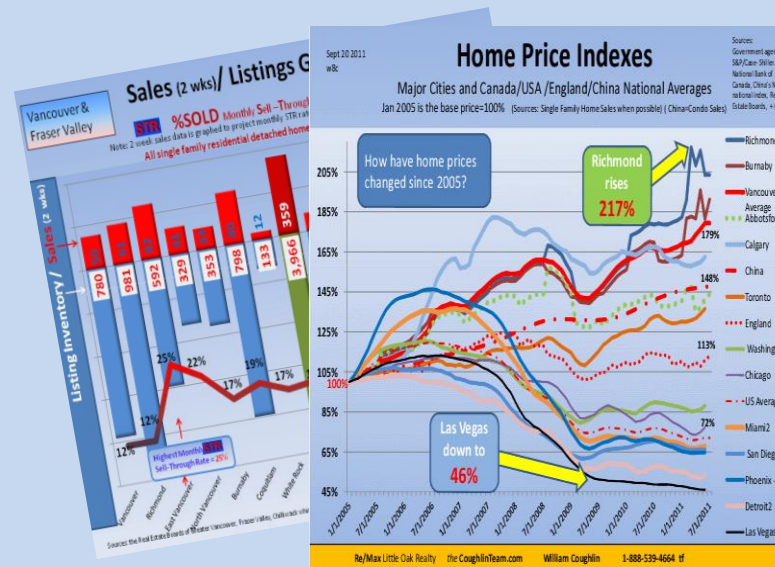


Sabrina Yang's Market Reports



Advanced Marketing Tools



produced for: **Sabrina Yang**

Market Reports Advanced

Detached

- [Burnaby](#)
- [Maple Ridge](#)
- [New West](#)

Attached

- [Burnaby](#)
- [Maple Ridge](#)
- [New West](#)

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

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Vancouver Market Reports

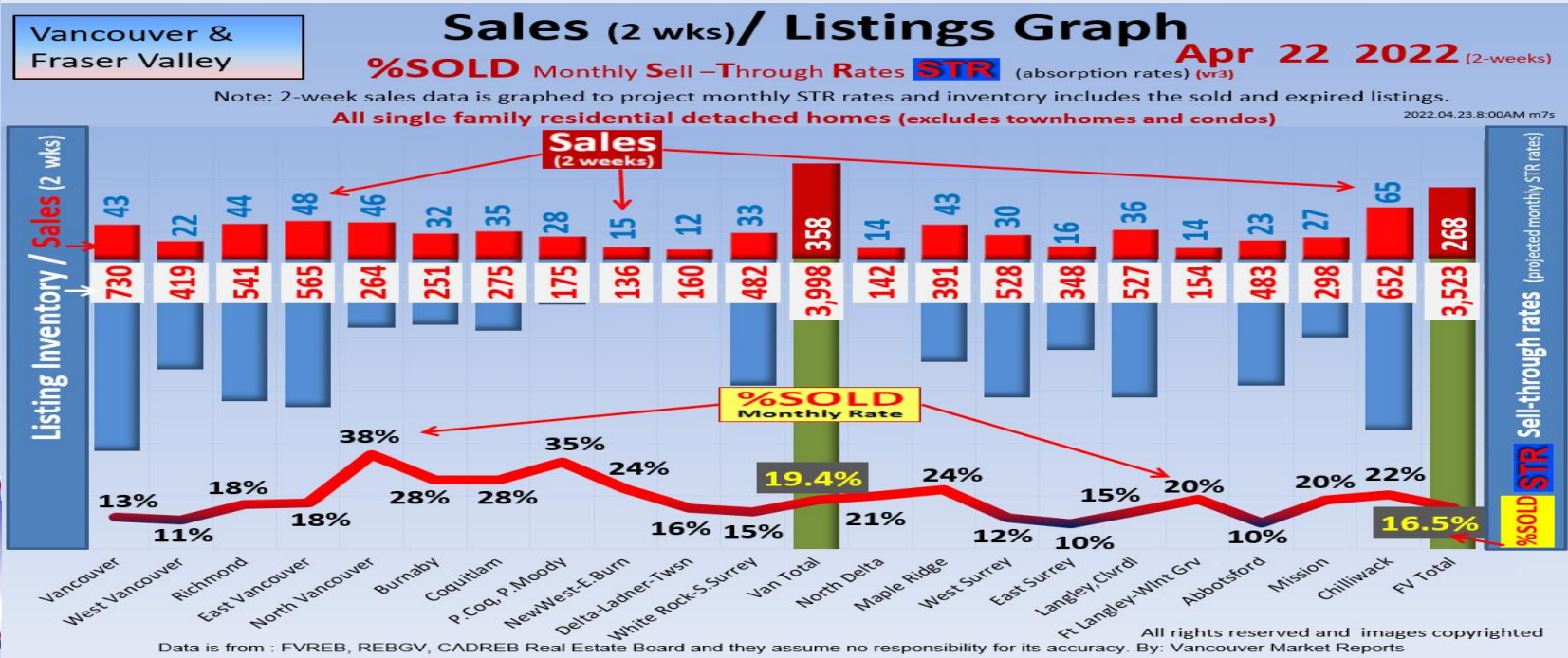
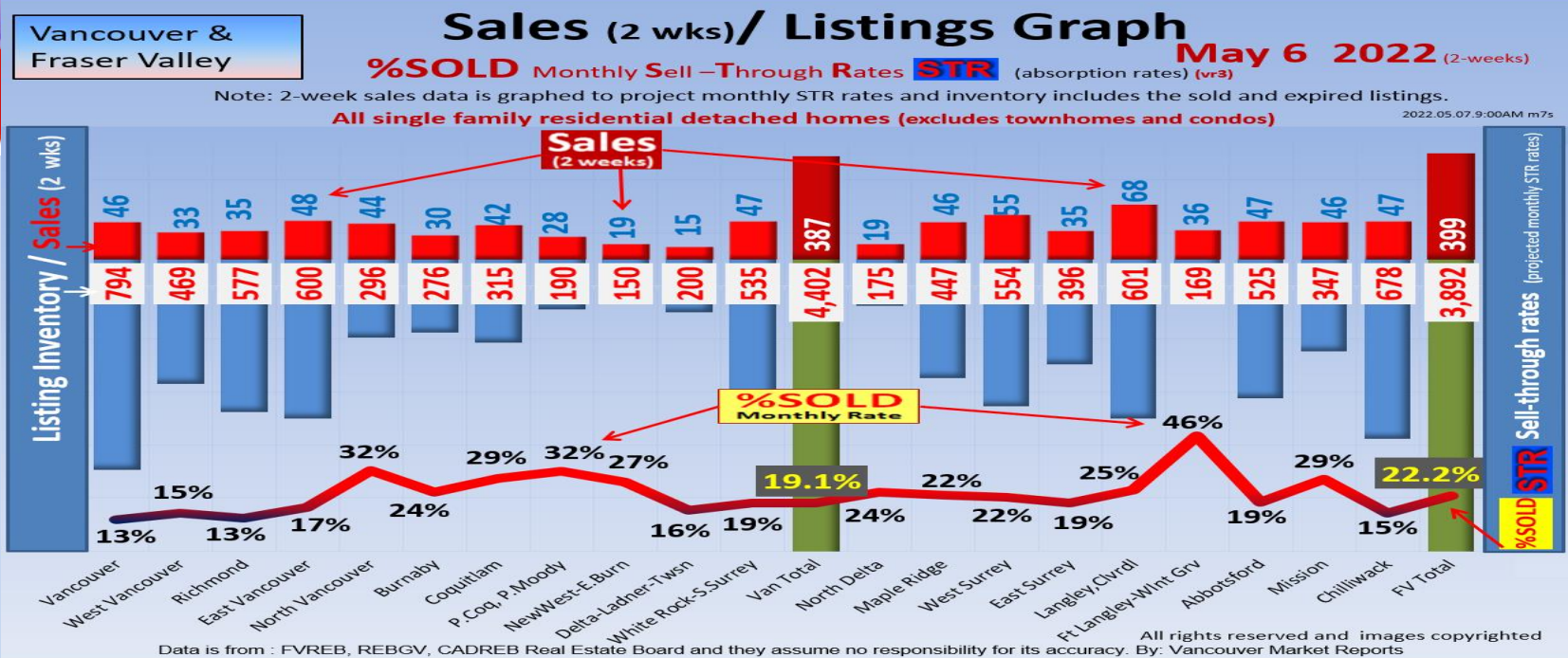
detached homes

Vancouver Market Reports

attached homes

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

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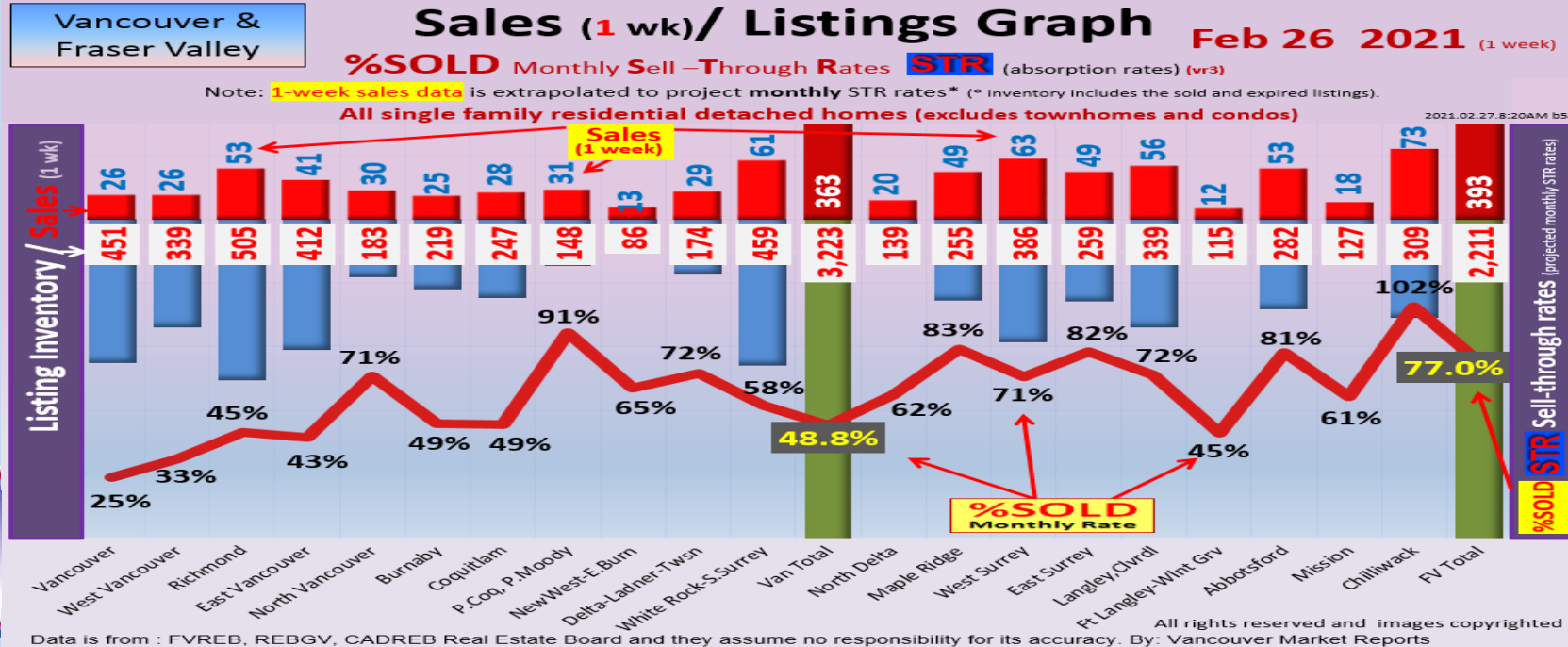
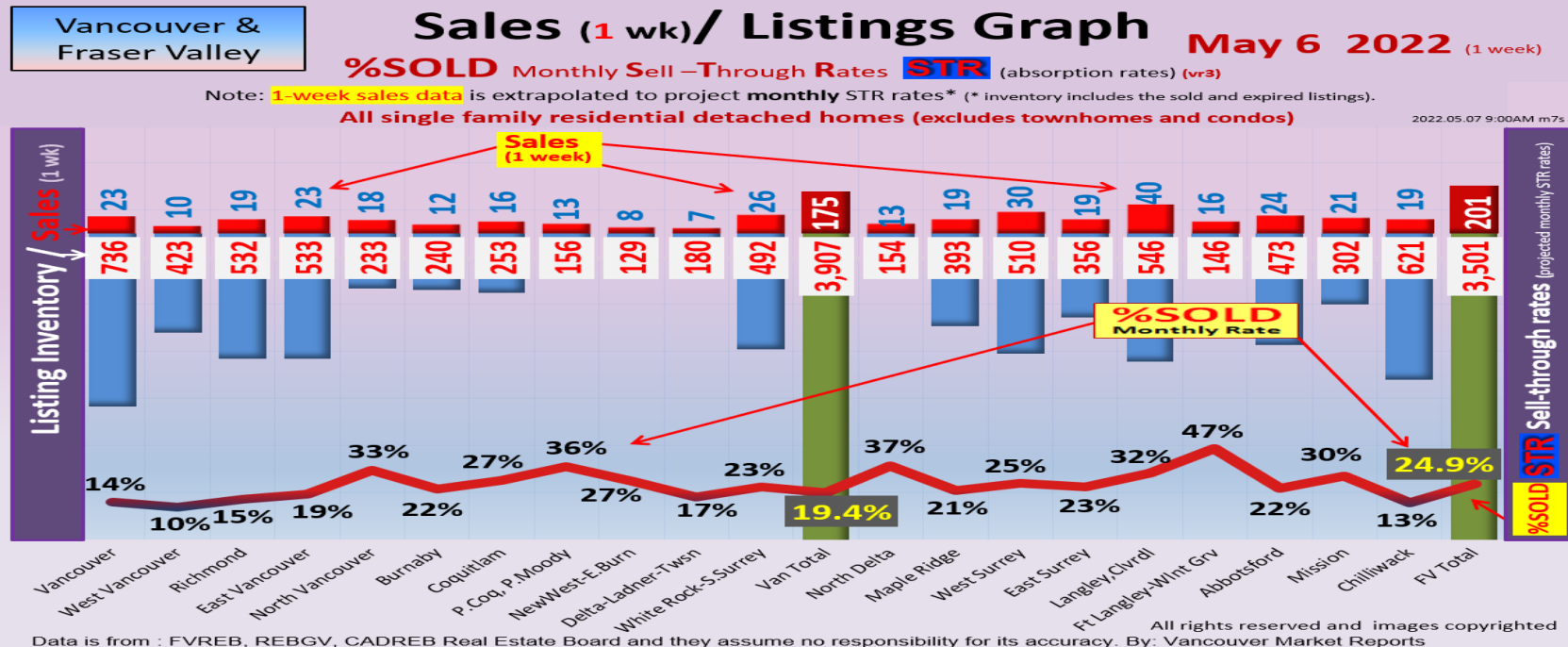
detached homes

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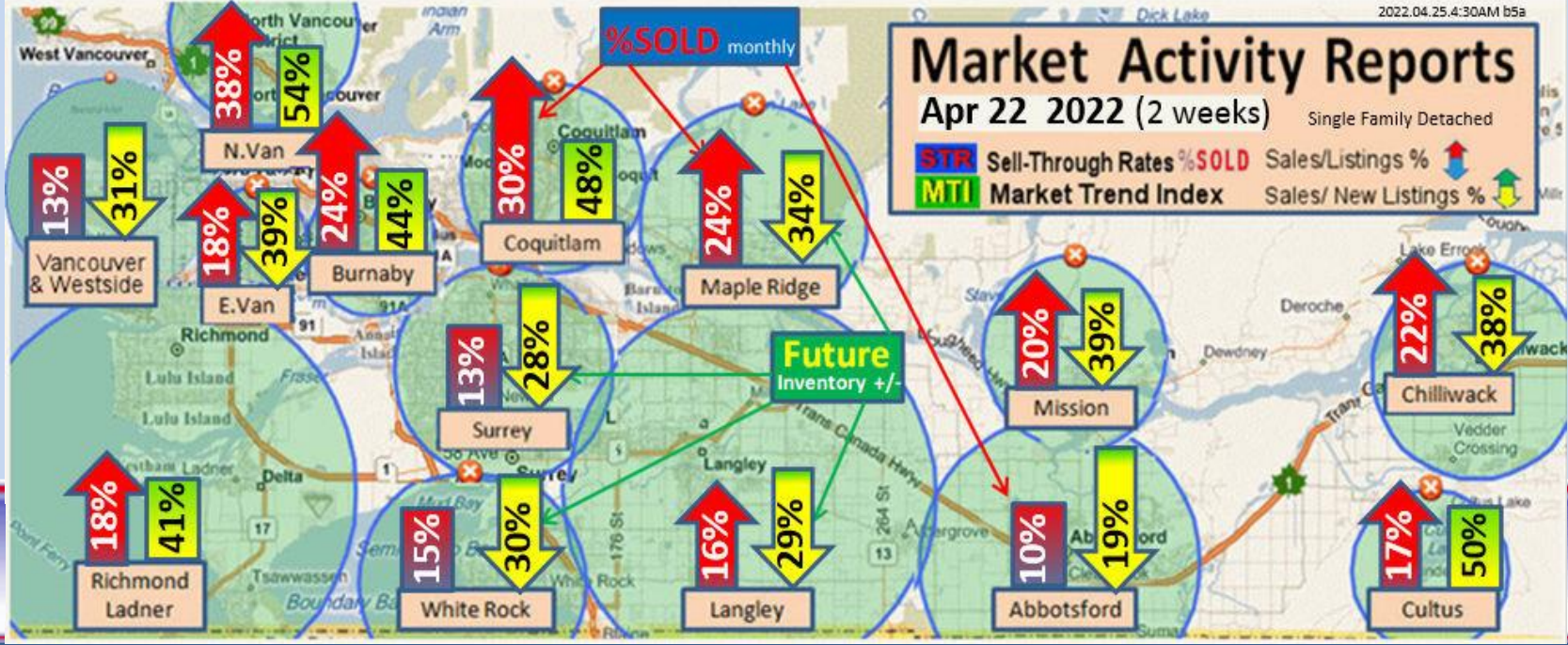
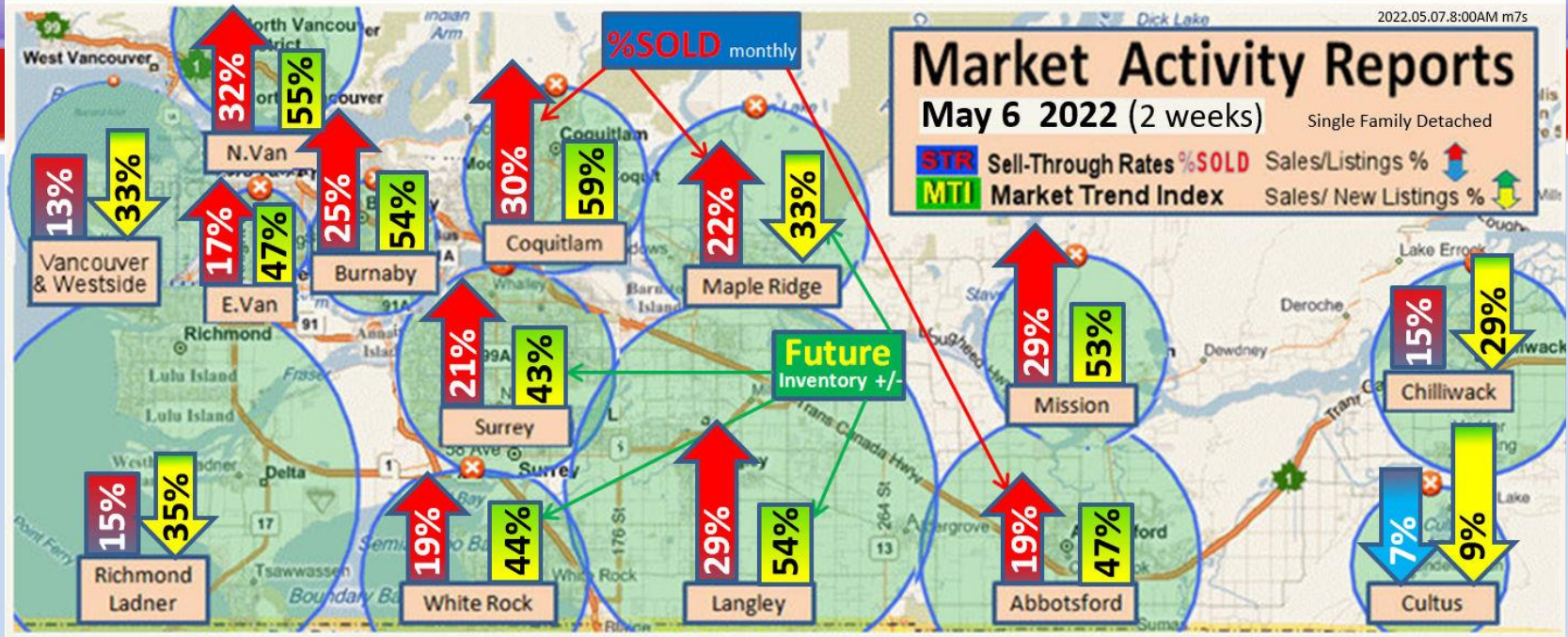
detached homes

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Vancouver Market Reports

Statistics, on the Web!



Market Analysis and Forecasting May 1/22 Burnaby

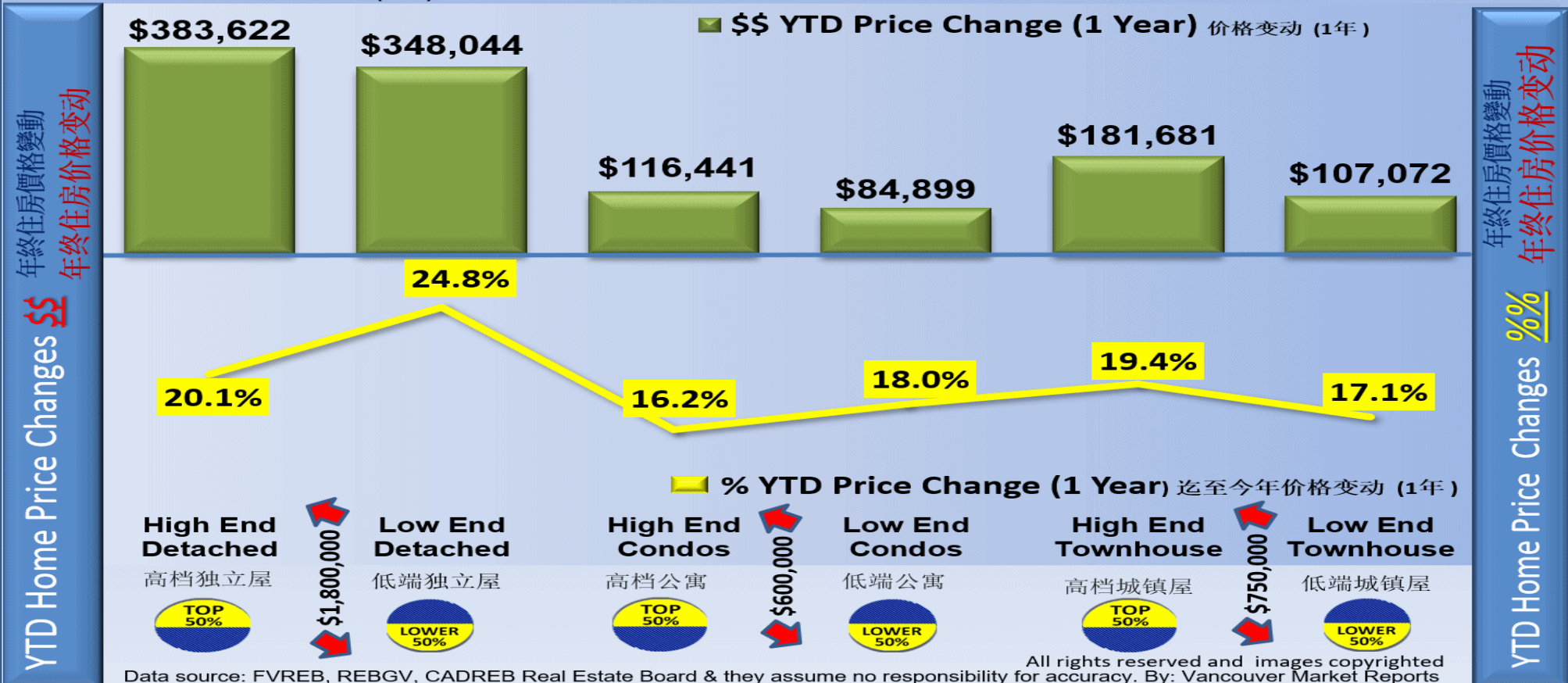
Burnaby Real Estate Price Changes (\$/%)

本拿比房地產價格變動 / 本拿比房地產價格變動

Housing Types: Year-To-Date Mar 2021 – Mar 2022 (Quarters)

房屋类型: 迄于今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports HPIp



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

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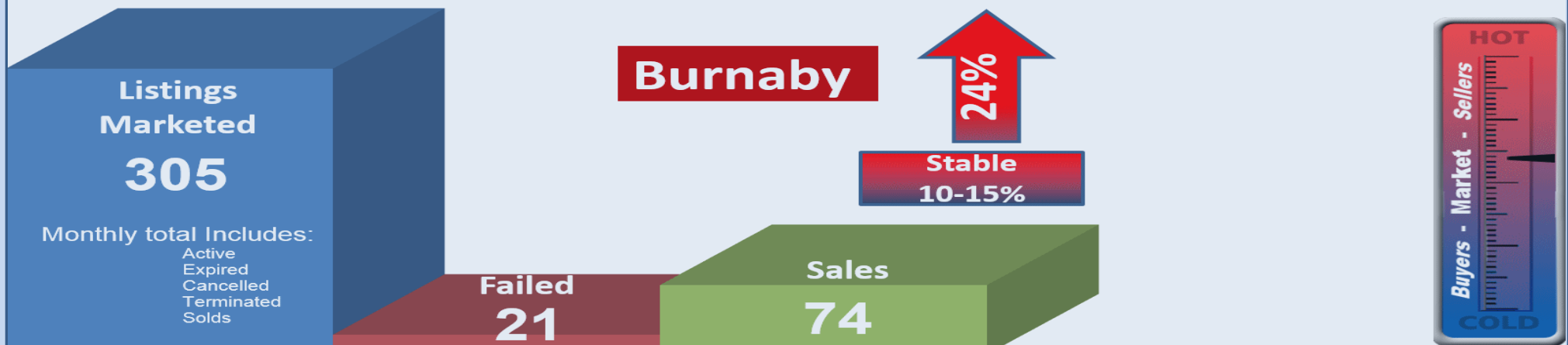
Statistics, on the Web!

detached homes



Market Analysis and Forecasting May 1/22 Burnaby

Monthly Market Activity - Apr 2022 - Single Family



May 1 2022 Burnaby Market Update (detached)

Current: Burnaby's Residential Detached housing market is in a Seller Market with **24 %SOLD** rate.

