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VIVID

REAL ESTATE

By Amir Joharifard

Market Update

December 2020

Areas

GREATER VANCOUVER
DOWNTOWN VANCOUVER

VANCOUVER WESTSIDE
VANCOUVER EASTSIDE

NORTH VANCOUVER
WEST VANCOUVER

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Greater Vancouver

December 2020

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21 CENTURY 21.
In Town Realty

GREATER VANCOUVER

December, 2020

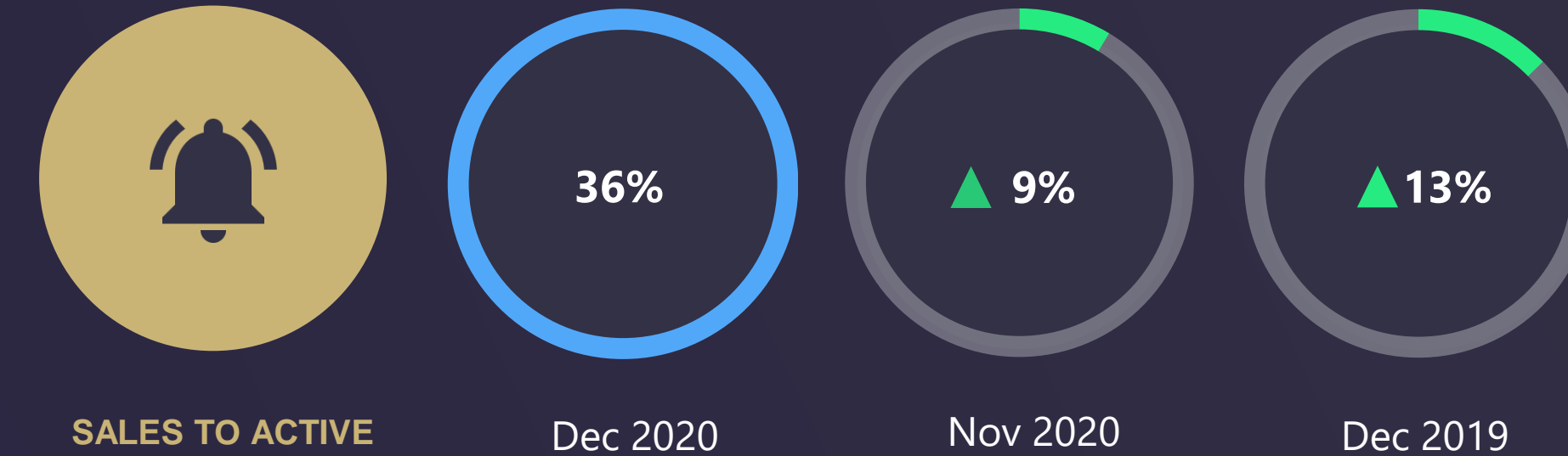


Detached and Attached Homes

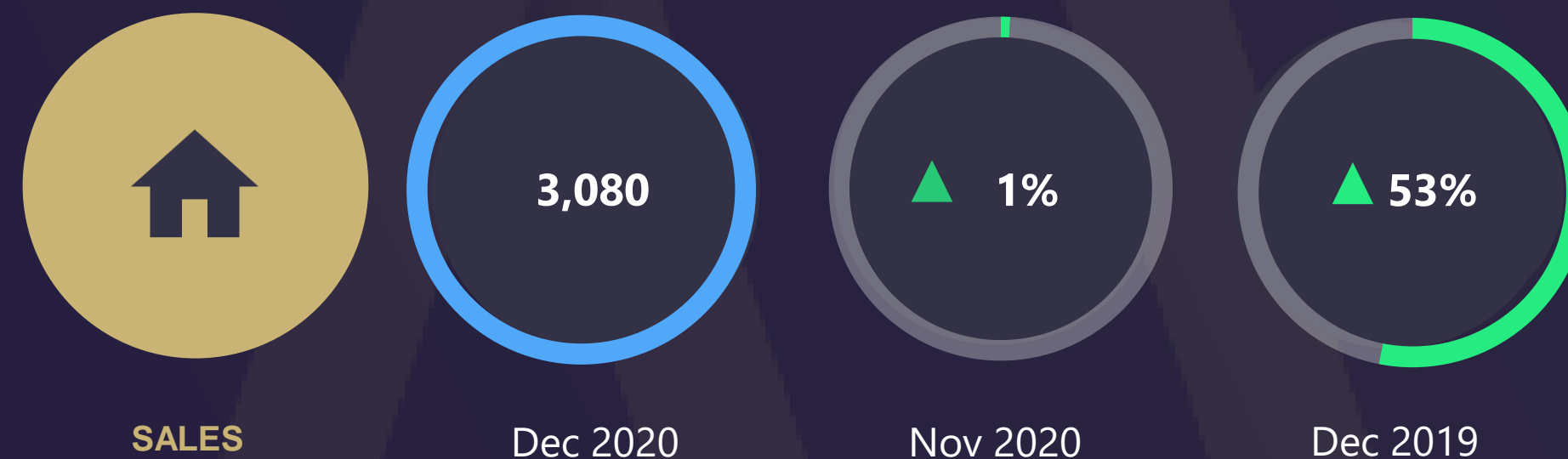
● CURRENT ● UP ● DOWN



In Greater Vancouver, the number of new listings for residential properties in December 2020 was 2,404, a 41% decrease compared to November 2020, when 4,061 homes were listed, and a 52% increase from the 1,578 properties listed last December.



In Greater Vancouver, the sales-to-active listings ratio for detached properties for December 2020 was 36%, a 9% decrease compared to November 2020, when the ratio was 45%, and a 13% increase from the 23% ratio last December.



The number of residential properties sold in Greater Vancouver in December 2020 was 3,080, a 1% increase compared to November 2020, when 3,053 homes were sold, and a 53% increase from the 2,012 properties sold last December.

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.

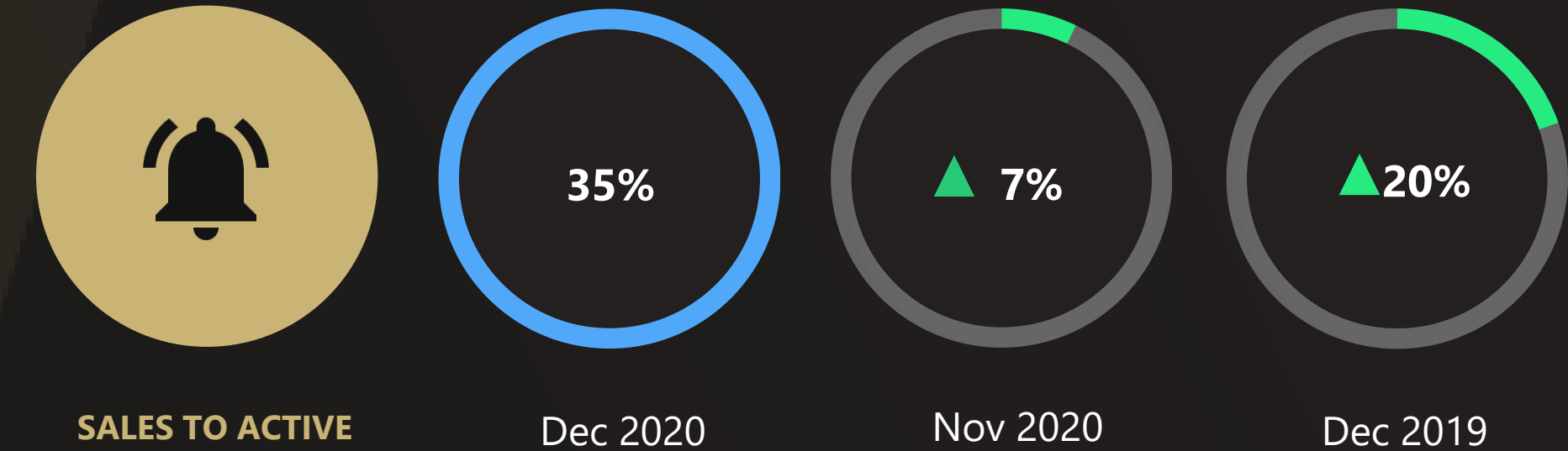
GREATER VANCOUVER

December, 2020

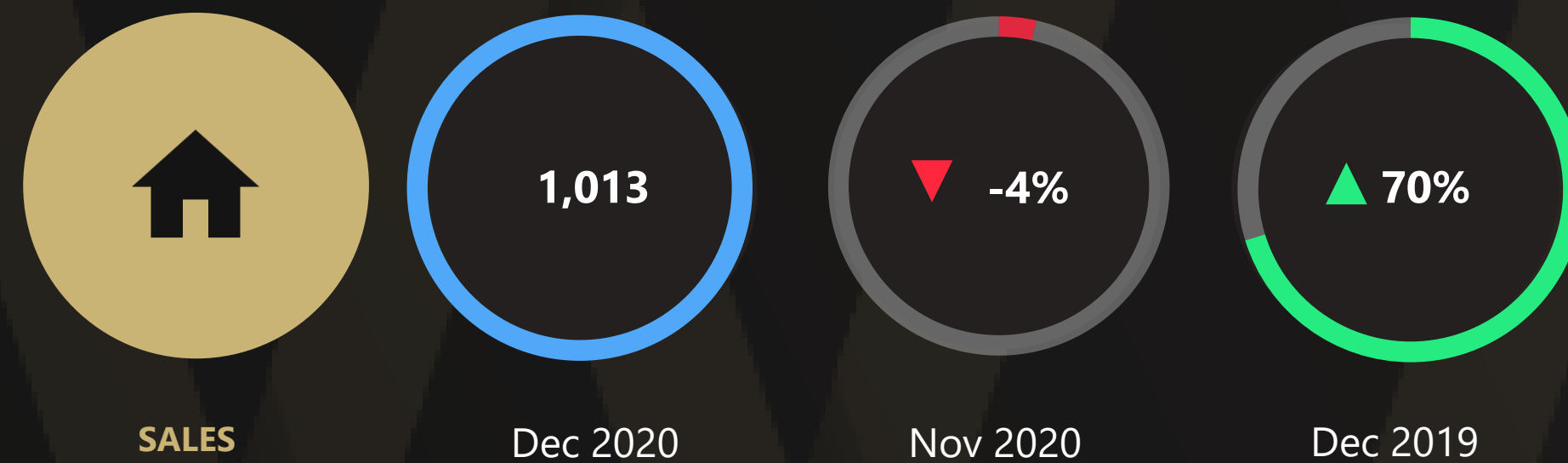
 Detached and Houses
● CURRENT ● UP ● DOWN



In Greater Vancouver, the number of new listings for detached properties in December 2020 was 740 a 38% decrease compared to November 2020, when 1,202 homes were listed, and a 42% increase from the 522 properties listed last December.



In Greater Vancouver, the sales-to-active listings ratio for detached properties for December 2020 was 35%, a 7% increase compared to November 2020, when the ratio was 28%, and a 20% increase from the 15% ratio last December.



The number of houses sold in Greater Vancouver in December 2020 was 1,013, a 4% decrease compared to November 2020, when 1,050 homes were sold, and a 70% increase from the 595 properties sold last December.

Facts

The Average days on Market for Greater Vancouver detached properties in December 2020 was 42 days, an 11% increase in comparison to 38 days in November. The average price per square foot for Greater Vancouver detached properties in December 2020 was \$672, a 2% increase in comparison to \$ 659 per square foot in November 2020.

GREATER VANCOUVER

December, 2020



Condos and Townhouses

● CURRENT ● UP ● DOWN



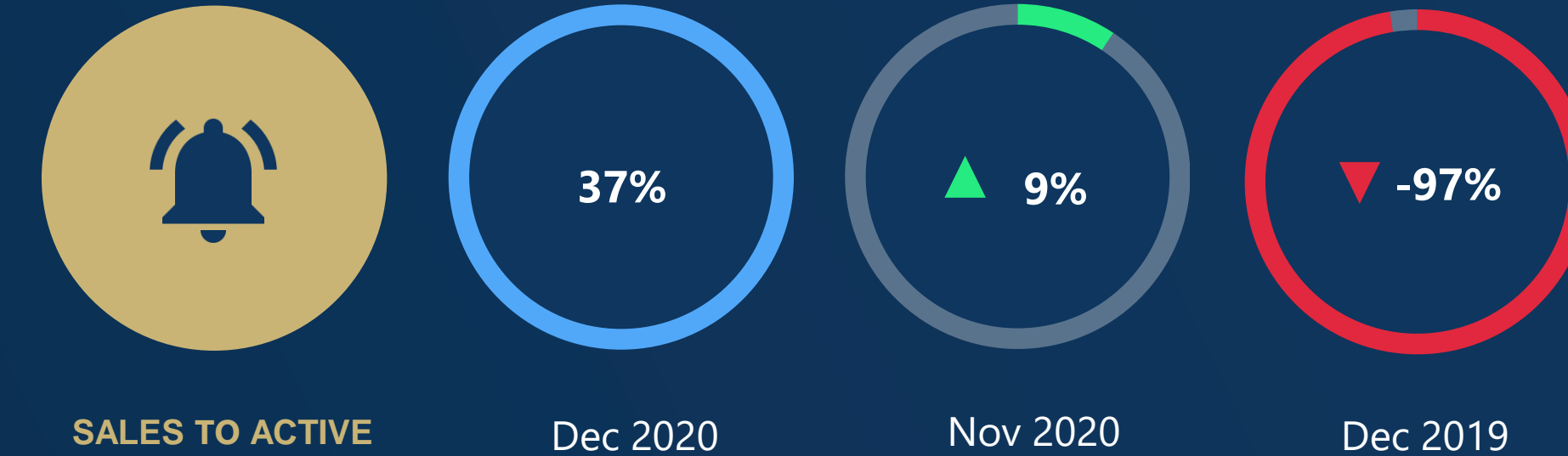
LISTINGS

Dec 2020

Nov 2020

Dec 2019

In Greater Vancouver, the number of new listings for condos and townhouses in December 2020 was 1,664, a 42% decrease compared to November 2020, when 2,859 homes were listed, and a 58% increase from the 1,056 properties listed last December.



