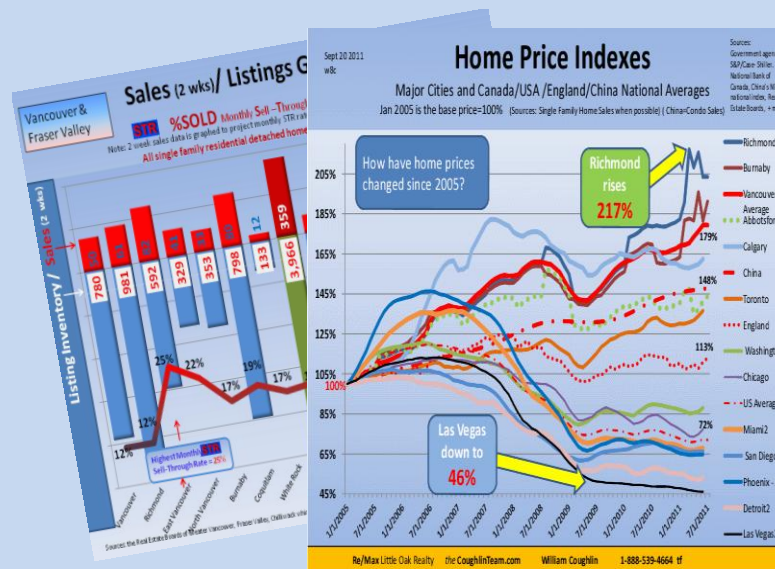


# Scott Hoover's Market Reports



# Advanced Marketing Tools





# Scott Hoover's Market Reports

## Detached

- [Coquitlam](#)
- [Maple Ridge](#)
- [Port Coquitlam](#)
- [Port Moody](#)
- [Burnaby S. & N.](#)

## Attached

- [Coquitlam](#)
- [Maple Ridge](#)
- [Port Coquitlam](#)
- [Port Moody](#)
- [Burnaby S. & N.](#)

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





# Vancouver Market Reports

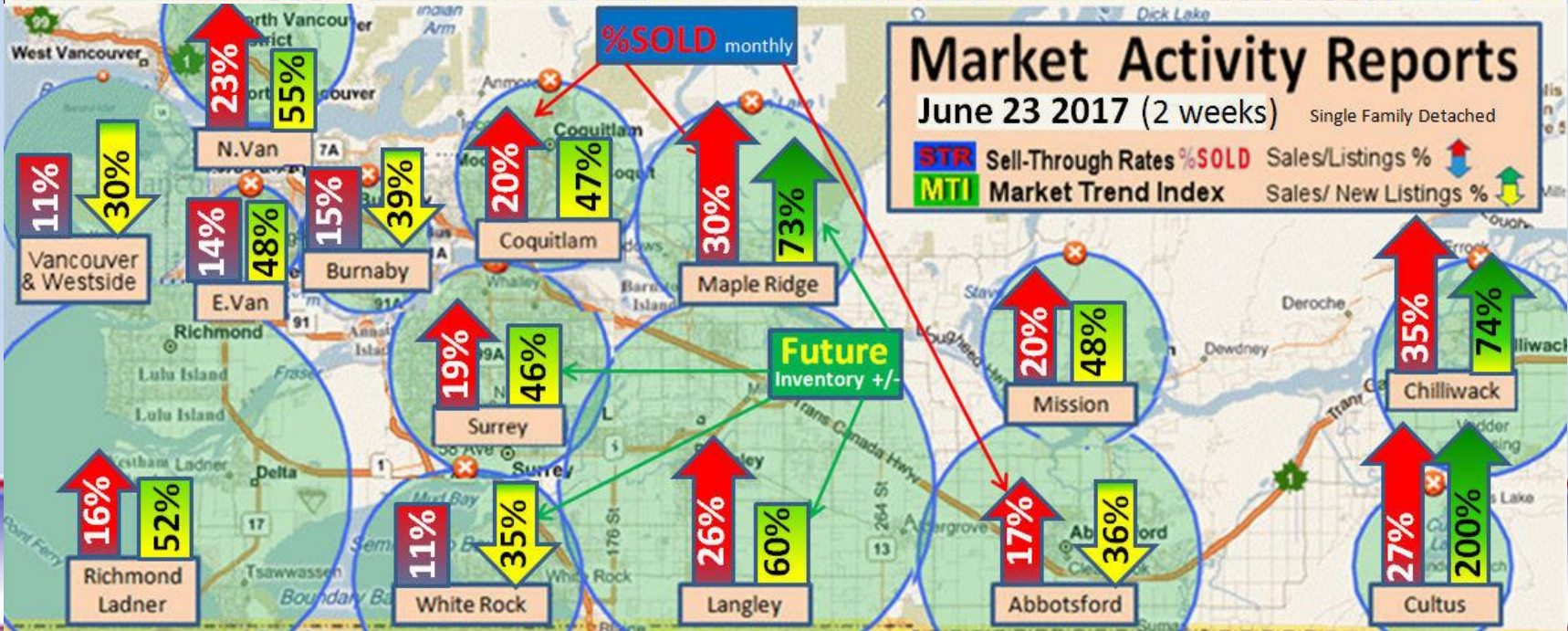
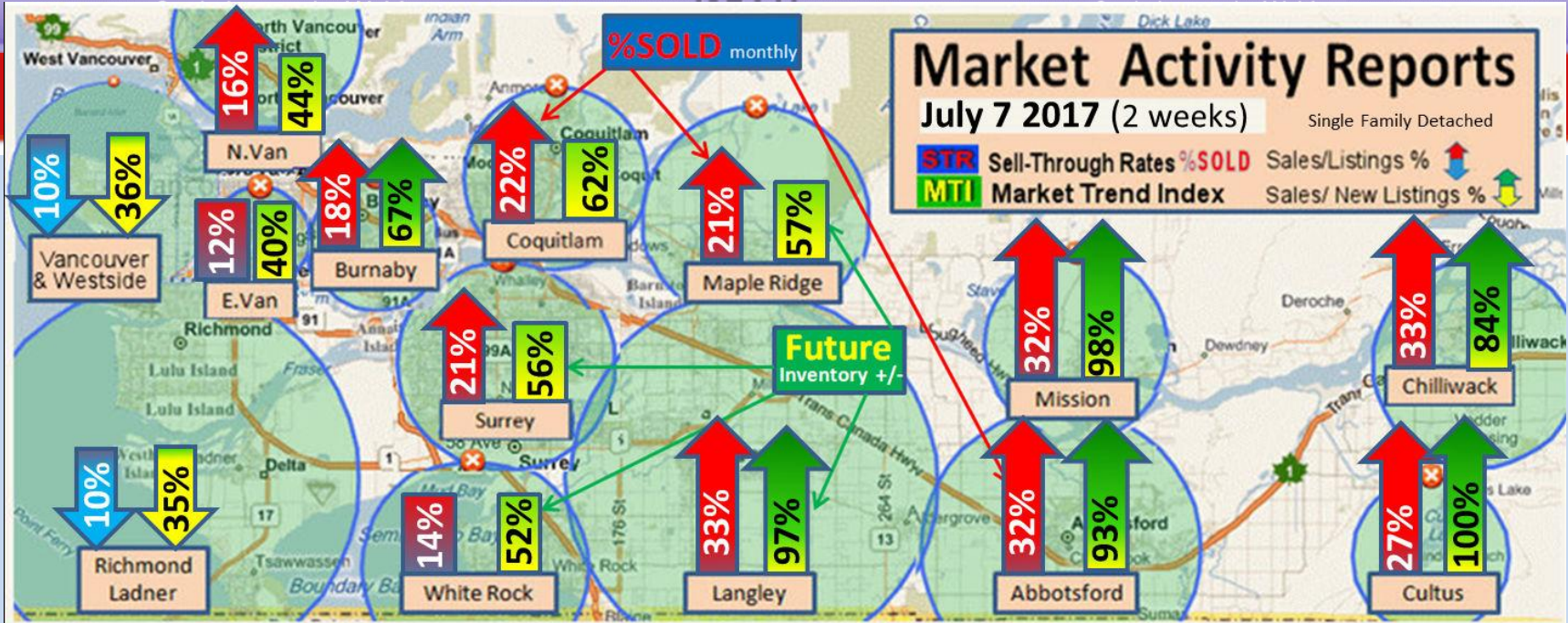
detached homes

# Vancouver Market Reports

attached homes

Scott Hoover Real Estate Associates  
Keller Williams Elite Realty 604-313-1884

Scott Hoover Real Estate Associates  
Keller Williams Elite Realty 604-313-1884





# Vancouver Market Reports

detached homes

# Vancouver Market Reports

attached homes

Scott Hoover Real Estate Associates  
Keller Williams Elite Realty 604-313-1884

Scott Hoover Real Estate Associates  
Keller Williams Elite Realty 604-313-1884

Vancouver & Fraser Valley

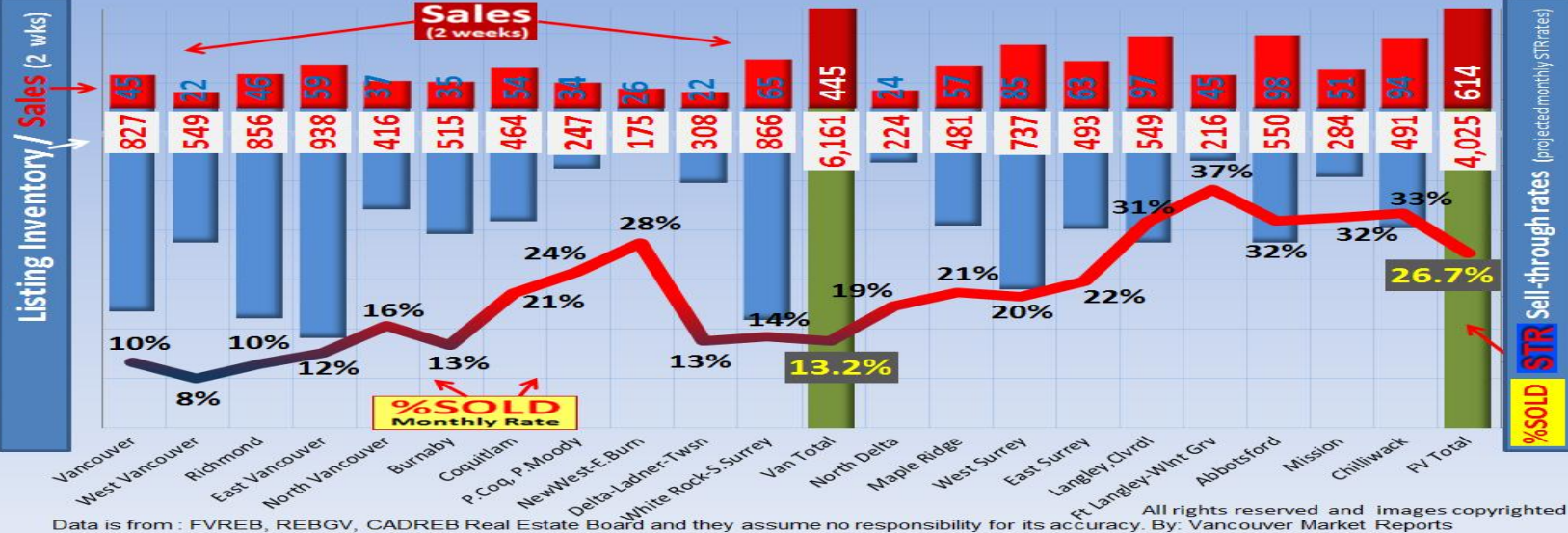
## Sales (2 wks)/ Listings Graph

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

June 23 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 Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**

Real Estate Associates

Ph: 604-468-0010

Cell: 604-313-1884



Market Analysis and Forecasting

July 1/17 **Coquitlam**

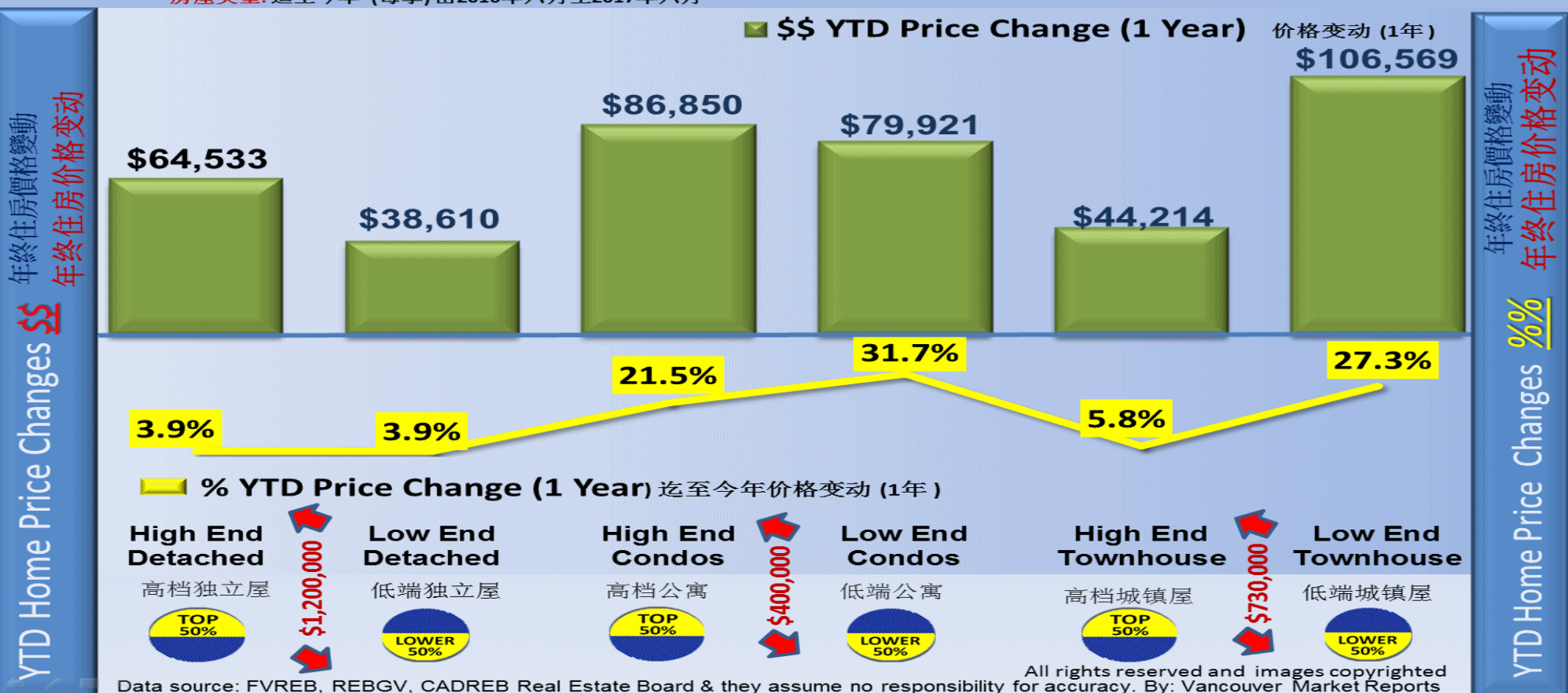
## Coquitlam Real Estate Price Changes (\$/%)

高貴林房地產價格變動 / 高贵林房地产价格变动

**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**



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

Keller Williams Elite Realty

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884

YTD Home Price Changes \$/ %

YTD Home Price Changes \$/ %



# Vancouver Market Reports

Statistics, on the Web!

detached homes



Scott Hoover

Real Estate Associates

Ph: 604-468-0010

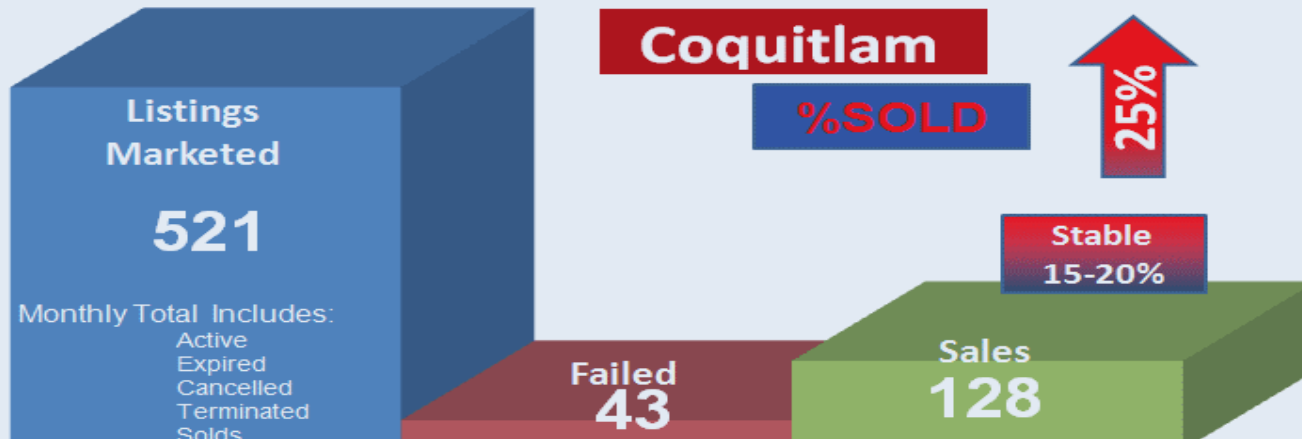
Cell: 604-313-1884



Market Analysis and Forecasting

July 1/17 Coquitlam

## 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.

\*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.

Keller Williams Elite Realty

produced for: **Scott Hoover Real Estate Associates**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



Market Analysis and Forecasting

July 1/17 **Coquitlam**

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

### Coquitlam Price Range Statistics - June 2017

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%	↑
<b>Total Activity</b>	<b>521</b>	<b>128</b>	<b>13</b>	<b>99%</b>	<b>-\$4,900</b>	<b>25%</b>	↑

## 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 <b>HPIp</b>	\$1,660,101	\$1,747,699	\$1,792,100		\$44,401	↑
(Lower 50%) Home Price Index <b>HPIp</b>	\$986,847	\$1,023,476	\$1,044,489		\$21,013	↑

\*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: **Scott Hoover Real Estate Associates**

Keller Williams Elite Realty

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**

Real Estate Associates

Ph: 604-468-0010

Cell: 604-313-1884



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%
<b>Total Activity</b>	<b>521</b>	<b>128</b>	<b>13</b>	<b>99%</b>	<b>-\$4,900</b>	<b>25%</b>

\*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: **Scott Hoover Real Estate Associates**

**Keller Williams Elite Realty**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**

Real Estate Associates

Ph: 604-468-0010

Cell: 604-313-1884

**kw**  
KELLERWILLIAMS

Market Analysis and Forecasting

July 1/17 **Coquitlam**

## 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



\*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: **Scott Hoover Real Estate Associates**

**Keller Williams Elite Realty**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884

# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



## 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



Detached

TOP 50%

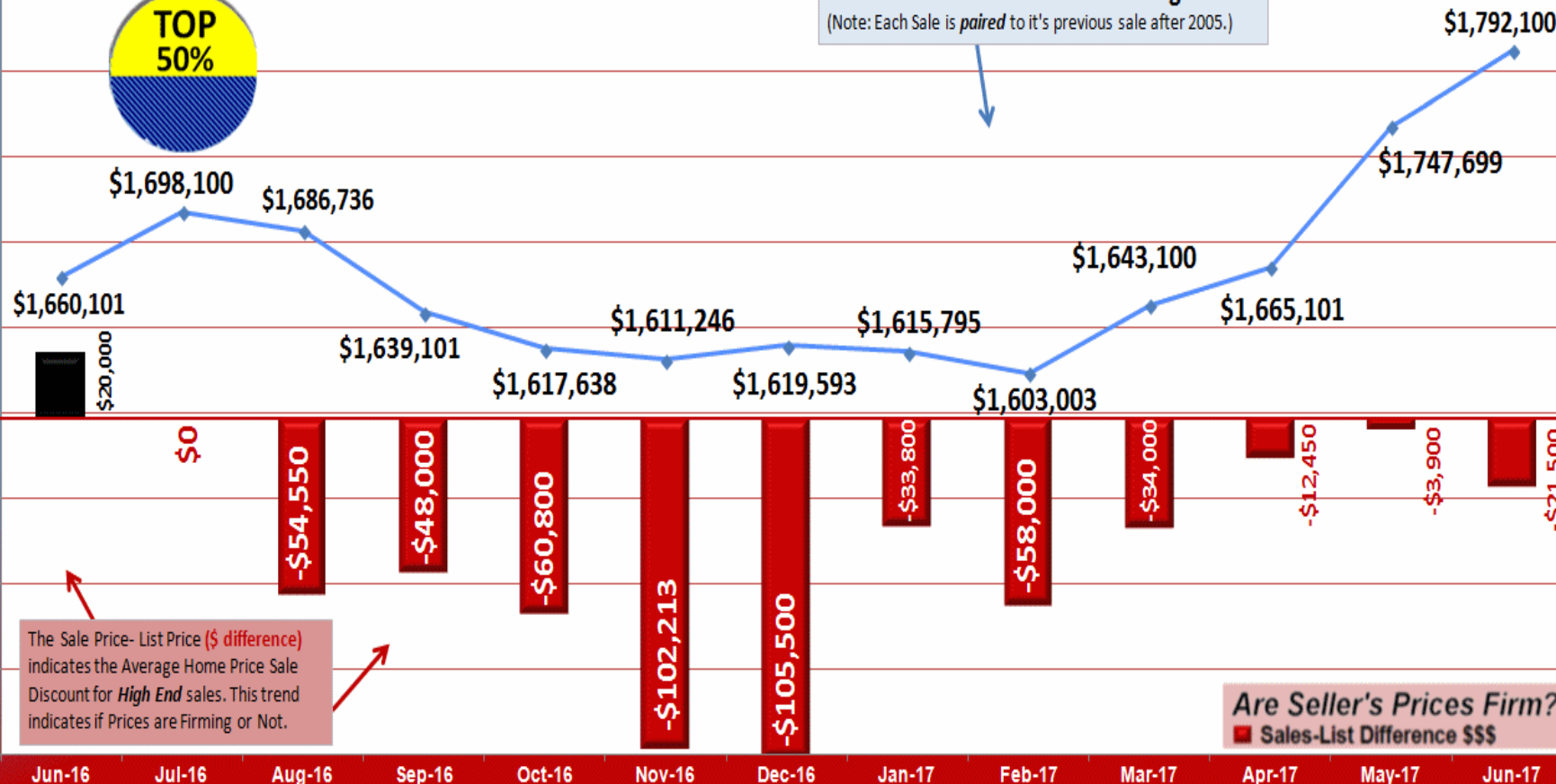
Sales Discount \$\$  
Sale Price - Original List Price ( \$ difference)

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 \$\$\$

\*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: **Scott Hoover Real Estate Associates**

Keller Williams Elite Realty

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**  
Real Estate Associates

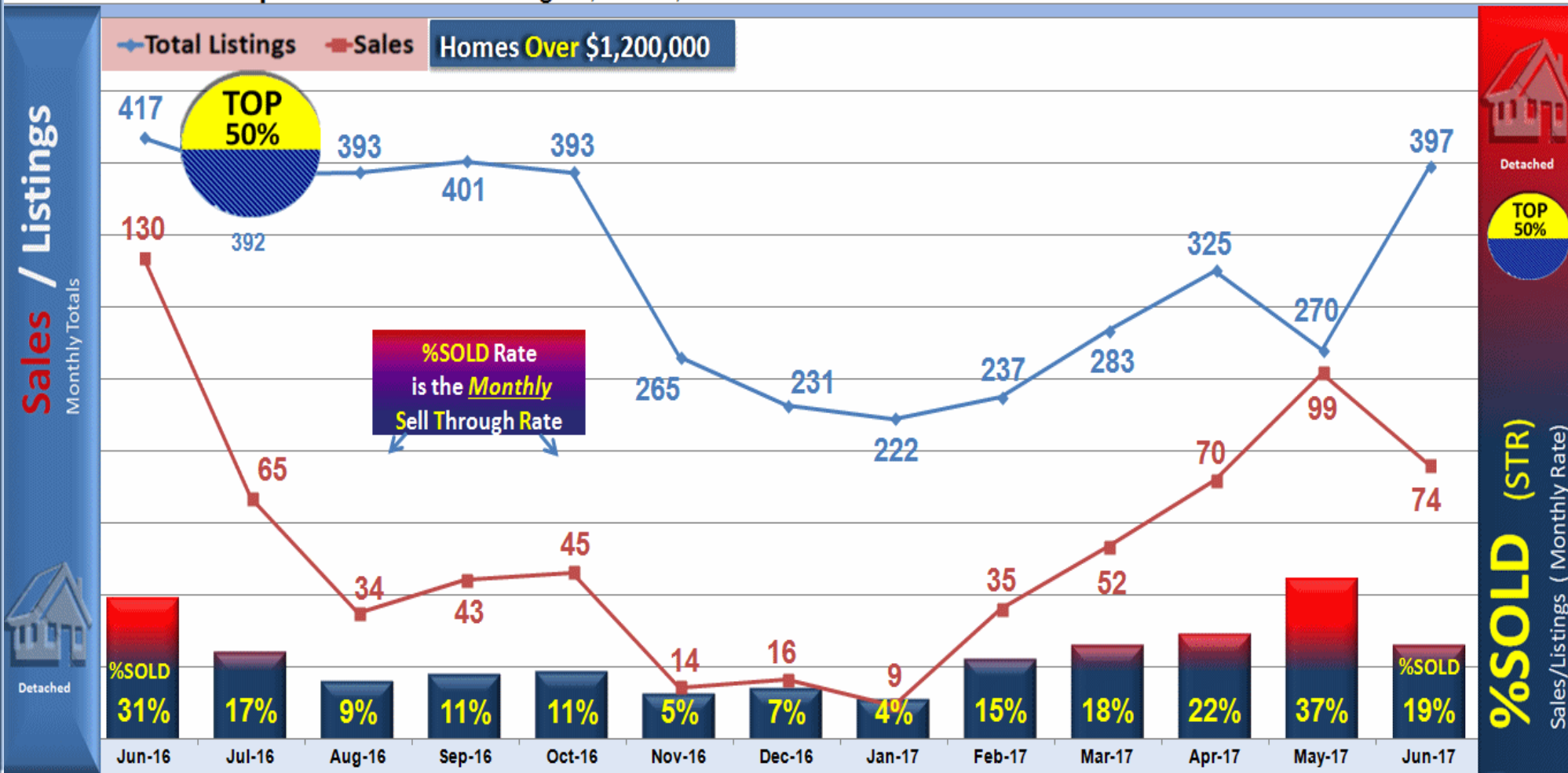
Ph: 604-468-0010  
Cell: 604-313-1884



## Market Analysis and Forecasting

July 1/17 **Coquitlam**

Detached Coquitlam 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 soft, & 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.

# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



## Market Analysis and Forecasting

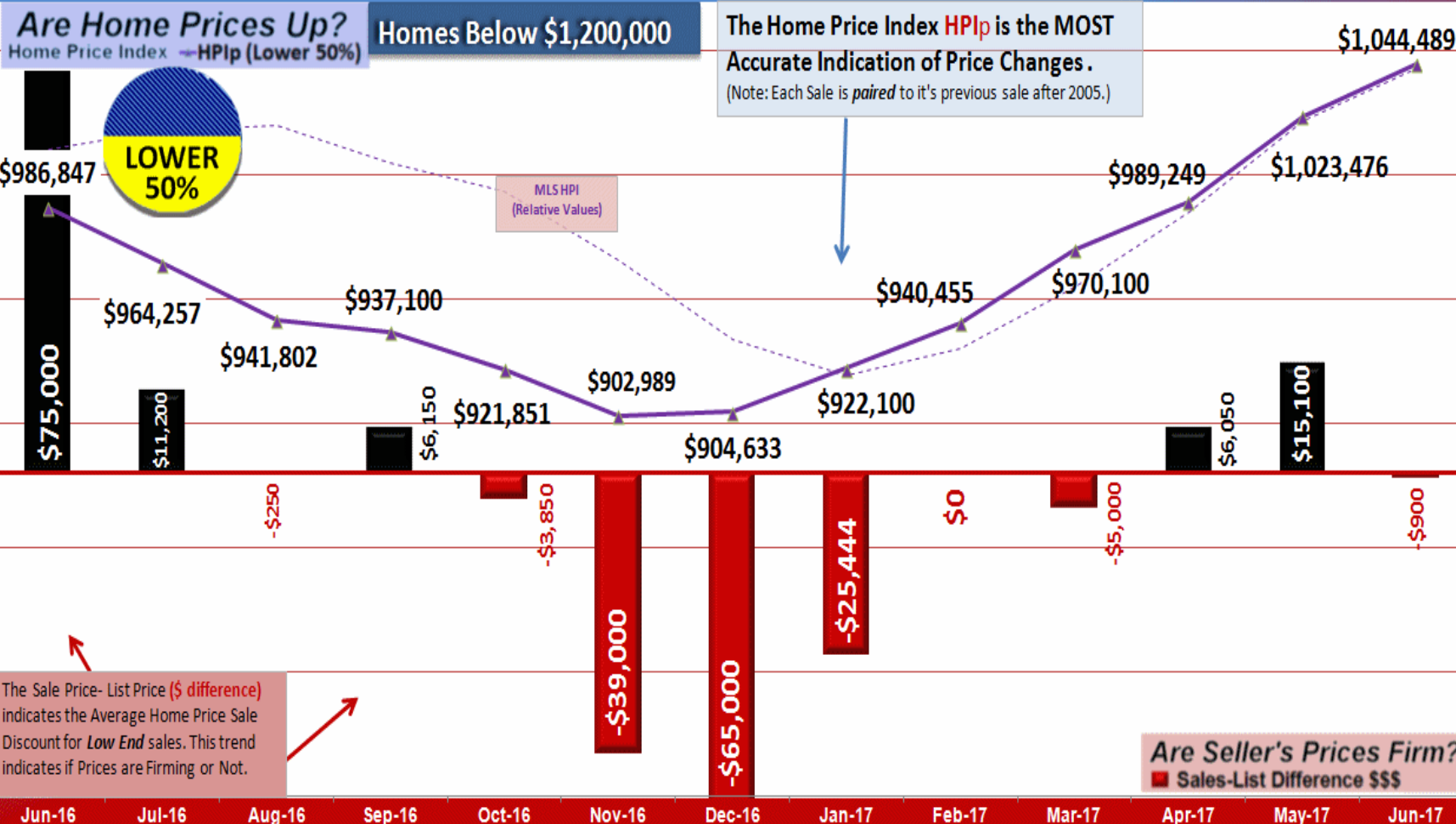
July 1/17 **Coquitlam**

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)



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

Homes Below \$1,200,000

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)

\*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: **Scott Hoover Real Estate Associates**

Keller Williams Elite Realty

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**  
Real Estate Associates

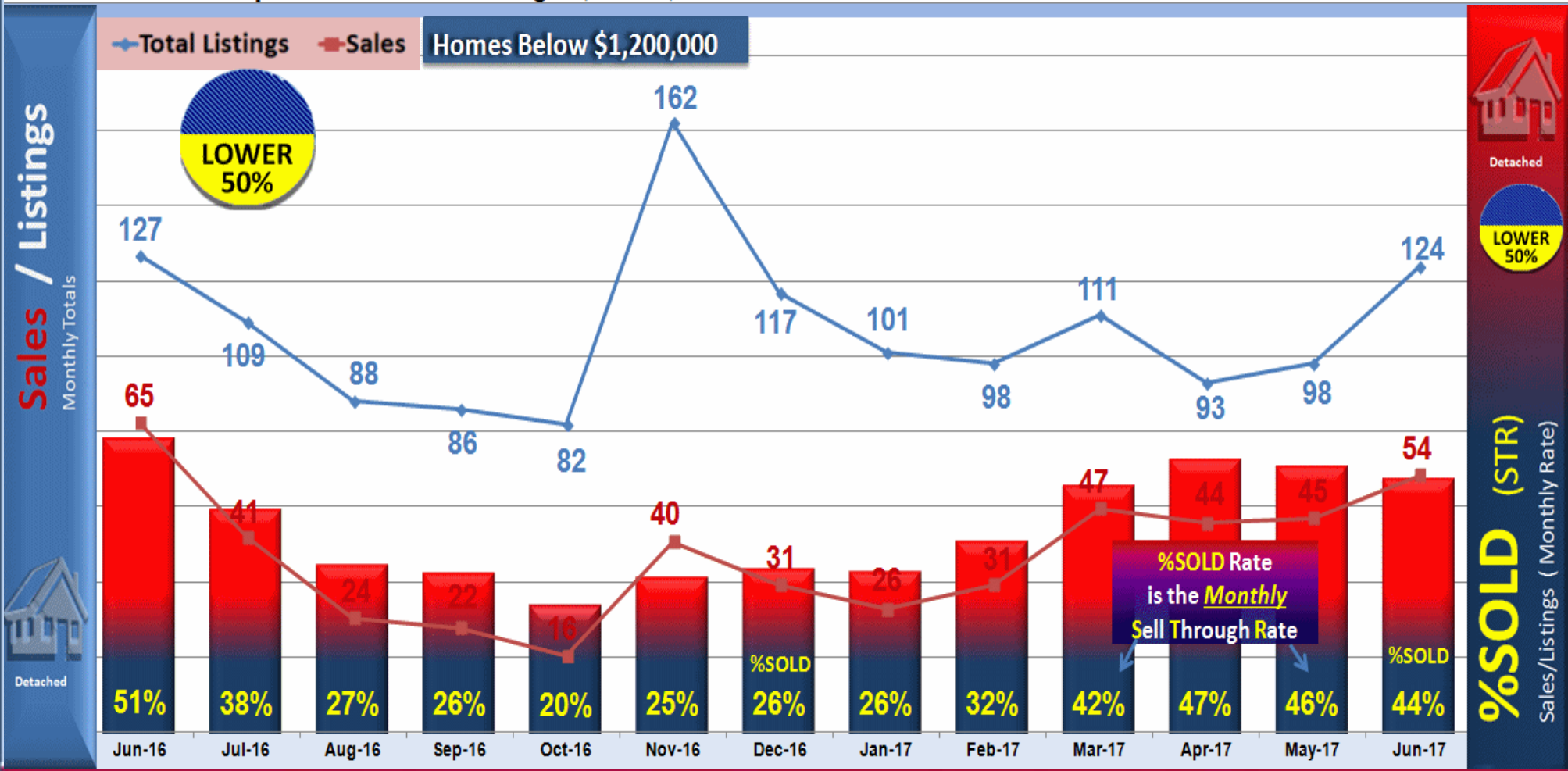
Ph: 604-468-0010  
Cell: 604-313-1884



## Market Analysis and Forecasting

July 1/17 **Coquitlam**

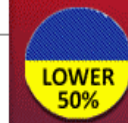
Detached Coquitlam Total Listings\*\*, Sales, and %SOLD rates



Sales / Listings  
Monthly Totals



Detached



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

\*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: **Scott Hoover Real Estate Associates**

Keller Williams Elite Realty

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884

# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



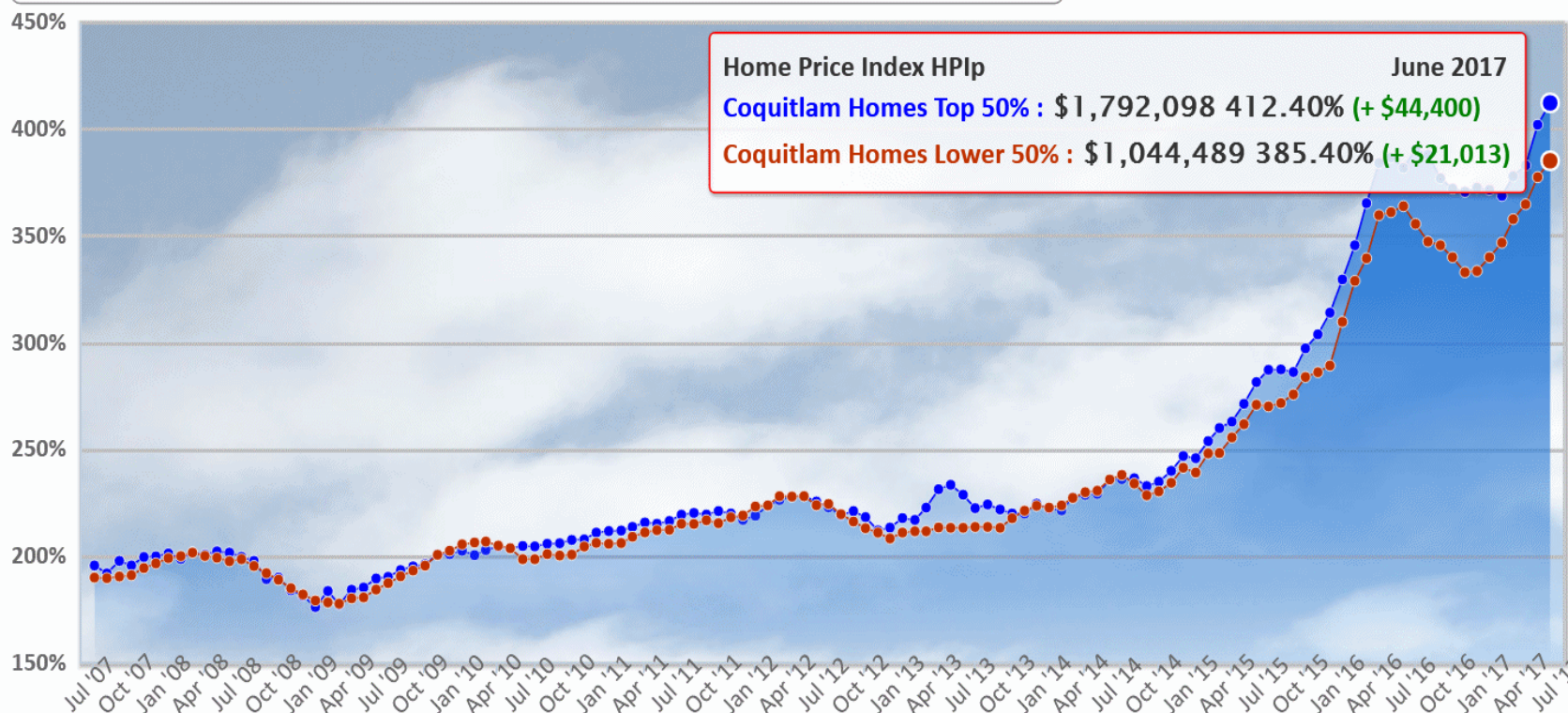
Market Analysis and Forecasting

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

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

produced for: **Scott Hoover Real Estate Associates**

**Keller Williams Elite Realty**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**

Real Estate Associates

Ph: 604-468-0010

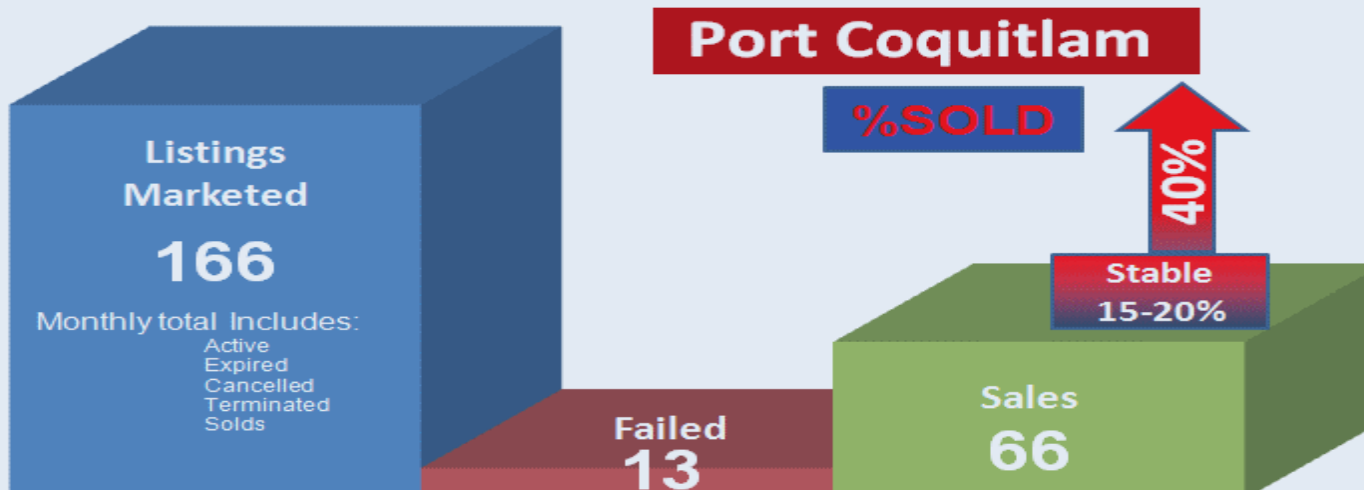
Cell: 604-313-1884



**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.



\*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.

**Keller Williams Elite Realty**

produced for: **Scott Hoover Real Estate Associates**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884

# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**

Real Estate Associates

Ph: 604-468-0010

Cell: 604-313-1884



Market Analysis and Forecasting

July 1/17 Port Coquitlam

## 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%	↑
<b>Total Activity</b>	<b>166</b>	<b>66</b>	<b>8</b>	<b>102%</b>	<b>\$15,600</b>	<b>40%</b>	↑

## 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	↑

\*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: **Scott Hoover Real Estate Associates**

Keller Williams Elite Realty

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**

Real Estate Associates

Ph: 604-468-0010

Cell: 604-313-1884

**kw**  
KELLERWILLIAMS

**Market Analysis and Forecasting**

July 1/17 Port Coquitlam

## 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%
<b>Total Activity</b>	<b>166</b>	<b>66</b>	<b>8</b>	<b>102%</b>	<b>\$15,600</b>	<b>40%</b>

\*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: **Scott Hoover Real Estate Associates**

**Keller Williams Elite Realty**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884

# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**

Real Estate Associates

Ph: 604-468-0010

Cell: 604-313-1884



**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.

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

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

produced for: **Scott Hoover Real Estate Associates**

**Keller Williams Elite Realty**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

Statistics, on the Web!

detached homes



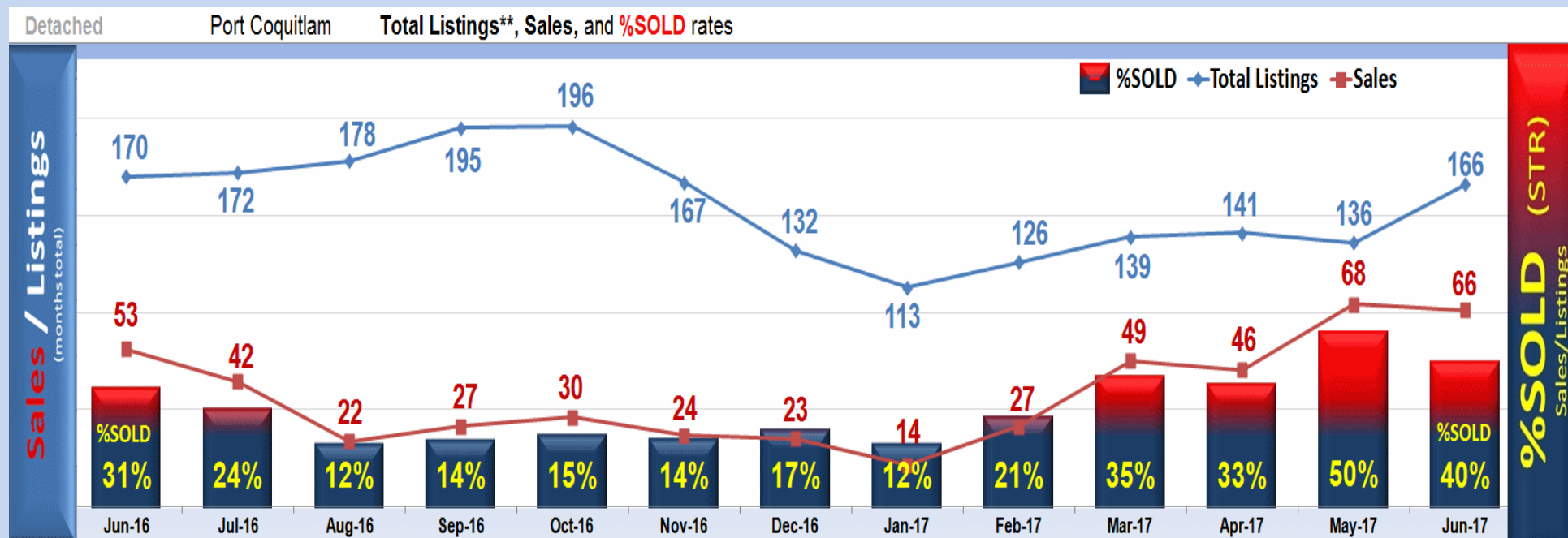
**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



## Market Analysis and Forecasting July 1/17 Port Coquitlam

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

produced for: **Scott Hoover Real Estate Associates**

Keller Williams Elite Realty

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884

# Vancouver Market Reports

Statistics, on the Web!

detached homes



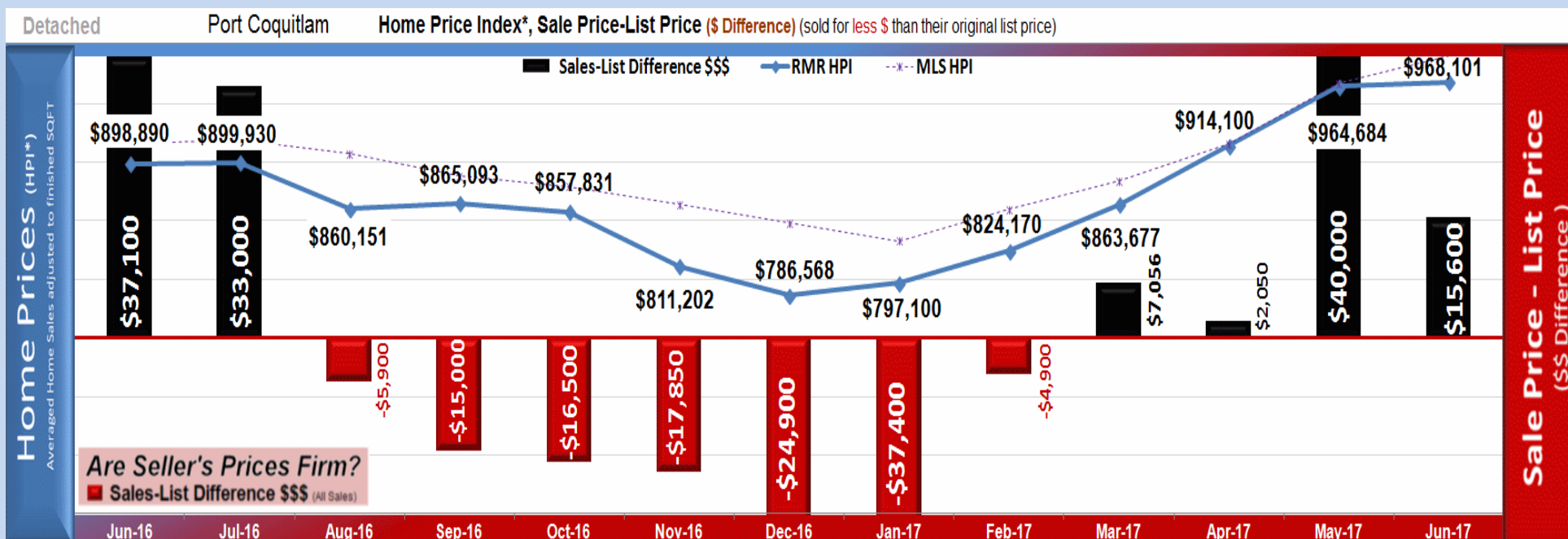
**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



Market Analysis and Forecasting July 1/17 Port Coquitlam

## 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.

produced for: **Scott Hoover Real Estate Associates**

Keller Williams Elite Realty

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

Statistics, on the Web!

detached homes



Scott Hoover

Real Estate Associates

Ph: 604-468-0010

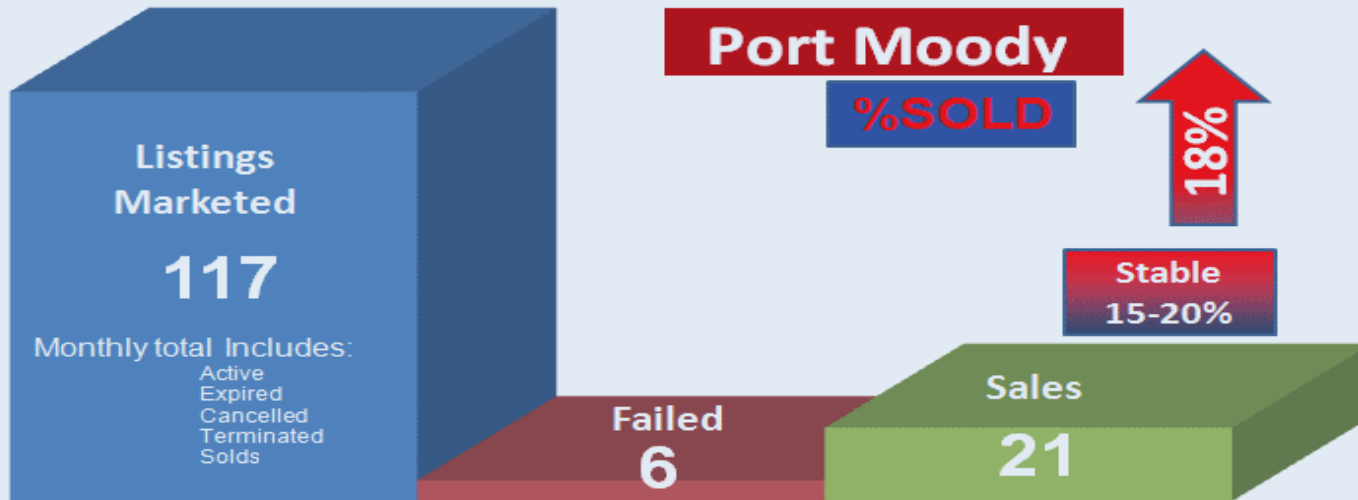
Cell: 604-313-1884



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.

produced for: **Scott Hoover Real Estate Associates**

**Keller Williams Elite Realty**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884

# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



**Market Analysis and Forecasting** July 1/17 Port Moody

## 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%	↓
<b>Total Activity</b>	<b>117</b>	<b>21</b>	<b>13</b>	<b>99%</b>	<b>-\$13,000</b>	<b>18%</b>	↑

## 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	↑

\*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: **Scott Hoover Real Estate Associates**

**Keller Williams Elite Realty**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**

Real Estate Associates

Ph: 604-468-0010

Cell: 604-313-1884



**Market Analysis and Forecasting**

July 1/17 Port Moody

## 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%
Ioco	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%
<b>Total Activity</b>	<b>117</b>	<b>21</b>	<b>13</b>	<b>99%</b>	<b>-\$13,000</b>	<b>18%</b>

\*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: **Scott Hoover Real Estate Associates**

**Keller Williams Elite Realty**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884

# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**

Real Estate Associates

Ph: 604-468-0010

Cell: 604-313-1884



**Market Analysis and Forecasting**

July 1/17 Port Moody

## 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.

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

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

produced for:

**Scott Hoover Real Estate Associates**

**Keller Williams Elite Realty**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**  
Real Estate Associates

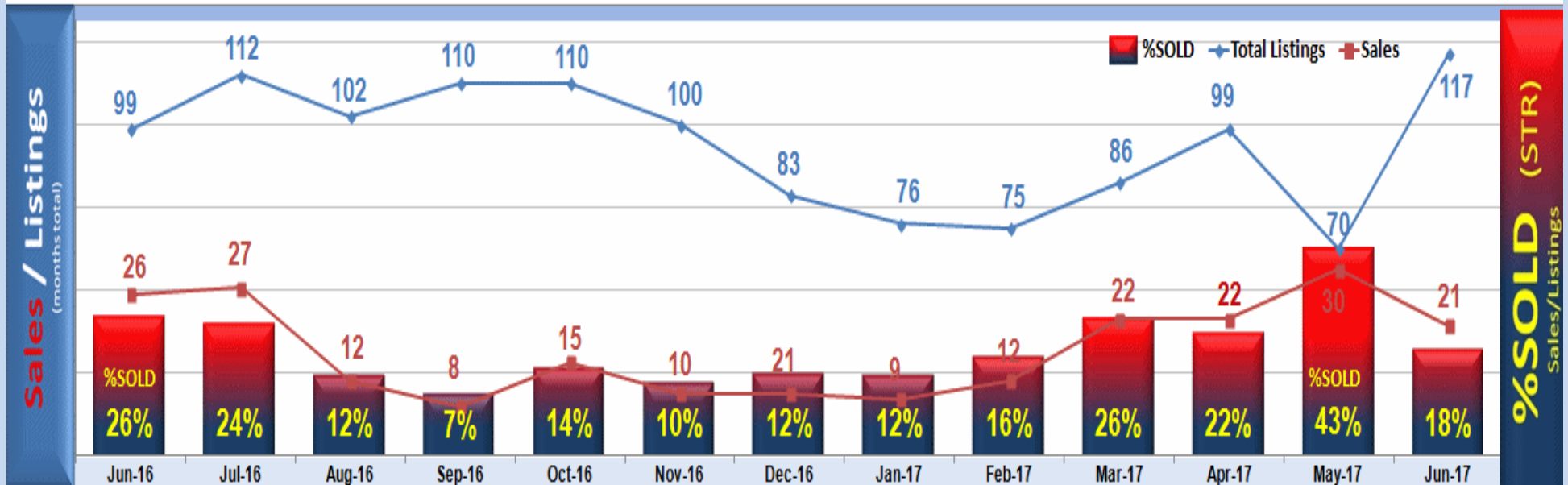
Ph: 604-468-0010  
Cell: 604-313-1884



**Market Analysis and Forecasting** July 1/17 Port Moody

## How has the Market performed this Past Month and Year?

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



\*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: **Scott Hoover Real Estate Associates**

**Keller Williams Elite Realty**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884

# Vancouver Market Reports

Statistics, on the Web!

