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VIVID

REAL ESTATE

By Amir Joharifard

Market Update

August 2017

Areas

GREATER VANCOUVER
DOWNTOWN VANCOUVER

VANCOUVER WESTSIDE
VANCOUVER EASTSIDE

NORTH VANCOUVER
WEST VANCOUVER

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Greater Vancouver

August 2017



GREATER VANCOUVER

August, 2017



Detached and Attached Homes

CURRENT UP DOWN



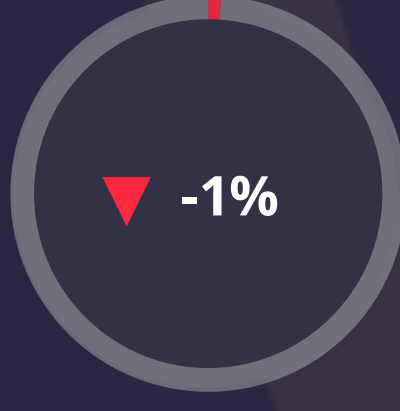
LISTINGS



Aug 2017



Jul 2017

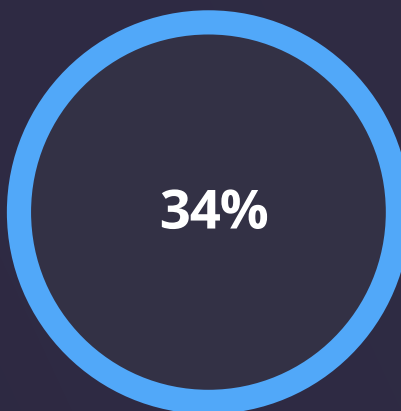


Aug 2016

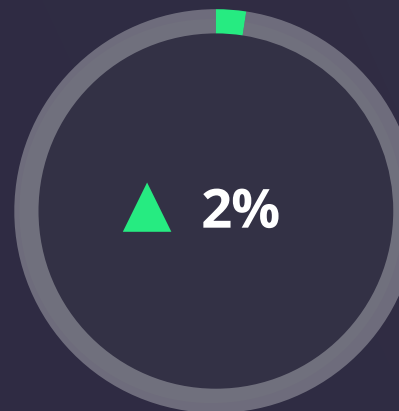
In Greater Vancouver, the number of new listings for residential properties in August 2017 was 4,234, a 19% decrease compared to July 2017, when 5,243 homes were listed, and a 1% decrease from the 4,279 properties listed last August.



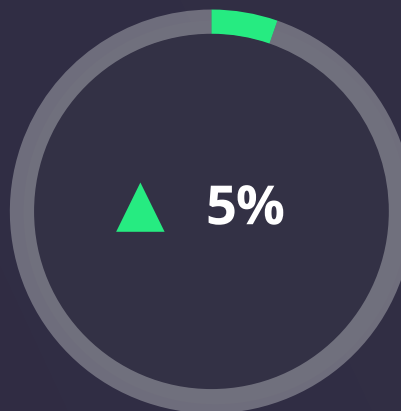
SALES TO ACTIVE



Aug 2017



Jul 2017



Aug 2016

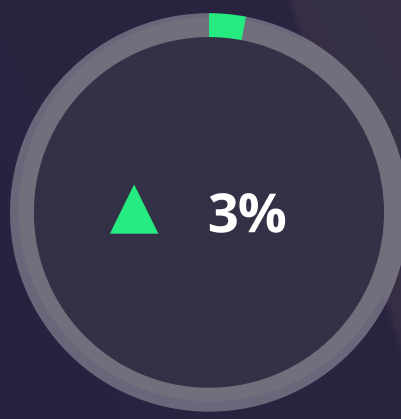
In Greater Vancouver, the sales-to-active listings ratio for residential properties for August 2017 was 34%, a 2% increase compared to July 2017, when the ratio was 32%, and a 5% increase from the 29% ratio last August.



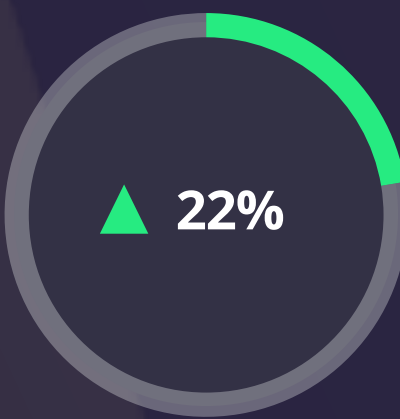
SALES



Aug 2017



Jul 2017



Aug 2016

The number of residential properties sold in Greater Vancouver in August 2017 was 3,035, a 3% increase compared to July 2017, when 2,947 homes were sold, and a 22% increase from the 2,480 properties sold last August.

What is Sale to Active?

To understand the rate at which properties are selling we look at the sales-to-active listings ratio. This ratio provides simple approach; for example:

- 10% Sales Ratio means 1 in 10 homes are selling.
- 33% Sales Ratio means 1 in 3 homes are selling.
- 50% Sales Ratio means 1 in 2 homes are selling.

Sales ratio also indicates the ratio between supply and demand, which provide us with the market types. In a buyers' market, the ratio is between 0% and 14%; a balanced market ratio is 15% to 20%; and a sellers' market ratio is 21% plus.

GREATER VANCOUVER

August, 2017



Detached and Houses

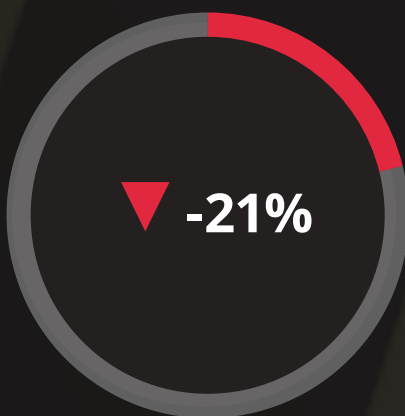
CURRENT UP DOWN



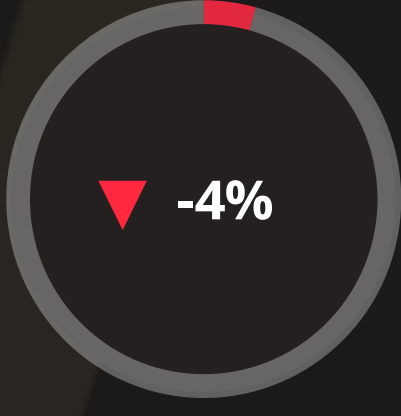
LISTINGS



Aug 2017



Jul 2017

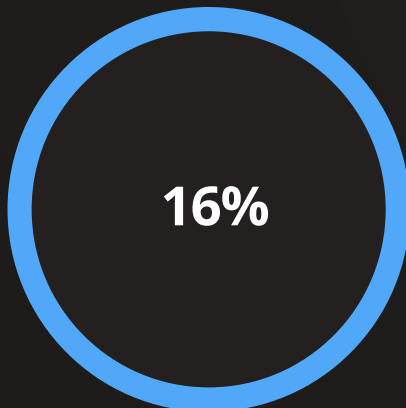


Aug 2016

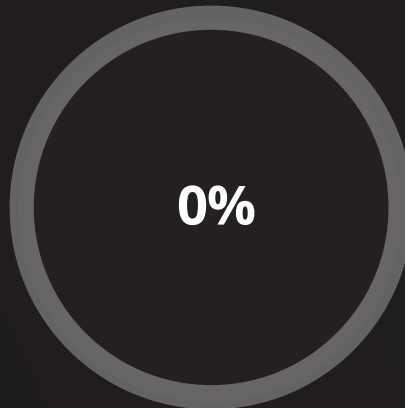
In Greater Vancouver, the number of new listings for detached properties in August 2017 was 1,737 a 21% decrease compared to July 2017, when 2,201 homes were listed, and a 4% decrease from the 1,814 properties listed last August.



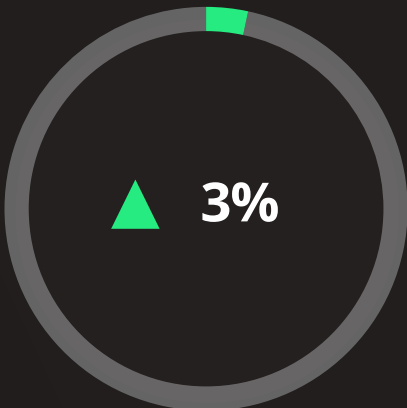
SALES TO ACTIVE



Aug 2017



Jul 2017

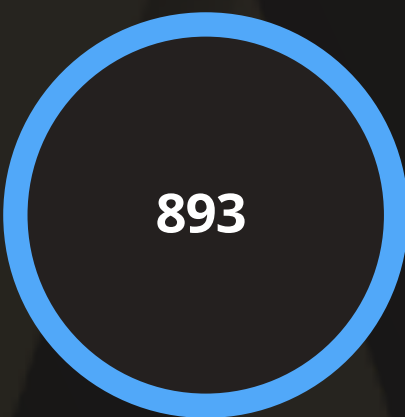


Aug 2016

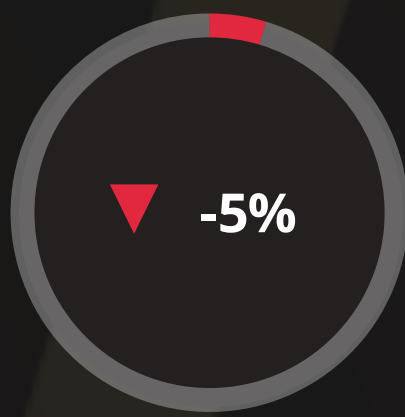
In Greater Vancouver, the sales-to-active listings ratio for detached properties for August 2017 was 16%, which is the same ratio as July 2017, and a 3% increase from the 12% ratio last August.



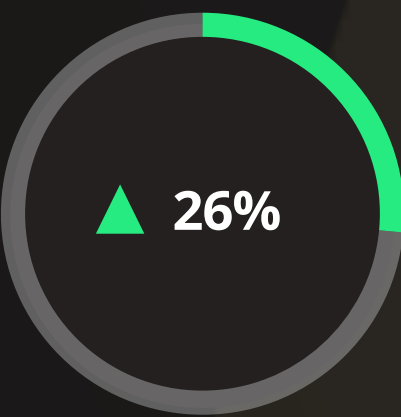
SALES



Aug 2017



Jul 2017



Aug 2016

The number of houses sold in Greater Vancouver in August 2017 was 706, a 5% decrease compared to July 2017, when 936 homes were sold, and a 26% increase from the 706 properties sold last August.

Facts

The Average days on Market for Greater Vancouver detached properties in August 2017 was 36 days, a 6% Increase in comparison to 34 days in July 2017. The average price per square foot for Greater Vancouver detached properties in August 2017 was \$641, a 0.3% decrease in comparison to \$643 per square foot in July 2017.

GREATER VANCOUVER

August, 2017

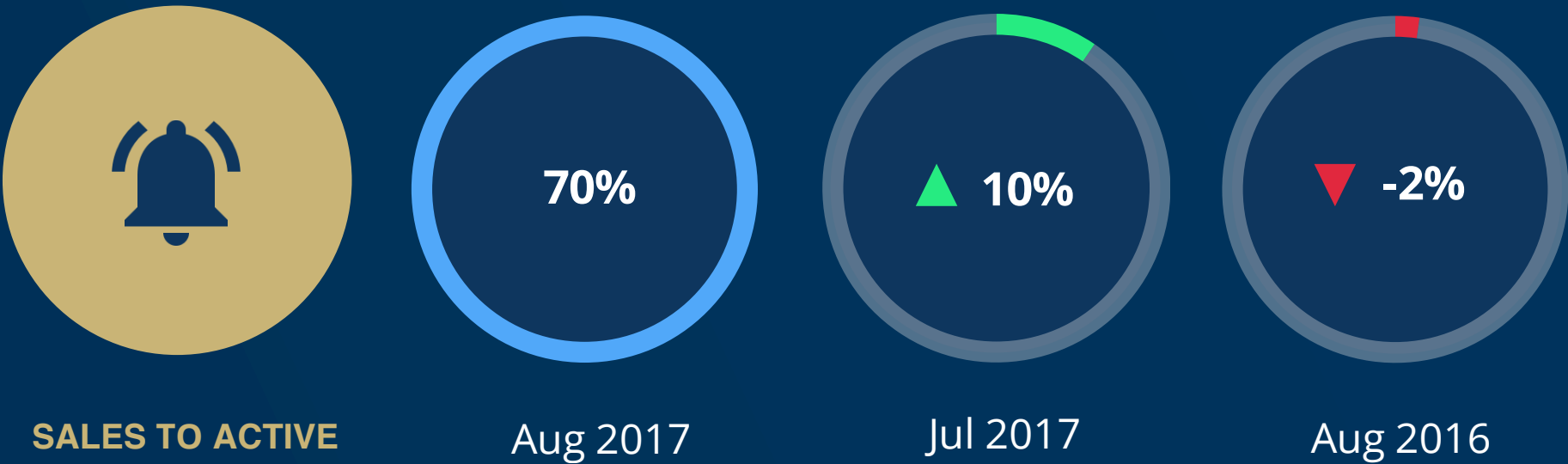


Condos and Townhouses

CURRENT UP DOWN



In Greater Vancouver, the number of new listings for attached properties in August 2017 was 2,497, a 18% decrease compared to July 2017, when 3,042 homes were listed, and a 1% increase from the 2,465 properties listed last August.