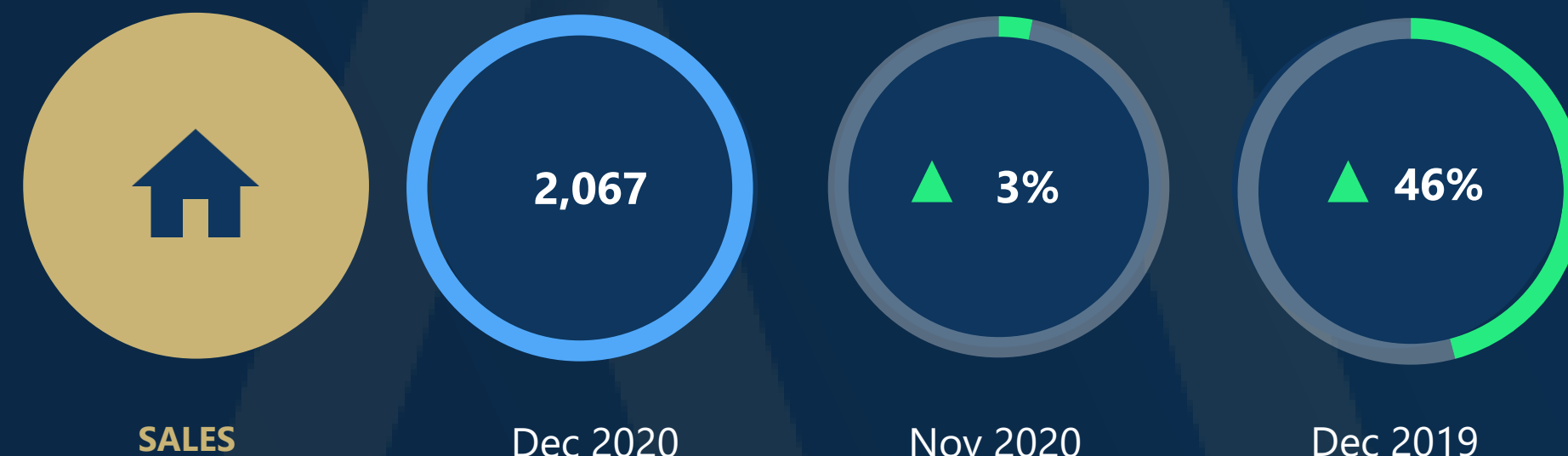
SALES TO ACTIVE

Dec 2020

Nov 2020

Dec 2019

In Greater Vancouver, the sales-to-active listings ratio for condos and townhouses in December 2020 was 37%, a 9% increase compared to November 2020, when the ratio was 27%, and a 97% decrease from the 134% ratio last December.



SALES

Dec 2020

Nov 2020

Dec 2019

The number of condos and townhouses sold in Greater Vancouver in December 2020 was 2,067, a 3% increase compared to November 2020, when 2,003 homes were sold, and a 46% increase from the 1,417 properties sold last December.

Facts

The average days on the market for Greater Vancouver condos in December 2020 was 34 days, while for townhouses it was 35 days. The average price per square foot for Greater Vancouver condos was \$780 in November 2020, whereas for townhouses it was \$601 per square foot.

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Downtown Vancouver

December 2020



DOWNTOWN VANCOUVER

December, 2020

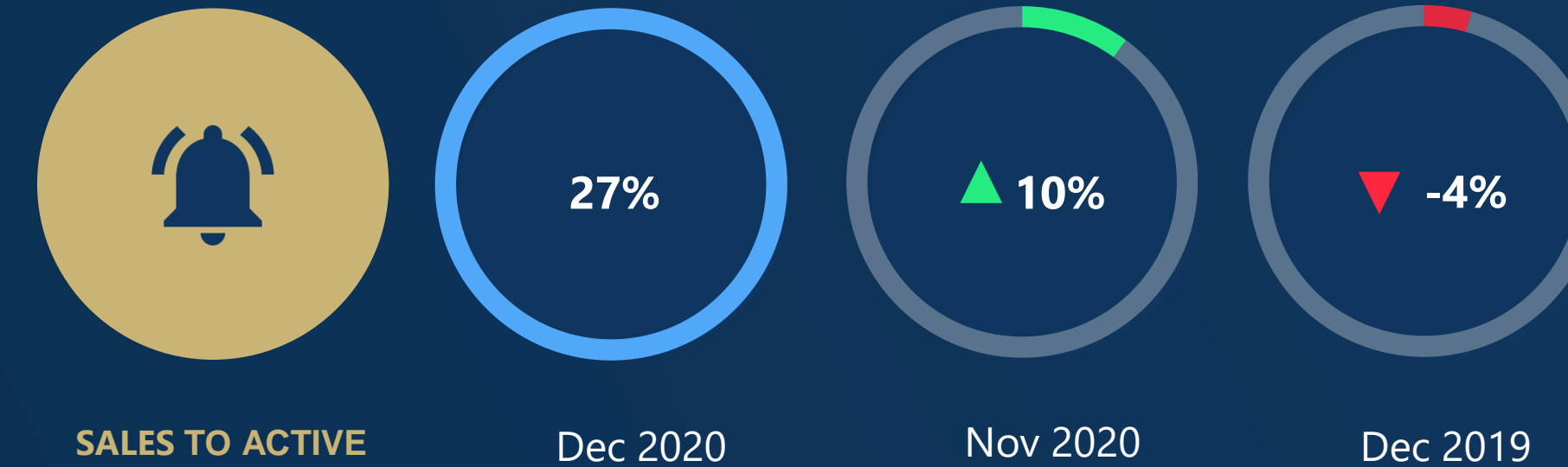


Condos and Townhouses

● CURRENT ● UP ● DOWN



In Downtown Vancouver, the number of new listings for condo and townhouses in December 2020 was 719, a 30% decrease compared to November 2020, when 719 homes were listed, and a 64% increase from the 438 properties listed last December.



In Downtown Vancouver, the sales-to-active listings ratio for condos and townhouses for December 2020 was 27%, a 10% increase compared to November 2020, when the ratio was 17%, and a 4% decrease from the 32% ratio last December.



The number of condos and townhouses sold in Downtown Vancouver in December 2020 was 197, a 11% increase compared to November 2020, when 178 homes were sold, and a 42% increase from the 139 properties sold last December.



In Downtown Vancouver, the average sale price for condos and townhouses in December 2020 was \$712K, a 1% decrease compared to November 2020, when the average sale price was \$720K, and a 7% decrease from the \$768K average sale price from last December.

Market Type

DOWNTOWN VANCOUVER

December, 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


December 2020

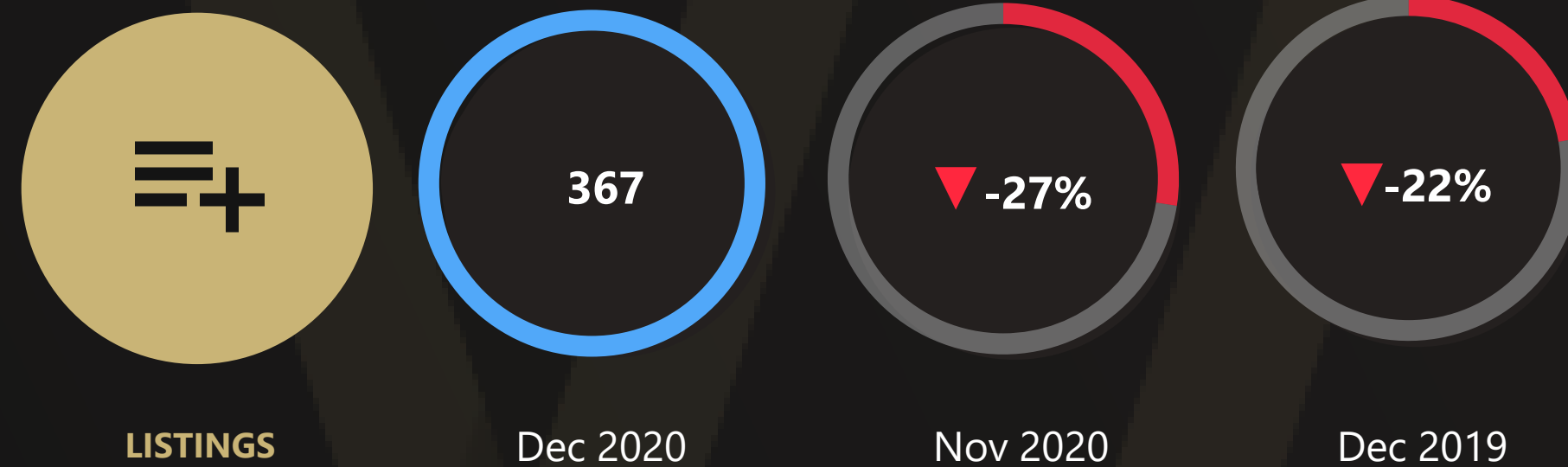
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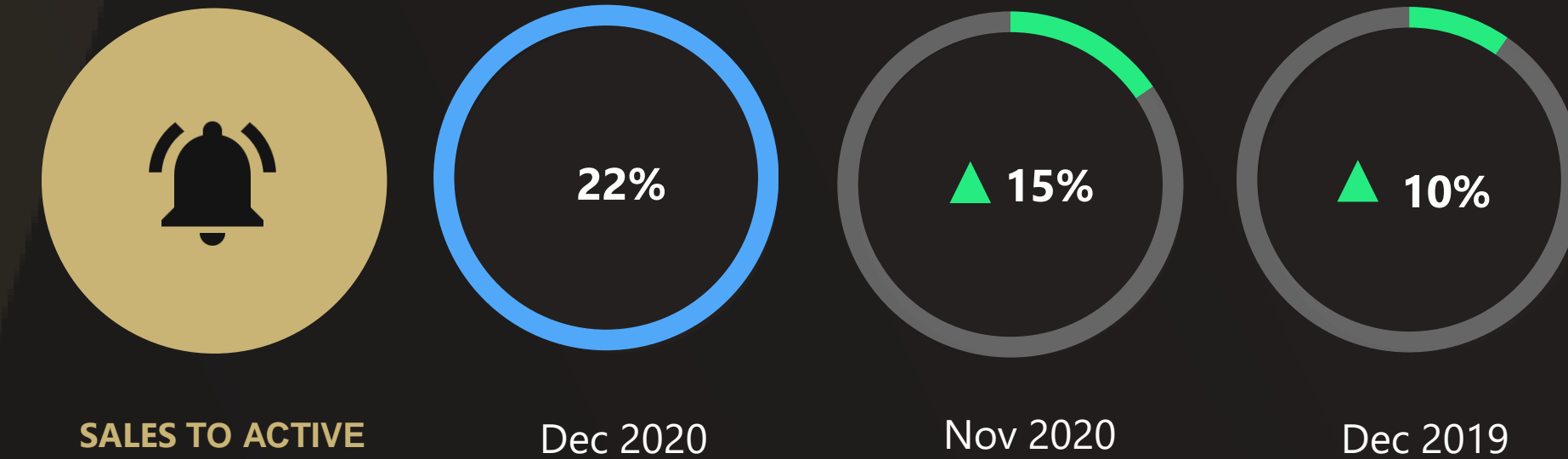
VANCOUVER WESTSIDE

December, 2020

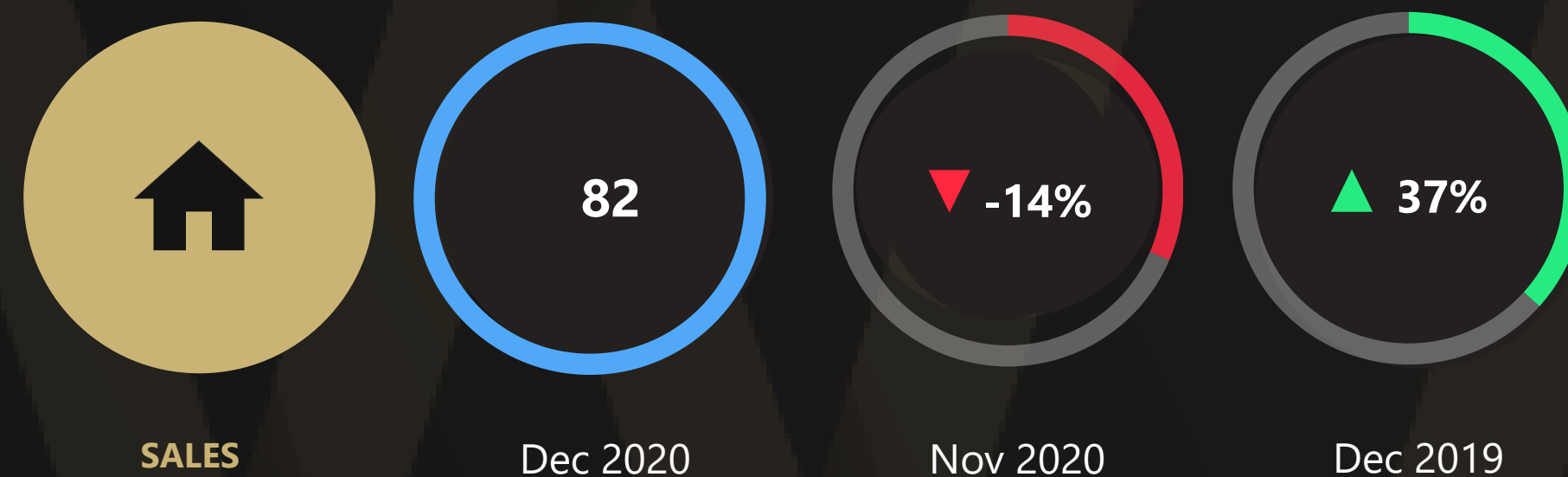
 Detached and Houses
● CURRENT ● UP ● DOWN



