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VIVID

REAL ESTATE

By Amir Joharifard

Market Update

February 2017

Our Vancouver Real Estate statistics is a comprehensive, simple and easy to understand report that will provide you with market types and trends, allowing you to make an informed decision about your next steps in the real estate market.

Areas

[GREATER VANCOUVER](#)
[DOWNTOWN VANCOUVER](#)

[VANCOUVER WESTSIDE](#)
[VANCOUVER EASTSIDE](#)

[NORTH VANCOUVER](#)
[WEST VANCOUVER](#)

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Greater Vancouver

February 2017

VIVID
REAL ESTATE
By Amin Sabarwal

Century 21
IN TOWN REALTY

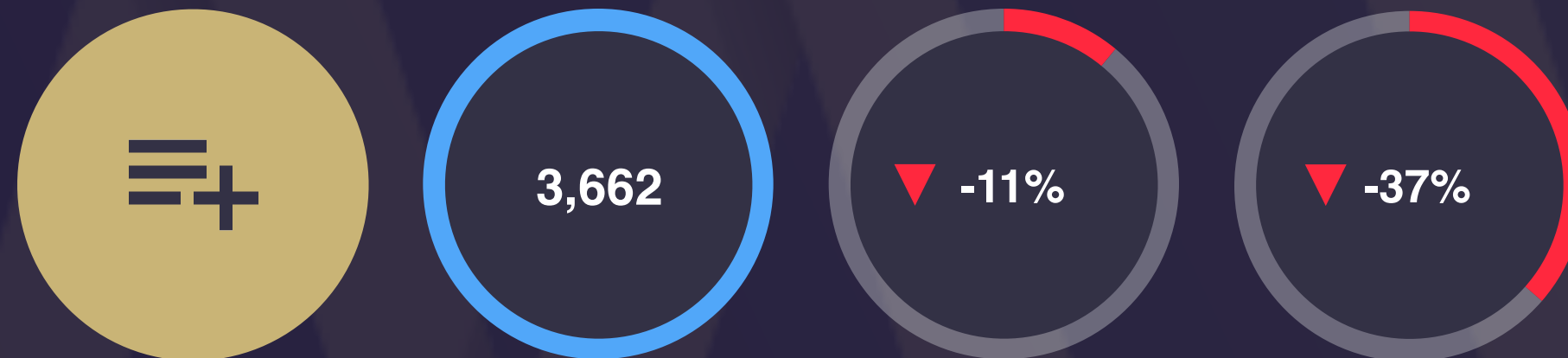
GREATER VANCOUVER

February, 2017



Detached and Attached Homes

● CURRENT ● UP ● DOWN



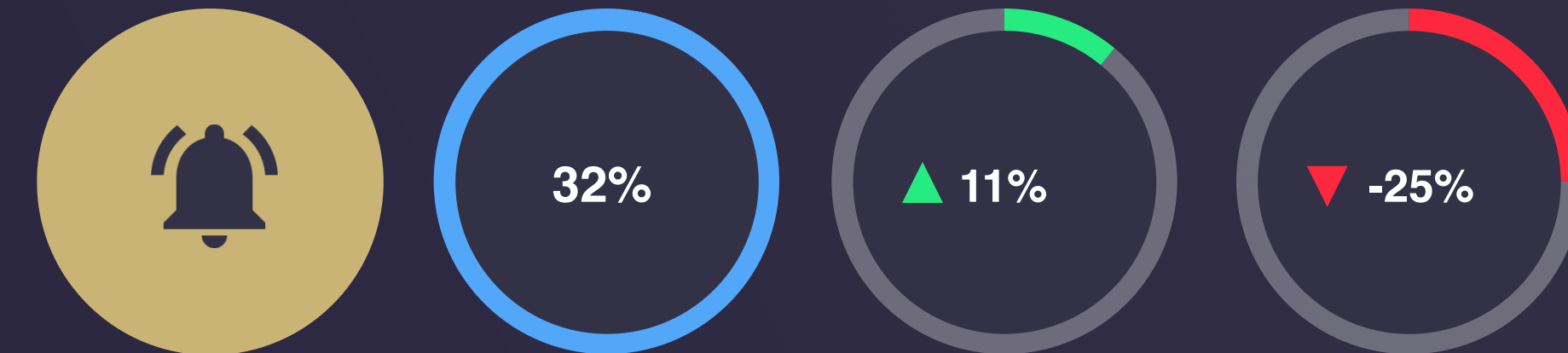
LISTINGS

Feb 2017

Jan 2017

Feb 2016

In Greater Vancouver, the number of new listings for residential properties in February 2017 was 3,662, a 11% decrease compared to January 2017, when 4,134 homes were listed, and a 37% decrease from the 5,804 properties listed last February.



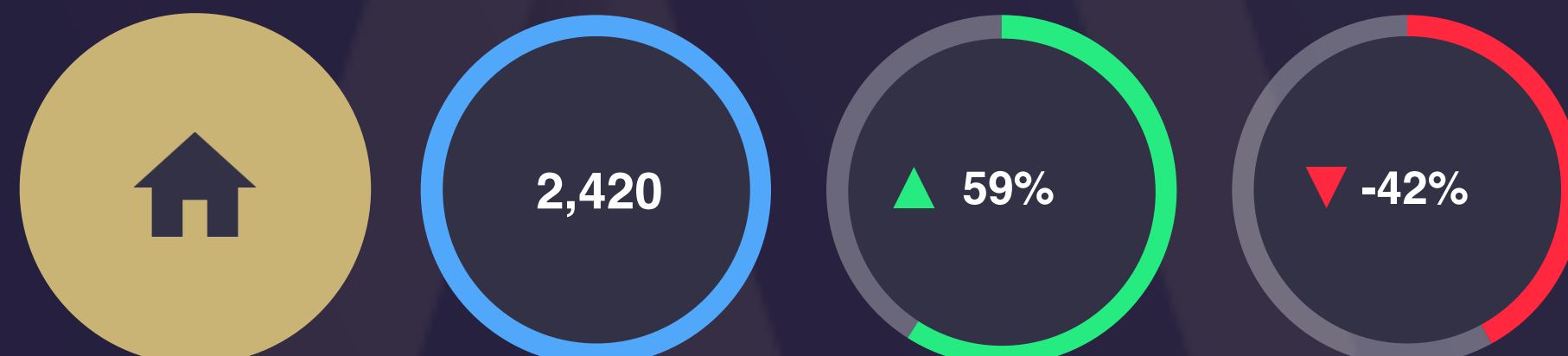
SALES RATIO*

Feb 2017

Jan 2017

Feb 2016

In Greater Vancouver, the sales-to-active listings ratio for residential properties for February 2017 was 32%, a 11% increase compared to January 2017, when the ratio was 21%, and a 25% decrease from the 57% ratio last February.



SALES

Feb 2017

Jan 2017

Feb 2016

The number of residential properties sold in Greater Vancouver in February 2017 was 2,420, a 59% increase compared to January 2017, when 1,518 homes were sold, and a 42% decrease from the 4,168 properties sold last February.

What is Sale Ratio?

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.

* Sales Ratio stands for sales-to-active listings ratio.

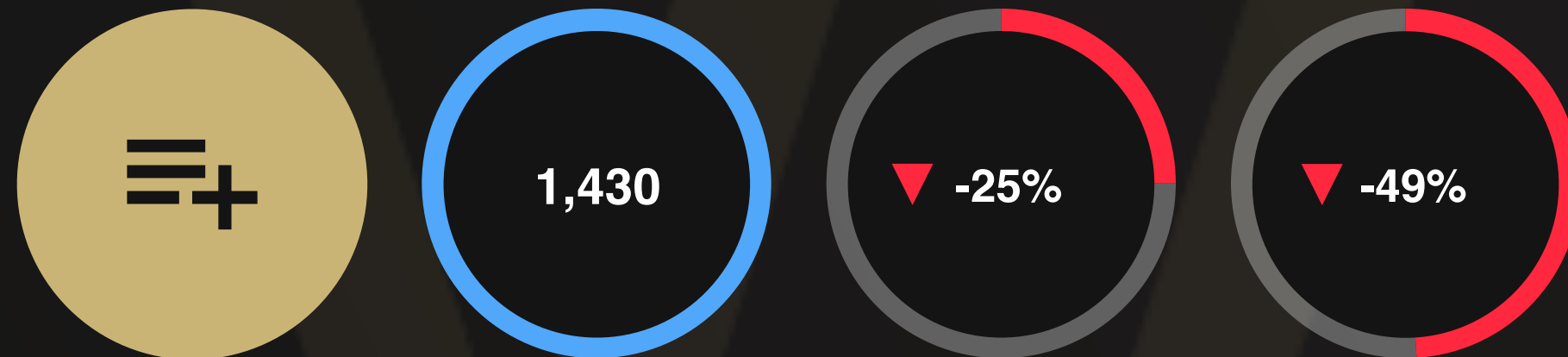
GREATER VANCOUVER

February, 2017



Detached and Houses

● CURRENT ● UP ● DOWN



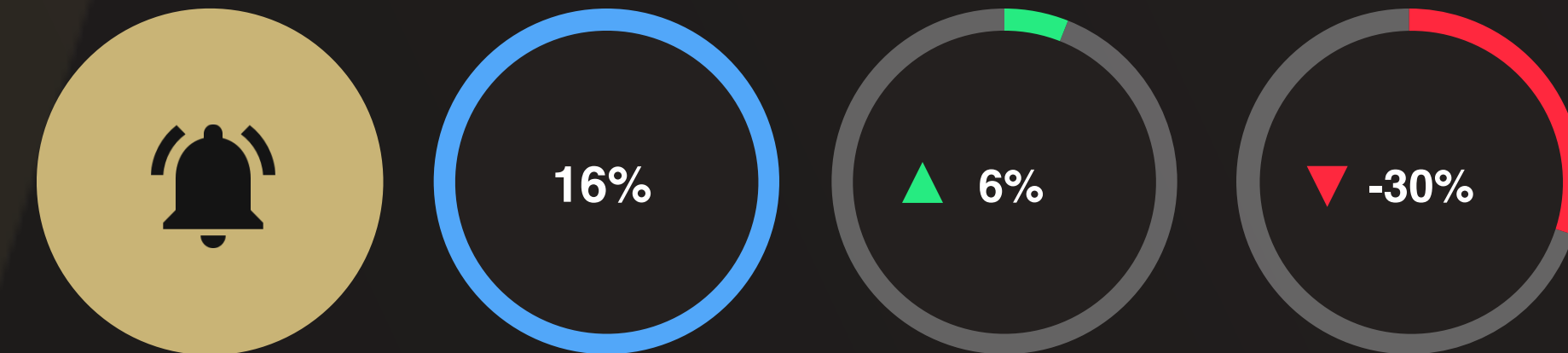
LISTINGS

Feb 2017

Jan 2017

Feb 2016

In Greater Vancouver, the number of new listings for detached properties in February 2017 was 1,430, a 25% decrease compared to January 2017, when 1,915 homes were listed, and a 49% decrease from the 2,811 properties listed last February.



