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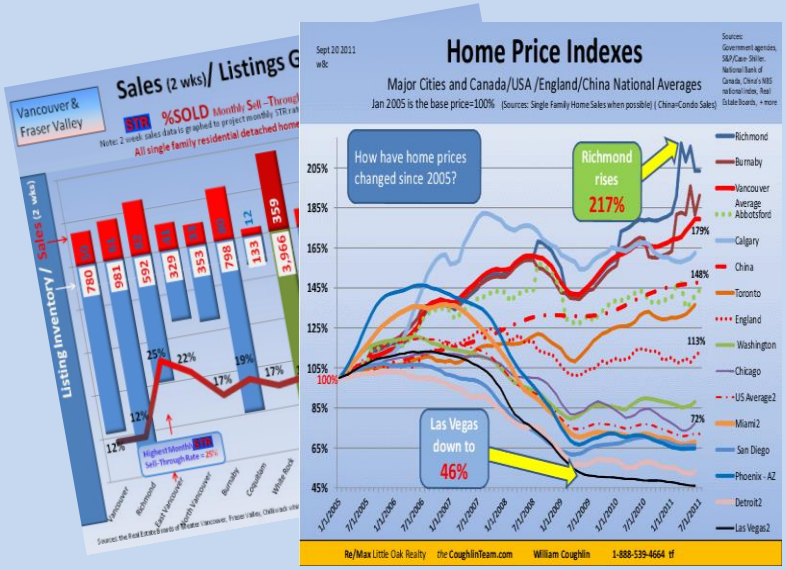

Advanced Marketing Tools

produced for: *Kourosh Ahmadian*

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Market Reports
Advanced

Detached

- Coquitlam
- Maple Ridge
- Port Coquitlam
- Port Moody

Attached

- Coquitlam
- Maple Ridge
- Port Coquitlam
- Port Moody

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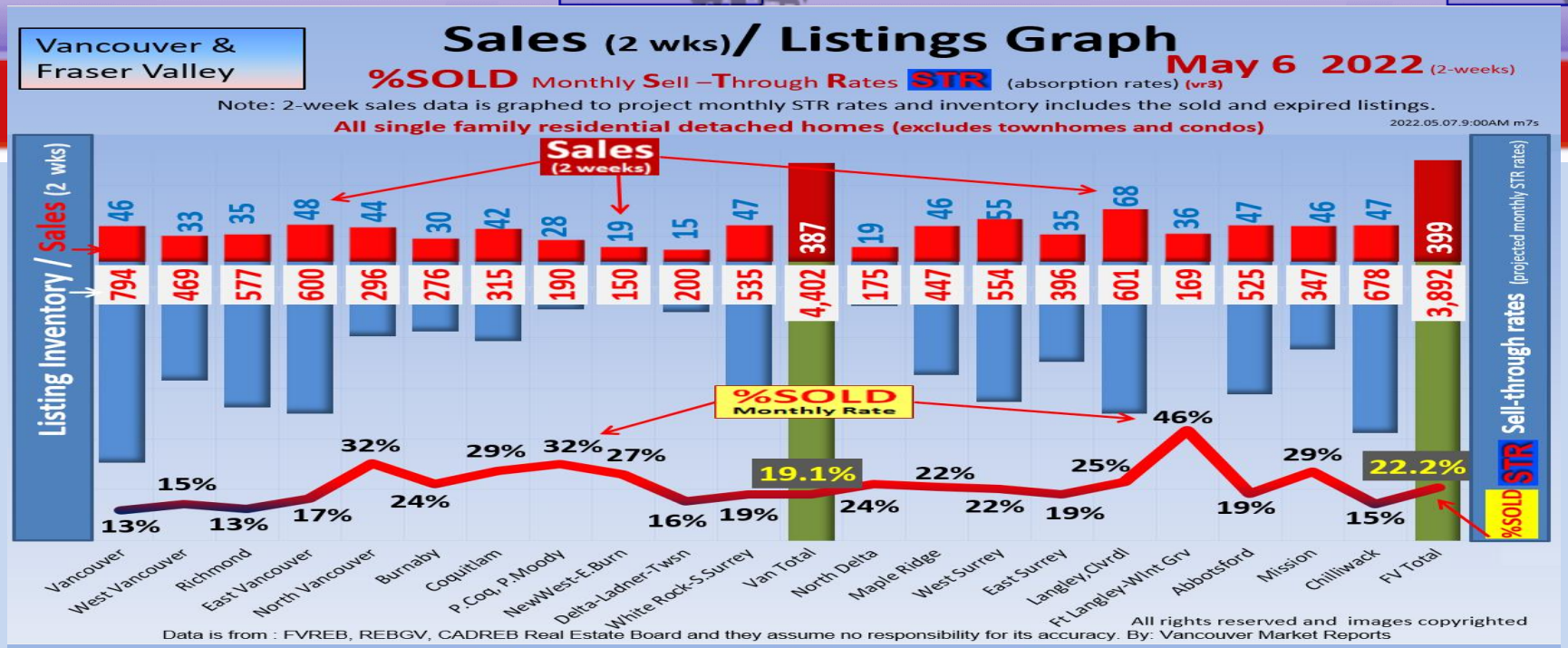

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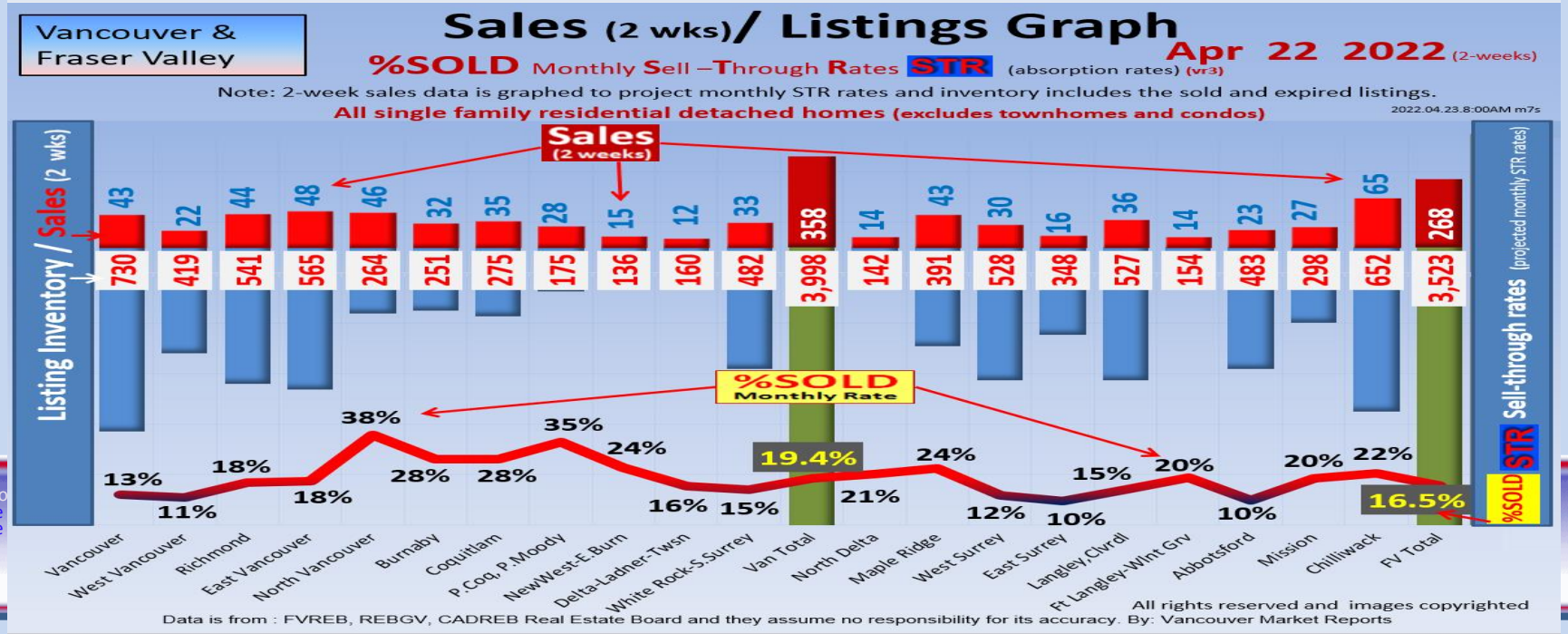

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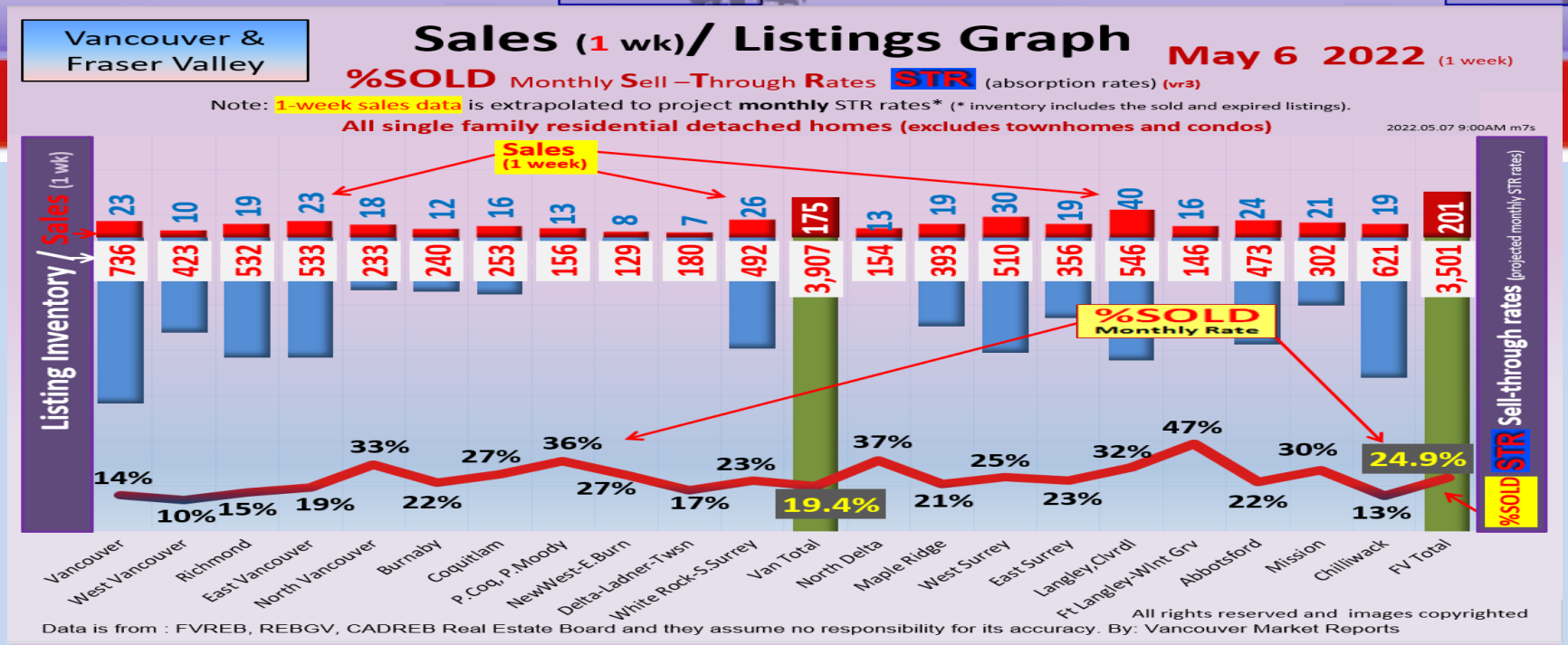

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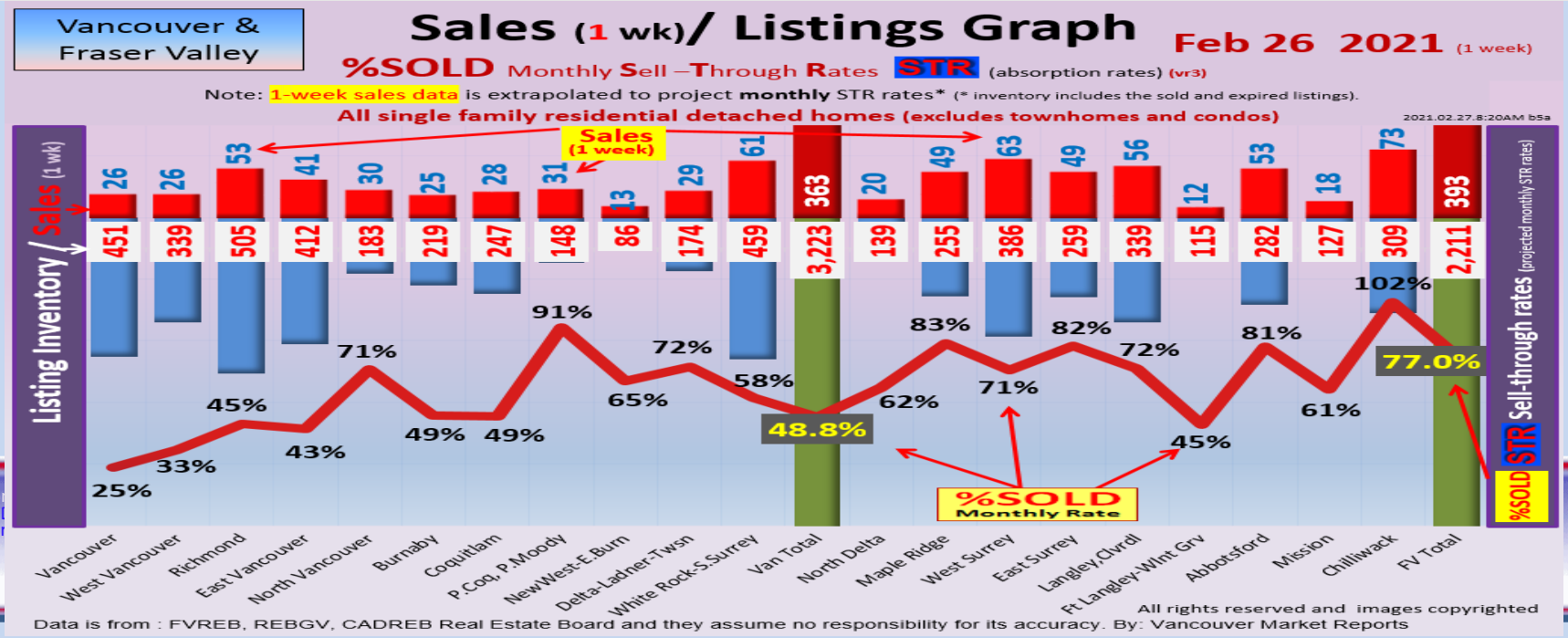

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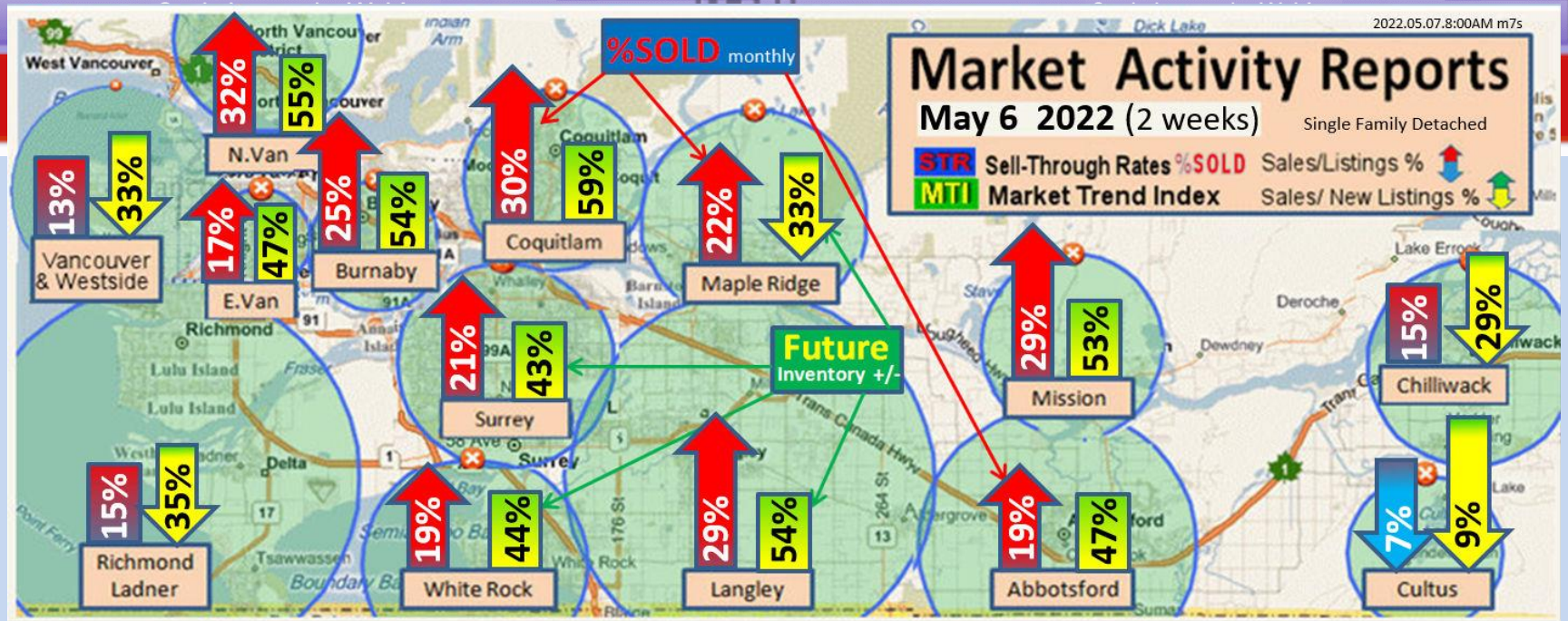

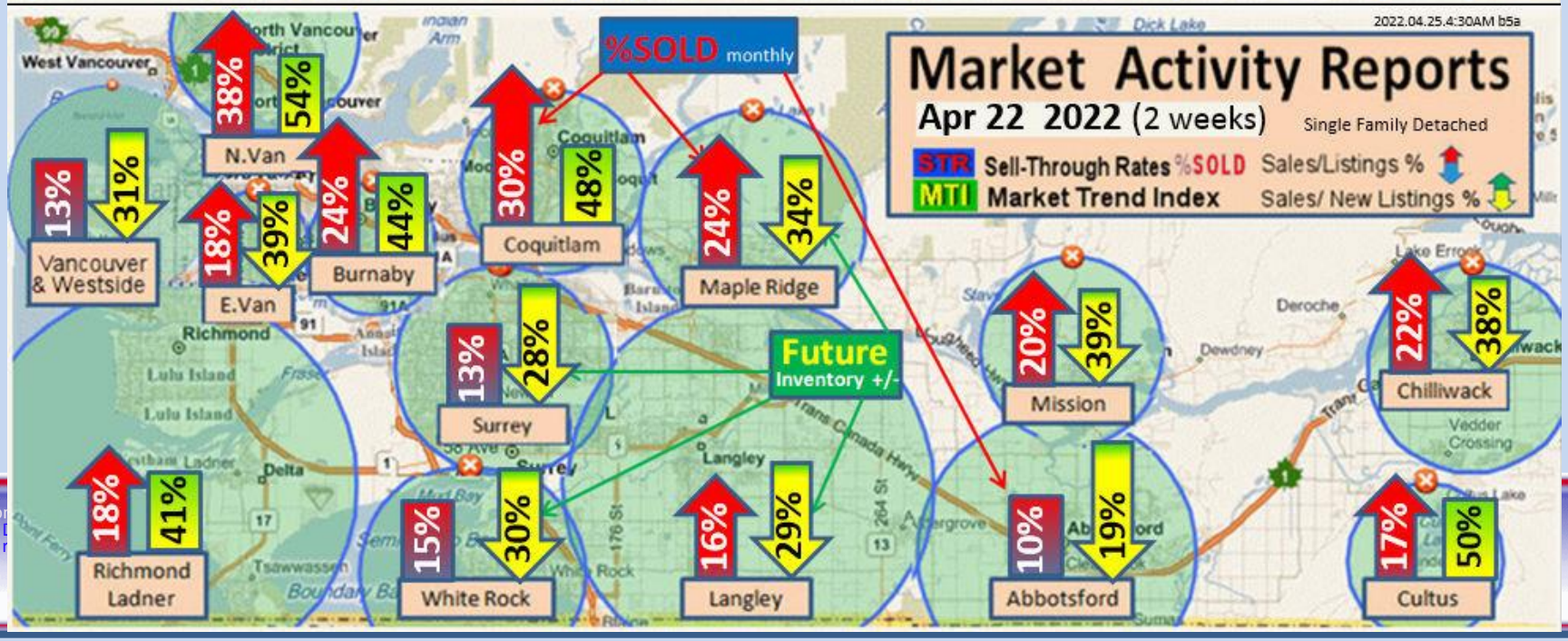

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Market Analysis and Forecasting **May 1/22 Coquitlam**

