

SIMPLE.
INNOVATIVE.
EFFECTIVE.



VIVID

REAL ESTATE

By Amir Joharifard

Market Update

October 2019

Areas

GREATER VANCOUVER
DOWNTOWN VANCOUVER

VANCOUVER WESTSIDE
VANCOUVER EASTSIDE

NORTH VANCOUVER
WEST VANCOUVER

SIMPLE.
INNOVATIVE.
EFFECTIVE.

Greater Vancouver

October 2019



GREATER VANCOUVER

October, 2019



Detached and Attached Homes

● CURRENT ● UP ● DOWN



LISTINGS



4,067

Oct 2019



-16%

Sep 2019



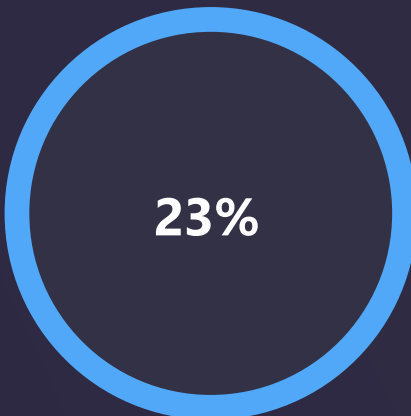
-16%

Oct 2018

In Greater Vancouver, the number of new listings for residential properties in October 2019 was 4,067, a 16% decrease compared to September 2019, when 4,856 homes were listed, and a 16% decrease from the 4,868 properties listed last October.

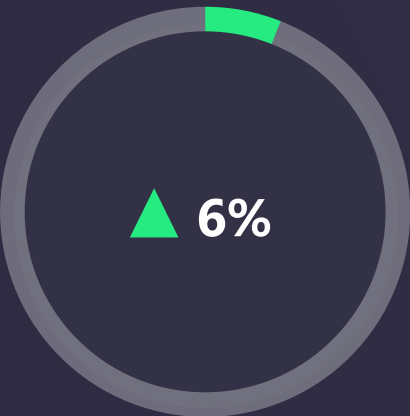


SALES TO ACTIVE



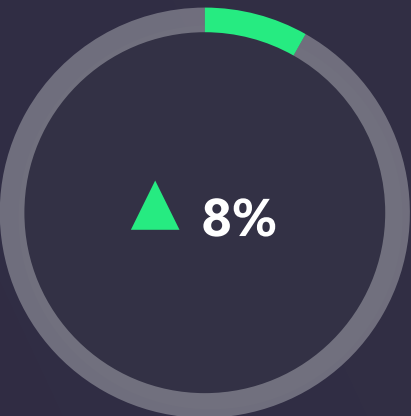
23%

Oct 2019



6%

Sep 2019



8%

Oct 2018

In Greater Vancouver, the sales-to-active listings ratio for residential properties for October 2019 was 23%, a 6% increase compared to September 2019, when the ratio was 17%, and a 8% increase from the 15% ratio last October.

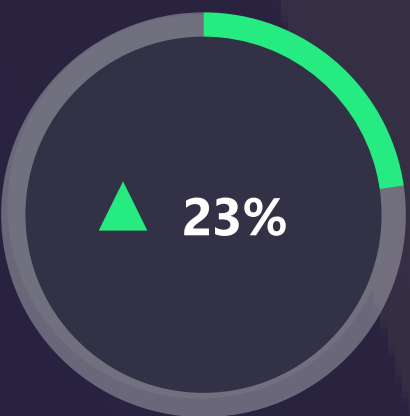


SALES



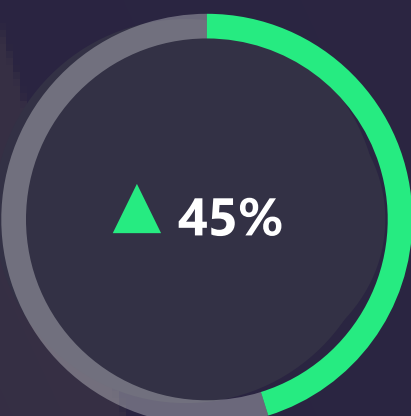
2,854

Oct 2019



23%

Sep 2019



45%

Oct 2018

The number of residential properties sold in Greater Vancouver in October 2019 was 2,854, a 23% increase compared to September 2019, when 2,326 homes were sold, and a 45% increase from the 1,966 properties sold last October.

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

October, 2019



Detached and Houses

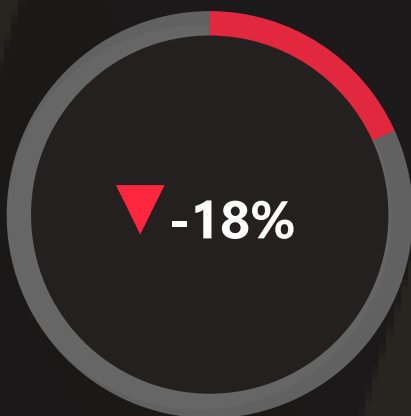
● CURRENT ● UP ● DOWN



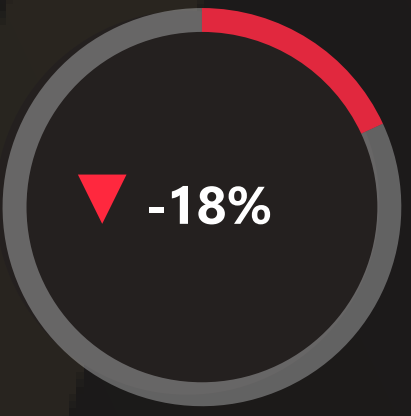
LISTINGS



Oct 2019



Sep 2019

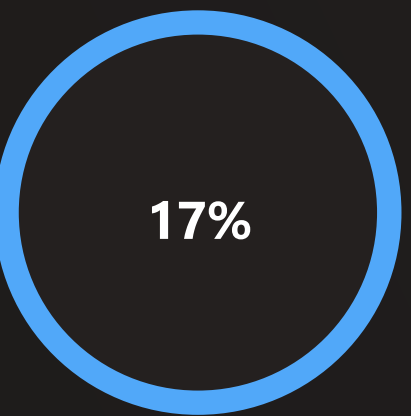


Oct 2018

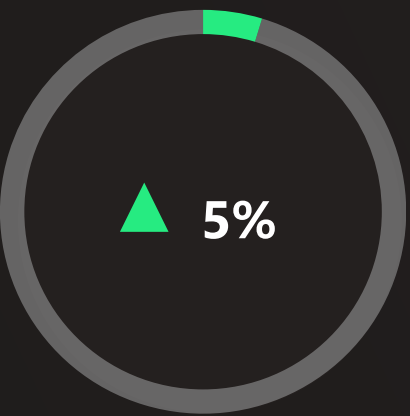
In Greater Vancouver, the number of new listings for detached properties in October 2019 was 1,392 a 18% decrease compared to September 2019, when 1,702 homes were listed, and a 18% decrease from the 1,700 properties listed last October.



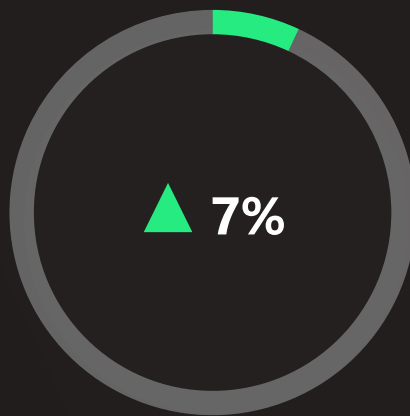
SALES TO ACTIVE



Oct 2019



Sep 2019

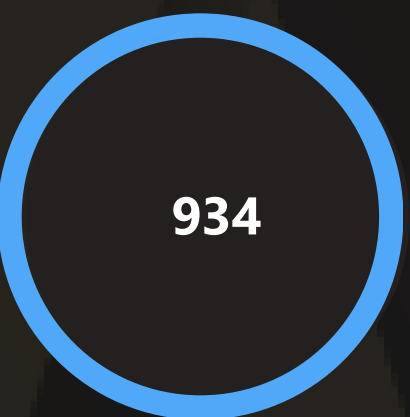


Oct 2018

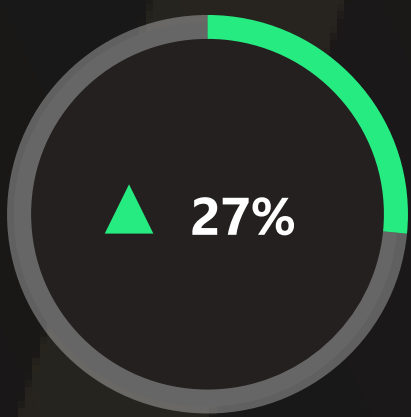
In Greater Vancouver, the sales-to-active listings ratio for detached properties for October 2017 was 17%, a 5% increase compared to September 2019, when the ratio was 13%, and a 7% increase from the 10% ratio last October.



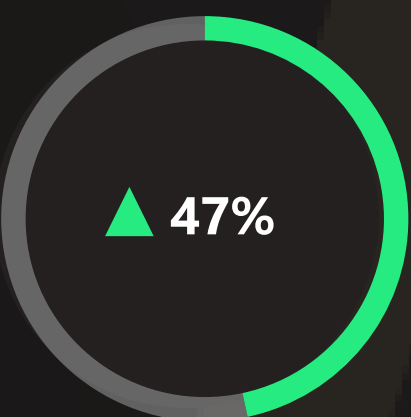
SALES



Oct 2019



Sep 2019



Oct 2018

The number of houses sold in Greater Vancouver in October 2019 was 934, a 27% increase compared to September 2019, when 738 homes were sold, and a 47% increase from the 637 properties sold last October.

Facts

The Average days on Market for Greater Vancouver detached properties in October 2019 was 55 days, no changes from September. The average price per square foot for Greater Vancouver detached properties in October 2019 was \$587, a 1% increase in comparison to \$ 581 per square foot in September 2019.

GREATER VANCOUVER

October, 2019



Condos and Townhouses

● CURRENT ● UP ● DOWN



LISTINGS



Oct 2019



Sep 2019

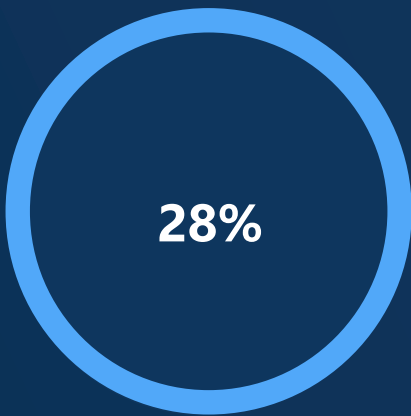


Oct 2018

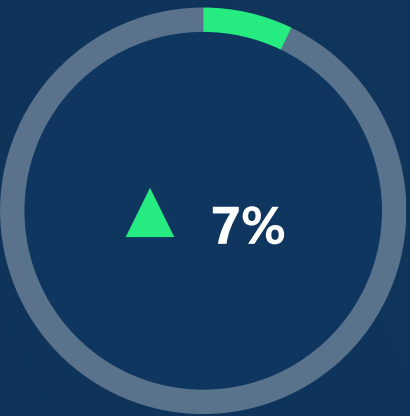
In Greater Vancouver, the number of new listings for condos and townhouses in October 2019 was 2,675, a 15% decrease compared to September 2019, when 3,154 homes were listed, and a 16% decrease from the 3,168 properties listed last October.



SALES TO ACTIVE



Oct 2019



Sep 2019



Oct 2018

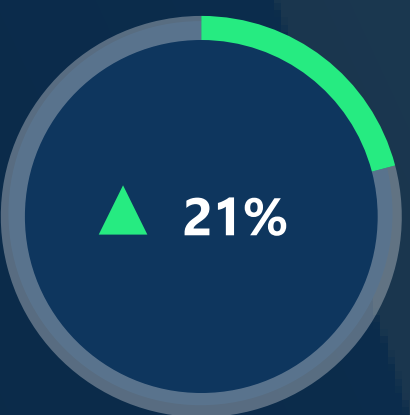
In Greater Vancouver, the sales-to-active listings ratio condos and townhouse in October 2019 was 28%, a 7% increase compared to September 2019, when the ratio was 21%, and a 14% decrease from the 42% ratio last October.



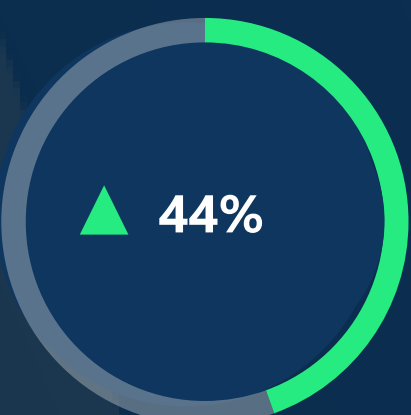
SALES



Oct 2019



Sep 2019



Oct 2018

The number of condos and townhouses sold in Greater Vancouver condos in September 2019 was 1,588, a 4% increase compared to August 2019, when 1,525 homes were sold, and a 46% increase from the 1,087 properties sold last September.

Facts

The average days on the market for Greater Vancouver condos in October 2019 was 41 days, while for townhouses it was 43 days. The average price per square foot for Greater Vancouver condos was \$772 in October 2019, whereas for townhouses it was \$589 per square foot.