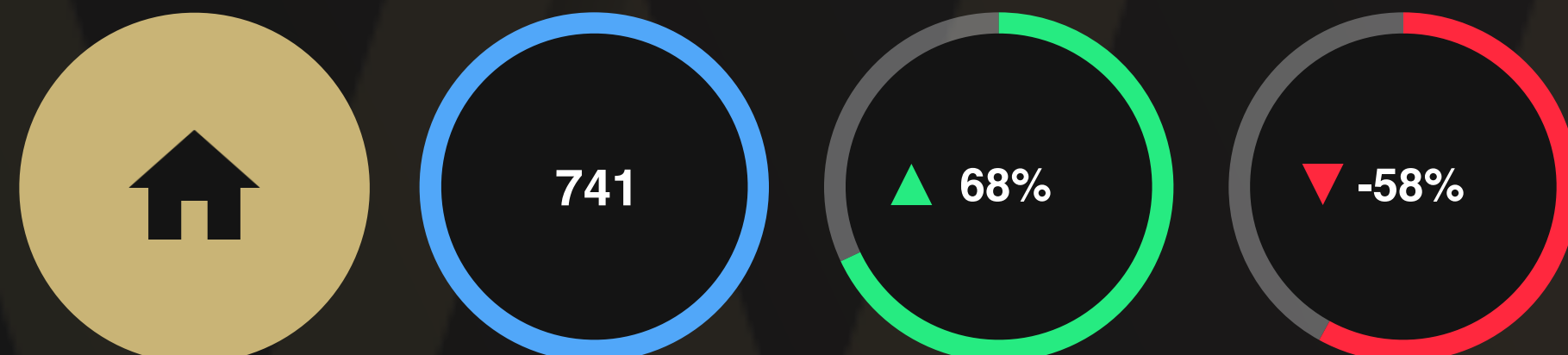
SALES RATIO*

Feb 2017

Jan 2017

Feb 2016

In Greater Vancouver, the sales-to-active listings ratio for detached properties for February 2017 was 16%, a 6% increase compared to January 2017, when the ratio was 10%, and a 30% decrease from the 46% ratio last February.



SALES

Feb 2017

Jan 2017

Feb 2016

The number of houses sold in Greater Vancouver in February 2017 was 741, a 68% increase compared to January 2017, when 440 homes were sold, and a 58% decrease from the 1,774 properties sold last February.

Facts

The average days on Market for Greater Vancouver detached properties in February 2017 was 41 days, a 30% decrease in comparison to 58 days in January 2017. The average price per square foot for Greater Vancouver detached properties in February 2017 was \$678, a 12% increase in comparison to \$606 per square foot in January 2017.

* Sales Ratio stands for sales-to-active listings ratio.

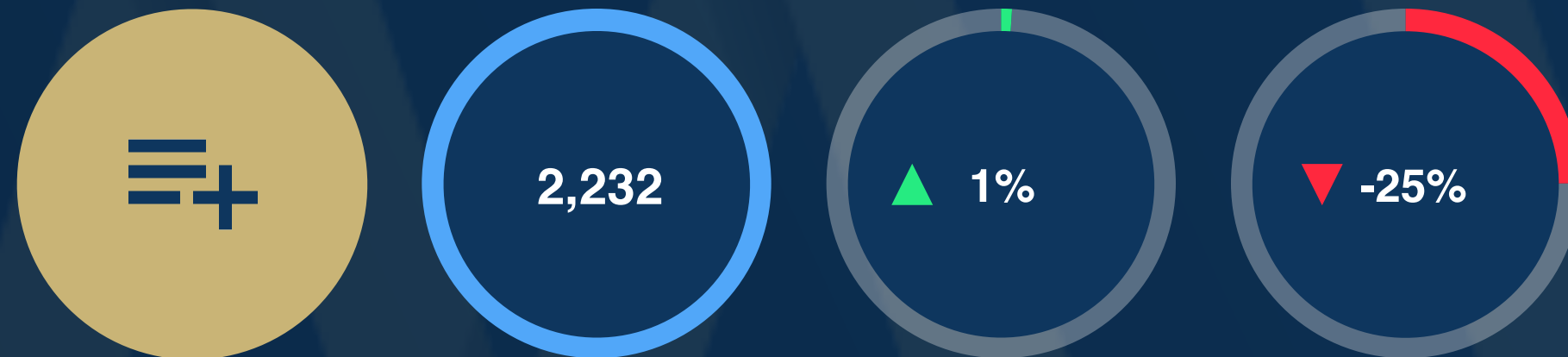
GREATER VANCOUVER

February, 2017



Condos and Townhouses

● CURRENT ● UP ● DOWN



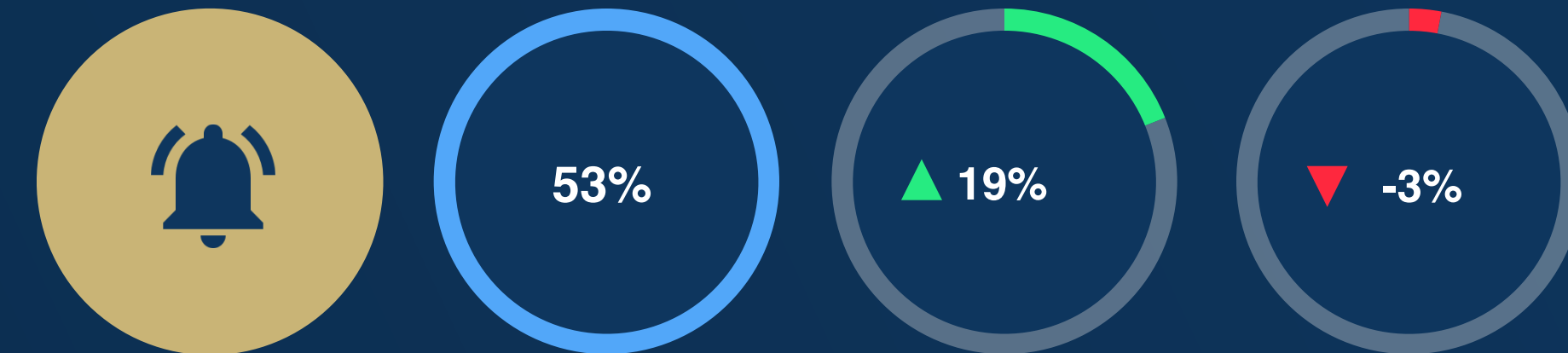
LISTINGS

Feb 2017

Jan 2017

Feb 2016

In Greater Vancouver, the number of new listings for attached properties in February 2017 was 2,232, a 1% increase compared to January 2017, when 2,219 homes were listed, and a 25% decrease from the 2,993 properties listed last February.



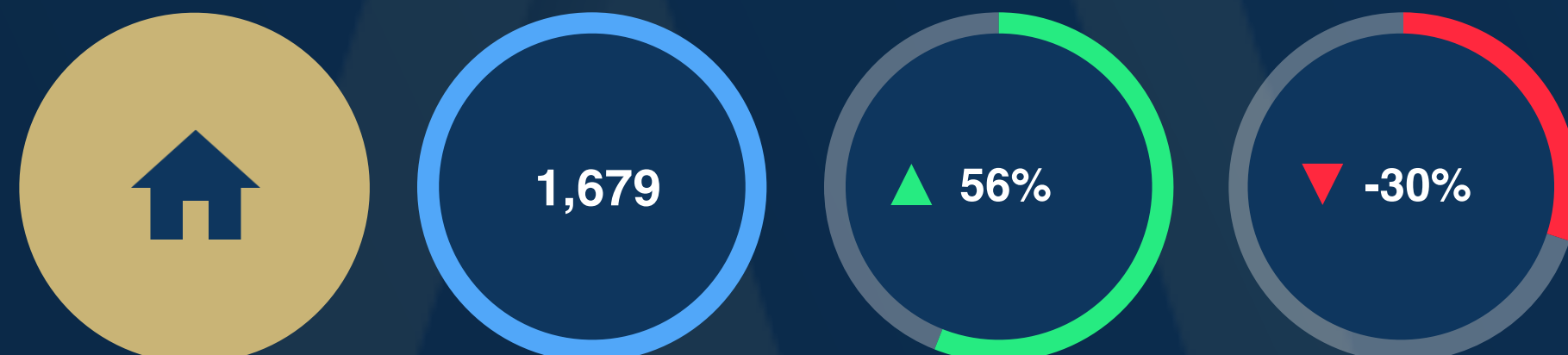
SALES RATIO*

Feb 2017

Jan 2017

Feb 2016

In Greater Vancouver, the sales-to-active listings ratio condos and townhouses in February 2017 was 53%, a 19% increase compared to January 2017, when the ratio was 34%, and a 3% decrease from the 56% ratio last February.



SALES

Feb 2017

Jan 2017

Feb 2016

The number of condos and townhouses sold in Greater Vancouver for February 2017 was 1,679, a 56% increase compared to January 2017, when 1,078 homes were sold, and a 30% decrease from the 2,394 properties sold last February.

Facts

The average days on the market for Greater Vancouver condos in February 2017 was 24 days, while for townhouses it was 30 days. The average price per square foot for Greater Vancouver condos was \$686 in February 2017, whereas for townhouses it was \$532 per square foot.

* Sales Ratio stands for sales-to-active listings ratio.