(This means 24 homes out of 100 sold last month with an average \$45,500 increase from the original price)

Most Active Range: Homes below \$1.7 mill. have **41.2 %SOLD** rate.

Least Active Range: Homes above \$3.5 mill. have **9.5 %SOLD** rate.

History: The Burnaby Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$331,328. The Burnaby Home Price Index **HPIp (Lower 50%)** Year-To-Date shows that prices increased \$306,711.

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

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

produced by: **Sabrina Yang**

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

Burnaby List Price Ranges Statistics - Apr 2022

Detached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,700,000	34	14	9	103%	\$42,550	41.2%	↑
\$1,700,001-\$1,900,000	34	9	8	103%	\$62,000	26.5%	↑
\$1,900,001-\$2,175,000	57	20	8	103%	\$50,500	35.1%	↑
\$2,175,001-\$2,500,000	57	15	9	104%	\$102,000	26.3%	↑
\$2,500,001-\$3,000,000	56	8	14	104%	\$90,000	14.3%	↑
\$3,000,001-\$3,500,000	25	4	26	98%	-\$62,500	16.0%	↑
\$3,500,001 and more	42	4	17	97%	-\$115,500	9.5%	↓
Total Activity	305	74	9	103%	\$45,500	24%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change	
Total Listings (A,S,T,C,X)	533	290	305		15	↑
Active Listings (1st of the month)	285	143	197	200	3	↑
Solds	137	72	74		2	↑
Days on Market (DOM)	8	24	9		-15	↓
%SOLD (Sales/ Listings /mnthly rate)	25.7%	24.8%	24.3%		-1%	↓
(Top 50%) Home Price Index HPIp	\$2,059,945	\$2,366,458	\$2,391,274		\$24,816	↑
(Lower 50%) Home Price Index HPIp	\$1,522,905	\$1,802,178	\$1,829,616		\$27,438	↑

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Vancouver Market Reports

Statistics, on the Web!



Market Analysis and Forecasting May 1/22 Burnaby

Burnaby Sub areas Statistics - Apr 2022

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Detached	
					Sell - List \$Difference	%SOLD
Brentwood Park	13	1	8	113%	\$402,888	8%
Central BN	5	0				0%
Capitol Hill BN	16	6	8	102%	\$33,000	38%
Forest Hills BS	1	0				0%
Government Road	11	3	8	106%	\$200,000	27%
Montecito	9	2	17	95%	-\$109,500	22%
Oakdale	2	2	14	103%	\$35,550	100%
Parkcrest	28	7	11	102%	\$41,000	25%
Sperling-Duthie	17	5	6	102%	\$31,112	29%
Simon Fraser Univer.	8	1	10	112%	\$305,001	13%
Sullivan Heights	2	1	7	103%	\$62,000	50%
Simon Fraser Hills	0	0				0%
Vancouver Heights	6	3	8	110%	\$202,000	50%
Willingdon Heights	16	7	8	102%	\$31,000	44%
Westridge BN	9	0				0%
Big Bend	8	1	10	96%	-\$75,000	13%
Burnaby Hospital	9	3	8	101%	\$15,000	33%
Buckingham Heights	6	0				0%
Burnaby Lake	8	1	20	93%	-\$180,000	13%
Central Park BS	9	2	13	105%	\$88,500	22%
Deer Lake	9	2	20	105%	\$158,500	22%
Deer Lake Place	6	3	29	99%	-\$10,000	50%
Forest Glen BS	14	1	8	109%	\$200,000	7%
Greentree Village	3	1	11	102%	\$35,100	33%
Garden Village	5	1	86	98%	-\$73,000	20%
Highgate	7	4	9	122%	\$439,056	57%
Metrtown	16	5	7	111%	\$240,000	31%
Suncrest	6	2	7	104%	\$76,500	33%
South Slope	44	8	19	99%	-\$10,000	18%
Upper Deer Lake	12	2	10	99%	-\$16,950	17%
Total Activity	305	74	9	103%	\$45,500	24%

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Next Months Market Forecast

Forecast: Burnaby has a normal Listing supply; 200 homes are for sale and with the **24 %SOLD** monthly rate gives us a ~4 months of inventory. 6% of the active listings have reduced their price by \$160,726 on average or \$118,000 median. We project Burnaby to be a continued Seller market.

Vancouver home prices increased by just \$2,372 in April. This is a big drop from the \$59,777 increase that we saw in March. This is partially caused by the erosion of consumer confidence with the \$2/liter gas prices, interest rates, and economic woes. We are now forecasting that the majority of the Metro Vancouver Markets will be in a Buyer's Market the next month. The Fraser Valley has already switched to a Buyer's Market with prices dropping a whopping (\$43,918.)

Currently, the Condo Market is still Stable with an Average Price Increase of \$1,617. Meanwhile, Townhouse Markets have switched to a Buyer's Market with an (\$8,069) average price decrease. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

Analytical Methods: The Burnaby represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the market into two parts with The **Burnaby HPI Top 50%** representing the higher end sales the **Burnaby HPI 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 Board and they assume no responsibility for its accuracy. Copyright: VancouverMarketReports.com

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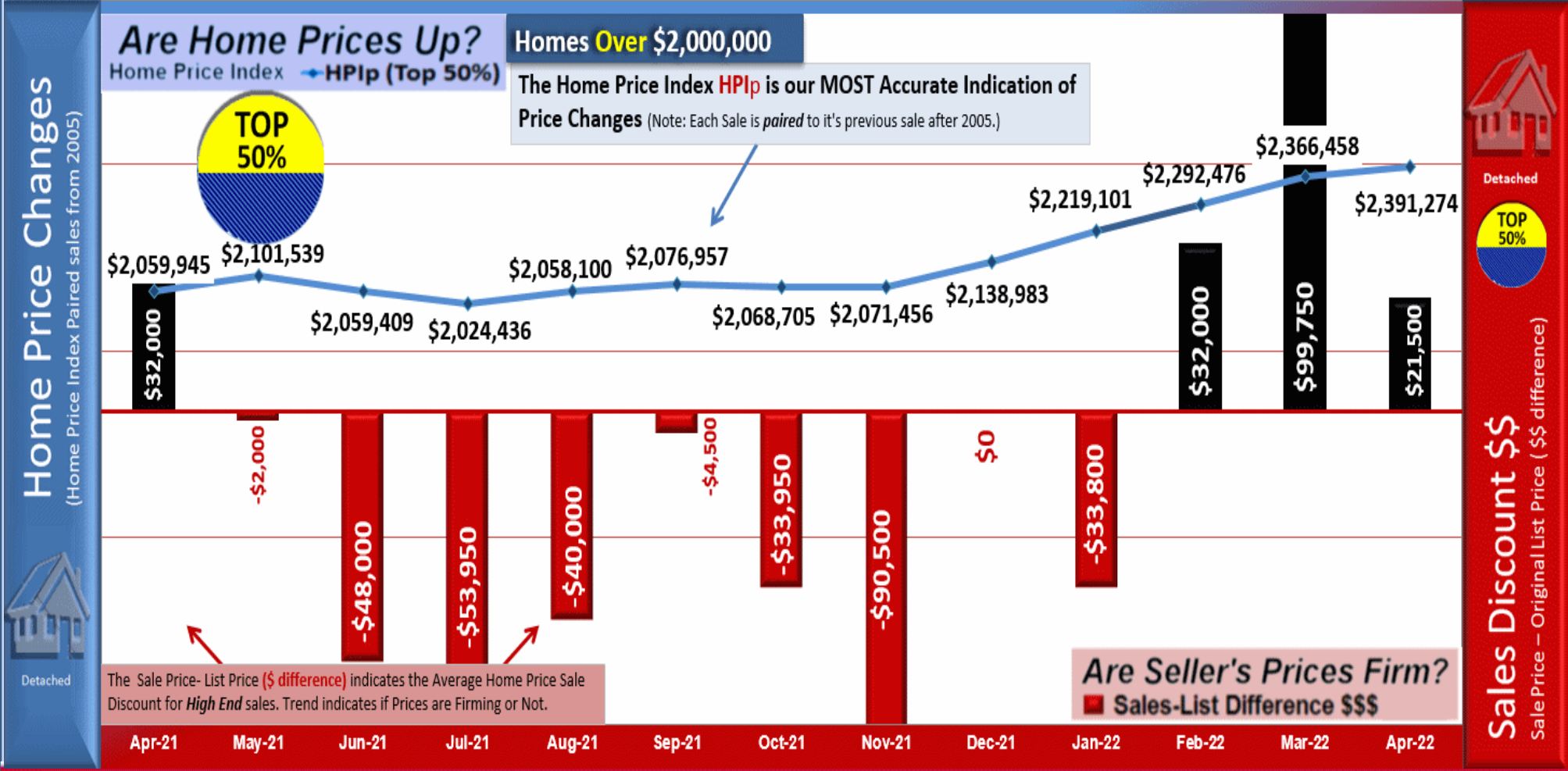
Vancouver Market Reports

Statistics, on the Web!



Market Analysis and Forecasting May 1/22 Burnaby

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



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Statistics, on the Web!

detached homes



Market Analysis and Forecasting May 1/22 Burnaby

Detached Burnaby Total Listings, Sales, and %SOLD rates

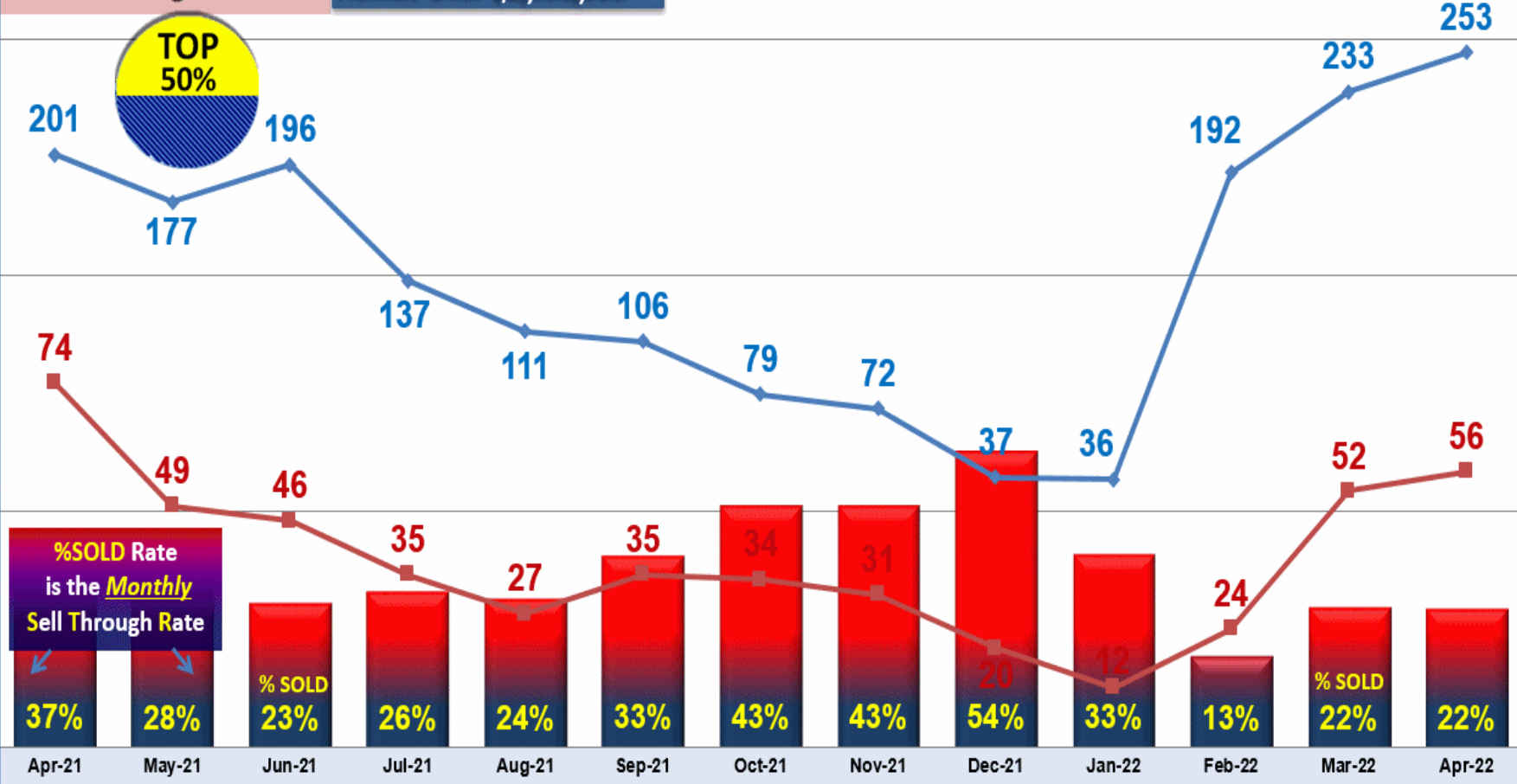
← Total Listings → Sales Homes Over \$2,000,000

Sales / Listings
Monthly Totals



Detached

TOP 50%



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

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

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detached homes



Market Analysis and Forecasting May 1/22 Burnaby

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

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

Are Home Prices Up?

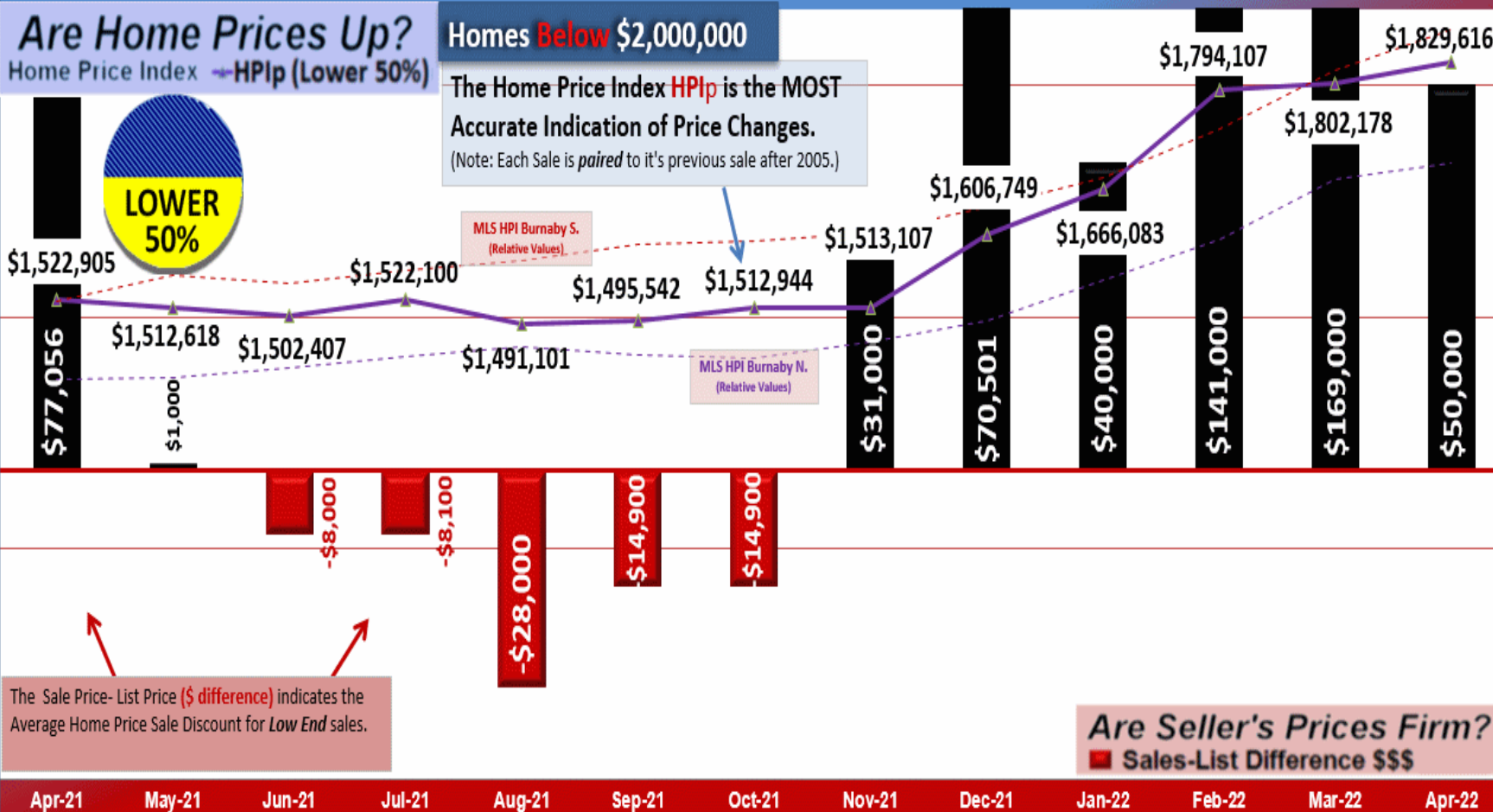
Home Price Index → HPIp (Lower 50%)



Homes Below \$2,000,000

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.

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



Detached



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

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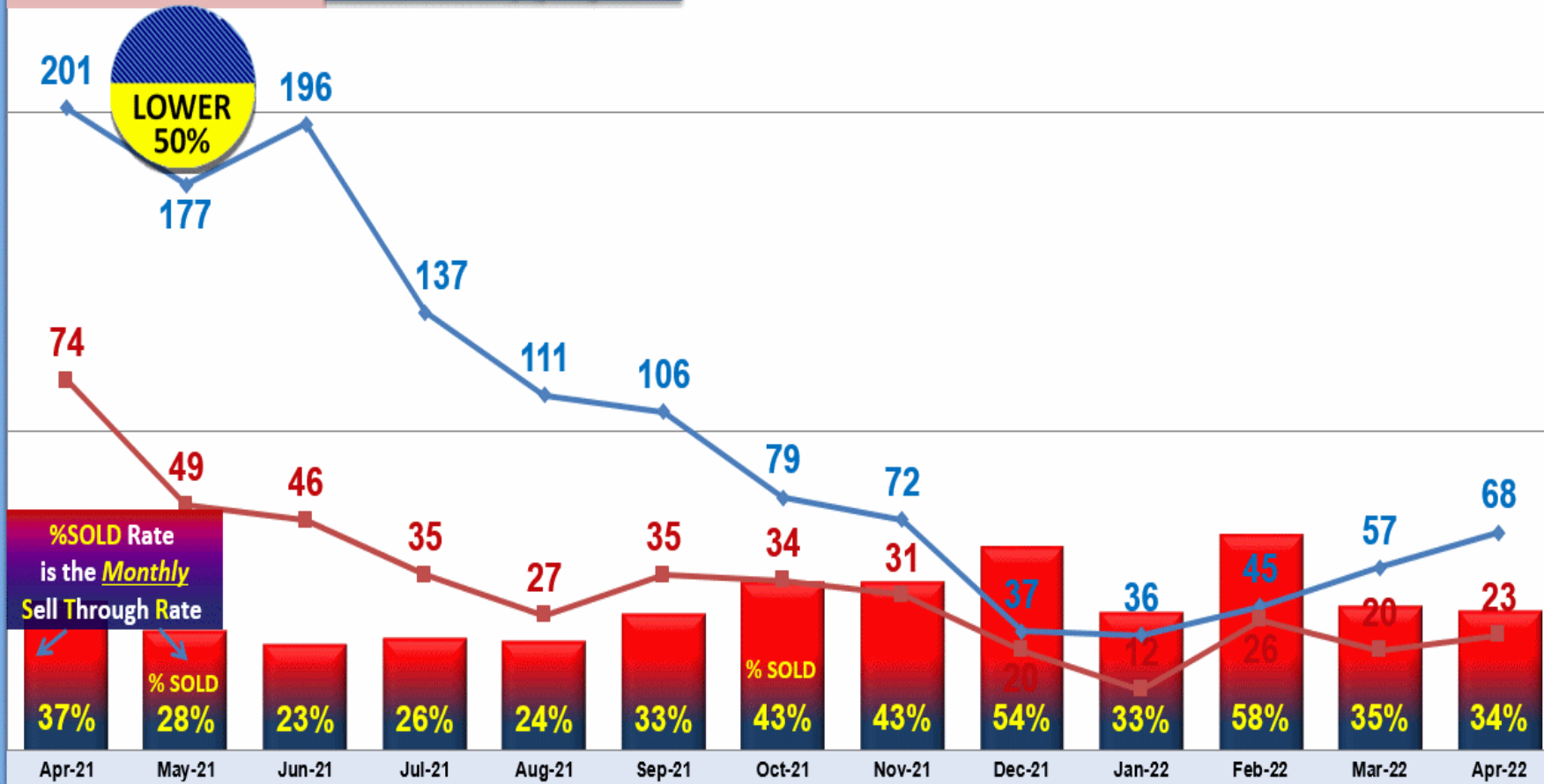
attached homes

Market Analysis and Forecasting May 1/22 Burnaby

Market Analysis and Forecasting

Detached Burnaby Total Listings, Sales, and %SOLD rates

Total Listings Sales Homes Below \$2,000,000



Sales / Listings

Monthly Totals



Detached



Detached



%SOLD (STR)

Sales/Listings (Monthly Rate)

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

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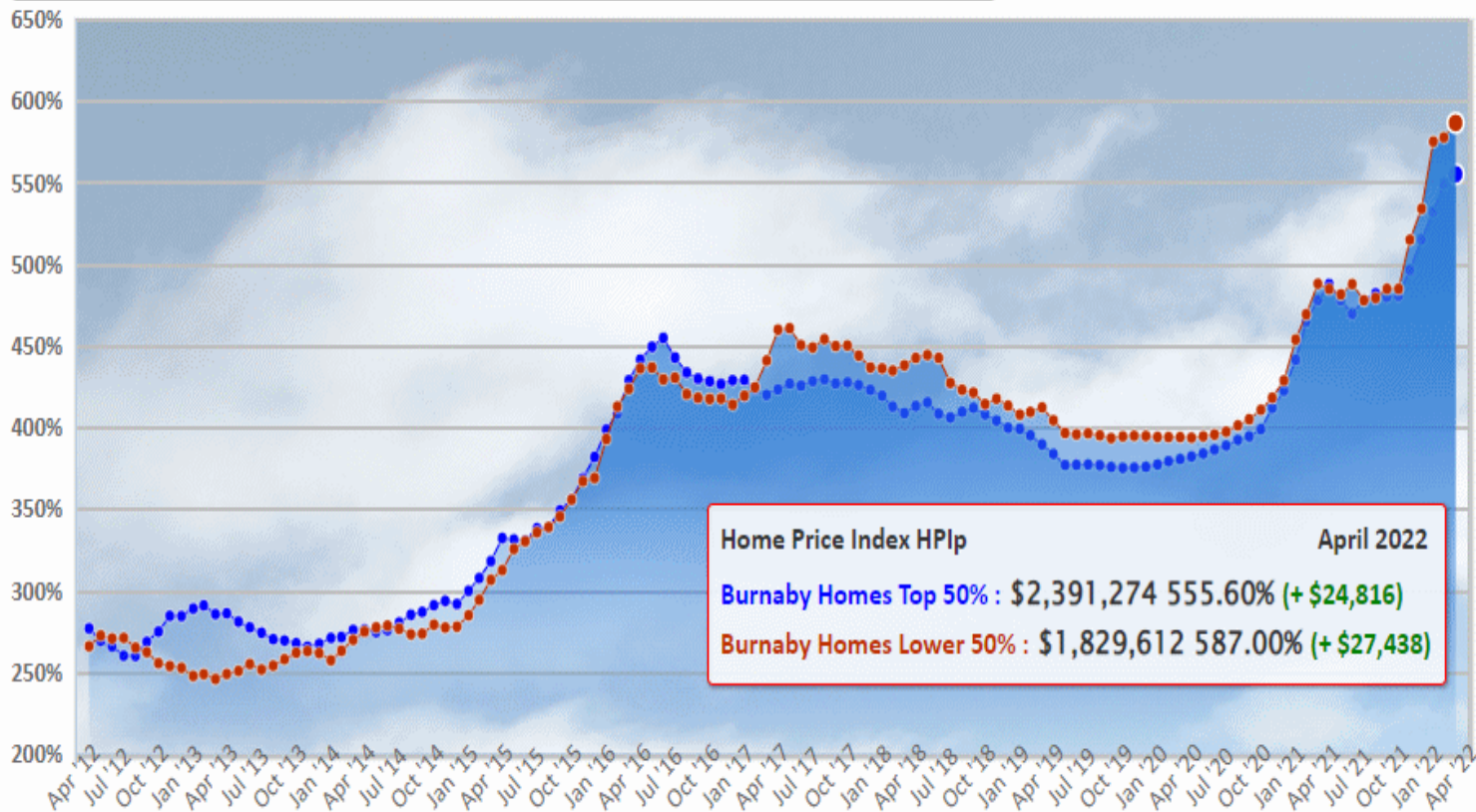


Market Analysis and Forecasting May 1/22 Burnaby

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Apr 2022	% 555.60
Mar 2022	% 549.80
Feb 2022	% 532.60
Jan 2022	% 515.60
Dec 2021	% 497.00
Nov 2021	% 481.30
Oct 2021	% 480.60
Sep 2021	% 482.60
Aug 2021	% 478.20
Jul 2021	% 470.30
Jun 2021	% 478.50
May 2021	% 488.30

