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REAL ESTATE

By Amir Ioharifard

Market Update

February 2018

Areas

GREATER VANCOUVER
DOWNTOWN VANCOUVER

VANCOUVER WESTSIDE
VANCOUVER EASTSIDE

NORTH VANCOUVER
WEST VANCOUVER

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Greater Vancouver

February 2018



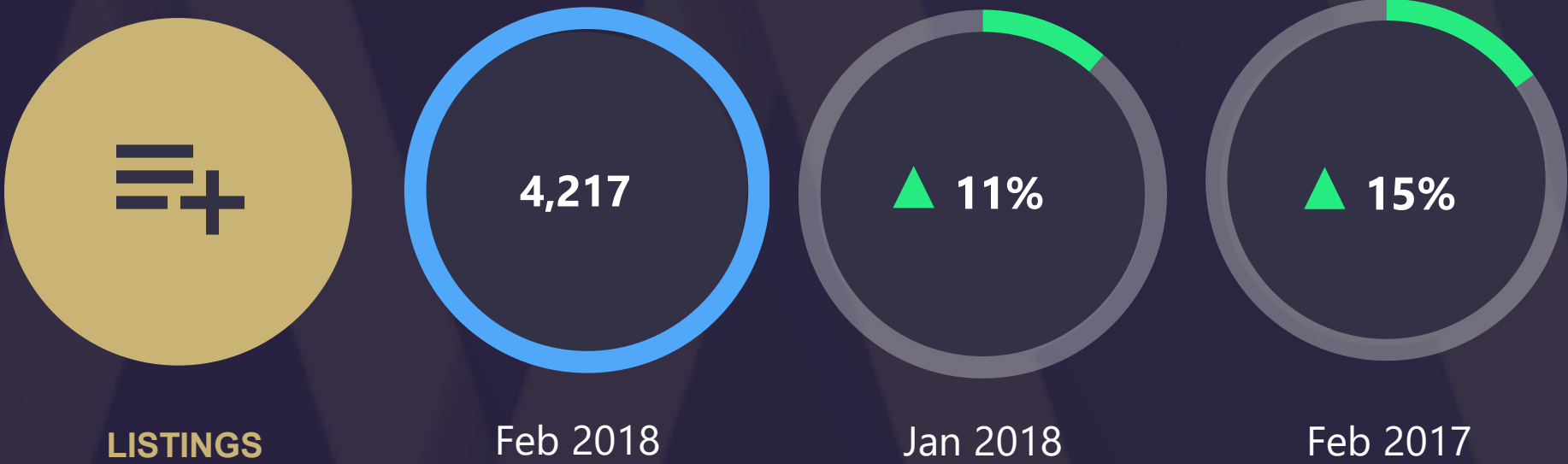
GREATER VANCOUVER

February 2018

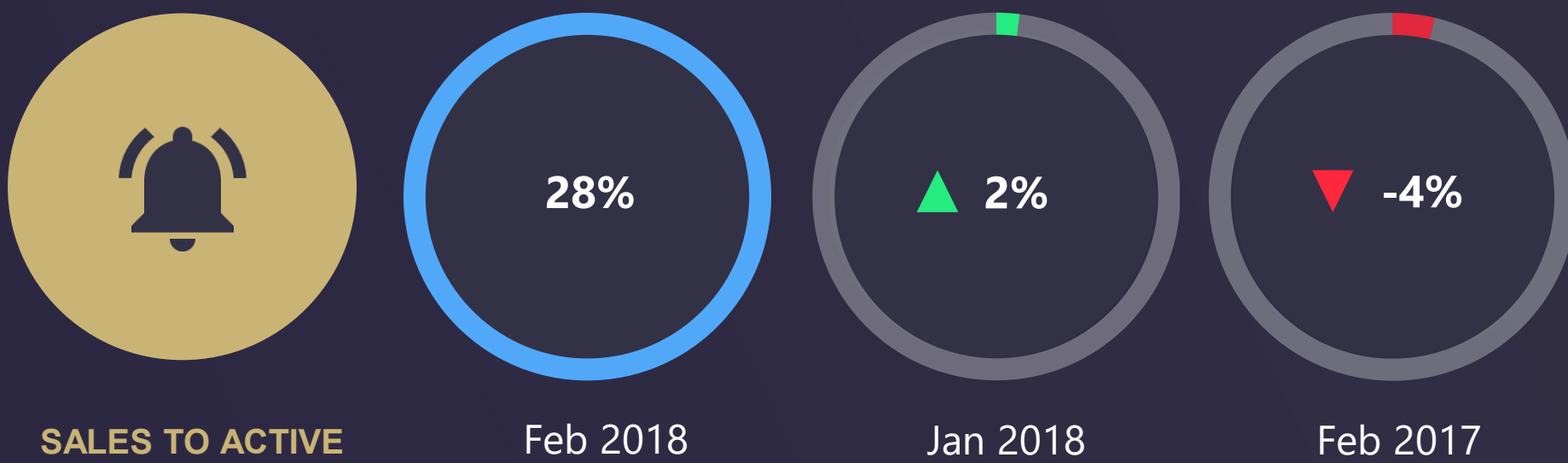


Detached and Attached Homes

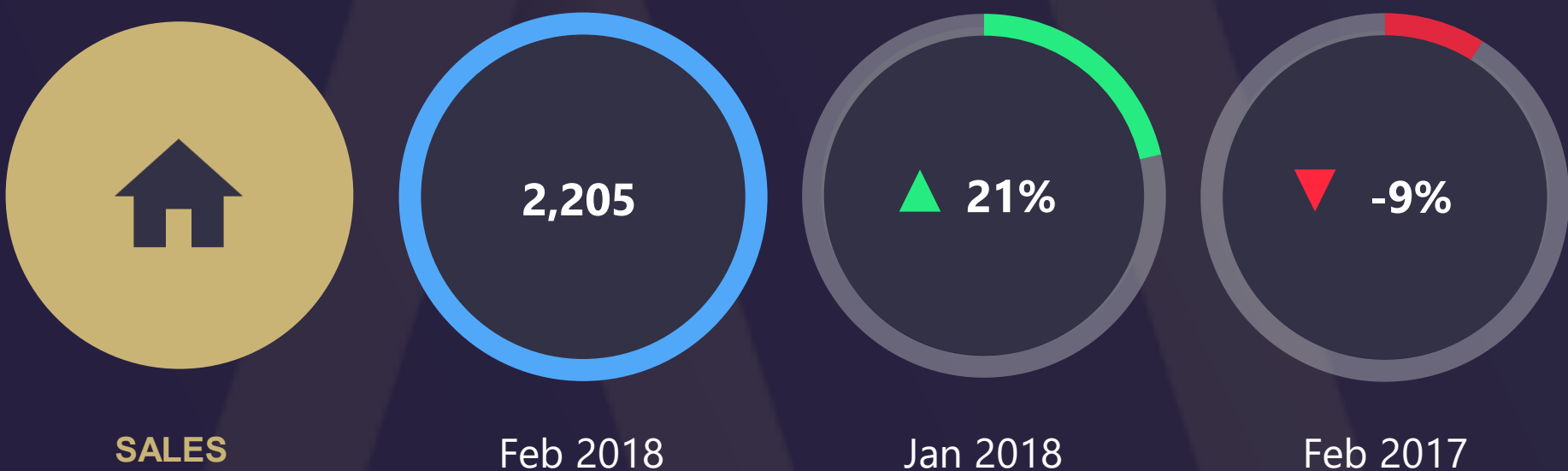
CURRENT UP DOWN



In Greater Vancouver, the number of new listings for residential properties in February 2018 was 4,217, a 11% increase compared to January 2018, when 3,786 homes were listed, and a 15% increase from the 3,662 properties listed last February.



In Greater Vancouver, the sales-to-active listings ratio for residential properties for February 2018 was 28%, a 2% increase compared to January 2018, when the ratio was 26%, and a 4% decrease from the 32% ratio last February.



The number of residential properties sold in Greater Vancouver in February 2018 was 2,205, a 21% increase compared to January 2018, when 1,817 homes were sold, and a 9% decrease from the 2,420 properties sold last February.

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.

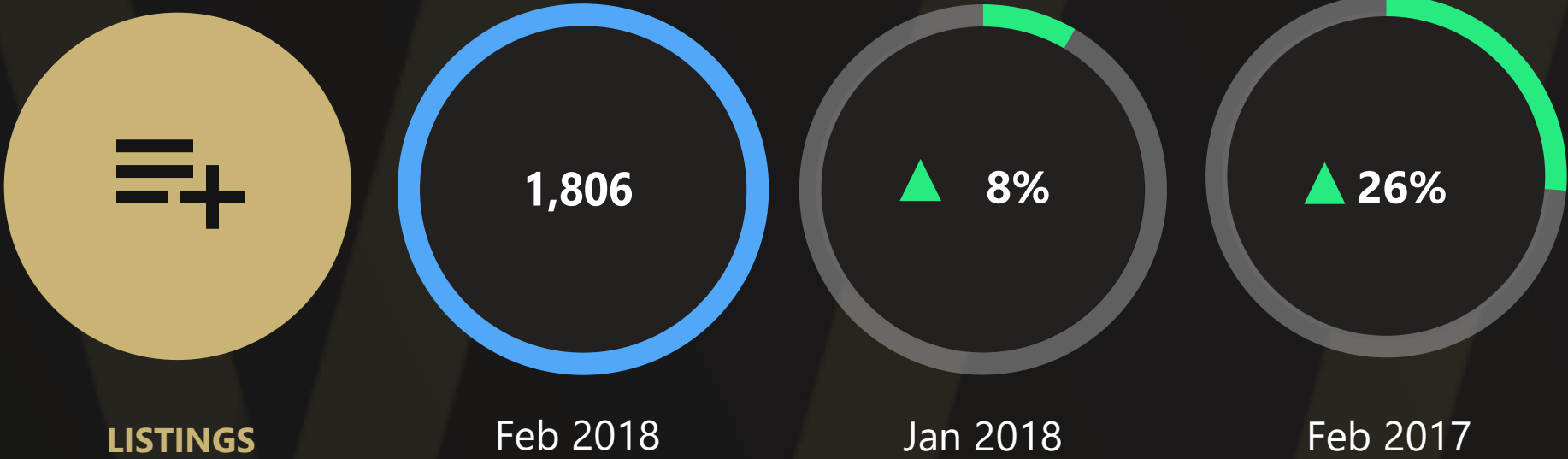
Sales ratio also indicates the ratio between supply and demand, which provide us with the market types. In a buyers' market, the ratio is between 0% and 14%; a balanced market ratio is 15% to 20%; and a sellers' market ratio is 21% plus.

GREATER VANCOUVER

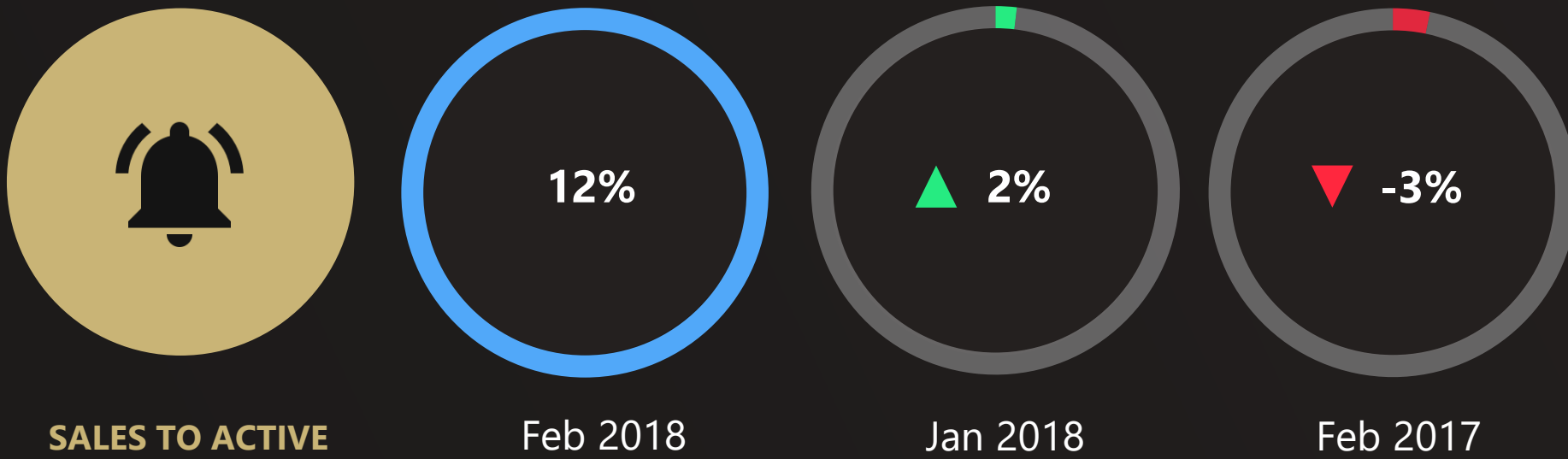
February 2018

 Detached and Houses

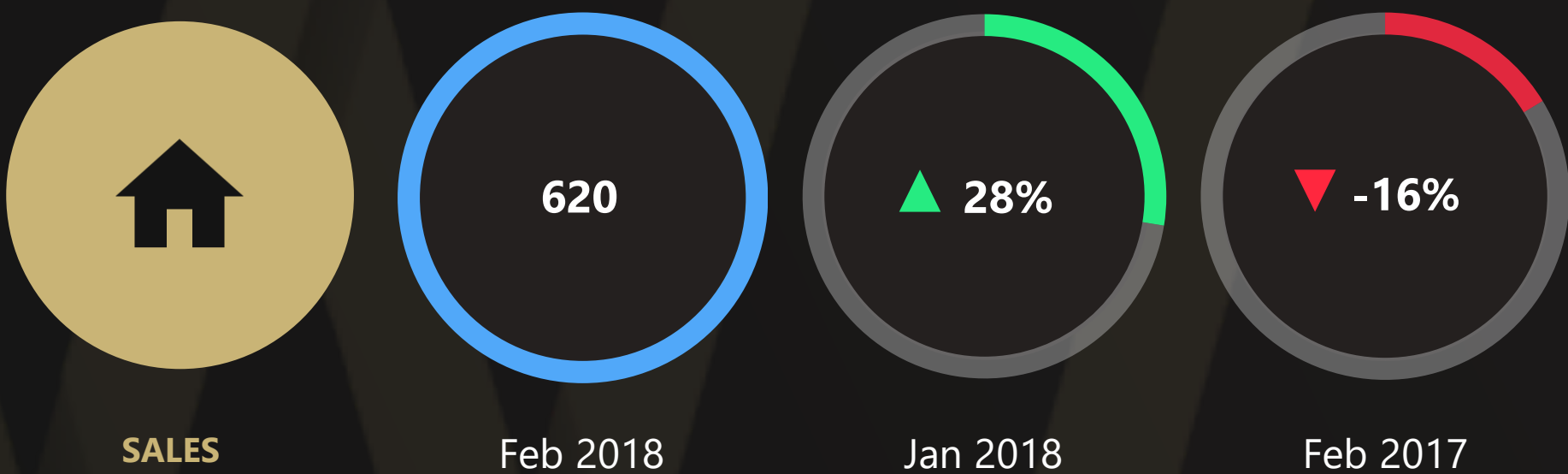
 CURRENT  UP  DOWN



In Greater Vancouver, the number of new listings for detached properties in February 2018 was 1,806 a 8% increase compared to January 2018, when 1,667 homes were listed, and a 26% increase from the 1,430 properties listed last February.



