

Vancouver Market Reports

Statistics, on the Web!

detached homes

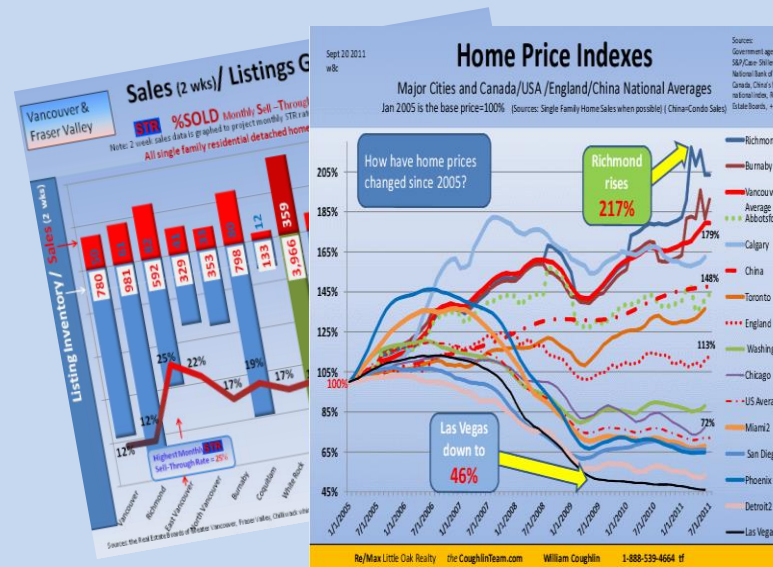


Market Analysis and Forecasting



CENTURY 21
Creekside Realty Ltd.

Eric Friesen's Market Reports



Advanced Marketing Tools



produced for: **Eric Friesen**

Century 21 Creekside Abbotsford, Chilliwack, Mission, and Langley eric-friesen.c21.ca/ eric.friesen@century21.ca Cell: 604-819-9666



Market Reports Advanced

Detached

- [Abbotsford](#)
- [Chilliwack](#)
- [Langley North](#)
- [Langley-Cloverdale](#)
- [Mission](#)

Attached

- [Abbotsford](#)
- [Chilliwack](#)
- [Langley-Cloverdale](#)

*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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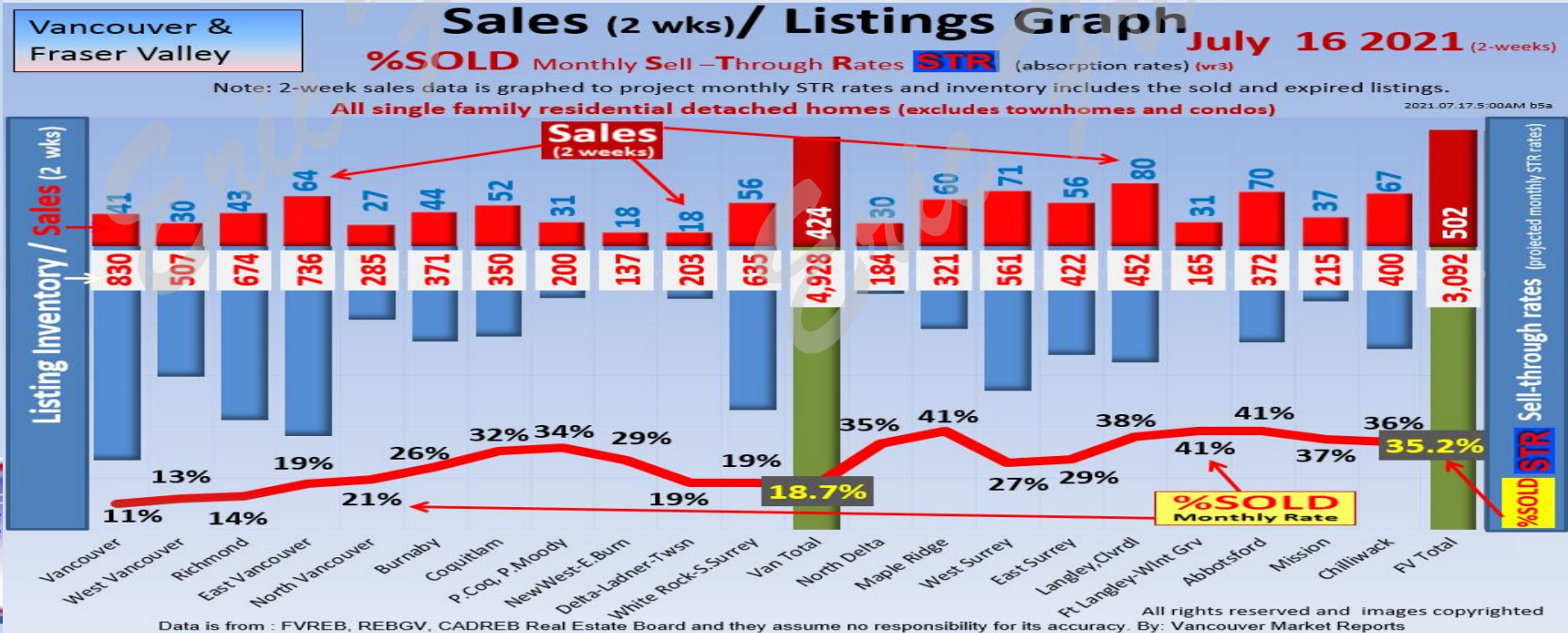
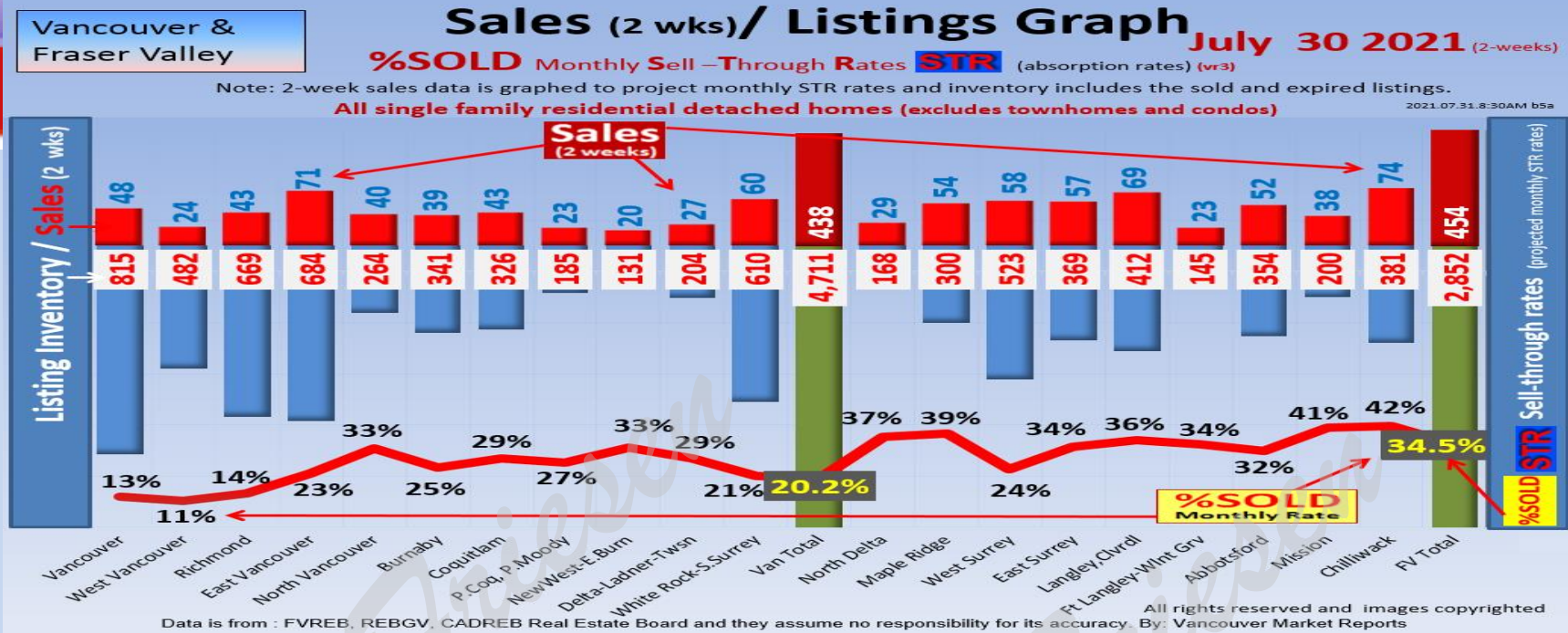
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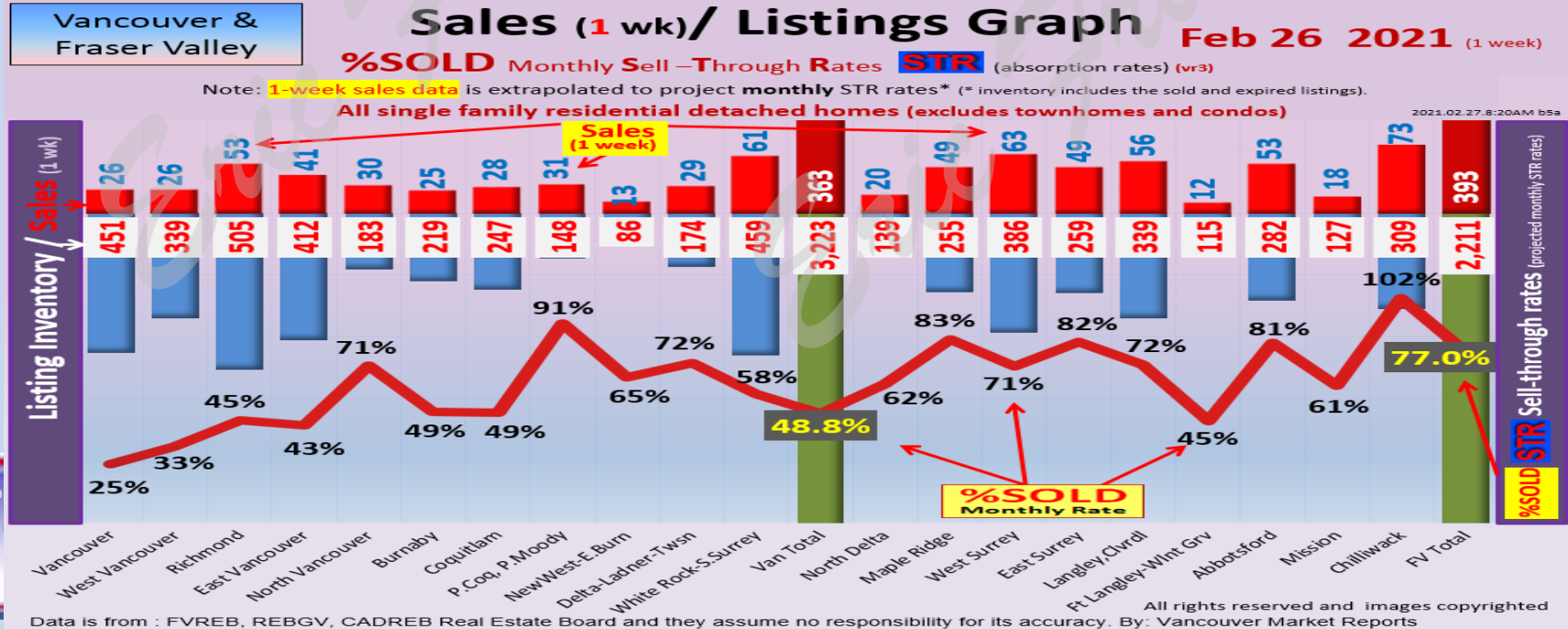
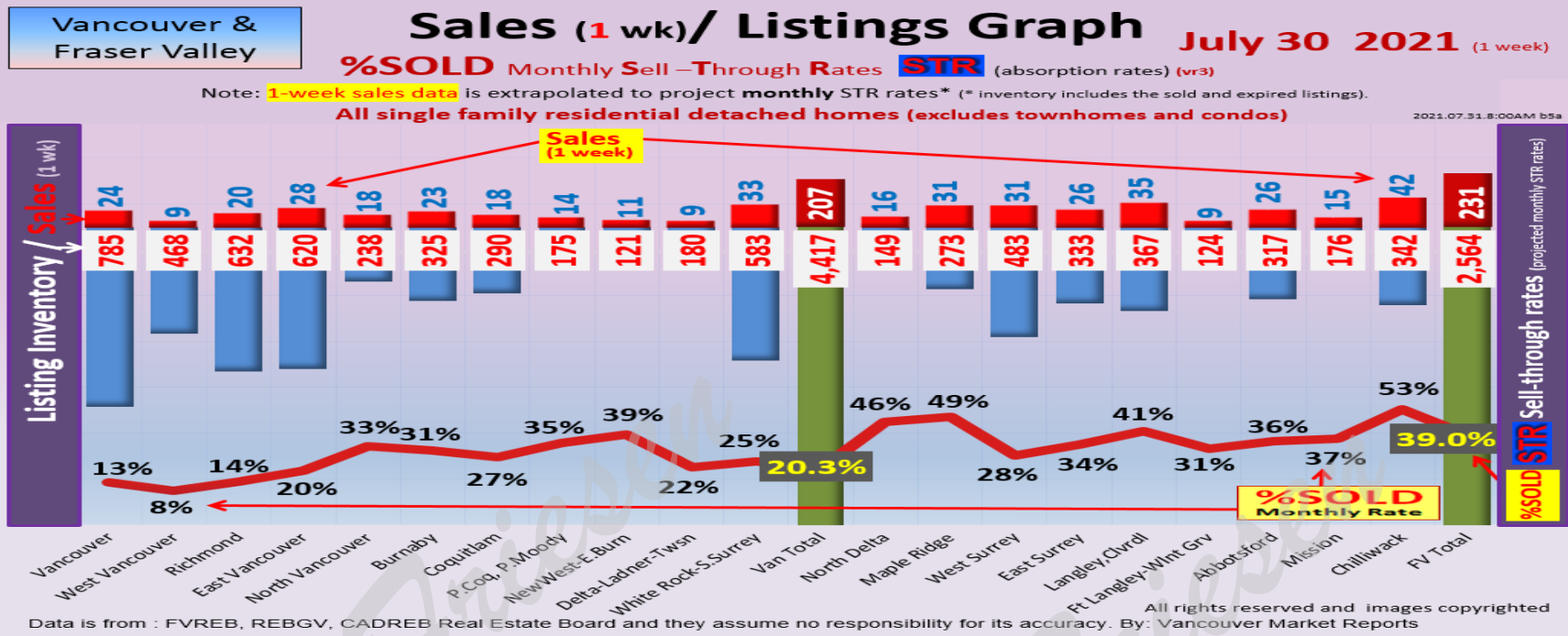
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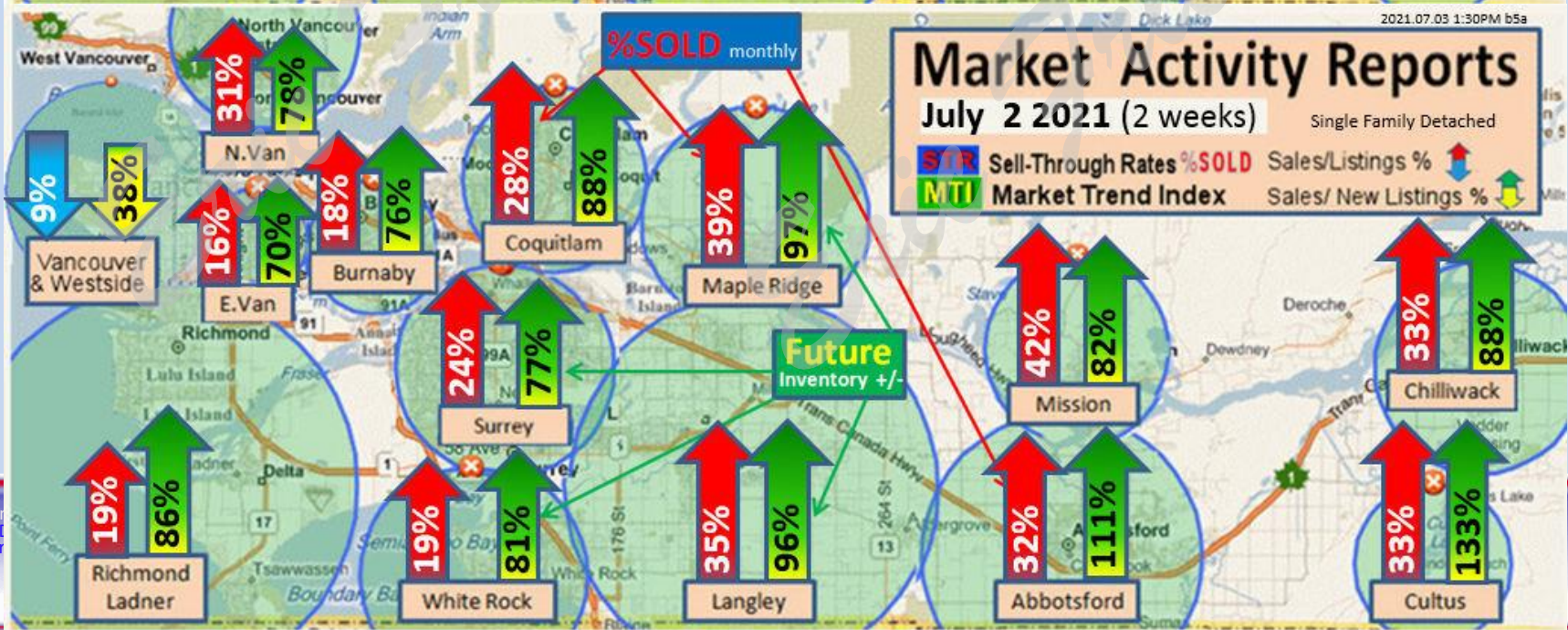
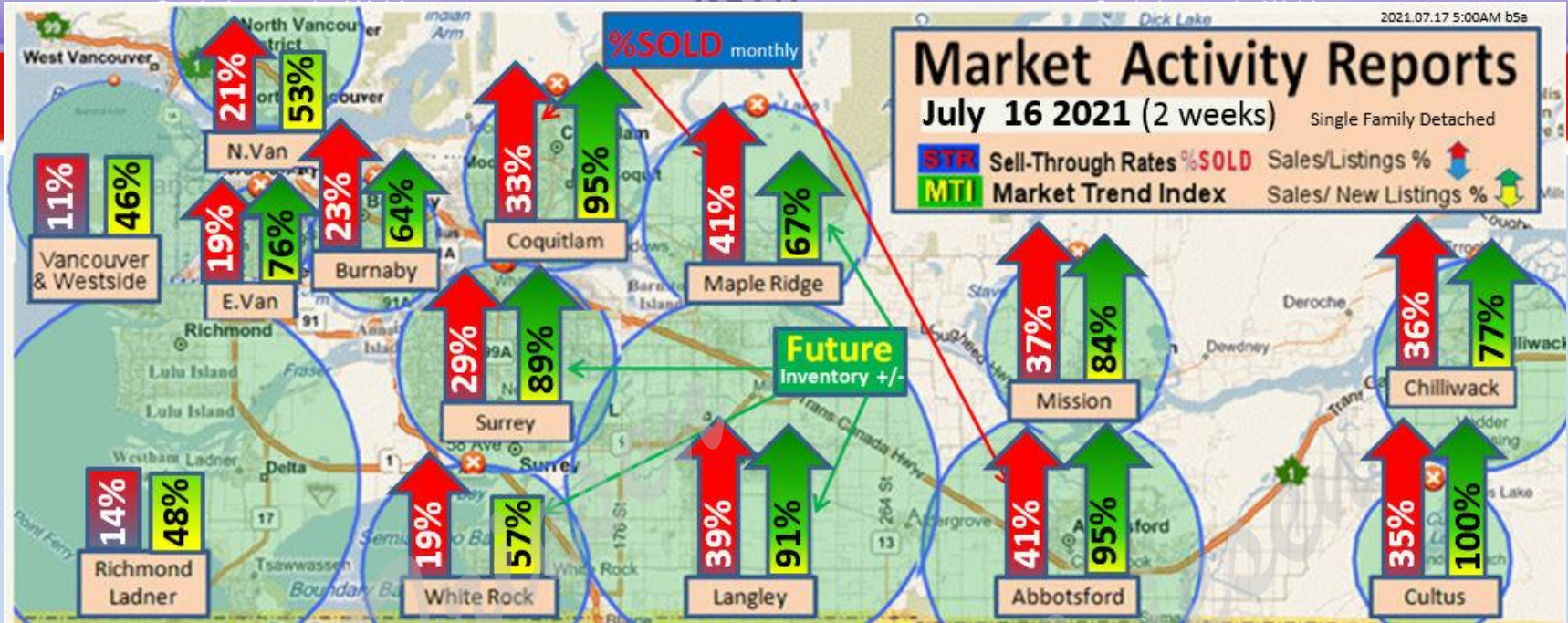
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Market Analysis and Forecasting Aug 1/21 Langley - Walnut Grove

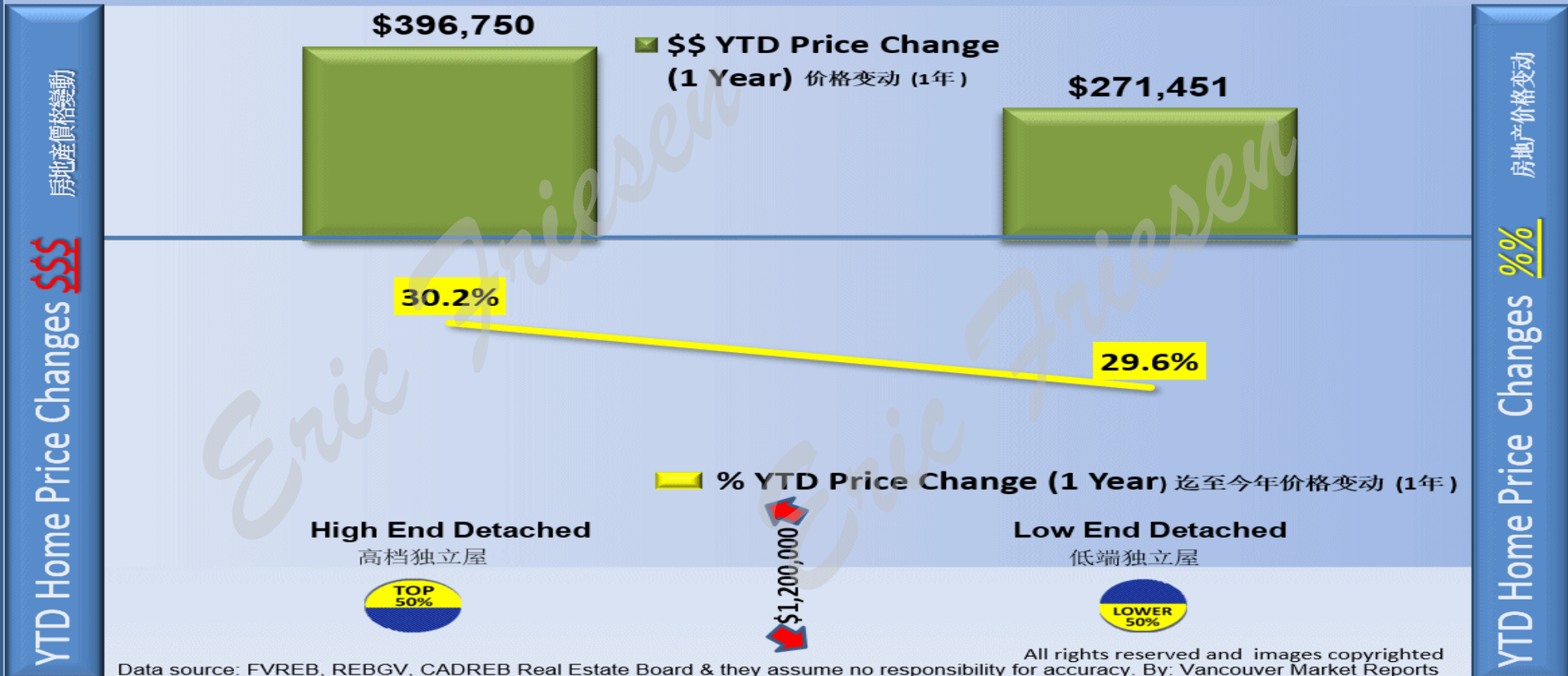
North Langley Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

Housing Types: Year-To-Date June 2020 – June 2021 (Quarters)

房屋类型: 迄至今年 (每季) 由2020 六月至2021 六月

Powered by: Vancouver Market Reports **HPI**



YTD Home Price Changes \$\$\$

YTD Home Price Changes %%

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

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Market Analysis and Forecasting

Aug 1/21 Langley - Walnut Grove

Monthly Market Activity - July 2021 Single Family Fort Langley-Walnut Grove



Aug 1 2021 North Langley Market Update (Detached)

Current: North Langley is in a Seller Market with normal listing inventories, a **29 %SOLD** rate and a 99% Sell/List Ratio.

(This means that there is an average of a **\$18,888** Discount on a sale from the original list price)

Most Active Price Range: Homes below \$890,000 have **80.0 %SOLD** rate resulting in a Seller Market.

Least Active Price Range: Homes above \$2.85 mill. have **3.6 %SOLD** rate.

History: The North Langley Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$431,853.
The North Langley Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$277,464.

*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?

North Langley List Price Ranges Statistics - July 2021

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$890,000	5	4	78	95%	-\$9,500	80.0%	↑
\$890,001-\$1,000,000	8	3	19	99%	-\$4,900	37.5%	↑
\$1,000,001-\$1,200,000	17	5	7	101%	\$12,400	29.4%	↑
\$1,200,000-\$1,300,000	23	10	16	97%	-\$31,500	43.5%	↑
\$1,300,001-\$1,700,000	64	28	9	98%	-\$26,667	43.8%	↑
\$1,700,001-\$2,850,000	22	5	17	99%	-\$25,000	22.7%	↑
\$2,850,001 and more	55	2	28	98%	-\$125,000	3.6%	↓
Total Activity	194	57	10	99%	-\$18,888	29%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Jul-20	Jun-21	Jul-21	08/01/2021	Change	
Total Listings** (A,S,T,C,X)	257	254	194		-60	↓
Active Listings (1st of the month)	158	164	138	104	-34	↓
Solds	77	84	57		-27	↓
Days on Market (DOM)	12	7	10		3	↑
%SOLD (Sales/ Listings /mnlthly rate)	30.0%	33.1%	29.4%		-3.7%	↓
(Top 50%) Home Price Index HPIp	\$1,304,100	\$1,707,101	\$1,735,953		\$28,852	↑
(Lower 50%) Home Price Index HPIp	\$910,664	\$1,196,925	\$1,188,128		-\$8,797	↓

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What Sold in your Neighbourhood and for What Price?

North Langley Sub areas Statistics - July 2021			Detached			
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Walnut Grove	46	18	16	97%	-\$10,950	39.1%
County Line Glen Valley	12	3	9	105%	\$115,000	25.0%
Willoughby Heights	107	33	10	99%	-\$19,000	30.8%
Fort Langley	29	3	17	99%	-\$19,000	10.3%
Total Activity	194	57	10	99%	-\$18,888	29%

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Next Months Market Forecast

Forecast: North Langley has an average Listing supply; 104 homes are for sale and with the strong **29 %SOLD** monthly rate gives us a ~3 months of inventory. 6% of the active listings have reduced their price by \$126,600 on average or \$80,500 median in the last month.

July's Real Estate Statistics show that the Buyer's market has started. 56% of the Fraser Valley Detached Markets went down with an Average Price increase of **\$9,509!** This is stronger than last month's \$14,468 price decrease. Due to tougher mortgage qualification rules, we are forecasting that the majority of the Fraser Valley Markets will continue to be a Stable Market in the coming month.

Currently, Condos have moved to a Buyer's Market with 53% of the Greater Vancouver (Lower Mainland) Condo Prices decreasing. The average monthly price decrease was **\$14,270**. On the other hand, 57% Townhouse Markets (10 out of 28) prices increased **\$1,100** on average. 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. Noted Data is from : FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. Copyright: vancouvermarketreports.com

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Vancouver Market Reports

Statistics, on the Web!

detached homes



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Market Analysis and Forecasting

Aug 1/21 Langley - Walnut Grove

Detached

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

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



Detached

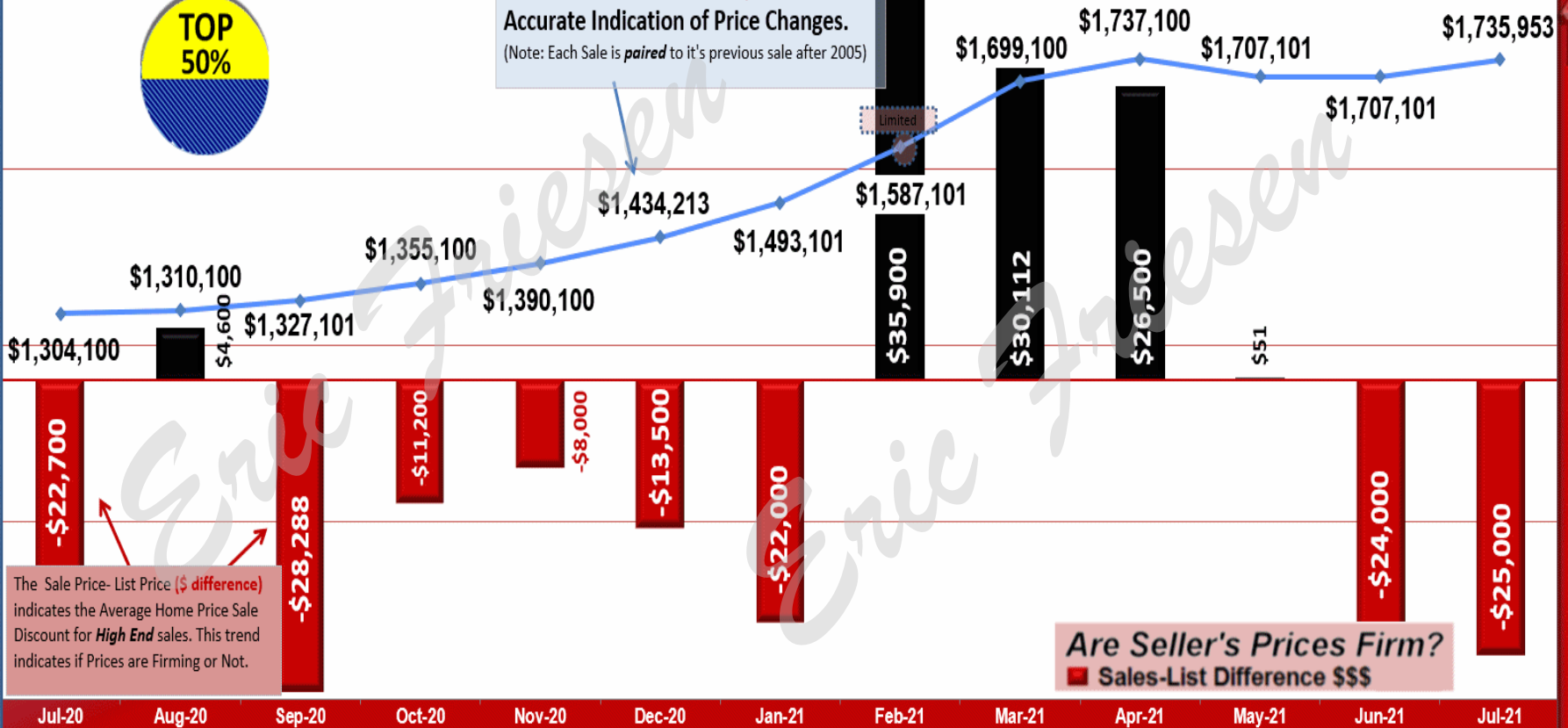
Are Home Prices Up?

