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VIVID

REAL ESTATE

By Amir Joharifard

Market Update

January 2018

Areas

GREATER VANCOUVER
DOWNTOWN VANCOUVER

VANCOUVER WESTSIDE
VANCOUVER EASTSIDE

NORTH VANCOUVER
WEST VANCOUVER

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Greater Vancouver

January 2018

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By Amin Saberi

Century 21
IN TOWN REALTY

GREATER VANCOUVER

January 2018



Detached and Attached Homes

● CURRENT ● UP ● DOWN



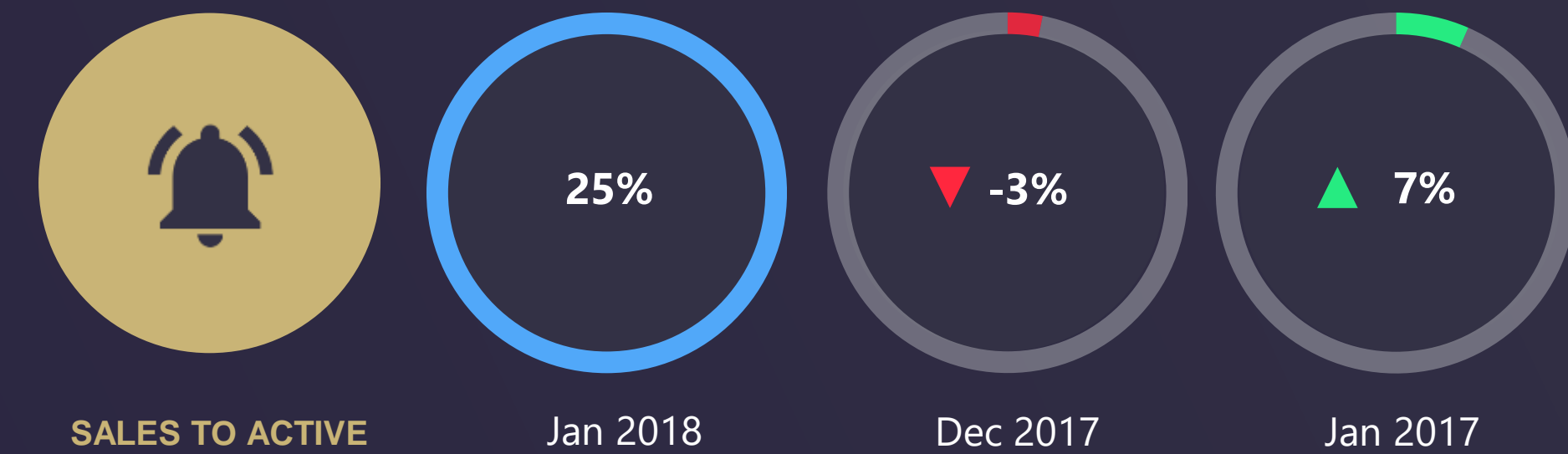
LISTINGS

Jan 2018

Dec 2017

Jan 2017

In Greater Vancouver, the number of new listings for residential properties in January 2018 was 3,786, a 100% increase compared to December 2017, when 1,889 homes were listed, and a 8% decrease from the 4,134 properties listed last January.



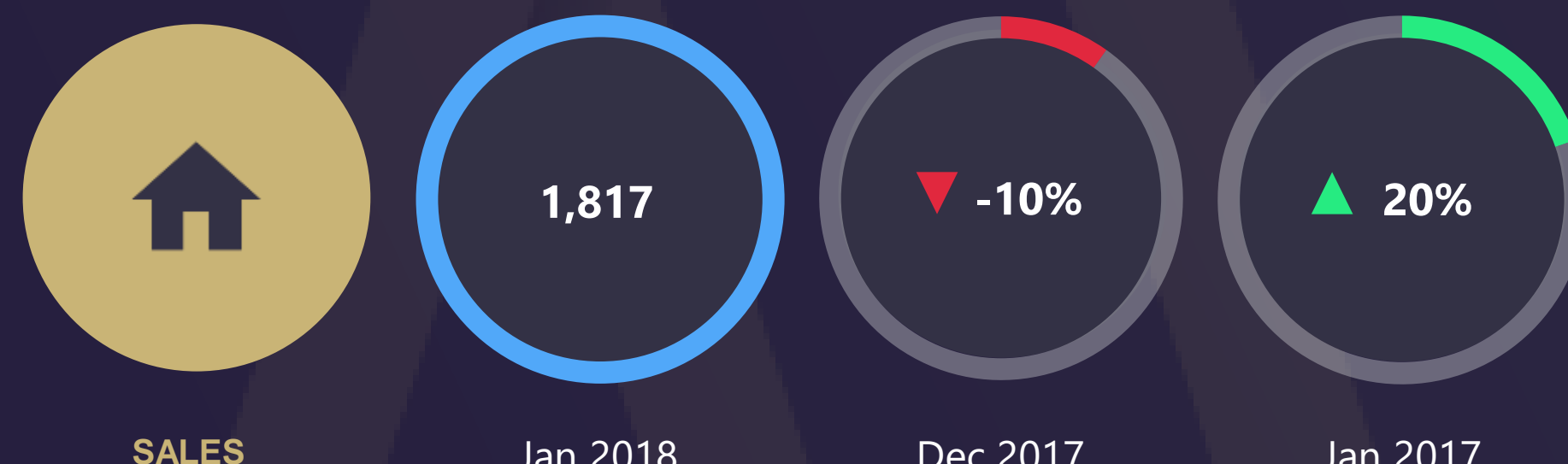
SALES TO ACTIVE

Jan 2018

Dec 2017

Jan 2017

In Greater Vancouver, the sales-to-active listings ratio for residential properties for January 2018 was 25%, a 3% decrease compared to December 2017, when the ratio was 28%, and a 7% increase from the 18% ratio last January.



SALES

Jan 2018

Dec 2017

Jan 2017

The number of residential properties sold in Greater Vancouver in January 2018 was 1,817, a 10% decrease compared to December 2017, when 2,015 homes were sold, and a 20% increase from the 1,518 properties sold last January.

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.

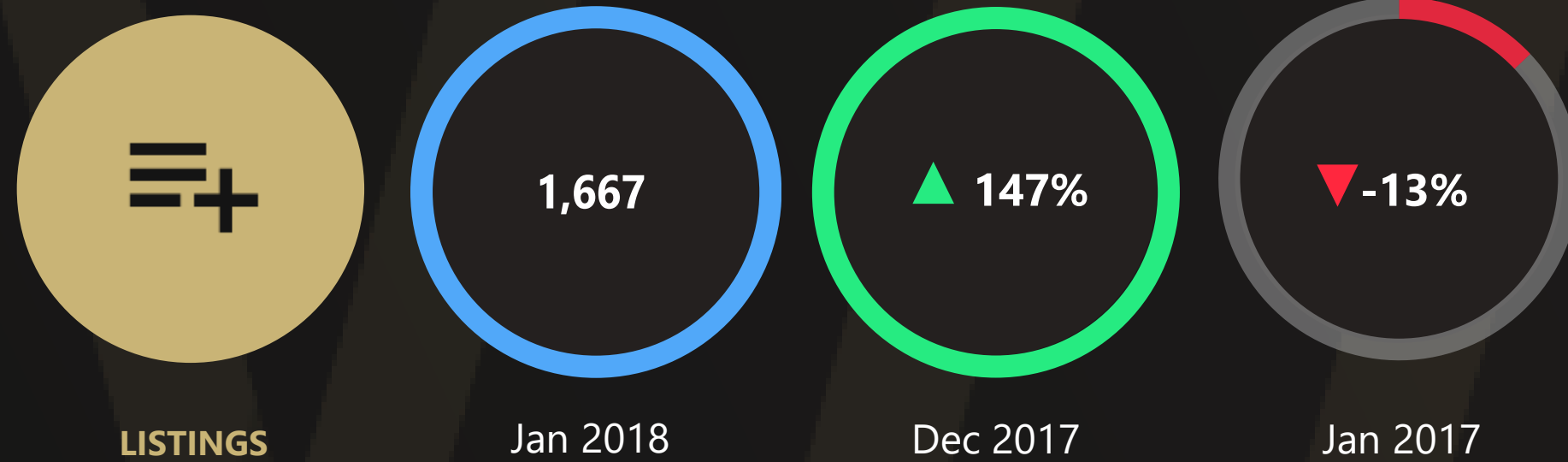
Sales ratio also indicates the ratio between supply and demand, which provide us with the market types. In a buyers' market, the ratio is between 0% and 14%; a balanced market ratio is 15% to 20%; and a sellers' market ratio is 21% plus.

GREATER VANCOUVER

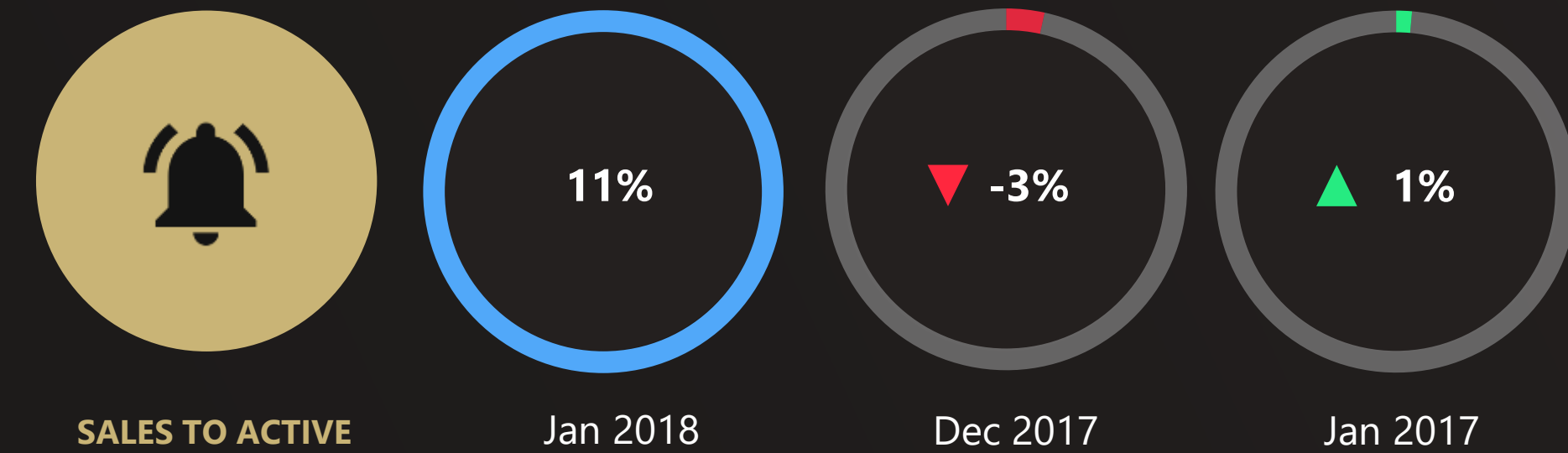
January 2018

 Detached and Houses

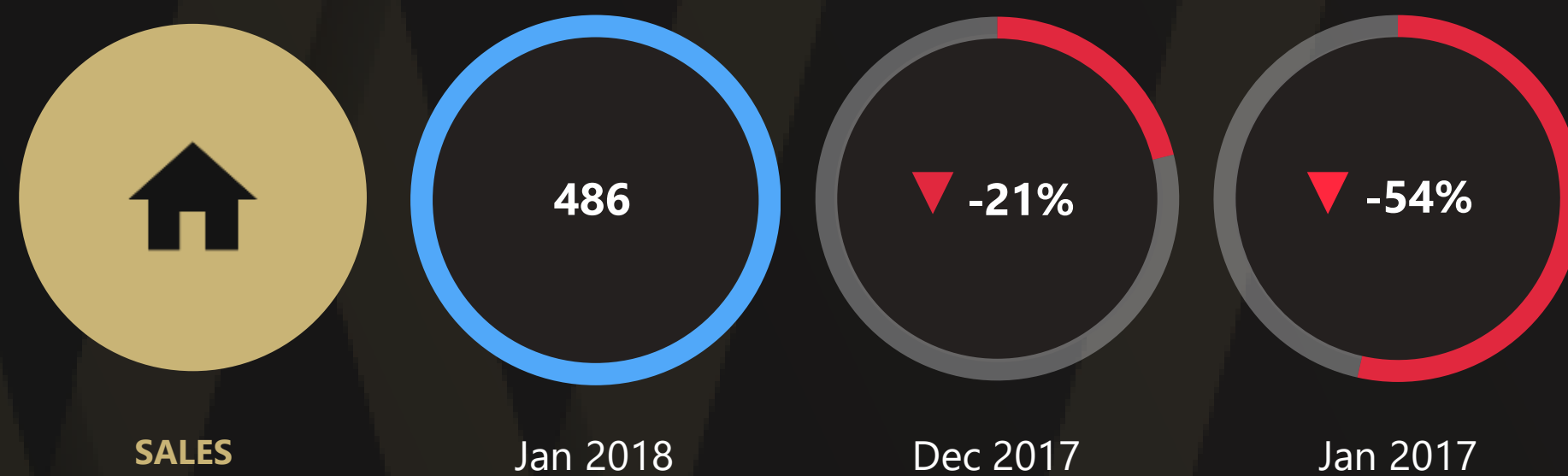
 CURRENT  UP  DOWN



In Greater Vancouver, the number of new listings for detached properties in January 2018 was 1,667 a 147% increase compared to December 2017, when 675 homes were listed, and a 13% decrease from the 1,915 properties listed last January.



In Greater Vancouver, the sales-to-active listings ratio for detached properties for January 2018 was 11%, a 3% decrease compared to December 2017, when the ratio was 14%, and a 1% increase from the 9% ratio last January.



The number of houses sold in Greater Vancouver in January 2018 was 1,046, a 21% decrease compared to December 2017, when 616 homes were sold, and a 54% decrease from the 1,046 properties sold last January.

