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EFFECTIVE.



VIVID

REAL ESTATE

By Amir Joharifard

Market Update

August 2020

Areas

GREATER VANCOUVER
DOWNTOWN VANCOUVER

VANCOUVER WESTSIDE
VANCOUVER EASTSIDE

NORTH VANCOUVER
WEST VANCOUVER

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Greater Vancouver

August 2020

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By Amin Sabarwal

21 CENTURY 21.
In Town Realty

GREATER VANCOUVER

August, 2020



Detached and Attached Homes

● CURRENT ● UP ● DOWN



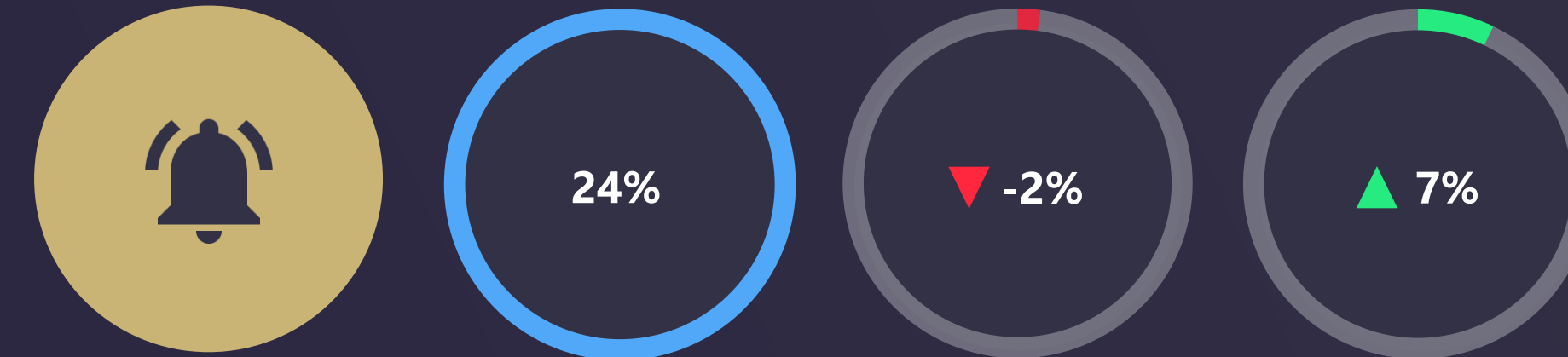
LISTINGS

Aug 2020

Jul 2020

Aug 2019

In Greater Vancouver, the number of new listings for residential properties in August 2020 was 5,801, a 2% decrease compared to July 2020, when 5,925 homes were listed, and a 55% increase from the 3,740 properties listed last August.



SALES TO ACTIVE

Aug 2020

Jul 2020

Aug 2019

In Greater Vancouver, the sales-to-active listings ratio for residential properties for August 2020 was 24%, a 2% decrease compared to July 2020, when the ratio was 26%, and a 7% increase from the 17% ratio last August.



SALES

Aug 2020

Jul 2020

Aug 2019

The number of residential properties sold in Greater Vancouver in August 2020 was 3,040, a 3% decrease compared to July 2020, when 3,120 homes were sold, and a 36% increase from the 2,229 properties sold last August.

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.

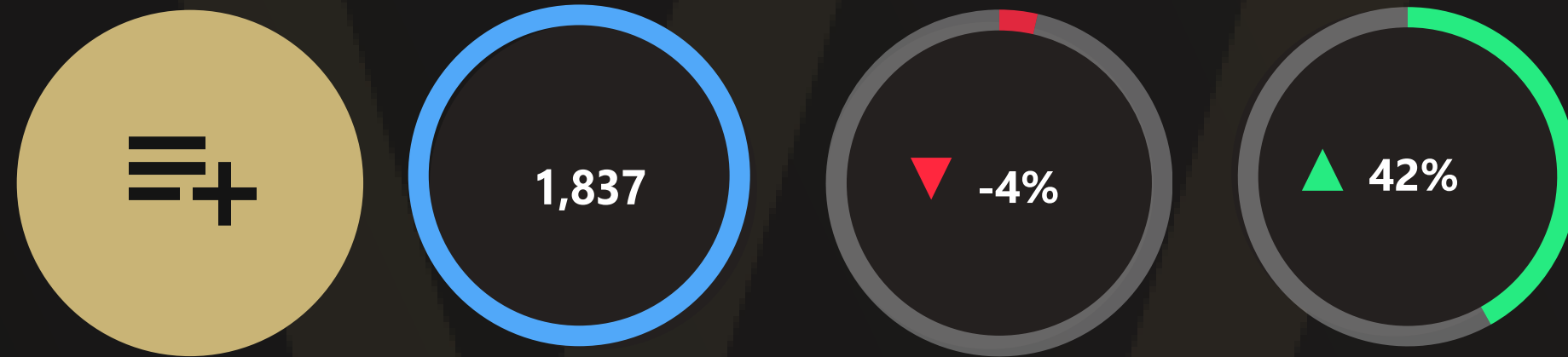
GREATER VANCOUVER

August, 2020



Detached and Houses

● CURRENT ● UP ● DOWN



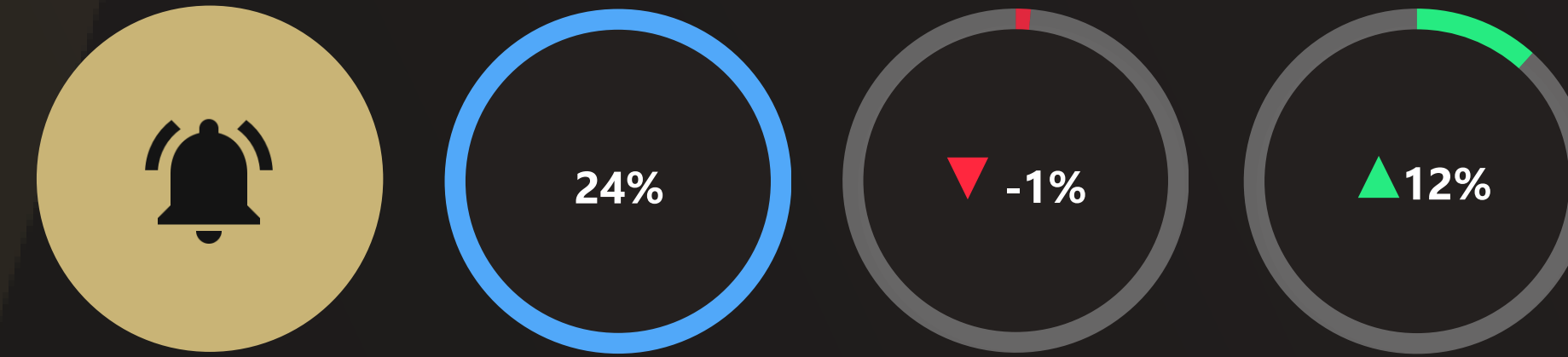
LISTINGS

Aug 2020

Jul 2020

Aug 2019

In Greater Vancouver, the number of new listings for detached properties in August 2020 was 1,837 a 4% decrease compared to July 2020, when 1,905 homes were listed, and a 42% increase from the 1,295 properties listed last August.



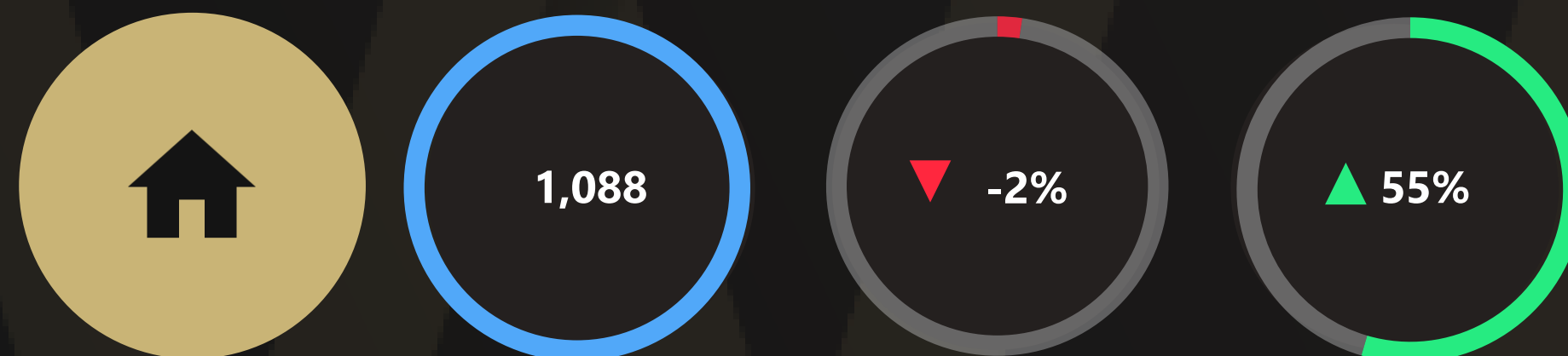
SALES TO ACTIVE

Aug 2020

Jul 2020

Aug 2019

In Greater Vancouver, the sales-to-active listings ratio for detached properties for August 2020 was 24%, a 1% decrease compared to July 2020, when the ratio was 25%, and a 12% increase from the 12% ratio last August.



SALES

Aug 2020

Jul 2020

Aug 2019

The number of houses sold in Greater Vancouver in August 2020 was 1,088, a 2% decrease compared to July 2020, when 1,114 homes were sold, and a 55% increase from the 704 properties sold last August.

Facts

The Average days on Market for Greater Vancouver detached properties in August 2020 was 38 days, a 3% decrease in comparison to 41 days in July. The average price per square foot for Greater Vancouver detached properties in August 2020 was \$608, a 5% decrease in comparison to \$ 603 per square foot in July 2020.