Home Price Index → **HPIp** (Top 50%)



Homes Over \$1,200,000

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



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

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



Detached

TOP 50%

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

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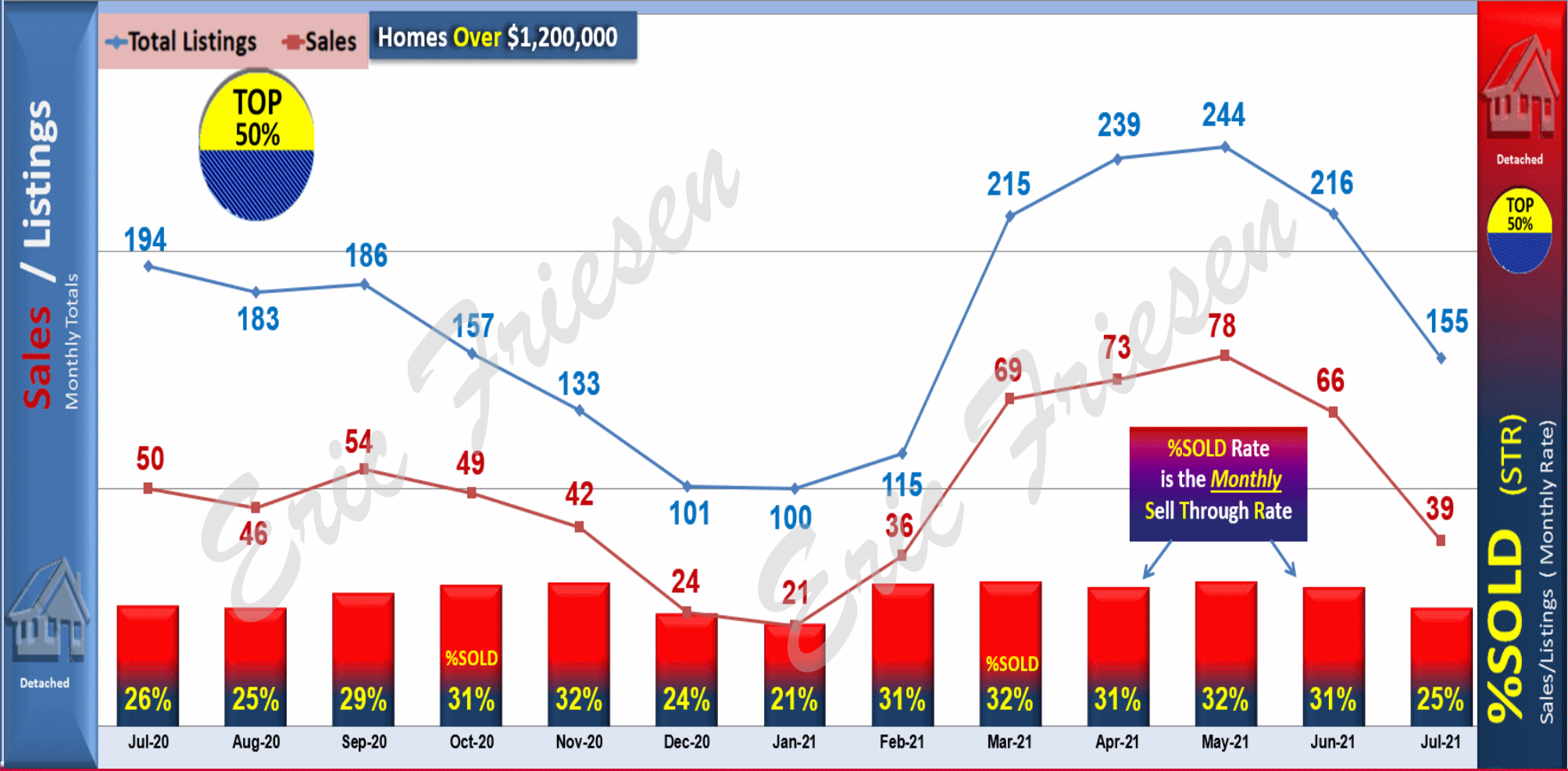


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Market Analysis and Forecasting

Aug 1/21 Langley - Walnut Grove

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



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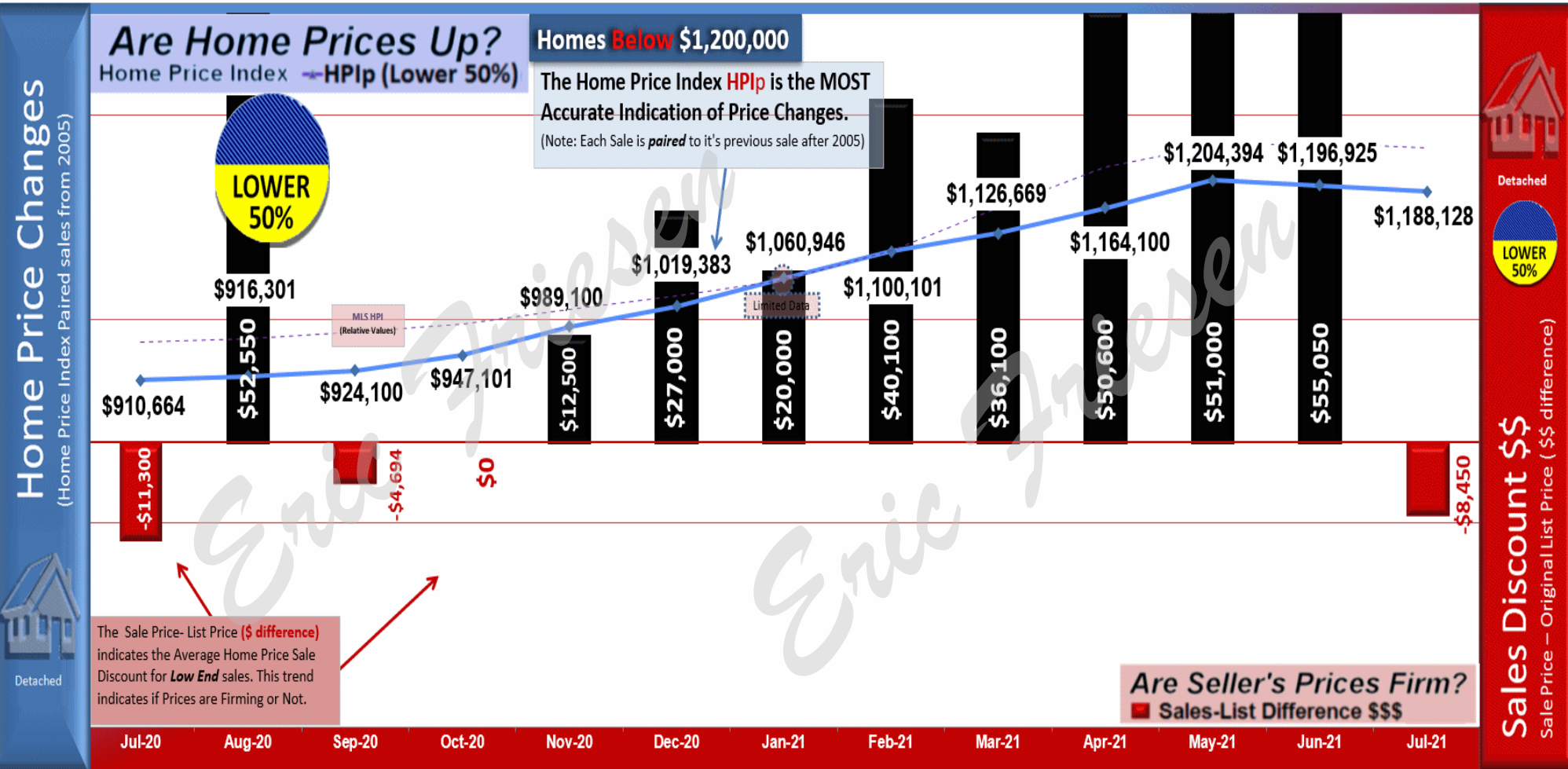
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Market Analysis and Forecasting

Aug 1/21 Langley - Walnut Grove

Detached

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



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

Detached
LOWER 50%

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

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Market Analysis and Forecasting

Aug 1/21 Langley - Walnut Grove

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

← Total Listings → Sales Homes Below \$1,200,000

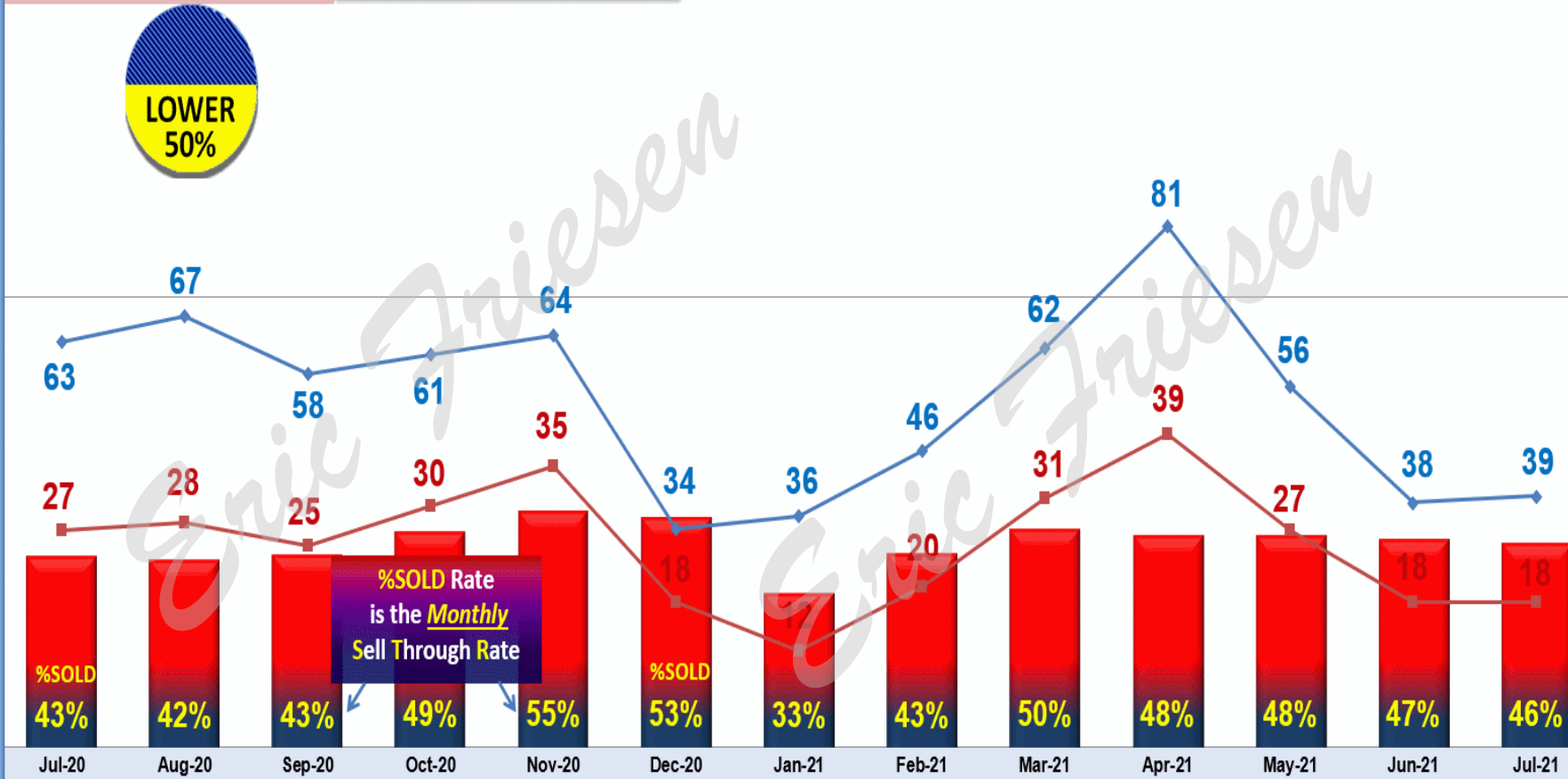


Detached



Sales / Listings
Monthly Totals

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



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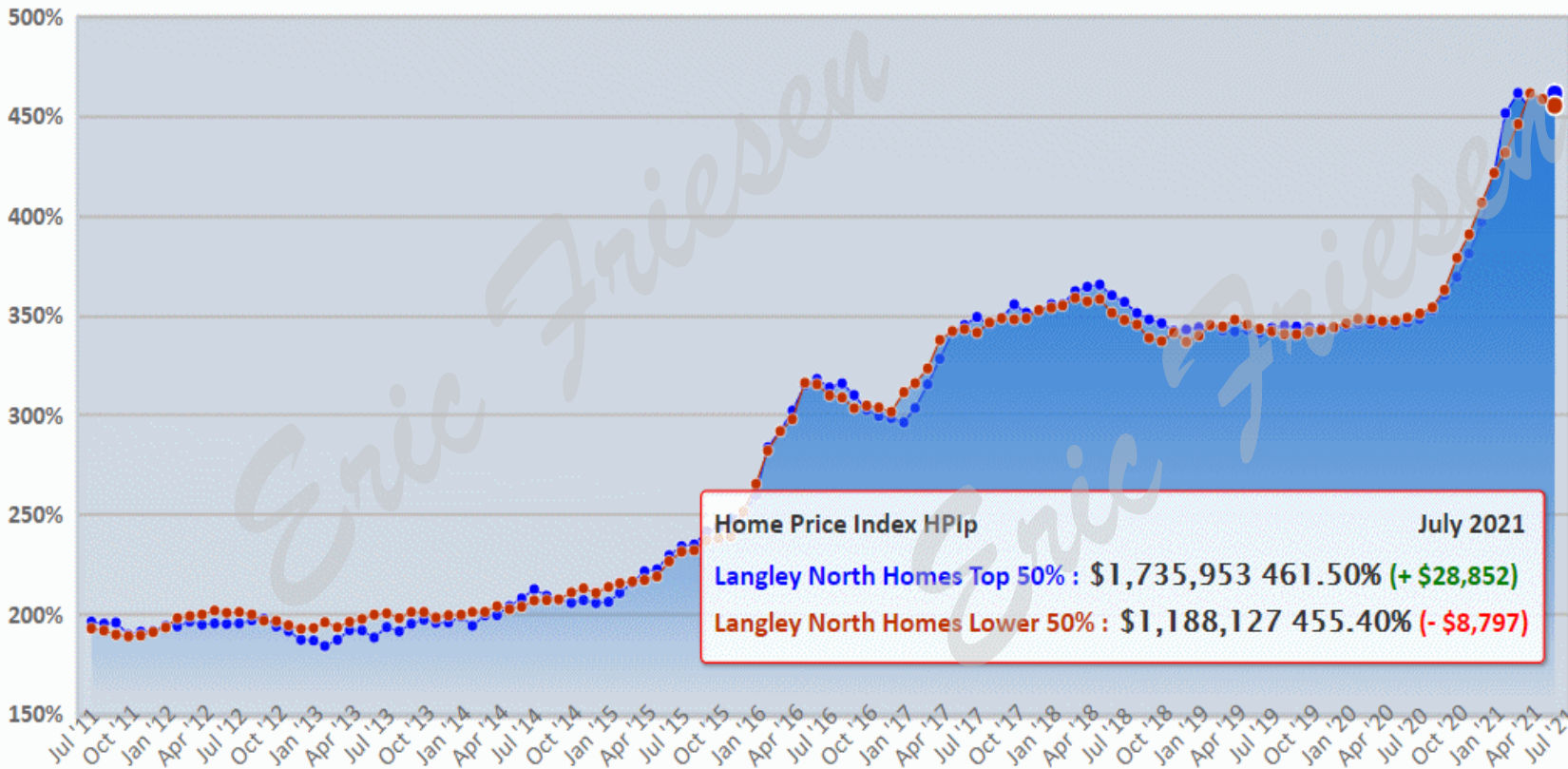
Market Analysis and Forecasting

Aug 1/21 Langley - Walnut Grove

Powered by the Greater Vancouver Market Reports HPIp



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



Home Price Index HPIp July 2021
Langley North Homes Top 50% : \$1,735,953 461.50% (+ \$28,852)
Langley North Homes Lower 50% : \$1,188,127 455.40% (- \$8,797)

Monthly

Date	Value
Jul 2021	% 461.50
Jun 2021	% 453.80
May 2021	% 453.80
Apr 2021	% 461.80
Mar 2021	% 451.70
Feb 2021	% 421.90
Jan 2021	% 397.00
Dec 2020	% 381.30
Nov 2020	% 369.60
Oct 2020	% 360.30
Sep 2020	% 352.80
Aug 2020	% 348.30

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Market Analysis and Forecasting

Aug 1/21 Langley, Cloverdale

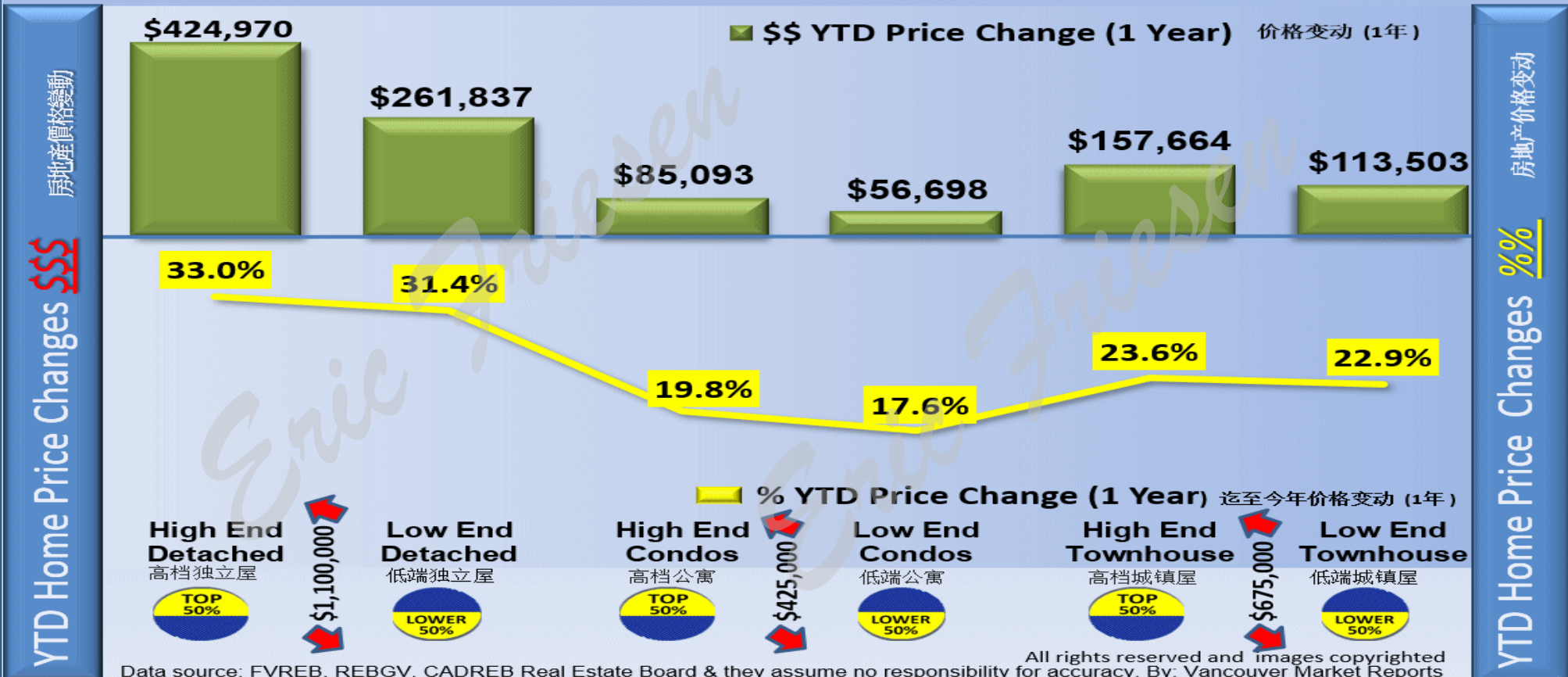
Langley-Cloverdale Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

Housing Types: Year-To-Date June 2020 – June 2021 (Quarters)

房屋类型: 迄至今年 (每季) 由2020 六月至2021 六月

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

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Market Analysis and Forecasting

Aug 1/21 Langley, Cloverdale

Monthly Market Activity - July 2021 Single Family



Aug 1 2021 Langley, Cloverdale Market Update (Detached)

Current: Langley, Cloverdale is in a Seller Market with average listing inventories, a **29 %SOLD** rate and a 100% Sell/List Ratio. (This means that there is an average of a **\$4,000** discount on a sale from the original list price)
Most Active Price Range: Homes between \$850,000 - \$925,000 have High **81.8 %SOLD** rate and is in a Seller Market.
Least Active Price Range: Homes above \$3 mill. have **10 %SOLD** rate.

History: The Langley, Cloverdale Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$457,000.
 The Langley, Cloverdale Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$261,213.

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

Langley, Cloverdale List Price Ranges Statistics - July 2021

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$700,000	16	7	18	96%	-\$16,593	43.8%	↑
\$700,001-\$850,000	7	3	9	113%	\$106,000	42.9%	↑
\$850,000-\$925,000	11	9	6	108%	\$75,100	81.8%	↑
\$925,001-\$1,000,000	21	8	9	100%	\$0	38.1%	↑
\$1,000,000-\$1,100,000	23	13	8	102%	\$16,501	56.5%	↑
\$1,100,000-\$1,225,000	40	17	8	100%	\$1,000	42.5%	↑
\$1,225,001-\$1,400,000	106	40	8	100%	\$66	37.7%	↑
\$1,400,001-\$1,800,000	89	26	21	98%	-\$34,144	29.2%	↑
\$1,800,001-\$3,000,000	104	19	33	96%	-\$100,000	18.3%	↑
\$3,000,001 and more	120	12	41	92%	-\$327,500	10.0%	↑
Total Activity	537	154	12	100%	-\$4,000	29%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Jul-20	Jun-21	Jul-21	08/01/2021	Change	
Total Listings** (A,S,T,C,X)	716	600	537		-63	↓
Active Listings (1st of the month)	465	406	360	307	-53	↓
Solds	174	166	154		-12	↓
Days on Market (DOM)	13	9	12		3	↑
%SOLD (Sales/ Listings /mnlthly rate)	24.3%	27.7%	28.7%		1.0%	↑
(Top 50%) Home Price Index HPIp	\$1,280,100	\$1,698,030	\$1,737,100		\$39,070	↑
(Lower 50%) Home Price Index HPIp	\$826,100	\$1,093,726	\$1,087,313		-\$6,414	↓

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What Sold in your Neighbourhood and for What Price?

Langley, Cloverdale Sub areas Statistics - July 2021			Detached			
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Cloverdale BC	122	36	13	100%	\$600	29.5%
Serpentine	12	2	163	88%	-\$396,500	16.7%
Clayton	52	18	10	99%	-\$8,450	34.6%
Murrayville	28	12	7	99%	-\$11,500	42.9%
Salmon River	47	14	19	96%	-\$36,700	29.8%
Brookwood Langley	82	22	6	100%	-\$5,825	26.8%
Aldergrove Langley	50	19	7	100%	\$100	38.0%
Campbell Valley	56	6	34	92%	-\$271,000	10.7%
Otter District	26	6	20	98%	-\$7,950	23.1%
Langley City	62	19	15	100%	-\$4,000	30.6%
Total Activity	537	154	12	100%	-\$4,000	29%

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Next Months Market Forecast

Forecast: Langley, Cloverdale has an average Listing supply; 307 homes are for sale and with the **29 %SOLD** monthly rate gives us a ~3 months of inventory. 7% of the active listings have reduced their price by \$182,756 on average or \$51,000 median in the last month. We project Langley, Cloverdale Detached to be a Seller market.

July's Real Estate Statistics show that the Buyer's market has started. 56% of the Fraser Valley Detached Markets went down with an Average Price increase of **\$9,509!** This is stronger than last month's \$14,468 price decrease. Due to tougher mortgage qualification rules, we are forecasting that the majority of the Fraser Valley Markets will continue to be a Stable Market in the coming month.

Currently, Condos have moved to a Buyer's Market with 53% of the Greater Vancouver (Lower Mainland) Condo Prices decreasing. The average monthly price decrease was **\$14,270**. On the other hand, 57% Townhouse Markets (10 out of 28) prices increased **\$1,100** on average. 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: This data is from the respective Real Estate Boards: FVREB, REBGV, CADREB and they assume no responsibility for its accuracy. Copyright: vancouvermarketreports.com

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Market Analysis and Forecasting

Aug 1/21 Langley, Cloverdale

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

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

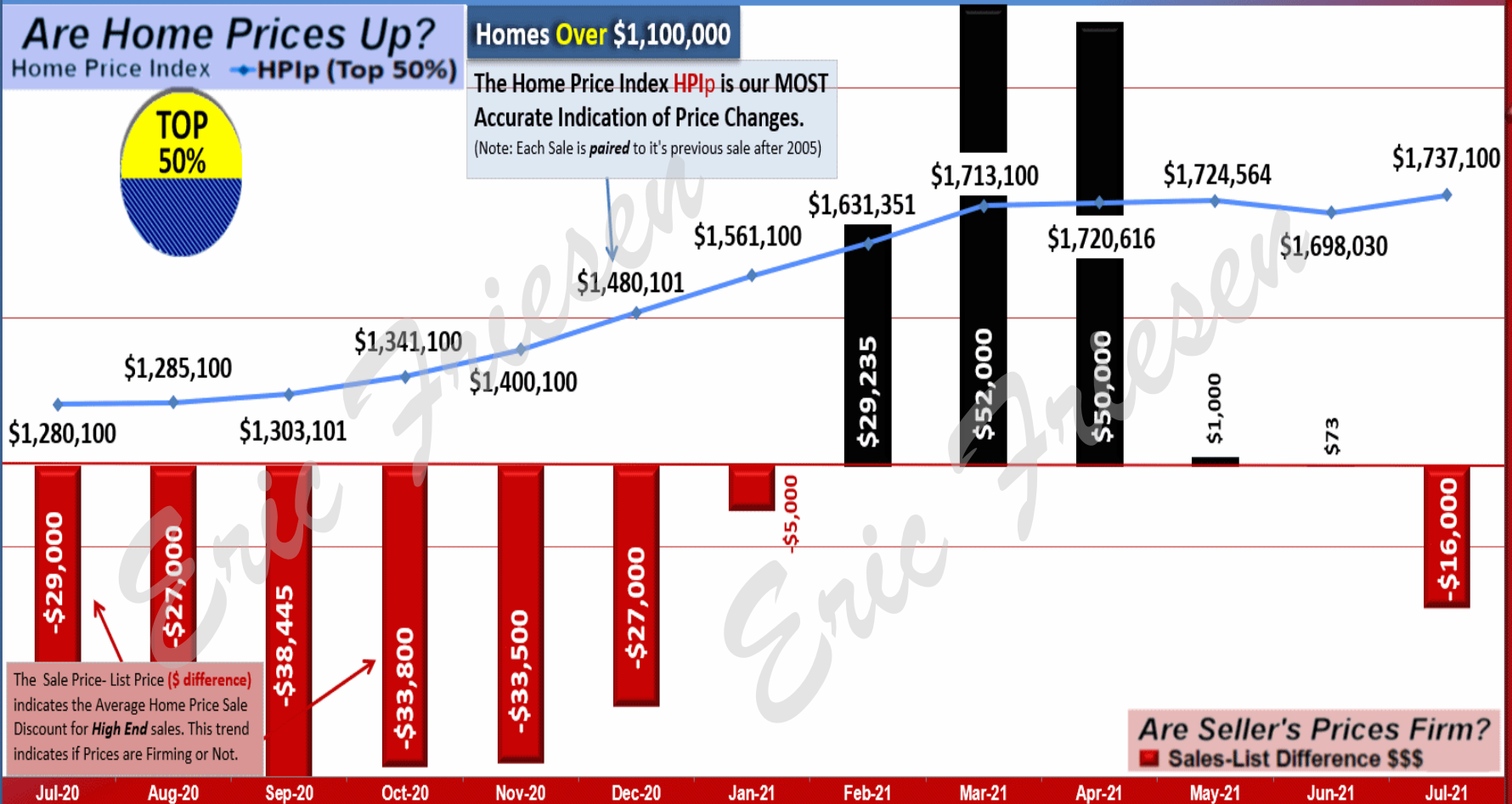
Are Home Prices Up?

Home Price Index → **HPIp (Top 50%)**



Homes **Over** \$1,100,000

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



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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



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

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Vancouver Market Reports

Statistics, on the Web!

detached homes

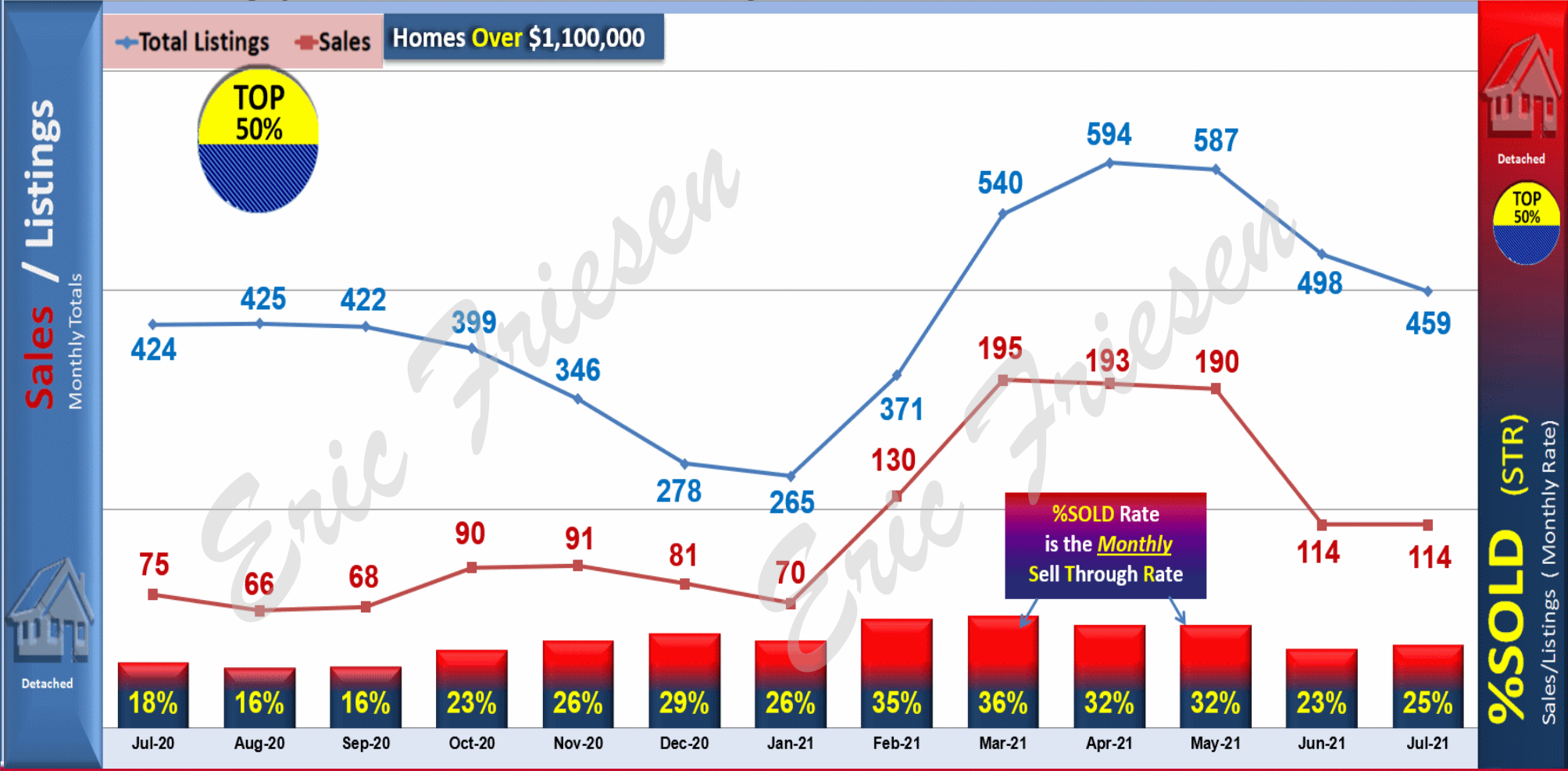


CENTURY 21.
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Market Analysis and Forecasting

Aug 1/21 Langley, Cloverdale

Detached Langley, Cloverdale 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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Market Analysis and Forecasting

Aug 1/21 Langley, Cloverdale

Detached

Langley, Cloverdale

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

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

Are Home Prices Up?