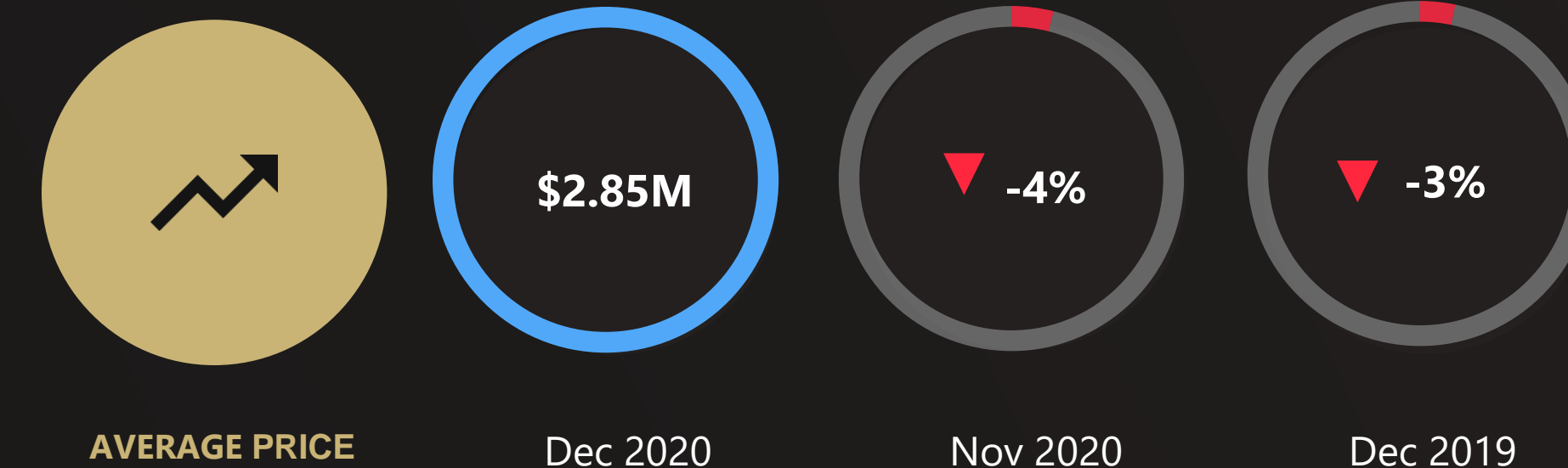
In Vancouver West, the number of new listings for detached properties in December 2020 was 367, a 27% decrease compared to November 2020, when 506 homes were listed, and a 22% decrease from the 472 properties listed last December.



In Vancouver West, the sales-to-active listings ratio for houses for December 2020 was 22%, a 17% increase compared to November 2020, when the ratio was 15%, and a 13% increase from the 10% ratio last December.



The number of houses sold in Vancouver West in December 2020 was 82, a 14% decrease compared to November 2020, when 95 homes were sold, and a 37% increase from the 60 properties sold last December.



In Vancouver West, the average sale price for houses in December 2020 was \$2.853M, a 4% decrease compared to November 2020, when the average sale price was \$2.97M, and a 3% decrease from the \$2.95M average sale price from last December.

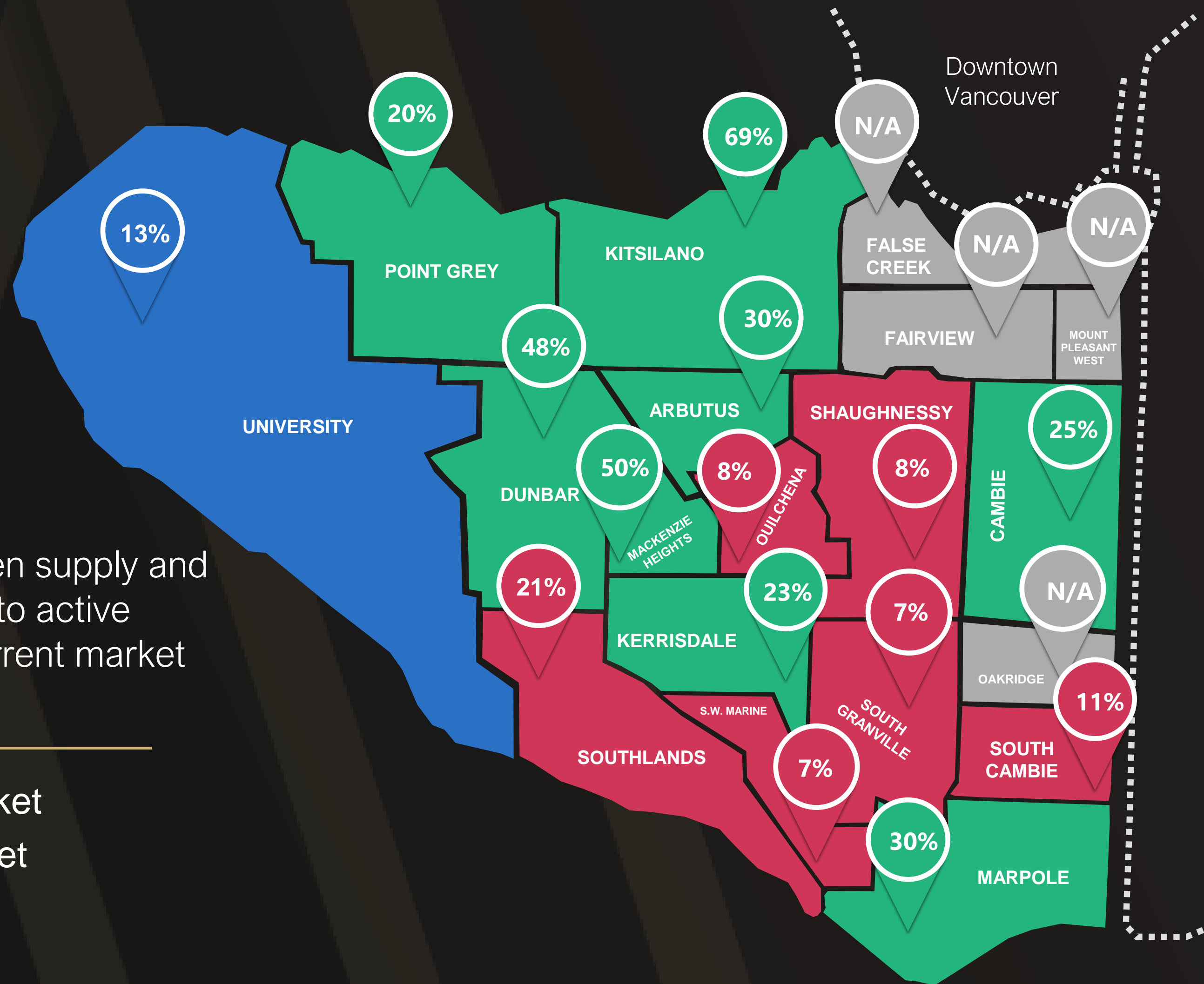
Market Type

VANCOUVER WESTSIDE

December, 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

December, 2020

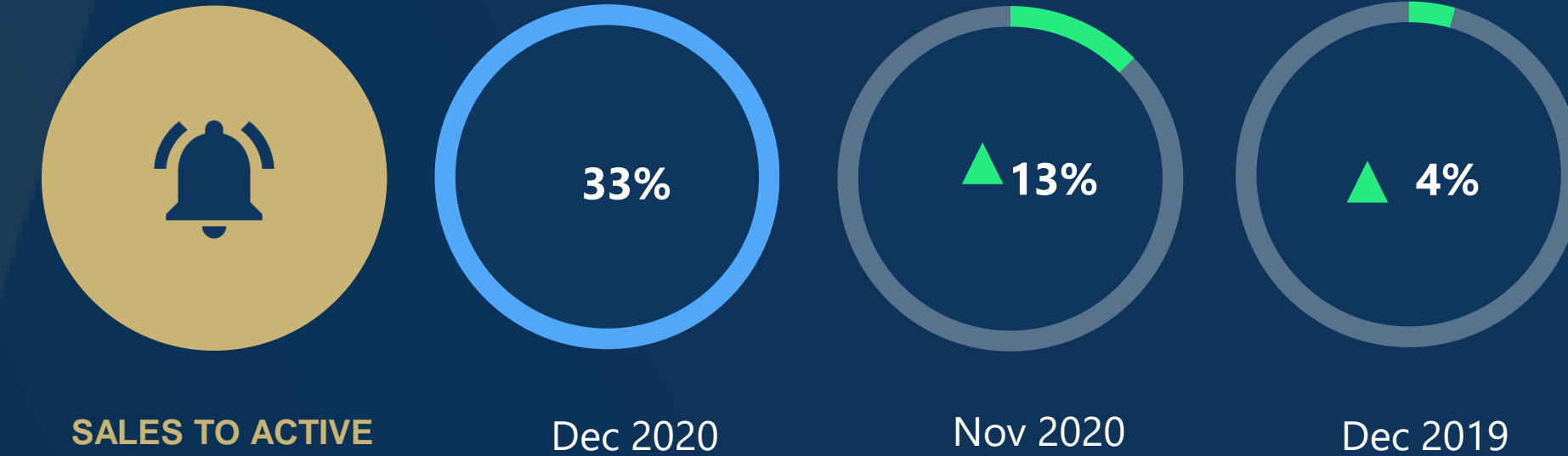


Condos and Townhouses

● CURRENT ● UP ● DOWN



In Vancouver West, the number of new listings for condos and townhouses in December 2020 was 611, a 33% decrease compared to November 2020, when 907 homes were listed, and a 16% increase from the 529 properties listed last December.



In Vancouver West, the sales-to-active listings ratio for houses for December 2020 was 33%, a 13% increase compare to November 2020, when the ratio was 20%, and a 4% increase from the 29% ratio last December.



The number of condos and townhouses sold in Vancouver West in December 2020 was 201, a 10% increase compared to November 2020, when 183 homes were sold, and a 33% increase from the 151 properties sold last December.



In Vancouver West, the average sale price for condos and townhouses in December 2020 was \$835K, a 2% decrease compared to November 2020, when the average sale price was \$850K, and a 1% increase from the \$833K average sale price from last December.

