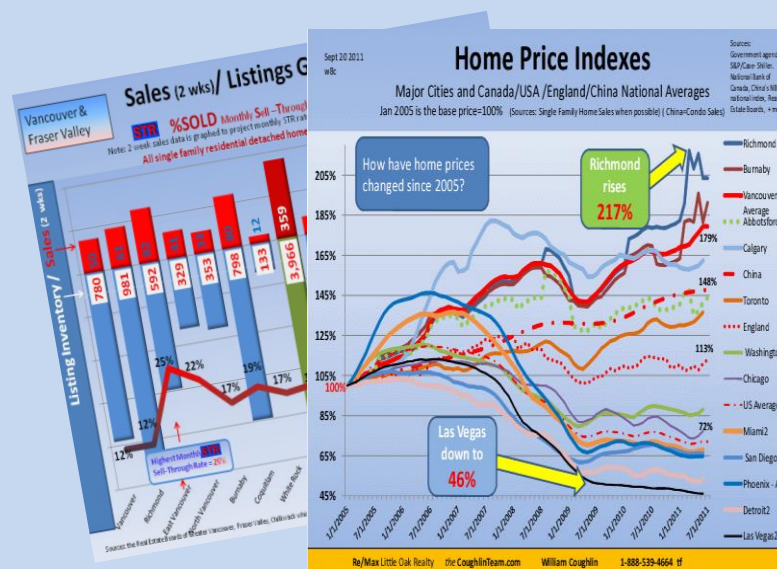




# Stacey Anderson's Market Reports



## Advanced Marketing Tools





# Market Reports Advanced

## Detached

- [East Surrey](#)
- [Langley North](#)
- [Langley-Cloverdale](#)
- [North Delta](#)
- [West Surrey](#)
- [Westside Vancouver](#)
- [White Rock](#)

## Attached

- [East Surrey](#)
- [Langley-Cloverdale](#)
- [West Surrey](#)
- [Downtown Vancouver](#)
- [Westside Vancouver](#)

\*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

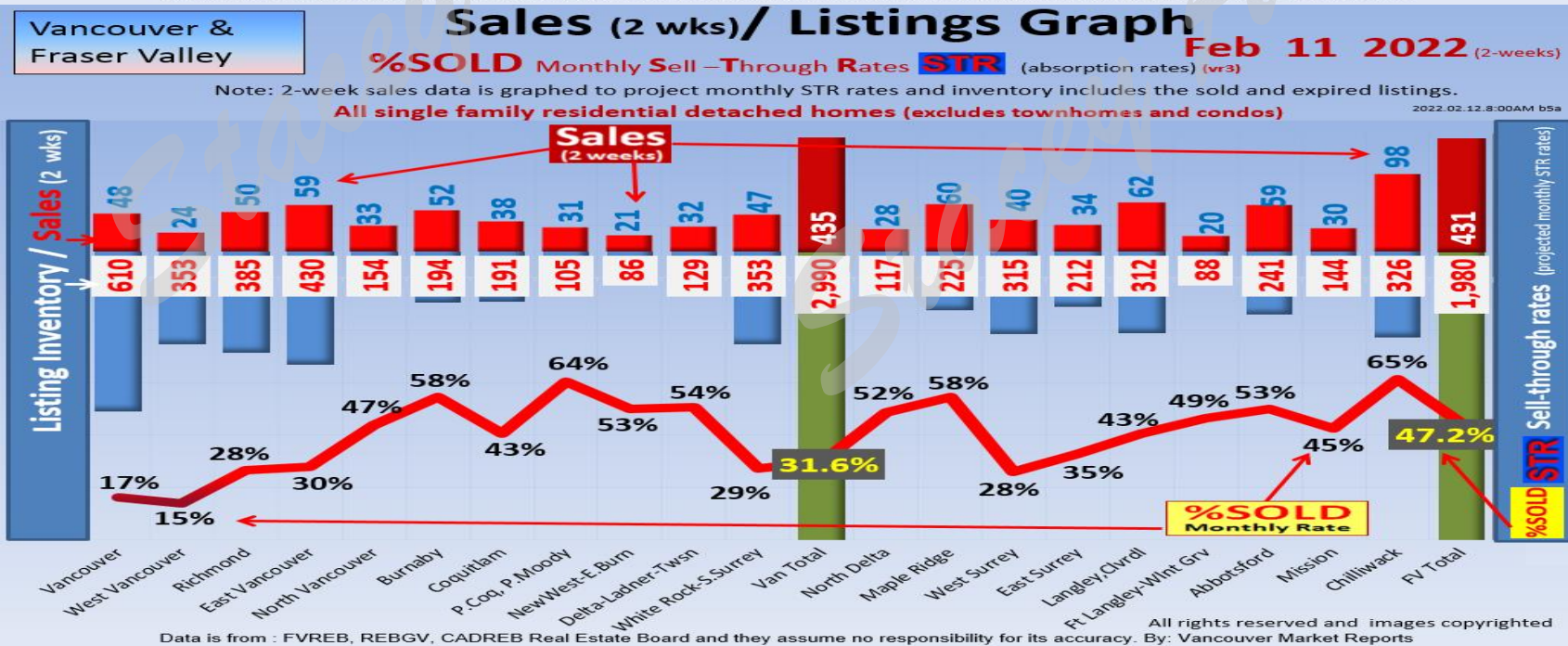
detached homes

# Vancouver Market Reports

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# Vancouver Market Reports

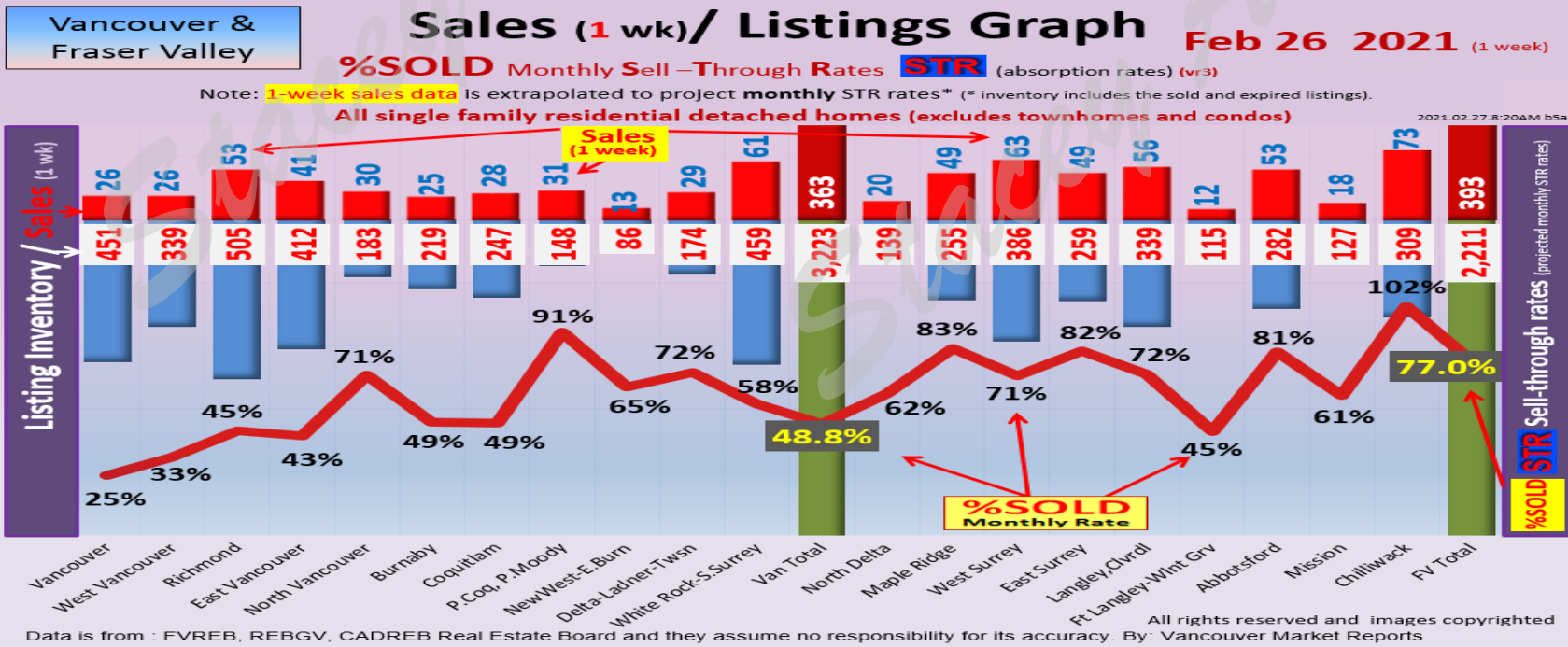
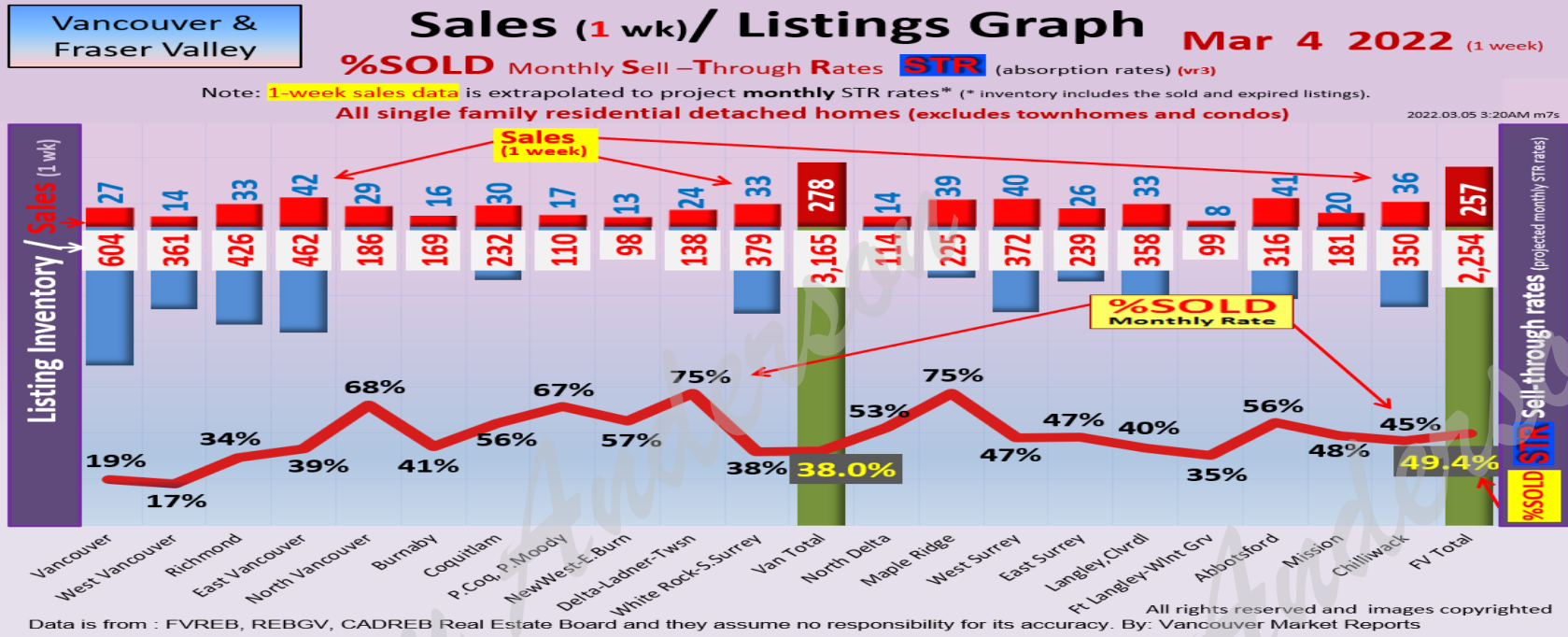
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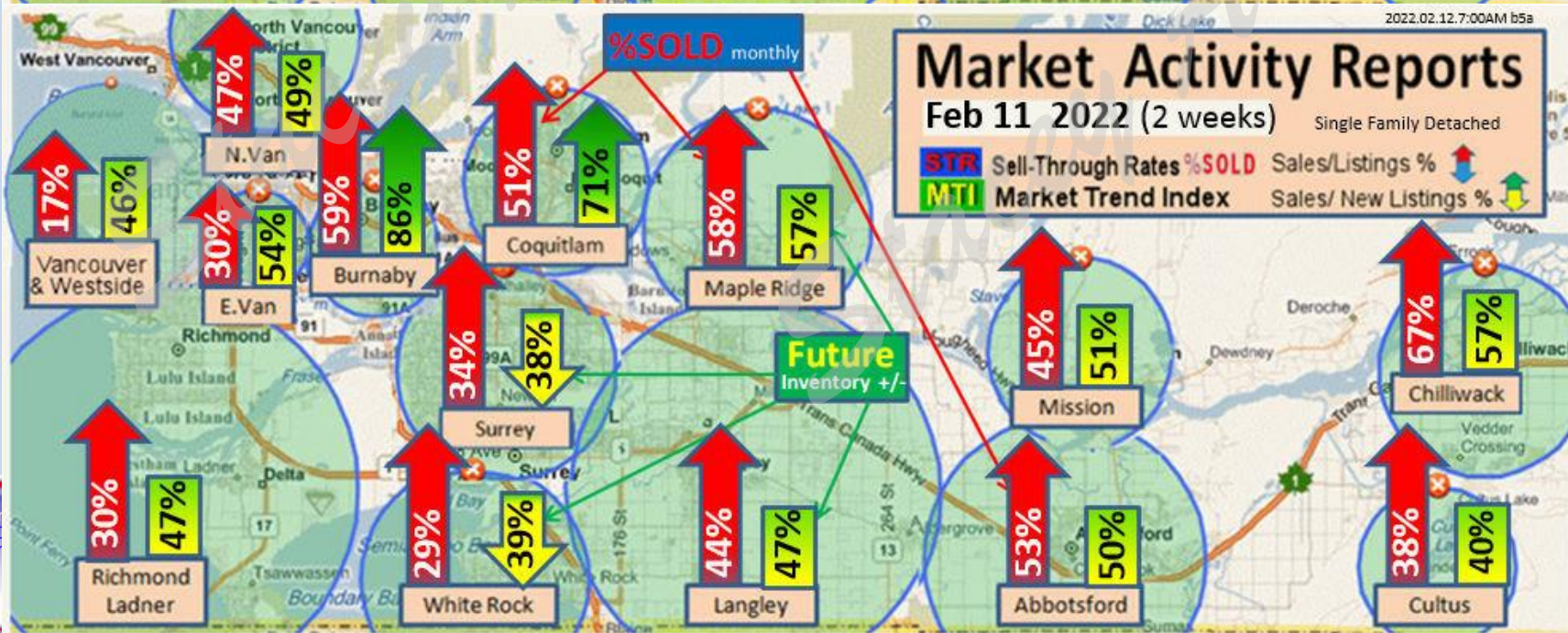
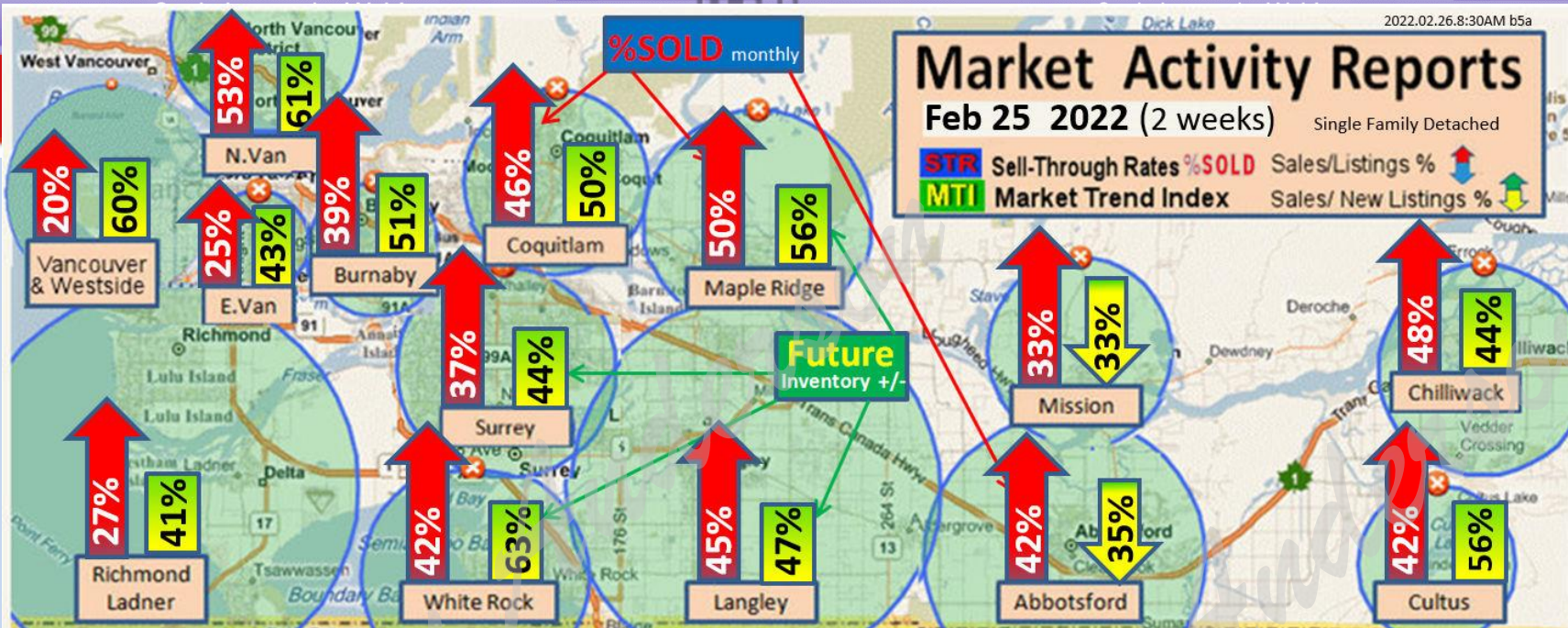
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# Vancouver Market Reports

Statistics, on the Web!

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Market Analysis and Forecasting Mar 1/22 Vancouver Westside

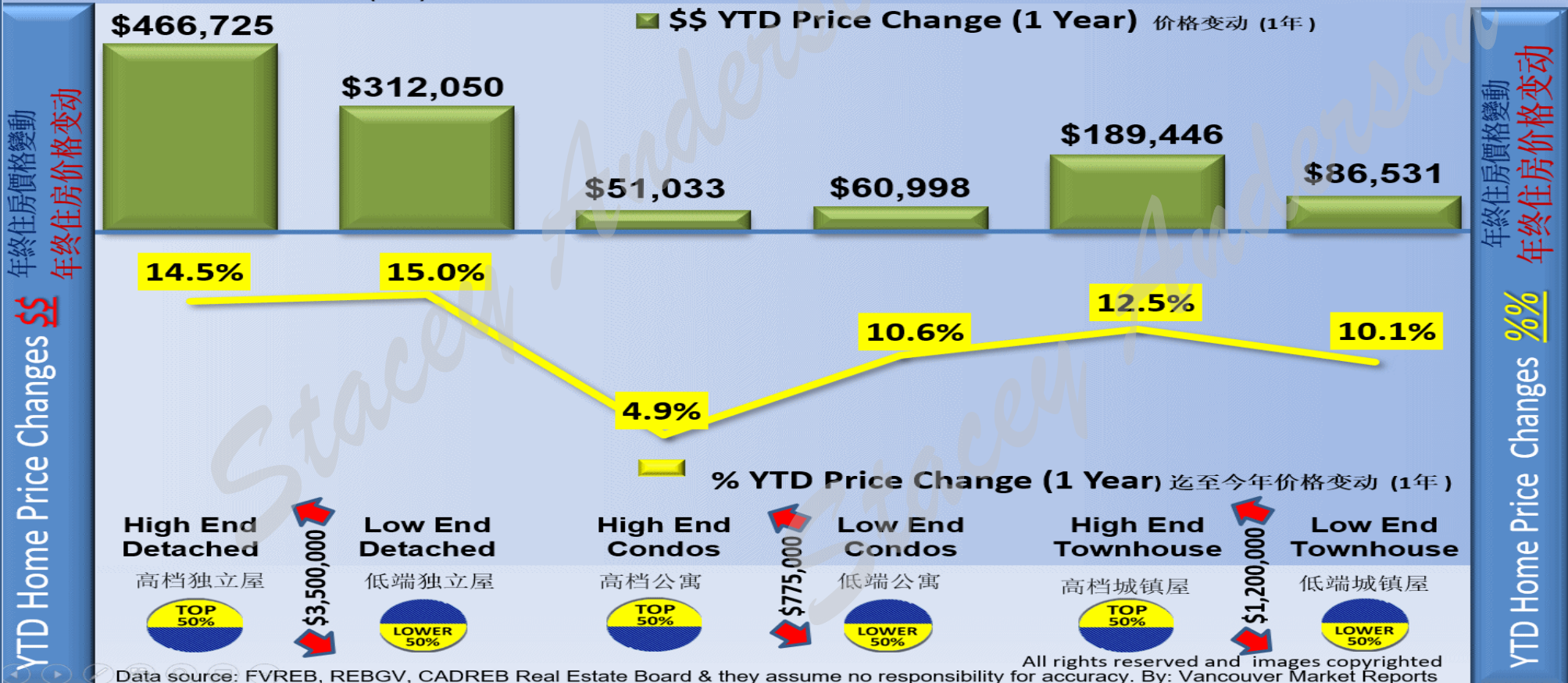
## Vancouver Westside Real Estate Price Changes(\$/%)

溫哥華西區房地產價格變動 / 溫哥華西區房地產價格變動

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

房屋类型: 迄于今年 (每季) 由2020 十二月至2021 十二月

Powered by: Vancouver Market Reports HPIp



YTD Home Price Changes \$/ %

YTD Home Price Changes \$/ %

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

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Market Analysis and Forecasting Mar 1/22 Vancouver Westside

## Monthly Market Activity - Feb 2022 - Single Family



Mar 1 2022 **Vancouver Westside Market Update (Detached)**

**Current:** Vancouver Westside ranges from a Buyer's High End Market to a Stable Market with average **14% SOLD** rate and a Sale Price /List Price of 100% or \$0 avg. sale price discount from original list price.  
*Most Active Price Range:* Homes below \$2.75 mill. have **36.0 %SOLD** rate.  
*Least Active Price Range:* Homes above \$10.0 mill. have **1.6 %SOLD** rate.

**History:** The Vancouver Westside Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$224,311.  
 The Vancouver Westside Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$254,599  
 \*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

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Market Analysis and Forecasting Mar 1/22 Vancouver Westside

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

Vancouver Westside List Price Ranges Statistics - Feb 2022							Detached
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
\$0-\$2,750,000	50	18	9	106%	\$138,000	36.0%	↑
\$2,750,001-\$3,150,000	56	16	8	102%	\$64,000	28.6%	↑
\$3,150,001-\$3,500,000	65	12	12	101%	\$46,000	18.5%	↑
\$3,500,001-\$3,900,000	64	16	12	101%	\$35,000	25.0%	↑
\$3,900,001-\$4,300,000	59	16	10	99%	-\$60,500	27.1%	↑
\$4,300,001-\$4,800,000	69	7	78	96%	-\$200,000	10.1%	↓
\$4,800,001-\$5,500,000	81	7	12	99%	-\$68,800	8.6%	↓
\$5,500,001-\$6,000,000	48	2	48	94%	-\$343,750	4.2%	↓
\$6,000,001-\$7,000,000	59	3	47	91%	-\$600,000	5.1%	↓
\$7,000,001-\$8,750,000	49	3	23	89%	-\$880,000	6.1%	↓
\$8,750,001-\$10,000,000	44	1	28	91%	-\$800,000	2.3%	↓
\$10,000,001 and more	61	1	172	94%	-\$698,000	1.6%	↓
<b>Total Activity</b>	<b>705</b>	<b>102</b>	<b>11</b>	<b>100%</b>	<b>\$0</b>	<b>14%</b>	

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Feb-21	Jan-22	Feb-22	03/01/2022	Change	
Total Listings** (A,S,T,C,X)	538	627	705		78	↑
Active Listings (1st of the month)	398	460	500	543	43	↑
Solds	87	66	102		36	↑
Days on Market (DOM)	11	32	11		-21	↓
%SOLD (Sales/ Listings /mnlly rate)	16%	11%	14.5%		4%	↑
(Top 50%) Home Price Index HPIp	3,485,789	3,592,101	\$3,710,100		\$117,999	↑
(Lower 50%) Home Price Index HPIp	2,246,188	2,489,467	\$2,500,787		\$11,320	↑

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## What Sold in your Neighbourhood and for What Price?

Vancouver Westside Sub Areas Statistics - Feb 2022					Detached	
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Arbutus	29	5	41	96%	-\$138,000	17.2%
Cambie	76	8	9	100%	-\$2,000	10.5%
Dunbar	92	17	8	104%	\$119,000	18.5%
Fairview VW-False Creek	2	1	7	100%	\$0	50.0%
Kerrisdale	26	6	14	102%	\$46,000	23.1%
Kitsilano	38	13	11	100%	\$2,000	34.2%
Mackenzie Heights	25	4	9	101%	\$46,500	16.0%
Mount Pleasant VW	8	2	64	95%	-\$159,000	25.0%
Marpole	48	5	10	97%	-\$90,000	10.4%
Oakridge VW	20	1	7	101%	\$20,000	5.0%
Point Grey	82	13	9	100%	\$0	15.9%
Quilchena	25	3	40	93%	-\$280,000	12.0%
South Cambie	8	0				0.0%
South Granville	69	7	9	103%	\$102,000	10.1%
Shaughnessy	74	2	44	101%	\$1,000	2.7%
Southlands	36	5	16	100%	-\$10,000	13.9%
S.W. Marine	26	5	57	92%	-\$525,000	19.2%
University VW	21	5	21	94%	-\$300,000	23.8%
<b>Total Activity</b>	<b>705</b>	<b>102</b>	<b>11</b>	<b>100%</b>	<b>\$0</b>	<b>14%</b>

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## Next Months Market Forecast

**Forecast:** Vancouver Westside has average Listing Supply; 543 homes are for sale and with the **14 %SOLD** monthly rate gives us a ~7 months of inventory. 3% of the active listings have reduced their price by \$472,933 on average and \$288,000 median for the last month.

February shows **\$79,147** Average Price increase in the Vancouver Market. This is 3rd highest price increase on record for the month of February, and the highest since 2016. The market continues to steer us towards a balanced market with the listing inventories normalizing. We are all patiently awaiting the impacts of the Federal/Provincial budgets, the elimination of the covid mandates and the interest rate increases. Assuming that there are no big changes, 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 and Townhouse Markets continue to be in Sellers' Market with 100% of the Greater Vancouver (Lower Mainland) Prices increasing with **\$26,385** and **\$41,819** on average, respectively. 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 Vancouver Westside represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the market into two parts with the **Vancouver Westside HPI Top 50%** representing the higher end sales and the **Vancouver Westside HPI lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time.

Note: For a more accurate price change for your home request a Comparative Market Analysis.

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

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# Vancouver Market Reports

Statistics, on the Web!

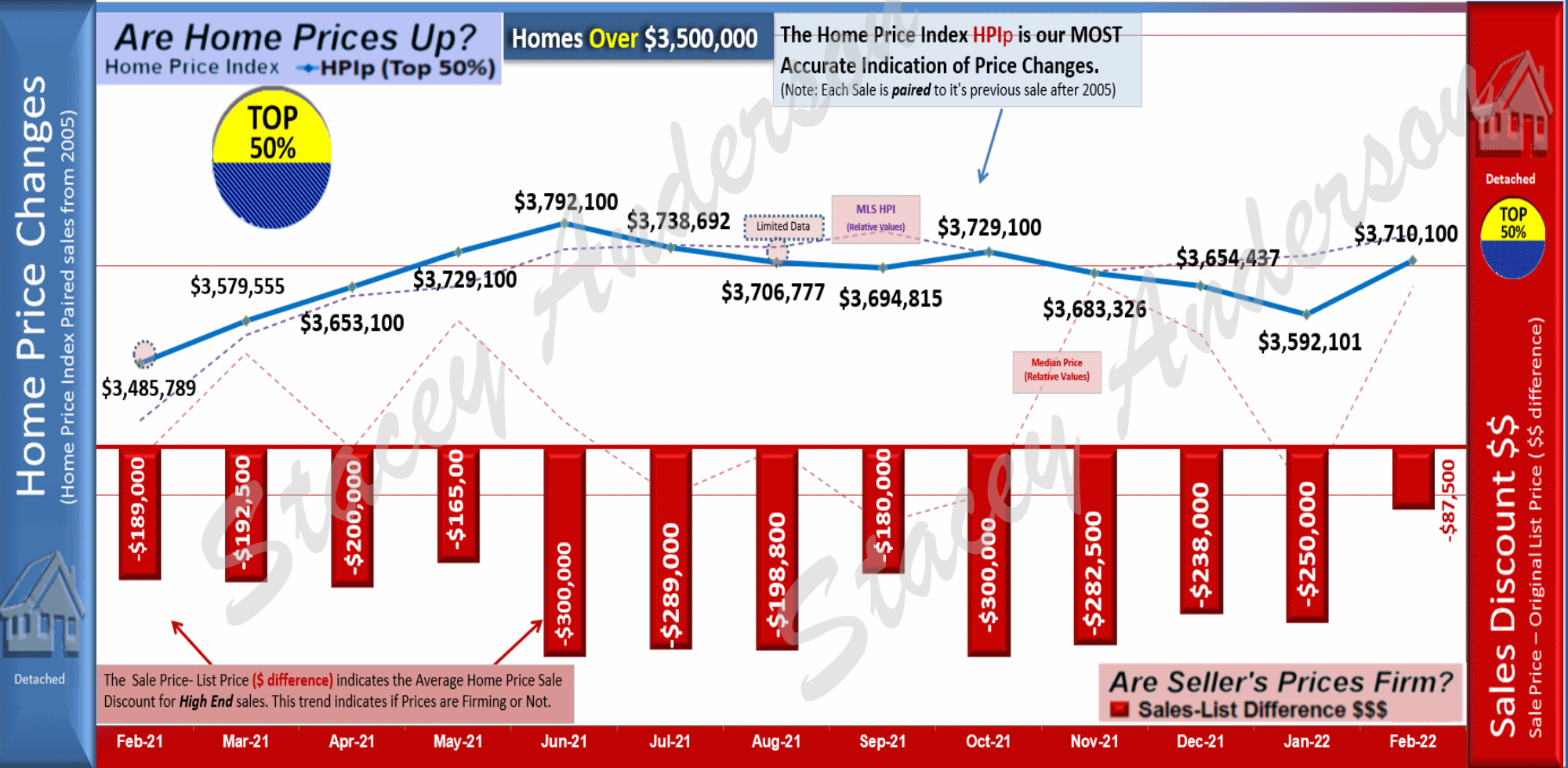
detached homes



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Market Analysis and Forecasting Mar 1/22 Vancouver Westside

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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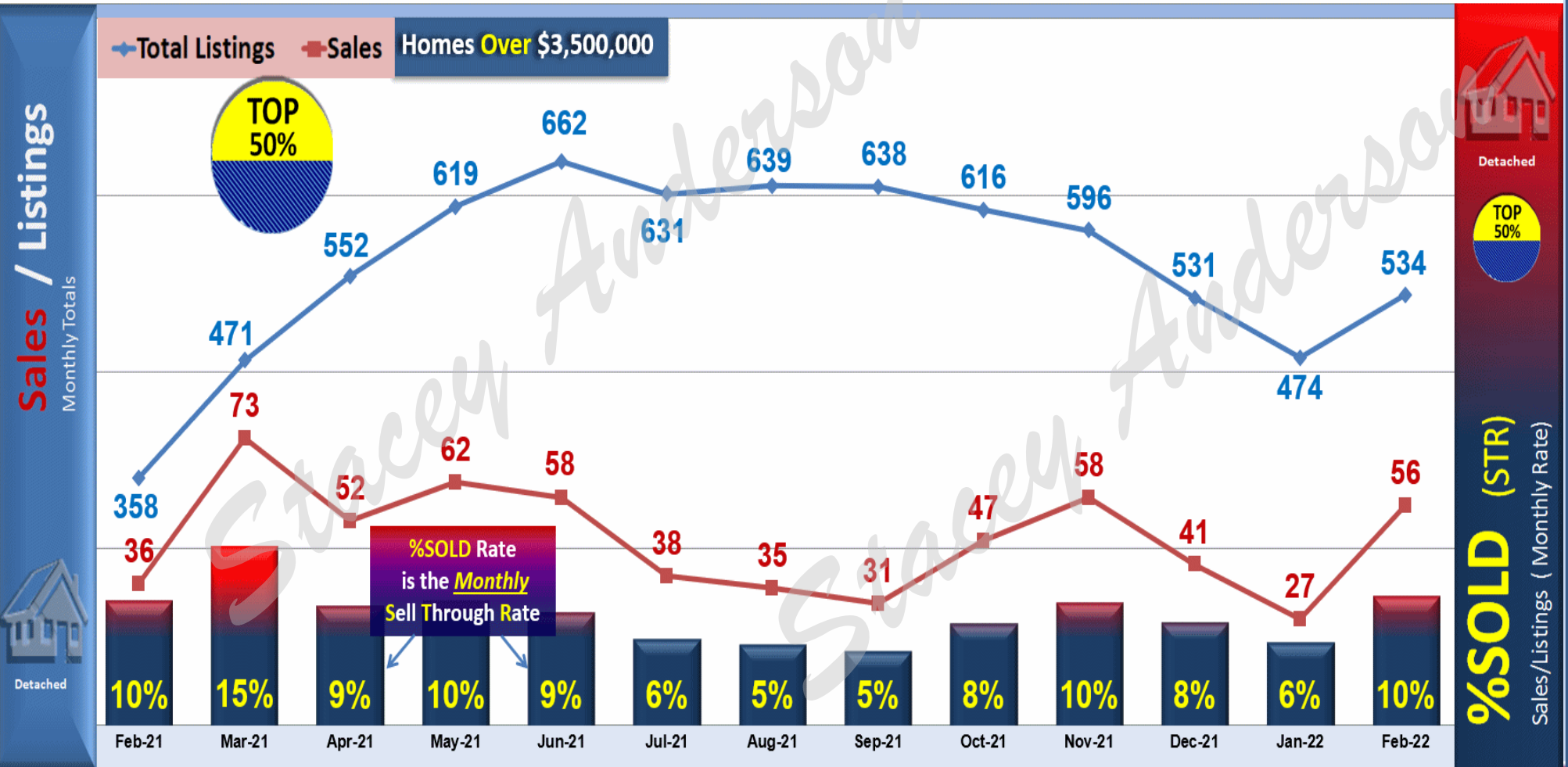
detached homes



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Market Analysis and Forecasting Mar 1/22 Vancouver Westside

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



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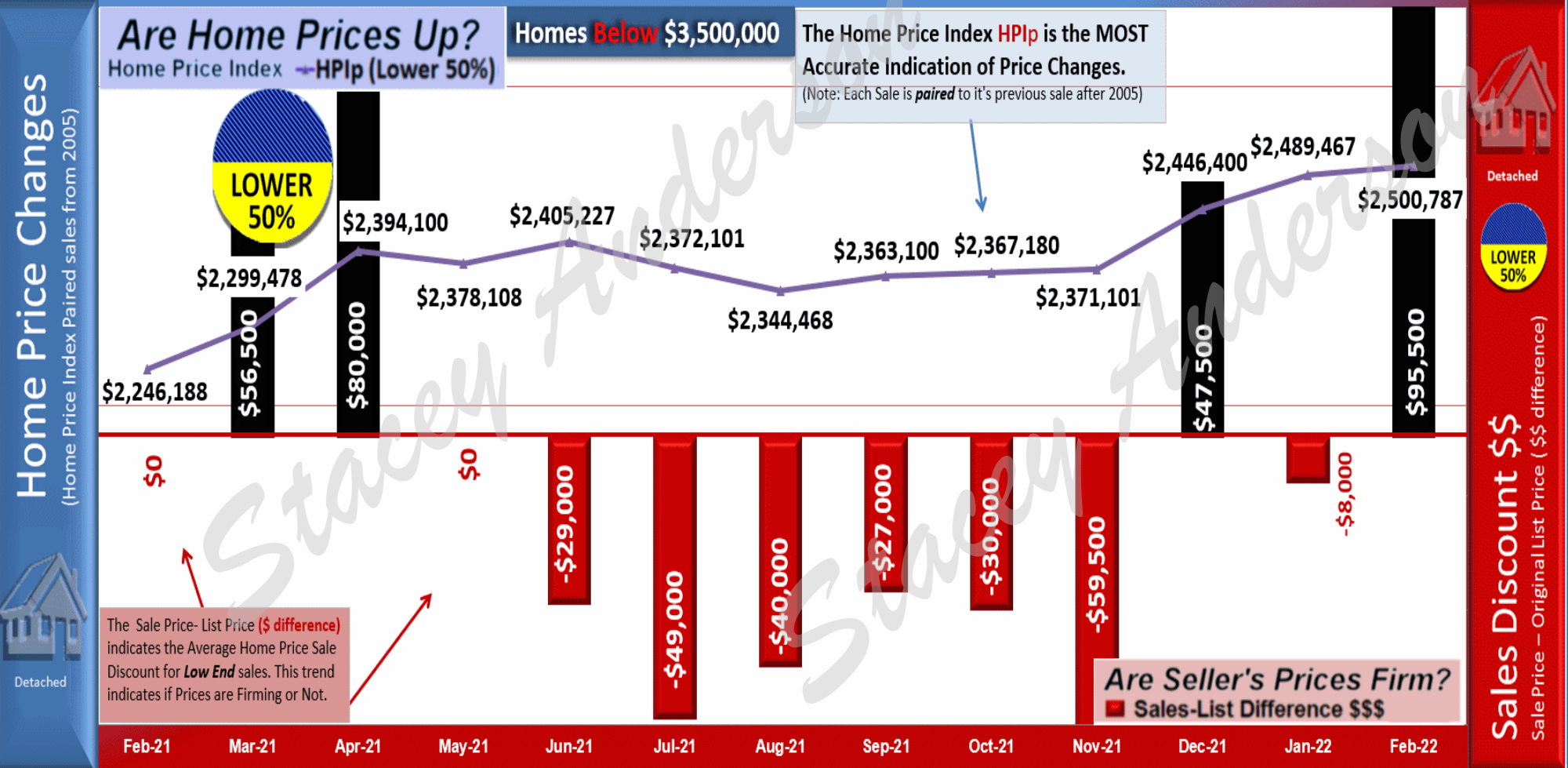
detached homes



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Market Analysis and Forecasting Mar 1/22 Vancouver Westside

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)



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

Detached  
LOWER 50%

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

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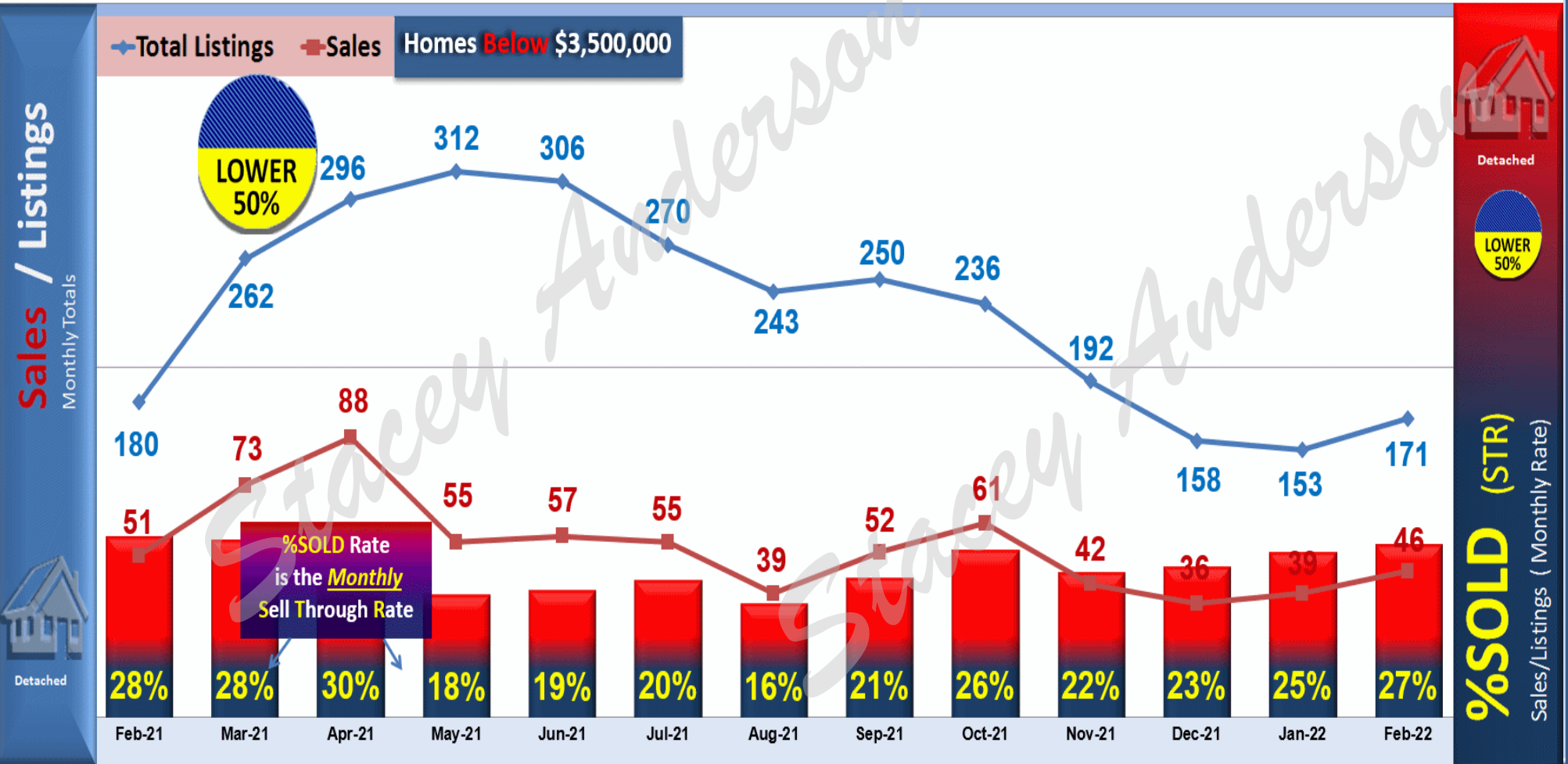
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Market Analysis and Forecasting Mar 1/22 Vancouver Westside

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



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detached homes



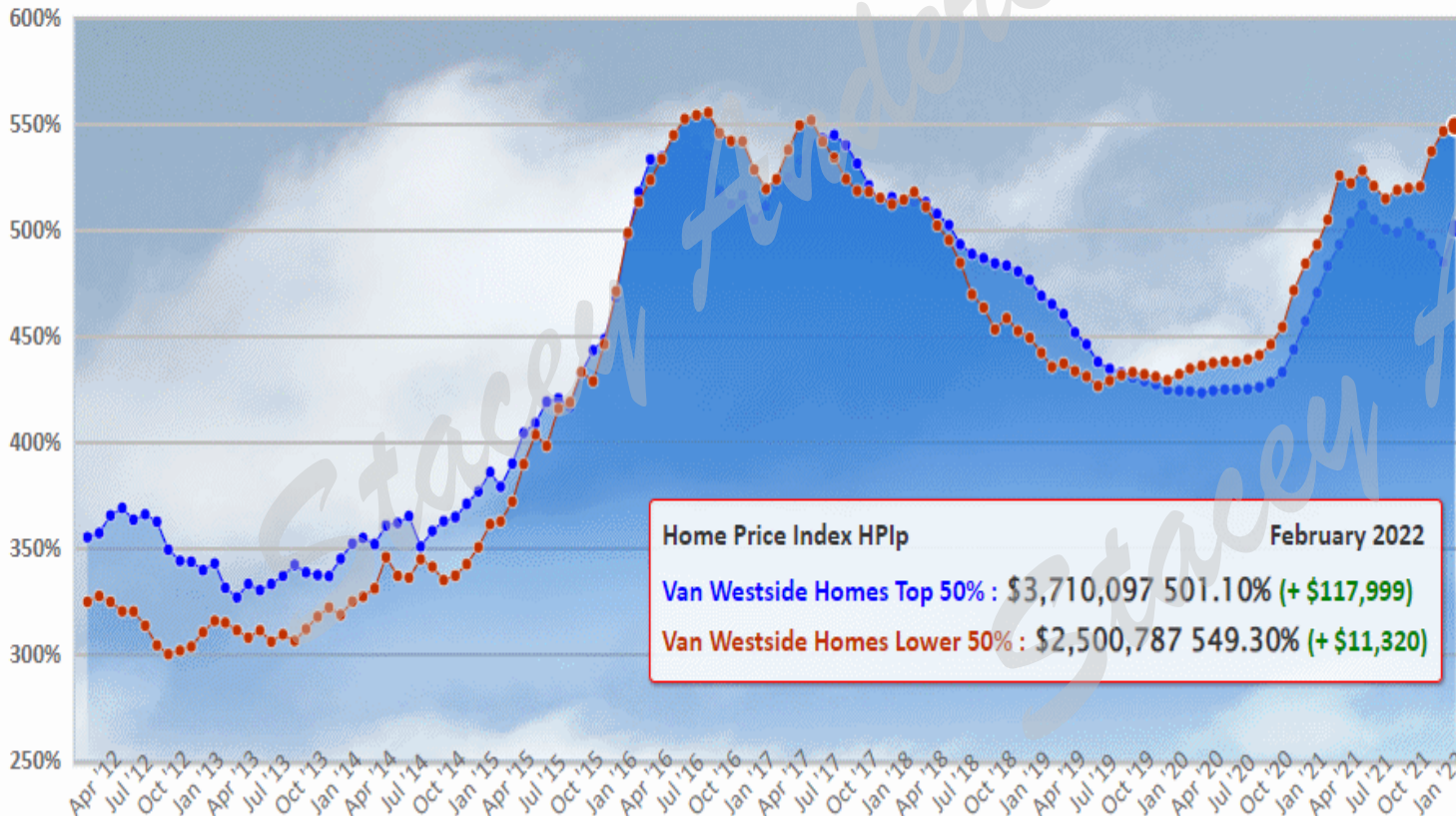
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Market Analysis and Forecasting Mar 1/22 Vancouver Westside

Powered by the Greater Vancouver Market Reports HPIp



Van Westside Homes Top 50% : HPIp Forecast+ Forecast-  
 Van Westside Homes Lower 50% : HPIp Forecast+ Forecast-



Monthly Home values

Date	Value
Feb 2022	% 501.10
Jan 2022	% 485.10
Dec 2021	% 493.50
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

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# Vancouver Market Reports

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Market Analysis and Forecasting

Mar 1/22 White Rock & S. Surrey

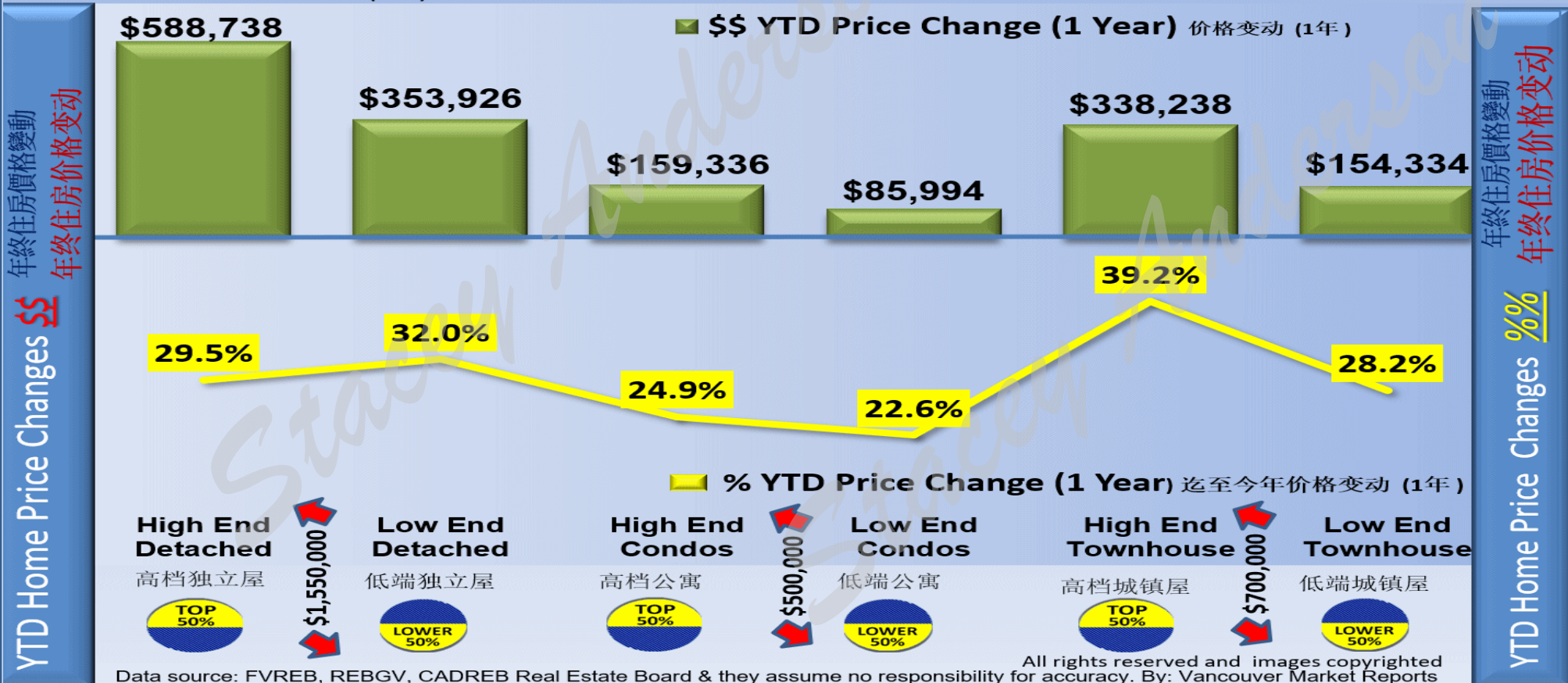
## South Surrey White Rock Real Estate Price Changes (\$/%)

白石,南素里 房地產價格變動/白石,南素里 房地產價格變動

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

房屋类型: 迄至今年 (每季) 由2020 十二月至2021 十二月

Powered by: Vancouver Market Reports HPIp



YTD Home Price Changes \$/%

YTD Home Price Changes %/%

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

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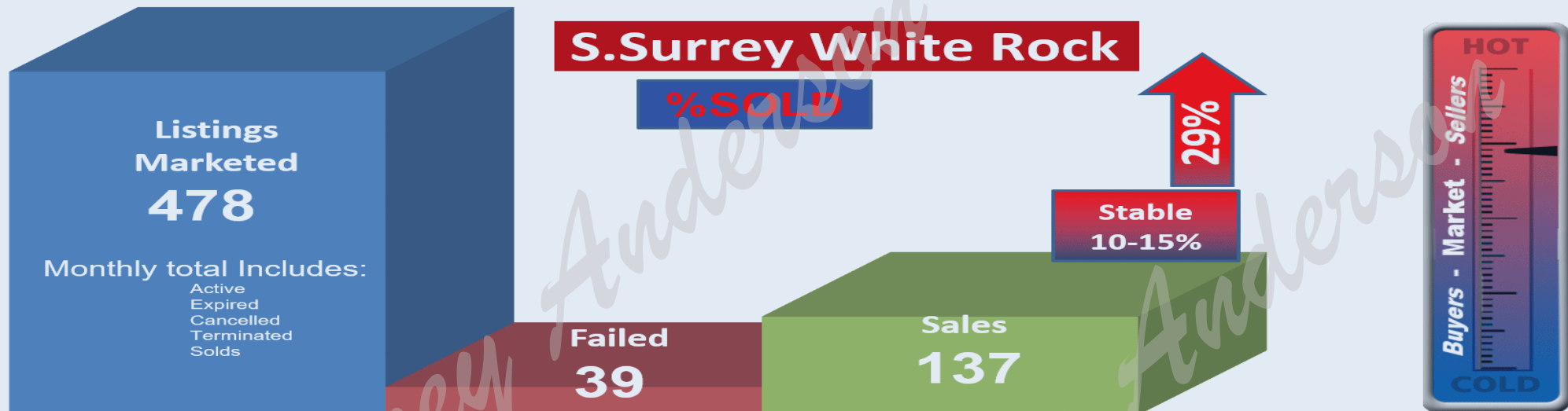


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Market Analysis and Forecasting

Mar 1/22 White Rock & S. Surrey

## Monthly Market Activity - Feb 2022 - Single Family



Mar 1 2022 White Rock - South Surrey Market Update (Detached)

**Current:** White Rock South Surrey is in a Seller Market with average listing inventories, **29 %SOLD** rate and a 103% Sell/List Ratio. (This means that there is an average of a \$51,000 discount on a sale from the original list price)

*Most Active Price Range:* Homes between \$1.85 mill. - \$2.1 mill. have **52.0 %SOLD** rate.

