

RESIDENTIAL MARKET REPORT

# Abbotsford

July 2024

## Abbotsford Specialists



### **Olga Tarasenko**

B.LING (BACHELOR OF LINGUISTICS), DIBM

604 684 8844 · 705

[olga@kleingroup.com](mailto:olga@kleingroup.com)

## About Abbotsford

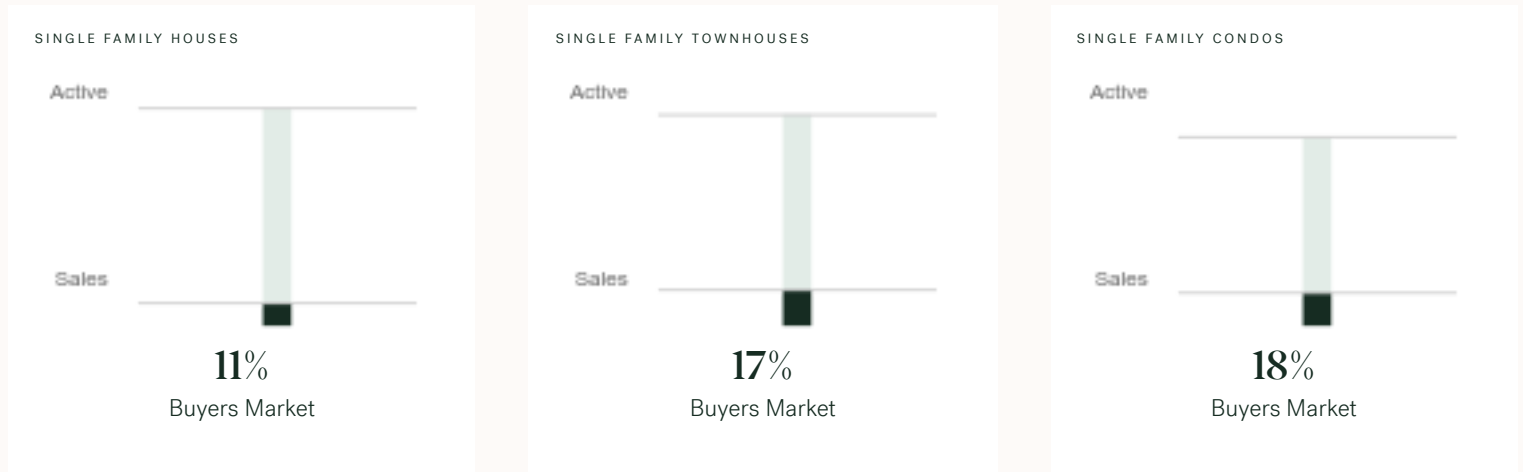
Abbotsford is a suburb of Vancouver, bordering Chilliwack, Langley and Mission, with approximately 195,726 residents living in a land area of 195,726 square kilometers. Currently there are homes for sale in Abbotsford, with an average price of 1,268,633, an average size of 2,204 sqft, and an average price per square feet of \$576.

## Abbotsford Neighbourhoods

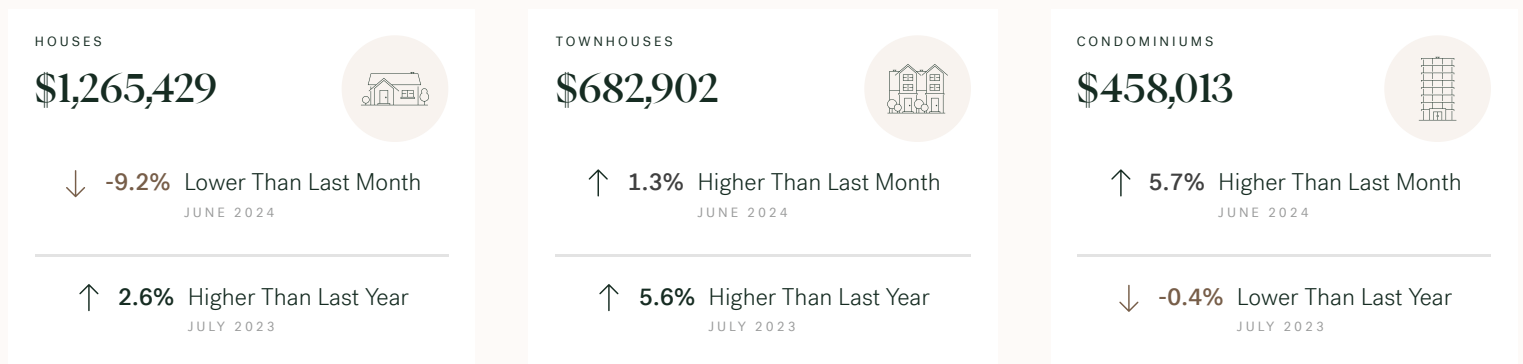
- Aberdeen
- Bradner Mt Lehman
- City Centre
- Clayburn
- Clearbrook
- Fairfield
- Hazelwood
- Historic Downtown
- Immel-McMillan
- Marshall-McCallum
- Matsqui Prairie
- McKee
- Peardonville
- South Clearbrook
- South Poplar
- Sumas Mountain
- Sumas Prairie
- Sumas Way
- Townline
- UDistrict
- West Abbotsford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

