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VIVID

REAL ESTATE

By Amir Joharifard

Market Update

June 2020

Areas

GREATER VANCOUVER
DOWNTOWN VANCOUVER

VANCOUVER WESTSIDE
VANCOUVER EASTSIDE

NORTH VANCOUVER
WEST VANCOUVER

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Greater Vancouver

June 2020

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By Amin Sabarwal

21 CENTURY 21.
In Town Realty

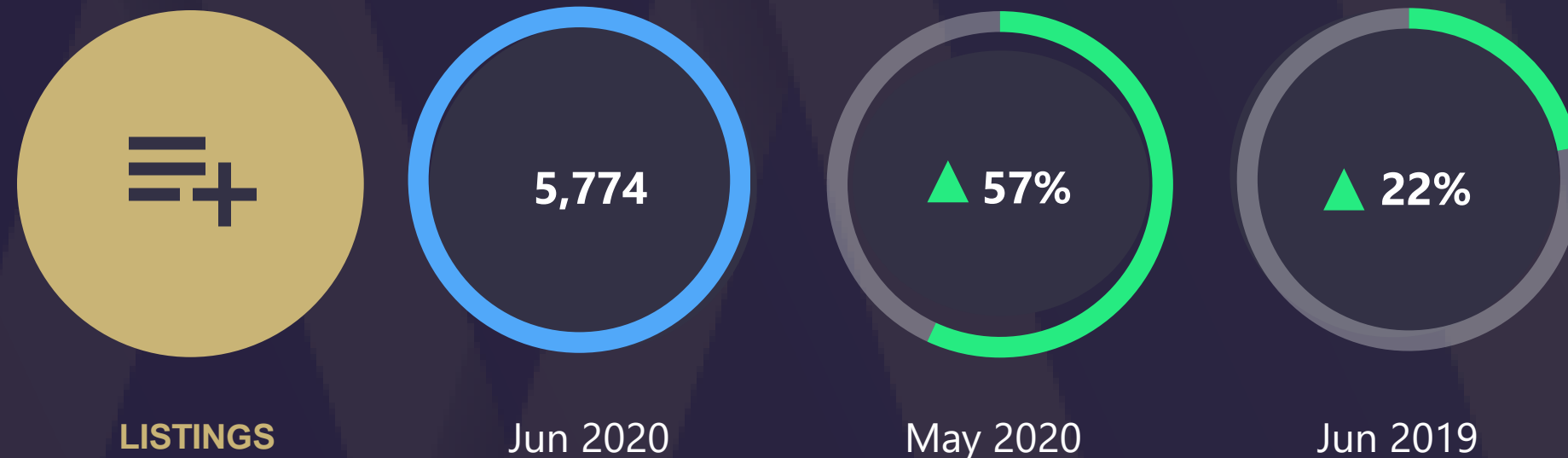
GREATER VANCOUVER

June, 2020

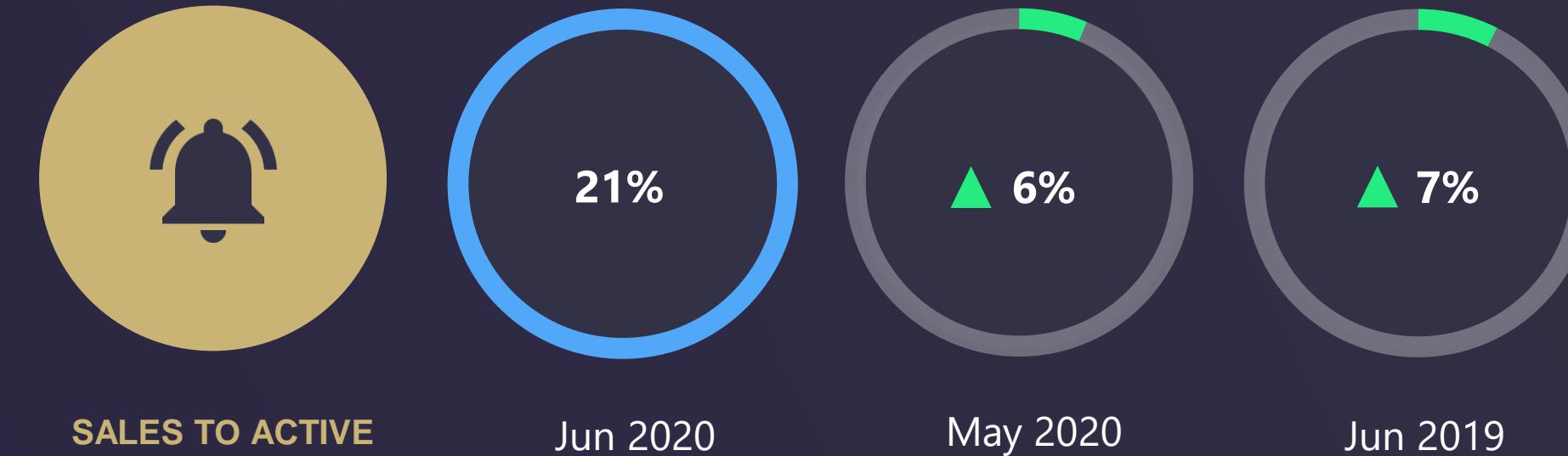


Detached and Attached Homes

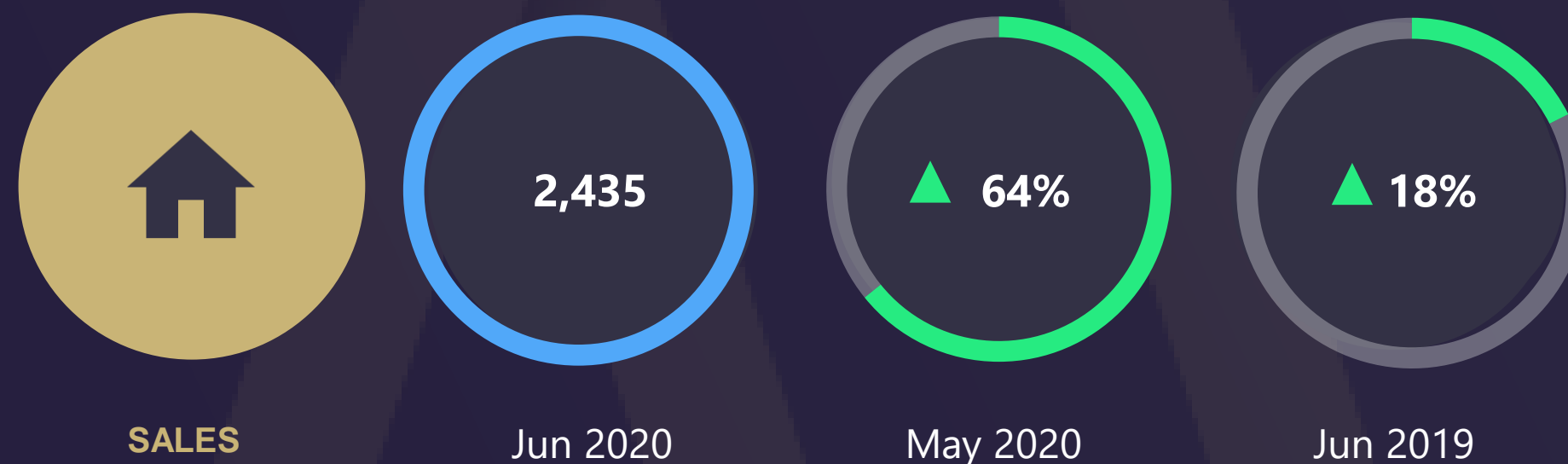
● CURRENT ● UP ● DOWN



In Greater Vancouver, the number of new listings for residential properties in June 2020 was 5,774, a 57% increase compared to May 2020, when 3,680 homes were listed, and a 22% increase from the 4,734 properties listed last June.



In Greater Vancouver, the sales-to-active listings ratio for residential properties for June 2020 was 21%, a 6% increase compared to May 2020, when the ratio was 15%, and a 7% increase from the 14% ratio last June.



The number of residential properties sold in Greater Vancouver in June 2020 was 2,435, a 64% increase compared to May 2020, when 1,483 homes were sold, and a 18% increase from the 2,071 properties sold last June.

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:

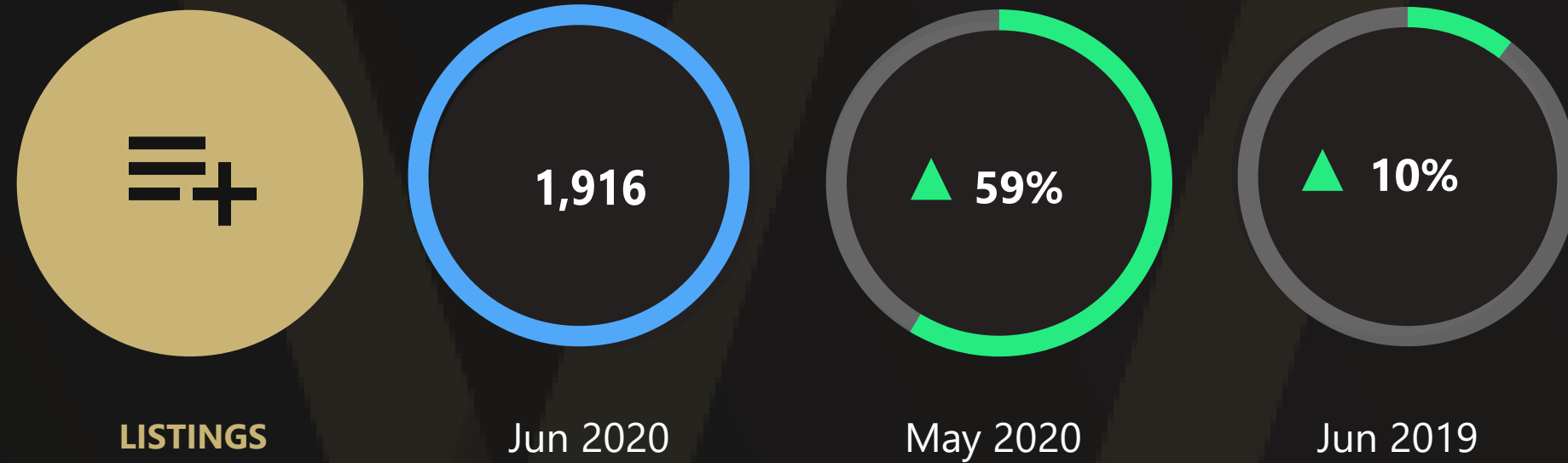
- 10% Sales Ratio means 1 in 10 homes are selling.
- 33% Sales Ratio means 1 in 3 homes are selling.
- 50% Sales Ratio means 1 in 2 homes are selling.

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.

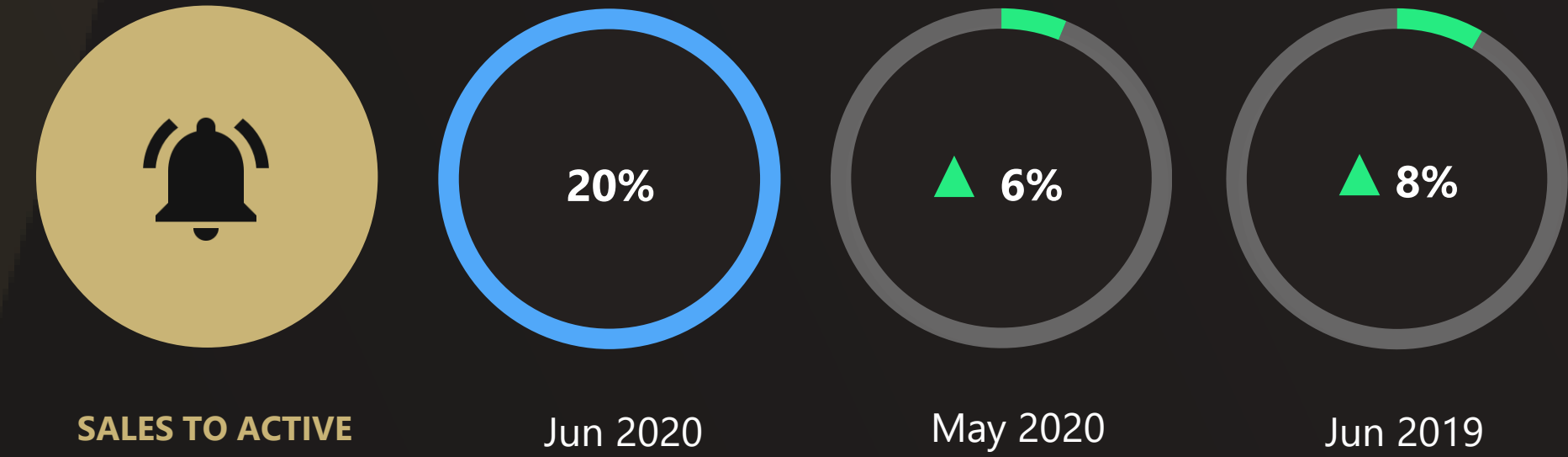
GREATER VANCOUVER

June, 2020

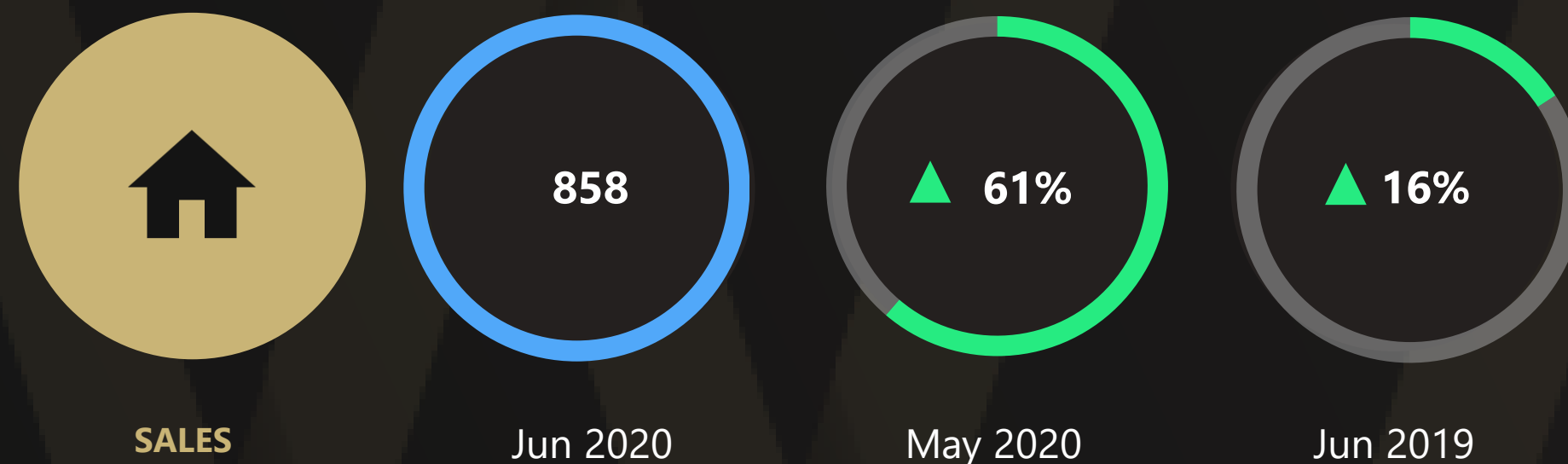
 Detached and Houses
● CURRENT ● UP ● DOWN



In Greater Vancouver, the number of new listings for detached properties in June 2020 was 1,916 a 59% increase compared to May 2020, when 1,208 homes were listed, and a 10% increase from the 1,735 properties listed last June.



