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VIVID

REAL ESTATE

By Amir Joharifard

Market Update

June 2018

Areas

GREATER VANCOUVER
DOWNTOWN VANCOUVER

VANCOUVER WESTSIDE
VANCOUVER EASTSIDE

NORTH VANCOUVER
WEST VANCOUVER

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Greater Vancouver

June 2018



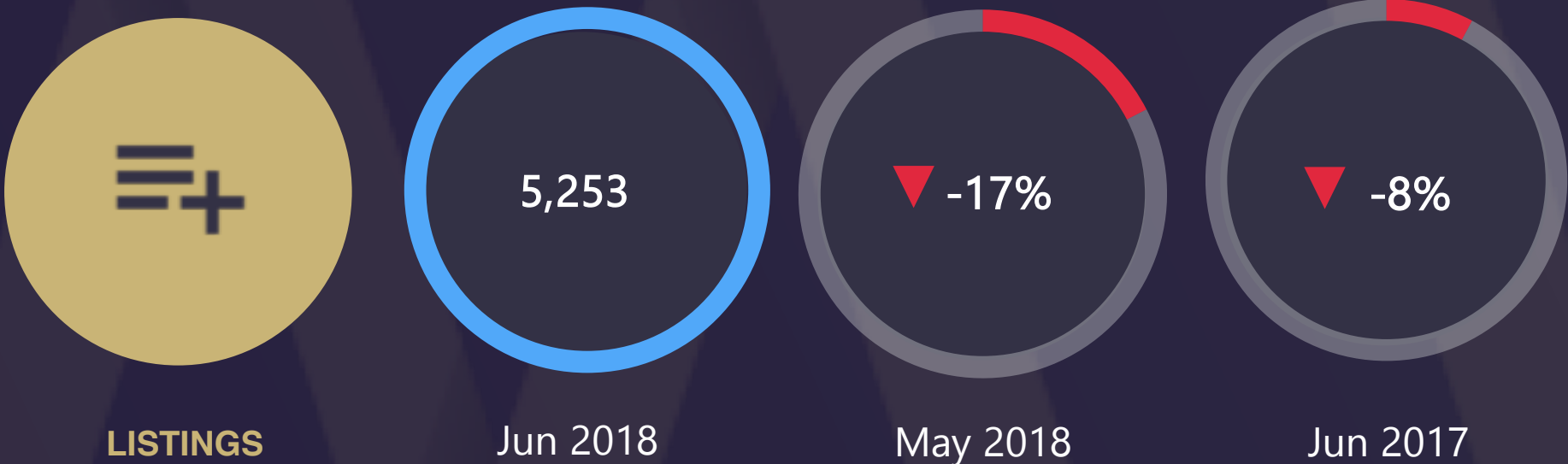
GREATER VANCOUVER

June 2018



Detached and Attached Homes

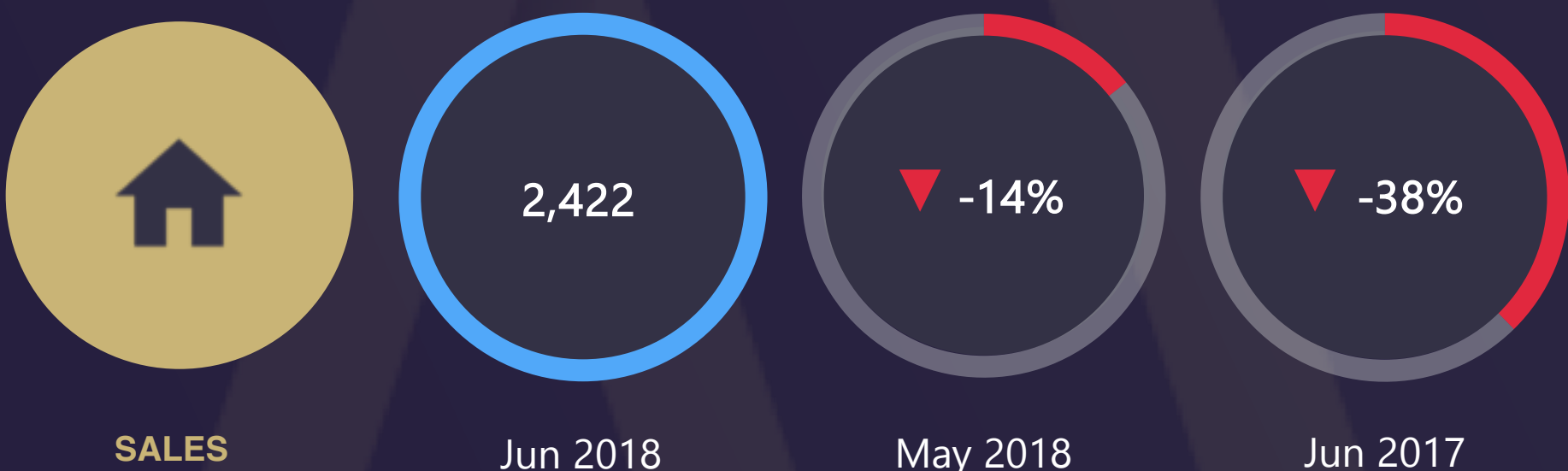
CURRENT UP DOWN



In Greater Vancouver, the number of new listings for residential properties in June 2018 was 5,253, a 17% decrease compared to May 2018, when 6,361 homes were listed, and a 8% decrease from the 5,701 properties listed last June.



In Greater Vancouver, the sales-to-active listings ratio for residential properties for June 2018 was 20%, a 5% decrease compared to May 2018, when the ratio was 25%, and a 25% decrease from the 46% ratio last June.



The number of residential properties sold in Greater Vancouver in June 2018 was 2,422, a 14% decrease compared to May 2018, when 2,826 homes were sold, and a 38% decrease from the 3,885 properties sold last June.

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.

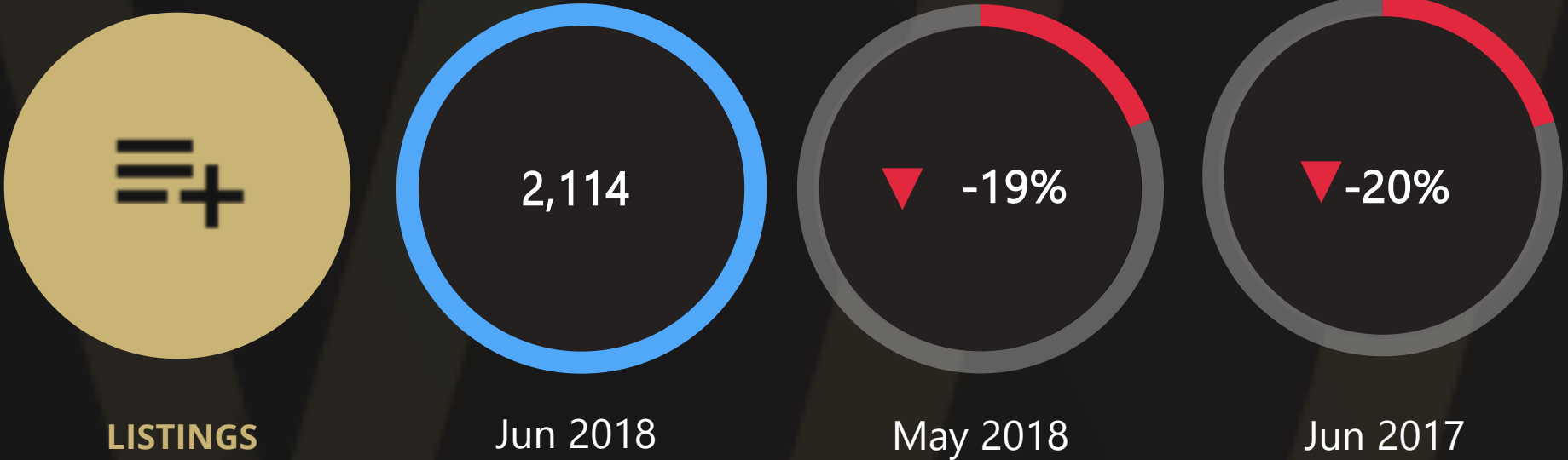
Sales ratio also indicates the ratio between supply and demand, which provide us with the market types. In a buyers' market, the ratio is between 0% and 14%; a balanced market ratio is 15% to 20%; and a sellers' market ratio is 21% plus.