In Greater Vancouver, the sales-to-active listings ratio condos and townhouse in August 2017 was 70%, a 10% increase compared to July 2017, when the ratio was 60%, and a 2% decrease from the 72% ratio last August.



The number of condos and townhouses sold in Greater Vancouver condos in August 2017 was 2,142, a 7% increase compared to July 2017, when 2,011 homes were sold, and a 21% increase from the 1,774 properties sold last August.

Facts

The average days on the market for Greater Vancouver condos in August 2017 was 19 days, while for townhouses it was 20days. The average price per square foot for Greater Vancouver condos was \$763 in August 2017, whereas for townhouses it was \$602 per square foot.

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Downtown Vancouver

August 2017



DOWNTOWN VANCOUVER

August, 2017

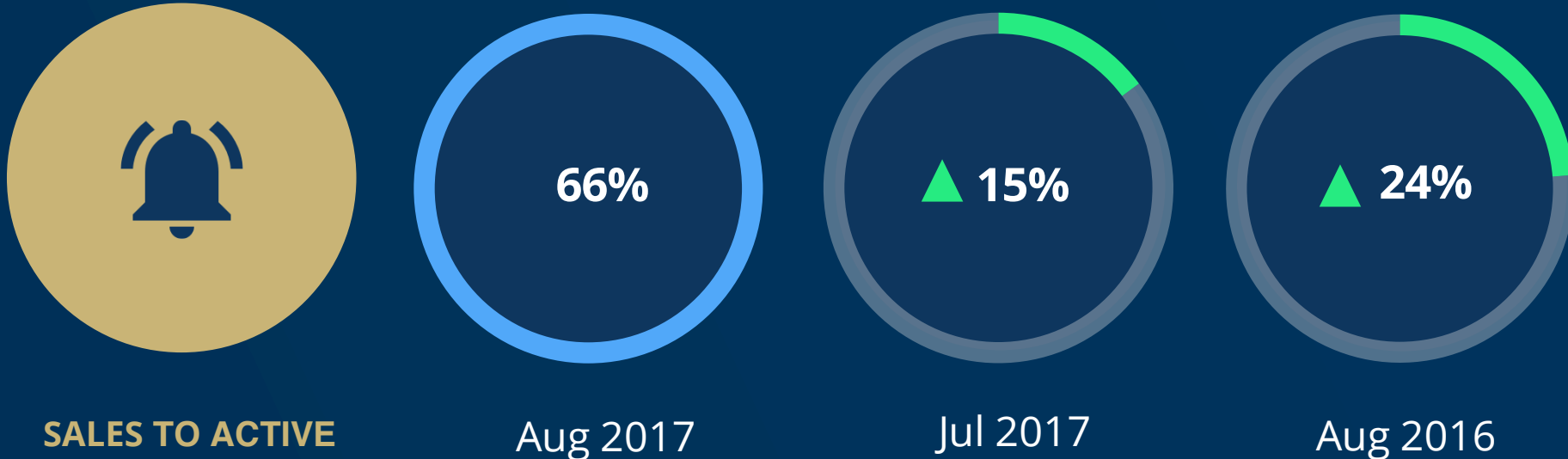


Condos and Townhouses

CURRENT UP DOWN



In Downtown Vancouver, the number of new listings for condo and townhouses in August 2017 was 382, a 14% decrease compared to July 2017, when 382 homes were listed, and a 17% decrease from the 462 properties listed last August.



In Downtown Vancouver, the sales-to-active listings ratio for condos and townhouses for August 2017 was 66%, a 15% increase compared to July 2017, when the ratio was 51%, and a 24% increase from the 42% ratio last August.



The number of condos and townhouses sold in Downtown Vancouver in August 2017 was 252, a 11% increase compared to July 2017, when 228 homes were sold, and a 29% increase from the 195 properties sold last August.



In Downtown Vancouver, the average sale price for condos and townhouses in August 2017 was \$811K, a 2% increase compared to July 2017, when the average sale price was \$797K, and a 24% increase from the \$653K average sale price from last August.

Market Type

DOWNTOWN VANCOUVER



Condos and Townhouses



Seller Market



Buyer Market



N/A*



Balanced Market

Sales Ratio

To understand the ratio between supply and demand, we also look at sales to active ratio for an indication of the current market type.

- 21% & Greater Sellers Market
- 15% to 20% Balanced Market
- 14% & Less Buyer Market

* There isn't enough data to determine the market type.



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Vancouver Westside

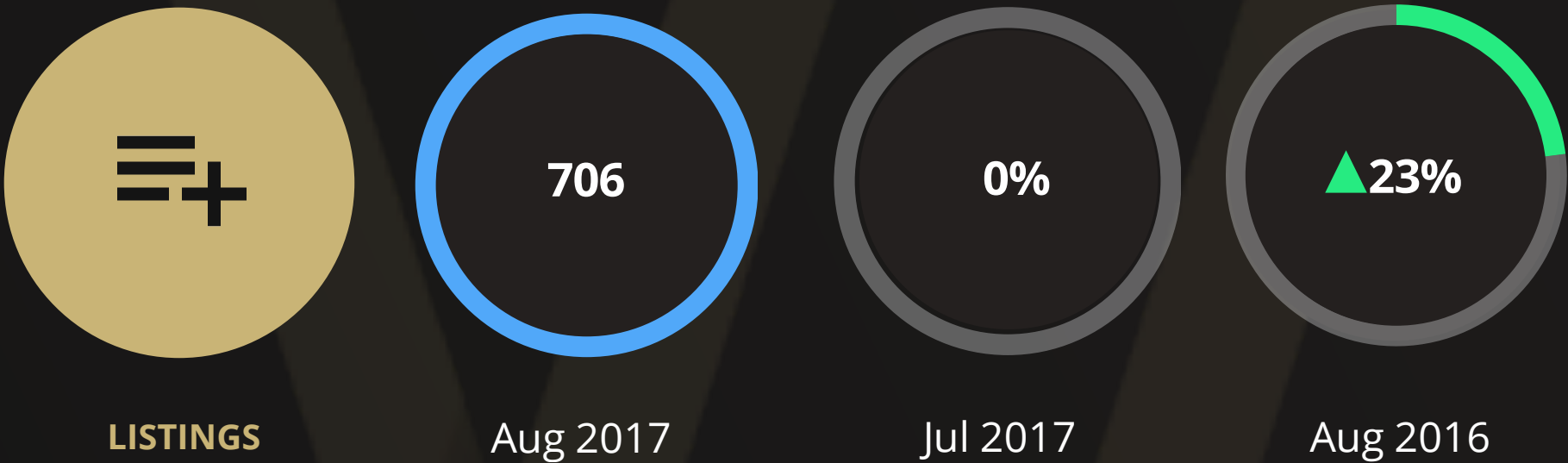
August 2017



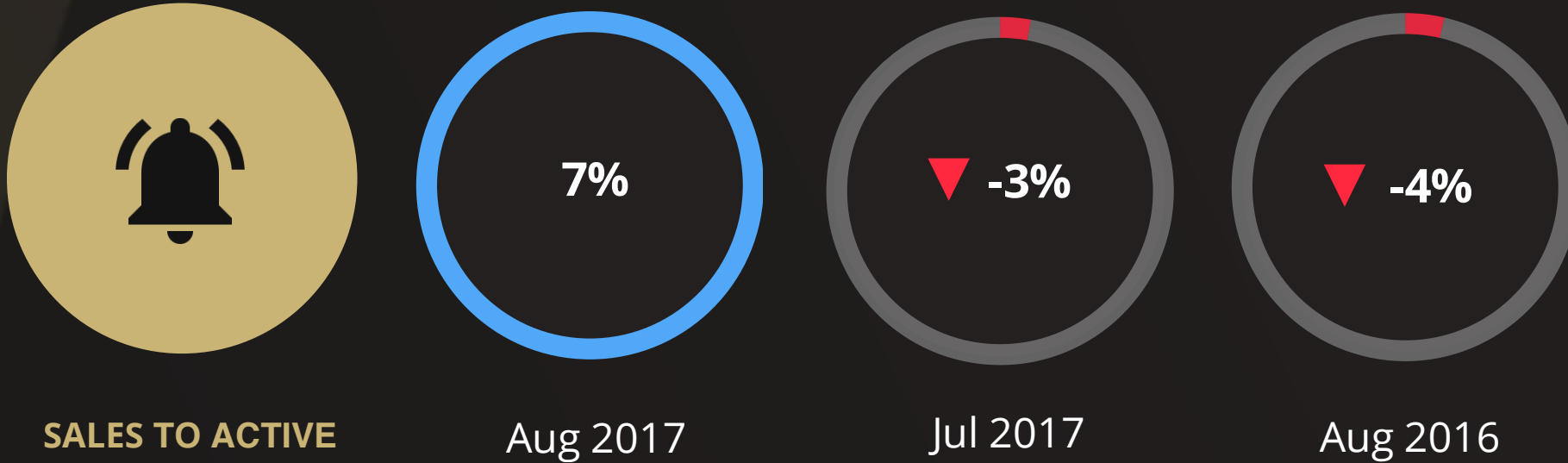
VANCOUVER WESTSIDE

August, 2017

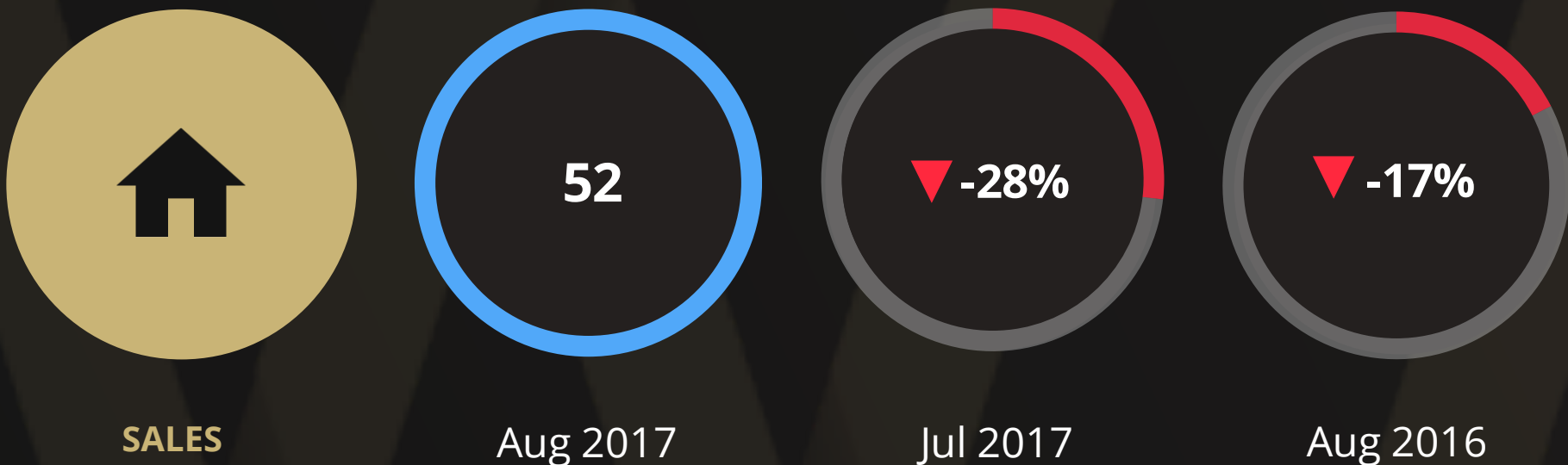
 Detached and Houses
● CURRENT ● UP ● DOWN



