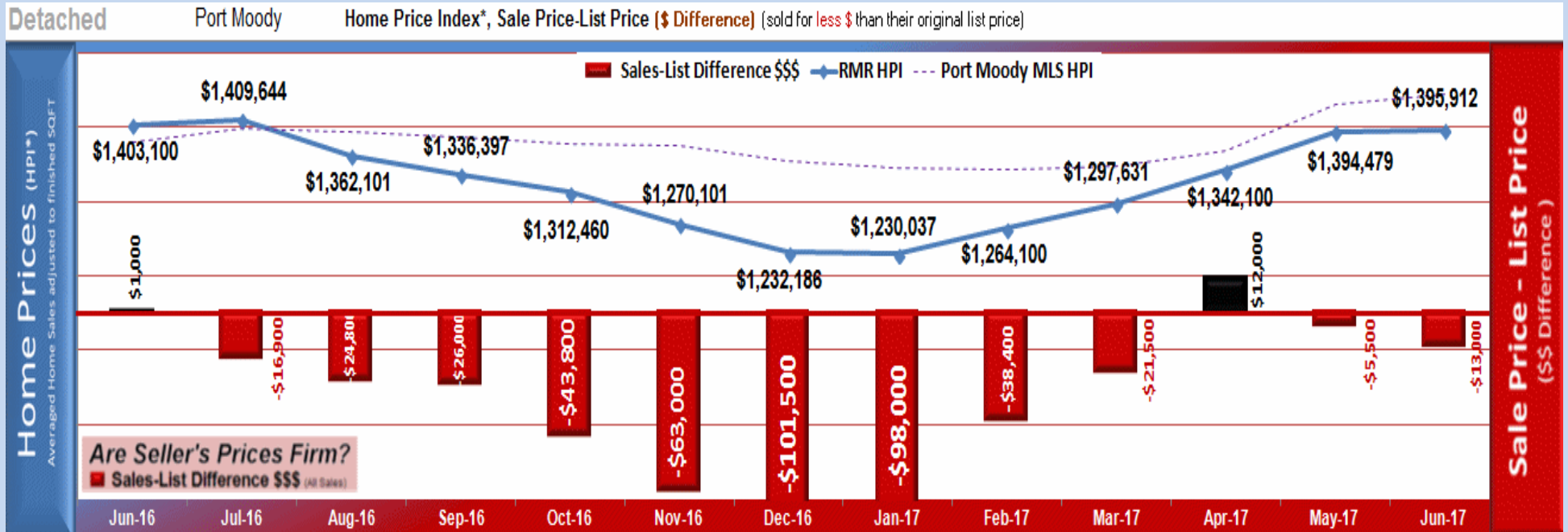
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Market Analysis and Forecasting July 1/17 Port Moody

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



*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.



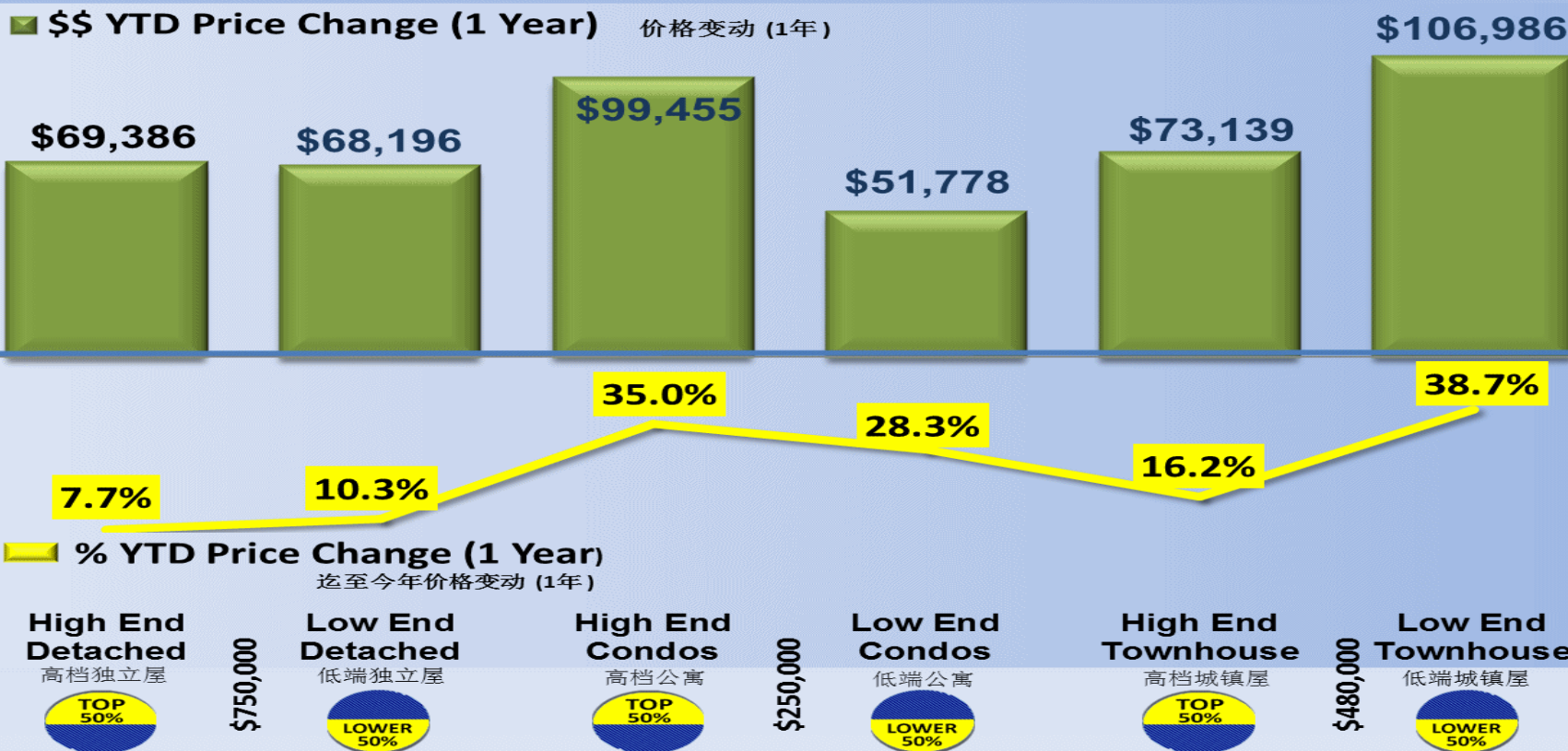
Maple Ridge-Pitt Meadows Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

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

房屋类型: 迄至今年 (每季) 由2016年六月至2017年六月

Powered by: Vancouver Market Reports HPIp



房地產價格變動

YTD Home Price Changes \$\$\$

房地產價格變動

YTD Home Price Changes %%

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

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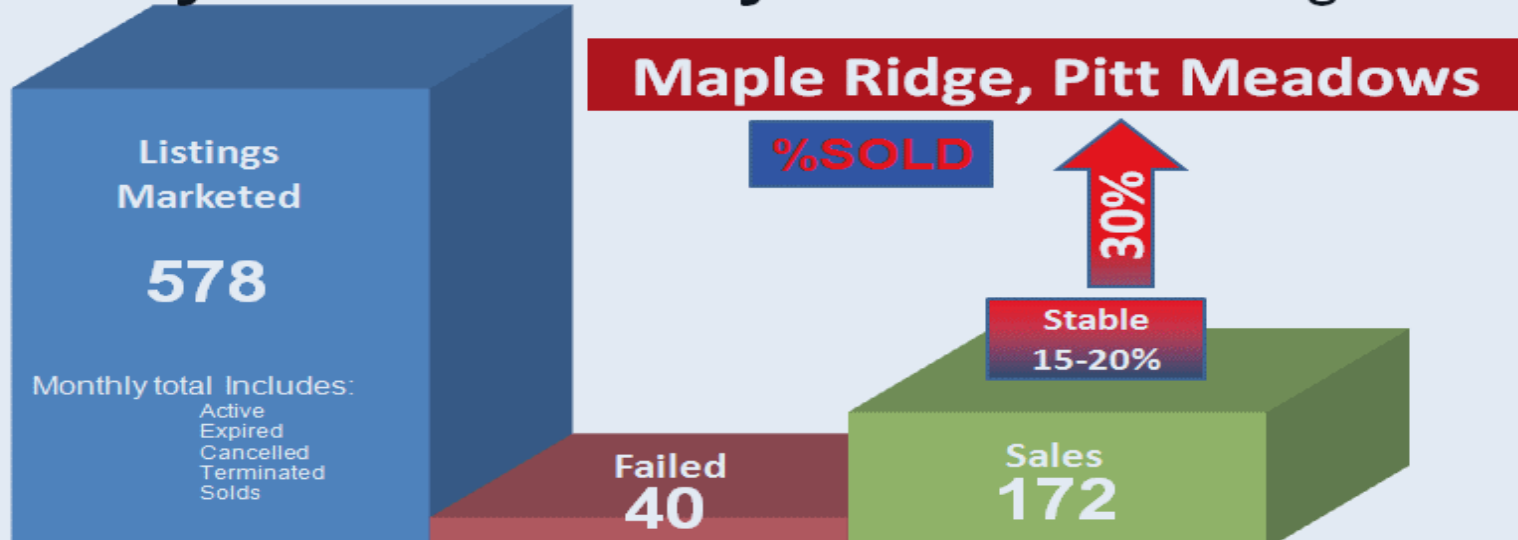
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Market Analysis and Forecasting July 1/17 Maple Ridge-Pitt Meadows

Monthly Market Activity - June 2017 - Single Family



July 1 2017 Maple Ridge & Pitt Meadows Market Update (Detached)

Current: Maple Ridge & Pitt Meadows are in a Sellers Market with Average Listing inventories, a **30 %SOLD** Rate and Sell Price/List Price = 100% (Meaning there is an Average of a \$0 Discount on a Sale from the List price)

Most Active Price Range: Homes between \$700,000 - \$800,000 have **45.8 %SOLD** Rate.

Least Active Price Range: Homes above \$1 mill. have **14.0 %SOLD** Rate.

History: The Maple Ridge & Pitt Meadows Year-To-Date Home Price Index **HPIp (Upper 50%)** shows that prices increased \$59,178. The Maple Ridge & Pitt Meadows Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$62,887.



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

Maple Ridge and Pitt Meadows List Price Ranges Statistics - June 2017							Detached	
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD		
0-\$525,000	11	4	14	100%	\$300	36.4%	↑	
\$525,001-\$625,000	24	10	8	100%	-\$2,000	41.7%	↑	
\$625,001-\$700,000	68	30	9	102%	\$12,600	44.1%	↑	
\$700,001-\$800,000	83	38	7	100%	\$100	45.8%	↑	
\$800,001-\$1,000,000	156	57	10	100%	\$0	36.5%	↑	
\$1,000,001 and more	236	33	14	96%	-\$58,000	14.0%	↑	
Total Activity	578	172	9	100%	\$0	30%	↑	

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Jun-16	May-17	Jun-17	17/1/2017	Change	
Total Listings** (A,S,T,C,X)	550	416	578		162	↑
Active Listings (1st of the month)	317	293	203	366	163	↑
Solds	235	185	172		-13	↓
Days on Market (DOM)	8	8	9		1	↑
%SOLD (Sales/Listings/Mthly Rate)	43%	44%	30%		-15%	↓
(Upper 50%) Home Price Index HPIp	\$938,922	\$973,101	\$998,100		\$24,999	↑
(Lower 50%) Home Price Index HPIp	\$674,832	\$729,339	\$737,719		\$8,381	↑

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What Sold in your Neighbourhood and for What Price?

Maple Ridge, Haney and Pitt Mdws Sub areas Stats - June 2017

Detached

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Albion	58	22	8	101%	\$12,600	37.9%
Cottonwood MR	56	21	11	100%	\$0	37.5%
East Central	61	24	10	100%	-\$1,400	39.3%
Northeast-North Maple Ridge	12	2	38	92%	-\$96,500	16.7%
Northwest Maple Ridge	36	11	10	100%	\$0	30.6%
Silver Valley	59	17	12	99%	-\$14,999	28.8%
Southwest Mple Rdg	43	12	9	100%	\$0	27.9%
Thornhill	47	6	5	101%	\$4,350	12.8%
Websters Corners	50	12	12	97%	-\$39,950	24.0%
West Central	66	14	8	100%	\$0	21.2%
Whonnock	17	1	195	86%	-\$84,000	5.9%
Central & Mid Meadows	28	14	10	103%	\$21,450	50.0%
North & West Meadows	26	4	39	91%	-\$96,950	15.4%
South Meadows	19	12	7	100%	\$50	63.2%
Total Activity	578	172	9	100%	\$0	30%

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Next Months Market Forecast

Forecast:

Maple Ridge & Pitt Meadows has normal Listing supply; 366 homes are for sale and with the **30 %SOLD** Monthly Rate gives us a ~3 months of inventory. Another Indicator: 13% of the Active listings have Reduced their Price by \$82,282 on Average or \$50,000 Median in the last month. We project Maple Ridge - Pitt Meadows Detached to continue into a Sellers Market.

June's Real Estate Statistics show 29% of Vancouver's Detached Markets actually dropped values this month. Overall, Single Family Homes in Metro Vancouver experienced an Average Monthly Price Increase of just \$8,046, which is a dramatic decrease over the \$40,337 increase that we saw in May, and is now less than the \$19,160 Average Increase in Fraser Valley Markets. Last year our Emotionally Charged Single Family Markets peaked in June/July and this year we are forecasting that we are at the end of the Sellers Market across most Detached Markets.

All 100% of the Attached Markets increased across Greater Vancouver's 58 Markets and we forecast a Sellers Market for yet another month. We continue to analyze and provide 97 individual City's Home Price Indexes to supply you the MOST ACCURATE Market Trends every 2 weeks. Please contact us for your own Market Value Update with an in depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighbourhood.