MAGSEN REALTY

Coquitlam Real Estate Price Changes ($/%)

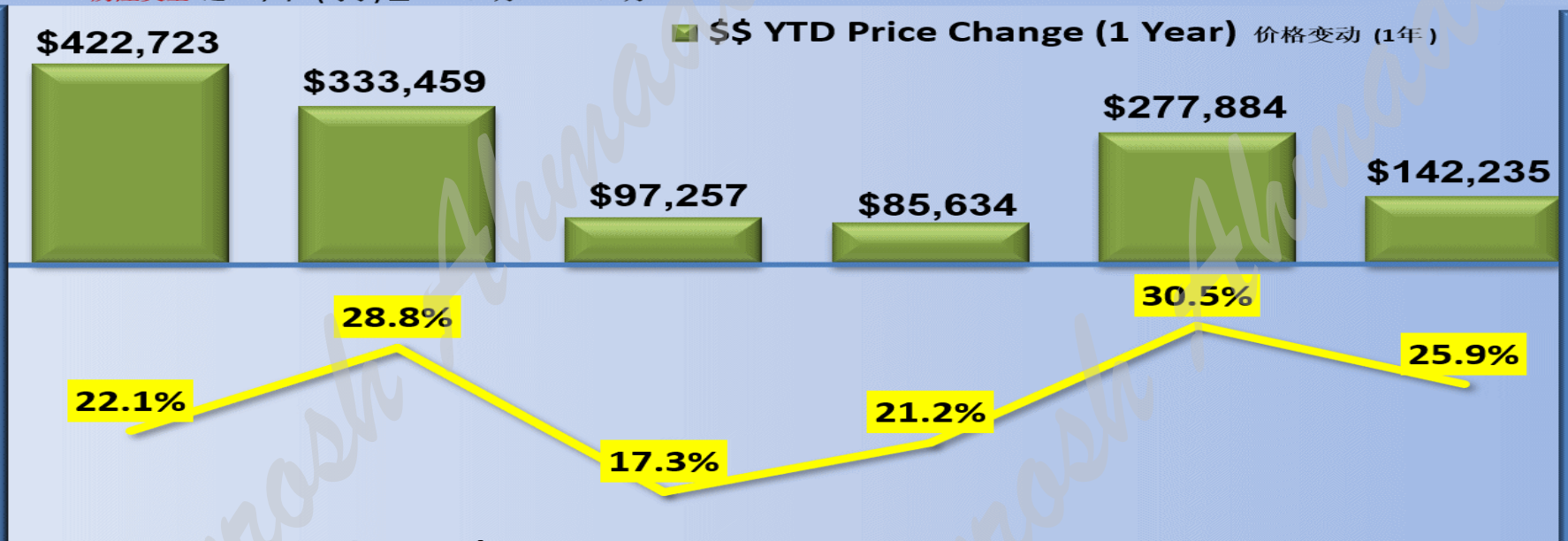
高貴林 房地產價格變動 / 高贵林房地产价格变动

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

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports HPIp

YTD Home Price Changes $$ 年終住房價格變動 年终住房价格变动



YTD Home Price Changes %% 年終住房價格變動 年终住房价格变动

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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 **May 1/22 Coquitlam**

MAGSEN REALTY

Monthly Market Activity - Apr 2022 - Single Family

Coquitlam

%SOLD

25%

Stable 15-20%

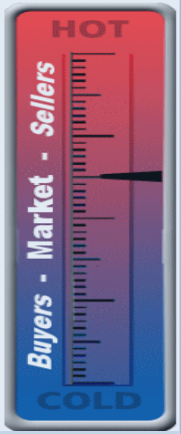
Listings Marketed

357

Monthly Total Includes:
- Active
- Expired
- Cancelled
- Terminated
- Solds

Failed
46

Sales
89



May 1, 2022 Coquitlam Market Update (Detached)

Current: Coquitlam's **25 % SOLD** Rate indicates a Seller Market.
(This means 25 homes out of 100 sold last month with an Average *$10,100* Discount from the Original List Price)
Most Active Price Range: Homes below $1.45 mill. - $1.75 mill. have a **38.4 %SOLD** rate.
Least Active Price Range: Homes above $3.3 mill. have **6.9 %SOLD** ratin

History: The Coquitlam Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased $429,024.
The Coquitlam Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased $258,196.
*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

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Statistics, on the Web!

Market Analysis and Forecasting May 1/22 Coquitlam

MAGSEN REALTY

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

Coquitlam Price Range Statistics - Apr 2022 — Detached

Home Price Range	Total Listings (Month)	Sales	DOM	Sell Price /List Price	Sell - List $Difference	%SOLD
0-$1,450,000	46	12	8	108%	$111,000	26.1%
$1,450,001-1,700,000	86	33	8	100%	$1,000	38.4%
$1,700,001-$2,100,000	82	26	7	102%	$39,550	31.7%
$2,100,001-$2,400,000	37	4	11	102%	$40,000	10.8%
$2,400,001-$2,800,000	45	8	8	98%	-$61,950	17.8%
$2,800,001-$3,300,000	32	4	9	96%	-$109,000	12.5%
$3,300,001 and more	29	2	16	103%	$101,000	6.9%
Total Activity	**357**	**89**	**8**	**101%**	**$10,100**	**25%**

LOWER 50%

TOP 50%

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change
Total Listings** (A,S,T,C,X)	517	363	357		-6
Active Listings	277	193	193	222	29
Solds	126	120	89		-31
DOM	8	8	8		0
%SOLD (Sales/Listings /Mthly Rate)	24%	33%	25%		-8.1%
(Top 50%) Home Price Index HPIp	$2,011,339	$2,423,100	$2,440,362		$17,262
(Lower 50%) Home Price Index HPIp	$1,255,439	$1,555,417	$1,513,635		-$41,782

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detached homes

Statistics, on the Web!

Market Analysis and Forecasting May 1/22 Coquitlam

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What Sold in your Neighbourhood and for What Price?

Coquitlam Neighbourhood Statistics - Apr 2022 Detached

Neighbourhoods	Total Listings	Sales	DOM	Sell Price /List Price	Sell - List $Difference	%SOLD
Burke Mountain	46	14	7	105%	$103,550	30.4%
Central Coquitlam-Chineside	65	18	13	100%	-$4,950	27.7%
Coquitlam East	22	5	8	100%	$6,000	22.7%
Cape Horn	14	3	7	111%	$150,112	21.4%
Coquitlam West	57	6	27	99%	-$20,500	10.5%
Eagle Ridge-Canyon Springs	10	4	45	99%	-$9,000	40.0%
Harbour Chines	9	1	29	97%	-$59,000	11.1%
Hockaday	2	0				0.0%
Harbour Place	4	1	25	100%	$100	25.0%
Meadow Brook	6	1	13	104%	$60,000	16.7%
Maillardville	22	4	7	107%	$111,600	18.2%
New Horizons	12	2	11	106%	$78,500	16.7%
Park Ridge Estates	1	1	2	106%	$100,000	100.0%
Ranch Park	19	5	16	94%	-$44,000	26.3%
River Springs	7	0				0.0%
Scott Creek	7	2	10	102%	$38,000	28.6%
Eagle Ridge - Summit	8	4				50.0%
Westwood Plateau-Summit	46	18	8	102%	$48,303	39.1%
Total Activity	**357**	**89**	**8**	**101%**	**$10,100**	**25%**

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Market Analysis and Forecasting **May 1/22 Coquitlam**

MAGSEN REALTY

Next Months Market Forecast

Forecast: Coquitlam has a normal Listing supply; 222 homes are for sale. With the **25 %SOLD** Monthly Rate (**STR**) gives us ~4 months of inventory. 9% of the Active Listings have reduced their price by $103,438 on Average or $90,000 Median. We project Coquitlam Detached to be a Seller Market.

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

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

Analytical Methods: The Coquitlam Area represents many diverse markets which cause the Average or Median Monthly Home Sales statistics to have very little value towards understanding the Market Changes . Currently we have split the market into two parts with the ***Coquitlam HPI*p Top 50%** representing the higher end sales and the ***Coquitlam HPI*p 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: This information is not intended to replace a Comparative Market Analysis. Please give us a call to get together & talk.

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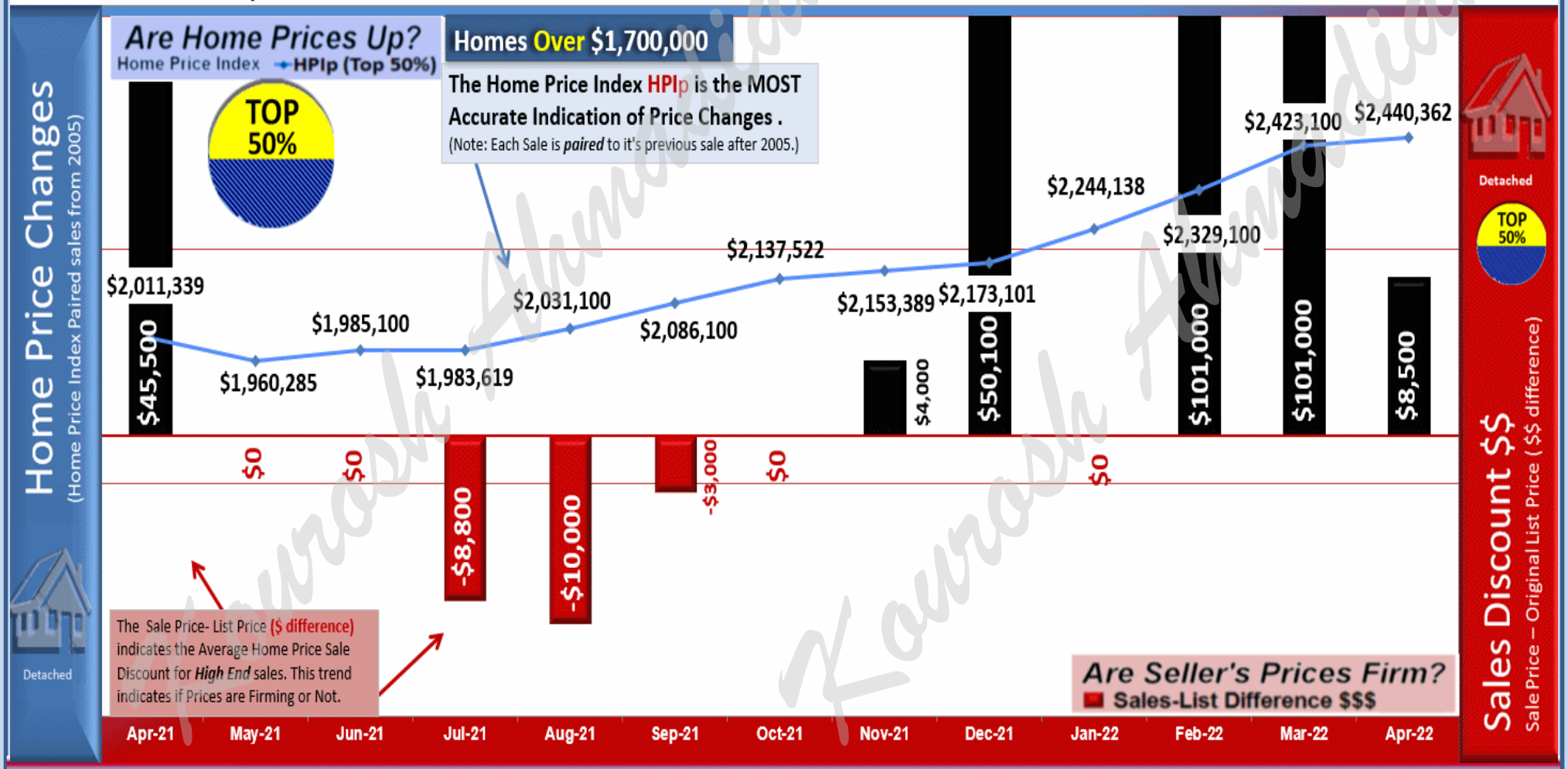
Market Analysis and Forecasting

May 1/22 Coquitlam

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



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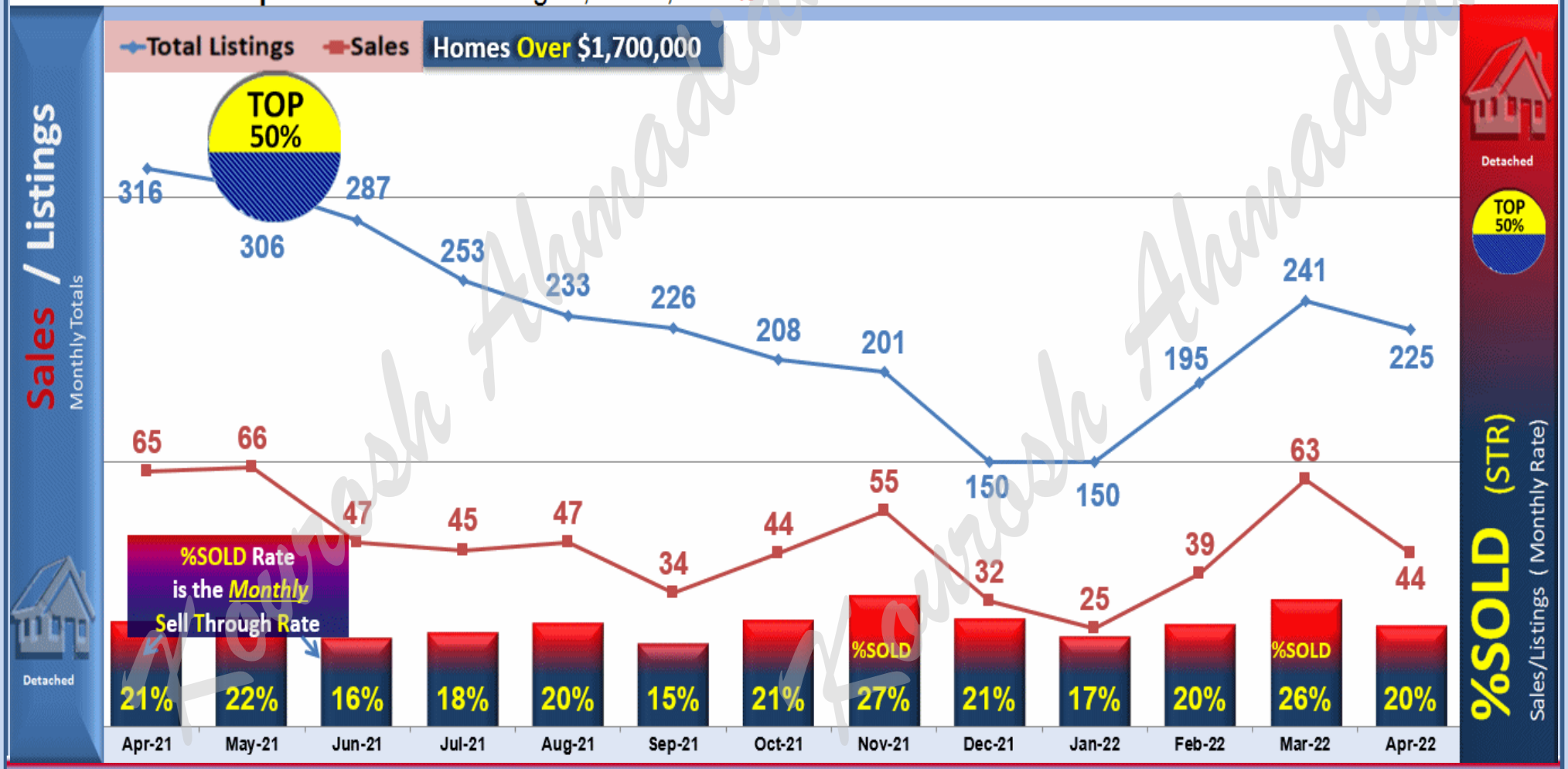
Market Analysis and Forecasting

May 1/22 Coquitlam

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



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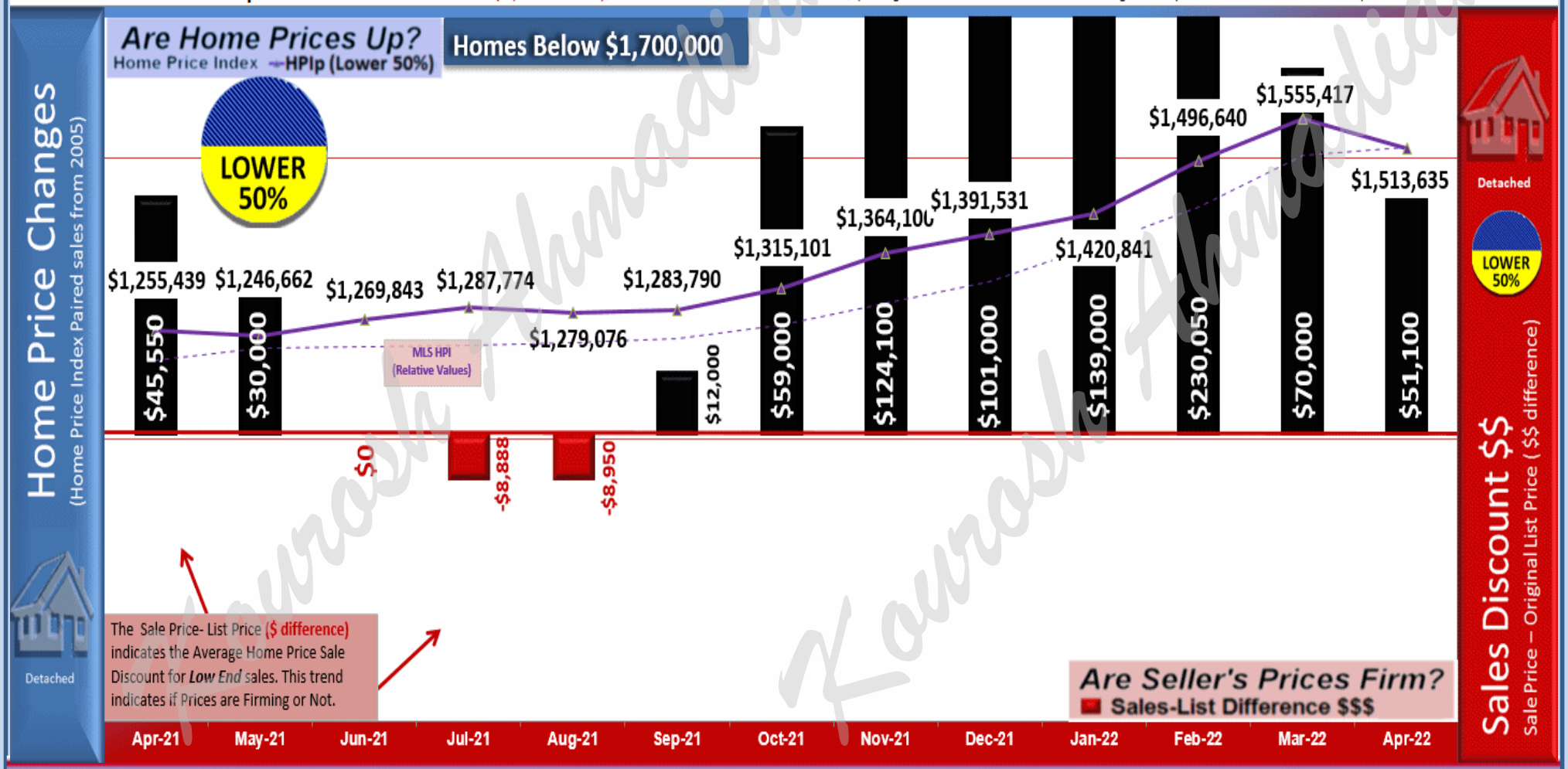
May 1/22 Coquitlam

