Vancouver Market Reports

Statistics, on the Web!

detached homes

Market Analysis and Forecasting

Vancouver Market Reports

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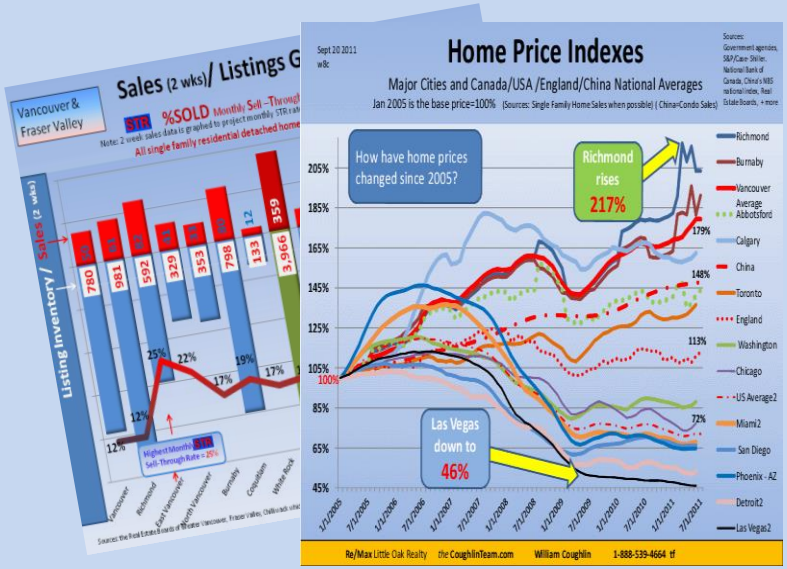
attached homes

Market Analysis and Forecasting

Judy Klassen's Market Reports



Advanced Marketing Tools

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Market Analysis and Forecasting

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Market Analysis and Forecasting

Judy Klassen's Market Reports

Detached

- Vancouver Westside
- East Vancouver
- Abbotsford

Attached

- Vancouver Westside
- East Vancouver
- Abbotsford

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

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detached homes

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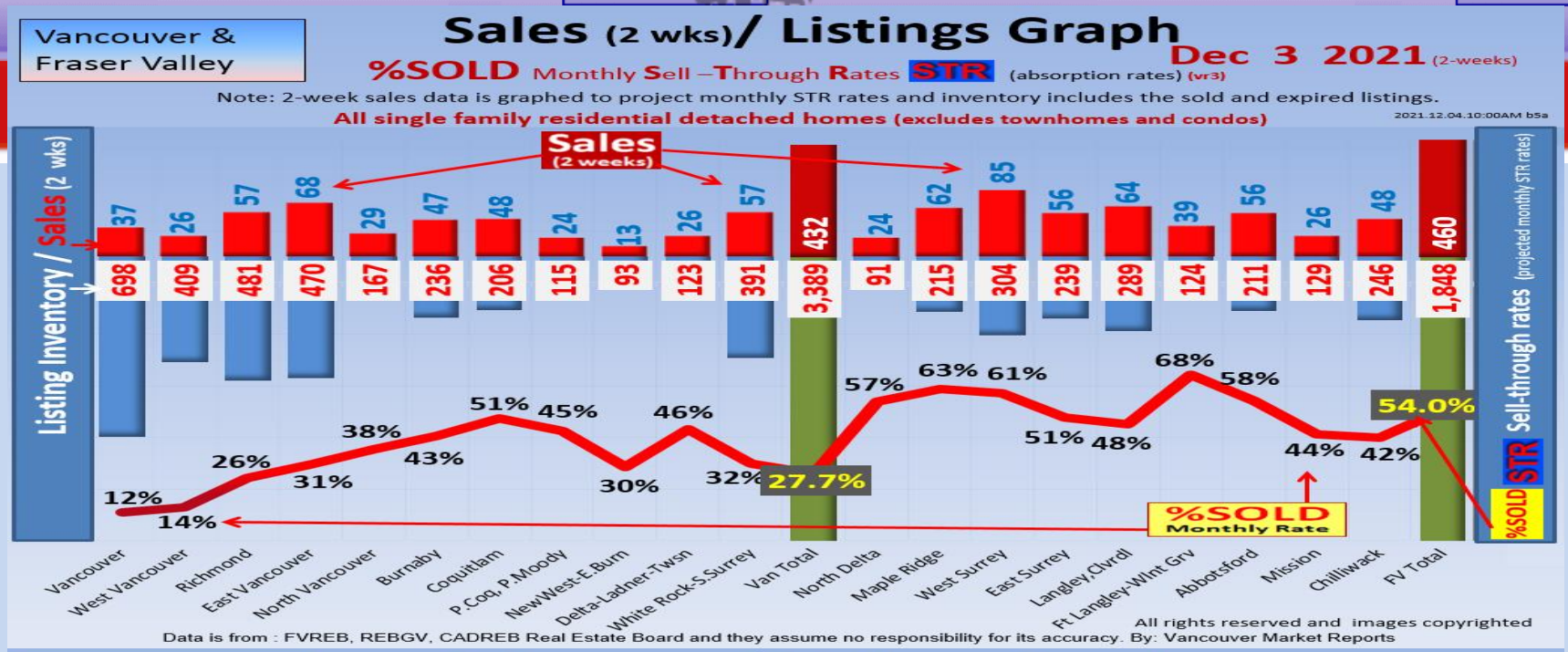

Vancouver & Fraser Valley
Sales (2 wks)/ Listings Graph
Nov 19 2021 (2-weeks)
%SOLD Monthly Sell –Through Rates STR (absorption rates) (vr3)
Note: 2-week sales data is graphed to project monthly STR rates and inventory includes the sold and expired listings.
All single family residential detached homes (excludes townhomes and condos)
2021.11.20.5:45AM m7s
Listing Inventory / Sales (2 wks)
Sales (2 weeks)
Sell-through rates (projected monthly STR rates)
%SOLD STR
%SOLD Monthly Rate
Vancouver 47 709 14%
West Vancouver 21 418 11%
Richmond 57 484 26%
East Vancouver 47 464 22%
North Vancouver 33 168 43%
Burnaby 28 223 27%
Coquitlam 32 209 33%
P.Coq, P.Moody 15 112 29%
NewWest-E.Burn 12 96 27%
Delta-Ladner-Twsn 23 134 37%
White Rock-S.Surrey 75 412 40%
Van Total 390 3,429 24.7%
North Delta 29 92 68%
Maple Ridge 47 211 48%
West Surrey 53 312 37%
East Surrey 46 242 41%
Langley,Clvrdl 49 285 37%
Ft Langley-Wlnt Grv 32 123 56%
Abbotsford 60 245 53%
Mission 37 140 57%
Chilliwack 64 270 51%
FV Total 417 1,920 47.1%
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Vancouver Market Reports — detached homes

Vancouver & Fraser Valley

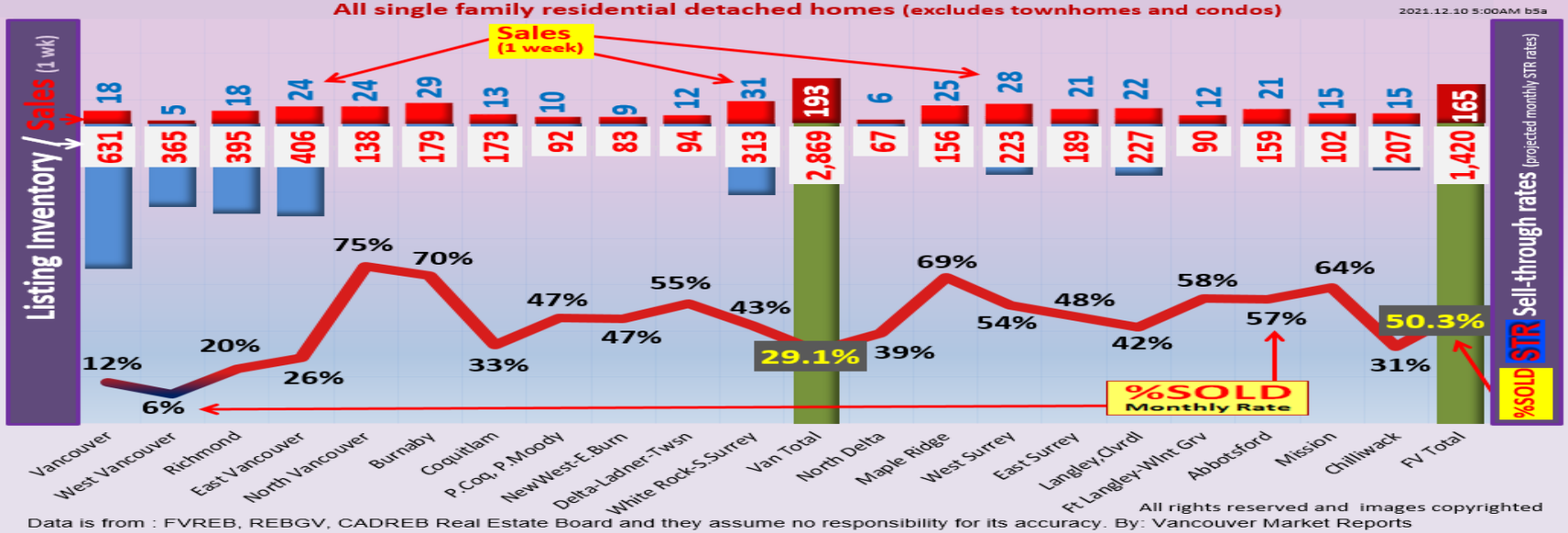
Sales (1 wk)/ Listings Graph — Dec 10 2021 (1 week)

%SOLD Monthly Sell –Through Rates STR (absorption rates) (vr3)

Note: 1-week sales data is extrapolated to project monthly STR rates* (* inventory includes the sold and expired listings).

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

2021.12.10 5:00AM b5a



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Vancouver Market Reports — attached homes

Vancouver & Fraser Valley

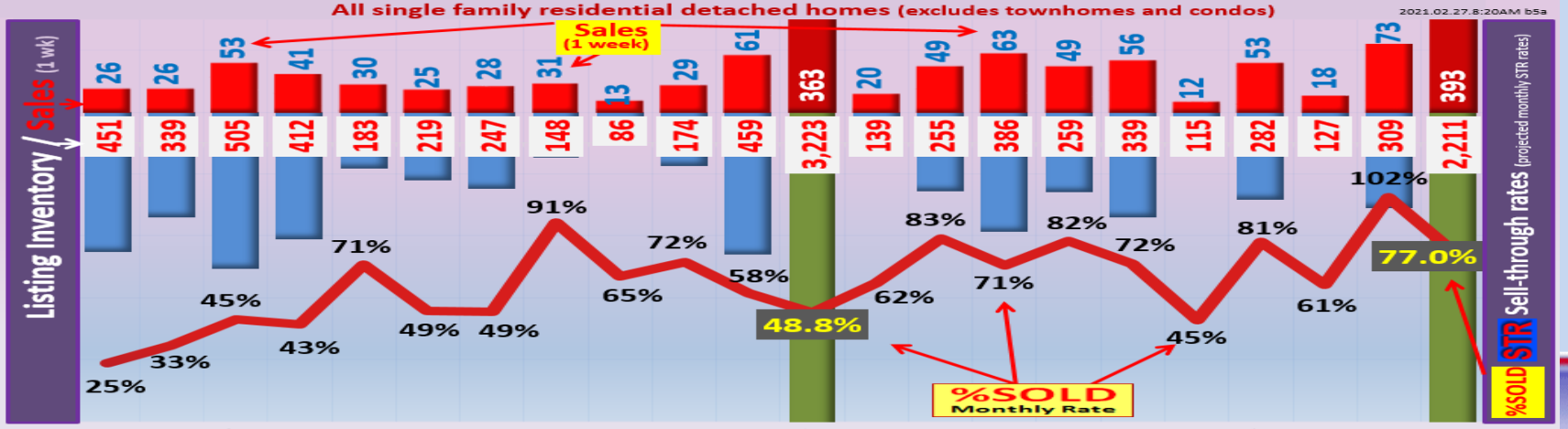
Sales (1 wk)/ Listings Graph — Feb 26 2021 (1 week)

%SOLD Monthly Sell –Through Rates STR (absorption rates) (vr3)

Note: 1-week sales data is extrapolated to project monthly STR rates* (* inventory includes the sold and expired listings).

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

2021.02.27.8:20AM b5a



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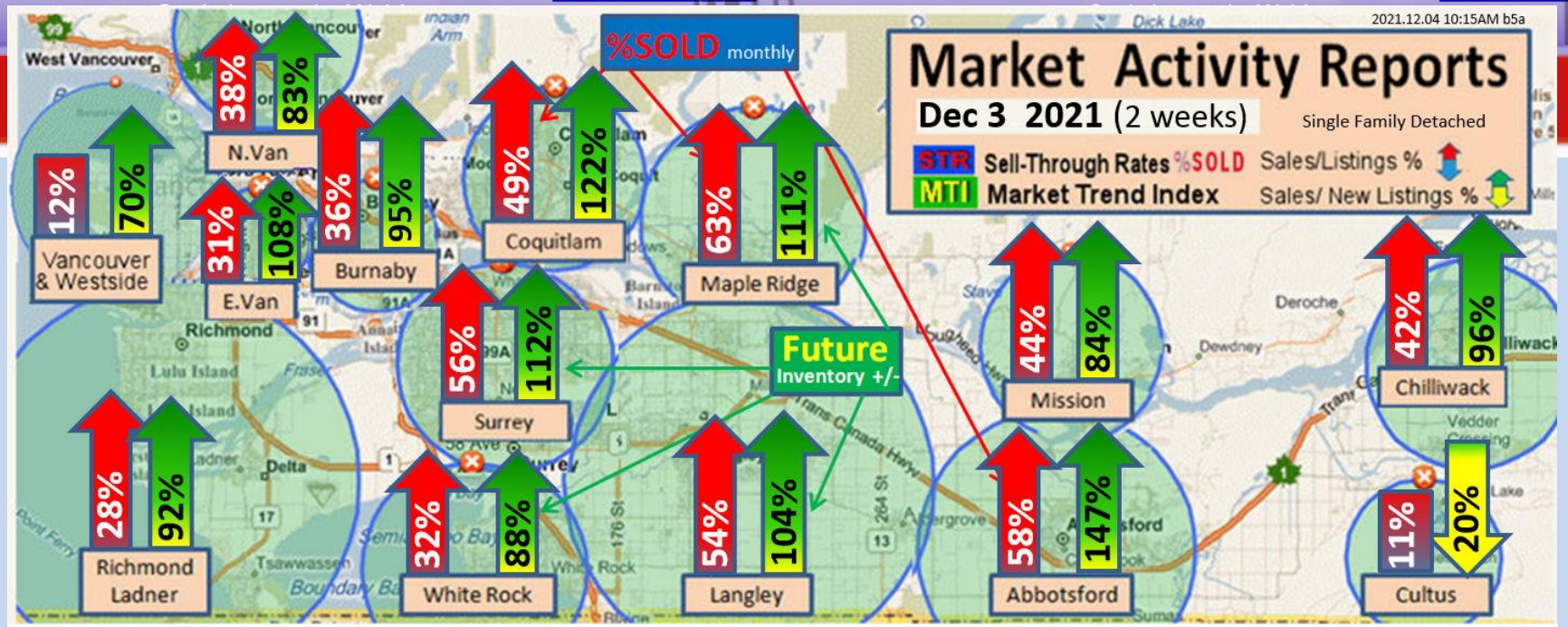

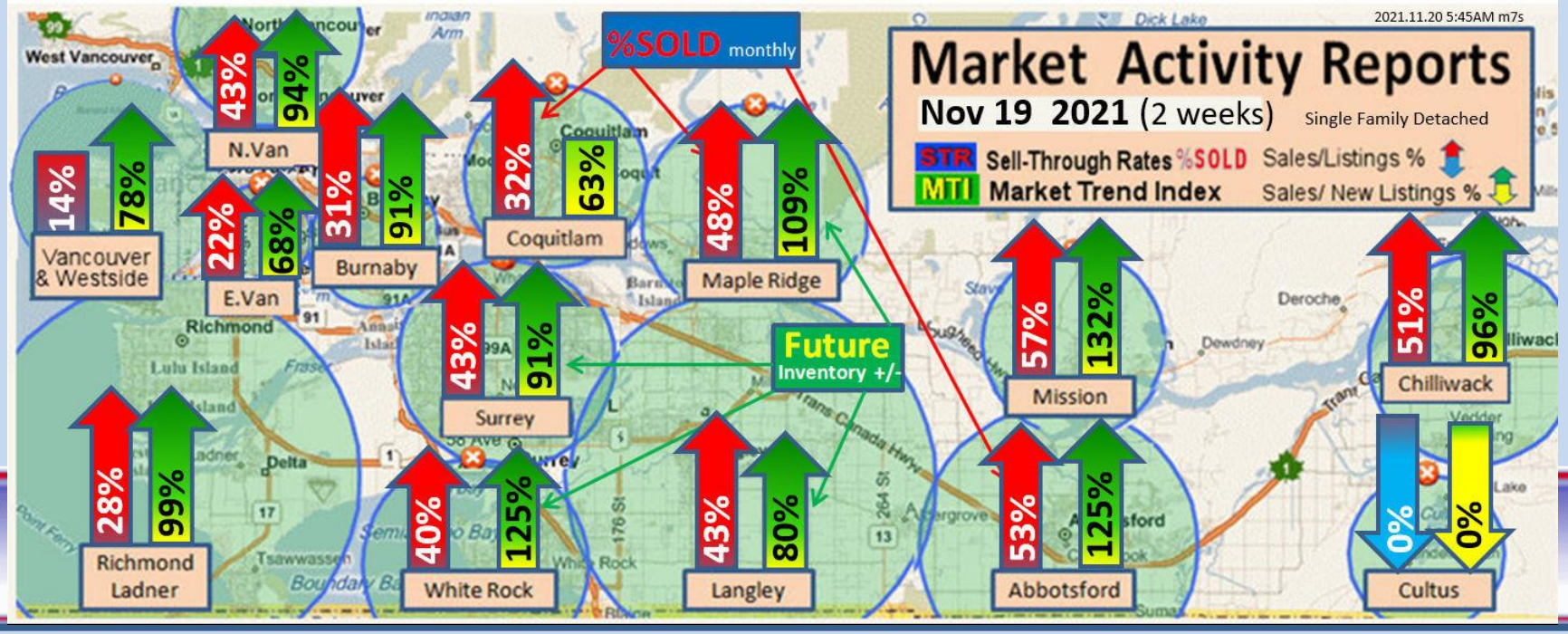

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Market Analysis and Forecasting Dec 1/21 **Vancouver Westside**

Judy Klassen

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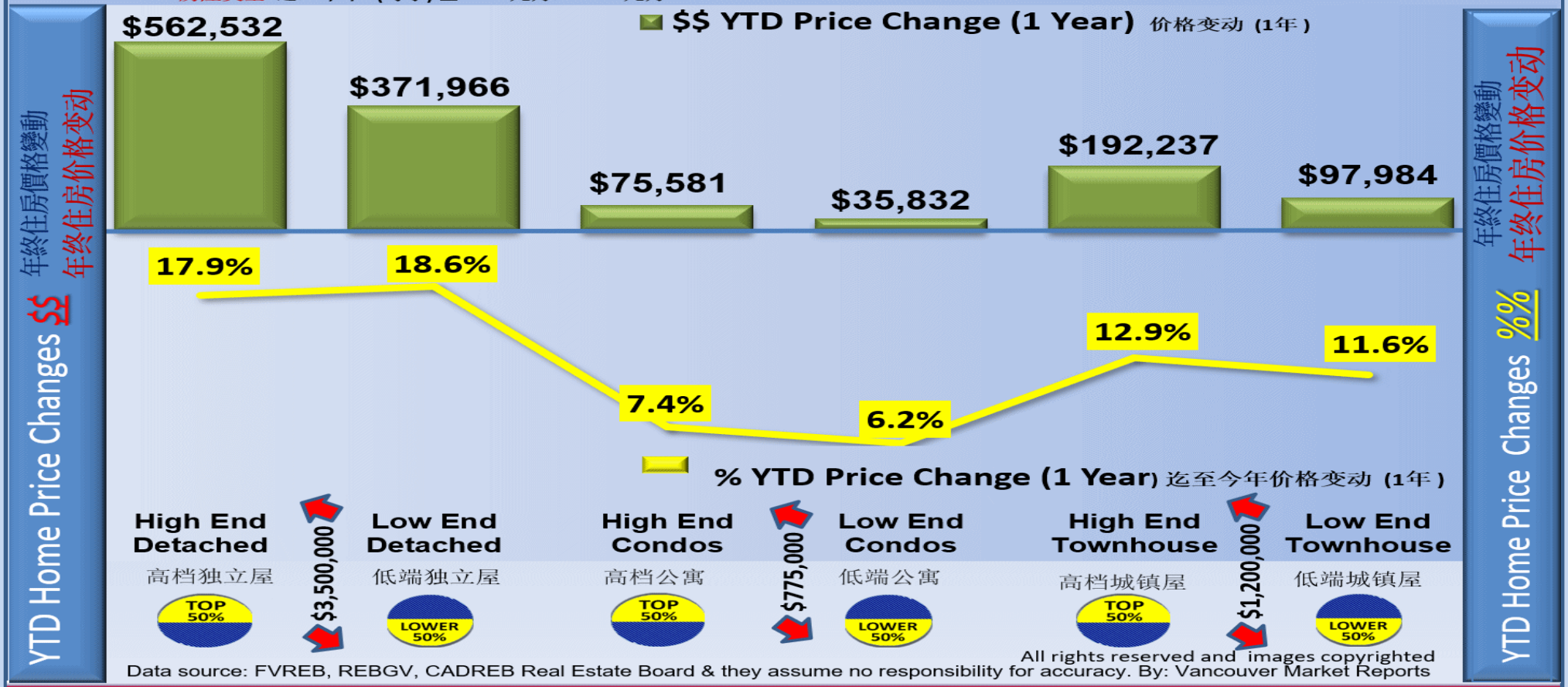
Vancouver Westside Real Estate Price Changes($/%)

温哥华西區房地產價格變動 /温哥华西区房地产价格变动

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

房屋类型: 迄至今年 (每季) 由2020 九月至2021 九月

Powered by: Vancouver Market Reports HPIp



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Statistics, on the Web!

Market Analysis and Forecasting Dec 1/21 **Vancouver Westside**

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Monthly Market Activity - Nov 2021 - Single Family

Dec 1 2021 **Vancouver Westside** Market Update (Detached)

Current: Vancouver Westside ranges from a Buyer's High End Market to a Stable Market with average **13 %SOLD** rate and a Sale Price /List Price of 96% or $149,500 avg. sale price discount from original list price.
Most Active Price Range: Homes between $2.0 mill. - $2.5 mill. have **33.3 %SOLD** rate.
Least Active Price Range: Homes between $6.9 mill. - $9.5 mill. have **4.3 %SOLD** rate.

History: The Vancouver Westside Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased $475,225.
The Vancouver Westside Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased $291,634.
*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.

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Vancouver Market Reports

detached homes

Statistics, on the Web!

