

SIMPLE.
INNOVATIVE.
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VIVID

REAL ESTATE

By Amir Joharifard

Market Update

May 2020

Areas

GREATER VANCOUVER
DOWNTOWN VANCOUVER

VANCOUVER WESTSIDE
VANCOUVER EASTSIDE

NORTH VANCOUVER
WEST VANCOUVER

SIMPLE.
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Greater Vancouver

May 2020



GREATER VANCOUVER

May, 2020



Detached and Attached Homes

● CURRENT ● UP ● DOWN

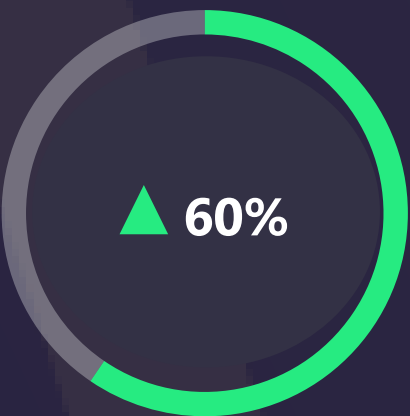


LISTINGS



3,680

May 2020



▲ 60%

Apr 2020



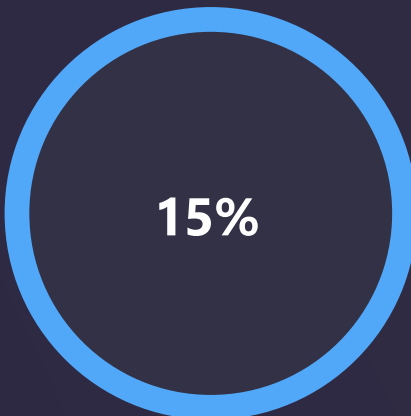
▼ -37%

May 2019

In Greater Vancouver, the number of new listings for residential properties in May 2020 was 3,680, a 60% increase compared to April 2020, when 2,307 homes were listed, and a 37% decrease from the 5,846 properties listed last May.

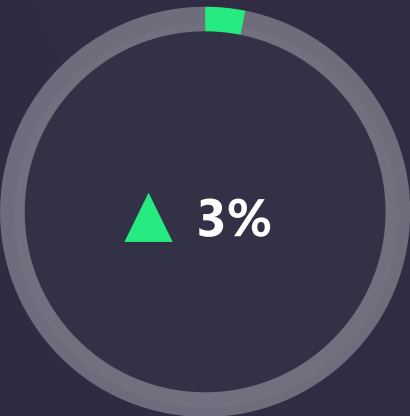


SALES TO ACTIVE



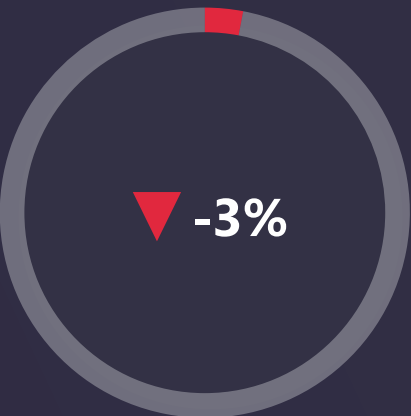
15%

May 2020



▲ 3%

Apr 2020



▼ -3%

May 2019

In Greater Vancouver, the sales-to-active listings ratio for residential properties for May 2020 was 15%, a 3% increase compared to April 2020, when the ratio was 22%, and a 3% decrease from the 13% ratio last April.

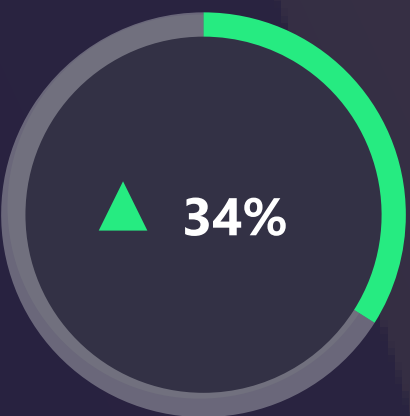


SALES



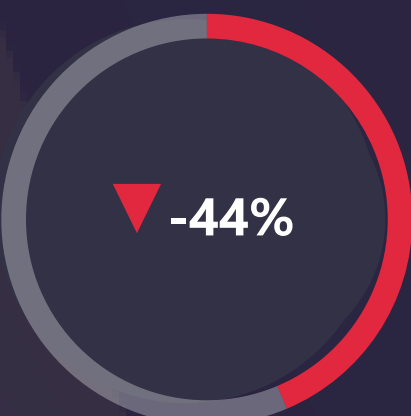
1,483

May 2020



▲ 34%

Apr 2020



▼ -44%

May 2019

The number of residential properties sold in Greater Vancouver in May 2020 was 1,483, a 34% increase compared to April 2020, when 1,107 homes were sold, and a 44% decrease from the 2,631 properties sold last May.

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

May, 2020



Detached and Houses

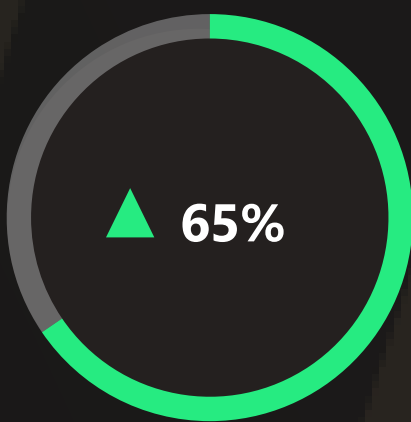
● CURRENT ● UP ● DOWN



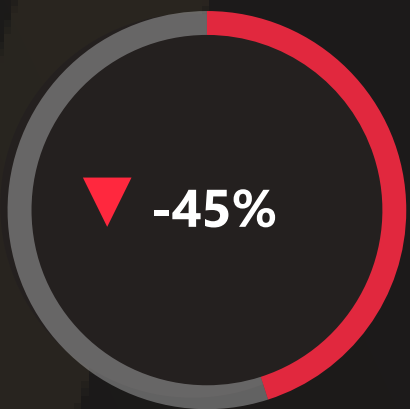
LISTINGS



May 2020



Apr 2020

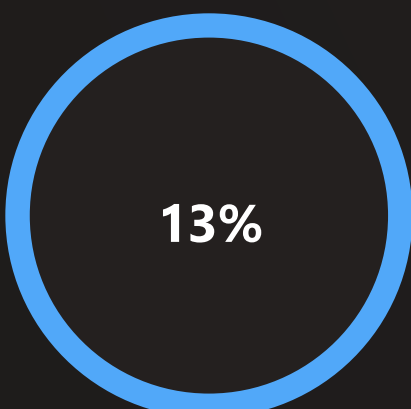


May 2019

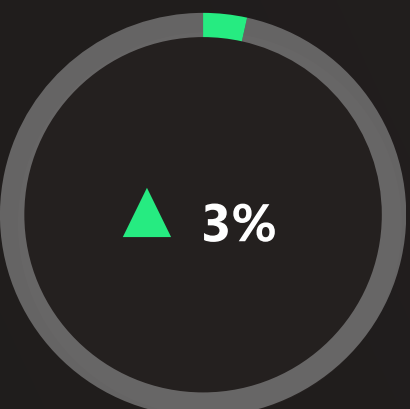
In Greater Vancouver, the number of new listings for detached properties in May 2020 was 1,208 a 65% increase compared to April 2020, when 730 homes were listed, and a 45% decrease from the 2,198 properties listed last May.



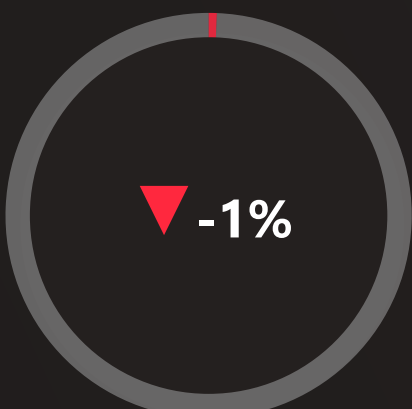
SALES TO ACTIVE



May 2020



Apr 2020



May 2019

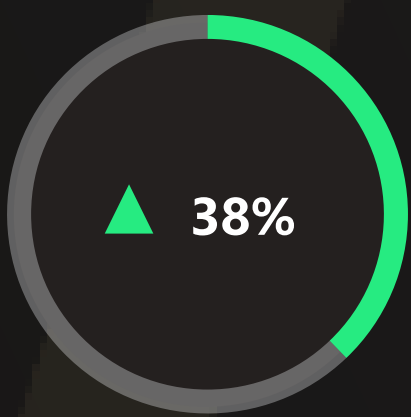
In Greater Vancouver, the sales-to-active listings ratio for detached properties for May 2019 was 13%, a 3% increase compared to April 2020, when the ratio was 10%, and a 1% decrease from the 14% ratio last May.



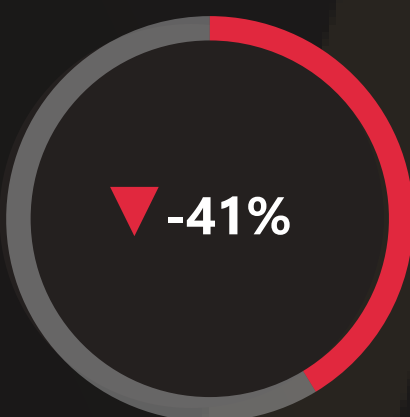
SALES



May 2020



Apr 2020



May 2019

The number of houses sold in Greater Vancouver in May 2020 was 532, a 38% increase compared to April 2020, when 386 homes were sold, and a 41% decrease from the 906 properties sold last May.

Facts

The Average days on Market for Greater Vancouver detached properties in May 2020 was 45 days, a 2% increase in comparison to 44 days in April. The average price per square foot for Greater Vancouver detached properties in May 2020 was \$619, a 1% decrease in comparison to \$ 625 per square foot in April 2020.

