

RESIDENTIAL MARKET REPORT

# Abbotsford

November 2024



## Abbotsford Specialists



**Olga Tarasenko**

B.LING (BACHELOR OF LINGUISTICS), DIBM

604 684 8844 · 705  
olga@kleingroup.com

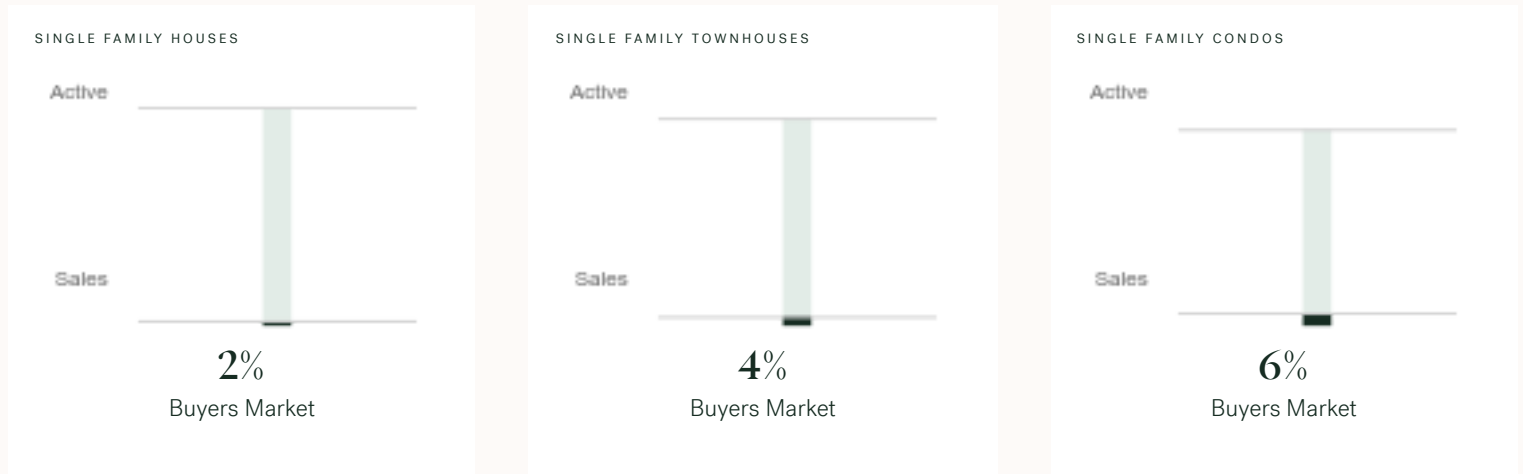
## About Abbotsford

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 1,210,148, an average size of 2,148 sqft, and an average price per square feet of \$563.