Facts

The Average days on Market for Greater Vancouver detached properties in January 2018 was 55 days, a 3% increase in comparison to 51 days in December 2017. The average price per square foot for Greater Vancouver detached properties in January 2018 was \$668, a 2% decrease in comparison to \$683 per square foot in December 2017.

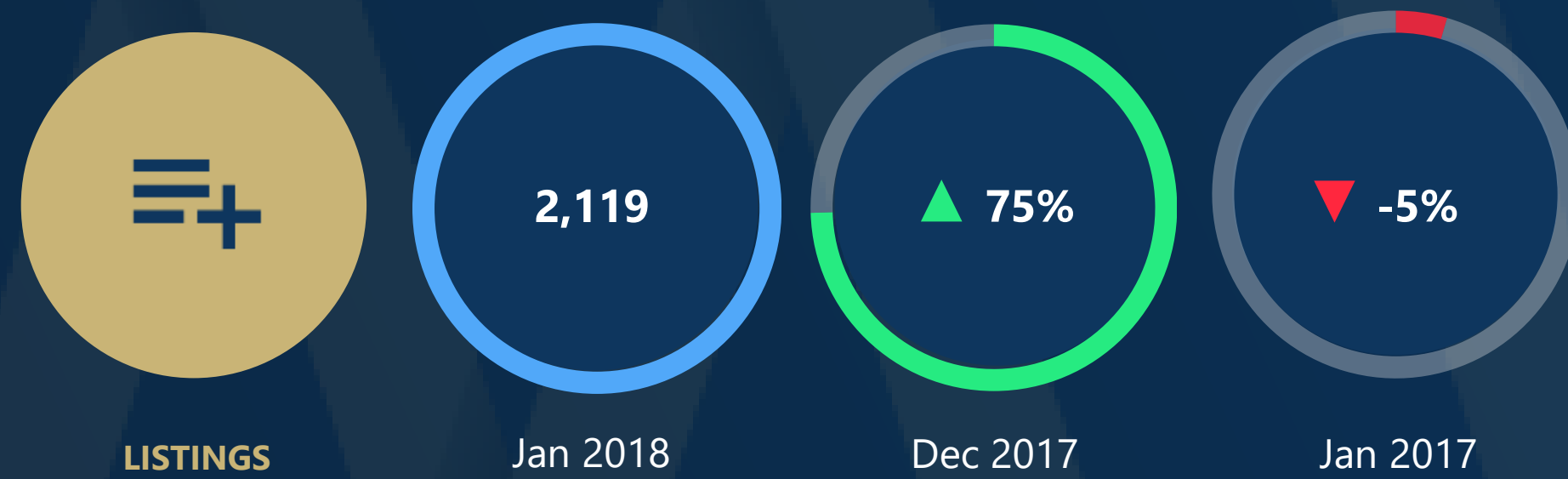
GREATER VANCOUVER

January 2018

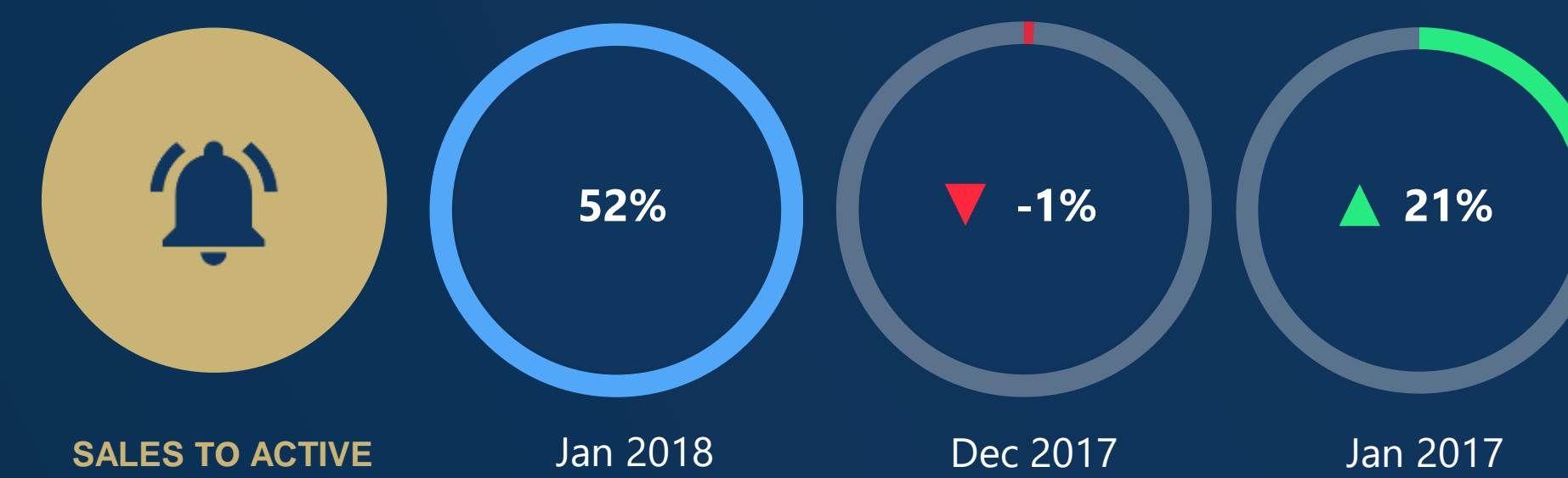


Condos and Townhouses

● CURRENT ● UP ● DOWN



In Greater Vancouver, the number of new listings for attached properties in January 2018 was 2,119, a 75% increase compared to December 2017, when 1,214 homes were listed, and a 5% decrease from the 2,219 properties listed last January.



In Greater Vancouver, the sales-to-active listings ratio condos and townhouse in January 2018 was 52%, a 1% decrease compared to December 2017, when the ratio was 53%, and a 21% increase from the 32% ratio last January.



The number of condos and townhouses sold in Greater Vancouver condos in January 2018 was 1,331, a 5% decrease compared to December 2017, when 1,399 homes were sold, and a 23% increase from the 1,078 properties sold last January.

Facts

The average days on the market for Greater Vancouver condos in January 2018 was 28 days, while for townhouses it was 30 days. The average price per square foot for Greater Vancouver condos was \$812 in January 2018, whereas for townhouses it was \$617 per square foot.

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Downtown Vancouver

January 2018

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By Amin Sabarwal

Century 21
IN TOWN REALTY

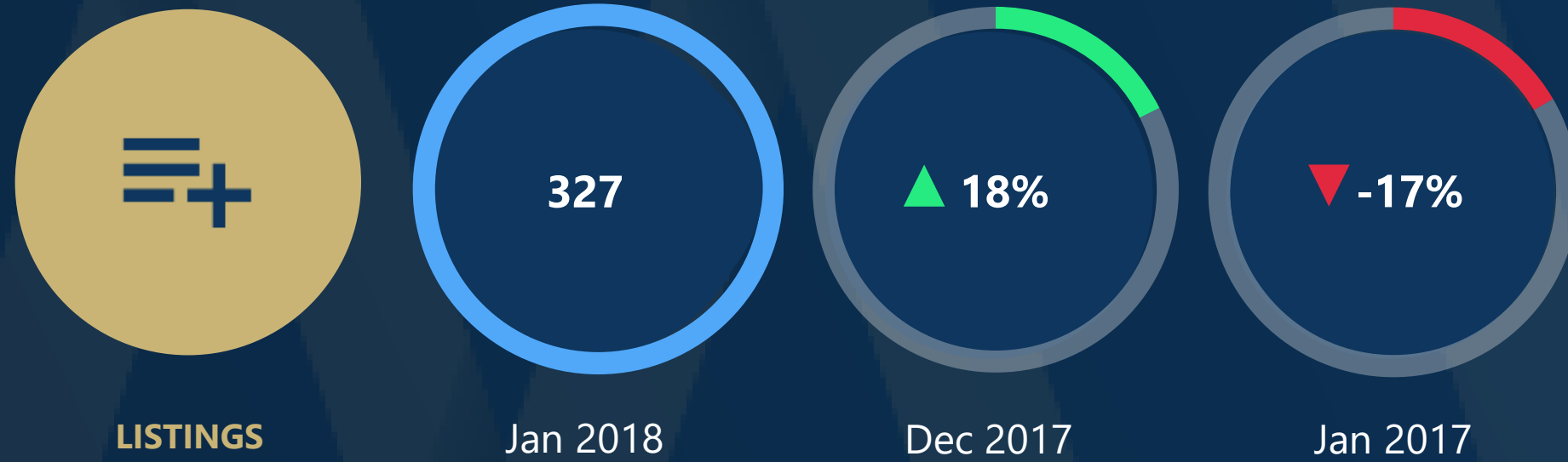
DOWNTOWN VANCOUVER

January 2018

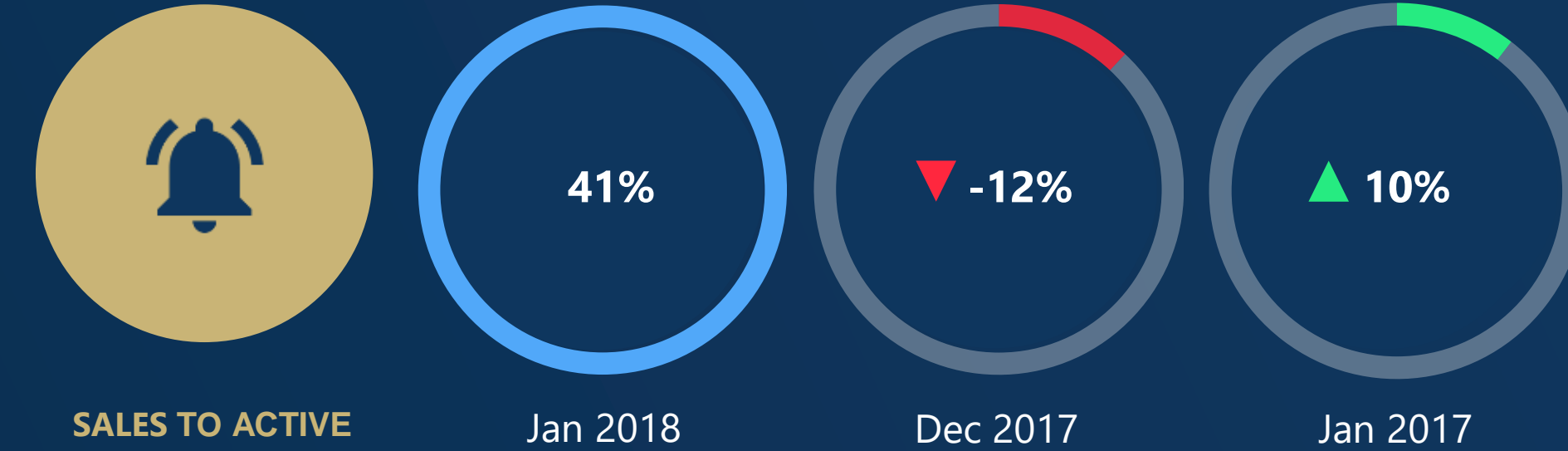


Condos and Townhouses

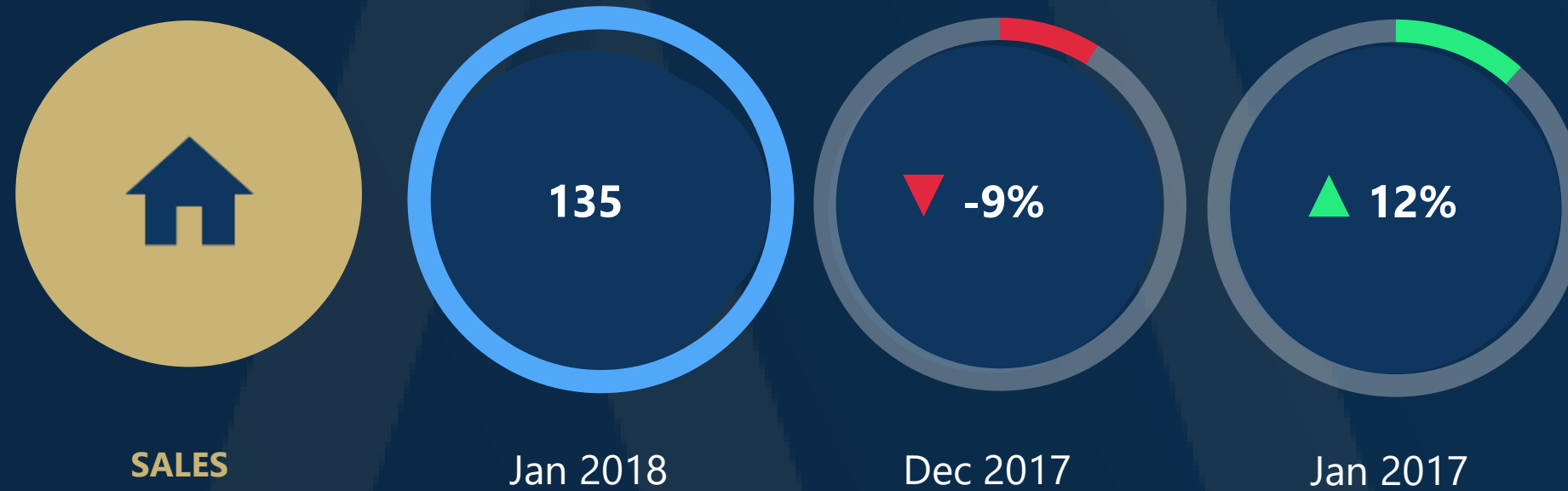
CURRENT UP DOWN



In Downtown Vancouver, the number of new listings for condo and townhouses in January 2018 was 327, a 18% increase compared to December 2017, when 327 homes were listed, and a 17% decrease from the 392 properties listed last January.



In Downtown Vancouver, the sales-to-active listings ratio for condos and townhouses for January 2018 was 41%, a 12% decrease compared to December 2017, when the ratio was 53%, and a 10% increase from the 31% ratio last January.