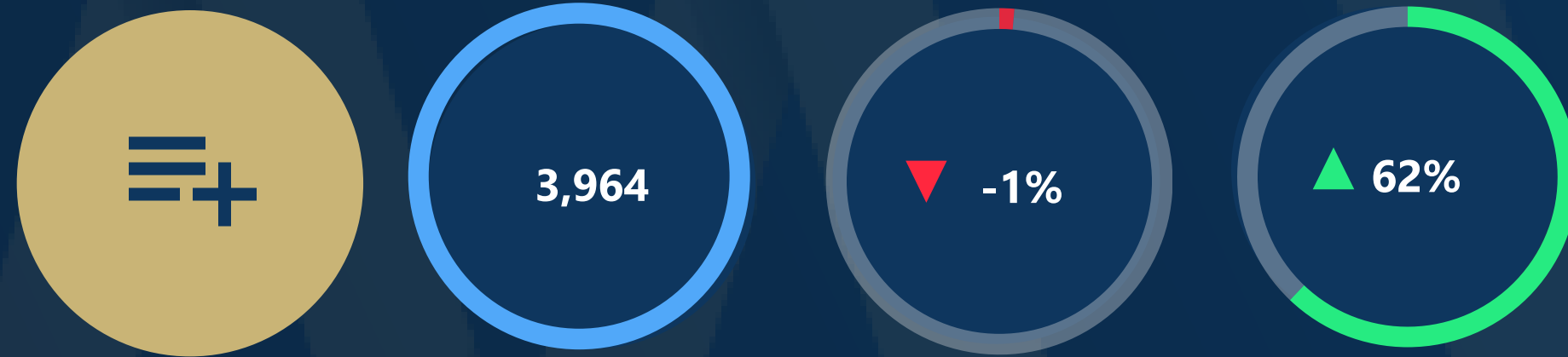
GREATER VANCOUVER

August, 2020



Condos and Townhouses

● CURRENT ● UP ● DOWN



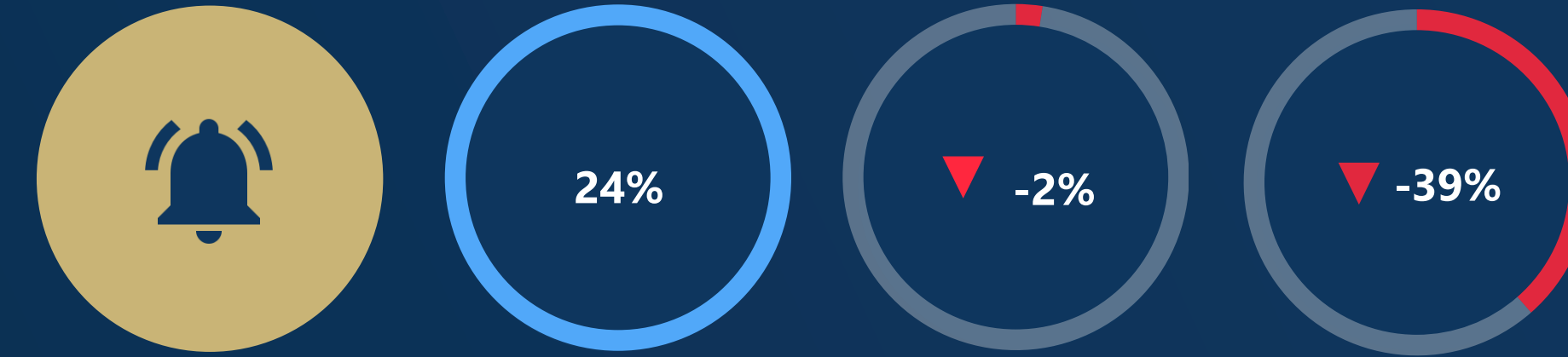
LISTINGS

Aug 2020

Jul 2020

Aug 2019

In Greater Vancouver, the number of new listings for condos and townhouses in August 2020 was 3,964, a 1% decrease compared to July 2020, when 4,020 homes were listed, and a 62% increase from the 2,445 properties listed last August.



SALES TO ACTIVE

Aug 2020

Jul 2020

Aug 2019

In Greater Vancouver, the sales-to-active listings ratio condos and townhouse in August 2020 was 24%, a 2% decrease compared to July 2020, when the ratio was 26%, and a 39% decrease from the 62% ratio last August.



SALES

Aug 2020

Jul 2020

Aug 2019

The number of condos and townhouses sold in Greater Vancouver condos in August 2020 was 1952, a 3% decrease compared to July 2020, when 12006 homes were sold, and a 28% increase from the 1525 properties sold last August.

Facts

The average days on the market for Greater Vancouver condos in August 2020 was 32 days, while for townhouses it was 34 days. The average price per square foot for Greater Vancouver condos was \$801 in August 2020, whereas for townhouses it was \$610 per square foot.

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Downtown Vancouver

August 2020

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In Town Realty

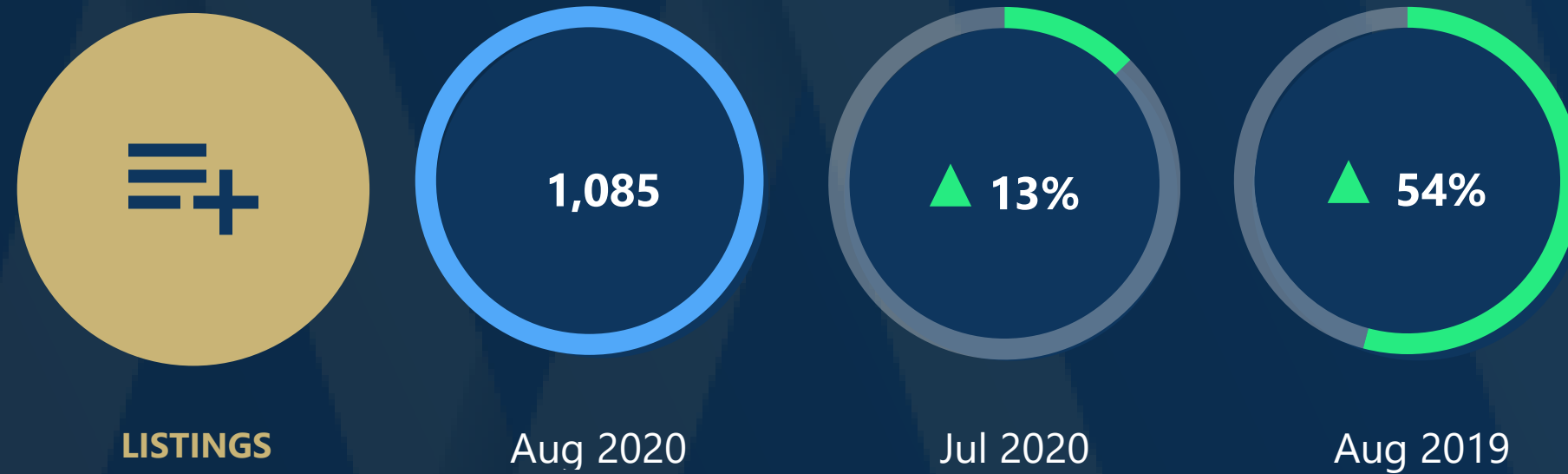
DOWNTOWN VANCOUVER

August, 2020



Condos and Townhouses

● CURRENT ● UP ● DOWN



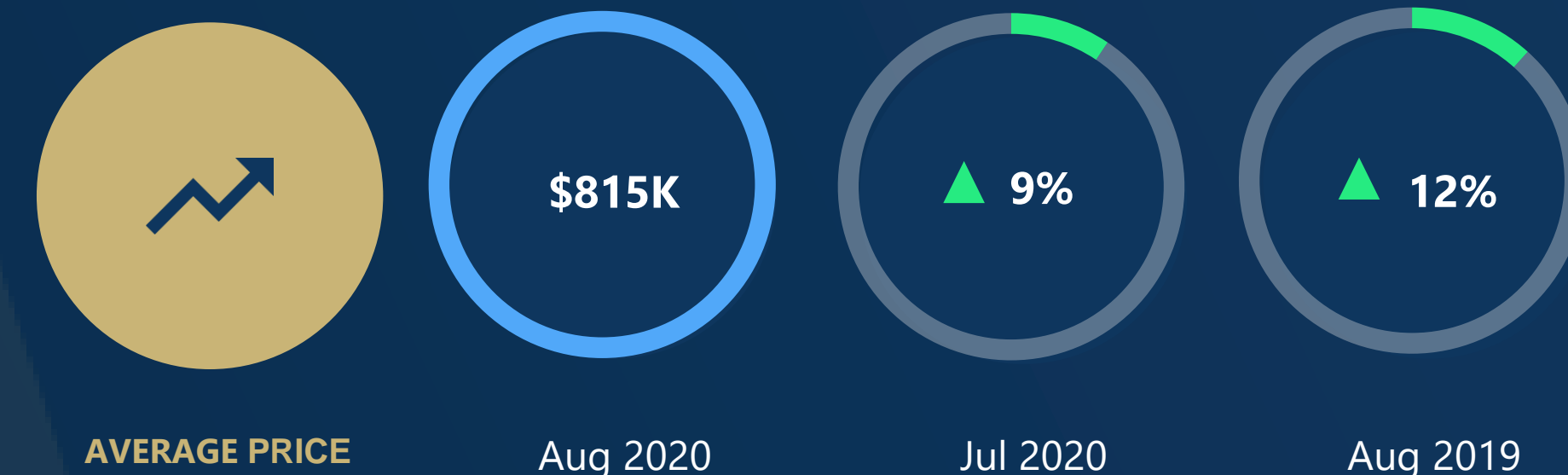
In Downtown Vancouver, the number of new listings for condo and townhouses in August 2020 was 1,085, a 13% increase compared to July 2020, when 958 homes were listed, and a 54% increase from the 704 properties listed last August.



In Downtown Vancouver, the sales-to-active listings ratio for condos and townhouses for August 2020 was 16%, a 2% decrease compared to July 2020, when the ratio was 18%, and a 9% decrease from the 25% ratio last August.



The number of condos and townhouses sold in Downtown Vancouver in August 2020 was 175, a -1% decrease compared to July 2020, when 176 homes were sold, and a 1% decrease from the 176 properties sold last August.



In Downtown Vancouver, the average sale price for condos and townhouses in August 2020 was \$815K, a 9% increase compared to July 2020, when the average sale price was \$745K, and a 12% increase from the \$730K average sale price from last August.

Market Type

DOWNTOWN VANCOUVER

August, 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


August 2020

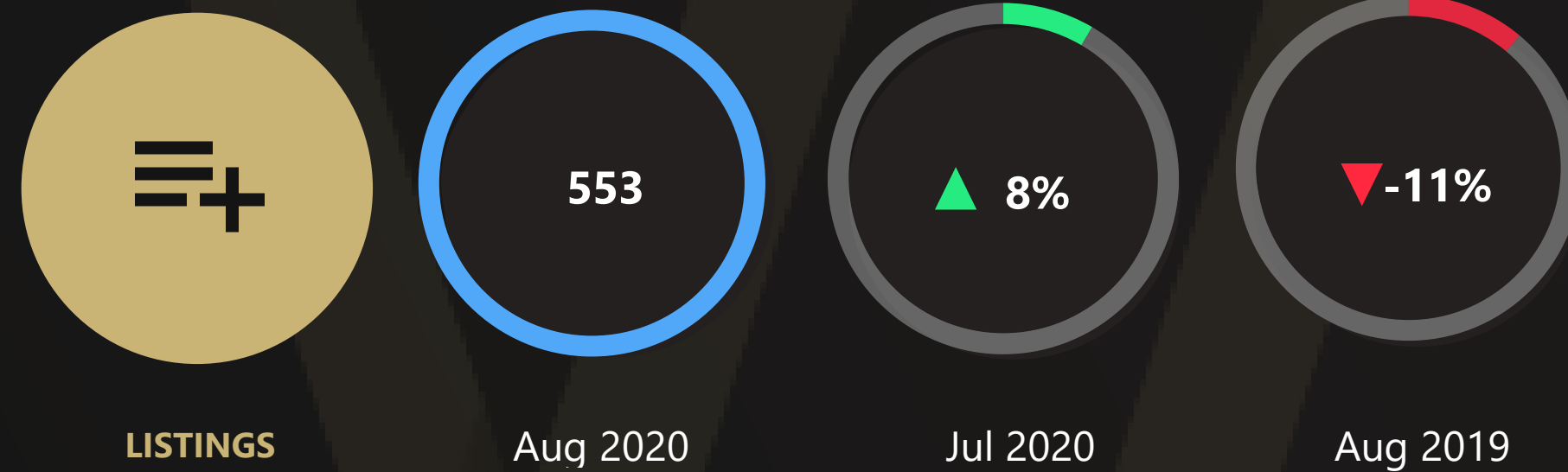
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21 CENTURY 21.
In Town Realty