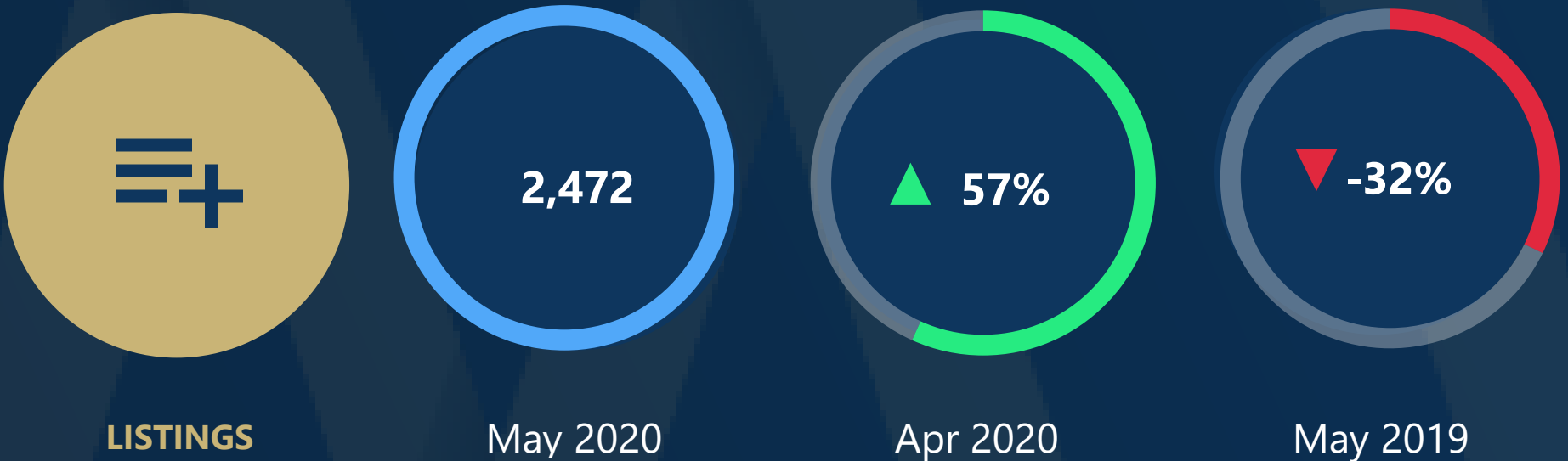
GREATER VANCOUVER

May, 2020

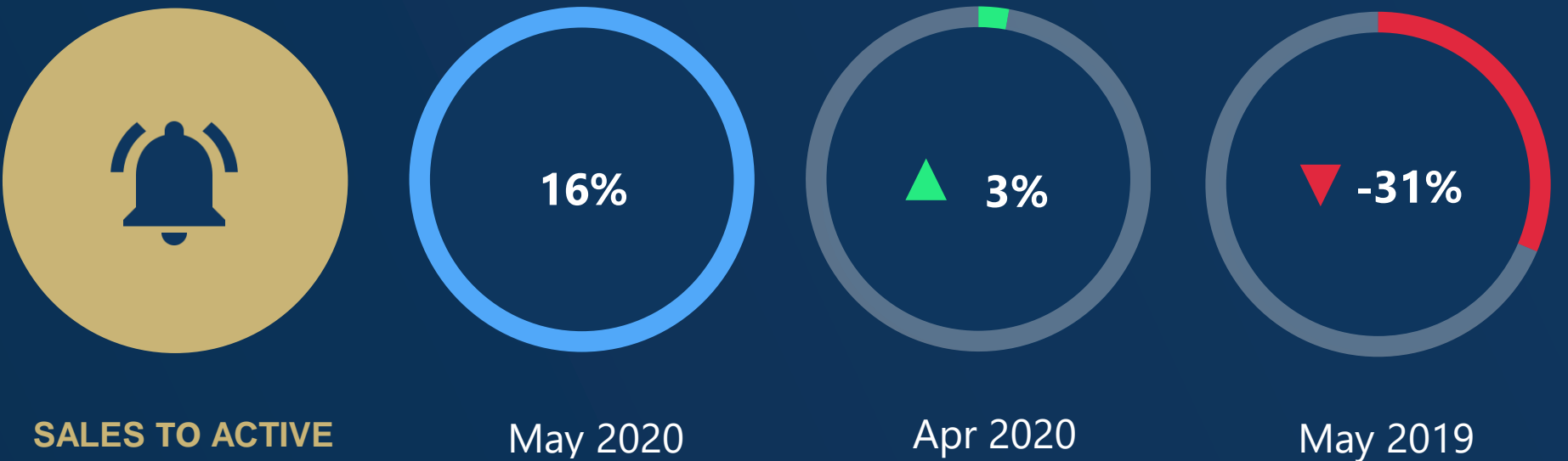


Condos and Townhouses

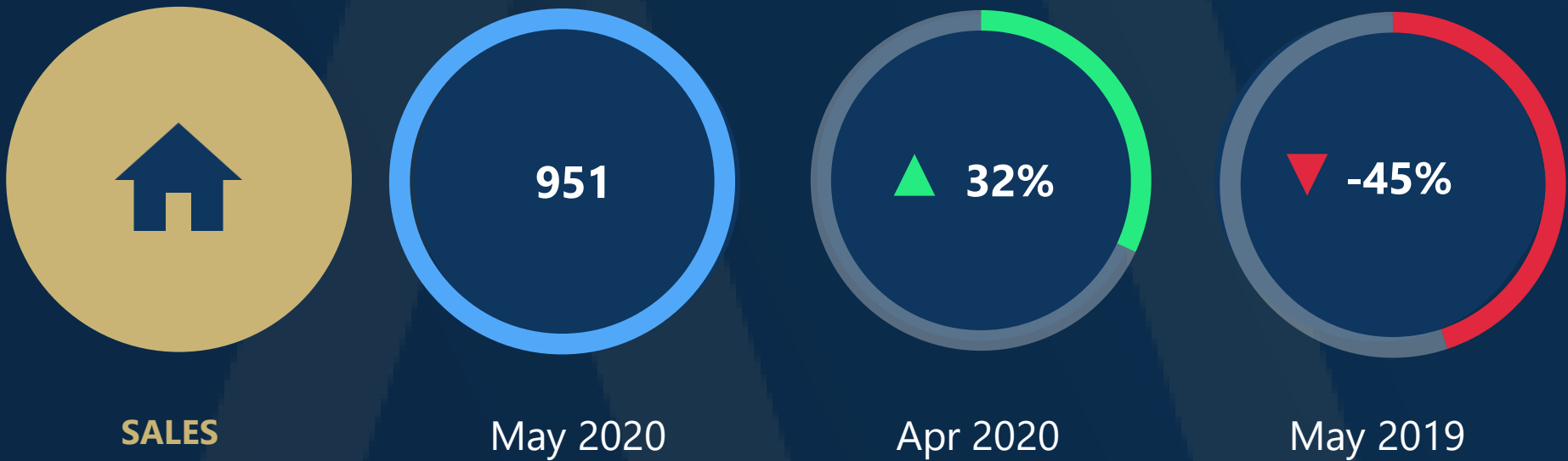
CURRENT UP DOWN



In Greater Vancouver, the number of new listings for condos and townhouses in May 2020 was 2,472, a 57% increase compared to April 2020, when 1,577 homes were listed, and a 32% decrease from the 3,648 properties listed last May.



In Greater Vancouver, the sales-to-active listings ratio condos and townhouse in May 2020 was 16%, a 3% increase compared to April 2020, when the ratio was 13%, and a 31% decrease from the 47% ratio last May.



The number of condos and townhouses sold in Greater Vancouver condos in May 2020 was 951, a 32% increase compared to April 2020, when 721 homes were sold, and a 45% decrease from the 1724 properties sold last May.

Facts

The average days on the market for Greater Vancouver condos in May 2020 was 35 days, while for townhouses it was 39 days. The average price per square foot for Greater Vancouver condos was \$801 in May 2020, whereas for townhouses it was \$592 per square foot.

