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VIVID

REAL ESTATE

By Amir Joharifard

Market Update

November 2019

Areas

GREATER VANCOUVER
DOWNTOWN VANCOUVER

VANCOUVER WESTSIDE
VANCOUVER EASTSIDE

NORTH VANCOUVER
WEST VANCOUVER

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Greater Vancouver

November 2019



GREATER VANCOUVER

November, 2019



Detached and Attached Homes

● CURRENT ● UP ● DOWN



LISTINGS



2,976

Nov 2019



-27%

Oct 2019



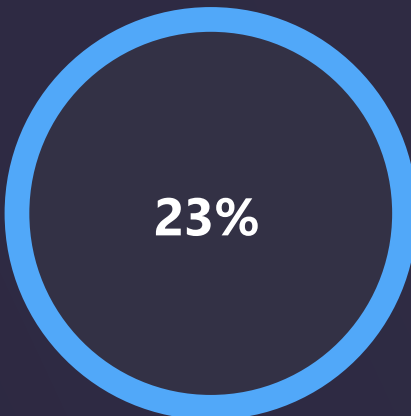
-14%

Nov 2018

In Greater Vancouver, the number of new listings for residential properties in November 2019 was 2,976, a 27% decrease compared to October 2019, when 4,067 homes were listed, and a 14% decrease from the 3,459 properties listed last November.

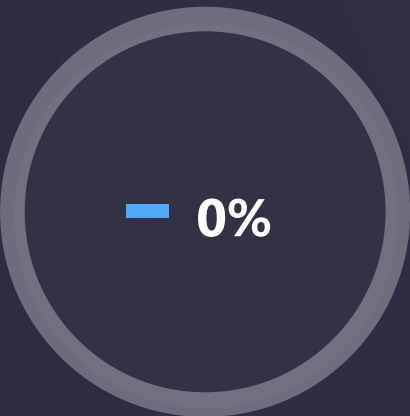


SALES TO ACTIVE



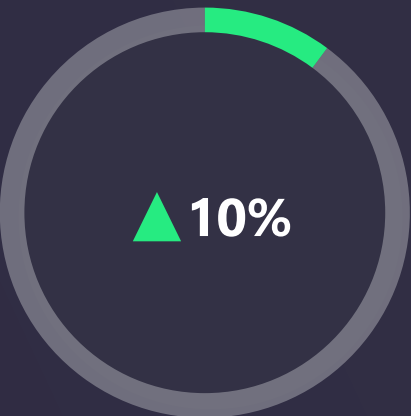
23%

Nov 2019



0%

Oct 2019



10%

Nov 2018

In Greater Vancouver, the sales-to-active listings ratio for residential properties for November 2019 was 23%, no changes compared to October 2019, when the ratio was 23%, and a 10% increase from the 13% ratio last November.



SALES



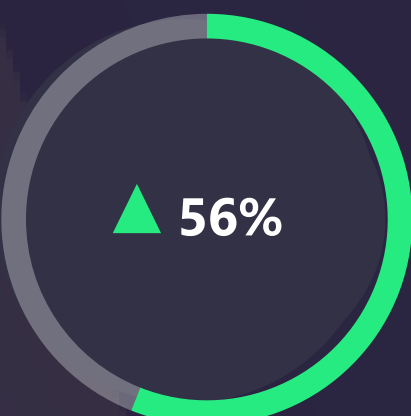
2,496

Nov 2019



-13%

Oct 2019



56%

Nov 2018

The number of residential properties sold in Greater Vancouver in November 2019 was 2,496, a 13% decrease compared to October 2019, when 2,854 homes were sold, and a 56% increase from the 1,600 properties sold last November.

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

November, 2019



Detached and Houses

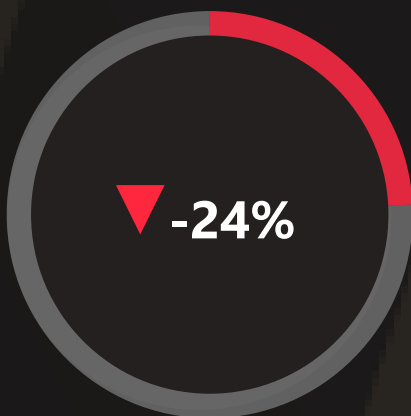
CURRENT UP DOWN



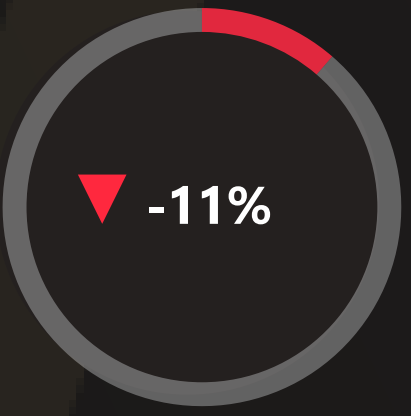
LISTINGS



Nov 2019



Oct 2019

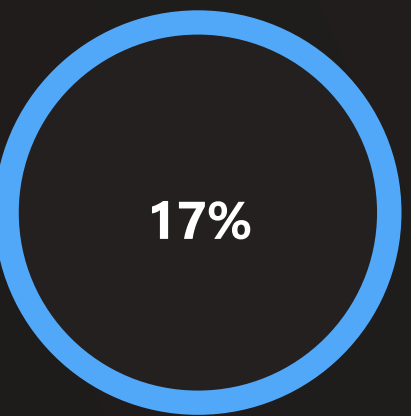


Nov 2018

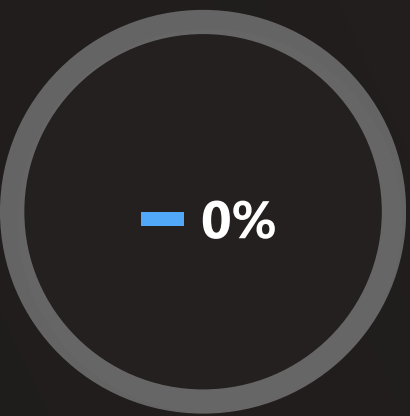
In Greater Vancouver, the number of new listings for detached properties in November 2019 was 1,055 a 24% decrease compared to October 2019, when 1,392 homes were listed, and a 11% decrease from the 1,190 properties listed last November.



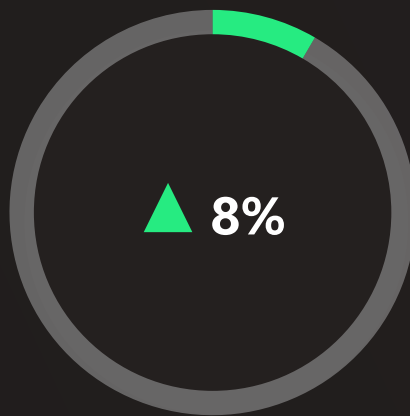
SALES TO ACTIVE



Nov 2019



Oct 2019



Nov 2018

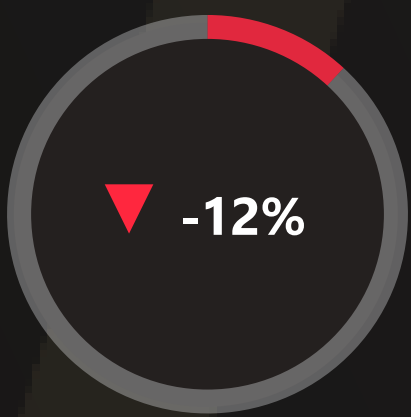
In Greater Vancouver, the sales-to-active listings ratio for detached properties for November 2019 was 17%, no Changes compared to October 2019, when the ratio was 17%, and a 8% increase from the 9% ratio last November.



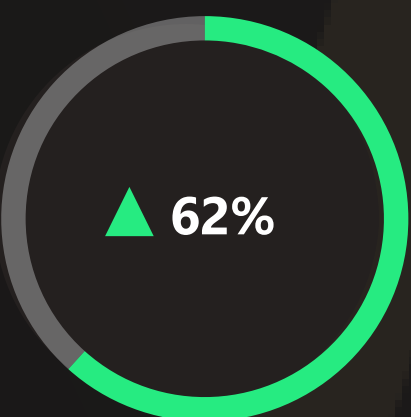
SALES



Nov 2019



Oct 2019



Nov 2018

The number of houses sold in Greater Vancouver in November 2019 was 823, a 12% decrease compared to October 2019, when 934 homes were sold, and a 62% increase from the 509 properties sold last November.

Facts

The Average days on Market for Greater Vancouver detached properties in November 2019 was 57 days, a 4% increase in comparison to 55 days October. The average price per square foot for Greater Vancouver detached properties in November 2019 was \$593, a 1% increase in comparison to \$ 587 per square foot in October 2019.

GREATER VANCOUVER

November, 2019



Condos and Townhouses

● CURRENT ● UP ● DOWN



LISTINGS



1,921

Nov 2019



-28%

Oct 2019



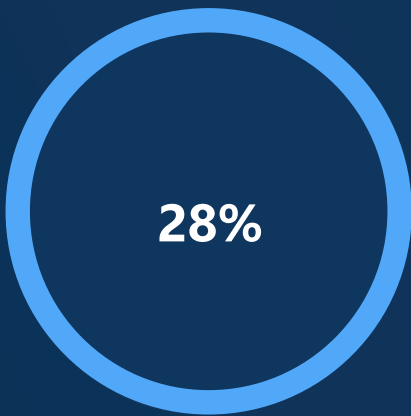
-15%

Nov 2018

In Greater Vancouver, the number of new listings for condos and townhouses in November 2019 was 1,921, a 28% decrease compared to October 2019, when 2,675 homes were listed, and a 15% decrease from the 2,269 properties listed last November.

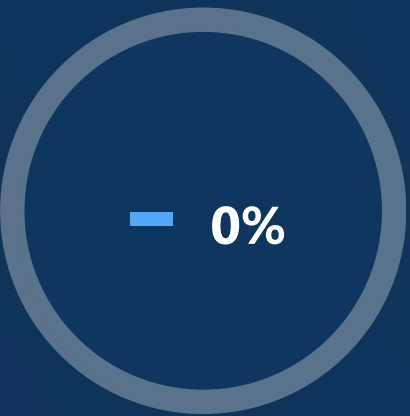


SALES TO ACTIVE



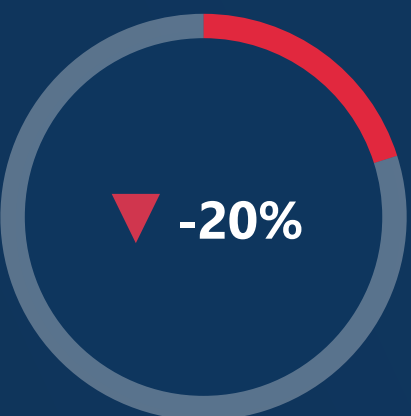
28%

Nov 2019



0%

Oct 2019



-20%

Nov 2018

In Greater Vancouver, the sales-to-active listings ratio condos and townhouse in November 2019 was 28%, no changes compared to October 2019, when the ratio was 28%, and a 20% decrease from the 48% ratio last November.