SIMPLE.
INNOVATIVE.
EFFECTIVE.

Downtown Vancouver

October 2019



DOWNTOWN VANCOUVER

October, 2019

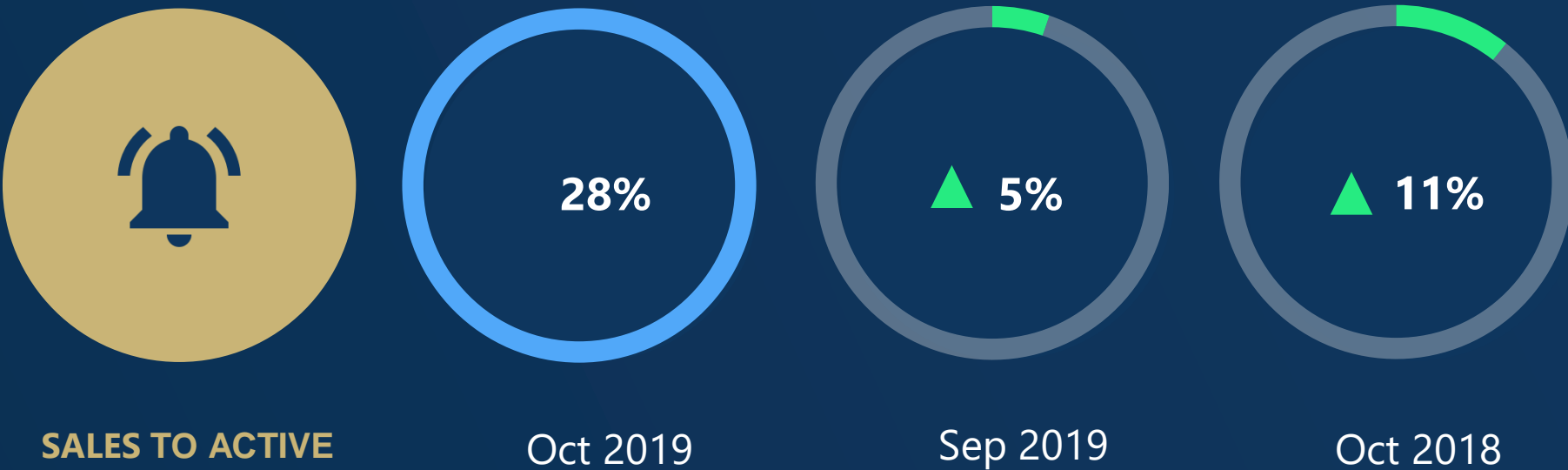


Condos and Townhouses

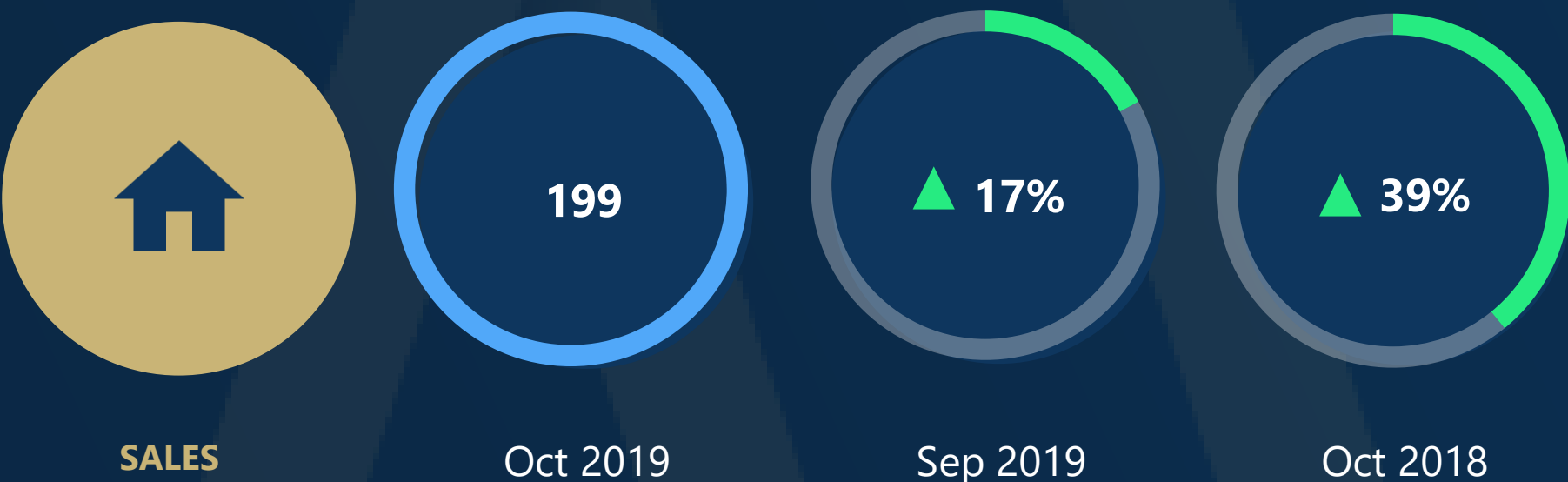
CURRENT UP DOWN



In Downtown Vancouver, the number of new listings for condo and townhouses in October 2019 was 716, a 5% decrease compared to September 2019, when 716 homes were listed, and a 14% decrease from the 836 properties listed last October.



In Downtown Vancouver, the sales-to-active listings ratio for condos and townhouses for October 2019 was 28%, a 5% increase compared to September 2019, when the ratio was 23%, and a 11% increase from the 17% ratio last October.



The number of condos and townhouses sold in Downtown Vancouver in October 2019 was 199, a 17% increase compared to September 2019, when 170 homes were sold, and a 39% increase from the 143 properties sold last October.



In Downtown Vancouver, the average sale price for condos and townhouses in October 2019 was \$735K, a 13% decrease compared to September 2019, when the average sale price was \$845K, and a 2% decrease from the \$750K average sale price from last October.

Market Type

DOWNTOWN VANCOUVER

October, 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



SIMPLE.
INNOVATIVE.
EFFECTIVE.

Vancouver Westside

October 2019



VANCOUVER WESTSIDE

October, 2019



Detached and Houses

● CURRENT ● UP ● DOWN

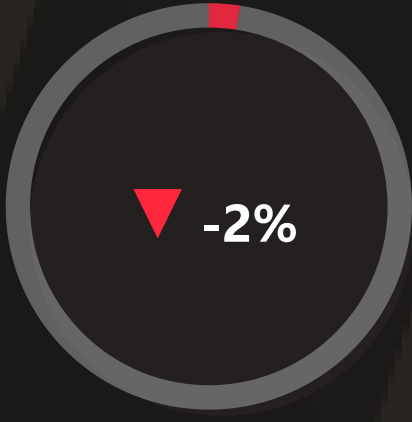


LISTINGS



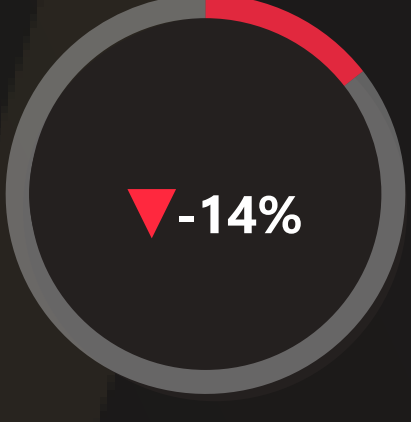
633

Oct 2019



▼ -2%

Sep 2019



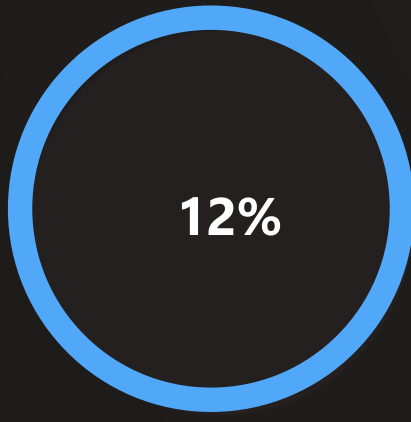
▼ -14%

Oct 2018

In Vancouver West, the number of new listings for detached properties in October 2019 was 633, a 2% decrease compared to September 2019, when 649 homes were listed, and a 14% decrease from the 740 properties listed last October.

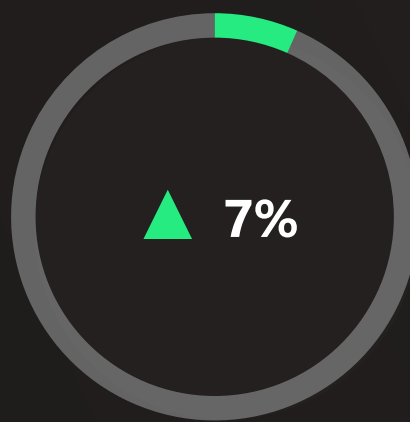


SALES TO ACTIVE



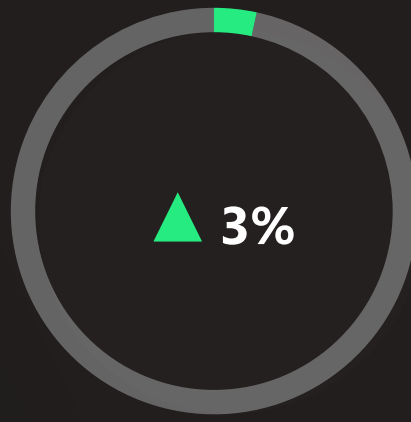
12%

Oct 2019



▲ 7%

Sep 2019



▲ 3%

Oct 2018

In Vancouver West, the sales-to-active listings ratio for houses for October 2019 was 12%, a 7% increase compared to September 2019, when the ratio was 6%, and a 3% increase from the 9% ratio last October.

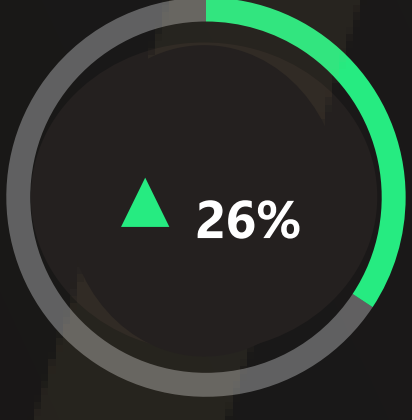


SALES



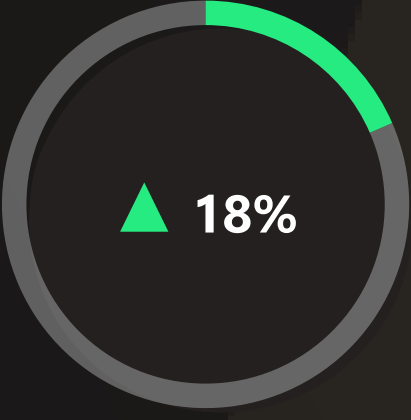
77

Oct 2019



▲ 26%

Sep 2019



▲ 18%

Oct 2018

The number of houses sold in Vancouver West in October 2019 was 77, a 26% increase compared to September 2019, when 61 homes were sold, and an 18% increase from the 65 properties sold last October.

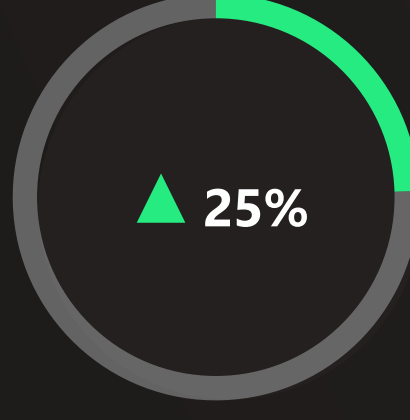


AVERAGE PRICE



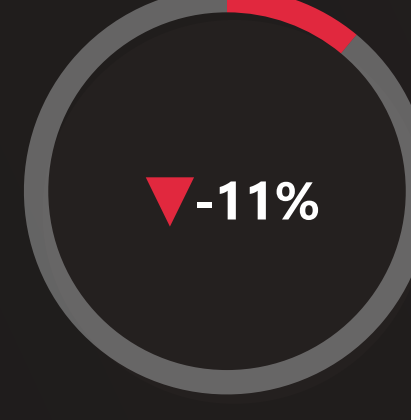
\$3.09M

Oct 2019



▲ 25%

Sep 2019



▼ -11%

Oct 2018

In Vancouver West, the average sale price for houses in October 2019 was \$3.088M, a 25% increase compared to September 2019, when the average sale price was \$2.48M, and an 11% decrease from the \$3.47M average sale price from last October.

Market Type

VANCOUVER WESTSIDE

October, 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.