In Greater Vancouver, the sales-to-active listings ratio for detached properties for February 2018 was 12%, a 2% increase compared to January 2018, when the ratio was 10%, and a 3% decrease from the 15% ratio last February.



The number of houses sold in Greater Vancouver in February 2018 was 741, a 28% increase compared to January 2018, when 486 homes were sold, and a 16% decrease from the 741 properties sold last February.

Facts

The Average days on Market for Greater Vancouver detached properties in February 2018 was 44 days, a 20% decrease in comparison to 55 days in January 2018. The average price per square foot for Greater Vancouver detached properties in February 2018 was \$664, a 1% decrease in comparison to \$669 per square foot in January 2018.

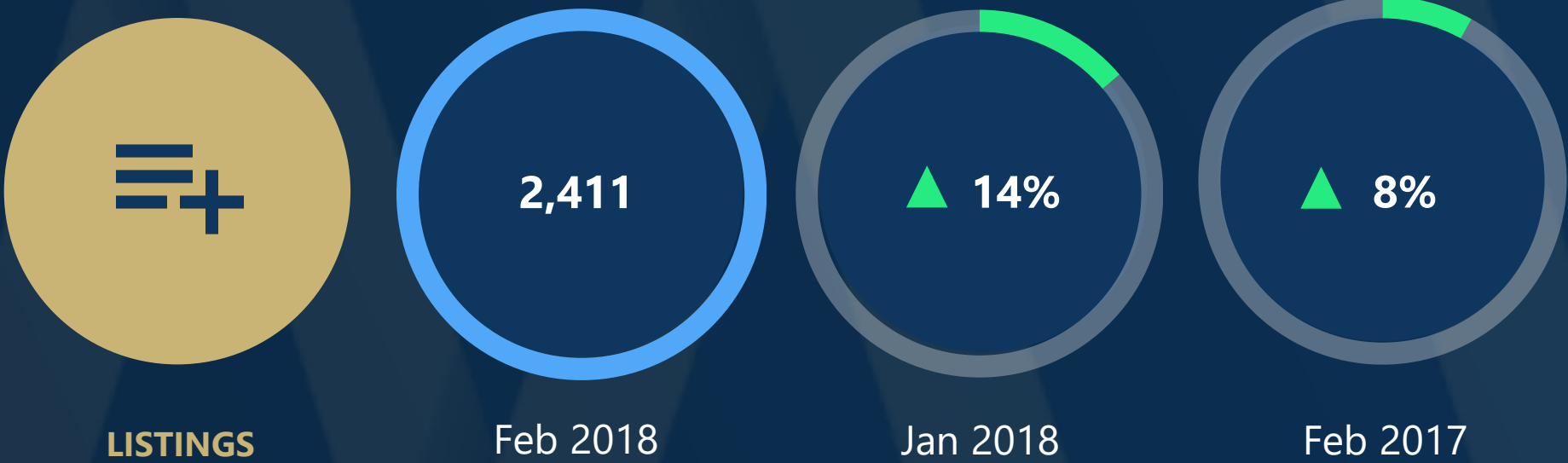
GREATER VANCOUVER

February 2018

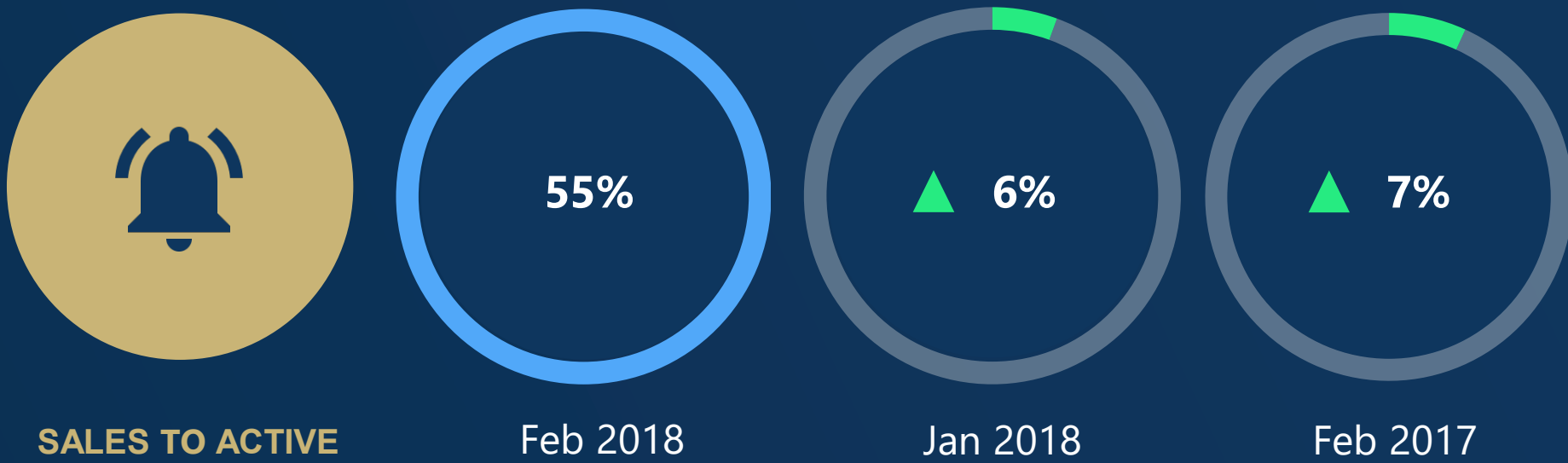


Condos and Townhouses

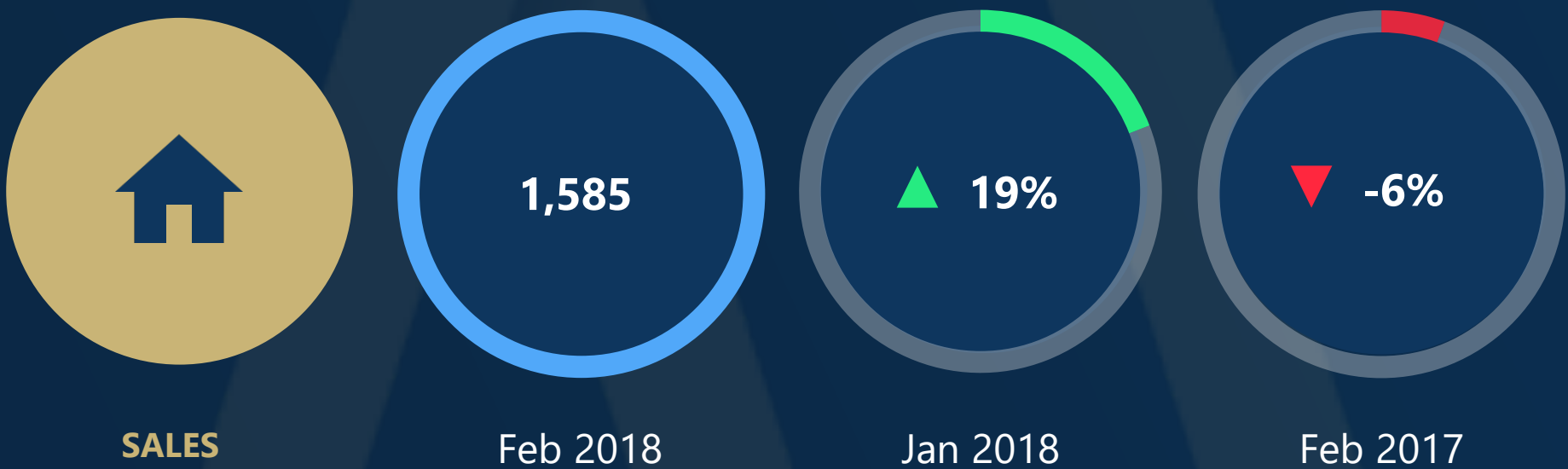
CURRENT UP DOWN



In Greater Vancouver, the number of new listings for attached properties in February 2018 was 2,411, a 14% increase compared to January 2018, when 2,119 homes were listed, and a 8% increase from the 2,232 properties listed last February.



In Greater Vancouver, the sales-to-active listings ratio condos and townhouse in February 2018 was 55%, a 6% increase compared to January 2018, when the ratio was 49%, and a 7% increase from the 48% ratio last February.



The number of condos and townhouses sold in Greater Vancouver condos in February 2018 was 1,585, a 19% increase compared to January 2018, when 1,331 homes were sold, and a 6% decrease from the 1,679 properties sold last February.

Facts

The average days on the market for Greater Vancouver condos in February 2018 was 20 days, while for townhouses it was 27 days. The average price per square foot for Greater Vancouver condos was \$847 in January 2018, whereas for townhouses it was \$650 per square foot.

