

SIMPLE.
INNOVATIVE.
EFFECTIVE.



VIVID

REAL ESTATE

By Amir Joharifard

Market Update

June 2021

Areas

GREATER VANCOUVER
DOWNTOWN VANCOUVER

VANCOUVER WESTSIDE
VANCOUVER EASTSIDE

NORTH VANCOUVER
WEST VANCOUVER

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Greater Vancouver

June 2021

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By Amin Sabarwal

21 CENTURY 21.
In Town Realty

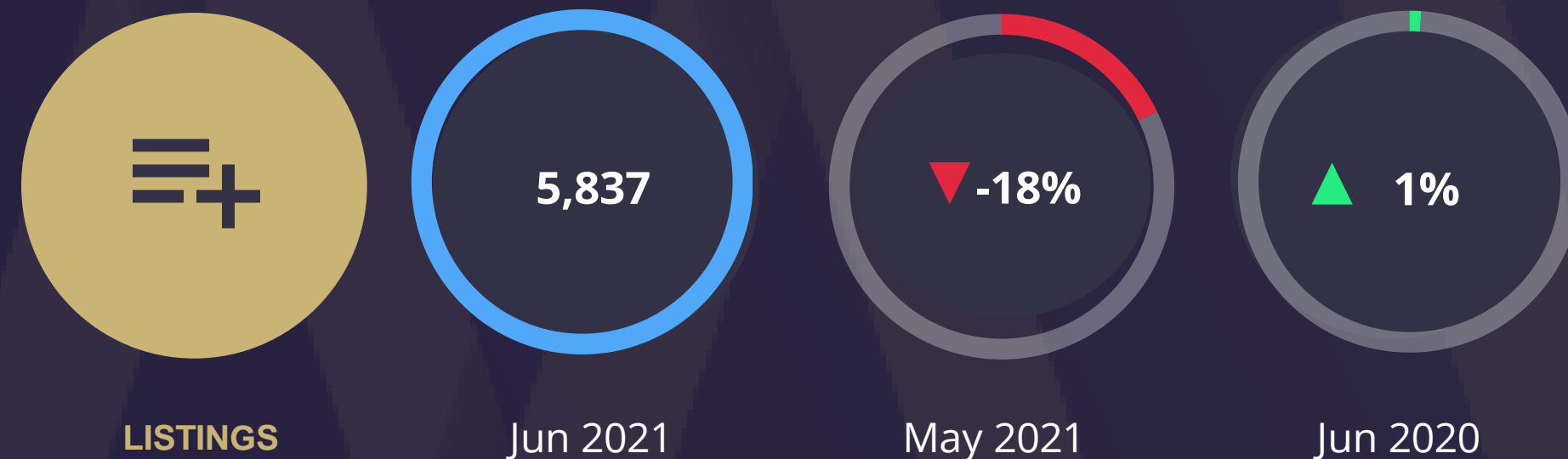
GREATER VANCOUVER

June, 2021

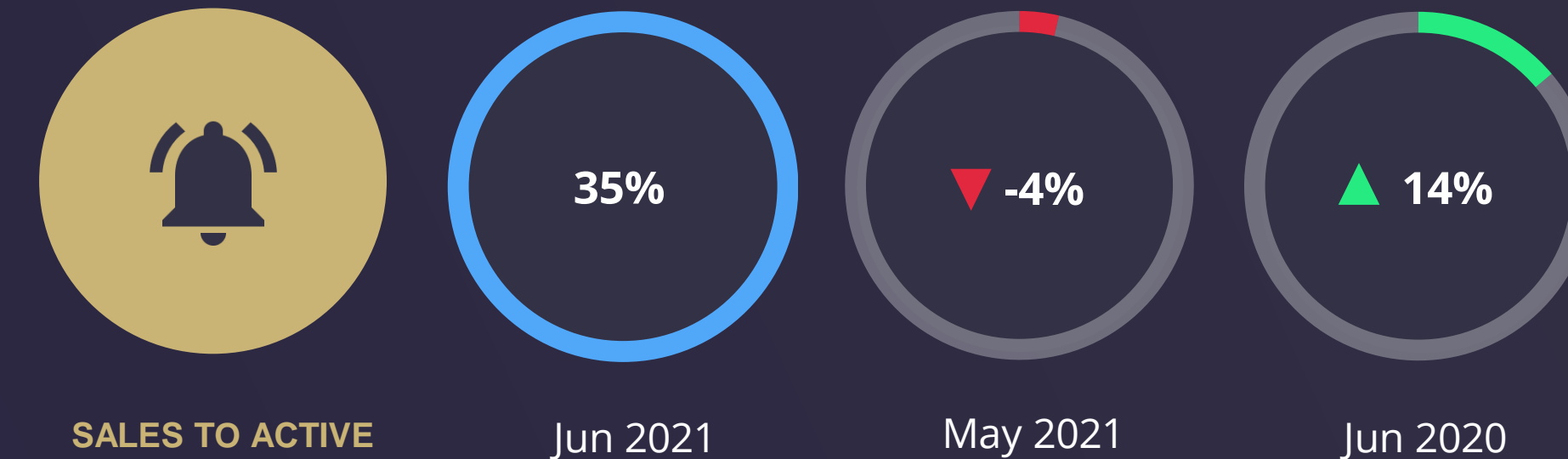


Detached and Attached Homes

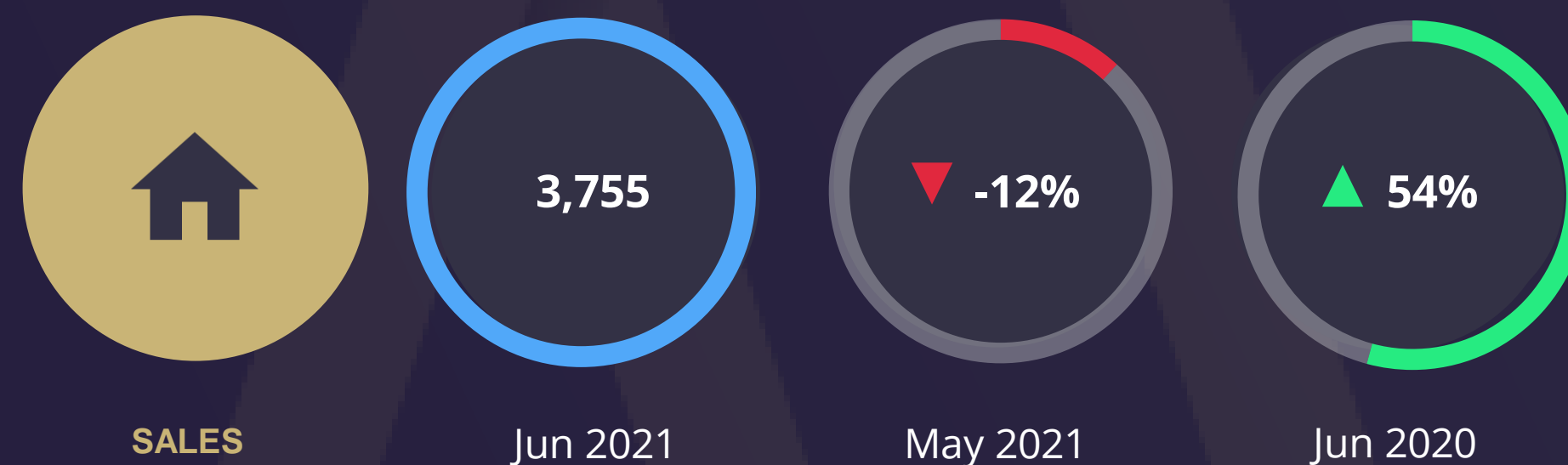
● CURRENT ● UP ● DOWN



In Greater Vancouver, the number of new listings for residential properties in June 2021 was 5,837, a 18% decrease compared to May 2021, when 7,107 homes were listed, and a 1% increase from the 5,774 properties listed last June.



In Greater Vancouver, the sales-to-active listings ratio for residential properties for June 2021 was 35%, a 4% decrease compared to May 2021, when the ratio was 39%, and a 14% increase from the 21% ratio last June.



The number of residential properties sold in Greater Vancouver in June 2021 was 3,755, a 12% decrease compared to May 2021, when 4,258 homes were sold, and a 54% increase from the 2,435 properties sold last June.

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.

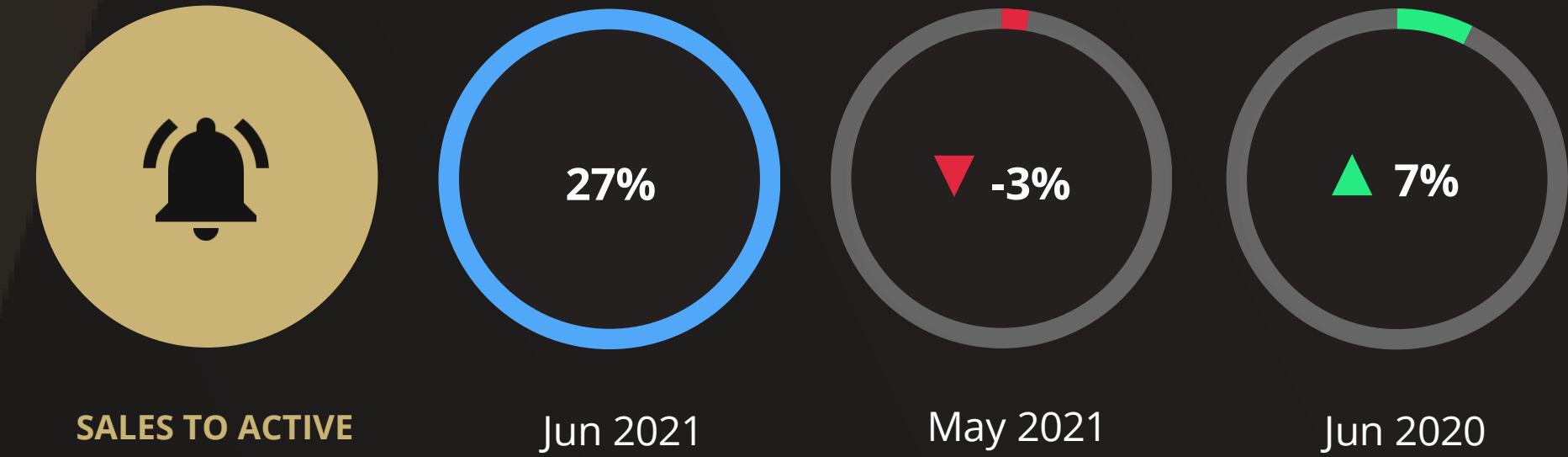
GREATER VANCOUVER

June, 2021

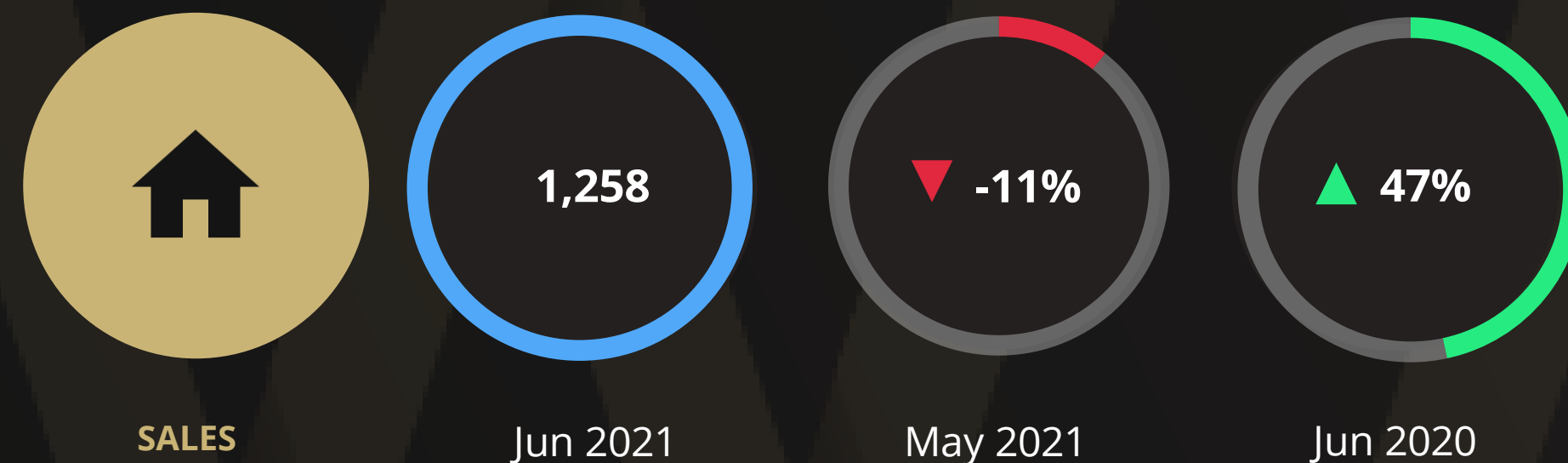
 Detached and Houses
● CURRENT ● UP ● DOWN



In Greater Vancouver, the number of new listings for detached properties in June 2021 was 1,970 a 24% decrease compared to May 2021, when 2,606 homes were listed, and a 3% increase from the 1,916 properties listed last June.