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



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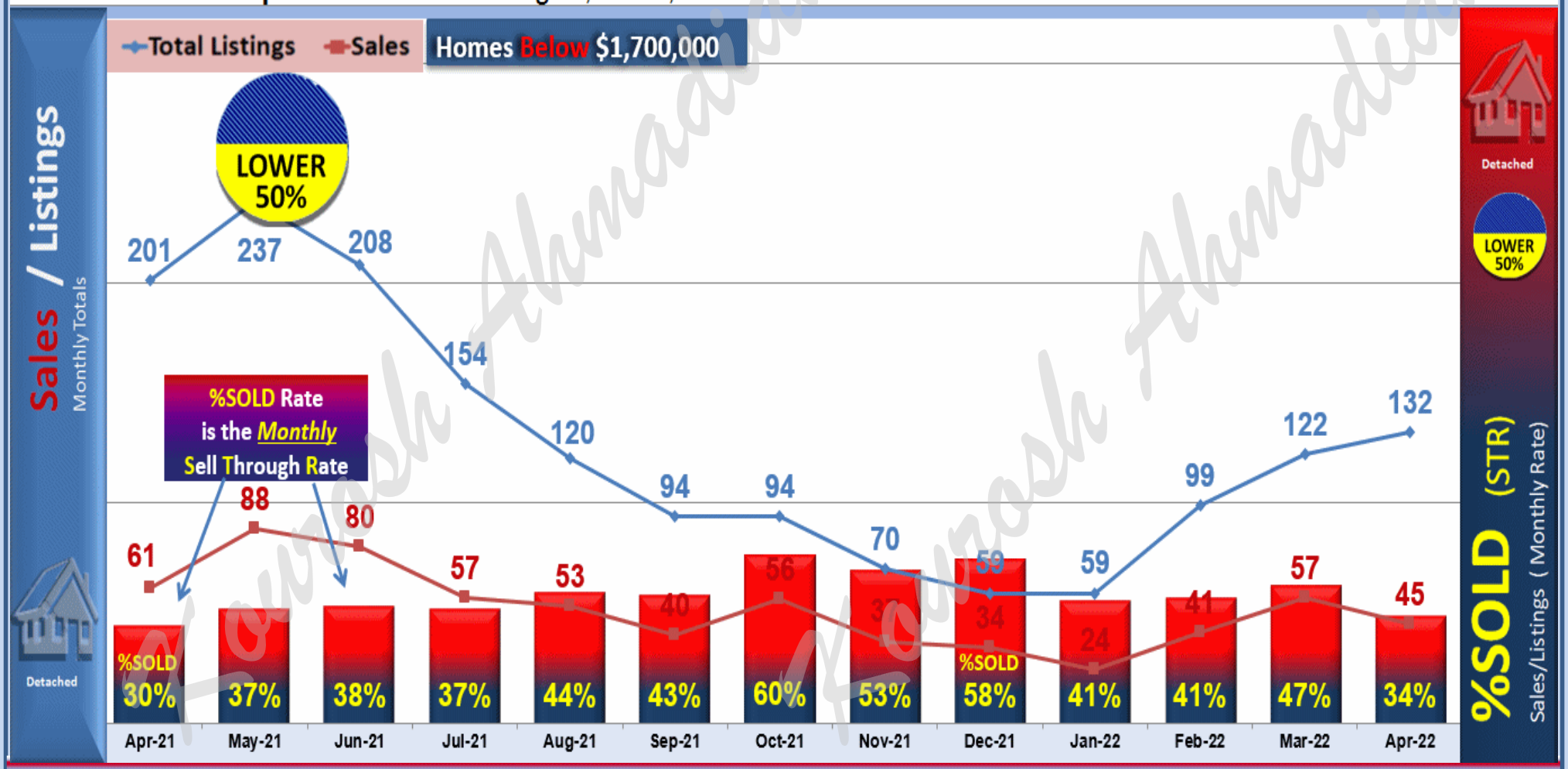
May 1/22 Coquitlam

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



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Market Analysis and Forecasting

May 1/22 Coquitlam

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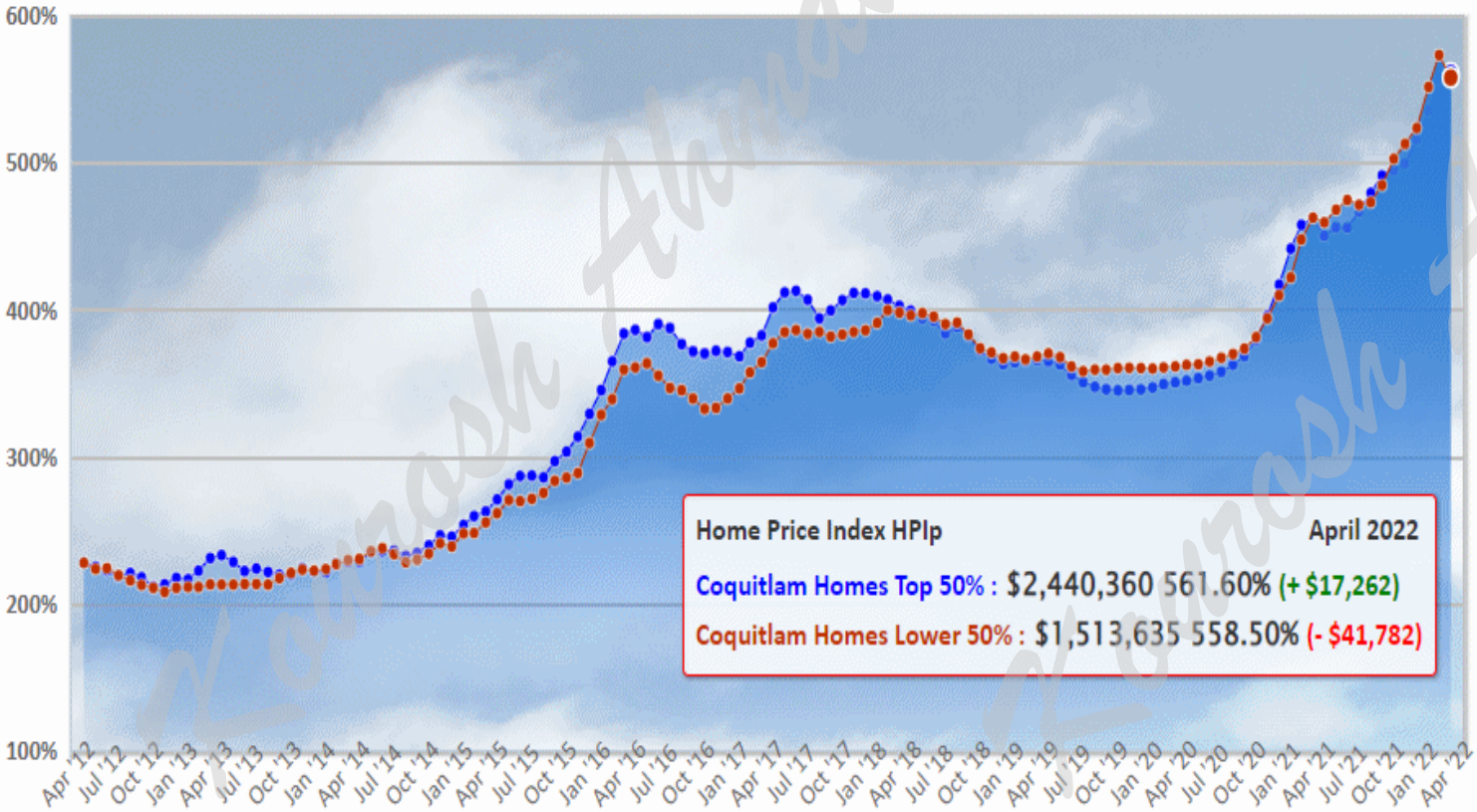
Coquitlam Homes Top 50% : HPIp Forecast+ Forecast-
Coquitlam Homes Lower 50% : HPIp Forecast+ Forecast-



Monthly Home values

Date	Value
Apr 2022	% 561.60
Mar 2022	% 557.60
Feb 2022	% 536.00
Jan 2022	% 516.40
Dec 2021	% 500.10
Nov 2021	% 495.50
Oct 2021	% 491.90
Sep 2021	% 480.10
Aug 2021	% 467.40
Jul 2021	% 456.50
Jun 2021	% 456.80
May 2021	% 451.10

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Market Analysis and Forecasting **May 1/22 Port Coquitlam**

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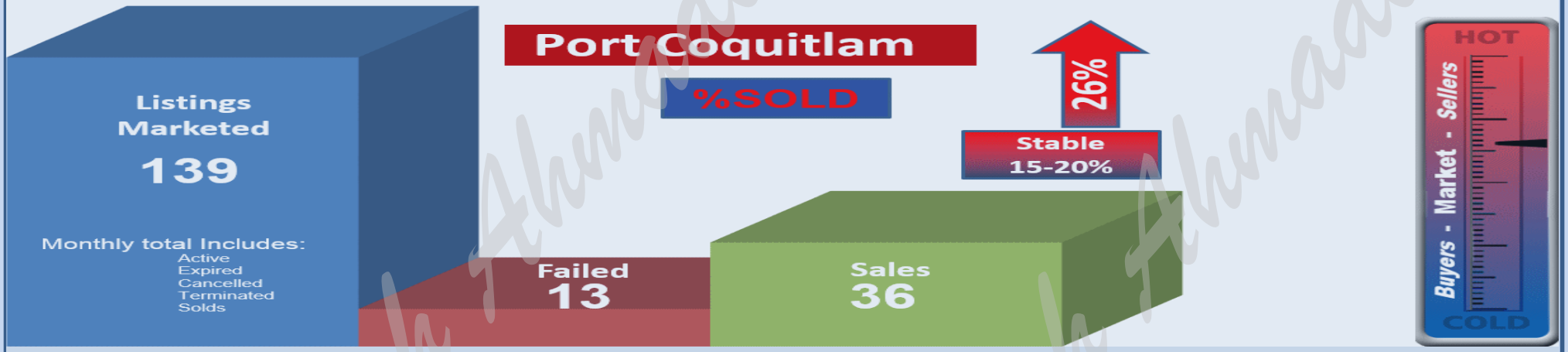
Monthly Market Activity - Apr 2022 - Single Family



May 1 2022 **Port Coquitlam Market Update** (Detached)

Current: Port Coquitlam's **26 %SOLD** rate indicates a Seller Market.
(This means 26 homes out of 100 sold with an average *$39,900* increase from the original list price).
Most Active Price Range: Homes below $1.3 mill. have **55.0 %SOLD** rate.
Least Active Price Range: Homes above $1.75 mill. have **8.6 %SOLD** rate.

History: Port Coquitlam Year-To-Date RMR Home Price Index* shows that prices increased $232,148.
*The RMR HPI (Home Price Index) is an approximate reflection of the Average Home Price Changes.

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month.
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Market Analysis and Forecasting May 1/22 Port Coquitlam

MAGSEN REALTY

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

Port Coquitlam Price Range Statistics - Apr 2022 Detached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD
0-$1,300,000	20	11	7	104%	$55,000	55.0%
$1,300,001-$1,500,000	40	15	7	101%	$20,100	37.5%
$1,500,001-$1,750,000	32	6	14	101%	$17,500	18.8%
$1,750,001 and more	47	4	16	100%	$5,974	8.5%
Total Activity	**139**	**36**	**8**	**100%**	**$4,300**	**26%**

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change
Total Listings** (A,S,T,C,X)	205	133	139		6
Active Listings (1st of the month)	96	46	69	90	21
Solds	75	51	36		-15
Days on Market (DOM)	7	7	8		1
%SOLD (Sales/ Listings/Mthly Rate)	37%	38.3%	25.9%		-12.4%
Home Price Index	$1,265,655	$1,493,762	$1,497,802		$4,040

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Statistics, on the Web!

Market Analysis and Forecasting May 1/22 Port Coquitlam

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What Sold in your Neighbourhood and for What Price?

Port Coquitlam Sub areas Statistics - Apr 2022 Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD
Birchland Manor	6	3	6	104%	$61,000	50.0%
Central Port Coquitlam	8	0				0.0%
Citadel PQ	17	4	11	104%	$65,224	23.5%
Glenwood PQ	33	10	11	101%	$22,474	30.3%
Lower Mary Hill	5	4	12	98%	-$27,500	80.0%
Lincoln Park PQ	15	6	10	103%	$31,300	40.0%
Mary Hill	13	1	25	101%	$10,000	7.7%
Oxford Heights	15	3	7	114%	$166,000	20.0%
Riverwood	10	1	11	107%	$83,800	10.0%
Woodland Acres PQ	17	4	12	100%	-$4,000	23.5%
Total Activity	**139**	**36**	**8**	**100%**	**$4,300**	**26%**

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Statistics, on the Web!

Market Analysis and Forecasting **May 1/22 Port Coquitlam**

MAGSEN REALTY

Next Months Market Forecast

Forecast: Port Coquitlam has Average Listing supply; 90 homes are for sale and with the **26 %SOLD** Monthly rate gives us a ~4 months of inventory. We project Port Coquitlam to be a continued Seller Market. 16% of the active listings have reduced their price by $67,067 on average and $63,500 on median.

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

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

Note*: The **Home Price Index** * (HPI) is all the detached home sales averaged & adjusted for finished sqft, age and lot size.(This HPI excludes the Mobile Home, Duplex and the House with Acreage sales.) For a more accurate price change for your home do request a personal Comparative Market Analysis (CMA).
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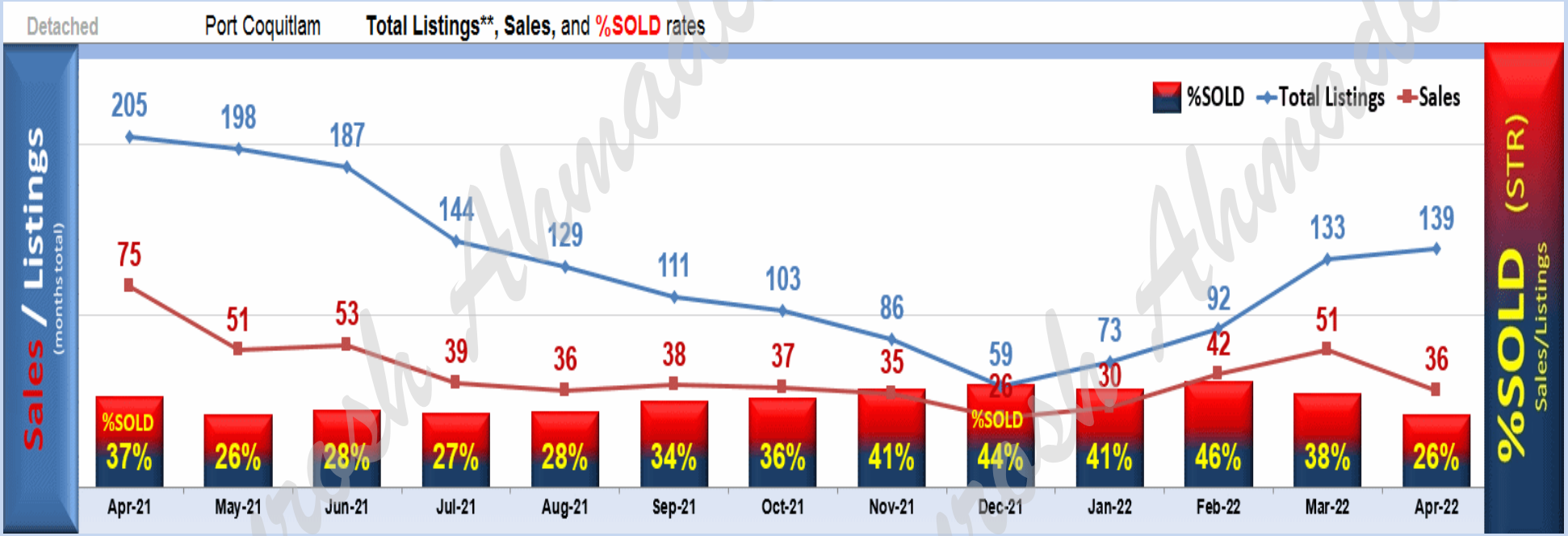
Market Analysis and Forecasting May 1/22 Port Coquitlam

MAGSEN REALTY

How has the Market performed this Past Month and Year?



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Market Analysis and Forecasting May 1/22 Port Coquitlam

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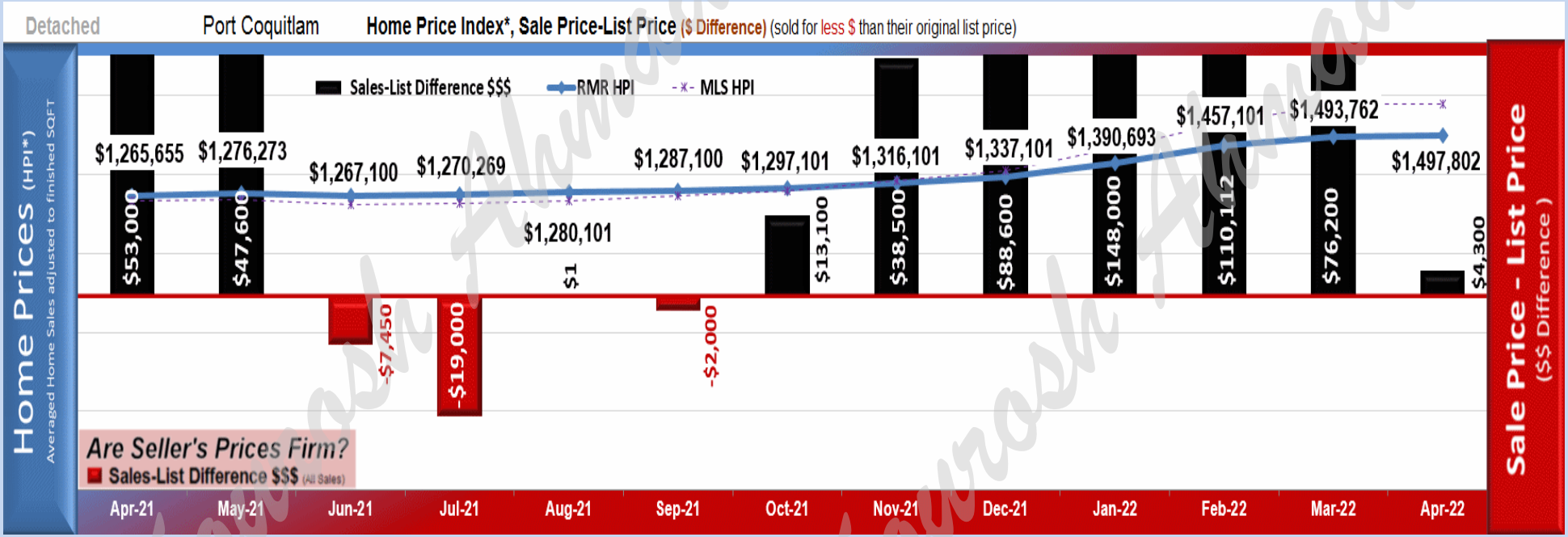
How has the Housing Price Index changed and … What is the Average Negotiated Discount?



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Market Analysis and Forecasting May 1/22 Port Moody

MAGSEN REALTY

Monthly Market Activity - Apr 2022 - Single Family

Port Moody

%SOLD

24%

Stable 11-17%

Listings Marketed
68

Monthly total Includes:
Active
Expired
Cancelled
Terminated
Solds

Failed
8

Sales
16

May 1 2022 **Port Moody Market Update** (Detached)

Current: Port Moody's **24 %SOLD** Rate indicates a Seller Market.
(Meaning 24 Homes out of 100 Sold Last Month with an Average *$0* increase from the Original List price).
Most Active Price Range: Homes above $3.3 mill. have **30.8 %SOLD** rate.
Least Active Price Range: Homes below $1.7 mill. have **20.0 %SOLD** rate.

History: Port Moody YTD RMR HPI* shows that prices increased $317,001.
*The RMR HPI (Home Price Index) is an approximate reflection of the Average Home Price Changes.

*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings **includes all listings marketed for the month.
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Market Analysis and Forecasting May 1/22 Port Moody

MAGSEN REALTY

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

Port Moody Price Range Statistics - Apr 2022 Detached

Home Price Range	Total Listings (/Month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD
0-$1,700,001	10	2	4	102%	$22,500	20.0%
$1,700,001-$2,200,000	25	6	22	101%	$25,050	24.0%
$2,200,001-$3,300,000	20	4	4	100%	$10,000	20.0%
$3,300,001 and more	13	4	23	96%	-$159,400	30.8%
Total Activity	**68**	**16**	**16**	**98%**	**-$50,000**	**24%**

2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change
Total Listings** (A,S,T,C,X)	105	83	68		-15
Active Listings (1st of the month)	59	39	43	44	1
Solds	30	33	16		-17
Days on Market (DOM)	11	8	16		8
%SOLD (Sales/ Listings/Mthly Rate)	29%	40%	24%		-16%
Home Price Index	$1,605,100	$1,884,101	$1,922,101		$38,000

*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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Market Analysis and Forecasting May 1/22 Port Moody

MAGSEN REALTY

What Sold in your Neighbourhood and for What Price?