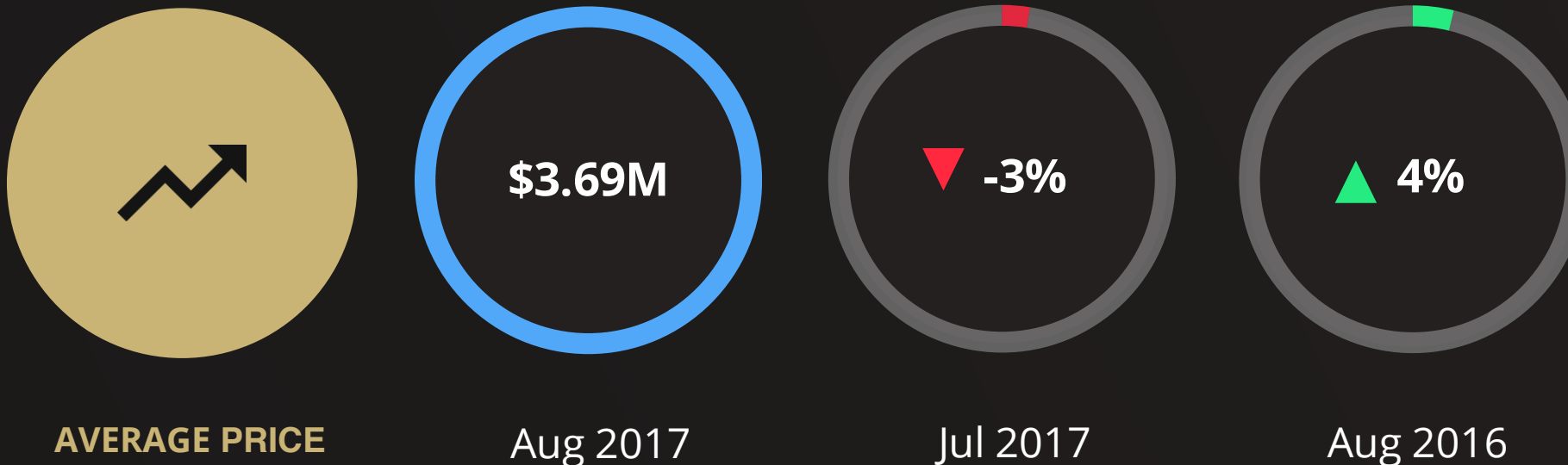
In Vancouver West, the sales-to-active listings ratio for houses for August 2017 was 7%, which is the same ratio as July 2017, when the ratio was 7%, and a 4% decrease from the 11% ratio last August.



In Vancouver West, the sales-to-active listings ratio for houses for August 2017 was 7%, a 3% decrease compared to July 2017, when the ratio was 10%, and a 4% decrease from the 11% ratio last August.



The number of houses sold in Vancouver West in August 2017 was 52, a 28% decrease compared to July 2017, when 72 homes were sold, and a 17% decrease from the 63 properties sold last August.



In Vancouver West, the average sale price for houses in August 2017 was \$3.685M, a 3% decrease compared to July 2017, when the average sale price was \$3.783M, and a 4% increase from the \$3.55M average sale price from last August.

Market Type

VANCOUVER WESTSIDE

August, 2017



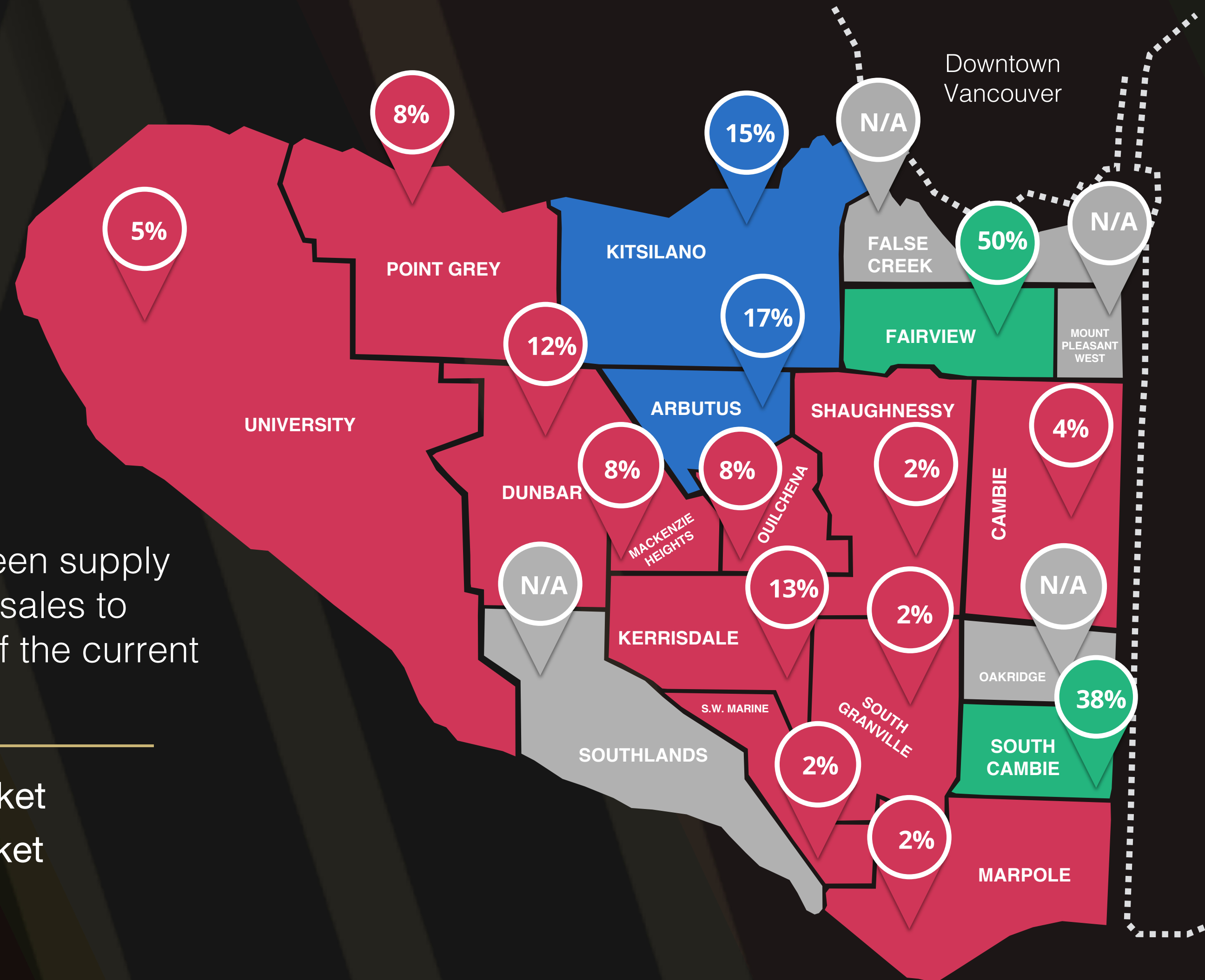
Detached and Houses

● Seller Market

● Buyer Market

● N/A*

● Balanced Market



Sales Ratio

To understand the ratio between supply and demand, we also look at sales to active ratio for an indication of the current market type.

- 21% & Greater Sellers Market
- 15% to 20% Balanced Market
- 14% & Less Buyer Market

* There isn't enough data to determine the market type.

VANCOUVER WESTSIDE

August, 2017



Condos and Townhouses

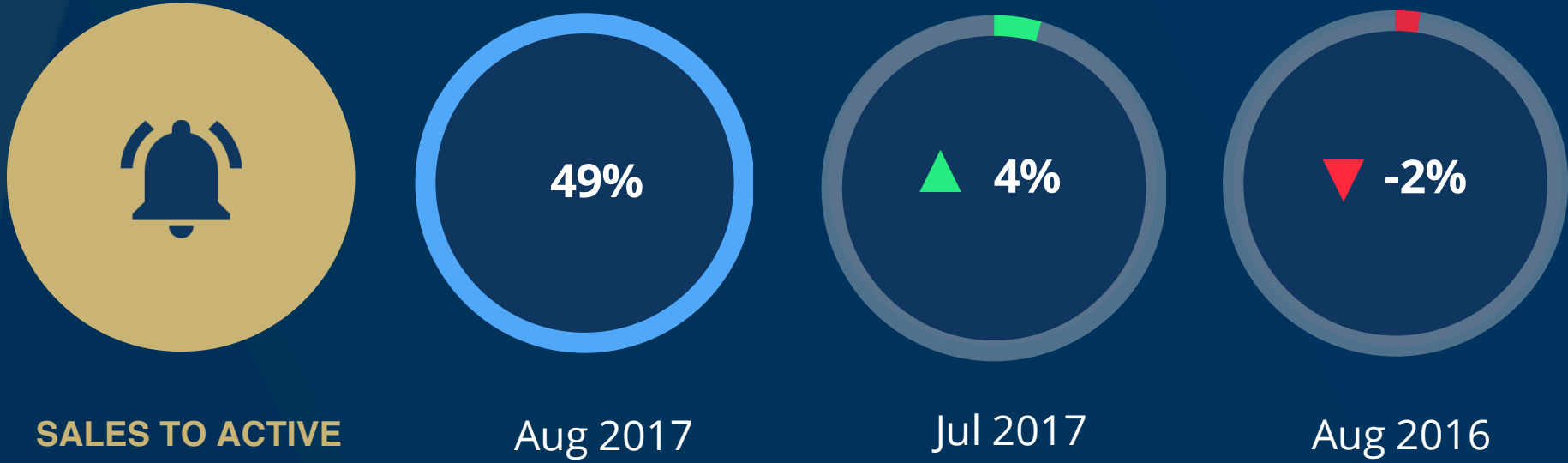
CURRENT

UP

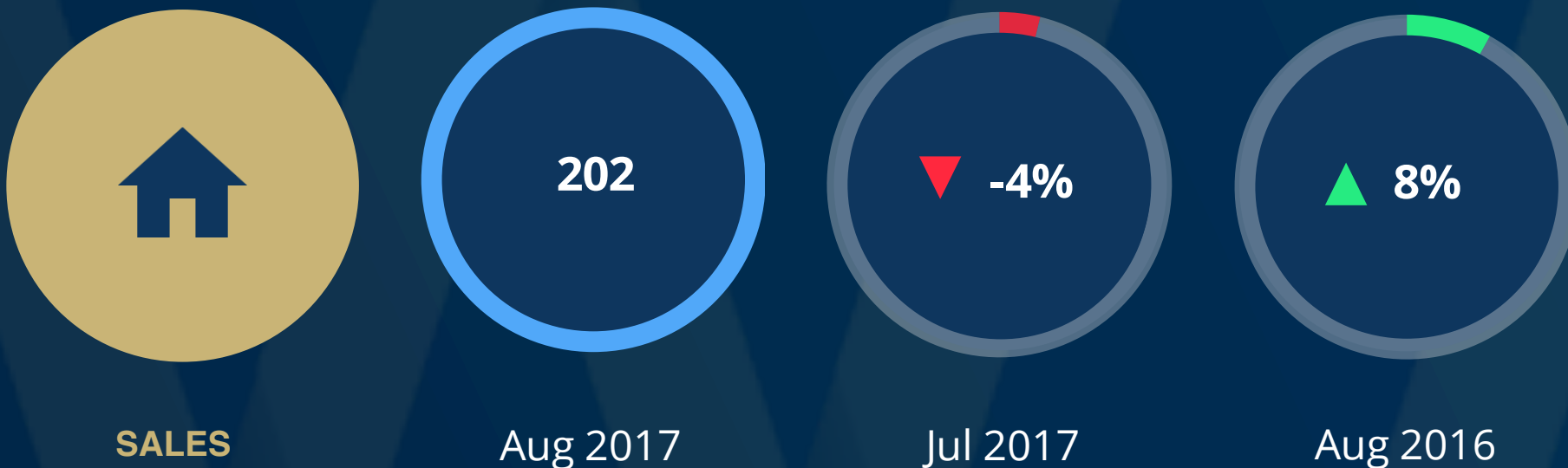
DOWN



In Vancouver West, the number of new listings for condos and townhouses in August 2017 was 413, a 13% decrease compared to July 2017, when 472 homes were listed, and a 13% increase from the 365 properties listed last August.