# July 2024 Abbotsford Overview

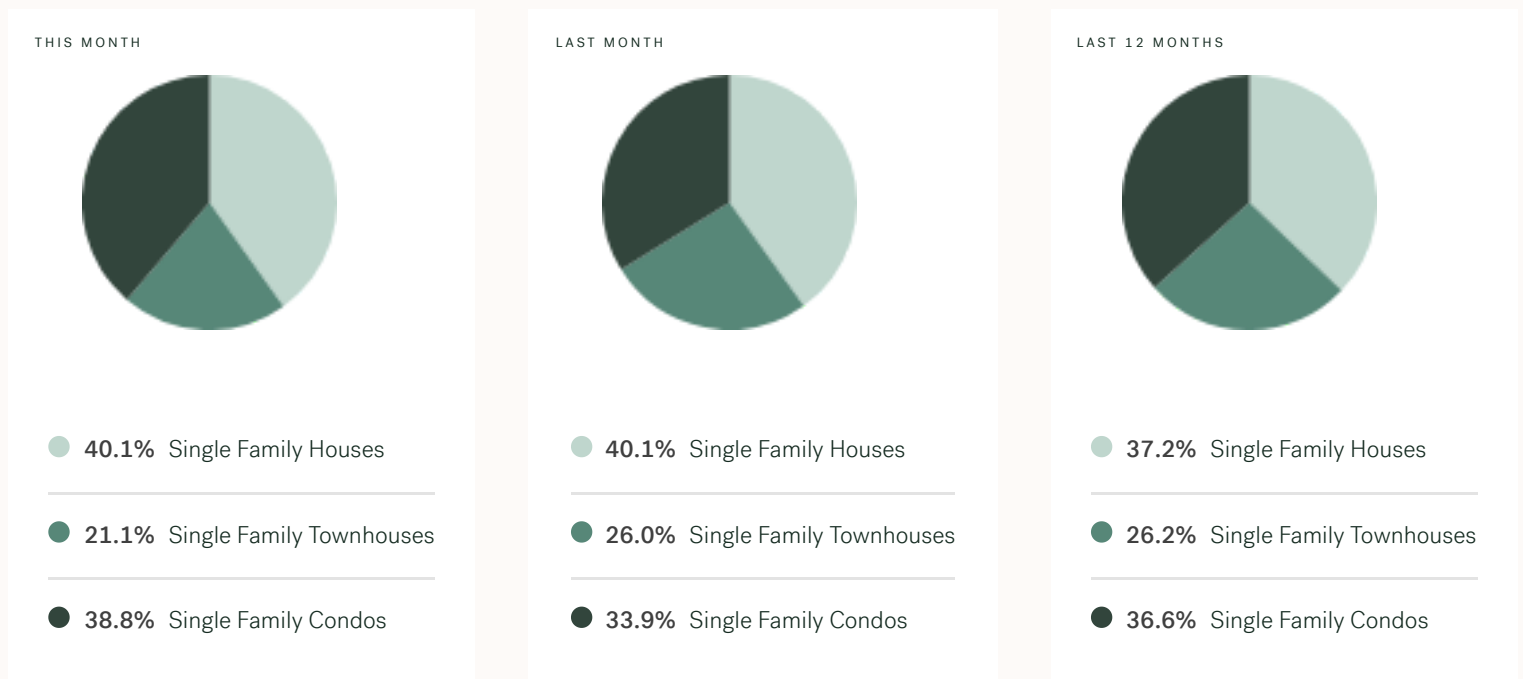
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



