

RESIDENTIAL MARKET REPORT

# Abbotsford

September 2024



## Abbotsford Specialists



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## About Abbotsford

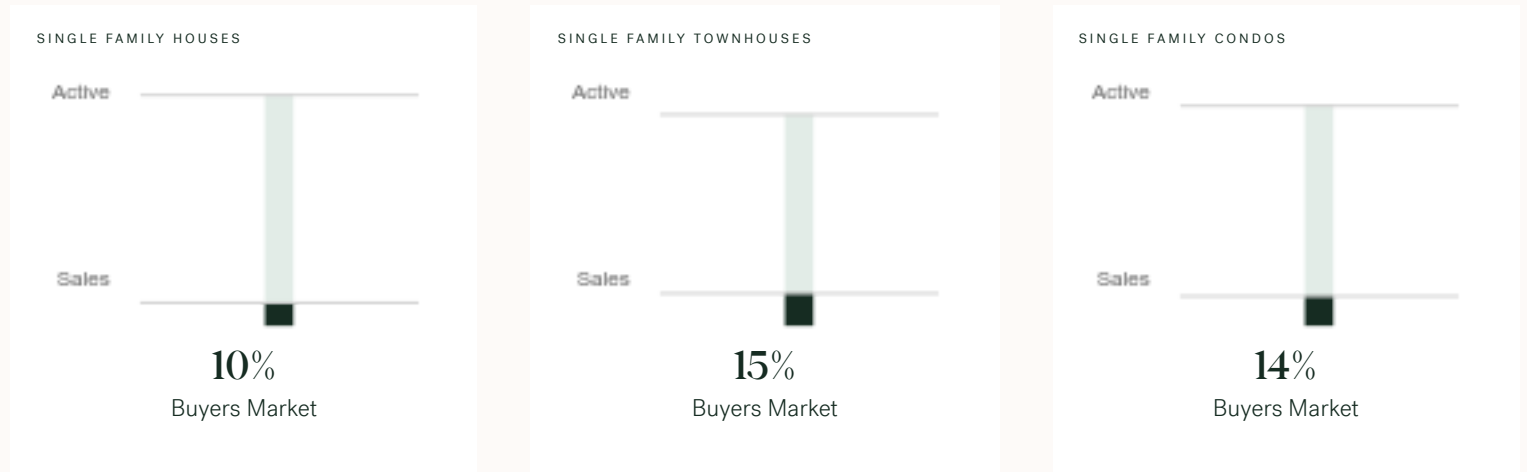
Abbotsford is a suburb of Vancouver, bordering Chilliwack, Langley and Mission, with approximately 195,726 residents living in a land area of 195,726 square kilometers. Currently there are homes for sale in Abbotsford, with an average price of 1,276,415, an average size of 2,211 sqft, and an average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

## Abbotsford Neighbourhoods

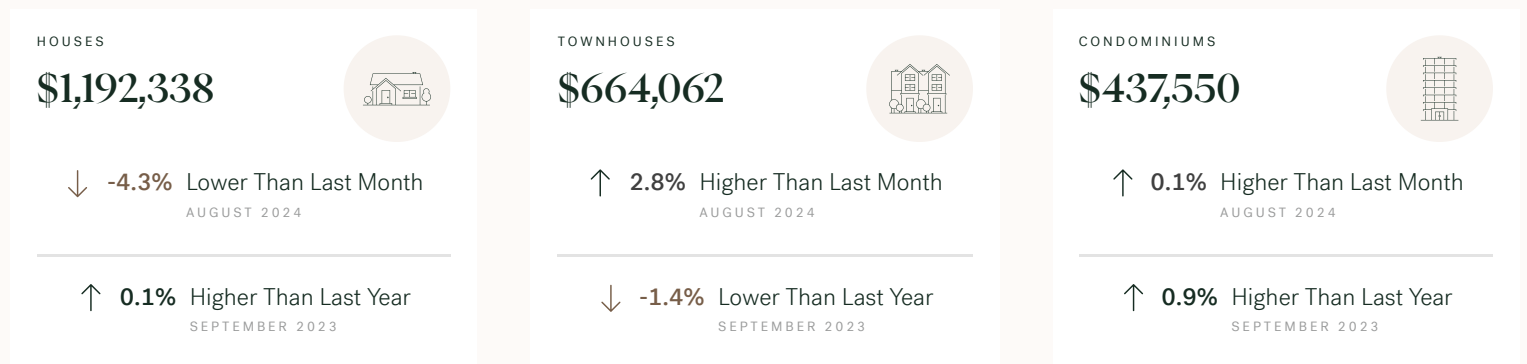
- Aberdeen
- Bradner Mt Lehman
- City Centre
- Clayburn
- Clearbrook
- Fairfield
- Hazelwood
- Historic Downtown
- Immel-McMillan
- Marshall-McCallum
- Matsqui Prairie
- McKee
- Peardonville
- South Clearbrook
- South Poplar
- Sumas Mountain
- Sumas Prairie
- Sumas Way
- Townline
- UDistrict
- West Abbotsford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