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#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

detached homes



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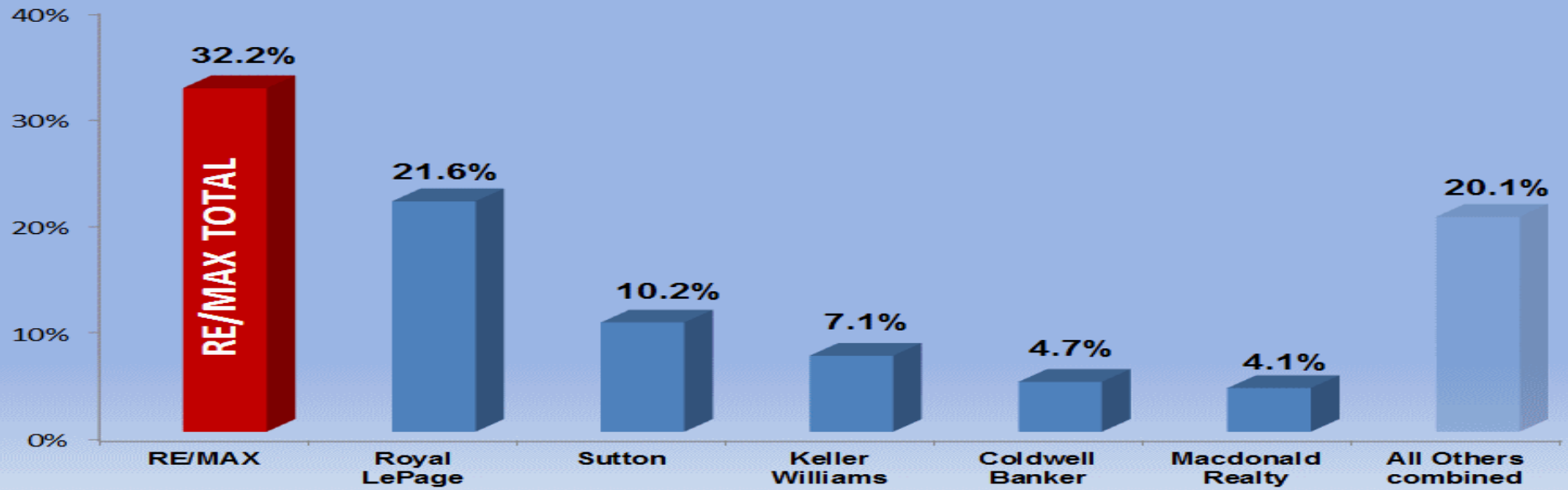
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Market Analysis and Forecasting July 1/17 Maple Ridge-Pitt Meadows

#1 the RE/MAX Market Share Reports

Maple Ridge - Pitt Meadows
Real Estate Market Share – January to December 2016 (All Real Estate)



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 July 1/17 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)

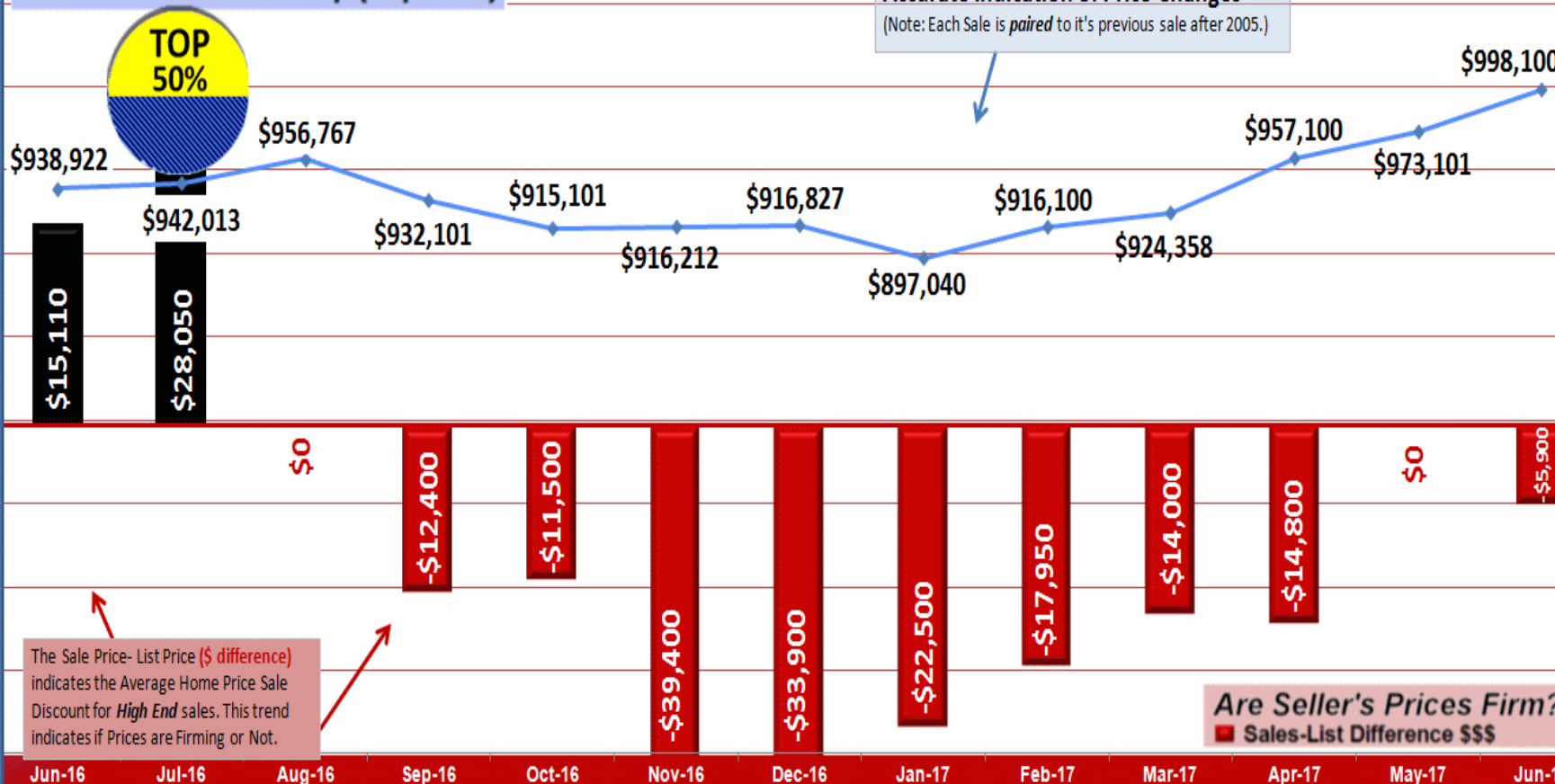
Home Price Changes
(Home Price Index Paired sales from 2005)

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

Homes Over \$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.)



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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Detached

TOP 50%

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



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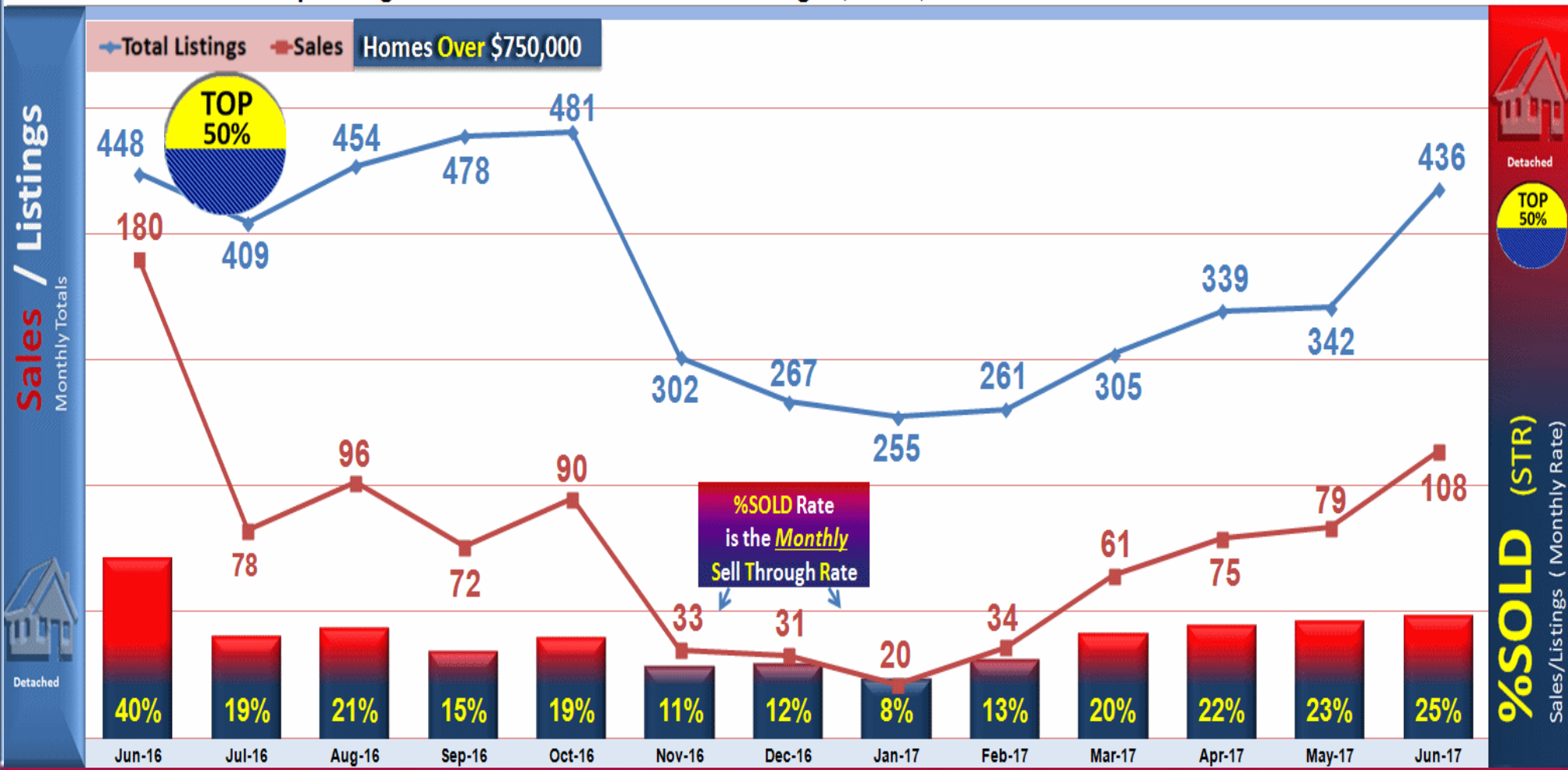
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Market Analysis and Forecasting July 1/17 Maple Ridge-Pitt Meadows

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



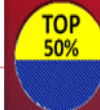
Sales / Listings
Monthly Totals



Detached



Detached



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



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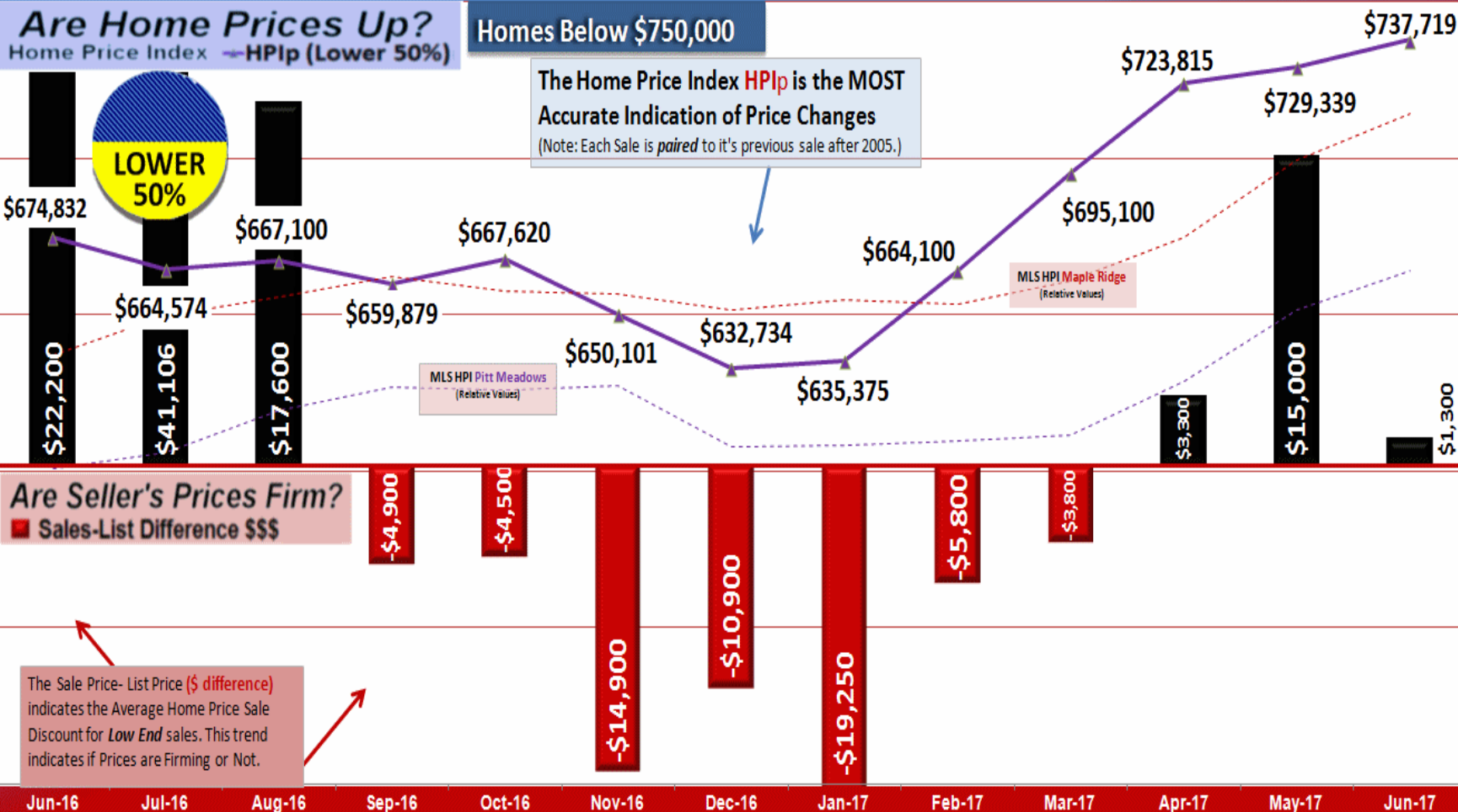
Market Analysis and Forecasting July 1/17 Maple Ridge-Pitt Meadows

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)