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 June 2021 was 1,258, a 11% decrease compared to May 2021, when 1,409 homes were sold, and a 47% increase from the 858 properties sold last June.

Facts

The Average days on Market for Greater Vancouver detached properties in June 2021 was 23 days, a 23% increase in comparison to 19 days in May. The average price per square foot for Greater Vancouver detached properties in June 2021 was \$743 a 3% decrease in comparison to \$ 724 per square foot in May.

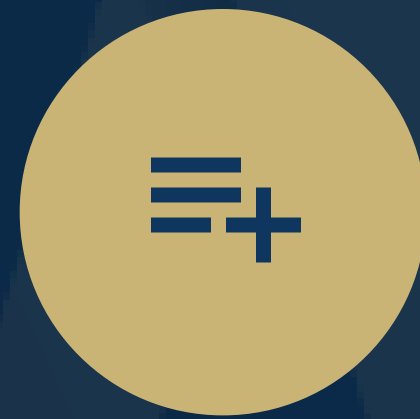
GREATER VANCOUVER

June, 2021



Condos and Townhouses

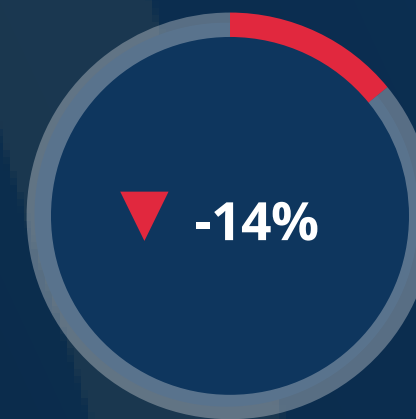
● CURRENT ● UP ● DOWN



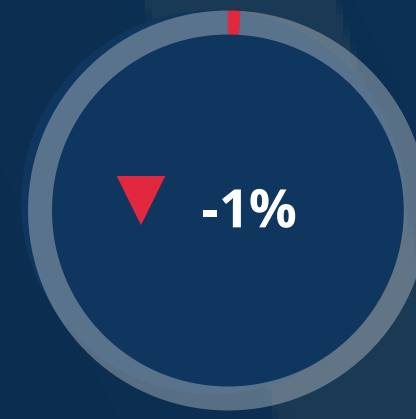
LISTINGS



Jun 2021



May 2021

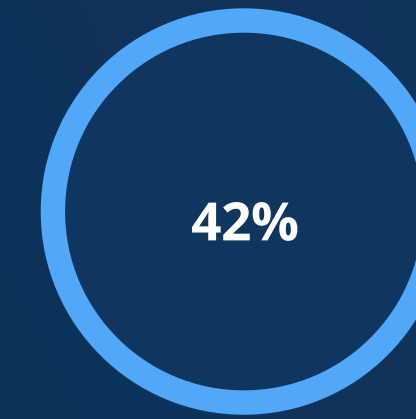


Jun 2020

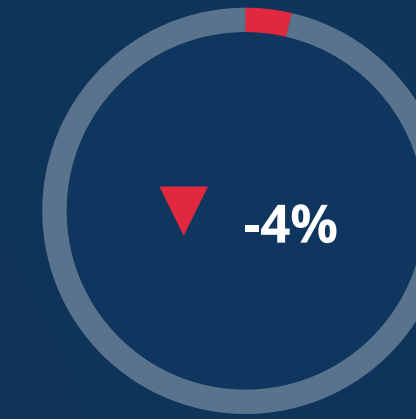
In Greater Vancouver, the number of new listings for condos and townhouses in June 2021 was 3,867, a 14% decrease compared to May 2021, when 4,501 homes were listed, and a 1% decrease from the 3,858 properties listed last June.



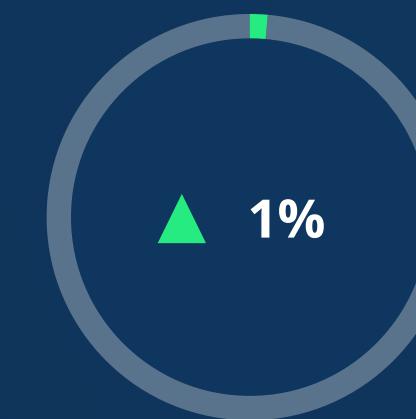
SALES TO ACTIVE



Jun 2021



May 2021



Jun 2020

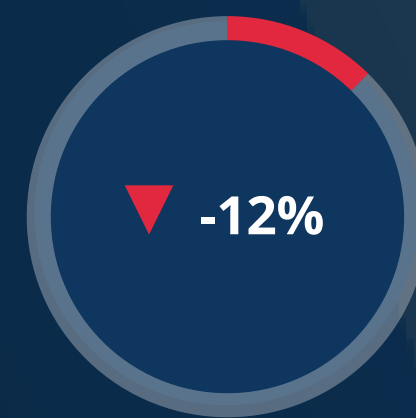
In Greater Vancouver, the sales-to-active listings ratio condos and townhouse in June 2021 was 42%, a 4% decrease compared to May 2021, when the ratio was 46%, and a 1% increase from the 41% ratio last June.



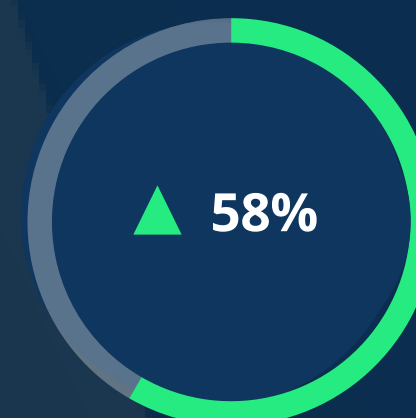
SALES



Jun 2021



May 2021



Jun 2020

The number of condos and townhouses sold in Greater Vancouver condos in June 2021 was 2497, a 12% decrease compared to May 2021, when 2849 homes were sold, and a 58% increase from the 1577 properties sold last year.

Facts

The average days on the market for Greater Vancouver condos in June 2021 was 21 days, while for townhouses it was 16 days. The average price per square foot for Greater Vancouver condos was \$835 in June 2021, whereas for townhouses it was \$694 per square foot.

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Downtown Vancouver

June 2021

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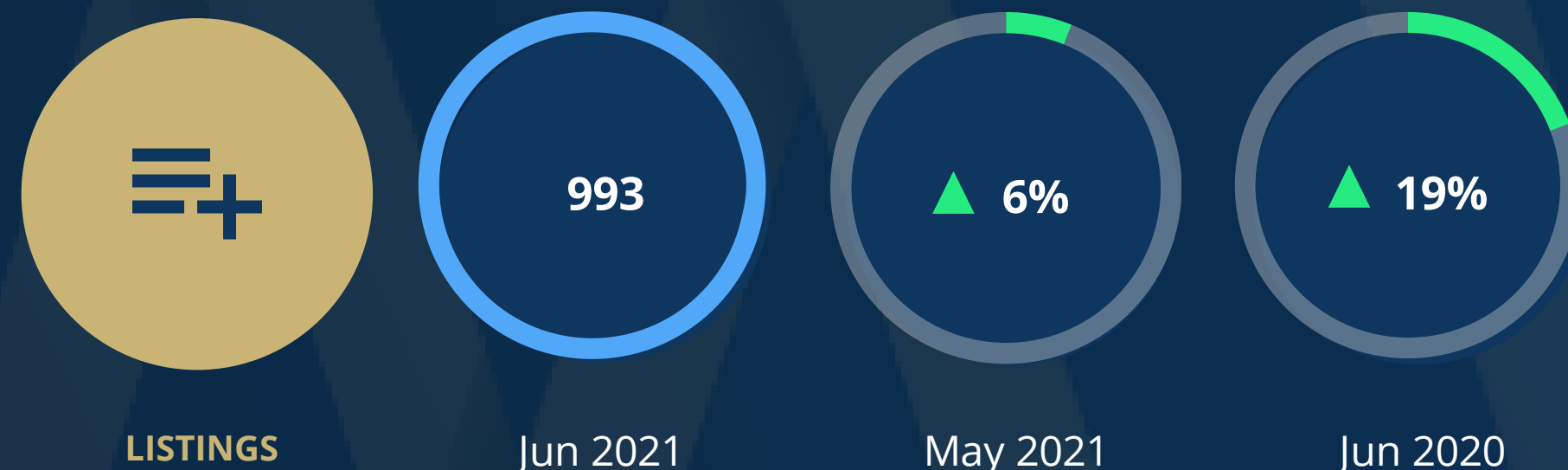
DOWNTOWN VANCOUVER

June, 2021



Condos and Townhouses

● CURRENT ● UP ● DOWN



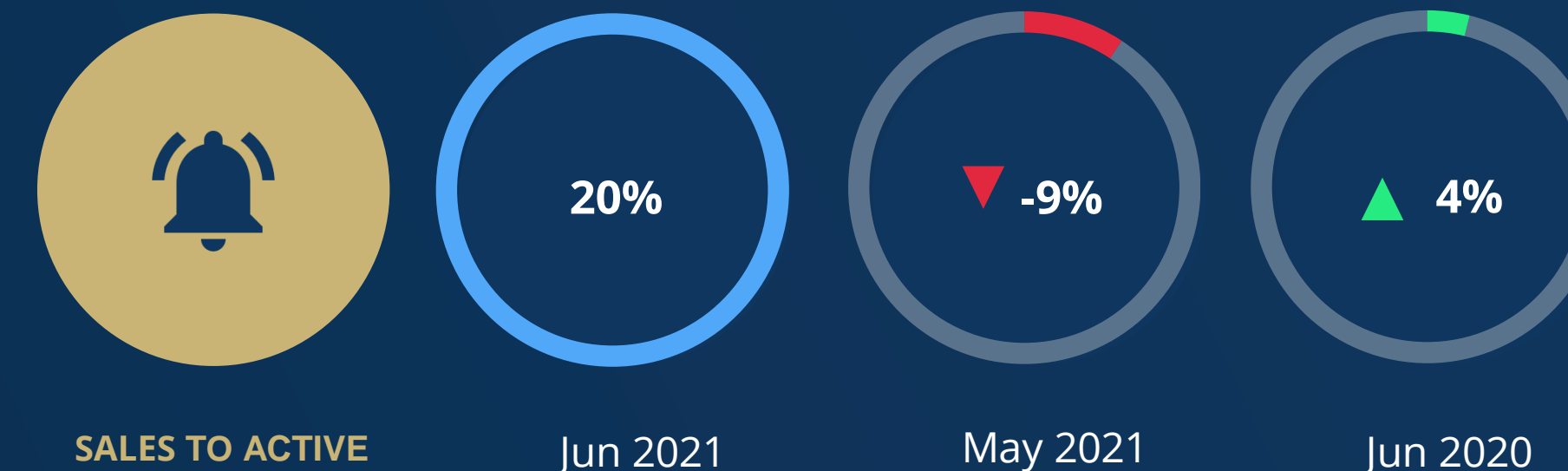
LISTINGS

Jun 2021

May 2021

Jun 2020

In Downtown Vancouver, the number of new listings for condo and townhouses in June 2021 was 993, a 6% increase compared to May 2021, when 946 homes were listed, and a 19% increase from the 833 properties listed last June.



