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VIVID

REAL ESTATE

By Amir Joharifard

Market Update

January 2019

Areas

GREATER VANCOUVER
DOWNTOWN VANCOUVER

VANCOUVER WESTSIDE
VANCOUVER EASTSIDE

NORTH VANCOUVER
WEST VANCOUVER

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Greater Vancouver

January 2019



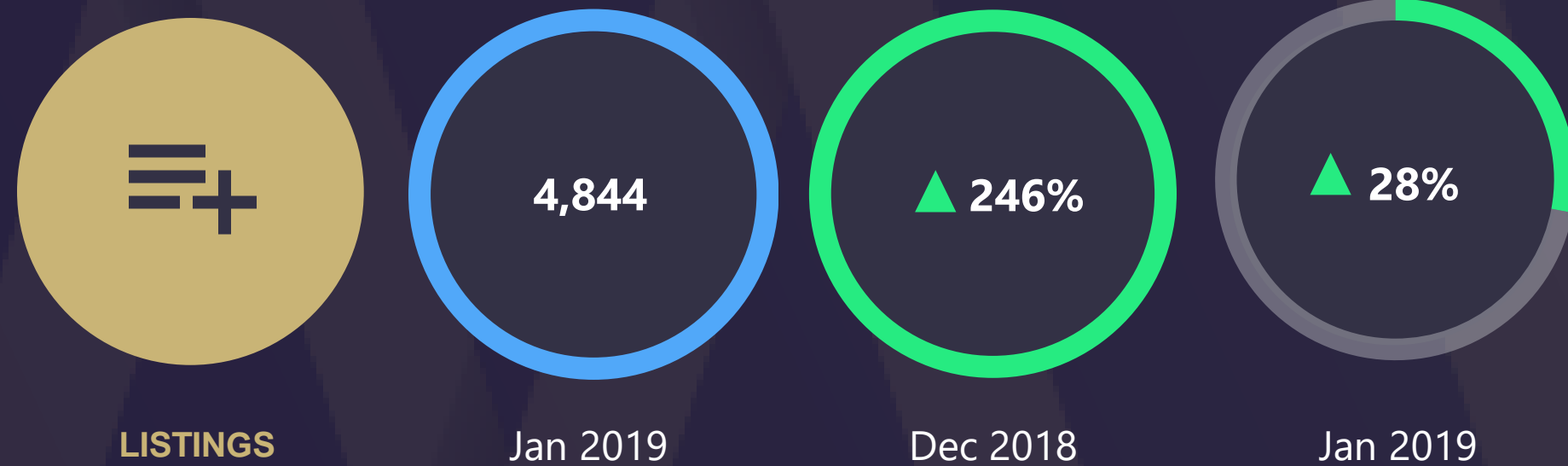
GREATER VANCOUVER

January, 2019

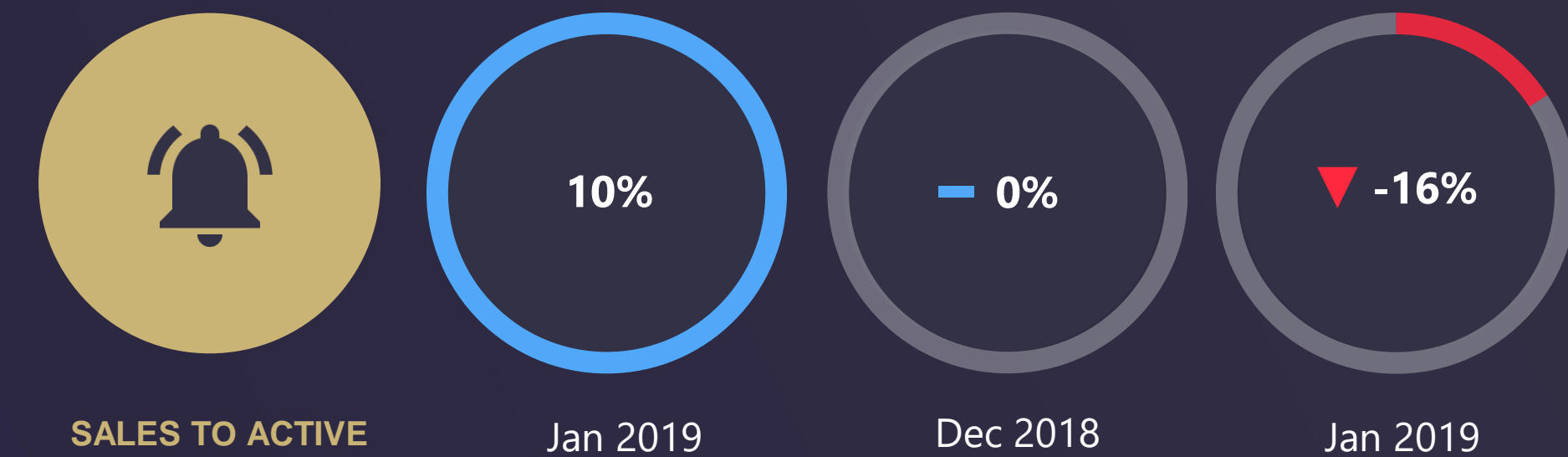


Detached and Attached Homes

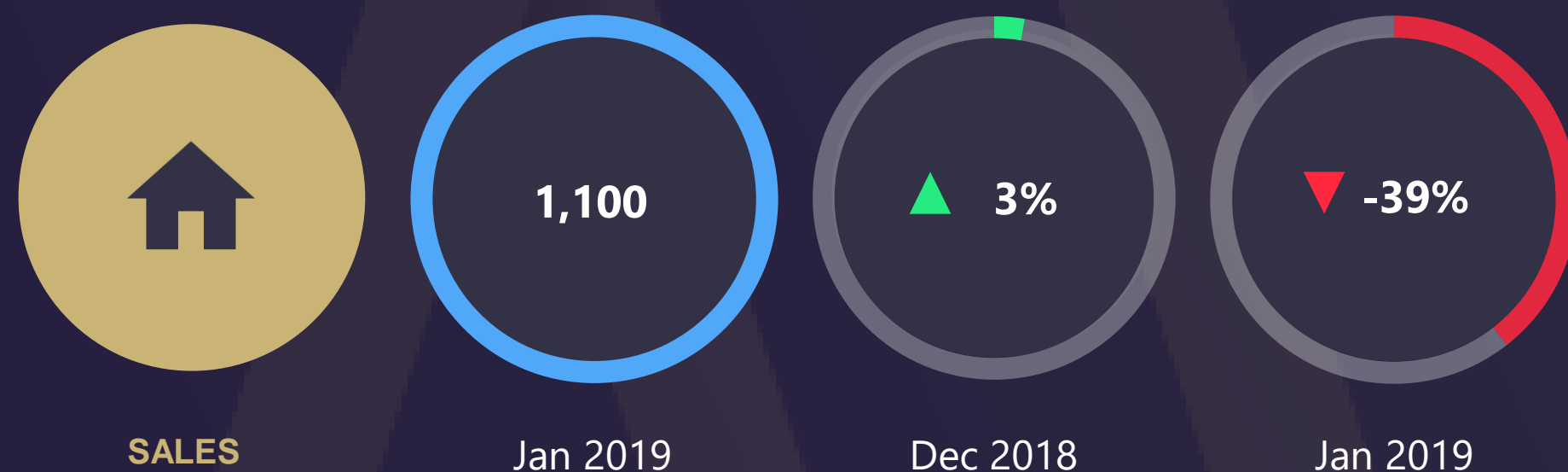
● CURRENT ● UP ● DOWN



In Greater Vancouver, the number of new listings for residential properties in January 2019 was 4,844, a 246% increase compared to December 2018, when 1,402 homes were listed, and a 28% increase from the 3,786 properties listed last January.



In Greater Vancouver, the sales-to-active listings ratio for residential properties for January 2019 was 10%, with no changes compared to December 2018, and a 16% decrease from the 26% ratio last January.



The number of residential properties sold in Greater Vancouver in January 2019 was 1,100, a 3% increase compared to December 2018, when 1,071 homes were sold, and a 39% decrease from the 1,817 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:

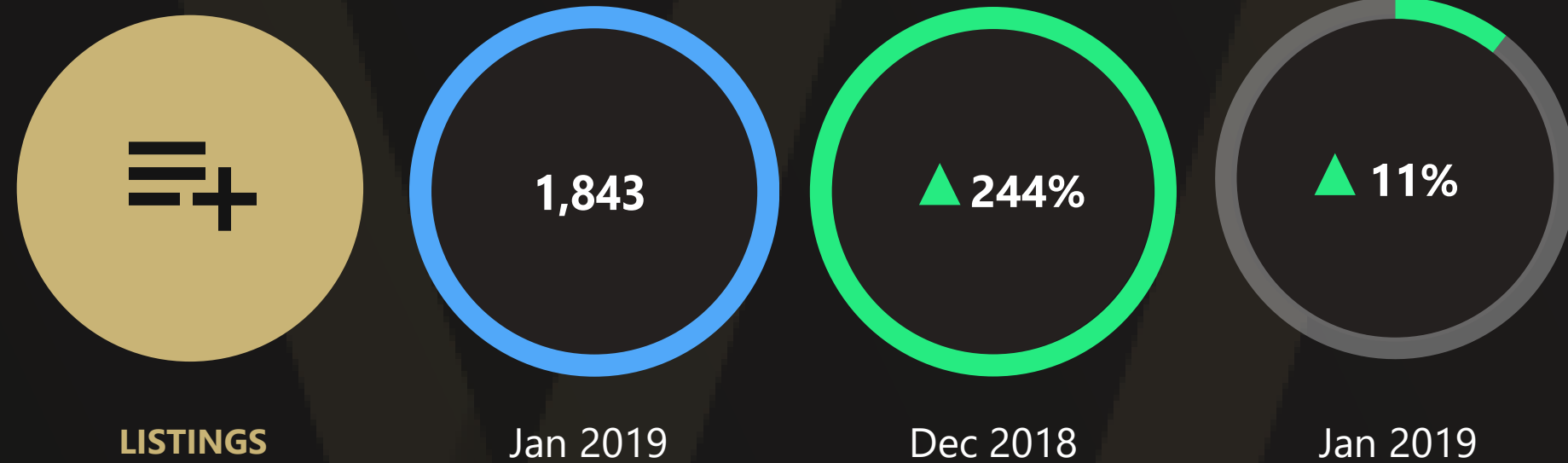
- 10% Sales Ratio means 1 in 10 homes are selling.
- 33% Sales Ratio means 1 in 3 homes are selling.
- 50% Sales Ratio means 1 in 2 homes are selling.

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.

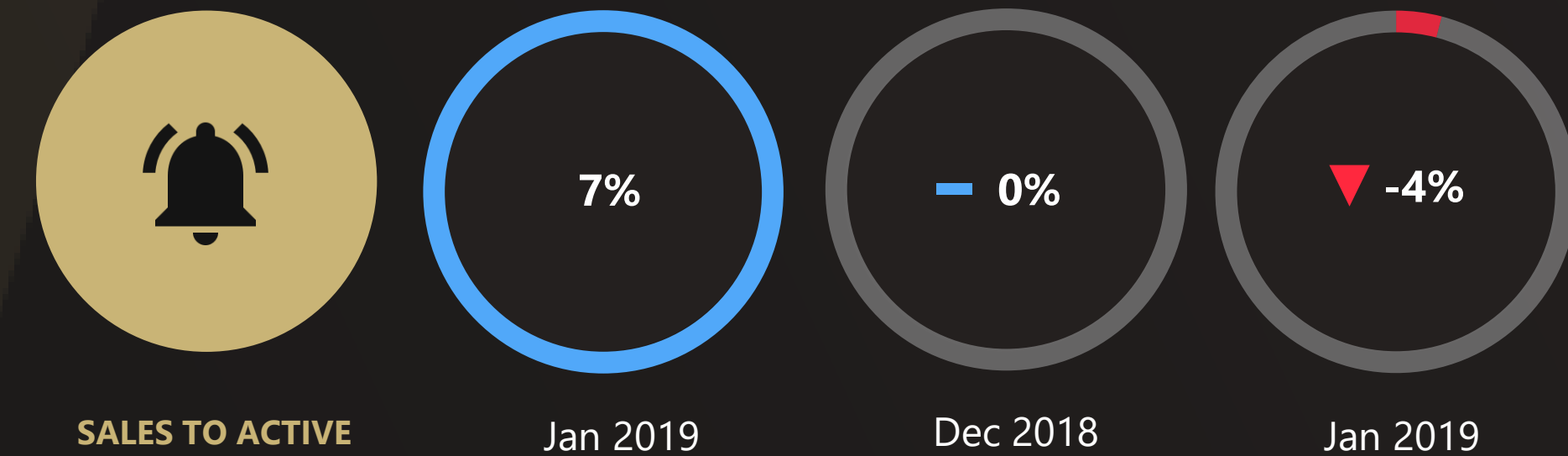
GREATER VANCOUVER

January, 2019

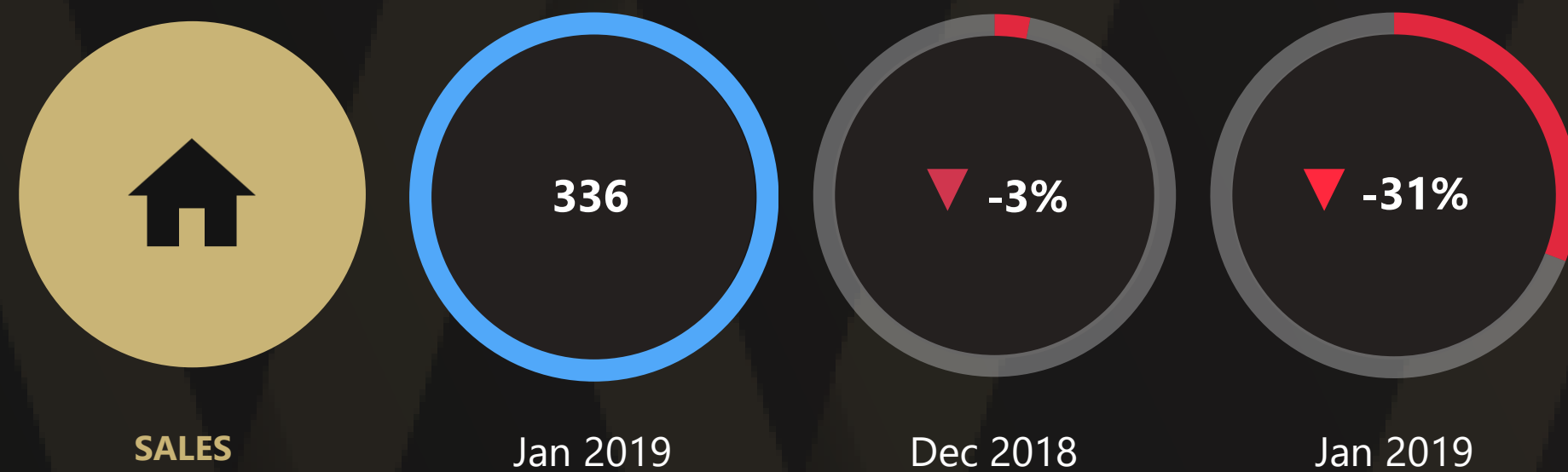
 Detached and Houses
● CURRENT ● UP ● DOWN



In Greater Vancouver, the number of new listings for detached properties in January 2019 was 1,843 a 244% increase compared to December 2018, when 536 homes were listed, and a 11% increase from the 1,667 properties listed last January.