Detached

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detached homes



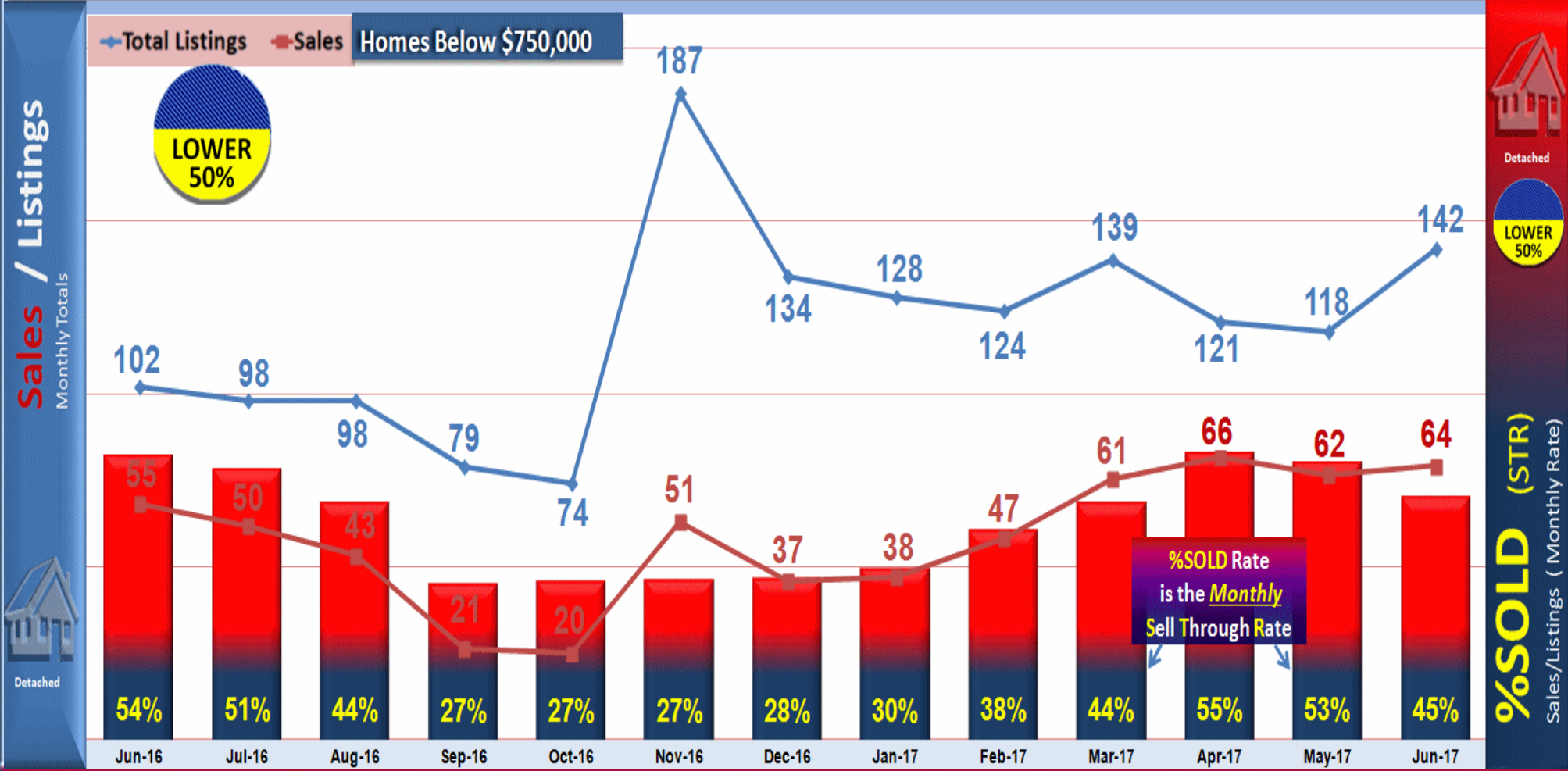
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Market Analysis and Forecasting July 1/17 Maple Ridge-Pitt Meadows

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



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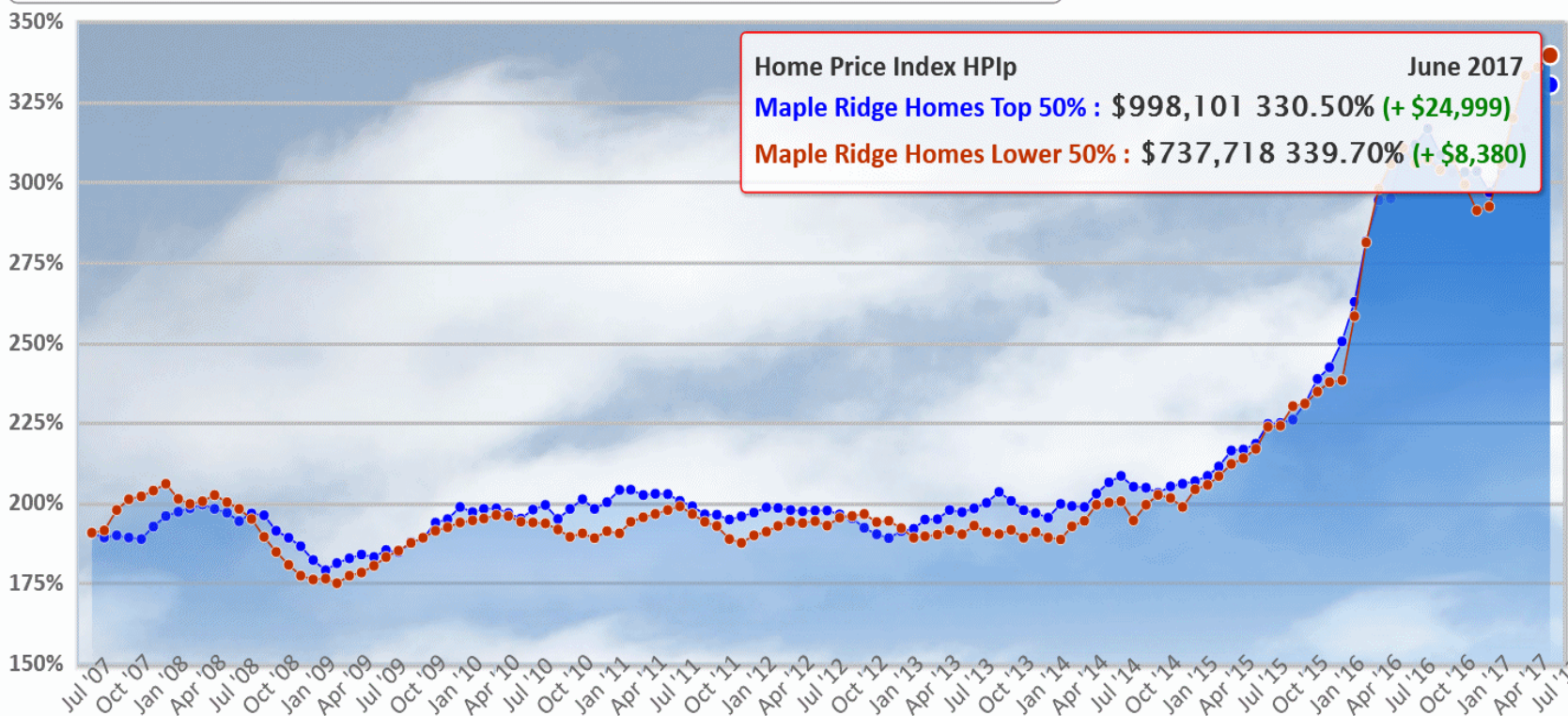
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Market Analysis and Forecasting July 1/17 Maple Ridge-Pitt Meadows

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Jun 2017	% 330.50
May 2017	% 322.20
Apr 2017	% 316.90
Mar 2017	% 306.00
Feb 2017	% 303.30
Jan 2017	% 297.00
Dec 2016	% 303.50
Nov 2016	% 303.30
Oct 2016	% 303.00
Sep 2016	% 308.60
Aug 2016	% 316.80
Jul 2016	% 311.90

<< < 1 2 3 > >>

Drag over area to ZOOM in



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

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Market Analysis and Forecasting

July 1/17 **Coquitlam**

Coquitlam Sub areas Statistics - June 2017						
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Burke Mountain	31	13	7	103%	\$30,000	41.9%
Central Coquitlam	14	9	8	107%	\$22,100	64.3%
Coquitlam East	6	1	12	92%	-\$49,000	16.7%
Cape Horn	1	0				0.0%
Chineside	0	0				0.0%
Coquitlam West	99	52	9	100%	\$50	52.5%
Canyon Springs	12	7	7	105%	\$26,000	58.3%
Eagle Ridge CQ	8	3	8	108%	\$53,000	37.5%
Meadow Brook	2	0				0.0%
Maillardville	30	14	7	101%	\$5,600	46.7%
North Coquitlam	128	58	10	101%	\$7,650	45.3%
New Horizons	24	10	8	100%	-\$1,444	41.7%
Ranch Park	2	1	21	98%	-\$9,000	50.0%
Scott Creek	1	1	17	100%	\$0	100.0%
Upper Eagle Ridge	5	1	7	104%	\$23,200	20.0%
Westwood Plateau	45	17	7	102%	\$13,000	37.8%
Total Activity	408	187	8	102%	\$10,100	46%

Coquitlam List Price Ranges Statistics - June 2017						
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$200,000	5	3	8	111%	\$22,100	60.0%
\$200,001-\$300,000	20	10	5	113%	\$29,050	50.0%
\$300,001-\$400,000	67	41	8	103%	\$10,250	61.2%
\$400,001-\$500,000	85	37	8	104%	\$20,100	43.5%
\$500,001-\$600,000	84	35	10	100%	\$0	41.7%
\$600,001 and more	147	61	8	100%	\$2,000	41.5%
Total Activity	408	187	8	102%	\$10,100	46%

Monthly Changes Summary	Jun-16	May-17	Jun-17	7/1/2017	Change
Total Listings** (A,S,T,C,X)	480	384	408		24
Active Listings	220	185	135	190	55
Solds	202	216	187		-29
Days on Market (DOM)	10	8	8		0
%SOLD (Sales/Listings /Mthly Rate)	42%	56%	46%		-10%
Condos (Top 50%) Home Price Index HPIp	\$421,100	\$496,979	\$499,237		\$2,258
Condos (Lower 50%) Home Price Index HPIp	\$262,101	\$338,197	\$341,728		\$3,531
Twnhs (Top 50%) Home Price Index HPIp	\$771,101	\$815,555	\$818,368		\$2,813
Twnhs (Lower 50%) Home Price Index HPIp	\$400,142	\$505,722	\$507,101		\$1,379

July 1 2017 Coquitlam Market Update Attached Townhomes/ Condos

Current: Coquitlam is a Sellers Market with average listing inventory, a **46 %SOLD** rate and a 102% Sell/List Ratio.

(This means the discount on a sale from the original list price is averaging 50)

Most Active Price Range: Attached Homes between \$300,000 - \$400,000 have **61.2 %SOLD** rate.

Least Active Price Range: Attached Homes above \$600,000 have **41.5 %SOLD** rate.

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

HPIp (Top 50%) shows that prices increased \$78,137.

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

HPIp (Lower 50%) shows that prices increased \$79,627.

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

HPIp (Top 50%) shows that prices increased \$47,267.

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

HPIp (Lower 50%) shows that prices increased \$102,379.

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

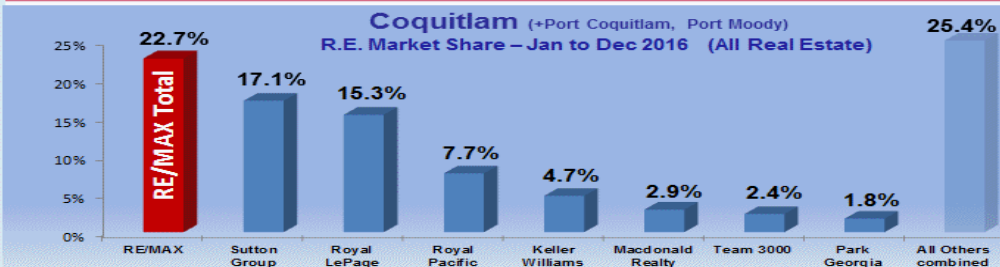
Forecast: We currently have average listing inventories ~21% less than May 2016. New Listings exceed the Sales by 34 homes. We project Coquitlam Attached continuing to be a Sellers market. June's Real Estate Statistics show 29% of Vancouver's Detached Markets actually dropped values this month. Overall, Single Family Homes in Metro Vancouver experienced an Average Monthly Price Increase of just \$8,046, which is a dramatic decrease over the \$40,337 increase that we saw in May, and is now less than the \$19,160 Average Increase in Fraser Valley Markets. Last year our Emotionally Charged Single Family Markets peaked in June/July and this year we are forecasting that we are at the end of the Sellers Market across most Detached Markets.

All 100% of the Attached Markets increased across Greater Vancouver's 58 Markets and we forecast a Sellers Market for yet another month. We continue to analyze and provide 97 individual City's Home Price Indexes to supply you the MOST ACCURATE Market Trends every 2 weeks. Please contact us for your own Market Value Update with an in depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighbourhood.

Analytical Methods: The Coquitlam 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 **Coquitlam HPIp Top 50%** representing the higher end sales and the **Coquitlam 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



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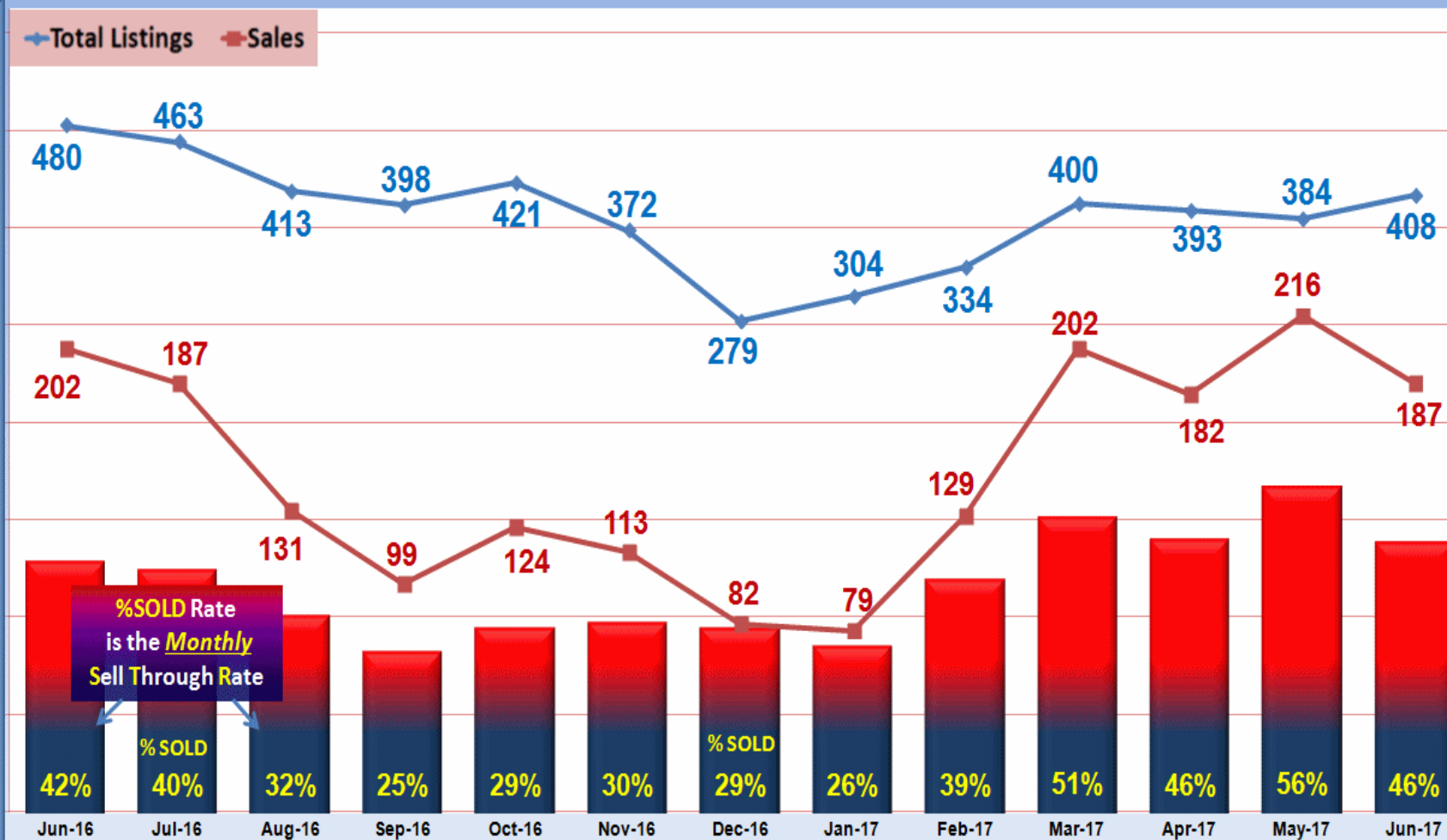
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Market Analysis and Forecasting

July 1/17 Coquitlam

Attached Townhomes/ Condos Coquitlam 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

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Market Analysis and Forecasting

July 1/17 Coquitlam

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

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.

