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VIVID

REAL ESTATE

By Amir Joharifard

Market Update

February 2019

Areas

GREATER VANCOUVER
DOWNTOWN VANCOUVER

VANCOUVER WESTSIDE
VANCOUVER EASTSIDE

NORTH VANCOUVER
WEST VANCOUVER

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Greater Vancouver

February 2019

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By Amin Sabarwal

21 CENTURY 21.
In Town Realty

GREATER VANCOUVER

February, 2019



Detached and Attached Homes

● CURRENT ● UP ● DOWN



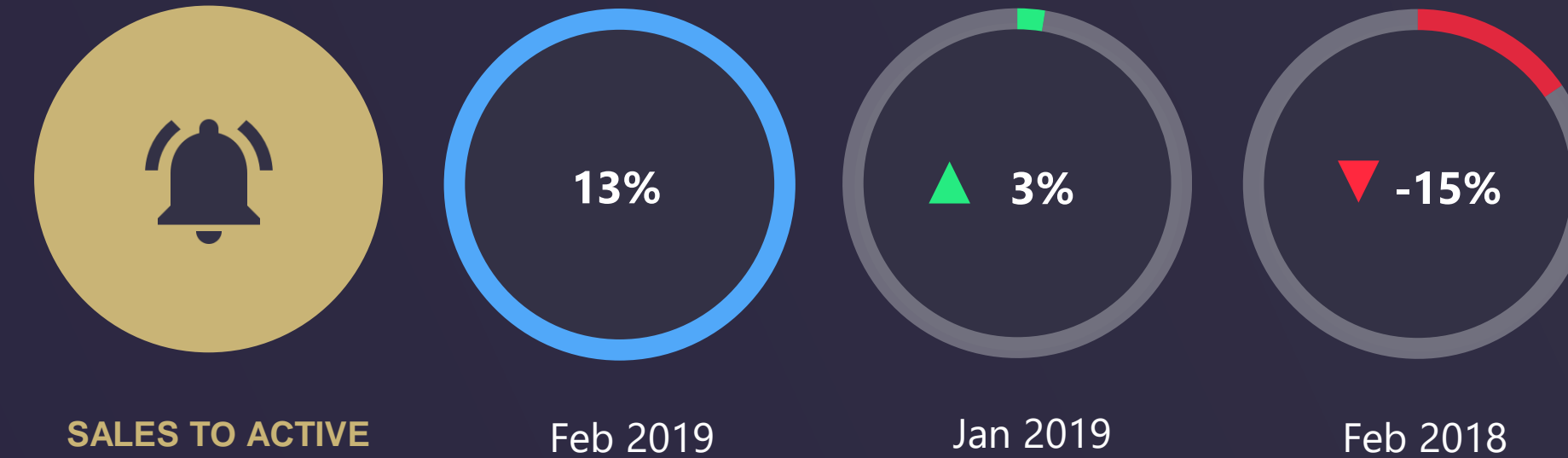
LISTINGS

Feb 2019

Jan 2019

Feb 2018

In Greater Vancouver, the number of new listings for residential properties in February 2019 was 3,890, a 20% decrease compared to January 2019, when 4,844 homes were listed, and a 8% decrease from the 4,217 properties listed last February.



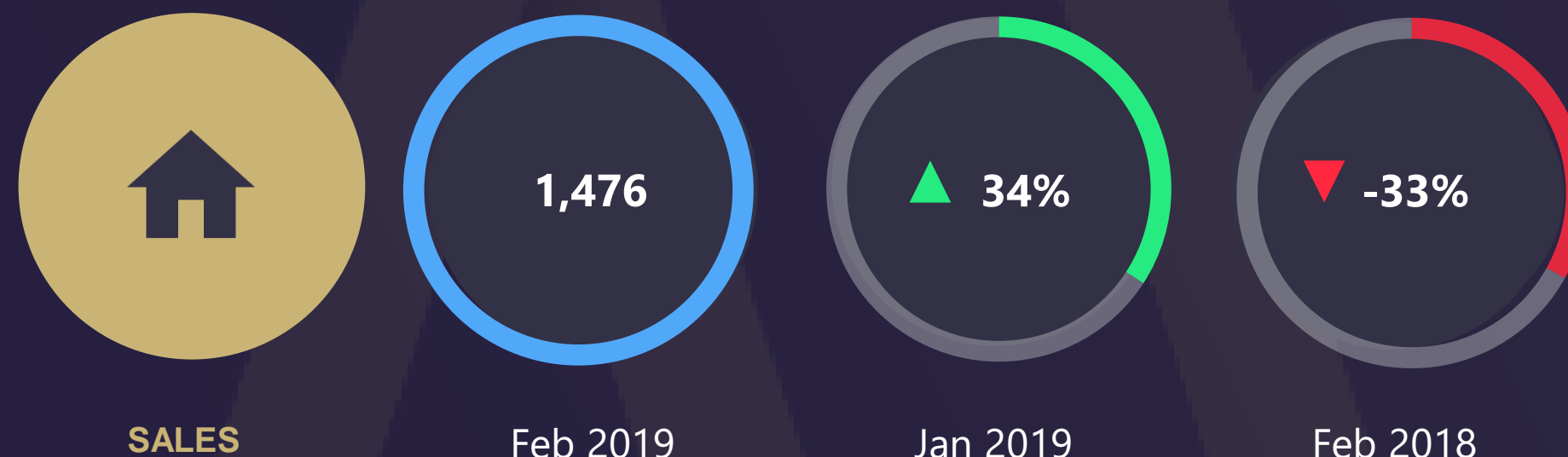
SALES TO ACTIVE

Feb 2019

Jan 2019

Feb 2018

In Greater Vancouver, the sales-to-active listings ratio for residential properties for February 2019 was 13%, a 3% increase compared to January 2019, when the ratio was 10%, and a 15% decrease from the 28% ratio last February.



SALES

Feb 2019

Jan 2019

Feb 2018

The number of residential properties sold in Greater Vancouver in February 2019 was 1,476, a 34% increase compared to January 2019, when 1,100 homes were sold, and a 33% decrease from the 2,205 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, 2019



Detached and Houses

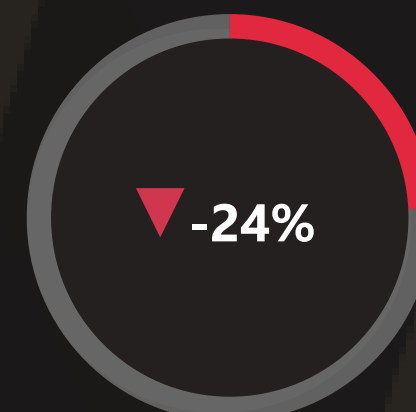
● CURRENT ● UP ● DOWN



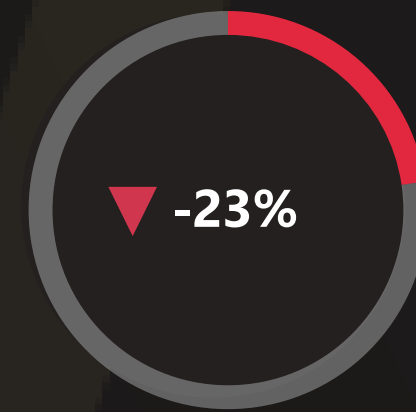
LISTINGS



Feb 2019



Jan 2019

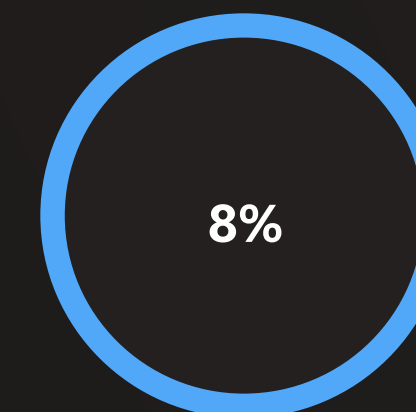


Feb 2018

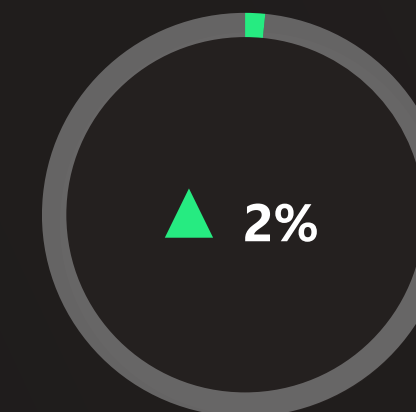
In Greater Vancouver, the number of new listings for detached properties in February 2019 was 1,396 a 24% decrease compared to January 2019, when 1,843 homes were listed, and a 23% decrease from the 1,806 properties listed last February.



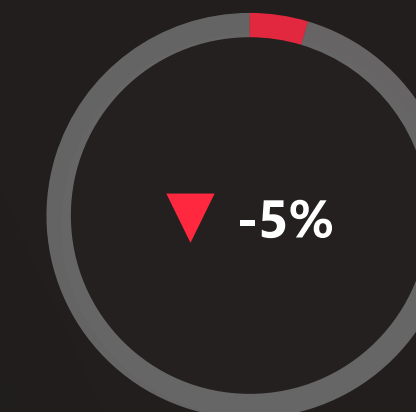
SALES TO ACTIVE



Feb 2019



Jan 2019

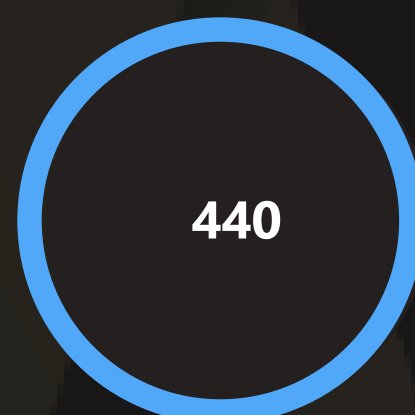


Feb 2018

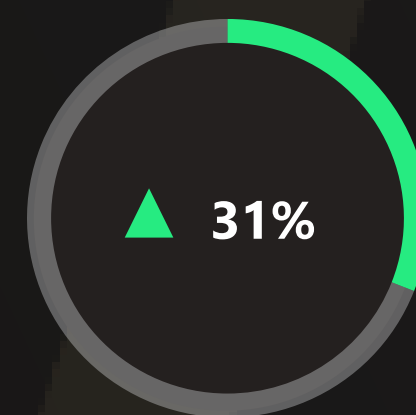
In Greater Vancouver, the sales-to-active listings ratio for detached properties for February 2019 was 8%, a 2% increase compared to January 2019, when the ratio was 7%, and a 5% decrease from the 13% ratio last February.



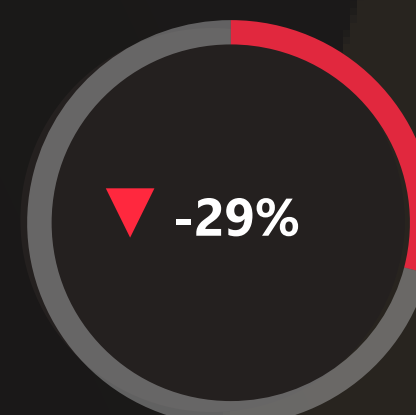
SALES



Feb 2019



Jan 2019



Feb 2018

The number of houses sold in Greater Vancouver in February 2019 was 620, a 31% increase compared to January 2019, when 336 homes were sold, and a 29% decrease from the 620 properties sold last February.

Facts

The Average days on Market for Greater Vancouver detached properties in February 2019 was 55 days, a 14% decrease in comparison to 64 days in January 2019. The average price per square foot for Greater Vancouver detached properties in February 2019 was \$585, a 5% decrease in comparison to \$617 per square foot in January 2019.

