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VIVID

REAL ESTATE

By Amir Ioharifard

Market Update

January 2021

Areas

GREATER VANCOUVER
DOWNTOWN VANCOUVER

VANCOUVER WESTSIDE
VANCOUVER EASTSIDE

NORTH VANCOUVER
WEST VANCOUVER

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Greater Vancouver

January 2021



GREATER VANCOUVER

January, 2021



Detached and Attached Homes

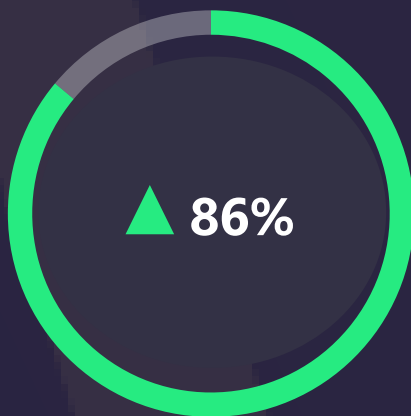
● CURRENT ● UP ● DOWN



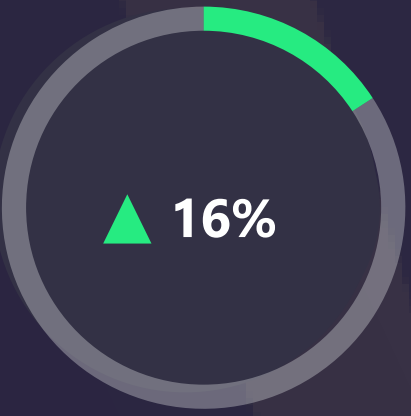
LISTINGS



Jan 2021



Dec 2020

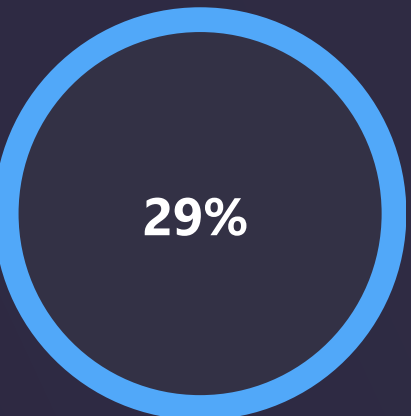


Jan 2020

In Greater Vancouver, the number of new listings for residential properties in January 2021 was 4,473, a 86% increase compared to December 2020, when 2,404 homes were listed, and a 16% increase from the 3,862 properties listed last January.



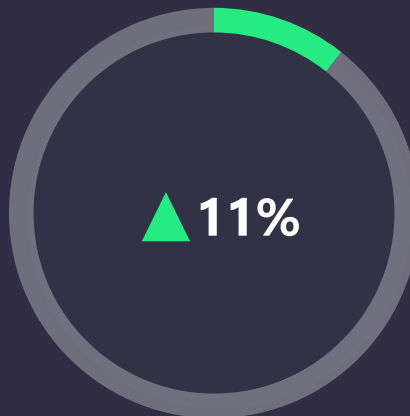
SALES TO ACTIVE



Jan 2021



Dec 2020



Jan 2020

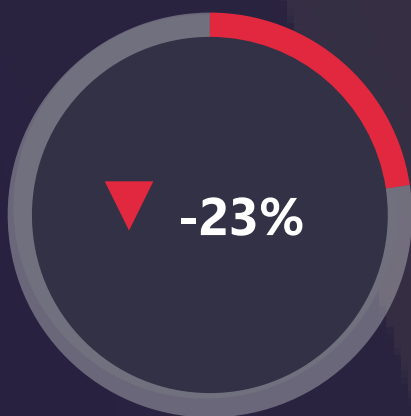
In Greater Vancouver, the sales-to-active listings ratio for detached properties for January 2021 was 29%, a 7% decrease compared to December 2020, when the ratio was 36%, and an 11% increase from the 18% ratio last January.



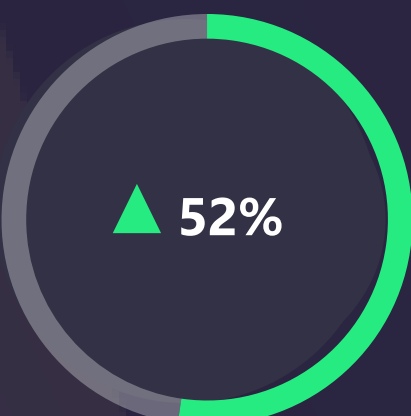
SALES



Jan 2021



Dec 2020



Jan 2020

The number of residential properties sold in Greater Vancouver in January 2021 was 2,383, a 23% decrease compared to December 2020, when 3,080 homes were sold, and a 52% increase from the 1,565 properties sold last January.

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

January, 2021



Detached and Houses

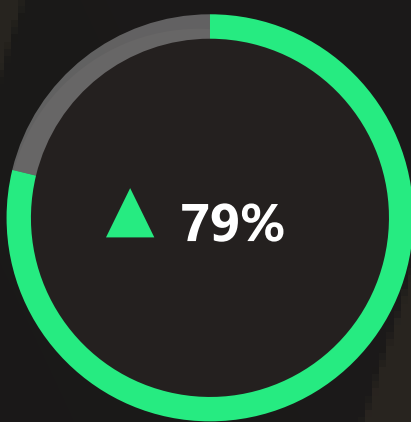
● CURRENT ● UP ● DOWN



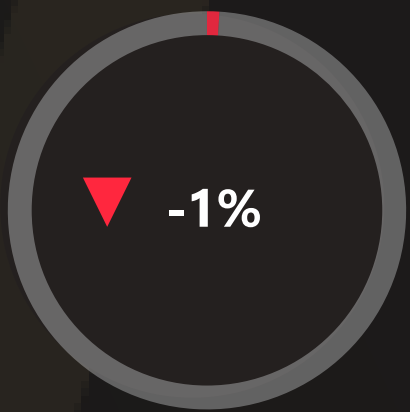
LISTINGS



Jan 2021



Dec 2020

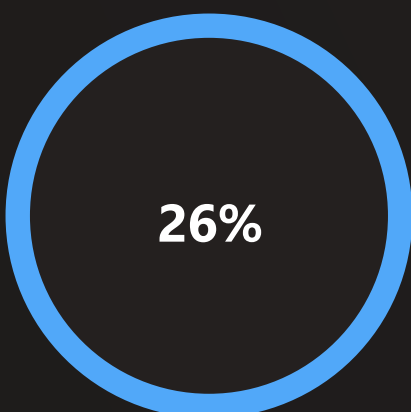


Jan 2020

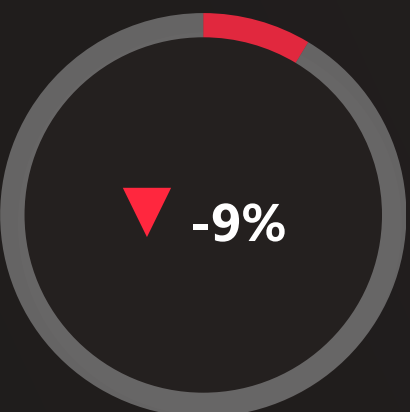
In Greater Vancouver, the number of new listings for detached properties in January 2021 was 1,323 a 79% increase compared to December 2020, when 740 homes were listed, and a 1% decrease from the 1,328 properties listed last January.



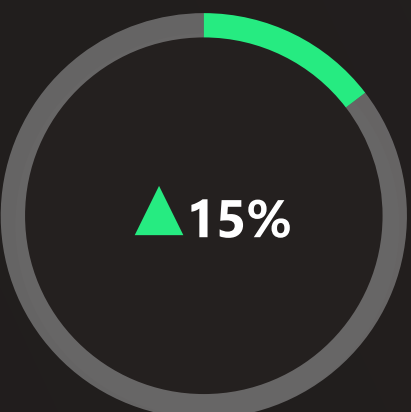
SALES TO ACTIVE



Jan 2021



Dec 2020



Jan 2020

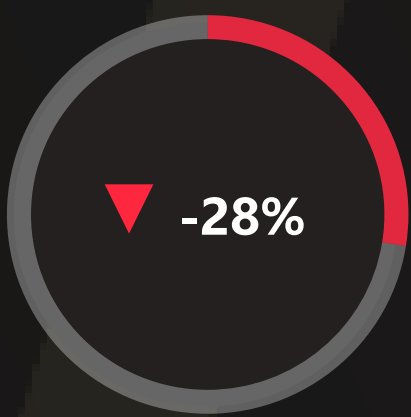
In Greater Vancouver, the sales-to-active listings ratio for detached properties for January 2021 was 26%, a 9% increase compared to December 2020, when the ratio was 35%, and a 15% increase from the 12% ratio last January.



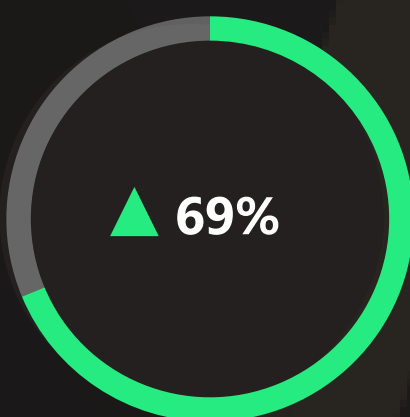
SALES



Jan 2021



Dec 2020



Jan 2020

The number of houses sold in Greater Vancouver in January 2021 was 734, a 28% decrease compared to December 2020, when 1,013 homes were sold, and a 69% increase from the 435 properties sold last January.

Facts

The Average days on Market for Greater Vancouver detached properties in January 2021 was 51 days, an 25% increase in comparison to 41 days in December. The average price per square foot for Greater Vancouver detached properties in January 2021 was \$694, a 3% increase in comparison to \$ 672 per square foot in December 2020.

GREATER VANCOUVER

January, 2021



Condos and Townhouses

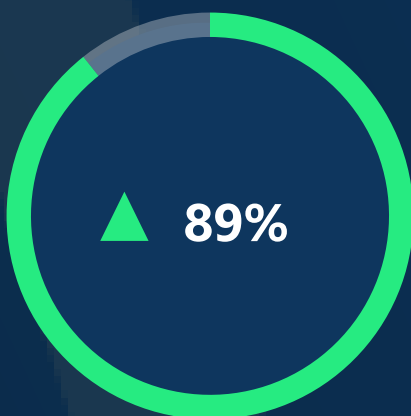
● CURRENT ● UP ● DOWN



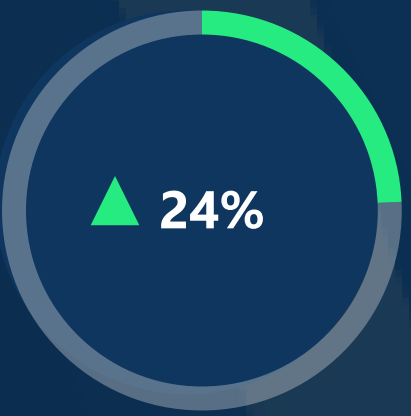
LISTINGS



Jan 2021



Dec 2020



Jan 2020

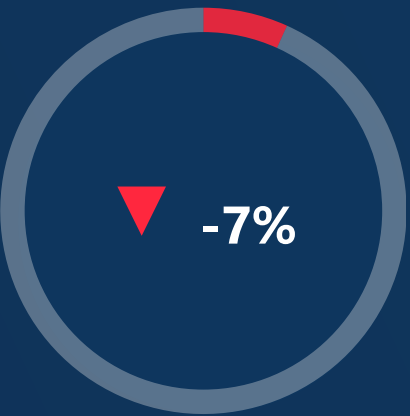
In Greater Vancouver, the number of new listings for condos and townhouses in January 2021 was 3,150, a 89% increase compared to December 2020, when 1,664 homes were listed, and a 24% increase from the 2,534 properties listed last January.