Market Analysis and Forecasting Dec 1/21 **Vancouver Westside**

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

Vancouver Westside List Price Ranges Statistics - Nov 2021 — Detached

Home Price Range	Total Listings (/month)		Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD	
$0-$2,000,000	15		3	12	107%	$115,000	20.0%	↑
$2,000,001-$2,500,000	36		12	10	98%	-$43,500	33.3%	↑
$2,400,001-$2,850,000	42	LOWER 50%	9	10	100%	$0	21.4%	↑
$2,850,001-$3,150,000	39		8	17	100%	$3,500	20.5%	↑
$3,150,001-$3,500,000	60		10	15	96%	-$164,000	16.7%	↑
$3,500,001-$3,900,000	66		15	39	97%	-$115,000	22.7%	↑
$3,900,001-$4,250,000	99		13	17	95%	-$208,000	13.1%	
$4,250,001-$4,900,000	54	TOP 50%	5	63	94%	-$280,000	9.3%	↓
$4,900,001-$5,700,000	96		10	67	92%	-$383,000	10.4%	↓
$5,700,001-$6,900,000	66		4	37	99%	-$49,500	6.1%	↓
$6,900,001-$9,500,000	117		5	62	95%	-$470,000	4.3%	↓
$9,500,001 and more	98		6	57	84%	-$2,284,000	6.1%	↓
Total Activity	**788**		**100**	**29**	**96%**	**-$149,500**	**13%**	

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Nov-20	Oct-21	Nov-21	12/1/2021	Change	
Total Listings** (A,S,T,C,X)	681	852	788		-64	↓
Active Listings (1st of the month)	551	712	656	612	-44	↓
Solds	96	108	100		-8	↓
Days on Market (DOM)	21	15	29		15	↑
%SOLD (Sales/ Listings /mnthly rate)	14%	13%	12.7%		0%	
(Top 50%) Home Price Index HPIp	3,208,101	3,729,100	$3,683,326		-$45,774	↓
(Lower 50%) Home Price Index HPIp	2,069,100	2,367,180	$2,360,734		-$6,446	↓

*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 Dec 1/21 **Vancouver Westside**

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What Sold in your Neighbourhood and for What Price?

Vancouver Westside Sub Areas Statistics - Nov 2021 — Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD
Arbutus	32	6	49	98%	-$137,400	18.8%
Cambie	72	4	37	97%	-$109,000	5.6%
Dunbar	88	11	16	98%	-$88,000	12.5%
Fairview VW-False Creek	2	0				0.0%
Kerrisdale	44	13	19	93%	-$285,000	29.5%
Kitsilano	40	11	29	100%	-$10,000	27.5%
MacKenzie Heights	26	5	42	93%	-$298,000	19.2%
Mount Pleasant VW	5	0				0.0%
Marpole	47	4	10	101%	-$13,500	8.5%
Oakridge VW	23	3	220	97%	-$65,000	13.0%
Point Grey	104	20	13	98%	-$66,500	19.2%
Quilchena	26	0				0.0%
South Cambie	14	1	6	88%	-$390,000	7.1%
South Granville	85	7	123	91%	-$480,000	8.2%
Shaughnessy	81	4	45	94%	-$360,500	4.9%
Southlands	44	5	38	97%	-$150,000	11.4%
S.W. Marine	29	4	51	93%	-$164,500	13.8%
University VW	26	2	177	85%	-$1,989,000	7.7%
Total Activity	**788**	**100**	**29**	**96%**	**-$149,500**	**13%**

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Market Analysis and Forecasting Dec 1/21 **Vancouver Westside**

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Next Months Market Forecast

Forecast: Vancouver Westside has average Listing Supply; 656 homes are for sale and with the **13 %SOLD** monthly rate gives us a ~8 months of inventory. 4% of the active listings have reduced their price by $227,071 on average and $200,000 median for the last month.

The Vancouver Market Monthly Average Price increased **$31,052 in November.** Why such a strong Sellers Market? Although the number of sales is near normal, we now have the lowest listing inventory since 2011. This lack of listings is partially due to the covid infections/lockdowns resulting in many sellers putting plans on hold. We are forecasting that the majority of the Metro Vancouver Markets will continue to be a Seller's Market in the coming months.

Currently, Condos continue to be in a Seller's Market with 80% of the Greater Vancouver (Lower Mainland) Condo Prices increasing **$9,969** on average. On the other hand, 89% of the Townhouse Markets (25 out of 28) prices increased **$16,629** 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 Dec 1/21 Vancouver Westside

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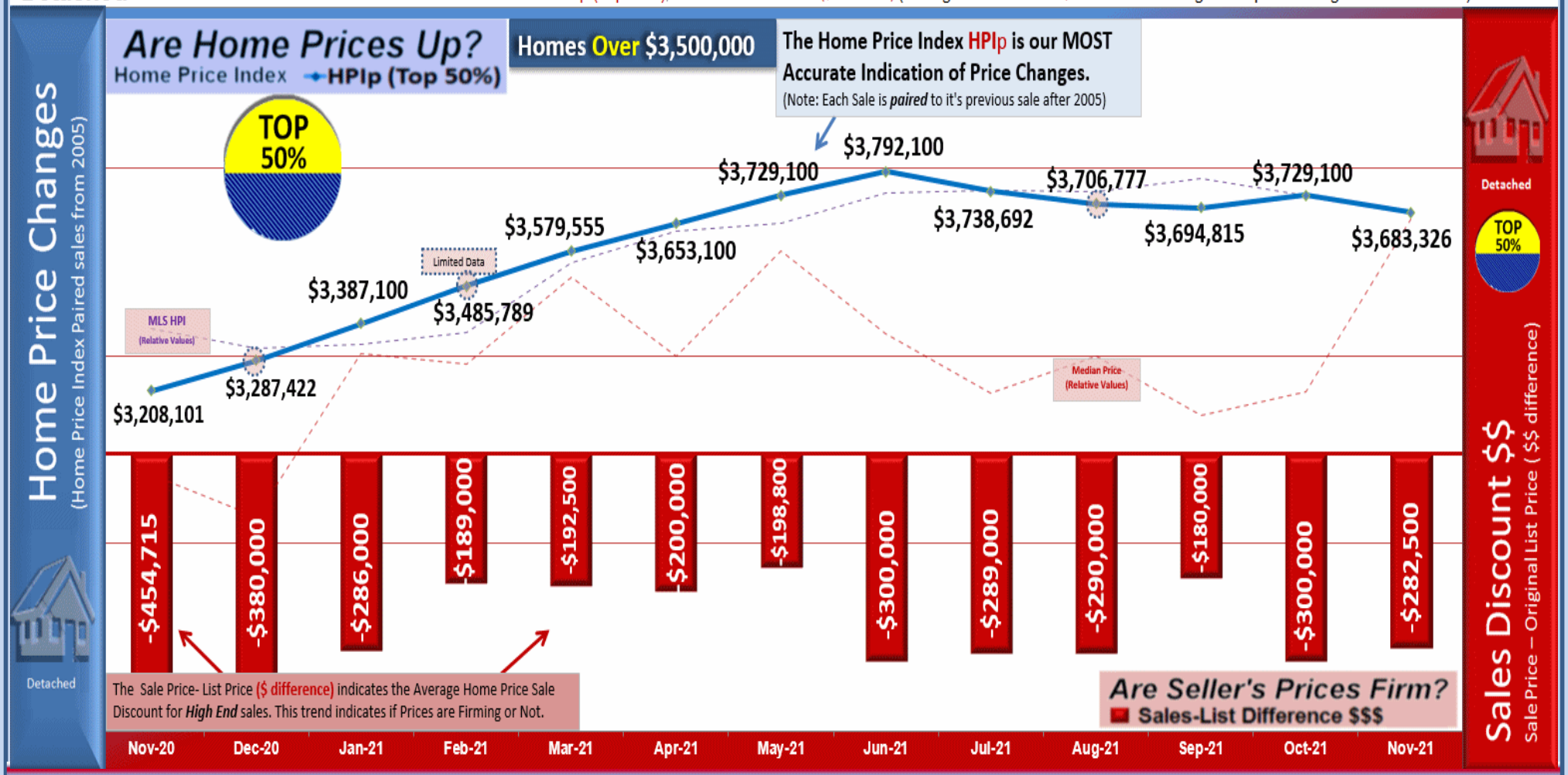
Detached **Vancouver Westside** Home Price Index HPIp (Top 50%), Sale Price-List Price ($ Difference) (average home sold for **$ less** than their original list price for High End Home sales)



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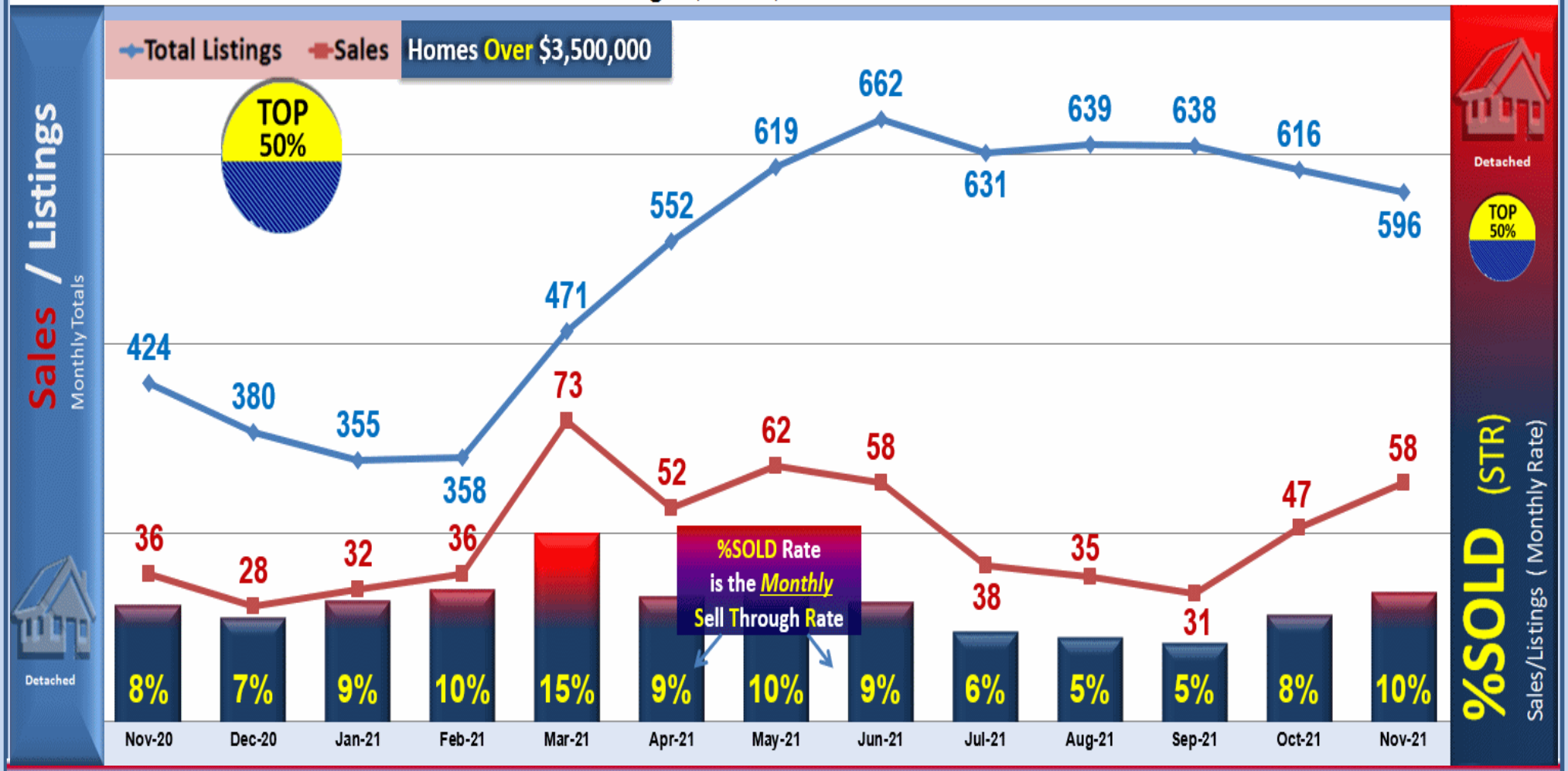
Market Analysis and Forecasting Dec 1/21 **Vancouver Westside**

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



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Market Analysis and Forecasting Dec 1/21 Vancouver Westside

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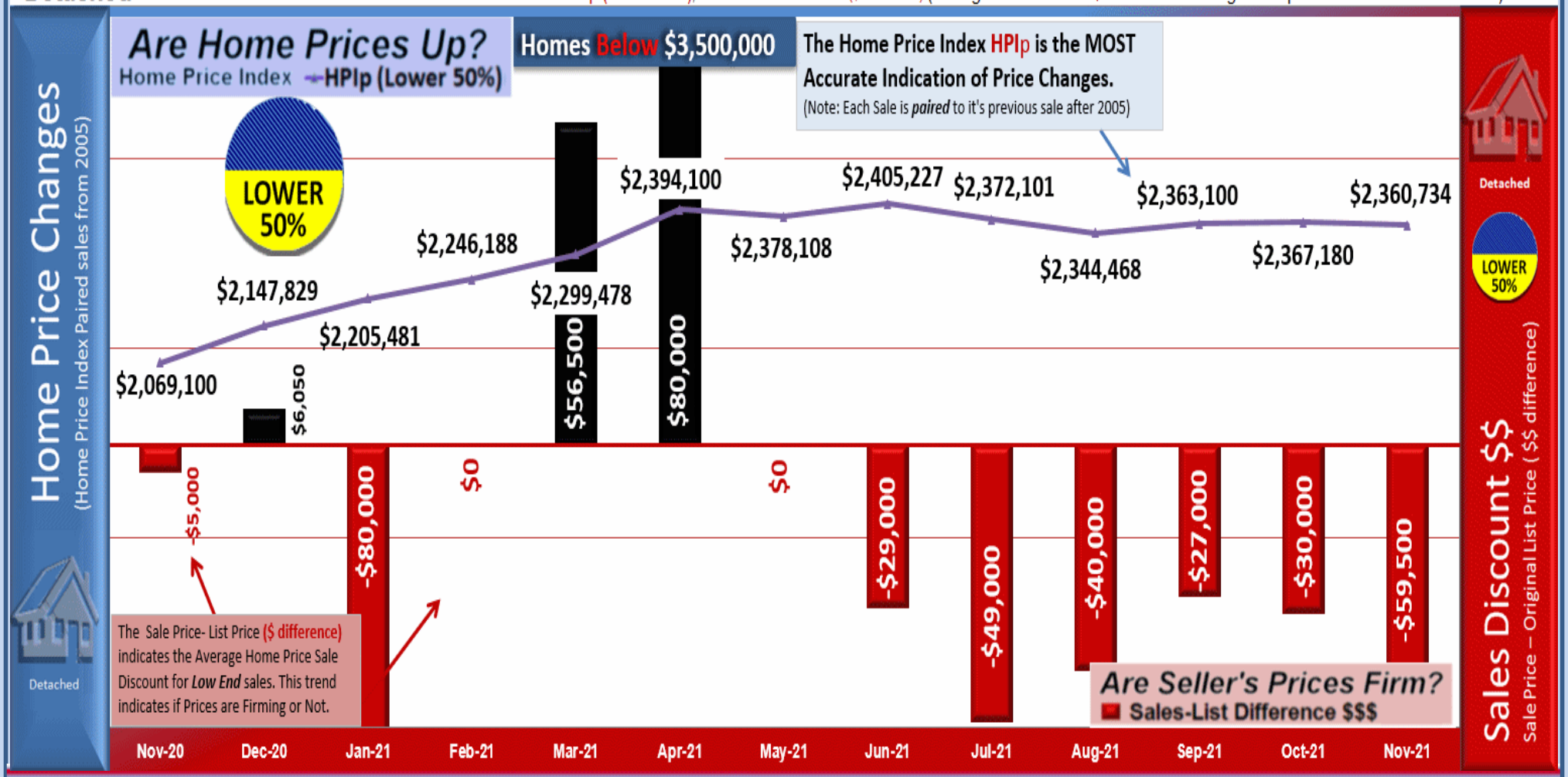
Detached **Vancouver Westside** Home Price Index HPIp (Lower 50%), Sale Price-List Price ($ Difference) (average home sold for $ less than their original list price for Low End Home sales)



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Market Analysis and Forecasting Dec 1/21 **Vancouver Westside**

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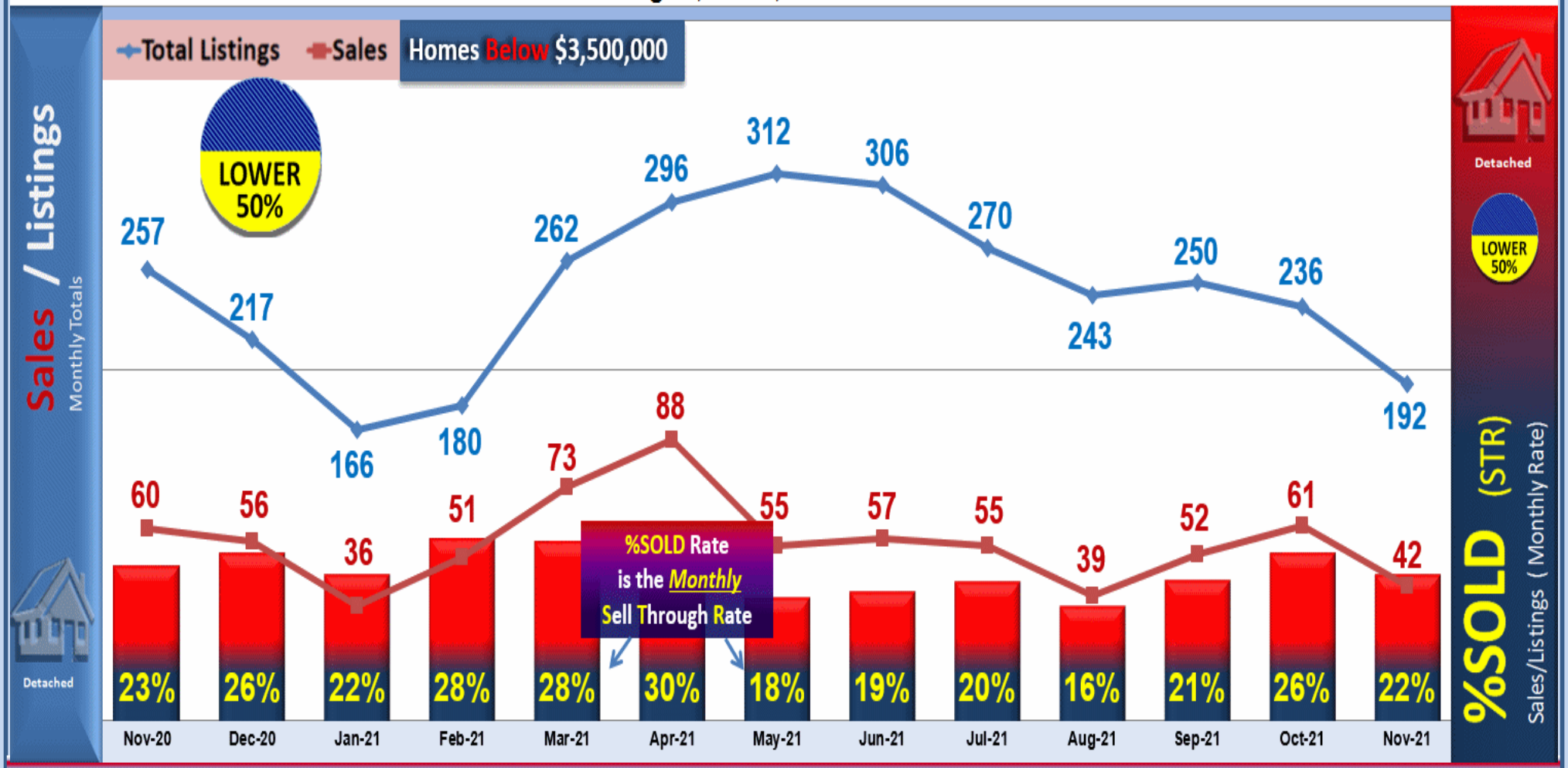
Detached **Vancouver Westside** **Total Listings**, Sales, and %SOLD rates**



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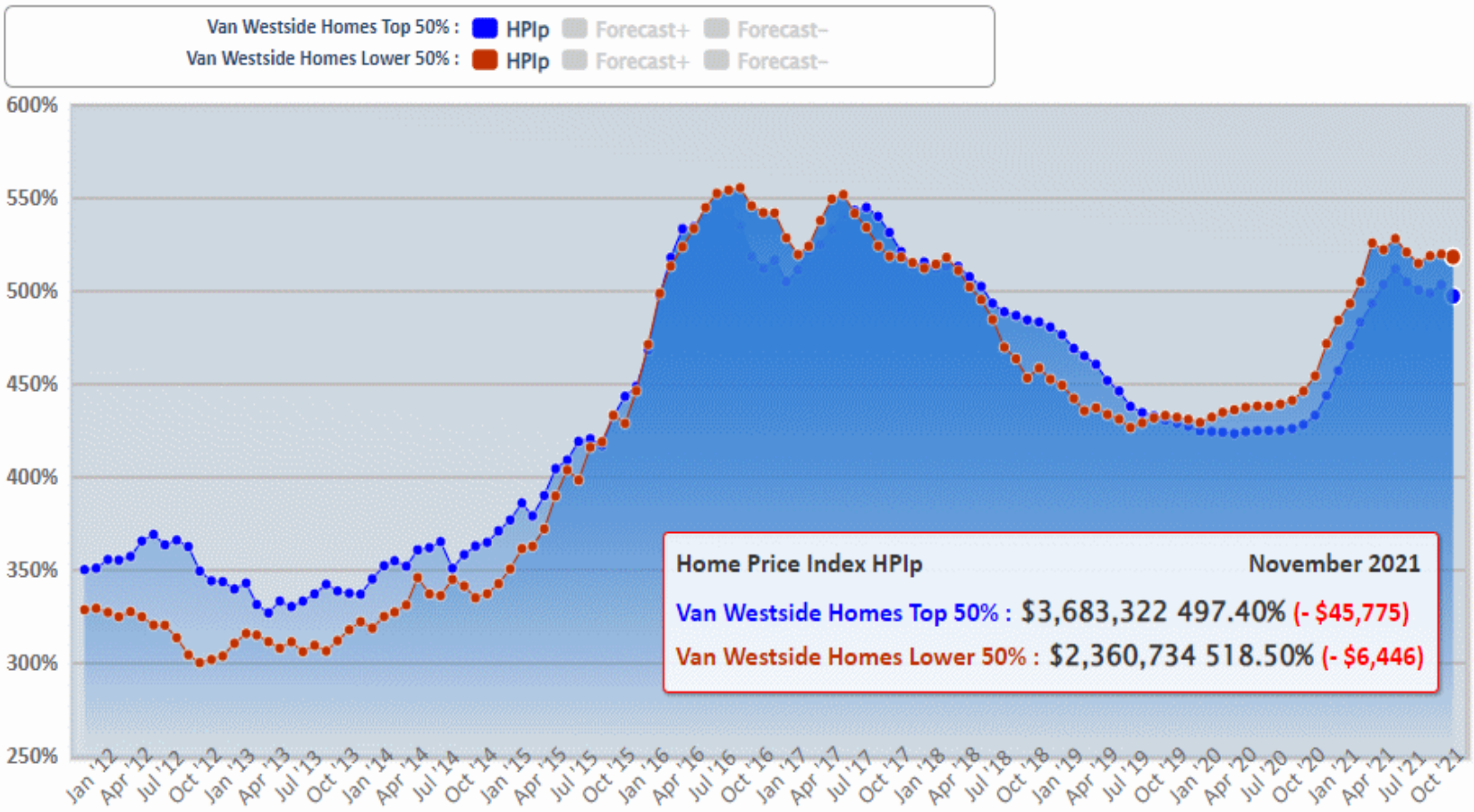