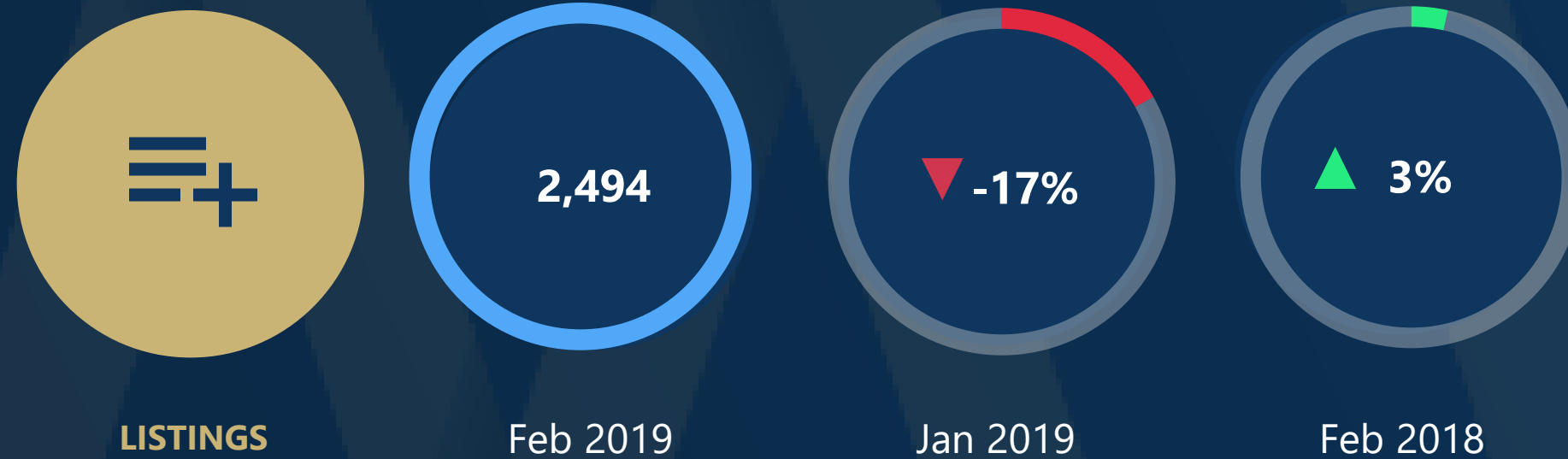
GREATER VANCOUVER

February, 2019

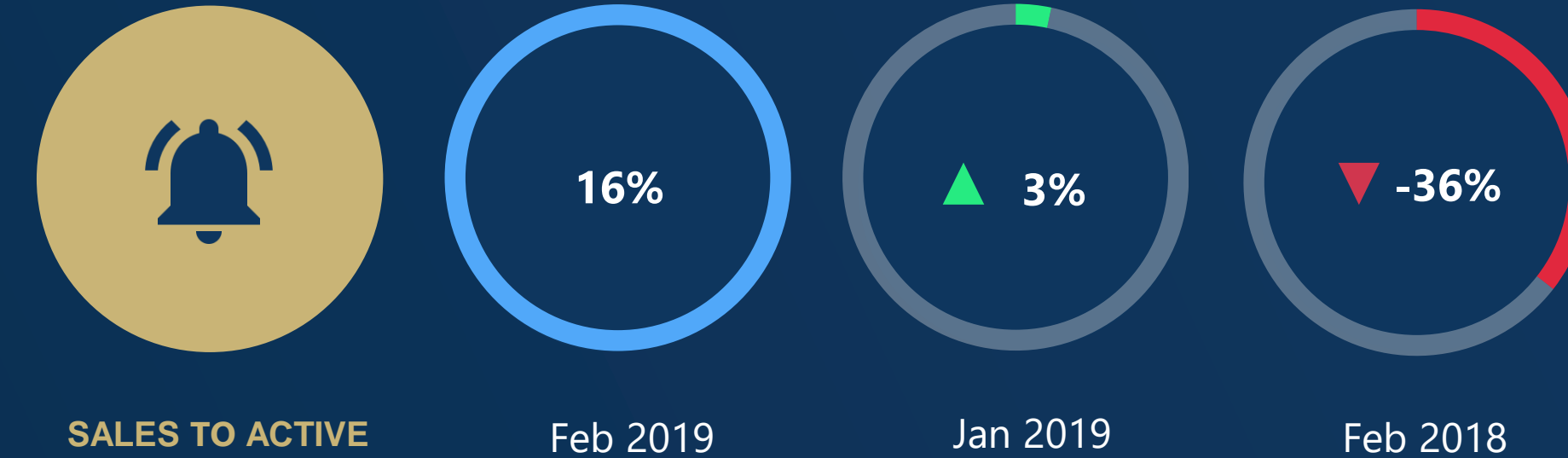


Condos and Townhouses

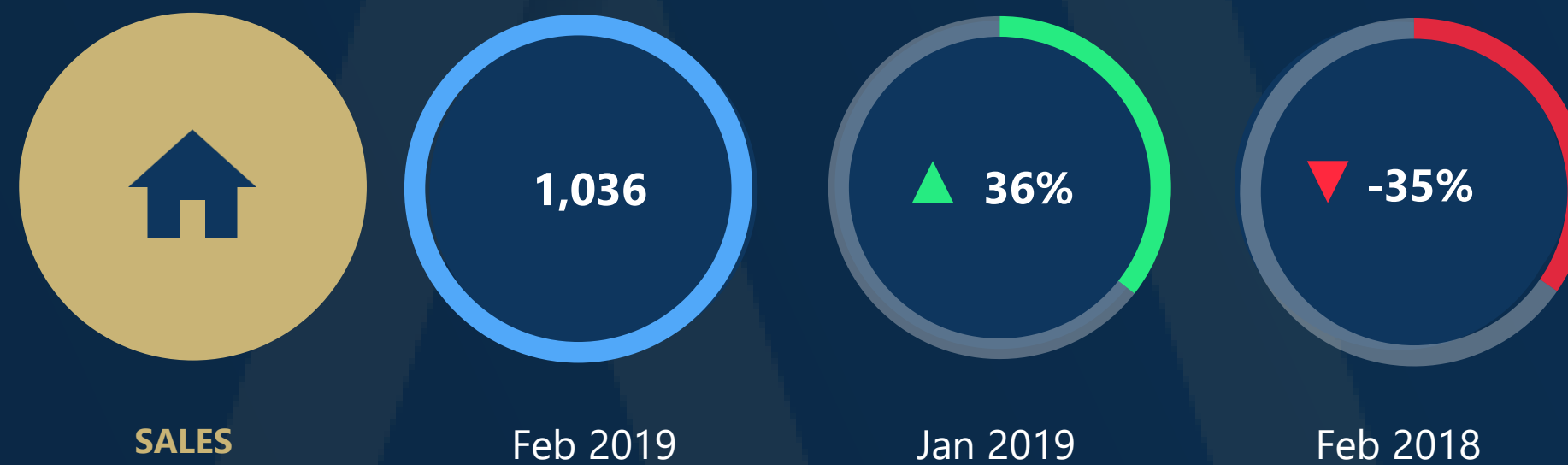
● CURRENT ● UP ● DOWN



In Greater Vancouver, the number of new listings for attached properties in February 2019 was 2,494, a 17% decrease compared to January 2019, when 3,001 homes were listed, and a 3% increase from the 2,411 properties listed last February.



In Greater Vancouver, the sales-to-active listings ratio condos and townhouse in February 2019 was 16%, a 3% increase compared to January 2019, when the ratio was 13%, and a 36% decrease from the 52% ratio last February.



The number of condos and townhouses sold in Greater Vancouver condos in February 2019 was 1,036, a 36% increase compared to January 2019, when 764 homes were sold, and a 35% decrease from the 1,585 properties sold last February.

Facts

The average days on the market for Greater Vancouver condos in February 2019 was 40 days, while for townhouses it was 39 days. The average price per square foot for Greater Vancouver condos was \$768 in February 2019, whereas for townhouses it was \$548 per square foot.

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Downtown Vancouver

February 2019

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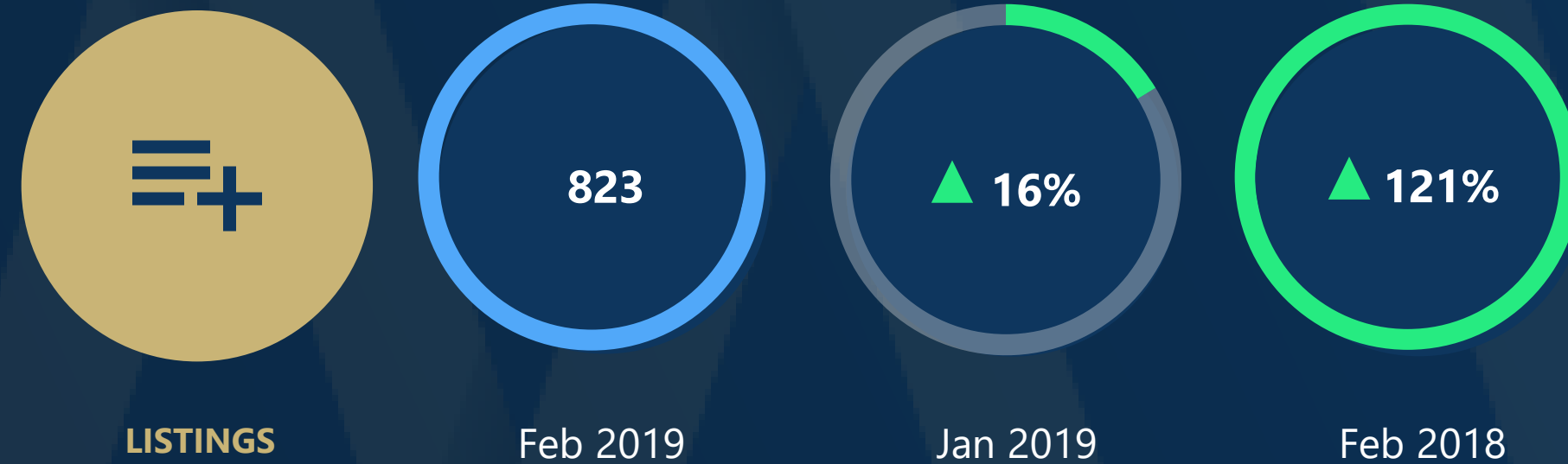
DOWNTOWN VANCOUVER