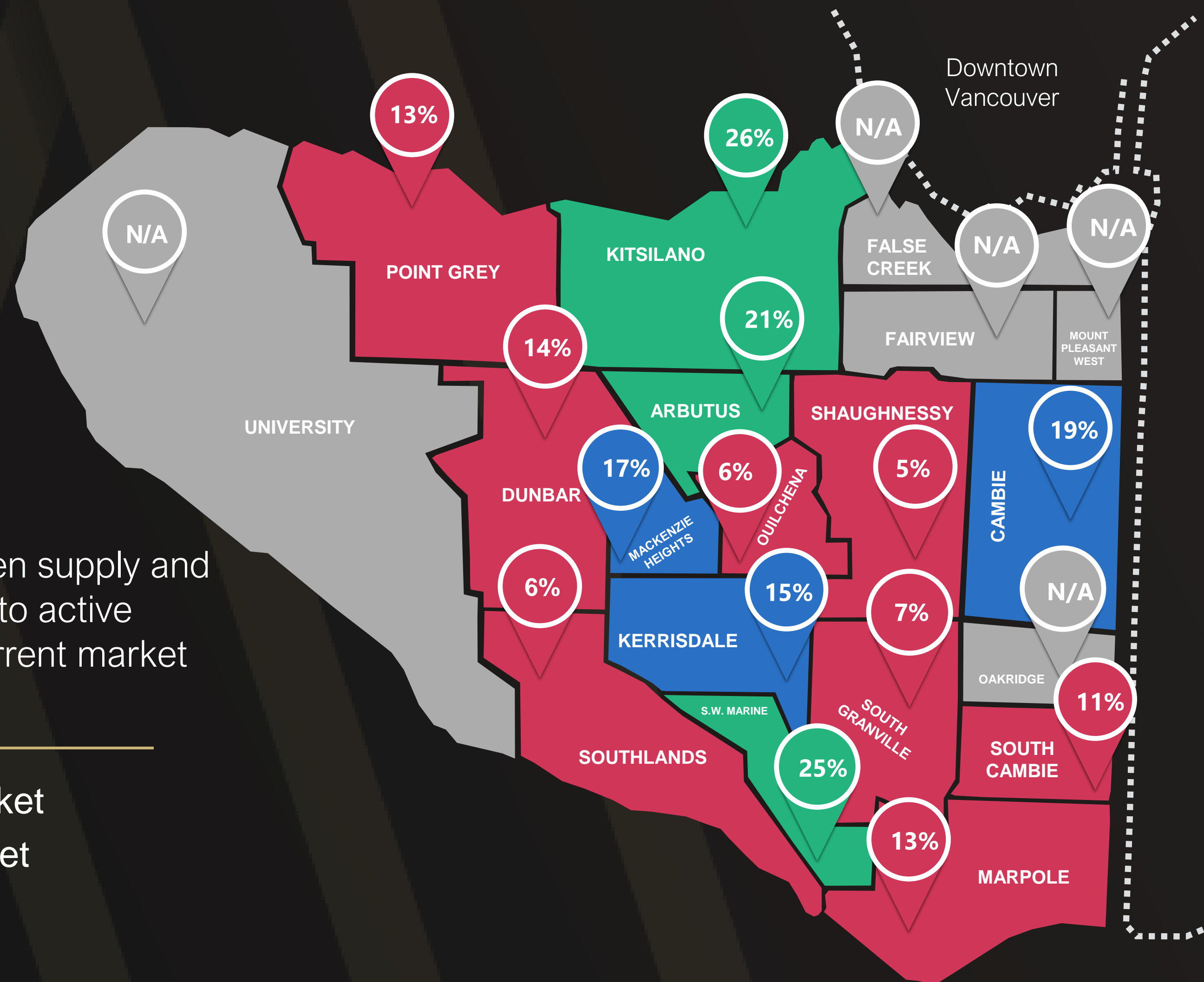
Detached and Houses

● Seller Market

● Buyer Market

● N/A*

● Balanced Market



VANCOUVER WESTSIDE

October, 2019



Condos and Townhouses

CURRENT UP DOWN



LISTINGS



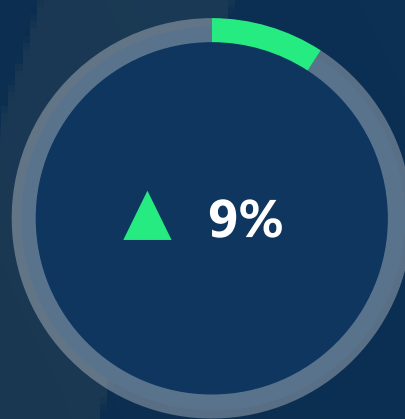
810

Oct 2019



-10%

Sep 2019



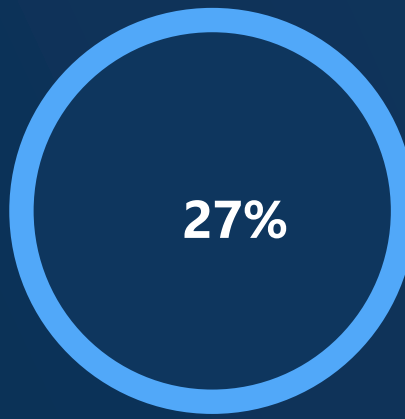
9%

Oct 2018

In Vancouver West, the number of new listings for condos and townhouses in October 2019 was 810, a 10% decrease compared to September 2019, when 898 homes were listed, and a 9% increase from the 742 properties listed last October.

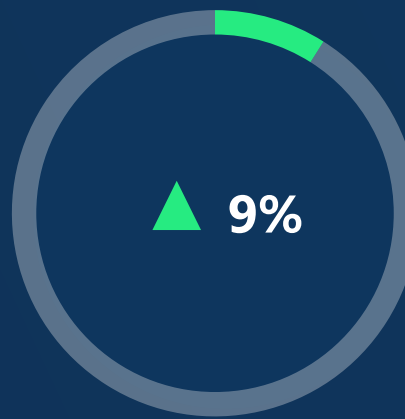


SALES TO ACTIVE



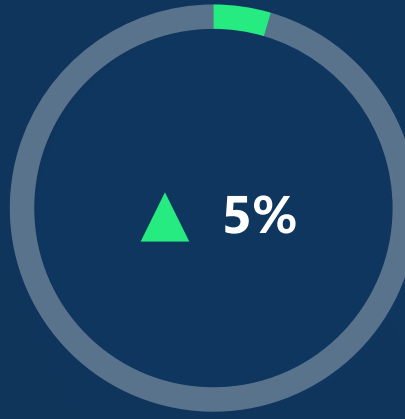
27%

Oct 2019



9%

Sep 2019



5%

Oct 2018

In Vancouver West, the sales-to-active listings ratio for condo and townhouses for October 2019 was 27%, a 9% increase compared to September 2019, when the ratio was 18%, and a 5% increase from the 22% ratio last October.

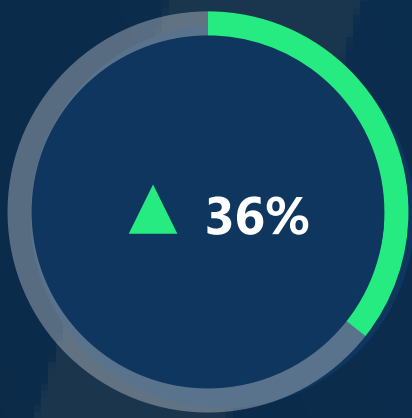


SALES



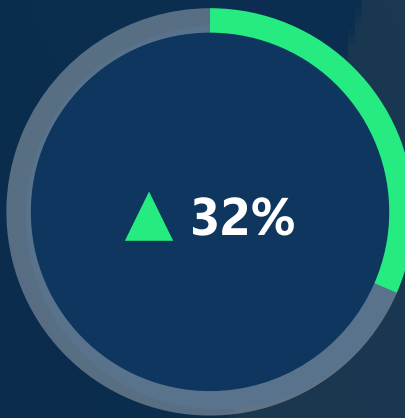
217

Oct 2019



36%

Sep 2019



32%

Oct 2018

The number of condos and townhouses sold in Vancouver West in October 2019 was 217, a 36% increase compared to September 2019, when 160 homes were sold, and a 32% increase from the 165 properties sold last October.

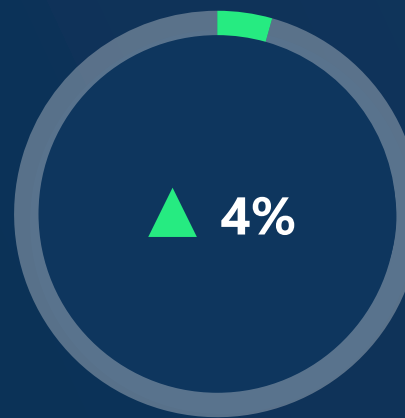


AVERAGE PRICE



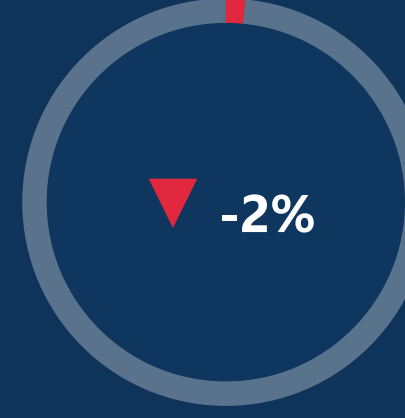
\$837K

Oct 2019



4%

Sep 2019



-2%

Oct 2018

In Vancouver West, the average sale price for condos and townhouses in October 2019 was \$837K, a 4% increase compared to September 2019, when the average sale price was \$802K, and a 2% decrease from the \$850K average sale price from last October.

Market Type

VANCOUVER WESTSIDE

October, 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.



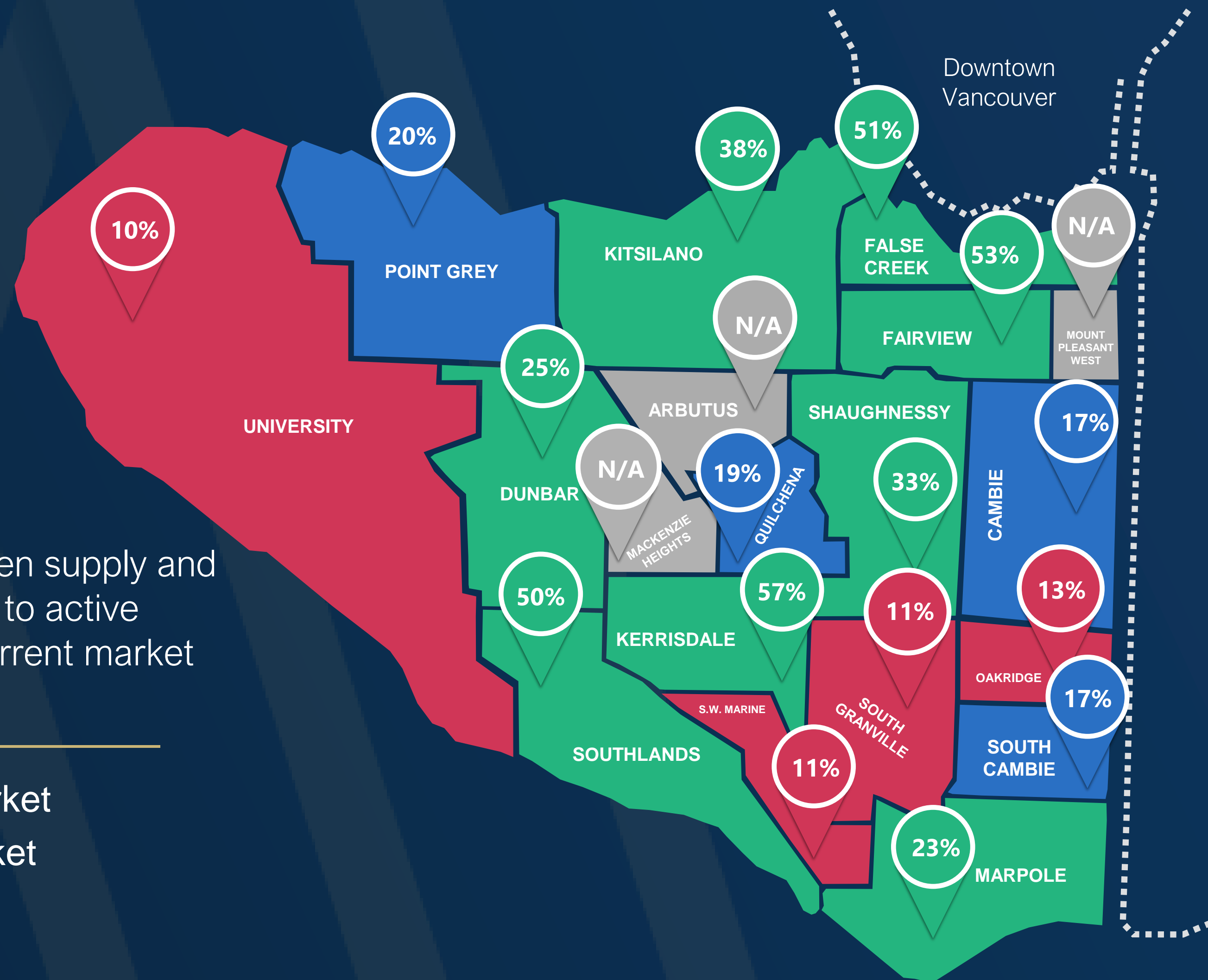
Condos and Townhouses

● Seller Market

● Buyer Market

● N/A*

● Balanced Market



SIMPLE.
INNOVATIVE.
EFFECTIVE.