In Greater Vancouver, the sales-to-active listings ratio for detached properties for January 2019 was 7%, with no changes compared to December 2018, and a 4% decrease from the 11% ratio last January.



The number of houses sold in Greater Vancouver in January 2019 was 336, a 3% decrease compared to December 2018, when 347 homes were sold, and a 31% decrease from the 486 properties sold last January.

Facts

The Average days on Market for Greater Vancouver detached properties in January 2019 was 64 days, a 14% increase in comparison to 56 days in December 2018. The average price per square foot for Greater Vancouver detached properties in January 2019 was \$617, a 1% increase in comparison to \$612 per square foot in December 2018.

GREATER VANCOUVER

January, 2019

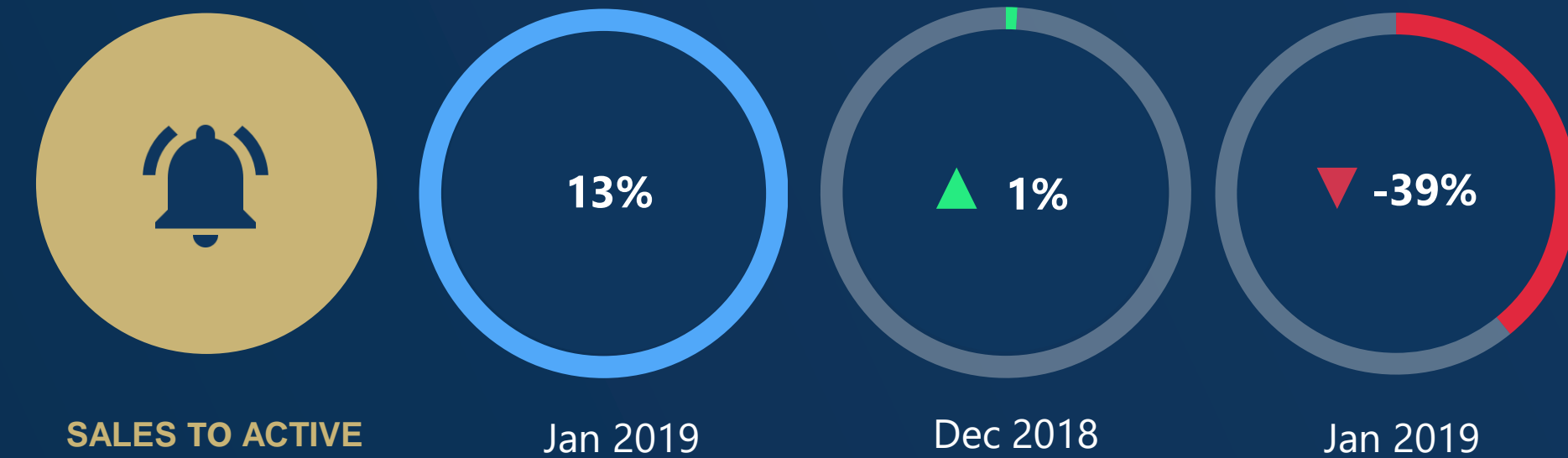


Condos and Townhouses

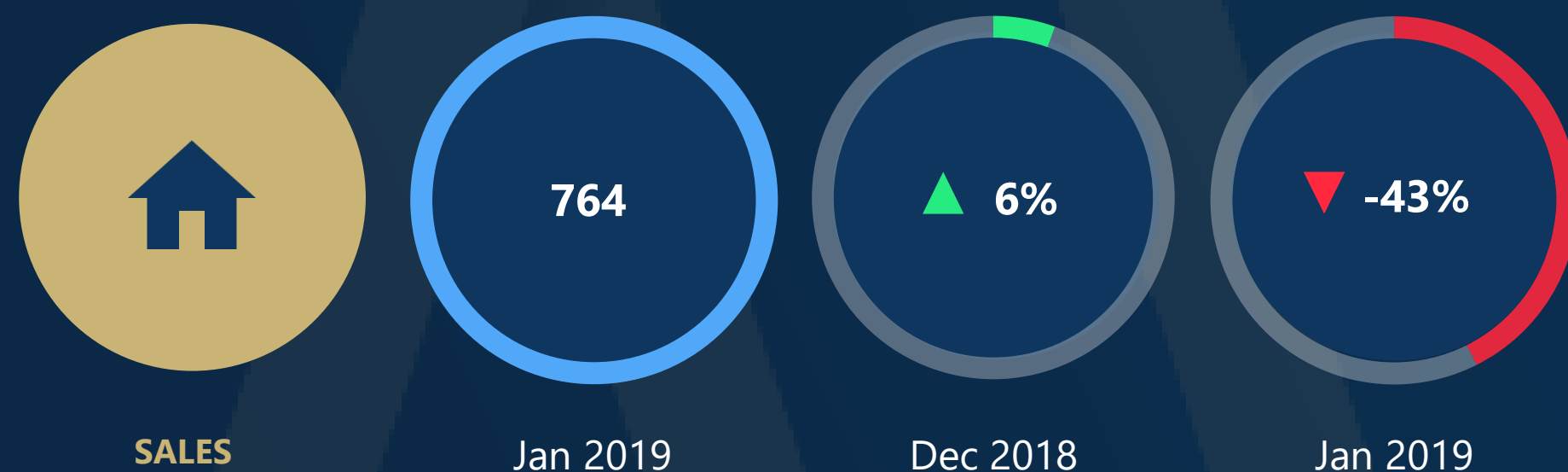
● CURRENT ● UP ● DOWN



In Greater Vancouver, the number of new listings for attached properties in January 2019 was 3,001, a 247% increase compared to December 2018, when 866 homes were listed, and a 42% increase from the 2,119 properties listed last January.



In Greater Vancouver, the sales-to-active listings ratio condos and townhouse in January 2019 was 13%, a 1% increase compared to December 2018, when the ratio was 14%, and a 39% decrease from the 52% ratio last January.



The number of condos and townhouses sold in Greater Vancouver condos in January 2019 was 764, a 6% increase compared to December 2018, when 724 homes were sold, and a 43% decrease from the 1,331 properties sold last January.

Facts

The average days on the market for Greater Vancouver condos in January 2019 was 47 days, while for townhouses it was 52 days. The average price per square foot for Greater Vancouver condos was \$768 in January 2019, whereas for townhouses it was \$548 per square foot.

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Downtown Vancouver

January 2019

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21 CENTURY 21.
In Town Realty

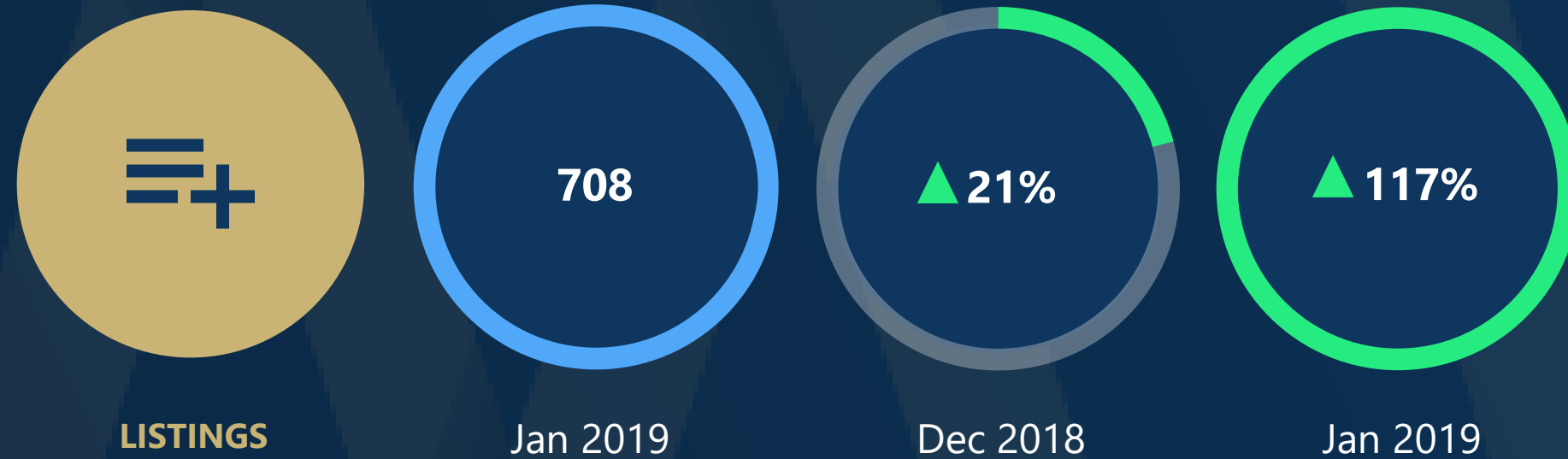
DOWNTOWN VANCOUVER

January, 2019

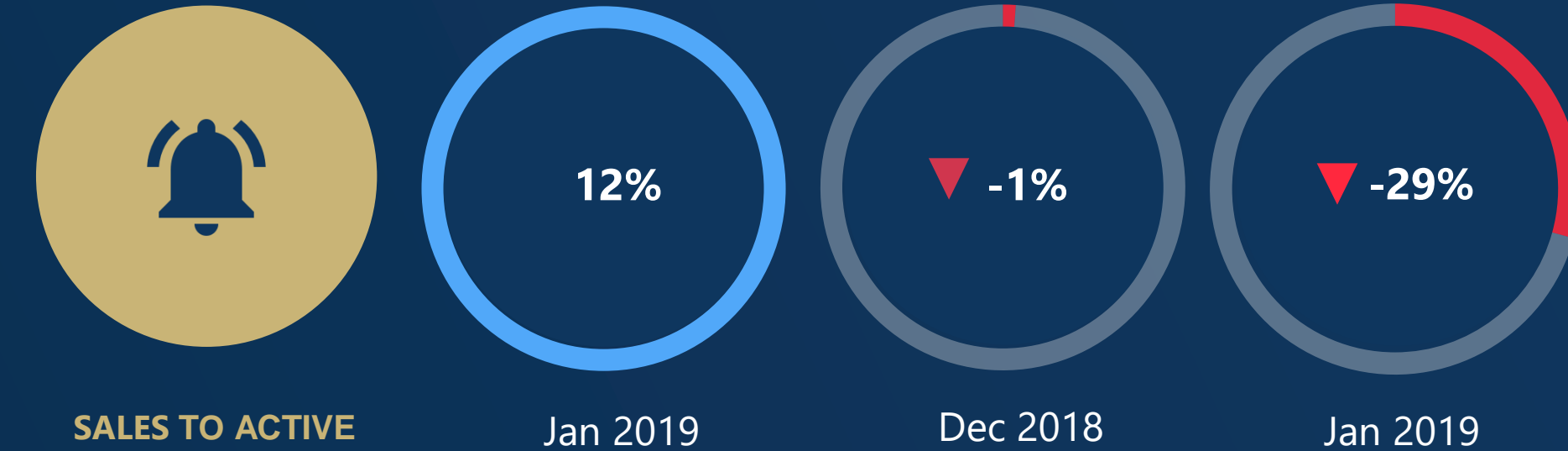


Condos and Townhouses

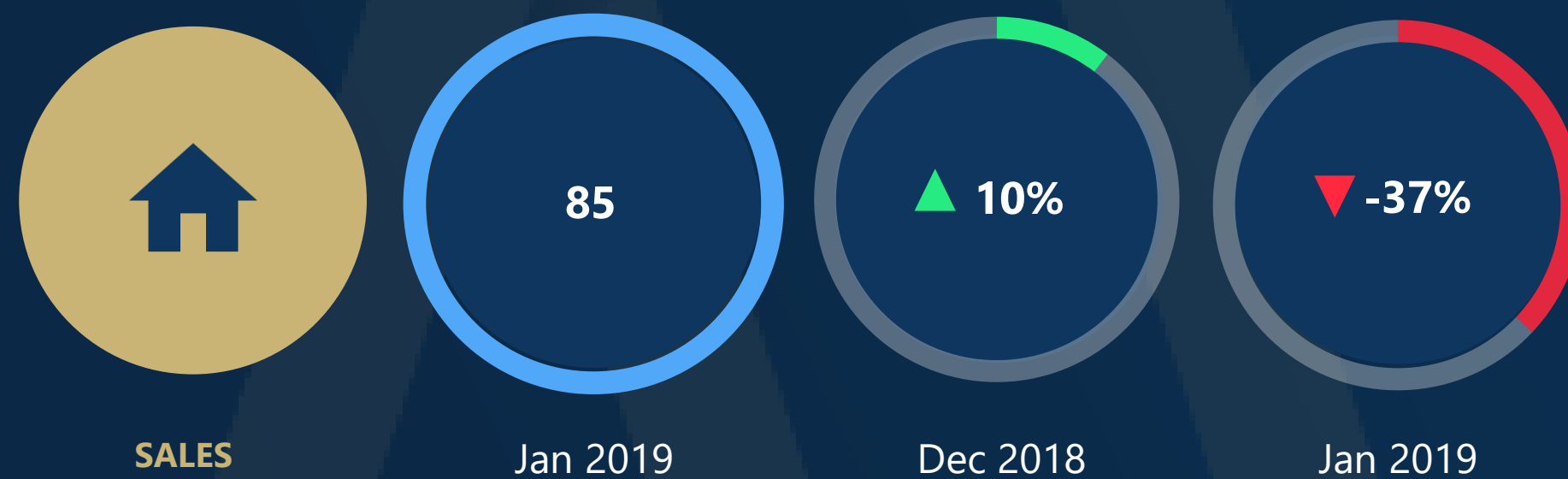
● CURRENT ● UP ● DOWN



In Downtown Vancouver, the number of new listings for condo and townhouses in January 2019 was 708, a 21% increase compared to December 2018, when 708 homes were listed, and a 117% increase from the 327 properties listed last January.