February, 2019

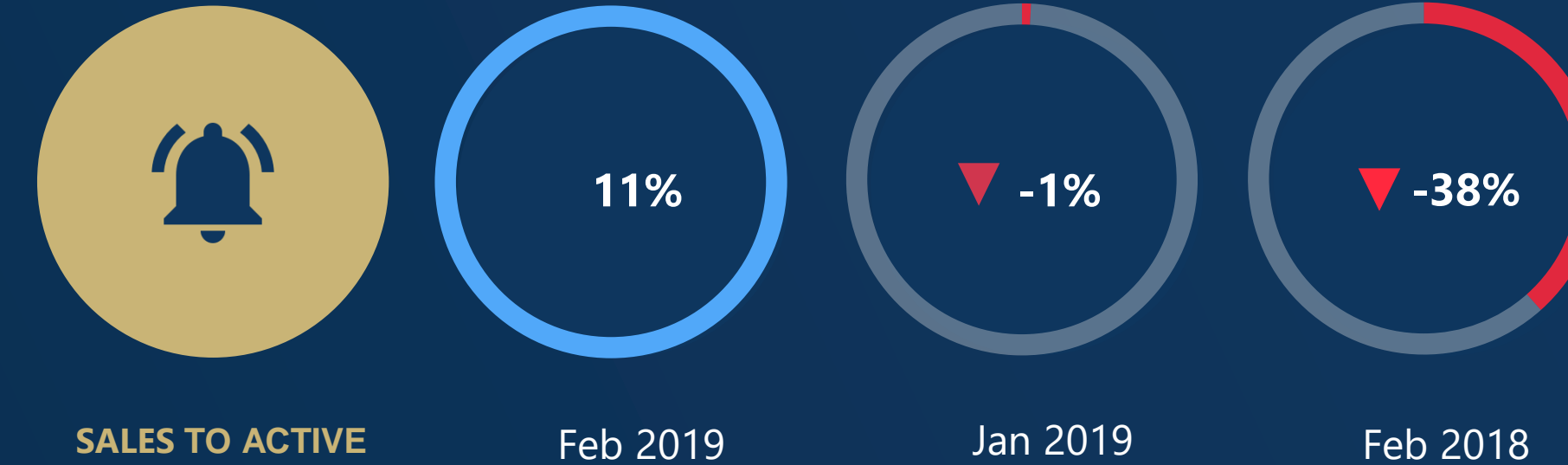


Condos and Townhouses

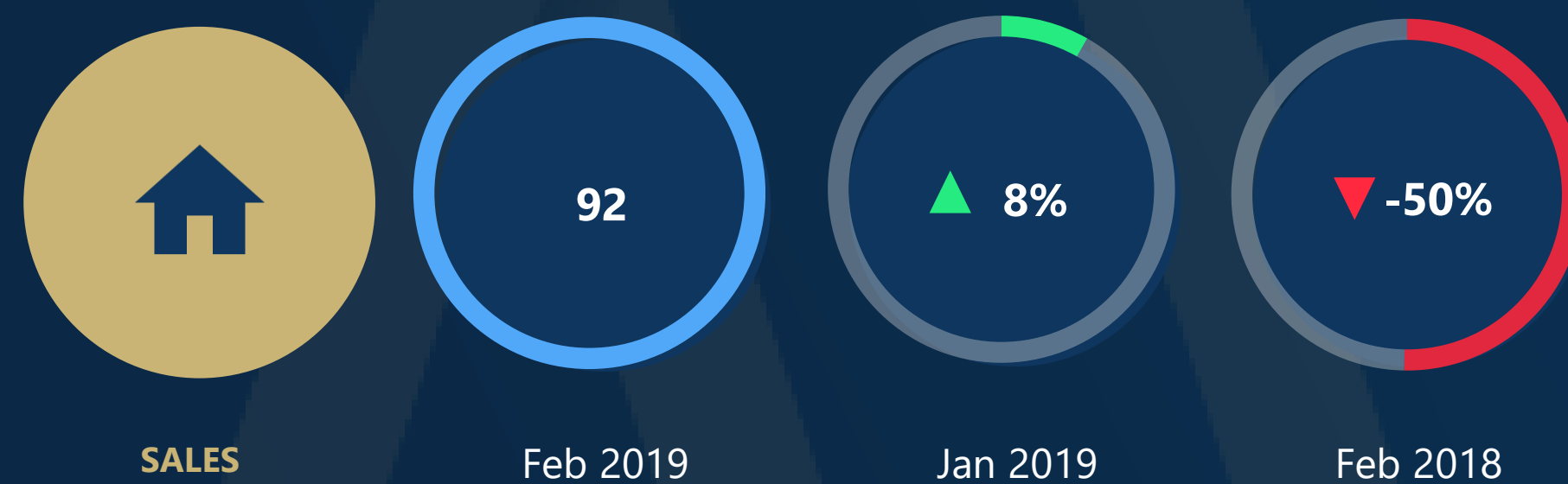
● CURRENT ● UP ● DOWN



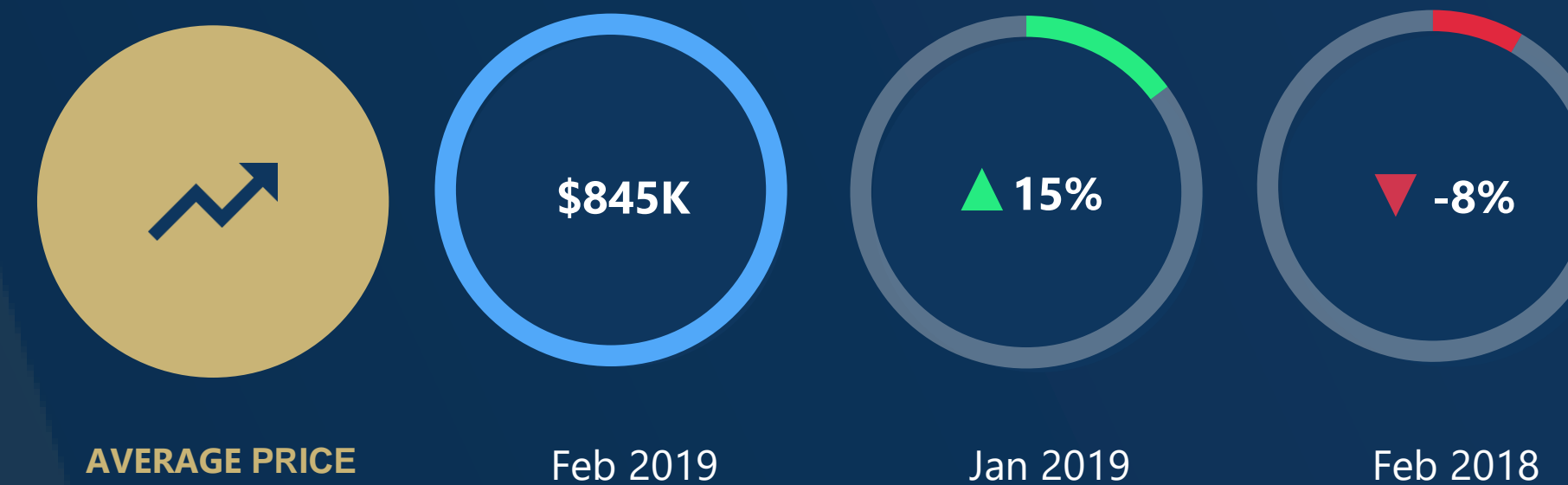
In Downtown Vancouver, the number of new listings for condo and townhouses in February 2019 was 823, a 16% increase compared to January 2019, when 823 homes were listed, and a 121% increase from the 373 properties listed last February.



In Downtown Vancouver, the sales-to-active listings ratio for condos and townhouses for February 2019 was 11%, a 1% decrease compared to January 2019, when the ratio was 12%, and a 38% decrease from the 50% ratio last February.



The number of condos and townhouses sold in Downtown Vancouver in February 2019 was 92, a 8% increase compared to January 2019, when 85 homes were sold, and a 50% decrease from the 185 properties sold last February.



In Downtown Vancouver, the average sale price for condos and townhouses in February 2019 was \$845K, a 15% increase compared to January 2019, when the average sale price was \$736K, and a 8% decrease from the \$923K average sale price from last February.

Market Type

DOWNTOWN VANCOUVER

February, 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 Westside

February 2019

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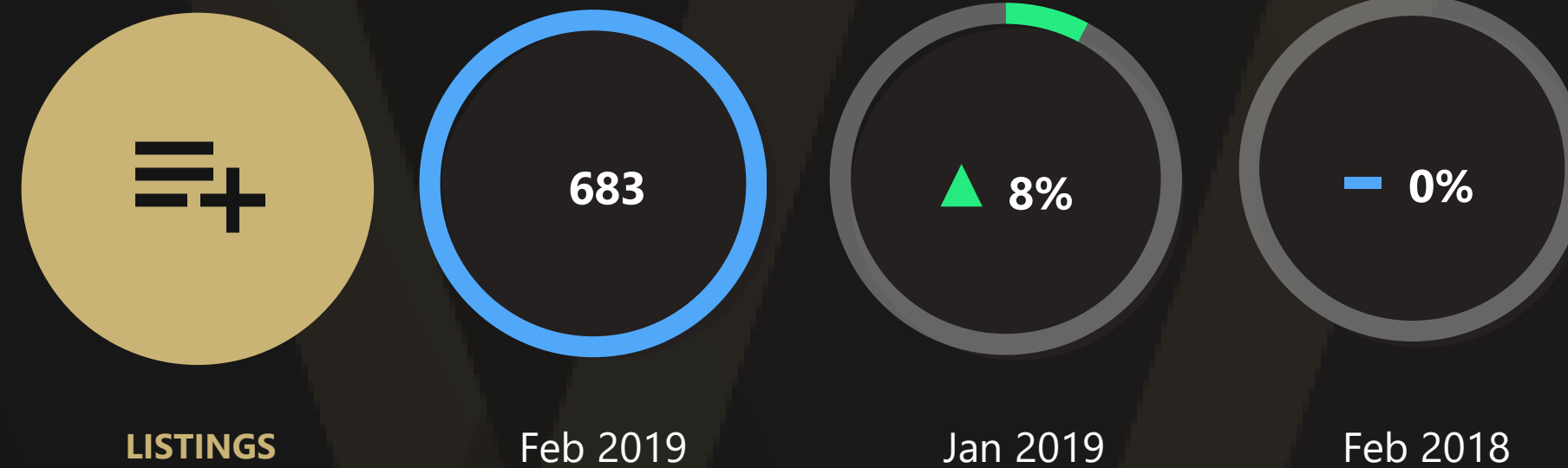
VANCOUVER WESTSIDE

February, 2019



Detached and Houses

● CURRENT ● UP ● DOWN



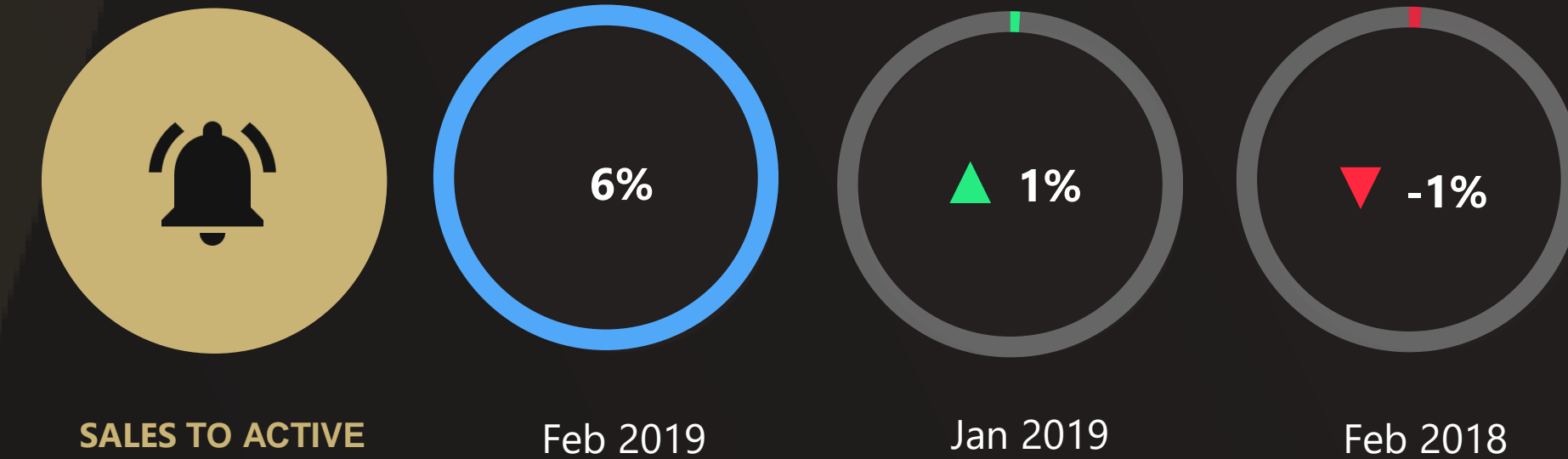
LISTINGS

Feb 2019

Jan 2019

Feb 2018

In Vancouver West, the number of new listings for detached properties in February 2019 was 683, a 8% increase compared to January 2019, when 634 homes were listed, and no changes compared last February.



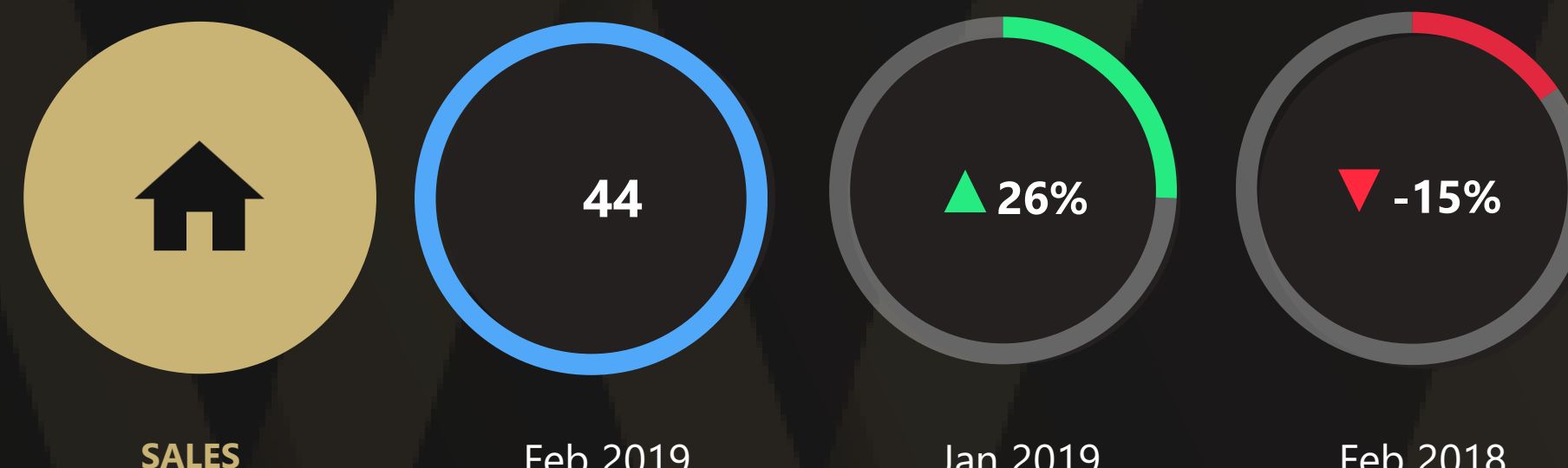
SALES TO ACTIVE

Feb 2019

Jan 2019

Feb 2018

In Vancouver West, the sales-to-active listings ratio for houses for February 2019 was 6%, a 1% increase compared to January 2019, when the ratio was 5%, and a 1% decrease from the 7% ratio last February.



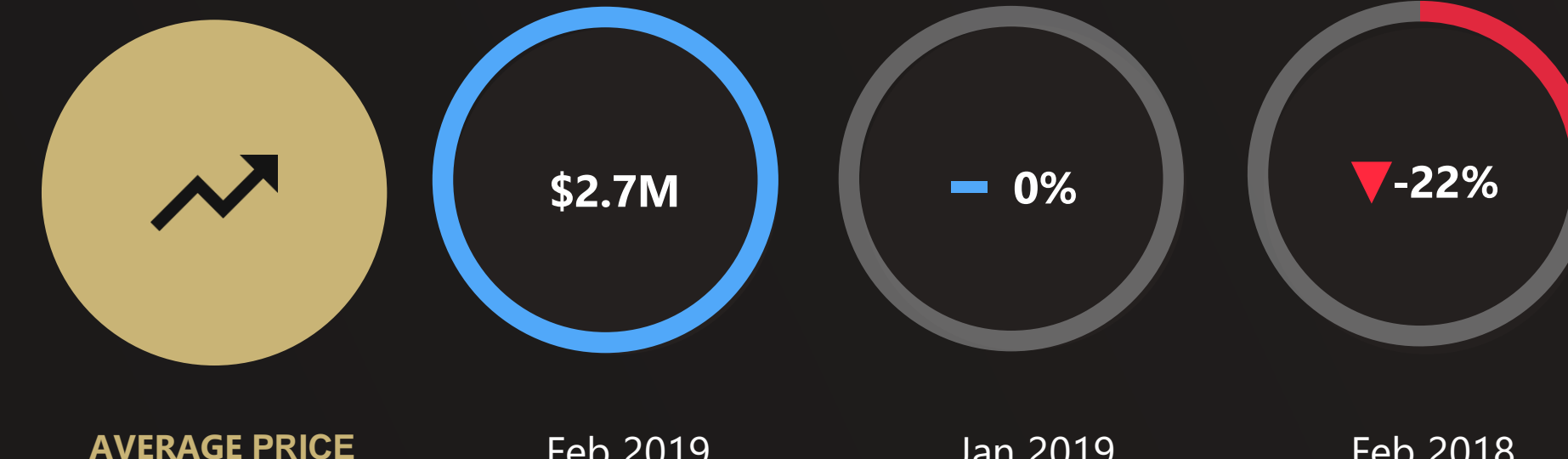
SALES

Feb 2019

Jan 2019

Feb 2018

The number of houses sold in Vancouver West in February 2019 was 44, a 26% increase compared to January 2019, when 35 homes were sold, and a 15% decrease from the 52 properties sold last February.