detached homes



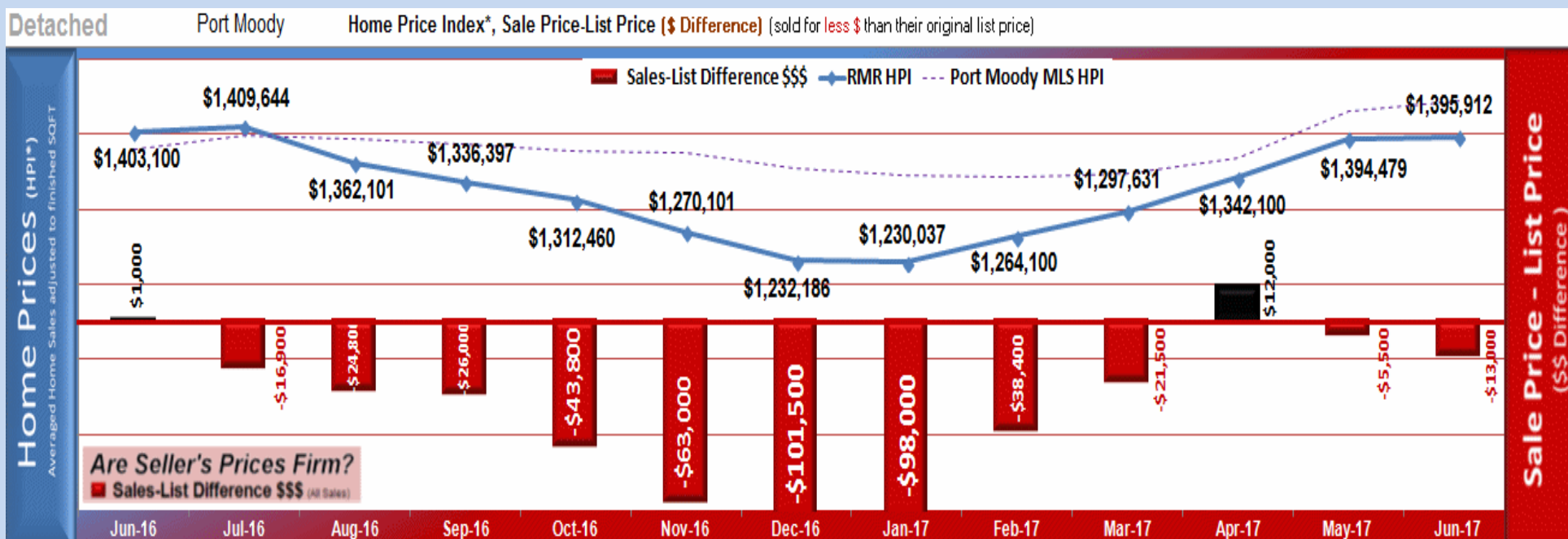
**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



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.

produced for: **Scott Hoover Real Estate Associates**

Keller Williams Elite Realty

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



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

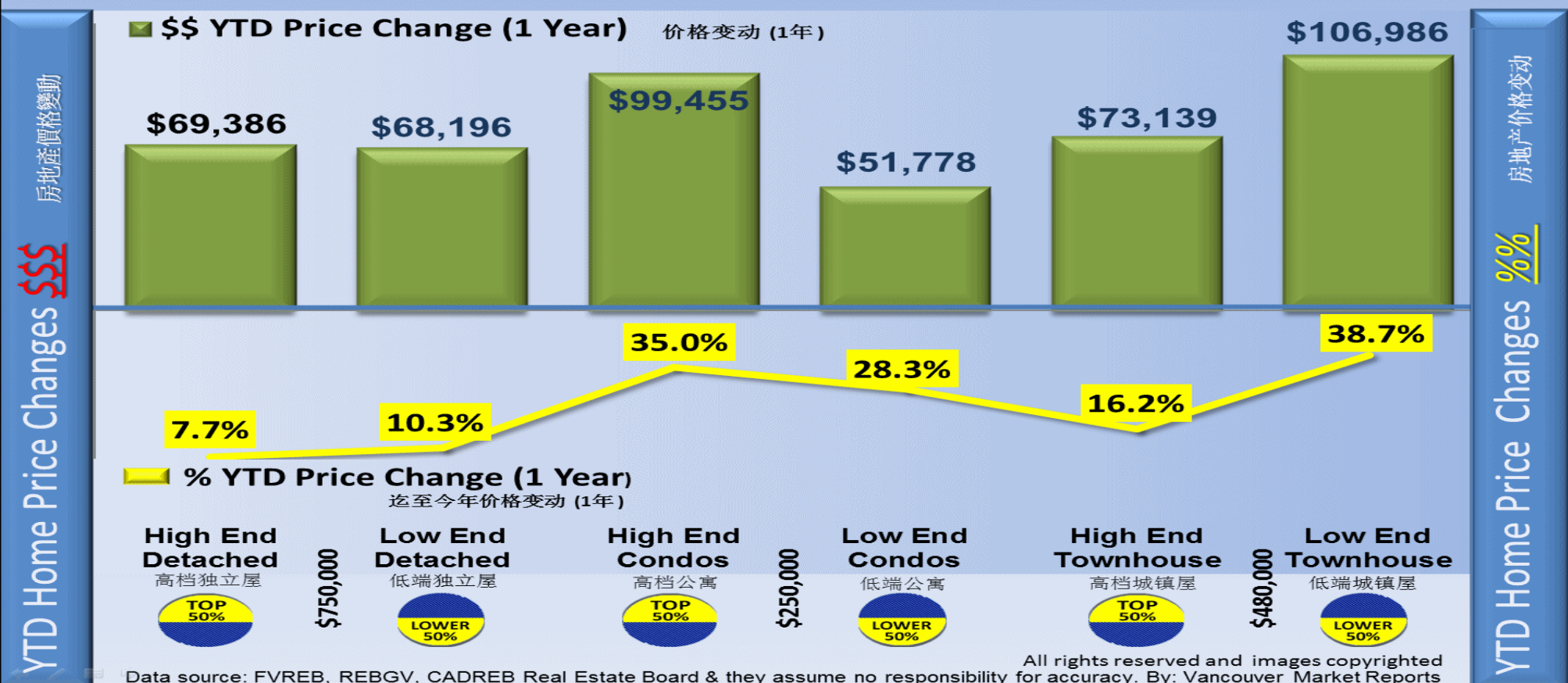
## Maple Ridge-Pitt Meadows Real Estate Price Changes (\$/%)

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



YTD Home Price Changes \$\$\$ 房地產價格變動

YTD Home Price Changes % 房地產價格變動

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

All rights reserved and images copyrighted

\*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: **Scott Hoover Real Estate Associates**

Keller Williams Elite Realty

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884

# Vancouver Market Reports

Statistics, on the Web!

detached homes



Scott Hoover

Real Estate Associates

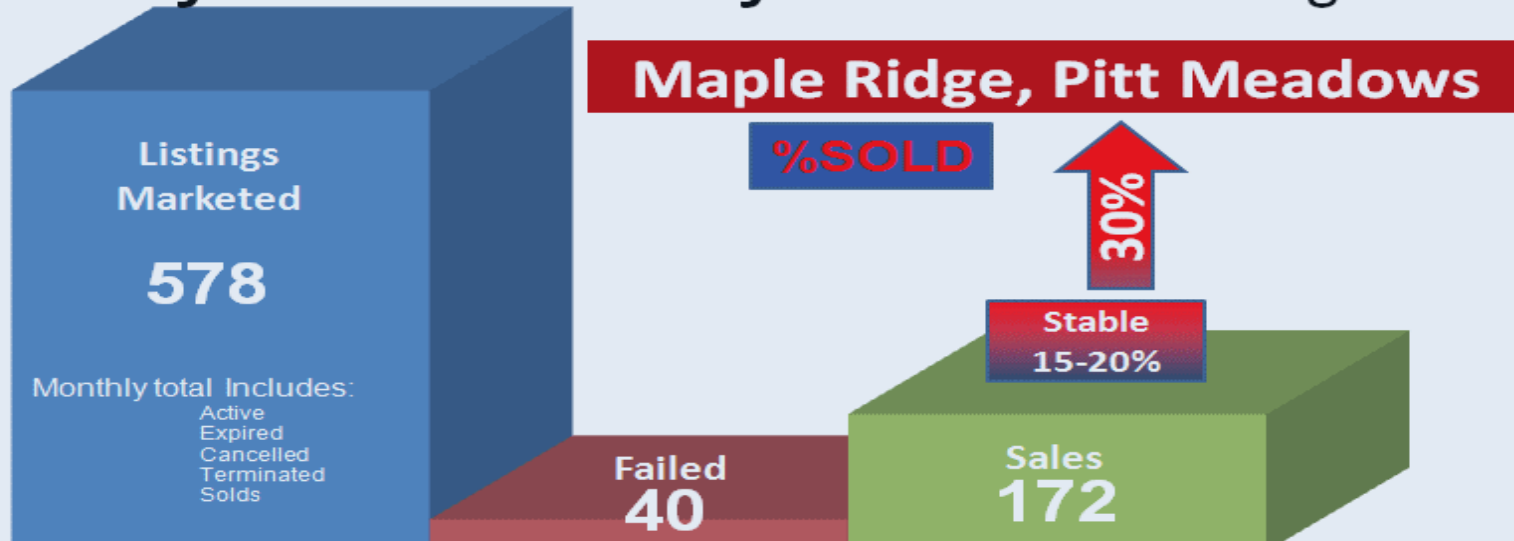
Ph: 604-468-0010

Cell: 604-313-1884



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.

\*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: **Scott Hoover Real Estate Associates**

**Keller Williams Elite Realty**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**

Real Estate Associates

Ph: 604-468-0010

Cell: 604-313-1884



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

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

Maple Ridge and Pitt Meadows List Price Ranges Statistics - 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%	↑
<b>Total Activity</b>	<b>578</b>	<b>172</b>	<b>9</b>	<b>100%</b>	<b>\$0</b>	<b>30%</b>	↑

## 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%	↓
<b>(Upper 50%) Home Price Index HPIp</b>	\$938,922	\$973,101	\$998,100		\$24,999	↑
<b>(Lower 50%) Home Price Index HPIp</b>	\$674,832	\$729,339	\$737,719		\$8,381	↑

\*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: **Scott Hoover Real Estate Associates**

**Keller Williams Elite Realty**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884

# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**

Real Estate Associates

Ph: 604-468-0010

Cell: 604-313-1884

**kw**  
KELLERWILLIAMS

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

## 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%
<b>Total Activity</b>	<b>578</b>	<b>172</b>	<b>9</b>	<b>100%</b>	<b>\$0</b>	<b>30%</b>

\*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:

**Scott Hoover Real Estate Associates**

**Keller Williams Elite Realty**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**

Real Estate Associates

Ph: 604-468-0010

Cell: 604-313-1884



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

## 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.

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



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

**Keller Williams Elite Realty**

produced for: **Scott Hoover Real Estate Associates**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884

# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



## 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)



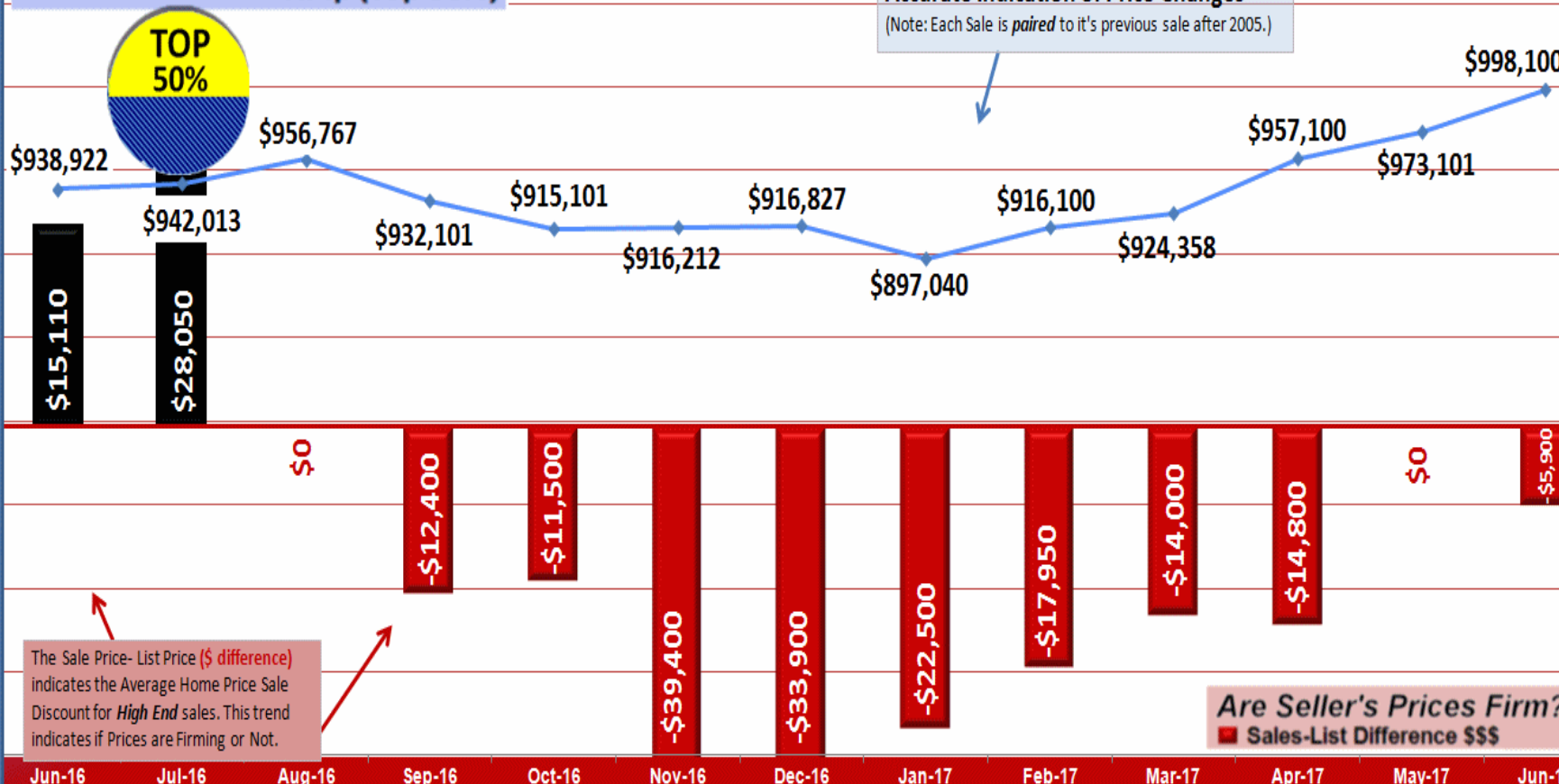
Detached

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



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

\*Home Price Index = average home prices are adjusted to the yearly average finished soft, & 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: **Scott Hoover Real Estate Associates**

Keller Williams Elite Realty

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**

Real Estate Associates

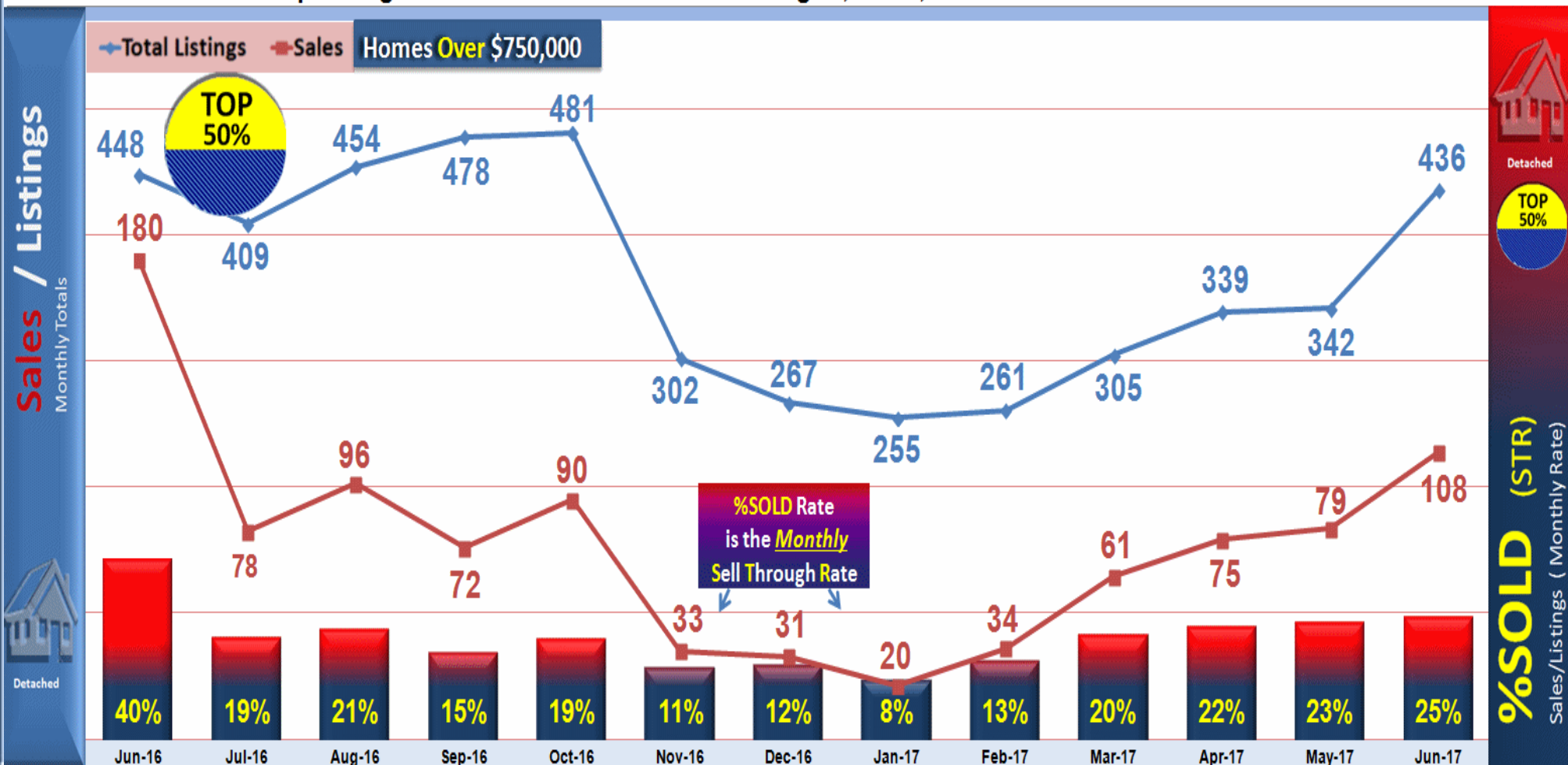
Ph: 604-468-0010

Cell: 604-313-1884



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

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



\*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: **Scott Hoover Real Estate Associates**

**Keller Williams Elite Realty**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884

# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



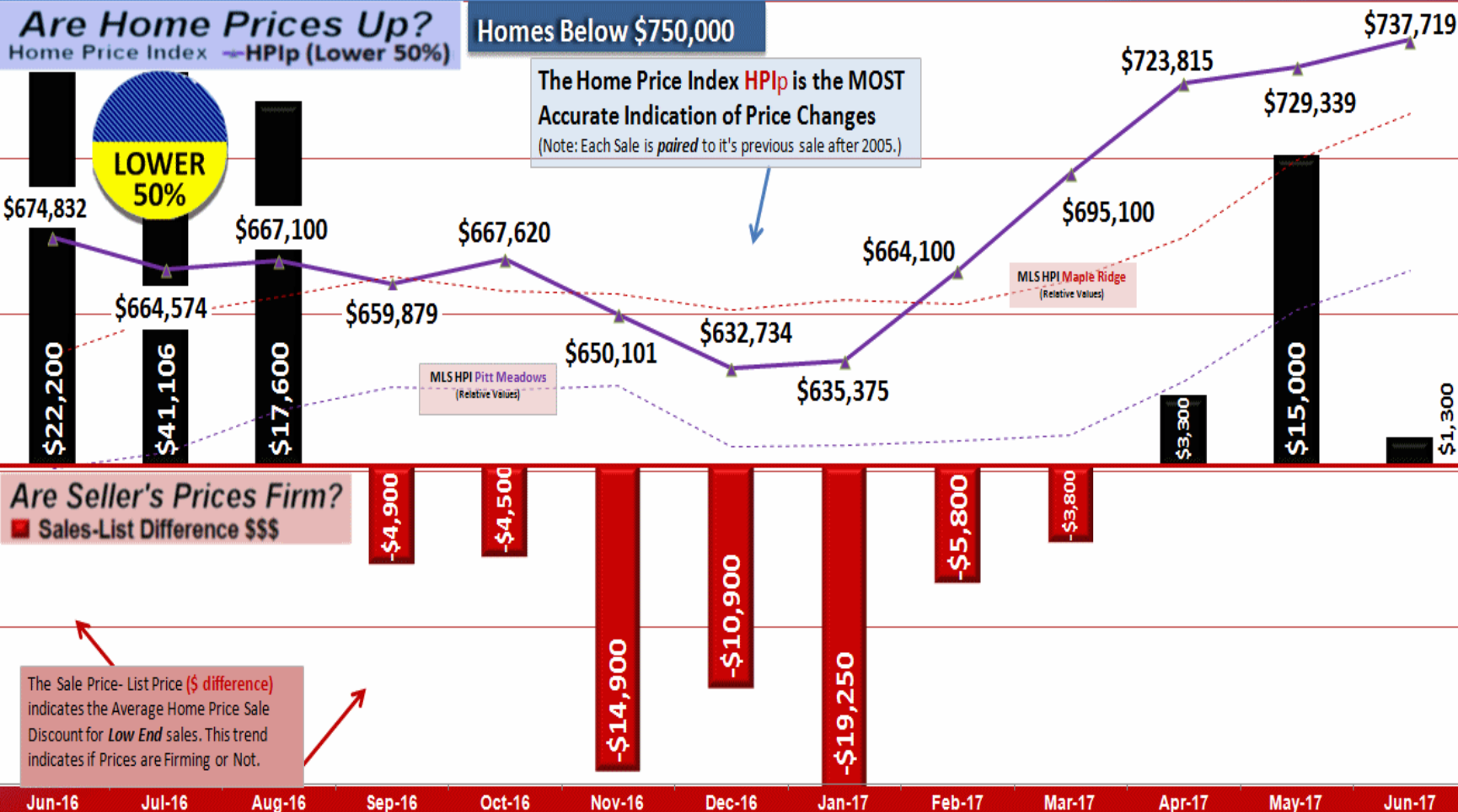
## Market Analysis and Forecasting July 1/17 Maple Ridge-Pitt Meadows

### 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)



### 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.)

### 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.



LOWER 50%

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



# Vancouver Market Reports

Statistics, on the Web!

detached homes



Scott Hoover

Real Estate Associates

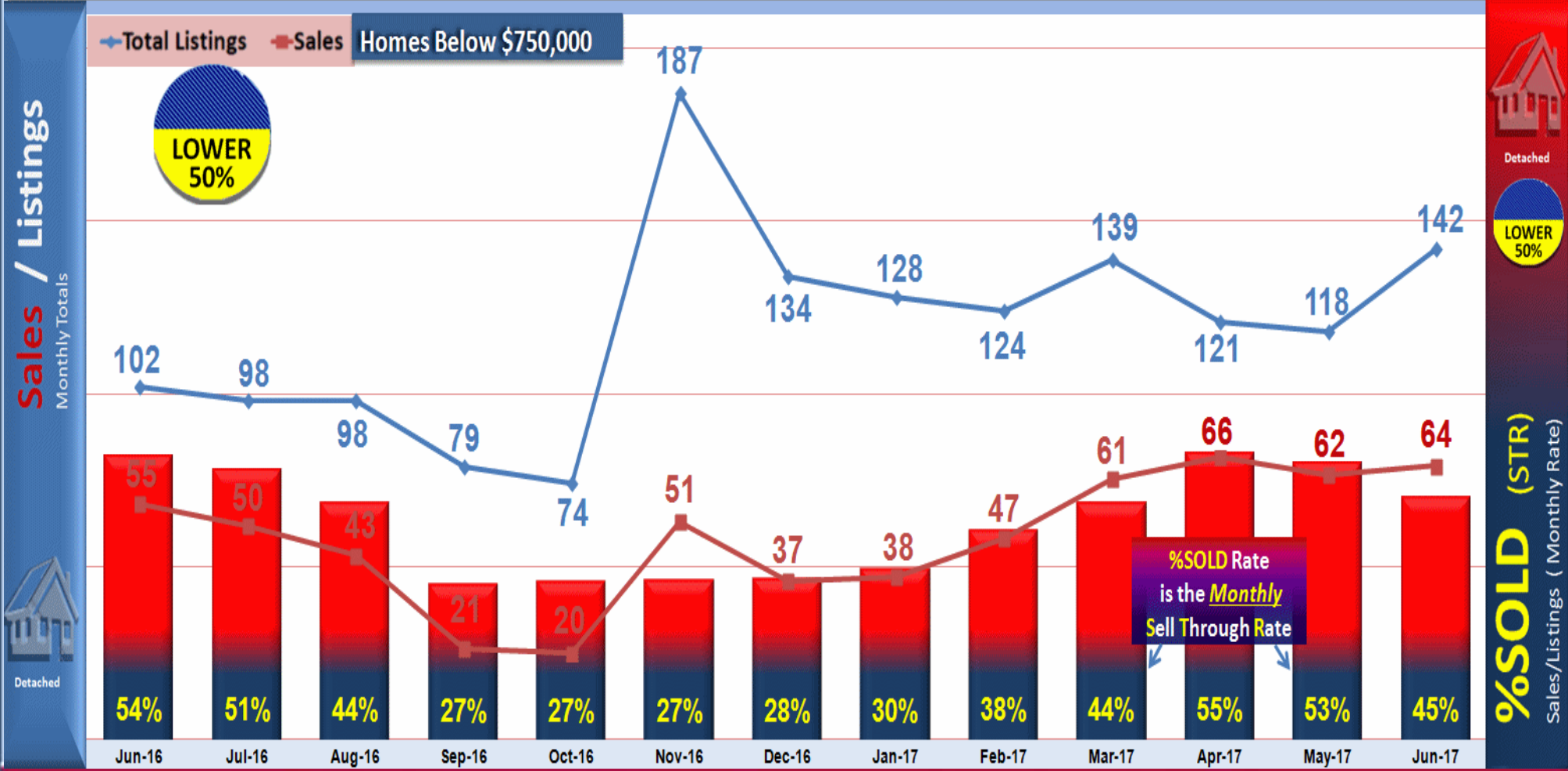
Ph: 604-468-0010

Cell: 604-313-1884



## 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

LOWER 50%

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

\*Home Price Index = average home prices are adjusted to the yearly average finished soft. & 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: **Scott Hoover Real Estate Associates**

Keller Williams Elite Realty

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884

# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**  
Real Estate Associates