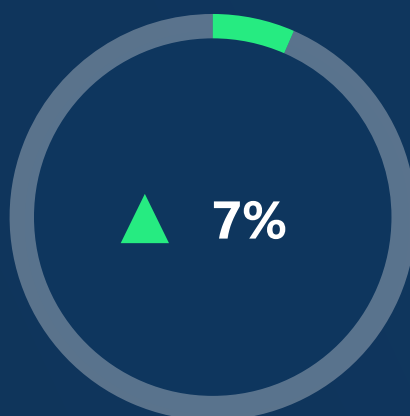
SALES TO ACTIVE



Jan 2021



Dec 2020



Jan 2020

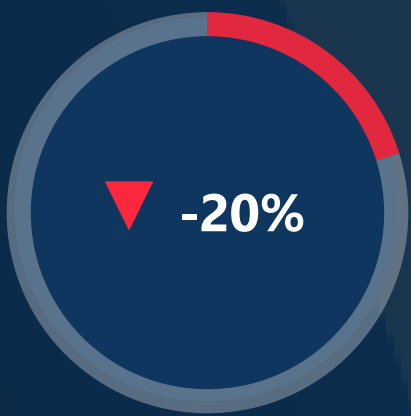
In Greater Vancouver, the sales-to-active listings ratio condos and townhouse in January 2021 was 30%, a 7% decrease compared to December 2020, when the ratio was 37%, and a 7% increase from the 23% ratio last January.



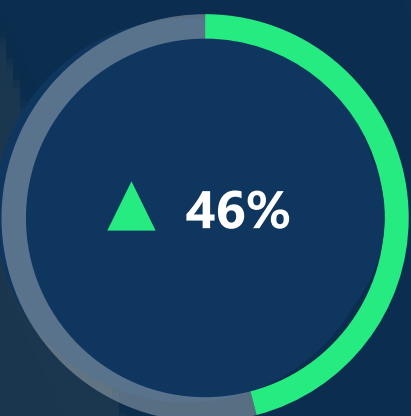
SALES



Jan 2021



Dec 2020



Jan 2020

The number of condos and townhouses sold in Greater Vancouver condos in January 2021 was 1649, a 20% decrease compared to December 2020, when 2067 homes were sold, and a 46% increase from the 1130 properties sold last January.

Facts

The average days on the market for Greater Vancouver condos in January 2021 was 44 days, while for townhouses it was 34 days. The average price per square foot for Greater Vancouver condos was \$880 in January 2021, whereas for townhouses it was \$621 per square foot.

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Downtown Vancouver

January 2021



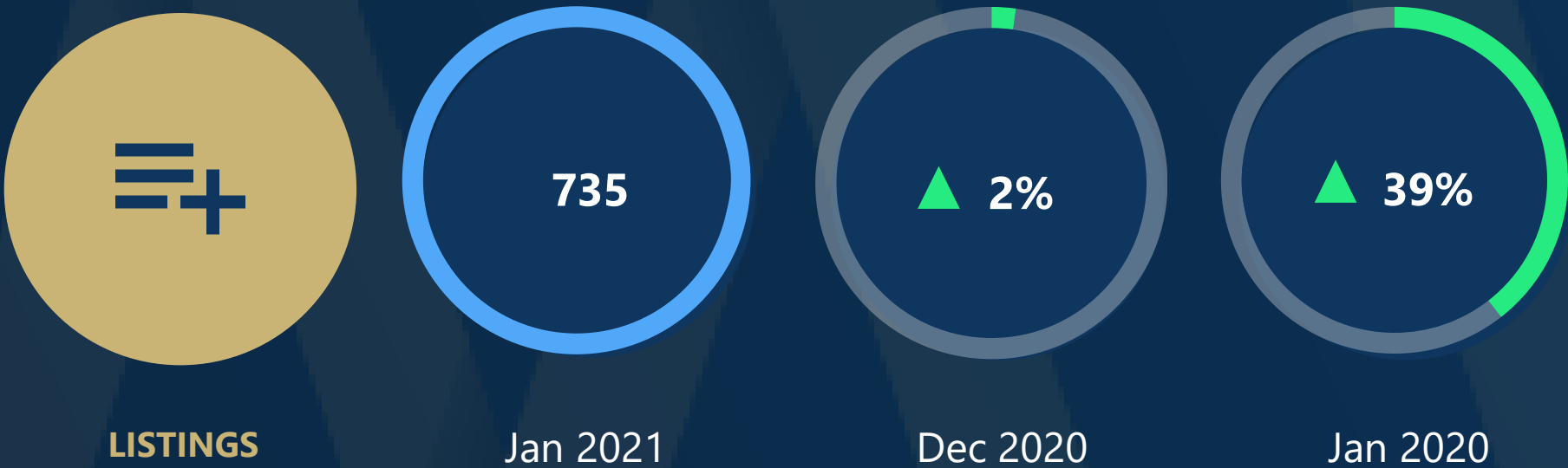
DOWNTOWN VANCOUVER

January, 2021

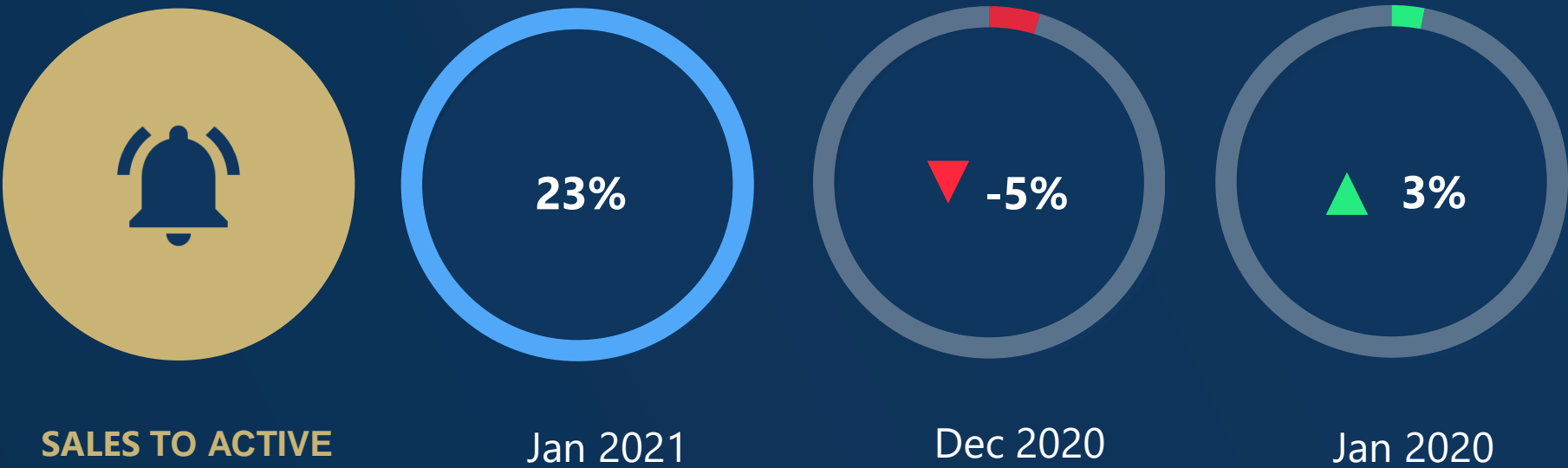


Condos and Townhouses

CURRENT UP DOWN



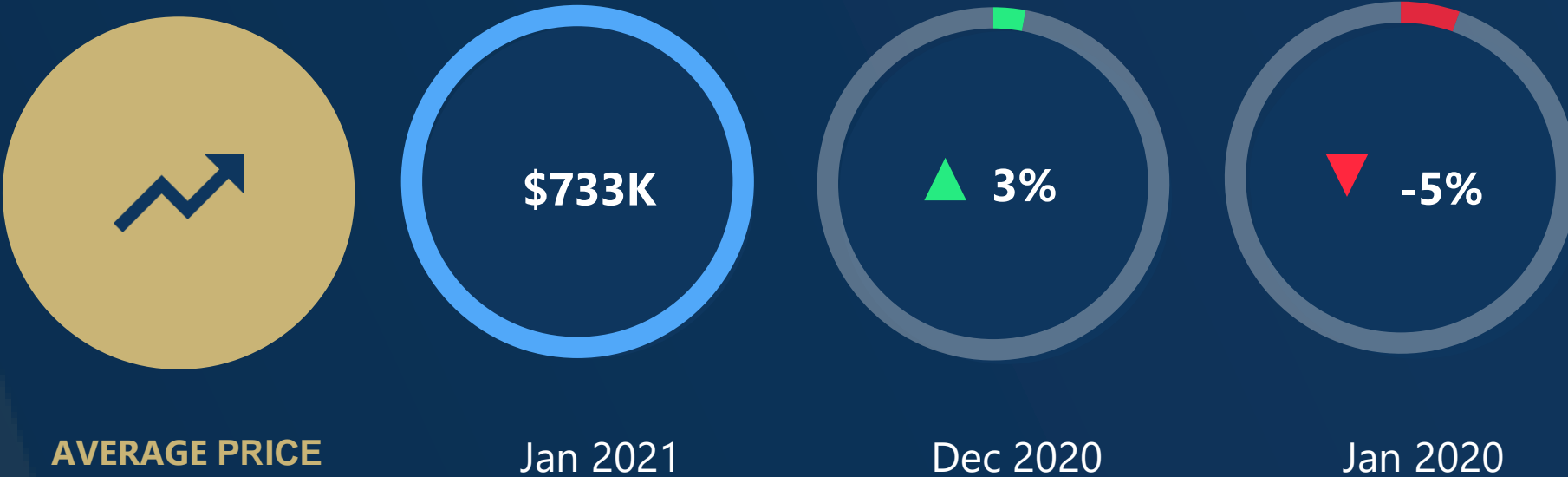
In Downtown Vancouver, the number of new listings for condo and townhouses in January 2021 was 735, a 2% increase compared to December 2020, when 735 homes were listed, and a 39% increase from the 527 properties listed last January.



In Downtown Vancouver, the sales-to-active listings ratio for condos and townhouses for January 2021 was 23%, a 5% decrease compared to December 2020, when the ratio was 27%, and a 3% increase from the 20% ratio last January.



The number of condos and townhouses sold in Downtown Vancouver in January 2021 was 167, a -15% decrease compared to December 2020, when 197 homes were sold, and a 61% increase from the 104 properties sold last January.



In Downtown Vancouver, the average sale price for condos and townhouses in January 2021 was \$733K, a 3% increase compared to December 2020, when the average sale price was \$712K, and a 5% decrease from the \$775K average sale price from last January.

Market Type

DOWNTOWN VANCOUVER

January, 2021

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

January 2021



VANCOUVER WESTSIDE

January, 2021

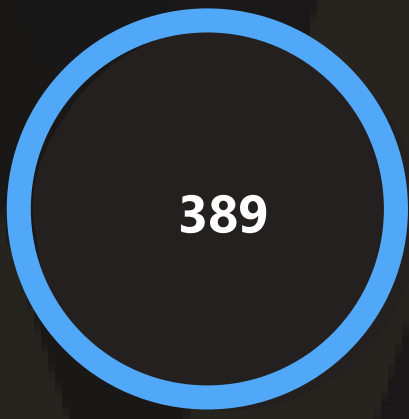


Detached and Houses

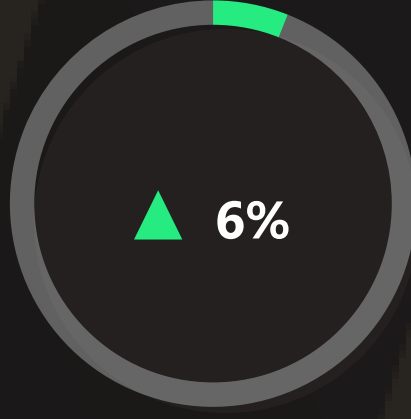
● CURRENT ● UP ● DOWN



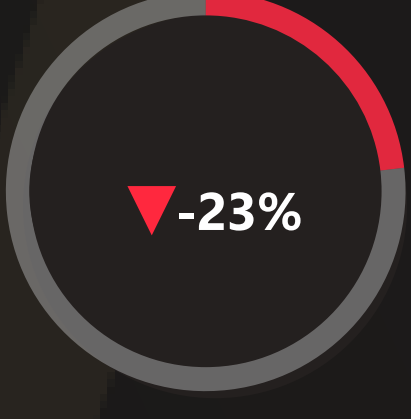
LISTINGS



Jan 2021



Dec 2020

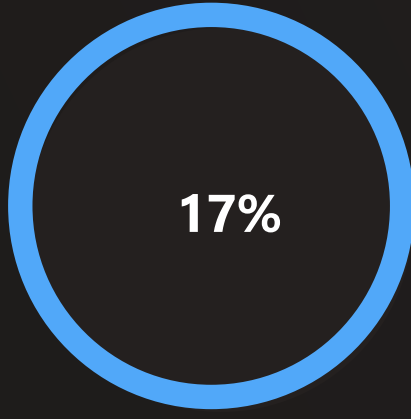


Jan 2020

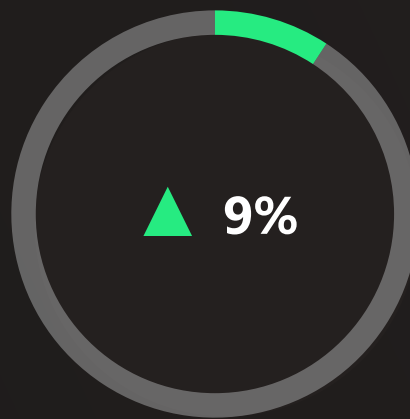
In Vancouver West, the number of new listings for detached properties in January 2021 was 389, a 6% increase compared to December 2020, when 367 homes were listed, and a 23% decrease from the 506 properties listed last January.