AVERAGE PRICE

Feb 2019

Jan 2019

Feb 2018

In Vancouver West, the average sale price for houses in February 2019 was \$2.7M, no changes compared to January 2019, when the average sale price was \$2.705M, and a 22% decrease from the \$3.459M average sale price from last February.

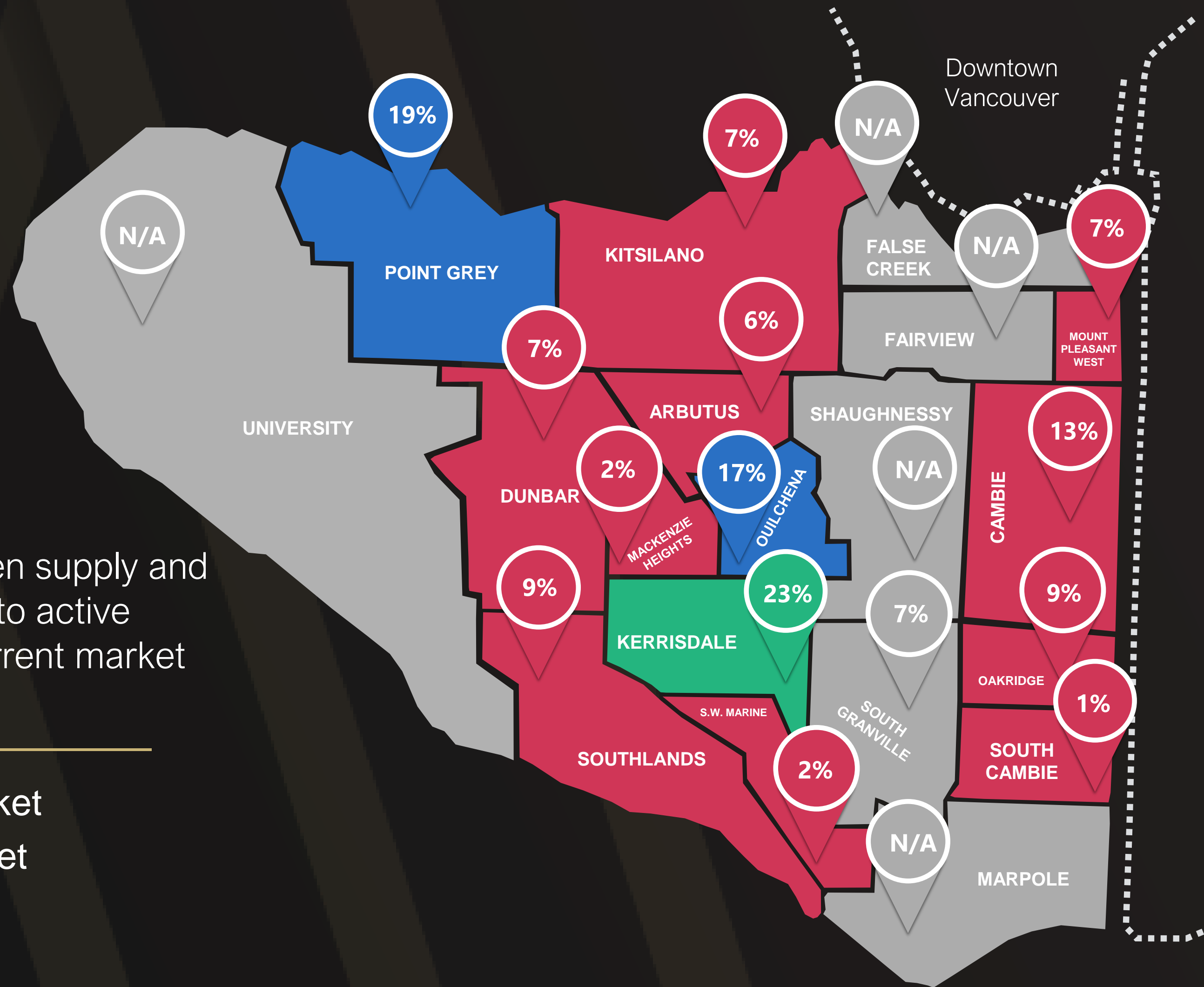
Market Type

VANCOUVER WESTSIDE

February, 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

February, 2019



Condos and Townhouses

● CURRENT ● UP ● DOWN



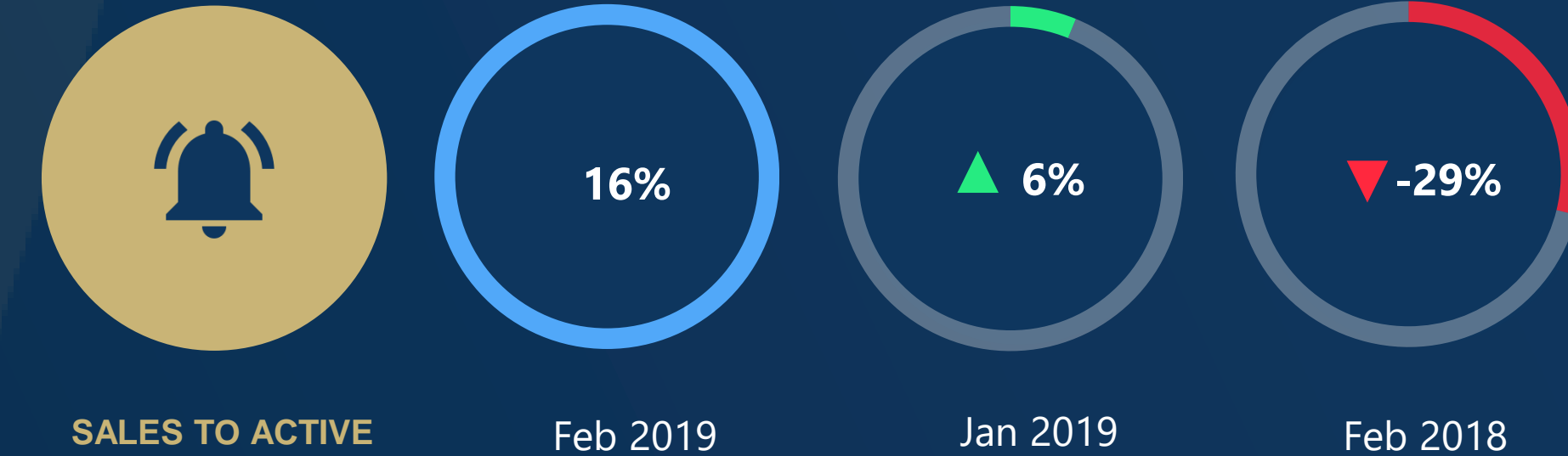
LISTINGS

Feb 2019

Jan 2019

Feb 2018

In Vancouver West, the number of new listings for condos and townhouses in February 2019 was 700, a 14% increase compared to January 2019, when 615 homes were listed, and a 76% increase from the 398 properties listed last February.



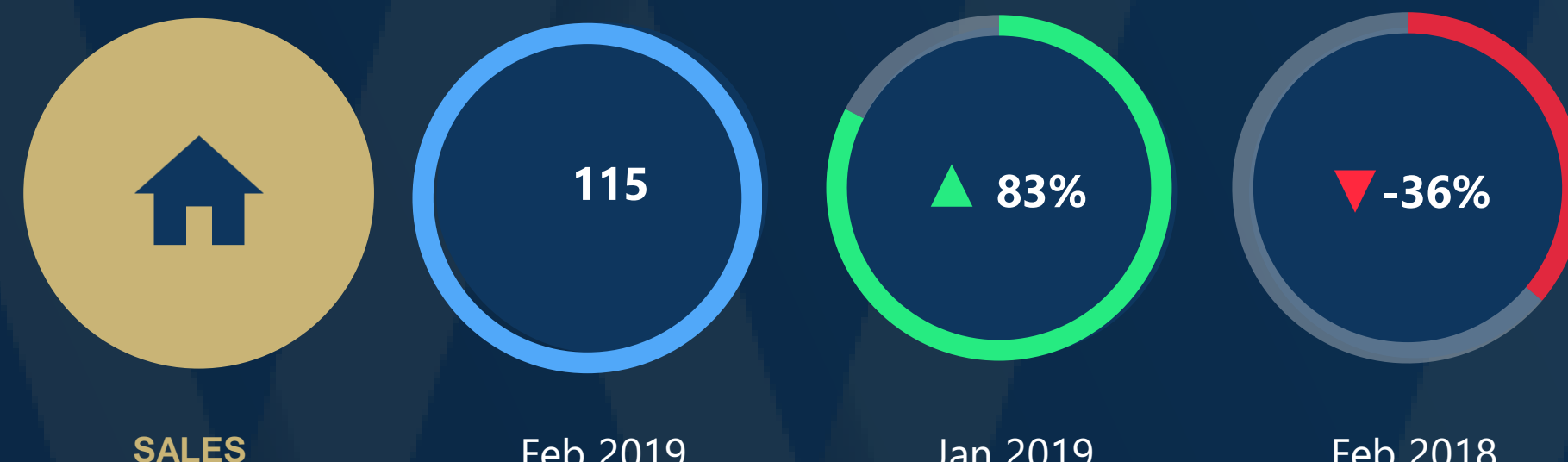
SALES TO ACTIVE

Feb 2019

Jan 2019

Feb 2018

In Vancouver West, the sales-to-active listings ratio for condo and townhouses for February 2019 was 16%, a 6% increase compared to January 2019, when the ratio was 10%, and a 29% decrease from the 45% ratio last February.



SALES

Feb 2019

Jan 2019

Feb 2018

The number of condos and townhouses sold in Vancouver West in February 2019 was 115, a 83% increase compared to January 2019, when 63 homes were sold, and a 36% decrease from the 180 properties sold last February.



AVERAGE PRICE

Feb 2019

Jan 2019

Feb 2018

In Vancouver West, the average sale price for condos and townhouses in February 2019 was \$795K, a 4% decrease compared to January 2019, when the average sale price was \$828K, and a 11% decrease from the \$890K average sale price from last February.

