

HPI or Benchmark Price

- ☐ HPI
☒ Benchmark Price

Value or percent change

- ☒ Value
☐ Percent change

1. Area Group

Chilliwack and District (+ areas)

2. Property Type

– Single Family

3. Area/Property Type Selection

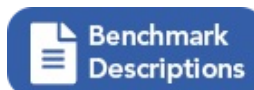
All

Benchmark Price by Timeframe and Property Type

	November 2025	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago
Chilliwack and District – Single Family	\$906,500	\$912,900	\$911,700	\$938,600	\$872,500	\$850,900	\$690,100
Agassiz – Single Family	\$770,000	\$763,500	\$782,200	\$801,100	\$755,300	\$739,600	\$576,500
Chilliwack – Single Family	\$888,600	\$895,800	\$896,400	\$923,900	\$860,300	\$841,100	\$674,600
Cultus Lake & Area – Single Family	\$917,400	\$927,400	\$927,900	\$936,500	\$850,300	\$892,100	\$673,500
East Chilliwack – Single Family	\$1,110,100	\$1,103,100	\$1,130,200	\$1,133,600	\$1,061,600	\$1,091,300	\$848,900
Fraser Canyon – Single Family	\$601,700	\$626,300	\$562,700	\$601,800	\$509,900	\$563,800	\$421,400
Harrison Lake – Single Family	\$890,300	\$878,500	\$890,800	\$901,400	\$832,300	\$846,500	\$661,300
Hope & Area – Single Family	\$694,800	\$717,600	\$679,100	\$705,600	\$608,200	\$660,900	\$502,100
Sardis – Single Family	\$962,600	\$967,500	\$968,300	\$1,000,300	\$942,600	\$893,400	\$750,000
Yarrow – Single Family	\$967,300	\$991,500	\$987,700	\$968,900	\$937,400	\$879,100	\$713,500

Note: Areas with insufficient sales are not included in the HPI.

Source: Chilliwack and District Real Estate Board



MLS® Home Price Index

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1. Area Group

Chilliwack and District (+ areas)