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Downtown Vancouver

May 2020



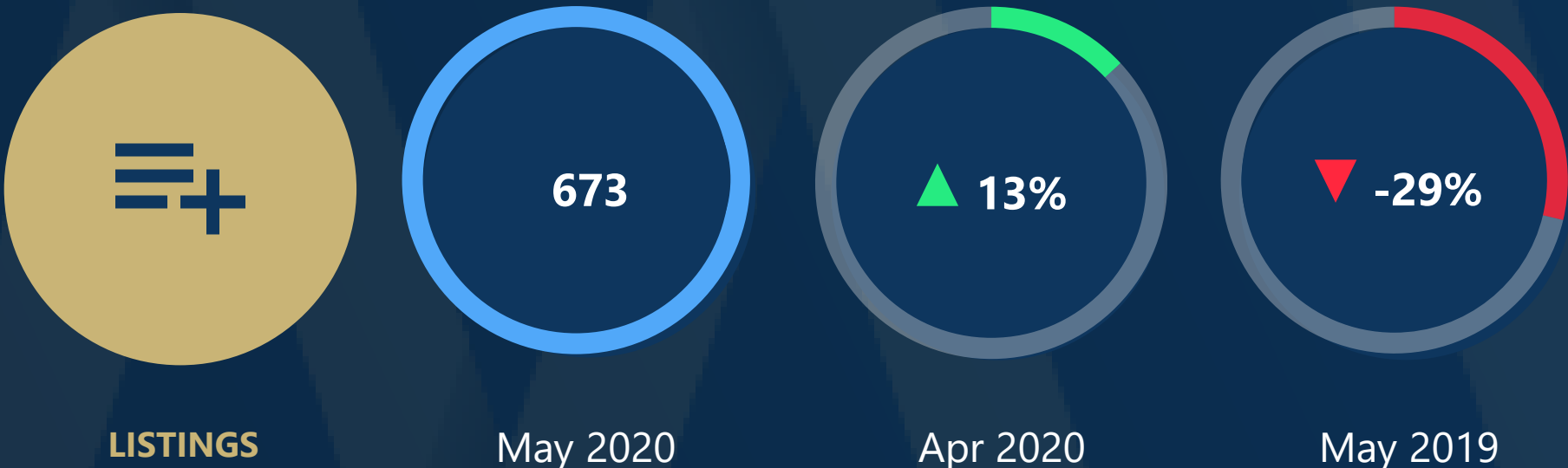
DOWNTOWN VANCOUVER

May, 2020

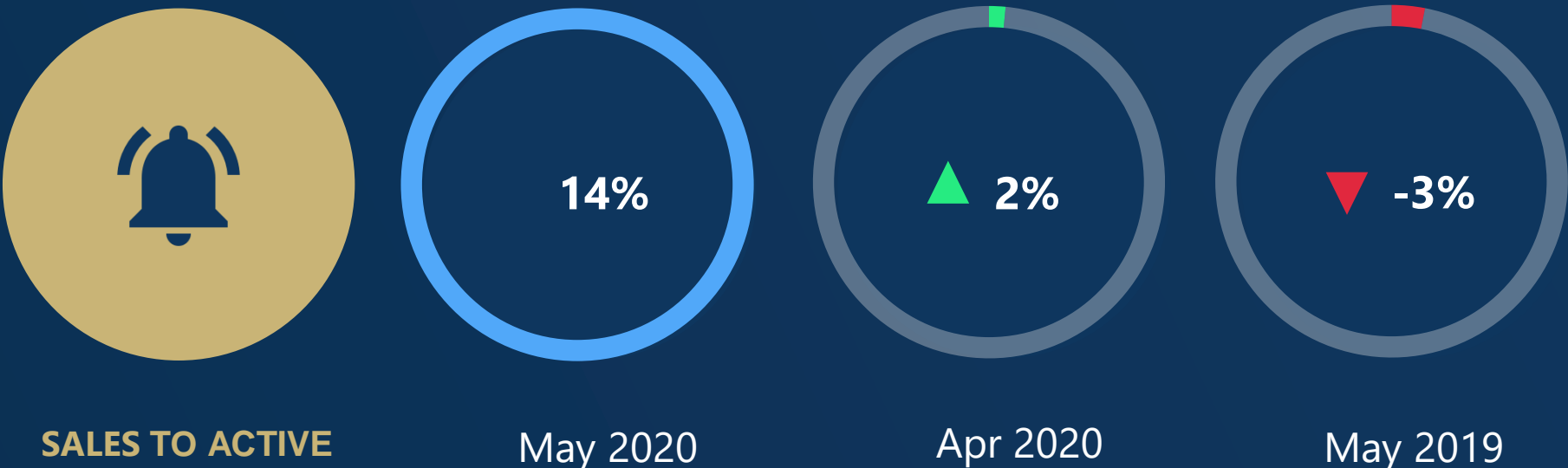


Condos and Townhouses

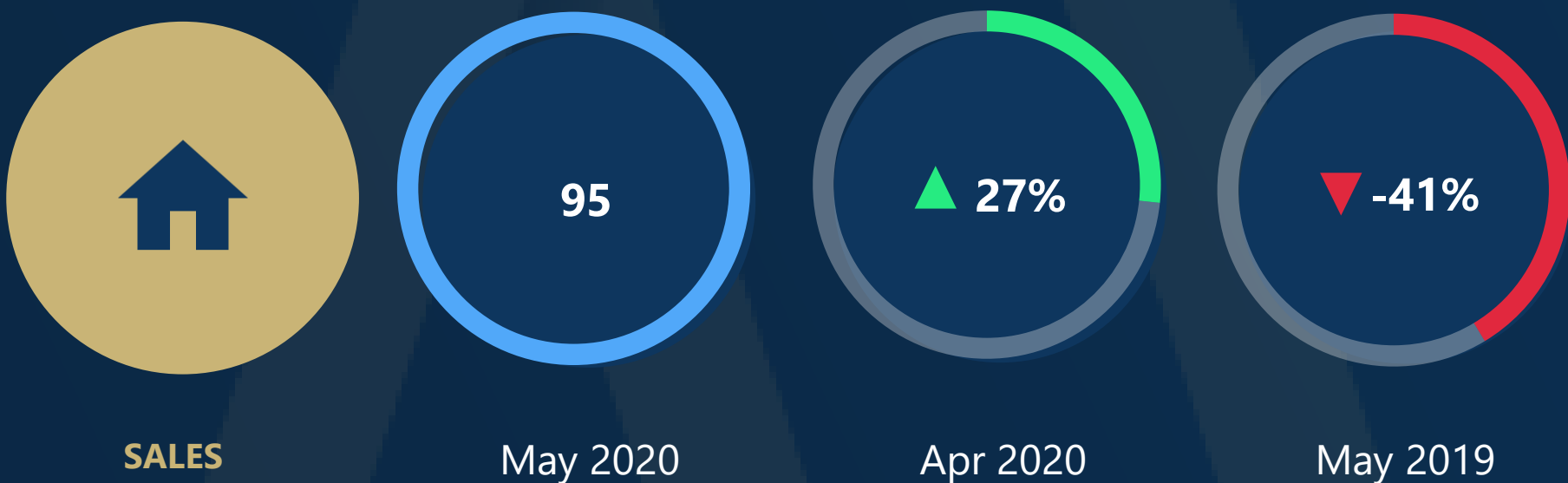
CURRENT UP DOWN



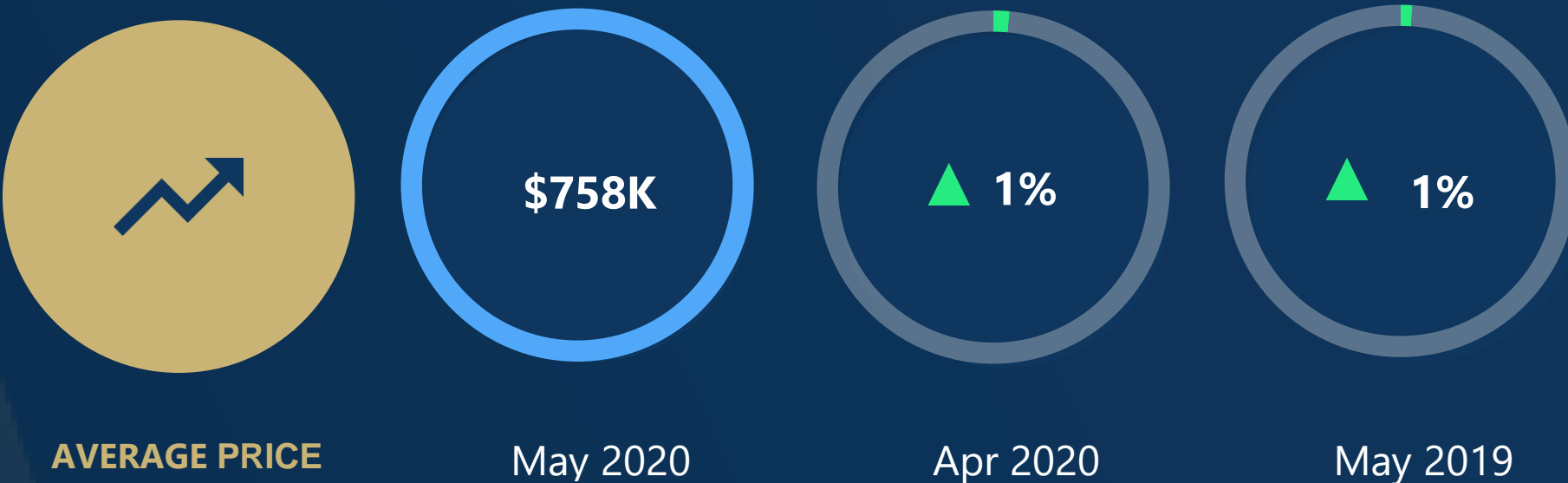
In Downtown Vancouver, the number of new listings for condo and townhouses in May 2020 was 673, a 13% increase compared to April 2020, when 673 homes were listed, and a 29% decrease from the 944 properties listed last May.



In Downtown Vancouver, the sales-to-active listings ratio for condos and townhouses for May 2020 was 14%, a 2% increase compared to April 2020, when the ratio was 13%, and a 3% decrease from the 17% ratio last May.



The number of condos and townhouses sold in Downtown Vancouver in May 2020 was 95, a 27% increase compared to April 2020, when 75 homes were sold, and a 41% decrease from the 162 properties sold last May.



In Downtown Vancouver, the average sale price for condos and townhouses in May 2020 was \$758K, a 1% increase compared to April 2020, when the average sale price was \$747K, and a 1% increase from the \$750K average sale price from last May.

Market Type

DOWNTOWN VANCOUVER

May, 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



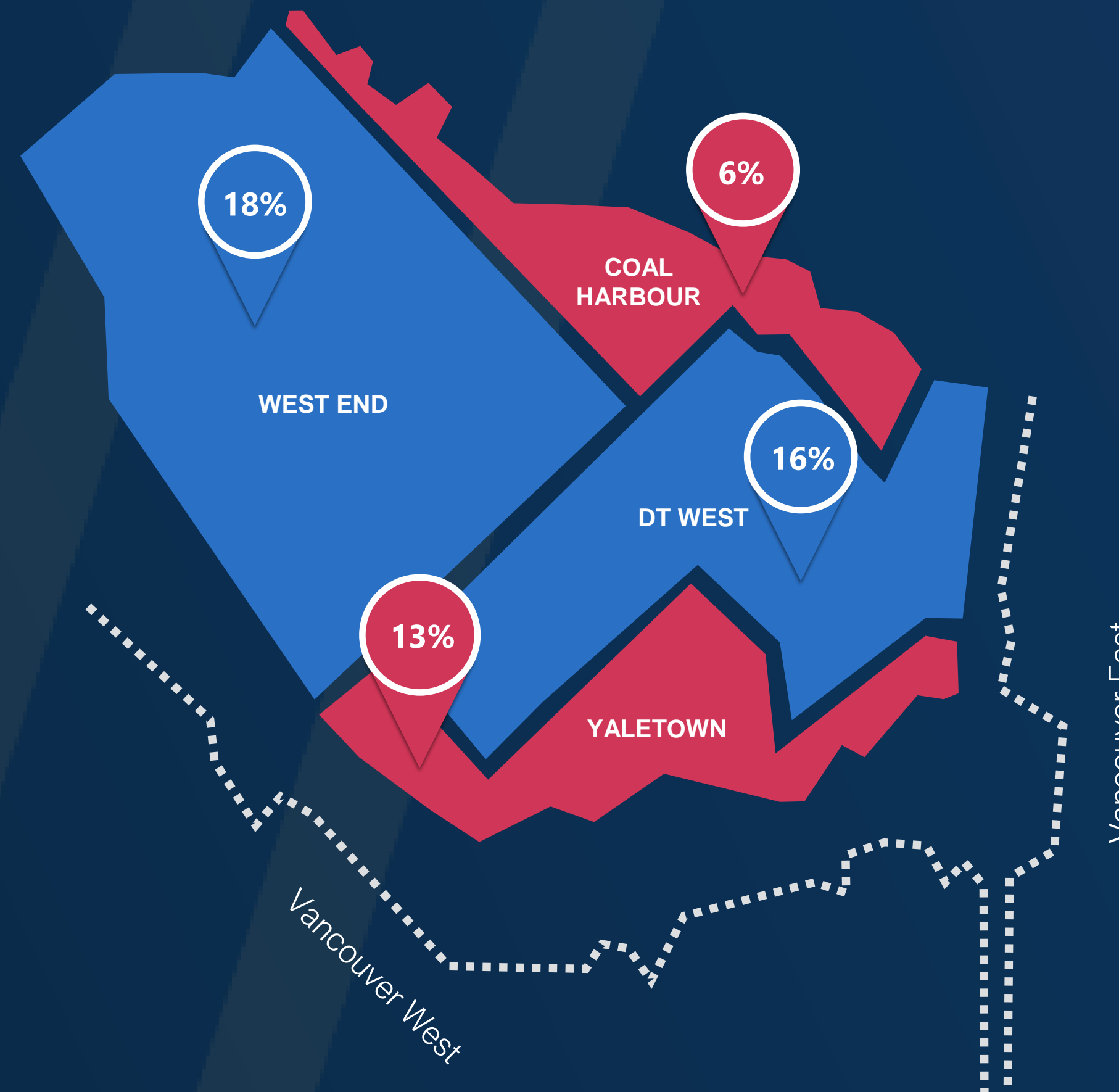
Buyer Market



N/A*



Balanced Market



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Vancouver Westside

May 2020



VANCOUVER WESTSIDE

May, 2020



Detached and Houses

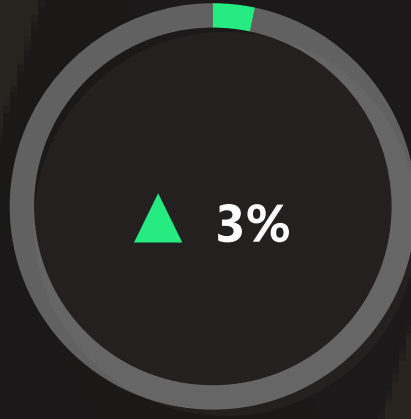
CURRENT UP DOWN



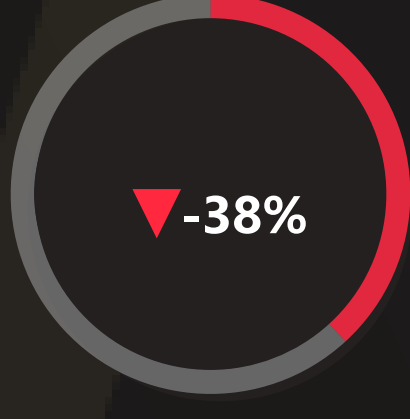
LISTINGS



May 2020



Apr 2020

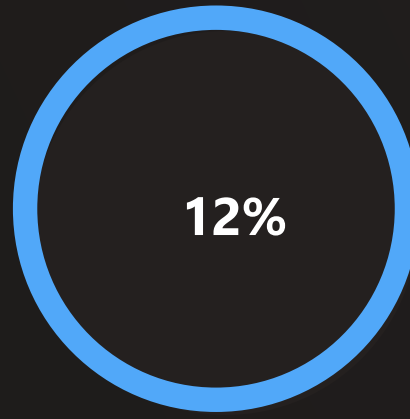


May 2019

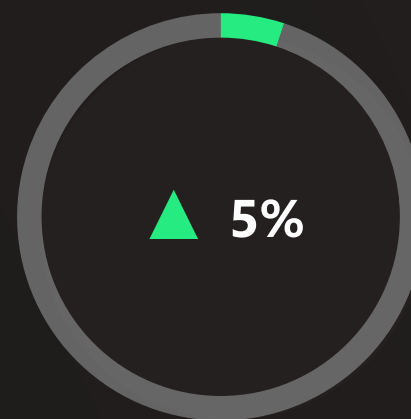
In Vancouver West, the number of new listings for detached properties in May 2020 was 435, a 3% increase compared to April 2020, when 421 homes were listed, and a 38% decrease from the 704 properties listed last May.



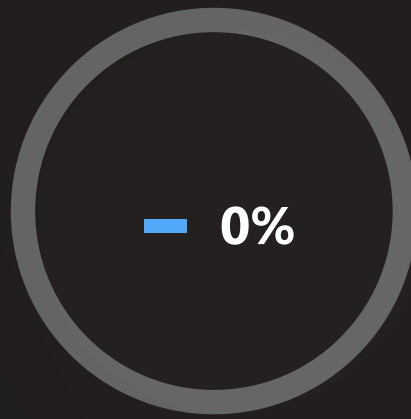
SALES TO ACTIVE



May 2020



Apr 2020



May 2019

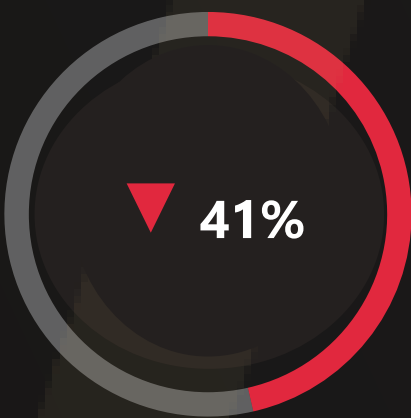
In Vancouver West, the sales-to-active listings ratio for houses for May 2020 was 12%, a 5% increase compared to April 2020, when the ratio was 7%, and no changes from last May.



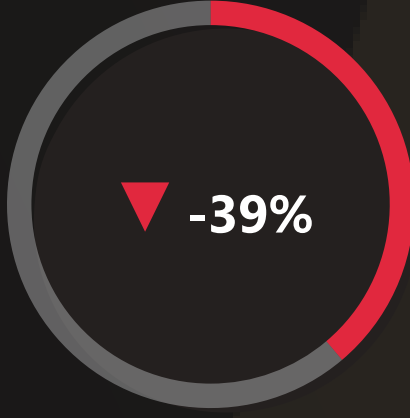
SALES



May 2020



Apr 2020



May 2019

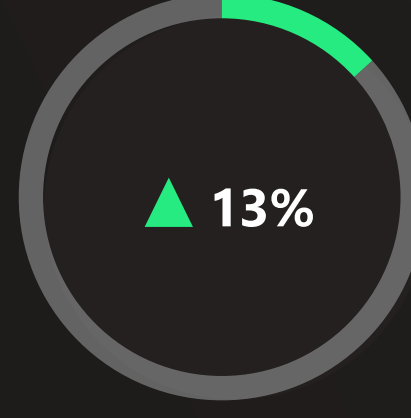
The number of houses sold in Vancouver West in May 2020 was 52, a 41% increase compared to April 2020, when 37 homes were sold, and a 39% decrease from the 85 properties sold last May.