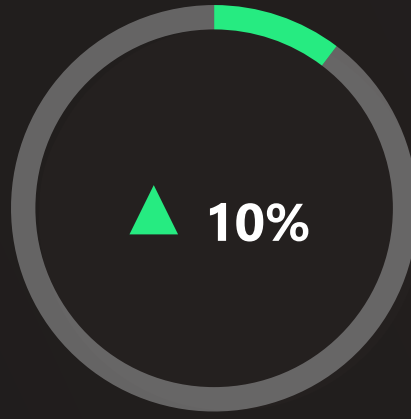
SALES TO ACTIVE



Jan 2021



Dec 2020



Jan 2020

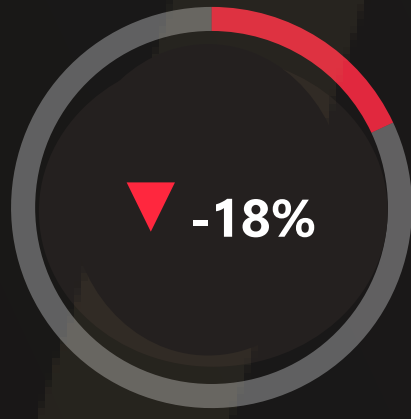
In Vancouver West, the sales-to-active listings ratio for houses for January 2021 was 17%, an 9% increase compared to December 2020, when the ratio was 8%, and a 10% increase from the 7% ratio last January.



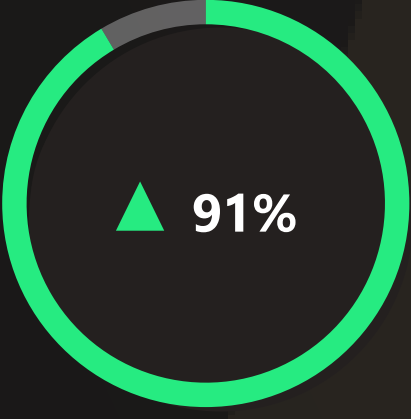
SALES



Jan 2021



Dec 2020



Jan 2020

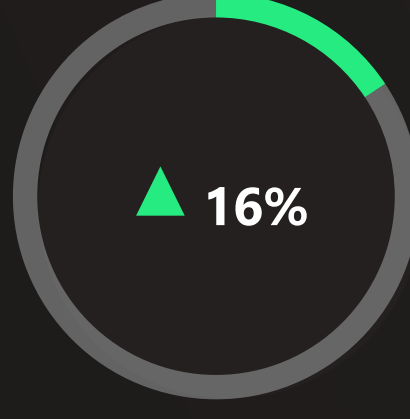
The number of houses sold in Vancouver West in January 2021 was 67, a 18% decrease compared to December 2020, when 82 homes were sold, and a 91% increase from the 35 properties sold last January.



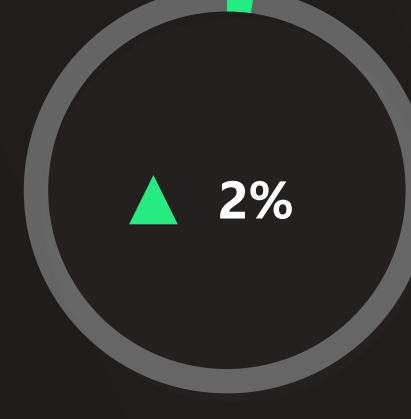
AVERAGE PRICE



Jan 2021



Dec 2020



Jan 2020

In Vancouver West, the average sale price for houses in January 2021 was \$3.3M, a 16% increase compared to December 2020, when the average sale price was \$2.853M, and a 2% increase from the \$3.23M average sale price from last January.

Market Type

VANCOUVER WESTSIDE

January, 2021

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.



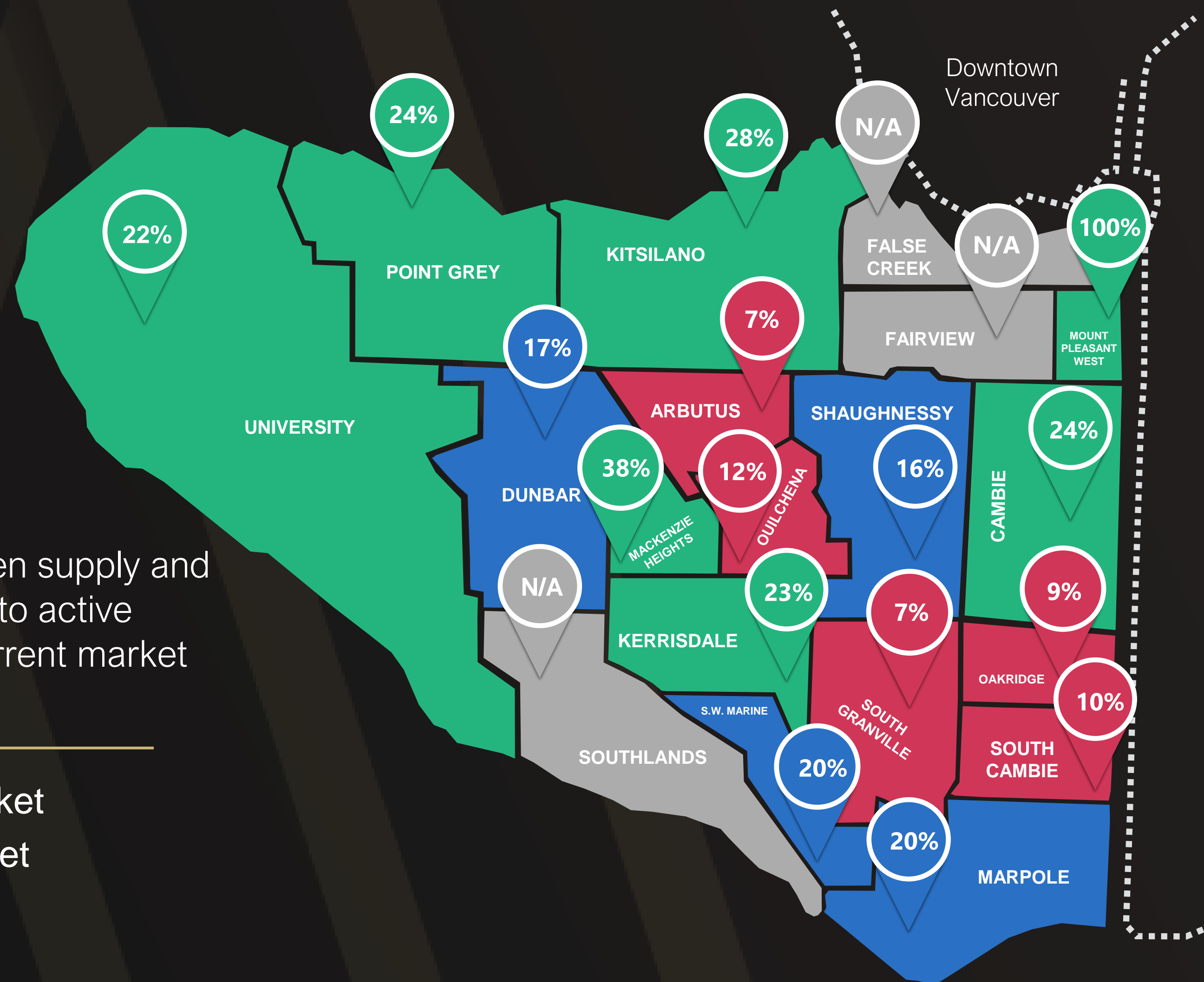
Detached and Houses

● Seller Market

● Buyer Market

● N/A*

● Balanced Market



VANCOUVER WESTSIDE

January, 2021



Condos and Townhouses

CURRENT UP DOWN

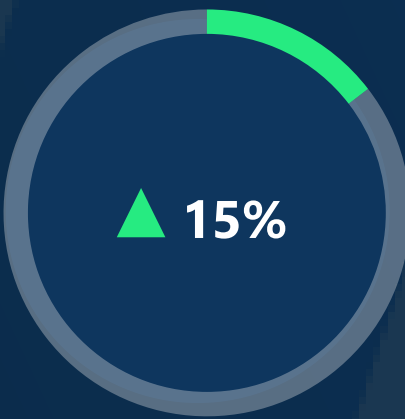


LISTINGS



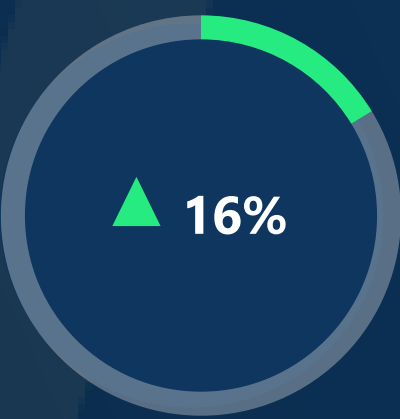
700

Jan 2021



▲ 15%

Dec 2020



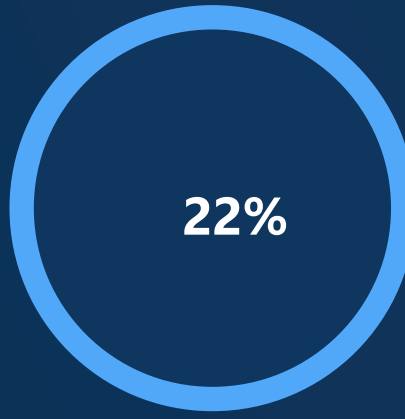
▲ 16%

Jan 2020

In Vancouver West, the number of new listings for condos and townhouses in January 2021 was 700, a 15% increase compared to December 2020, when 611 homes were listed, and a 16% increase from the 602 properties listed last January.



SALES TO ACTIVE



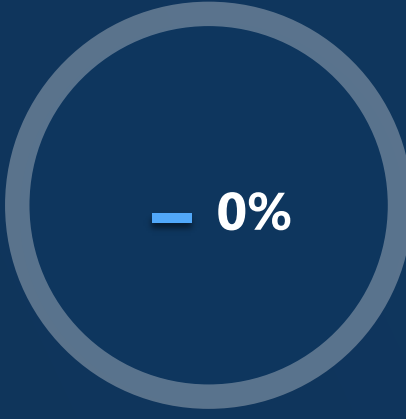
22%

Jan 2021



▼ -11%

Dec 2020



— 0%

Jan 2020

In Vancouver West, the sales-to-active listings ratio for houses for January 2021 was 22%, a 11% decrease compare to December 2020, when the ratio was 33%, and a no changes from last January.

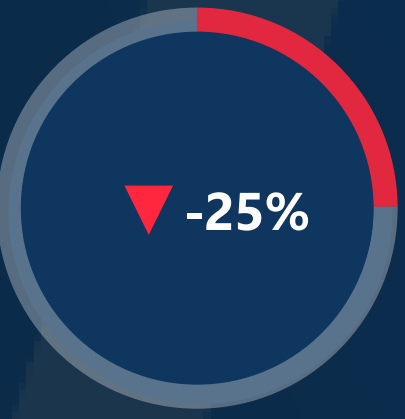


SALES



151

Jan 2021



▼ -25%

Dec 2020



▲ 15%

Jan 2020

The number of condos and townhouses sold in Vancouver West in January 2021 was 151, a 25% decrease compared to December 2020, when 201 homes were sold, and a 15% increase from the 131 properties sold last January.

