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VIVID

REAL ESTATE

By Amir Joharifard

Market Update

November 2020

Areas

GREATER VANCOUVER
DOWNTOWN VANCOUVER

VANCOUVER WESTSIDE
VANCOUVER EASTSIDE

NORTH VANCOUVER
WEST VANCOUVER

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Greater Vancouver

November 2020

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21 CENTURY 21.
In Town Realty

GREATER VANCOUVER

November, 2020

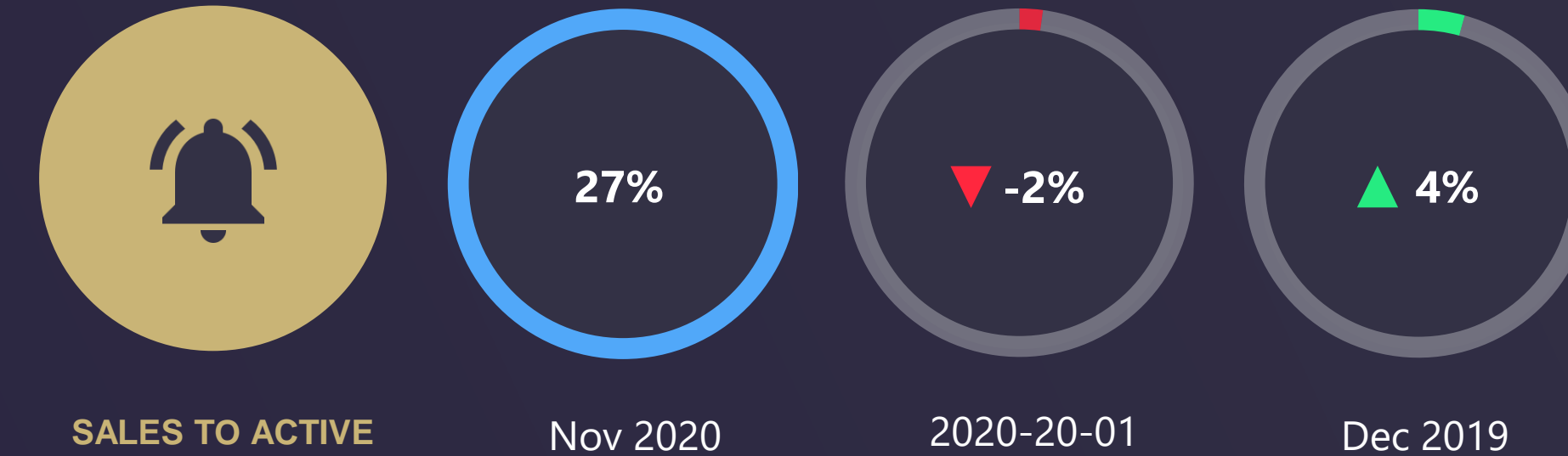


Detached and Attached Homes

● CURRENT ● UP ● DOWN



In Greater Vancouver, the number of new listings for residential properties in November 2020 was 4,061, a 27% decrease compared to October 2020, when 5,560 homes were listed, and a 36% increase from the 2,976 properties listed last November.



In Greater Vancouver, the sales-to-active listings ratio for detached properties for November 2020 was 27%, a 2% decrease compared to October 2020, when the ratio was 29%, and a 4% increase from the 24% ratio last November.



The number of residential properties sold in Greater Vancouver in November 2020 was 3,053, a 17% decrease compared to October 2020, when 3,678 homes were sold, and a 22% increase from the 2,496 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.

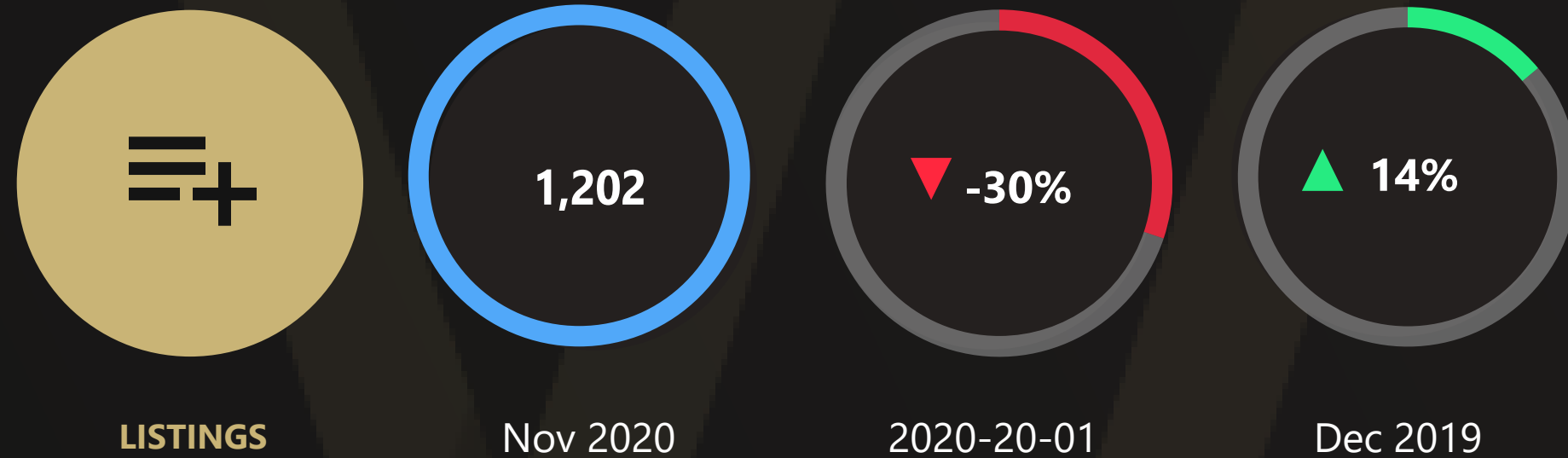
GREATER VANCOUVER

November, 2020

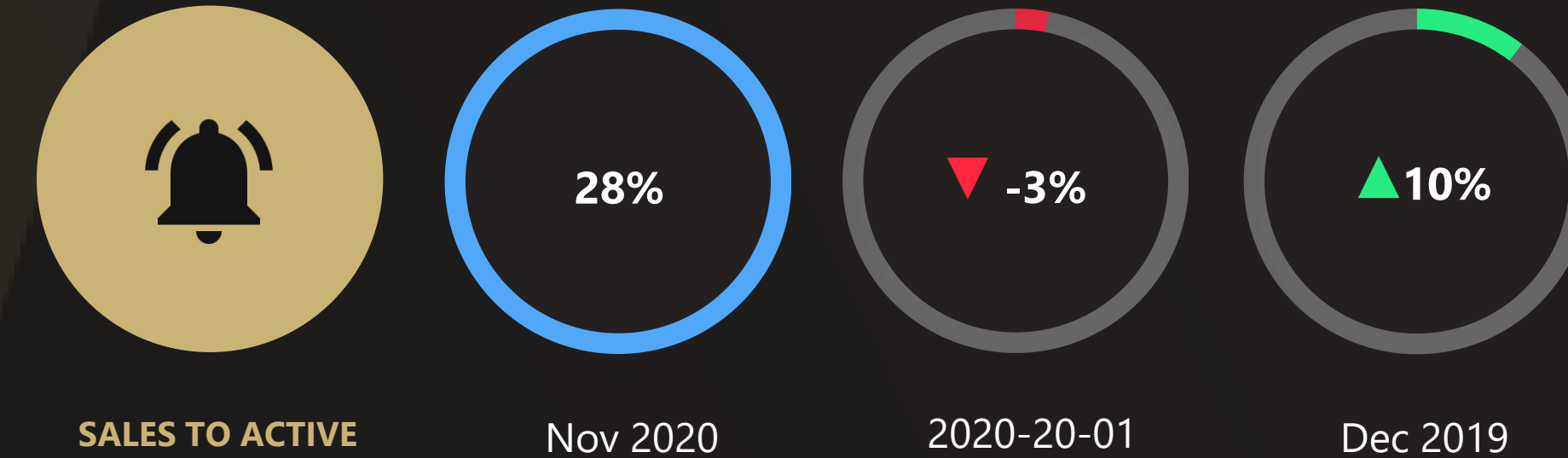


Detached and Houses

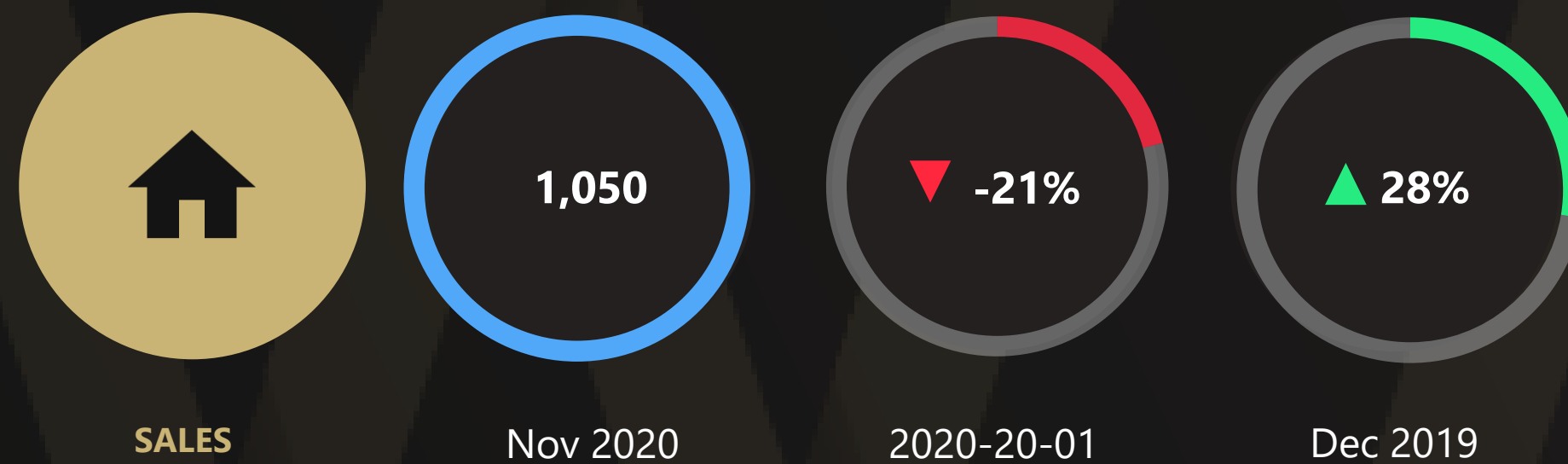
● CURRENT ● UP ● DOWN



In Greater Vancouver, the number of new listings for detached properties in November 2020 was 1,202 a 30% decrease compared to October 2020, when 1,721 homes were listed, and a 14% increase from the 1,055 properties listed last November.