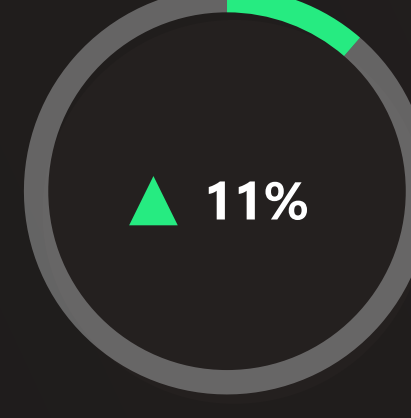
AVERAGE PRICE



May 2020



Apr 2020



May 2019

In Vancouver West, the average sale price for houses in May 2020 was \$3.174M, a 13% increase compared to April 2020, when the average sale price was \$2.802M, and a 11% increase from the \$2.85M average sale price from last May.

Market Type

VANCOUVER WESTSIDE

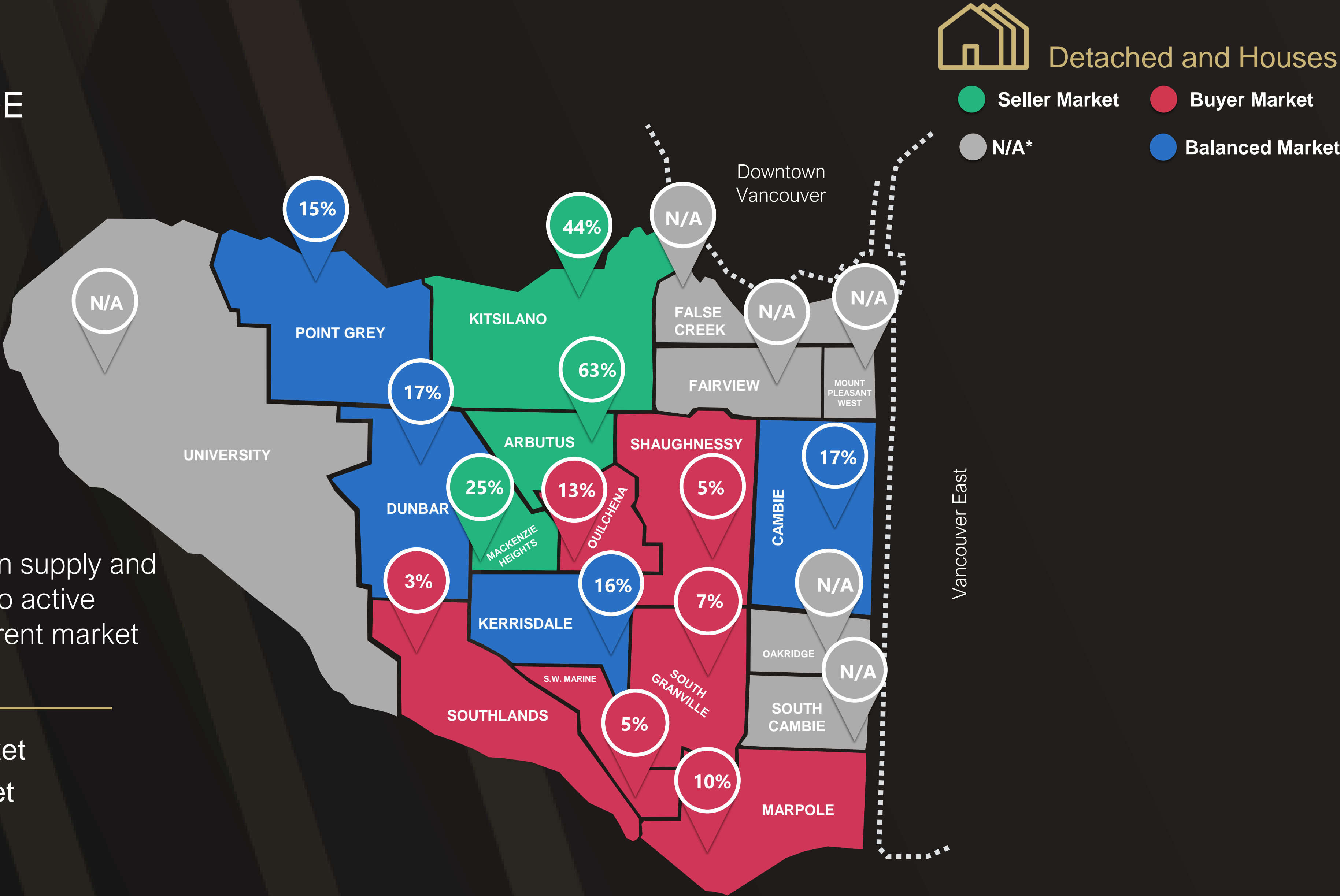
May, 2020

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.



VANCOUVER WESTSIDE

May, 2020



Condos and Townhouses

CURRENT UP DOWN

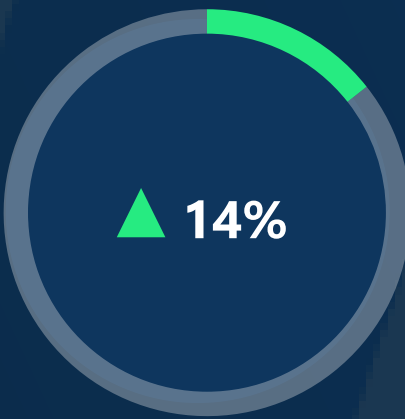


LISTINGS



740

May 2020



▲ 14%

Apr 2020



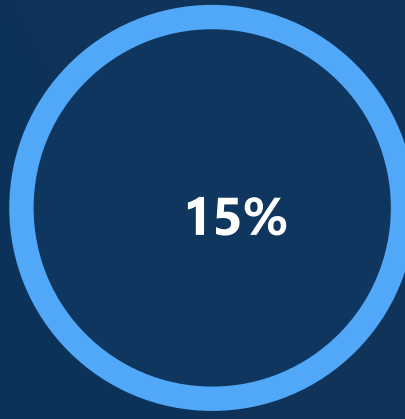
▼ -23%

May 2019

In Vancouver West, the number of new listings for condos and townhouses in May 2020 was 740, a 14% increase compared to April 2020, when 647 homes were listed, and a 23% decrease from the 961 properties listed last May.

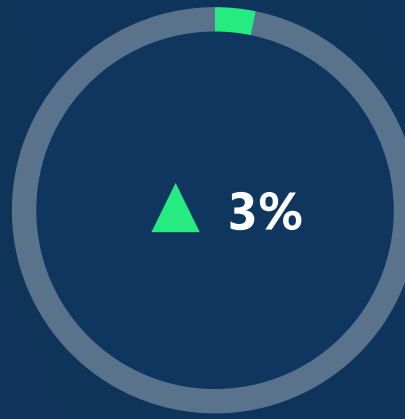


SALES TO ACTIVE



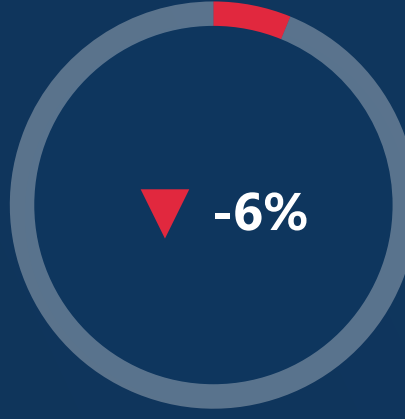
15%

May 2020



▲ 3%

Apr 2020



▼ -6%

May 2019

In Vancouver West, the sales-to-active listings ratio for condo and townhouses for May 2020 was 15%, a 3% increase compared to April 2020, when the ratio was 12%, and a 6% decrease from the 21% ratio last May.

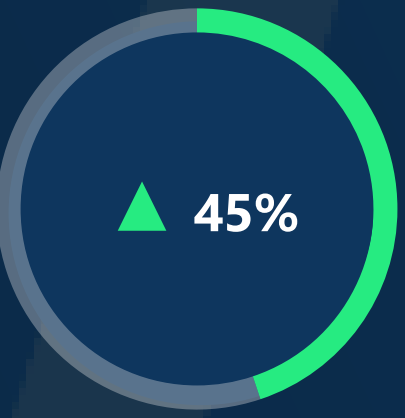


SALES



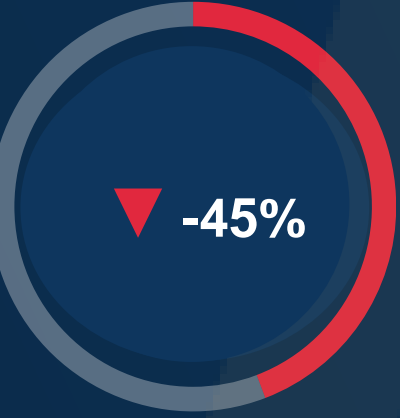
113

May 2020



▲ 45%

Apr 2020



▼ -45%

May 2019

The number of condos and townhouses sold in Vancouver West in May 2020 was 113, a 45% increase compared to April 2020, when 78 homes were sold, and a 45% decrease from the 206 properties sold last May.



AVERAGE PRICE



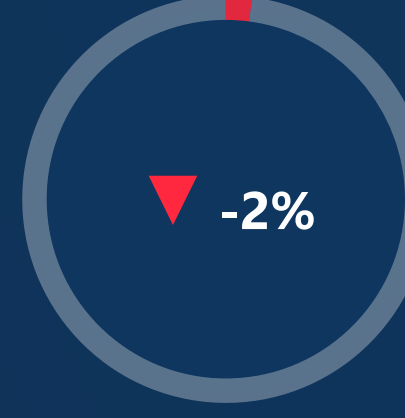
\$756K

May 2020



▼ -10%

Apr 2020



▼ -2%

May 2019

In Vancouver West, the average sale price for condos and townhouses in May 2020 was \$756K, a 10% decrease compared to April 2020, when the average sale price was \$839K, and a 2% decrease from the \$772K average sale price from last May.

Market Type

VANCOUVER WESTSIDE

May, 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.