In Greater Vancouver, the sales-to-active listings ratio for detached properties for June 2019 was 20%, a 6% increase compared to May 2020, when the ratio was 13%, and a 8% increase from the 11% ratio last June.



The number of houses sold in Greater Vancouver in June 2020 was 858, a 61% increase compared to May 2020, when 532 homes were sold, and a 16% increase from the 741 properties sold last June.

Facts

The Average days on Market for Greater Vancouver detached properties in June 2020 was 45 days, no changes in comparison to 45 days in May. The average price per square foot for Greater Vancouver detached properties in June 2020 was \$608, a 2% decrease in comparison to \$ 619 per square foot in May 2020.

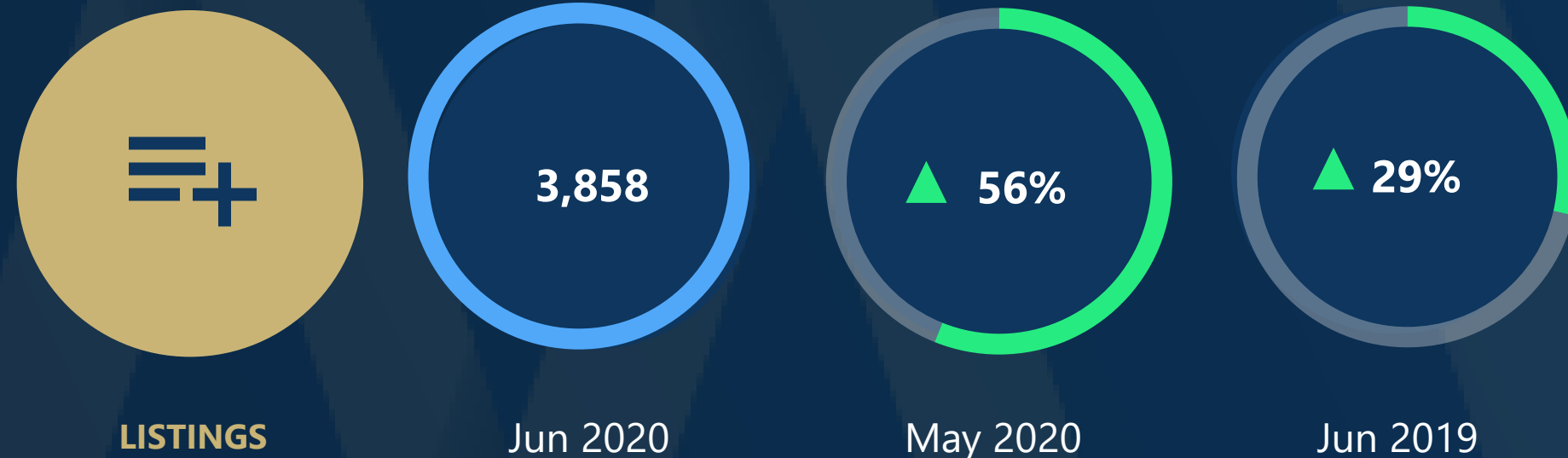
GREATER VANCOUVER

June, 2020



Condos and Townhouses

● CURRENT ● UP ● DOWN



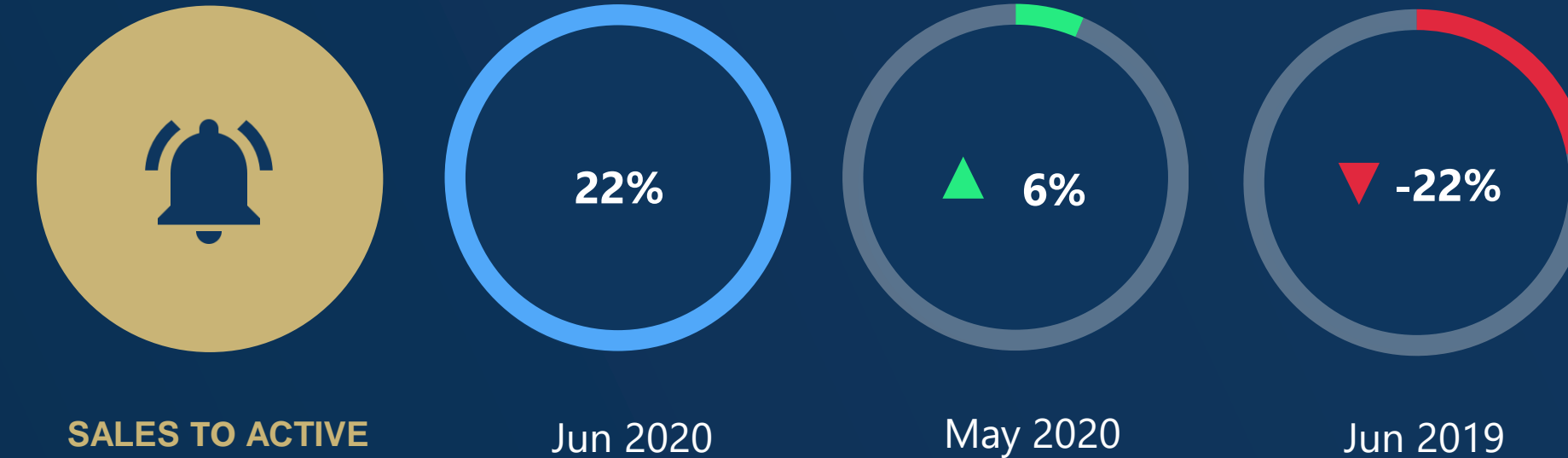
LISTINGS

Jun 2020

May 2020

Jun 2019

In Greater Vancouver, the number of new listings for condos and townhouses in June 2020 was 3,858, a 56% increase compared to May 2020, when 2,472 homes were listed, and a 29% increase from the 2,999 properties listed last June.



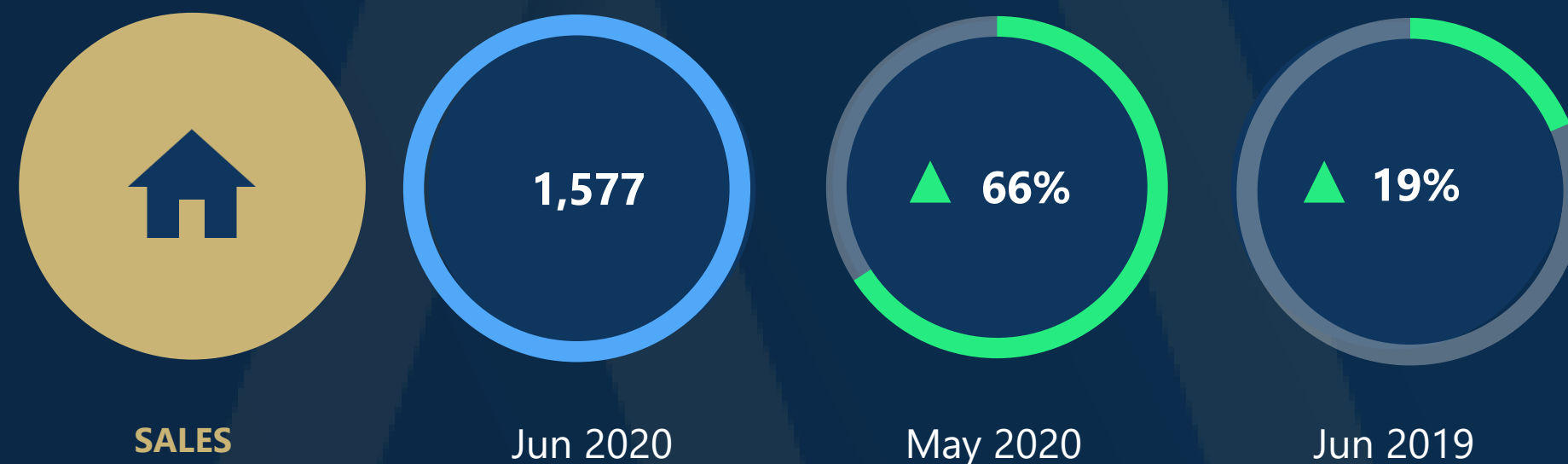
SALES TO ACTIVE

Jun 2020

May 2020

Jun 2019

In Greater Vancouver, the sales-to-active listings ratio condos and townhouse in June 2020 was 22%, a 6% increase compared to May 2020, when the ratio was 16%, and a 22% decrease from the 44% ratio last June.



SALES

Jun 2020

May 2020

Jun 2019

The number of condos and townhouses sold in Greater Vancouver condos in June 2020 was 1577, a 66% increase compared to May 2020, when 951 homes were sold, and a 19% increase from the 1330 properties sold last June.

Facts

The average days on the market for Greater Vancouver condos in June 2020 was 32 days, while for townhouses it was 37 days. The average price per square foot for Greater Vancouver condos was \$796 in June 2020, whereas for townhouses it was \$597 per square foot.

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Downtown Vancouver

June 2020

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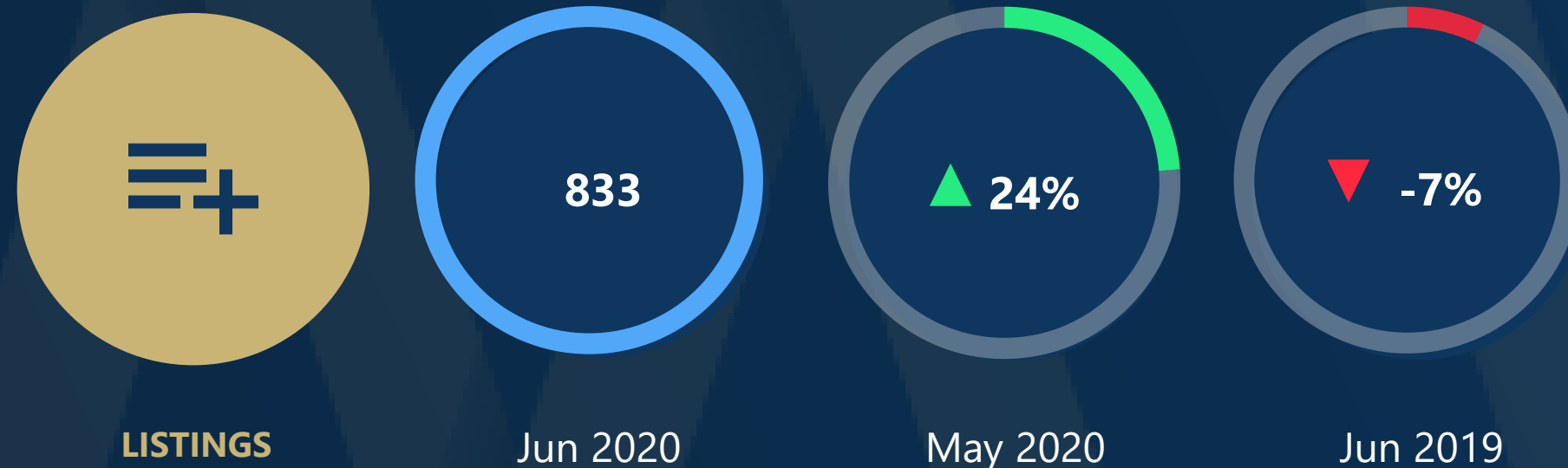
DOWNTOWN VANCOUVER

June, 2020

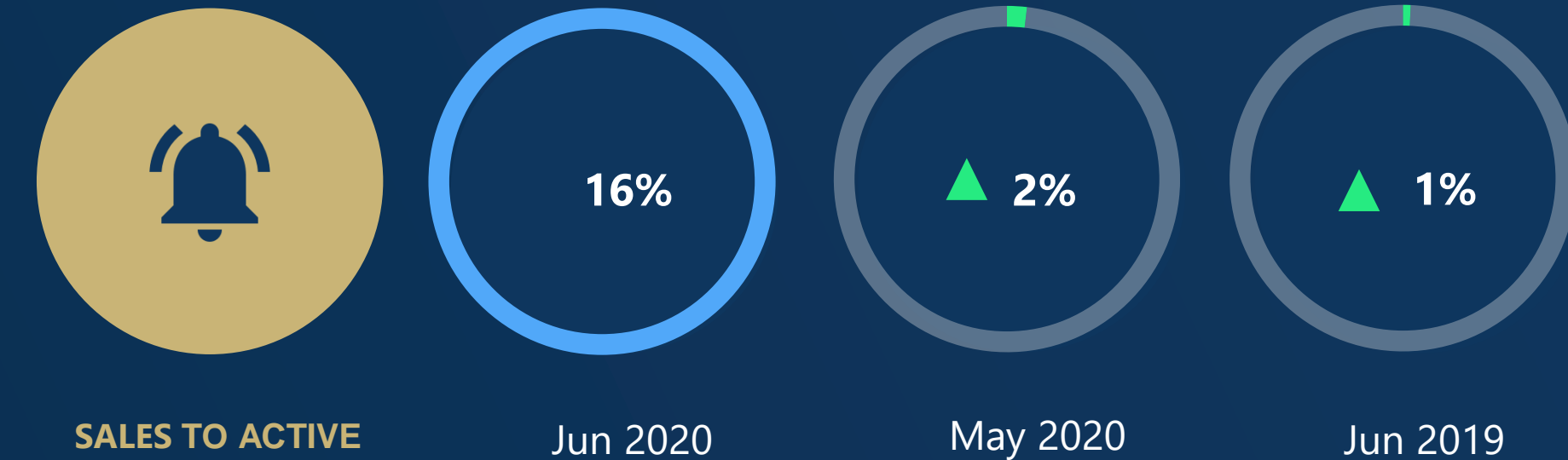


Condos and Townhouses

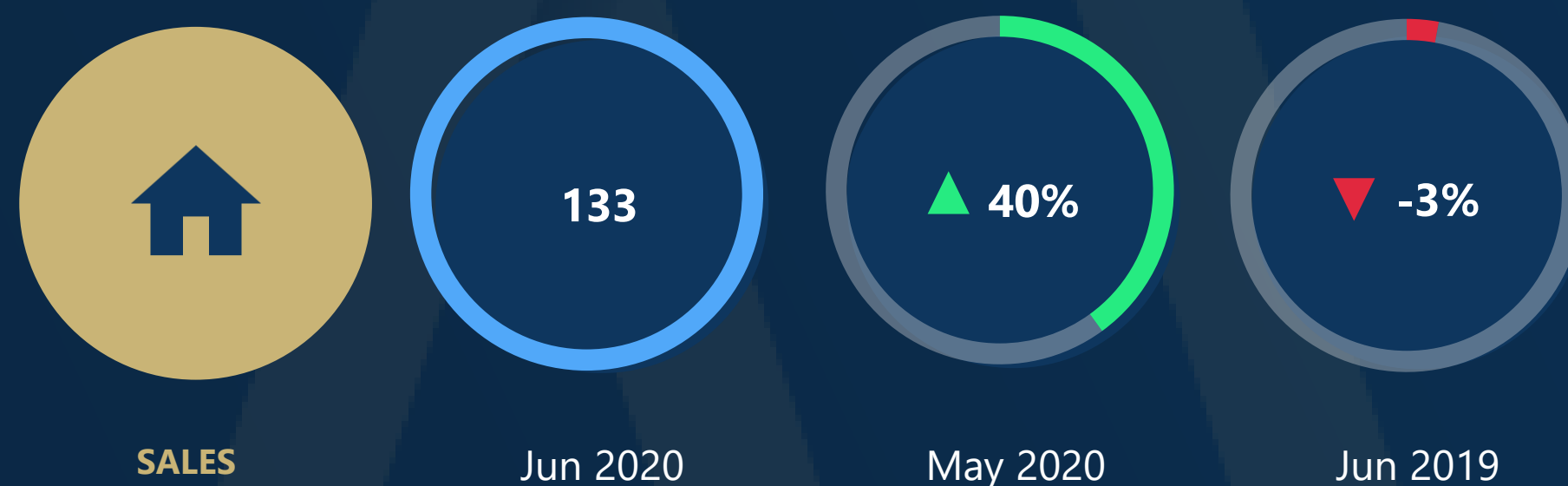
● CURRENT ● UP ● DOWN



In Downtown Vancouver, the number of new listings for condo and townhouses in June 2020 was 833, a 24% increase compared to May 2020, when 672 homes were listed, and a 7% decrease from the 898 properties listed last June.