GREATER VANCOUVER

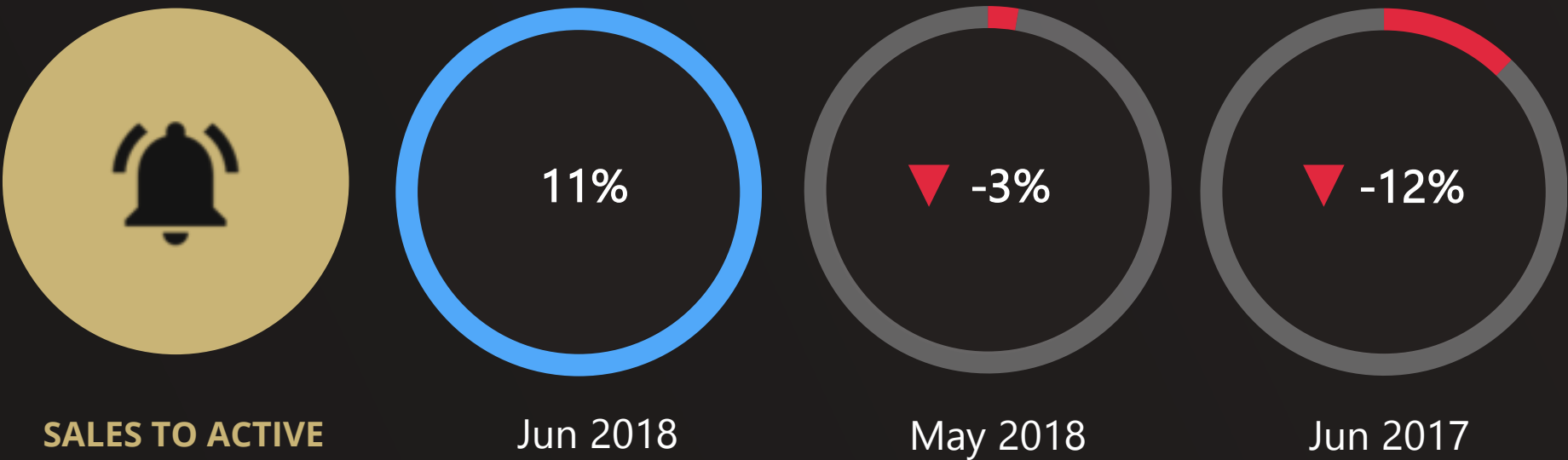
June 2018

 Detached and Houses

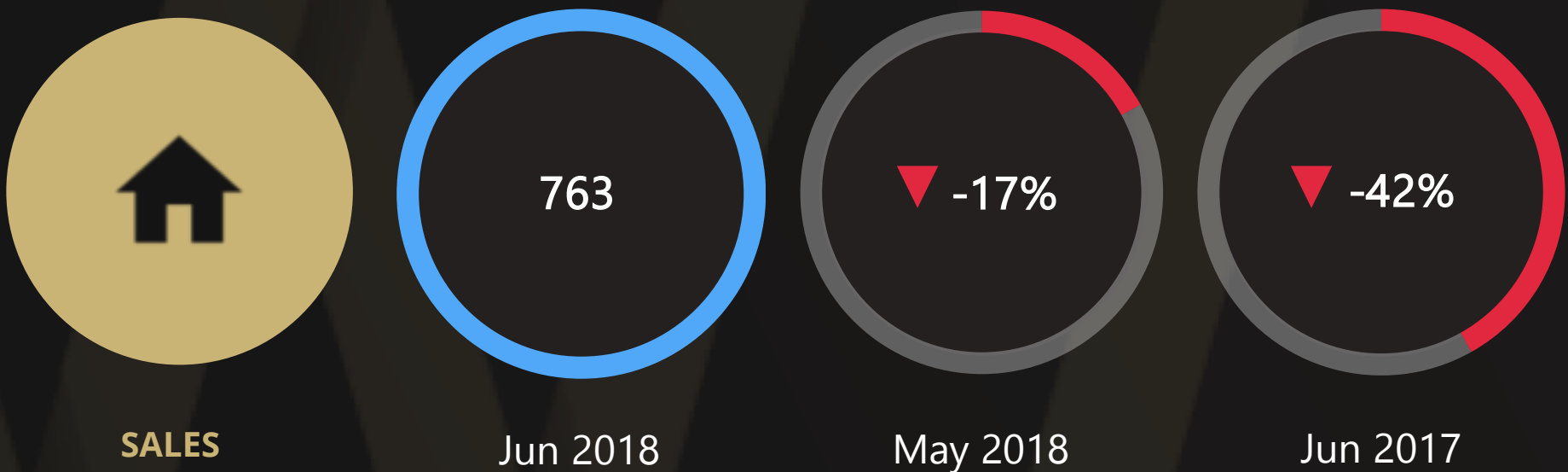
 CURRENT  UP  DOWN



In Greater Vancouver, the number of new listings for detached properties in June 2017 was 2,114 a 19% decrease compared to May 2018, when 2,605 homes were listed, and a 20% decrease from the 2,647 properties listed last June.



In Greater Vancouver, the sales-to-active listings ratio for detached properties for June 2018 was 11%, a 3% increase compared to May 2018, when the ratio was 14%, and a 12% decrease from the 23% ratio last June.



The number of houses sold in Greater Vancouver in June 2018 was 1,312, a 17% decrease compared to May 2018, when 919 homes were sold, and a 42% decrease from the 1,312 properties sold last June.

Facts

The Average days on Market for Greater Vancouver detached properties in June 2018 was 38 days, no changes in comparison to May. The average price per square foot for Greater Vancouver detached properties in June 2018 was \$676, a 1% increase in comparison to \$671 per square foot in May 2018.

GREATER VANCOUVER

June 2018

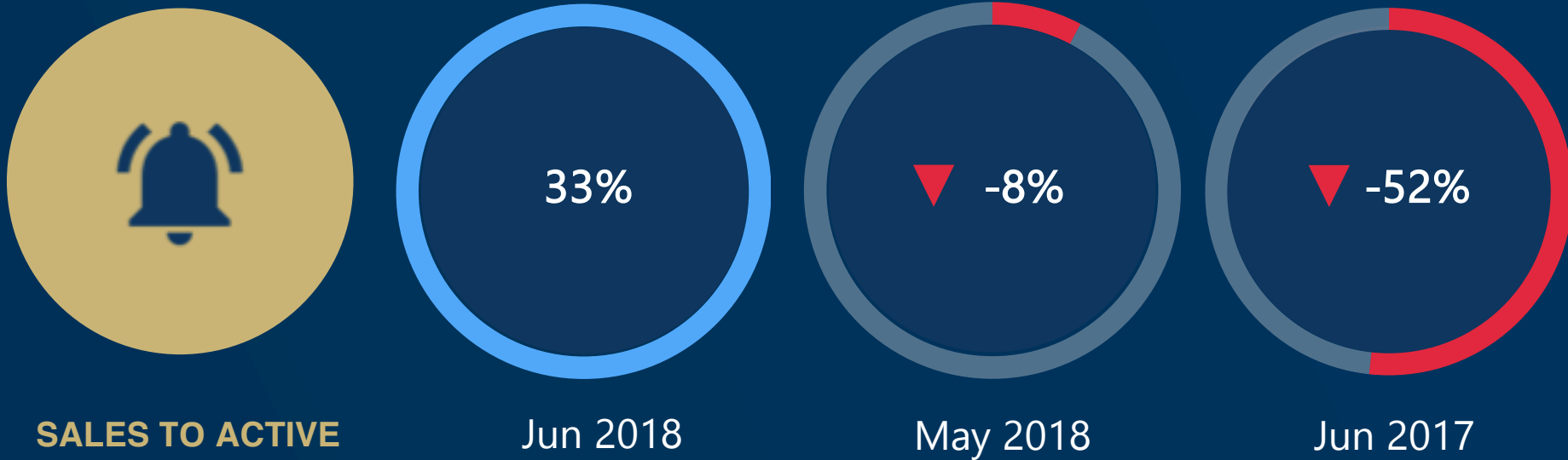


Condos and Townhouses

CURRENT UP DOWN



In Greater Vancouver, the number of new listings for attached properties in June 2018 was 3,139, a 16% decrease compared to May 2018, when 3,756 homes were listed, and a 3% increase from the 3,054 properties listed last June.



In Greater Vancouver, the sales-to-active listings ratio condos and townhouse in June 2018 was 33%, a 8% decrease compared to May 2018, when the ratio was 40%, and a 52% decrease from the 84% ratio last June.



The number of condos and townhouses sold in Greater Vancouver condos in June 2018 was 1,659, a 13% decrease compared to May 2018, when 1,907 homes were sold, and a 36% decrease from the 2,573 properties sold last June.

Facts

The average days on the market for Greater Vancouver condos in June 2018 was 21 days, while for townhouses it was 22 days. The average price per square foot for Greater Vancouver condos was \$813 in June 2018, whereas for townhouses it was \$645 per square foot.