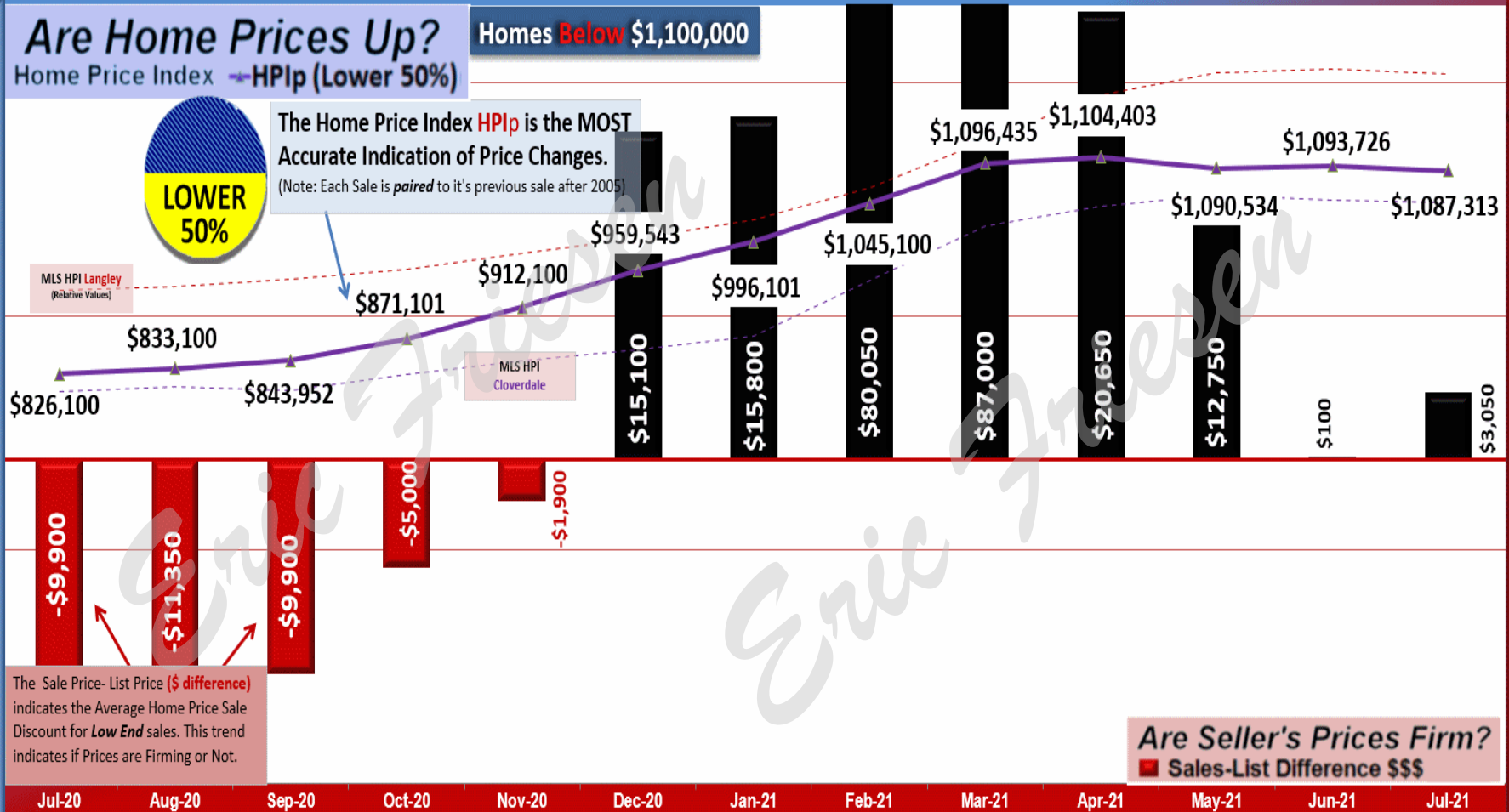
Home Price Index → **HPI** (Lower 50%)

Homes Below \$1,100,000



The Home Price Index **HPI** 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)

*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

Statistics, on the Web!

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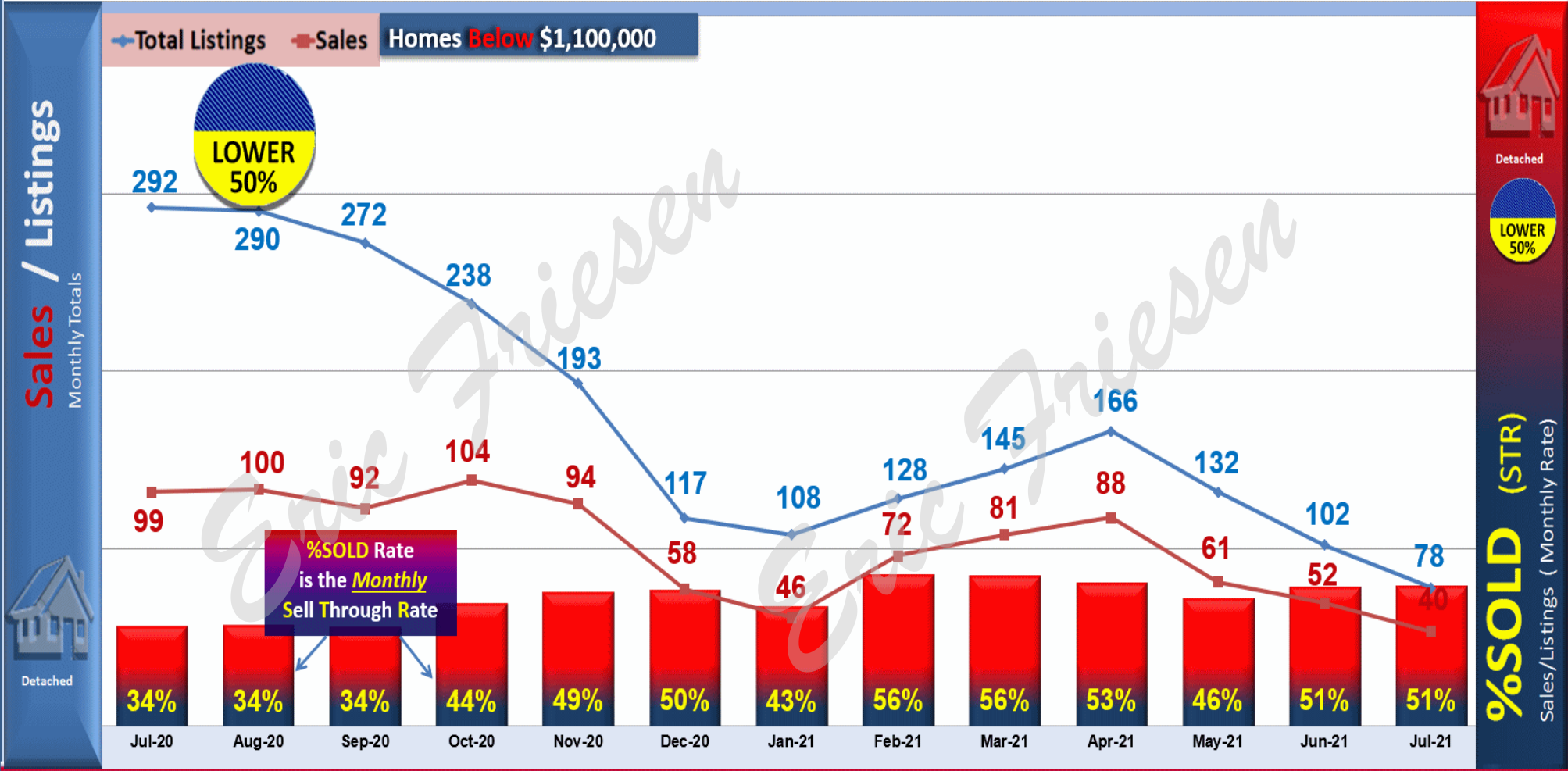
CENTURY 21.
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Market Analysis and Forecasting

Aug 1/21 Langley, Cloverdale

Detached Langley, Cloverdale

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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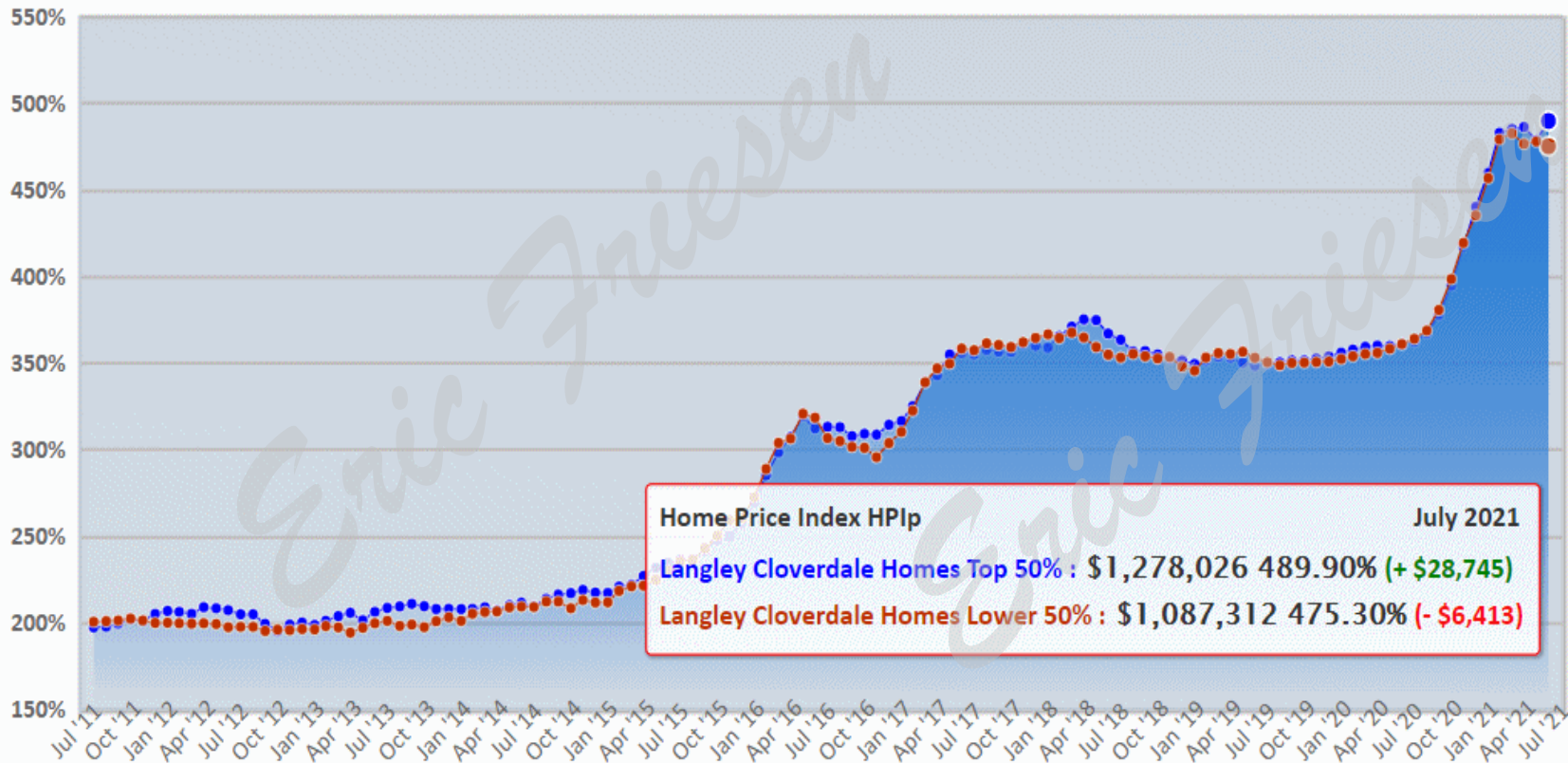
Market Analysis and Forecasting

Aug 1/21 Langley, Cloverdale

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



Monthly Home values	
Date	Value
Jul 2021	% 489.90
Jun 2021	% 478.90
May 2021	% 486.40
Apr 2021	% 485.20
Mar 2021	% 483.10
Feb 2021	% 460.10
Jan 2021	% 440.30
Dec 2020	% 417.40
Nov 2020	% 394.90
Oct 2020	% 378.20
Sep 2020	% 367.50
Aug 2020	% 362.40

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Market Analysis and Forecasting

Aug 1/21

Abbotsford

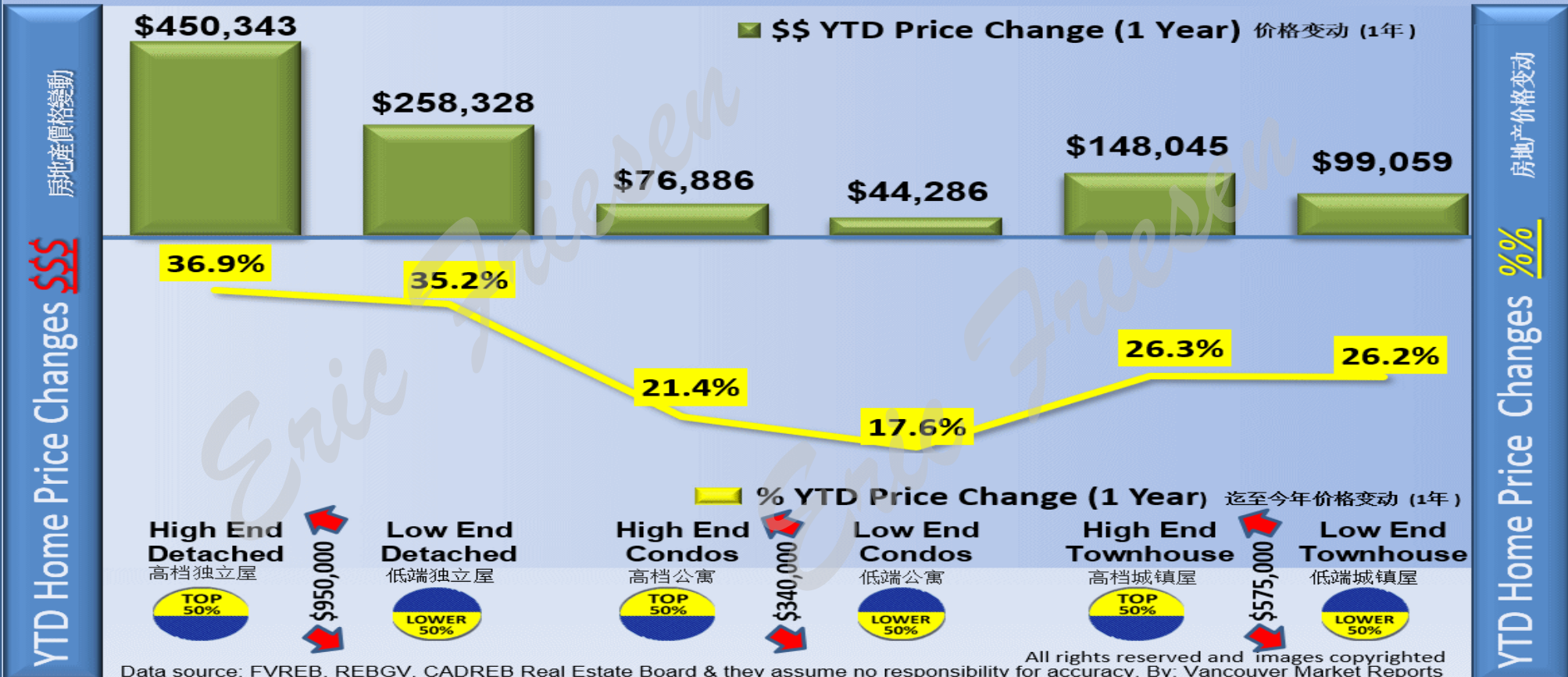
Abbotsford Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

Housing Types: Year-To-Date June 2020 – June 2021 (Quarters)

房屋类型: 迄至今年 (每季) 由2020 六月至2021 六月

Powered by: Vancouver Market Reports HPI^{ip}



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

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Vancouver Market Reports

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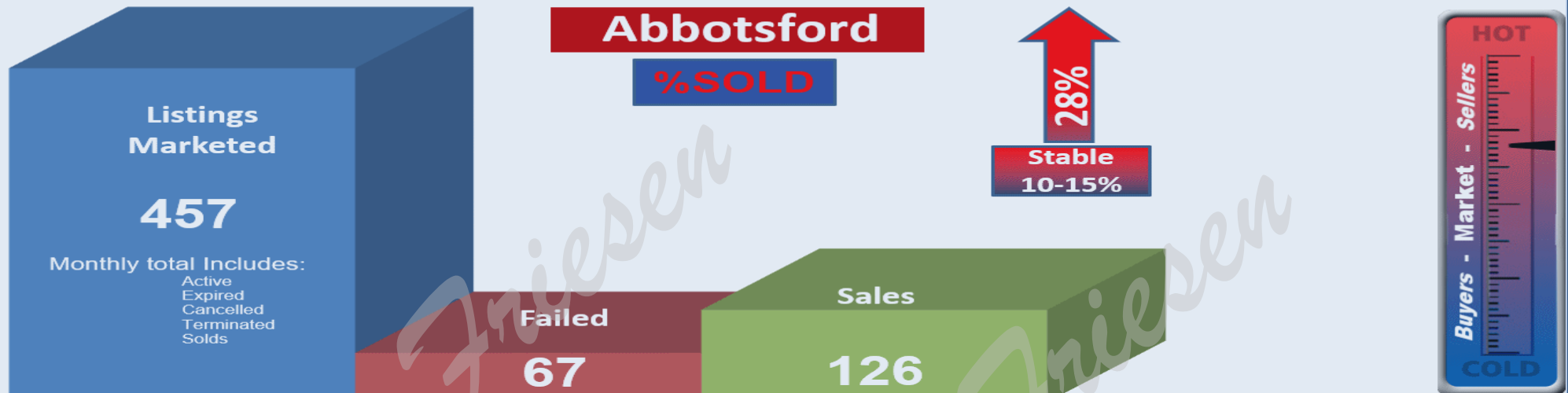
CENTURY 21.
Creekside Realty Ltd.

Market Analysis and Forecasting

Aug 1/21

Abbotsford

Monthly Market Activity - July 2021 - Single Family



Aug 1 2021 Abbotsford Market Update (Detached)

Current: Abbotsford is in Seller Market with average listing inventories, a **28 %SOLD** rate and a 100% Sell/List Ratio. (This means that on an average sale there is a \$0 increase from the original list price).

Most Active Price Range: Homes between \$735,000 - \$800,000 have a **53.8 %SOLD** rate.

Least Active Price Range: Homes above \$1.45 mill have a **10.6 %SOLD** rate.

History: The Abbotsford Home Price Index **HPIp (Top 50%)** shows that prices increased \$482,719.
The Abbotsford Home Price Index **HPIp (Lower 50%)** shows that prices increased \$288,958. year-to-date.

*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?

Abbotsford List Price Ranges Statistics - July 2021

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$650,000	6	2	14	93%	-\$28,700	33.3%	↑
\$650,001-\$735,000	2	1	94	97%	-\$25,000	50.0%	↑
\$735,001-\$800,000	13	7	27	94%	-\$49,900	53.8%	↑
\$800,001-\$900,000	34	16	13	101%	\$12,550	47.1%	↑
\$900,001-\$1,075,000	82	38	7	103%	\$29,000	46.3%	↑
\$1,075,001-\$1,450,000	188	48	14	100%	-\$1,500	25.5%	↑
\$1,450,001 and more	132	14	25	99%	-\$10,894	10.6%	↑
Total Activity	457	126	12	100%	\$0	28%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Jul-20	Jun-21	Jul-21	08/01/2021	Change	
Total Listings** (A,S,T,C,X)	634	537	457		-80	↓
Active Listings (1st of the month)	417	355	295	264	-31	↓
Solds	163	149	126		-23	↓
Days on Market (DOM)	14	9	12		3	↑
%SOLD (Sales/ Listings /mnlthly rate)	26%	28%	28%		-0.2%	↓
(Top 50%) Home Price Index HPIp	\$1,206,100	\$1,673,100	\$1,688,819		\$15,719	↑
(Lower 50%) Home Price Index HPIp	\$723,100	\$994,663	\$1,012,058		\$17,395	↑

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What Sold in your Neighbourhood and for What Price?

Abbotsford Sub areas Statistics - July 2021					Detached	
Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Poplar	23	7	13	99%	-\$12,800	30.4%
Bradner	10	1	7	116%	\$285,000	10.0%
Matsqui	12	1	47	96%	-\$68,000	8.3%
Sumas Mountain	7	0				0.0%
Abbotsford West	124	40	9	100%	\$0	32.3%
Abbotsford East	158	50	8	100%	\$100	31.6%
Aberdeen	30	6	26	100%	-\$1,500	20.0%
Sumas Prairie	15	1	51	100%	\$1,200	6.7%
Central Abbotsford	78	20	22	99%	-\$12,900	25.6%
Total Activity	457	126	12	100%	\$0	28%

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produced for: **Eric Friesen**



Next Months Market Forecast

Forecast: Abbotsford has average Listing supply; 264 homes are for sale & with the **28 % SOLD** monthly rate gives us a ~4 months of inventory. 6% of the active listings have reduced their price by **\$162,081** on average or \$90,000 median in the last month. We project Abbotsford to continue in Seller Market.

July's Real Estate Statistics show that the Buyer's market has started. 56% of the Fraser Valley Detached Markets went down with an Average Price increase of **\$9,509!** This is stronger than last month's \$14,468 price decrease. Due to tougher mortgage qualification rules, we are forecasting that the majority of the Fraser Valley Markets will continue to be a Stable Market in the coming month.

Currently, Condos have moved to a Buyer's Market with 53% of the Greater Vancouver (Lower Mainland) Condo Prices decreasing. The average monthly price decrease was **\$14,270**. On the other hand, 57% Townhouse Markets (10 out of 28) prices increased **\$1,100** on average. 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.

*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

Statistics, on the Web!

detached homes



CENTURY 21
Creekside Realty Ltd.

Market Analysis and Forecasting

Aug 1/21

Abbotsford

Detached

Abbotsford

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

Are Home Prices Up?

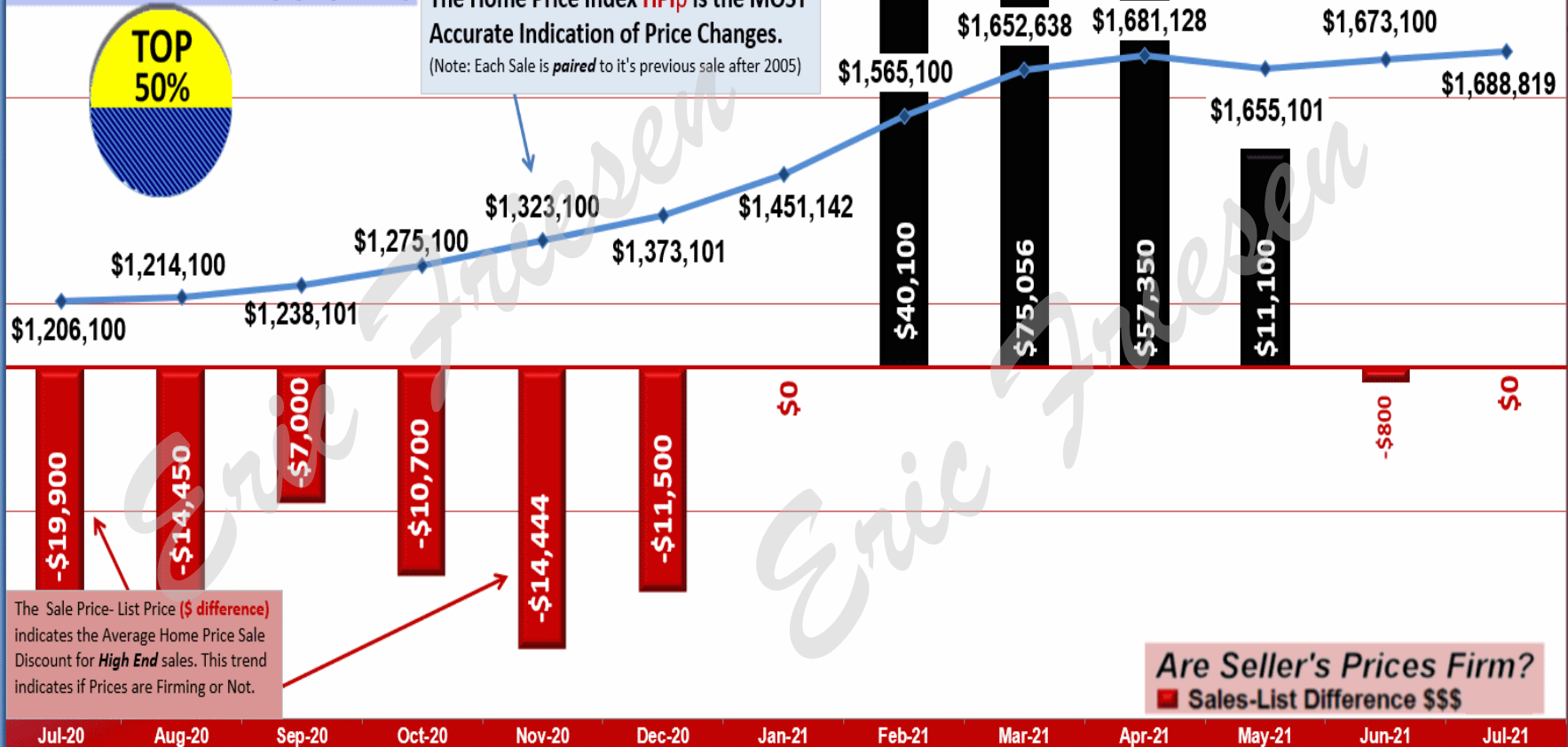
Home Price Index → **HPIp** (Top 50%)



Homes **Over \$950,000**

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

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



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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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



Detached



Detached

TOP 50%

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

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Statistics, on the Web!

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Market Analysis and Forecasting

Aug 1/21 **Abbotsford**

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

← Total Listings → Sales **Homes Over \$950,000**

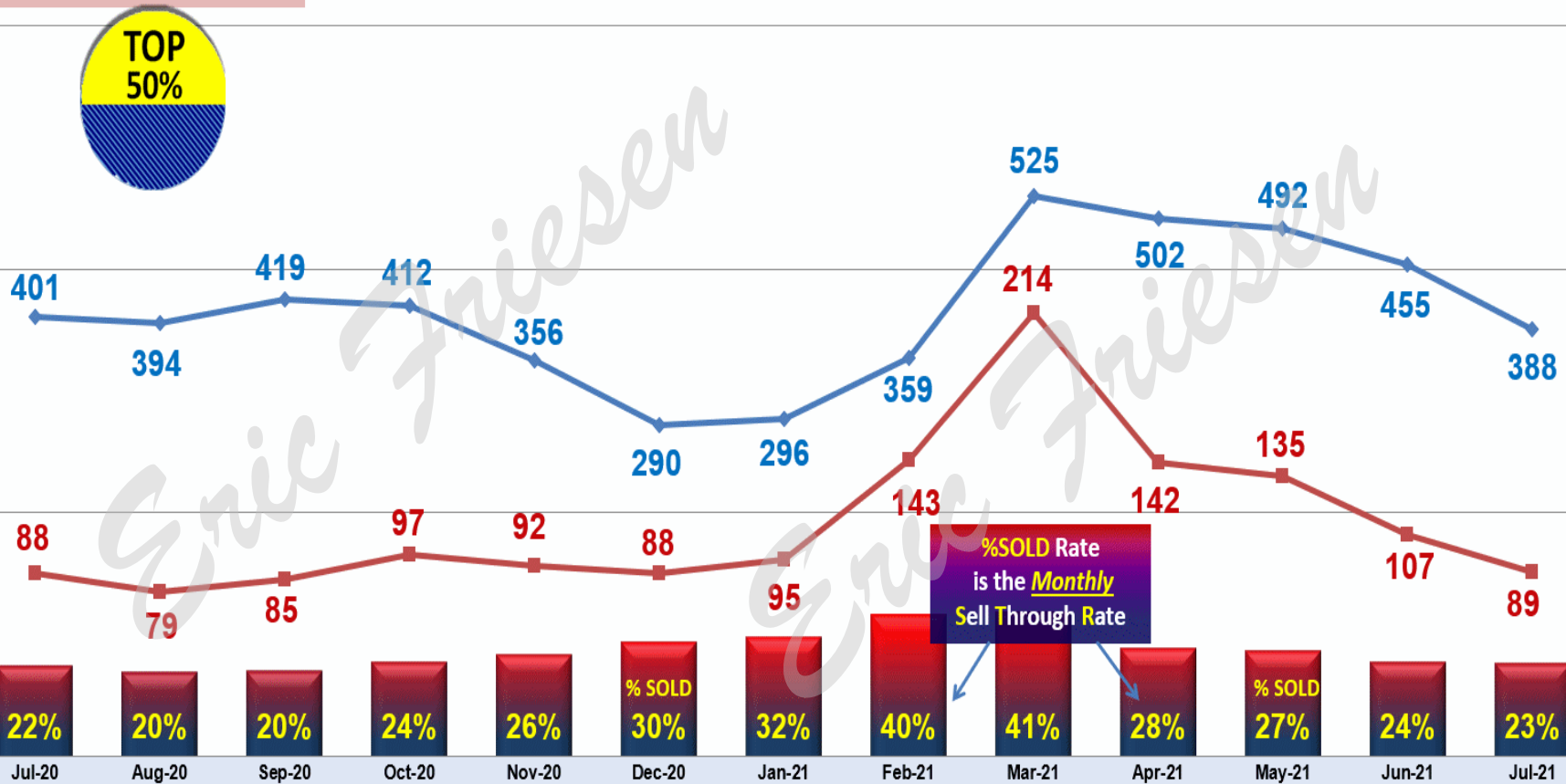
Sales / Listings
Monthly Totals



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

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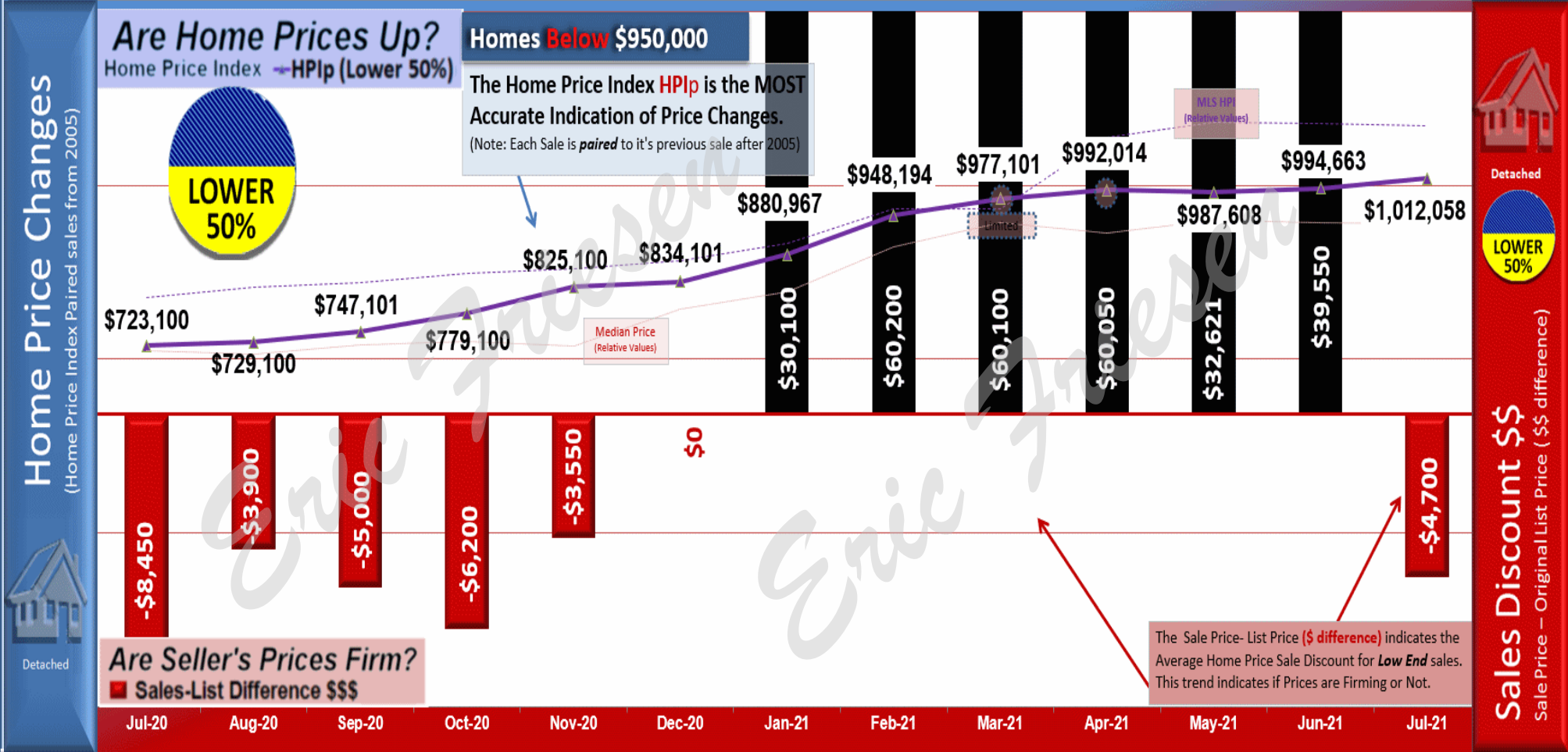
Aug 1/21

