

RESIDENTIAL MARKET REPORT

# Abbotsford

August 2024



## Abbotsford Specialists



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## About Abbotsford

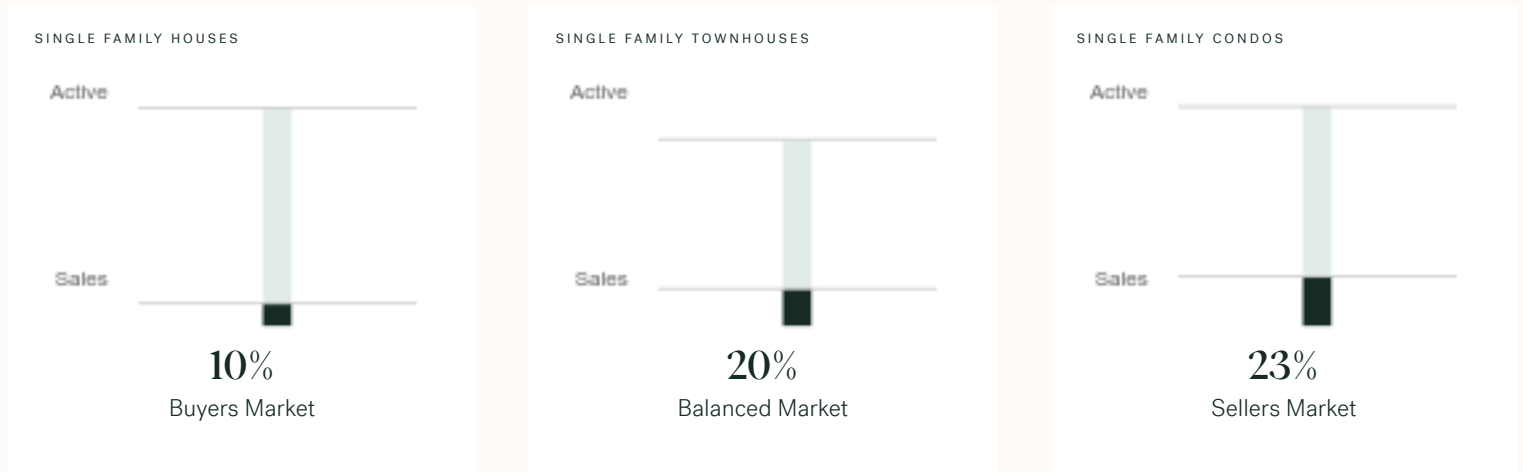
Abbotsford is a suburb of Vancouver, bordering Chilliwack, Langley and Mission, with approximately 195,726 residents living in a land area of 195,726 square kilometers. Currently there are homes for sale in Abbotsford, with an average price of 1,276,415, an average size of 2,211 sqft, and an average price per square feet of \$577.

## Abbotsford Neighbourhoods

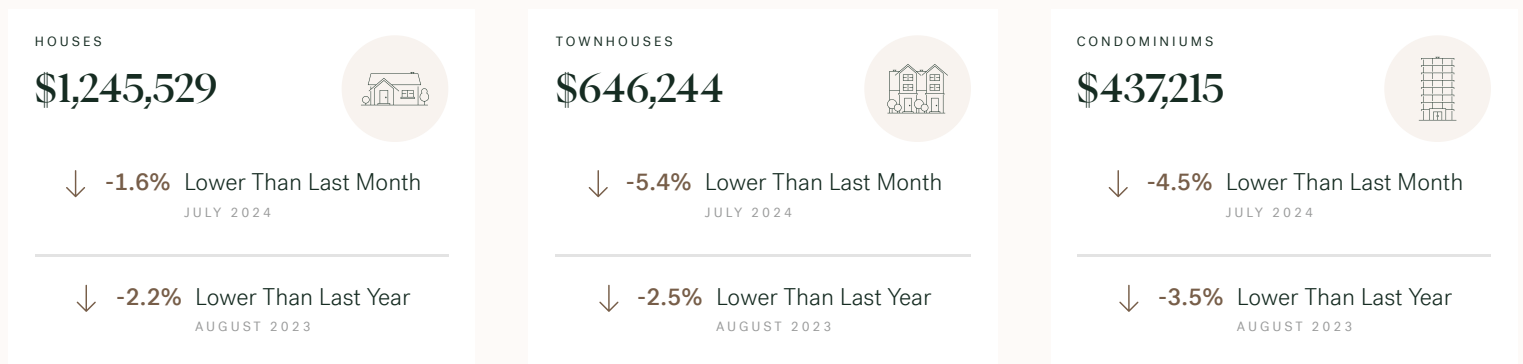
- Aberdeen
- Bradner Mt Lehman
- City Centre
- Clayburn
- Clearbrook
- Fairfield
- Hazelwood
- Historic Downtown
- Immel-McMillan
- Marshall-McCallum
- Matsqui Prairie
- McKee
- Peardonville
- South Clearbrook
- South Poplar
- Sumas Mountain
- Sumas Prairie
- Sumas Way
- Townline
- UDistrict
- West Abbotsford
- Whatcom