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Downtown Vancouver

February, 2017

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DOWNTOWN VANCOUVER

February, 2017



Condos and Townhouses

● CURRENT ● UP ● DOWN



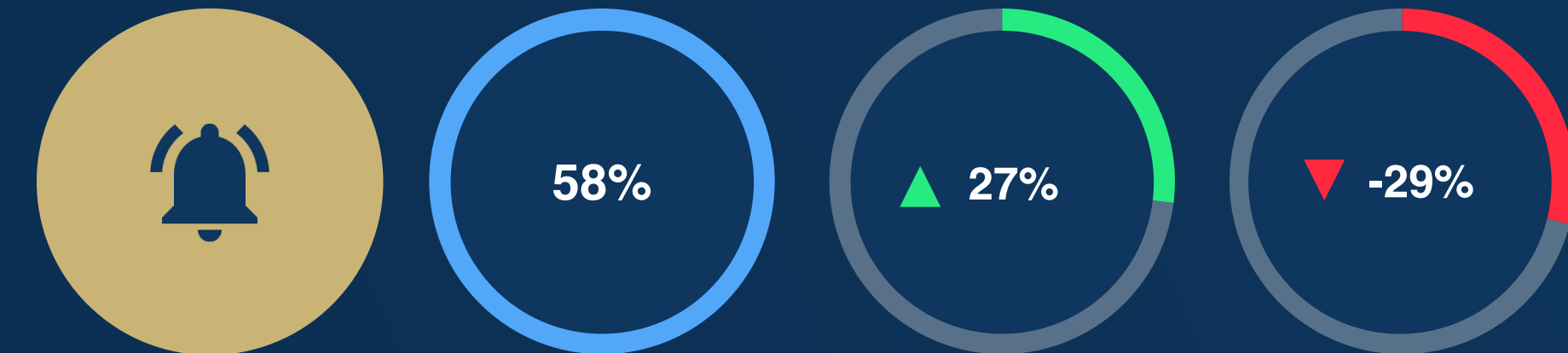
LISTINGS

Feb 2017

Jan 2017

Feb 2016

In Downtown Vancouver, the number of new listings for condos and townhouses in February 2017 was 378, a 4% decrease compared to January 2017, when 392 homes were listed, and a 1% increase from the 373 properties listed last February.



SALES RATIO*

Feb 2017

Jan 2017

Feb 2016

In Downtown Vancouver, the sales-to-active listings ratio for condos and townhouses for February 2017 was 58%, a 27% increase compared to January 2017, when the ratio was 31%, and a 29% decrease from the 87% ratio last February.



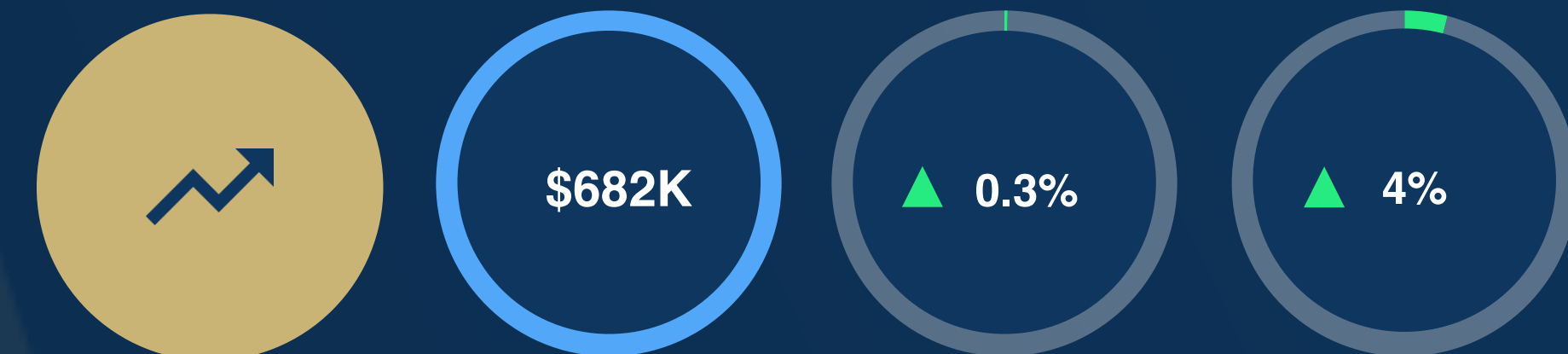
SALES

Feb 2017

Jan 2017

Feb 2016

The number of condos and townhouses sold in Downtown Vancouver in February 2017 was 220, a 82% increase compared to January 2017, when 121 homes were sold, and a 32% decrease from the 324 properties sold last February.



AVERAGE PRICE

Feb 2017

Jan 2017

Feb 2016

In Downtown Vancouver, the average sale price for condos and townhouses in February 2017 was \$682K, a 0.3% increase compared to January 2017, when the average sale price was \$680K, and a 4% increase from the \$656K average sale price from last February.

* Sales Ratio stands for sales-to-active listings ratio.

Market Type

DOWNTOWN VANCOUVER

February, 2017



Condos and Townhouses



Seller Market



Buyer Market



N/A*



Balanced Market



Sales Ratio** Calculations:

- 10% Sales Ratio = 1 in 10 Homes Selling rate
- 33% Sales Ratio = 1 in 3 Homes Selling rate
- 54% Sales Ratio = 1 in 2 Homes Selling rate

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

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

** Sales Ratio stands for sales-to-active listings ratio.

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Vancouver Westside


February, 2017

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VANCOUVER WESTSIDE

February, 2017

 Detached and Houses
● CURRENT ● UP ● DOWN



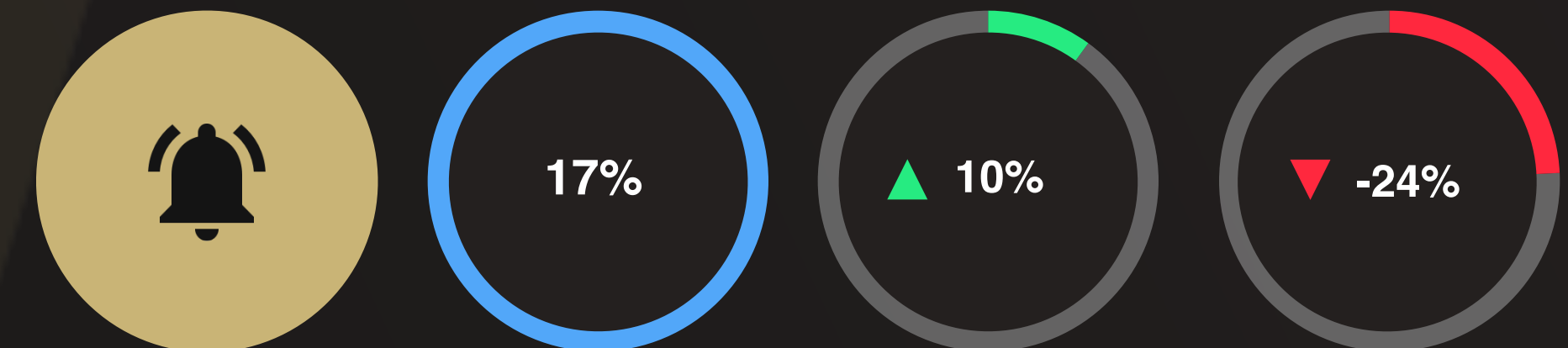
LISTINGS

Feb 2017

Jan 2017

Feb 2016

In Vancouver West, the number of new listings for detached properties in February 2017 was 544, a 1% increase compared to January 2017, when 537 homes were listed, and a 0.5% decrease from the 547 properties listed last February.



SALES RATIO*

Feb 2017

Jan 2017

Feb 2016

In Vancouver West, the sales-to-active listings ratio for houses for February 2017 was 17%, a 10% increase compared to January 2017, when the ratio was 7%, and a 24% decrease from the 41% ratio last February.



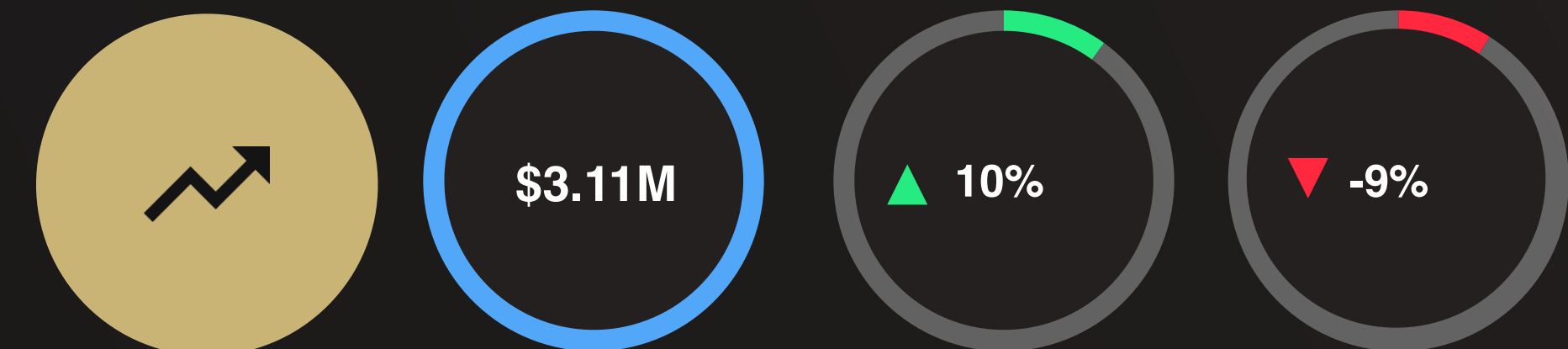
SALES

Feb 2017

Jan 2017

Feb 2016

The number of houses sold in Vancouver West in February 2017 was 93, a 151% increase compared to January 2017, when 37 homes were sold, and a 58% decrease from the 224 properties sold last February.



AVERAGE PRICE

Feb 2017

Jan 2017

Feb 2016

In Vancouver West, the average sale price for houses in February 2017 was \$3.11M, a 10% increase compared to January 2017, when the average sale price was \$2.82M, and a 9% decrease from the \$3.43M average sale price from last February.

* Sales Ratio stands for sales-to-active listings ratio.