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Downtown Vancouver

June 2018



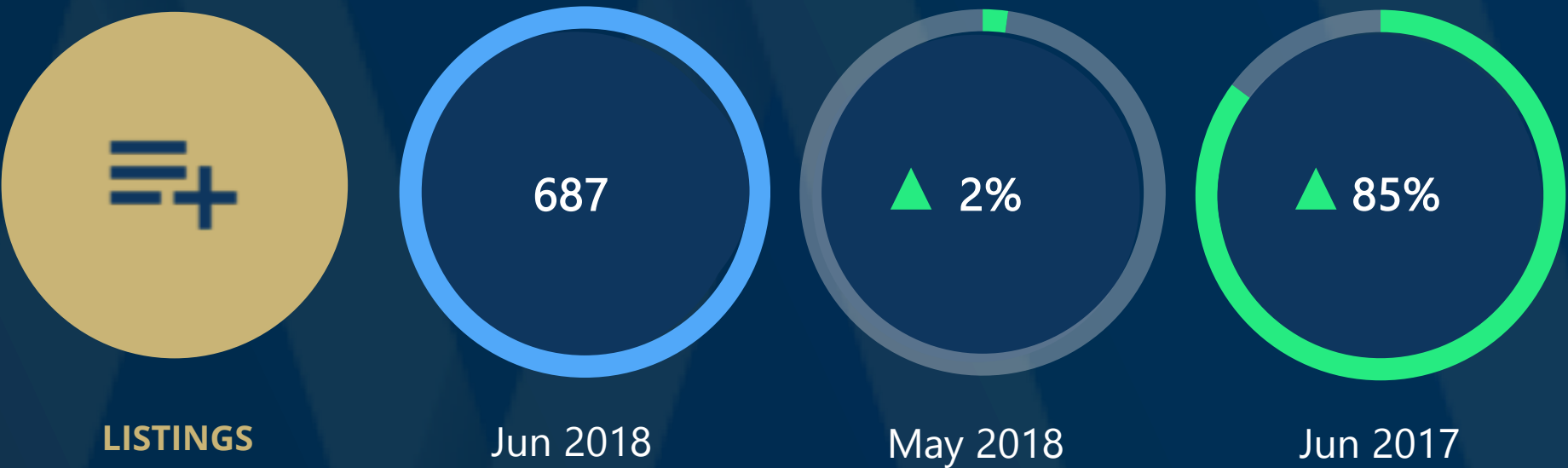
DOWNTOWN VANCOUVER

June 2018

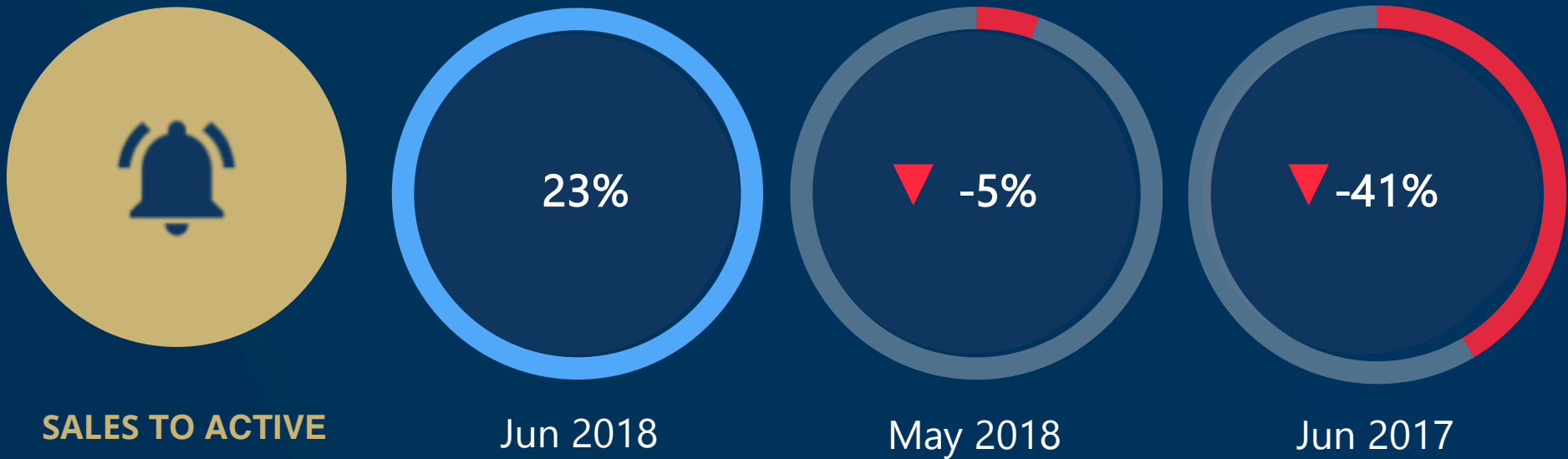


Condos and Townhouses

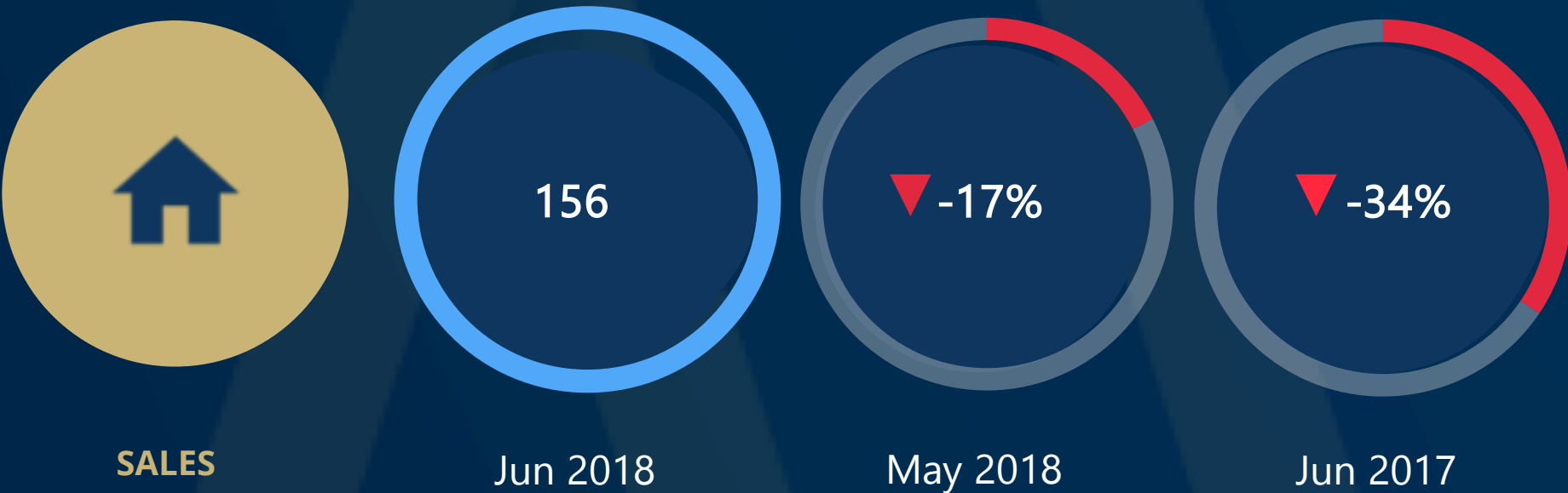
CURRENT UP DOWN



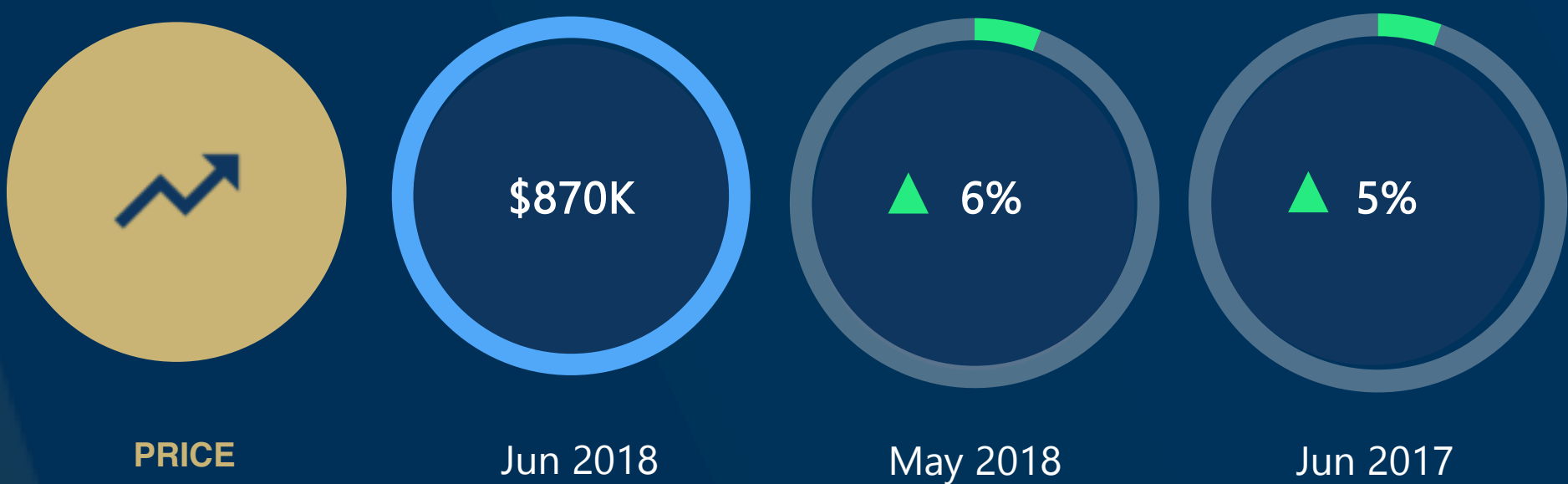
In Downtown Vancouver, the number of new listings for condo and townhouses in June 2018 was 687, a 2% increase compared to May 2018, when 687 homes were listed, and a 85% increase from the 371 properties listed last June.



In Downtown Vancouver, the sales-to-active listings ratio for condos and townhouses for June 2018 was 23%, a 5% decrease compared to May 2018, when the ratio was 28%, and a 41% decrease from the 64% ratio last June.



The number of condos and townhouses sold in Downtown Vancouver in June 2018 was 156, a 17% decrease compared to May 2018, when 189 homes were sold, and a 34% decrease from the 238 properties sold last June.



In Downtown Vancouver, the median sale price for condos and townhouses in June 2018 was \$870K, a 6% increase compared to May 2018, when the median sale price was \$822K, and a 5% increase from the \$825K median sale price from last June.

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

June 2018



VANCOUVER WESTSIDE

June 2018

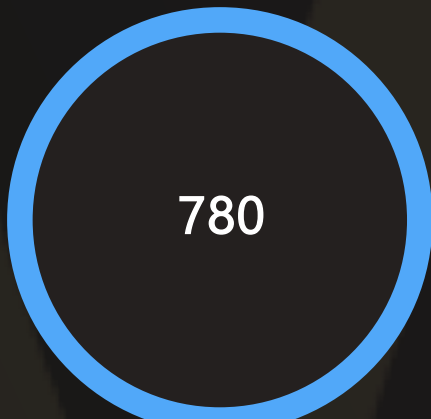


Detached and Houses

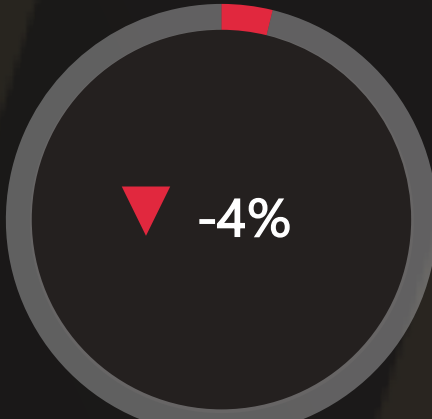
CURRENT UP DOWN



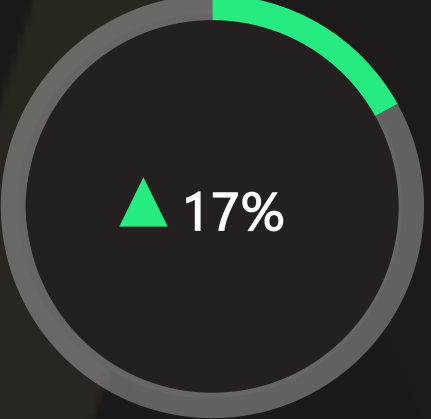
LISTINGS



Jun 2018



May 2018

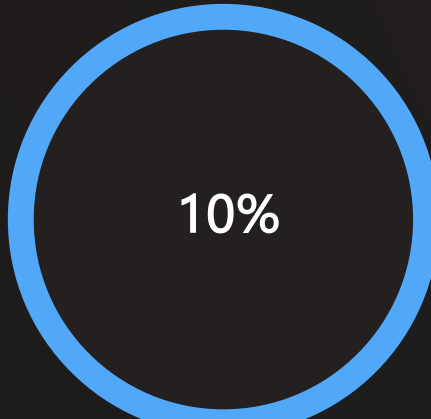


Jun 2017

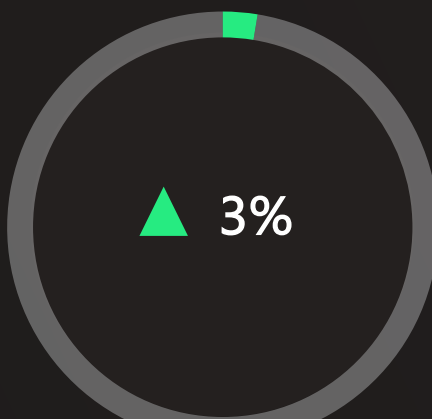
In Vancouver West, the number of new listings for detached properties in June 2018 was 780, a 4% decrease compared to May 2018, when 811 homes were listed, and a 17% increase from the 667 properties listed last June.



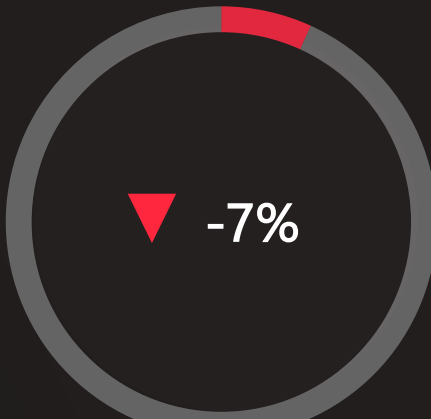
SALES TO ACTIVE



Jun 2018



May 2018



Jun 2017

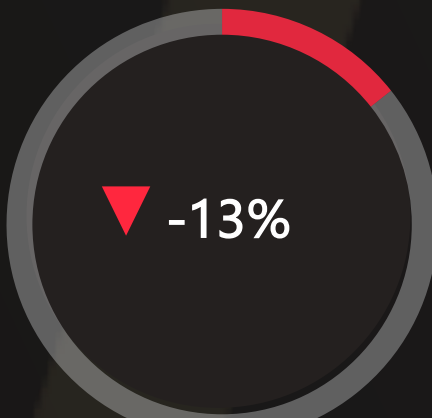
In Vancouver West, the sales-to-active listings ratio for houses for June 2018 was 10%, a 3% increase compared to May 2018, when the ratio was 8%, and a 7% decrease from the 17% ratio last June.