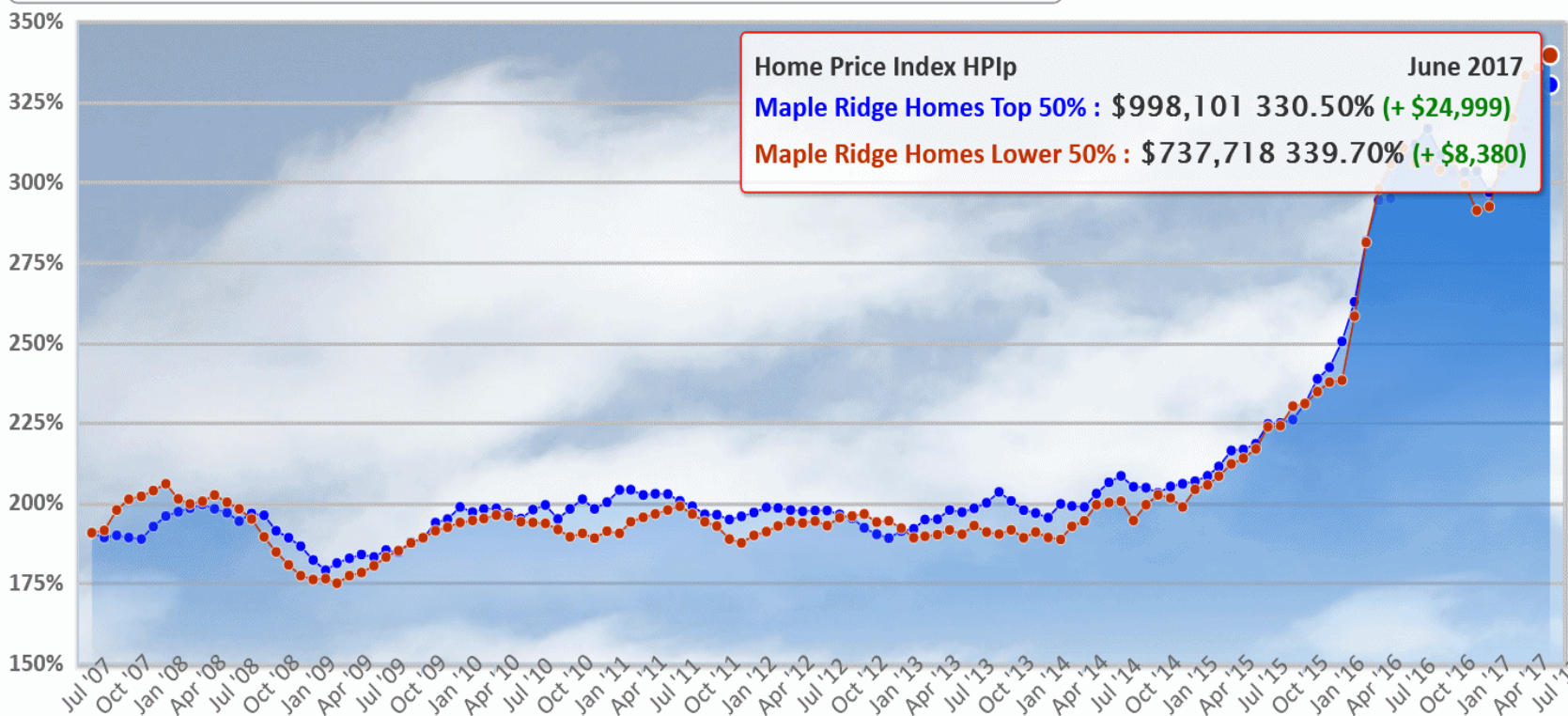
Ph: 604-468-0010  
Cell: 604-313-1884



## 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

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

**Keller Williams Elite Realty**

produced for: **Scott Hoover Real Estate Associates**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**

Real Estate Associates

Ph: 604-468-0010

Cell: 604-313-1884



Market Analysis and Forecasting July 1/17 Burnaby South & North

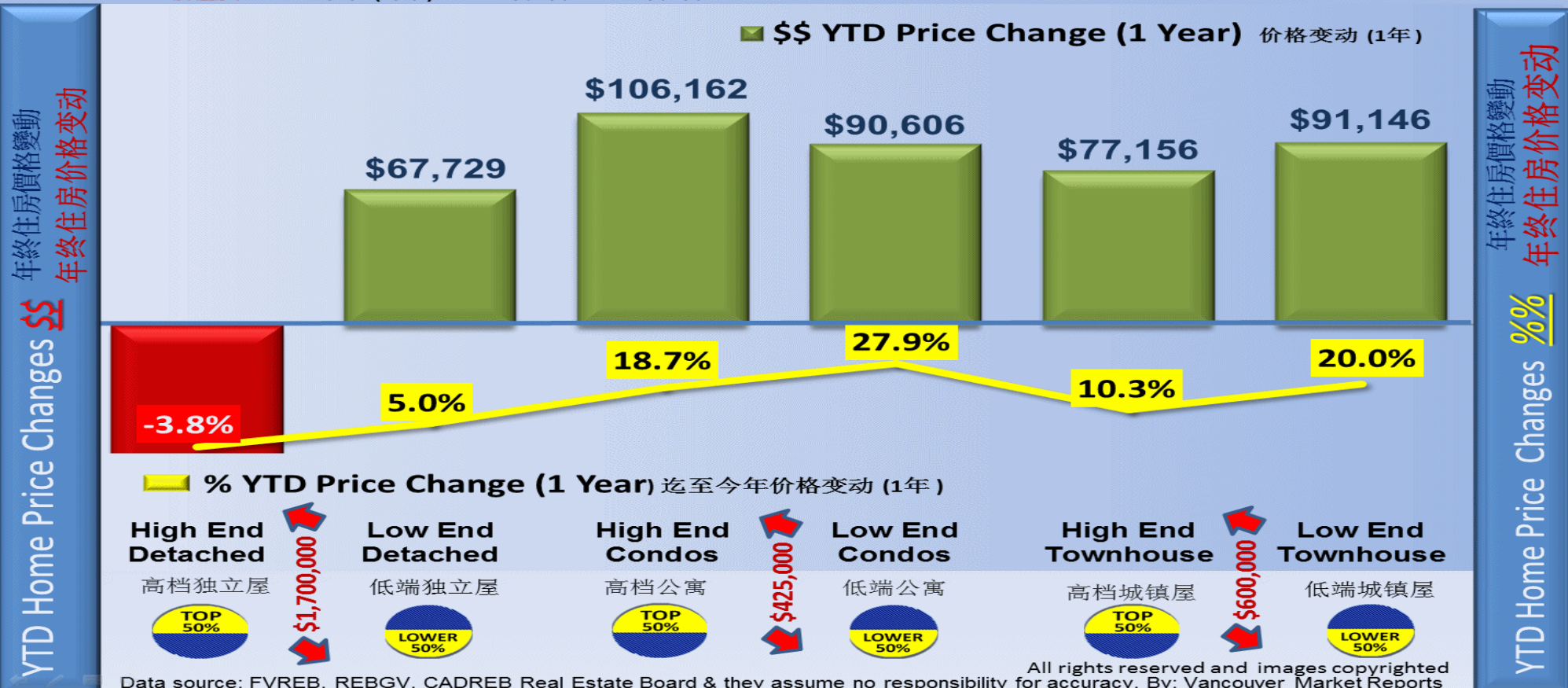
## Burnaby Real Estate Price Changes (\$/%)

本拿比房地產價格變動 / 本拿比房地產價格变动

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



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

Keller Williams Elite Realty

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884

YTD Home Price Changes \$

YTD Home Price Changes %

# Vancouver Market Reports

Statistics, on the Web!

detached homes



Scott Hoover

Real Estate Associates

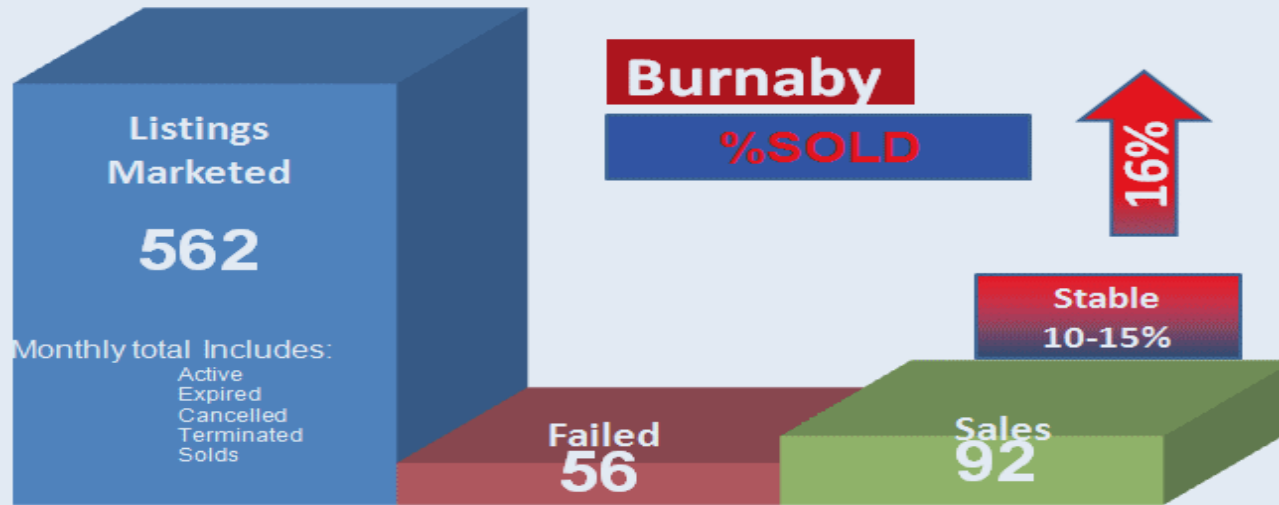
Ph: 604-468-0010

Cell: 604-313-1884



Market Analysis and Forecasting July 1/17 Burnaby South & North

## Monthly Market Activity - June 2017 - Single Family



### July 1 2017 Burnaby Market Update (detached)

**Current:** Burnaby's Residential Detached housing market is in a sellers Market with **16 %SOLD** rate. (This means 16 homes out of 100 sold last month with an average \$41,500 Discount from the original price)

*Most Active Range:* Homes below \$1.2 mill. have **66.7 %SOLD** rate.

*Least Active Range:* Homes above \$2.5 mill. have **6.3 %SOLD** rate.

**History:** The Burnaby Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices decreased \$97,188.  
The Burnaby Home Price Index **HPIp** (Lower 50%) Year-To-Date shows that prices increased \$74,757.

\*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: **Scott Hoover Real Estate Associates**

**Keller Williams Elite Realty**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



Market Analysis and Forecasting July 1/17 Burnaby South & North

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

### Burnaby List Price Ranges Statistics - June 2017

Detached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,200,000	6	4	22	100%	-\$5,000	66.7%	↑
\$1,200,001-\$1,350,000	23	11	10	101%	\$11,800	47.8%	↑
\$1,350,001-\$1,500,000	62	16	9	99%	-\$8,900	25.8%	↑
\$1,500,001-\$1,700,000	104	20	11	99%	-\$20,000	19.2%	↑
\$1,700,001-\$2,000,000	101	15	26	98%	-\$40,000	14.9%	
\$2,000,001-\$2,500,000	107	16	35	95%	-\$128,095	15.0%	
\$2,500,001 and more	159	10	41	94%	-\$158,500	6.3%	↓
<b>Total Activity</b>	<b>562</b>	<b>92</b>	<b>15</b>	<b>97%</b>	<b>-\$41,500</b>	<b>16%</b>	↑

## 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)	498	502	562		60	↑
Active Listings (1st of the month)	305	339	194	414	220	↑
Solds	105	106	92		-14	↓
Days on Market (DOM)	13	16	15		-2	↓
%SOLD (Sales/ Listings /mnthly rate)	21.1%	21.1%	16.4%		-4.7%	↓
(Top 50%) Home Price Index HPIp	\$1,936,288	\$1,824,101	\$1,839,100		\$14,999	↑
(Lower 50%) Home Price Index HPIp	\$1,363,101	\$1,435,216	\$1,437,858		\$2,643	↑

\*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: **Scott Hoover Real Estate Associates**

Keller Williams Elite Realty

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884

# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**

Real Estate Associates

Ph: 604-468-0010

Cell: 604-313-1884

**kw**  
KELLERWILLIAMS

**Market Analysis and Forecasting July 1/17 Burnaby South & North**

## Burnaby Sub areas Statistics - June 2017

## Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Brentwood Park	12	0				0%
Central BN	9	2	46	99%	-\$21,900	22%
Capitol Hill BN	52	9	11	93%	-\$150,000	17%
Forest Hills BS	3	1	21	96%	-\$68,000	33%
Government Road	20	2	78	97%	-\$64,000	10%
Montecito	27	0				0%
Oakdale	1	0				0%
Parkcrest	33	5	14	97%	-\$63,000	15%
Sperling-Duthie	35	6	15	96%	-\$86,500	17%
Simon Fraser Univer.	12	2	79	107%	\$139,000	17%
Sullivan Heights	5	1	21	100%	\$0	20%
Simon Fraser Hills	0	0				0%
Vancouver Heights	19	7	7	99%	-\$20,000	37%
Willingdon Heights	17	7	10	101%	\$11,000	41%
Westridge BN	14	3	11	94%	-\$142,000	21%
Big Bend	8	0				0%
Burnaby Hospital	20	5	21	99%	-\$10,000	25%
Buckingham Heights	14	0				0%
Burnaby Lake	21	3	54	100%	\$0	14%
Central Park BS	10	0				0%
Deer Lake	17	2	6	102%	-\$8,000	12%
Deer Lake Place	13	3	44	98%	-\$38,000	23%
Forest Glen BS	32	6	44	95%	-\$94,000	19%
Greentree Village	7	1	41	91%	-\$195,000	14%
Garden Village	12	0				0%
Highgate	21	4	15	94%	-\$97,000	19%
Metrtown	18	1	19	97%	-\$68,952	6%
Suncrest	16	2	24	104%	\$10,500	13%
South Slope	69	15	12	100%	\$0	22%
Upper Deer Lake	25	5	28	96%	-\$88,000	20%
<b>Total Activity</b>	<b>562</b>	<b>92</b>	<b>15</b>	<b>97%</b>	<b>-\$41,500</b>	<b>16%</b>

\*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:

**Scott Hoover Real Estate Associates**

**Keller Williams Elite Realty**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**

Real Estate Associates

Ph: 604-468-0010

Cell: 604-313-1884

**kw**  
KELLERWILLIAMS

**Market Analysis and Forecasting** July 1/17 Burnaby South & North

## Next Months Market Forecast

**Forecast:** Burnaby has a normal Listing supply; 414 homes are for sale and with the **16 % SOLD** monthly rate gives us a ~6 months of inventory. 10% of the active listings have reduced their price by \$73,803 on average or \$77,600 median. We project Burnaby 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.

This data is from the respective Real Estate Boards: FVREB, REBGV, CADREB and they assume no responsibility for its accuracy. Copyright: RMXReports.com

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

produced for: **Scott Hoover Real Estate Associates**

**Keller Williams Elite Realty**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884

# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



Market Analysis and Forecasting July 1/17 Burnaby South & North

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

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

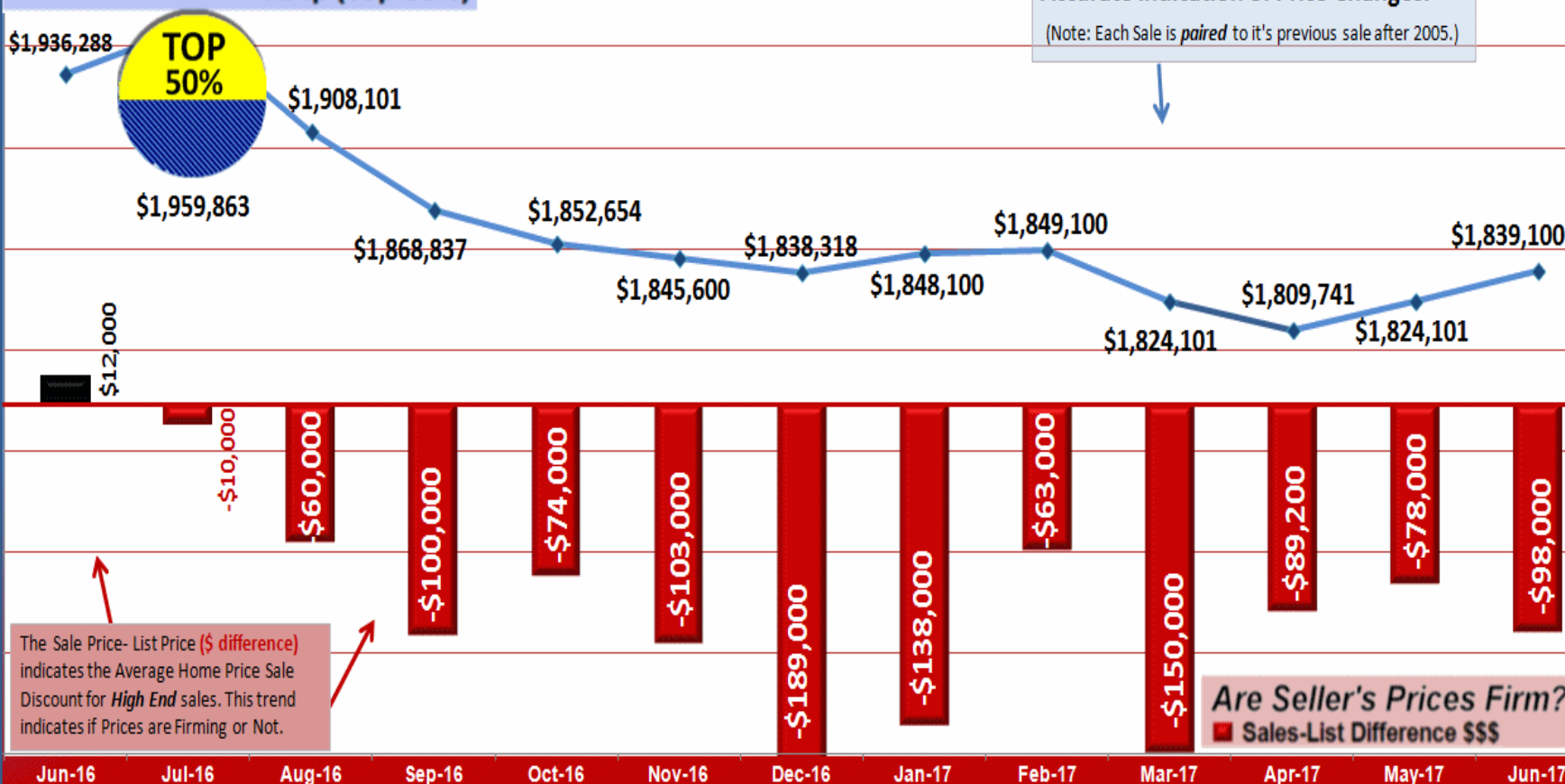
## Are Home Prices Up?

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.)



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 Price (\$ difference)



Detached

TOP 50%

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

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

produced for: **Scott Hoover Real Estate Associates**

Keller Williams Elite Realty

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

Statistics, on the Web!

detached homes



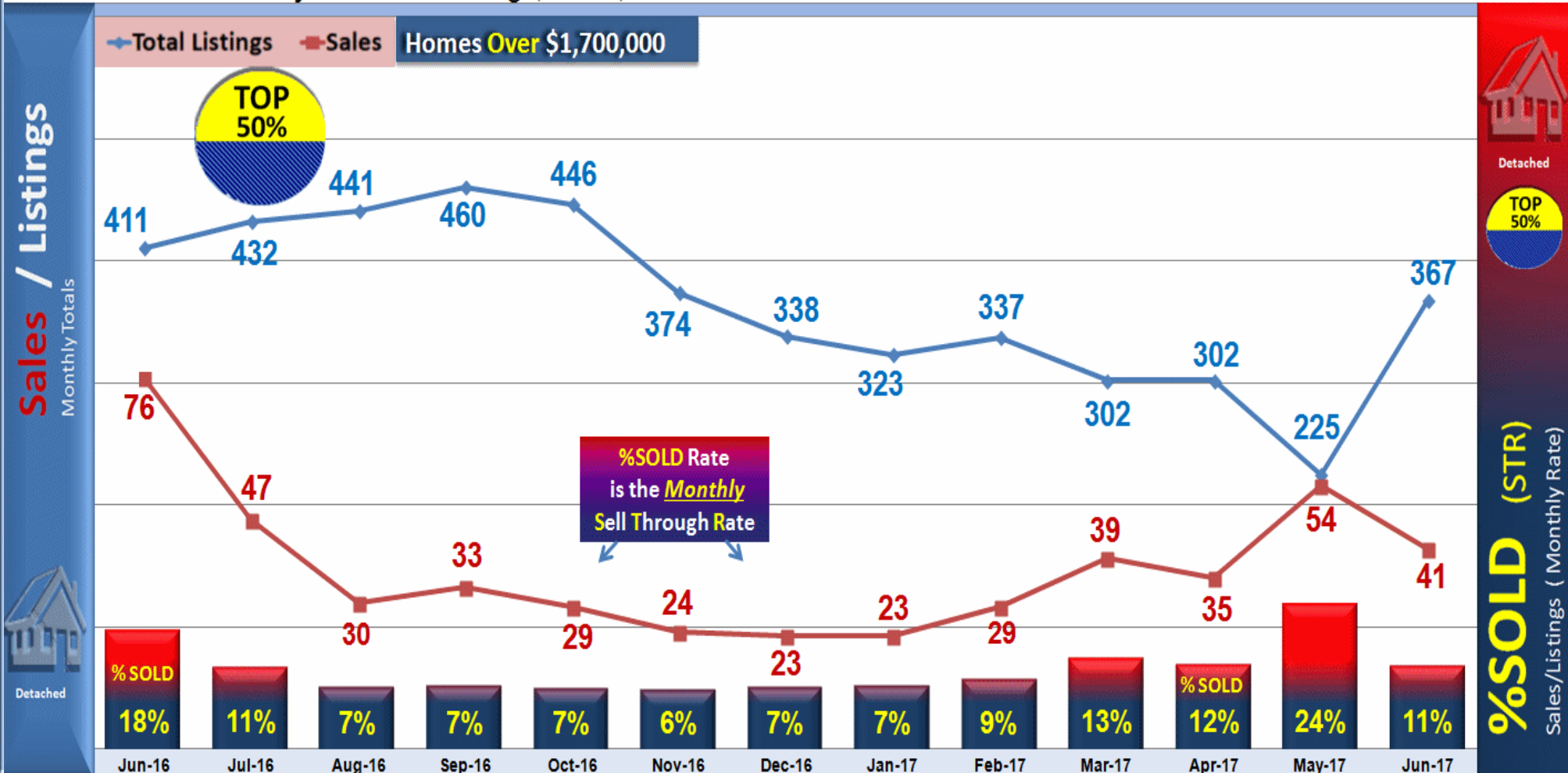
**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



## Market Analysis and Forecasting July 1/17 Burnaby South & North

Detached Burnaby Total Listings, Sales, and %SOLD rates



Sales / Listings  
Monthly Totals



Detached



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

\*Home Price Index = average home prices are adjusted to the yearly average finished soft, & 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: **Scott Hoover Real Estate Associates**

Keller Williams Elite Realty

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884

# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



## Market Analysis and Forecasting July 1/17 Burnaby South & North

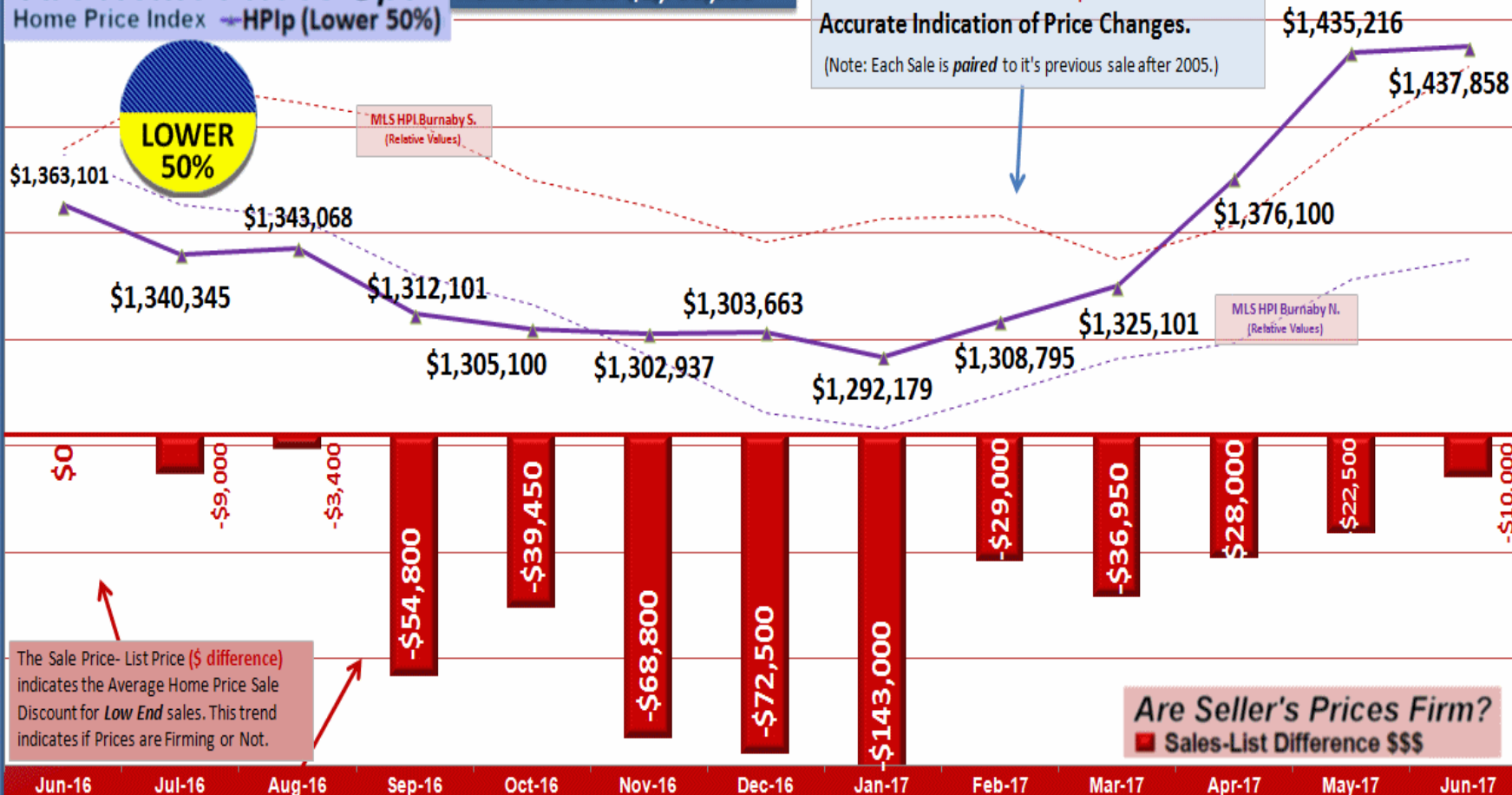
**Detached Burnaby** Home Price Index HPIp (Lower 50%). Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End sales)

### Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

Homes Below \$1,700,000

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)

\*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.



# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**

Real Estate Associates

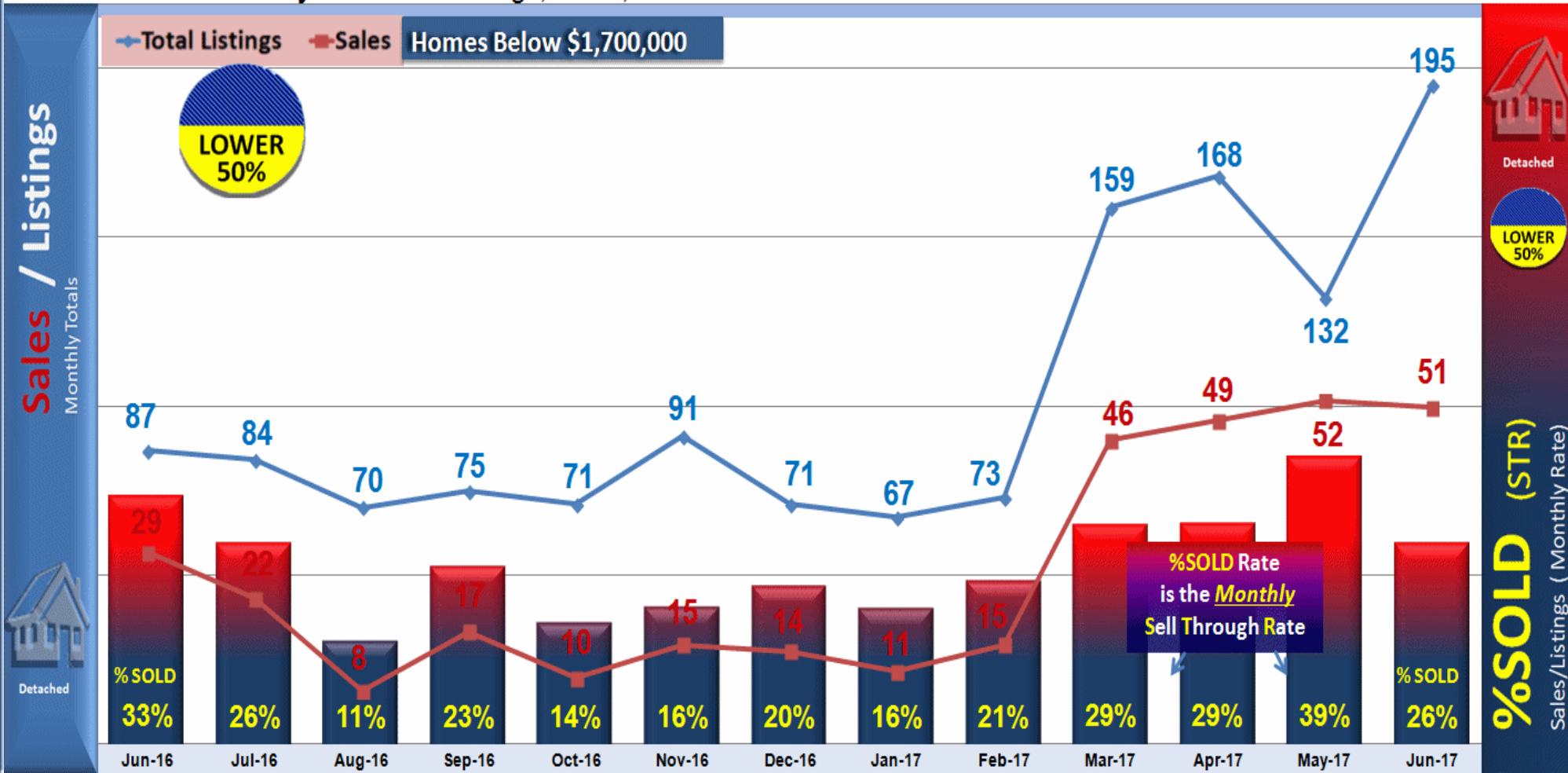
Ph: 604-468-0010

Cell: 604-313-1884



**Market Analysis and Forecasting** July 1/17 Burnaby South & North

Detached Burnaby Total Listings, Sales, and %SOLD rates



\*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.

Keller Williams Elite Realty

produced for: **Scott Hoover Real Estate Associates**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884

# Vancouver Market Reports

Statistics, on the Web!

detached homes



**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884

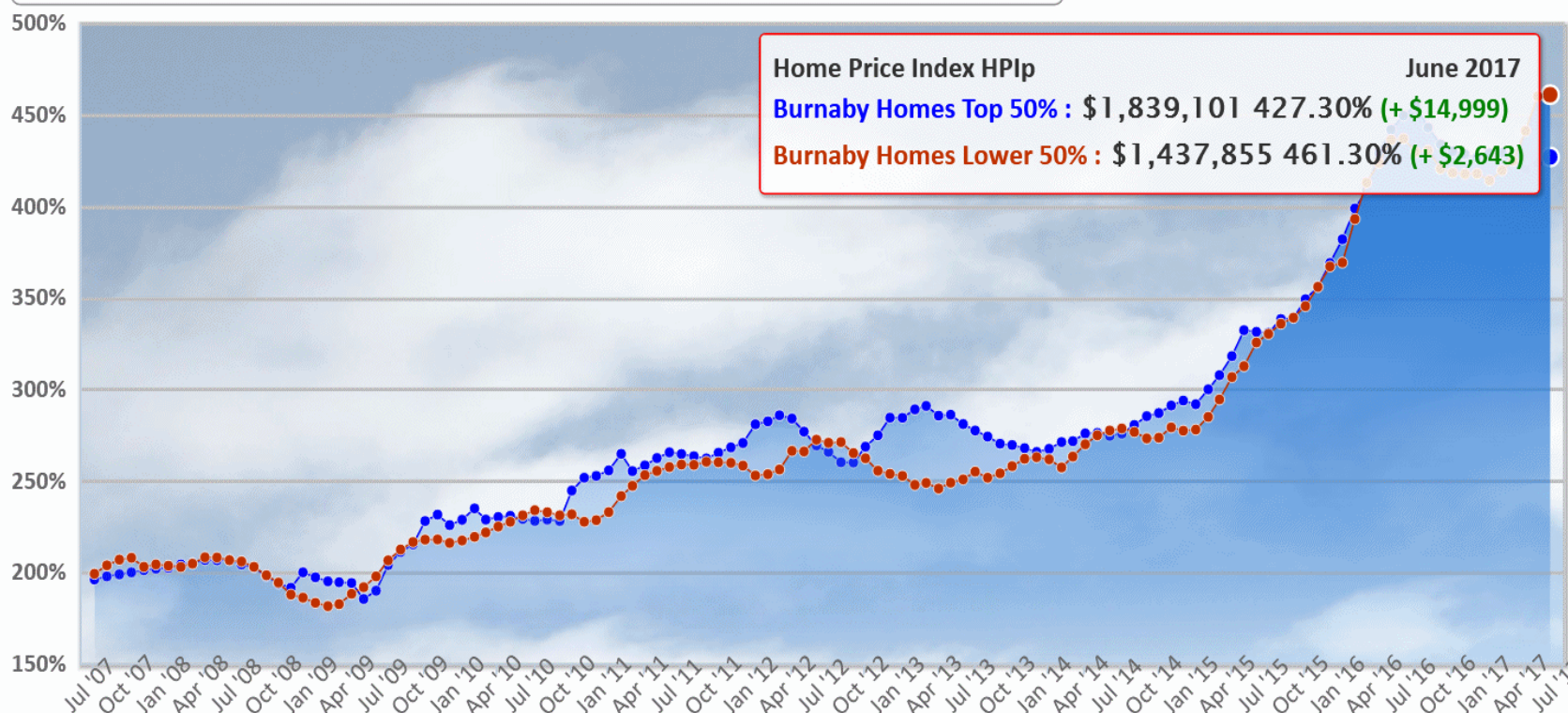


## Market Analysis and Forecasting July 1/17 Burnaby South & North

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
Jun 2017	% 427.30
May 2017	% 423.80
Apr 2017	% 420.50
Mar 2017	% 423.80
Feb 2017	% 429.60
Jan 2017	% 429.40
Dec 2016	% 427.10
Nov 2016	% 428.80
Oct 2016	% 430.40
Sep 2016	% 434.20
Aug 2016	% 443.30
Jul 2016	% 455.30

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

produced for: **Scott Hoover Real Estate Associates**

**Keller Williams Elite Realty**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

attached homes

Statistics, on the Web!



**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



## Market Analysis and Forecasting

July 1/17 **Coquitlam**

Coquitlam Sub areas Statistics - June 2017						Attached	
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%	
<b>Total Activity</b>	<b>408</b>	<b>187</b>	<b>8</b>	<b>102%</b>	<b>\$10,100</b>	<b>46%</b>	

Coquitlam List Price Ranges Statistics - June 2017						Attached	
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%	↑
<b>Total Activity</b>	<b>408</b>	<b>187</b>	<b>8</b>	<b>102%</b>	<b>\$10,100</b>	<b>46%</b>	

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 30%)

**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

## Helping Families Achieve Their Goals!!!

Scott and his team utilize the latest technologies, market research and business strategies to exceed your expectations. From professional photography, video presentation, fully optimized internet marketing, all our listings take advantage of an international advertising network of publications & web sites.

\*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: **Scott Hoover Real Estate Associates**

**Keller Williams Elite Realty**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884

# Vancouver Market Reports

Statistics, on the Web!

attached homes



**Scott Hoover**  
Real Estate Associates

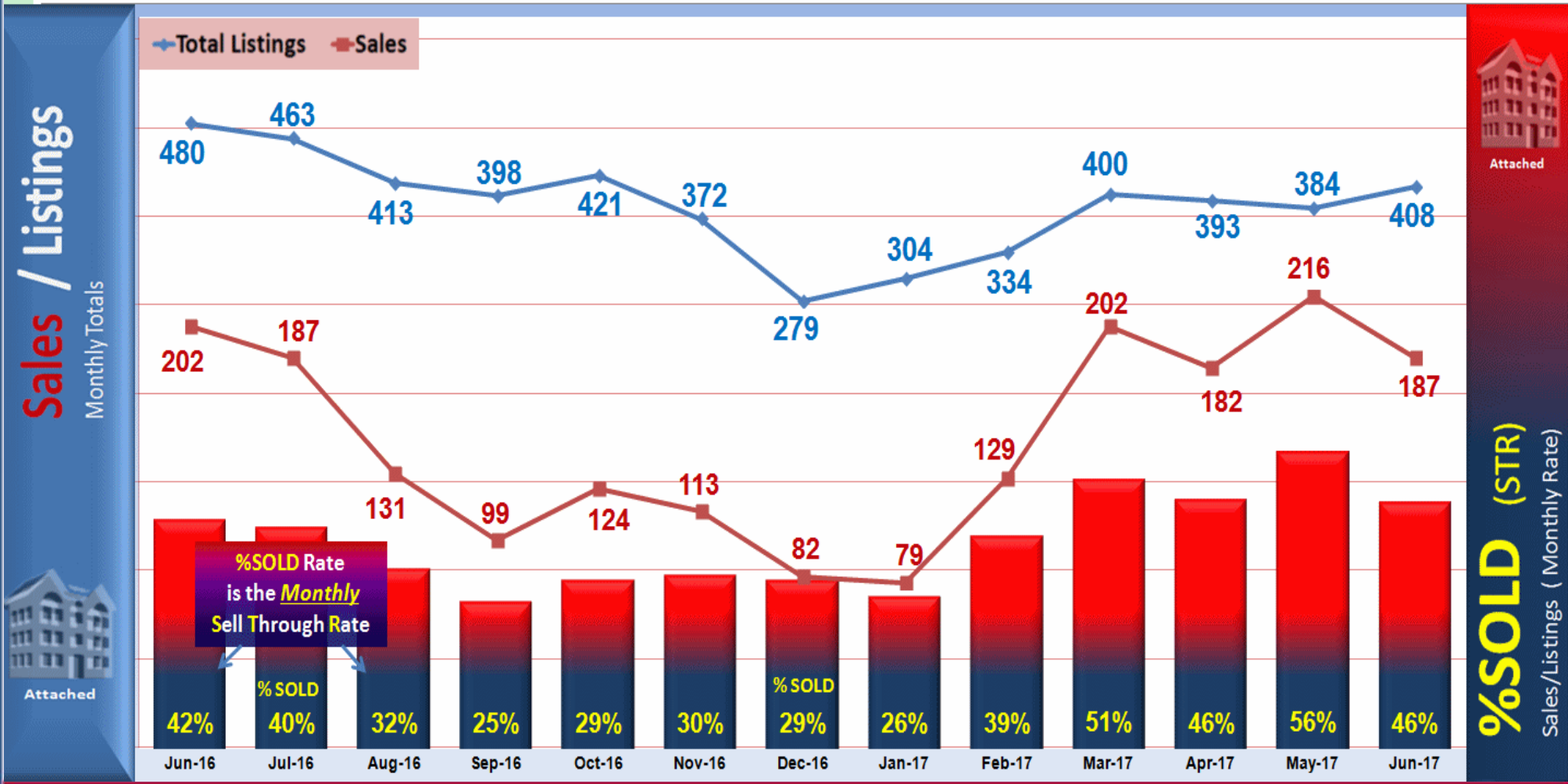
Ph: 604-468-0010  
Cell: 604-313-1884



## 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**

\*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: **Scott Hoover Real Estate Associates**

Keller Williams Elite Realty

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

Statistics, on the Web!

attached homes



**Scott Hoover**  
Real Estate Associates

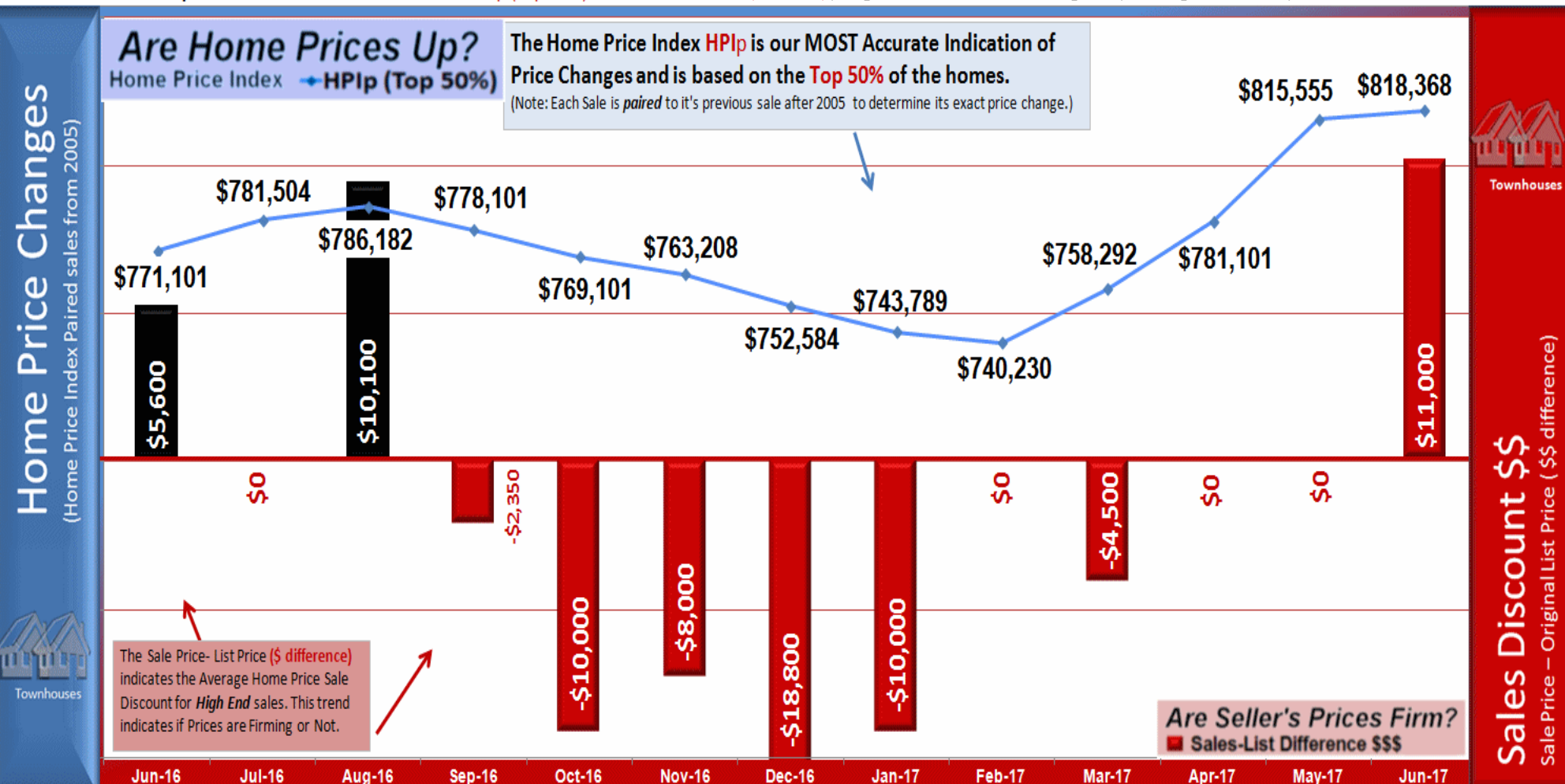
Ph: 604-468-0010  
Cell: 604-313-1884



## 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)



\*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.

**Keller Williams Elite Realty**

produced for: **Scott Hoover Real Estate Associates**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884

# Vancouver Market Reports

Statistics, on the Web!

attached homes



**Scott Hoover**  
Real Estate Associates

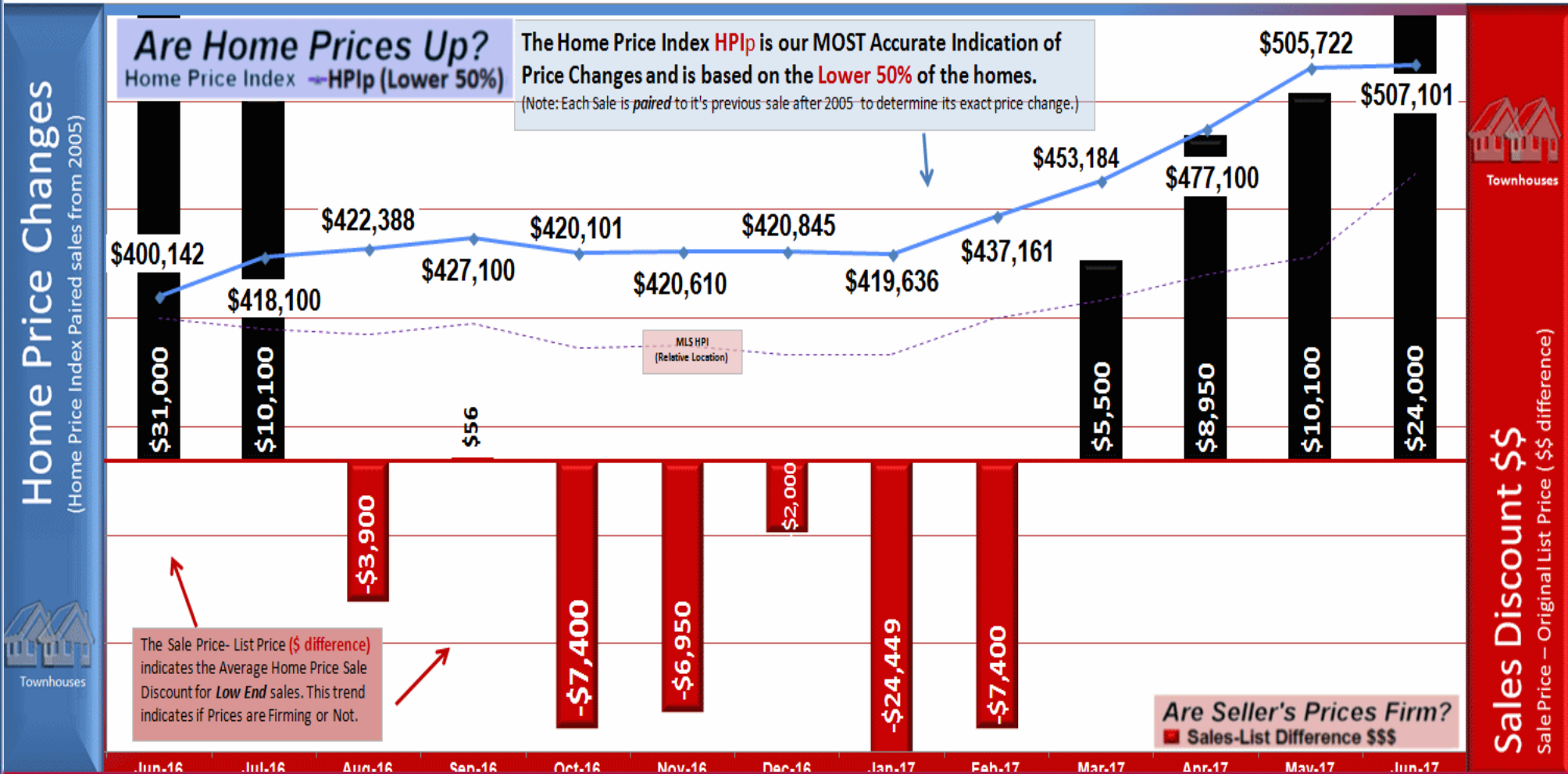
Ph: 604-468-0010  
Cell: 604-313-1884



## 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 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.

Keller Williams Elite Realty

produced for: **Scott Hoover Real Estate Associates**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

Statistics, on the Web!

attached homes



**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884

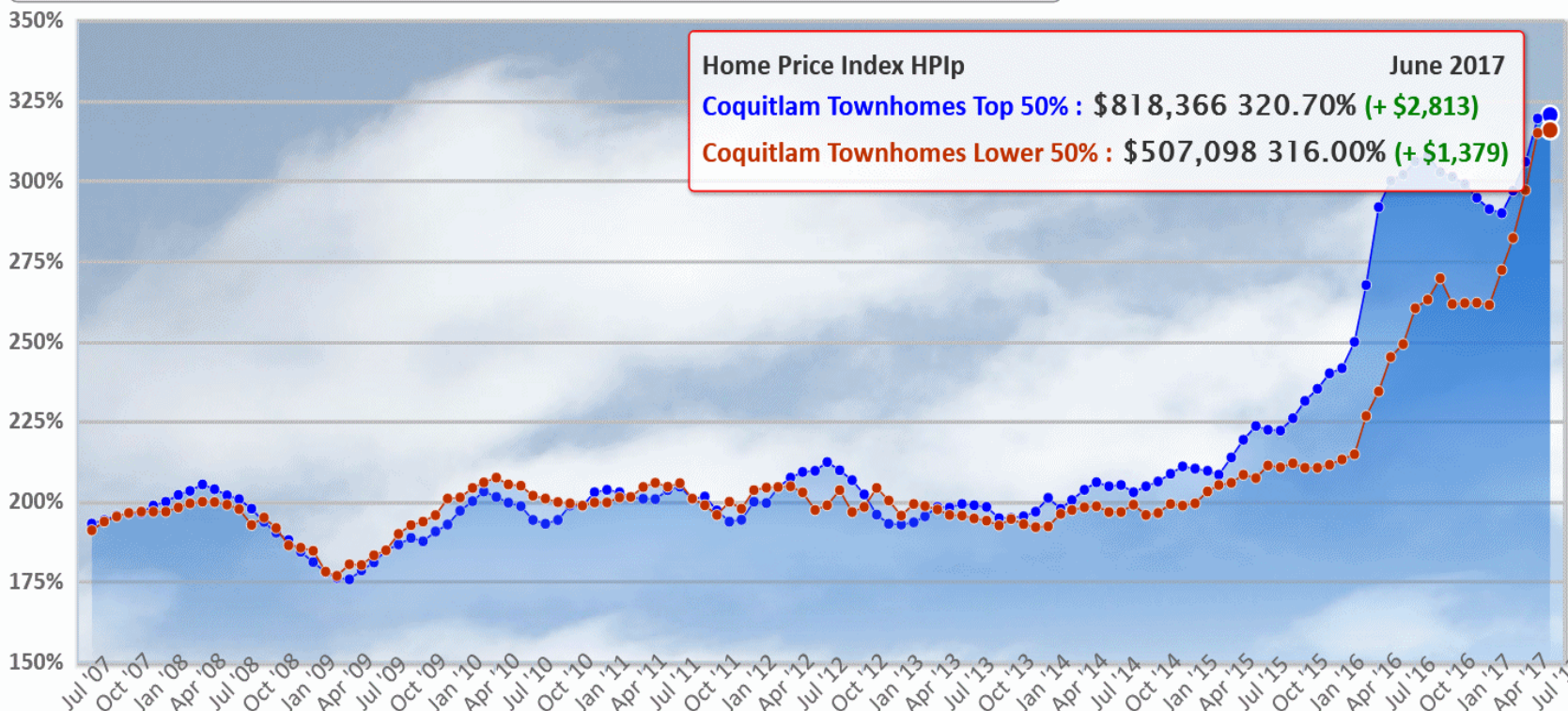


## Market Analysis and Forecasting

July 1/17 **Coquitlam**

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

\*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.



**Keller Williams Elite Realty**

produced for: **Scott Hoover Real Estate Associates**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884

# Vancouver Market Reports

Statistics, on the Web!

attached homes



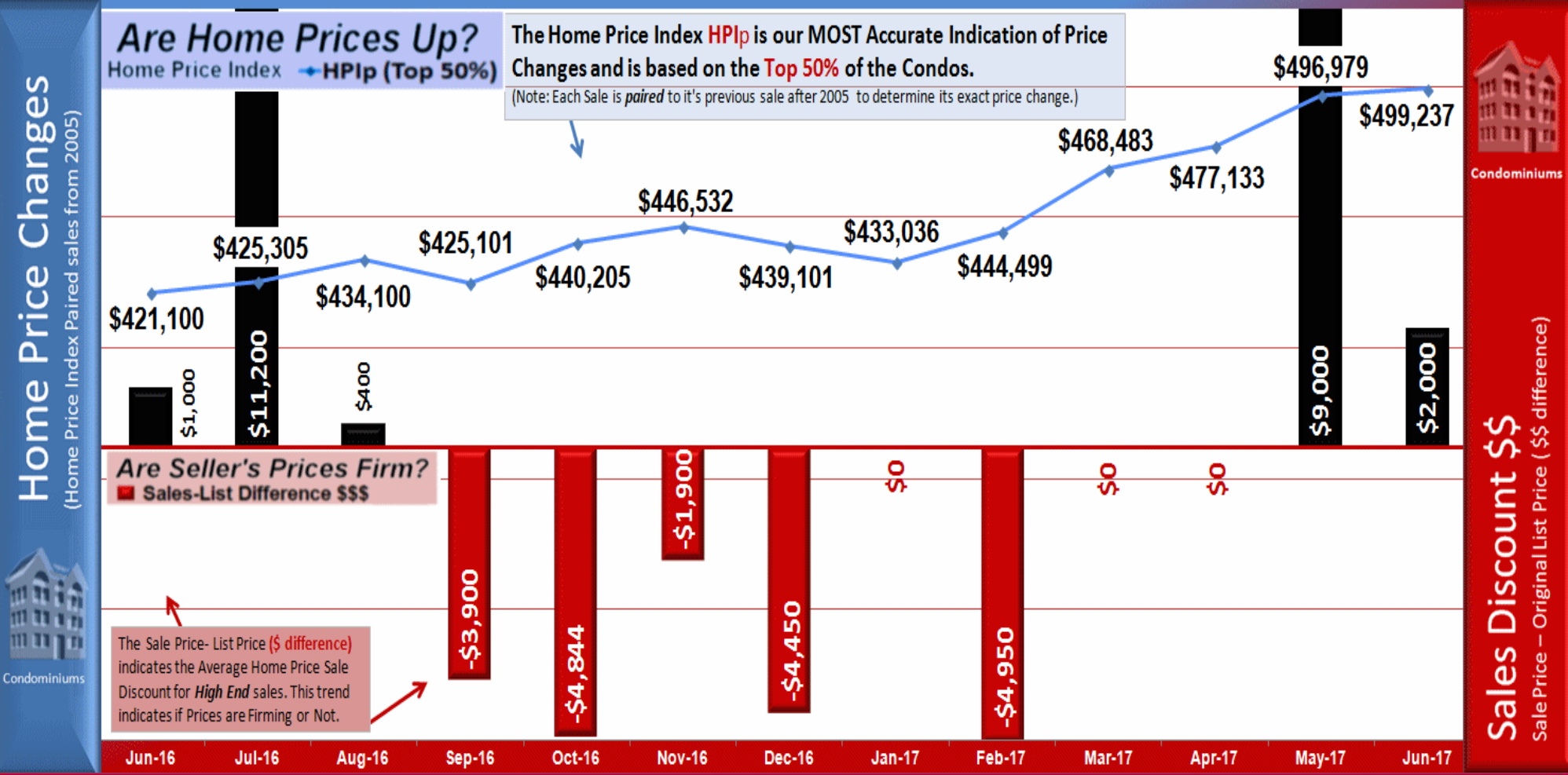
**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



## 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

\*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.