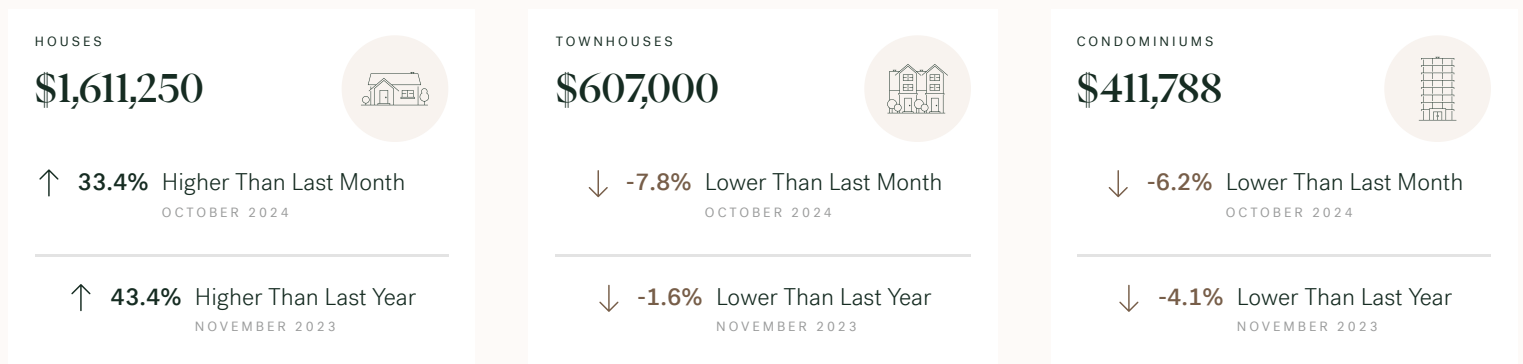
## Abbotsford Neighbourhoods

- 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

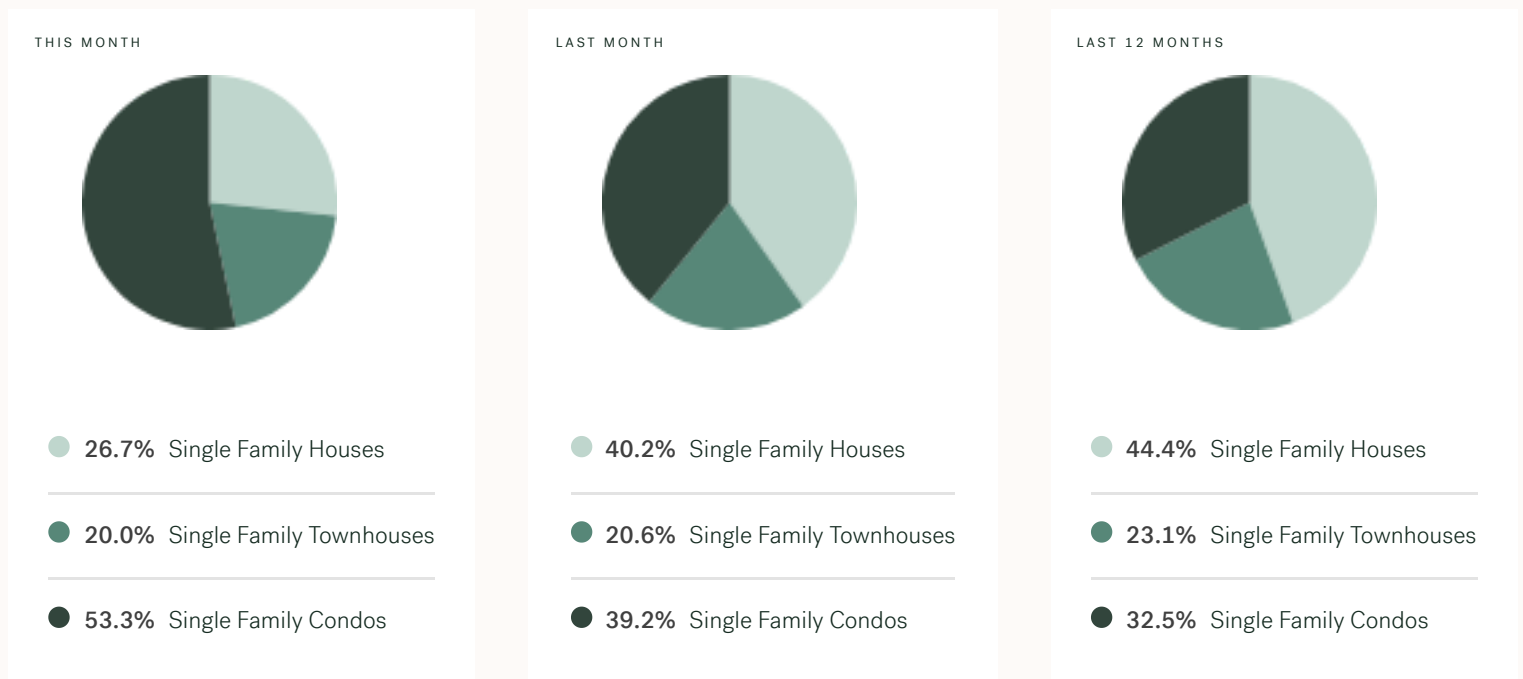
## Sales-to-Active Ratio



## HPI Benchmark Price (Average Price)



## Market Share



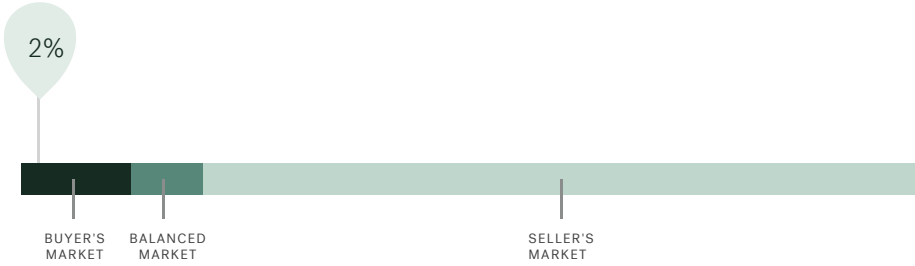
# Abbotsford Single Family Houses

NOVEMBER 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.



- 2% Of Single Family House Listings Sold IN PAST 30 DAYS
- 187 Active Single Family House Listings IN PAST 30 DAYS