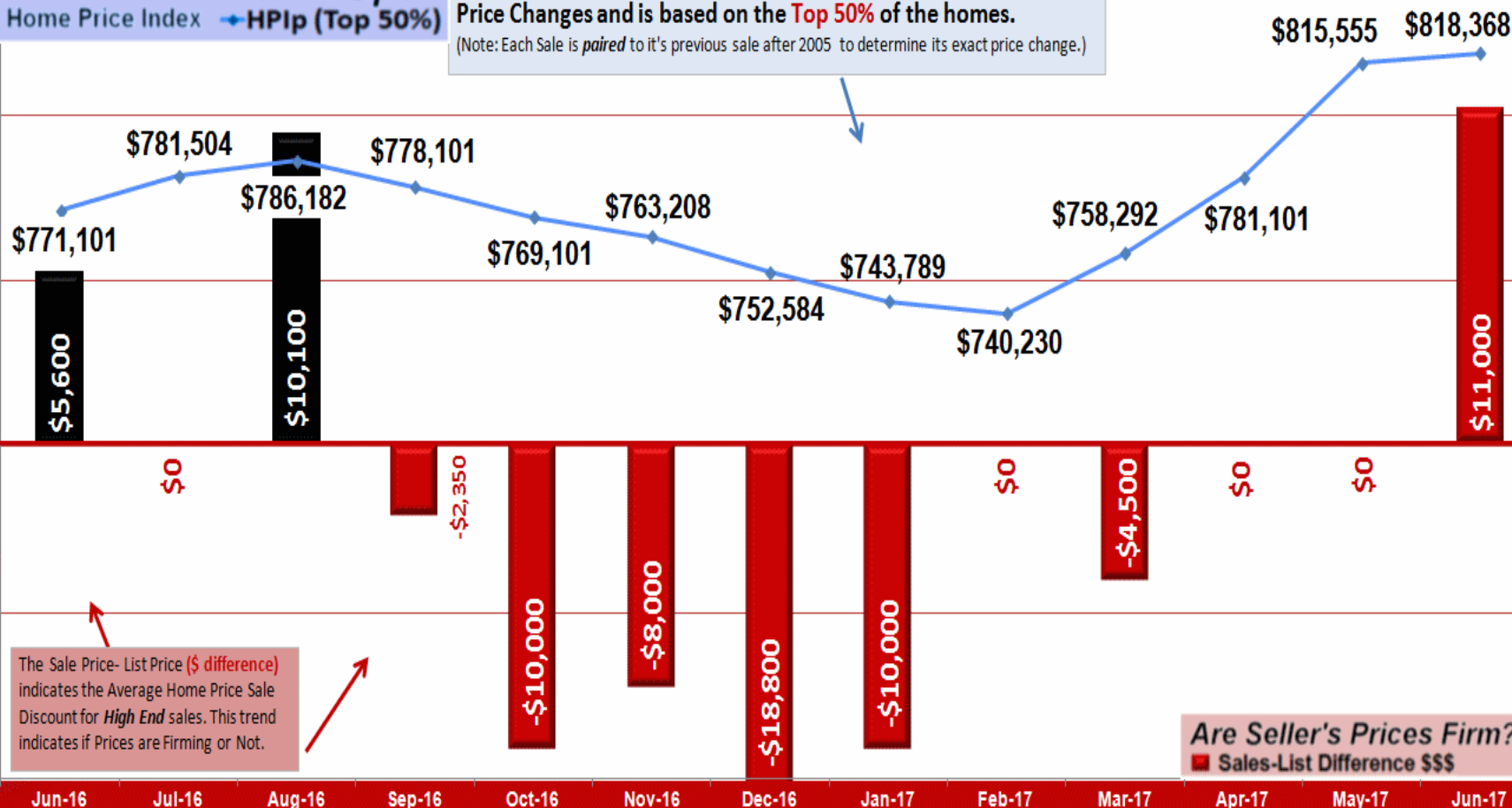
(Note: Each Sale is paired to it's previous sale after 2005 to determine its exact price change.)

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



Townhouses

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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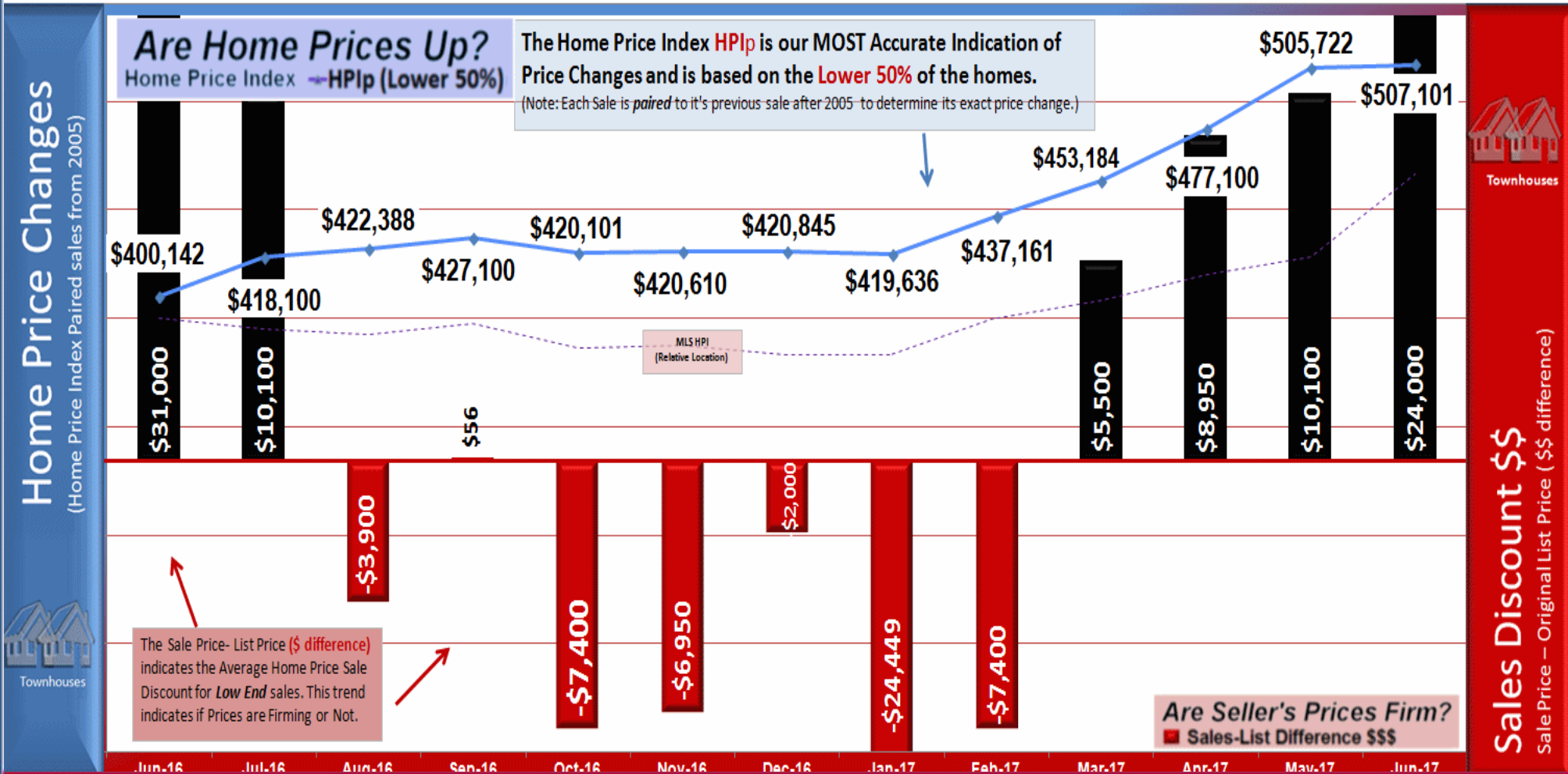
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Market Analysis and Forecasting

July 1/17 Coquitlam

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



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



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

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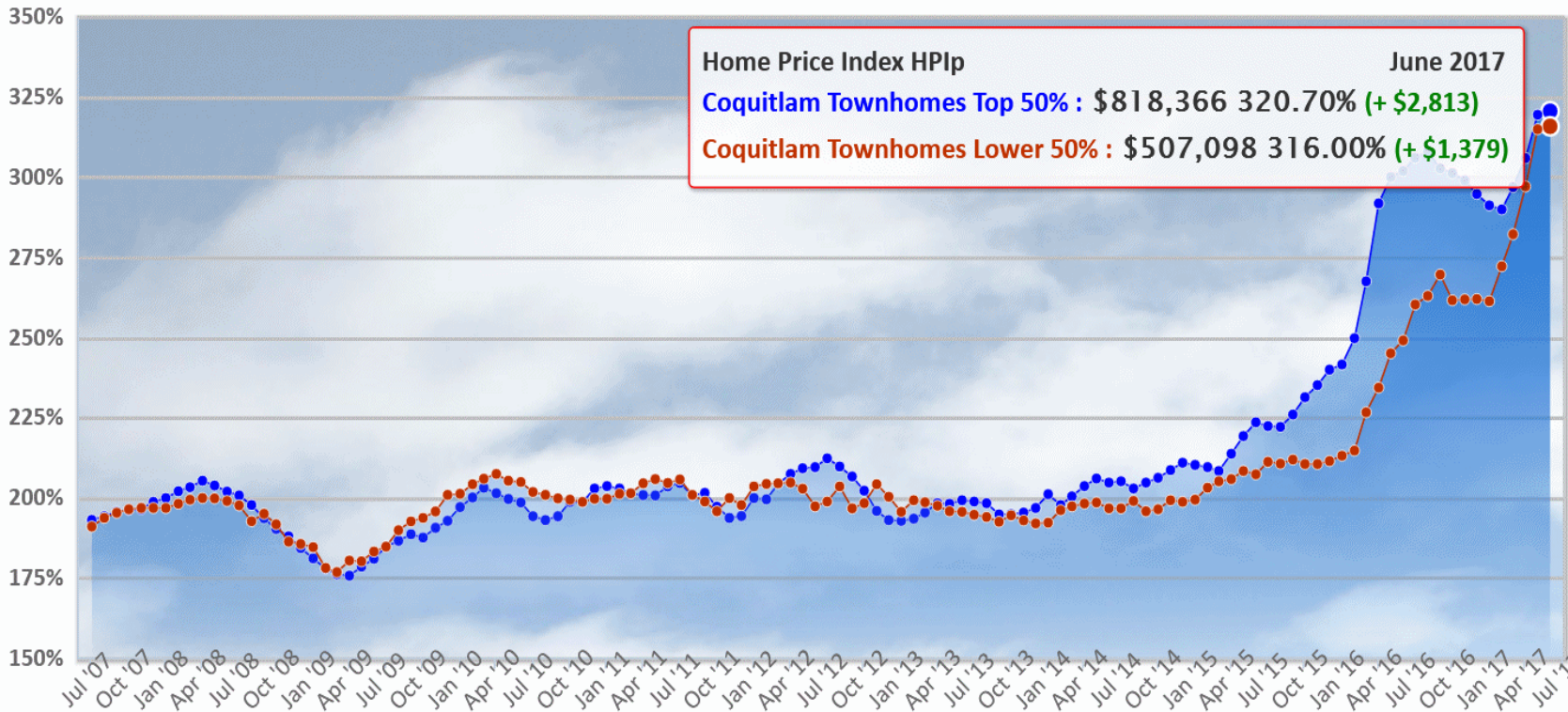
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Powered by the Greater Vancouver Market Reports HPIp



Coquitlam Townhomes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-

Coquitlam Townhomes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Jun 2017	% 320.70
May 2017	% 319.60
Apr 2017	% 306.10
Mar 2017	% 297.10
Feb 2017	% 290.10
Jan 2017	% 291.40
Dec 2016	% 294.90
Nov 2016	% 299.10
Oct 2016	% 301.40
Sep 2016	% 302.90
Aug 2016	% 308.10
Jul 2016	% 306.20