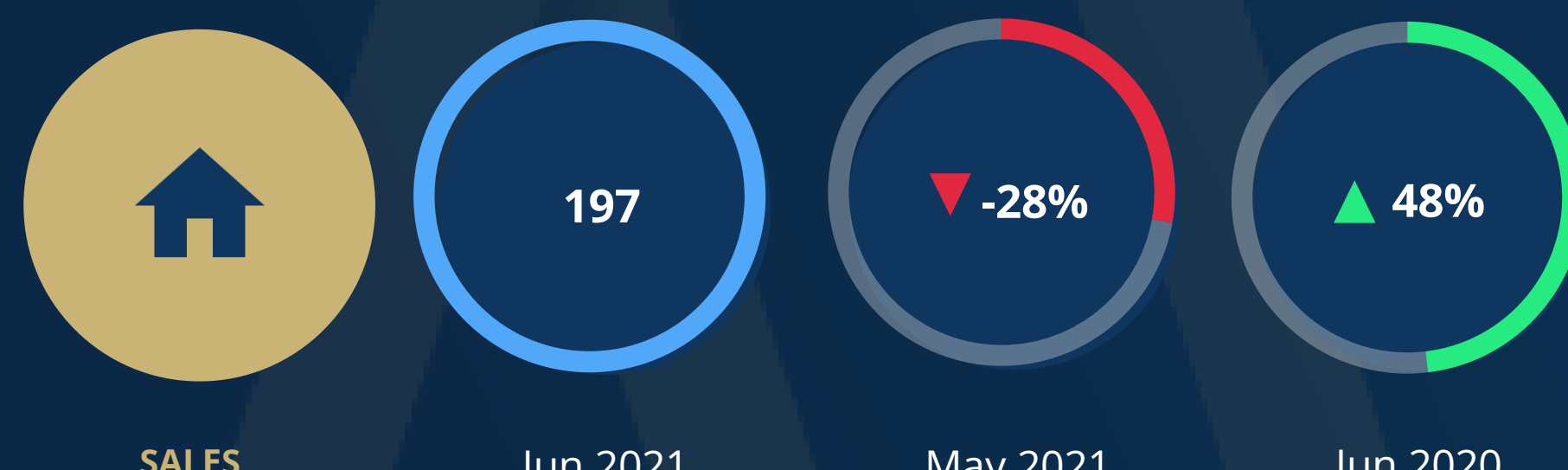
SALES TO ACTIVE

Jun 2021

May 2021

Jun 2020

In Downtown Vancouver, the sales-to-active listings ratio for condos and townhouses for June 2021 was 20%, a 9% decrease compared to May 2021, when the ratio was 29%, and a 4% increase from the 16% ratio last June.



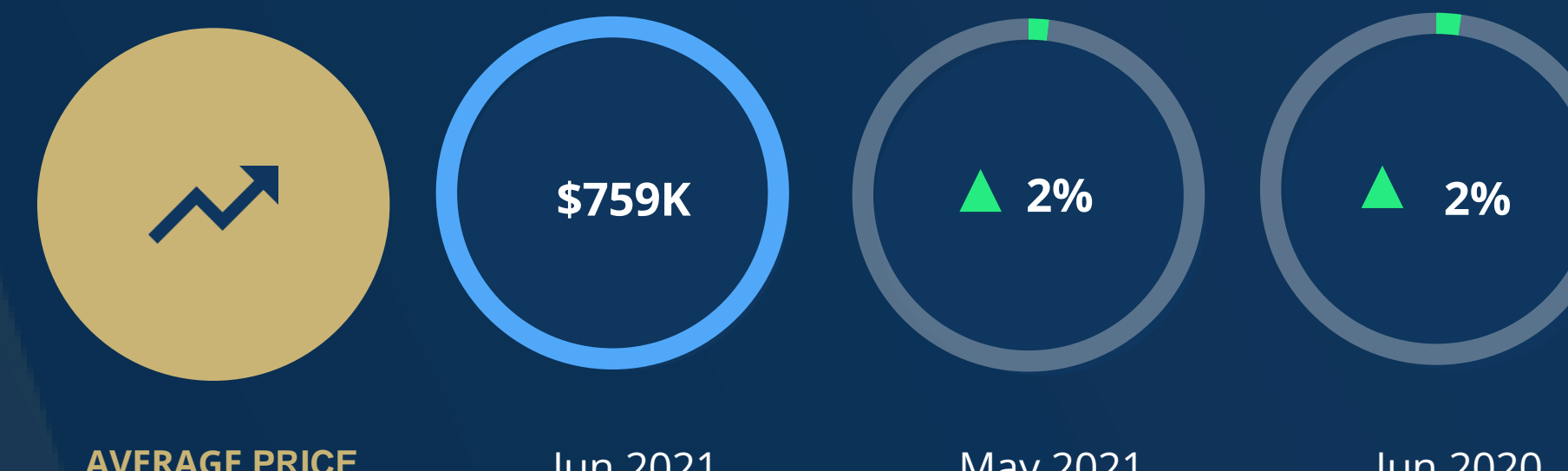
SALES

Jun 2021

May 2021

Jun 2020

The number of condos and townhouses sold in Downtown Vancouver in June 2021 was 197, a -28% decrease compared to May 2021, when 273 homes were sold, and a 48% increase from the 133 properties sold last June.



AVERAGE PRICE

Jun 2021

May 2021

Jun 2020

In Downtown Vancouver, the average sale price for condos and townhouses in June 2021 was \$759K, a 2% increase compared to May 2021, when the average sale price was \$745K, and a 2% increase from the \$742K average sale price from last June.

Market Type

DOWNTOWN VANCOUVER

June, 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


June 2021

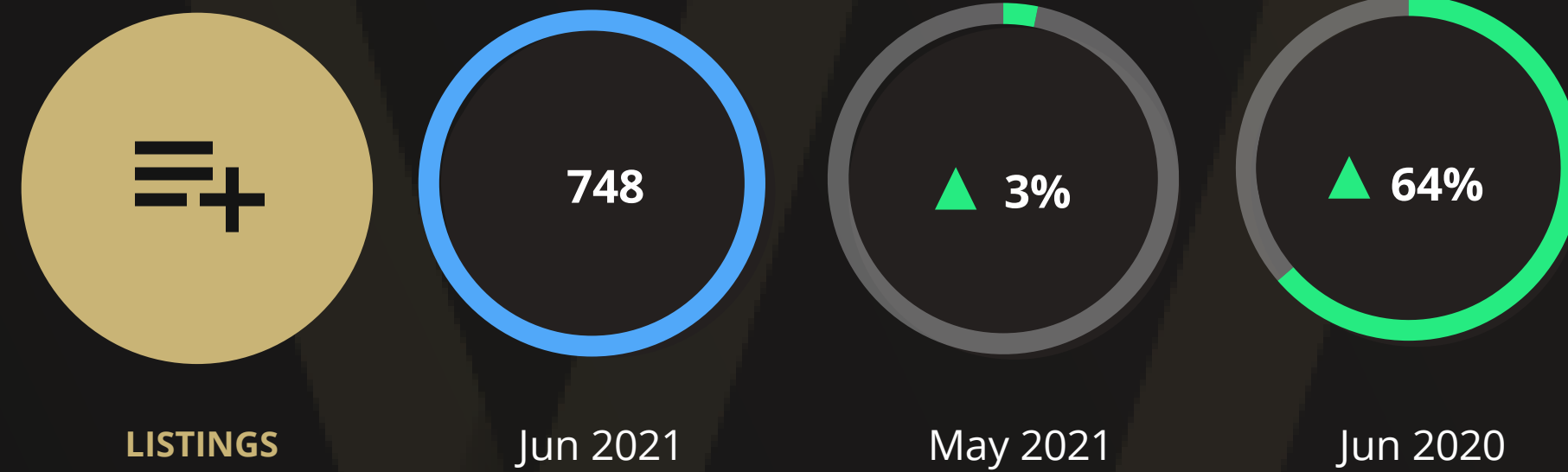
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VANCOUVER WESTSIDE

June, 2021

 Detached and Houses
● CURRENT ● UP ● DOWN



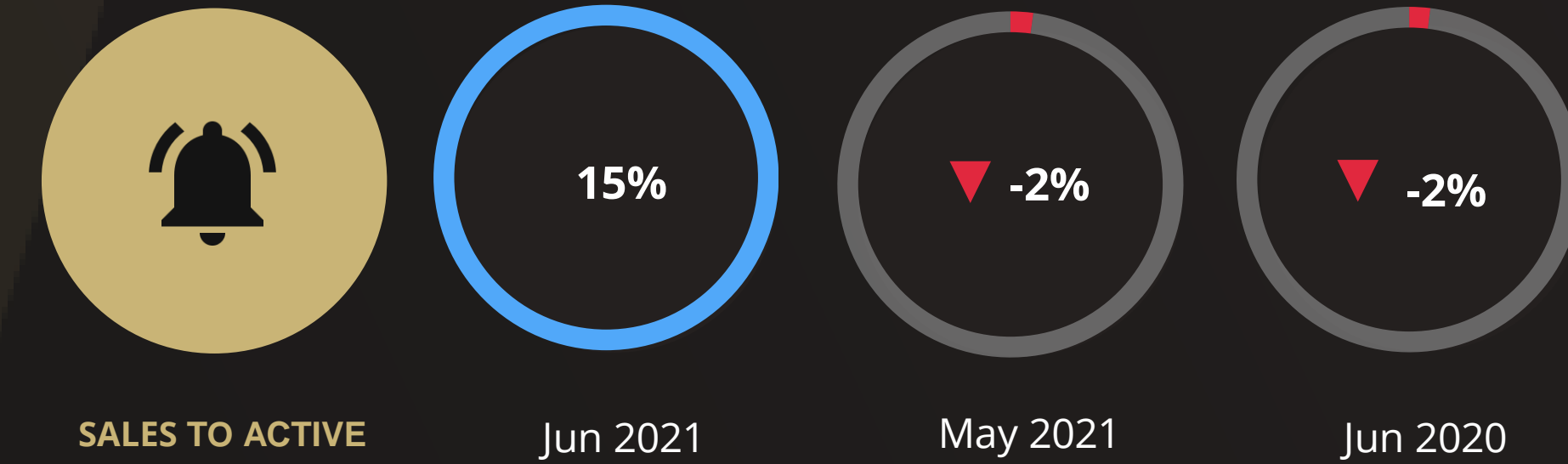
LISTINGS

Jun 2021

May 2021

Jun 2020

In Vancouver West, the number of new listings for detached properties in June 2021 was 748, a 3% increase compared to May 2021, when 725 homes were listed, and a 64% increase from the 457 properties listed last June.



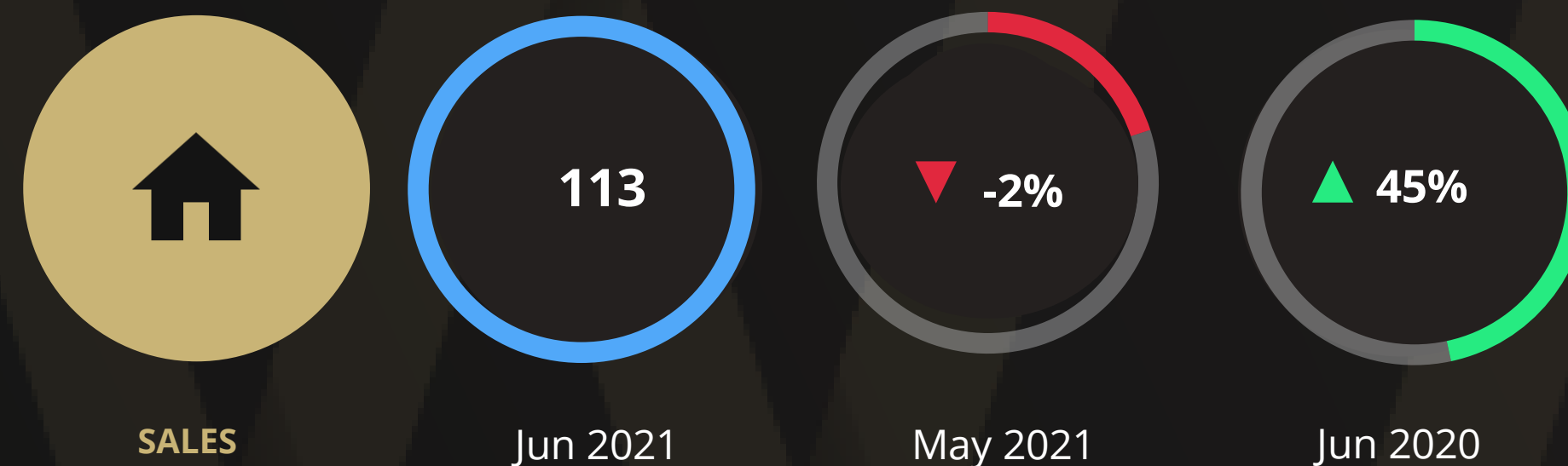
SALES TO ACTIVE

Jun 2021

May 2021

Jun 2020

In Vancouver West, the sales-to-active listings ratio for houses for June 2021 was 15%, a 2% decrease compared to May 2021, when the ratio was 17%, and a 2% increase from the 17% ratio last year.