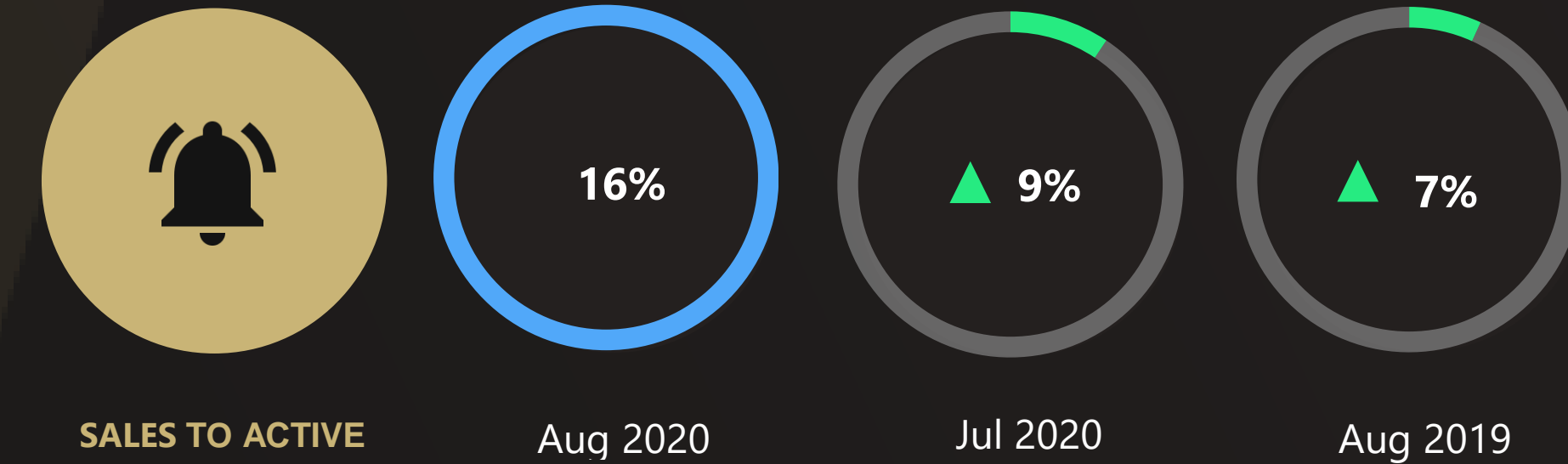
VANCOUVER WESTSIDE

August, 2020

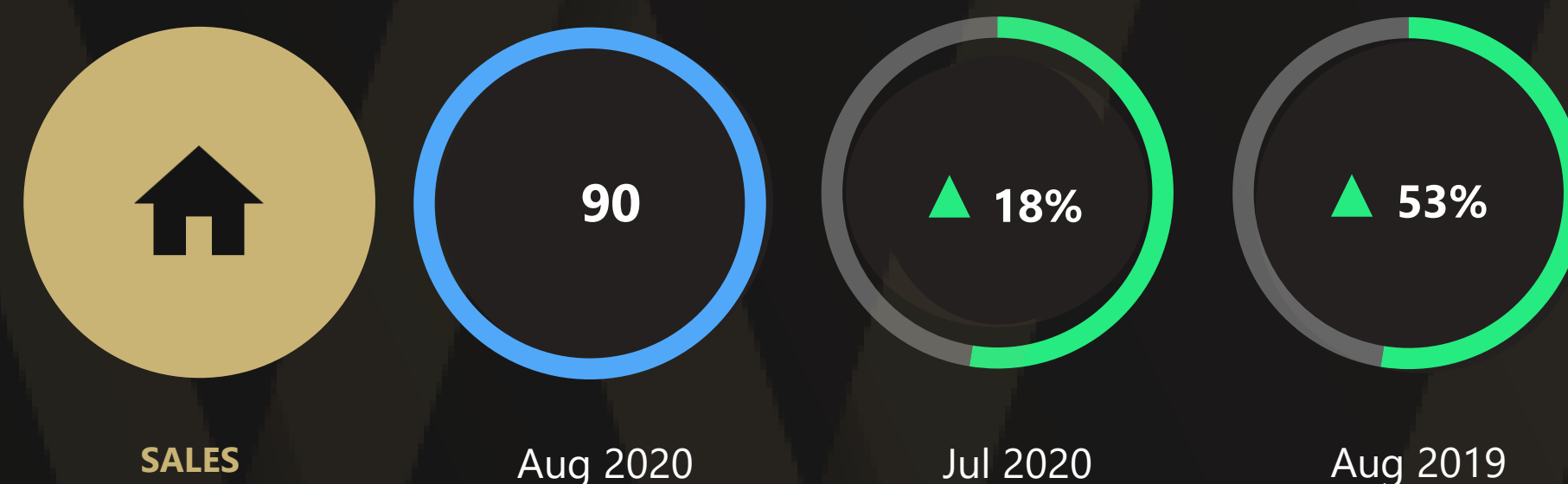
 Detached and Houses
● CURRENT ▲ UP ● DOWN



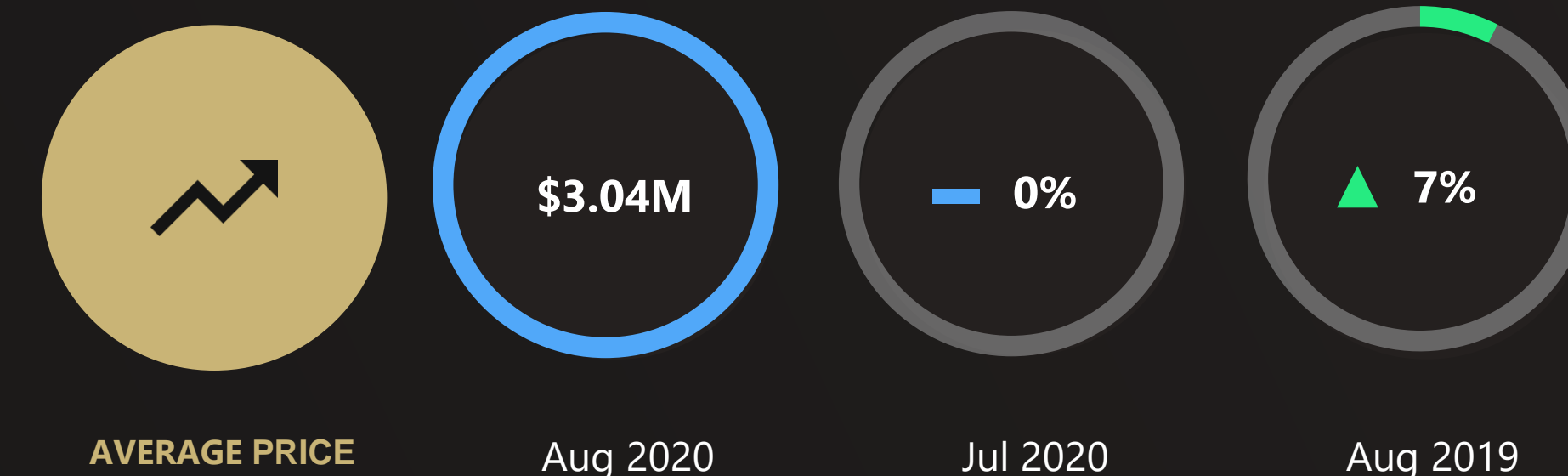
In Vancouver West, the number of new listings for detached properties in August 2020 was 553, a 8% increase compared to July 2020, when 510 homes were listed, and a 11% decrease from the 622 properties listed last August.



In Vancouver West, the sales-to-active listings ratio for houses for August 2020 was 16%, a 9% increase compared to July 2020, when the ratio was 7%, and a 7% increase from the 9% ratio last August.



The number of houses sold in Vancouver West in August 2020 was 90, a 18% increase compared to July 2020, when 76 homes were sold, and a 53% increase from the 59 properties sold last August.



In Vancouver West, the average sale price for houses in August 2020 was \$3.04M, no significant changes compared to July 2020, when the average sale price was \$3.048M, and a 7% increase from the \$2.83M average sale price from last August.

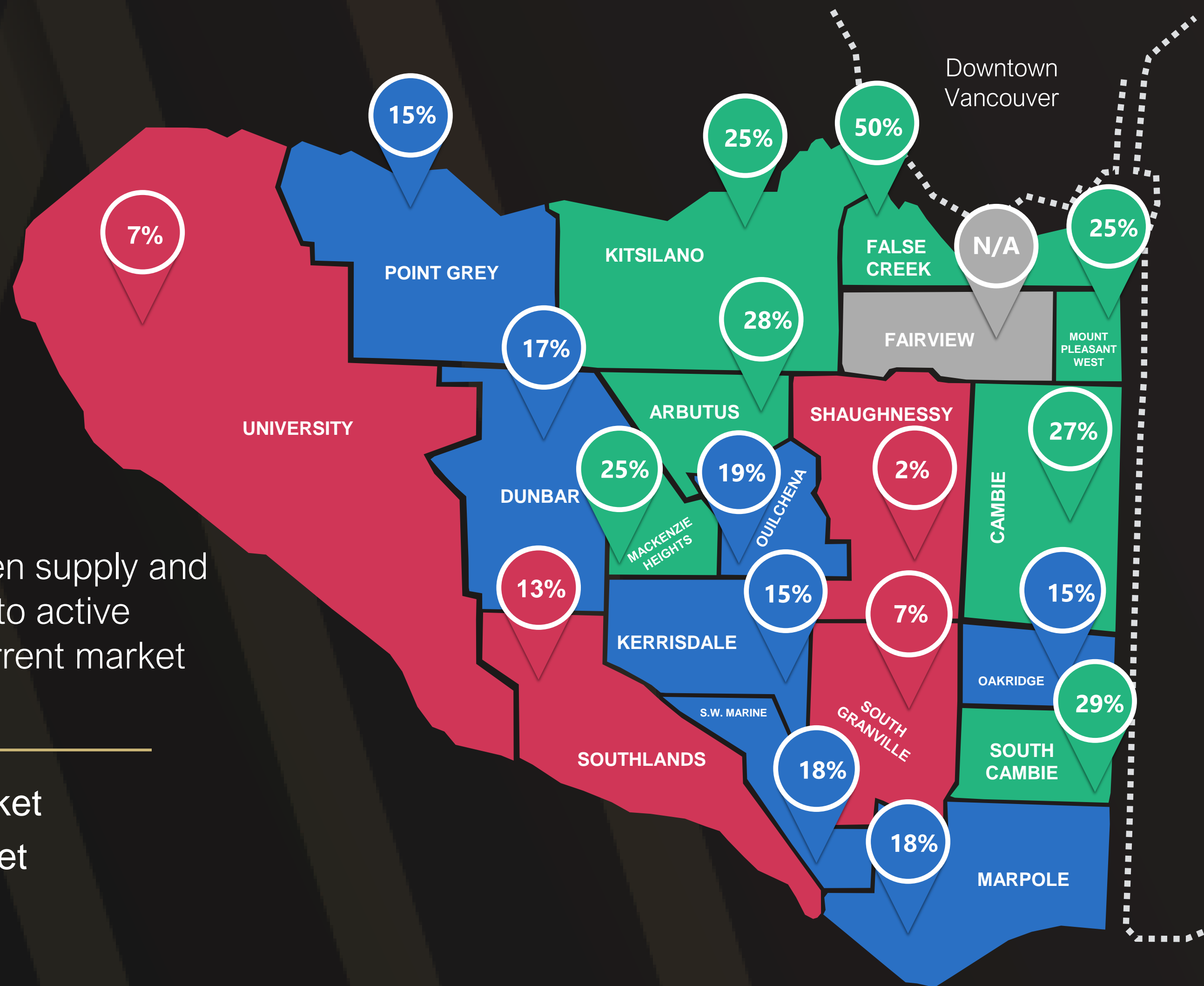
Market Type

VANCOUVER WESTSIDE

August, 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.