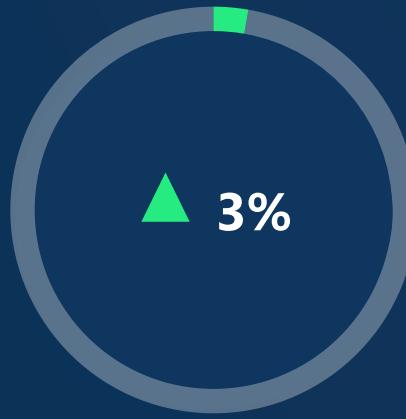


AVERAGE PRICE



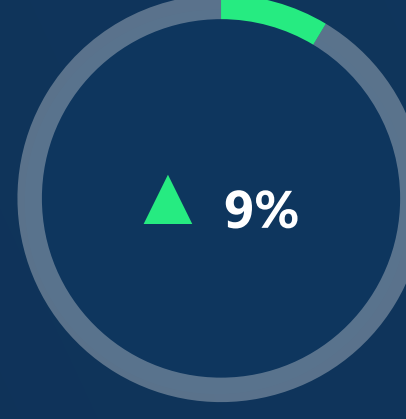
\$858K

Jan 2021



▲ 3%

Dec 2020



▲ 9%

Jan 2020

In Vancouver West, the average sale price for condos and townhouses in January 2021 was \$858K, a 3% increase compared to December 2020, when the average sale price was \$835K, and a 9% increase from the \$790K average sale price from last January.

Market Type

VANCOUVER WESTSIDE

January, 2021

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



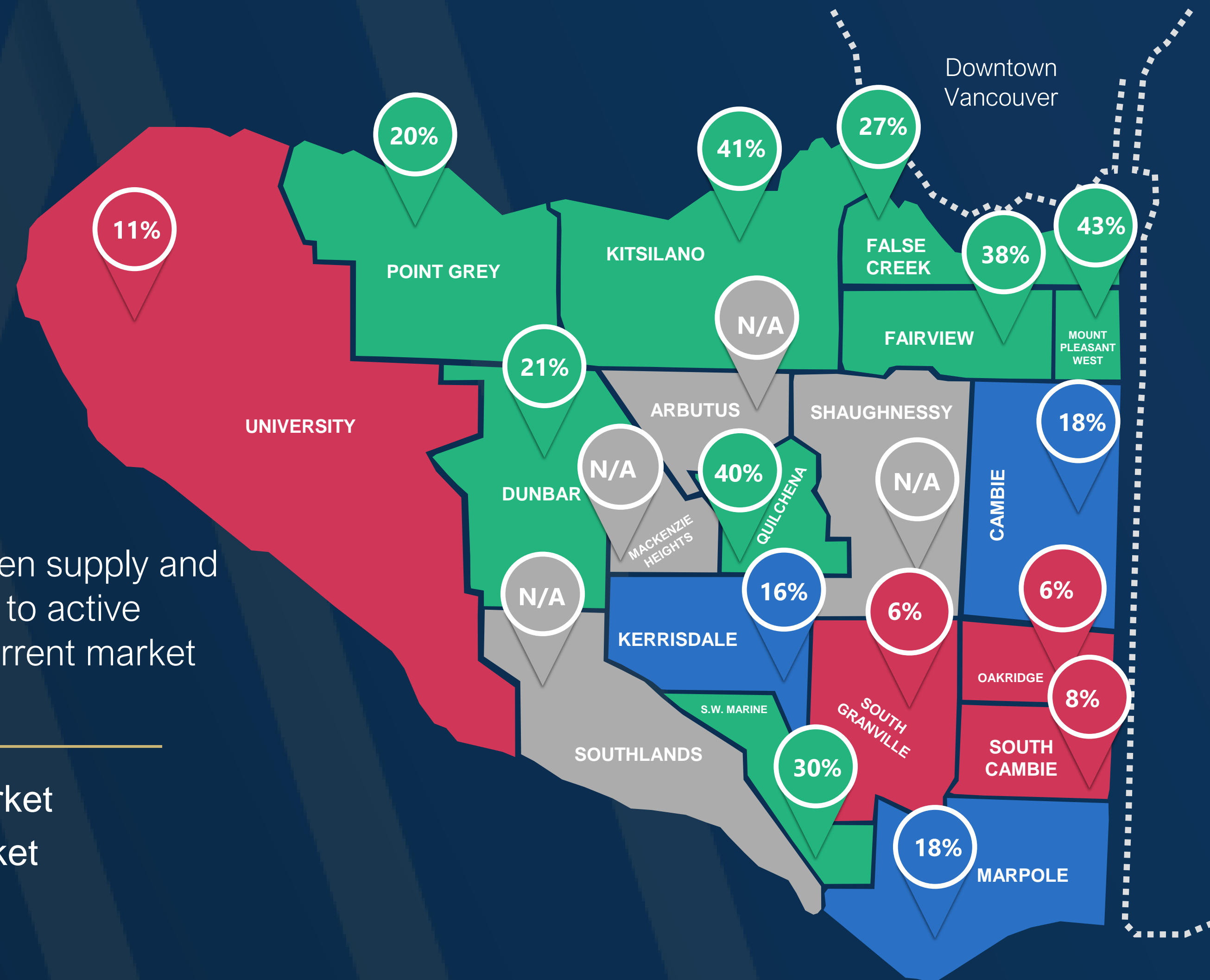
Buyer Market



N/A*



Balanced Market



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Vancouver Eastside

January 2021

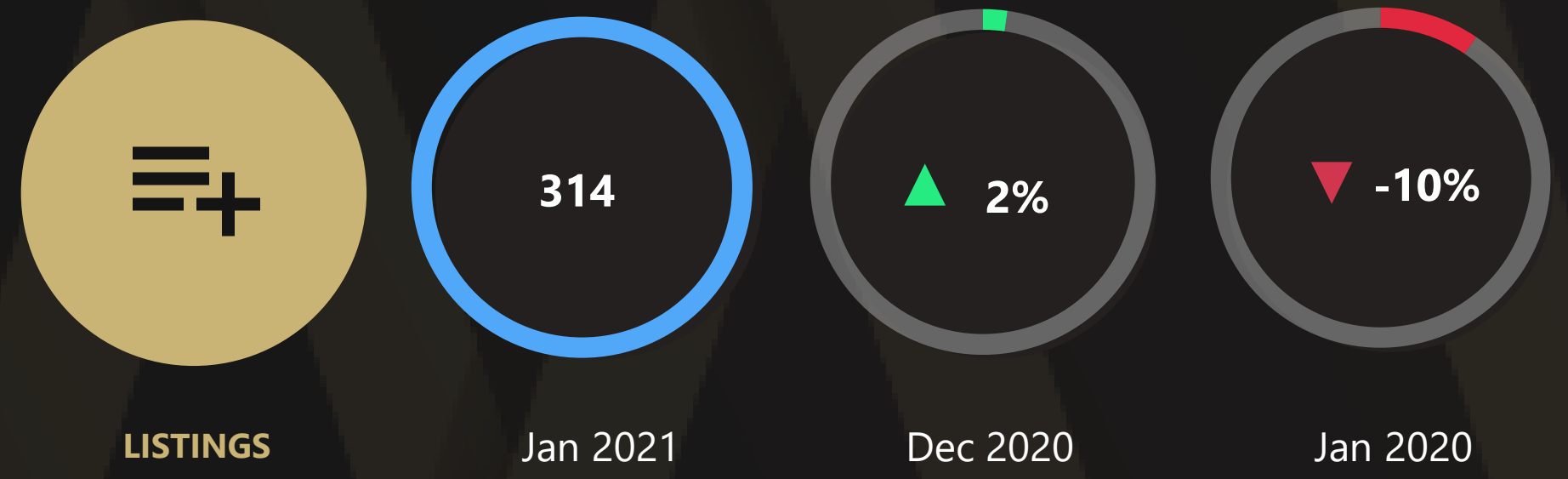


VANCOUVER EASTSIDE

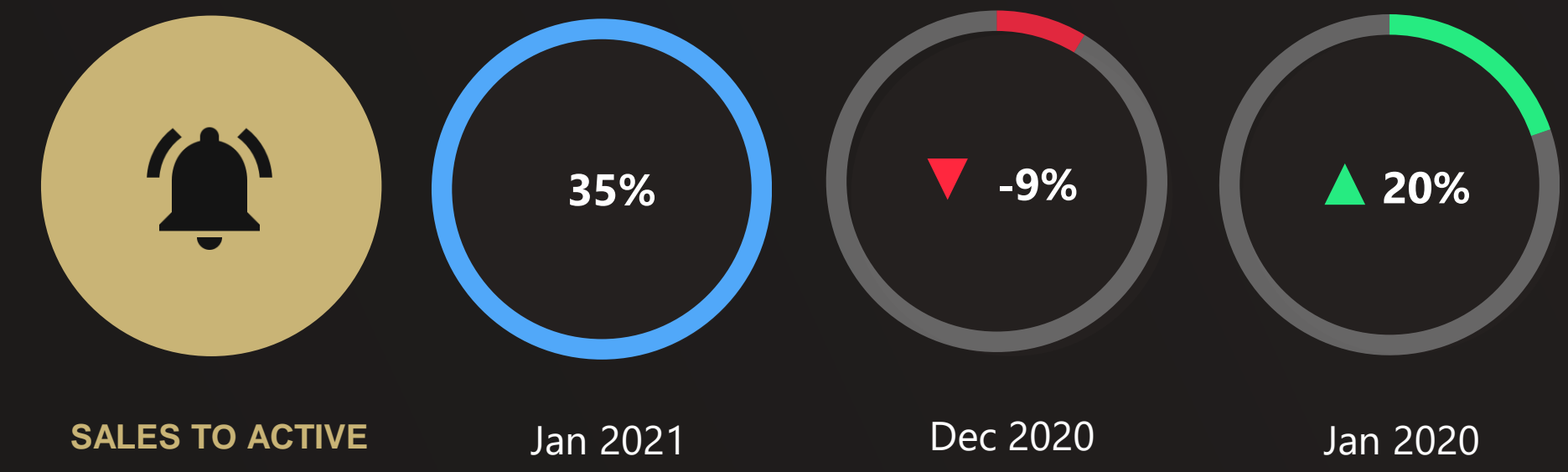
January, 2021

 Detached and Houses

CURRENT UP DOWN



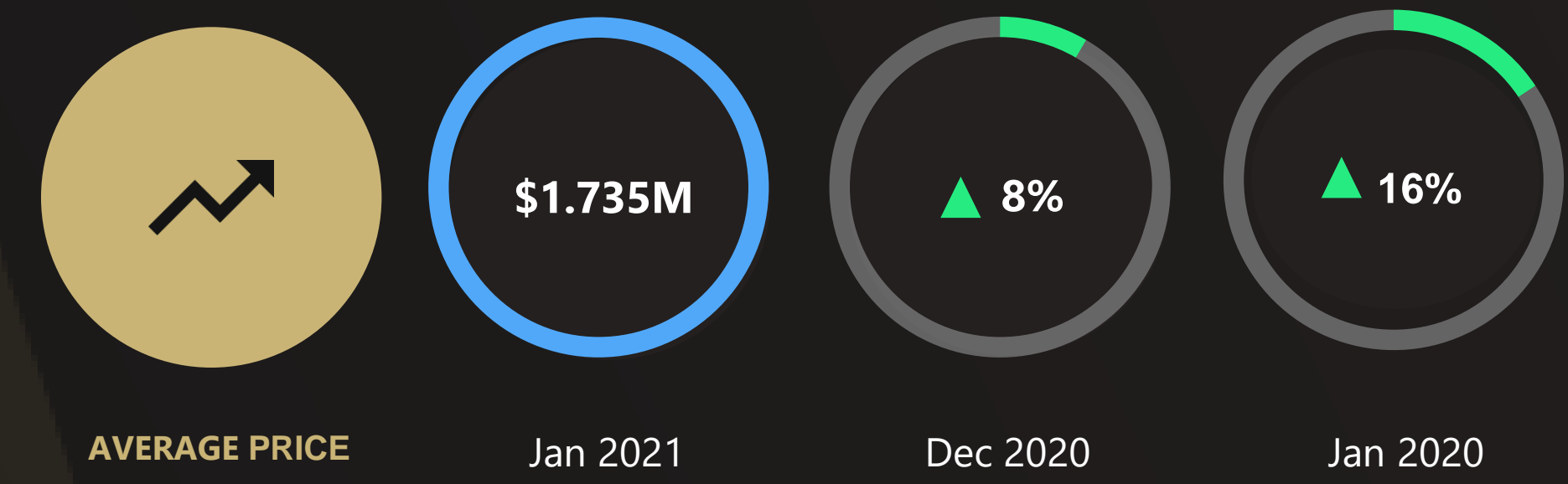
In Vancouver East, the number of new listings for detached properties in January 2021 was 314, a 2% increase compared to December 2020, when 307 homes were listed, and a 10% decrease from the 347 properties listed last January.