In Greater Vancouver, the sales-to-active listings ratio for detached properties for November 2020 was 28%, a 3% decrease compared to October 2020, when the ratio was 31%, and a 10% increase from the 17% ratio last November.



The number of houses sold in Greater Vancouver in November 2020 was 1,050, a 21% decrease compared to October 2020, when 1,327 homes were sold, and a 28% increase from the 823 properties sold last November.

Facts

The Average days on Market for Greater Vancouver detached properties in November 2020 was 38 days, an 11% increase in comparison to 38 days in October. The average price per square foot for Greater Vancouver detached properties in November 2020 was \$703, an 11% increase in comparison to \$ 631 per square foot in October 2020.

GREATER VANCOUVER

November, 2020

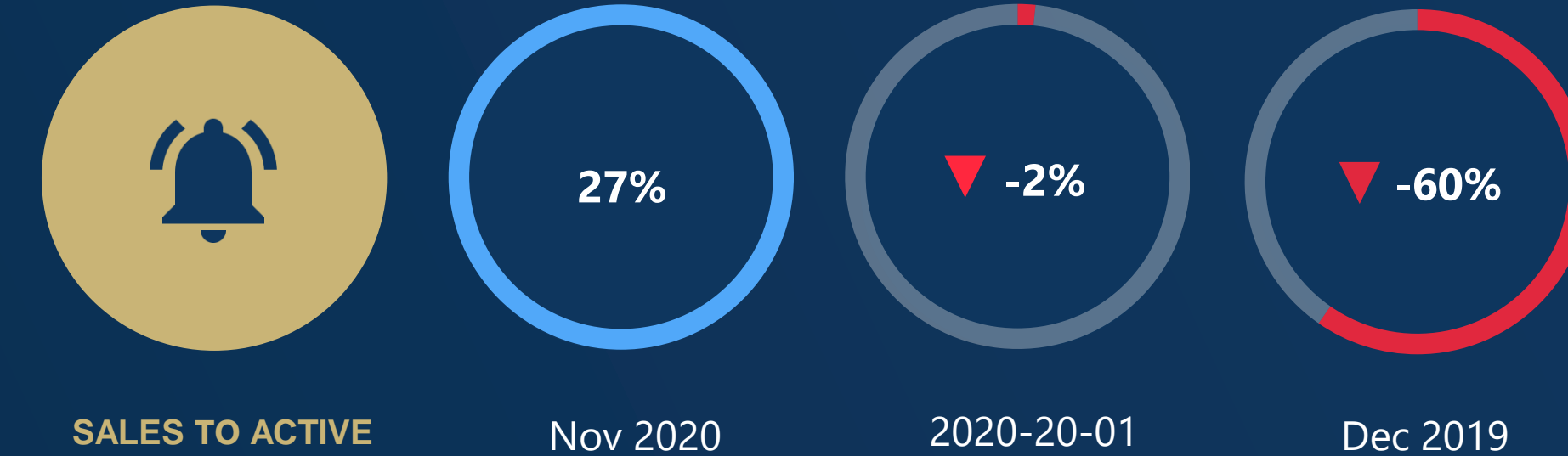


Condos and Townhouses

● CURRENT ● UP ● DOWN



In Greater Vancouver, the number of new listings for condos and townhouses in November 2020 was 2,859, a 26% decrease compared to October 2020, when 3,839 homes were listed, and a 49% increase from the 1,921 properties listed last November.



In Greater Vancouver, the sales-to-active listings ratio condos and townhouse in November 2020 was 27%, a 2% decrease compared to October 2020, when the ratio was 29%, and a 60% decrease from the 87% ratio last November.



The number of condos and townhouses sold in Greater Vancouver condos in October 2020 was 2003, a 2% decrease compared to October 2020, when 2351 homes were sold, and a 20% increase from the 1673 properties sold last November.

Facts

The average days on the market for Greater Vancouver condos in November 2020 was 34 days, while for townhouses it was 35 days. The average price per square foot for Greater Vancouver condos was \$774 in November 2020, whereas for townhouses it was \$599 per square foot.

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Downtown Vancouver

November 2020



DOWNTOWN VANCOUVER

November, 2020

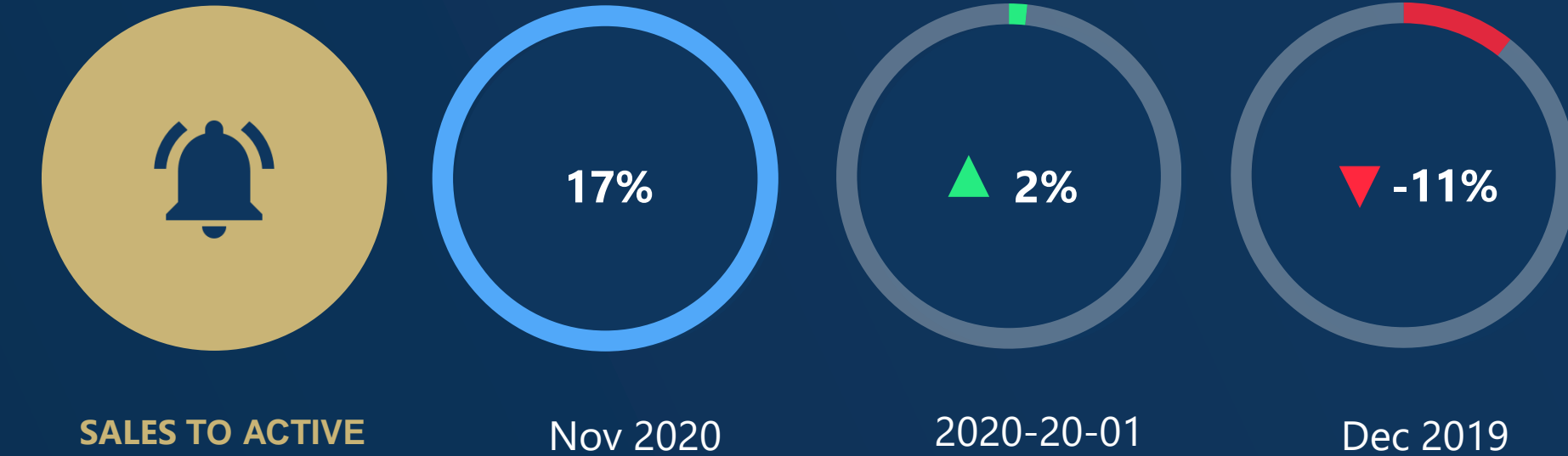


Condos and Townhouses

● CURRENT ● UP ● DOWN



In Downtown Vancouver, the number of new listings for condo and townhouses in November 2020 was 1,027, a 11% decrease compared to October 2020, when 1,027 homes were listed, and a 63% increase from the 630 properties listed last November.



In Downtown Vancouver, the sales-to-active listings ratio for condos and townhouses for November 2020 was 17%, a 2% increase compared to October 2020, when the ratio was 16%, and a 11% decrease from the 28% ratio last November.



The number of condos and townhouses sold in Downtown Vancouver in November 2020 was 178, a -1% decrease compared to October 2020, when 180 homes were sold, and a 1% increase from the 176 properties sold last November.



In Downtown Vancouver, the average sale price for condos and townhouses in November 2020 was \$720K, a 3% decrease compared to October 2020, when the average sale price was \$744K, and a 5% decrease from the \$760K average sale price from last November.

Market Type

DOWNTOWN VANCOUVER

November, 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

November 2020

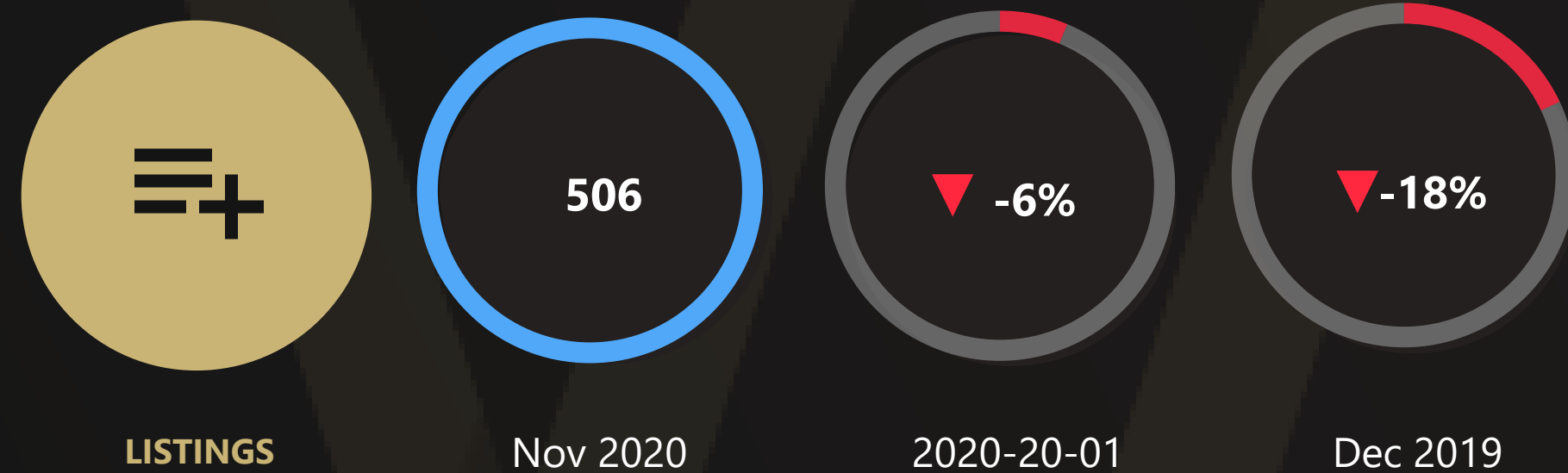
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In Town Realty