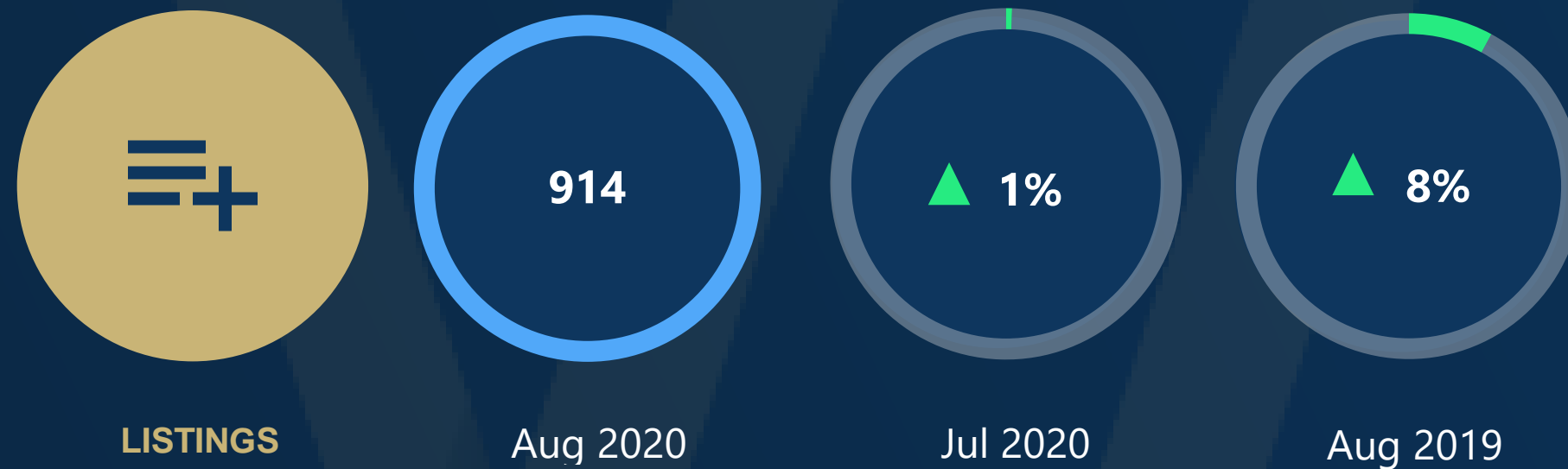
VANCOUVER WESTSIDE

August, 2020



Condos and Townhouses

● CURRENT ● UP ● DOWN



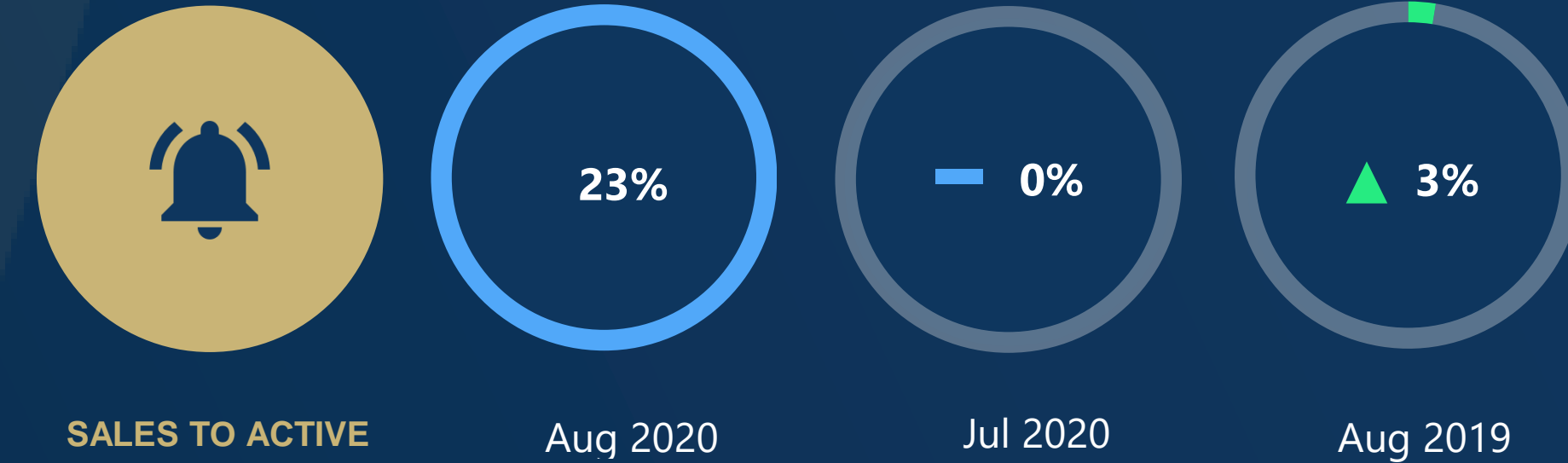
LISTINGS

Aug 2020

Jul 2020

Aug 2019

In Vancouver West, the number of new listings for condos and townhouses in August 2020 was 914, a 1% increase compared to July 2020, when 909 homes were listed, and a 8% increase from the 847 properties listed last August.



SALES TO ACTIVE

Aug 2020

Jul 2020

Aug 2019

In Vancouver West, the sales-to-active listings ratio for houses for August 2020 was 16%, no changes compared to July 2020, when the ratio was 23%, and a 3% increase from the 9% ratio last August.



SALES

Aug 2020

Jul 2020

Aug 2019

The number of condos and townhouses sold in Vancouver West in August 2020 was 211, no changes compared to June 2020, when 211 homes were sold, and a 10% decrease from the 234 properties sold last July.



AVERAGE PRICE

Aug 2020

Jul 2020

Aug 2019

In Vancouver West, the average sale price for condos and townhouses in August 2020 was \$828K, a 4% increase compared to July 2020, when the average sale price was \$799K, and a 3% decrease from the \$850K average sale price from last August.

Market Type

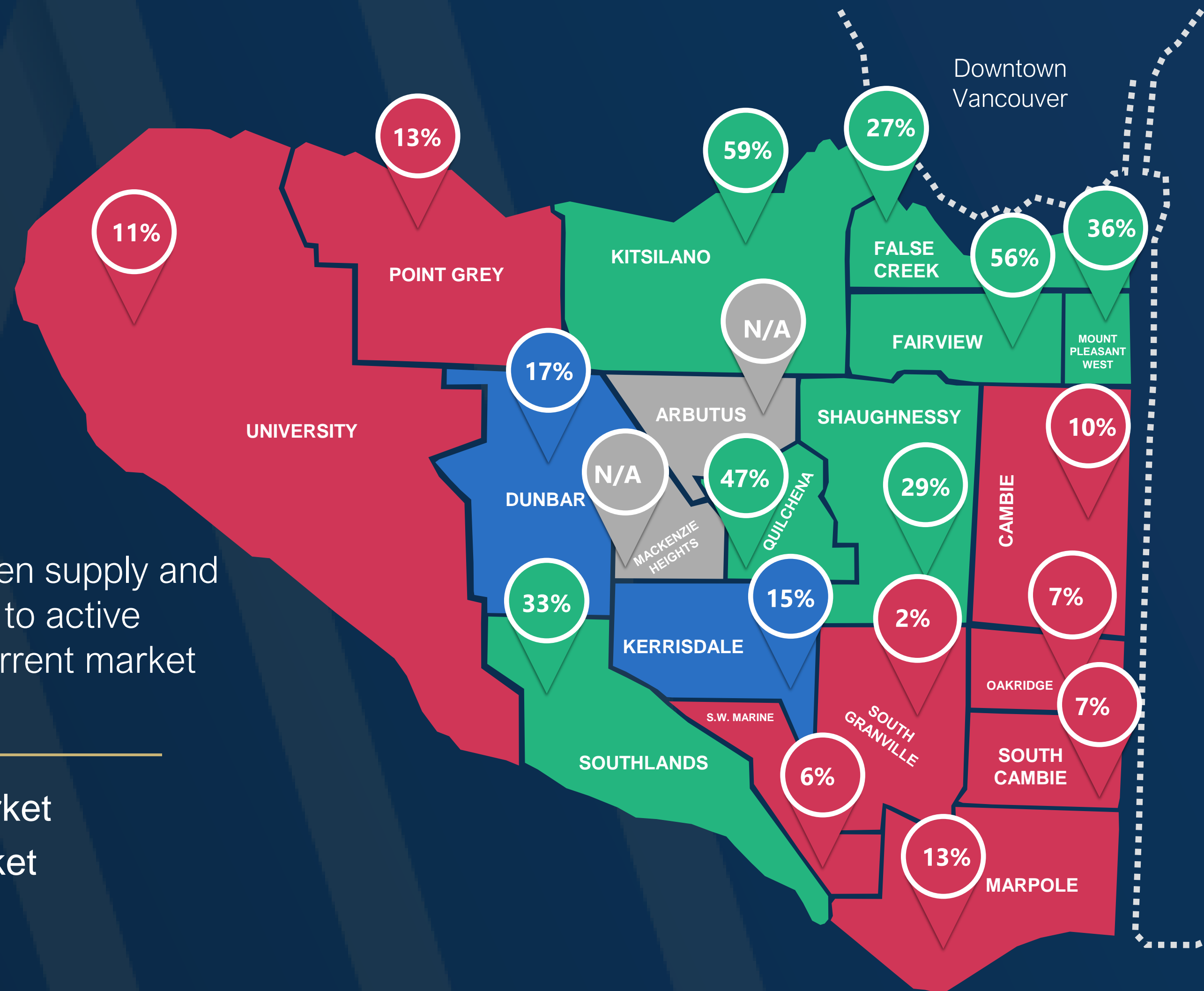
VANCOUVER WESTSIDE

August, 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

August 2020

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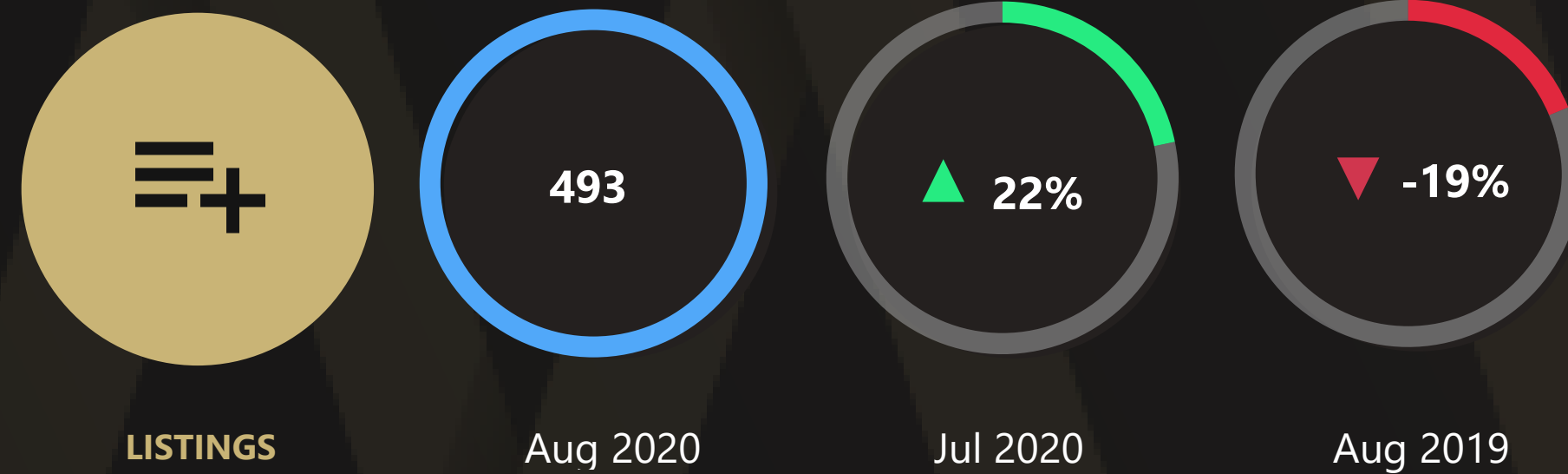
VANCOUVER EASTSIDE