Abbotsford

Detached

Abbotsford

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



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Market Analysis and Forecasting

Aug 1/21 **Abbotsford**

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

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

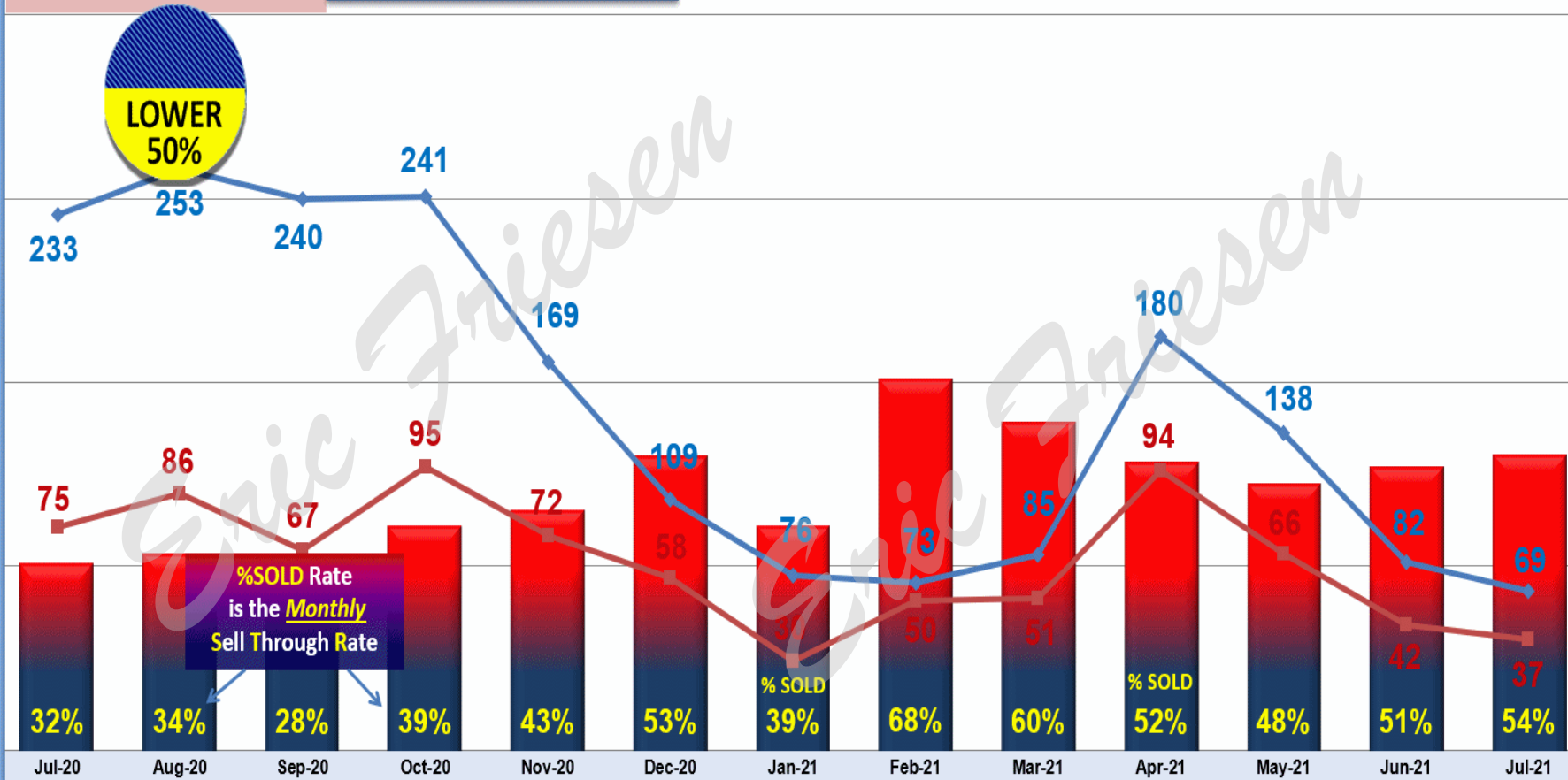
Sales / Listings
Monthly Totals



Detached



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



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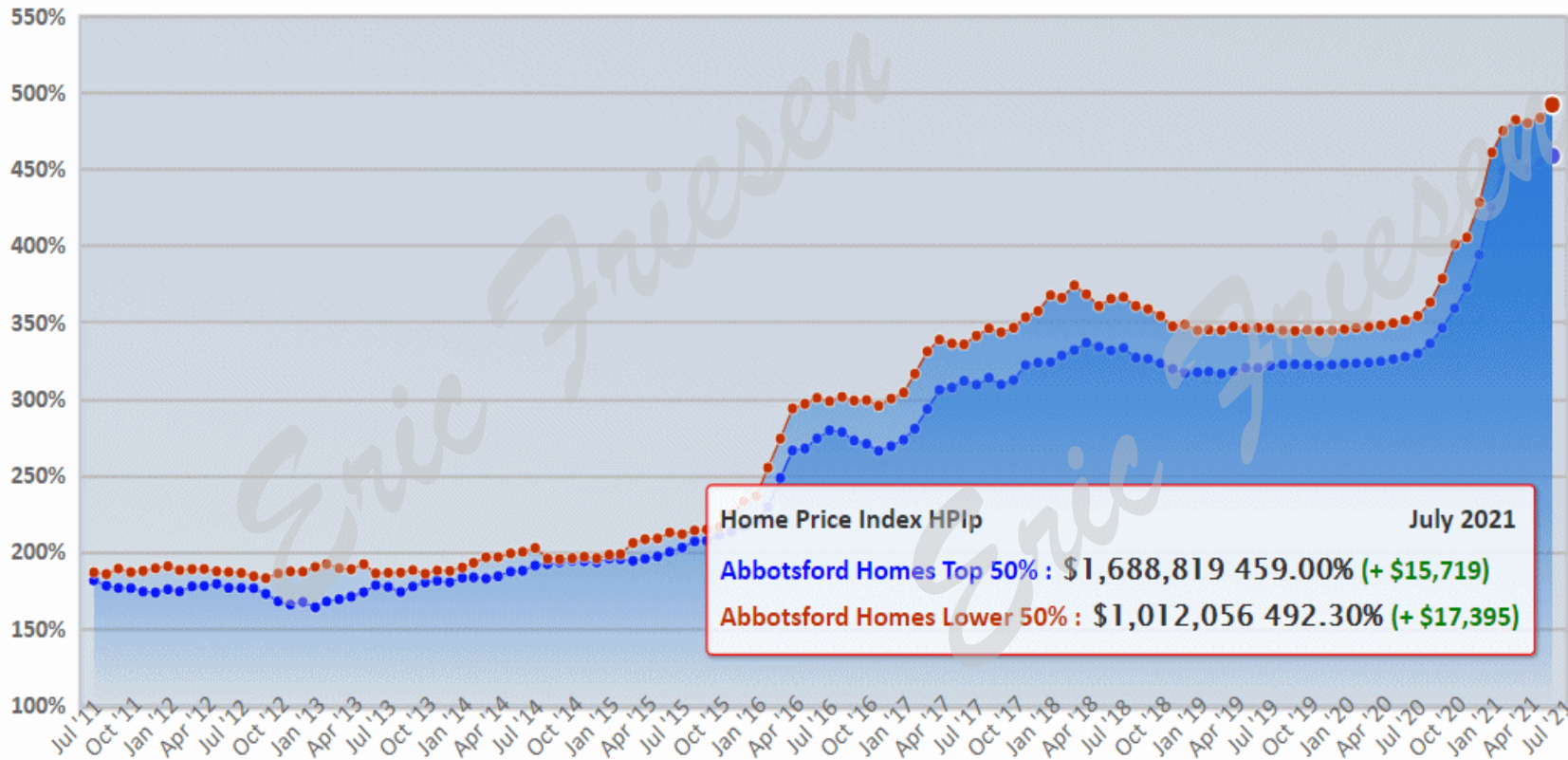
Aug 1/21

Abbotsford

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



Monthly Home values	
Date	Value
Jul 2021	% 459.00
Jun 2021	% 454.80
May 2021	% 449.90
Apr 2021	% 456.90
Mar 2021	% 449.20
Feb 2021	% 425.40
Jan 2021	% 394.40
Dec 2020	% 373.20
Nov 2020	% 359.60
Oct 2020	% 346.60
Sep 2020	% 336.50
Aug 2020	% 330.00

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Market Analysis and Forecasting

Aug 1/21 Mission

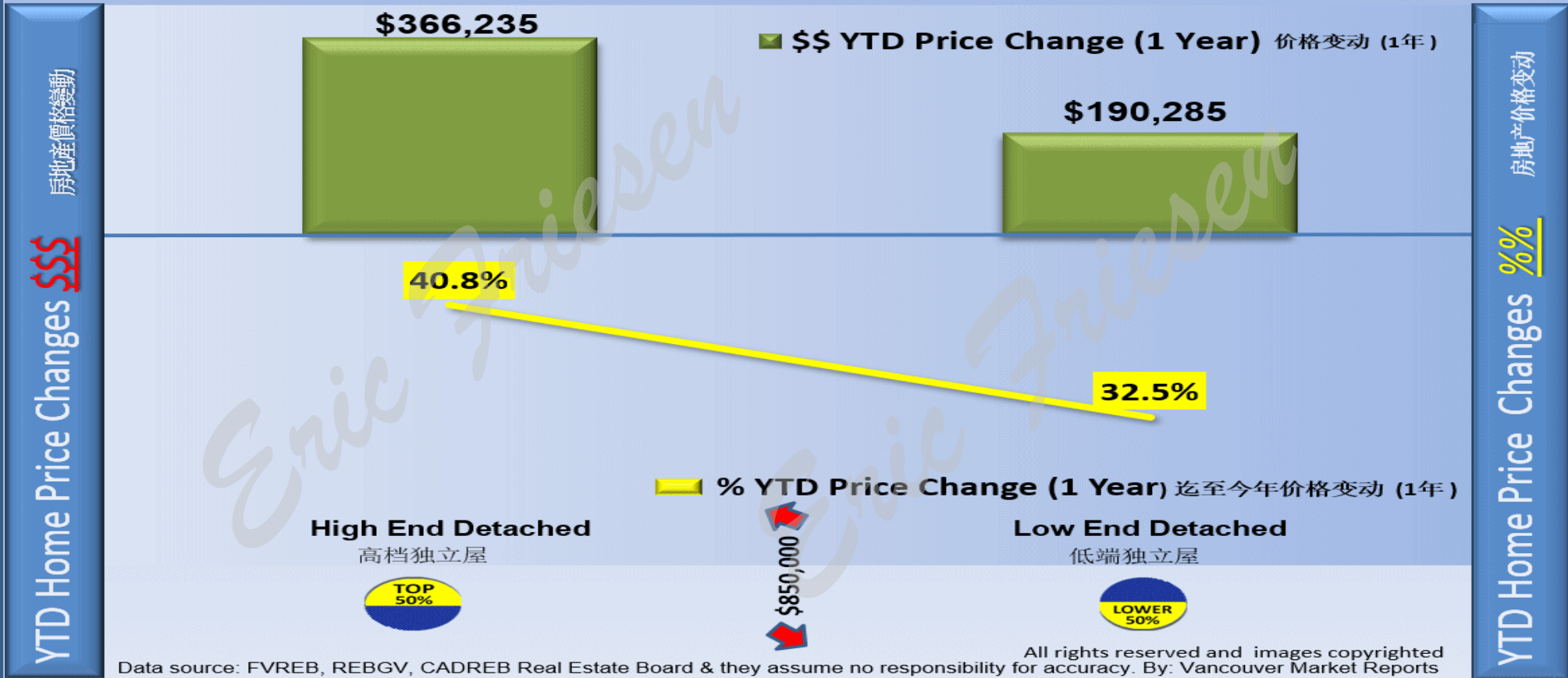
Mission Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

Housing Types: Year-To-Date June 2020 – June 2021 (Quarters)

房屋类型: 迄至今年 (每季) 由2020 六月至2021 六月

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房地產價格變動

YTD Home Price Changes \$\$\$

房地產價格變動

YTD Home Price Changes %%

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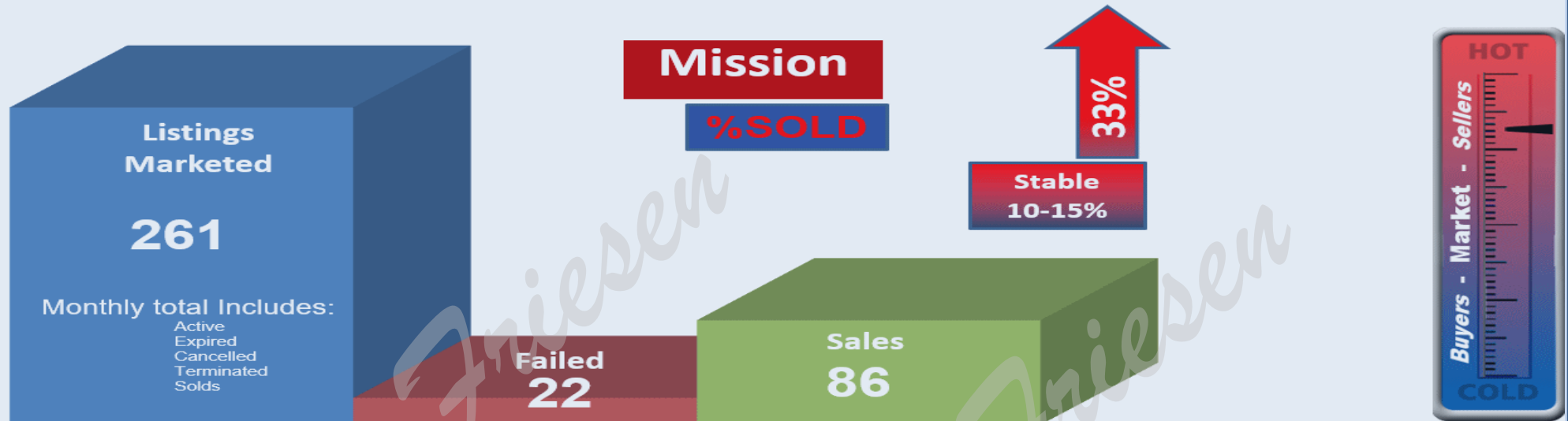


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Market Analysis and Forecasting

Aug 1/21 Mission

Monthly Market Activity - July 2021 - Single Family



Aug 1 2021 Mission Market Update (Detached)

Current: Mission is a Seller Market with normal listing inventories, **33 %SOLD** rate and Sale Price /List Price = 100% (e.g.: means an average of a \$0 Discount from the original list price on sale.)

Most Active Price Range: Homes between \$775,000 - \$850,000 have **53.8 %SOLD** rate.

Least Active Price Range: Homes between \$650,000 - \$775,000 have a **0.0 %SOLD** rate.

History: The Mission Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$396,906.
The Mission Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$222,269.

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

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

Mission List Price Ranges Statistics - July 2021

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$300,000	15	3	58	92%	-\$24,500	20.0%	↑
\$300,001-\$650,000	19	7	16	96%	-\$15,000	36.8%	↑
\$650,001-\$775,000	22	11	8	100%	\$0	50.0%	↑
\$775,001-\$850,000	49	22	8	104%	\$33,060	44.9%	↑
\$850,001-\$1,000,000	60	29	7	100%	\$2,500	48.3%	↑
\$1,000,001-\$1,400,000	57	15	14	98%	-\$24,800	26.3%	↑
\$1,400,001 and more	78	11	5	97%	-\$40,000	14.1%	↑
Total Activity	300	98	9	100%	\$0	33%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Jul-20	Jun-21	Jul-21	08/01/2021	Change	
Total Listings (A,S,T,C,X)	378	300	261		-39	↓
Active Listings (1st of the month)	259	182	179	153	-26	↓
Solds	99	98	86		-12	↓
Days on Market (DOM)	23	8	9		1	↑
%SOLD (Sales/ Listings /mnlthly rate)	26.2%	32.7%	33.0%		0.3%	↑
(Top 50%) Home Price Index HPIp	\$890,100	\$1,283,766	\$1,287,006		\$3,240	↑
(Lower 50%) Home Price Index HPIp	\$581,746	\$817,101	\$804,016		-\$13,085	↓

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What Sold in your Neighbourhood and for What Price?

Mission Sub areas Statistics - July 2021						Detached
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Hatzic	27	11	22	97%	-\$23,000	40.7%
Stave Falls	20	7	13	97%	-\$38,000	35.0%
Steelhead	5	1	26	95%	-\$80,000	20.0%
Mission	144	52	7	100%	\$1,000	36.1%
Durieu	10	1	3	109%	\$120,000	10.0%
Dewdney Deroche	16	4	39	99%	-\$4,500	25.0%
Lake Errock	16	5	9	100%	-\$3,000	31.3%
Hemlock	2	0				0.0%
Mission-West	21	5	8	98%	-\$24,000	23.8%
Total Activity	261	86	9	100%	\$0	33%

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Next Months Market Forecast

Forecast: Mission has average Listing Supply; 153 homes are for sale and with the **33 %SOLD** monthly rate gives us a ~3 months of inventory. Another indicator: 11% of the Active Listings have Reduced their Price by \$98,882 on Average and \$50,000 on Median for the last month. We project Mission Detached to be a Seller market.

July's Real Estate Statistics show that the Buyer's market has started. 56% of the Fraser Valley Detached Markets went down with an Average Price increase of **\$9,509!** This is stronger than last month's \$14,468 price decrease. Due to tougher mortgage qualification rules, we are forecasting that the majority of the Fraser Valley Markets will continue to be a Stable Market in the coming month.

Currently, Condos have moved to a Buyer's Market with 53% of the Greater Vancouver (Lower Mainland) Condo Prices decreasing. The average monthly price decrease was **\$14,270**. On the other hand, 57% Townhouse Markets (10 out of 28) prices increased **\$1,100** on average. 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

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Vancouver Market Reports

Statistics, on the Web!

detached homes



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Market Analysis and Forecasting

Aug 1/21 Mission

Detached

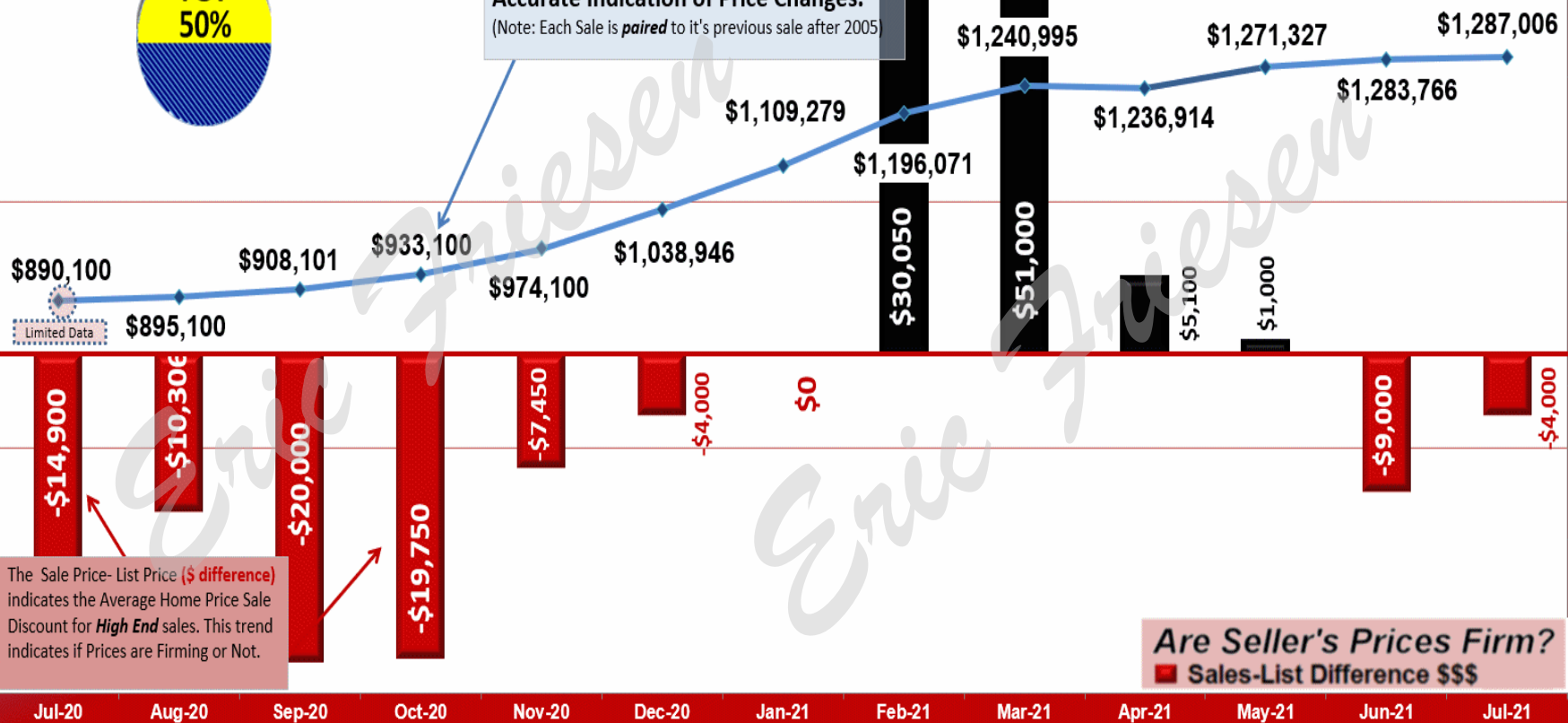
Mission Home Price Index **HPIp** (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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



Homes Over \$850,000

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



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

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

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

Detached

TOP 50%

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

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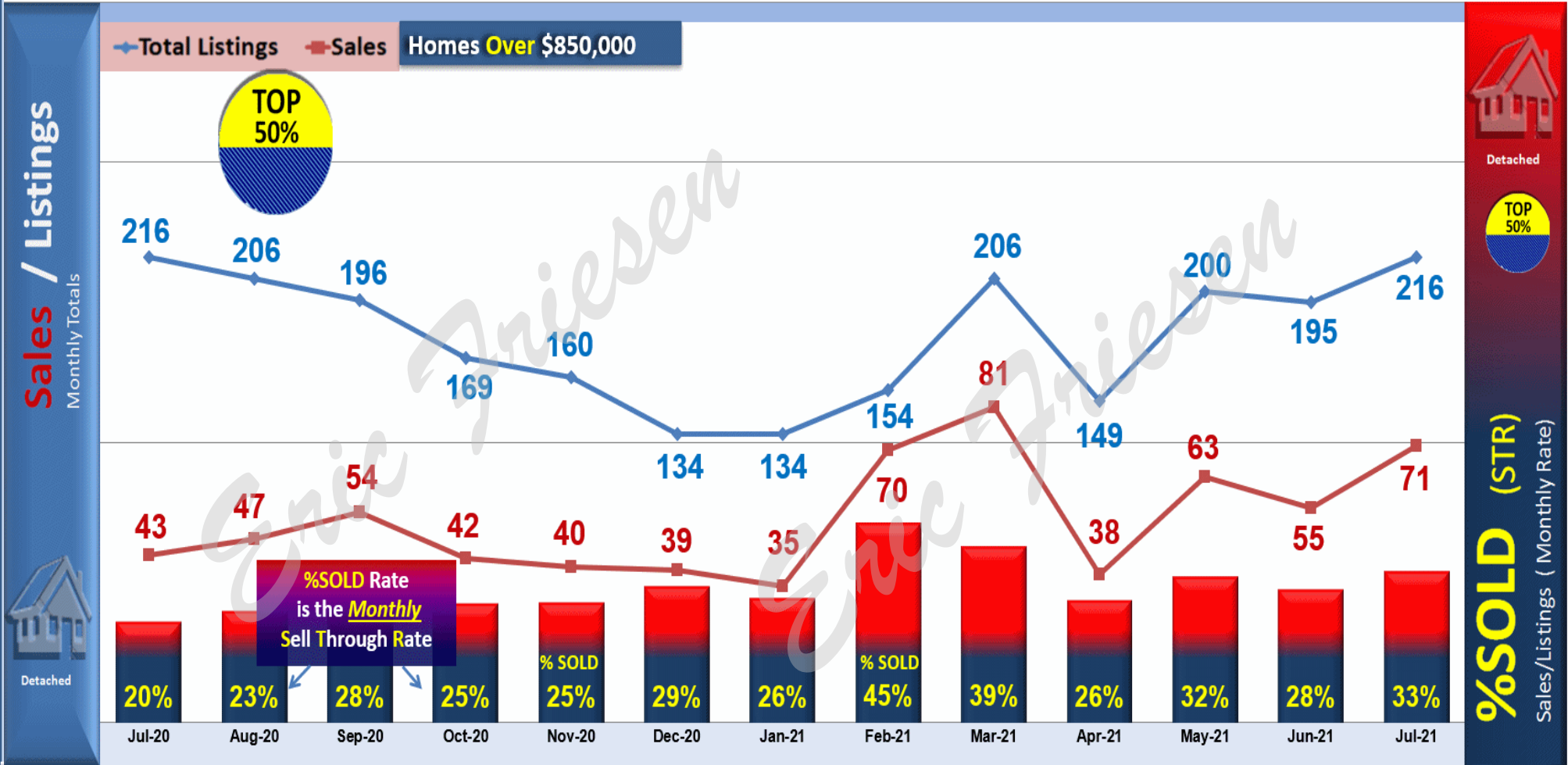


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Aug 1/21 Mission

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



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

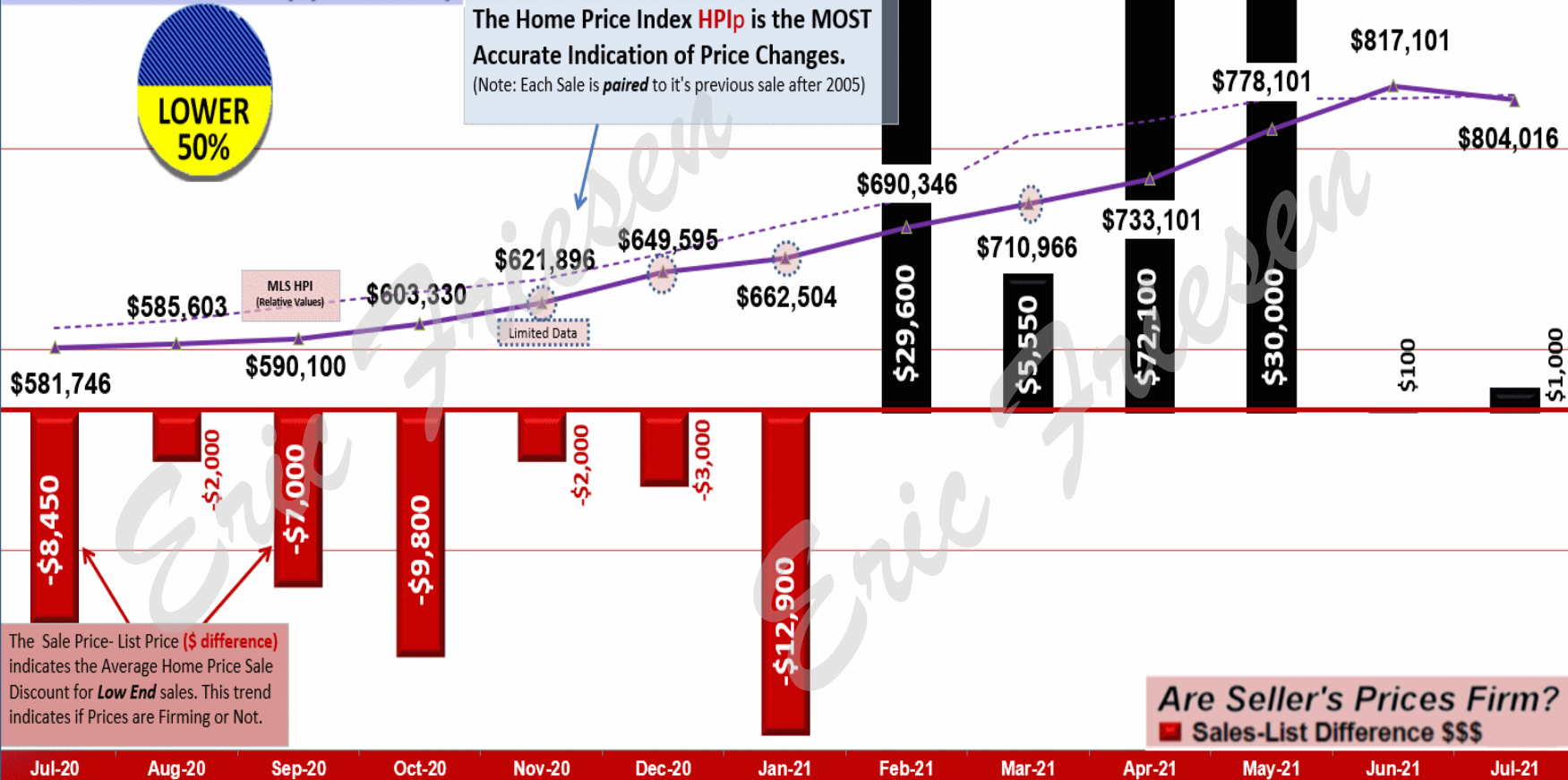
Home Price Changes
(Home Price Index Paired sales from 2005)

