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VIVID

REAL ESTATE

By Amir Joharifard

Market Update

May 2021

Areas

GREATER VANCOUVER
DOWNTOWN VANCOUVER

VANCOUVER WESTSIDE
VANCOUVER EASTSIDE

NORTH VANCOUVER
WEST VANCOUVER

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Greater Vancouver

May 2021

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By Amin Sabarwal

21 CENTURY 21.
In Town Realty

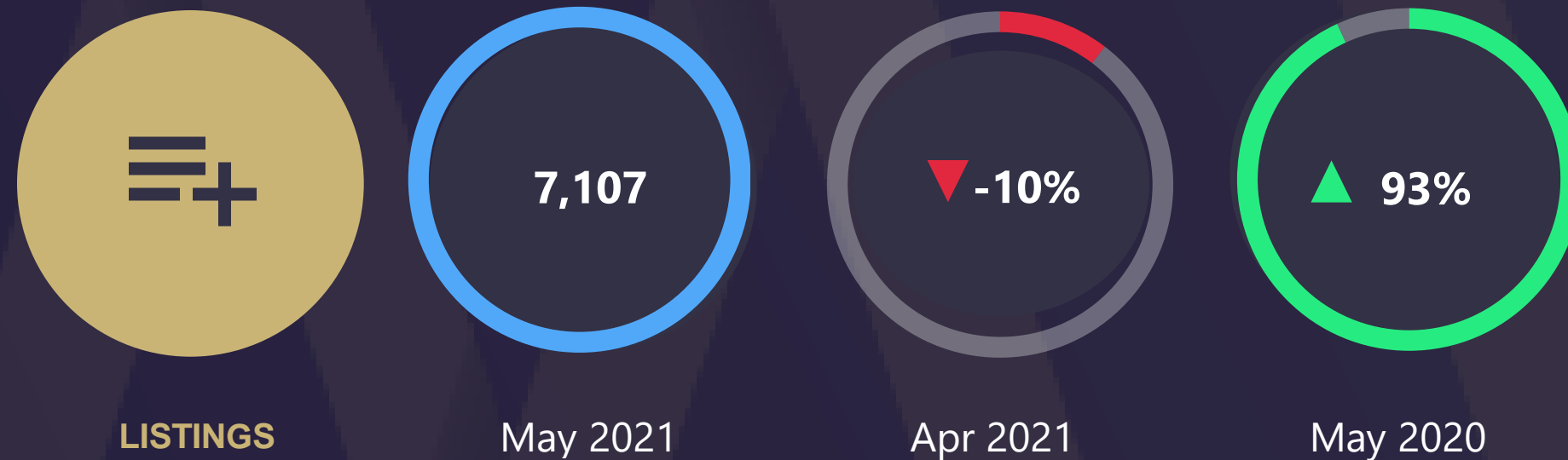
GREATER VANCOUVER

May, 2021

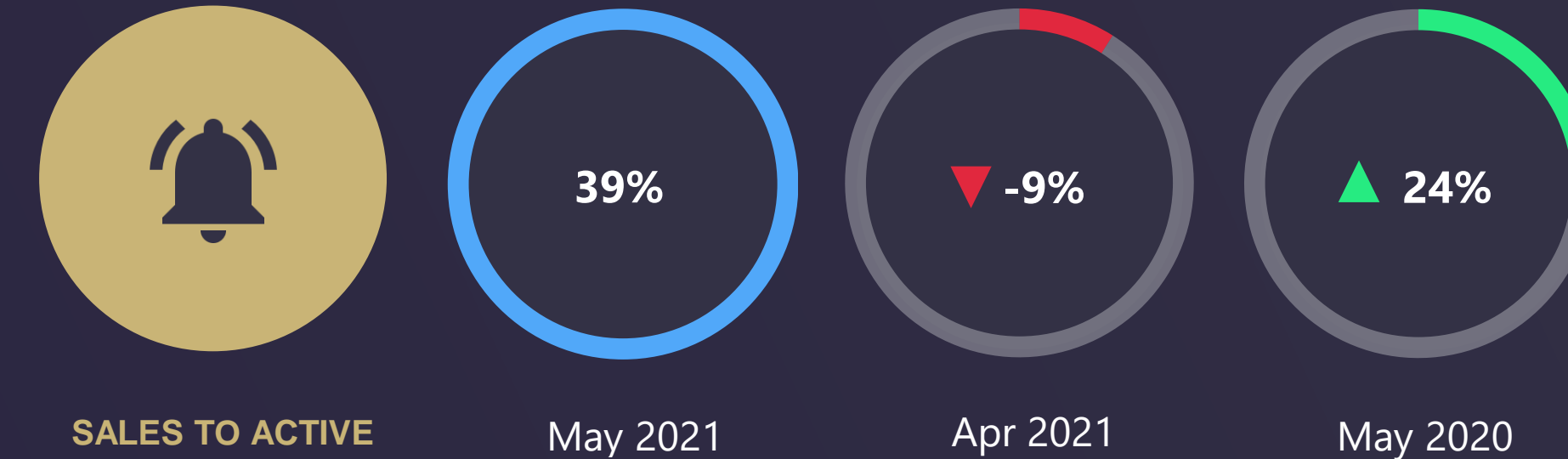


Detached and Attached Homes

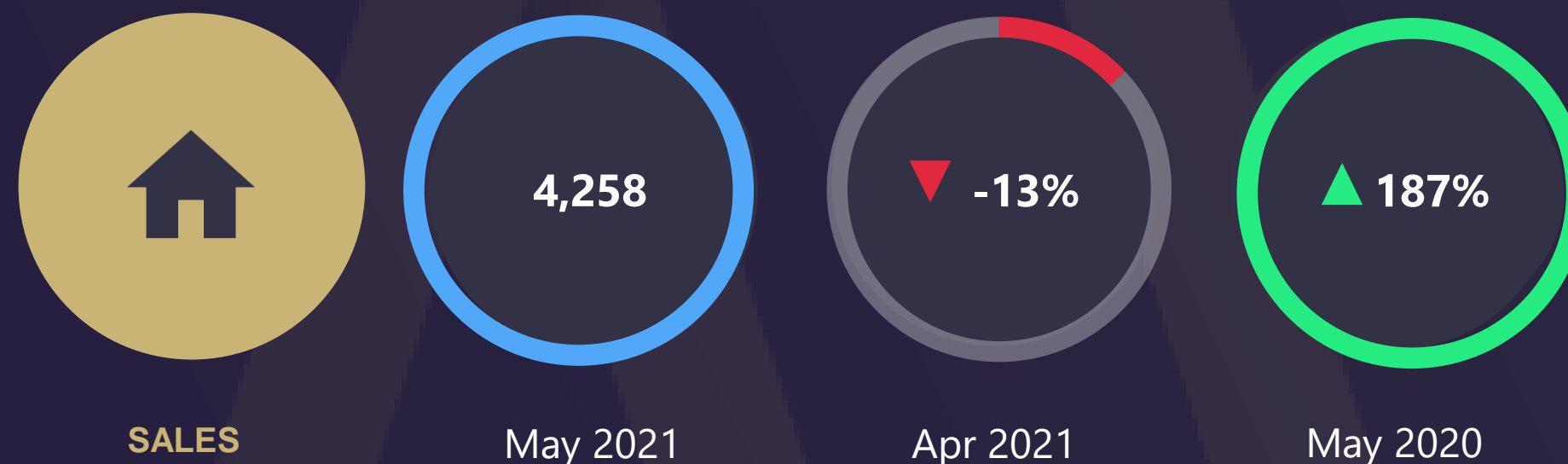
● CURRENT ● UP ● DOWN



In Greater Vancouver, the number of new listings for residential properties in May 2021 was 7,107, a 10% decrease compared to April 2021, when 7,926 homes were listed, and a 93% increase from the 3,680 properties listed last May.



In Greater Vancouver, the sales-to-active listings ratio for residential properties for May 2021 was 39%, a 9% decrease compared to April 2021, when the ratio was 48%, and a 24% increase from the 15% ratio last year.



The number of residential properties sold in Greater Vancouver in May 2021 was 4,258, a 13% decrease compared to April 2021, when 4,897 homes were sold, and a 187% increase from the 1,483 properties sold last May.

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:

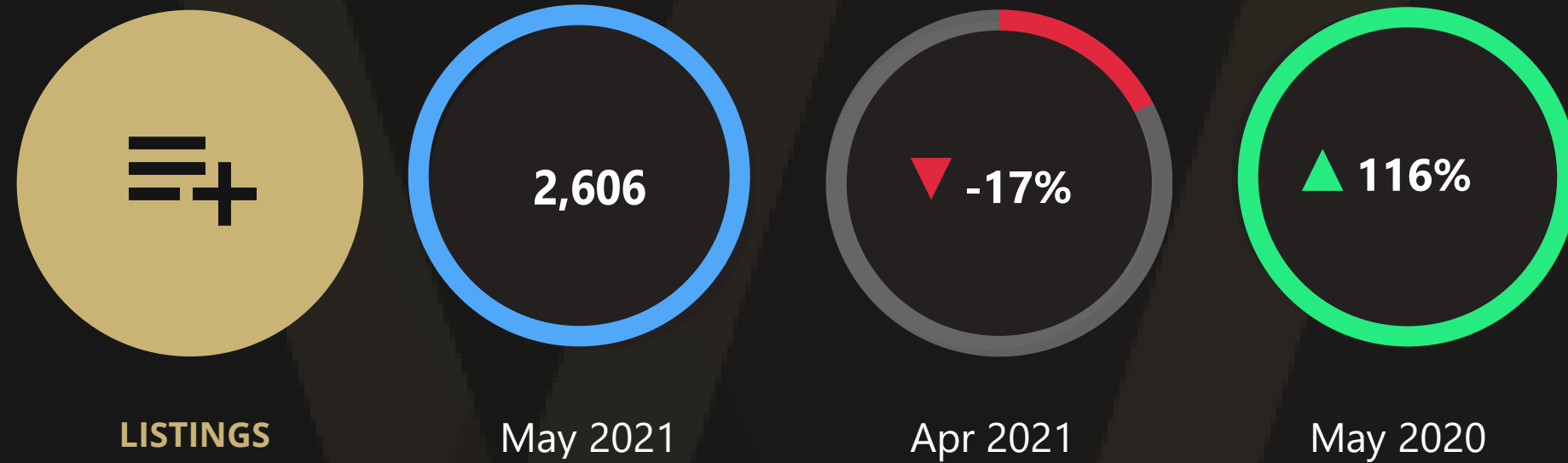
- 10% Sales Ratio means 1 in 10 homes are selling.
- 33% Sales Ratio means 1 in 3 homes are selling.
- 50% Sales Ratio means 1 in 2 homes are selling.

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.