Market Type

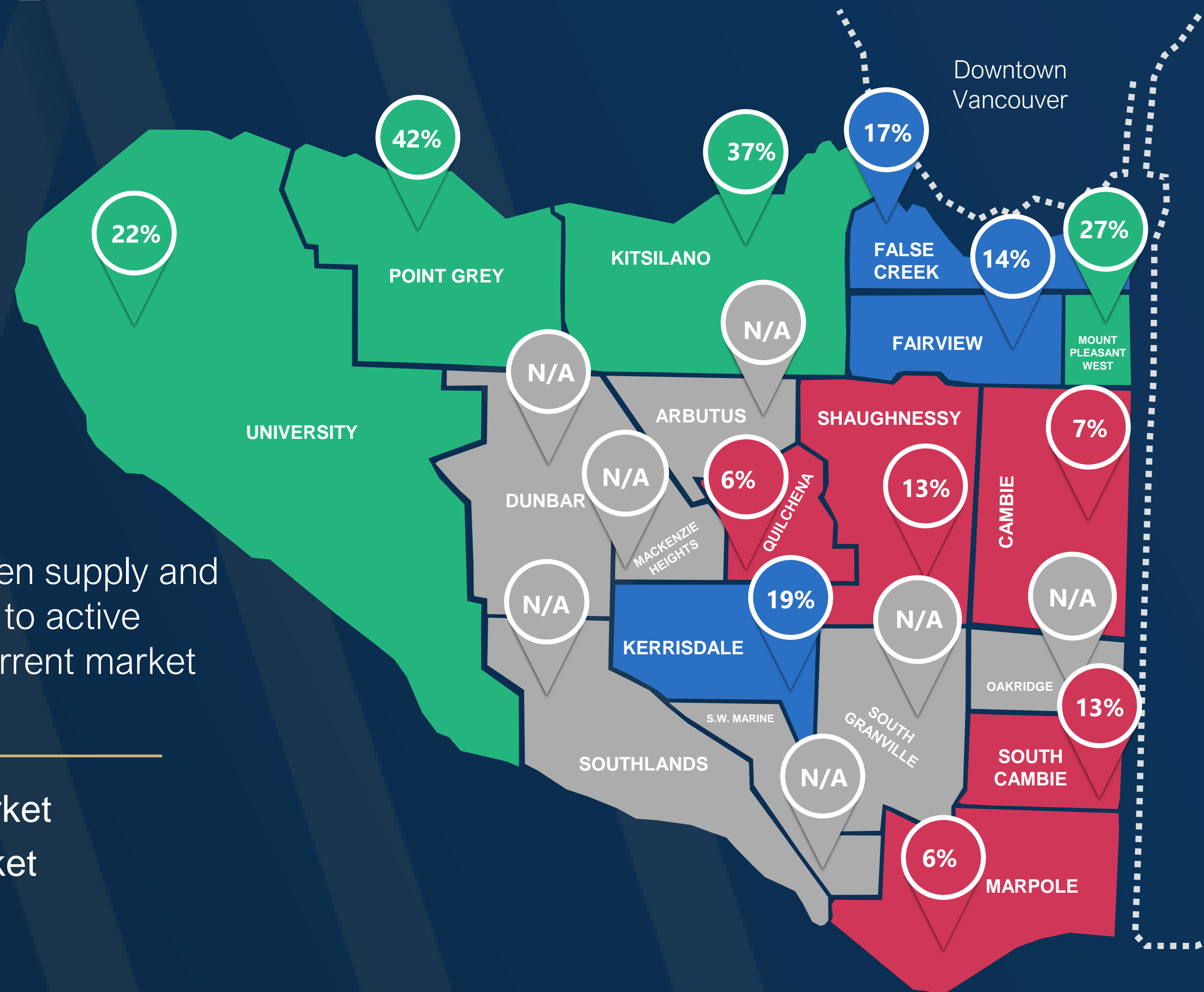
VANCOUVER WESTSIDE

February, 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

February 2019

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VANCOUVER EASTSIDE

February, 2019



Detached and Houses

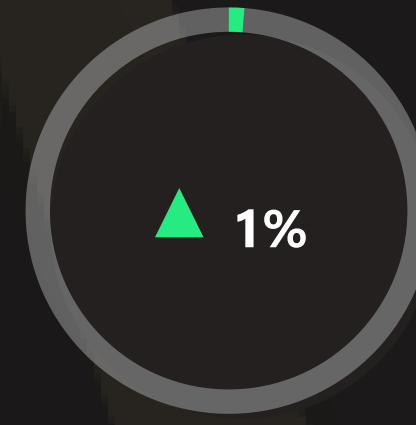
● CURRENT ● UP ● DOWN



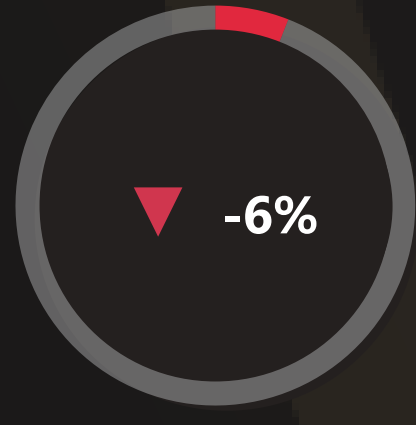
LISTINGS



Feb 2019



Jan 2019

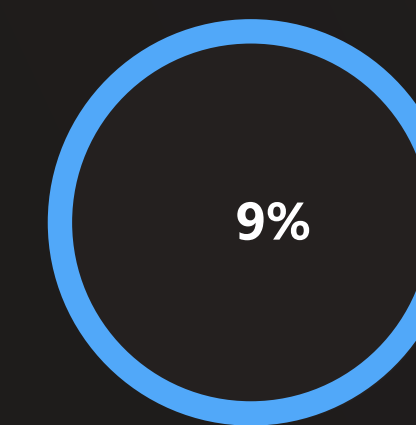


Feb 2018

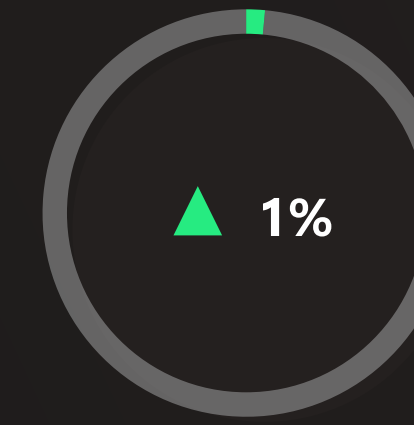
In Vancouver East, the number of new listings for detached properties in February 2019 was 569, a 1% increase compared to January 2019, when 562 homes were listed, and a 6% decrease from the 605 properties listed last February.



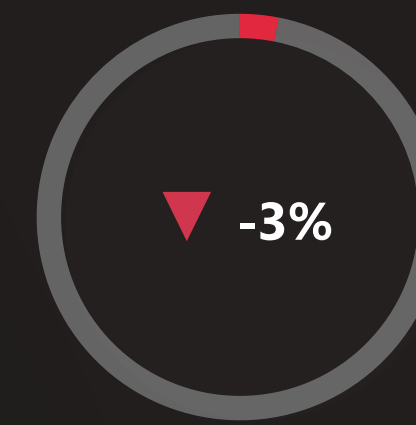
SALES TO ACTIVE



Feb 2019



Jan 2019



Feb 2018

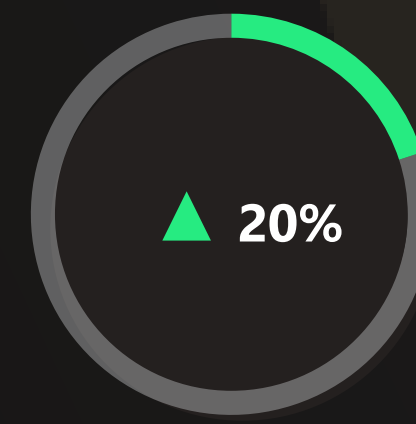
In Vancouver East, the sales-to-active ratio for detached properties in February 2019 was 9%, a 1% increase compared to January 2019, when the ratio was 8%, and a 3% decrease from the 12% ratio last February.



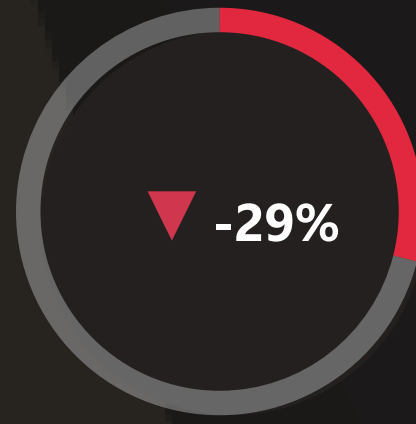
SALES



Feb 2019



Jan 2019



Feb 2018

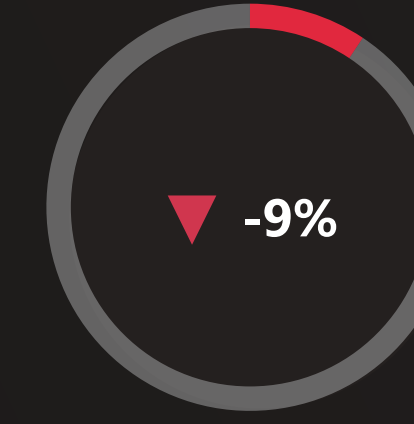
The number of houses sold in Vancouver East in February 2019 was 54, a 20% increase compared to January 2019, when 45 homes were sold, and a 29% decrease from the 76 properties sold last February.



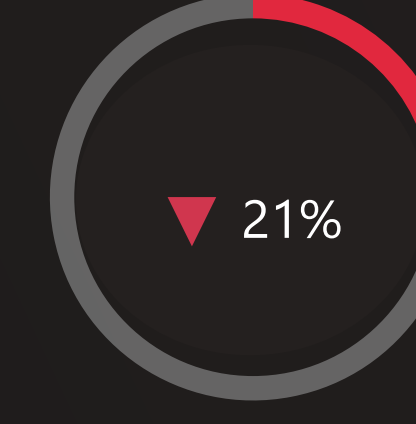
AVERAGE PRICE



Feb 2019



Jan 2019



Feb 2018

In Vancouver East, the average sale price for houses in February 2019 was \$1.269M, a 9% decrease compared to January 2019, when the average sale price was \$1.4M, and a 21% decrease from the \$1.604M average sale price from last February.