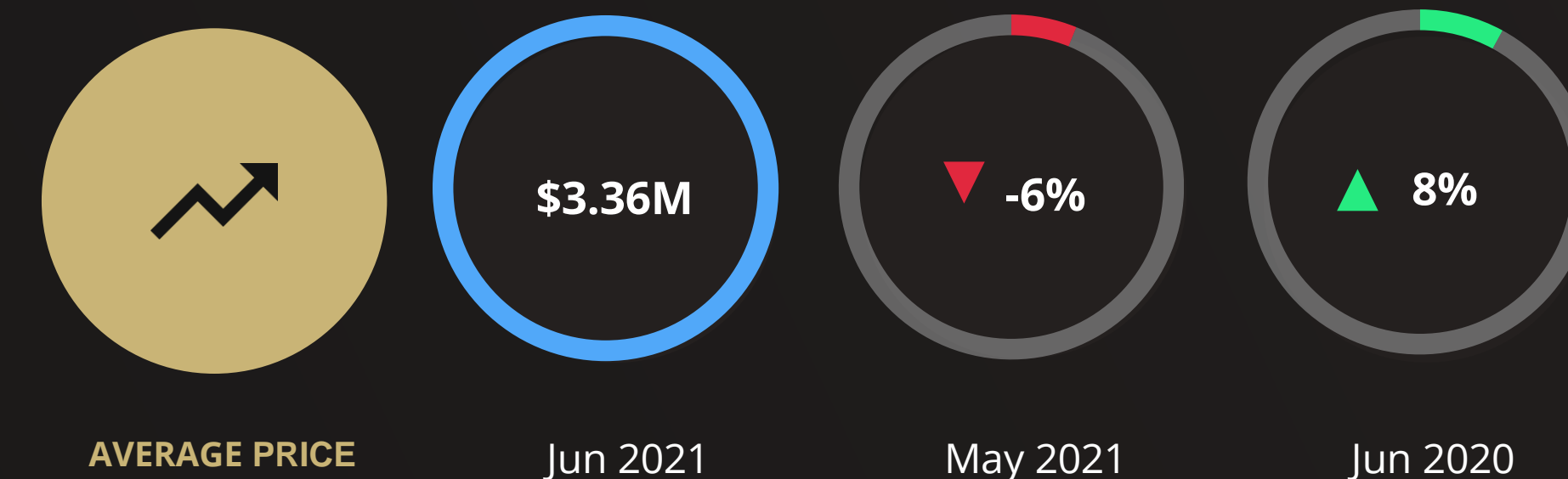
SALES

Jun 2021

May 2021

Jun 2020

The number of houses sold in Vancouver West in June 2021 was 113, a 2% decrease compared to May 2021, when 115 homes were sold, and a 45% increase from the 78 properties sold last June.



AVERAGE PRICE

Jun 2021

May 2021

Jun 2020

In Vancouver West, the average sale price for houses in June 2021 was \$3.36M, a 6% decrease compared to May 2021, when the average sale price was \$3.58M, and an 8% increase from the \$3.113M average sale price from last June.

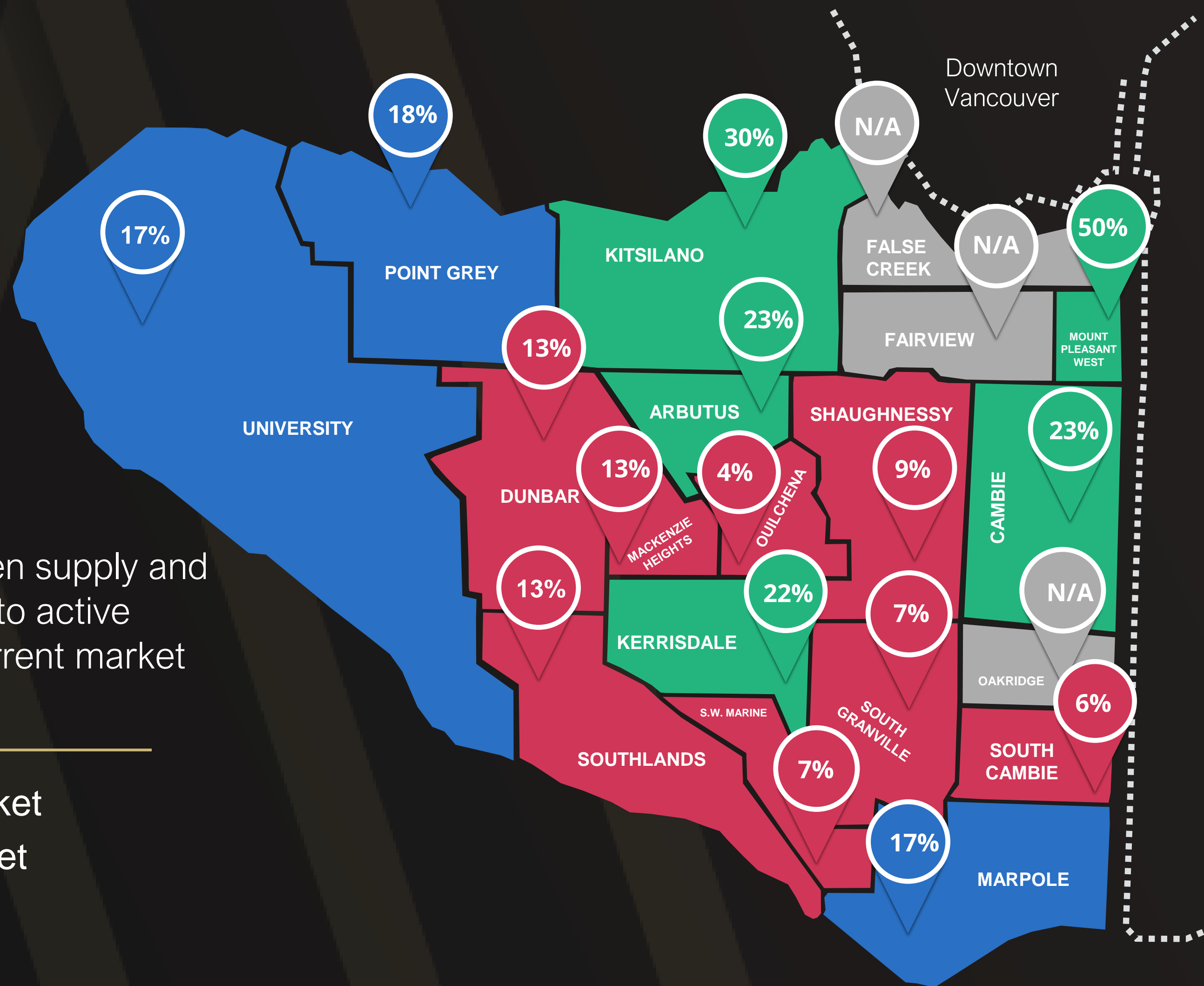
Market Type

VANCOUVER WESTSIDE

June, 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.

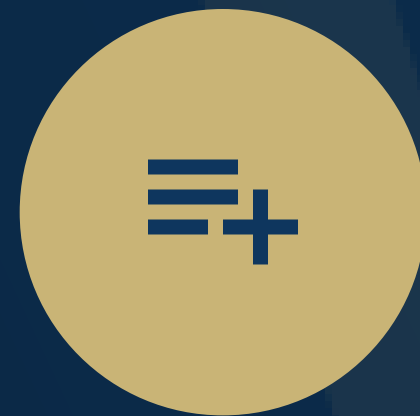
VANCOUVER WESTSIDE

June, 2021



Condos and Townhouses

● CURRENT ● UP ● DOWN

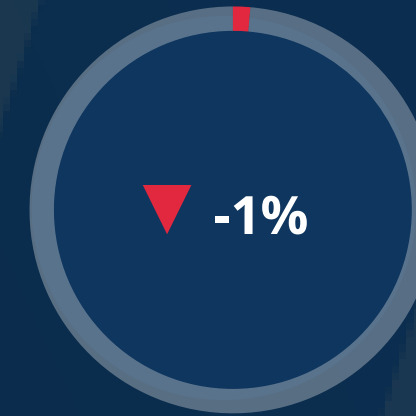


LISTINGS



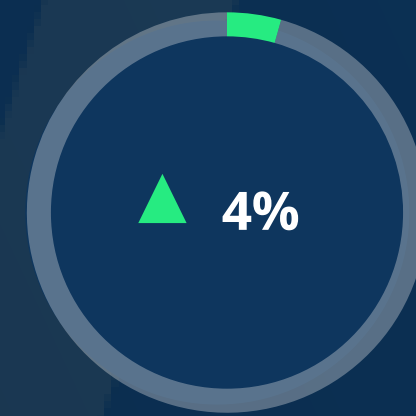
861

Jun 2021



-1%

May 2021



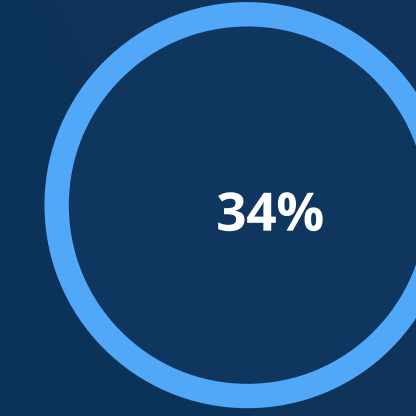
4%

Jun 2020

In Vancouver West, the number of new listings for condos and townhouses in June 2021 was 861, a 1% decrease compared to May 2021, when 873 homes were listed, and a 4% increase from the 825 properties listed last June.

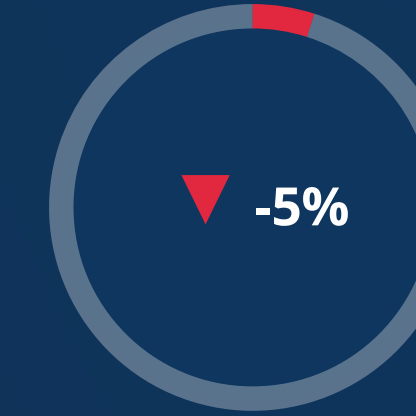


SALES TO ACTIVE



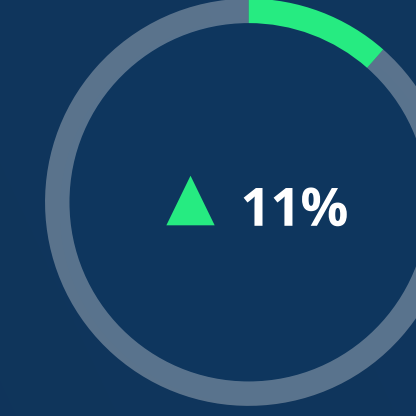
34%

Jun 2021



-5%

May 2021



11%

Jun 2020

In Vancouver West, the sales-to-active listings ratio for houses for June 2021 was 34%, a 5% decrease compare to May , when the ratio was 39%, and a 11% increase from the 23% ratio last year.

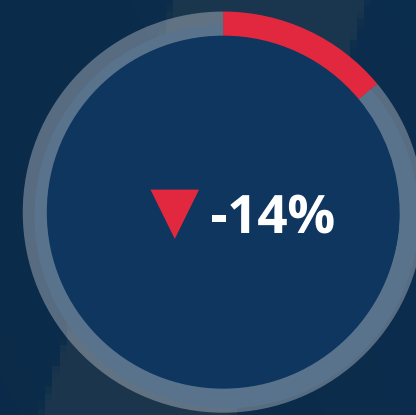


SALES



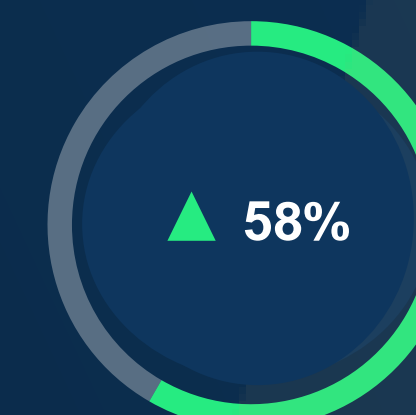
290

Jun 2021



-14%

May 2021



58%

Jun 2020

The number of condos and townhouses sold in Vancouver West in June 2021 was 290, a 14% decrease compared to May 2021, when 337 homes were sold, and a 58% increase from the 183 properties sold last June.