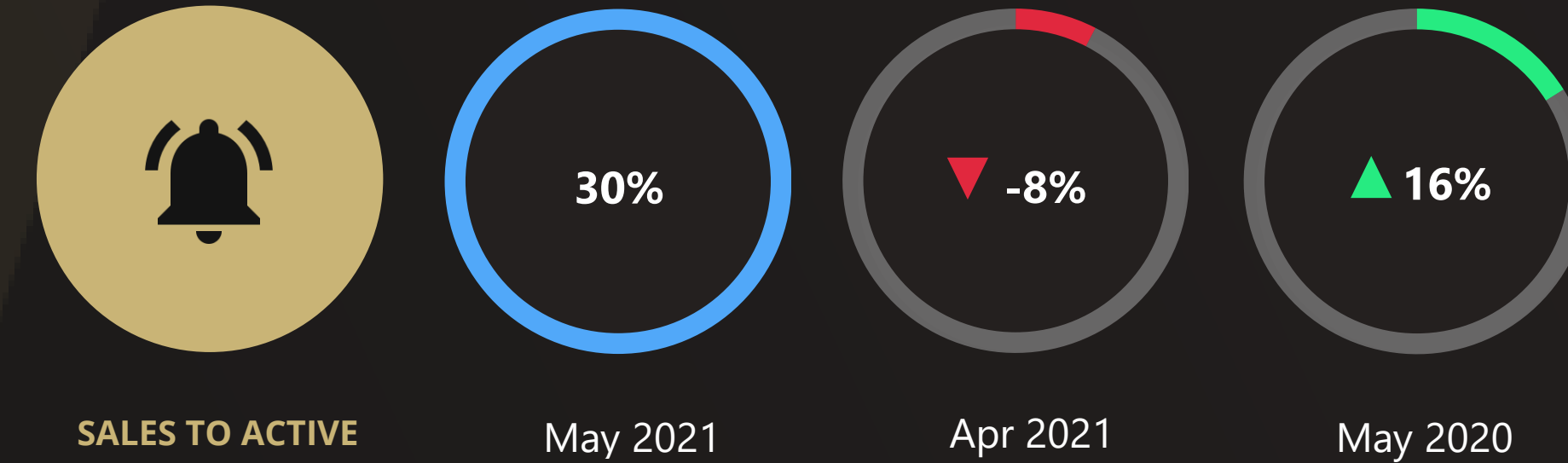
GREATER VANCOUVER

May, 2021

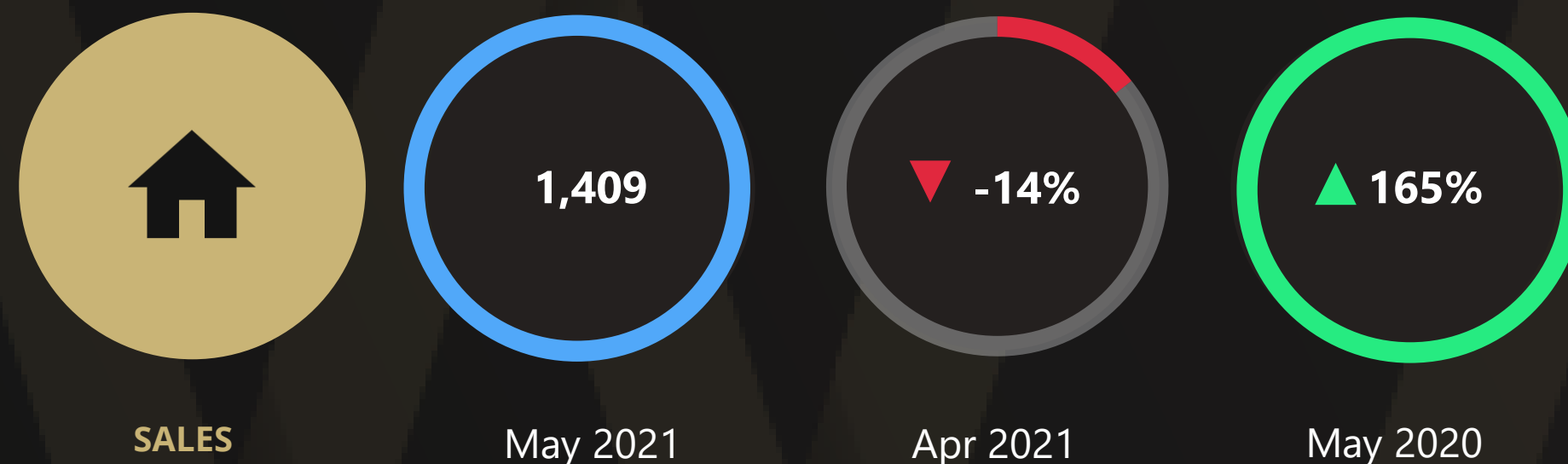
 Detached and Houses
● CURRENT ● UP ● DOWN



In Greater Vancouver, the number of new listings for detached properties in May 2021 was 2,606 a 17% decrease compared to April 2021, when 3,153 homes were listed, and a 116% increase from the 1,208 properties listed last May.



In Greater Vancouver, the sales-to-active listings ratio for detached properties for May 2021 was 30%, an 8% decrease compared to April 2021, when the ratio was 38%, and a 16% increase from the 14% ratio last year.



The number of houses sold in Greater Vancouver in May 2021 was 1,409, a 14% decrease compared to April 2021, when 1,645 homes were sold, and a 165% increase from the 532 properties sold last May.

Facts

The Average days on Market for Greater Vancouver detached properties in May 2021 was 19 days, a 12% increase in comparison to 17 days in May. The average price per square foot for Greater Vancouver detached properties in May 2021 was \$724 a 2% decrease in comparison to \$ 741 per square foot in April.

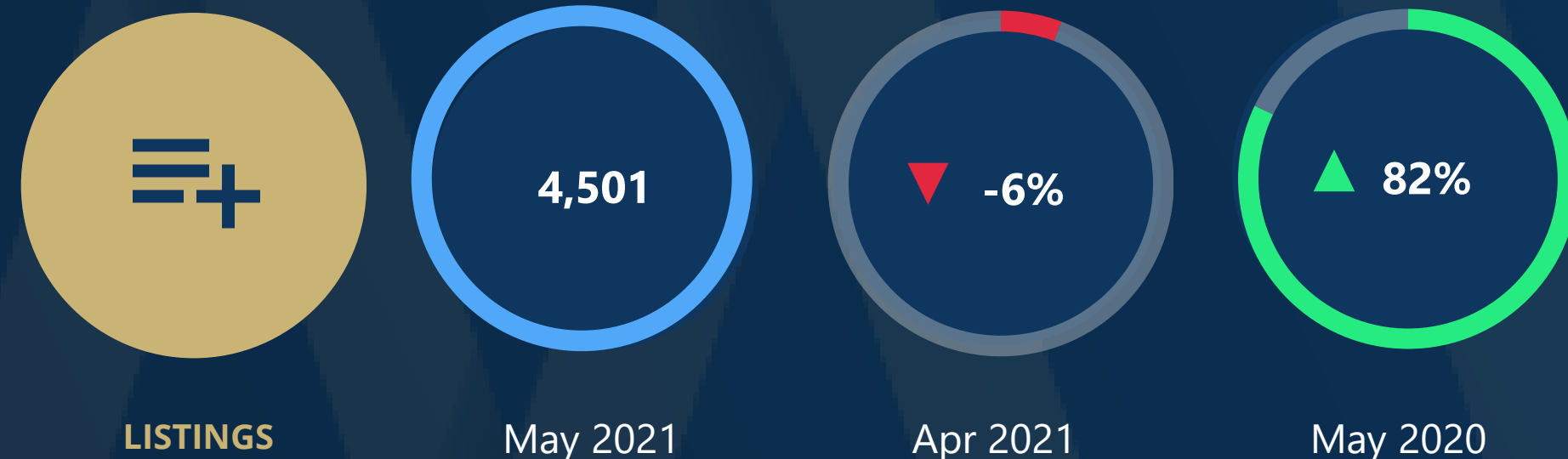
GREATER VANCOUVER

May, 2021

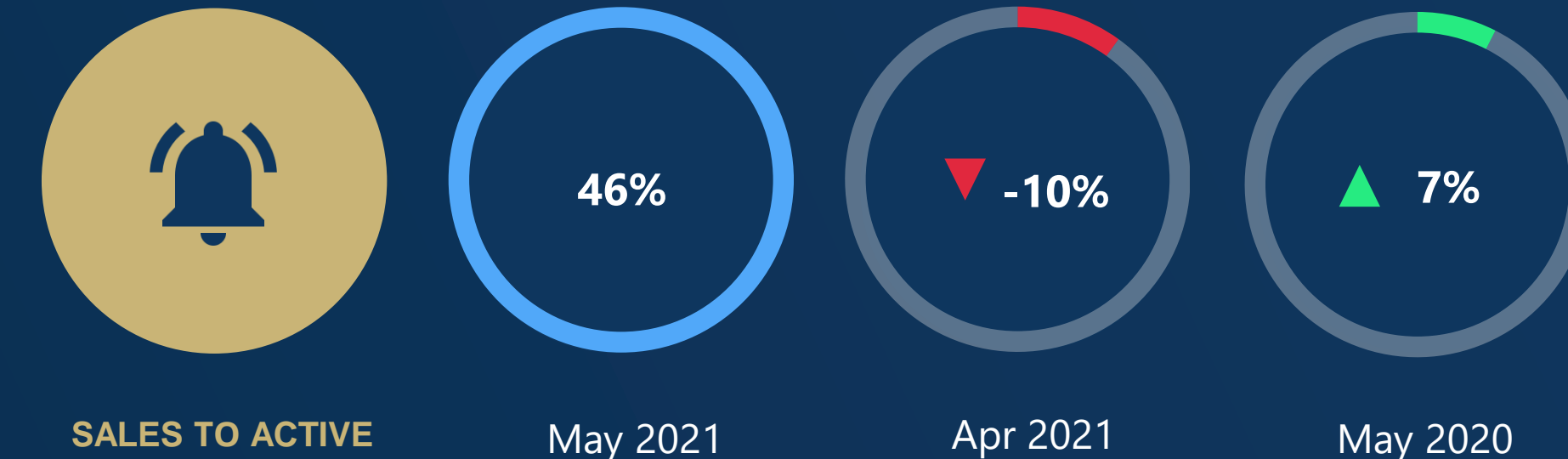


Condos and Townhouses

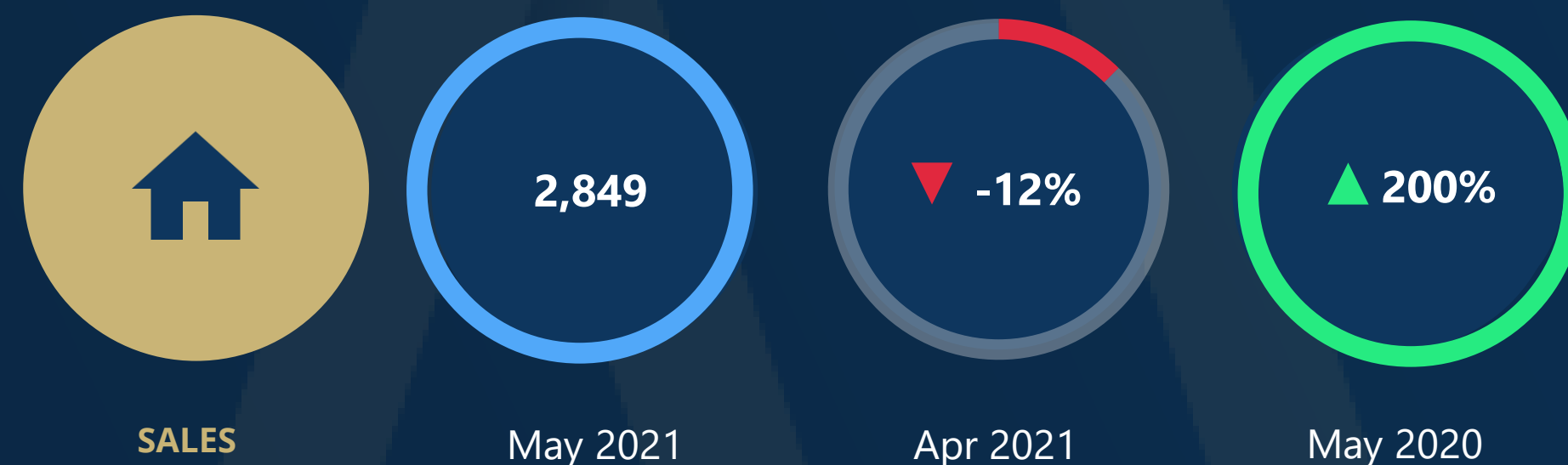
● CURRENT ● UP ● DOWN



In Greater Vancouver, the number of new listings for condos and townhouses in May 2021 was 4,501, a 6% decrease compared to April 2021, when 4,773 homes were listed, and a 82% increase from the 2,472 properties listed last May.



In Greater Vancouver, the sales-to-active listings ratio condos and townhouse in May 2021 was 46%, a 10% decrease compared to April 2021, when the ratio was 56%, and a 7% increase from the 38% ratio last May.



The number of condos and townhouses sold in Greater Vancouver condos in May 2021 was 2849, a 12% decrease compared to April 2021, when 3252 homes were sold, and a 200% increase from the 951 properties sold last year.

Facts

The average days on the market for Greater Vancouver condos in May 2021 was 19 days, while for townhouses it was 16 days. The average price per square foot for Greater Vancouver condos was \$843 in May 2021, whereas for townhouses it was \$690 per square foot.

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Downtown Vancouver

May 2021

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In Town Realty

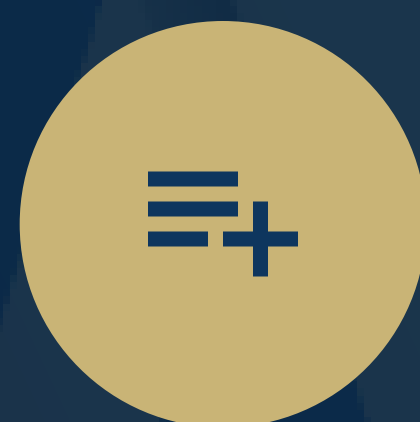
DOWNTOWN VANCOUVER

May, 2021



Condos and Townhouses

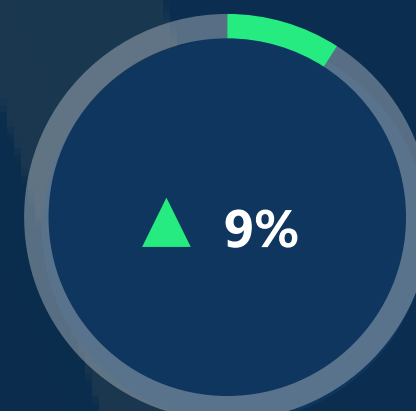
● CURRENT ● UP ● DOWN



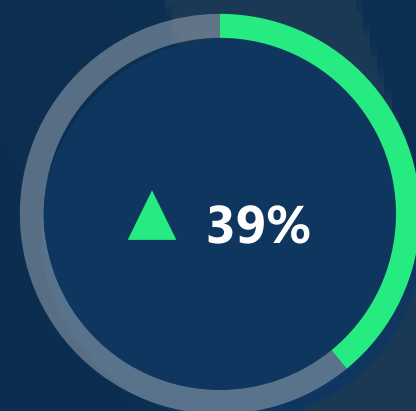
LISTINGS



May 2021



Apr 2021

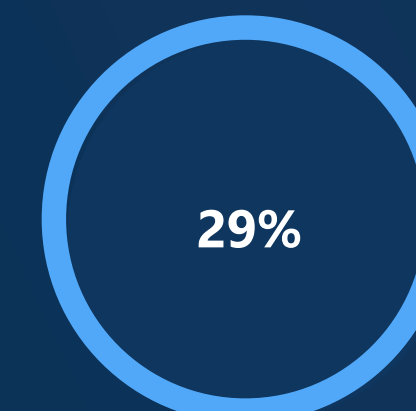


May 2020

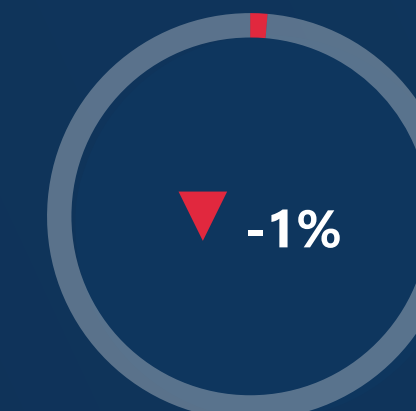
In Downtown Vancouver, the number of new listings for condo and townhouses in May 2021 was 936, a 9% increase compared to April 2021, when 936 homes were listed, and a 39% increase from the 673 properties listed last May.