Keller Williams Elite Realty

produced for: **Scott Hoover Real Estate Associates**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

Statistics, on the Web!

attached homes



**Scott Hoover**  
Real Estate Associates

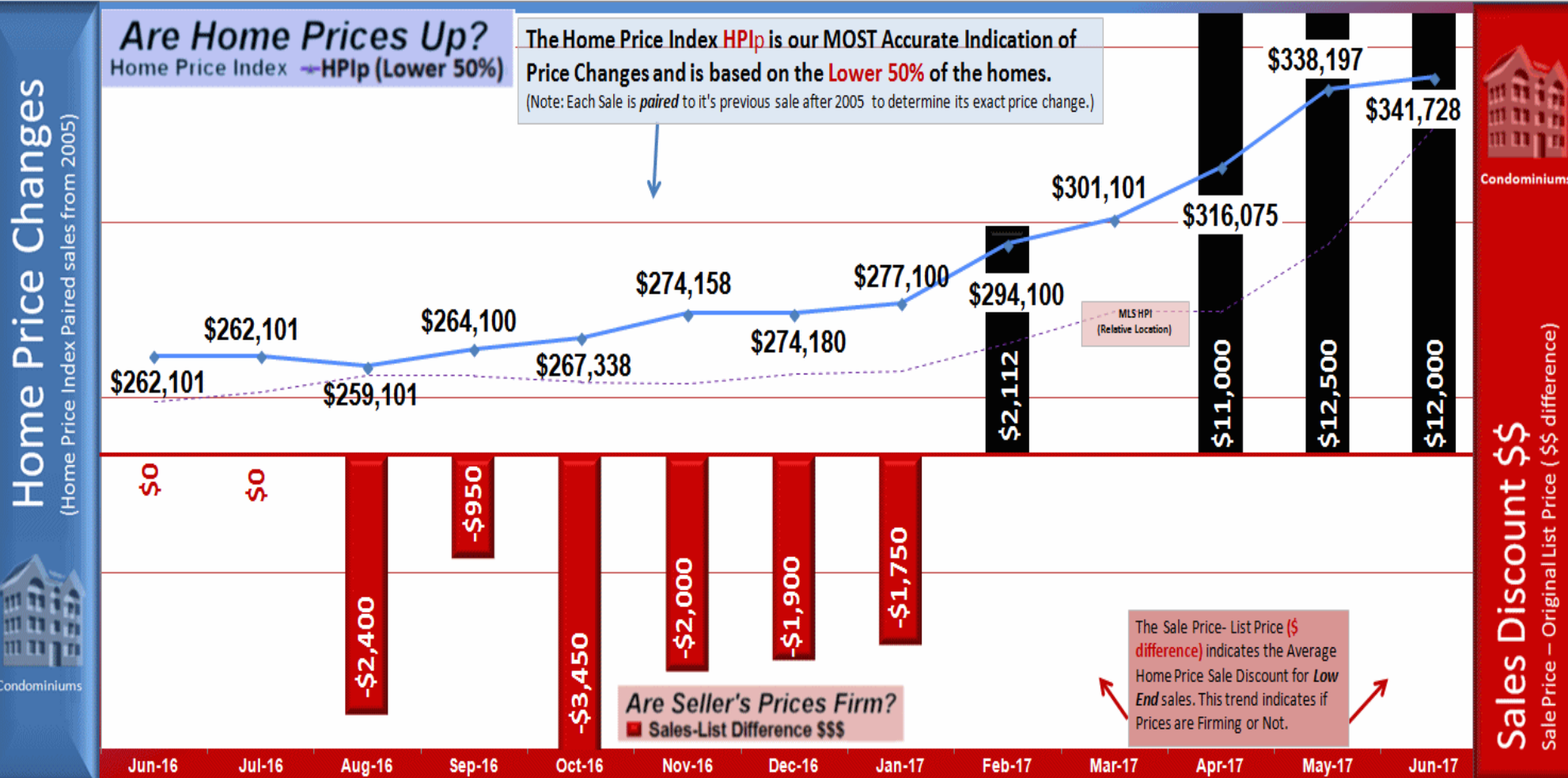
Ph: 604-468-0010  
Cell: 604-313-1884



## 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 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.

Keller Williams Elite Realty

produced for: **Scott Hoover Real Estate Associates**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884

# Vancouver Market Reports

Statistics, on the Web!

attached homes



**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



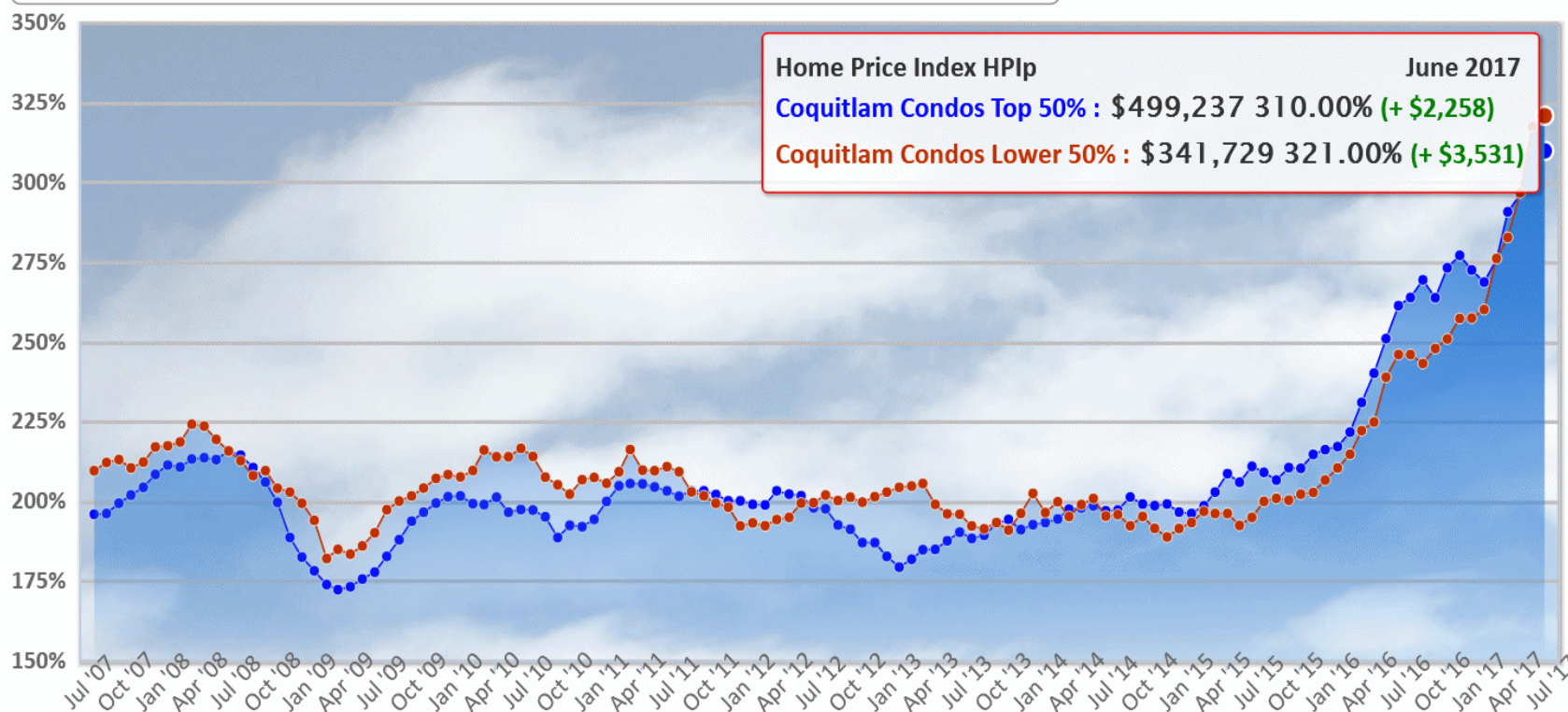
## Market Analysis and Forecasting

### 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

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

produced for: **Scott Hoover Real Estate Associates**

**Keller Williams Elite Realty**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884





# Vancouver Market Reports

attached homes

Statistics, on the Web!



**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



## 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%
<b>Total Activity</b>	<b>192</b>	<b>102</b>	<b>8</b>	<b>103%</b>	<b>\$15,000</b>	<b>53%</b>

### 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%
<b>Total Activity</b>	<b>192</b>	<b>102</b>	<b>8</b>	<b>103%</b>	<b>\$15,000</b>	<b>53%</b>

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.

Note\*: For a more accurate price change for your home call us for a Personal Comparative Market Analysis (CMA). Data is from : FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: RMXReports.com

## Helping Families Achieve Their Goals!!!

Scott and his team utilize the latest technologies, market research and business strategies to exceed your expectations. From professional photography, video presentation, fully optimized internet marketing, all our listings take advantage of an international advertising network of publications & web sites.

\*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: **Scott Hoover Real Estate Associates**

**Keller Williams Elite Realty**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

Statistics, on the Web!

attached homes



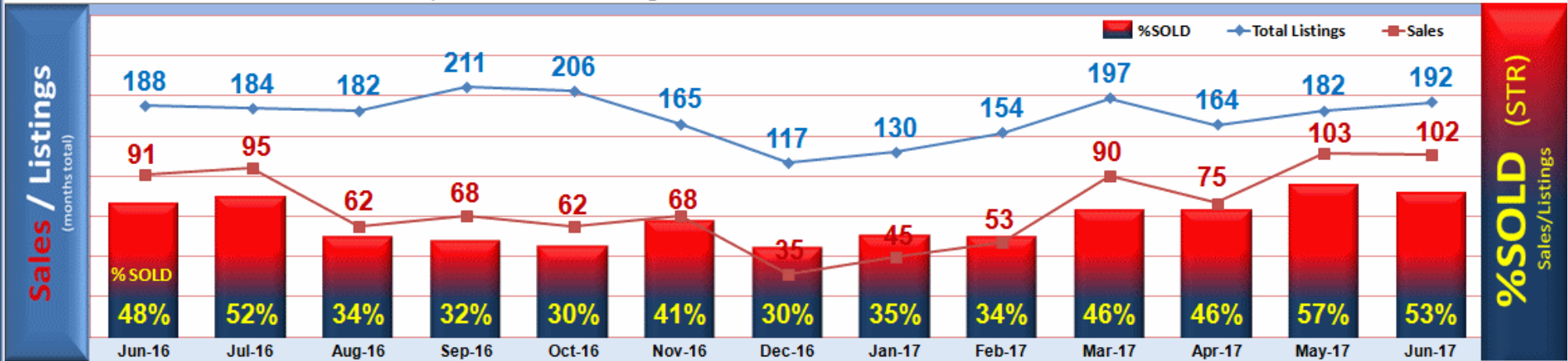
**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884

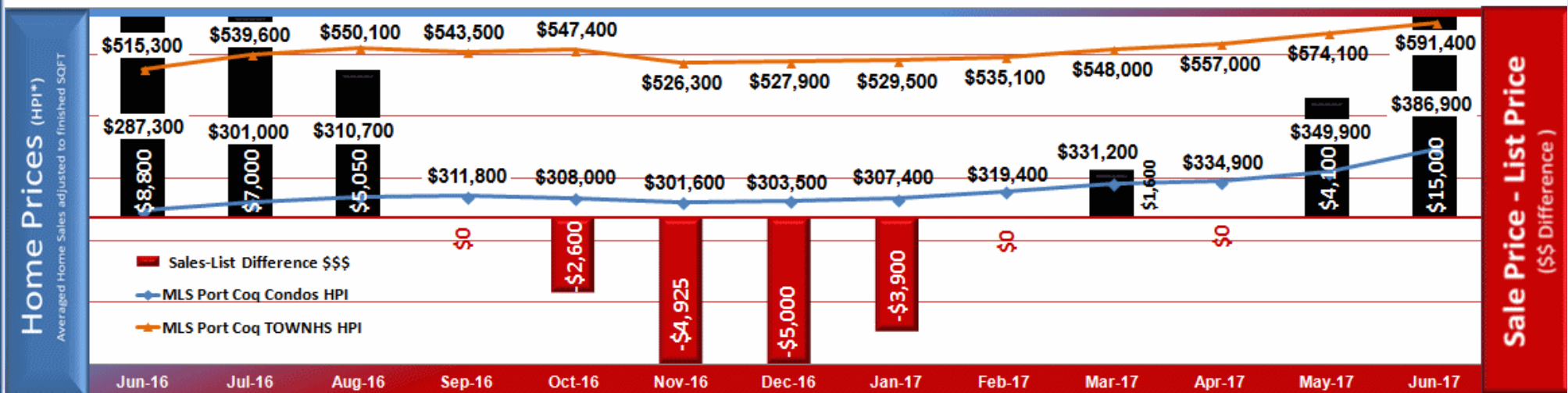


## Market Analysis and Forecasting July 1/17 Port Coquitlam

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)



\*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: **Scott Hoover Real Estate Associates**

Keller Williams Elite Realty

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

Statistics, on the Web!

attached homes



**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



## Market Analysis and Forecasting July 1/17 Port Moody

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	6	2	11	99%	-\$10,000	33.3%
loco	6	3	8	102%	\$18,010	50.0%
North Shore Pt Mood	25	17	8	104%	\$20,100	68.0%
Port Moody Centre	76	40	9	100%	\$550	52.6%
<b>Total Activity</b>	<b>128</b>	<b>68</b>	<b>8</b>	<b>101%</b>	<b>\$7,050</b>	<b>53%</b>

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%
<b>Total Activity</b>	<b>128</b>	<b>68</b>	<b>8</b>	<b>101%</b>	<b>\$7,050</b>	<b>53%</b>

### 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 an 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.

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

Monthly Changes Summary	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%

## Helping Families Achieve Their Goals!!!

Scott and his team utilize the latest technologies, market research and business strategies to exceed your expectations. From professional photography, video presentation, fully optimized internet marketing, all our listings take advantage of an international advertising network of publications & web sites.



\*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.

**Keller Williams Elite Realty**

produced for: **Scott Hoover Real Estate Associates**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884

# Vancouver Market Reports

Statistics, on the Web!

attached homes



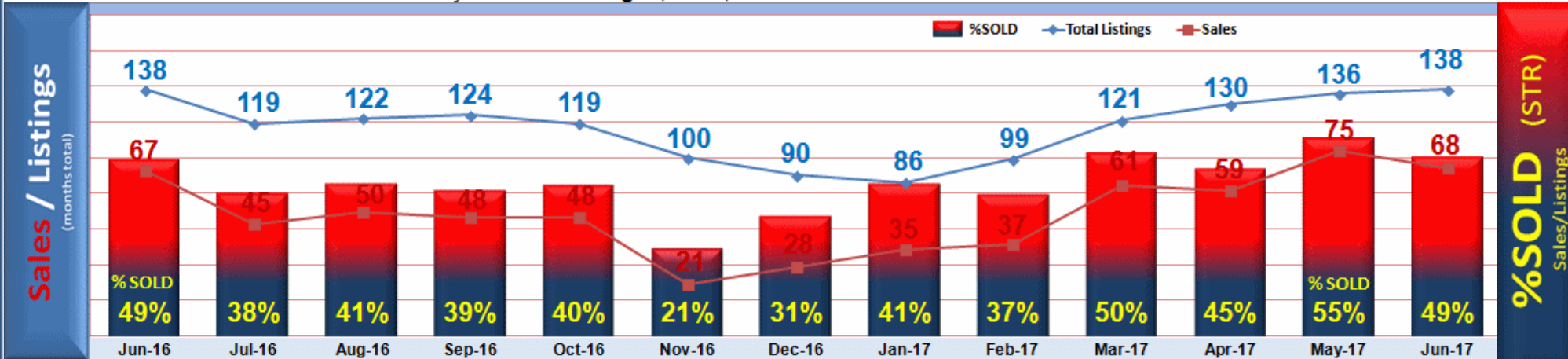
**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884

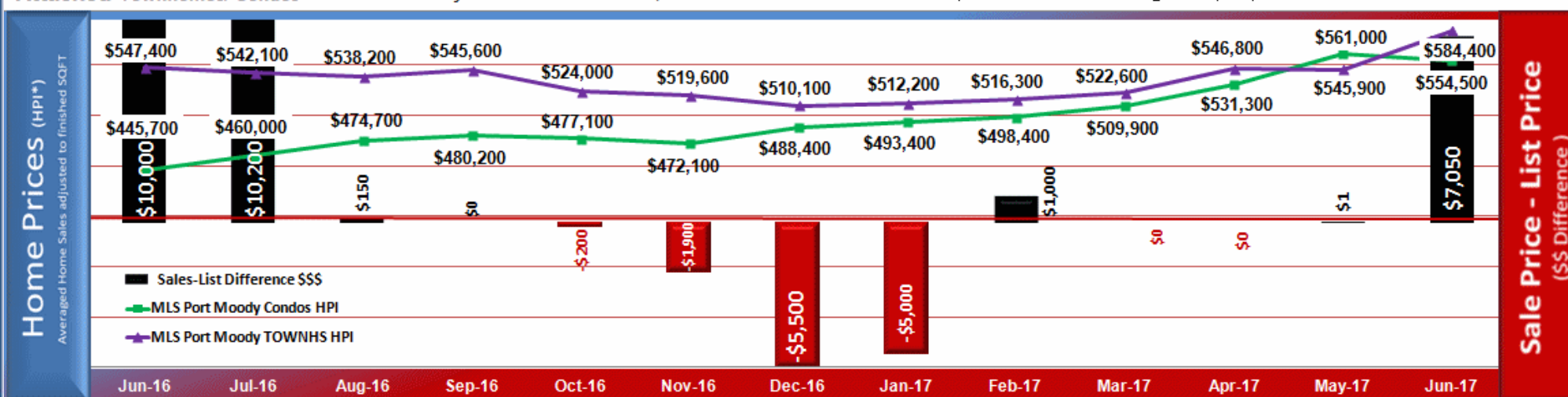


## Market Analysis and Forecasting July 1/17 Port Moody

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)



\*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: **Scott Hoover Real Estate Associates**

Keller Williams Elite Realty

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

attached homes

Statistics, on the Web!



**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



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

Maple Ridge - Pitt Meadows Sub areas Statistics - June 2017 Attached						
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%
<b>Total Activity</b>	<b>255</b>	<b>148</b>	<b>11</b>	<b>100%</b>	<b>\$50</b>	<b>58%</b>

Maple Ridge - Pitt Meadows List Price Ranges Statistics - June 2017 Attached						
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%
<b>Total Activity</b>	<b>255</b>	<b>148</b>	<b>11</b>	<b>100%</b>	<b>\$50</b>	<b>58%</b>

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.

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.

NOTE: For a more accurate price change CALL US for a Personal Comparative Market Analysis for your home. Data is from : FVREB, REBGV, CADREB Real Estate Boards & they assume no responsibility for its accuracy. Copyright: RMXReports.

## Helping Families Achieve Their Goals!!!

Scott and his team utilize the latest technologies, market research and business strategies to exceed your expectations. From professional photography, video presentation, fully optimized internet marketing, all our listings take advantage of an international advertising network of publications & web sites.

\*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: **Scott Hoover Real Estate Associates**

**Keller Williams Elite Realty**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

Statistics, on the Web!

attached homes



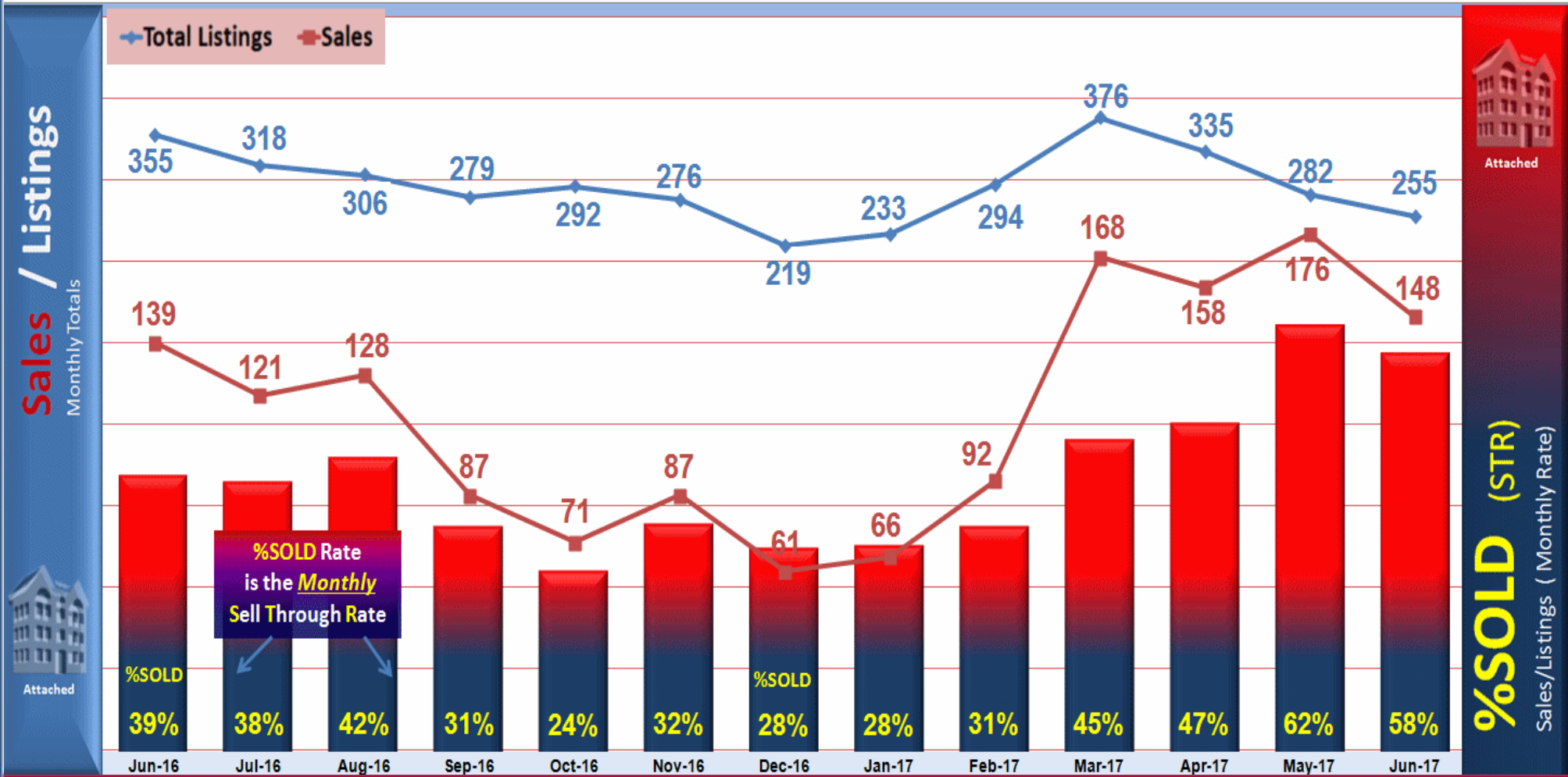
**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



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

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



Sales / Listings  
Monthly Totals

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

\*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.

Keller Williams Elite Realty

produced for: **Scott Hoover Real Estate Associates**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

Statistics, on the Web!

attached homes



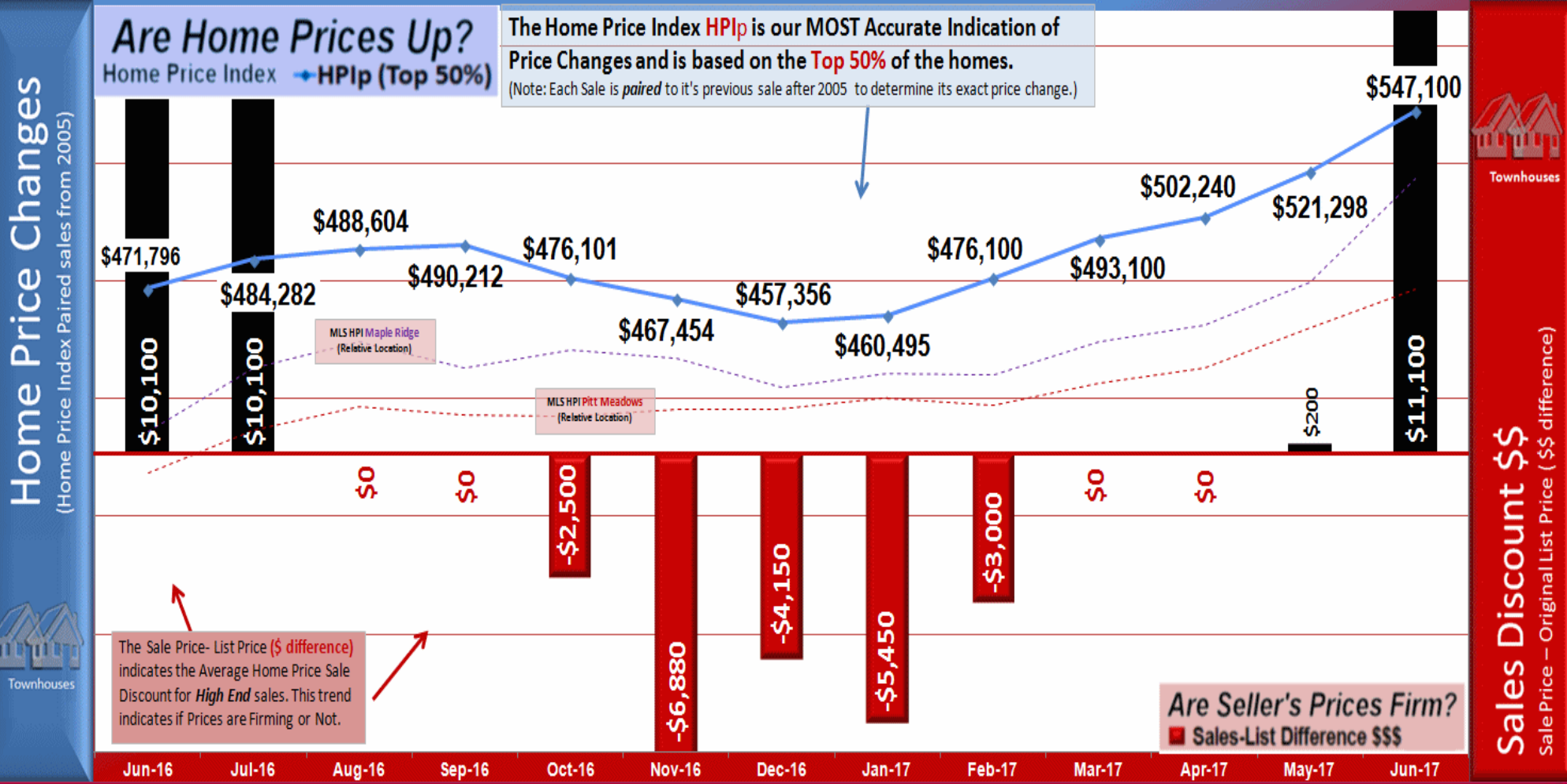
**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



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

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



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



Townhouses



Townhouses

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

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.