2. Property Type

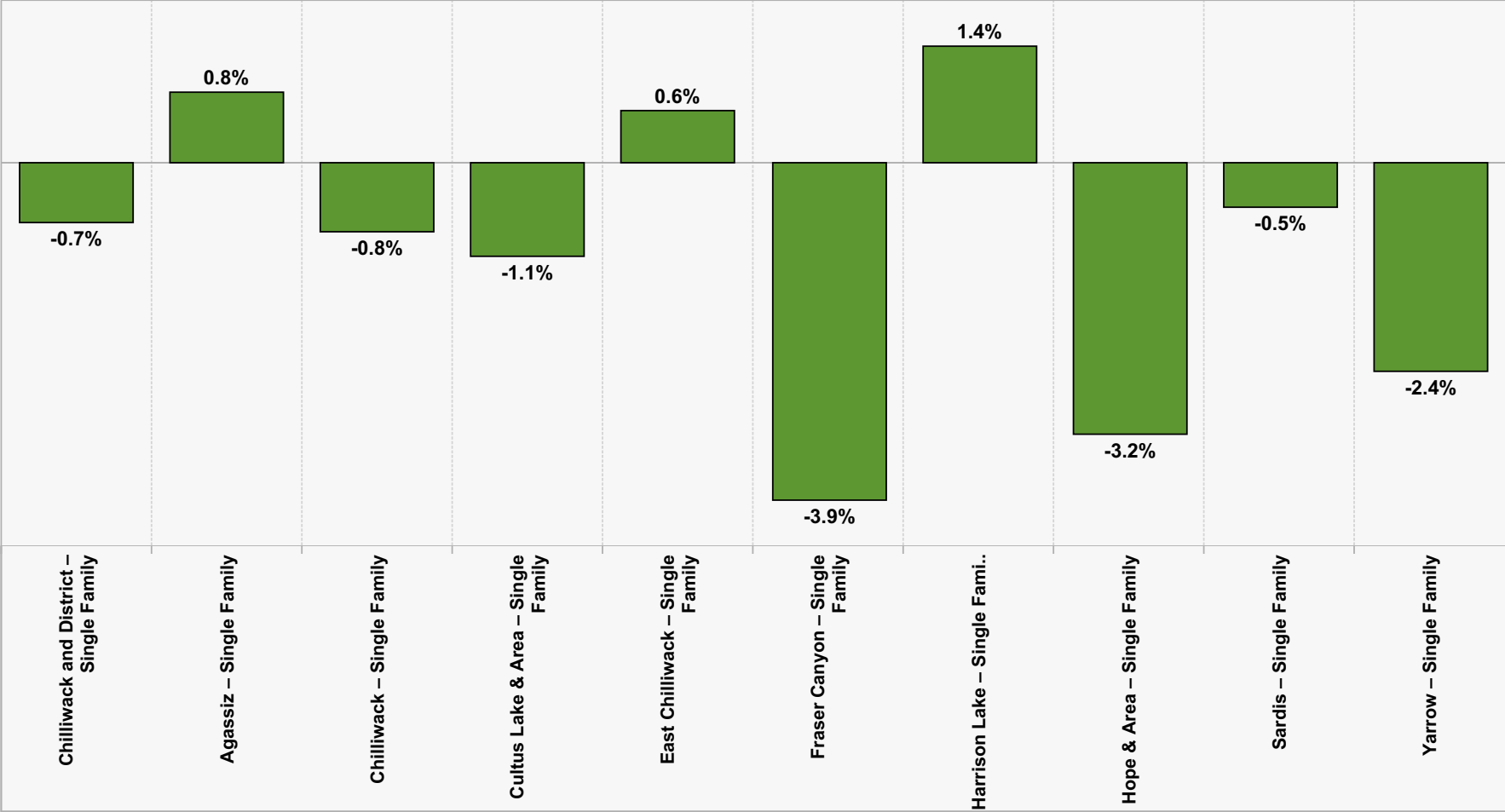
– Single Family

3. Area/Property Type Selection

All

% Difference from 1 Month Ago (October 2025 to November 2025)

Select Timeframe: 1 Month Ago



Note: Areas with insufficient sales are not included in the HPI.