The number of condos and townhouses sold in Downtown Vancouver in January 2018 was 135, a 9% decrease compared to December 2017, when 148 homes were sold, and a 12% increase from the 121 properties sold last January.



In Downtown Vancouver, the median sale price for condos and townhouses in January 2018 was \$950K, a 16% increase compared to December 2017, when the median sale price was \$822K, and a 40% increase from the \$680K median sale price from last January.

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

January 2018

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By Amin Sabourfar

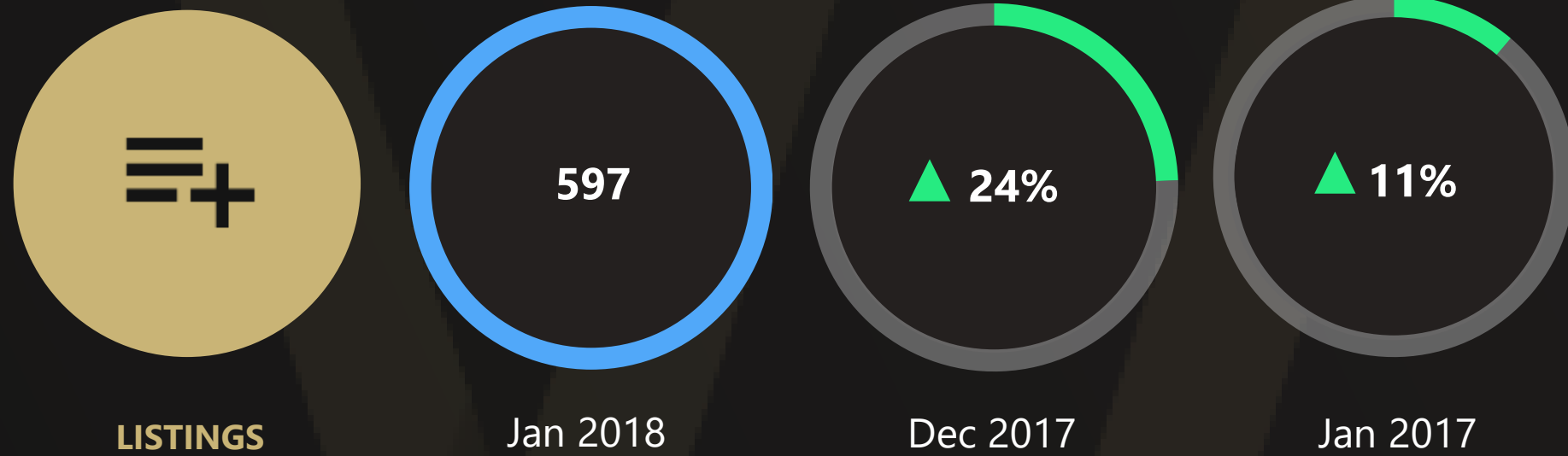
Century 21
IN TOWN REALTY

VANCOUVER WESTSIDE

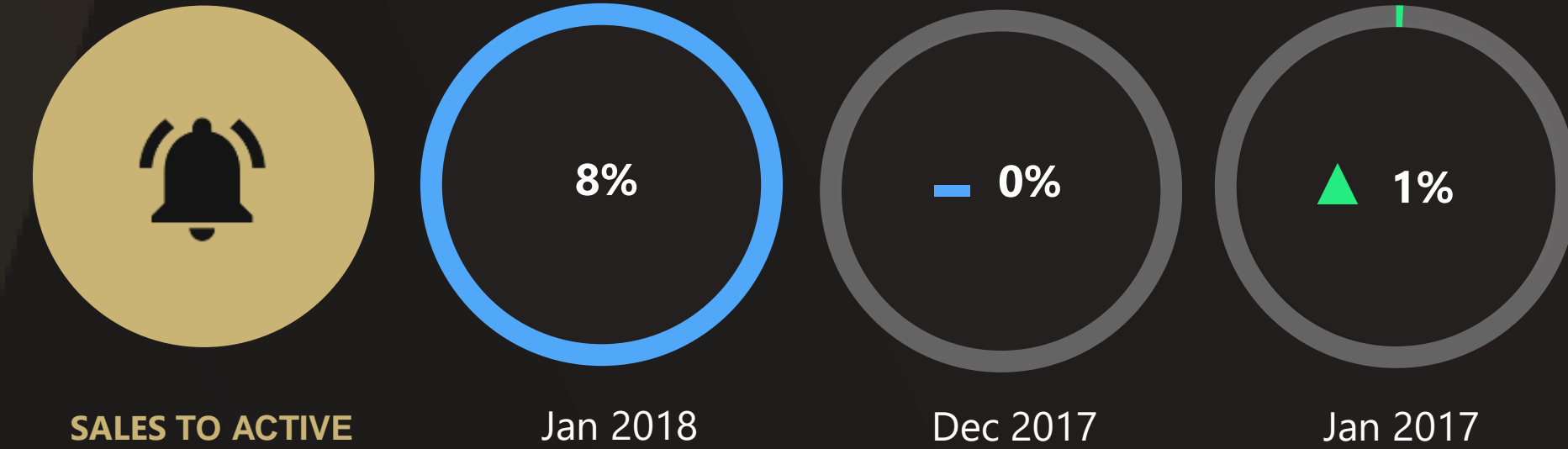
January 2018

 Detached and Houses

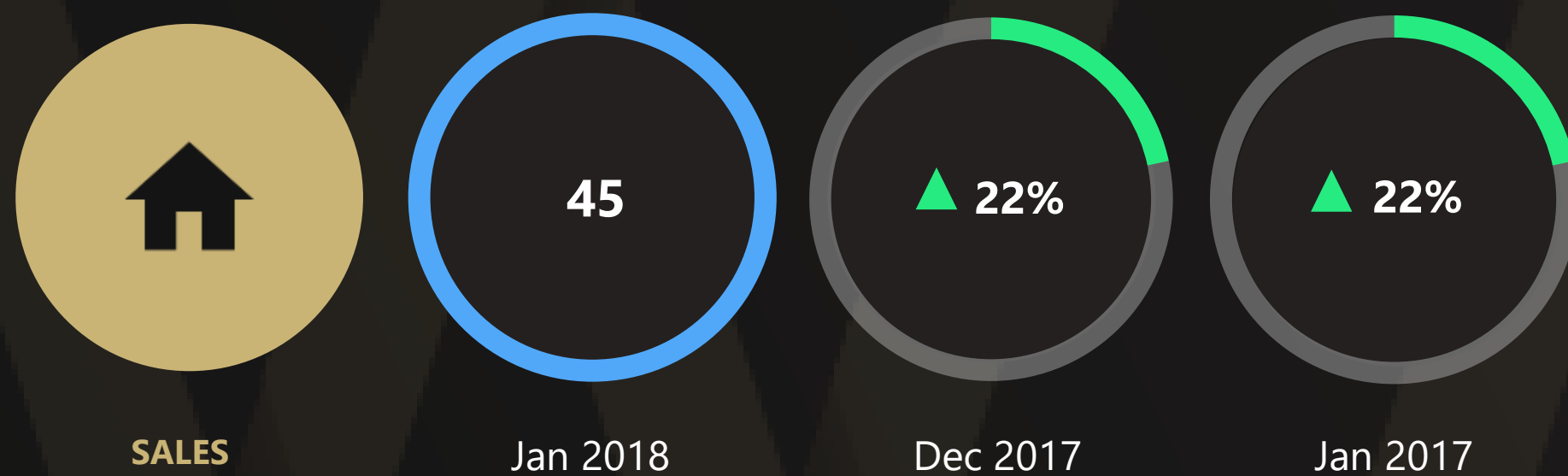
 CURRENT  UP  DOWN



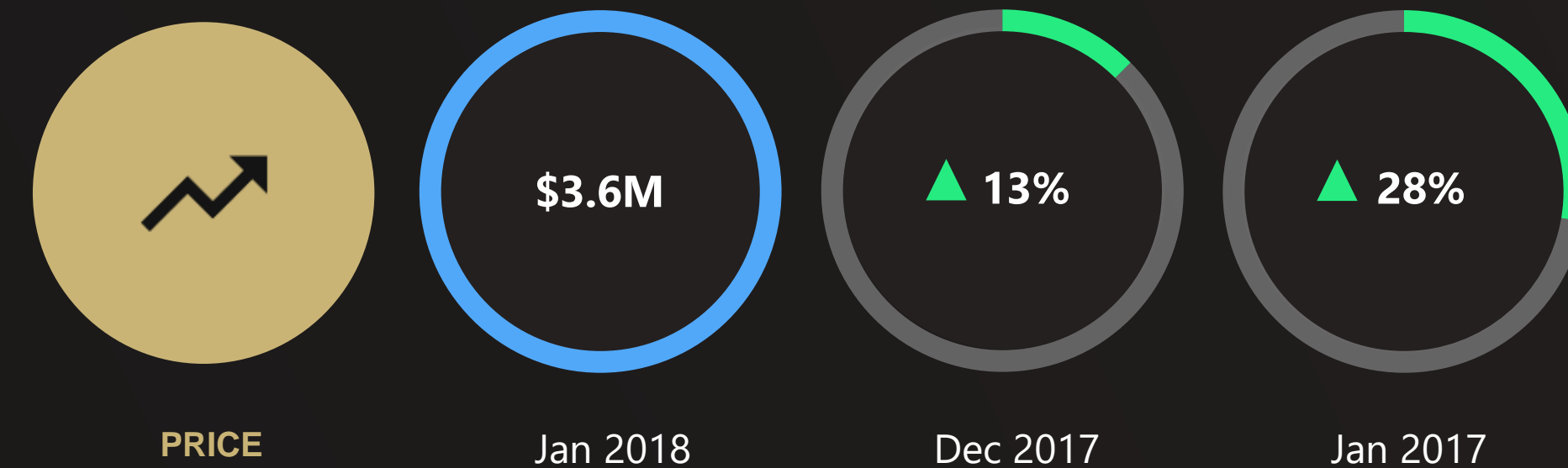
In Vancouver West, the number of new listings for detached properties in January 2018 was 597, a 24% increase compared to December 2017, when 480 homes were listed, and a 11% increase from the 537 properties listed last January.



In Vancouver West, the sales-to-active listings ratio for houses for January 2018 was 8%, no changes compared to December 2017, and a 1% increase from the 7% ratio last January.



The number of houses sold in Vancouver West in January 2018 was 45, a 22% increase compared to December 2017, when 37 homes were sold, and a 22% increase from the 37 properties sold last January.







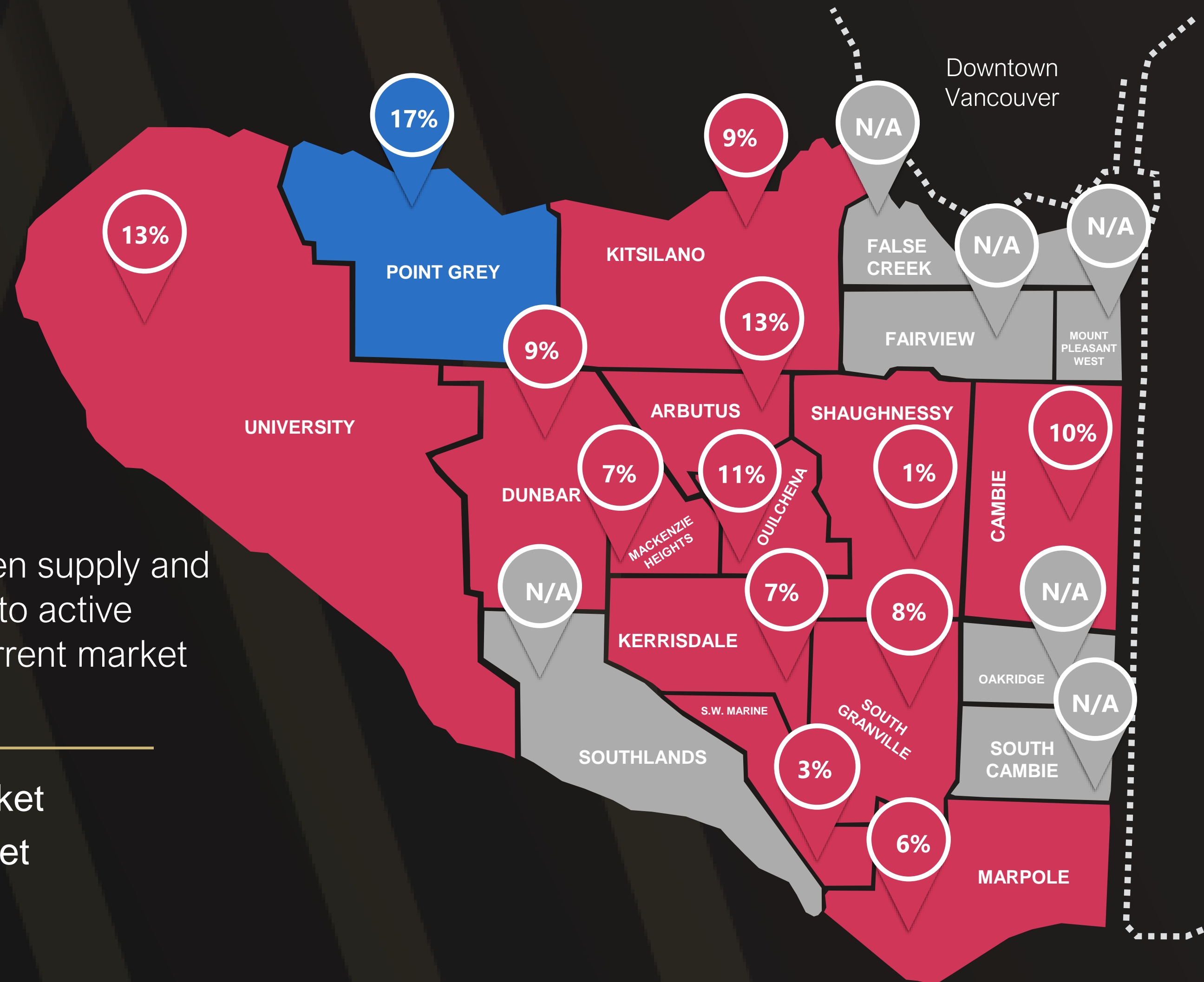
In Vancouver West, the median sale price for houses in January 2018 was \$3.6M, a 13% increase compared to December 2017, when the median sale price was \$3.2M, and a 28% increase from the \$2.82M median sale price from last January.