Monthly Home values

Date	Value
Nov 2021	% 497.40
Oct 2021	% 503.60
Sep 2021	% 499.00
Aug 2021	% 500.60
Jul 2021	% 504.90
Jun 2021	% 512.10
May 2021	% 503.60
Apr 2021	% 493.40
Mar 2021	% 483.40
Feb 2021	% 470.80
Jan 2021	% 457.40
Dec 2020	% 444.00

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Market Analysis and Forecasting Dec 1/21 **East Vancouver**

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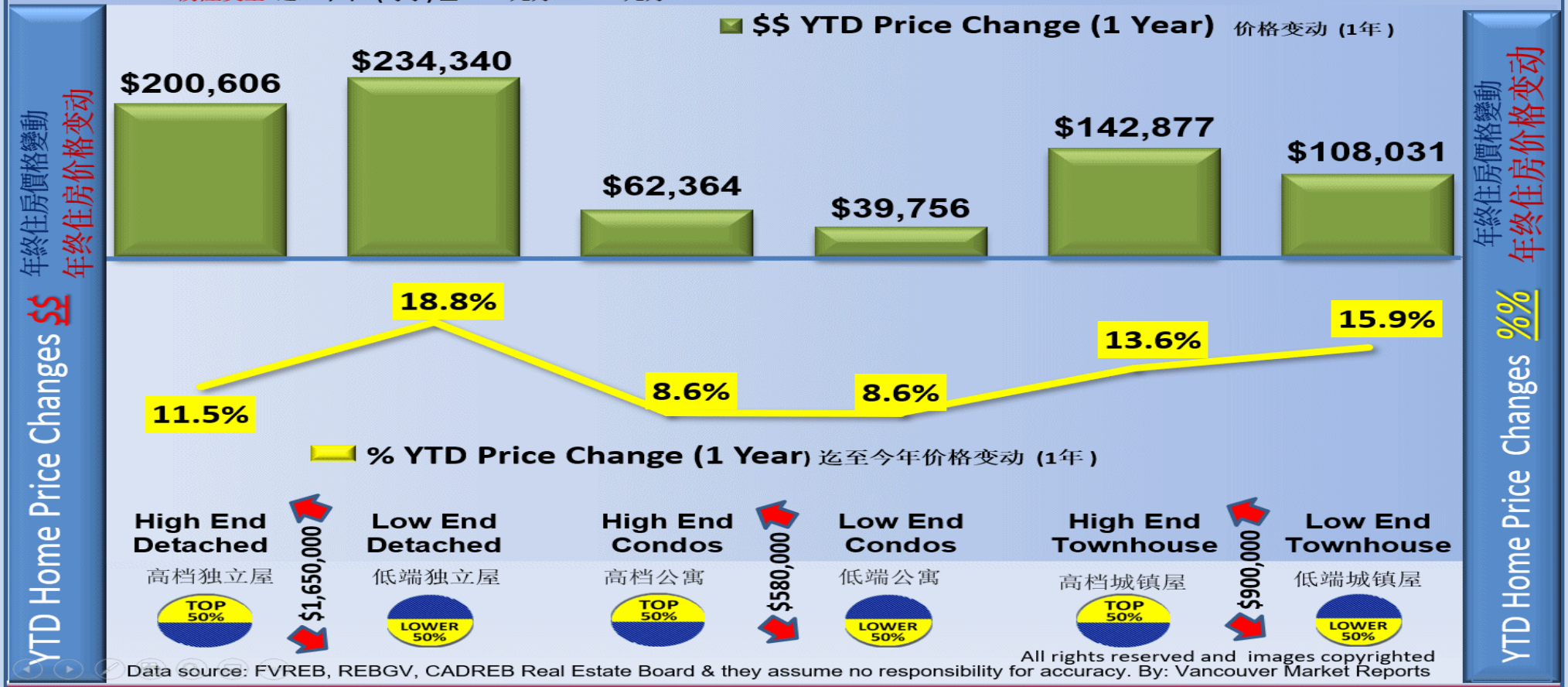
East Vancouver Real Estate Price Changes ($/%)

東溫 房地產價格變動 /东温 房地产价格变动

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

房屋类型: 迄至今年 (每季) 由2020 九月至2021 九月

Powered by: Vancouver Market Reports HPIp



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Market Analysis and Forecasting Dec 1/21 **East Vancouver**

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Monthly Market Activity - Nov 2021 - Single Family

Dec 1 2021 **East Vancouver Market Update** (Detached)

Current: East Vancouver has a Seller Market with average listing inventory, **22 %SOLD** rate, a 101% Sell/List Ratio and 10 DOM.
(This means an average of a $25,000 increase on a sale from the original list price)
Most Active Price Range: Homes between $1.4 mill - $1.5 mill. have High **45.5 %SOLD** rate.
Least Active Price Range: Homes above $2.7 mill. have **8.3 %SOLD** rate.

History: The East Vancouver Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased $336,675.
The East Vancouver Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased $324,346.
*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.
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Vancouver Market Reports

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Statistics, on the Web!

Market Analysis and Forecasting Dec 1/21 **East Vancouver**

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

East Vancouver List Price Ranges Statistics - Nov 2021 — Detached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD	
$0-$1,250,000	7	1	8	107%	$91,000	14.3%	
$1,250,001-$1,400,000	19	8	8	108%	$111,000	42.1%	↑
$1,400,001-$1,500,000	22	10	7	113%	$195,500	45.5%	↑
$1,500,001-$1,700,000	36	16	10	102%	$28,000	44.4%	↑
$1,700,001-$1,900,000	60	24	13	104%	$74,000	40.0%	↑
$1,900,001-$2,220,001	100	37	12	100%	-$1,900	37.0%	↑
$2,220,001-$2,700,000	129	15	10	100%	$10,000	11.6%	
$2,700,001 and more	193	16	21	98%	-$53,500	8.3%	↓
Total Activity	**566**	**127**	**10**	**101%**	**$25,000**	**22%**	↑

LOWER 50% / TOP 50%

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Nov-20	Oct-21	Nov-21	12/1/2021	Change	
Total Listings** (A,S,T,C,X)	665	625	566		-59	↓
Active Listings (1st of the month)	503	461	409	384	-25	↓
Solds	138	138	127		-11	↓
Days on Market (DOM)	12	13	10		-3	
%SOLD (Sales/ Listings /mnthly rate)	21%	22%	22%		0.4%	↑
(Top 50%) Home Price Index HPIp	$1,829,425	$2,032,100	$2,166,100		$134,000	↑
(Lower 50%) Home Price Index HPIp	$1,323,754	$1,535,101	$1,648,100		$112,999	↑

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Vancouver Market Reports

Statistics, on the Web!

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Market Analysis and Forecasting Dec 1/21 **East Vancouver**

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What Sold in your Neighbourhood and for What Price?

East Vancouver Sub areas Statistics - Nov 2021 — Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD
Champlain Heights	6	3	7	100%	$10,000	50.0%
Collingwood Vancouver East	116	14	13	102%	$35,050	12.1%
Fraser VE	36	13	8	105%	$102,000	36.1%
Fraserview VE	25	7	12	99%	-$23,800	28.0%
Grandview Woodland	68	15	10	100%	$0	22.1%
Hastings	16	6	28	101%	$13,000	37.5%
Killarney VE	38	9	8	107%	$103,000	23.7%
Knight	51	8	8	102%	$31,000	15.7%
Main	22	7	13	101%	$17,000	31.8%
Mount Pleasant VE	6	1	95	96%	-$79,999	16.7%
Renfrew VE	53	13	8	105%	$82,000	24.5%
Renfrew Heights	42	7	7	99%	-$19,000	16.7%
South Marine	2	2	30	97%	-$66,429	100.0%
Strathcona	3	1	25	100%	$2,000	33.3%
Hastings Sunrise	8	0				0.0%
South Vancouver	43	15	17	100%	$12,000	34.9%
Victoria VE	31	6	11	105%	$92,500	19.4%
Total Activity	**566**	**127**	**10**	**101%**	**$25,000**	**22%**

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Market Analysis and Forecasting Dec 1/21 **East Vancouver**

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Next Months Market Forecast

Forecast: East Vancouver has average Listing Supply; with 625 homes for sale and the **20 %SOLD** monthly rate gives us ~5 months of Inventory. 7% of the active listings have reduced their price by $181,279 on average or $200,000 on median for the last month. We project East Vancouver to be a continued Seller Market.

The Vancouver Market Monthly Average Price increased **$31,052 in November.** Why such a strong Sellers Market? Although the number of sales is near normal, we now have the lowest listing inventory since 2011. This lack of listings is partially due to the covid infections/lockdowns resulting in many sellers putting plans on hold. We are forecasting that the majority of the Metro Vancouver Markets will continue to be a Seller's Market in the coming months.

Currently, Condos continue to be in a Seller's Market with 80% of the Greater Vancouver (Lower Mainland) Condo Prices increasing **$9,969** on average. On the other hand, 89% of the Townhouse Markets (25 out of 28) prices increased **$16,629** 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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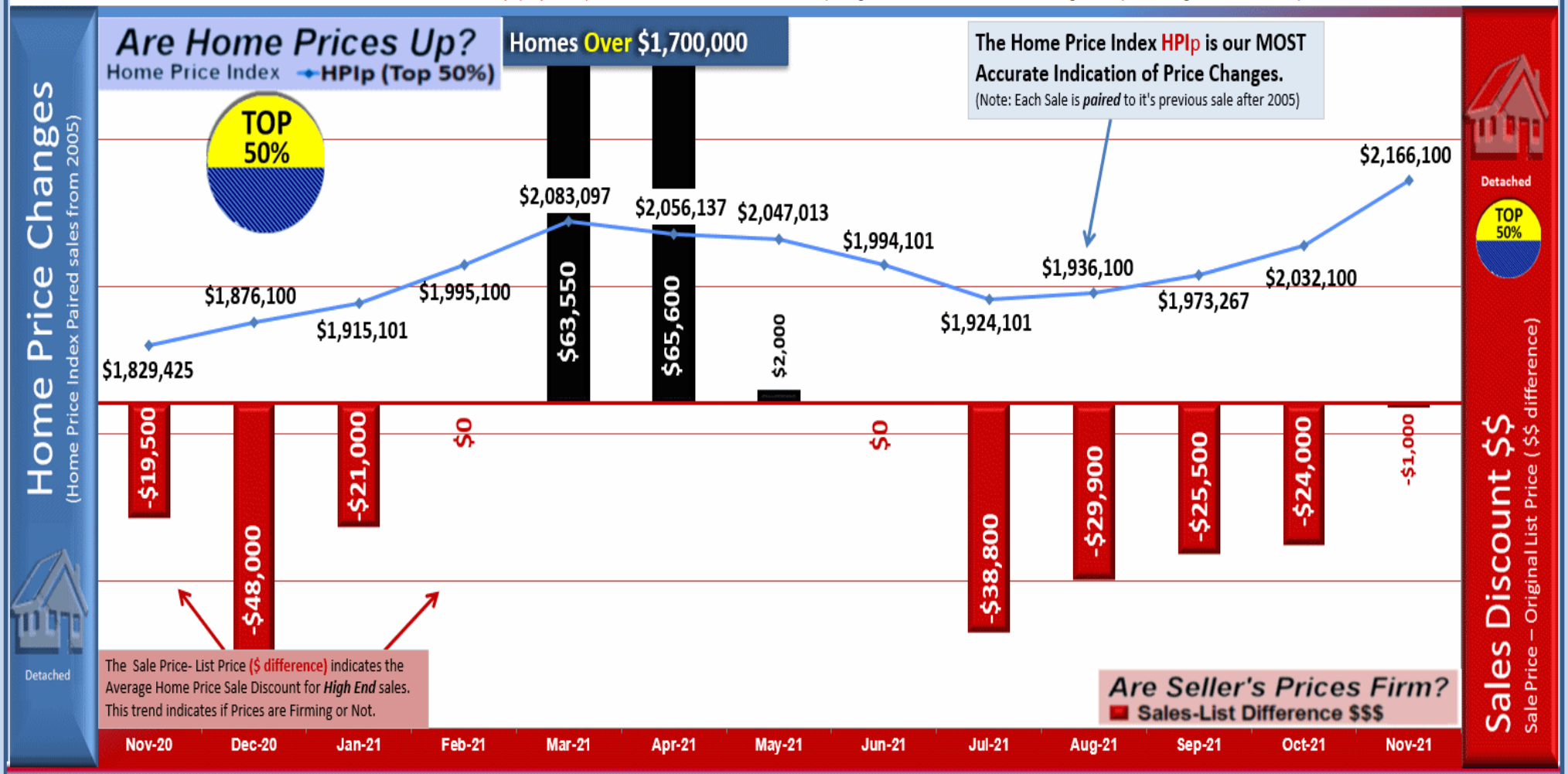
Market Analysis and Forecasting

Dec 1/21 East Vancouver

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



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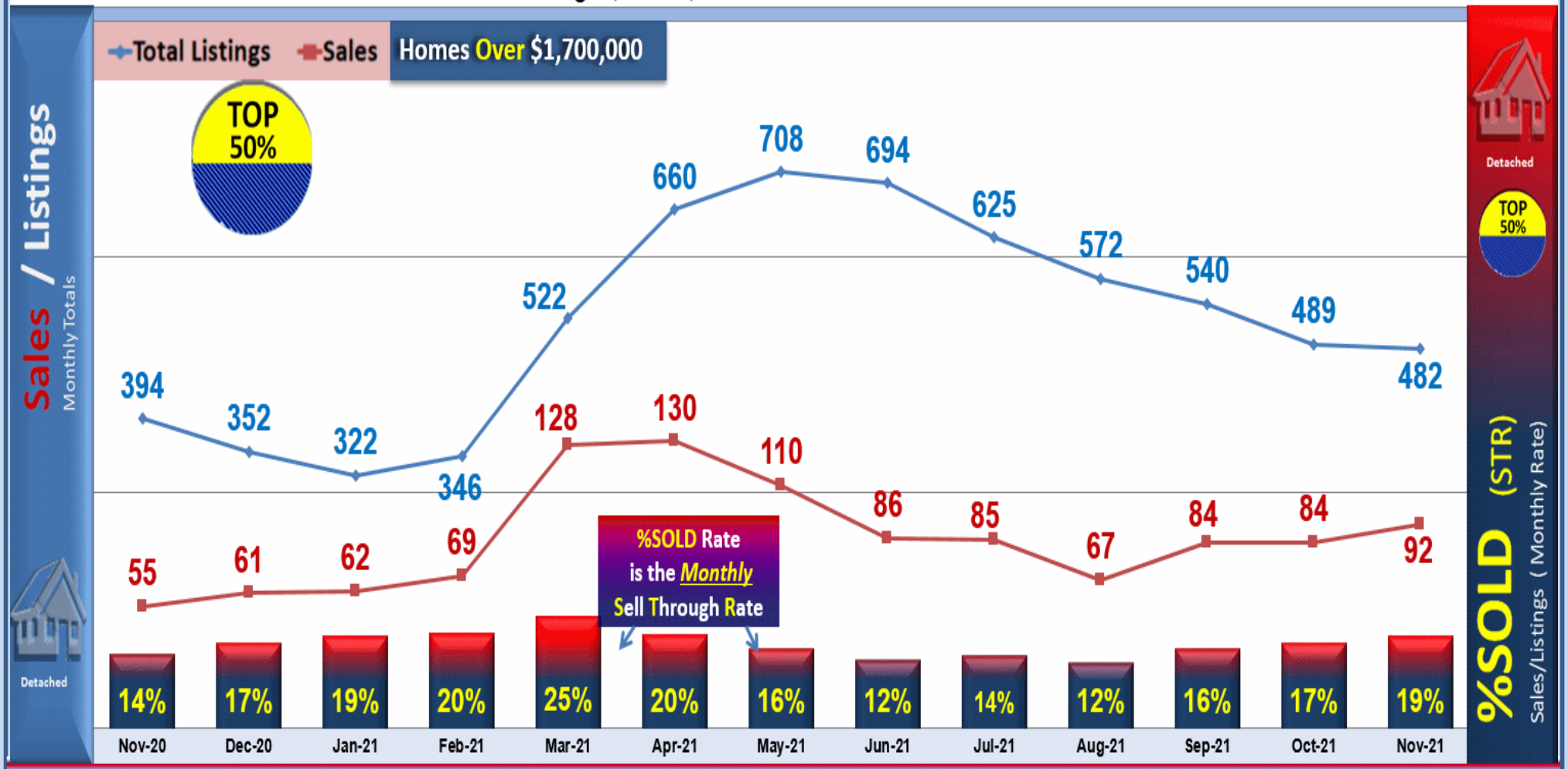
Market Analysis and Forecasting

Dec 1/21 East Vancouver

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



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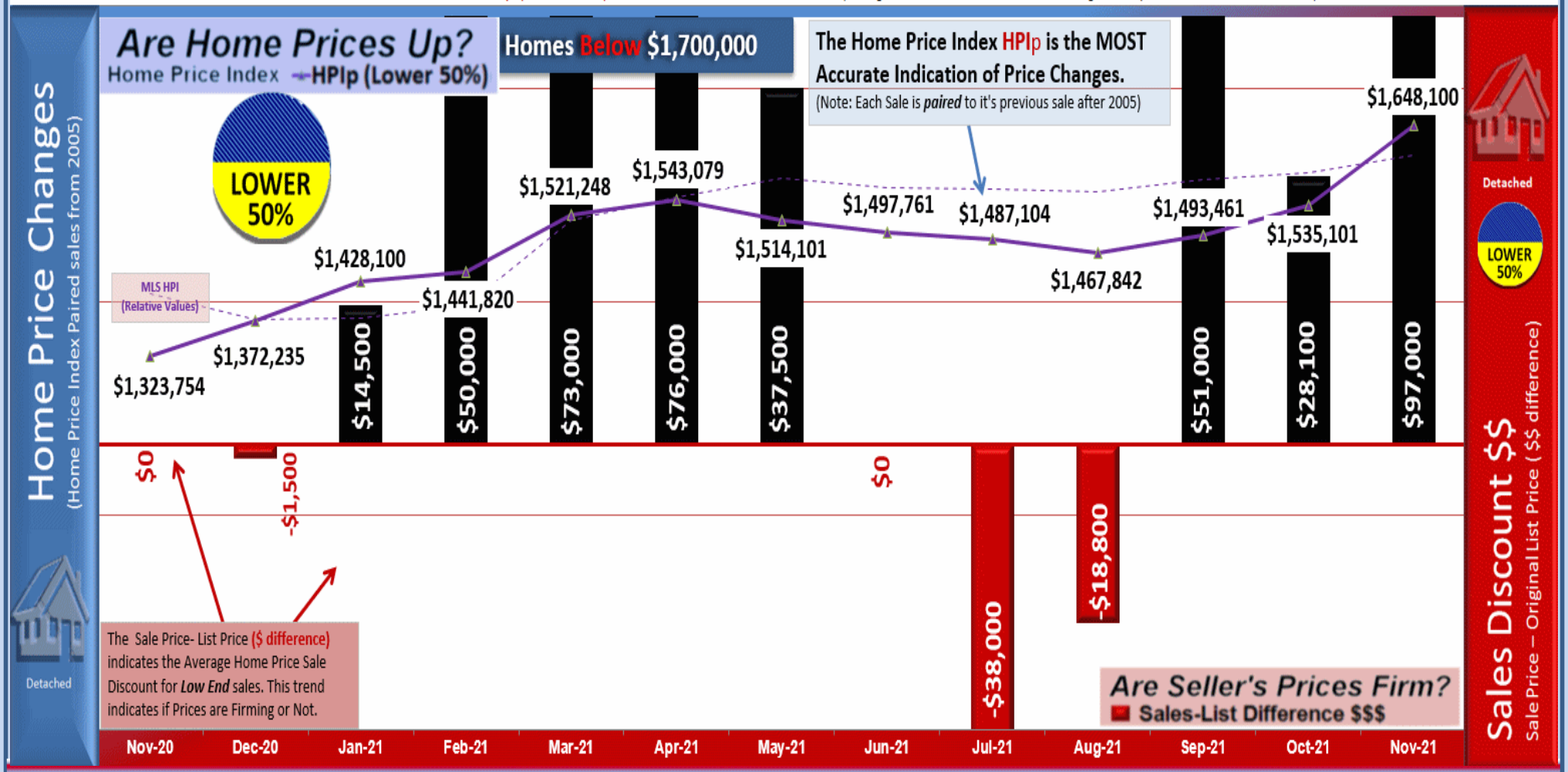
Market Analysis and Forecasting