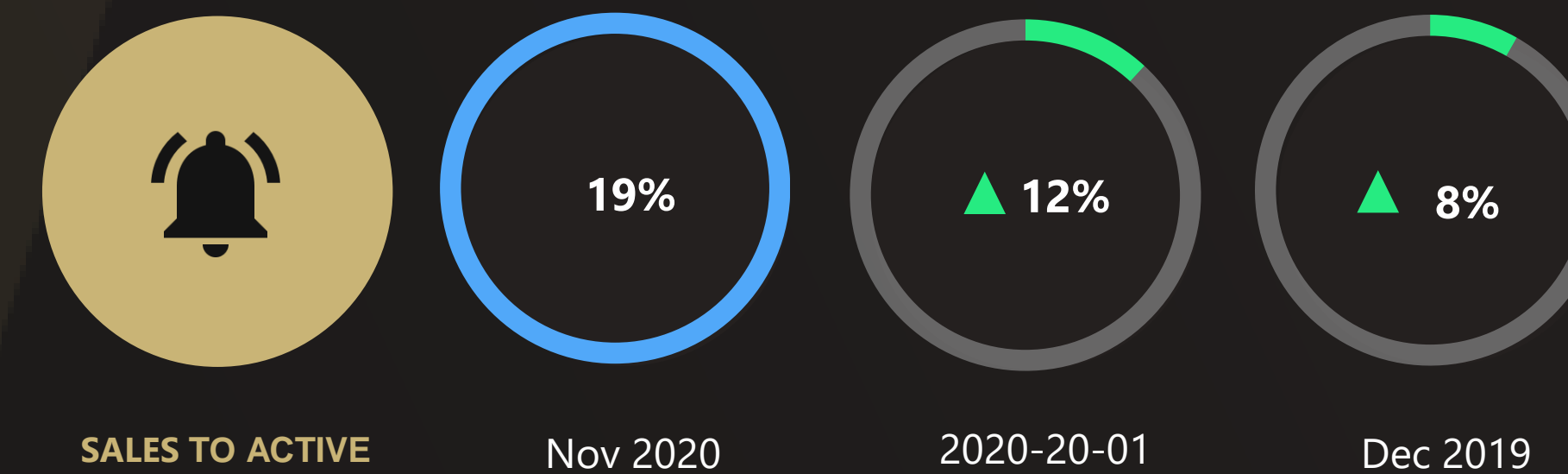
VANCOUVER WESTSIDE

November, 2020

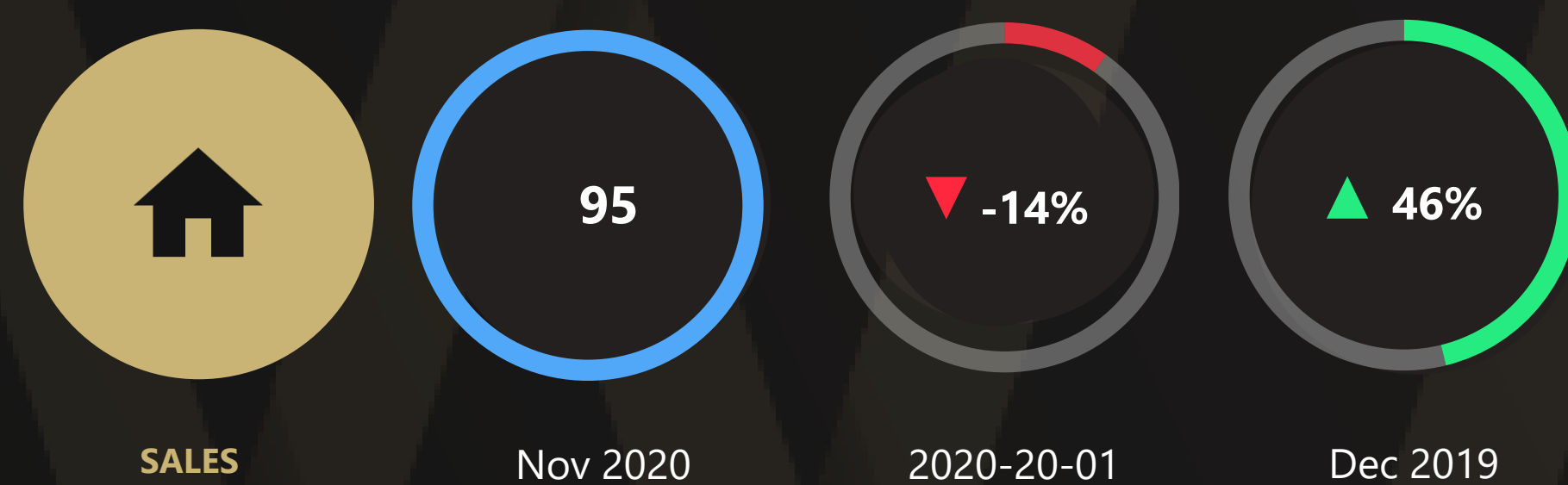
 Detached and Houses
● CURRENT ▲ UP ● DOWN



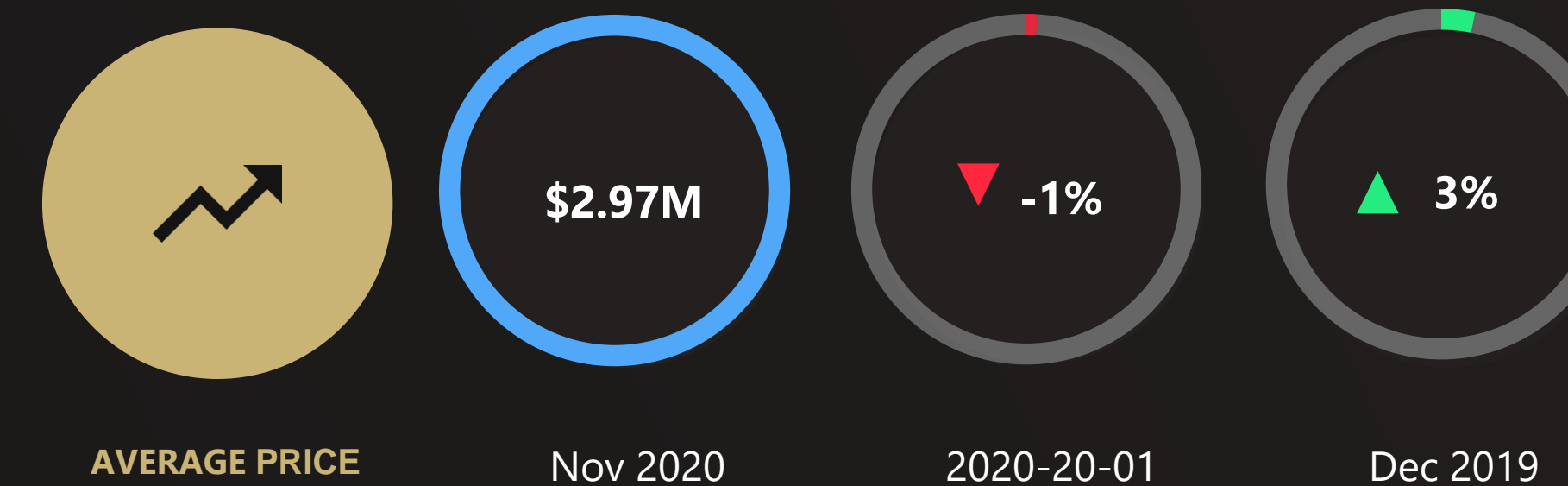
In Vancouver West, the number of new listings for detached properties in November 2020 was 506, a 6% decrease compared to October 2020, when 540 homes were listed, and a 18% decrease from the 617 properties listed last November.



In Vancouver West, the sales-to-active listings ratio for houses for November 2020 was 19%, a 12% increase compared to October 2020, when the ratio was 7%, and a 8% increase from the 8% ratio last November.



The number of houses sold in Vancouver West in November 2020 was 95, a 14% decrease compared to October 2020, when 110 homes were sold, and a 46% increase from the 65 properties sold last November.



In Vancouver West, the average sale price for houses in November 2020 was \$2.97M, a 1% decrease compared to October 2020, when the average sale price was \$2.986M, and a 3% increase from the \$2.88M average sale price from last November.

