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VIVID

REAL ESTATE

By Amir Joharifard

Market Update

February 2020

Areas

GREATER VANCOUVER
DOWNTOWN VANCOUVER

VANCOUVER WESTSIDE
VANCOUVER EASTSIDE

NORTH VANCOUVER
WEST VANCOUVER

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Greater Vancouver

February 2020

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21 CENTURY 21.
In Town Realty

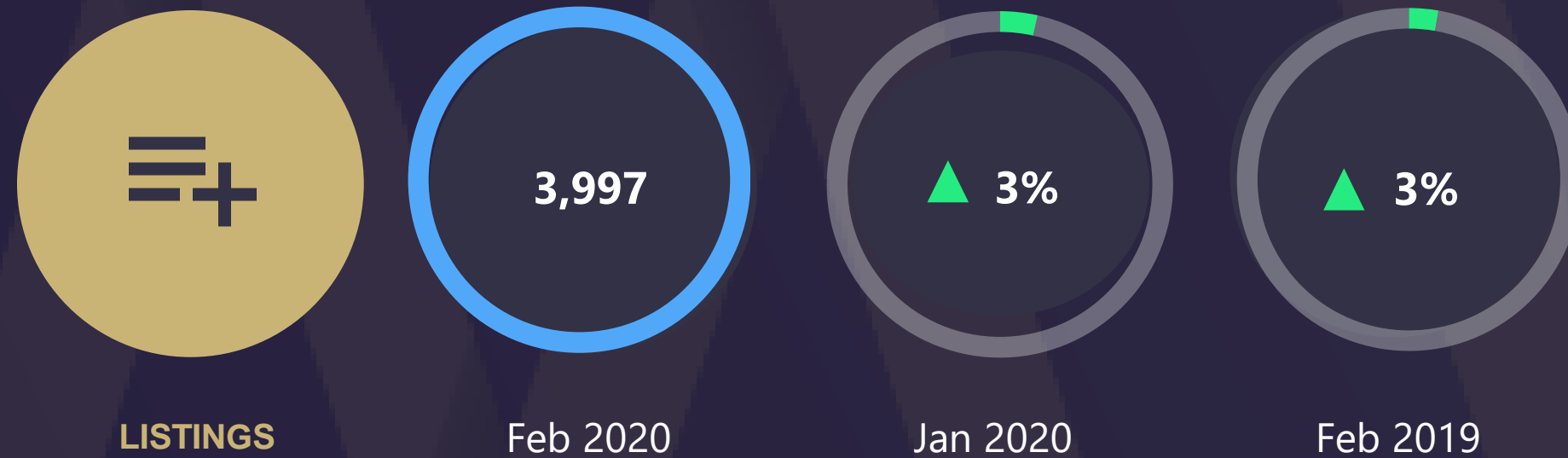
GREATER VANCOUVER

February, 2020

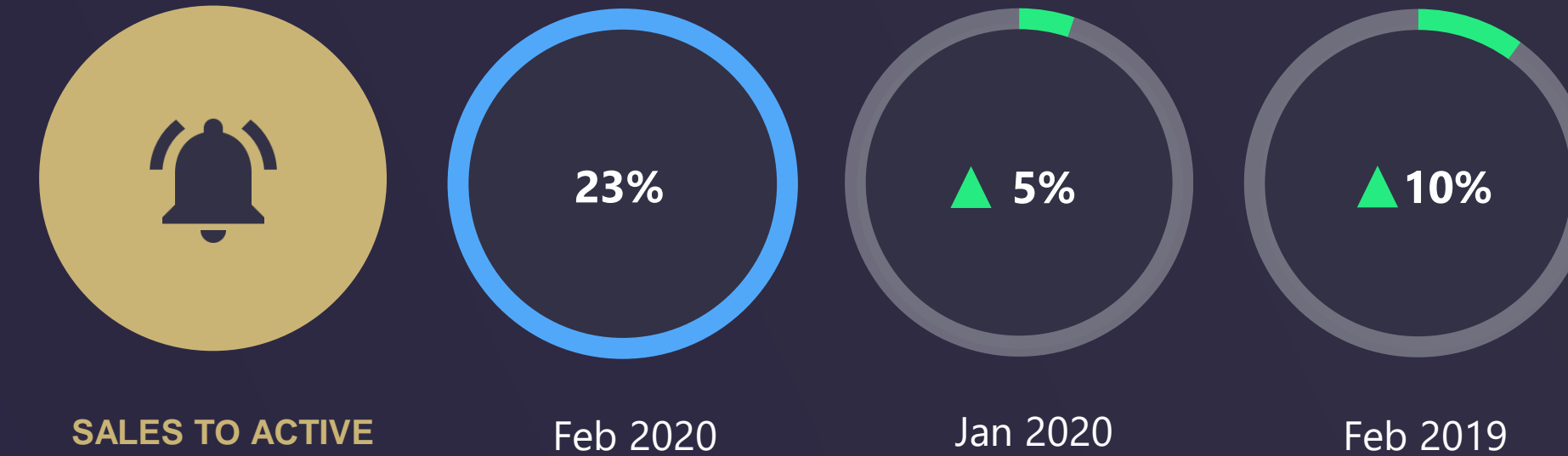


Detached and Attached Homes

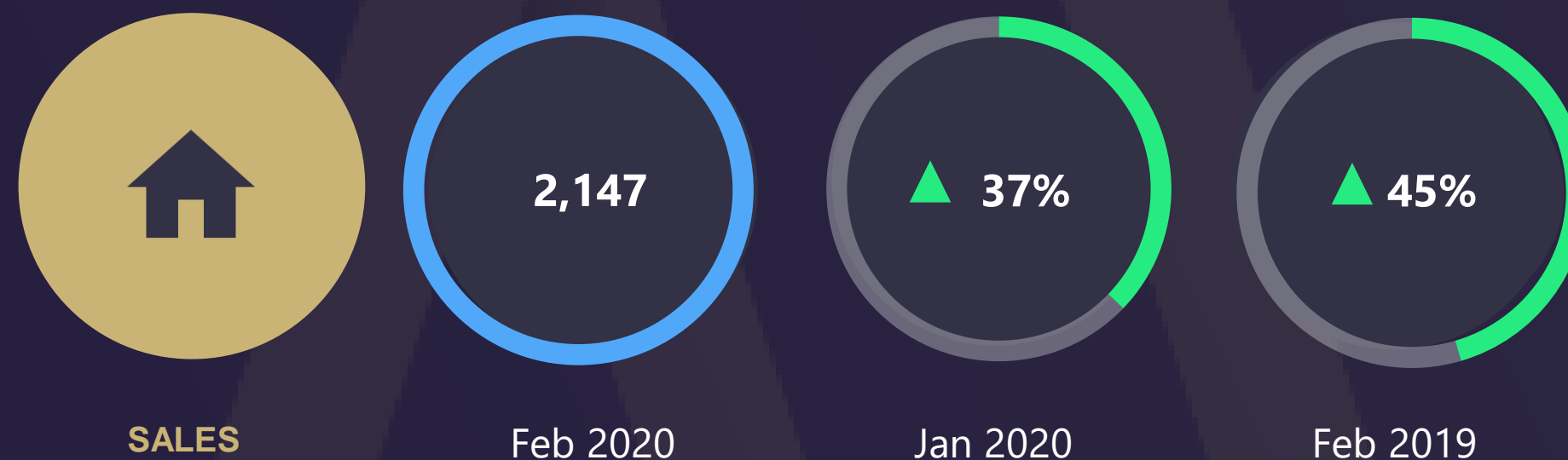
● CURRENT ● UP ● DOWN



In Greater Vancouver, the number of new listings for residential properties in February 2020 was 3,997, a 3% increase compared to January 2020, when 3,862 homes were listed, and a 3% increase from the 3,890 properties listed last February.



In Greater Vancouver, the sales-to-active listings ratio for residential properties for January 2020 was 18%, a 5% decrease compared to December 2019, when the ratio was 23%, and a 8% increase from the 10% ratio last December.



The number of residential properties sold in Greater Vancouver in February 2020 was 2,147, a 37% increase compared to January 2020, when 1,565 homes were sold, and a 45% increase from the 1,476 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, 2020



Detached and Houses

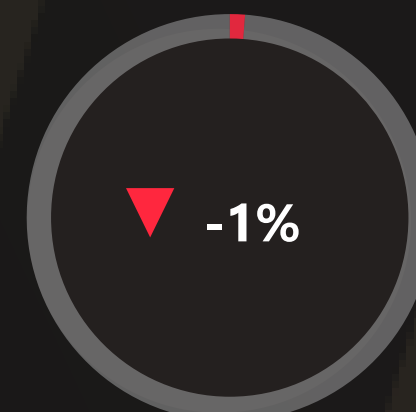
● CURRENT ● UP ● DOWN



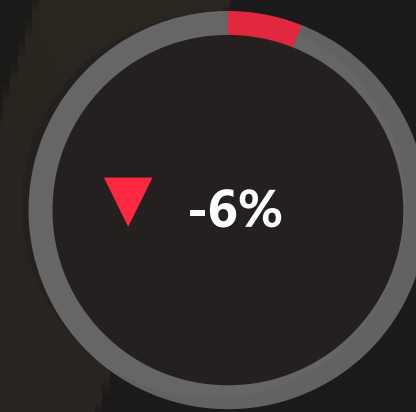
LISTINGS



Feb 2020



Jan 2020

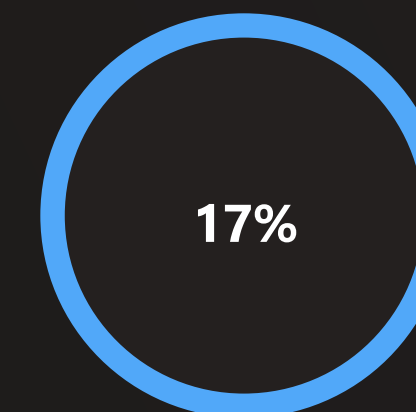


Feb 2019

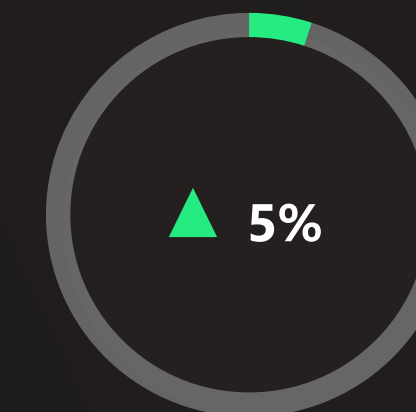
In Greater Vancouver, the number of new listings for detached properties in February 2020 was 1,312 a 1% decrease compared to January 2020, when 1,328 homes were listed, and a 6% decrease from the 1,396 properties listed last February.



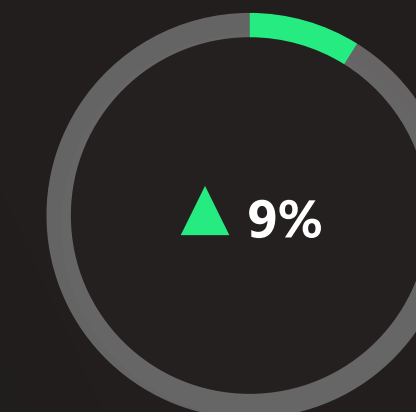
SALES TO ACTIVE



Feb 2020



Jan 2020

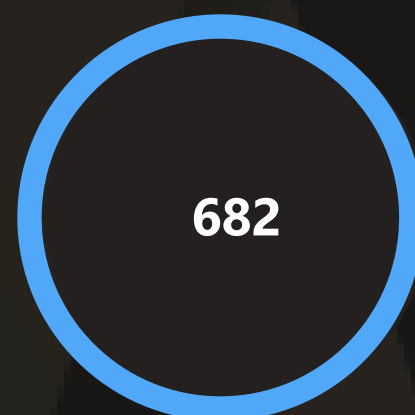


Feb 2019

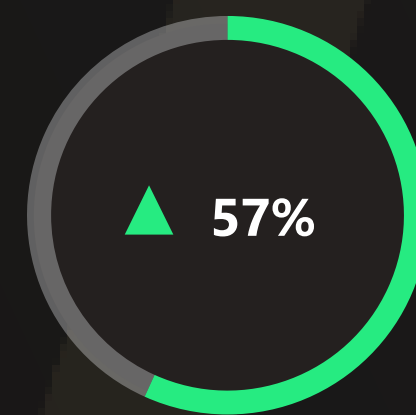
In Greater Vancouver, the sales-to-active listings ratio for detached properties for February 2020 was 17%, a 5% increase compared to January 2020, when the ratio was 12%, and a 9% increase from the 8% ratio last February.



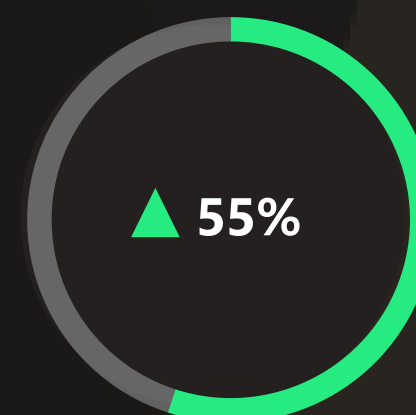
SALES



Feb 2020



Jan 2020



Feb 2019

The number of houses sold in Greater Vancouver in February 2020 was 682, a 57% increase compared to January 2020, when 435 homes were sold, and a 55% increase from the 440 properties sold last February.

Facts

The Average days on Market for Greater Vancouver detached properties in February 2020 was 46 days, a 33% decrease in comparison to 69 days in January. The average price per square foot for Greater Vancouver detached properties in February 2020 was \$596, a 12% decrease in comparison to \$ 674 per square foot in January 2020.