<< < 1 2 3 > >>

Drag over area to ZOOM in



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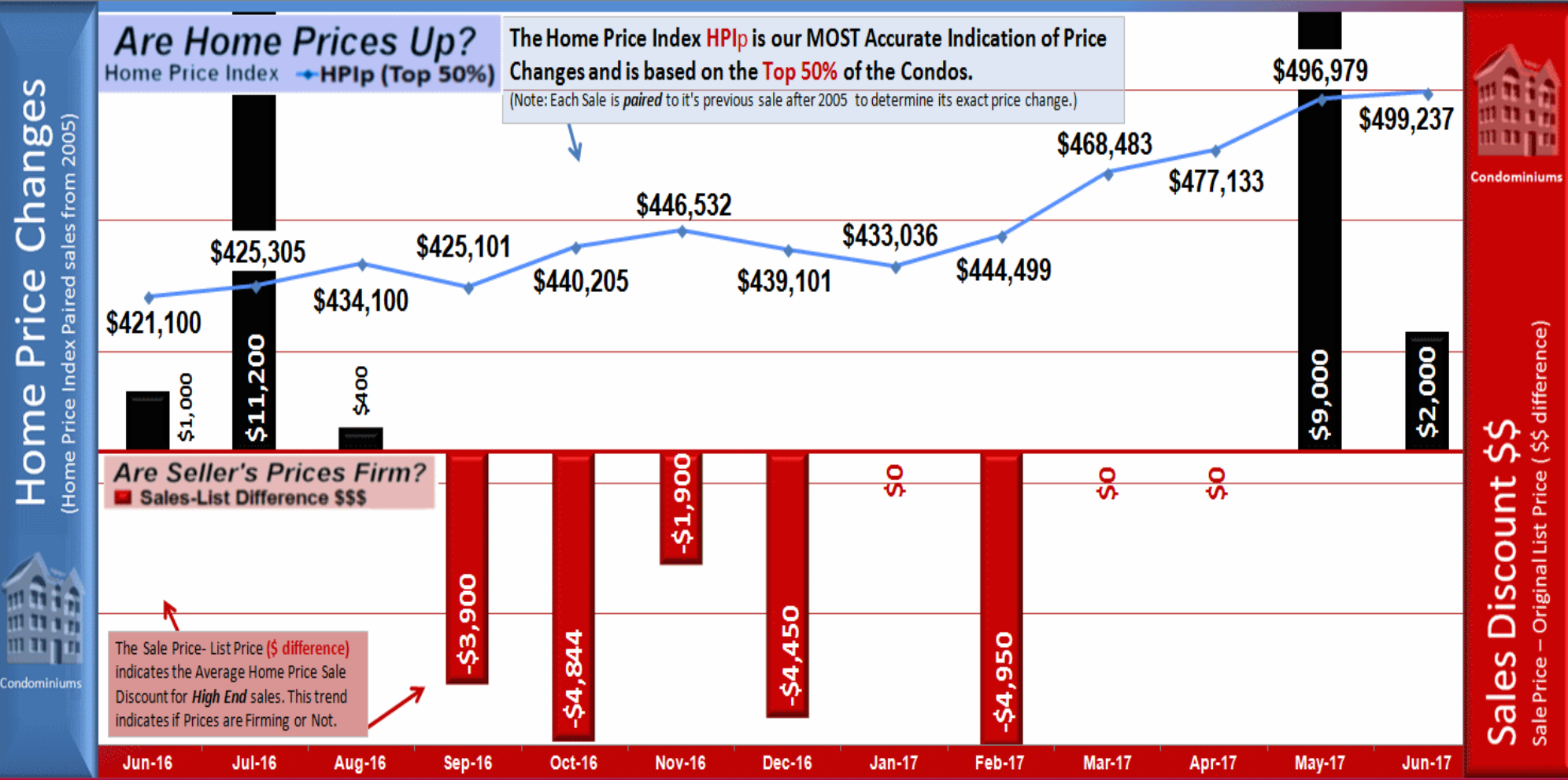
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Market Analysis and Forecasting

July 1/17 Coquitlam

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



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



Condominiums

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

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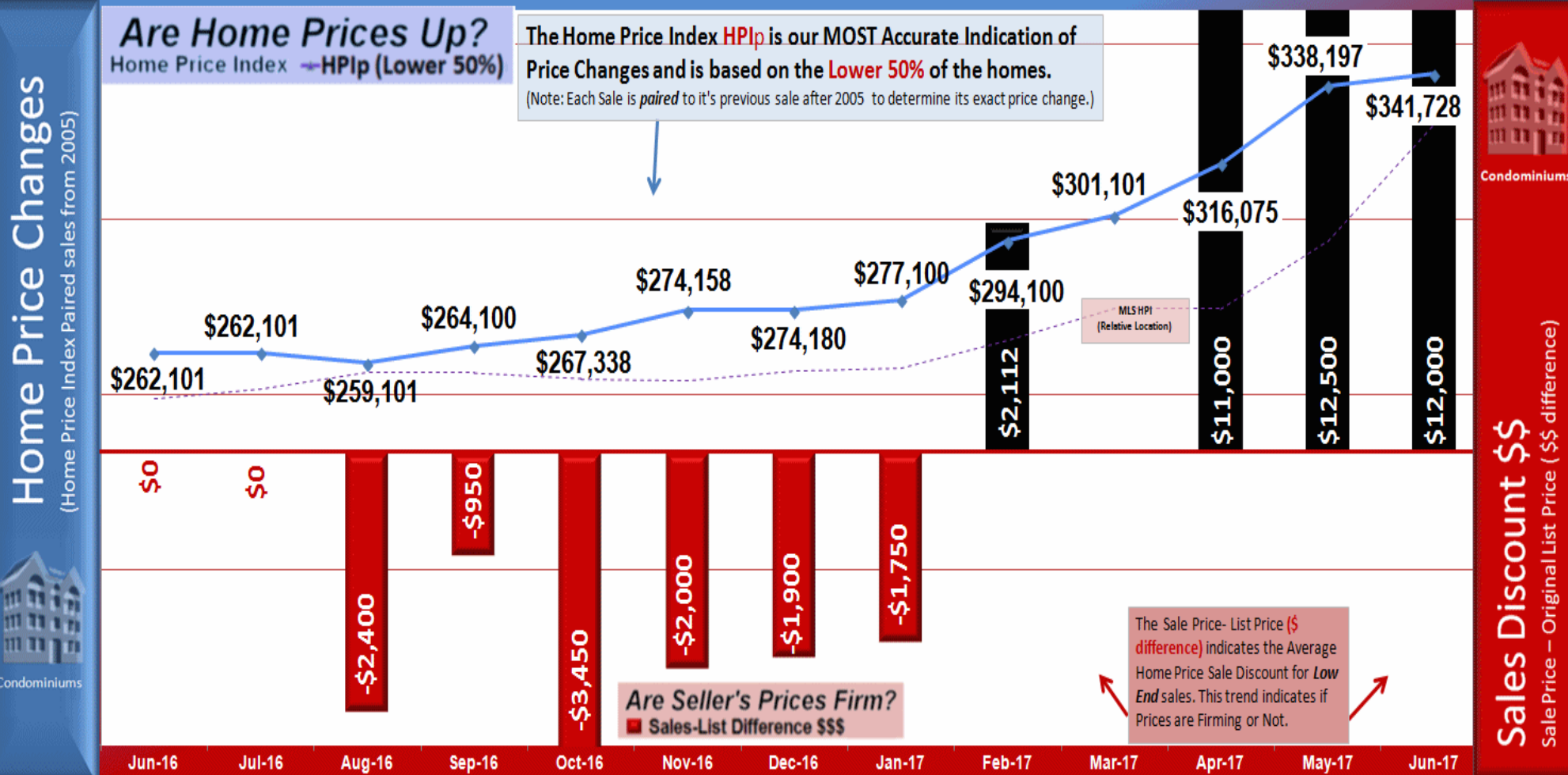
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Market Analysis and Forecasting

July 1/17 Coquitlam

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



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



Condominiums



Condominiums

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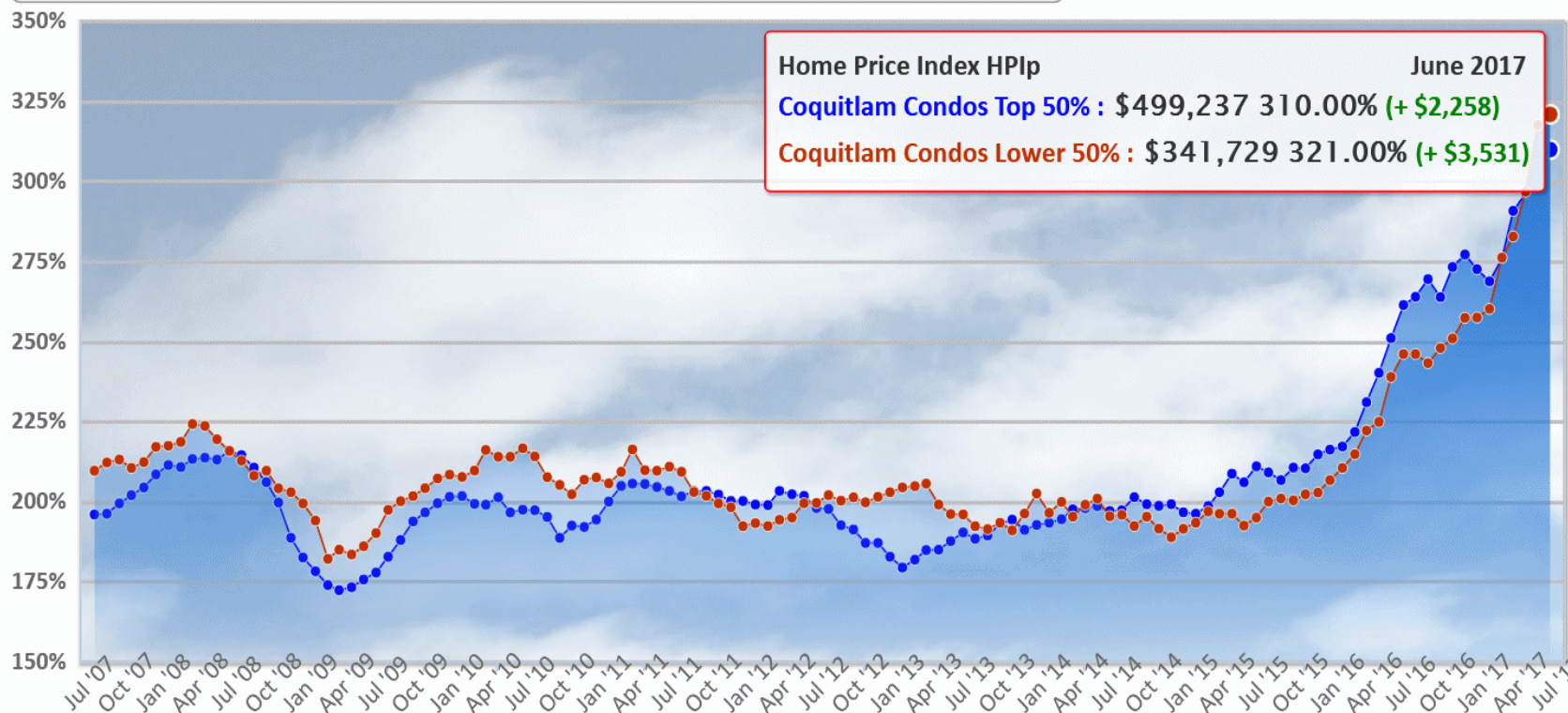
Market Analysis and Forecasting

July 1/17 Coquitlam

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Jun 2017	% 310.00
May 2017	% 308.60
Apr 2017	% 296.30
Mar 2017	% 290.90
Feb 2017	% 276.00
Jan 2017	% 268.90
Dec 2016	% 272.70
Nov 2016	% 277.30
Oct 2016	% 273.40
Sep 2016	% 264.00
Aug 2016	% 269.60
Jul 2016	% 264.10

Drag over area to ZOOM in



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Market Analysis and Forecasting July 1/17 Port Coquitlam

Port Coquitlam Sub areas Statistics - June 2017 Attached						
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Birchland Manor	4	3	8	105%	\$20,112	0.0%
Central Pt Coquitlam	95	60	8	104%	\$15,150	63.2%
Citadel PQ	9	4	18	101%	\$8,250	44.4%
Glenwood PQ	45	19	7	101%	\$4,000	42.2%
Lower Mary Hill	1	0				0.0%
Lincoln Park PQ	2	0				0.0%
Mary Hill	2	1	11	105%	\$30,000	50.0%
Oxford Heights	1	0				0.0%
Riverwood	31	14	7	100%	\$2,500	45.2%
Woodland Acres PQ	2	1	24	105%	\$41,000	0.0%
Total Activity	192	102	8	103%	\$15,000	53%

Port Coquitlam List Price Ranges - June 2017 Attached						
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$300,000	24	19	7	106%	\$17,100	79.2%
\$300,001-\$400,000	56	32	8	105%	\$15,150	57.1%
\$400,001-\$500,000	43	20	9	101%	\$2,600	46.5%
\$500,001 and more	69	31	8	103%	\$22,000	44.9%
Total Activity	192	102	8	103%	\$15,000	53%

Monthly Changes Summary	Jun-16	May-17	Jun-17	7/1/2017	Change
Total Listings** (A,S,T,C,X)	188	182	192		10
Active Listings	81	75	69	75	6
Solds	91	103	102		-1
DOM	8	9	8		-1
MLS Port Coquitlam HPI* (Apts)	\$287,300	\$349,900	\$386,900		\$37,000
MLS Port Coquitlam HPI* (Twnhs)	\$515,300	\$574,100	\$591,400		\$17,300
%SOLD (Sales/Listings /Mthly Rate)	48.4%	56.6%	53.1%		-3.5%

July 1 2017 **Port Coquitlam Market Update Attached**

Current: Port Coquitlam is a Sellers Market with average listing inventory, a **53 %SOLD** rate and a 103% Sell/List Ratio.

(This means that there is an average of a \$0 discount on a sale from the original list price)

Most Active Price Range: Homes below \$300,000 have **79.2 %SOLD** rate.

Least Active Price Range: Attached homes above \$500,000 have **44.9 %SOLD** rate.

History: Port Coquitlam's **Condos** Year-To-Date **MLS Home Price Index*** shows an increase of \$69,900.

Port Coquitlam's **Townhouses** Year-To-Date **MLS Home Price Index*** shows an increase of \$76,200.

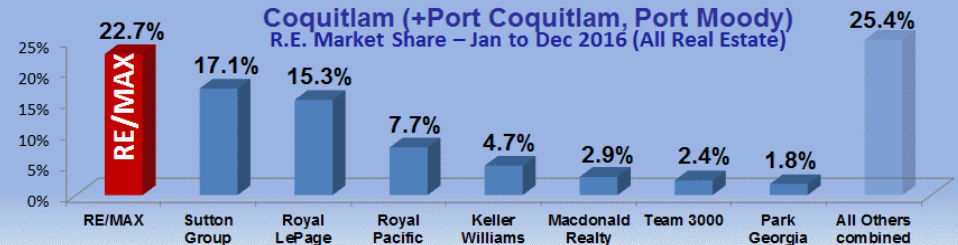
Forecast: Listing Inventories are 3% less than May 2016. We project Port Coquitlam Attached to be a sellers market.

June's Real Estate Statistics show 29% of Vancouver's Detached Markets actually dropped values this month. Overall, Single Family Homes in Metro Vancouver experienced an Average Monthly Price Increase of just \$8,046, which is a dramatic decrease over the \$40,337 increase that we saw in May, and is now less than the \$19,160 Average Increase in Fraser Valley Markets. Last year our Emotionally Charged Single Family Markets peaked in June/July and this year we are forecasting that we are at the end of the Sellers Market across most Detached Markets.

All 100% of the Attached Markets increased across Greater Vancouver's 58 Markets and we forecast a Sellers Market for yet another month. We continue to analyze and provide 97 individual City's Home Price Indexes to supply you the MOST ACCURATE Market Trends every 2 weeks. Please contact us for your own Market Value Update with an in depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighbourhood.

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



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#1 RE/MAX Market Reports

RE/MAX Statistics, on the Web!