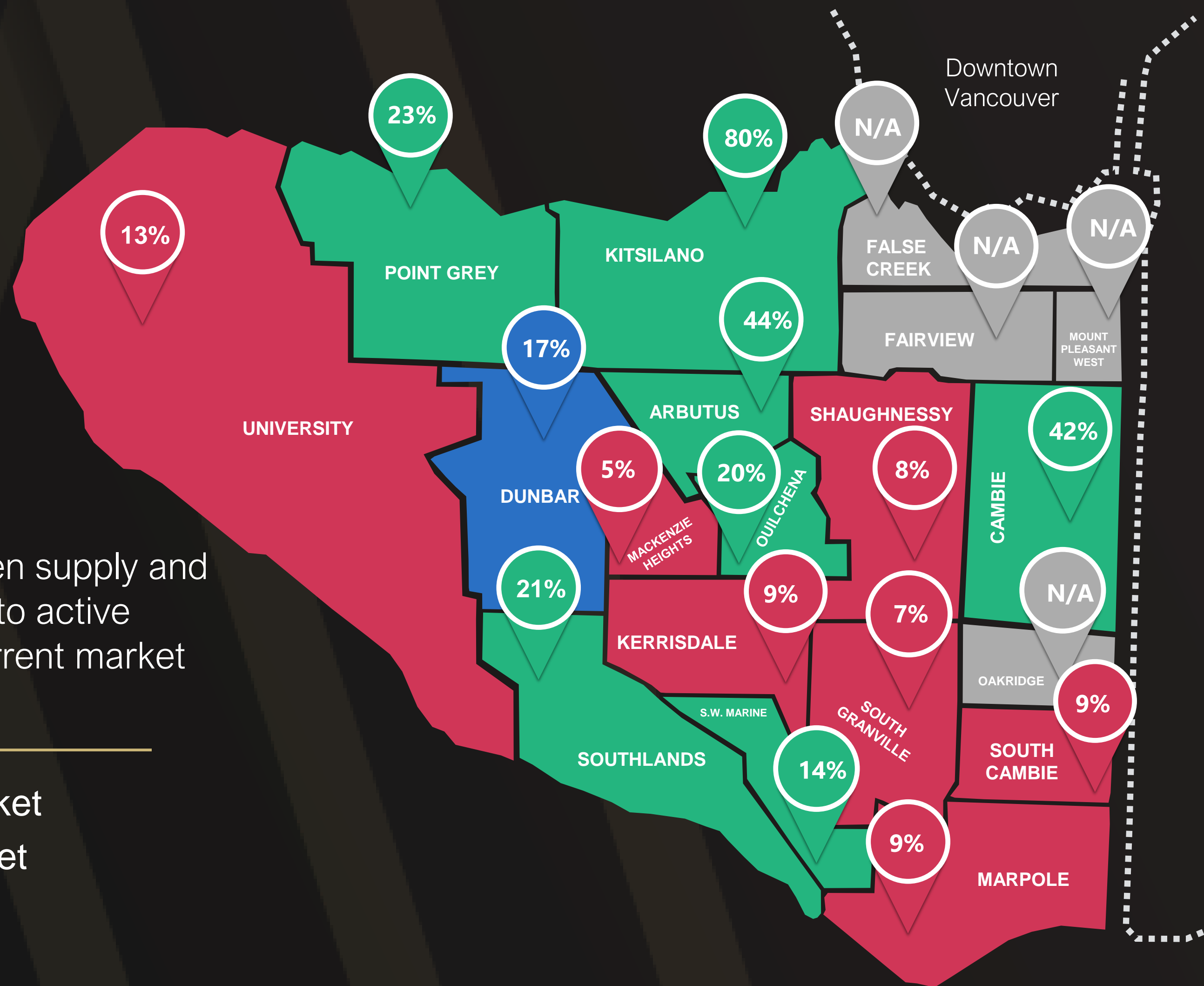
Market Type

VANCOUVER WESTSIDE

November, 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

November, 2020



Condos and Townhouses

● CURRENT ● UP ● DOWN



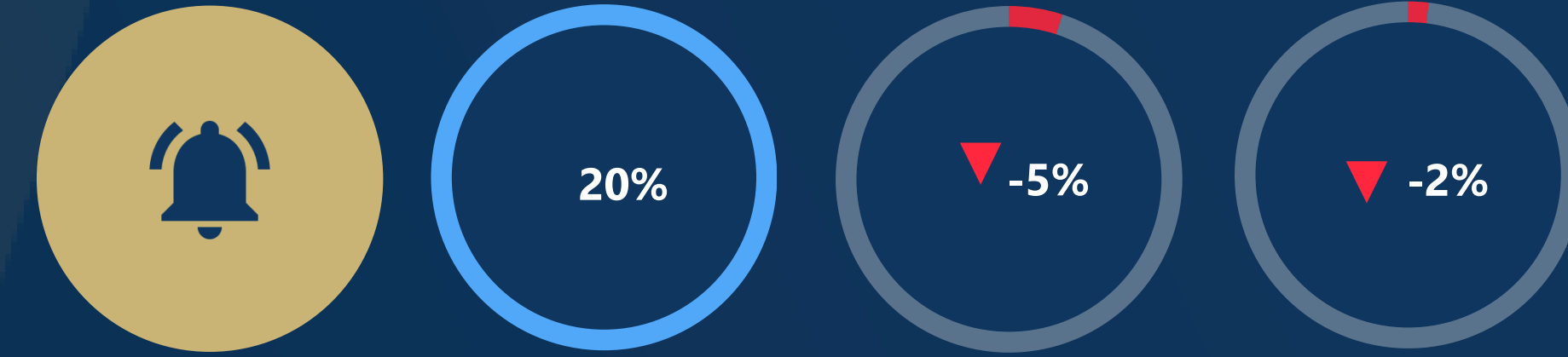
LISTINGS

Nov 2020

2020-20-01

Dec 2019

In Vancouver West, the number of new listings for condos and townhouses in November 2020 was 907, a 7% decrease compared to October 2020, when 976 homes were listed, and a 27% increase from the 716 properties listed last November.



SALES TO ACTIVE

Nov 2020

2020-20-01

Dec 2019

In Vancouver West, the sales-to-active listings ratio for houses for November 2020 was 20%, a 5% decrease compare to October 2020, when the ratio was 25%, and a 2% decrease from the 22% ratio last November.



SALES

Nov 2020

2020-20-01

Dec 2019

The number of condos and townhouses sold in Vancouver West in November 2020 was 183, a 24% decrease compared to October 2020, when 240 homes were sold, and a 16% increase from the 158 properties sold last November.



AVERAGE PRICE

Nov 2020

2020-20-01

Dec 2019

In Vancouver West, the average sale price for condos and townhouses in November 2020 was \$850K, a 1% decrease compared to October 2020, when the average sale price was \$862K, and a 1% increase from the \$839K average sale price from last November.

Market Type

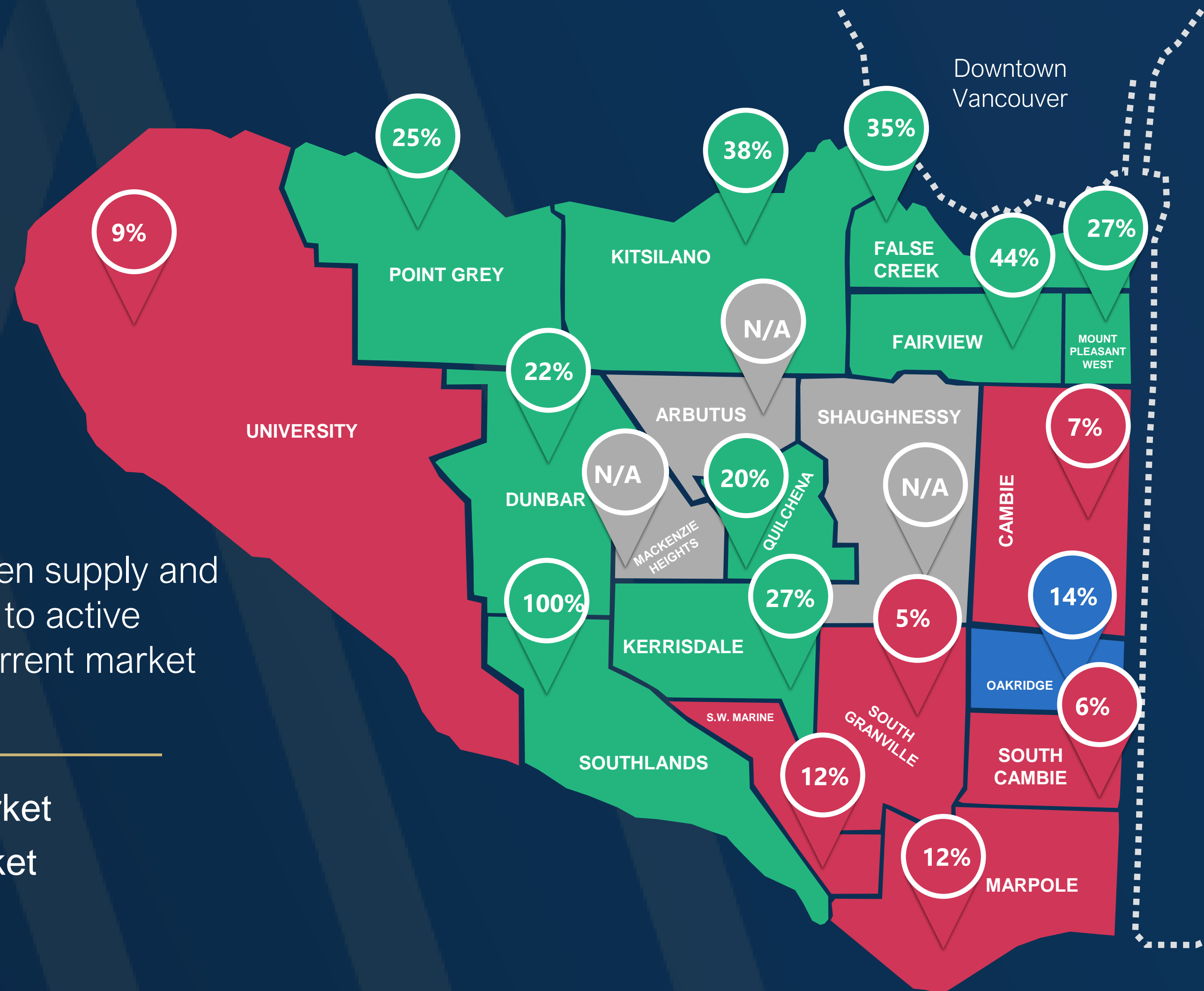
VANCOUVER WESTSIDE

November, 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

November 2020



VANCOUVER EASTSIDE

November, 2020

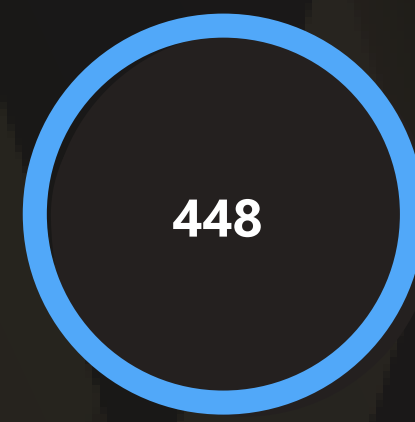


Detached and Houses

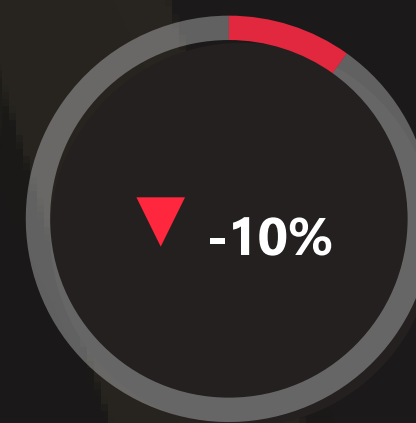
● CURRENT ● UP ● DOWN



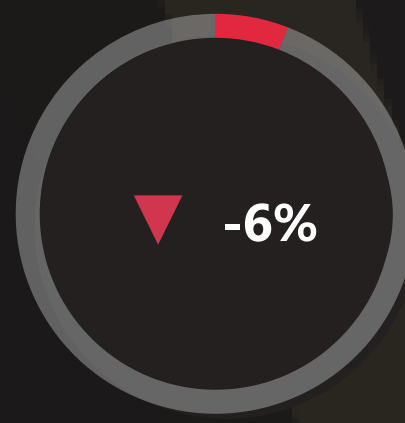
LISTINGS



Nov 2020



2020-20-01

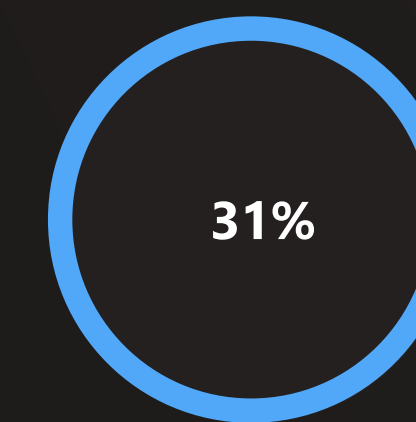


Dec 2019

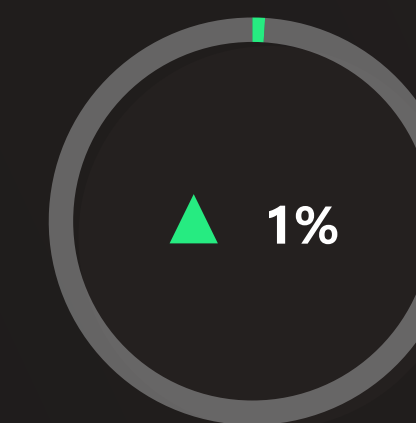
In Vancouver East, the number of new listings for detached properties in November 2020 was 448, a 10% decrease compared to October 2020, when 497 homes were listed, and a 6% decrease from the 476 properties listed last November.