# August 2024 Abbotsford Overview

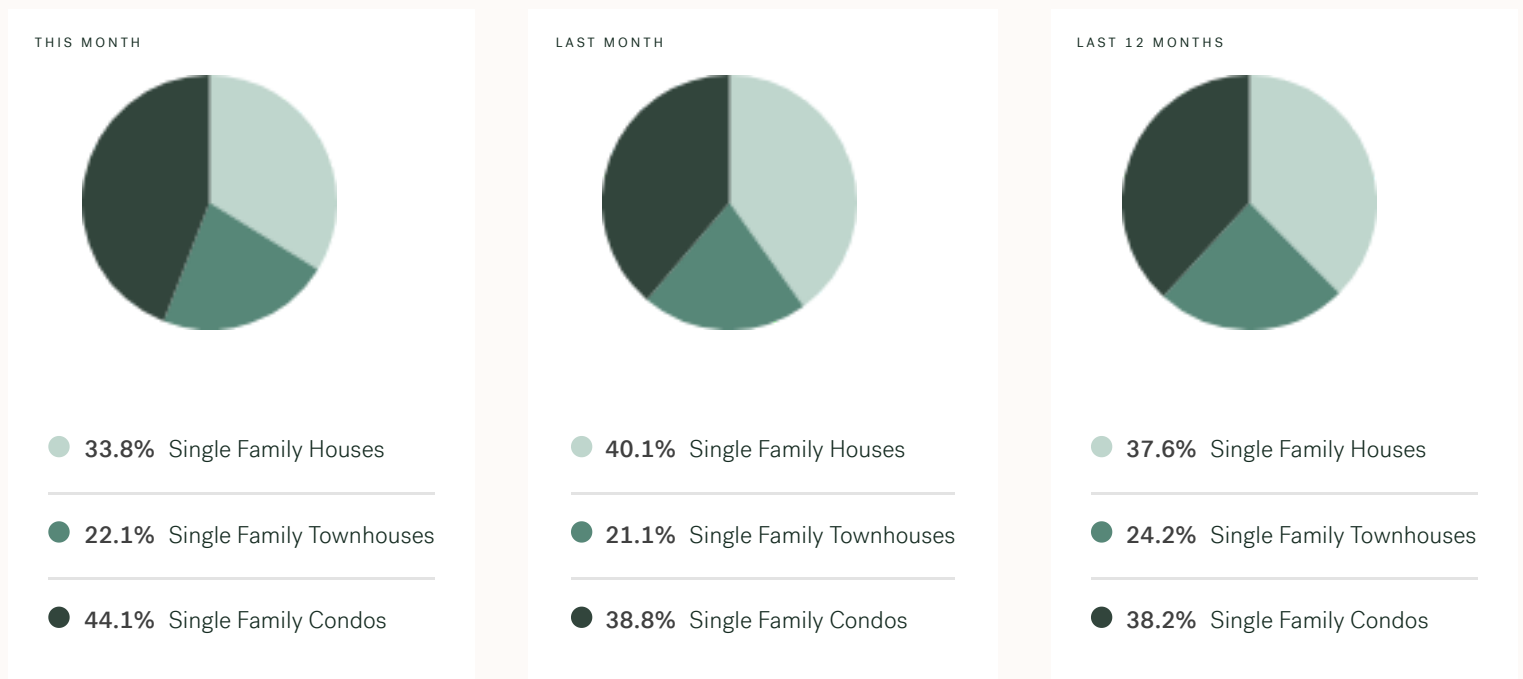
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