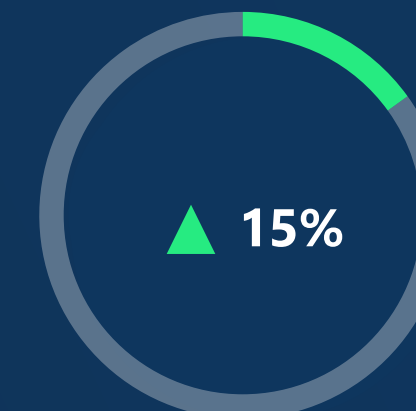
SALES TO ACTIVE



May 2021



Apr 2021



May 2020

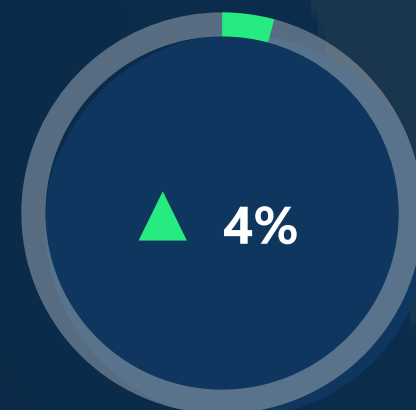
In Downtown Vancouver, the sales-to-active listings ratio for condos and townhouses for May 2021 was 29%, a 1% decrease compared to April 2021, when the ratio was 31%, and a 15% increase from the 14% ratio last May.



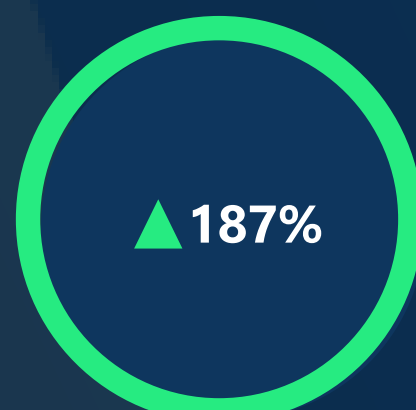
SALES



May 2021



Apr 2021



May 2020

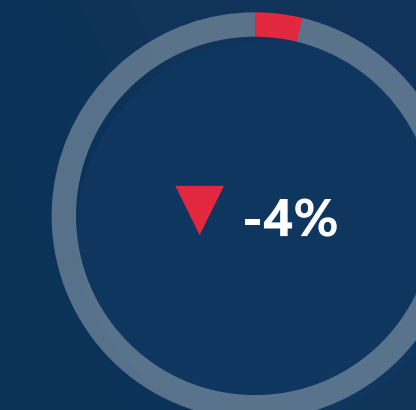
The number of condos and townhouses sold in Downtown Vancouver in May 2021 was 273, a 4% increase compared to April 2021, when 262 homes were sold, and a 187% increase from the 95 properties sold last May.



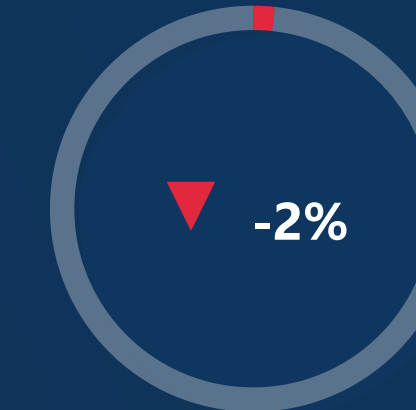
AVERAGE PRICE



May 2021



Apr 2021



May 2020

In Downtown Vancouver, the average sale price for condos and townhouses in May 2021 was \$745K, a 4% decrease compared to April 2021, when the average sale price was \$774K, and a 2% decrease from the \$758K average sale price from last May.

Market Type

DOWNTOWN VANCOUVER

May, 2021



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


May 2021

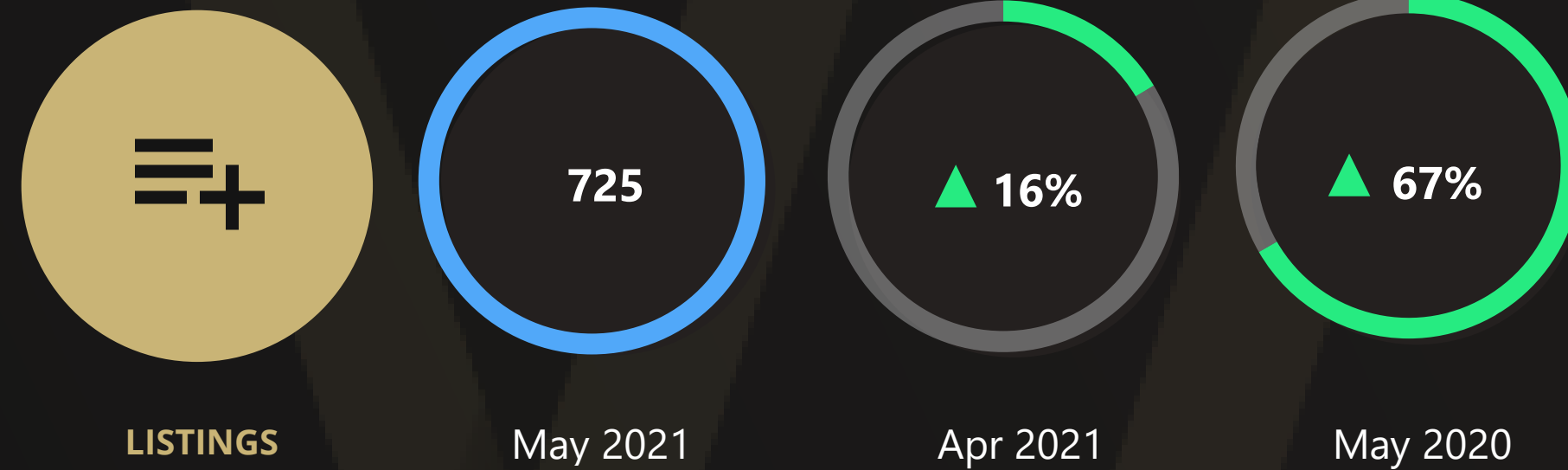
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In Town Realty

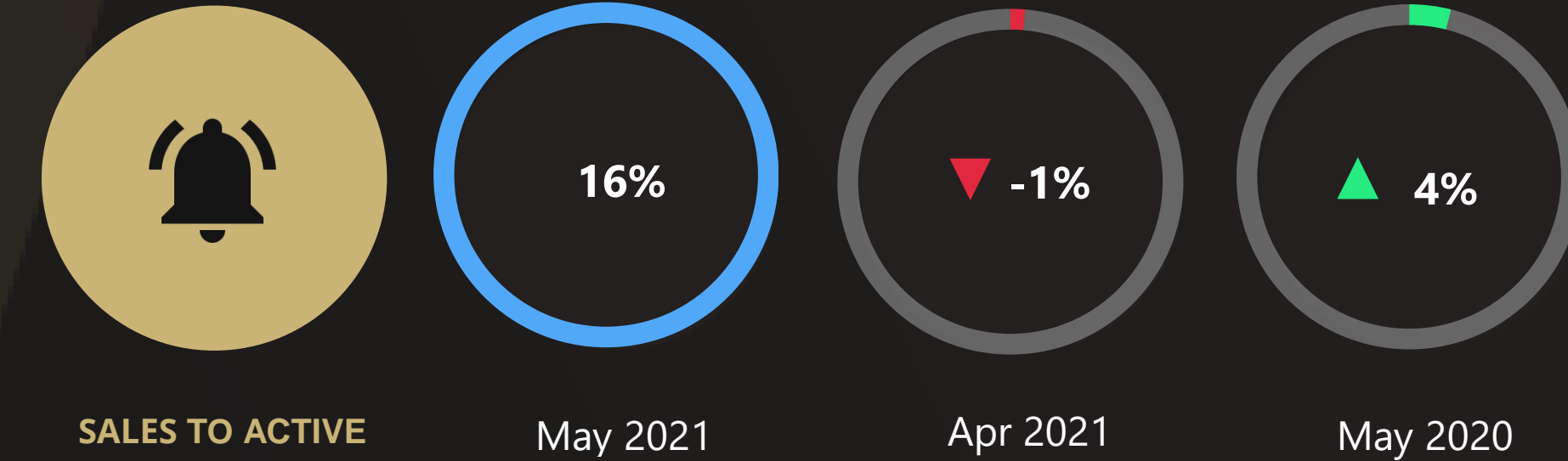
VANCOUVER WESTSIDE

May, 2021

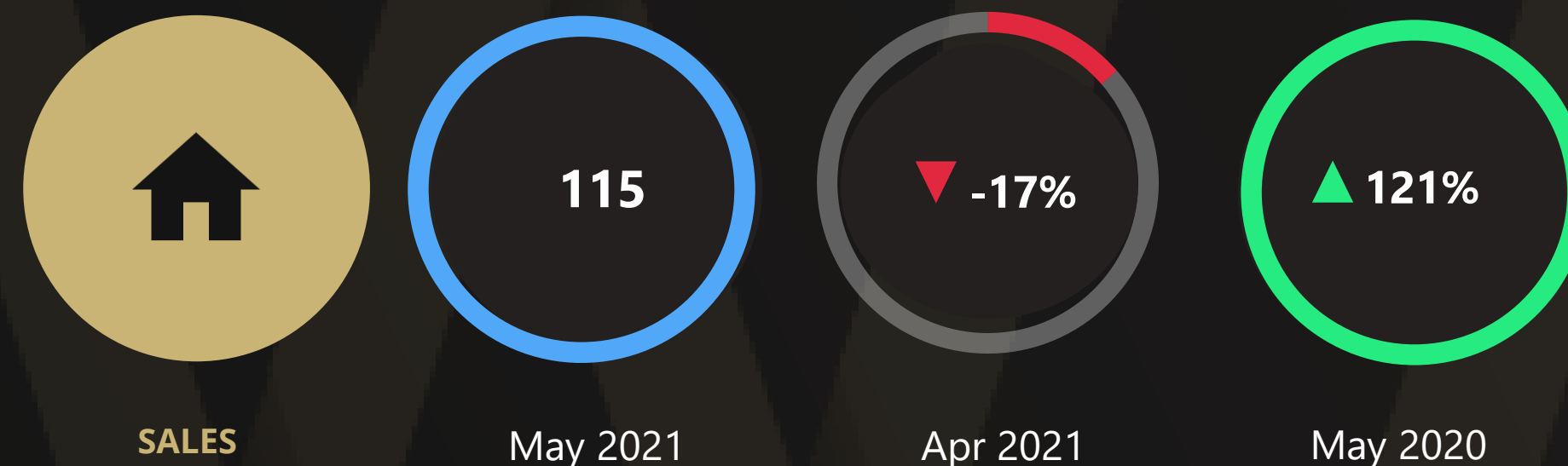
 Detached and Houses
● CURRENT ● UP ● DOWN



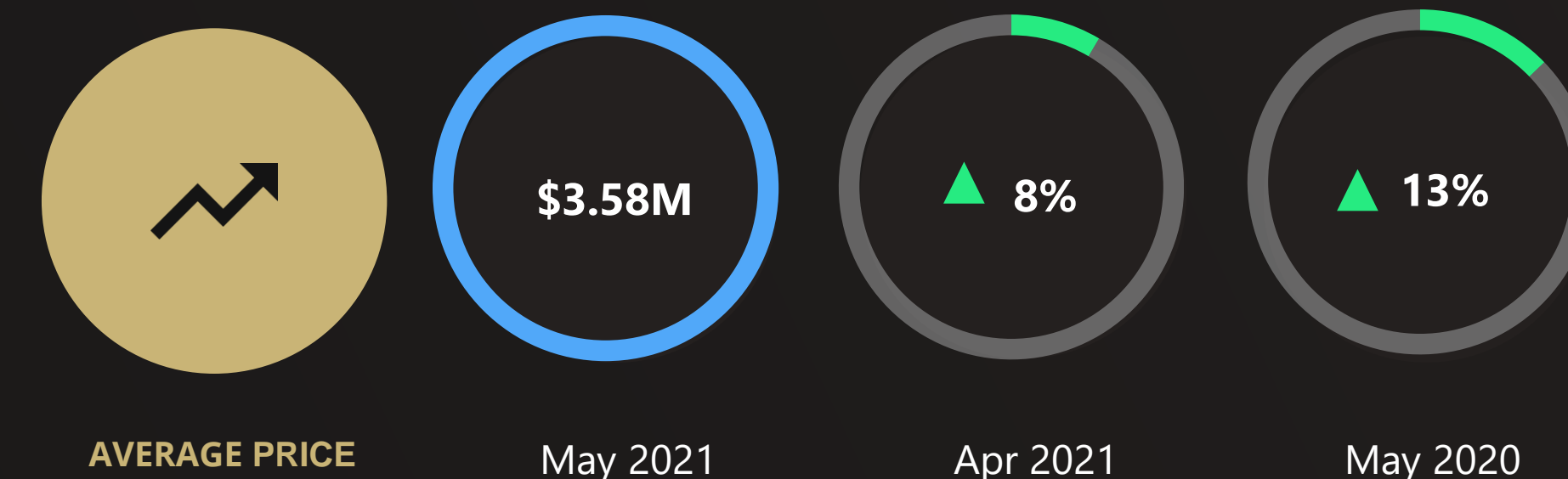
In Vancouver West, the number of new listings for detached properties in May 2021 was 725, a 16% increase compared to April 2021, when 623 homes were listed, and a 67% increase from the 435 properties listed last May.