In Downtown Vancouver, the sales-to-active listings ratio for condos and townhouses for January 2019 was 12%, a 1% decrease compared to December 2018, when the ratio was 13%, and a 29% decrease from the 41% ratio last January.



The number of condos and townhouses sold in Downtown Vancouver in January 2019 was 85, a 10% increase compared to December 2018, when 77 homes were sold, and a 37% decrease from the 135 properties sold last January.



In Downtown Vancouver, the average sale price for condos and townhouses in January 2019 was \$736K, a 2% decrease compared to December 2018, when the average sale price was \$750K, and a 23% decrease from the \$950K average sale price from last January.

Market Type

DOWNTOWN VANCOUVER



Condos and Townhouses



Seller Market



Buyer Market



N/A*



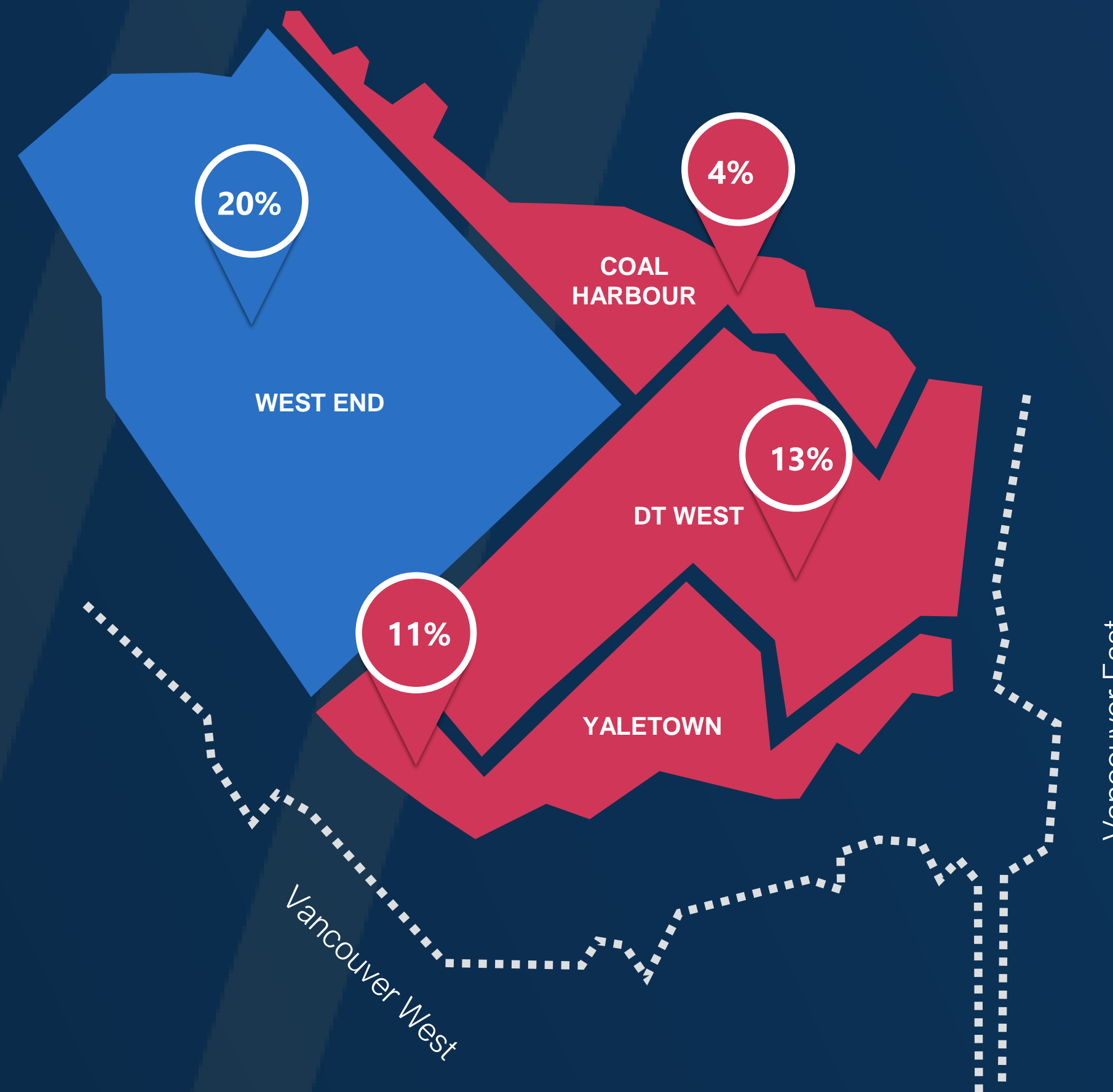
Balanced Market

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 2019

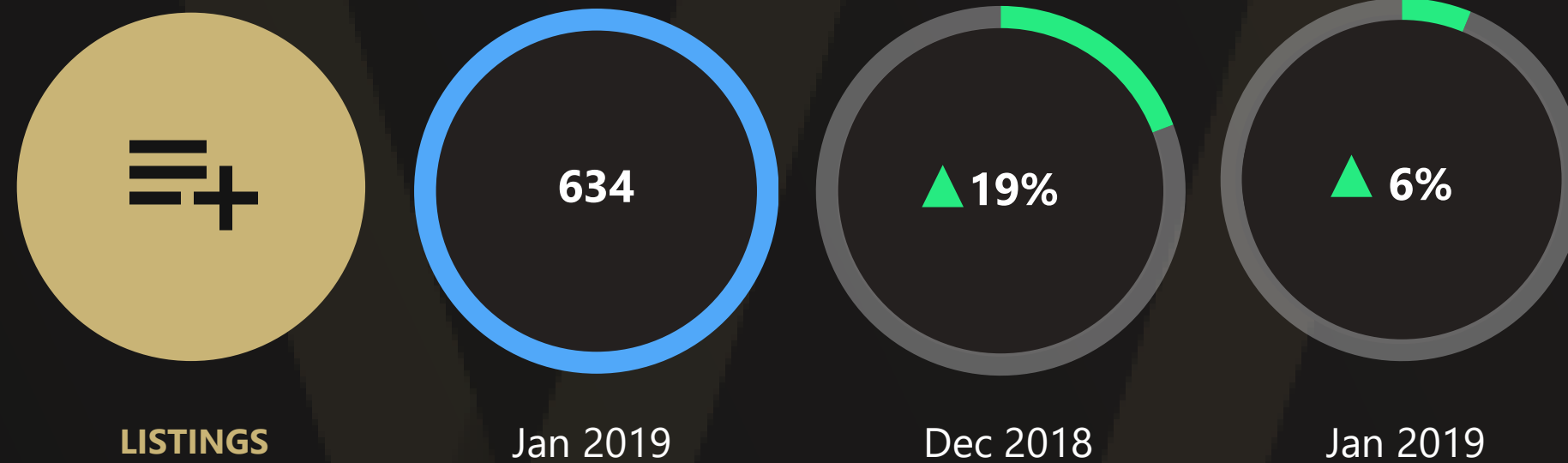
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21 CENTURY 21.
In Town Realty

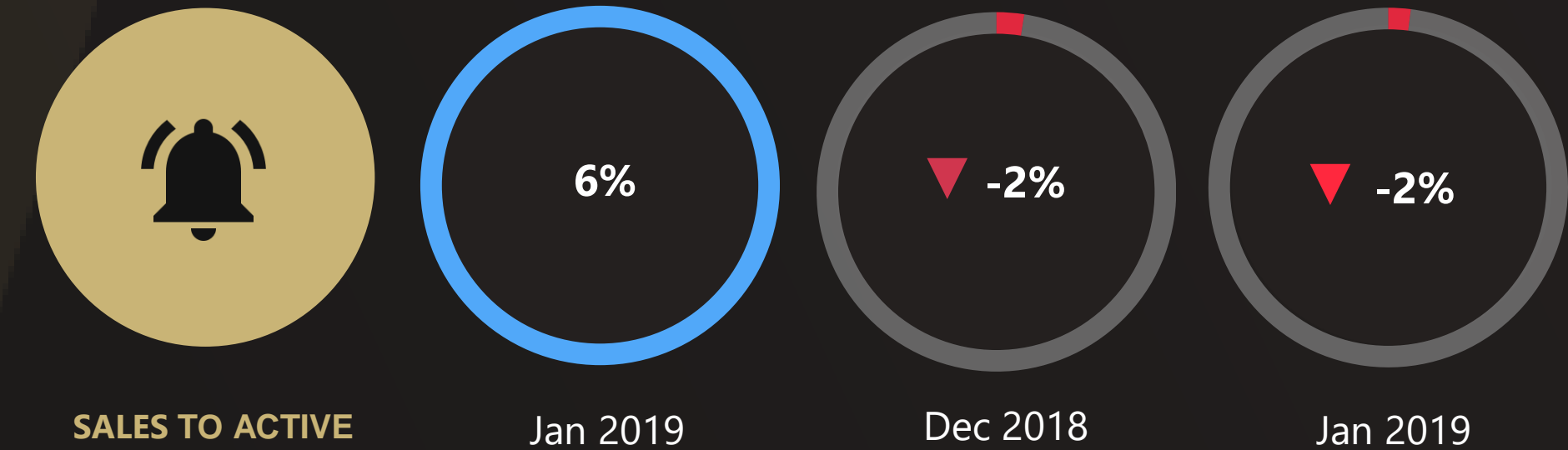
VANCOUVER WESTSIDE

January, 2019

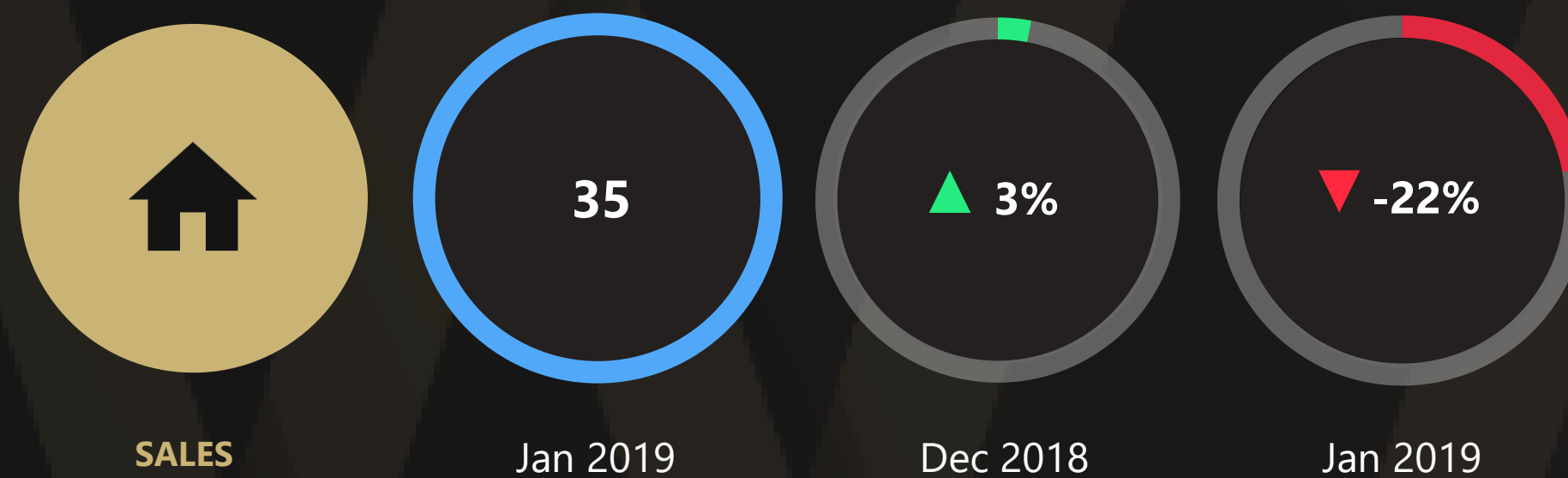
 Detached and Houses
● CURRENT ● UP ● DOWN



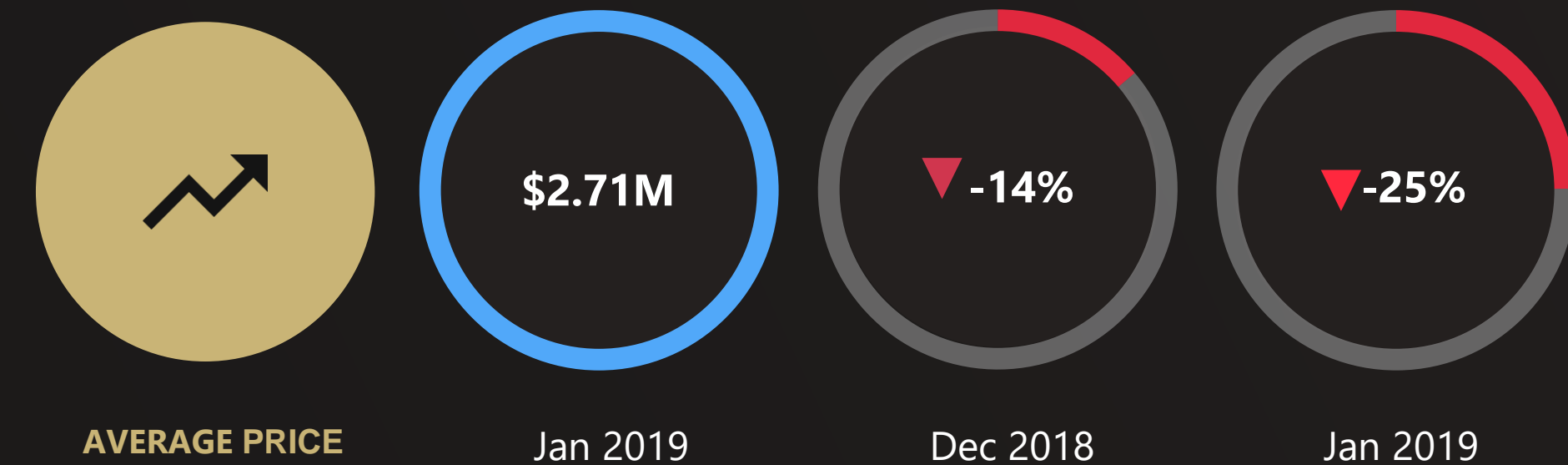
In Vancouver West, the number of new listings for detached properties in January 2019 was 634, a 19% increase compared to December 2018, when 532 homes were listed, and a 6% increase from the 597 properties listed last January.