Dec 1/21 East Vancouver

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



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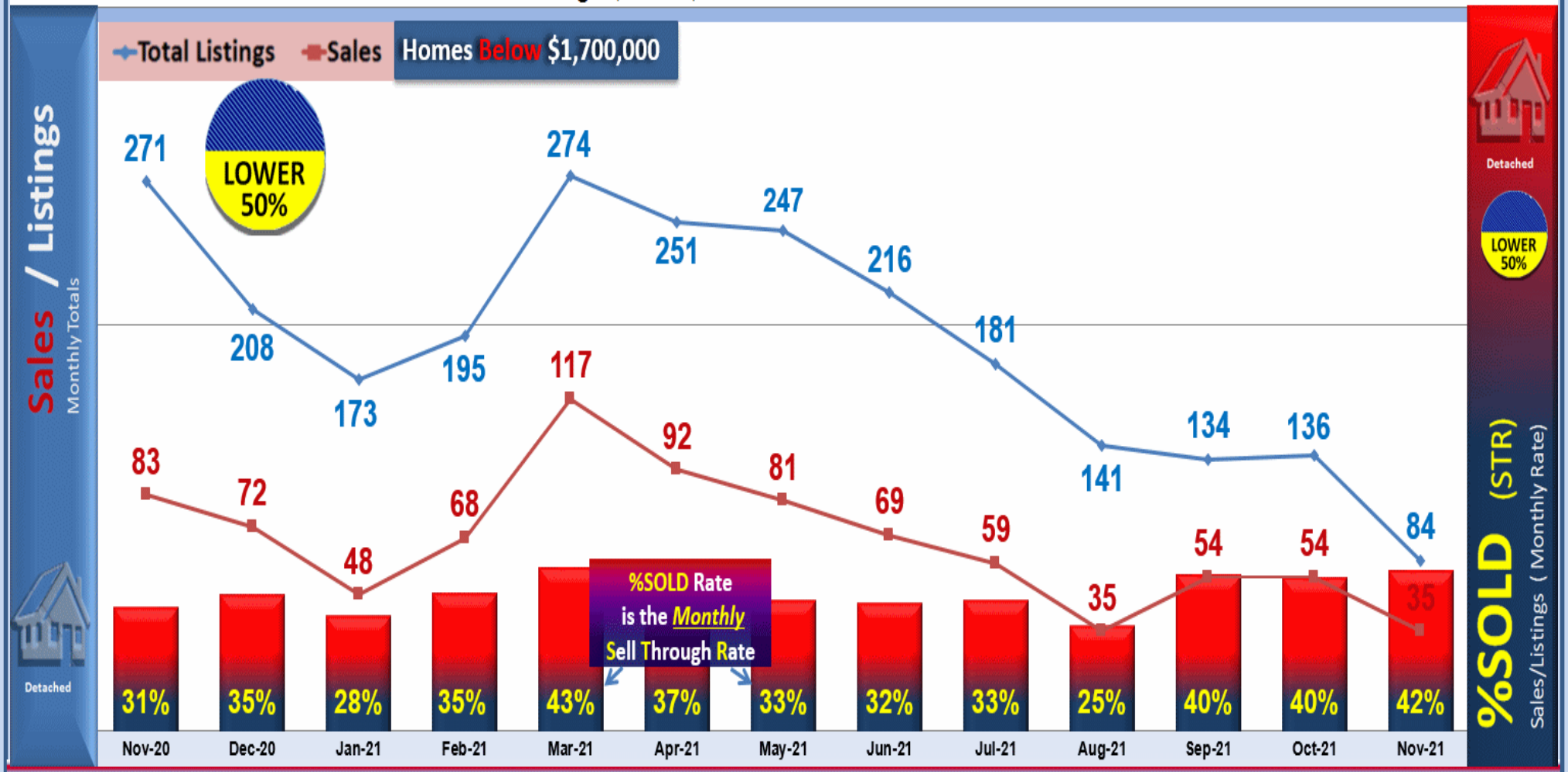
Market Analysis and Forecasting

Dec 1/21 East Vancouver

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



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Market Analysis and Forecasting

Dec 1/21 East Vancouver

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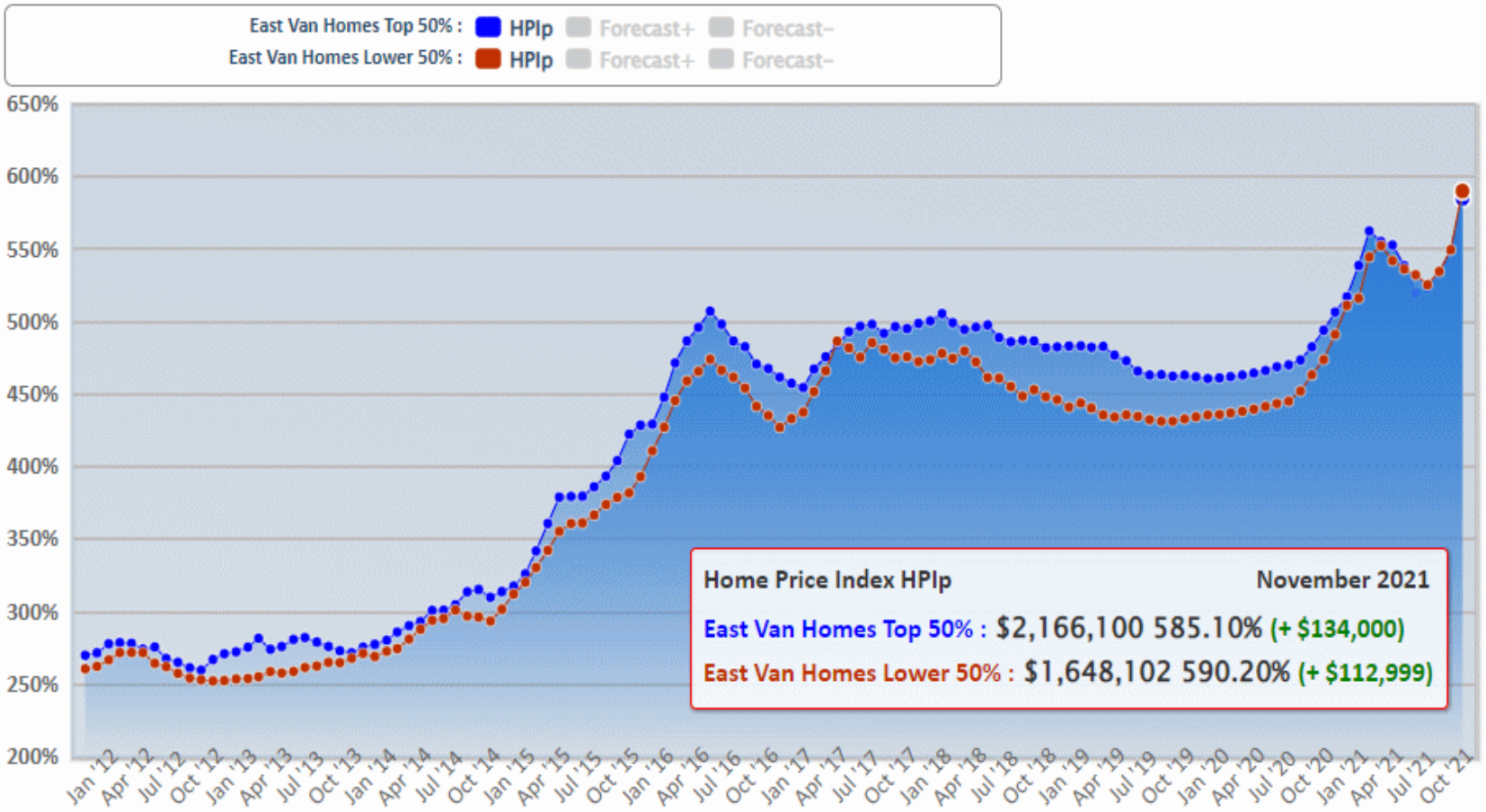

Monthly Home values

Date	Value
Nov 2021	% 585.10
Oct 2021	% 548.90
Sep 2021	% 533.00
Aug 2021	% 523.00
Jul 2021	% 519.80
Jun 2021	% 538.70
May 2021	% 553.00
Apr 2021	% 555.40
Mar 2021	% 562.70
Feb 2021	% 538.90
Jan 2021	% 517.30
Dec 2020	% 506.80

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Market Analysis and Forecasting Dec 1/21 **Abbotsford**

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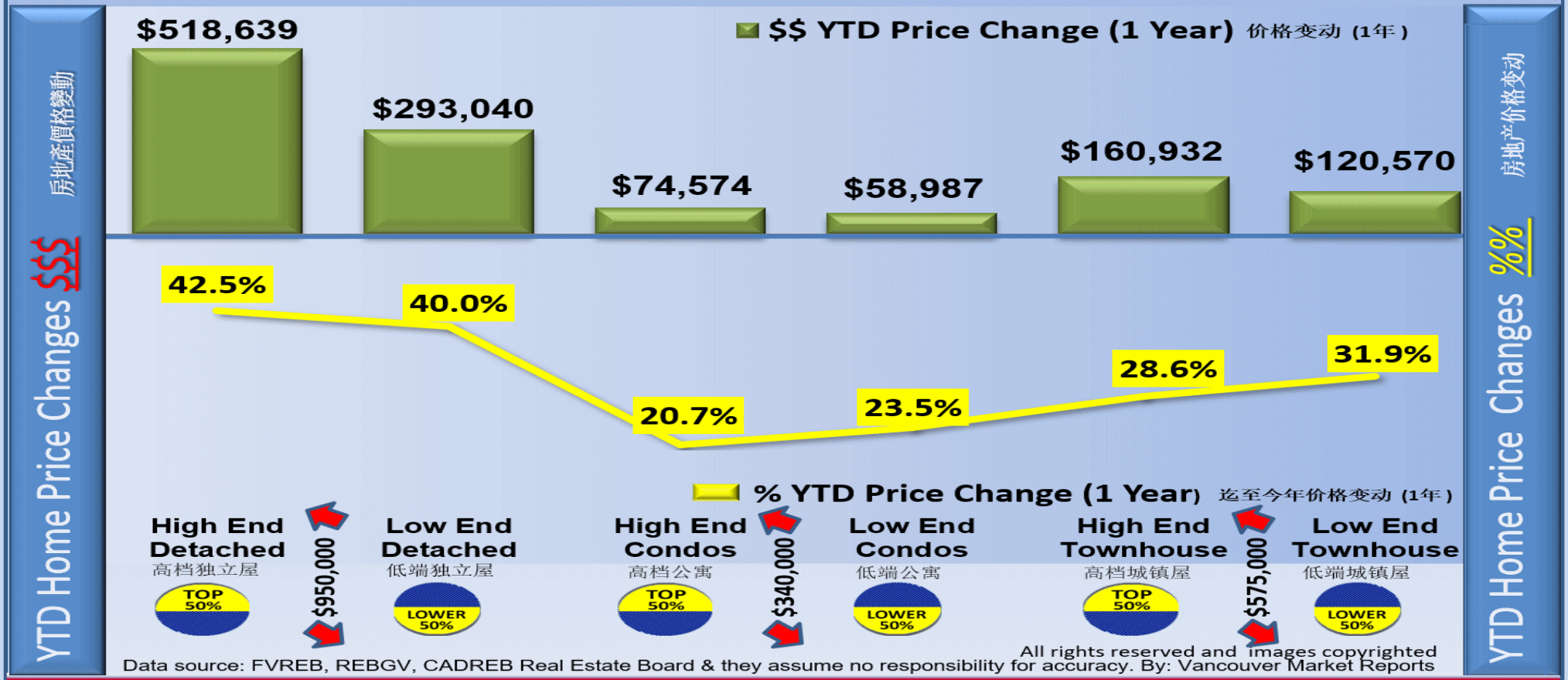
Abbotsford Real Estate Price Changes ($/%)

房地产价格变动($/%)

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

房屋类型: 迄至今年 (每季) 由2020 九月至2021 九月

Powered by: Vancouver Market Reports HPIp



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Market Analysis and Forecasting Dec 1/21 **Abbotsford**

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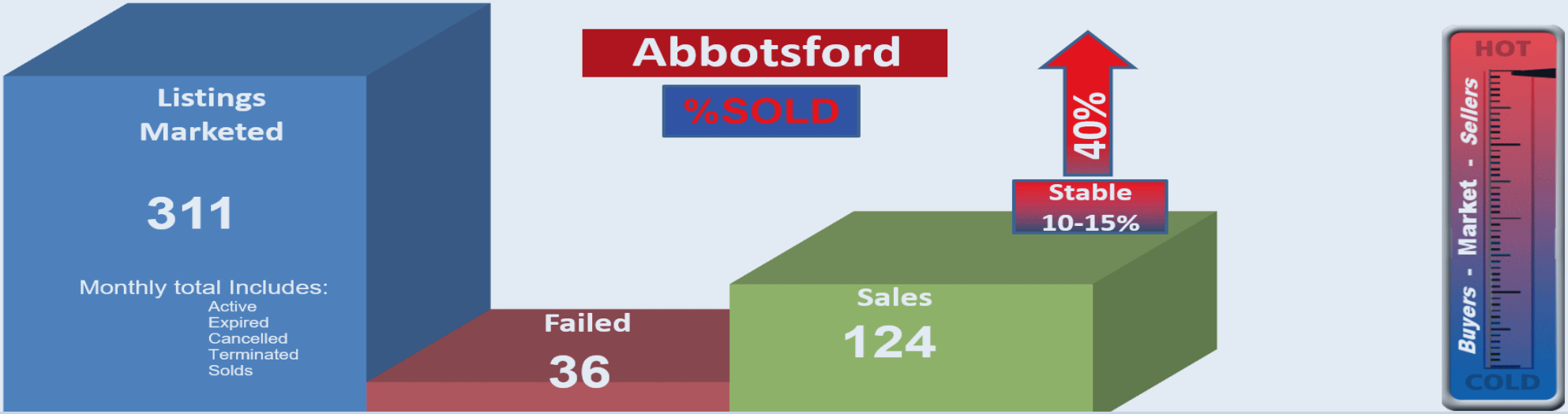
Monthly Market Activity - Nov 2021 - Single Family



Dec 1 2021 Abbotsford Market Update (Detached)

Current: Abbotsford is in Seller Market with average listing inventories, a **40 %SOLD** rate and a 102% Sell/List Ratio.

(This means that on an average sale there is a *$26,500* increase from the original list price) .

Most Active Price Range: Homes below $800,000 have a **80.0 %SOLD** rate.

Least Active Price Range: Homes above $1.6 mill. have a **15.7 %SOLD** rate.

History: The Abbotsford Home Price Index **HPIp** (Top 50%) shows that prices increased $600,754.

The Abbotsford Home Price Index **HPIp** (Lower 50%) shows that prices increased $309,970 year-to-date.

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

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Market Analysis and Forecasting Dec 1/21 **Abbotsford**

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

Abbotsford List Price Ranges Statistics -Nov 2021 — Detached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD
0-$800,000	10	8	5	108%	$59,000	80.0%
$800,001-$950,000	11	5	6	107%	$63,200	45.5%
$950,001-$1,000,000	17	10	9	114%	$135,000	58.8%
$1,000,001-$1,100,000	29	13	8	106%	$61,112	44.8%
$1,100,001-$1,250,000	61	33	8	103%	$35,100	54.1%
$1,250,001-$1,600,000	81	39	12	102%	$27,000	48.1%
$1,600,001 and more	102	16	9	98%	-$30,150	15.7%
Total Activity	**311**	**124**	**8**	**102%**	**$26,500**	**40%**

LOWER 50%

TOP 50%

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Nov-20	Oct-21	Nov-21	12/01/2021	Change
Total Listings** (A,S,T,C,X)	525	354	311		-43
Active Listings (1st of the month)	398	225	196	151	-45
Solds	164	126	124		-2
Days on Market (DOM)	15	8	8		0
%SOLD (Sales/ Listings /mnthly rate)	31%	36%	40%		4.3%
(Top 50%) Home Price Index HPIp	$1,323,100	$1,835,121	$1,923,854		$88,733
(Lower 50%) Home Price Index HPIp	$825,100	$1,089,100	$1,135,070		$45,970

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Market Analysis and Forecasting Dec 1/21 **Abbotsford**

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What Sold in your Neighbourhood and for What Price?

Abbotsford Sub areas Statistics - Nov 2021 — Detached

Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD
Poplar	14	2	1	112%	$103,000	14.3%
Bradner	10	3	10	99%	-$23,000	30.0%
Matsqui	6	1	6	90%	-$100,000	16.7%
Sumas Mountain	4	1	16	97%	-$69,800	25.0%
Abbotsford West	74	33	8	104%	$60,100	44.6%
Abbotsford East	113	46	10	101%	$18,100	40.7%
Aberdeen	18	4	76	97%	-$40,999	22.2%
Sumas Prairie	12	1	6	100%	$100	8.3%
Central Abbotsford	60	33	8	102%	$24,778	55.0%
Total Activity	**311**	**124**	**8**	**102%**	**$26,500**	**40%**

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Market Analysis and Forecasting Dec 1/21 **Abbotsford**

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Next Months Market Forecast

Forecast: Abbotsford has average Listing supply; 196 homes are for sale & with the **40 %SOLD** monthly rate gives us a ~3 months of inventory. 10% of the active listings have reduced their price by $95,473 on average or $82,000 median in the last month. We project Abbotsford to continue in Seller Market.

Home price in Fraser Valley have gone up by **$67,843**. An all time record!! **This is even $29,920 more than November 2020.** Why such a strong Sellers Market? We now have the lowest listing inventories since 2011, 50% lower than usual. This is partially due to the covid infections/lockdowns resulting in many sellers putting plans on hold.

Currently, Condos continue to be in a Seller's Market with 80% of the Greater Vancouver (Lower Mainland) Condo Prices increasing **$9,969** on average. On the other hand, 89% of the Townhouse Markets (25 out of 28) prices increased **$16,629** 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

Dec 1/21 **Abbotsford**

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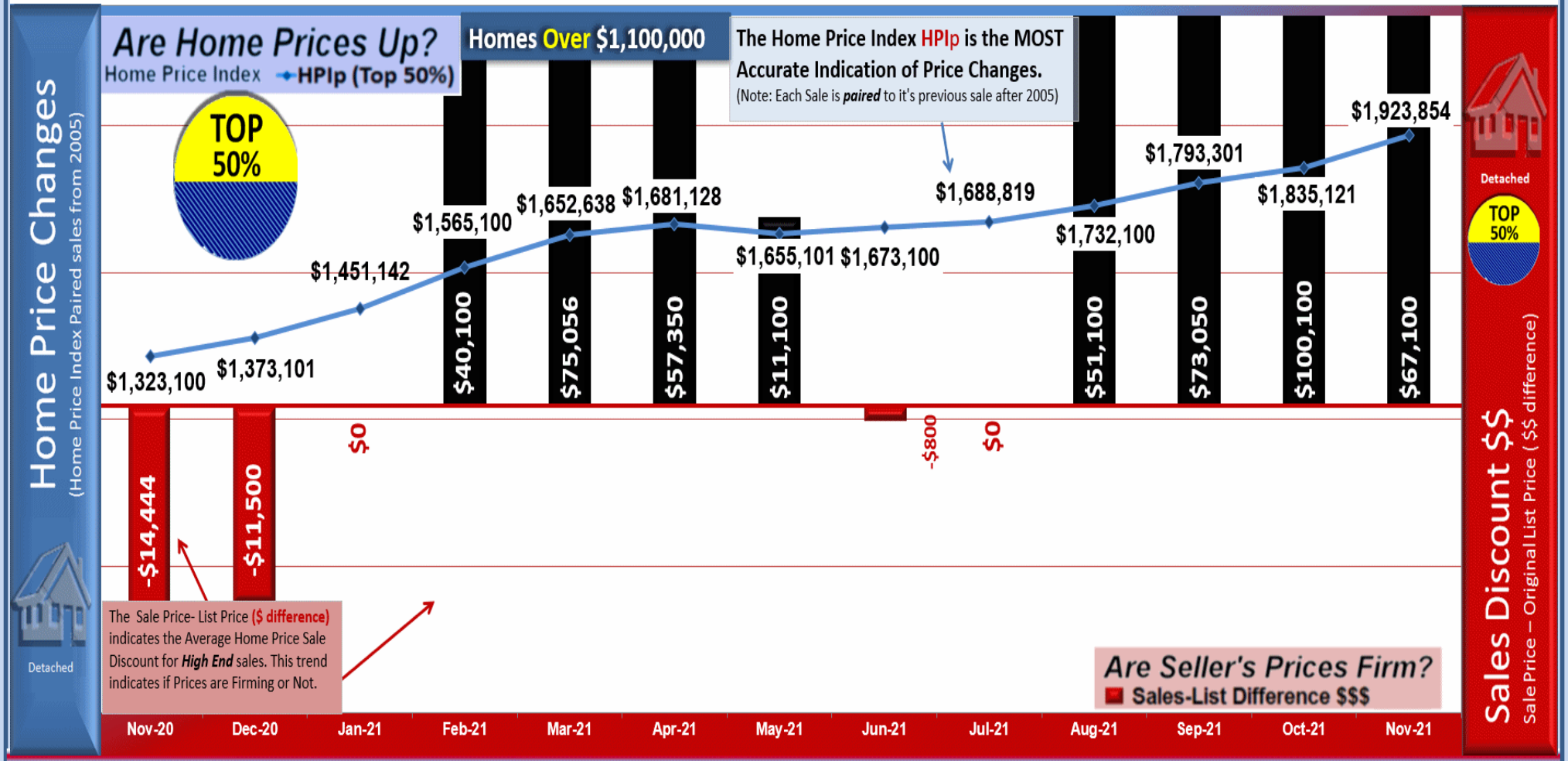
Detached **Abbotsford** Home Price Index **HPIp** (Top 50%), Sale Price-List Price ($ Difference) (average home sold for **$ less** than their original list price)



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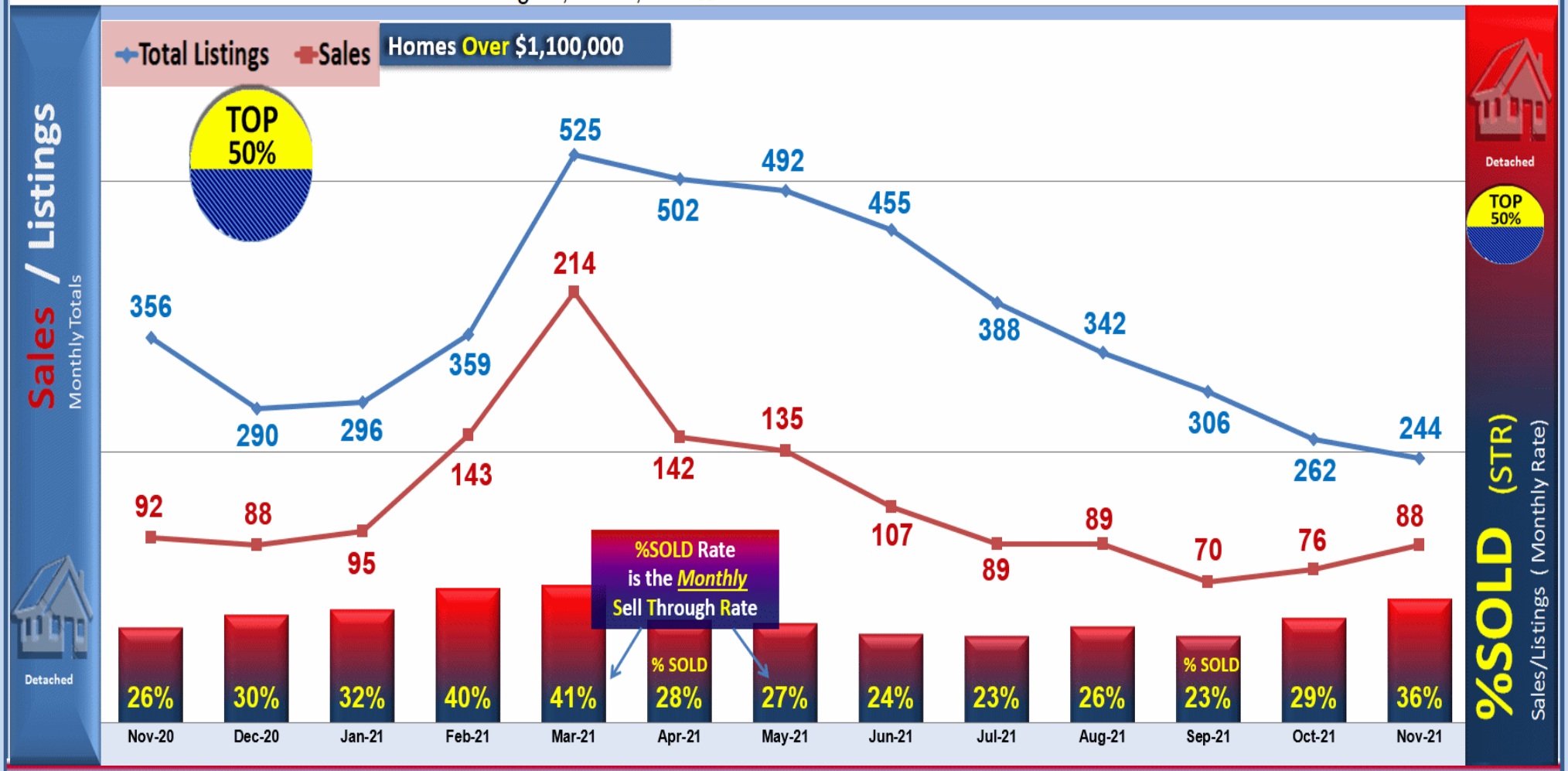
Market Analysis and Forecasting