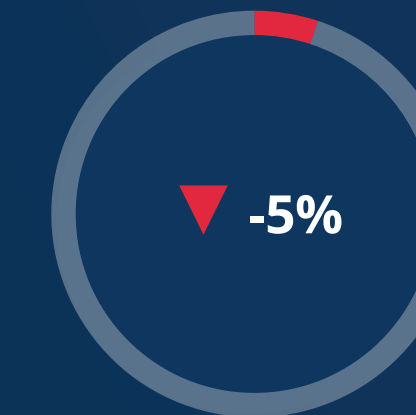


AVERAGE PRICE



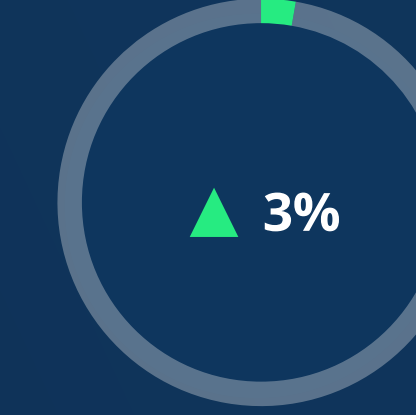
\$863K

Jun 2021



-5%

May 2021



3%

Jun 2020

In Vancouver West, the average sale price for condos and townhouses in June 2021 was \$863K, a 5% decrease compared to May 2021, when the average sale price was \$909K, and a 3% increase from the \$840K average sale price from last June.

Market Type

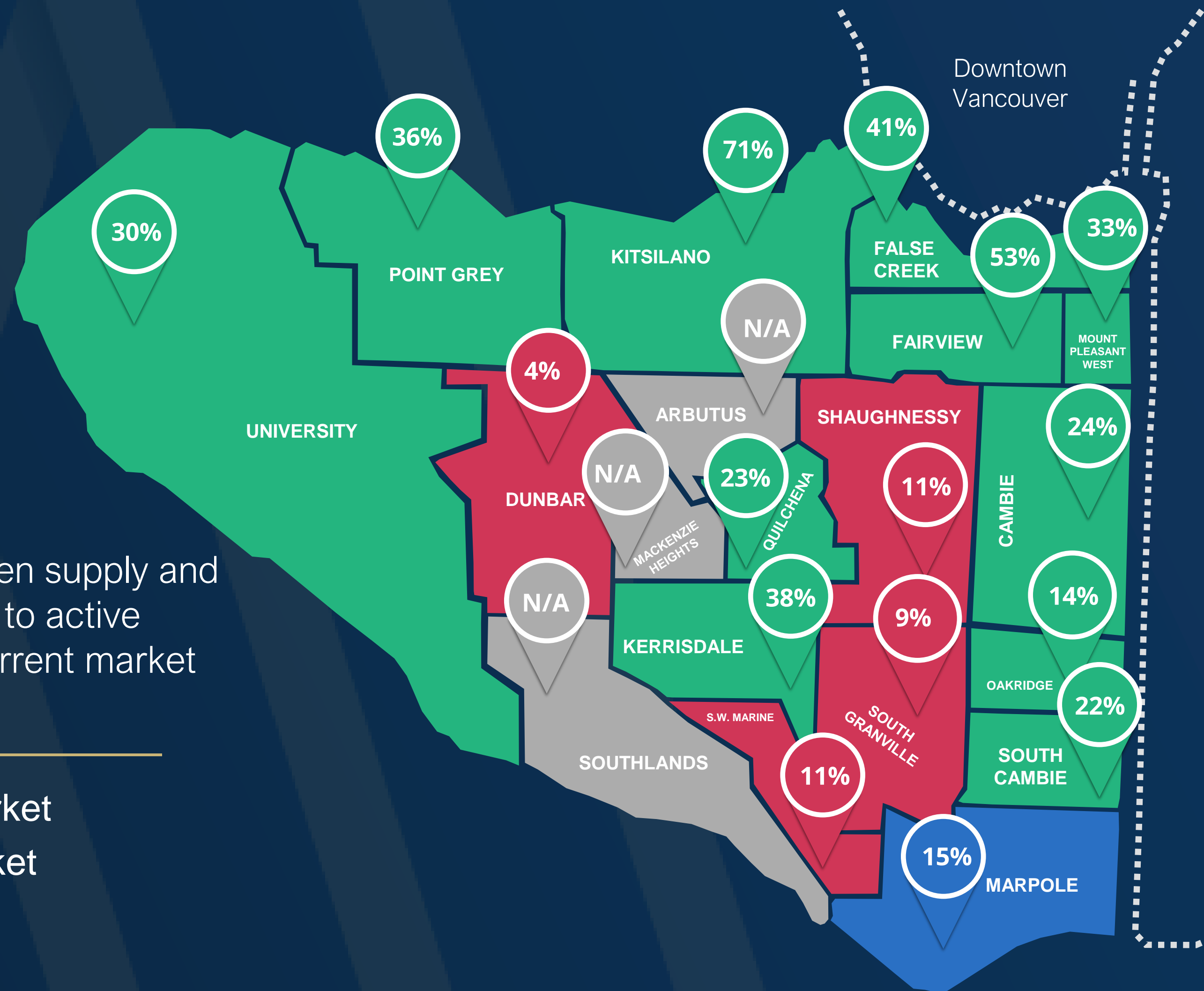
VANCOUVER WESTSIDE

June, 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

June 2021

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In Town Realty

VANCOUVER EASTSIDE

June, 2021



Detached and Houses

● CURRENT ● UP ● DOWN



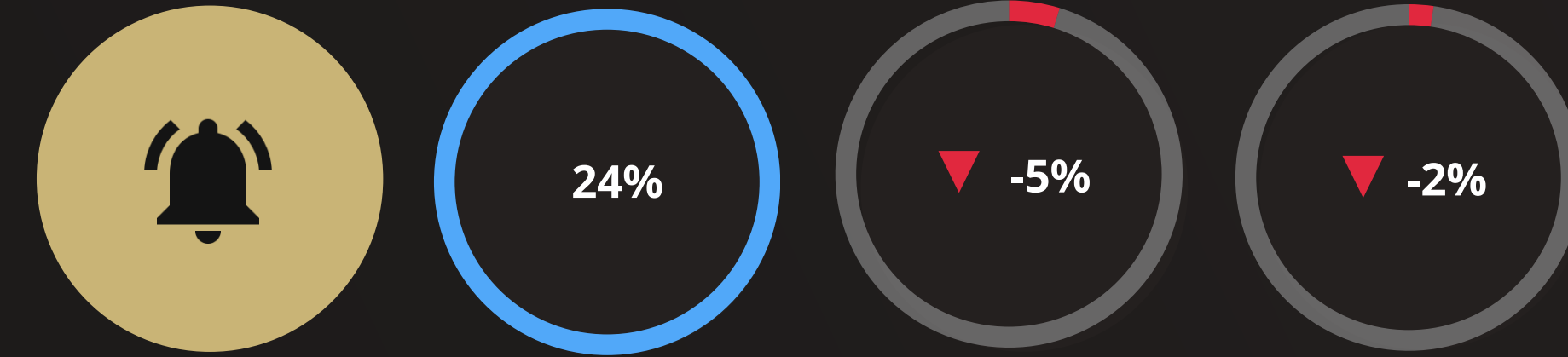
LISTINGS

Jun 2021

May 2021

Jun 2020

In Vancouver East, the number of new listings for detached properties in June 2021 was 642, a 4% decrease compared to May 2021, when 669 homes were listed, and a 59% increase from the 404 properties listed last June.



SALES TO ACTIVE

Jun 2021

May 2021

Jun 2020

In Vancouver East, the sales to active ratio for houses for June 2021 was 24%, an 5% decrease compared to May, when the ratio was 29%, and a 2% decrease from the 26% ratio last Year.



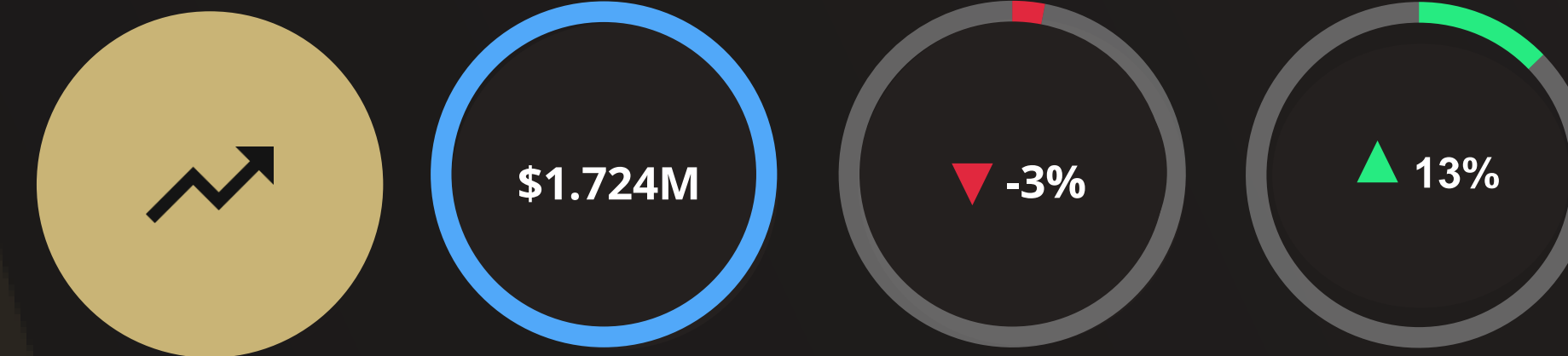
SALES

Jun 2021

May 2021

Jun 2020

The number of houses sold in Vancouver East in June 2021 was 152, a 20% decrease compared to May 2021, when 190 homes were sold, and a 45% increase from the 105 properties sold last June.



AVERAGE PRICE

Jun 2021

May 2021

Jun 2020

In Vancouver East, the average sale price for houses in June 2021 was \$1.724M, a 3% decrease compared to May 2021, when the average sale price was \$1.778M, and a 13% increase from the \$1.525M average sale price from last June.