SALES



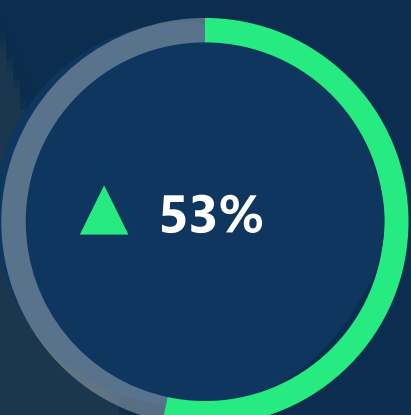
1,673

Nov 2019



-13%

Oct 2019



53%

Nov 2018

The number of condos and townhouses sold in Greater Vancouver condos in November 2019 was 1,673, a 13% decrease compared to October 2019, when 1,920 homes were listed, and a 53% increase from the 1,091 properties listed last November.

Facts

The average days on the market for Greater Vancouver condos in November 2019 was 44 days, while for townhouses it was 42 days. The average price per square foot for Greater Vancouver condos was \$779 in November 2019, whereas for townhouses it was \$578 per square foot.

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Downtown Vancouver

November 2019



DOWNTOWN VANCOUVER

November, 2019



Condos and Townhouses

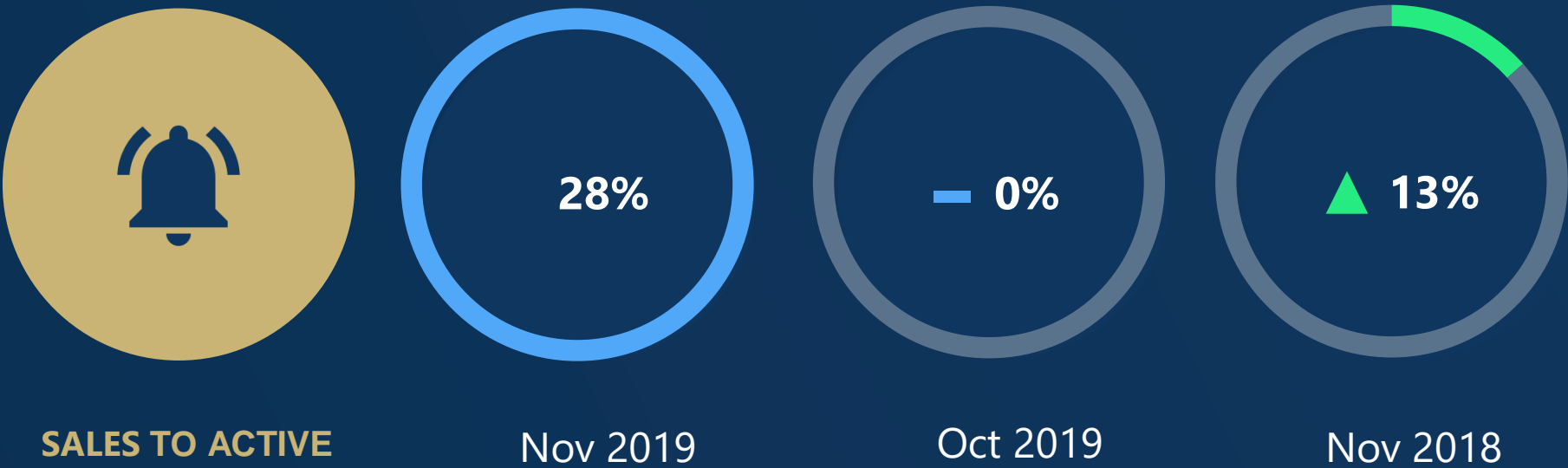
CURRENT

UP

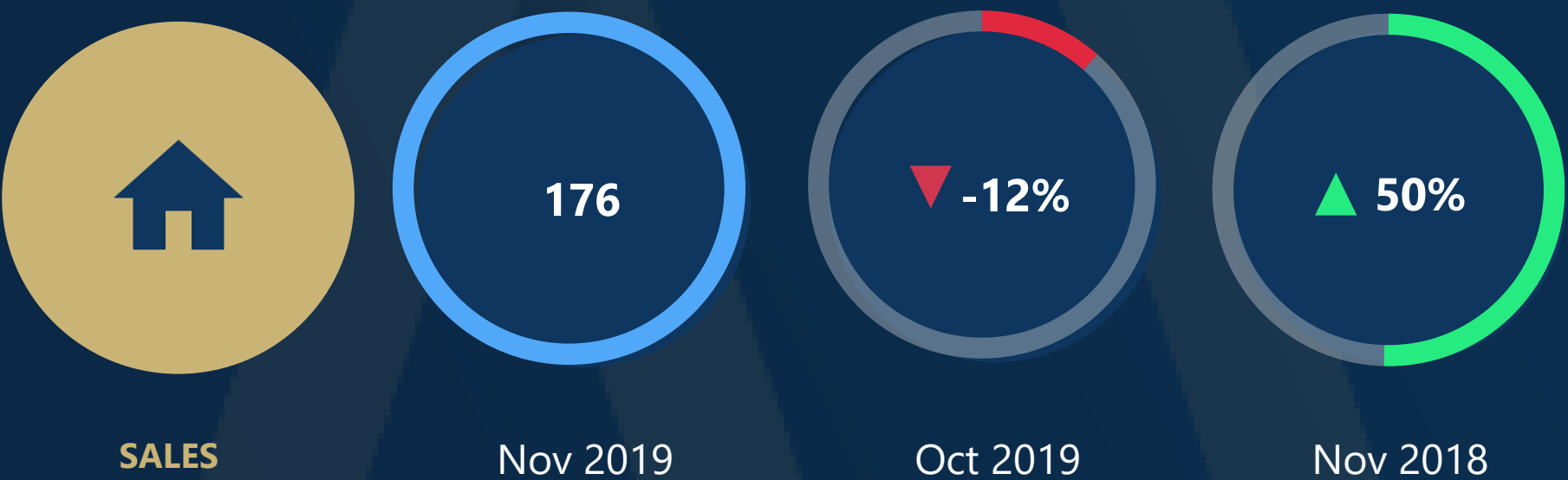
DOWN



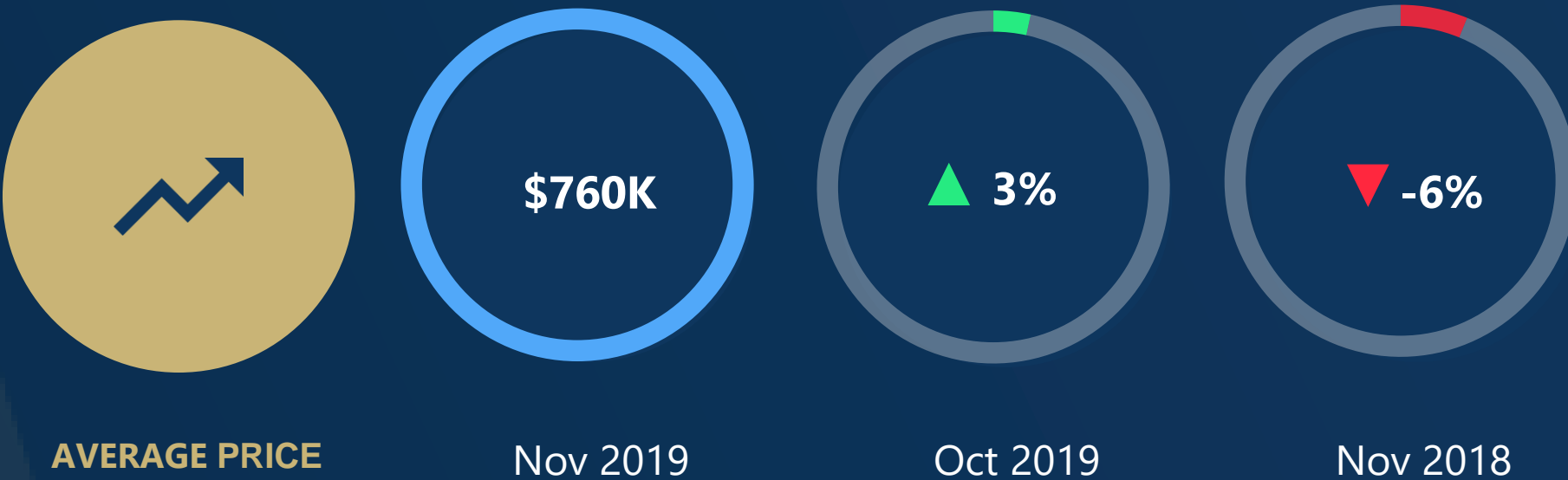
In Downtown Vancouver, the number of new listings for condo and townhouses in November 2019 was 630, a 12% decrease compared to October 2019, when 630 homes were listed, and a 22% decrease from the 804 properties listed last November.



In Downtown Vancouver, the sales-to-active listings ratio for condos and townhouses for November 2019 was 28%, no changes compared to October 2019, when the ratio was 28%, and a 13% increase from the 15% ratio last November.



The number of condos and townhouses sold in Downtown Vancouver in November 2019 was 176, a -12% decrease compared to October 2019, when 199 homes were sold, and a 50% increase from the 117 properties sold last November.



In Downtown Vancouver, the average sale price for condos and townhouses in November 2019 was \$760K, a 3% increase compared to October 2019, when the average sale price was \$735K, and a 6% decrease from the \$810K average sale price from last November.

Market Type

DOWNTOWN VANCOUVER

November, 2019

Sales Ratio

To understand the ratio between supply and demand, we also look at sales to active ratio for an indication of the current market type.