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Downtown Vancouver

February 2018



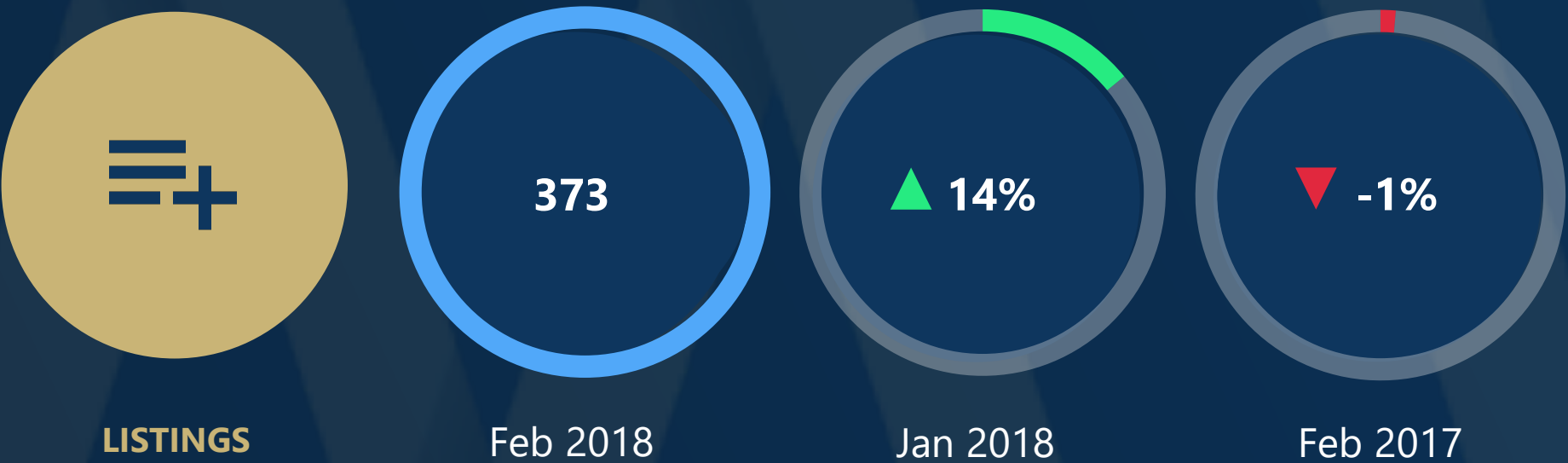
DOWNTOWN VANCOUVER

February 2018

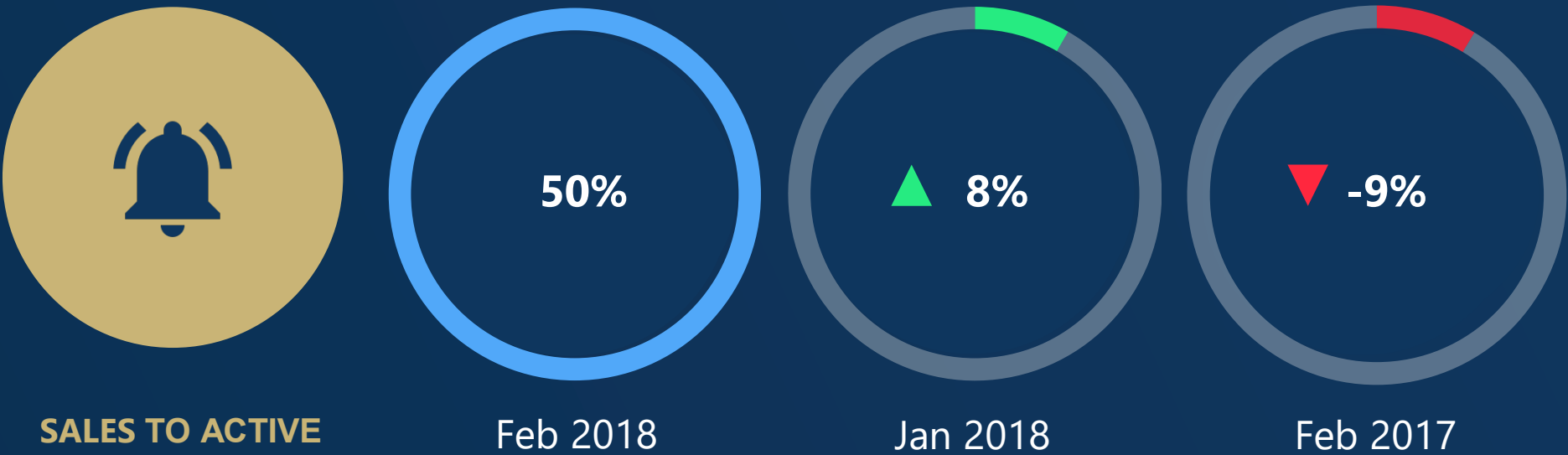


Condos and Townhouses

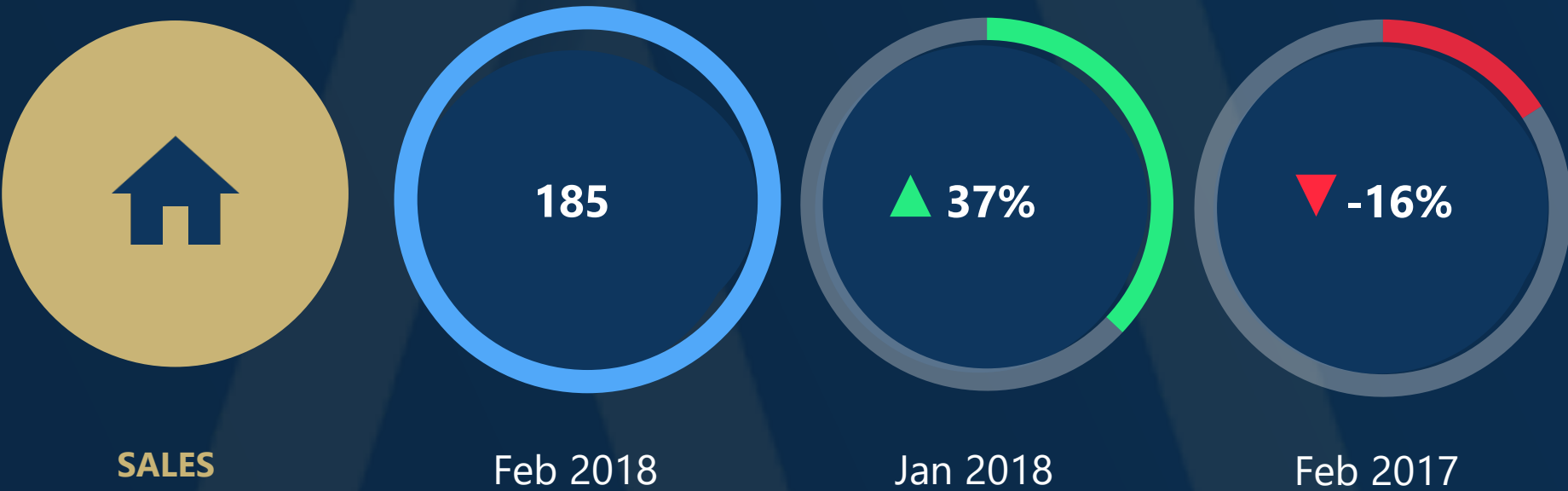
CURRENT UP DOWN



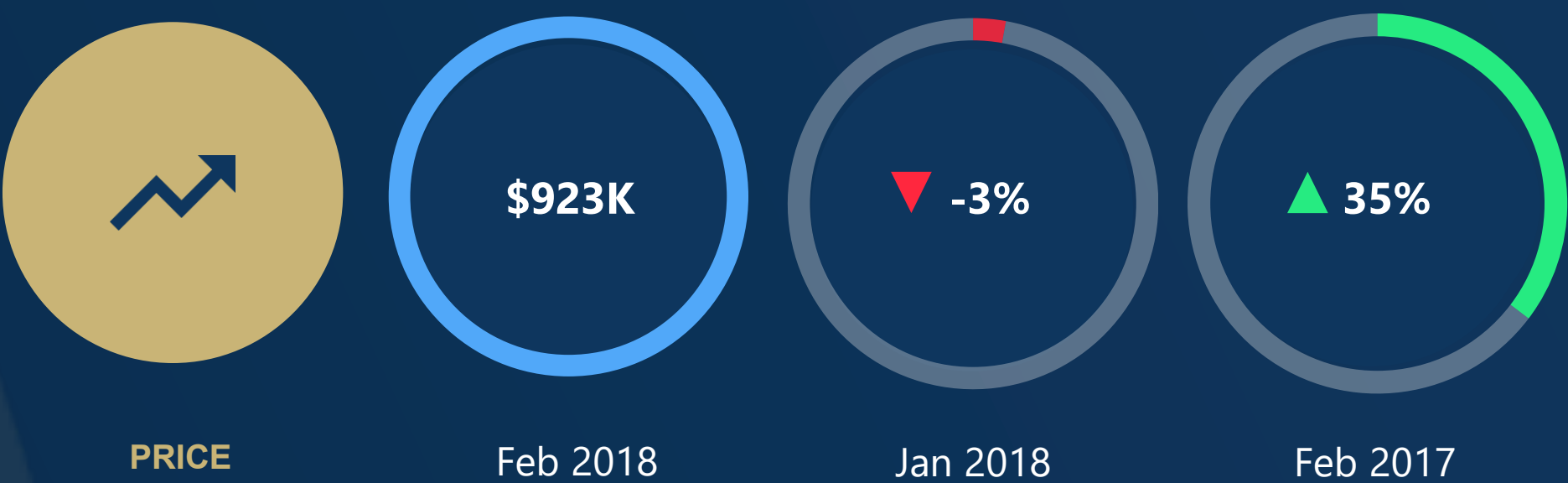
In Downtown Vancouver, the number of new listings for condo and townhouses in February 2018 was 373, a 14% increase compared to January 2018, when 327 homes were listed, and a 1% decrease from the 378 properties listed last February.



In Downtown Vancouver, the sales-to-active listings ratio for condos and townhouses for February 2018 was 50%, an 8% increase compared to January 2018, when the ratio was 42%, and a 9% decrease from the 59% ratio last February.



The number of condos and townhouses sold in Downtown Vancouver in February 2018 was 185, a 37% increase compared to January 2018, when 135 homes were sold, and a 16% decrease from the 220 properties sold last February.



In Downtown Vancouver, the median sale price for condos and townhouses in February 2018 was \$923K, a 3% decrease compared to January 2018, when the median sale price was \$950K, and a 35% increase from the \$682K median sale price from last February.

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

February 2018



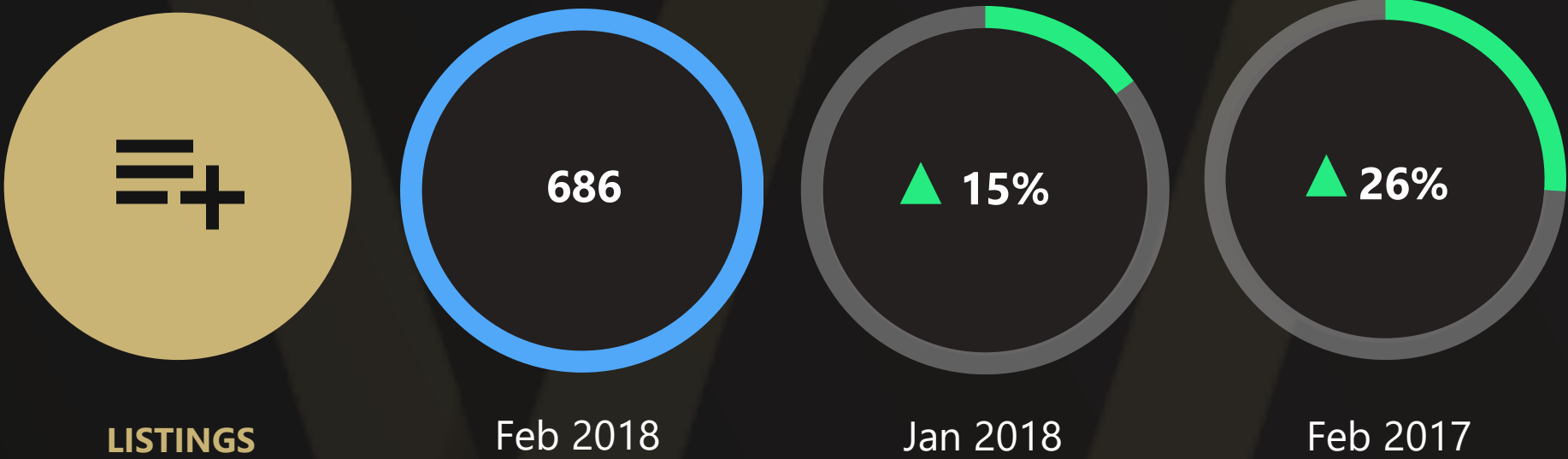
VANCOUVER WESTSIDE

February 2018

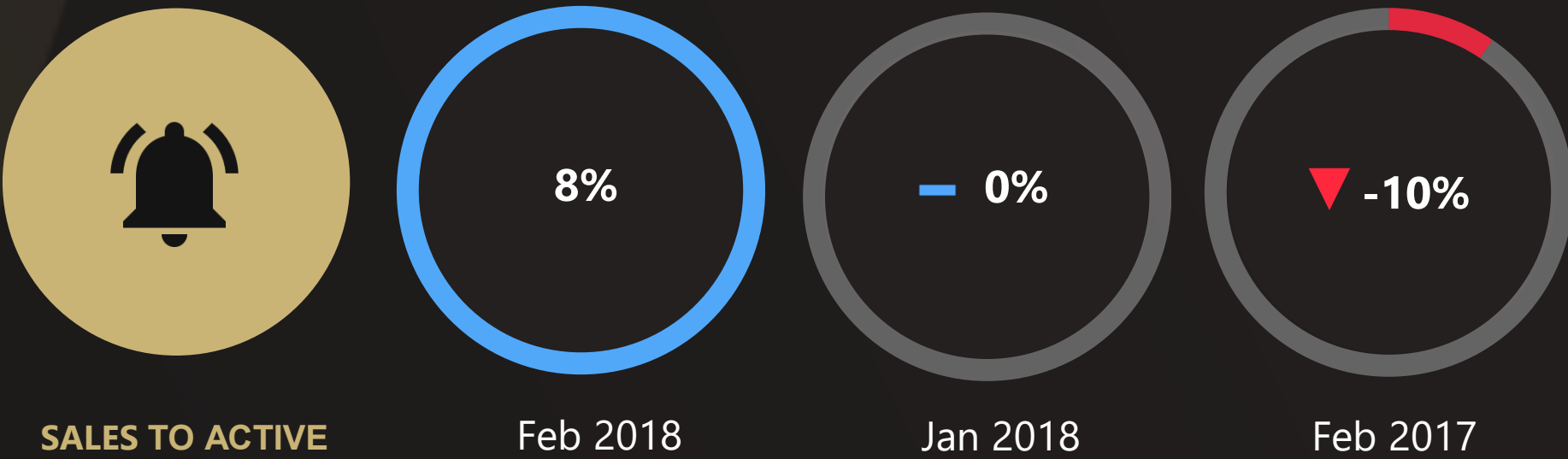


Detached and Houses

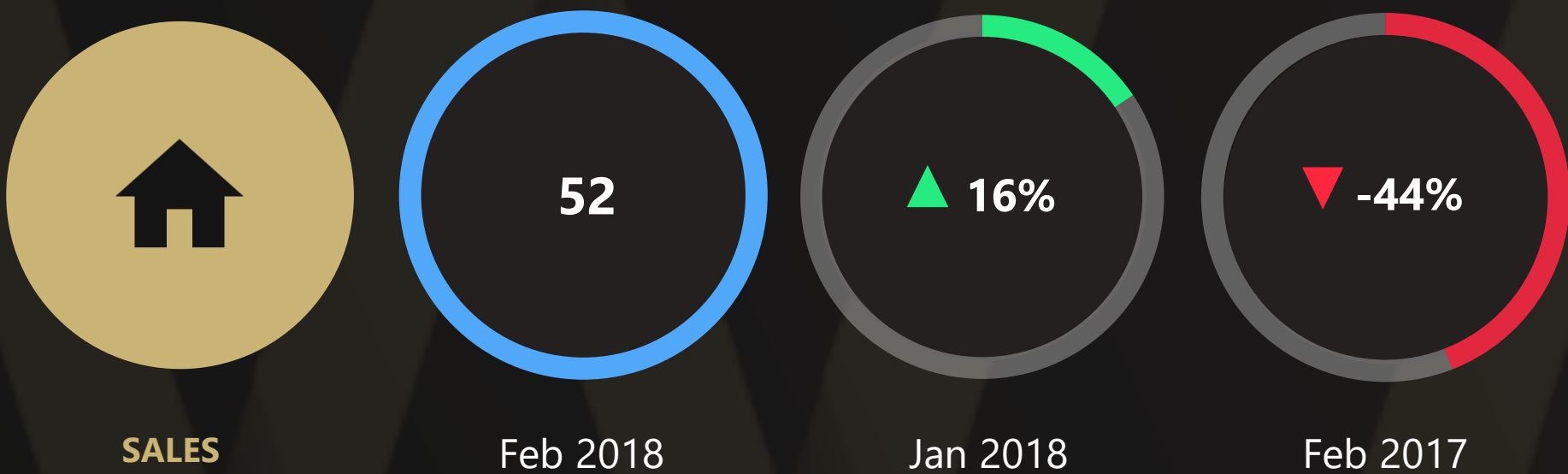
CURRENT UP DOWN



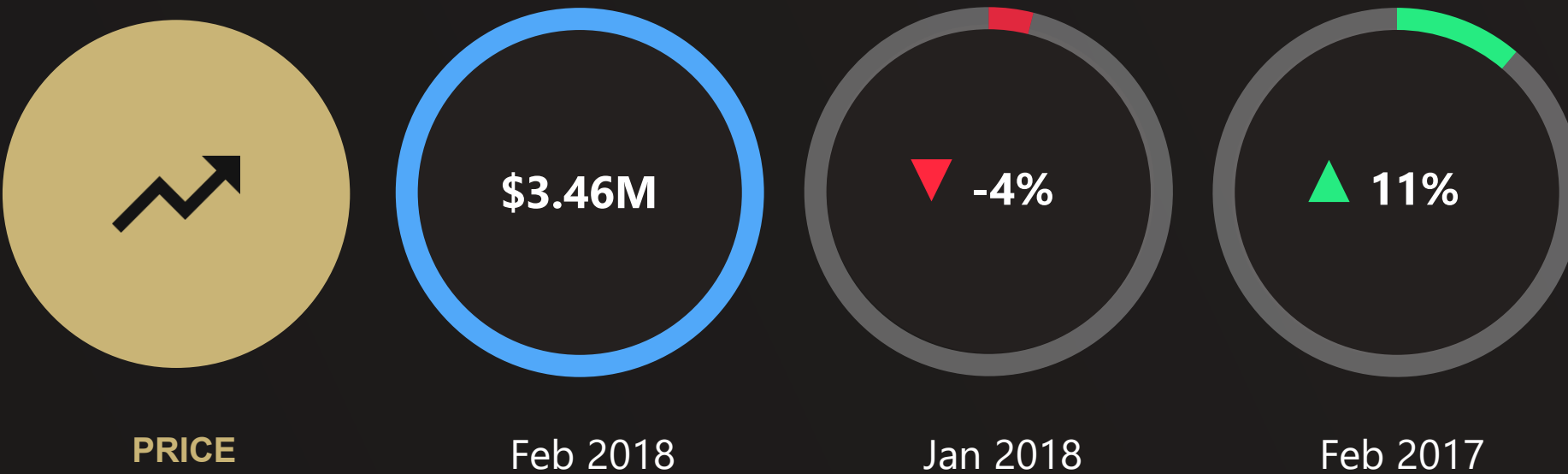
In Vancouver West, the number of new listings for detached properties in February 2018 was 686, a 15% increase compared to January 2018, when 597 homes were listed, and a 26% increase from the 544 properties listed last February.



In Vancouver West, the sales-to-active listings ratio for houses for February 2018 was 8%, no changes compared to January 2018, and a 10% decrease from the 18% ratio last February.