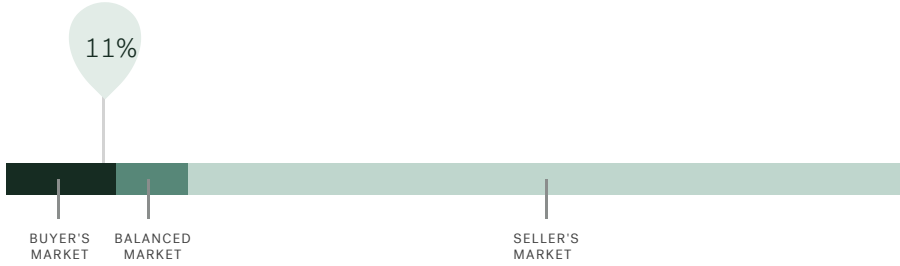
# Abbotsford Single Family Houses

JULY 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.

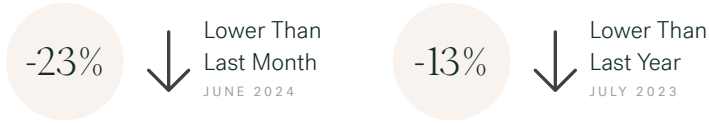


- 11% Of Single Family House Listings Sold IN PAST 30 DAYS
- 560 Active Single Family House Listings IN PAST 30 DAYS
- 59 Single Family House Listings Sold IN PAST 30 DAYS

## Summary of Sales Price Change



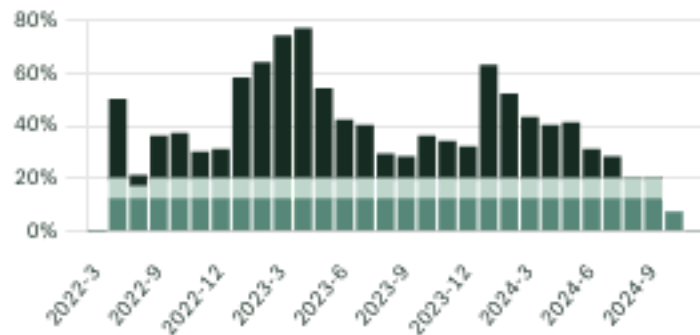
## Summary of Sales Volume Change



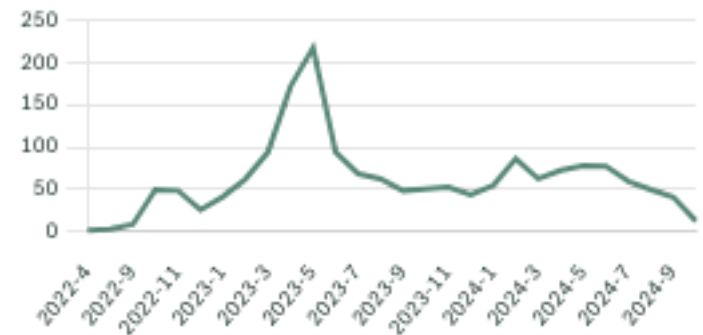
## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