*Least Active Price Range:* Homes above \$6 mill. have **6.5 %SOLD** rate.

**History:** The S. Surrey White Rock Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$530,861.  
The S. Surrey White Rock Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$262,901.

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

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

White Rock - South Surrey List Price Ranges Statistics - Feb 2021							Detached
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
\$0-\$1,500,000	44	16	8	110%	\$130,500	36.4%	↑
\$1,500,001-\$1,700,000	59	23	6	112%	\$191,000	39.0%	↑
\$1,700,001-\$1,850,000	34	13	6	103%	\$52,000	38.2%	↑
\$1,850,001-\$2,100,000	50	26	7	106%	\$120,500	52.0%	↑
\$2,100,001-\$2,500,000	57	13	8	102%	\$51,200	22.8%	↑
\$2,500,001-\$2,900,000	50	16	10	100%	-\$9,500	32.0%	↑
\$2,900,001-\$3,200,000	29	5	9	100%	\$10,000	17.2%	↑
\$3,200,001-\$3,750,000	52	13	7	97%	-\$89,000	25.0%	↑
\$3,750,001-\$4,500,000	36	5	8	94%	-\$249,000	13.9%	
\$4,500,001-\$6,000,000	36	5	84	93%	-\$308,000	13.9%	
\$6,000,001 and more	31	2	88	101%	\$5,000	6.5%	↓
<b>Total Activity</b>	<b>478</b>	<b>137</b>	<b>7</b>	<b>103%</b>	<b>\$51,000</b>	<b>29%</b>	↑

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Feb-21	Jan-22	Feb-22	03/01/2022	Change	
Total Listings** (A,S,T,C,X)	657	363	478		115	↑
Active Listings (1st of the month)	372	199	223	302	79	↑
Solds	234	91	137		46	↑
Days on Market (DOM)	11	10	7		-3	↓
%SOLD (Sales/ Listings /mnlthly rate)	35.6%	25%	29%		4%	↑
<b>(Top 50%) Home Price Index HPIp</b>	\$2,343,239	\$2,722,101	\$2,874,100		\$151,999	↑
<b>(Lower 50%) Home Price Index HPIp</b>	\$1,301,733	\$1,527,101	\$1,564,634		\$37,533	↑

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## What Sold in your Neighbourhood and for What Price?

White Rock - South Surrey Sub areas Statistics - Feb 2021				Detached		
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Elgin Chantrell	81	15	7	100%	-\$9,000	18.5%
Sunnyside Pk Surrey	47	15	7	108%	\$128,365	31.9%
Crescent Bch Ocean Pk.	80	30	8	104%	\$101,188	37.5%
White Rock	85	18	8	104%	\$84,000	21.2%
King George Corridor	56	17	7	100%	\$0	30.4%
Hazelmere	14	5	7	102%	\$50,000	35.7%
Grandview Surrey	58	23	6	103%	\$120,000	39.7%
Morgan Creek	33	10	7	102%	\$26,500	30.3%
Pacific Douglas	24	4	27	101%	-\$39,500	16.7%
<b>Total Activity</b>	<b>478</b>	<b>137</b>	<b>7</b>	<b>103%</b>	<b>\$51,000</b>	<b>29%</b>

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## Next Months Market Forecast

**Forecast:** White Rock South Surrey has average Listing supply; 302 homes are for sale and with the **29 %SOLD** monthly rate gives us a ~3 months of inventory. 3% of the active listings have reduced their price by \$170,656 on average or \$100,000 median for the last month. We project White Rock South Surrey to be a continued Seller market.

February shows a Record-Breaker Average Price of **\$95,319** for the Fraser Valley Market. We are all patiently awaiting the impacts of the Federal/Provincial budgets, the elimination of the covid mandates and the interest rate increases. Assuming that there are no big changes, we are forecasting that the majority of the Fraser Valley Markets will continue to be a Seller's Market in the coming months.

Currently, Condos and Townhouse Markets continue to be in Sellers' Market with 100% of the Greater Vancouver (Lower Mainland) Prices increasing with **\$26,385** and **\$41,819** on average, respectively. 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 S. Surrey White Rock represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the market into two parts with the **S. Surrey White Rock HPI Top 50%** representing the higher end sales and the **S. Surrey White Rock HPI Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time.

Note: For a more accurate price change for your home request a Comparative Market Analysis.

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

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detached homes



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## Market Analysis and Forecasting

Mar 1/22 White Rock & S. Surrey

### Detached

### White Rock - South Surrey

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

### Home Price Changes

(Home Price Index Paired sales from 2005)



Detached

## Are Home Prices Up?

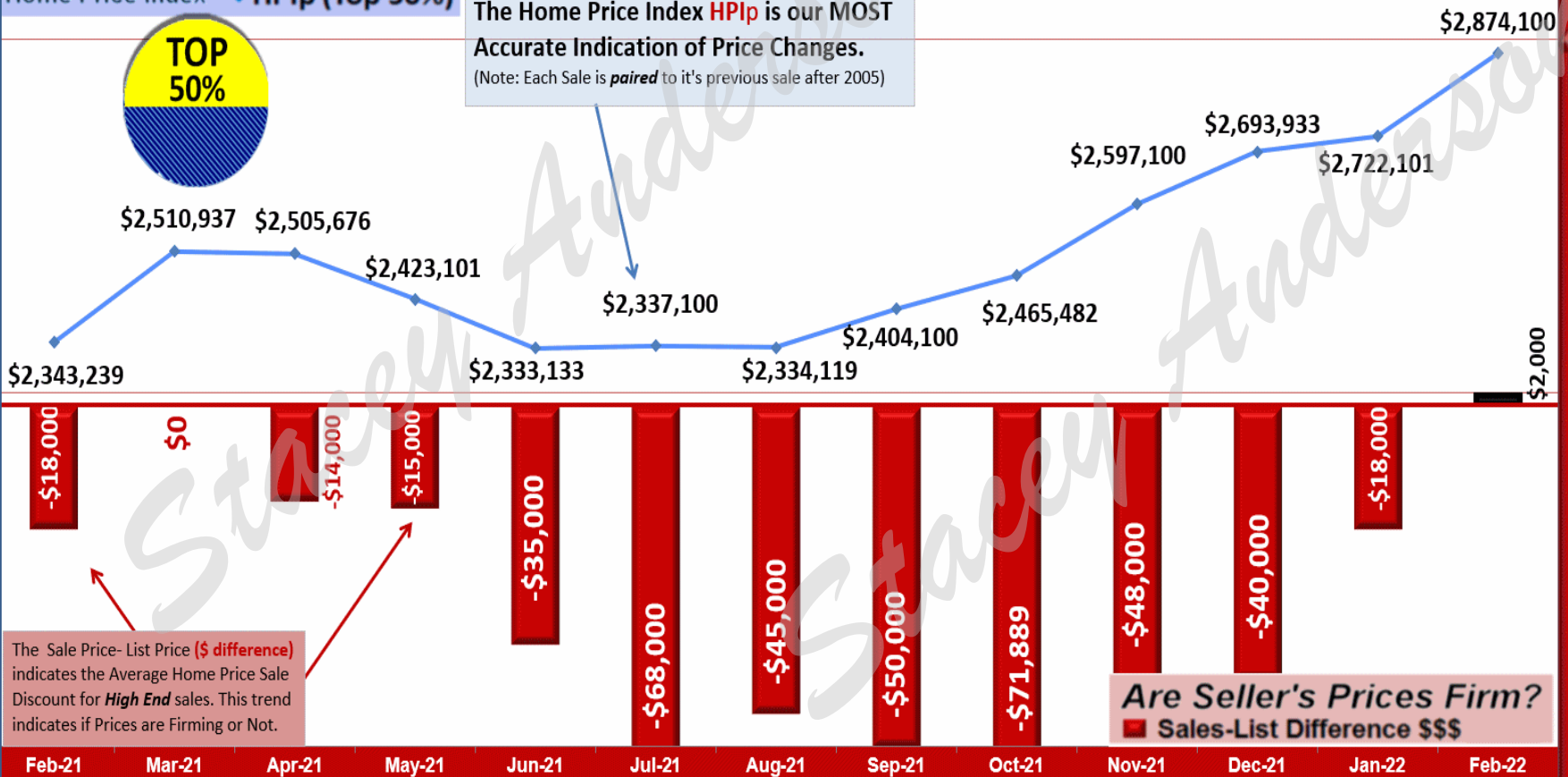
Home Price Index → **HPIp** (Top 50%)



### Homes Over \$1,800,000

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

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



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

### Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Detached

TOP  
50%

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

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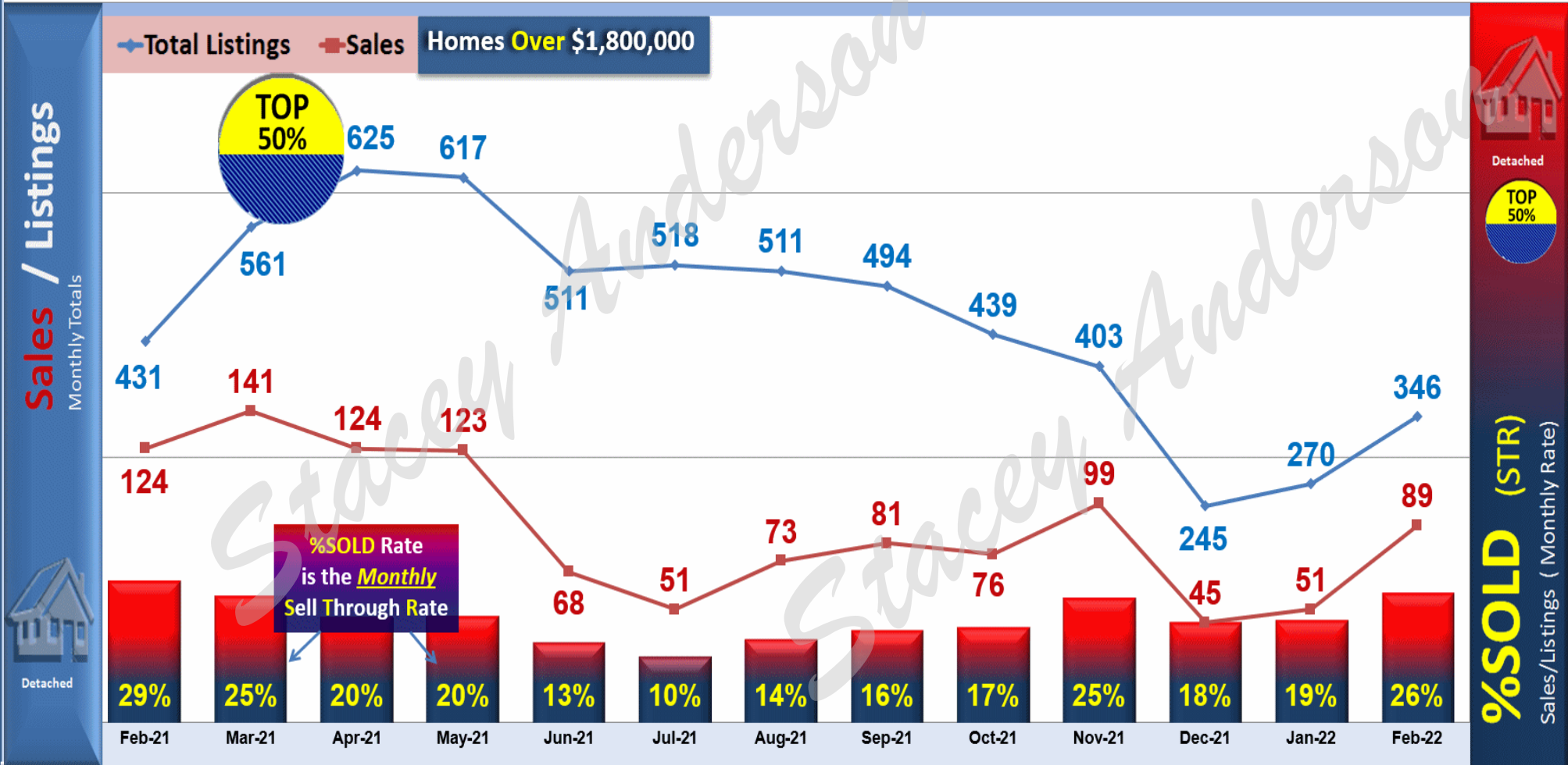


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## Market Analysis and Forecasting

Mar 1/22 White Rock & S. Surrey

Detached White Rock - South Surrey Total Listings\*\*, Sales, and %SOLD rates



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Market Analysis and Forecasting

Mar 1/22 White Rock & S. Surrey

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White Rock - South Surrey

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

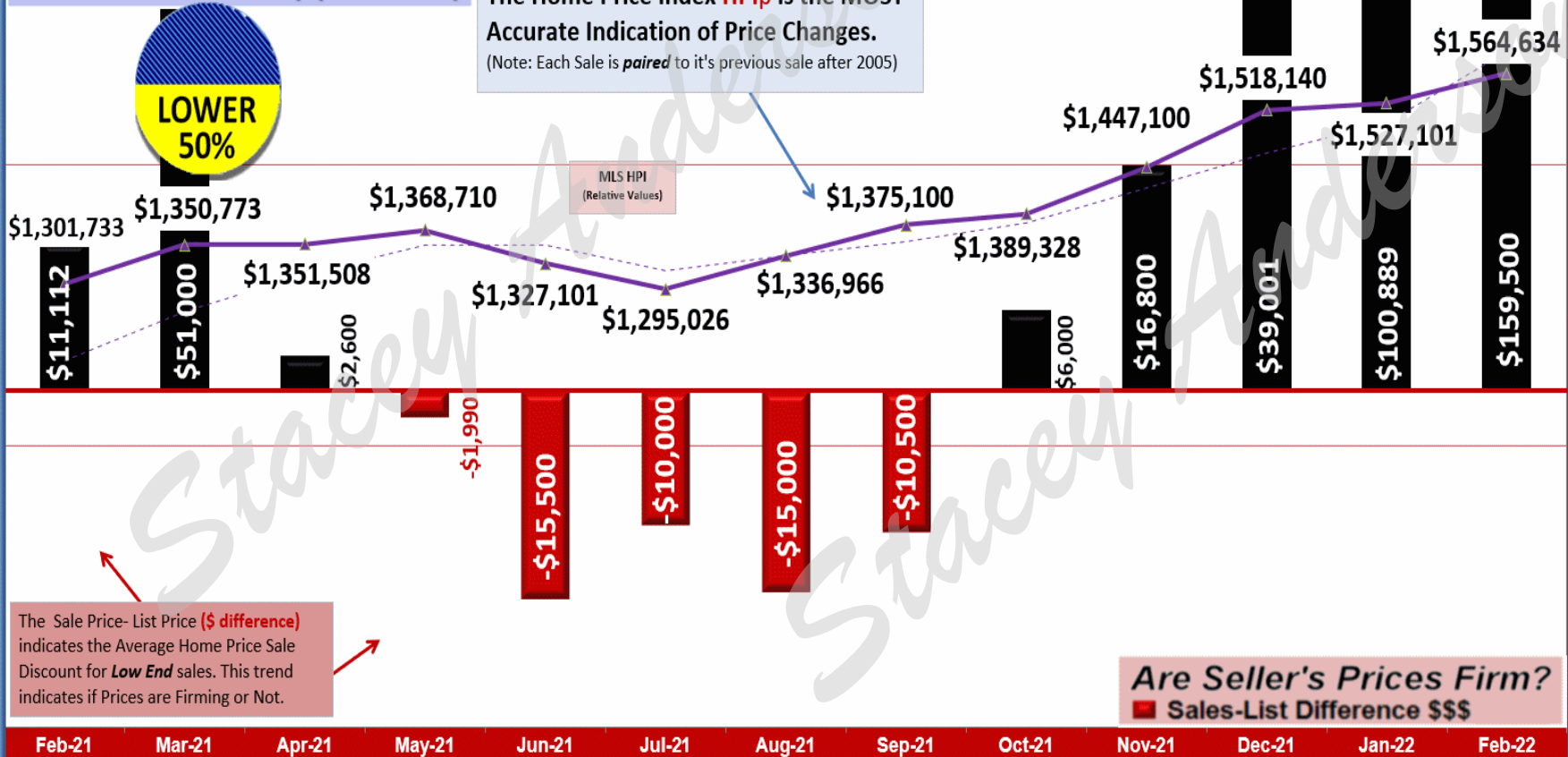
Home Price Changes  
(Home Price Index Paired sales from 2005)

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

Homes Below \$1,800,000

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

(Note: Each Sale is paired to its previous sale after 2005)



Detached

LOWER 50%

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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$

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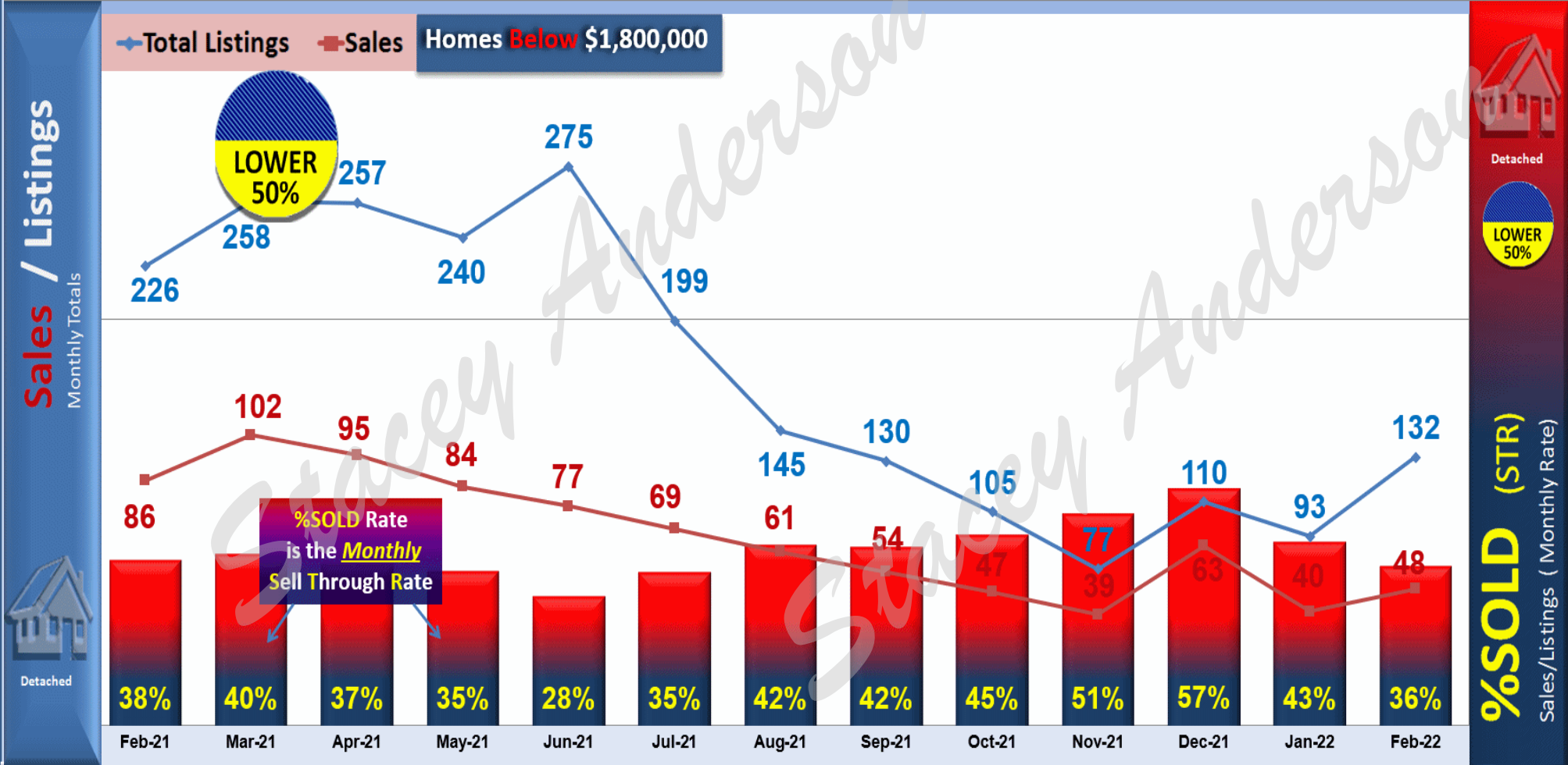


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## Market Analysis and Forecasting

Mar 1/22 White Rock & S. Surrey

Detached White Rock - South Surrey Total Listings\*\*, Sales, and %SOLD rates



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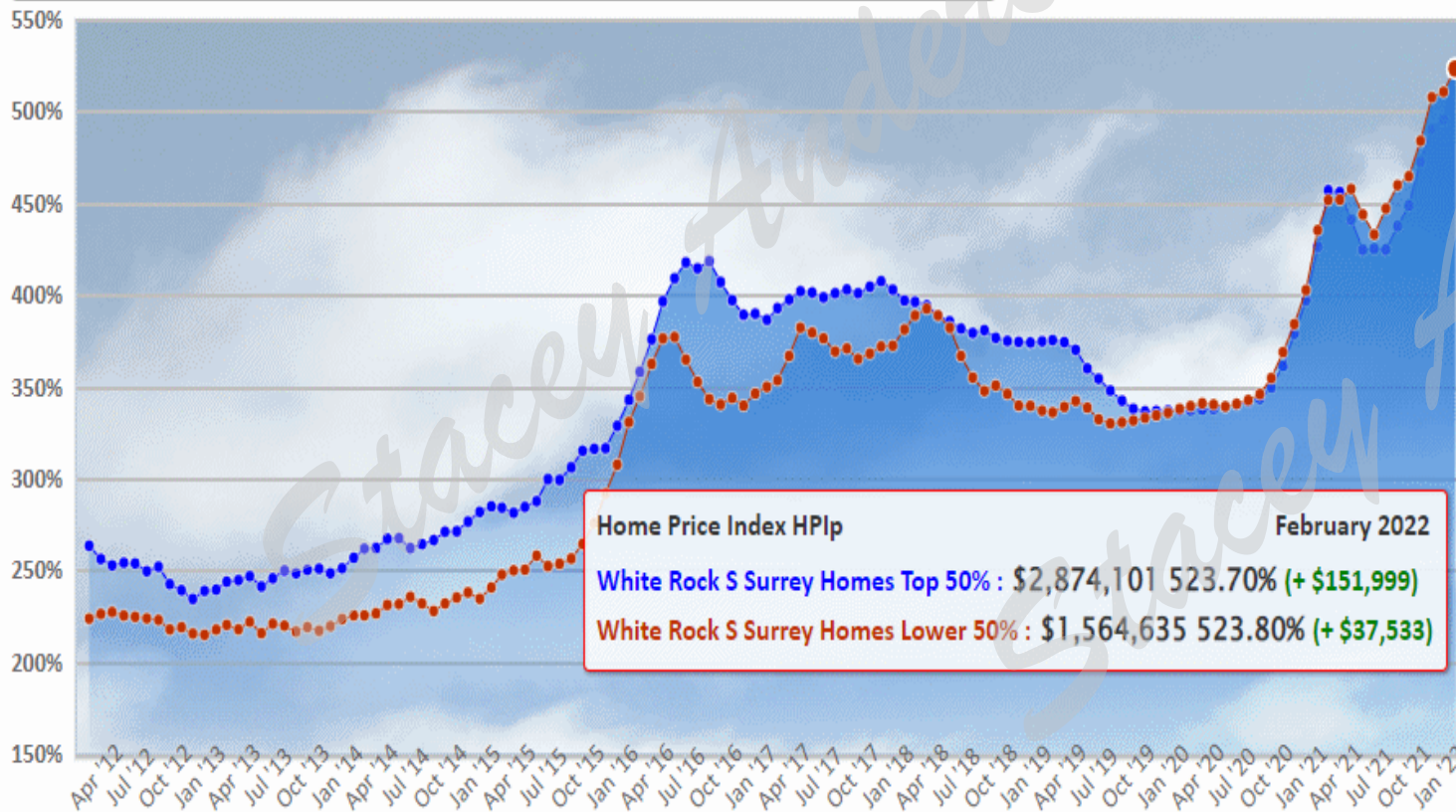
## Market Analysis and Forecasting

Mar 1/22 White Rock & S. Surrey

Powered by the Greater Vancouver Market Reports HPIp



White Rock S Surrey Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
 White Rock S Surrey Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly  Home values

Date	Value
Feb 2022	% 523.70
Jan 2022	% 496.00
Dec 2021	% 490.80
Nov 2021	% 473.20
Oct 2021	% 449.20
Sep 2021	% 438.00
Aug 2021	% 425.30
Jul 2021	% 425.80
Jun 2021	% 425.10
May 2021	% 441.50
Apr 2021	% 456.50
Mar 2021	% 457.50

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Market Analysis and Forecasting

Mar 1/22

North Delta

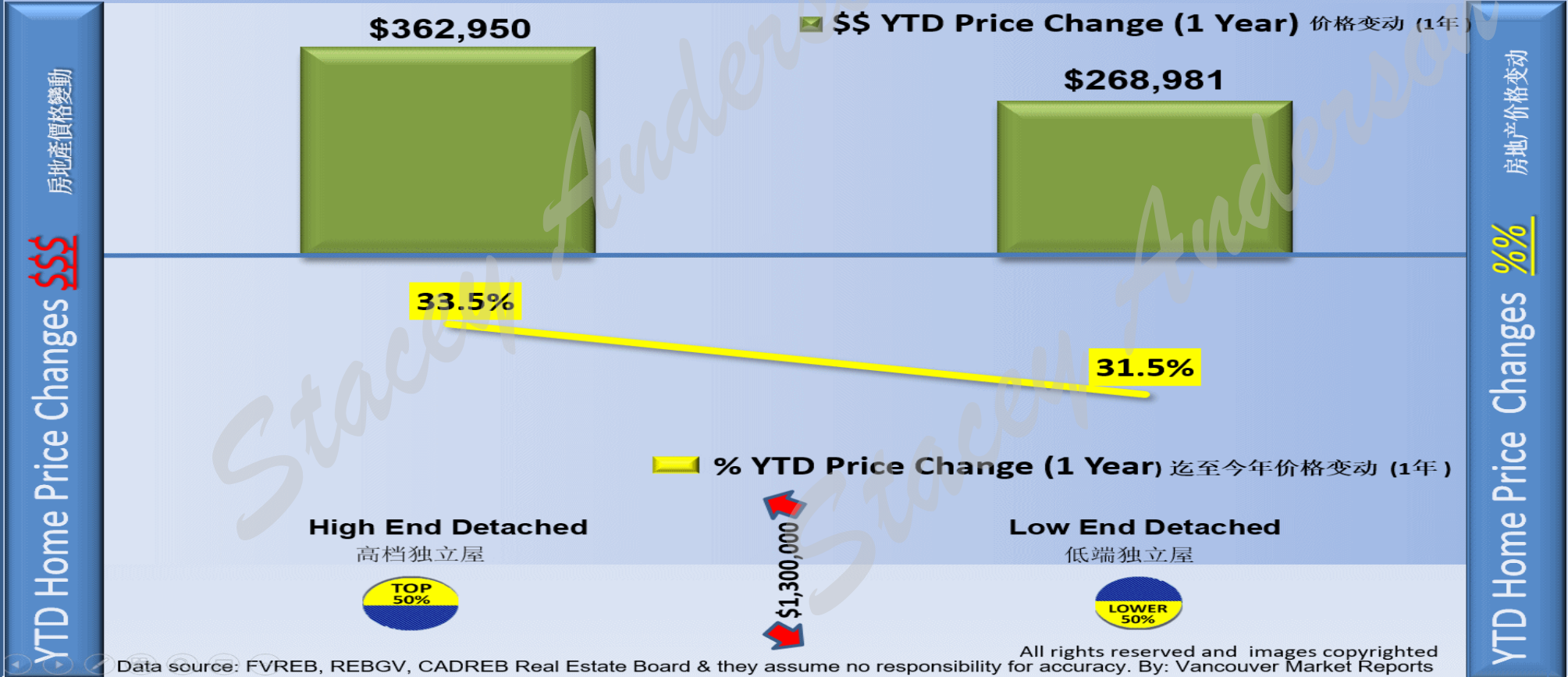
## North Delta Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

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

房屋类型: 迄至今年 (每季) 由2020 十二月至2021 十二月

Powered by: Vancouver Market Reports HPIp



YTD Home Price Changes \$\$\$

房地產價格變動

YTD Home Price Changes %%

房地產價格變動

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

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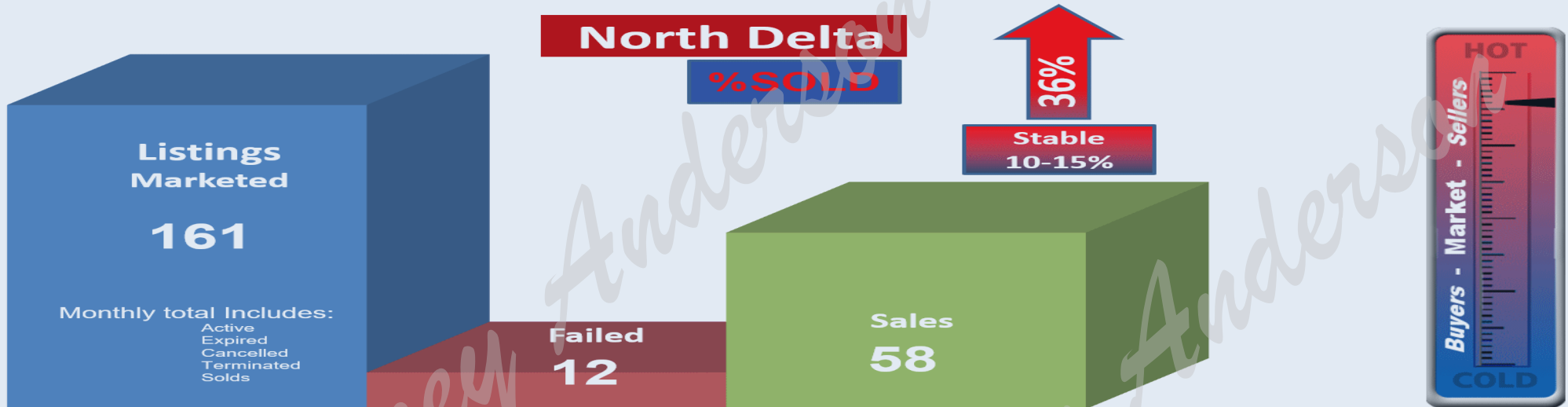
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Market Analysis and Forecasting

Mar 1/22

North Delta

## Monthly Market Activity - Feb 2022 Single Family



### Mar 1 2022 N. Delta Market Update (Detached)

**Current:** North Delta has a Seller Market with **36 %SOLD** rate and a 108% Sell/List ratio.

(This means that there is an average of a **\$123,100** increase from the original list price)

*Most Active Price Range:* Homes between \$1,400,001-\$1,600,000 have a high **42.4 %SOLD** rate.

*Least Active Price Range:* Homes above \$1.9 mill. have **22.5 %SOLD** rate.

**History:** The North Delta Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$432,584.  
The North Delta Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$322,525.

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

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

### N. Delta List Price Ranges Statistics - Feb 2022

Detached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,400,000	20	8	6	116%	\$211,540	40.0%	↑
\$1,400,001-\$1,600,000	59	25	7	108%	\$120,000	42.4%	↑
\$1,600,001-\$1,900,000	42	16	8	107%	\$120,050	38.1%	↑
\$1,900,001 and more	40	9	7	102%	\$41,000	22.5%	↑
<b>Total Activity</b>	<b>161</b>	<b>58</b>	<b>7</b>	<b>108%</b>	<b>\$123,100</b>	<b>36%</b>	<b>↑</b>

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Feb-21	Jan-22	Feb-22	03/01/2022	Change	
Total Listings** (A,S,T,C,X)	179	92	161		69	↑
Active Listings (1st of the month)	75	38	49	91	42	↑
Solds	62	28	58		30	↑
Days on Market (DOM)	7	7	7		0	
%SOLD (Sales/ Listings /mnlthly rate)	35%	30%	36%		5.6%	↑
<b>(Top 50%) Home Price Index HPIp</b>	\$1,238,122	\$1,544,458	\$1,670,707		\$126,249	↑
<b>(Lower 50%) Home Price Index HPI</b>	\$933,650	\$1,222,100	\$1,256,175		\$34,075	↑

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## What Sold in your Neighbourhood and for What Price?

N. Delta Sub areas Statistics - Feb 2022					Detached	
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Annieville	35	14	9	104%	\$73,500	40.0%
Nordel	44	13	7	110%	\$180,100	29.5%
Scottsdale	38	14	7	105%	\$83,500	36.8%
Sunshine Hills Woods	44	17	6	112%	\$170,000	38.6%
<b>Total Activity</b>	<b>161</b>	<b>58</b>	<b>7</b>	<b>108%</b>	<b>\$123,100</b>	<b>36%</b>

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## Next Months Market Forecast

**Forecast:** North Delta has average Listing supply; 91 homes are for sale and with the **36 %SOLD** monthly rate gives us about ~3 months of inventory. 1% of the active listings have reduced their price by \$151,000 on average or \$151,000 on median for the last month. We project North Delta to be a continued Seller market.

February shows a Record-Breaker Average Price of \$95,319 for the Fraser Valley Market. We are all patiently awaiting the impacts of the Federal/Provincial budgets, the elimination of the covid mandates and the interest rate increases. Assuming that there are no big changes, we are forecasting that the majority of the Fraser Valley Markets will continue to be a Seller's Market in the coming months.

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detached homes



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## Market Analysis and Forecasting

Mar 1/22

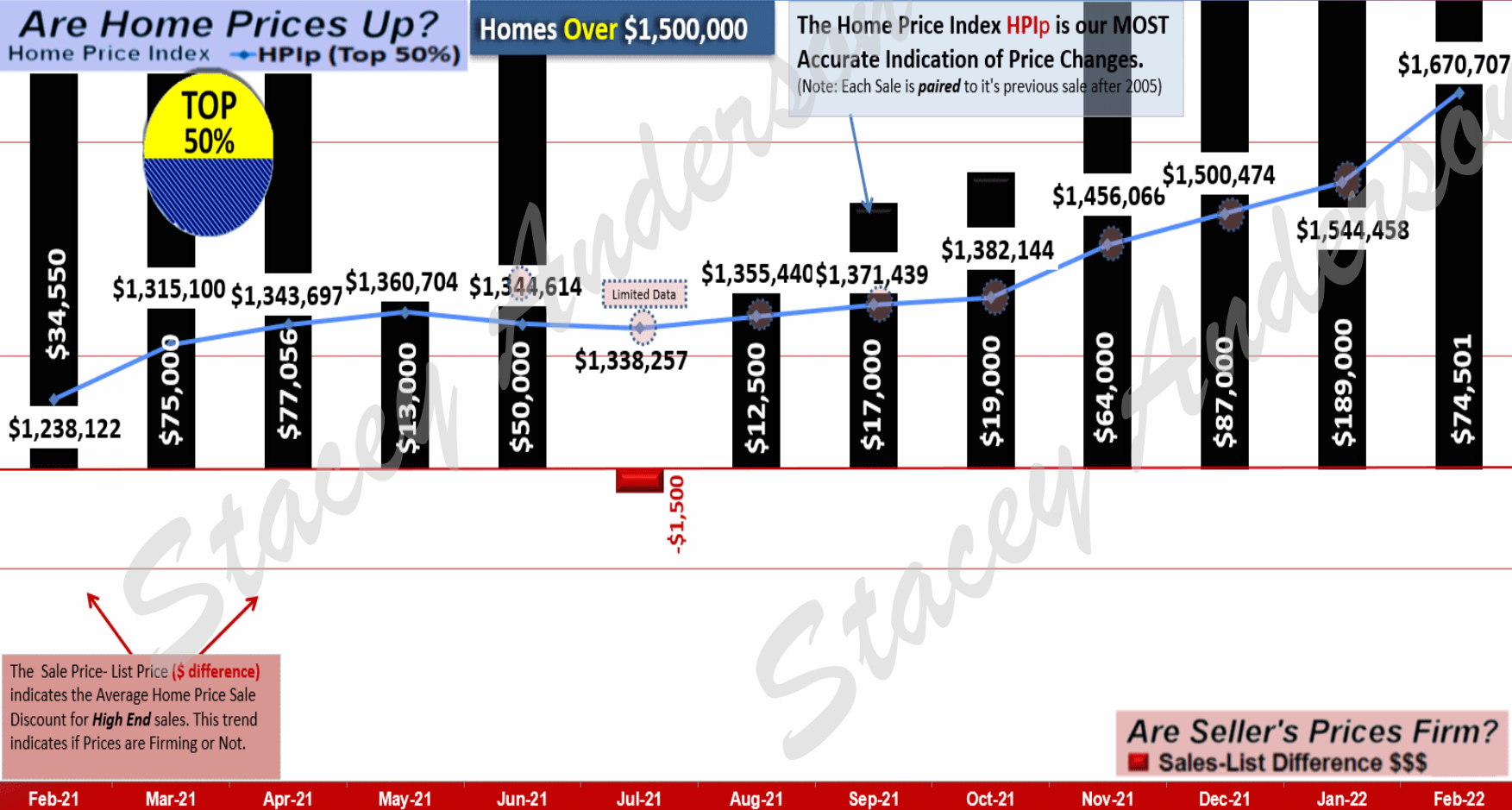
North Delta

Detached

North Delta

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

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



Detached  
TOP 50%

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

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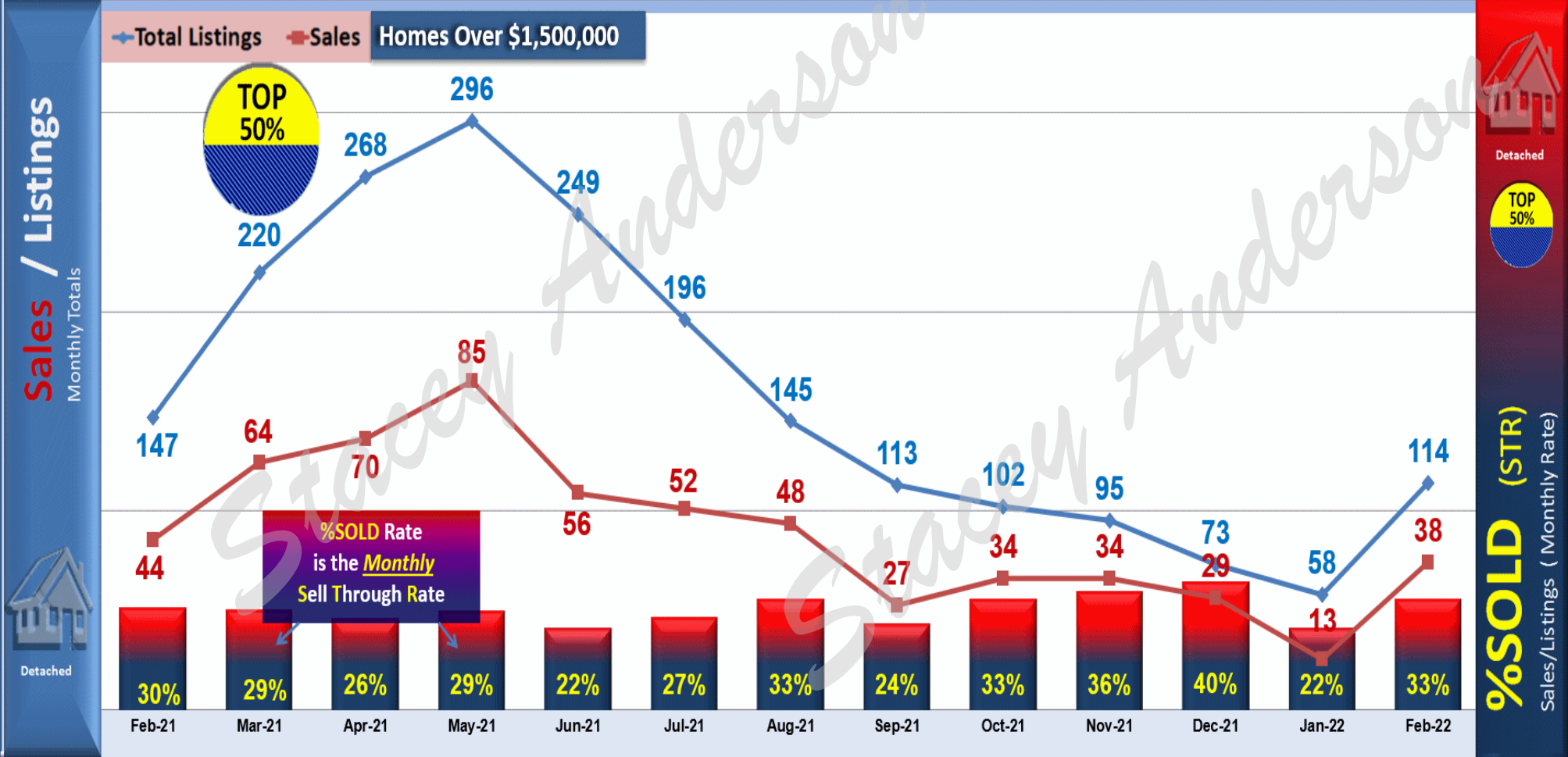
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Market Analysis and Forecasting

Mar 1/22

North Delta

Detached N. Delta Total Listings\*\*, Sales, and %SOLD Rates



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Market Analysis and Forecasting

Mar 1/22

North Delta

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North Delta

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

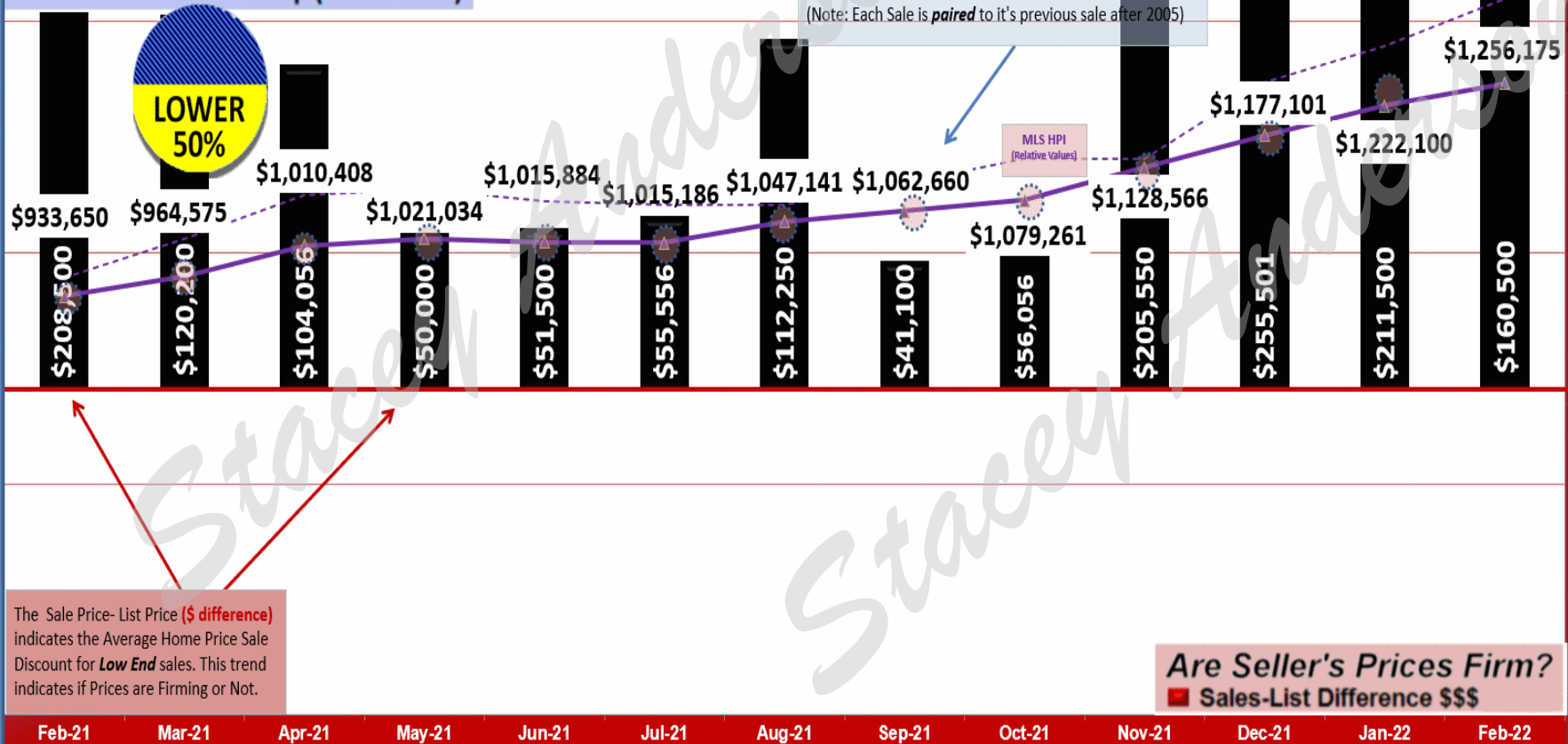
Home Price Changes  
(Home Price Index Paired sales from 2005)

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

Homes Below \$1,500,000

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

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



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

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



Detached



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

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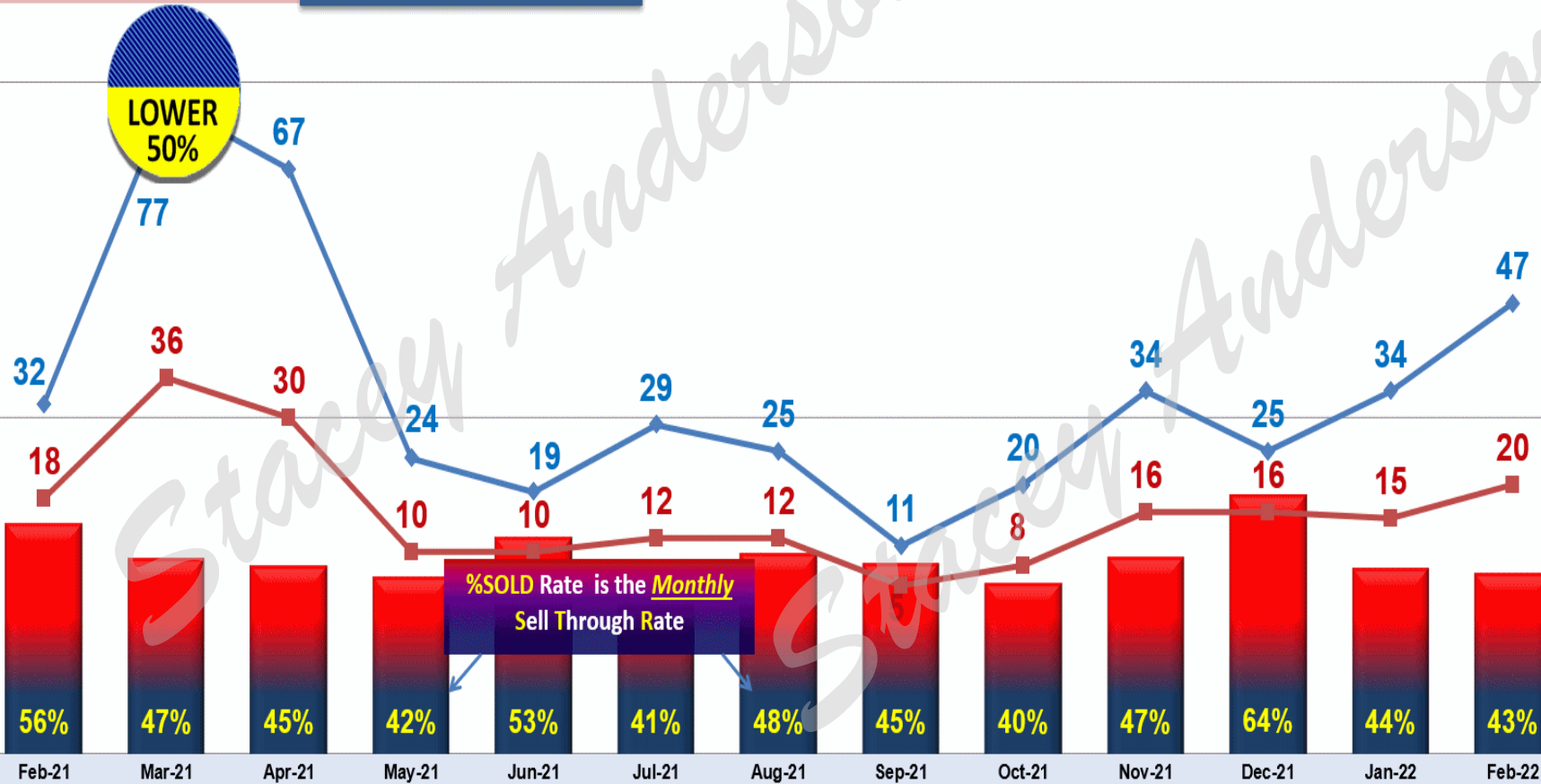
Mar 1/22