In Vancouver East, the sales to active ratio for houses for January 2021 was 35%, a 9% decrease compared to December 2020, when the ratio was 43%, and a 20% increase from the 15% ratio last Year.



The number of houses sold in Vancouver East in January 2021 was 109, a 18% decrease compared to December 2020, when 133 homes were sold, and a 110% increase from the 52 properties sold last January.



In Vancouver East, the average sale price for houses in January 2021 was \$1.735M, a 8% increase compared to December 2020, when the average sale price was \$1.6M, and a 16% increase from the \$1.5M average sale price from last January.

Market Type

VANCOUVER EASTSIDE

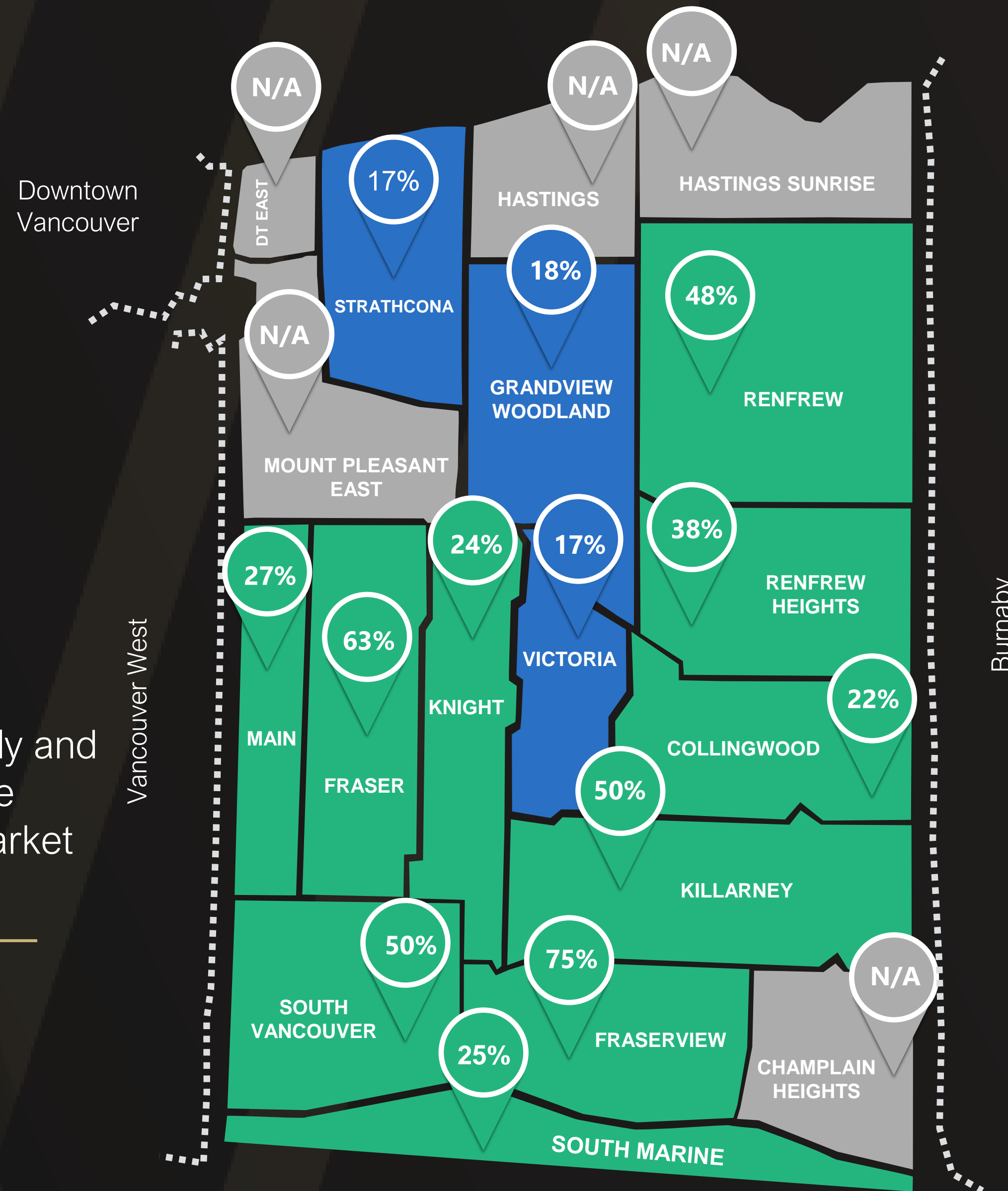
January, 2021

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

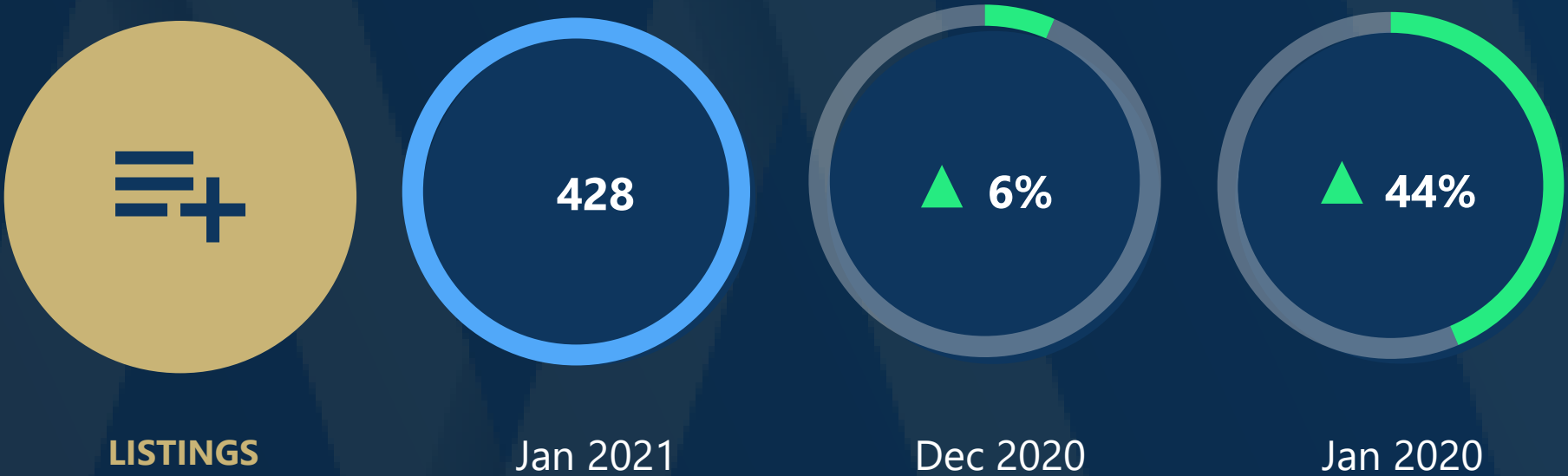
VANCOUVER EASTSIDE

January, 2021

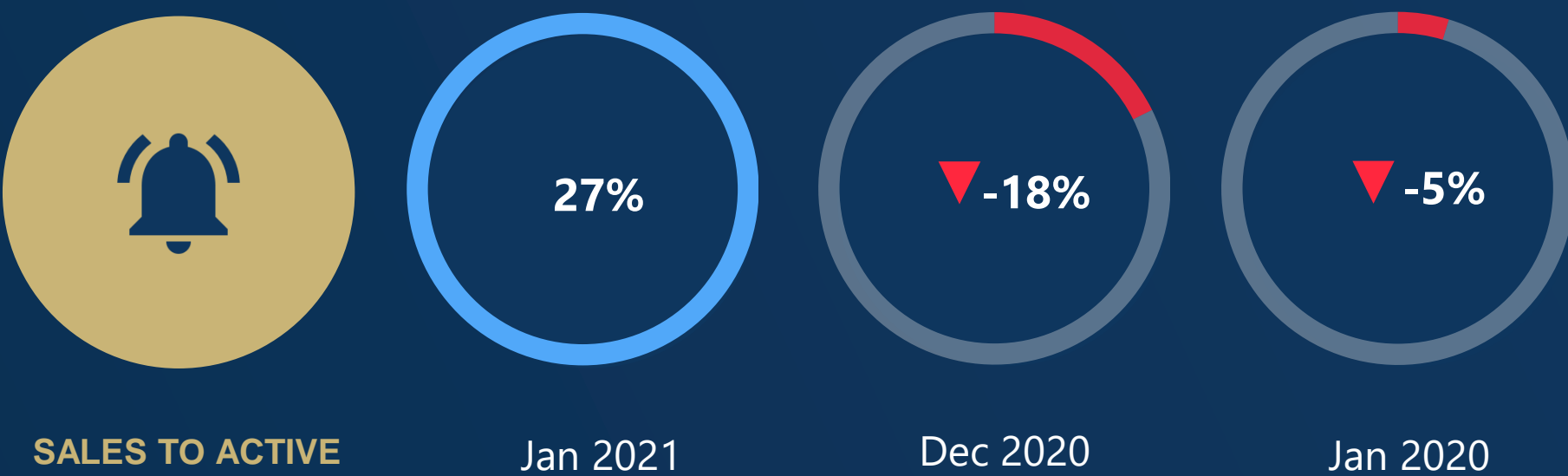


Condos and Townhouses

CURRENT UP DOWN



In Vancouver East, the number of new listings for condos and townhouses in January 2021 was 428, a 6% increase compared to December 2020, when 402 homes were listed, and a 44% increase from the 298 properties listed last January.



In Vancouver East, the sales to active ratio for houses for January 2021 was 27%, an 18% decrease compared to december 2020, when the ratio was 45%, and a 5% decrease from the 32% ratio last year.



The number of condos and townhouses sold in Vancouver East in January 2021 was 115 , a 36% decrease compared to December 2020, when 179 homes were sold, and a 22% increase from the 94 properties sold last January.



In Vancouver East, the average sale price for condos and townhouses in January 2021 was \$650K, a 2% increase compared to December 2020, when the average sale price was \$635K, and a 4% increase from the \$624K average sale price from last January.