In Vancouver West, the sales-to-active listings ratio for condo and townhouses for August 2017 was 49%, a 4% increase compared to July 2017, when the ratio was 44%, and a 2% decrease from the 51% ratio last August.



The number of condos and townhouses sold in Vancouver West in August 2017 was 202, a 4% decrease compared to July 2017, when 210 homes were sold, and a 8% increase from the 187 properties sold last August.



In Vancouver West, the average sale price for condos and townhouses in August 2017 was \$798K, a 2% decrease compared to July 2017, when the average sale price was \$815K, and a 15% increase from the \$693K average sale price from last August.

Market Type

VANCOUVER WESTSIDE

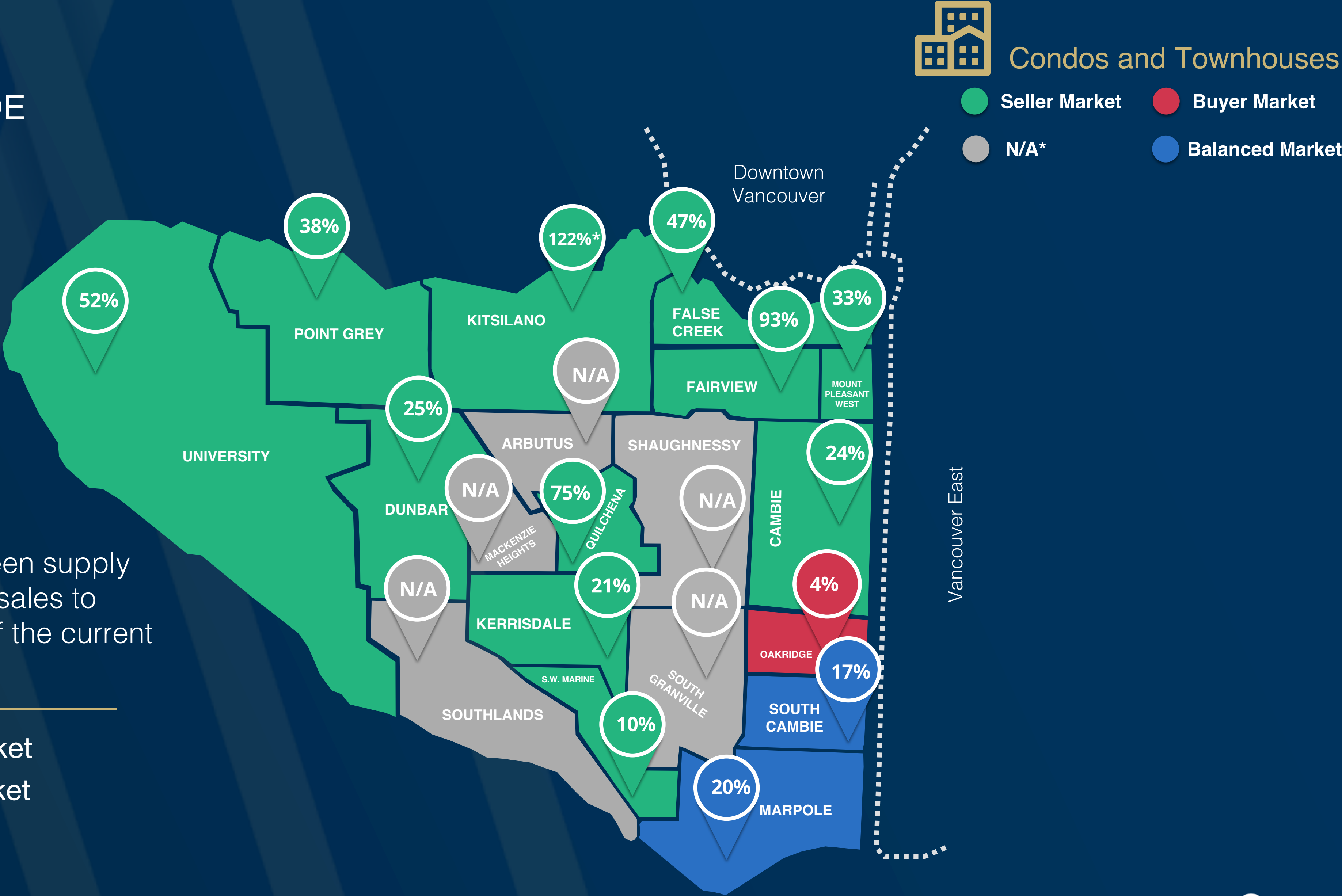
August, 2017

Sales Ratio

To understand the ratio between supply and demand, we also look at sales to active ratio for an indication of the current market type.

- 21% & Greater Sellers Market
- 15% to 20% Balanced Market
- 14% & Less Buyer Market

* There isn't enough data to determine the market type.



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Vancouver Eastside

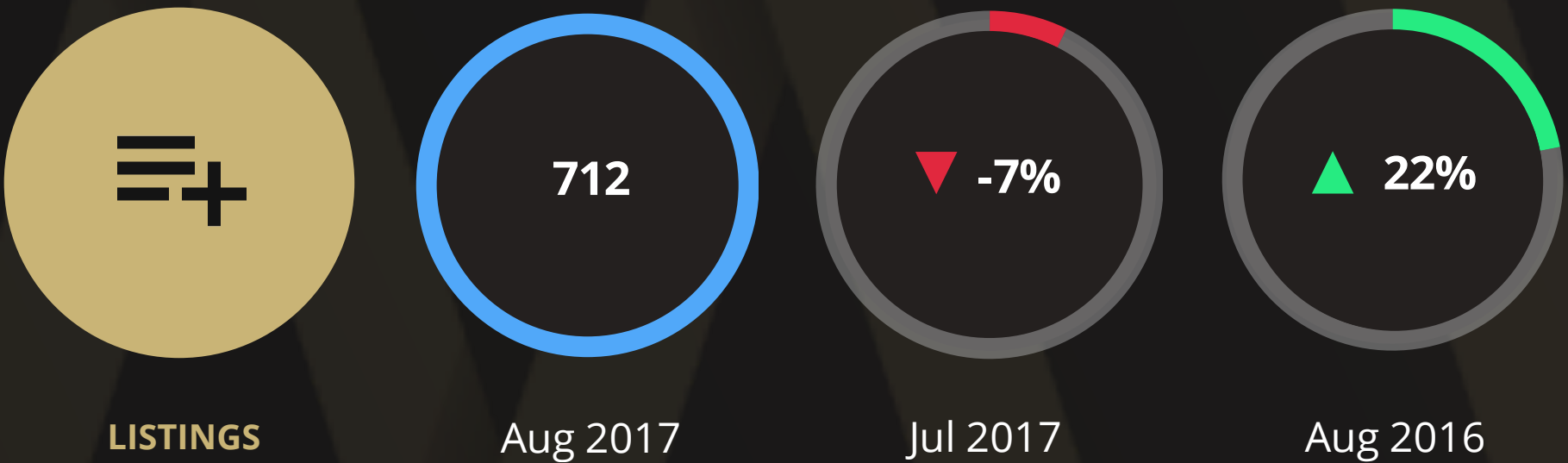
August 2017



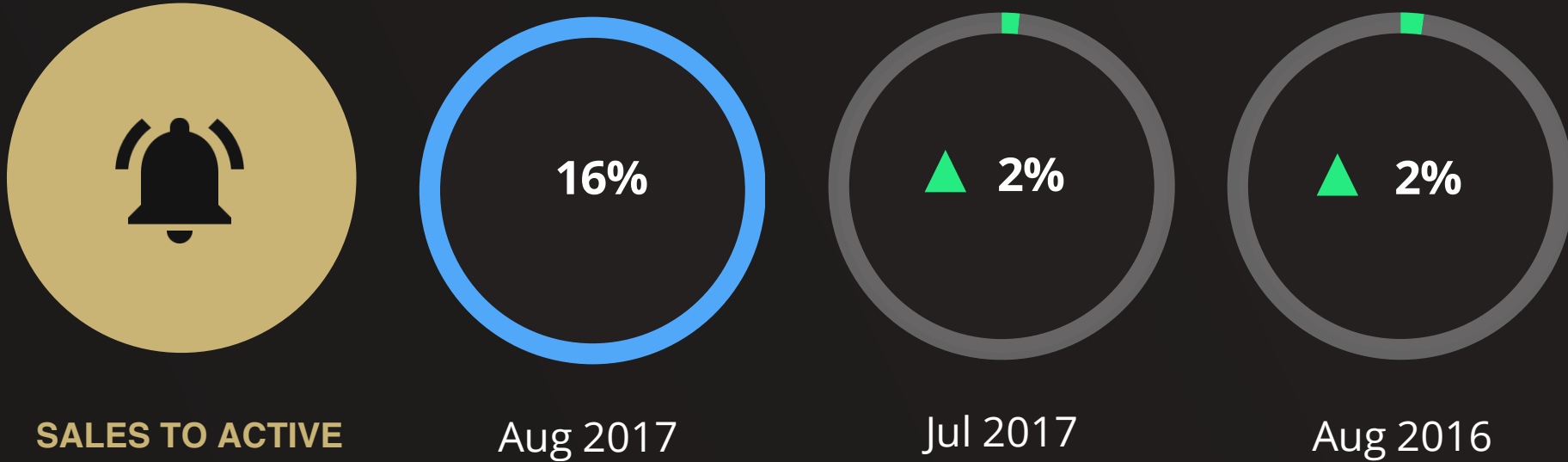
VANCOUVER EASTSIDE

August, 2017

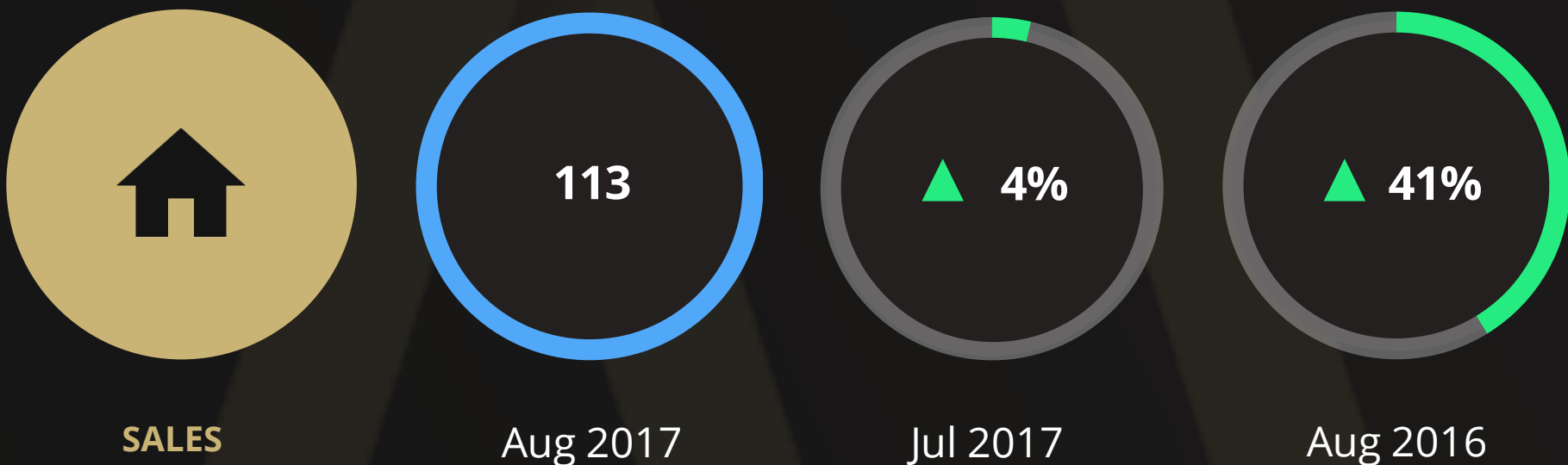
 Detached and Houses
● CURRENT ● UP ● DOWN