North Delta

Detached N. Delta Total Listings\*\*, Sales, and %SOLD Rates

← Total Listings → Sales Homes Below \$1,500,000

Sales / Listings  
Monthly Totals



Detached



Detached



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

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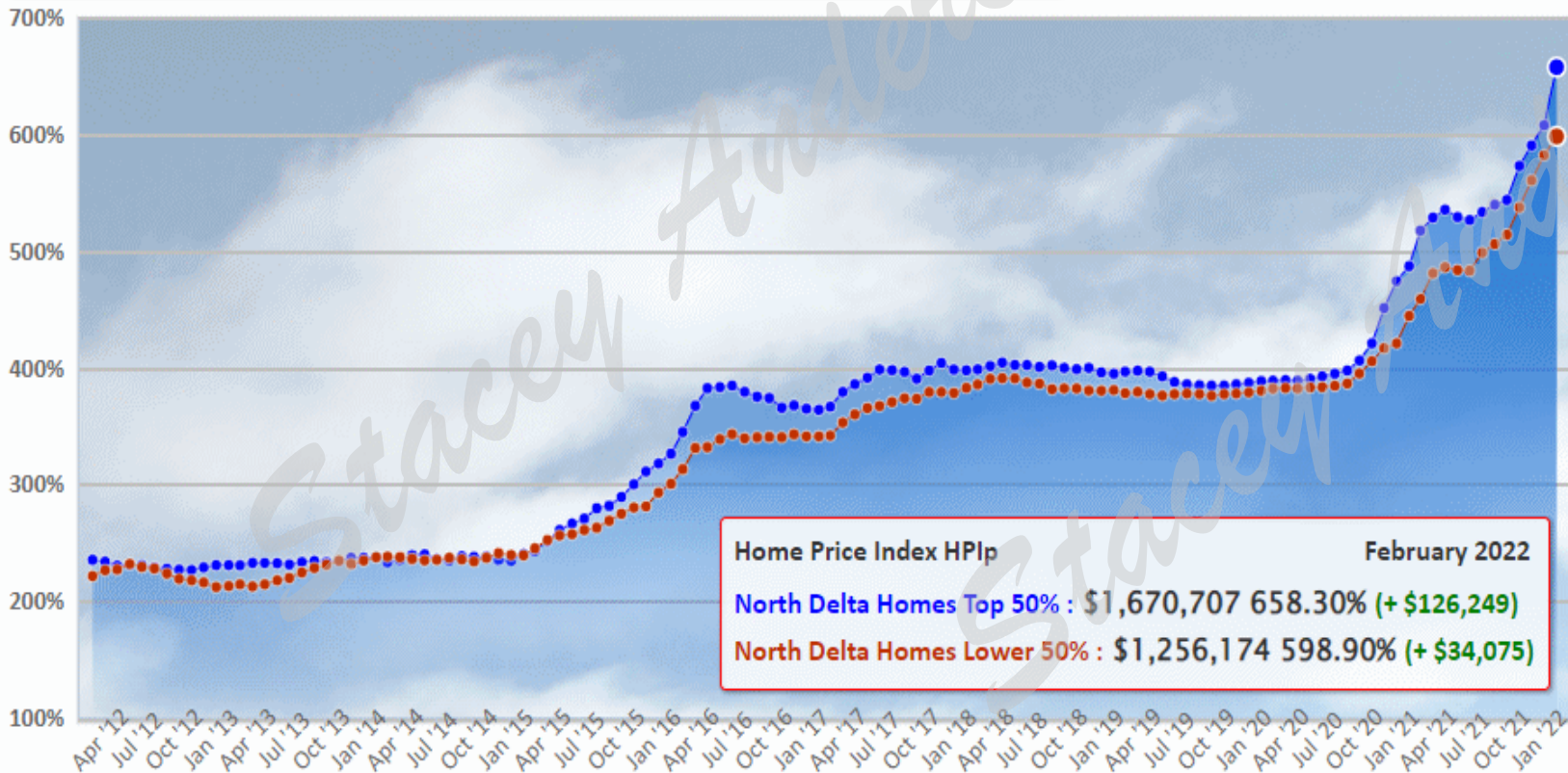
Market Analysis and Forecasting

Mar 1/22

North Delta

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



Monthly Home values

Date	Value
Feb 2022	% 658.30
Jan 2022	% 608.50
Dec 2021	% 591.20
Nov 2021	% 573.70
Oct 2021	% 544.60
Sep 2021	% 540.40
Aug 2021	% 534.10
Jul 2021	% 527.30
Jun 2021	% 529.80
May 2021	% 536.10
Apr 2021	% 529.40
Mar 2021	% 518.20

<< < 1 2

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Market Analysis and Forecasting

Mar 1/22

West Surrey

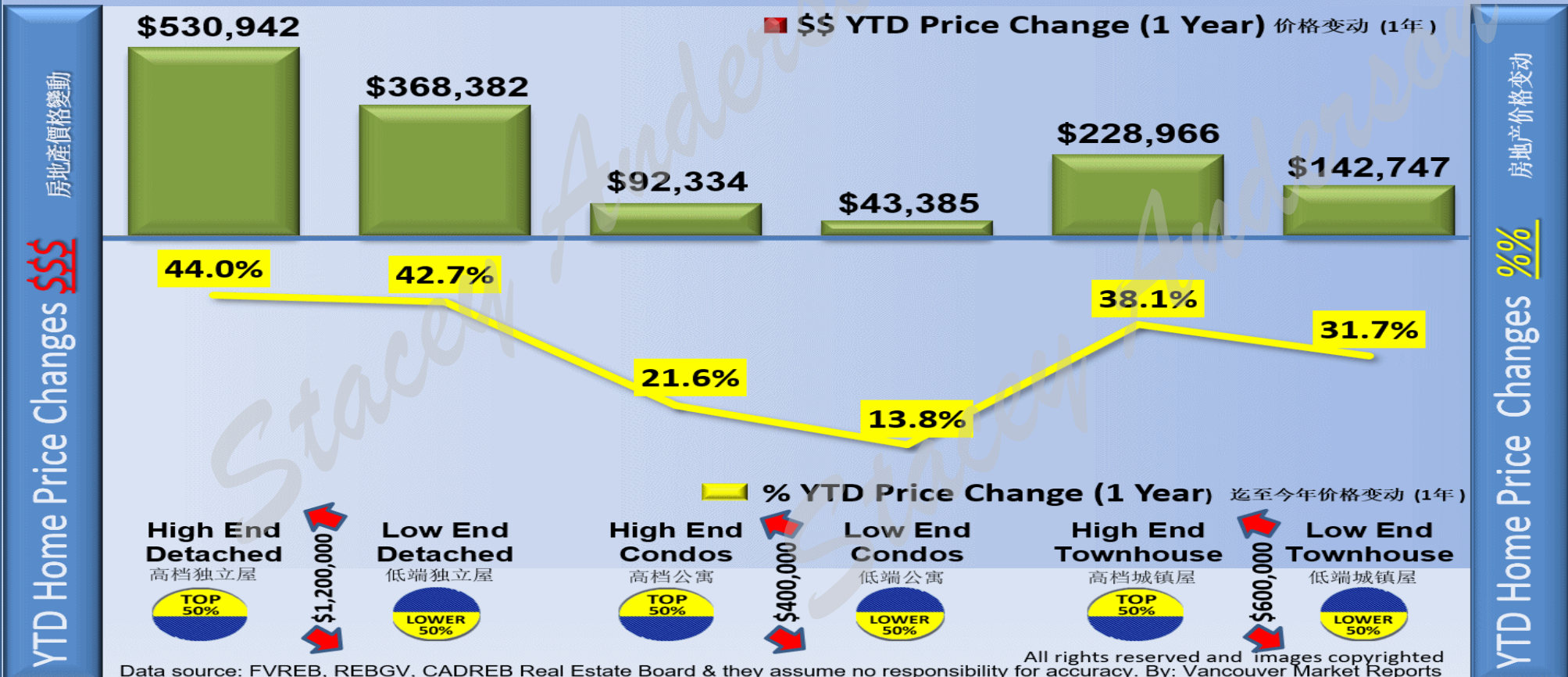
## Surrey West Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

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

房屋类型: 迄于今年 (每季) 由2020 十二月至2021 十二月

Powered by: Vancouver Market Reports HPIp



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

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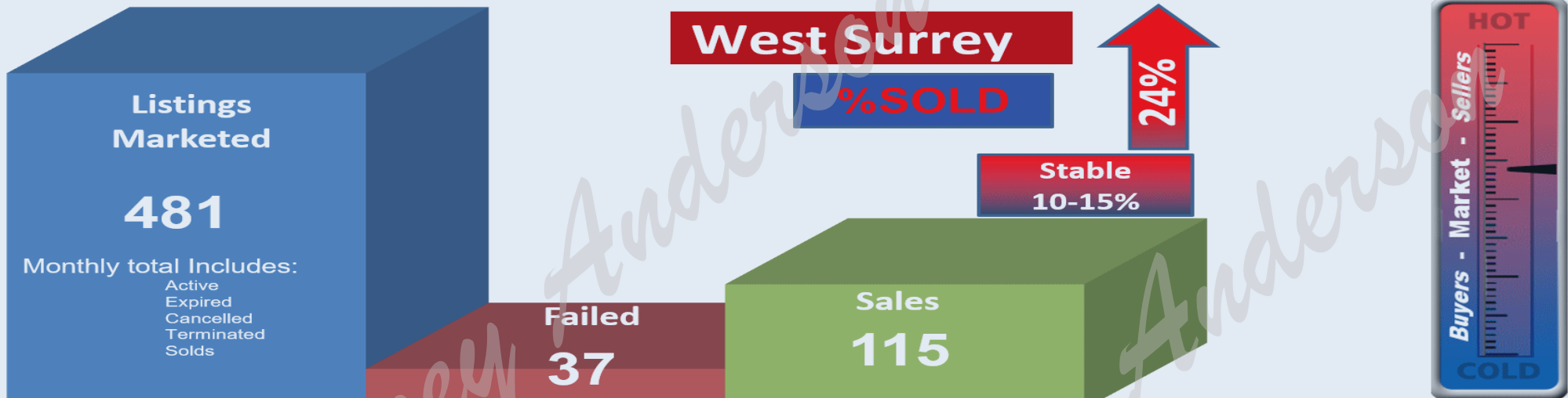
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Market Analysis and Forecasting

Mar 1/22

West Surrey

## Monthly Market Activity - Feb 2022 - Single Family



Mar 1 2022 West Surrey Market Update

(Detached)

**Current:** West Surrey is in a Seller Market with an average listing inventory, **24 %SOLD** rate and a 110% Sell/List Ratio.  
(This means that there is an average of a **\$150,767** sales discount from the original list price)

*Most Active Price Range:* Homes between \$1.5 mill. - \$1.7 mill. have **47.1 %SOLD** rate.

*Least Active Price Range:* Homes above \$2.6 mill. have **10.3 % SOLD** rate.

**History:** The Surrey West Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$651,705.  
The Surrey West Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$434,570.

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

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

### West Surrey List Price Ranges Statistics - Feb 2022

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,350,000	26	9	8	112%	\$30,200	34.6%	↑
\$1,350,001-\$1,500,000	27	7	6	109%	\$100,000	25.9%	↑
\$1,500,000-\$1,700,000	34	16	7	117%	\$228,501	47.1%	↑
\$1,700,000-\$1,850,000	54	18	7	111%	\$168,050	33.3%	↑
\$1,850,000-\$2,200,000	93	31	7	108%	\$126,000	33.3%	↑
\$2,200,000-\$2,600,000	130	22	6	106%	\$107,500	16.9%	↑
\$2,600,001 and more	117	12	8	108%	\$178,061	10.3%	↑
<b>Total Activity</b>	<b>481</b>	<b>115</b>	<b>7</b>	<b>110%</b>	<b>\$150,767</b>	<b>24%</b>	↑

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Feb-21	Jan-22	Feb-22	03/01/2022	Change	
Total Listings** (A,S,T,C,X)	544	330	481		151	↓
Active Listings (1st of the month)	271	148	184	329	145	↑
Solds	202	115	115		0	
Days on Market (DOM)	7	8	7		-1	↓
%SOLD (Sales/ Listings /mnlly rate)	37.1%	34.8%	23.9%		-11%	↓
<b>(Top 50%) Home Price Index HPIp</b>	\$1,400,100	\$1,920,226	\$2,051,805		\$131,579	↑
<b>(Lower 50%) Home Price Index HPIp</b>	\$987,839	\$1,359,100	\$1,422,409		\$63,309	↑

\*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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## What Sold in your Neighbourhood and for What Price?

### West Surrey Sub areas Statistics - Feb 2022

Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Bridgeview	18	3	4	110%	\$151,000	16.7%
Bolivar Heights	80	20	7	111%	\$194,500	25.0%
Royal Heights	5	0				3.7%
Cedar Hills	40	14	7	109%	\$137,884	10.7%
Whalley	55	10	7	107%	\$133,550	14.8%
Queen Mary Park Surrey	45	9	6	113%	\$211,000	15.1%
Bear Creek Green Timbers	57	18	7	114%	\$210,050	9.2%
West Newton	74	16	8	109%	\$130,550	11.3%
East Newton	107	25	6	108%	\$126,000	7.2%
<b>Total Activity</b>	<b>481</b>	<b>115</b>	<b>7</b>	<b>110%</b>	<b>\$150,767</b>	<b>24%</b>

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## Next Months Market Forecast

**Forecast:** West Surrey has average Listing supply; 329 homes are for sale and with the **24 %SOLD** monthly rate gives us a ~4 months of inventory. 2% of the active listings have reduced their price by \$36,829 on average or \$5,900 median in the last month. We project West Surrey to be a Seller market.

February shows a Record-Breaker Average Price of **\$95,319** for the Fraser Valley Market. We are all patiently awaiting the impacts of the Federal/Provincial budgets, the elimination of the covid mandates and the interest rate increases. Assuming that there are no big changes, we are forecasting that the majority of the Fraser Valley Markets will continue to be a Seller's Market in the coming months.

Currently, Condos and Townhouse Markets continue to be in Sellers' Market with 100% of the Greater Vancouver (Lower Mainland) Prices increasing with **\$26,385** and **\$41,819** on average, respectively. 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 Surrey West represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the market into two parts with the **Surrey West HPI Top 50%** representing the higher end sales and the **Surrey West HPI Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one of the most accurate HPI indexes at this time.

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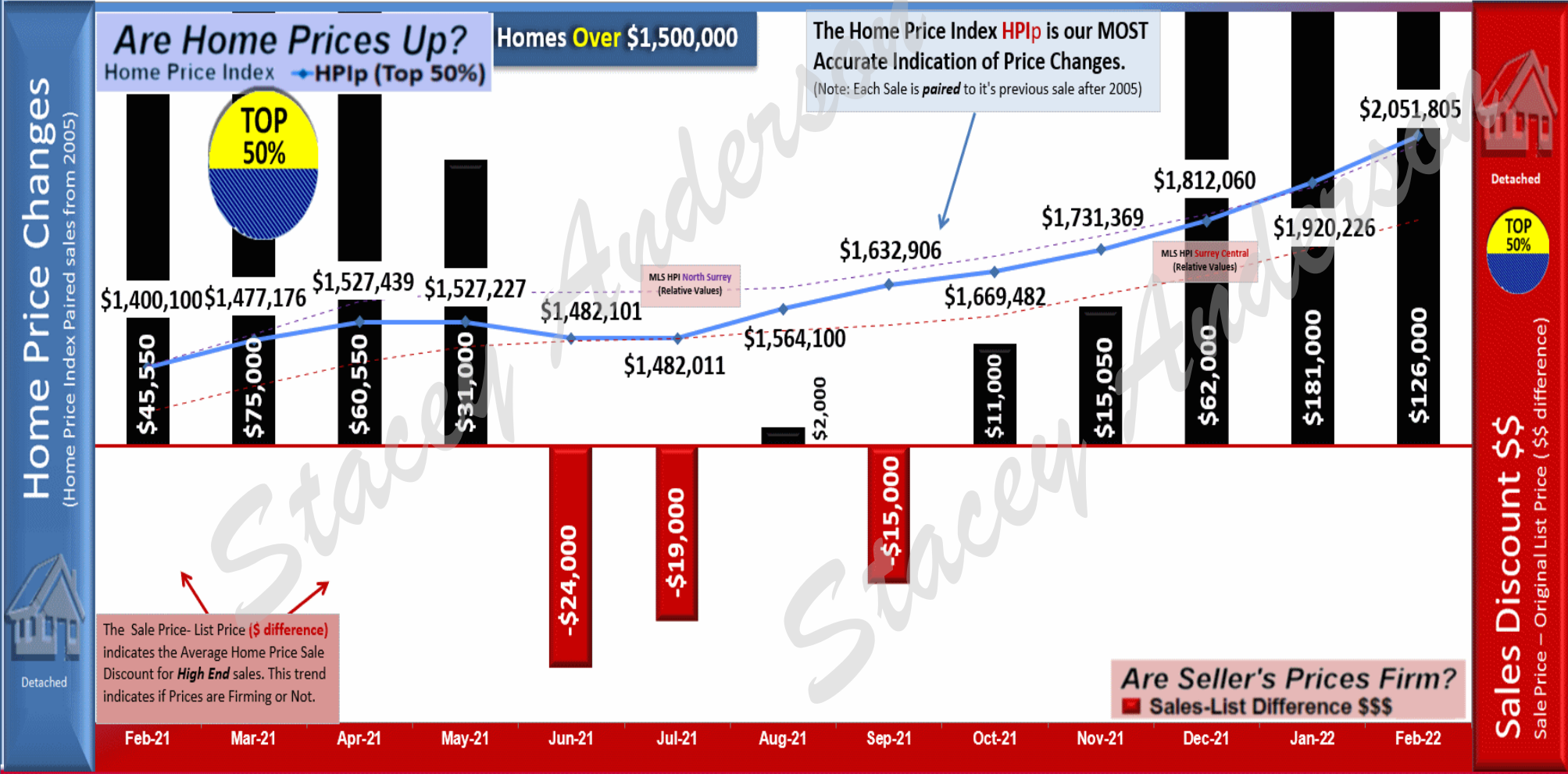
## Market Analysis and Forecasting

Mar 1/22

West Surrey

### Detached

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



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

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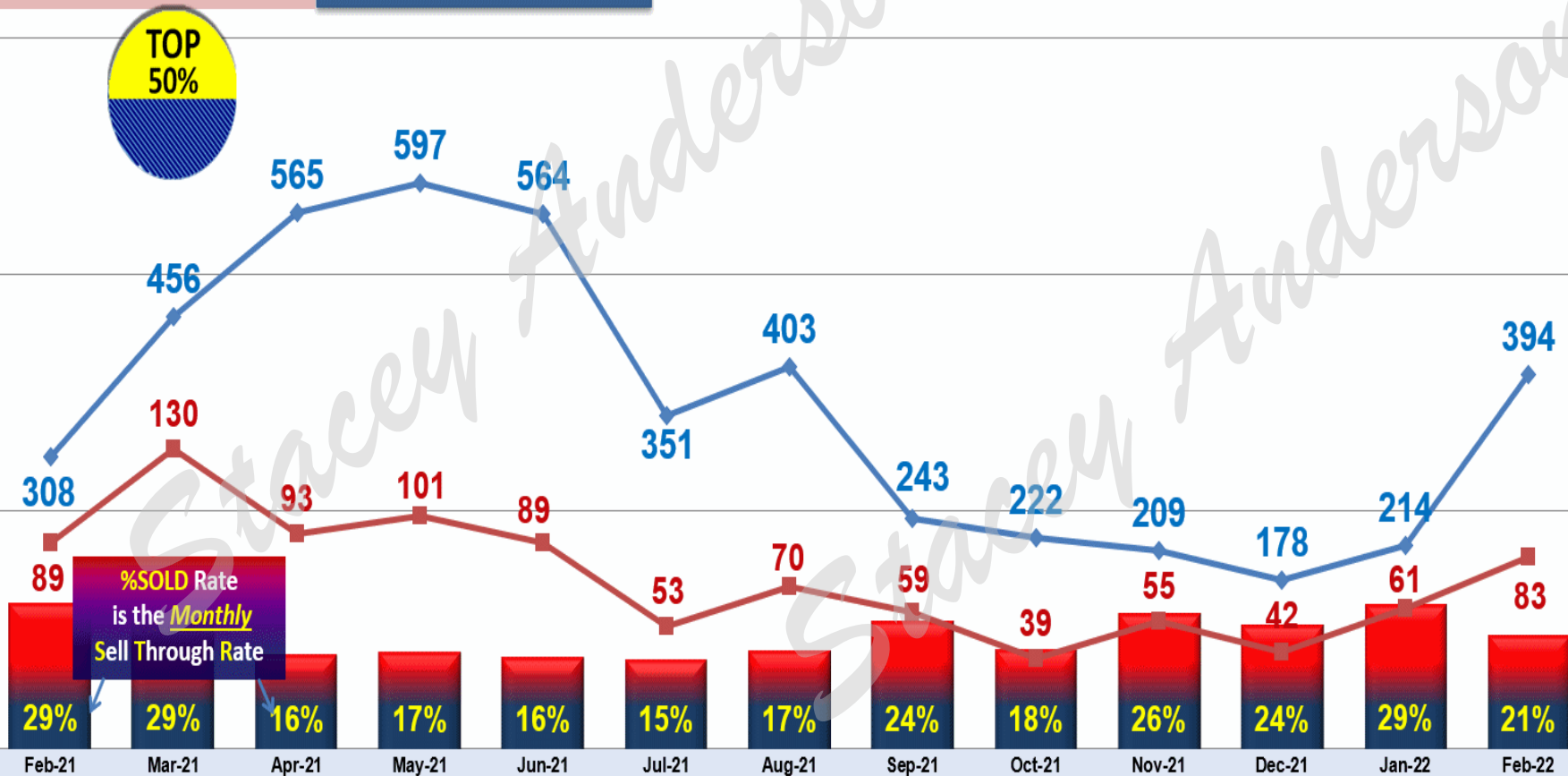
Mar 1/22

West Surrey

Detached West Surrey Total Listings\*\*, Sales, and %SOLD Rates for High End Homes

◆ Total Listings ■ Sales Homes Over \$1,500,000

Sales / Listings  
Monthly Totals



%SOLD Rate is the Monthly Sell Through Rate



Detached

TOP 50%

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

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

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

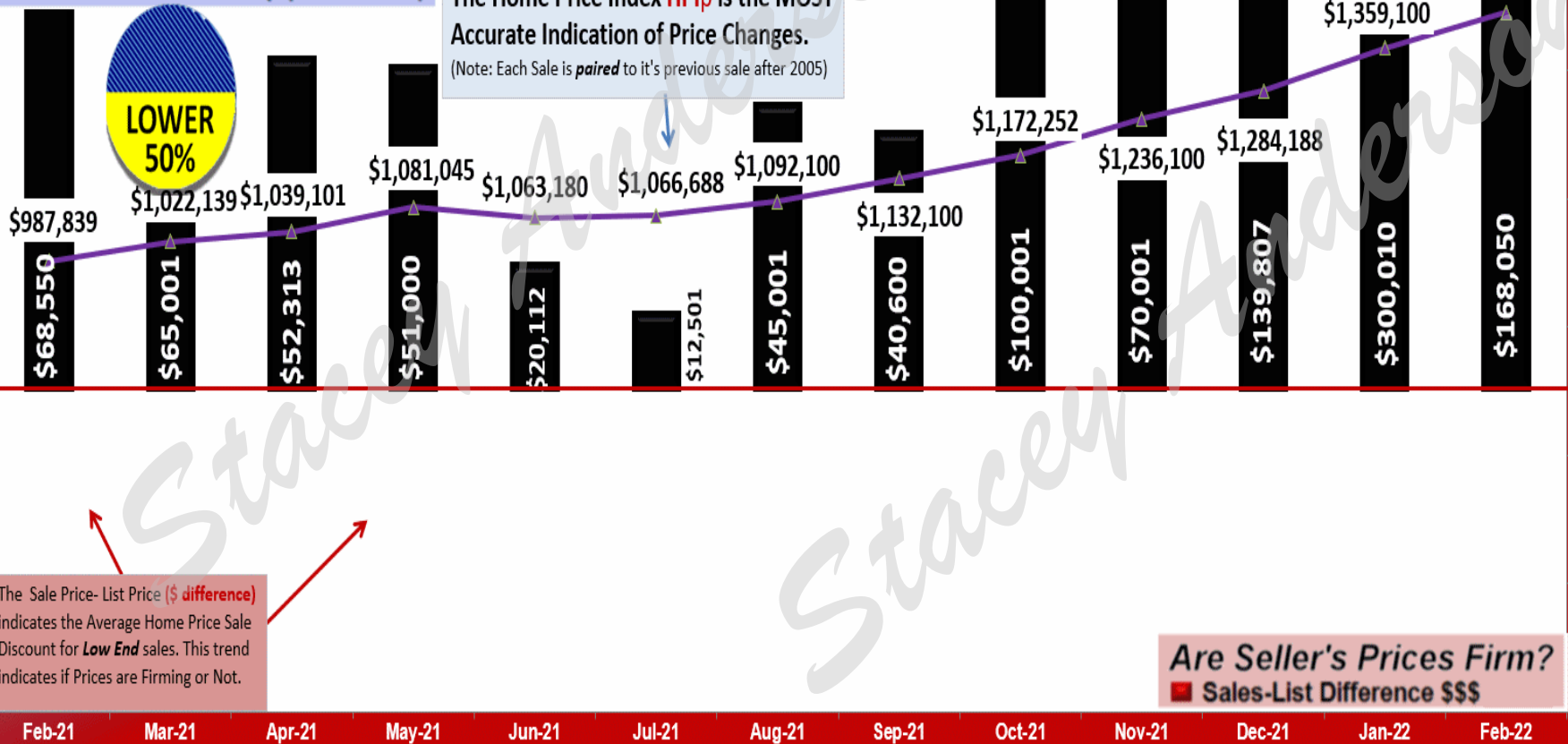
## Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

### Homes Below \$1,500,000

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

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



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

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



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

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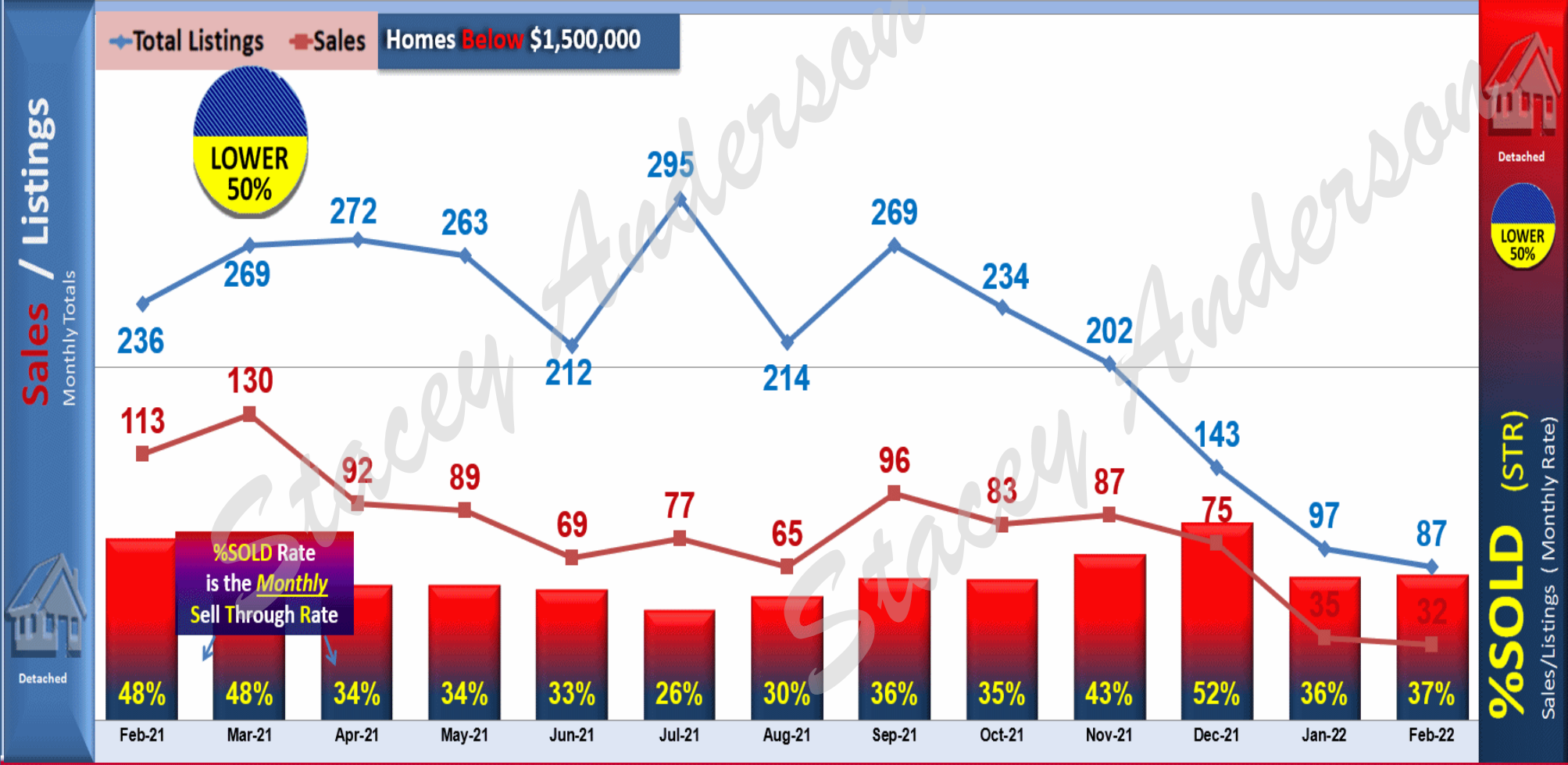
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Detached West Surrey Total Listings\*\*, Sales, and %SOLD Rates for Low End Homes



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

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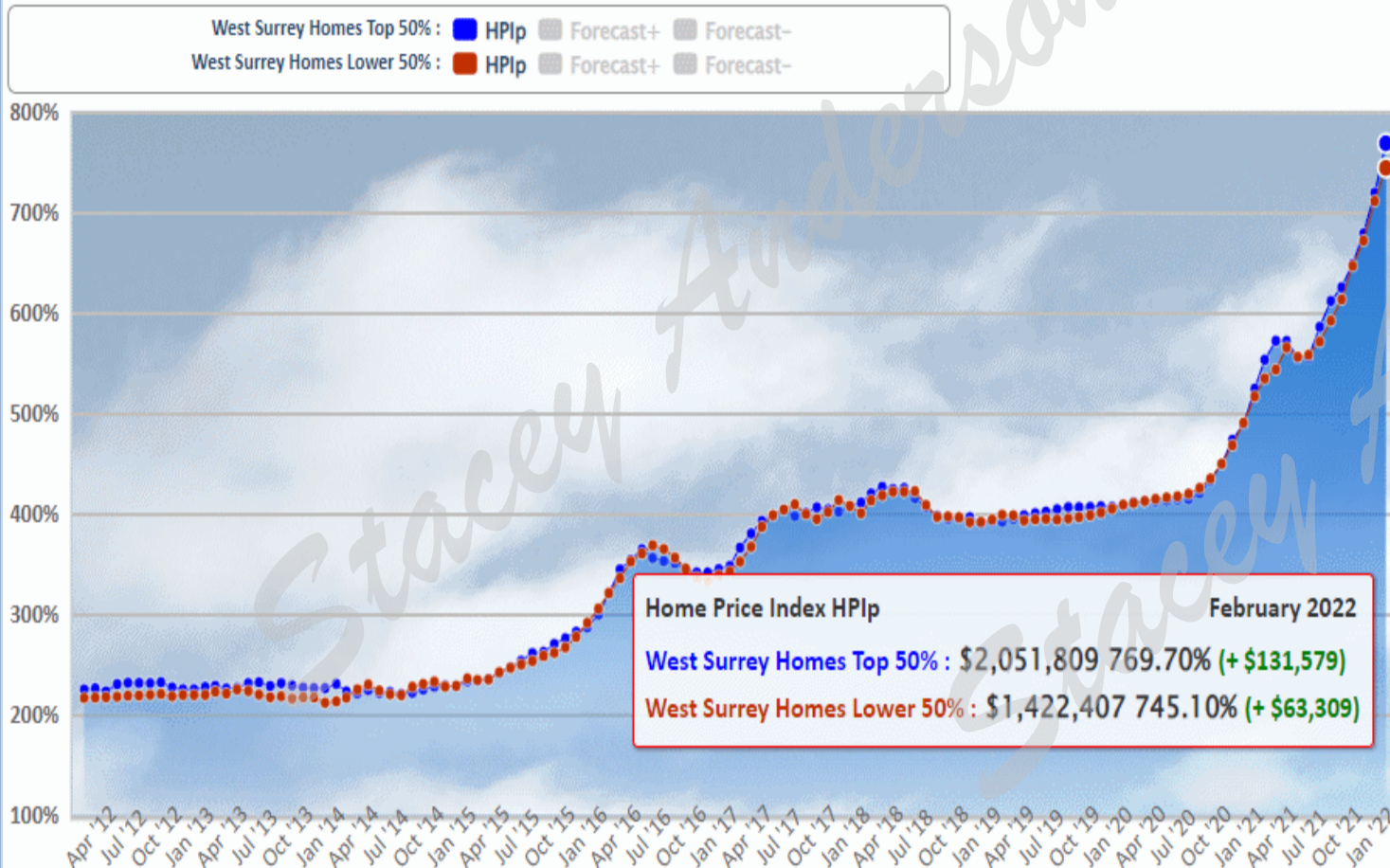
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West Surrey

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Monthly Home values

Date	Value
Feb 2022	% 769.70
Jan 2022	% 720.40
Dec 2021	% 679.80
Nov 2021	% 649.50
Oct 2021	% 626.30
Sep 2021	% 612.60
Aug 2021	% 586.80
Jul 2021	% 556.00
Jun 2021	% 556.00
May 2021	% 572.90
Apr 2021	% 573.00
Mar 2021	% 554.10

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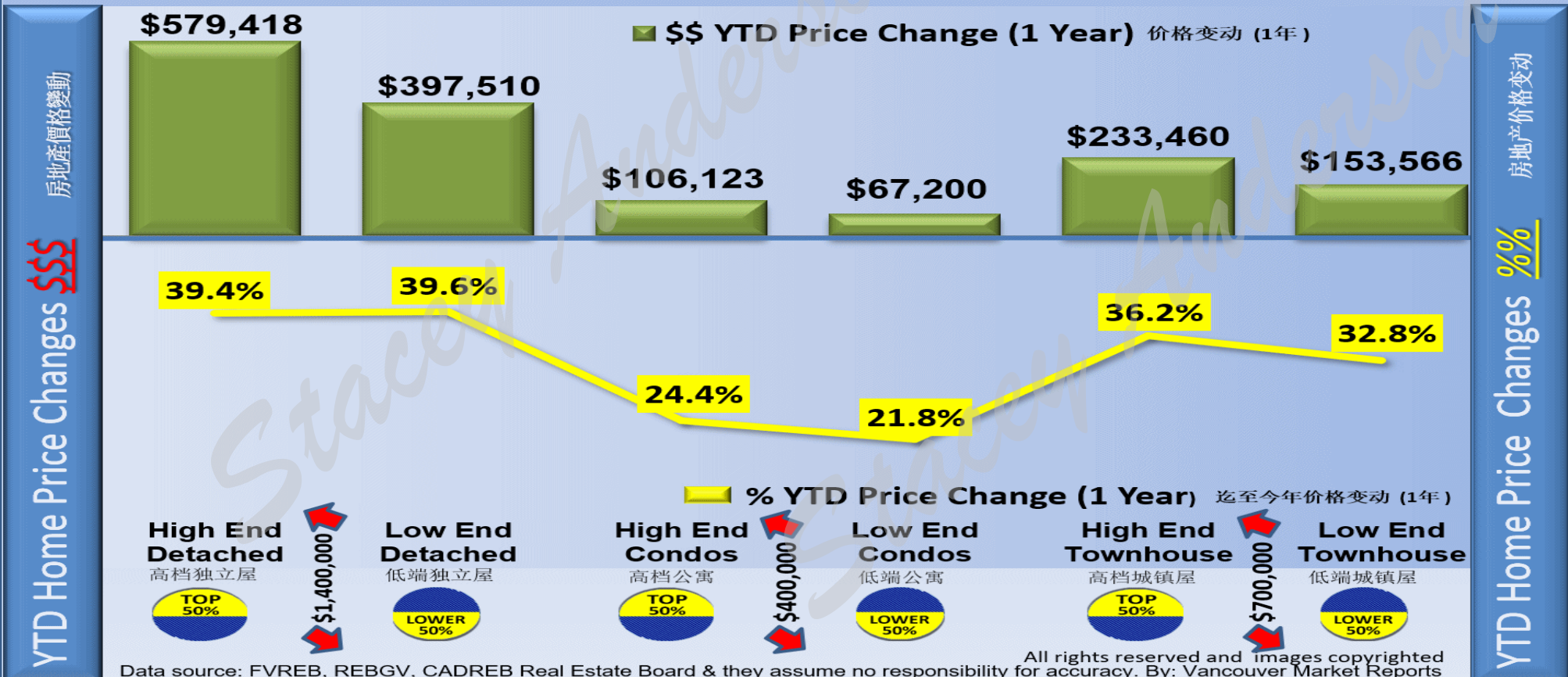
## Surrey East Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

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

房屋类型: 迄于今年 (每季) 由2020 十二月至2021 十二月

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YTD Home Price Changes \$\$\$

YTD Home Price Changes %%

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

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East Surrey

## Monthly Market Activity - Feb 2022 - Single Family



Mar 1 2022 East Surrey Market Update (Detached)

**Current:** East Surrey is in a Seller Market with **23 % SOLD** rate, 8 DOM and 107% Sell/List Ratio.  
(This means that there is an average (m) of a **\$146,650** increase from the original list price)

*Most Active Price Range:* Homes below \$1.5 mill have **37.1 %SOLD** rate.

*Least Active Price Range:* Homes above \$3.2 mill. have **10.3 %SOLD** rate.

**History:** The Surrey East Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$702,067.  
The Surrey East Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$475,887.  
\*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

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

### East Surrey List Price Ranges Statistics - Feb 2021

Detached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,500,000	35	13	7	118%	\$260,100	37.1%	↑
\$1,500,001-\$1,800,000	75	18	7	111%	\$186,001	24.0%	↑
\$1,800,001-\$2,000,000	62	16	8	109%	\$184,000	25.8%	↑
\$2,000,001-\$2,300,000	40	12	9	105%	\$108,301	30.0%	↑
\$2,300,001-\$3,200,000	58	9	7	102%	\$70,000	15.5%	↑
\$3,200,001 and more	39	4	23	99%	-\$44,940	10.3%	↑
<b>Total Activity</b>	<b>309</b>	<b>72</b>	<b>8</b>	<b>107%</b>	<b>\$146,650</b>	<b>23%</b>	↑

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Feb-21	Jan-22	Feb-22	03/01/2022	Change	
Total Listings** (A,S,T,C,X)	372	232	309		77	↑
Active Listings (1st of the month)	173	111	132	209	77	↑
Solds	152	73	72		-1	↓
Days on Market (DOM)	7	7	8		1	↑
%SOLD (Sales/ Listings /mntly rate)	40.9%	31.5%	23.3%		-8.2%	↓
<b>(Top 50%) Home Price Index HPIp</b>	\$1,688,100	\$2,256,429	\$2,390,167		\$133,738	↑
<b>(Lower 50%) Home Price Index HPIp</b>	\$1,183,646	\$1,534,465	\$1,659,533		\$125,069	↑

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## What Sold in your Neighbourhood and for What Price?

### East Surrey Sub areas Statistics - Feb 2021

Detached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Fraser Heights	44	18	8	107%	\$125,000	40.9%
Guildford	51	7	11	109%	\$140,100	13.7%
Port Kells	6	0				0.0%
Fleetwood Tynehead	95	26	7	107%	\$150,500	27.4%
Panorama Ridge	64	11	6	105%	\$153,200	17.2%
Sullivan Station	49	10	7	113%	\$202,150	20.4%
<b>Total Activity</b>	<b>309</b>	<b>72</b>	<b>8</b>	<b>107%</b>	<b>\$146,650</b>	<b>23%</b>

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



## Next Months Market Forecast

**Forecast:** East Surrey has an average Listing Supply; 209 homes are for sale and with the **23 %SOLD** monthly rate gives us a ~4 months of inventory. 2% of the active listings have reduced their price by \$173,000 on average and \$141,000 on median in the last month. We project East Surrey to be a continued Seller market.

February shows a Record-Breaker Average Price of **\$95,319** for the Fraser Valley Market. We are all patiently awaiting the impacts of the Federal/Provincial budgets, the elimination of the covid mandates and the interest rate increases. Assuming that there are no big changes, we are forecasting that the majority of the Fraser Valley Markets will continue to be a Seller's Market in the coming months.

Currently, Condos and Townhouse Markets continue to be in Sellers' Market with 100% of the Greater Vancouver (Lower Mainland) Prices increasing with **\$26,385** and **\$41,819** on average, respectively. 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 Surrey East represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the market into two parts with the **Surrey East HPIp Top 50%** representing the higher end sales and the **Surrey East 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.

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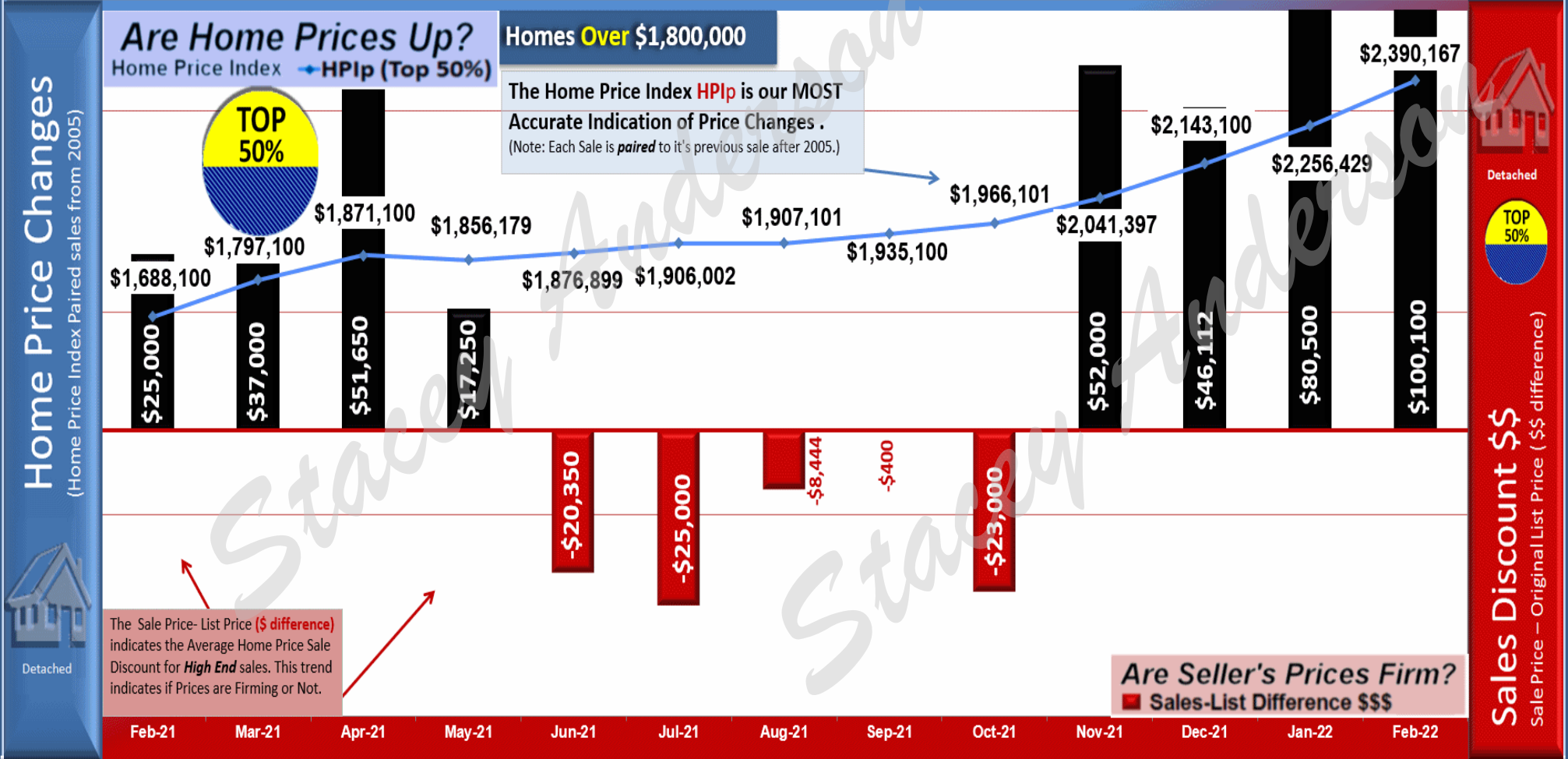
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Mar 1/22

East Surrey

Detached East Surrey 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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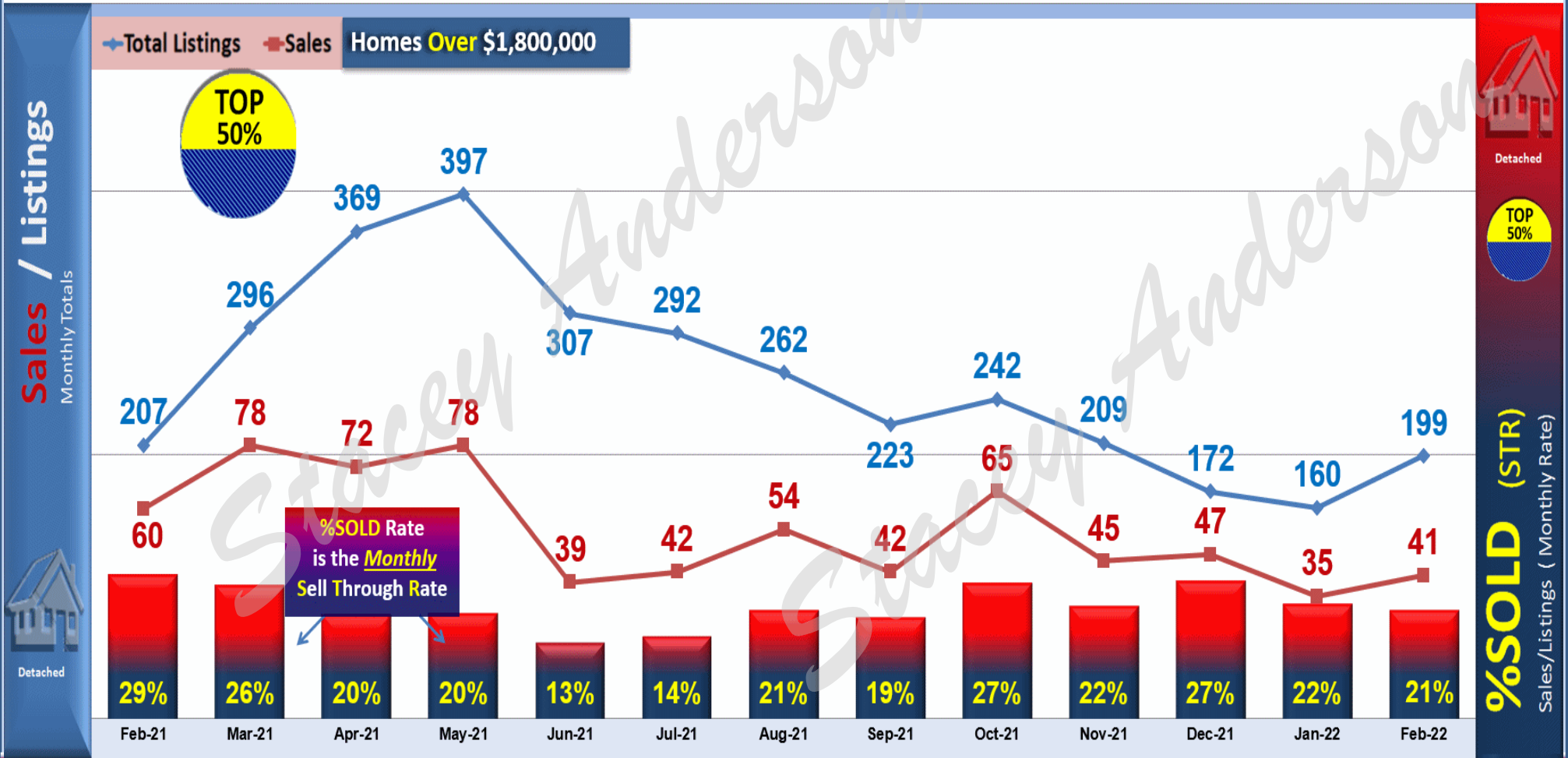
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Mar 1/22

East Surrey

Detached East Surrey Total Listings \*\*, Sales, and %SOLD Rates



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Detached East Surrey Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (Average home sold for \$ less than their original list price)