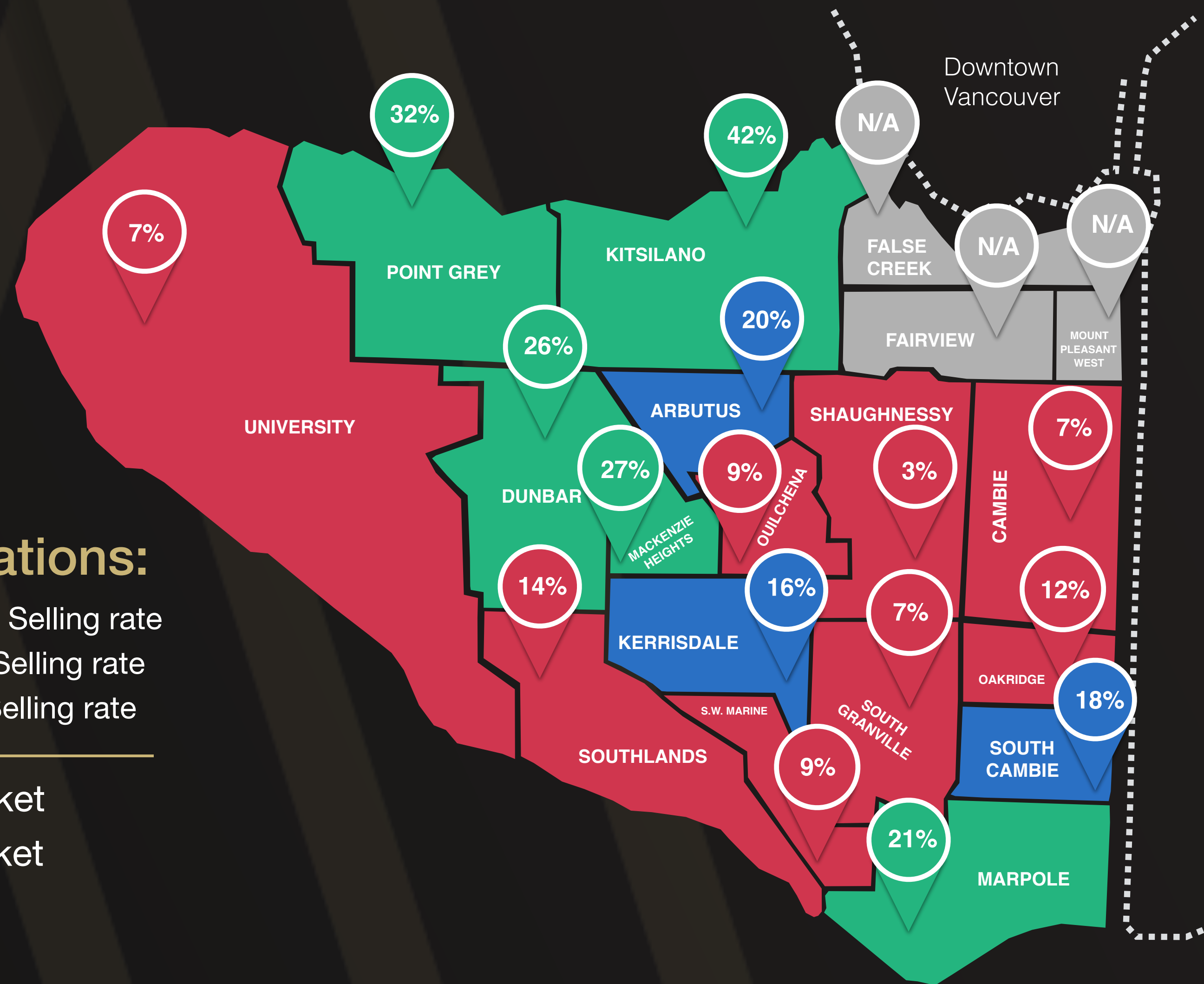
Market Type

VANCOUVER WESTSIDE

February, 2017



- Seller Market
- Buyer Market
- N/A*
- Balanced Market



Sales Ratio** Calculations:

- 10% Sales Ratio = 1 in 10 Homes Selling rate
- 33% Sales Ratio = 1 in 3 Homes Selling rate
- 54% Sales Ratio = 1 in 2 Homes Selling rate

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

* There isn't enough data to determine the market type.
 ** Sales Ratio stands for sales-to-active listings ratio.

VANCOUVER WESTSIDE

February, 2017



Condos and Townhouses

● CURRENT ● UP ● DOWN



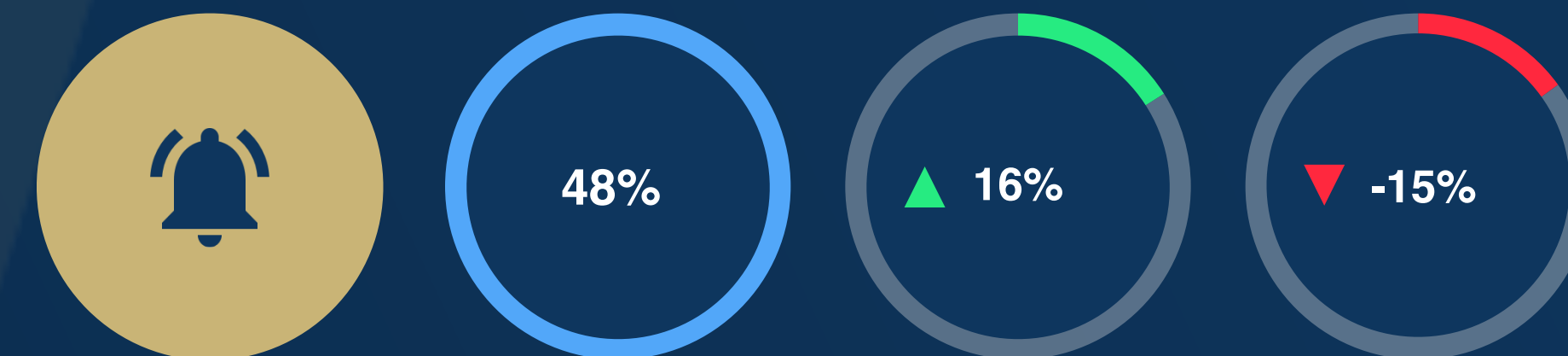
LISTINGS

Feb 2017

Jan 2017

Feb 2016

In Vancouver West, the number of new listings for condos and townhouses in February 2017 was 377, an 8% increase compared to January 2017, when 348 homes were listed, and a 16% decrease from the 451 properties listed last February.



SALES RATIO*

Feb 2017

Jan 2017

Feb 2016

In Vancouver West, the sales-to-active listings ratio for condos and townhouses for February 2017 was 48%, a 16% increase compared to January 2017, when the ratio was 32%, and a 15% decrease from the 63% ratio last February.



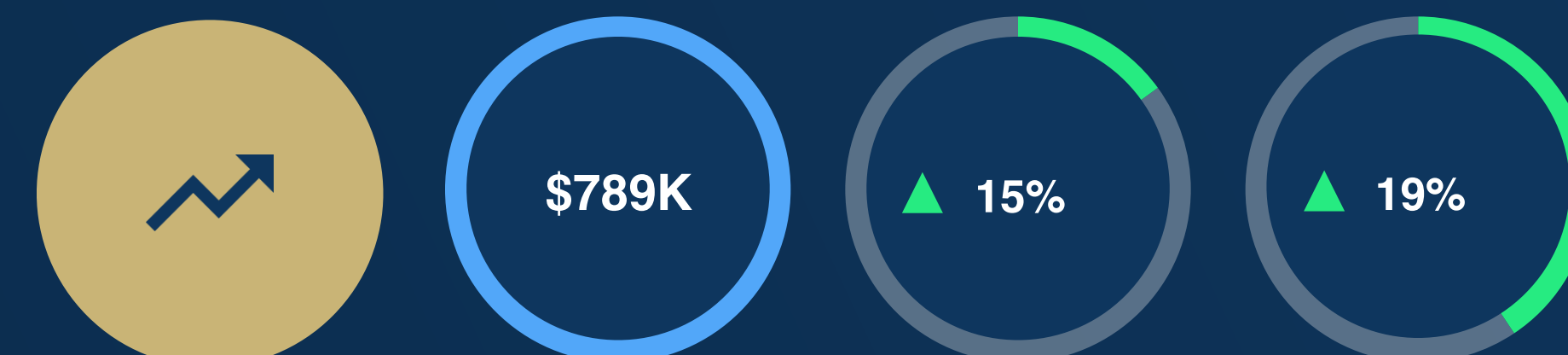
SALES

Feb 2017

Jan 2017

Feb 2016

The number of condos and townhouses sold in Vancouver West in February 2017 was 180, a 62% increase compared to January 2017, when 111 homes were sold, and a 36% decrease from the 283 properties sold last February.



AVERAGE PRICE

Feb 2017

Jan 2017

Feb 2016

In Vancouver West, the average sale price for condos and townhouses in February 2017 was \$789K, a 15% increase compared to January 2017, when the average sale price was \$689K, and a 19% increase from the \$665K average sale price from last February.

* Sales Ratio stands for sales-to-active listings ratio.

Market Type

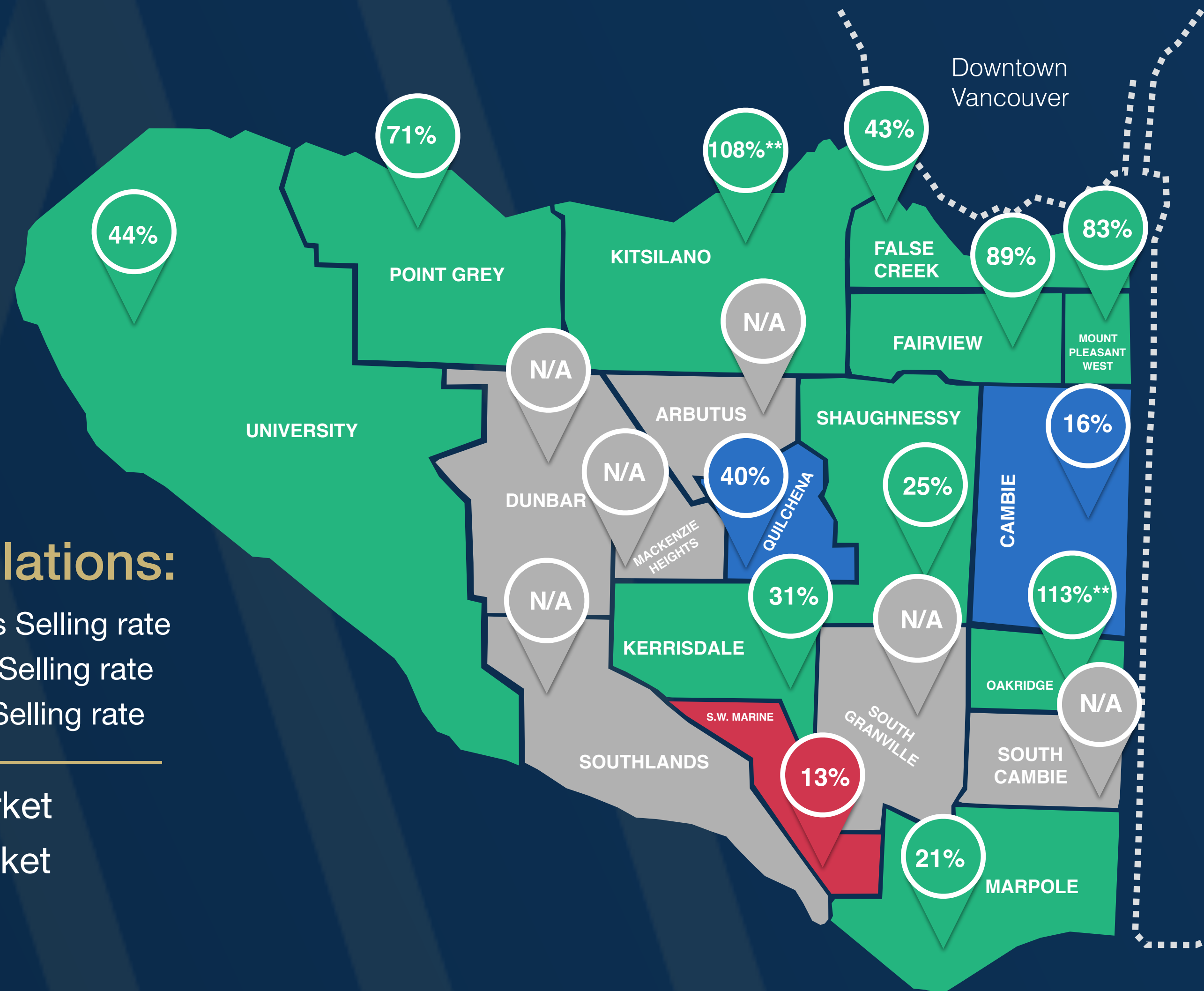
VANCOUVER WESTSIDE

February, 2017



Condos and Townhouses

- Seller Market
- Buyer Market
- N/A*
- Balanced Market



Sales Ratio*** Calculations:

- 10% Sales Ratio = 1 in 10 Homes Selling rate
- 33% Sales Ratio = 1 in 3 Homes Selling rate
- 54% Sales Ratio = 1 in 2 Homes Selling rate

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

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

** If >100% MLS® data reported previous month's sales exceeded current inventory.

*** Sales Ratio stands for sales-to-active listings ratio.

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Vancouver Eastside

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VANCOUVER EASTSIDE

February, 2017

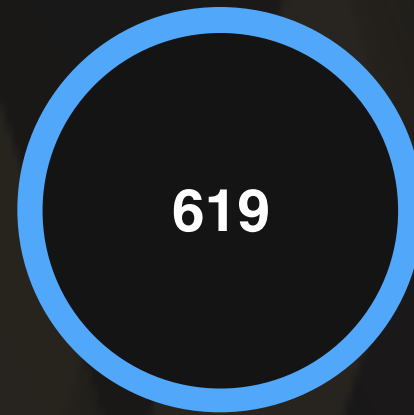


Detached and Houses

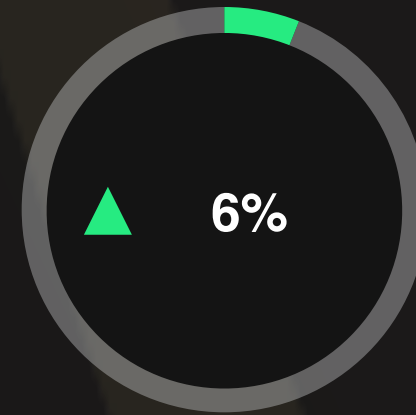
● CURRENT ● UP ● DOWN



LISTINGS



Feb 2017



Jan 2017

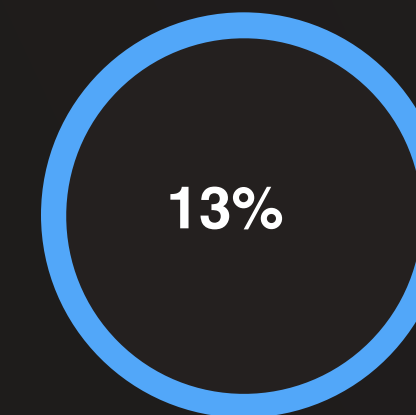


Feb 2016

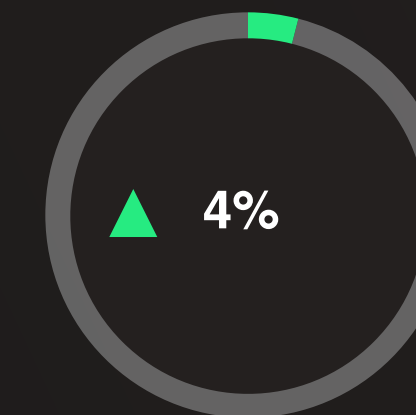
In Vancouver East, the number of new listings for detached properties in February 2017 was 619, a 6% increase compared to January 2017, when 586 homes were listed, and a 92% increase from the 322 properties listed last February.



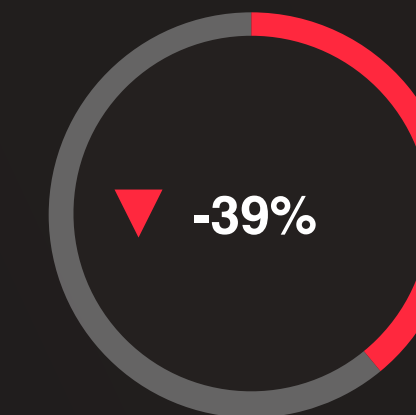
SALES RATIO*



Feb 2017



Jan 2017



Feb 2016

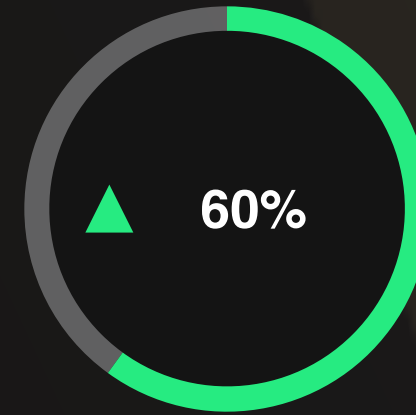
In Vancouver East, the sales-to-active listings ratio for houses for February 2017 was 13%, a 4% increase compared to January 2017, when the ratio was 9%, and a 39% decrease from the 52% ratio last February.



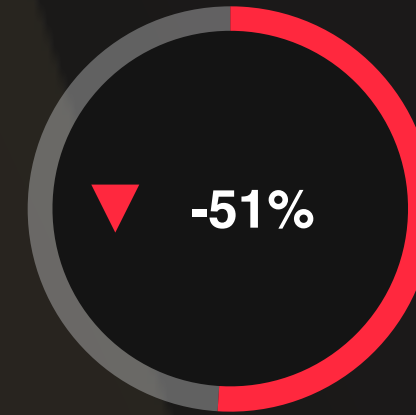
SALES



Feb 2017



Jan 2017



Feb 2016

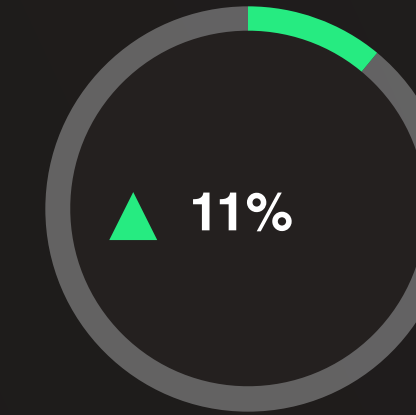
The number of houses sold in Vancouver East in February 2017 was 83, a 60% increase compared to January 2017, when 52 homes were sold, and a 51% decrease from the 168 properties sold last February.



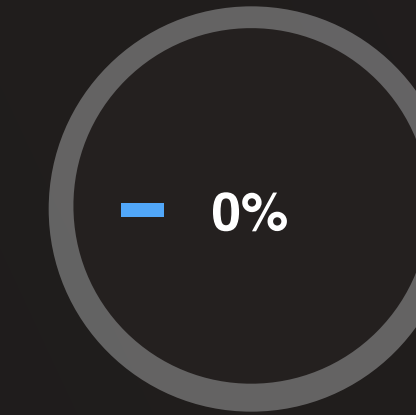
AVERAGE PRICE



Feb 2017



Jan 2017



Feb 2016

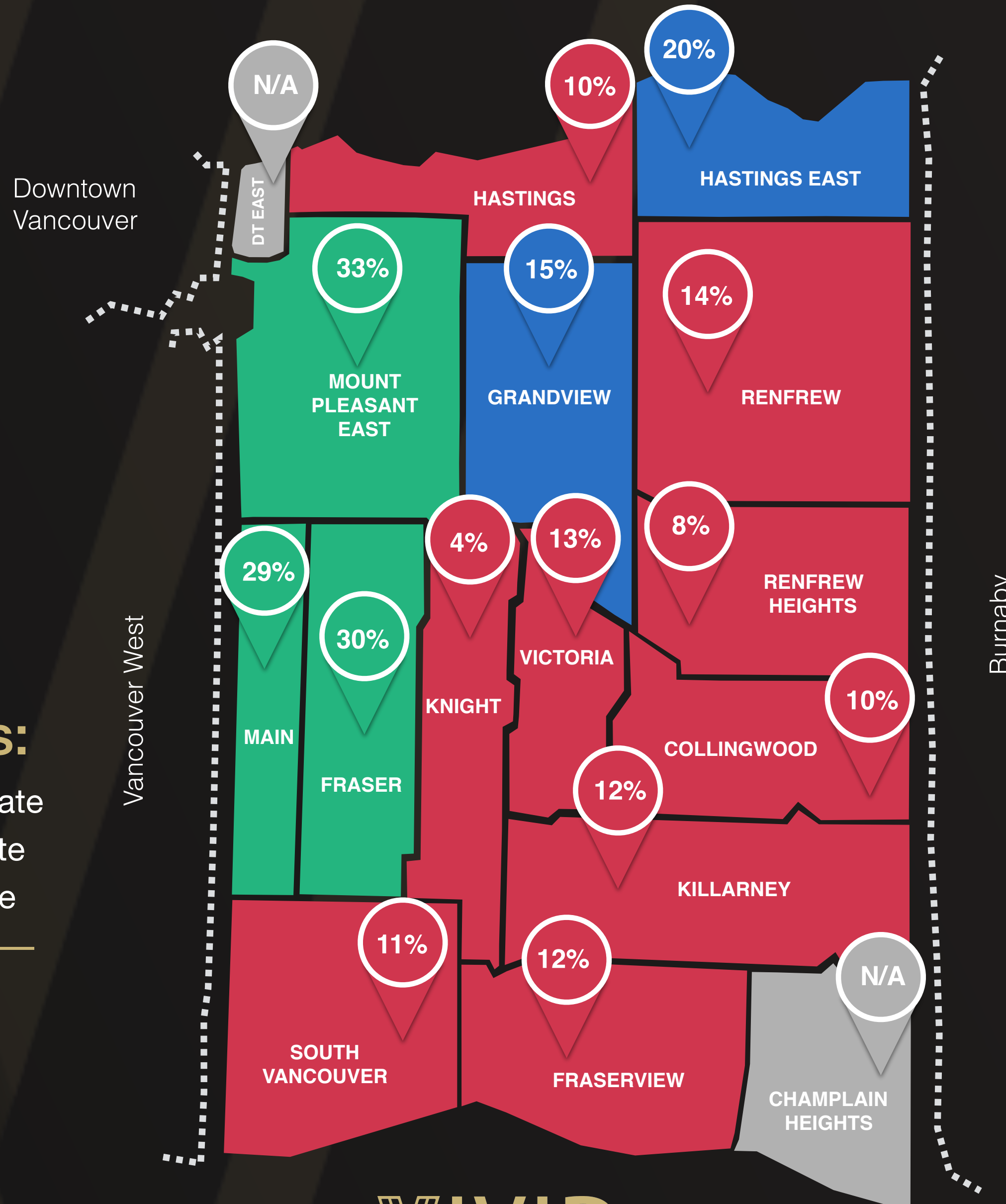
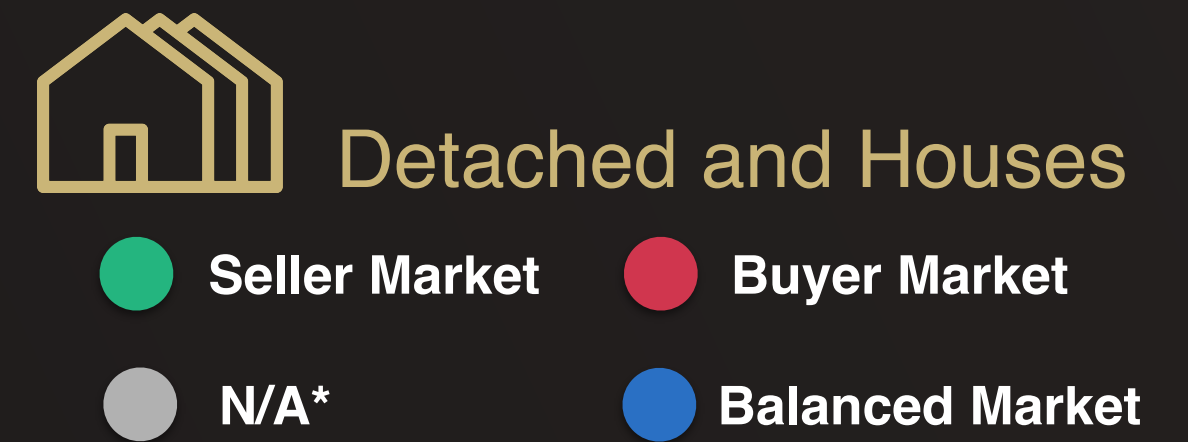
In Vancouver East, the average sale price for houses in February 2017 was \$1.499M, a 11% increase compared to January 2017, when the average sale price was \$1.355M, and there was no changes to the average sale price in comparison to last February.