Dec 1/21 **Abbotsford**

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



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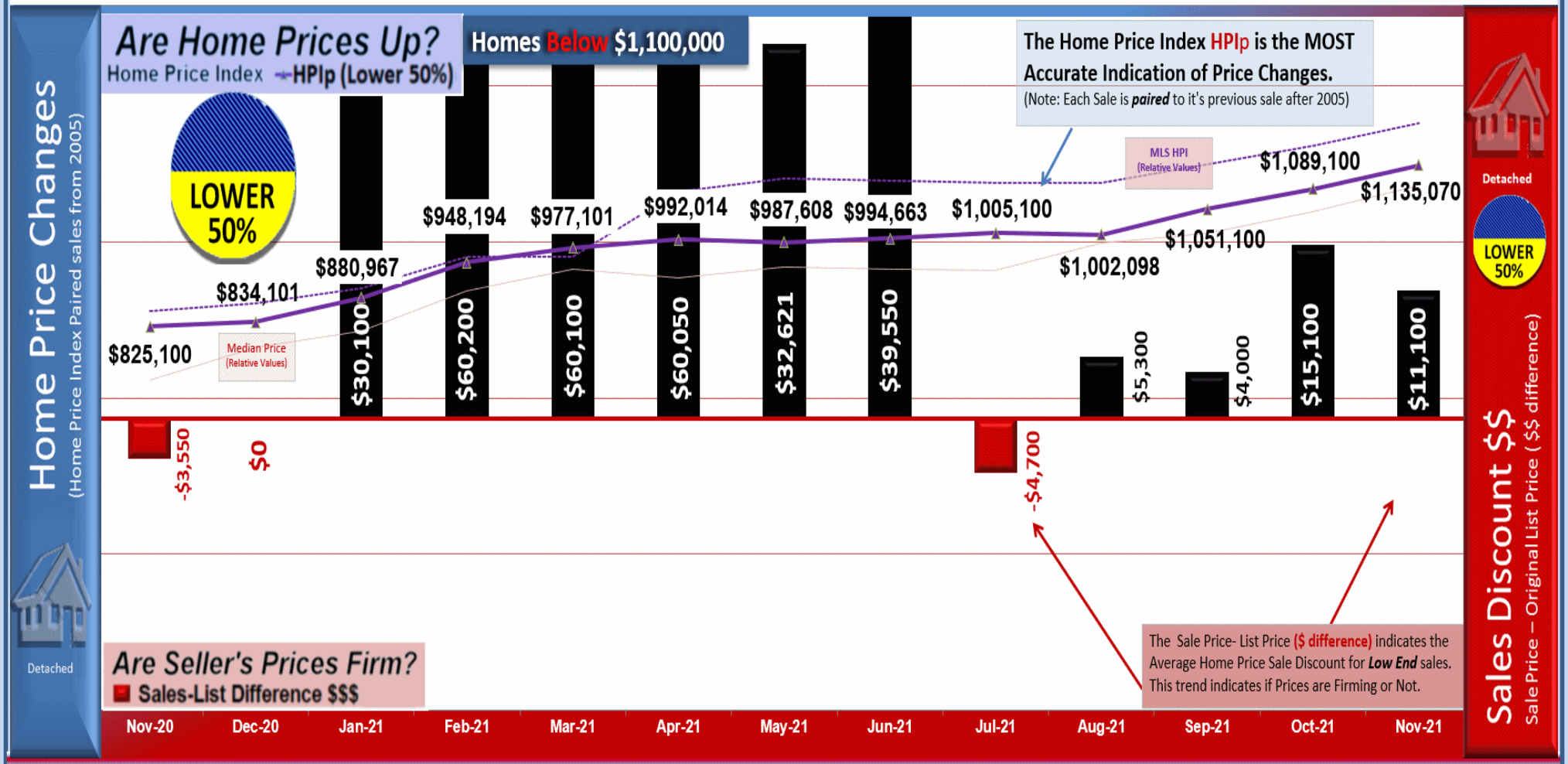
Market Analysis and Forecasting

Dec 1/21 **Abbotsford**

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



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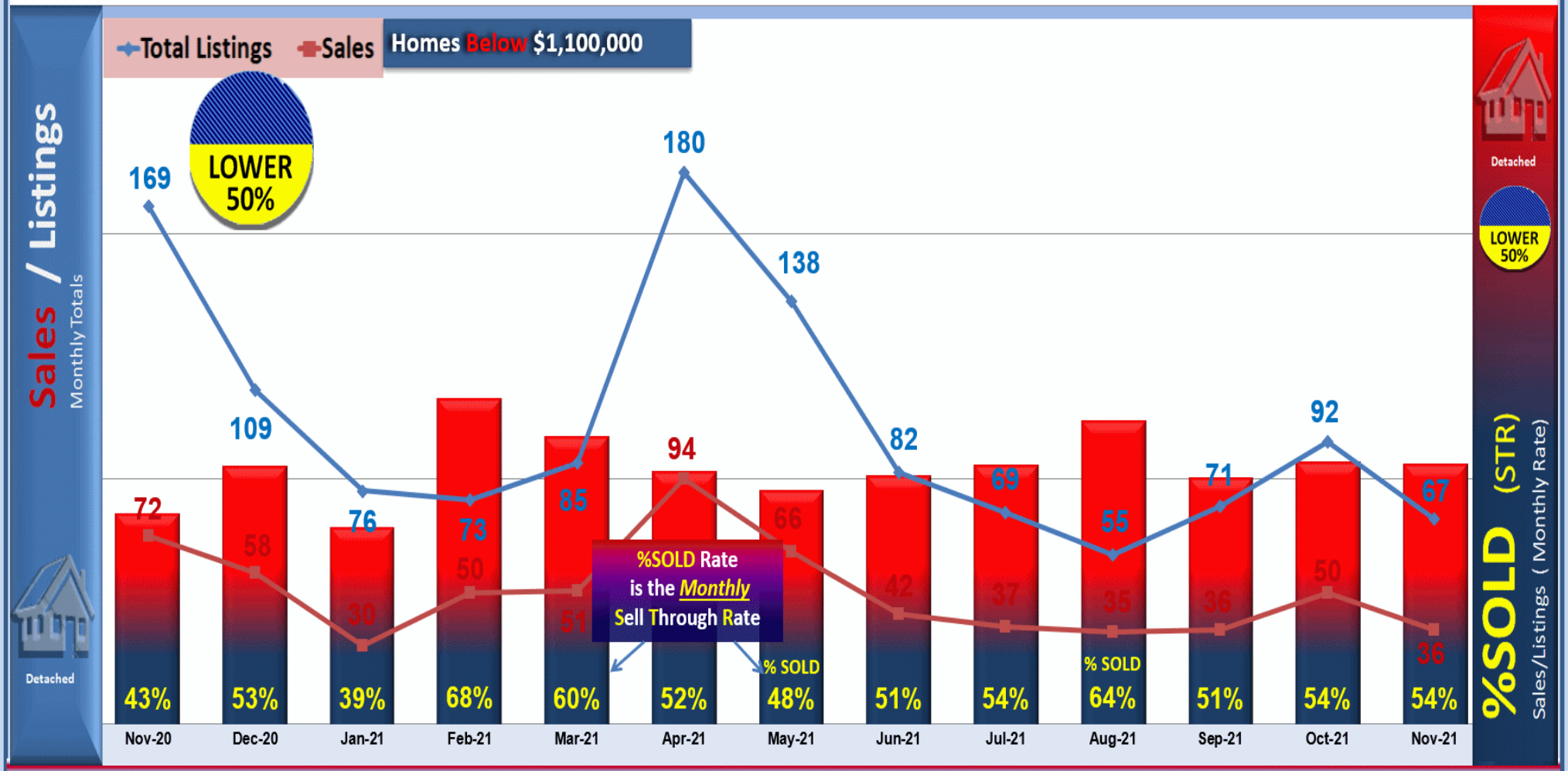
Market Analysis and Forecasting

Dec 1/21 **Abbotsford**

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



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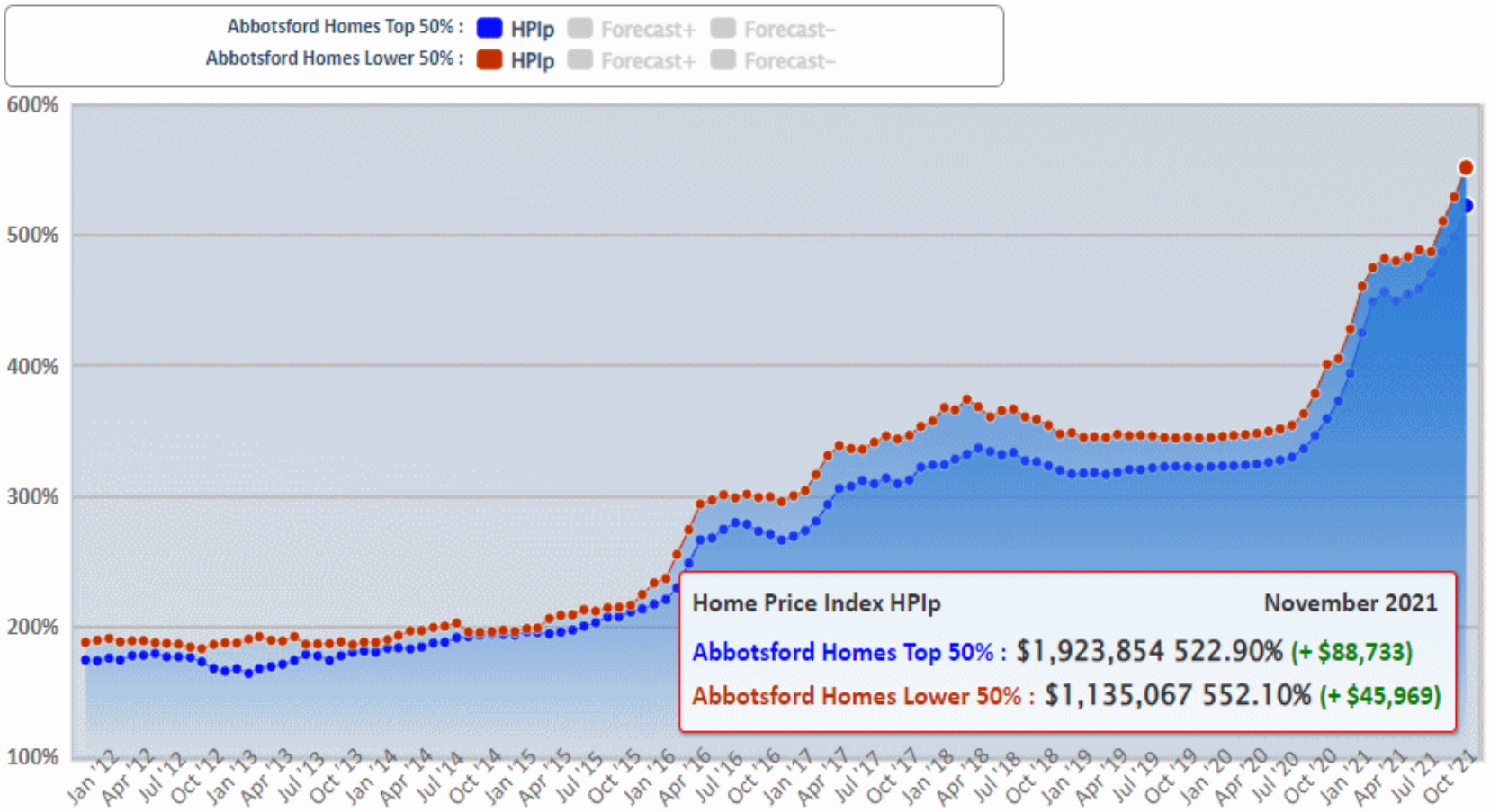

Monthly Home values

Date	Value
Nov 2021	% 522.90
Oct 2021	% 498.80
Sep 2021	% 487.40
Aug 2021	% 470.80
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

*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 — Dec 1/21 Vancouver Westside

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Vancouver West Side Sub areas Statistics - Nov 2021 — Attached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD
Arbutus	1	0				0.0%
Cambie	153	16	21	98%	-$15,500	10.5%
Dunbar	28	4	7	100%	$0	14.3%
Fairview VW	119	38	13	99%	-$5,400	31.9%
False Creek	126	29	12	99%	-$9,800	23.0%
Kerrisdale	34	6	28	98%	-$25,000	17.6%
Kitsilano	119	42	12	99%	-$3,950	35.3%
MacKenzie Heights	6	1	2	100%	$0	16.7%
Mount Pleasant VW	15	7	8	100%	-$2,000	46.7%
Marpole	101	27	13	100%	$0	26.7%
Oakridge VW	38	8	31	96%	-$60,875	21.1%
Point Grey	21	4	23	99%	-$6,500	19.0%
Quilchena	16	3	11	100%	$0	18.8%
South Cambie	52	10	18	97%	-$45,500	19.2%
South Granville	39	4	119	93%	-$79,000	10.3%
Shaughnessy	5	1	57	98%	-$39,000	20.0%
Southlands	9	3	26	98%	-$40,000	33.3%
S.W. Marine	24	3	11	98%	-$19,000	12.5%
University VW	144	24	12	100%	-$1,500	16.7%
Total Activity	**1050**	**230**	**13**	**99%**	**-$8,000**	**22%**

Vancouver West Side List Price Ranges Statistics - Nov 2021 — Attached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD
0-$550,000	39	18	20	99%	-$5,700	46.2%
$550,001-$650,000	43	10	9	100%	-$2,500	23.3%
$650,001-$725,000	64	26	10	99%	-$3,950	40.6%
$725,001-$825,000	99	29	14	99%	-$9,800	29.3%
$825,001-$930,000	110	30	8	100%	$0	27.3%
$930,001-$1,050,000	98	25	8	100%	$0	25.5%
$1,050,001-$1,200,000	99	21	28	97%	-$29,000	21.2%
$1,200,001-$1,390,000	96	18	8	100%	-$5,750	18.8%
$1,390,001-$1,650,000	104	13	38	99%	-$24,000	12.5%
$1,650,001-$2,000,000	139	22	27	98%	-$41,500	15.8%
$2,000,001 and more	159	18	16	100%	$0	11.3%
Total Activity	**1050**	**230**	**13**	**99%**	**-$8,000**	**22%**

Monthly Changes Summary	Nov-20	Oct-21	Nov-21	12/1/2021	Change
Total Listings** (A,S,T,C,X)	1356	1145	1050		-95
Active Listings (1st of the month)	1042	835	764	697	-67
Solds	218	272	230		-42
DOM	15	10	13		3
%SOLD (Sales/ Listings /mnthly rate)	16%	24%	22%		-1.9%
Condos (Top 50%) Home Price Index HPIp	$1,032,033	$1,084,690	$1,104,100		$19,410
Condos (Lower 50%) Home Price Index HPIp	$575,535	$626,536	$641,415		$14,879
Twnhs (Top 50%) Home Price Index HPIp	$1,518,173	$1,697,100	$1,702,244		$5,144
Twnhs (Lower 50%) Home Price Index HPIp	$851,101	$939,101	$938,436		-$665

Dec 1 2021 Vancouver West Side Market Update (Attached)

Current: Vancouver West Side, a Seller Market with **22 %SOLD** Rate and 99 % Sell/List Ratio. (This means an average of a $8,000 Discount on a sale from the original list price)

Most Active Range: Homes below $550,000 have **46.2 %SOLD** rate.
Least Active Range: Home above $2 mill. have **11.3 %SOLD** rate.

History: Vancouver Westside's Condos Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased $72,067.
Vancouver Westside's Condos Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased $65,880.
Vancouver Westside's Townhouses Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased $184,071.
Vancouver Westside's Townhouses Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased $87,335.
*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Forecast: The last month Listing Inventory is 23% less count than last year. We project Vancouver to be a continued Seller's Market. The Vancouver Market Monthly Average Price increased **$31,052 in November.** Why such a strong Sellers Market? Although the number of sales is near normal, we now have the lowest listing inventory since 2011. This lack of listings is partially due to the covid infections/lockdowns resulting in many sellers putting plans on hold. We are forecasting that the majority of the Metro Vancouver Markets will continue to be a Seller's Market in the coming months.
Currently, Condos continue to be in a Seller's Market with 80% of the Greater Vancouver (Lower Mainland) Condo Prices increasing **$9,969** on average. On the other hand, 89% of the Townhouse Markets (25 out of 28) prices increased **$16,629** 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: 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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Dec 1/21 Vancouver Westside

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

Sales / Listings Monthly Totals

Attached

Total Listings Sales

	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21
Total Listings	1356	1150	1039	1097	1337	1325	1407	1342	1239	1159	1178	1145	1050
Sales	218	205	155	241	395	327	365	307	247	282	226	272	230
%SOLD	16%	18%	15%	22%	30%	25%	26%	23%	20%	24%	19%	24%	22%

%SOLD Rate is the *Monthly* Sell Through Rate

Attached

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

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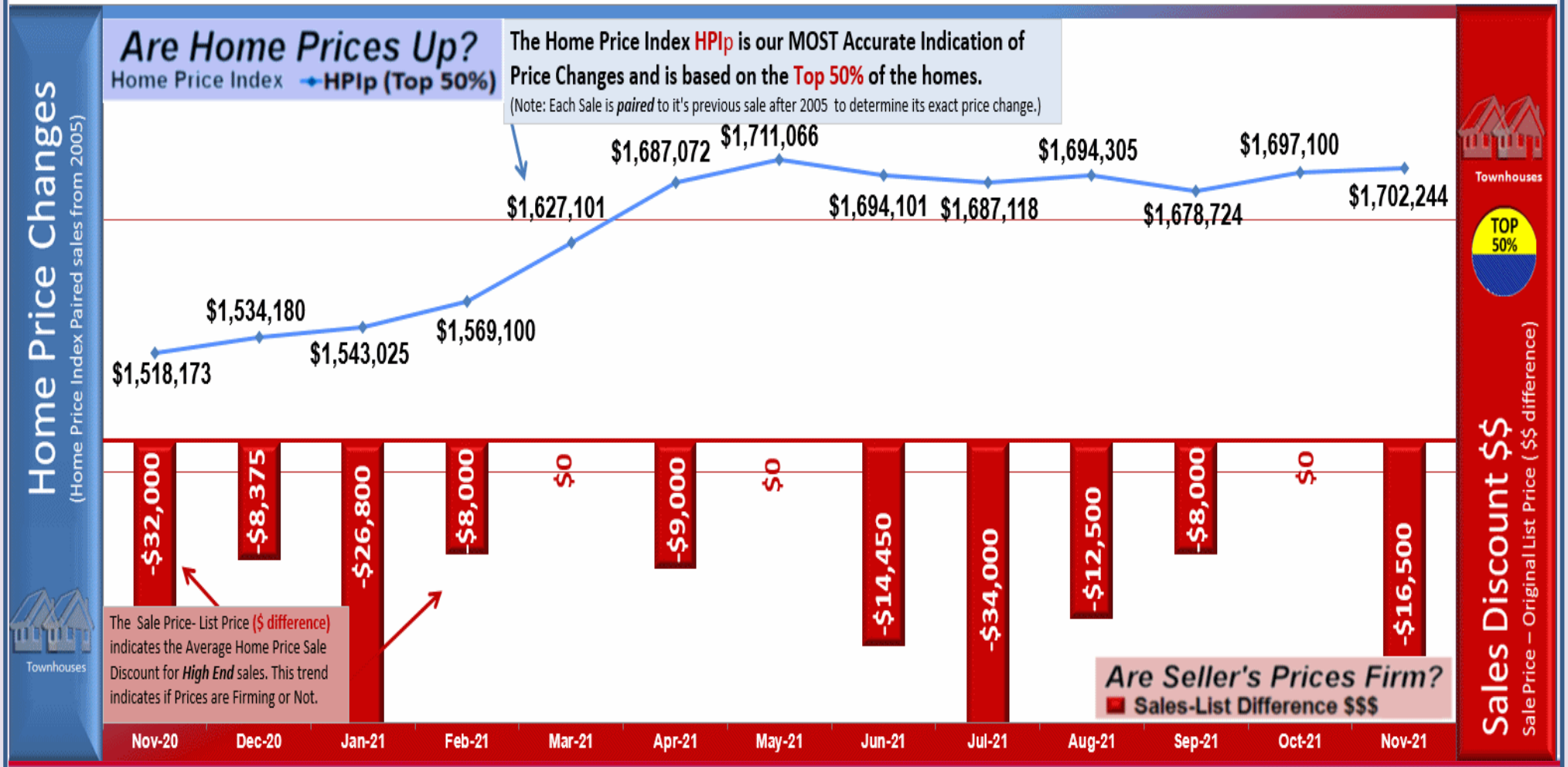
Attached **Vancouver West Side** Townhouse Home Price Index HPIp (Top 50%), Sale Price-List Price ($ Difference) (average home sold for $ less than their original list price for High End Home sales)



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Vancouver West Side 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

Are Home Prices Up?