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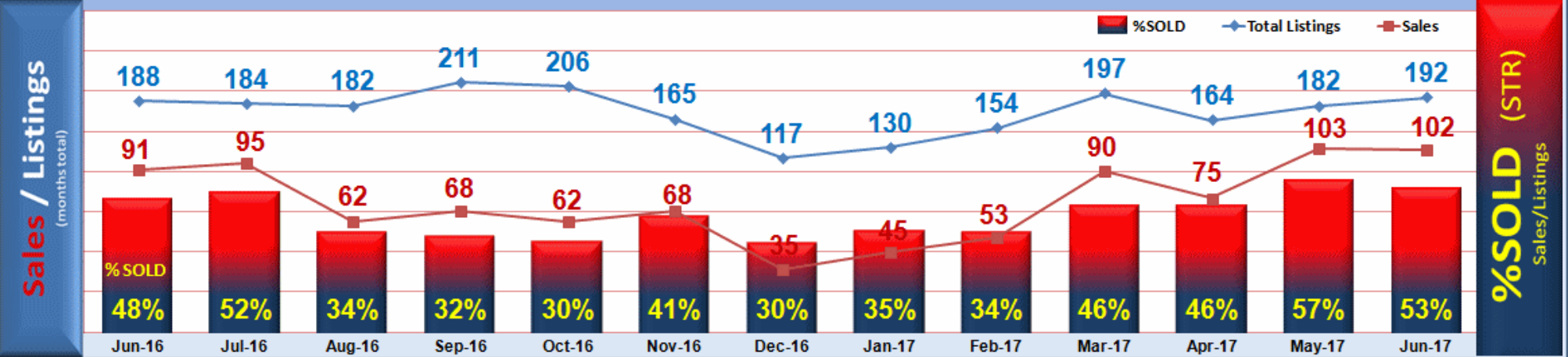
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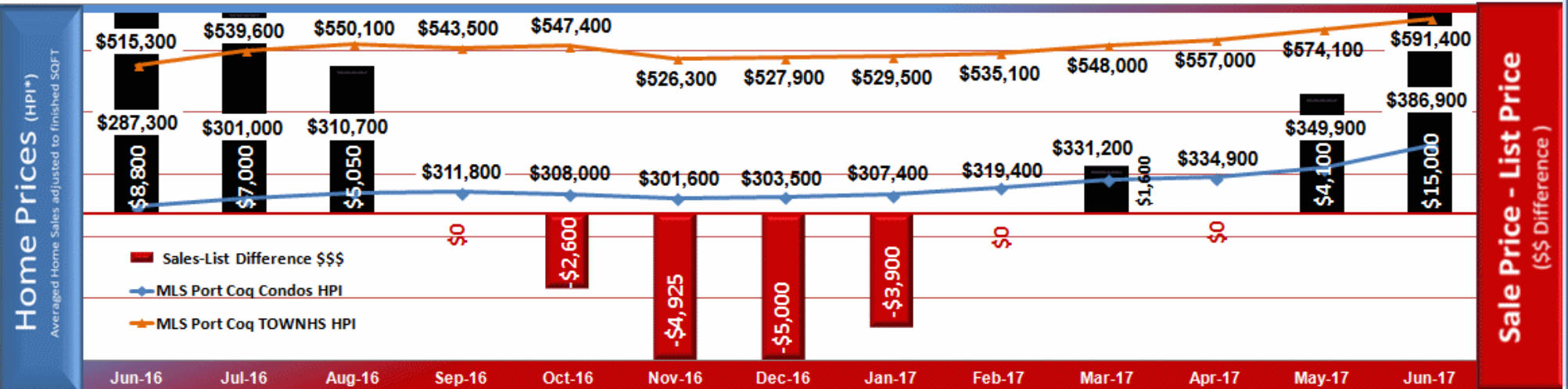
Market Analysis and Forecasting

July 1/17 Port Coquitlam

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



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



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Market Analysis and Forecasting July 1/17 Port Moody

Port Moody Sub Area Statistics - June 2017						
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
College Park PM	1	0				0.0%
Heritage Mountain	14	6	7	102%	\$4,000	42.9%
Heritage Woods PM loco	6	2	11	99%	-\$10,000	33.3%
North Shore Pt Mooc	6	3	8	102%	\$18,010	50.0%
Port Moody Centre	25	17	8	104%	\$20,100	68.0%
Total Activity	76	40	9	100%	\$550	52.6%

Port Moody List Price Range Statistics - June 2017						
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$300,000	4	2	5	102%	\$4,000	50.0%
\$300,001-\$400,000	8	6	8	107%	\$25,600	75.0%
\$400,001-\$500,000	21	15	9	101%	\$6,100	71.4%
\$500,001 and more	95	45	8	100%	\$1,200	47.4%
Total Activity	128	68	8	101%	\$7,050	53%

July 1 2017 **Port Moody Market Update (Attached)**

Current: Port Moody is a Sellers Market with Average Listing inventory, a **53% SOLD** Rate and a 101% Sell/List Ratio.
(This means that there is an Average \$7,050 discount on a Sale from the Original List Price)
Most Active Price Range: Homes between \$300,000 - \$400,000 have **75.0% SOLD** rate.
Least Active Price Range: Attached homes above \$500,000 have **47.4% SOLD** rate.

History: **Port Moody's Condos** Year-To-Date **MLS Home Price Index*** shows an increase of \$118,000.
Port Moody's Townhouses Year-To-Date **RMR Home Price Index*** shows a decrease of \$4,700.

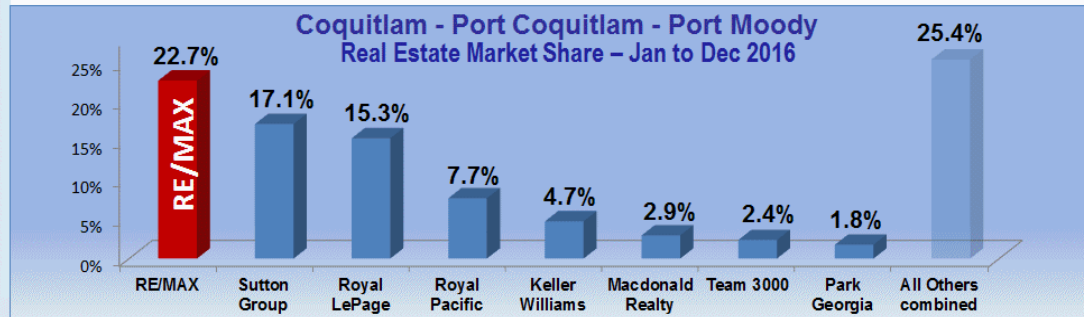
Forecast: Listing Inventories are 12% less than May 2016. New Listings exceeded the sales by 19 listings. We project Port Moody to be a continued Sellers Market.

June's Real Estate Statistics show 29% of Vancouver's Detached Markets actually dropped values this month. Overall, Single Family Homes in Metro Vancouver experienced an Average Monthly Price Increase of just \$8,046, which is a dramatic decrease over the \$40,337 increase that we saw in May, and is now less than the \$19,160 Average Increase in Fraser Valley Markets. Last year our Emotionally Charged Single Family Markets peaked in June/July and this year we are forecasting that we are at the end of the Sellers Market across most Detached Markets. All 100% of the Attached Markets increased across Greater Vancouver's 58 Markets and we forecast a Sellers Market for yet another month. We continue to analyze and provide 97 individual City's Home Price Indexes to supply you the MOST ACCURATE Market Trends every 2 weeks. Please contact us for your own Market Value Update with an in depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighbourhood.

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Monthly Changes Summary	Jun-16	May-17	Jun-17	7/1/2017	Change
Total Listings** (A,S,T,C,X)	138	136	128		-8
Active Listings	64	66	55	55	0
Solds	67	75	68		-7
DOM	10	8	8		0
MLS Port Moody HPI* (Apts)	\$445,700	\$561,000	\$554,500		-\$6,500
MLS Port Moody HPI* (Twnhs)	\$547,400	\$545,900	\$584,400		\$38,500
%SOLD (Sales/ Listings/Mthly Rate)	49%	55%	53%		-2%

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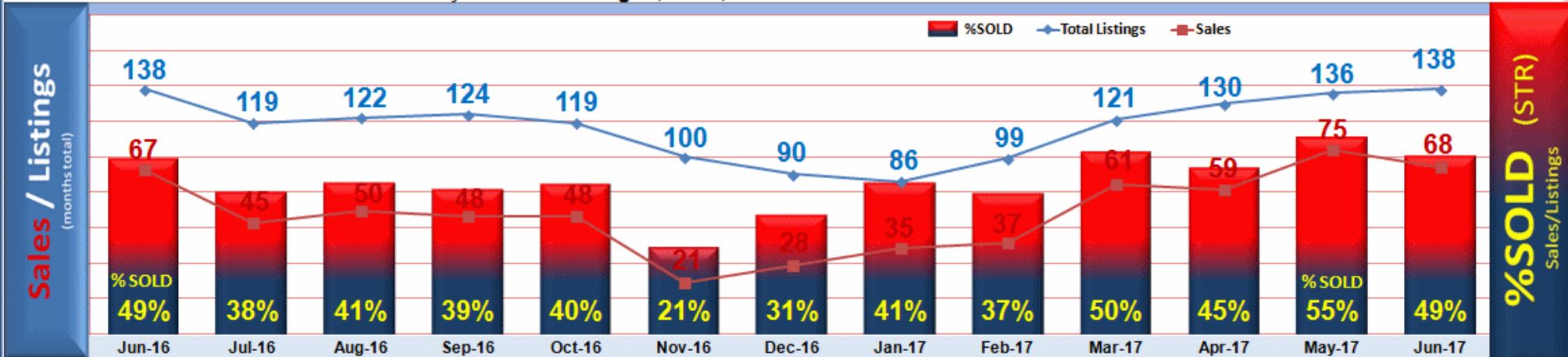
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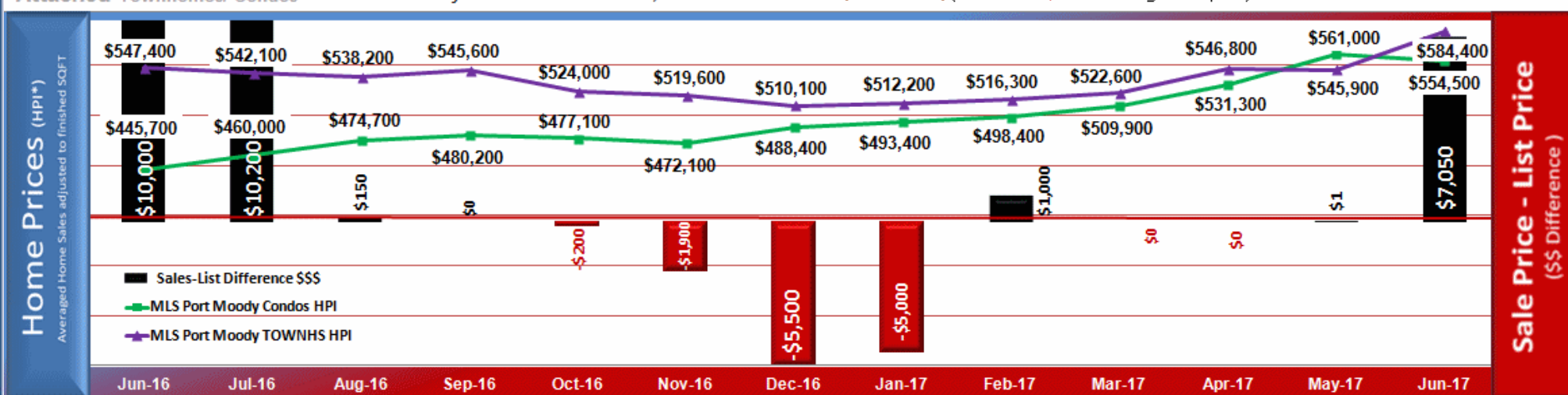
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Market Analysis and Forecasting July 1/17 Port Moody

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



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



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Market Analysis and Forecasting July 1/17 Maple Ridge-Pitt Meadows

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Albion	9	3	24	100%	\$0	33.3%
Cottonwood MR	36	21	8	100%	\$0	58.3%
East Central	59	35	10	100%	\$0	59.3%
Northwest Maple Ridg	6	4	14	102%	\$14,500	66.7%
Silver Valley	8	5	2	104%	\$20,000	62.5%
Southwest Maple Ridg	12	9	8	102%	\$10,000	75.0%
Thornhill	0	0				0.0%
West Central	43	21	8	102%	\$15,100	48.8%
Central Meadows	32	19	5	100%	\$0	59.4%
Mid Meadows	34	23	6	100%	\$0	67.6%
North Meadows	13	5	10	99%	-\$4,000	38.5%
South Meadows	3	3	8	108%	\$40,500	100.0%
Total Activity	255	148	11	100%	\$50	58%

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$200,000	9	5	10	100%	\$100	55.6%
\$200,001-\$300,000	42	23	5	100%	\$0	54.8%
\$300,001-\$400,000	87	56	7	100%	\$0	64.4%
\$400,001 and more	117	64	8	102%	\$10,000	54.7%
Total Activity	255	148	11	100%	\$50	58%

Monthly Changes Summary	Jun-16	May-17	Jun-17	7/1/2017	Change
Total Listings** (A,S,T,C,X)	352	282	255		-27
Active Listings (1st of the Month)	187	161	92	92	0
Solds	139	176	148		-28
DOM	9	9	11		2
%SOLD (Sales/ Listings /mntly rate)	39.5%	62.4%	58.0%		-4.4%
Condos (Upper 50%) Home Price Index HPIp	\$294,236	\$390,158	\$396,101		\$5,943
Condos (Lower 50%) Home Price Index HPIp	\$181,369	\$237,554	\$239,718		\$2,165
Twnhs (Upper 50%) Home Price Index HPIp	\$471,796	\$521,298	\$547,100		\$25,802
Twnhs (Lower 50%) Home Price Index HPIp	\$282,414	\$382,101	\$406,928		\$24,827

July 1 2017 Maple Ridge - Pitt Meadows Market Update Attached Townhomes/Condos

Current: Maple Ridge, Pitt Meadows is a Sellers Market with Average listing inventory, a **58 %SOLD** Rate and a 100% Sell/List ratio.
(This means an average of a \$0 discount on a sale from the original list price)

Most Active Range: Homes between \$300,000 - \$400,000 have **64.4 %SOLD** rate.
Least Active Range: Homes above \$400,000 have **54.7 %SOLD** rate.