Vancouver Eastside

October 2019

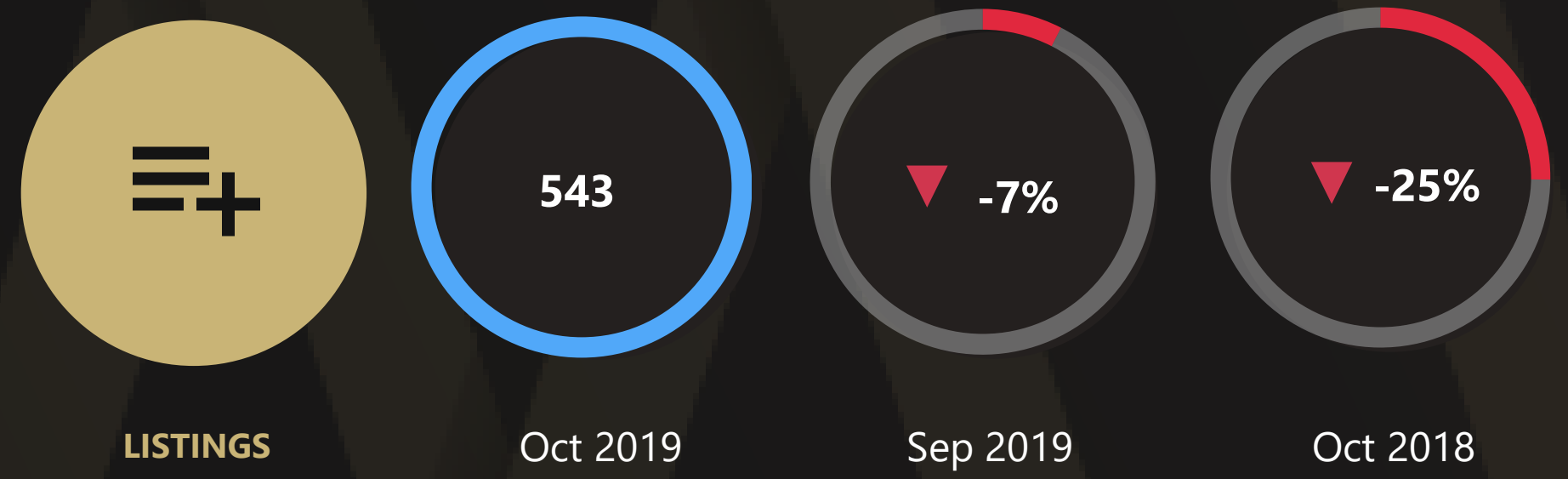


VANCOUVER EASTSIDE

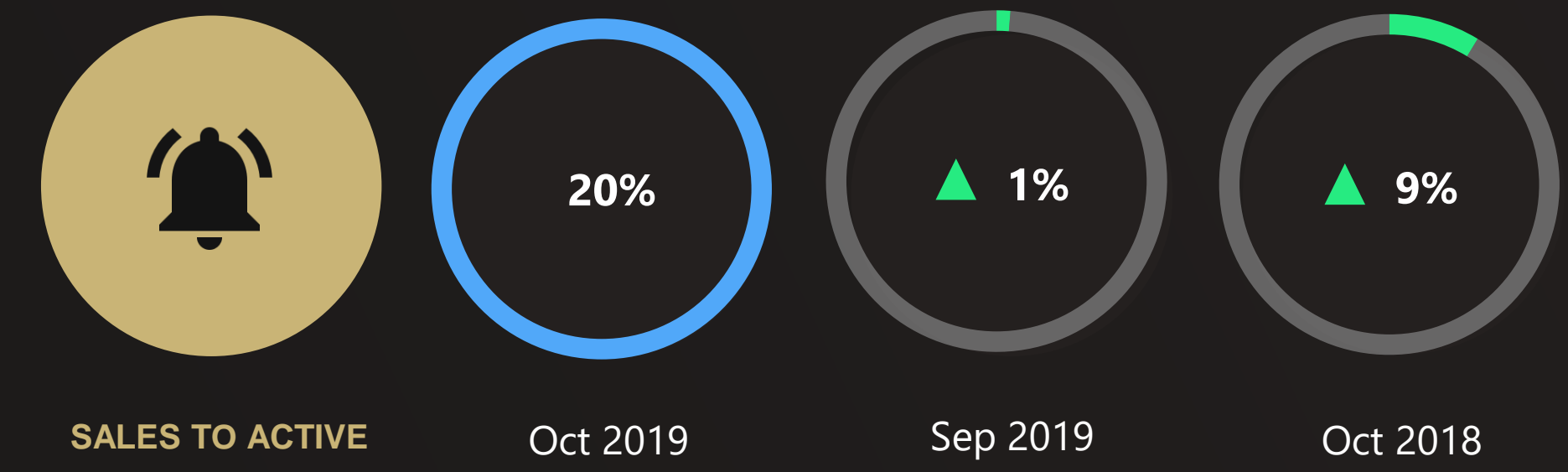
October, 2019

 Detached and Houses

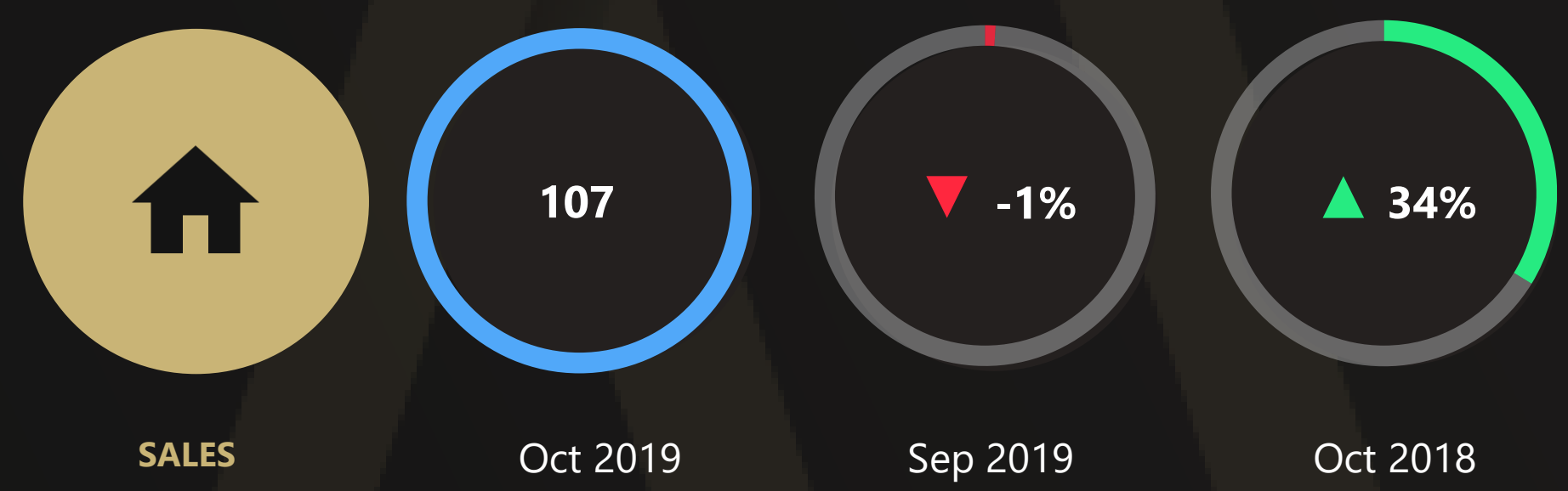
CURRENT UP DOWN



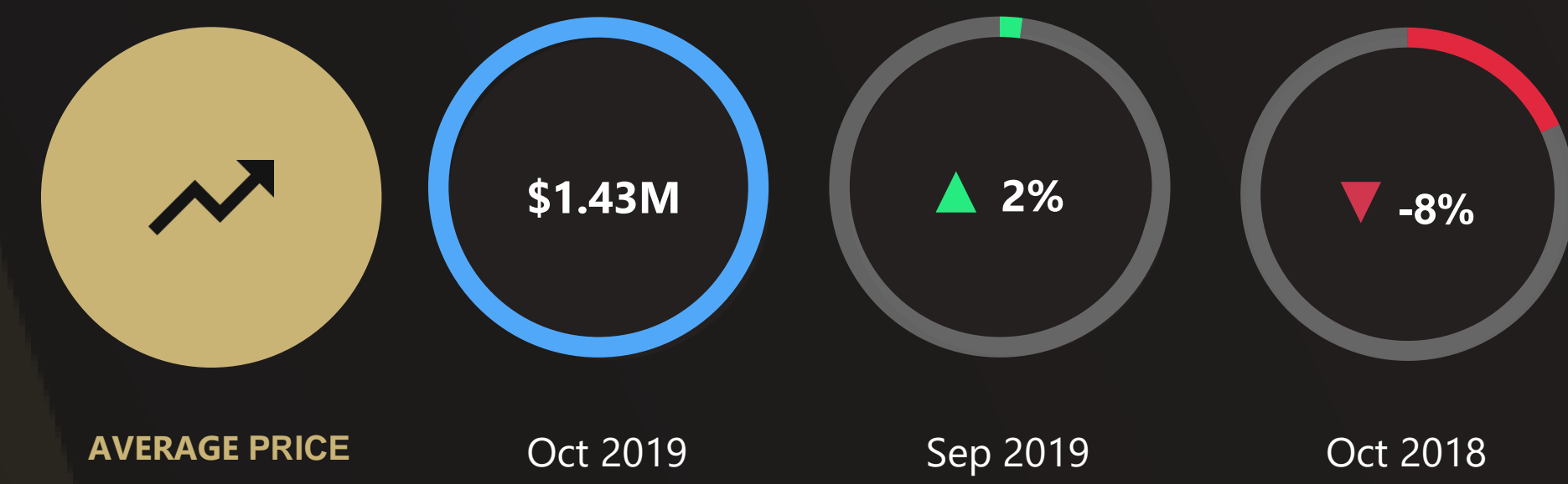
In Vancouver East, the number of new listings for detached properties in October 2019 was 543, a 7% decrease compared to September 2019, when 587 homes were listed, and a 25% decrease from the 726 properties listed last October.



In Vancouver East, the sales to active ratio for houses for October 2019 was 20%, a 1% increase compared to September 2019, when the ratio was 18%, and a 9% increase from the 11% ratio last October.



The number of houses sold in Vancouver East in October 2019 was 107, a 1% decrease compared to September 2019, when 108 homes were sold, and a 34% increase from the 80 properties sold last October.



In Vancouver East, the average sale price for houses in October 2019 was \$1.43M, a 2% increase compared to September 2019, when the average sale price was \$1.4M, and a 8% decrease from the \$1.548M average sale price from last October.