Home Price Index HPIp (Lower 50%)

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

MLS HPI (Relative Location)

$851,101 $860,101 $876,100 $879,101 $886,510 $899,101 $937,100 $952,771 $942,209 $942,530 $945,919 $939,101 $938,436

Limited Data

-$19,500 -$25,000 -$8,900 $0 -$23,000 $0

$16,000 $24,000 $24,100 $1,500 $1,060 $500 $35,650

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 $$$

Nov-20 Dec-20 Jan-21 Feb-21 Mar-21 Apr-21 May-21 Jun-21 Jul-21 Aug-21 Sep-21 Oct-21 Nov-21

Townhouses

LOWER 50%

Sales Discount $$

Sale Price – Original List Price ($$ difference)

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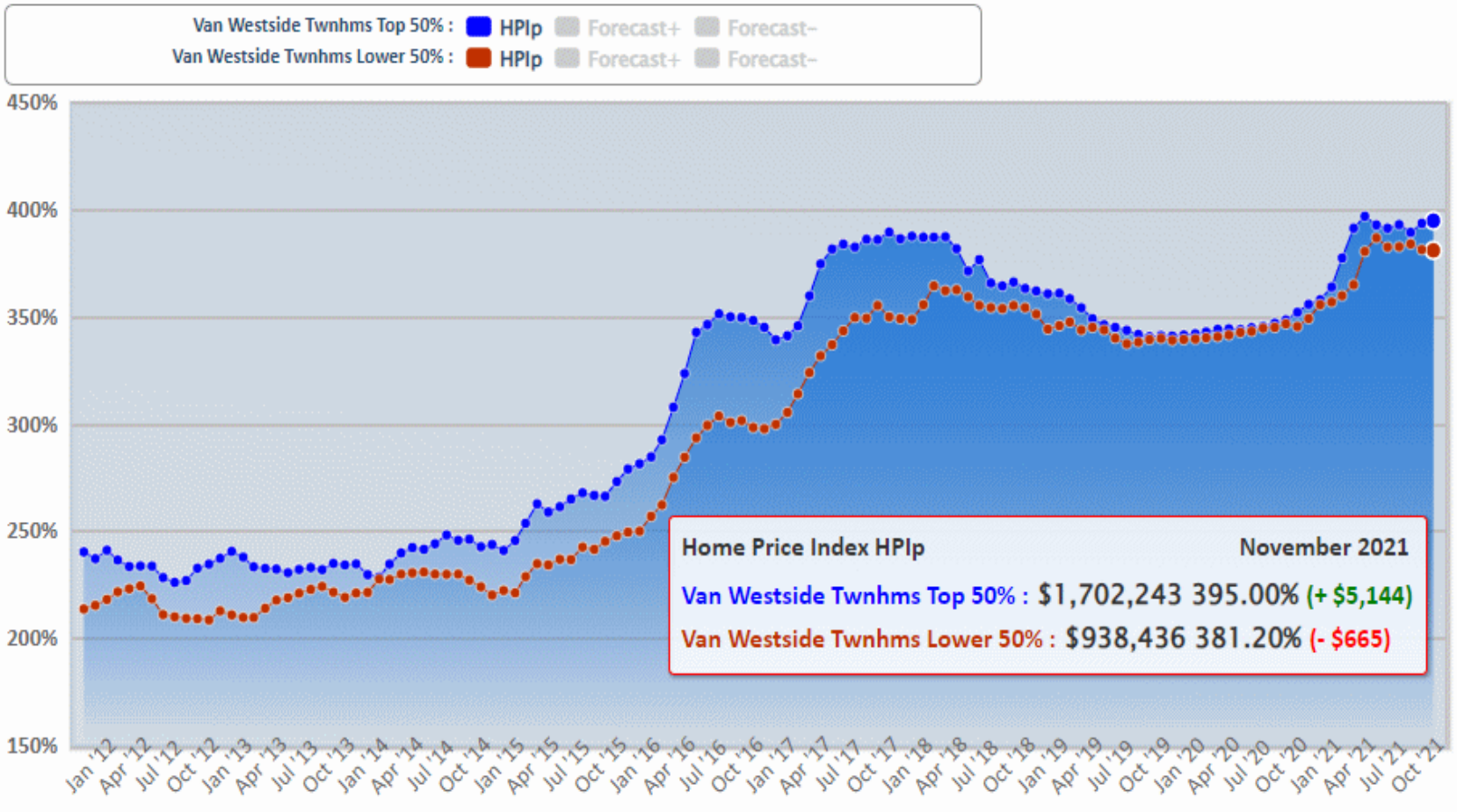

Monthly Home values

Date	Value
Nov 2021	% 395.00
Oct 2021	% 393.80
Sep 2021	% 389.60
Aug 2021	% 393.20
Jul 2021	% 391.50
Jun 2021	% 393.10
May 2021	% 397.10
Apr 2021	% 391.50
Mar 2021	% 377.60
Feb 2021	% 364.10
Jan 2021	% 358.10
Dec 2020	% 356.00

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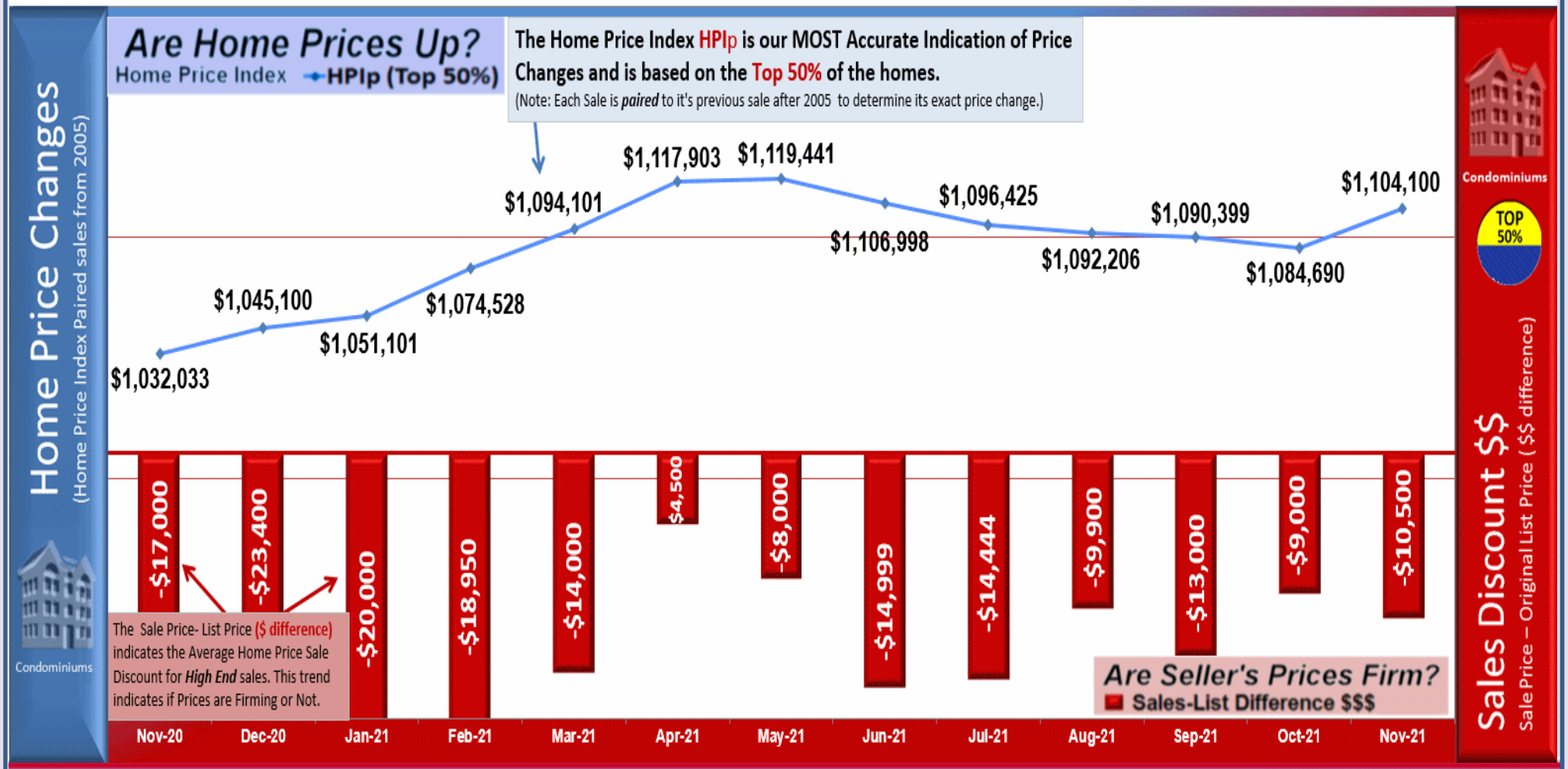
Market Analysis and Forecasting — Dec 1/21 — Vancouver Westside

Attached — **Vancouver West Side** — 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)



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Market Analysis and Forecasting

Dec 1/21 Vancouver Westside

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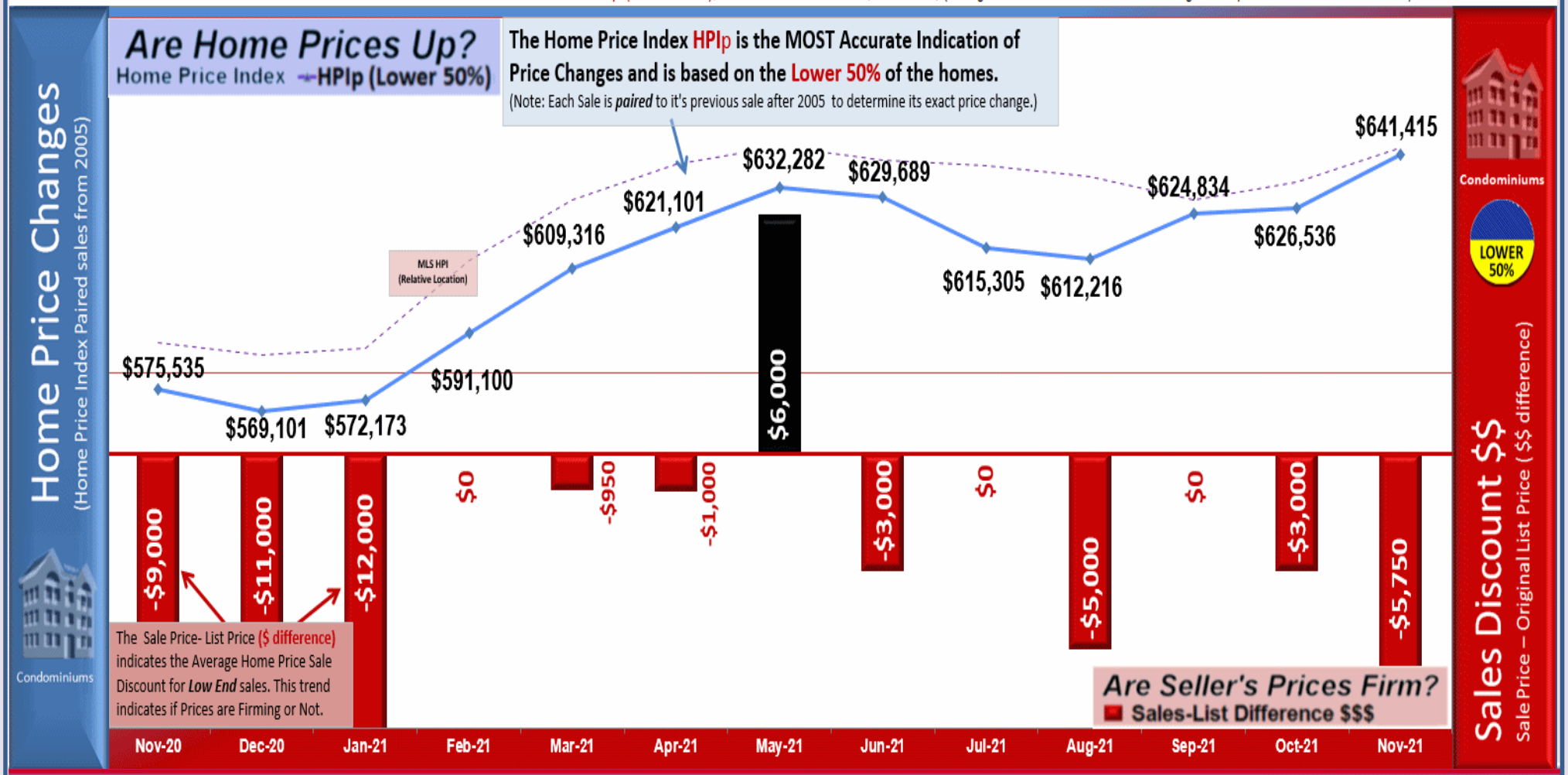
Attached **Vancouver West Side** Condos Home Price Index HPIp (Lower 50%), Sale Price-List Price ($ Difference) (average home sold for $ less than their original list price for Low End Home sales)



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Dec 1/21 Vancouver Westside

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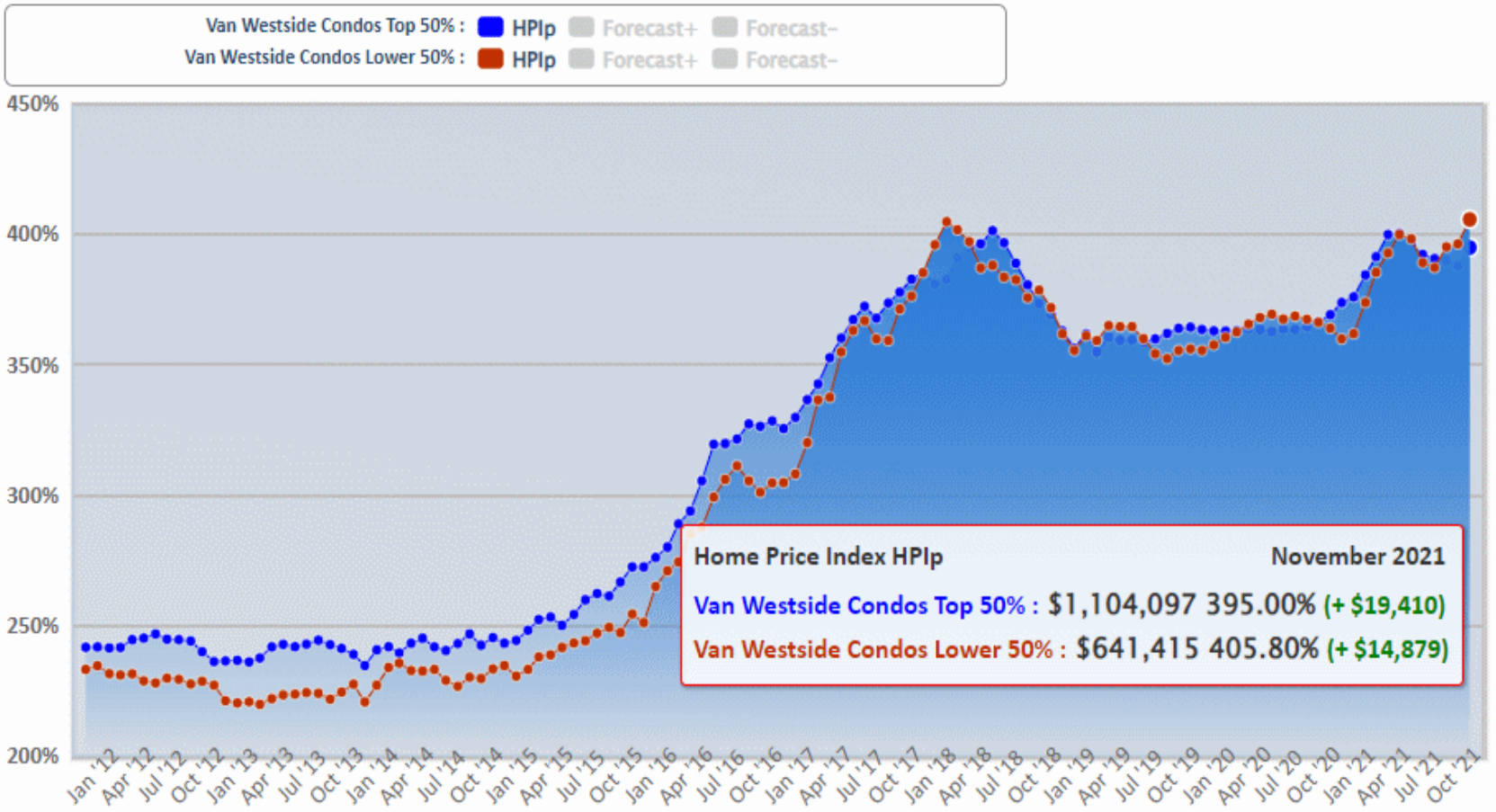

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Oct 2021	% 388.10
Sep 2021	% 390.10
Aug 2021	% 390.80
Jul 2021	% 392.30
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Apr 2021	% 400.00
Mar 2021	% 391.50
Feb 2021	% 384.50
Jan 2021	% 376.10
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Market Analysis and Forecasting — Dec 1/21 — East Vancouver

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East Vancouver Sub areas Statistics - Nov 2021 — Attached

Neighbourhoods	Total Listings	Sales	DOM	Sell / List Ratio	Sell - List $Differen	%SOLD
Champlain Heights	14	8	10	104%	$36,350	57.1%
Collingwood Van. East	171	35	9	100%	-$500	20.5%
Downtown VE	54	9	9	97%	-$19,900	16.7%
Fraser VE	34	12	7	100%	$0	35.3%
Fraserview VE	4	1	38	97%	-$24,000	25.0%
Grandview VE	57	22	9	101%	$12,500	38.6%
Hastings	35	15	9	100%	$0	42.9%
Hastings East	124	33	30	99%	-$10,000	26.6%
Killarney VE	28	12	10	99%	-$9,024	42.9%
Knight	24	7	52	100%	-$2,000	29.2%
Main	14	6	7	106%	$35,550	42.9%
Mount Pleasant VE	157	38	11	100%	$1,100	24.2%
Renfrew VE	20	8	41	100%	$50	40.0%
Renfrew Heights	16	3	8	94%	-$29,000	18.8%
South Vancouver	32	3	43	98%	-$28,000	9.4%
Victoria VE	30	10	25	99%	-$11,500	33.3%
Total Activity	**814**	**222**	**10**	**100%**	**$0**	**27%**

East Vancouver List Price Ranges Statistics - Nov 2021 — Attached

Home Price Range	Total Listings	Sales	DOM	Sell / List Ratio	Sell - List $Differen	%SOLD	
$0-$475,000	65	21	8	100%	-$500	32.3%	↑
$475,001-$530,000	50	19	8	103%	$16,000	38.0%	↑
$530,001-$590,000	55	22	10	99%	-$7,000	40.0%	↑
$590,001-$685,000	70	19	17	99%	-$4,000	27.1%	↑
$685,001-$800,00	115	38	10	99%	-$4,900	33.0%	↑
$800,001-$975,000	139	34	14	100%	-$1,000	24.5%	↑
$975,001-$1,250,000	127	24	14	100%	$1,550	18.9%	↑
$1,250,001 and more	193	45	11	98%	-$24,990	23.3%	↑
Total Activity	**814**	**222**	**10**	**100%**	**$0**	**27%**	↑

Monthly Changes Summary	Nov-20	Oct-21	Nov-21	12/1/2021	Change	
Total Listings** (A,S,T,C,X)	1148	900	814		-86	↓
Active Listings (1st of the month)	852	628	516	508	-8	↓
Solds	241	254	222		-32	↓
DOM	12	10	10		0	
%SOLD (Sales/ Listings /mnthly rate)	21%	28%	27%		-1%	↓
Condos (Top 50%) Home Price Index HPIp	$724,492	$789,101	$778,067		-$11,034	↓
Condos (Lower 50%) Home Price Index HPI	$466,100	$505,452	$496,921		-$8,531	↓
Twnhs (Top 50%) Home Price Index HPIp	$1,063,283	$1,202,533	$1,208,244		$5,711	↑
Twnhs (Lower 50%) Home Price Index HPIp	$682,433	$796,216	$804,299		$8,083	↑

Dec 1 2021 **East Vancouver Market Update (Attached)**

Current: East Vancouver has a Seller Market with **27 %SOLD** rate and a 100% Sell/List Ratio. (This means an average of a $0 Discount on a sale from the original list price)

Most Active Range: Homes between $530,000 - $590,000 have **40.0 %SOLD** rate.

Least Active Range: Homes between $975,000 - $1.25 mill. have **18.9 %SOLD** rate.

History: East Vancouver's Condos Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased $53,576.
East Vancouver's Condos Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased $30,821.
East Vancouver's Townhouses Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased $144,961.
East Vancouver's Townhouses Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased $121,865.
*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Forecast: The last month listing inventory 29% less than the same month last year. There were less active listings compared to last month. We project East Vancouver continued to be a Seller Market.

The Vancouver Market Monthly Average Price increased **$31,052 in November.** Why such a strong Sellers Market? Although the number of sales is near normal, we now have the lowest listing inventory since 2011. This lack of listings is partially due to the covid infections/lockdowns resulting in many sellers putting plans on hold. We are forecasting that the majority of the Metro Vancouver Markets will continue to be a Seller's Market in the coming months.

Currently, Condos continue to be in a Seller's Market with 80% of the Greater Vancouver (Lower Mainland) Condo Prices increasing **$9,969** on average. On the other hand, 89% of the Townhouse Markets (25 out of 28) prices increased **$16,629** 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.