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

** There isn't enough data to determine the market type.*



Condos and Townhouses



Seller Market



Buyer Market



N/A*



Balanced Market



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Vancouver Westside

November 2019



VANCOUVER WESTSIDE

November, 2019



Detached and Houses

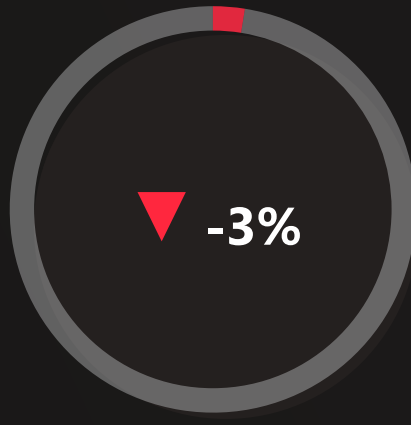
● CURRENT ● UP ● DOWN



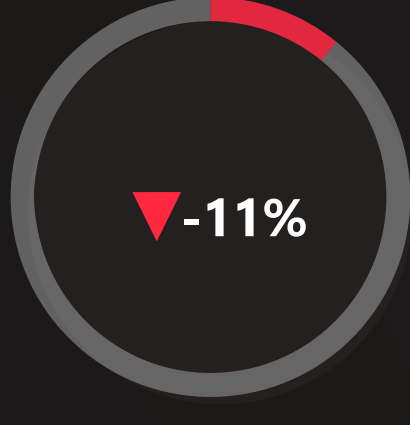
LISTINGS



Nov 2019



Oct 2019

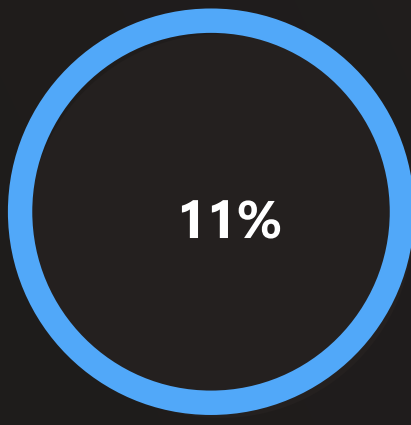


Nov 2018

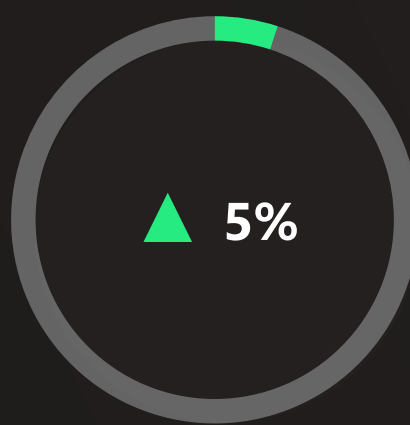
In Vancouver West, the number of new listings for detached properties in November 2019 was 617, a 3% decrease compared to October 2019, when 633 homes were listed, and a 11% decrease from the 692 properties listed last November.



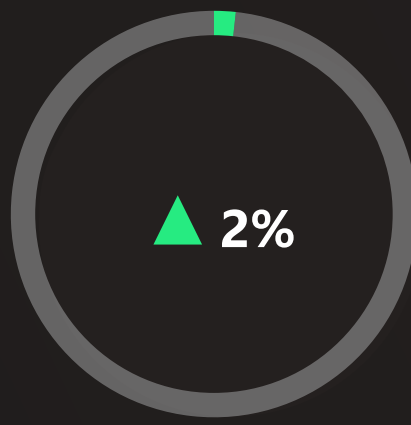
SALES TO ACTIVE



Nov 2019



Oct 2019

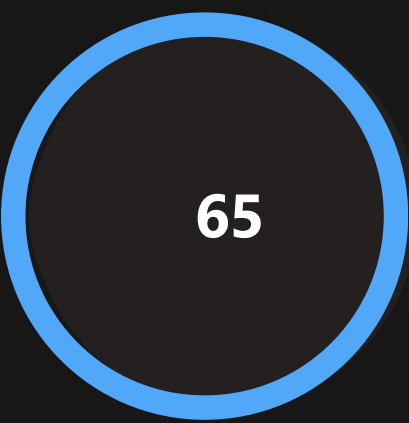


Nov 2018

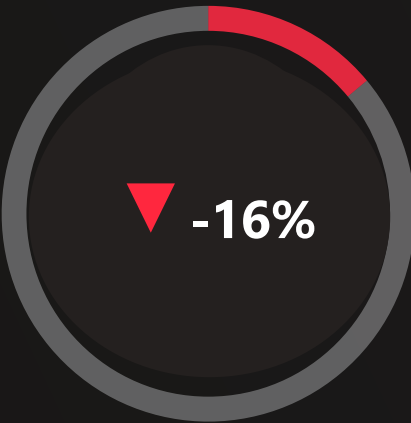
In Vancouver West, the sales-to-active listings ratio for houses for November 2019 was 11%, a 5% increase compared to October 2019, when the ratio was 6%, and a 2% increase from the 9% ratio last November.



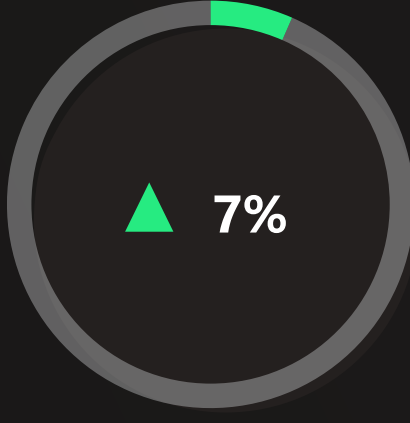
SALES



Nov 2019



Oct 2019



Nov 2018

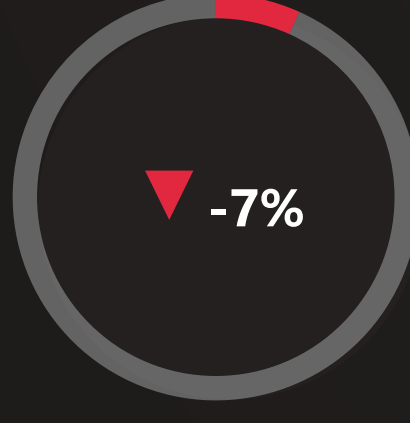
The number of houses sold in Vancouver West in November 2019 was 65, a 16% decrease compared to October 2019, when 77 homes were sold, and a 7% increase from the 61 properties sold last November.



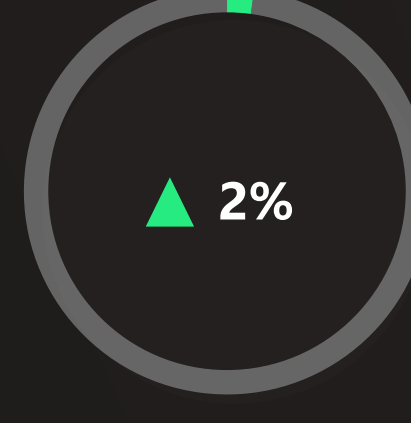
AVERAGE PRICE



Nov 2019



Oct 2019



Nov 2018

In Vancouver West, the average sale price for houses in November 2019 was \$2.88M, a 7% decrease compared to October 2019, when the average sale price was \$3.088M, and a 2% increase from the \$2.82M average sale price from last November.

Market Type

VANCOUVER WESTSIDE

November, 2019

Sales Ratio

To understand the ratio between supply and demand, we also look at sales to active ratio for an indication of the current market type.

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

* There isn't enough data to determine the market type.



