

RESIDENTIAL MARKET REPORT

Abbotsford

December 2024



Abbotsford Specialists



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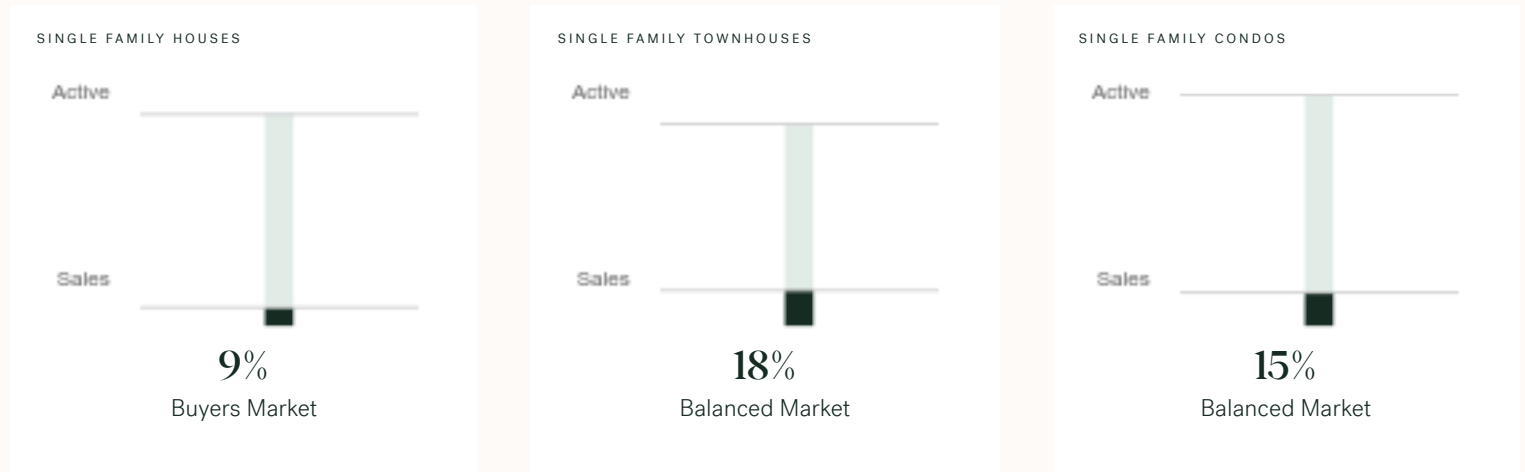
About Abbotsford

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 1,276,863, an average size of 2,987 sqft, and an average price per square feet of \$427.