* Sales Ratio stands for sales-to-active listings ratio.

Market Type

VANCOUVER WESTSIDE

February, 2017



Sales Ratio** Calculations:

- 10% Sales Ratio = 1 in 10 Homes Selling rate
- 33% Sales Ratio = 1 in 3 Homes Selling rate
- 54% Sales Ratio = 1 in 2 Homes Selling rate

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

* There isn't enough data to determine the market type.
 ** Sales Ratio stands for sales-to-active listings ratio.

VANCOUVER EASTSIDE

February, 2017



Condos and Townhouses

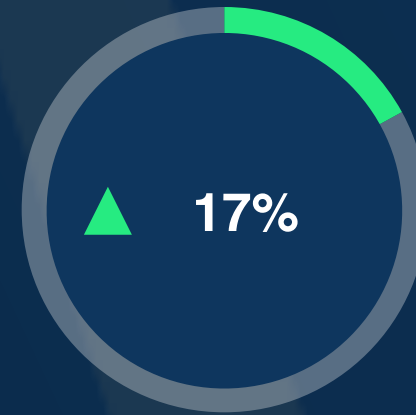
● CURRENT ● UP ● DOWN



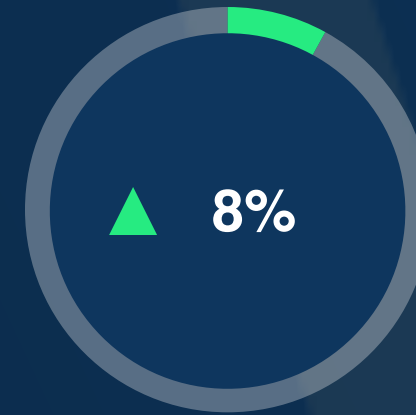
LISTINGS



Feb 2017



Jan 2017

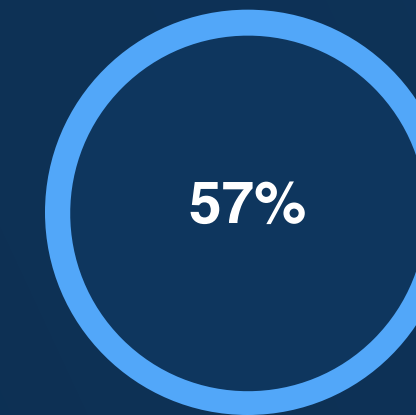


Feb 2016

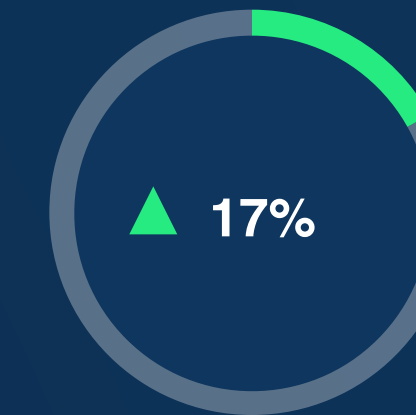
In Vancouver East, the number of new listings for condos and townhouses in February 2017 was 248, a 17% increase compared to January 2017, when 212 homes were listed, and a 8% increase from the 230 properties listed last February.



SALES RATIO*



Feb 2017



Jan 2017



Feb 2016

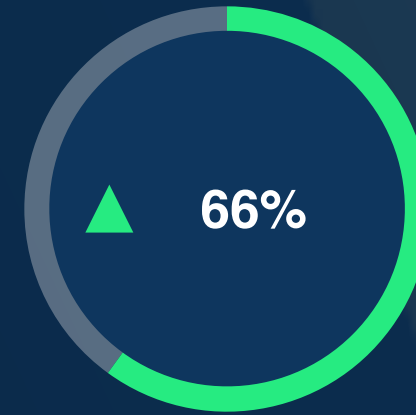
In Vancouver East, the sales-to-active listings ratio for condos and townhouses for February 2017 was 57%, a 17% increase compared to January 2017, when the ratio was 40%, and a 15% decrease from the 72% ratio last February.



SALES



Feb 2017



Jan 2017



Feb 2016

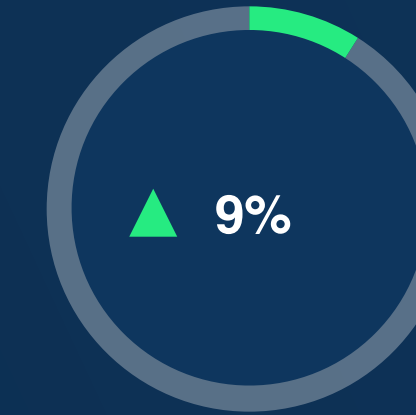
The number of condos and townhouses sold in Vancouver East in February 2017 was 141, a 66% increase compared to January 2017, when 85 homes were sold, and a 15% decrease from the 165 properties sold last February.



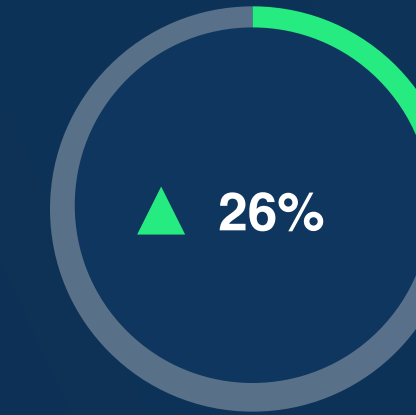
AVERAGE PRICE



Feb 2017



Jan 2017



Feb 2016

In Vancouver East, the average sale price for condos and townhouses in February 2017 was \$565K, a 9% increase compared to January 2017, when the average sale price was \$517K, and a 26% increase from the \$450K average sale price from last February.

* Sales Ratio stands for sales-to-active listings ratio.

Market Type

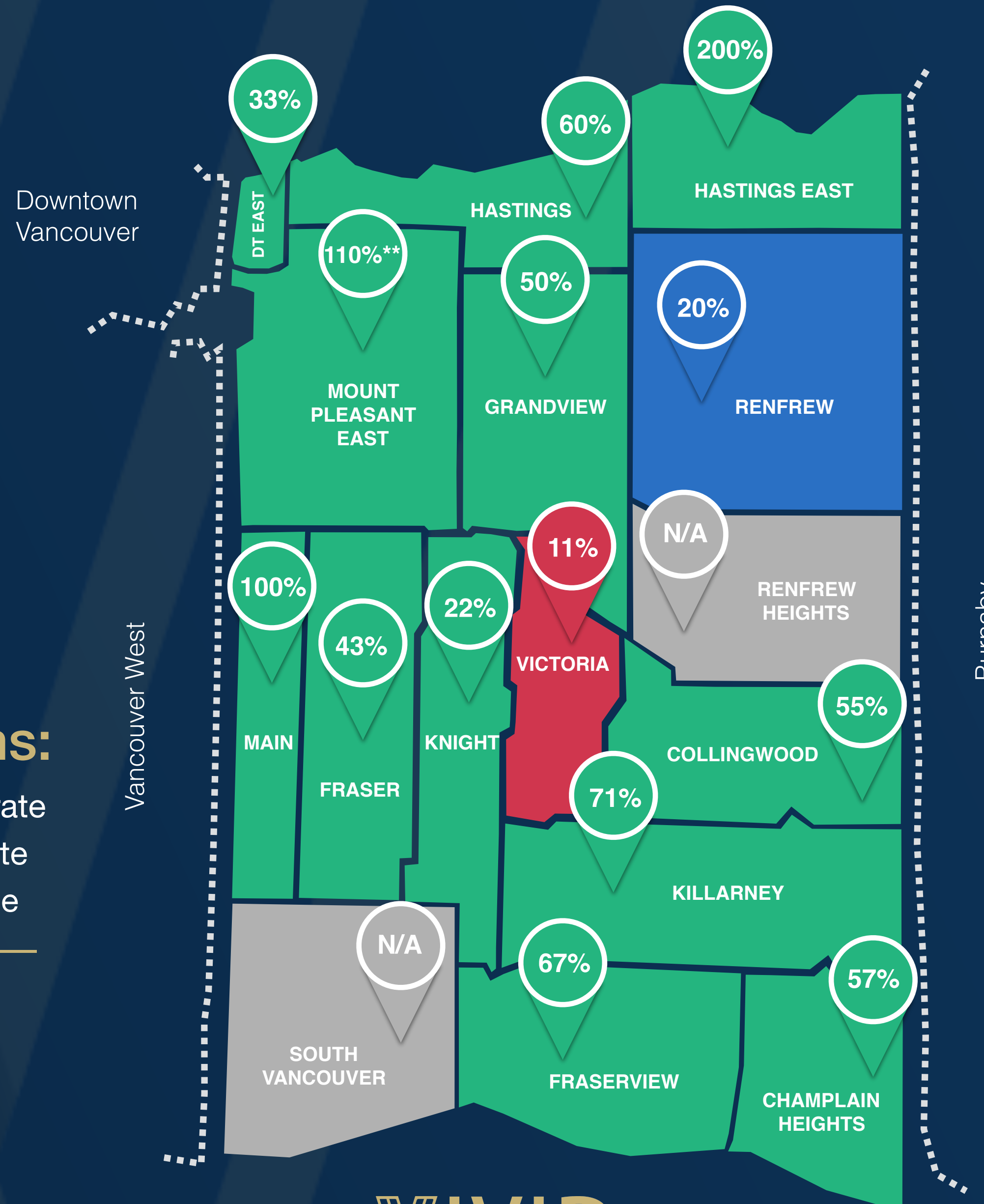
VANCOUVER WESTSIDE

February, 2017



Condos and Townhouses

- Seller Market
- Buyer Market
- N/A*
- Balanced Market



Sales Ratio*** Calculations:

- 10% Sales Ratio = 1 in 10 Homes Selling rate
- 33% Sales Ratio = 1 in 3 Homes Selling rate
- 54% Sales Ratio = 1 in 2 Homes Selling rate

- 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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*** Sales Ratio stands for sales-to-active listings ratio.

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North Vancouver

January, 2017

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NORTH VANCOUVER

February, 2017



Detached and Houses

● CURRENT ● UP ● DOWN



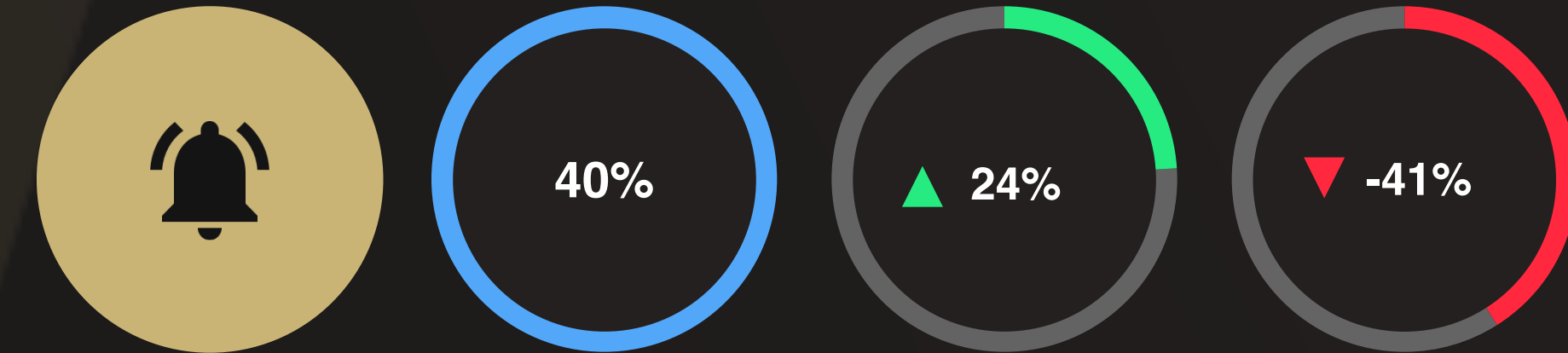
LISTINGS

Feb 2017

Jan 2017

Feb 2016

In North Vancouver, the number of new listings for detached properties in February 2017 was 220, a 5% increase compared to January 2017, when 209 homes were listed, and a 14% increase from the 193 properties listed last February.



SALES RATIO*

Feb 2017

Jan 2017

Feb 2016

In North Vancouver, the sales-to-active listings ratio for houses for February 2017 was 40%, a 24% increase compared to January 2017, when the ratio was 16%, and a 41% decrease from the 81% ratio last February.



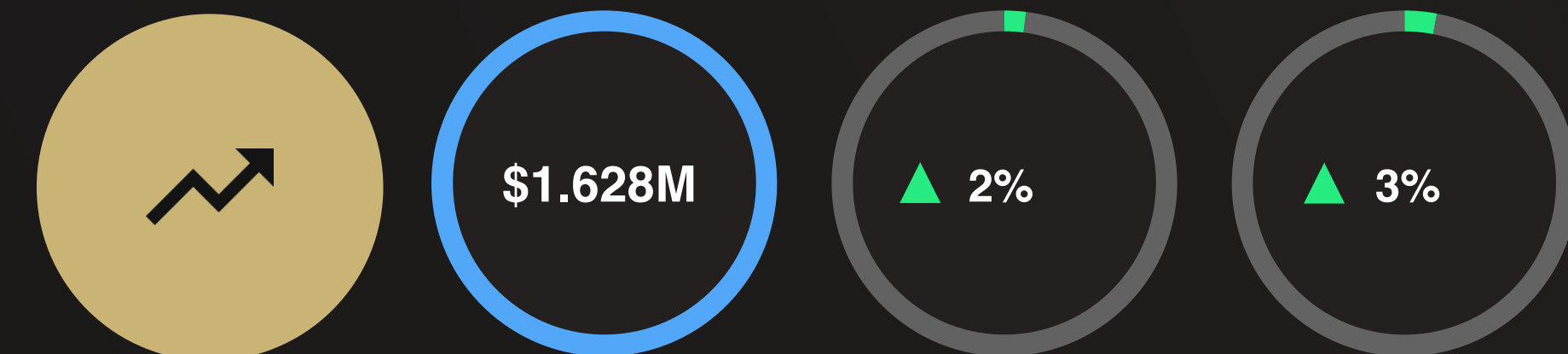
SALES

Feb 2017

Jan 2017

Feb 2016

The number of houses sold in North Vancouver in February 2017 was 88, a 159% increase compared to January 2017, when 34 homes were sold, and a 44% decrease from the 157 properties sold last February.



AVERAGE PRICE

Feb 2017

Jan 2017

Feb 2016

In North Vancouver, the average sale price for houses in February 2017 was \$1.628M, a 2% increase compared to January 2017, when the average sale price was \$1.598M, and a 3% increase from the \$1.586M average sale price from last February.

* Sales Ratio stands for sales-to-active listings ratio.

NORTH VANCOUVER

February, 2017



Condos and Townhouses

● CURRENT ● UP ● DOWN



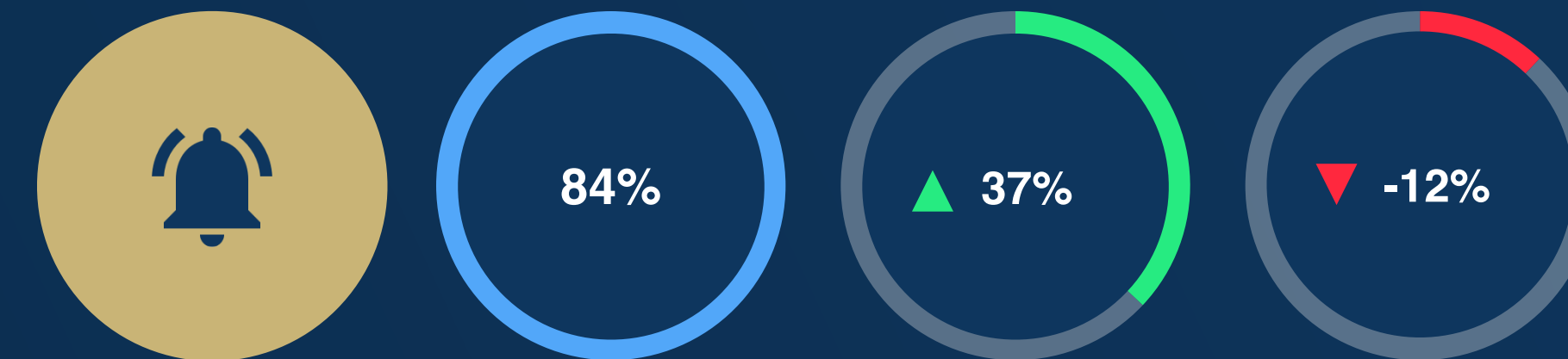
LISTINGS

Feb 2017

Jan 2017

Feb 2016

In North Vancouver, the number of new listings for condos and townhouses in February 2017 was 147, a 2% decrease compared to January 2017, when 150 homes were listed, and a 17% decrease from the 178 properties listed last February.



SALES RATIO*

Feb 2017

Jan 2017

Feb 2016

In North Vancouver, the sales-to-active listings ratio for condos and townhouses for February 2017 was 84%, a 37% increase compared to January 2017, when the ratio was 47%, and a 12% decrease from the 96% ratio last February.



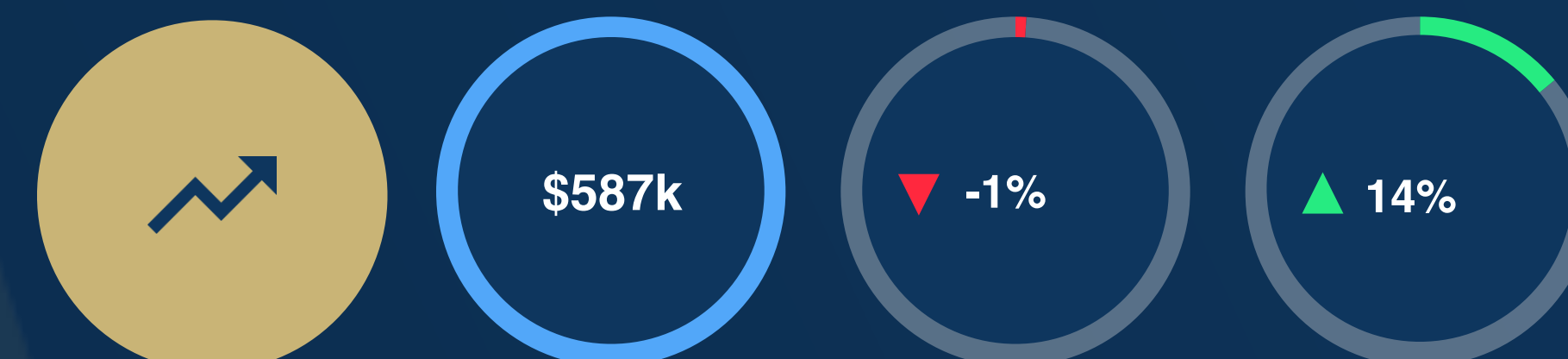
SALES

Feb 2017

Jan 2017

Feb 2016

The number of condos and townhouses sold in North Vancouver in February 2017 was 124, a 75% increase compared to January 2017, when 71 homes were sold, and a 27% decrease from the 171 properties sold last February.