Source: Chilliwack and District Real Estate Board



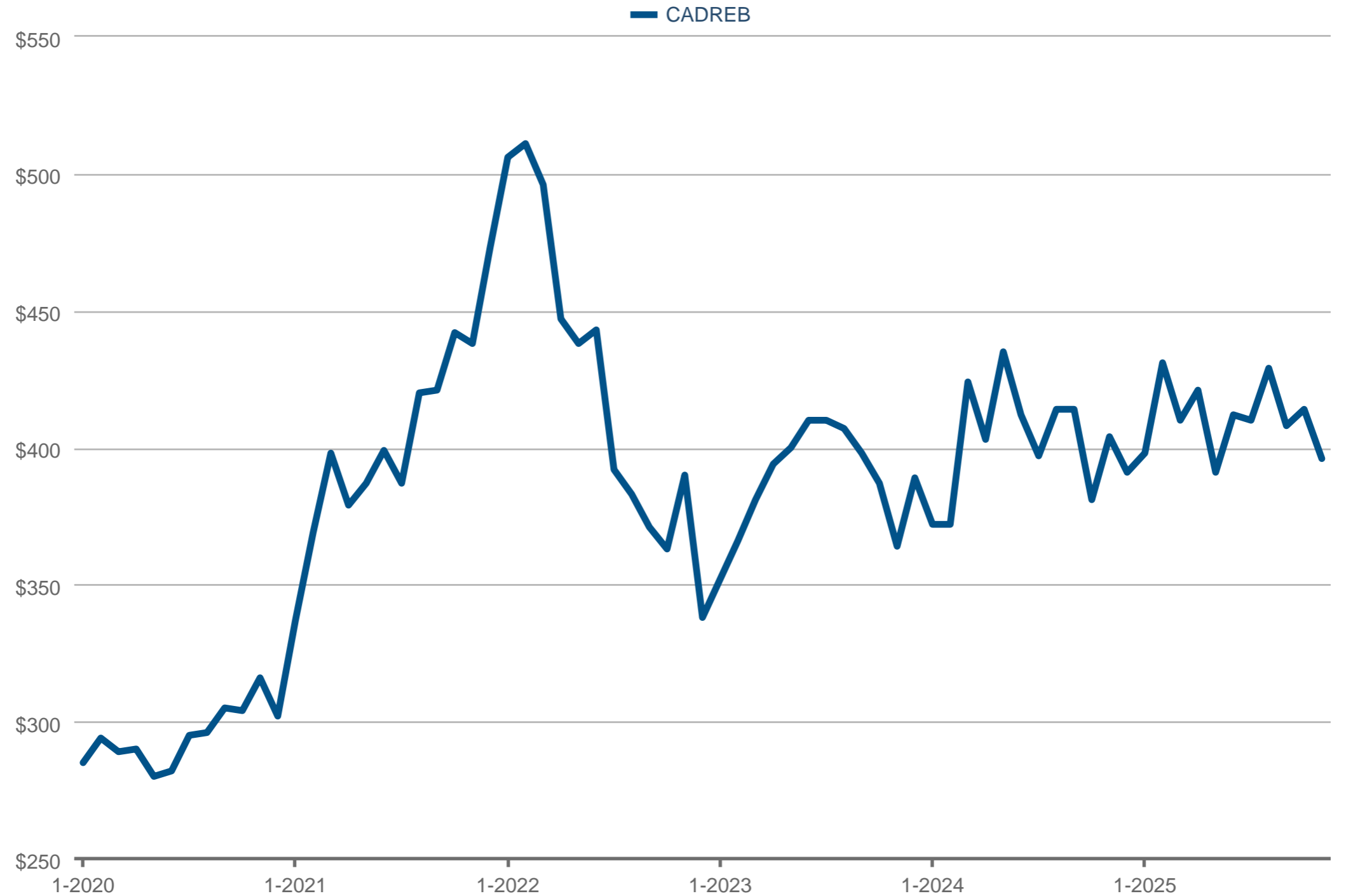


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Median Price Per Square Foot



CADREB: Less Than 1 AC, Resale, Single Family

Each data point is one month of activity. Data is from December 8, 2025.

Data comes from the Regional Multiple Listing Service of Minnesota, Inc. Data deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