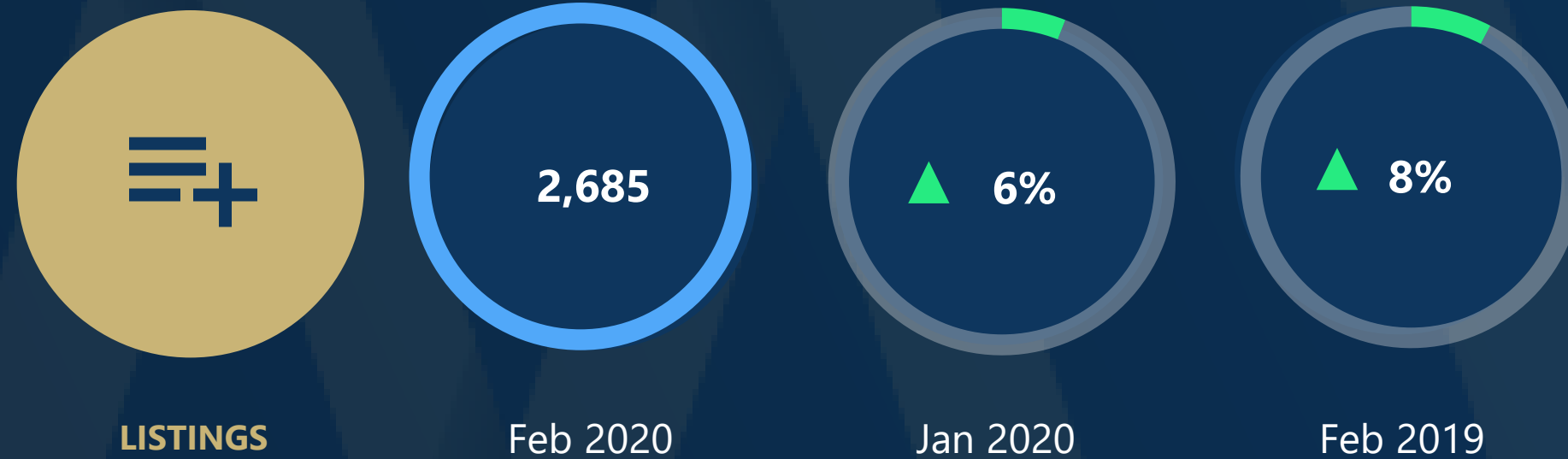
GREATER VANCOUVER

February, 2020

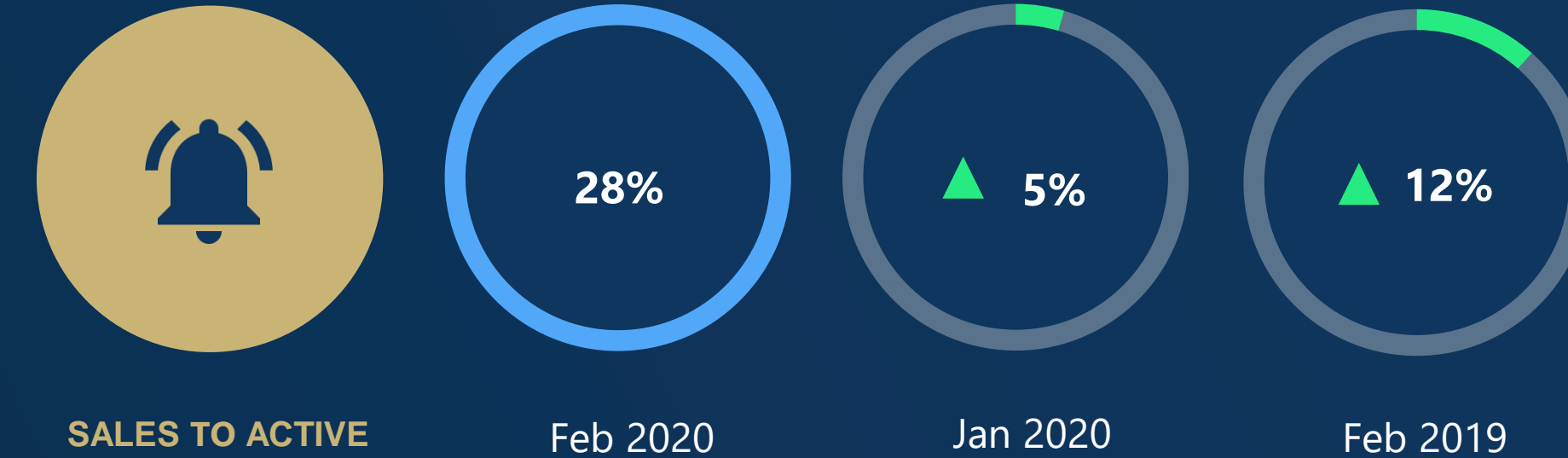


Condos and Townhouses

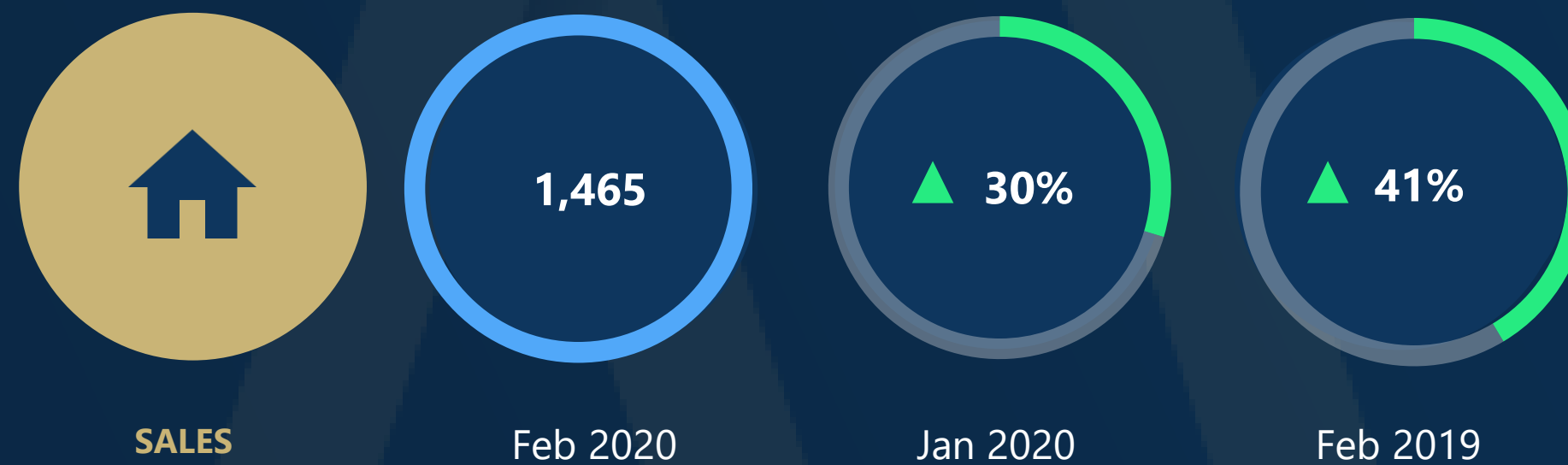
● CURRENT ● UP ● DOWN



In Greater Vancouver, the number of new listings for condos and townhouses in February 2020 was 2,685, a 6% increase compared to January 2020, when 2,534 homes were listed, and a 8% increase from the 2,494 properties listed last February.



In Greater Vancouver, the sales-to-active listings ratio condos and townhouse in February 2020 was 28%, a 5% increase compared to January 2020, when the ratio was 23%, and a 12% increase from the 16% ratio last February.



The number of condos and townhouses sold in Greater Vancouver condos in February 2020 was 1,465, a 30% increase compared to January 2019, when 1,130 homes were sold, and a 41% increase from the 1036 properties sold last February.

Facts

The average days on the market for Greater Vancouver condos in February 2020 was 31 days, while for townhouses it was 32 days. The average price per square foot for Greater Vancouver condos was \$799 in February 2020, whereas for townhouses it was \$560 per square foot.

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Downtown Vancouver

February 2020

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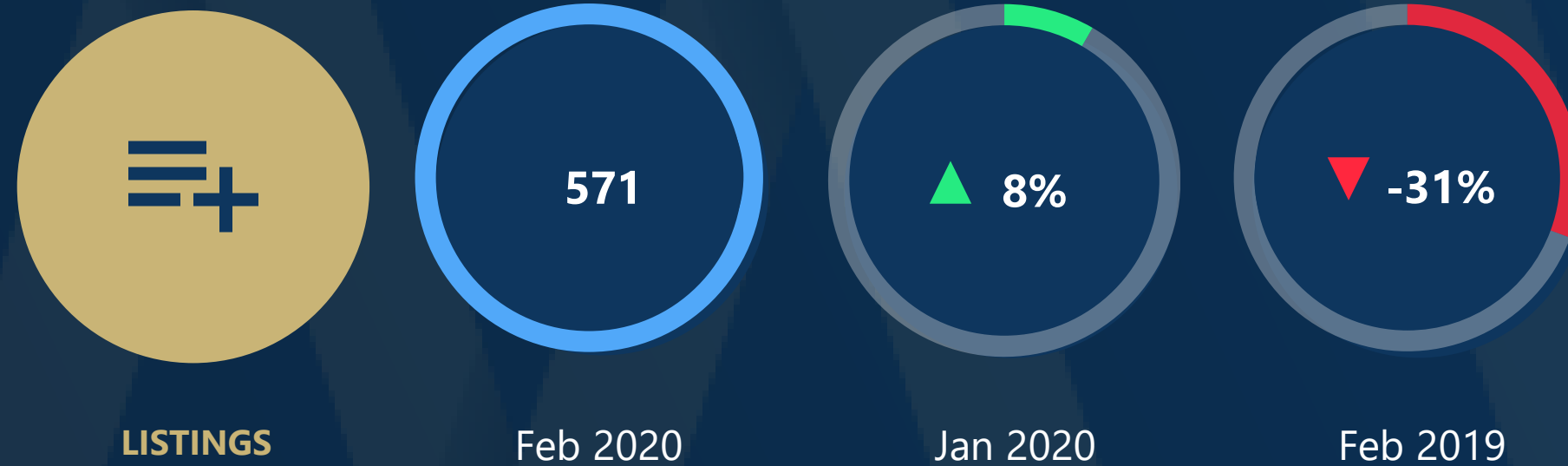
DOWNTOWN VANCOUVER

February, 2020

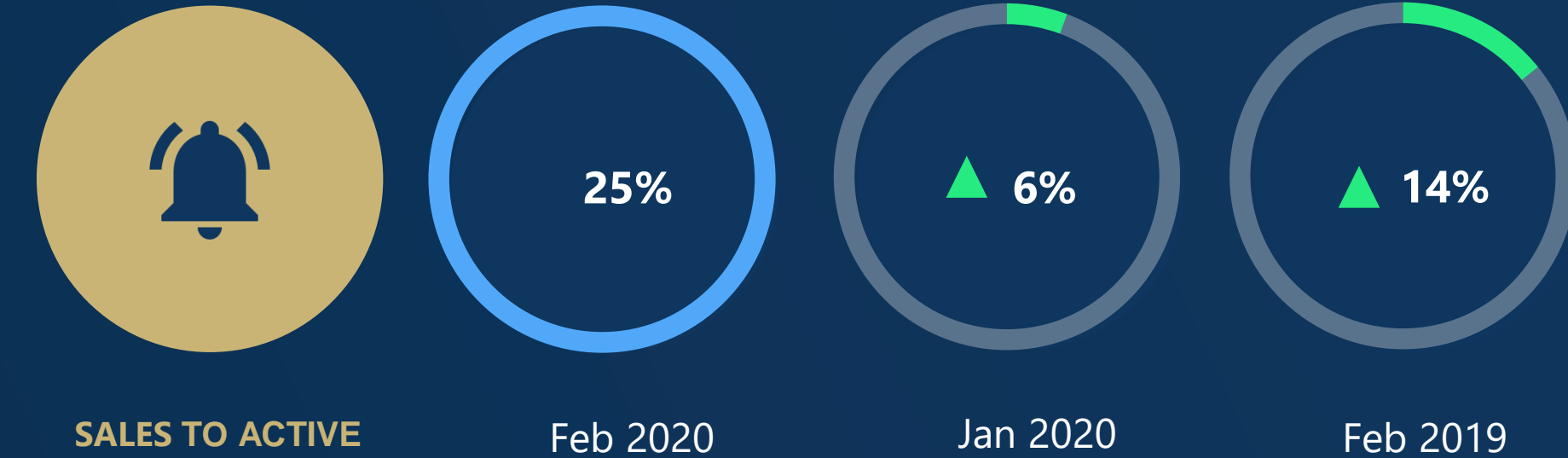


Condos and Townhouses

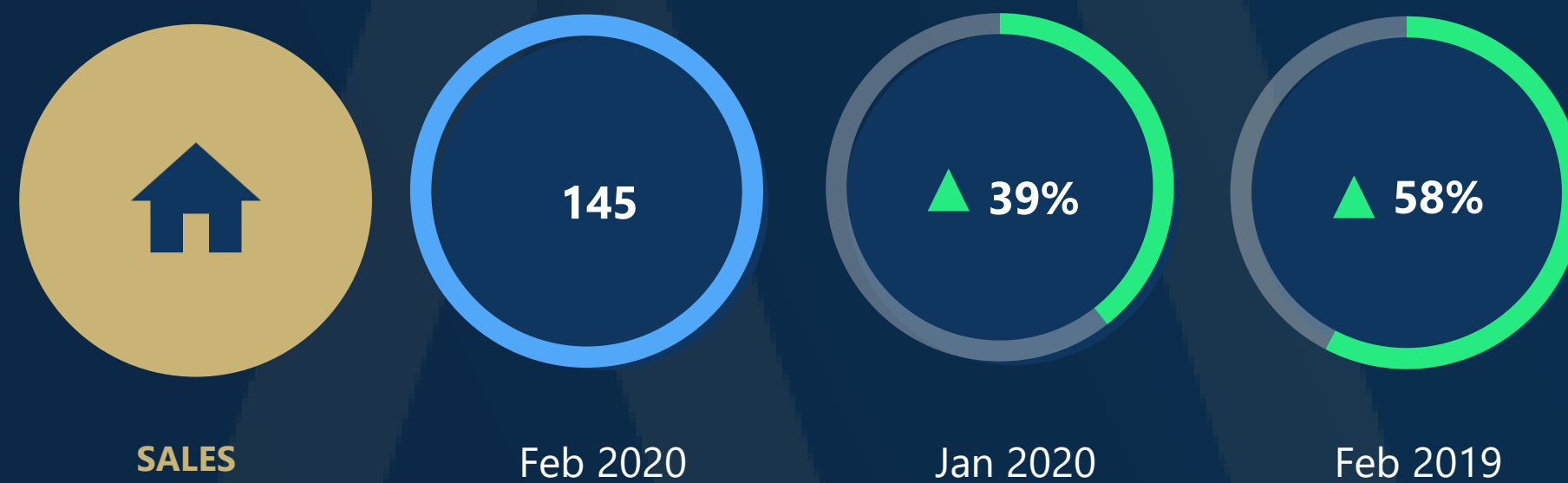
● CURRENT ● UP ● DOWN



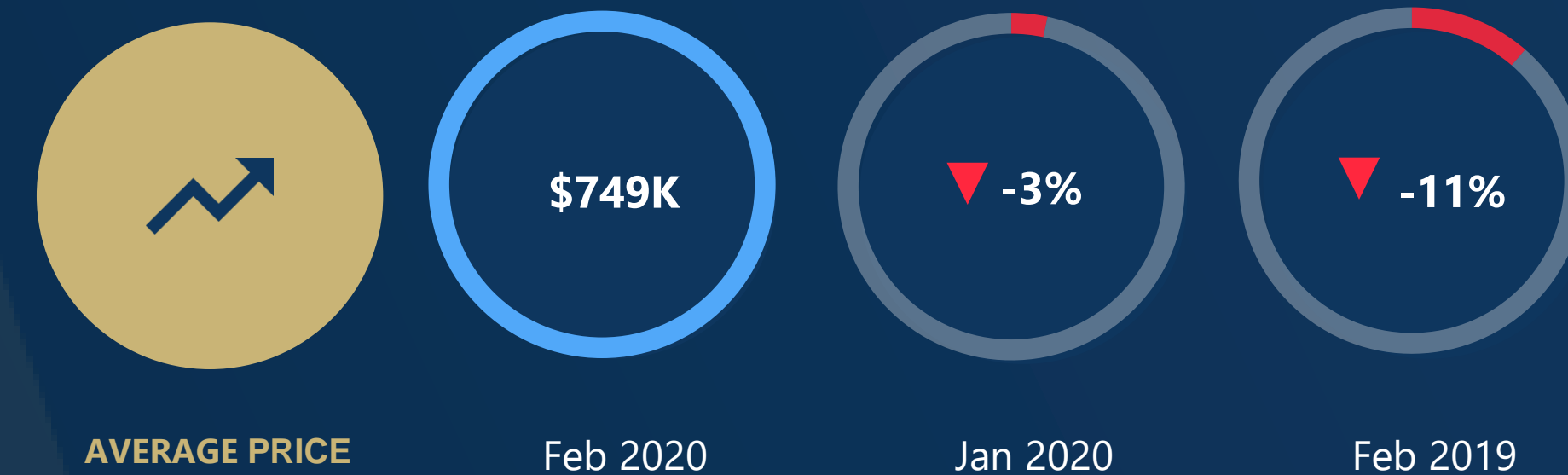
In Downtown Vancouver, the number of new listings for condo and townhouses in February 2020 was 571, a 8% increase compared to January 2020, when 520 homes were listed, and a 31% decrease from the 823 properties listed last February.