SALES



Jun 2018



May 2018



Jun 2017

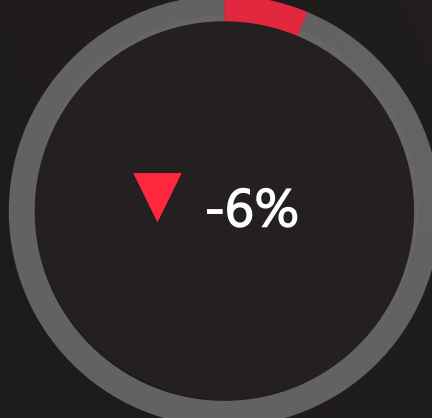
The number of houses sold in Vancouver West in June 2018 was 79, a 13% decrease compared to May 2018, when 91 homes were sold, and a 30% decrease from the 113 properties sold last June.



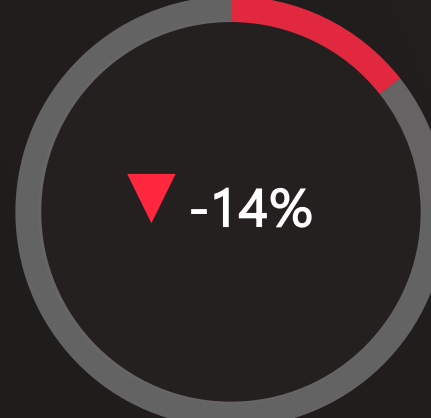
PRICE



Jun 2018



May 2018



Jun 2017

In Vancouver West, the median sale price for houses in June 2018 was \$2.998M, a 6% decrease compared to May 2018, when the median sale price was \$3.2M, and a 14% decrease from the \$3.5M median sale price from last June.

Market Type

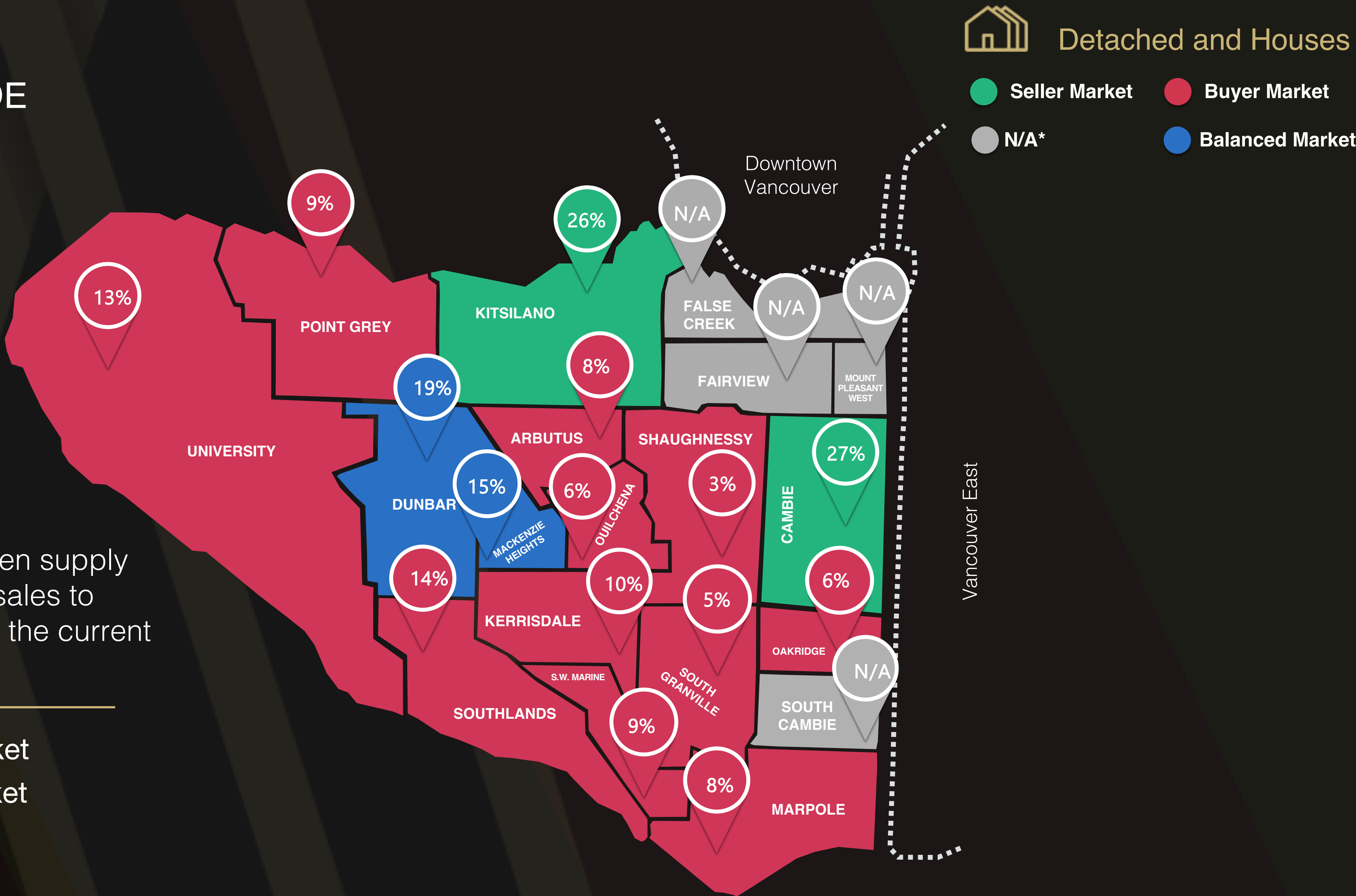
VANCOUVER WESTSIDE

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

June 2018



Condos and Townhouses

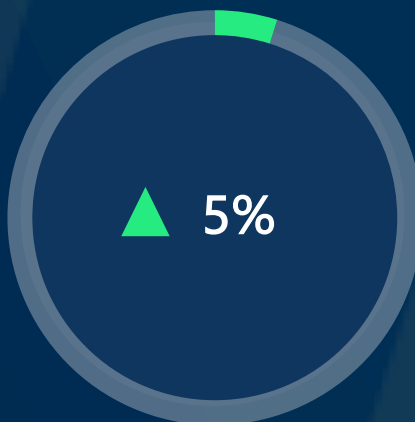
CURRENT UP DOWN



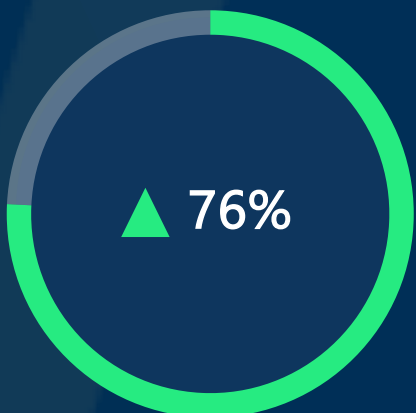
LISTINGS



Jun 2018



May 2018

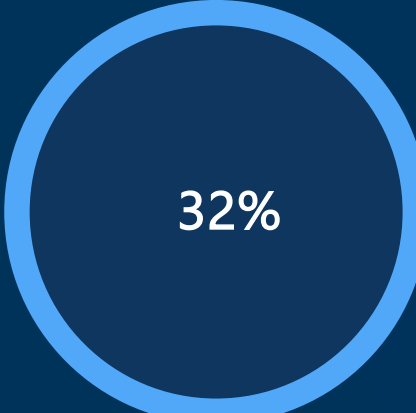


Jun 2017

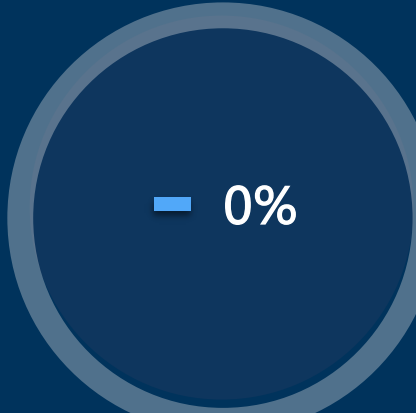
In Vancouver West, the number of new listings for condos and townhouses in June 2018 was 689, a 5% increase compared to May 2018, when 657 homes were listed, and a 76% increase from the 392 properties listed last June.



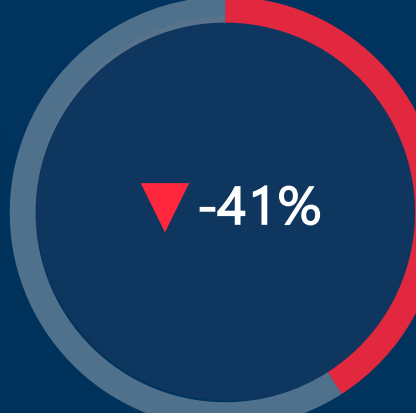
SALES TO ACTIVE



Jun 2018



May 2018



Jun 2017

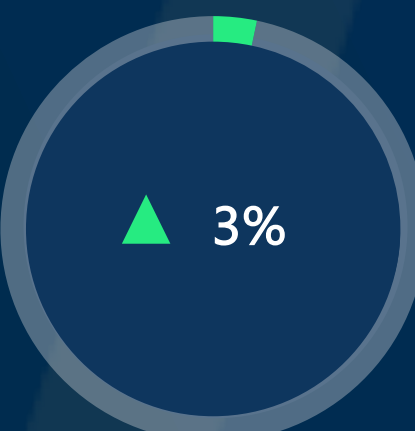
In Vancouver West, the sales-to-active listings ratio for condo and townhouses for June 2018 was 32%, no significant changes compared to May 2018, when the ratio was 32%, and a 41% decrease from the 73% ratio last June.



SALES



Jun 2018



May 2018



Jun 2017

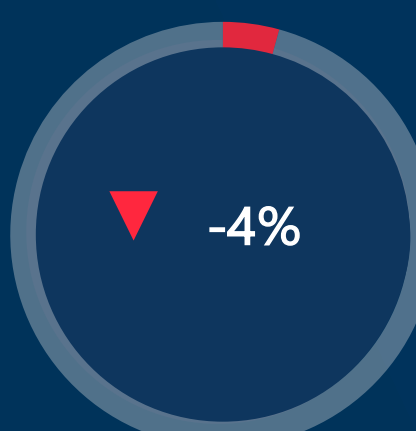
The number of condos and townhouses sold in Vancouver West in June 2018 was 219, a 3% increase compared to May 2018, when 212 homes were sold, and a 23% decrease from the 285 properties sold last June.