- 4 Single Family House Listings Sold IN PAST 30 DAYS

## Summary of Sales Price Change



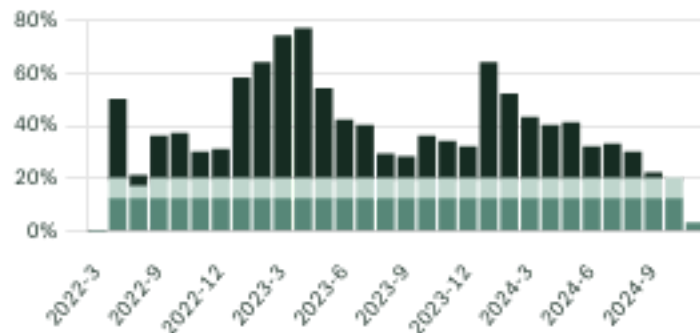
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



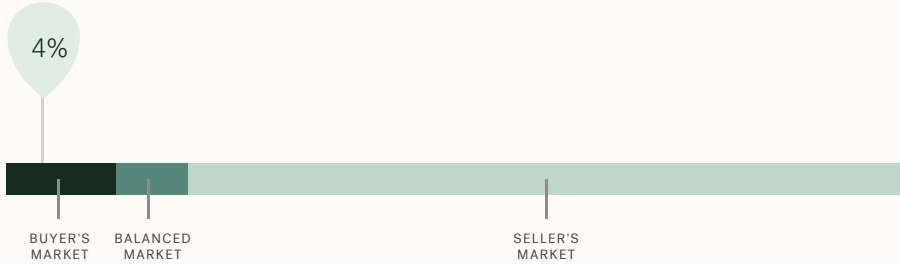
# Abbotsford Single Family Townhomes

NOVEMBER 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.



- 4% Of Single Family Townhouse Listings Sold IN PAST 30 DAYS
- 71 Active Single Family Townhouse Listings IN PAST 30 DAYS
- 3 Single Family Townhouse Listings Sold IN PAST 30 DAYS