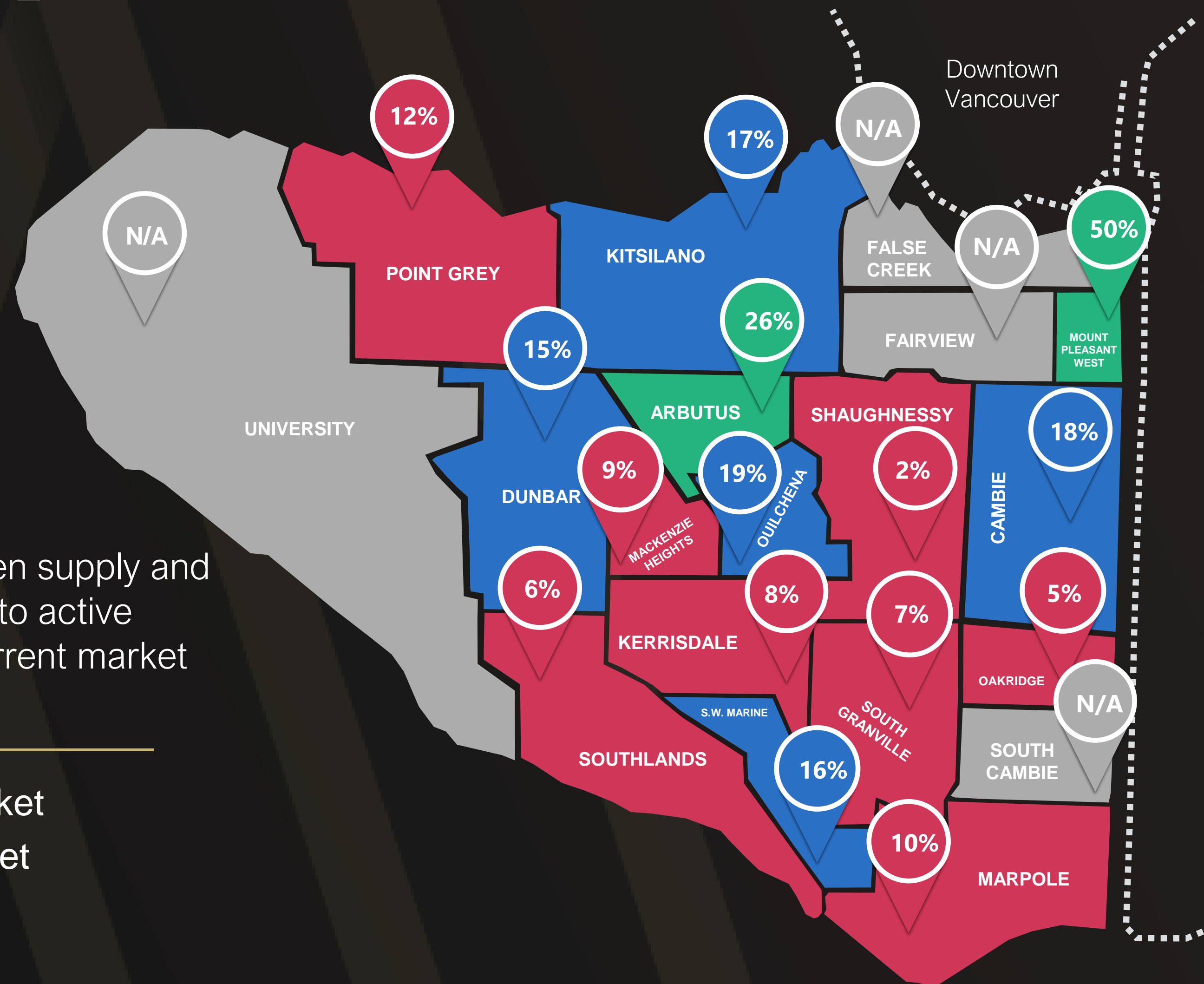
Detached and Houses

● Seller Market

● Buyer Market

● N/A*

● Balanced Market



VANCOUVER WESTSIDE

November, 2019



Condos and Townhouses

CURRENT UP DOWN



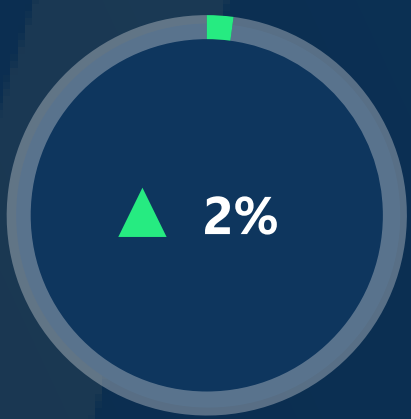
LISTINGS



Nov 2019



Oct 2019

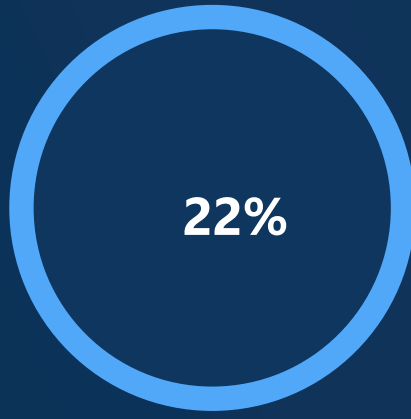


Nov 2018

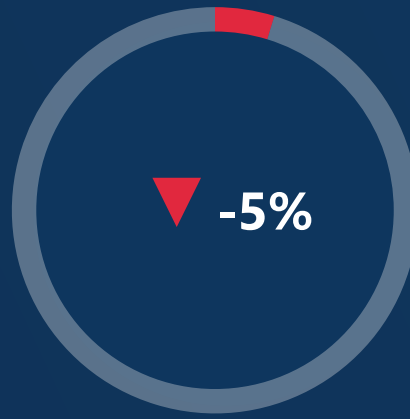
In Vancouver West, the number of new listings for condos and townhouses in November 2019 was 716, a 12% decrease compared to October 2019, when 810 homes were listed, and a 2% increase from the 701 properties listed last November.



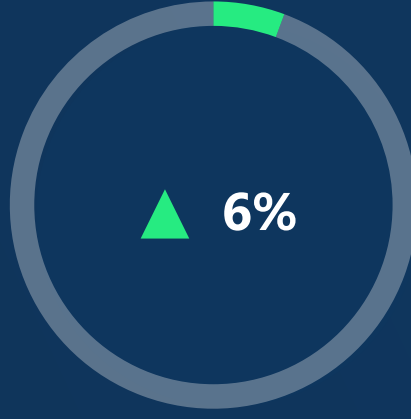
SALES TO ACTIVE



Nov 2019



Oct 2019



Nov 2018

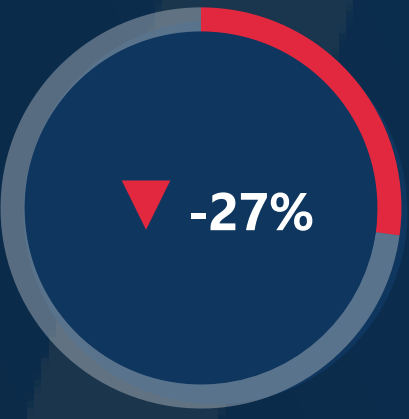
In Vancouver West, the sales-to-active listings ratio for condo and townhouses for November 2019 was 22%, a 5% decrease compared to October 2019, when the ratio was 27%, and a 6% increase from the 16% ratio last November.



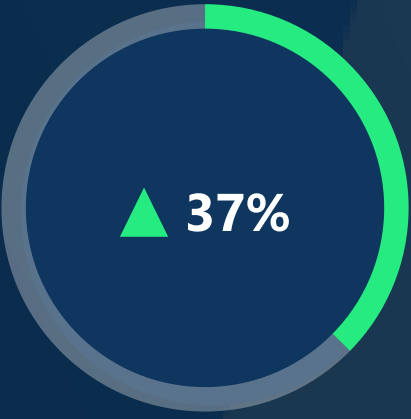
SALES



Nov 2019



Oct 2019



Nov 2018

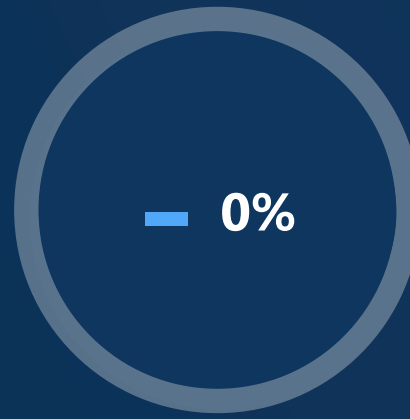
The number of condos and townhouses sold in Vancouver West in November 2019 was 158, a 27% decrease compared to October 2019, when 217 homes were sold, and a 37% increase from the 115 properties sold last November.



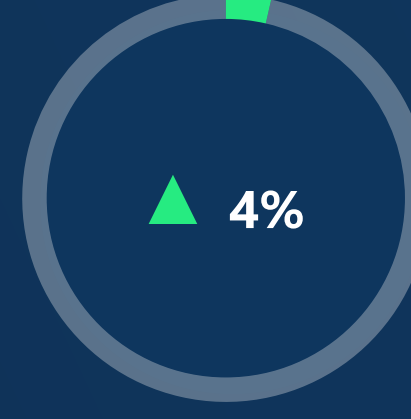
AVERAGE PRICE



Nov 2019



Oct 2019



Nov 2018

In Vancouver West, the average sale price for condos and townhouses in November 2019 was \$839K, no changes compared to October 2019, when the average sale price was \$837K, and a 4% increase from the \$810K average sale price from last November.

Market Type

VANCOUVER WESTSIDE

November, 2019

Sales Ratio

To understand the ratio between supply and demand, we also look at sales to active ratio for an indication of the current market type.

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

* There isn't enough data to determine the market type.