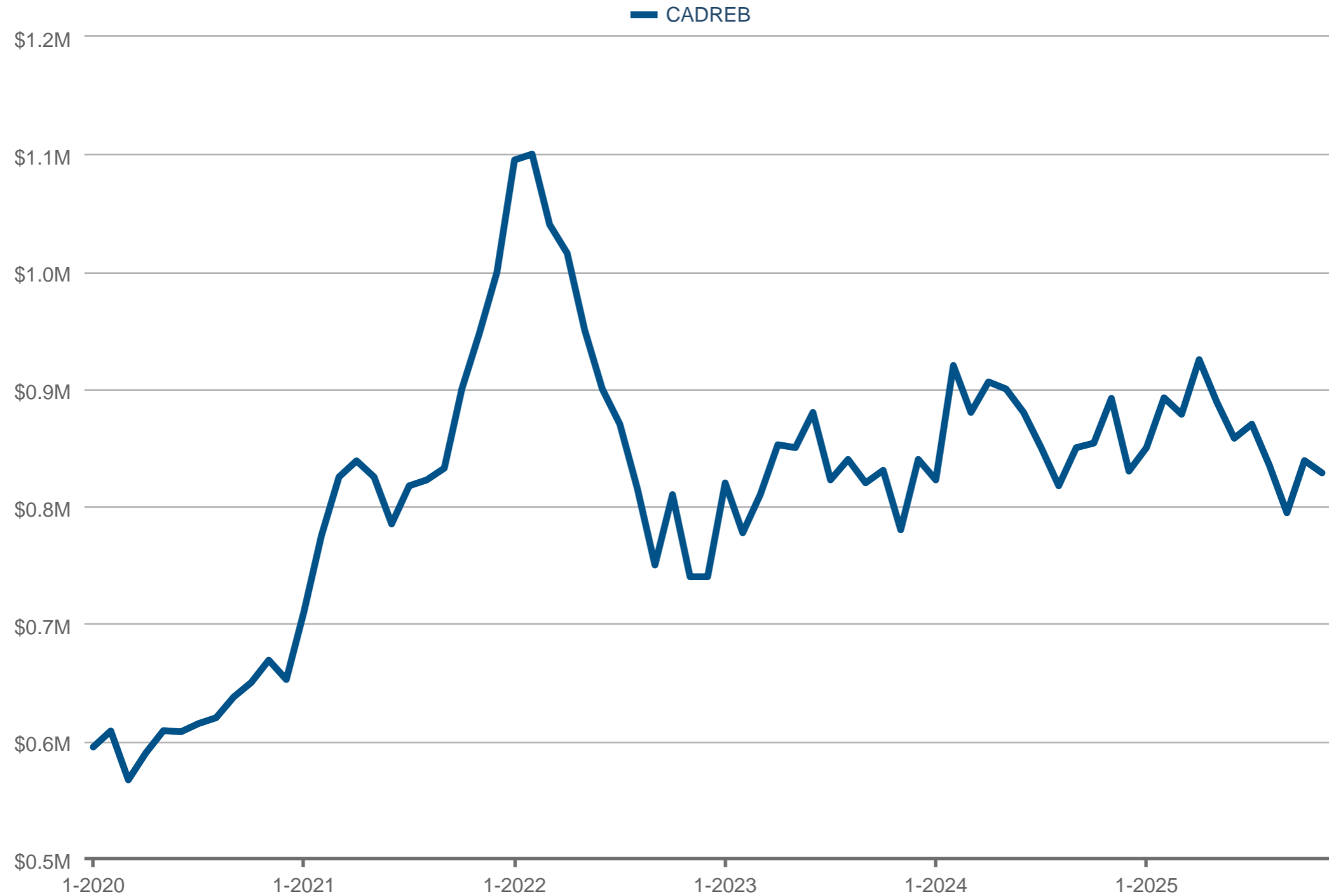


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Median Sales Price



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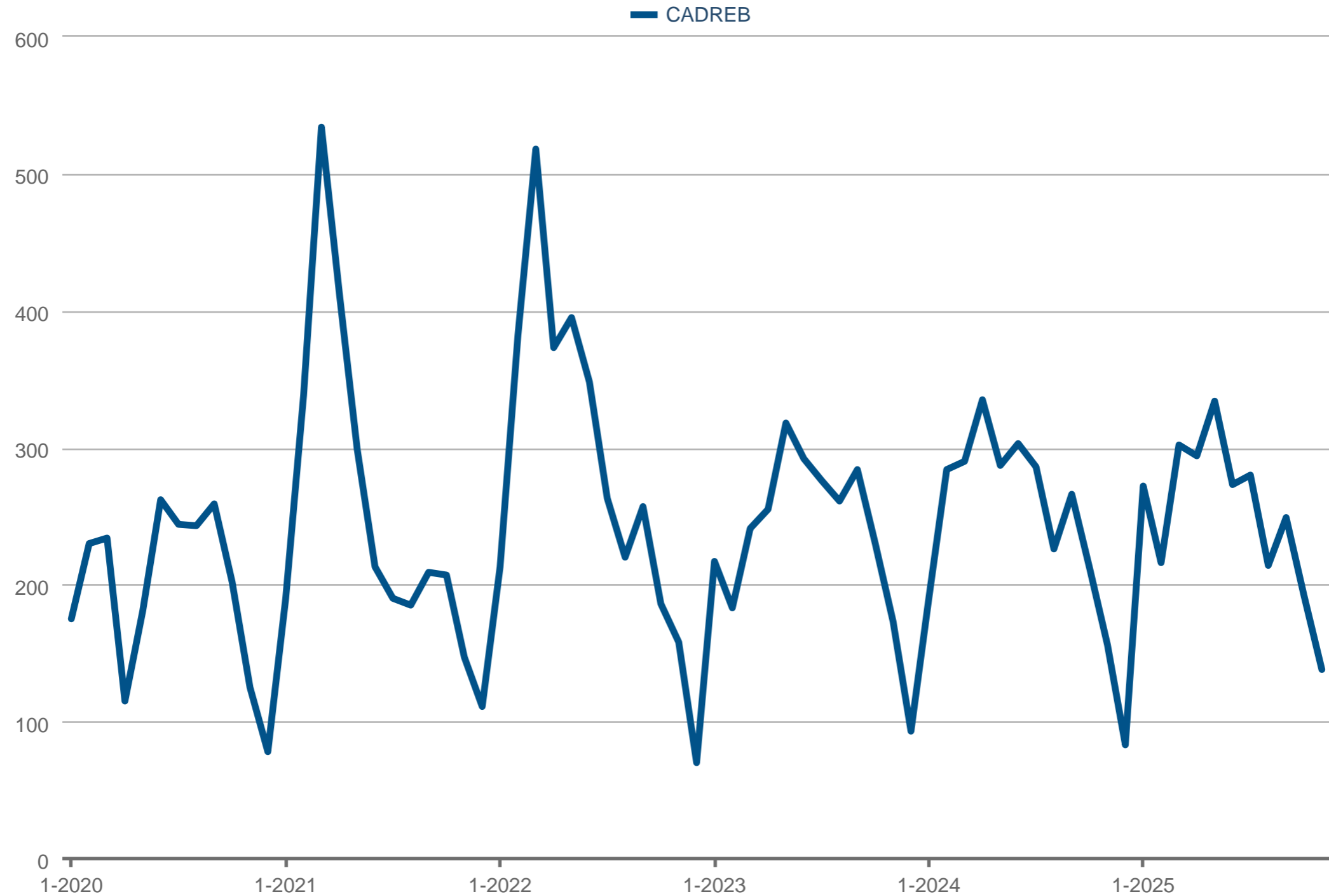