In Vancouver West, the sales-to-active listings ratio for houses for May 2021 was 16%, a 1% decrease compared to April 2021, when the ratio was 17%, and a 4% increase from the 12% ratio last year.



The number of houses sold in Vancouver West in May 2021 was 115, a 17% decrease compared to April 2021, when 138 homes were sold, and a 121% increase from the 52 properties sold last May.



In Vancouver West, the average sale price for houses in May 2021 was \$3.58M, an 8% increase compared to April 2021, when the average sale price was \$3.3M, and a 13% increase from the \$3.174M average sale price from last May.

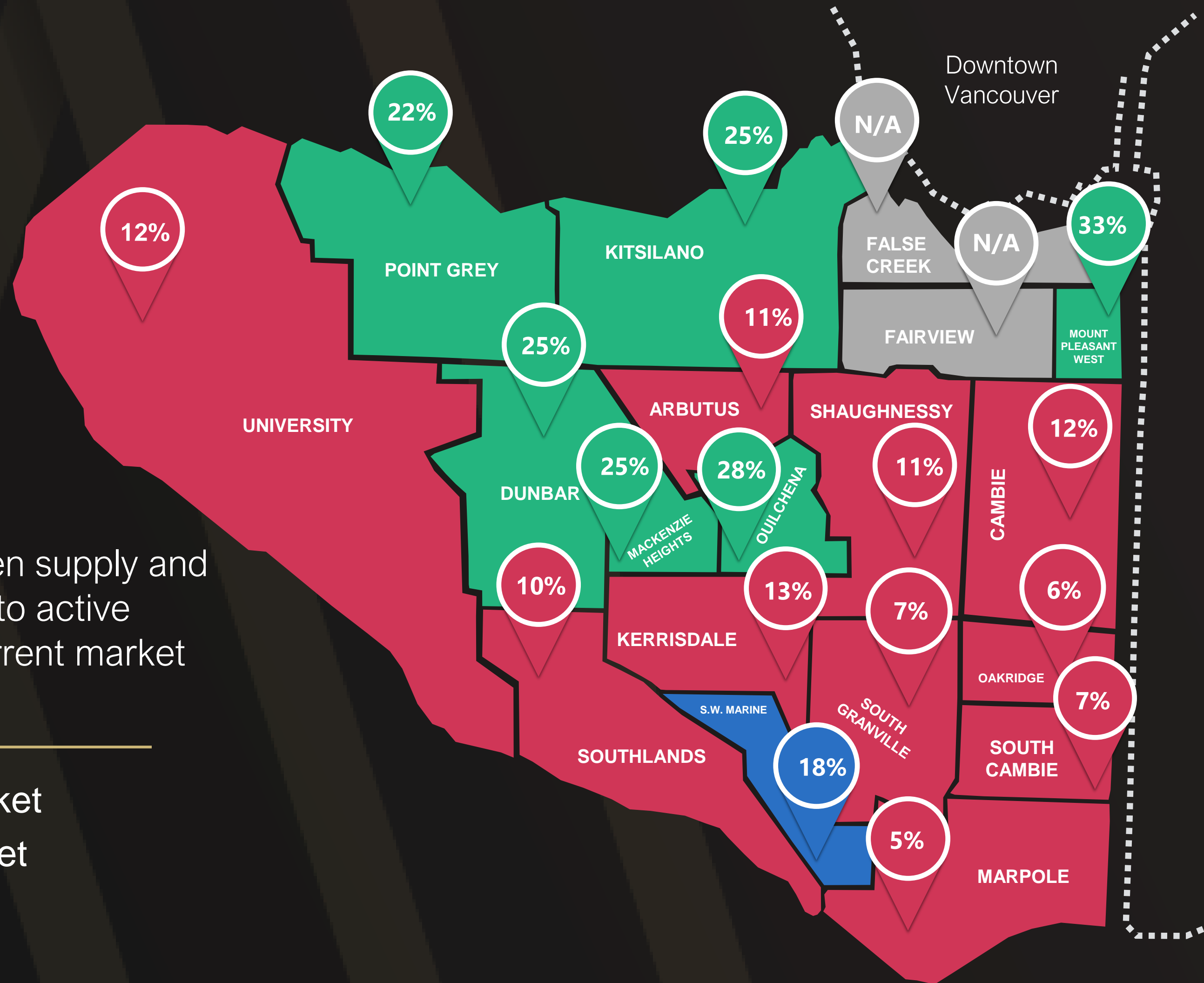
Market Type

VANCOUVER WESTSIDE

May, 2021



- 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

May, 2021



Condos and Townhouses

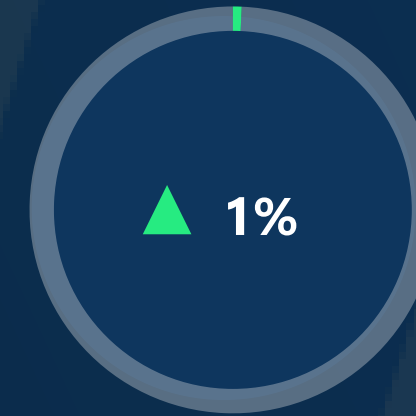
● CURRENT ● UP ● DOWN



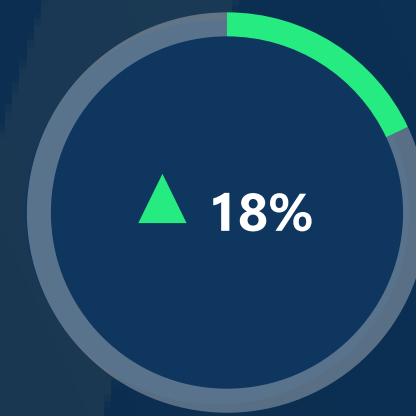
LISTINGS



873
May 2021



▲ 1%
Apr 2021

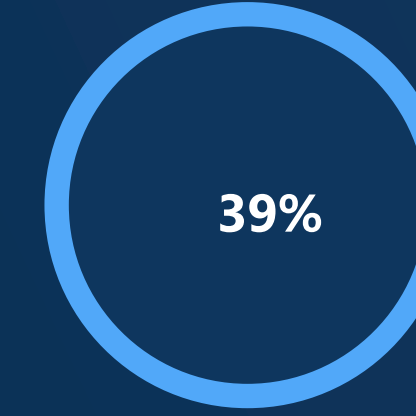


▲ 18%
May 2020

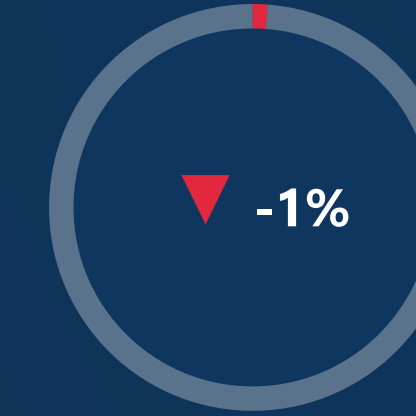
In Vancouver West, the number of new listings for condos and townhouses in May 2021 was 873, a 1% increase compared to April 2021, when 867 homes were listed, and a 18% increase from the 740 properties listed last May.



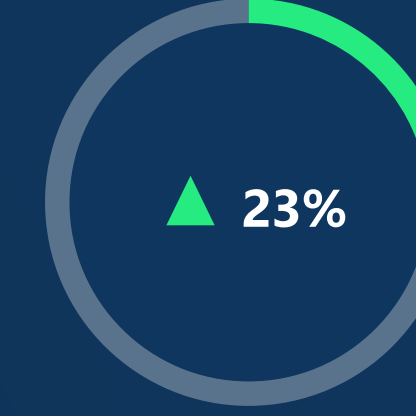
SALES TO ACTIVE



39%
May 2021



▼ -1%
Apr 2021



▲ 23%
May 2020

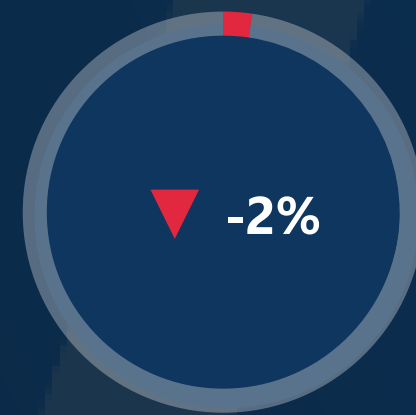
In Vancouver West, the sales-to-active listings ratio for houses for May 2021 was 39%, a 1% decrease compare to April , when the ratio was 40%, and a 23% increase from the 15% ratio last year.



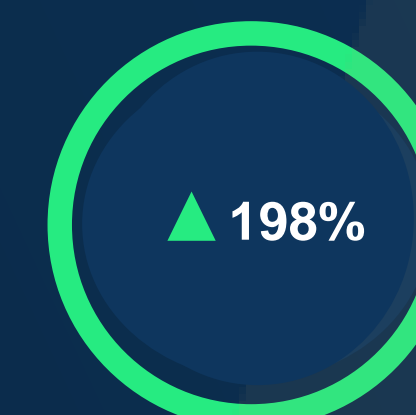
SALES



337
May 2021



▼ -2%
Apr 2021



▲ 198%
May 2020

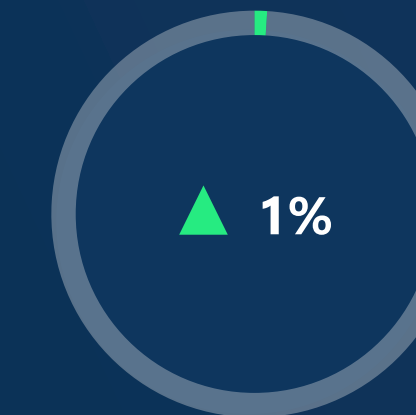
The number of condos and townhouses sold in Vancouver West in May 2021 was 337, a 2% decrease compared to April 2021, when 345 homes were sold, and a 198% increase from the 113 properties sold last May.



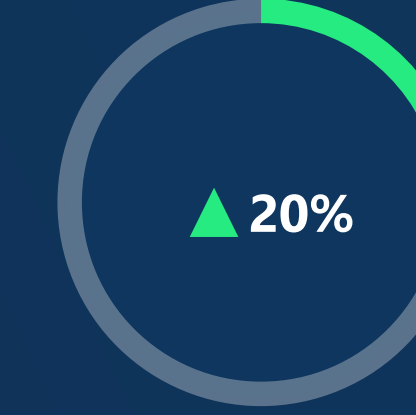
AVERAGE PRICE



\$909K
May 2021



▲ 1%
Apr 2021



▲ 20%
May 2020

In Vancouver West, the average sale price for condos and townhouses in May 2021 was \$909K, a 1% increase compared to April 2021, when the average sale price was \$900K, and a 20% increase from the \$756K average sale price from last May.