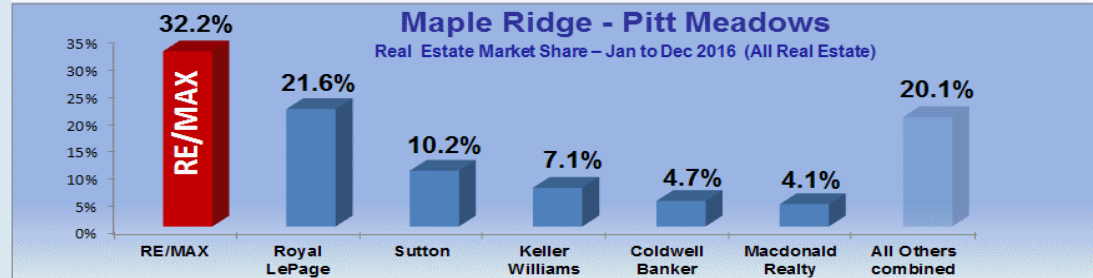
History: Maple Ridge, Pitt Meadows's **Condos** Year-To-Date Home Price Index **HPIp** (Upper 50%) shows that prices increased \$101,865.
Maple Ridge, Pitt Meadows's **Condos** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices decreased \$58,349.
Maple Ridge, Pitt Meadows's **Townhouses** Year-To-Date Home Price Index **HPIp** (Upper 50%) shows that prices increased \$75,304.
Maple Ridge, Pitt Meadows's **Townhouses** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$124,514.
*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Forecast: The Listing Inventories are currently 21% more than May 2016. We project Ridge-Meadows Attached to be a continued Sellers market. June's Real Estate Statistics show 29% of Vancouver's Detached Markets actually dropped values this month. Overall, Single Family Homes in Metro Vancouver experienced an Average Monthly Price Increase of just \$8,046, which is a dramatic decrease over the \$40,337 increase that we saw in May, and is now less than the \$19,160 Average Increase in Fraser Valley Markets. Last year our Emotionally Charged Single Family Markets peaked in June/July and this year we are forecasting that we are at the end of the Sellers Market across most Detached Markets.

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attached homes



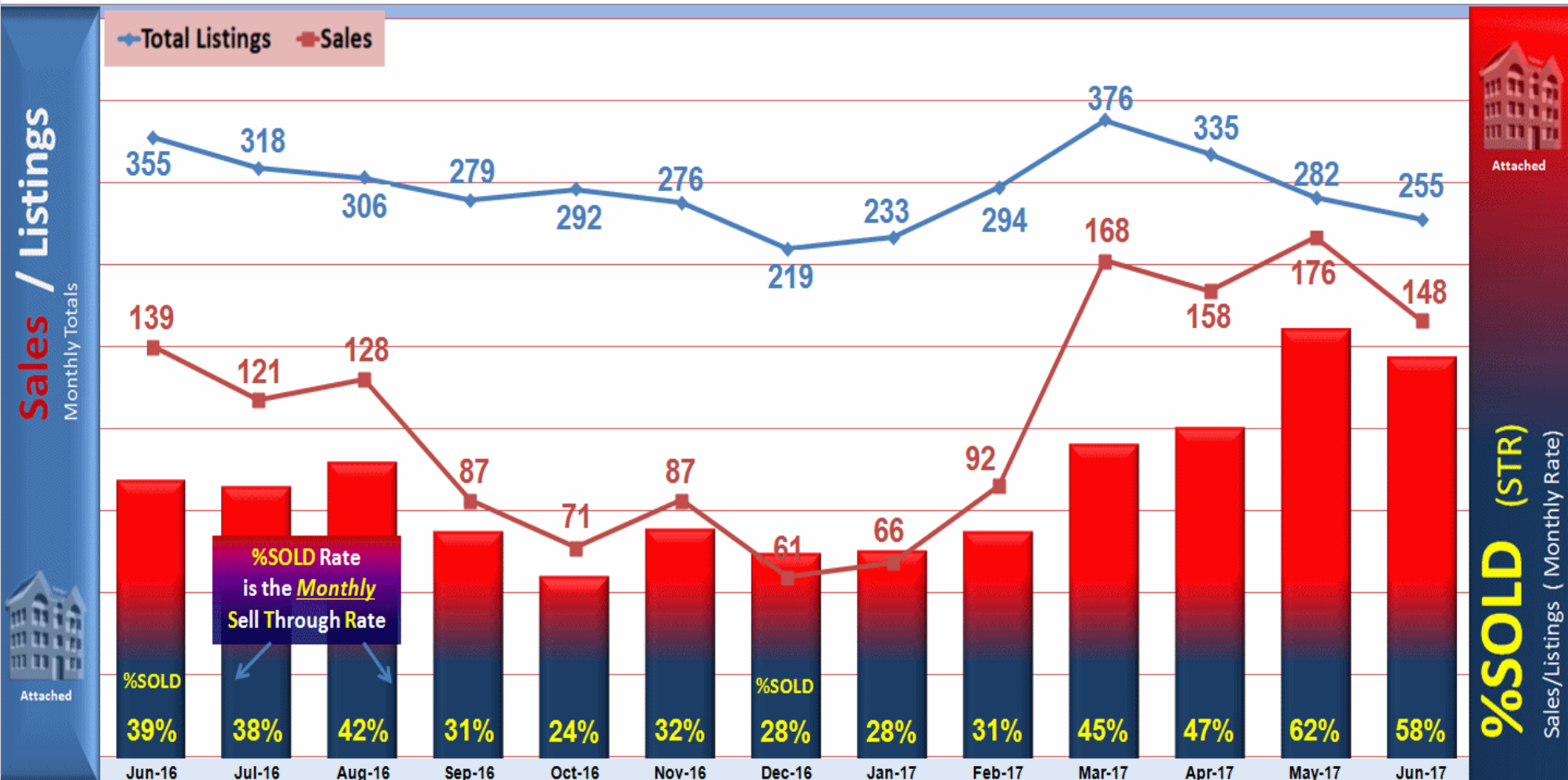
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RE/MAX ALL POINTS REALTY

Market Analysis and Forecasting July 1/17 Maple Ridge-Pitt Meadows

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



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

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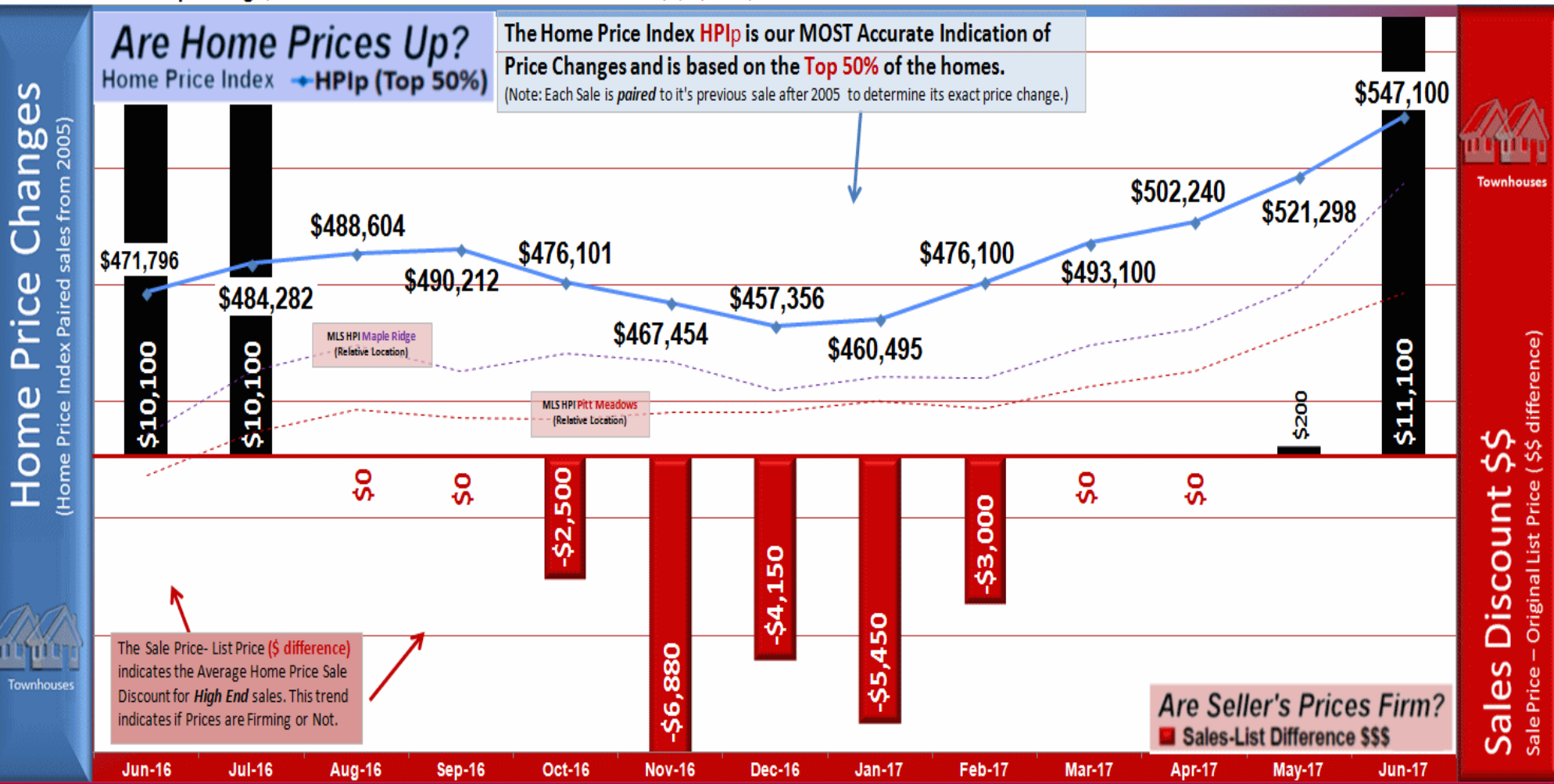
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Market Analysis and Forecasting July 1/17 Maple Ridge-Pitt Meadows

Attached Maple Ridge, Pitt Meadows 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)



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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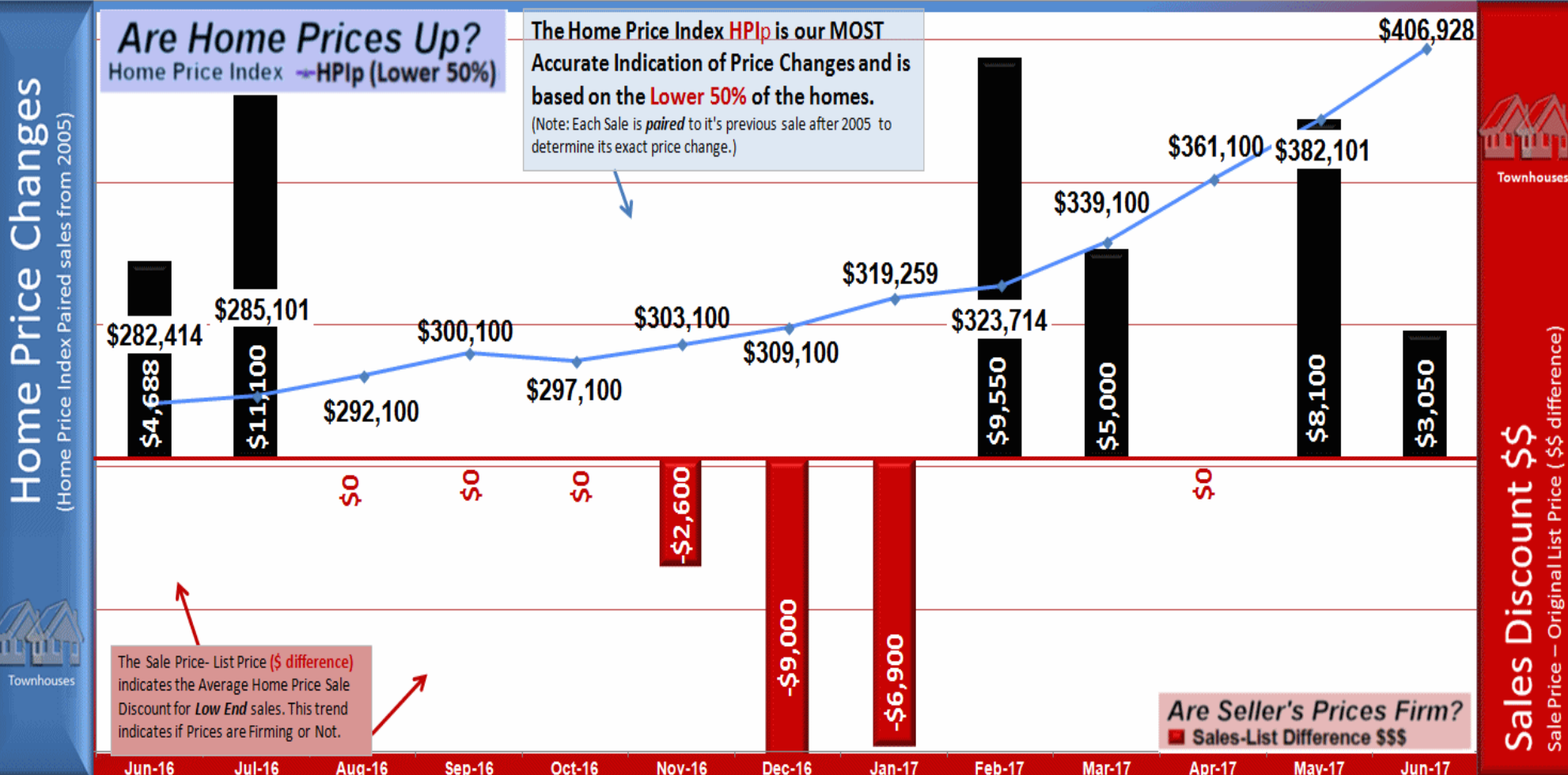
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Market Analysis and Forecasting July 1/17 Maple Ridge-Pitt Meadows