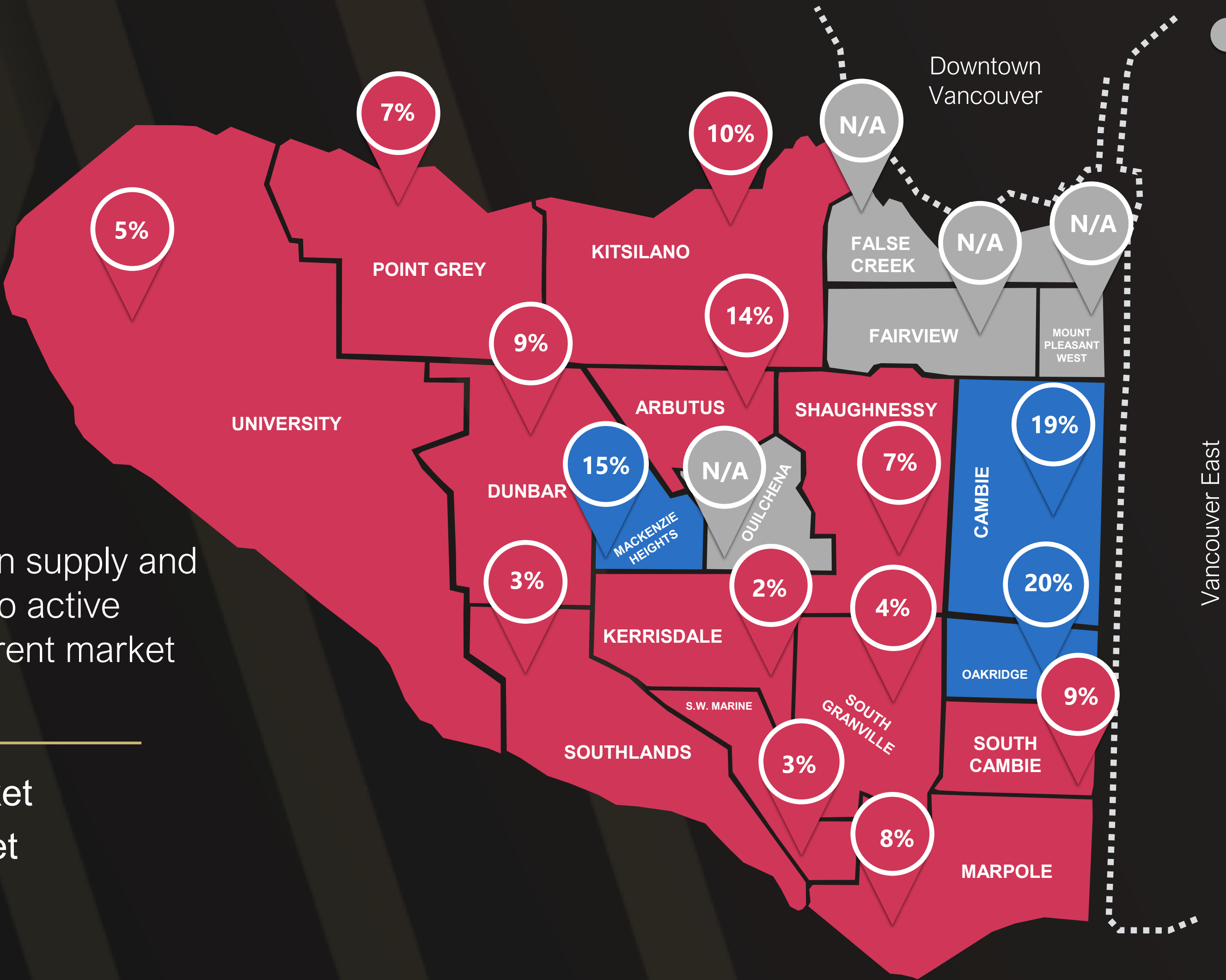
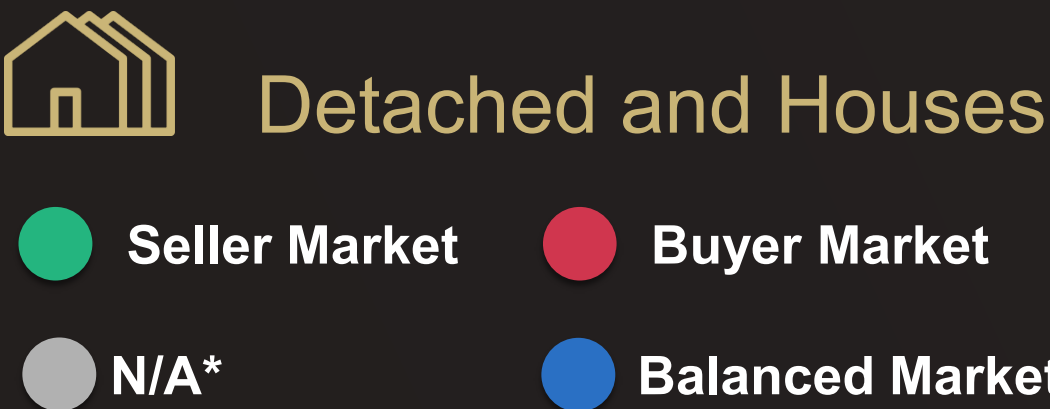
The number of houses sold in Vancouver West in February 2018 was 52, a 16% increase compared to January 2018, when 45 homes were sold, and a 44% decrease from the 93 properties sold last February.



In Vancouver West, the median sale price for houses in February 2018 was \$3.459M, a 4% decrease compared to January 2018, when the median sale price was \$3.6M, and a 11% increase from the \$3.11M median sale price from last February.

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 WESTSIDE

February 2018



Condos and Townhouses

CURRENT UP DOWN



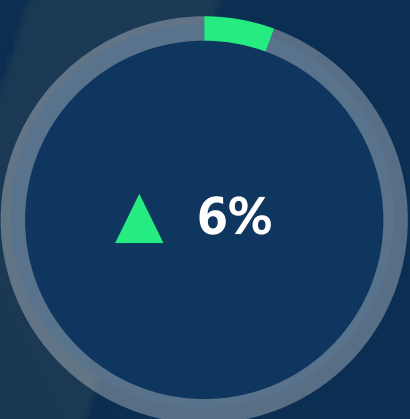
LISTINGS



Feb 2018



Jan 2018

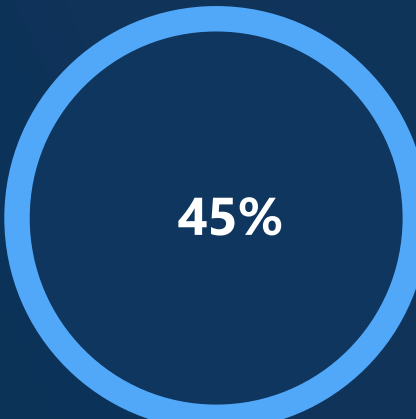


Feb 2017

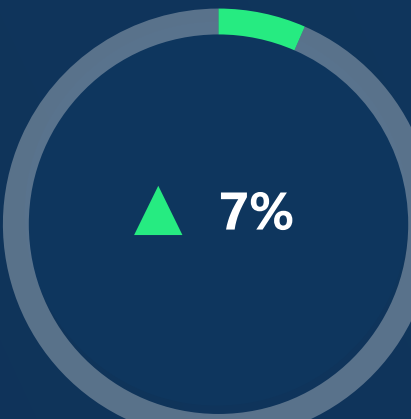
In Vancouver West, the number of new listings for condos and townhouses in February 2018 was 398, a 20% increase compared to January 2018, when 331 homes were listed, and a 6% increase from the 377 properties listed last February.



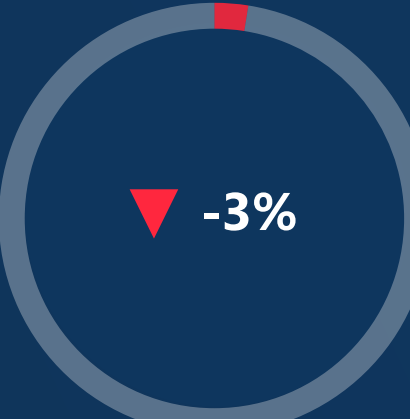
SALES TO ACTIVE



Feb 2018



Jan 2018



Feb 2017

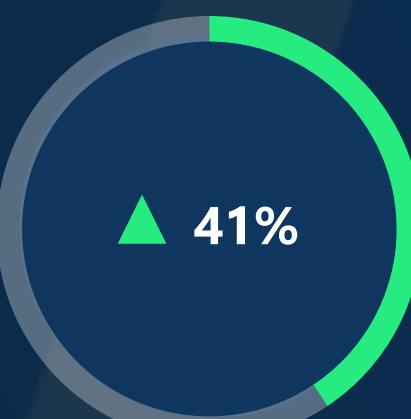
In Vancouver West, the sales-to-active listings ratio for condo and townhouses for February 2018 was 45%, a 7% increase compared to January 2018, when the ratio was 39%, and a 3% decrease from the 48% ratio last February.



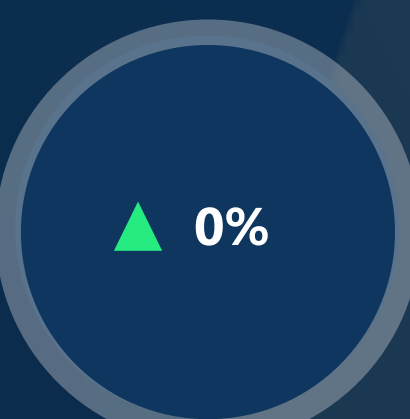
SALES



Feb 2018



Jan 2018



Feb 2017

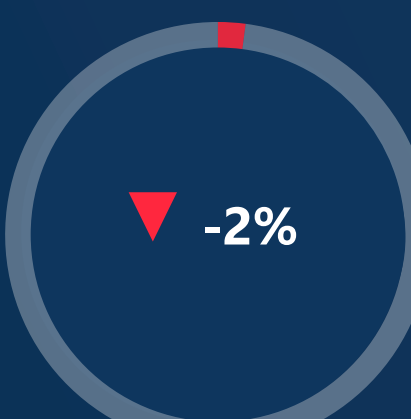
The number of condos and townhouses sold in Vancouver West in February 2018 was 180, a 41% increase compared to January 2018, when 128 homes were sold, and a 0% increase from the 180 properties sold last February.



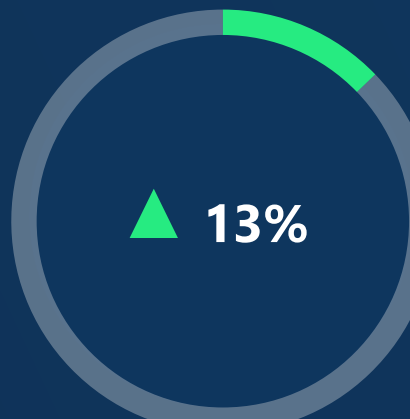
PRICE



Feb 2018



Jan 2018



Feb 2017

In Vancouver West, the median sale price for condos and townhouses in February 2018 was \$890K, a 2% decrease compared to January 2018, when the median sale price was \$909K, and a 13% increase from the \$789K median sale price from last February.

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.

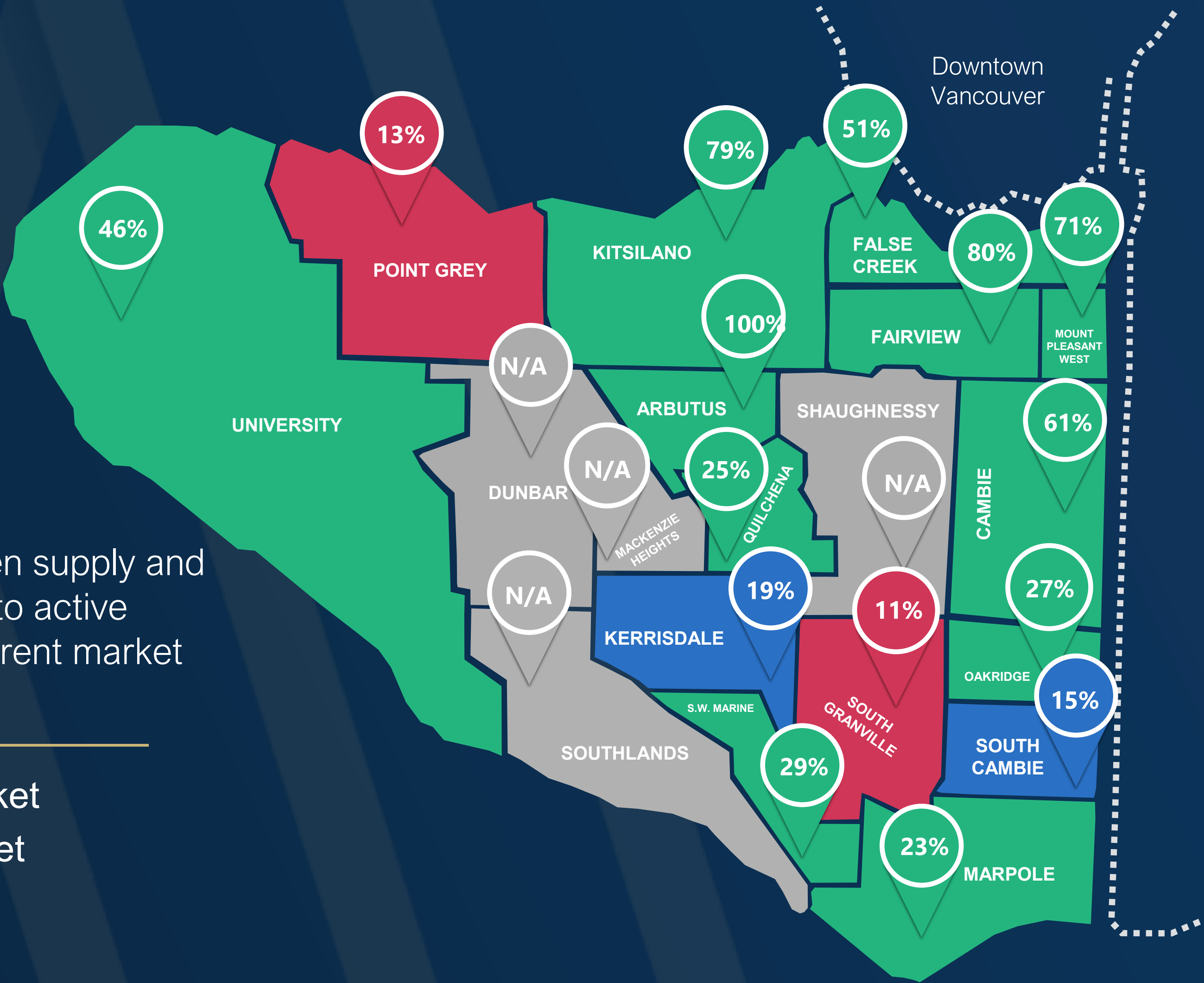
- 21% & Greater Sellers Market
- 15% to 20% Balanced Market
- 14% & Less Buyer Market