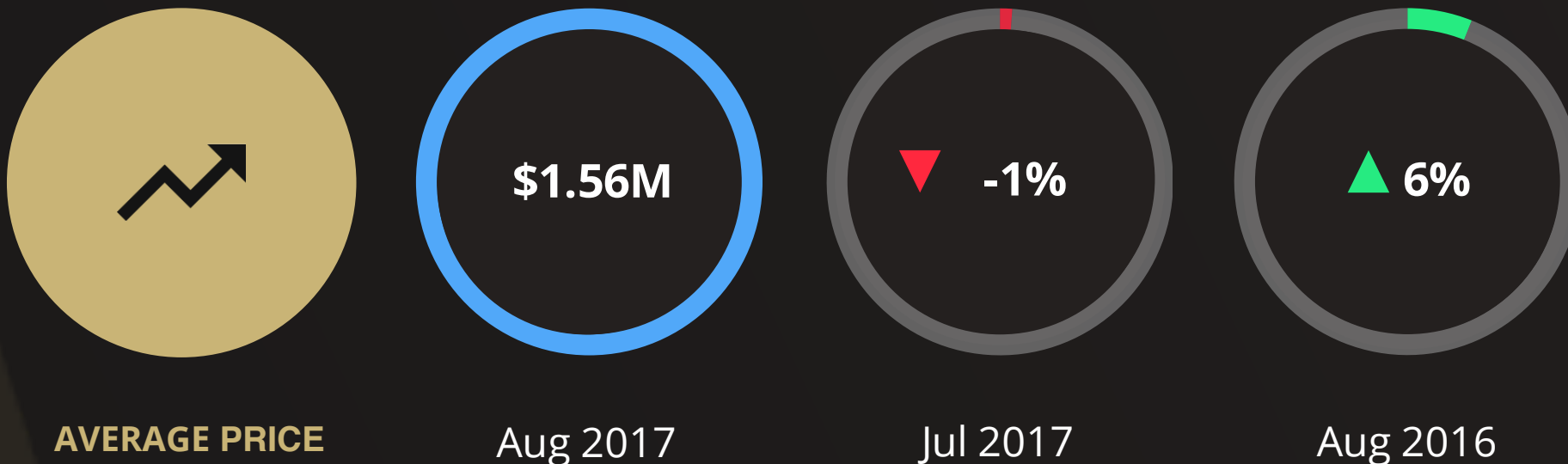
In Vancouver East, the number of new listings for detached properties in August 2017 was 712, a 7% decrease compared to July 2017, when 768 homes were listed, and a 22% increase from the 584 properties listed last August.



In Vancouver East, the sales to active ratio for houses for August 2017 was 16%, a 2% increase compared to July 2017, when the ratio was 14%, and a 2% increase from the 14% ratio last August.



The number of houses sold in Vancouver East in August 2017 was 113, a 4% increase compared to July 2017, when 109 homes were sold, and a 41% increase from the 80 properties sold last August.



In Vancouver East, the average sale price for houses in August 2017 was \$1.562M, a 1% decrease compared to July 2017, when the average sale price was \$1.58M, and a 6% increase from the \$1.473M average sale price from last August.

Market Type

VANCOUVER EASTSIDE

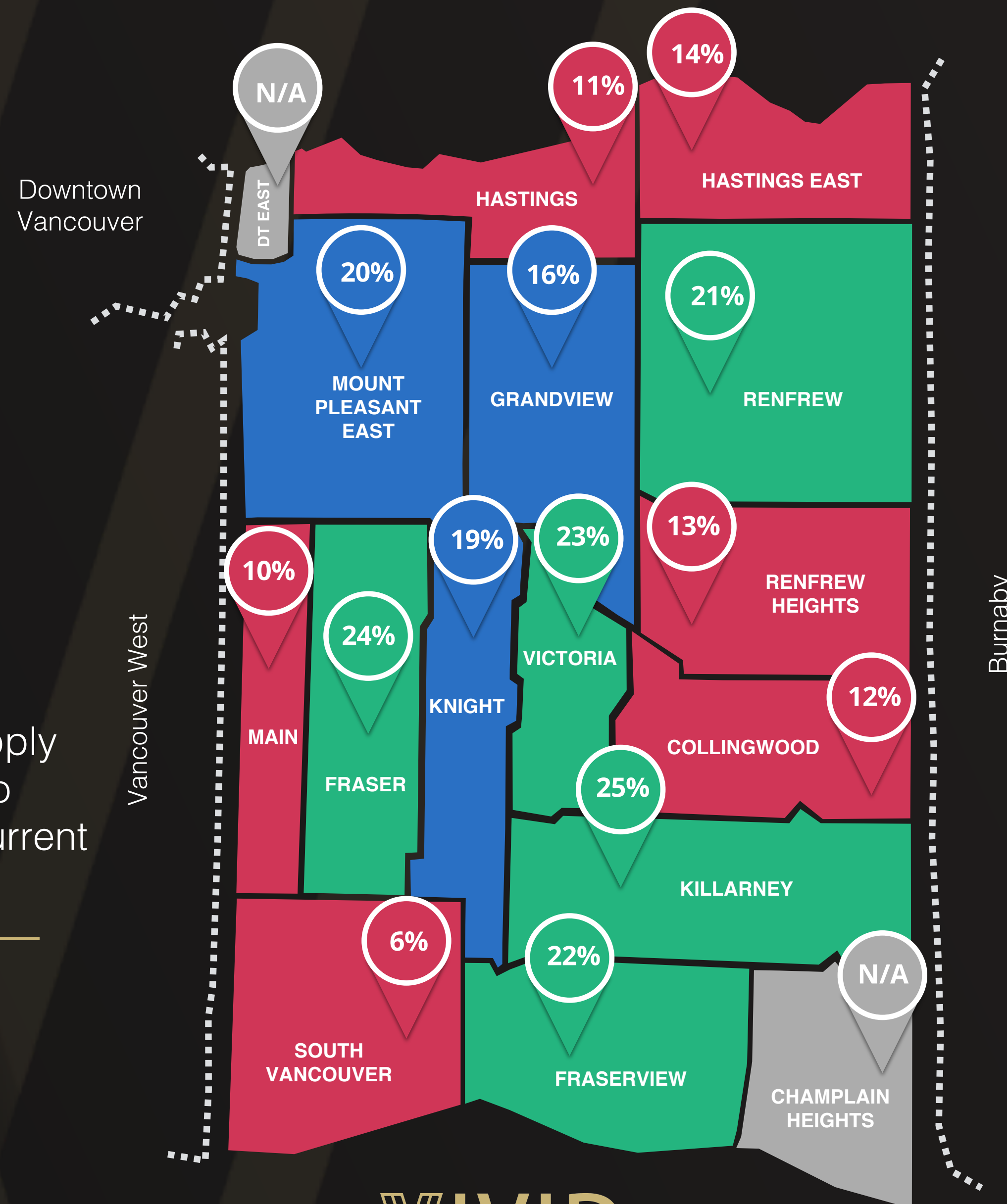
August, 2017

Sales Ratio

To understand the ratio between supply and demand, we also look at sales to active ratio for an indication of the current market type.

- 21% & Greater Sellers Market
- 15% to 20% Balanced Market
- 14% & Less Buyer Market

** There isn't enough data to determine the market type.*



Detached and Houses



Seller Market



Buyer Market



N/A*



Balanced Market

VANCOUVER EASTSIDE

August, 2017



Condos and Townhouses

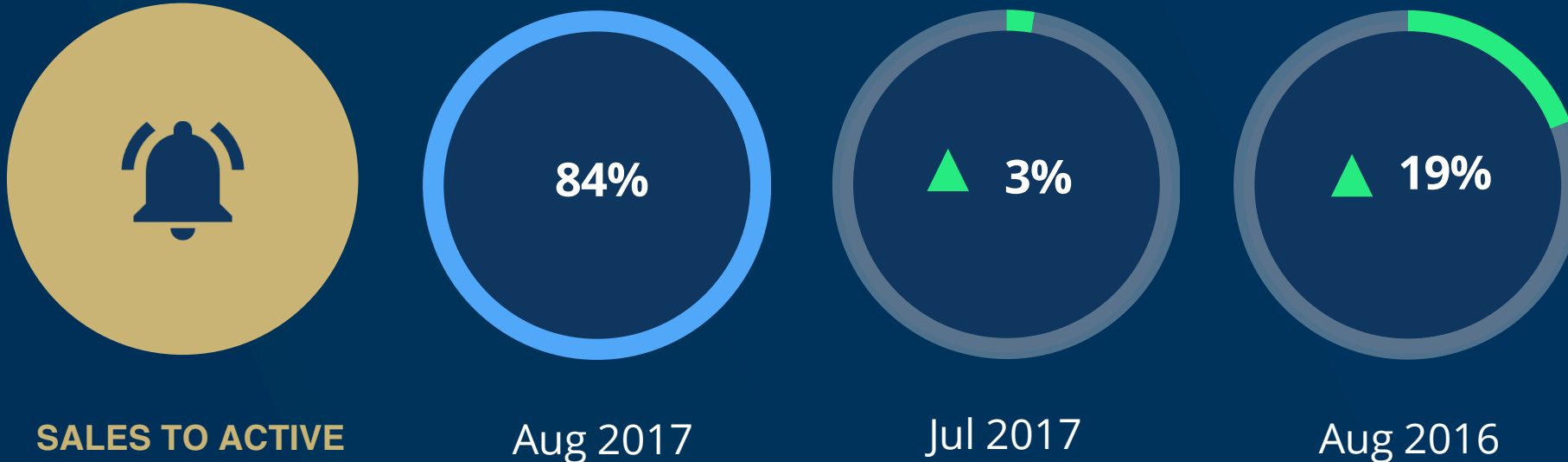
CURRENT

UP

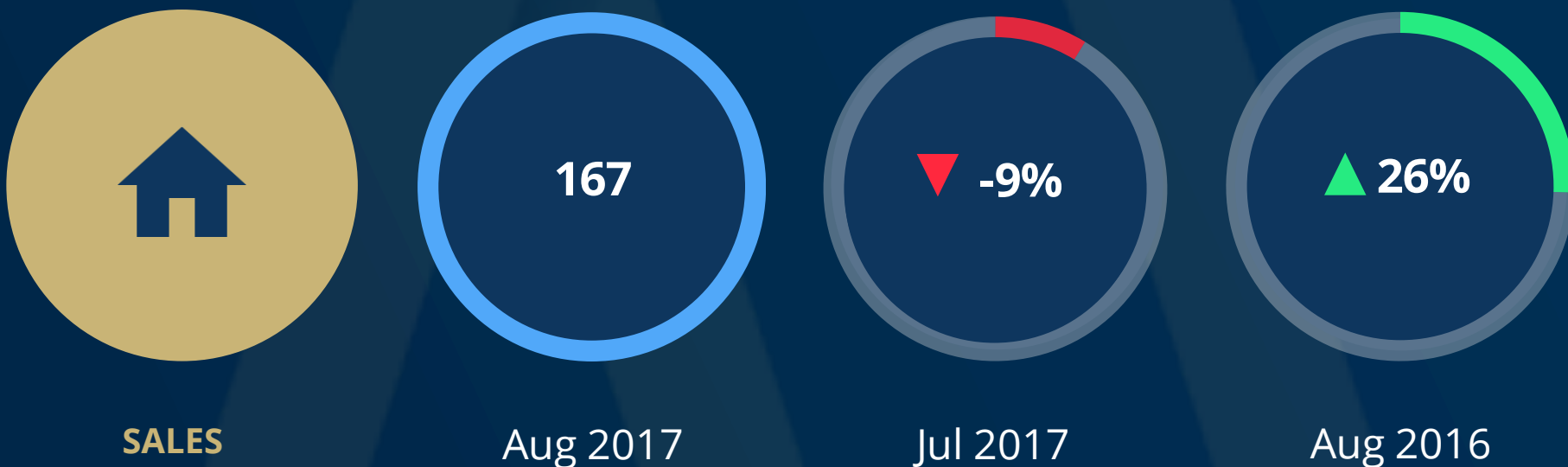
DOWN



In Vancouver East, the number of new listings for condos and townhouses in August 2017 was 199, a 12% decrease compared to July 2017, when 225 homes were listed, and a 3% decrease from the 205 properties listed last August.