Port Moody Sub areas Statistics - Apr 2022 **Detached**

Neighbourhoods	Total Listings (/Month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD
Anmore	16	5	8	101%	$20,000	31.3%
Belcarra	3	1	28	95%	-$180,000	33.3%
Barber Street	6	1	34	97%	-$60,000	16.7%
College Park PM	7	0				0.0%
Glenayre	1	0				0.0%
Heritage Mountain	3	1	5	93%	-$170,000	33.3%
Heritage Woods PM	8	3	16	109%	$180,000	37.5%
Ioco	0	0				0.0%
Mountain Meadows	0	0				0.0%
North Shore Pt Moody	4	2	10	100%	-$19,350	50.0%
Port Moody Centre	20	3	0	98%	-$50,000	15.0%
Total Activity	**68**	**16**	**16**	**98%**	**-$50,000**	**24%**

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Market Analysis and Forecasting May 1/22 Port Moody

MAGSEN REALTY

Next Months Market Forecast

Forecast: Port Moody has Average Listing Supply; 44 homes are for sale and with the **24 %SOLD** Monthly Rate gives us a ~4 months of Inventory. We project Port Moody to continue into a Seller Market. 5% of the Active Listings have Reduced their Price by $100,500 on Average and $100,500 on Median for the last month.

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

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

Note*: The **Home Price Index** * (HPI) is all the Detached Home Sales Averaged & Adjusted for Finished Sq/ft, Age and Lot size.(This HPI excludes the Mobile Home, Duplex, New Construction and Acreage sales.) For a more accurate price change for your Home, CALL US for a Personal Comparative Market Analysis (CMA).
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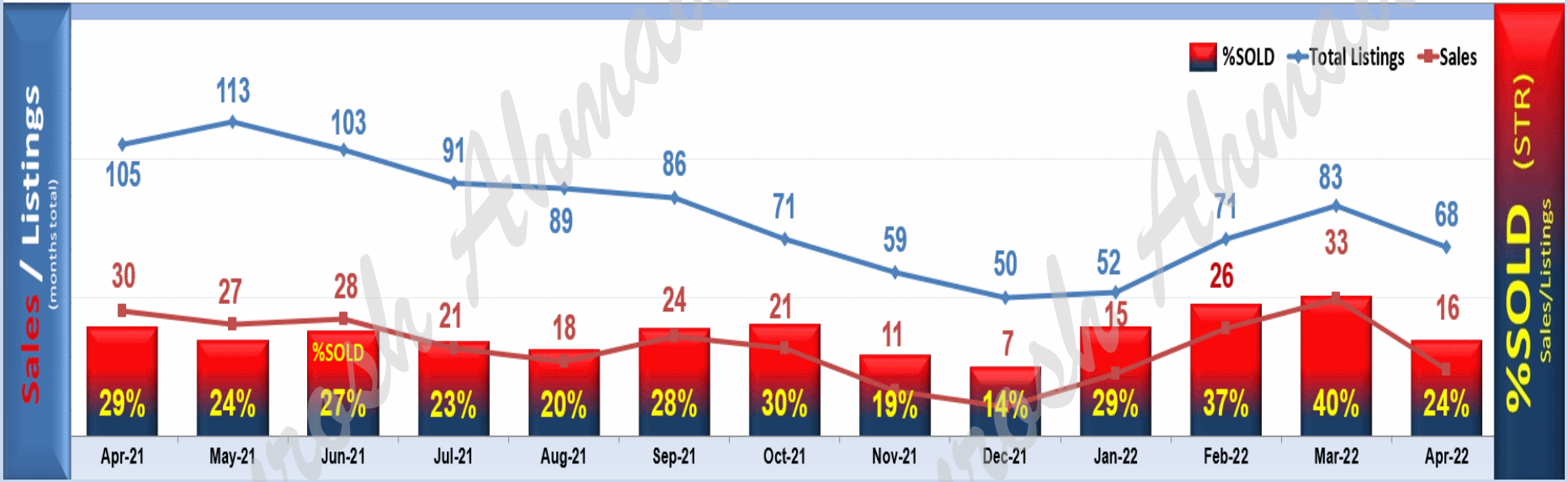
Market Analysis and Forecasting May 1/22 Port Moody

MAGSEN REALTY

How has the Market performed this Past Month and Year?

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



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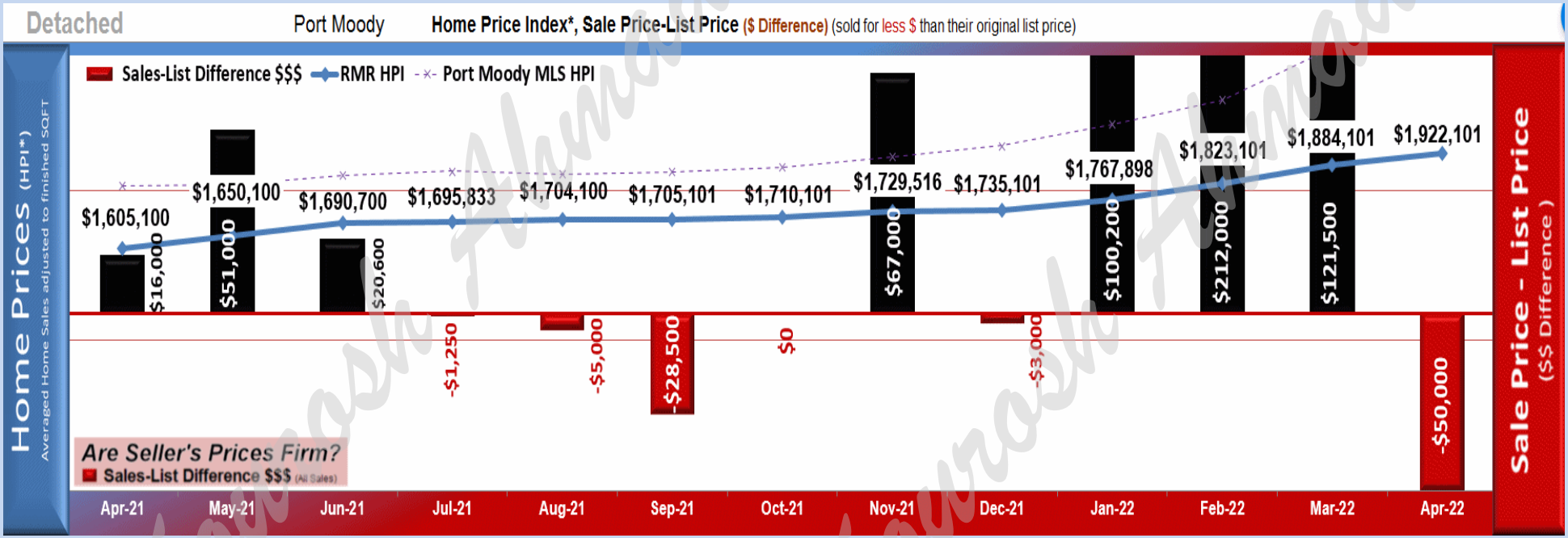
How has the Housing Price Index changed and … What is the Average Negotiated Discount?



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

MAGSEN REALTY

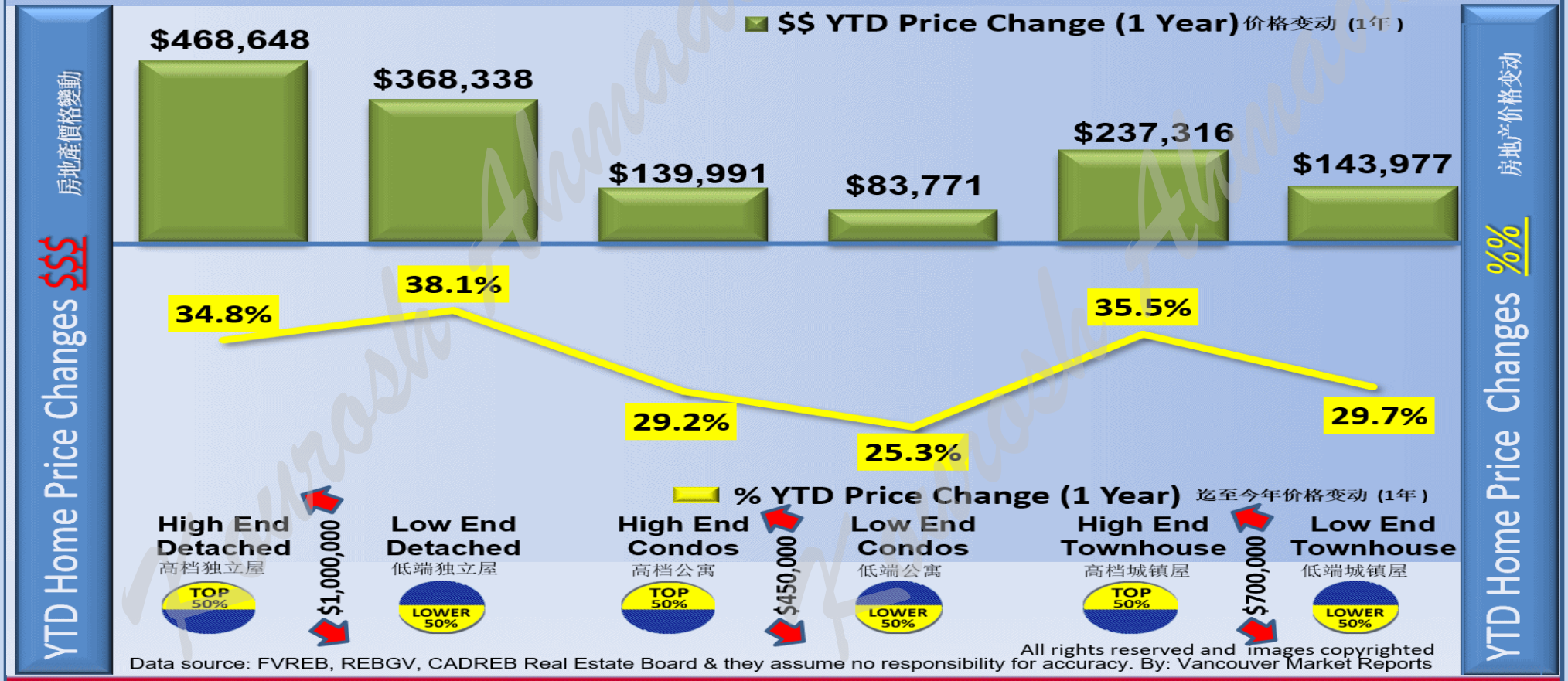
Maple Ridge-Pitt Meadows Real Estate Price Changes ($/%)

房地产价格变动($/%)

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

房屋类型: 迄至今年 (每季) 由2020 三月至2021 三月

Powered by: Vancouver Market Reports HPIp



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Market Analysis and Forecasting

May 1/22 Maple Ridge-Pitt Meadows

Monthly Market Activity - Apr 2022 Single Family

Maple Ridge, Pitt Meadows

Listings Marketed
498

Monthly total Includes:
Active
Expired
Cancelled
Terminated
Solds

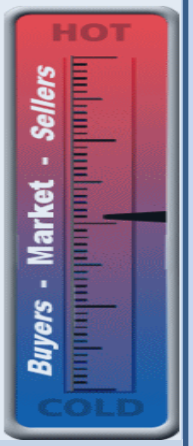
Failed
59

Sales
104

%SOLD

Stable
15-20%

21%



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

Current: Maple Ridge & Pitt Meadows are in a Seller Market with Average Listing inventories, a **21 %SOLD** Rate and Sell Price/List Price = 100% (Meaning there is an Average of a $50,750 increase in a Sale from the List price)

Most Active Price Range: Homes below $1.15 mill. - $1.3 mill. have **33.7 %SOLD** Rate.

Least Active Price Range:Homes above $3.0 mill. have **9.3 %SOLD** Rate.

History: The Maple Ridge & Pitt Meadows Year-To-Date Home Price Index **HPIp (Upper 50%)** shows that prices increased $343,759.

The Maple Ridge & Pitt Meadows Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased $269,474.

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

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

MAGSEN REALTY

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

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

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

LOWER 50%

TOP 50%

2. How Many Properties Were Available During the Month?

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

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

MAGSEN REALTY

What Sold in your Neighbourhood and for What Price?

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

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

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

MAGSEN REALTY

Next Months Market Forecast

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

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

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

Analytical Methods: The Maple Ridge & Pitt Meadows represents many diverse markets that makes the Average or Median Monthly Home Sales Statistics have very little value towards understanding the Market changes. Currently we have split the market into two parts with the ***Maple Ridge & Pitt Meadows HPIp* Upper 50%** representing the Upper 50% Price Range Sales and the ***Maple Ridge & Pitt Meadows HPIp* Lower 50%** representing the Lower 50% Price Range Home Sales. Each HPI is determined by adjusting all of the Paired Monthly Sales to produce one the most accurate HPI indexes at this time. Note: For a more Accurate Price change for your Home, CALL US for a Comparative Market Analysis.

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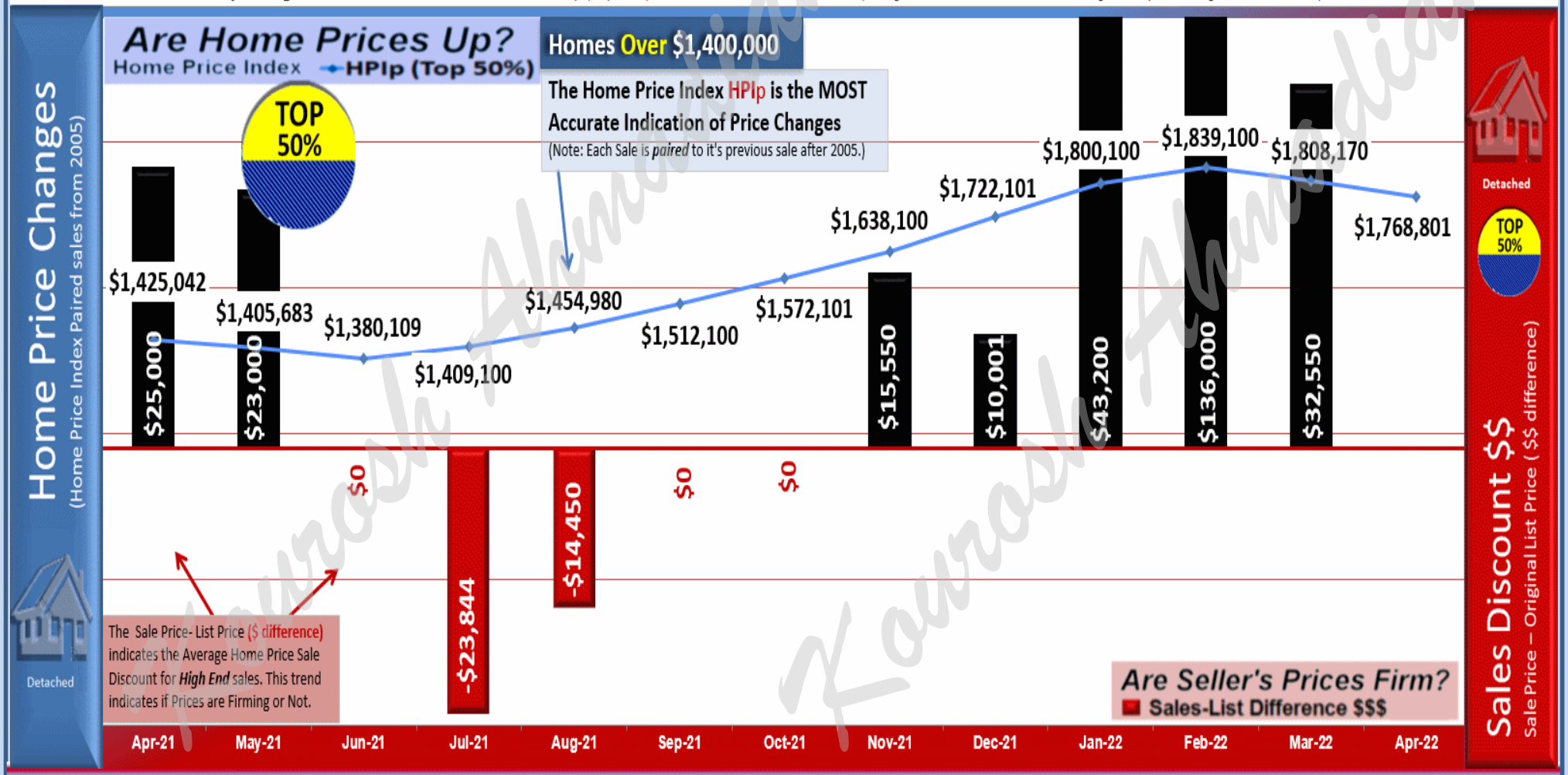
Market Analysis and Forecasting May 1/22 Maple Ridge-Pitt Meadows

Detached

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



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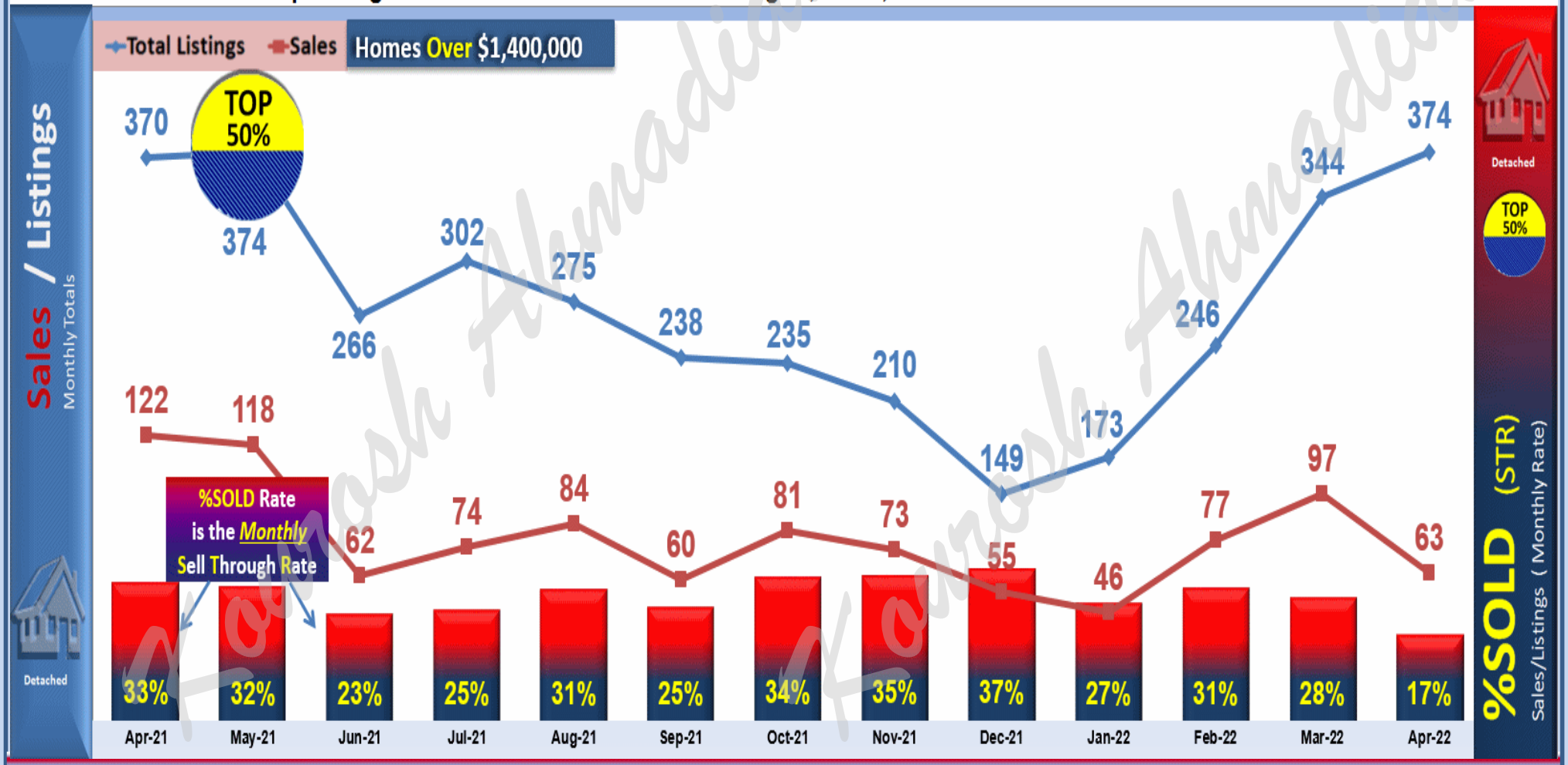
Market Analysis and Forecasting