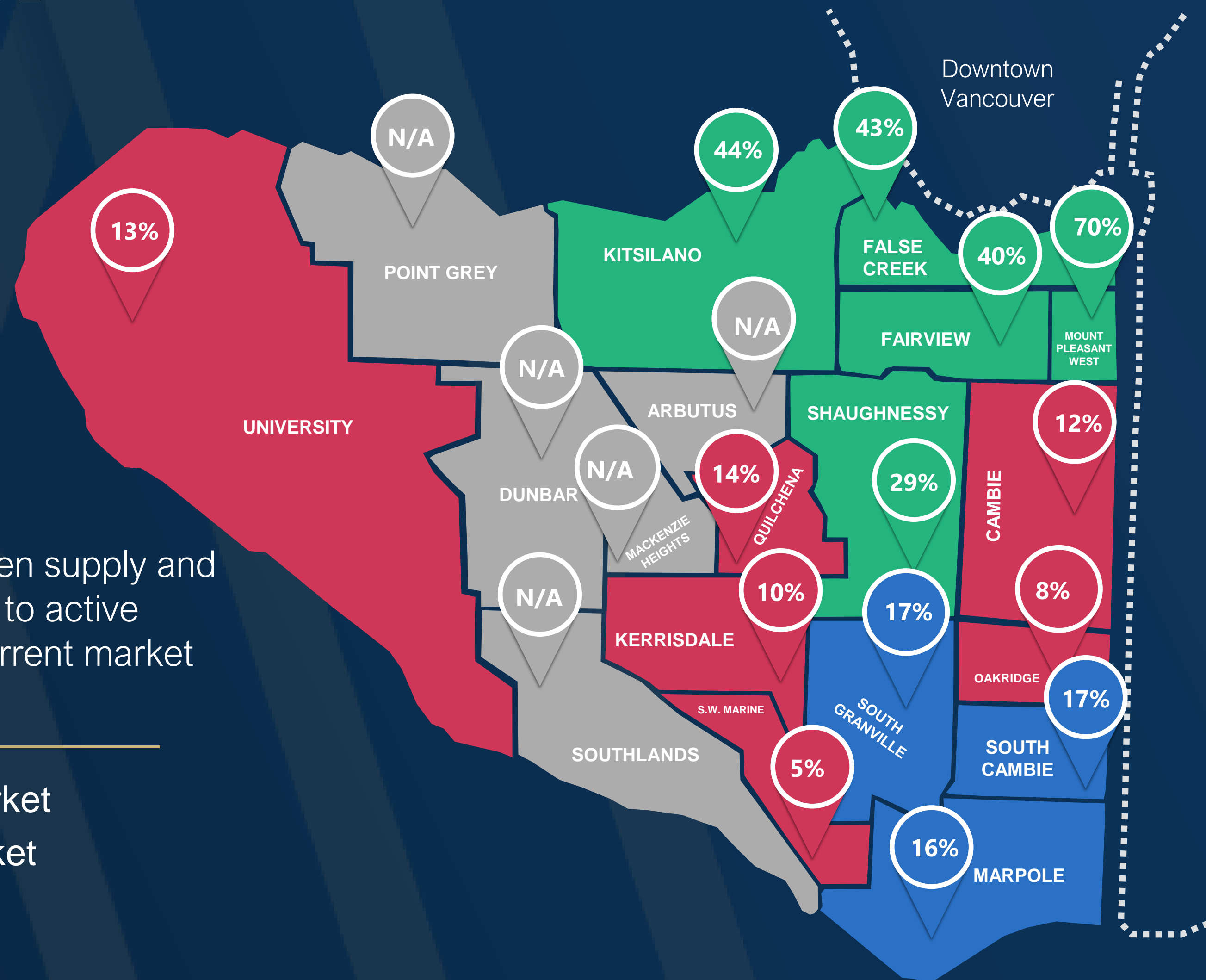
Condos and Townhouses

● Seller Market

● Buyer Market

● N/A*

● Balanced Market



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Vancouver Eastside

November 2019



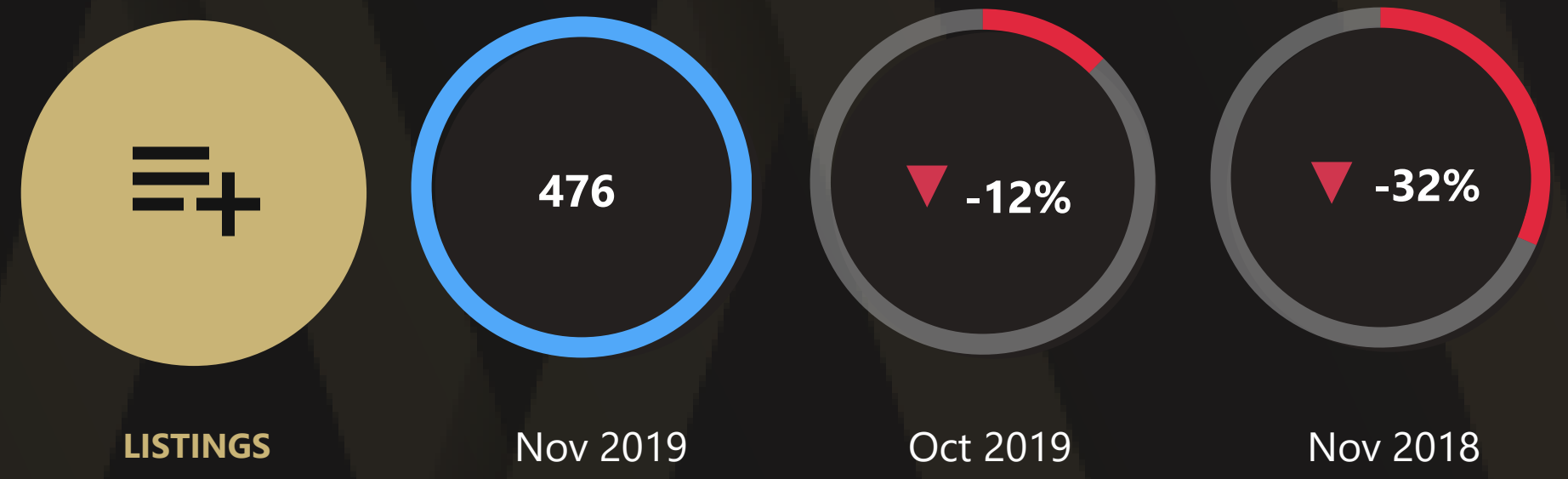
VANCOUVER EASTSIDE

November, 2019

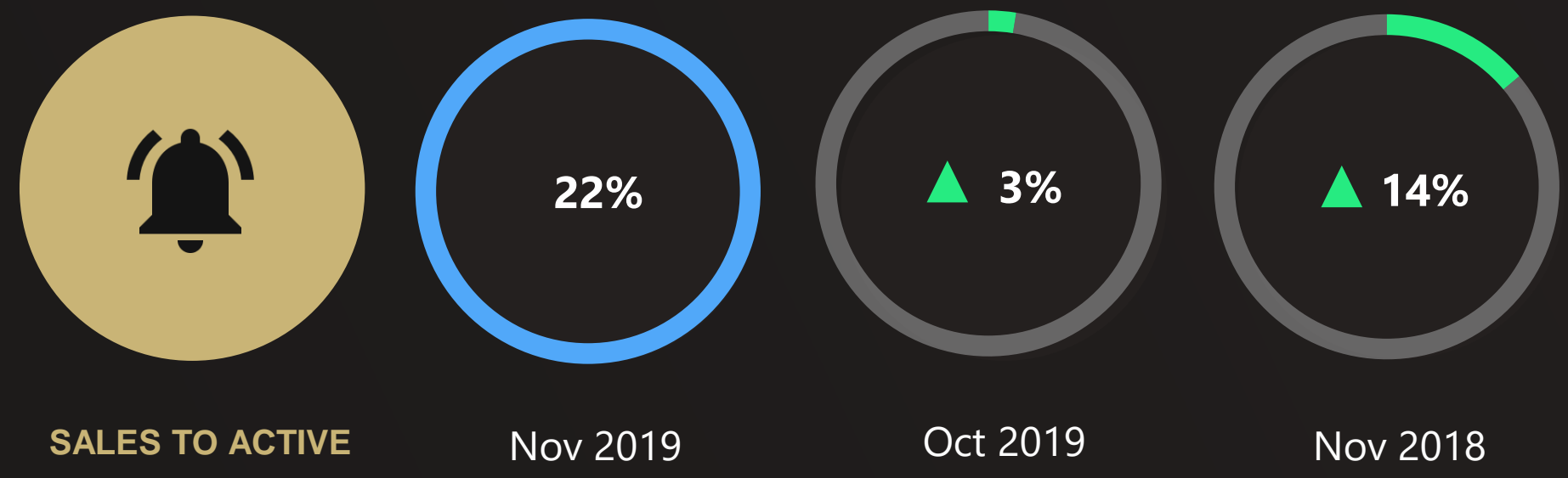


Detached and Houses

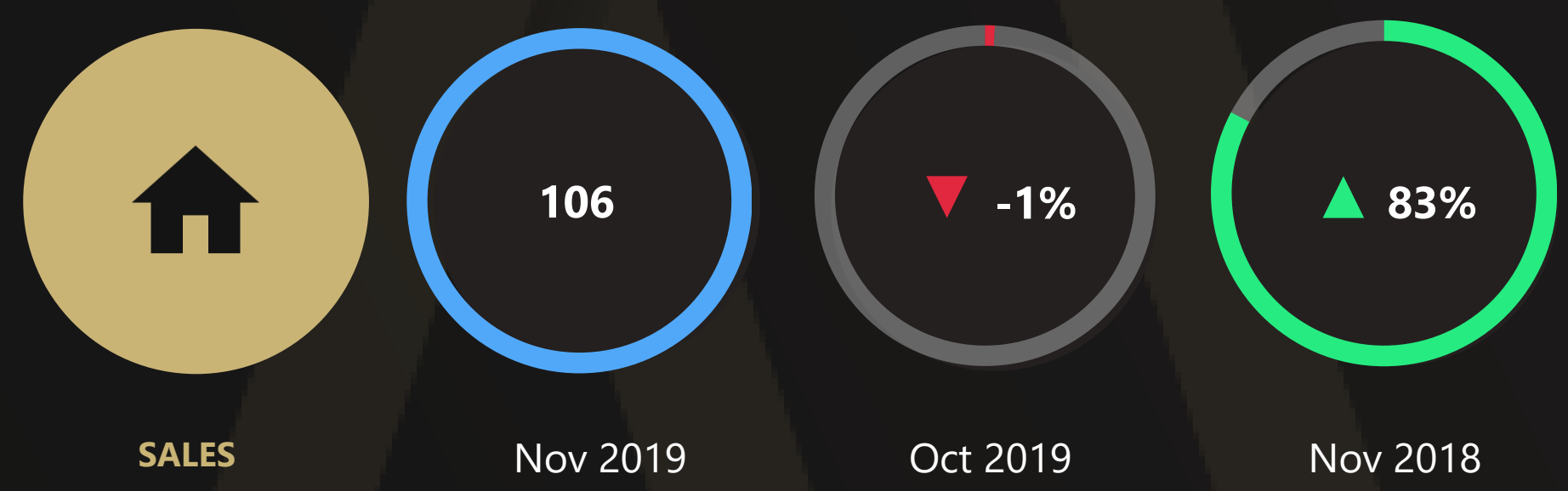
CURRENT UP DOWN



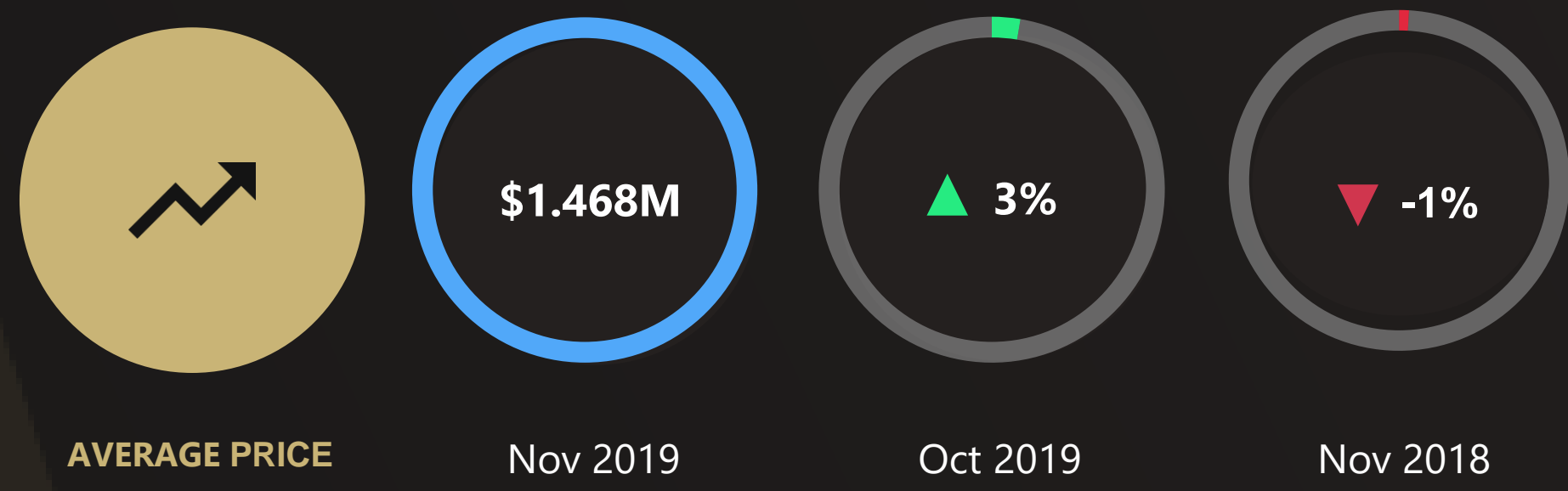
In Vancouver East, the number of new listings for detached properties in November 2019 was 476, a 12% decrease compared to October 2019, when 543 homes were listed, and a 32% decrease from the 695 properties listed last November.



In Vancouver East, the sales to active ratio for houses for November 2019 was 22%, a 3% increase compared to October 2019, when the ratio was 20%, and a 14% increase from the 8% ratio last November.



The number of houses sold in Vancouver East in November 2019 was 106, a 1% decrease compared to October 2019, when 107 homes were sold, and a 83% increase from the 58 properties sold last November.



In Vancouver East, the average sale price for houses in November 2019 was \$1.468M, a 3% increase compared to October 2019, when the average sale price was \$1.43M, and a 1% decrease from the \$1.483M average sale price from last November.