Market Type

VANCOUVER WESTSIDE

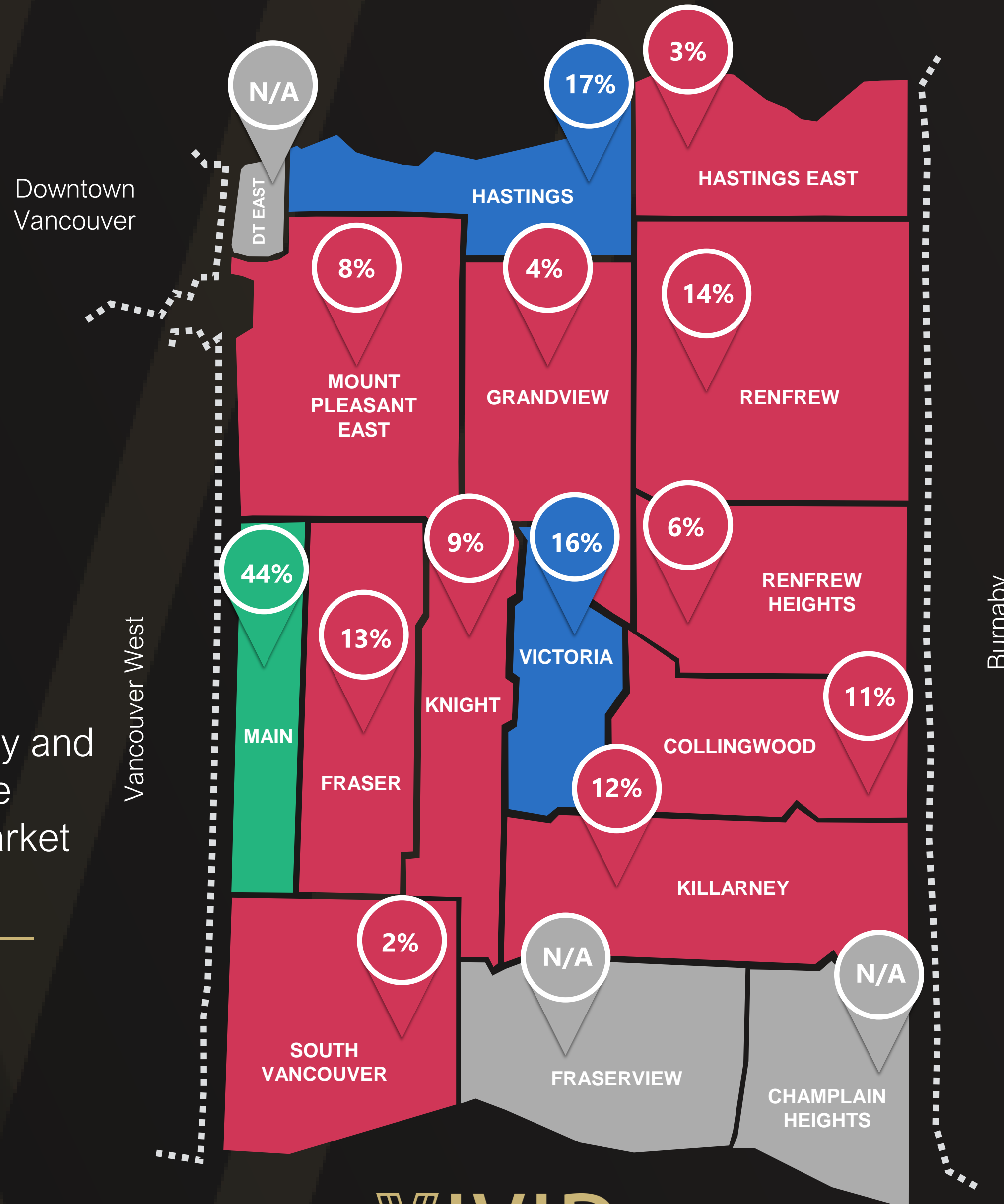
February, 2019

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

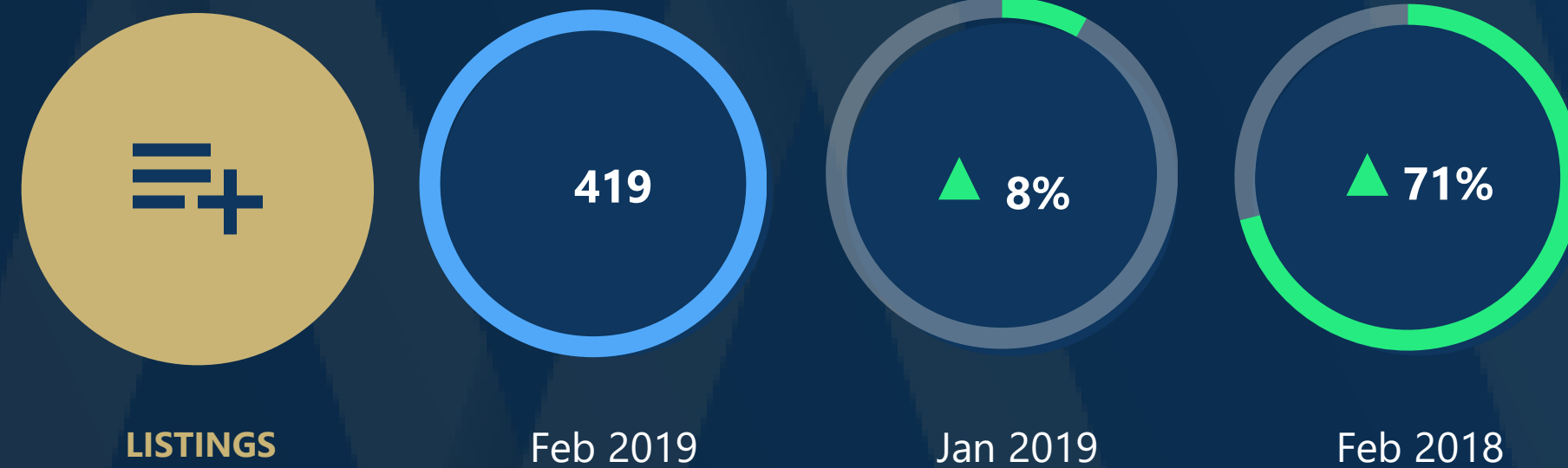
VANCOUVER EASTSIDE

February, 2019

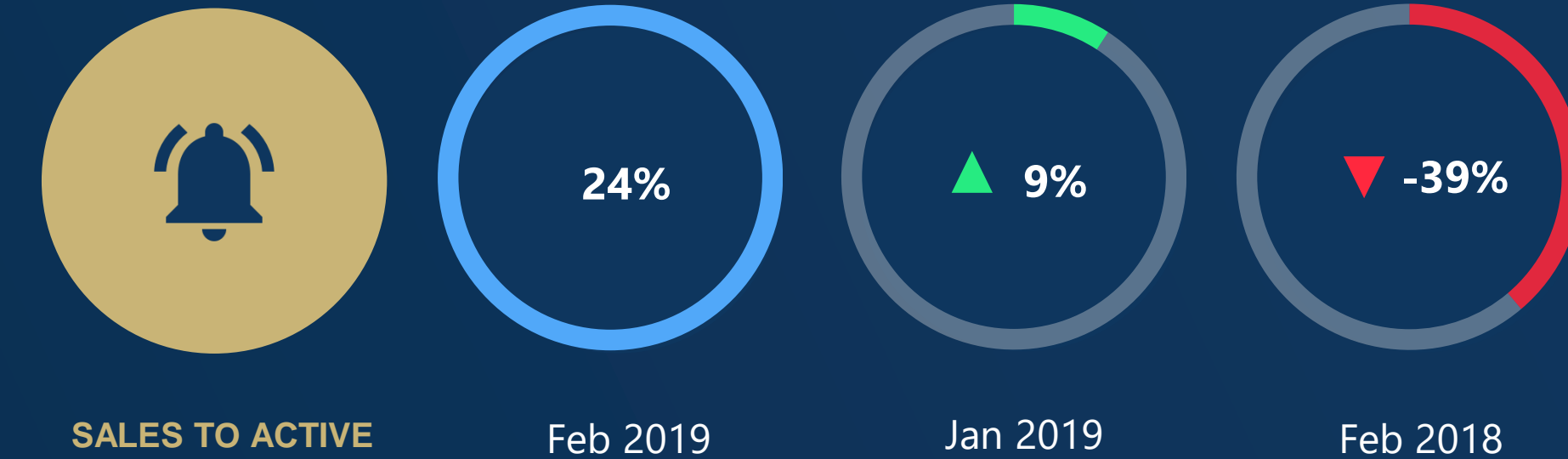


Condos and Townhouses

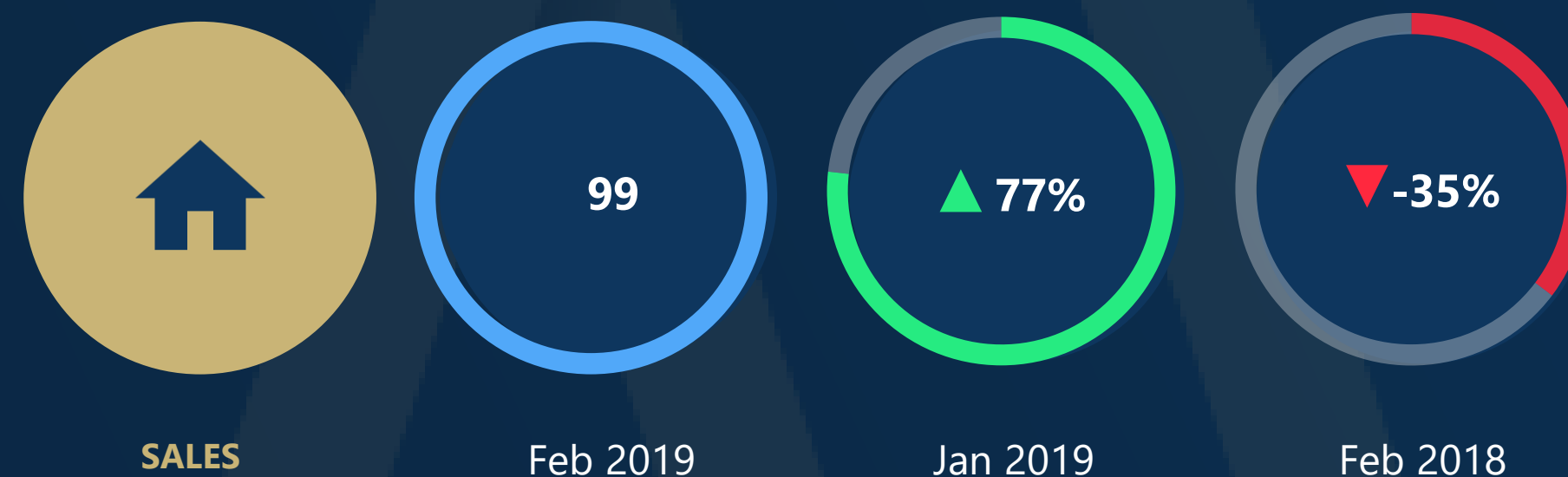
● CURRENT ● UP ● DOWN



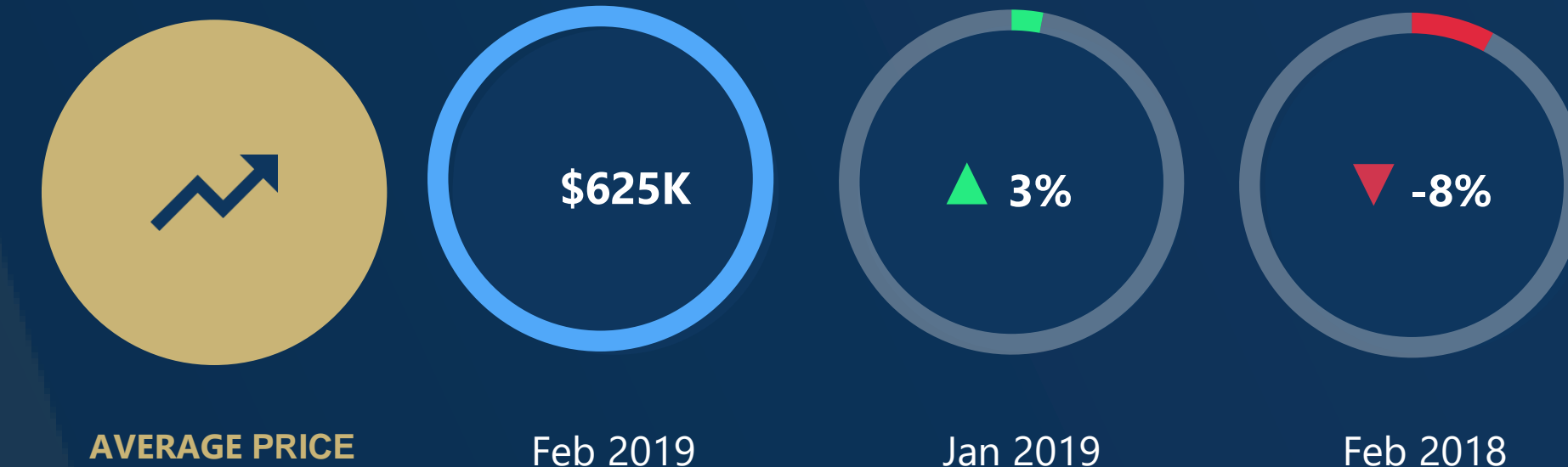
In Vancouver East, the number of new listings for condos and townhouses in February 2019 was 419, a 8% increase compared to January 2019, when 388 homes were listed, and a 71% increase from the 245 properties listed last February.



In Vancouver East, the sales-to-active listings ratio for condo and townhouses for February 2019 was 24%, a 9% increase compared to January 2019, when the ratio was 14%, and a 39% decrease from the 62% ratio last February.



The number of condos and townhouses sold in Vancouver East in February 2019 was 99, a 77% increase compared to January 2019, when 56 homes were sold, and a 35% decrease from the 153 properties sold last February.



In Vancouver East, the average sale price for condos and townhouses in February 2019 was \$625K, a 3% increase compared to January 2019, when the average sale price was \$607K, and a 8% decrease from the \$678K average sale price from last February.

Market Type

VANCOUVER EASTSIDE

February, 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.

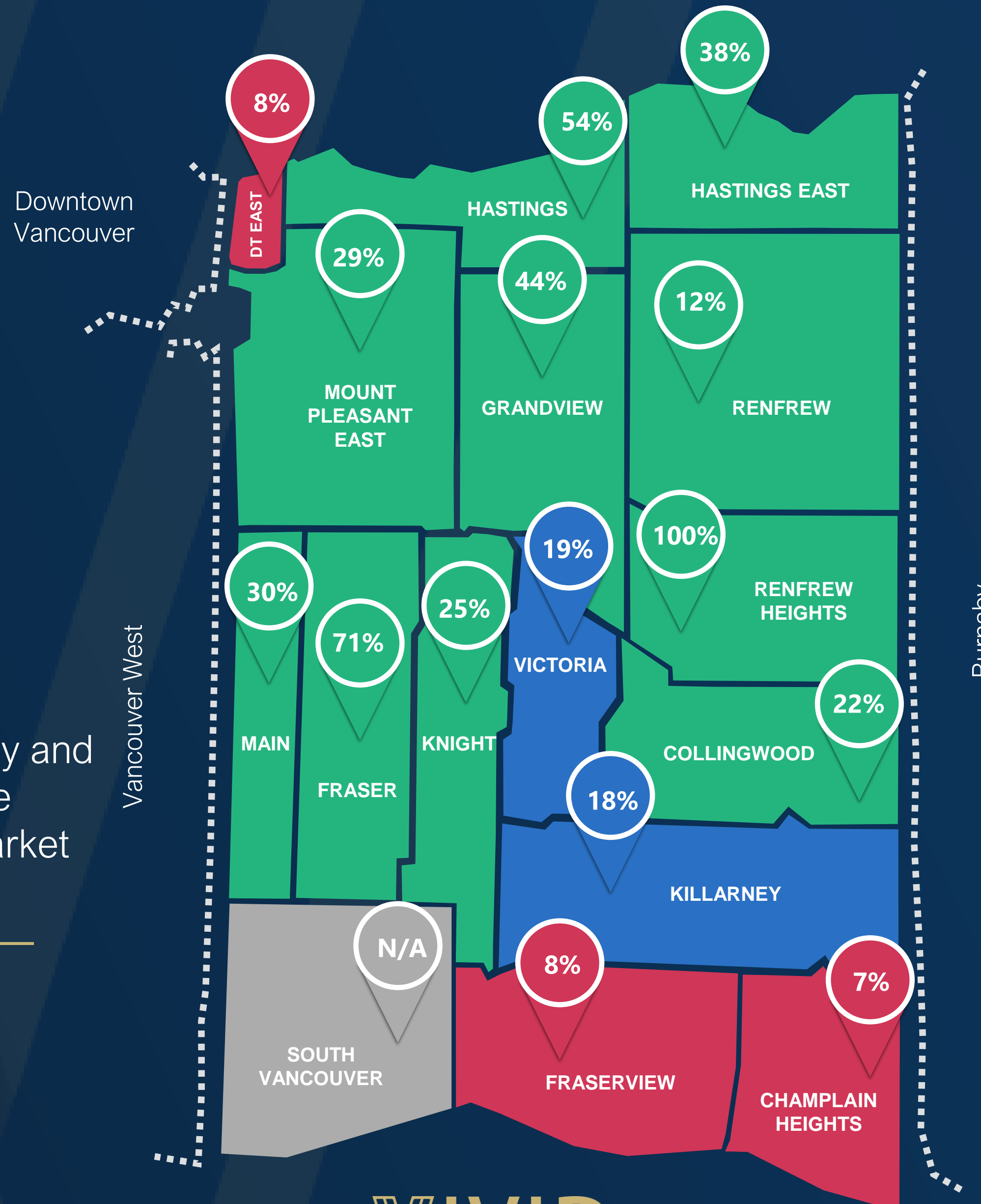
- 21% & Greater Sellers Market
- 15% to 20% Balanced Market
- 14% & Less Buyer Market