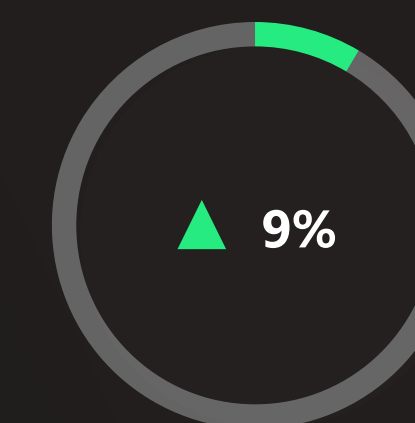
SALES TO ACTIVE



Nov 2020



2020-20-01

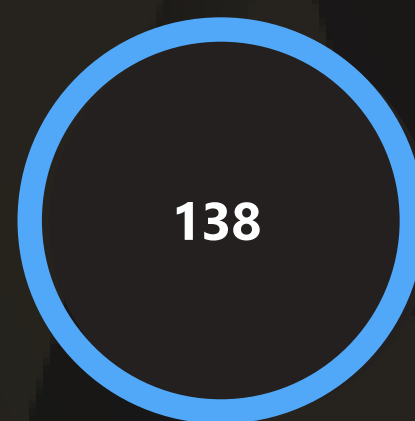


Dec 2019

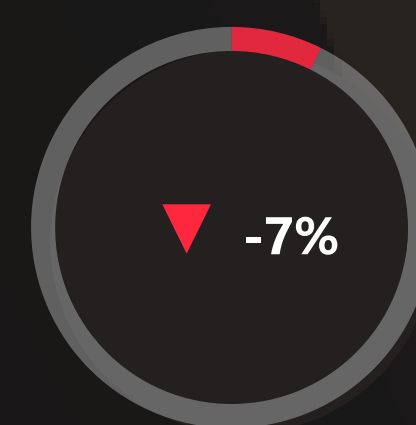
In Vancouver East, the sales to active ratio for houses for November 2020 was 31%, a 1% increase compared to October 2020, when the ratio was 30%, and a 9% increase from the 22% ratio last November.



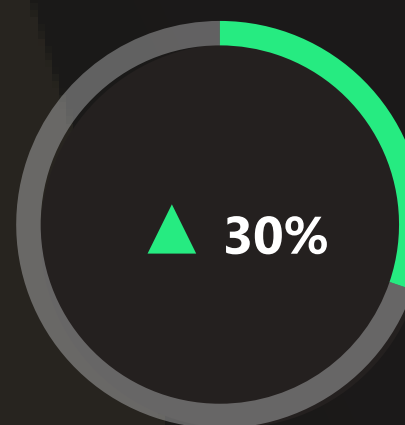
SALES



Nov 2020

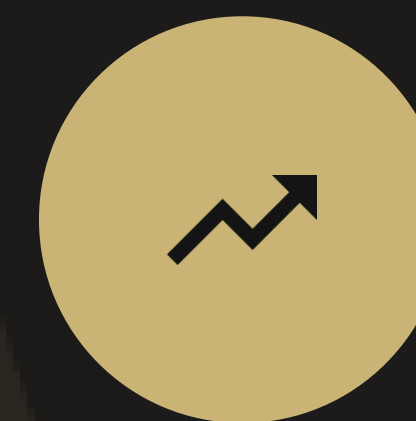


2020-20-01

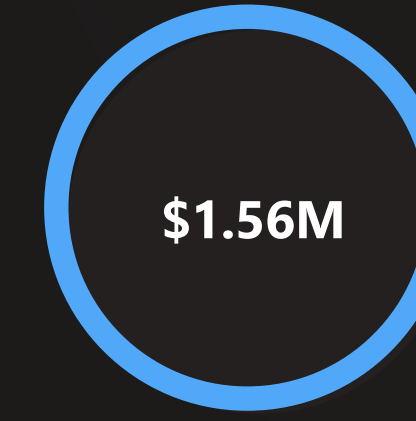


Dec 2019

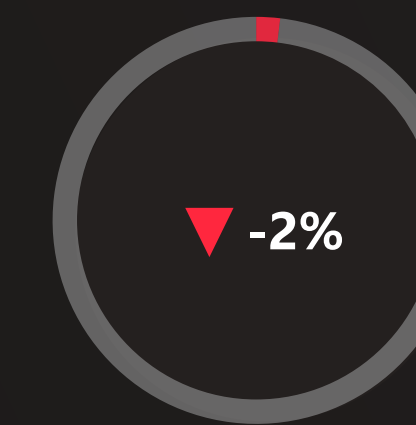
The number of houses sold in Vancouver East in November 2020 was 138, a 7% decrease compared to October 2020, when 149 homes were sold, and a 30% increase from the 106 properties sold last November.



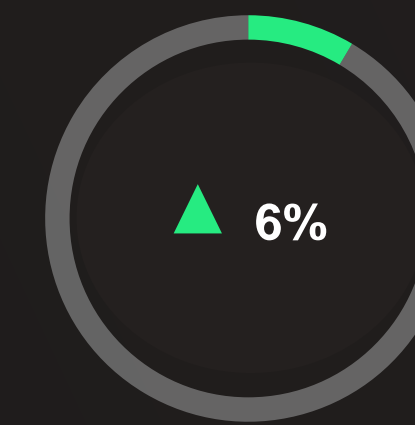
AVERAGE PRICE



Nov 2020



2020-20-01



Dec 2019

In Vancouver East, the average sale price for houses in November 2020 was \$1.56M, a 2% decrease compared to October 2020, when the average sale price was \$1.59M, and a 6% increase from the \$1.468M average sale price from last November.