Market Type

VANCOUVER WESTSIDE

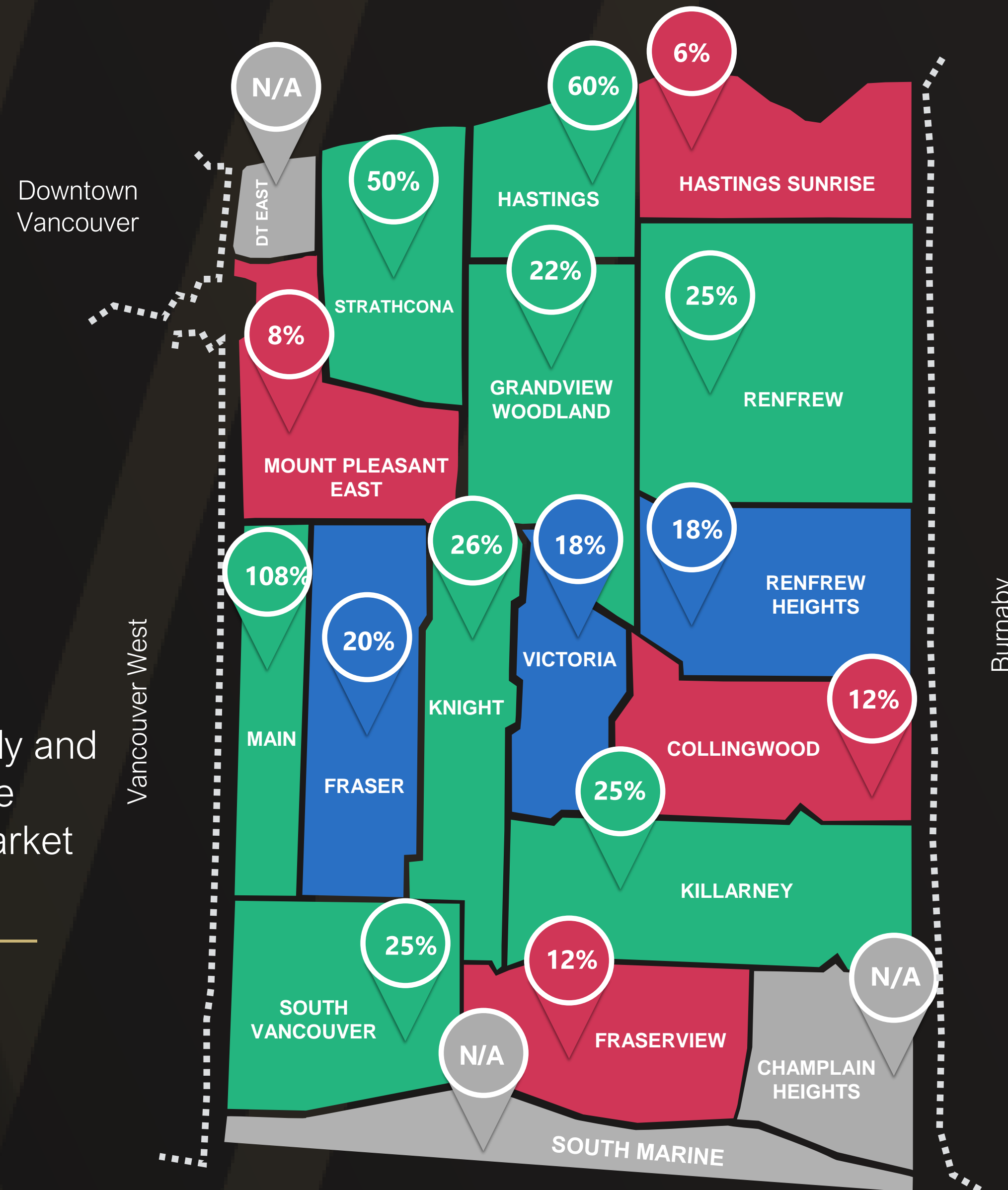
November, 2019

Sales Ratio

To understand the ratio between supply and demand, we also look at sales to active ratio for an indication of the current market type.

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

** There isn't enough data to determine the market type.*



Detached and Houses

● Seller Market

● Buyer Market

● N/A*

● Balanced Market

VANCOUVER EASTSIDE

November, 2019

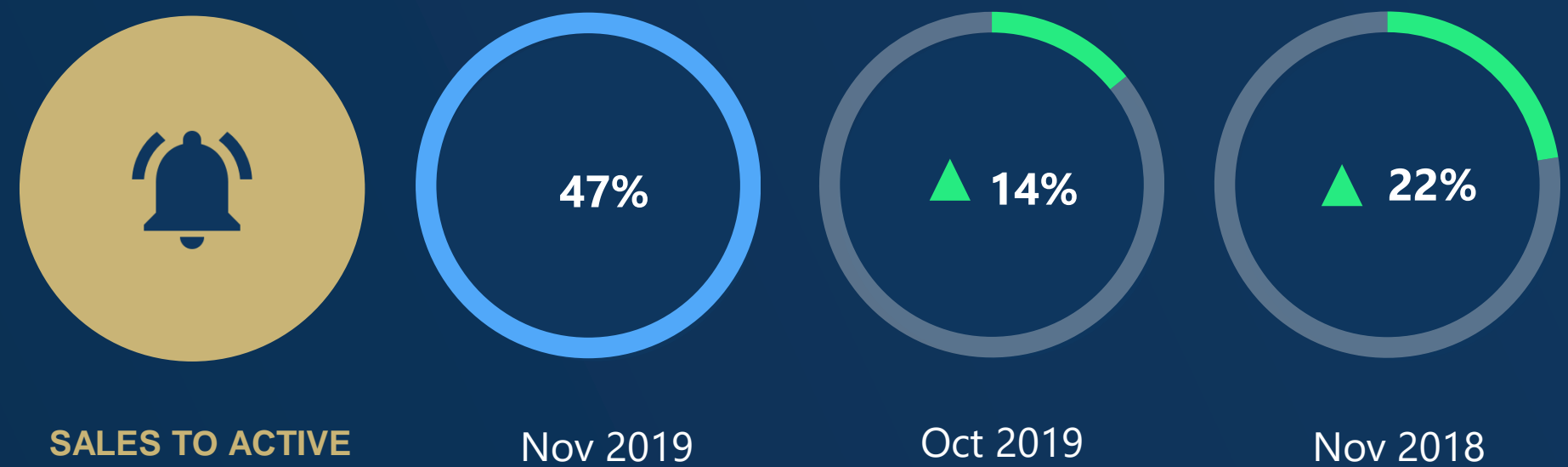


Condos and Townhouses

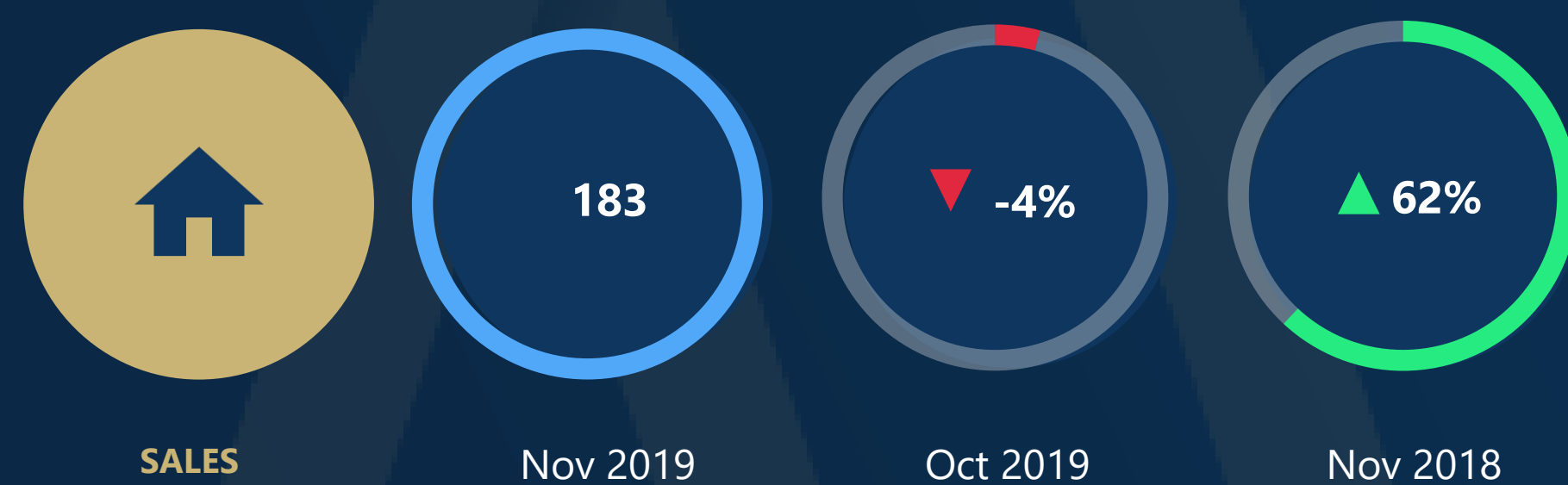
CURRENT UP DOWN



In Vancouver East, the number of new listings for condos and townhouses in November 2019 was 390, a 33% decrease compared to October 2019, when 584 homes were listed, and a 16% decrease from the 462 properties listed last November.



In Vancouver East, the sales-to-active listings ratio for condo and townhouses for November 2019 was 47%, a 14% increase compared to October 2019, when the ratio was 33%, and a 22% increase from the 24% ratio last November.



The number of condos and townhouses sold in Vancouver East in November 2019 was 183, a 4% decrease compared to October 2019, when 191 homes were sold, and a 62% increase from the 113 properties sold last November.



In Vancouver East, the average sale price for condos and townhouses in November 2019 was \$630K, a 5% increase compared to October 2019, when the average sale price was \$598K, and a 8% increase from the \$585K average sale price from last November.