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



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



Townhouses

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

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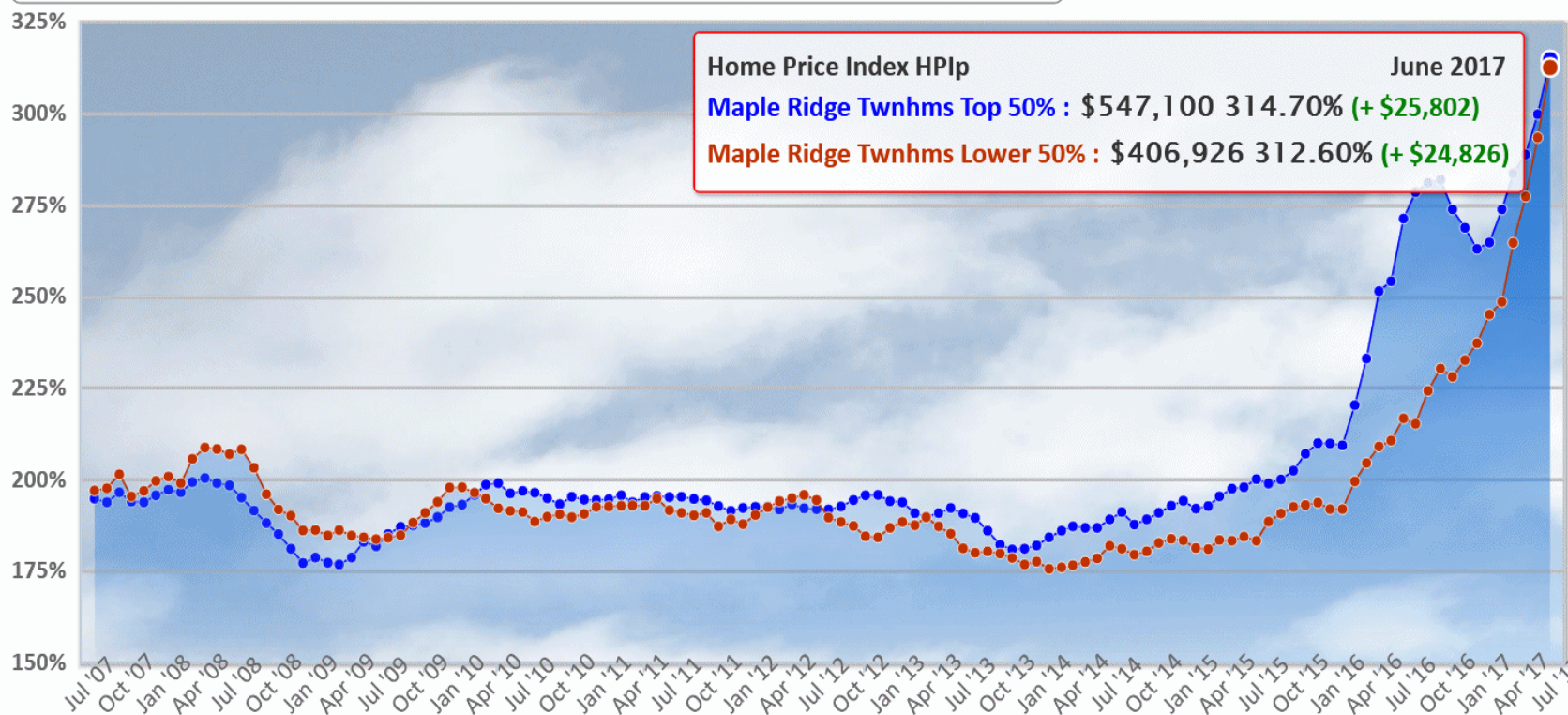
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Market Analysis and Forecasting July 1/17 Maple Ridge-Pitt Meadows

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Jun 2017	% 314.70
May 2017	% 299.90
Apr 2017	% 288.90
Mar 2017	% 283.70
Feb 2017	% 273.90
Jan 2017	% 264.90
Dec 2016	% 263.10
Nov 2016	% 268.90
Oct 2016	% 273.90
Sep 2016	% 282.00
Aug 2016	% 281.10
Jul 2016	% 278.60

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Drag over area to ZOOM in



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RE/MAX Statistics, on the Web!

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Market Analysis and Forecasting July 1/17 Maple Ridge-Pitt Meadows

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

Home Price Changes

(Home Price Index Paired sales from 2005)



Condominiums

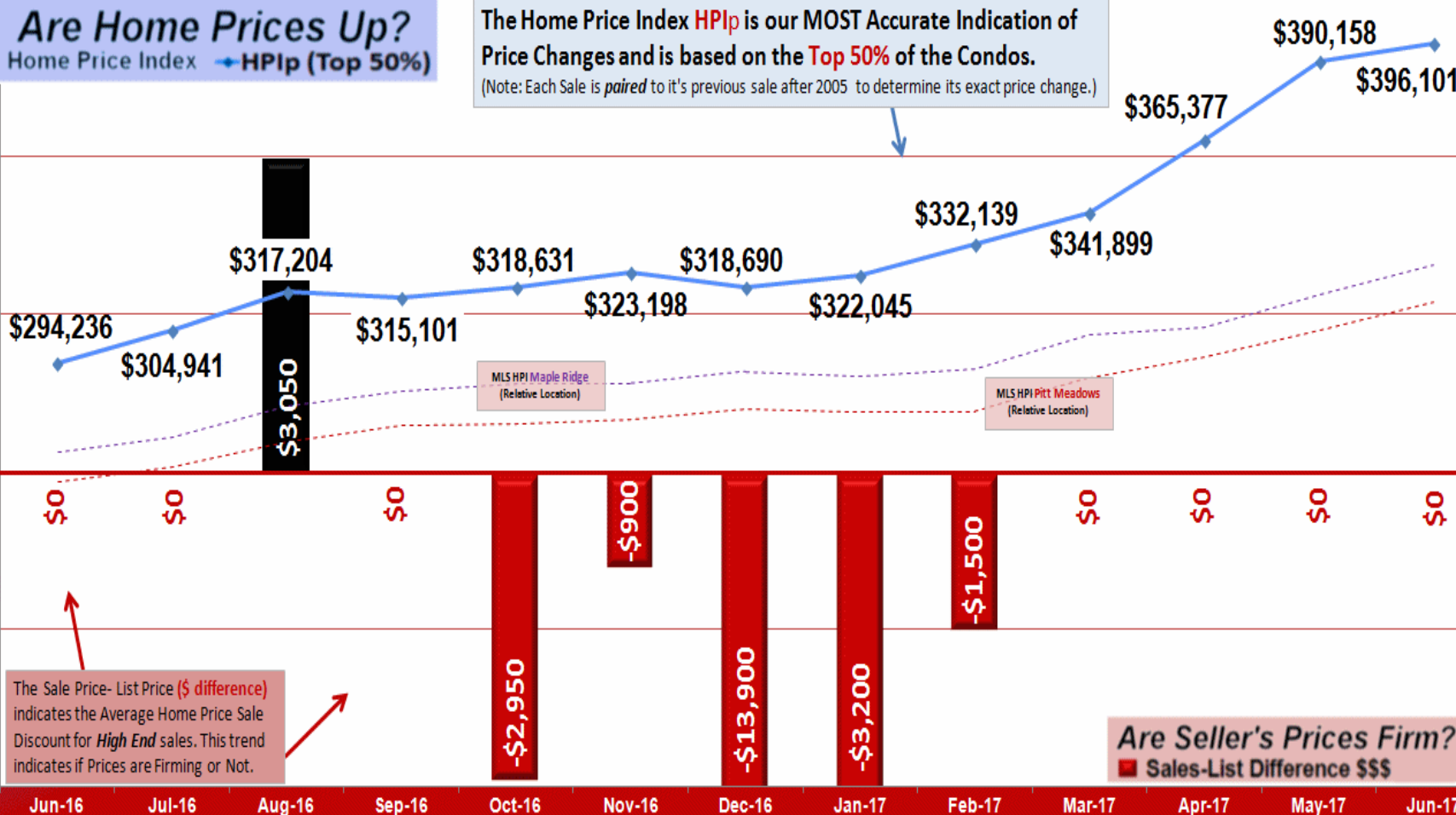
Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)

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 Condos.

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



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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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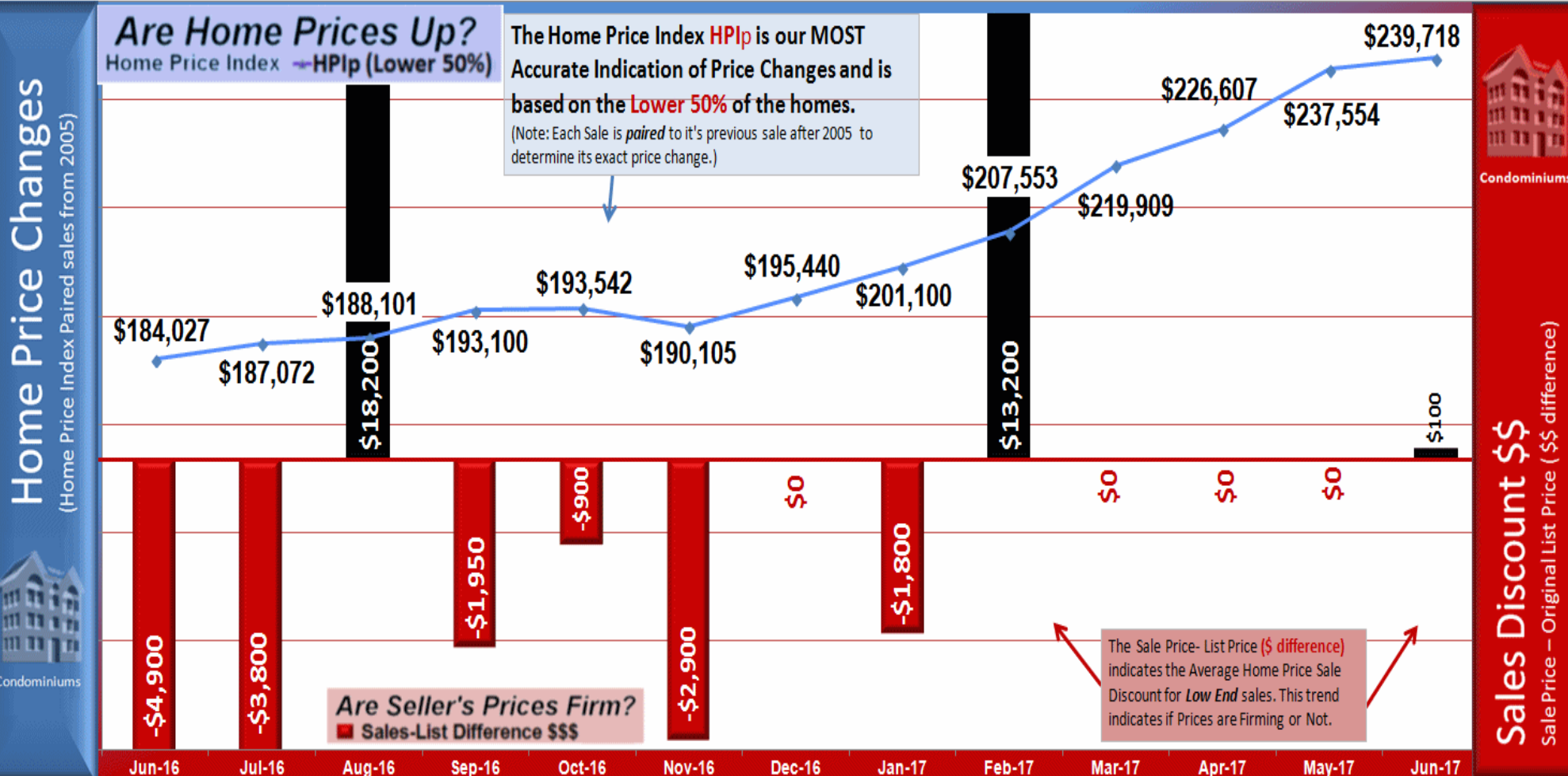
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Market Analysis and Forecasting July 1/17 **Maple Ridge-Pitt Meadows**

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



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



Condominiums



Condominiums

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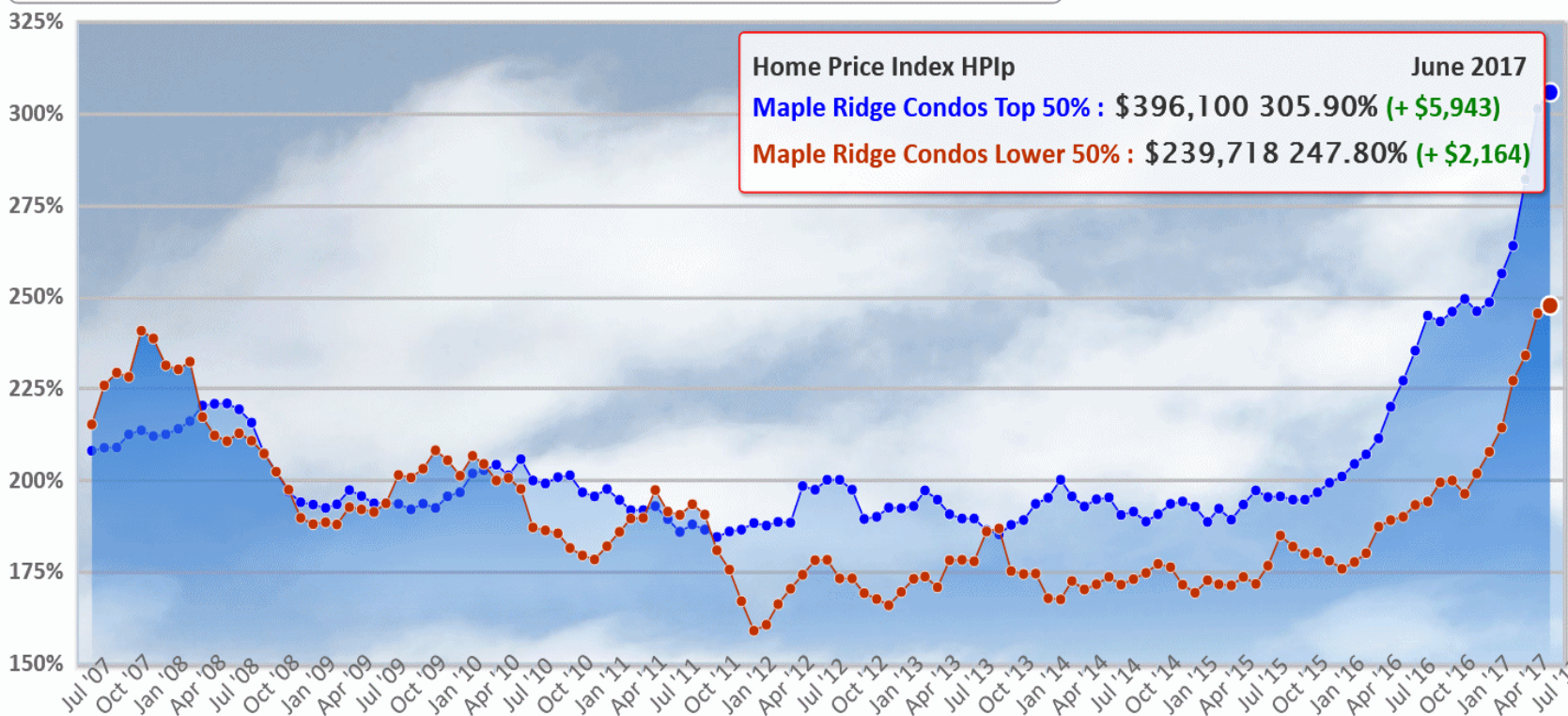
RE/MAX ALL POINTS REALTY

Market Analysis and Forecasting July 1/17 Maple Ridge-Pitt Meadows

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Jun 2017	% 305.90
May 2017	% 301.40
Apr 2017	% 282.20
Mar 2017	% 264.10
Feb 2017	% 256.50
Jan 2017	% 248.70
Dec 2016	% 246.20
Nov 2016	% 249.60
Oct 2016	% 246.10
Sep 2016	% 243.40
Aug 2016	% 245.00
Jul 2016	% 235.50

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Supply and Demand

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