Market Type

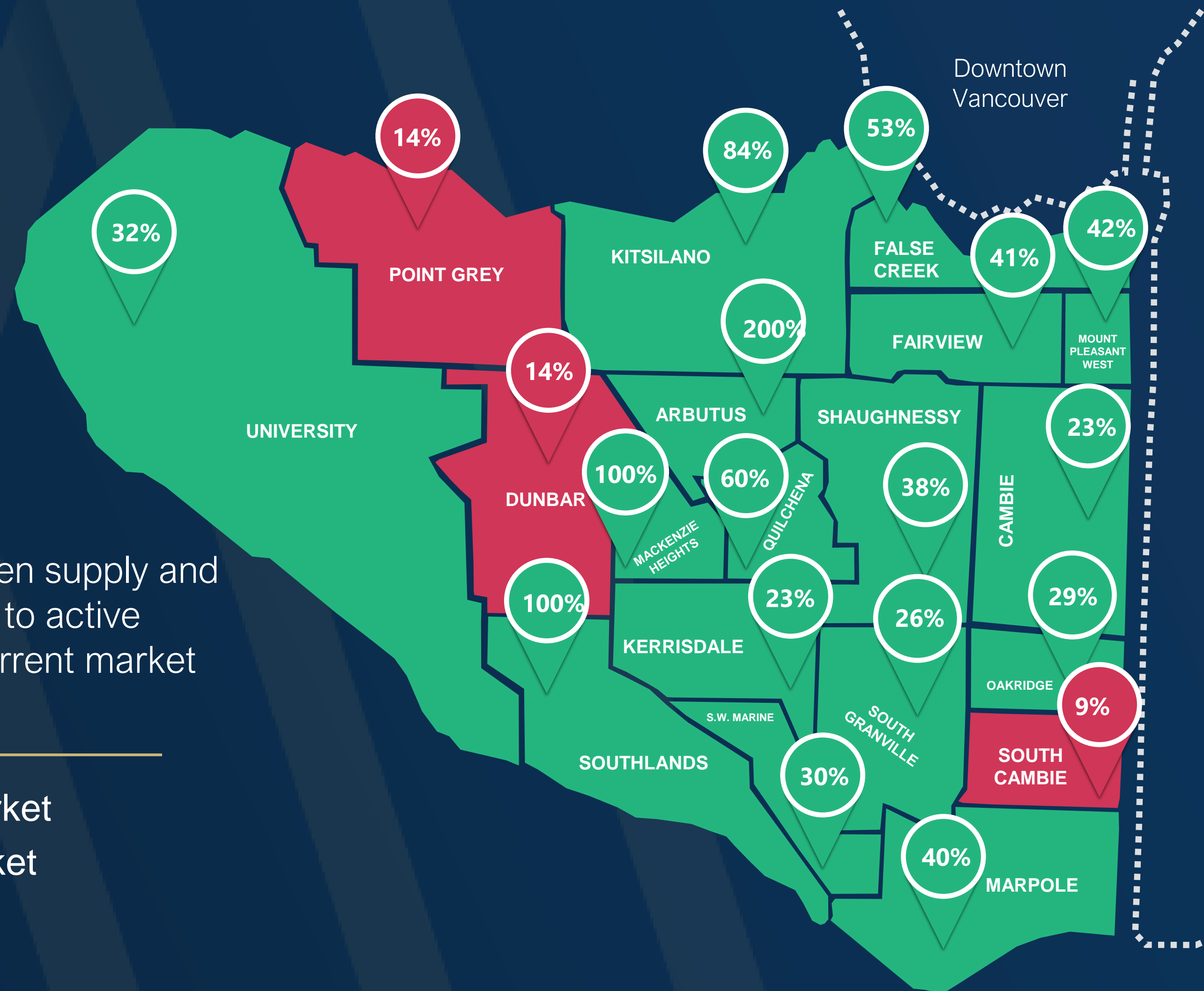
VANCOUVER WESTSIDE

May, 2021



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


May 2021

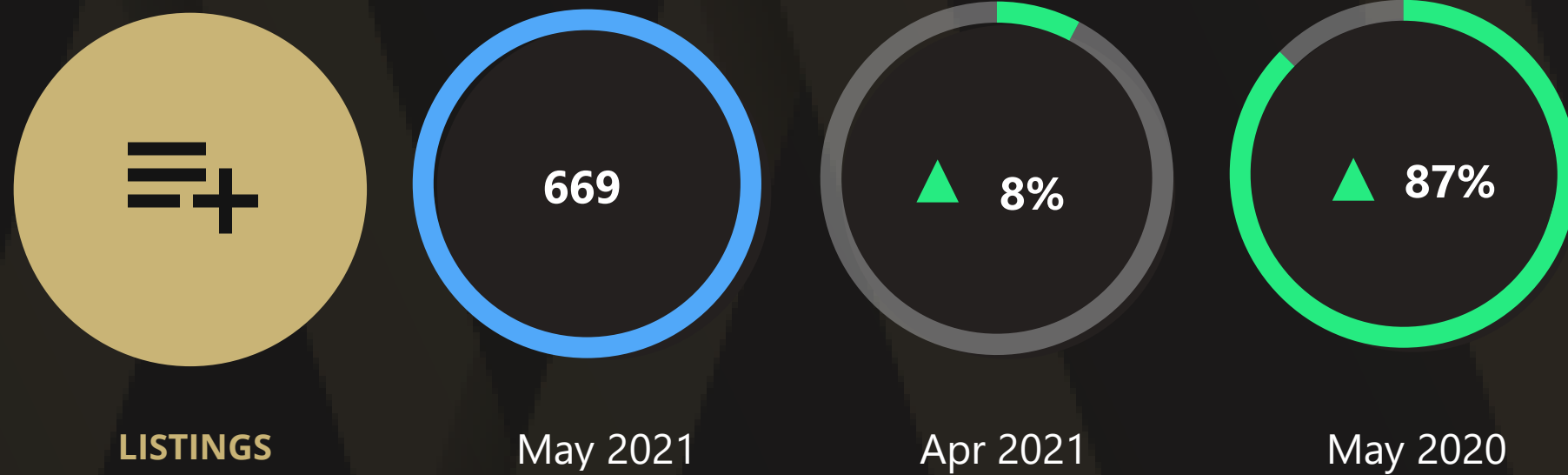
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In Town Realty

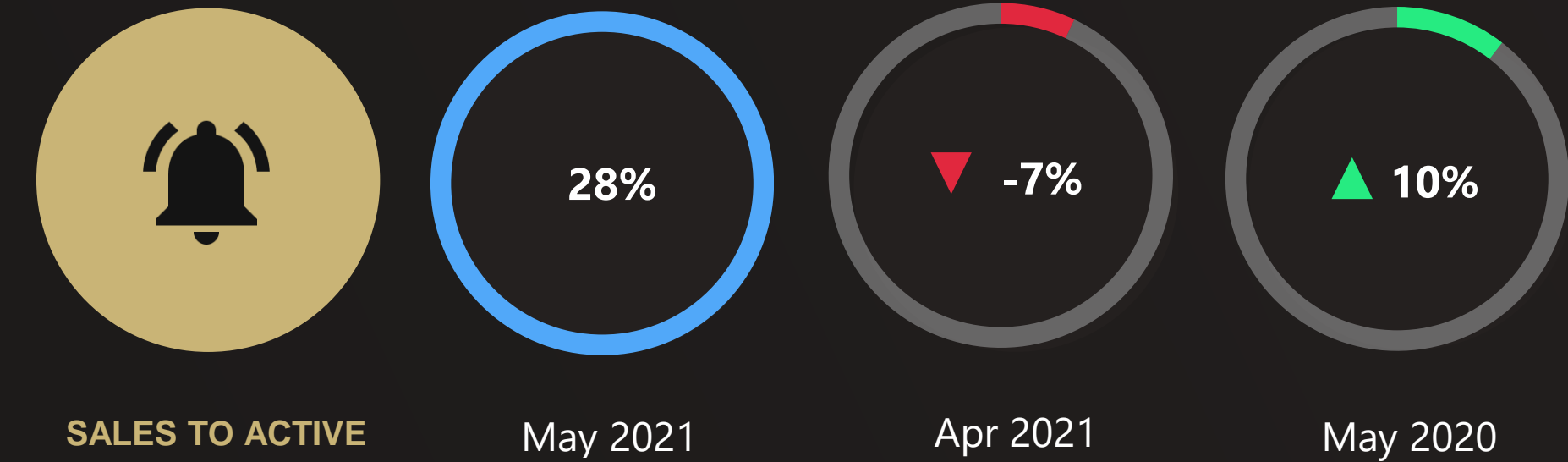
VANCOUVER EASTSIDE

May, 2021

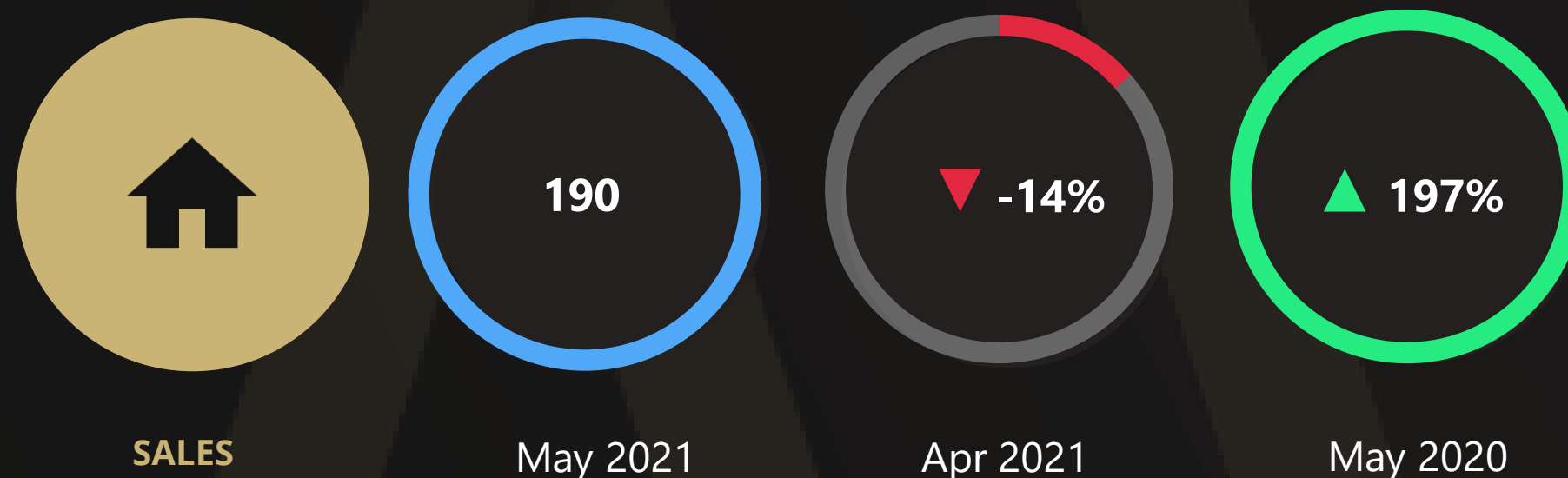
 Detached and Houses
● CURRENT ● UP ● DOWN



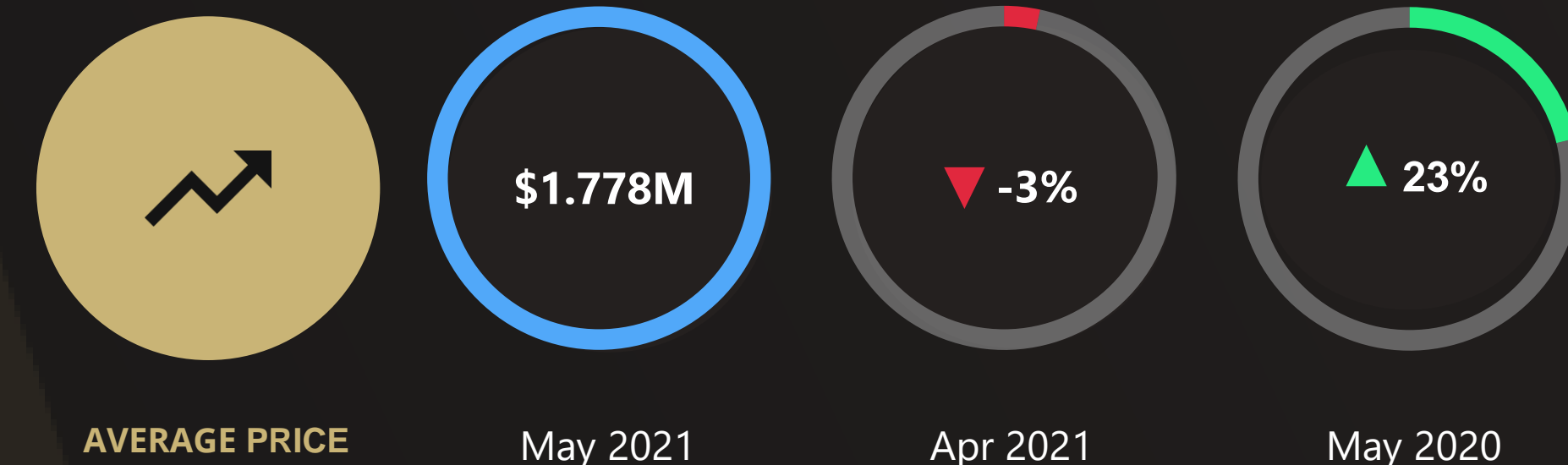
In Vancouver East, the number of new listings for detached properties in May 2021 was 669, a 8% increase compared to April 2021, when 621 homes were listed, and a 87% increase from the 357 properties listed last May.



In Vancouver East, the sales to active ratio for houses for May 2021 was 28%, a 7% decrease compared to April, when the ratio was 35%, and a 10% increase from the 18% ratio last Year.



The number of houses sold in Vancouver East in May 2021 was 190, a 14% decrease compared to April 2021, when 220 homes were sold, and a 197% increase from the 64 properties sold last May.



In Vancouver East, the average sale price for houses in May 2021 was \$1.778M, a 3% decrease compared to April 2021, when the average sale price was \$1.84M, and a 23% increase from the \$1.45M average sale price from last May.