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



Condos and Townhouses

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



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Vancouver Eastside

February 2018



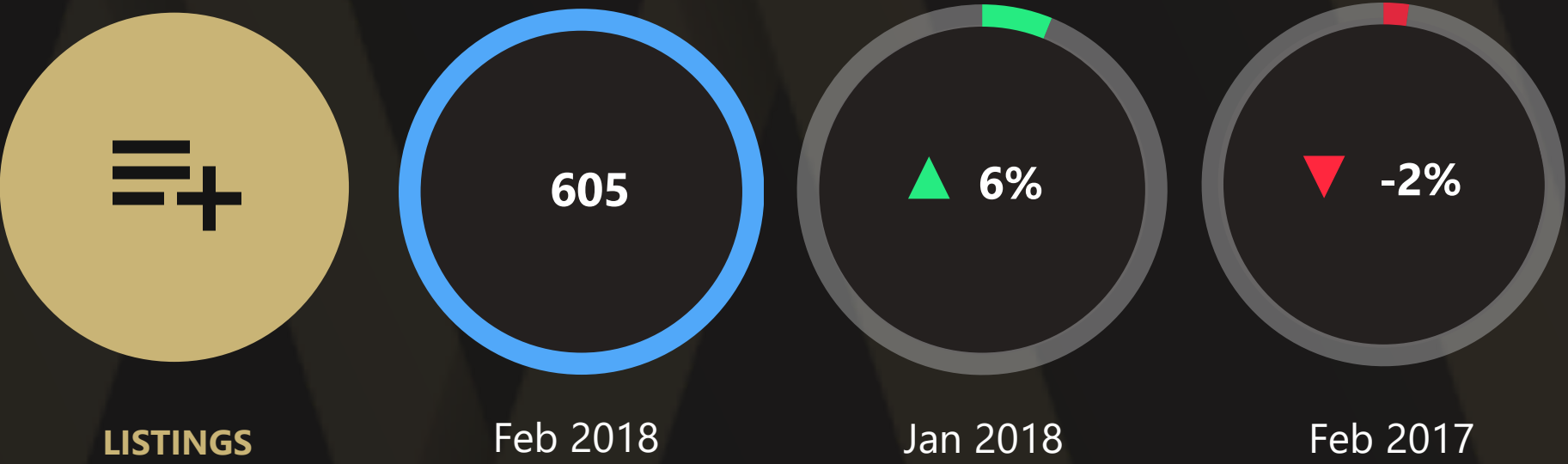
VANCOUVER EASTSIDE

February 2018

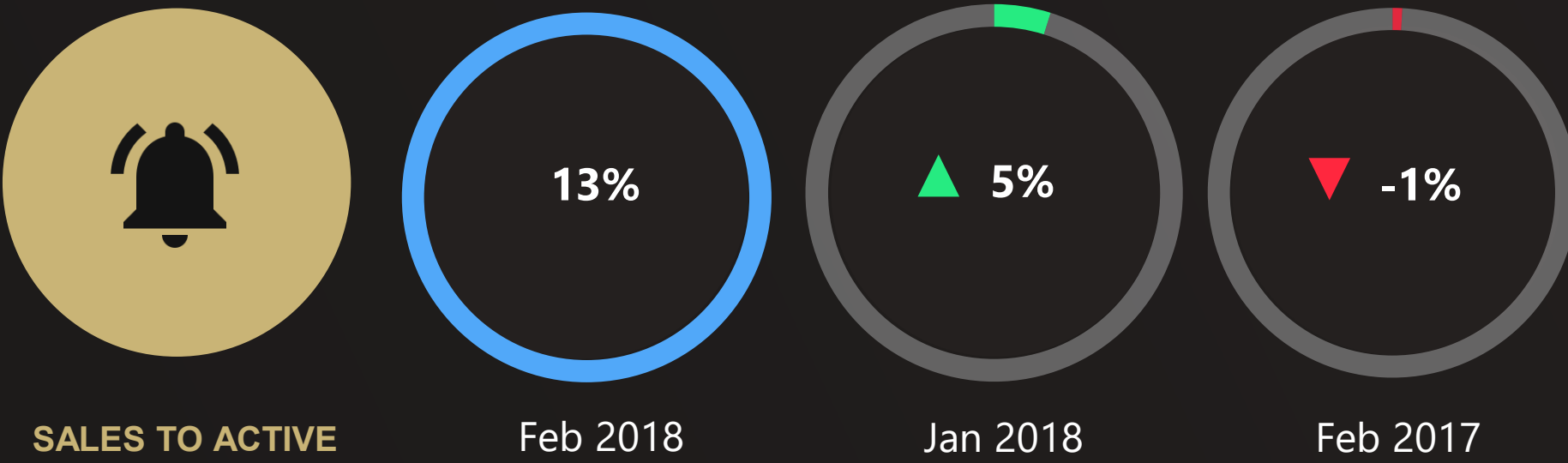


Detached and Houses

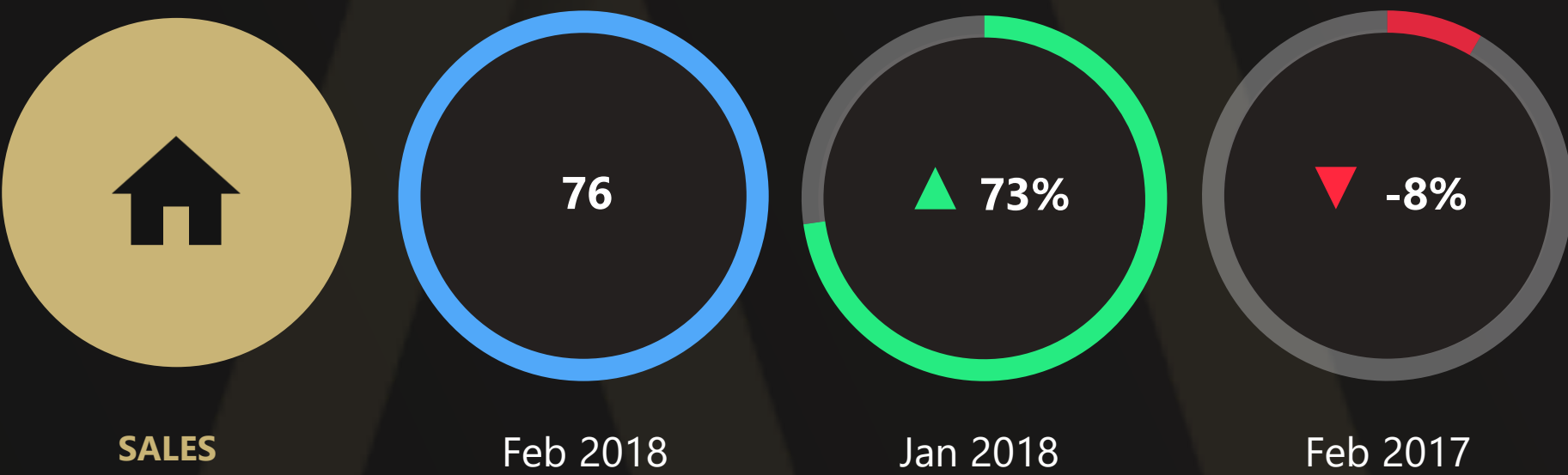
CURRENT UP DOWN



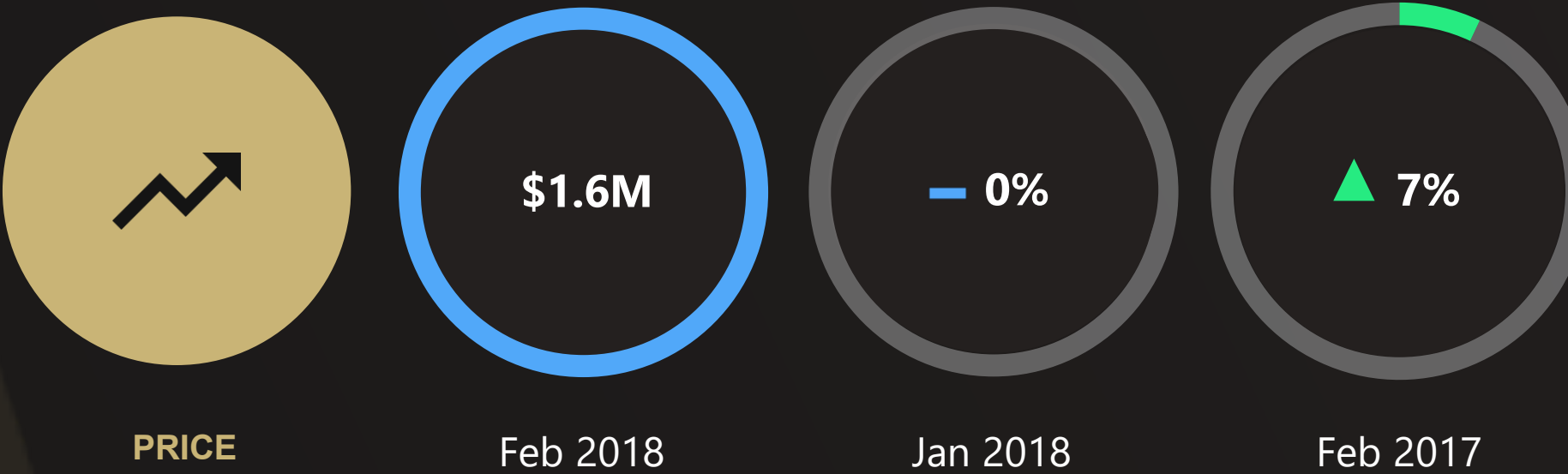
In Vancouver East, the number of new listings for detached properties in February 2018 was 605, a 6% increase compared to January 2018, when 570 homes were listed, and a 2% decrease from the 619 properties listed last February.



In Vancouver East, the sales to active ratio for houses for February 2018 was 13%, a 5% increase compared to January 2018, when the ratio was 8%, and a 1% decrease from the 13% ratio last February.



The number of houses sold in Vancouver East in February 2018 was 76, a 73% increase compared to January 2018, when 44 homes were sold, and a 8% decrease from the 83 properties sold last February.



In Vancouver East, the average sale price for houses in February 2017 was \$1.604M, with no significant Changes compared to January 2017, when the average sale price was \$1.597M, and a 7% increase from the \$1.499M average sale price from last February.

Market Type

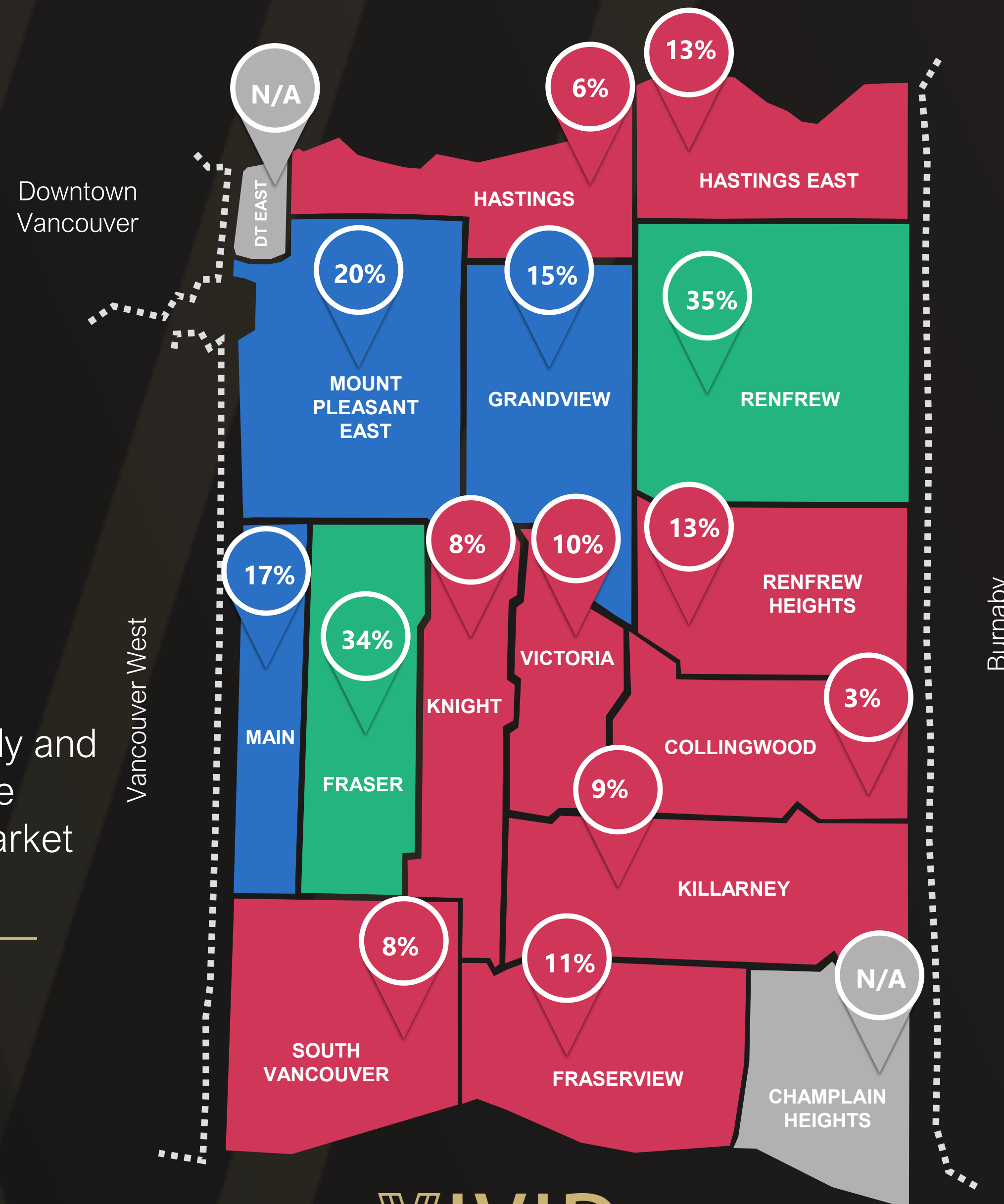
VANCOUVER WESTSIDE

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.