In Downtown Vancouver, the sales-to-active listings ratio for condos and townhouses for June 2020 was 16%, a 2% increase compared to May 2020, when the ratio was 14%, and a 1% increase from the 15% ratio last June.



The number of condos and townhouses sold in Downtown Vancouver in June 2020 was 133, a 40% increase compared to May 2020, when 95 homes were sold, and a 3% decrease from the 137 properties sold last June.



In Downtown Vancouver, the average sale price for condos and townhouses in June 2020 was \$742K, a 2% decrease compared to May 2020, when the average sale price was \$758K, and a 3% increase from the \$719K average sale price from last June.

Market Type

DOWNTOWN VANCOUVER

June, 2020



Condos and Townhouses



Seller Market



Buyer Market



N/A*



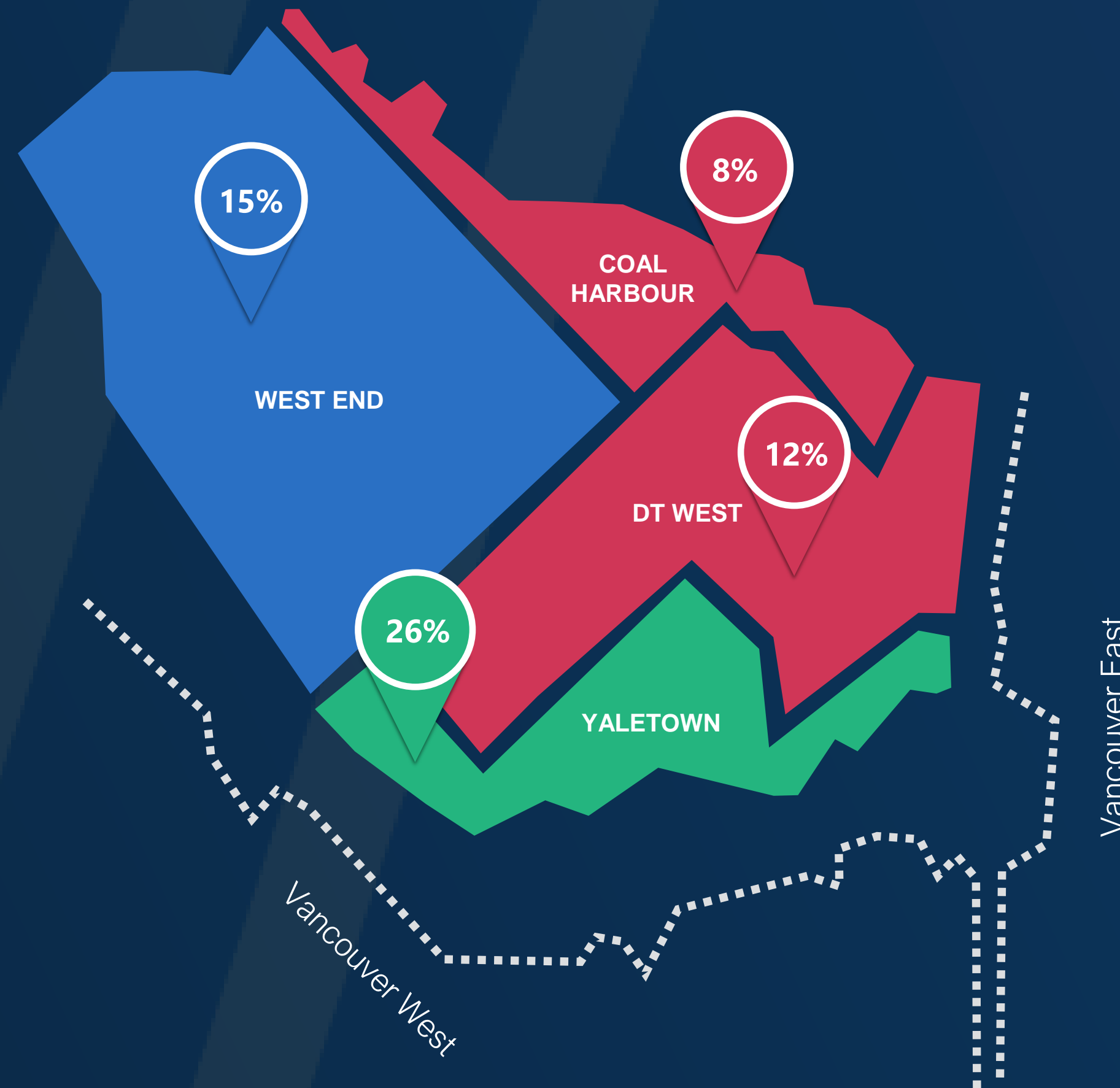
Balanced Market

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

June 2020

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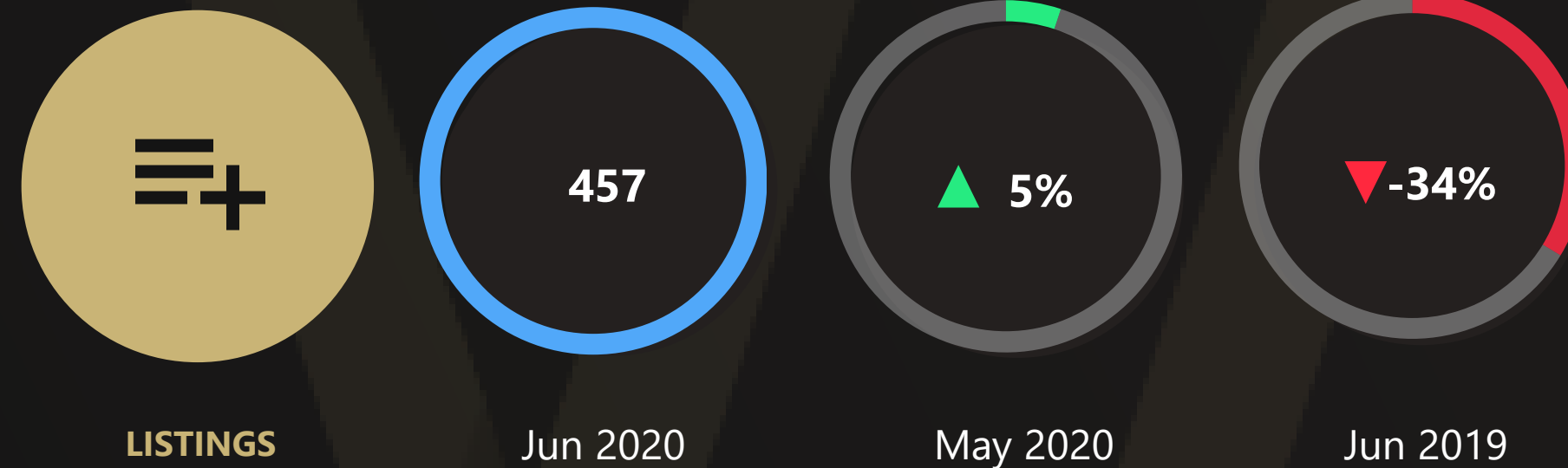
VANCOUVER WESTSIDE

June, 2020



Detached and Houses

● CURRENT ● UP ● DOWN



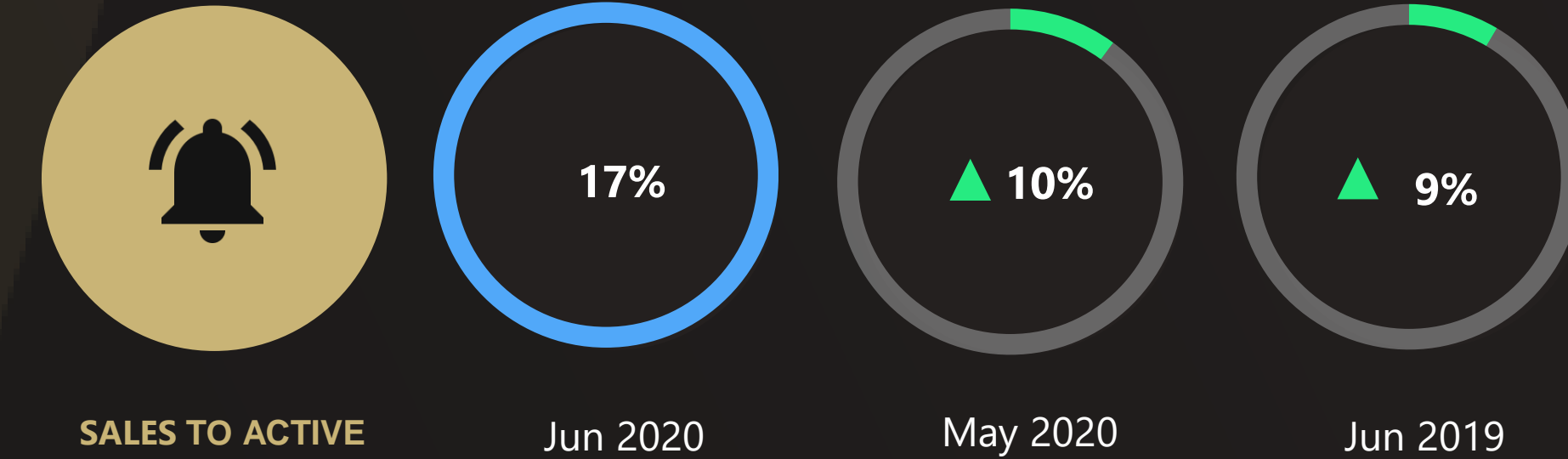
LISTINGS

Jun 2020

May 2020

Jun 2019

In Vancouver West, the number of new listings for detached properties in June 2020 was 457, a 5% increase compared to May 2020, when 435 homes were listed, and a 34% decrease from the 689 properties listed last June.



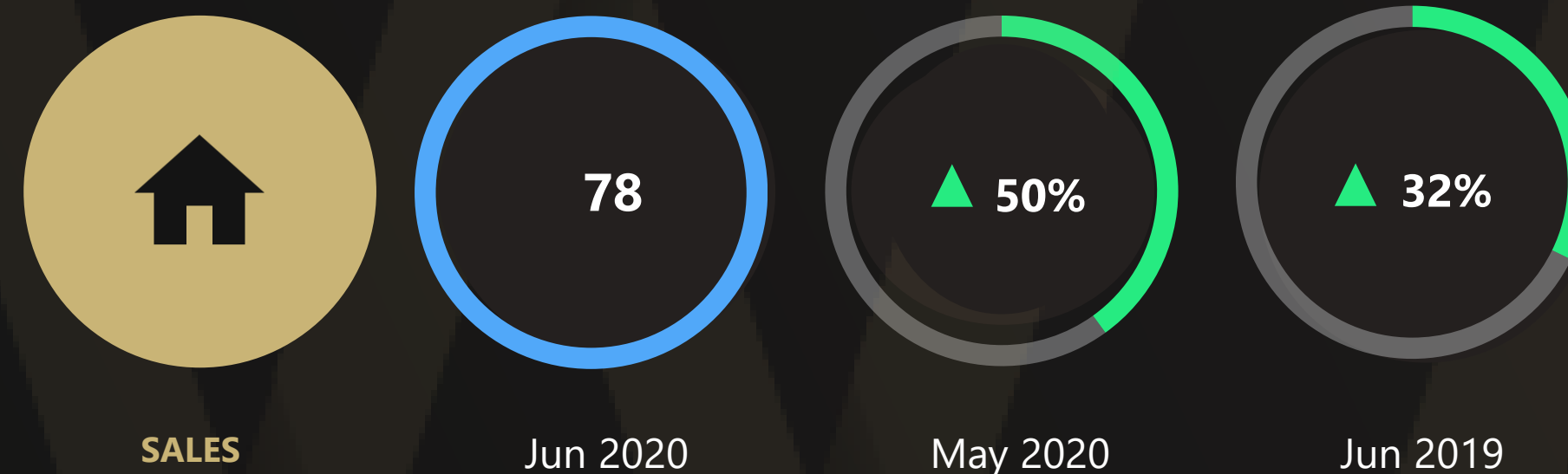
SALES TO ACTIVE

Jun 2020

May 2020

Jun 2019

In Vancouver West, the sales-to-active listings ratio for houses for June 2020 was 17%, a 10% increase compared to May 2020, when the ratio was 7%, and a 9% increase from the 9% ratio last June.