# Abbotsford Single Family Houses

AUGUST 2024 - 5 YEAR TREND

## Market Status

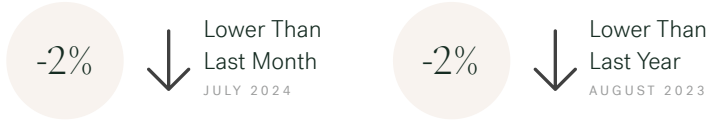
# Buyers Market

Abbotsford is currently a **Buyers Market**. This means that **less than 12%** of listings are sold within **30 days**. Buyers may have a **slight advantage** when negotiating prices.

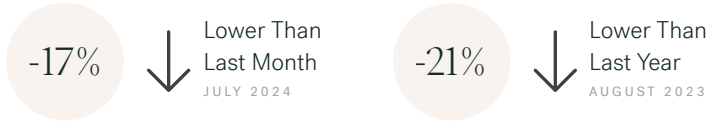


- 10% Of Single Family House Listings Sold IN PAST 30 DAYS
- 467 Active Single Family House Listings IN PAST 30 DAYS
- 49 Single Family House Listings Sold IN PAST 30 DAYS

## Summary of Sales Price Change



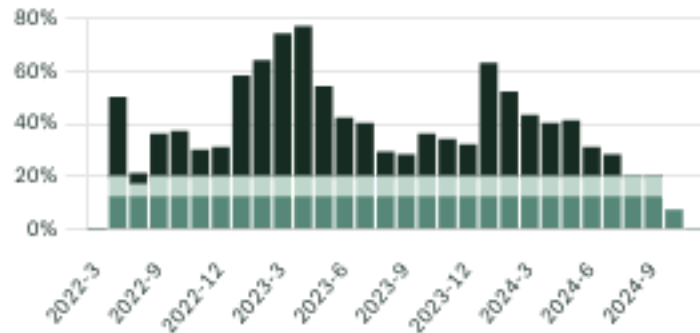
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



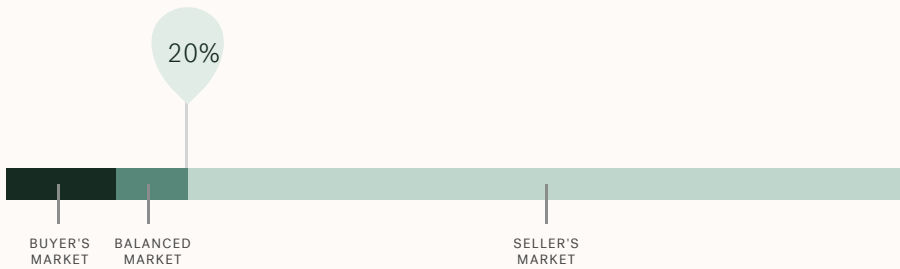
# Abbotsford Single Family Townhomes

AUGUST 2024 - 5 YEAR TREND

## Market Status

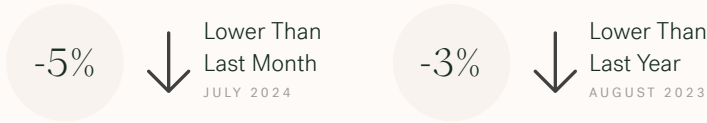
# Balanced Market

Abbotsford is currently a **Balanced Market**. This means that **between 12% and 20%** of listings are sold within **30 days**. There may not be an advantage either way when negotiating prices.