In Downtown Vancouver, the sales-to-active listings ratio for condos and townhouses for February 2020 was 25%, a 6% increase compared to January 2020, when the ratio was 19%, and a 14% increase from the 11% ratio last February.



The number of condos and townhouses sold in Downtown Vancouver in February 2020 was 145, a 39% increase compared to January 2020, when 104 homes were sold, and a 58% increase from the 92 properties sold last February.



In Downtown Vancouver, the average sale price for condos and townhouses in February 2020 was \$749K, a 3% decrease compared to January 2020, when the average sale price was \$775K, and a 11% decrease from the \$845K average sale price from last February.

Market Type

DOWNTOWN VANCOUVER

February, 2020



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 2020

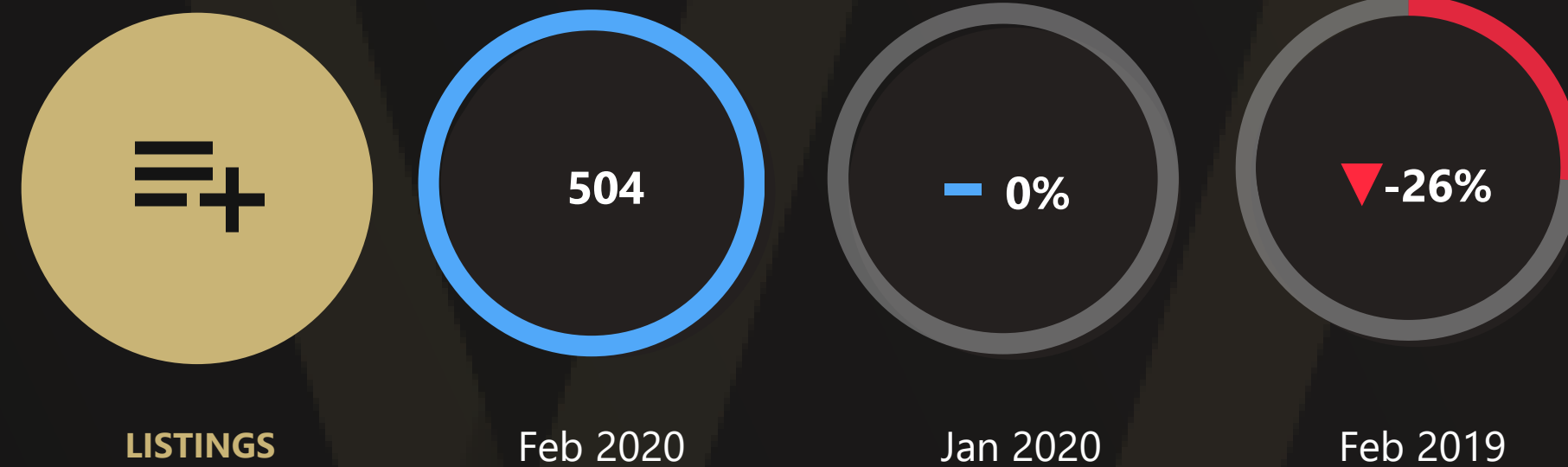
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VANCOUVER WESTSIDE

February, 2020

 Detached and Houses
● CURRENT ● UP ● DOWN



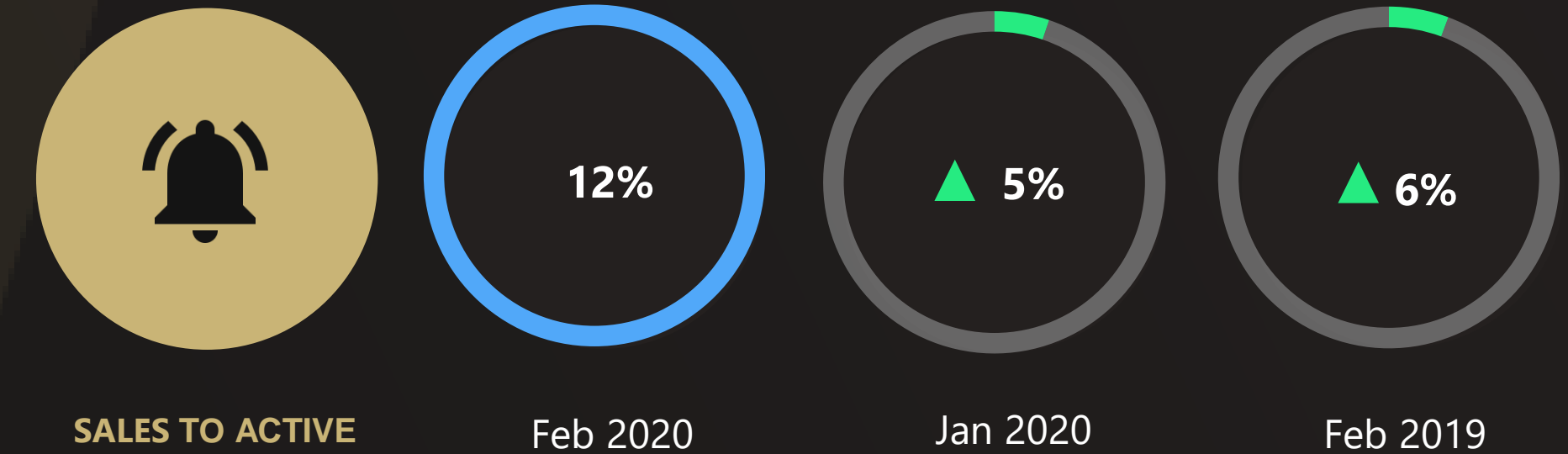
LISTINGS

Feb 2020

Jan 2020

Feb 2019

In Vancouver West, the number of new listings for detached properties in February 2020 was 504, no significant changes compared to January 2020, when 506 homes were listed, and a 26% decrease from the 683 properties listed last February.



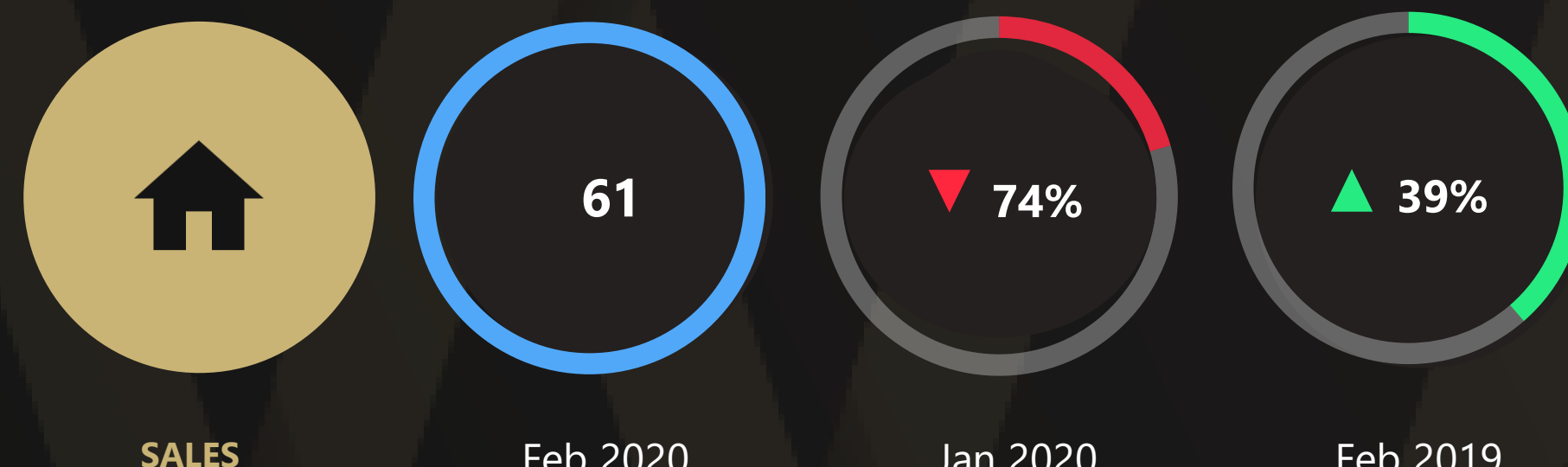
SALES TO ACTIVE

Feb 2020

Jan 2020

Feb 2019

In Vancouver West, the sales-to-active listings ratio for houses for February 2020 was 12%, a 5% increase compared to January 2020, when the ratio was 7%, and a 6% increase from the 6% ratio last February.



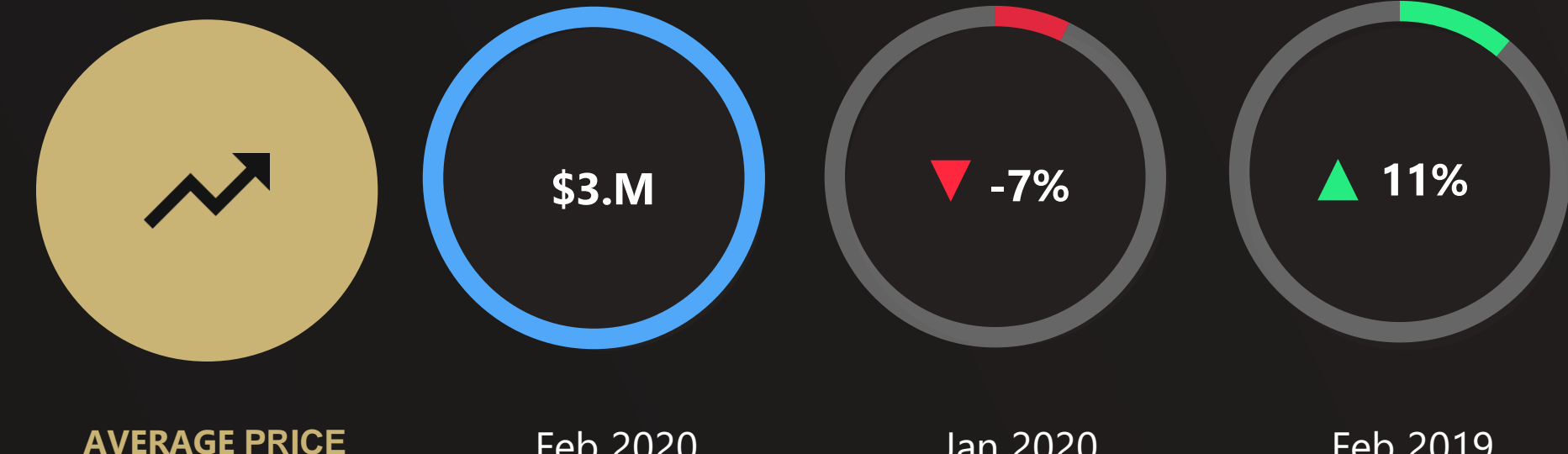
SALES

Feb 2020

Jan 2020

Feb 2019

The number of houses sold in Vancouver West in February 2020 was 61, a 74% increase compared to January 2020, when 35 homes were sold, and a 39% increase from the 44 properties sold last February.



AVERAGE PRICE

Feb 2020

Jan 2020

Feb 2019

In Vancouver West, the average sale price for houses in February 2020 was \$3M, a 7% decrease compared to January 2020, when the average sale price was \$3.23M, and a 11% increase from the \$2.7M average sale price from last February.

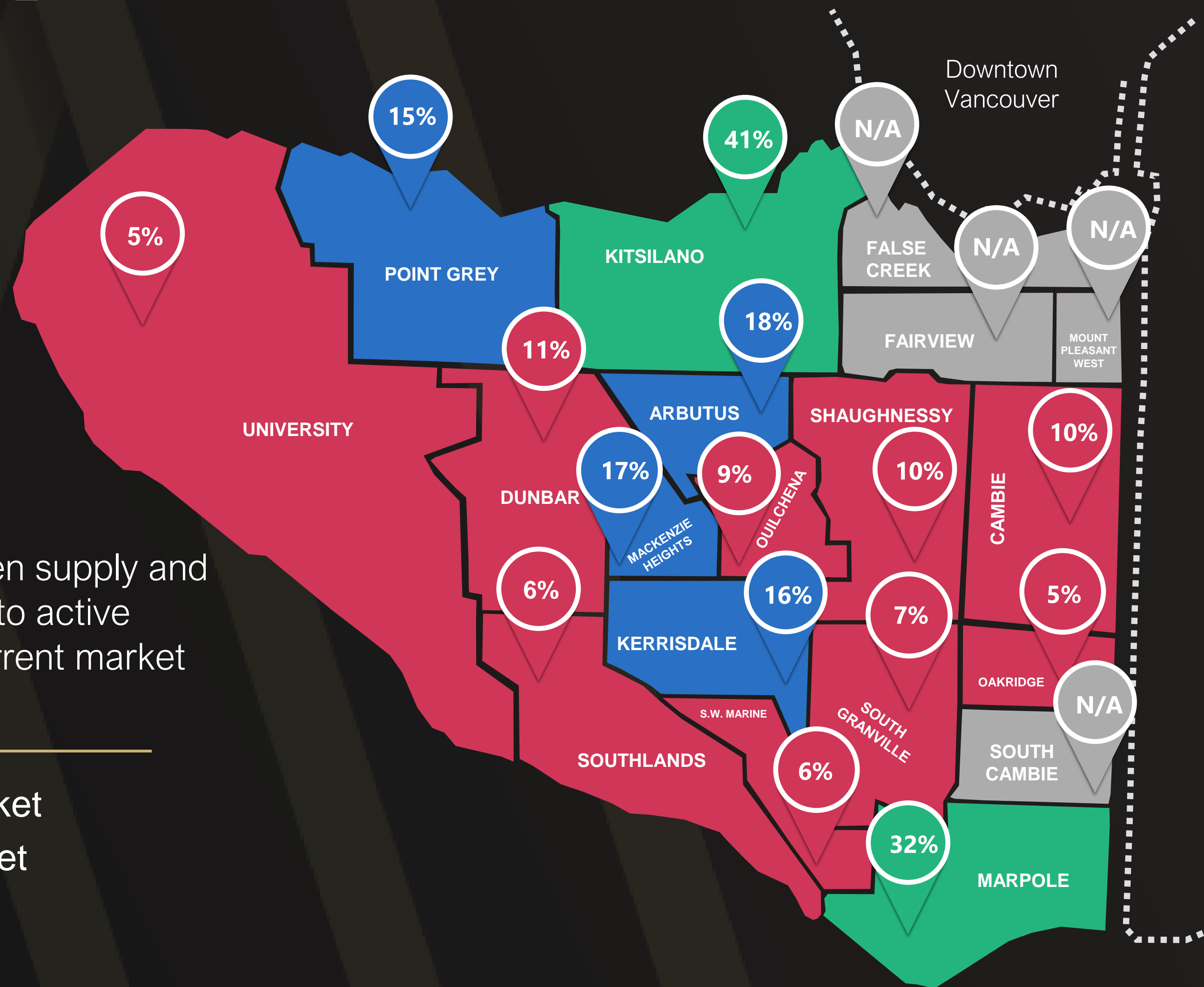
Market Type

VANCOUVER WESTSIDE

February, 2020



- 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.