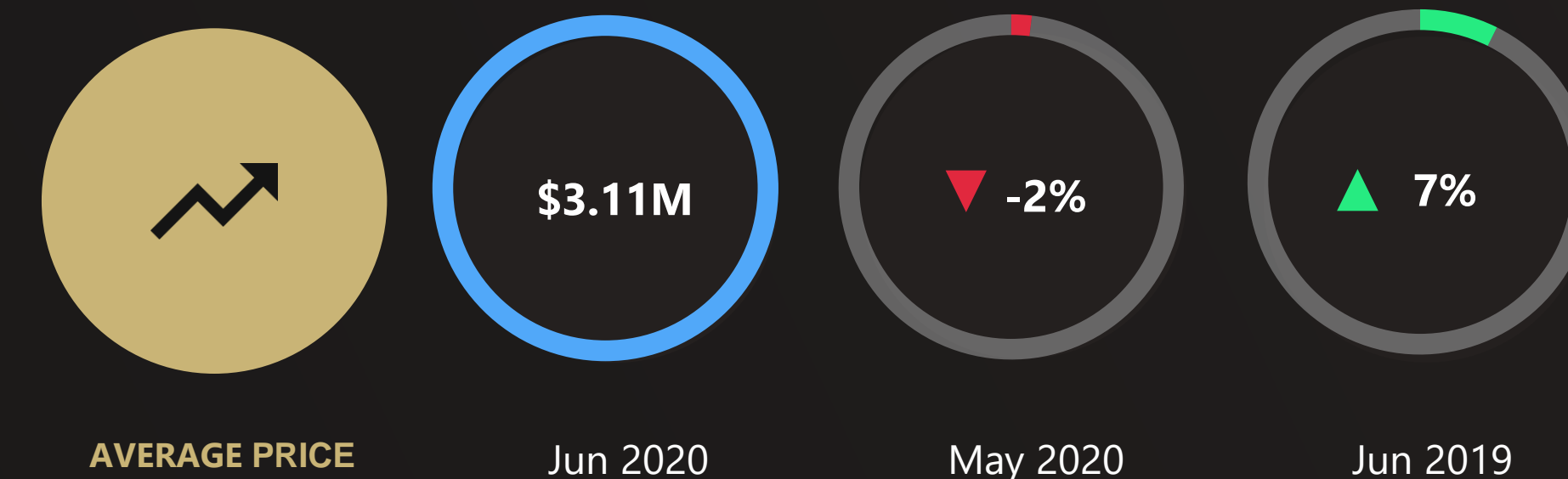
SALES

Jun 2020

May 2020

Jun 2019

The number of houses sold in Vancouver West in June 2020 was 78, a 50% increase compared to May 2020, when 52 homes were sold, and a 32% increase from the 59 properties sold last June.



AVERAGE PRICE

Jun 2020

May 2020

Jun 2019

In Vancouver West, the average sale price for houses in June 2020 was \$3.113M, a 2% decrease compared to May 2020, when the average sale price was \$3.174M, and a 7% increase from the \$2.9M average sale price from last June.

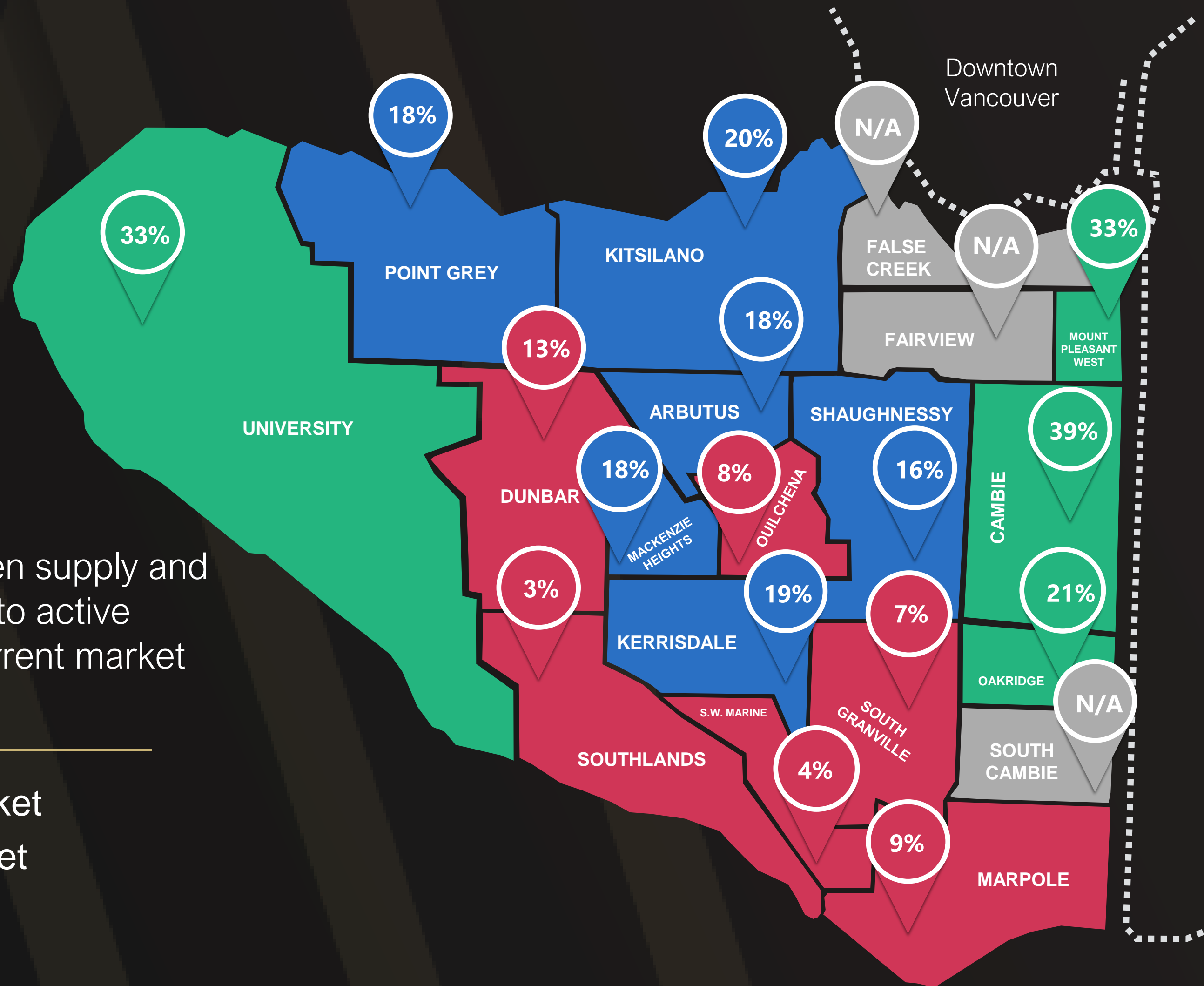
Market Type

VANCOUVER WESTSIDE

June, 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.

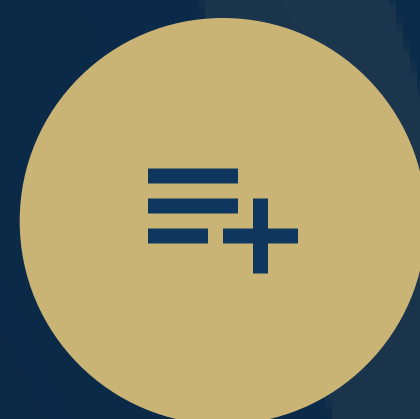
VANCOUVER WESTSIDE

June, 2020



Condos and Townhouses

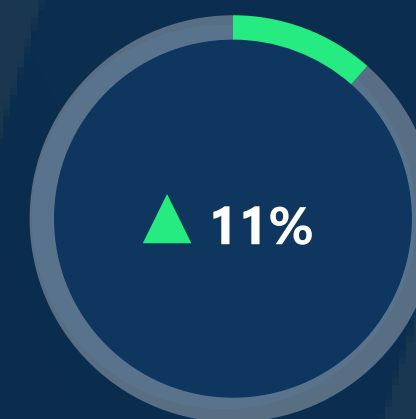
● CURRENT ● UP ● DOWN



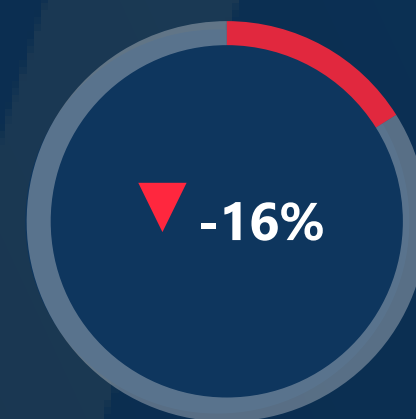
LISTINGS



Jun 2020



May 2020

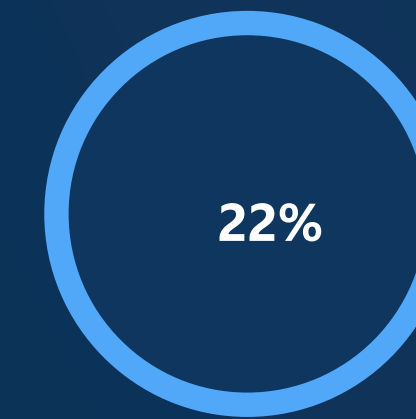


Jun 2019

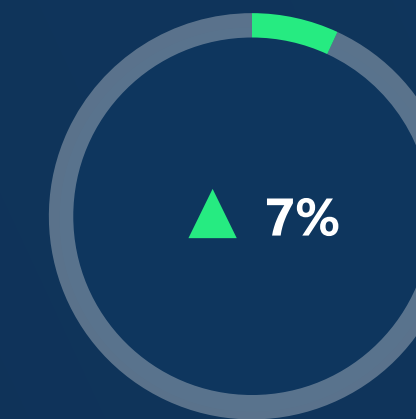
In Vancouver West, the number of new listings for condos and townhouses in June 2020 was 825, a 11% increase compared to May 2020, when 740 homes were listed, and a 16% decrease from the 983 properties listed last June.



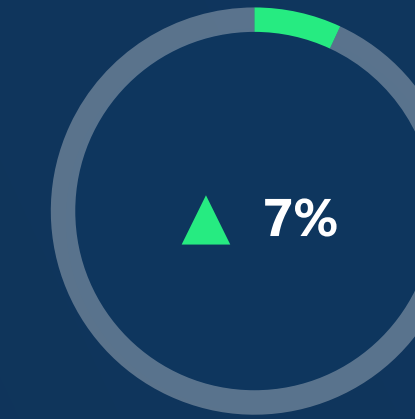
SALES TO ACTIVE



Jun 2020



May 2020



Jun 2019

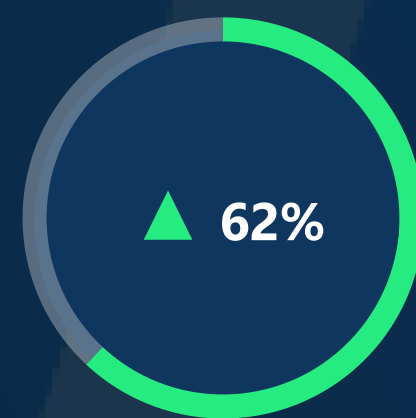
In Vancouver West, the sales-to-active listings ratio for condo and townhouses for June 2020 was 22%, a 7% increase compared to May 2020, when the ratio was 15%, and a 7% increase from the 15% ratio last June.



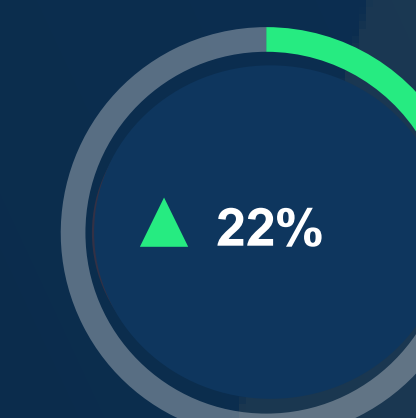
SALES



Jun 2020



May 2020



Jun 2019

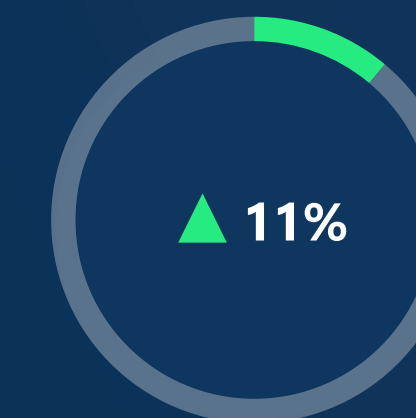
The number of condos and townhouses sold in Vancouver West in June 2020 was 183, a 62% increase compared to May 2020, when 113 homes were sold, and a 22% increase from the 150 properties sold last June.



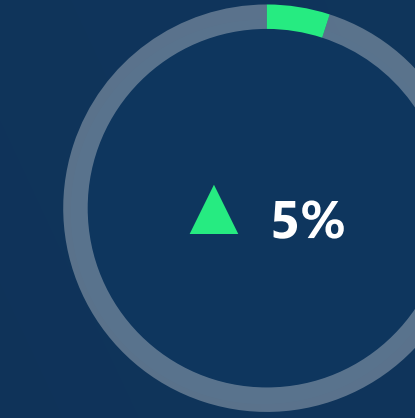
AVERAGE PRICE



Jun 2020



May 2020



Jun 2019

In Vancouver West, the average sale price for condos and townhouses in June 2020 was \$840K, a 11% increase compared to May 2020, when the average sale price was \$756K, and a 5% increase from the \$800K average sale price from last June.