* 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

February 2019

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NORTH VANCOUVER

February, 2019



Detached and Houses

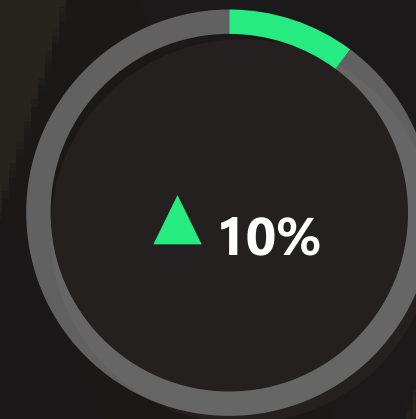
● CURRENT ● UP ● DOWN



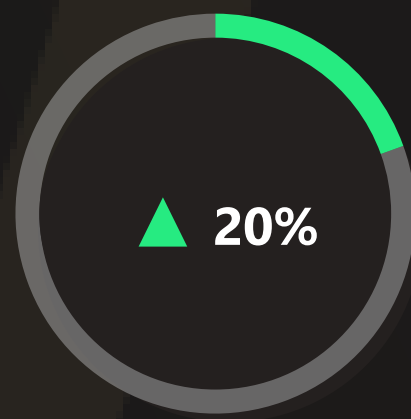
LISTINGS



Feb 2019



Jan 2019

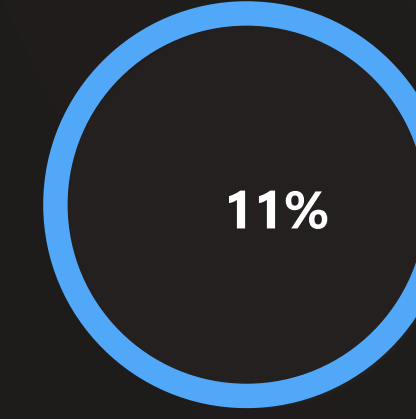


Feb 2018

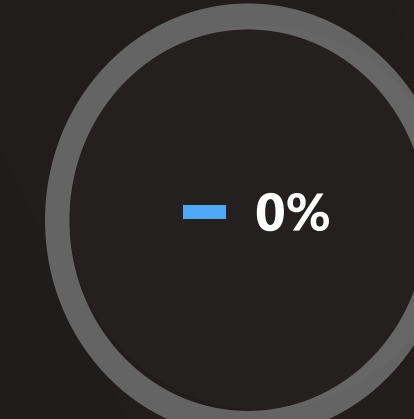
In North Vancouver, the number of new listings for detached properties in February 2019 was 337, a 10% increase compared to January 2019, when 306 homes were listed, and a 20% increase from the 282 properties listed last February.



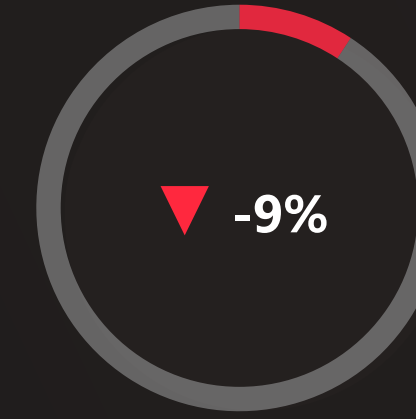
SALES TO ACTIVE



Feb 2019



Jan 2019

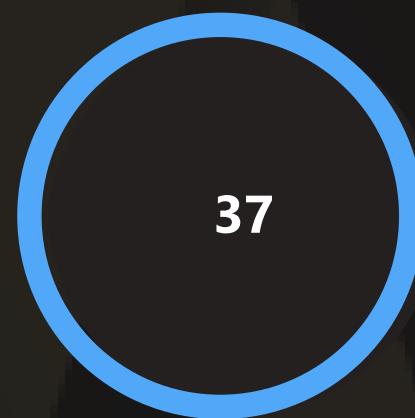


Feb 2018

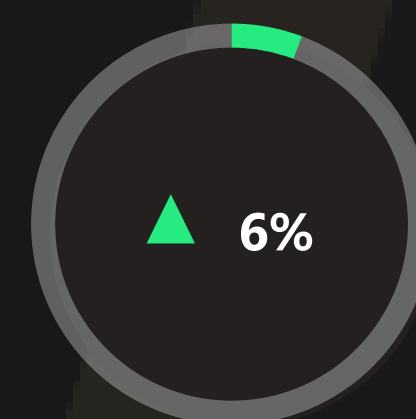
In North Vancouver, the sales to active ratio for houses for February 2019 was 11%, no changes compared to January 2019, when the ratio was 11%, and a 9% decrease from the 20% ratio last February.



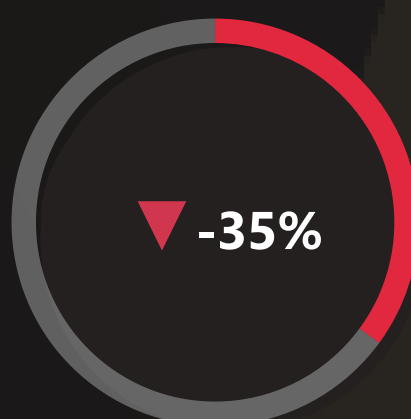
SALES



Feb 2019

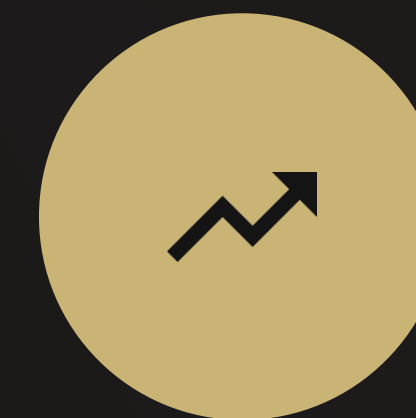


Jan 2019

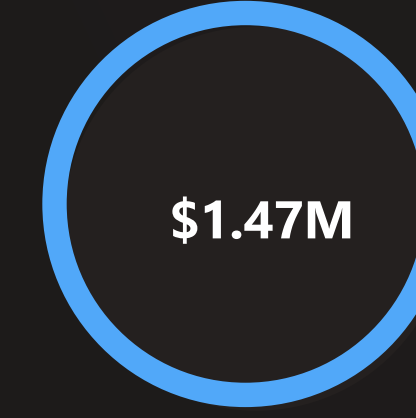


Feb 2018

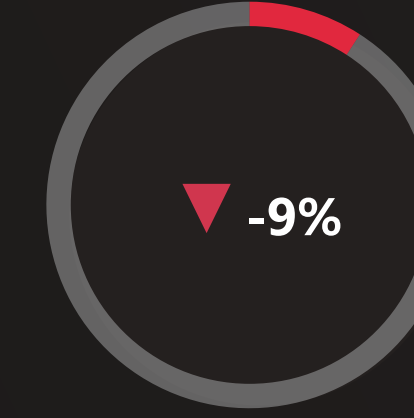
The number of houses sold in North Vancouver in February 2019 was 37, a 6% increase compared to January 2019, when 35 homes were sold, and a 35% decrease from the 57 properties sold last February.



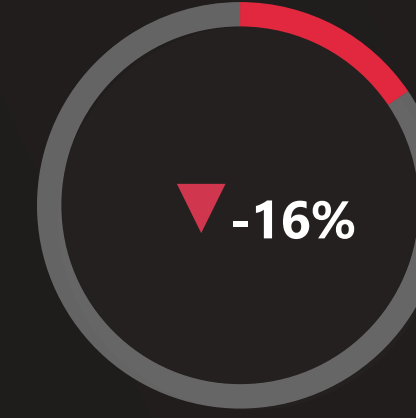
AVERAGE PRICE



Feb 2019



Jan 2019



Feb 2018

In North Vancouver, the average sale price for houses in February 2019 was \$1.47M, a 9% decrease compared to January 2019, when the average sale price was \$1.618M, and a 16% decrease from the \$1.74M average sale price from last February.

NORTH VANCOUVER

February, 2019



Condos and Townhouses

● CURRENT ● UP ● DOWN



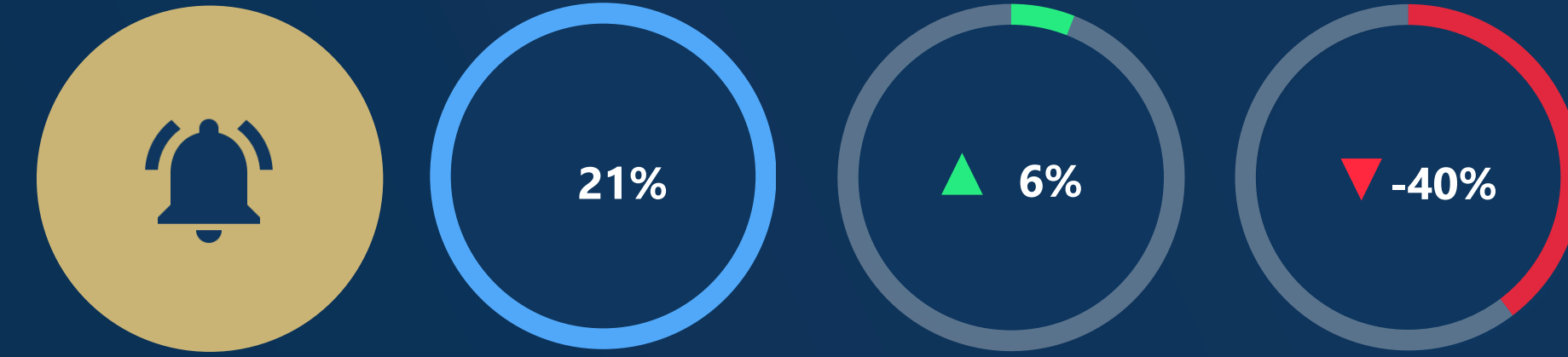
LISTINGS

Feb 2019

Jan 2019

Feb 2018

In North Vancouver, the number of new listings for condos and townhouses in February 2019 was 404, a 11% increase compared to January 2019, when 363 homes were listed, and a 130% increase from the 176 properties listed last February.



SALES TO ACTIVE

Feb 2019

Jan 2019

Feb 2018

In North Vancouver, the sales-to-active listings ratio for condo and townhouses for February 2019 was 21%, a 6% increase compared to January 2019, when the ratio was 15%, and a 40% decrease from the 60% ratio last February.



SALES

Feb 2019

Jan 2019

Feb 2018

The number of condos and townhouses sold in North Vancouver in February 2019 was 83, a 57% increase compared to January 2019, when 53 homes were sold, and a 22% decrease from the 106 properties sold last February.



AVERAGE PRICE

Feb 2019

Jan 2019

Feb 2018

In North Vancouver, the average sale price for condos and townhouses in February 2019 was \$700K, a 13% increase compared to January 2019, when the average sale price was \$619K, and a 9% decrease from the \$770K average sale price from last February.