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New Listings



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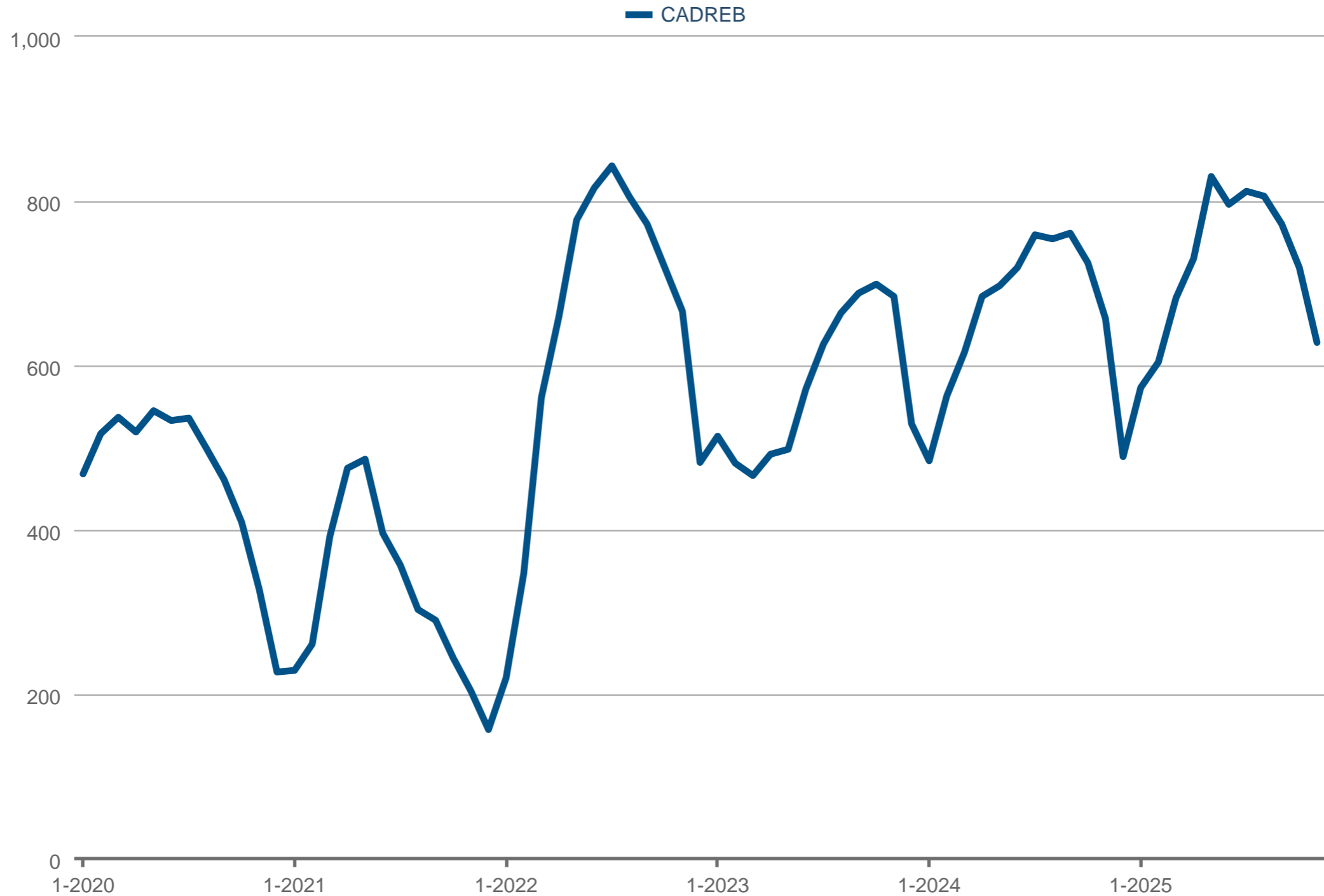