May 1/22 Maple Ridge-Pitt Meadows

Detached

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



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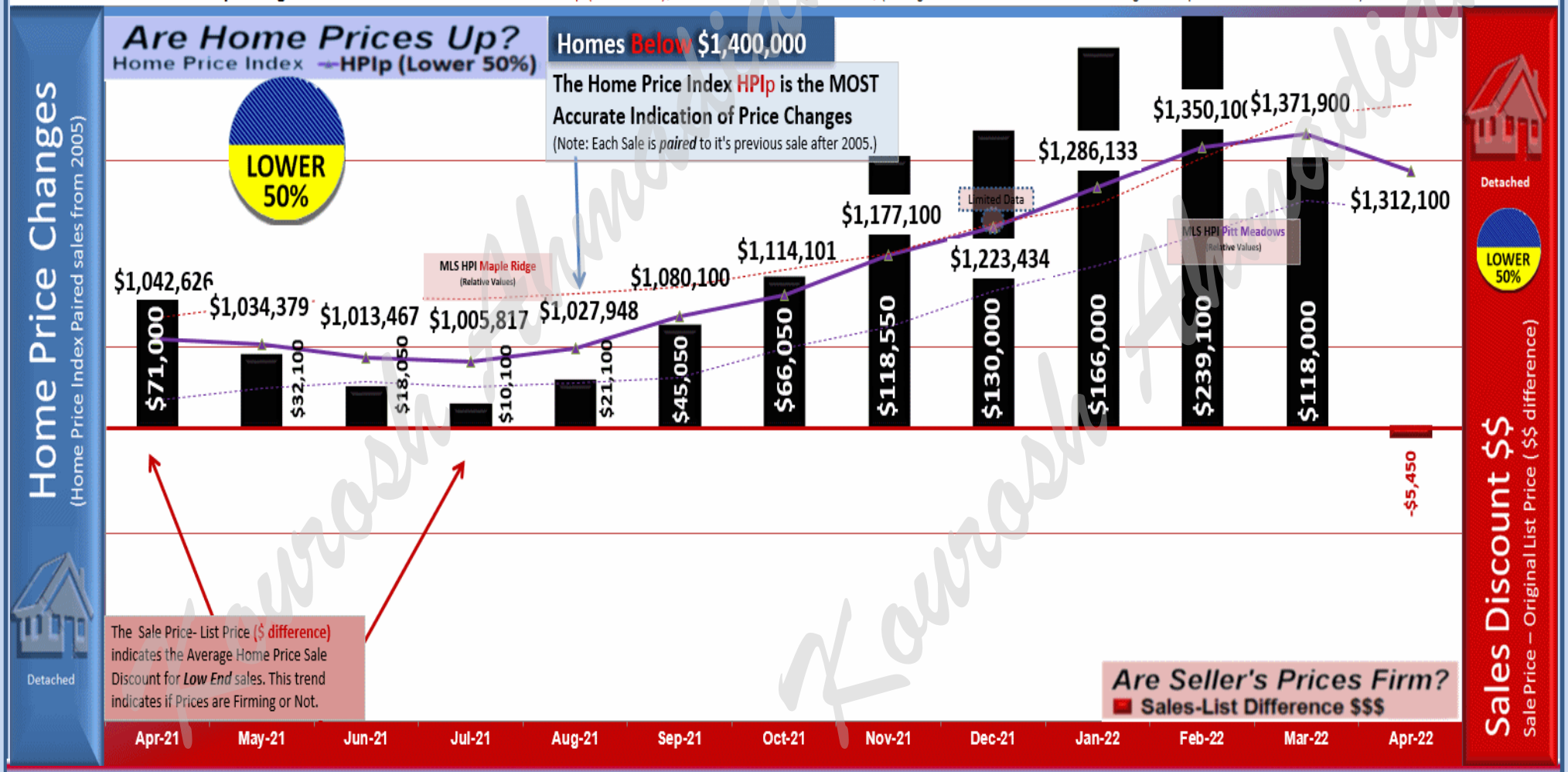
Market Analysis and Forecasting May 1/22 Maple Ridge-Pitt Meadows

Detached **Maple Ridge and Pitt Meadows** Home Price Index HPIp (Lower 50%), Sale Price-List Price ($ Difference) (Average Home Sold for $ less than their Original List price for Low End Home sales)



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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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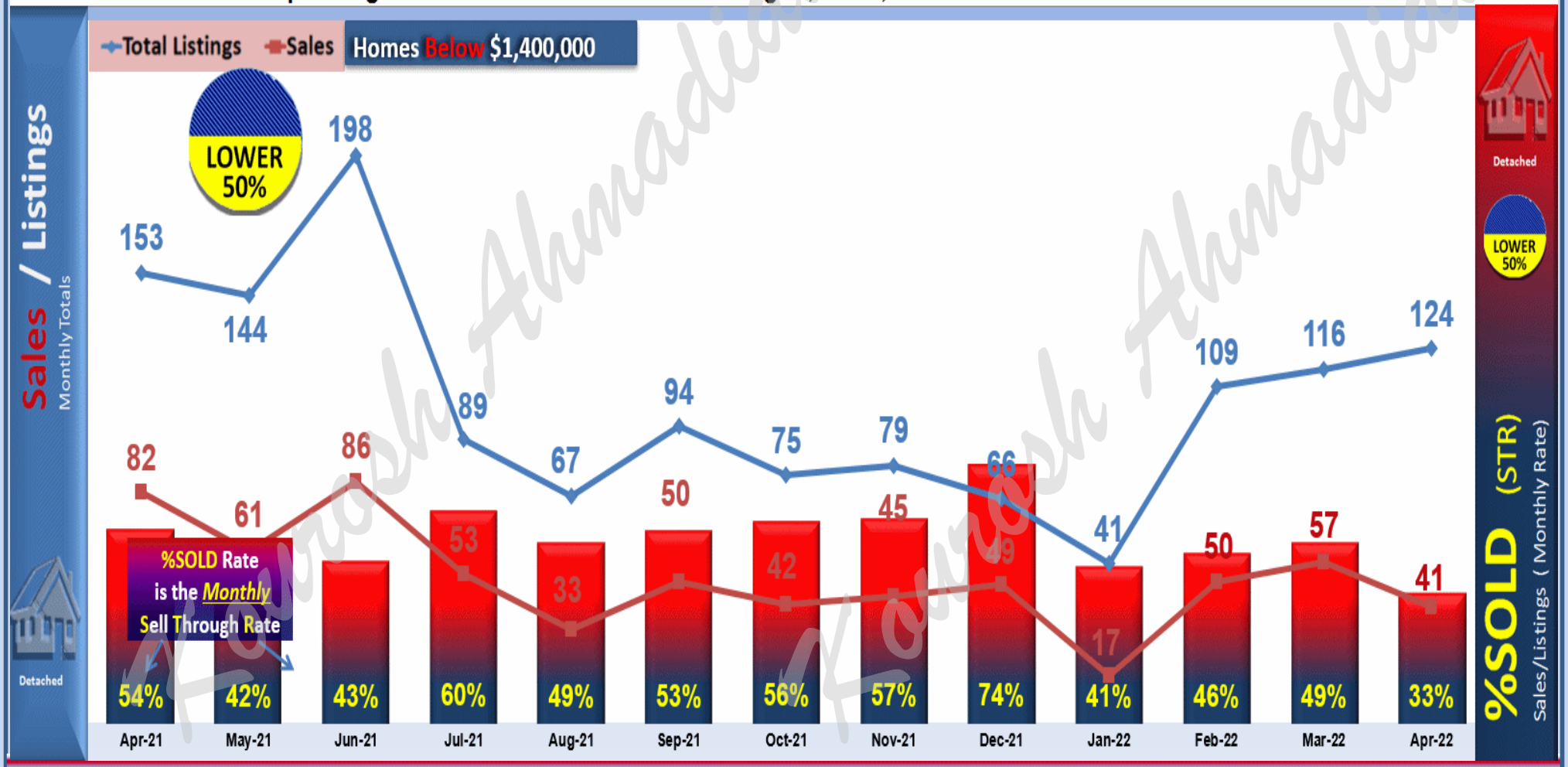
May 1/22 Maple Ridge-Pitt Meadows

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



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May 1/22 Maple Ridge-Pitt Meadows

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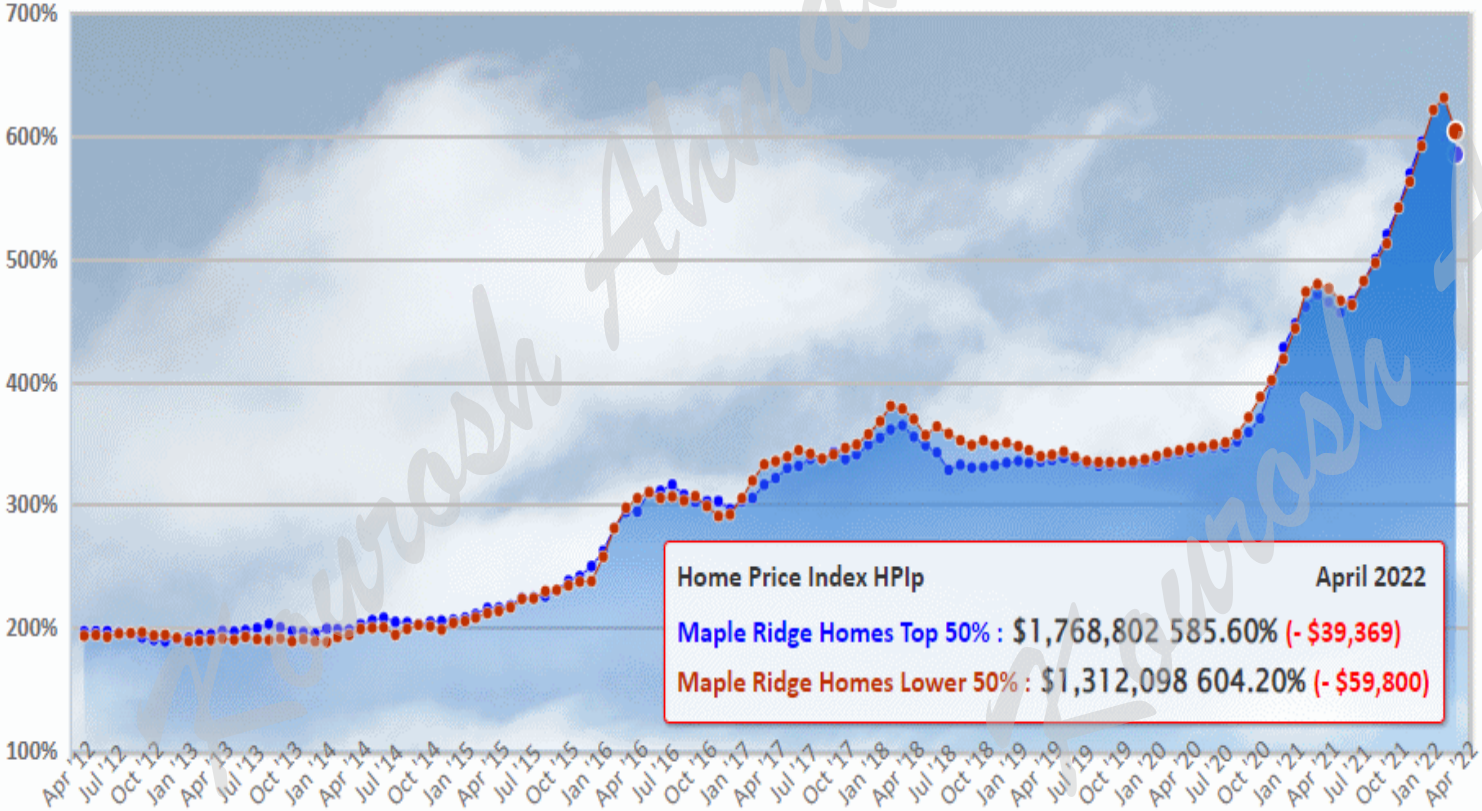
Maple Ridge Homes Top 50% : HPIp Forecast+ Forecast-

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



Monthly Home values

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

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May 1/22 **Coquitlam**

Coquitlam Sub areas Statistics - Apr 2022 — Attached

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD
Burke Mountain	42	16	9	101%	$13,000	38.1%
Central Coquitlam	23	8	9	106%	$32,500	34.8%
Coquitlam East	10	6	11	100%	$50	60.0%
Cape Horn	1	1	9	100%	$1,000	0.0%
Chineside	269	90	8	100%	$2,500	33.5%
Coquitlam West	20	9	5	100%	$1,000	45.0%
Canyon Springs	9	5	7	108%	$80,100	55.6%
Eagle Ridge CQ	0	0				0.0%
Harbour Chines	0	0				0.0%
Maillardville	30	9	8	101%	$11,000	30.0%
North Coquitlam	112	44	9	101%	$7,250	39.3%
New Horizons	37	13	7	102%	$12,100	35.1%
Ranch Park	2	2	5	113%	$104,500	100.0%
Scott Creek	3	0				0.0%
Upper Eagle Ridge	3	0				0.0%
Westwood Plateau	32	9	8	104%	$31,000	28.1%
Total Activity	**593**	**212**	**8**	**101%**	**$10,101**	**36%**

Coquitlam List Price Ranges Statistics - Apr 2022 — Attached

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD
0-$550,000	55	32	8	104%	$23,050	58.2%
$550,001-$675,000	111	48	8	102%	$14,600	43.2%
$675,001-$725,000	58	23	8	106%	$42,000	39.7%
$725,001-$850,000	116	45	8	101%	$6,000	38.8%
$850,001-$950,000	61	15	9	100%	$0	24.6%
$950,001-$1,025,00(	38	13	8	100%	$0	34.2%
$1,025,001 and more	154	36	9	100%	$500	23.4%
Total Activity	**593**	**212**	**8**	**101%**	**$10,101**	**36%**

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change
Total Listings** (A,S,T,C,X)	575	606	593		-13
Active Listings	269	201	291	319	28
Solds	201	281	212		-69
Days on Market (DOM)	8	8	8		0
%SOLD (Sales/Listings /Mthly Rate)	35.0%	46.4%	35.8%		-10.6%
Condos (Top 50%) Home Price Index HP	$597,120	$677,722	$678,039		$317
Condos (Lower 50%) Home Price Index HP	$433,107	$506,911	$496,140		-$10,771
Twnhs (Top 50%) Home Price Index HPI	$1,005,100	$1,234,100	$1,248,500		$14,400
Twnhs (Lower 50%) Home Price Index HPI	$608,288	$713,101	$736,041		$22,940

May 1 2022 **Coquitlam** **Market Update** **Attached** **Townhomes/ Condos**

Current: Coquitlam is a Seller Market with average listing inventory, a **36 %SOLD** rate and a 101% Sell/List Ratio.
(This means the increase on a sale from the original list price is averaging $10,101)

Most Active Price Range: Attached Homes below $550,000 have **58.2 %SOLD** rate.
Least Active Price Range: Attached Homes above $1,025,000 have a **23.4 %SOLD** rate.

History: The Coquitlam's Condos Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased $80,919.
The Coquitlam's Condos Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased $63,032.
The Coquitlam's Townhouses Year-To-Date Home Price Index HPIp (Top 50%) shows that prices increased $243,400.
The Coquitlam's Townhouses Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased $127,753.
*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Forecast: We currently have 3% more listing than same month last year. We project Coquitlam Attached continuing to be a Seller market.
Vancouver home prices increased by just $2,372 in April. This is a big drop from the $59,777 increase that we saw in March. This is partially caused by the erosion of consumer confidence with the $2/liter gas prices, interest rates, and economic woes. We are now forecasting that the majority of the Metro Vancouver Markets will be in a Buyer's Market the next month. The Fraser Valley has already switched to a Buyer's Market with prices dropping a whopping ($43,918.)

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

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

Cpyrght: vancouvermarketreports.com

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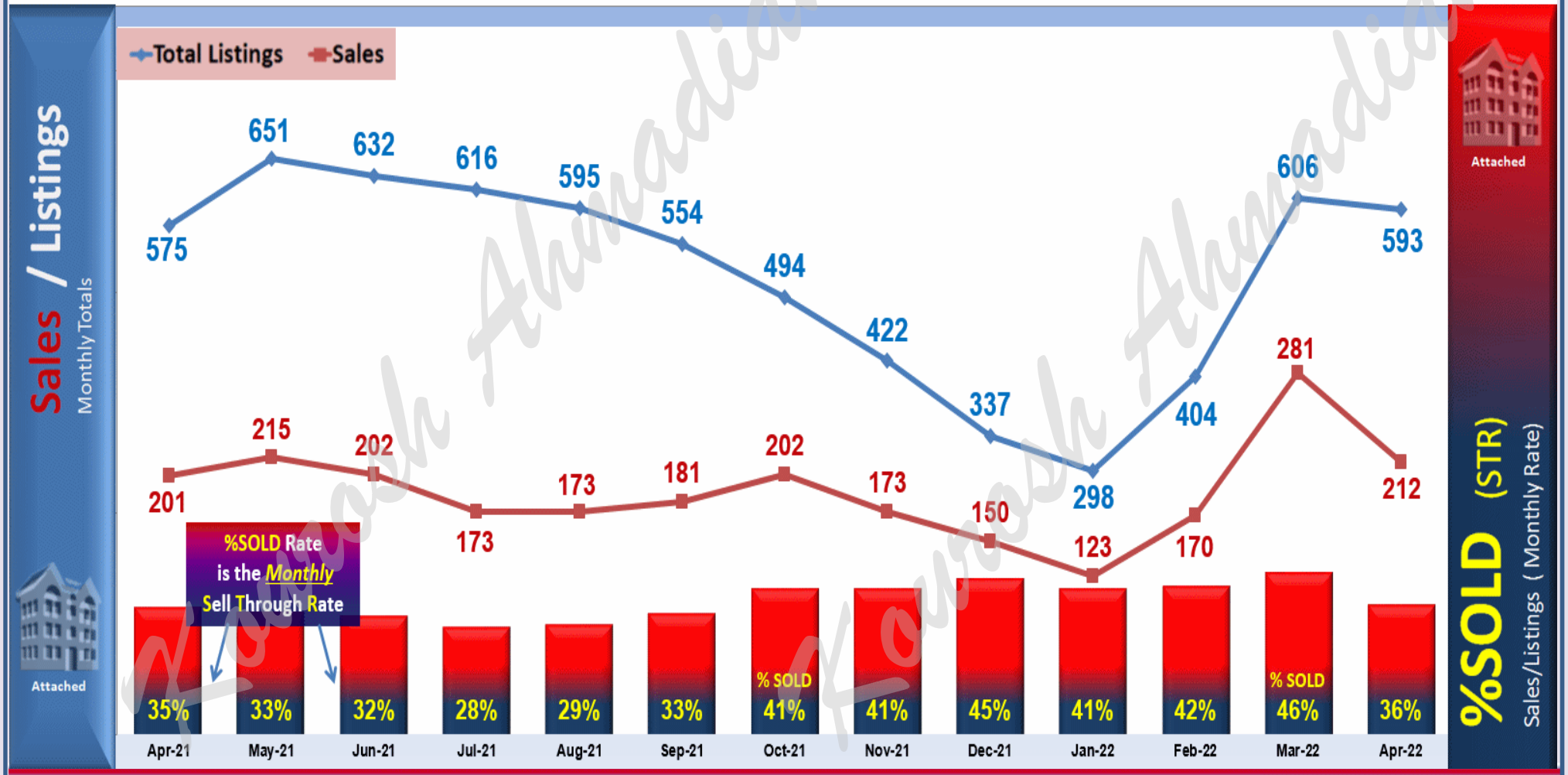
May 1/22 **Coquitlam**