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West Vancouver

February 2019

VIVID
REAL ESTATE
By Amin Saharvand

21 CENTURY 21.
In Town Realty

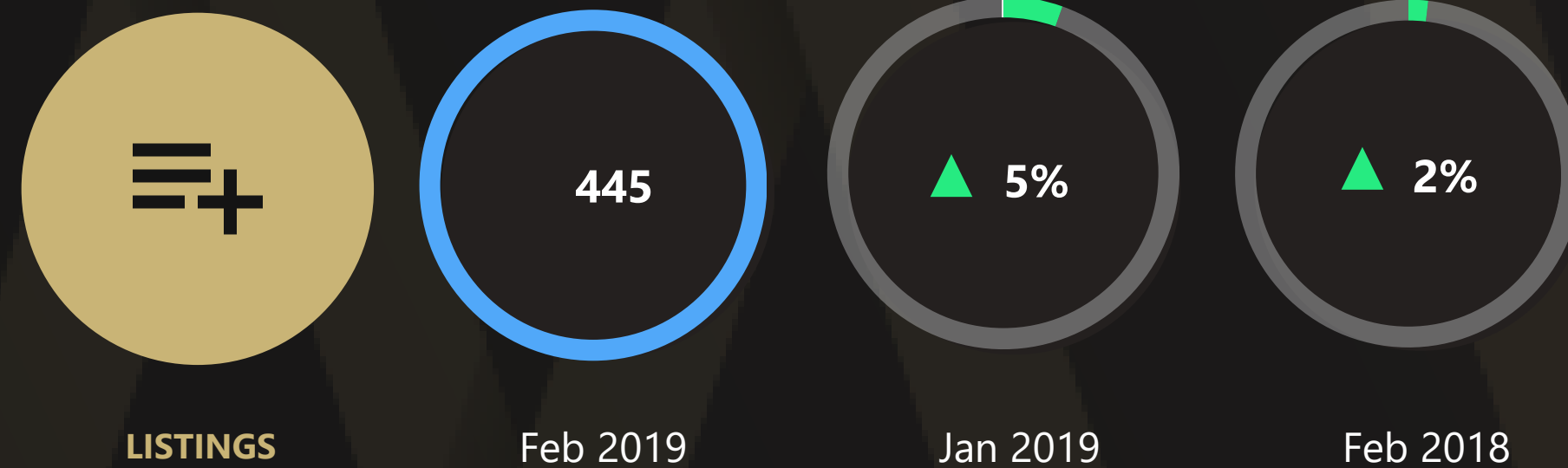
WEST VANCOUVER

February, 2019



Detached and Houses

● CURRENT ● UP ● DOWN



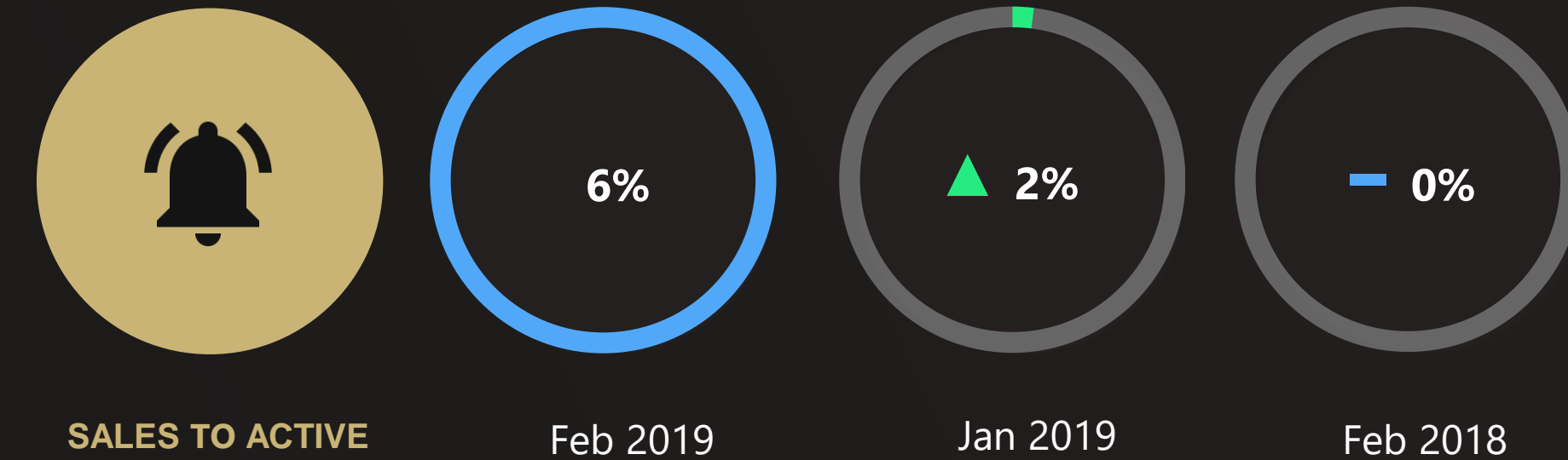
LISTINGS

Feb 2019

Jan 2019

Feb 2018

In West Vancouver houses, the number of new listings for residential properties in February 2019 was 445, a 5% increase compared to January 2019, when 422 homes were listed, and a 2% increase from the 437 properties listed last February.



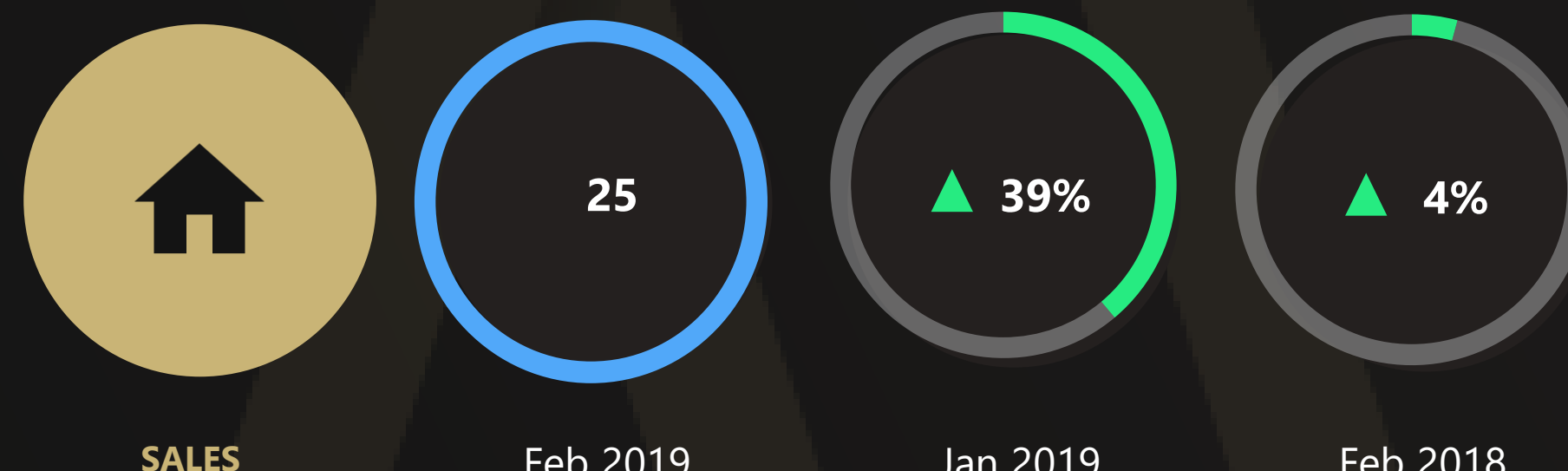
SALES TO ACTIVE

Feb 2019

Jan 2019

Feb 2018

In West Vancouver, the sales to active ratio for houses for February 2019 was 6%, a 2% decrease compared to January 2019, when the ratio was 4%, and no changes from last February.



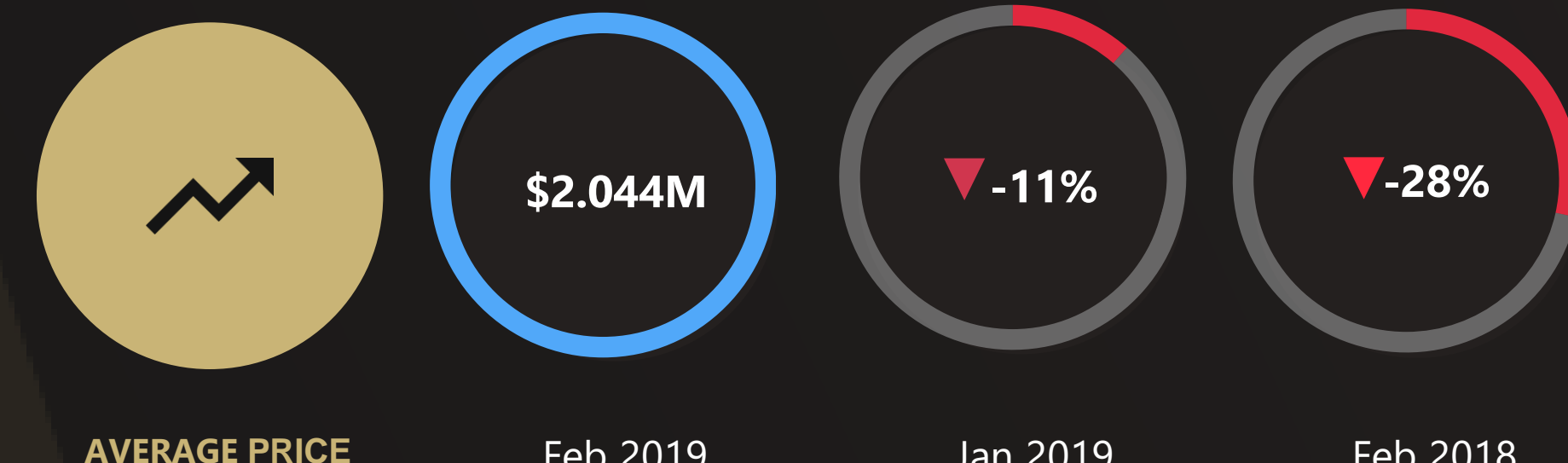
SALES

Feb 2019

Jan 2019

Feb 2018

The number of houses sold in West Vancouver in February 2019 was 25, a 39% increase compared to January 2019, when 18 homes were sold, and a 4% increase from the 24 properties sold last February.



AVERAGE PRICE

Feb 2019

Jan 2019

Feb 2018

In West Vancouver, the average sale price for houses in February 2019 was \$2.044M, a 11% decrease compared to January 2019, when the average sale price was \$2.308M, and a 28% decrease from the \$2.855M average sale price from last February.

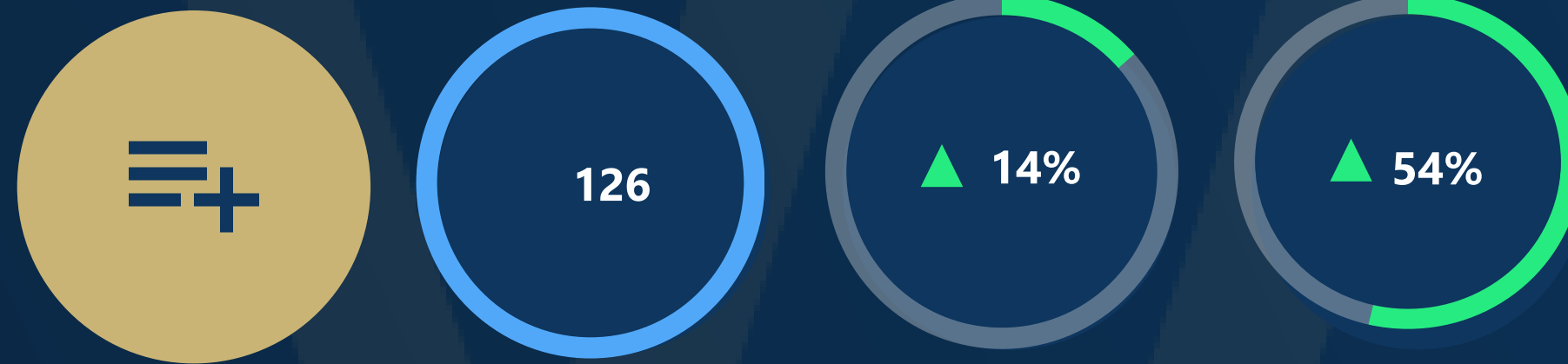
WEST VANCOUVER

February, 2019



Condos and Townhouses

● CURRENT ● UP ● DOWN



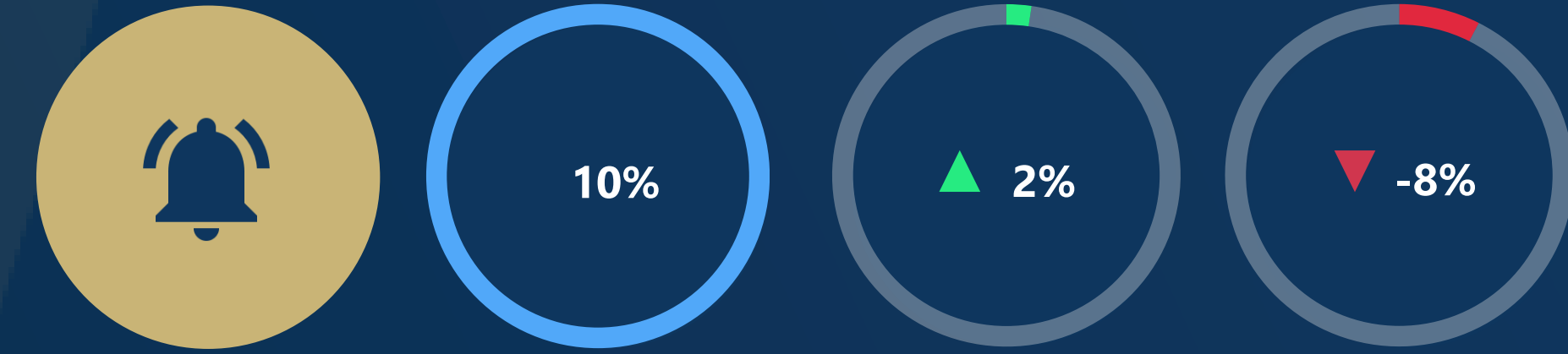
LISTINGS

Feb 2019

Jan 2019

Feb 2018

In West Vancouver, the number of new listings for condos and townhouses in February 2019 was 126, a 14% increase compared to January 2019, when 111 homes were listed, and a 54% increase from the 82 properties listed last February.



SALES TO ACTIVE

Feb 2019

Jan 2019

Feb 2018

In West Vancouver, the sales-to-active listings ratio for condos and townhouses for February 2019 was 10%, a 2% increase compared to January 2019, when the ratio was 7%, and a 8% decrease from the 17% ratio last February.



SALES

Feb 2019

Jan 2019

Feb 2018

The number of condos and townhouses sold in West Vancouver in February 2019 was 12, a 50% increase compared to January 2019, when 08 homes were sold, and a 14% decrease from the 14 properties sold last February.



AVERAGE PRICE

Feb 2019

Jan 2019

Feb 2018

In West Vancouver, the average sale price for condos and townhouses in February 2019 was \$1.398M, a 54% decrease compared to January 2019, when the average sale price was \$3.069M, and no changes compared to last February.

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By Amir Joharifard

Contact us today

to see whether you should
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