Market Type

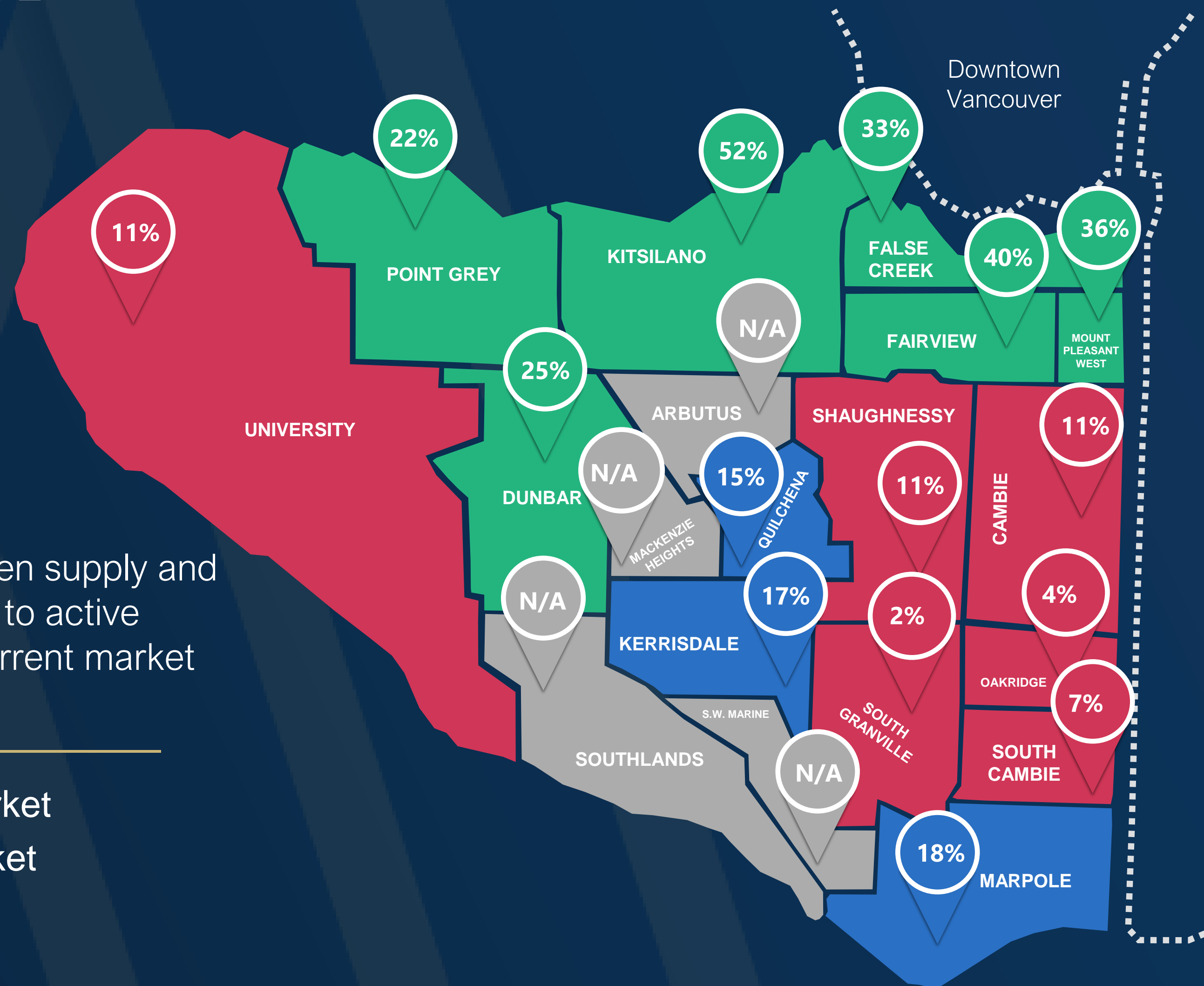
VANCOUVER WESTSIDE

June, 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

June 2020

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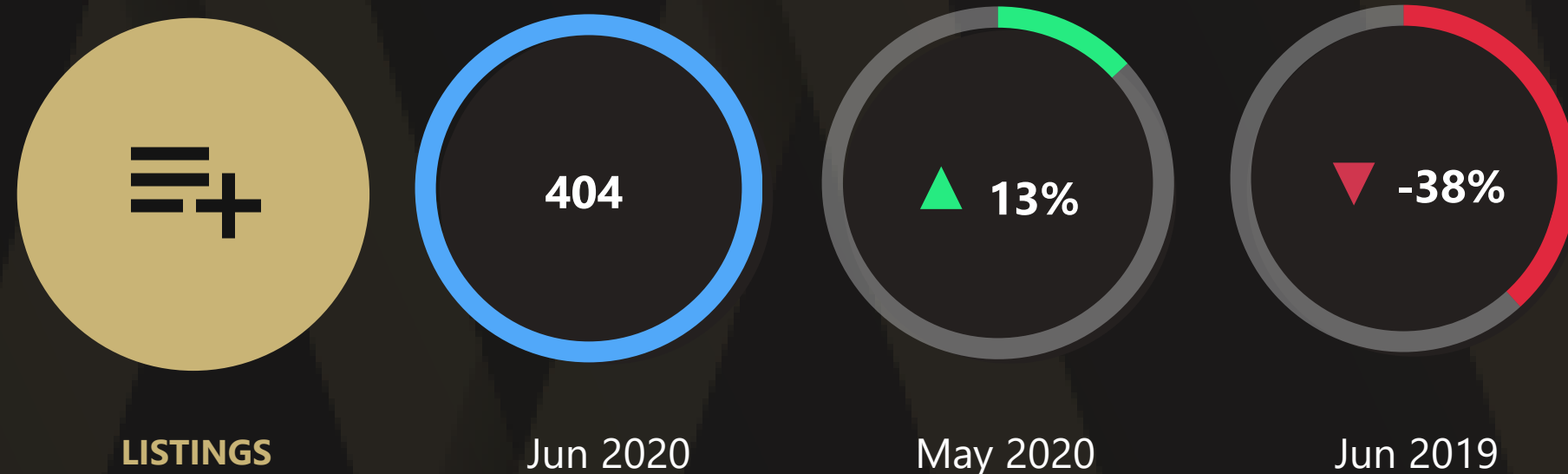
VANCOUVER EASTSIDE

June, 2020

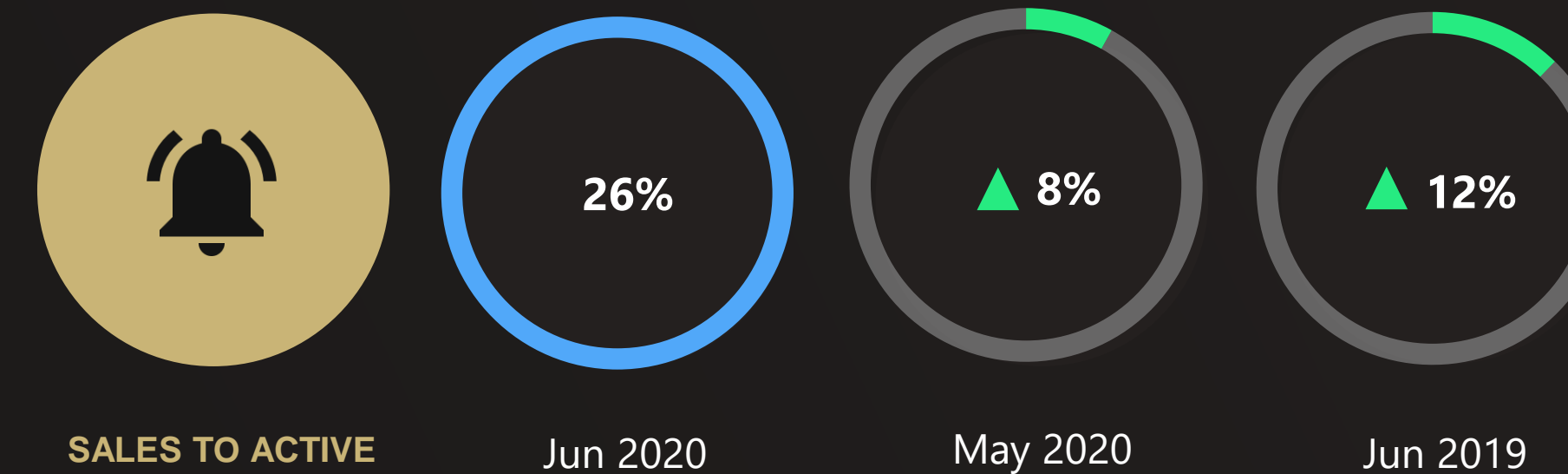


Detached and Houses

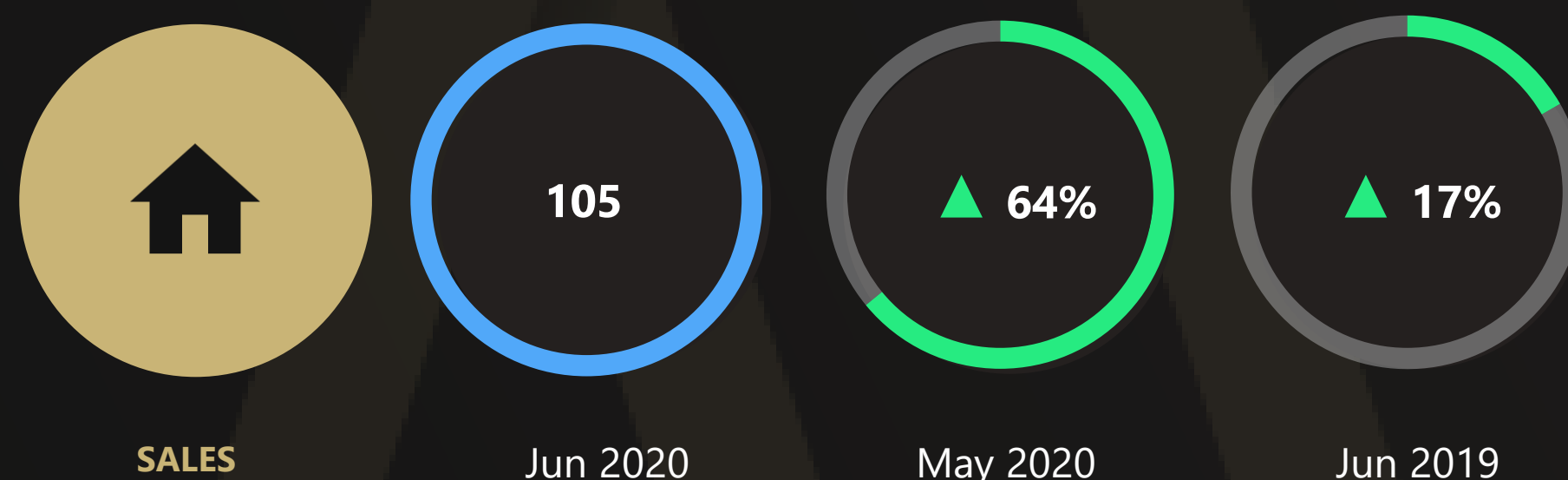
● CURRENT ● UP ● DOWN



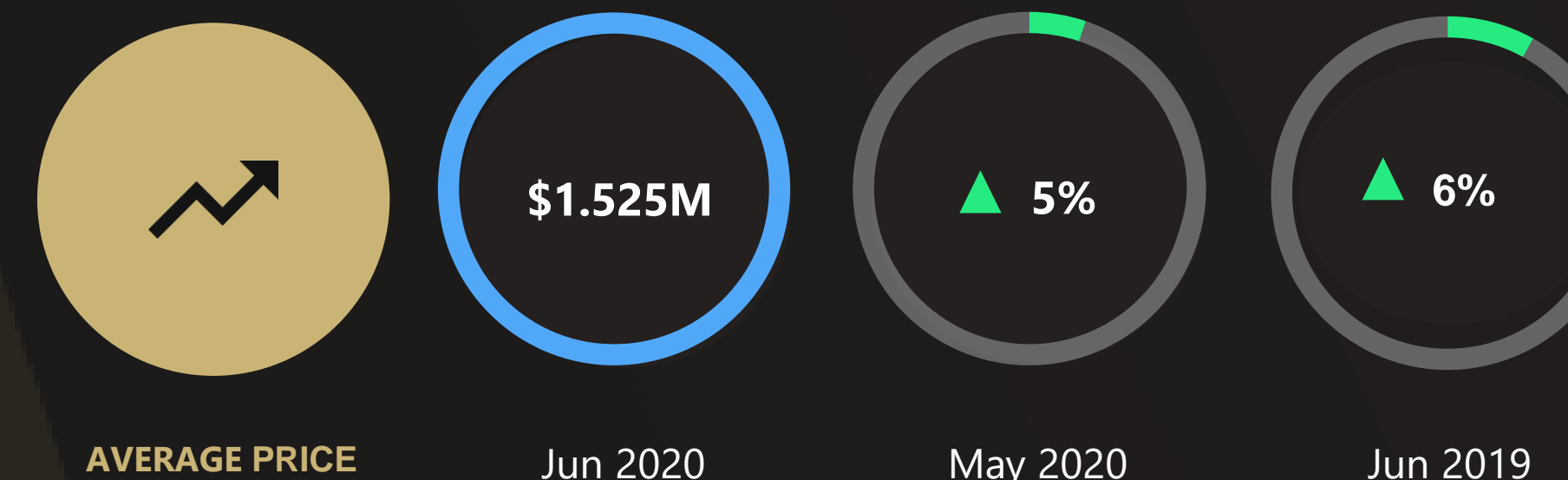
In Vancouver East, the number of new listings for detached properties in June 2020 was 404, a 13% increase compared to May 2020, when 357 homes were listed, and a 38% decrease from the 654 properties listed last June.



In Vancouver East, the sales to active ratio for houses for June 2020 was 26%, a 18% increase compared to May 2020, when the ratio was 8%, and a 12% increase from the 14% ratio last June.



The number of houses sold in Vancouver East in June 2020 was 105, a 64% increase compared to May 2020, when 64 homes were sold, and a 17% increase from the 90 properties sold last June.



In Vancouver East, the average sale price for houses in June 2020 was \$1.525M, a 5% increase compared to May 2020, when the average sale price was \$1.45M, and a 6% increase from the \$1.444M average sale price from last June.