Market Type

VANCOUVER EASTSIDE

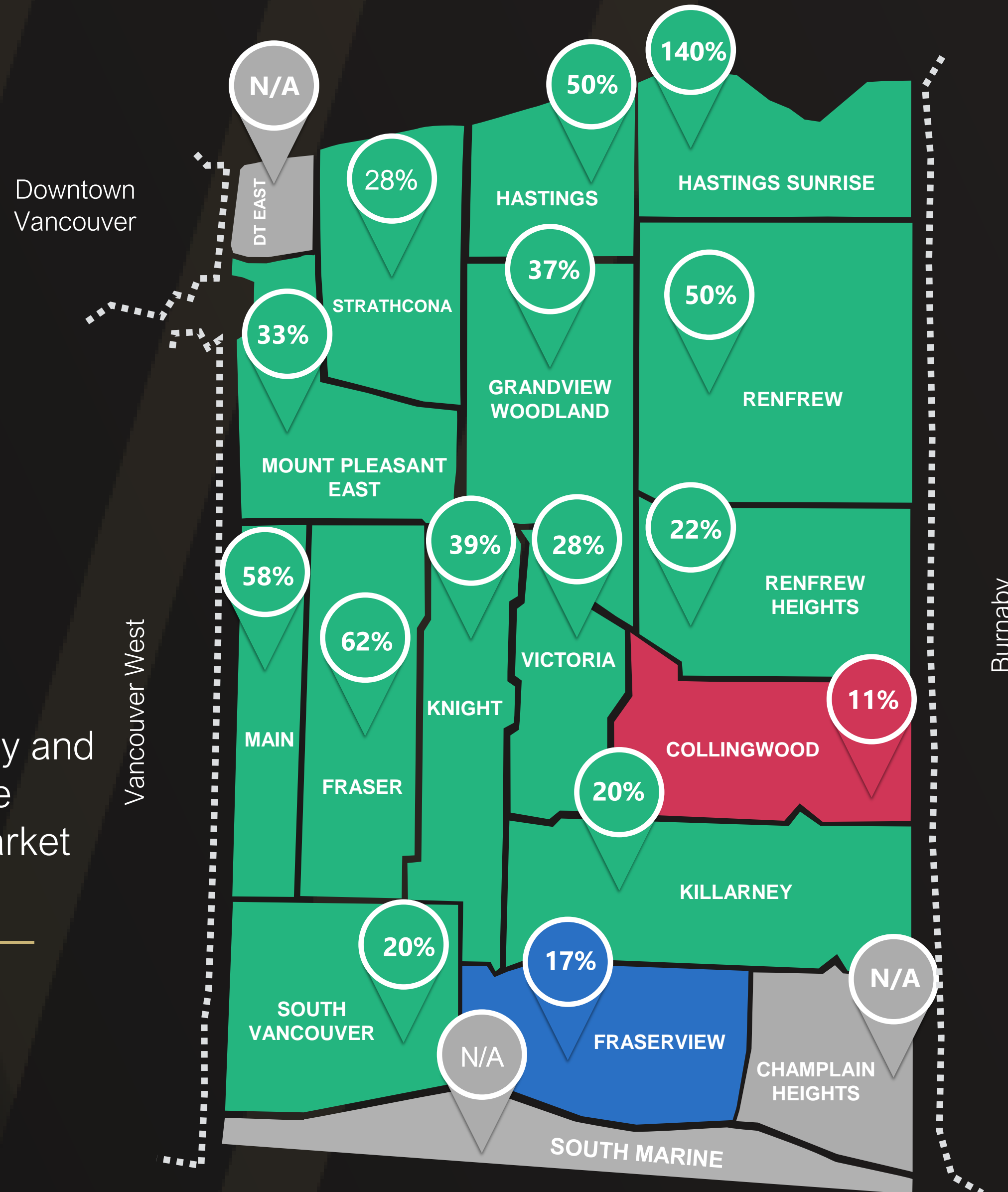
November, 2020

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

November, 2020

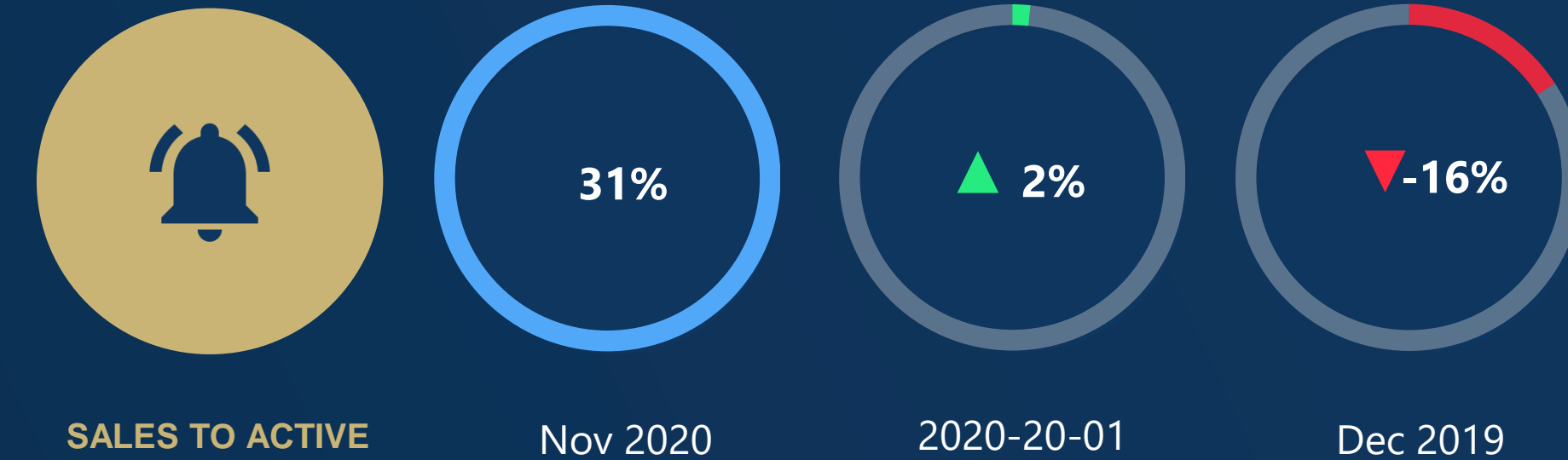


Condos and Townhouses

● CURRENT ● UP ● DOWN



In Vancouver East, the number of new listings for condos and townhouses in November 2020 was 625, a 12% decrease compared to October 2020, when 712 homes were listed, and a 60% increase from the 390 properties listed last November.



In Vancouver East, the sales to active ratio for houses for November 2020 was 31%, a 2% increase compared to October 2020, when the ratio was 29%, and a 16% decrease from the 47% ratio last November.



The number of condos and townhouses sold in Vancouver East in November 2020 was 194, a 7% decrease compared to October 2020, when 209 homes were sold, and a 6% increase from the 183 properties sold last November.



In Vancouver East, the average sale price for condos and townhouses in November 2020 was \$634K, a 1% increase compared to October 2020, when the average sale price was \$631K, and a 1% increase from the \$630K average sale price from last November.

Market Type

VANCOUVER EASTSIDE

November, 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.

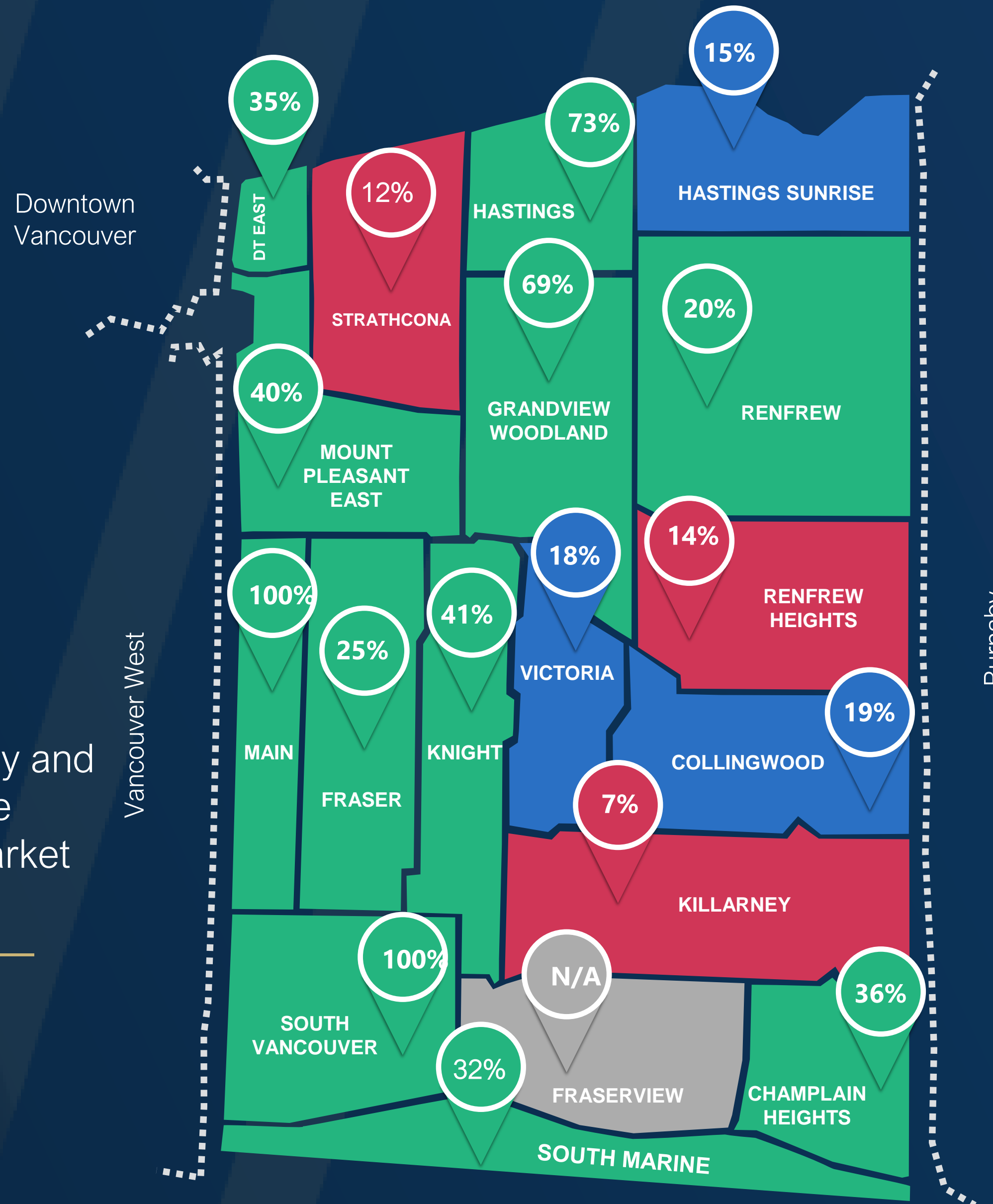
- 21% & Greater Sellers Market
- 15% to 20% Balanced Market
- 14% & Less Buyer Market

* 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

November 2020

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NORTH VANCOUVER

November, 2020

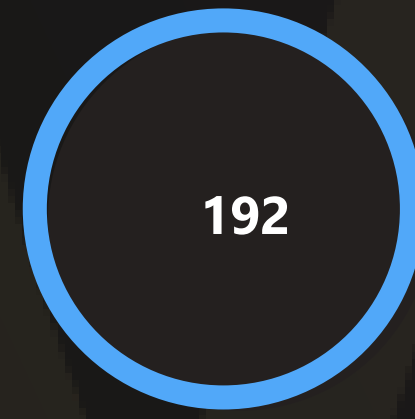


Detached and Houses

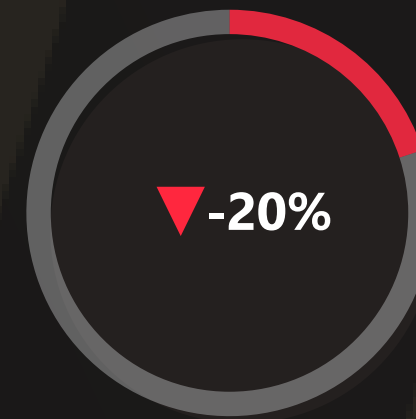
● CURRENT ● UP ● DOWN



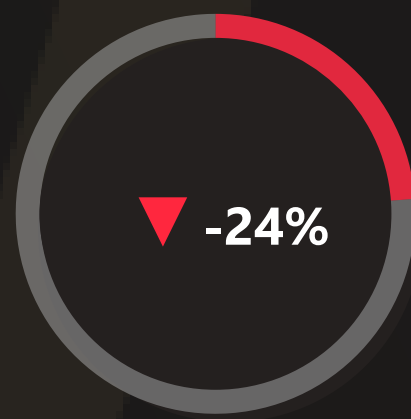
LISTINGS



Nov 2020



2020-20-01

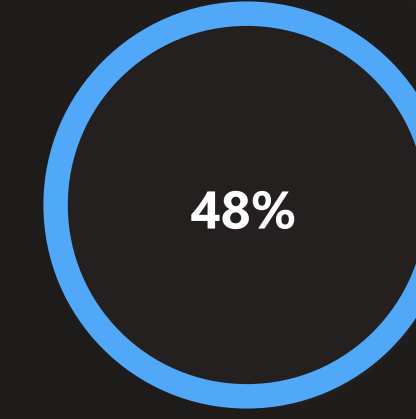


Dec 2019

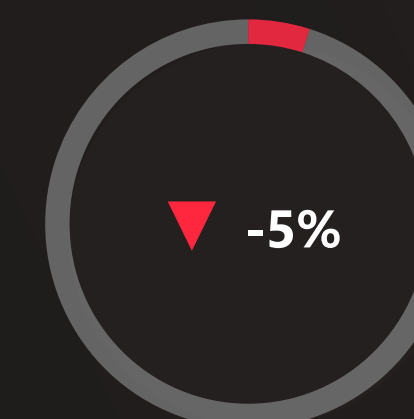
In North Vancouver, the number of new listings for detached properties in November 2020 was 192, a 20% decrease compared to October 2020, when 240 homes were listed, and a 24% decrease from the 252 properties listed last November.