Market Type

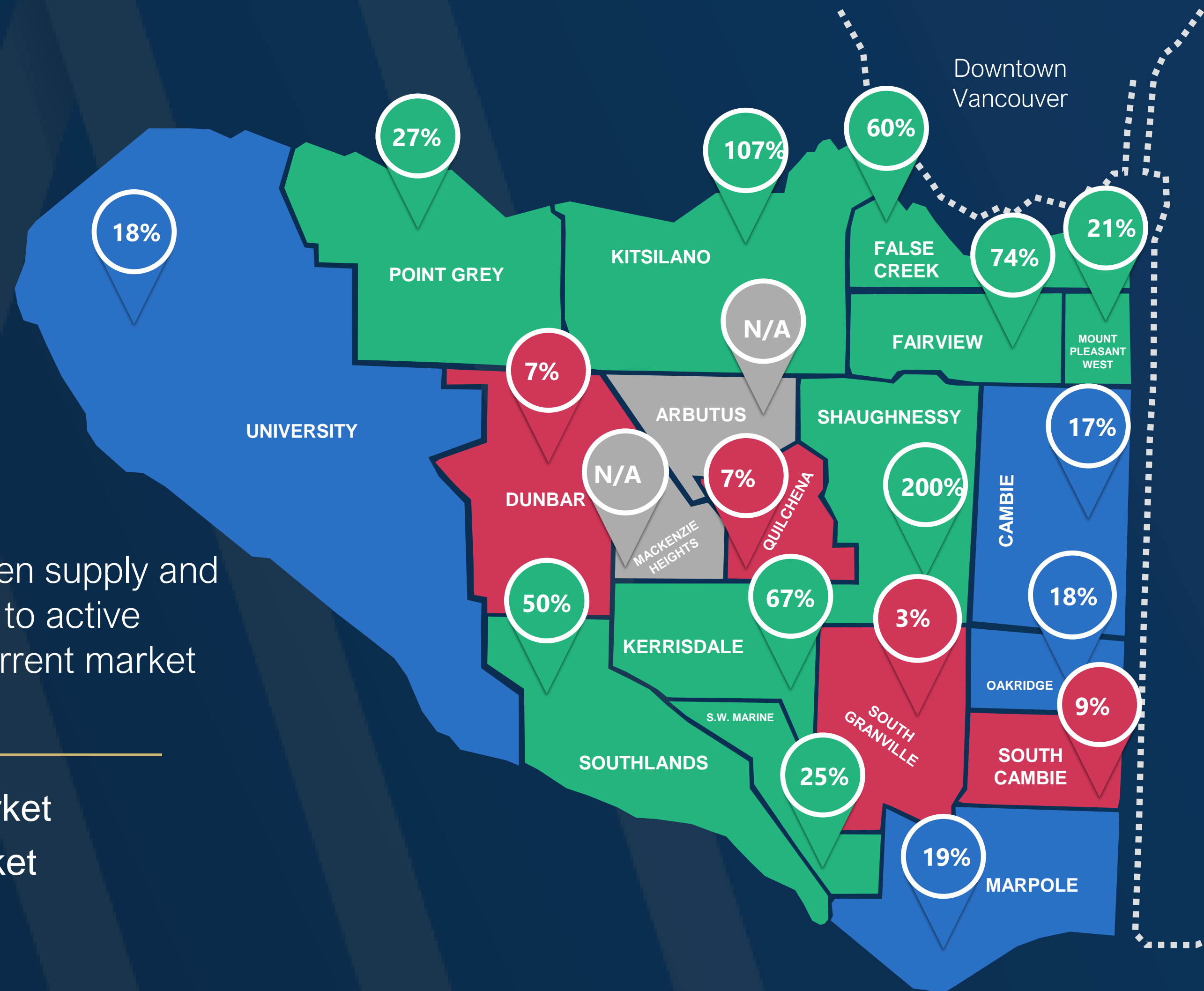
VANCOUVER WESTSIDE

December, 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

December 2020



VANCOUVER EASTSIDE

December, 2020

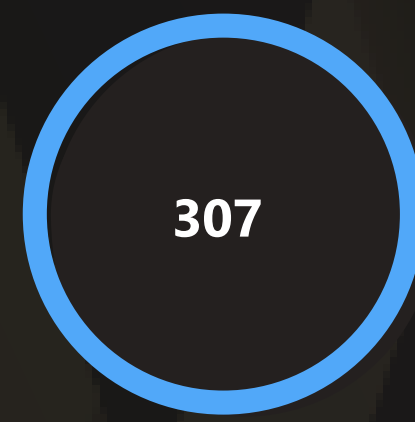


Detached and Houses

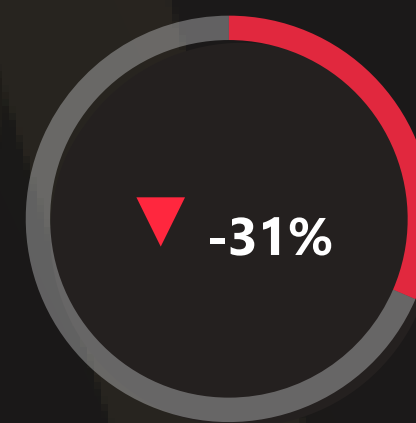
● CURRENT ● UP ● DOWN



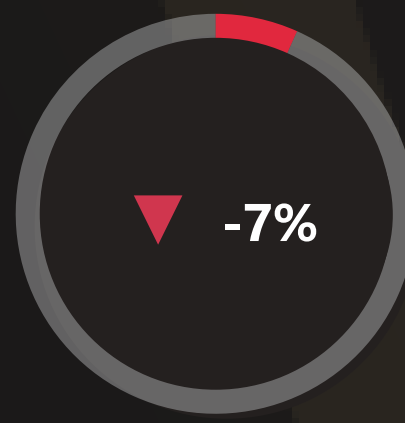
LISTINGS



Dec 2020



Nov 2020

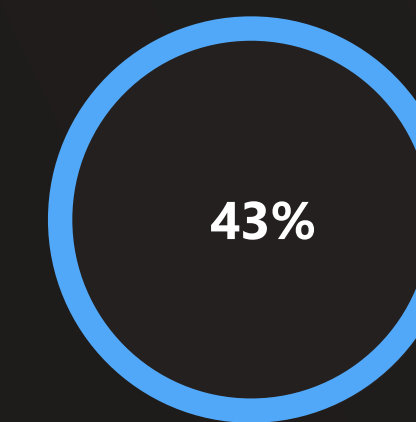


Dec 2019

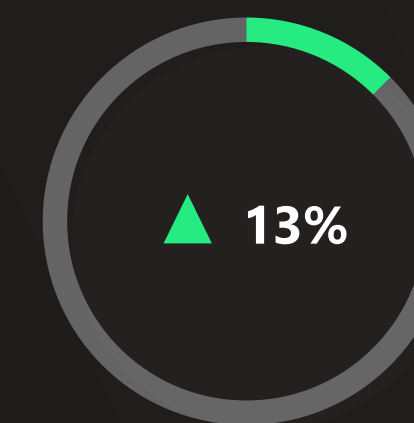
In Vancouver East, the number of new listings for detached properties in December 2020 was 307, a 31% decrease compared to November 2020, when 448 homes were listed, and a 7% decrease from the 329 properties listed last December.



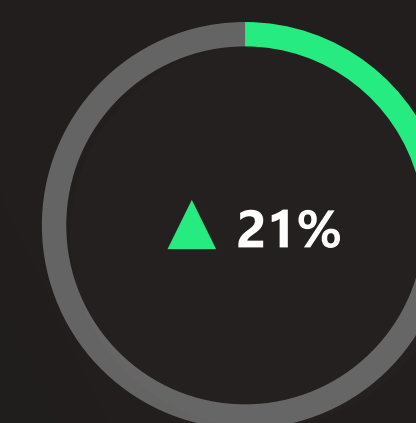
SALES TO ACTIVE



Dec 2020



Nov 2020

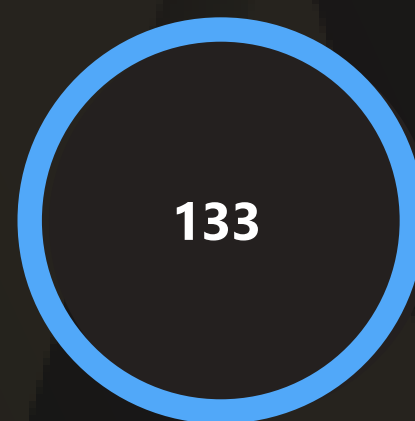


Dec 2019

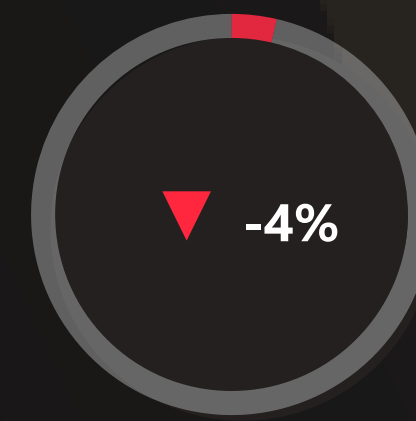
In Vancouver East, the sales to active ratio for houses for December 2020 was 33%, a 13% increase compared to November 2020, when the ratio was 31%, and a 21% increase from the 22% ratio last December.



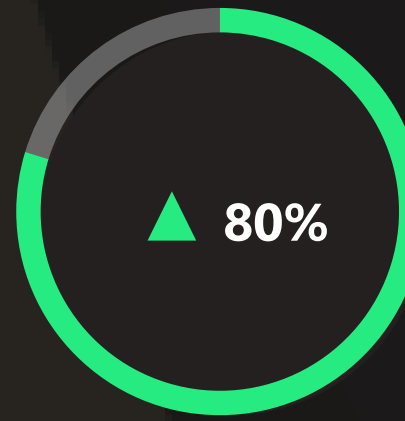
SALES



Dec 2020

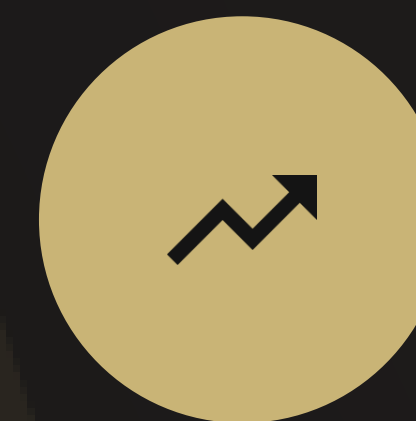


Nov 2020

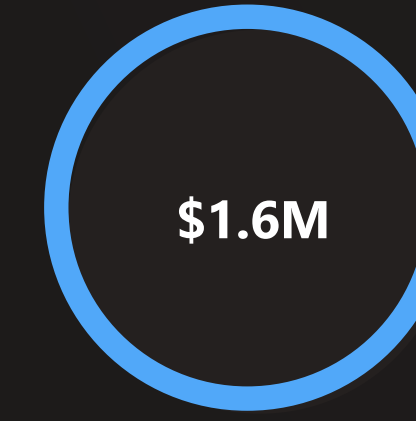


Dec 2019

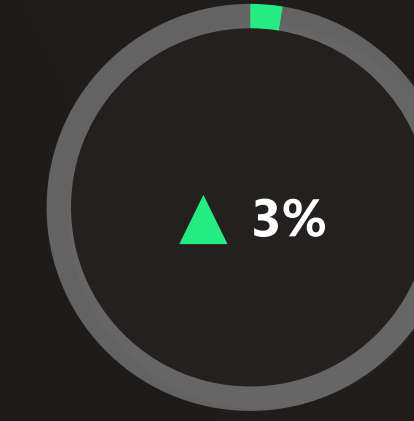
The number of houses sold in Vancouver East in December 2020 was 133, a 4% decrease compared to November 2020, when 138 homes were sold, and a 80% increase from the 74 properties sold last December.



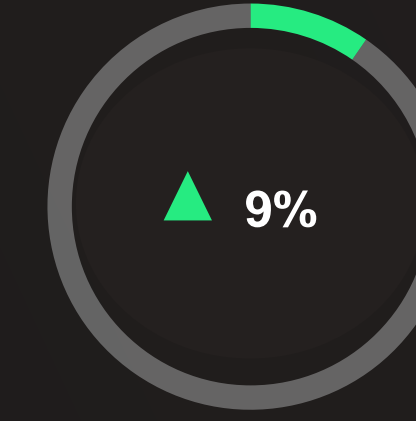
AVERAGE PRICE



Dec 2020



Nov 2020



Dec 2019

In Vancouver East, the average sale price for houses in December 2020 was \$1.6M, a 3% increase compared to November 2020, when the average sale price was \$1.56M, and a 9% increase from the \$1.465M average sale price from last December.