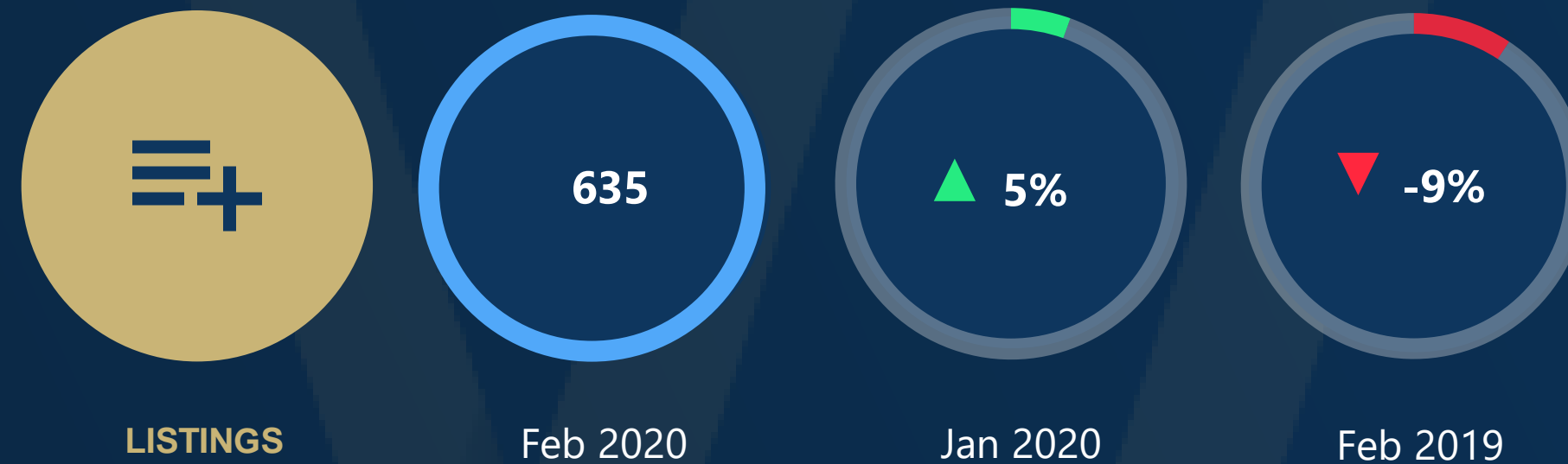
VANCOUVER WESTSIDE

February, 2020

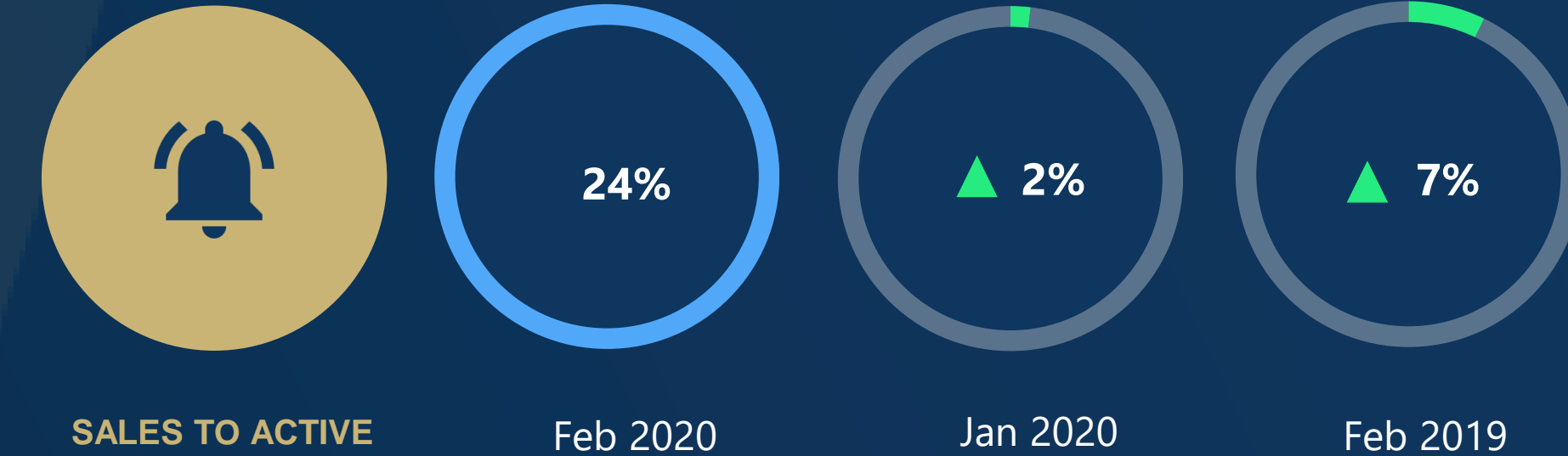


Condos and Townhouses

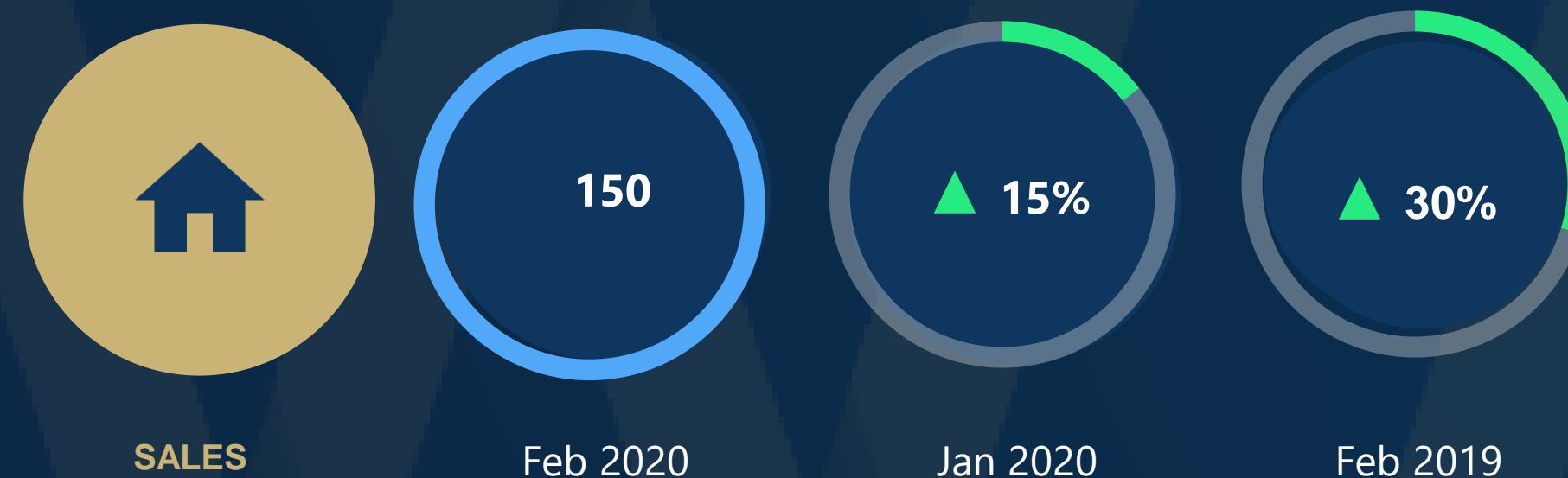
● CURRENT ● UP ● DOWN



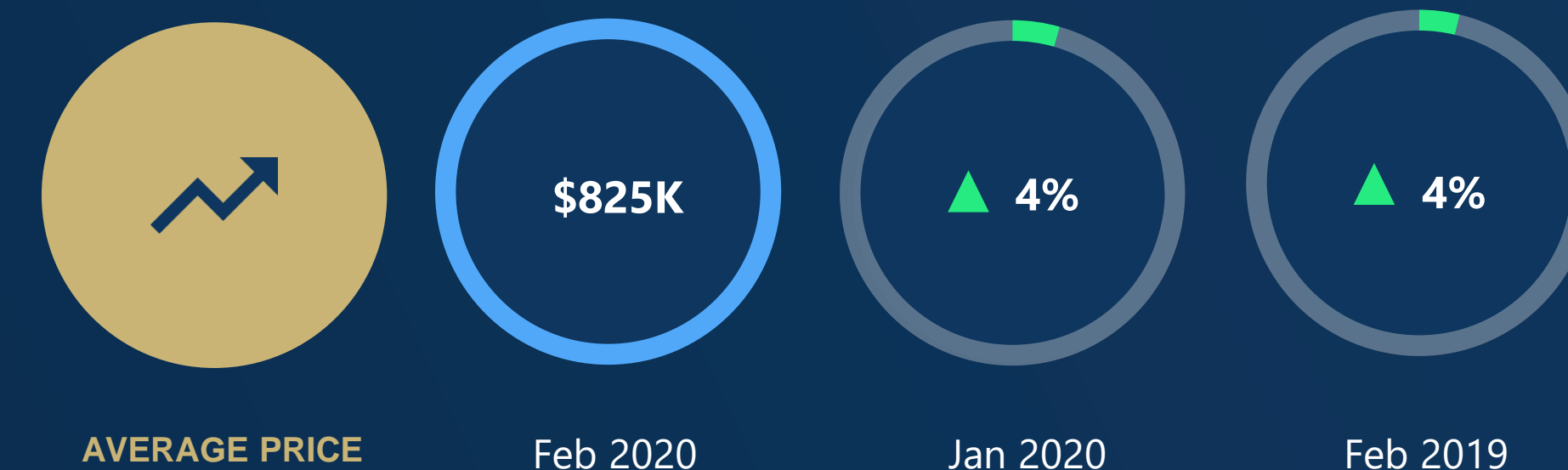
In Vancouver West, the number of new listings for condos and townhouses in February 2020 was 635, a 5% increase compared to January 2020, when 602 homes were listed, and a 9% decrease from the 700 properties listed last February.



In Vancouver West, the sales-to-active listings ratio for condo and townhouses for February 2020 was 24%, a 2% increase compared to January 2020, when the ratio was 22%, and a 7% increase from the 16% ratio last February.



The number of condos and townhouses sold in Vancouver West in February 2020 was 150, a 15% increase compared to January 2020, when 131 homes were sold, and a 30% increase from the 115 properties sold last February.



In Vancouver West, the average sale price for condos and townhouses in February 2020 was \$825K, a 4% increase compared to January 2020, when the average sale price was \$790K, and a 4% increase from the \$795K average sale price from last February.

Market Type

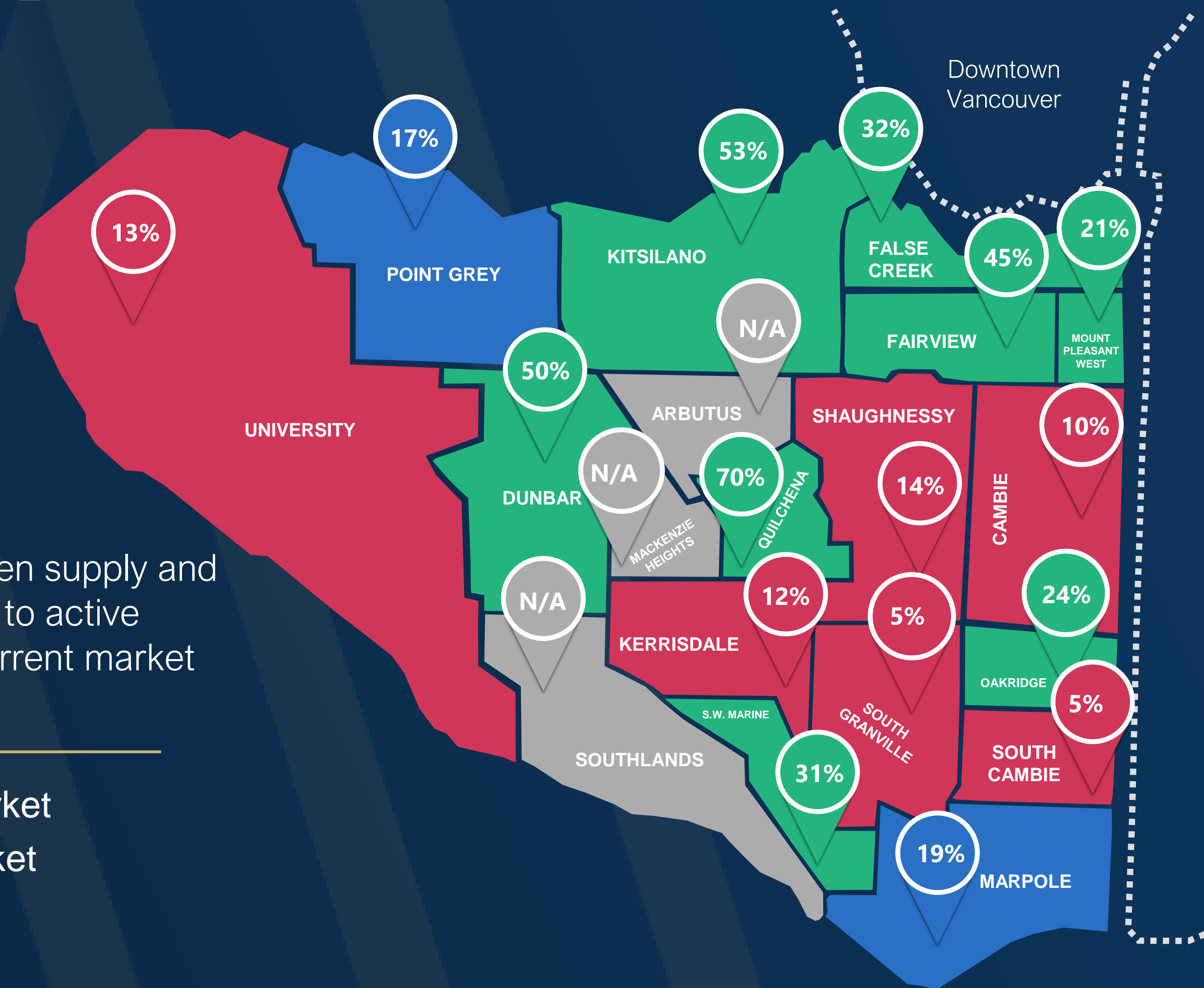
VANCOUVER WESTSIDE

February, 2020



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 2020

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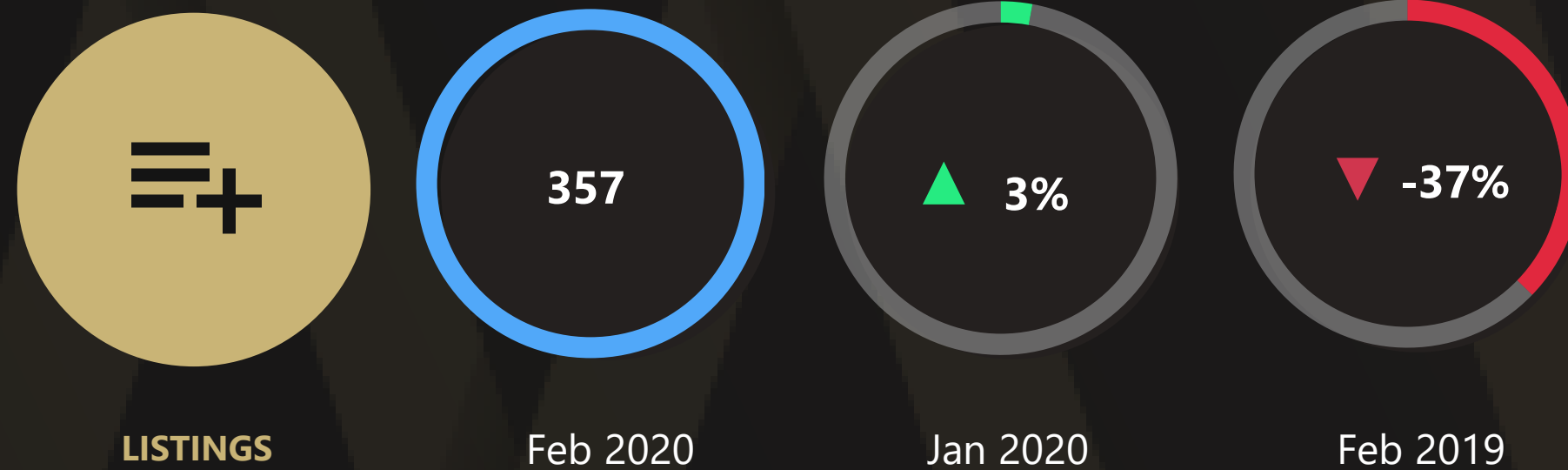
VANCOUVER EASTSIDE