Market Type

VANCOUVER EASTSIDE

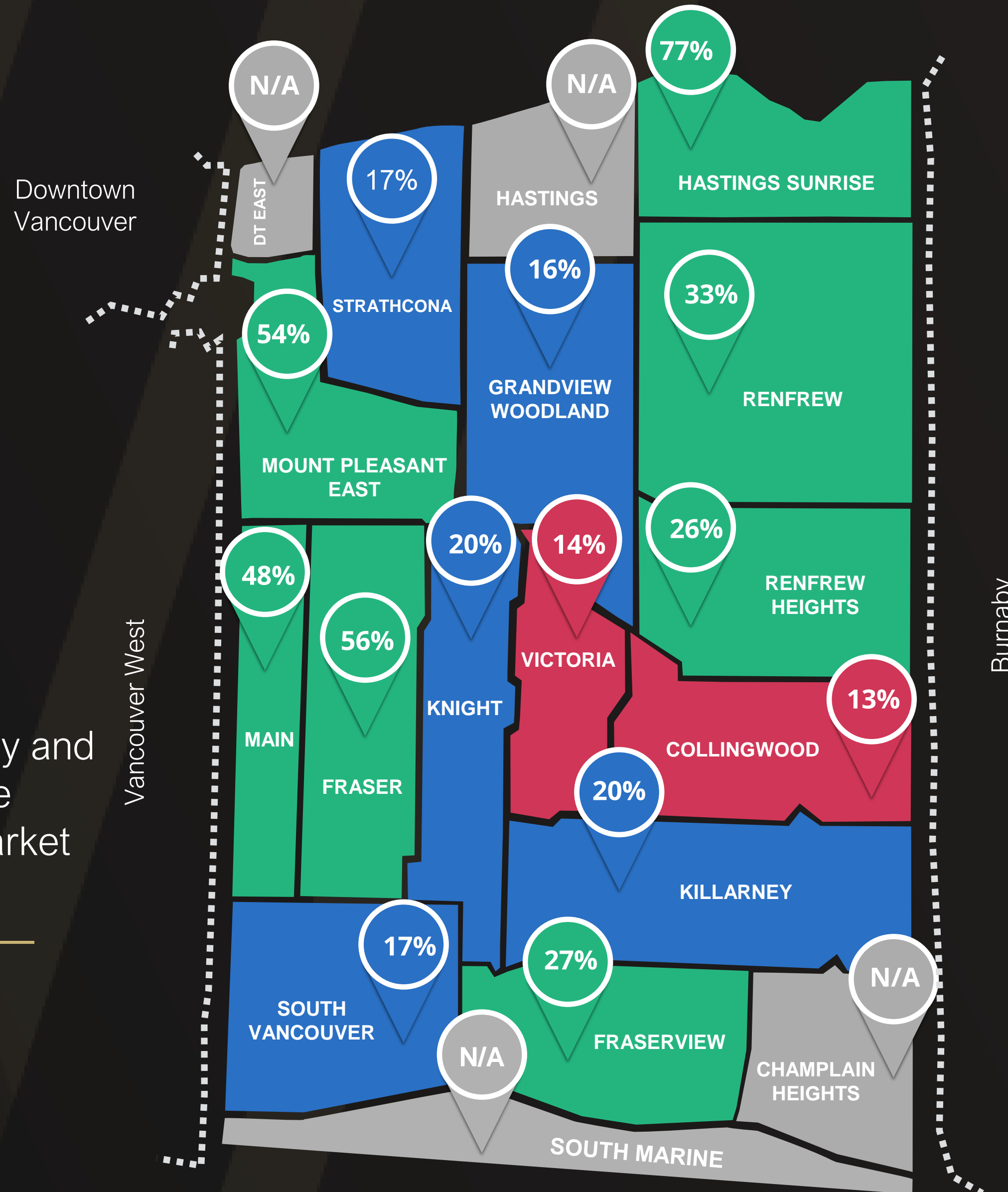
June, 2021

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

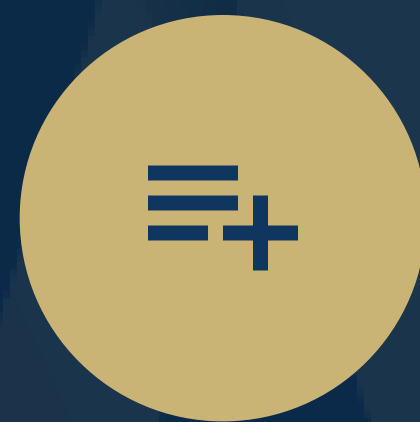
VANCOUVER EASTSIDE

June, 2021



Condos and Townhouses

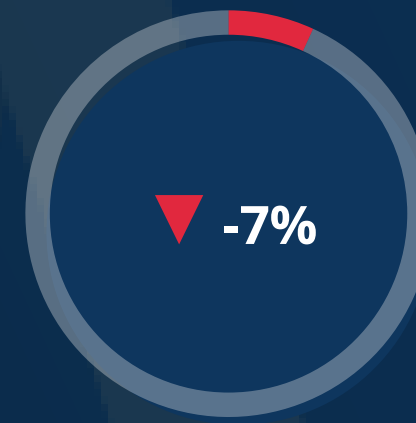
CURRENT UP DOWN



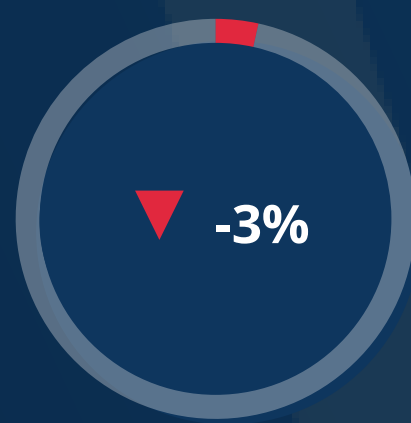
LISTINGS



Jun 2021



May 2021

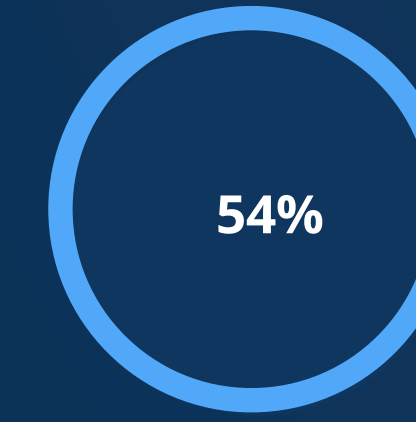


Jun 2020

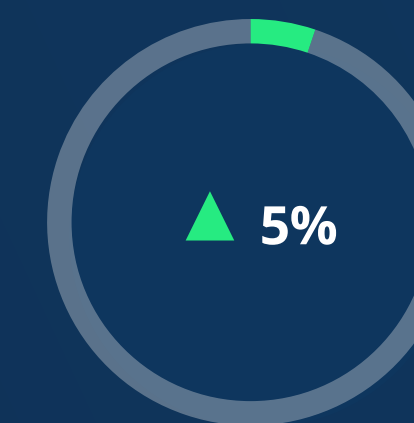
In Vancouver East, the number of new listings for condos and townhouses in June 2021 was 504, a 7% decrease compared to May 2021, when 541 homes were listed, and a 3% decrease from the 522 properties listed last June.



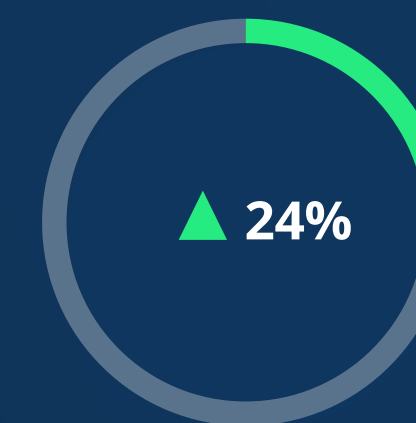
SALES TO ACTIVE



Jun 2021



May 2021



Jun 2020

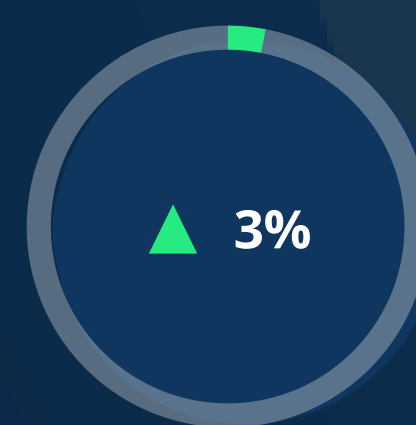
In Vancouver East, the sales to active ratio for houses for June 2021 was 54%, a 5% increase compared to May, when the ratio was 49%, and a 24% increase from the 30% ratio last year.



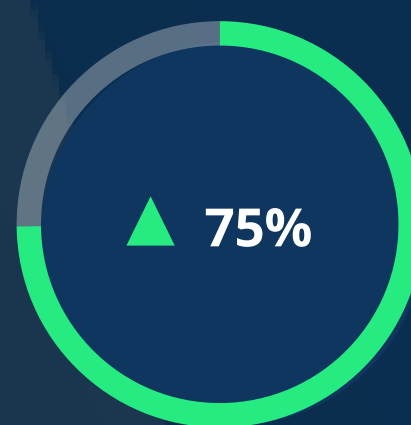
SALES



Jun 2021



May 2021



Jun 2020

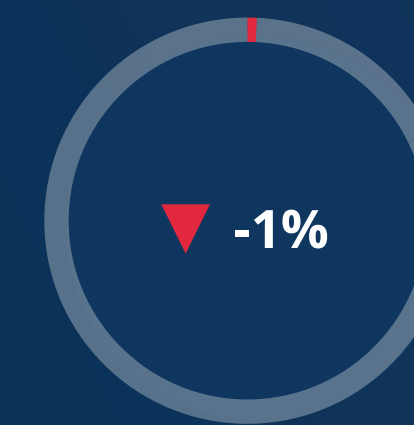
The number of condos and townhouses sold in Vancouver East in June 2021 was 271, a 3% increase compared to May 2021, when 263 homes were sold, and a 75% increase from the 155 properties sold last June.



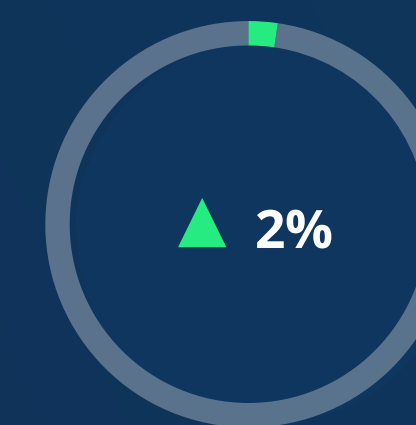
AVERAGE PRICE



Jun 2021



May 2021



Jun 2020

In Vancouver East, the average sale price for condos and townhouses in June 2021 was \$665K, a 1% decrease compared to May 2021, when the average sale price was \$670K, and a 2% increase from the \$650K average sale price from last June.