August, 2020



Detached and Houses

● CURRENT ● UP ● DOWN



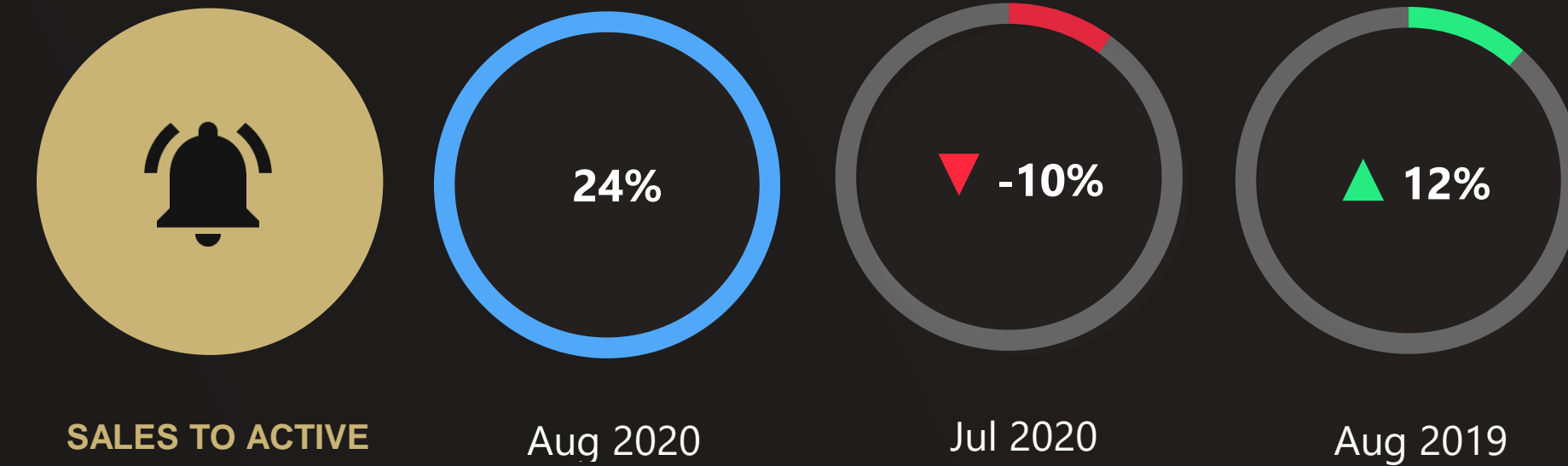
LISTINGS

Aug 2020

Jul 2020

Aug 2019

In Vancouver East, the number of new listings for detached properties in August 2020 was 493, a 22% increase compared to July 2020, when 405 homes were listed, and a 19% decrease from the 607 properties listed last August.



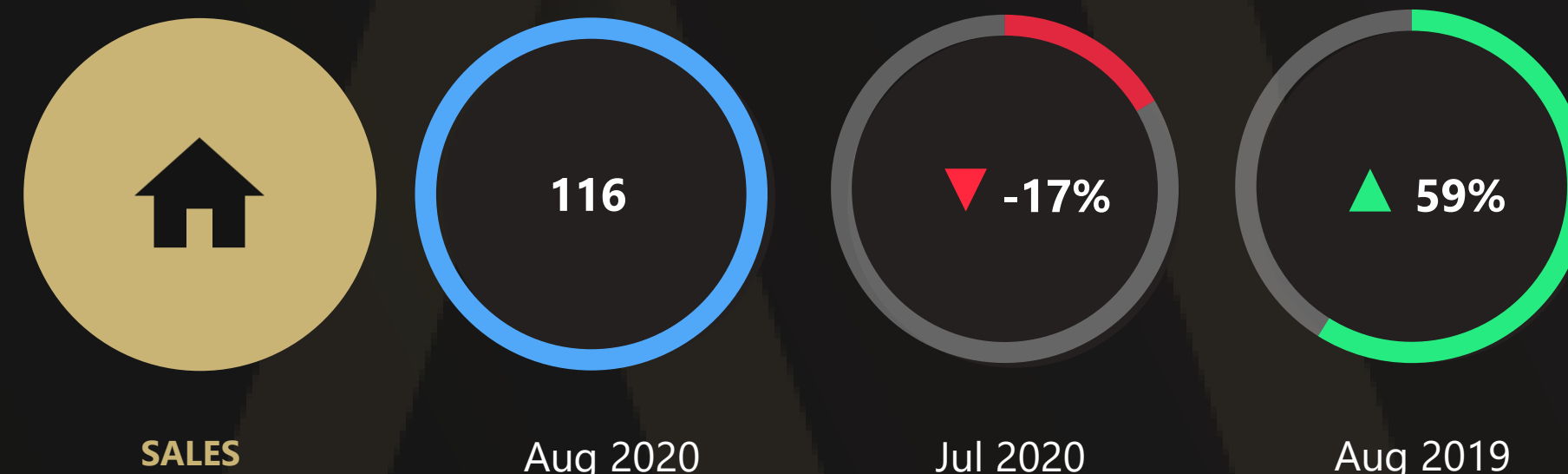
SALES TO ACTIVE

Aug 2020

Jul 2020

Aug 2019

In Vancouver East, the sales to active ratio for houses for August 2020 was 24%, a 10% decrease compared to July 2020, when the ratio was 34%, and a 12% increase from the 12% ratio last August.



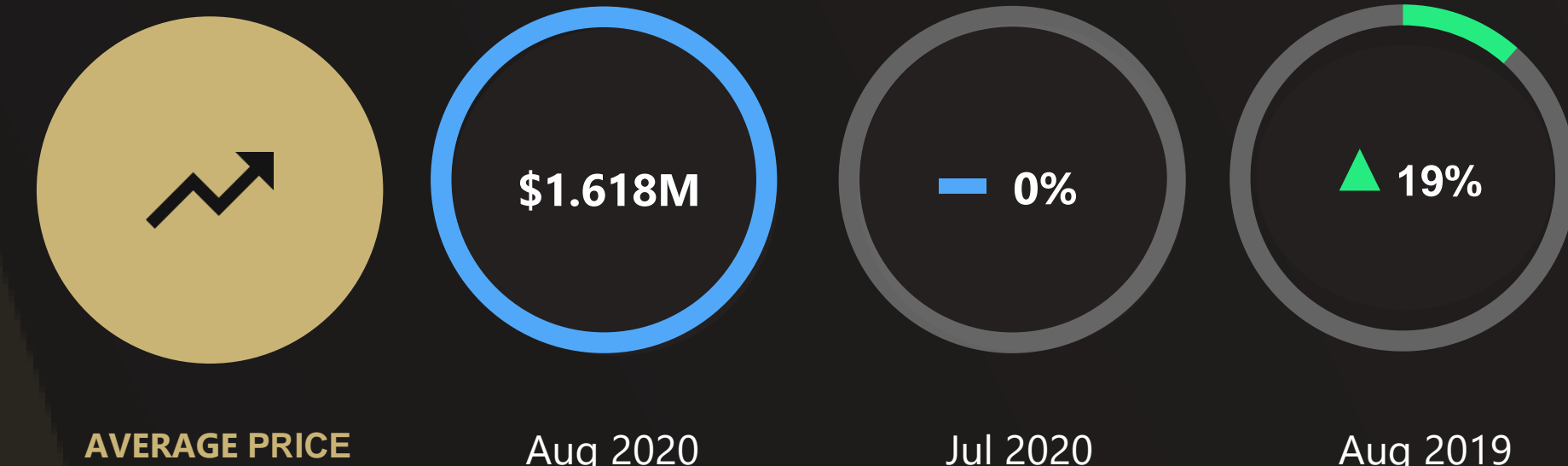
SALES

Aug 2020

Jul 2020

Aug 2019

The number of houses sold in Vancouver East in August 2020 was 116, a 17% decrease compared to July 2020, when 139 homes were sold, and a 59% increase from the 73 properties sold last August.



AVERAGE PRICE

Aug 2020

Jul 2020

Aug 2019

In Vancouver East, the average sale price for houses in August 2020 was \$1.618M, a no changes compared to July 2020, when the average sale price was \$1.618M, and a 19% increase from the \$1.39M average sale price from last August.