# September 2024 Abbotsford Overview

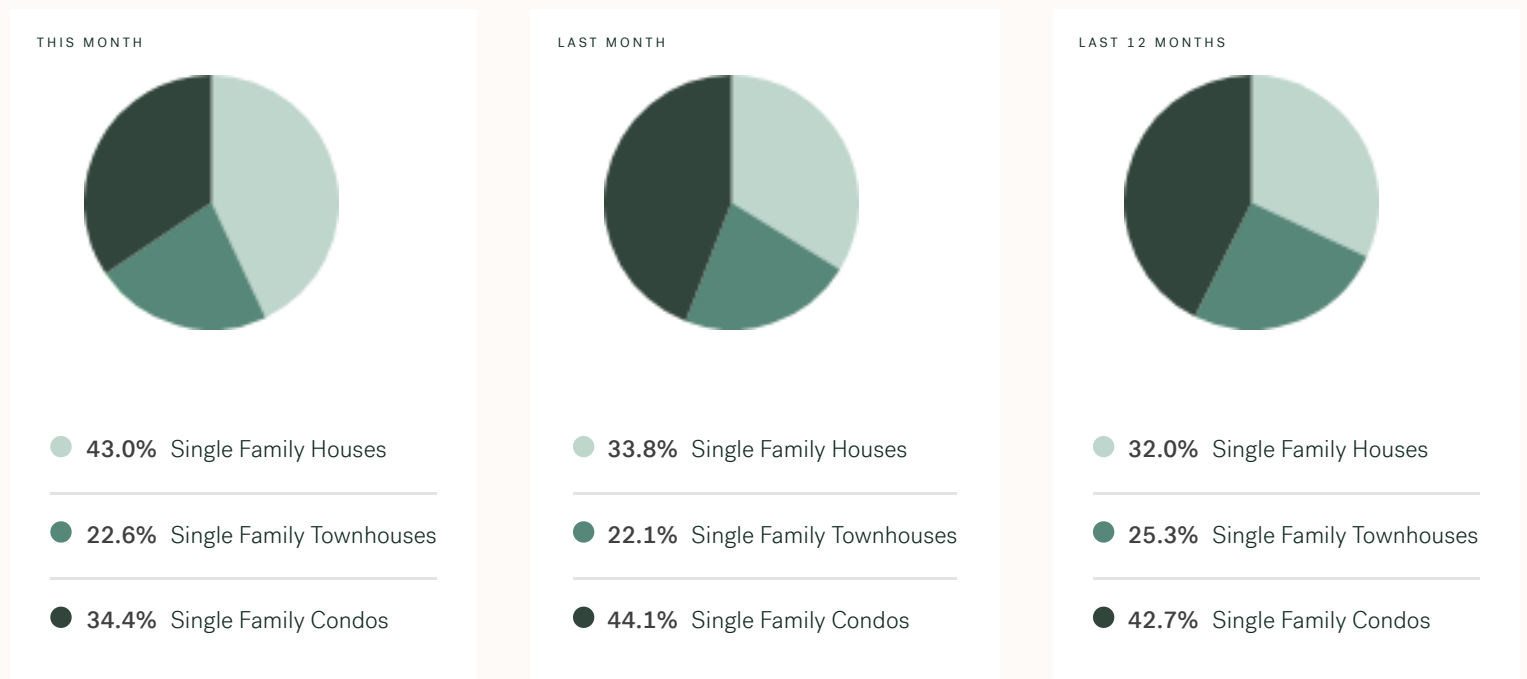
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



# Abbotsford Single Family Houses

SEPTEMBER 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
- 396 Active Single Family House Listings IN PAST 30 DAYS
- 40 Single Family House Listings Sold IN PAST 30 DAYS

## Summary of Sales Price Change



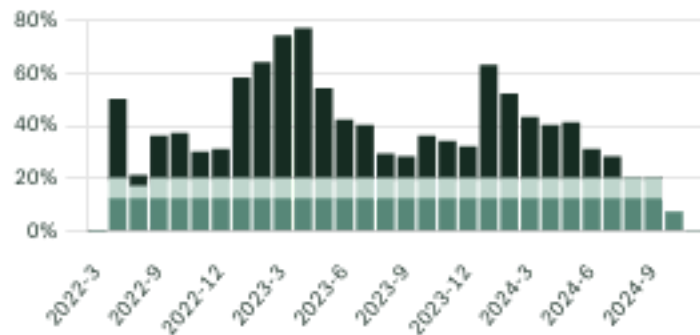
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