February, 2020



Detached and Houses

● CURRENT ● UP ● DOWN



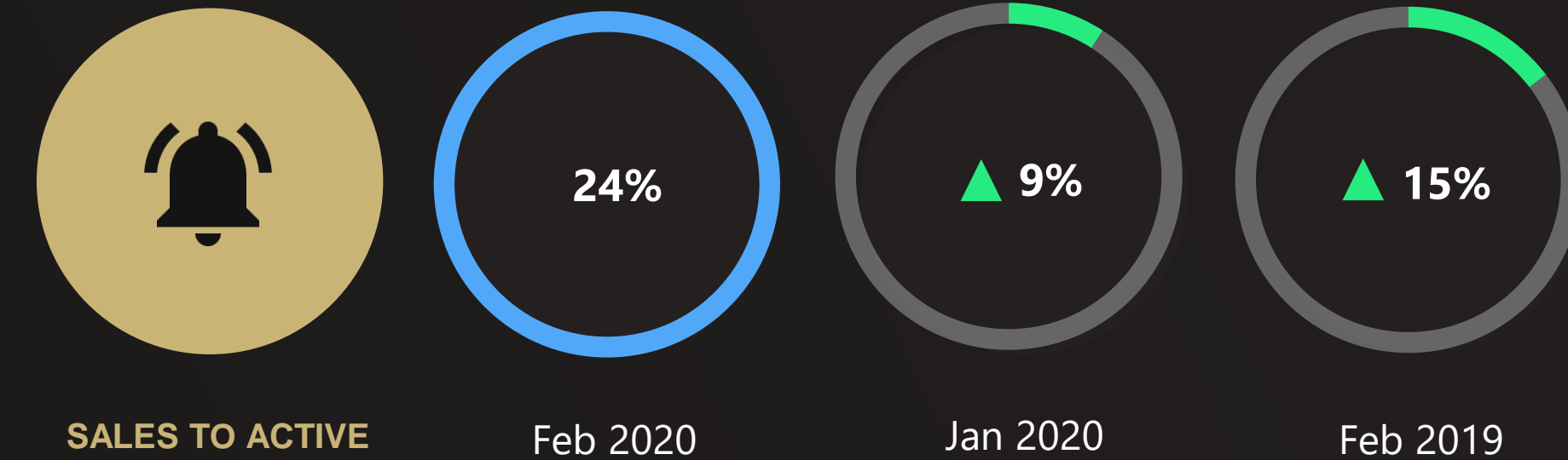
LISTINGS

Feb 2020

Jan 2020

Feb 2019

In Vancouver East, the number of new listings for detached properties in February 2020 was 357, a 3% increase compared to January 2020, when 347 homes were listed, and a 37% decrease from the 569 properties listed last February.



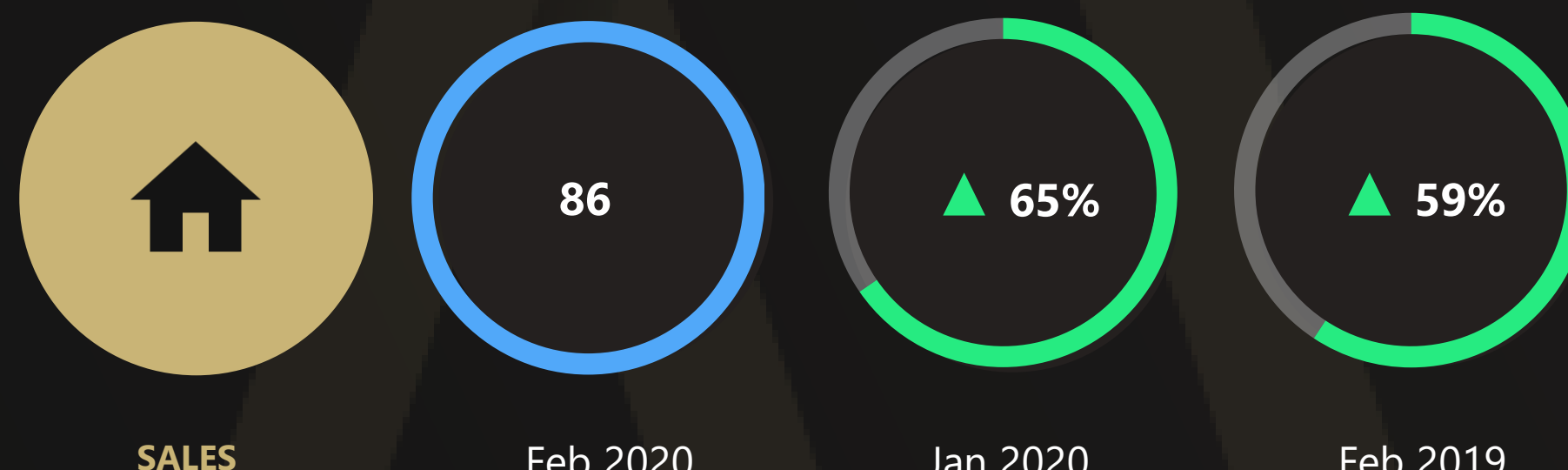
SALES TO ACTIVE

Feb 2020

Jan 2020

Feb 2019

In Vancouver East, the sales to active ratio for houses for February 2020 was 24%, a 9% increase compared to January 2020, when the ratio was 15%, and a 15% increase from the 9% ratio last February.



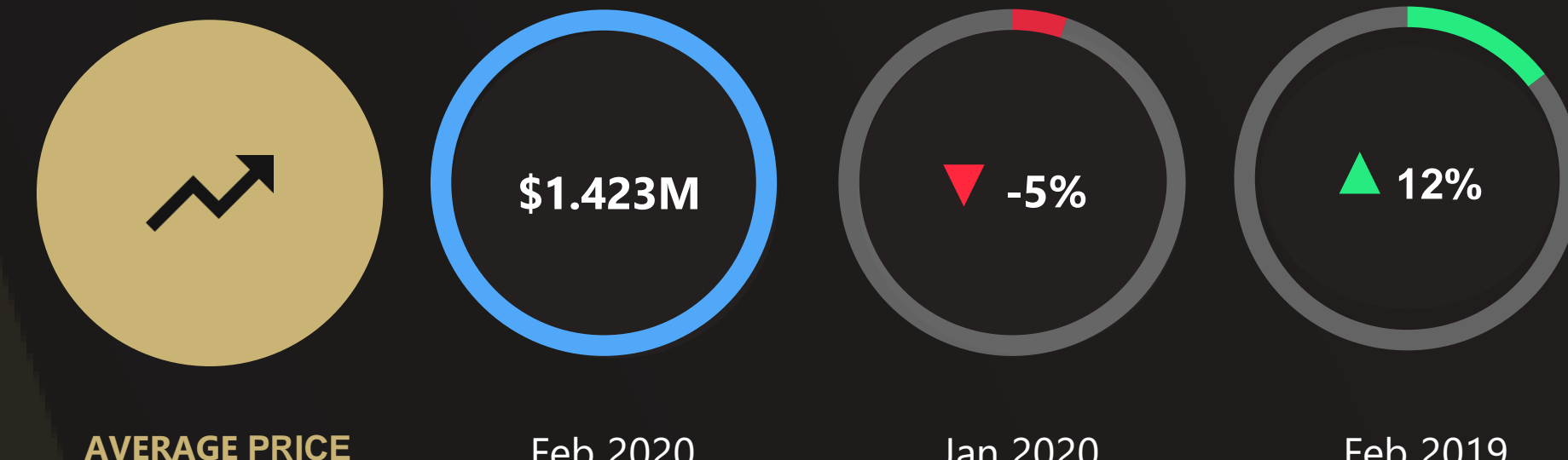
SALES

Feb 2020

Jan 2020

Feb 2019

The number of houses sold in Vancouver East in February 2020 was 86, a 65% increase compared to January 2020, when 52 homes were sold, and a 59% increase from the 54 properties sold last February.



AVERAGE PRICE

Feb 2020

Jan 2020

Feb 2019

In Vancouver East, the average sale price for houses in February 2020 was \$1.423M, a 5% decrease compared to January 2020, when the average sale price was \$1.5M, and a 12% increase from the \$1.269M average sale price from last February.