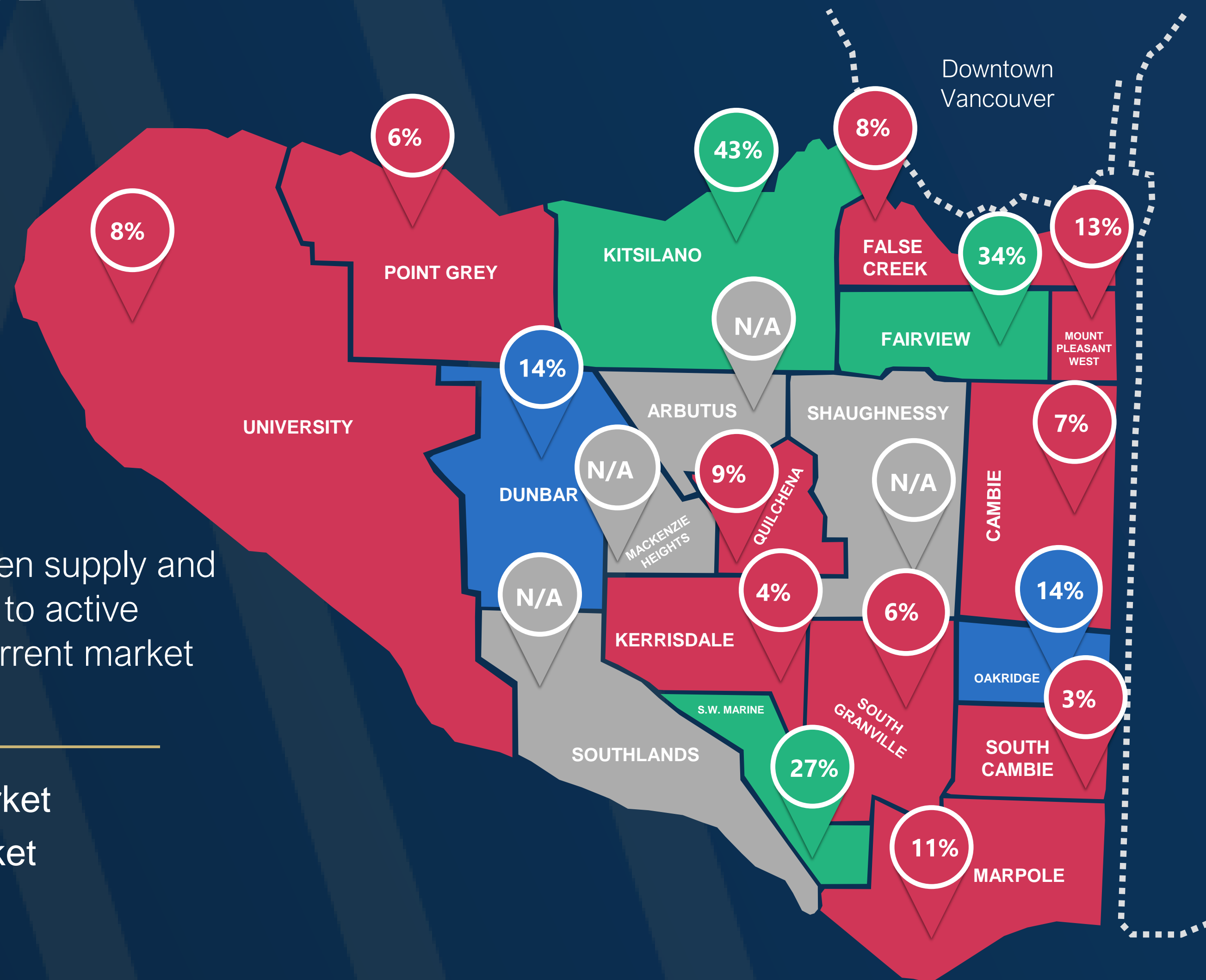
Condos and Townhouses

● Seller Market

● Buyer Market

● N/A*

● Balanced Market



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Vancouver Eastside

May 2020



VANCOUVER EASTSIDE

May, 2020



Detached and Houses

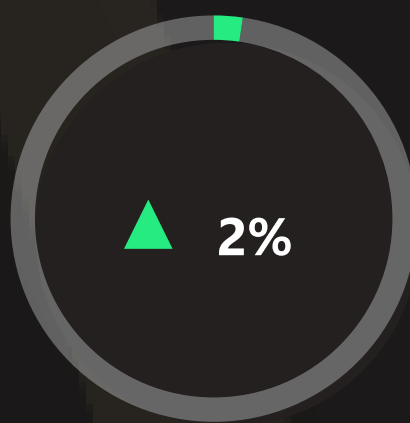
● CURRENT ● UP ● DOWN



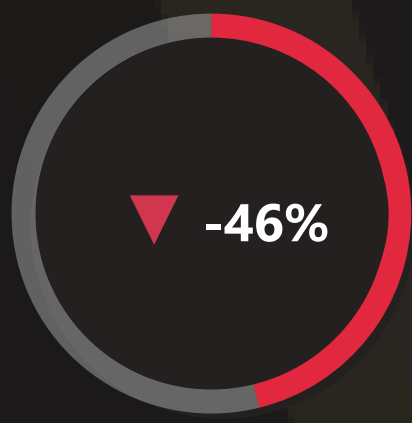
LISTINGS



May 2020



Apr 2020

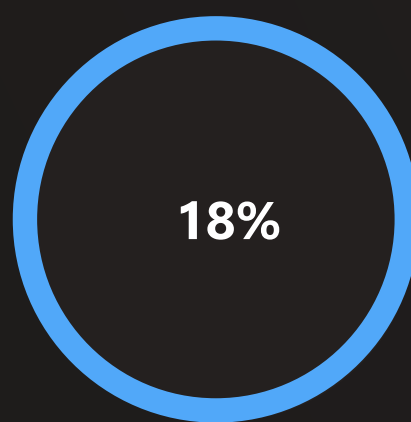


May 2019

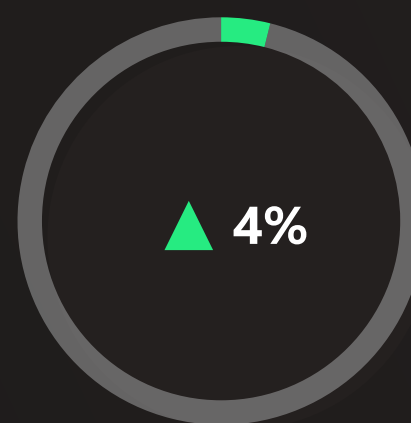
In Vancouver East, the number of new listings for detached properties in May 2020 was 357, a 2% increase compared to April 2020, when 349 homes were listed, and a 46% decrease from the 663 properties listed last May.



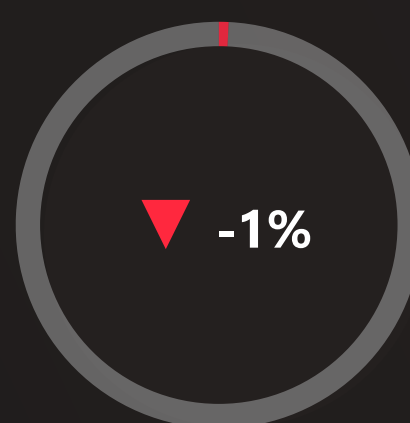
SALES TO ACTIVE



May 2020



Apr 2020



May 2019

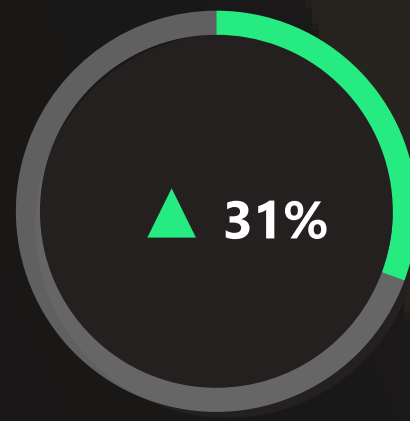
In Vancouver East, the sales to active ratio for houses for May 2020 was 18%, a 4% increase compared to April 2020, when the ratio was 14%, and a 1% decrease from the 19% ratio last May.



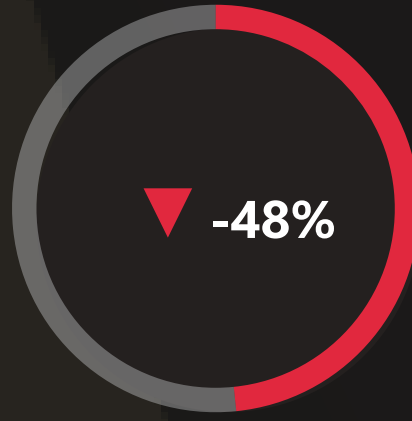
SALES



May 2020



Apr 2020

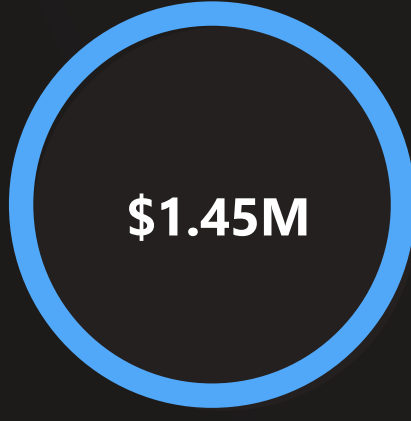


May 2019

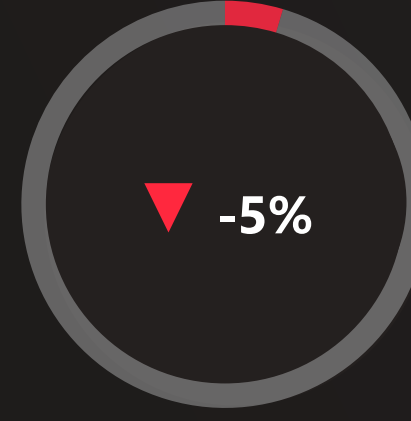
The number of houses sold in Vancouver East in May 2020 was 64, a 31% increase compared to April 2020, when 49 homes were sold, and a 48% decrease from the 124 properties sold last May.



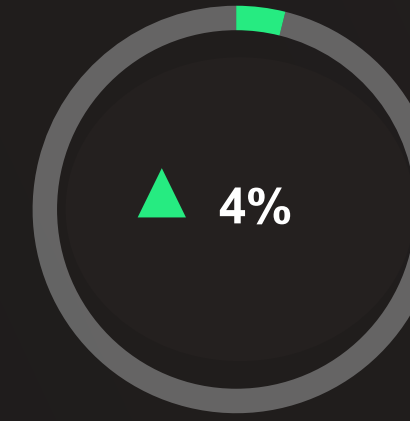
AVERAGE PRICE



May 2020



Apr 2020



May 2019

In Vancouver East, the average sale price for houses in May 2020 was \$1.45M, a 5% decrease compared to April 2020, when the average sale price was \$1.52M, and a 4% increase from the \$1.398M average sale price from last May.