Market Type

VANCOUVER WESTSIDE

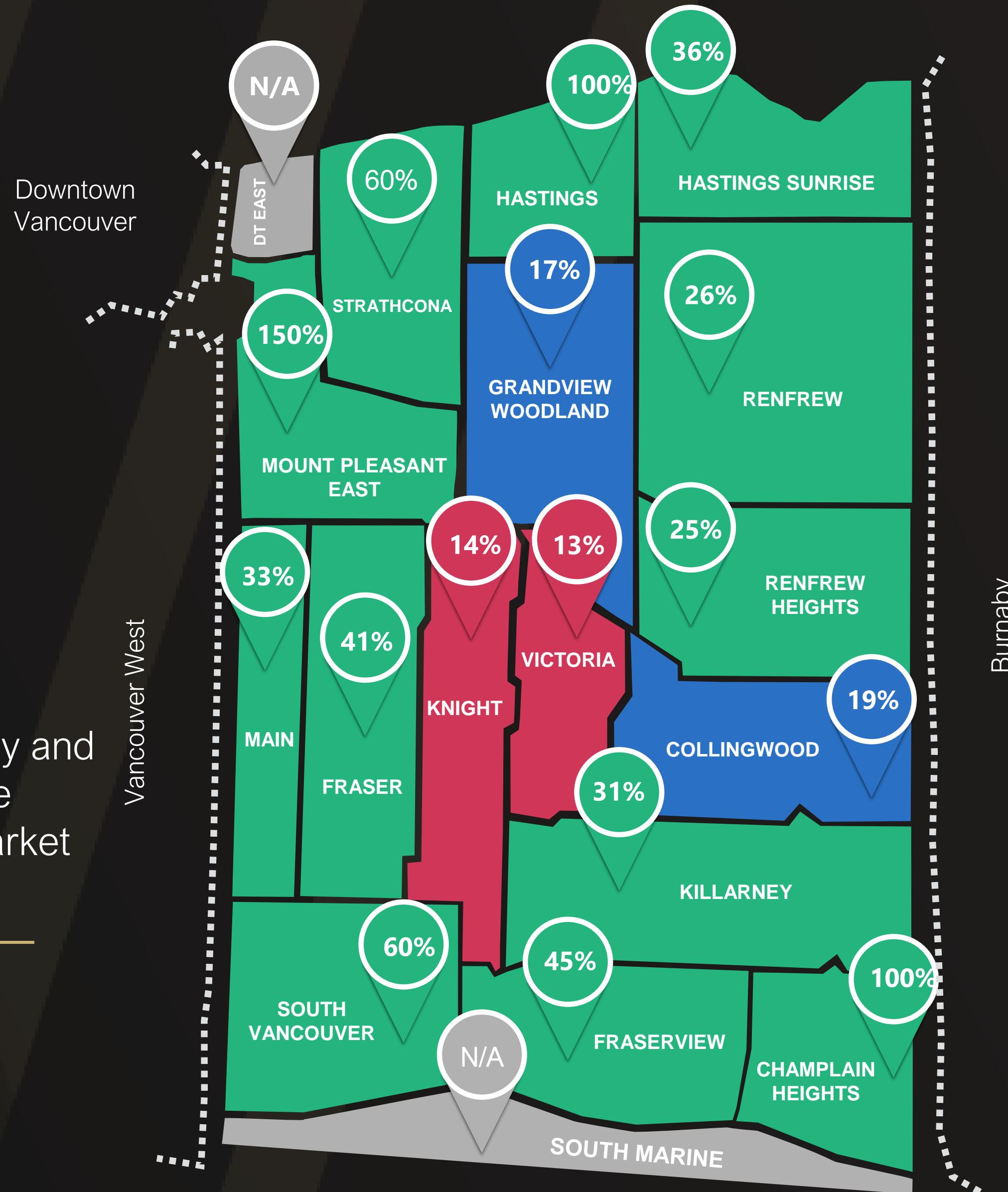
June, 2020

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



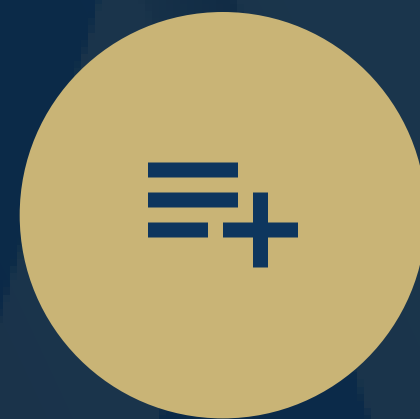
VANCOUVER EASTSIDE

June, 2020



Condos and Townhouses

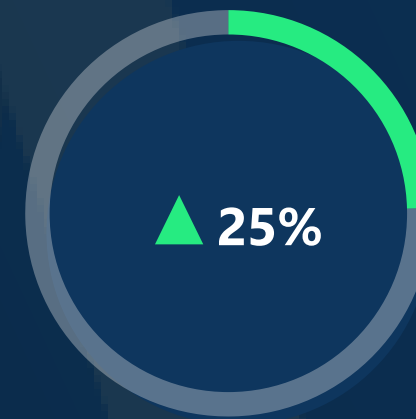
● CURRENT ● UP ● DOWN



LISTINGS



Jun 2020



May 2020

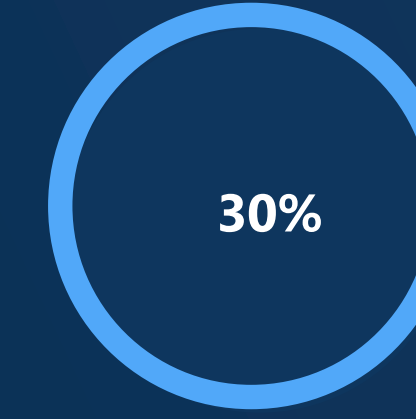


Jun 2019

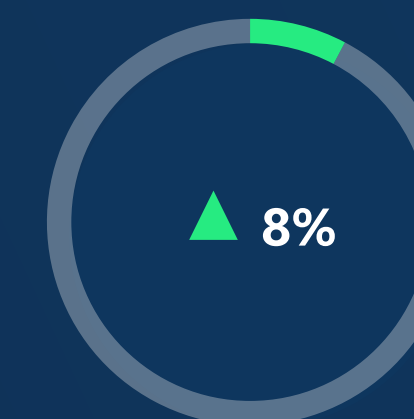
In Vancouver East, the number of new listings for condos and townhouses in June 2020 was 522, a 25% increase compared to May 2020, when 419 homes were listed, and a 14% decrease from the 605 properties listed last June.



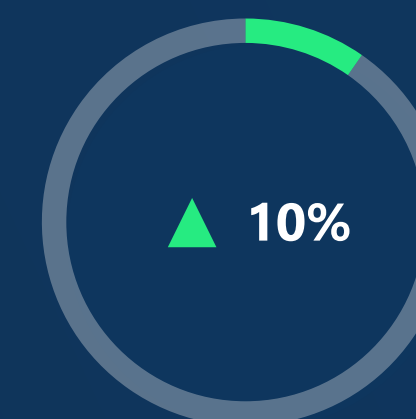
SALES TO ACTIVE



Jun 2020



May 2020



Jun 2019

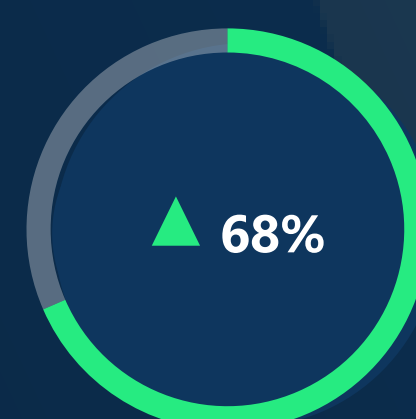
In Vancouver East, the sales to active ratio for houses for June 2020 was 30%, an 8% increase compared to May 2020, when the ratio was 22%, and a 10% increase from the 20% ratio last June.



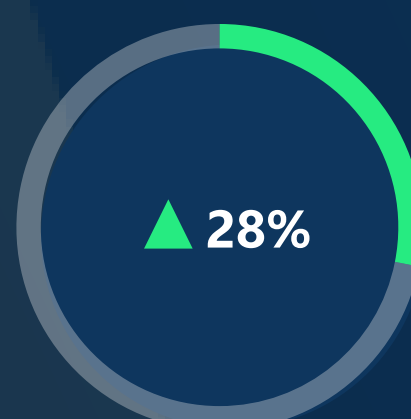
SALES



Jun 2020



May 2020



Jun 2019

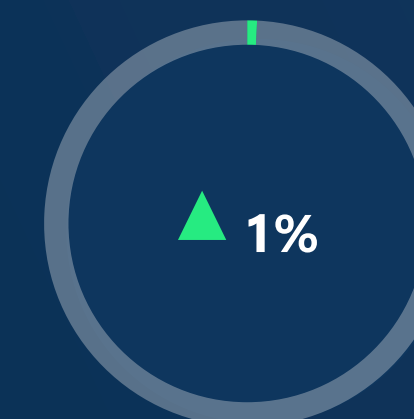
The number of condos and townhouses sold in Vancouver East in June 2020 was 155, a 68% increase compared to May 2020, when 92 homes were sold, and a 28% increase from the 121 properties sold last June.



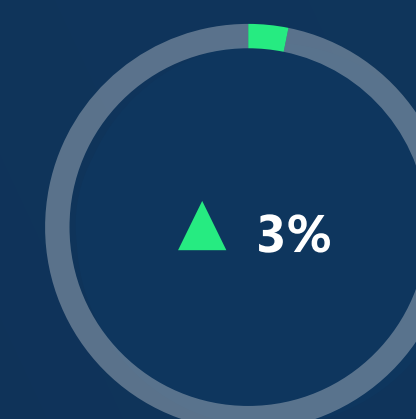
AVERAGE PRICE



Jun 2020



May 2020



Jun 2019

In Vancouver East, the average sale price for condos and townhouses in June 2020 was \$650K, a 1% increase compared to May 2020, when the average sale price was \$645K, and a 3% increase from the \$630K average sale price from last June.

Market Type

VANCOUVER EASTSIDE

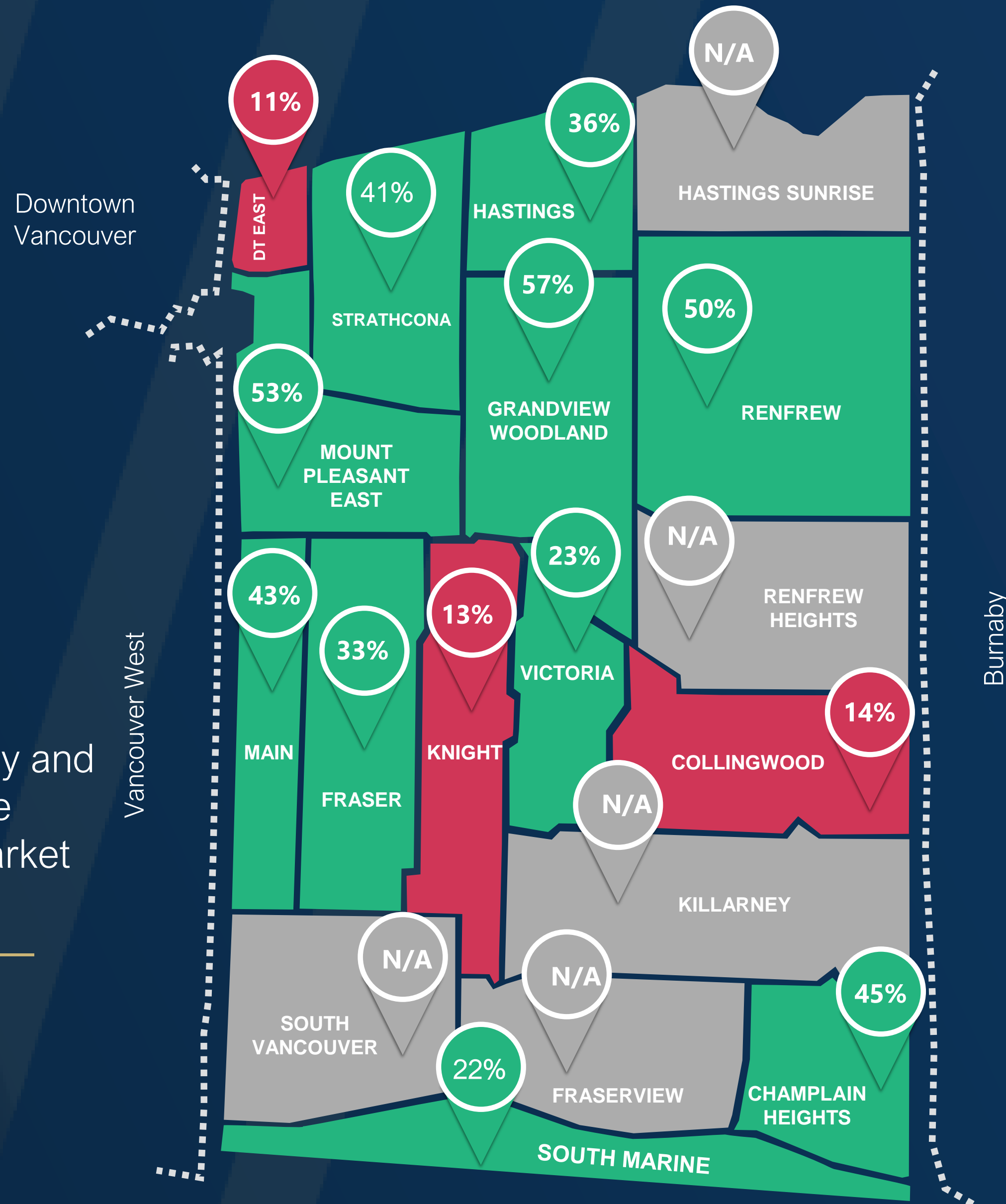
June, 2020

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

June 2020

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NORTH VANCOUVER

June, 2020



Detached and Houses

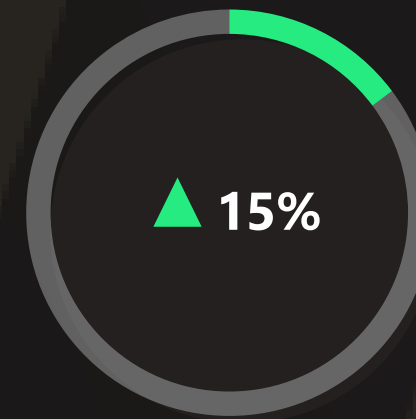
● CURRENT ● UP ● DOWN



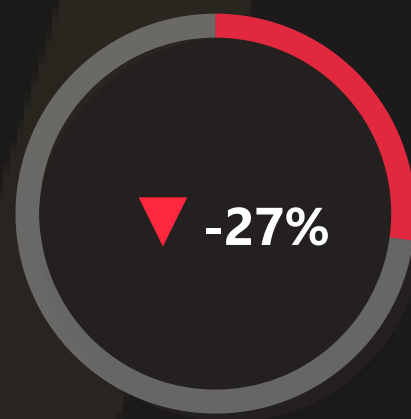
LISTINGS



Jun 2020



May 2020

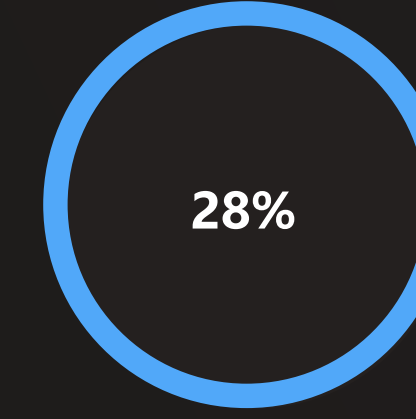


Jun 2019

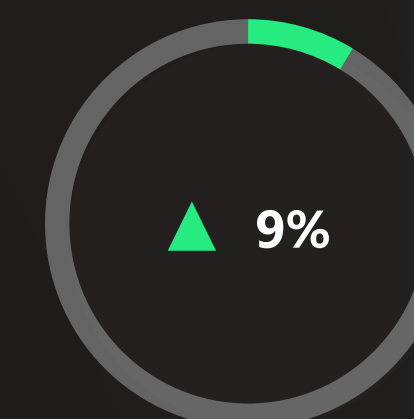
In North Vancouver, the number of new listings for detached properties in June 2020 was 295, a 15% increase compared to May 2020, when 257 homes were listed, and a 27% decrease from the 405 properties listed last June.



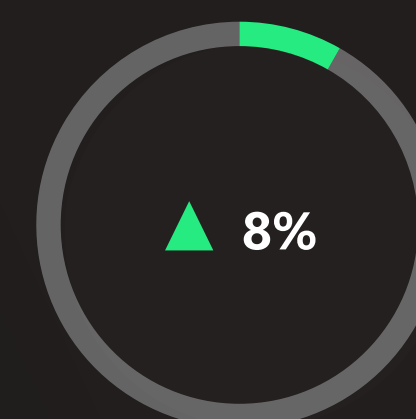
SALES TO ACTIVE



Jun 2020



May 2020

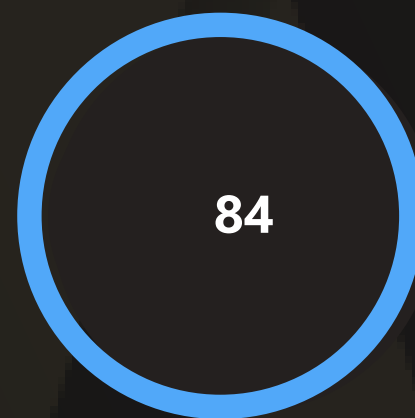


Jun 2019

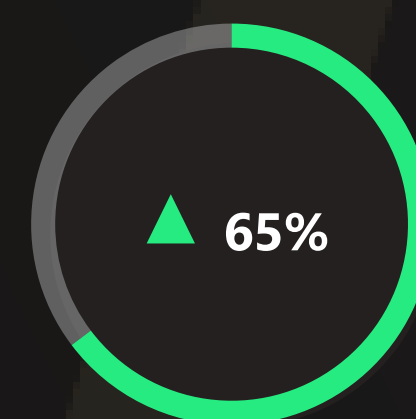
In North Vancouver, the sales to active ratio for houses for June 2020 was 28%, a 9% increase compared to May 2020, when the ratio was 20%, and a 8% increase from the 20% ratio last June.