In Vancouver West, the sales-to-active listings ratio for houses for January 2019 was 6%, a 2% decrease compared to December 2018, when the ratio was 8%, and a 2% decrease from the 8% ratio last January.



The number of houses sold in Vancouver West in January 2019 was 35, a 3% increase compared to December 2018, when 34 homes were sold, and a 22% decrease from the 45 properties sold last January.



In Vancouver West, the average sale price for houses in January 2019 was \$2.705M, a 14% decrease compared to December 2018, when the average sale price was \$3.138M, and a 25% decrease from the \$3.6M average sale price from last January.

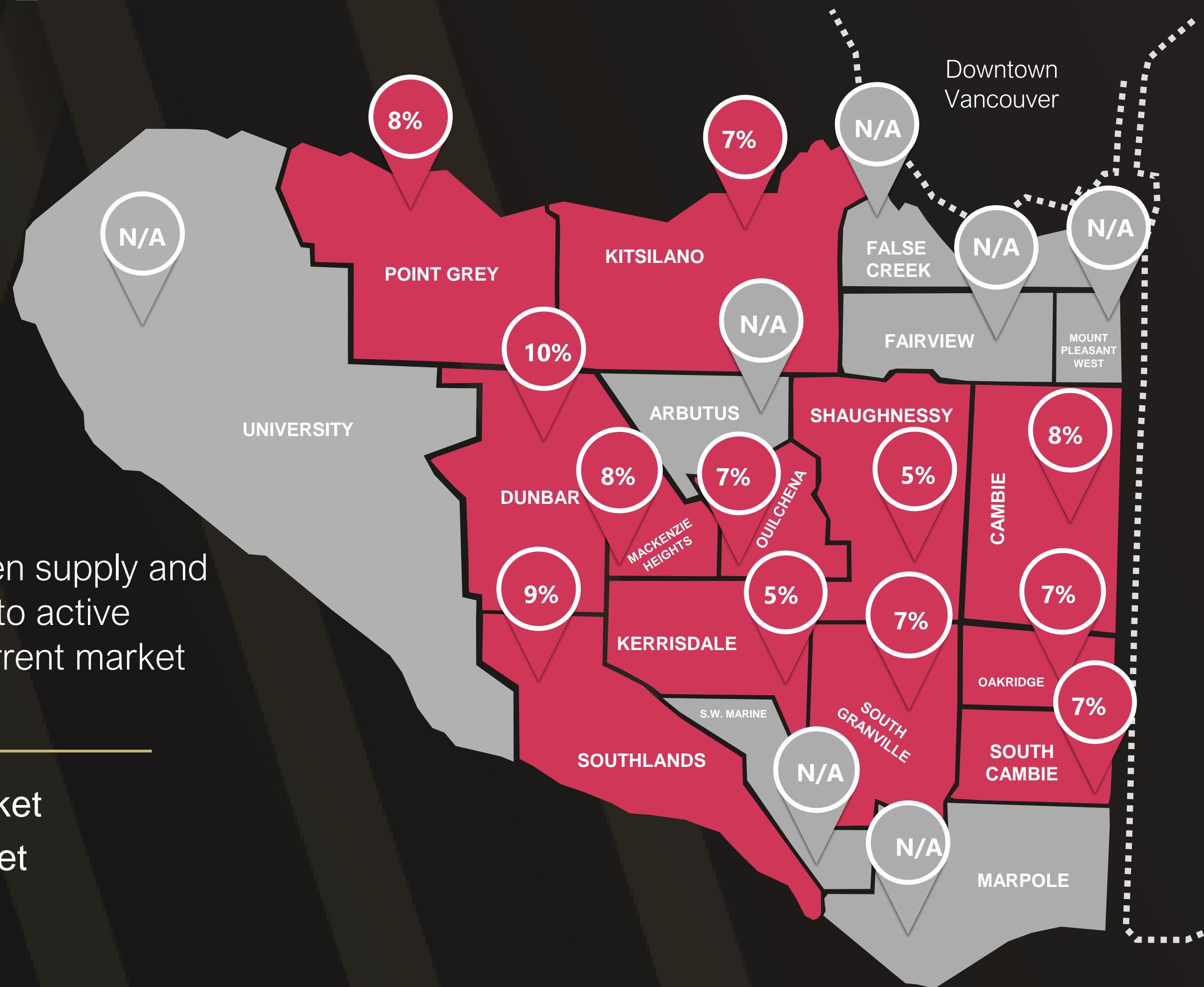
Market Type

VANCOUVER WESTSIDE

January, 2019



- 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, 2019



Condos and Townhouses

● CURRENT ● UP ● DOWN



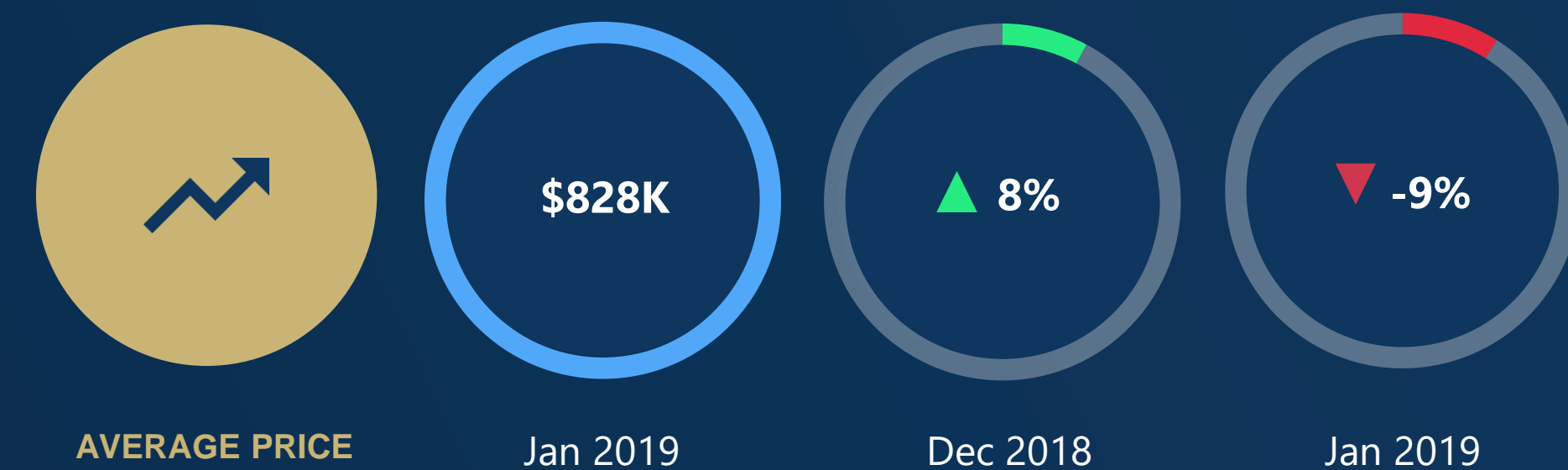
In Vancouver West, the number of new listings for condos and townhouses in January 2019 was 615, a 29% increase compared to December 2018, when 478 homes were listed, and a 86% increase from the 331 properties listed last January.



In Vancouver West, the sales-to-active listings ratio for condo and townhouses for January 2019 was 10%, a 6% decrease compared to December 2018, when the ratio was 16%, and a 28% decrease from the 39% ratio last January.



The number of condos and townhouses sold in Vancouver West in January 2019 was 63, a 19% decrease compared to December 2018, when 78 homes were sold, and a 51% decrease from the 128 properties sold last January.



In Vancouver West, the average sale price for condos and townhouses in January 2019 was \$828K, an 8% increase compared to December 2018, when the average sale price was \$768K, and a 9% decrease from the \$909K average sale price from last January.

Market Type

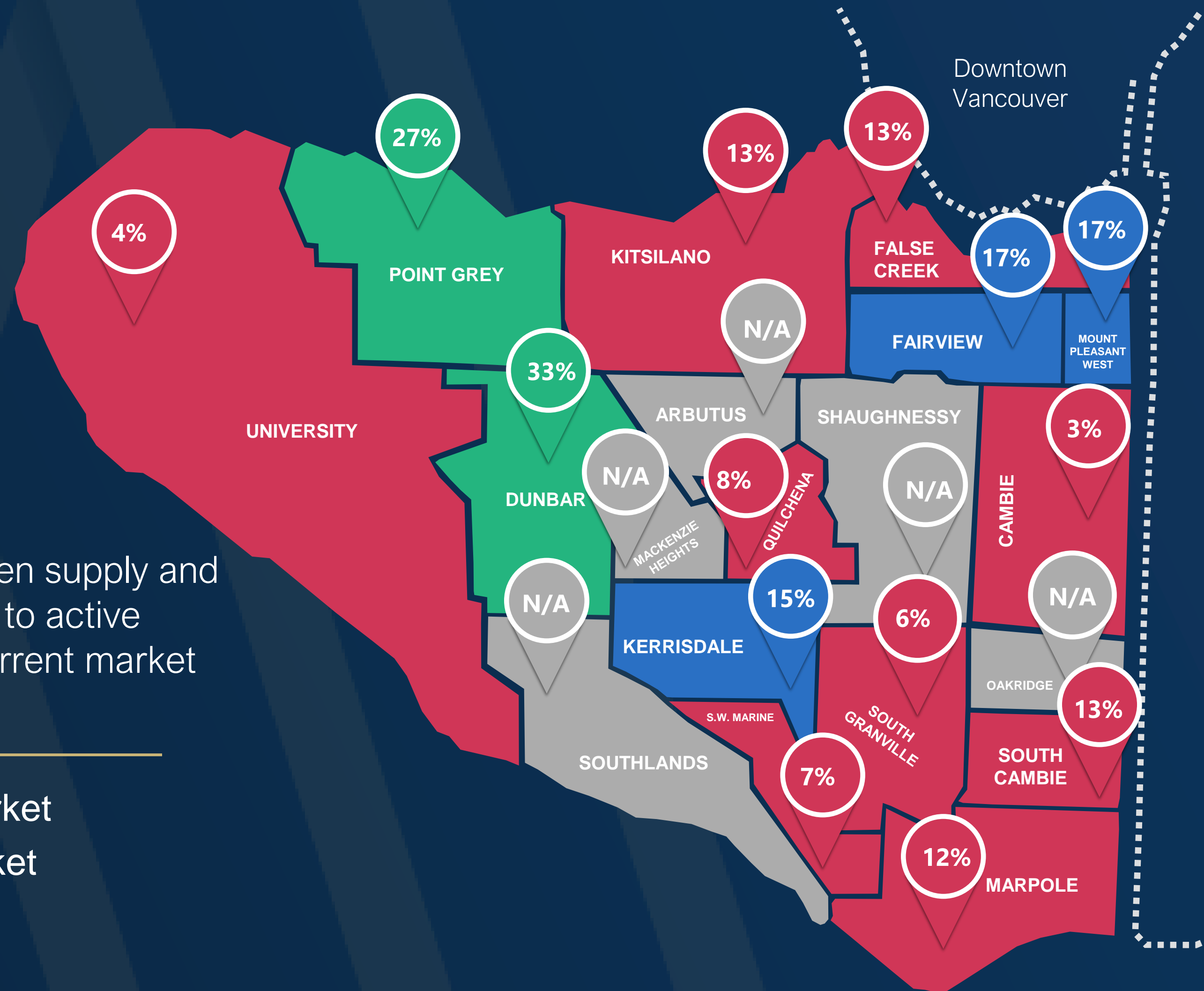
VANCOUVER WESTSIDE

January, 2019



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 2019

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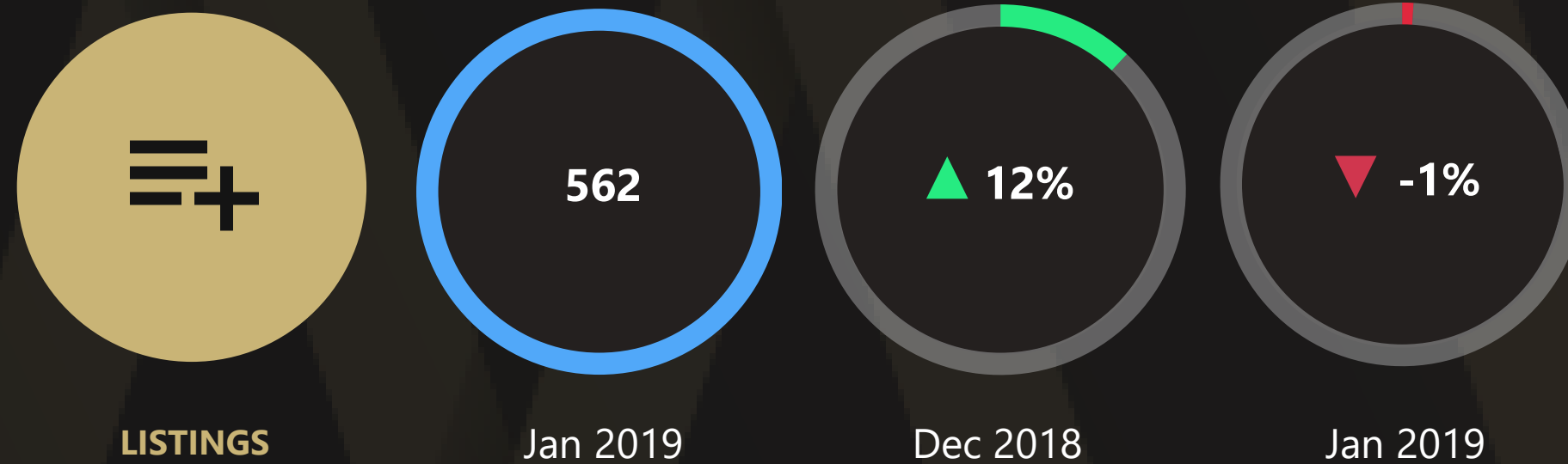
VANCOUVER EASTSIDE