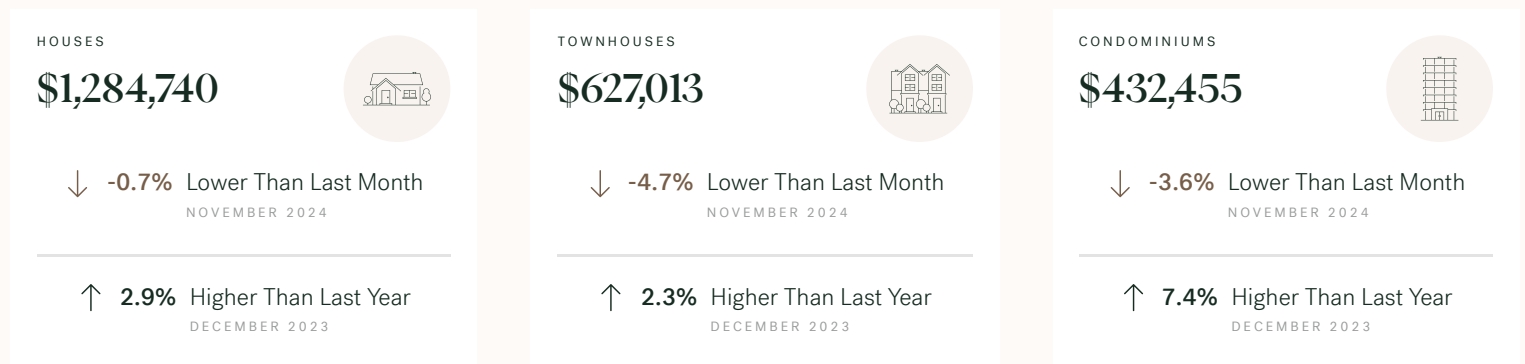
Abbotsford Neighbourhoods

- 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

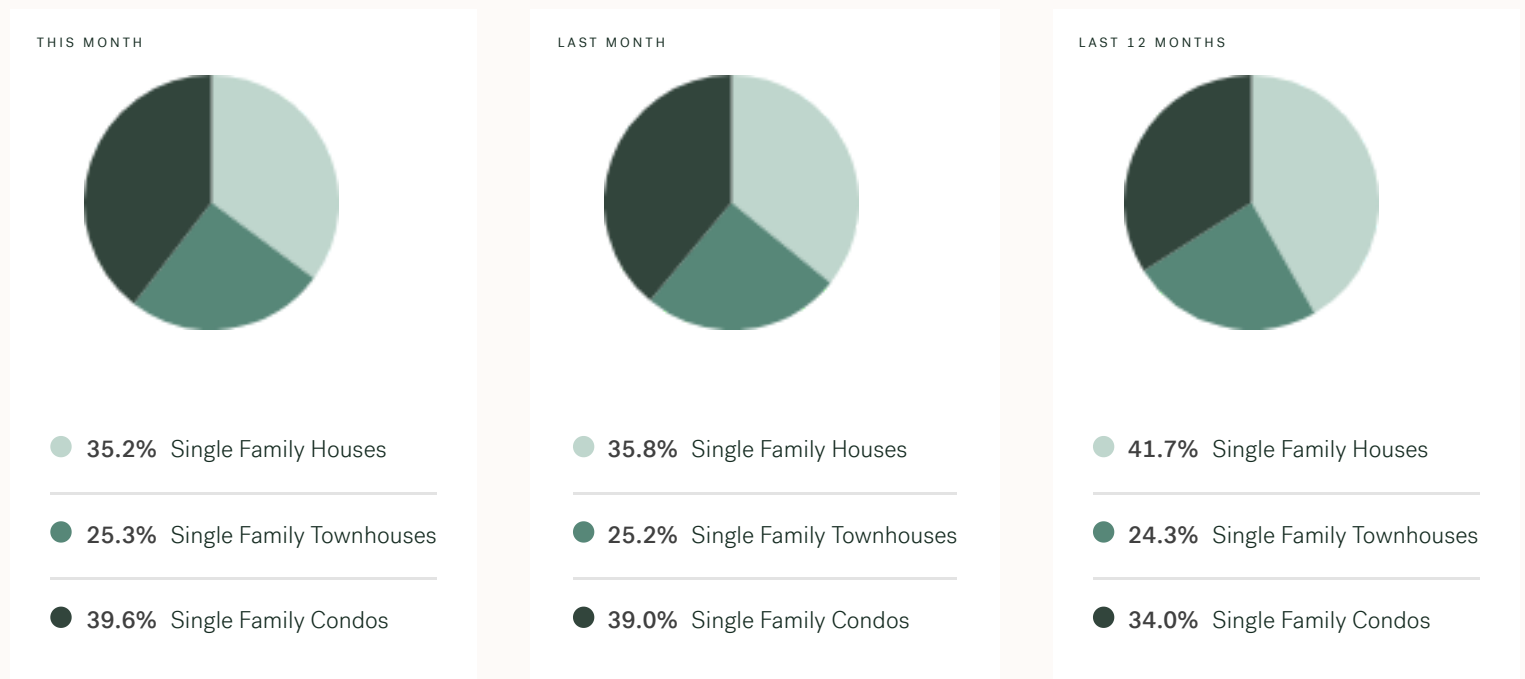
Sales-to-Active Ratio



HPI Benchmark Price (Average Price)