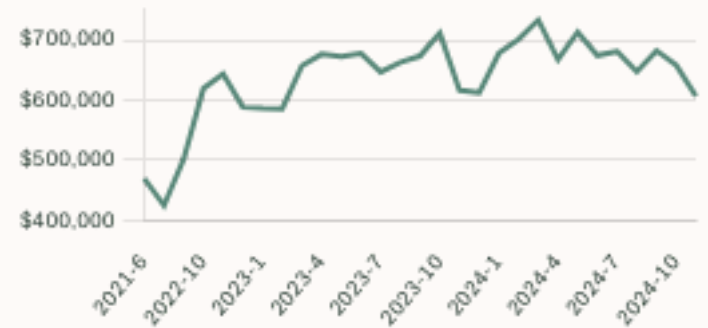
## Summary of Sales Price Change



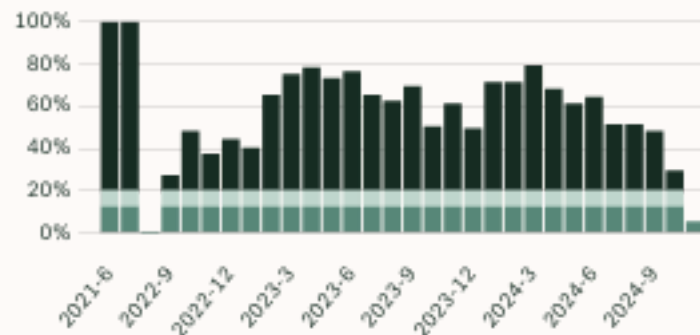
## Summary of Sales Volume Change



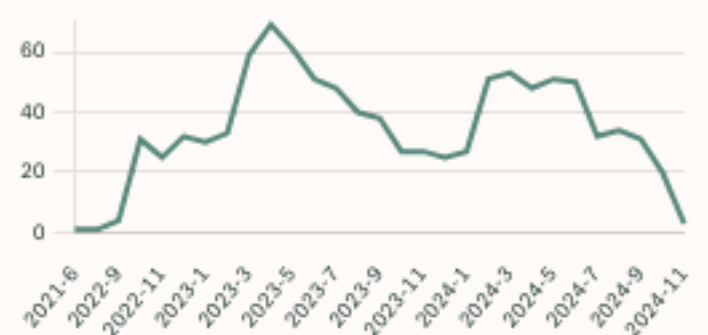
## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



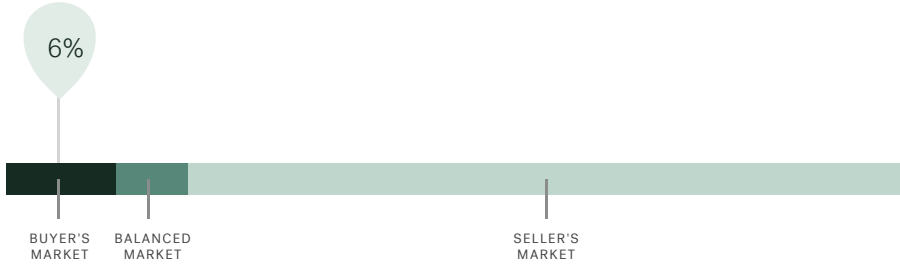
# Abbotsford Single Family Condos

NOVEMBER 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.



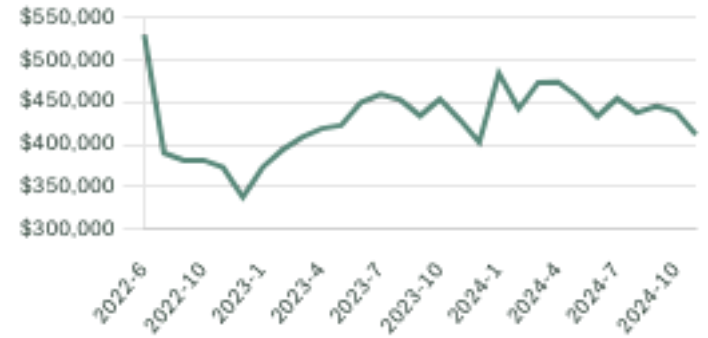
## Summary of Sales Price Change



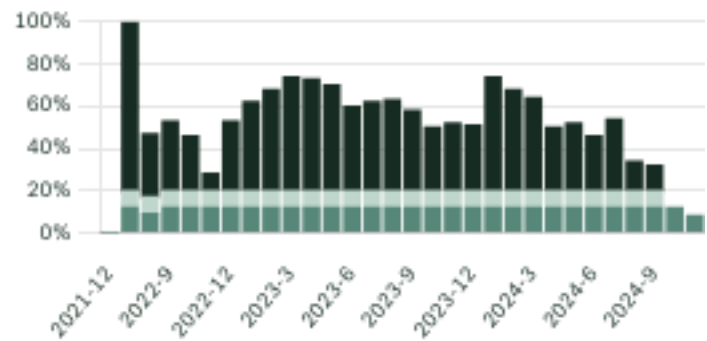
## Summary of Sales Volume Change



## Sales Price



## Sales-to-Active Ratio



## Number of Transactions



# Stay Intelligent. Join our newsletter.

## Subscribe

Get first access to our public and non-public offerings, foreclosures, new projects and other developments.

[kleinresidential.ca](http://kleinresidential.ca)

KLEIN 

Klein Group

Residential  
Commercial  
Pre-Sale  
Property Management

Klein Group

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

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

Brokerage



Royal LePage Westside  
Klein Group