Market Type

VANCOUVER WESTSIDE

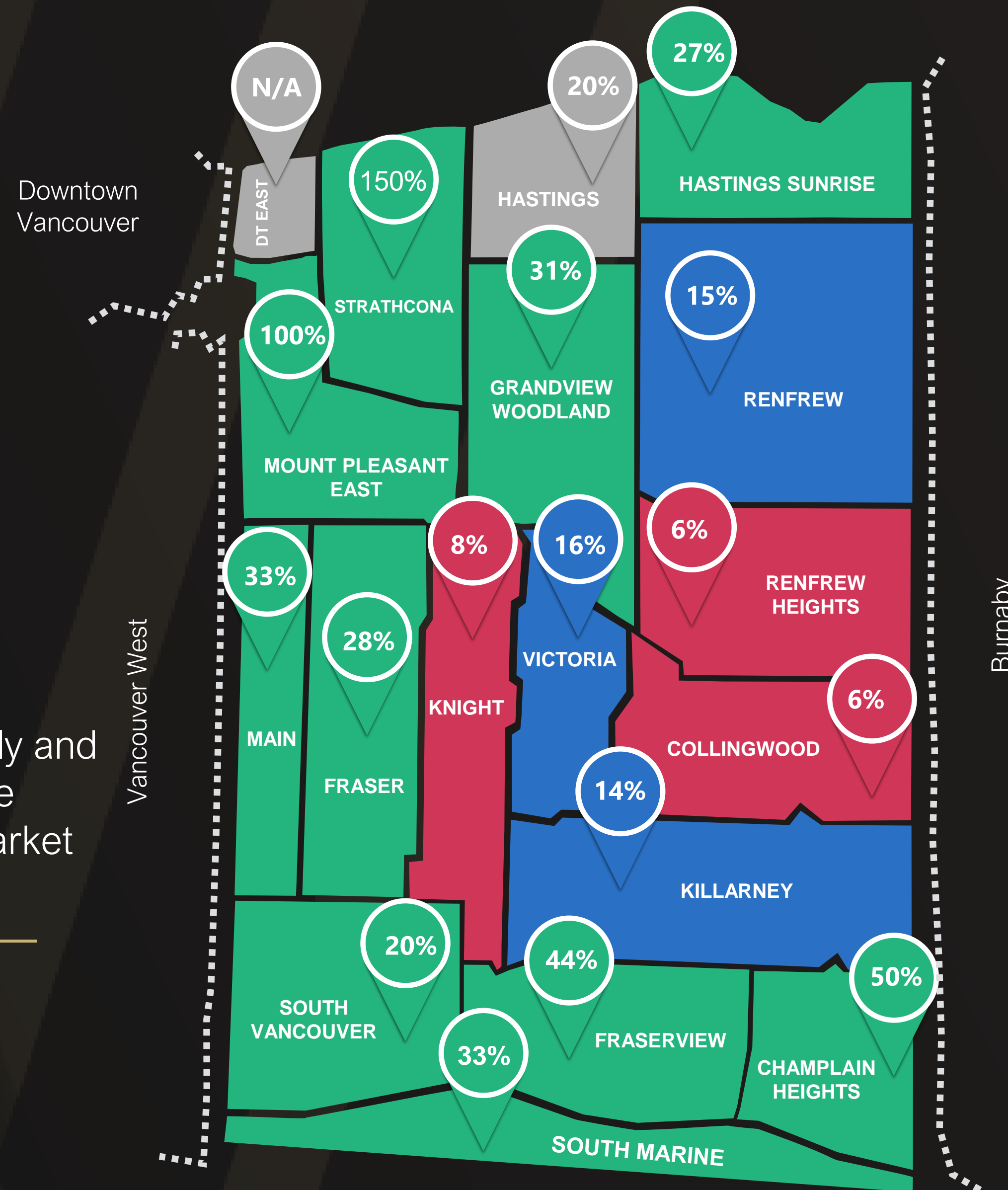
May, 2020

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

May, 2020



Condos and Townhouses

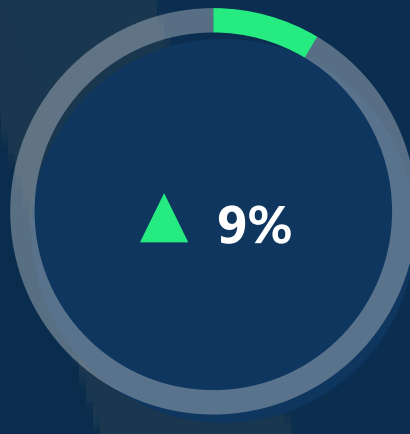
CURRENT UP DOWN



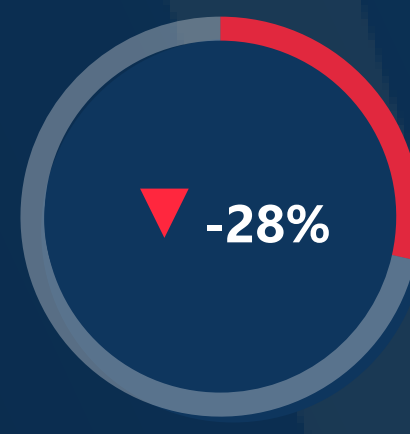
LISTINGS



May 2020



Apr 2020



May 2019

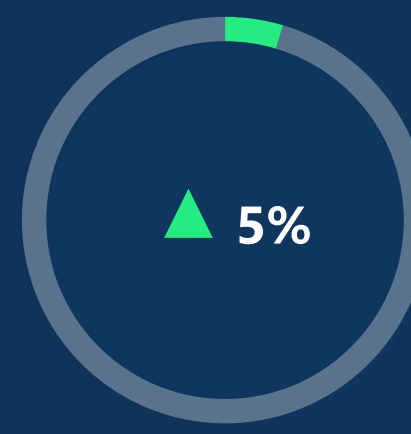
In Vancouver East, the number of new listings for condos and townhouses in May 2020 was 419, a 9% increase compared to April 2020, when 386 homes were listed, and a 28% decrease from the 586 properties listed last May.



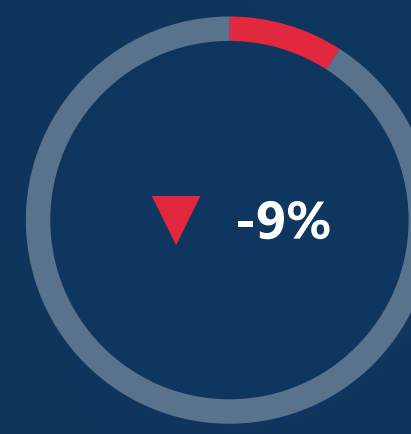
SALES TO ACTIVE



May 2020



Apr 2020



May 2019

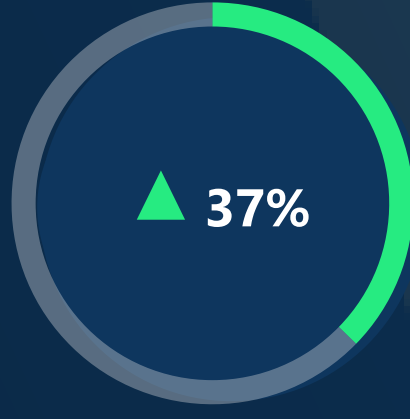
In Vancouver East, the sales to active ratio for houses for May 2020 was 22%, a 5% increase compared to April 2020, when the ratio was 17%, and a 9% decrease from the 31% ratio last May.



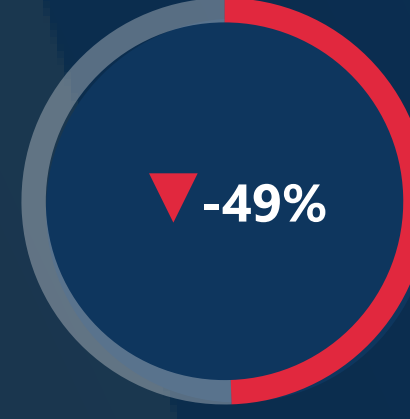
SALES



May 2020



Apr 2020



May 2019

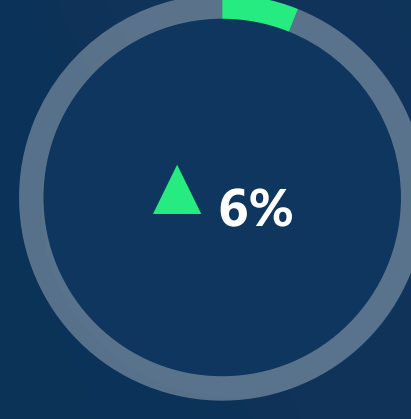
The number of condos and townhouses sold in Vancouver East in May 2020 was 92, a 37% increase compared to April 2020, when 67 homes were sold, and a 49% decrease from the 182 properties sold last May.



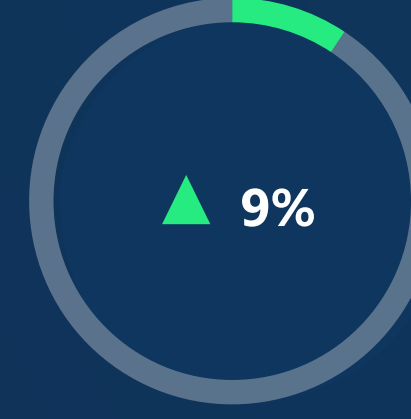
AVERAGE PRICE



May 2020



Apr 2020



May 2019

In Vancouver East, the average sale price for condos and townhouses in May 2020 was \$645K, a 6% increase compared to April 2020, when the average sale price was \$608K, and a 9% increase from the \$590K average sale price from last May.

Market Type

VANCOUVER EASTSIDE

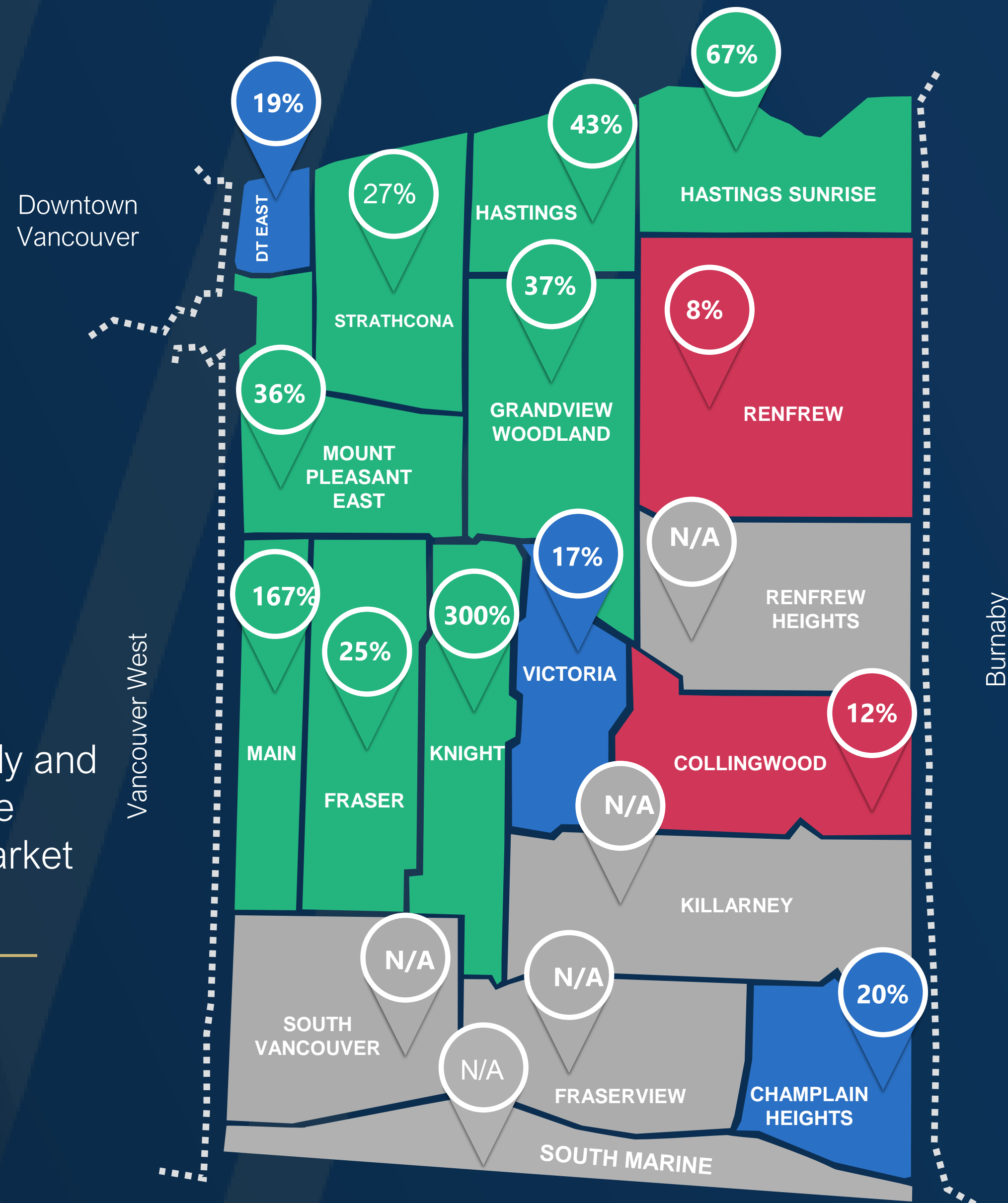
May, 2020

Sales Ratio

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- 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.
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North Vancouver

May 2020



NORTH VANCOUVER

May, 2020



Detached and Houses

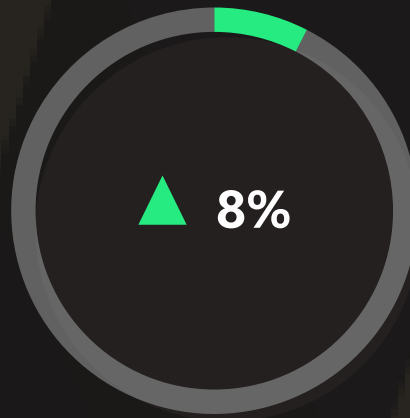
CURRENT UP DOWN



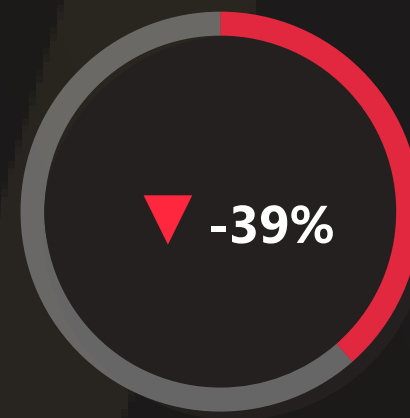
LISTINGS



May 2020



Apr 2020

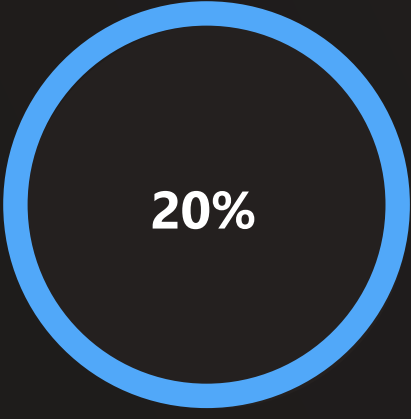


May 2019

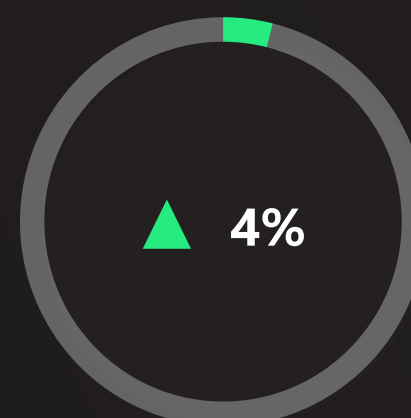
In North Vancouver, the number of new listings for detached properties in May 2020 was 257, a 8% increase compared to April 2020, when 239 homes were listed, and a 39% decrease from the 418 properties listed last May.