Analytical Methods: The East Vancouver 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 ***East Vancouver HPIp* Top 50%** representing the higher end sales and the ***East Vancouver 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 & they assume no responsibility for its accuracy. Copyright: VancouverMarketReports.com

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Market Analysis and Forecasting Dec 1/21 **East Vancouver**

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Attached Townhomes/ Condos East Vancouver Total Listings**, Sales, and %SOLD rates

Sales / Listings Monthly Totals

Attached

Total Listings Sales

	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21
Total Listings	1148	938	855	847	1064	975	1047	946	933	871	955	900	814
Sales	241	216	157	250	434	298	308	293	214	197	211	254	222
%SOLD	21%	23%	18%	30%	41%	31%	29%	31%	23%	23%	22%	28%	27%

%SOLD Rate is the *Monthly* Sell Through Rate

Attached

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

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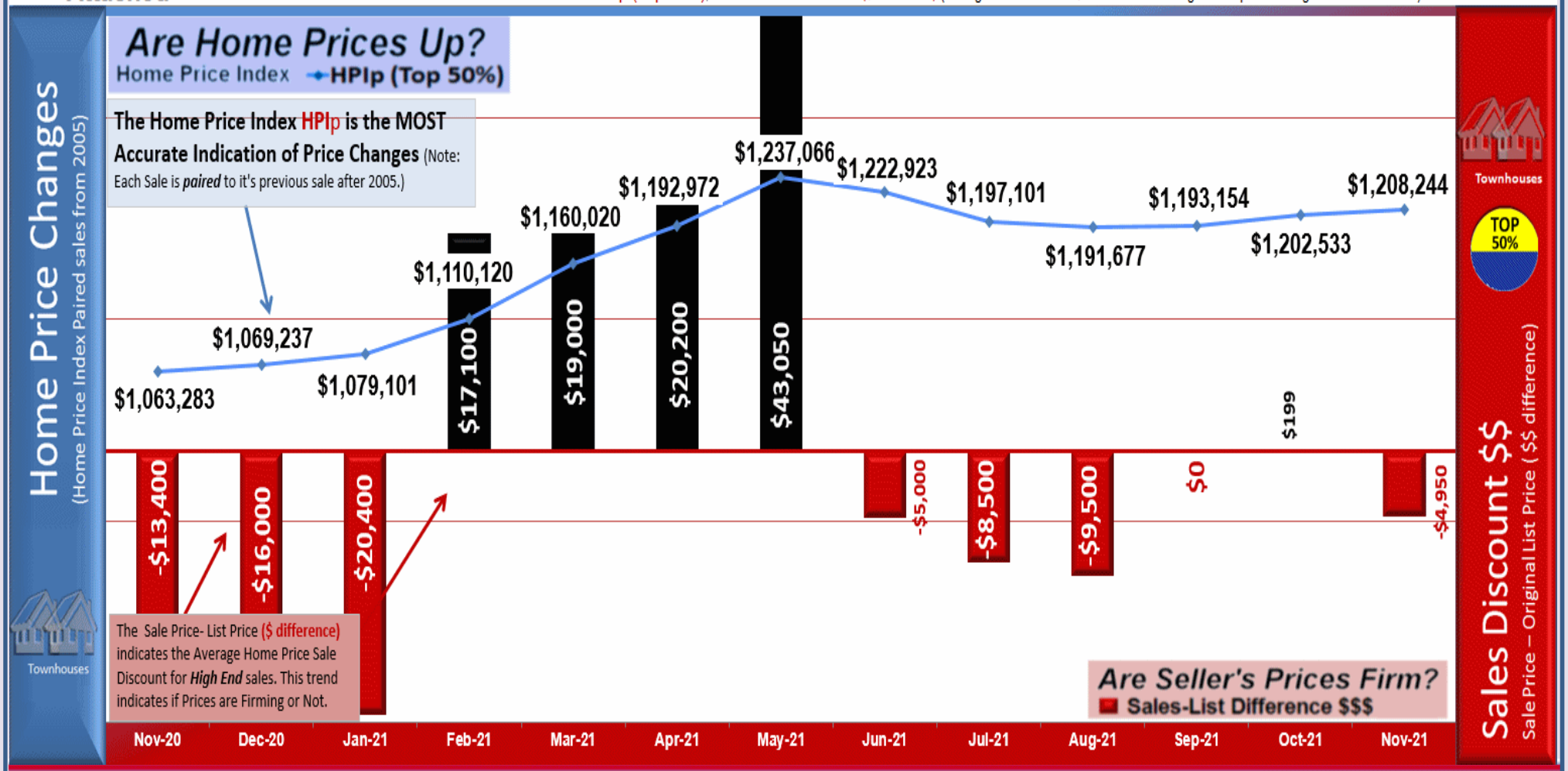

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attached homes

Market Analysis and Forecasting Dec 1/21 East Vancouver

Judy Klassen

CENTURY 21 Horizon West Realty

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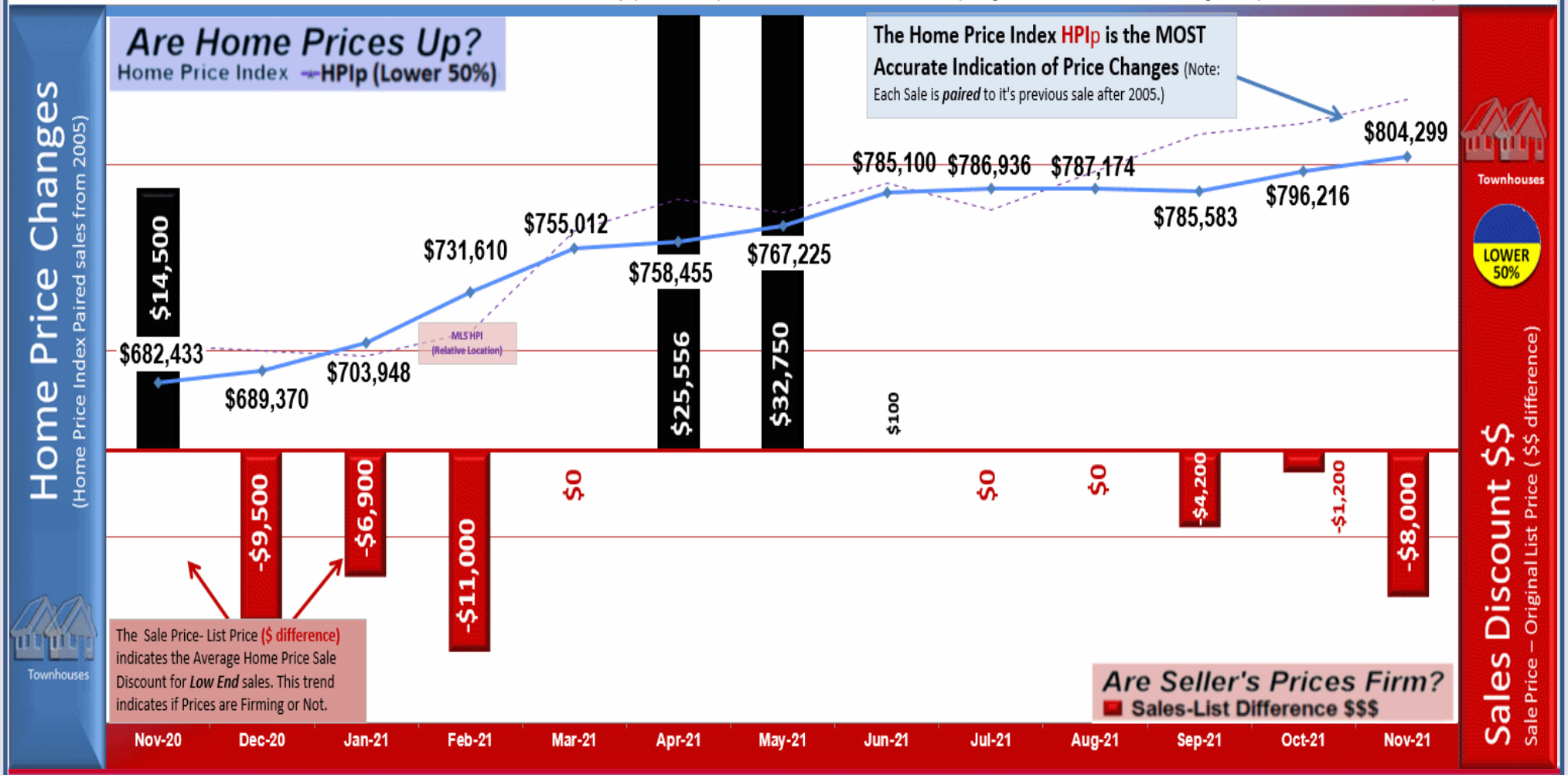
Attached **East Vancouver** Townhouse Home Price Index HPIp (Lower 50%), Sale Price-List Price ($ Difference) (average home sold for $ less than their original list price for Low End Home sales)



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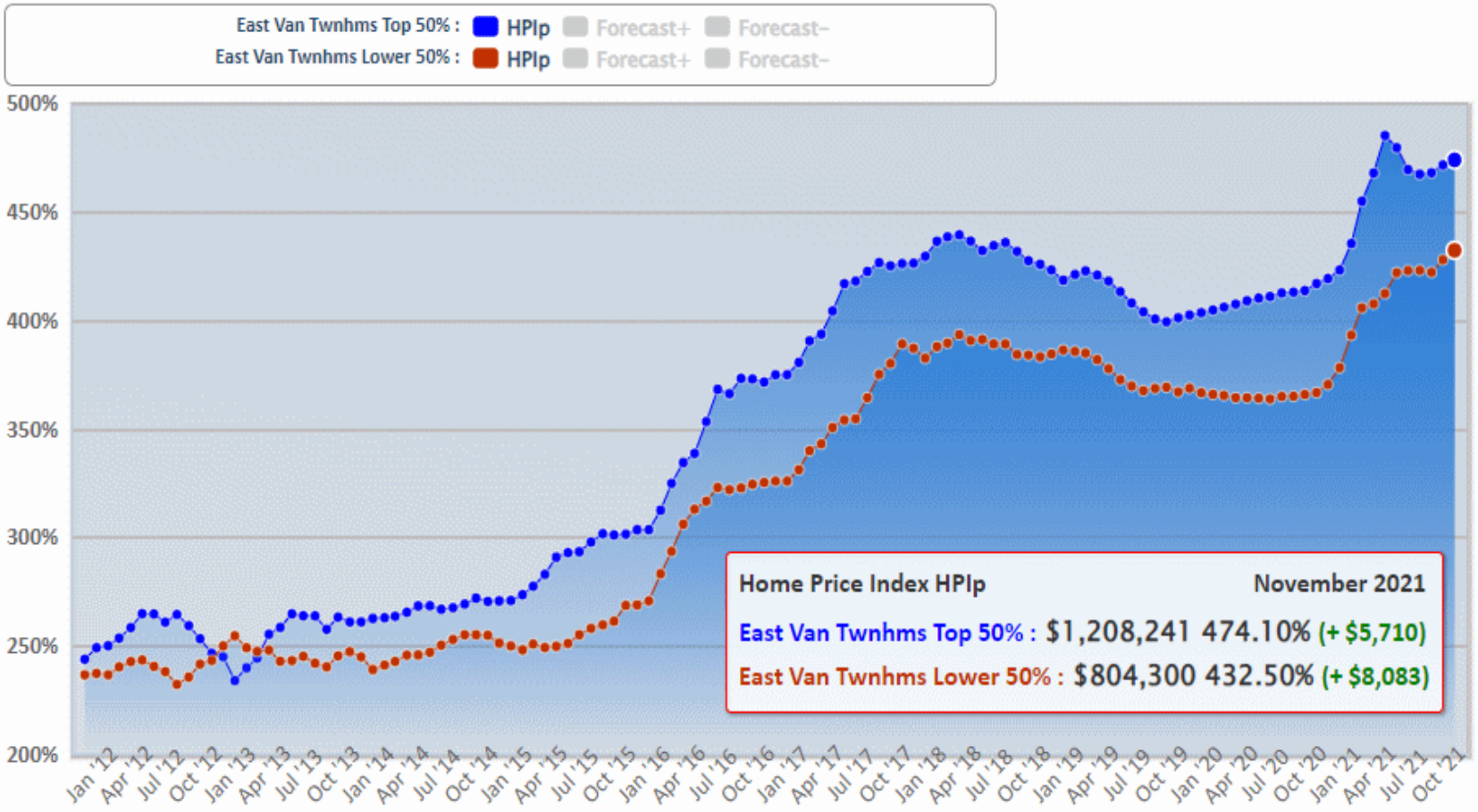

Monthly Home values

Date	Value
Nov 2021	% 474.10
Oct 2021	% 471.80
Sep 2021	% 468.20
Aug 2021	% 467.60
Jul 2021	% 469.70
Jun 2021	% 479.80
May 2021	% 485.40
Apr 2021	% 468.10
Mar 2021	% 455.10
Feb 2021	% 435.60
Jan 2021	% 423.40
Dec 2020	% 419.50

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Market Analysis and Forecasting Dec 1/21 **East Vancouver**

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

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

Condominiums

Are Home Prices Up?

Home Price Index HPIp (Top 50%)

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

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

$724,492 $722,981 $727,952 $754,100 $786,877 $794,868 $786,185 $791,794 $782,101 $788,312 $794,819 $789,101 $778,067

-$12,000 -$10,000 -$10,000 $0 -$900 $0 $0 $0 -$9,000 -$4,000 -$6,000 -$5,200 -$2,000

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 $$$

Nov-20 Dec-20 Jan-21 Feb-21 Mar-21 Apr-21 May-21 Jun-21 Jul-21 Aug-21 Sep-21 Oct-21 Nov-21

Condominiums

TOP 50%

Sales Discount $$

Sale Price – Original List Price ($$ difference)

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

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

Condominiums

Are Home Prices Up?

Home Price Index HPIp (Lower 50%)

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

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

MLS HPI (Relative Location)

$466,100 $466,469 $470,135 $481,601 $497,215 $498,024 $498,899 $502,100 $497,711 $503,100 $507,100 $505,452 $496,921

-$9,950 -$11,900 -$9,500 -$1,694 $0 $0 $100 $0 -$6,000 -$4,000 -$3,000 -$3,250 $0

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 $$$

Nov-20 Dec-20 Jan-21 Feb-21 Mar-21 Apr-21 May-21 Jun-21 Jul-21 Aug-21 Sep-21 Oct-21 Nov-21

Condominiums

LOWER 50%

Sales Discount $$

Sale Price – Original List Price ($$ difference)

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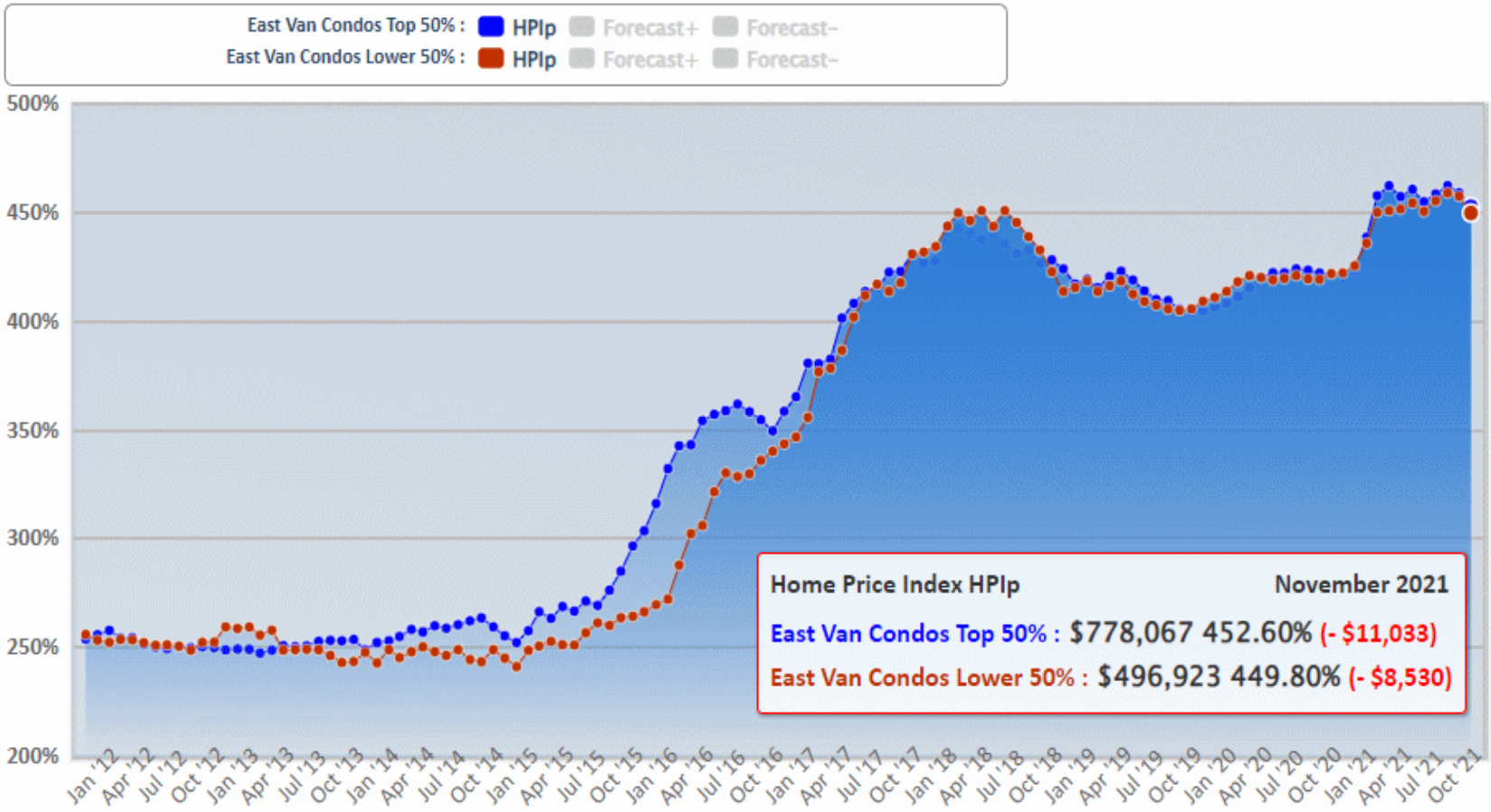

Monthly Home values

Date	Value
Nov 2021	% 452.60
Oct 2021	% 459.00
Sep 2021	% 462.30
Aug 2021	% 458.50
Jul 2021	% 454.90
Jun 2021	% 460.60
May 2021	% 457.30
Apr 2021	% 462.30
Mar 2021	% 457.70
Feb 2021	% 438.60
Jan 2021	% 423.40
Dec 2020	% 420.50

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Market Analysis and Forecasting — Dec 1/21 — Abbotsford

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Abbotsford Sub areas Statistics - Nov 2021 — Attached

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD
Poplar	14	8	8	109%	$33,000	57.1%
Matsqui	0	0				0.0%
Sumas Mountain	0	0				0.0%
Abbotsford West	134	55	7	103%	$15,100	41.0%
Abbotsford East	29	15	5	103%	$23,000	51.7%
Aberdeen	1	1	137	100%	$0	100.0%
Sumas Prairie	0	0				0.0%
Central Abbotsford	145	66	7	100%	$0	45.5%
Total Activity	**323**	**145**	**7**	**102%**	**$10,100**	**45%**

Abbotsford List Price Ranges Statistics - Nov 2021 — Attached

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD	
$0-$240,000	3	2	3	110%	$22,495	66.7%	↑
$240,001-$300,000	21	8	8	104%	$10,000	38.1%	↑
$300,001-$375,000	30	16	6	103%	$9,250	53.3%	↑
$375,001-$475,000	81	41	7	103%	$15,100	50.6%	↑
$475,001-$575,000	60	31	14	100%	$0	51.7%	↑
$575,001 and more	128	47	7	103%	$20,100	36.7%	↑
Total Activity	**323**	**145**	**7**	**102%**	**$10,100**	**45%**	↑

Dec 1 2021 Abbotsford Market Update Attached Townhomes/ Condos

Current: Abbotsford is a Stable Market with normal listing inventories, a **45 %SOLD** rate and a 102% Sell/List Ratio.
(This means that there is an average of a $10,100 increase on a sale from the original list price)

Most Active Price Range: Attached homes below $240,000 have **66.7 %SOLD** rate.
Least Active Price Range: Attached homes above $575,000 have **36.7 %SOLD** rate.

History: The Abbotsford's Condos Year-To-Date Home Price Index
HPIp (Top 50%) shows that prices increased $126,939.
The Abbotsford's Condos Year-To-Date Home Price Index
HPIp (Lower 50%) shows that prices increased $73,858.
The Abbotsford's Townhouses Year-To-Date Home Price Index
HPIp (Top 50%) shows that prices increased $214,764.
The Abbotsford's Townhouses Year-To-Date Home Price Index
HPIp (Lower 50%) shows that prices increased $128,968.
*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Monthly Changes Summary	Nov-20	Oct-21	Nov-21	12/1/2021	Change	
Total Listings** (A,S,T,C,X)	614	360	323		-37	↓
Active Listings	426	191	165	148	-17	↓
Solds	138	167	145		-22	↓
Days on Market (DOM)	19	11	7		-4	↓
%SOLD (Sales/ Listings /mnthly rate)	22.5%	46.4%	44.9%		-1.5%	↓
Condos (Top 50%) Home Price Index HPIp	$359,101	$462,100	$486,040		$23,940	↑
Condos (Lower 50%) Home Price Index HPIp	$250,790	$322,101	$324,647		$2,546	↑
Twnhs (Top 50%) Home Price Index HPIp	$575,128	$762,101	$789,892		$27,791	↑
Twnhs (Lower 50%) Home Price Index HPIp	$388,902	$514,571	$517,870		$3,299	↑

Forecast: Abbotsford Listing Inventories is 47% less than same month as last year. Home price in Fraser Valley have gone up by **$67,843**. An all time record!! **This is even $29,920 more than November 2020.** Why such a strong Sellers Market? We now have the lowest listing inventories since 2011, 50% lower than usual. This is partially due to the covid infections/lockdowns resulting in many sellers putting plans on hold.
Currently, Condos continue to be in a Seller's Market with 80% of the Greater Vancouver (Lower Mainland) Condo Prices increasing **$9,969** on average. On the other hand, 89% of the Townhouse Markets (25 out of 28) prices increased **$16,629** 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.

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

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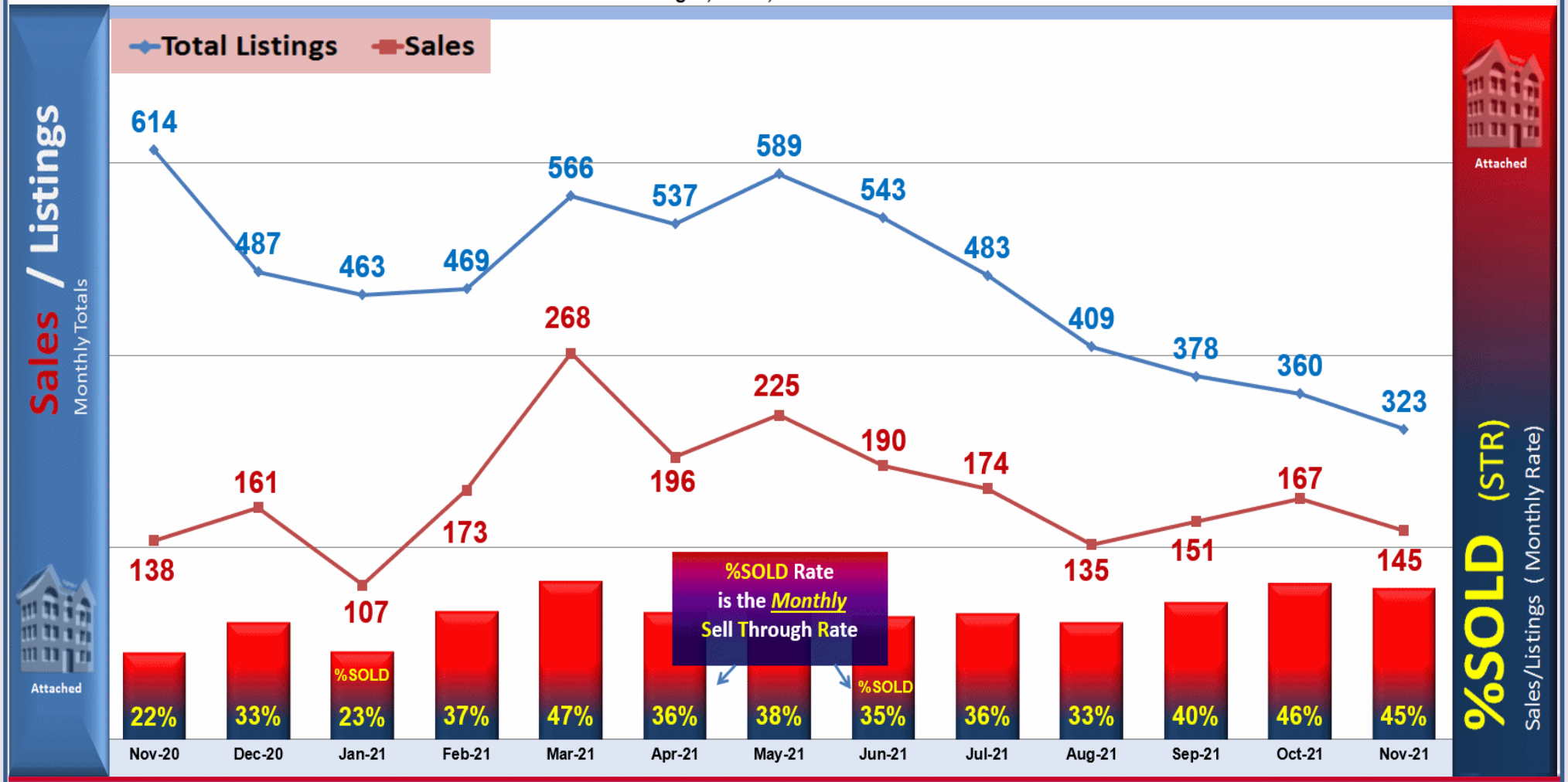
Attached Townhomes/ Condos Abbotsford Total Listings**, Sales, and %SOLD rates