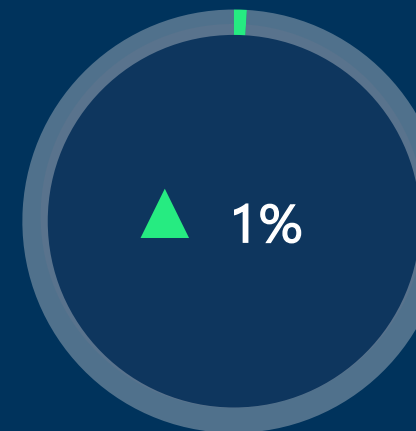
PRICE



Jun 2018



May 2018



Jun 2017

In Vancouver West, the median sale price for condos and townhouses in June 2018 was \$828K, a 4% decrease compared to May 2018, when the median sale price was \$865K, and a 1% increase from the \$820K median sale price from last June.

Market Type

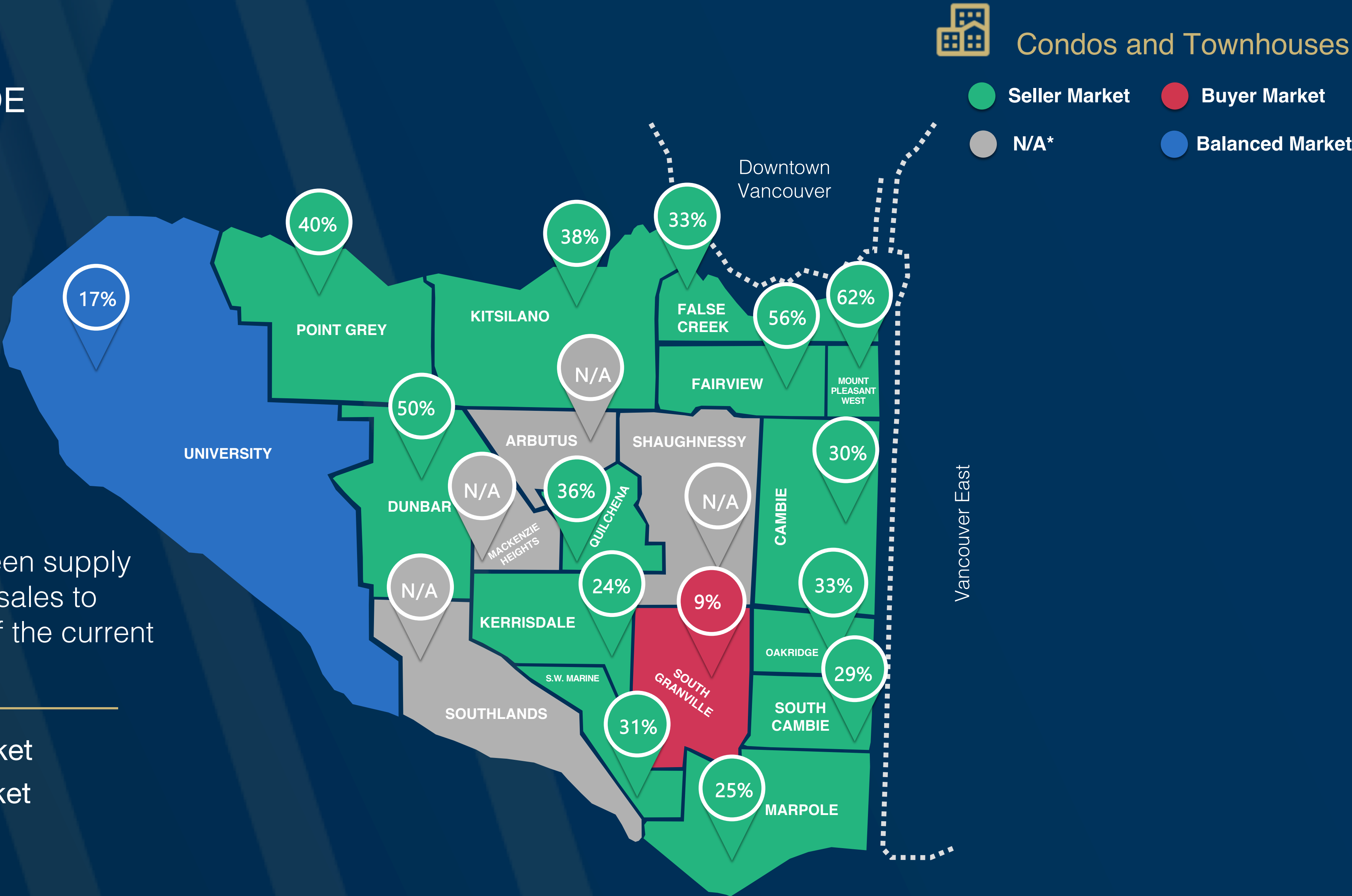
VANCOUVER WESTSIDE

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.



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Vancouver Eastside

June 2018

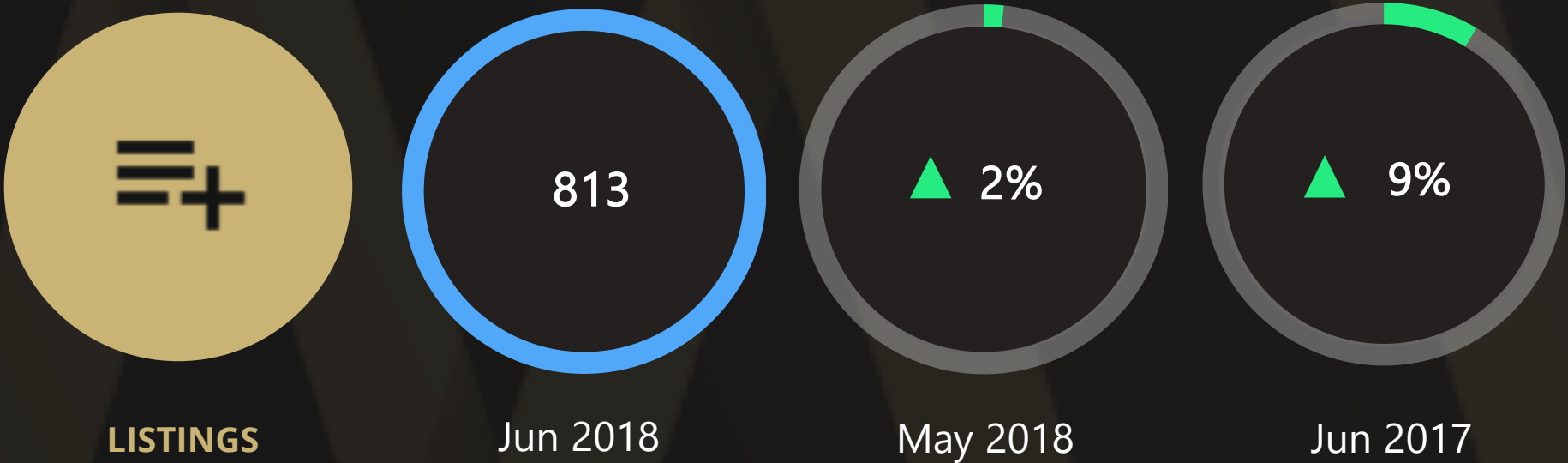


VANCOUVER EASTSIDE

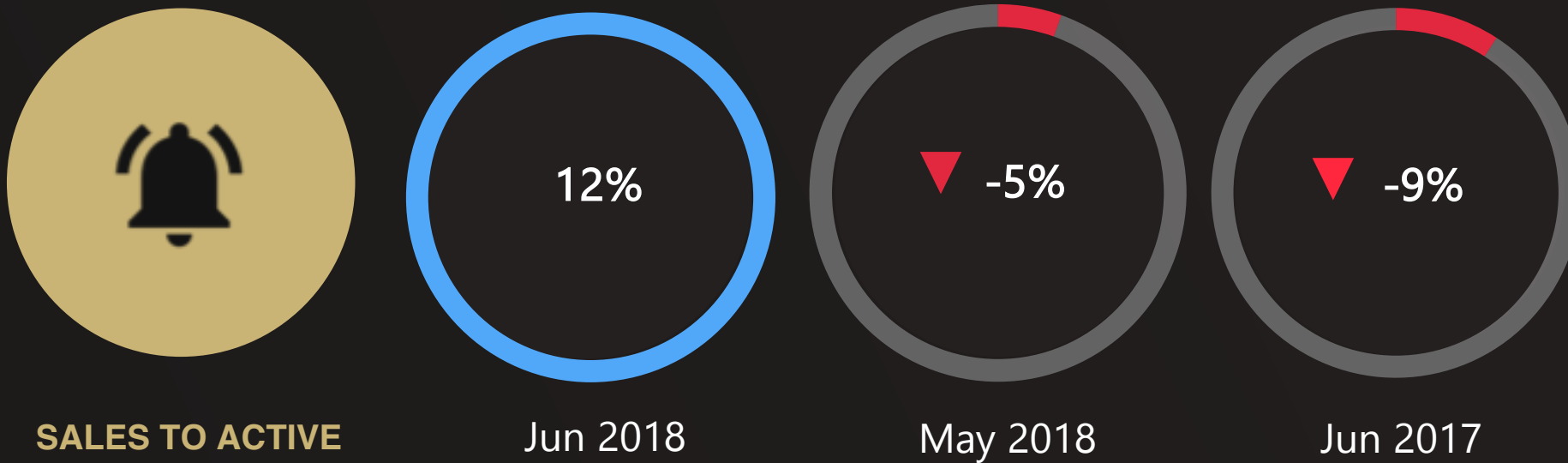
June 2018

 Detached and Houses

 CURRENT  UP  DOWN



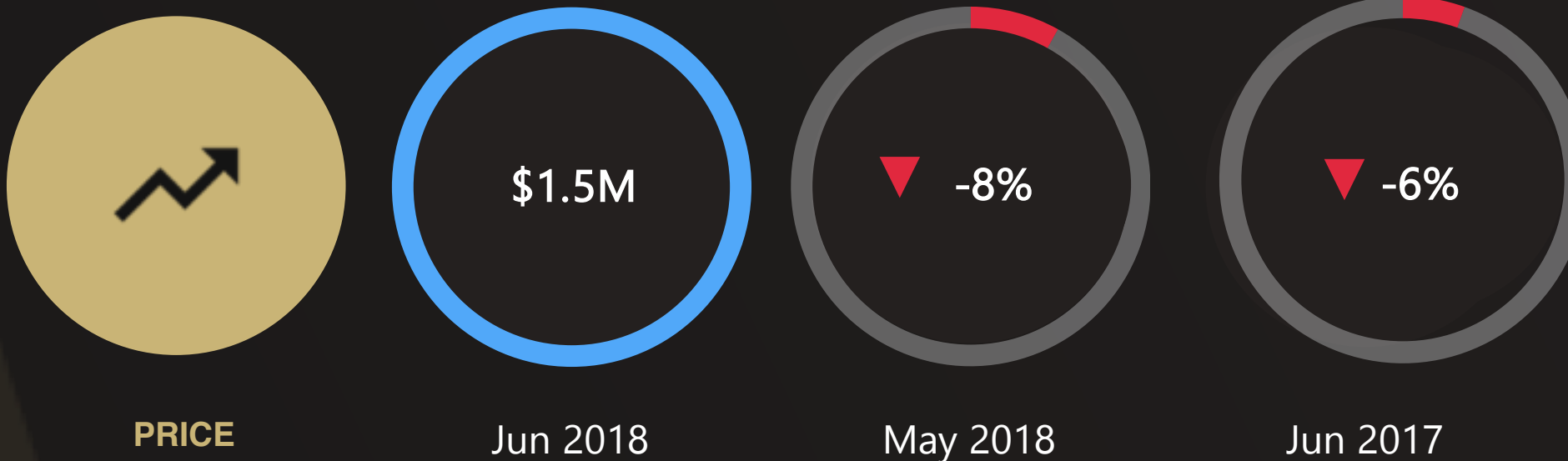
In Vancouver East, the number of new listings for detached properties in June 2018 was 813, a 2% increase compared to May 2018, when 799 homes were listed, and a 9% increase from the 749 properties listed last June.