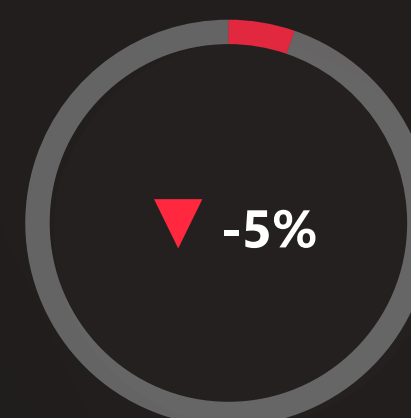
SALES TO ACTIVE



May 2020



Apr 2020



May 2019

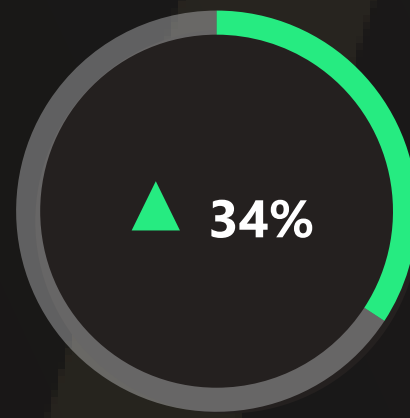
In North Vancouver, the sales to active ratio for houses for May 2020 was 20%, a 4% increase compared to April 2020, when the ratio was 16%, and a 5% decrease from the 25% ratio last May.



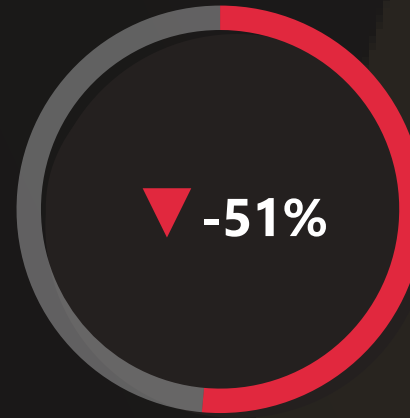
SALES



May 2020



Apr 2020



May 2019

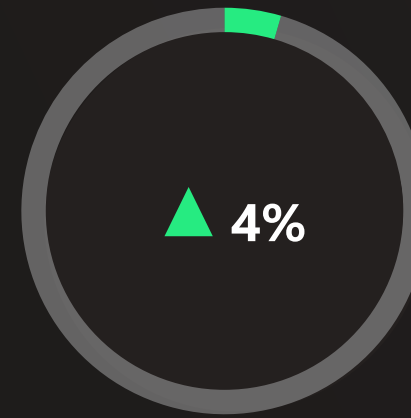
The number of houses sold in North Vancouver in May 2020 was 51, a 34% increase compared to April 2020, when 38 homes were sold, and a 51% decrease from the 105 properties sold last May.



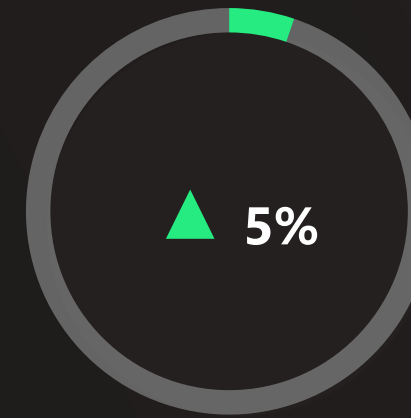
AVERAGE PRICE



May 2020



Apr 2020



May 2019

In North Vancouver, the average sale price for houses in May 2020 was \$1.58M, a 4% increase compared to April 2020, when the average sale price was \$1.512M, and a 5% increase from the \$1.502M average sale price from last May.

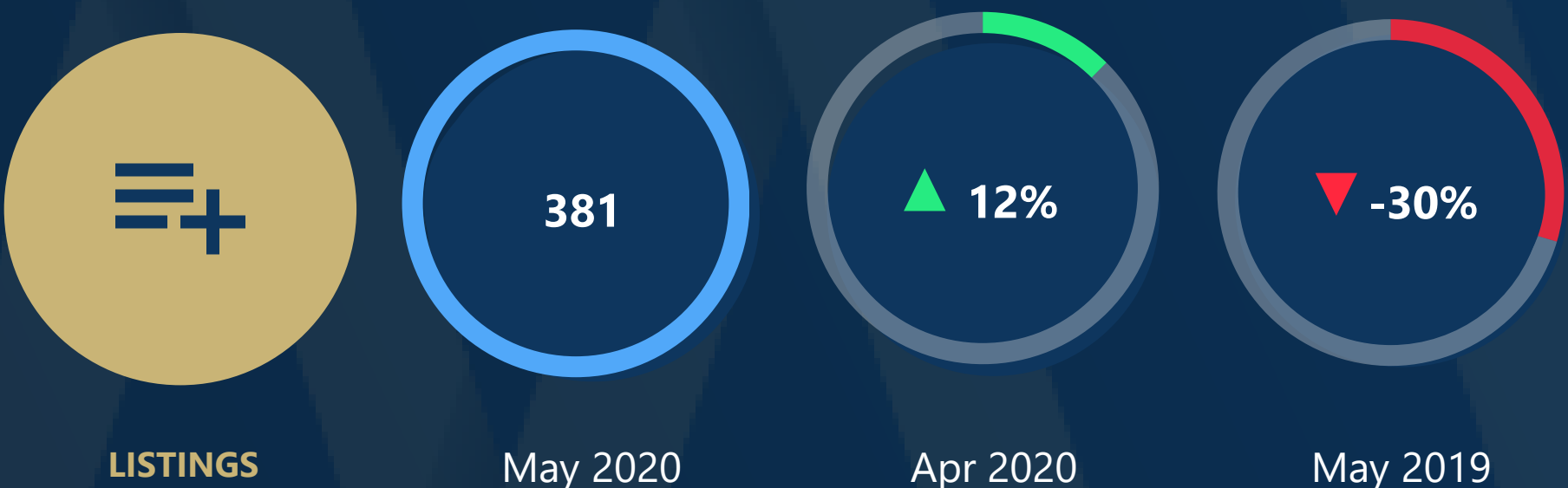
NORTH VANCOUVER

May, 2020

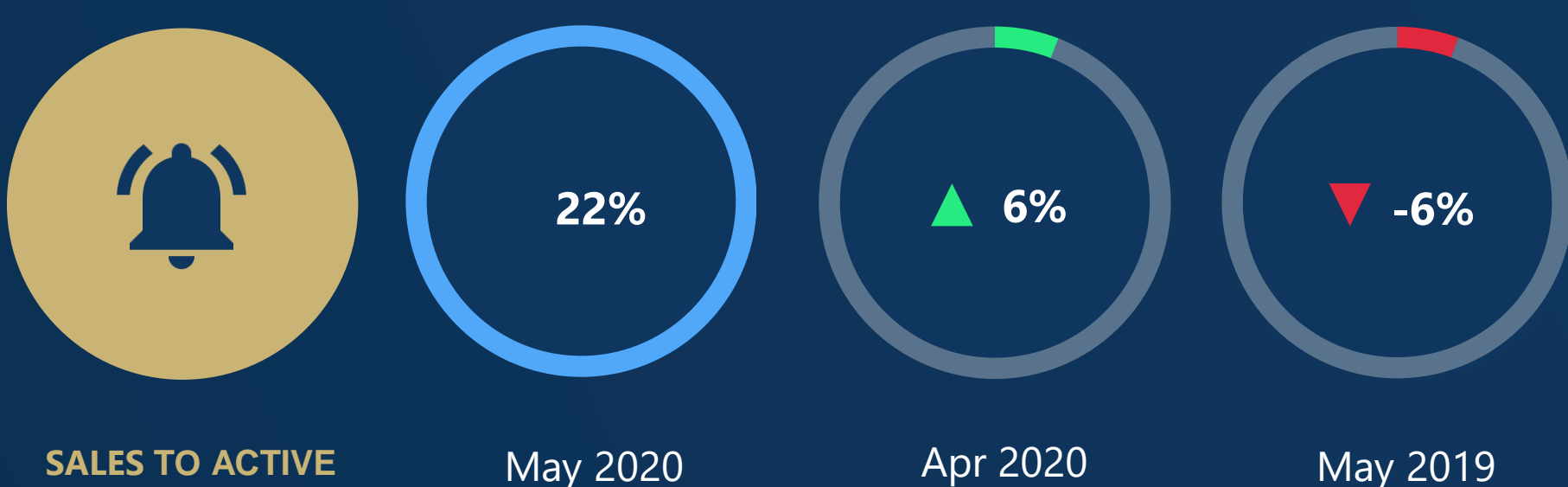


Condos and Townhouses

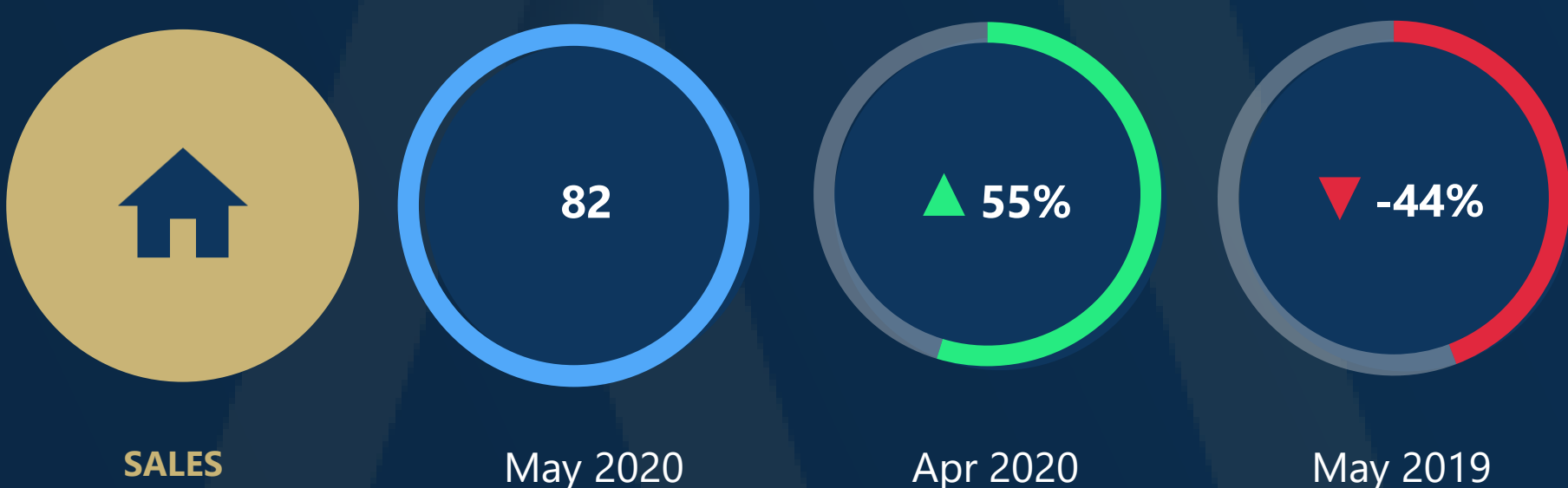
CURRENT UP DOWN



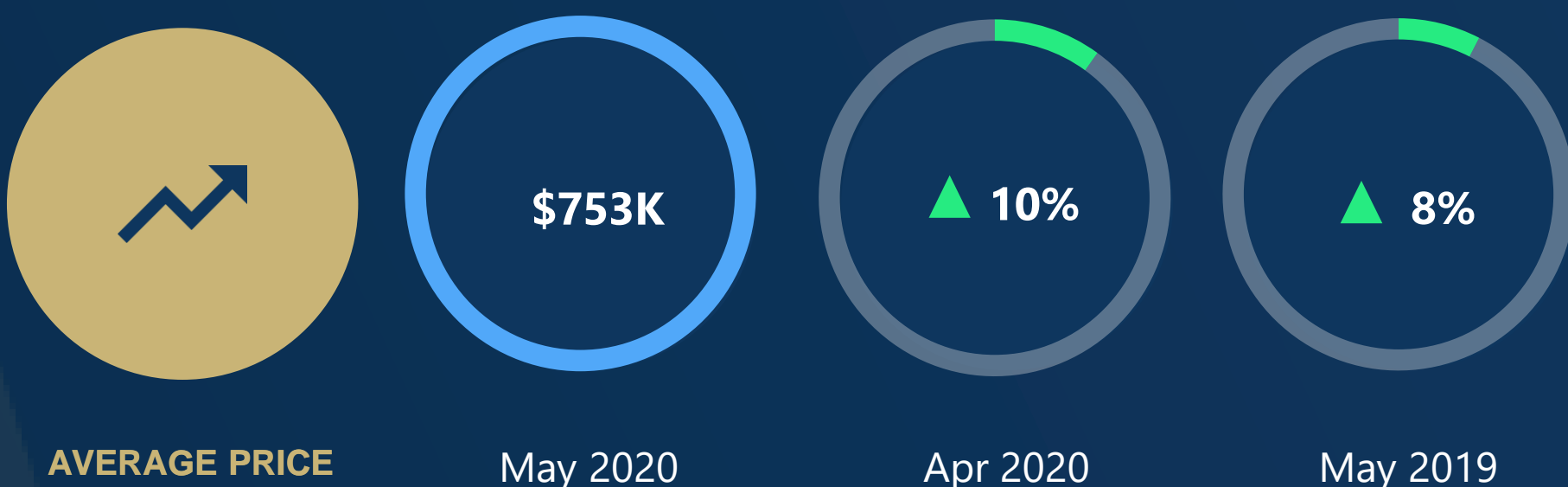
In North Vancouver, the number of new listings for condos and townhouses in May 2020 was 381, a 12% increase compared to April 2020, when 339 homes were listed, and a 30% decrease from the 541 properties listed last May.