Market Type

VANCOUVER EASTSIDE

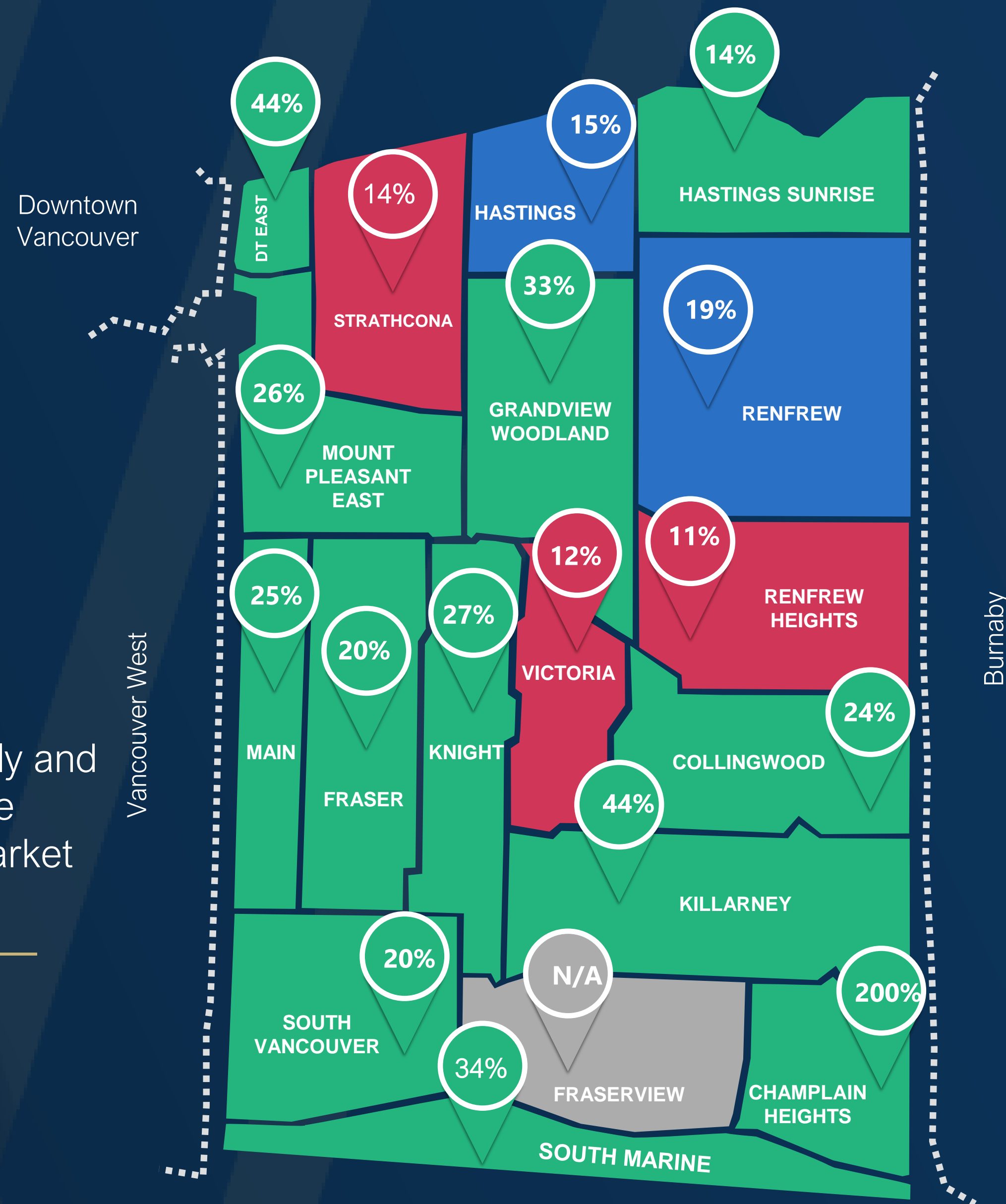
January, 2021

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

January 2021

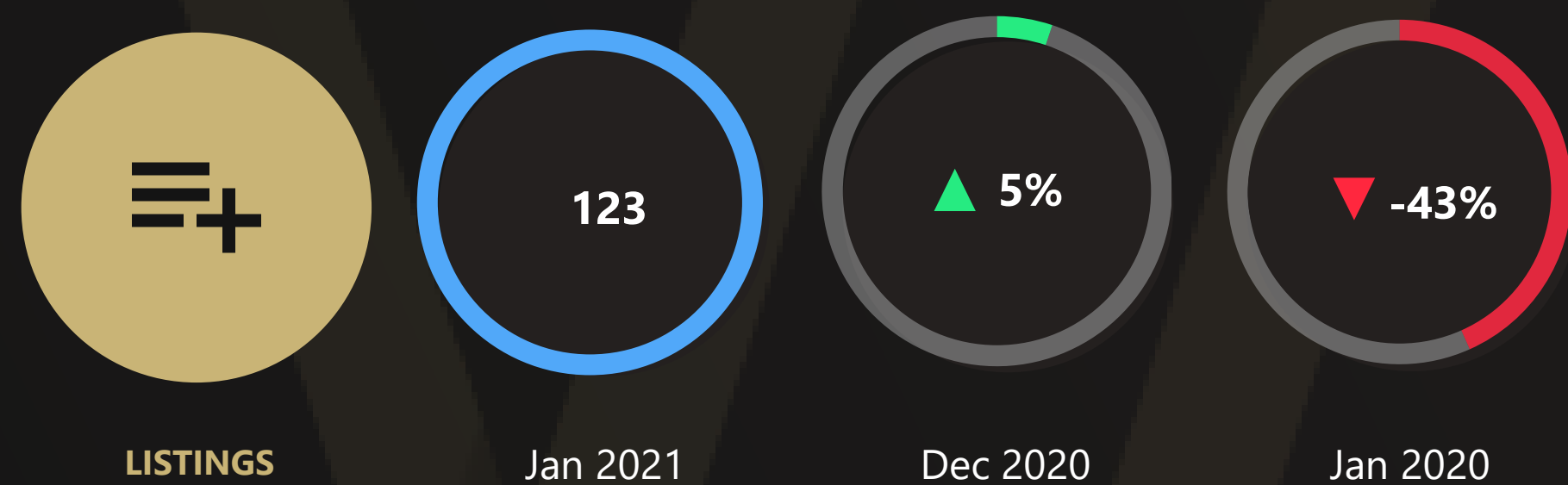


NORTH VANCOUVER

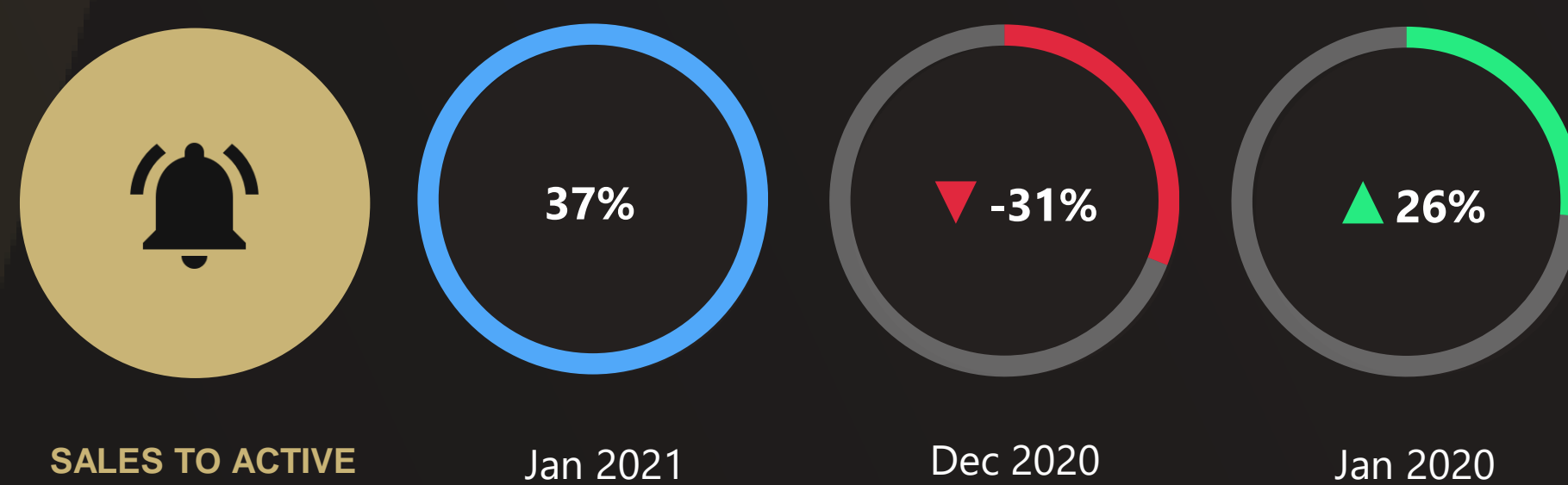
January, 2021

 Detached and Houses

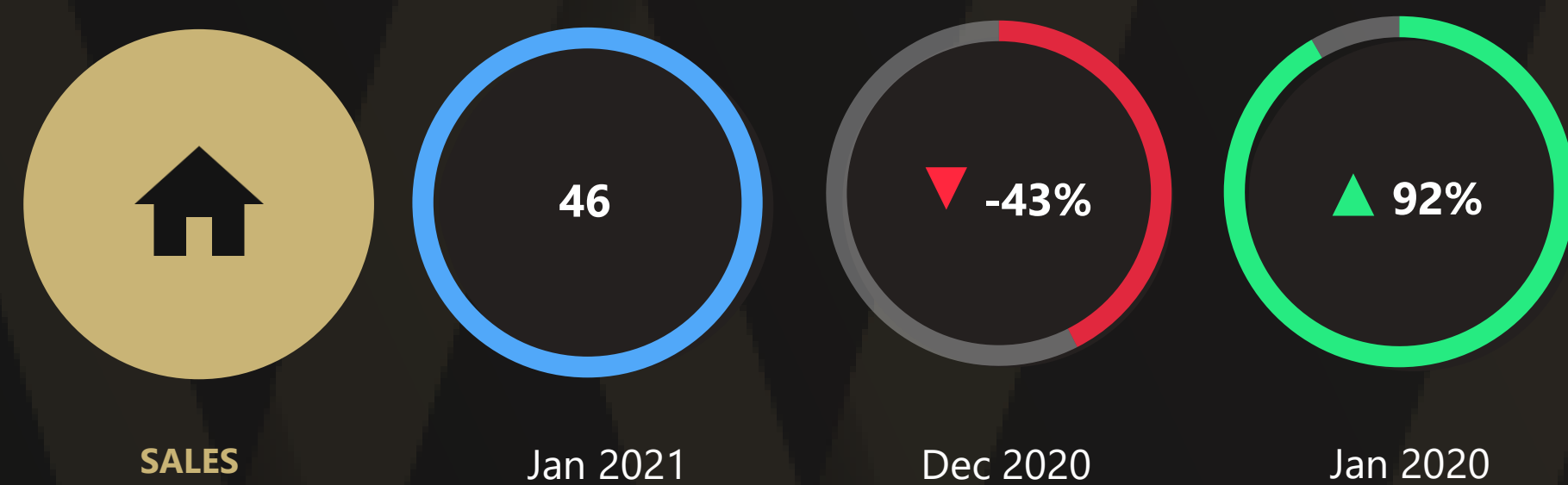
CURRENT UP DOWN



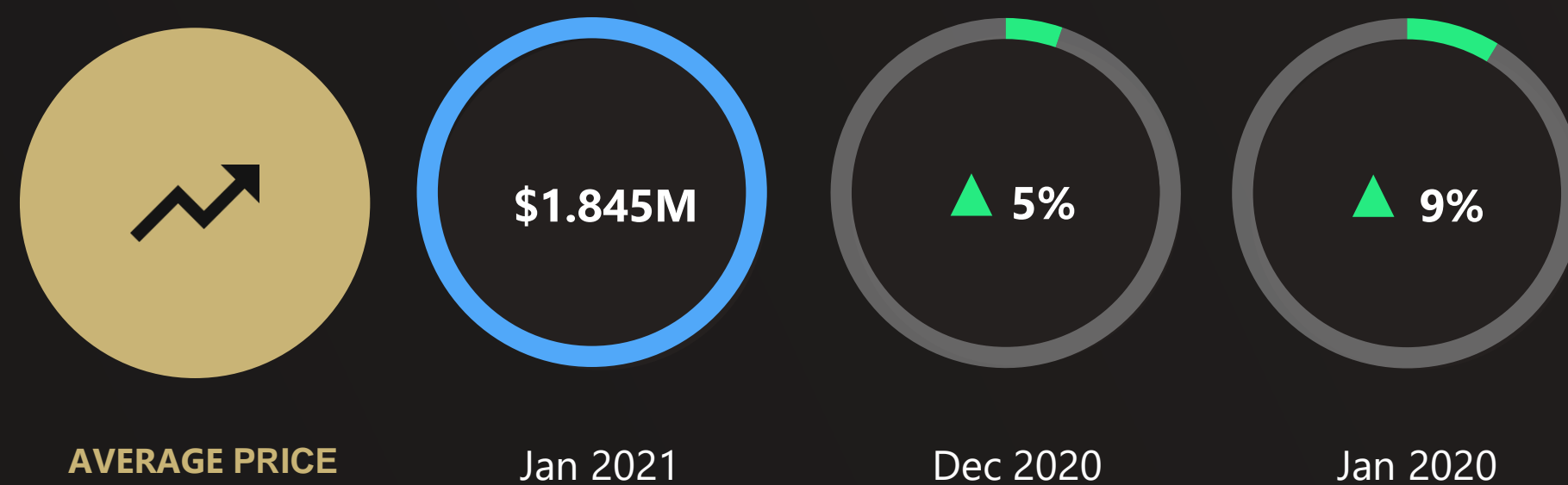
In North Vancouver, the number of new listings for detached properties in January 2021 was 123, a 5% increase compared to December 2020, when 117 homes were listed, and a 43% decrease from the 217 properties listed last January.



In North Vancouver, the sales to active ratio for houses for January 2021 was 37%, a 31% decrease compared to December 2020, when the ratio was 68%, and a 26% increase from the 11% ratio last January.



The number of houses sold in North Vancouver in January 2021 was 46, a 43% decrease compared to December 2020, when 80 homes were sold, and a 92% increase from the 24 properties sold last January.



In North Vancouver, the average sale price for houses in January 2021 was \$1.845M, a 5% increase compared to December 2020, when the average sale price was \$1.753M, and a 9% increase from the \$1.698M average sale price from last January.