Market Type

VANCOUVER WESTSIDE

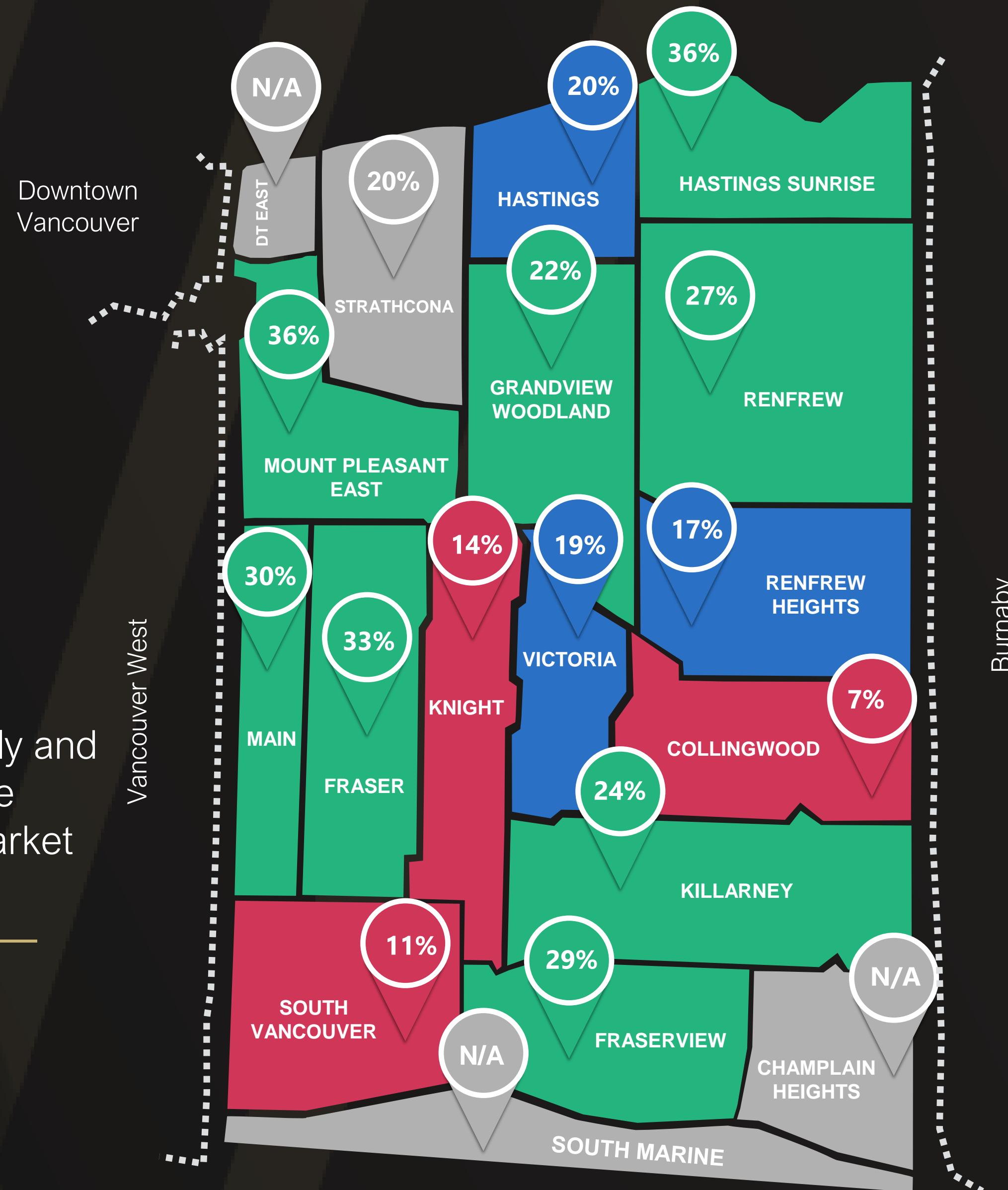
October, 2019

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

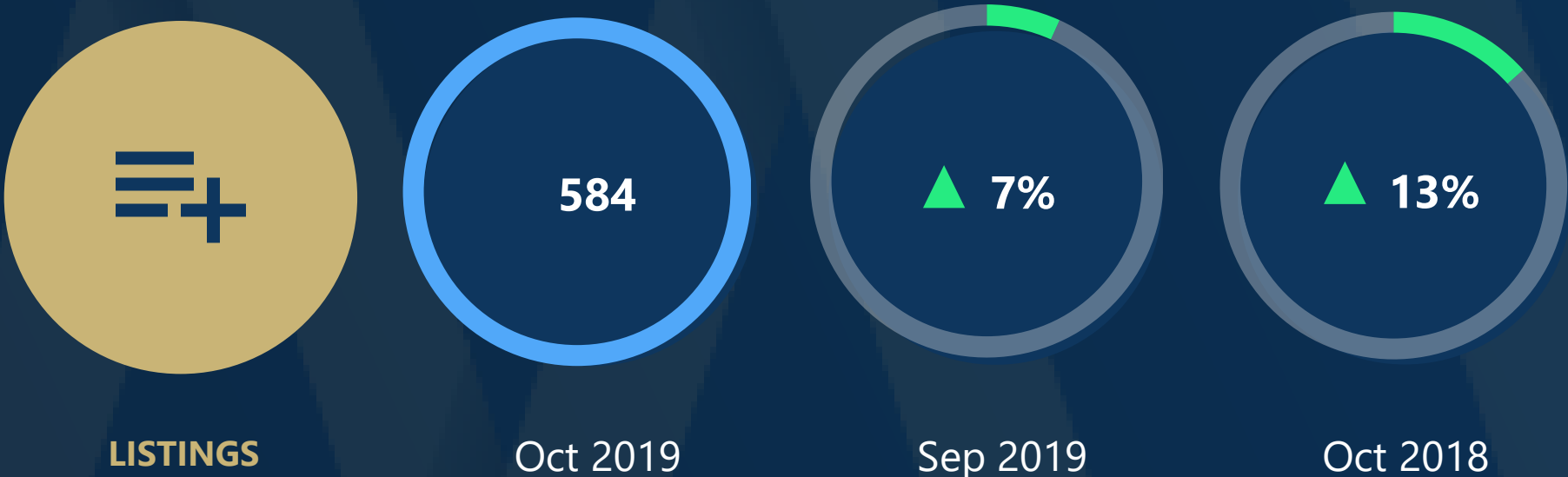
VANCOUVER EASTSIDE

October, 2019

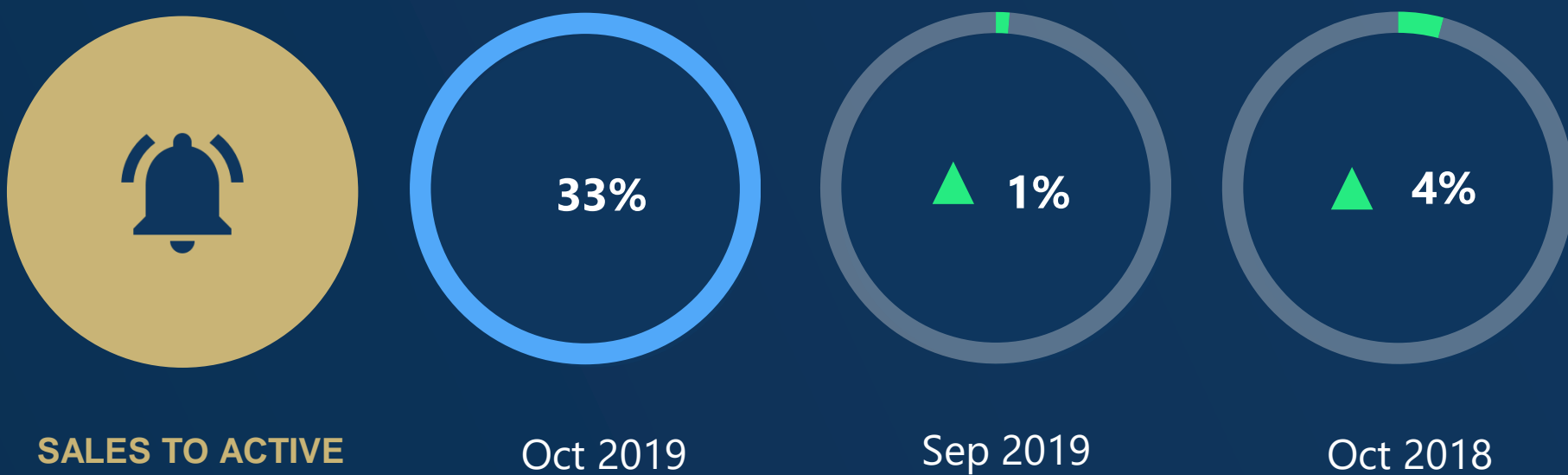


Condos and Townhouses

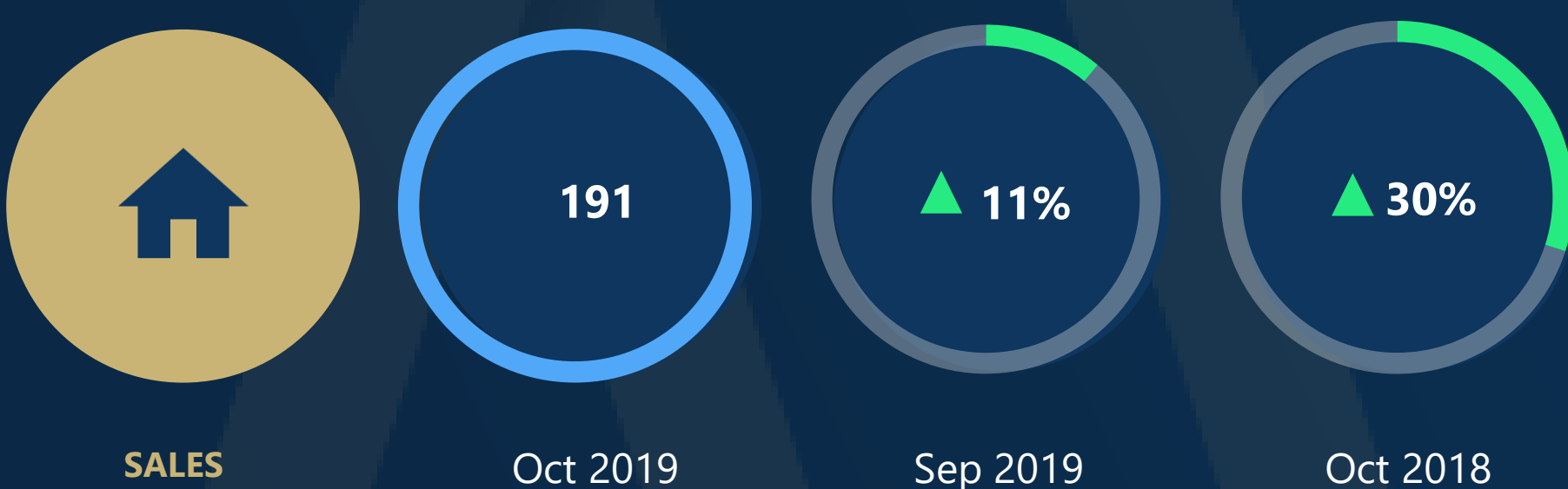
CURRENT UP DOWN



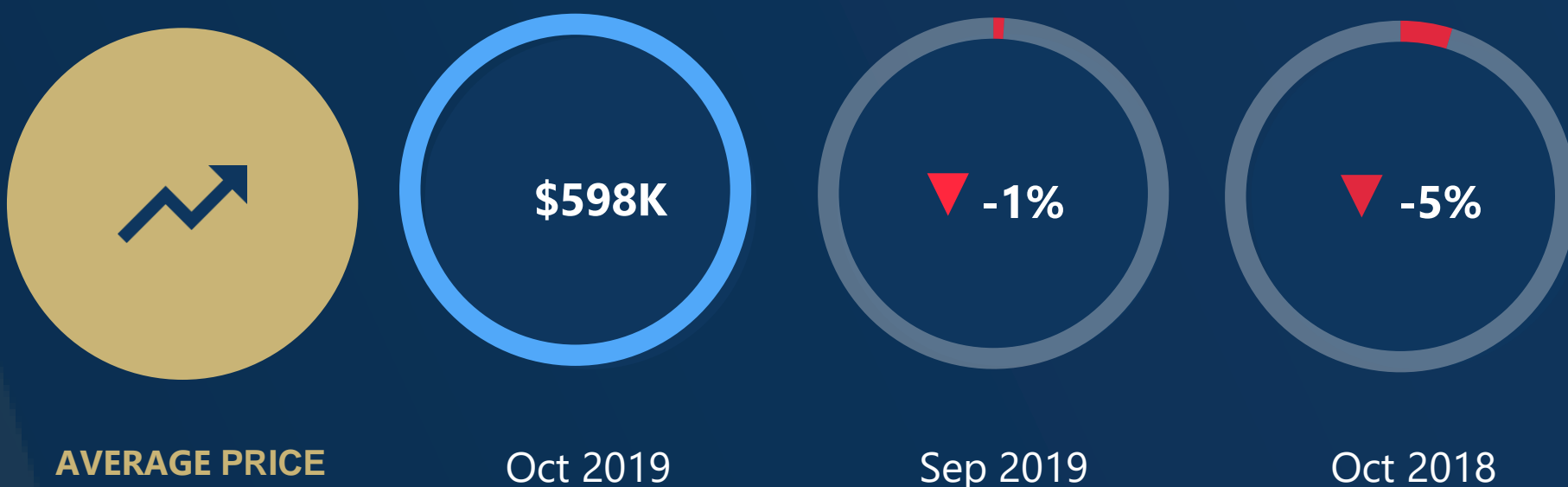
In Vancouver East, the number of new listings for condos and townhouses in October 2019 was 584, a 7% increase compared to September 2019, when 547 homes were listed, and a 13% increase from the 515 properties listed last October.



In Vancouver East, the sales-to-active listings ratio for condo and townhouses for October 2019 was 33%, a 1% increase compared to September 2019, when the ratio was 31%, and a 4% increase from the 29% ratio last October.



The number of condos and townhouses sold in Vancouver East in October 2019 was 191, a 11% increase compared to September 2019, when 172 homes were sold, and a 30% increase from the 147 properties sold last October.



In Vancouver East, the average sale price for condos and townhouses in October 2019 was \$598K, a 1% decrease compared to September 2019, when the average sale price was \$604K, and a 5% decrease from the \$628K average sale price from last October.