Market Type

VANCOUVER EASTSIDE

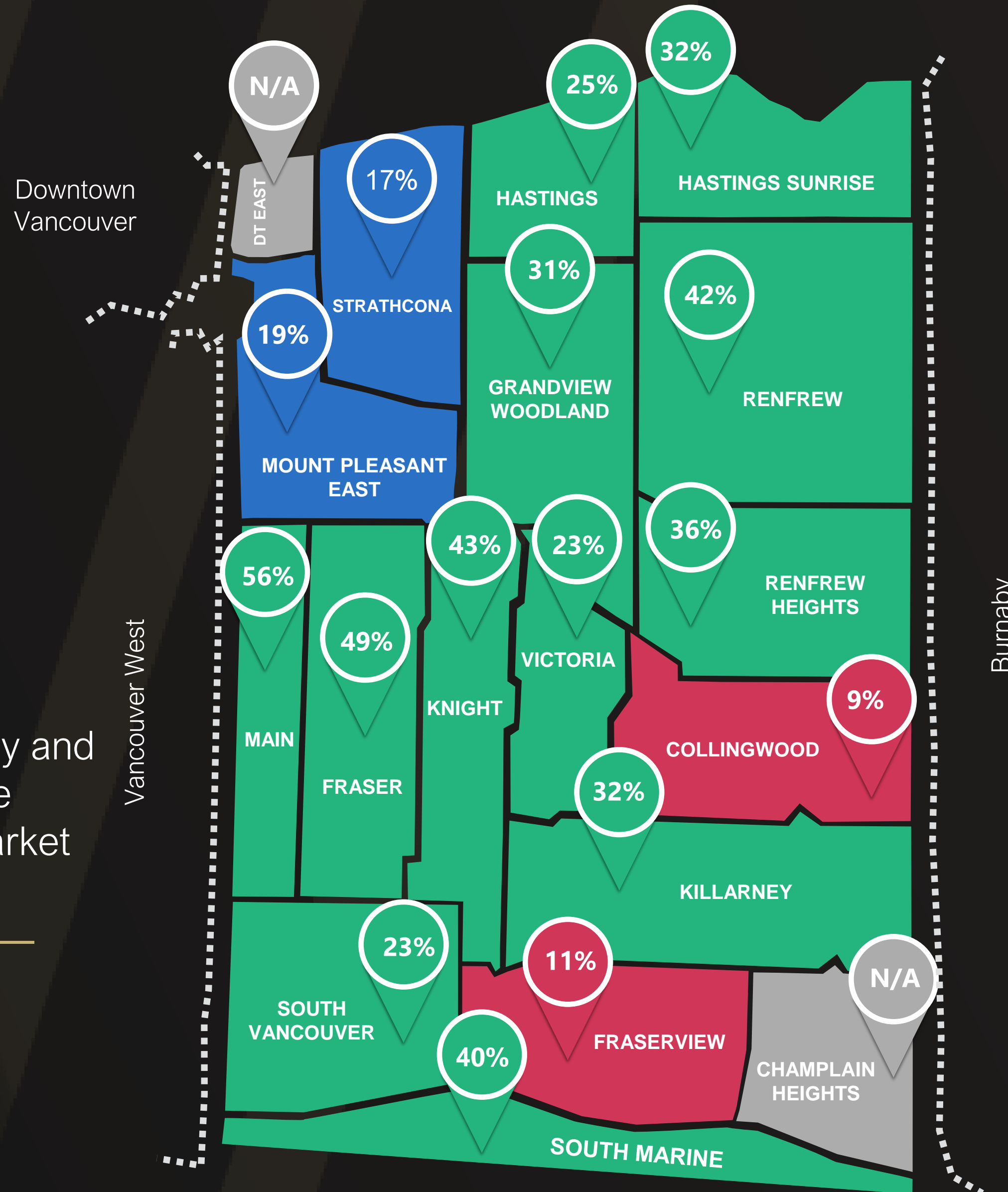
May, 2021

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

May, 2021



Condos and Townhouses

CURRENT UP DOWN



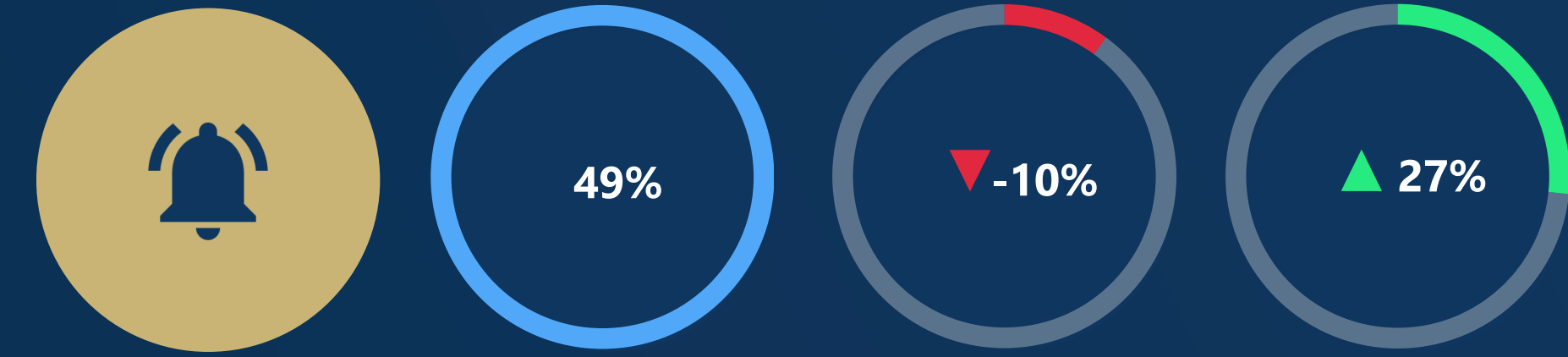
LISTINGS

May 2021

Apr 2021

May 2020

In Vancouver East, the number of new listings for condos and townhouses in May 2021 was 541, a 8% increase compared to April 2021, when 501 homes were listed, and a 29% increase from the 419 properties listed last May.



SALES TO ACTIVE

May 2021

Apr 2021

May 2020

In Vancouver East, the sales to active ratio for houses for May 2021 was 49%, a 10% decrease compared to April , when the ratio was 59%, and a 27% increase from the 22% ratio last year.



SALES

May 2021

Apr 2021

May 2020

The number of condos and townhouses sold in Vancouver East in May 2021 was 263 , a 11% decrease compared to April 2021, when 294 homes were sold, and a 186% increase from the 92 properties sold last May.



AVERAGE PRICE

May 2021

Apr 2021

May 2020

In Vancouver East, the average sale price for condos and townhouses in May 2021 was \$670K, a 5% decrease compared to April 2021, when the average sale price was \$703K, and a 4% increase from the \$645K average sale price from last May.