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

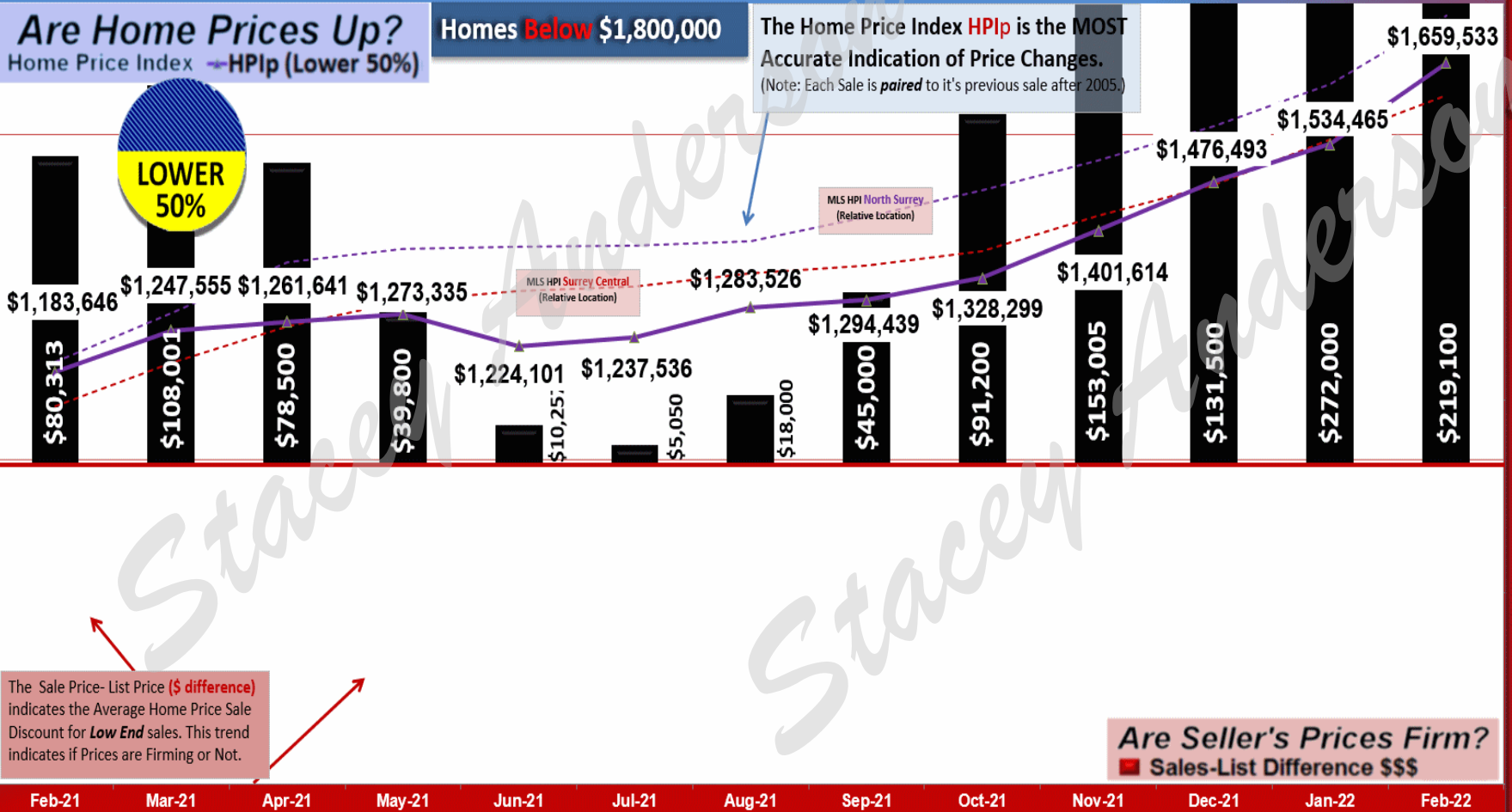
## Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

Homes Below \$1,800,000

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

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



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

## Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



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

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

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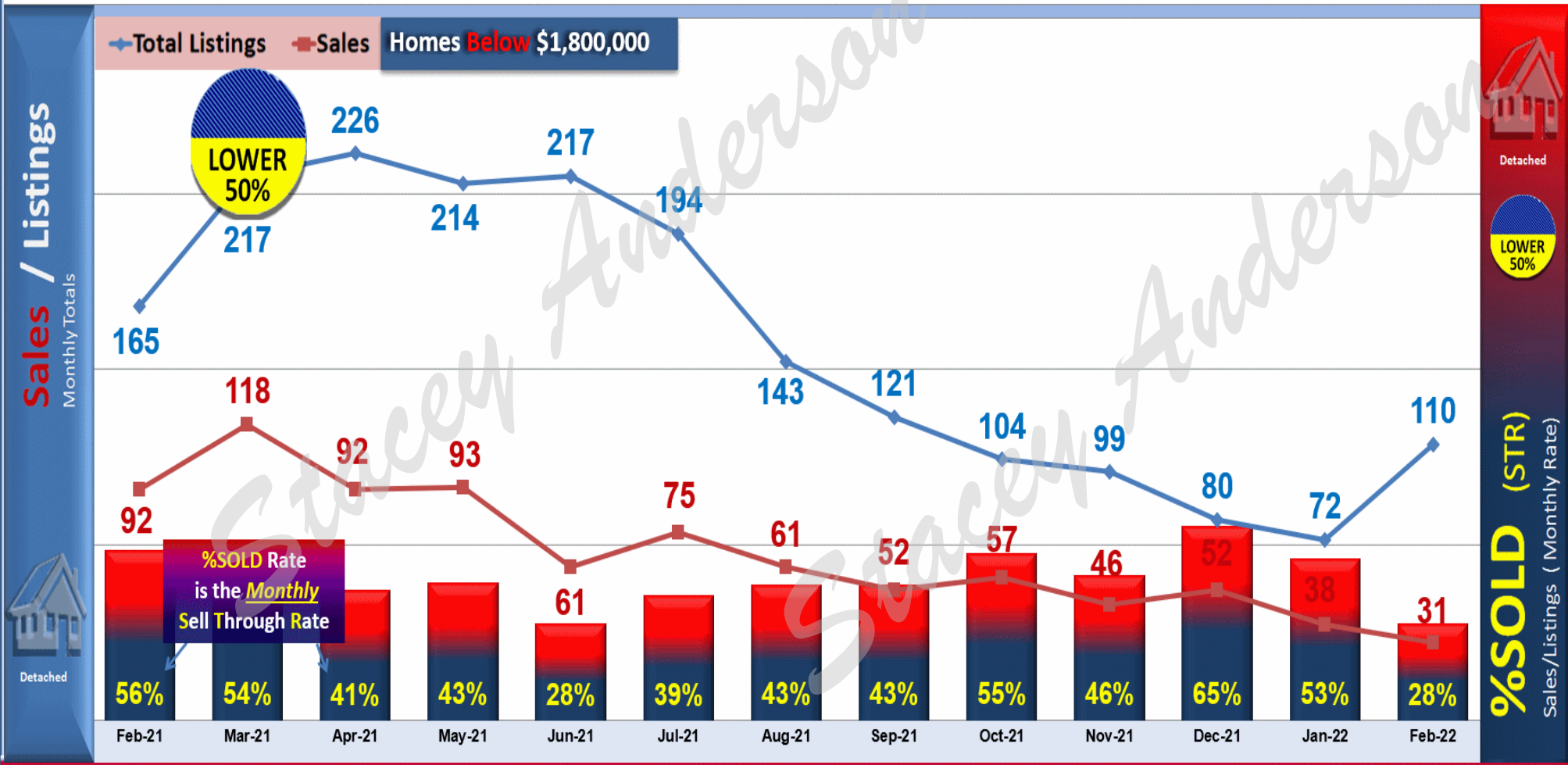
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Mar 1/22

East Surrey

Detached East Surrey Total Listings \*\*, Sales, and %SOLD Rates



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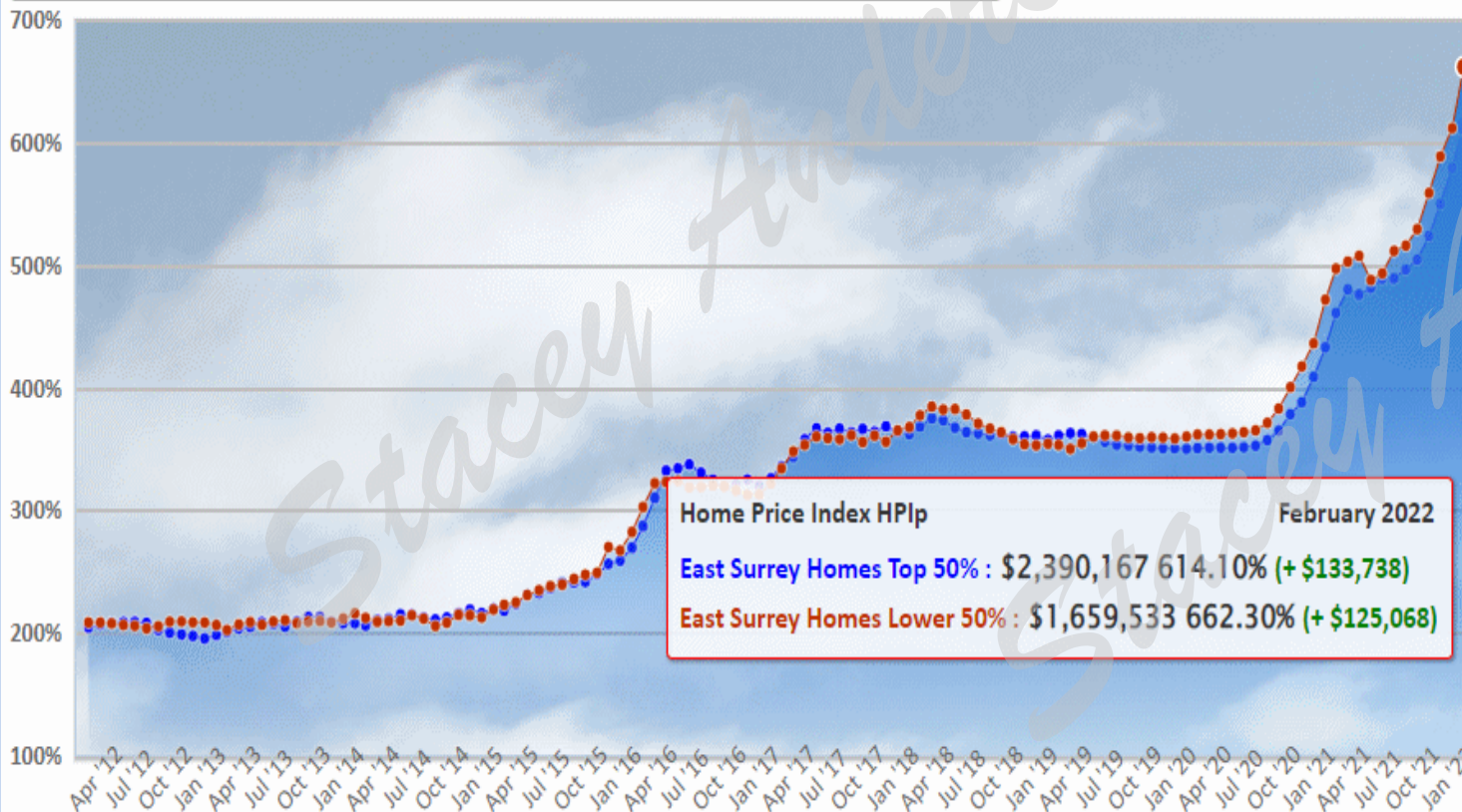
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East Surrey

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East Surrey Homes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
 East Surrey Homes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Feb 2022	% 614.10
Jan 2022	% 579.80
Dec 2021	% 550.60
Nov 2021	% 524.50
Oct 2021	% 505.20
Sep 2021	% 497.20
Aug 2021	% 490.00
Jul 2021	% 489.70
Jun 2021	% 482.20
May 2021	% 476.90
Apr 2021	% 480.80
Mar 2021	% 461.70

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# Vancouver Market Reports

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Market Analysis and Forecasting

Mar 1/22 Langley - Walnut Grove

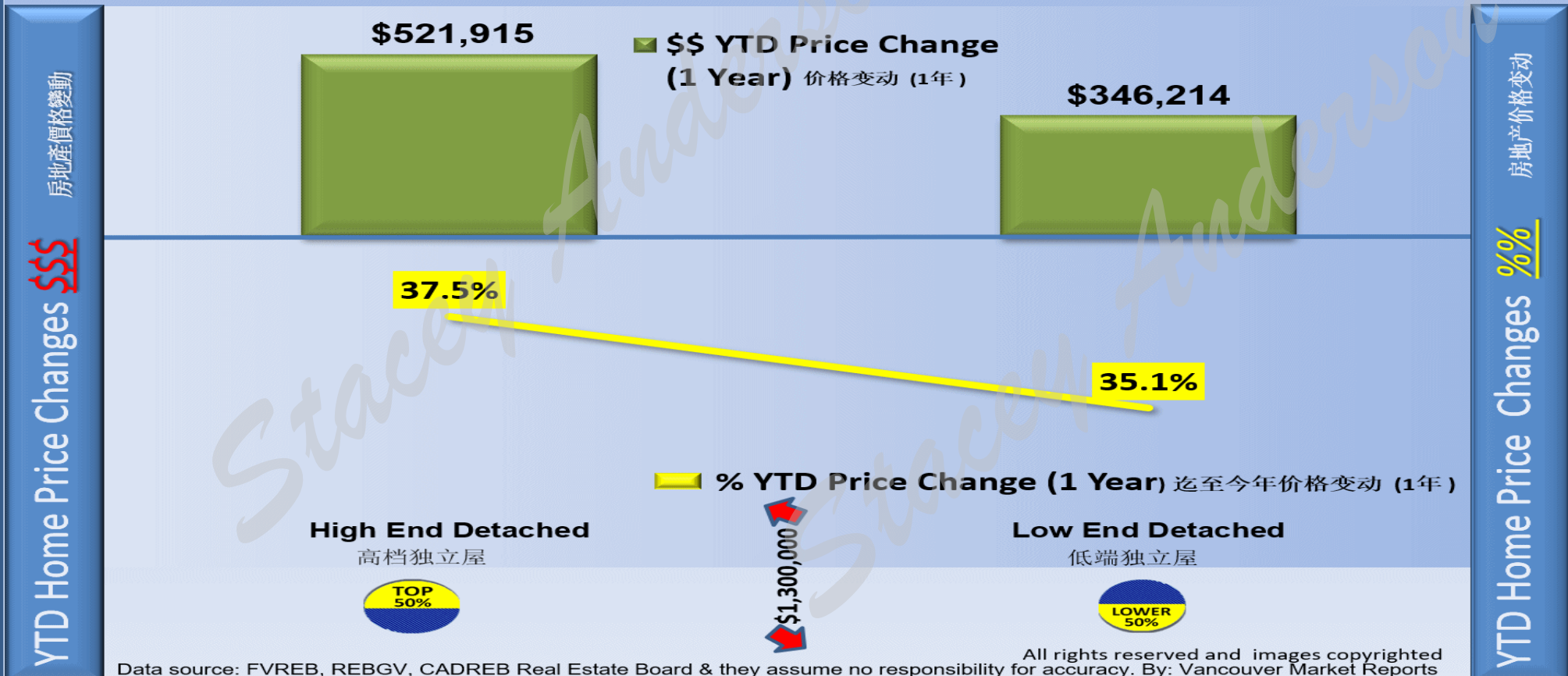
## North Langley Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

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

房屋类型: 迄至今年 (每季) 由2020 十二月至2021 十二月

Powered by: Vancouver Market Reports HPIp



YTD Home Price Changes \$\$\$

YTD Home Price Changes %%

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

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Mar 1/22 Langley - Walnut Grove

## Monthly Market Activity - Feb 2022 Single Family

### Fort Langley-Walnut Grove



Mar 1 2022 North Langley Market Update (Detached)

**Current:** North Langley is in a Seller Market with normal listing inventories, a **36 %SOLD** rate and a 109% Sell/List Ratio.

(This means that there is an average of a **\$139,050** Discount on a sale from the original list price)

*Most Active Price Range:* Homes between \$1.35 mill. - \$1.7 mill. have **57.4 %SOLD** rate resulting in a Seller Market.

*Least Active Price Range:* Homes above \$3.8 mill. have **16.7 %SOLD** rate.

**History:** The North Langley Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$647,999.  
The North Langley Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$454,014.

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

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

### North Langley List Price Ranges Statistics - Feb 2022

### Detached

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,350,000	15	5	6	118%	\$239,500	33.3%	↑
\$1,350,001-\$1,700,000	47	27	6	112%	\$181,200	57.4%	↑
\$1,700,001-\$2,200,000	34	9	7	107%	\$125,000	26.5%	↑
\$2,200,001-\$3,800,000	26	6	10	96%	-\$118,500	23.1%	↑
\$3,800,001 and more	18	3	76	100%	\$0	16.7%	↑
<b>Total Activity</b>	<b>140</b>	<b>50</b>	<b>6</b>	<b>109%</b>	<b>\$139,050</b>	<b>36%</b>	<b>↑</b>

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Feb-21	Jan-22	Feb-22	03/01/2022	Change	
Total Listings** (A,S,T,C,X)	161	88	140		52	↑
Active Listings (1st of the month)	84	45	38	80	42	↑
Solds	56	38	50		12	↑
Days on Market (DOM)	6	7	6		-1	↓
%SOLD (Sales/ Listings /mnlthly rate)	34.8%	43.2%	35.7%		-7.5%	↓
<b>(Top 50%) Home Price Index HPIp</b>	\$1,587,101	\$2,075,877	\$2,235,100		\$159,223	↑
<b>(Lower 50%) Home Price Index HPIp</b>	\$1,100,101	\$1,438,623	\$1,554,115		\$115,492	↑

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## What Sold in your Neighbourhood and for What Price?

### North Langley Sub areas Statistics - Feb 2022

Detached

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Walnut Grove	42	18	6	112%	\$173,901	42.9%
County Line Glen Valley	8	1	26	96%	-\$140,000	12.5%
Willoughby Heights	76	28	6	107%	\$126,500	36.8%
Fort Langley	14	3	5	107%	\$114,999	21.4%
<b>Total Activity</b>	<b>140</b>	<b>50</b>	<b>6</b>	<b>109%</b>	<b>\$139,050</b>	<b>36%</b>

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## Next Months Market Forecast

**Forecast:** North Langley has an average Listing supply; 80 homes are for sale and with the strong **36 %SOLD** monthly rate gives us a ~3 months of inventory. 1% of the active listings have reduced their price by \$44,100 on average and median in the last month.

February shows a Record-Breaker Average Price of **\$95,319** for the Fraser Valley Market. We are all patiently awaiting the impacts of the Federal/Provincial budgets, the elimination of the covid mandates and the interest rate increases. Assuming that there are no big changes, we are forecasting that the majority of the Fraser Valley Markets will continue to be a Seller's Market in the coming months.

Currently, Condos and Townhouse Markets continue to be in Sellers' Market with 100% of the Greater Vancouver (Lower Mainland) Prices increasing with **\$26,385** and **\$41,819** on average, respectively. 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 North Langley represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the market into two parts with the **North Langley HPI Top 50%** representing the higher end sales and the **North Langley HPI Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time. Note: For a more accurate price change for your home request a Comparative Market Analysis.

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## Market Analysis and Forecasting

Mar 1/22 Langley - Walnut Grove

### Detached

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

### Home Price Changes

(Home Price Index Paired sales from 2005)

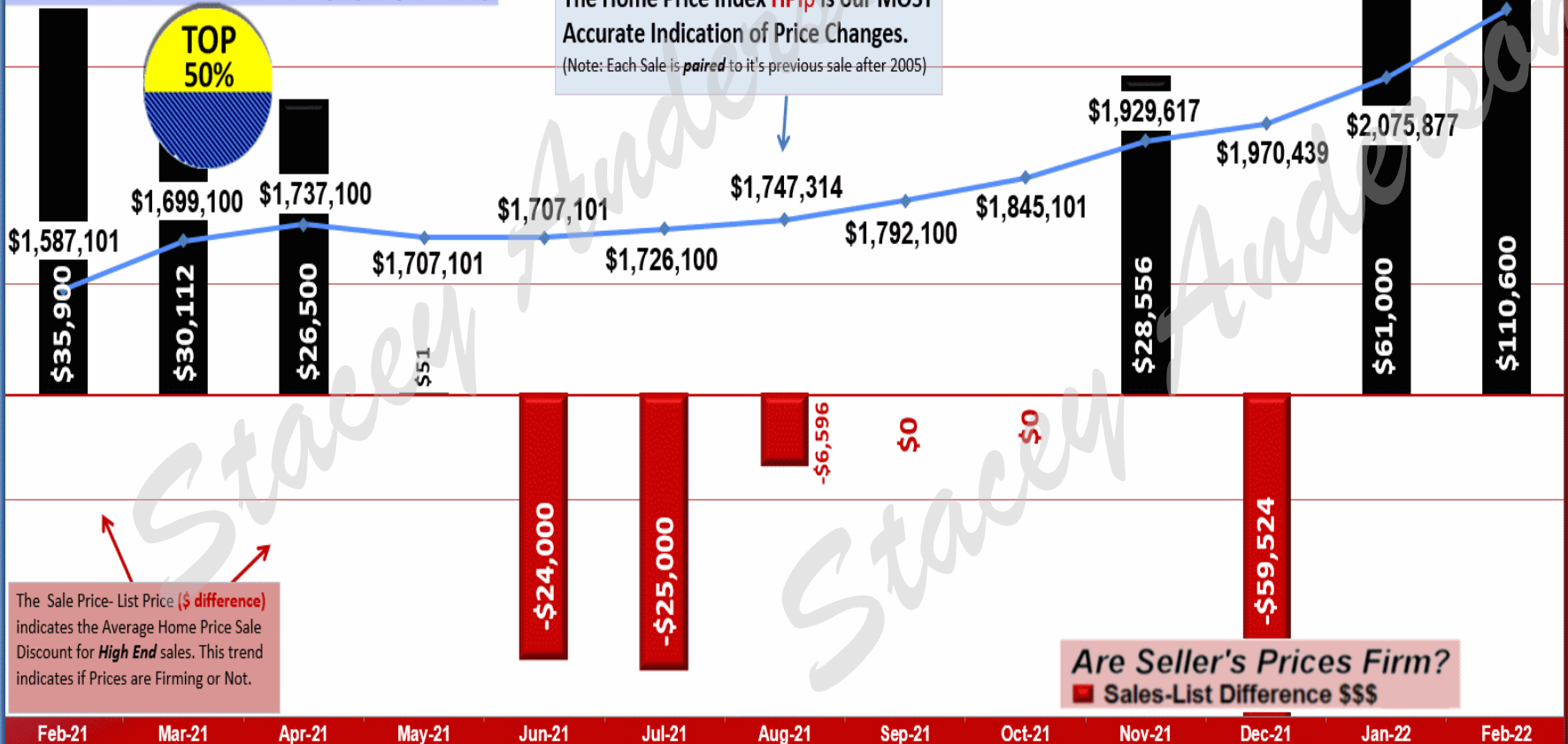
### Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

Homes Over \$1,500,000

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

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



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

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



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

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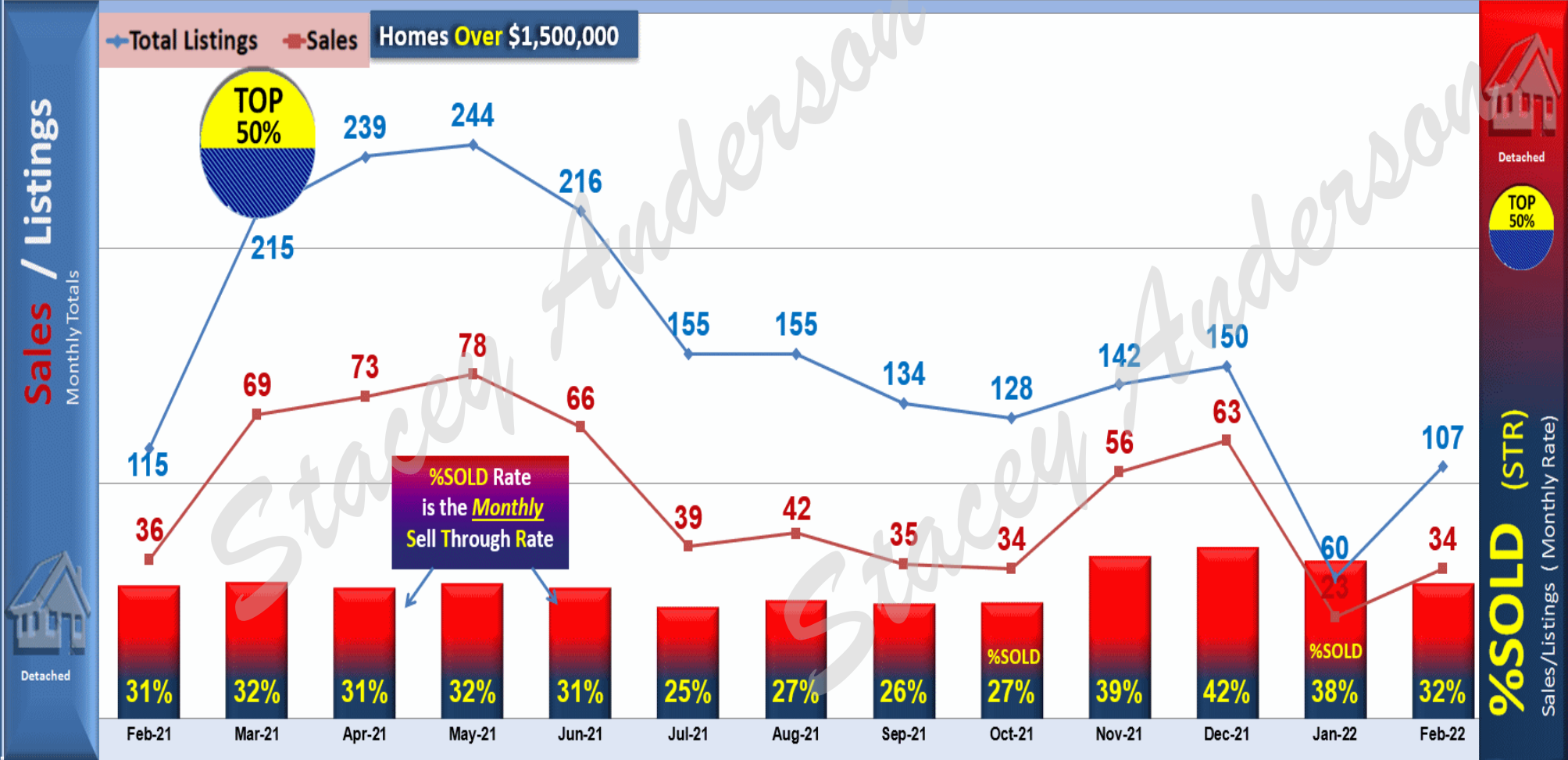


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Mar 1/22 Langley - Walnut Grove

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



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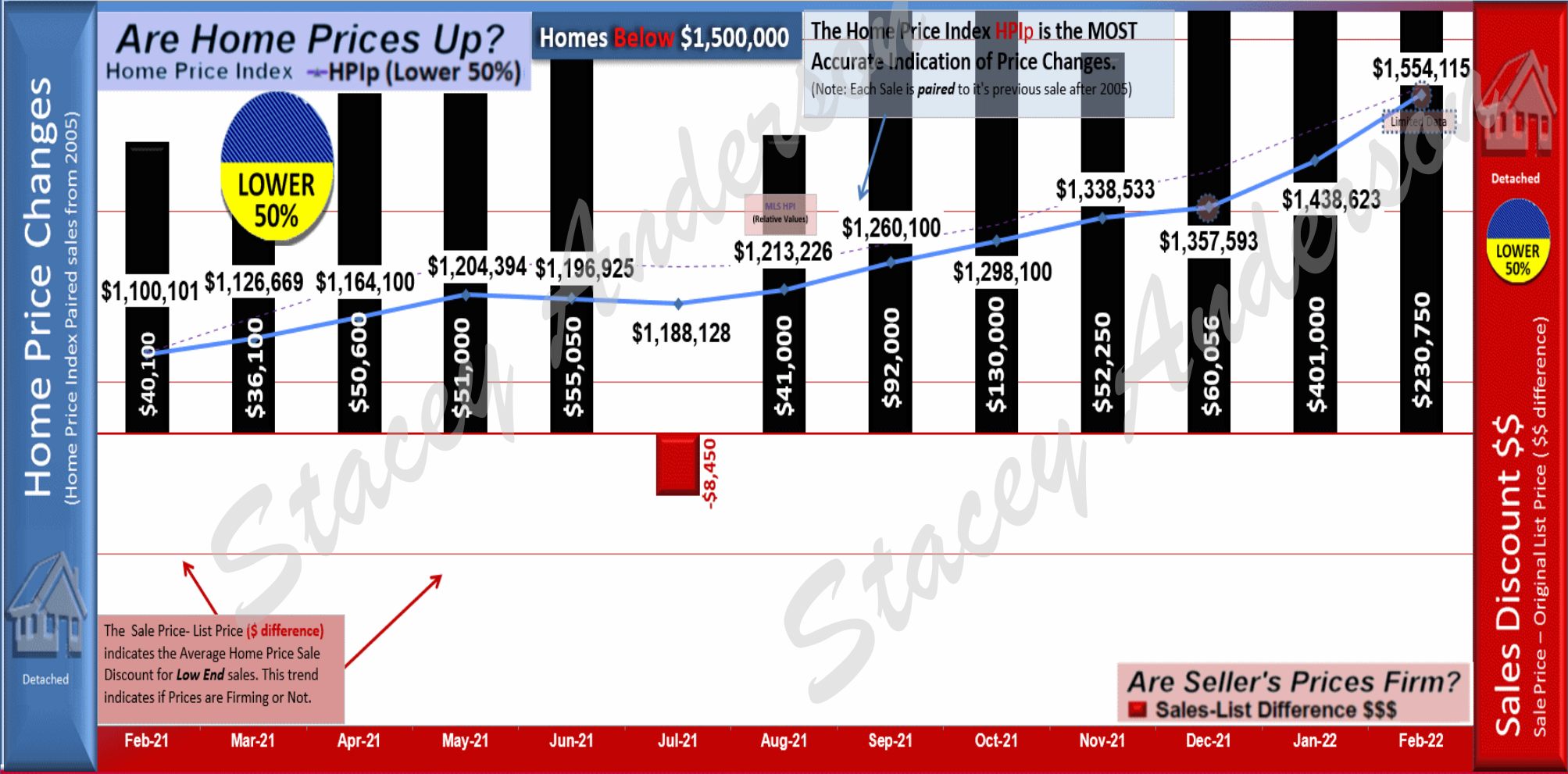
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## Market Analysis and Forecasting

Mar 1/22 Langley - Walnut Grove

### Detached

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



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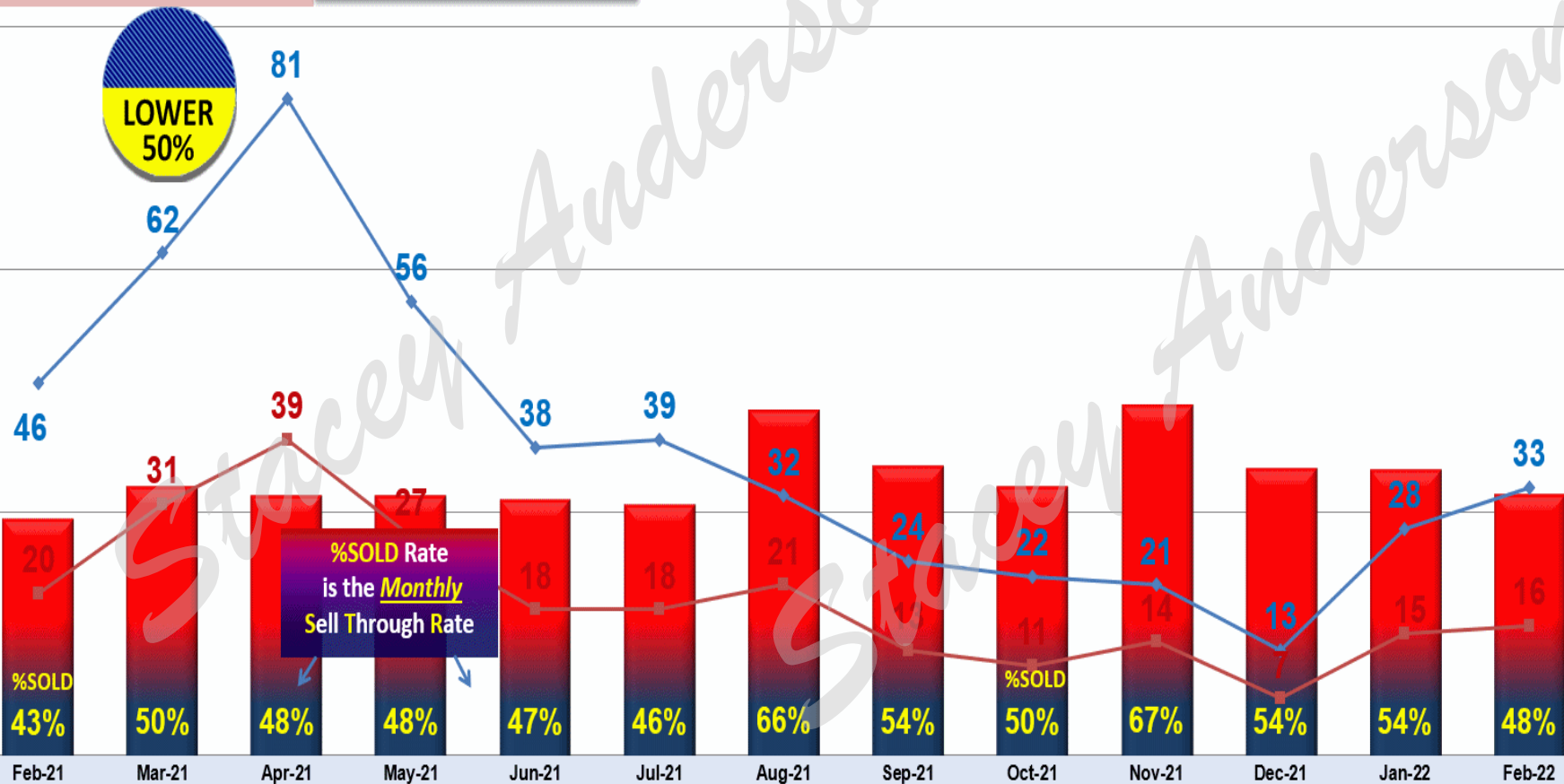
## Market Analysis and Forecasting

Mar 1/22 Langley - Walnut Grove

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

← Total Listings → Sales Homes Below \$1,500,000

Sales / Listings  
Monthly Totals



Detached



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

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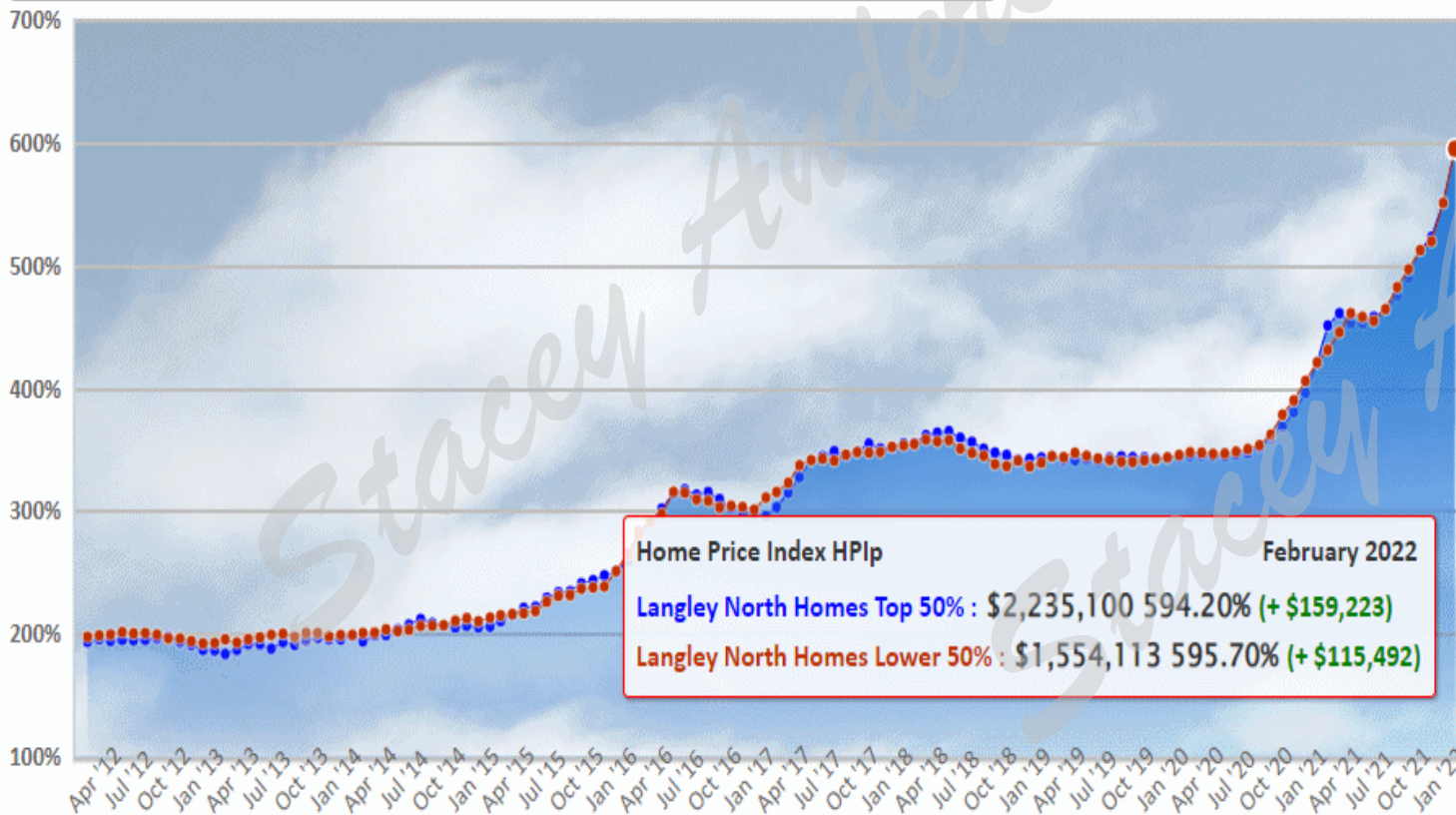
## Market Analysis and Forecasting

Mar 1/22 Langley - Walnut Grove

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly Home values

Date	Value
Feb 2022	% 594.20
Jan 2022	% 551.90
Dec 2021	% 523.90
Nov 2021	% 513.00
Oct 2021	% 490.50
Sep 2021	% 476.40
Aug 2021	% 464.50
Jul 2021	% 458.90
Jun 2021	% 453.80
May 2021	% 453.80
Apr 2021	% 461.80
Mar 2021	% 451.70

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Mar 1/22 Langley, Cloverdale

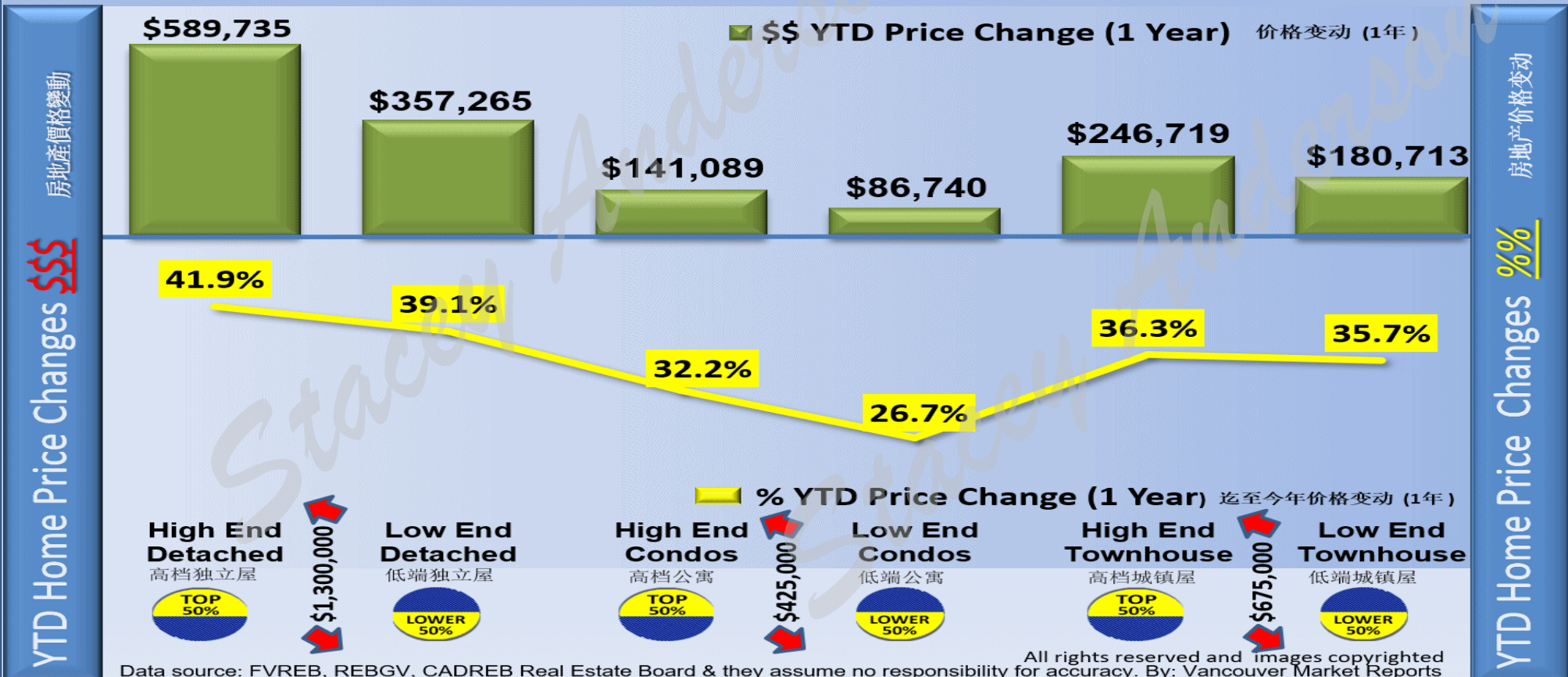
## Langley-Cloverdale Real Estate Price Changes (\$/%)

房地产价格变动(\$/%)

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

房屋类型: 迄于今年 (每季) 由2020 十二月至2021 十二月

Powered by: Vancouver Market Reports HPIp



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Mar 1/22 Langley, Cloverdale

## Monthly Market Activity - Feb 2022 Single Family



Mar 1 2022 Langley, Cloverdale Market Update (Detached)

**Current:** Langley, Cloverdale is in a Seller Market with average listing inventories, a **27 %SOLD** rate and a 109% Sell/List Ratio. (This means that there is an average of a **\$161,600** increase on a sale from the original list price)  
*Most Active Price Range:* Homes between \$1.4 mill. - \$1.55 mill. have High **46.0 %SOLD** rate and is in a Seller Market.  
*Least Active Price Range:* Homes above \$5.5 mill. have **0.0 %SOLD** rate.

**History:** The Langley, Cloverdale Year-To-Date Home Price Index **HPIp** (Top 50%) shows that prices increased \$678,914.  
 The Langley, Cloverdale Year-To-Date Home Price Index **HPIp** (Lower 50%) shows that prices increased \$459,298.

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

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

Langley, Cloverdale List Price Ranges Statistics - Feb 2022

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$1,100,000	29	8	8	101%	\$7,300	27.6%	↑
\$1,100,001-\$1,400,000	58	16	7	116%	\$210,500	27.6%	↑
\$1,400,001-\$1,550,000	63	29	7	111%	\$171,000	46.0%	↑
\$1,550,001-\$1,750,000	88	32	7	112%	\$200,500	36.4%	↑
\$1,750,001-\$2,000,000	58	14	7	105%	\$98,100	24.1%	↑
\$2,000,000-\$2,300,000	32	7	6	112%	\$257,000	21.9%	↑
\$2,300,001-\$2,750,000	43	9	7	102%	\$50,000	20.9%	↑
\$2,750,001-\$3,750,000	48	10	10	96%	-\$136,950	20.8%	↑
\$3,750,001-\$5,500,000	33	5	48	98%	-\$69,999	15.2%	↑
\$5,500,001 and more	31	0				0.0%	↓
<b>Total Activity</b>	<b>483</b>	<b>130</b>	<b>7</b>	<b>109%</b>	<b>\$161,600</b>	<b>27%</b>	↑

## 2. How Many Properties Were Available During the Month?

Monthly Changes Summary	Feb-21	Jan-22	Feb-22	03/01/2022	Change	
Total Listings** (A,S,T,C,X)	499	282	483		201	↑
Active Listings (1st of the month)	224	151	172	318	146	↑
Solds	202	88	130		42	↑
Days on Market (DOM)	7	8	7		-1	↓
%SOLD (Sales/ Listings /mnlthly rate)	40.5%	31.2%	26.9%		-4.3%	↓
<b>(Top 50%) Home Price Index HPIp</b>	\$1,631,351	\$2,203,435	\$2,310,265		\$106,829	↑
<b>(Lower 50%) Home Price Index HPIp</b>	\$1,045,100	\$1,381,609	\$1,504,398		\$122,790	↑

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## What Sold in your Neighbourhood and for What Price?

Langley, Cloverdale Sub areas Statistics - Feb 2022				Detached		
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Cloverdale BC	120	38	7	112%	\$192,901	31.7%
Serpentine	5	2	17	94%	-\$172,000	40.0%
Clayton	42	16	7	111%	\$180,600	38.1%
Murrayville	21	5	8	101%	\$11,000	23.8%
Salmon River	40	12	7	107%	\$156,500	30.0%
Brookwood Langley	77	21	7	108%	\$176,000	27.3%
Aldergrove Langley	59	13	7	109%	\$107,100	22.0%
Campbell Valley	45	6	32	96%	-\$134,500	13.3%
Otter District	15	2	7	103%	\$30,000	13.3%
Langley City	59	15	7	106%	\$80,000	25.4%
<b>Total Activity</b>	<b>483</b>	<b>130</b>	<b>7</b>	<b>109%</b>	<b>\$161,600</b>	<b>27%</b>

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## Next Months Market Forecast

**Forecast:** Langley, Cloverdale has an average Listing supply; 318 homes are for sale and with the **27 %SOLD** monthly rate gives us a ~4 months of inventory. 3% of the active listings have reduced their price by \$122,333 on average or \$100,000 median in the last month. We project Langley, Cloverdale Detached to be a Seller market.

February shows a Record-Breaker Average Price of \$95,319 for the Fraser Valley Market. We are all patiently awaiting the impacts of the Federal/Provincial budgets, the elimination of the covid mandates and the interest rate increases. Assuming that there are no big changes, we are forecasting that the majority of the Fraser Valley Markets will continue to be a Seller's Market in the coming months.