In Vancouver East, the sales-to-active listings ratio for condo and townhouses for August 2017 was 84%, a 3% increase compared to July 2017, when the ratio was 81%, and a 19% increase from the 65% ratio last August.



The number of condos and townhouses sold in Vancouver East in August 2017 was 167 , a 9% decrease compared to July 2017, when 183 homes were sold, and a 26% increase from the 133 properties sold last August.



In Vancouver East, the average sale price for condos and townhouses in August 2017 was \$608K, a 8% increase compared to July 2017, when the average sale price was \$565K, and a 27% increase from the \$478K average sale price from last August.

Market Type

VANCOUVER EASTSIDE

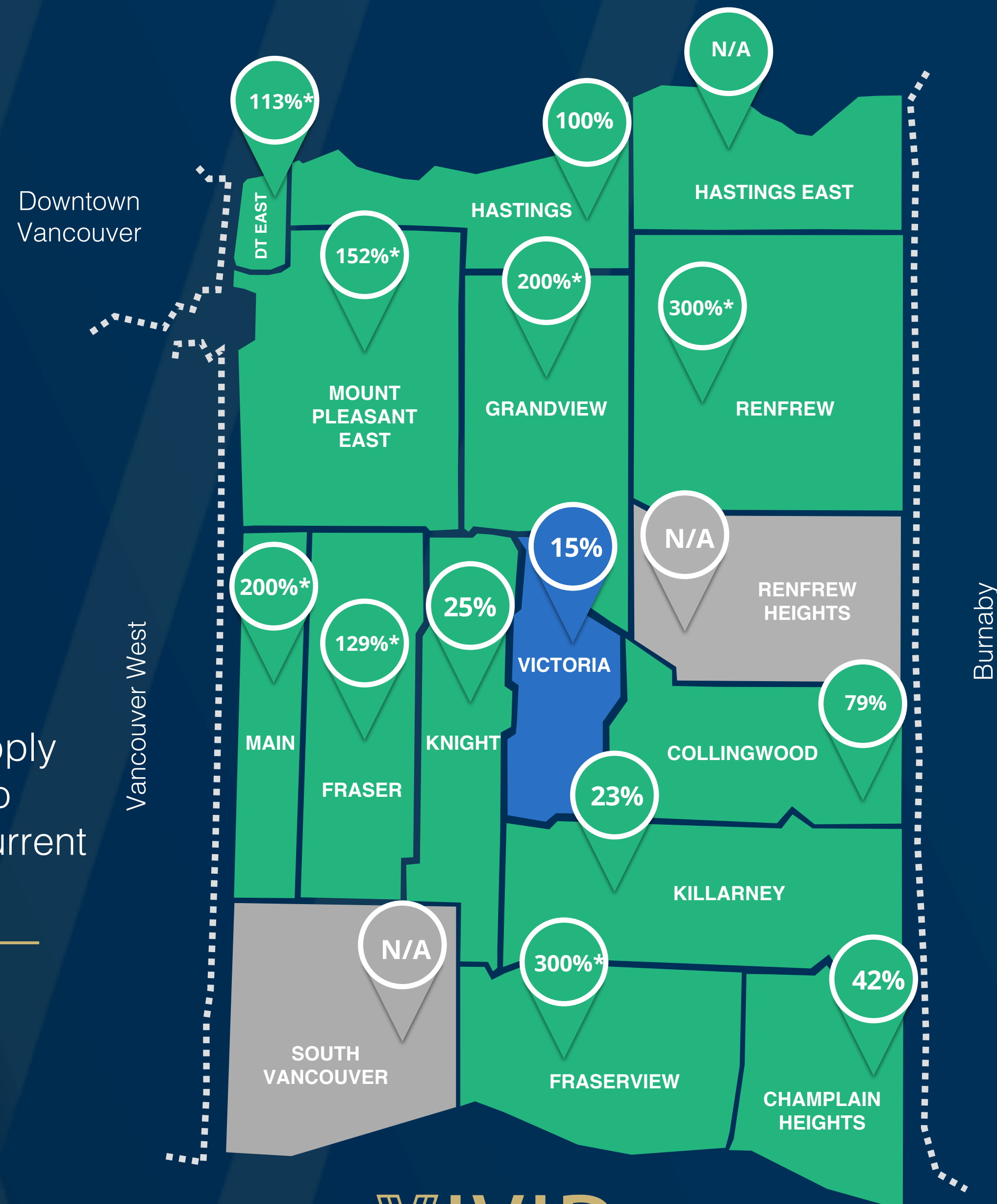
August, 2017

Sales Ratio

To understand the ratio between supply and demand, we also look at sales to active ratio for an indication of the current market type.

- 21% & Greater Sellers Market
- 15% to 20% Balanced Market
- 14% & Less Buyer Market

** There isn't enough data to determine the market type.*



Condos and Townhouses



Seller Market



Buyer Market



N/A*



Balanced Market

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North Vancouver

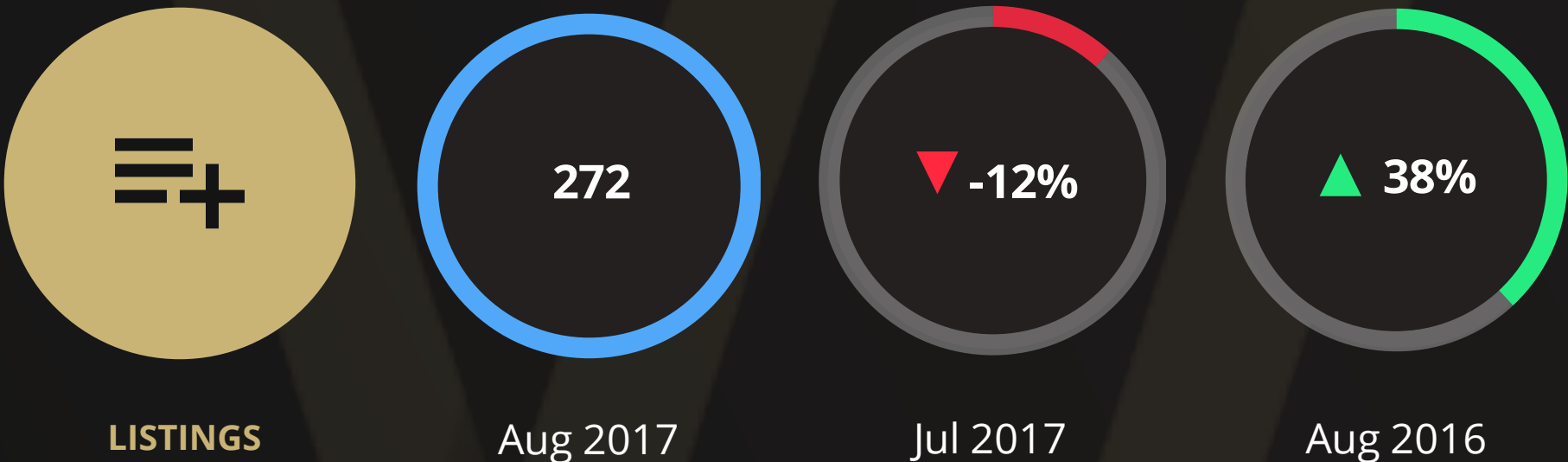
August 2017



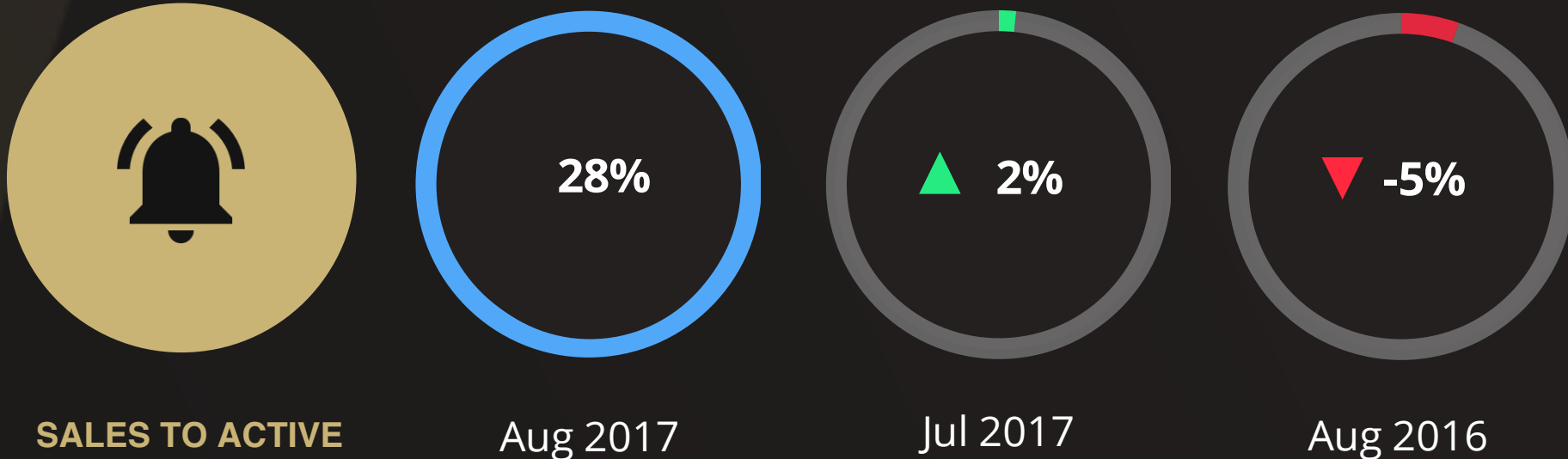
NORTH VANCOUVER

August, 2017

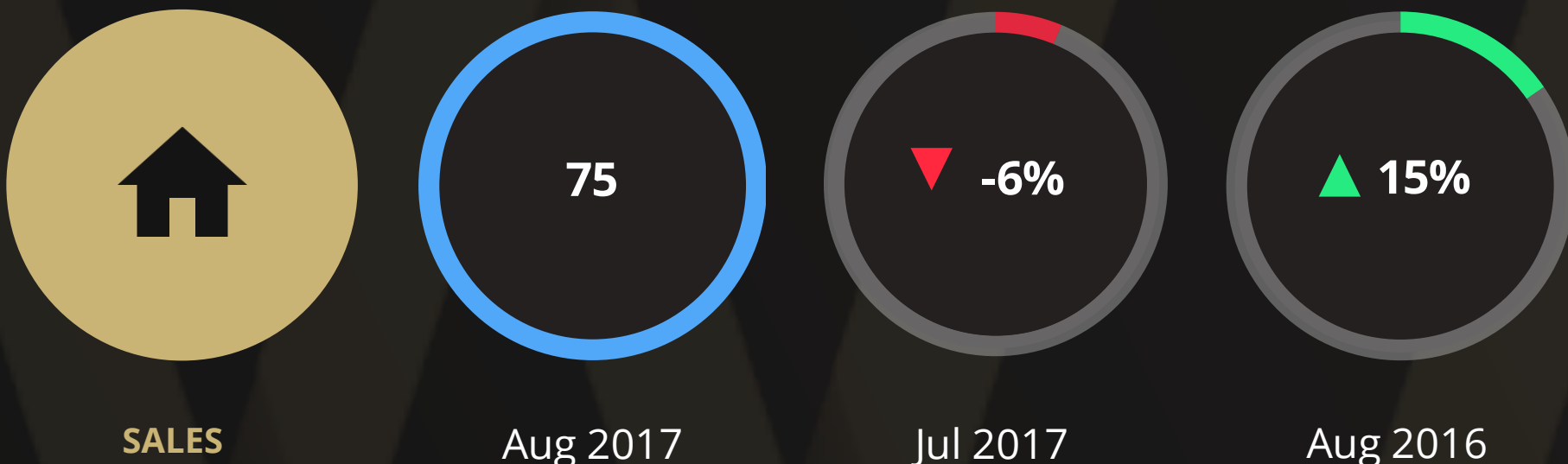
 Detached and Houses
● CURRENT ● UP ● DOWN