January, 2019



Detached and Houses

● CURRENT ● UP ● DOWN



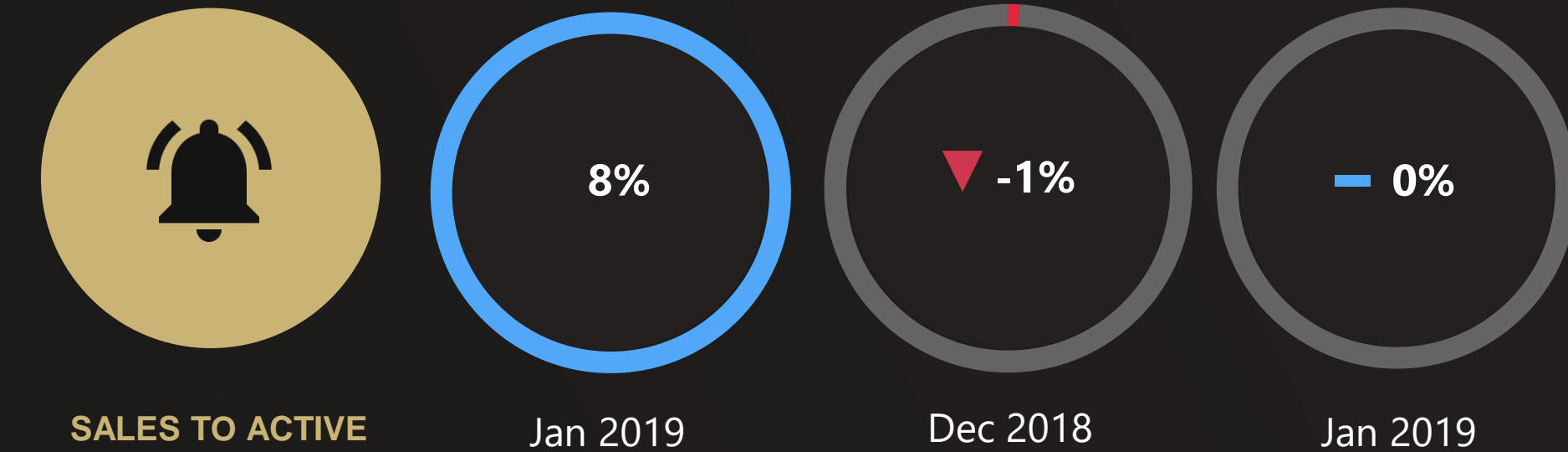
LISTINGS

Jan 2019

Dec 2018

Jan 2019

In Vancouver East, the number of new listings for detached properties in January 2019 was 562, a 12% increase compared to December 2018, when 502 homes were listed, and a 1% decrease from the 570 properties listed last January.



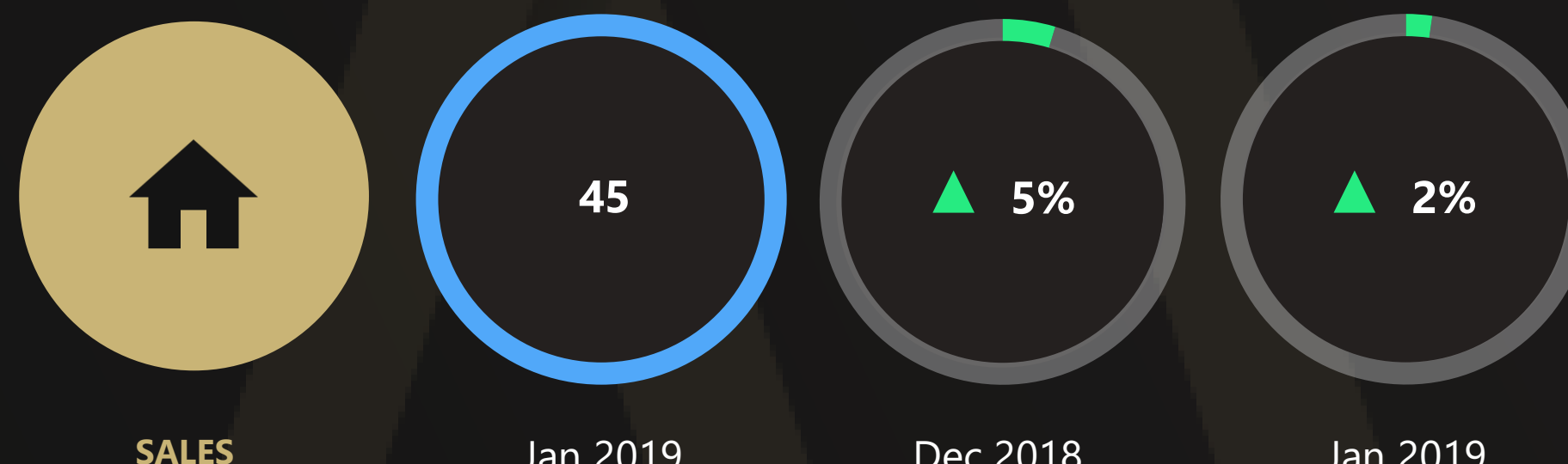
SALES TO ACTIVE

Jan 2019

Dec 2018

Jan 2019

In Vancouver East, the sales to active ratio for houses for January 2019 was 8%, a 1% decrease compared to December 2018, when the ratio was 9%, and no changes from last January.



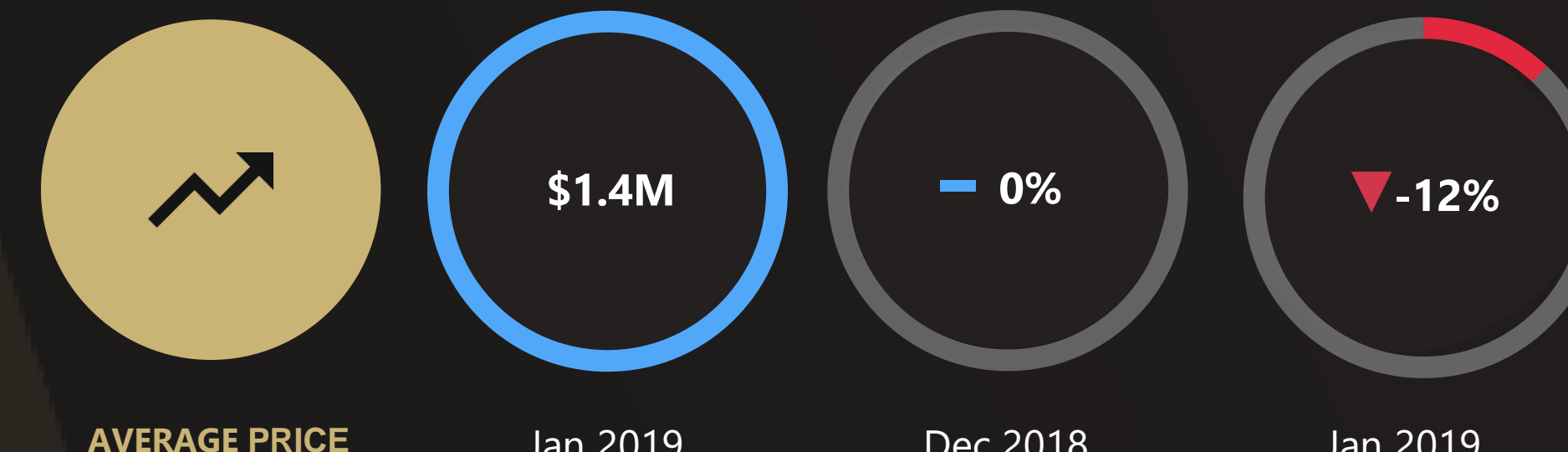
SALES

Jan 2019

Dec 2018

Jan 2019

The number of houses sold in Vancouver East in January 2019 was 45, a 5% increase compared to December 2018, when 43 homes were sold, and a 2% increase from the 44 properties sold last January.



AVERAGE PRICE

Jan 2019

Dec 2018

Jan 2019

In Vancouver East, the average sale price for houses in January 2017 was \$1.4M, no significant change compared to December 2018, when the average sale price was \$1.399M, and a 12% decrease from the \$1.597M average sale price from last January.