Market Type

VANCOUVER WESTSIDE

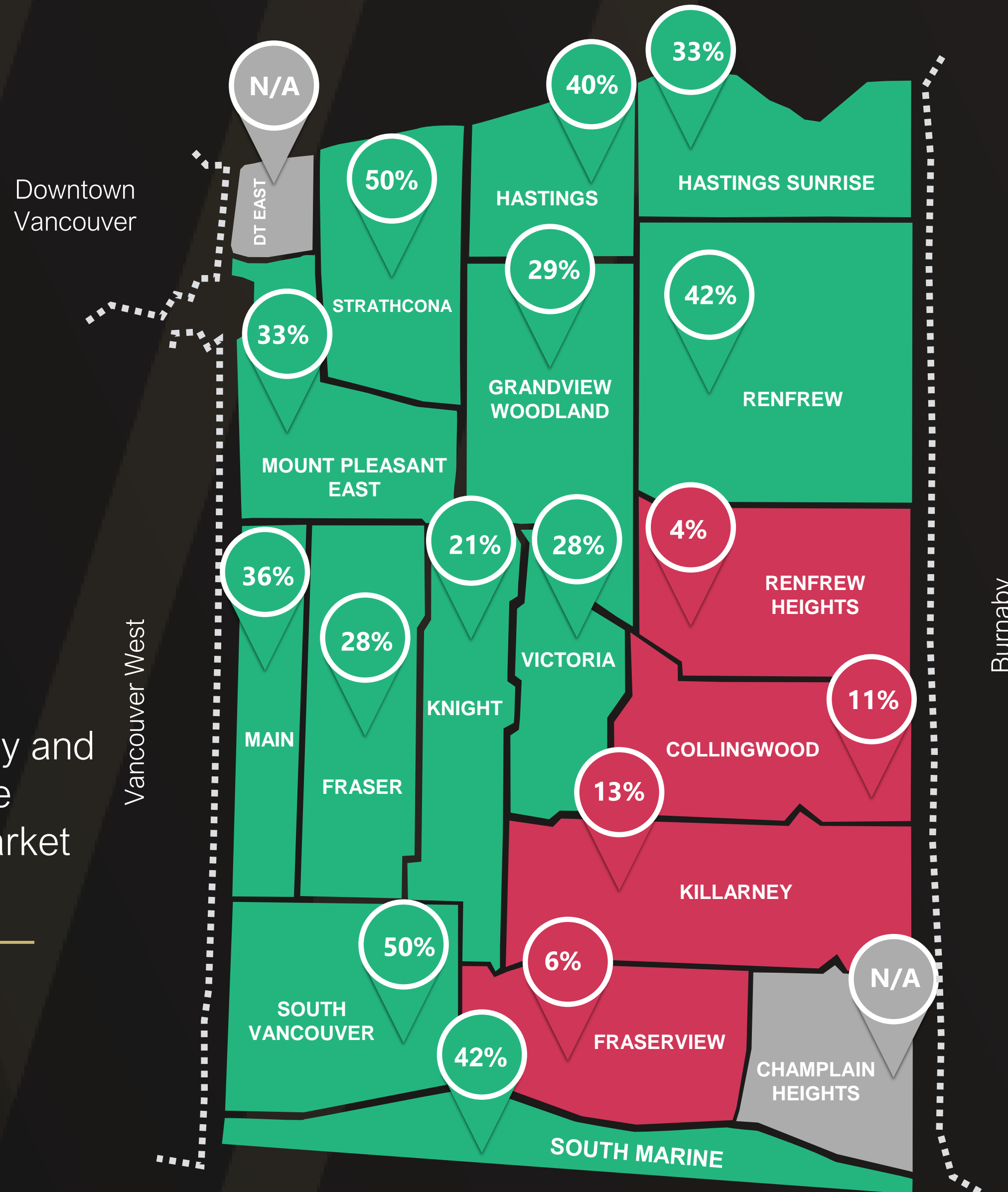
February, 2020

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

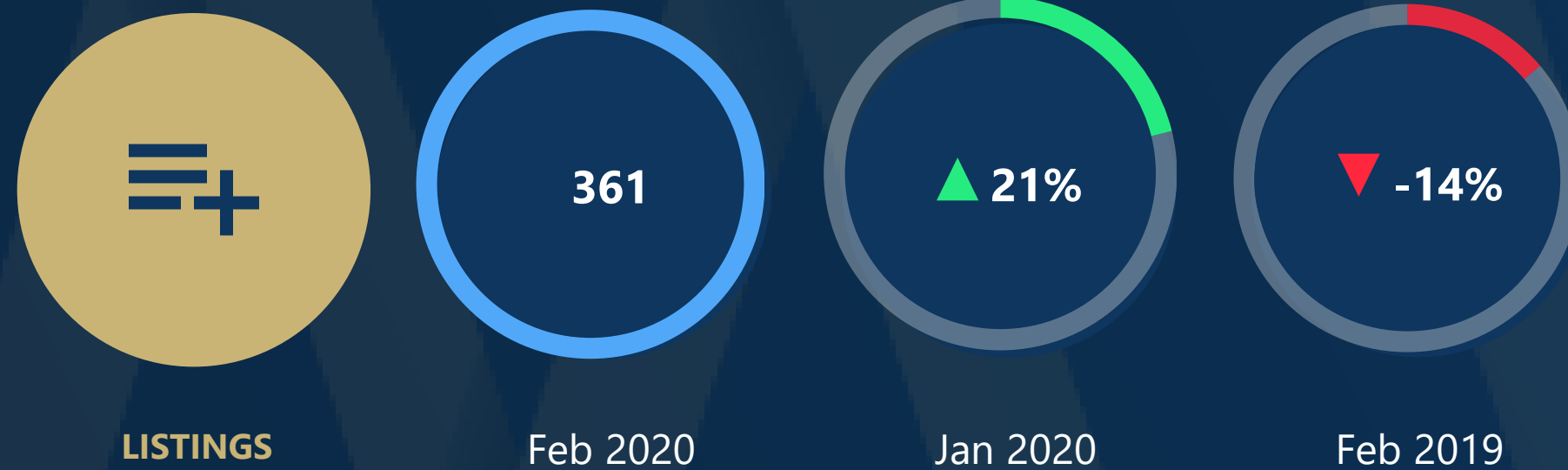
VANCOUVER EASTSIDE

February, 2020

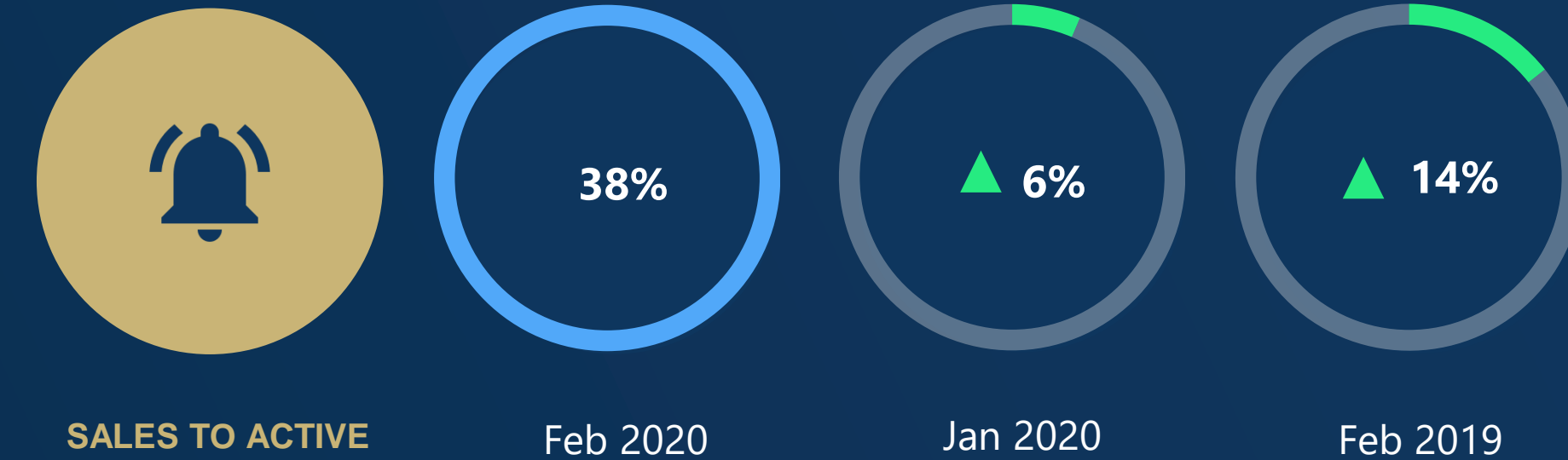


Condos and Townhouses

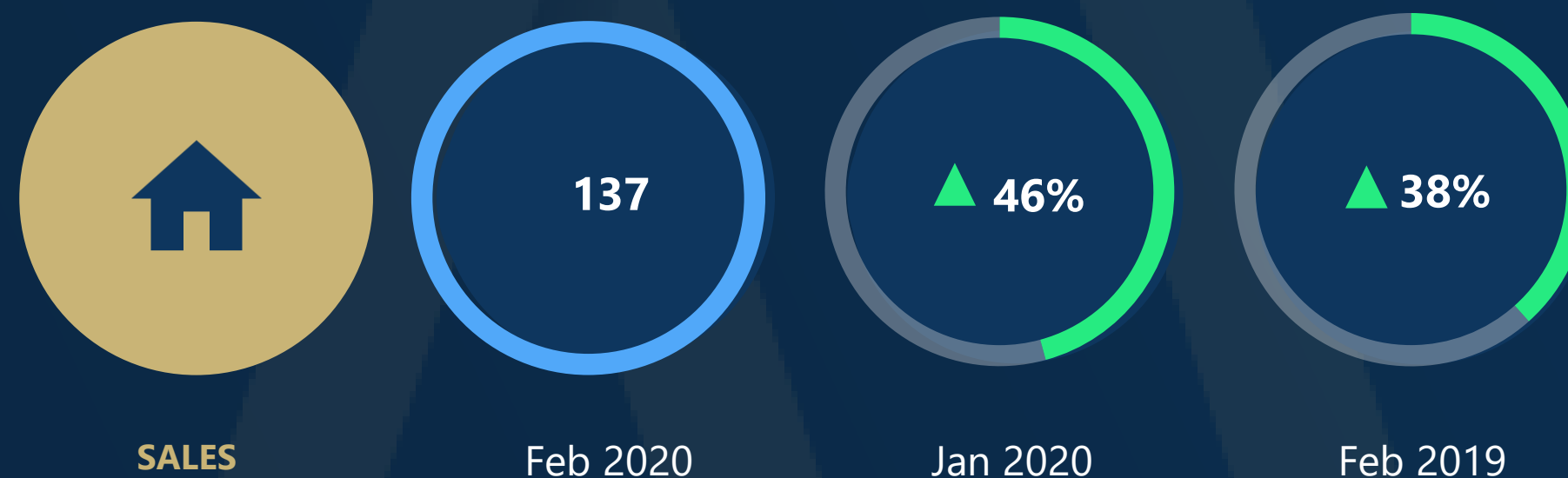
● CURRENT ● UP ● DOWN



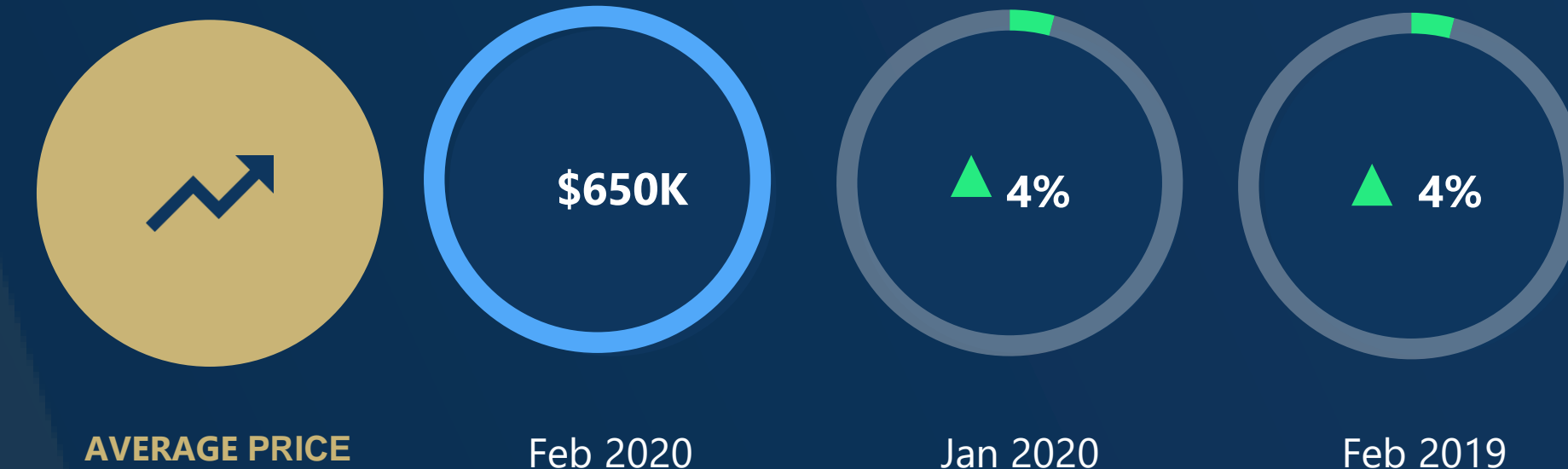
In Vancouver East, the number of new listings for condos and townhouses in February 2020 was 361, a 21% increase compared to January 2020, when 298 homes were listed, and a 14% decrease from the 419 properties listed last February.



In Vancouver East, the sales-to-active listings ratio for condo and townhouses for February 2020 was 38%, a 6% increase compared to January 2020, when the ratio was 32%, and a 14% increase from the 24% ratio last February.



The number of condos and townhouses sold in Vancouver East in February 2020 was 137, a 46% increase compared to January 2020, when 94 homes were sold, and a 38% increase from the 99 properties sold last February.



In Vancouver East, the average sale price for condos and townhouses in February 2020 was \$650K, a 4% increase compared to January 2020, when the average sale price was \$624K, and a 4% increase from the \$625K average sale price from last February.

Market Type

VANCOUVER EASTSIDE

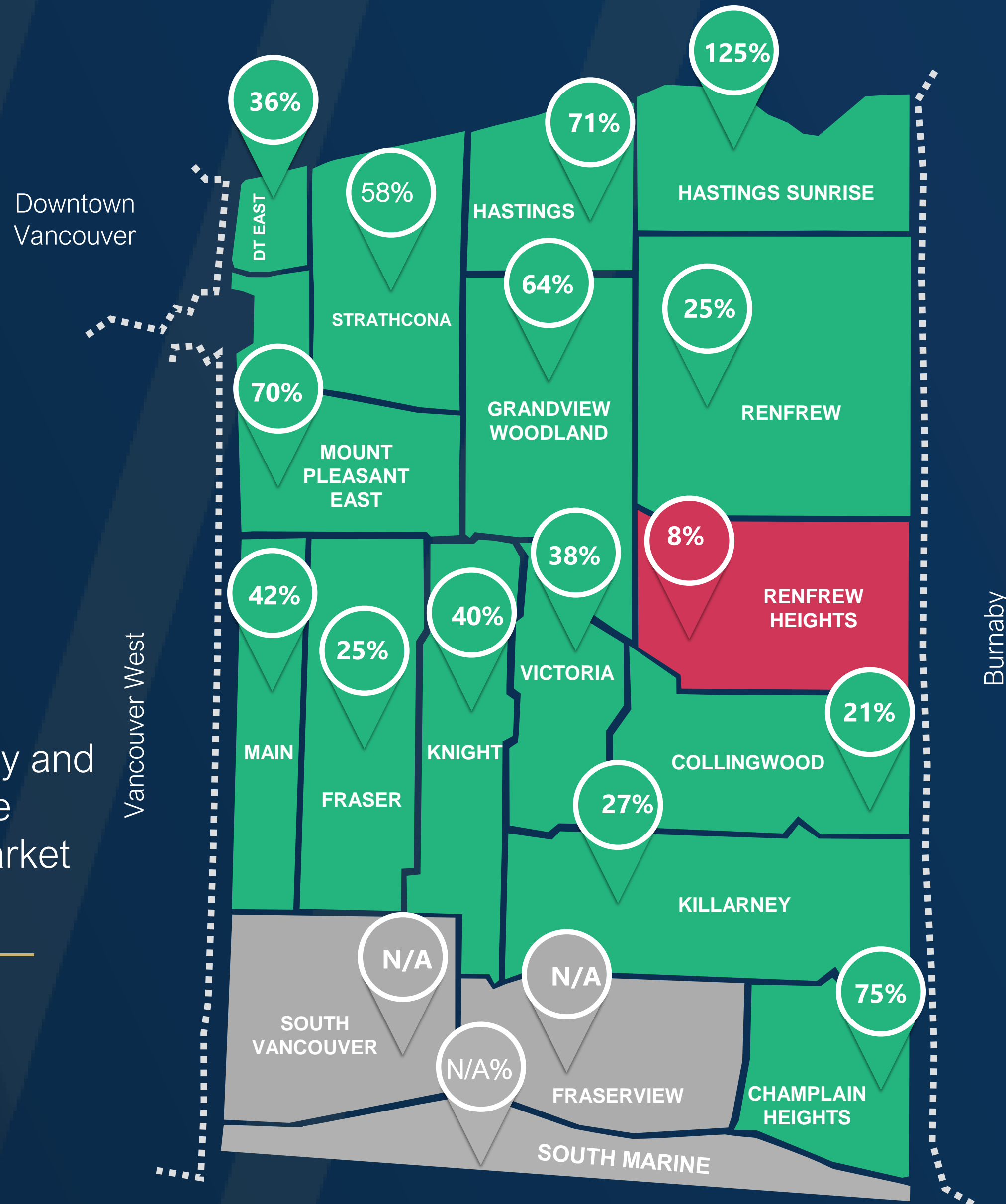
February, 2020

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 2020

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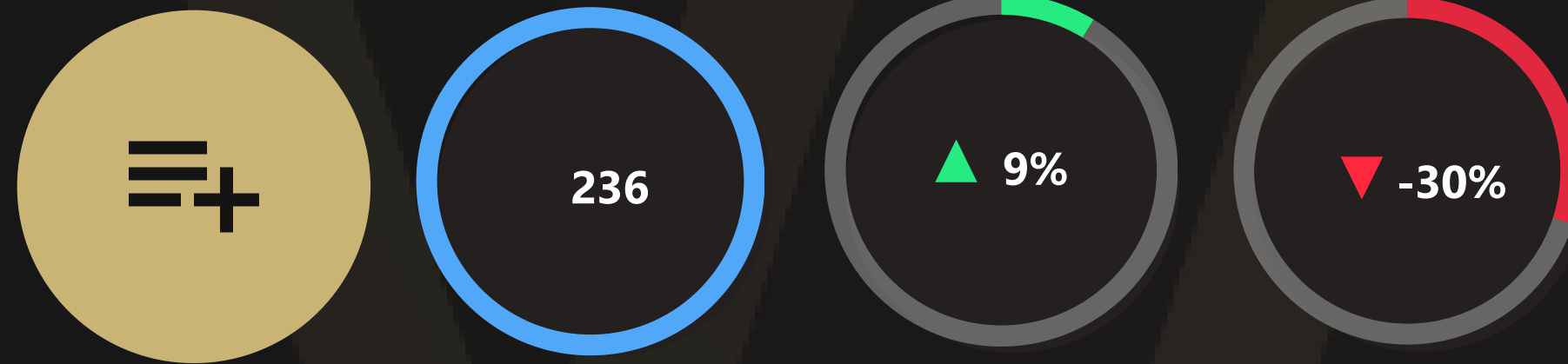
NORTH VANCOUVER

February, 2020



Detached and Houses

● CURRENT ● UP ● DOWN



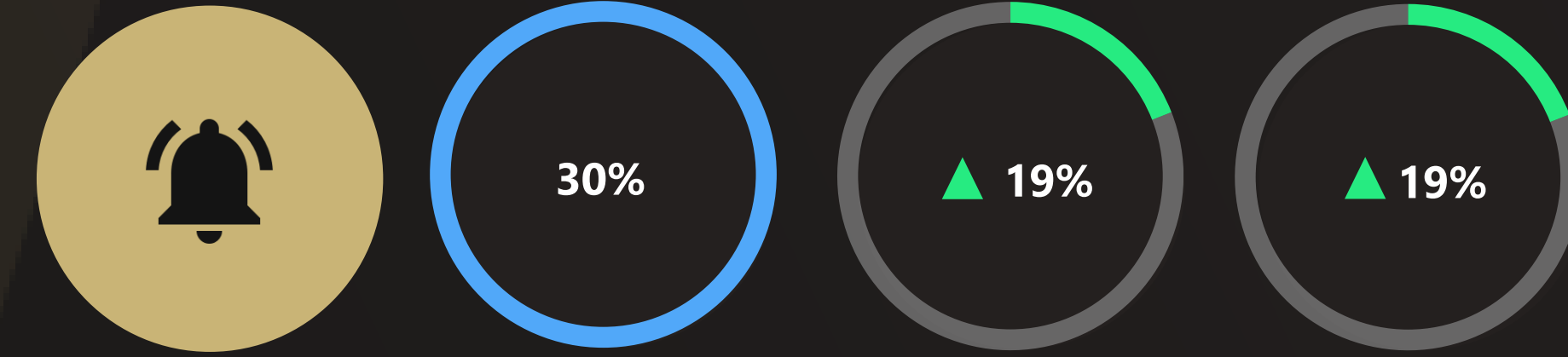
LISTINGS

Feb 2020

Jan 2020

Feb 2019

In North Vancouver, the number of new listings for detached properties in February 2020 was 236, a 9% increase compared to January 2020, when 217 homes were listed, and a 30% decrease from the 337 properties listed last February.