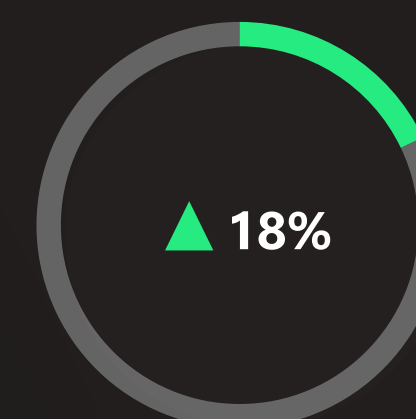
SALES TO ACTIVE



Nov 2020



2020-20-01



Dec 2019

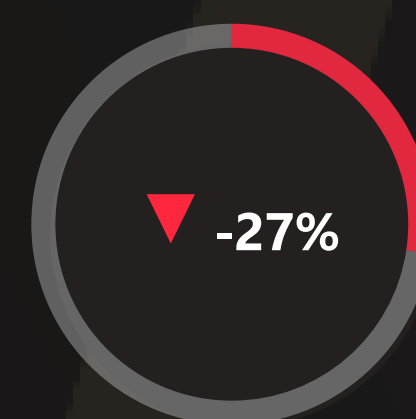
In North Vancouver, the sales to active ratio for houses for November 2020 was 48%, a 5% decrease compared to October 2020, when the ratio was 53%, and a 18% increase from the 31% ratio last November.



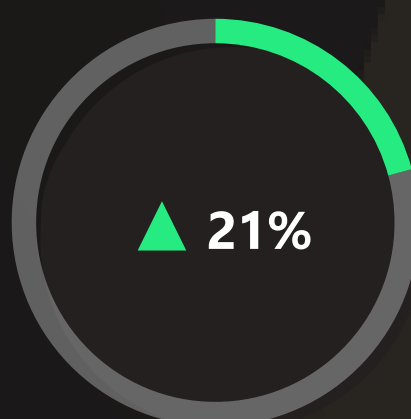
SALES



Nov 2020



2020-20-01



Dec 2019

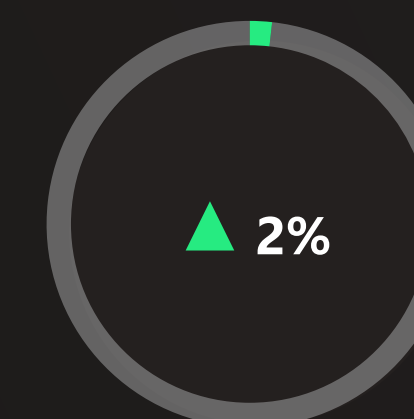
The number of houses sold in North Vancouver in November 2020 was 93, a 27% decrease compared to October 2020, when 128 homes were sold, and a 21% increase from the 77 properties sold last November.



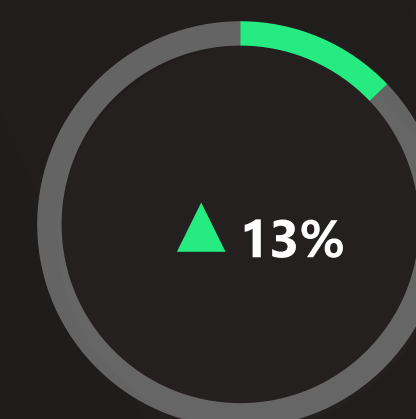
AVERAGE PRICE



Nov 2020



2020-20-01



Dec 2019

In North Vancouver, the average sale price for houses in November 2020 was \$1.789M, a 2% increase compared to October 2020, when the average sale price was \$1.758M, and a 13% increase from the \$1.585M average sale price from last November.

NORTH VANCOUVER

November, 2020

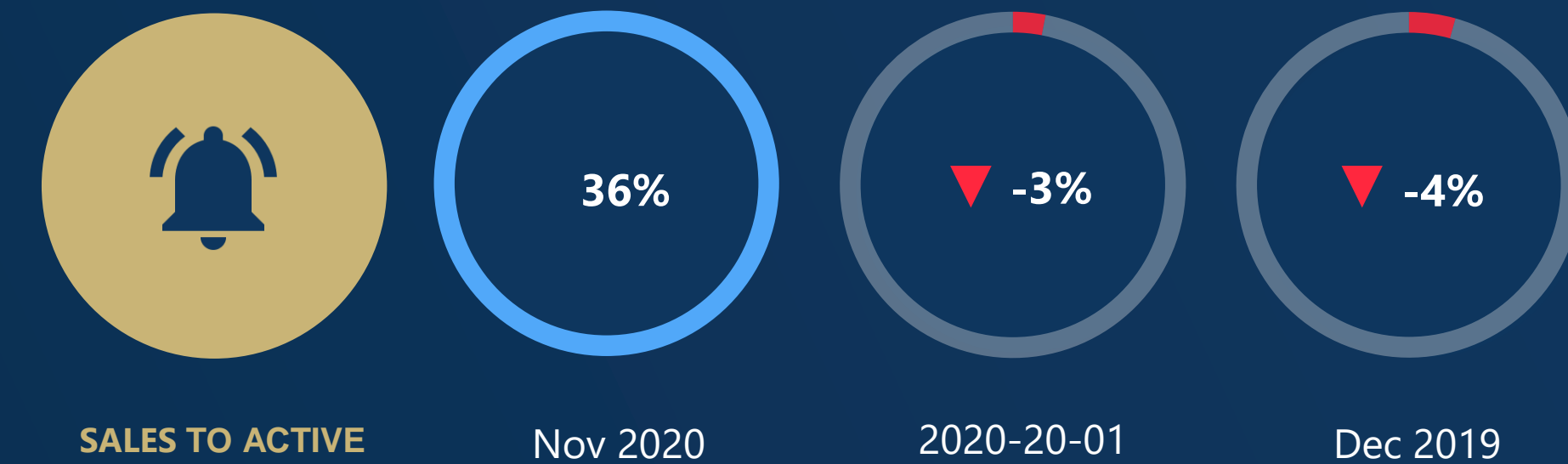


Condos and Townhouses

● CURRENT ● UP ● DOWN



In North Vancouver, the number of new listings for condos and townhouses in November 2020 was 456, a 12% decrease compared to October 2020, when 516 homes were listed, and a 36% increase from the 336 properties listed last November.



In North Vancouver, the sales-to-active listings ratio for condo and townhouses for November 2020 was 36%, a 3% decrease compared to October 2020, when the ratio was 39%, and a 4% decrease from the 40% ratio last November.



The number of condos and townhouses sold in North Vancouver in November 2020 was 162, a 19% decrease compared to October 2020, when 199 homes were sold, and a 21% increase from the 134 properties sold last November.



In North Vancouver, the average sale price for condos and townhouses in November 2020 was \$758K, a 5% decrease compared to October 2020, when the average sale price was \$795K, and a 10% increase from the \$692K average sale price from last November.