Market Type

VANCOUVER EASTSIDE

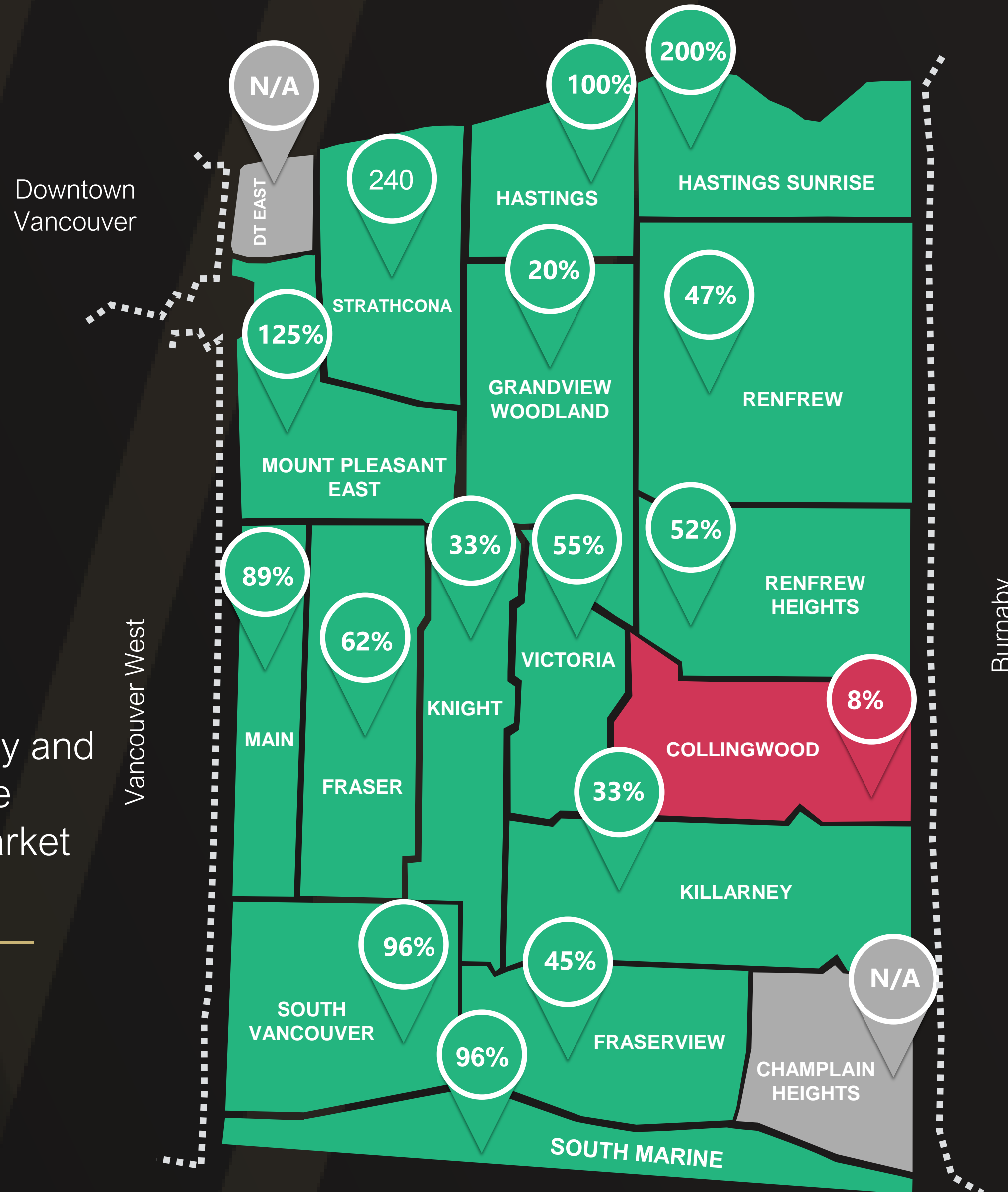
December, 2020

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

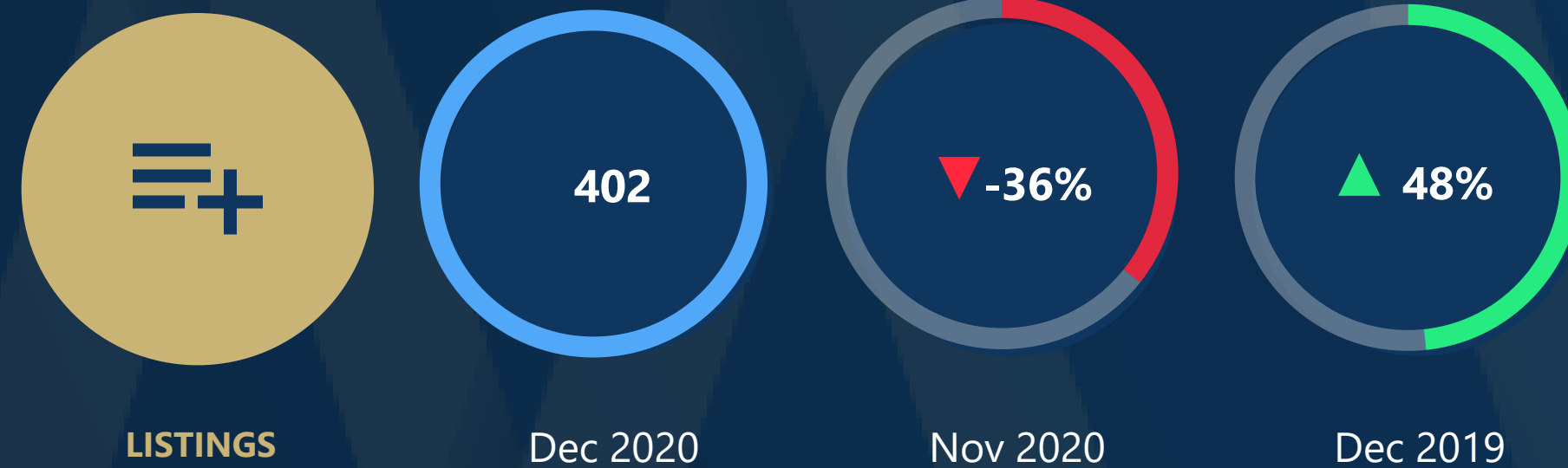
VANCOUVER EASTSIDE

December, 2020

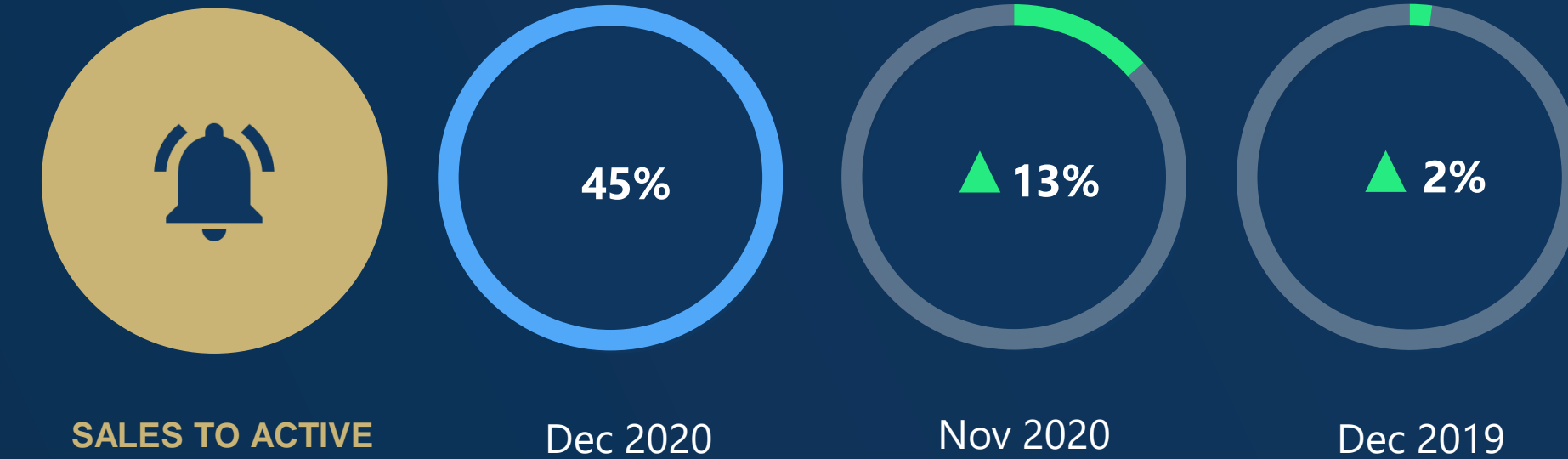


Condos and Townhouses

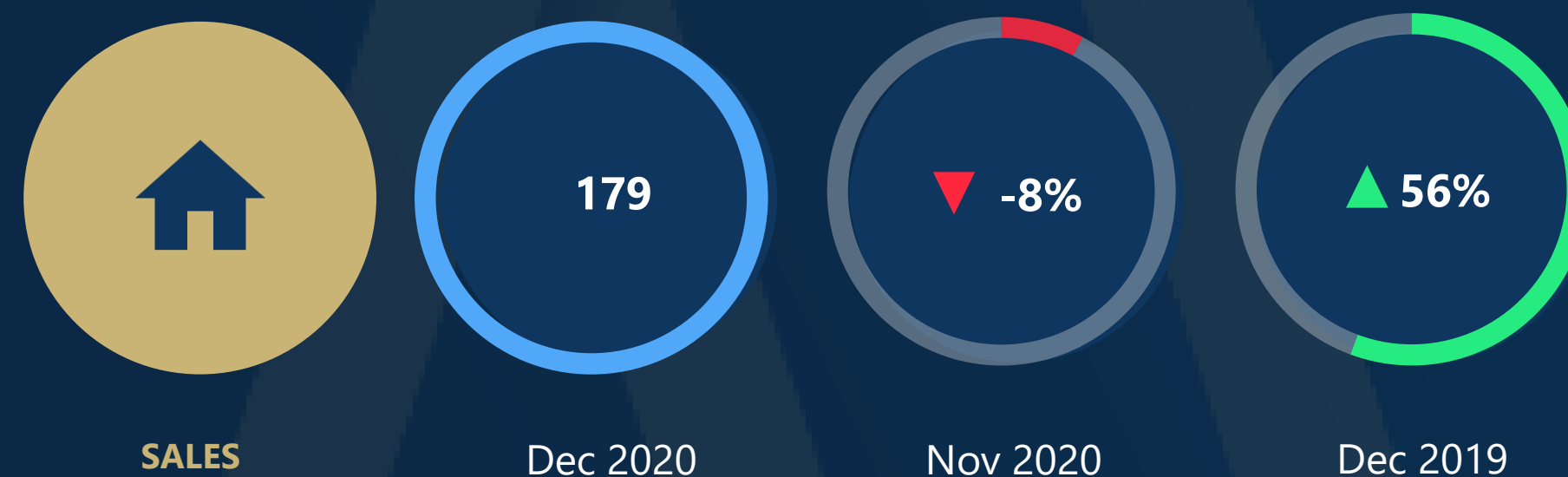
● CURRENT ● UP ● DOWN



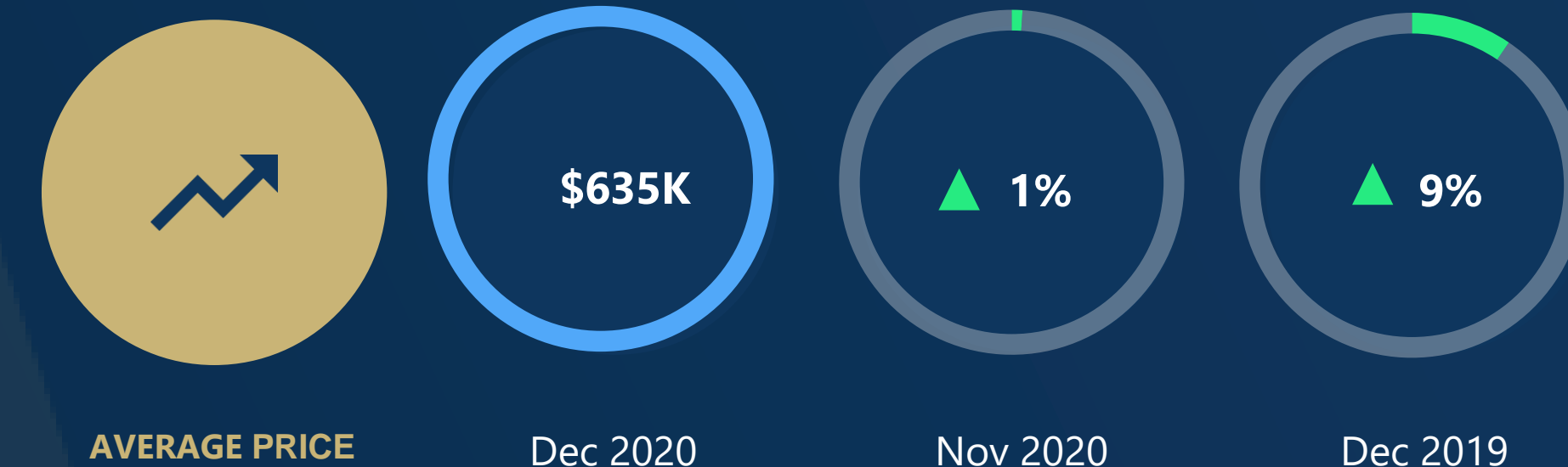
In Vancouver East, the number of new listings for condos and townhouses in December 2020 was 402, a 36% decrease compared to November 2020, when 625 homes were listed, and a 48% increase from the 271 properties listed last December.



In Vancouver East, the sales to active ratio for houses for December 2020 was 45%, a 13% increase compared to November 2020, when the ratio was 31%, and a 2% increase from the 42% ratio last December.



The number of condos and townhouses sold in Vancouver East in December 2020 was 179, a 8% decrease compared to November 2020, when 194 homes were sold, and a 56% increase from the 115 properties sold last December.



In Vancouver East, the average sale price for condos and townhouses in December 2020 was \$635K, a 1% increase compared to November 2020, when the average sale price was \$634K, and a 9% increase from the \$580K average sale price from last December.

Market Type

VANCOUVER EASTSIDE

December, 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.

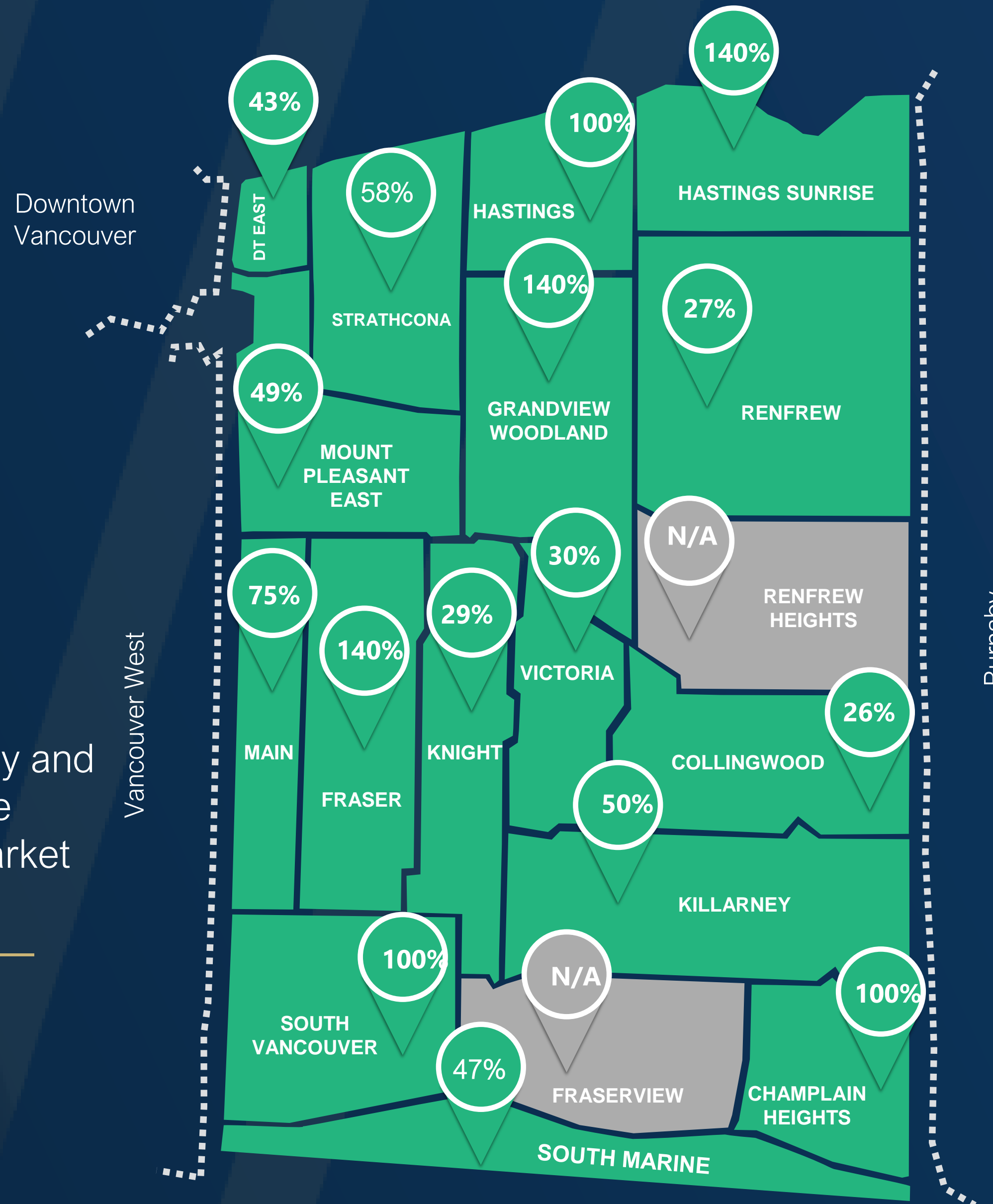
- 21% & Greater Sellers Market
- 15% to 20% Balanced Market
- 14% & Less Buyer Market