SALES TO ACTIVE

Feb 2020

Jan 2020

Feb 2019

In North Vancouver, the sales to active ratio for houses for February 2020 was 30%, a 19% increase compared to January 2020, when the ratio was 11%, and a 19% increase from the 11% ratio last February.



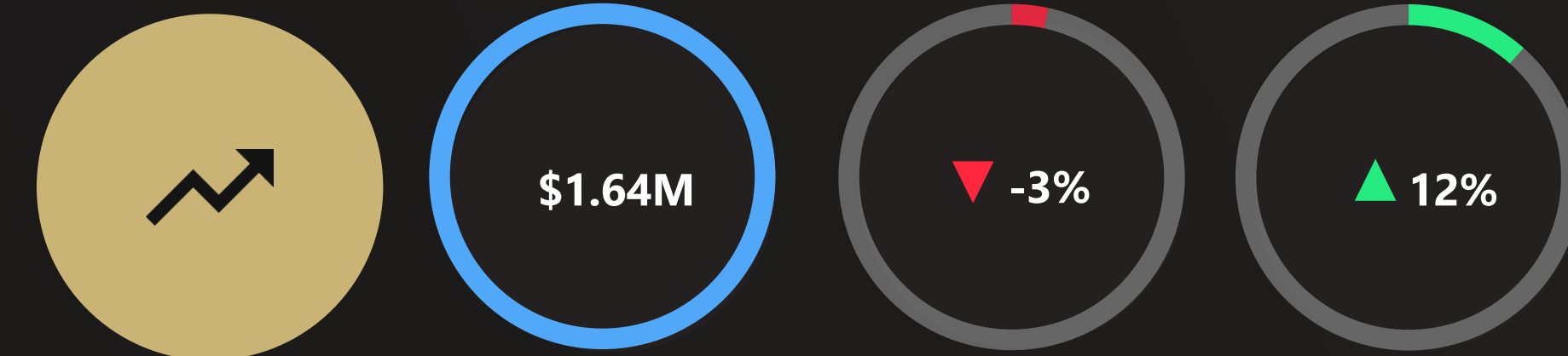
SALES

Feb 2020

Jan 2020

Feb 2019

The number of houses sold in North Vancouver in February 2020 was 71, a 196% increase compared to January 2020, when 24 homes were sold, and a 92% increase from the 37 properties sold last February.



AVERAGE PRICE

Feb 2020

Jan 2020

Feb 2019

In North Vancouver, the average sale price for houses in February 2020 was \$1.64M, a 3% decrease compared to January 2020, when the average sale price was \$1.698M, and a 12% increase from the \$1.47M average sale price from last February.

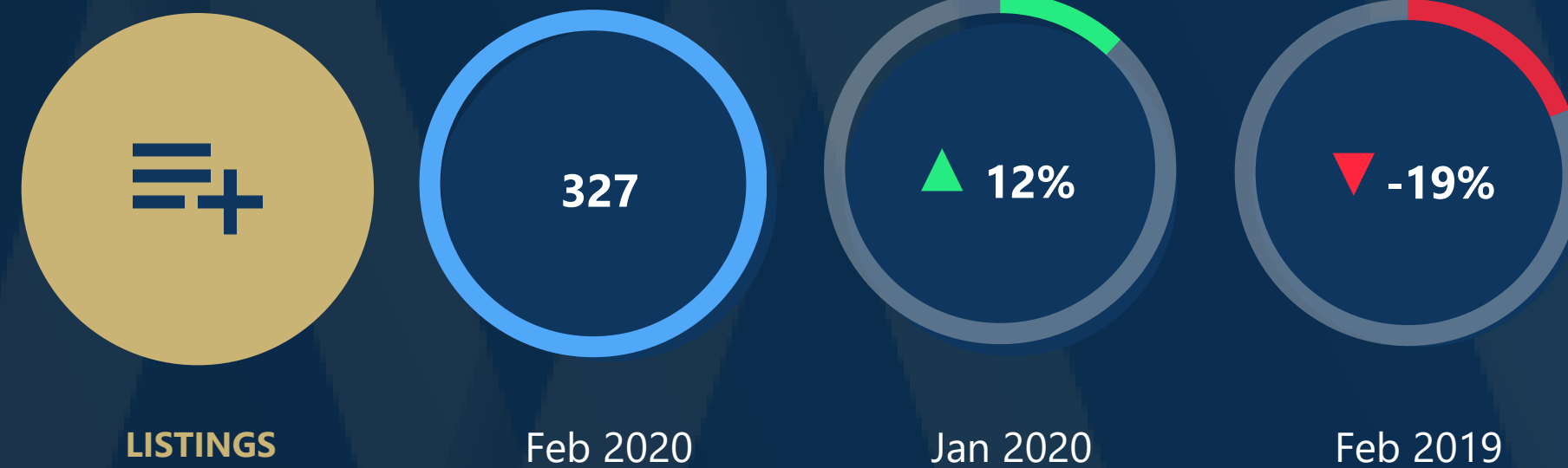
NORTH VANCOUVER

February, 2020

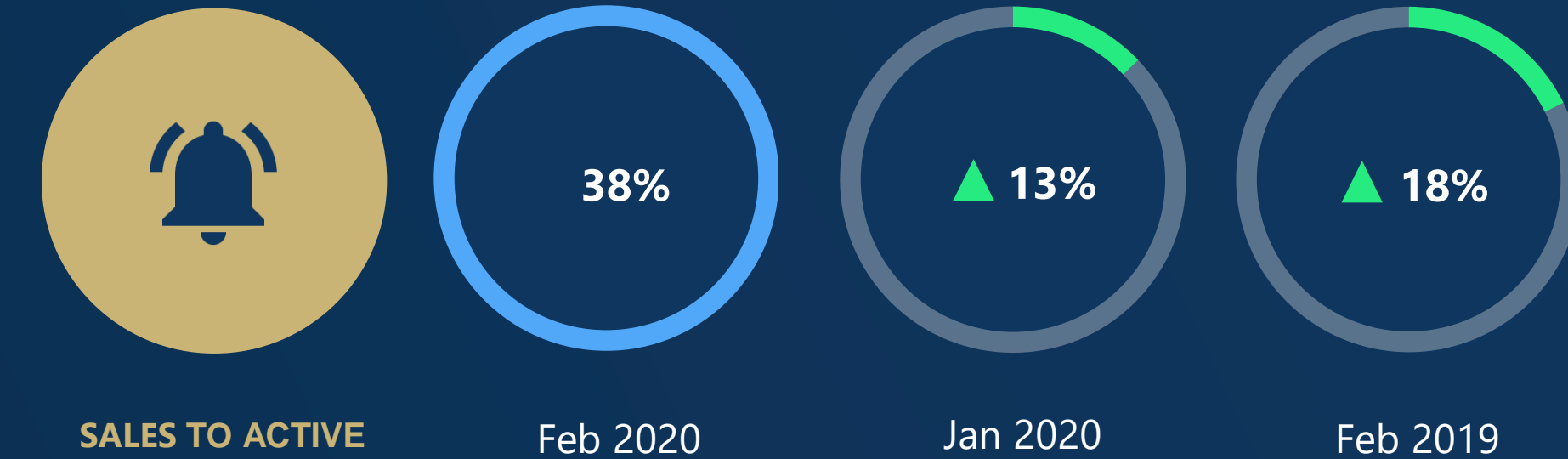


Condos and Townhouses

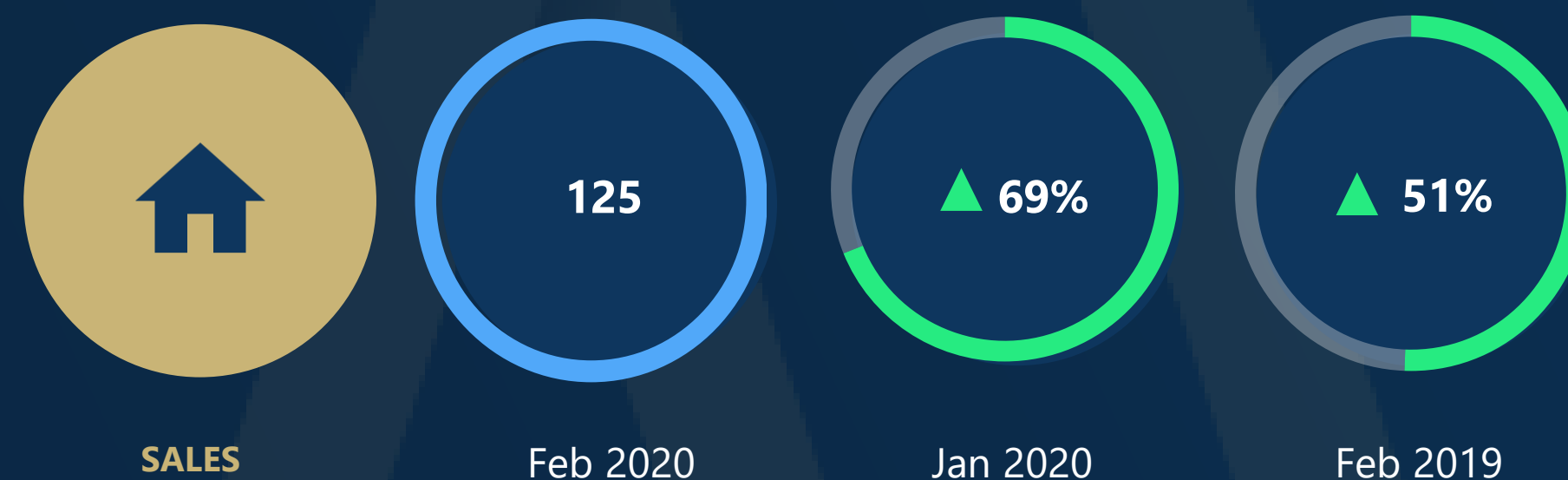
● CURRENT ● UP ● DOWN



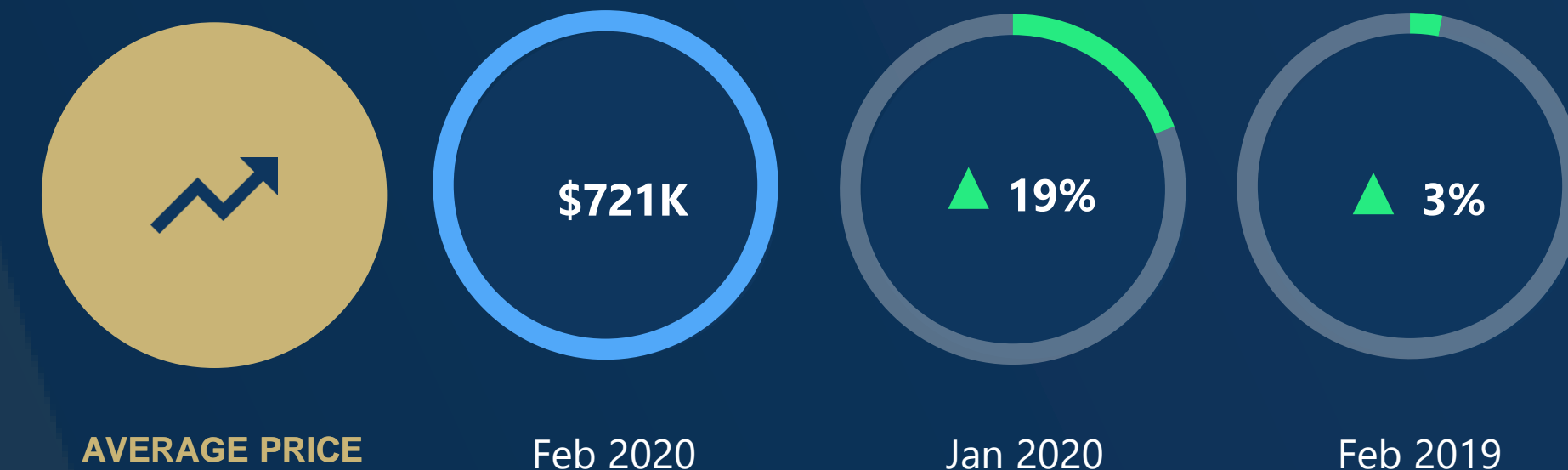
In North Vancouver, the number of new listings for condos and townhouses in February 2020 was 327, a 12% increase compared to January 2020, when 292 homes were listed, and a 19% decrease from the 404 properties listed last February.



In North Vancouver, the sales-to-active listings ratio for condo and townhouses for February 2020 was 38%, a 13% increase compared to January 2020, when the ratio was 25%, and a 18% increase from the 21% ratio last February.



The number of condos and townhouses sold in North Vancouver in February 2020 was 125, a 69% increase compared to January 2020, when 74 homes were sold, and a 51% increase from the 83 properties sold last February.



In North Vancouver, the average sale price for condos and townhouses in February 2020 was \$721K, a 19% increase compared to January 2020, when the average sale price was \$605K, and a 3% increase from the \$700K average sale price from last February.