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



Homes Below \$850,000

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



Detached



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

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

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

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

← Total Listings → Sales Homes Below \$850,000

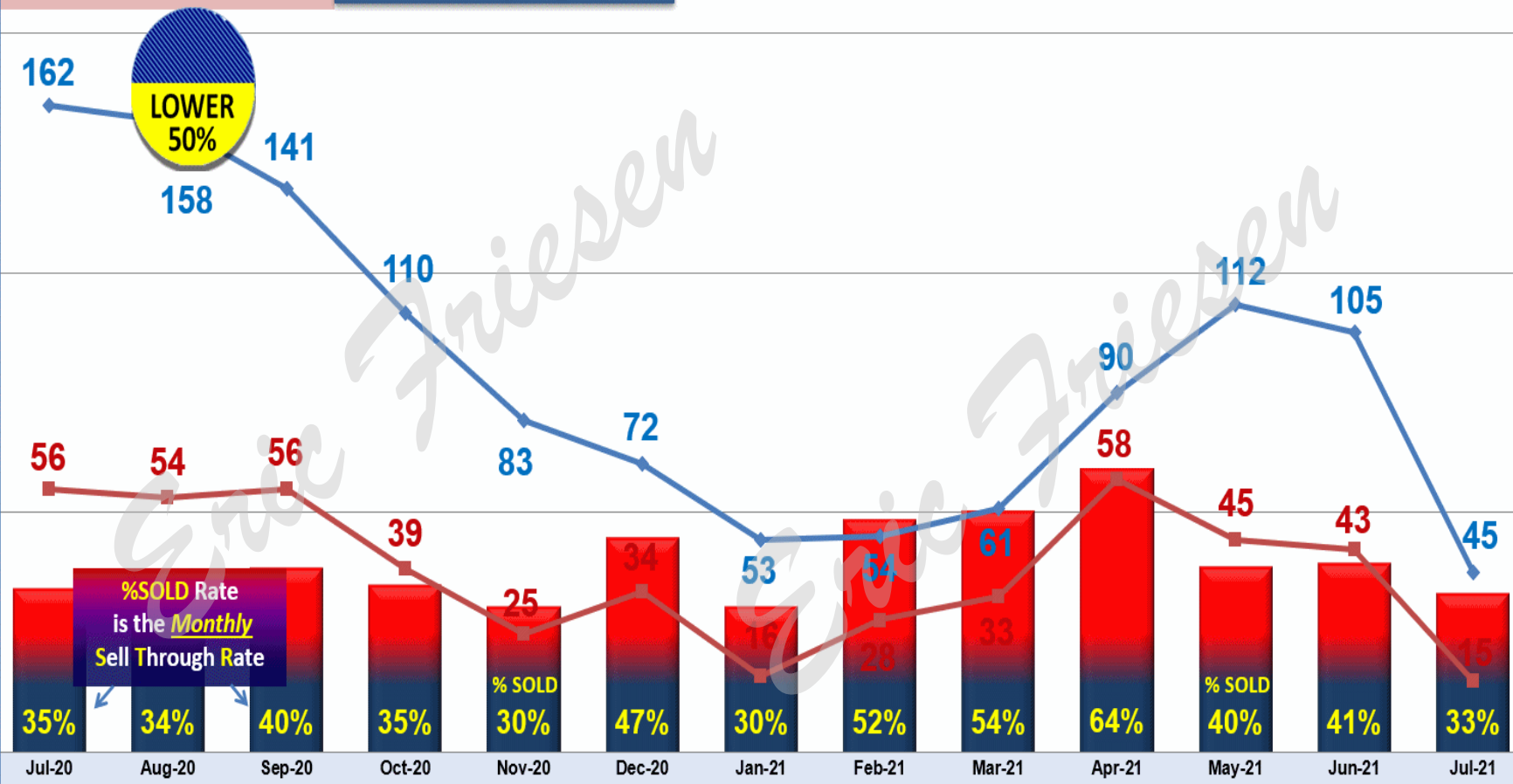
Sales / Listings
Monthly Totals



Detached

LOWER 50%

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



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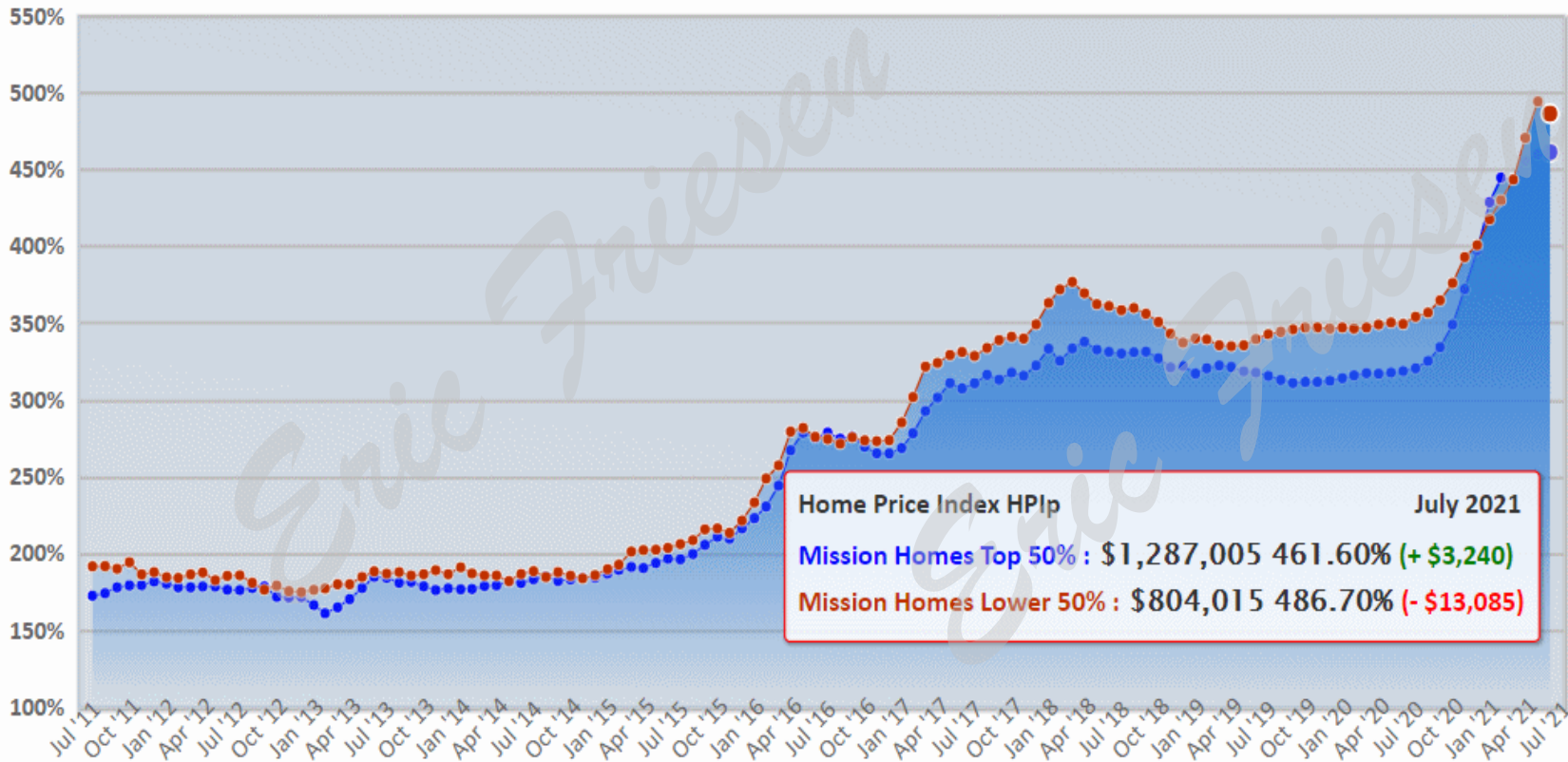
Market Analysis and Forecasting

Aug 1/21 Mission

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



Monthly Home values	
Date	Value
Jul 2021	% 461.60
Jun 2021	% 460.40
May 2021	% 456.00
Apr 2021	% 443.60
Mar 2021	% 445.10
Feb 2021	% 429.00
Jan 2021	% 397.90
Dec 2020	% 372.60
Nov 2020	% 349.40
Oct 2020	% 334.70
Sep 2020	% 325.70
Aug 2020	% 321.00

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Market Analysis and Forecasting

Aug 1/21

Chilliwack

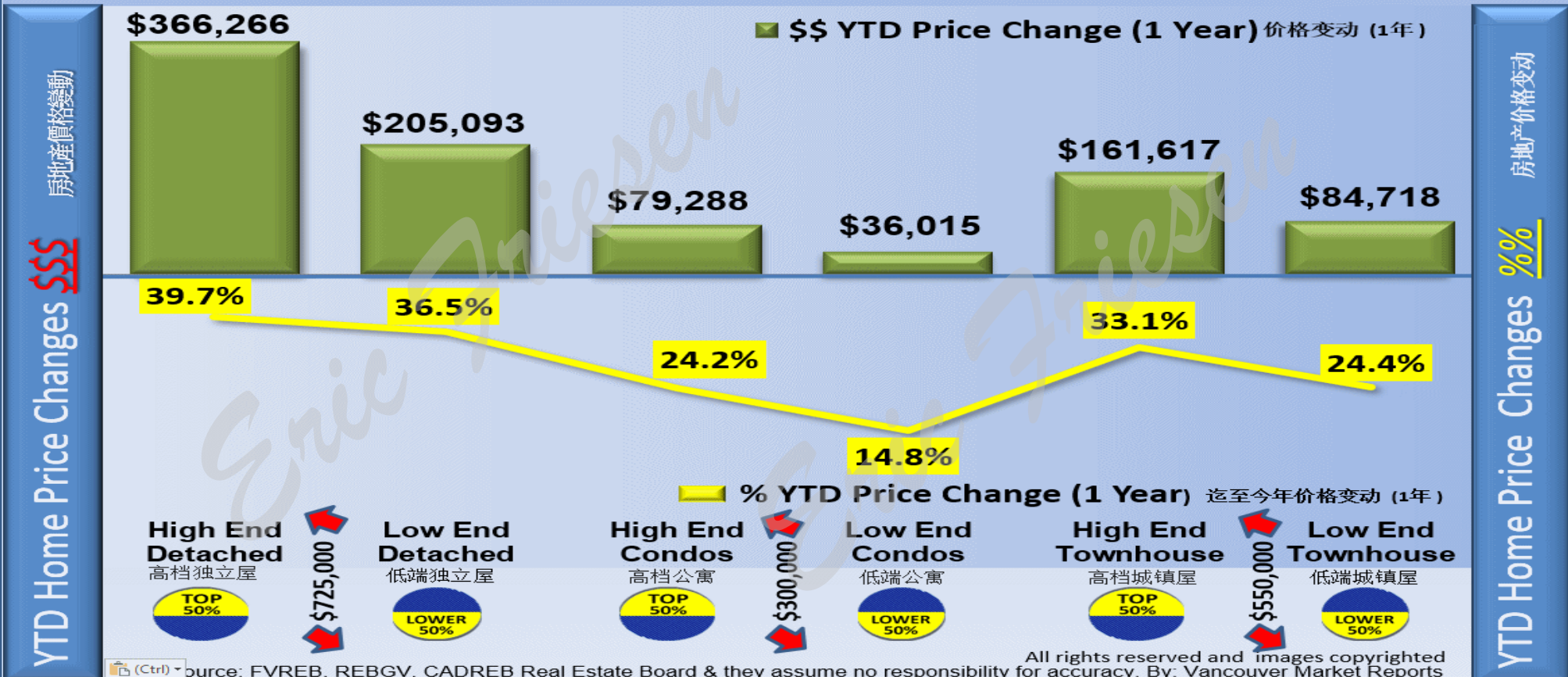
Chilliwack Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

Housing Types: Year-To-Date June 2020 – June 2021 (Quarters)

房屋类型: 迄至今年 (每季) 由2020 六月至2021 六月

Powered by: Vancouver Market Reports HPIp



YTD Home Price Changes \$\$\$

YTD Home Price Changes %%

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

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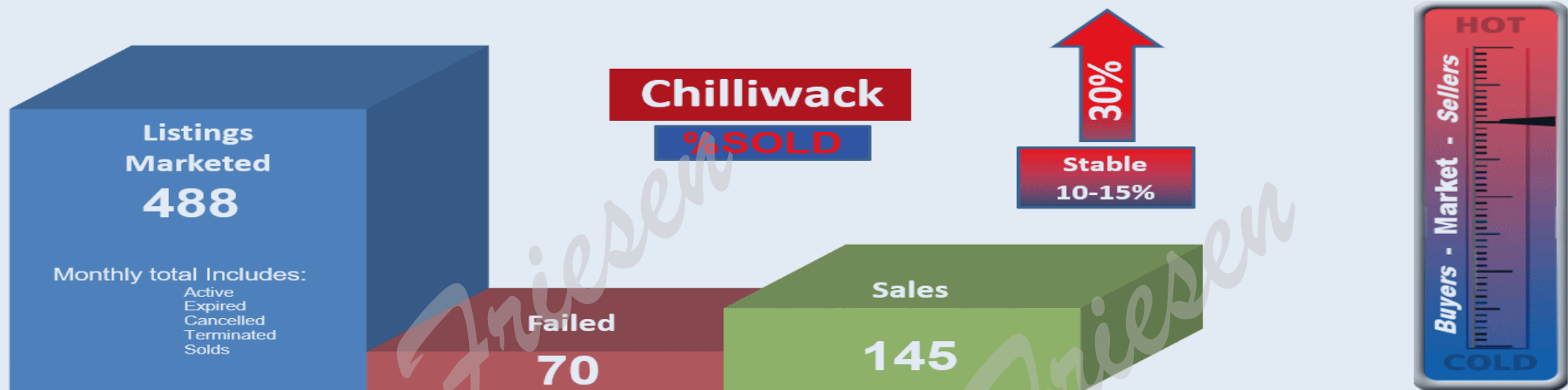
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Market Analysis and Forecasting

Aug 1/21

Chilliwack

Monthly Market Activity - July 2021 - Single Family



Aug 1, 2021 **Chilliwack** (+Yarrow, Rosedale and Sardis) Market Update **Detached**

Current: Chilliwack (+Yarrow, Rosedale and Sardis) is in a Seller Market with average listing inventories, **30 %SOLD** rate and the Sale Price/List Price = 98%.
(This means that there is an average of a \$14,000 discount on a sale from the original list price)
Most Active Price Range: Homes between \$400,000 - \$600,000 have **60.0 %SOLD** rate.
Least Active Price Range: Homes above \$1,200,000 have **22.6 %SOLD** rate. (= 23 sales out of 100 listings/ month).

History: The Chilliwack Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$355,484.
The Chilliwack Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$275,905.

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

Chilliwack (+Yarrow, Rosedale, Sardis) List Price Ranges Statistics - July 2021							Detached
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$400,000	12	4	8	95%	-\$16,900	33.3%	↑
\$400,001-\$550,000	10	6	11	100%	\$550	60.0%	↑
\$550,001-\$640,000	19	9	6	99%	-\$4,900	47.4%	↑
\$640,001-\$725,000	50	16	9	99%	-\$9,450	32.0%	↑
\$725,001-\$800,000	86	28	11	100%	-\$1,250	32.6%	↑
\$800,001-\$975,000	103	35	24	98%	-\$14,000	34.0%	↑
\$975,001 and more	208	47	17	98%	-\$29,900	22.6%	↑
Total Activity	488	145	11	98%	-\$14,000	30%	↑

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Jul-20	Jun-21	Jul-21	08/01/2021	Change	
Total Listings** (A,S,T,C,X)	701	578	488		-90	↓
Active Listings (1st of the month)	464	386	304	273	-31	↓
Solds	156	197	145		-52	↓
Days on Market (DOM)	18	11	11		0	
%SOLD (Sales/ Listings /mnlly rate)	22.3%	34.1%	29.7%		-4.4%	↓
(Top 50%) Home Price Index HPIp	\$917,616	\$1,297,101	\$1,273,100		-\$24,001	↓
(Lower 50%) Home Price Index HPIp	\$560,100	\$777,059	\$836,005		\$58,946	↑

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Market Analysis and Forecasting

Aug 1/21

Chilliwack

What Sold in your Neighbourhood and for What Price?

Chilliwack (+Yarrow, Rosedale, Sardis) Sub areas Statistics - July 2021 Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Chilliwack W Yale-Well	40	12	12	98%	-\$12,750	30.0%
Chilliwack E Young-Yale	76	23	10	99%	-\$10,000	30.3%
Chilliwack N Yale-Well	58	13	52	97%	-\$24,900	22.4%
Chilliwack Yale Rd West	0	0				0.0%
Little Mountain	6	2	5	99%	-\$14,400	33.3%
Chilliwack Mountain	10	1	8	100%	\$1,000	10.0%
Fairfield Island	24	15	12	100%	\$100	62.5%
East Chilliwack	8	0				0.0%
Eastern Hillsides	41	16	11	98%	-\$22,500	39.0%
Rosedale Center	0	0				0.0%
Rosedale Popkum	18	3	5	100%	\$0	16.7%
Sardist W Vedder Rd	29	4	18	98%	-\$18,550	13.8%
Sardist E Vedder Rd	42	14	6	100%	-\$1,250	33.3%
Vedder S Watson-Promontory	39	14	18	99%	-\$6,800	35.9%
Promontory	41	10	11	98%	-\$16,350	24.4%
Yarrow	9	1	5	96%	-\$50,000	11.1%
Majuba Hill	14	2	15	102%	\$14,300	14.3%
Greendale Chilliwack	2	2	39	96%	-\$90,000	100.0%
Ryder Lake	9	5	25	94%	-\$158,888	55.6%
Chilliwack River Valley	22	8	6	98%	-\$13,950	36.4%
Total Activity	488	145	11	98%	-\$14,000	30%

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Next Months Market Forecast

Forecast: Chilliwack has average Listing supply; 273 homes are for sale and with the **30 % SOLD** monthly rate gives us a ~3 months of inventory. 8% of the Active Listings have reduced their price by \$59,636 on average or \$35,000 on median. We project Chilliwack Detached to be a continued Seller market.

July's Real Estate Statistics show that the Buyer's market has started. 56% of the Fraser Valley Detached Markets went down with an Average Price increase of **\$9,509!** This is stronger than last month's \$14,468 price decrease. Due to tougher mortgage qualification rules, we are forecasting that the majority of the Fraser Valley Markets will continue to be a Stable Market in the coming month.

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

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detached homes



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Market Analysis and Forecasting

Aug 1/21

Chilliwack

Detached

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

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

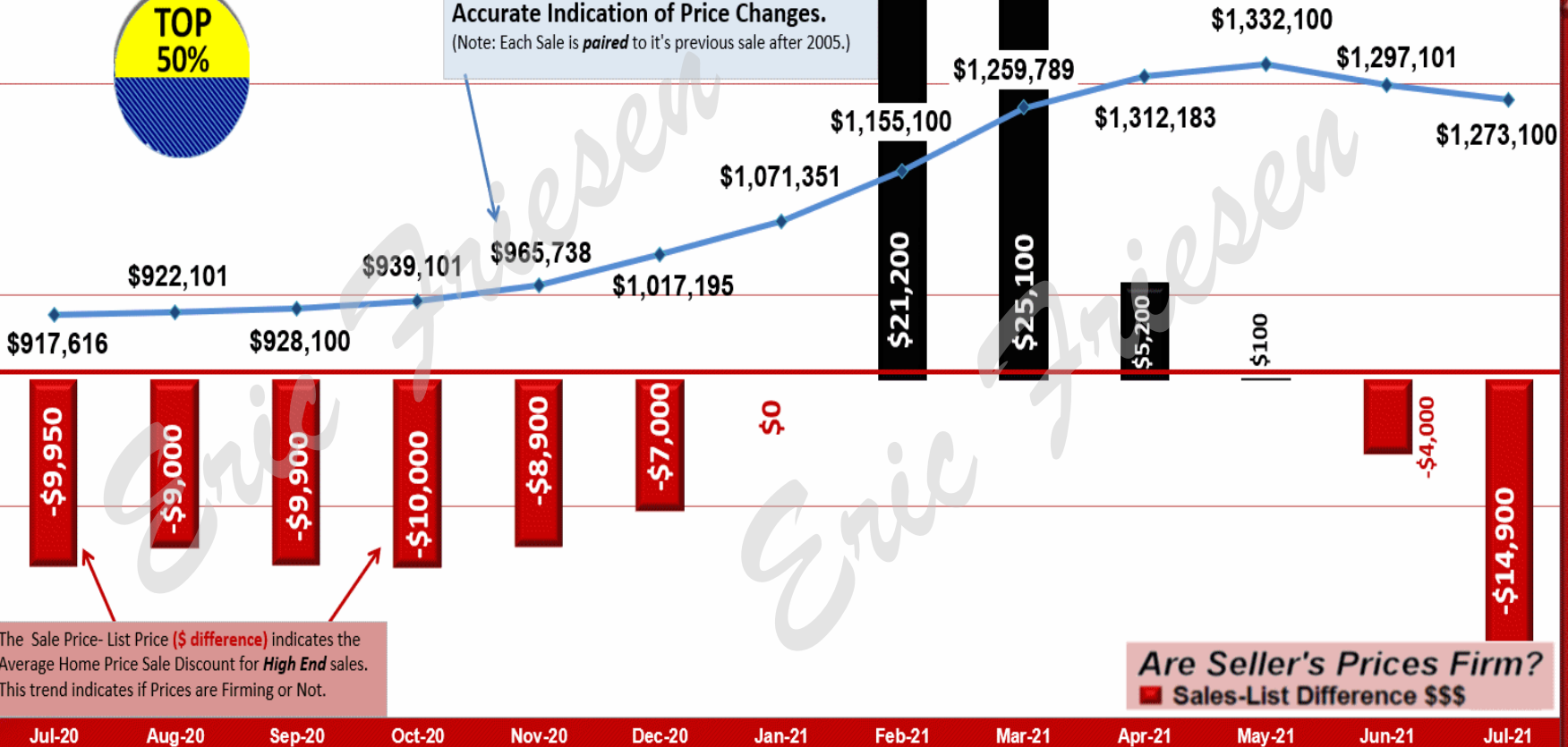
Are Home Prices Up?

Home Price Index → **HPIp** (Top 50%)



Homes **Over** \$725,000

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



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

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



Detached

TOP 50%

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

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Aug 1/21

Chilliwack

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

← Total Listings → Sales Homes Over \$725,000

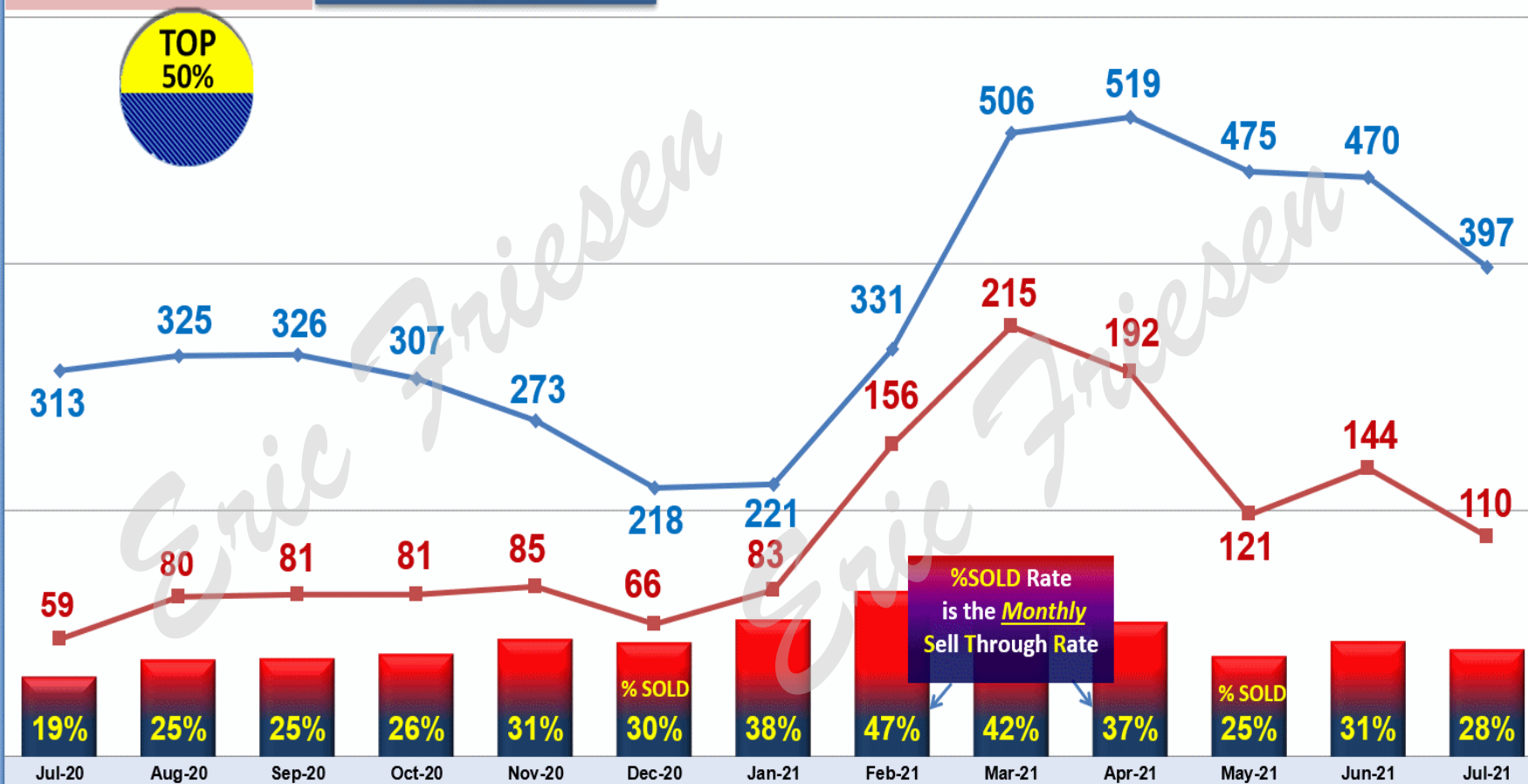
Sales / Listings
Monthly Totals



Detached

TOP 50%

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



%SOLD Rate is the Monthly Sell Through Rate

TOP 50%

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Aug 1/21

Chilliwack

Detached

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

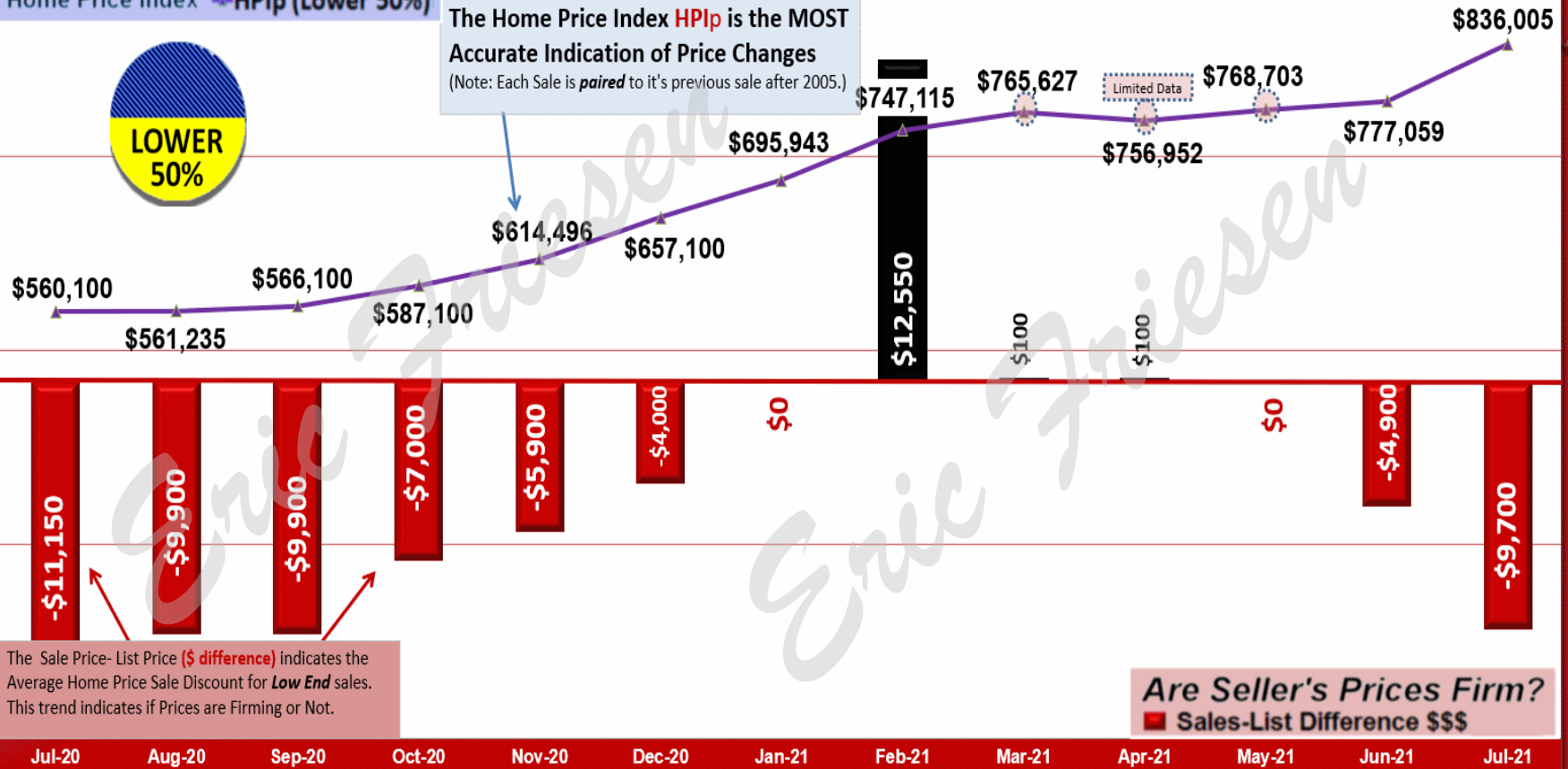
Home Price Changes
(Home Price Index Paired sales from 2005)

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



Homes Below \$725,000

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



Detached



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

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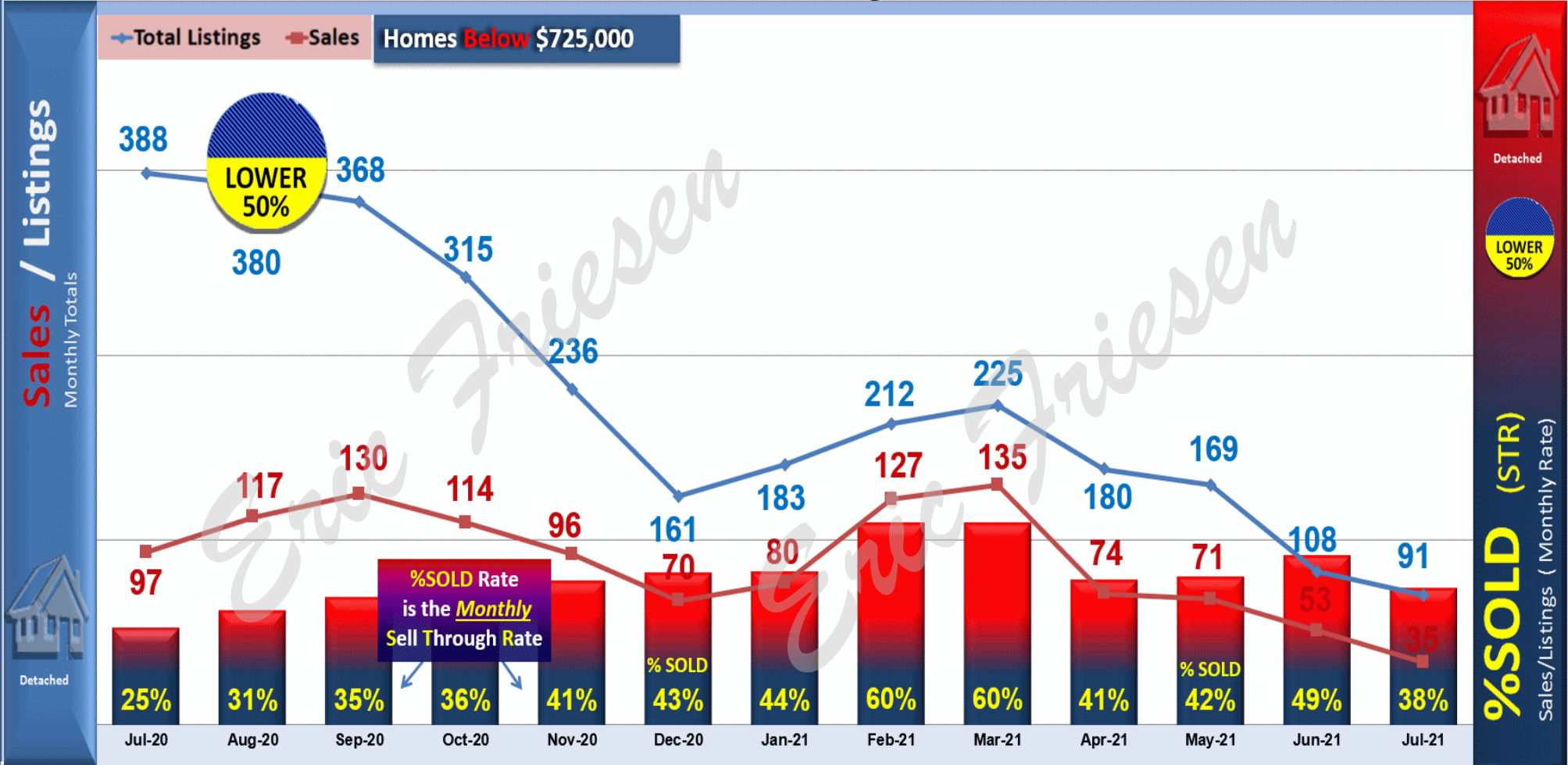
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Market Analysis and Forecasting

Aug 1/21

Chilliwack

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



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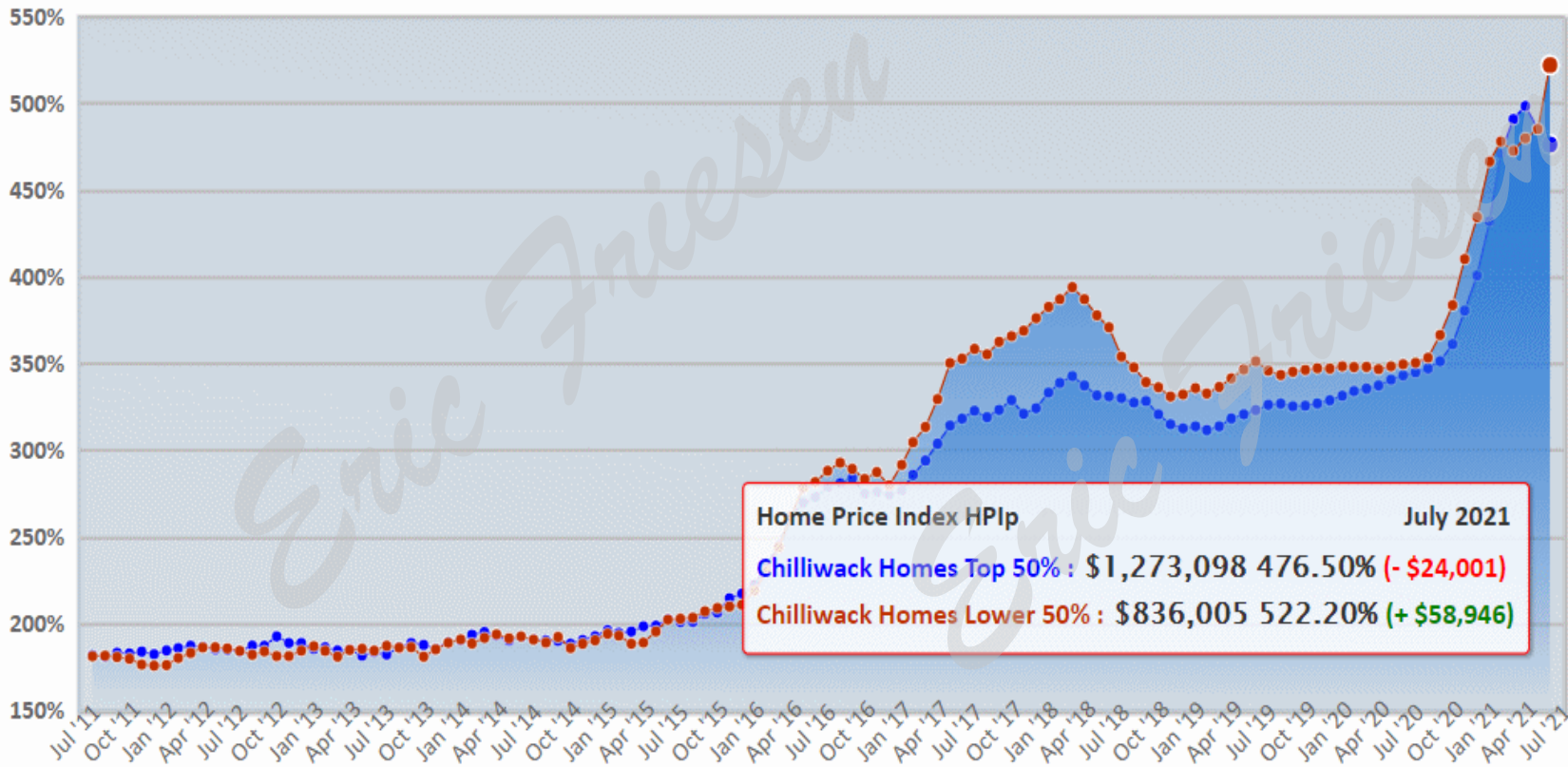
Aug 1/21

Chilliwack

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



Date	Value
Jul 2021	% 476.50
Jun 2021	% 485.50
May 2021	% 498.60
Apr 2021	% 491.10
Mar 2021	% 471.50
Feb 2021	% 432.30
Jan 2021	% 401.00
Dec 2020	% 380.70
Nov 2020	% 361.40
Oct 2020	% 351.50
Sep 2020	% 347.40
Aug 2020	% 345.10

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Vancouver Market Reports

Statistics, on the Web!

attached homes



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Market Analysis and Forecasting

Aug 1/21 Langley, Cloverdale

Langley, Cloverdale Sub areas Statistics - July 2021 Attached						
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Cloverdale BC	81	31	7	100%	\$2,000	38.3%
Clayton	96	37	7	101%	\$6,000	38.5%
Murrayville	22	12	6	102%	\$9,750	54.5%
Salmon River	7	2	16	99%	-\$2,450	28.6%
Brookwood Langley	0	0				0.0%
Aldergrove Langley	23	5	10	100%	\$0	21.7%
Langley City	227	75	10	100%	\$0	33.0%
Total Activity	456	162	8	100%	\$0	36%

Aug 1 2021 Langley, Cloverdale Market Update (Attached)

Current: Langley, Cloverdale is in a Seller Market with average listing inventories, a **36 %SOLD** rate and a 100% 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: Attached homes between \$350,000 - \$405,000 have **38.5 %SOLD** rate and is in a Sellers Market.