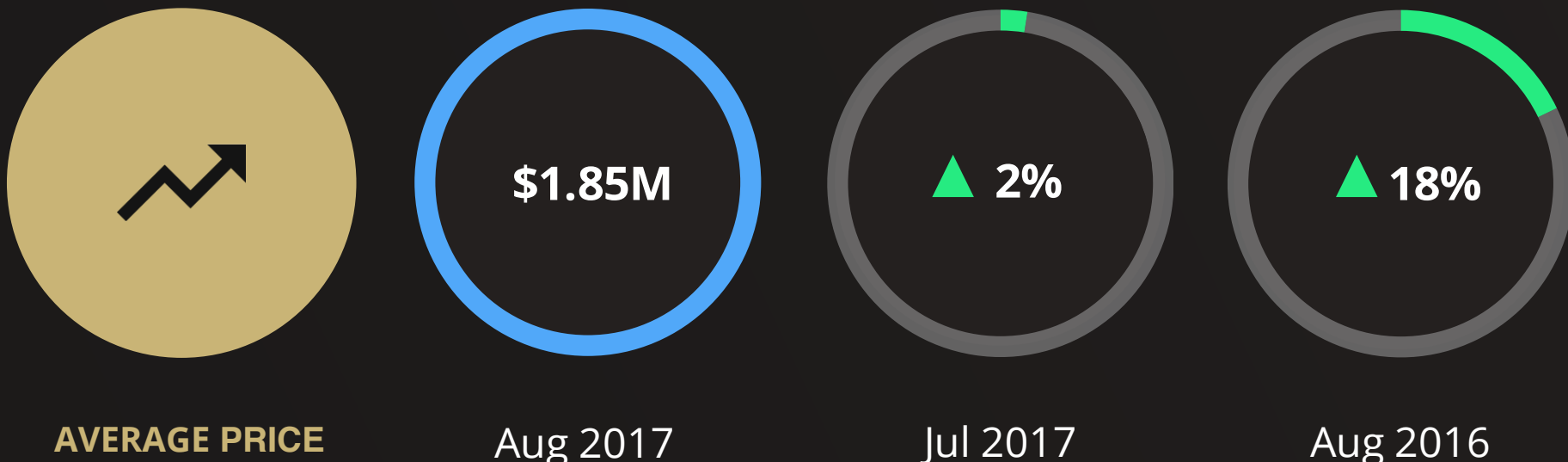
In North Vancouver, the number of new listings for detached properties in August 2017 was 272, a 12% decrease compared to July 2017, when 308 homes were listed, and a 38% increase from the 197 properties listed last August.



In North Vancouver, the sales to active ratio for houses for August 2017 was 28%, a 2% increase compared to July 2017, when the ratio was 26%, and a 5% decrease from the 33% ratio last August.



The number of houses sold in North Vancouver in August 2017 was 75, a 6% decrease compared to July 2017, when 80 homes were sold, and a 15% increase from the 65 properties sold last August.



In North Vancouver, the average sale price for houses in August 2017 was \$1.85M, a 2% increase compared to July 2017, when the average sale price was \$1.805M, and a 18% increase from the \$1.57M average sale price from last August.

NORTH VANCOUVER

August, 2017

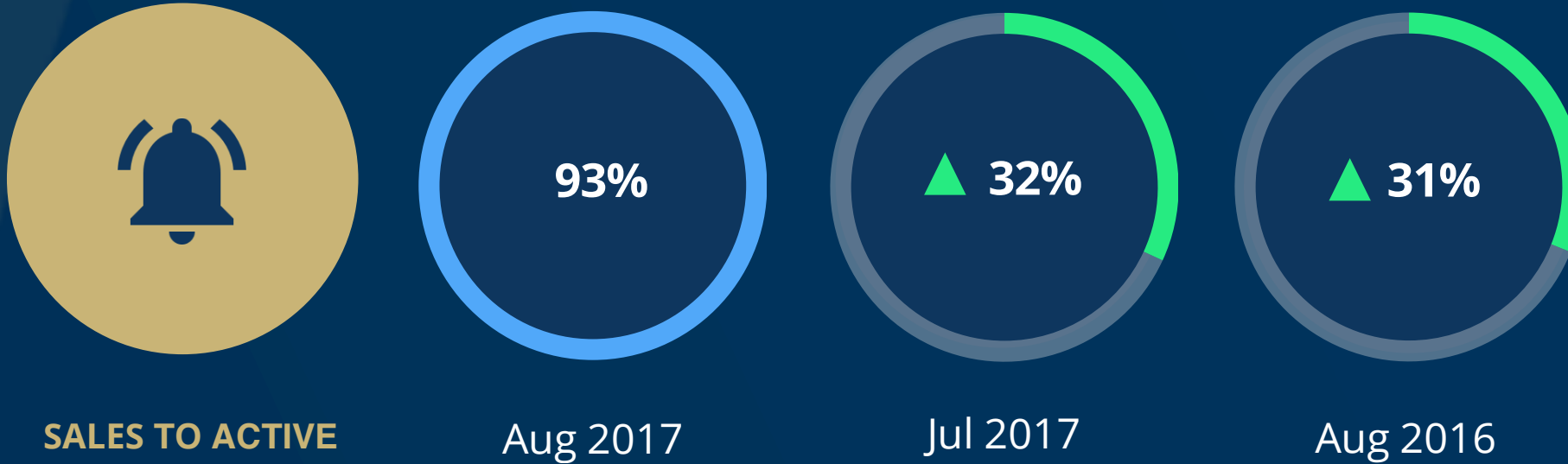


Condos and Townhouses

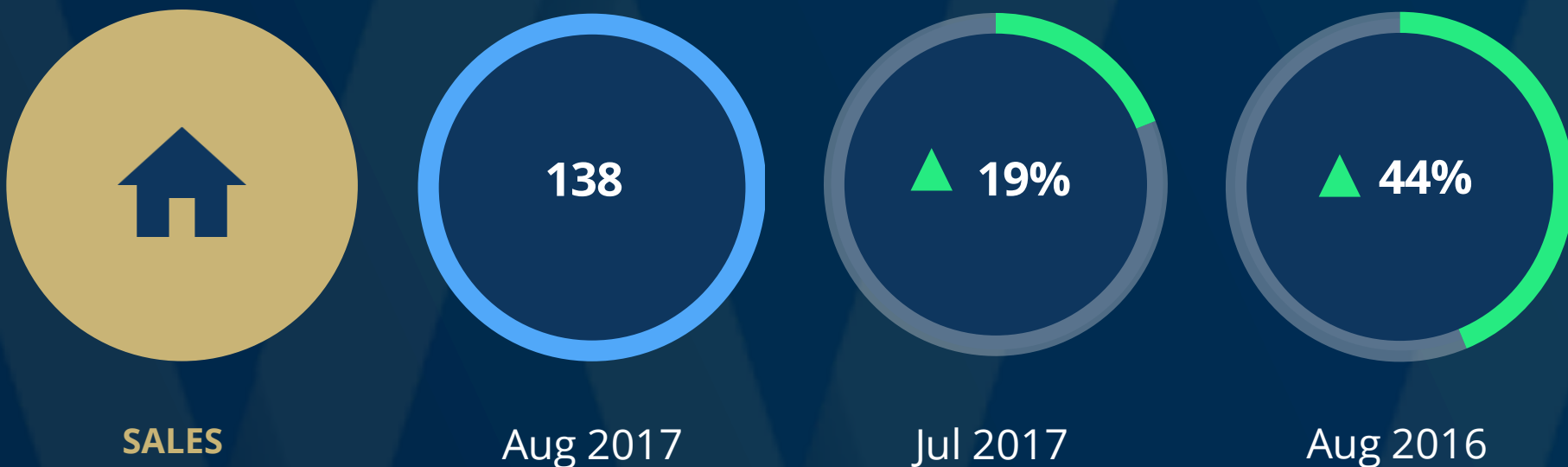
CURRENT UP DOWN



In North Vancouver, the number of new listings for condos and townhouses in August 2017 was 149, a 22% decrease compared to July 2017, when 191 homes were listed, and a 4% decrease from the 156 properties listed last August.



In North Vancouver, the sales-to-active listings ratio for condo and townhouses for August 2017 was 93%, a 32% increase compared to July 2017, when the ratio was 61%, and a 31% increase from the 62% ratio last August.



The number of condos and townhouses sold in North Vancouver in August 2017 was 138, a 19% increase compared to July 2017, when 116 homes were sold, and a 44% increase from the 96 properties sold last August.



In North Vancouver, the average sale price for condos and townhouses in August 2017 was \$665K, a 9% decrease compared to July 2017, when the average sale price was \$733K, and a 39% increase from the \$480K average sale price from last August.