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Total Inventory



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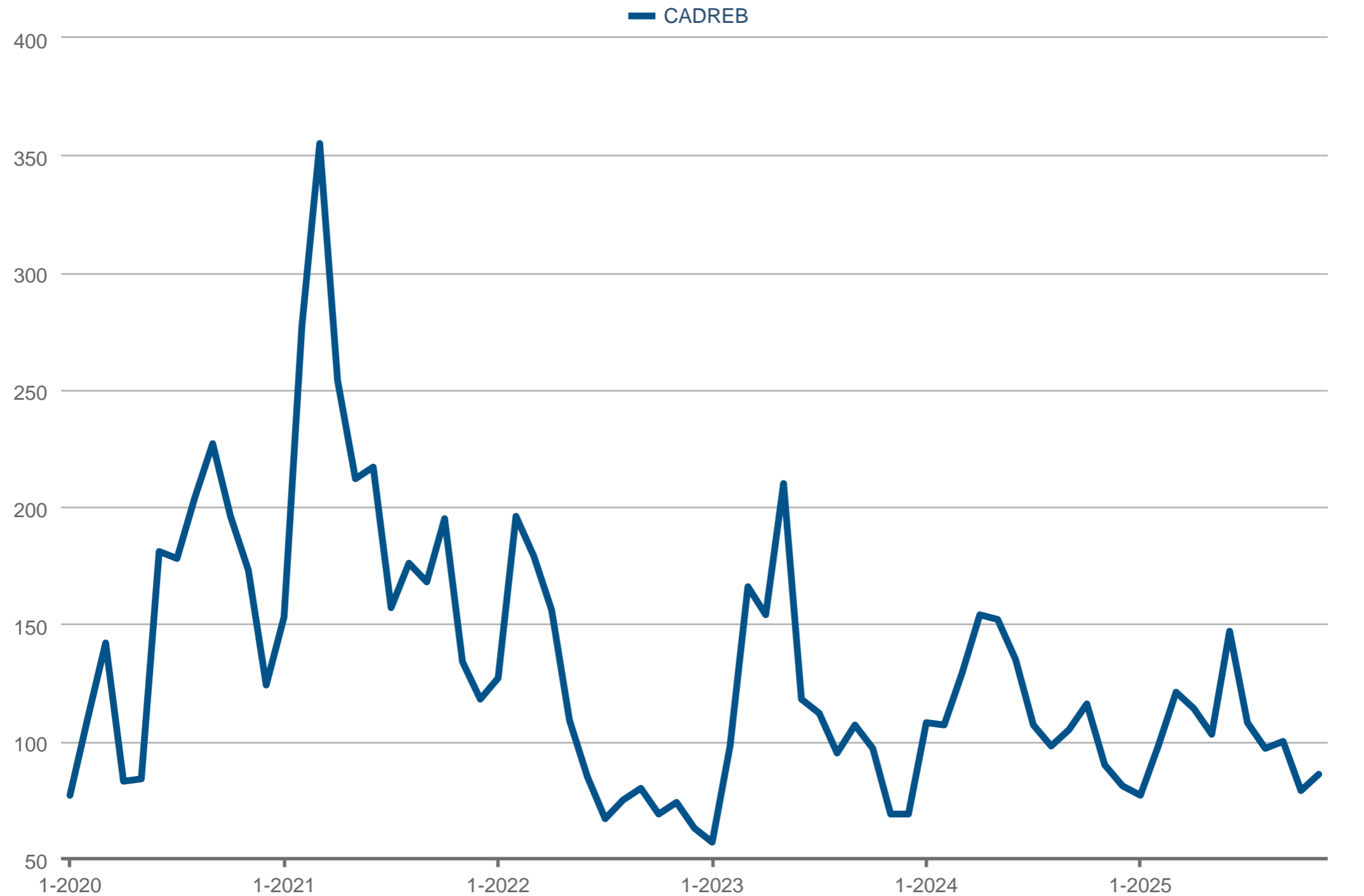