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West Vancouver

November 2020

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In Town Realty

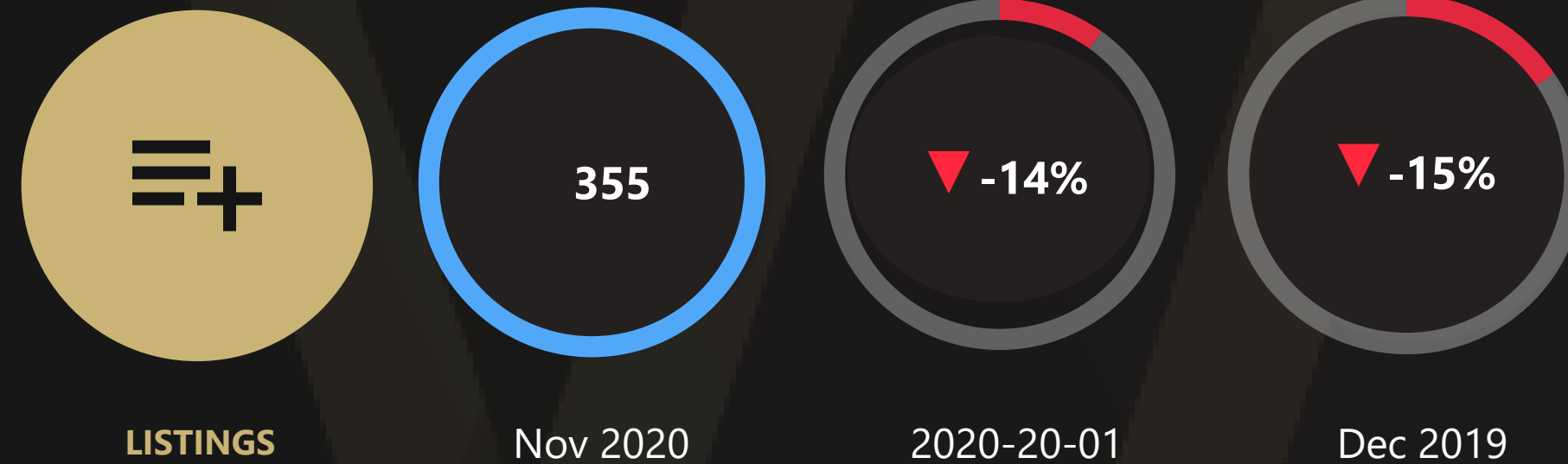
WEST VANCOUVER

November, 2020

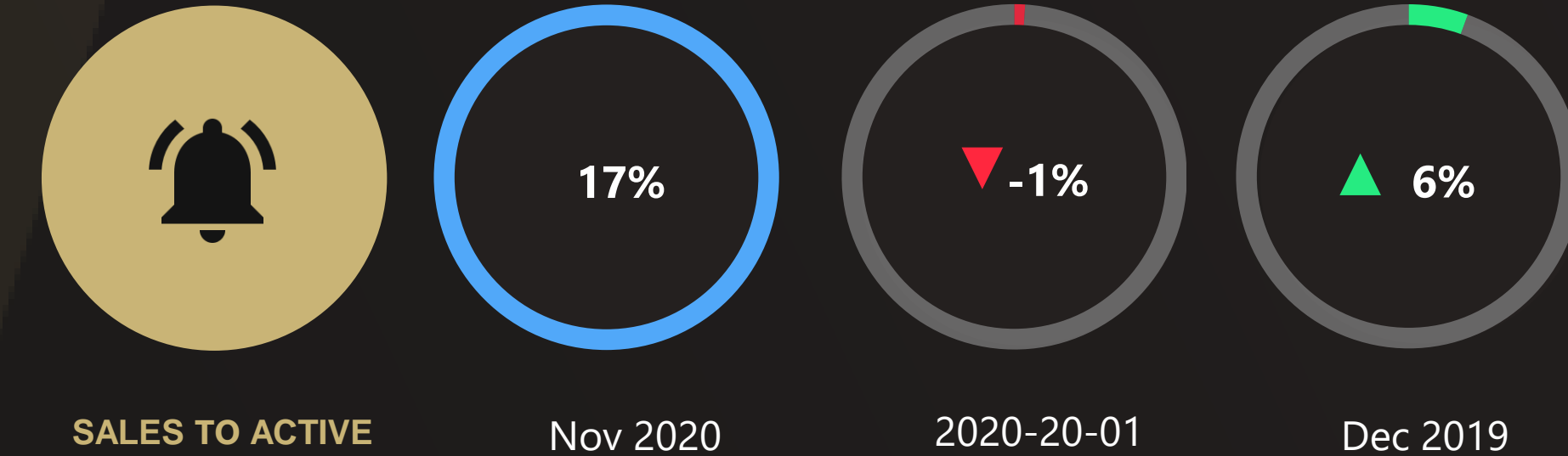


Detached and Houses

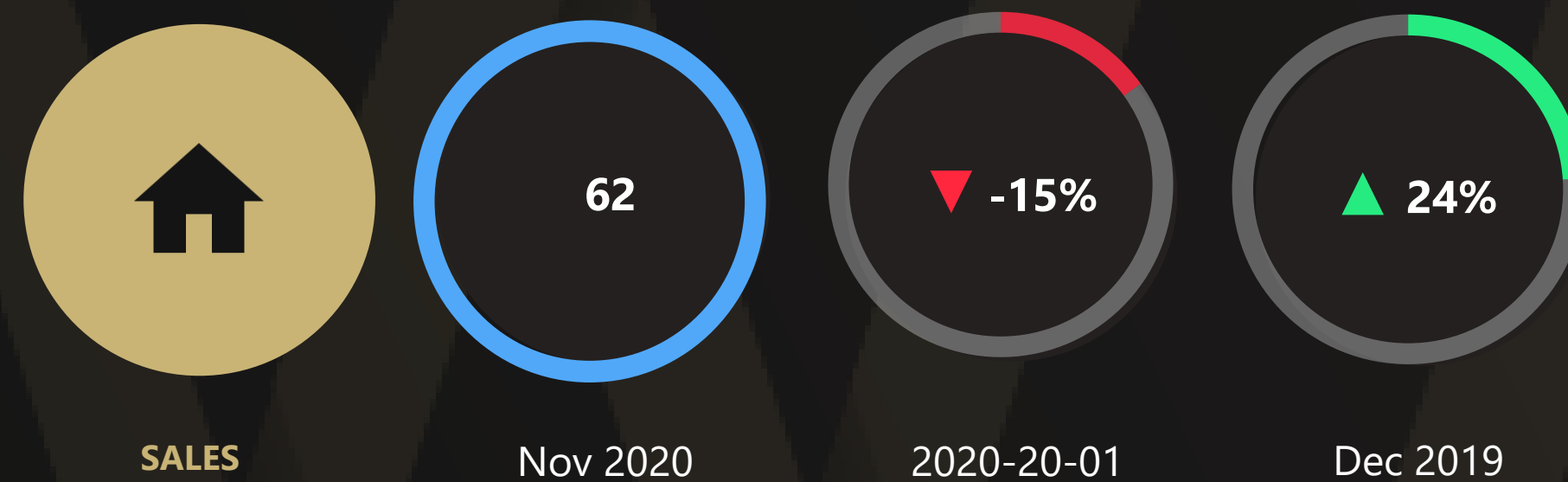
● CURRENT ● UP ● DOWN



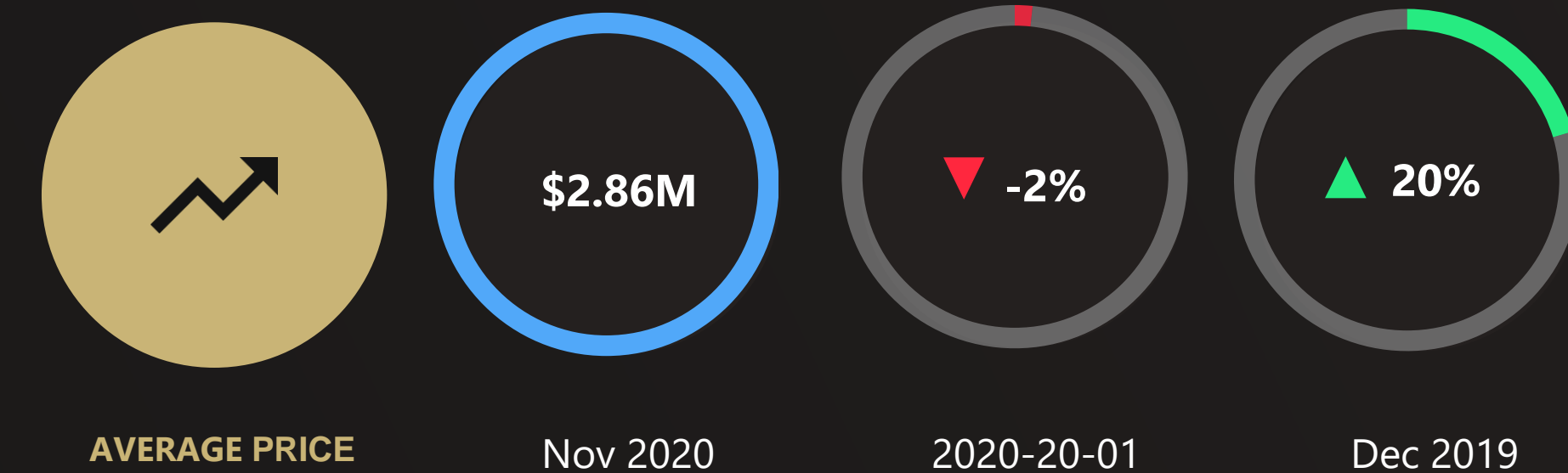
In West Vancouver houses, the number of new listings for residential properties in November 2020 was 355, a 14% decrease compared to October 2020, when 412 homes were listed, and a 15% decrease from the 420 properties listed last November.



In West Vancouver, the sales to active ratio for houses for November 2020 was 17%, a 1% decrease compared to October 2020, when the ratio was 18%, and a 6% increase from the 12% ratio last November.



The number of houses sold in West Vancouver in November 2020 was 62, a 15% decrease compared to October 2020, when 73 homes were sold, and a 24% increase from the 50 properties sold last November.



In West Vancouver, the average sale price for houses in November 2020 was \$2.86M, a 2% decrease compared to October 2020, when the average sale price was \$2.908M, and a 20% increase from the \$2.375M average sale price from last November.

WEST VANCOUVER

November, 2020

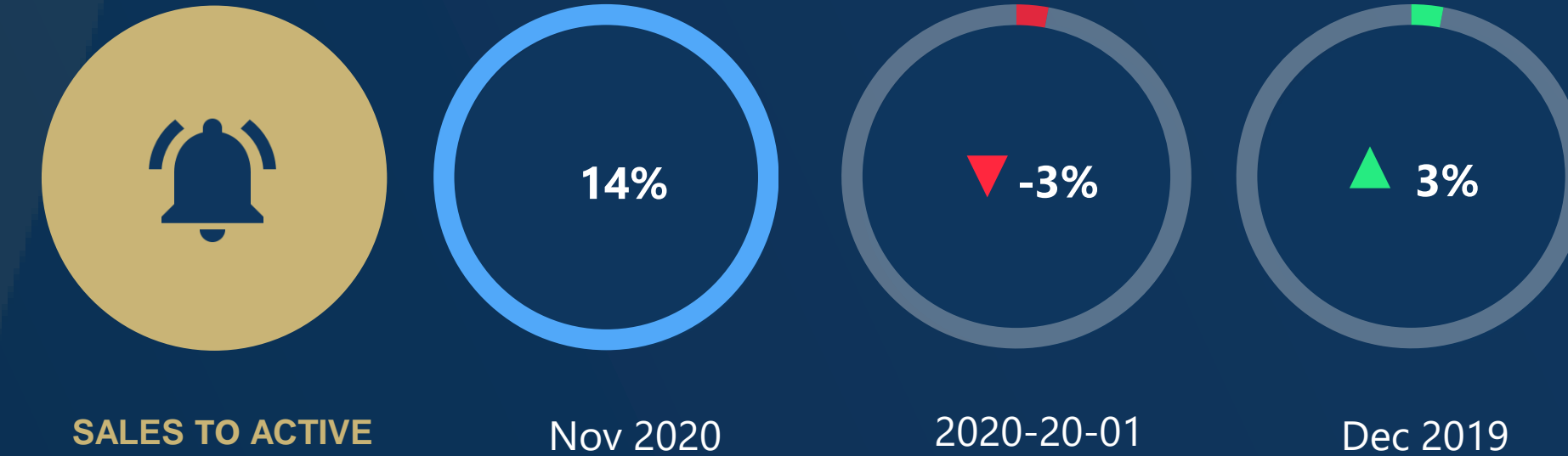


Condos and Townhouses

● CURRENT ● UP ● DOWN



In West Vancouver, the number of new listings for condos and townhouses in November 2020 was 152, a 9% decrease compared to October 2020, when 167 homes were listed, and a 18% increase from the 129 properties listed last November.



In West Vancouver, the sales-to-active listings ratio for condos and townhouses for November 2020 was 14%, a 3% decrease compared to October 2020, when the ratio was 17%, and a 3% increase from the 11% ratio last November.



The number of condos and townhouses sold in West Vancouver in November 2020 was 21, a 25% decrease compared to October 2020, when 28 homes were sold, and a 50% increase from the 14 properties sold last November.



In West Vancouver, the average sale price for condos and townhouses in November 2020 was \$1.1M, a 6% decrease compared to October 2020, when the average sale price was \$1.171M, and a 14% decrease from the \$1.280M average sale price from last November.

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