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



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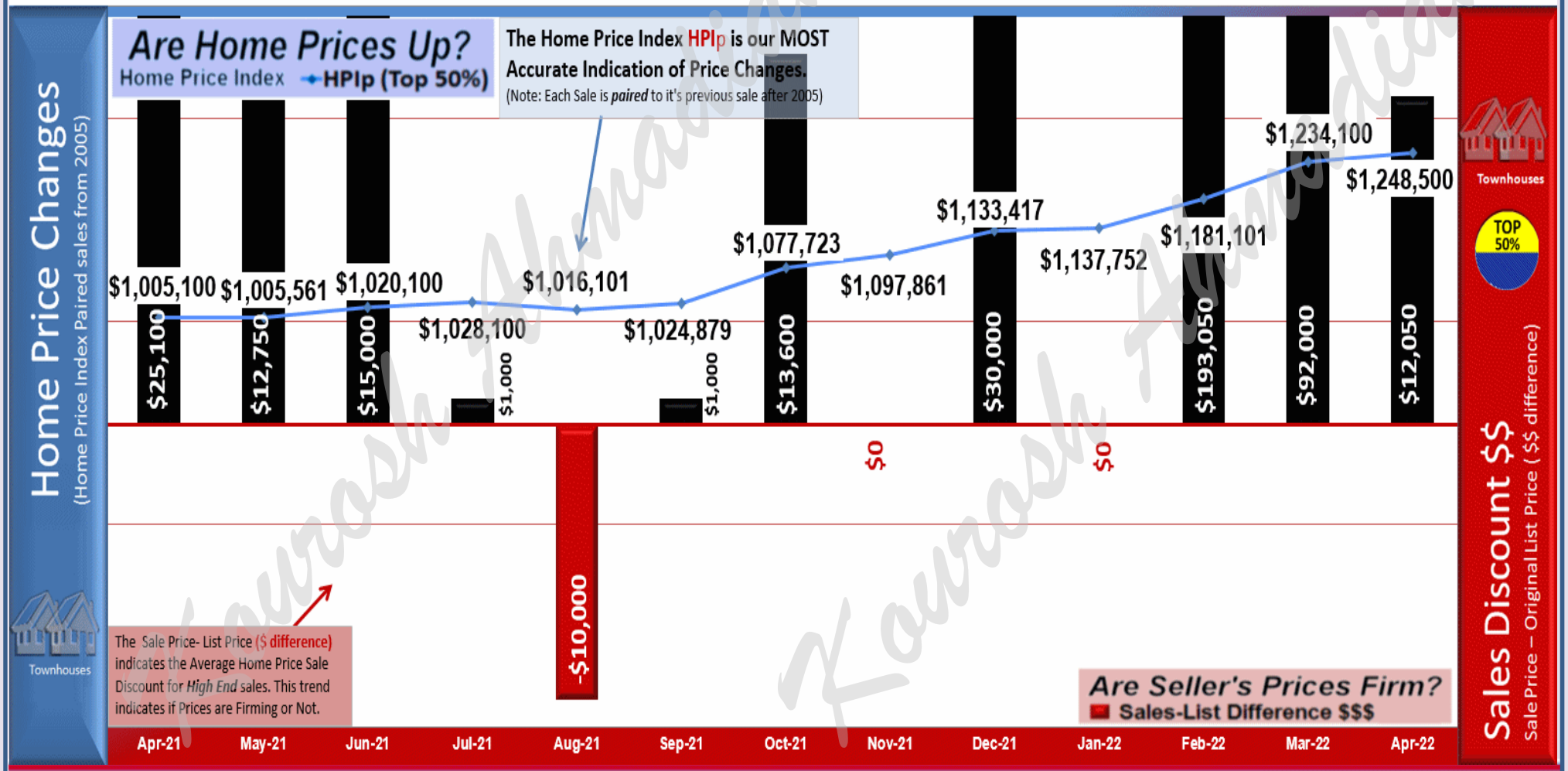
May 1/22 **Coquitlam**

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



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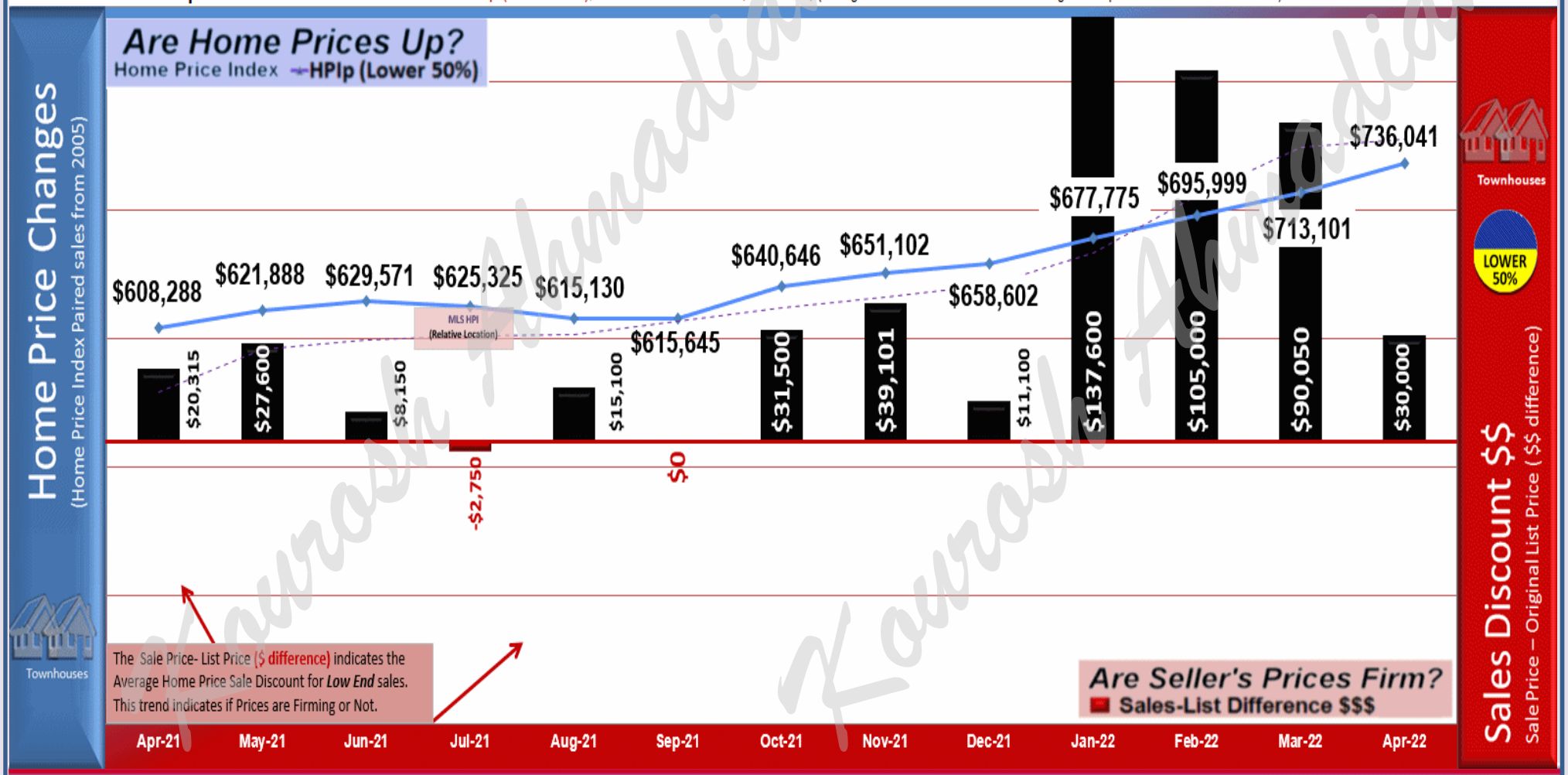

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May 1/22 **Coquitlam**

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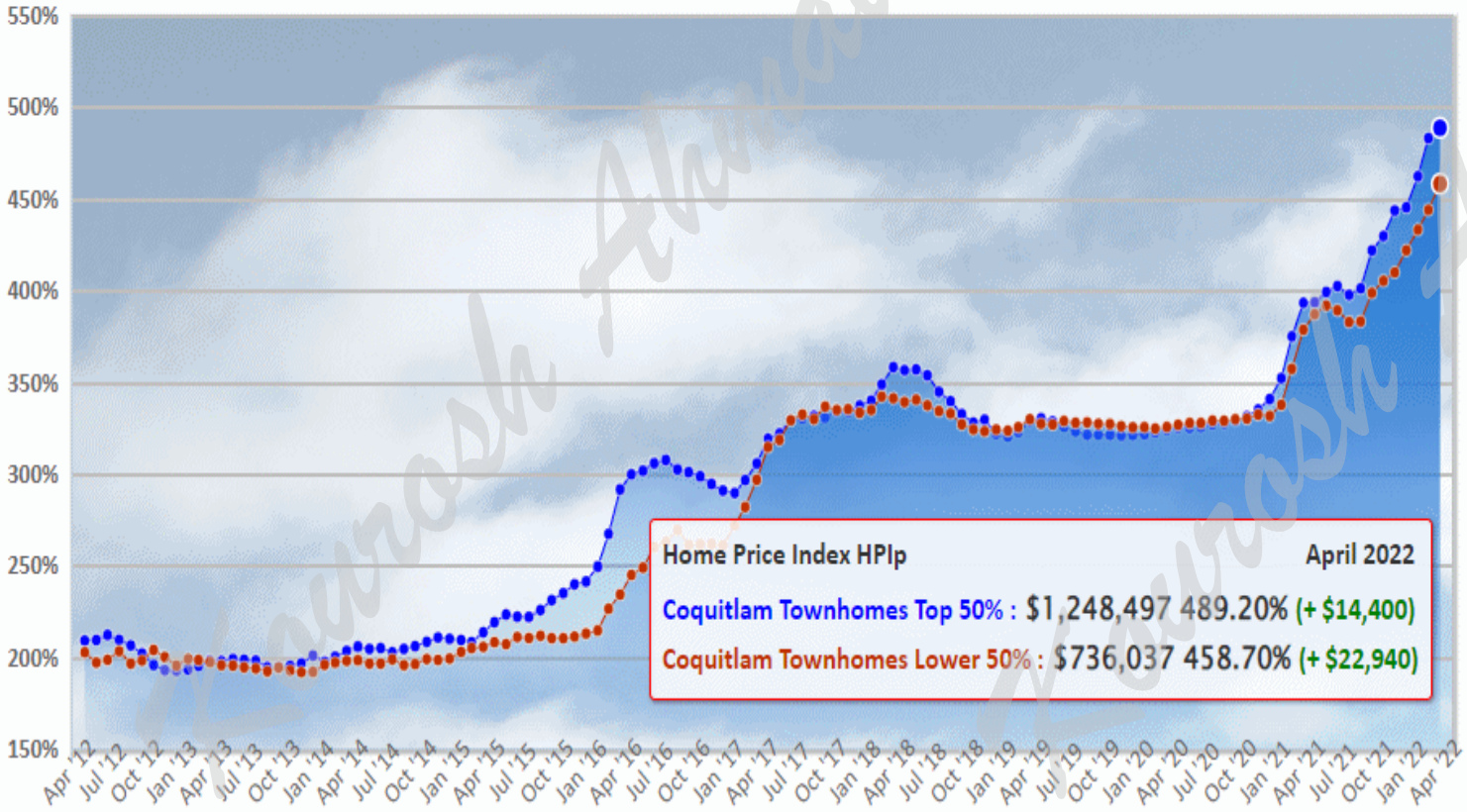
Coquitlam Townhomes Top 50% : HPIp Forecast+ Forecast-
Coquitlam Townhomes Lower 50% : HPIp Forecast+ Forecast-



Monthly Home values

Date	Value
Apr 2022	% 489.20
Mar 2022	% 483.60
Feb 2022	% 462.80
Jan 2022	% 445.80
Dec 2021	% 444.10
Nov 2021	% 430.20
Oct 2021	% 422.30
Sep 2021	% 401.60
Aug 2021	% 398.10
Jul 2021	% 402.90
Jun 2021	% 399.70
May 2021	% 394.00

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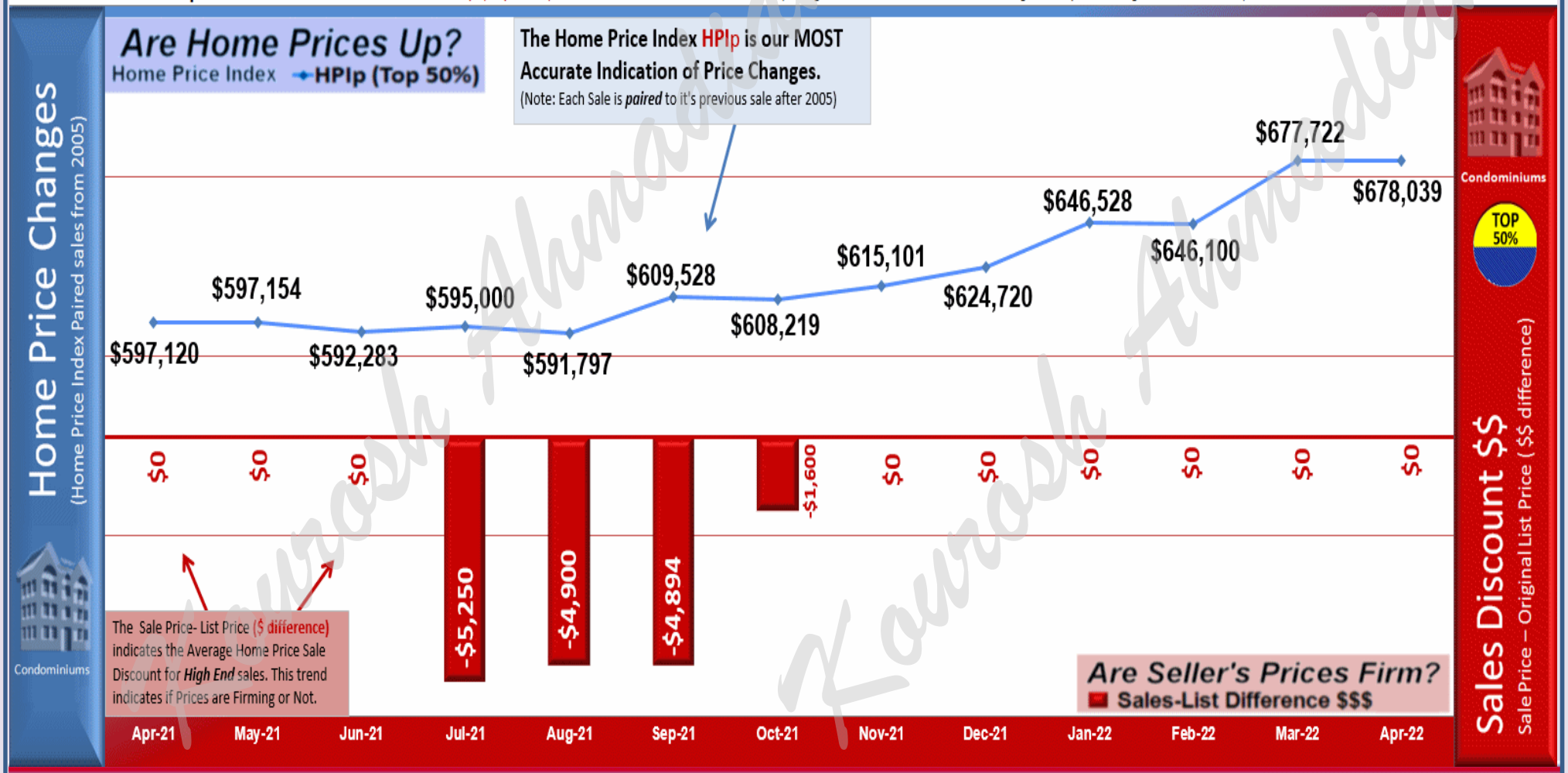

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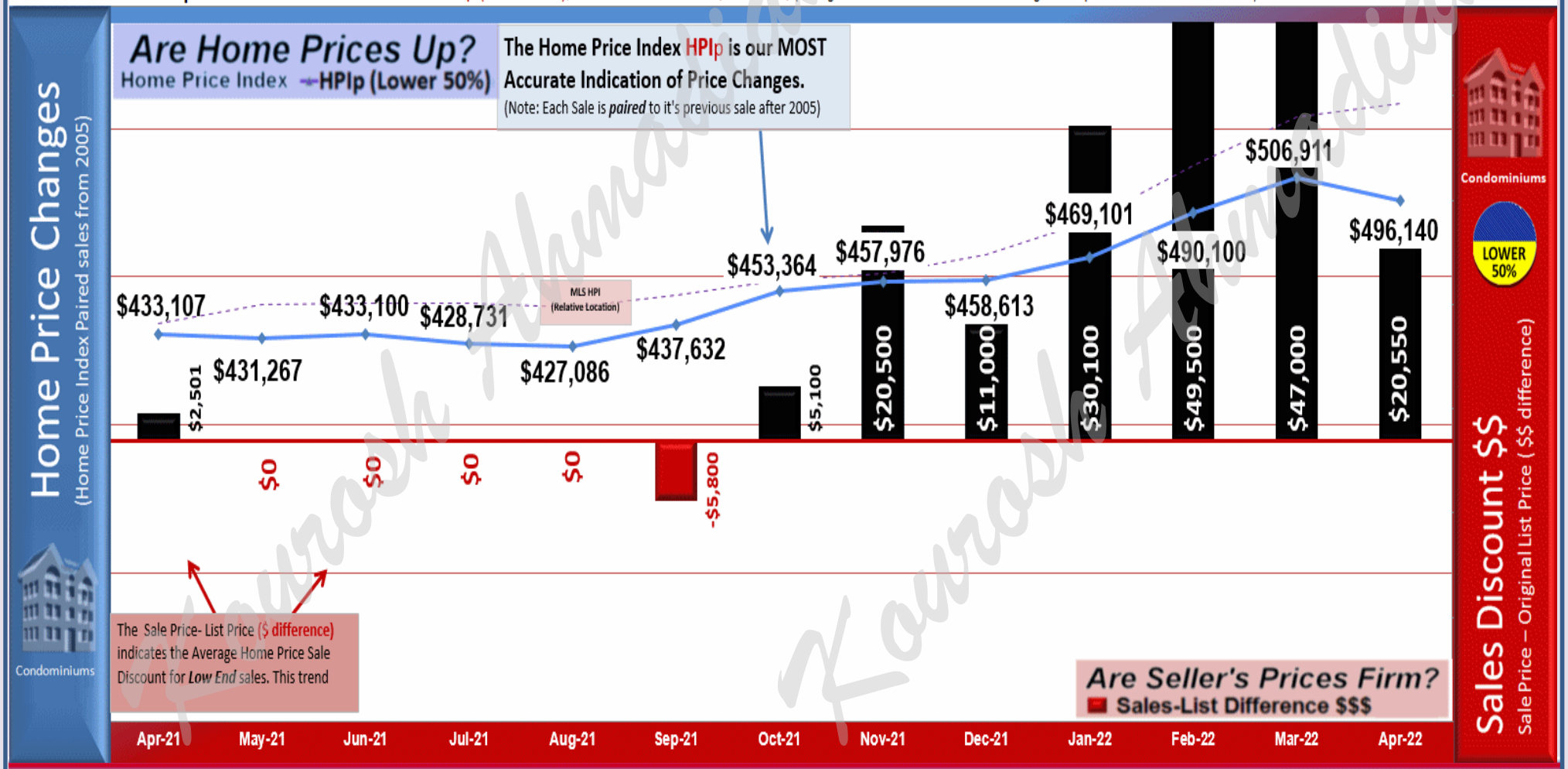

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May 1/22 **Coquitlam**

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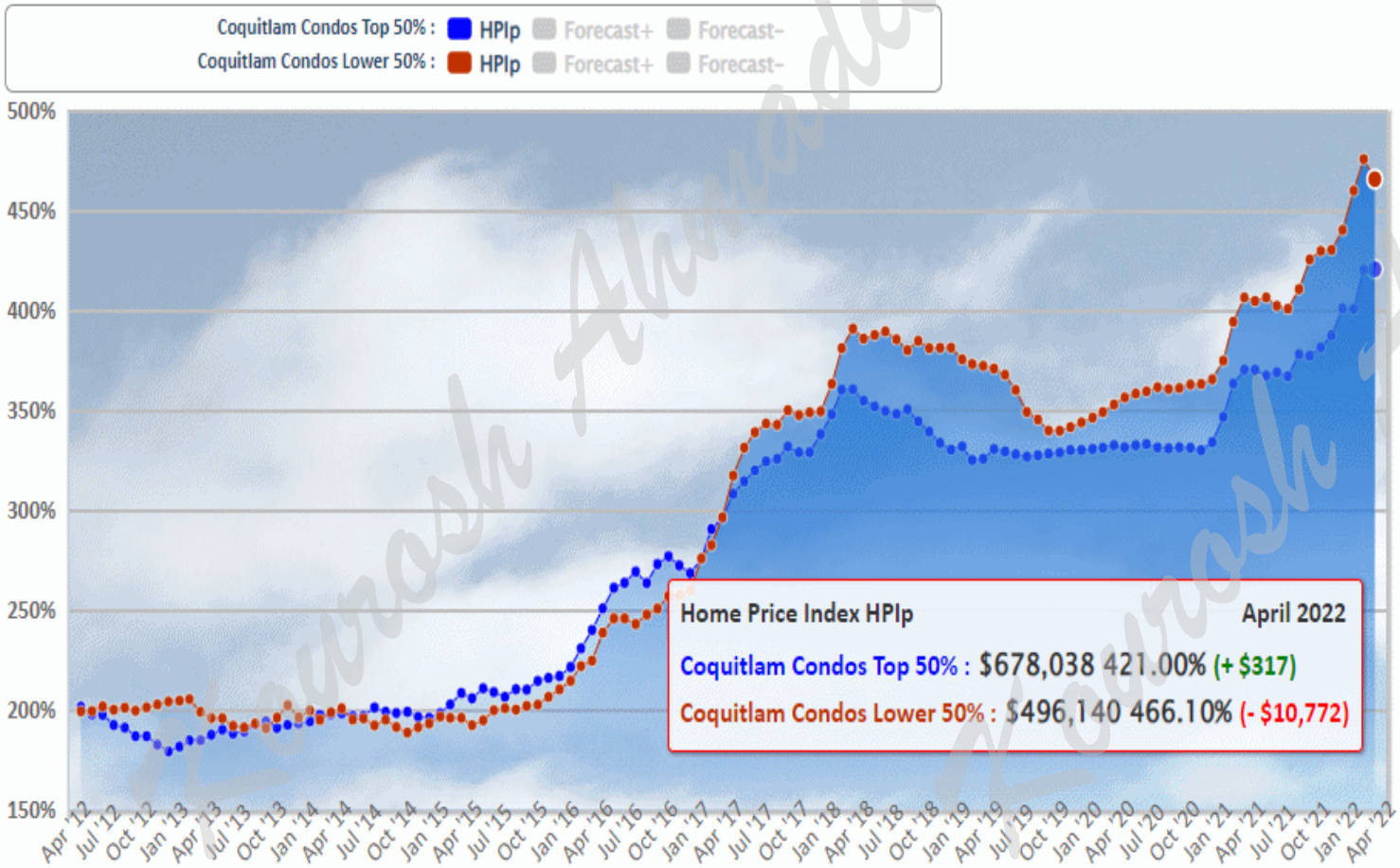