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Mar 1/22 Langley, Cloverdale

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

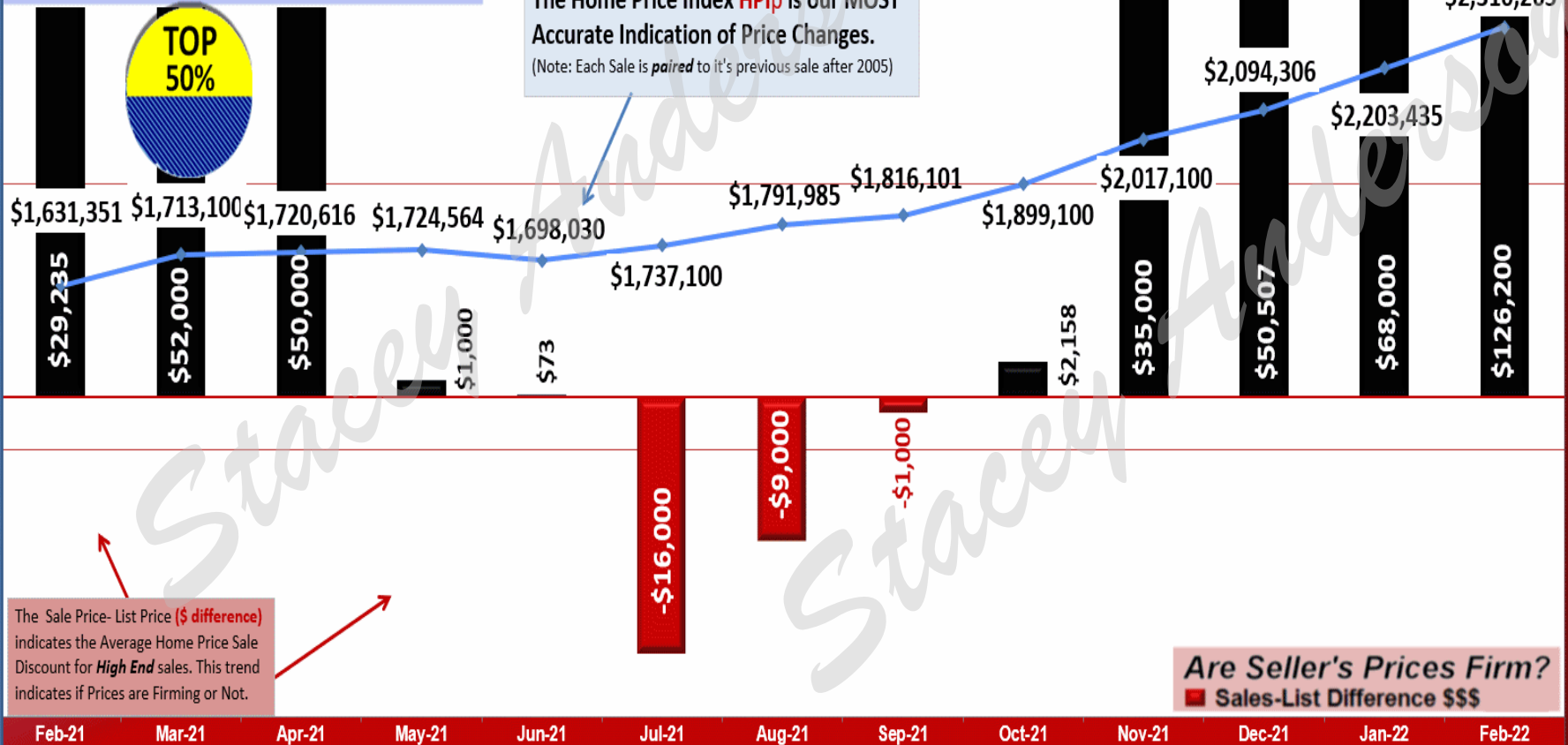
Home Price Changes  
(Home Price Index Paired sales from 2005)

## Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

Homes Over \$1,550,000

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



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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



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

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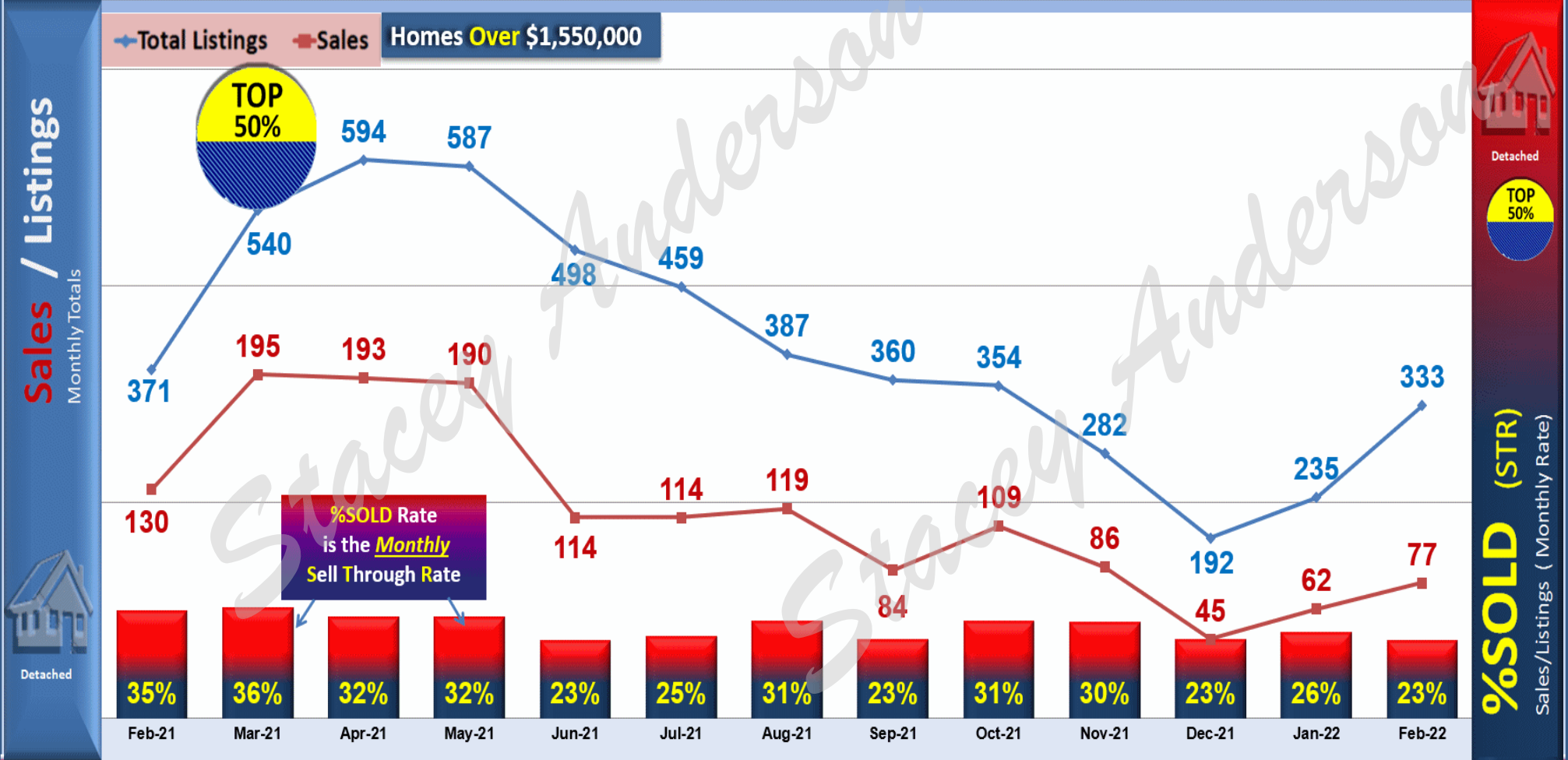


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Market Analysis and Forecasting

Mar 1/22 Langley, Cloverdale

Detached Langley, Cloverdale Total Listings \*\*, Sales, and %SOLD Rates



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# Vancouver Market Reports

Statistics, on the Web!

detached homes



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Market Analysis and Forecasting

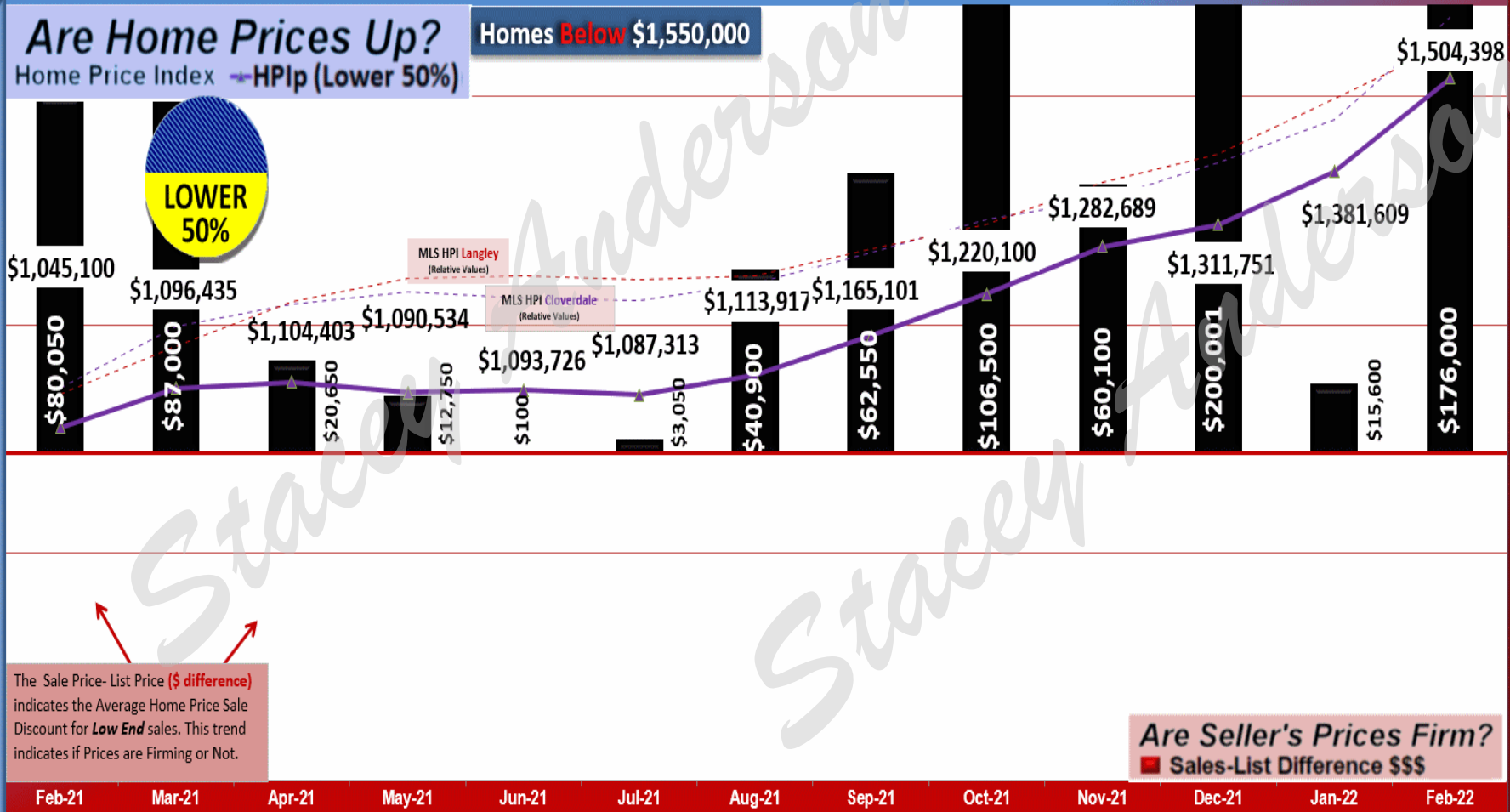
Mar 1/22 Langley, Cloverdale

Detached

Langley, Cloverdale

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

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



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

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



Detached



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

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

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Mar 1/22 Langley, Cloverdale

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Langley, Cloverdale

Total Listings \*\*, Sales, and %SOLD Rates

← Total Listings → Sales Homes Below \$1,550,000

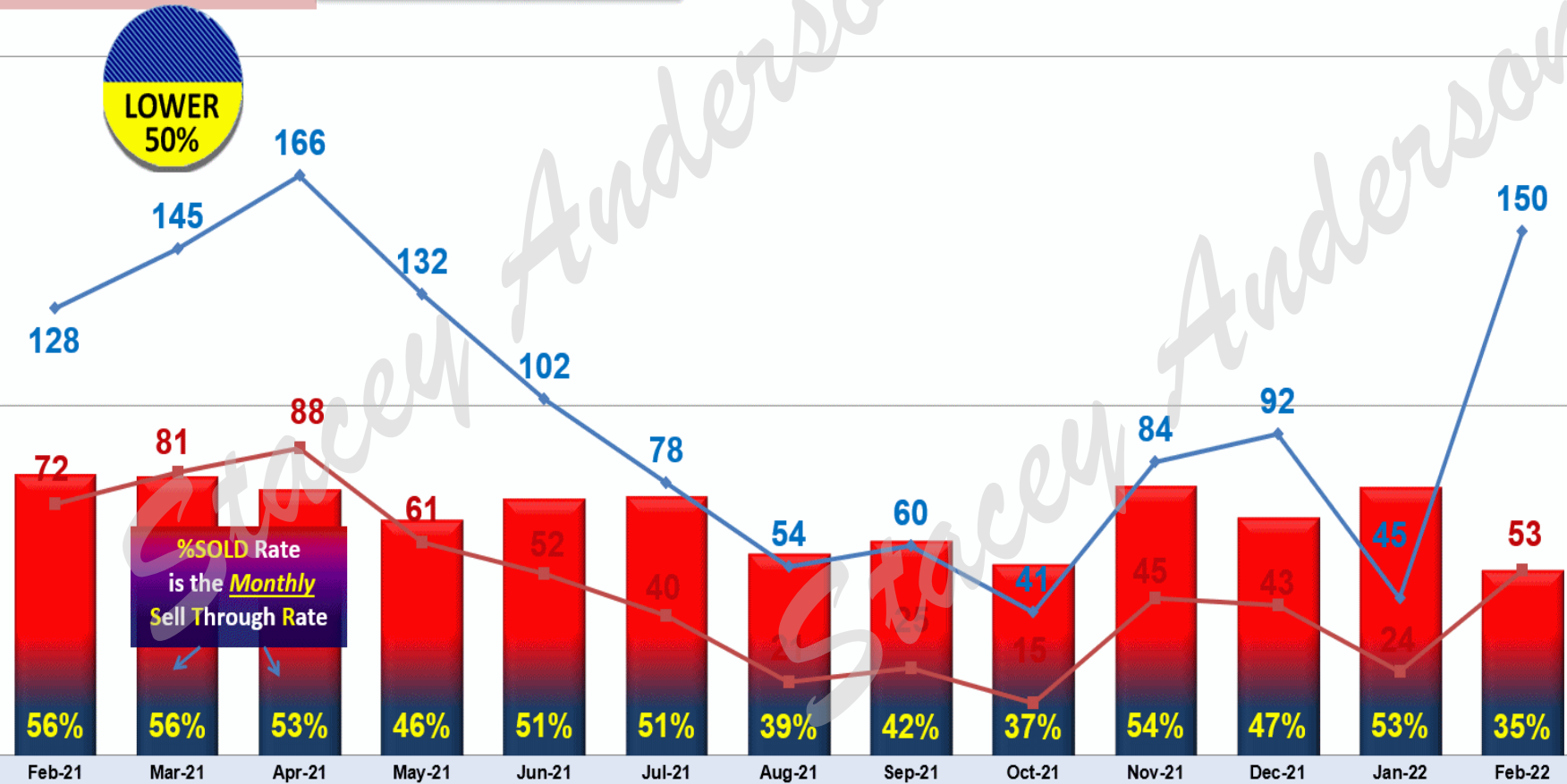
Sales / Listings  
Monthly Totals



Detached



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



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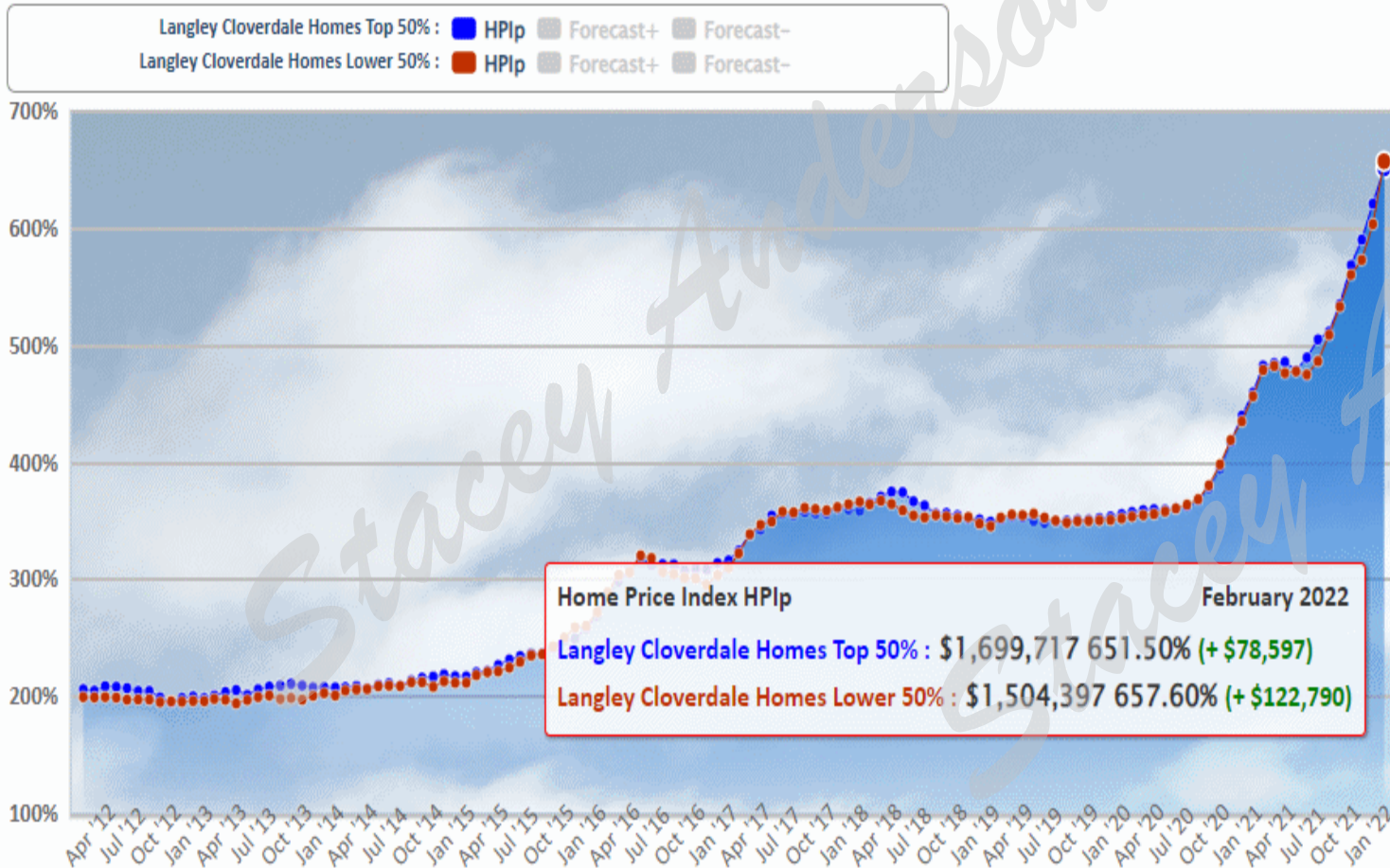


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Market Analysis and Forecasting

Mar 1/22 Langley, Cloverdale

Powered by the Greater Vancouver Market Reports HPIp



Monthly Home values

Date	Value
Feb 2022	% 651.50
Jan 2022	% 621.40
Dec 2021	% 590.60
Nov 2021	% 568.90
Oct 2021	% 535.60
Sep 2021	% 512.20
Aug 2021	% 505.40
Jul 2021	% 489.90
Jun 2021	% 478.90
May 2021	% 486.40
Apr 2021	% 485.20
Mar 2021	% 483.10

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

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# Vancouver Market Reports

Statistics, on the Web!

attached homes



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## Market Analysis and Forecasting Mar 1/22 Vancouver Westside

### Vancouver West Side Sub areas Statistics - Feb 2022

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Arbutus	1	0				0.0%
Cambie	138	27	14	99%	-\$8,000	19.6%
Dunbar	21	4	14	107%	\$73,900	19.0%
Fairview VW	102	33	7	102%	\$21,000	32.4%
False Creek	111	32	7	100%	\$0	28.8%
Kerrisdale	45	6	8	99%	-\$8,000	13.3%
Kitsilano	98	45	8	106%	\$58,100	45.9%
MacKenzie Heights	4	0				0.0%
Mount Pleasant VW	14	7	8	100%	\$3,000	50.0%
Marpole	108	31	9	100%	\$0	28.7%
Oakridge VW	47	12	11	100%	-\$6,500	25.5%
Point Grey	15	4	62	100%	\$1,000	26.7%
Quilchena	20	8	11	100%	-\$2,500	40.0%
South Cambie	27	7	87	100%	\$0	25.9%
South Granville	41	2	10	118%	\$303,000	4.9%
Shaughnessy	13	5	8	101%	\$27,000	38.5%
Southlands	5	2	13	88%	-\$334,500	40.0%
S.W. Marine	14	5	20	98%	-\$9,000	35.7%
University VW	149	26	10	100%	\$0	17.4%
<b>Total Activity</b>	<b>973</b>	<b>256</b>	<b>8</b>	<b>100%</b>	<b>\$0</b>	<b>26%</b>

Attached

### Vancouver West Side List Price Ranges Statistics - Feb 2022

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$550,000	37	17	8	104%	\$20,000	45.9%
\$550,001-\$650,000	42	21	8	107%	\$41,000	50.0%
\$650,001-\$725,000	55	25	7	101%	\$10,100	45.5%
\$725,001-\$825,000	84	22	10	100%	\$2,500	26.2%
\$825,001-\$930,000	75	26	7	102%	\$14,000	34.7%
\$930,001-\$1,050,000	87	22	9	100%	\$4,000	25.3%
\$1,050,001-\$1,200,000	73	24	10	100%	\$0	32.9%
\$1,200,001-\$1,390,000	100	25	8	100%	\$0	25.0%
\$1,390,001-\$1,650,000	109	21	8	99%	-\$11,900	19.3%
\$1,650,001-\$2,000,000	137	24	15	100%	-\$6,650	17.5%
\$2,000,001 and more	174	29	8	100%	\$0	16.7%
<b>Total Activity</b>	<b>973</b>	<b>256</b>	<b>8</b>	<b>100%</b>	<b>\$0</b>	<b>26%</b>

Attached

### Monthly Changes Summary

	Feb-21	Jan-22	Feb-22	03/01/2022	Change
Total Listings** (A, S, T, C, X)	1097	896	973		77
Active Listings (1st of the month)	723	569	585	617	32
Solds	241	191	256		65
DOM	23	13	8		-5
%SOLD (Sales/ Listings /monthly rate)	22%	21%	26%		5.0%
Condos (Top 50%) Home Price Index HPIp	\$1,074,528	\$1,105,101	\$1,158,447		\$53,346
Condos (Lower 50%) Home Price Index HPIp	\$591,100	\$662,101	\$671,893		\$9,792
Twnhs (Top 50%) Home Price Index HPIp	\$1,569,100	\$1,737,982	\$1,774,362		\$36,380
Twnhs (Lower 50%) Home Price Index HPIp	\$879,101	\$950,101	\$982,009		\$31,908

### Mar 1 2022 Vancouver West Side Market Update (Attached)

**Current:** Vancouver West Side, a Seller Market with **26 %SOLD** Rate and 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 \$550,000 - \$650,000 have **50.0 %SOLD** rate.

**Least Active Range:** Home above \$2 mill. have **16.7 %SOLD** rate.

**History:** Vancouver Westside's **Condos** Year-To-Date Home Price Index

**HPIp (Top 50%)** shows that prices increased \$83,918.

Vancouver Westside's **Condos** Year-To-Date Home Price Index

**HPIp (Lower 50%)** shows that prices increased \$80,793.

Vancouver Westside's **Townhouses** Year-To-Date Home Price Index

**HPIp (Top 50%)** shows that prices increased \$205,262.

Vancouver Westside's **Townhouses** Year-To-Date Home Price Index

**HPIp (Lower 50%)** shows that prices increased \$102,908.

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

**Forecast:** The last month Listing Inventory is 11% less count than last year. We project Vancouver to be a continued Seller's Market. February shows **\$79,147** Average Price increase in the Vancouver Market. This is 3rd highest price increase on record for the month of February, and the highest since 2016. The market continues to steer us towards a balanced market with the listing inventories normalizing. We are all patiently awaiting the impacts of the Federal/Provincial budgets, the elimination of the covid mandates and the interest rate increases. Assuming that there are no big changes, 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 and Townhouse Markets continue to be in Sellers' Market with 100% of the Greater Vancouver (Lower Mainland) Prices increasing with **\$26,385** and **\$41,819** on average, respectively. 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

\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*all marketed listings /month.

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

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

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Statistics, on the Web!

attached homes

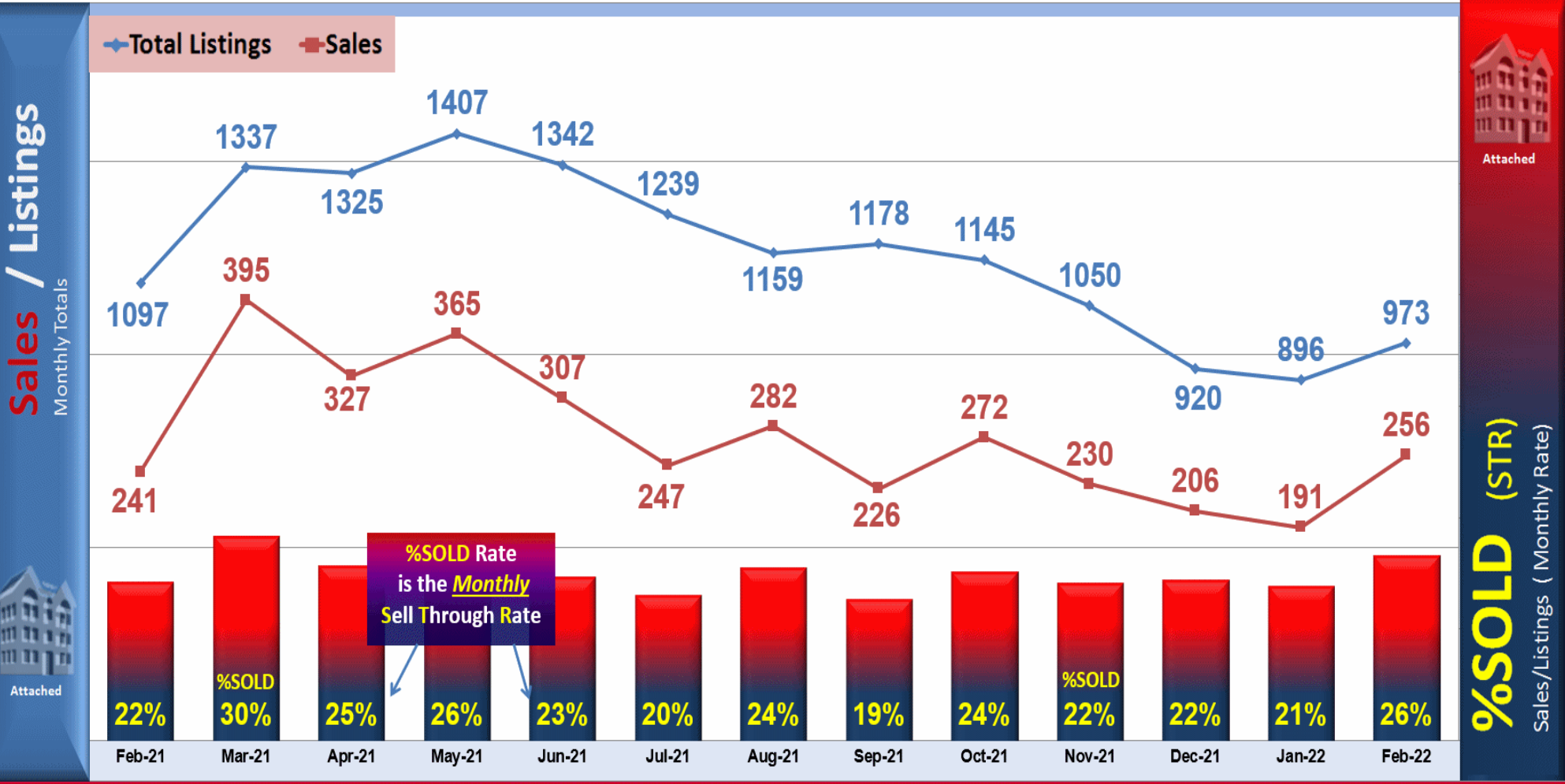


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Market Analysis and Forecasting

Mar 1/22 Vancouver Westside

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



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Market Analysis and Forecasting Mar 1/22 Vancouver Westside

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)

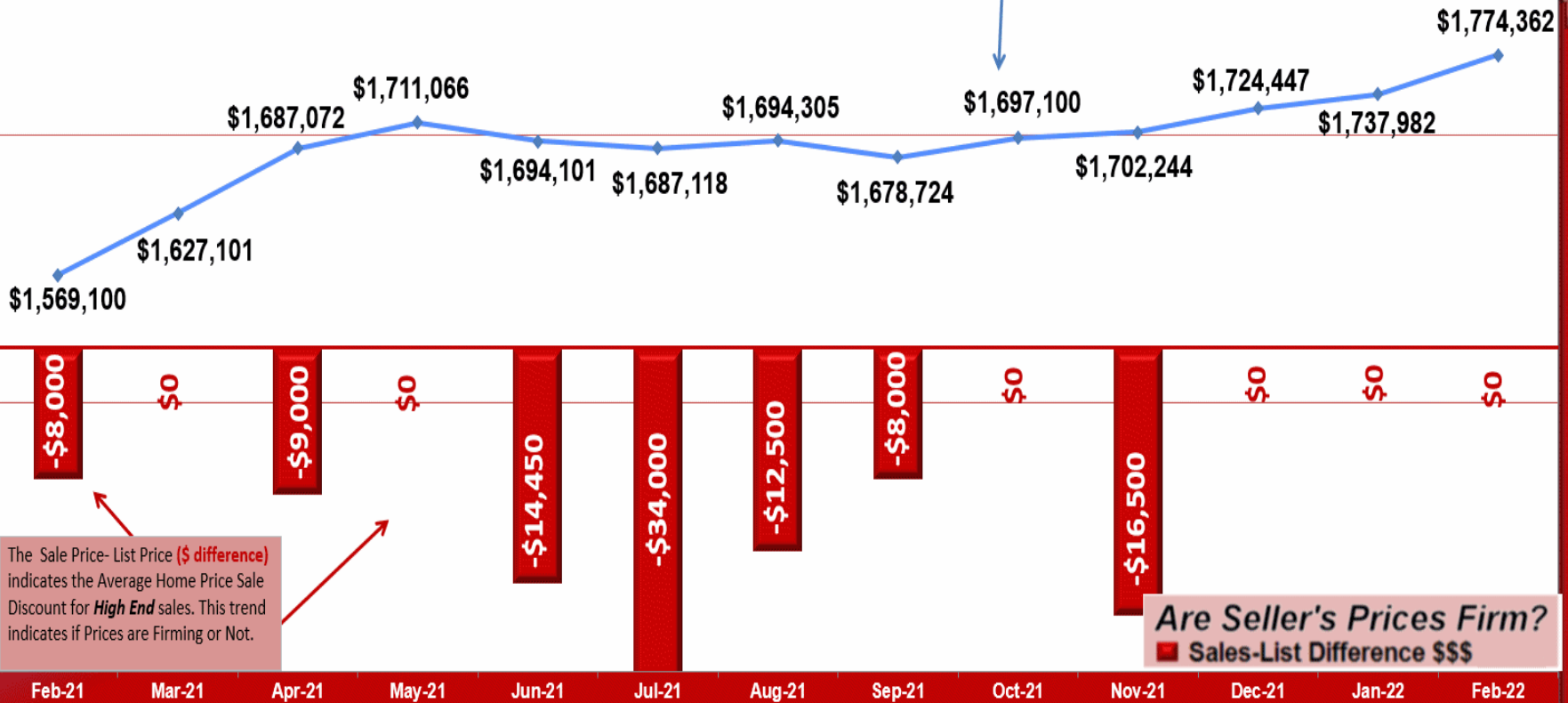
Home Price Changes  
(Home Price Index Paired sales from 2005)

## Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

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

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



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

## Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Townhouses

TOP 50%

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

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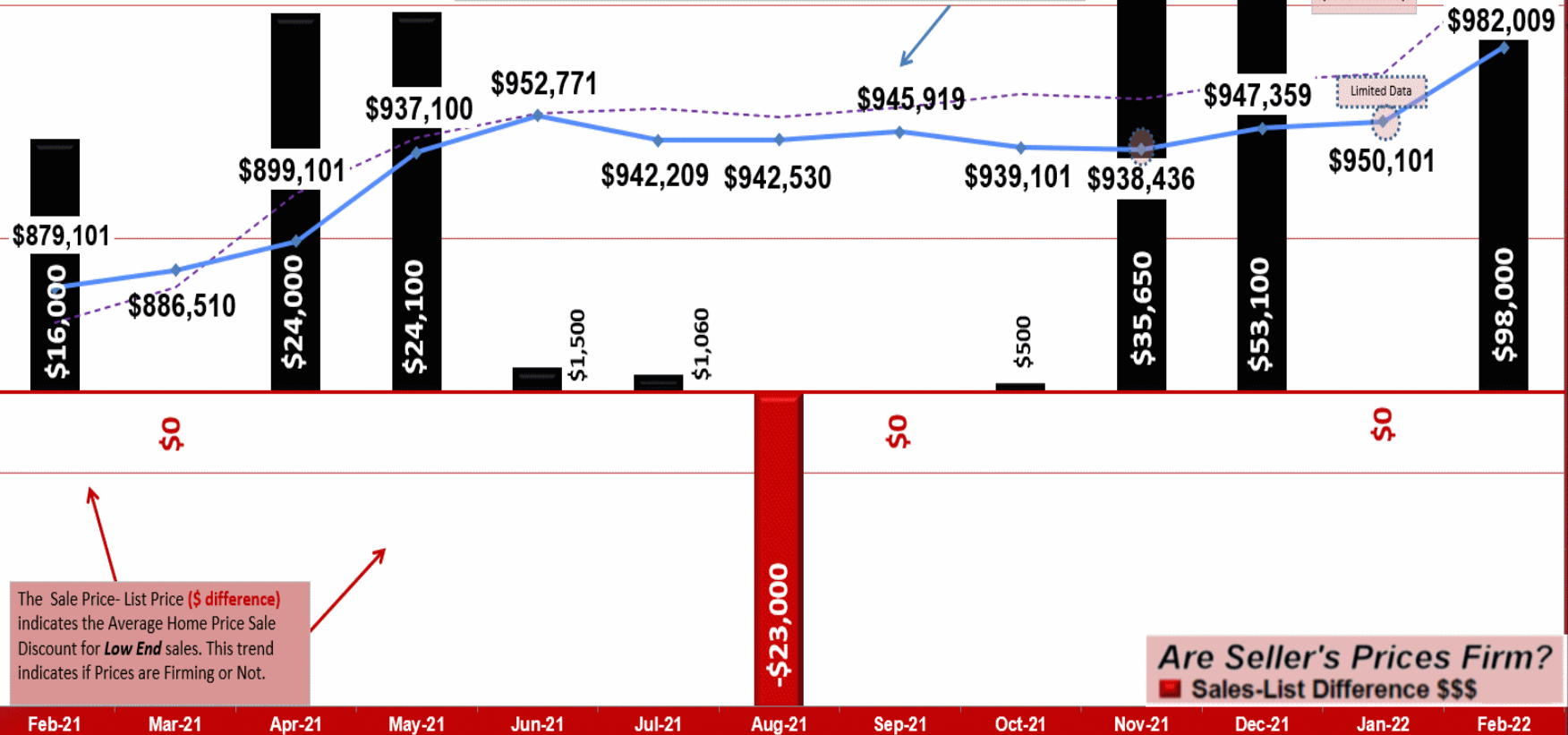
## Market Analysis and Forecasting Mar 1/22 Vancouver Westside

Attached 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)

### 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.)



Townhouses



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

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

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

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Statistics, on the Web!

attached homes



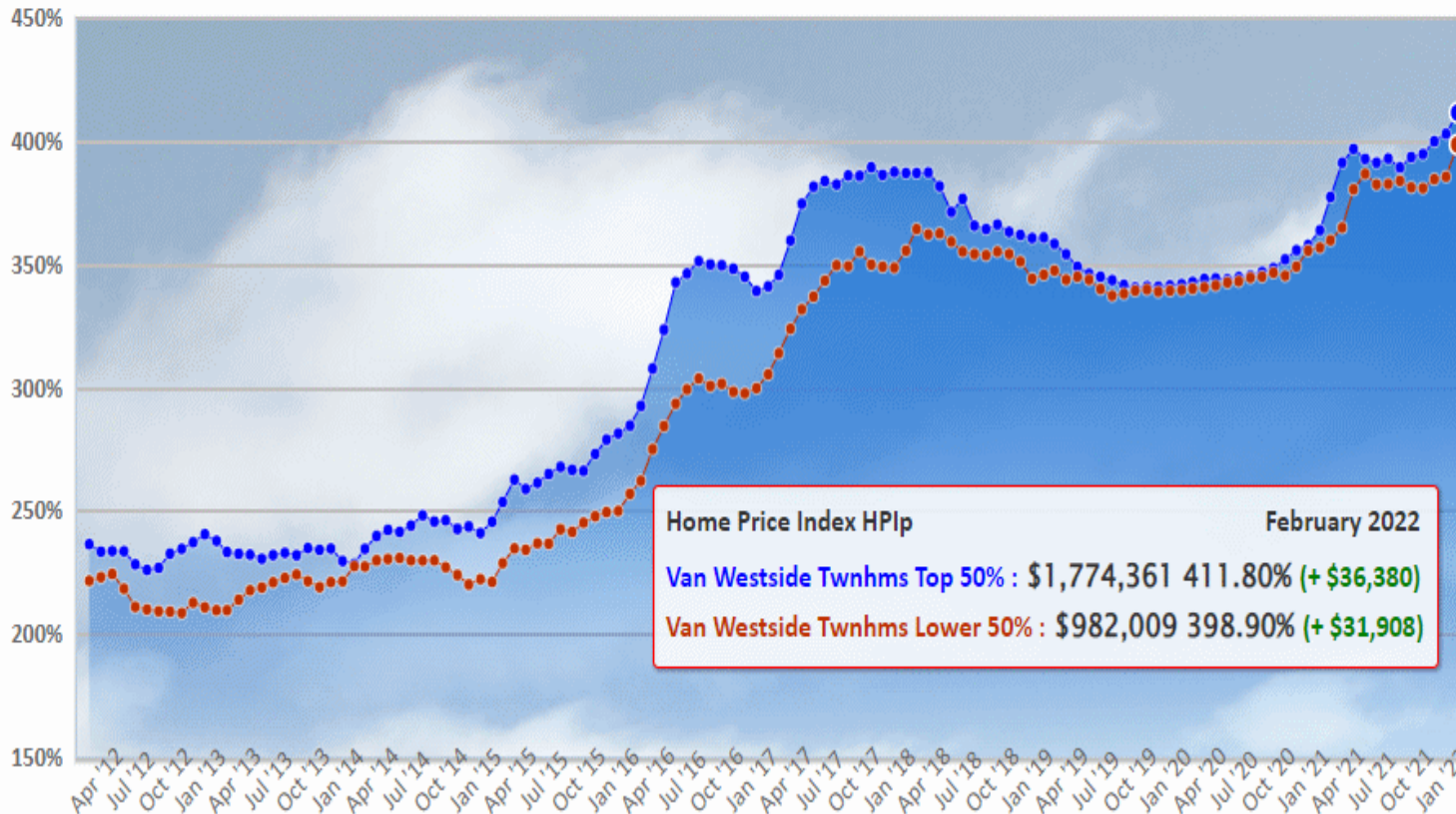
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## Market Analysis and Forecasting Mar 1/22 Vancouver Westside

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Van Westside Twnhms Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
 Van Westside Twnhms Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Feb 2022	% 411.80
Jan 2022	% 403.30
Dec 2021	% 400.20
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

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# Vancouver Market Reports

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## Market Analysis and Forecasting Mar 1/22 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)

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



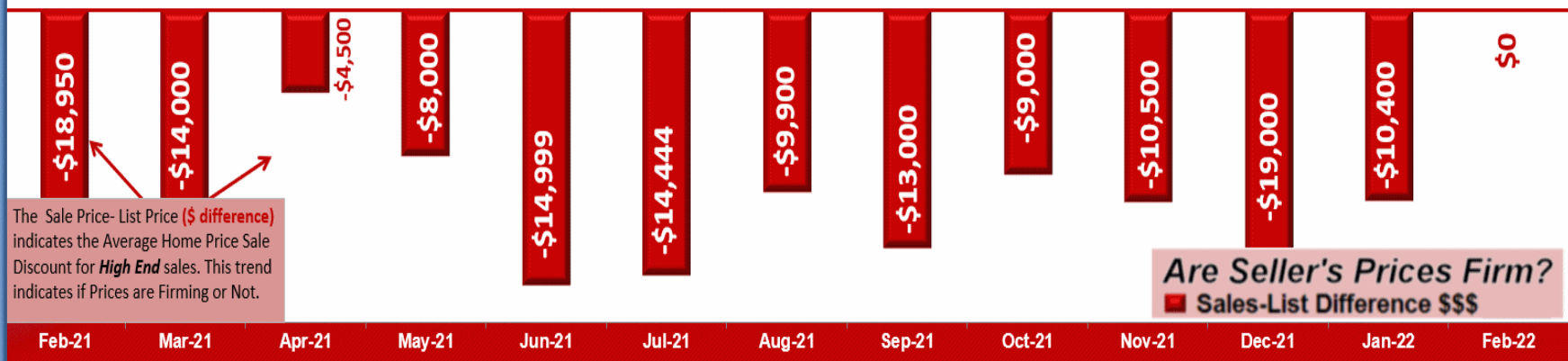
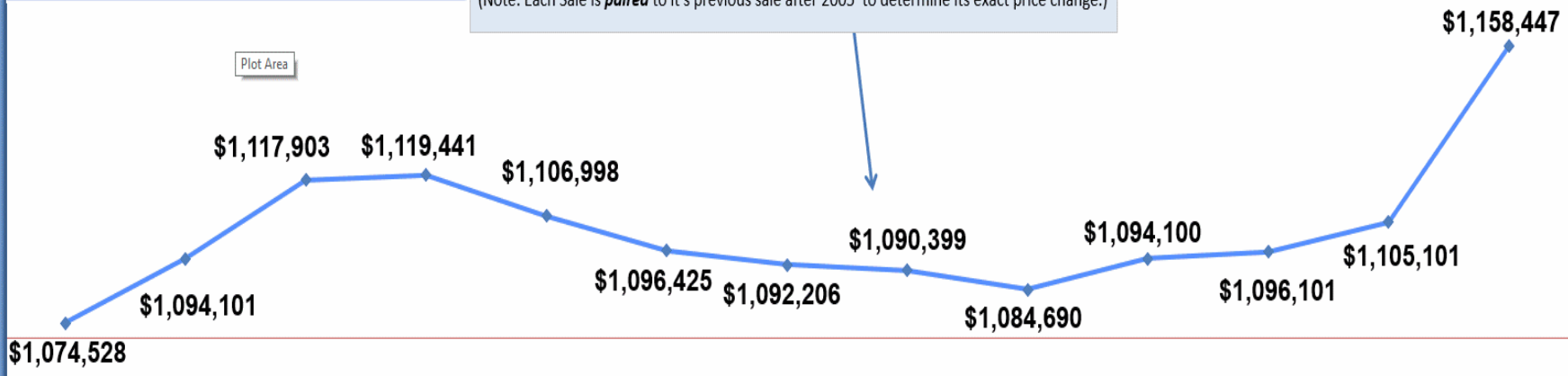
Condominiums

TOP 50%

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

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

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



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

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

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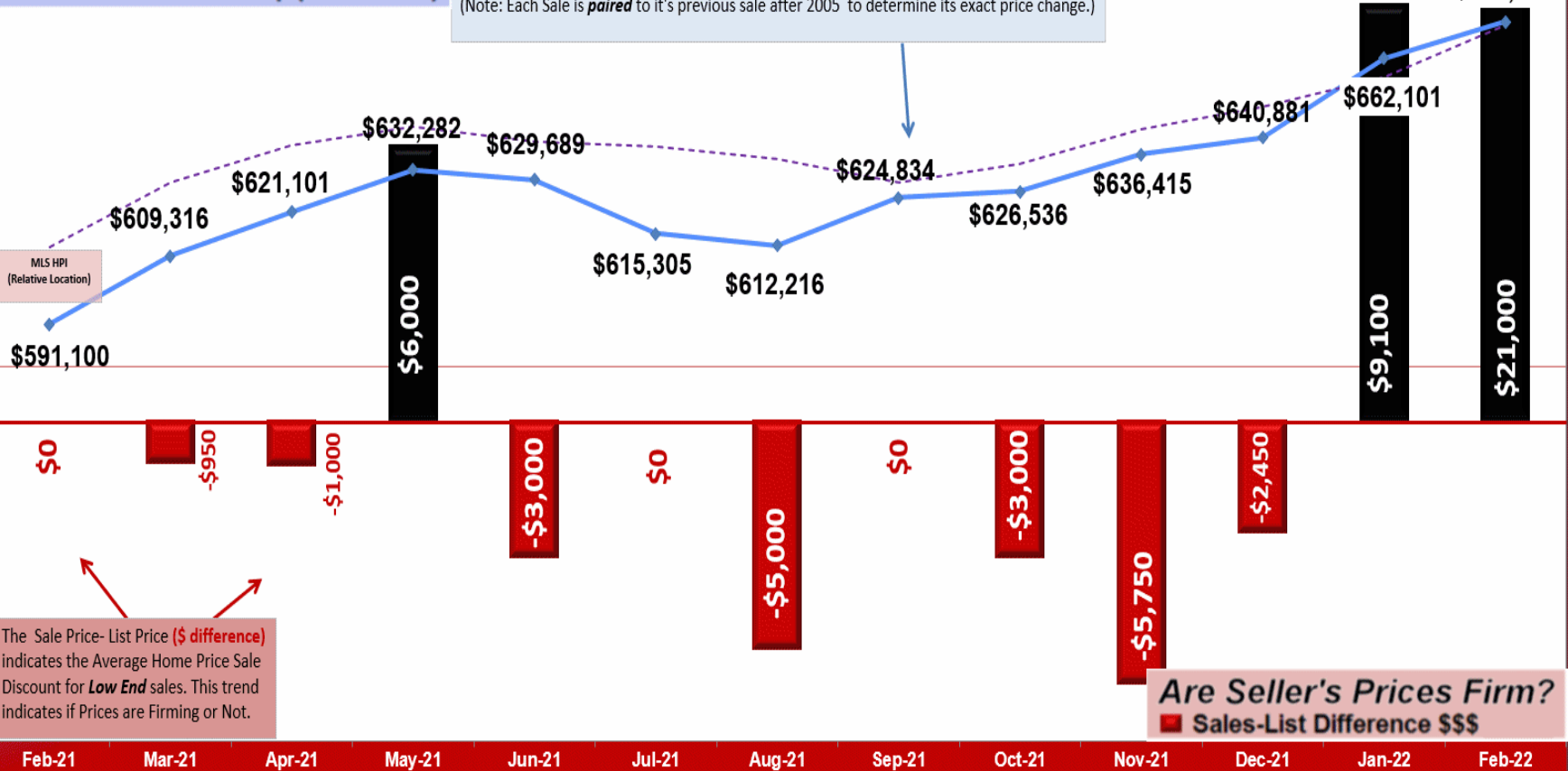
## Market Analysis and Forecasting Mar 1/22 Vancouver Westside

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)

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

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

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



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

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

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



Condominiums



Condominiums



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

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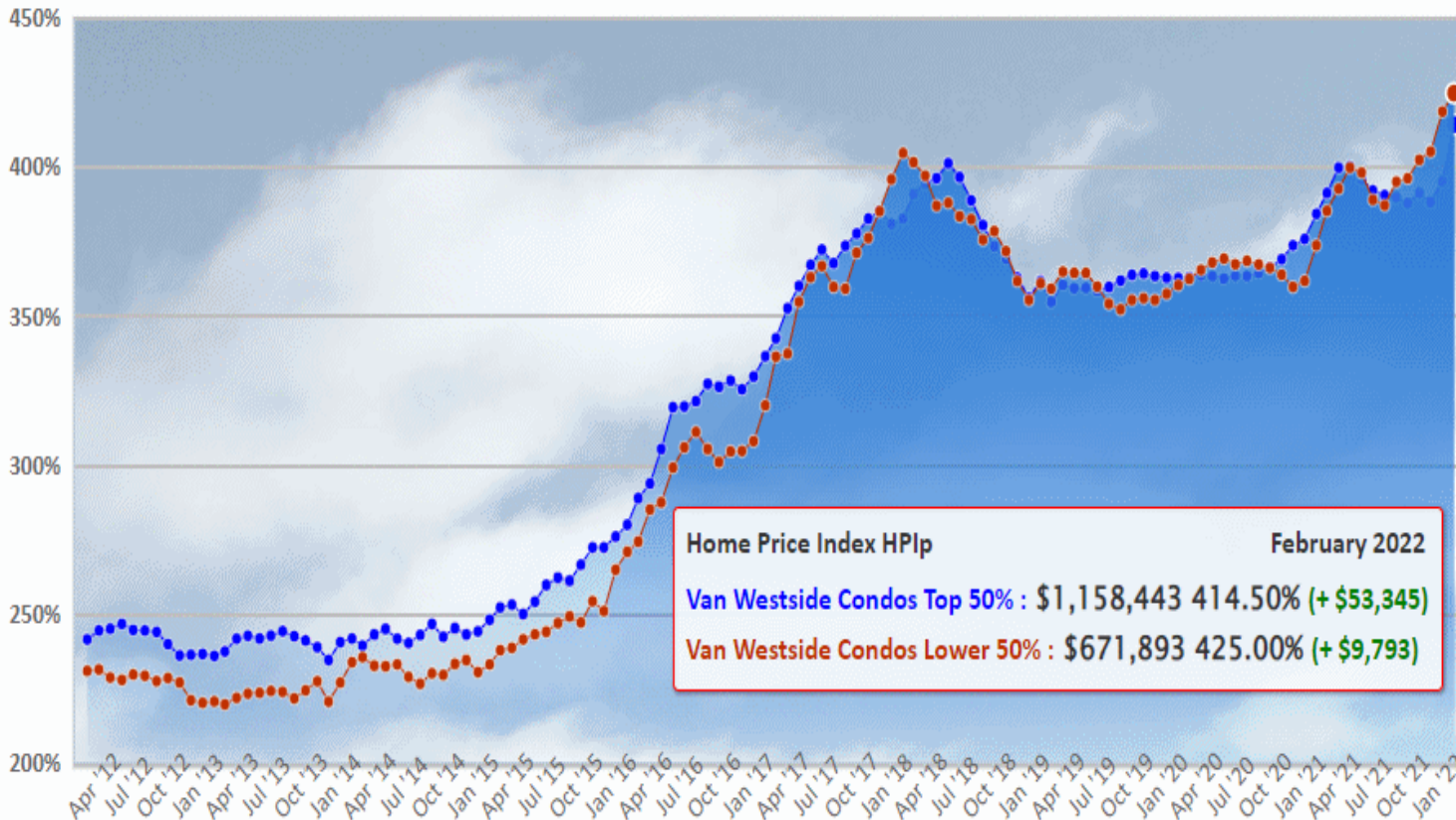


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## Market Analysis and Forecasting Mar 1/22 Vancouver Westside

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Van Westside Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
 Van Westside Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Feb 2022	% 414.50
Jan 2022	% 395.40
Dec 2021	% 388.50
Nov 2021	% 391.50
Oct 2021	% 388.10
Sep 2021	% 390.10
Aug 2021	% 390.80
Jul 2021	% 392.30
Jun 2021	% 396.10
May 2021	% 400.50
Apr 2021	% 400.00
Mar 2021	% 391.50

\*Home Price Index = average home prices are adjusted to the yearly average finished sqft. & age. Total Listings \*\*all marketed listings /month.  
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# Vancouver Market Reports

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Market Analysis and Forecasting Mar 1/22 Vancouver Downtown

## Vancouver Downtown Real Estate Price Changes(\$/%)

溫哥華市中心房地產價格變動 / 溫哥華市中心房地產價格變動

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

房屋类型: 迄至今年 (每季) 由2020 十二月至2021 十二月

Powered by: Vancouver Market Reports HPIp

\$67,710

■ \$\$ YTD Price Change (1 Year) 价格变动 (1年)

\$41,588

4.4%

6.7%

■ % YTD Price Change (1 Year) 迄至今年价格变动 (1年)

High End Condos

Low End Condos

高档独立屋

低端独立屋

TOP 50%

LOWER 50%

\$730,000

年終住房價格變動  
年終住房價格變動

YTD Home Price Changes \$\$

年終住房價格變動  
年終住房價格變動

YTD Home Price Changes %

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

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## Market Analysis and Forecasting Mar 1/22 Vancouver Downtown

Vancouver Downtown Sub areas Statistics - Feb 2022 - Attached						
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Coal Harbour	155	22	9	99%	-\$10,950	14%
Downtown VW	391	113	12	100%	\$0	29%
West End VW	218	58	10	100%	-\$3,200	27%
Yaletown	276	79	9	99%	-\$8,000	29%
<b>Total Activity</b>	<b>1040</b>	<b>272</b>	<b>10</b>	<b>99%</b>	<b>-\$4,400</b>	<b>26%</b>

Mar 1 2022 Vancouver Downtown Market Update (attached)

**Current:** Vancouver Downtown's Residential Attached housing market is a Seller market with **26 %SOLD** rate and a 99% Sell/List Ratio.  
(This means 26 homes out of 100 sold with an average of \$4,400 discount on a sale from original list price)  
**Most Active Price Range:** Homes between \$650,000-\$750,000 have **49.1 %SOLD** rate  
**Least Active Price Range:** Homes above \$2.75 mill. have **10.1 %SOLD** rate.