* 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

December 2020

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In Town Realty

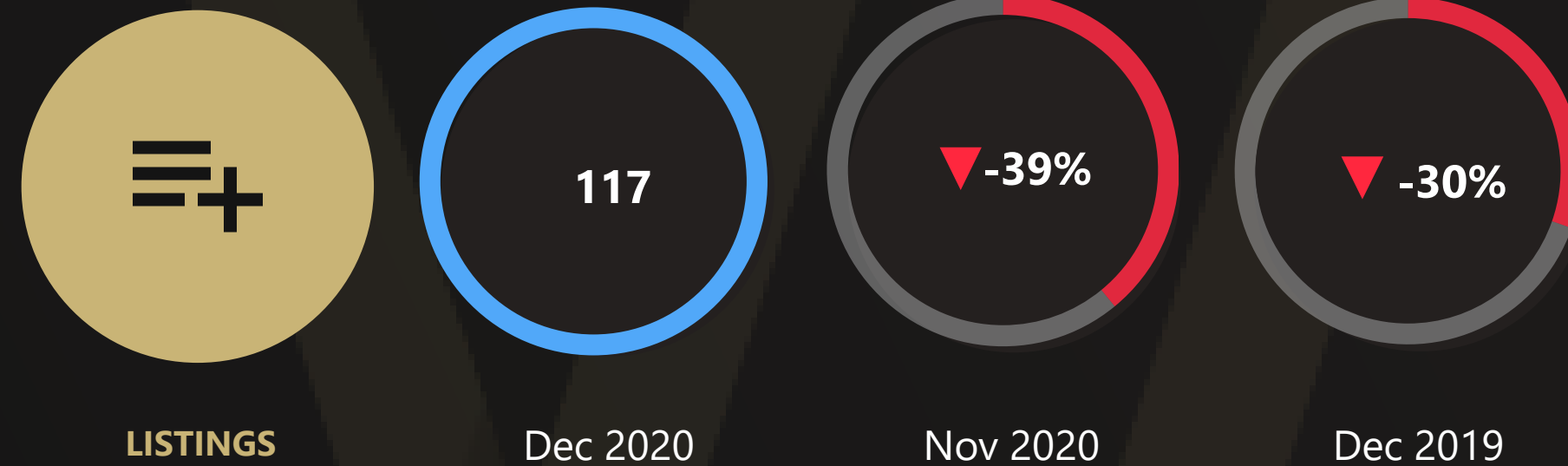
NORTH VANCOUVER

December, 2020



Detached and Houses

● CURRENT ● UP ● DOWN



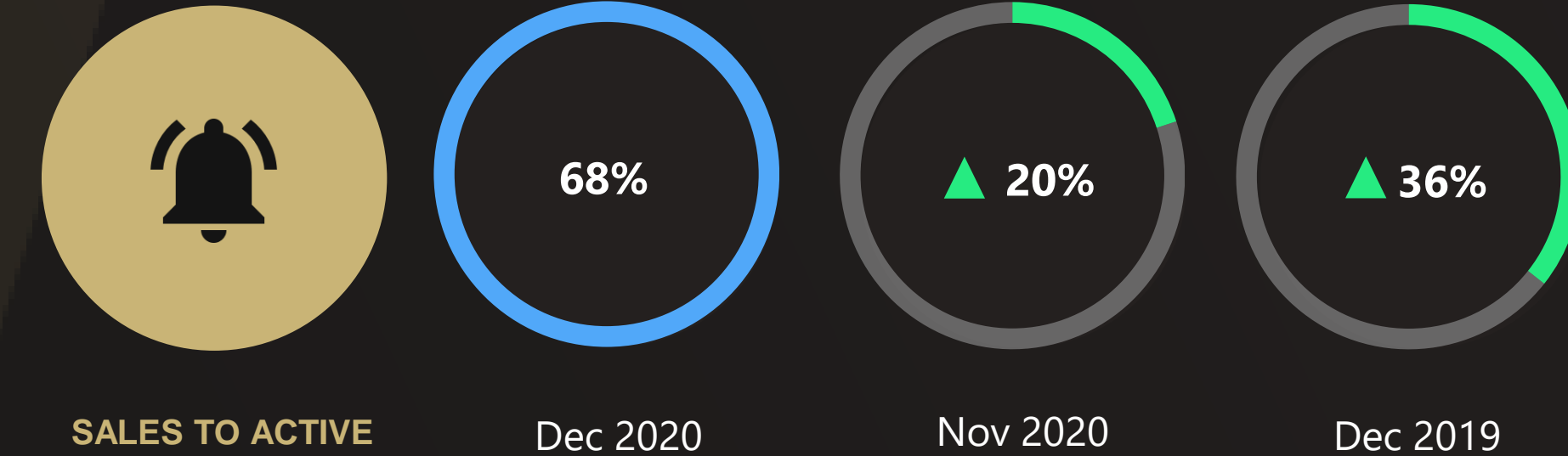
LISTINGS

Dec 2020

Nov 2020

Dec 2019

In North Vancouver, the number of new listings for detached properties in December 2020 was 117, a 39% decrease compared to November 2020, when 192 homes were listed, and a 30% decrease from the 168 properties listed last December.



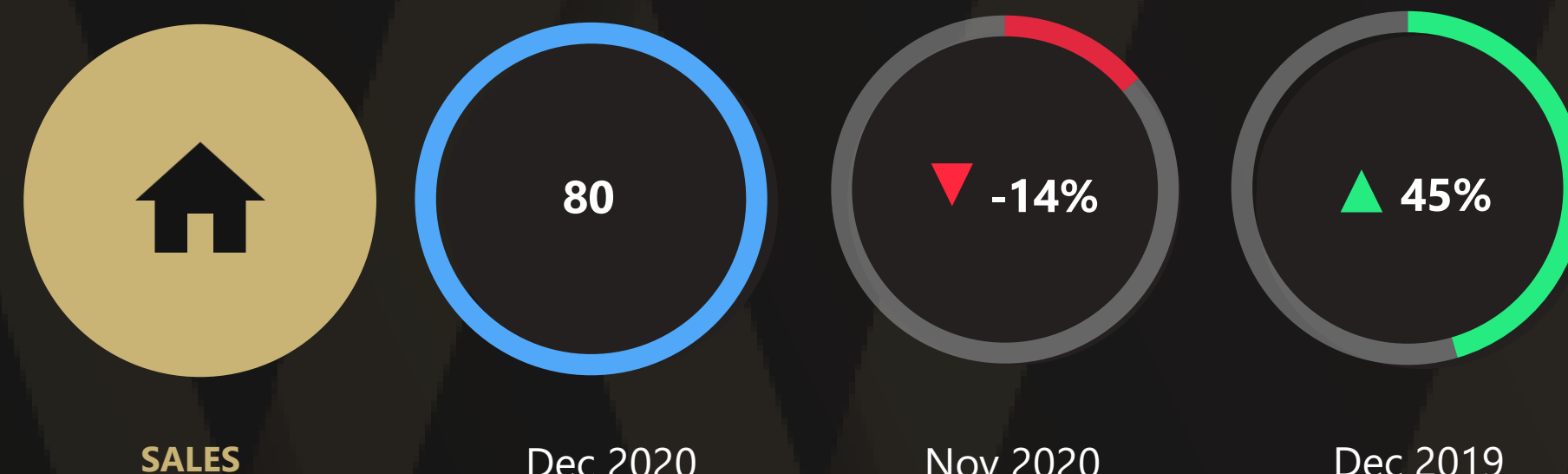
SALES TO ACTIVE

Dec 2020

Nov 2020

Dec 2019

In North Vancouver, the sales to active ratio for houses for December 2020 was 68%, a 20% increase compared to November 2020, when the ratio was 48%, and a 36% increase from the 33% ratio last December.



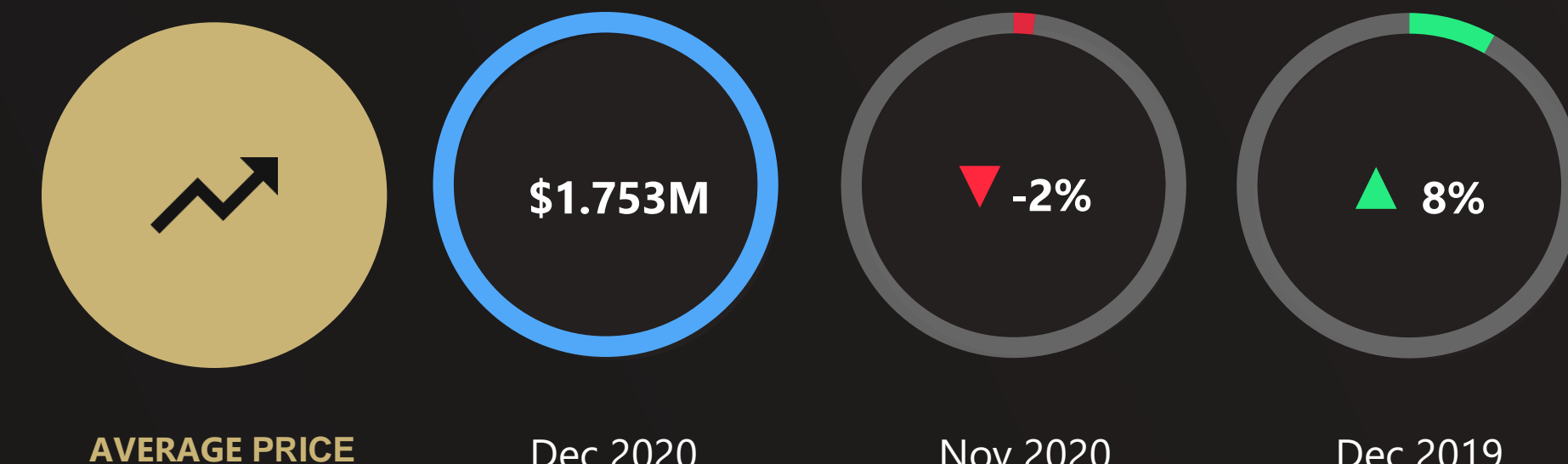
SALES

Dec 2020

Nov 2020

Dec 2019

The number of houses sold in North Vancouver in December 2020 was 80, a 14% decrease compared to November 2020, when 93 homes were sold, and a 45% increase from the 55 properties sold last December.



AVERAGE PRICE

Dec 2020

Nov 2020

Dec 2019

In North Vancouver, the average sale price for houses in December 2020 was \$1.753M, a 2% decrease compared to November 2020, when the average sale price was \$1.789M, and a 8% increase from the \$1.62M average sale price from last December.