Least Active Price Range: Attached homes between \$405,000 - \$465,000 have **30.3 %SOLD** rate.

History: The Langley, Cloverdale's **Condos** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$94,219.

The Langley, Cloverdale's **Condos** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$62,545.

The Langley, Cloverdale's **Townhouses** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$163,923.

The Langley, Cloverdale's **Townhouses** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$109,711.

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

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

Langley, Cloverdale List Price Ranges Statistics - July 2021 Attached						
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$350,000	22	8	23	101%	\$2,501	36.4%
\$350,001-\$405,000	52	20	12	99%	-\$4,450	38.5%
\$405,001-\$465,000	66	20	14	99%	-\$2,400	30.3%
\$465,001-\$525,000	68	23	5	100%	\$100	33.8%
\$525,001-\$675,000	87	30	8	101%	\$4,750	34.5%
\$675,001 and more	161	61	7	100%	\$0	37.9%
Total Activity	456	162	8	100%	\$0	36%

Monthly Changes Summary	Jul-20	Jun-21	Jul-21	08/01/2021	Change
Total Listings** (A.S.T.C.X)	708	514	456		-58 ↓
Active Listings	469	287	270	258	-12 ↓
Solds	200	202	162		-40 ↓
Days on Market (DOM)	14	7	8		1 ↑
%SOLD (Sales/ Listings /monthly rate)	28%	39%	36%		-4% ↓
Condos (Top 50%) Home Price Index HPIp	\$427,315	\$517,101	\$521,533		\$4,432 ↑
Condos (Lower 50%) Home Price Index HPIp	\$321,101	\$379,101	\$383,646		\$4,545 ↑
Twnhs (Top 50%) Home Price Index HPIp	\$664,303	\$842,100	\$828,226		-\$13,874 ↓
Twnhs (Lower 50%) Home Price Index HPIp	\$495,842	\$613,100	\$605,553		-\$7,547 ↓

Forecast: The Listing Inventories have increased by 36% less listings compared to same month last year. We project Langley, Cloverdale Attached to be a continued Seller market.

July's Real Estate Statistics show that the Buyer's market has started. 56% of the Fraser Valley Detached Markets went down with an Average Price increase of **\$9,509!** This is stronger than last month's \$14,468 price decrease. Due to tougher mortgage qualification rules, we are forecasting that the majority of the Fraser Valley Markets will continue to be Stable Market in coming month. Currently, Condos have moved to a Buyer's Market with 53% of the Greater Vancouver (Lower Mainland) Condo Prices decreasing. The average monthly price decrease was **\$14,270**. On the other hand, 57% Townhouse Markets (10 out of 28) prices increased **\$1,100** on average. 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.

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

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

produced for: **Eric Friesen**

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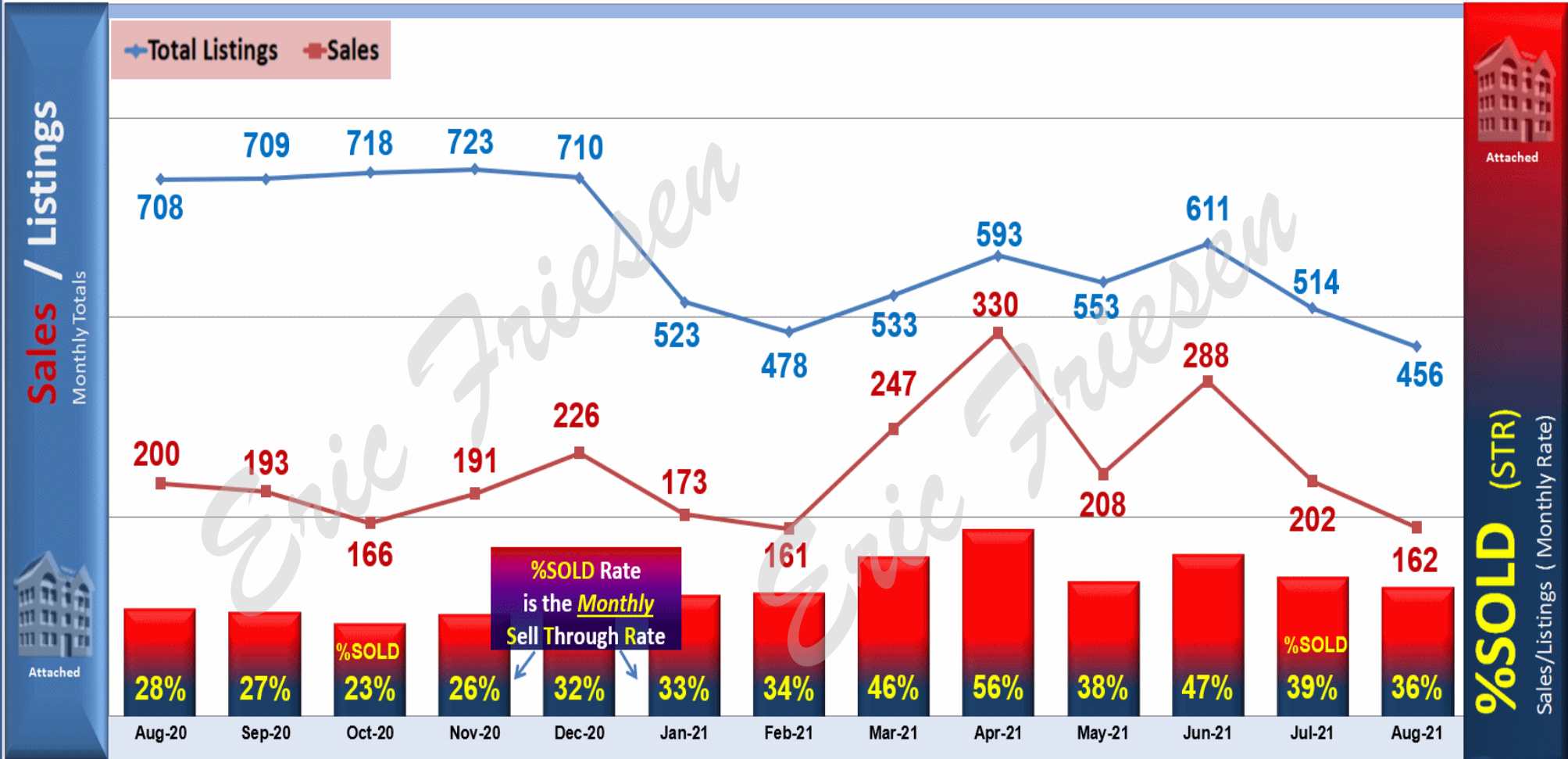
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Market Analysis and Forecasting

Aug 1/21 Langley, Cloverdale

Attached Langley, Cloverdale

Total Listings **, Sales, and %SOLD Rates



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Market Analysis and Forecasting

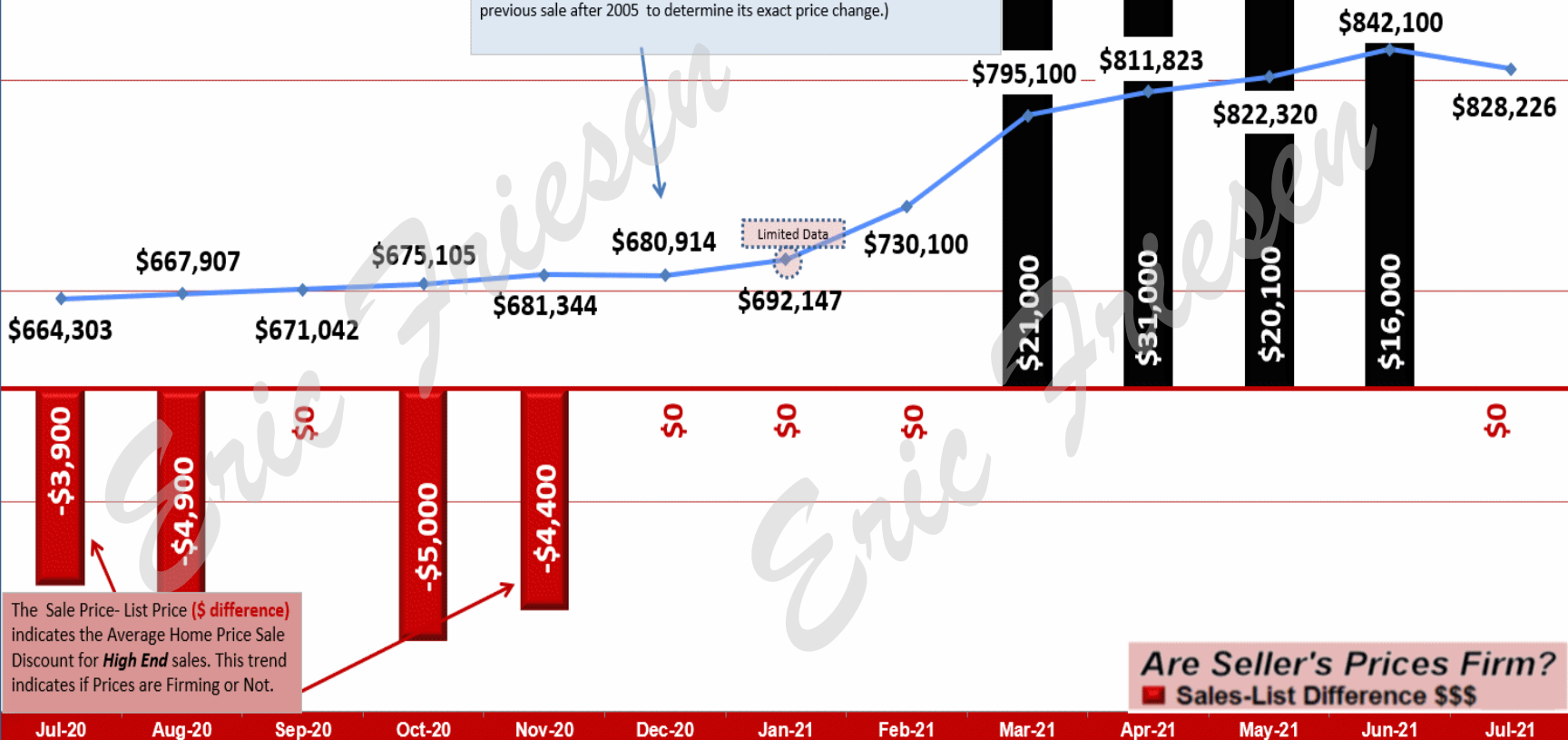
Aug 1/21 Langley, Cloverdale

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

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

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

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



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

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



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

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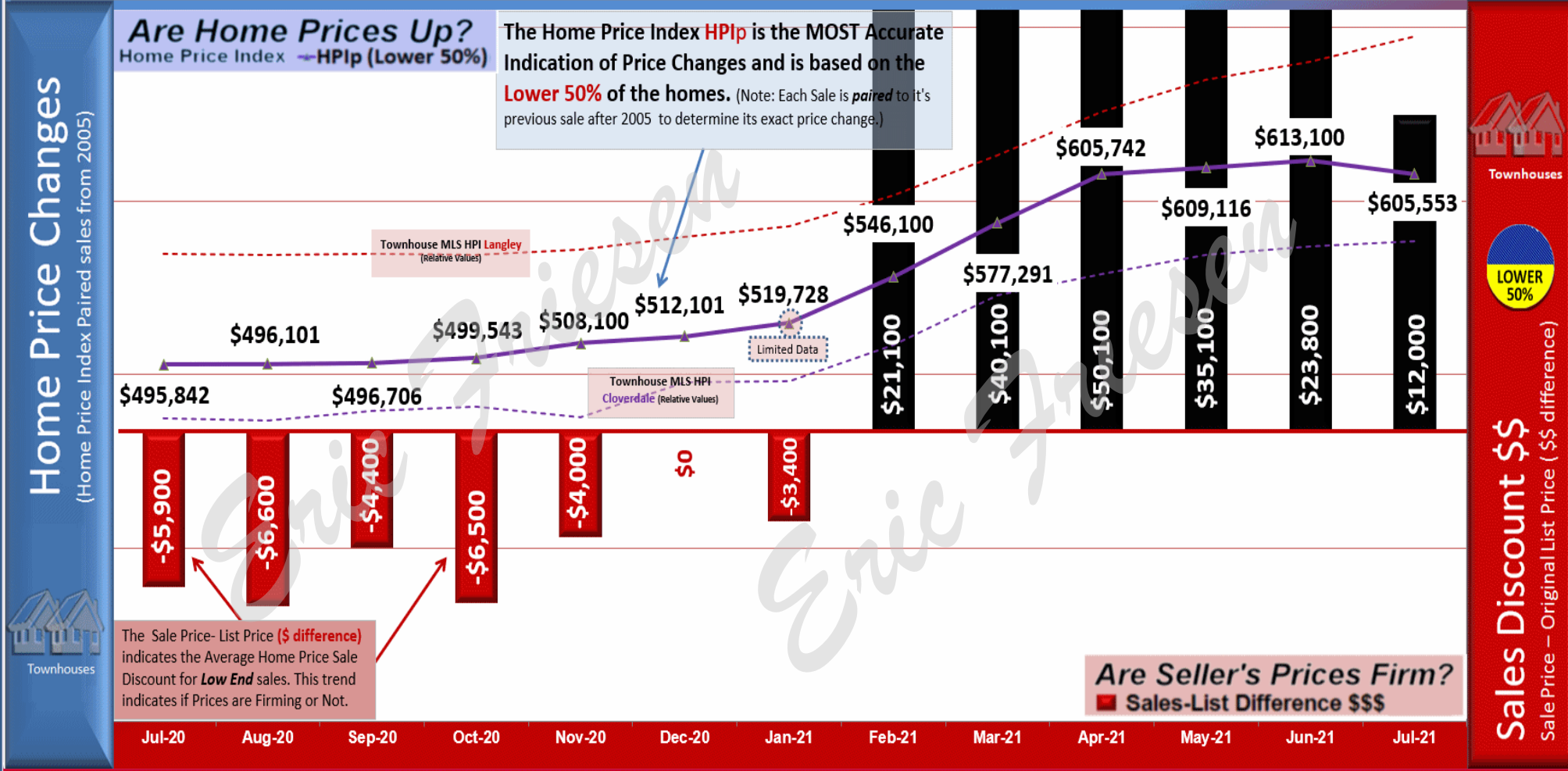


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Market Analysis and Forecasting

Aug 1/21 Langley, Cloverdale

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



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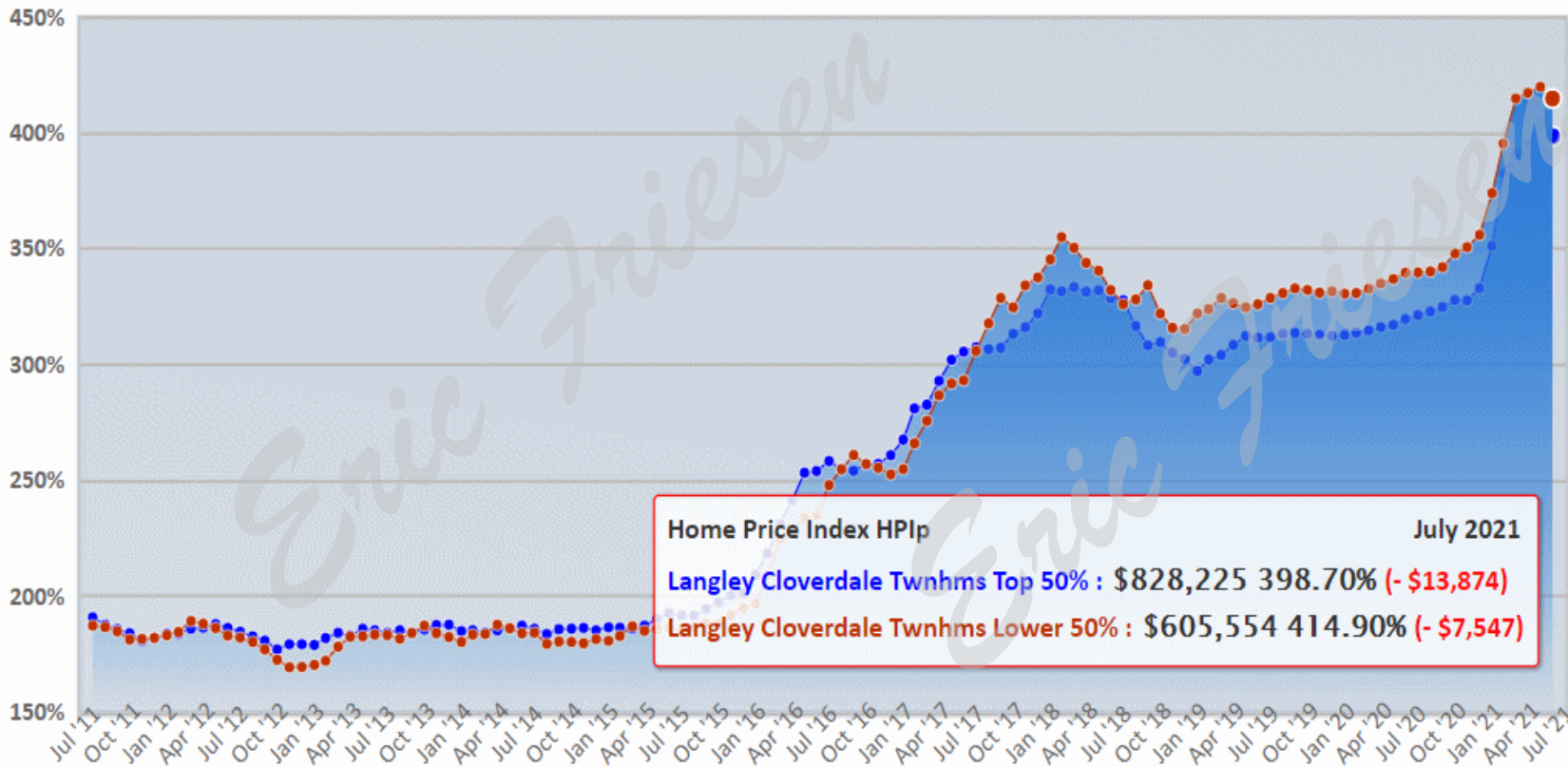
Market Analysis and Forecasting

Aug 1/21 Langley, Cloverdale

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



Monthly Home values

Date	Value
Jul 2021	% 398.70
Jun 2021	% 405.40
May 2021	% 395.80
Apr 2021	% 390.80
Mar 2021	% 382.70
Feb 2021	% 351.40
Jan 2021	% 333.20
Dec 2020	% 327.80
Nov 2020	% 328.00
Oct 2020	% 325.00
Sep 2020	% 323.00
Aug 2020	% 321.50

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Aug 1/21 Langley, Cloverdale

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

Home Price Changes

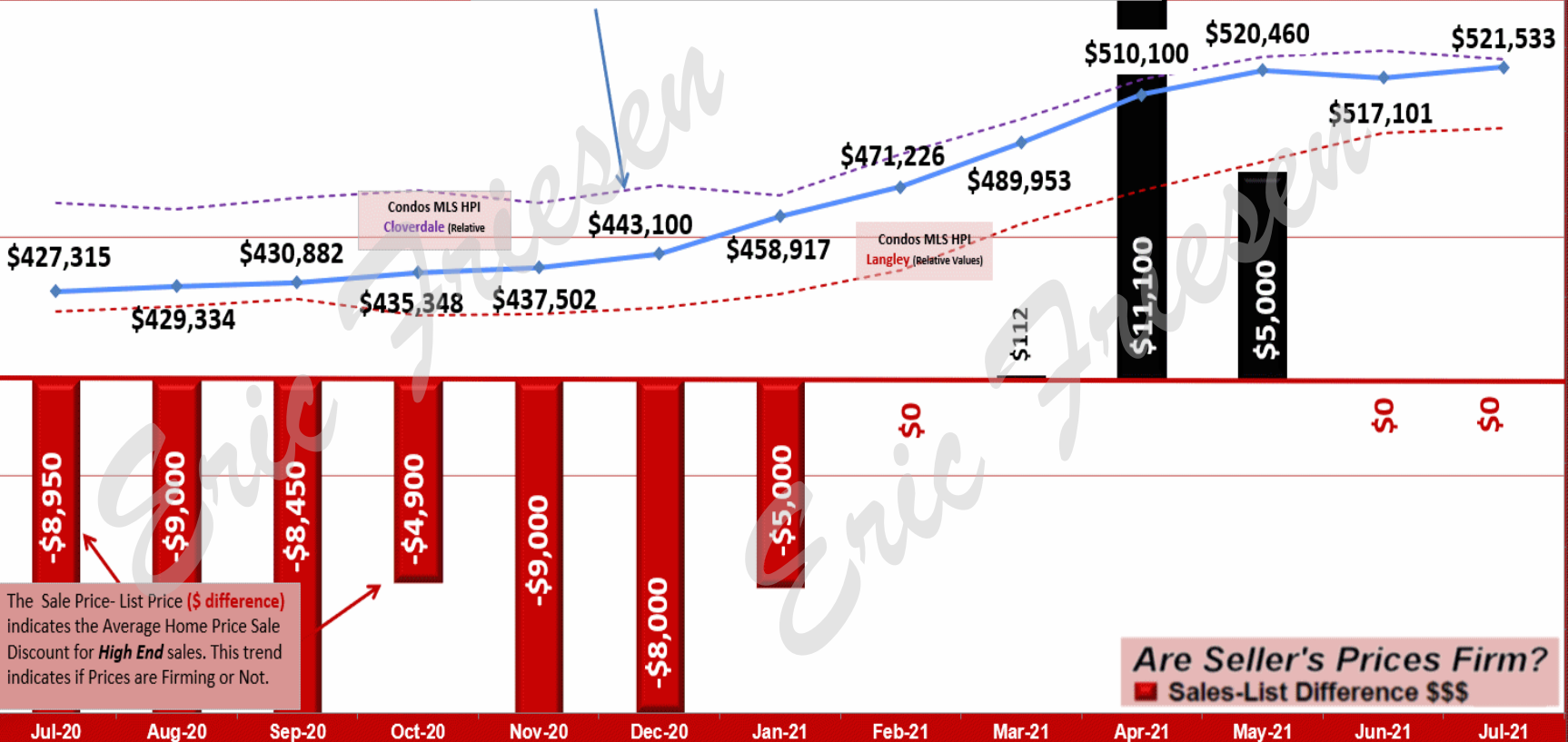
(Home Price Index Paired sales from 2005)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

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

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



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

Are Seller's Prices Firm?

█ Sales-List Difference \$\$\$



Condominiums



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

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Aug 1/21 Langley, Cloverdale

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

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



Condominiums



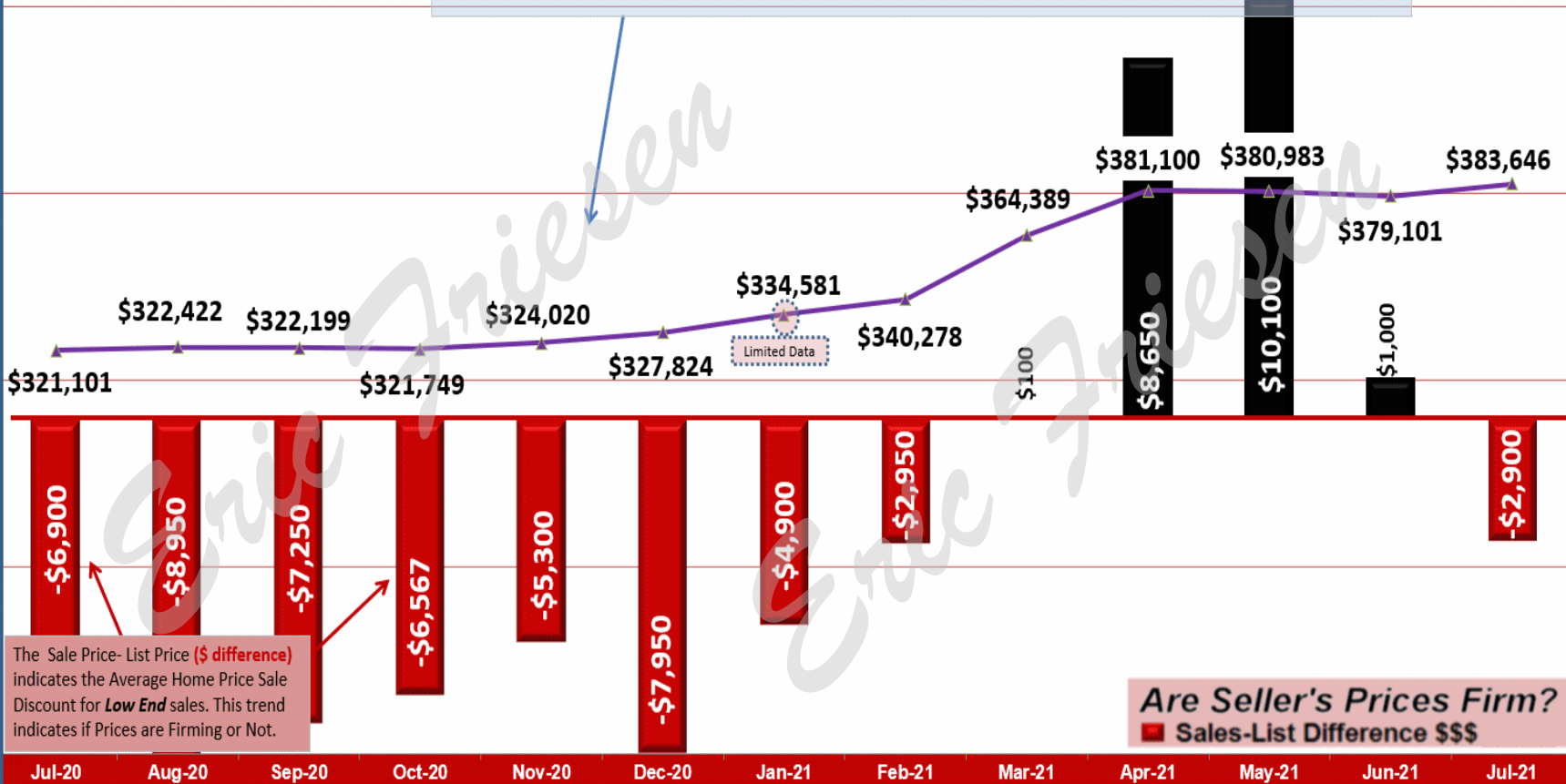
Condominiums

LOWER
50%

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

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

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



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

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

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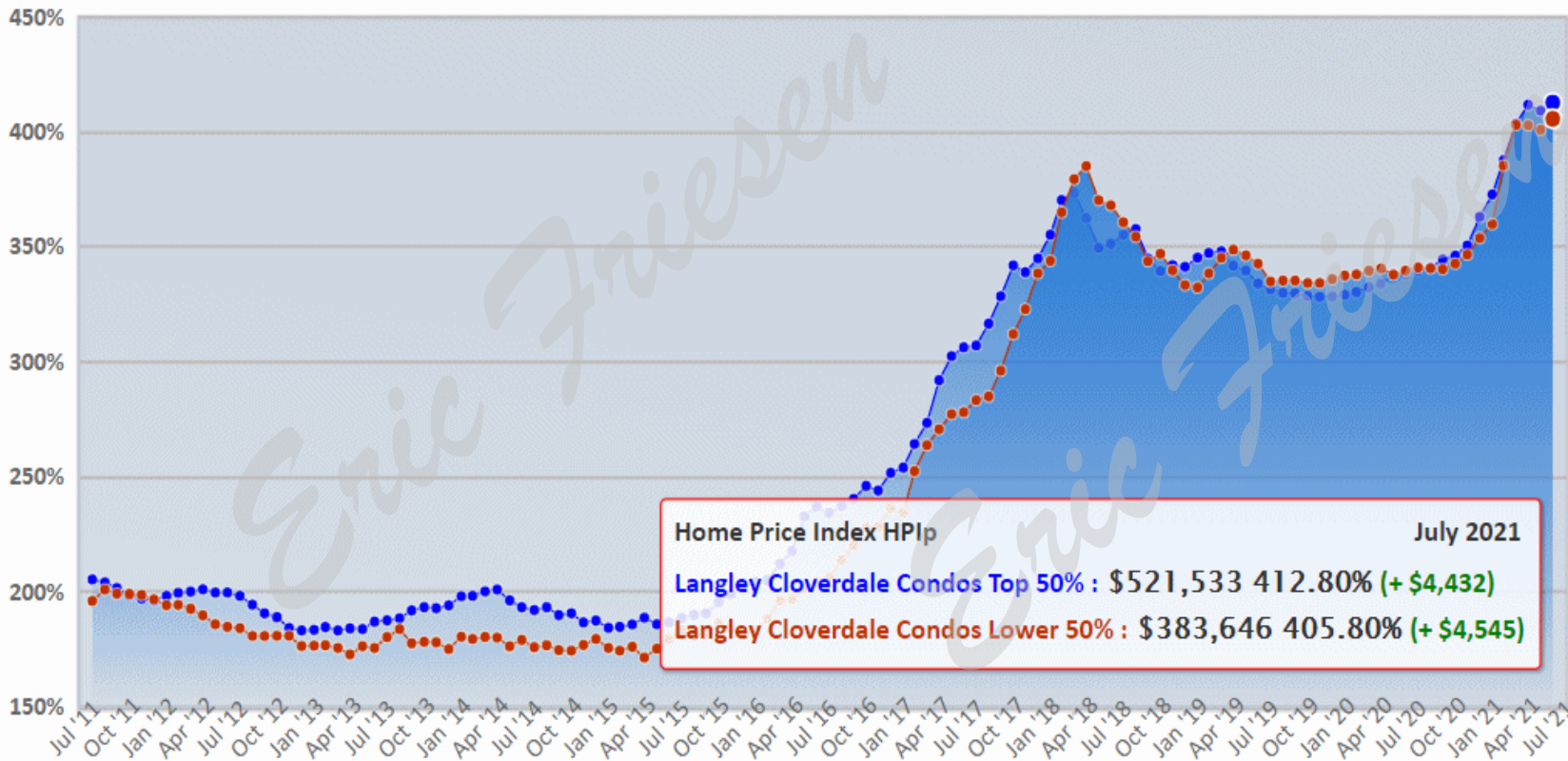
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Aug 1/21 Langley, Cloverdale

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



Monthly Home values

Date	Value
Jul 2021	% 412.80
Jun 2021	% 409.30
May 2021	% 411.90
Apr 2021	% 403.70
Mar 2021	% 387.80
Feb 2021	% 372.90
Jan 2021	% 363.20
Dec 2020	% 350.70
Nov 2020	% 346.30
Oct 2020	% 344.60
Sep 2020	% 341.00
Aug 2020	% 339.80

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Market Analysis and Forecasting

Aug 1/21 **Abbotsford**

Abbotsford Sub areas Statistics - July 2021

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Poplar	10	1	91	91%	-\$29,900	10.0%
Matsqui	0	0				0.0%
Sumas Mountain	0	0				0.0%
Abbotsford West	194	75	19	100%	-\$1,000	38.7%
Abbotsford East	56	18	7	100%	\$50	32.1%
Aberdeen	4	3	12	100%	\$0	75.0%
Sumas Prairie	0	0				0.0%
Central Abbotsford	219	77	15	99%	-\$4,800	35.2%
Total Activity	483	174	14	99%	-\$2,650	36%

Aug 1 2021 Abbotsford Market Update Attached Townhomes/ Condos

Current: Abbotsford is a Stable Market with normal listing inventories, a **36 %SOLD** rate and a 99% Sell/List Ratio.