Market Type

VANCOUVER WESTSIDE

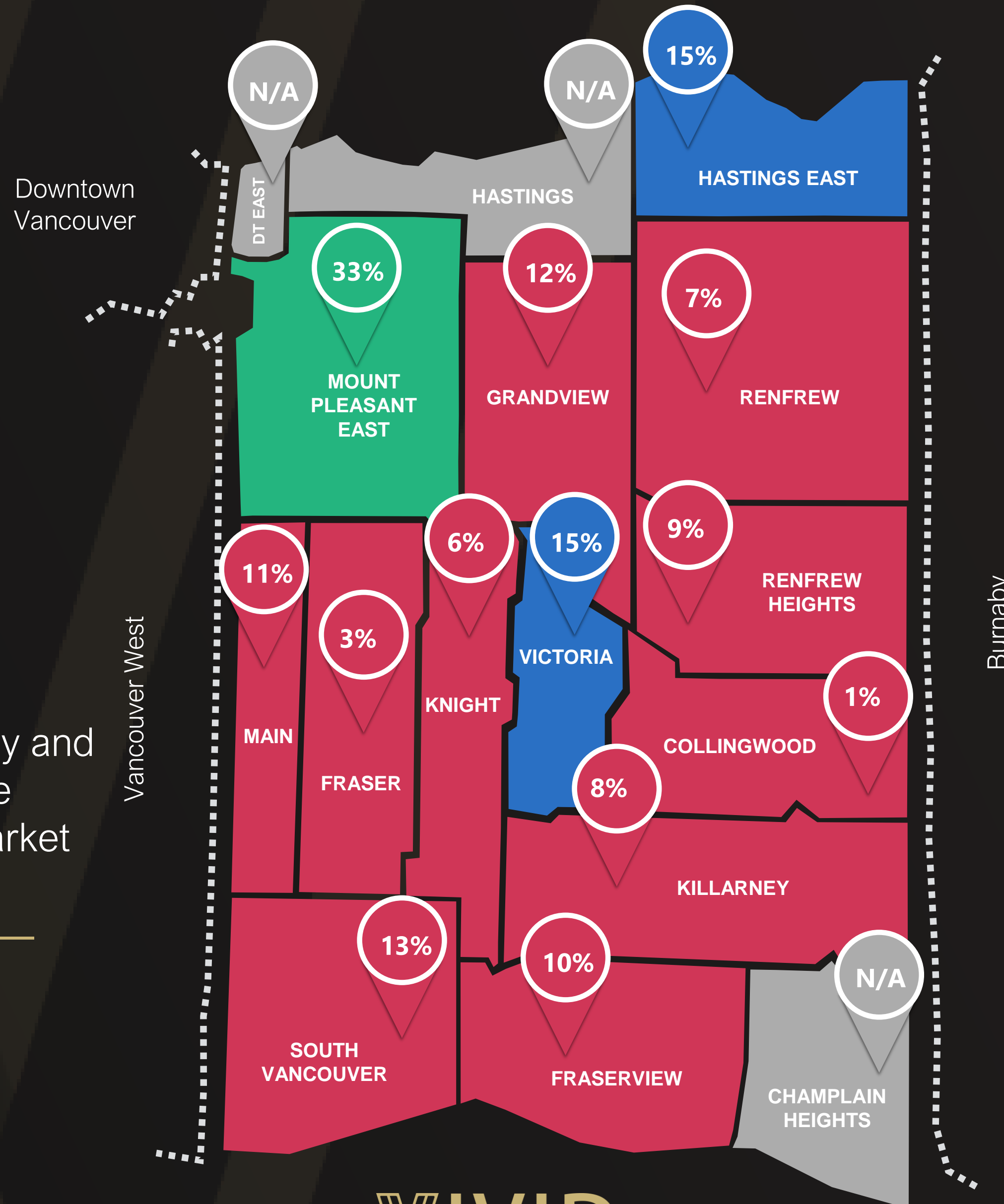
January, 2019

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

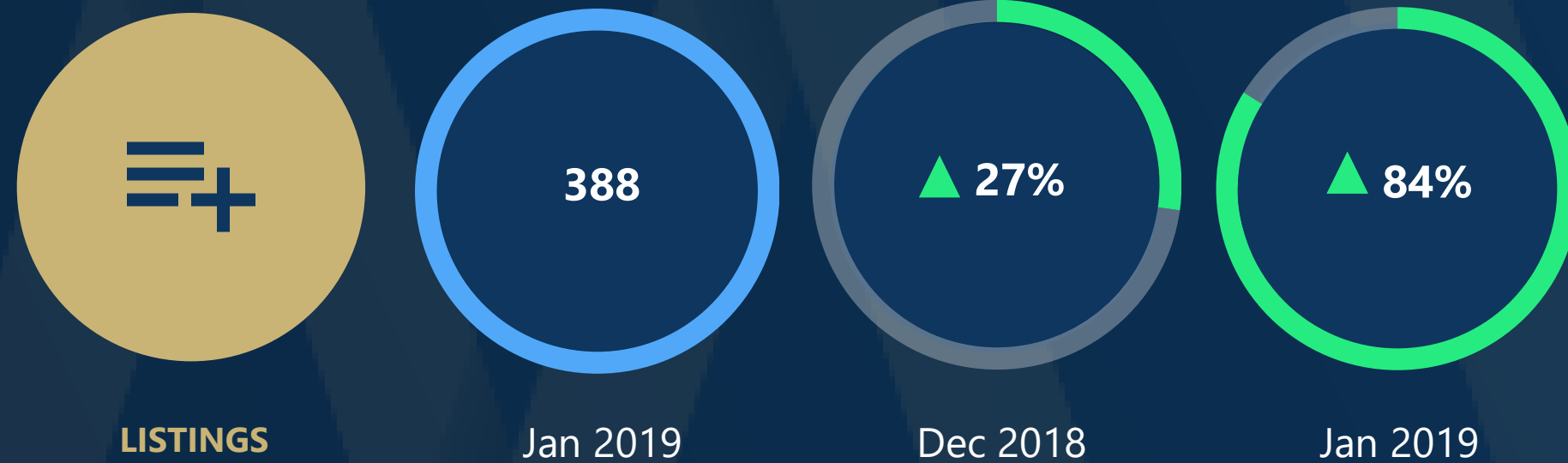
VANCOUVER EASTSIDE

January, 2019

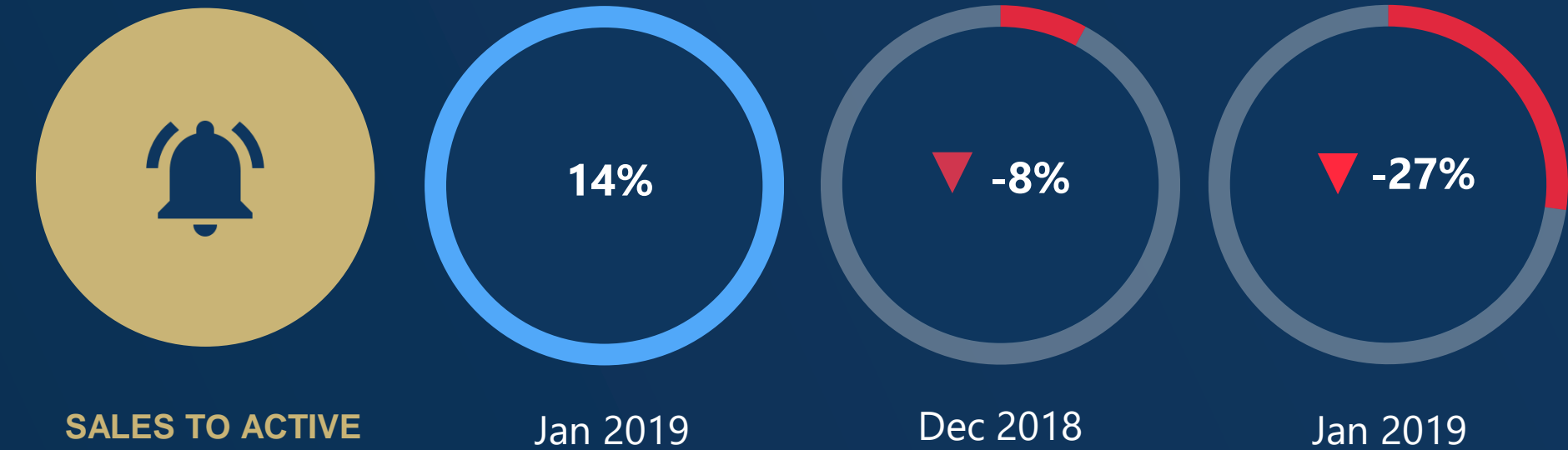


Condos and Townhouses

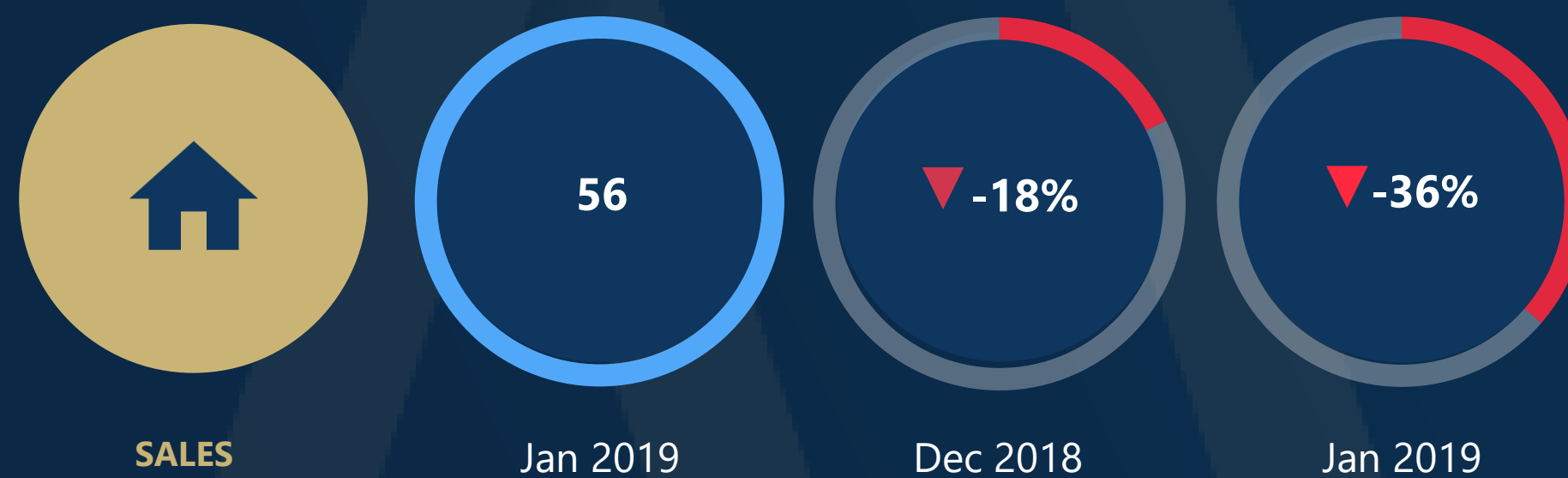
● CURRENT ● UP ● DOWN



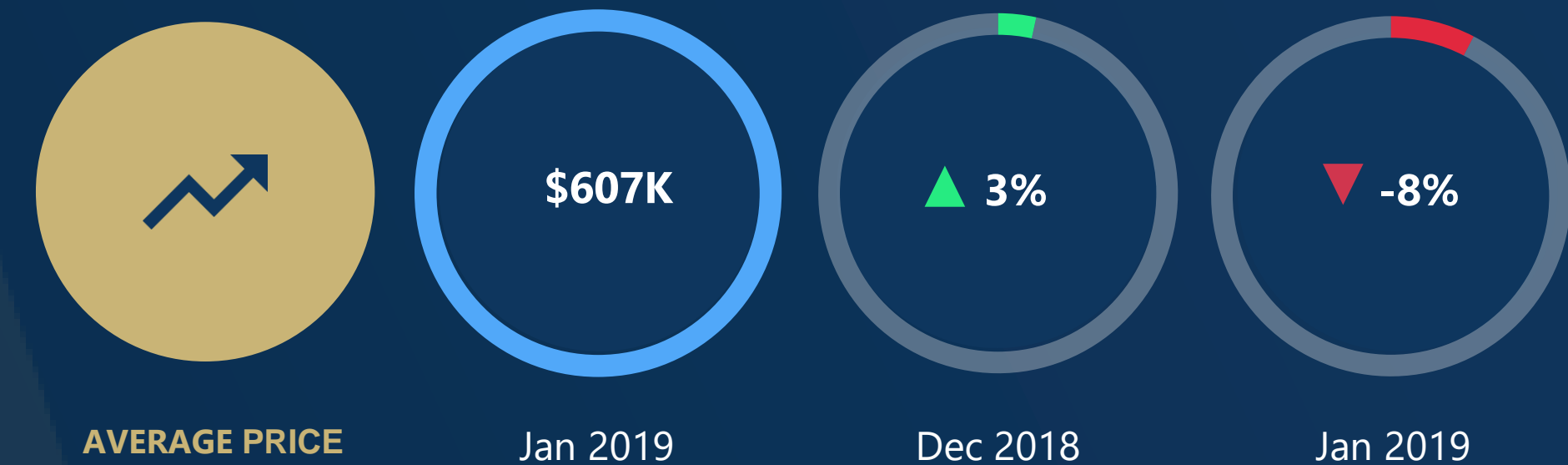
In Vancouver East, the number of new listings for condos and townhouses in January 2019 was 388, a 27% increase compared to December 2018, when 305 homes were listed, and a 84% increase from the 211 properties listed last January.



In Vancouver East, the sales-to-active listings ratio for condo and townhouses for January 2019 was 14%, a 8% decrease compared to December 2018, when the ratio was 22%, and a 27% decrease from the 42% ratio last January.



The number of condos and townhouses sold in Vancouver East in January 2019 was 56 , a 18% decrease compared to December 2018, when 68 homes were sold, and a 36% decrease from the 88 properties sold last January.



In Vancouver East, the average sale price for condos and townhouses in January 2019 was \$607K, a 3% increase compared to December 2018, when the average sale price was \$587K, and a 8% decrease from the \$657K average sale price from last January.

Market Type

VANCOUVER EASTSIDE

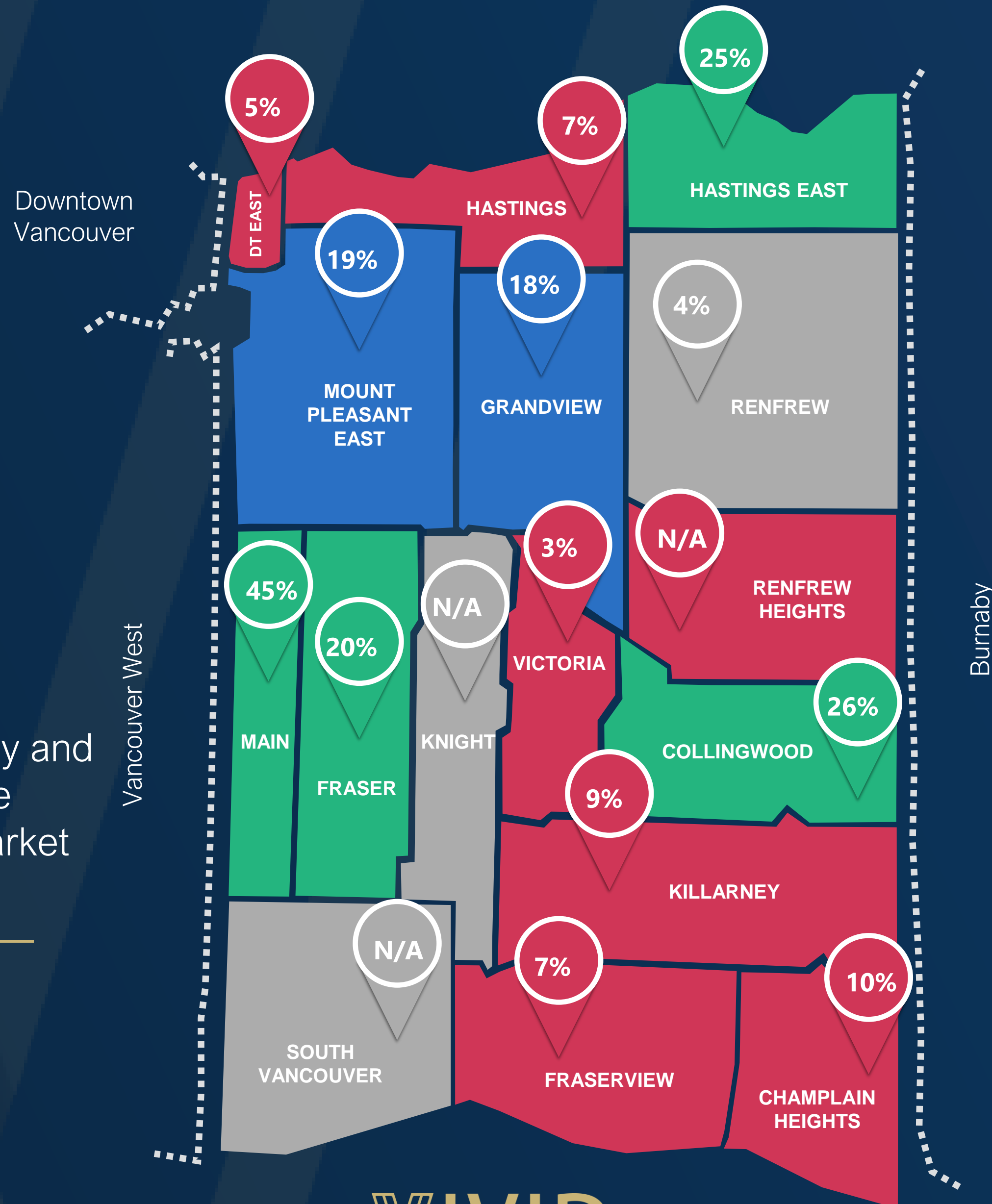
January, 2019

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 2019

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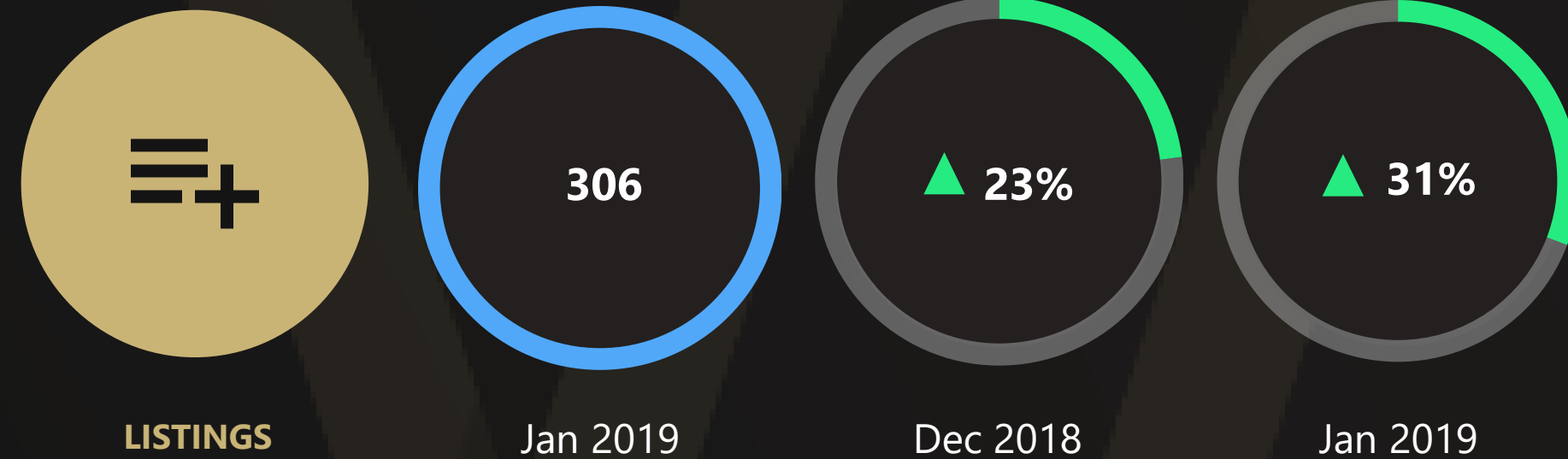
NORTH VANCOUVER