Market Type

VANCOUVER EASTSIDE

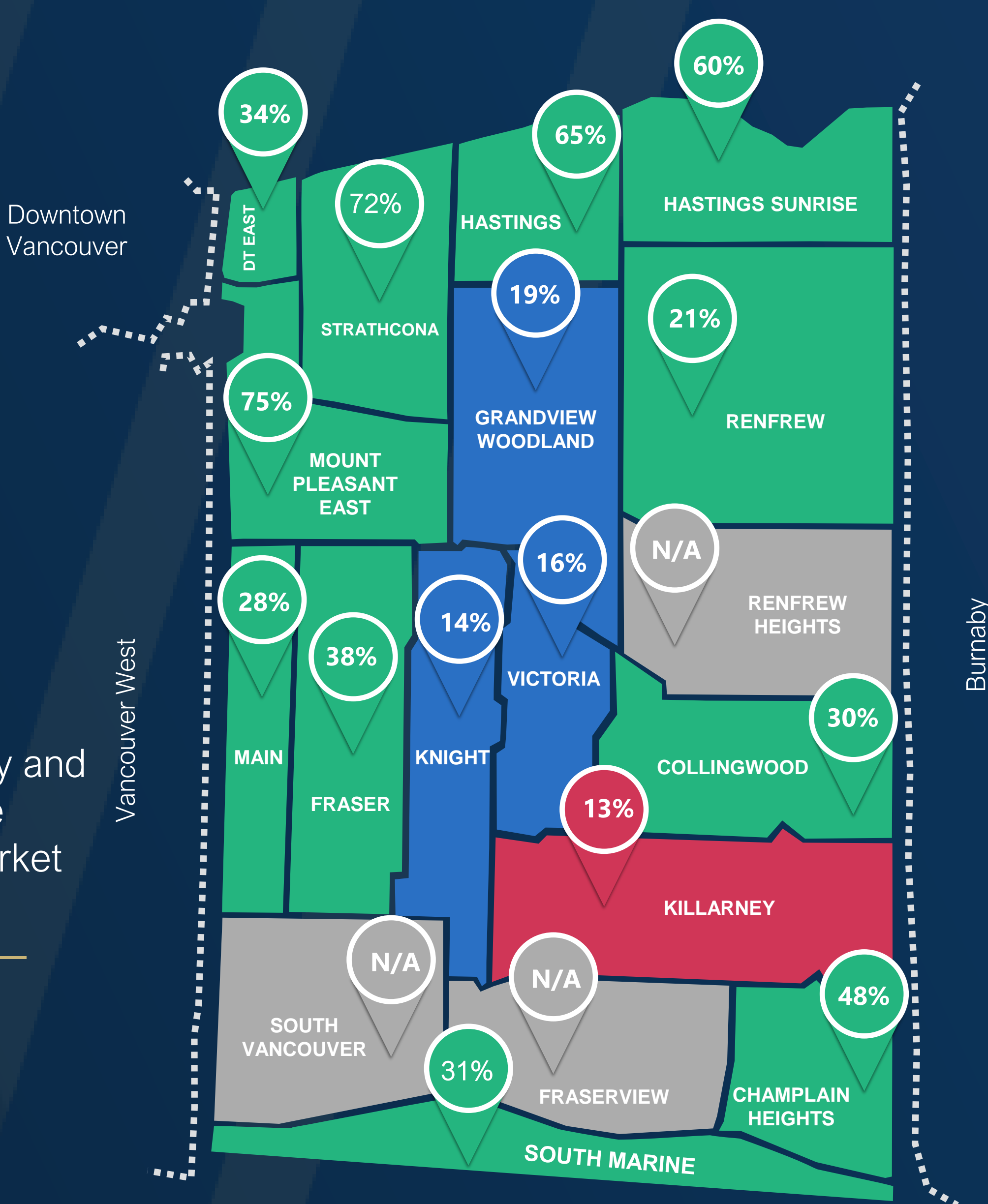
October, 2019

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

SIMPLE.
INNOVATIVE.
EFFECTIVE.

North Vancouver

October 2019



NORTH VANCOUVER

October, 2019



Detached and Houses

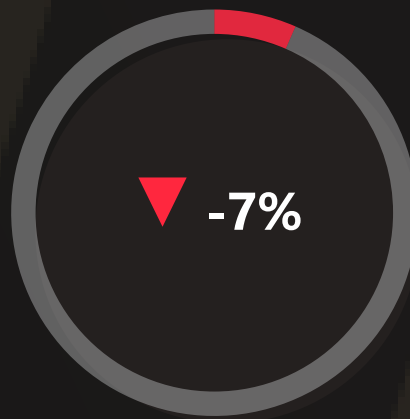
CURRENT UP DOWN



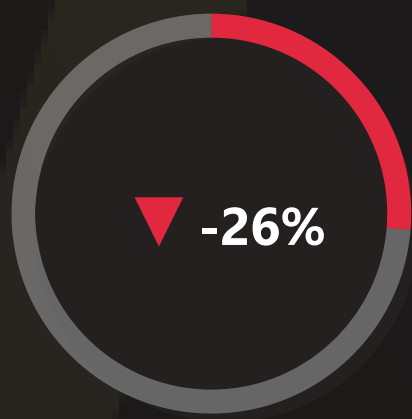
LISTINGS



Oct 2019



Sep 2019

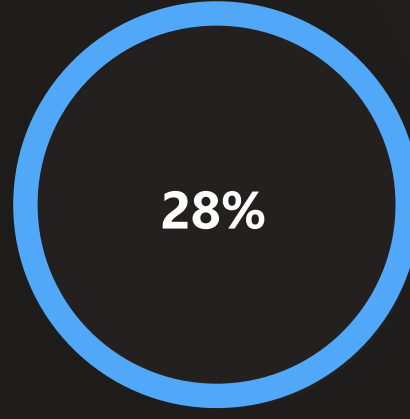


Oct 2018

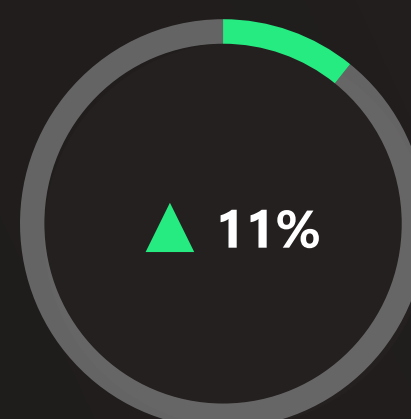
In North Vancouver, the number of new listings for detached properties in October 2019 was 314, a 7% decrease compared to September 2019, when 336 homes were listed, and a 26% decrease from the 426 properties listed last October.



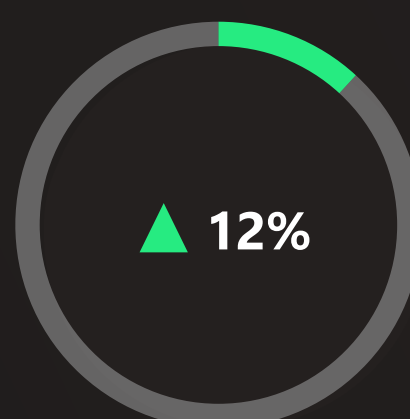
SALES TO ACTIVE



Oct 2019



Sep 2019



Oct 2018

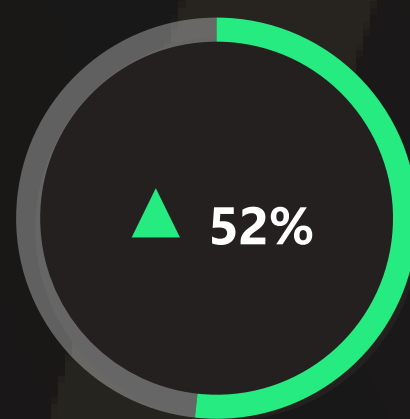
In North Vancouver, the sales to active ratio for houses for October 2019 was 28%, a 11% increase compared to September 2019, when the ratio was 17%, and a 12% increase from the 16% ratio last October.



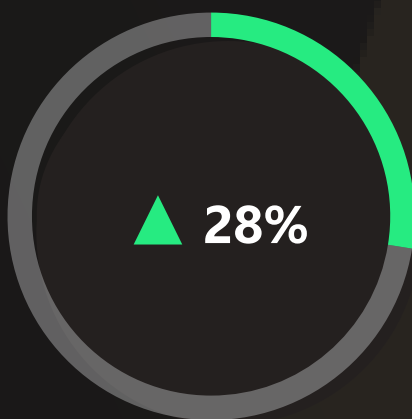
SALES



Oct 2019



Sep 2019

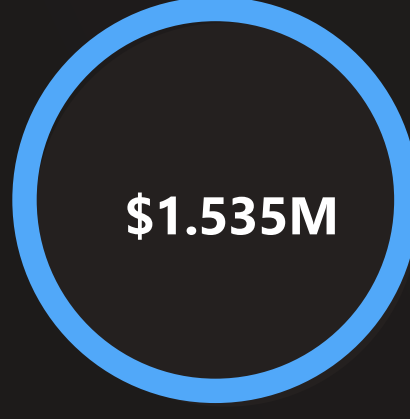


Oct 2018

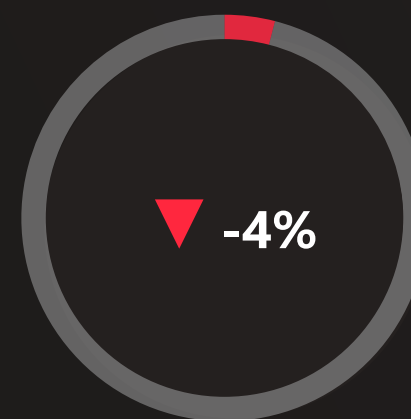
The number of houses sold in North Vancouver in October 2019 was 88, a 52% increase compared to September 2019, when 58 homes were sold, and a 28% increase from the 69 properties sold last October.



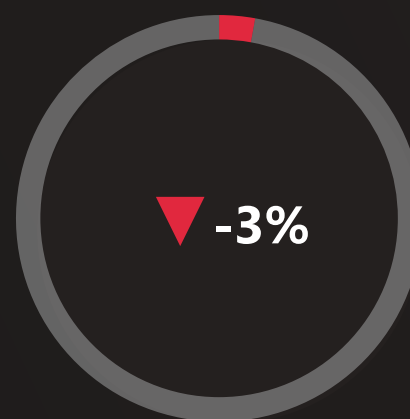
AVERAGE PRICE



Oct 2019



Sep 2019



Oct 2018

In North Vancouver, the average sale price for houses in October 2019 was \$1.535M, a 4% decrease compared to September 2019, when the average sale price was \$1.599M, and a 3% decrease from the \$1.58M average sale price from last October.