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Unit Sales



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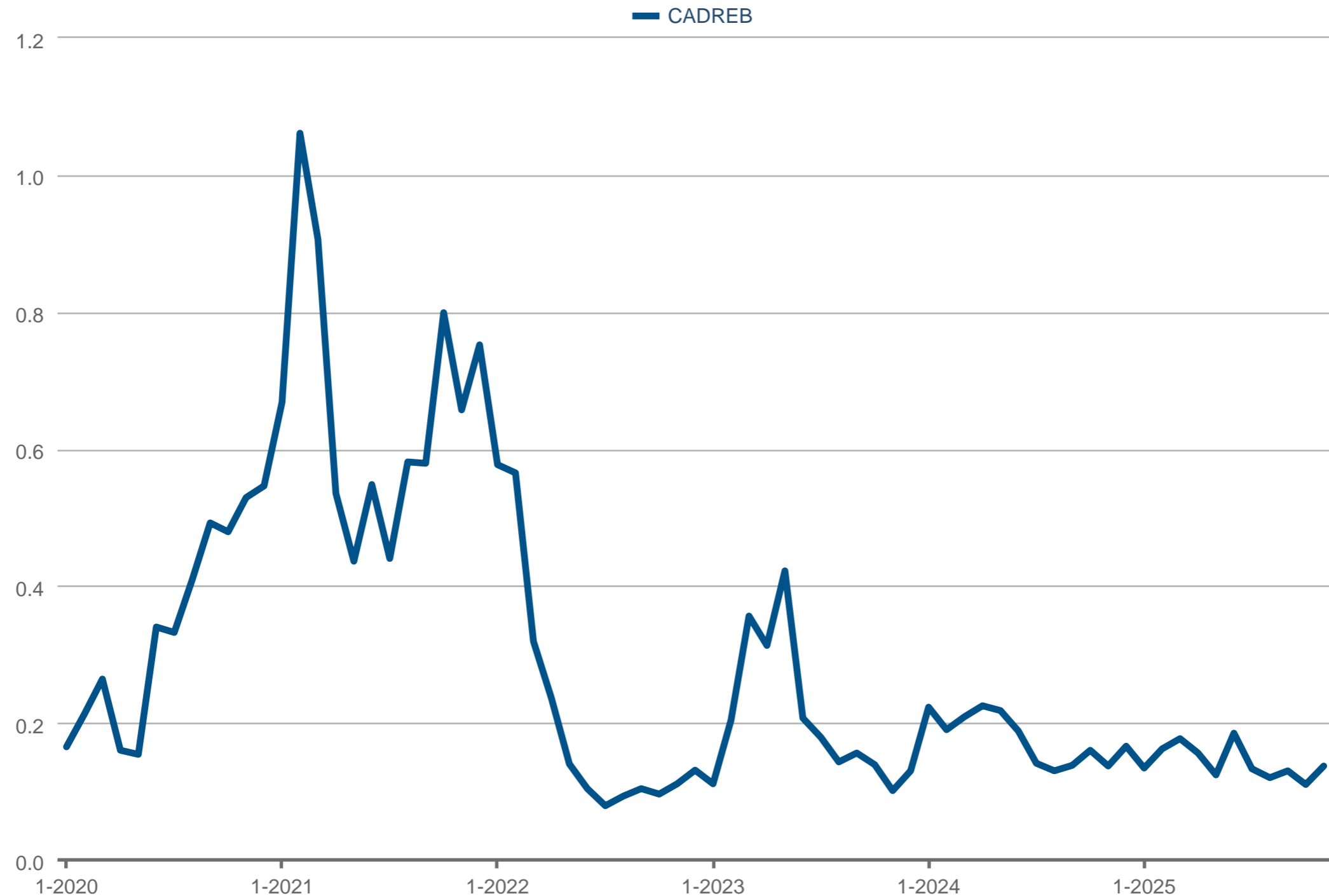