(This means that there is an average of a \$2,650 discount on a sale from the original list price)

Most Active Price Range: Attached homes between \$240,000 - \$300,000 have **50.0 %SOLD** rate.

Least Active Price Range: Attached homes between \$475,000 - \$575,000 have **23.0 %SOLD** rate.

History: The Abbotsford's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$70,555.

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

HPIp (Lower 50%) shows that prices increased \$54,020.

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

HPIp (Top 50%) shows that prices increased \$143,126.

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

HPIp (Lower 50%) shows that prices increased \$113,505.

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

Analytical Methods: The Abbotsford represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the **Condos and Townhouse** markets into two parts with the **Abbotsford HPIp Top 50%** representing the higher end sales and the **Abbotsford HPIp Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time.

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

Abbotsford List Price Ranges Statistics - July 2021

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
\$0-\$240,000	26	9	50	97%	-\$6,000	34.6%
\$240,001-\$300,000	43	24	19	99%	-\$4,075	55.8%
\$300,001-\$375,000	78	39	9	99%	-\$2,000	50.0%
\$375,001-\$475,000	80	32	20	99%	-\$5,450	40.0%
\$475,001-\$575,000	102	26	22	99%	-\$3,250	25.5%
\$575,001 and more	154	44	9	100%	\$0	28.6%
Total Activity	483	174	14	99%	-\$2,650	36%

Monthly Changes Summary

	Jul-20	Jun-21	Jul-21	08/01/2021	Change
Total Listings** (A,S,T,C,X)	686	543	483		-60
Active Listings	430	332	310	272	-38
Solds	142	190	174		-16
Days on Market (DOM)	18	8	14		6
%SOLD (Sales/ Listings /mthly rate)	20.7%	35.0%	36.0%		1.0%
Condos (Top 50%) Home Price Index HPIp	\$357,779	\$434,649	\$428,334		-\$6,315
Condos (Lower 50%) Home Price Index HPIp	\$250,080	\$297,100	\$304,100		\$7,000
Twnhs (Top 50%) Home Price Index HPIp	\$560,057	\$708,323	\$703,183		-\$5,139
Twnhs (Lower 50%) Home Price Index HPIp	\$378,495	\$482,100	\$492,000		\$9,900

Forecast: Abbotsford Listing Inventories is 30% less than same month as last year. July's Real Estate Statistics show that the Buyer's market has started. 56% of the Fraser Valley Detached Markets went down with an Average Price increase of \$9,509! This is stronger than last month's **\$14,468** price decrease. Due to tougher mortgage qualification rules, we are forecasting that the majority of the Fraser Valley Markets will continue to be a Stable Market in the coming month. Currently, Condos have moved to a Buyer's Market with 53% of the Greater Vancouver (Lower Mainland) Condo Prices decreasing. The average monthly price decrease was **\$14,270**. On the other hand, 57% Townhouse Markets (10 out of 28) prices increased **\$1,100** on average. 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.

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Market Analysis and Forecasting

Aug 1/21

Abbotsford

Attached Townhomes/ Condos

Abbotsford

Total Listings, Sales, and %SOLD rates



Attached

Sales / Listings

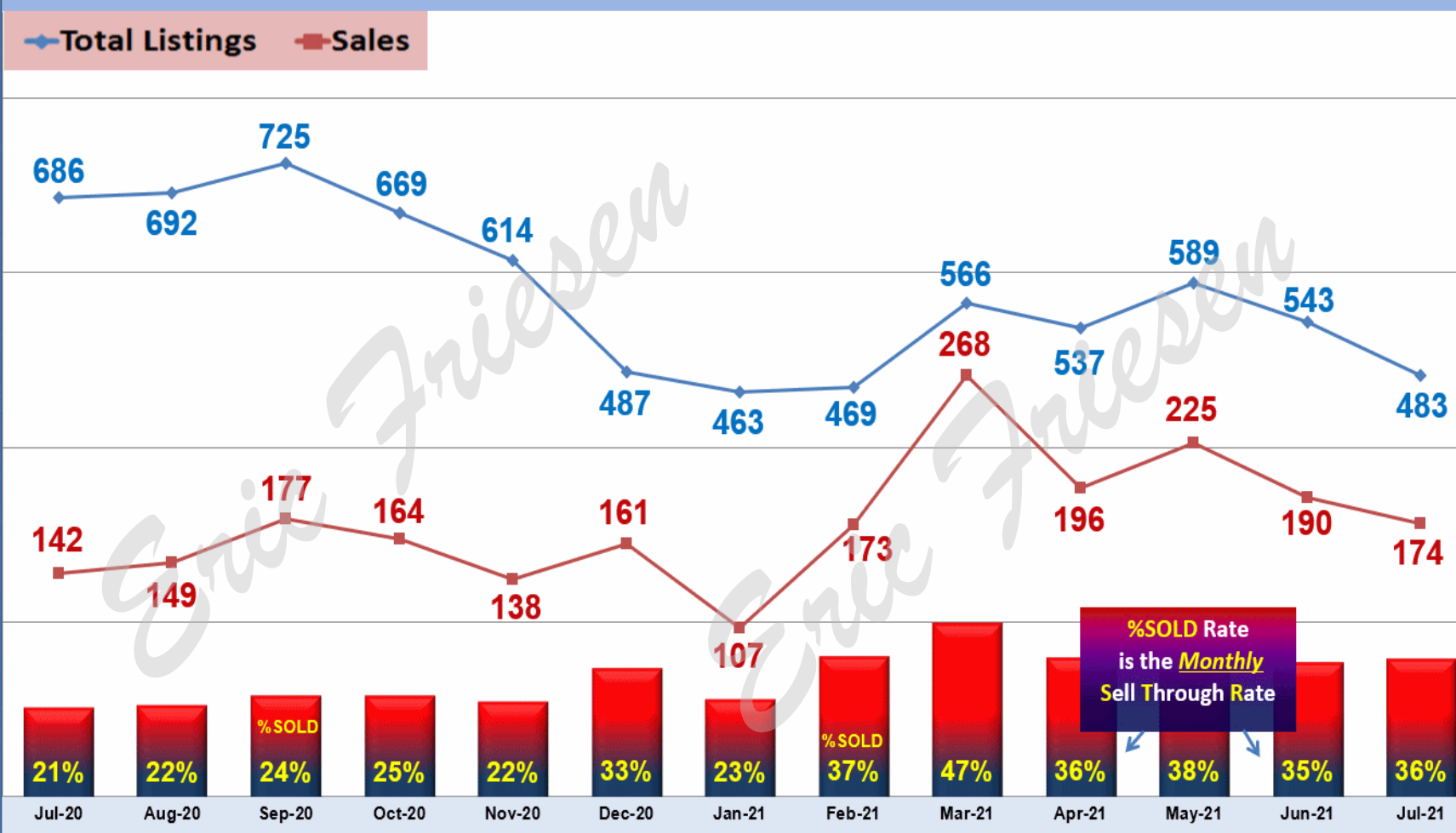
Monthly Totals



Attached

%SOLD (STR)

Sales/Listings (Monthly Rate)



%SOLD Rate is the Monthly Sell Through Rate

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Aug 1/21

Abbotsford

Attached Abbotsford 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
TOP 50%

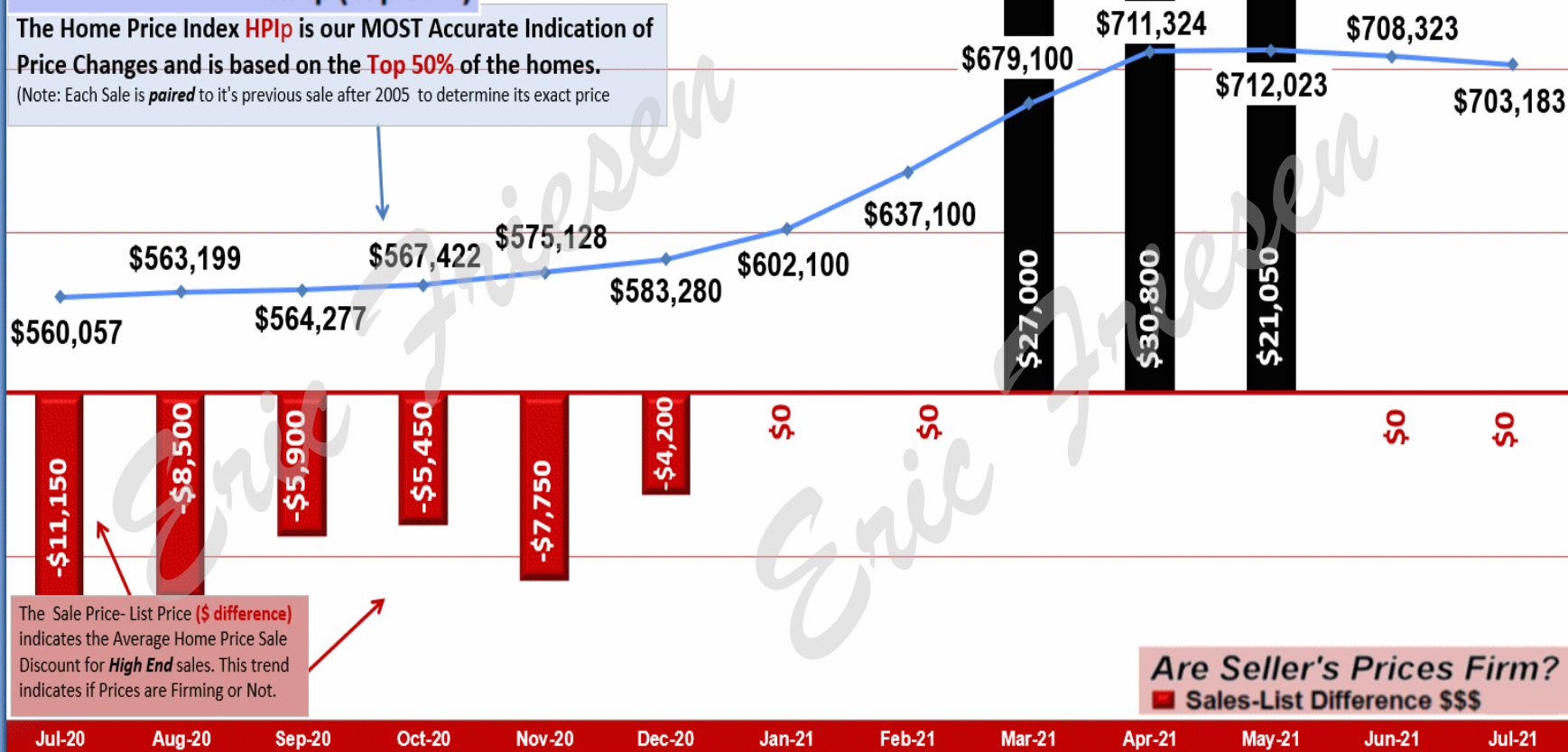
Sales Discount \$\$
Sale Price - Original List Price (\$ difference)

Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

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

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



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

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

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Aug 1/21

Abbotsford

Attached

Abbotsford

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)

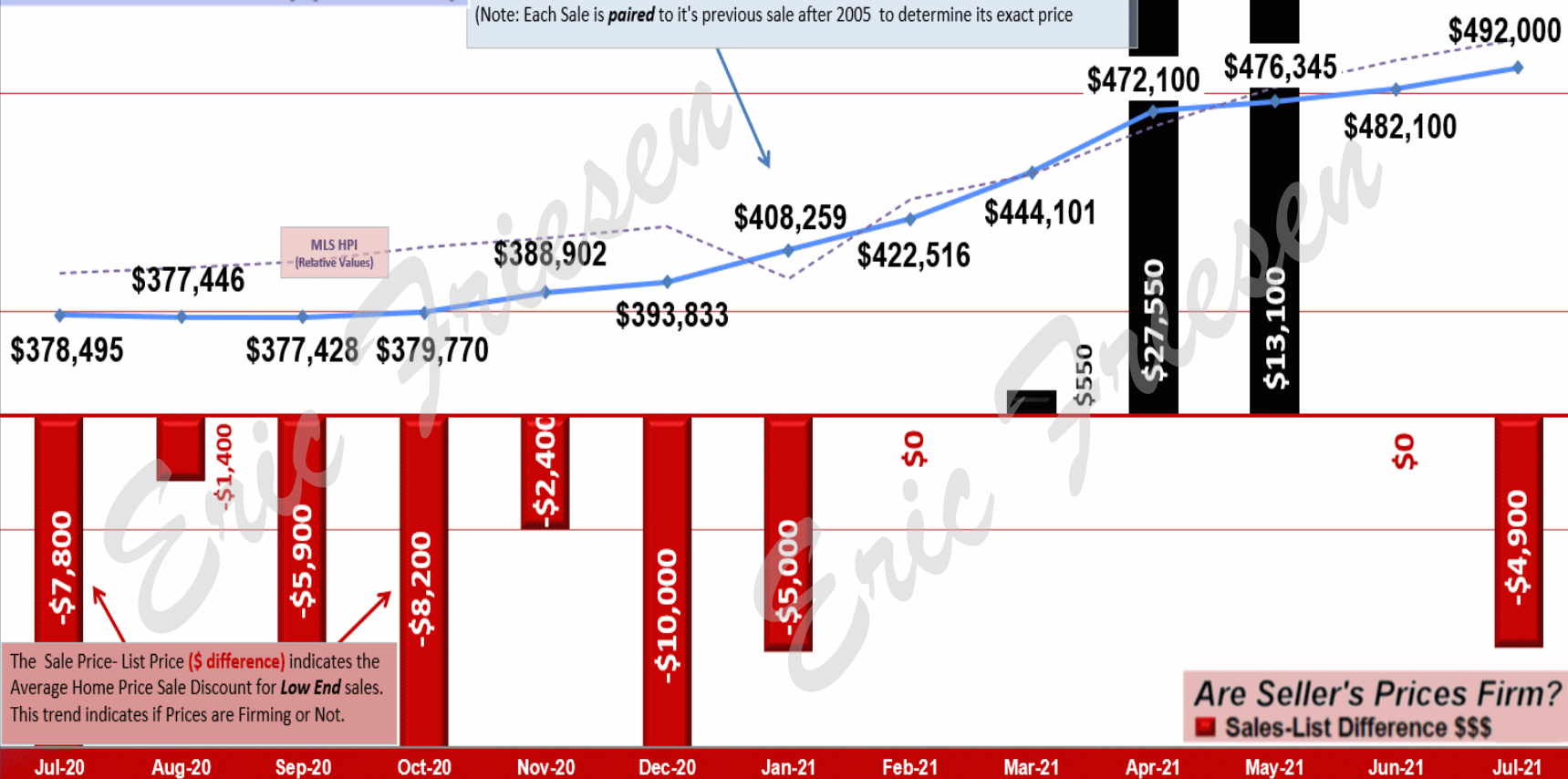
Home Price Changes
(Home Price Index Paired sales from 2005)

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)



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



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

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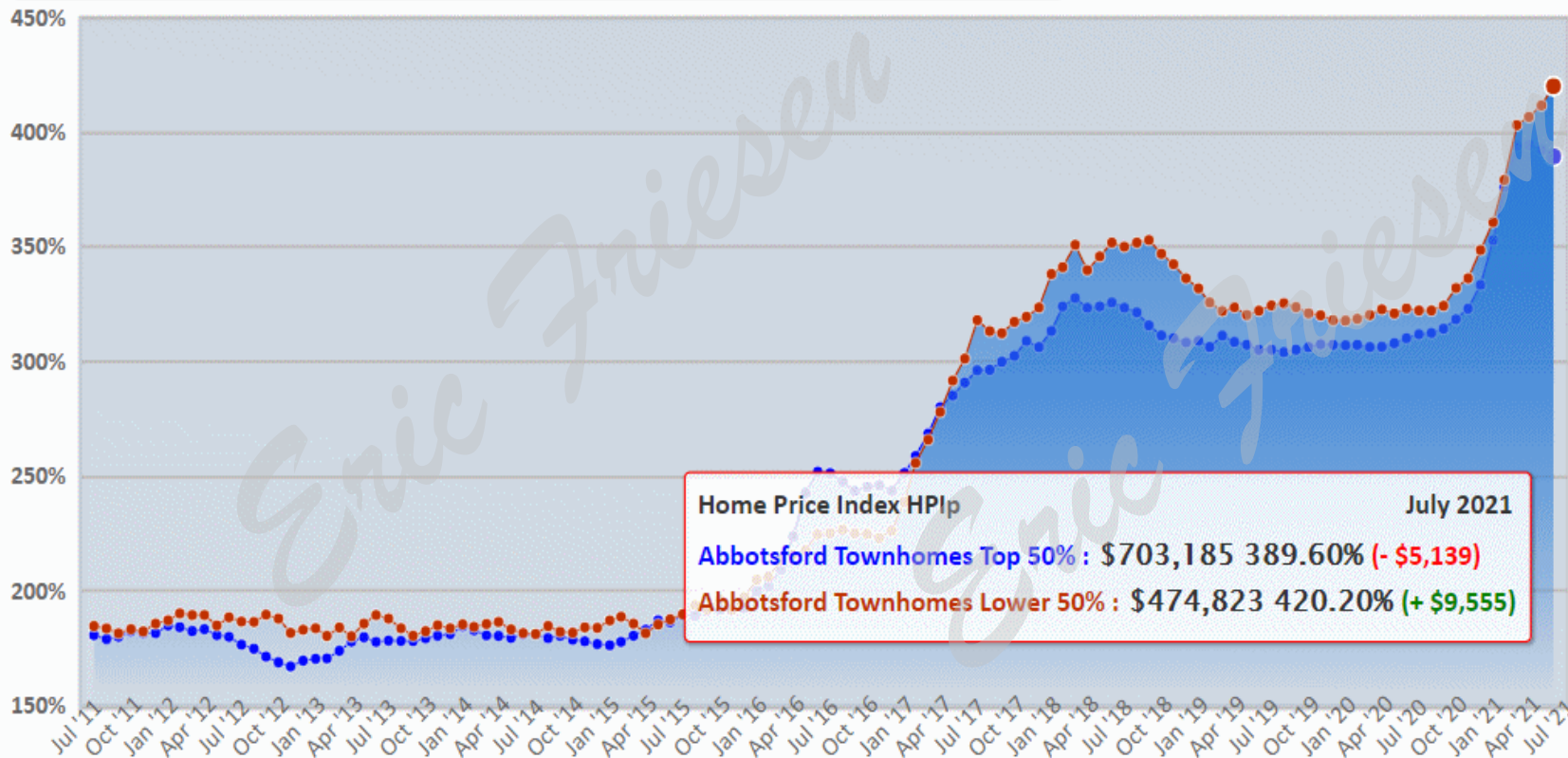
Aug 1/21

Abbotsford

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



Monthly Home values	
Date	Value
Jul 2021	% 389.60
Jun 2021	% 392.40
May 2021	% 394.50
Apr 2021	% 394.10
Mar 2021	% 376.20
Feb 2021	% 353.00
Jan 2021	% 333.60
Dec 2020	% 323.20
Nov 2020	% 318.60
Oct 2020	% 314.40
Sep 2020	% 312.60
Aug 2020	% 312.00

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Aug 1/21

Abbotsford

Attached

Abbotsford

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



Condominiums

TOP 50%

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

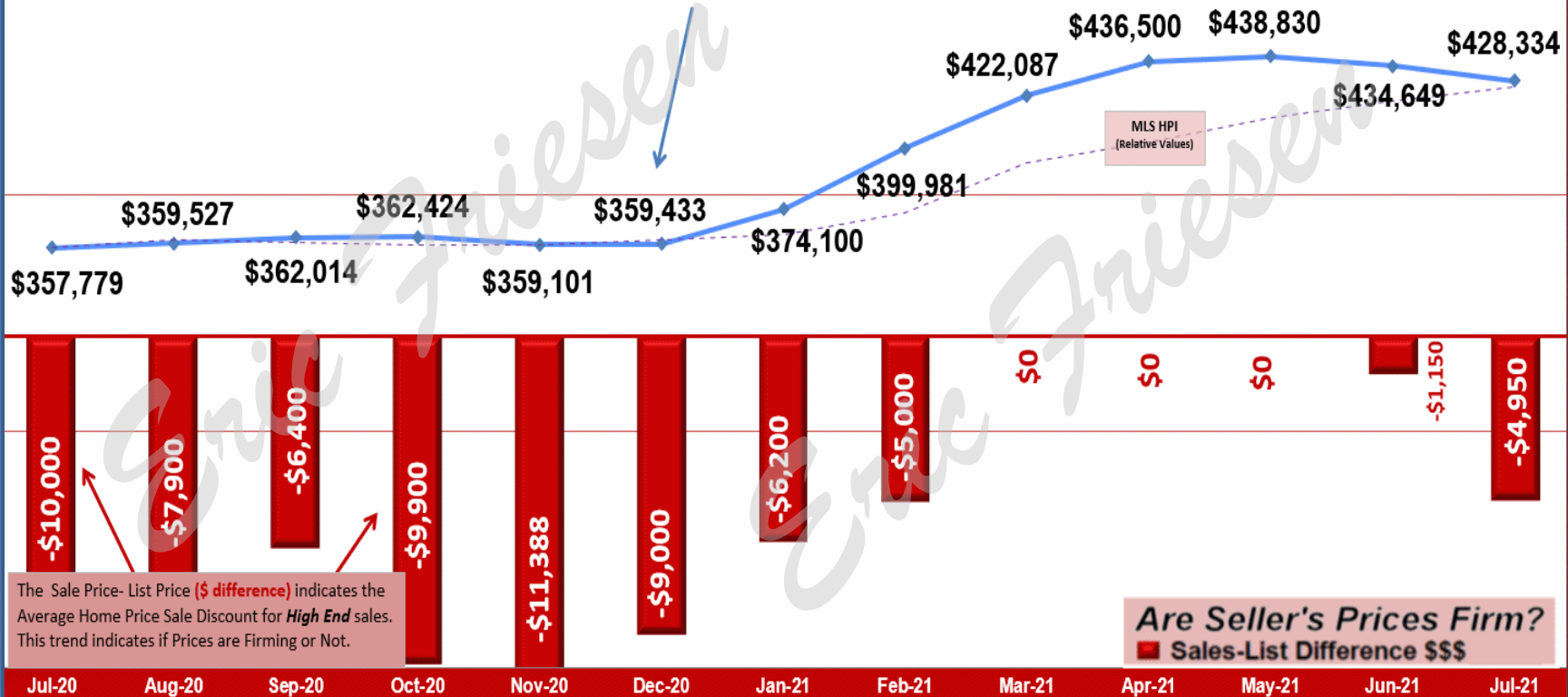


Condominiums

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

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

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



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

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

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Abbotsford

Attached

Abbotsford

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



Condominiums

LOWER 50%

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

Home Price Changes

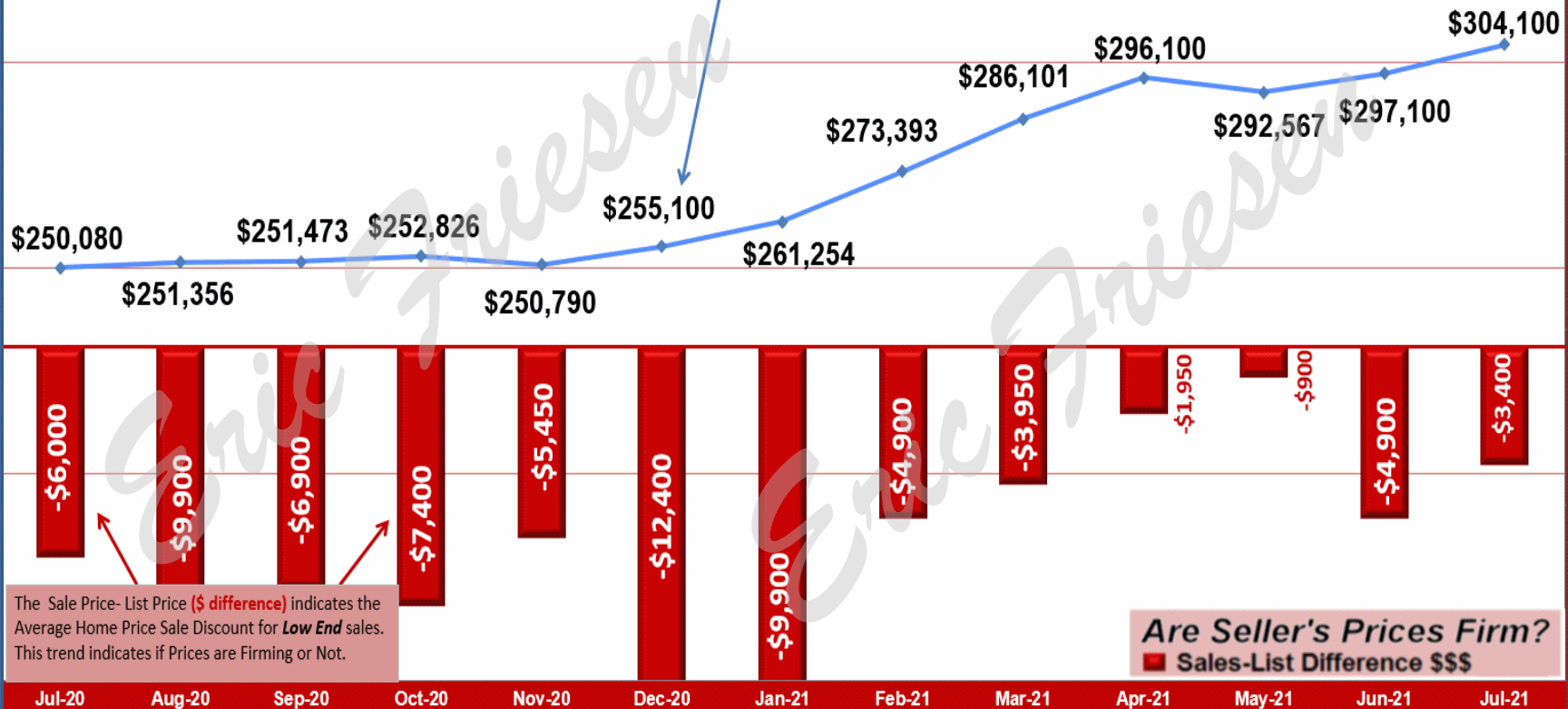
(Home Price Index Paired sales from 2005)



Condominiums

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

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

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

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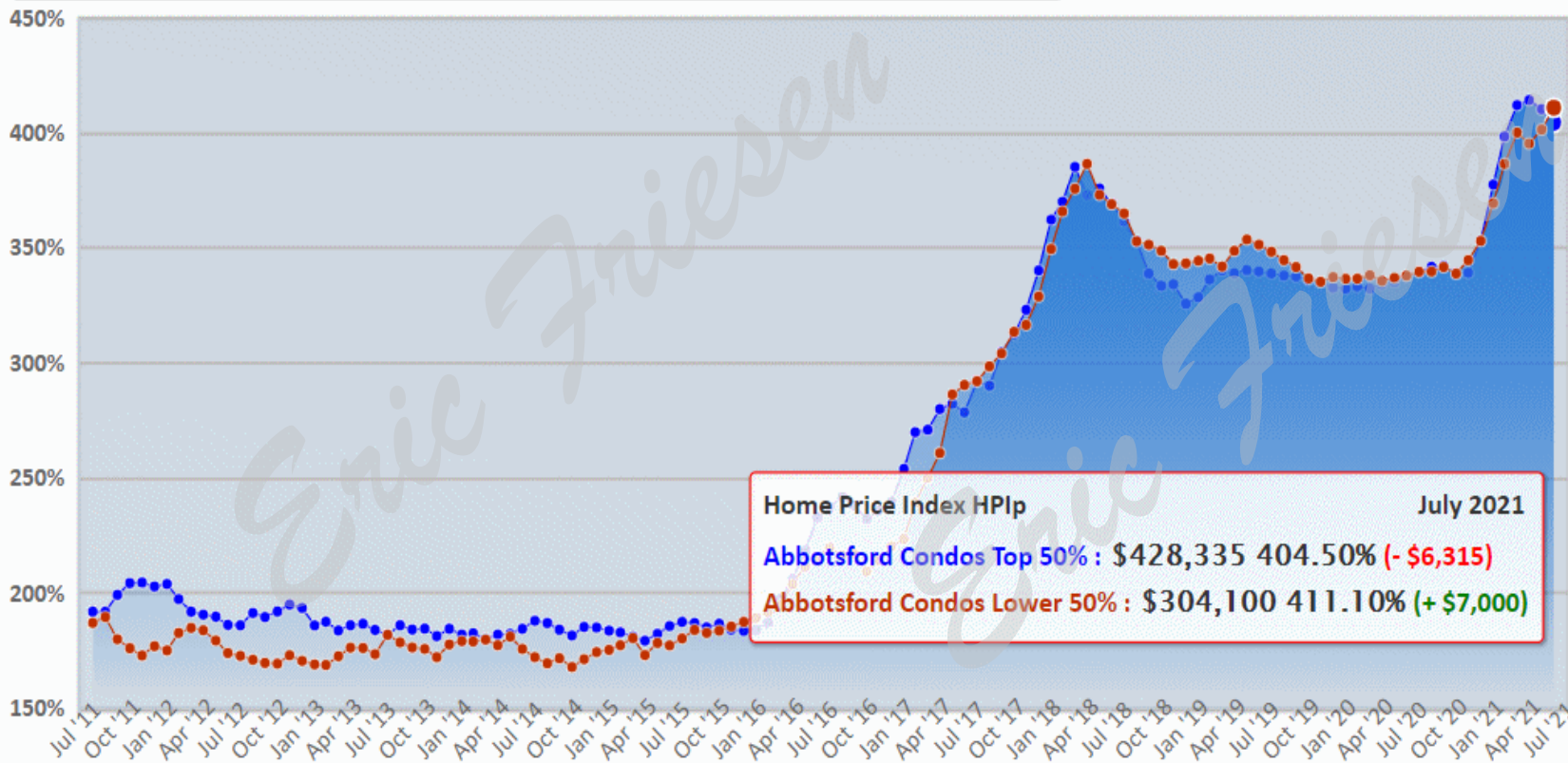
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Abbotsford

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



Monthly ▼ Home values	
Date	Value
Jul 2021	% 404.50
Jun 2021	% 410.50
May 2021	% 414.40
Apr 2021	% 412.20
Mar 2021	% 398.60
Feb 2021	% 377.70
Jan 2021	% 353.30
Dec 2020	% 339.40
Nov 2020	% 339.10
Oct 2020	% 342.30
Sep 2020	% 341.90
Aug 2020	% 339.50

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Aug 1/21 **Chilliwack**

Chilliwack (+ Sardis) Sub areas Statistics - July 2021

Attached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	% SOLD
Chilliwack W Yale-Well	71	28	12	99%	-\$3,950	39.4%
Chilliwack E Young-Yale	49	17	12	100%	\$0	34.7%
Chilliwack N Yale-Well	21	8	11	99%	-\$2,500	38.1%
Chilliwack Yale Rd West	0	0				0.0%
Chilliwack Mountain	2	0				0.0%
Fairfield Island	0	0				0.0%
Eastern Hillside	4	0				0.0%
Sardist W Vedder Rd	27	13	8	100%	\$0	48.1%
Sardist E Vedder Rd	28	11	8	100%	\$0	39.3%
Vedder S Watson	55	25	6	100%	\$0	45.5%
Promontory	22	14	8	100%	\$0	63.6%
Chilliwack River Valley	1	1	74	89%	-\$60,000	0.0%
Total Activity	280	117	10	100%	\$0	42%

Aug 1 2021 Chilliwack(+Sardis) Market Update Attached Townhomes/ Condos

Current: Chilliwack (+Sardis) is in a Seller Market with average listing inventories, a **42% SOLD** rate and a 100% 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: Attached homes between \$225,000-\$275,000 have **53.3 %SOLD** rate.