In Vancouver East, the sales to active ratio for houses for June 2017 was 12%, a 5% decrease compared to May 2018, when the ratio was 18%, and a 9% decrease from the 21% ratio last June.



The number of houses sold in Vancouver East in June 2018 was 98, a 30% decrease compared to May 2018, when 140 homes were sold, and a 38% decrease from the 159 properties sold last June.



In Vancouver East, the average sale price for houses in June 2017 was \$1.504M, a 8% decrease compared to May 2018, when the average sale price was \$1.636M, and a 6% decrease from the \$1.6M average sale price from last June.

Market Type

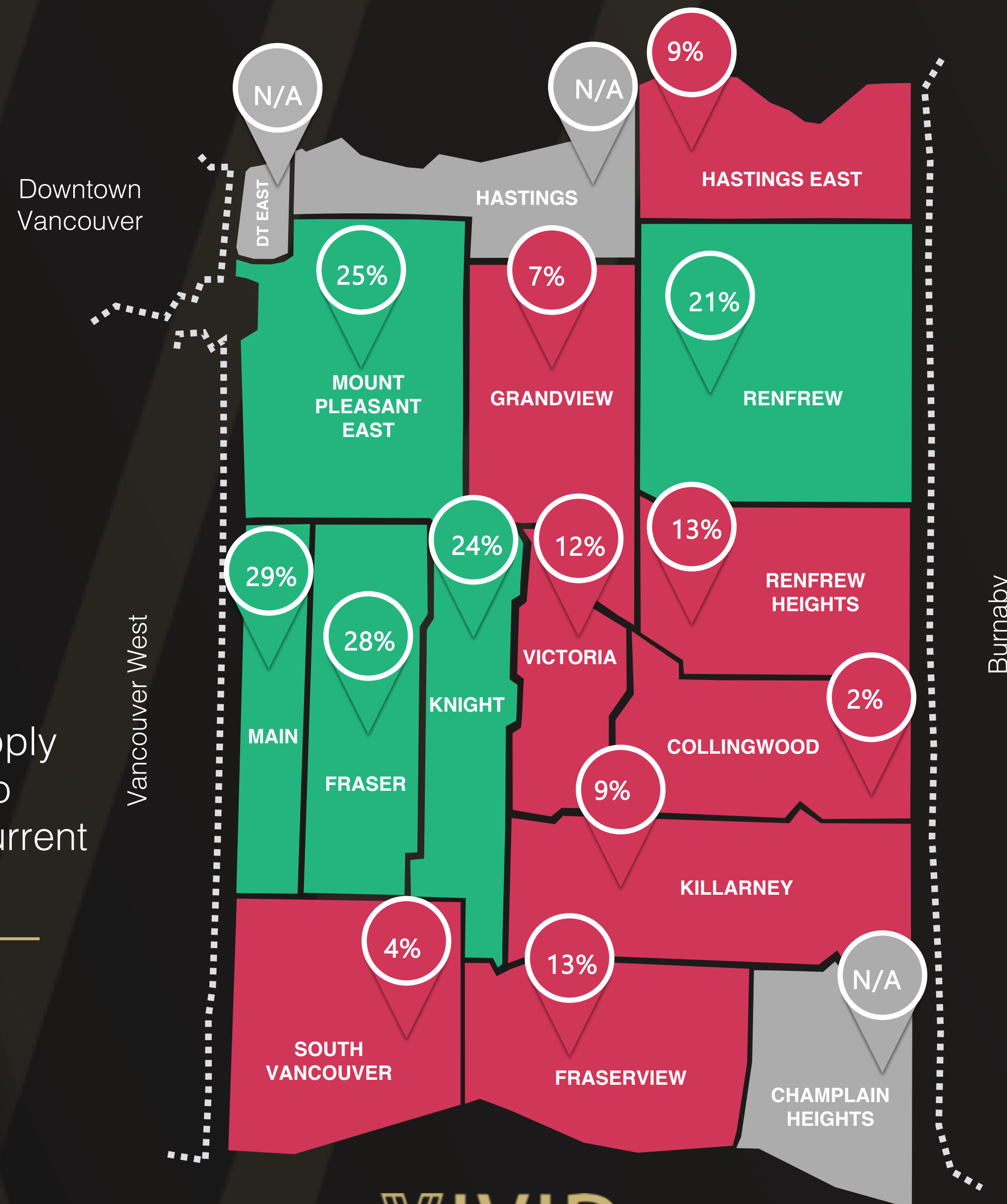
VANCOUVER WESTSIDE

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

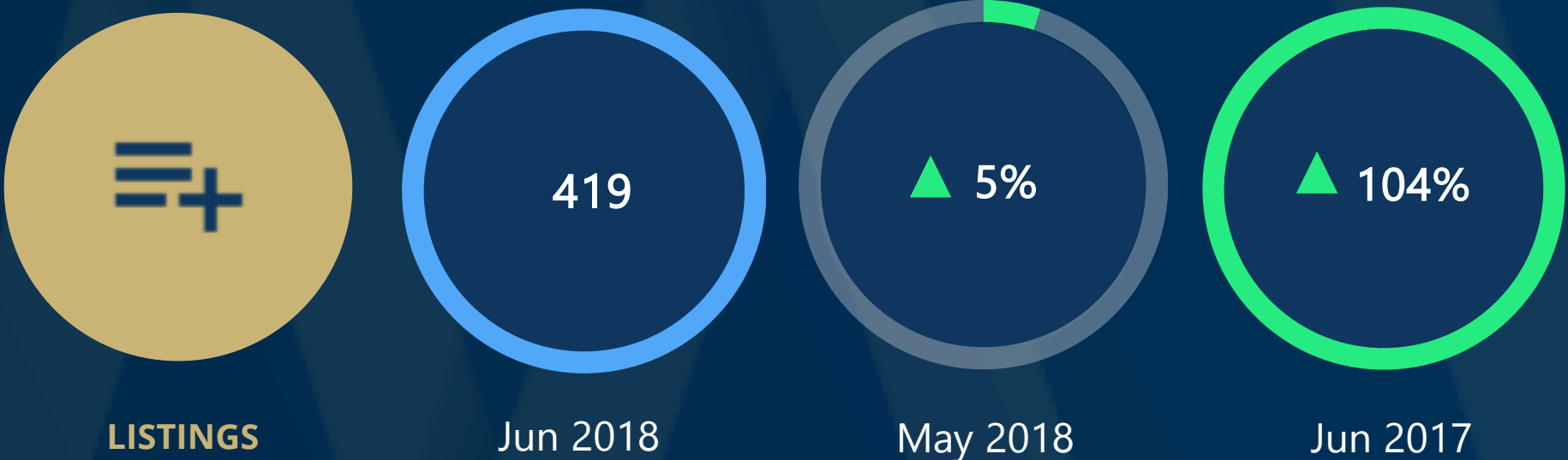
VANCOUVER EASTSIDE

June 2018



Condos and Townhouses

CURRENT UP DOWN



In Vancouver East, the number of new listings for condos and townhouses in June 2018 was 419, a 5% increase compared to May 2018, when 399 homes were listed, and a 104% increase from the 205 properties listed last June.



In Vancouver East, the sales-to-active listings ratio for condo and townhouses for June 2018 was 41%, a 10% decrease compared to May 2018, when the ratio was 51%, and a 95% decrease from the 136% ratio last June.



The number of condos and townhouses sold in Vancouver East in June 2018 was 171 , a 16% decrease compared to May 2018, when 204 homes were sold, and a 39% decrease from the 279 properties sold last June.



In Vancouver East, the median sale price for condos and townhouses in June 2018 was \$617K, a 11% decrease compared to May 2018, when the median sale price was \$693K, and a 6% increase from the \$580K median sale price from last June.