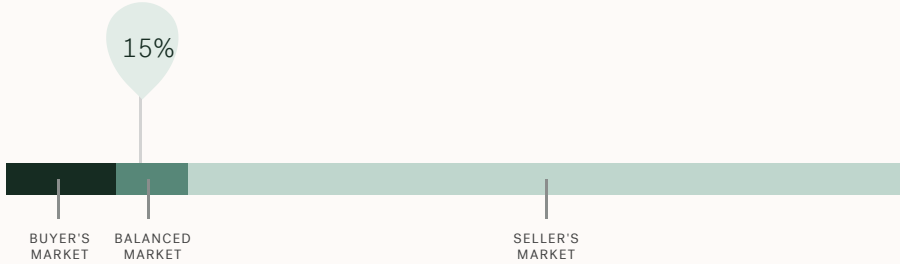
# Abbotsford Single Family Townhomes

SEPTEMBER 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.



- 15% Of Single Family Townhouse Listings Sold IN PAST 30 DAYS
- 136 Active Single Family Townhouse Listings IN PAST 30 DAYS
- 21 Single Family Townhouse Listings Sold IN PAST 30 DAYS

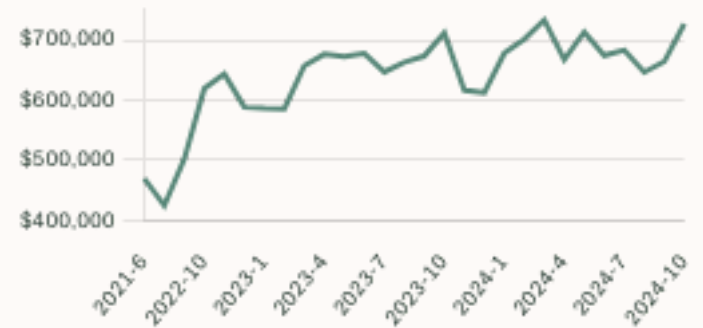
## Summary of Sales Price Change



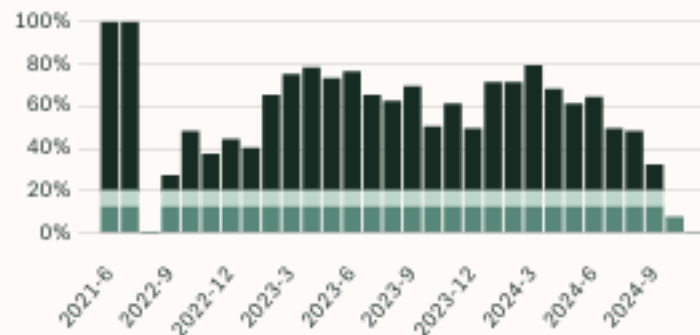
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



# Abbotsford Single Family Condos

SEPTEMBER 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.



14%

Of Single Family Condo Listings Sold  
IN PAST 30 DAYS

236

Active Single Family Condo Listings  
IN PAST 30 DAYS

32

Single Family Condo Listings Sold  
IN PAST 30 DAYS

## Summary of Sales Price Change

0%



Higher Than Last Month  
AUGUST 2024

1%



Higher Than Last Year  
SEPTEMBER 2023

## Summary of Sales Volume Change

-50%



Lower Than Last Month  
AUGUST 2024

-50%

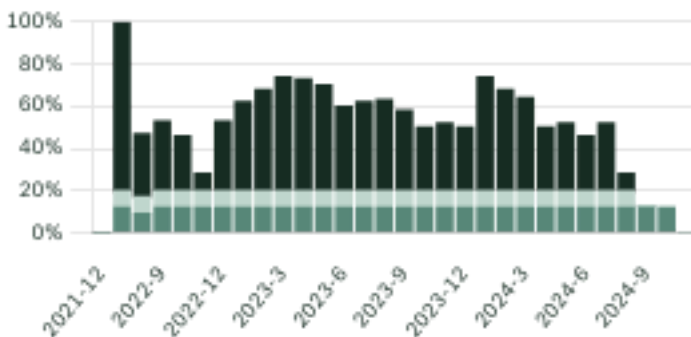


Lower Than Last Year  
SEPTEMBER 2023

## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



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