**History:** The Vancouver Downtown Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$102,889.  
The Vancouver Downtown Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$66,691.

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

**Forecast:** Current listing inventories are 7% less than same month last year meaning that we are seeing a reduced listings supply. We project Vancouver Downtown to be a continued Seller market.

Vancouver Downtown List Price Ranges Statistics - Feb 2022						Attached
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$500,000	29	8	19	103%	\$13,800	27.6%
\$500,001-\$575,000	32	12	13	100%	-\$500	37.5%
\$575,001-\$650,000	82	29	9	103%	\$20,000	35.4%
\$650,001-\$750,000	108	53	9	100%	\$0	49.1%
\$750,001-\$850,000	94	34	8	101%	\$8,000	36.2%
\$850,001-\$980,000	70	26	20	99%	-\$12,000	37.1%
\$980,001-\$1,175,000	98	30	9	99%	-\$11,500	30.6%
\$1,175,001-\$1,400,000	106	25	12	98%	-\$28,000	23.6%
\$1,400,001-\$1,800,000	126	22	9	99%	-\$20,000	17.5%
\$1,800,001-\$2,750,000	127	16	17	96%	-\$91,000	12.6%
\$2,750,001 and more	168	17	15	97%	-\$80,000	10.1%
<b>Total Activity</b>	<b>1040</b>	<b>272</b>	<b>10</b>	<b>99%</b>	<b>-\$4,400</b>	<b>26%</b>

Monthly Changes Summary	Feb-21	Jan-22	Feb-22	03/01/2022	Change
Total Listings** (A,S,T,C,X)	1123	958	1040		82
Active Listings (1st of the month)	753	663	627	667	40
Solds	230	190	272		82
DOM	11	13	10		-3
%SOLD (Sales/ Listings /mntly rate)	20%	20%	26%		6.3%
Condos (Top 50%) Home Price Index HPIp	\$1,556,100	\$1,655,228	\$1,658,989		\$3,760
Condos (Lower 50%) Home Price Index HPIp	\$623,375	\$681,015	\$690,066		\$9,051

February shows **\$79,147** Average Price increase in the Vancouver Market. This is 3rd highest price increase on record for the month of February, and the highest since 2016. The market continues to steer us towards a balanced market with the listing inventories normalizing. We are all patiently awaiting the impacts of the Federal/Provincial budgets, the elimination of the covid mandates and the interest rate increases. Assuming that there are no big changes, 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 and Townhouse Markets continue to be in Sellers' Market with 100% of the Greater Vancouver (Lower Mainland) Prices increasing with **\$26,385** and **\$41,819** on average, respectively. 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 Vancouver Downtown 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 Vancouver Downtown market into two parts with the **Vancouver Downtown HPIp Top 50%** representing the higher end sales and the **Vancouver Downtown HPIp Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one of 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.  
VancouverMarketReports.com

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# Vancouver Market Reports

Statistics, on the Web!

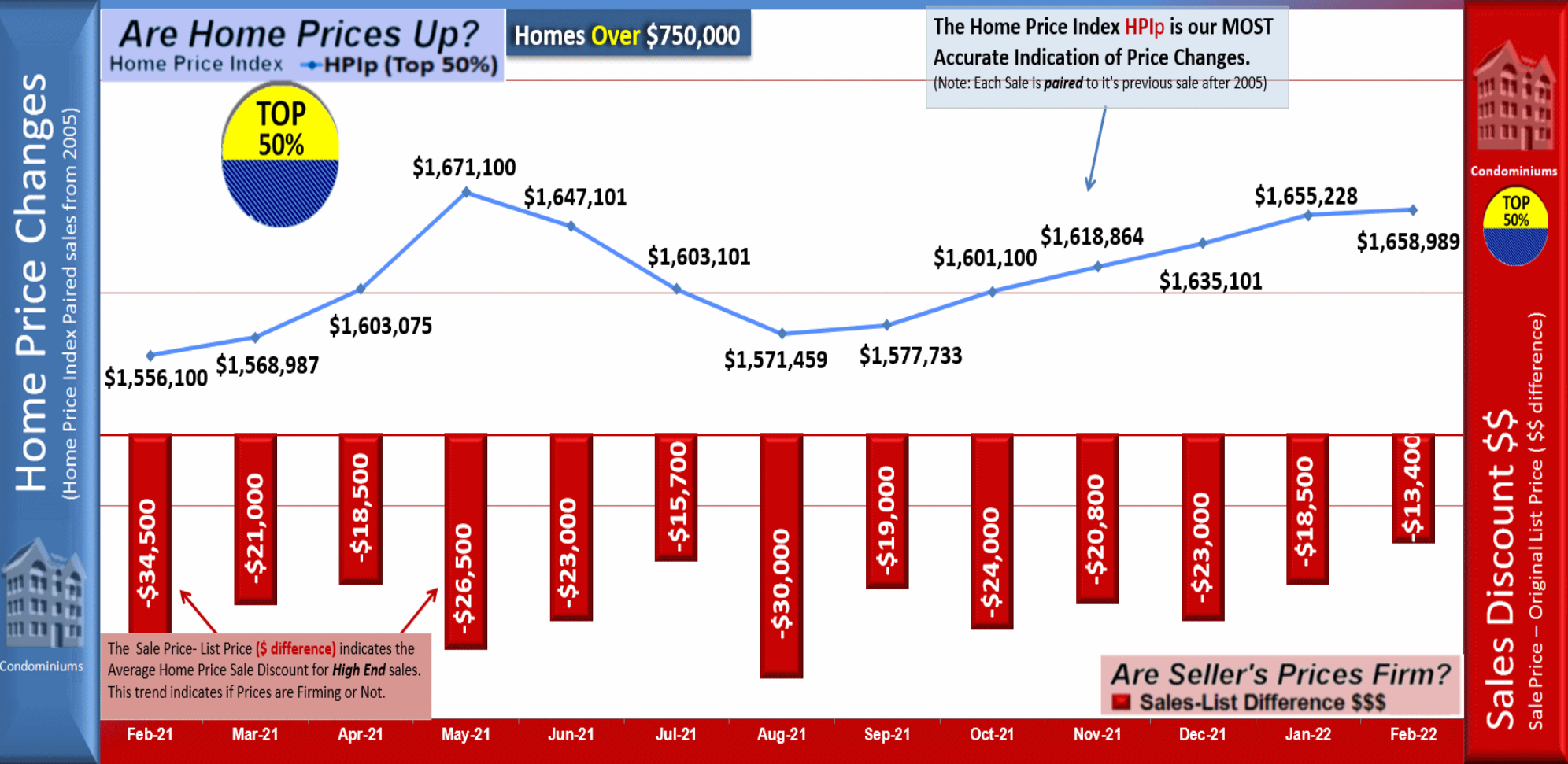
attached homes



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Market Analysis and Forecasting Mar 1/22 Vancouver Downtown

Attached Vancouver Downtown Condos 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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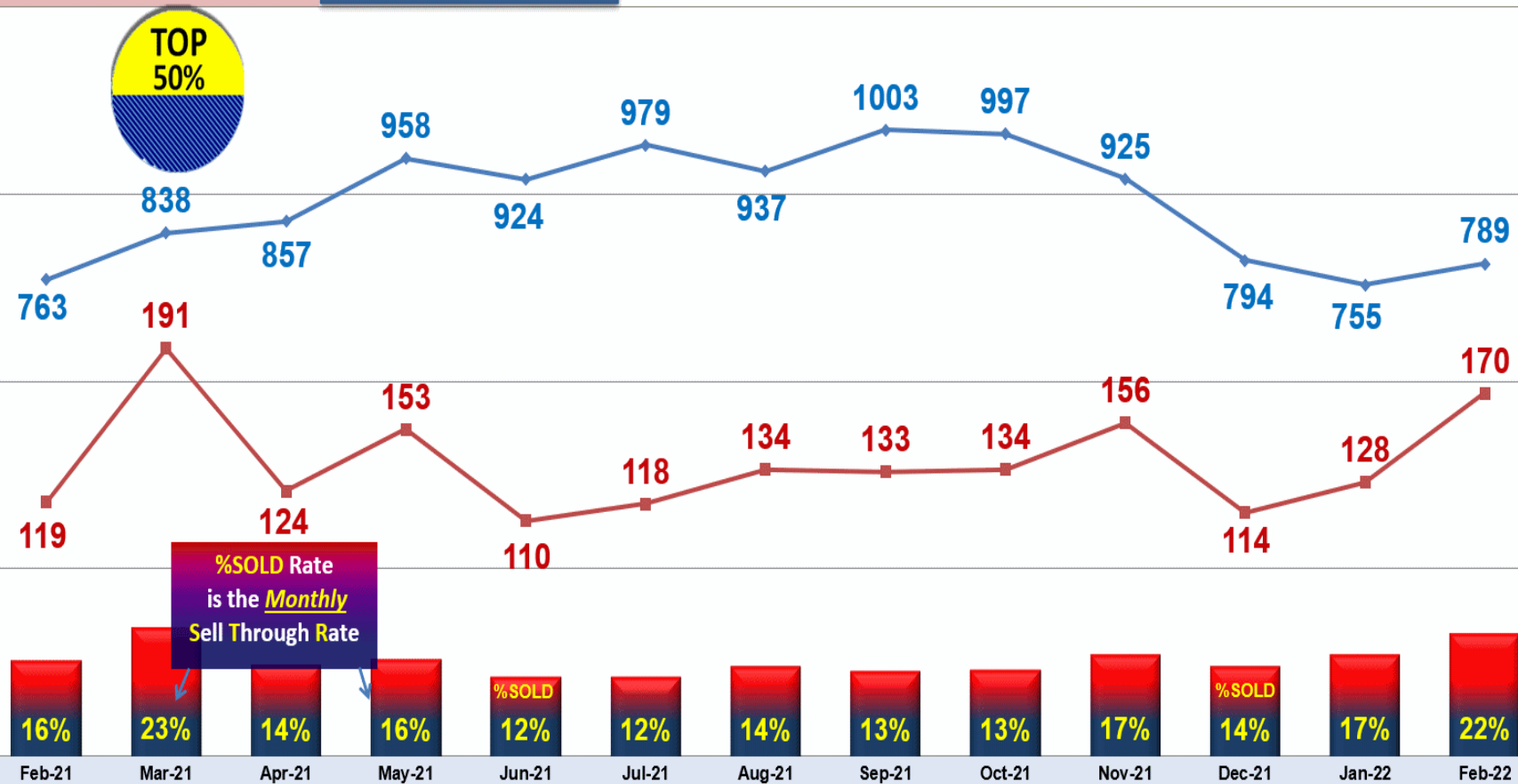
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## Market Analysis and Forecasting Mar 1/22 Vancouver Downtown

Attached Vancouver Downtown Total Listings, Sales, and %SOLD rates

◆ Total Listings ■ Sales **Homes Over \$750,000**

Sales / Listings  
Monthly Totals



%SOLD Rate is the Monthly Sell Through Rate



Attached



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

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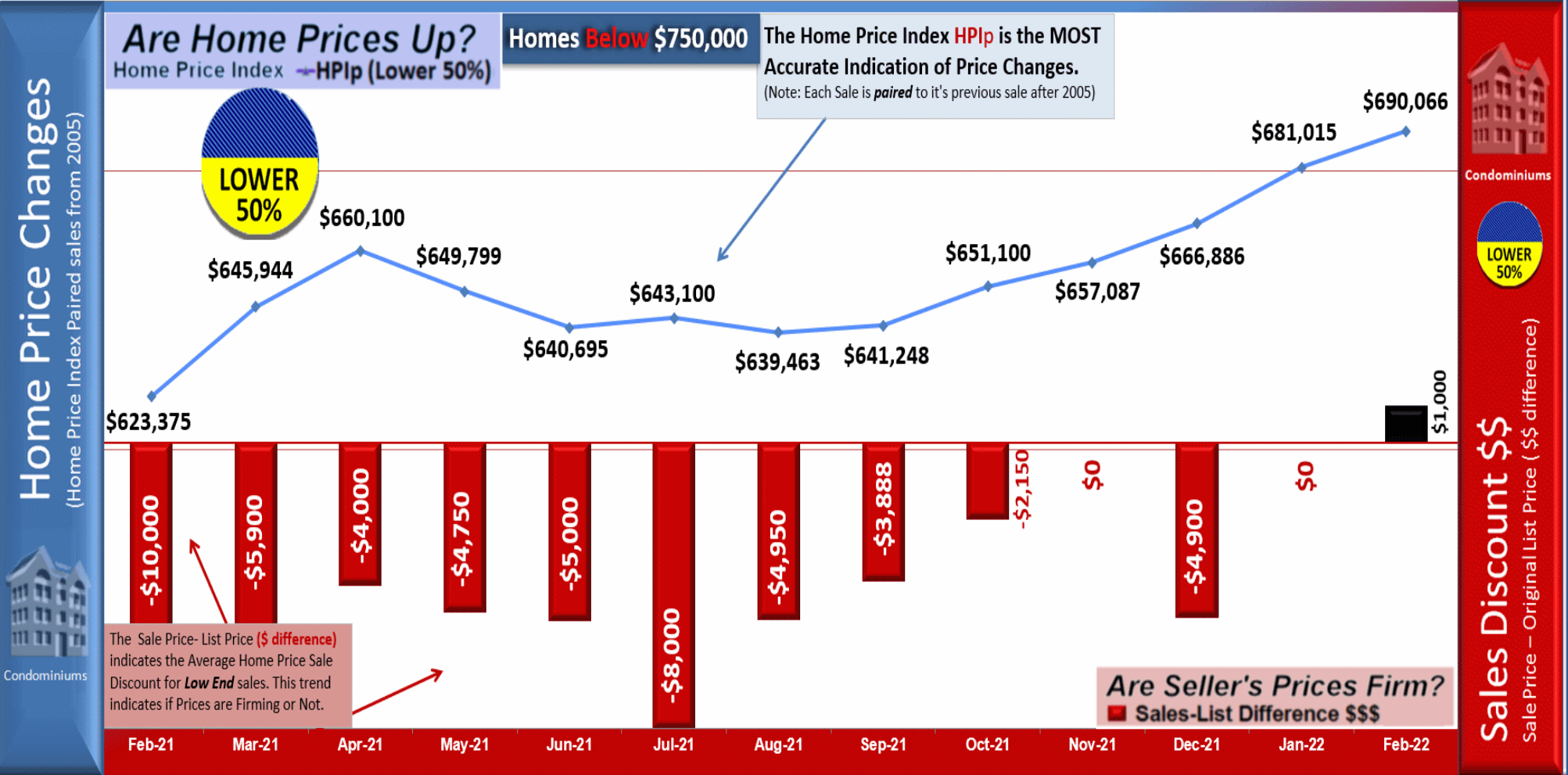
attached homes



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Market Analysis and Forecasting Mar 1/22 Vancouver Downtown

Attached Vancouver Downtown Condos 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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# Vancouver Market Reports

Statistics, on the Web!

attached homes



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## Market Analysis and Forecasting Mar 1/22 Vancouver Downtown

Attached Vancouver Downtown Total Listings, Sales, and %SOLD rates

→ Total Listings → Sales Homes Below \$750,000

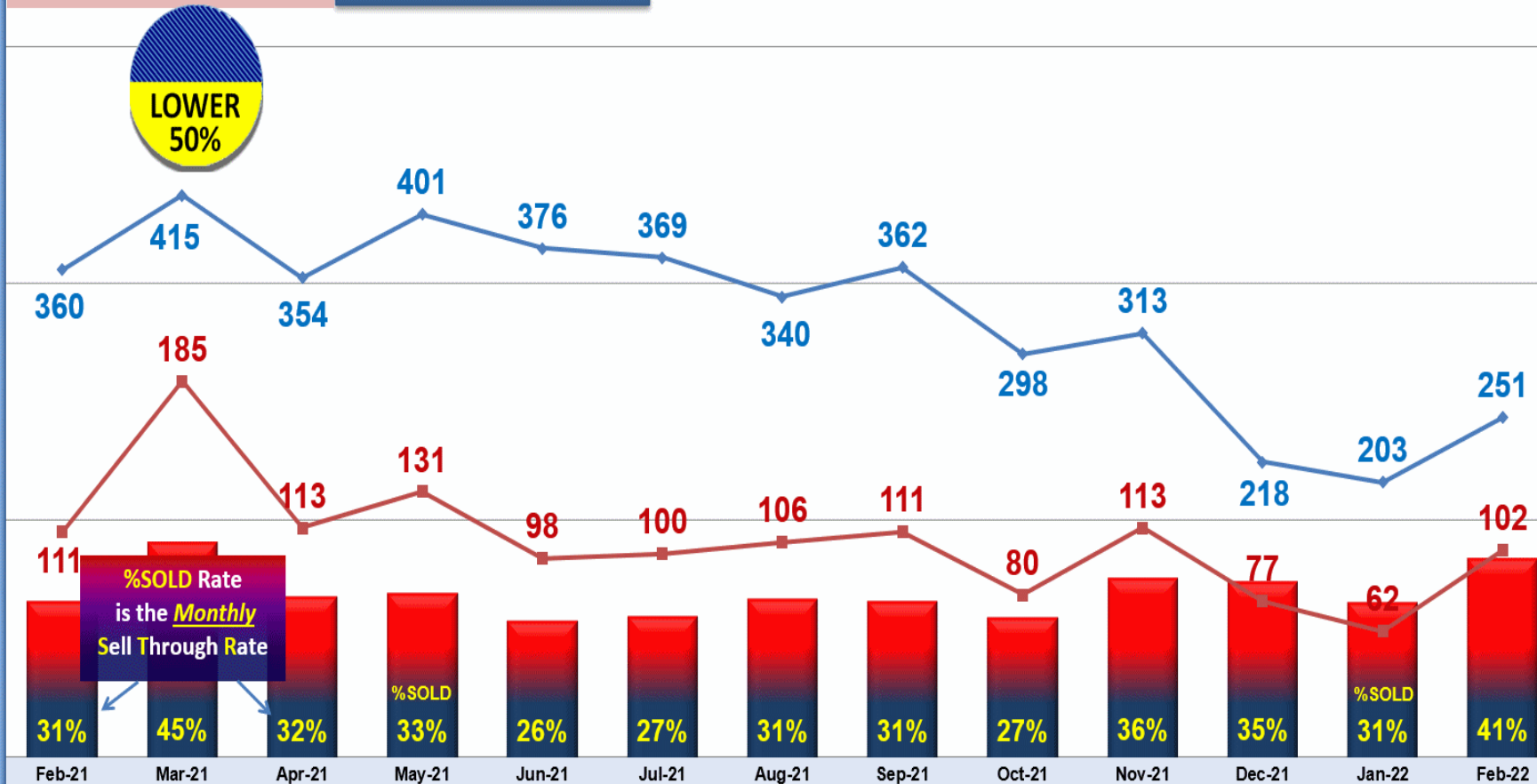
Sales / Listings  
Monthly Totals



Attached



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



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

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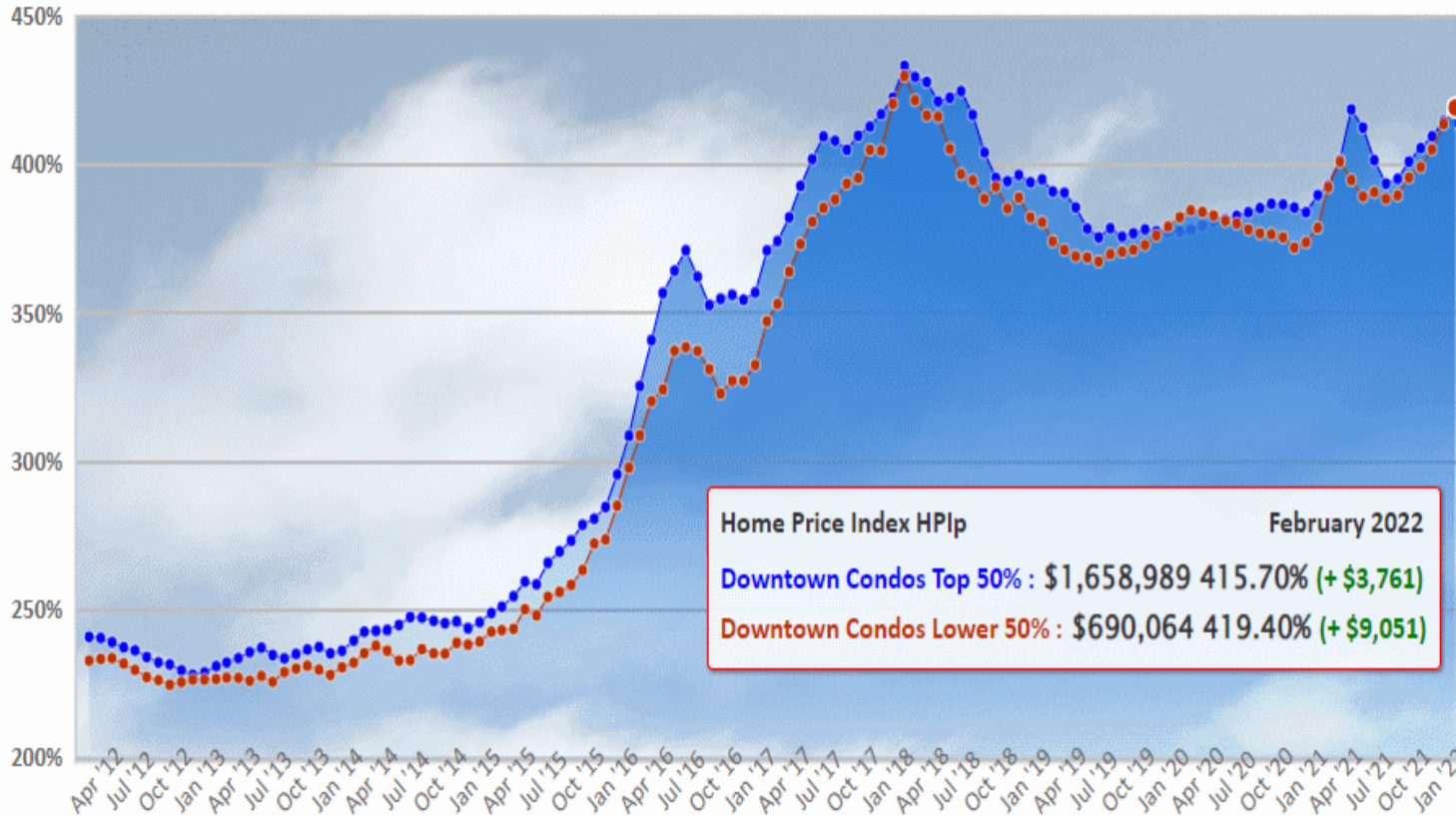
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## Market Analysis and Forecasting Mar 1/22 Vancouver Downtown

Powered by the Greater Vancouver Market Reports HPIp



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



Monthly  Home values

Date	Value
Feb 2022	% 415.70
Jan 2022	% 414.80
Dec 2021	% 409.70
Nov 2021	% 405.70
Oct 2021	% 401.20
Sep 2021	% 395.40
Aug 2021	% 393.80
Jul 2021	% 401.70
Jun 2021	% 412.70
May 2021	% 418.80
Apr 2021	% 401.70
Mar 2021	% 393.20

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# Vancouver Market Reports

Statistics, on the Web!

attached homes

## Market Analysis and Forecasting

Mar 1/22 White Rock & S. Surrey



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### White Rock - South Surrey Sub areas Statistics - Feb 2021 Attached

Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Elgin Chantrell	13	8	3	100%	\$0	61.5%
Sunnyside Park Surrey	18	10	7	111%	\$67,750	55.6%
Crescent Bch Ocn Pk.	1	0				0.0%
White Rock	130	44	6	100%	\$0	33.8%
King George Corridor	79	34	8	110%	\$78,150	43.0%
Hazelmere	0	0				0.0%
Grandview Surrey	113	47	6	115%	\$147,000	41.6%
Morgan Creek	28	9	7	117%	\$100,001	32.1%
Pacific Douglas	17	4	7	118%	\$148,556	23.5%
<b>Total Activity</b>	<b>399</b>	<b>156</b>	<b>7</b>	<b>108%</b>	<b>\$73,100</b>	<b>39%</b>

### White Rock - South Surrey List Price Ranges Statistics - Feb 2021 Attached

Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
\$0-\$400,000	14	4	12	103%	\$10,050	28.6%
\$400,001-\$550,000	43	17	7	106%	\$25,000	39.5%
\$550,001-\$650,000	42	17	7	117%	\$106,200	40.5%
\$650,001-\$800,000	51	27	7	105%	\$35,000	52.9%
\$800,001-\$900,000	57	26	8	111%	\$90,500	45.6%
\$900,001-\$1,000,000	62	26	7	112%	\$116,500	41.9%
\$1,000,001 and more	130	39	6	102%	\$30,100	30.0%
<b>Total Activity</b>	<b>399</b>	<b>156</b>	<b>7</b>	<b>108%</b>	<b>\$73,100</b>	<b>39%</b>

Monthly Changes Summary	Feb-21	Jan-22	Feb-22	03/01/2022	Change
Total Listings (A,S,T,C,X)	637	268	399		131 ↑
Active Listings	391	135	130	214	84 ↑
Solds	236	116	156		40 ↑
Days on Market (DOM)	7	8	7		-1 ↓
%SOLD (Sales/ Listings /mntly rate)	37%	43.3%	39.1%		-4.2% ↓
<b>Condos (Top 50%) Home Price Index HPIp</b>	\$676,100	\$821,527	\$850,956		\$29,429 ↑
<b>Condos (Lower 50%) Home Price Index HPIp</b>	\$401,848	\$494,620	\$501,864		\$7,245 ↑
<b>Twnhs (Top 50%) Home Price Index HPIp</b>	\$939,100	\$1,294,100	\$1,368,100		\$74,000 ↑
<b>Twnhs (Lower 50%) Home Price Index HPIp</b>	\$600,614	\$740,101	\$801,100		\$60,999 ↑

**Analytical Methods:** The White Rock South Surrey 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 **White Rock South Surrey HPIp Top 50%** representing the higher end sales and the **White Rock South Surrey 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 Board and they assume no responsibility for its accuracy. Copyright: VancouverMarketReports.com

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### Mar 1 2022 White Rock - South Surrey Market Update (Attached)

**Current:** White Rock South Surrey is in a Seller Market with average listing inventories, **39 %SOLD** rate and a 108% Sell/List Ratio.  
(This means that there is an average of \$73,100 increase on a sale from the original list price)

**Most Active Price Range:** Homes between \$650,000-\$800,000 have **52.9 %SOLD** rate.  
**Least Active Price Range:** Homes below \$400,000 have **28.6 %SOLD** rate.

**History:** The White Rock South Surrey's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$174,856.  
The White Rock South Surrey's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$100,017.  
The White Rock South Surrey's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$429,000.  
The White Rock South Surrey's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$200,486.  
\*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

**Forecast:** White Rock has average Listing Inventories, 37% less last year.  
The Sold Listings are 40 more in count compared last month.

February shows a Record-Breaker Average Price of **\$95,319** for the Fraser Valley Market. We are all patiently awaiting the impacts of the Federal/Provincial budgets, the elimination of the covid mandates and the interest rate increases. Assuming that their are no big changes, we are forecasting that the majority of the Fraser Valley Markets will continue to be a Seller's Market in the coming months.

Currently, Condos and Townhouse Markets continue to be in Sellers' Market with 100% of the Greater Vancouver (Lower Mainland) Prices increasing with **\$26,385** and **\$41,819** on average, respectively. We analyze and provide 97 individual City's Home Price Indexes to supply you with the MOST ACCURATE Market Trends every Saturday. Please contact us for your own Market Value Update with an in-depth Analysis and Forecast in your Local Market Area and more specifically - Your Neighborhood.

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# Vancouver Market Reports

Statistics, on the Web!

attached homes

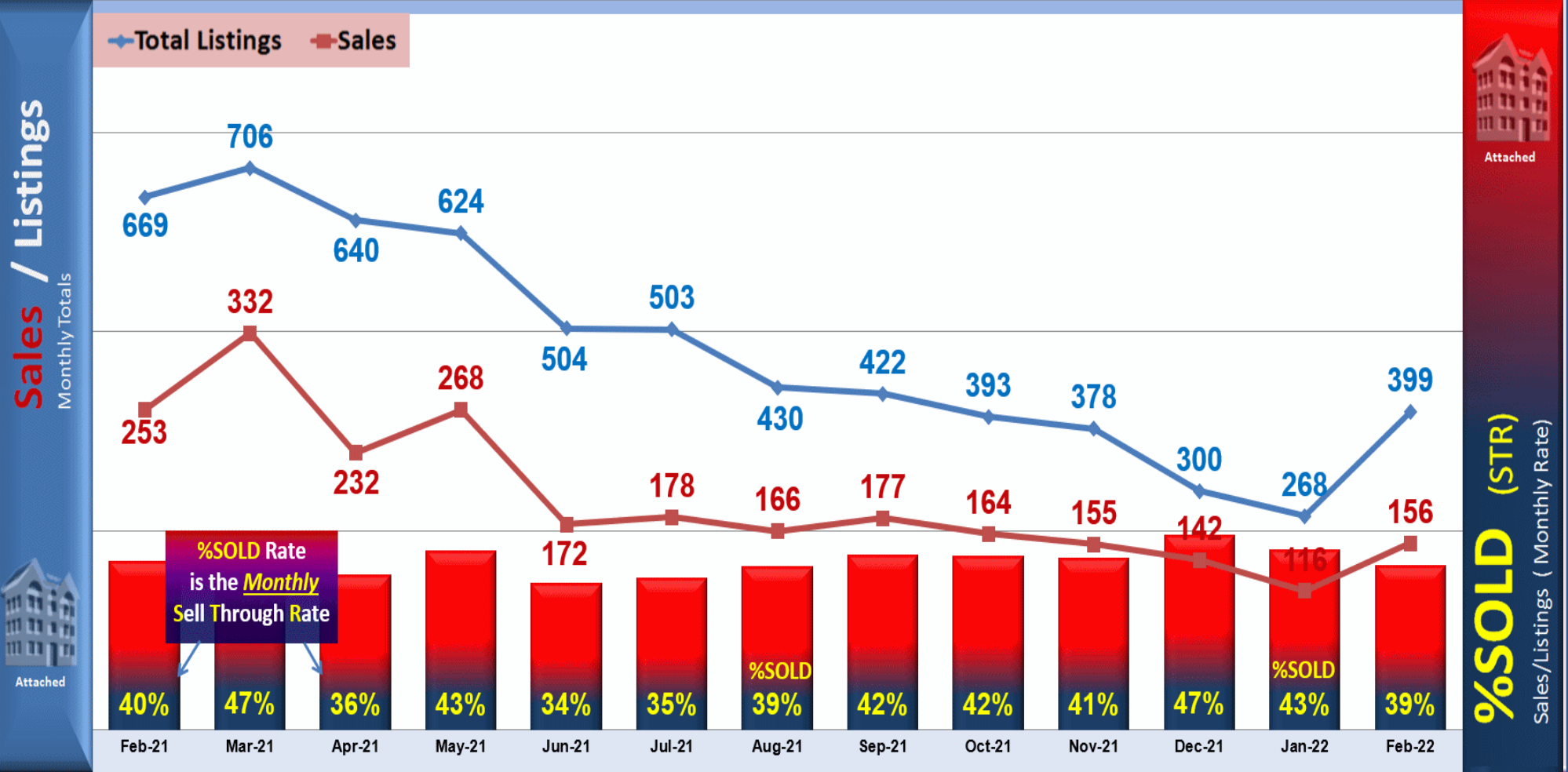


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## Market Analysis and Forecasting

Mar 1/22 White Rock & S. Surrey

Attached White Rock - South Surrey Total Listings\*\*, Sales, and %SOLD rates



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Market Analysis and Forecasting

Mar 1/22 White Rock & S. Surrey

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

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

Townhouses  
TOP 50%

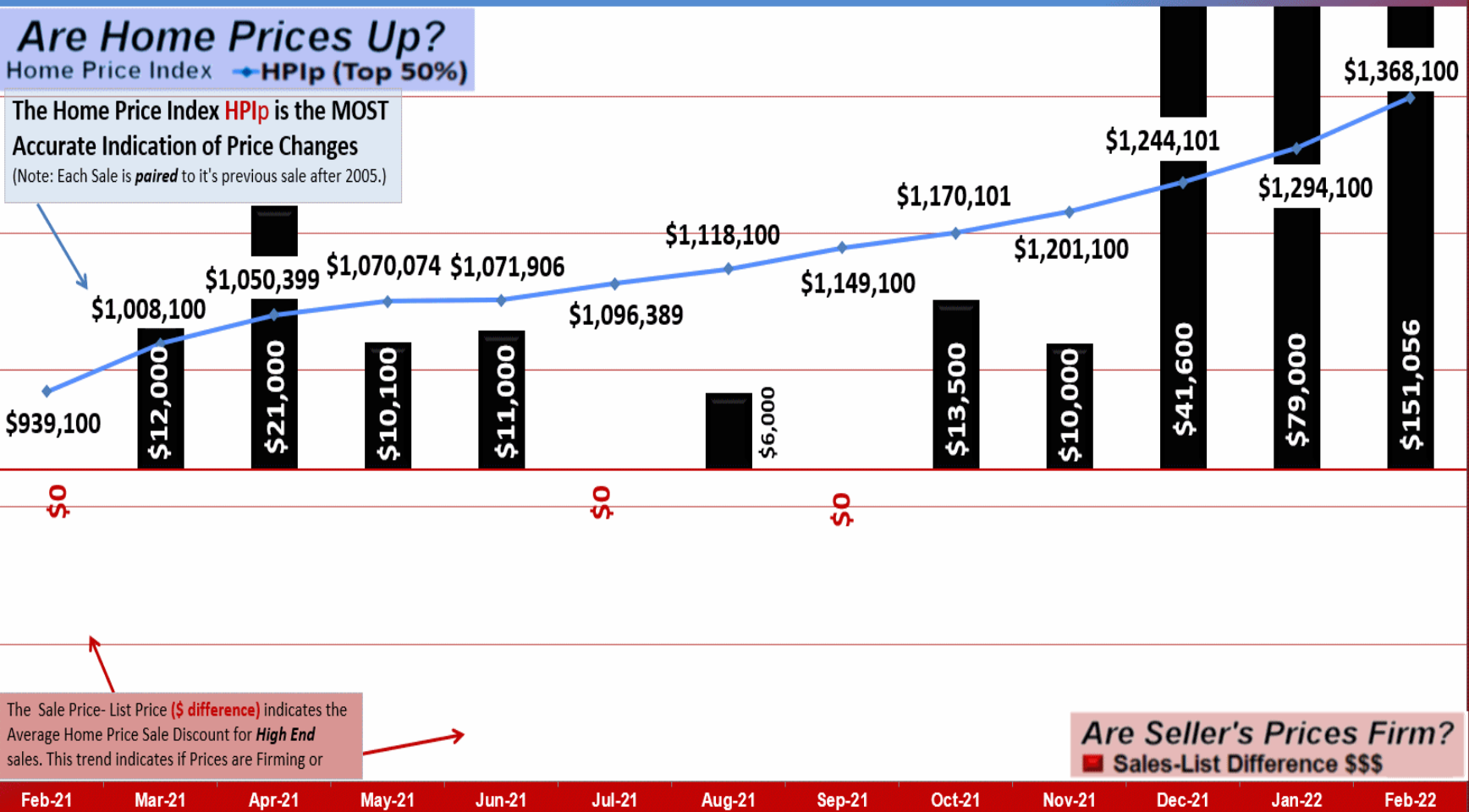
Sales Discount \$\$\$  
Sale Price - Original List Price ( \$ difference)

## Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

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

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



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for High End sales. This trend indicates if Prices are Firming or

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

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Market Analysis and Forecasting

Mar 1/22 White Rock & S. Surrey

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

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



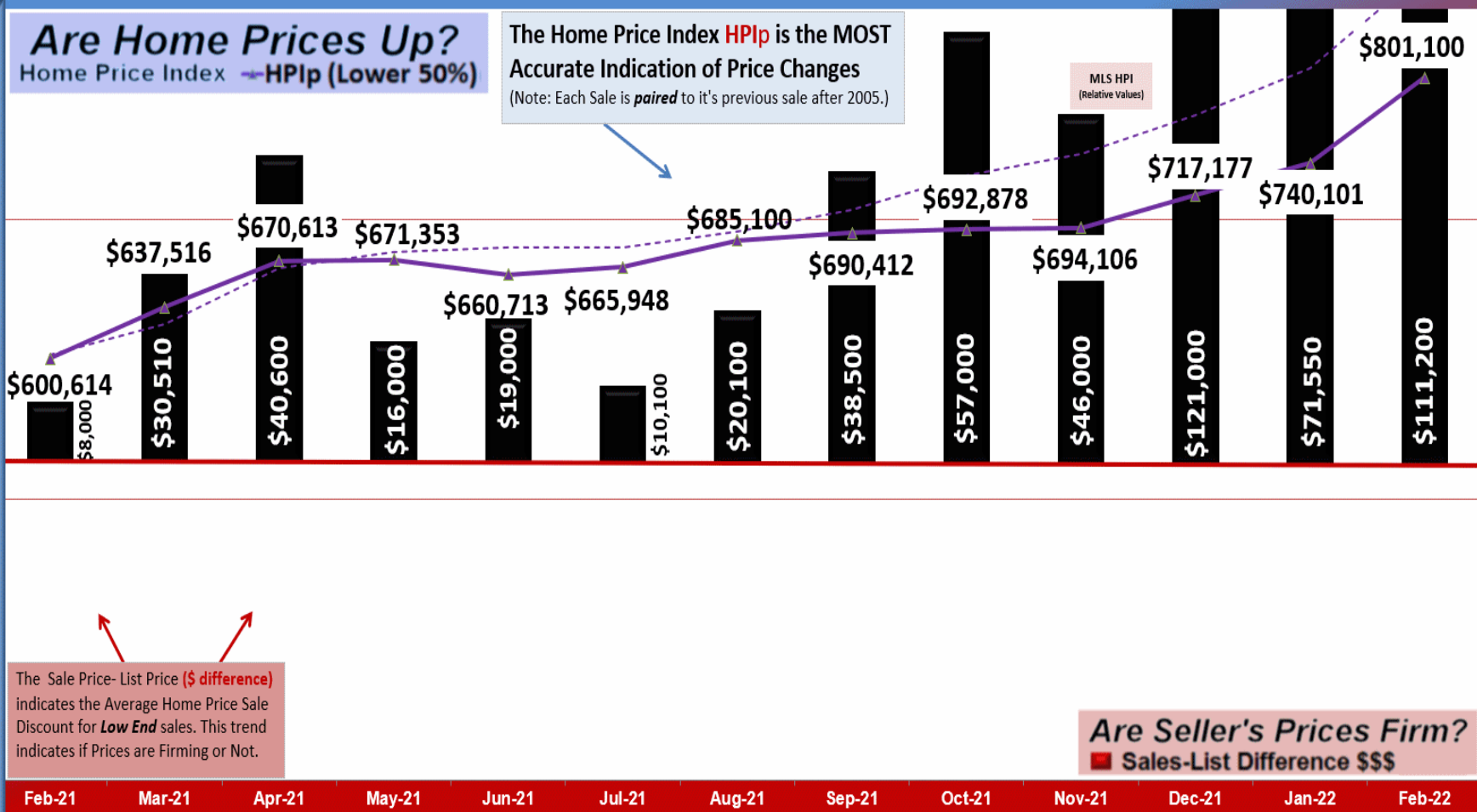
Townhouses



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

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

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



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

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## Market Analysis and Forecasting

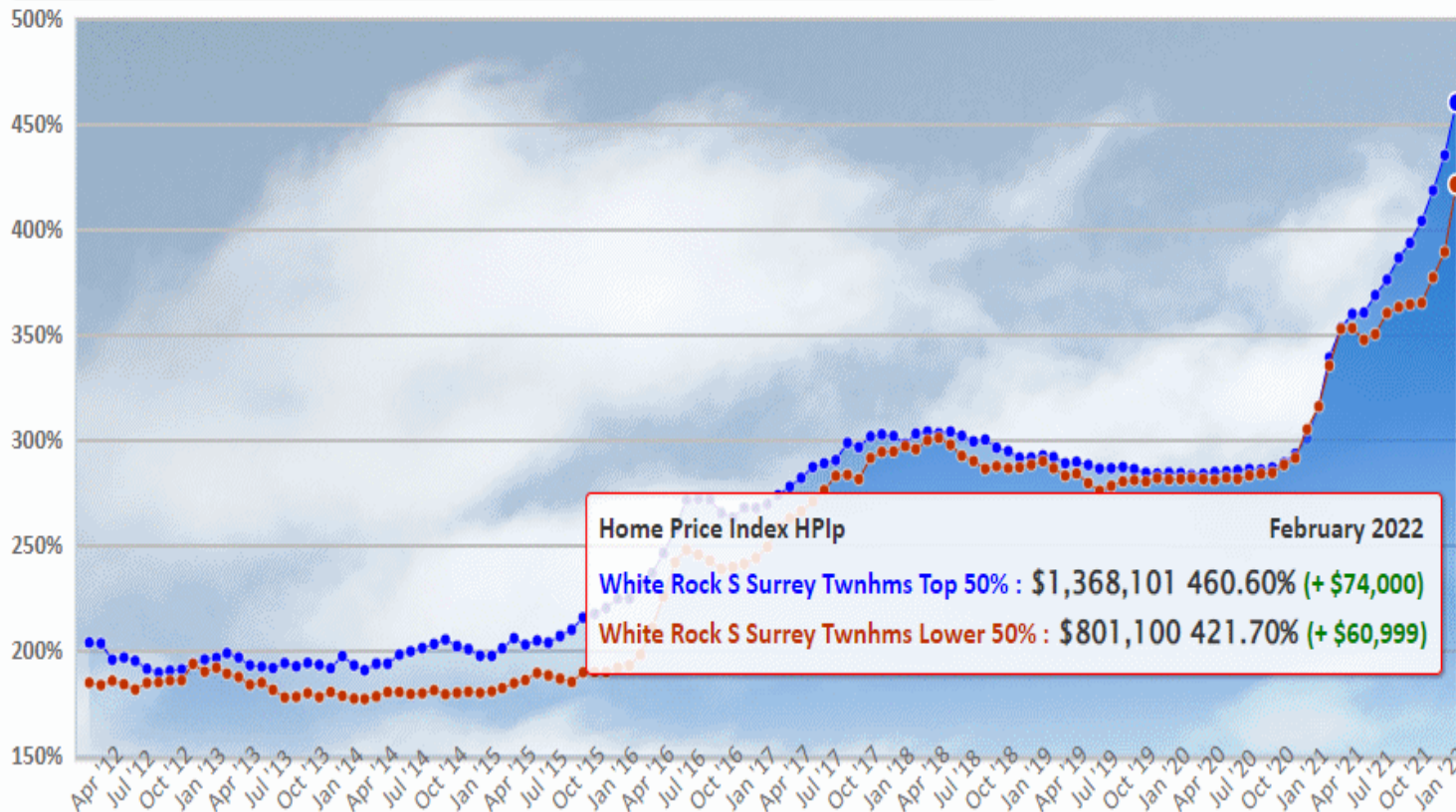
Mar 1/22 White Rock & S. Surrey

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White Rock S Surrey Twnhms Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
 White Rock S Surrey Twnhms Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-

Monthly  Home values



Date	Value
Feb 2022	% 460.60
Jan 2022	% 435.60
Dec 2021	% 418.80
Nov 2021	% 404.30
Oct 2021	% 393.90
Sep 2021	% 386.80
Aug 2021	% 376.40
Jul 2021	% 369.10
Jun 2021	% 360.80
May 2021	% 360.20
Apr 2021	% 353.60
Mar 2021	% 339.40

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attached homes



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Market Analysis and Forecasting

Mar 1/22 White Rock & S. Surrey

Attached

White Rock - South Surrey

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)

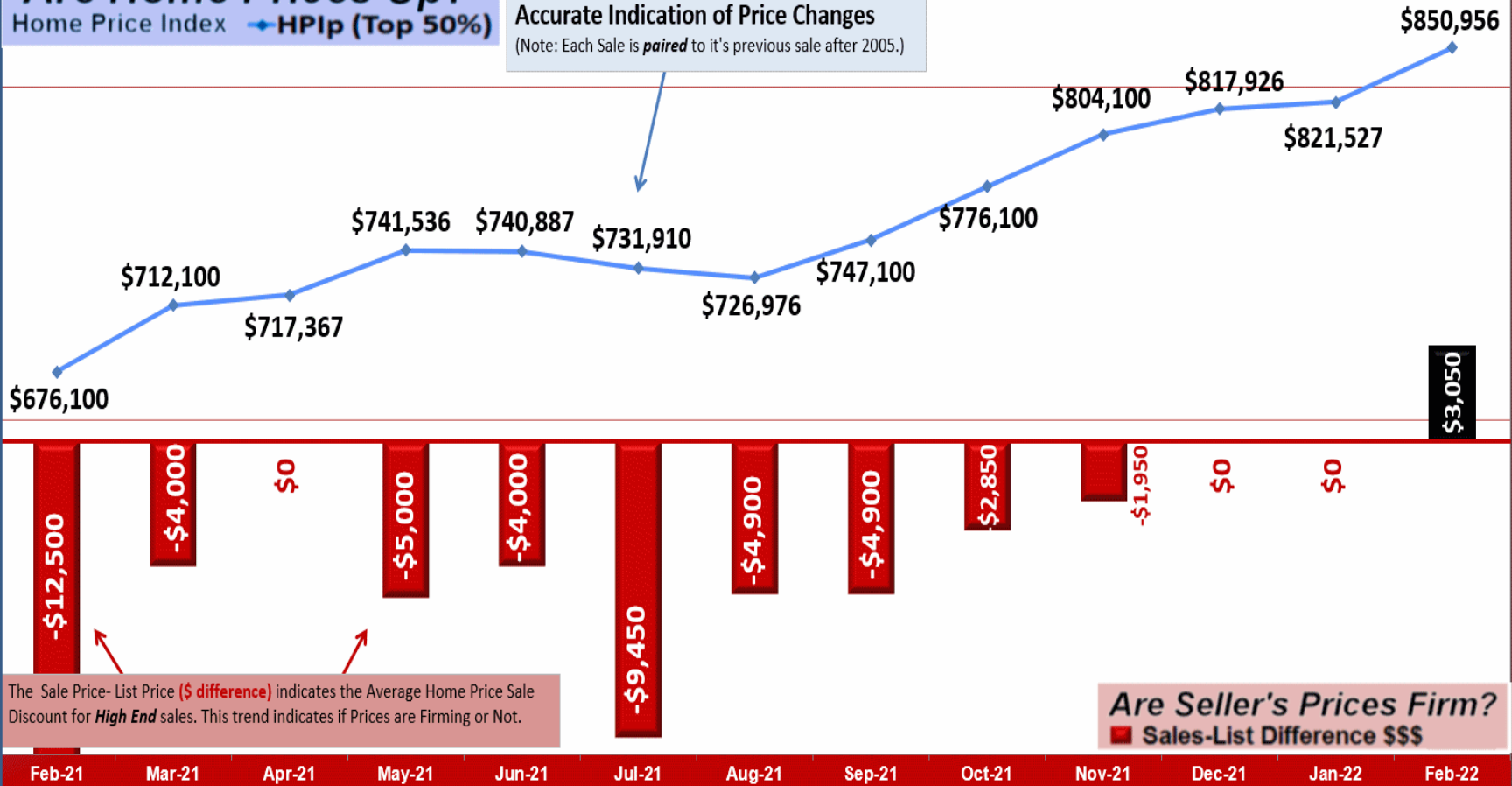


Condominiums

TOP  
50%

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.)