Detached and Houses



Seller Market



Buyer Market



N/A*



Balanced Market

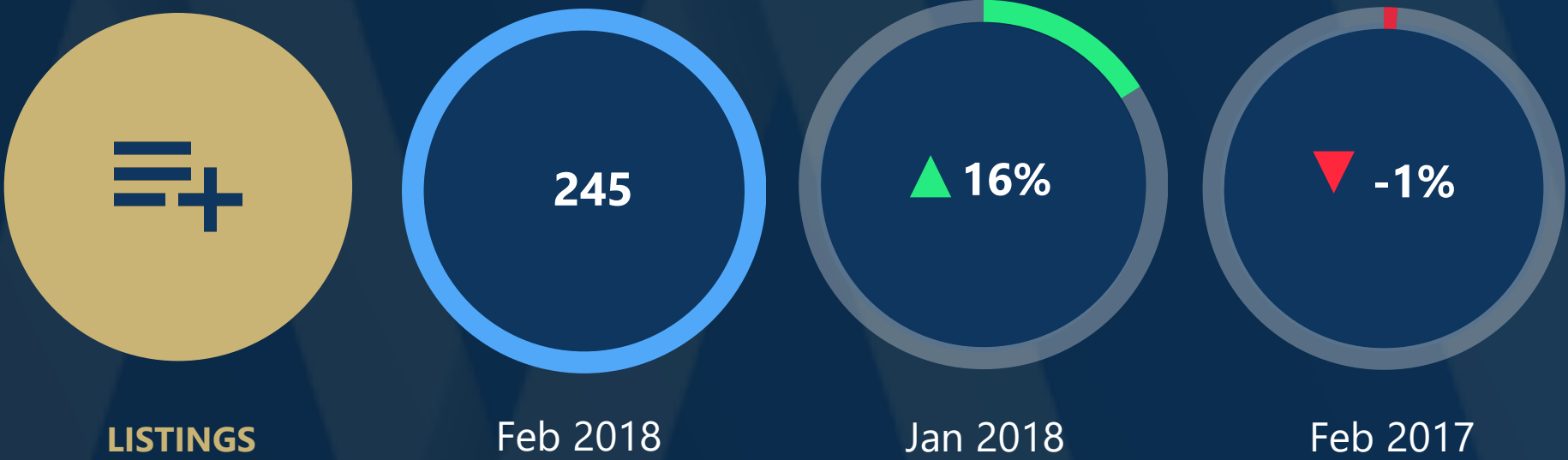
VANCOUVER EASTSIDE

February 2018

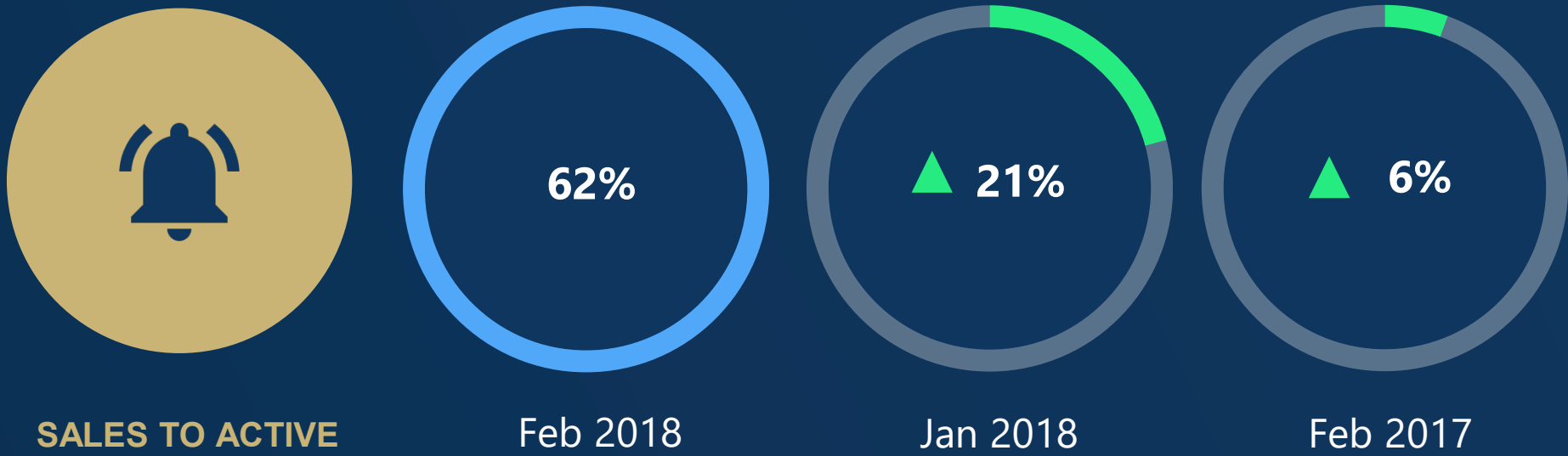


Condos and Townhouses

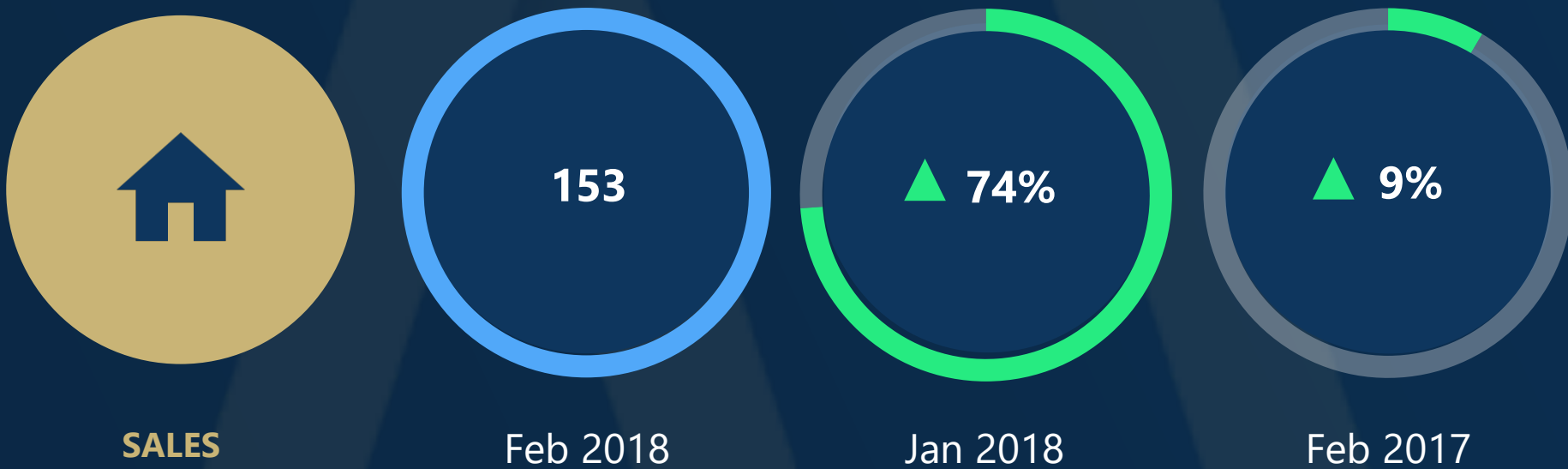
CURRENT UP DOWN



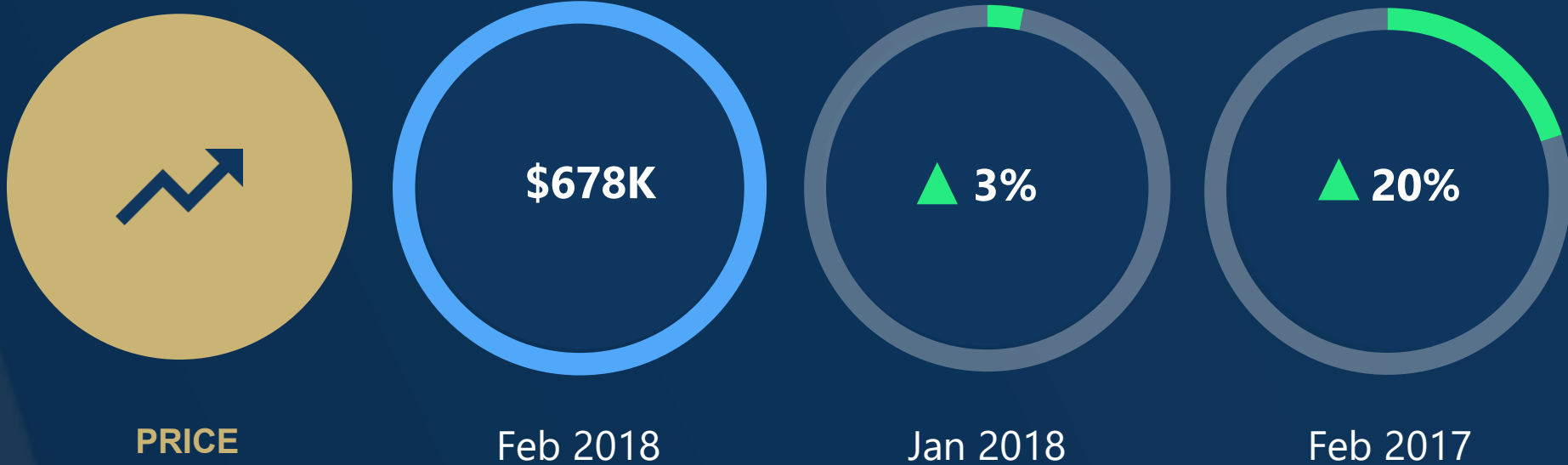
In Vancouver East, the number of new listings for condos and townhouses in February 2018 was 245, a 16% increase compared to January 2018, when 211 homes were listed, and a 1% decrease from the 248 properties listed last February.



In Vancouver East, the sales-to-active listings ratio for condo and townhouses for February 2018 was 62%, a 21% increase compared to January 2018, when the ratio was 42%, and a 6% increase from the 57% ratio last February.



The number of condos and townhouses sold in Vancouver East in February 2018 was 153, a 74% increase compared to January 2018, when 88 homes were sold, and a 9% increase from the 141 properties sold last February.



In Vancouver East, the median sale price for condos and townhouses in February 2018 was \$678K, a 3% increase compared to January 2018, when the median sale price was \$657K, and a 20% increase from the \$565K median sale price from last February.