Market Type

VANCOUVER WESTSIDE

 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

January 2018



Condos and Townhouses

● CURRENT ● UP ● DOWN

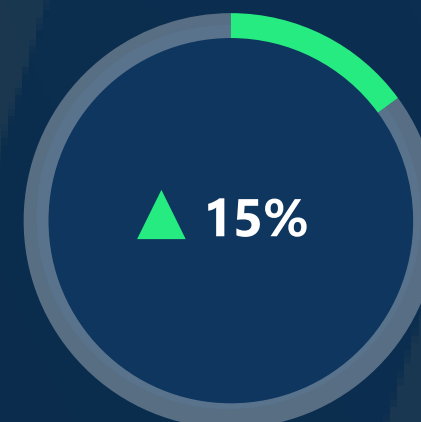


LISTINGS



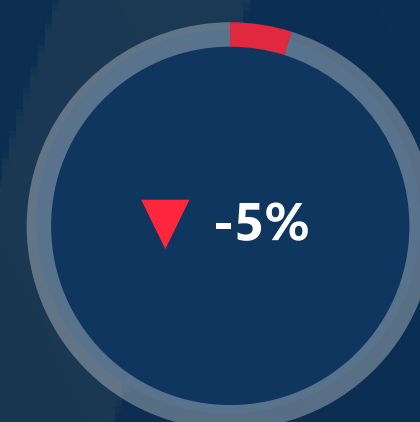
331

Jan 2018



▲ 15%

Dec 2017



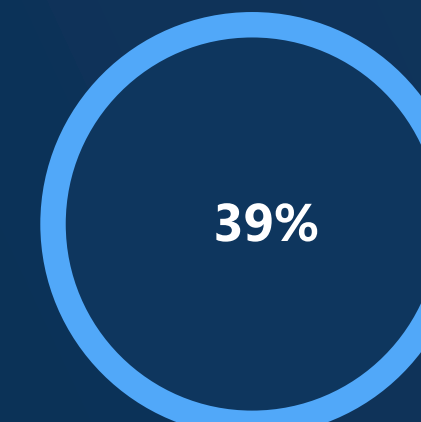
▼ -5%

Jan 2017

In Vancouver West, the number of new listings for condos and townhouses in January 2018 was 331, a 15% increase compared to December 2017, when 288 homes were listed, and a 5% decrease from the 348 properties listed last January.

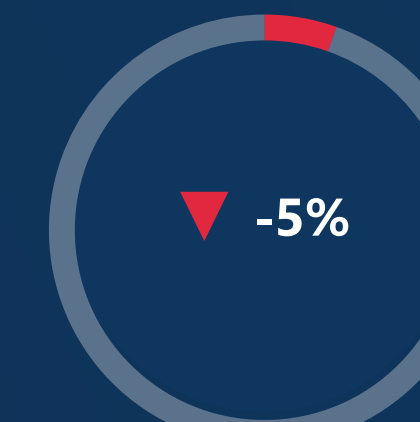


SALES TO ACTIVE



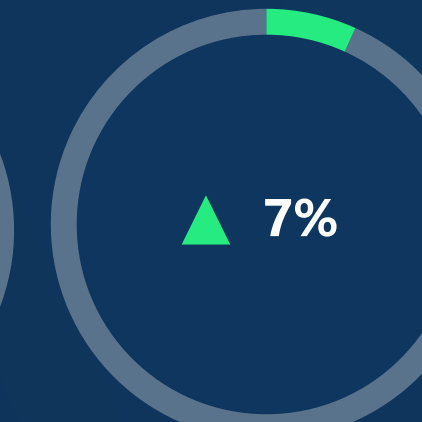
39%

Jan 2018



▼ -5%

Dec 2017



▲ 7%

Jan 2017

In Vancouver West, the sales-to-active listings ratio for condo and townhouses for January 2018 was 39%, a 5% decrease compared to December 2017, when the ratio was 44%, and a 7% increase from the 32% ratio last January.

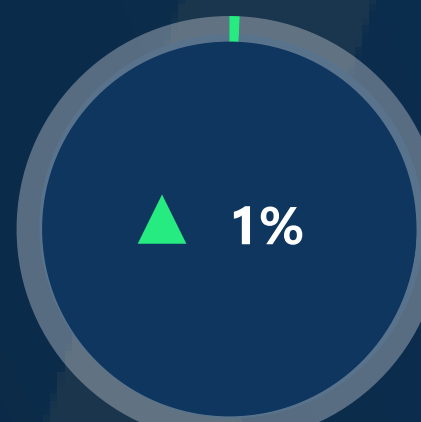


SALES



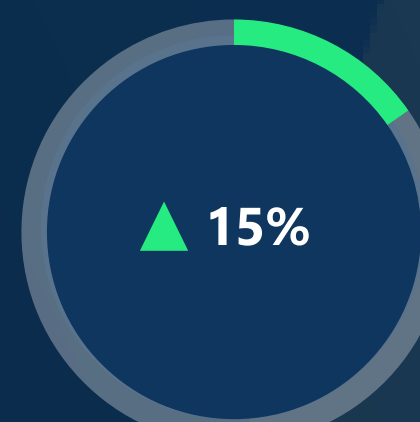
128

Jan 2018



▲ 1%

Dec 2017



▲ 15%

Jan 2017

The number of condos and townhouses sold in Vancouver West in January 2018 was 128, a 1% increase compared to December 2017, when 127 homes were sold, and a 15% increase from the 111 properties sold last January.



PRICE



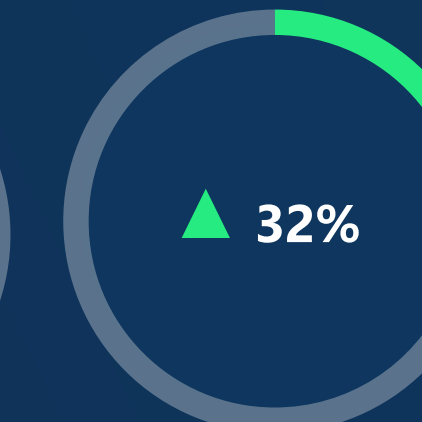
\$909K

Jan 2018



▲ 11%

Dec 2017



▲ 32%

Jan 2017

In Vancouver West, the median sale price for condos and townhouses in January 2018 was \$909K, a 11% increase compared to December 2017, when the median sale price was \$820K, and a 32% increase from the \$689K median sale price from last January.