January, 2019

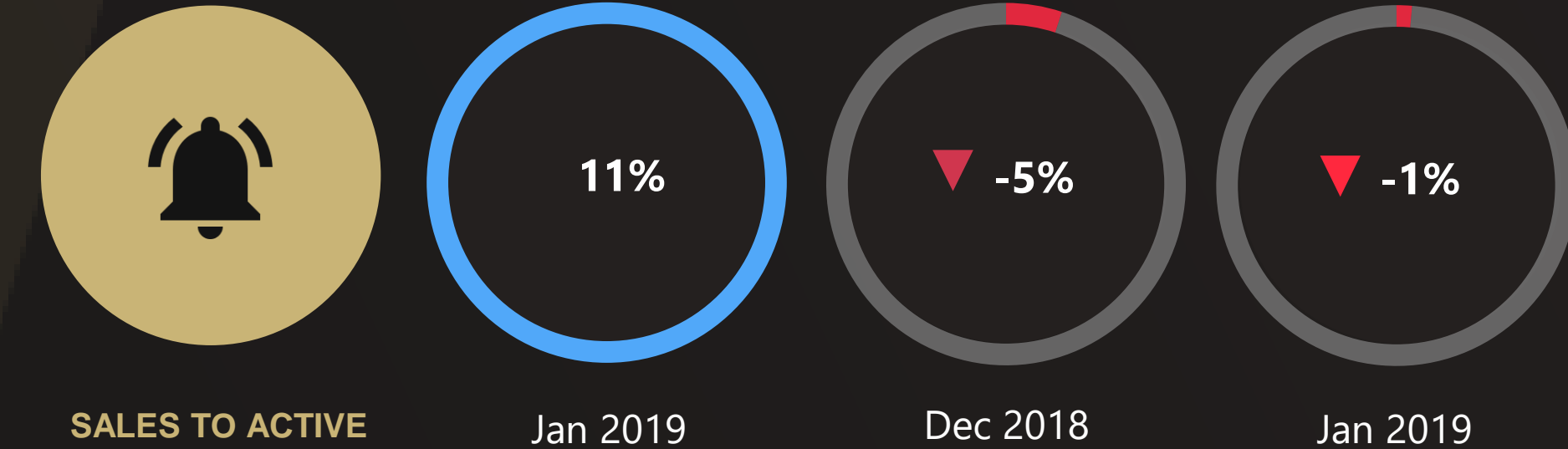


Detached and Houses

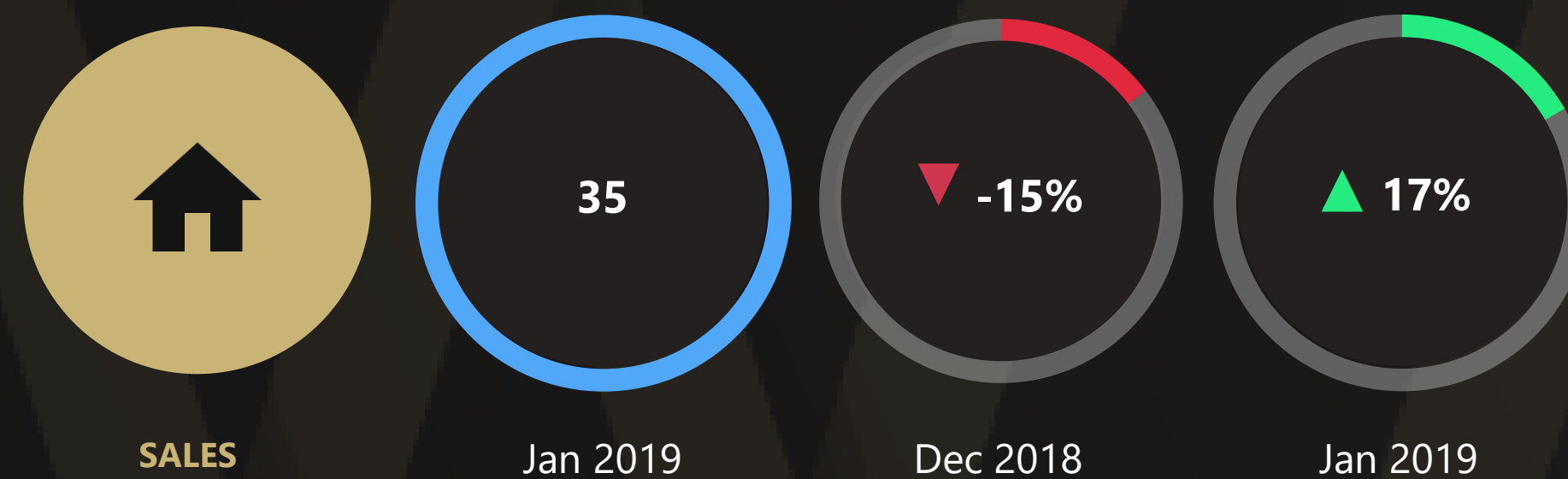
● CURRENT ● UP ● DOWN



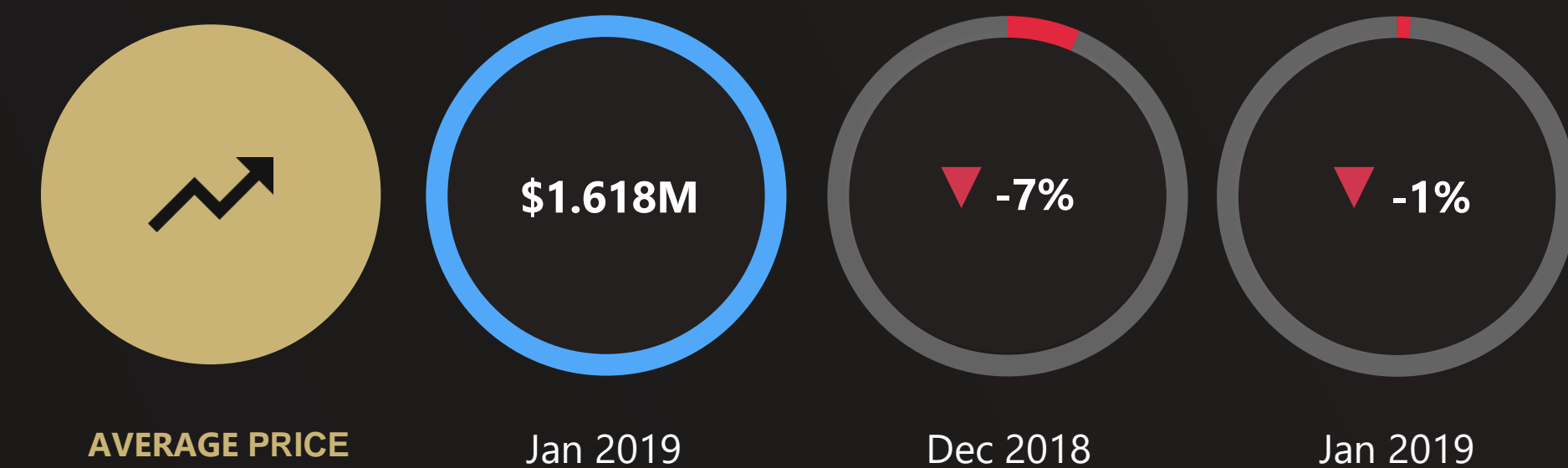
In North Vancouver, the number of new listings for detached properties in January 2019 was 306, a 23% increase compared to December 2018, when 249 homes were listed, and a 31% increase from the 234 properties listed last January.



In North Vancouver, the sales to active ratio for houses for January 2019 was 11%, a 5% decrease compared to December 2018, when the ratio was 16%, and a 1% decrease from the 13% ratio last January.



The number of houses sold in North Vancouver in January 2019 was 35, a 15% decrease compared to December 2018, when 41 homes were sold, and a 17% increase from the 30 properties sold last January.



In North Vancouver, the average sale price for houses in January 2019 was \$1.618M, a 7% decrease compared to December 2018, when the average sale price was \$1.731M, and a 1% decrease from the \$1.638M average sale price from last January.

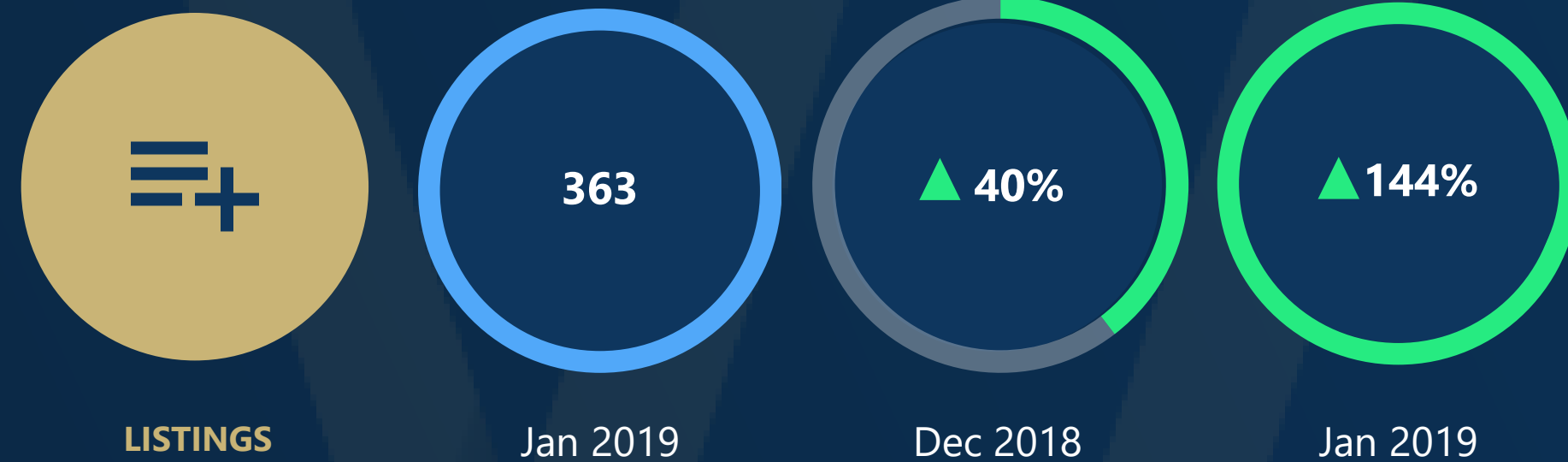
NORTH VANCOUVER

January, 2019

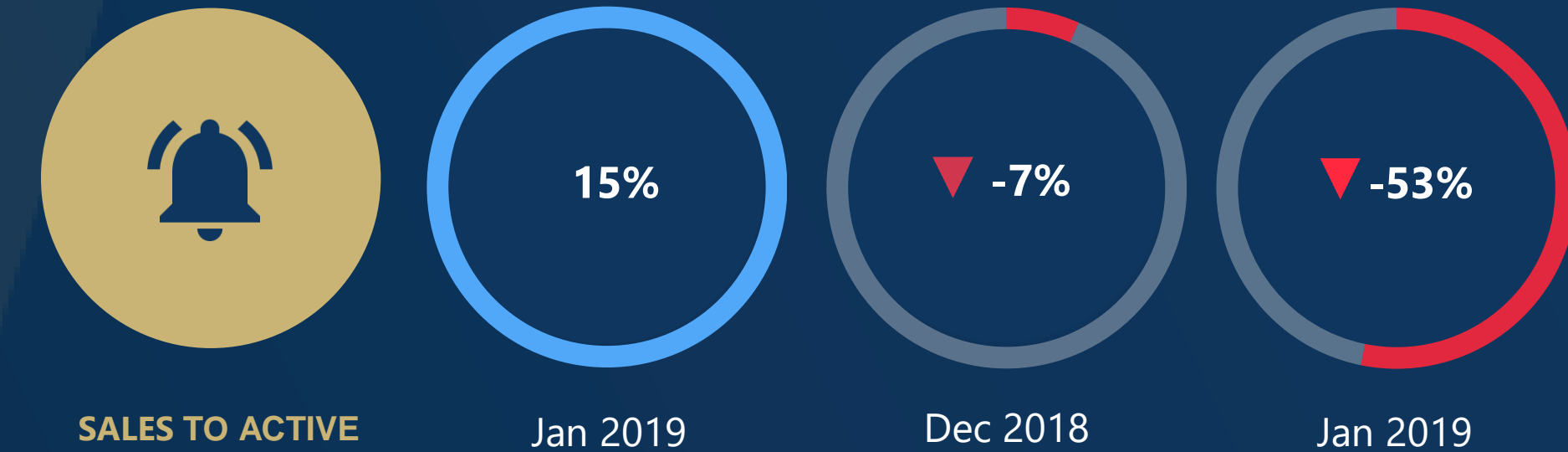


Condos and Townhouses

● CURRENT ● UP ● DOWN



In North Vancouver, the number of new listings for condos and townhouses in January 2019 was 363, a 40% increase compared to December 2018, when 260 homes were listed, and a 144% increase from the 149 properties listed last January.



In North Vancouver, the sales-to-active listings ratio for condo and townhouses for January 2019 was 15%, a 7% decrease compared to December 2018, when the ratio was 21%, and a 53% decrease from the 68% ratio last January.



The number of condos and townhouses sold in North Vancouver in January 2019 was 53, a 4% decrease compared to December 2018, when 55 homes were sold, and a 48% decrease from the 101 properties sold last January.



In North Vancouver, the average sale price for condos and townhouses in January 2019 was \$619K, a 17% decrease compared to December 2018, when the average sale price was \$750K, and a 15% decrease from the \$730K average sale price from last January.