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Statistics, on the Web!

detached homes



Market Analysis and Forecasting May 1/22 New West, E. Burnaby

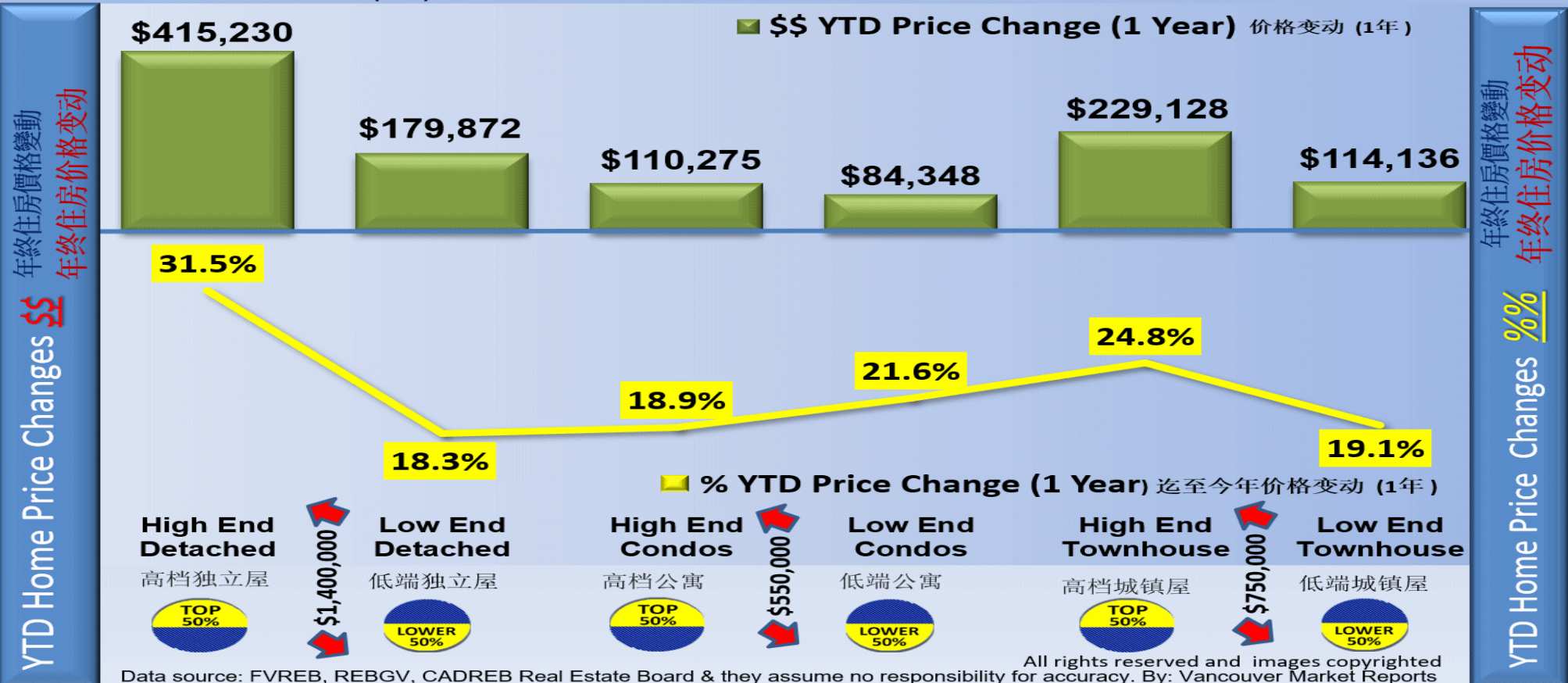
New-West, Burnaby E. Real Estate Price Changes (\$/%)

新西,本拿比東房地產價格變動 / 新西,本拿比東 房地產價格變動

Housing Types: Year-To-Date Mar 2021 – Mar 2022 (Quarters)

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports HPIp



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

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Statistics, on the Web!

detached homes



Market Analysis and Forecasting May 1/22 New West, E. Burnaby

Monthly Market Activity - Apr 2022 Single Family



May 1 2022 New Westminter - East Burnaby Market Update (Detached)

Current: New West & E. Burnaby's Residential Detached housing is in a Seller Market with **22 %SOLD** Rate.
(Meaning 22 homes out of 100 sold last month with an average \$28,000 increase from Original List price)

Most Active Range: Homes below \$1.3 mill. have High **33.3 %SOLD** rate.

Least Active Range: Homes above \$2.5 mill. have **9.1 %SOLD** rate.

History: The New West & E. Burnaby Year-To-Date Home Price Index **HPIp (Upper 50%)** shows that prices increased \$389,046.
The New West & E. Burnaby Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$106,618.

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

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

Home Price Range	Total Listings (/Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,300,000	18	6	21	107%	\$87,500	33.3%	↑
\$1,300,001-\$1,400,000	21	1	7	100%	\$0	4.8%	↓
\$1,400,001-\$1,600,000	30	7	7	102%	\$28,000	23.3%	↑
\$1,600,001-\$2,000,000	46	15	8	101%	\$15,000	32.6%	↑
\$2,000,001-\$2,500,000	23	4	7	111%	\$246,500	17.4%	↑
\$2,500,001 and more	22	2	7	102%	\$51,000	9.1%	↓
Total Activity	160	35	8	102%	\$28,000	22%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change	
Total Listings** (A,S,T,C,X)	228	151	160		9	↑
Active Listings (1st of the Month)	124	78	92	110	18	↑
Solds	61	49	35		-14	↓
Days on Market (DOM)	8	7	8		1	↑
%SOLD (Sales/Listings/Mthly Rate)	49.2%	32.5%	21.9%		-10.6%	↓
Upper 50% Home Price Index HPIp	\$1,425,897	\$1,783,758	\$1,814,943		\$31,185	↑
Lower 50% Home Price Index HPIp	\$1,084,272	\$1,186,595	\$1,190,890		\$4,295	↑

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What Sold in your Neighbourhood and for What Price?

New Westminster - East Burnaby Sub Area Statistics - Apr 2022				Detached		
Neighborhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
East Burnaby	24	8	7	108%	\$172,000	33%
The Crest BE	8	1	6	102%	\$30,000	13%
Edmonds BE	10	2	8	101%	\$15,000	20%
Connaught Heights NW	7	2	11	94%	-\$108,900	29%
Downtown NW	0	0				0%
Fraserview NW	1	0				0%
GlenBrooke North NW	7	1	3	101%	\$15,000	14%
Moody Park NW	4	1	8	103%	\$51,108	25%
North Arm NW	1	0				0%
Queensborough NW	33	2	11	108%	\$103,500	6%
Queens Park NW	11	5	8	100%	\$0	45%
Sapperton NW	13	5	11	103%	\$56,000	38%
The Heights NW	22	3	6	100%	\$0	14%
Uptown NW	7	1	63	99%	-\$14,150	14%
West End NW	12	4	23	99%	-\$21,500	33%
Total Activity	160	35	8	102%	\$28,000	22%

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Next Months Market Forecast

Forecast: New Westminster- East Burnaby has an average Listing Supply; 110 homes are for sale and with the **22 %SOLD** Monthly Rate giving us a ~5 Months of Inventory. We project New Westminster- East Burnaby Detached to be a Seller Market. 8% of the Active Listings have Reduced their Price by \$76,912 on Average and \$88,112 on Median for the last month.

Vancouver home prices increased by just \$2,372 in April. This is a big drop from the \$59,777 increase that we saw in March. This is partially caused by the erosion of consumer confidence with the \$2/liter gas prices, interest rates, and economic woes. We are now forecasting that the majority of the Metro Vancouver Markets will be in a Buyer's Market the next month. The Fraser Valley has already switched to a Buyer's Market with prices dropping a whopping (\$43,918.)

Currently, the Condo Market is still Stable with an Average Price Increase of \$1,617. Meanwhile, Townhouse Markets have switched to a Buyer's Market with an (\$8,069) average price decrease. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

Analytical Methods: New Westminster -East Burnaby represent so many diverse markets which make the Average or Median Mthly Homes Sales Statistics less important when understanding the Market changes . Currently we have split the Market into two parts with the **New Westminster - East Burnaby HPIp Upper 50%** representing the Upper 50% Sales and the **New West - East Burnaby HPIp Lower 50%** representing the Lower priced Home 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 CMarket Analysis. Data is from : FVREB, REBGV, CADREB Real Estate Board and they assume no responsibility for its accuracy. Copyright: VancouverMarketReports.com

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Vancouver Market Reports

Statistics, on the Web!

detached homes



Market Analysis and Forecasting May 1/22 New West, E. Burnaby

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

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



Detached

Are Home Prices Up?

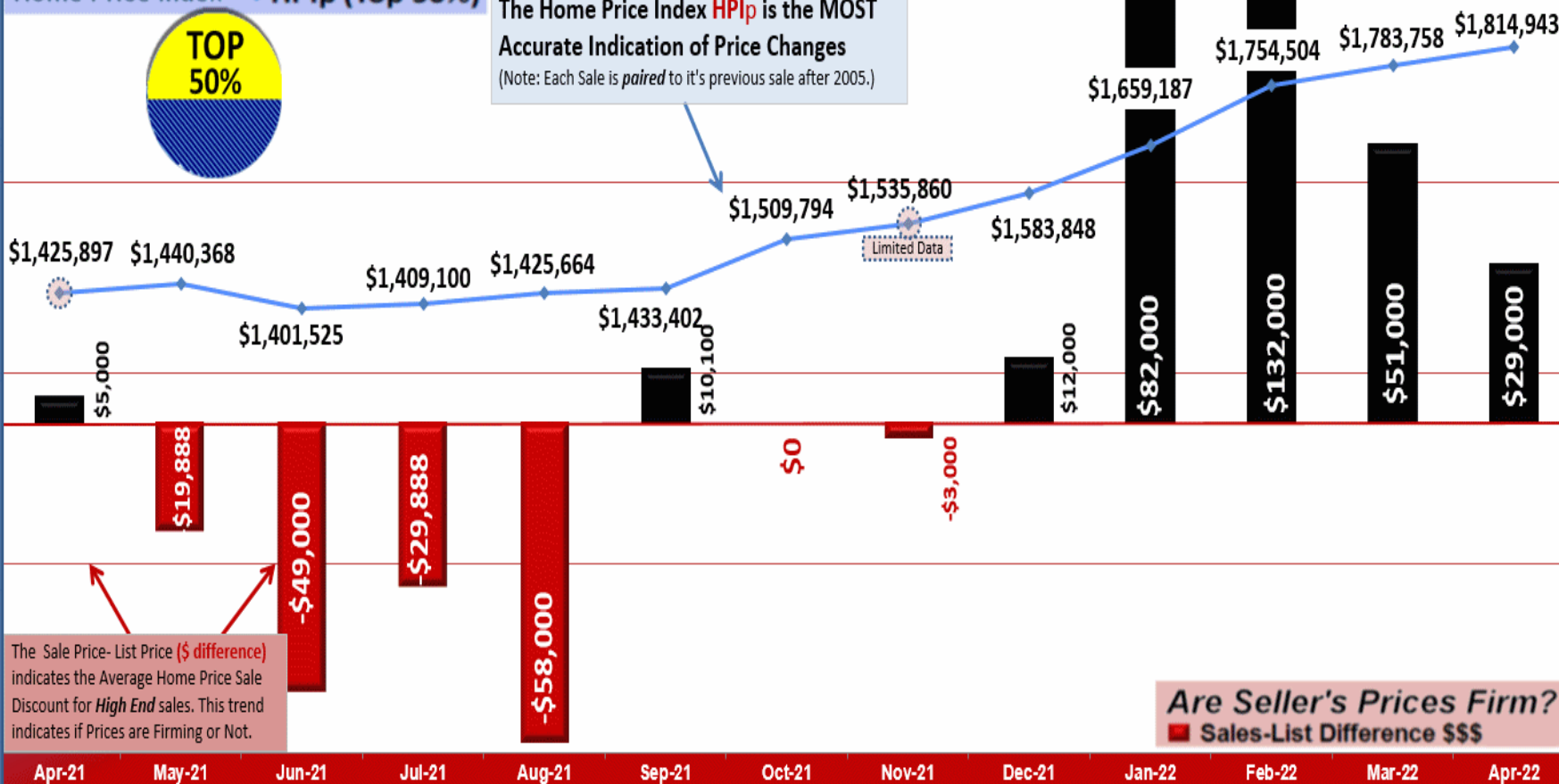
Home Price Index → HPIp (Top 50%)



Homes Over \$1,500,000

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

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



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

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



Detached



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

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produced by: Sabrina Yang

Vancouver Market Reports

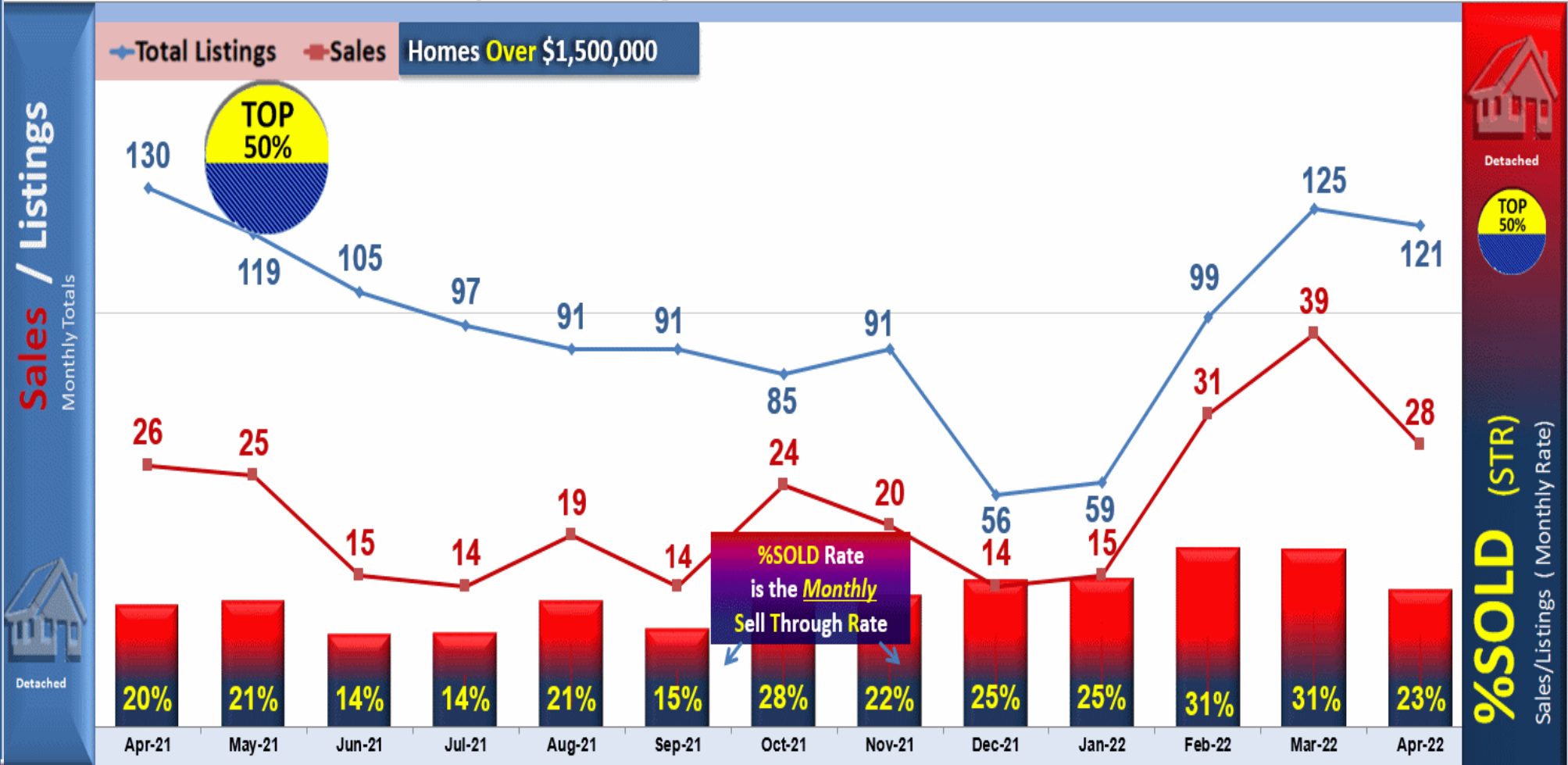
Statistics, on the Web!

detached homes



Market Analysis and Forecasting May 1/22 New West, E. Burnaby

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



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

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Statistics, on the Web!

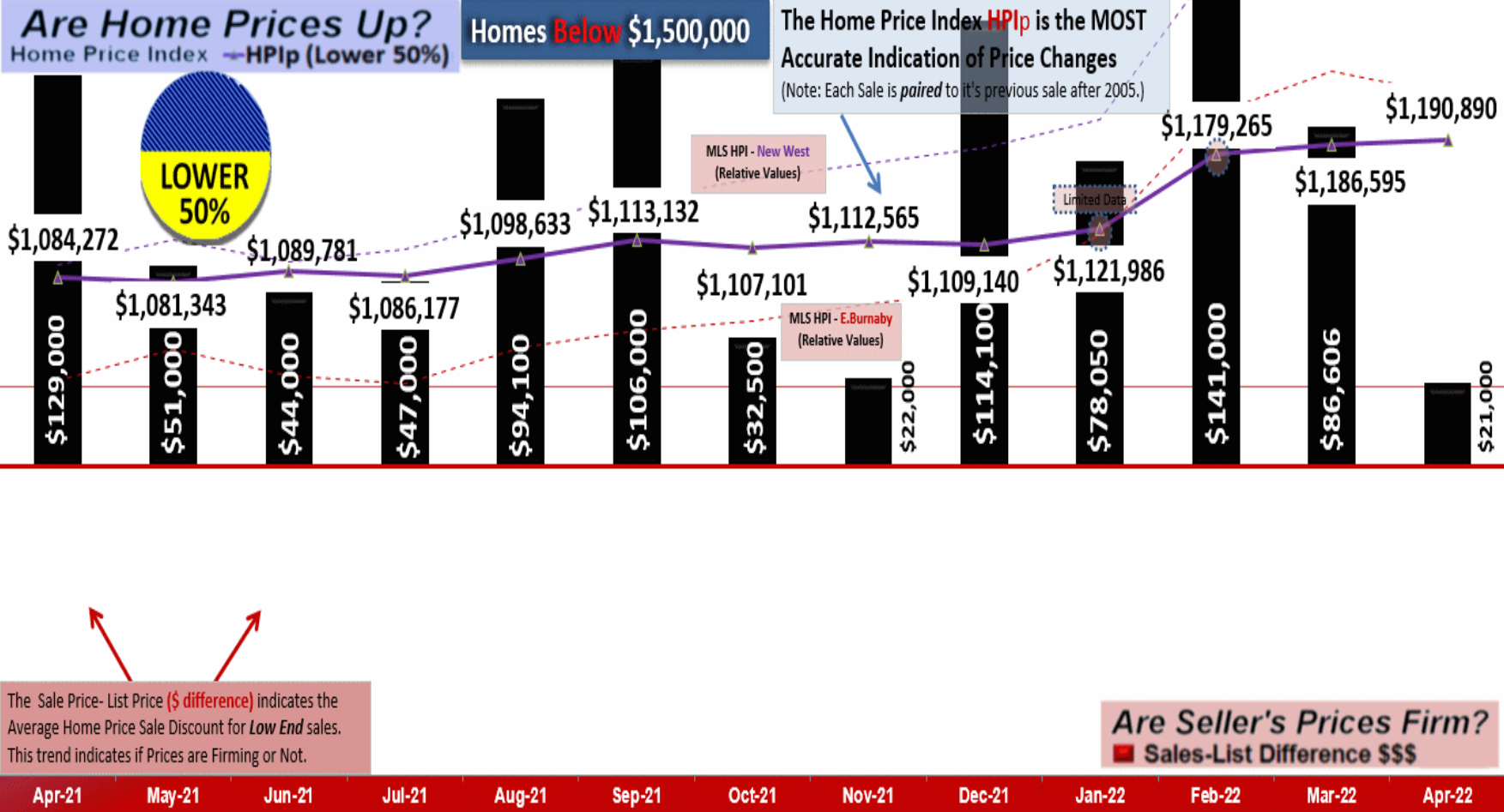
detached homes



Market Analysis and Forecasting May 1/22 New West, E. Burnaby

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

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



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

Detached

LOWER 50%

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

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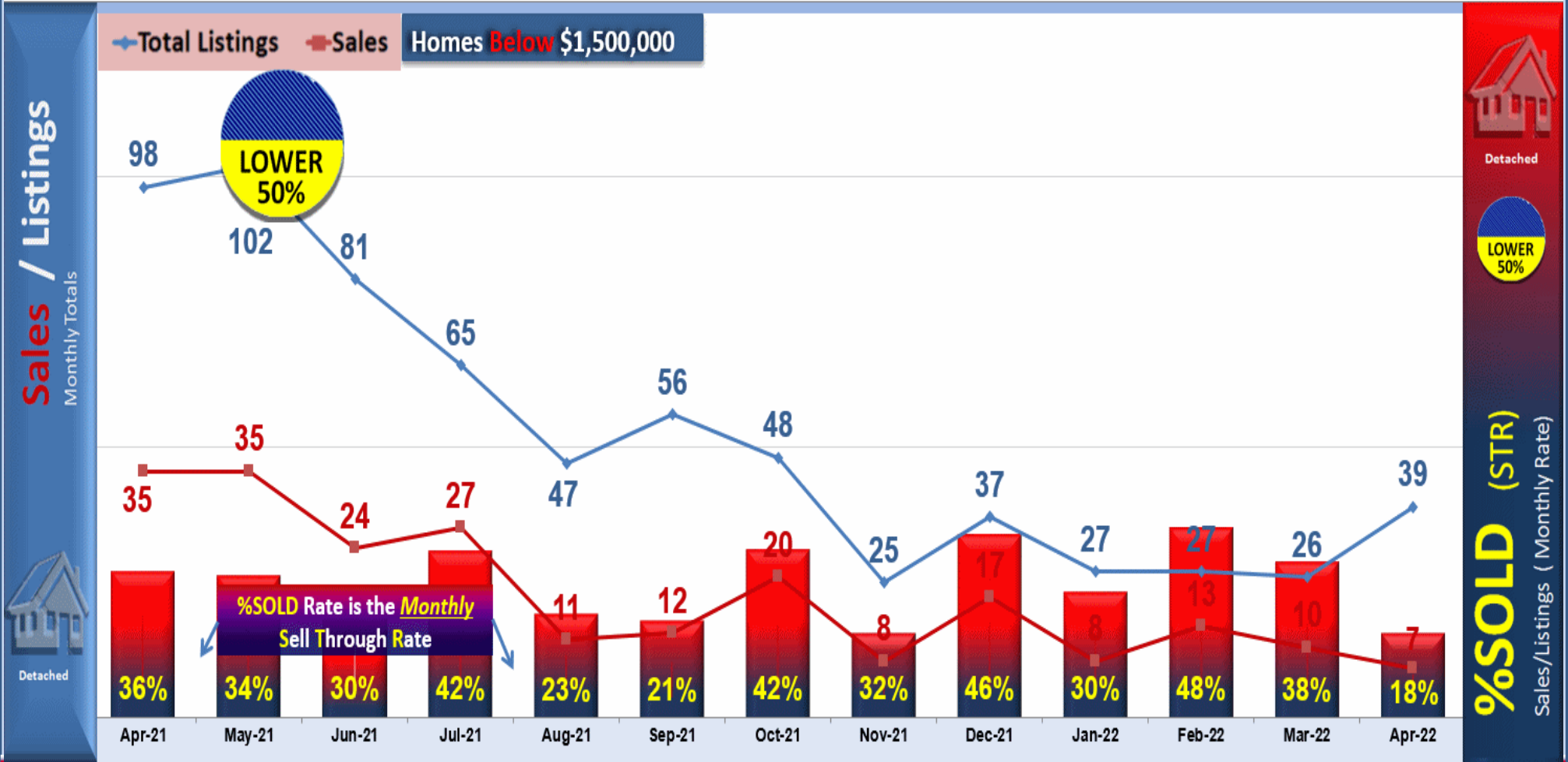
Statistics, on the Web!

detached homes



Market Analysis and Forecasting May 1/22 New West, E. Burnaby

Detached New West, E. 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. Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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Statistics, on the Web!