Market Type

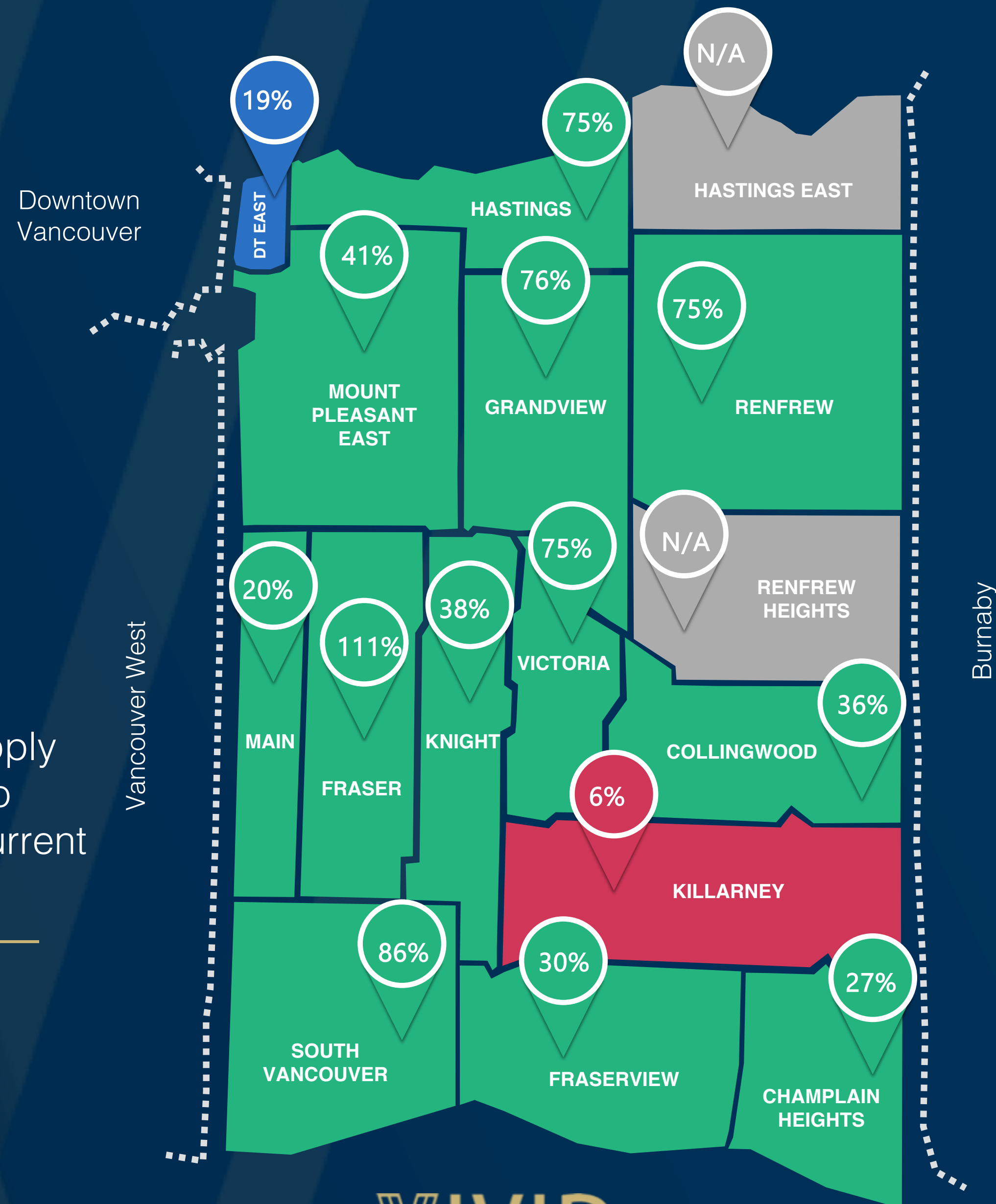
VANCOUVER EASTSIDE

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

June 2018



NORTH VANCOUVER

June 2018



Detached and Houses



CURRENT



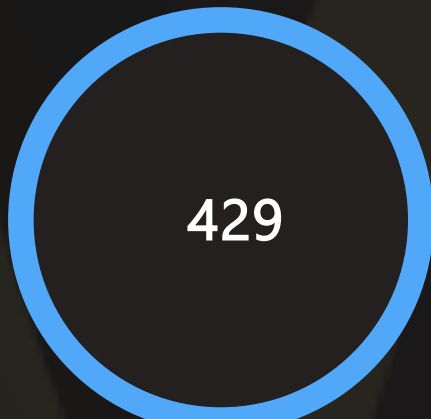
UP



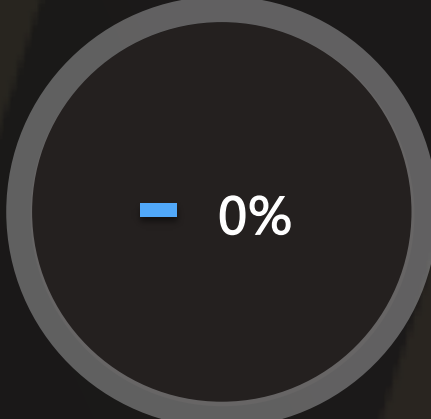
DOWN



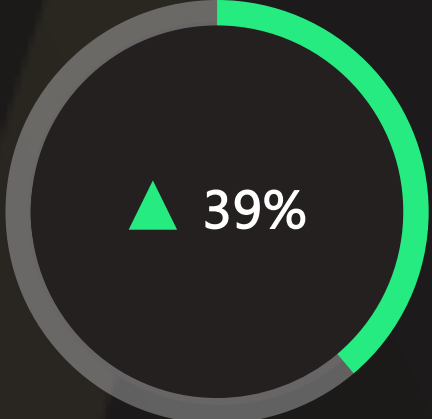
LISTINGS



Jun 2018



May 2018

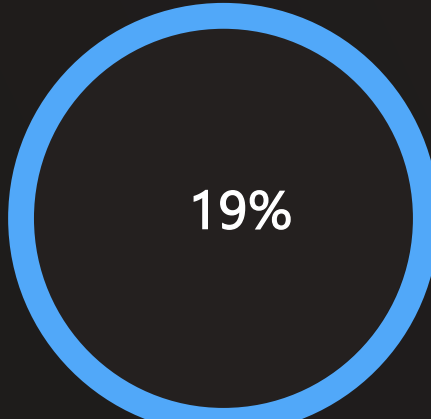


Jun 2017

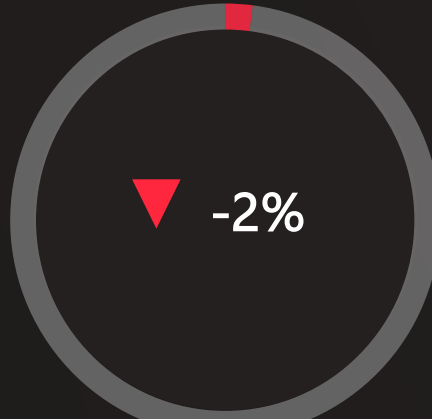
In North Vancouver, the number of new listings for detached properties in June 2018 was 429, no significant changes compared to May 2018, when 430 homes were listed, and a 39% increase from the 309 properties listed last June.



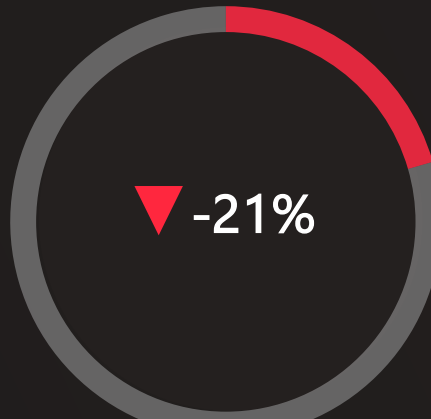
SALES TO ACTIVE



Jun 2018



May 2018



Jun 2017

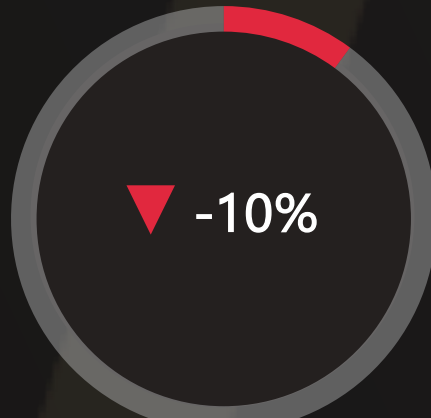
In North Vancouver, the sales to active ratio for houses for June 2018 was 19%, a 2% decrease compared to May 2018, when the ratio was 21%, and a 21% decrease from the 39% ratio last June.



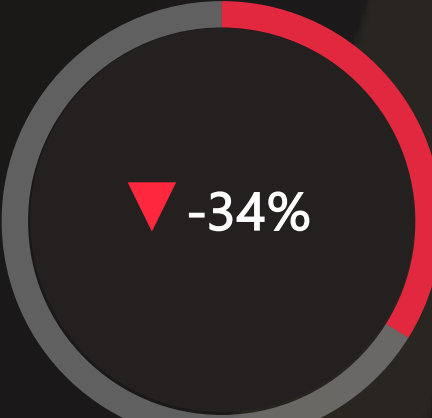
SALES



Jun 2018



May 2018



Jun 2017

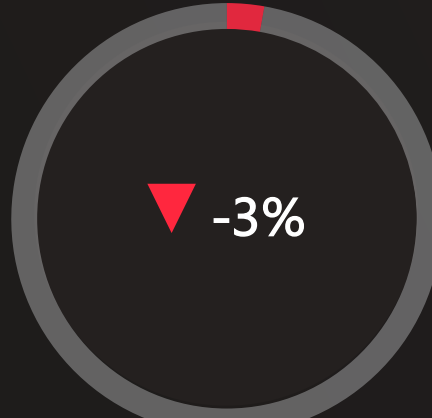
The number of houses sold in North Vancouver in June 2018 was 80, a 10% decrease compared to May 2018, when 89 homes were sold, and a 34% decrease from the 121 properties sold last June.



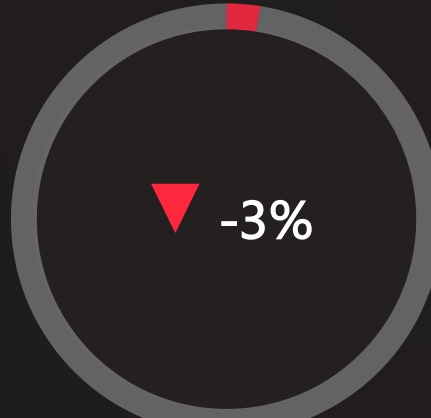
PRICE



Jun 2018



May 2018



Jun 2017

In North Vancouver, the median sale price for houses in June 2018 was \$1.638M, a 3% decrease compared to May 2018, when the median sale price was \$1.685M, and a 3% decrease from the \$1.68M median sale price from last June.

NORTH VANCOUVER

June 2018



Condos and Townhouses

CURRENT UP DOWN



In North Vancouver, the number of new listings for condos and townhouses in June 2018 was 294, a 2% increase compared to May 2018, when 288 homes were listed, and a 101% increase from the 146 properties listed last June.



In North Vancouver, the sales-to-active listings ratio for condo and townhouses for June 2018 was 39%, a 11% decrease compared to May 2018, when the ratio was 50%, and a 76% decrease from the 115% ratio last June.



The number of condos and townhouses sold in North Vancouver in June 2018 was 114 , a 20% decrease compared to May 2018, when 143 homes were sold, and a 32% decrease from the 168 properties sold last June.



In North Vancouver, the median sale price for condos and townhouses in June 2018 was \$740K, a 1% decrease compared to May 2018, when the median sale price was \$745K, and a 5% increase from the \$707K median sale price from last June.