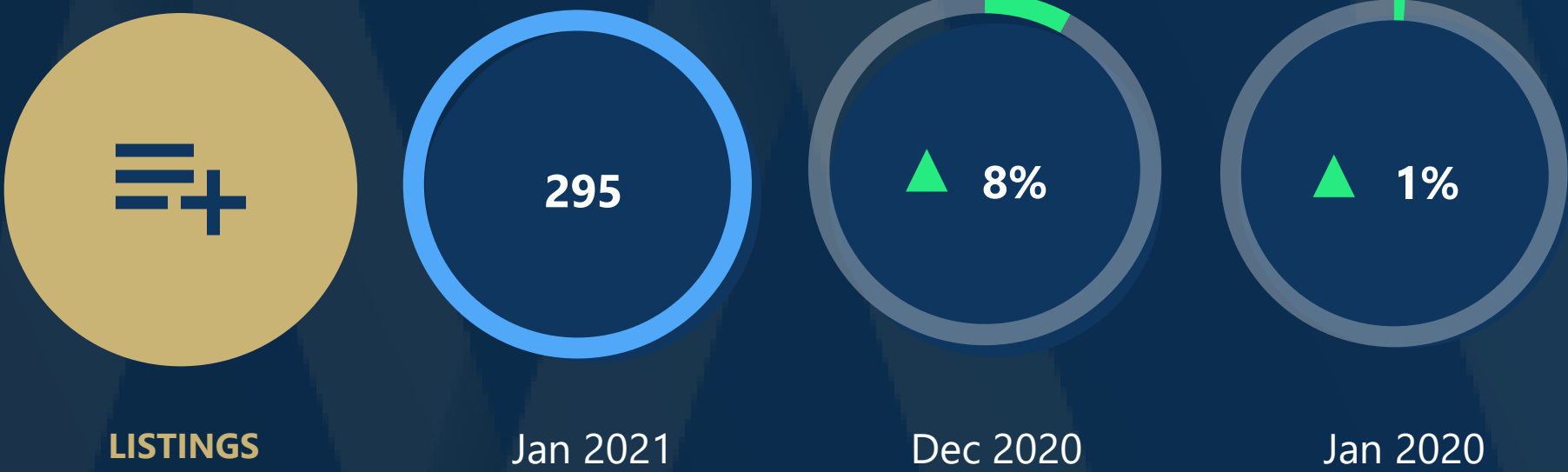
NORTH VANCOUVER

January, 2021

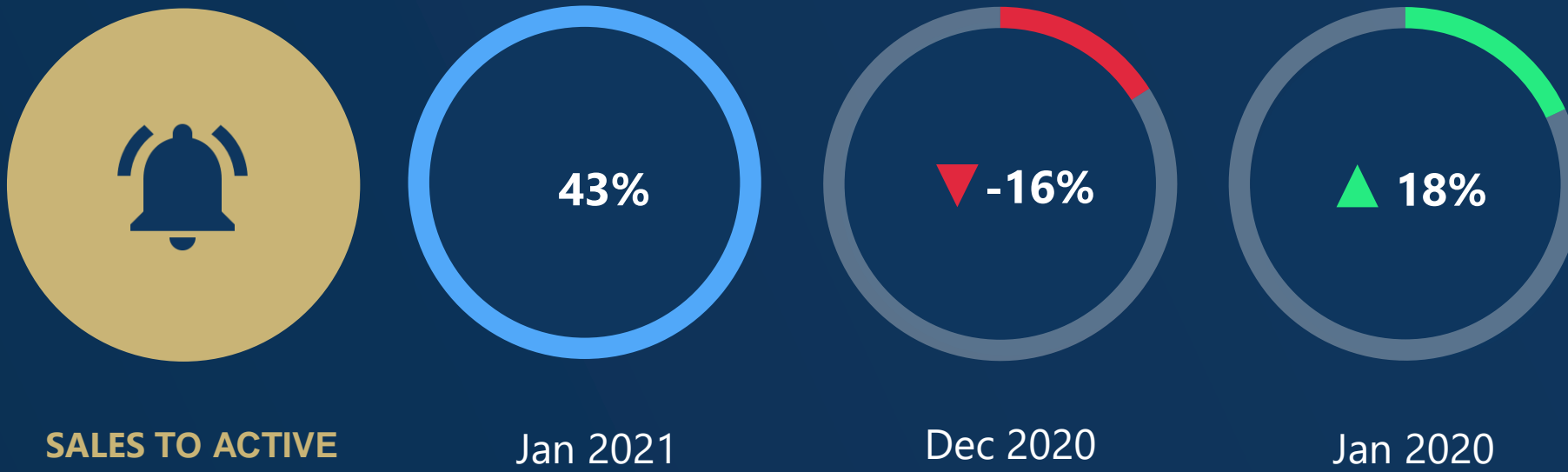


Condos and Townhouses

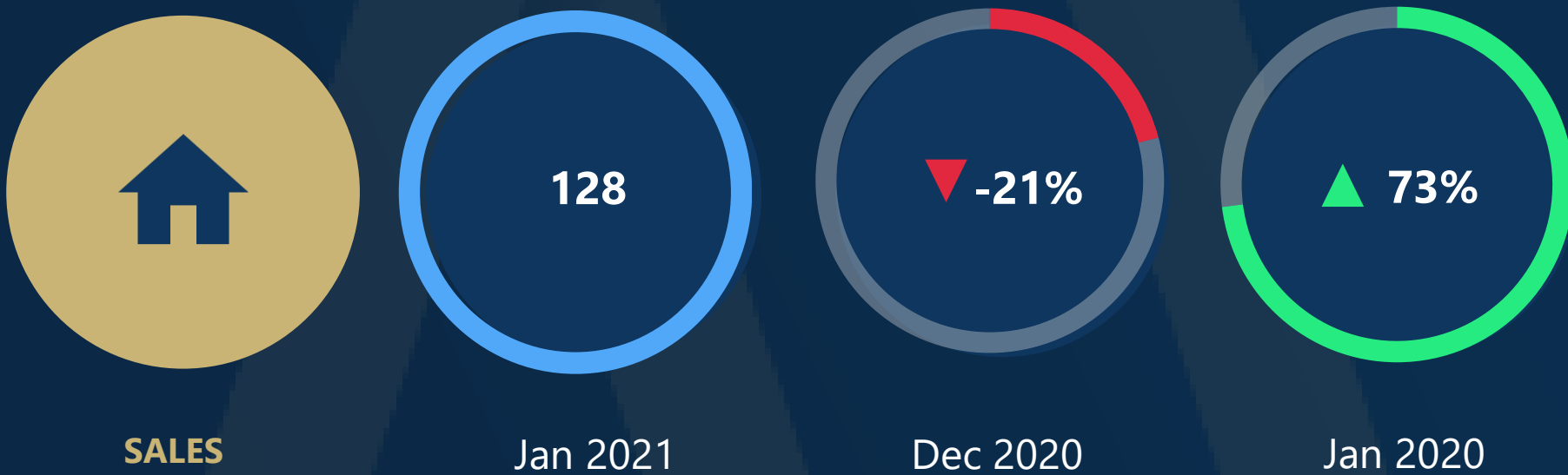
CURRENTUPDOWN



In North Vancouver, the number of new listings for condos and townhouses in January 2021 was 295, a 8% increase compared to December 2020, when 273 homes were listed, and a 1% increase from the 292 properties listed last January.



In North Vancouver, the sales-to-active listings ratio for condo and townhouses for January 2021 was 43%, a 16% decrease compared to December 2020, when the ratio was 59%, and a 18% increase from the 25% ratio last January.



The number of condos and townhouses sold in North Vancouver in January 2021 was 128 , a 21% decrease compared to December 2020, when 162 homes were sold, and a 73% increase from the 74 properties sold last January.



In North Vancouver, the average sale price for condos and townhouses in January 2021 was \$770K, a 5% increase compared to December 2020, when the average sale price was \$735K, and a 27% increase from the \$605K average sale price from last January.

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West Vancouver

January 2021



WEST VANCOUVER

January, 2021



Detached and Houses



CURRENT



UP



DOWN

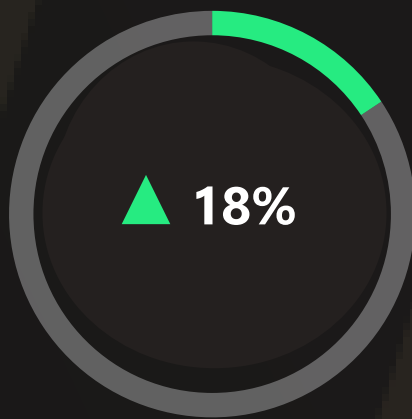


LISTINGS



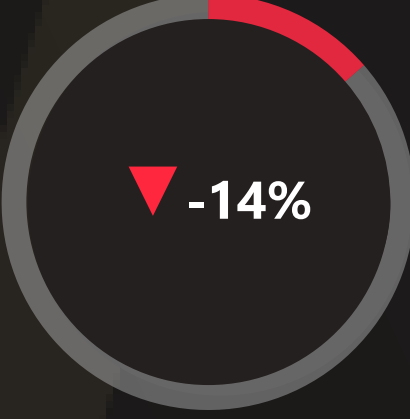
312

Jan 2021



▲ 18%

Dec 2020



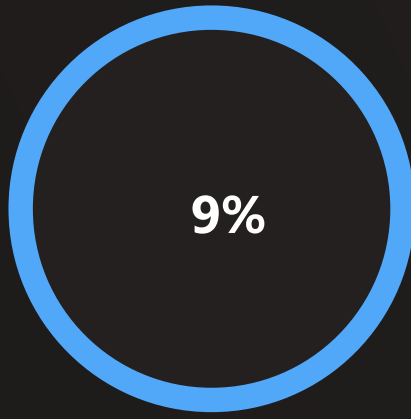
▼ -14%

Jan 2020

In West Vancouver houses, the number of new listings for residential properties in January 2021 was 312, a 18% increase compared to December 2020, when 264 homes were listed, and a 14% decrease from the 361 properties listed last January.

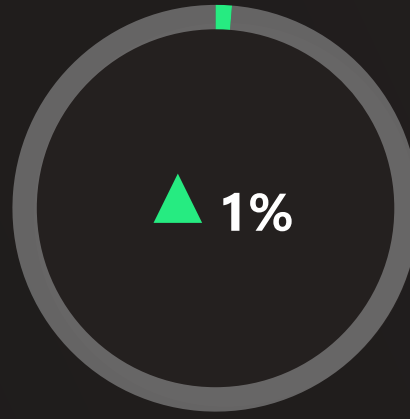


SALES TO ACTIVE



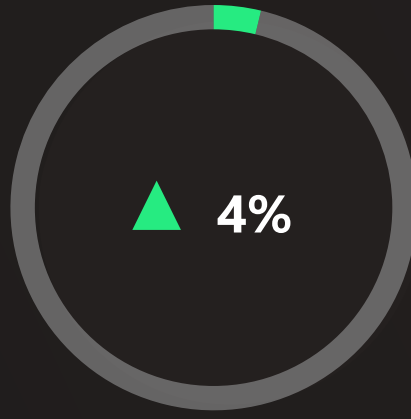
9%

Jan 2021



▲ 1%

Dec 2020



▲ 4%

Jan 2020

In West Vancouver, the sales to active ratio for houses for January 2021 was 9%, a 1% increase compared to December 2020, when the ratio was 8%, and a 4% increase from the 6% ratio last January.

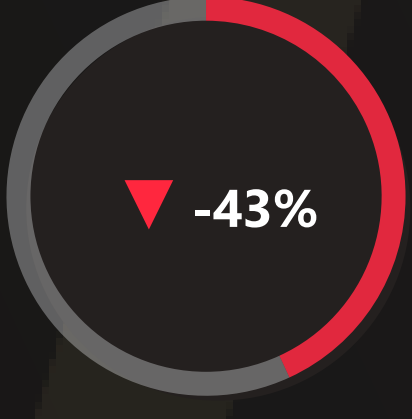


SALES



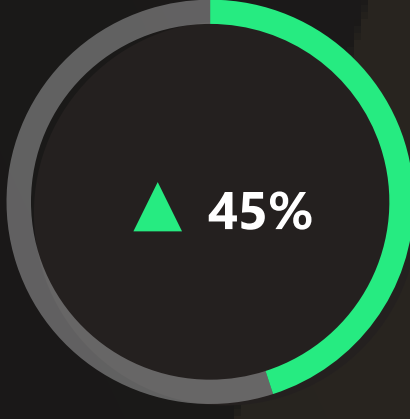
29

Jan 2021



▼ -43%

Dec 2020



▲ 45%

Jan 2020

The number of houses sold in West Vancouver in January 2021 was 29, a 43% decrease compared to December 2020, when 51 homes were sold, and a 45% increase from the 20 properties sold last January.