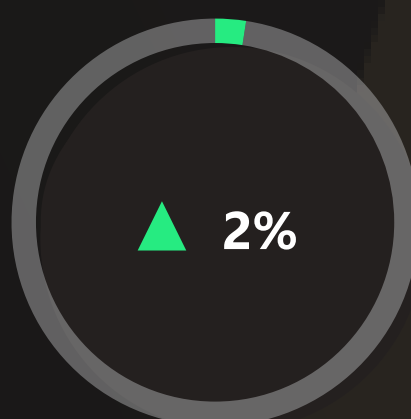
SALES



Jun 2020



May 2020



Jun 2019

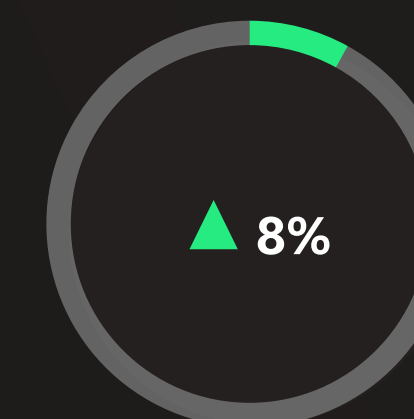
The number of houses sold in North Vancouver in June 2020 was 84, a 65% increase compared to May 2020, when 51 homes were sold, and a 2% increase from the 82 properties sold last June.



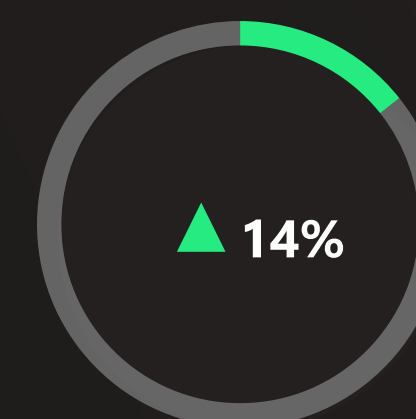
AVERAGE PRICE



Jun 2020



May 2020



Jun 2019

In North Vancouver, the average sale price for houses in June 2020 was \$1.707M, a 8% increase compared to May 2020, when the average sale price was \$1.58M, and a 14% increase from the \$1.493M average sale price from last June.

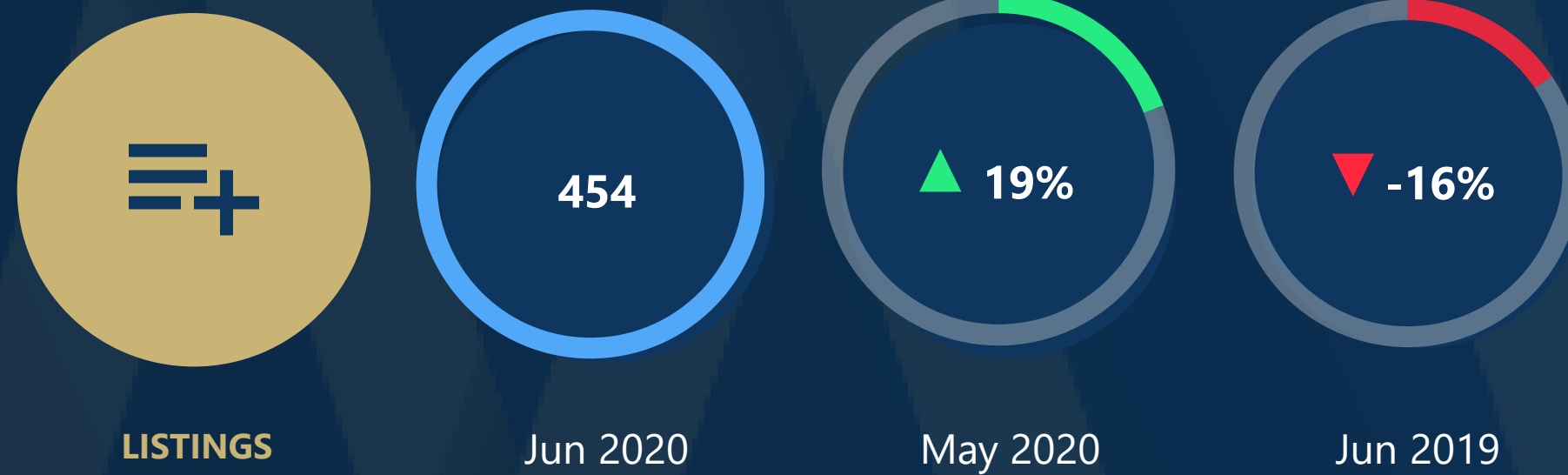
NORTH VANCOUVER

June, 2020

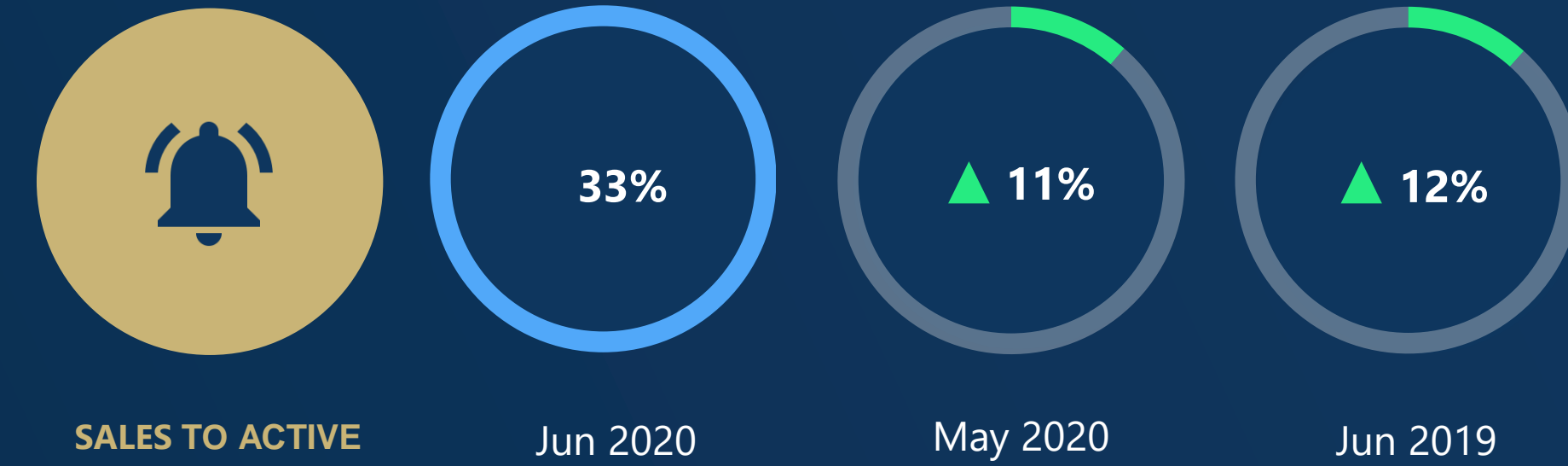


Condos and Townhouses

● CURRENT ● UP ● DOWN



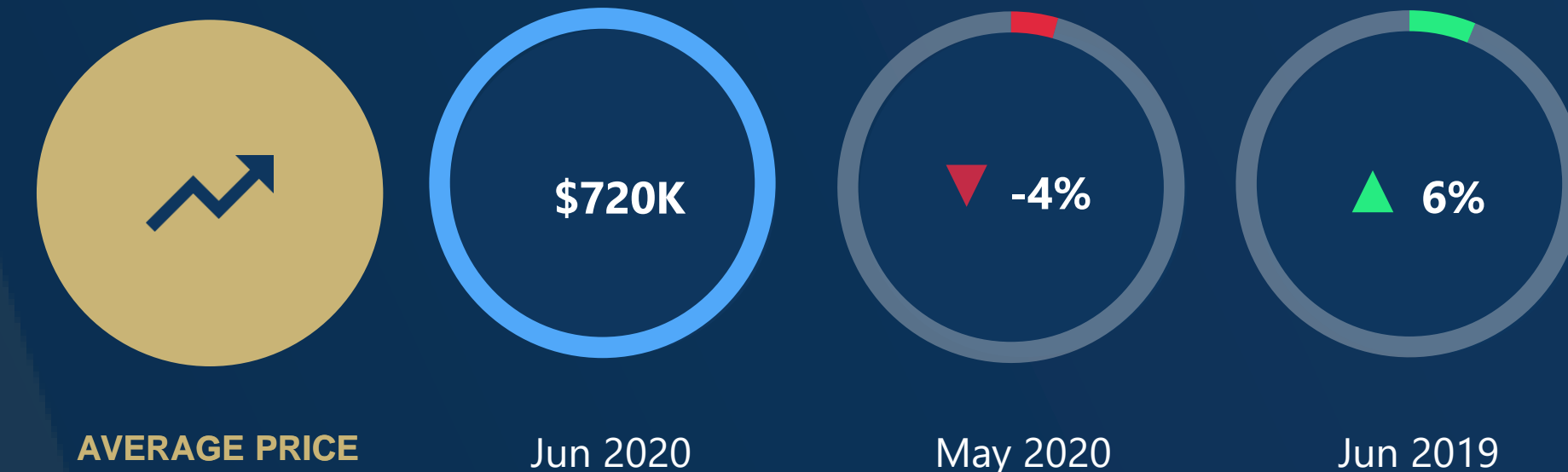
In North Vancouver, the number of new listings for condos and townhouses in June 2020 was 454, a 19% increase compared to May 2020, when 381 homes were listed, and a 16% decrease from the 538 properties listed last June.



In North Vancouver, the sales-to-active listings ratio for condo and townhouses for June 2020 was 33%, a 11% increase compared to May 2020, when the ratio was 22%, and a 12% increase from the 21% ratio last June.



The number of condos and townhouses sold in North Vancouver in June 2020 was 149, a 82% increase compared to May 2020, when 82 homes were sold, and a 31% increase from the 114 properties sold last June.



In North Vancouver, the average sale price for condos and townhouses in June 2020 was \$720K, a 4% decrease compared to May 2020, when the average sale price was \$753K, and a 6% increase from the \$678K average sale price from last June.

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West Vancouver

June 2020

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In Town Realty

WEST VANCOUVER

June, 2020

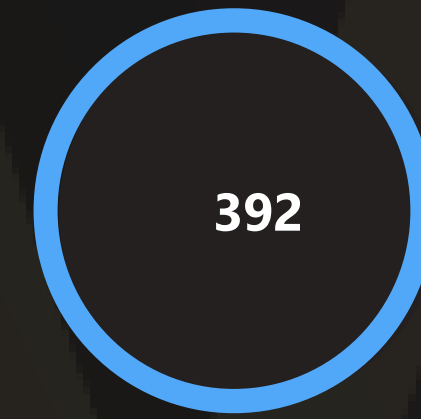


Detached and Houses

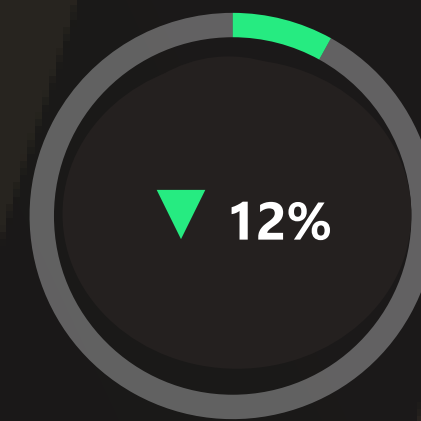
● CURRENT ● UP ● DOWN



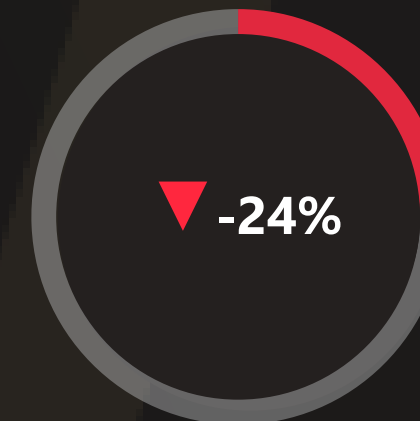
LISTINGS



Jun 2020



May 2020

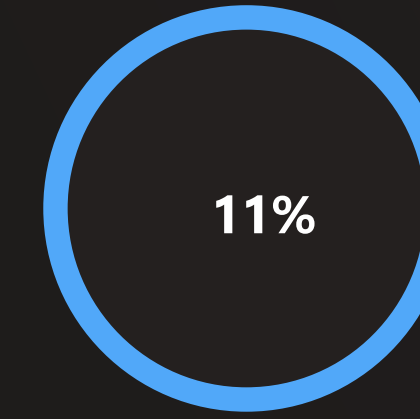


Jun 2019

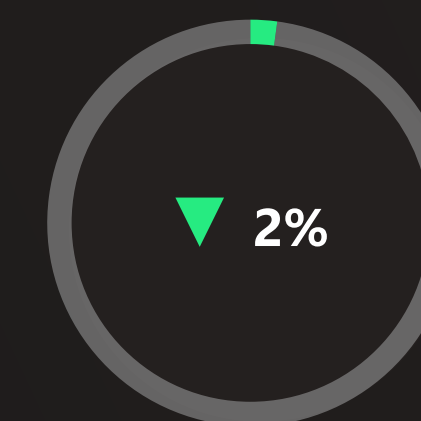
In West Vancouver houses, the number of new listings for residential properties in June 2020 was 392, a 12% increase compared to May 2020, when 349 homes were listed, and a 24% decrease from the 518 properties listed last June.



