

Suburb Data

Houses

Listing Prices: On average currently there are 5 houses listed for sale within the suburb which has decreased from 6 listings 12-months ago.

Sales: Abbotsford 2046 has a low average monthly sales volume with 2 average house(s) sold per month.

Market Conditions: The current housing market for Abbotsford would be considered a sellers market with conditions relatively stable compared to 3-months ago. For the Canada Bay region, we estimate a total inventory level of 1.41 months of houses. This is expected to maintain strong upward pressure on prices across the wider region if this level of inventory is maintained.

Days On Market: The time taken to sell a house (days-on-market) currently is 28. This has decreased from 30 days 12-months ago.

Sale Price: The median house price for Abbotsford is \$2610000. Using the Canada Bay Sa3 regional data, we estimate a 20% change in median sale prices in the last 12-months.

Rents: The median house rent price for Abbotsford is \$850. Using the Canada Bay Sa3 regional data, we estimate a -1% change in median rent prices in the last 12-months.

Rent Conditions: The median unit rent price for Abbotsford is \$550. Using the Canada Bay Sa3 regional data, we estimate a -8% change in median rent prices in the last 12-months.

Yield: Rents for units across the Canada Bay market have dropped by \$50 in the last 12-months. Vacancy rates for the area are currently 4.65% with additional 93 vacant properties compared to a year ago. Units listed for rent are expected to stay advertised for around 27 days on average.

Apartments

Listing Prices: On average currently there are 4 units listed for sale within the suburb which has decreased from 10 listings 12-months ago.

Sales: Abbotsford 2046 has a modest average monthly sale volume with 5 average units(s) sold per month.

Market Conditions: The current housing market for Abbotsford would be considered a sellers market with conditions relatively stable compared to 3-months ago. For the Canada Bay region, we estimate a total inventory level of 1.41 months of houses. This is expected to maintain strong upward pressure on prices across the wider region if this level of inventory is maintained.

Days On Market: The time taken to sell a unit (days-on-market) currently is 27. This has decreased from 32 days 12-months ago.

Sale Price: The median unit price for Abbotsford is \$1185000. Using the Canada Bay Sa3 regional data, we estimate a 2% change in median sale prices in the last 12-months.

Rents: The median house rent price for Abbotsford is \$850. Using the Canada Bay Sa3 regional data, we estimate a -1% change in median rent prices in the last 12-months.

Rent Conditions: Rents for houses across the Canada Bay market have dropped by \$10 in the last 12-months. Vacancy rates for the area are currently 4.65% with 93 additional vacant properties compared to a year ago. Houses listed for rent are expected to stay advertised for around 25 days on average.

Yield: Rents for units across the Canada Bay market have dropped by \$50 in the last 12-months. Vacancy rates for the area are currently 4.65% with additional 93 vacant properties compared to a year ago. Units listed for rent are expected to stay advertised for around 27 days on average.