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West Vancouver

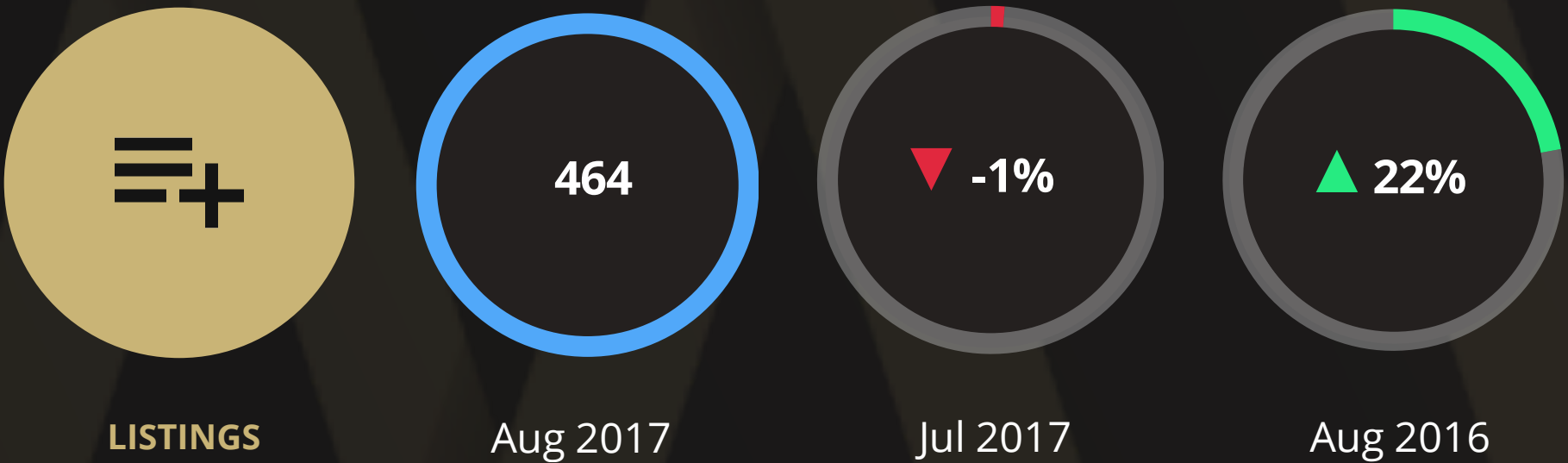
August 2017



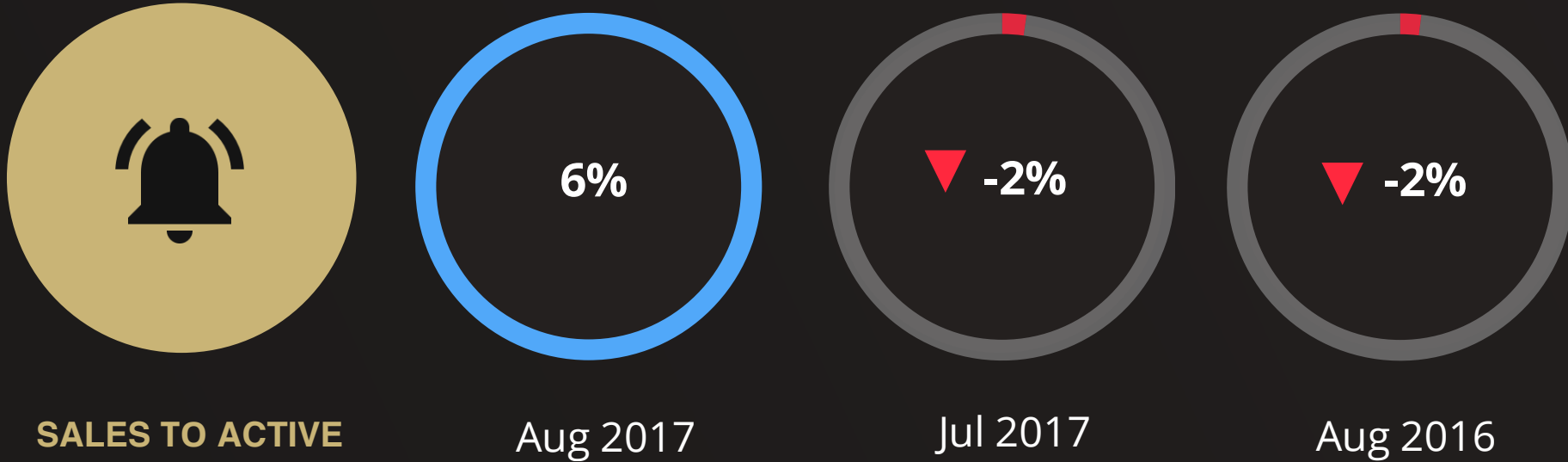
WEST VANCOUVER

August, 2017

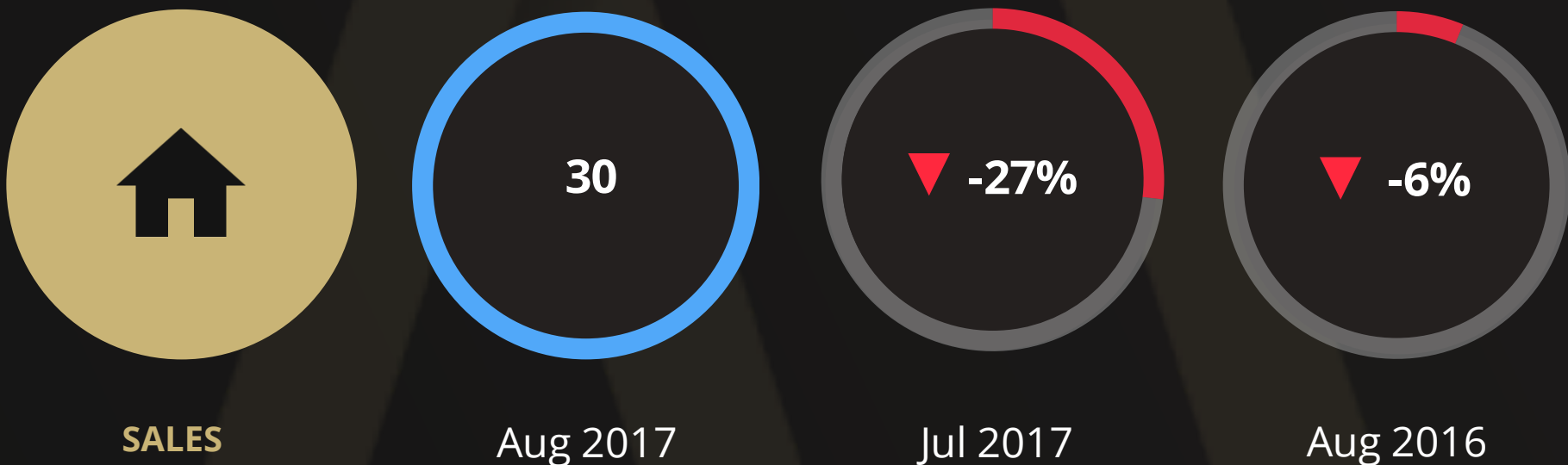
 Detached and Houses
● CURRENT ● UP ● DOWN



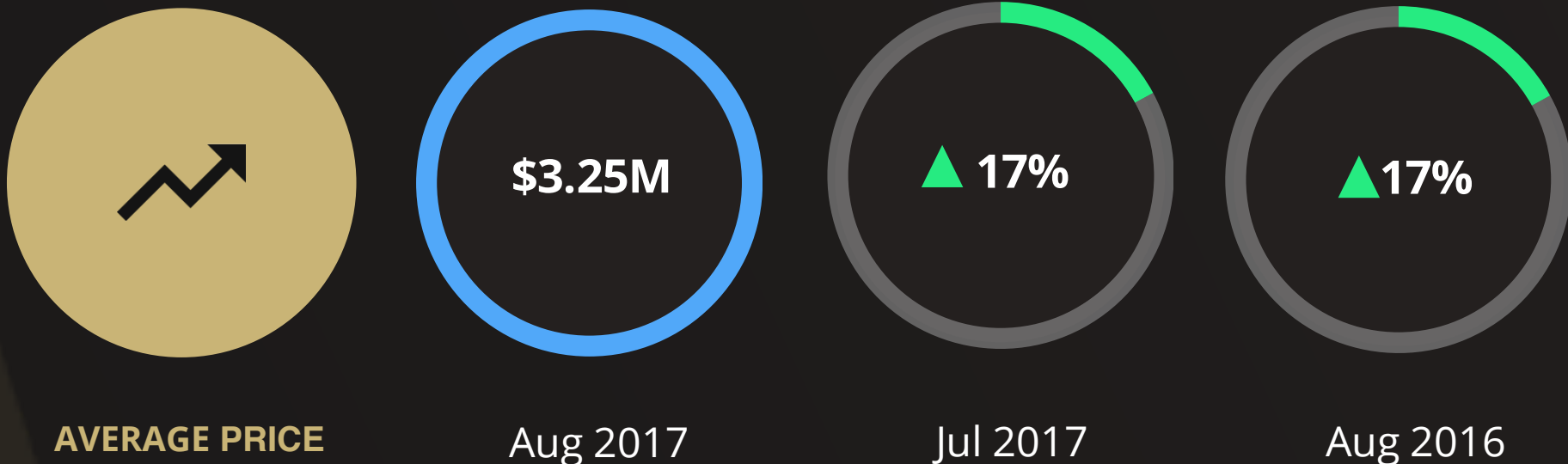
In West Vancouver houses, the number of new listings for residential properties in August 2017 was 464, a 1% decrease compared to July 2017, when 470 homes were listed, and a 22% increase from the 380 properties listed last August.



In West Vancouver, the sales to active ratio for houses for August 2017 was 6%, a 2% decrease compared to July 2017, when the ratio was 9%, and a 2% decrease from the 8% ratio last August.



The number of houses sold in West Vancouver in August 2017 was 30, a 27% decrease compared to July 2017, when 41 homes were sold, and a 6% decrease from the 32 properties sold last August.



In West Vancouver, the average sale price for condos and townhouses in August 2017 was \$958K, a 26% decrease compared to July 2017, when the average sale price was \$1.288M, and a 6% increase from the \$900K average sale price from last August.

WEST VANCOUVER

August, 2017

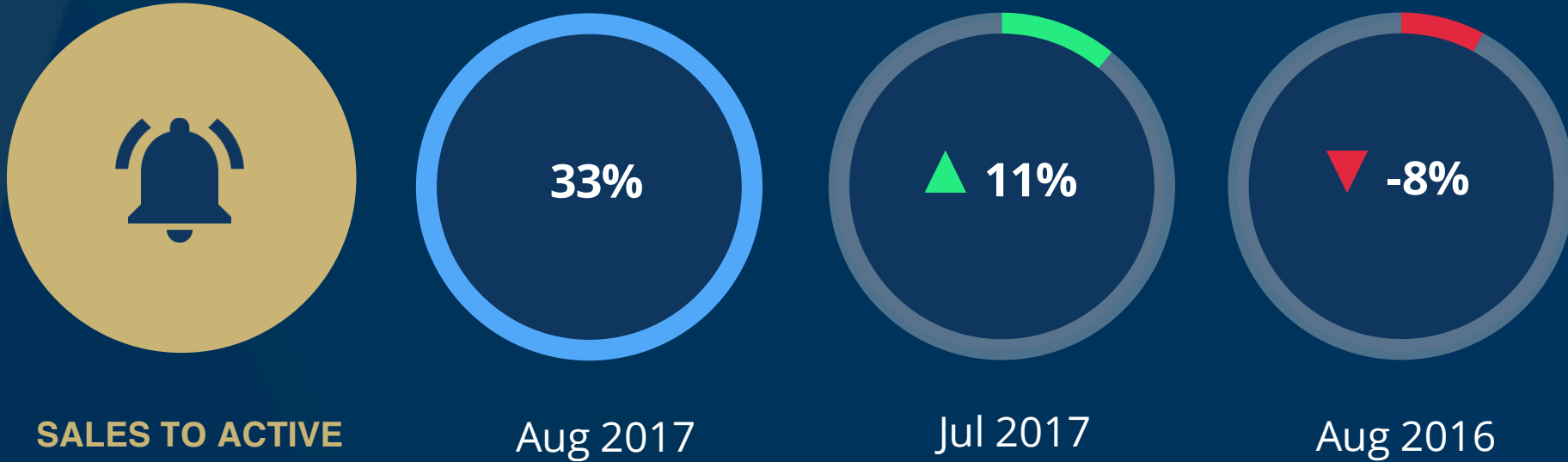


Condos and Townhouses

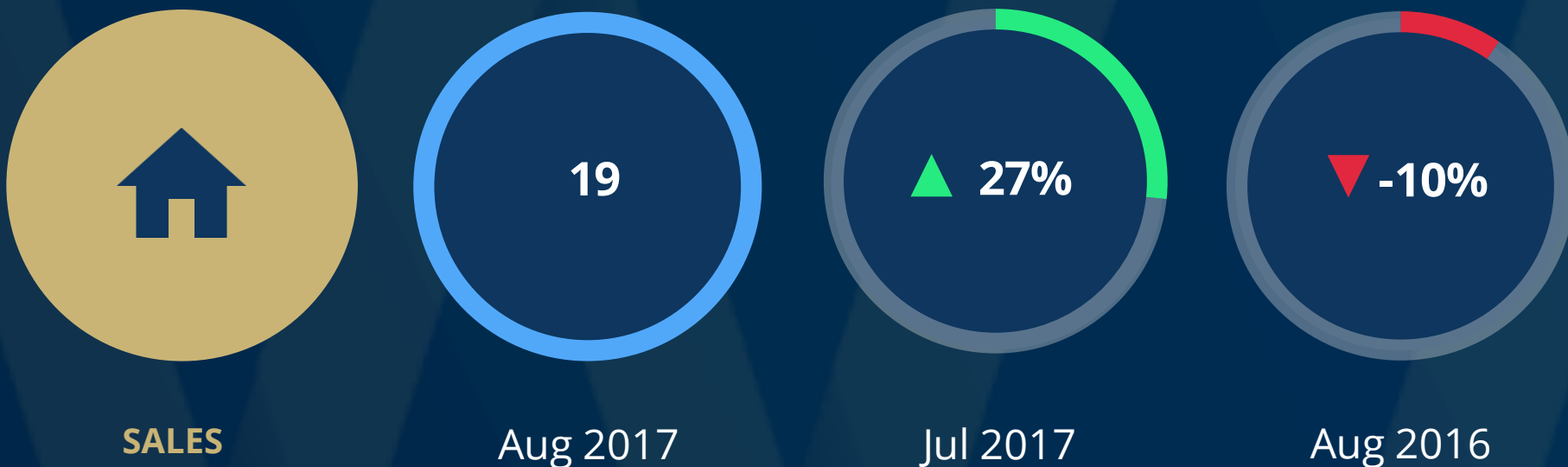
CURRENT UP DOWN



In West Vancouver, the number of new listings for condos and townhouses in August 2017 was 57, a 15% decrease compared to July 2017, when 67 homes were listed, and a 12% increase from the 51 properties listed last August.



In West Vancouver, the sales-to-active listings ratio for condos and townhouses for August 2017 was 33%, a 11% increase compared to July 2017, when the ratio was 22%, and a 8% decrease from the 41% ratio last August.



The number of condos and townhouses sold in West Vancouver in August 2017 was 19 , a 27% increase compared to July 2017, when 15 homes were sold, and a 10% decrease from the 21 properties sold last August.



In West Vancouver, the average sale price for condos and townhouses in August 2017 was \$958K, a 26% decrease compared to July 2017, when the average sale price was \$1288K, and a 6% increase from the \$900K average sale price from last August.

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VIVID

REAL ESTATE

By Amir Joharifard

Contact us today

to see whether you should
buy, sell, or hold your property!

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