Keller Williams Elite Realty

produced for: **Scott Hoover Real Estate Associates**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884

# Vancouver Market Reports

Statistics, on the Web!

attached homes



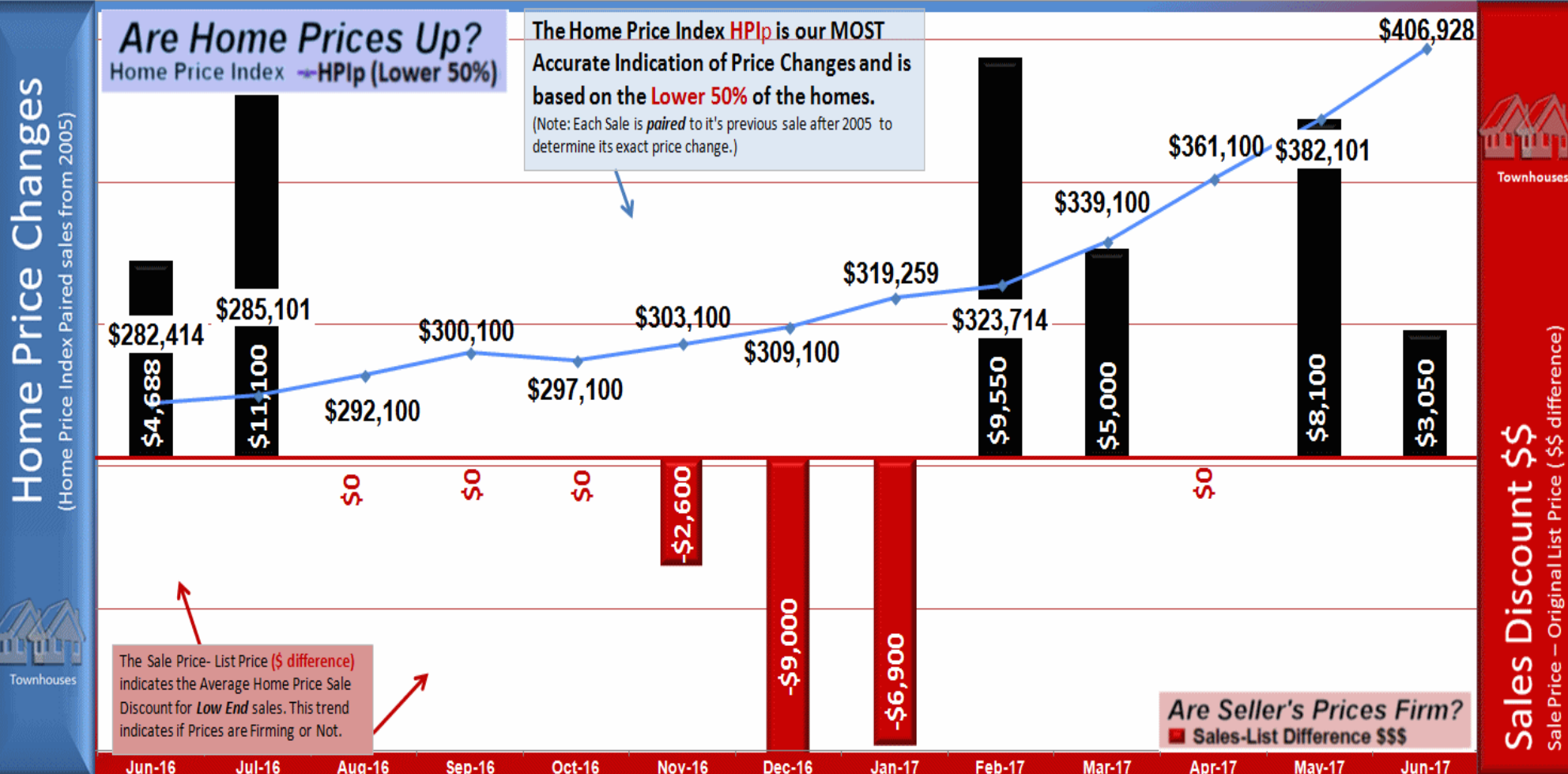
**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



## 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)





# Vancouver Market Reports

Statistics, on the Web!

attached homes



**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884

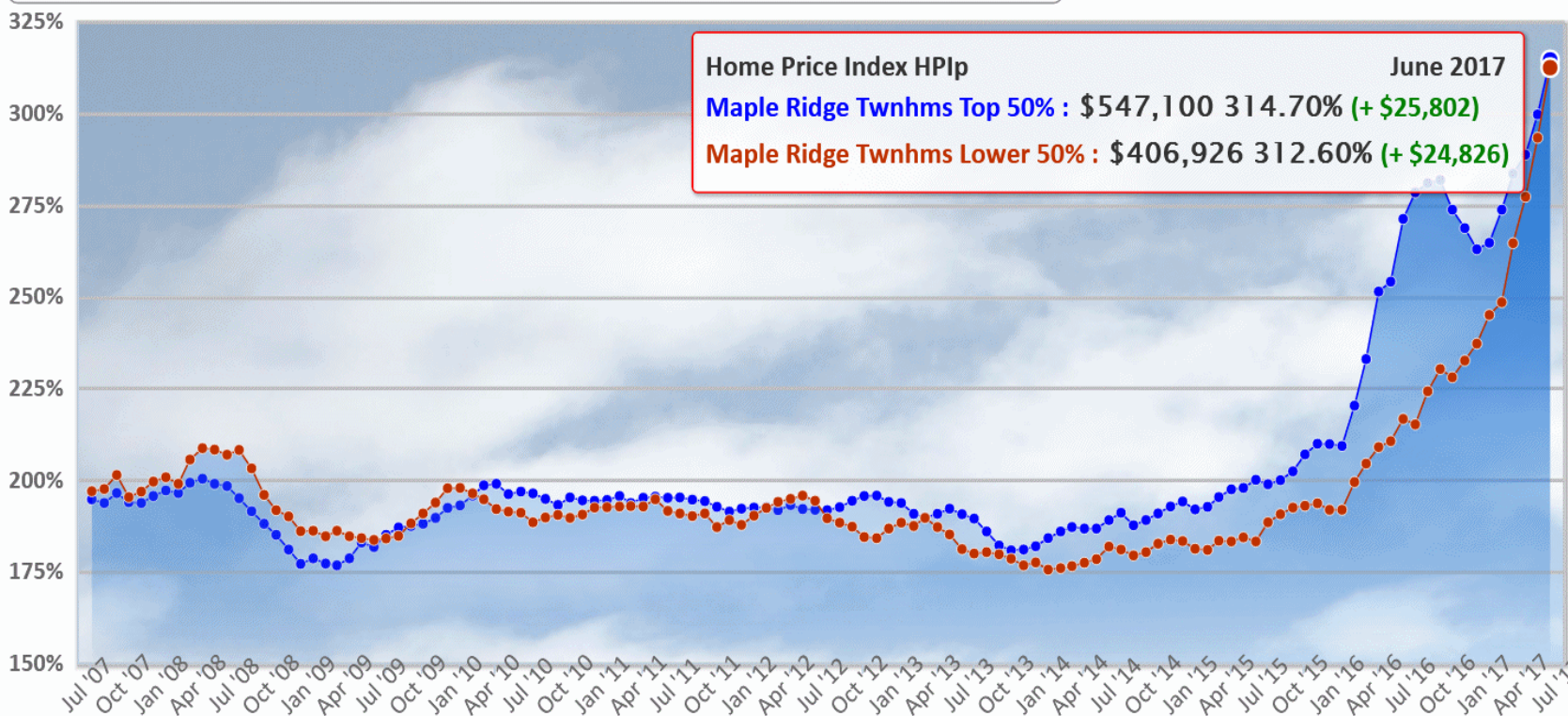


## Market Analysis and Forecasting July 1/17 Maple Ridge-Pitt Meadows

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

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

**Keller Williams Elite Realty**

produced for:

**Scott Hoover Real Estate Associates**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884

# Vancouver Market Reports

Statistics, on the Web!

attached homes



**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



## 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)

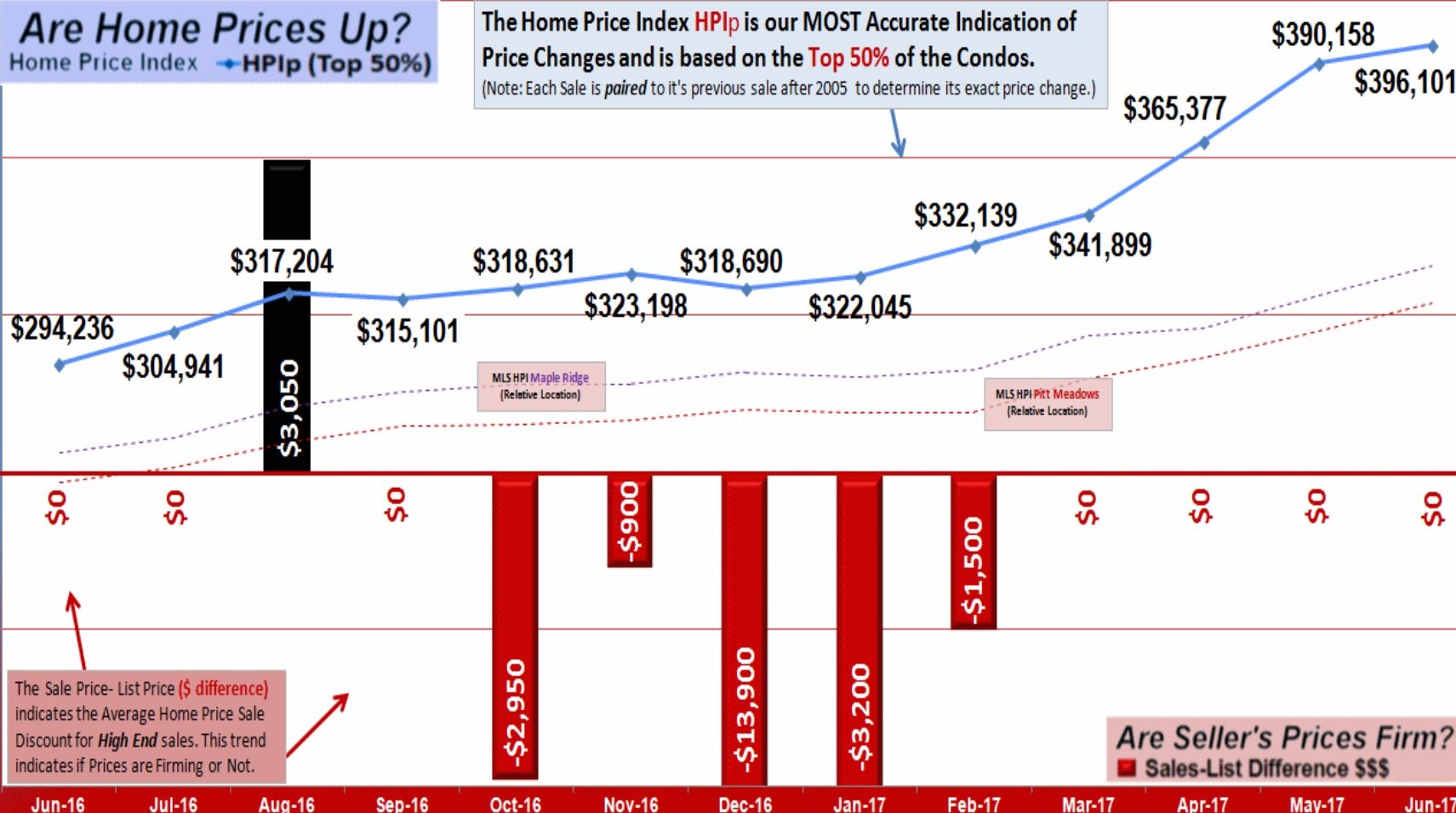


Condominiums

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 \$\$\$

\*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.

Keller Williams Elite Realty

produced for: **Scott Hoover Real Estate Associates**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

Statistics, on the Web!

attached homes



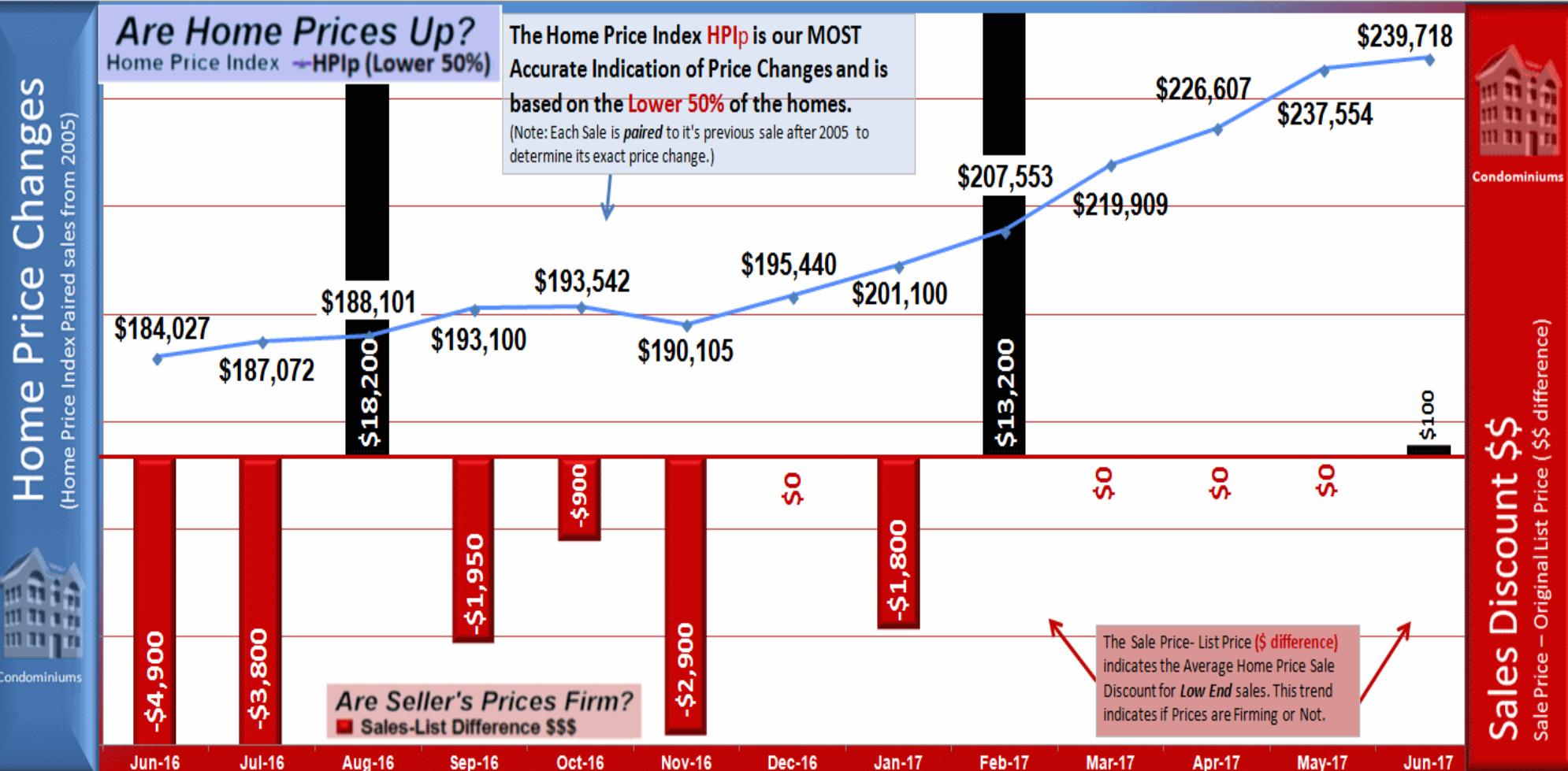
**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



## 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

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

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

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

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

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

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

produced for: **Scott Hoover Real Estate Associates**

Keller Williams Elite Realty

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884

# Vancouver Market Reports

Statistics, on the Web!

attached homes



**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884

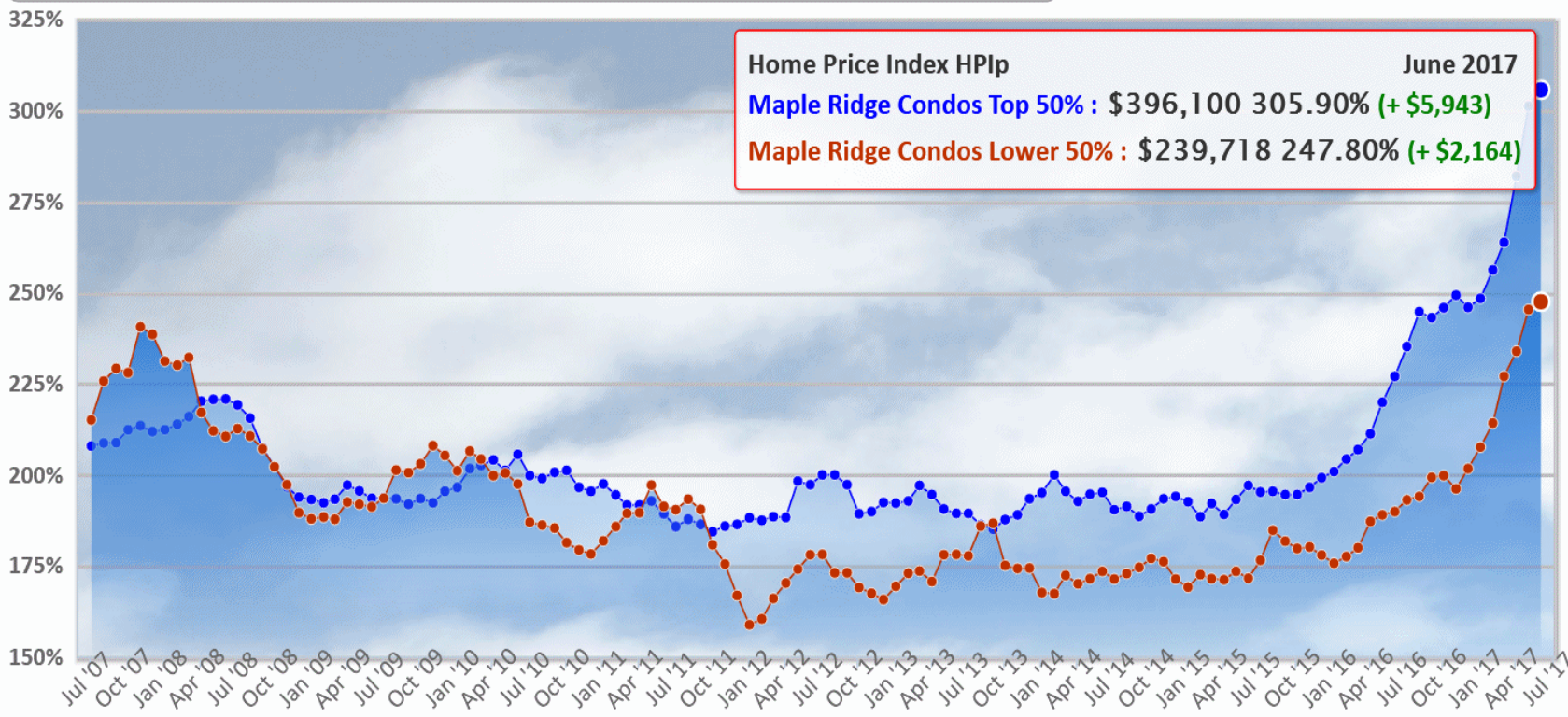


## Market Analysis and Forecasting July 1/17 Maple Ridge-Pitt Meadows

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

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

**Keller Williams Elite Realty**

produced for:

**Scott Hoover Real Estate Associates**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

attached homes

Statistics, on the Web!



**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



## Market Analysis and Forecasting July 1/17 Burnaby South & North

Burnaby Sub areas Statistics - June 2017						
Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Brentwood Park	78	41	9	102%	\$11,100	53%
Cariboo	12	8	11	104%	\$11,500	67%
Central BN	24	8	19	103%	\$17,000	33%
Capitol Hill BN	9	4	6	103%	\$10,414	44%
Forest Hills BS	10	6	9	103%	\$17,550	60%
Government Road	31	18	7	108%	\$31,594	58%
Lake City Industrial	0	0				0%
Montecito	7	5	8	99%	-\$5,000	71%
Parkcrest	5	2	29	97%	-\$41,500	40%
Sperling-Duthie	8	3	46	102%	\$32,000	38%
Simon Fraser Univer.	69	27	10	99%	-\$3,000	39%
Sullivan Heights	37	21	8	100%	\$1,000	57%
Simon Fraser Hills	10	6	7	102%	\$7,801	60%
Vancouver Heights	12	5	8	100%	\$100	42%
Willingdon Heights	6	2	14	101%	\$6,000	33%
Westridge BN	3	3	7	103%	\$21,000	100%
Big Bend	3	2	26	106%	\$52,000	67%
Burnaby Hospital	3	1	7	109%	\$32,700	33%
Buckingham Heights	0	0				0%
Burnaby Lake	7	1	40	102%	\$16,911	14%
Central Park BS	23	11	12	99%	-\$8,000	48%
Deer Lake	2	0				0%
Forest Glen BS	56	10	9	102%	\$12,000	18%
Greentree Village	1	1	8	104%	\$21,000	100%
Highgate	0	0				0%
Metrotown	57	28	10	104%	\$20,600	49%
Oaklands	155	65	9	102%	\$20,100	42%
Suncrest	5	2	33	104%	\$21,606	40%
South Slope	54	24	8	106%	\$27,500	44%
Upper Deer Lake	8	2	6	95%	-\$88,500	25%
<b>Total Activity</b>	<b>695</b>	<b>306</b>	<b>8</b>	<b>102%</b>	<b>\$13,551</b>	<b>44%</b>

Burnaby List Price Ranges Statistics - June 2017						
Home Price Range	Total Listings	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$300,000	18	11	8	109%	\$25,000	61.1%
\$300,001-\$400,000	87	51	7	105%	\$16,200	58.6%
\$400,001-\$500,000	134	70	8	103%	\$12,250	52.2%
\$500,001-\$600,000	127	66	9	103%	\$16,600	52.0%
\$600,001-\$700,000	90	42	13	102%	\$10,550	46.7%
\$700,001 and above	239	66	10	100%	\$1,100	27.6%
<b>Total Activity</b>	<b>695</b>	<b>306</b>	<b>8</b>	<b>102%</b>	<b>\$13,551</b>	<b>44%</b>

Monthly Changes Summary					
	Jun-16	May-17	Jun-17	7/1/2017	Change
Total Listings (A,S,T,C,X)	732	676	695		19
Active Listings (1st of the month)	362	364	266	349	83
Solds	335	357	306		-51
DOM	10	8	8		0
%SOLD (Sales/ Listings /mnlthly rate)	46%	53%	44%		-9%
Condos (Top 50%) Home Price Index HPIp	\$588,100	\$679,548	\$680,867		\$1,319
Condos (Lower 50%) Home Price Index HPIp	\$335,385	\$412,101	\$427,883		\$15,782
Twnhs (Top 50%) Home Price Index HPIp	\$757,101	\$828,100	\$858,124		\$30,024
Twnhs (Lower 50%) Home Price Index HPIp	\$476,818	\$546,101	\$557,635		\$11,534

**Helping Families Achieve Their Goals!!!**  
 Scott and his team utilize the latest technologies, market research and business strategies to exceed your expectations. From professional photography, video presentation, fully optimized internet marketing, all our listings take advantage of an international advertising network of publications & web sites.

July 1 2017 **Burnaby Market Update (attached)**

**Current:** Burnaby's Residential Attached housing market is in a Sellers Market with a **47.7% SOLD** rate and a **102%** Seller List Ratio. (This means that there is an average of a \$13,551 Discount on a sale from the original list price)

**Most Active Range:** Homes below \$300,000 have **61.1% SOLD** rate. **Least Active Range:** Homes above \$700,000 have **27.6% SOLD** rate.

**History:** The Burnaby's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$92,767.

The Burnaby's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$92,497.

The Burnaby's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$101,023.

The Burnaby's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$80,817.

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

**Forecast:** Listing inventory levels is 9% more than the same month last year. The 357 listings were out paced by the 281 sales thus decreasing the listings supply next month. 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.