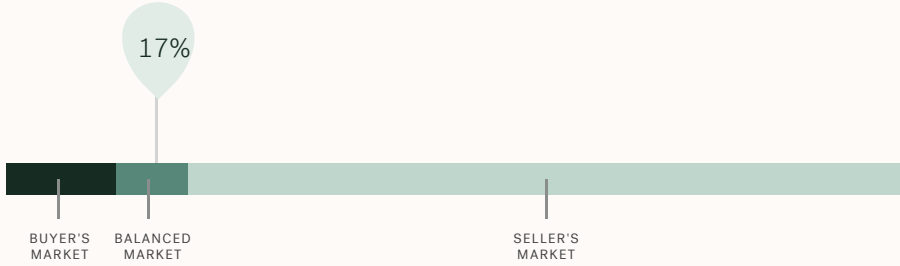
# Abbotsford Single Family Townhomes

JULY 2024 - 5 YEAR TREND

## Market Status

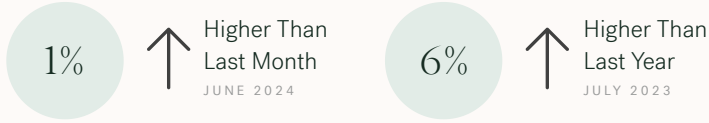
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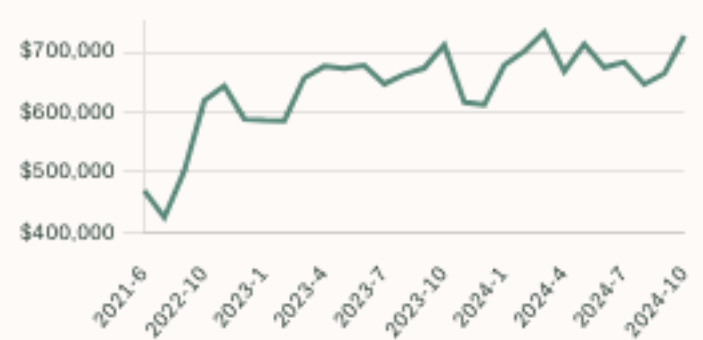


- 17% Of Single Family Townhouse Listings Sold IN PAST 30 DAYS
- 181 Active Single Family Townhouse Listings IN PAST 30 DAYS
- 31 Single Family Townhouse Listings Sold IN PAST 30 DAYS

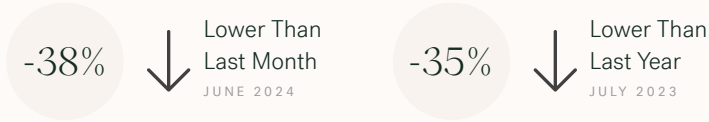
## Summary of Sales Price Change



## Sales Price



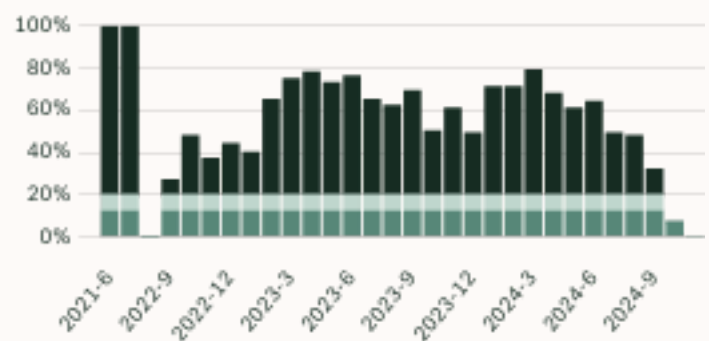
## Summary of Sales Volume Change



## Number of Transactions



## Sales-to-Active Ratio



# Abbotsford Single Family Condos

JULY 2024 - 5 YEAR TREND

## Market Status

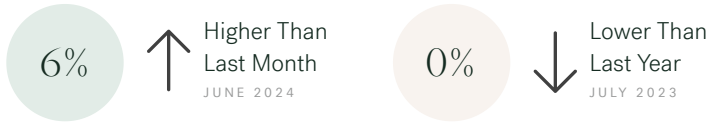
# Buyers Market

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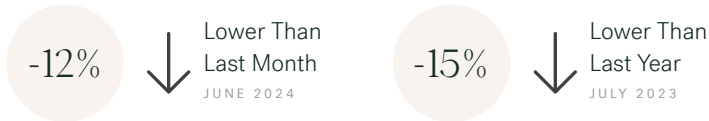


- 18% Of Single Family Condo Listings Sold IN PAST 30 DAYS
- 324 Active Single Family Condo Listings IN PAST 30 DAYS
- 57 Single Family Condo Listings Sold IN PAST 30 DAYS

## Summary of Sales Price Change



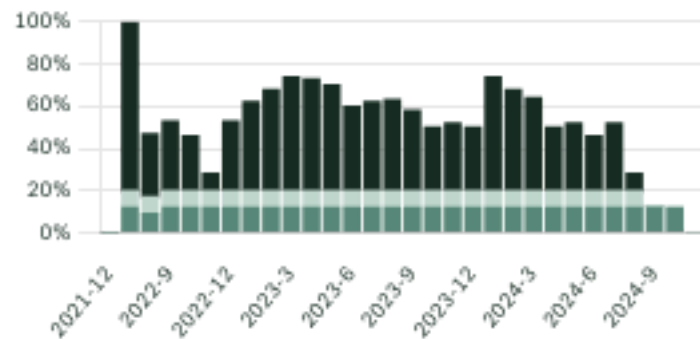
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



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O 604 684 8844  
T 866 352 9311  
F 1 855 684 8844

201 - 2468 Scotia Street  
Vancouver, BC  
Canada V5T 1W5

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Royal LePage Westside  
Klein Group