Market Type

VANCOUVER EASTSIDE

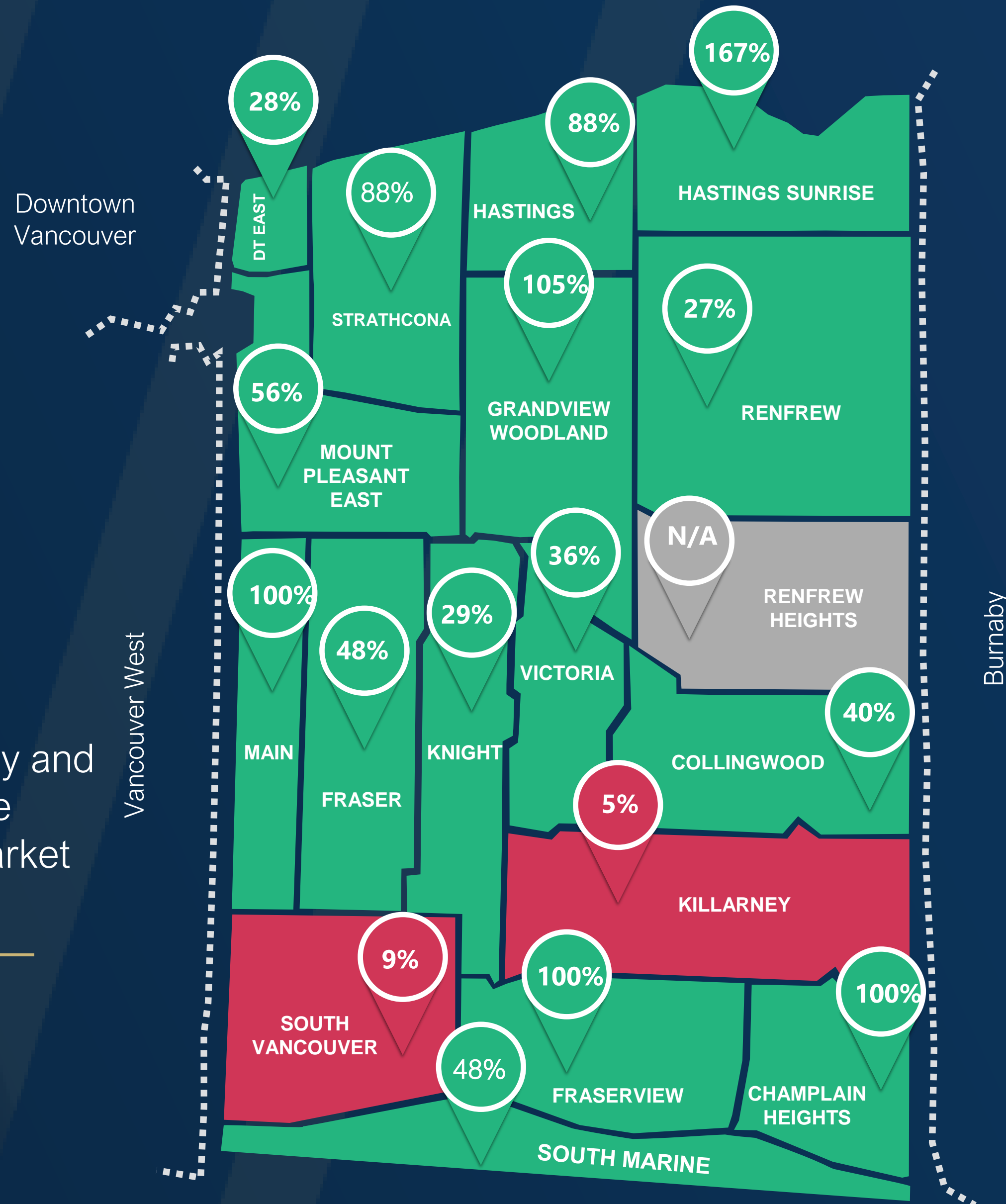
May, 2021

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

May 2021

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In Town Realty

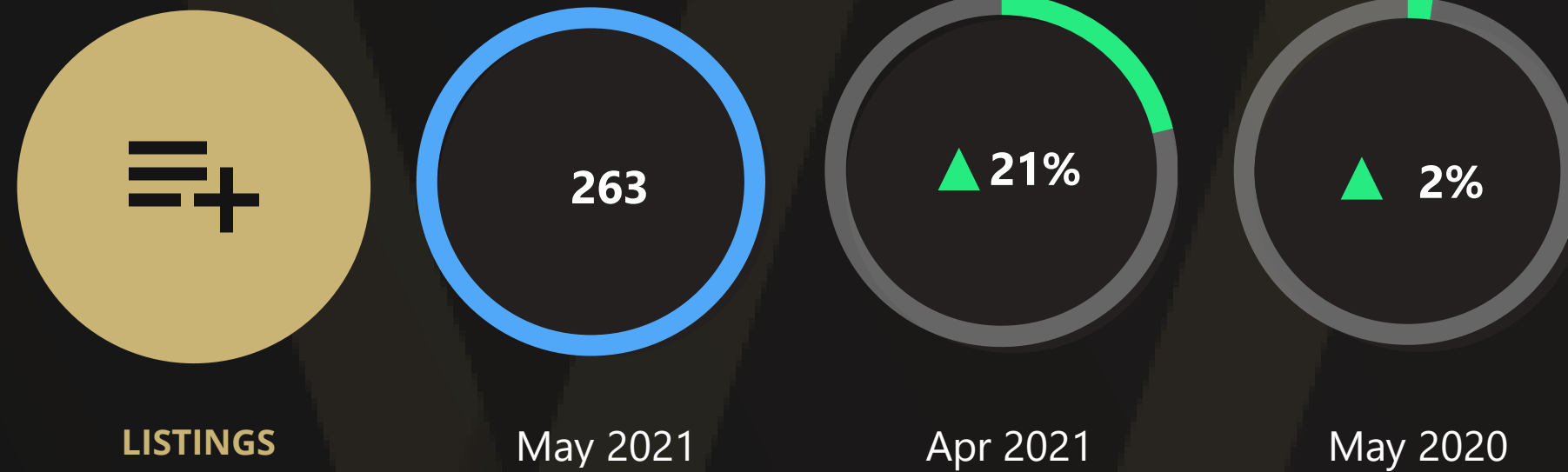
NORTH VANCOUVER

May, 2021

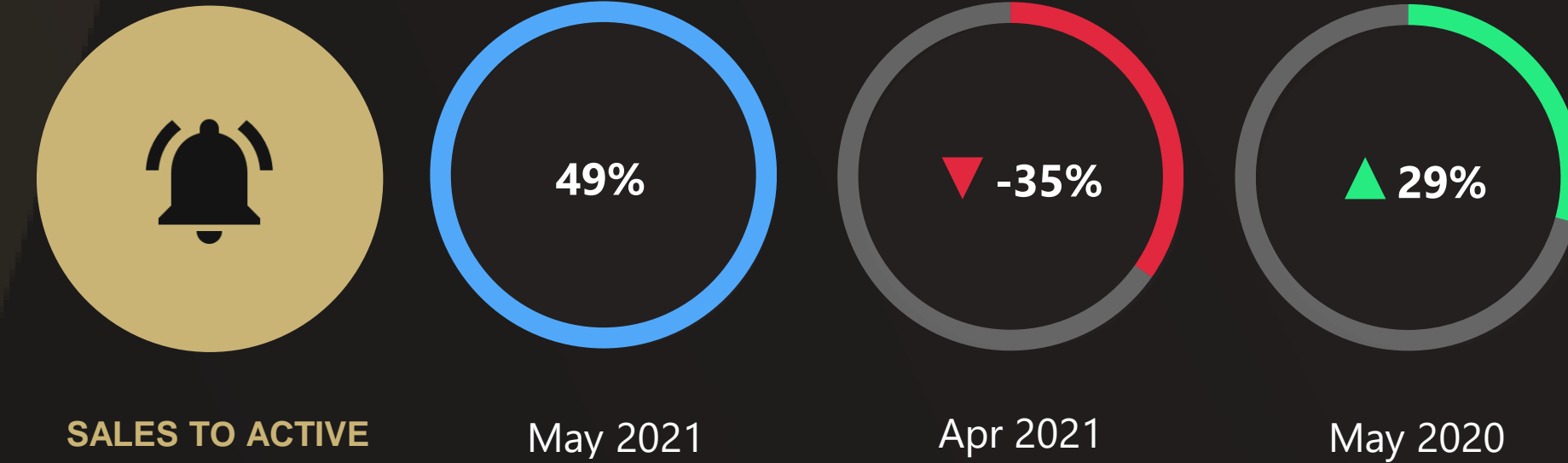


Detached and Houses

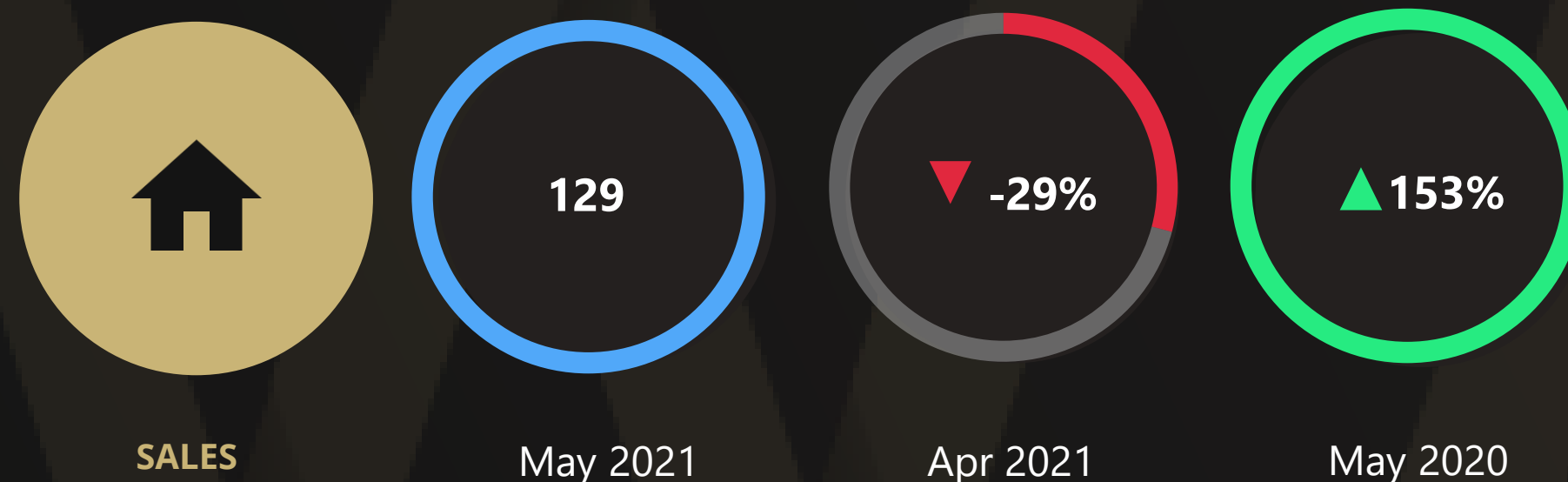
● CURRENT ● UP ● DOWN



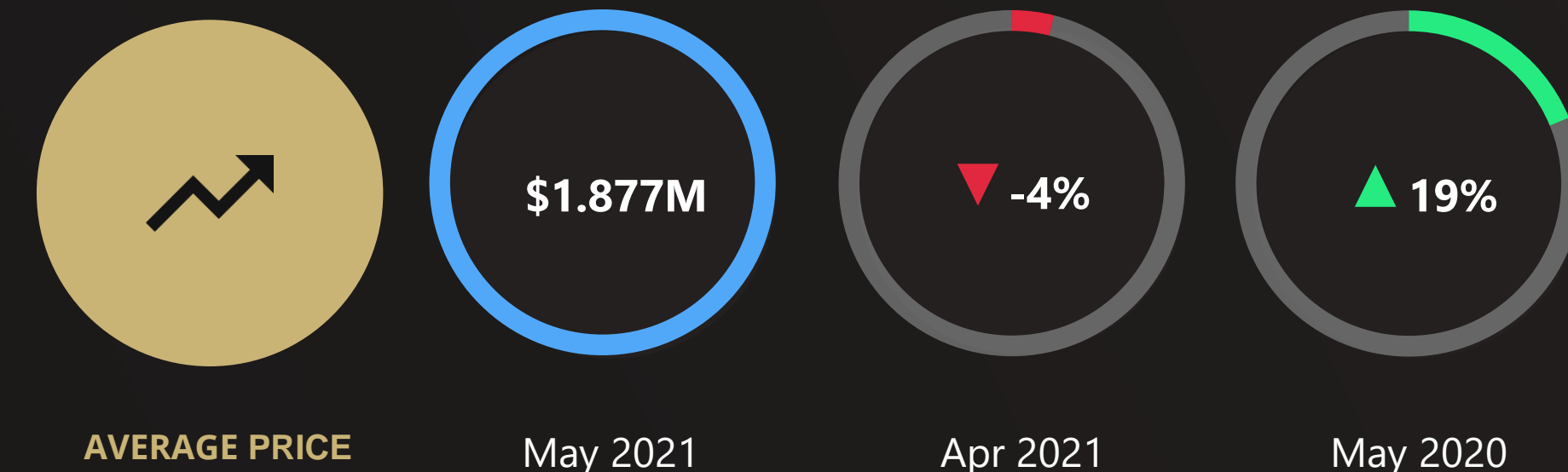
In North Vancouver, the number of new listings for detached properties in May 2021 was 263, a 21% increase compared to April 2021, when 217 homes were listed, and a 2% increase from the 257 properties listed last May.



In North Vancouver, the sales to active ratio for houses for May 2021 was 49%, a 35% decrease compared to April 2021, when the ratio was 84%, and a 29% increase from the 20% ratio last May.



The number of houses sold in North Vancouver in May 2021 was 129, a 29% decrease compared to April 2021, when 182 homes were sold, and a 153% increase from the 51 properties sold last May.



In North Vancouver, the average sale price for houses in May 2021 was \$1.877M, a 4% decrease compared to April 2021, when the average sale price was \$1.954M, and a 19% increase from the \$1.58M average sale price from last May.

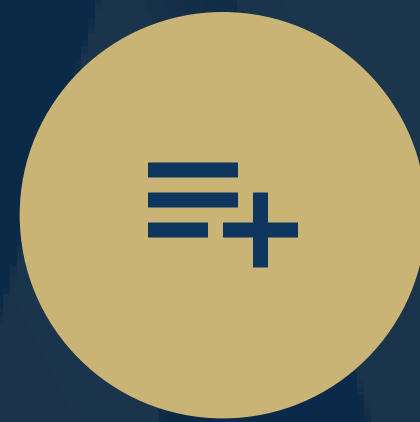
NORTH VANCOUVER

May, 2021



Condos and Townhouses

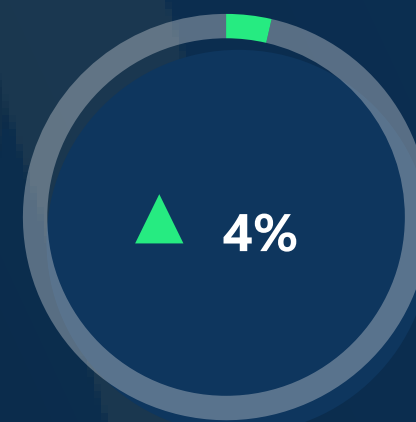
● CURRENT ● UP ● DOWN



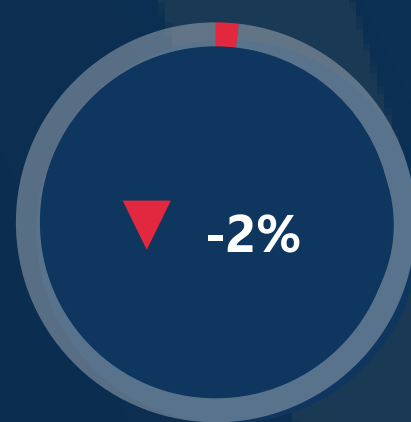
LISTINGS



May 2021



Apr 2021

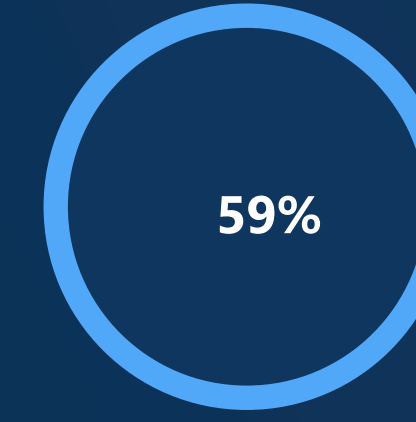


May 2020

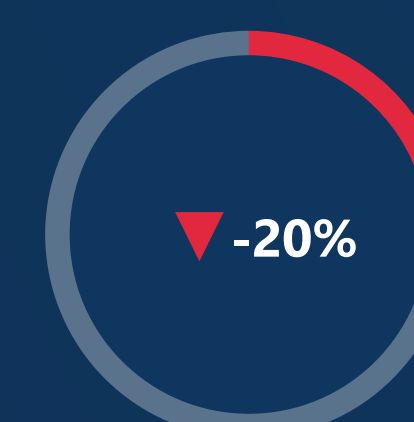
In North Vancouver, the number of new listings for condos and townhouses in May 2021 was 374, a 4% increase compared to April 2021, when 361 homes were listed, and a 2% decrease from the 381 properties listed last May.



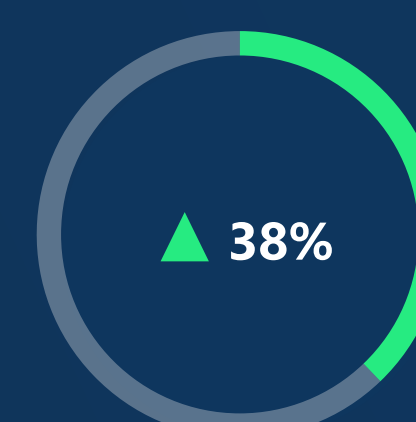
SALES TO ACTIVE



May 2021



Apr 2021



May 2020

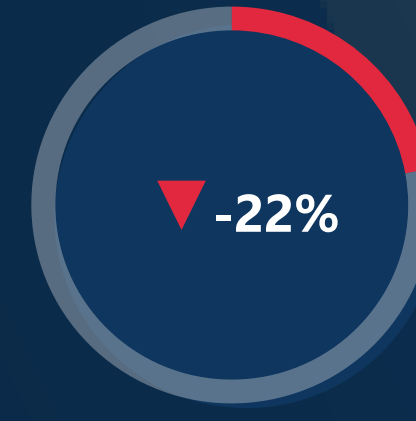
In North Vancouver, the sales-to-active listings ratio for condo and townhouses for May 2021 was 59%, a 20% decrease compared to April 2021, when the ratio was 79%, and a 38% increase from the 22% ratio last May.



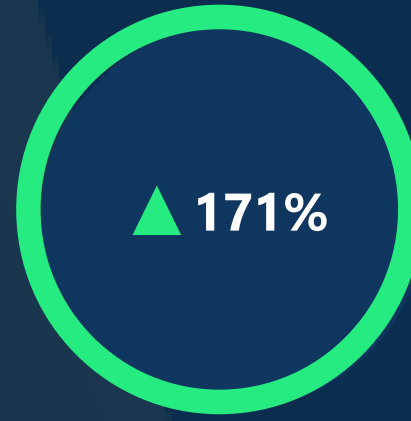
SALES



May 2021



Apr 2021



May 2020

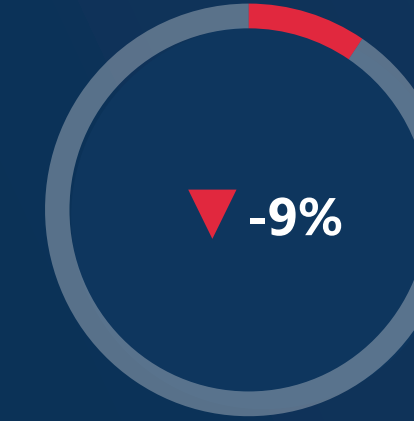
The number of condos and townhouses sold in North Vancouver in May 2021 was 222, a 22% decrease compared to April 2021, when 285 homes were sold, and a 171% increase from the 82 properties sold last May.