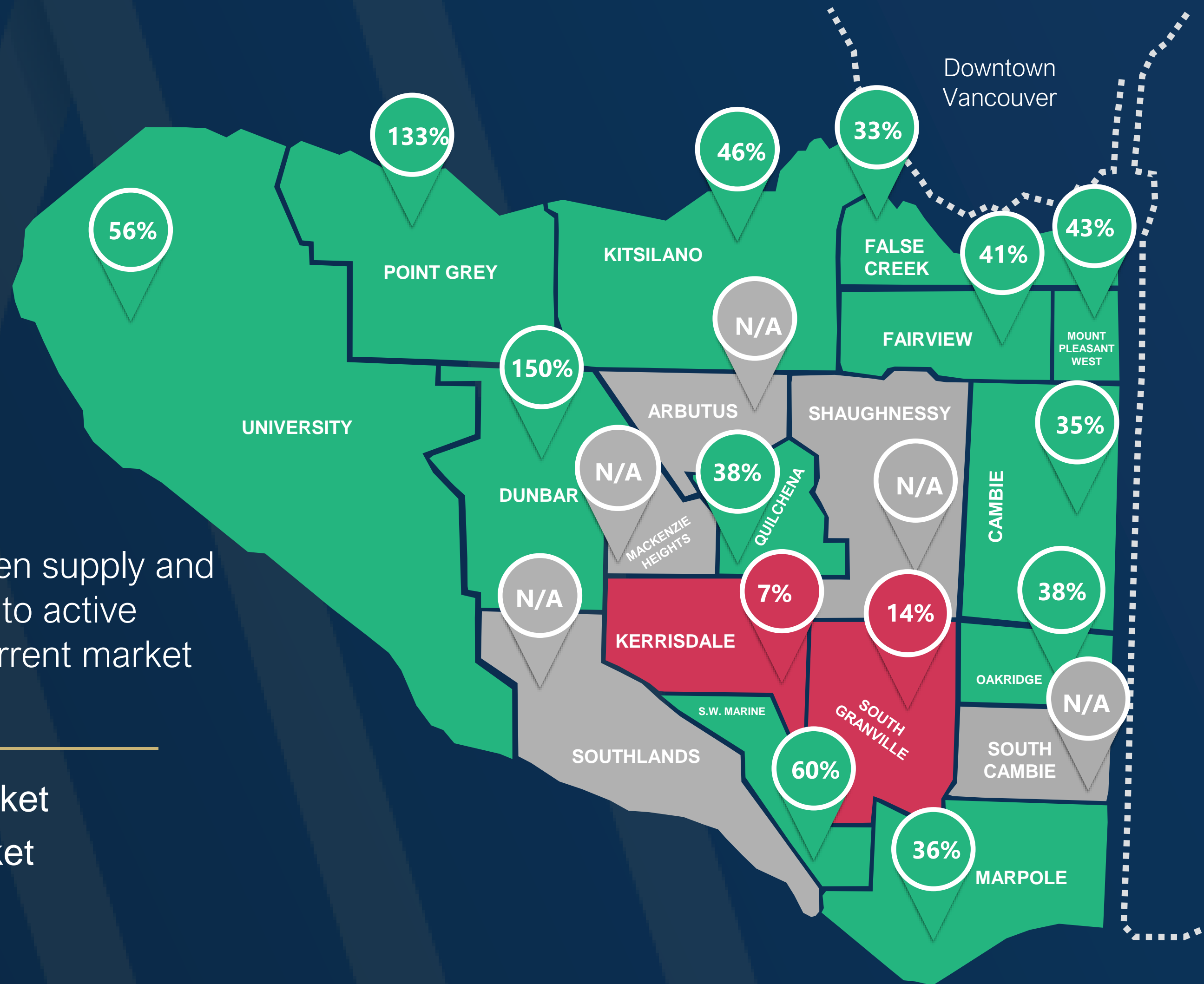
Market Type

VANCOUVER WESTSIDE



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 Eastside

January 2018

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By Amin Lakhanjani

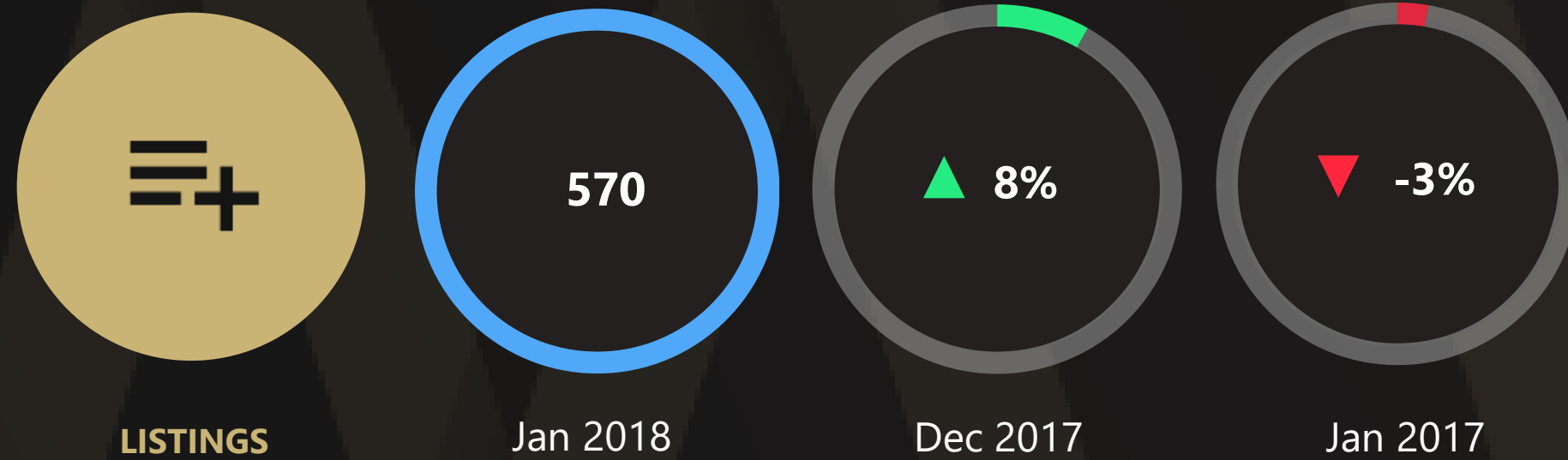
Century 21
IN TOWN REALTY

VANCOUVER EASTSIDE

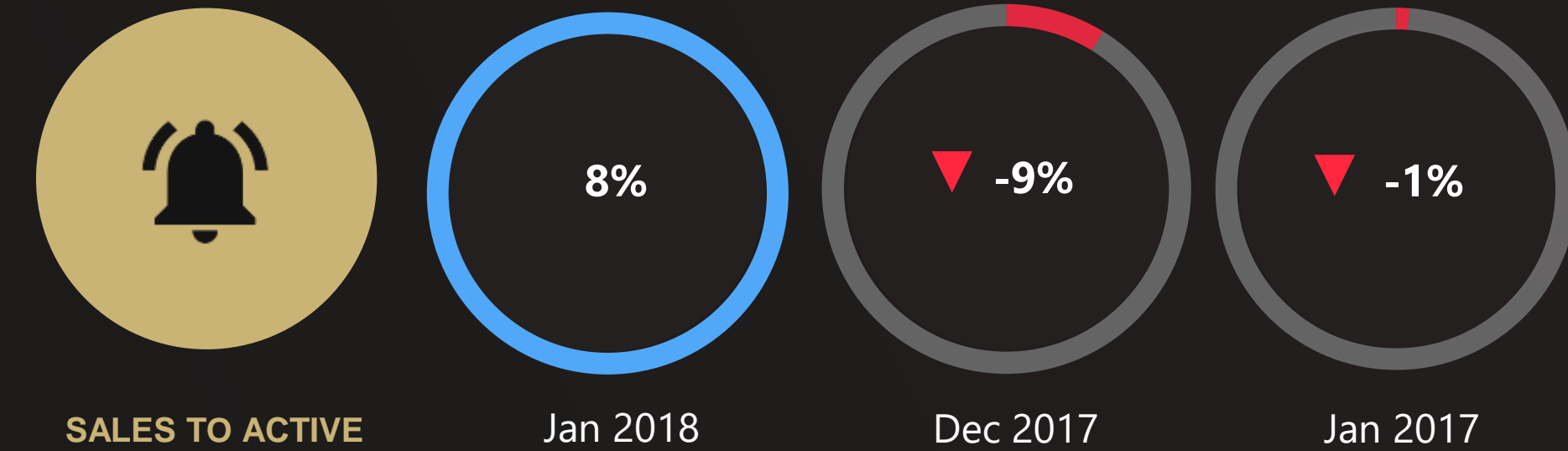
January 2018

 Detached and Houses

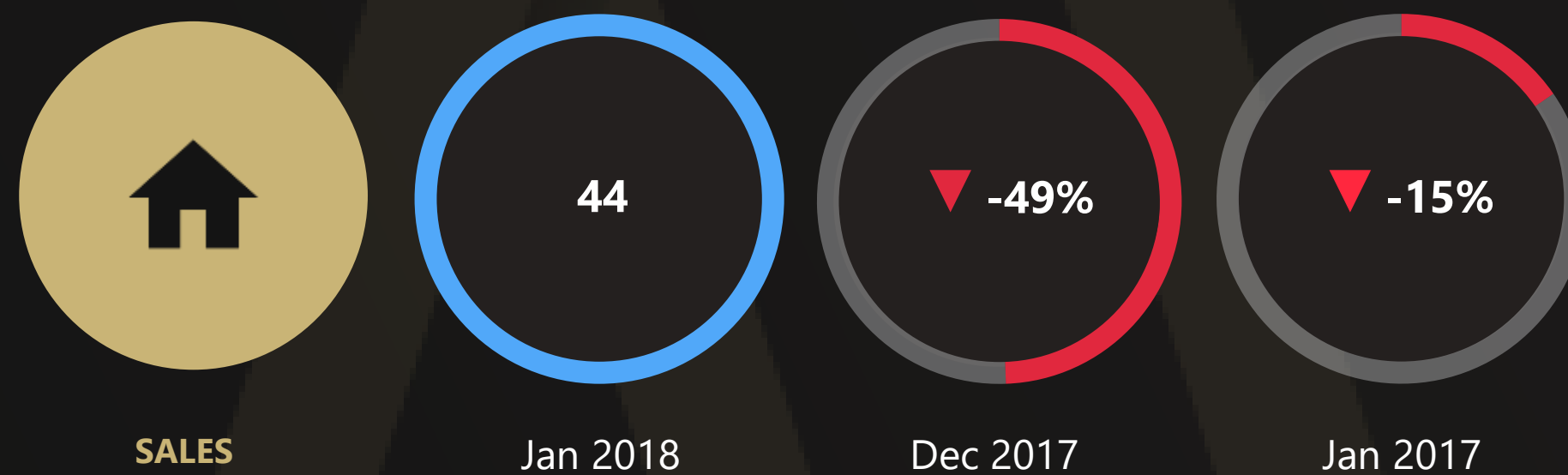
 CURRENT  UP  DOWN



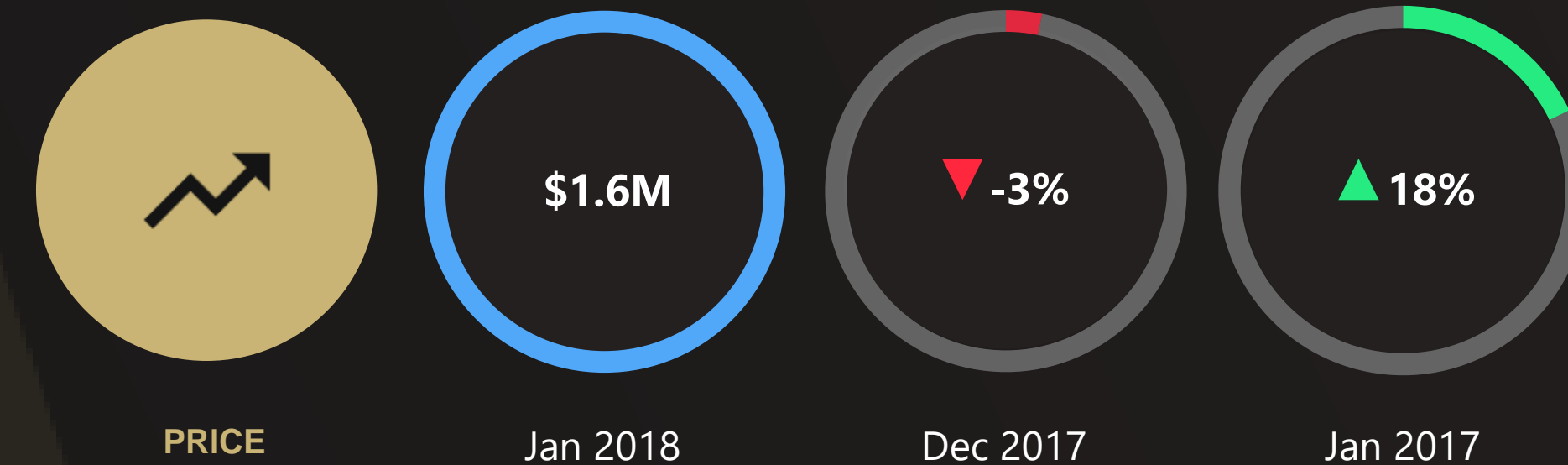
In Vancouver East, the number of new listings for detached properties in January 2018 was 570, a 8% increase compared to December 2017, when 527 homes were listed, and a 3% decrease from the 586 properties listed last January.



In Vancouver East, the sales to active ratio for houses for January 2018 was 8%, a 9% decrease compared to December 2017, when the ratio was 17%, and a 1% decrease from the 9% ratio last January.



The number of houses sold in Vancouver East in January 2018 was 44, a 49% decrease compared to December 2017, when 87 homes were sold, and a 15% decrease from the 52 properties sold last January.



In Vancouver East, the median sale price for houses in January 2018 was \$1.597M, a 3% decrease compared to December 2017, when the median sale price was \$1.65M, and a 18% increase from the \$1.355M median sale price from last January.

Market Type

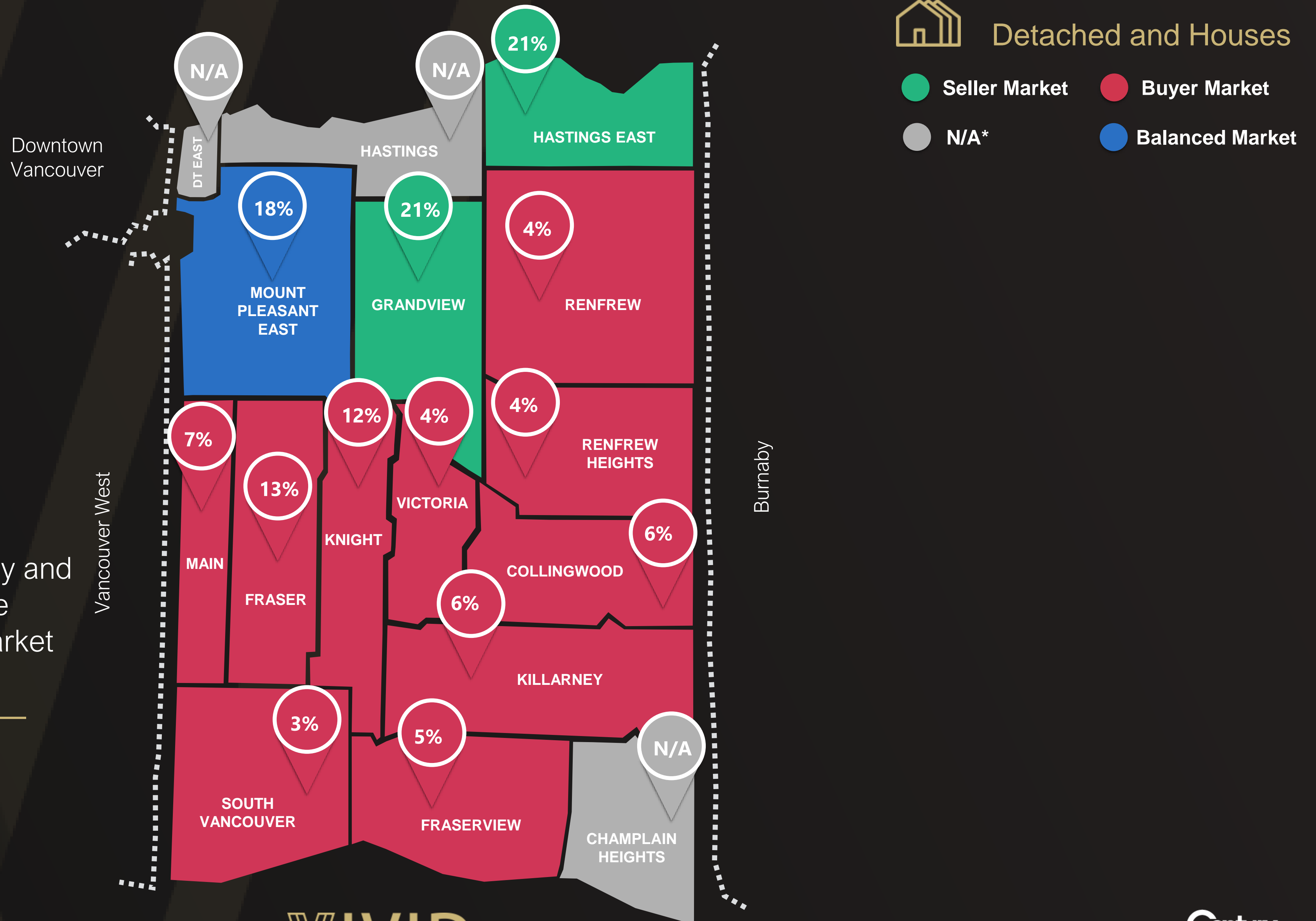
VANCOUVER WESTSIDE

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.



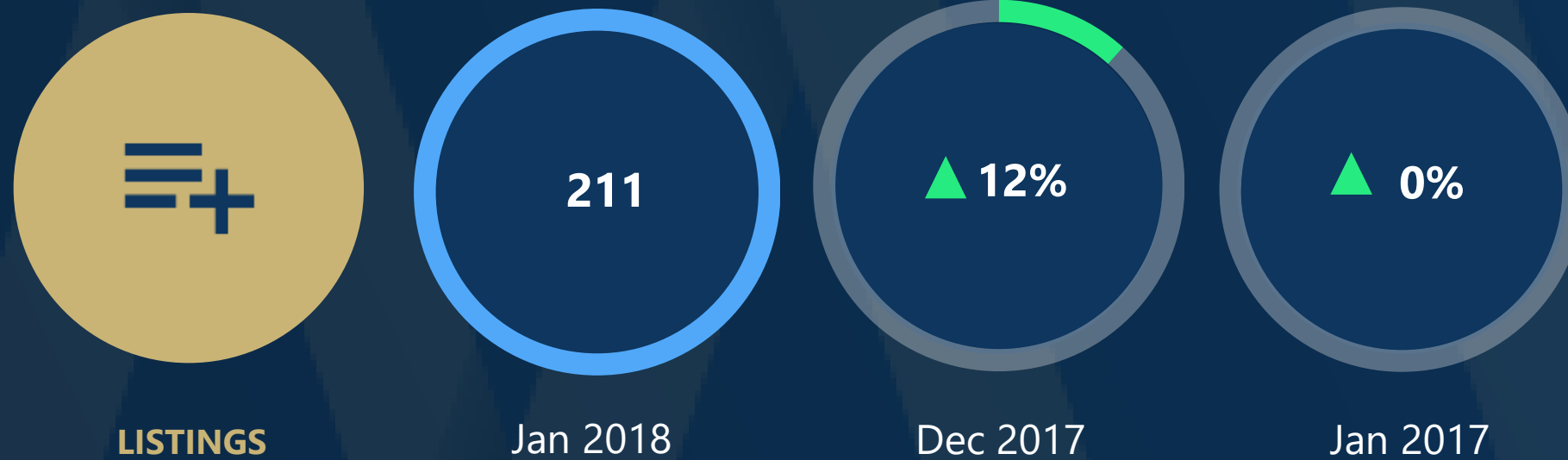
VANCOUVER EASTSIDE

January 2018

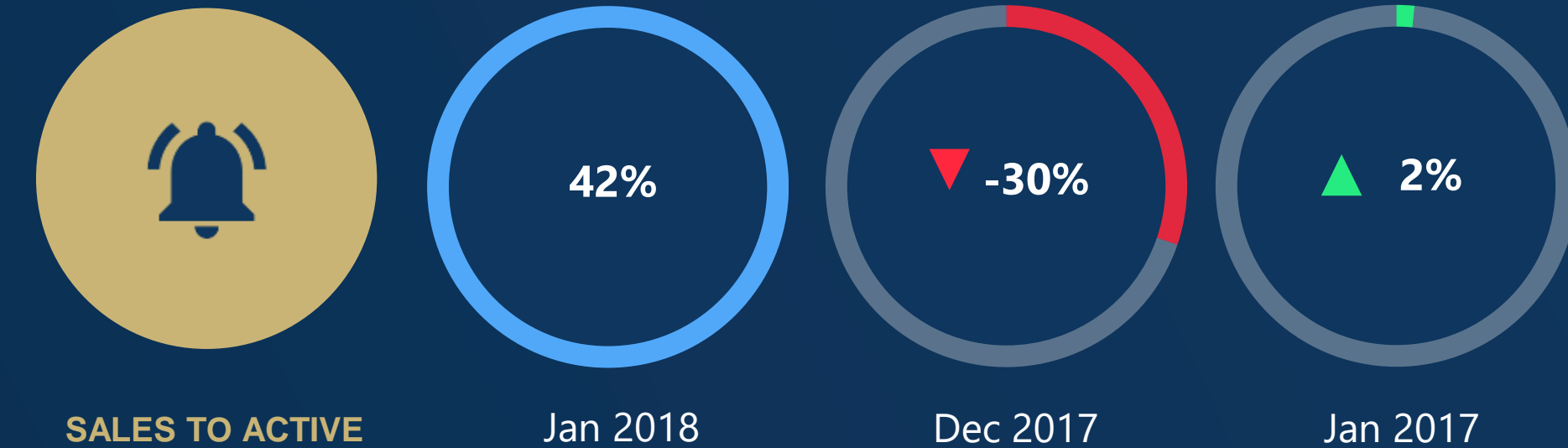


Condos and Townhouses

● CURRENT ● UP ● DOWN



In Vancouver East, the number of new listings for condos and townhouses in January 2018 was 211, a 12% increase compared to December 2017, when 189 homes were listed, and a 0% increase from the 212 properties listed last January.