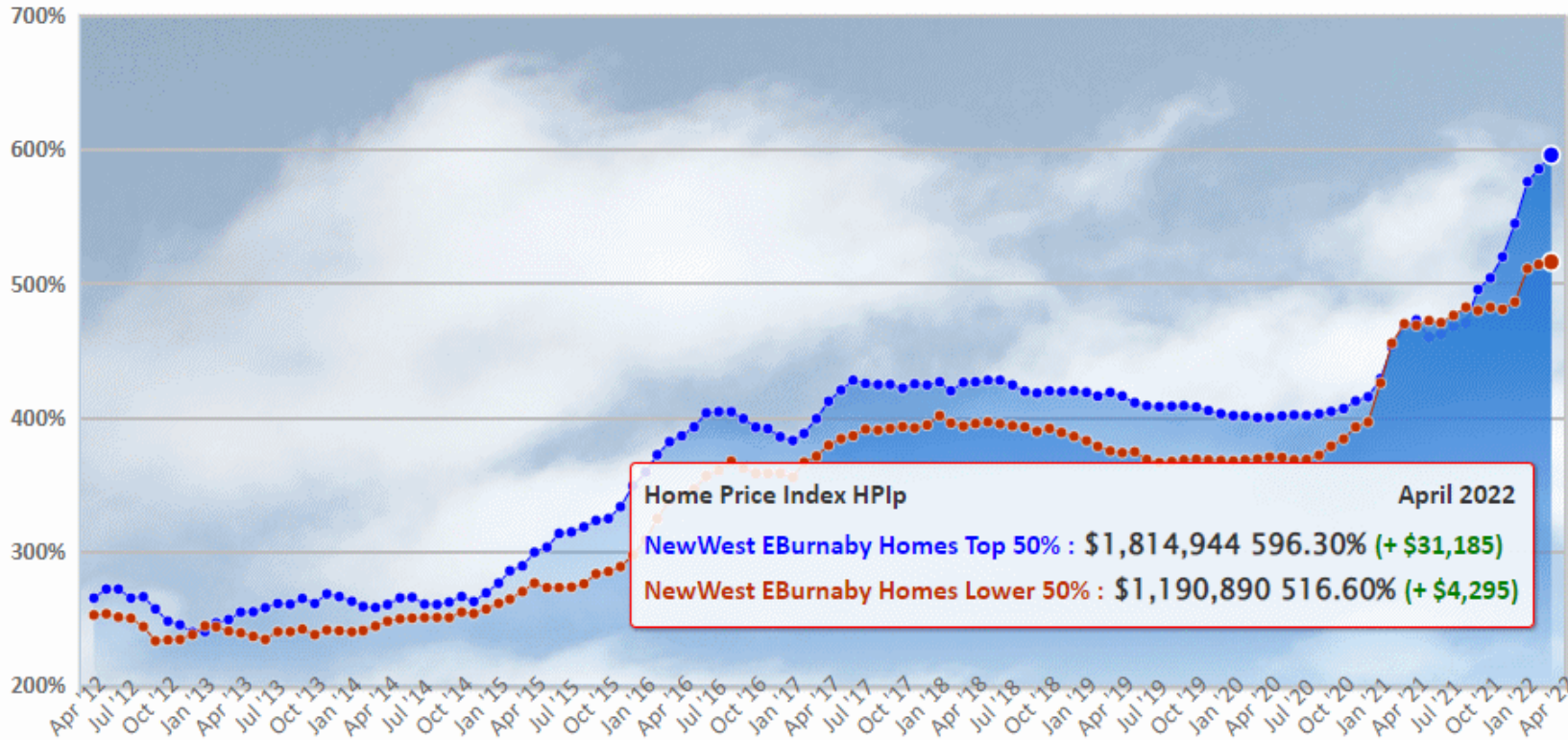


Market Analysis and Forecasting May 1/22 New West, E. Burnaby

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Apr 2022	% 596.30
Mar 2022	% 586.00
Feb 2022	% 576.40
Jan 2022	% 545.10
Dec 2021	% 520.30
Nov 2021	% 504.60
Oct 2021	% 496.00
Sep 2021	% 470.90
Aug 2021	% 468.40
Jul 2021	% 462.90
Jun 2021	% 460.40
May 2021	% 473.20

Navigation controls: << < 1 2 3 4 5 ...

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Statistics, on the Web!



Market Analysis and Forecasting May 1/22 Maple Ridge-Pitt Meadows

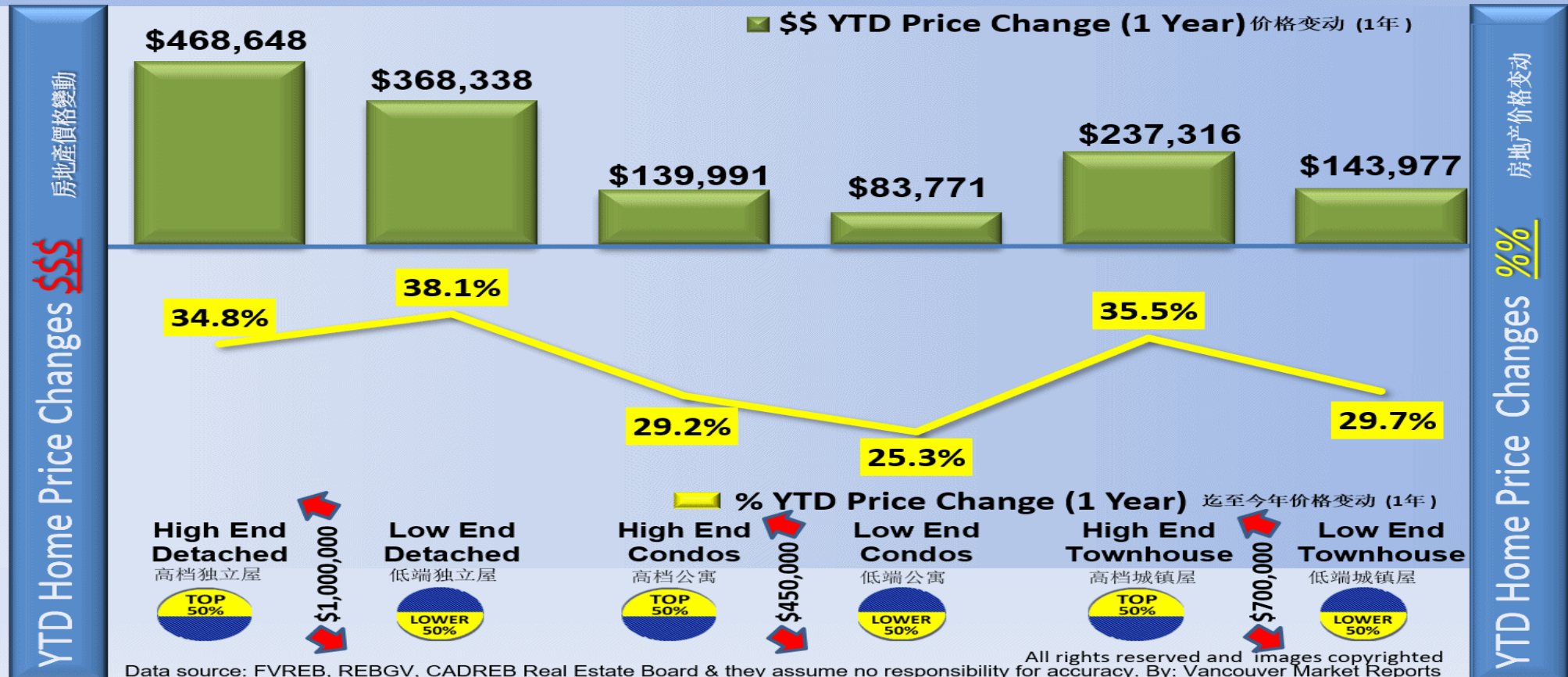
Maple Ridge-Pitt Meadows Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

Housing Types: Year-To-Date Mar 2021 – Mar 2022 (Quarters)

房屋类型: 迄于今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports HPIp



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

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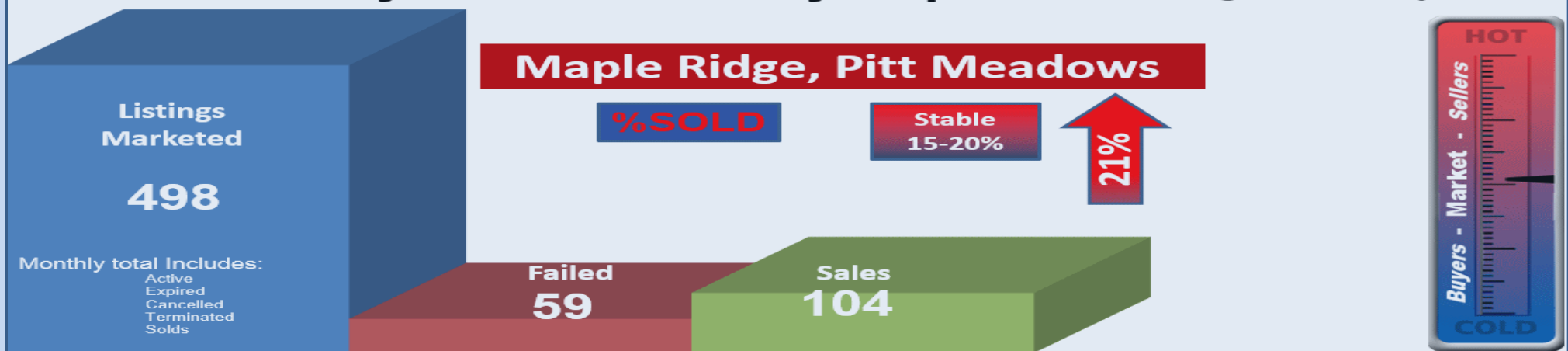
Statistics, on the Web!

detached homes



Market Analysis and Forecasting May 1/22 Maple Ridge-Pitt Meadows

Monthly Market Activity - Apr 2022 Single Family



May 1 2022 Maple Ridge & Pitt Meadows Market Update (Detached)

Current: Maple Ridge & Pitt Meadows are in a Seller Market with Average Listing inventories, a **21 %SOLD** Rate and Sell Price/List Price = 100% (Meaning there is an Average of a \$50,750 increase in a Sale from the List price)
Most Active Price Range: Homes below \$1.15 mill. - \$1.3 mill. have **33.7 %SOLD** Rate.
Least Active Price Range: Homes above \$3.0 mill. have **9.3 %SOLD** Rate.

History: The Maple Ridge & Pitt Meadows Year-To-Date Home Price Index **HPIp (Upper 50%)** shows that prices increased \$343,759.
 The Maple Ridge & Pitt Meadows Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$269,474.
 *The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

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

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,150,000	41	13	8	103%	\$26,000	31.7%	↑
\$1,150,001-\$1,300,000	83	28	8	100%	-\$5,000	33.7%	↑
\$1,300,001-\$1,450,000	71	14	9	97%	-\$39,000	19.7%	↑
\$1,450,001-\$1,650,000	106	24	7	100%	\$7,550	22.6%	↑
\$1,650,001-\$2,000,000	83	12	8	99%	-\$11,500	14.5%	
\$2,000,001-\$3,000,000	71	9	8	100%	\$1	12.7%	
\$3,000,001 and more	43	4	26	97%	-\$99,500	9.3%	↓
Total Activity	498	104	8	100%	\$0	21%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change	
Total Listings** (A,S,T,C,X)	523	460	498		38	↑
Active Listings (1st of the month)	249	200	269	335	66	↑
Solds	204	154	104		-50	↓
Days on Market (DOM)	7	7	8		1	↑
%SOLD (Sales/Listings/Mthly Rate)	39%	33%	21%		-12.6%	↓
(Upper 50%) Home Price Index HPIp	\$1,425,042	\$1,808,170	\$1,768,801		-\$39,369	↓
(Lower 50%) Home Price Index HPIp	\$1,042,626	\$1,371,900	\$1,312,100		-\$59,800	↓

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What Sold in your Neighbourhood and for What Price?

Maple Ridge, Haney and Pitt Mdws Sub areas Stats - Apr 2022

Detached

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Albion	57	11	8	102%	\$26,000	19.3%
Cottonwood MR	49	8	10	100%	-\$5,450	16.3%
East Central	75	17	10	98%	-\$24,900	22.7%
Northeast-North Maple Ridge	13	2				15.4%
Northwest Maple Ridge	26	6	9	96%	-\$68,950	23.1%
Silver Valley	45	10	5	100%	\$500	22.2%
Southwest Mple Rdg	53	10	8	100%	-\$2,350	18.9%
Thornhill	19	4	14	101%	\$16,100	21.1%
Websters Corners	30	4	7	109%	\$180,051	13.3%
West Central	59	10	7	96%	-\$48,500	16.9%
Whonnock	22	3	23	98%	-\$50,000	13.6%
Central & Mid Meadows	24	12	8	101%	\$2,700	50.0%
North & West Meadows	13	1				7.7%
South Meadows	13	6	5	101%	\$17,550	46.2%
Total Activity	498	104	8	100%	\$0	21%

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Next Months Market Forecast

Forecast: Maple Ridge & Pitt Meadows has normal Listing supply; 335 homes are for sale and with the **21 %SOLD** Monthly Rate gives us a ~5 months of inventory. Another Indicator: 13% of the Active listings have Reduced their Price by \$133,483 on Average and \$75,000 on Median in the last month. We project Maple Ridge - Pitt Meadows Detached to continue into a Seller Market.

Vancouver home prices increased by just \$2,372 in April. This is a big drop from the \$59,777 increase that we saw in March. This is partially caused by the erosion of consumer confidence with the \$2/liter gas prices, interest rates, and economic woes. We are now forecasting that the majority of the Metro Vancouver Markets will be in a Buyer's Market the next month. The Fraser Valley has already switched to a Buyer's Market with prices dropping a whopping (\$43,918.)

Currently, the Condo Market is still Stable with an Average Price Increase of \$1,617. Meanwhile, Townhouse Markets have switched to a Buyer's Market with an (\$8,069) average price decrease. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

Analytical Methods: The Maple Ridge & Pitt Meadows represents many diverse markets that makes the Average or Median Monthly Home Sales Statistics have very little value towards understanding the Market changes. Currently we have split the market into two parts with the **Maple Ridge & Pitt Meadows HPIp Upper 50%** representing the Upper 50% Price Range Sales and the **Maple Ridge & Pitt Meadows HPIp Lower 50%** representing the Lower 50% Price Range Home 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, CALL US for a Comparative Market Analysis.

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

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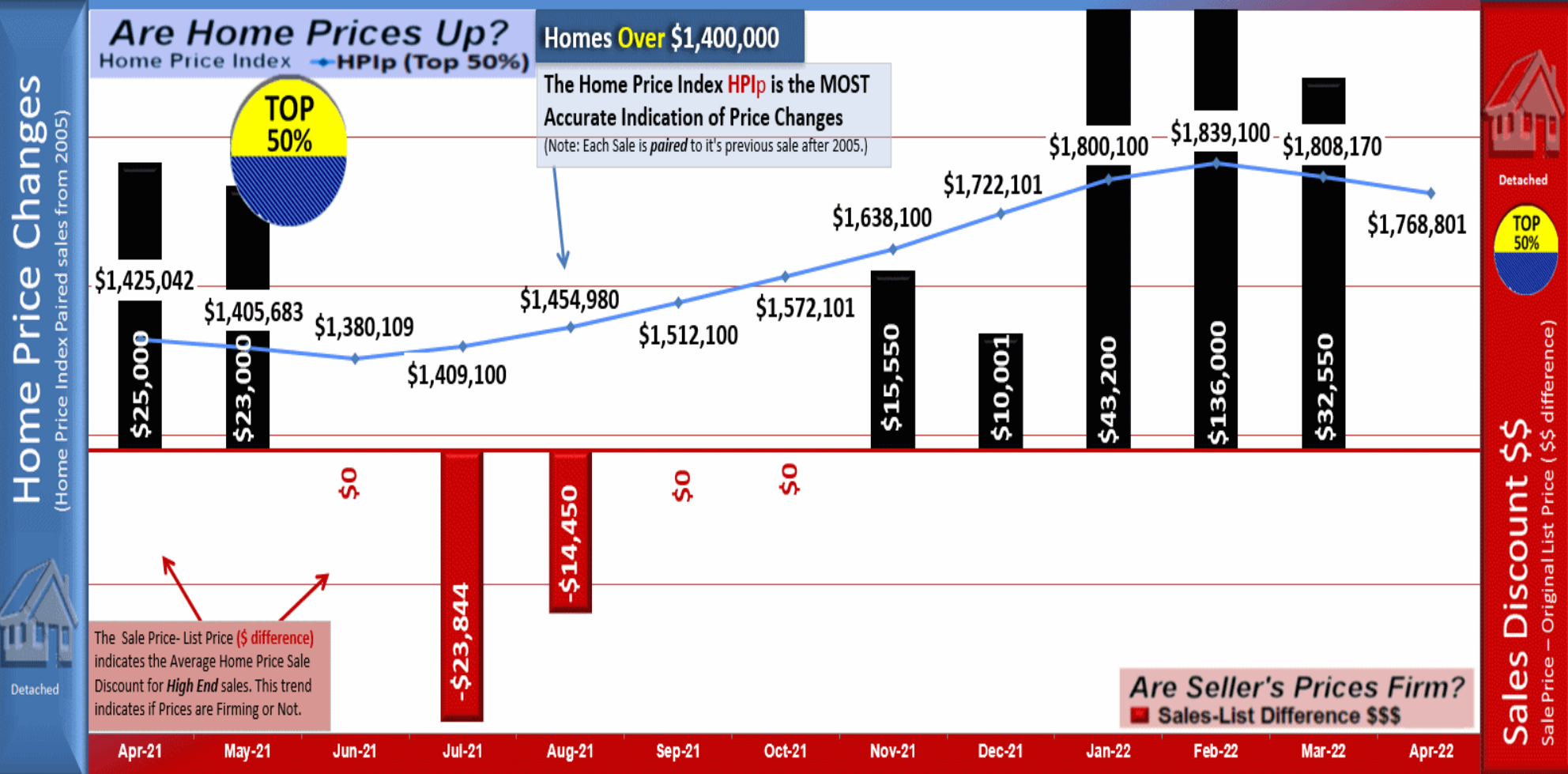
Statistics, on the Web!

detached homes



Market Analysis and Forecasting May 1/22 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)



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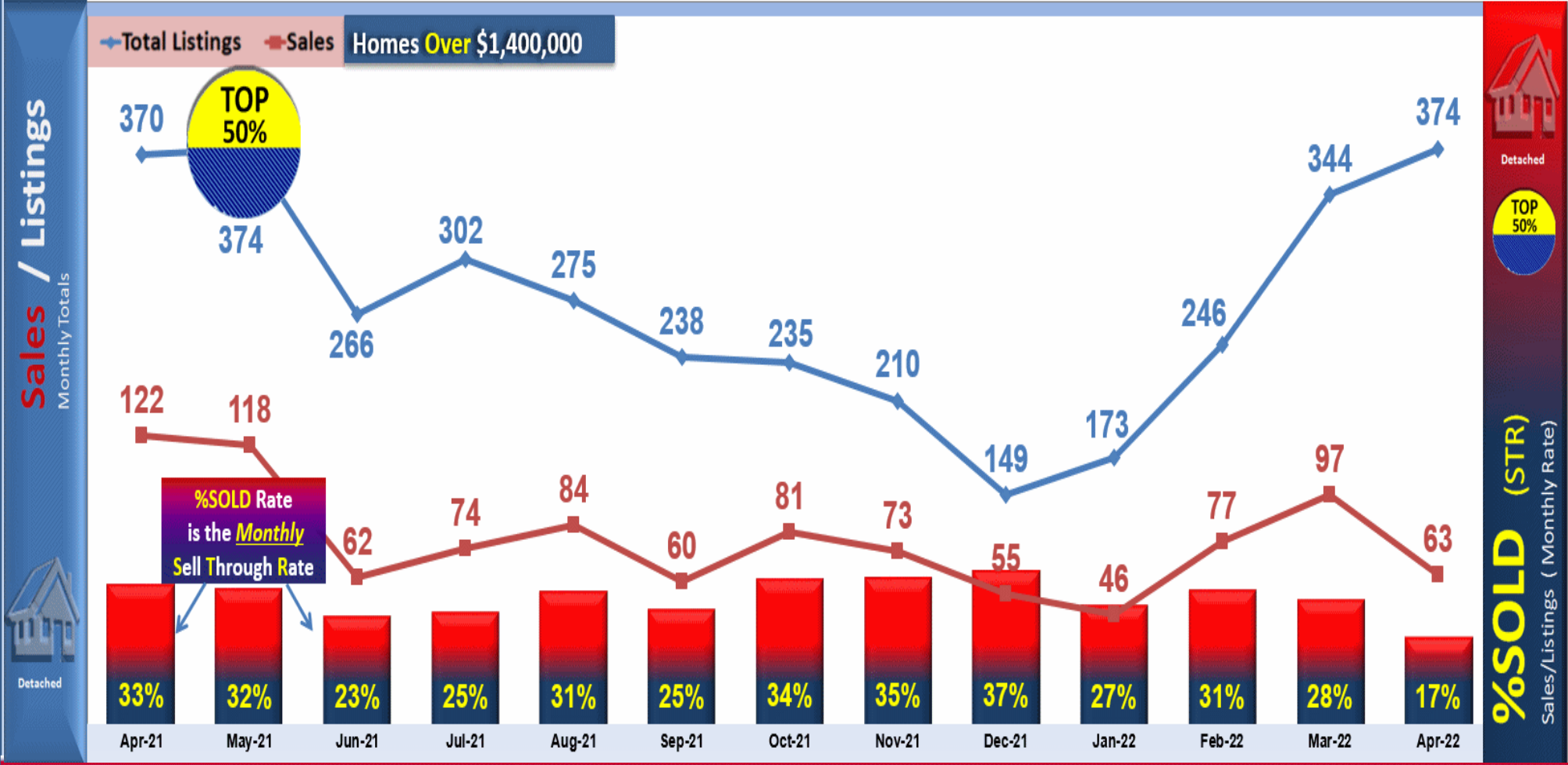
Statistics, on the Web!

detached homes



Market Analysis and Forecasting May 1/22 Maple Ridge-Pitt Meadows

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



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Statistics, on the Web!

detached homes



Market Analysis and Forecasting May 1/22 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)

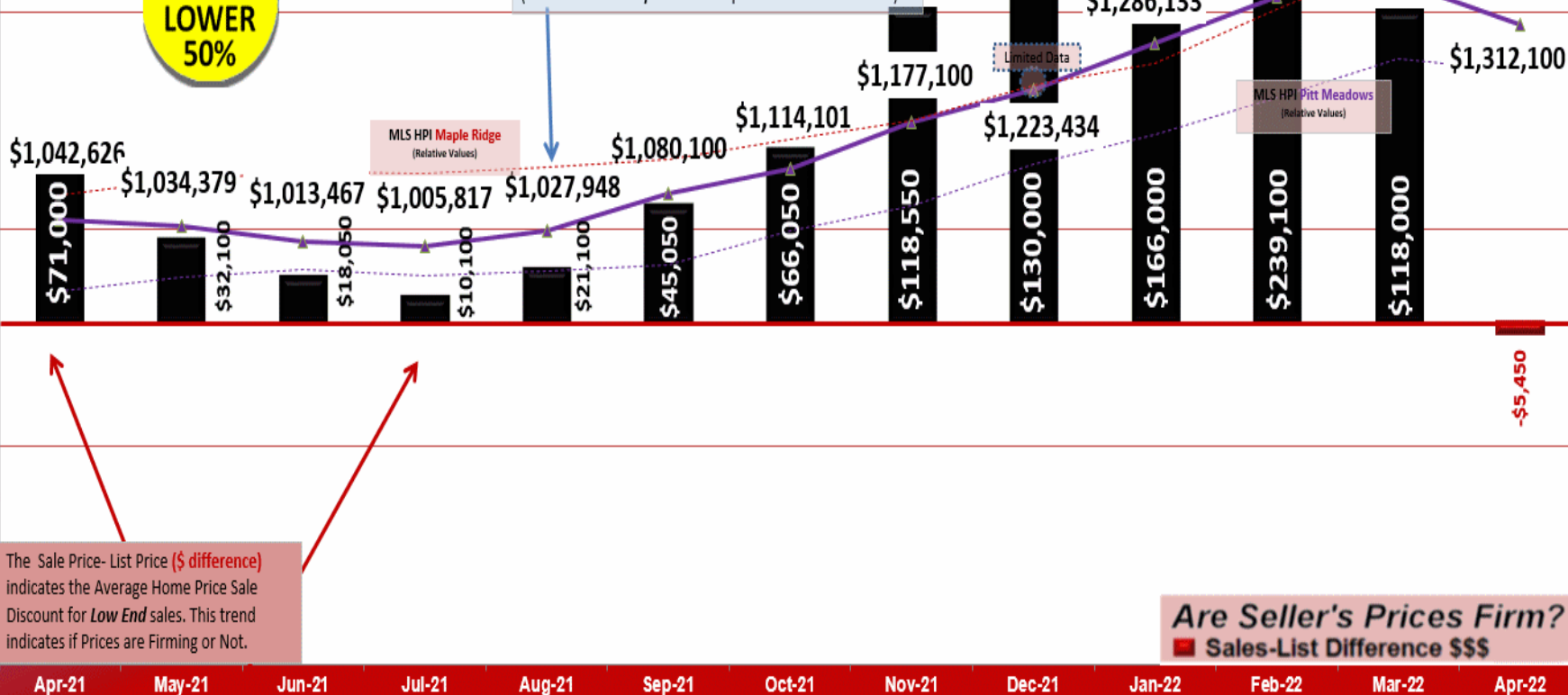
Are Home Prices Up?
Home Price Index → HPIp (Lower 50%)



Homes Below \$1,400,000

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 \$\$\$



Detached



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

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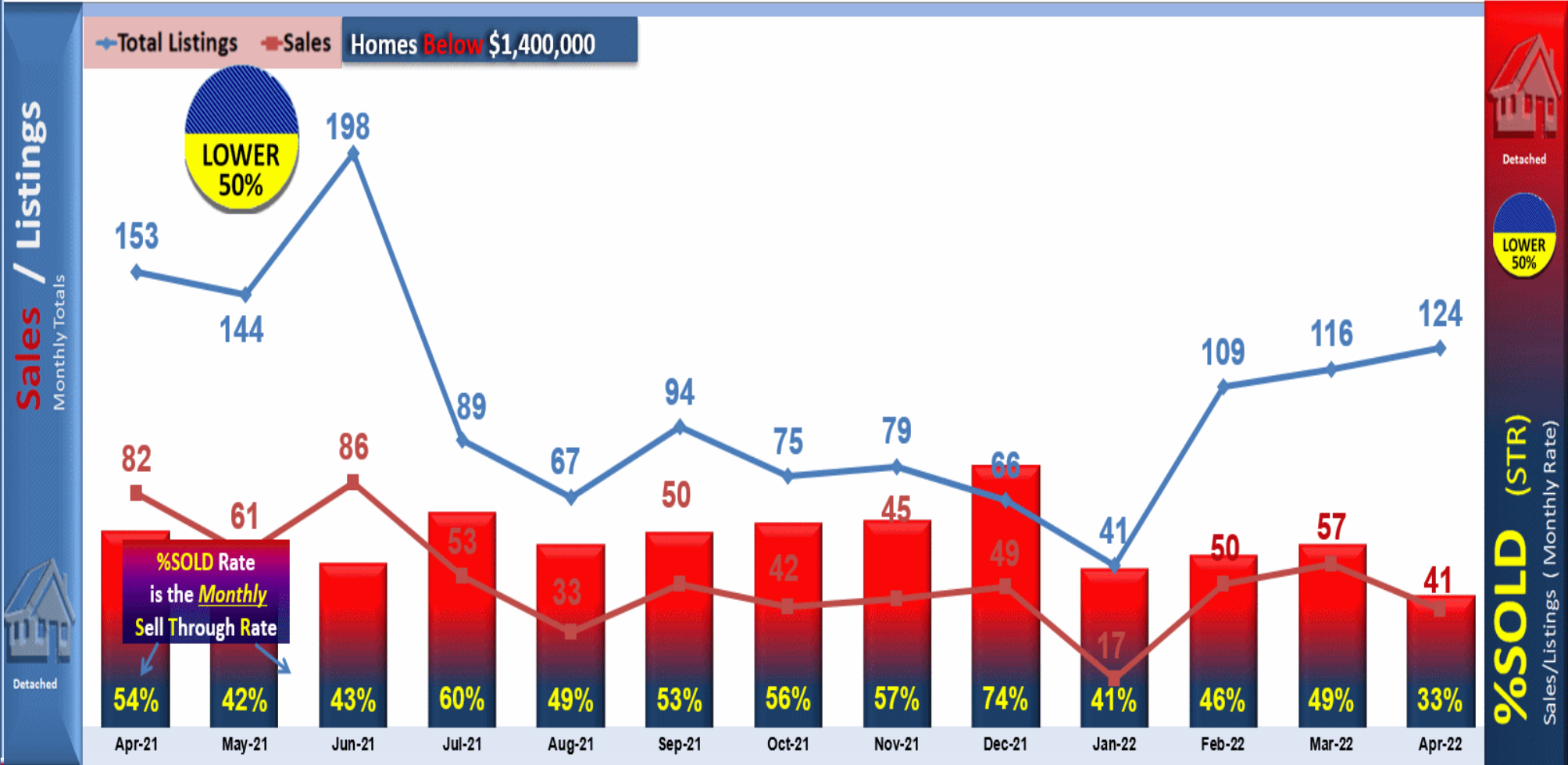
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Statistics, on the Web!