Market Type

VANCOUVER EASTSIDE

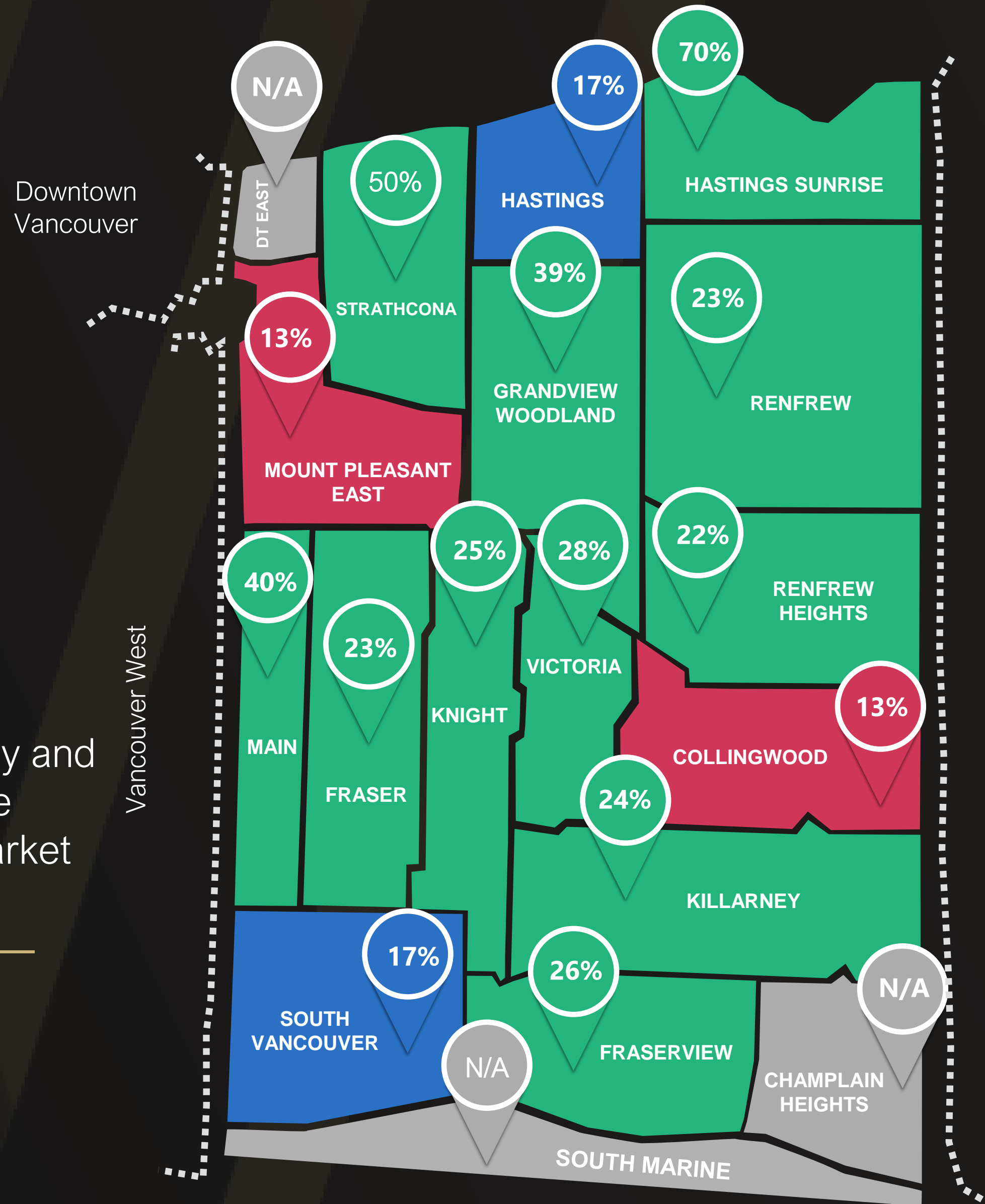
August, 2020

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

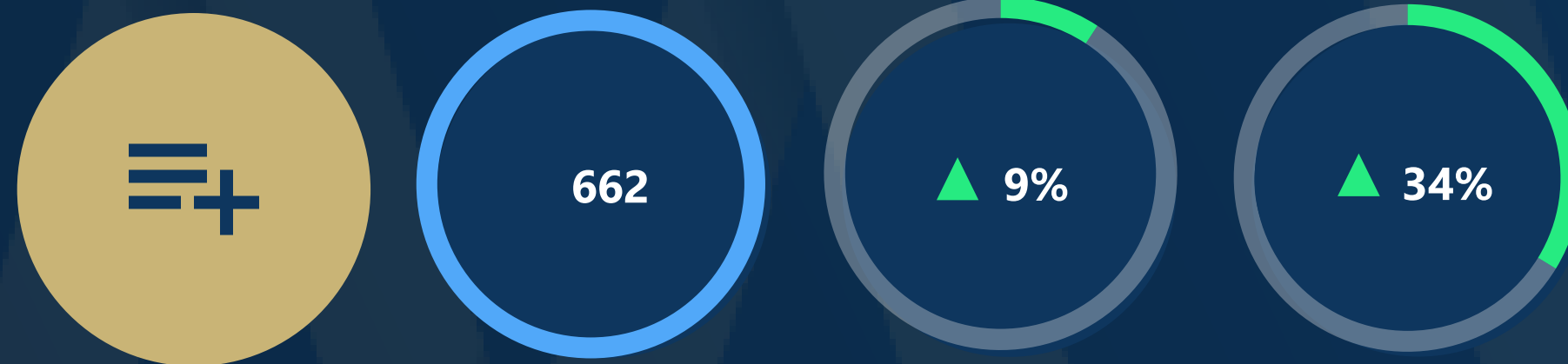
VANCOUVER EASTSIDE

August, 2020



Condos and Townhouses

● CURRENT ● UP ● DOWN



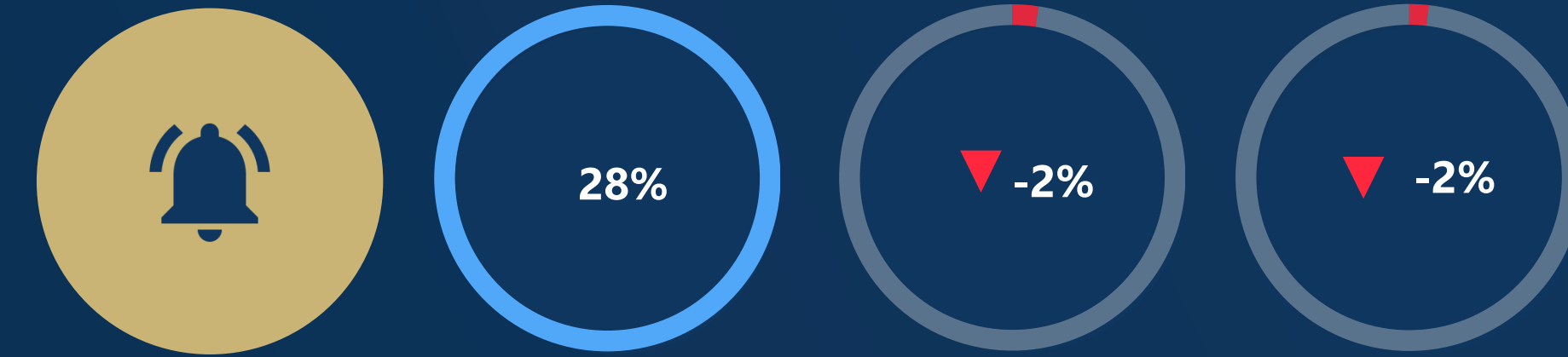
LISTINGS

Aug 2020

Jul 2020

Aug 2019

In Vancouver East, the number of new listings for condos and townhouses in August 2020 was 662, a 9% increase compared to July 2020, when 606 homes were listed, and a 34% increase from the 495 properties listed last August.



SALES TO ACTIVE

Aug 2020

Jul 2020

Aug 2019

In Vancouver East, the sales to active ratio for houses for August 2020 was 28%, a 2% decrease compared to July 2020, when the ratio was 30%, and a 2% decrease from the 30% ratio last August.



SALES

Aug 2020

Jul 2020

Aug 2019

The number of condos and townhouses sold in Vancouver East in August 2020 was 186, a 1% increase compared to July 2020, when 185 homes were sold, and a 26% increase from the 148 properties sold last August.



AVERAGE PRICE

Aug 2020

Jul 2020

Aug 2019

In Vancouver East, the average sale price for condos and townhouses in August 2020 was \$655K, no changes compared to July 2020, when the average sale price was \$655K, and a 14% increase from the \$575K average sale price from last August.

Market Type

VANCOUVER EASTSIDE

August, 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.

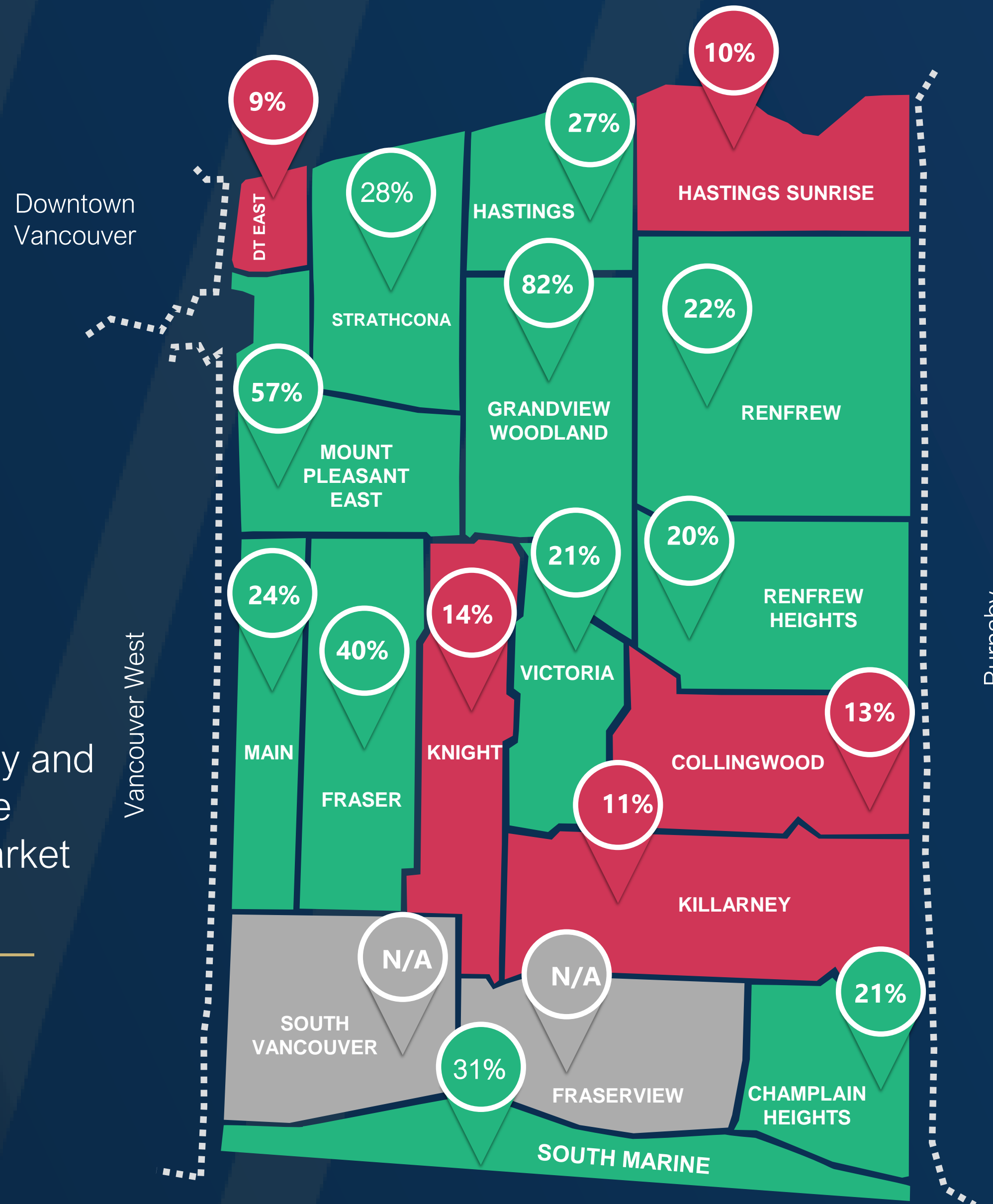
- 21% & Greater Sellers Market
- 15% to 20% Balanced Market
- 14% & Less Buyer Market

* 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

August 2020

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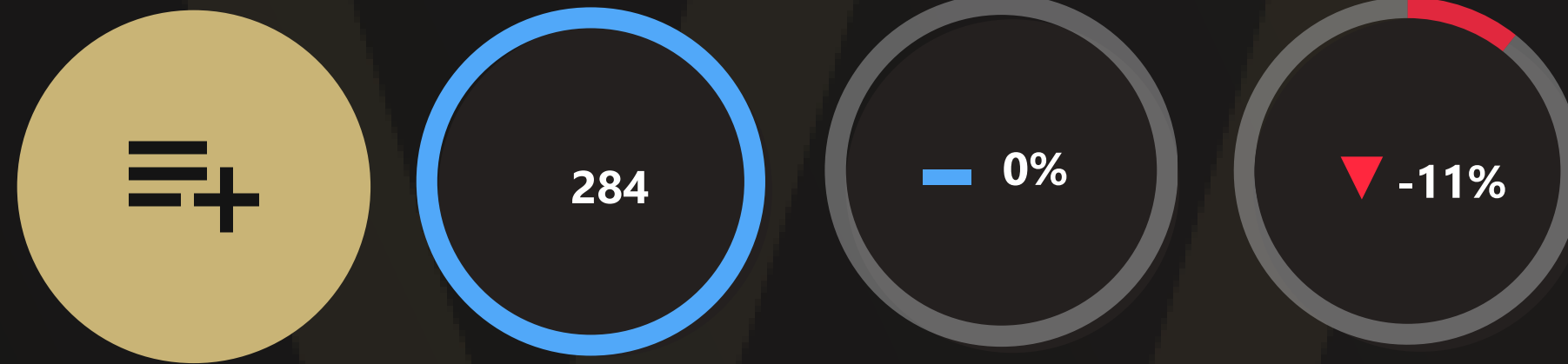
NORTH VANCOUVER

August, 2020



Detached and Houses

● CURRENT ● UP ● DOWN



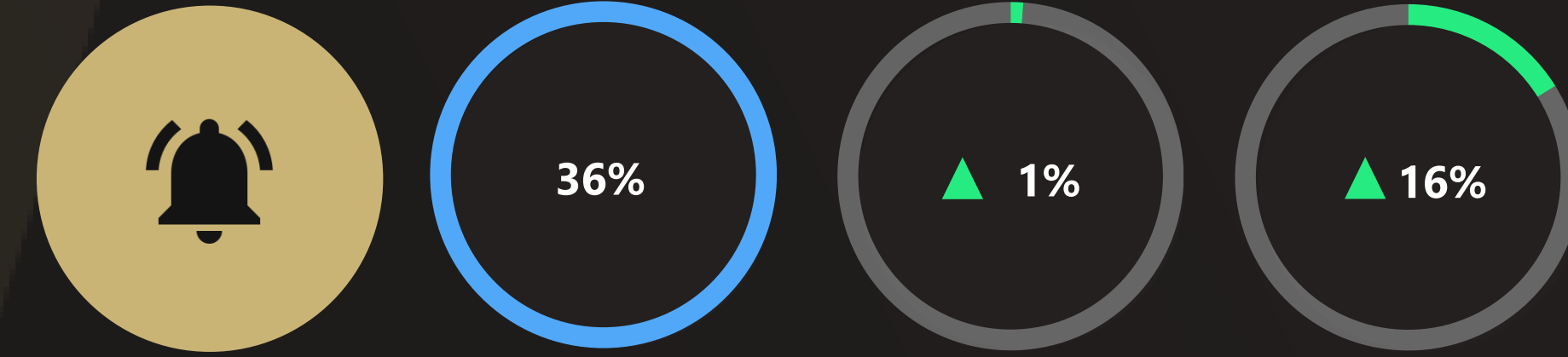
LISTINGS

Aug 2020

Jul 2020

Aug 2019

In North Vancouver, the number of new listings for detached properties in August 2020 was 284, no changes compared to July 2020, when 285 homes were listed, and a 11% decrease from the 318 properties listed last August.