Market Type

VANCOUVER EASTSIDE

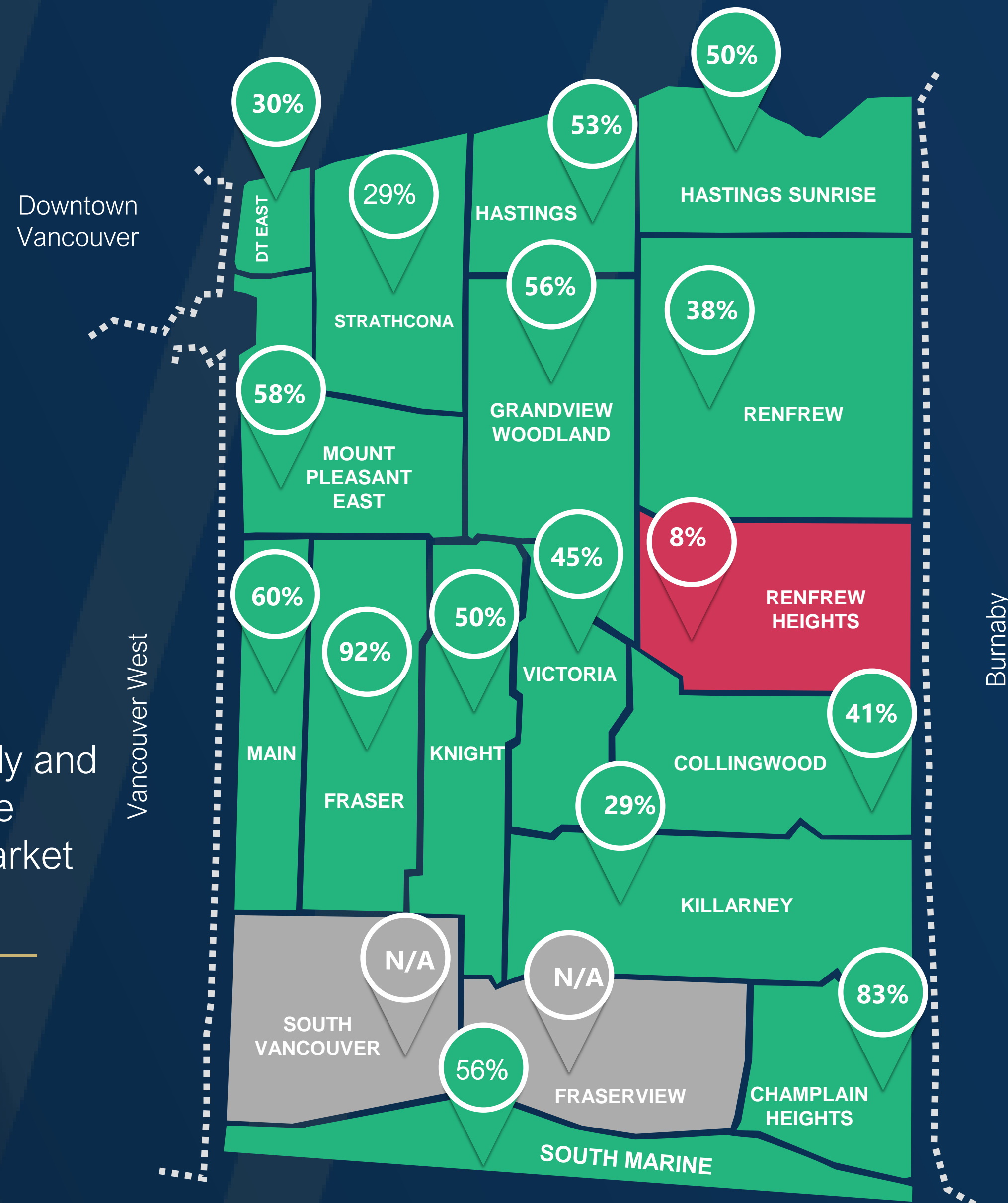
November, 2019

Sales Ratio

To understand the ratio between supply and demand, we also look at sales to active ratio for an indication of the current market type.

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

** There isn't enough data to determine the market type.*



Condos and Townhouses



Seller Market



Buyer Market



N/A*



Balanced Market

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North Vancouver

November 2019



NORTH VANCOUVER

November, 2019



Detached and Houses

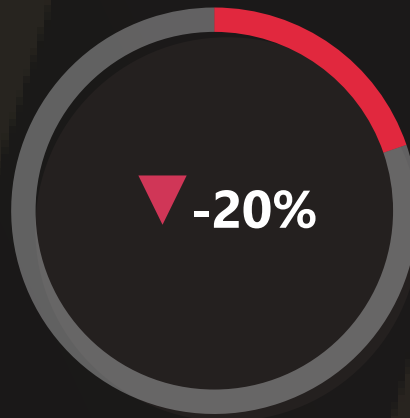
CURRENT UP DOWN



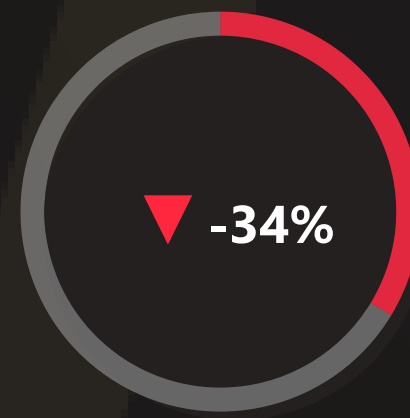
LISTINGS



Nov 2019



Oct 2019

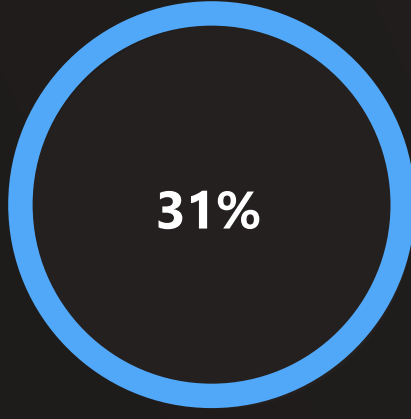


Nov 2018

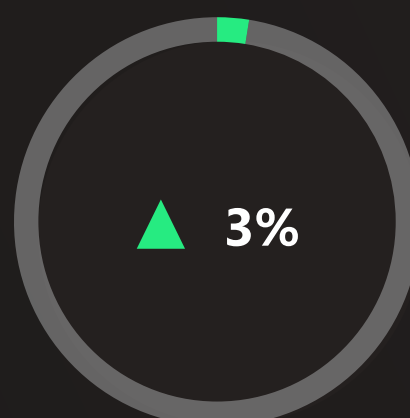
In North Vancouver, the number of new listings for detached properties in November 2019 was 252, a 20% decrease compared to October 2019, when 314 homes were listed, and a 34% decrease from the 380 properties listed last November.



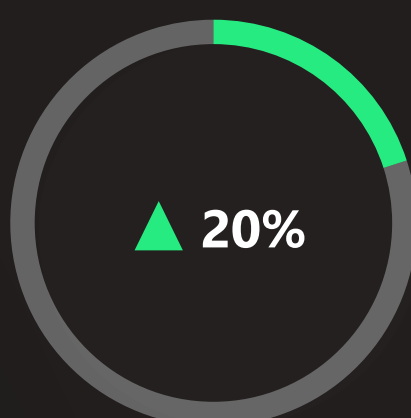
SALES TO ACTIVE



Nov 2019



Oct 2019



Nov 2018

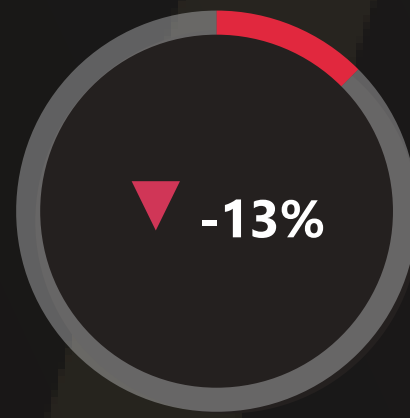
In North Vancouver, the sales to active ratio for houses for November 2019 was 31%, a 3% increase compared to October 2019, when the ratio was 28%, and a 20% increase from the 11% ratio last November.



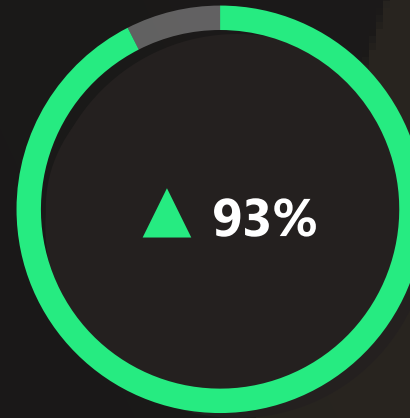
SALES



Nov 2019



Oct 2019



Nov 2018

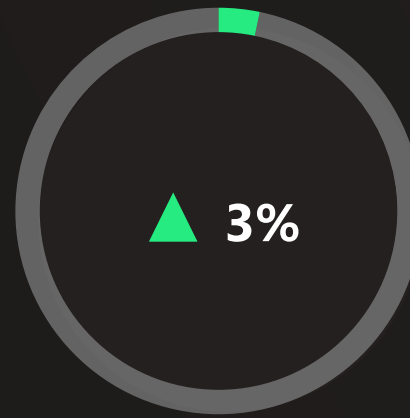
The number of houses sold in North Vancouver in November 2019 was 77, a 13% decrease compared to October 2019, when 88 homes were sold, and a 93% increase from the 40 properties sold last November.



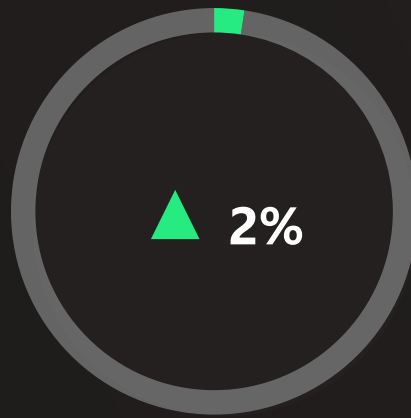
AVERAGE PRICE



Nov 2019



Oct 2019



Nov 2018

In North Vancouver, the average sale price for houses in November 2019 was \$1.585M, a 3% increase compared to October 2019, when the average sale price was \$1.535M, and a 2% increase from the \$1.548M average sale price from last November.

NORTH VANCOUVER

November, 2019



Condos and Townhouses

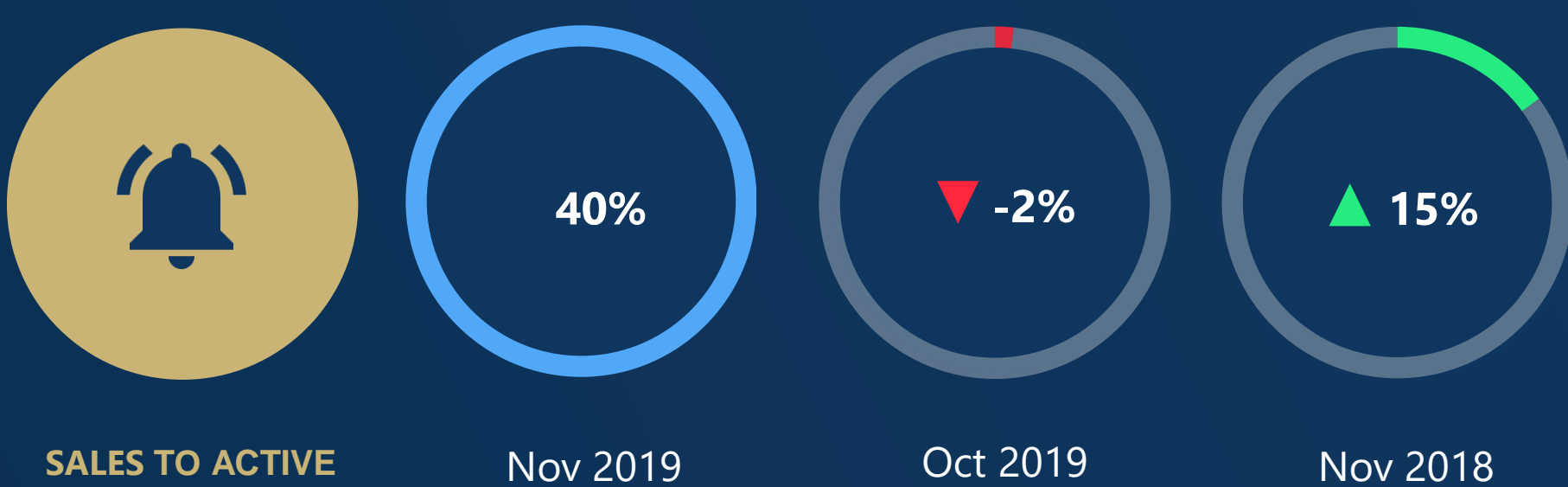
CURRENT

UP

DOWN



In North Vancouver, the number of new listings for condos and townhouses in November 2019 was 336, a 14% decrease compared to October 2019, when 392 homes were listed, and a 15% decrease from the 393 properties listed last November.