Market Analysis and Forecasting May 1/22 Maple Ridge-Pitt Meadows

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



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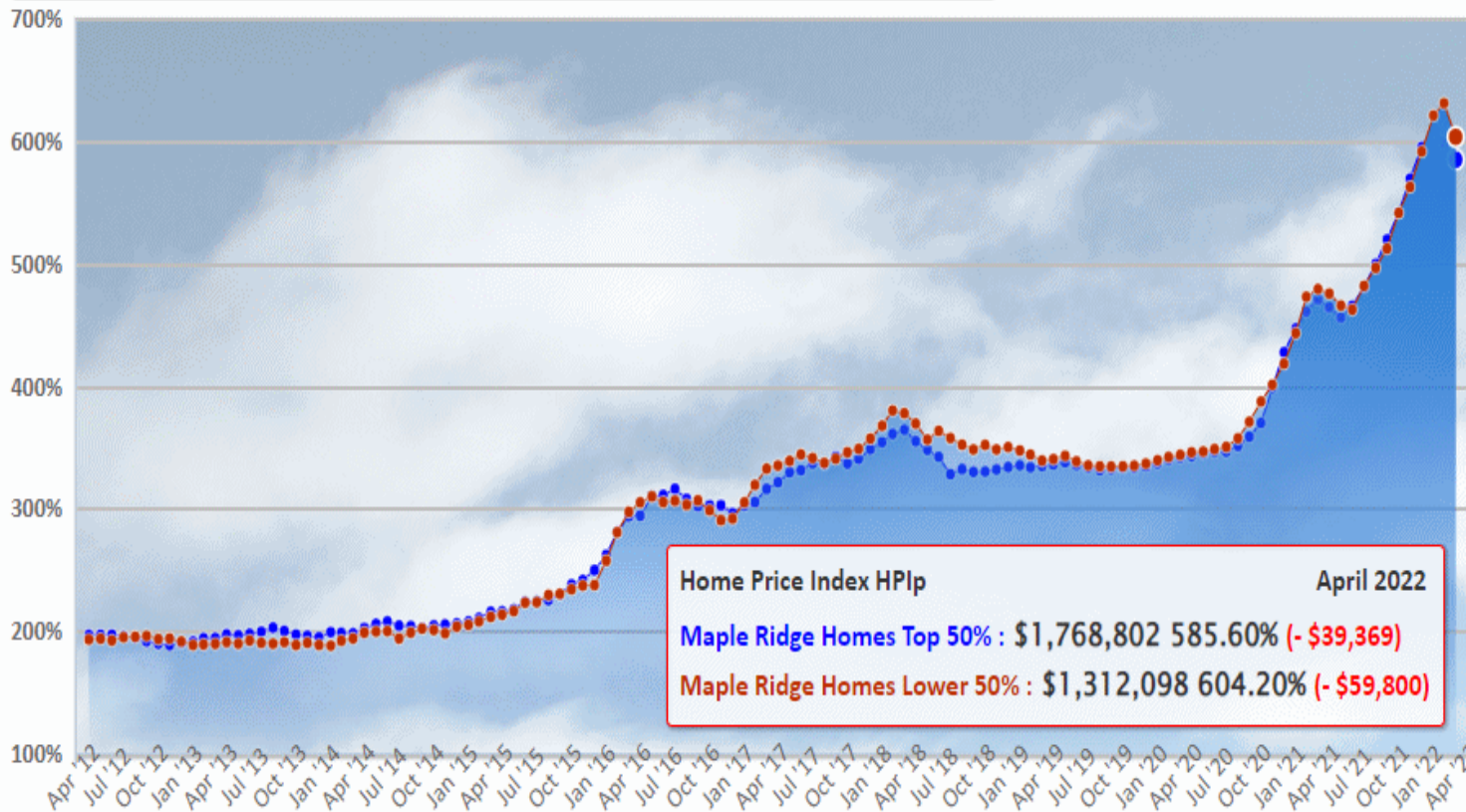


Market Analysis and Forecasting May 1/22 Maple Ridge-Pitt Meadows

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
Apr 2022	% 585.60
Mar 2022	% 598.70
Feb 2022	% 608.90
Jan 2022	% 596.00
Dec 2021	% 570.20
Nov 2021	% 542.30
Oct 2021	% 520.50
Sep 2021	% 500.60
Aug 2021	% 481.70
Jul 2021	% 466.50
Jun 2021	% 456.90
May 2021	% 465.40

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Vancouver Market Reports

Statistics, on the Web!

attached homes



Market Analysis and Forecasting May 1/22 Burnaby

Burnaby Sub areas Statistics - Apr 2022

Attached

Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Brentwood Park	263	67	8	102%	\$12,000	25%
Cariboo	13	5	8	100%	\$0	38%
Central BN	22	7	8	107%	\$61,000	32%
Capitol Hill BN	8	3	8	109%	\$40,100	38%
Forest Hills BS	8	2	7	108%	\$81,200	25%
Government Road	23	8	7	110%	\$51,000	35%
Lake City Industrial	0	0				0%
Montecito	2	1	7	116%	\$140,000	50%
Parkcrest	6	2	12	113%	\$73,500	33%
Sperling-Duthie	6	1	8	100%	\$100	17%
Simon Fraser Univer.	81	14	14	100%	\$0	17%
Sullivan Heights	22	12	9	103%	\$21,000	55%
Simon Fraser Hills	6	3	13	112%	\$101,000	50%
Vancouver Heights	19	7	7	102%	\$17,000	37%
Willingdon Heights	7	3	3	100%	\$0	43%
Westridge BN	1	0				0%
Big Bend	4	3	7	103%	\$40,000	0%
Burnaby Hospital	7	2	7	107%	\$56,050	29%
Buckingham Heights	1	1	7	107%	\$113,000	0%
Burnaby Lake	8	3	5	100%	\$5,000	38%
Central Park BS	19	6	8	102%	\$13,250	32%
Deer Lake	0	0				0%
Forest Glen BS	71	25	8	105%	\$35,100	35%
Greentree Village	6	3	28	100%	\$0	50%
Highgate	0	0				0%
Metrotown	71	23	8	108%	\$50,001	32%
Oaklands	304	85	12	102%	\$21,000	28%
Suncrest	4	1	7	108%	\$110,100	25%
South Slope	41	19	7	105%	\$35,000	46%
Upper Deer Lake	7	3	7	115%	\$73,500	43%
Total Activity	1030	309	8	103%	\$30,000	30%

Burnaby List Price Ranges Statistics - Apr 2022

Attached

Home Price Range	Total Listings	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$550,000	109	40	8	106%	\$28,550	36.7%
\$550,001-\$625,000	113	41	8	107%	\$41,000	36.3%
\$625,001-\$700,000	164	58	8	105%	\$36,600	35.4%
\$700,001-\$800,000	171	54	8	103%	\$23,500	31.6%
\$800,001-\$900,000	121	35	9	102%	\$21,100	28.9%
\$900,001-\$1,000,000	103	29	8	105%	\$49,000	28.2%
\$1,000,001-\$1,200,000	108	21	14	100%	\$0	19.4%
\$1,200,001 and more	141	31	9	102%	\$25,000	22.0%
Total Activity	1030	309	8	103%	\$30,000	30%

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change
Total Listings (A,S,T,C,X)	1251	972	1030		58 ↑
Active Listings (1st of the month)	716	418	491	653	162 ↓
Solds	397	411	309		-102 ↓
DOM	9	8	8		0
% SOLD (Sales/Listings /monthly rate)	55%	42%	30%		-12% ↓
Condos (Top 50%) Home Price Index HPIp	\$753,201	\$850,025	\$841,539		-\$8,486 ↓
Condos (Lower 50%) Home Price Index HPIp	\$486,391	\$571,710	\$581,520		\$9,810 ↑
Twnhs (Top 50%) Home Price Index HPIp	\$984,141	\$1,183,822	\$1,191,123		\$7,301 ↑
Twnhs (Lower 50%) Home Price Index HPIp	\$664,982	\$767,101	\$784,069		\$16,968 ↑

May 1 2022 Burnaby Market Update (attached)

Current: Burnaby's Residential Attached housing market is in a Seller Market with a **42 % SOLD** rate and a **105% Sell/List Ratio**. (This means that there is an average of \$38,000 increase on a sale fr the orig list price)

Most Active Range: Homes below \$550,000 have **57.9 % SOLD** rate.

Least Active Range: Homes above \$1.2 mill. have **26.2 % SOLD** rate.

History: The Burnaby's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$88,338.

The Burnaby's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$95,128.

The Burnaby's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$206,981.

The Burnaby's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$119,087.

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

Forecast: Listing inventory levels is 21% less than same month last year. The Active Listings show an increase by 162 count than last month so a increase can be seen on SOLD next month.

Vancouver home prices increased by just \$2,372 in April. This is a big drop from the \$59,777 increase that we saw in March. This is partially caused by the erosion of consumer confidence with the \$2/liter gas prices, interest rates, and economic woes. We are now forecasting that the majority of the Metro Vancouver Markets will be in a Buyers' Market the next month. The Fraser Valley has already switched to a Buyer's Market with prices dropping a whopping (\$43,918.)

Currently, the Condo Market is still Stable with an Average Price Increase of \$1,617. Meanwhile, Townhouse Markets have switched to a Buyer's Market with an (\$8,069) average price decrease. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

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

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Statistics, on the Web!

attached homes

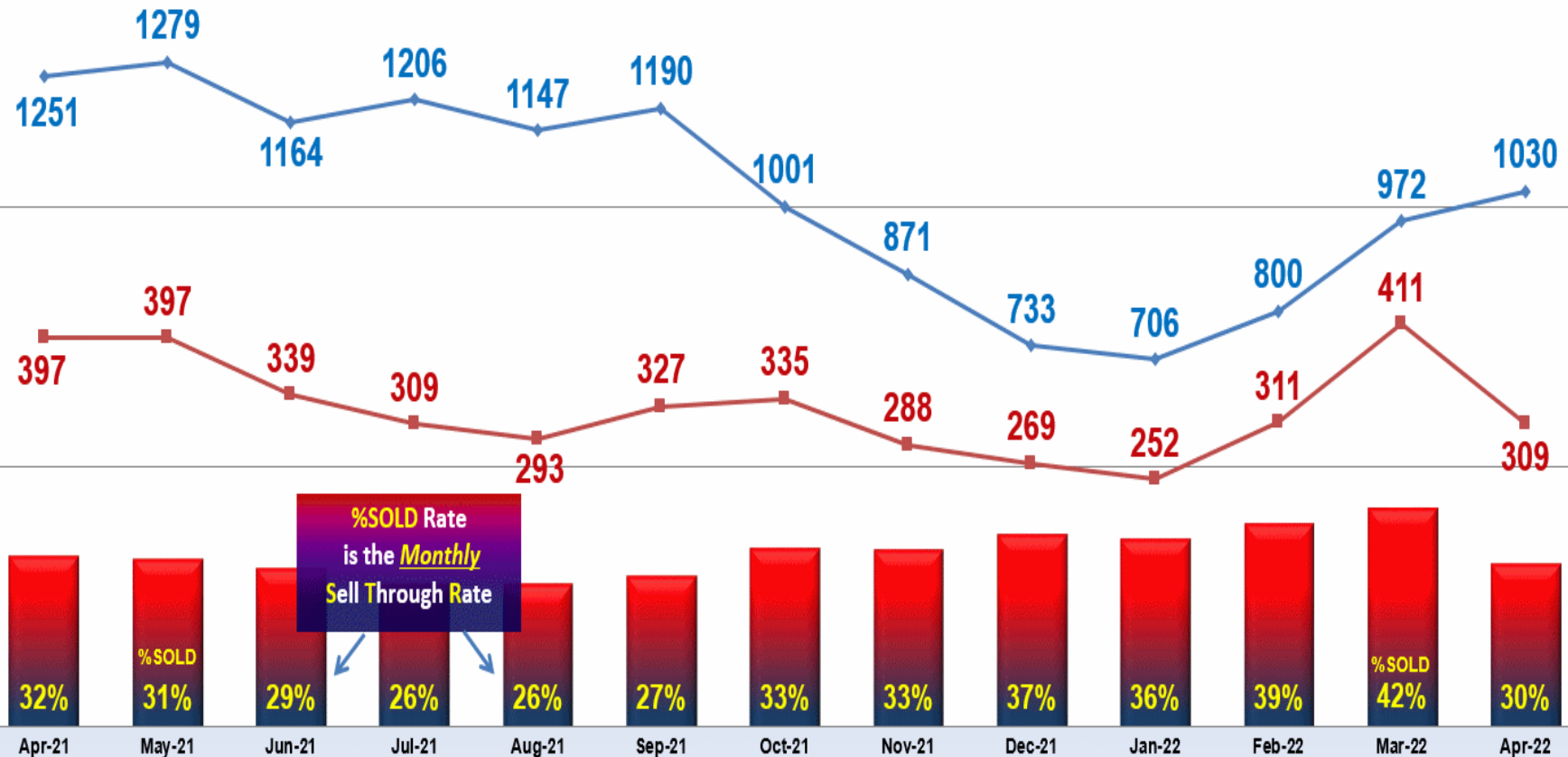


Market Analysis and Forecasting May 1/22 Burnaby

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

Sales / Listings
Monthly Totals

◆ Total Listings ■ Sales



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

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



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

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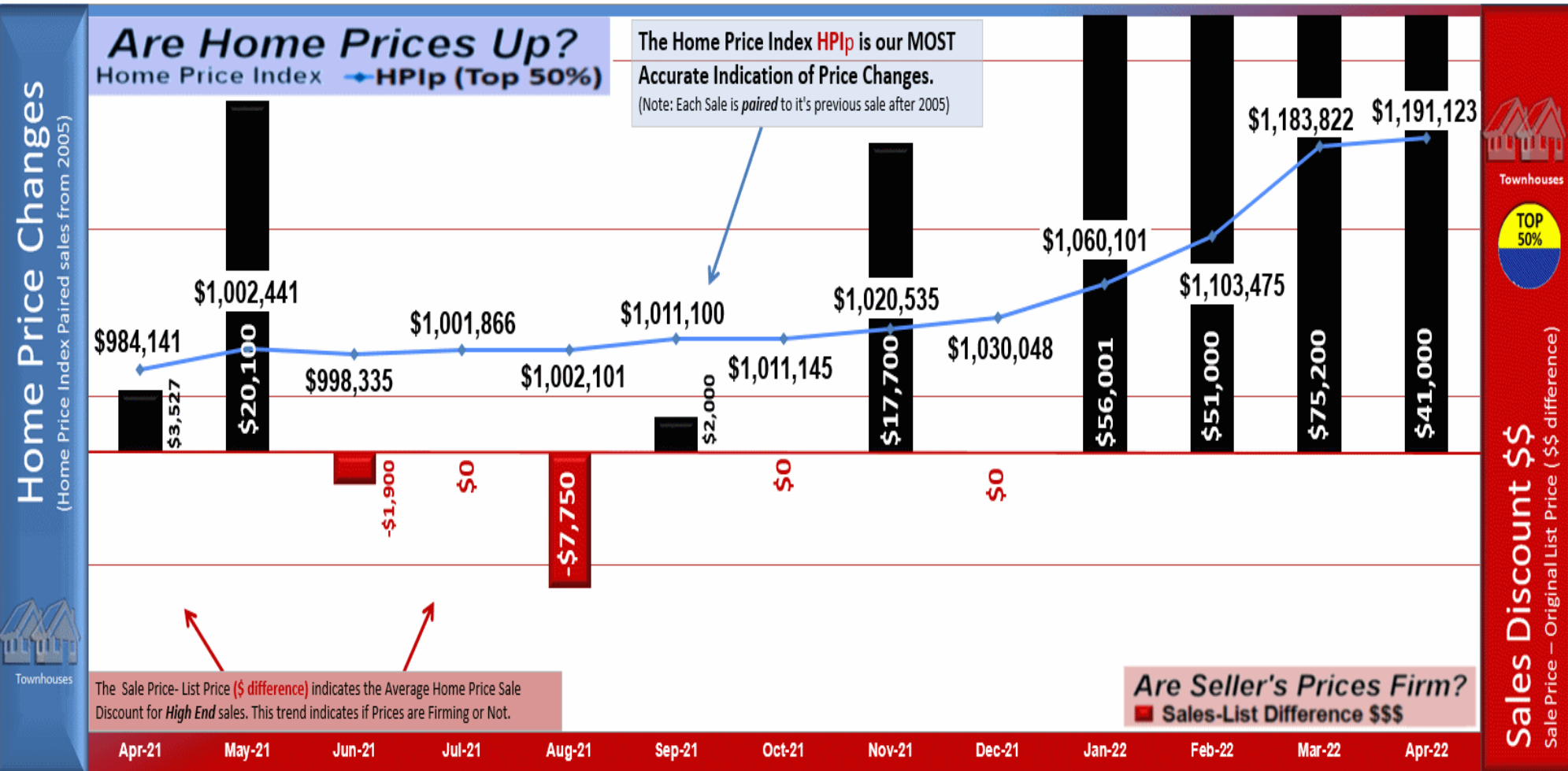
Statistics, on the Web!

attached homes



Market Analysis and Forecasting May 1/22 Burnaby

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



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

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Market Analysis and Forecasting May 1/22 Burnaby

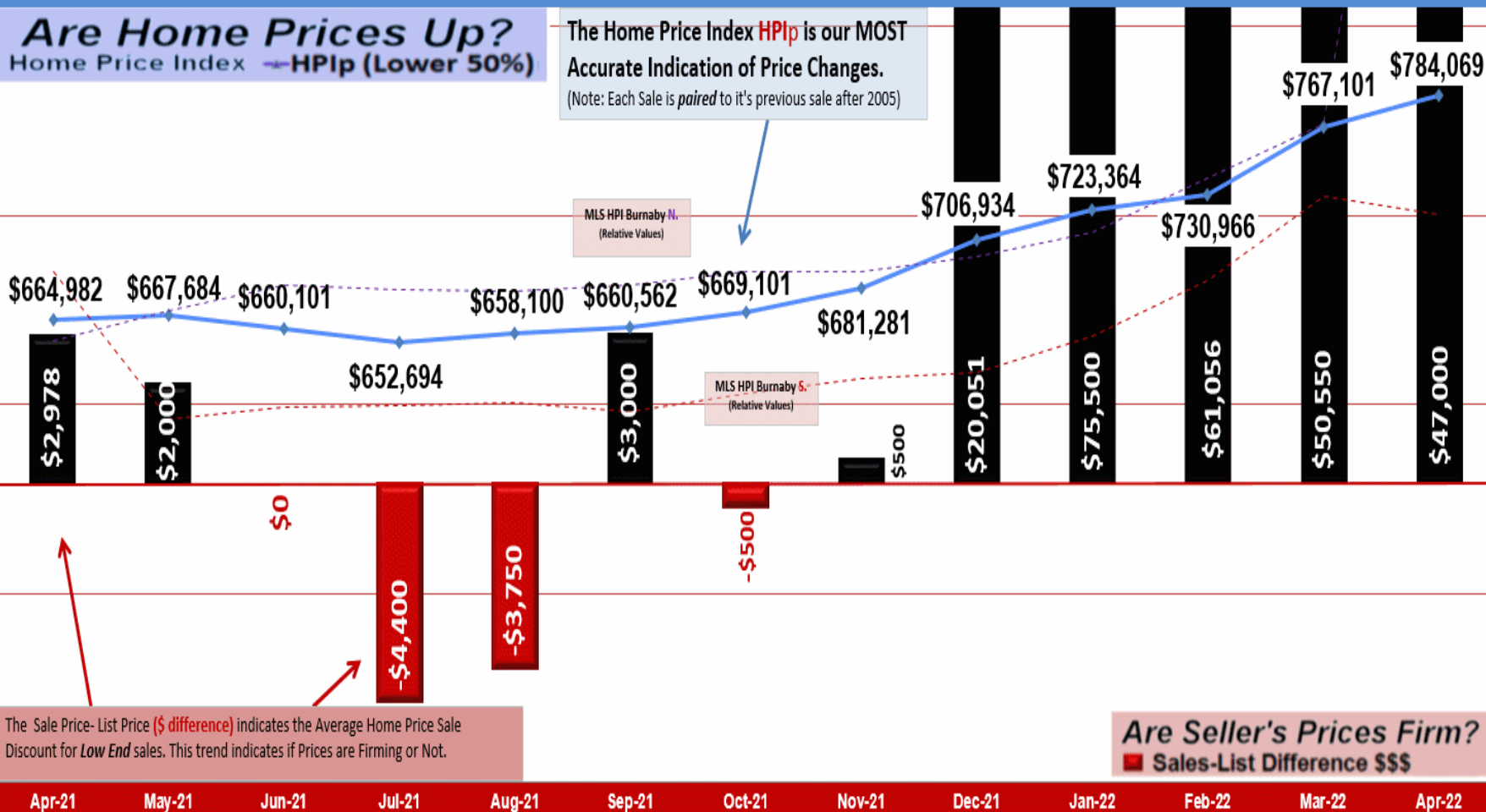
Attached

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

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

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



Townhouses



LOWER 50%

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

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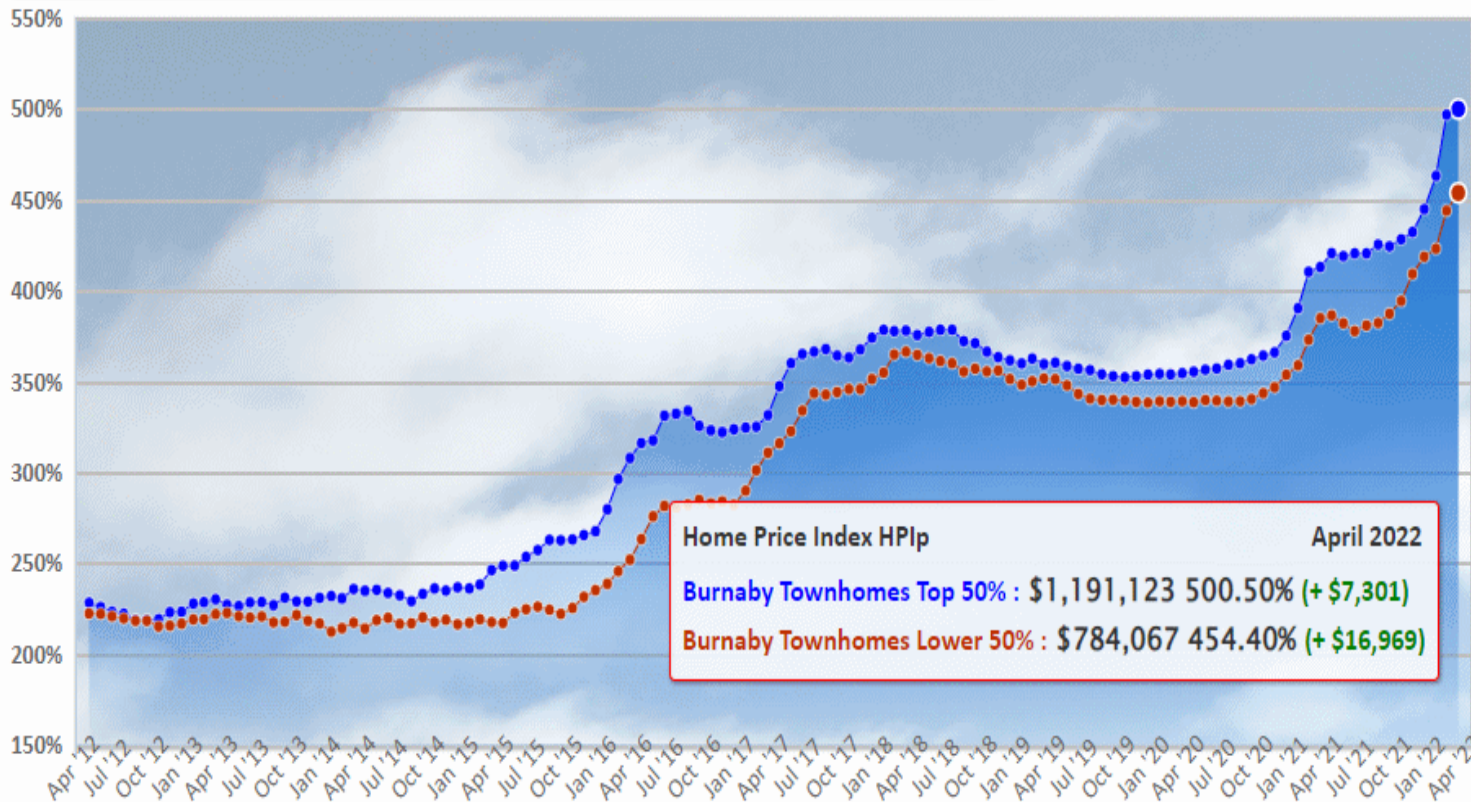