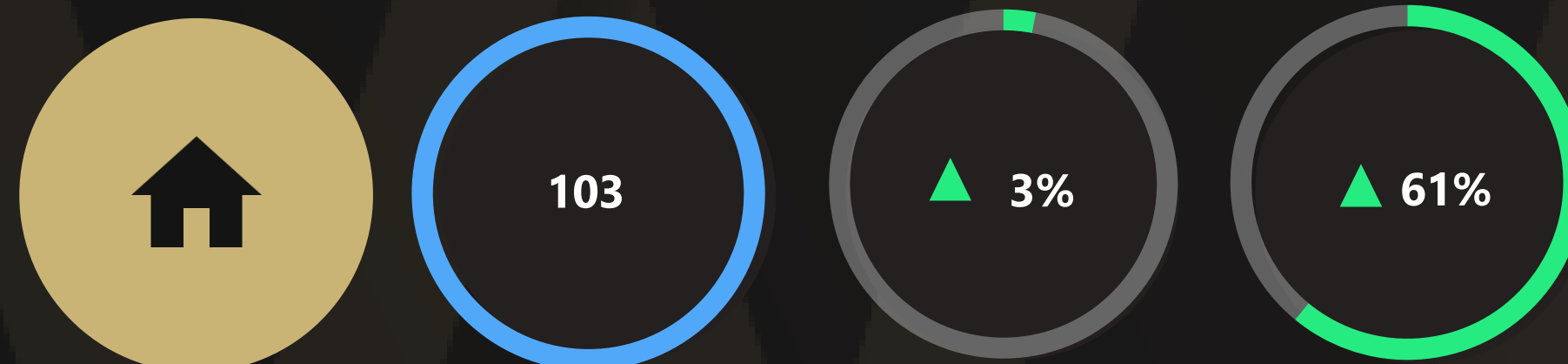
SALES TO ACTIVE

Aug 2020

Jul 2020

Aug 2019

In North Vancouver, the sales to active ratio for houses for August 2020 was 36%, a 1% increase compared to July 2020, when the ratio was 35%, and a 16% increase from the 20% ratio last August.



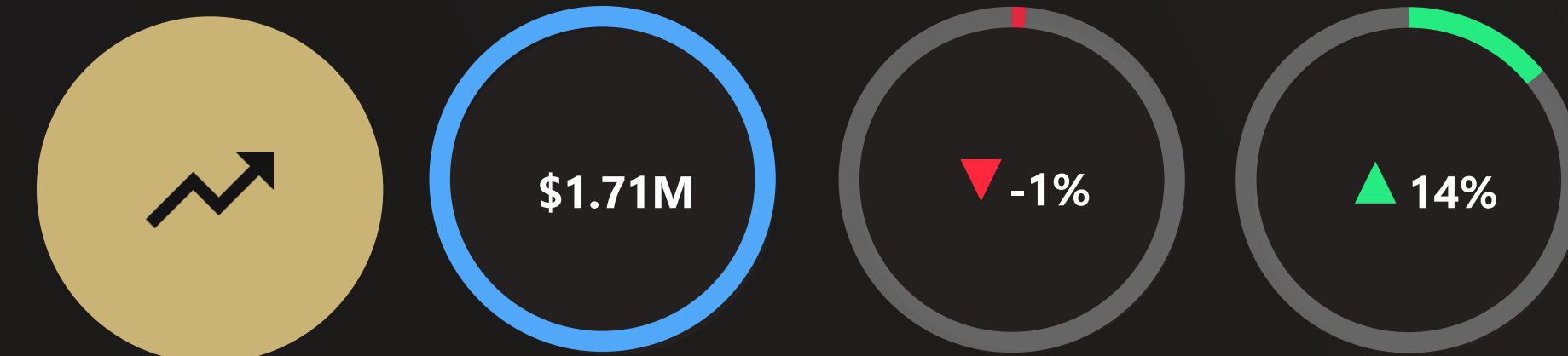
SALES

Aug 2020

Jul 2020

Aug 2019

The number of houses sold in North Vancouver in August 2020 was 103, a 3% increase compared to July 2020, when 100 homes were sold, and a 61% increase from the 64 properties sold last August.



AVERAGE PRICE

Aug 2020

Jul 2020

Aug 2019

In North Vancouver, the average sale price for houses in August 2020 was \$1.71M, a 1% decrease compared to July 2020, when the average sale price was \$1.733M, and a 14% increase from the \$1.498M average sale price from last August.

NORTH VANCOUVER

August, 2020



Condos and Townhouses

● CURRENT ● UP ● DOWN



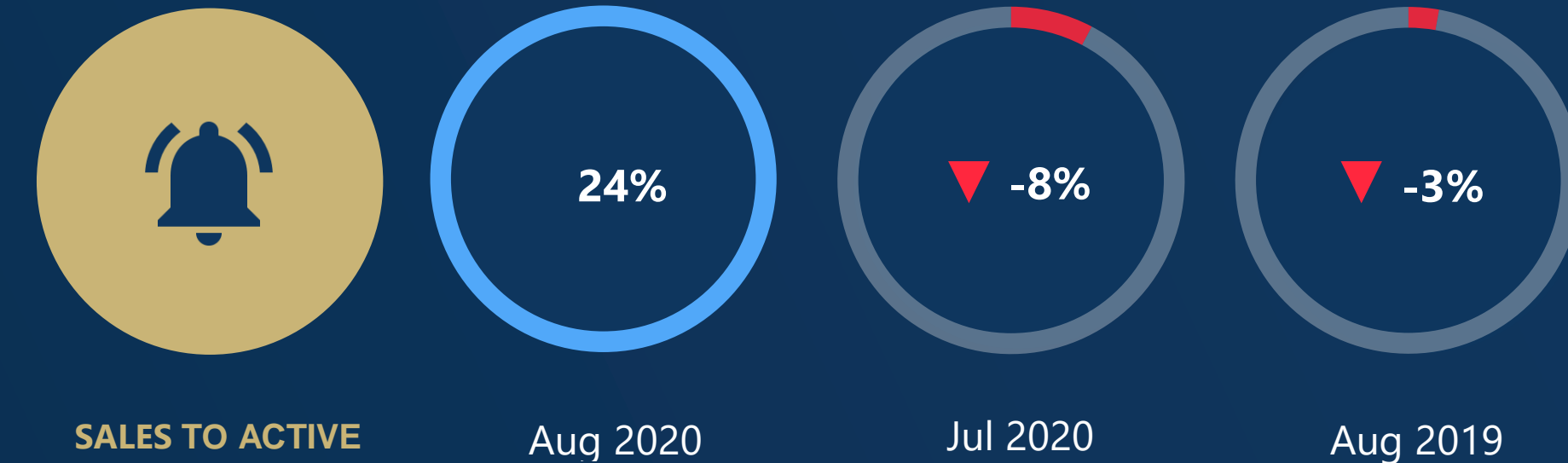
LISTINGS

Aug 2020

Jul 2020

Aug 2019

In North Vancouver, the number of new listings for condos and townhouses in August 2020 was 571, a 12% increase compared to July 2020, when 508 homes were listed, and a 31% increase from the 436 properties listed last August.



SALES TO ACTIVE

Aug 2020

Jul 2020

Aug 2019

In North Vancouver, the sales-to-active listings ratio for condo and townhouses for August 2020 was 24%, a 8% decrease compared to July 2020, when the ratio was 32%, and a 3% decrease from the 27% ratio last August.



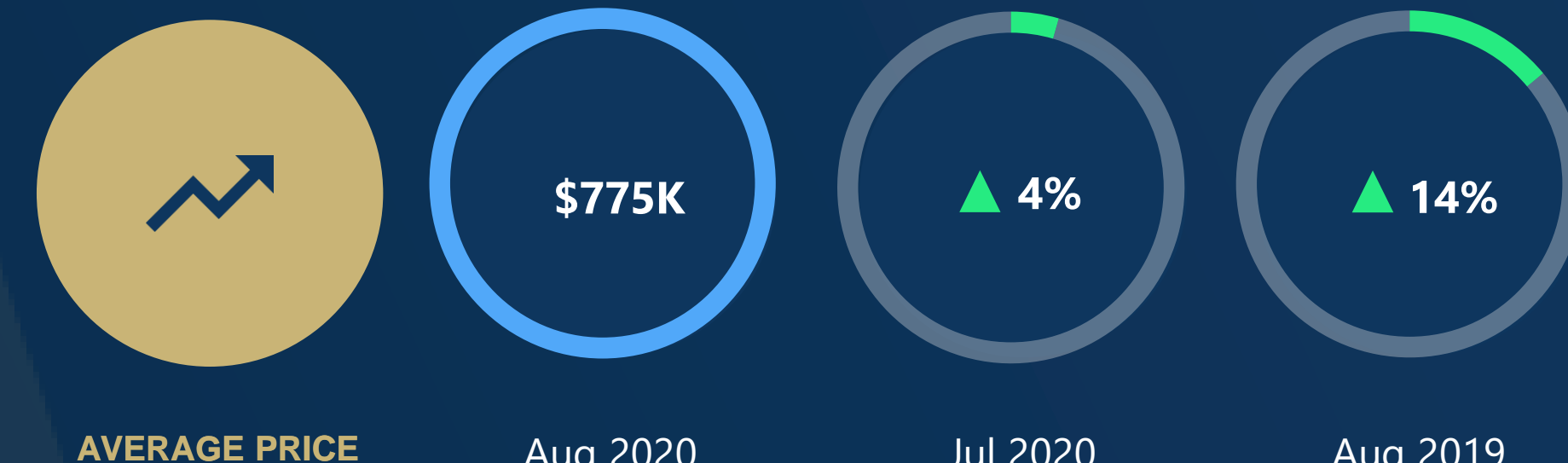
SALES

Aug 2020

Jul 2020

Aug 2019

The number of condos and townhouses sold in North Vancouver in August 2020 was 137, a 15% decrease compared to July 2020, when 161 homes were sold, and a 17% increase from the 117 properties sold last August.