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West Vancouver

June 2018

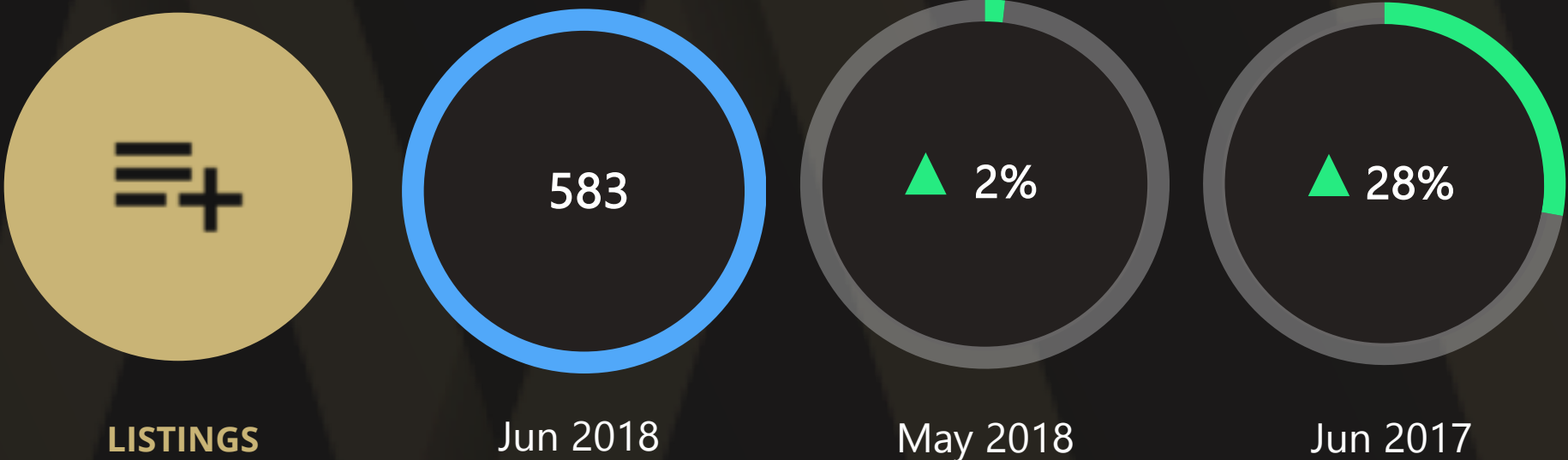


WEST VANCOUVER

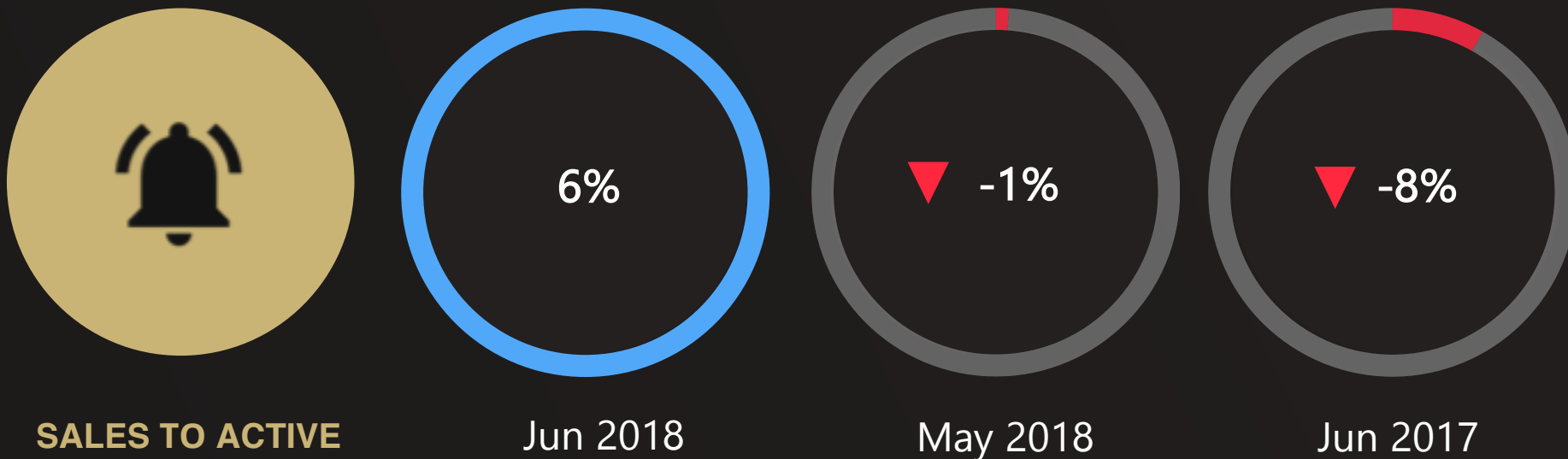
June 2018

 Detached and Houses

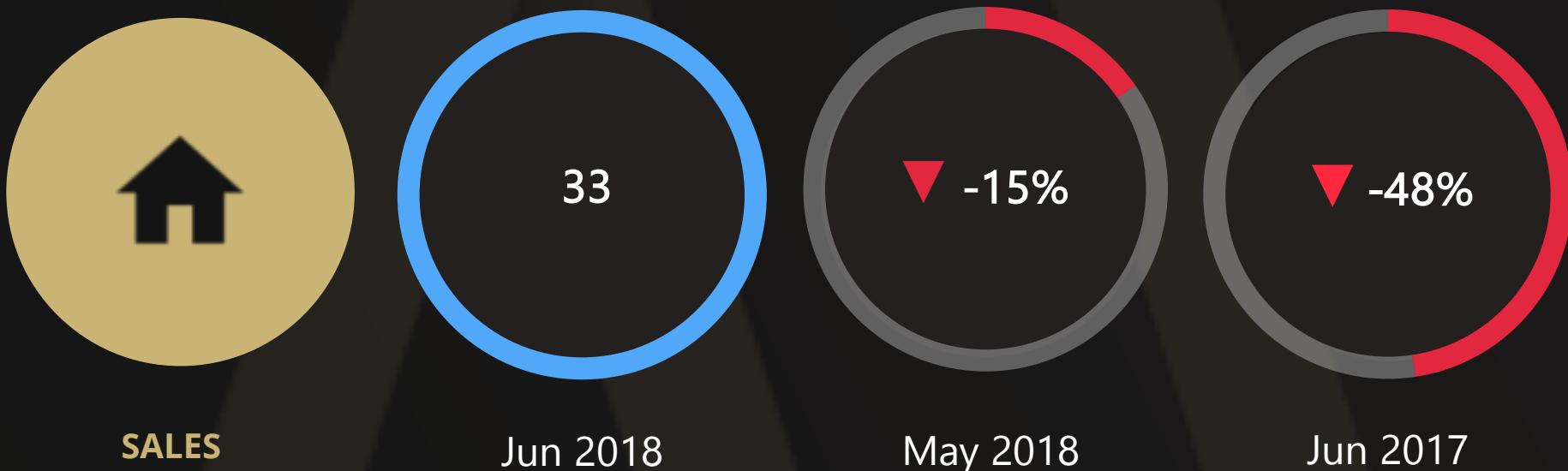
 CURRENT  UP  DOWN



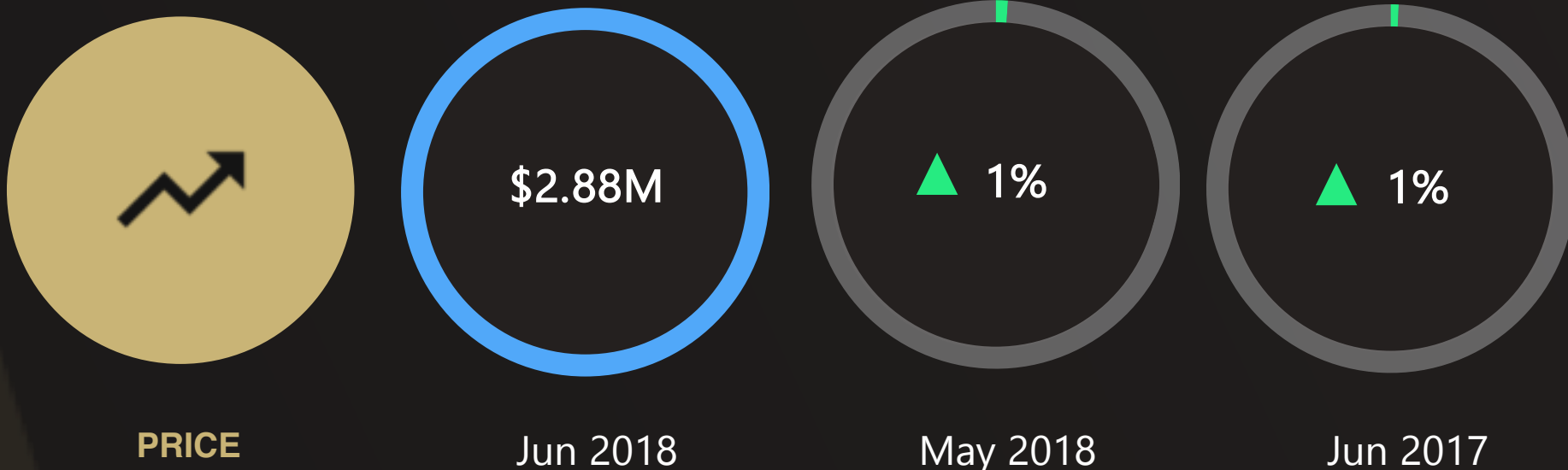
In West Vancouver houses, the number of new listings for residential properties in June 2018 was 583, a 2% increase compared to May 2018, when 573 homes were listed, and a 28% increase from the 456 properties listed last June.



In West Vancouver, the sales to active ratio for houses for June 2018 was 6%, a 1% decrease compared to May 2018, when the ratio was 7%, and a 8% decrease from the 14% ratio last June.



The number of houses sold in West Vancouver in June 2018 was 33, a 15% decrease compared to May 2018, when 39 homes were sold, and a 48% decrease from the 63 properties sold last June.



In West Vancouver, the median sale price for houses in June 2018 was \$2.88M, a 1% increase compared to May 2018, when the median sale price was \$2.85M, and a 1% increase from the \$2.86M median sale price from last June.

WEST VANCOUVER

June 2018



Condos and Townhouses

CURRENT UP DOWN



In West Vancouver, the number of new listings for condos and townhouses in June 2018 was 117, a 11% increase compared to May 2018, when 105 homes were listed, and a 60% increase from the 73 properties listed last June.



In West Vancouver, the sales-to-active listings ratio for condos and townhouses for June 2018 was 14%, a 9% decrease compared to May 2018, when the ratio was 23%, and a 22% decrease from the 36% ratio last June.



The number of condos and townhouses sold in West Vancouver in June 2018 was 16 , a 33% decrease compared to May 2018, when 24 homes were sold, and a 38% decrease from the 26 properties sold last June.



In West Vancouver, the average sale price for condos and townhouses in June 2018 was \$1.163M, a 15% decrease compared to May 2018, when the average sale price was \$1.369M, and a 16% decrease from the \$1.384M average sale price from last June.

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

AMIR JOHARIFARD

Cell: 778-885-5076

Email: vivid@vividrealestate.ca

Website: vividrealestate.ca