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

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

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

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Market Analysis and Forecasting

Mar 1/22 White Rock & S. Surrey

Attached

White Rock - South Surrey

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

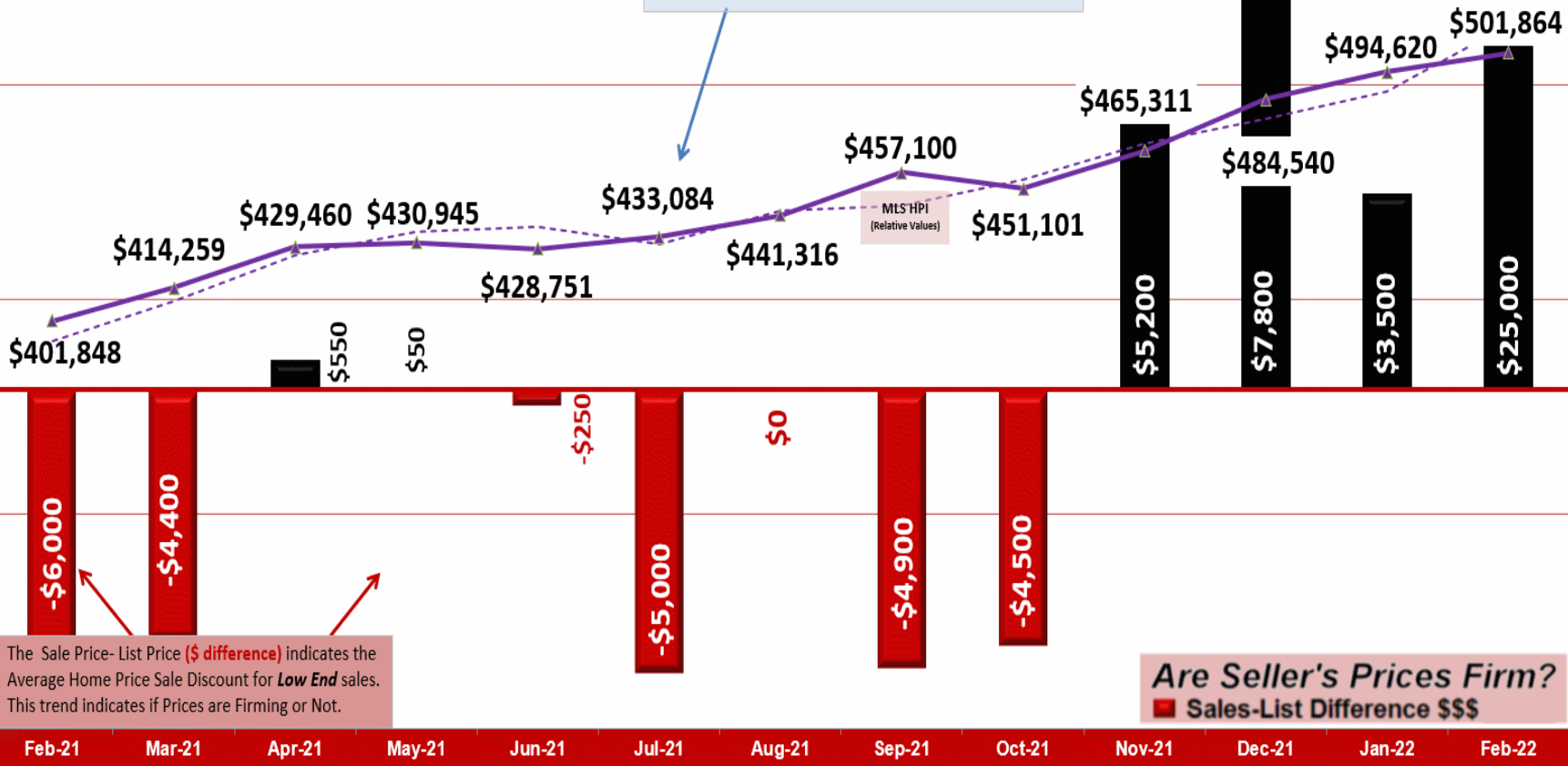


LOWER 50%

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

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

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Sales-List Difference \$\$\$

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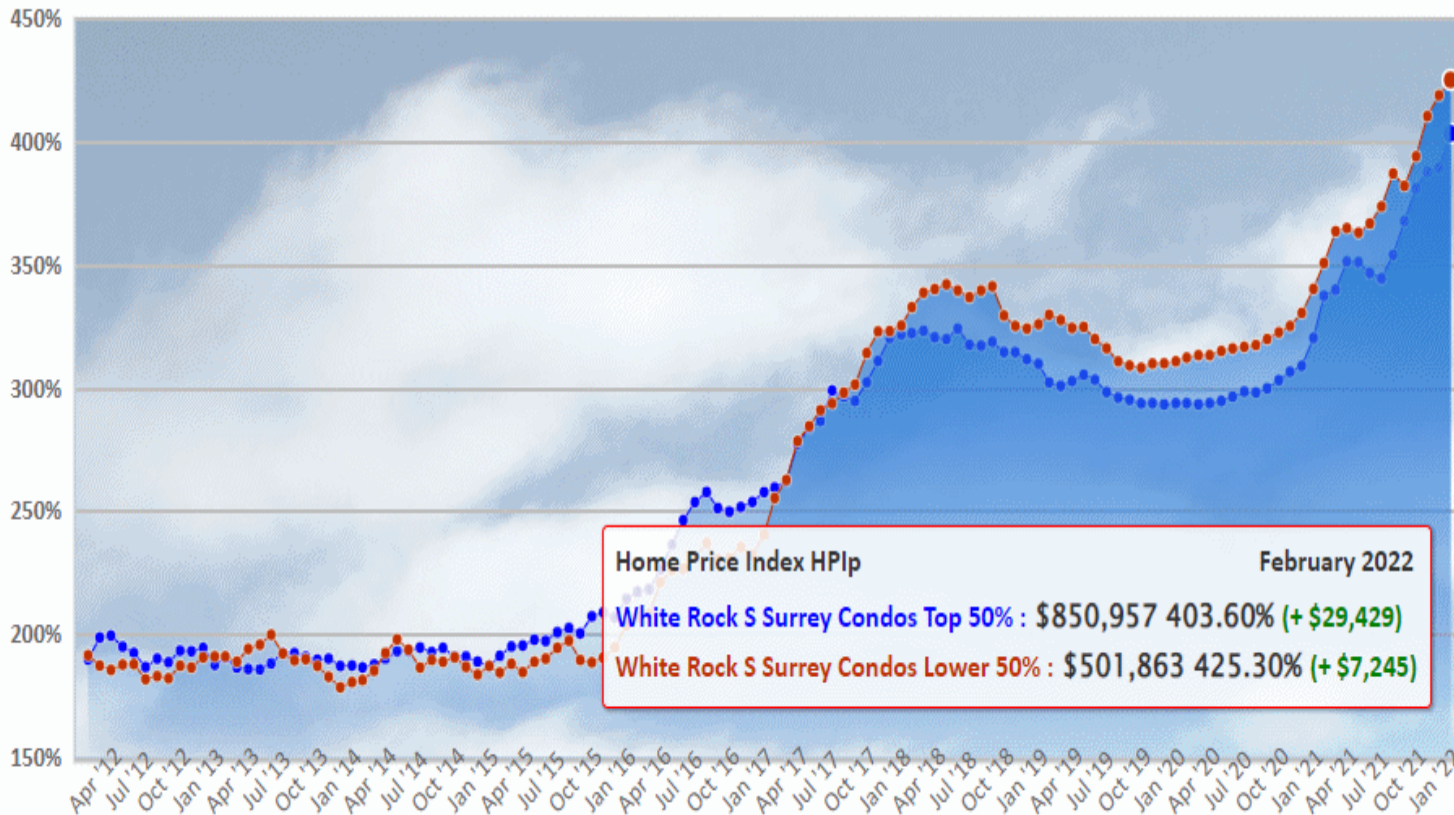
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## Market Analysis and Forecasting

Mar 1/22 White Rock & S. Surrey

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White Rock S Surrey Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
 White Rock S Surrey Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Feb 2022	% 403.60
Jan 2022	% 389.60
Dec 2021	% 387.90
Nov 2021	% 381.30
Oct 2021	% 368.10
Sep 2021	% 354.30
Aug 2021	% 344.80
Jul 2021	% 347.10
Jun 2021	% 351.40
May 2021	% 351.70
Apr 2021	% 340.20
Mar 2021	% 337.70

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## Market Analysis and Forecasting

Mar 1/22

## East Surrey



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### East Surrey Sub areas Statistics - Feb 2022

Attached

Neighbourhoods	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Fraser Heights	29	7	7	100%	\$0	24.1%
Guildford	105	36	7	112%	\$67,400	34.3%
Fleetwood Tynehead	105	34	8	113%	\$110,550	32.4%
Panorama Ridge	21	9	6	111%	\$100,112	42.9%
Sullivan Station	98	28	6	115%	\$139,000	28.6%
<b>Total Activity</b>	<b>358</b>	<b>114</b>	<b>7</b>	<b>113%</b>	<b>\$101,100</b>	<b>32%</b>

### East Surrey List Price Ranges Statistics - Feb 2022

Attached

Home Price Range	Total Listings (month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
\$0-\$400,000	9	4	18	111%	\$44,950	44.4%
\$400,001-\$500,000	34	12	6	112%	\$51,800	35.3%
\$500,001-\$650,000	50	14	7	118%	\$100,906	28.0%
\$650,001-\$800,000	60	20	7	115%	\$109,000	33.3%
\$800,001-\$900,000	79	27	7	109%	\$76,000	34.2%
\$900,001 and more	126	37	6	115%	\$150,000	29.4%
<b>Total Activity</b>	<b>358</b>	<b>114</b>	<b>7</b>	<b>113%</b>	<b>\$101,100</b>	<b>32%</b>

Monthly Changes Summary	Feb-21	Jan-22	Feb-22	03/01/2022	Change
Total Listings** (A,S,T,C,X)	388	232	358		126 ↑
Active Listings (1st of the month)	203	96	128	221	93 ↑
Solds	174	88	114		26 ↑
Days on Market (DOM)	7	7	7		0
%SOLD (Sales/ Listings /mnlth rate)	45%	38%	32%		-6.1% ↓
Condos (Top 50%) Home Price Index HPIp	\$453,293	\$591,263	\$605,546		\$14,283 ↑
Condos (Lower 50%) Home Price Index HPIp	\$319,563	\$390,430	\$401,702		\$11,273 ↑
Twnhs (Top 50%) Home Price Index HPIp	\$704,327	\$993,100	\$1,059,087		\$65,987 ↑
Twnhs (Lower 50%) Home Price Index HPIp	\$504,042	\$650,101	\$699,336		\$49,235 ↑

**Analytical Methods:** The East Surrey 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 Surrey HPIp Top 50% representing the higher end sales and the East Surrey 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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### Mar 1 2022 East Surrey Market Update Attached Townhomes/ Condos

**Current:** East Surrey is a Seller Market with average listing inventory, a **32 %SOLD** rate and a 113% Sell/List Ratio.  
(This means the discount on a sale from the original list price is averaging \$80,500)

*Most Active Price Range:* Homes below \$400,000 have **44.4 %SOLD** rate

*Least Active Price Range:* Homes above \$900,000 have **29.4 %SOLD** rate.

**History:** The East Surrey's Condos Year-To-Date Home Price Index HPIp (Top 50%) shows that prices are increased \$152,253.  
The East Surrey's Condos Year-To-Date Home Price Index HPIp (Lower 50%) shows that prices increased \$82,1390  
The East Surrey's Townhouses Year-To-Date Home Price Index HPIp (Top 50%) shows that prices increased \$354,760.  
The East Surrey's Townhouses Year-To-Date Home Price Index HPIp (Lower 50%) shows that prices are increased \$195,295.

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

**Forecast:** The listing inventory is 8% less than the same month last year.

February shows a Record-Breaker Average Price of **\$95,319** for the Fraser Valley Market. We are all patiently awaiting the impacts of the Federal/Provincial budgets, the elimination of the covid mandates and the interest rate increases. Assuming that there are no big changes, we are forecasting that the majority of the Fraser Valley Markets will continue to be a Seller's Market in the coming months.

Currently, Condos and Townhouse Markets continue to be in Sellers' Market with 100% of the Greater Vancouver (Lower Mainland) Prices increasing with **\$26,385** and **\$41,819** on average, respectively. 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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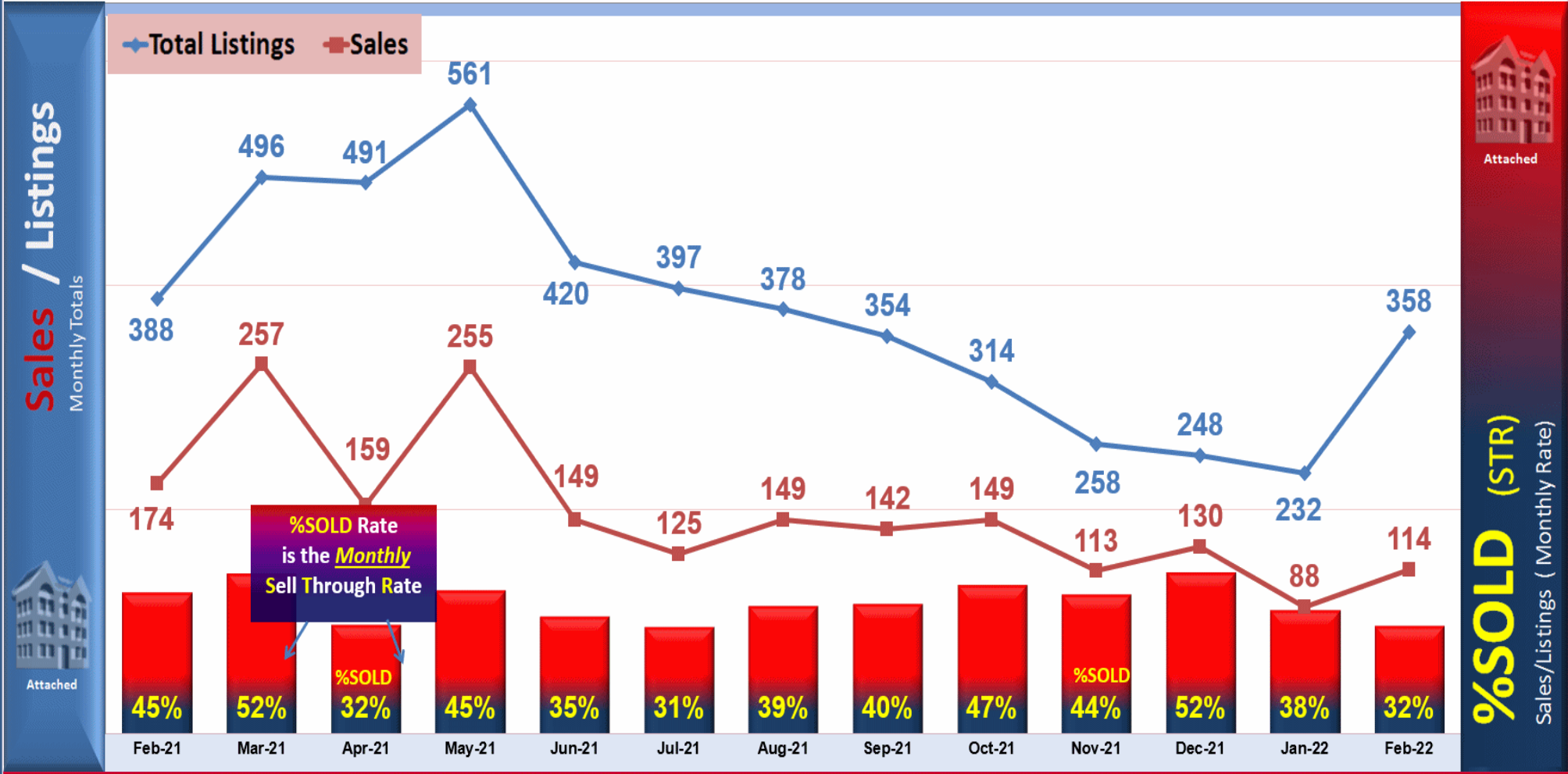
Mar 1/22

East Surrey

Attached Townhomes/ Condos

East Surrey

Total Listings, Sales, and %SOLD rates



Sales / Listings

Monthly Totals



Attached



Attached

%SOLD (STR)

Sales/Listings ( Monthly Rate)

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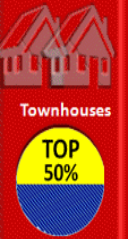
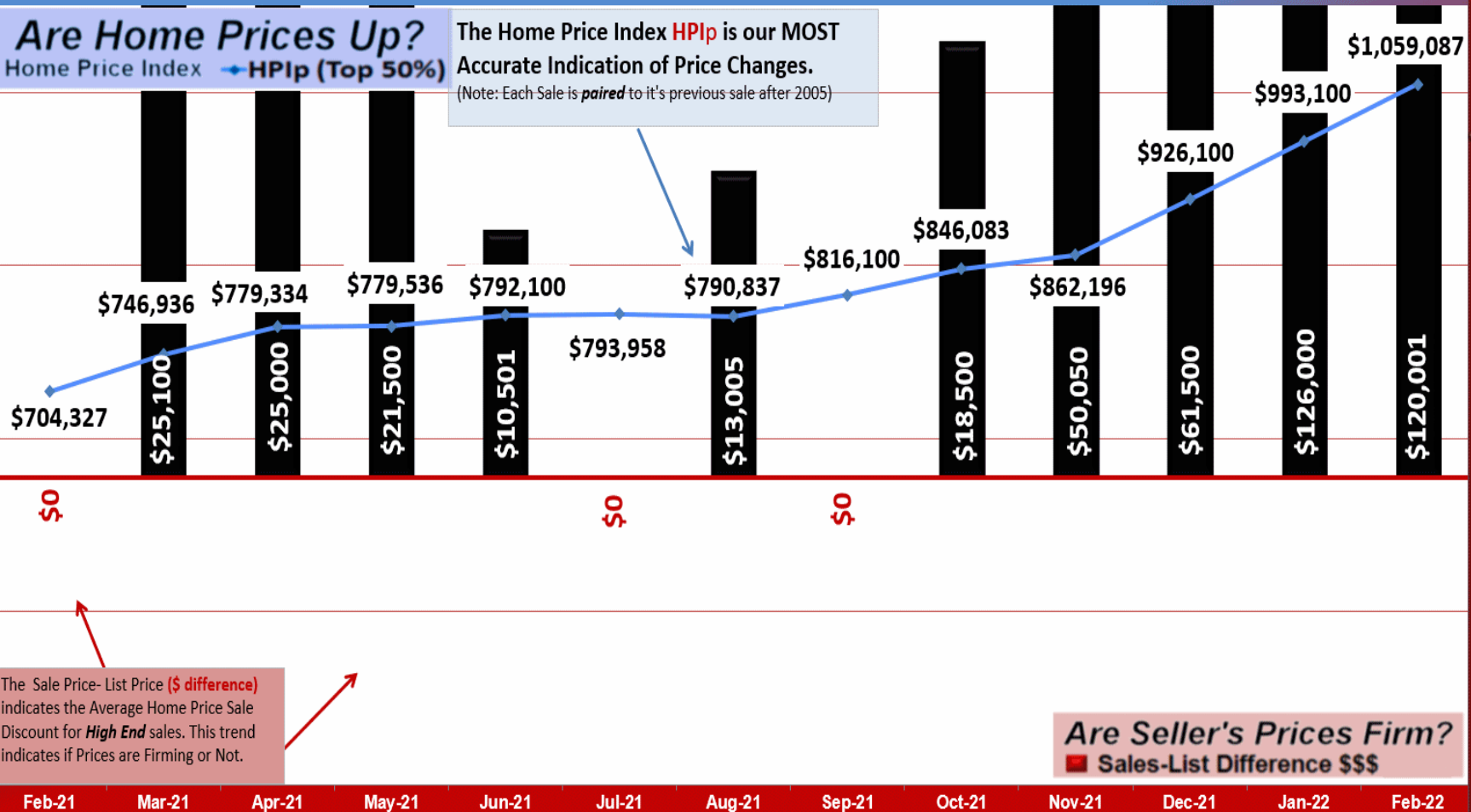
East Surrey Townhouse Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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

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

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

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



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

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

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

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

## Home Price Changes

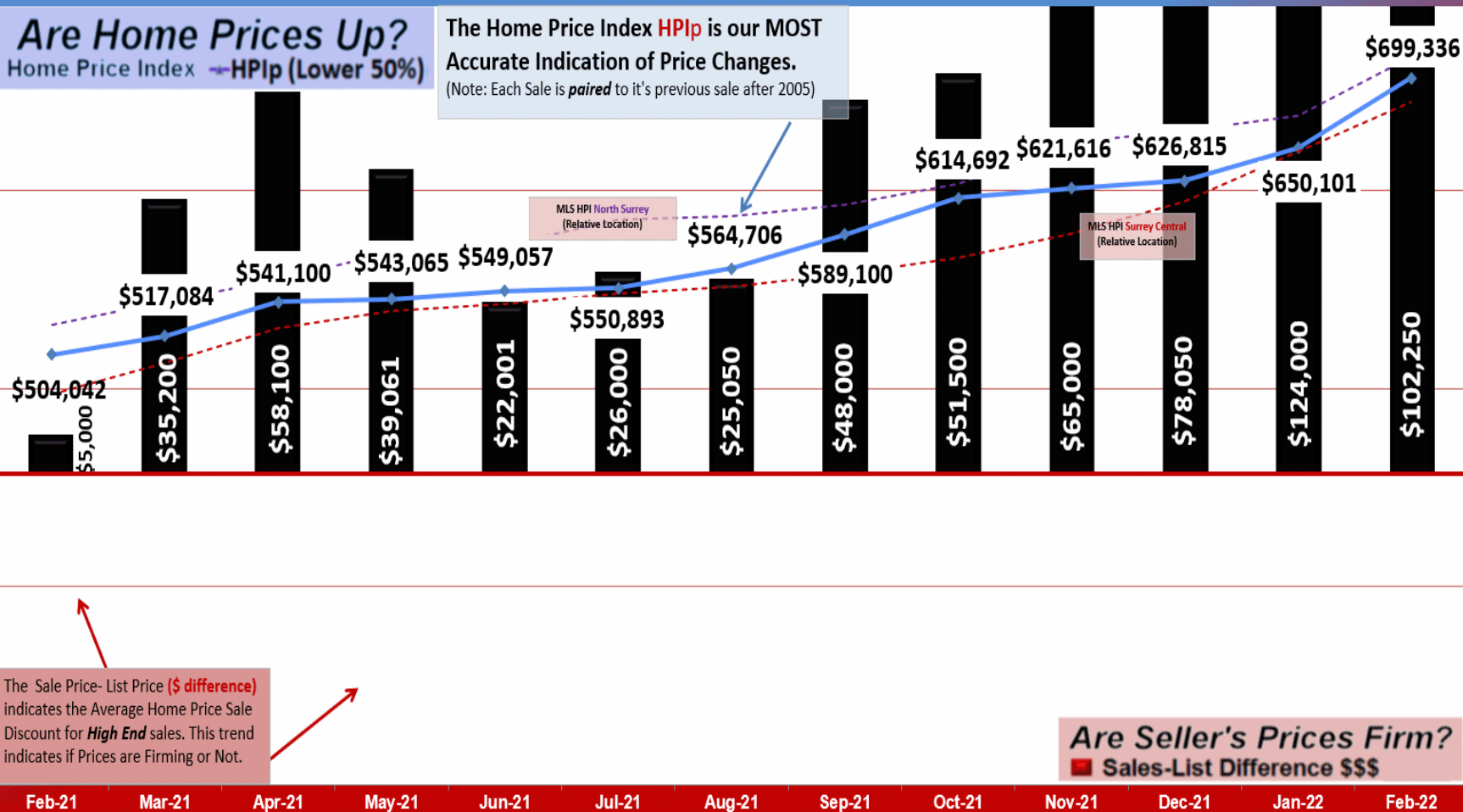
(Home Price Index Paired sales from 2005)

### Are Home Prices Up?

Home Price Index ← HPIp (Lower 50%)

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



Townhouses



LOWER 50%

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



Townhouses

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

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

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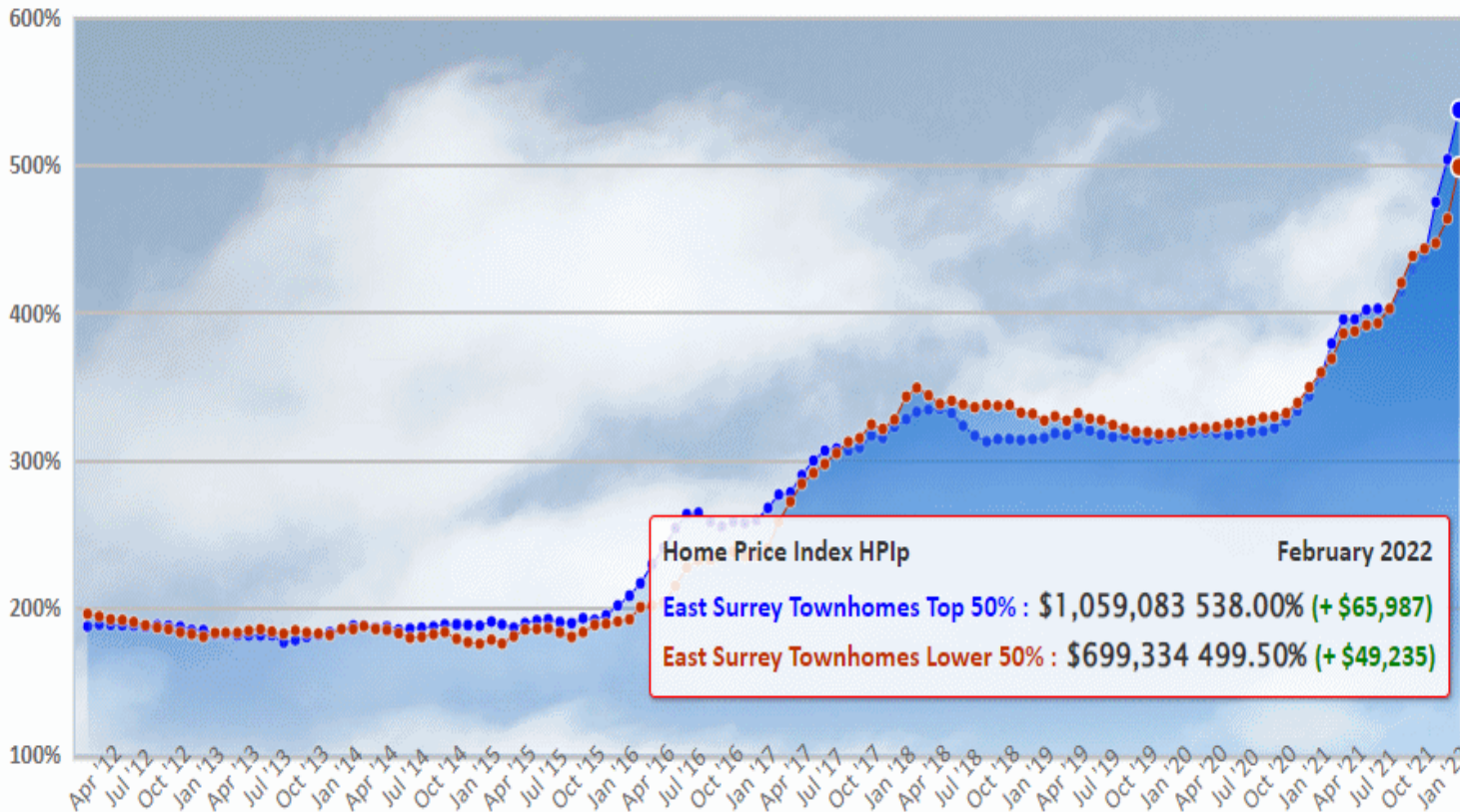
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East Surrey

Powered by the Greater Vancouver Market Reports HPIp



East Surrey Townhomes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
 East Surrey Townhomes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Feb 2022	% 538.00
Jan 2022	% 504.50
Dec 2021	% 475.60
Nov 2021	% 438.00
Oct 2021	% 429.80
Sep 2021	% 414.60
Aug 2021	% 401.80
Jul 2021	% 403.30
Jun 2021	% 402.40
May 2021	% 396.00
Apr 2021	% 395.90
Mar 2021	% 379.50

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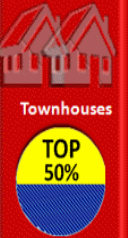
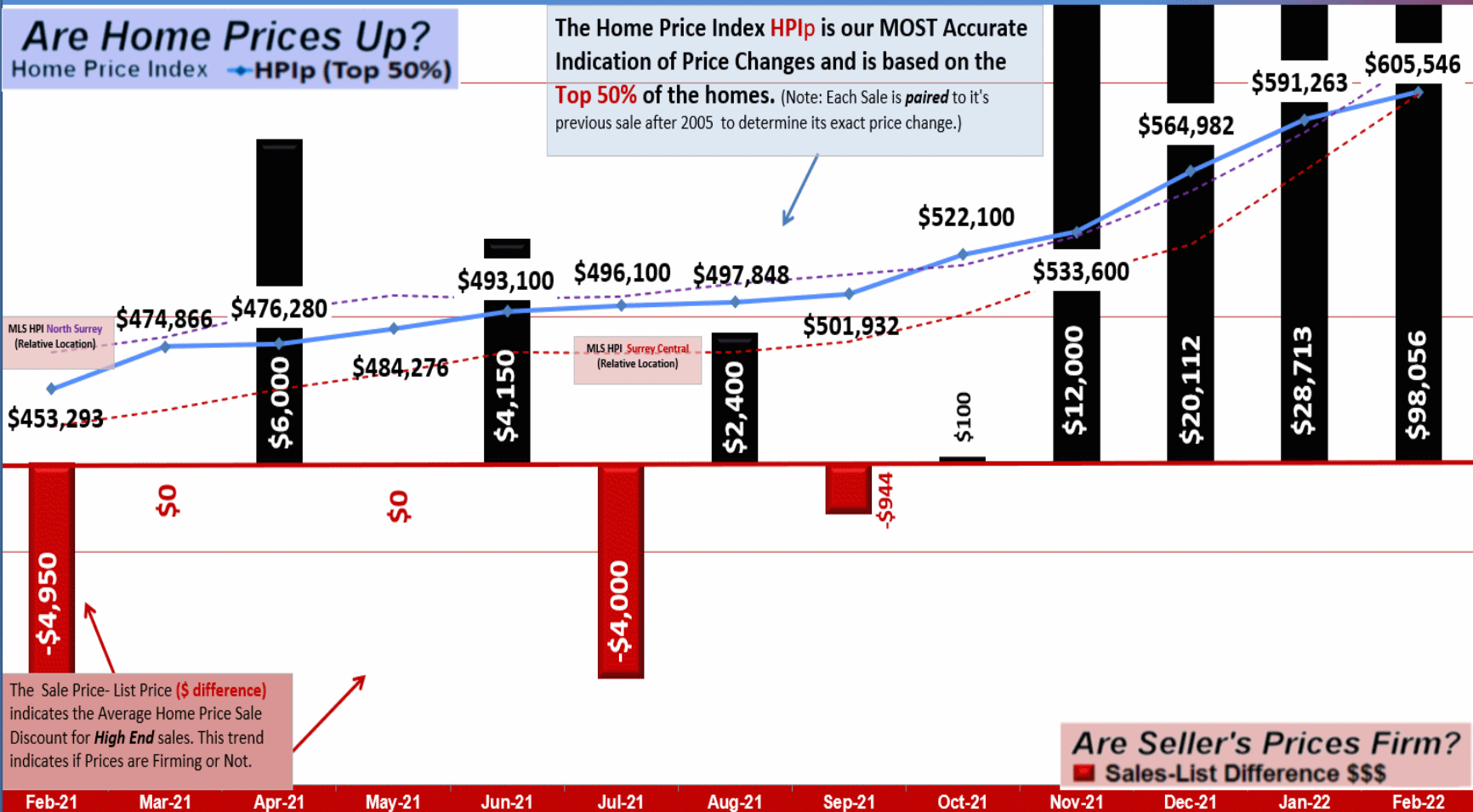
East Surrey

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

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

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

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



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

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

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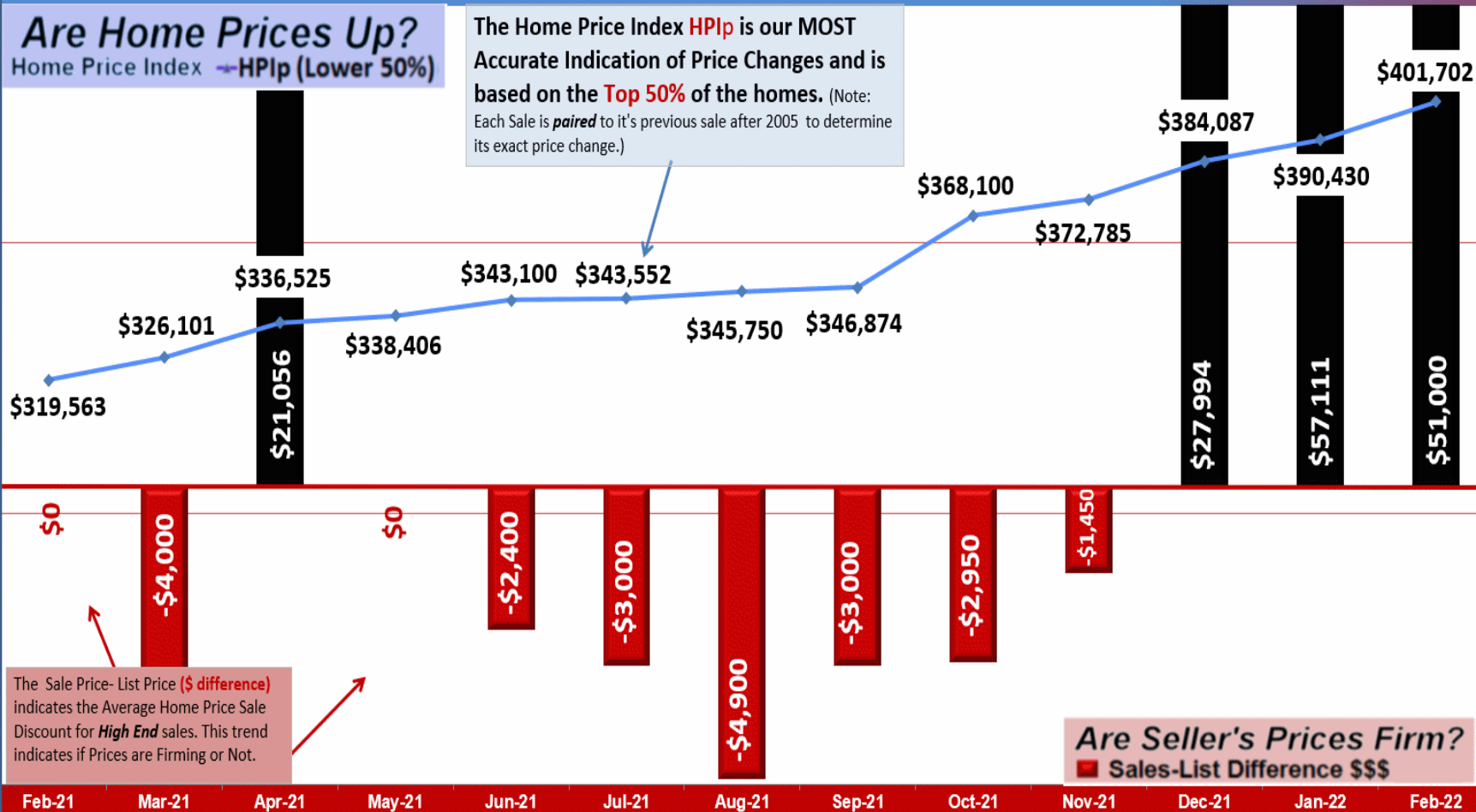
Attached East Surrey Condos Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for Low End Home sales)

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

## Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

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



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

## Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Townhouses

LOWER 50%

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

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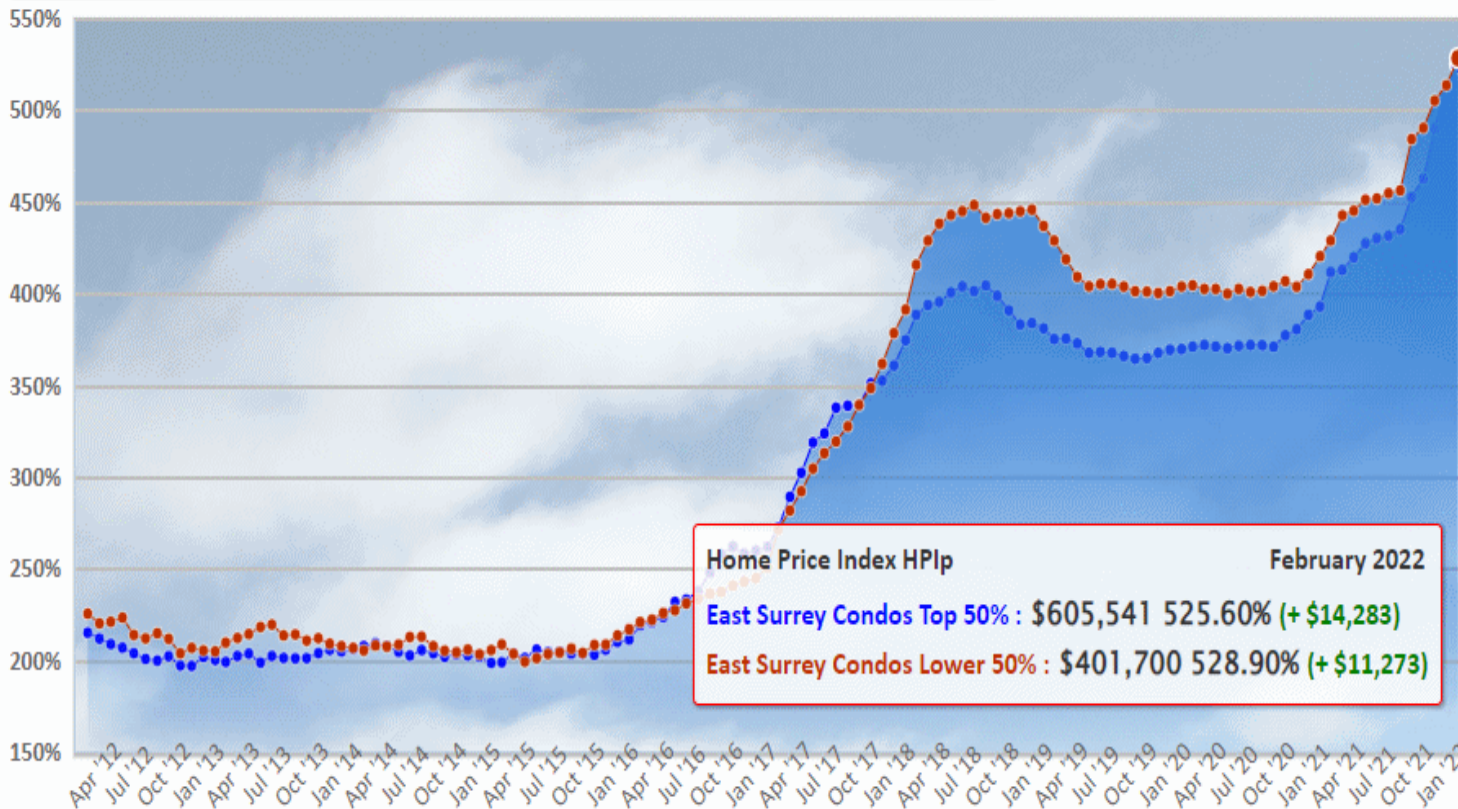
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East Surrey

Powered by the Greater Vancouver Market Reports HPIp



East Surrey Condos Top 50% : HPIp Forecast+ Forecast-  
East Surrey Condos Lower 50% : HPIp Forecast+ Forecast-



Monthly Home values

Date	Value
Feb 2022	% 525.60
Jan 2022	% 513.20
Dec 2021	% 490.40
Nov 2021	% 463.10
Oct 2021	% 453.10
Sep 2021	% 435.60
Aug 2021	% 432.10
Jul 2021	% 430.60
Jun 2021	% 428.00
May 2021	% 420.30
Apr 2021	% 413.40
Mar 2021	% 412.20

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## West Surrey



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### West Surrey Sub areas Statistics - Feb 2022

Attached

Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Bridgeview	3	1	14	101%	\$3,000	33.3%
Bolivar Heights	16	8	8	115%	\$70,106	50.0%
Royal Heights	0	0				0.0%
Cedar Hills	7	1	4	112%	\$46,000	14.3%
Whalley	305	115	8	108%	\$43,000	37.7%
Queen Mary Park Sui	44	15	7	110%	\$54,000	34.1%
Bear Creek Green Tir	34	11	8	115%	\$125,000	32.4%
West Newton	104	39	6	116%	\$91,000	37.5%
East Newton	73	24	8	108%	\$40,100	32.9%
<b>Total Activity</b>	<b>586</b>	<b>214</b>	<b>7</b>	<b>110%</b>	<b>\$54,500</b>	<b>37%</b>

### West Surrey List Price Ranges Statistics - Feb 2022

Attached

Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
\$0-\$350,000	33	14	8	112%	\$41,100	42.4%
\$350,001-\$400,000	55	27	7	119%	\$77,000	49.1%
\$400,001-\$480,000	66	25	7	111%	\$52,000	37.9%
\$480,001-\$540,000	79	32	7	106%	\$30,120	40.5%
\$540,001-\$640,000	119	42	7	107%	\$44,001	35.3%
\$640,001-\$775,000	85	34	8	108%	\$51,550	40.0%
\$775,001 and more	149	40	7	115%	\$133,500	26.8%
<b>Total Activity</b>	<b>586</b>	<b>214</b>	<b>7</b>	<b>110%</b>	<b>\$54,500</b>	<b>37%</b>

Monthly Changes Summary	Feb-21	Jan-22	Feb-22	03/01/2022	Change
Total Listings** (A,S,T,C,X)	758	438	586		148 ↑
Active Listings (1st of the month)	503	218	207	340	133 ↑
Solds	226	194	214		20 ↑
Days on Market (DOM)	16	8	7		-1 ↓
%SOLD (Sales/ Listings /mnlthly rate)	30%	44%	37%		-7.8% ↓
<b>Condos (Top 50%) Home Price Index HPIp</b>	<b>\$439,045</b>	<b>\$593,100</b>	<b>\$621,768</b>		<b>\$28,668</b> ↑
<b>Condos (Lower 50%) Home Price Index HPIp</b>	<b>\$329,101</b>	<b>\$391,065</b>	<b>\$418,669</b>		<b>\$27,604</b> ↑
<b>Twnhs (Top 50%) Home Price Index HPIp</b>	<b>\$653,578</b>	<b>\$963,101</b>	<b>\$1,036,100</b>		<b>\$72,999</b> ↑
<b>Twnhs (Lower 50%) Home Price Index HPIp</b>	<b>\$485,765</b>	<b>\$629,916</b>	<b>\$660,734</b>		<b>\$30,819</b> ↑

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### Mar 1 2022 West Surrey Market Update Attached Townhomes/ Condos

**Current:** West Surrey is a Seller Market with average listing inventory, a **37 %SOLD** rate and a 110% Sell/List Ratio.  
(This means the increase on a sale from the original list price is averaging \$54,500).

*Most Active Price Range:* Homes between \$350,000 - \$400,000 have **49.1 %SOLD** rate.

*Least Active Price Range:* Homes above \$775,000 have **26.8 %SOLD** rate.

**History:** The West Surrey's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$182,723.

The West Surrey's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$89,568.

The West Surrey's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$382,522.

The West Surrey's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$174,969.

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

**Forecast:** Current month's listing inventory is 23% less than same month last yr.

February shows a Record-Breaker Average Price of **\$95,319** for the Fraser Valley Market. We are all patiently awaiting the impacts of the Federal/Provincial budgets, the elimination of the covid mandates and the interest rate increases. Assuming that their are no big changes, we are forecasting that the majority of the Fraser Valley Markets will continue to be a Seller's Market in the coming months.

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Attached Townhomes/ Condos

West Surrey

Total Listings, Sales, and %SOLD rates

Sales / Listings

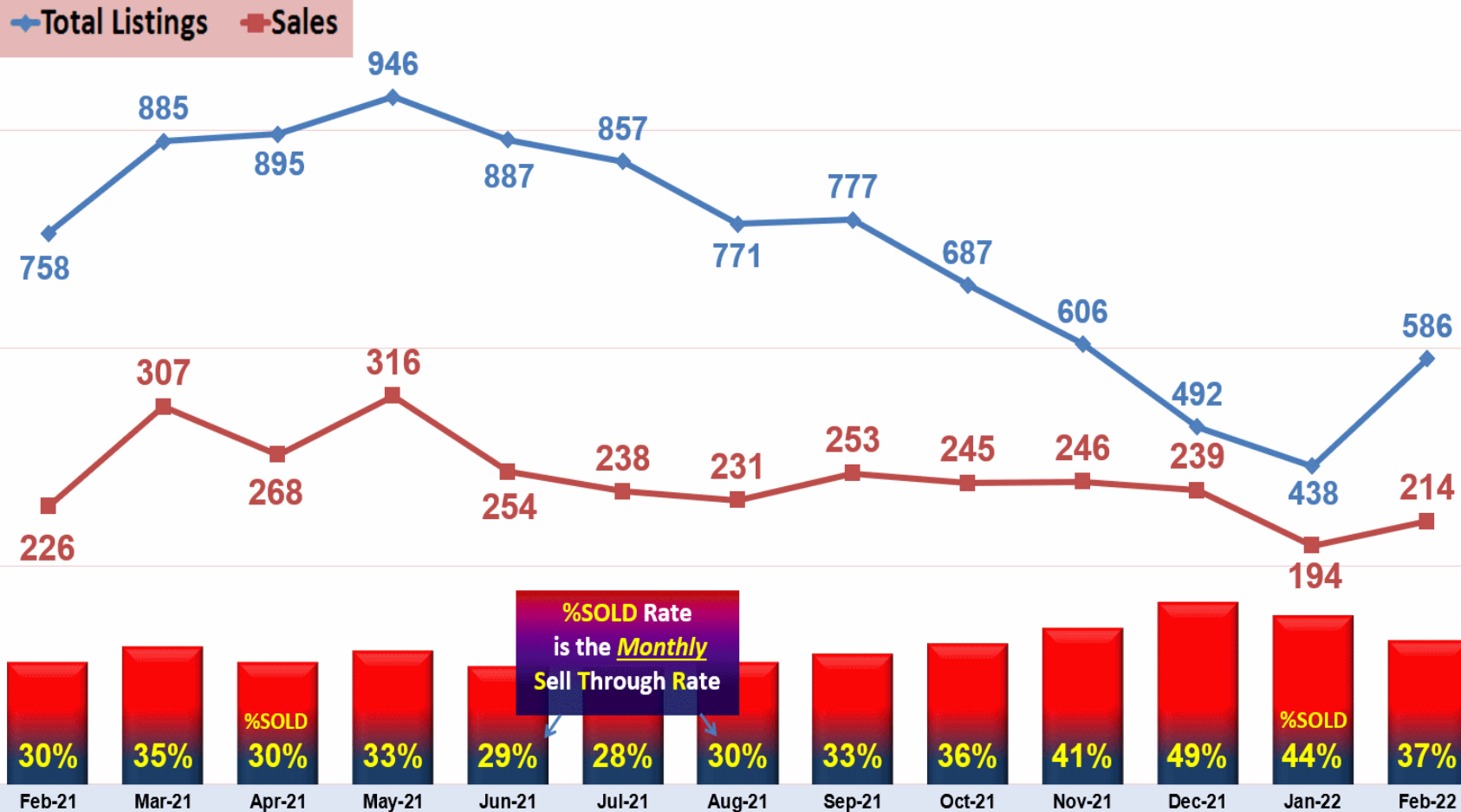
Monthly Totals



Attached

%SOLD (STR)

Sales/Listings ( Monthly Rate)



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

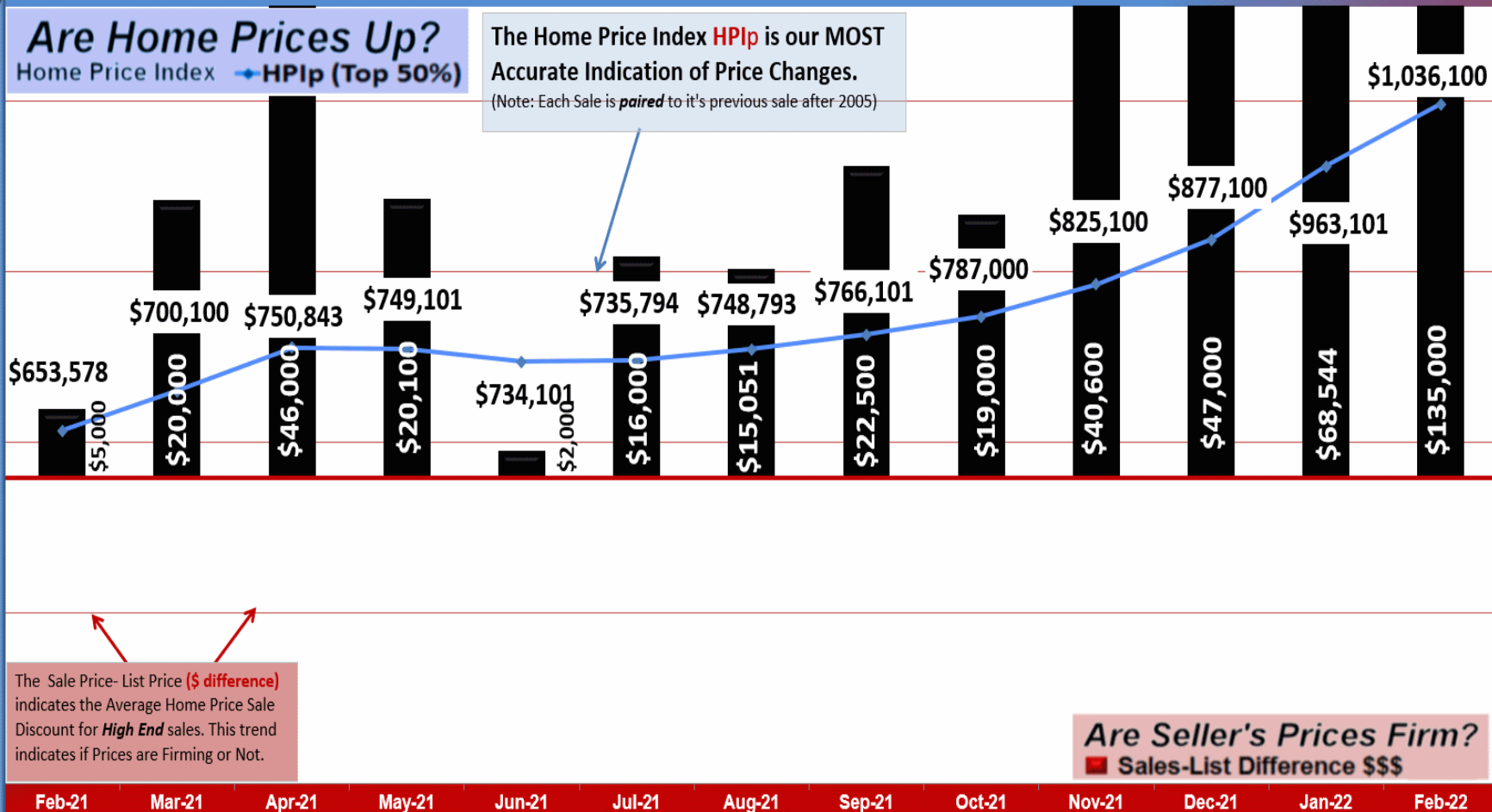
## Home Price Changes

(Home Price Index Paired sales from 2005)

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

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

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



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

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Townhouses

TOP 50%

Sales Discount \$\$\$

Sale Price — Original List Price ( \$ \$ difference)