Market Analysis and Forecasting May 1/22 Burnaby

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
Apr 2022	% 500.50
Mar 2022	% 497.40
Feb 2022	% 463.70
Jan 2022	% 445.40
Dec 2021	% 432.80
Nov 2021	% 428.80
Oct 2021	% 424.90
Sep 2021	% 425.90
Aug 2021	% 421.10
Jul 2021	% 421.00
Jun 2021	% 419.50
May 2021	% 421.20

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

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Market Analysis and Forecasting May 1/22 Burnaby

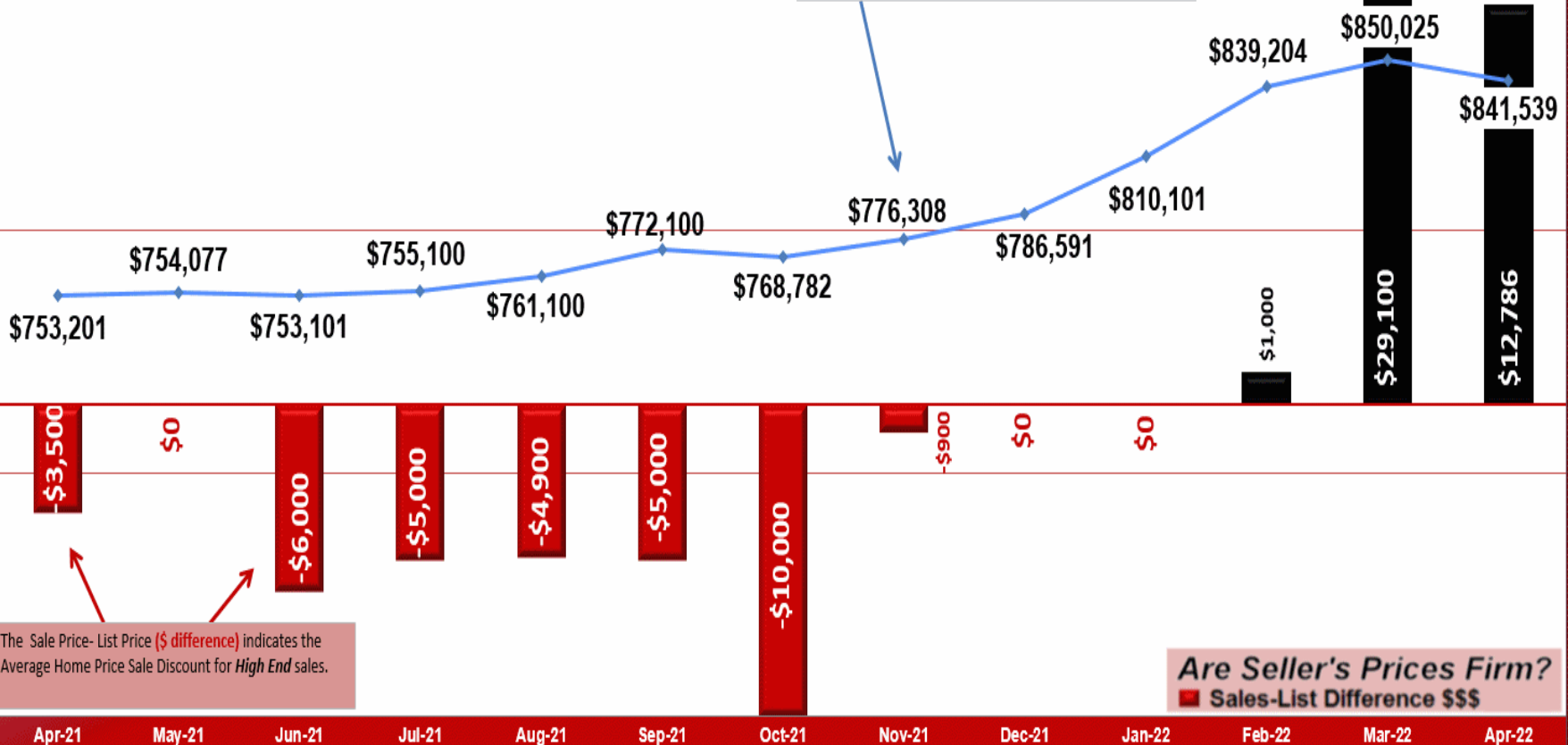
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Burnaby Condos Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

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

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



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for High End sales.

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Condominiums



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

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

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Market Analysis and Forecasting May 1/22 Burnaby

Attached

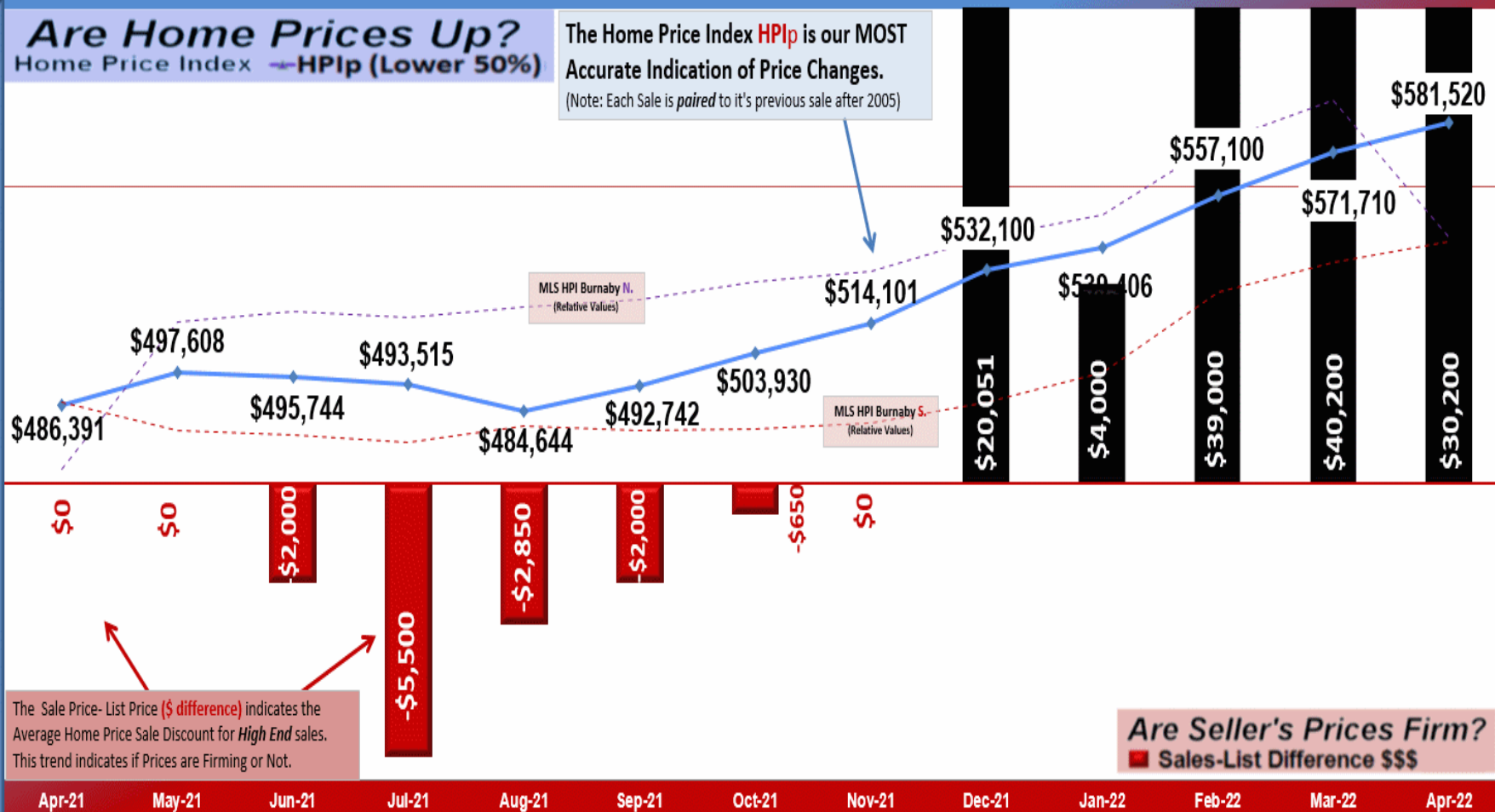
Burnaby Condos Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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

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

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

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



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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Condominiums



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

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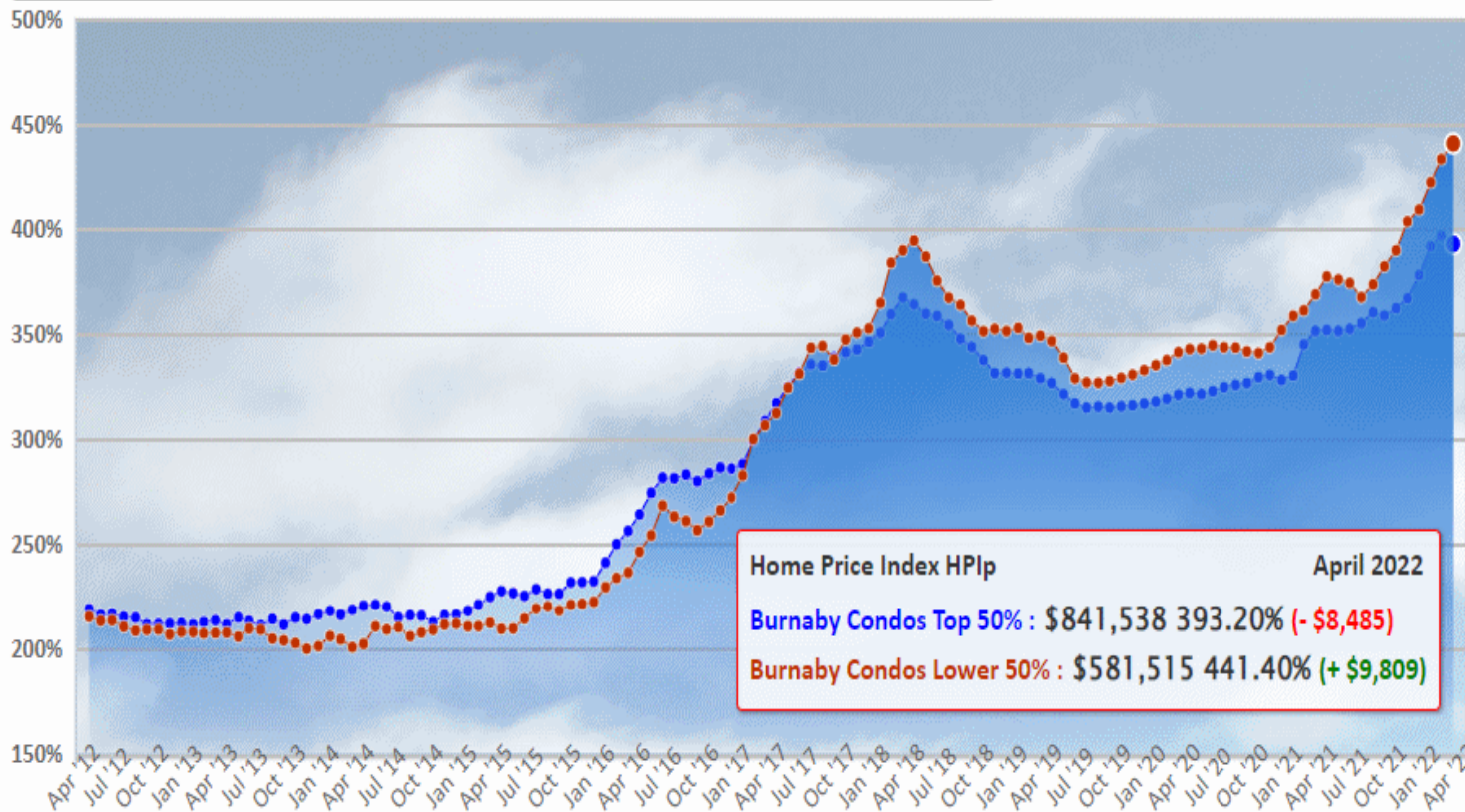


Market Analysis and Forecasting May 1/22 Burnaby

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Apr 2022	% 393.20
Mar 2022	% 397.20
Feb 2022	% 392.10
Jan 2022	% 378.50
Dec 2021	% 367.50
Nov 2021	% 362.70
Oct 2021	% 359.20
Sep 2021	% 360.80
Aug 2021	% 355.60
Jul 2021	% 352.80
Jun 2021	% 351.90
May 2021	% 352.30

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Vancouver Market Reports

Statistics, on the Web!

attached homes



Market Analysis and Forecasting May 1/22 New West, E. Burnaby

New West-East Burnaby Sub areas Statistics - Apr 2022

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
East Burnaby	7	1	7	98%	-\$30,800	14%
The Crest BE	4	1	7	107%	\$85,001	25%
Edmonds BE	58	27	8	104%	\$26,000	47%
Brunette	0	0				0%
Downtown NW	69	31	8	104%	\$27,000	45%
Fraserview NW	49	21	7	104%	\$20,100	43%
GlenBrooke North	8	4	8	112%	\$65,600	50%
Moody Park	1	0				0%
Queensborough NW	34	9	14	102%	\$16,000	26%
Queens Park NW	1	1	7	99%	-\$13,000	100%
Quay NW	47	22	9	103%	\$17,307	47%
Sapperton NW	24	14	8	103%	\$20,500	58%
The Heights NW	0	0				0%
Uptown NW	56	22	7	107%	\$29,600	39%
West End NW	1	1	12	120%	\$61,000	100%
Total Activity	359	154	8	104%	\$23,500	43%

Attached

New West - East Burnaby List Price Ranges Statistics - Apr 2022

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$475,000	26	19	7	109%	\$36,000	73.1%
\$475,001-\$550,000	57	32	8	104%	\$19,005	56.1%
\$550,001-\$600,000	40	17	7	104%	\$21,000	42.5%
\$600,001-\$690,000	44	21	8	105%	\$31,000	47.7%
\$690,001-\$750,000	49	23	8	107%	\$50,001	46.9%
\$750,001-\$850,000	62	23	7	103%	\$20,100	37.1%
\$850,001-\$975,000	24	3	7	97%	-\$25,000	12.5%
\$975,001 and more	57	16	10	102%	\$23,150	28.1%
Total Activity	359	154	8	104%	\$23,500	43%

Attached

Monthly Changes Summary

	Apr-21	Mar-22	Apr-22	5/1/2022	Change
Total Listings** (A,S,T,C,X)	554	363	359		-4
Active Listings (1st of the Month)	304	140	168	189	21
Solds	191	154	154		0
Days on Market (DOM)	8	8	8		0
% SOLD (Sales/Listings/Mthly Rate)	34%	42%	43%		0.5%
Condos (Upper 50%) Home Price Index HPIp	\$597,799	\$705,651	\$721,061		\$15,410
Condos (Lower 50%) Home Price Index HPIp	\$409,100	\$499,753	\$500,260		\$507
Twnhs (Upper 50%) Home Price Index HPIp	\$998,366	\$1,178,101	\$1,190,296		\$12,195
Twnhs (Lower 50%) Home Price Index HPIp	\$636,657	\$735,978	\$760,527		\$24,549

May 1 2022 New West - East Burnaby Market Update Attached Townhomes/ Condos

Current: New West - East Burnaby's Residential Attached housing market is a Seller Market with a **43 %SOLD** Rate.

(This means 43 homes out of 100 sold with average sales-list difference of \$23,500 increase)

Most Active Price Range: Attached Homes below \$475,000 have **73.1 % SOLD** rate.

Least Active Price Range: Attached Homes between \$850,000 - \$975,000 have **12.5 %SOLD** rate.

History: The New West - E. Burnaby's **Condos** Year-To-Date Home Price Index **HPIp** (Upper 50%) shows that prices increased \$123,261.

The New West - E. Burnaby's **Condos** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$91,160.

The New West - E. Burnaby's **Townhouses** Year-To-Date Home Price Index **HPIp** (Upper 50%) shows that prices increased \$191,930.

The New West - E. Burnaby's **Townhouses** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$123,870.

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

Forecast: The Total Listing Inventories were 35% less than the month last year. Active Listings increased by 28 listings than last month. We project New West - E. Burnaby Attached be a continued Seller Market.

Vancouver home prices increased by just \$2,372 in April. This is a big drop from the \$59,777 increase that we saw in March. This is partially caused by the erosion of consumer confidence with the \$2/liter gas prices, interest rates, and economic woes. We are now forecasting that the majority of the Metro Vancouver Markets will be in a Buyer's Market the next month. The Fraser Valley has already switched to a Buyer's Market with prices dropping a whopping (\$43,918.)

Currently, the Condo Market is still Stable with an Average Price Increase of \$1,617. Meanwhile, Townhouse Markets have switched to a Buyer's Market with an (\$8,069) average price decrease. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

Analytical Methods: The New West - E. Burnaby represents many diverse markets that makes the average or median Monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the Condos and Townhouse markets into two parts with the **New West - E. Burnaby HPIp Upper 50%** representing the higher end sales and the **New West - E. Burnaby HPIp Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the Paired Monthly Sales to produce one the Most Accurate HPI Indexes at this time.

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

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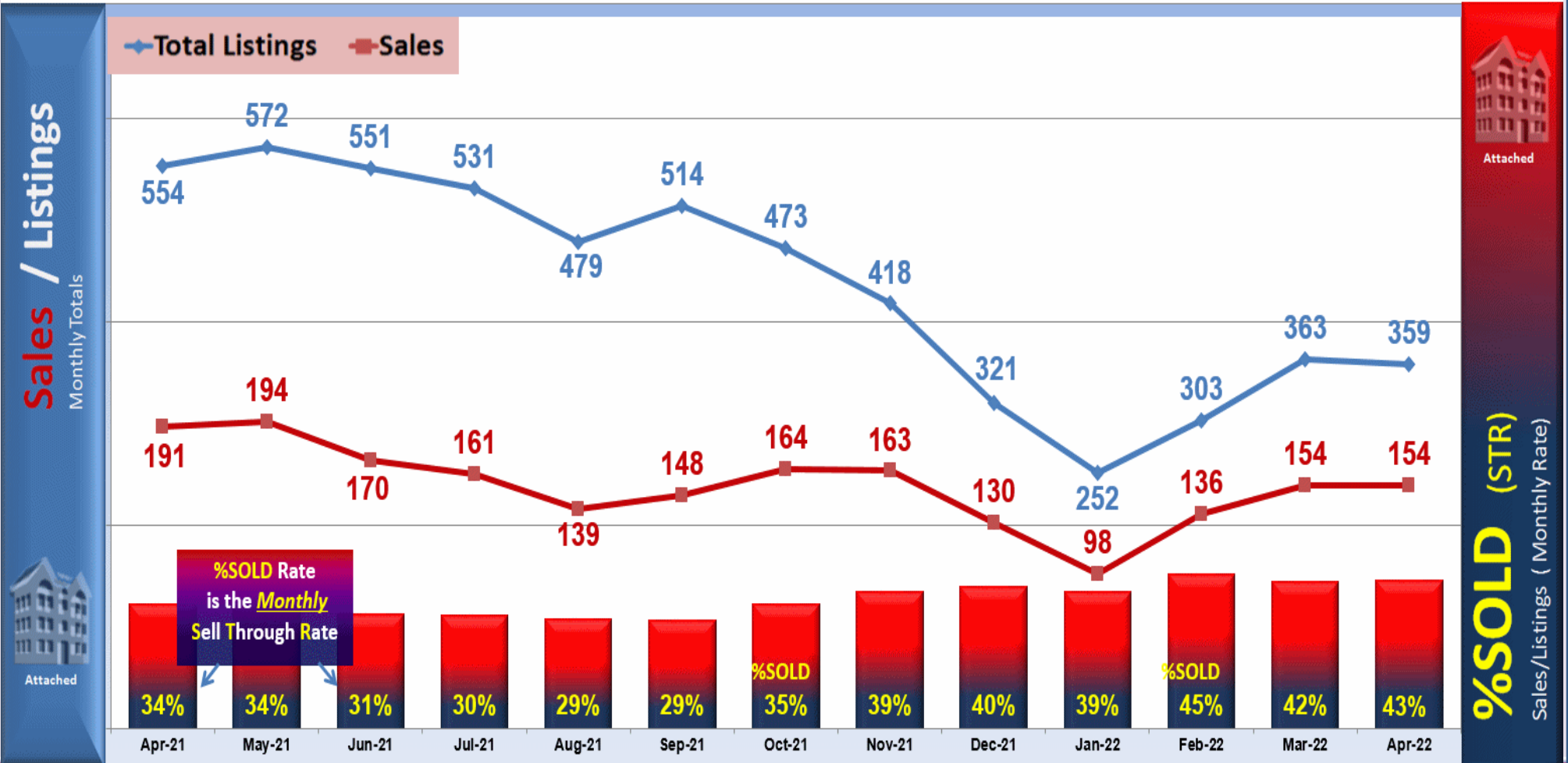
Statistics, on the Web!

attached homes



Market Analysis and Forecasting May 1/22 New West, E. Burnaby

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



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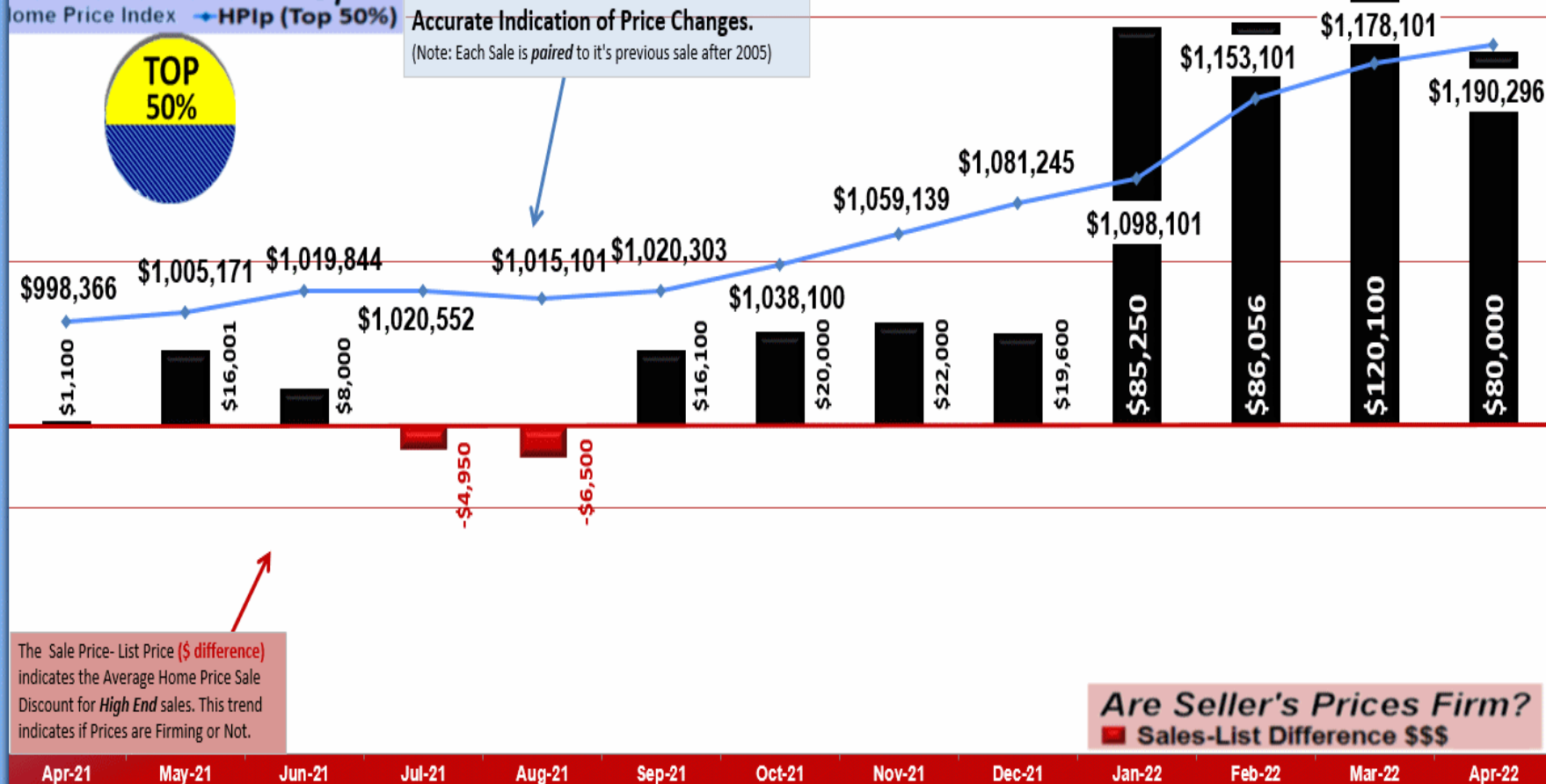
Attached New West, E. Burnaby Townhouse Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

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

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



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

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

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



Townhouses



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

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Market Analysis and Forecasting May 1/22 New West, E. Burnaby