AVERAGE PRICE

Feb 2017

Jan 2017

Feb 2016

In North Vancouver, the average sale price for condos and townhouses in February 2017 was \$587K, a 1% decrease compared to January 2017, when the average sale price was \$591K, and a 14% increase from the \$514K average sale price from last February.

* Sales Ratio stands for sales-to-active listings ratio.

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West Vancouver

February, 2017

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Century 21
IN TOWN REALTY

WEST VANCOUVER

February, 2017

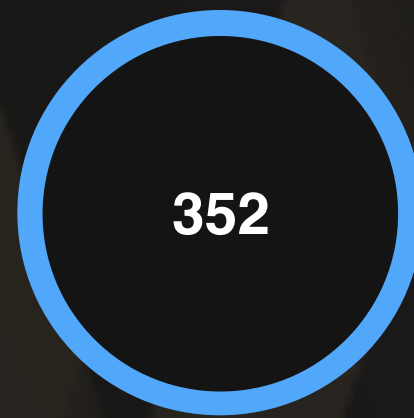


Detached and Houses

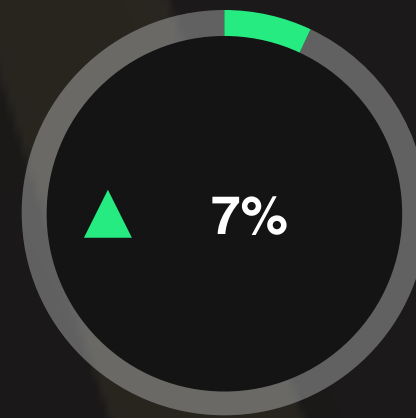
● CURRENT ● UP ● DOWN



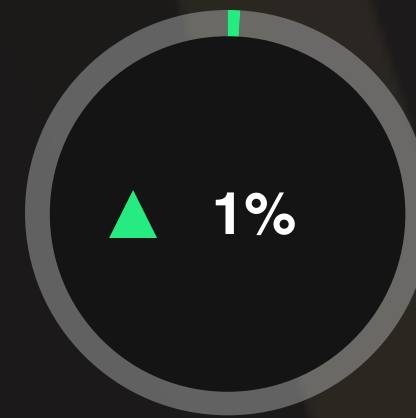
LISTINGS



Feb 2017



Jan 2017

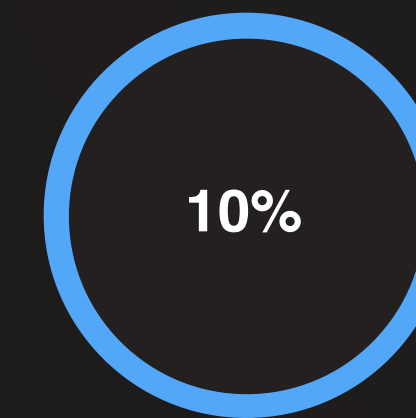


Feb 2016

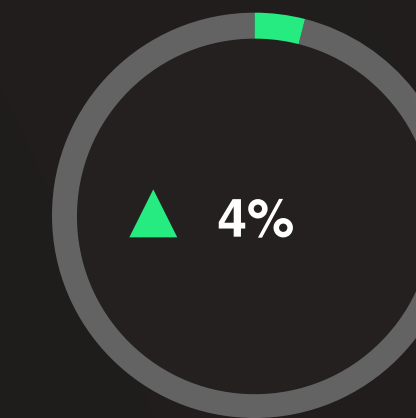
In West Vancouver houses, the number of new listings for residential properties in February 2017 was 352, a 7% increase compared to January 2017, when 330 homes were listed, and a 1% increase from the 347 properties listed last February.



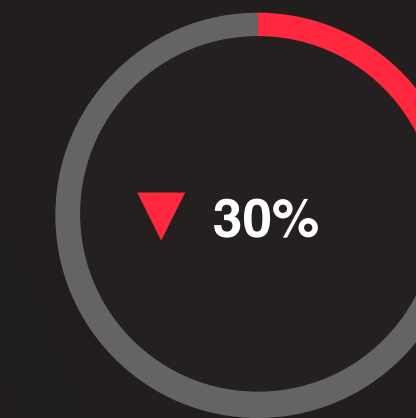
SALES RATIO*



Feb 2017



Jan 2017



Feb 2016

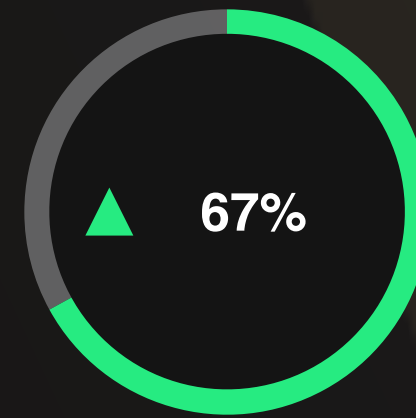
In West Vancouver, the sales-to-active listings ratio for houses for February 2017 was 10%, a 4% increase compared to January 2017, when the ratio was 6%, and a 30% decrease from the 40% ratio last February.



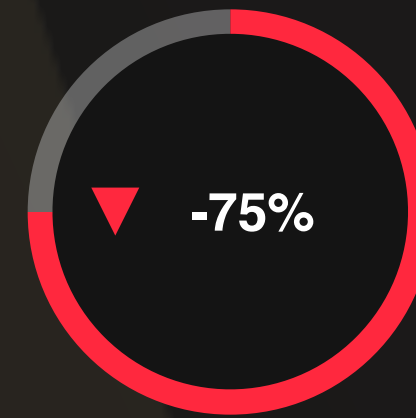
SALES



Feb 2017



Jan 2017



Feb 2016

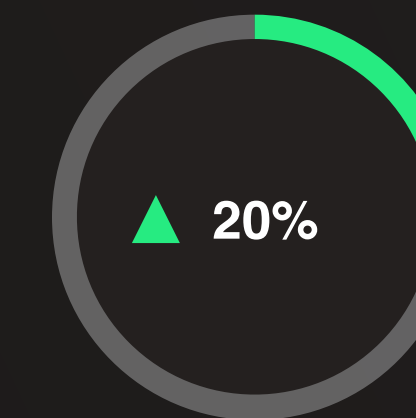
The number of houses sold in West Vancouver in February 2017 was 35, a 67% increase compared to January 2017, when 21 homes were sold, and a 75% decrease from the 140 properties sold last February.



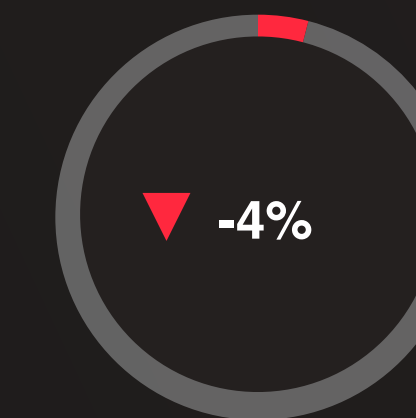
AVERAGE PRICE



Feb 2017



Jan 2017



Feb 2016

In West Vancouver, the average sale price for houses in February 2017 was \$3.21M, a 20% increase compared to January 2017, when the average sale price was \$2.675M, and a 4% decrease from the \$3.335M average sale price from last February.

* Sales Ratio stands for sales-to-active listings ratio.

WEST VANCOUVER

February, 2017



Condos and Townhouses

● CURRENT ● UP ● DOWN



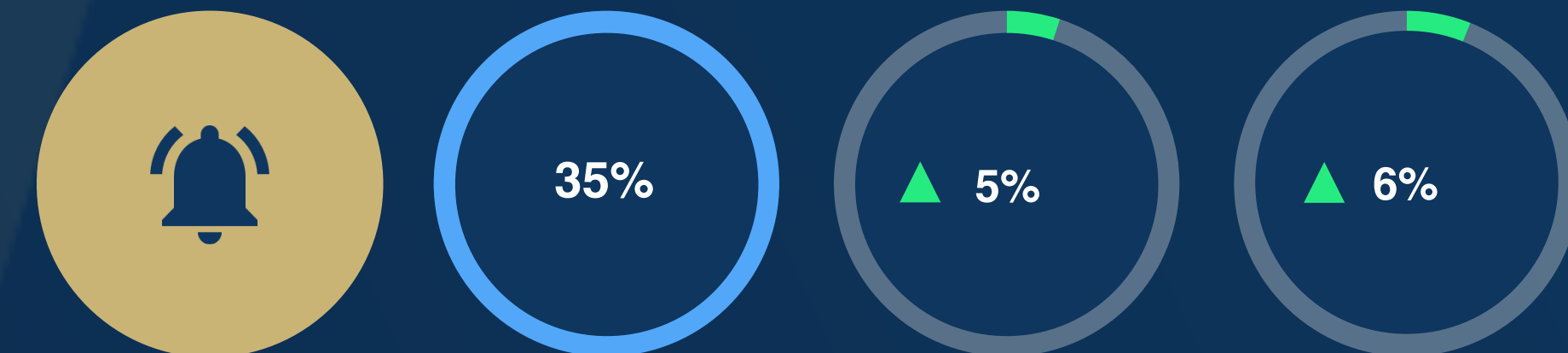
LISTINGS

Feb 2017

Jan 2017

Feb 2016

In West Vancouver, the number of new listings for condos and townhouses in February 2017 was 54, a 8% increase compared to January 2017, when 50 homes were listed, and a 21% decrease from the 68 properties listed last February.



SALES RATIO*

Feb 2017

Jan 2017

Feb 2016

In West Vancouver, the sales-to-active listings ratio for condos and townhouses for February 2017 was 35%, a 5% increase compared to January 2017, when the ratio was 30%, and a 6% increase from the 29% ratio last February.



SALES

Feb 2017

Jan 2017

Feb 2016

The number of condos and townhouses sold in West Vancouver in February 2017 was 19, a 27% increase compared to January 2017, when 15 homes were sold, and a 5% decrease from the 20 properties sold last February.



AVERAGE PRICE

Feb 2017

Jan 2017

Feb 2016

In West Vancouver, the average sale price for condos and townhouses in February 2017 was \$1.15M, a 4% decrease compared to January 2017, when the average sale price was \$1.195M, and a 24% increase from the \$930K average sale price from last February.

* Sales Ratio stands for sales-to-active listings ratio.

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By Amir Joharifard

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