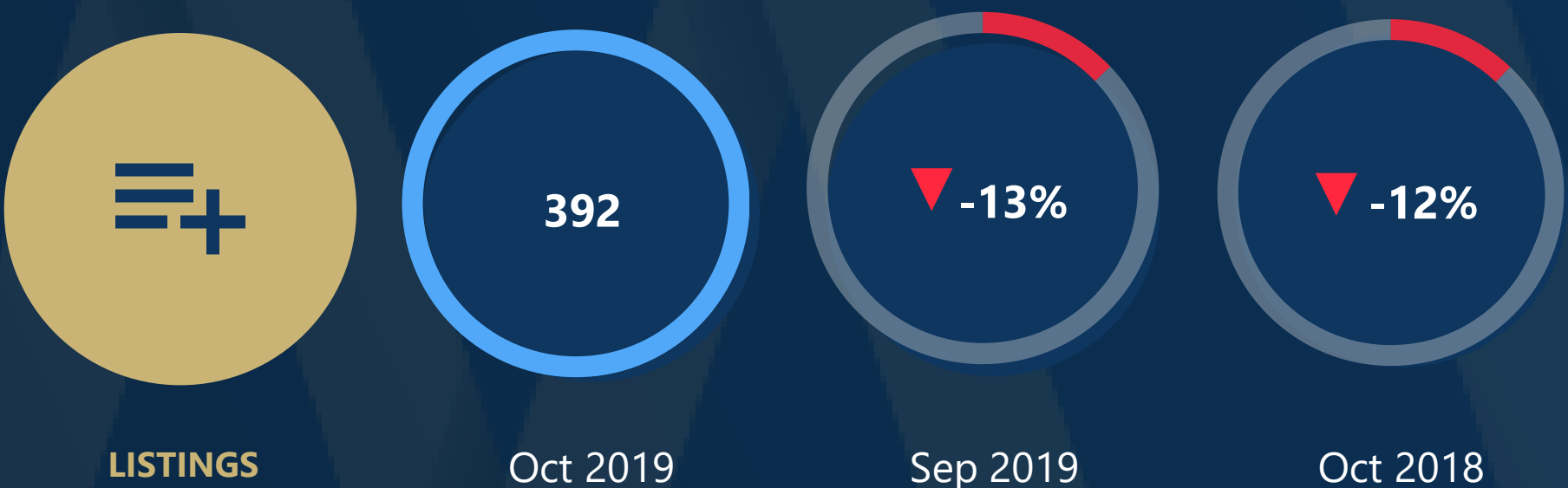
NORTH VANCOUVER

October, 2019

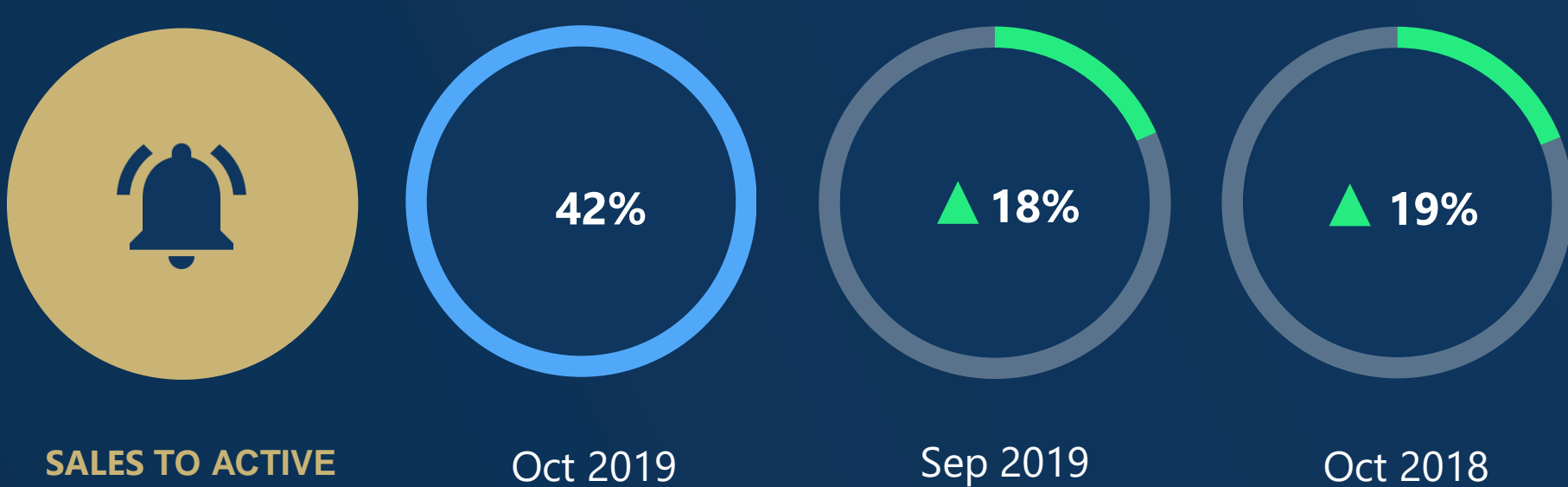


Condos and Townhouses

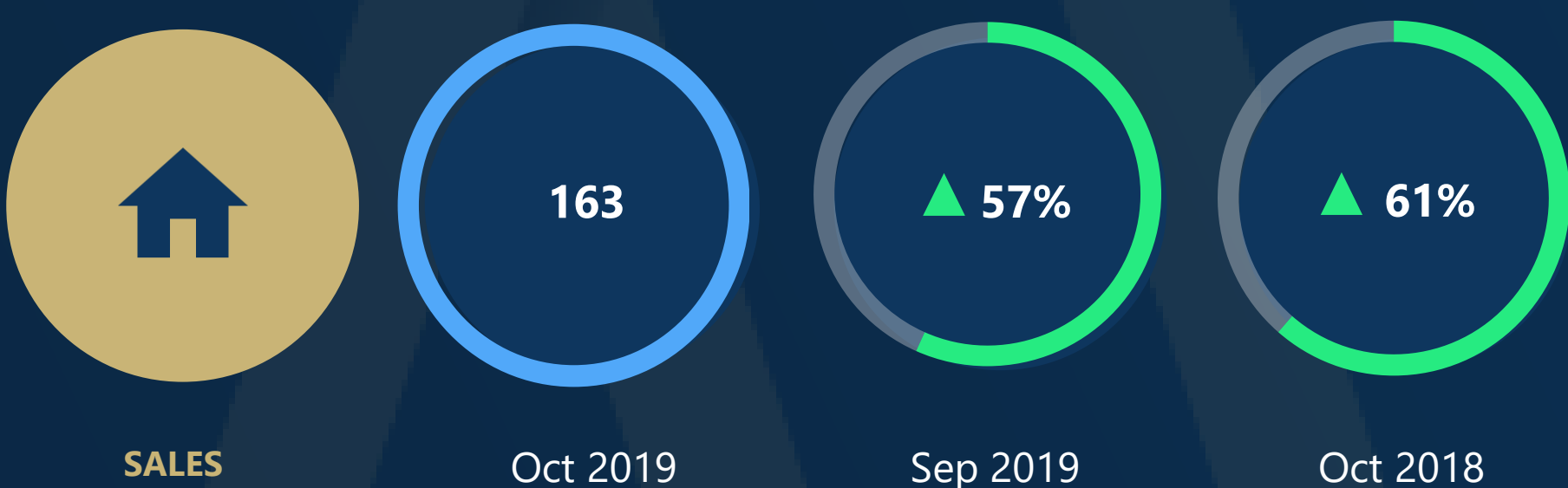
CURRENT UP DOWN



In North Vancouver, the number of new listings for condos and townhouses in October 2019 was 392, a 13% decrease compared to September 2019, when 450 homes were listed, and a 12% decrease from the 446 properties listed last October.



In North Vancouver, the sales-to-active listings ratio for condo and townhouses for October 2019 was 42%, a 18% increase compared to September 2019, when the ratio was 23%, and a 19% increase from the 23% ratio last October.



The number of condos and townhouses sold in North Vancouver in October 2019 was 163 , a 57% increase compared to September 2019, when 104 homes were sold, and a 61% increase from the 101 properties sold last October.



In North Vancouver, the average sale price for condos and townhouses in October 2019 was \$703K, a 7% increase compared to September 2019, when the average sale price was \$656K, and a 7% decrease from the \$753K average sale price from last October.

SIMPLE.
INNOVATIVE.
EFFECTIVE.


West Vancouver

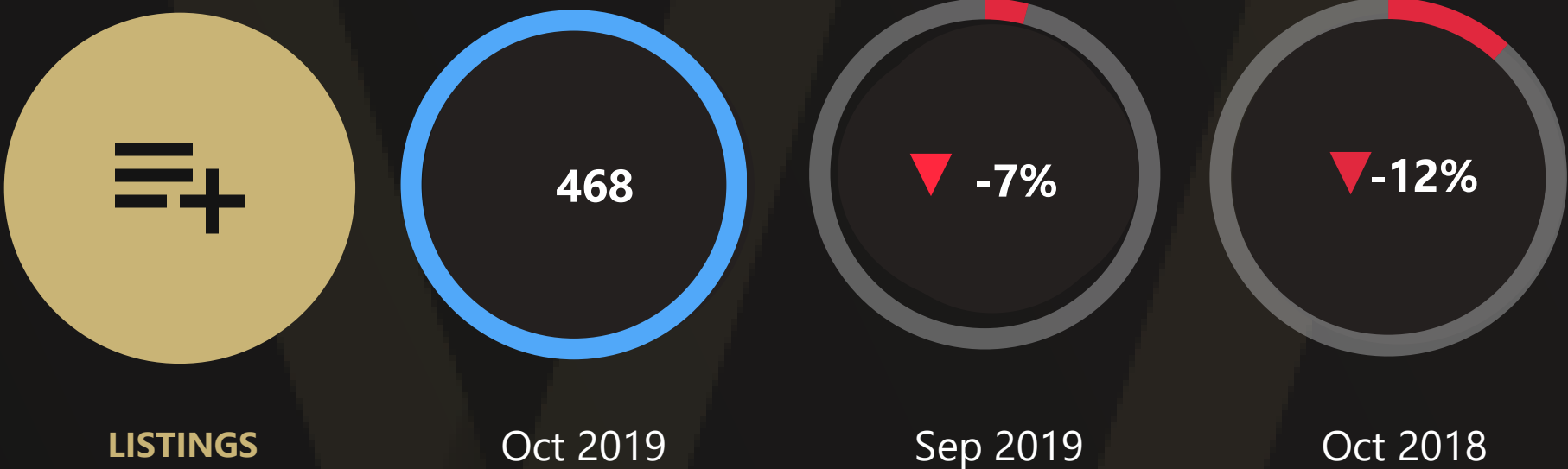
October 2019



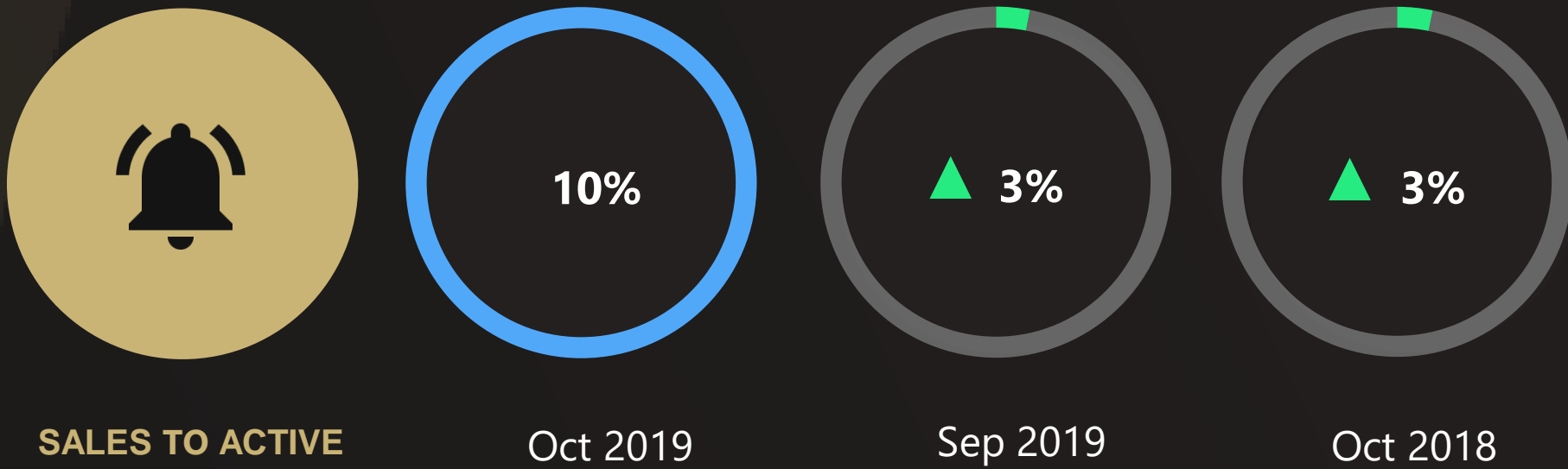
WEST VANCOUVER

October, 2019

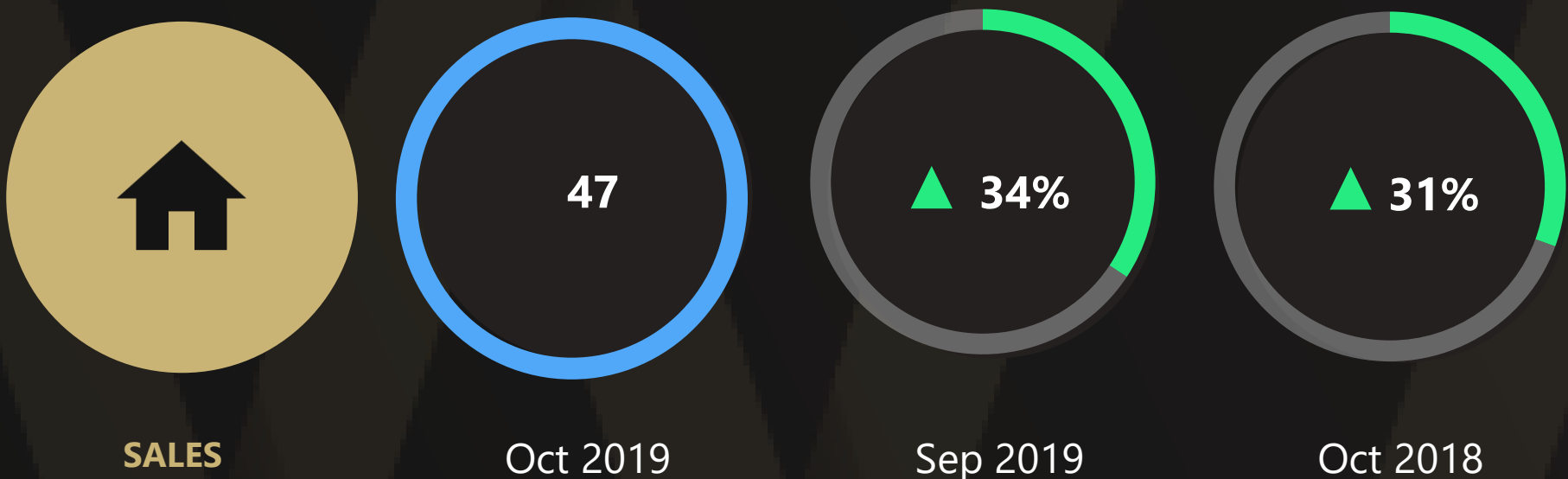
 Detached and Houses
● CURRENT ● UP ● DOWN



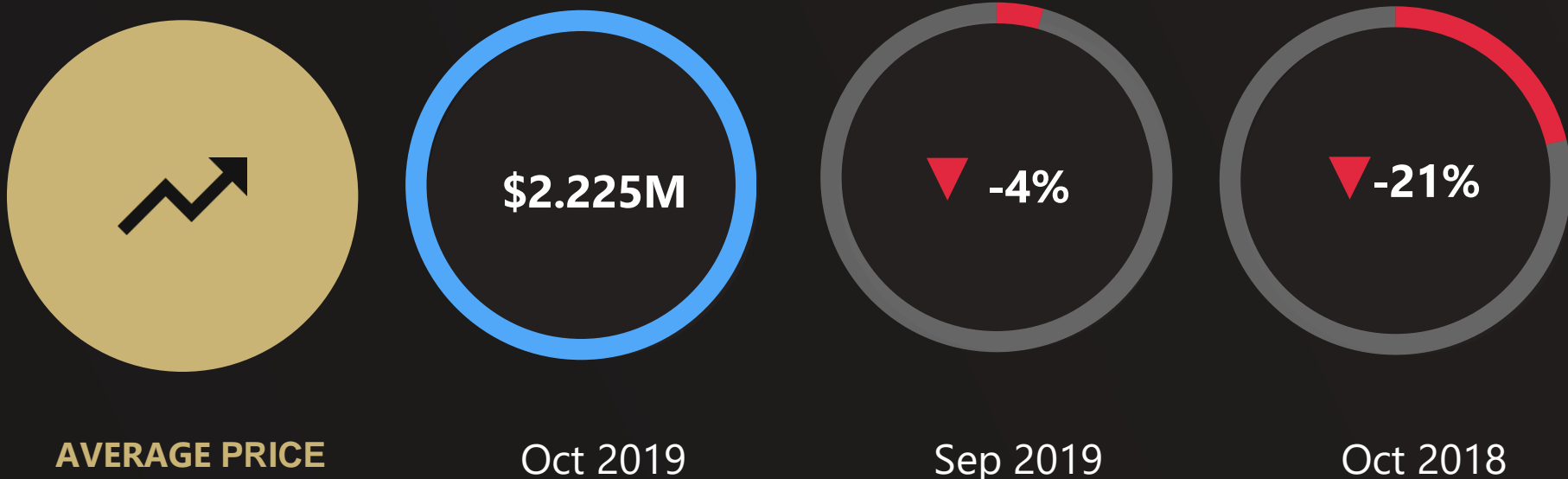
In West Vancouver houses, the number of new listings for residential properties in October 2019 was 468, a 7% decrease compared to September 2019, when 504 homes were listed, and a 12% decrease from the 530 properties listed last October.