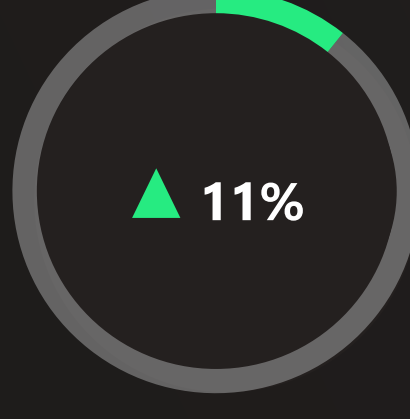


AVERAGE PRICE



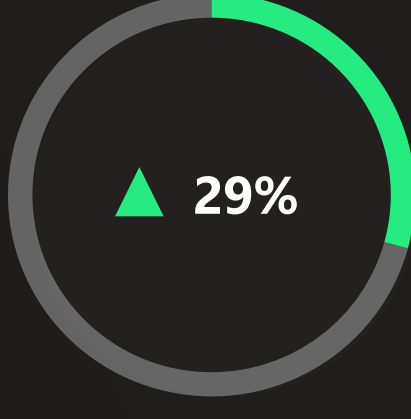
\$3.1M

Jan 2021



▲ 11%

Dec 2020



▲ 29%

Jan 2020

In West Vancouver, the average sale price for houses in January 2021 was \$3.1M, a 11% increase compared to December 2020, when the average sale price was \$2.8M, and a 29% increase from the \$2.398M average sale price from last January.

WEST VANCOUVER

January, 2021

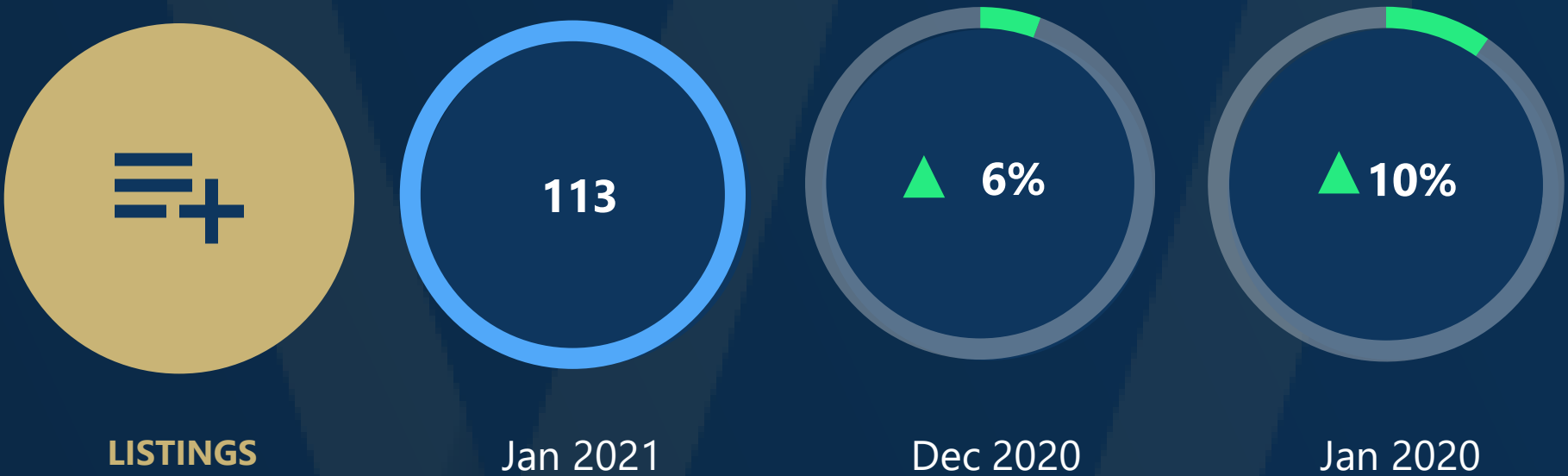


Condos and Townhouses

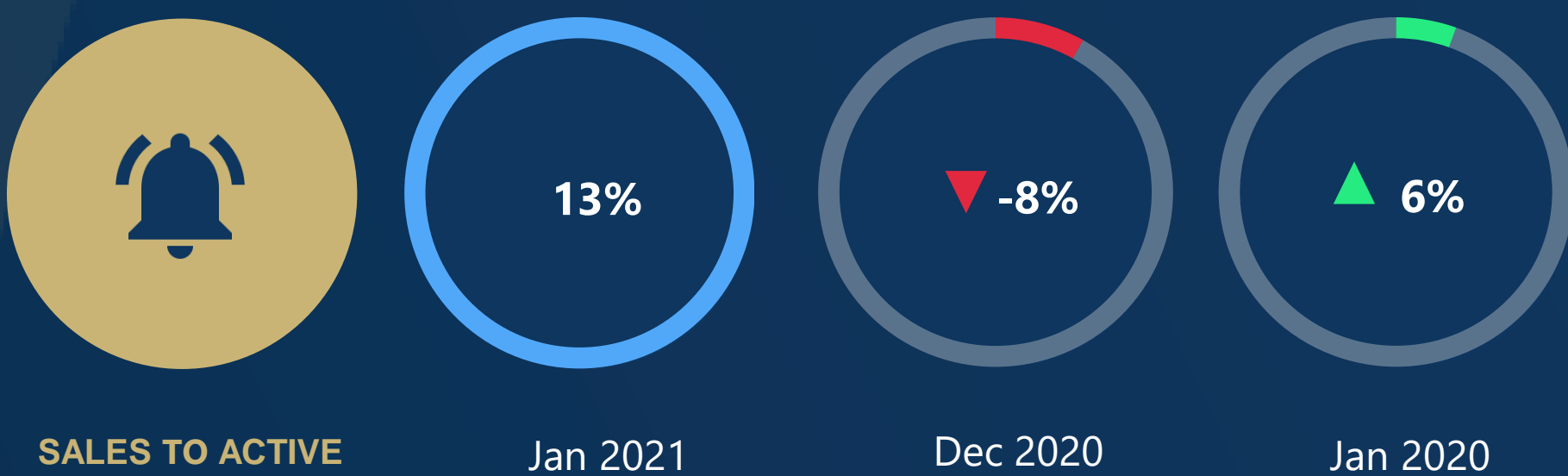
CURRENT

UP

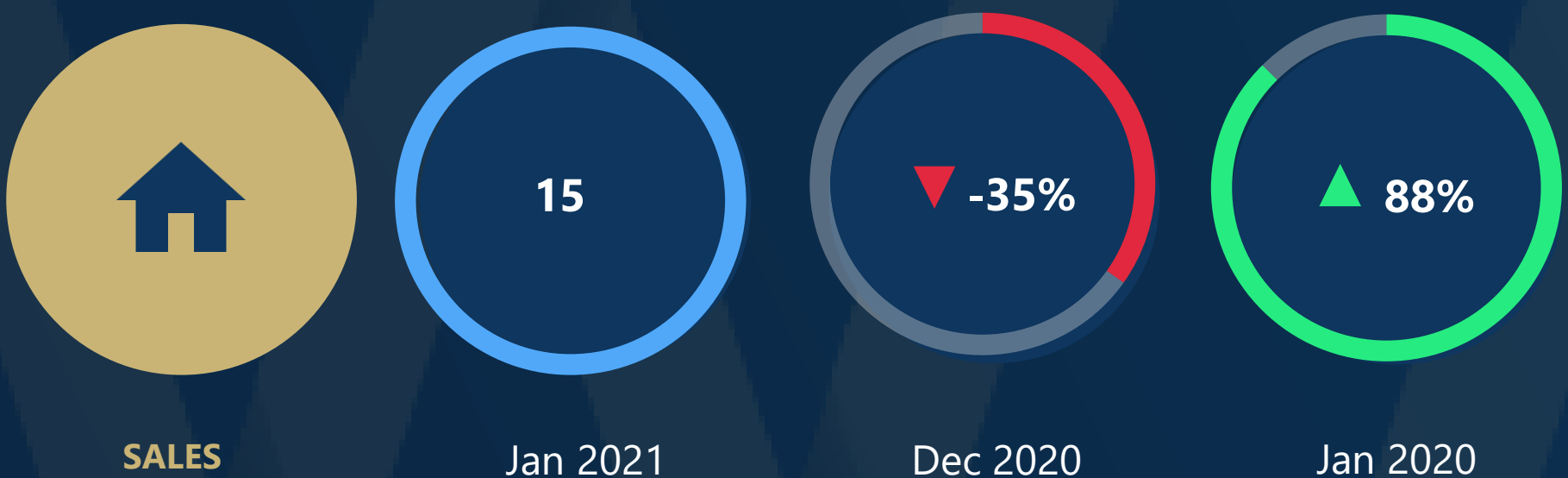
DOWN



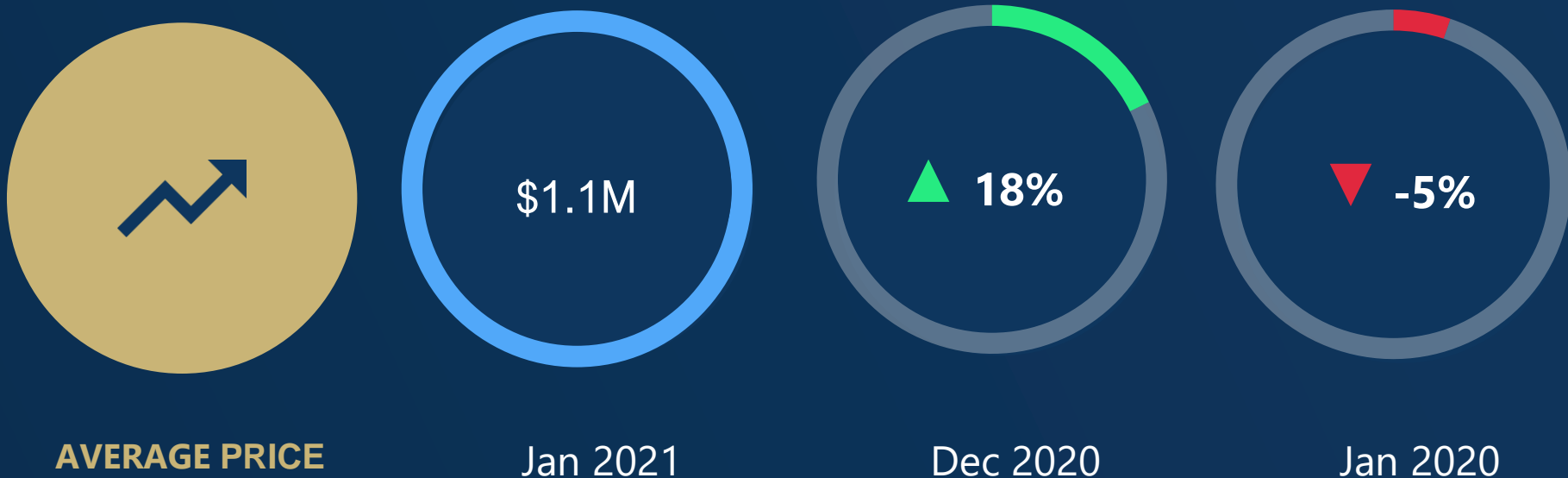
In West Vancouver, the number of new listings for condos and townhouses in January 2021 was 113, a 6% increase compared to December 2020, when 107 homes were listed, and a 10% increase from the 103 properties listed last January.



In West Vancouver, the sales-to-active listings ratio for condos and townhouses for January 2021 was 13%, a 8% decrease compared to December 2020, when the ratio was 21%, and a 6% increase from the 8% ratio last January.



The number of condos and townhouses sold in West Vancouver in January 2021 was 15 , a 35% decrease compared to December 2020, when 23 homes were sold, and a 88% increase from the 08 properties sold last January.



In West Vancouver, the average sale price for condos and townhouses in January 2021 was \$1.330M, an 18% increase compared to December 2020, when the average sale price was \$1.13M, and a 5% decrease from the \$1.403M average sale price from last year.

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By Amir Joharifard

Contact us today

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