AVERAGE PRICE

Aug 2020

Jul 2020

Aug 2019

In North Vancouver, the average sale price for condos and townhouses in August 2020 was \$775K, a 4% increase compared to July 2020, when the average sale price was \$742K, and a 14% increase from the \$680K average sale price from last August.

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West Vancouver

August 2020

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In Town Realty

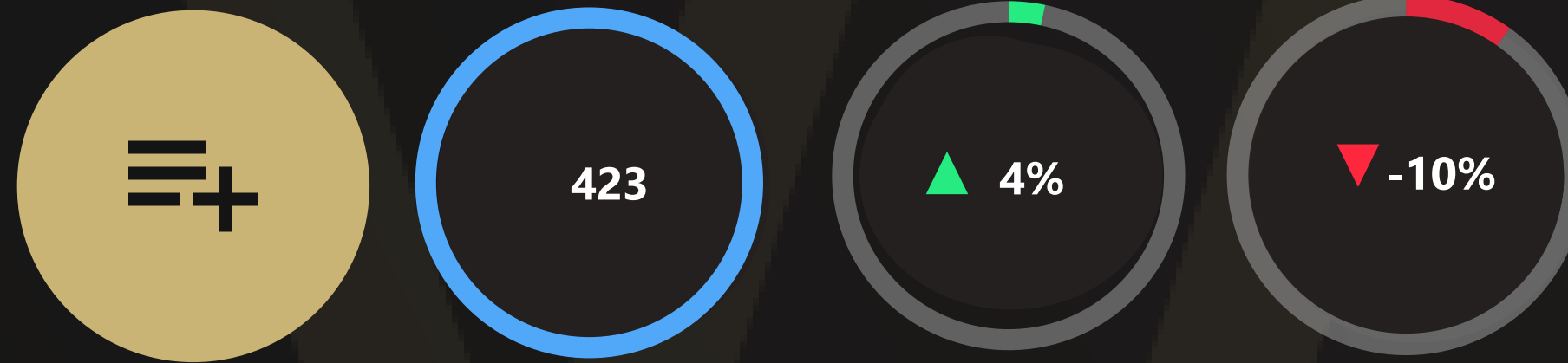
WEST VANCOUVER

August, 2020



Detached and Houses

● CURRENT ● UP ● DOWN



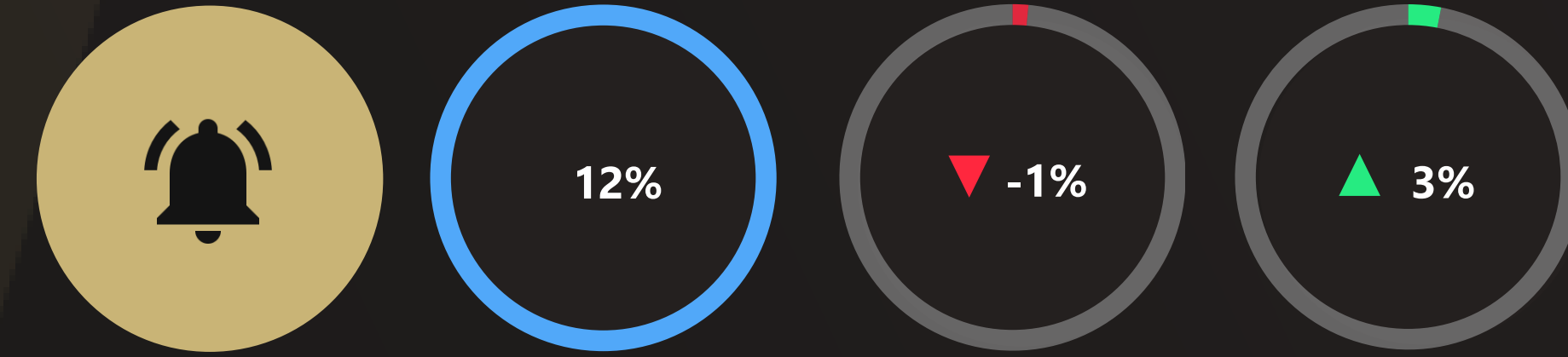
LISTINGS

Aug 2020

Jul 2020

Aug 2019

In West Vancouver houses, the number of new listings for residential properties in August 2020 was 423, a 4% increase compared to July 2020, when 406 homes were listed, and a 10% decrease from the 469 properties listed last August.



SALES TO ACTIVE

Aug 2020

Jul 2020

Aug 2019

In West Vancouver, the sales to active ratio for houses for August 2020 was 12%, a 1% decrease compared to July 2020, when the ratio was 13%, and a 3% increase from the 9% ratio last August.



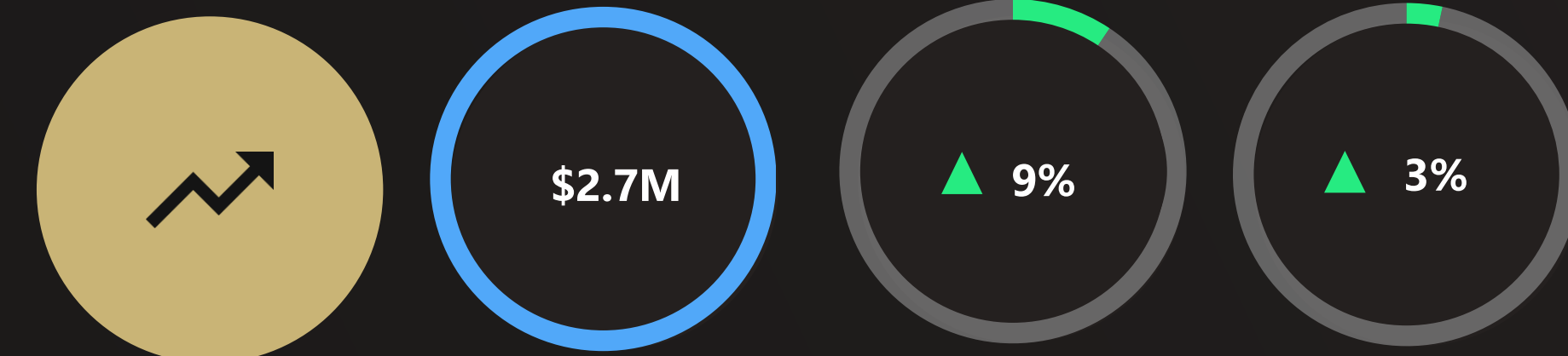
SALES

Aug 2020

Jul 2020

Aug 2019

The number of houses sold in West Vancouver in August 2020 was 49, a 8% decrease compared to July 2020, when 53 homes were sold, and a 23% increase from the 40 properties sold last August.



AVERAGE PRICE

Aug 2020

Jul 2020

Aug 2019

In West Vancouver, the average sale price for houses in August 2020 was \$2.7M, a 9% increase compared to July 2020, when the average sale price was \$2.468M, and a 3% increase from the \$2.613M average sale price from last August.

WEST VANCOUVER

August, 2020



Condos and Townhouses

● CURRENT ● UP ● DOWN



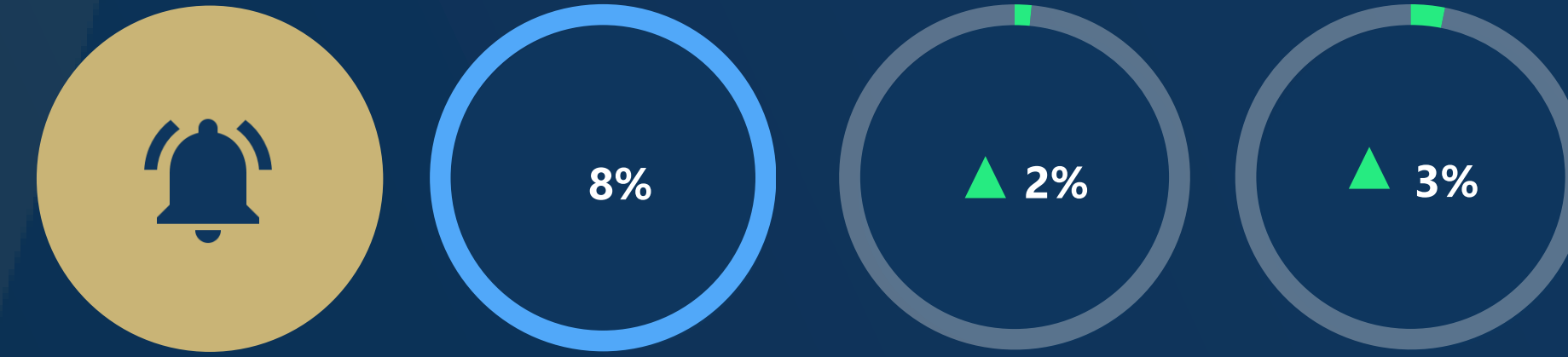
LISTINGS

Aug 2020

Jul 2020

Aug 2019

In West Vancouver, the number of new listings for condos and townhouses in August 2020 was 180, a 2% increase compared to July 2020, when 177 homes were listed, and a 17% increase from the 154 properties listed last August.



SALES TO ACTIVE

Aug 2020

Jul 2020

Aug 2019

In West Vancouver, the sales-to-active listings ratio for condos and townhouses for August 2020 was 8%, a 2% increase compared to July 2020, when the ratio was 7%, and a 3% increase from the 5% ratio last August.



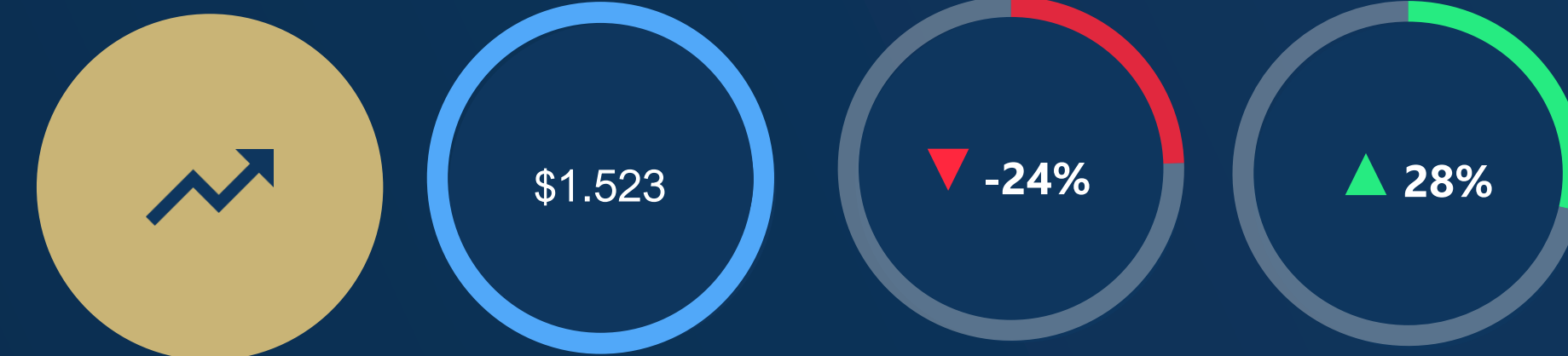
SALES

Aug 2020

Jul 2020

Aug 2019

The number of condos and townhouses sold in West Vancouver in August 2020 was 15, a 25% increase compared to July 2020, when 12 homes were sold, and an 88% increase from the 8 properties sold last August.



AVERAGE PRICE

Aug 2020

Jul 2020

Aug 2019

In West Vancouver, the average sale price for condos and townhouses in August 2020 was \$1.15M, a 24% decrease compared to July 2020, when the average sale price was \$1.523M, and a 28% increase from the \$895K average sale price from last August.

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By Amir Joharifard

Contact us today

to see whether you should
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