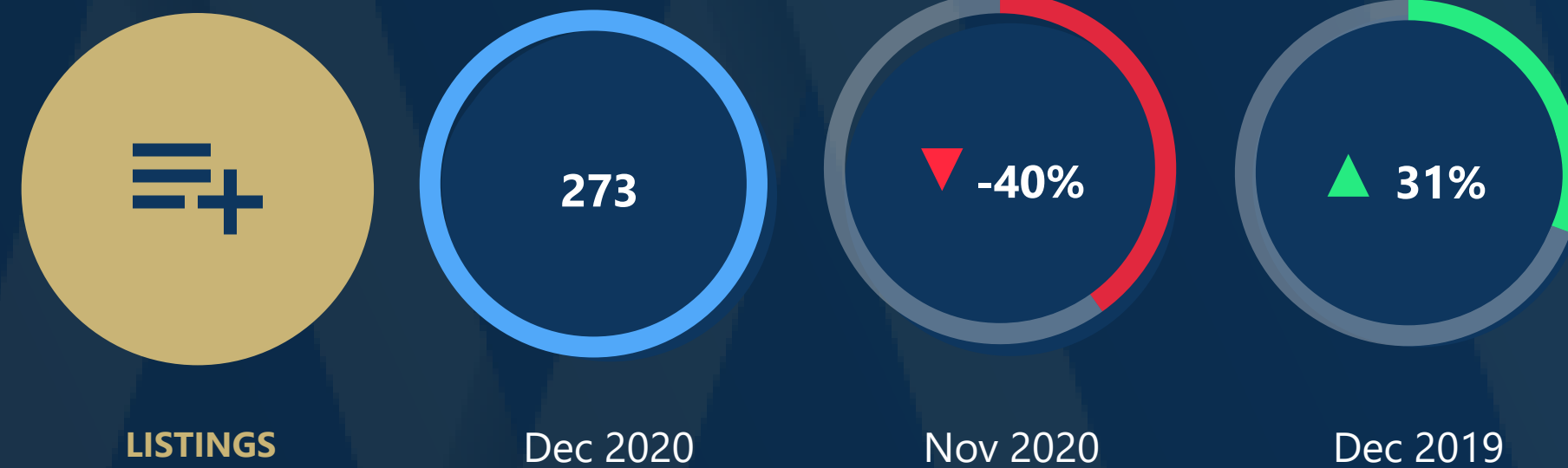
NORTH VANCOUVER

December, 2020

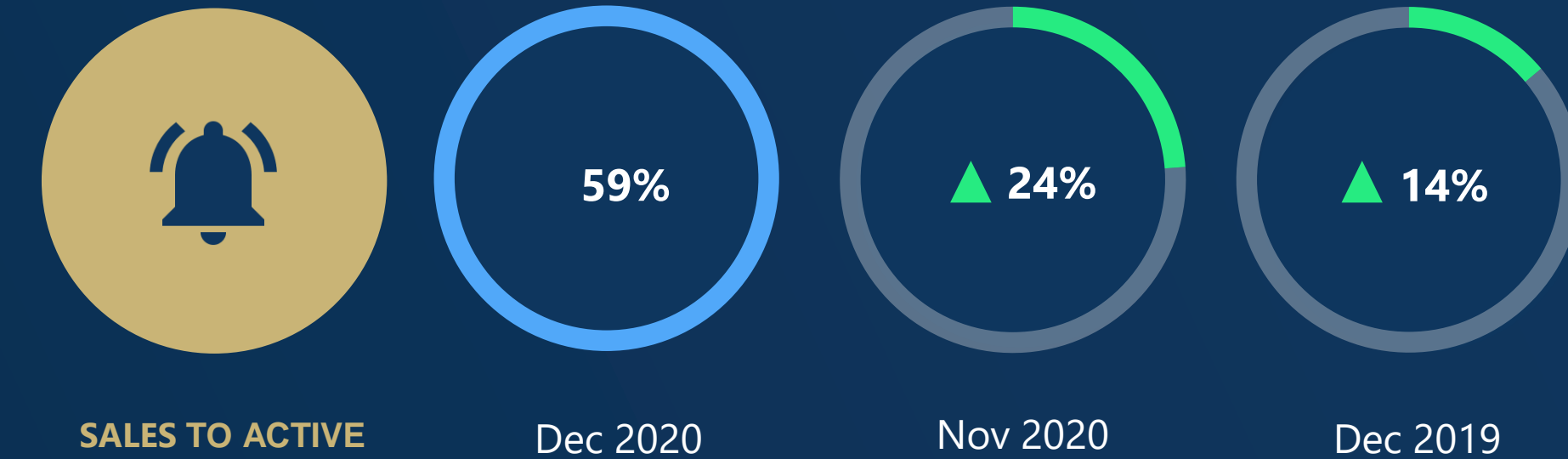


Condos and Townhouses

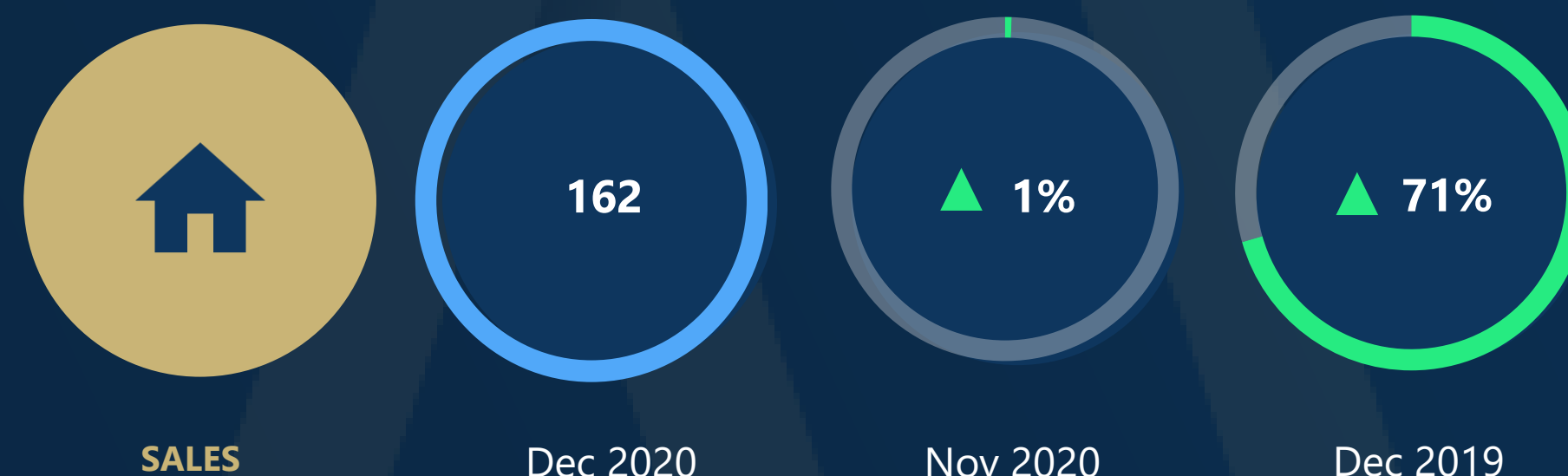
● CURRENT ● UP ● DOWN



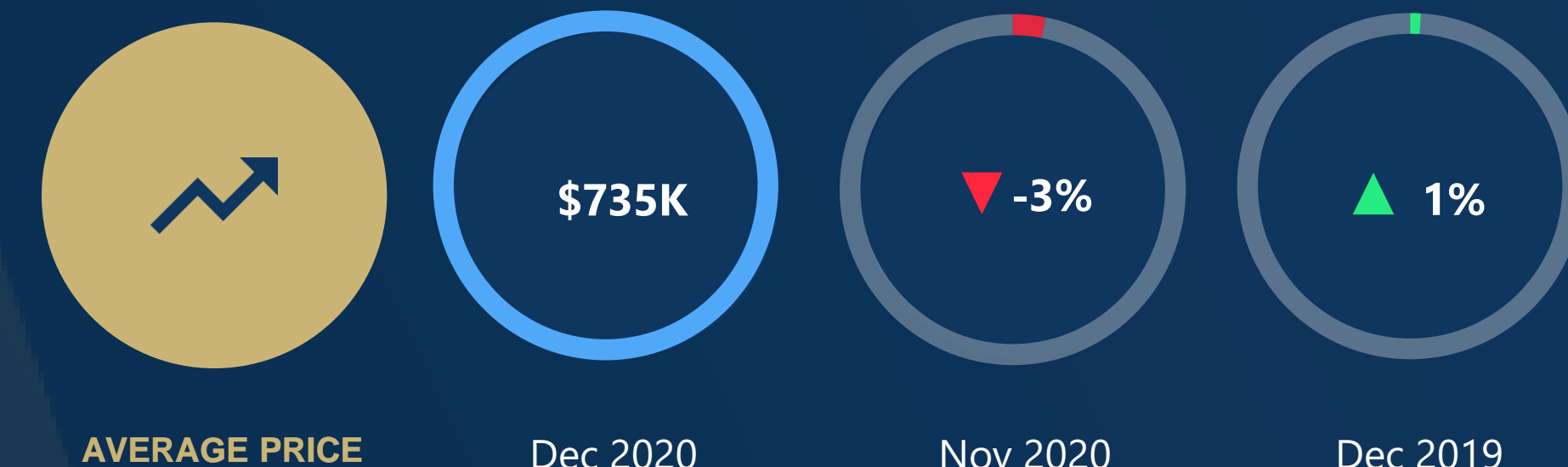
In North Vancouver, the number of new listings for condos and townhouses in December 2020 was 273, a 40% decrease compared to November 2020, when 456 homes were listed, and a 31% increase from the 209 properties listed last December.



In North Vancouver, the sales-to-active listings ratio for condo and townhouses for December 2020 was 59%, a 24% increase compared to November 2020, when the ratio was 36%, and a 14% increase from the 45% ratio last December.



The number of condos and townhouses sold in North Vancouver in December 2020 was 162, a 1% increase compared to November 2020, when 161 homes were sold, and a 71% increase from the 95 properties sold last December.



In North Vancouver, the average sale price for condos and townhouses in December 2020 was \$735K, a 3% decrease compared to November 2020, when the average sale price was \$758K, and a 1% increase from the \$733K average sale price from last December.

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West Vancouver

December 2020

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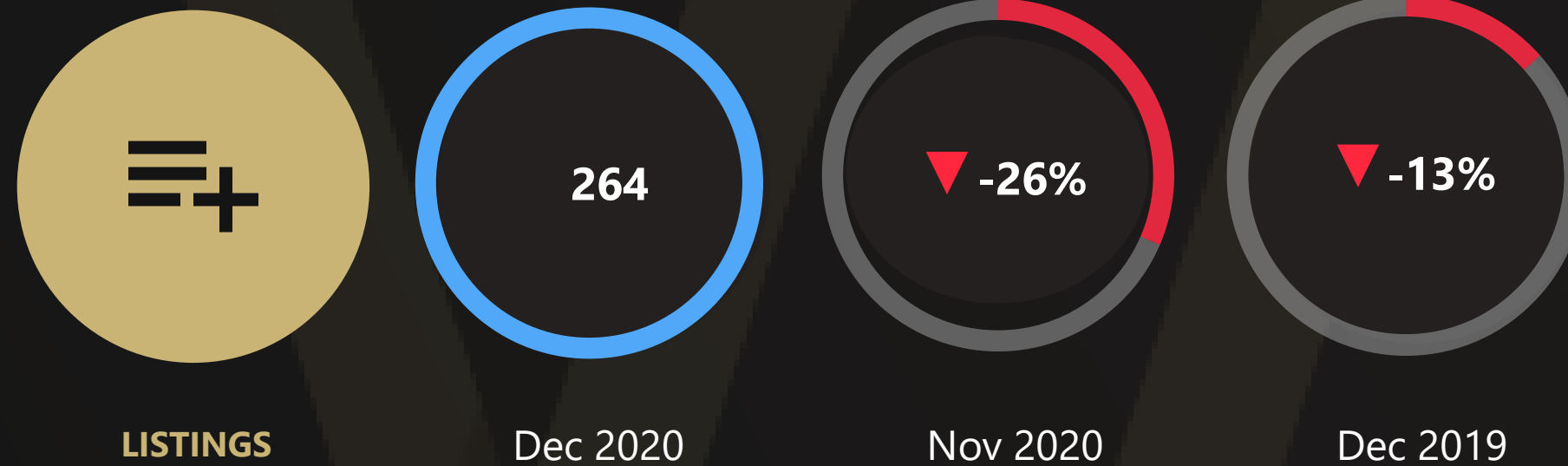
WEST VANCOUVER

December, 2020



Detached and Houses

● CURRENT ● UP ● DOWN



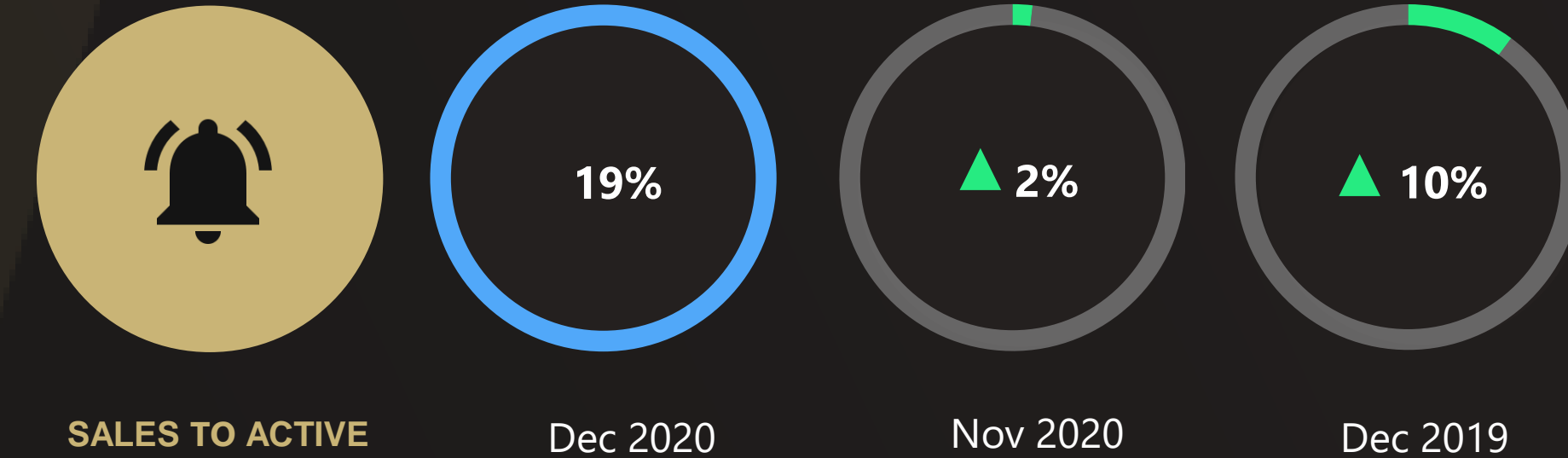
LISTINGS

Dec 2020

Nov 2020

Dec 2019

In West Vancouver houses, the number of new listings for residential properties in December 2020 was 264, a 26% decrease compared to November 2020, when 355 homes were listed, and a 13% decrease from the 305 properties listed last December.



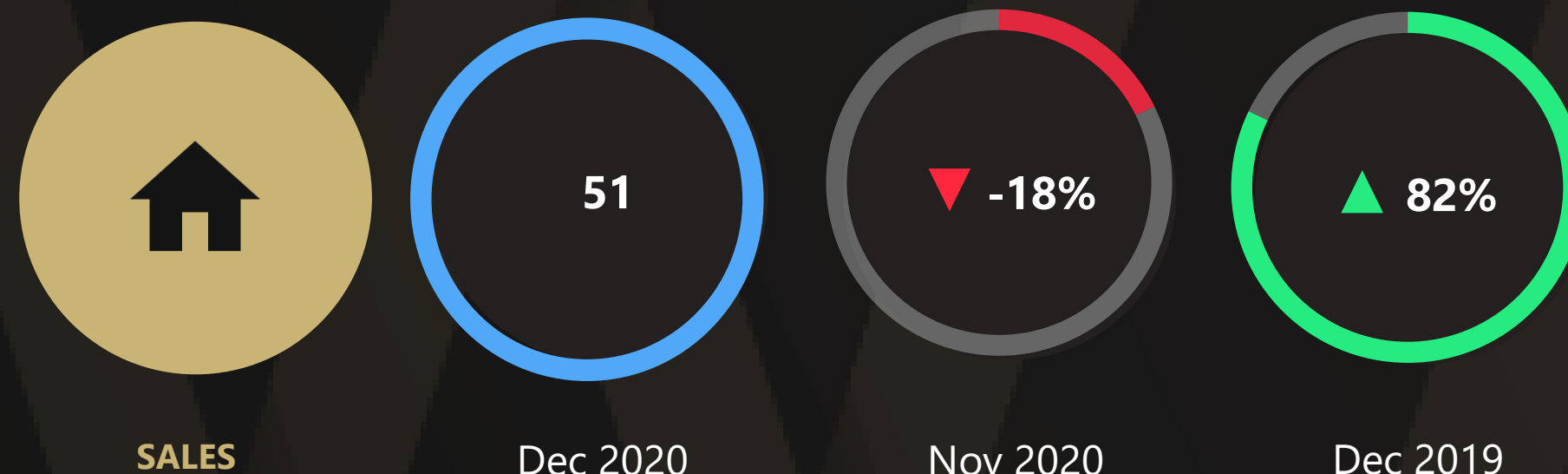
SALES TO ACTIVE

Dec 2020

Nov 2020

Dec 2019

In West Vancouver, the sales to active ratio for houses for December 2020 was 19%, a 2% increase compared to November 2020, when the ratio was 17%, and a 10% increase from the 9% ratio last December.