Market Share



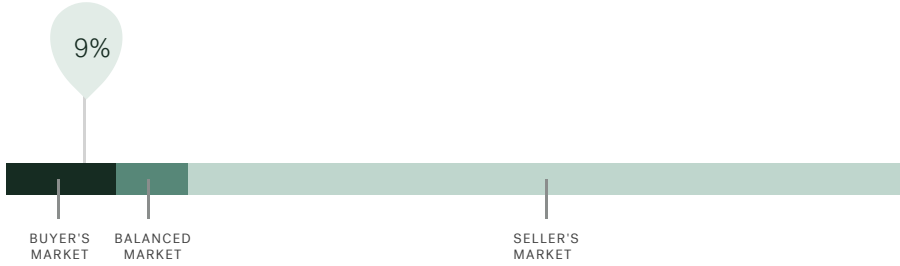
Abbotsford Single Family Houses

DECEMBER 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.



- 9% Of Single Family House Listings Sold IN PAST 30 DAYS
- 363 Active Single Family House Listings IN PAST 30 DAYS
- 32 Single Family House Listings Sold IN PAST 30 DAYS

Summary of Sales Price Change



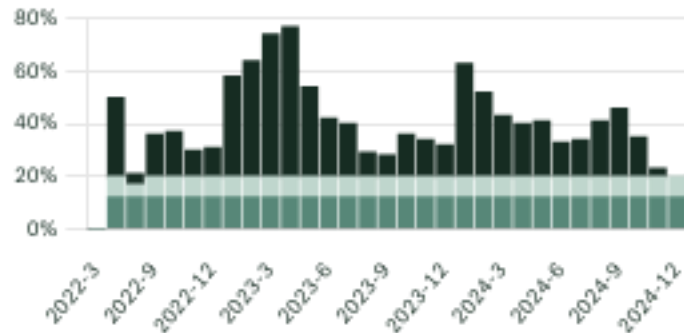
Summary of Sales Volume Change



Sales Price



Sales-to-Active Ratio



Number of Transactions



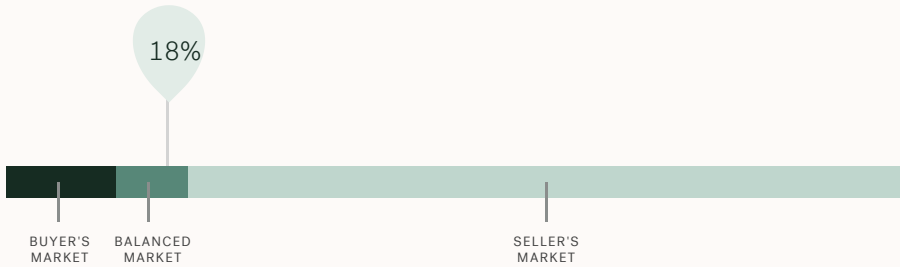
Abbotsford Single Family Townhomes

DECEMBER 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.

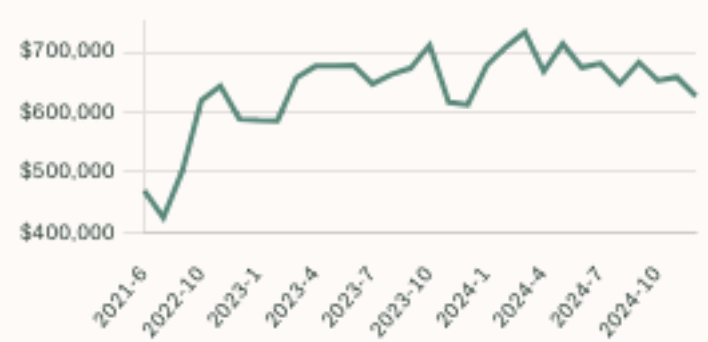


- 18% Of Single Family Townhouse Listings Sold IN PAST 30 DAYS
- 130 Active Single Family Townhouse Listings IN PAST 30 DAYS
- 23 Single Family Townhouse Listings Sold IN PAST 30 DAYS