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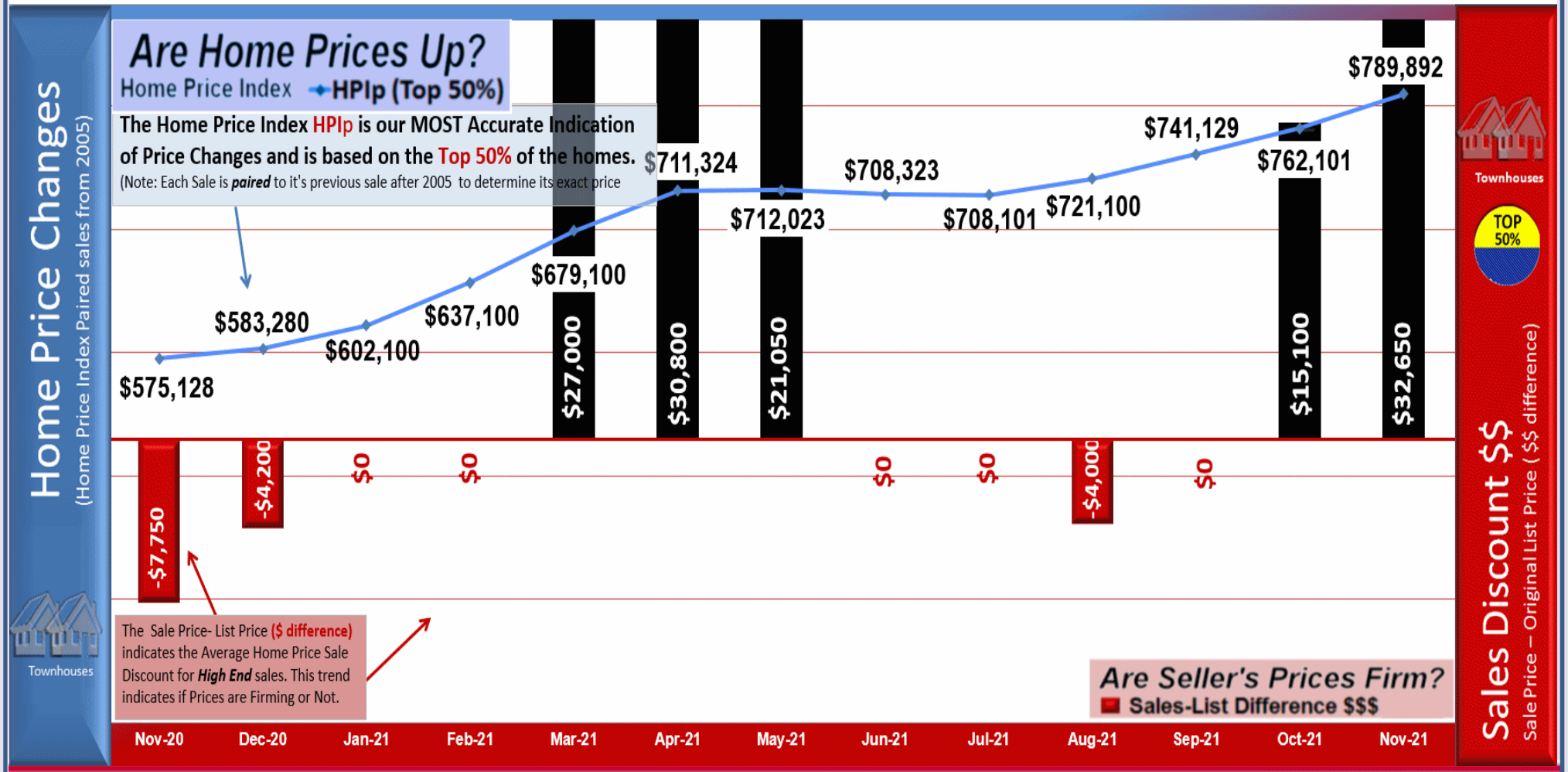

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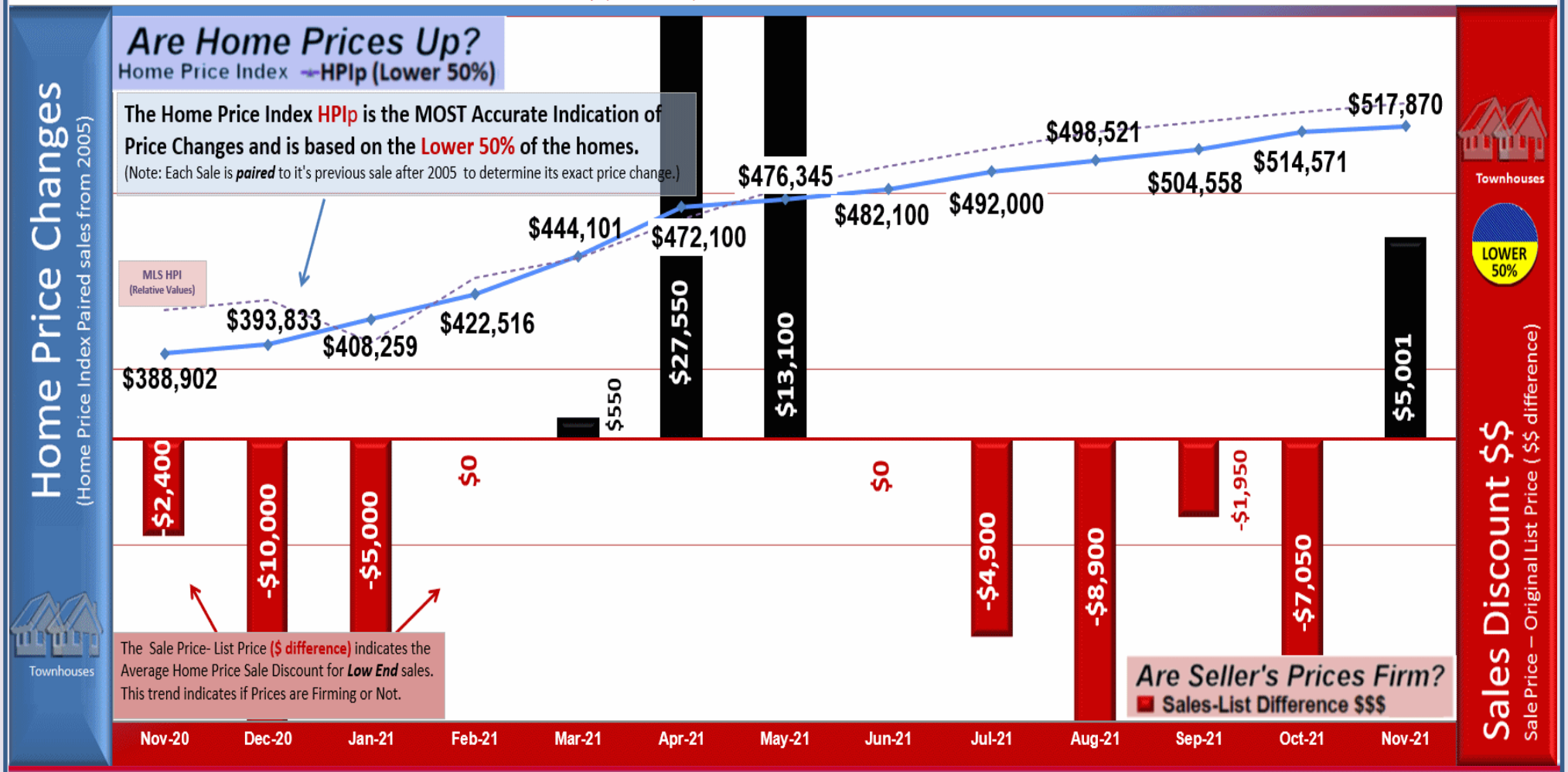

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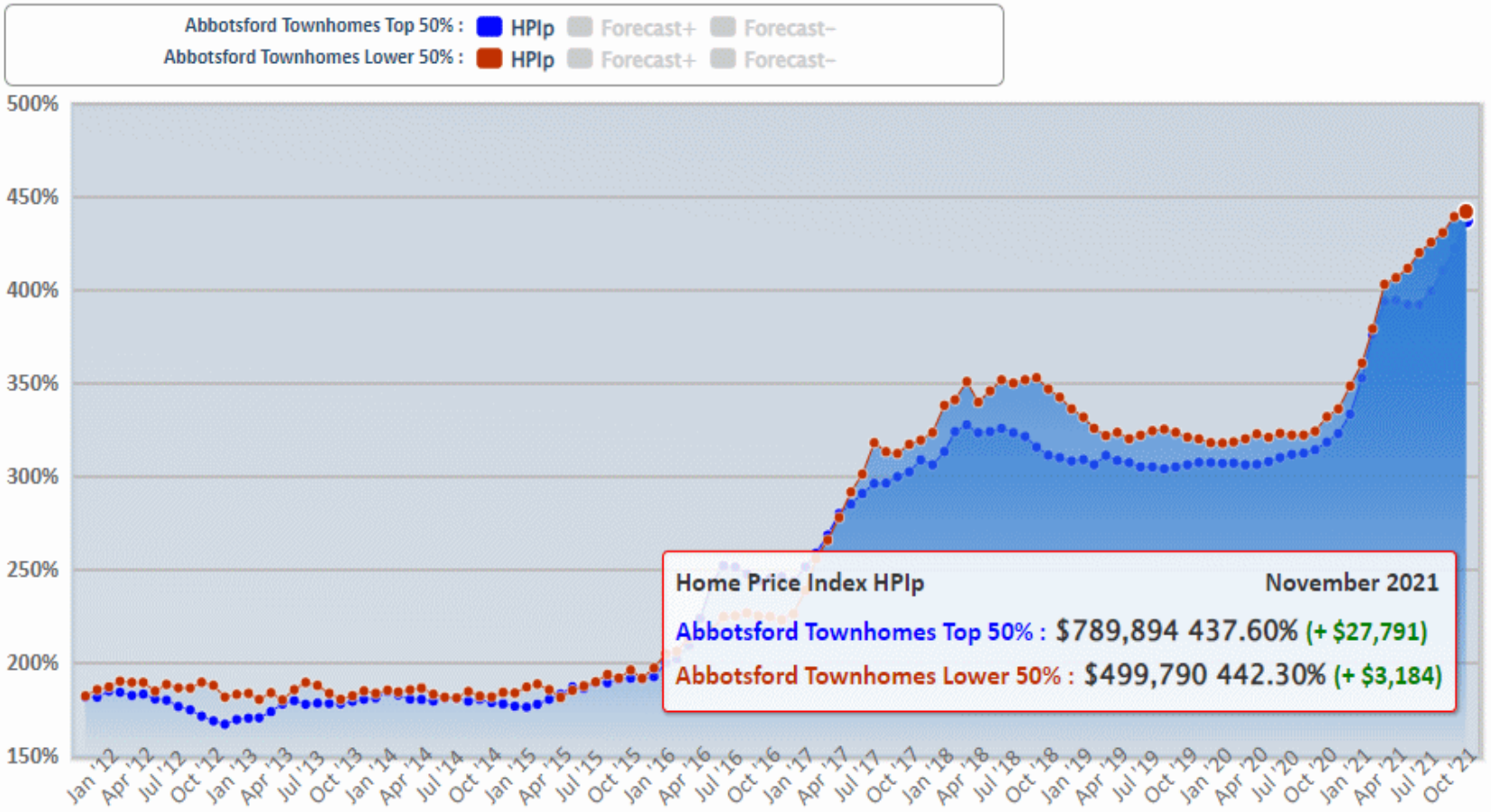

Monthly Home values

Date	Value
Nov 2021	% 437.60
Oct 2021	% 422.20
Sep 2021	% 410.60
Aug 2021	% 399.50
Jul 2021	% 392.30
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

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Home Price Index HPIp (Top 50%)

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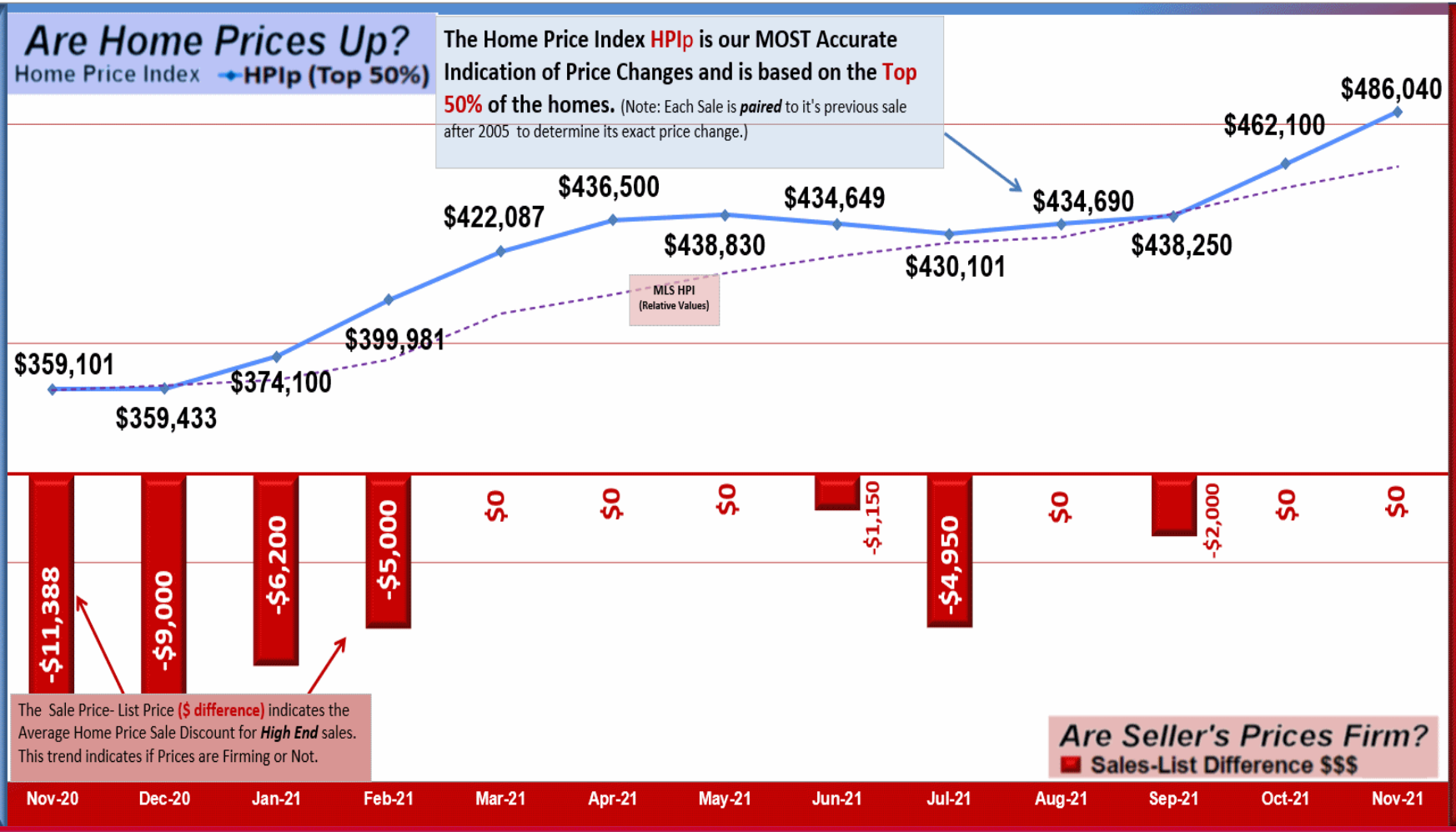

Home Price Changes (Home Price Index Paired sales from 2005)

Condominiums

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Are Seller's Prices Firm?

Sales-List Difference $$$

Condominiums

TOP 50%

Sales Discount $$

Sale Price – Original List Price ($$ difference)

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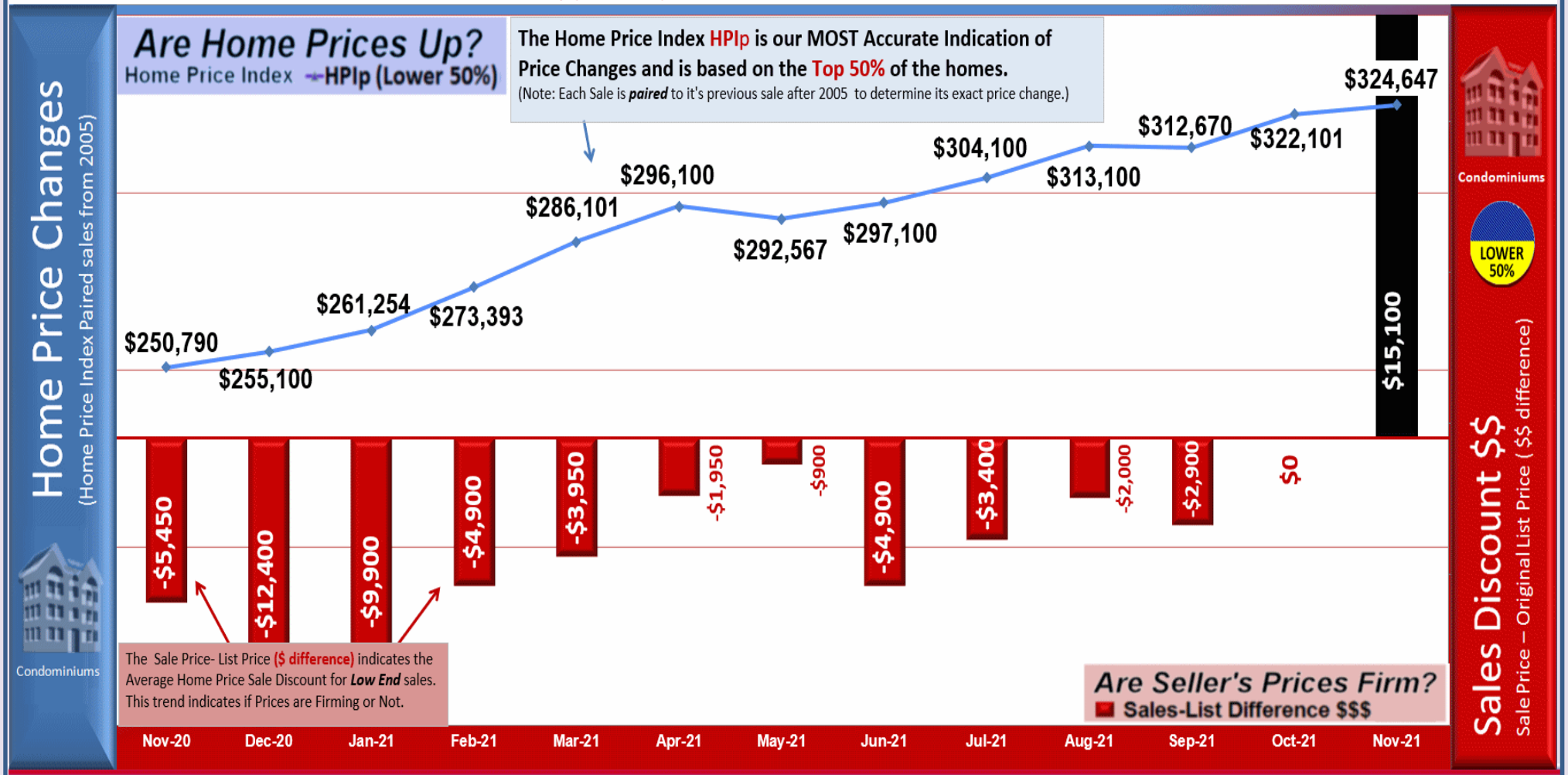

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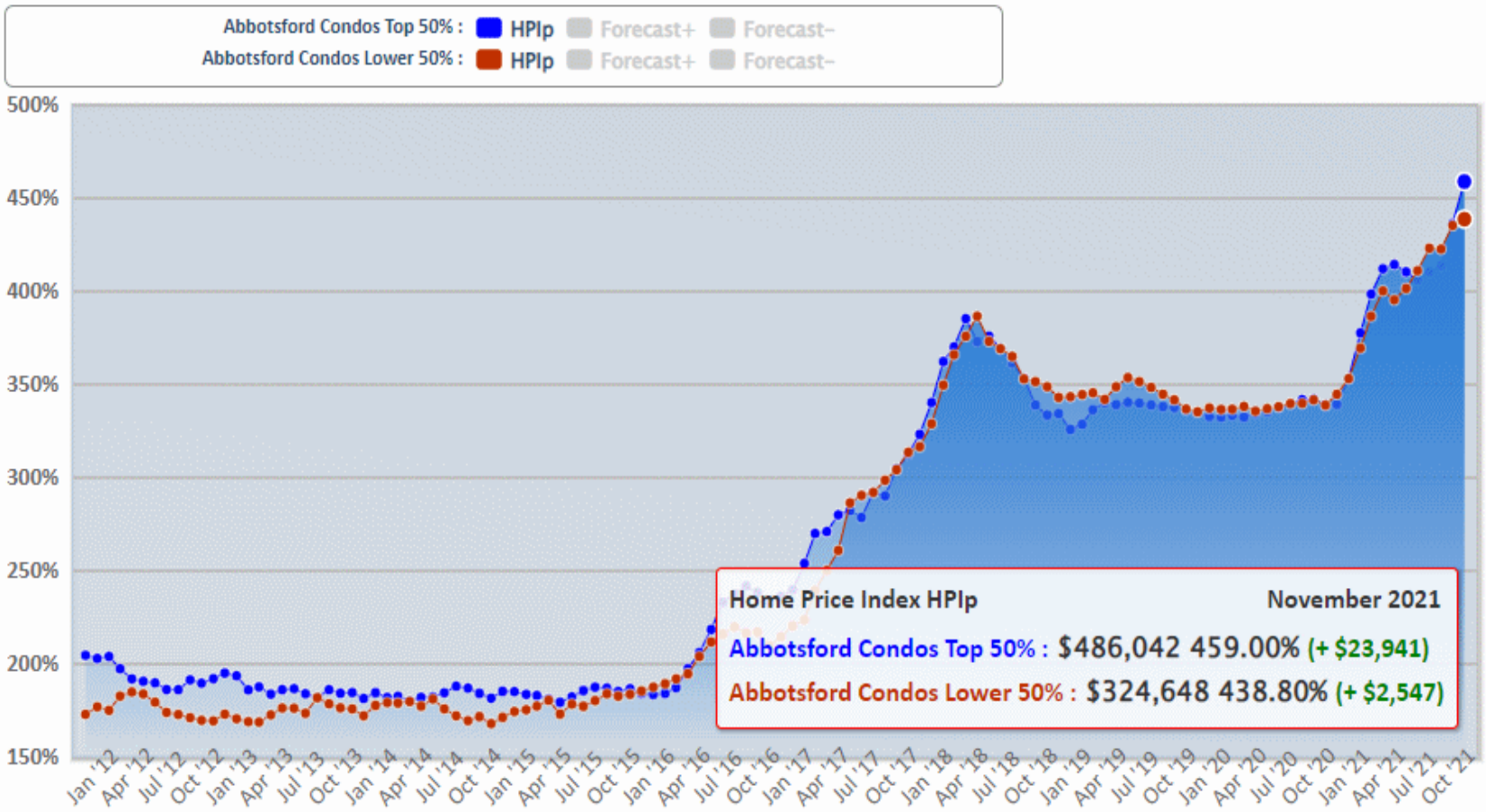

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