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

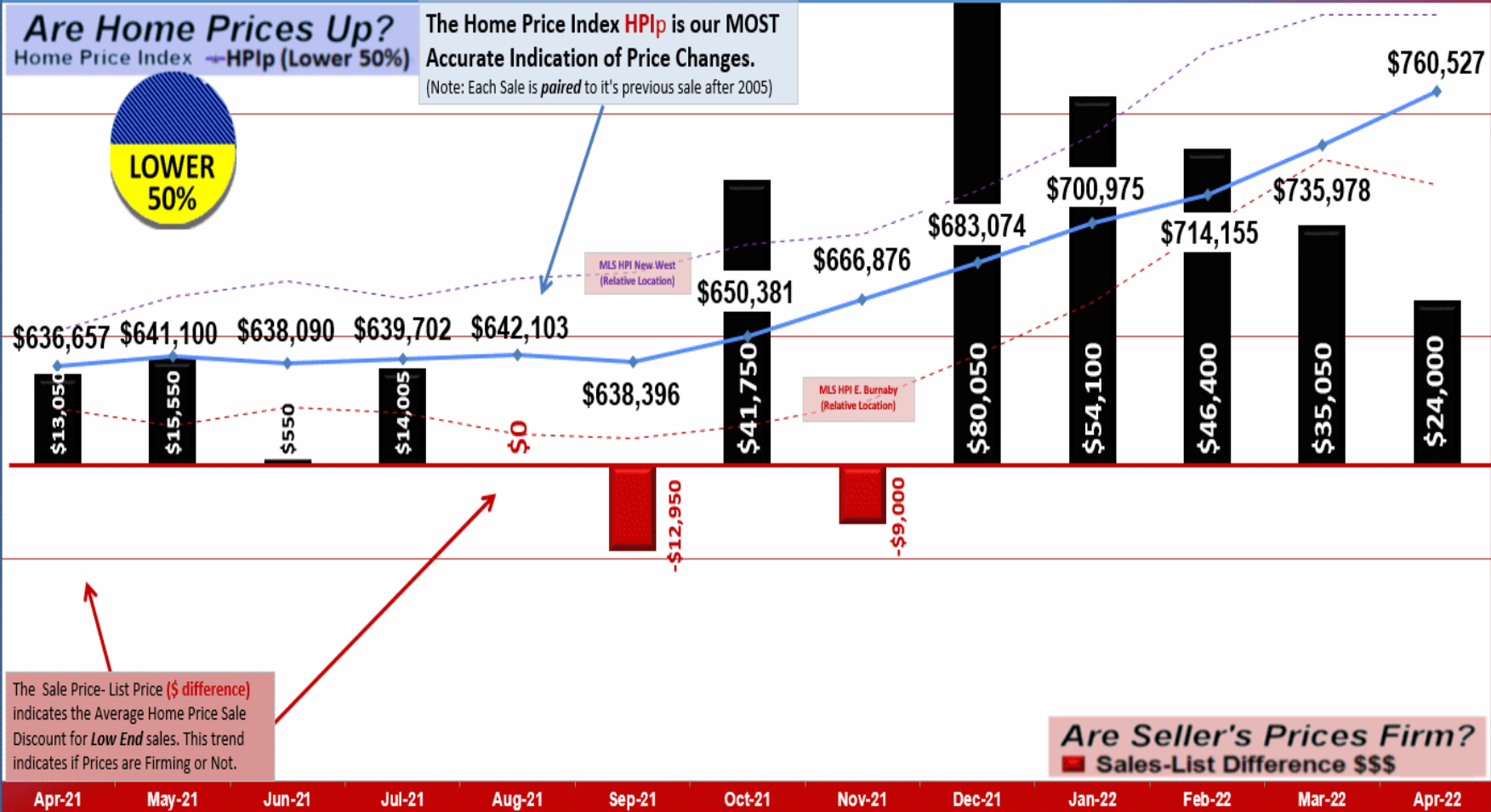
Home Price Changes
(Home Price Index Paired sales from 2005)



Townhouses



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



Are Home Prices Up?
Home Price Index → HPIp (Lower 50%)
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Are Seller's Prices Firm?
Sales-List Difference \$\$\$

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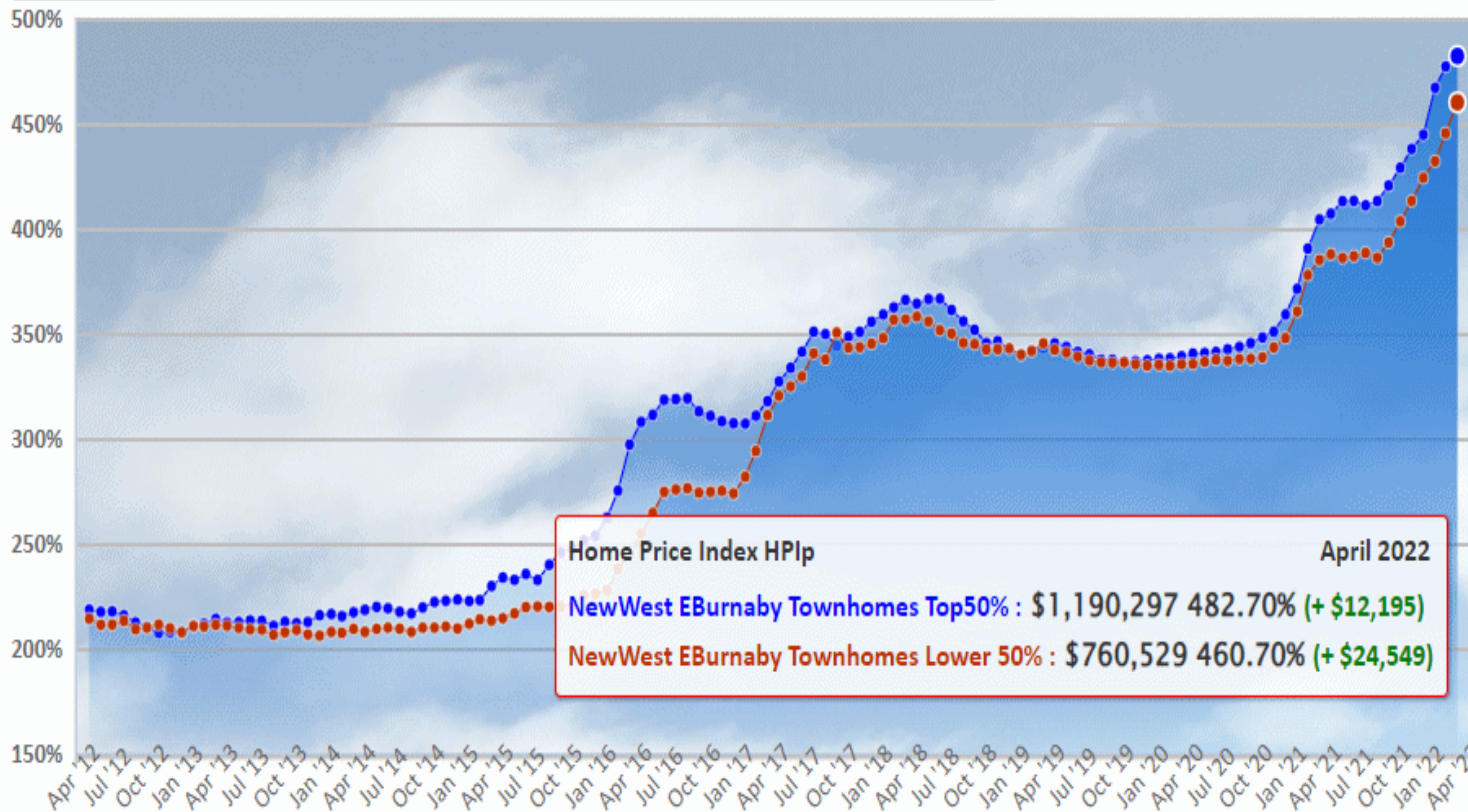
Market Analysis and Forecasting May 1/22 New West, E. Burnaby

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Monthly Home values

NewWest EBurnaby Townhomes Top50% : HPIp Forecast+ Forecast-
 NewWest EBurnaby Townhomes Lower 50% : HPIp Forecast+ Forecast-



Home Price Index HPIp April 2022
 NewWest EBurnaby Townhomes Top50% : \$1,190,297 482.70% (+ \$12,195)
 NewWest EBurnaby Townhomes Lower 50% : \$760,529 460.70% (+ \$24,549)

Date	Value
Apr 2022	% 482.70
Mar 2022	% 477.70
Feb 2022	% 467.60
Jan 2022	% 445.30
Dec 2021	% 438.50
Nov 2021	% 429.50
Oct 2021	% 421.00
Sep 2021	% 413.70
Aug 2021	% 411.60
Jul 2021	% 413.80
Jun 2021	% 413.60
May 2021	% 407.60

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Market Analysis and Forecasting May 1/22 New West, E. Burnaby

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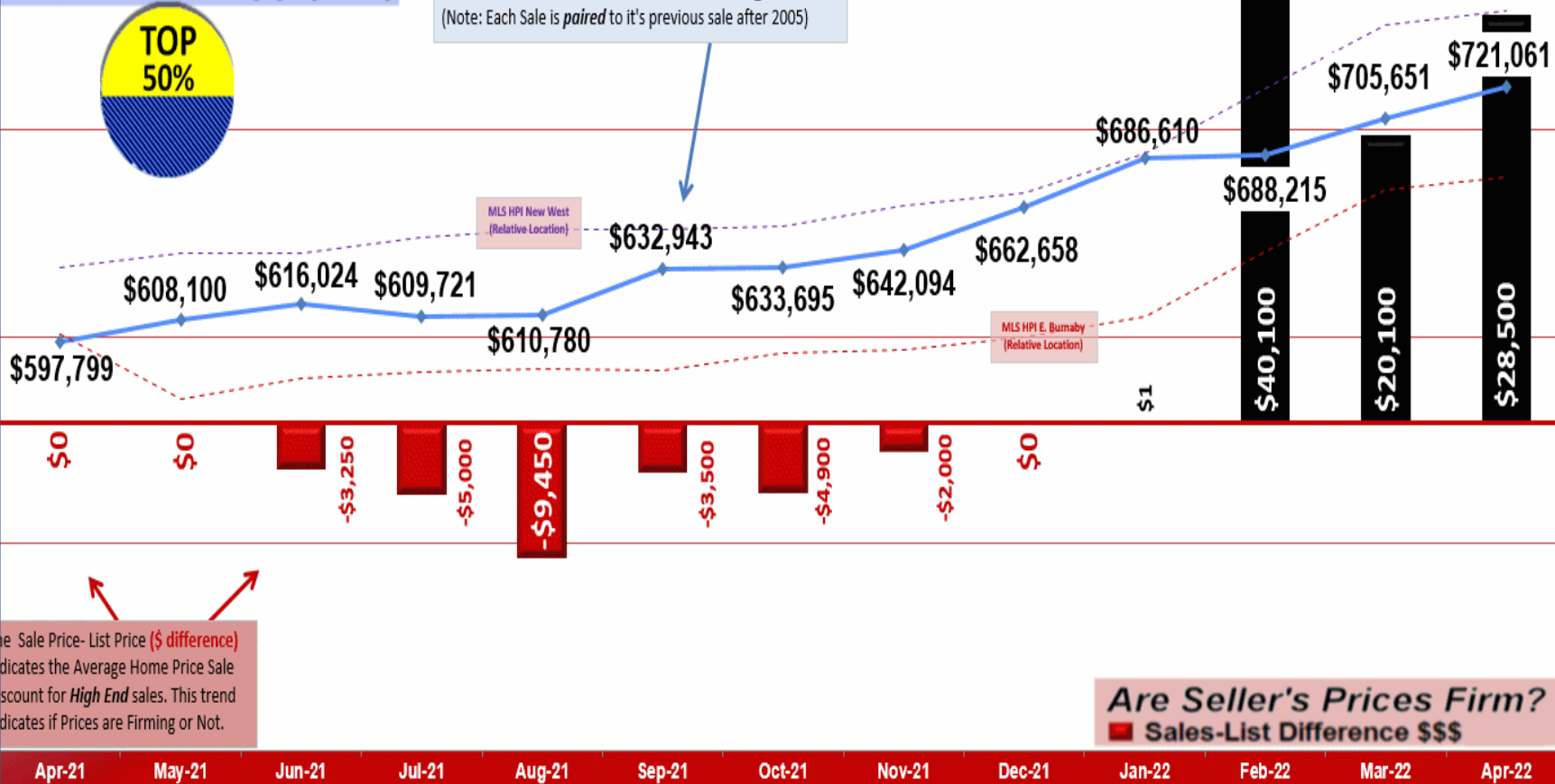
Home Price Changes

(Home Price Index Paired sales from 2005)

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



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



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

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



Condominiums



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

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Market Analysis and Forecasting May 1/22 New West, E. Burnaby

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

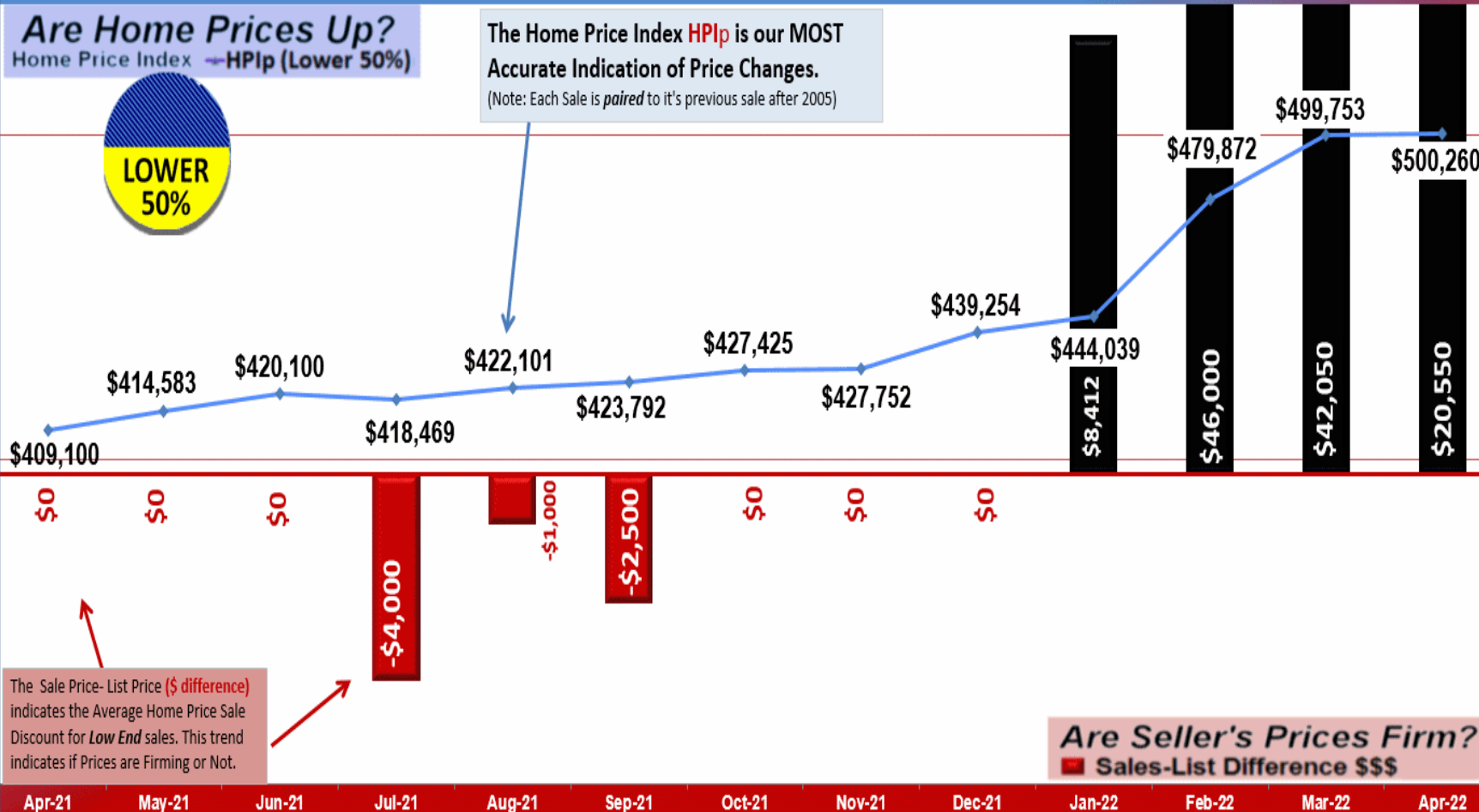
Home Price Changes
(Home Price Index Paired sales from 2005)

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



Condominiums



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

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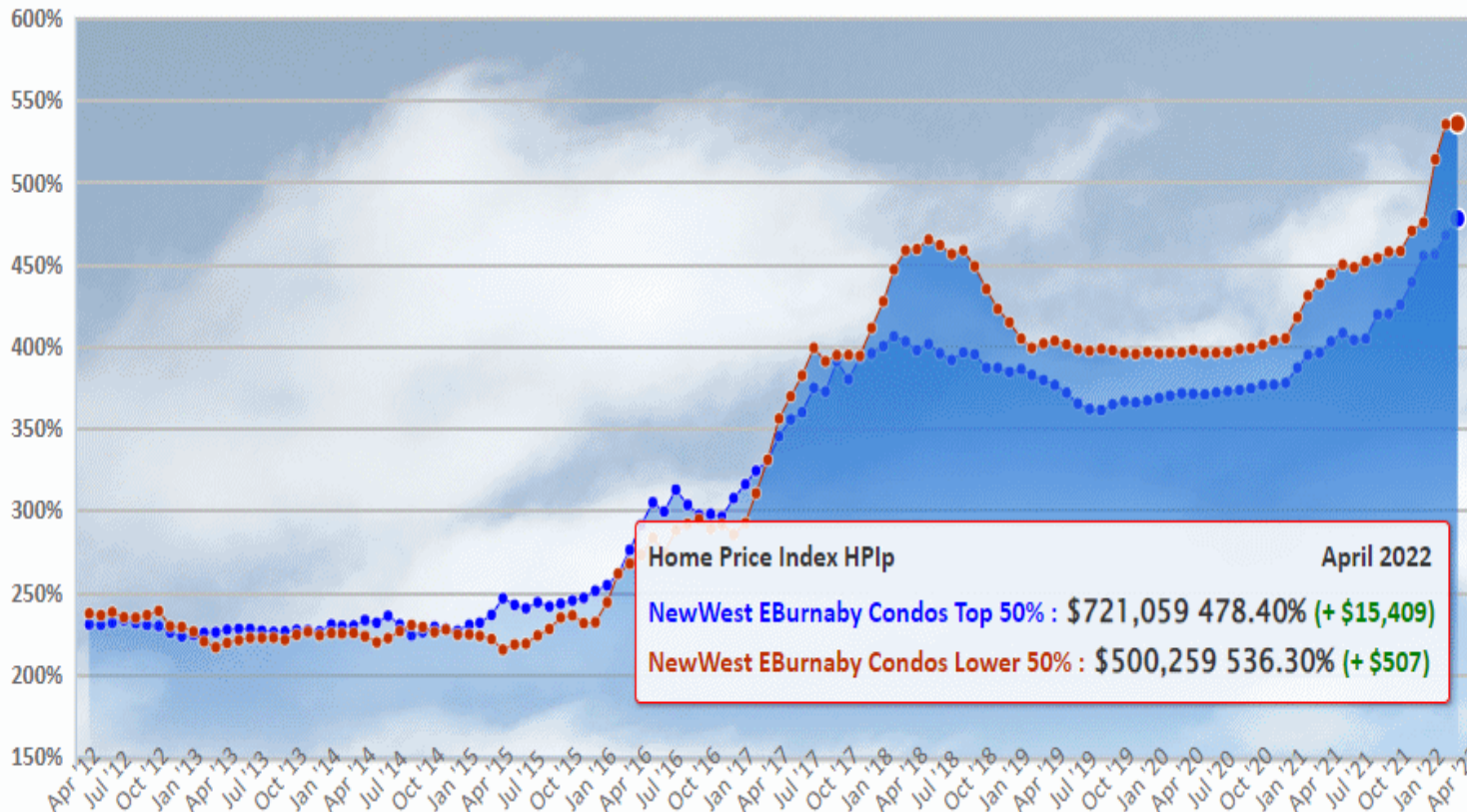


Market Analysis and Forecasting May 1/22 New West, E. Burnaby

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Apr 2022	% 478.40
Mar 2022	% 468.20
Feb 2022	% 456.60
Jan 2022	% 455.60
Dec 2021	% 439.70
Nov 2021	% 426.00
Oct 2021	% 420.40
Sep 2021	% 419.90
Aug 2021	% 405.20
Jul 2021	% 404.50
Jun 2021	% 408.70
May 2021	% 403.50

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Vancouver Market Reports

Statistics, on the Web!

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Market Analysis and Forecasting May 1/22 Maple Ridge, Pitt Meadows

Maple Ridge - Pitt Meadows Sub areas Statistics - Apr 2022

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	Attached %SOLD
Albion	23	5	7	99%	-\$9,900	21.7%
Cottonwood MR	46	12	6	103%	\$26,050	26.1%
East Central	106	42	7	101%	\$5,100	39.6%
Northwest Maple Ridge	4	0				0.0%
Silver Valley	8	5	8	100%	\$0	62.5%
Southwest Maple Ridge	28	7	5	100%	\$1,100	25.0%
Thornhill	13	2	12	101%	\$5,000	15.4%
West Central	72	21	7	103%	\$16,000	29.2%
Central Meadows	15	6	9	104%	\$17,500	40.0%
Mid Meadows	21	14	7	101%	\$3,106	66.7%
North Meadows	7	5	5	112%	\$70,000	71.4%
South Meadows	12	4	8	117%	\$141,000	33.3%
Total Activity	355	123	7	102%	\$10,100	35%

Maple Ridge - Pitt Meadows List Price Ranges Statistics - Apr 2022

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	Attached %SOLD
0-\$500,000	54	28	8	108%	\$36,000	51.9%
\$500,001-\$625,000	54	22	7	101%	\$8,056	40.7%
\$625,001-\$775,000	75	34	7	106%	\$39,100	45.3%
\$775,001-\$925,000	84	19	7	101%	\$5,100	22.6%
\$925,001 and more	88	20	7	100%	\$0	22.7%
Total Activity	355	123	7	102%	\$10,100	35%

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change
Total Listings** (A,S,T,C,X)	354	338	355		17 ↑
Active Listings (1st of the Month)	160	116	141	202	61 ↑
Solds	158	169	123		-46 ↓
DOM	8	7	7		0
%SOLD (Sales/ Listings /mthly rate)	44.6%	50.0%	34.6%		-15.4% ↓
Condos (Upper 50%) Home Price Index HPIp	\$506,380	\$647,764	\$648,232		\$467 ↑
Condos (Lower 50%) Home Price Index HPIp	\$347,022	\$431,680	\$436,968		\$5,288 ↑
Twnhs (Upper 50%) Home Price Index HPIp	\$724,100	\$915,666	\$919,987		\$4,321 ↑
Twnhs (Lower 50%) Home Price Index HPIp	\$524,100	\$663,300	\$677,116		\$13,817 ↑

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May 1 2022 Maple Ridge - Pitt Meadows Market Update Attached Townhomes/ Condos

Current: Maple Ridge, Pitt Meadows is a Seller Market with Average listing inventory, a **35 %SOLD** Rate and a 102% Sell/List ratio.
(This means an average of a \$10,100 discount on a sale from the original list price)

Most Active Range: Homes below \$500,000 have **51.9 %SOLD** rate.

Least Active Range: Homes between \$775,000 - \$925,000 have **22.6 %SOLD** rate.

History: Maple Ridge, Pitt Meadows's **Condos** Year-To-Date Home Price Index **HPIp (Upper 50%)** shows that prices increased \$141,852.
Maple Ridge, Pitt Meadows's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$89,947.
Maple Ridge, Pitt Meadows's **Townhouses** Year-To-Date Home Price Index **HPIp (Upper 50%)** shows that prices increased \$195,887.
Maple Ridge, Pitt Meadows's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$153,016.
*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Forecast: The Listing Inventories are currently 1% less than same month last year. We project Ridge-Meadows Attached to be a continued Seller market.

Vancouver home prices increased by just \$2,372 in April. This is a big drop from the \$59,777 increase that we saw in March. This is partially caused by the erosion of consumer confidence with the \$2/liter gas prices, interest rates, and economic woes. We are now forecasting that the majority of the Metro Vancouver Markets will be in a Buyer's Market the next month. The Fraser Valley has already switched to a Buyer's Market with prices dropping a whopping (\$43,918.)