In Vancouver East, the sales-to-active listings ratio for condo and townhouses for January 2018 was 42%, a 30% decrease compared to December 2017, when the ratio was 72%, and a 2% increase from the 40% ratio last January.



The number of condos and townhouses sold in Vancouver East in January 2018 was 88, a 35% decrease compared to December 2017, when 136 homes were sold, and a 4% increase from the 85 properties sold last January.



In Vancouver East, the median sale price for condos and townhouses in January 2018 was \$657K, a 3% increase compared to December 2017, when the median sale price was \$636K, and a 27% increase from the \$517K median sale price from last January.

Market Type

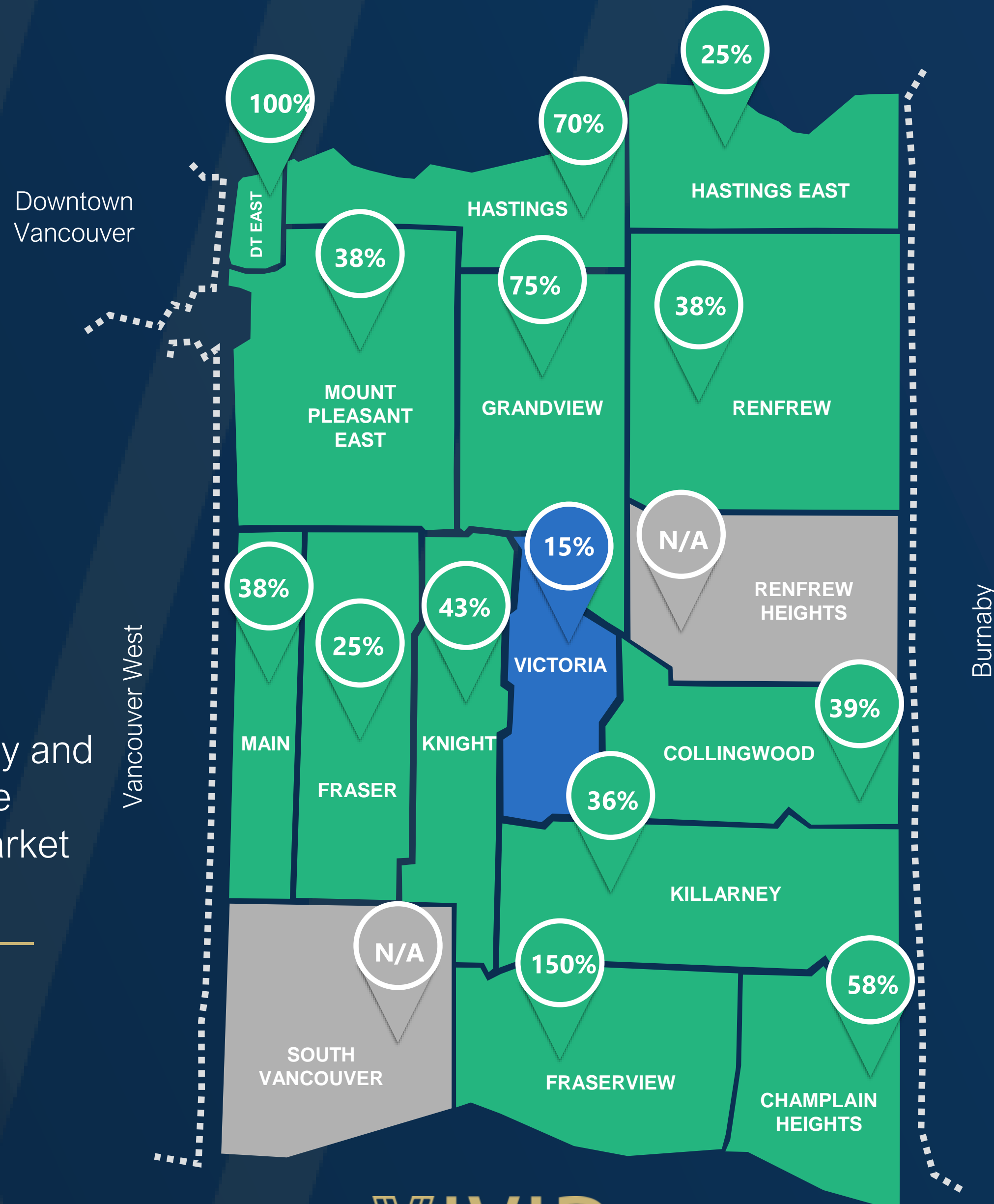
VANCOUVER EASTSIDE

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

January 2018

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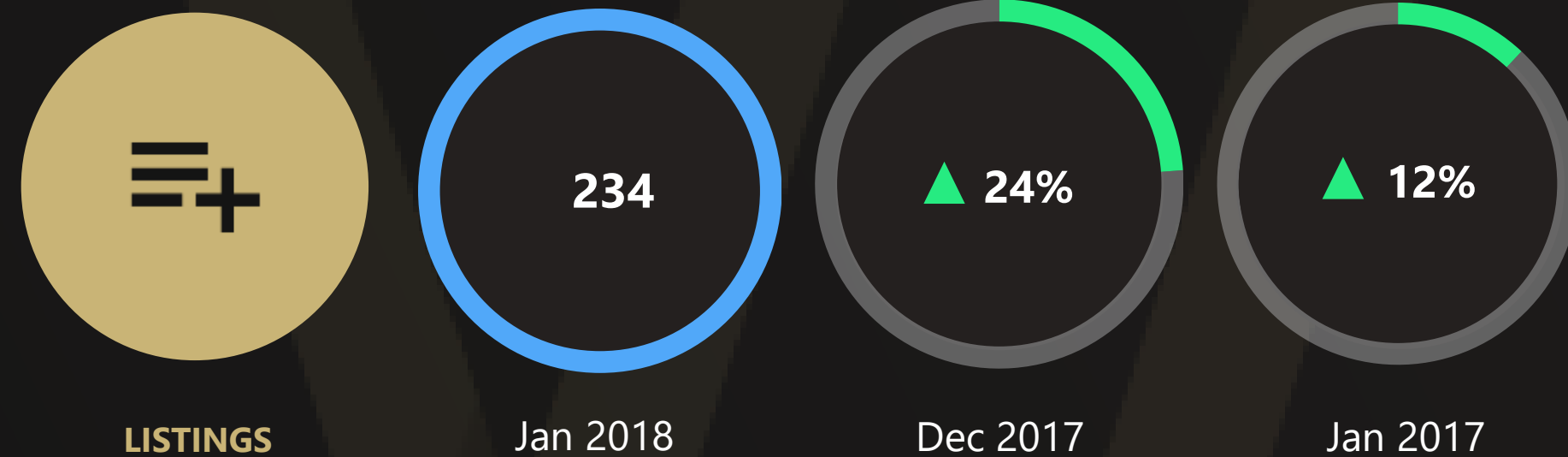
Century 21
IN TOWN REALTY