Monthly Home values

Date	Value
Apr 2022	% 421.00
Mar 2022	% 420.80
Feb 2022	% 401.20
Jan 2022	% 401.50
Dec 2021	% 387.90
Nov 2021	% 382.00
Oct 2021	% 377.70
Sep 2021	% 378.50
Aug 2021	% 367.50
Jul 2021	% 369.50
Jun 2021	% 367.80
May 2021	% 370.80

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Market Analysis and Forecasting May 1/22 Port Coquitlam

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Port Coquitlam Sub areas Statistics - Apr 2022 — Attached

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD
Birchland Manor	1	1	5	105%	$45,120	100%
Central Pt Coquitlam	98	48	8	105%	$29,050	49%
Citadel PQ	15	12	6	107%	$63,000	80%
Glenwood PQ	24	8	7	110%	$78,050	33%
Lower Mary Hill	3	1	4	100%	$1,000	0%
Lincoln Park PQ	3	0				0%
Mary Hill	6	5	7	102%	$25,000	83%
Oxford Heights	0	0				0%
Riverwood	24	17	7	113%	$137,000	71%
Woodland Acres PQ	0	0				0%
Total Activity	**174**	**92**	**7**	**107%**	**$47,500**	**53%**

Port Coquitlam List Price Ranges - Apr 2022 — Attached

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD
0-$500,000	34	21	8	102%	$10,100	61.8%
$500,001-$600,000	38	18	7	106%	$35,550	47.4%
$600,001-$750,000	31	14	7	106%	$40,000	45.2%
$750,001 and more	71	39	7	109%	$81,000	54.9%
Total Activity	**174**	**92**	**7**	**107%**	**$47,500**	**53%**

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change
Total Listings** (A,S,T,C,X)	222	171	174		3
Active Listings	100	50	70	73	3
Solds	82	95	92		-3
DOM	7	7	7		0
MLS Port Coquitlam HPI* (Apts)	$517,900	$631,100	$641,500		$10,400
MLS Port Coquitlam HPI* (Twnhs)	$774,700	$979,700	$1,010,600		$30,900
%SOLD (Sales/Listings /Mthly Rate)	36.9%	55.6%	52.9%		-2.7%

May 1 2022 Port Coquitlam Market Update Attached

Current: Port Coquitlam is a Seller Market with average listing inventory, a **53 %SOLD** rate and a 107% Sell/List Ratio.

(This means that there is an average of a $47,500 increase on a sale from the original list price)

Most Active Price Range: Homes below $500,000 have **61.8 %SOLD** rate.

Least Active Price Range: Homes between $600,000 - $750,000 have **45.2 %SOLD** rate.

History: **Port Coquitlam's Condos** Year-To-Date MLS *Home Price Index** shows an increase of $123,600.

Port Coquitlam's Townhouses Year-To-Date MLS *Home Price Index** shows an increase of $235,900.

Forecast: Listing Inventories are 22% less than same month last year. We project a Seler Market in the next month.

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

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

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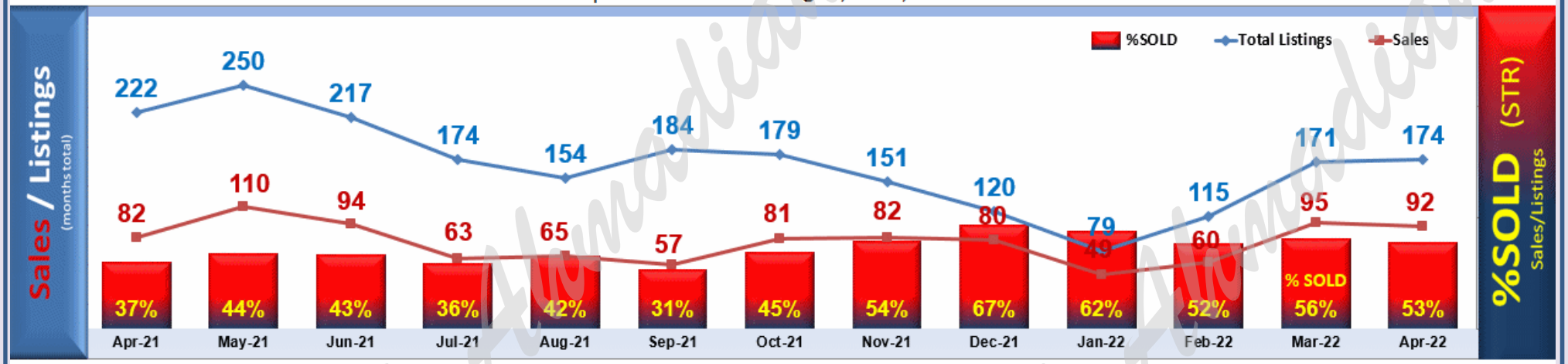
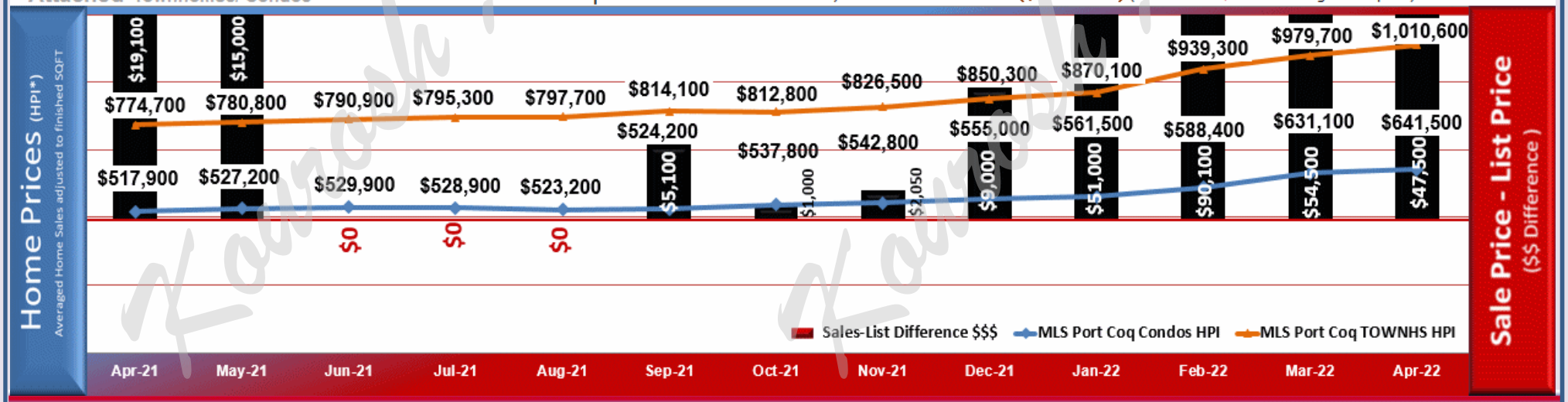
Market Analysis and Forecasting May 1/22 Port Coquitlam

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



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



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Market Analysis and Forecasting May 1/22 Port Moody

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Port Moody Sub Area Statistics - Apr 2022

Attached

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD
College Park PM	0	0				0.0%
Heritage Mountain	18	7	13	106%	$52,000	38.9%
Heritage Woods PM	5	2	11	96%	-$52,000	40.0%
Anmore	14	8	12	104%	$37,500	57.1%
North Shore Pt Moody	18	4	8	112%	$108,550	22.2%
Port Moody Centre	90	37	8	106%	$51,000	41.1%
Total Activity	**145**	**58**	**8**	**106%**	**$51,500**	**40%**

Port Moody List Price Range Statistics - Apr 2022

Attached

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List $Difference	%SOLD
0-$650,000	19	10	8	106%	$38,001	52.6%
$650,001-$800,000	41	18	8	105%	$35,550	43.9%
$800,001-$1,000,000	38	12	11	105%	$49,500	31.6%
$1,000,001 and more	47	18	9	108%	$96,956	38.3%
Total Activity	**145**	**58**	**8**	**106%**	**$51,500**	**40%**

Monthly Changes Summary	Apr-21	Mar-22	Apr-22	5/1/2022	Change
Total Listings** (A,S,T,C,X)	200	145	145		0
Active Listings	82	51	63	72	9
Solds	87	74	58		-16
DOM	7	7	8		1
MLS Port Moody HPI* (Apts)	$708,400	$828,600	$840,600		$12,000
MLS Port Moody HPI* (Twnhs)	$719,000	$924,500	$970,100		$45,600
%SOLD (Sales/ Listings/Mthly Rate)	44%	51%	40%		-11.0%

May 1 2022 Port Moody Market Update (Attached)

Current: Port Moody is a Seller Market with Average Listing inventory, a **40 %SOLD** Rate and a 106% Sell/List Ratio.

(This means that there is an Average $40,550 increase on a Sale from the Original List Price)

Most Active Price Range: Homes below $650,000 have **52.6 %SOLD** rate.

Least Active Price Range: Homes between $800,000-$1,000,000 have **31.6 %SOLD** rate.

History: **Port Moody's Condos** Year-To-Date MLS *Home Price Index** shows an increase of $132,200.

Port Moody's Townhouses Year-To-Date RMR *Home Price Index** shows an decrease of $251,100.

Forecast: Listing Inventories are 28% less than same month last year. Active listings for this month increased by 9 compared last month. We project Port Moody to be a continued Seller Market.

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

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

Note*: For a more accurate price change 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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Sources: the respective Real Estate Boards, and other sources which assume no responsibility for accuracy.

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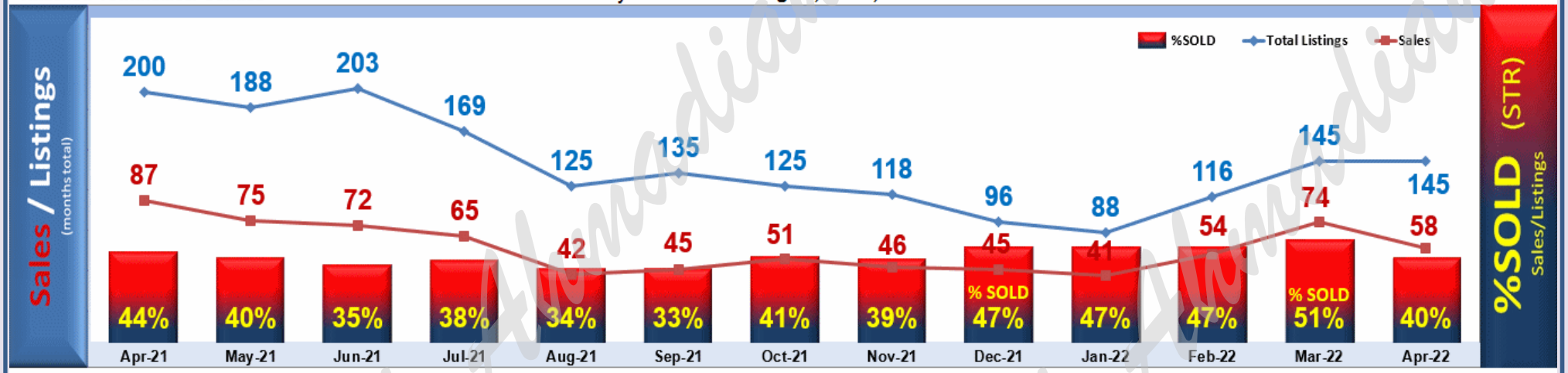
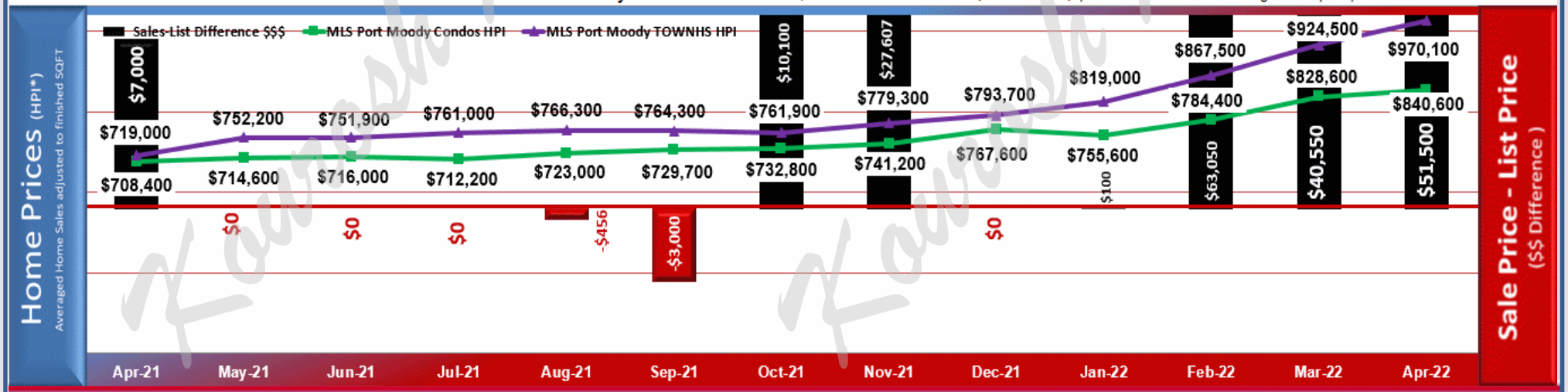
Market Analysis and Forecasting May 1/22 Port Moody

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



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



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Market Analysis and Forecasting May 1/22 Maple Ridge–Pitt Mdws

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Maple Ridge - Pitt Meadows Sub areas Statistics - Apr 2022 — Attached

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

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

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

Monthly Changes Summary

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

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

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

Most Active Range: Homes below $500,000 have **51.9 %SOLD** rate.
Least Active Range: Homes between $775,000 - $925,000 have **22.6 %SOLD** rate.

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

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

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

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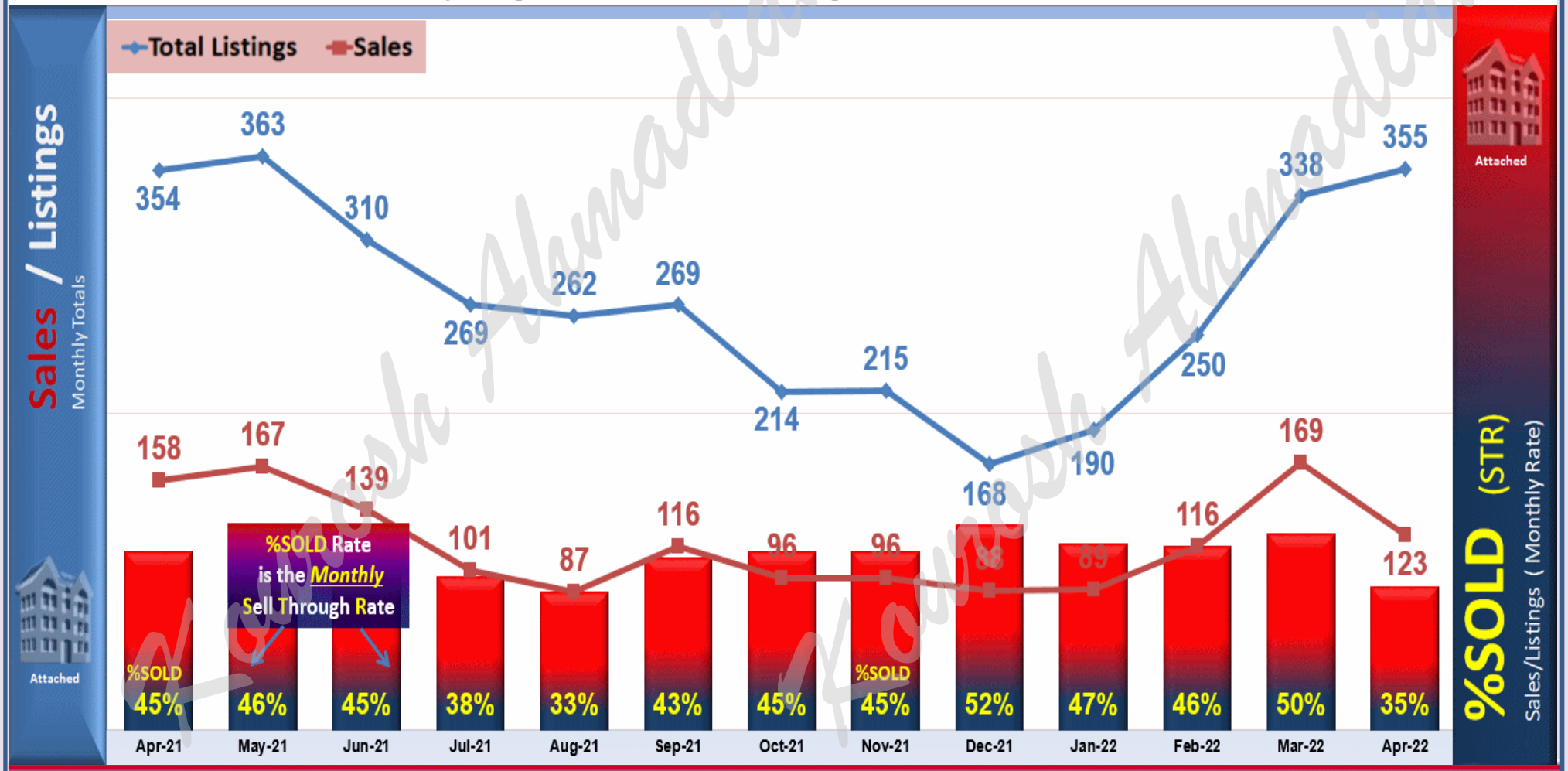
Attached Townhomes/ Condos

Maple Ridge, Pitt Meadows

Total Listings**, Sales, and %SOLD rates



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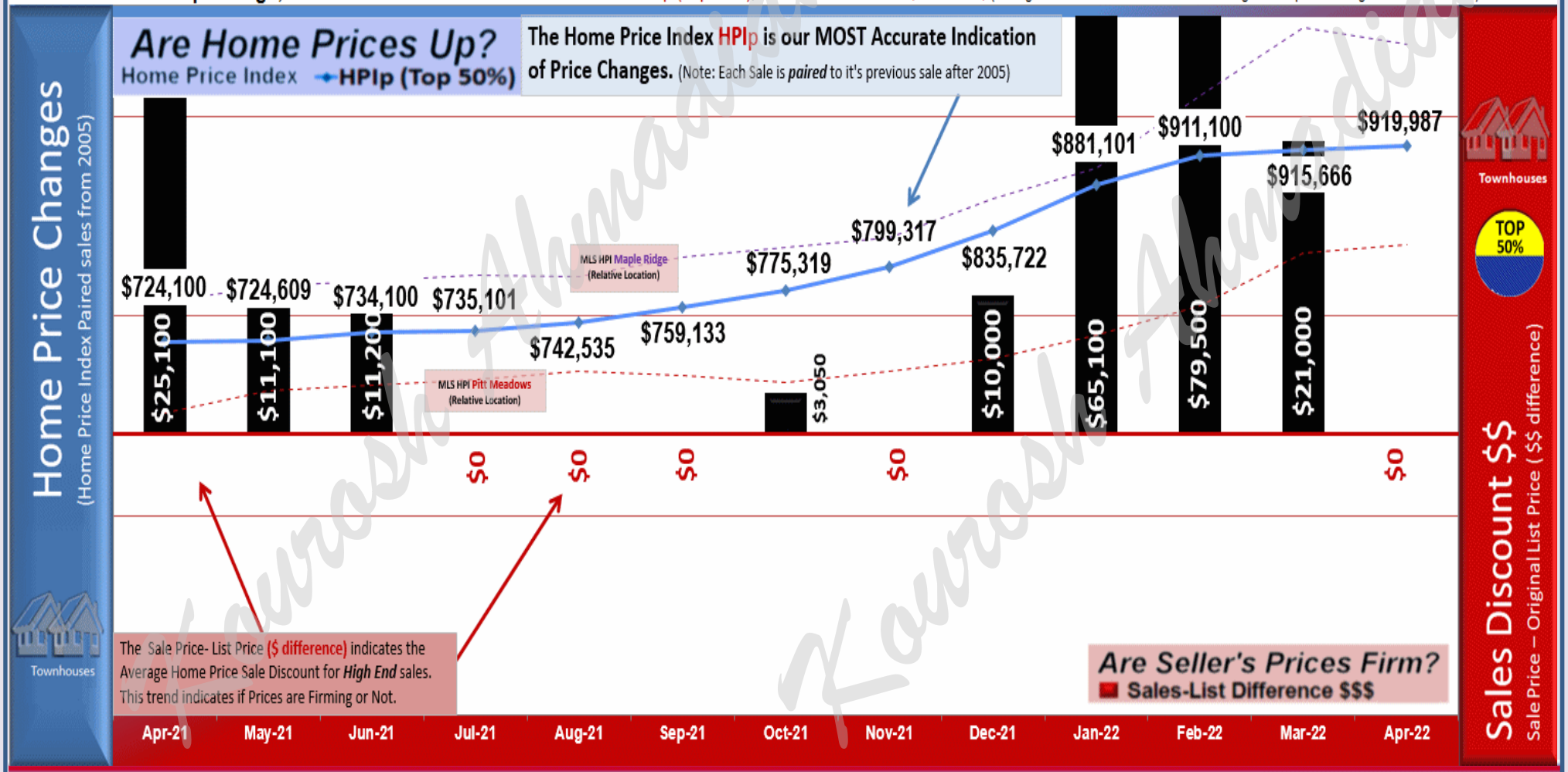