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Sales to Actives Ratio



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View more Townhouse and Condo Stats at:

<https://evertguliker.com/stats.html>

Stats are updated at the beginning of each month

Absorption Rate

Absorption rate is the rate at which homes sell in a given area during a given time period. Absorption rate is calculated by dividing the number of sales in a given month by the number of available homes for sale. It is the inverse of [months of supply](#).

For example, if there are 100 condos listed for sale in a certain area, and 10 condos sold over the last month, the absorption rate is $10/100=10\%$.

An absorption rate of 20% or higher means that homes are selling quickly and the market favors sellers. Lower absorption rates mean that homes are not selling quickly, and supply is much greater than demand, favoring buyers.

Months of Supply

Months of supply is the measure of how many months it would take for the current inventory of homes on the market to sell, given the current pace of home sales. For example, if there are 50 homes on the market and 10 homes selling each month, there is a 5-month supply of homes for sale.

Months of supply is a good indicator of whether a particular real estate market is favoring buyers or sellers. Typically, a market that favors sellers has less than 6 months of supply, while more than 6 months of supply indicates an excess of homes for sale that favors buyers.

Months of supply is the inverse of [absorption rate](#).

Continued...

What's the difference between a buyer's and seller's market?

[Home](#) > [Frequently Asked Questions](#)

Several factors influence the housing market, including mortgage interest rates, inflation, employment, investment, construction, immigration, government assistance programs, and the health of local and world economies. All of these influence the supply and demand of the market which, in turn, affects prices.

There are three classifications experts use to describe the balance of supply and demand in the housing market:

Seller's market

A seller's market is when there are more people looking to buy than there are homes available. This causes a rise in price above the long-term average rate of inflation. Typically this is indicated by a sales-to-active listings ratio of 20% or higher.

Buyer's market

In contrast, a buyer's market is when there are many more homes for sale than there are buyers. As a result, prices increase slower than the long-term average rate of inflation. In extreme circumstances this can cause prices to decline. Typically this is indicated by a sales-to-active listings ratio below 12%.

Balanced market

A balanced market occurs when supply and demand are about the same, with home prices rising in line with long-term average rate of inflation. Typically this is indicated by a sales-to-active listings ratio between 12% and 20%.



Summary

Over a sustained period of time:

- a seller's market is represented by a ratio of 20% or higher
- a buyer's market is represented by a ratio of 11% or lower
- a balanced market rests between 12-19%