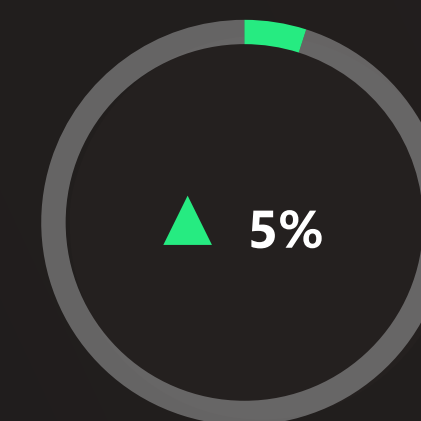
SALES TO ACTIVE



Jun 2020



May 2020



Jun 2019

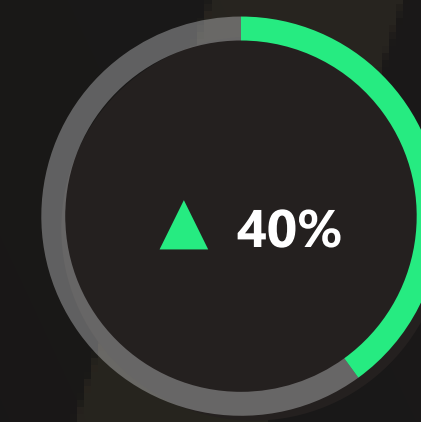
In West Vancouver, the sales to active ratio for houses for June 2020 was 11%, a 2% increase compared to May 2020, when the ratio was 9%, and a 5% increase from the 6% ratio last June.



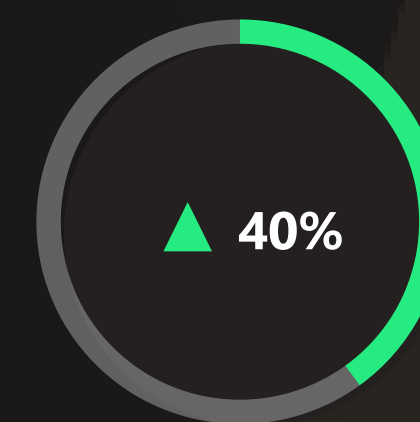
SALES



Jun 2020

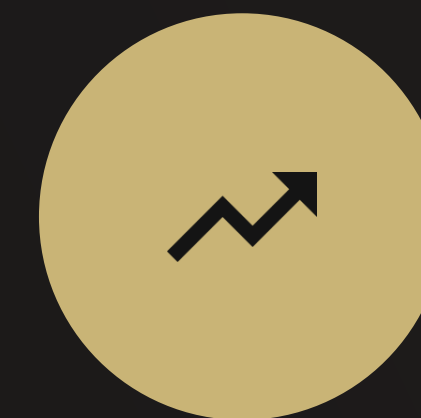


May 2020

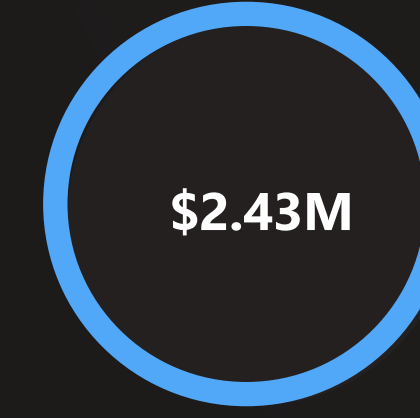


Jun 2019

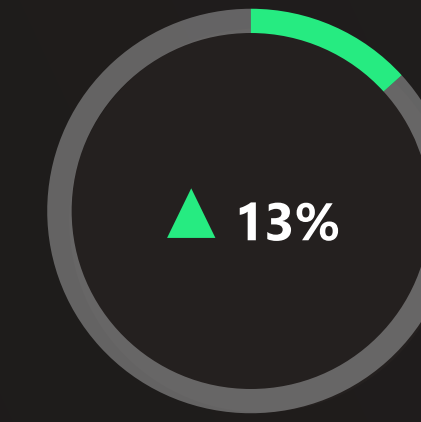
The number of houses sold in West Vancouver in June 2020 was 42, a 40% increase compared to May 2020, when 30 homes were sold, and a 40% increase from the 30 properties sold last June.



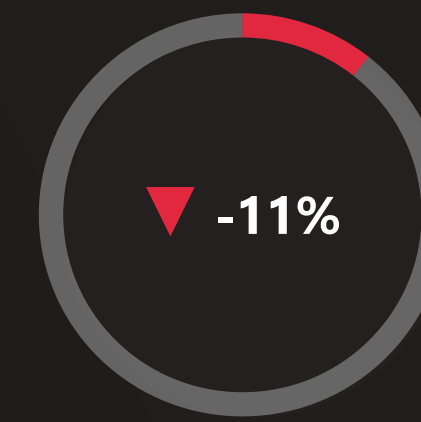
AVERAGE PRICE



Jun 2020



May 2020



Jun 2019

In West Vancouver, the average sale price for houses in June 2020 was \$2.43M, a 13% increase compared to May 2020, when the average sale price was \$2.145M, and a 11% decrease from the \$2.719M average sale price from last June.

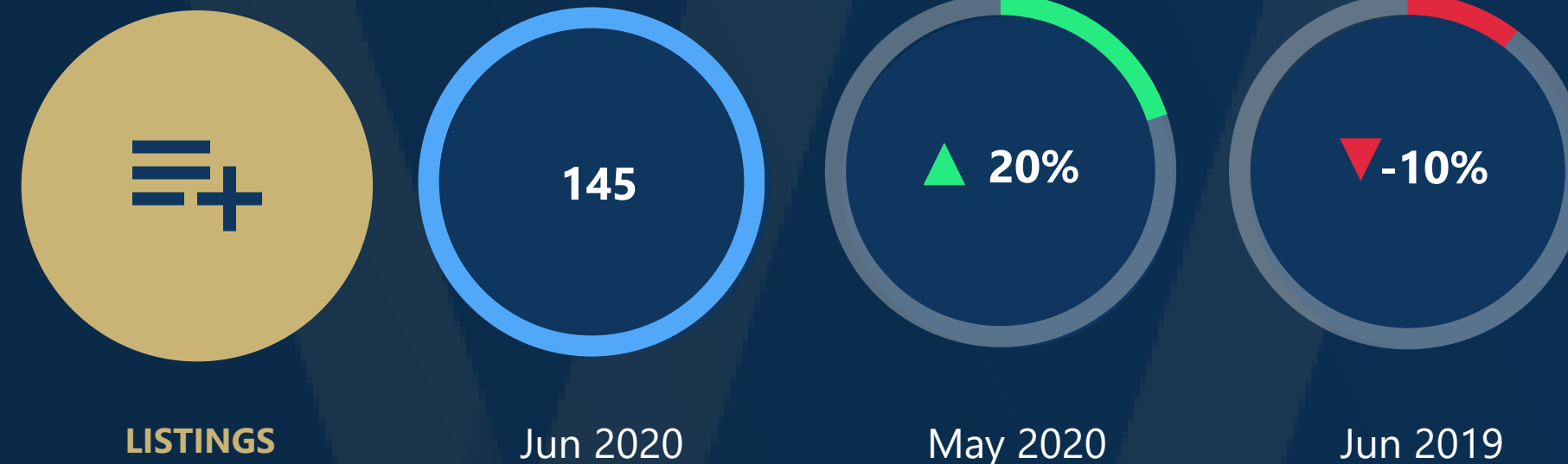
WEST VANCOUVER

June, 2020

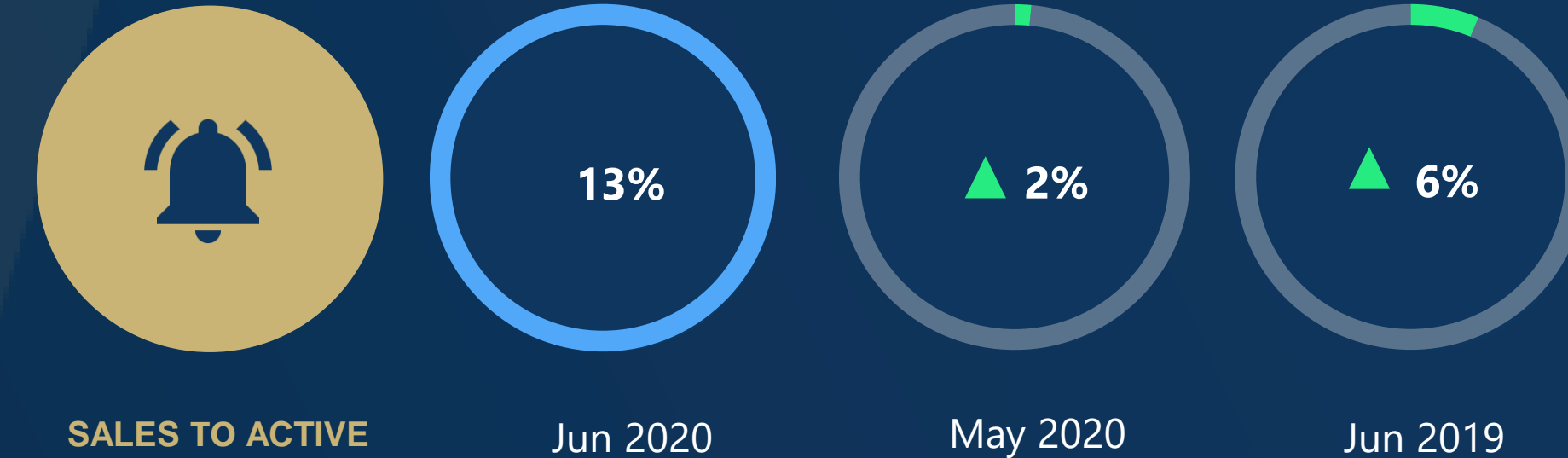


Condos and Townhouses

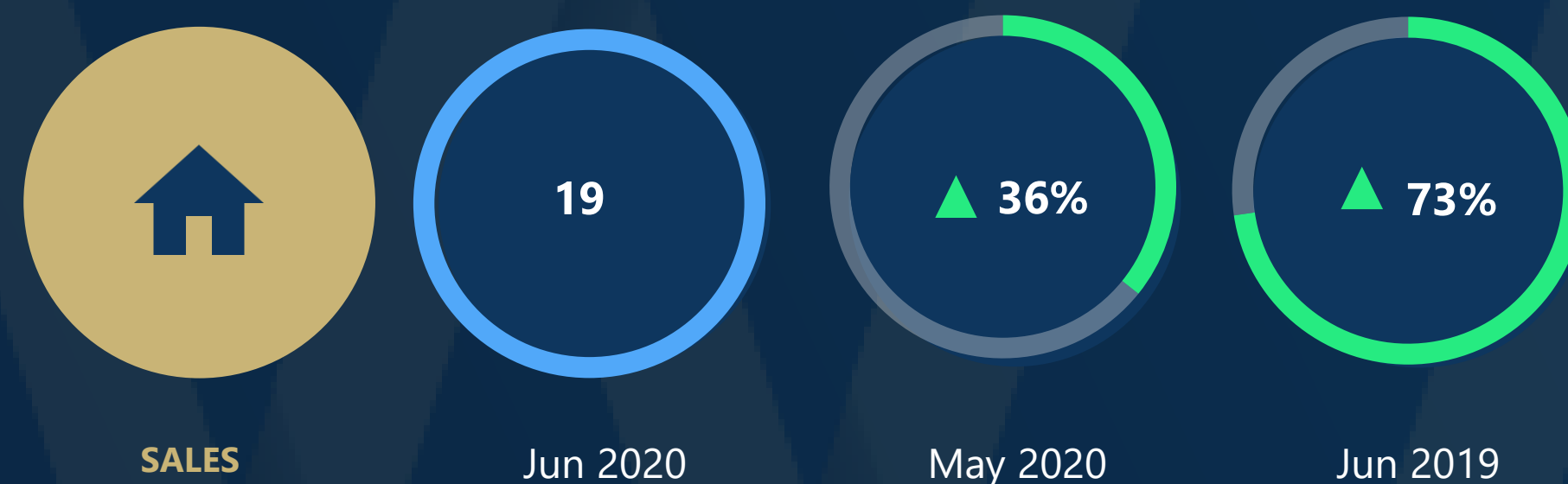
● CURRENT ● UP ● DOWN



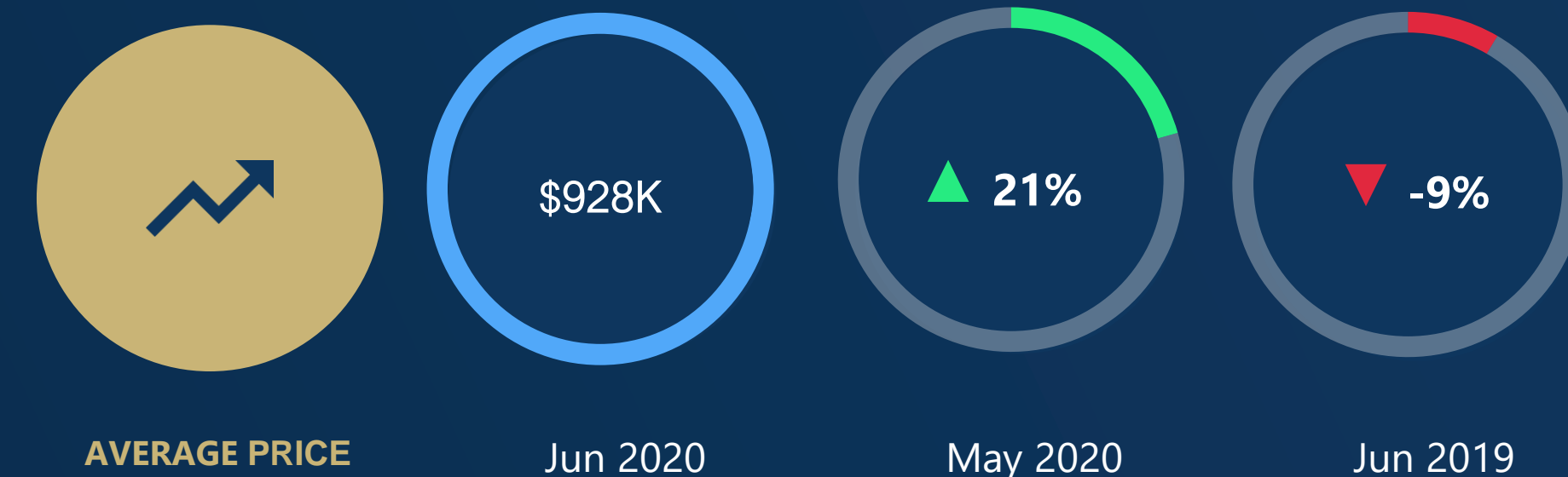
In West Vancouver, the number of new listings for condos and townhouses in June 2020 was 145, a 20% increase compared to May 2020, when 121 homes were listed, and a 10% decrease from the 162 properties listed last June.



In West Vancouver, the sales-to-active listings ratio for condos and townhouses for June 2020 was 13%, a 2% increase compared to May 2020, when the ratio was 12%, and a 6% increase from the 7% ratio last June.



The number of condos and townhouses sold in West Vancouver in June 2020 was 19, a 36% increase compared to May 2020, when 14 homes were sold, and a 73% increase from the 11 properties sold last June.



In West Vancouver, the average sale price for condos and townhouses in June 2020 was \$1.14M, a 21% increase compared to May 2020, when the average sale price was \$945K, and a 9% decrease from the \$1.246M average sale price from last June.

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