Market Type

VANCOUVER EASTSIDE

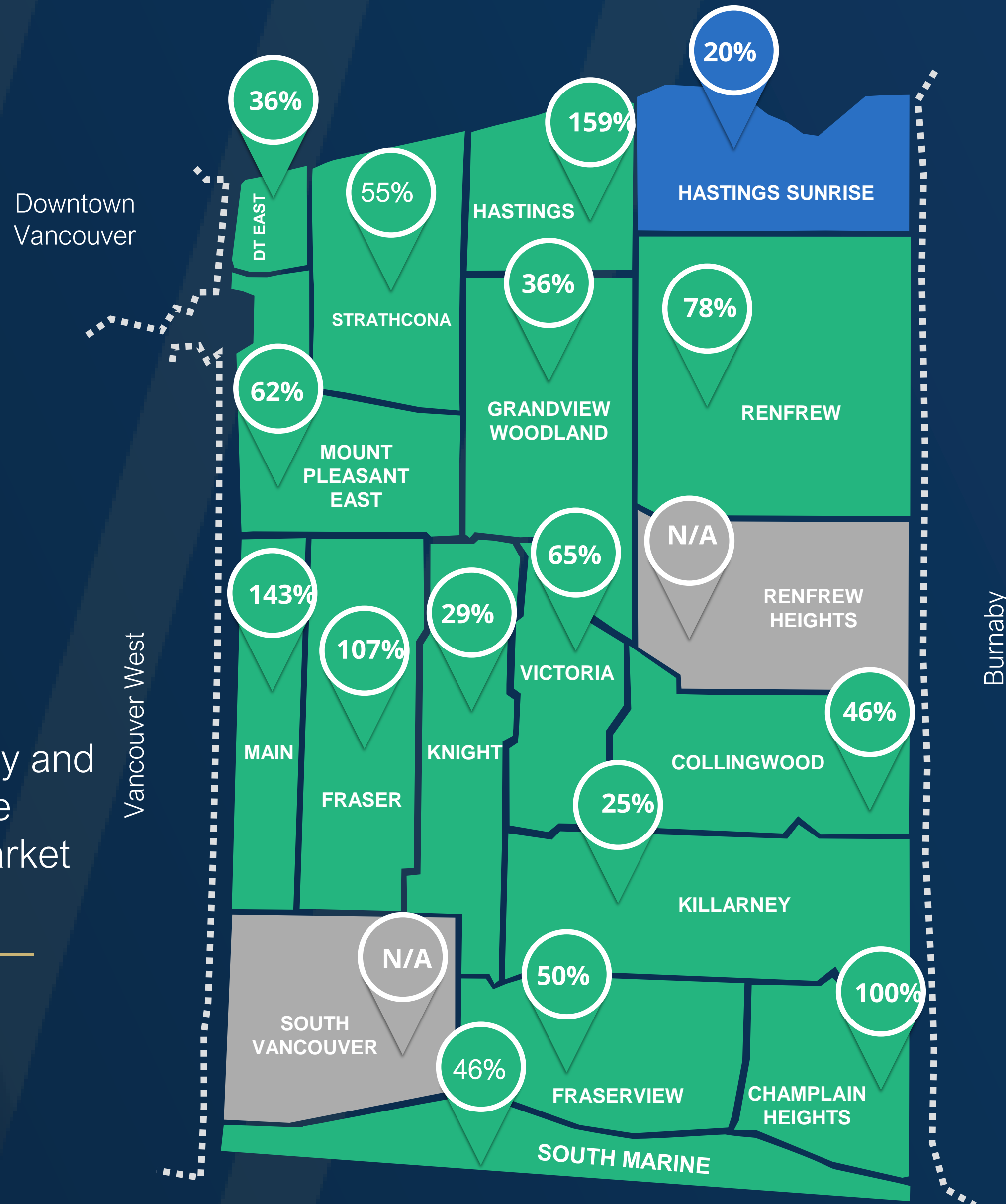
June, 2021

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


June 2021

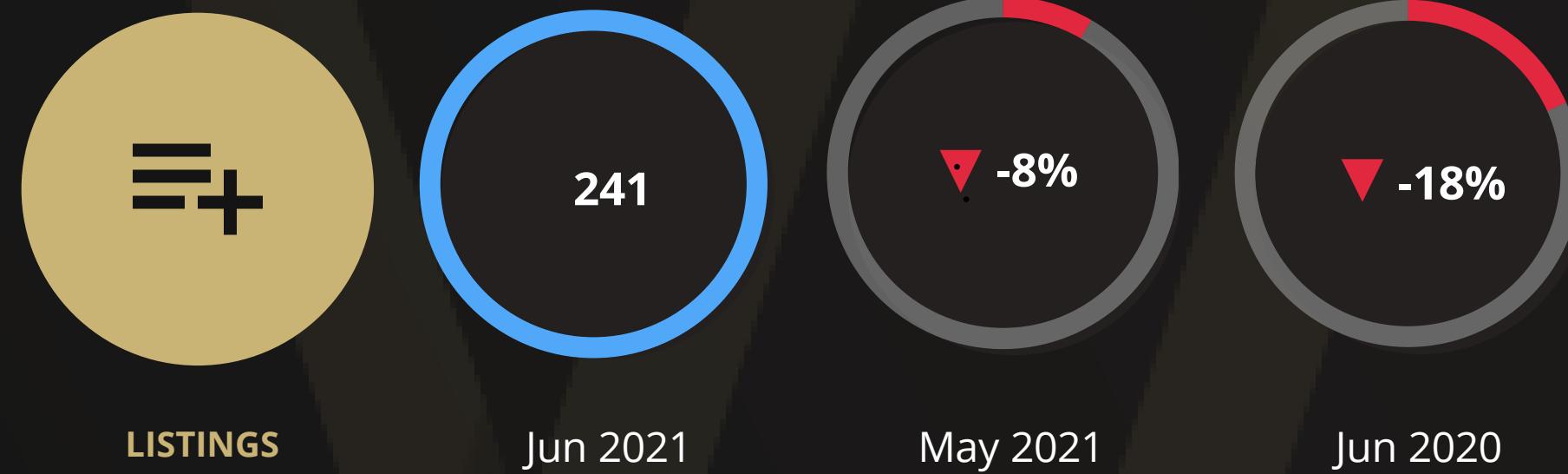
VIVID
REAL ESTATE
By Amin Saharvand

21 CENTURY 21.
In Town Realty

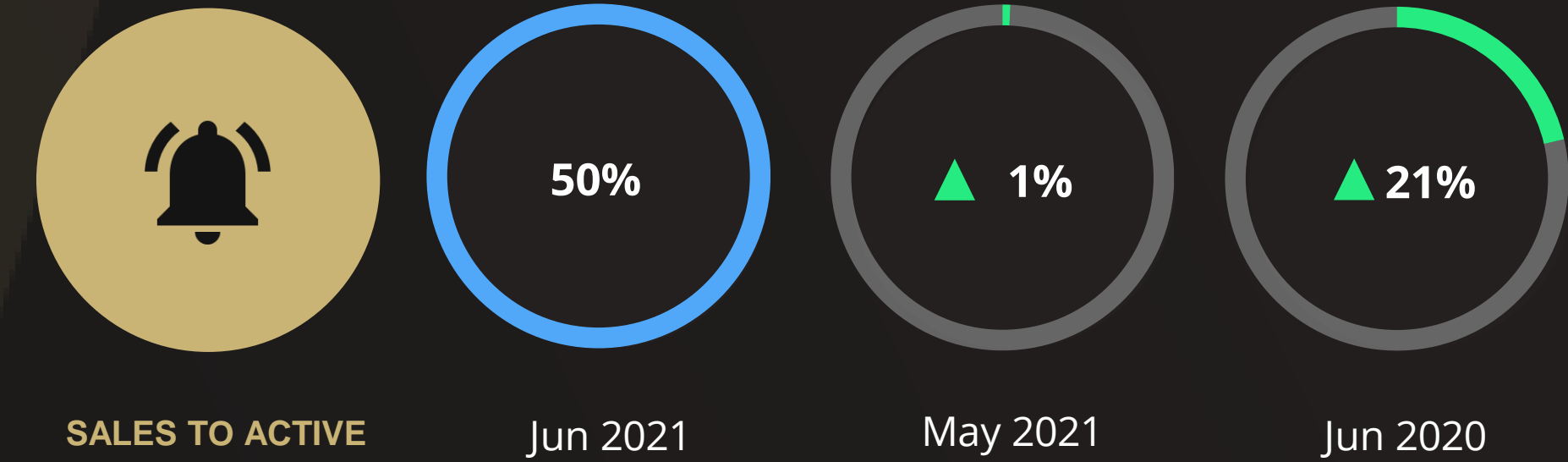
NORTH VANCOUVER

June, 2021

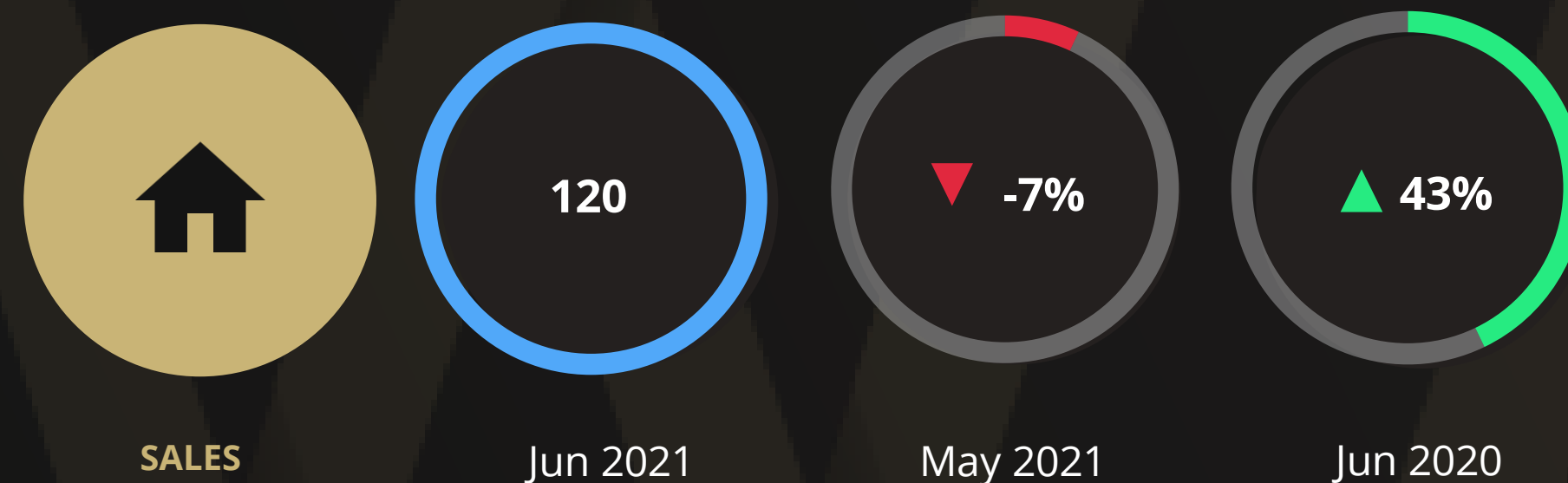
 Detached and Houses
● CURRENT ● UP ● DOWN



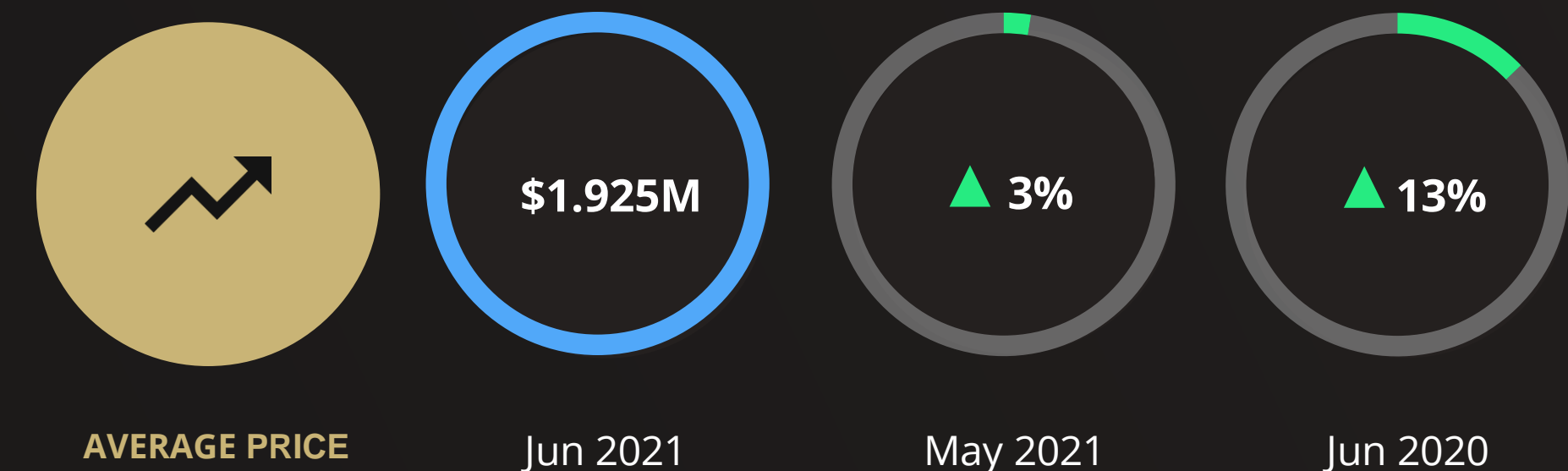
In North Vancouver, the number of new listings for detached properties in June 2021 was 241, a 8% decrease compared to May 2021, when 263 homes were listed, and a 18% decrease from the 295 properties listed last June.



In North Vancouver, the sales to active ratio for houses for June 2021 was 50%, a 1% increase compared to May 2021, when the ratio was 49%, and a 21% increase from the 28% ratio last June.



The number of houses sold in North Vancouver in June 2021 was 120, a 7% decrease compared to May 2021, when 129 homes were sold, and a 43% increase from the 84 properties sold last June.



In North Vancouver, the average sale price for houses in June 2021 was \$1.925M, a 3% increase compared to May 2021, when the average sale price was \$1.877M, and a 13% increase from the \$1.707M average sale price from last June.

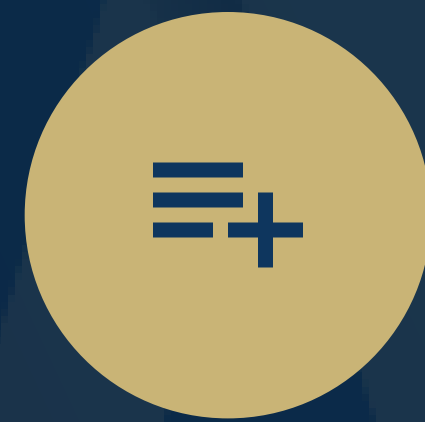
NORTH VANCOUVER

June, 2021



Condos and Townhouses

● CURRENT ● UP ● DOWN



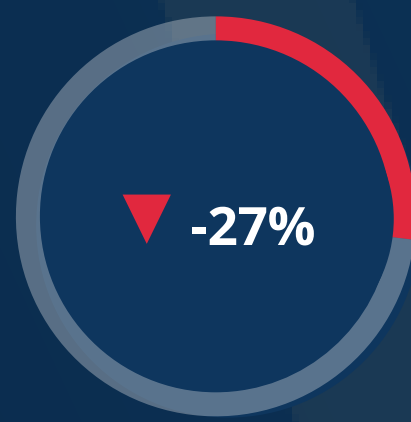
LISTINGS



Jun 2021



May 2021

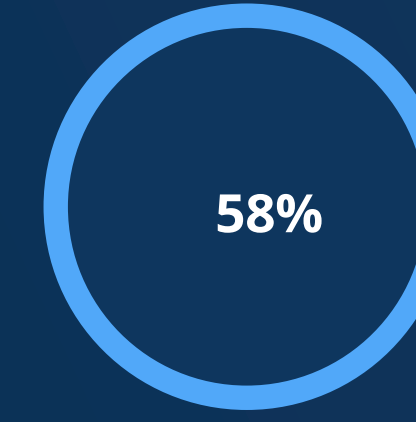


Jun 2020

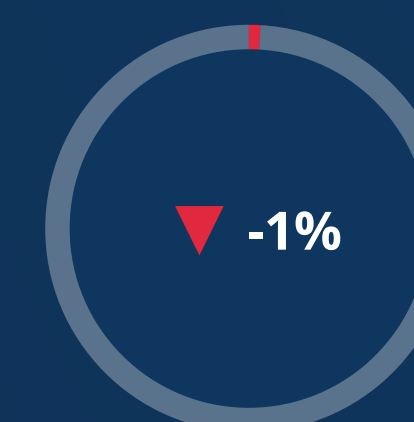
In North Vancouver, the number of new listings for condos and townhouses in June 2021 was 332, a 11% decrease compared to May 2021, when 374 homes were listed, and a 27% decrease from the 454 properties listed last June.