History: The Chilliwack's **Condos** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$82,302.

The Chilliwack's **Condos** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$46,004.

The Chilliwack's **Townhouses** Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$167,973.

The Chilliwack's **Townhouses** Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$102,750.

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

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

Chilliwack (+ Sardis) List Price Ranges Statistics - July 2021

Attached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	% SOLD
0-\$225,000	23	9	12	100%	\$0	39.1%
\$225,001-\$275,000	28	9	7	100%	\$0	32.1%
\$275,001-\$375,000	54	19	14	99%	-\$3,100	35.2%
\$375,001-\$500,000	39	24	16	99%	-\$4,950	61.5%
\$500,001-\$600,000	34	17	8	100%	\$0	50.0%
\$600,001 and more	102	39	6	100%	\$0	38.2%
Total Activity	280	117	10	100%	\$0	42%

Monthly Changes Summary	Jul-20	Jun-21	Jul-21	08/01/2021	Change
Total Listings** (A,S,T,C,X)	540	329	280		-49
Active Listings (1st of the month)	357	176	164	138	-26
Solds	131	143	117		-26
Days on Market (DOM)	18	7	10		3
% SOLD (Sales/Listings/mnthly rate)	24%	43%	42%		-2%
Condos (Top 50%) Home Price Index HPIp	\$329,197	\$410,067	\$411,500		\$1,432
Condos (Lower 50%) Home Price Index HPIp	\$241,164	\$285,100	\$287,168		\$2,068
Twnhs (Top 50%) Home Price Index HPIp	\$486,912	\$656,100	\$654,885		-\$1,215
Twnhs (Lower 50%) Home Price Index HPIp	\$345,150	\$442,100	\$447,900		\$5,800

Forecast: The Active Listing Inventories is 48 less than in count as same month last year. The Chilliwack Attached Real Estate Market is continuing to be a Seller market for the next month.

July's Real Estate Statistics show that the Buyer's market has started. 56% of the Fraser Valley Detached Markets went down with an Average Price increase of **\$9,509!** This is stronger than last month's \$14,468 price decrease. Due to tougher mortgage qualification rules, we are forecasting that the majority of the Fraser Valley Markets will continue to be a Stable Market in the coming month.

Currently, Condos have moved to a Buyer's Market with 53% of the Greater Vancouver (Lower Mainland) Condo Prices decreasing. The average monthly price decrease was **\$14,270**. On the other hand, 57% Townhouse Markets (10 out of 28) prices increased **\$1,100** on average. 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.

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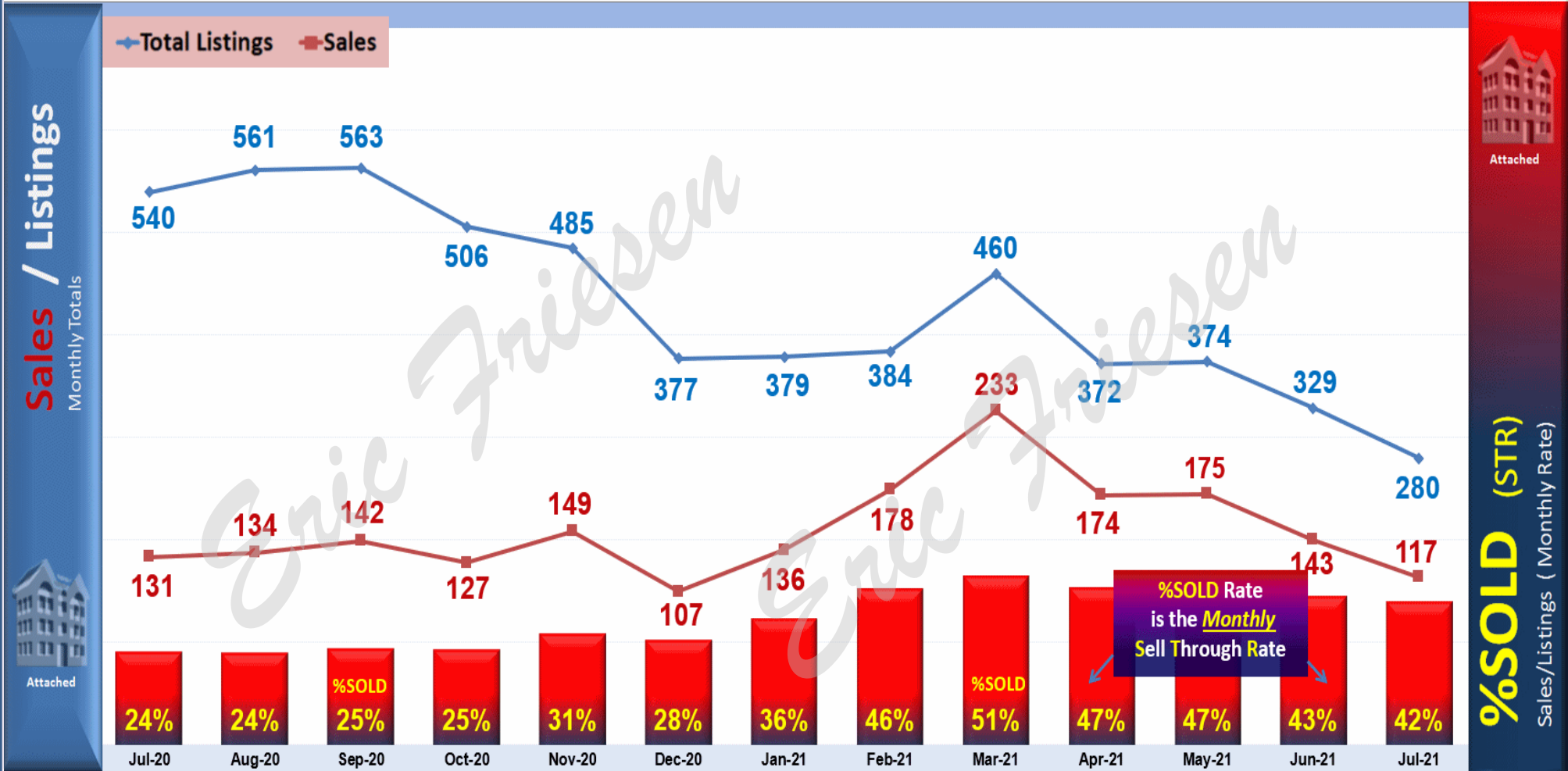
Market Analysis and Forecasting

Aug 1/21

Chilliwack

Attached Townhomes/ Condos Chilliwack (+ Sardis)

Total Listings*, Sales, and %SOLD rates



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Chilliwack

Attached

Chilliwack

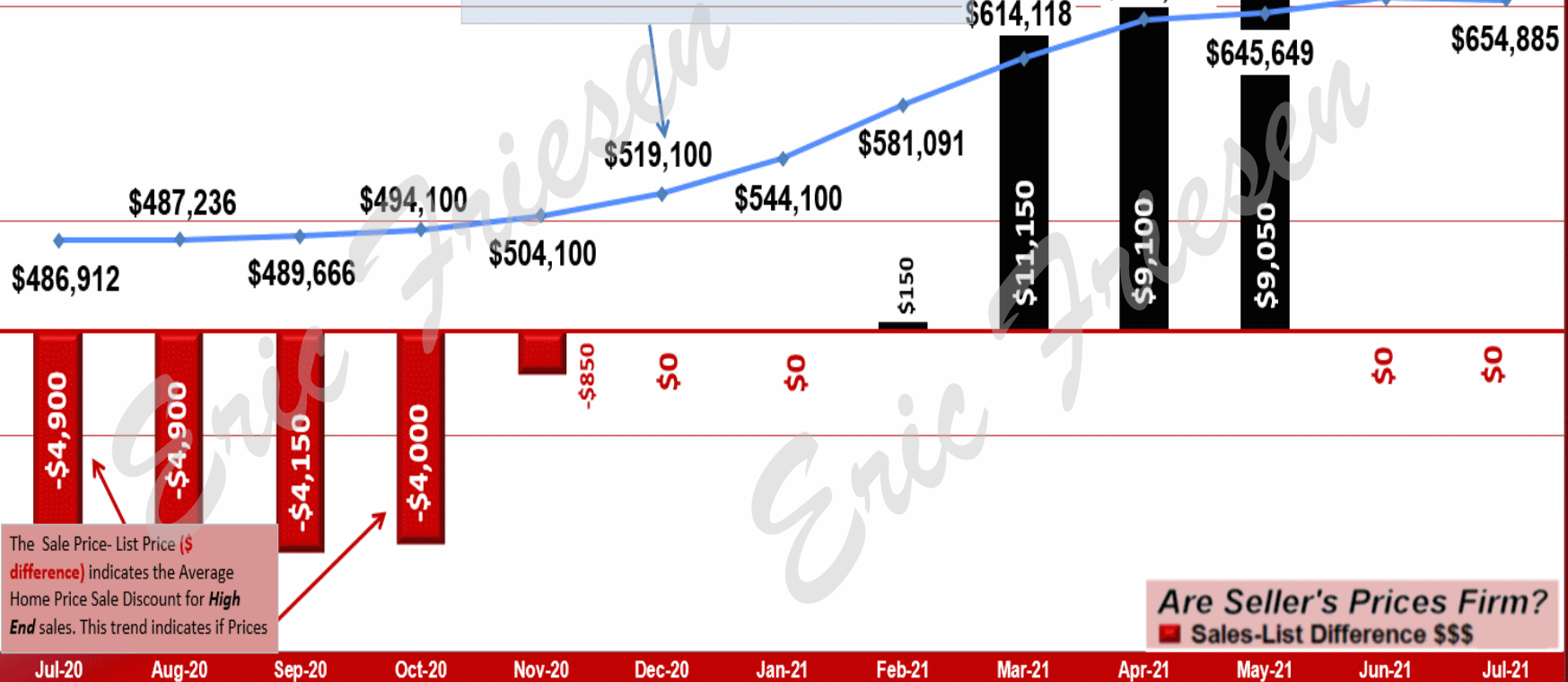
Townhouse

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)

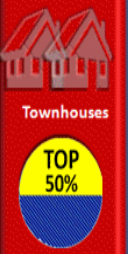
Are Home Prices Up?
Home Price Index → HPIp (Top 50%)

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



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

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Chilliwack

Attached

Chilliwack

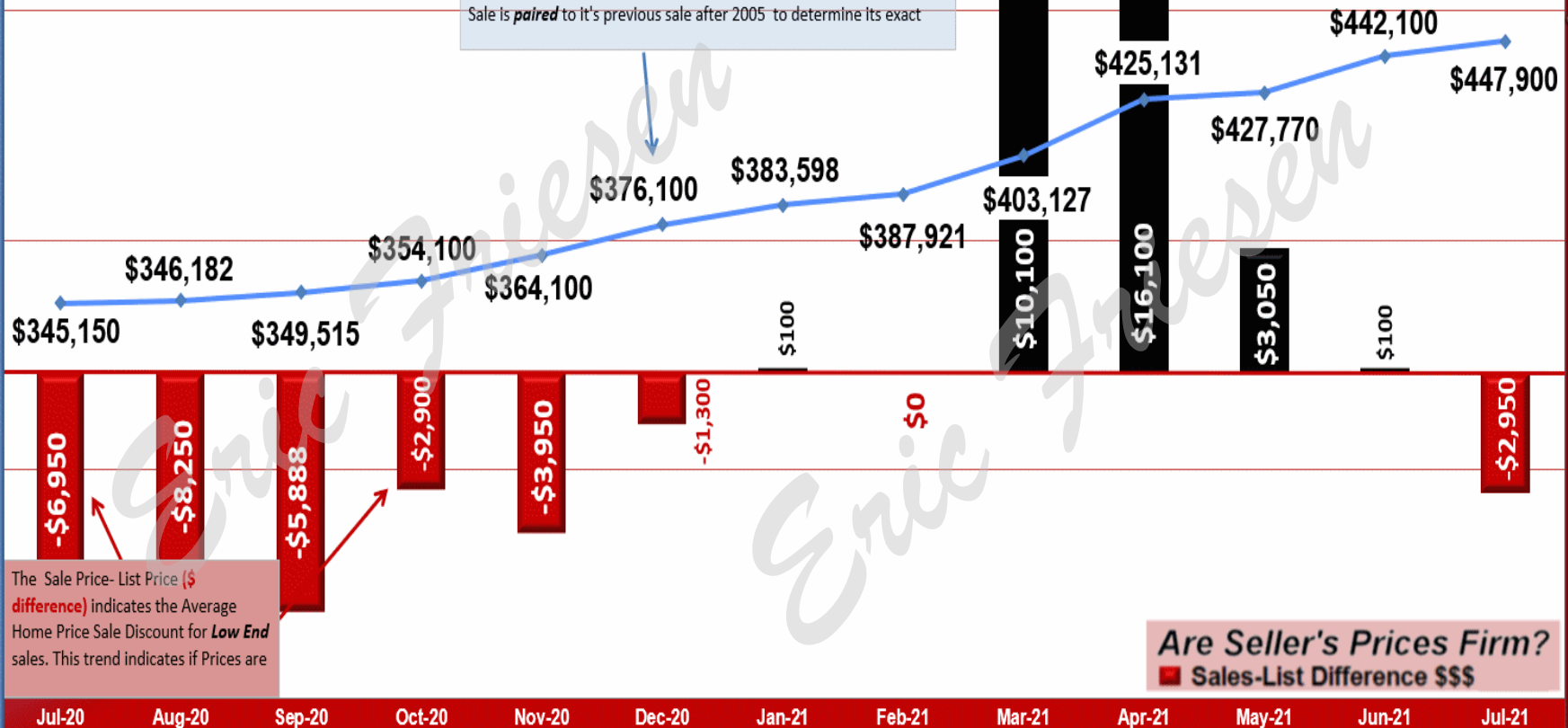
Townhouse

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?
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Townhouses



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

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

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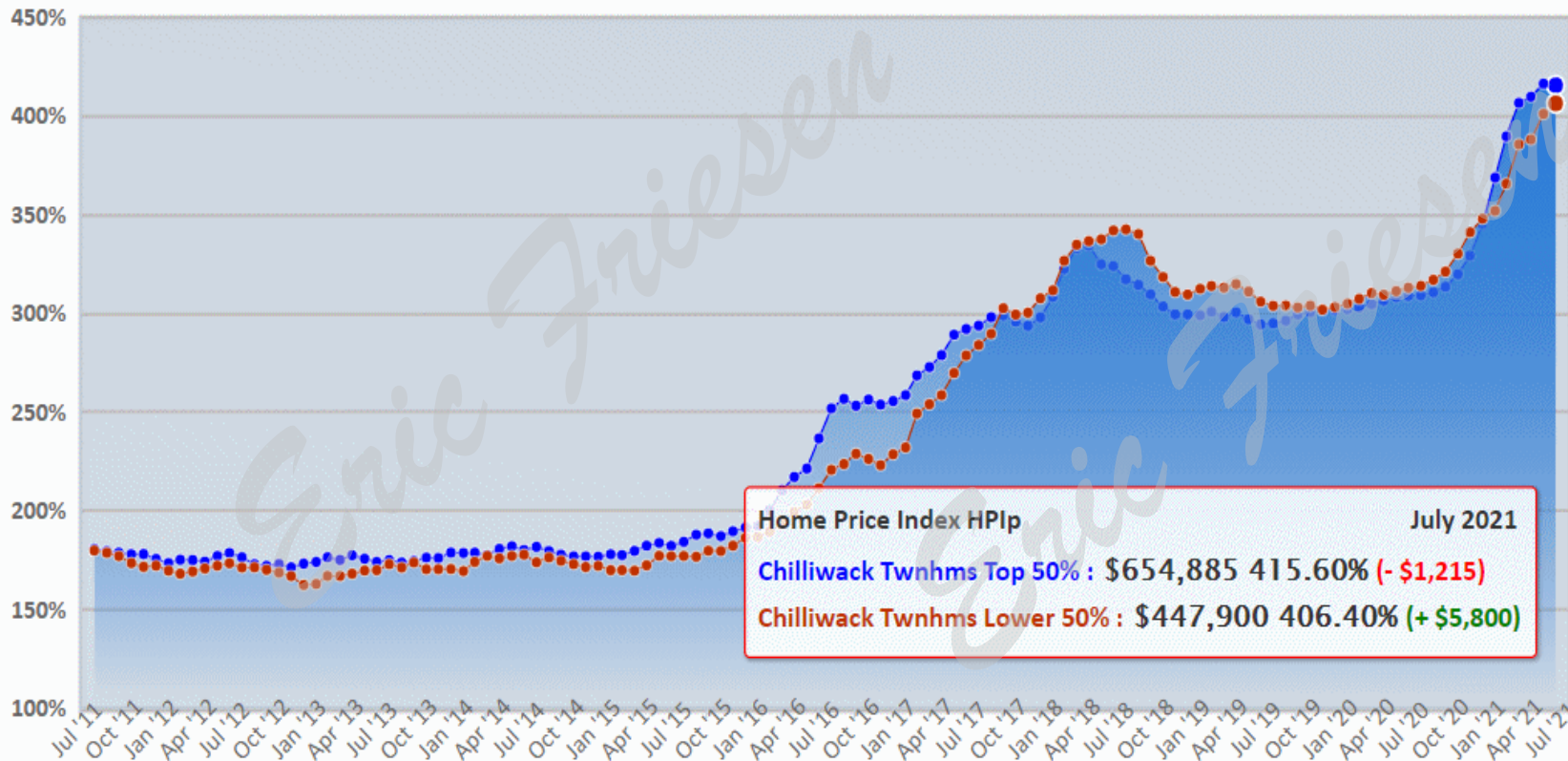
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Chilliwack

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



Monthly Home values

Date	Value
Jul 2021	% 415.60
Jun 2021	% 416.40
May 2021	% 409.80
Apr 2021	% 406.70
Mar 2021	% 389.70
Feb 2021	% 368.80
Jan 2021	% 345.30
Dec 2020	% 329.40
Nov 2020	% 319.90
Oct 2020	% 313.60
Sep 2020	% 310.80
Aug 2020	% 309.20

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Attached

Chilliwack

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

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



Condominiums



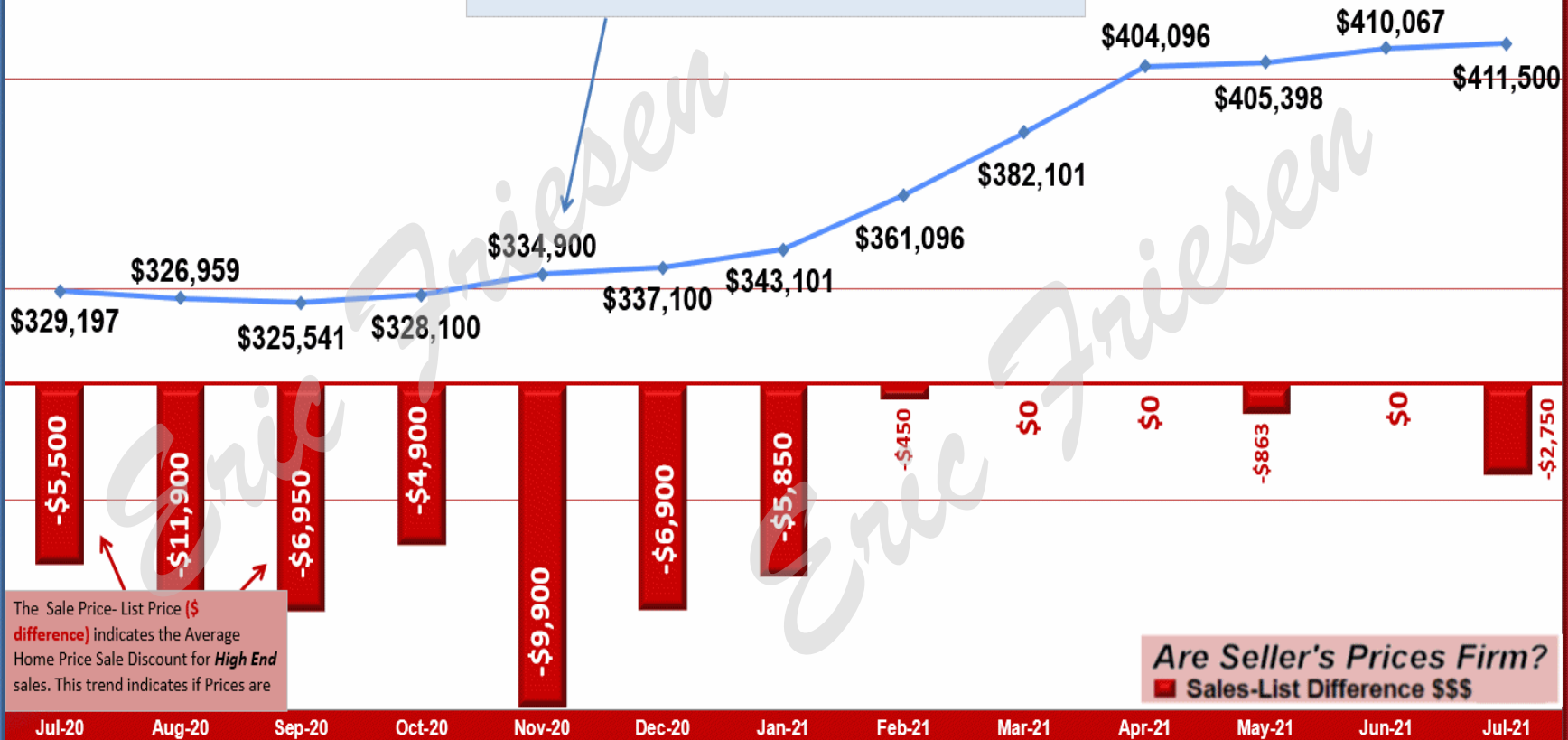
Condominiums

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

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

TOP 50%

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Chilliwack

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

Are Home Prices Up?

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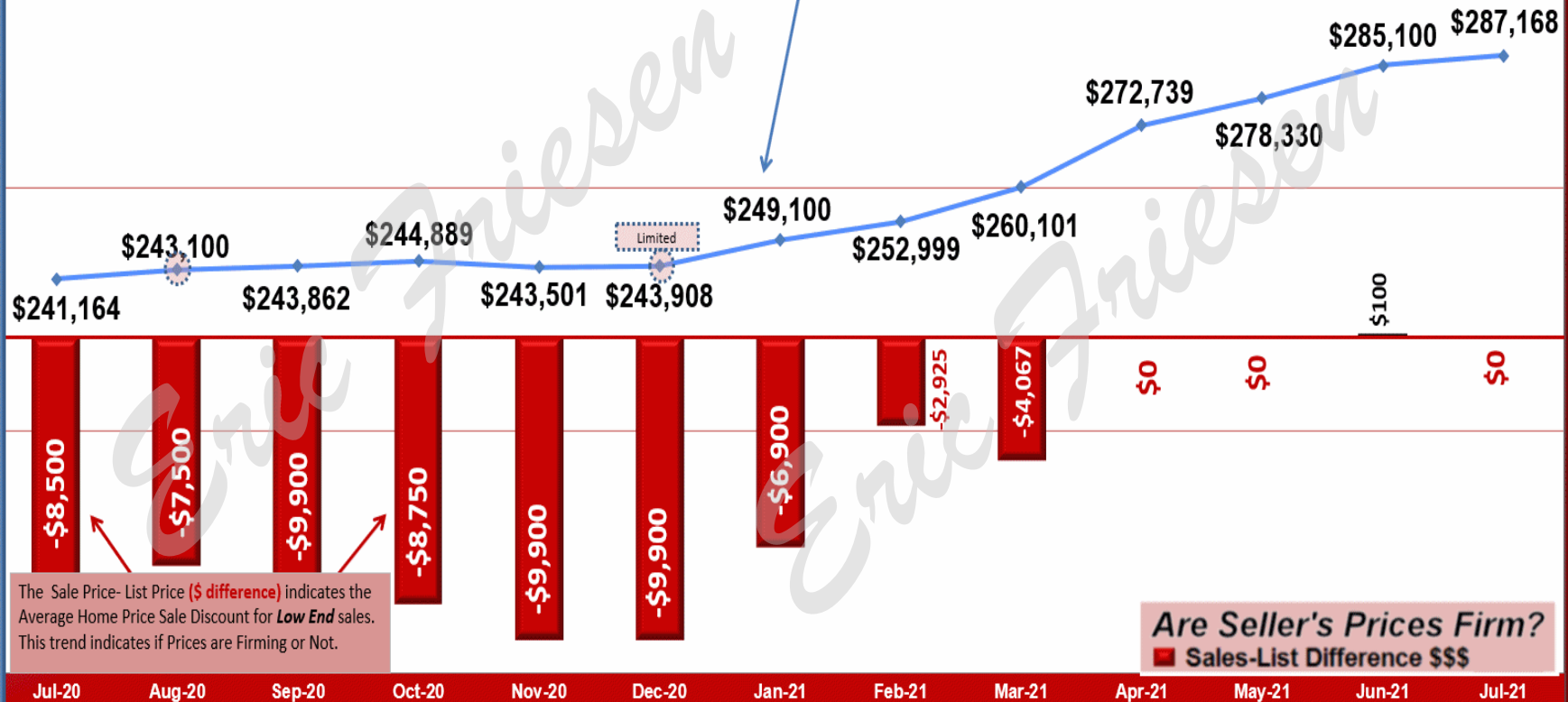
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Condominiums



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



Condominiums

LOWER 50%

Sales Discount \$\$
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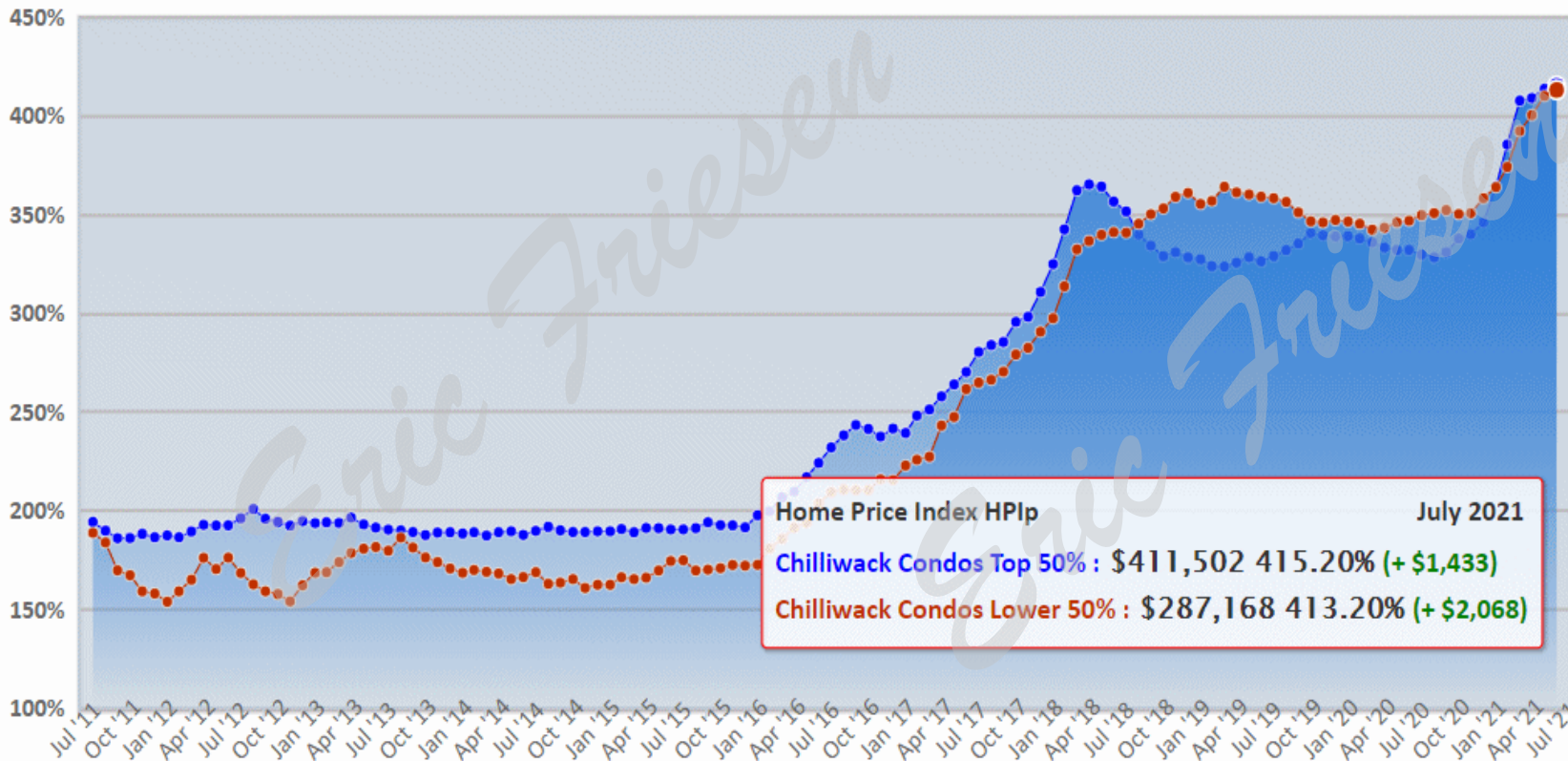
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Chilliwack

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