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West Vancouver

January 2019

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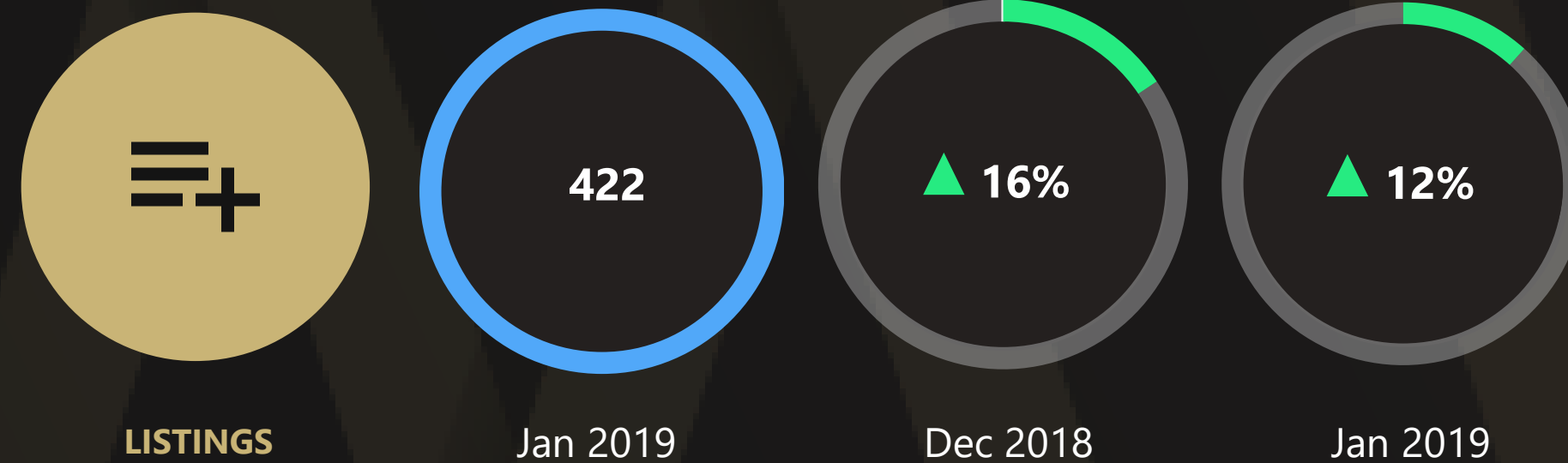
WEST VANCOUVER

January, 2019

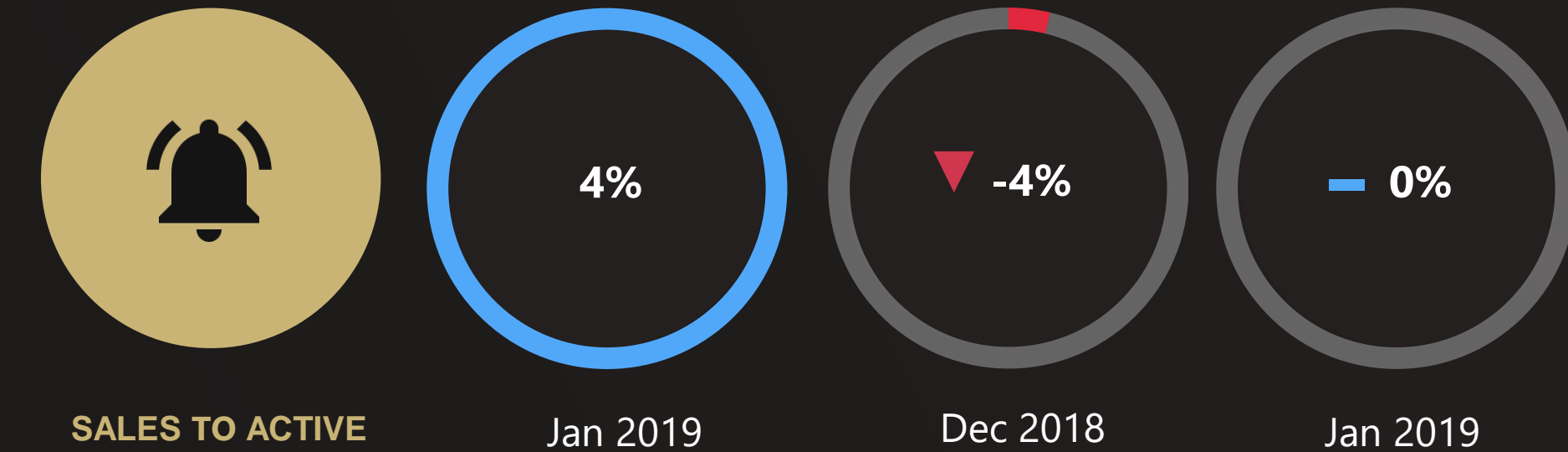


Detached and Houses

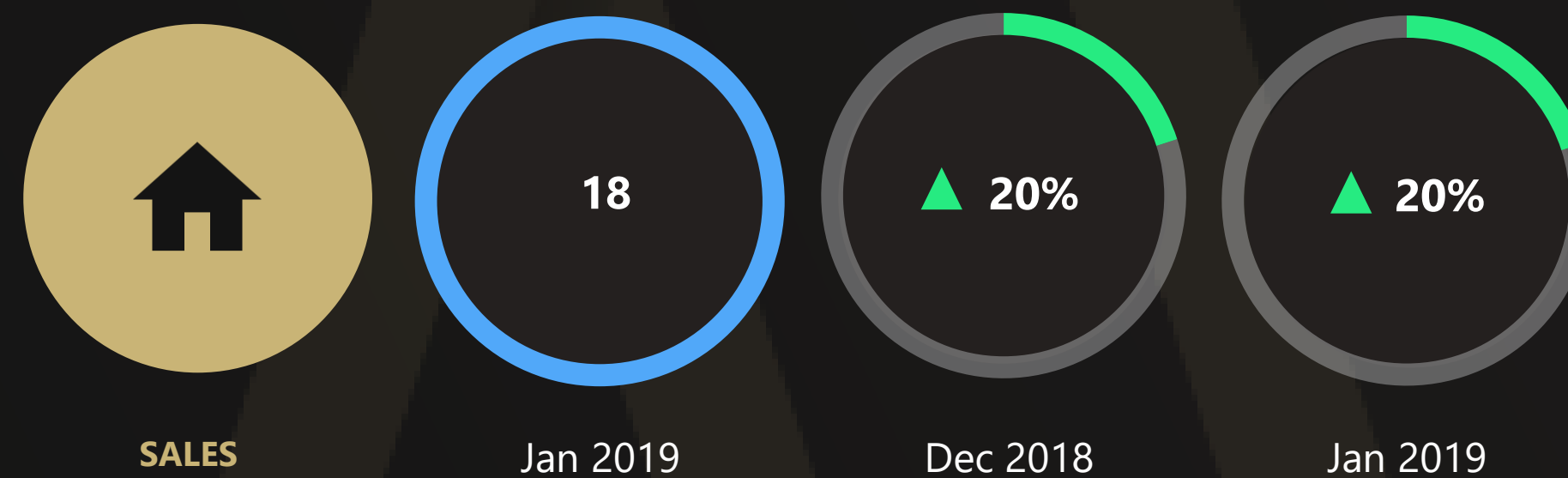
● CURRENT ● UP ● DOWN



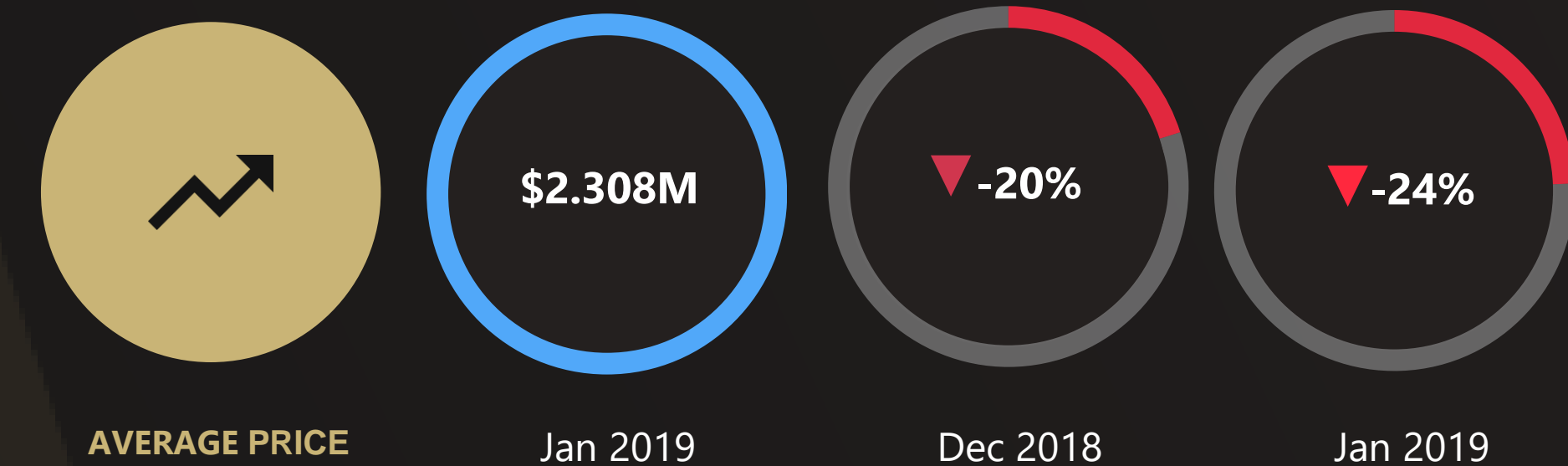
In West Vancouver houses, the number of new listings for residential properties in January 2019 was 422, a 16% increase compared to December 2018, when 365 homes were listed, and a 12% increase from the 378 properties listed last January.



In West Vancouver, the sales to active ratio for houses for January 2019 was 4%, a 4% decrease compared to December 2018, when the ratio was 8%, and no changes from last January.



The number of houses sold in West Vancouver in January 2019 was 18, a 20% increase compared to December 2018, when 15 homes were sold, and a 20% increase from the 15 properties sold last January.



In West Vancouver, the average sale price for houses in January 2019 was \$2.308M, a 20% decrease compared to December 2018, when the average sale price was \$2.89M, and a 24% decrease from the \$3.052M average sale price from last January.

WEST VANCOUVER

January, 2019

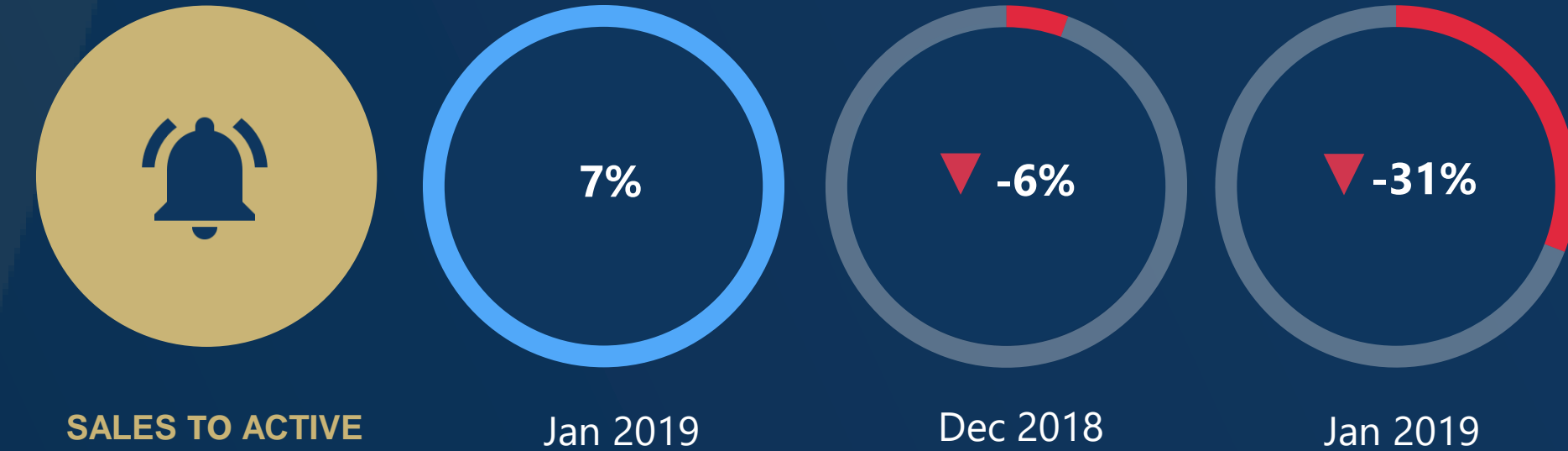


Condos and Townhouses

● CURRENT ● UP ● DOWN



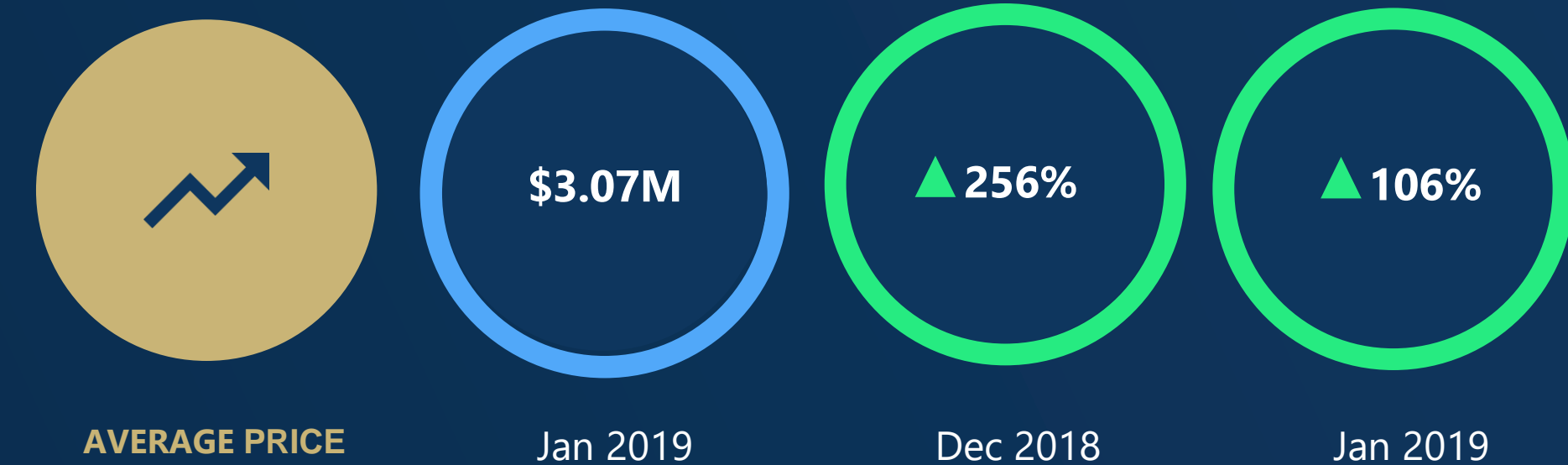
In West Vancouver, the number of new listings for condos and townhouses in January 2019 was 111, a 18% increase compared to December 2018, when 94 homes were listed, and a 76% increase from the 63 properties listed last January.



In West Vancouver, the sales-to-active listings ratio for condos and townhouses for January 2019 was 7%, a 6% decrease compared to December 2018, when the ratio was 13%, and a 31% decrease from the 38% ratio last January.



The number of condos and townhouses sold in West Vancouver in January 2019 was 08, a 33% decrease compared to December 2018, when 12 homes were sold, and a 67% decrease from the 24 properties sold last January.



In West Vancouver, the average sale price for condos and townhouses in January 2019 was \$3.069M, a 256% increase compared to December 2018, when the average sale price was \$863K, and a 106% increase from the \$1.492M average sale price from last January.

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