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West Surrey

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

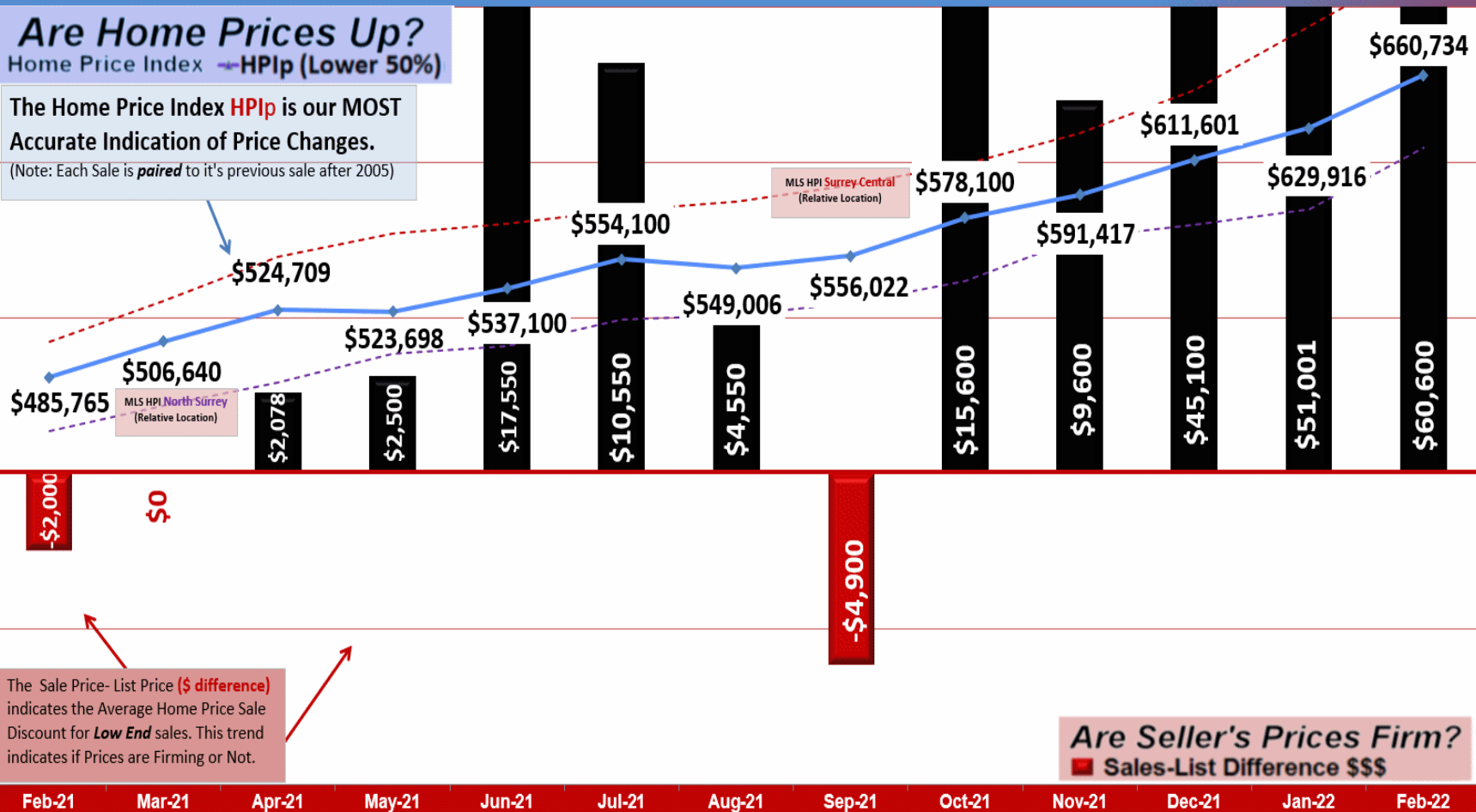
Home Price Changes  
(Home Price Index Paired sales from 2005)

## Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

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

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



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

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



Sales Discount \$\$

Sale Price - Original List Price ( \$ difference)

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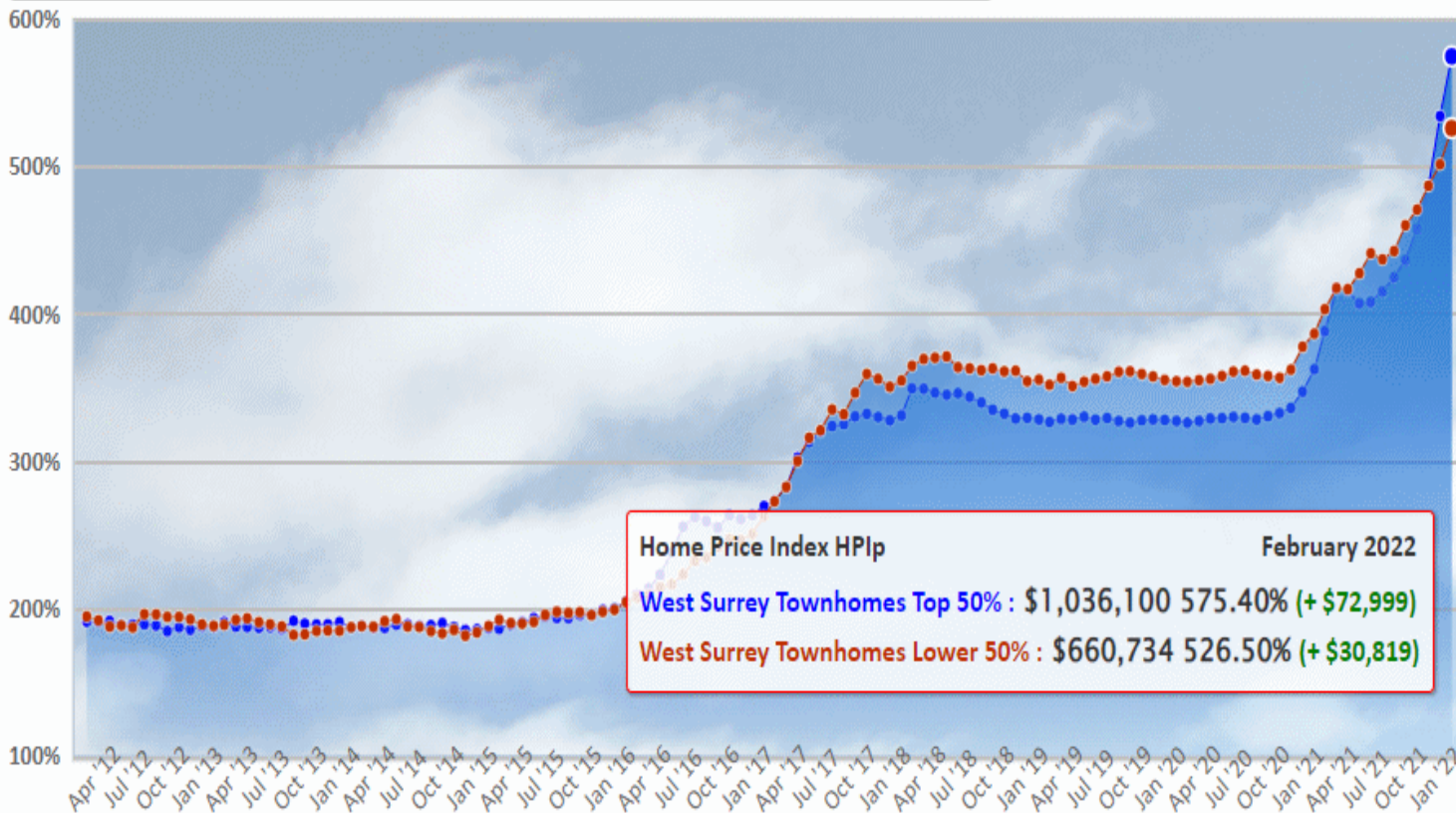
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West Surrey

Powered by the Greater Vancouver Market Reports HPIp



West Surrey Townhomes Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
 West Surrey Townhomes Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Feb 2022	% 575.40
Jan 2022	% 534.80
Dec 2021	% 487.10
Nov 2021	% 458.20
Oct 2021	% 437.00
Sep 2021	% 425.40
Aug 2021	% 415.80
Jul 2021	% 408.60
Jun 2021	% 407.70
May 2021	% 416.00
Apr 2021	% 417.00
Mar 2021	% 388.80

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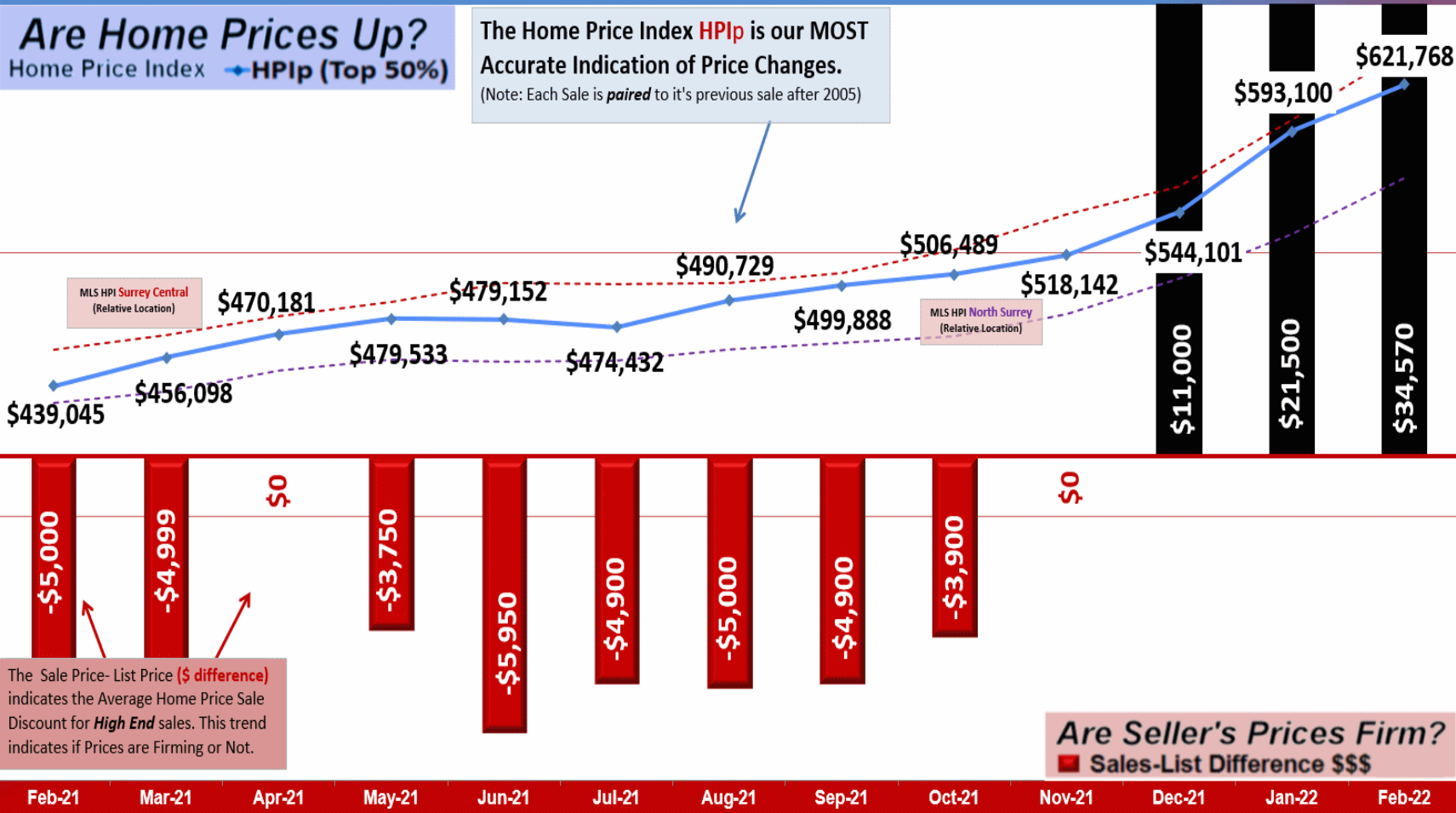
Attached West Surrey Condos Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price for High End Home sales)

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(Home Price Index Paired sales from 2005)

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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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West Surrey

Attached West Surrey 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)



Townhouses



Townhouses



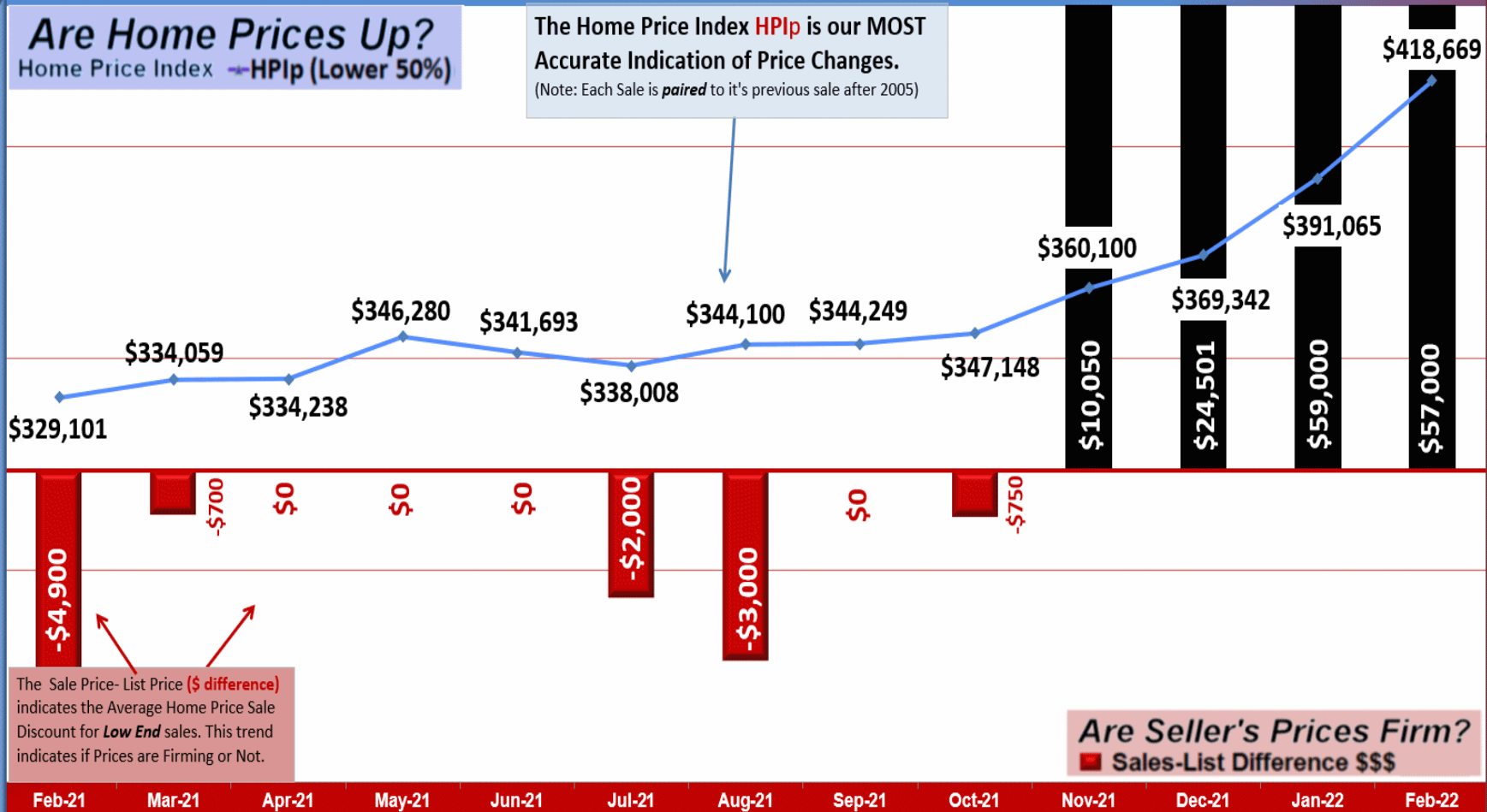
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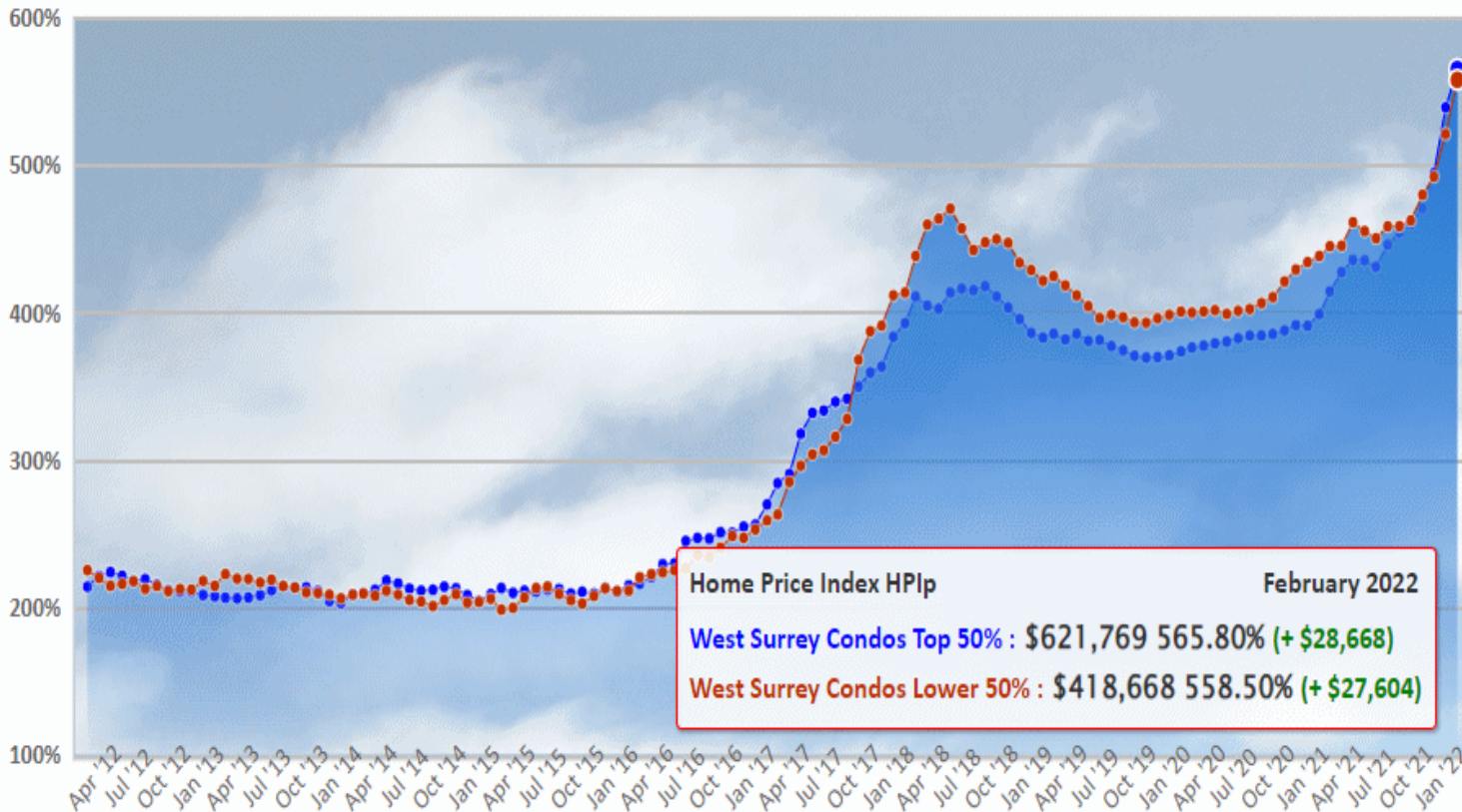
Market Analysis and Forecasting

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West Surrey

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West Surrey Condos Top 50% : HPIp Forecast+ Forecast-  
 West Surrey Condos Lower 50% : HPIp Forecast+ Forecast-



Monthly Home values

Date	Value
Feb 2022	% 565.80
Jan 2022	% 539.70
Dec 2021	% 495.10
Nov 2021	% 471.50
Oct 2021	% 460.90
Sep 2021	% 454.90
Aug 2021	% 446.60
Jul 2021	% 431.70
Jun 2021	% 436.00
May 2021	% 436.40
Apr 2021	% 427.90
Mar 2021	% 415.00

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## Market Analysis and Forecasting

Mar 1/22 Langley, Cloverdale

Langley, Cloverdale Sub areas Statistics - Feb 2022						
Neighbourhoods	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Cloverdale BC	59	23	8	111%	\$81,000	39.0%
Clayton	113	36	6	111%	\$82,801	31.9%
Murrayville	15	6	7	121%	\$128,400	40.0%
Salmon River	3	0				0.0%
Brookwood Langley	0	0				0.0%
Aldergrove Langley	13	6	7	110%	\$67,750	46.2%
Langley City	156	57	7	111%	\$60,001	36.5%
<b>Total Activity</b>	<b>359</b>	<b>128</b>	<b>7</b>	<b>111%</b>	<b>\$71,000</b>	<b>36%</b>

Langley, Cloverdale List Price Ranges Statistics - Feb 2022						
Home Price Range	Total Listings (Month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
0-\$350,000	17	10	7	110%	\$35,556	58.8%
\$350,001-\$400,000	21	9	8	111%	\$53,100	42.9%
\$400,001-\$475,000	74	26	7	112%	\$60,000	35.1%
\$475,001-\$550,000	94	34	7	111%	\$73,500	36.2%
\$550,001-\$675,000	80	29	6	114%	\$115,200	36.3%
\$675,001 and more	73	20	7	111%	\$111,441	27.4%
<b>Total Activity</b>	<b>359</b>	<b>128</b>	<b>7</b>	<b>111%</b>	<b>\$71,000</b>	<b>36%</b>

Mar 1 2022 Langley, Cloverdale Market Update (Attached)

**Current:** Langley, Cloverdale is in a Seller Market with average listing inventories, a **36 %SOLD** rate and a 111% Sell/List Ratio.

(This means that there is an average of a **\$71,000** discount on a sale from the original list price)

**Most Active Price Range:** Attached homes below \$350,000 have **58.8 %SOLD** rate and is in a Sellers Market.

**Least Active Price Range:** Attached homes above \$675,000 have **27.4 %SOLD** rate.

**History:** The Langley, Cloverdale's **Condos** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$208,207.

The Langley, Cloverdale's **Condos** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$133,566.

The Langley, Cloverdale's **Townhouses** Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices increased \$351,496.

The Langley, Cloverdale's **Townhouses** Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices increased \$232,037.

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

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

Monthly Changes Summary	Feb-21	Jan-22	Feb-22	03/01/2022	Change
Total Listings** (A,S,T,C,X)	533	200	359		159
Active Listings	280	54	96	211	115
Solds	247	95	128		33
Days on Market (DOM)	7	7	7		0
%SOLD (Sales/ Listings /mnlthly rate)	46%	48%	36%		-12%
<b>Condos (Top 50%) Home Price Index HPIp</b>	\$471,226	\$655,956	\$679,433		\$23,477
<b>Condos (Lower 50%) Home Price Index HPIp</b>	\$340,278	\$436,985	\$473,844		\$36,859
<b>Twnhs (Top 50%) Home Price Index HPIp</b>	\$730,100	\$1,045,642	\$1,081,596		\$35,954
<b>Twnhs (Lower 50%) Home Price Index HPIp</b>	\$546,100	\$745,101	\$778,137		\$33,036

**Forecast:** The Listing Inventories have increased by 33% less listings compared to same month last year. We project Langley, Cloverdale Attached to be a continued Seller market. February shows a Record-Breaker Average Price of **\$95,319** for the Fraser Valley Market. We are all patiently awaiting the impacts of the Federal/Provincial budgets, the elimination of the covid mandates and the interest rate increases. Assuming that their are no big changes, we are forecasting that the majority of the Fraser Valley Markets will continue to be a Seller's Market in the coming months. Currently, Condos and Townhouse Markets continue to be in Sellers' Market with 100% of the Greater Vancouver (Lower Mainland) Prices increasing with **\$26,385** and **\$41,819** on average, respectively. 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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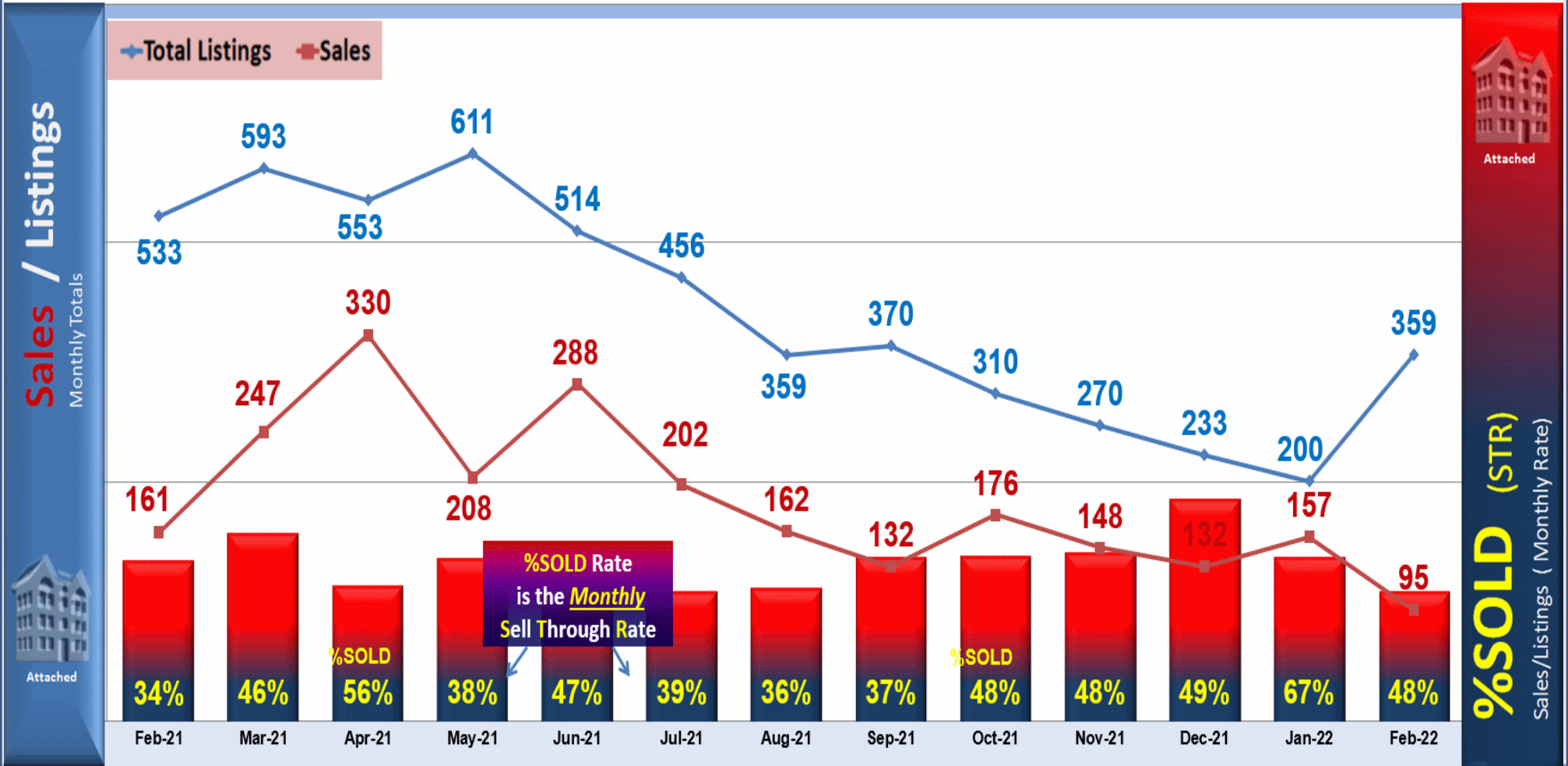
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Mar 1/22 Langley, Cloverdale

Attached Langley, Cloverdale

Total Listings\*\*, Sales, and %SOLD Rates



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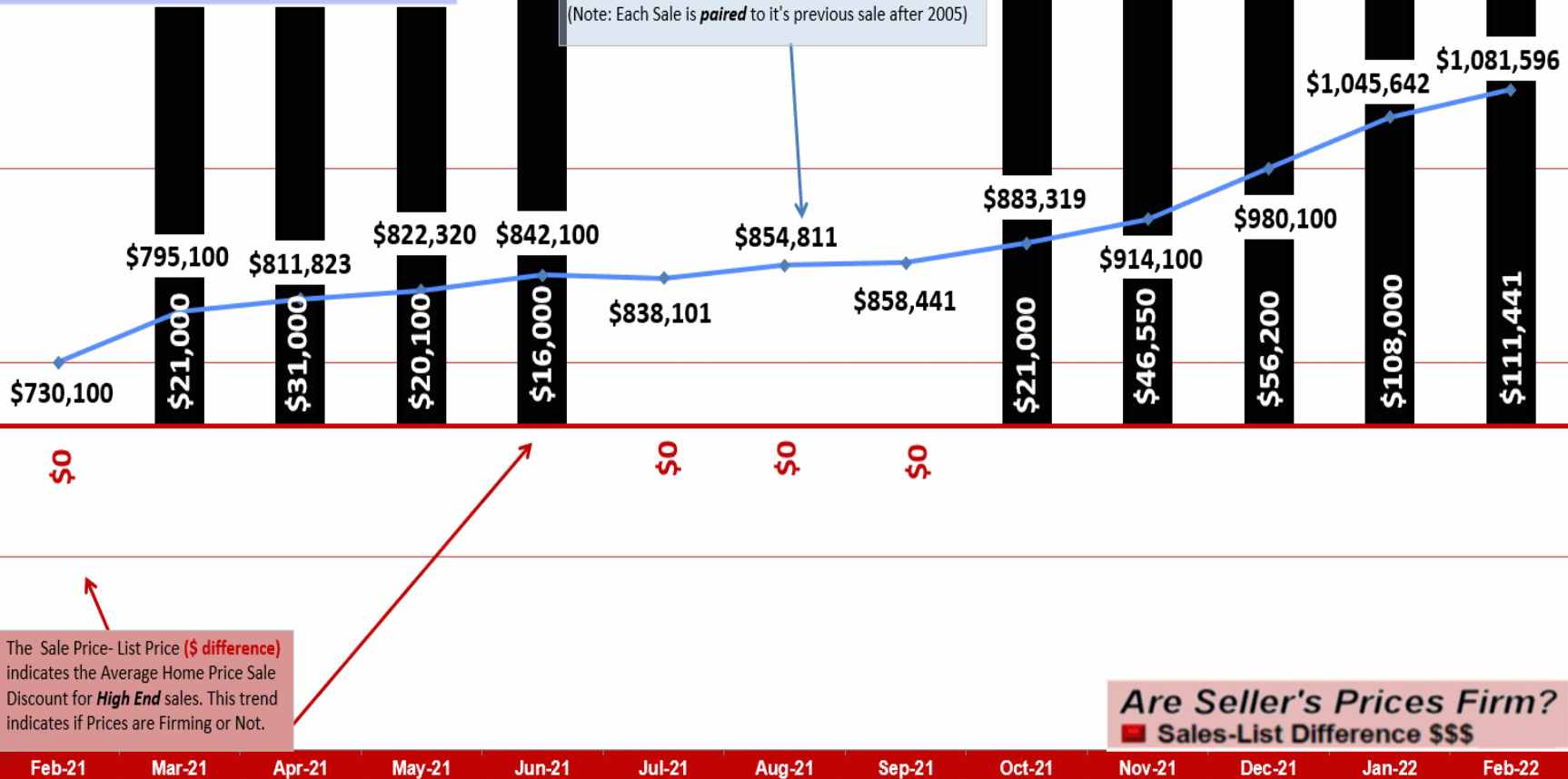
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Home Price Changes  
(Home Price Index Paired sales from 2005)

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

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



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

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Mar 1/22 Langley, Cloverdale

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

Home Price Changes

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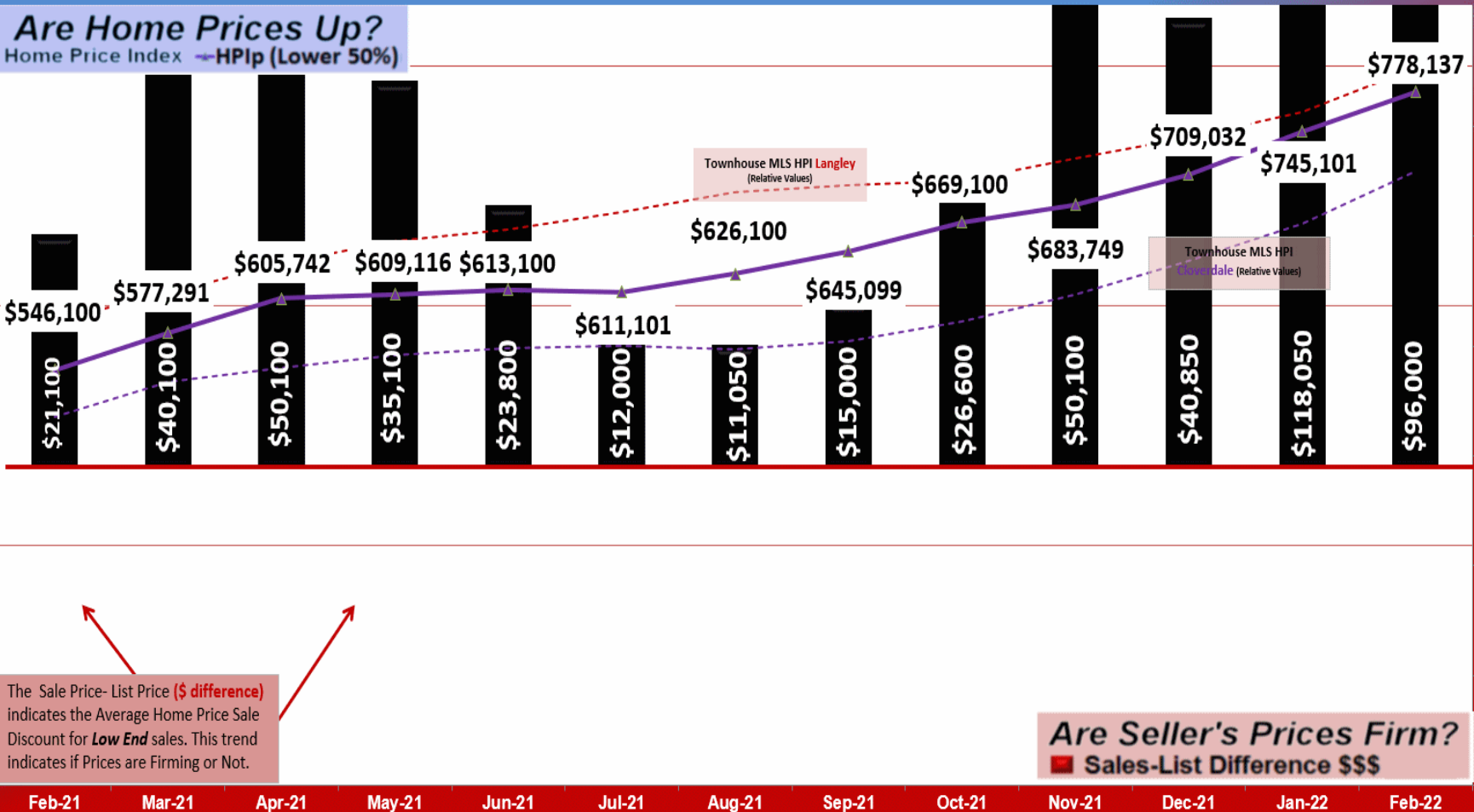
Townhouses

LOWER 50%

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

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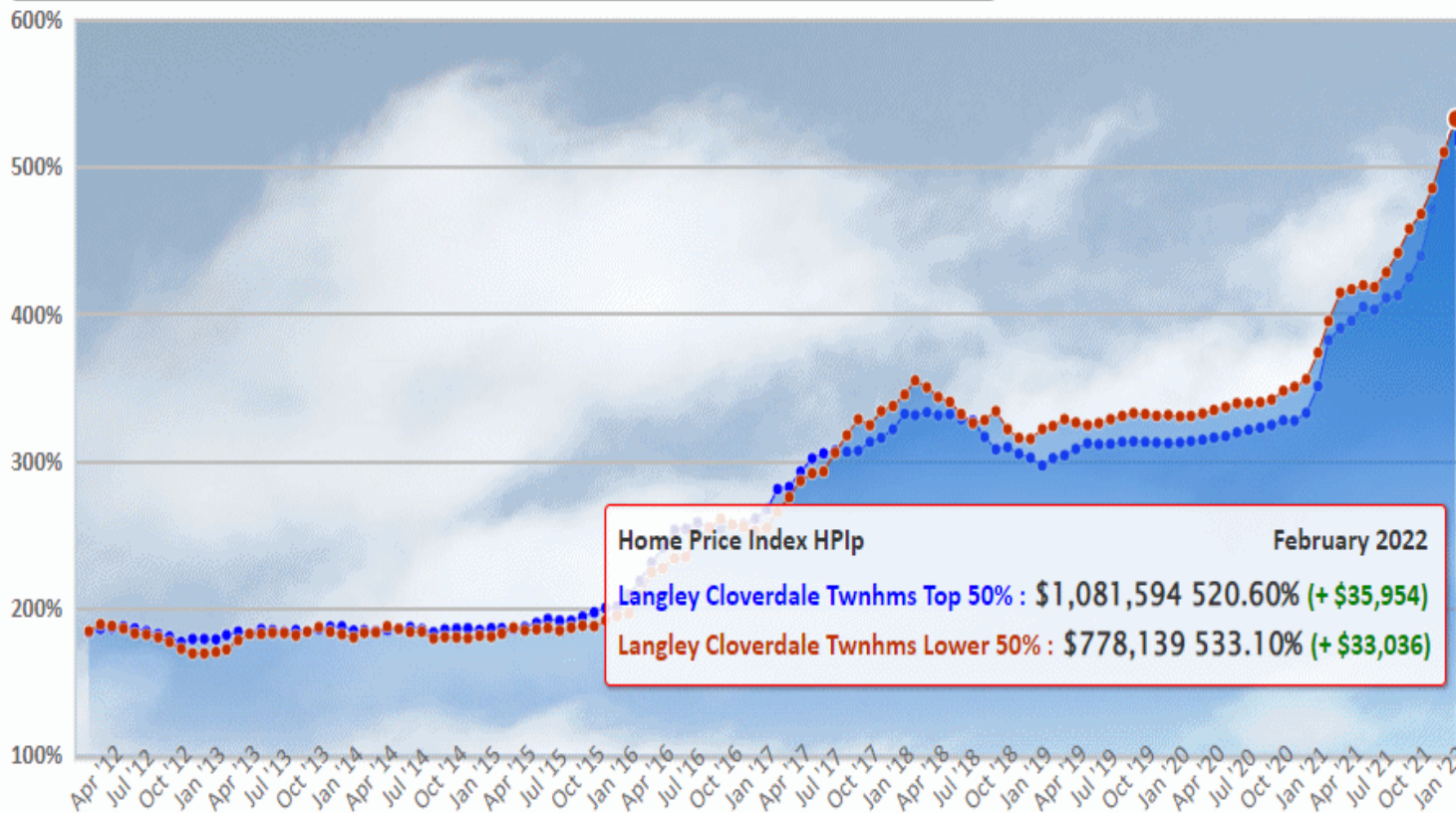
Mar 1/22 Langley, Cloverdale

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

Monthly Home values



Date	Value
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Jan 2022	% 503.30
Dec 2021	% 471.80
Nov 2021	% 440.00
Oct 2021	% 425.20
Sep 2021	% 413.20
Aug 2021	% 411.50
Jul 2021	% 403.40
Jun 2021	% 405.40
May 2021	% 395.80
Apr 2021	% 390.80
Mar 2021	% 382.70

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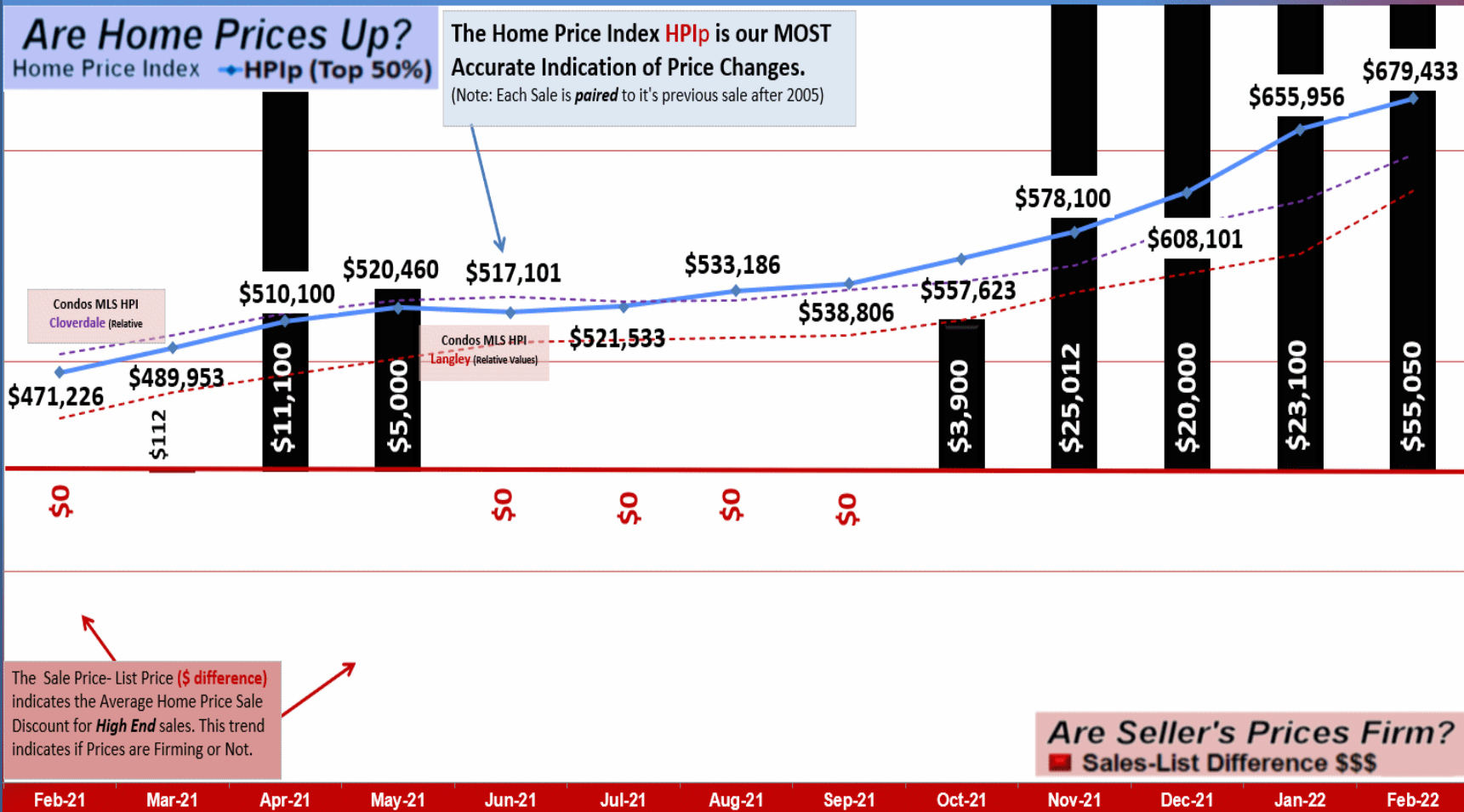
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Condominiums

TOP 50%

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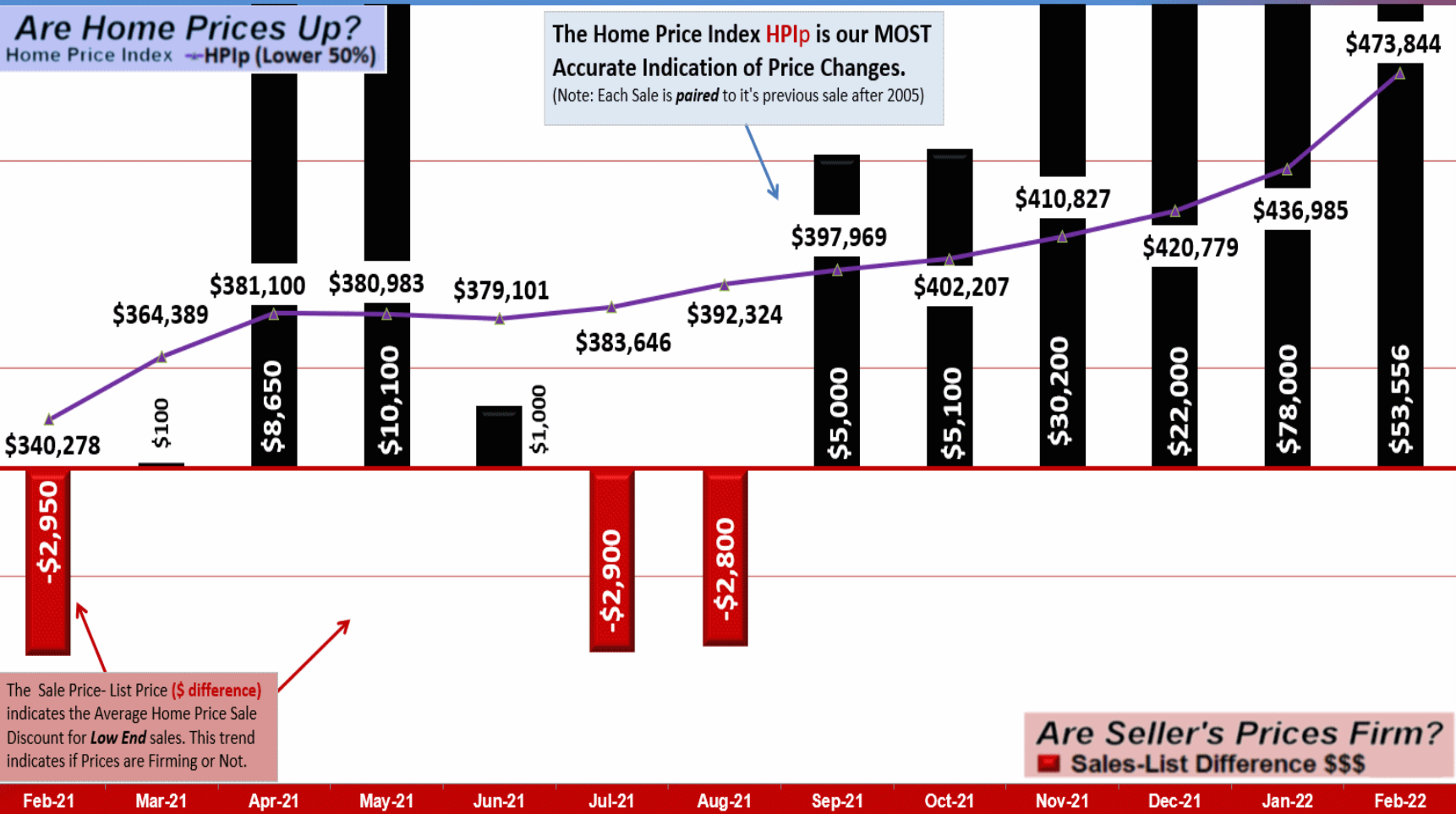
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Condominiums



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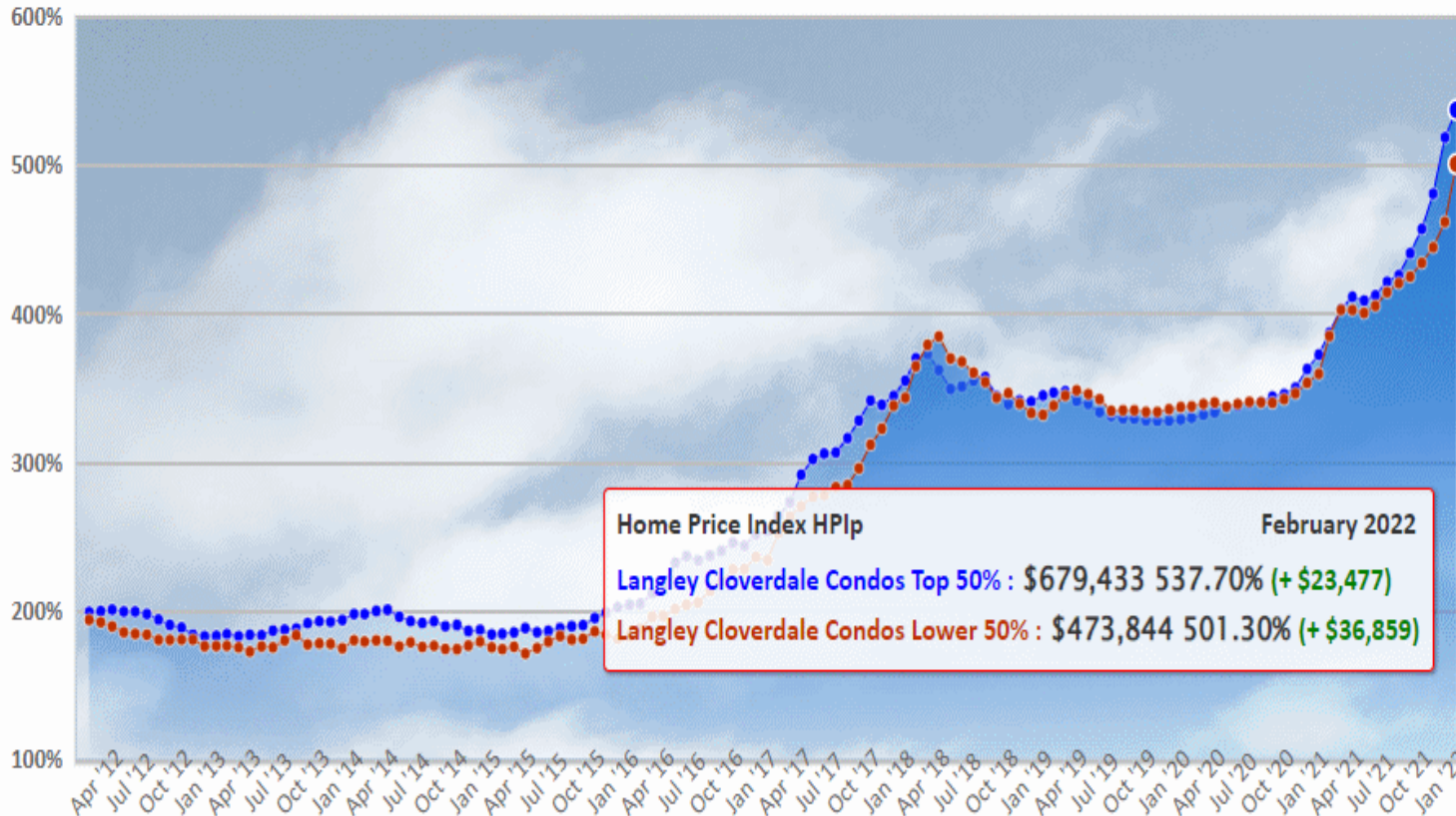
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Langley Cloverdale Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-  
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Monthly Home values

Date	Value
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Jan 2022	% 519.10
Dec 2021	% 481.30
Nov 2021	% 457.50
Oct 2021	% 441.30
Sep 2021	% 426.40
Aug 2021	% 422.00
Jul 2021	% 412.80
Jun 2021	% 409.30
May 2021	% 411.90
Apr 2021	% 403.70
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