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

\*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: **Scott Hoover Real Estate Associates**

**Keller Williams Elite Realty**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

Statistics, on the Web!

attached homes



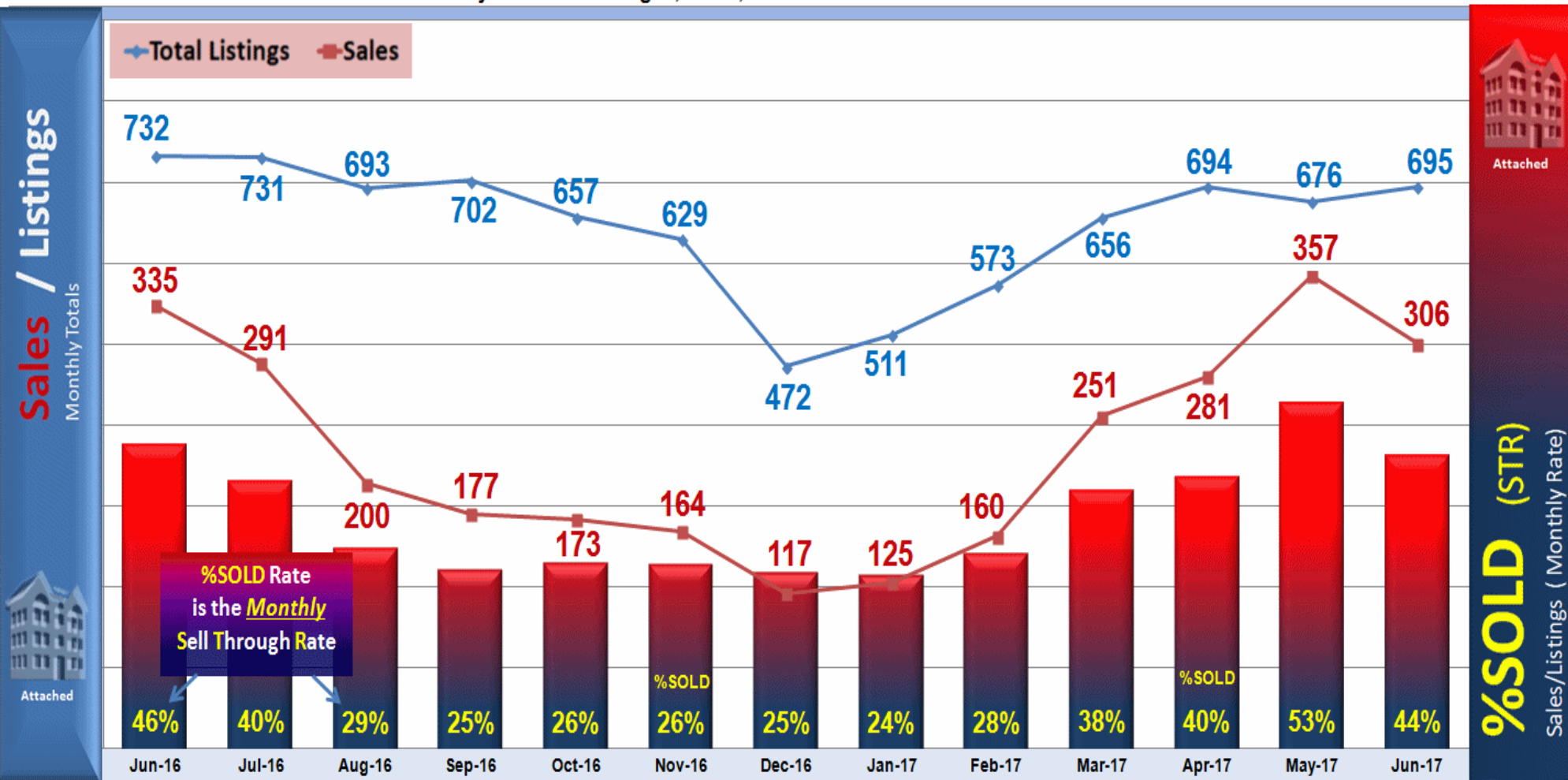
**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



## Market Analysis and Forecasting July 1/17 Burnaby South & North

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



Sales / Listings  
Monthly Totals



Attached

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

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

produced for: **Scott Hoover Real Estate Associates**

Keller Williams Elite Realty

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

attached homes

Statistics, on the Web!



**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



## Market Analysis and Forecasting July 1/17 Burnaby South & North

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)

### Home Price Changes

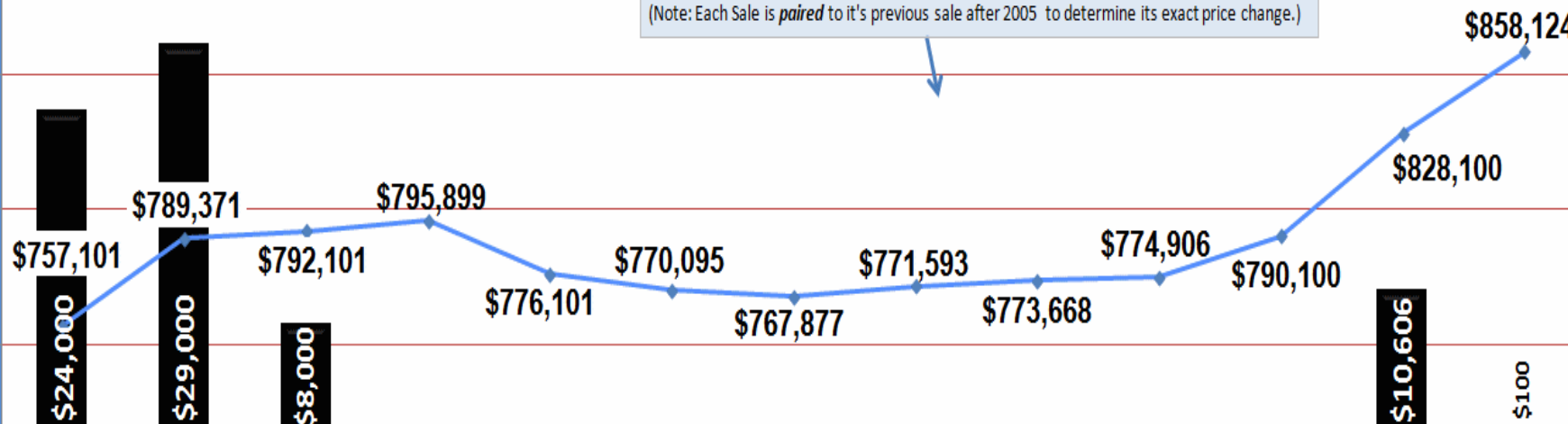
(Home Price Index Paired sales from 2005)

#### 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.

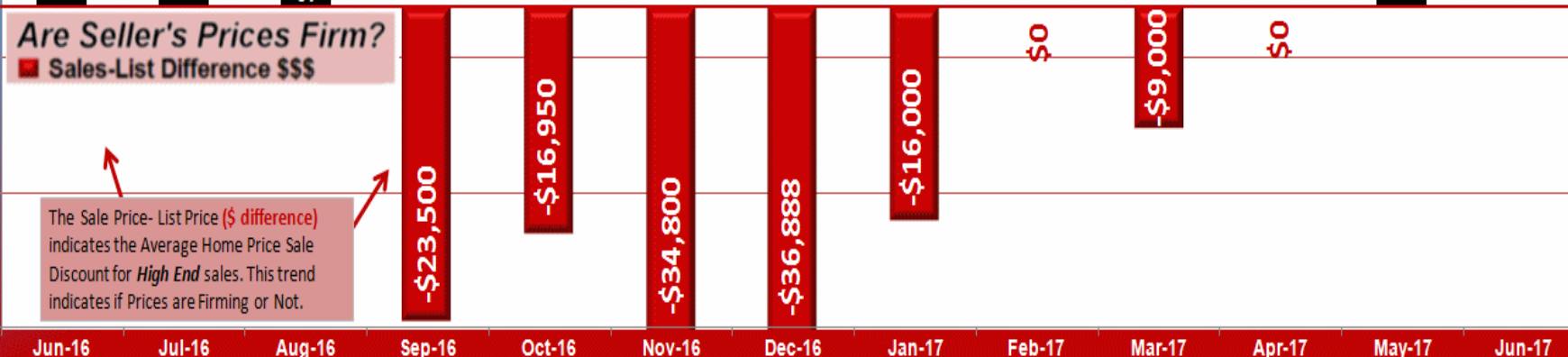
(Note: Each Sale is paired to it's previous sale after 2005 to determine its exact price change.)



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

produced for: **Scott Hoover Real Estate Associates**

Keller Williams Elite Realty

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884

# Vancouver Market Reports

attached homes

Statistics, on the Web!



**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



## Market Analysis and Forecasting July 1/17 Burnaby South & North

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)

### Home Price Changes

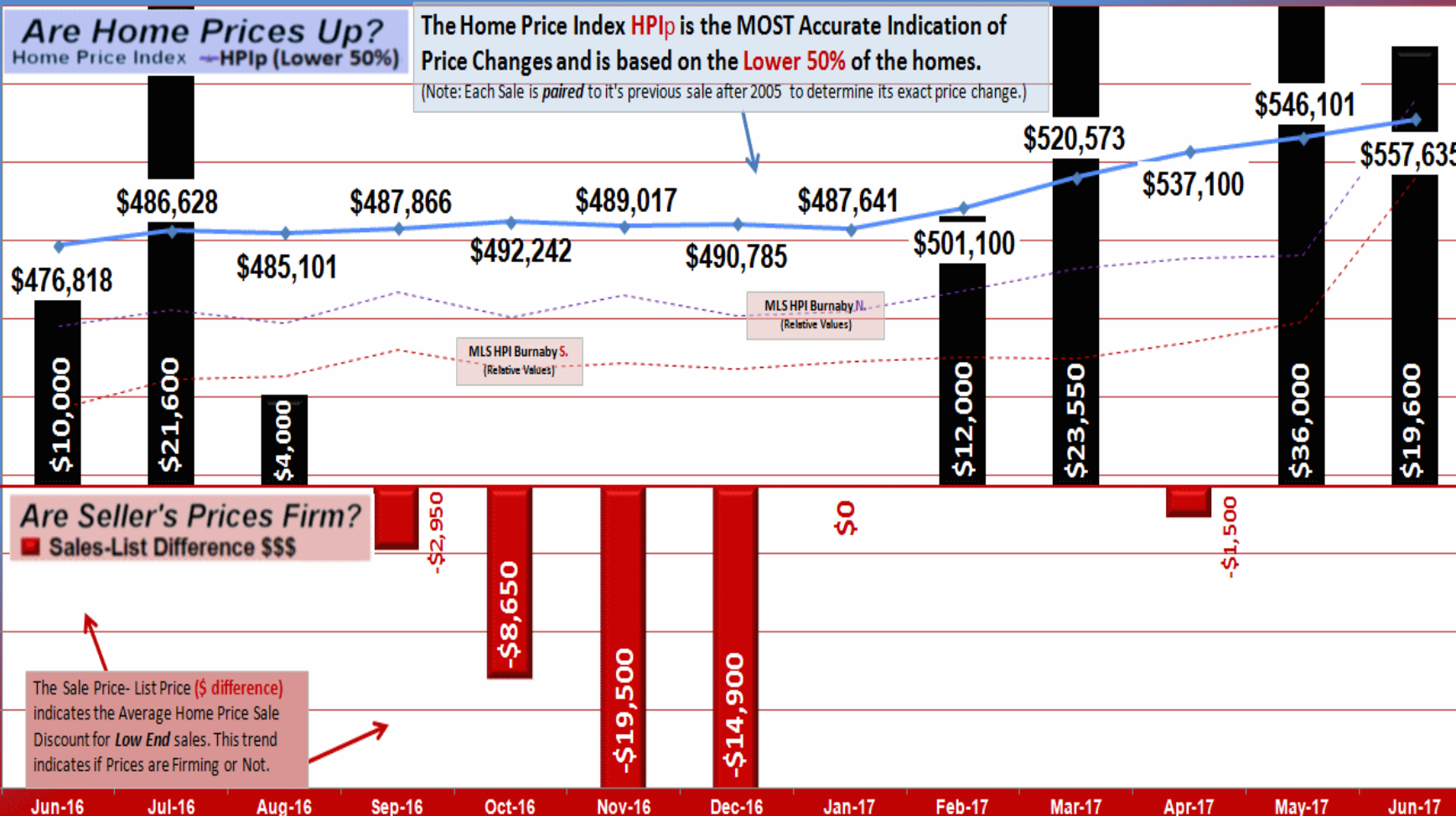
(Home Price Index Paired sales from 2005)

#### 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.)



#### 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 \*\*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: **Scott Hoover Real Estate Associates**

Keller Williams Elite Realty

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

Statistics, on the Web!

attached homes



**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884

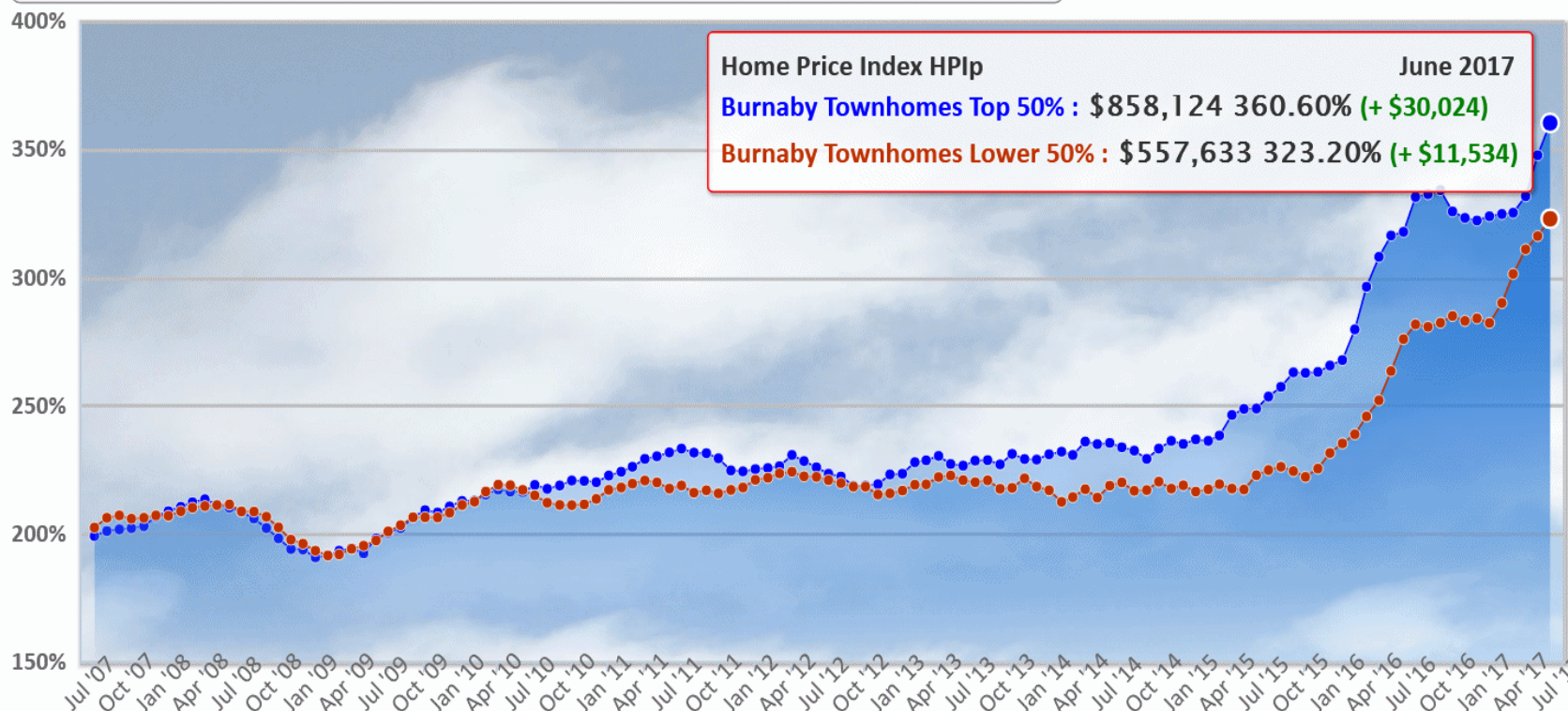


## Market Analysis and Forecasting July 1/17 Burnaby South & North

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
Jun 2017	% 360.60
May 2017	% 348.00
Apr 2017	% 332.00
Mar 2017	% 325.60
Feb 2017	% 325.10
Jan 2017	% 324.20
Dec 2016	% 322.60
Nov 2016	% 323.60
Oct 2016	% 326.10
Sep 2016	% 334.40
Aug 2016	% 332.80
Jul 2016	% 331.70

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

produced for: **Scott Hoover Real Estate Associates**

**Keller Williams Elite Realty**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884

# Vancouver Market Reports

Statistics, on the Web!

attached homes



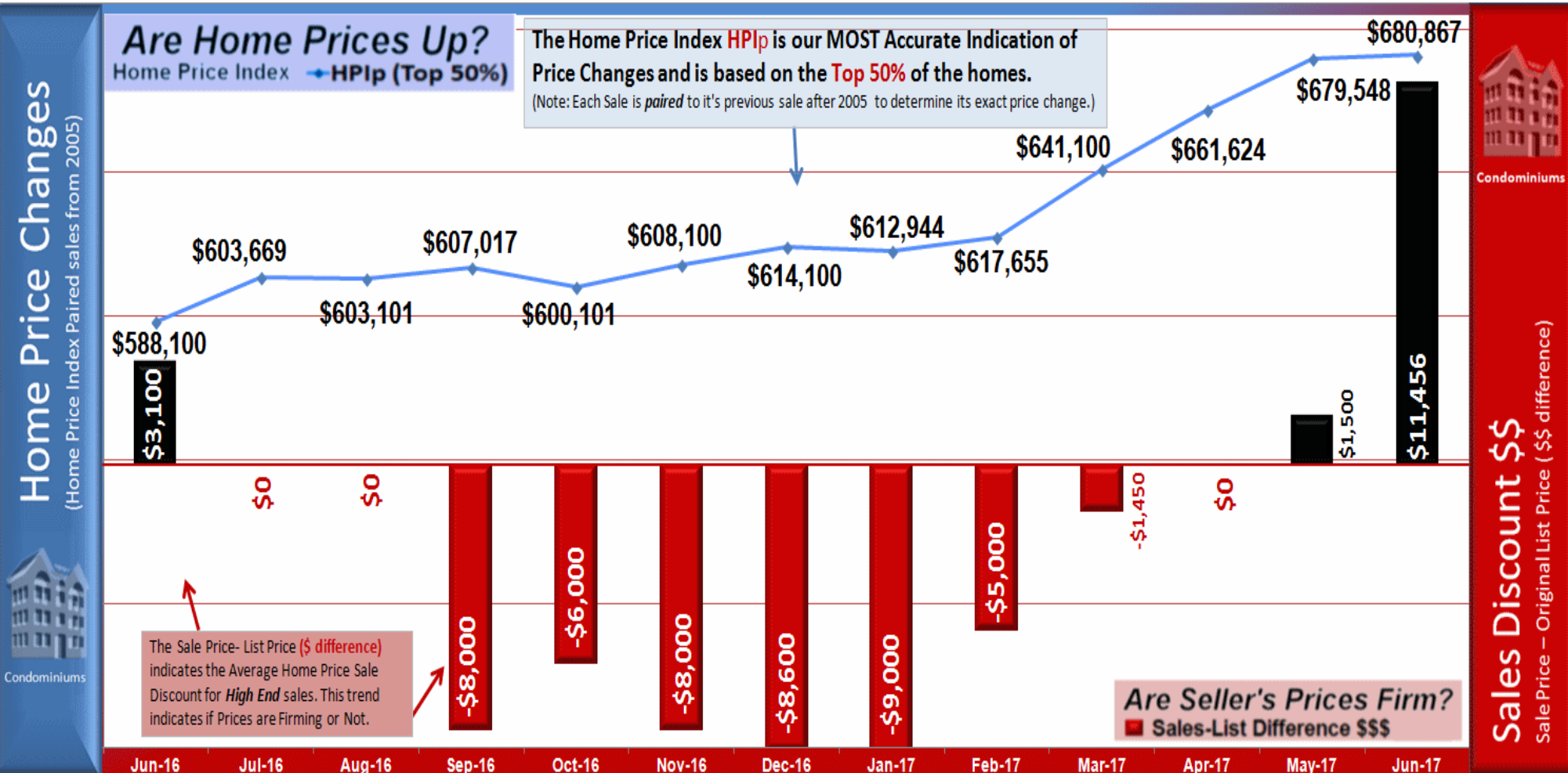
**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



## Market Analysis and Forecasting July 1/17 Burnaby South & North

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

\*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.

Keller Williams Elite Realty

produced for: **Scott Hoover Real Estate Associates**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Vancouver Market Reports

Statistics, on the Web!

attached homes



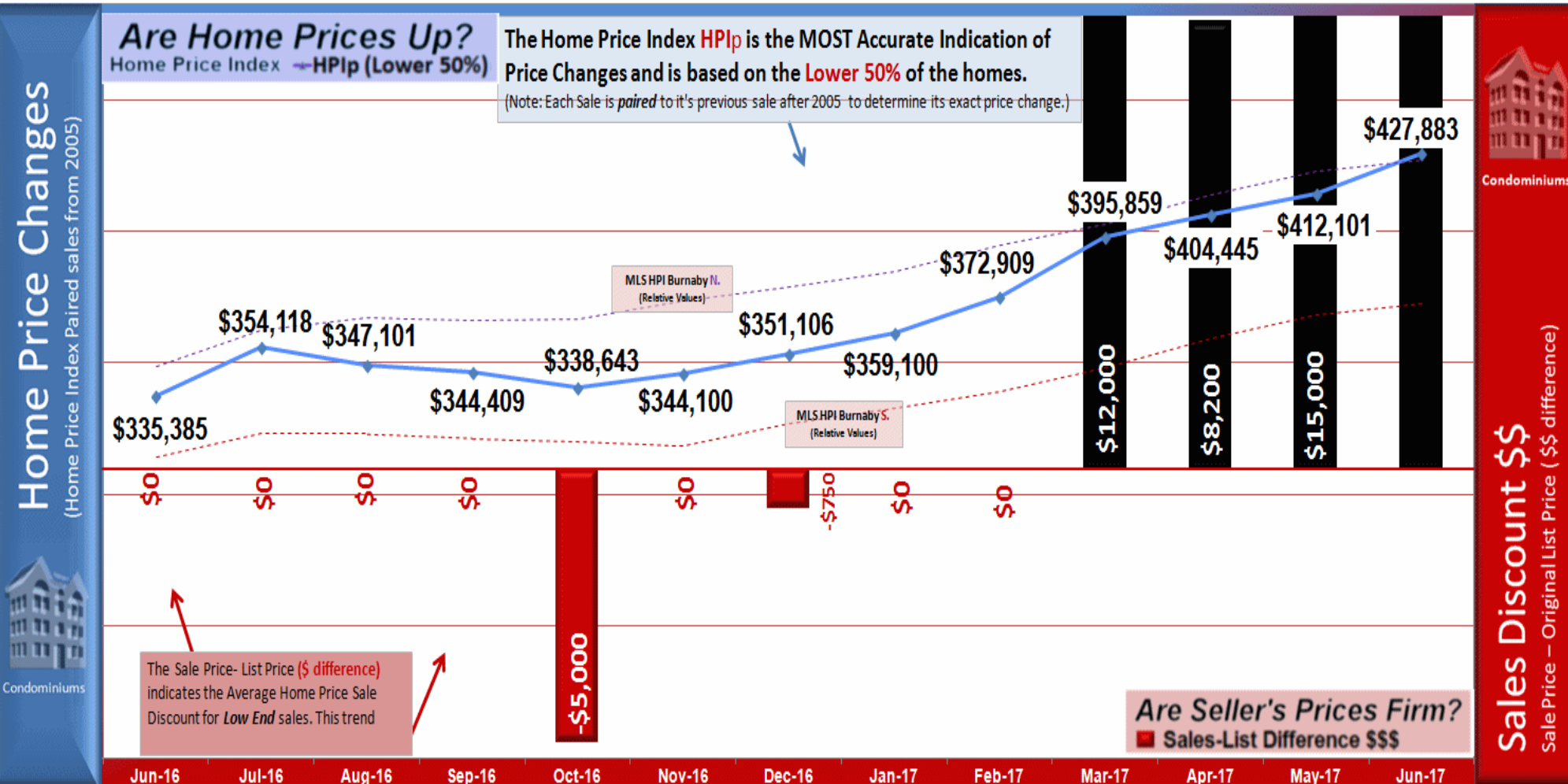
**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884



## Market Analysis and Forecasting July 1/17 Burnaby South & North

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 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: **Scott Hoover Real Estate Associates**

Keller Williams Elite Realty

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884

# Vancouver Market Reports

Statistics, on the Web!

attached homes



**Scott Hoover**  
Real Estate Associates

Ph: 604-468-0010  
Cell: 604-313-1884

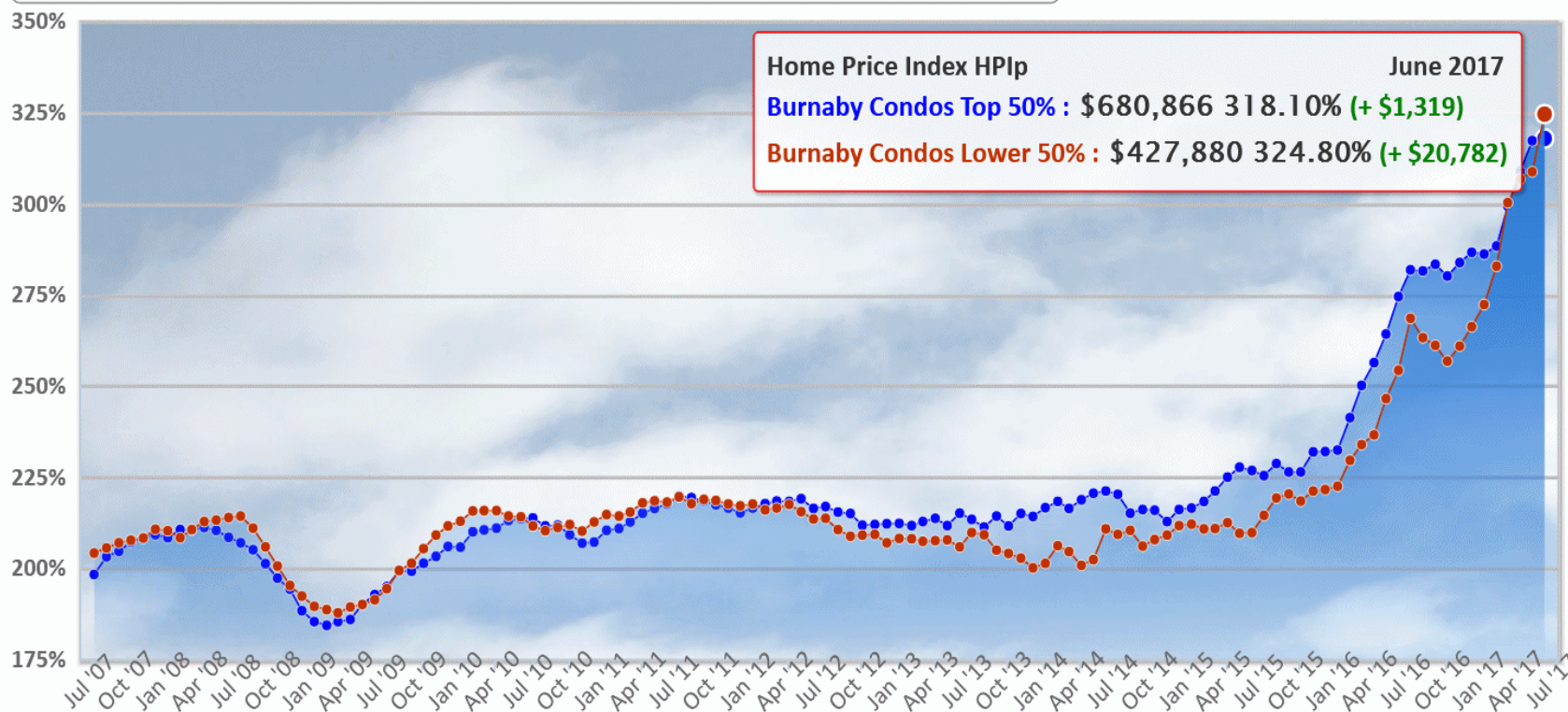


## Market Analysis and Forecasting July 1/17 Burnaby South & North

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
Jun 2017	% 318.10
May 2017	% 317.50
Apr 2017	% 309.10
Mar 2017	% 299.50
Feb 2017	% 288.60
Jan 2017	% 286.40
Dec 2016	% 286.90
Nov 2016	% 284.10
Oct 2016	% 280.40
Sep 2016	% 283.60
Aug 2016	% 281.80
Jul 2016	% 282.10

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



**Keller Williams Elite Realty**

produced for: **Scott Hoover Real Estate Associates**

[scotthoover.ca](http://scotthoover.ca)

Ph: 604-468-0010 Cell: 604-313-1884



# Supply and Demand

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