In North Vancouver, the sales-to-active listings ratio for condo and townhouses for November 2019 was 40%, a 2% decrease compared to October 2019, when the ratio was 42%, and a 15% increase from the 25% ratio last November.



The number of condos and townhouses sold in North Vancouver in November 2019 was 134, a 18% decrease compared to October 2019, when 163 homes were sold, and a 37% increase from the 98 properties sold last November.



In North Vancouver, the average sale price for condos and townhouses in November 2019 was \$692K, a 2% decrease compared to October 2019, when the average sale price was \$703K, and a 1% increase from the \$686K average sale price from last November.

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West Vancouver

November 2019



WEST VANCOUVER

November, 2019

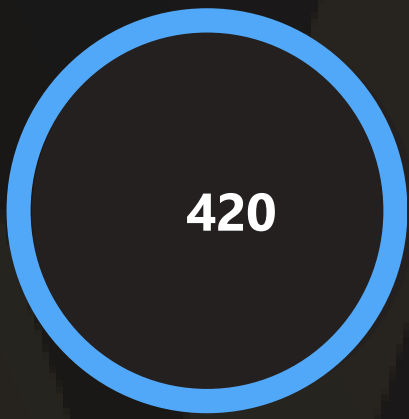


Detached and Houses

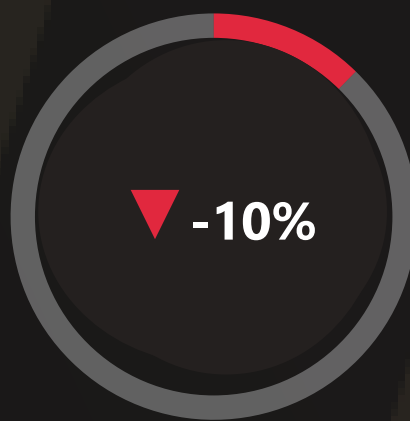
CURRENT UP DOWN



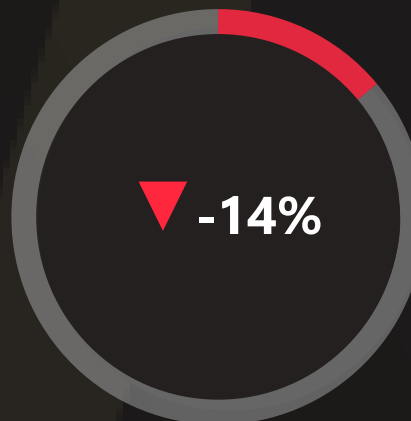
LISTINGS



Nov 2019



Oct 2019

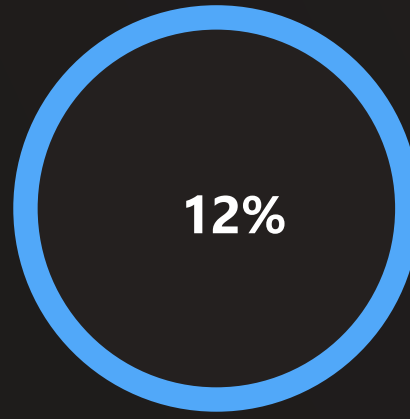


Nov 2018

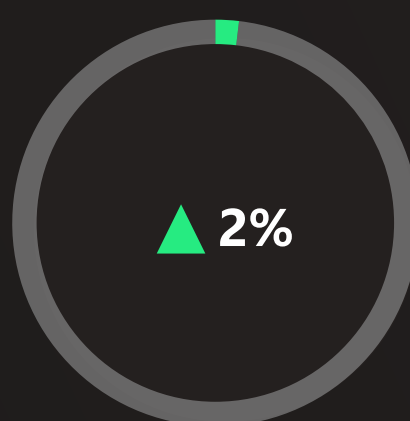
In West Vancouver houses, the number of new listings for residential properties in November 2019 was 420, a 10% decrease compared to October 2019, when 468 homes were listed, and a 14% decrease from the 488 properties listed last November.



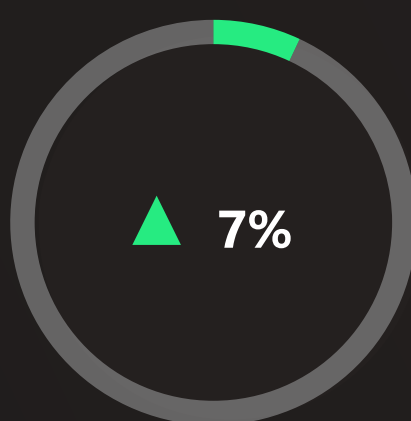
SALES TO ACTIVE



Nov 2019



Oct 2019



Nov 2018

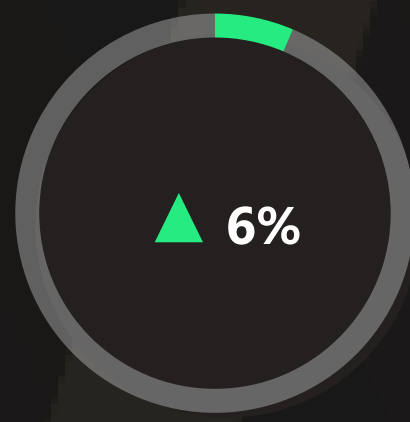
In West Vancouver, the sales to active ratio for houses for November 2019 was 12%, a 2% increase compared to October 2019, when the ratio was 10%, and a 7% increase from the 5% ratio last November.



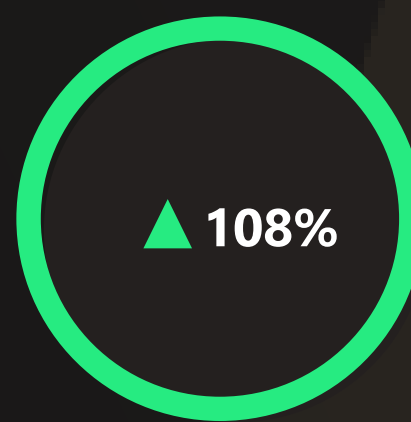
SALES



Nov 2019



Oct 2019



Nov 2018

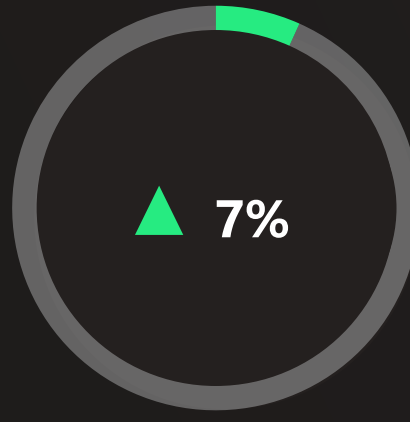
The number of houses sold in West Vancouver in November 2019 was 50, a 6% increase compared to October 2019, when 47 homes were sold, and a 108% increase from the 24 properties sold last November.



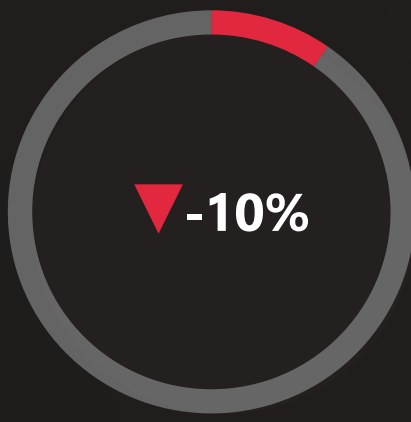
AVERAGE PRICE



Nov 2019



Oct 2019



Nov 2018

In West Vancouver, the average sale price for houses in November 2019 was \$2.375M, a 7% increase compared to October 2019, when the average sale price was \$2.225M, and a 10% decrease from the \$2.63M average sale price from last November.

WEST VANCOUVER

November, 2019

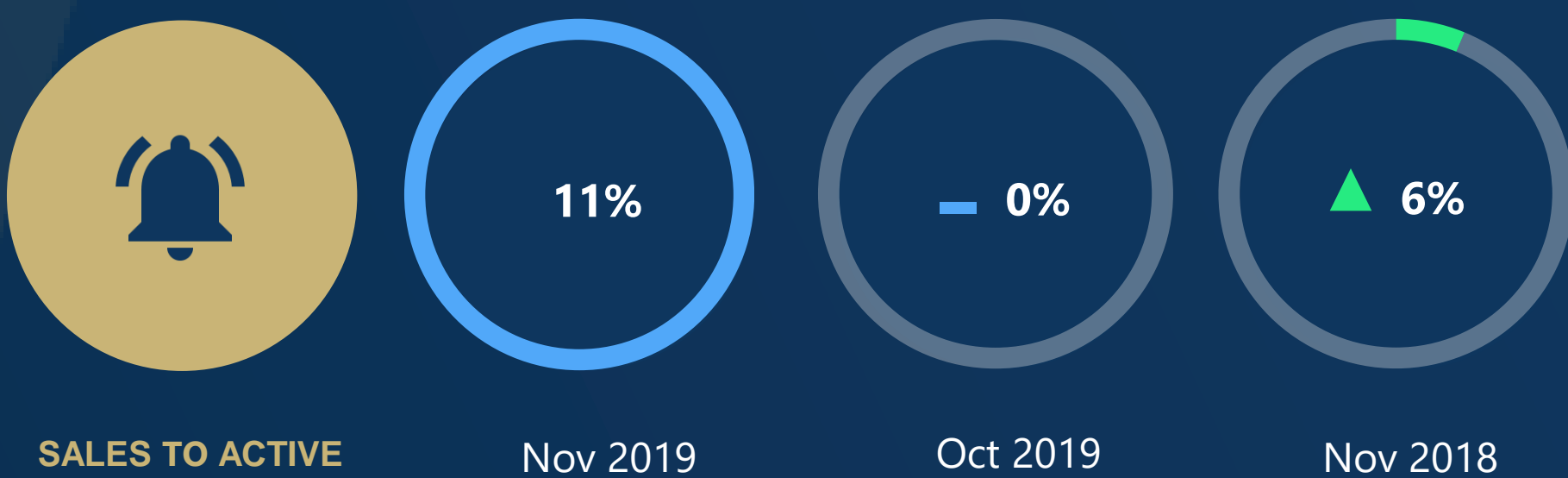


Condos and Townhouses

CURRENT UP DOWN



In West Vancouver, the number of new listings for condos and townhouses in November 2019 was 129, a 11% decrease compared to October 2019, when 145 homes were listed, and a 2% decrease from the 132 properties listed last November.



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By Amir Joharifard

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