Currently, the Condo Market is still Stable with an Average Price Increase of \$1,617. Meanwhile, Townhouse Markets have switched to a Buyer's Market with an (\$8,069) average price decrease. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

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

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Statistics, on the Web!

attached homes



Market Analysis and Forecasting May 1/22 Maple Ridge, Pitt Meadows

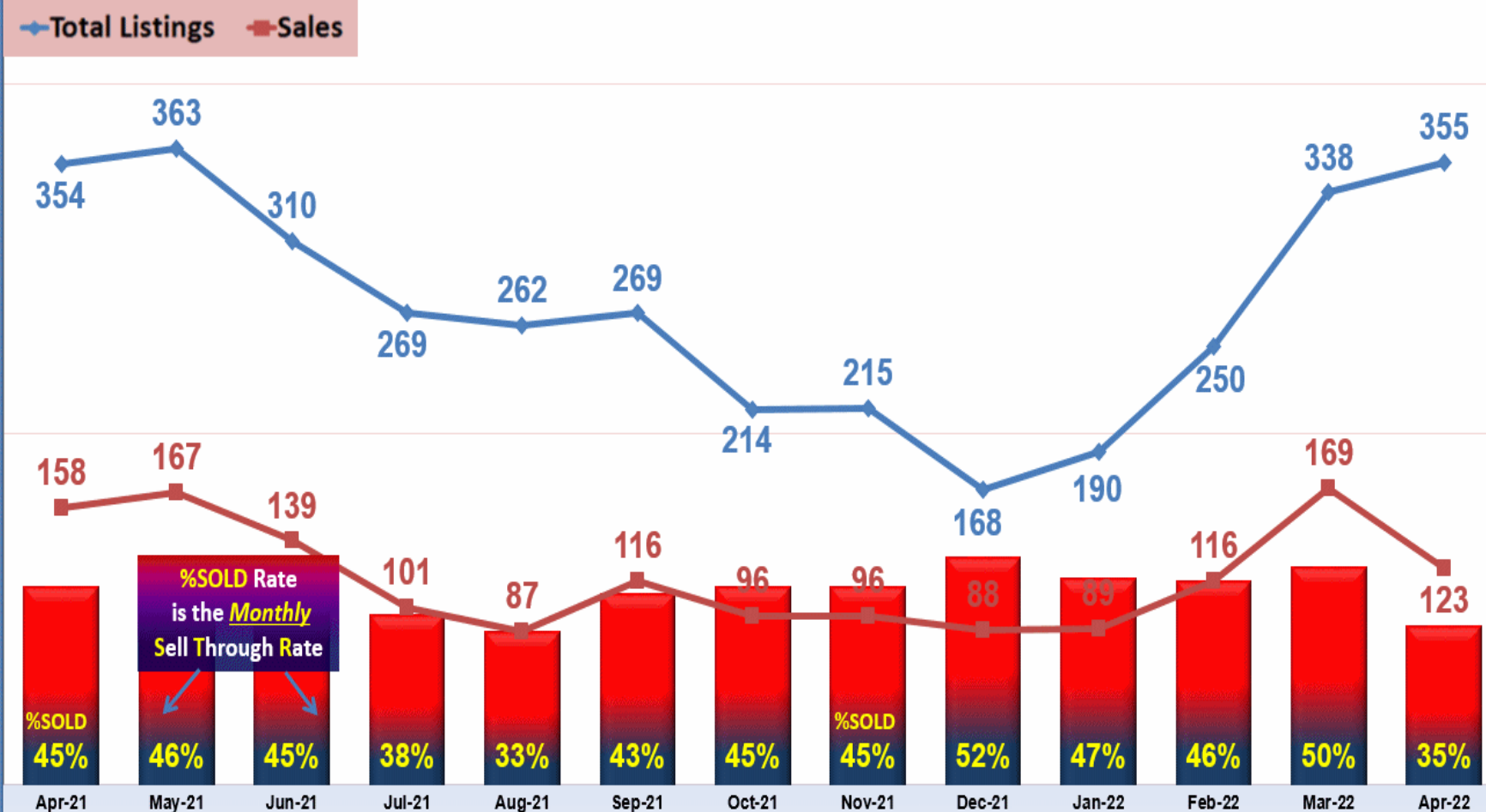
Attached Townhomes/ Condos Maple Ridge, Pitt Meadows Total Listings, Sales, and %SOLD rates

Sales / Listings
Monthly Totals



Attached

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



%SOLD Rate is the Monthly Sell Through Rate

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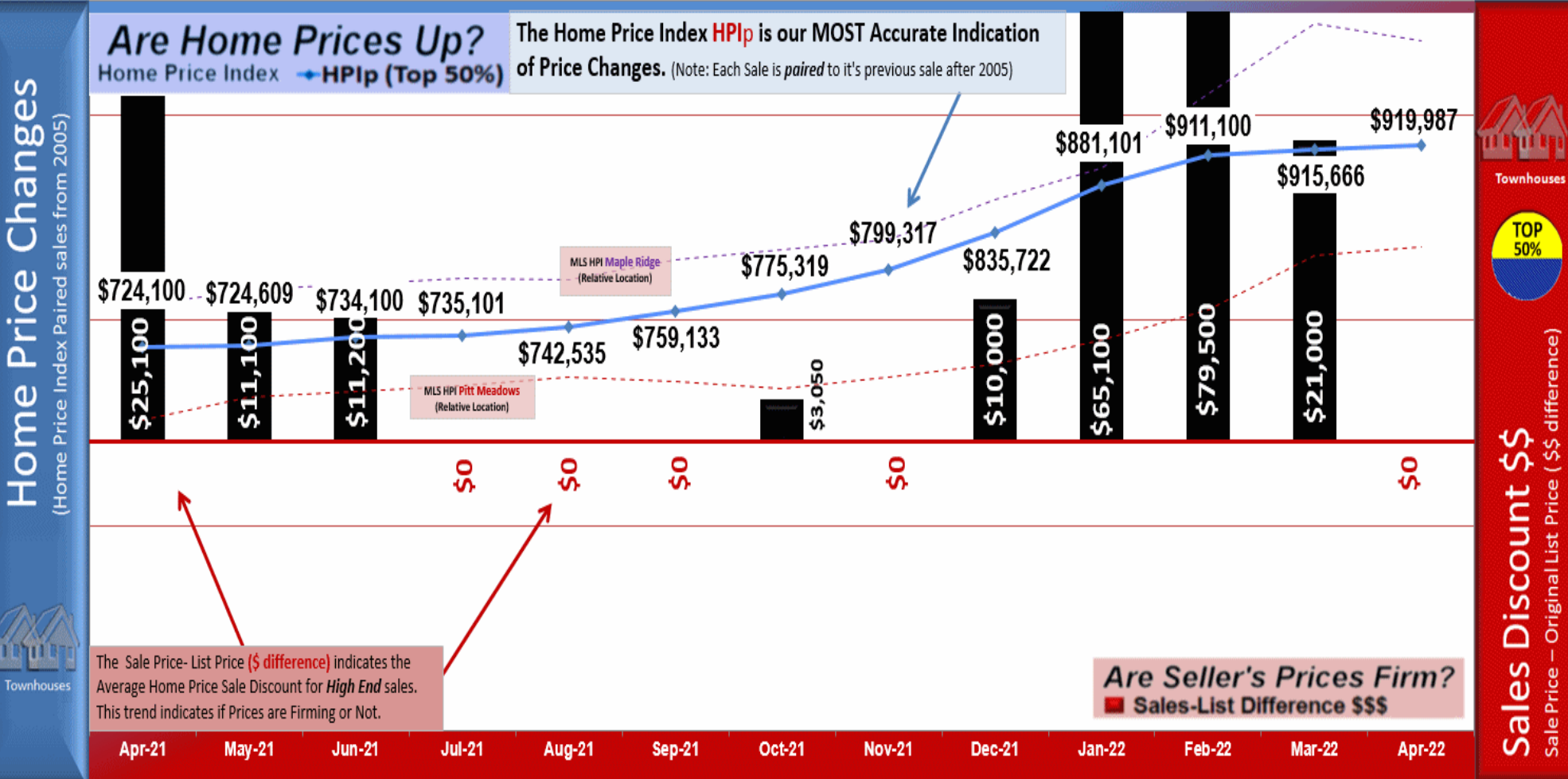
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Market Analysis and Forecasting May 1/22 Maple Ridge, Pitt Meadows

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)



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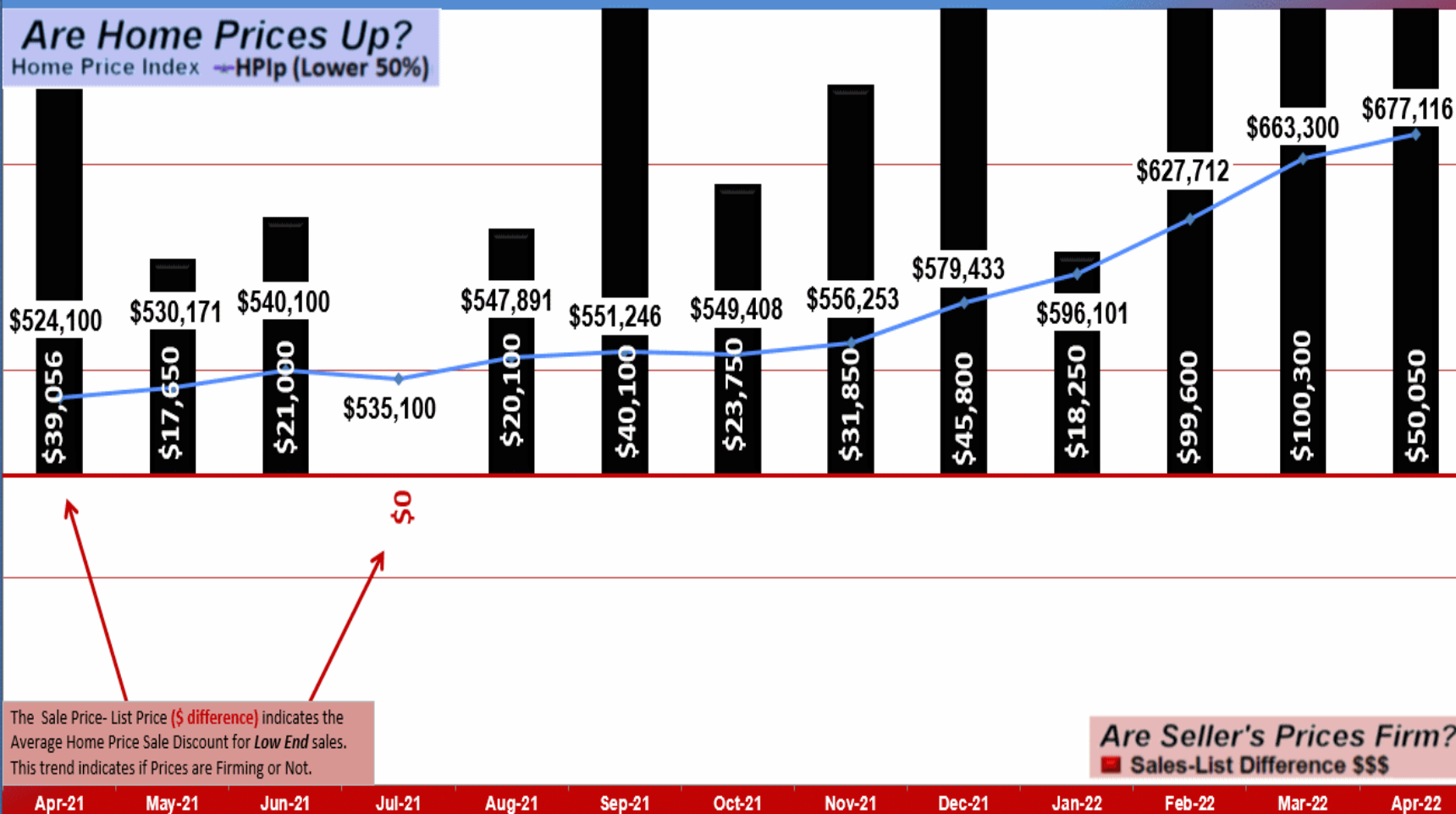
Attached Maple Ridge, Pitt Meadows Townhouse Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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



Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)



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 \$\$\$



LOWER 50%

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

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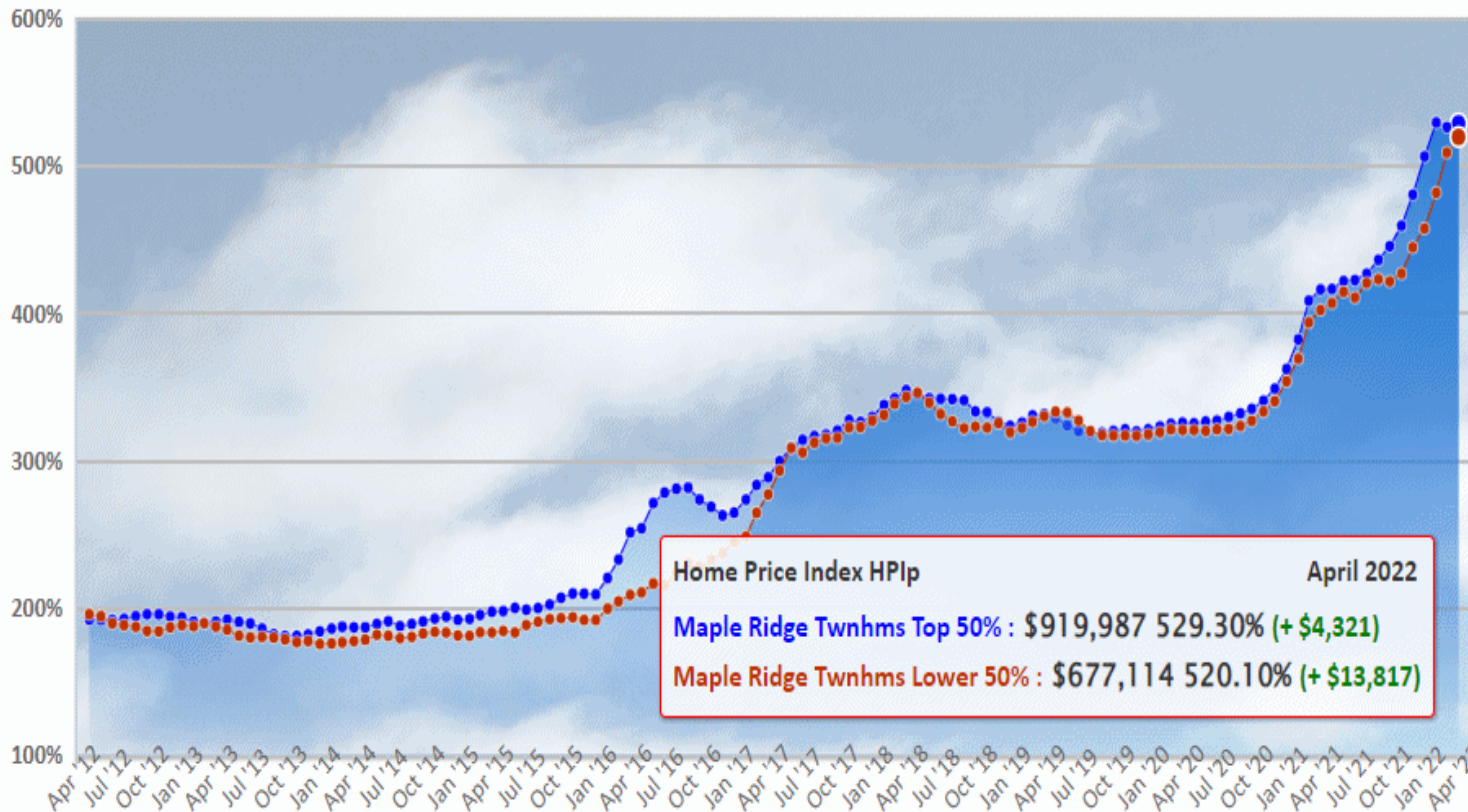


Market Analysis and Forecasting May 1/22 Maple Ridge, Pitt Meadows

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
Apr 2022	% 529.30
Mar 2022	% 526.80
Feb 2022	% 529.90
Jan 2022	% 506.90
Dec 2021	% 480.80
Nov 2021	% 459.80
Oct 2021	% 446.00
Sep 2021	% 436.70
Aug 2021	% 427.20
Jul 2021	% 422.90
Jun 2021	% 422.30
May 2021	% 416.90

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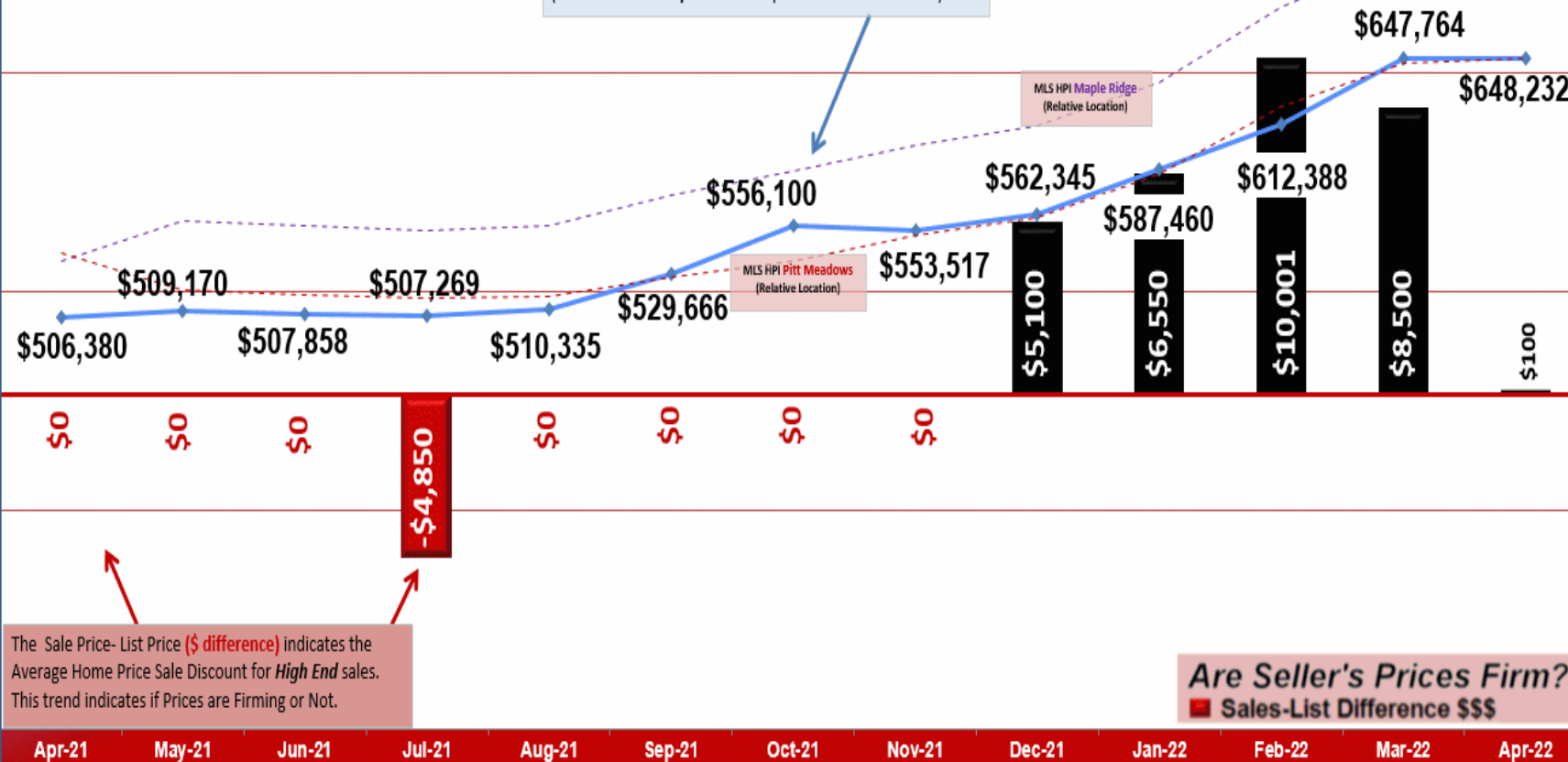
Market Analysis and Forecasting May 1/22 Maple Ridge, Pitt Meadows

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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.
(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 \$\$\$



Condominiums



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

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attached homes



Market Analysis and Forecasting May 1/22 Maple Ridge, Pitt Meadows

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

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



Condominiums



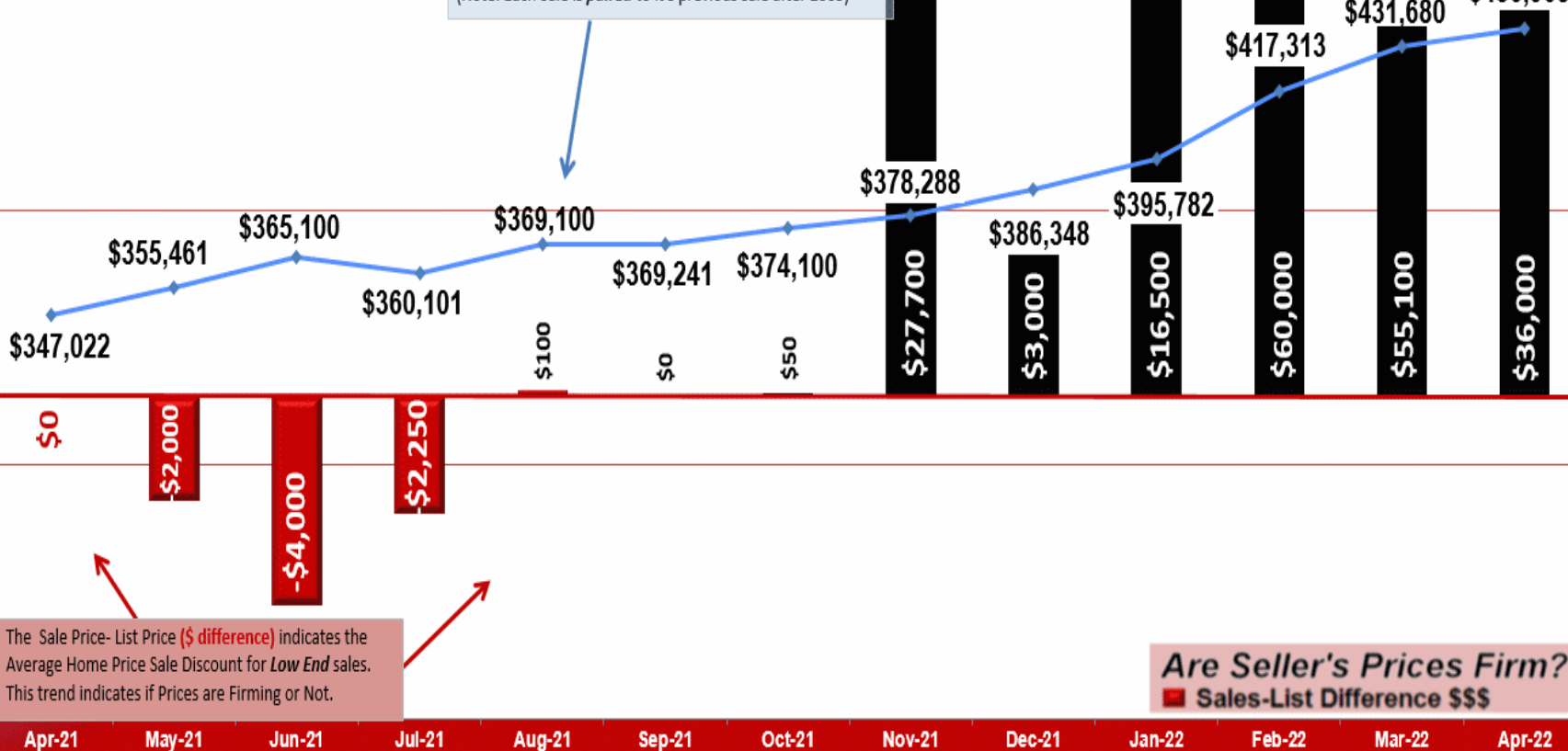
Sales Discount \$\$
Sale Price - Original List Price (\$ difference)

Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

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

(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 \$\$\$

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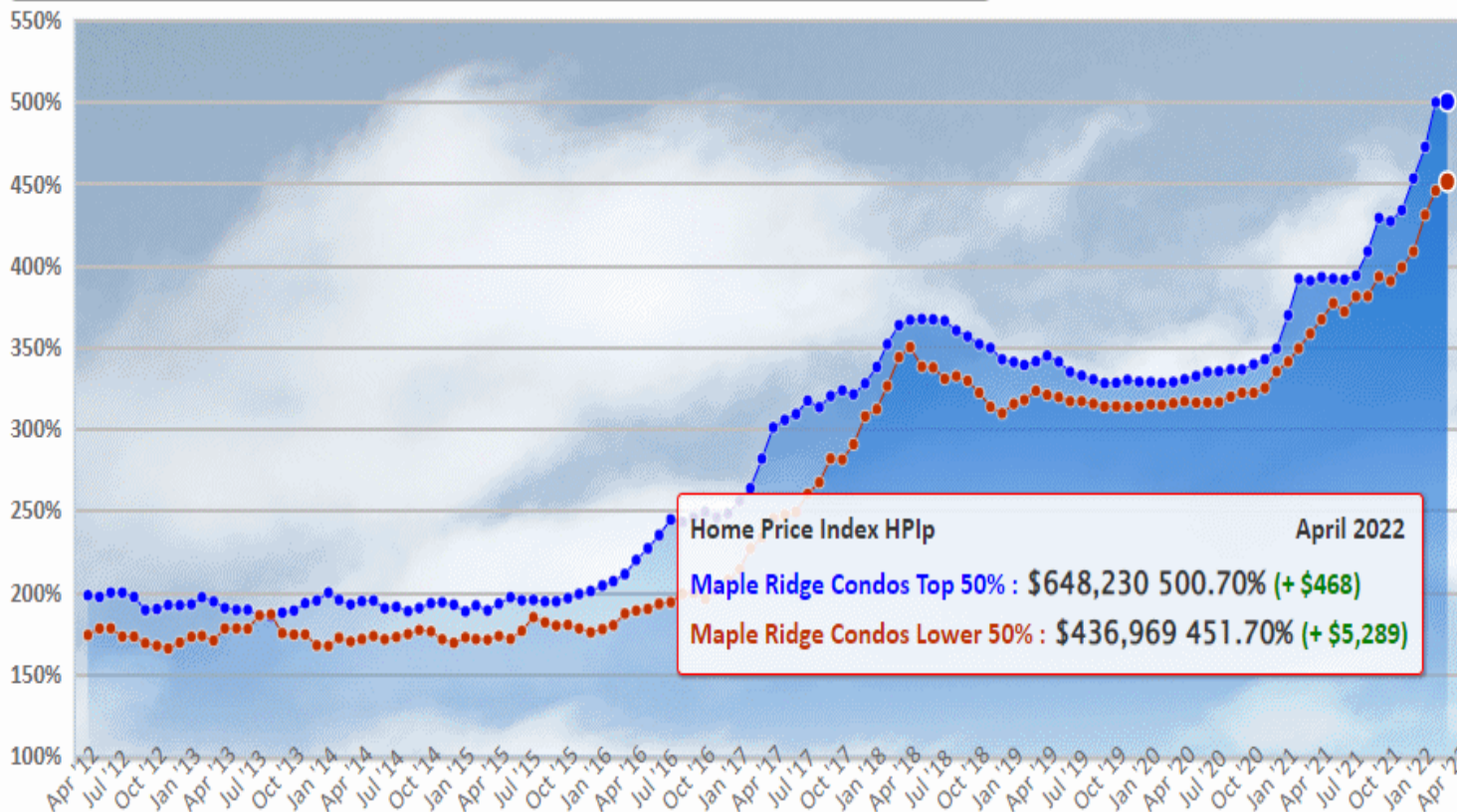


Market Analysis and Forecasting May 1/22 Maple Ridge, Pitt Meadows

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



Home Price Index HPIp April 2022
 Maple Ridge Condos Top 50% : \$648,230 500.70% (+ \$468)
 Maple Ridge Condos Lower 50% : \$436,969 451.70% (+ \$5,289)

Monthly Home values

Date	Value
Apr 2022	% 500.70
Mar 2022	% 500.30
Feb 2022	% 473.00
Jan 2022	% 453.70
Dec 2021	% 434.30
Nov 2021	% 427.50
Oct 2021	% 429.50
Sep 2021	% 409.10
Aug 2021	% 394.20
Jul 2021	% 391.80
Jun 2021	% 392.30
May 2021	% 393.30

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