Market Type

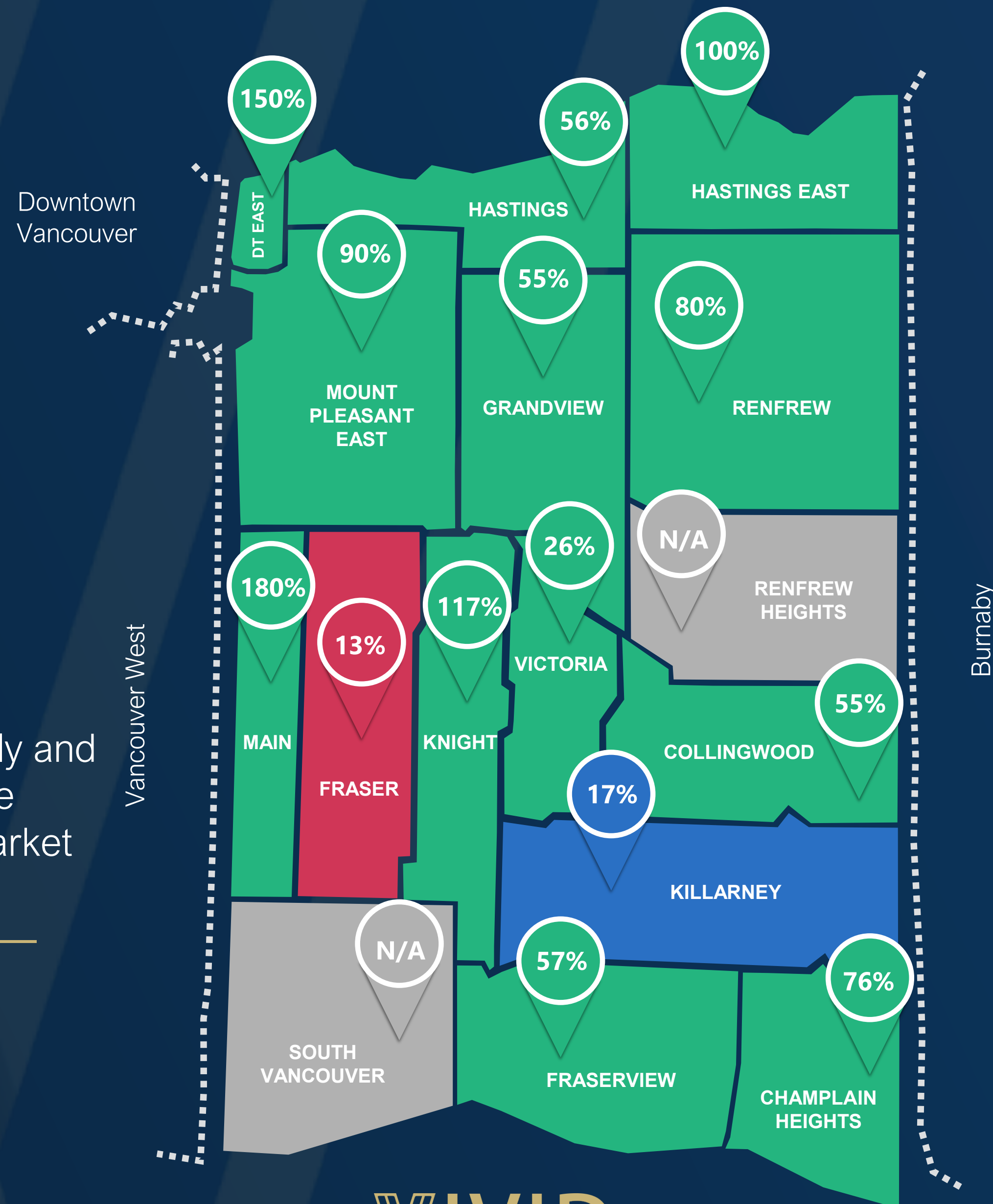
VANCOUVER EASTSIDE

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

February 2018

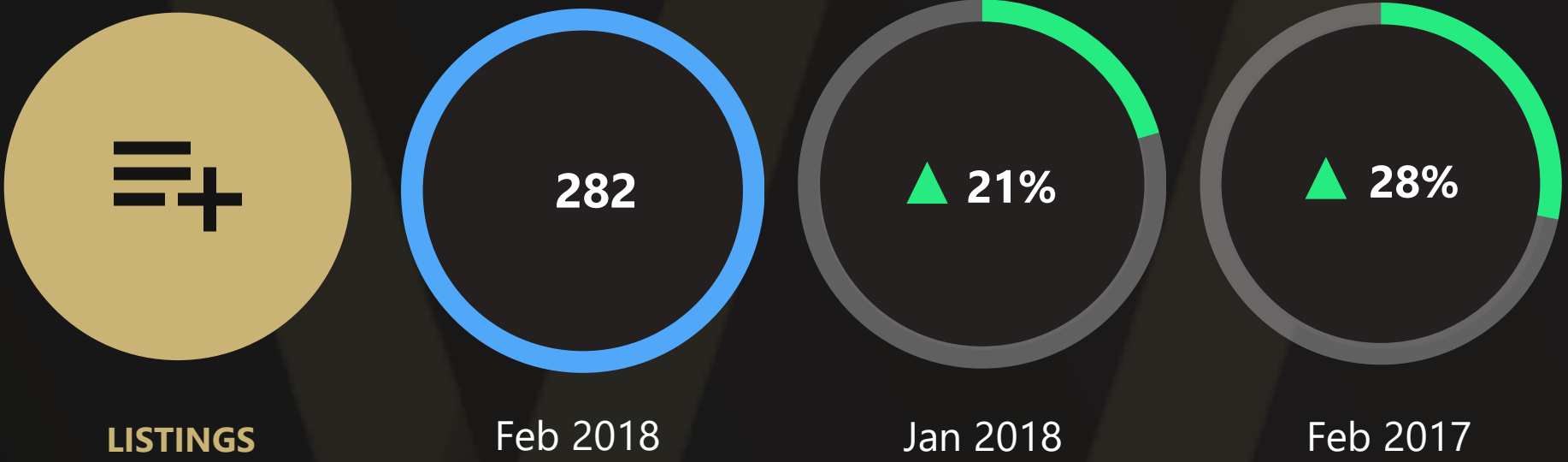


NORTH VANCOUVER

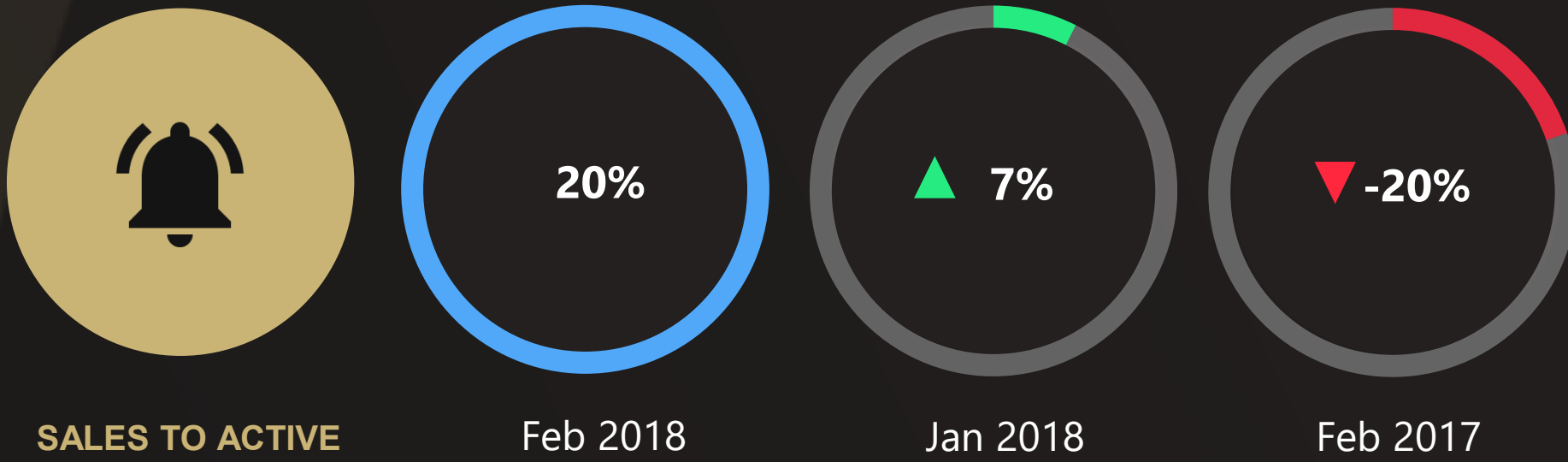
February 2018

 Detached and Houses

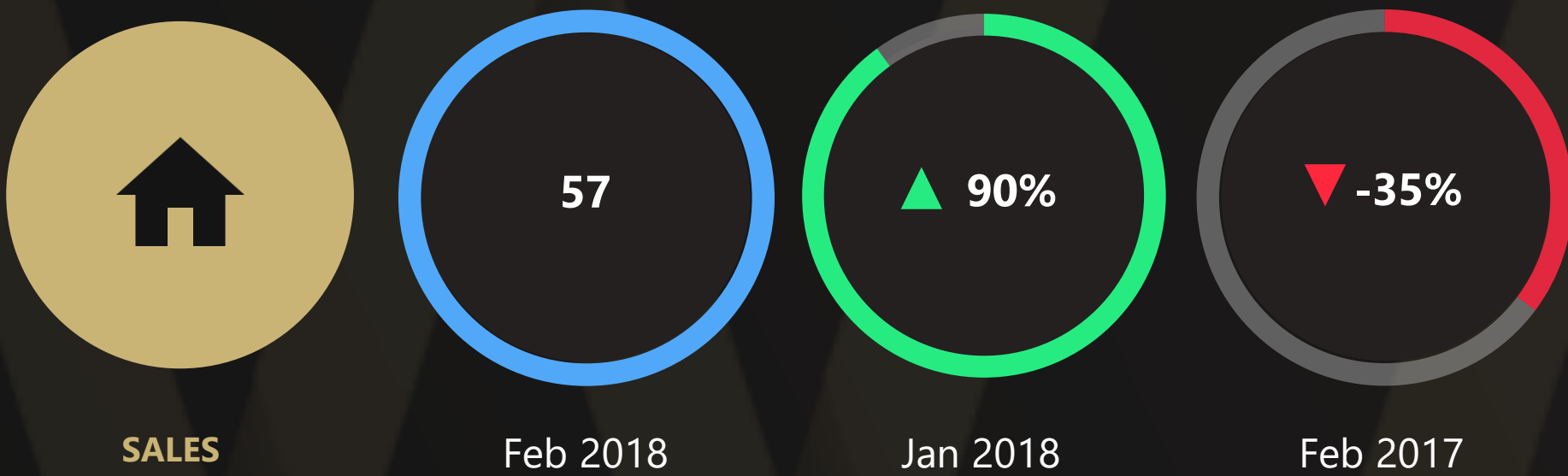
 CURRENT  UP  DOWN



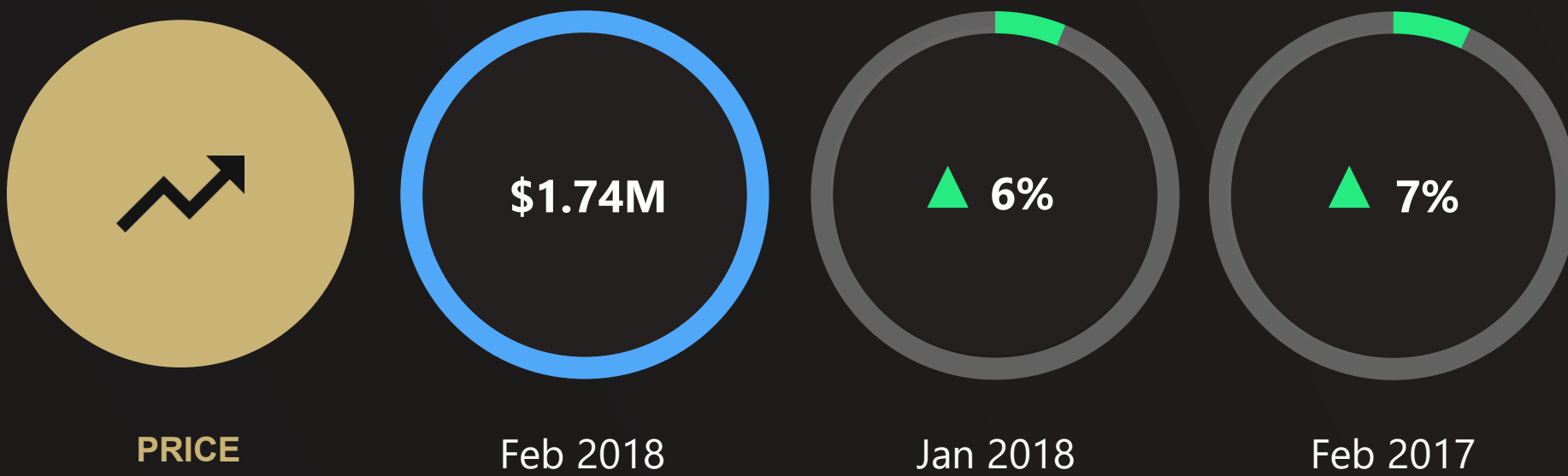
In North Vancouver, the number of new listings for detached properties in February 2018 was 282, a 21% increase compared to January 2018, when 234 homes were listed, and a 28% increase from the 220 properties listed last February.



In North Vancouver, the sales to active ratio for houses for February 2018 was 20%, a 7% increase compared to January 2018, when the ratio was 13%, and a 20% decrease from the 40% ratio last February.



The number of houses sold in North Vancouver in February 2018 was 57, a 90% increase compared to January 2018, when 30 homes were sold, and a 35% decrease from the 88 properties sold last February.



In North Vancouver, the median sale price for houses in February 2018 was \$1.74M, a 6% increase compared to January 2018, when the median sale price was \$1.638M, and a 7% increase from the \$1.628M median sale price from last February.

NORTH VANCOUVER

February 2018



Condos and Townhouses

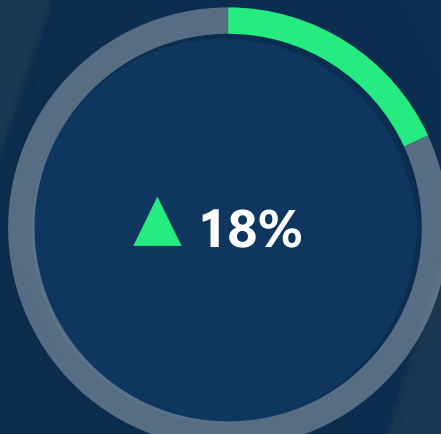
CURRENT UP DOWN



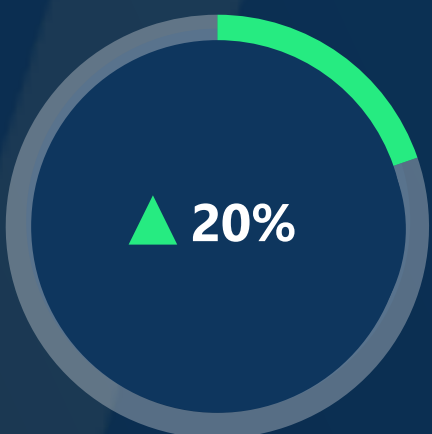
LISTINGS



Feb 2018



Jan 2018

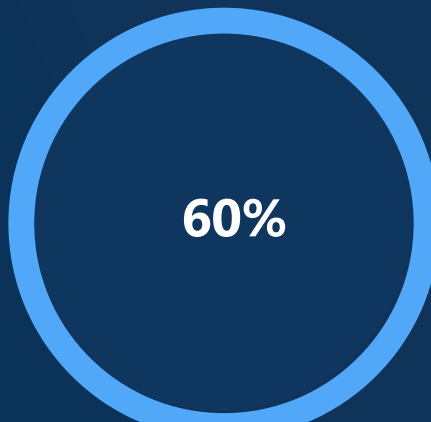


Feb 2017

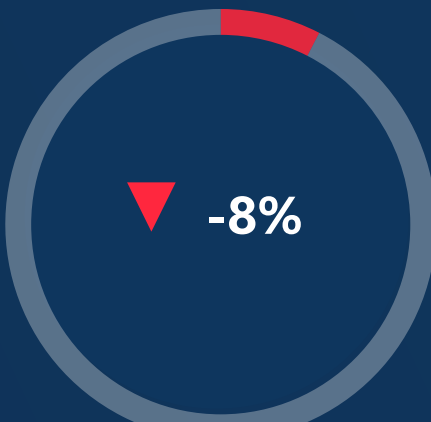
In North Vancouver, the number of new listings for condos and townhouses in February 2018 was 176, a 18% increase compared to January 2018, when 149 homes were listed, and a 20% increase from the 147 properties listed last February.



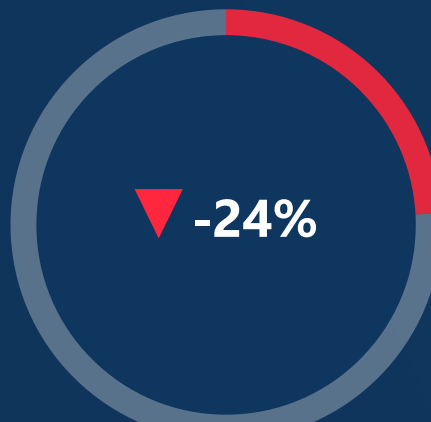
SALES TO ACTIVE



Feb 2018



Jan 2018



Feb 2017

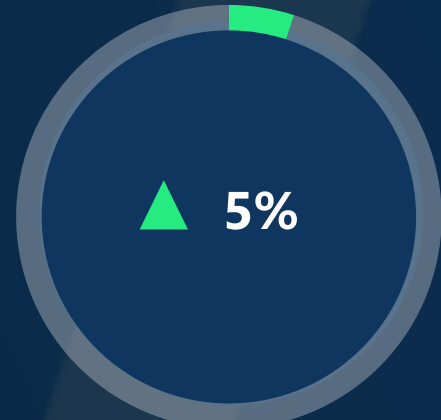
In North Vancouver, the sales-to-active listings ratio for condo and townhouses for February 2018 was 60%, a 8% decrease compared to January 2018, when the ratio was 68%, and a 24% decrease from the 84% ratio last February.



SALES



Feb 2018



Jan 2018



Feb 2017

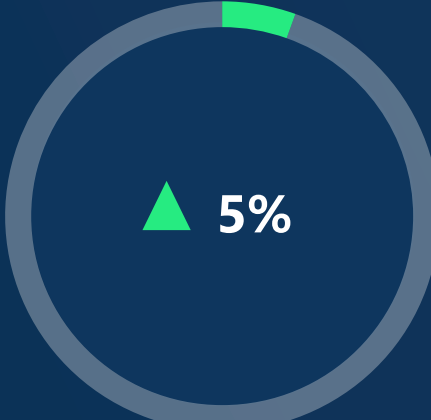
The number of condos and townhouses sold in North Vancouver in February 2018 was 106 , a 5% increase compared to January 2018, when 101 homes were sold, and a 15% decrease from the 124 properties sold last February.



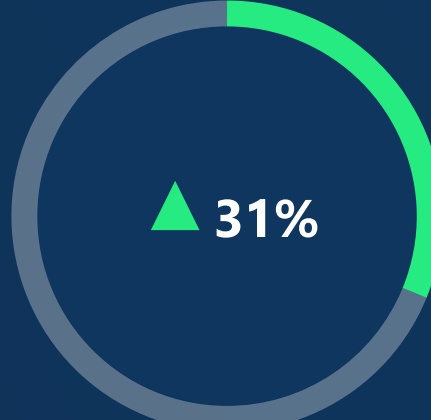
PRICE



Feb 2018



Jan 2018



Feb 2017

In North Vancouver, the median sale price for condos and townhouses in February 2018 was \$770K, a 5% increase compared to January 2018, when the median sale price was \$730K, and a 31% increase from the \$587K median sale price from last February.