In West Vancouver, the sales to active ratio for houses for October 2019 was 10%, a 3% increase compared to September 2019, when the ratio was 7%, and a 3% increase from the 7% ratio last October.



The number of houses sold in West Vancouver in October 2019 was 47, a 34% increase compared to September 2019, when 35 homes were sold, and a 31% increase from the 36 properties sold last October.



In West Vancouver, the average sale price for houses in October 2019 was \$2.225M, a 4% decrease compared to September 2019, when the average sale price was \$2.325M, and a 21% decrease from the \$2.825M average sale price from last October.

WEST VANCOUVER

October, 2019

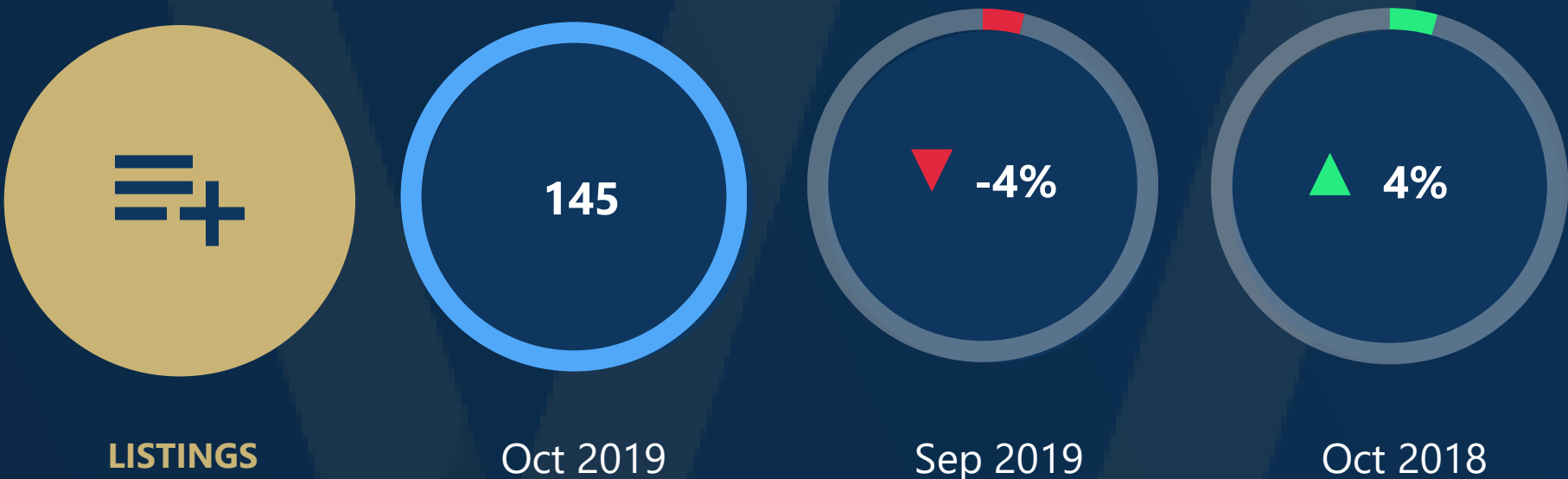


Condos and Townhouses

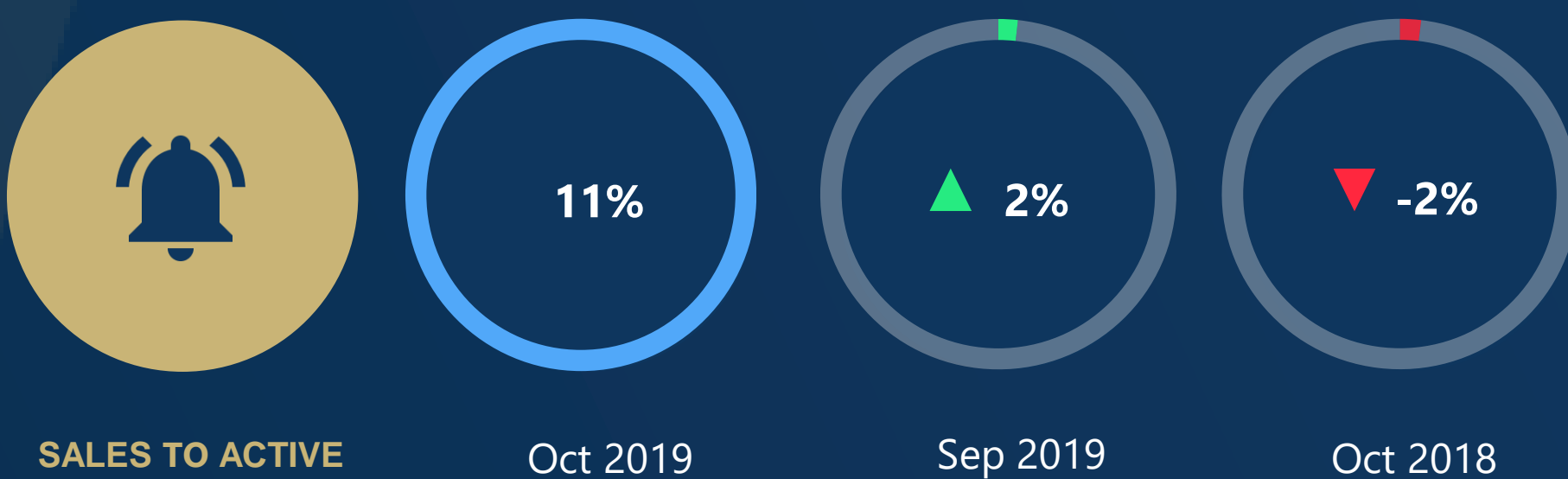
CURRENT

UP

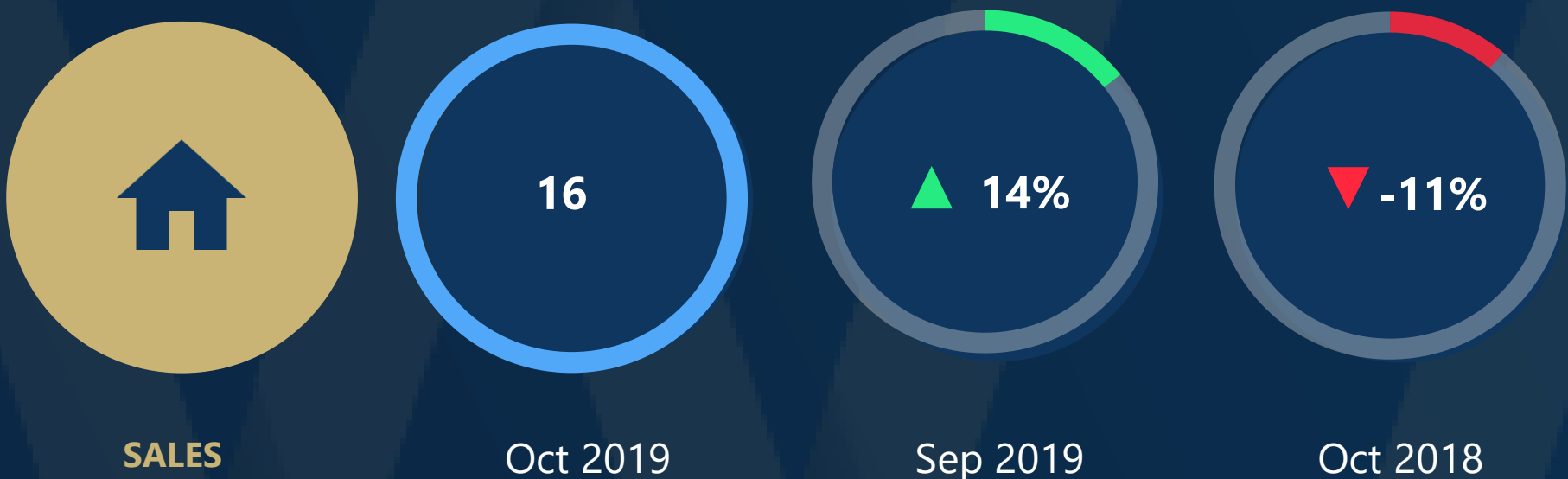
DOWN



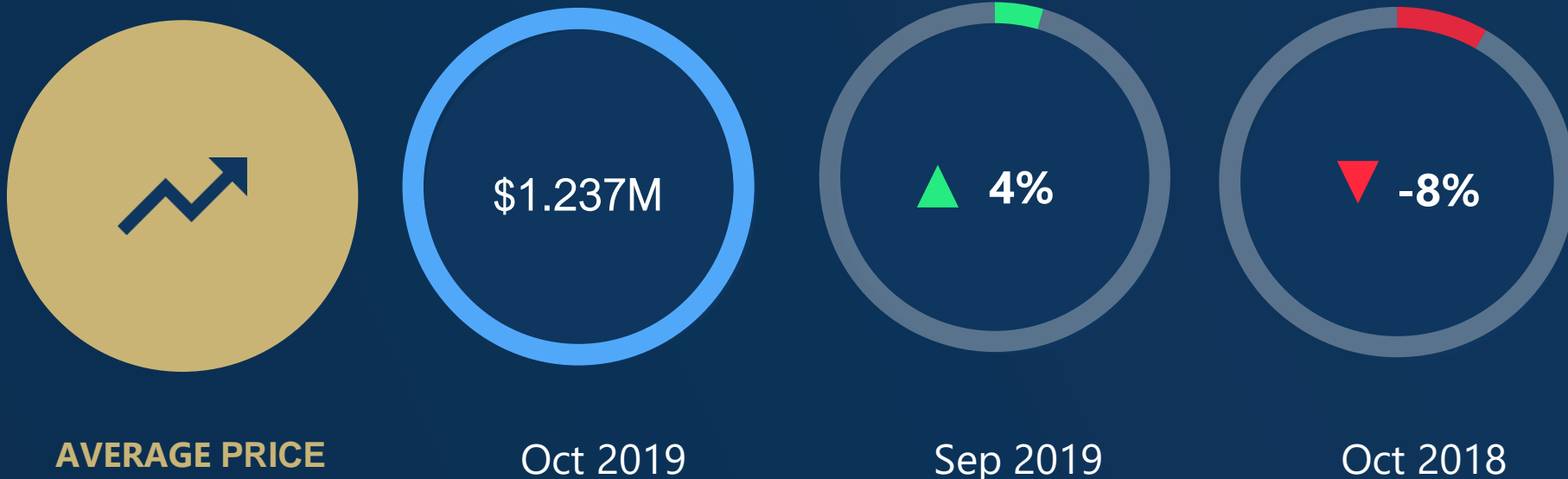
In West Vancouver, the number of new listings for condos and townhouses in October 2019 was 145, a 4% decrease compared to September 2019, when 151 homes were listed, and a 4% increase from the 139 properties listed last October.



In West Vancouver, the sales-to-active listings ratio for condos and townhouses for October 2019 was 11%, a 2% increase compared to September 2019, when the ratio was 9%, and a 2% decrease from the 13% ratio last October.



The number of condos and townhouses sold in West Vancouver in October 2019 was 16 , a 14% increase compared to September 2019, when 14 homes were sold, and a 11% decrease from the 18 properties sold last October.



In West Vancouver, the average sale price for condos and townhouses in October 2019 was \$1.123K, a 4% increase compared to September 2019, when the average sale price was \$1.075M, and a 8% decrease from the \$1.225K average sale price from last October.

SIMPLE.
INNOVATIVE.
EFFECTIVE.



VIVID

REAL ESTATE

By Amir Joharifard

Contact us today

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

AMIR JOHARIFARD

Cell: 778-885-5076

Email: vivid@vividrealestate.ca

Website: vividrealestate.ca