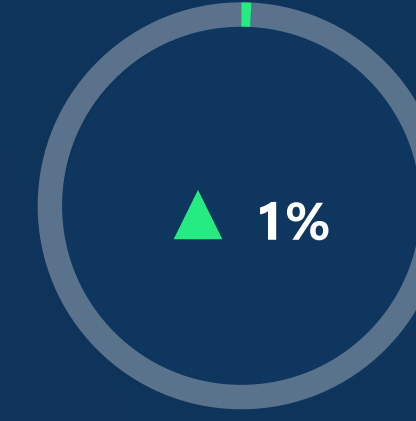
AVERAGE PRICE



May 2021



Apr 2021



May 2020

In North Vancouver, the average sale price for condos and townhouses in May 2021 was \$759K, a 9% decrease compared to April 2021, when the average sale price was \$838K, and a 1% increase from the \$753K average sale price from last May.

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West Vancouver

May 2021

VIVID
REAL ESTATE
By Amin Saharvand

21 CENTURY 21.
In Town Realty

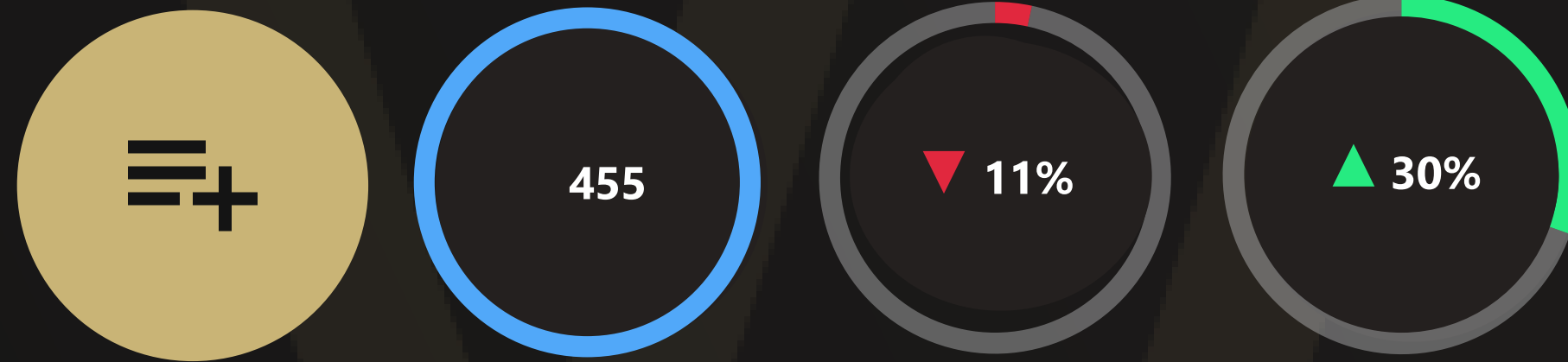
WEST VANCOUVER

May, 2021



Detached and Houses

● CURRENT ● UP ● DOWN



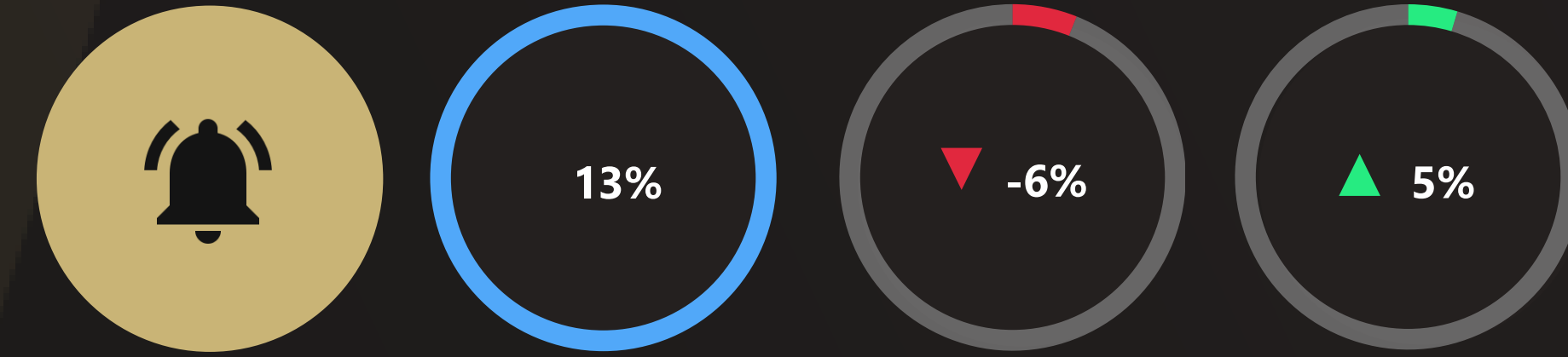
LISTINGS

May 2021

Apr 2021

May 2020

In West Vancouver houses, the number of new listings for residential properties in May 2021 was 455, a 11% increase compared to April 2021, when 411 homes were listed, and a 30% increase from the 349 properties listed last May.



SALES TO ACTIVE

May 2021

Apr 2021

May 2020

In West Vancouver, the sales to active ratio for houses for May 2021 was 13%, a 6% decrease compared to April 2021, when the ratio was 19%, and a 5% increase from the 9% ratio last May.



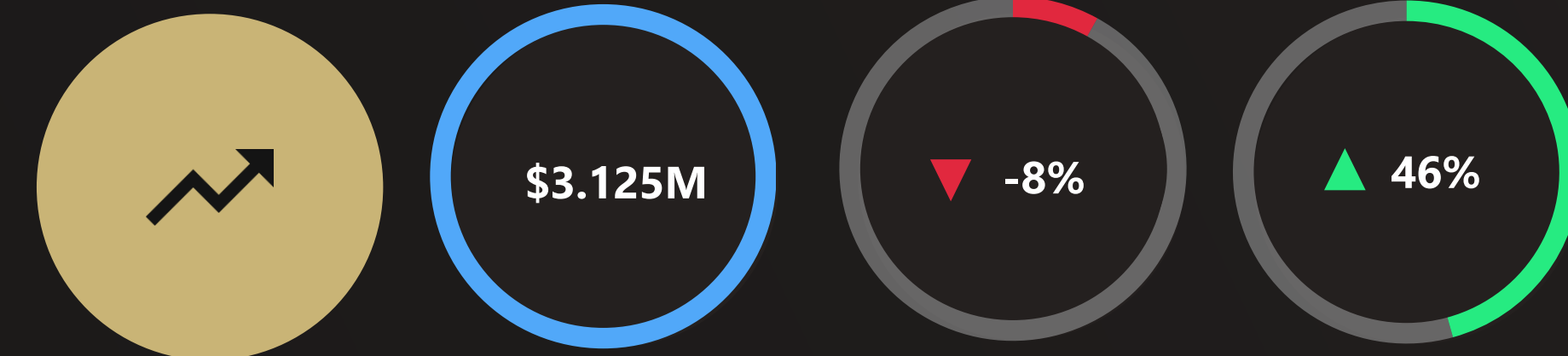
SALES

May 2021

Apr 2021

May 2020

The number of houses sold in West Vancouver in May 2021 was 60, a 24% decrease compared to April 2021, when 79 homes were sold, and a 100% increase from the 30 properties sold last May.



AVERAGE PRICE

May 2021

Apr 2021

May 2020

In West Vancouver, the average sale price for houses in May 2021 was \$3.125M, an 8% decrease compared to April 2021, when the average sale price was \$3.4M, and a 46% increase from the \$2.145M average sale price from last May.

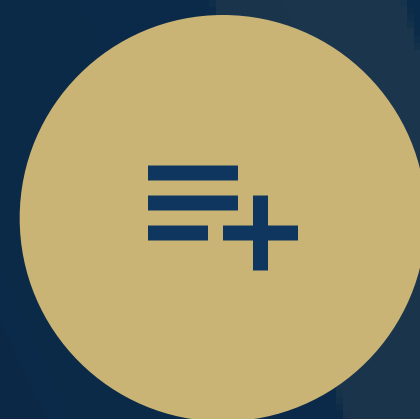
WEST VANCOUVER

May, 2021



Condos and Townhouses

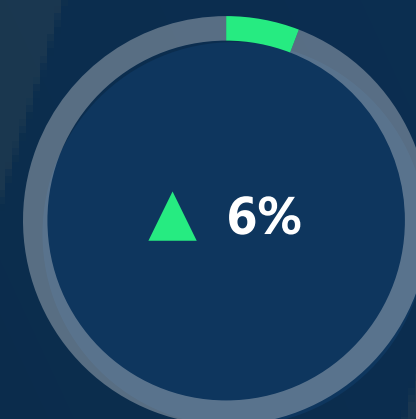
● CURRENT ● UP ● DOWN



LISTINGS



May 2021



Apr 2021

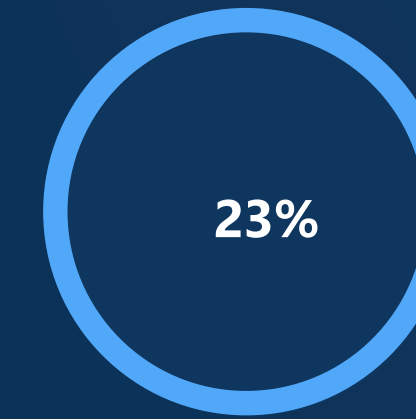


May 2020

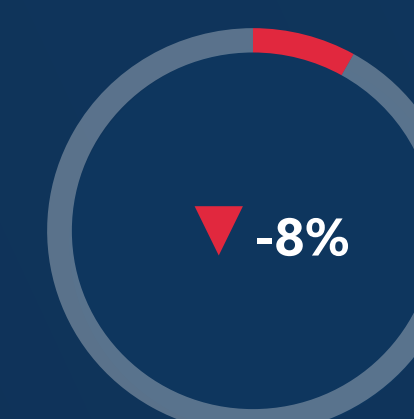
In West Vancouver, the number of new listings for condos and townhouses in May 2021 was 109, a 6% increase compared to April 2021, when 103 homes were listed, and a 10% decrease from the 121 properties listed last May.



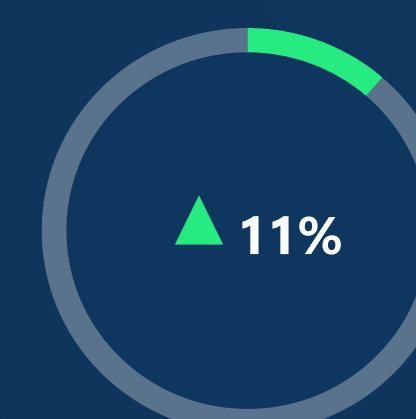
SALES TO ACTIVE



May 2021



Apr 2021



May 2020

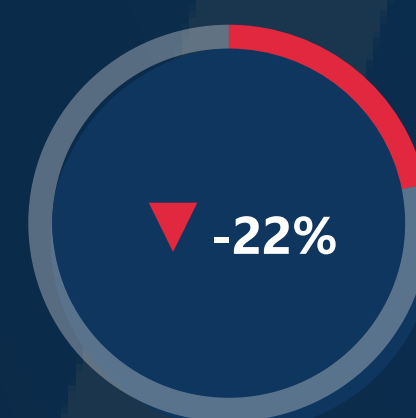
In West Vancouver, the sales-to-active listings ratio for condos and townhouses for May 2021 was 23%, a 8% decrease compared to April 2021, when the ratio was 31%, and a 11% increase from the 12% ratio last May.



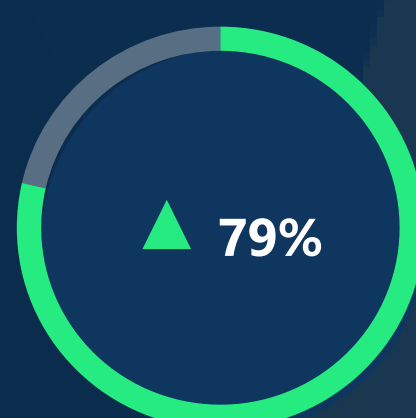
SALES



May 2021



Apr 2021



May 2020

The number of condos and townhouses sold in West Vancouver in May 2021 was 25 , a 22% decrease compared to April 2021, when 32 homes were sold, and a 79% increase from the 14 properties sold last May.



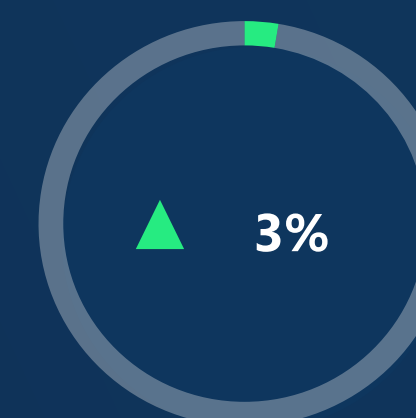
AVERAGE PRICE



May 2021



Apr 2021



May 2020

In West Vancouver, the average sale price for condos and townhouses in May 2021 was \$970K, a 10% decrease compared to April 2021, when the average sale price was \$1.074M, and a 3% increase from the \$945K average sale price from last year.

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Cell: 778-885-5076

Email: vivid@vividrealestate.ca

Website: vividrealestate.ca