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West Vancouver

February 2018

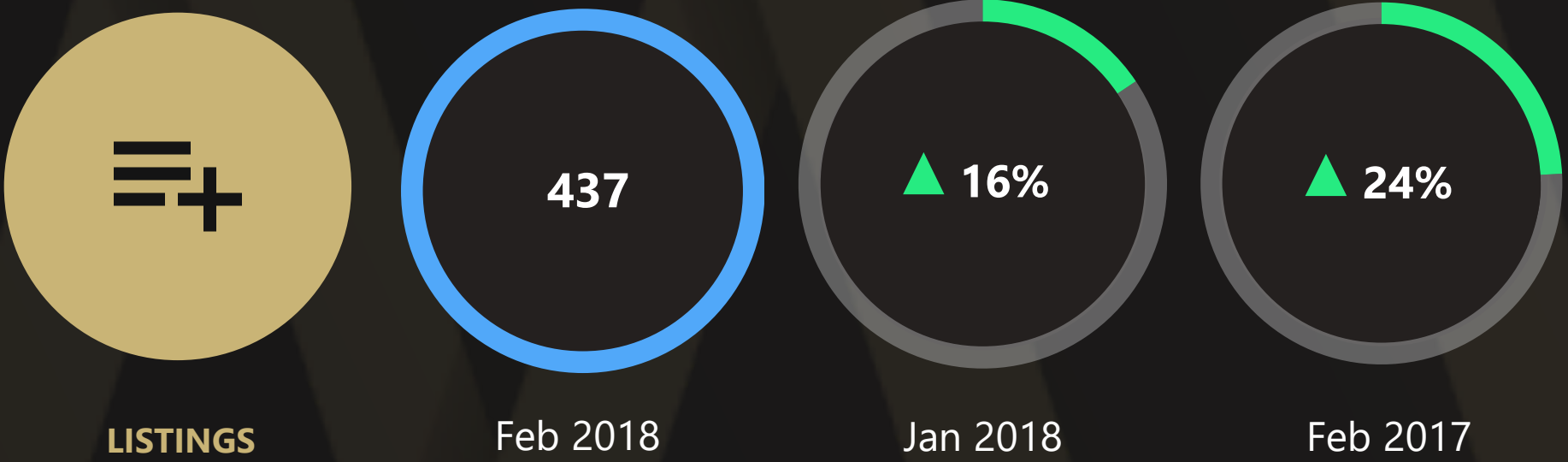


WEST VANCOUVER

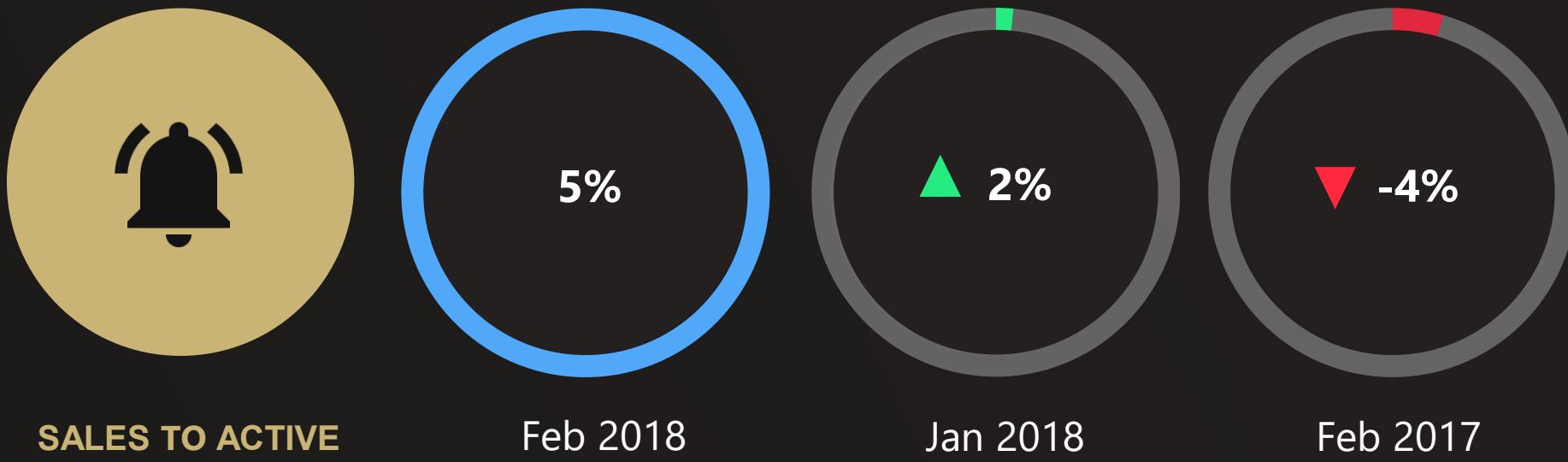
February 2018

 Detached and Houses

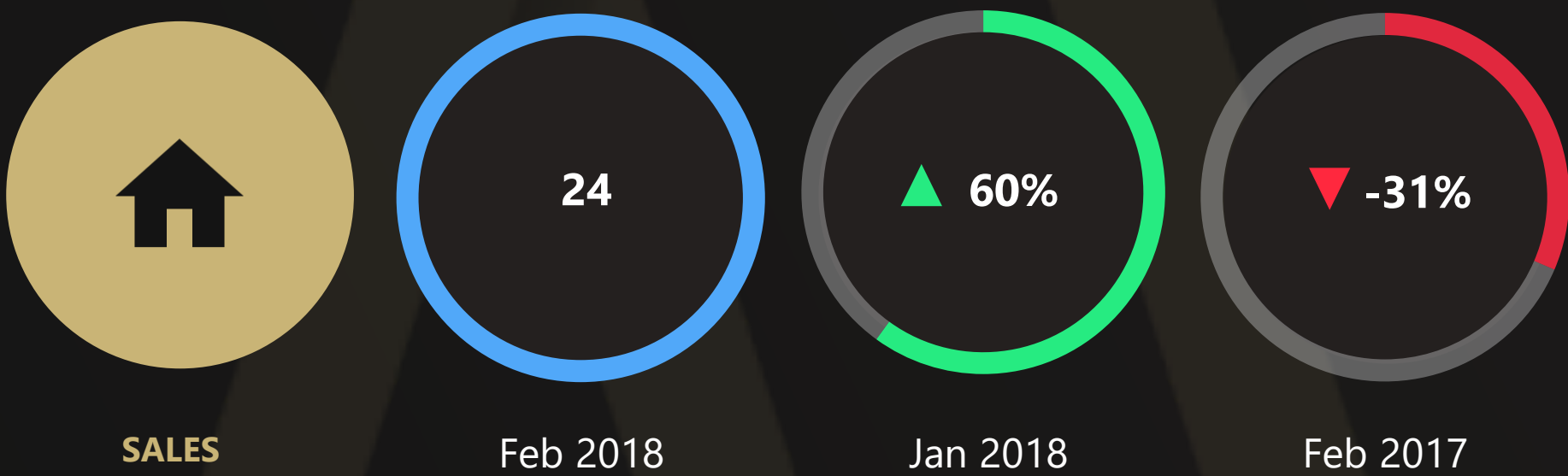
 CURRENT  UP  DOWN



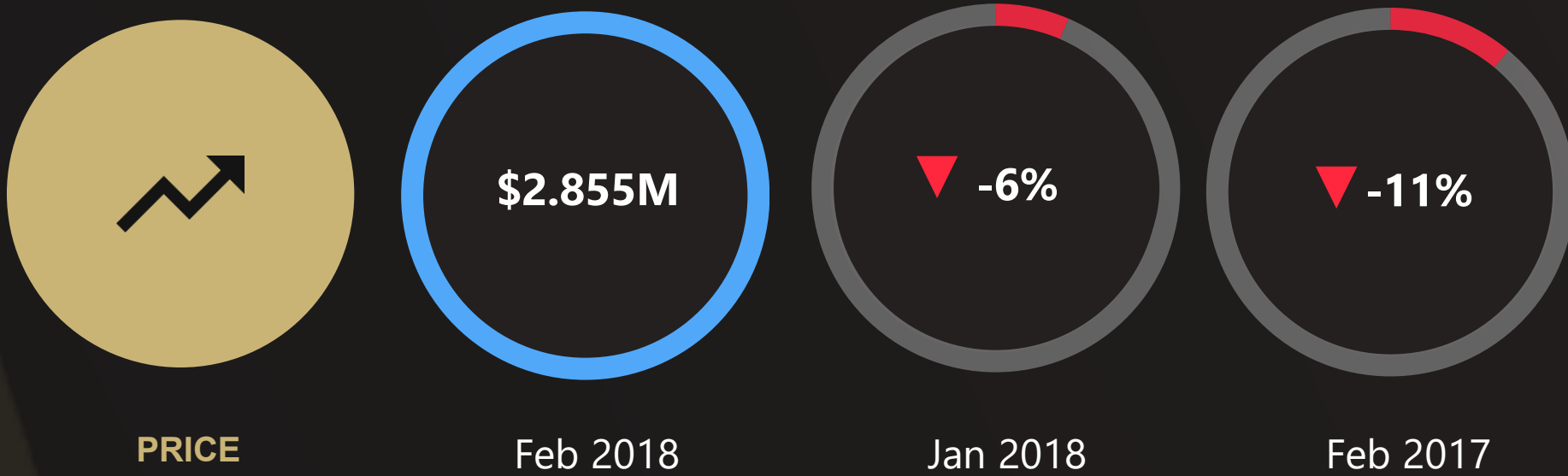
In West Vancouver houses, the number of new listings for residential properties in February 2018 was 437, a 16% increase compared to January 2018, when 378 homes were listed, and a 24% increase from the 352 properties listed last February.



In West Vancouver, the sales to active ratio for houses for February 2018 was 5%, a 2% increase compared to January 2018, when the ratio was 4%, and a 4% decrease from the 10% ratio last February.



The number of houses sold in West Vancouver in February 2018 was 24, a 60% increase compared to January 2018, when 15 homes were sold, and a 31% decrease from the 35 properties sold last February.



In West Vancouver, the median sale price for houses in February 2018 was \$2.855M, a 6% decrease compared to January 2018, when the median sale price was \$3.052M, and a 11% decrease from the \$3.21M median sale price from last February.

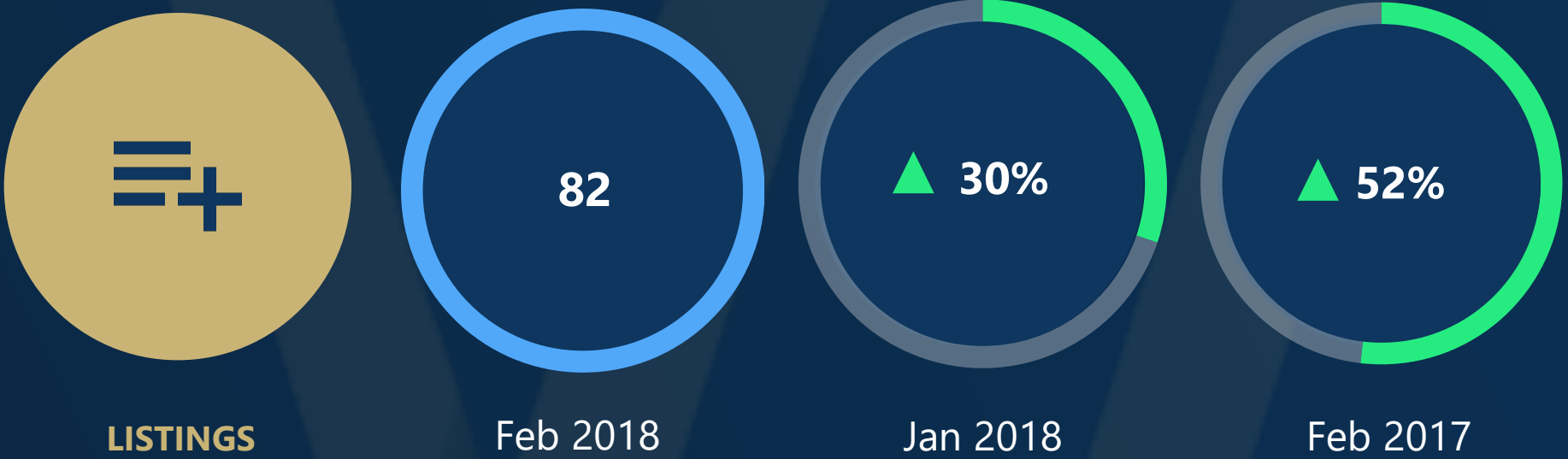
WEST VANCOUVER

February 2018

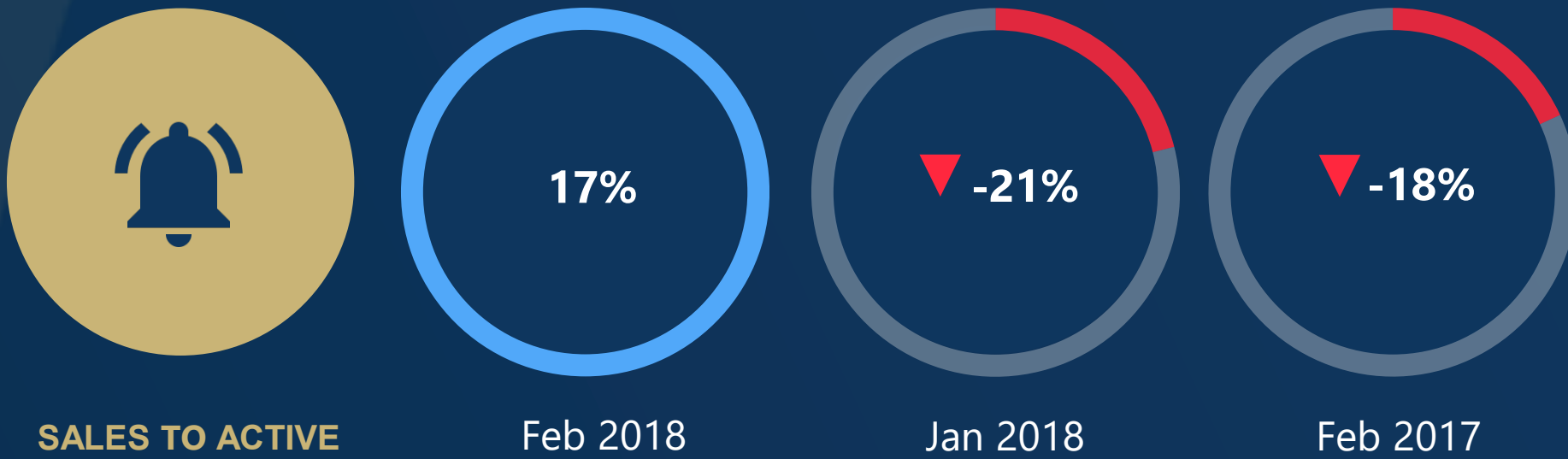


Condos and Townhouses

CURRENT UP DOWN



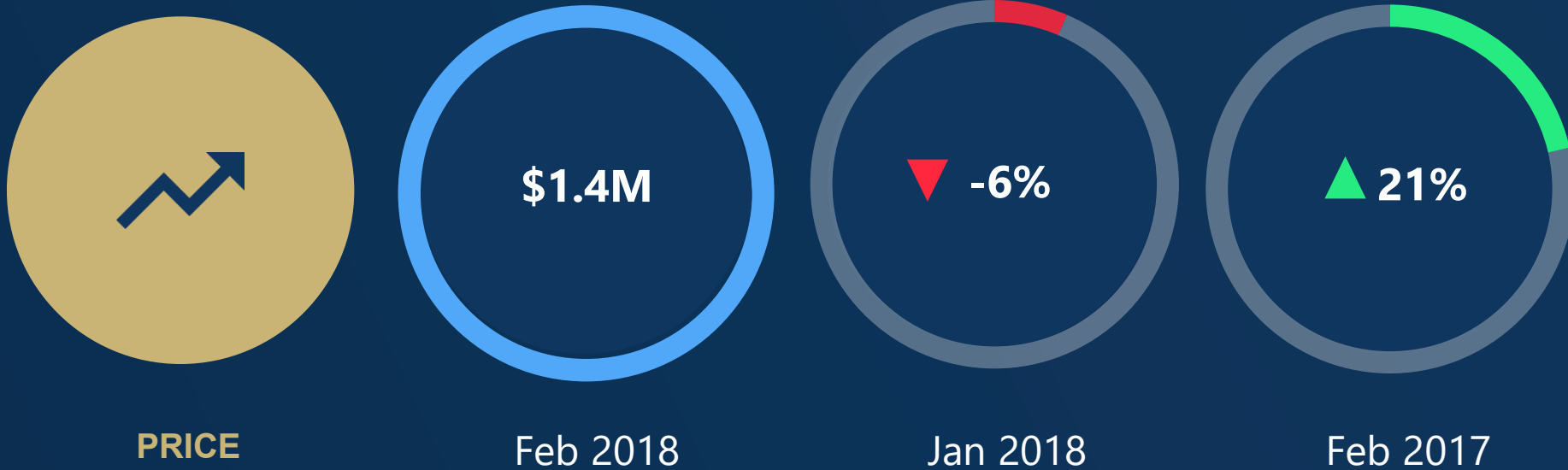
In West Vancouver, the number of new listings for condos and townhouses in February 2018 was 82, a 30% increase compared to January 2018, when 63 homes were listed, and a 52% increase from the 54 properties listed last February.



In West Vancouver, the sales-to-active listings ratio for condos and townhouses for February 2018 was 17%, a 21% decrease compared to January 2018, when the ratio was 38%, and a 18% decrease from the 35% ratio last February.



The number of condos and townhouses sold in West Vancouver in February 2018 was 14 , a 42% decrease compared to January 2018, when 24 homes were sold, and a 26% decrease from the 19 properties sold last February.



In West Vancouver, the median sale price for condos and townhouses in February 2018 was \$1.396M, a 6% decrease compared to January 2018, when the median sale price was \$1.492m, and a 21% increase from the \$1.15M median sale price from last February.

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By Amir Joharifard

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