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West Vancouver

February 2020

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In Town Realty

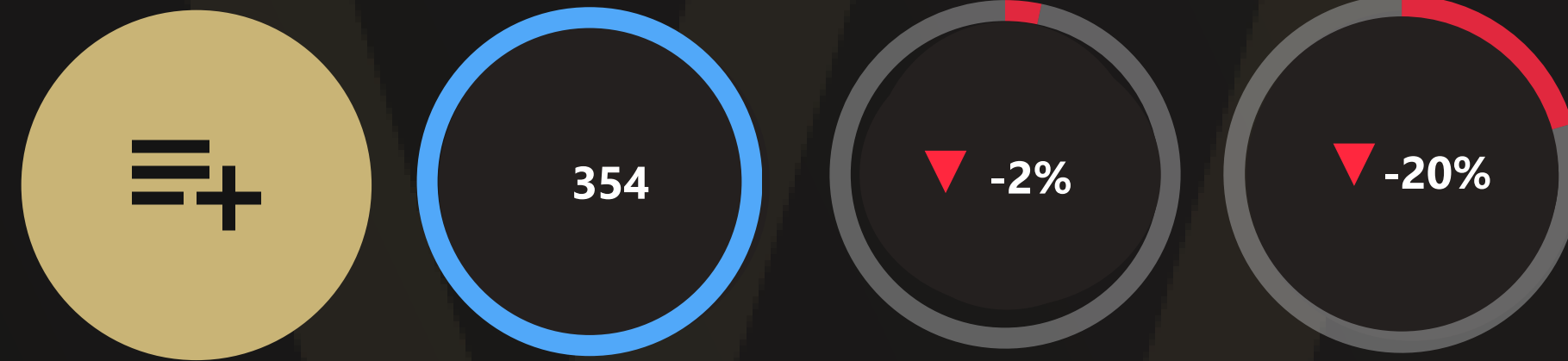
WEST VANCOUVER

February, 2020



Detached and Houses

● CURRENT ● UP ● DOWN



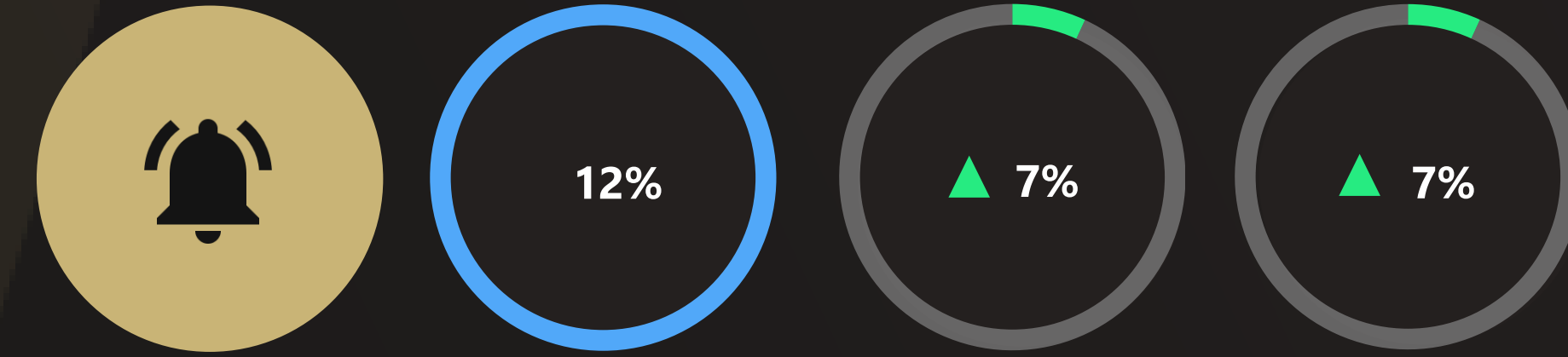
LISTINGS

Feb 2020

Jan 2020

Feb 2019

In West Vancouver houses, the number of new listings for residential properties in February 2020 was 354, a 2% decrease compared to January 2020, when 361 homes were listed, and a 20% decrease from the 445 properties listed last February.



SALES TO ACTIVE

Feb 2020

Jan 2020

Feb 2019

In West Vancouver, the sales to active ratio for houses for February 2020 was 12%, a 7% increase compared to January 2020, when the ratio was 6%, and a 7% increase from the 6% ratio last February.



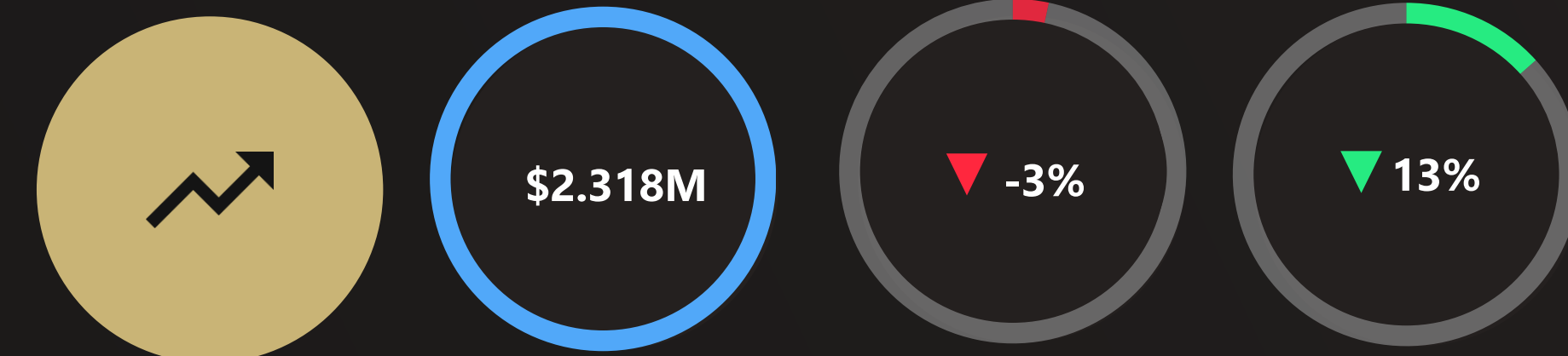
SALES

Feb 2020

Jan 2020

Feb 2019

The number of houses sold in West Vancouver in February 2020 was 44, a 120% increase compared to January 2020, when 20 homes were sold, and a 76% increase from the 25 properties sold last February.



AVERAGE PRICE

Feb 2020

Jan 2020

Feb 2019

In West Vancouver, the average sale price for houses in February 2020 was \$2.318M, a 3% decrease compared to January 2020, when the average sale price was \$2.398M, and a 13% increase from the \$2.044M average sale price from last February.

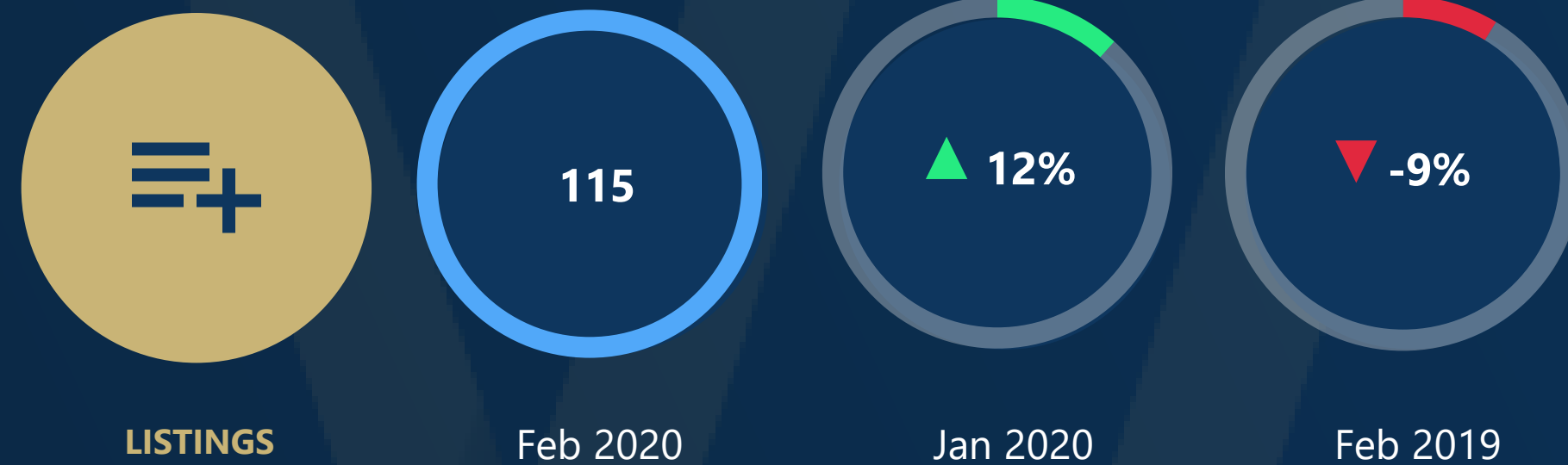
WEST VANCOUVER

February, 2020

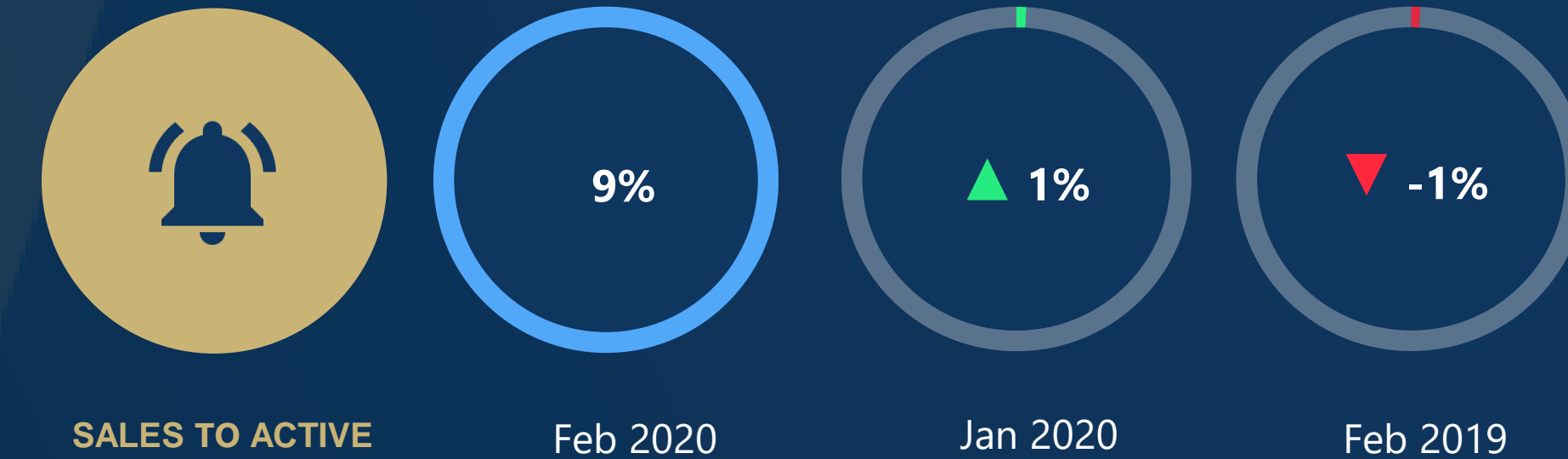


Condos and Townhouses

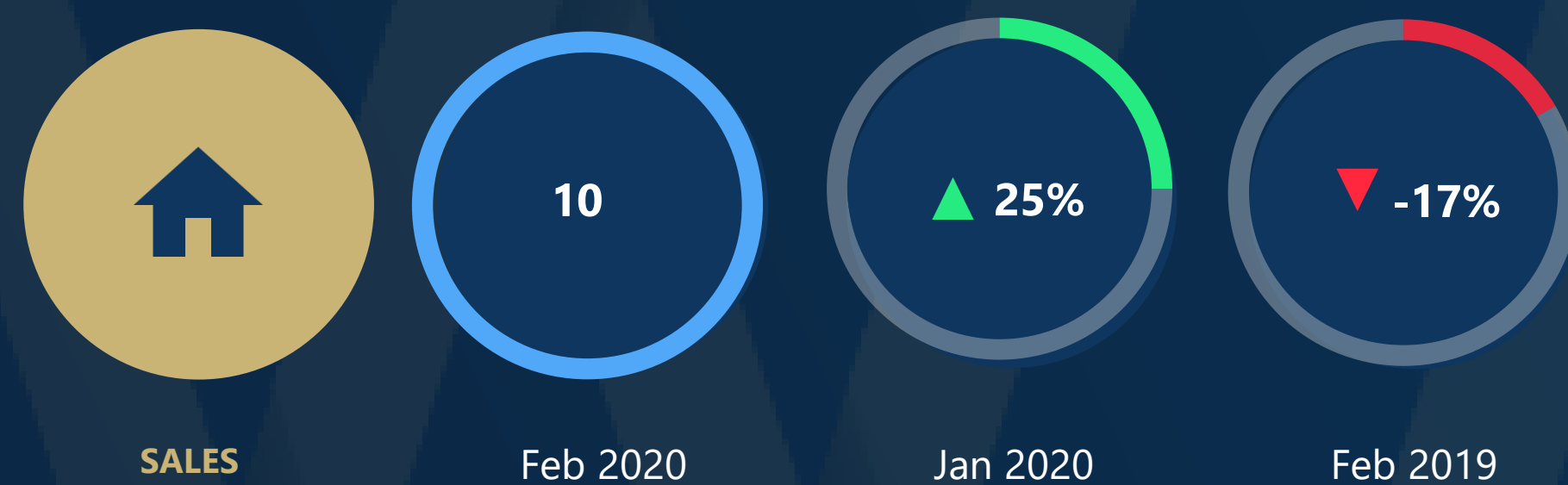
CURRENT UP DOWN



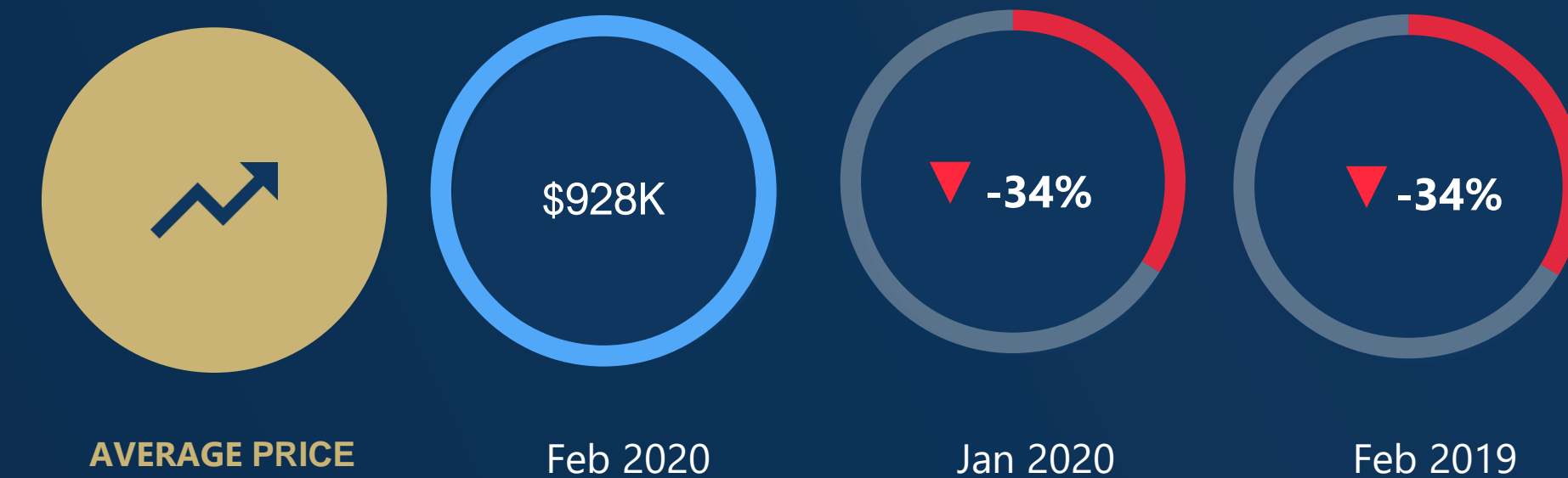
In West Vancouver, the number of new listings for condos and townhouses in February 2020 was 115, a 12% increase compared to January 2020, when 103 homes were listed, and a 9% decrease from the 126 properties listed last February.



In West Vancouver, the sales-to-active listings ratio for condos and townhouses for February 2020 was 9%, a 1% increase compared to January 2020, when the ratio was 8%, and a 1% decrease from the 10% ratio last February.



The number of condos and townhouses sold in West Vancouver in February 2020 was 10, a 25% increase compared to January 2020, when 08 homes were sold, and a 17% decrease from the 12 properties sold last February.



In West Vancouver, the average sale price for condos and townhouses in February 2020 was \$0.928M, a 34% decrease compared to January 2020, when the average sale price was \$1.403M, and a 34% decrease from the \$1.398M average sale price from last February.

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