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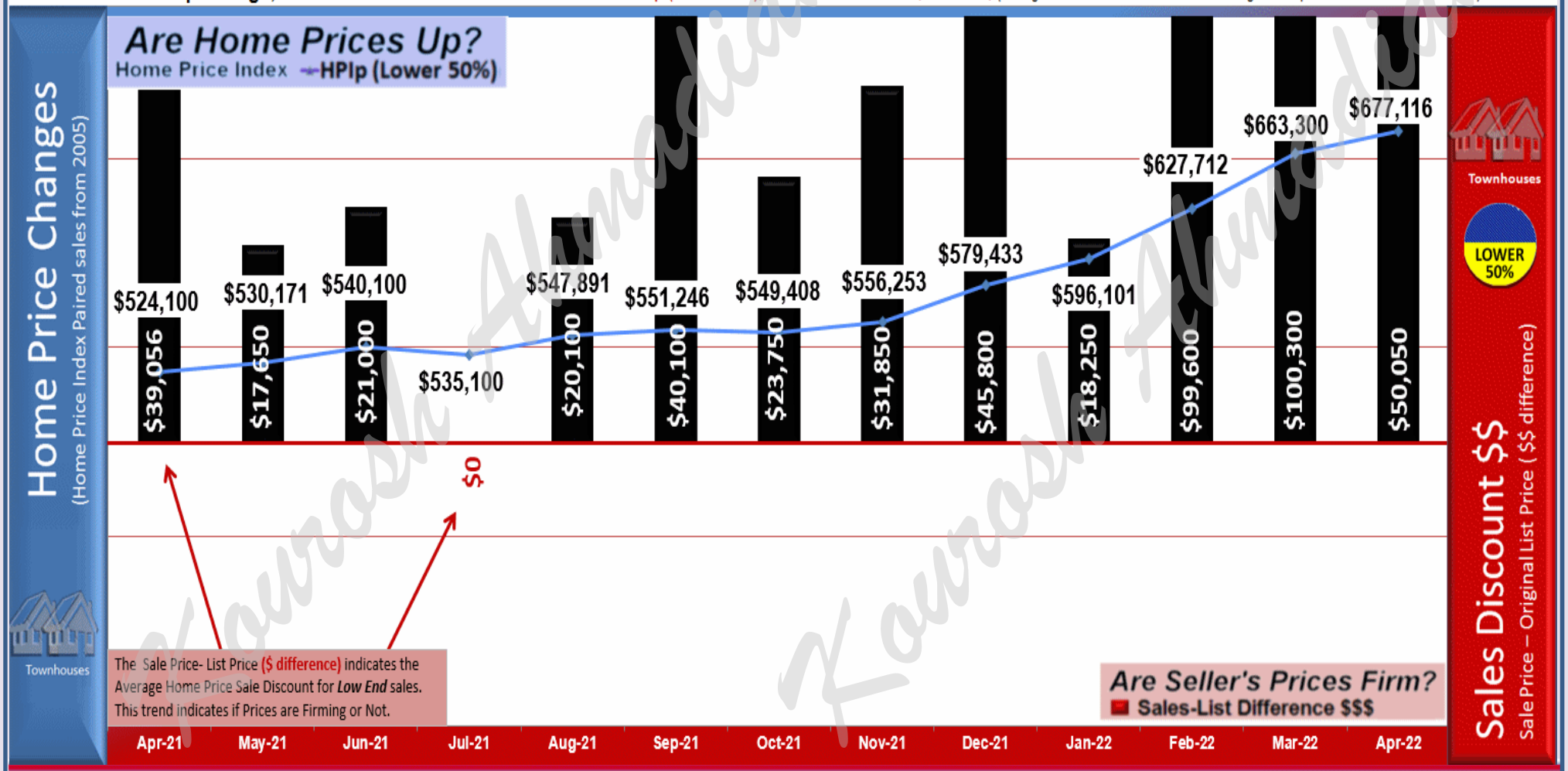

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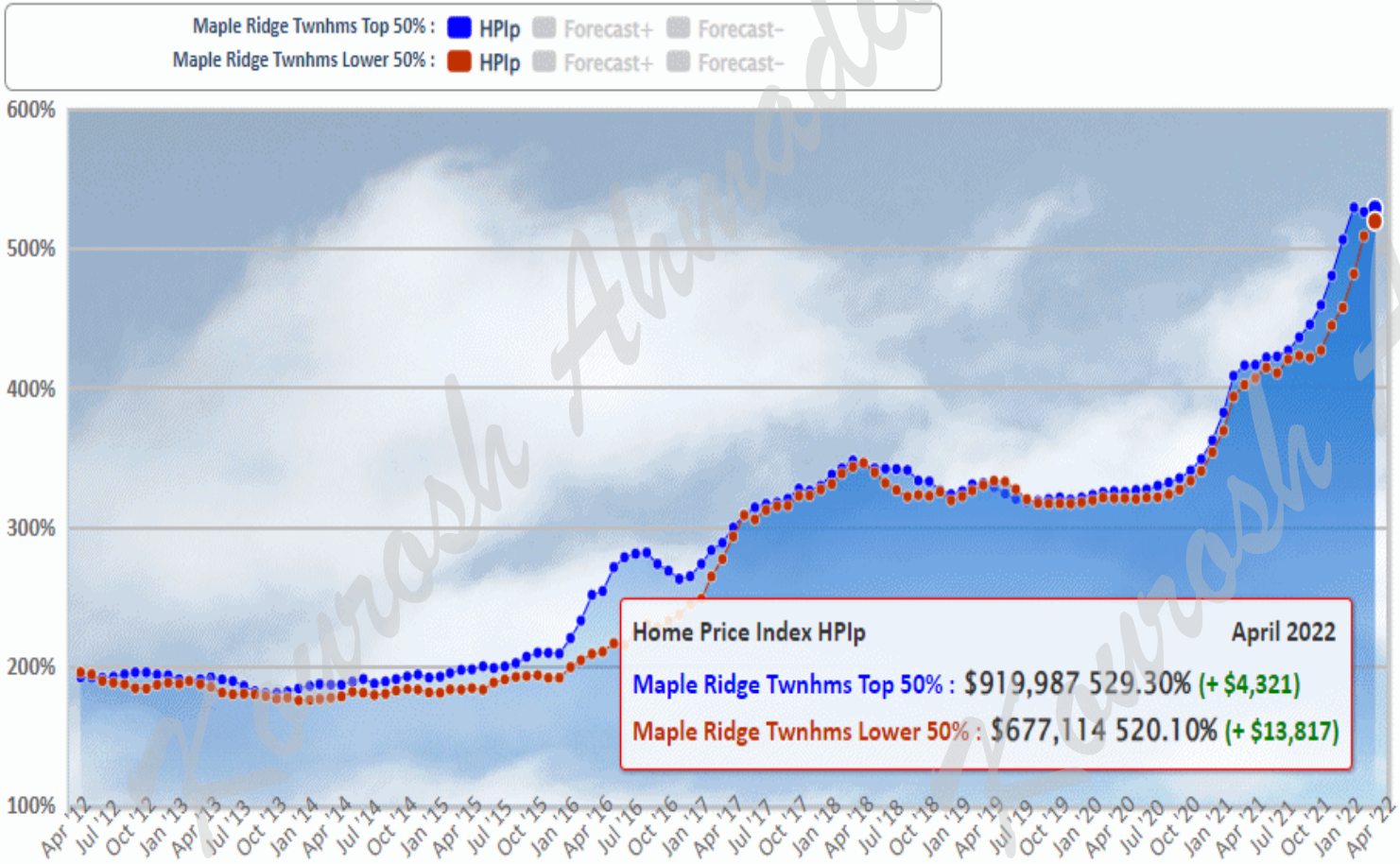

Monthly Home values

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

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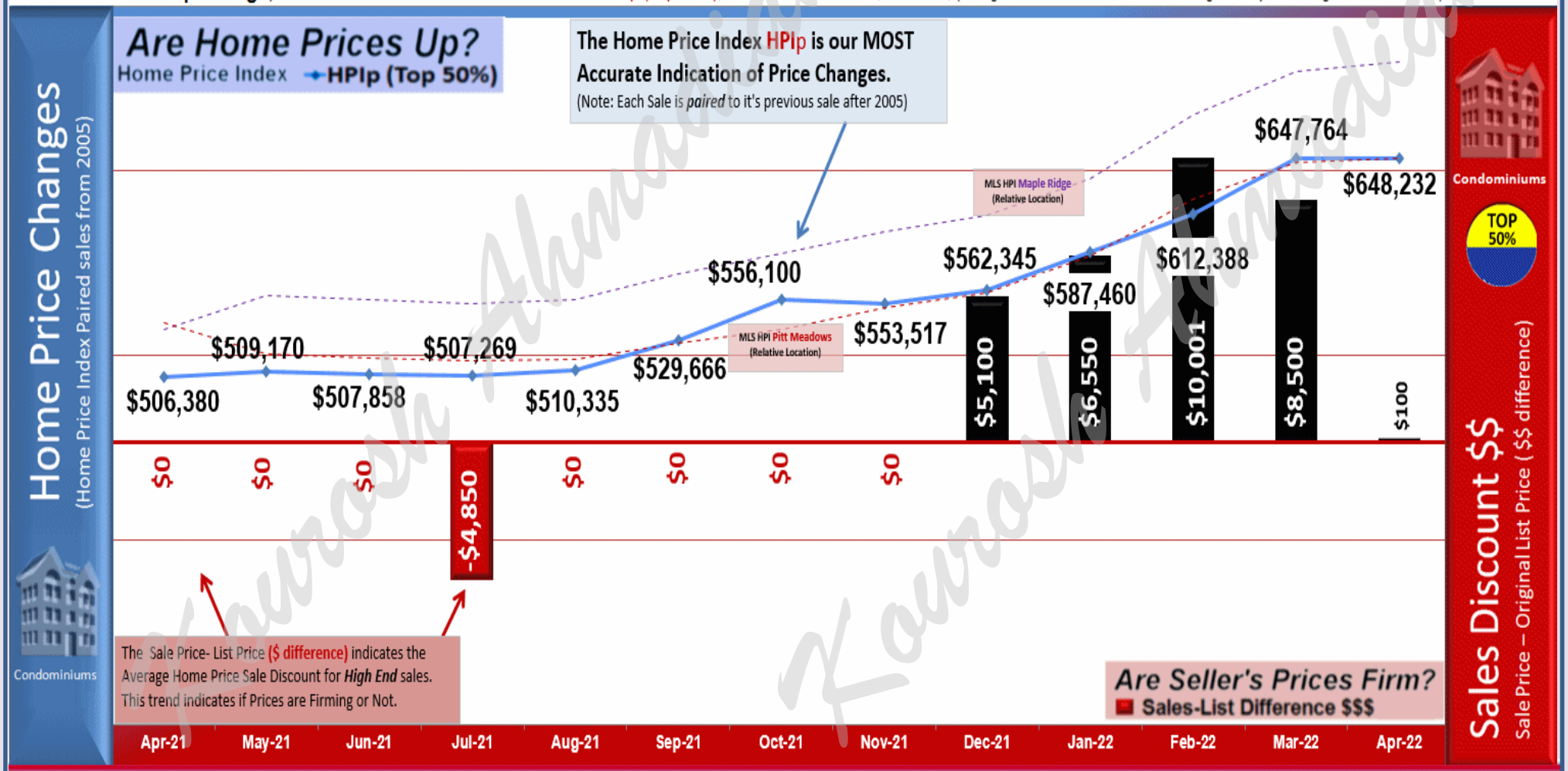

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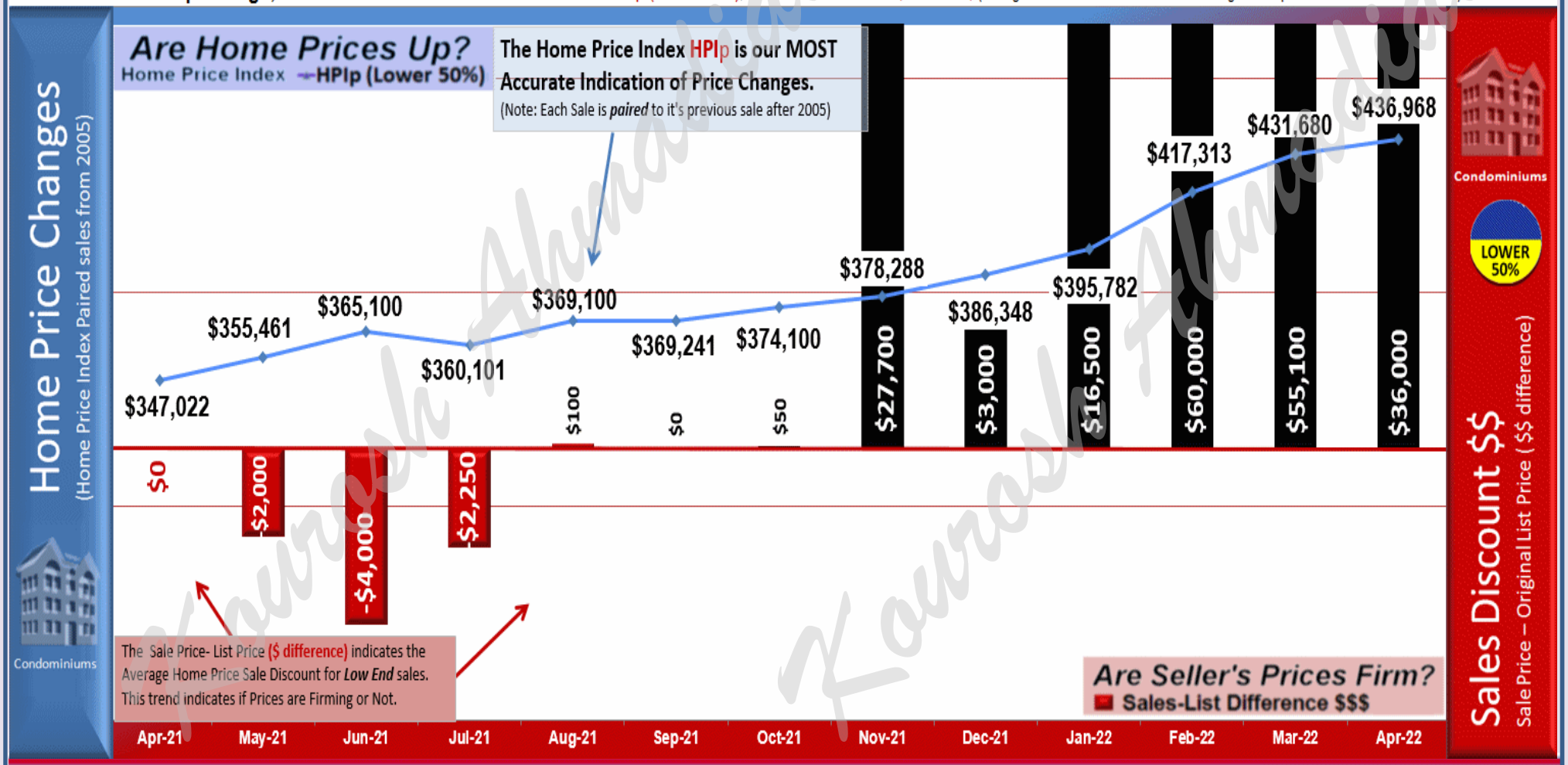

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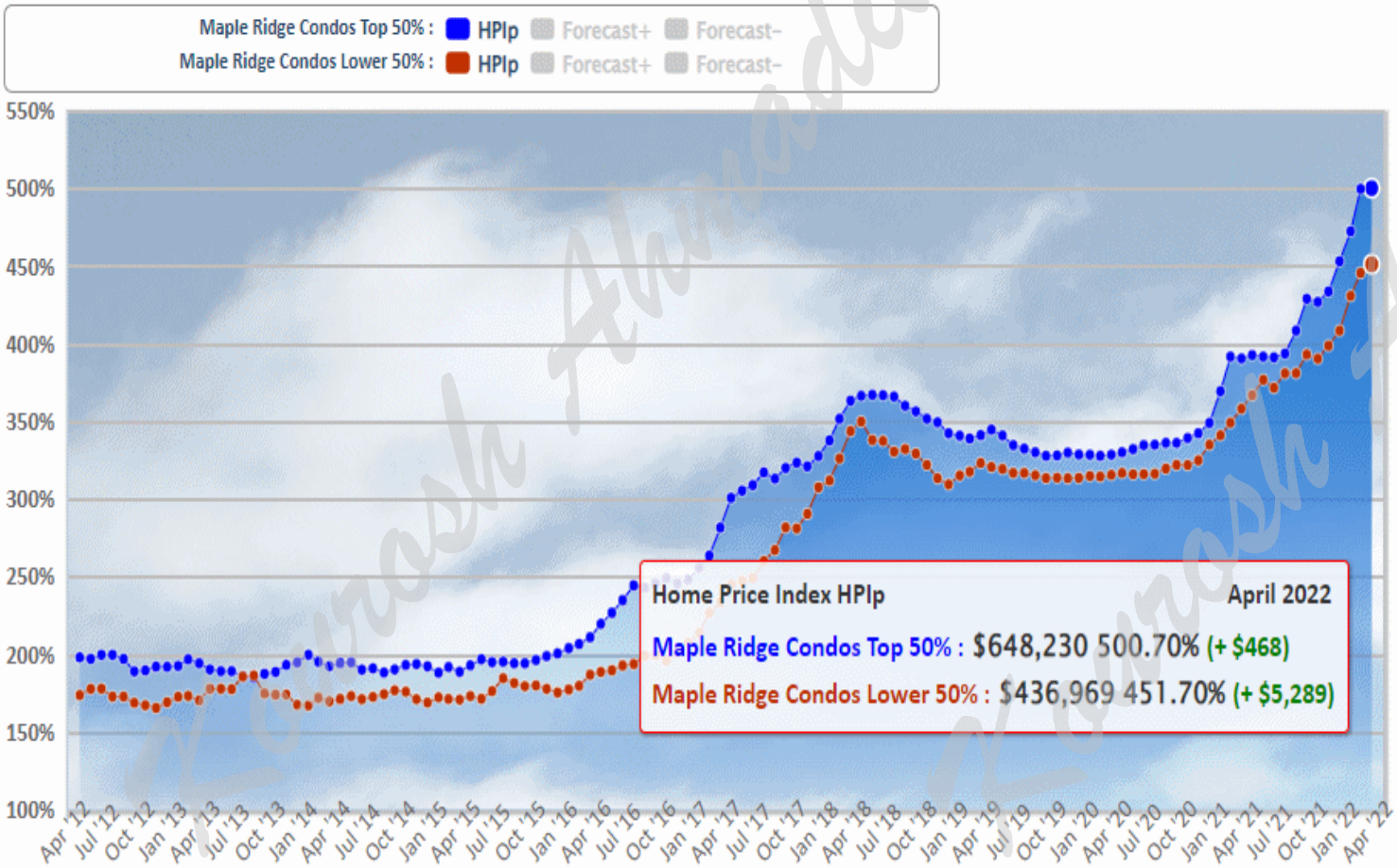

Monthly Home values

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

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