Summary of Sales Price Change



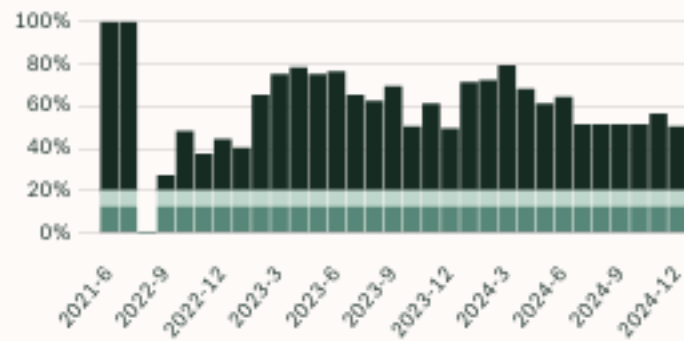
Sales Price



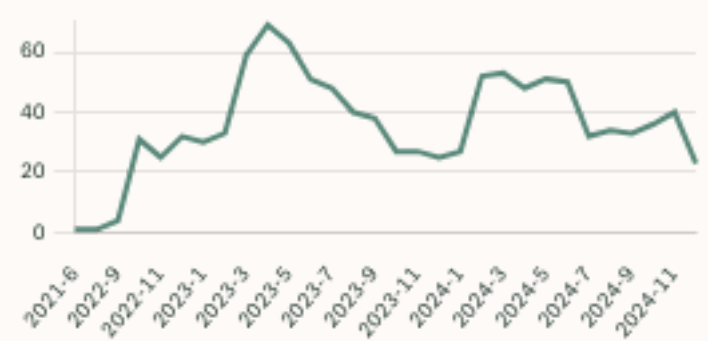
Summary of Sales Volume Change



Sales-to-Active Ratio



Number of Transactions



Abbotsford Single Family Condos

DECEMBER 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.



- 15% Of Single Family Condo Listings Sold IN PAST 30 DAYS
- 248 Active Single Family Condo Listings IN PAST 30 DAYS
- 36 Single Family Condo Listings Sold IN PAST 30 DAYS

Summary of Sales Price Change



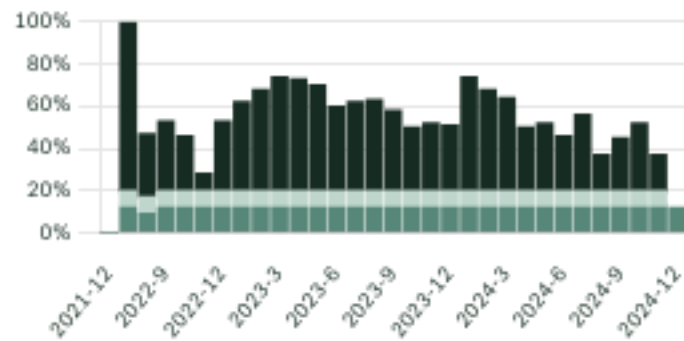
Sales Price



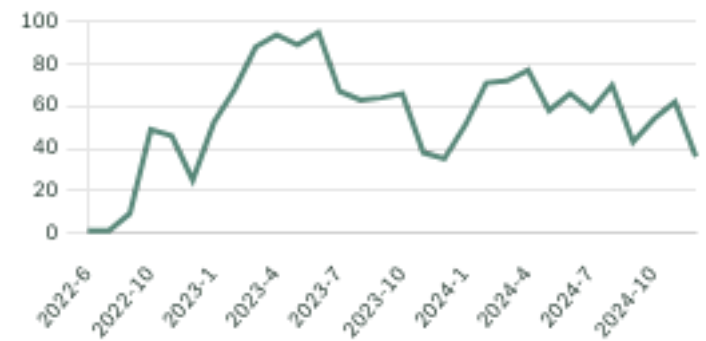
Summary of Sales Volume Change



Sales-to-Active Ratio



Number of Transactions



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