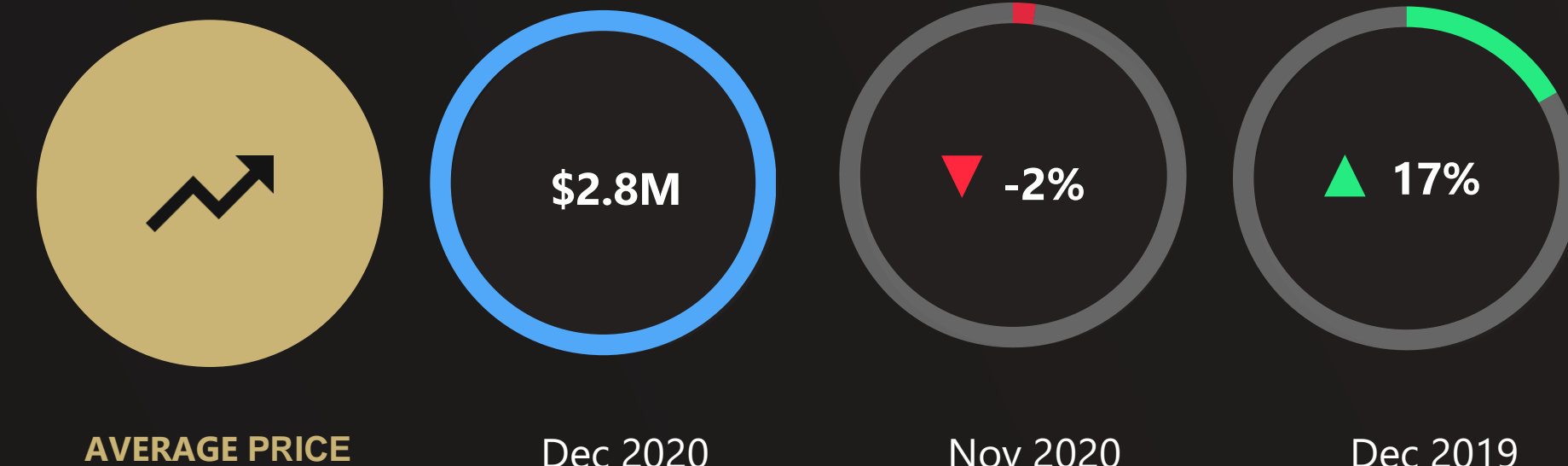
SALES

Dec 2020

Nov 2020

Dec 2019

The number of houses sold in West Vancouver in December 2020 was 51, a 18% decrease compared to November 2020, when 62 homes were sold, and a 82% increase from the 28 properties sold last December.



AVERAGE PRICE

Dec 2020

Nov 2020

Dec 2019

In West Vancouver, the average sale price for houses in December 2020 was \$2.8M, a 2% decrease compared to November 2020, when the average sale price was \$2.86M, and a 17% increase from the \$2.4M average sale price from last December.

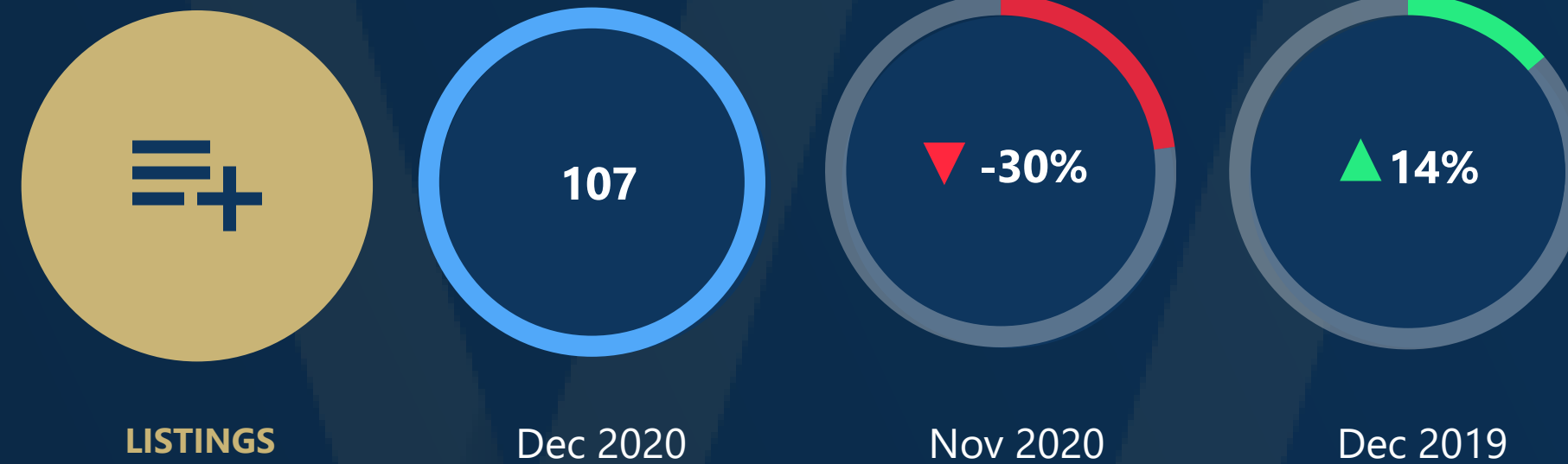
WEST VANCOUVER

December, 2020

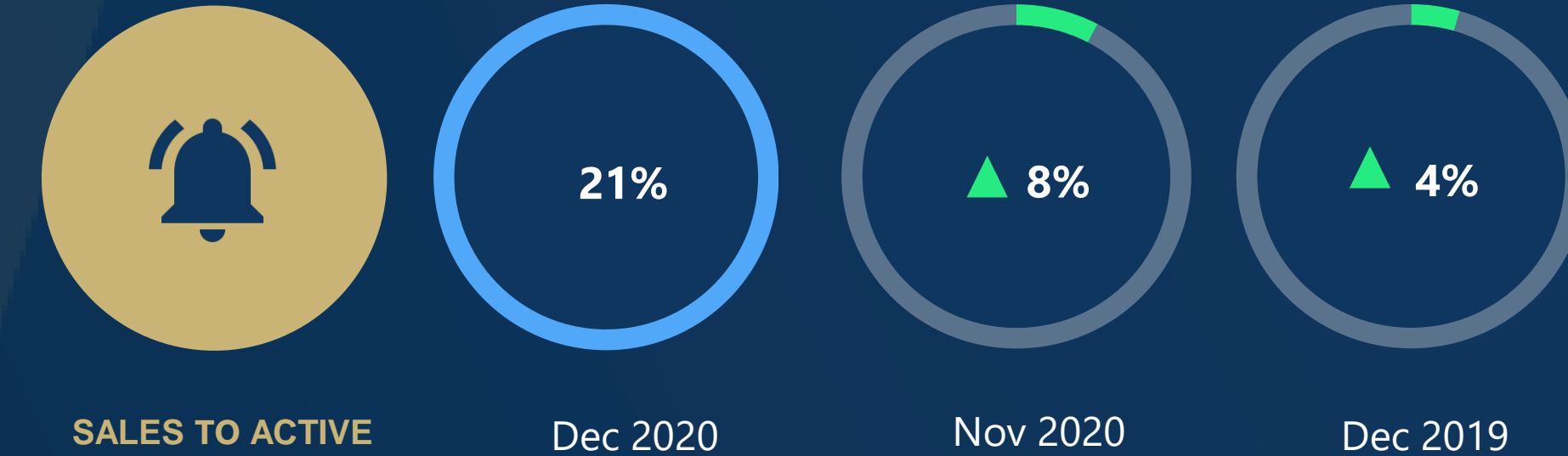


Condos and Townhouses

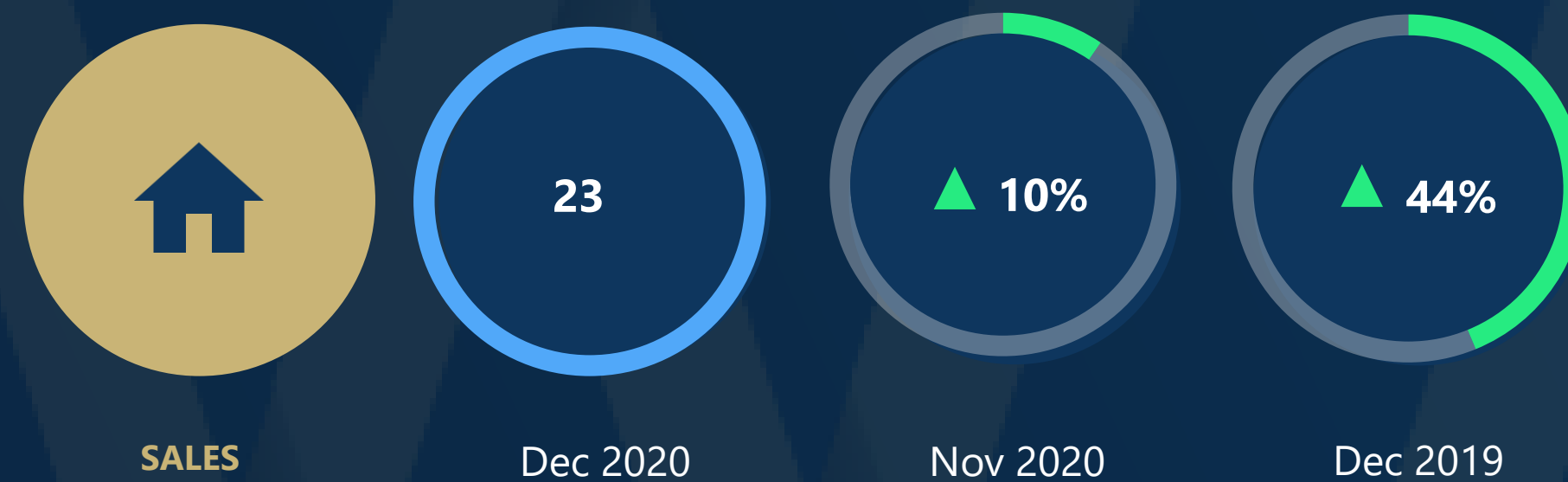
● CURRENT ● UP ● DOWN



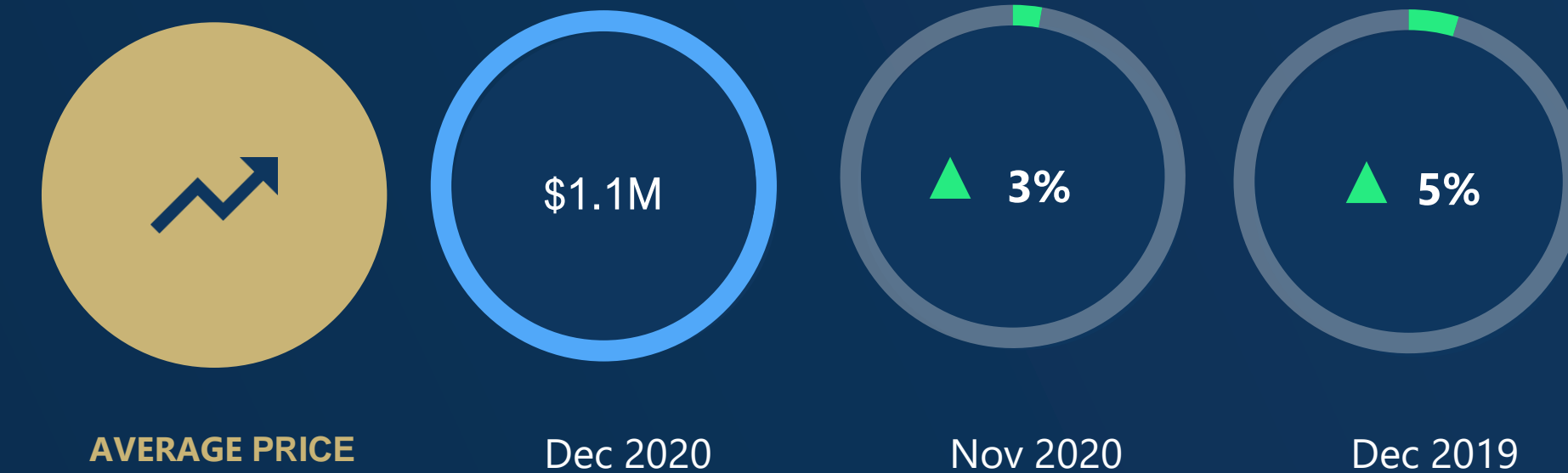
In West Vancouver, the number of new listings for condos and townhouses in December 2020 was 107, a 30% decrease compared to November 2020, when 152 homes were listed, and a 14% increase from the 94 properties listed last December.



In West Vancouver, the sales-to-active listings ratio for condos and townhouses for December 2020 was 21%, an 8% increase compared to November 2020, when the ratio was 14%, and a 4% increase from the 17% ratio last December.



The number of condos and townhouses sold in West Vancouver in December 2020 was 23, a 10% increase compared to November 2020, when 21 homes were sold, and a 44% increase from the 16 properties sold last December.



In West Vancouver, the average sale price for condos and townhouses in December 2020 was \$1.13M, a 3% increase compared to November 2020, when the average sale price was \$1.1M, and a 5% increase from the \$1.080M average sale price from last December.

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