NORTH VANCOUVER

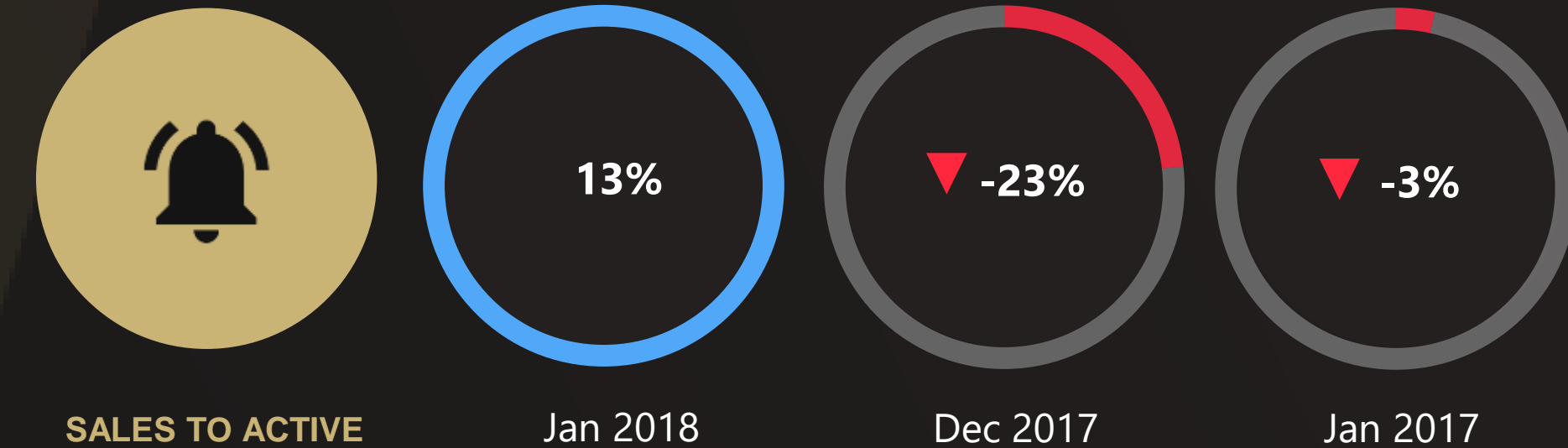
January 2018

 Detached and Houses

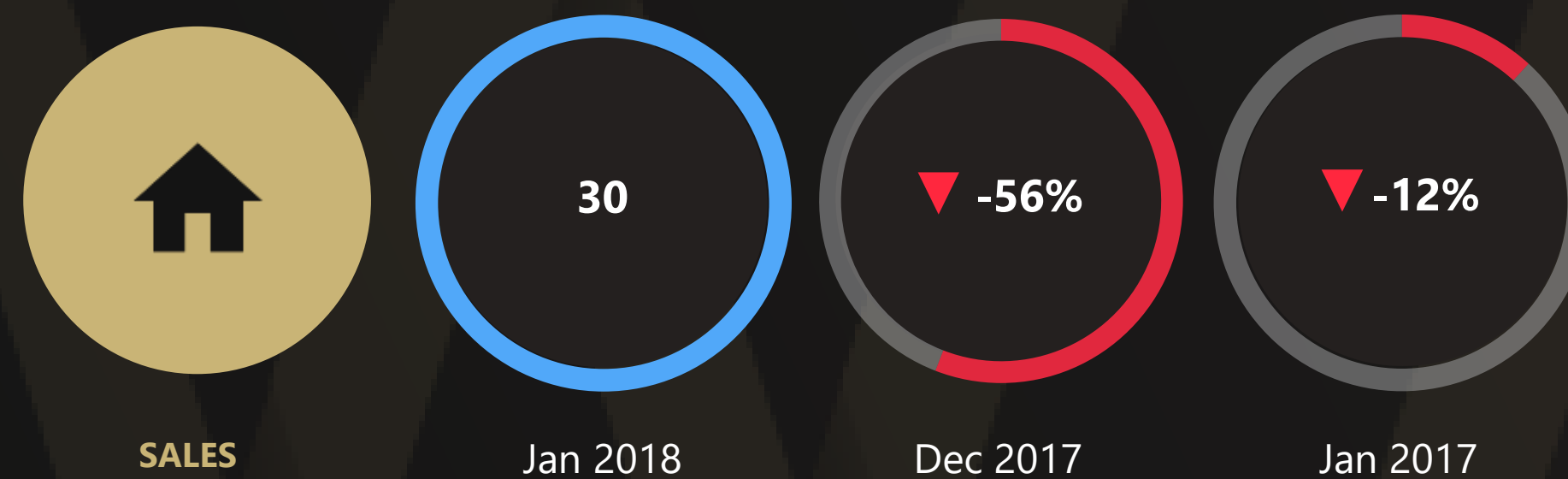
 CURRENT  UP  DOWN



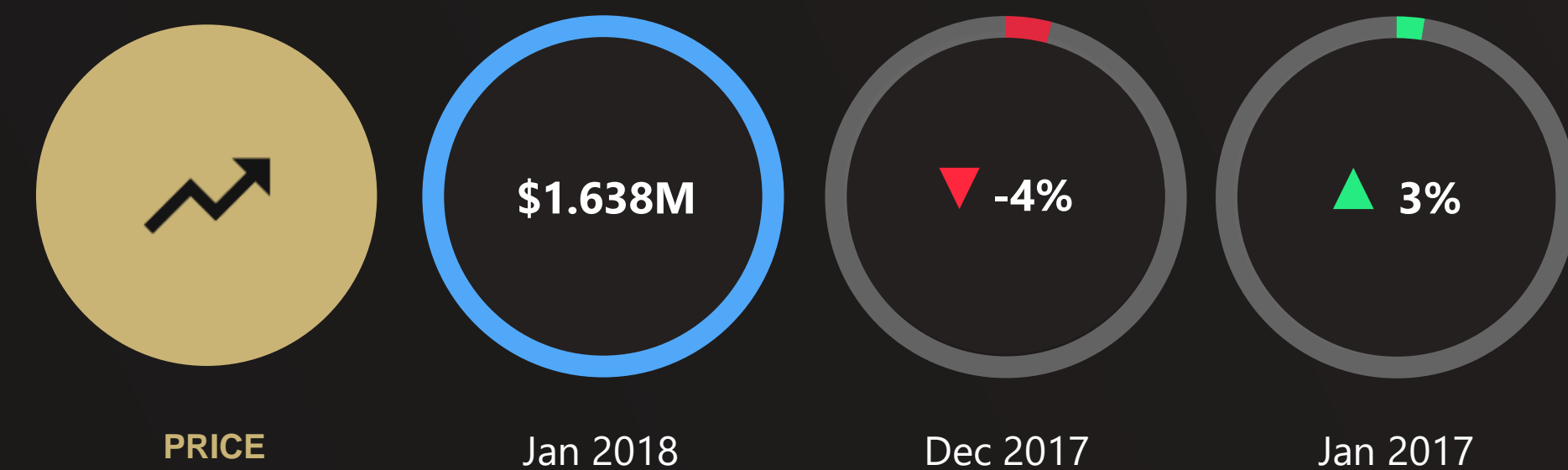
In North Vancouver, the number of new listings for detached properties in January 2018 was 234, a 24% increase compared to December 2017, when 189 homes were listed, and a 12% increase from the 209 properties listed last January.



In North Vancouver, the sales to active ratio for houses for January 2018 was 13%, a 23% decrease compared to December 2017, when the ratio was 36%, and a 3% decrease from the 16% ratio last January.



The number of houses sold in North Vancouver in January 2018 was 30, a 56% decrease compared to December 2017, when 68 homes were sold, and a 12% decrease from the 34 properties sold last January.



In North Vancouver, the median sale price for houses in January 2018 was \$1.638M, a 4% decrease compared to December 2017, when the median sale price was \$1.708M, and a 3% increase from the \$1.598M median sale price from last January.

NORTH VANCOUVER

January 2018



Condos and Townhouses

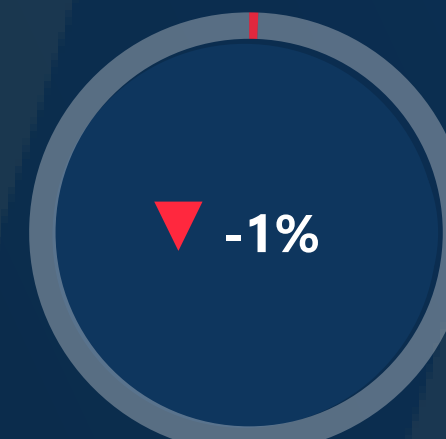
● CURRENT ● UP ● DOWN



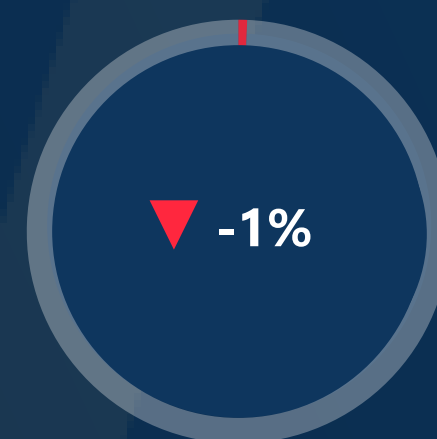
LISTINGS



Jan 2018



Dec 2017

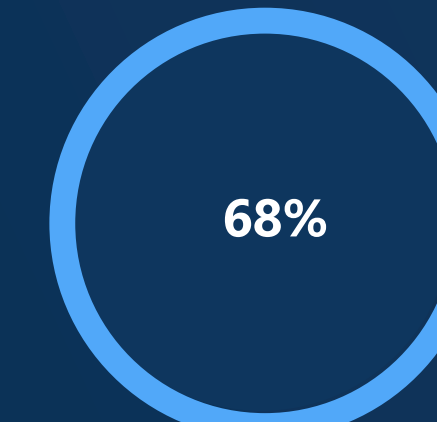


Jan 2017

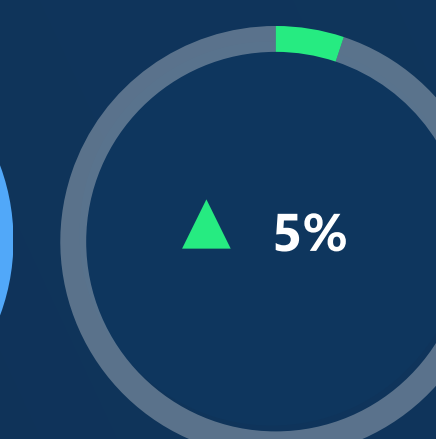
In North Vancouver, the number of new listings for condos and townhouses in January 2018 was 149, a 1% decrease compared to December 2017, when 150 homes were listed, and a 1% decrease from the 150 properties listed last January.



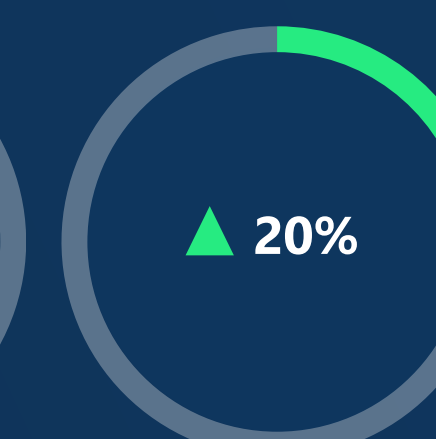
SALES TO ACTIVE



Jan 2018



Dec 2017



Jan 2017

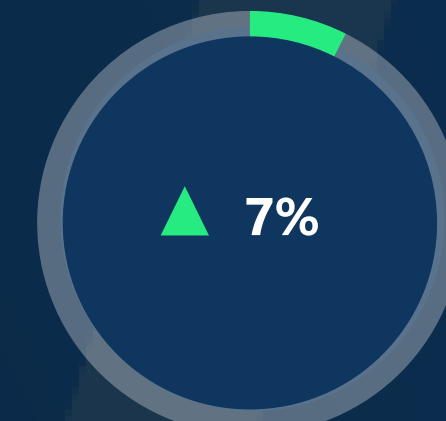
In North Vancouver, the sales-to-active listings ratio for condo and townhouses for January 2018 was 68%, a 5% increase compared to December 2017, when the ratio was 63%, and a 20% increase from the 47% ratio last January.



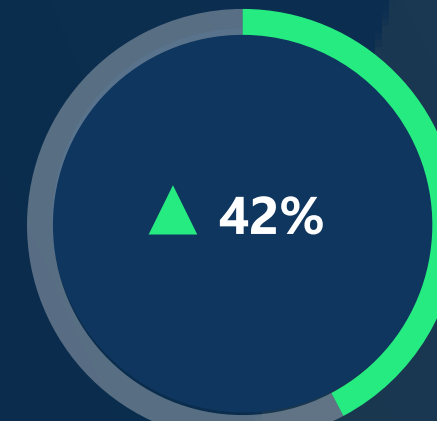
SALES



Jan 2018



Dec 2017



Jan 2017

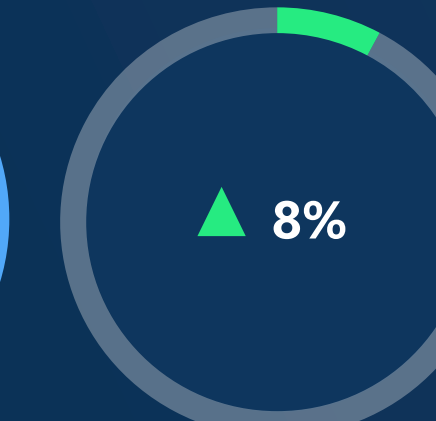
The number of condos and townhouses sold in North Vancouver in January 2018 was 101, a 7% increase compared to December 2017, when 94 homes were sold, and a 42% increase from the 71 properties sold last January.



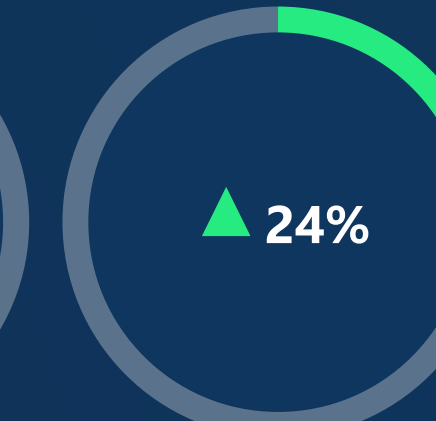
PRICE



Jan 2018



Dec 2017



Jan 2017

In North Vancouver, the median sale price for condos and townhouses in January 2018 was \$730K, an 8% increase compared to December 2017, when the median sale price was \$677K, and a 24% increase from the \$591K median sale price from last January.

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West Vancouver

January 2018

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REAL ESTATE
By Amin Sabanfar

