

January Stats

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Real Estate Market Statistics for Abbotsford

2012

The "C" Report	*Source: The "C" Report - Fraser Valley Real Estate Board	House	Townhouse	Condo
	Average days on market Jan 2012	80.0	70.4	93.4
	Average days on market Jan 2011	58.7	72.7	88.8
	% selling price/list price Jan 2012	96.22%	97.23%	94.51%
	% selling price/list price Jan 2011	96.96%	97.22%	95.82%
	# Sold properties for all of 2012	54	27	18
	% of properties sold/active lists Jan 2012	9.87%	16.26%	6.27%
	# of months to sell stock on hand	10.12	6.14	10.12



Sellers Market: 22% +
Balanced Market: 18%-22%
Buyers Market: 0 - 18%

NEW Home Price Index for Abbotsford (January 2012) Adjustment taken from 2005								
	Price	Index	1mo	3mo	6mo	1 yr	3 yr	5 yr
	Jan '12	Jan '12	Dec '11	Oct '11	Jul '11	Jan '11	Jan '09	Jan '07
Houses (detached)	420,400	127.6	0.4	-1.2	-2.1	-1.6	2.9	0.7
Townhouses	232,300	126.0	-1.6	-4.7	-4.5	-4.1	-4.5	-4.3
Condos	163,000	137.5	-0.6	4.2	0.4	1.7	-3.1	-4.9

The NEW Home Price Index numbers estimate the percentage change in price on a "typical" and constant-quality property over time. All indices equal 100 in 2005. An index of 120 indicates a 20% increase in price since 2005. This is the first time the Index has been adjusted since 2001.

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MLS Summary (Jan 2012)						
	Abbotsford	Jan '12	Jan '11	% change	Dec '11	% change
House	Sales	54	37	45.9%	43	25.6%
	New Listings	172	200	-14.0%	56	207.1%
	Active Listings	547	539	1.5%	501	9.2%
	Benchmark Price	\$420,400	\$426,600	-1.5%	\$418,400	0.5%
	Median Price	\$404,500	\$408,500	-1.0%	\$399,800	1.2%
	Average	\$423,191	\$418,312	1.2%	\$464,666	-8.9%
Townhouse	Sales	27	21	28.6%	24	12.5%
	New Listings	55	46	19.6%	26	111.5%
	Active Listings	166	150	10.7%	148	12.2%
	Benchmark Price	\$232,300	\$243,100	-4.4%	\$236,200	-1.7%
	Median Price	\$248,000	\$260,000	-4.6%	\$215,400	15.1%
	Average	\$243,411	\$283,760	-14.2%	\$240,654	1.1%
Condo	Sales	18	32	-43.8%	17	5.9%
	New Listings	79	85	-7.1%	37	113.5%
	Active Listings	287	313	-8.3%	265	8.3%
	Benchmark Price	\$163,000	\$159,700	2.1%	\$163,900	-0.5%
	Median Price	\$148,000	\$167,000	-11.4%	\$155,000	-4.5%
	Average	\$137,977	\$169,129	-18.4%	\$175,824	-21.5%

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