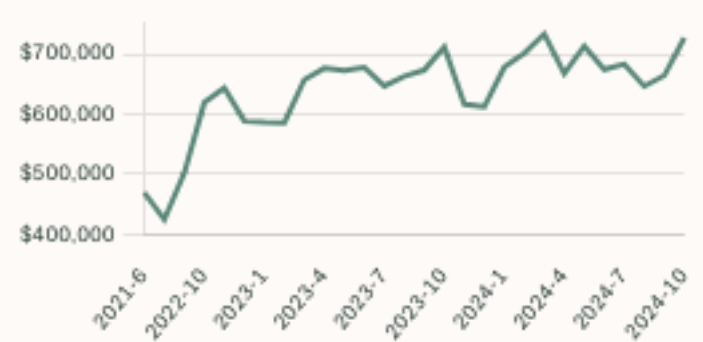


- 20% Of Single Family Townhouse Listings Sold IN PAST 30 DAYS
- 160 Active Single Family Townhouse Listings IN PAST 30 DAYS
- 32 Single Family Townhouse Listings Sold IN PAST 30 DAYS

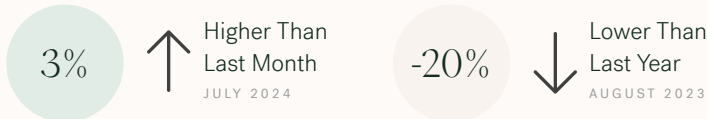
## Summary of Sales Price Change



## Sales Price



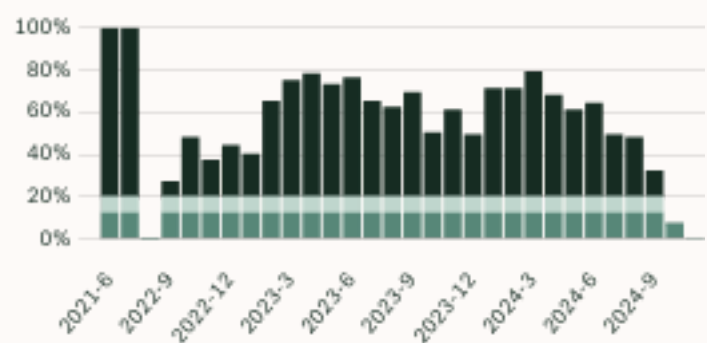
## Summary of Sales Volume Change



## Number of Transactions



## Sales-to-Active Ratio



# Abbotsford Single Family Condos

AUGUST 2024 - 5 YEAR TREND

## Market Status

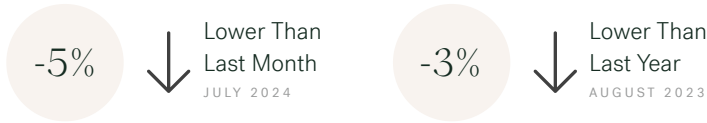
# Sellers Market

Abbotsford is currently a **Sellers Market**. This means that **>more than 20%** of listings are sold within **30 days**. Sellers may have a **slight advantage** when negotiating prices.



- 23% Of Single Family Condo Listings Sold IN PAST 30 DAYS
- 282 Active Single Family Condo Listings IN PAST 30 DAYS
- 64 Single Family Condo Listings Sold IN PAST 30 DAYS

## Summary of Sales Price Change



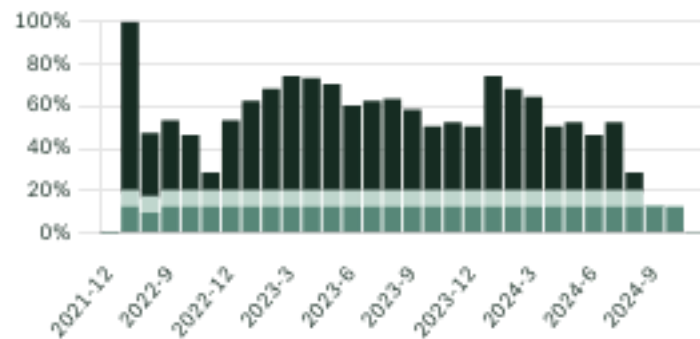
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



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