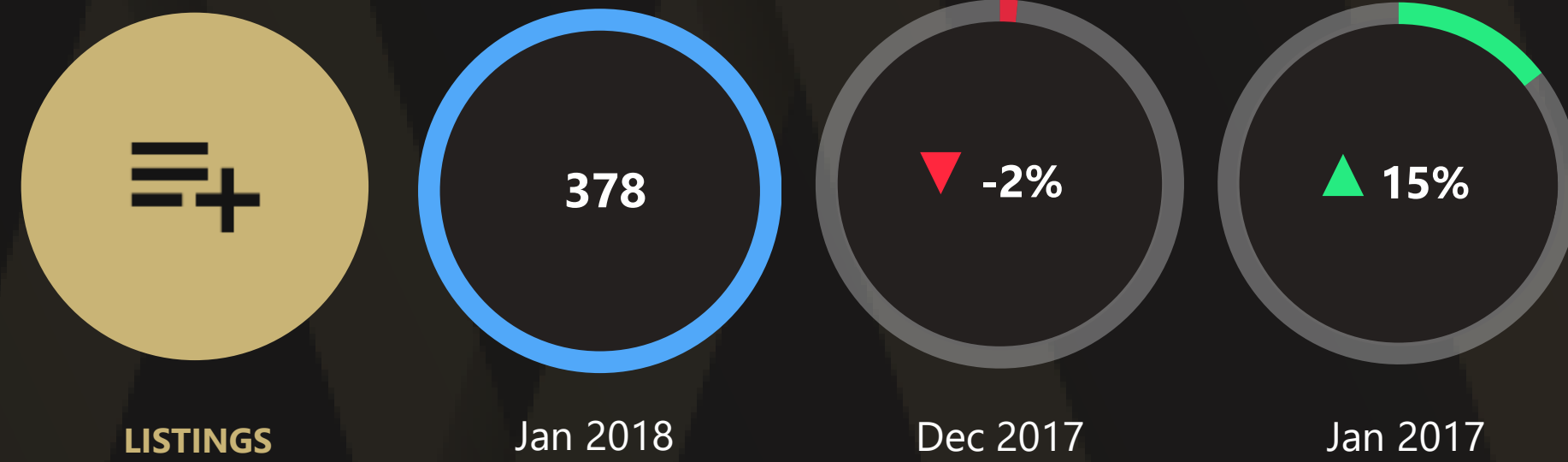
Century 21
IN TOWN REALTY

WEST VANCOUVER

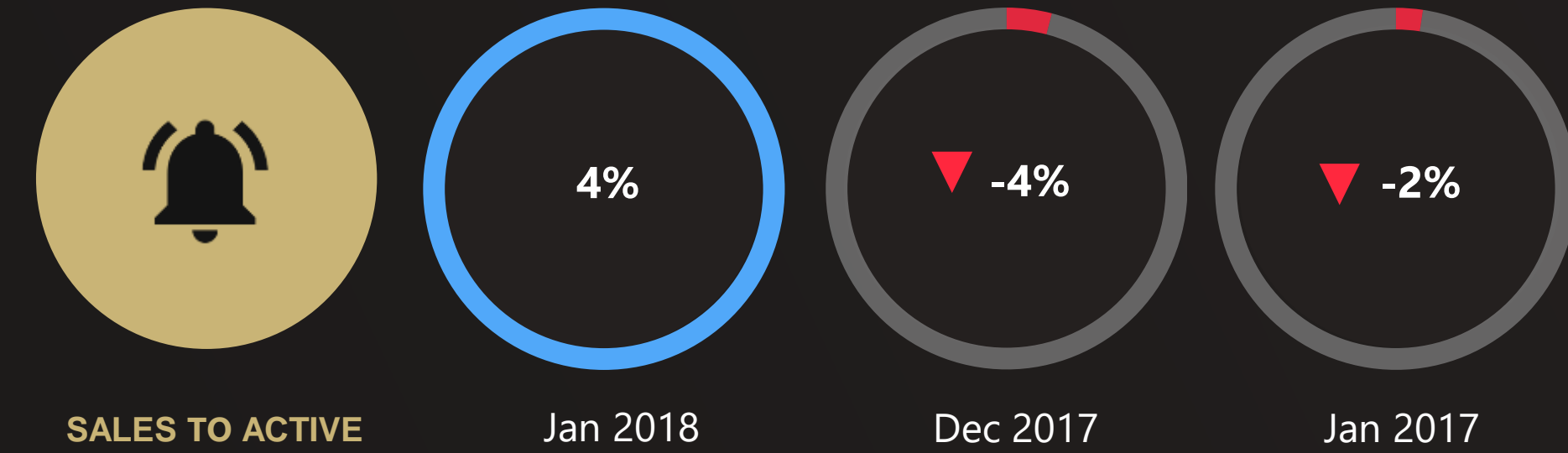
January 2018

 Detached and Houses

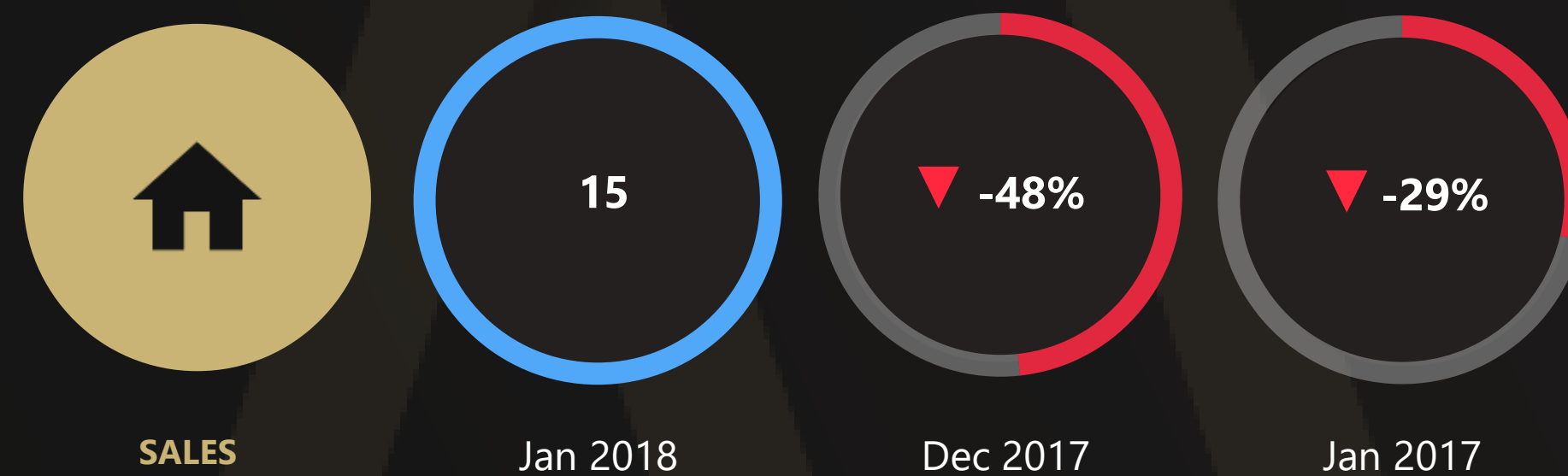
 CURRENT  UP  DOWN



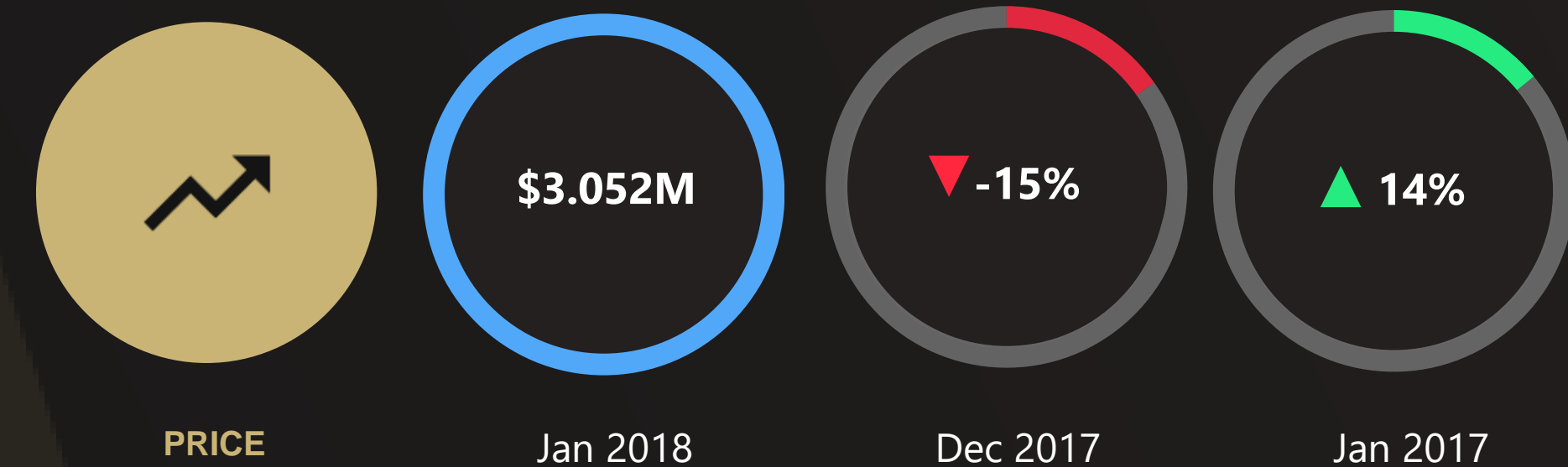
In West Vancouver houses, the number of new listings for residential properties in January 2018 was 378, a 2% decrease compared to December 2017, when 384 homes were listed, and a 15% increase from the 330 properties listed last January.



In West Vancouver, the sales to active ratio for houses for January 2018 was 4%, a 4% decrease compared to December 2017, when the ratio was 8%, and a 2% decrease from the 6% ratio last January.



The number of houses sold in West Vancouver in January 2018 was 15, a 48% decrease compared to December 2017, when 29 homes were sold, and a 29% decrease from the 21 properties sold last January.



In West Vancouver, the median sale price for houses in January 2018 was \$3.052M, a 15% decrease compared to December 2017, when the median sale price was \$3.6M, and a 14% increase from the \$2.675M median sale price from last January.

WEST VANCOUVER

January 2018

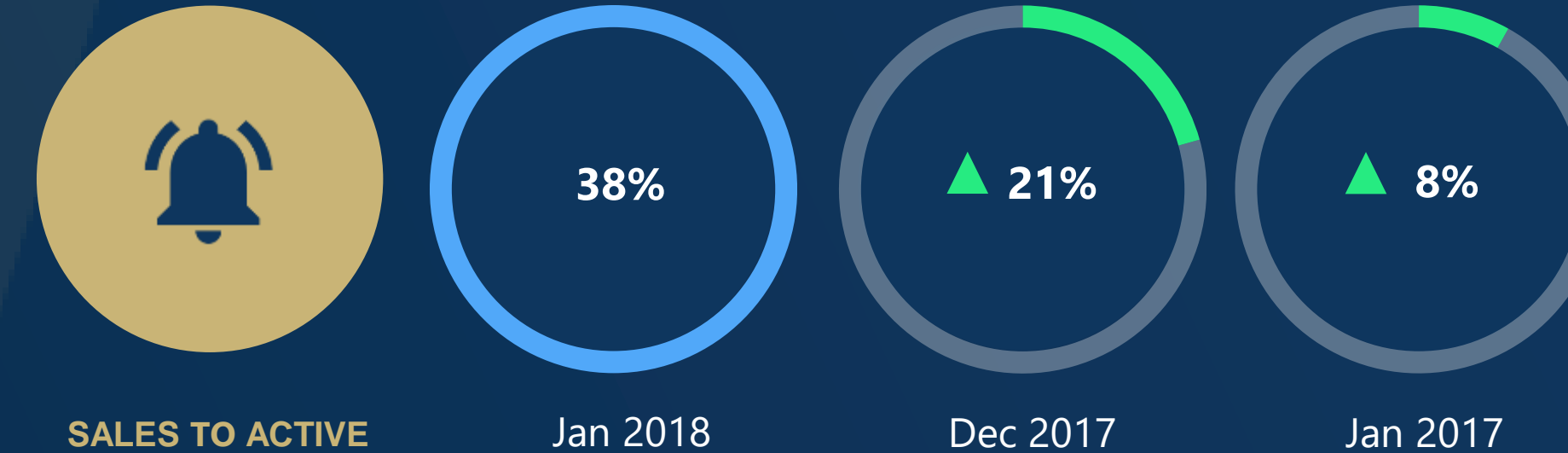


Condos and Townhouses

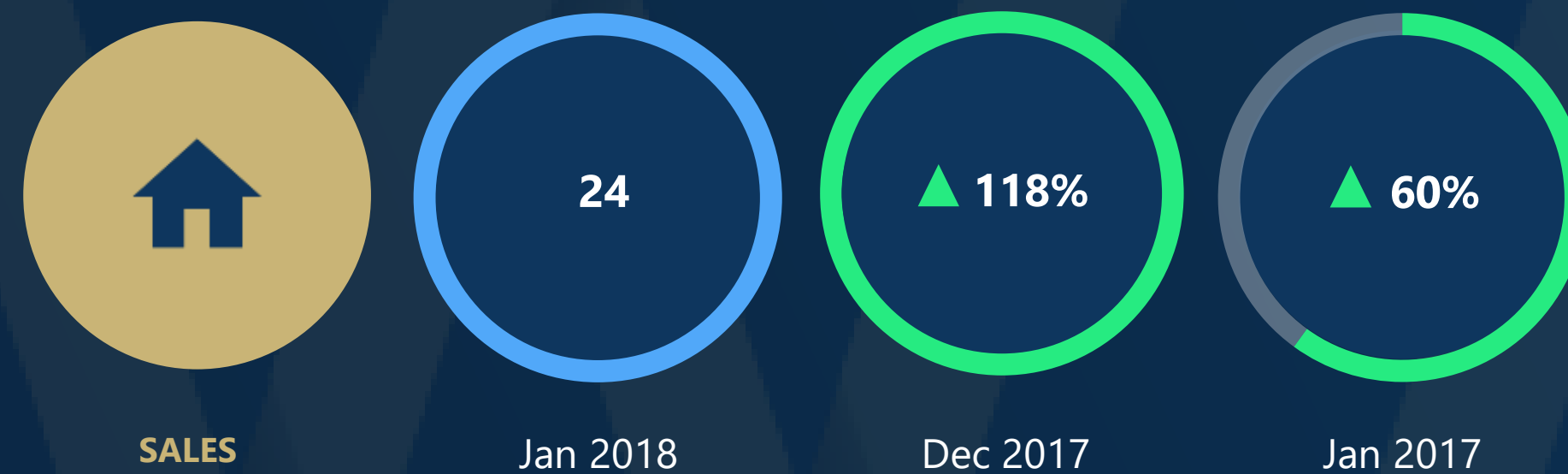
● CURRENT ● UP ● DOWN



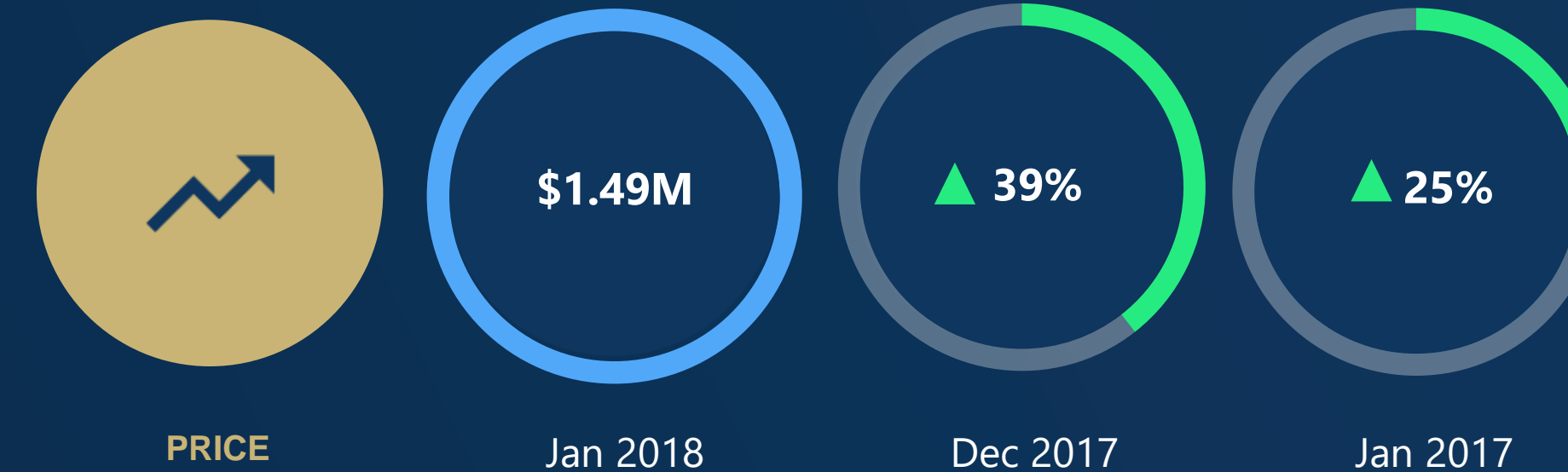
In West Vancouver, the number of new listings for condos and townhouses in January 2018 was 63, no changes compared to December 2017, and a 26% increase from the 50 properties listed last January.



In West Vancouver, the sales-to-active listings ratio for condos and townhouses for January 2018 was 38%, a 21% increase compared to December 2017, when the ratio was 17%, and a 8% increase from the 30% ratio last January.



The number of condos and townhouses sold in West Vancouver in January 2018 was 24, a 118% increase compared to December 2017, when 11 homes were sold, and a 60% increase from the 15 properties sold last January.



In West Vancouver, the median sale price for condos and townhouses in January 2018 was \$1.492M, a 39% increase compared to December 2017, when the median sale price was \$1.07m, and a 25% increase from the \$1.195M median sale price from last January.

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By Amir Joharifard

Contact us today

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

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