In North Vancouver, the sales-to-active listings ratio for condo and townhouses for May 2020 was 22%, a 6% increase compared to April 2020, when the ratio was 16%, and a 6% decrease from the 27% ratio last May.



The number of condos and townhouses sold in North Vancouver in May 2020 was 82 , a 55% increase compared to April 2020, when 53 homes were sold, and a 44% decrease from the 147 properties sold last May.



In North Vancouver, the average sale price for condos and townhouses in May 2020 was \$753K, a 10% increase compared to April 2020, when the average sale price was \$685K, and a 8% increase from the \$700K average sale price from last May.

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West Vancouver

May 2020



WEST VANCOUVER

May, 2020



Detached and Houses

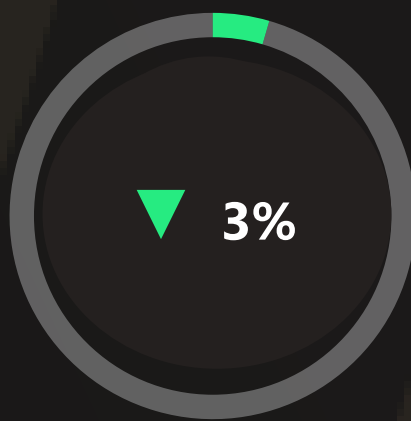
CURRENT UP DOWN



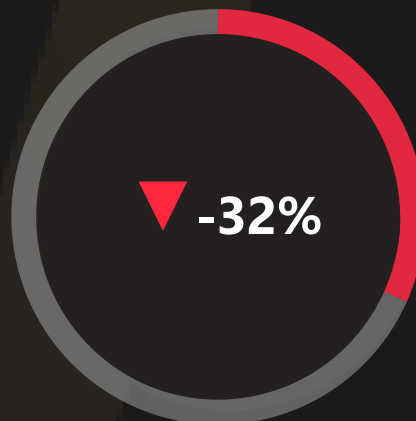
LISTINGS



May 2020



Apr 2020

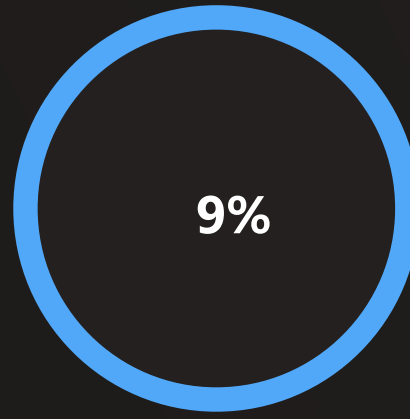


May 2019

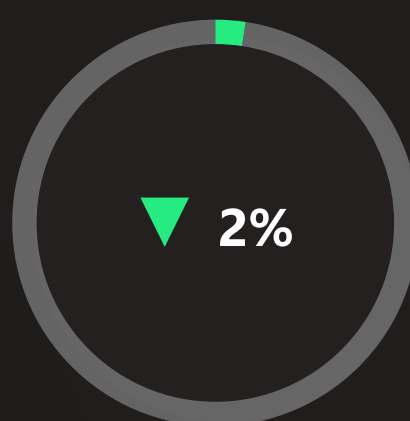
In West Vancouver houses, the number of new listings for residential properties in May 2020 was 349, a 3% increase compared to April 2020, when 338 homes were listed, and a 32% decrease from the 511 properties listed last May.



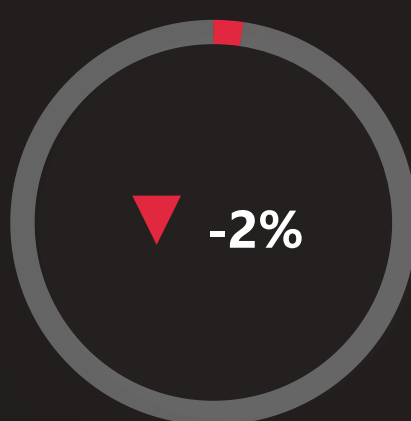
SALES TO ACTIVE



May 2020



Apr 2020



May 2019

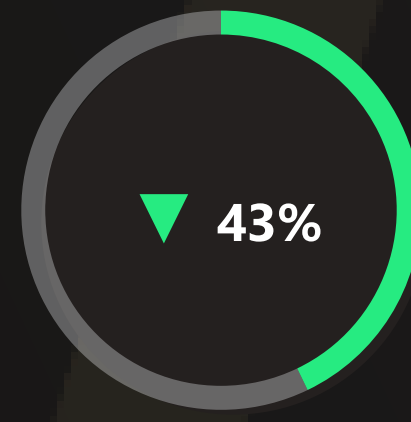
In West Vancouver, the sales to active ratio for houses for May 2020 was 9%, a 2% increase compared to April 2020, when the ratio was 6%, and a 2% decrease from the 11% ratio last May.



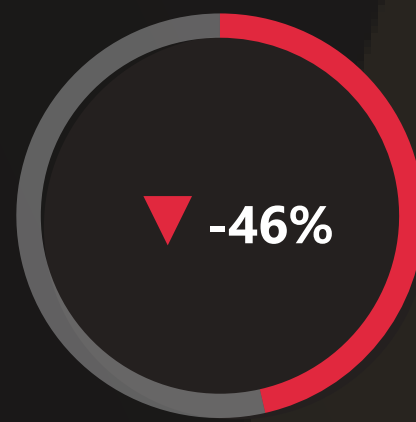
SALES



May 2020



Apr 2020

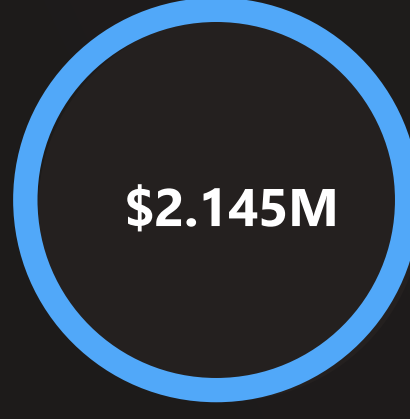


May 2019

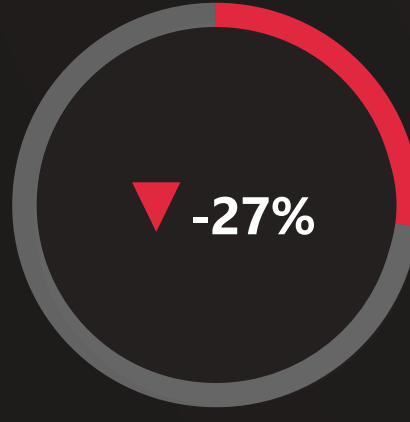
The number of houses sold in West Vancouver in May 2020 was 30, a 43% increase compared to April 2020, when 21 homes were sold, and a 46% decrease from the 56 properties sold last May.



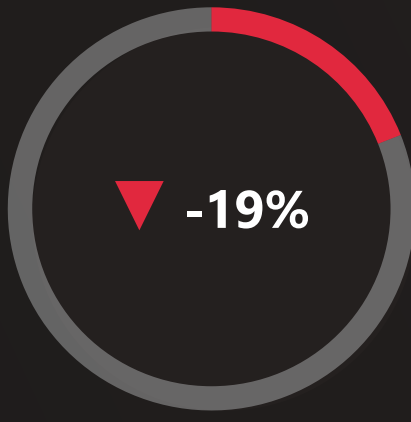
AVERAGE PRICE



May 2020



Apr 2020



May 2019

In West Vancouver, the average sale price for houses in May 2020 was \$2.145M, a 27% decrease compared to April 2020, when the average sale price was \$2.925M, and a 19% decrease from the \$2.649M average sale price from last May.

WEST VANCOUVER

May, 2020



Condos and Townhouses

CURRENT UP DOWN



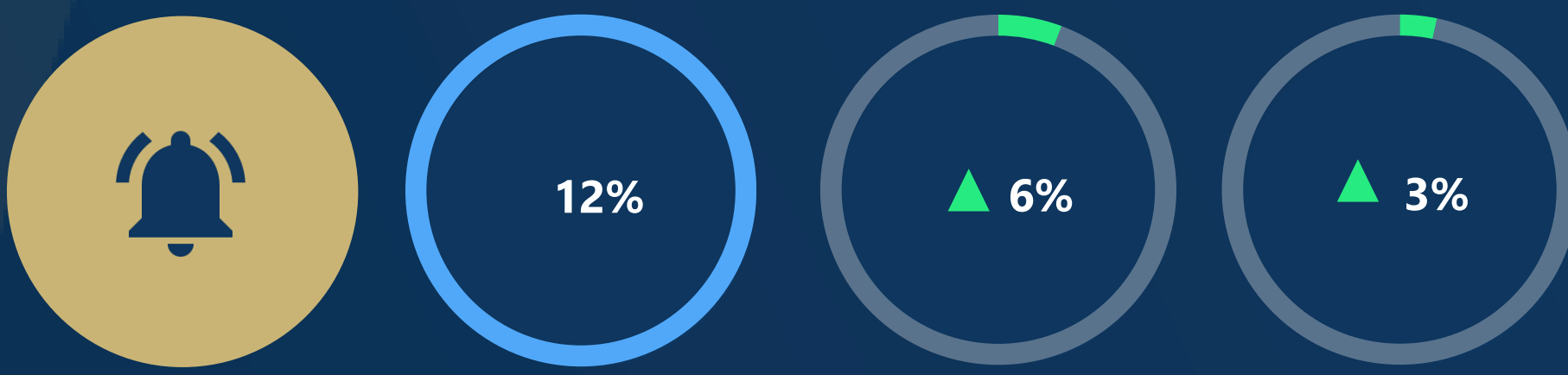
LISTINGS

May 2020

Apr 2020

May 2019

In West Vancouver, the number of new listings for condos and townhouses in May 2020 was 121, no changes compared to April 2020, and a 23% decrease from the 158 properties listed last May.



SALES TO ACTIVE

May 2020

Apr 2020

May 2019

In West Vancouver, the sales-to-active listings ratio for condos and townhouses for May 2020 was 12%, a 6% increase compared to April 2020, when the ratio was 6%, and a 3% increase from the 8% ratio last May.



SALES

May 2020

Apr 2020

May 2019

The number of condos and townhouses sold in West Vancouver in May 2020 was 14 , a 100% increase compared to April 2020, when 07 homes were sold, and a 8% increase from the 13 properties sold last May.



AVERAGE PRICE

May 2020

Apr 2020

May 2019

In West Vancouver, the average sale price for condos and townhouses in May 2020 was \$945K, a 1% decrease compared to April 2020, when the average sale price was \$950M, and a 5% decrease from the \$990K average sale price from last May.

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By Amir Joharifard

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