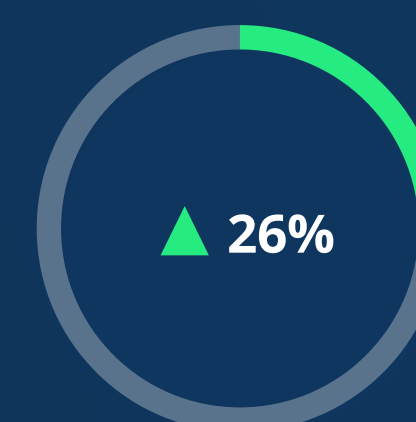
SALES TO ACTIVE



Jun 2021



May 2021

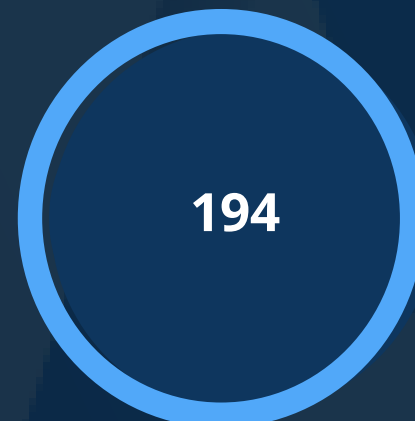


Jun 2020

In North Vancouver, the sales-to-active listings ratio for condo and townhouses for June 2021 was 58%, a 1% decrease compared to May 2021, when the ratio was 59%, and a 26% increase from the 33% ratio last June.



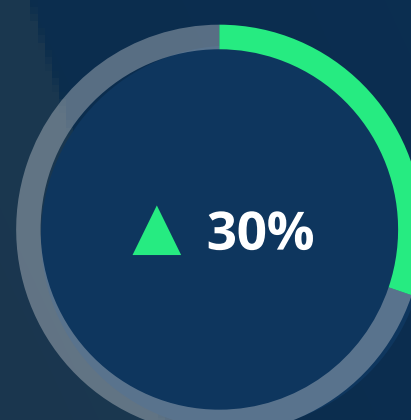
SALES



Jun 2021



May 2021



Jun 2020

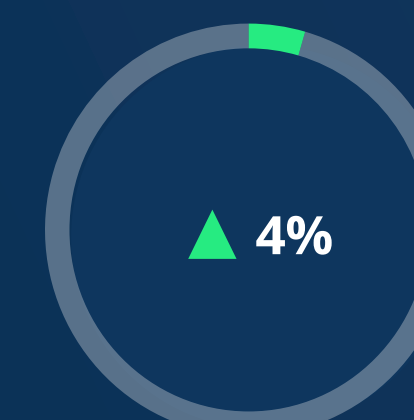
The number of condos and townhouses sold in North Vancouver in June 2021 was 194, a 13% decrease compared to May 2021, when 222 homes were sold, and a 30% increase from the 149 properties sold last June.



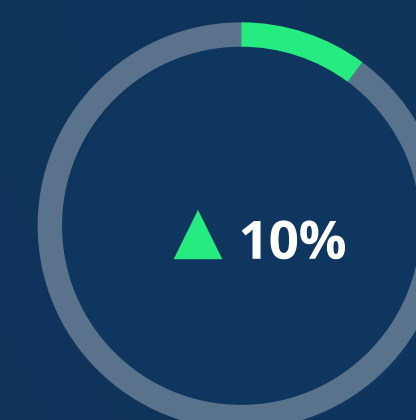
AVERAGE PRICE



Jun 2021



May 2021



Jun 2020

In North Vancouver, the average sale price for condos and townhouses in June 2021 was \$793K, a 4% increase compared to May 2021, when the average sale price was \$759K, and a 10% increase from the \$720K average sale price from last June.

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West Vancouver

June 2021

VIVID
REAL ESTATE
By Amin Saharvand

21 CENTURY 21.
In Town Realty

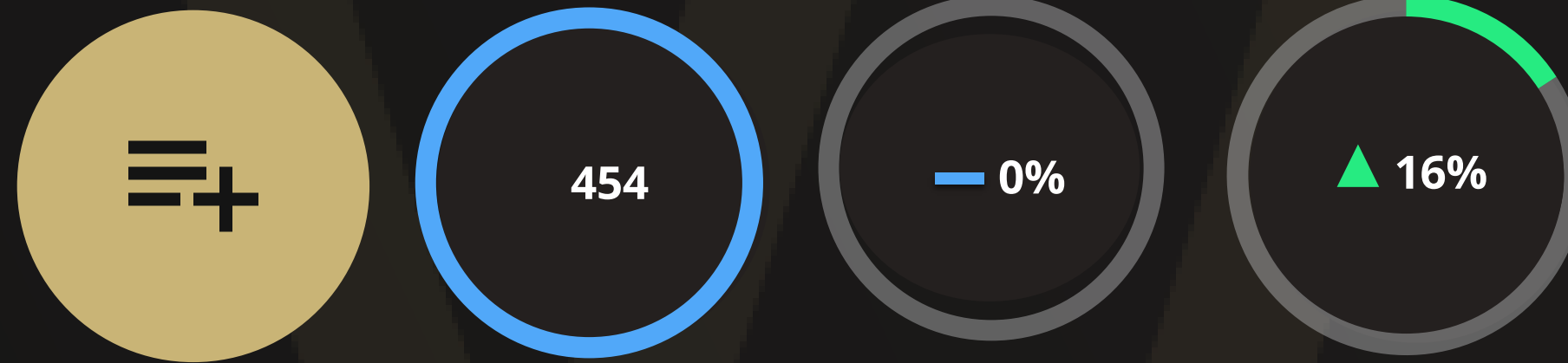
WEST VANCOUVER

June, 2021



Detached and Houses

● CURRENT ● UP ● DOWN



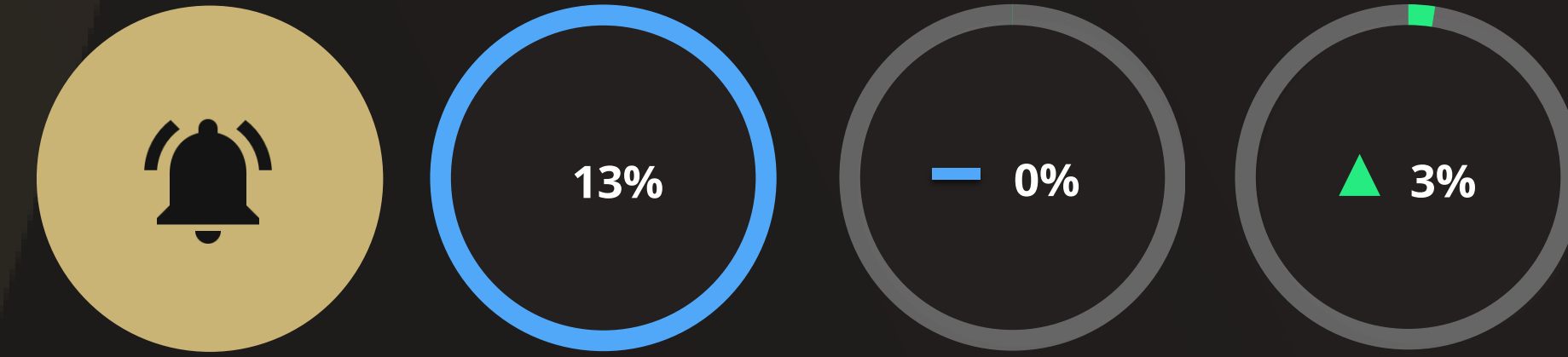
LISTINGS

Jun 2021

May 2021

Jun 2020

In West Vancouver houses, the number of new listings for residential properties in June 2021 was 454, no significant changes compared to May 2021, when 455 homes were listed, and a 16% increase from the 392 properties listed last June.



SALES TO ACTIVE

Jun 2021

May 2021

Jun 2020

In West Vancouver, the sales to active ratio for houses for June 2021 was 13%, no changes compared to May 2021, when the ratio was 13%, and a 3% increase from the 11% ratio last June.



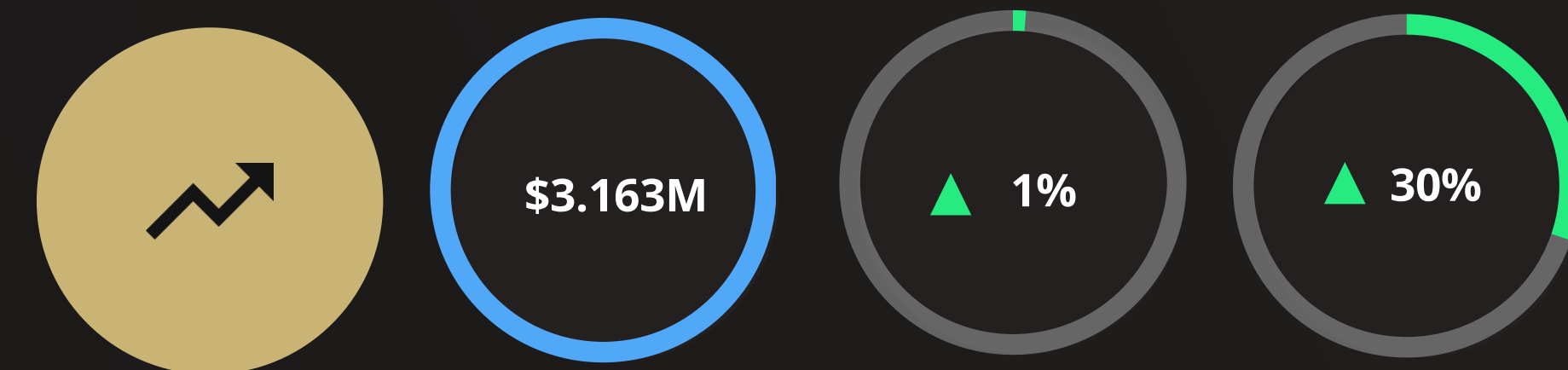
SALES

Jun 2021

May 2021

Jun 2020

The number of houses sold in West Vancouver in June 2021 was 60, no changes compared to May 2021, when 60 homes were sold, and a 43% increase from the 42 properties sold last June.



AVERAGE PRICE

Jun 2021

May 2021

Jun 2020

In West Vancouver, the average sale price for houses in June 2021 was \$3.163M, a 1% increase compared to May 2021, when the average sale price was \$3.125M, and a 30% increase from the \$2.43M average sale price from last June.

WEST VANCOUVER

June, 2021



Condos and Townhouses

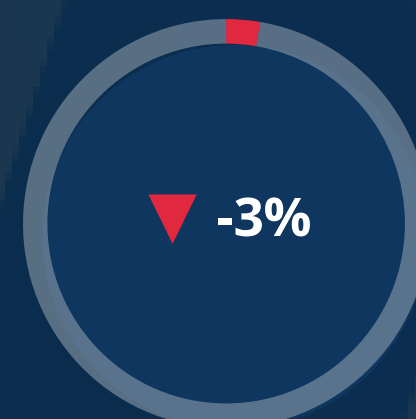
● CURRENT ● UP ● DOWN



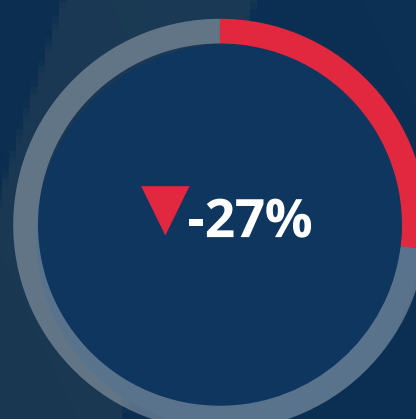
LISTINGS



Jun 2021



May 2021

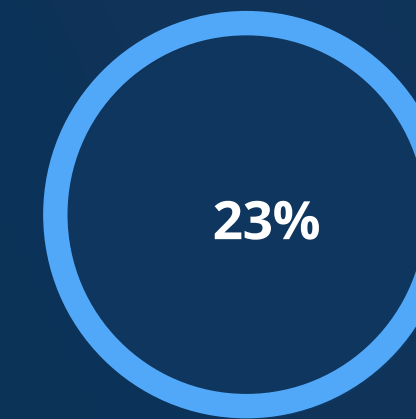


Jun 2020

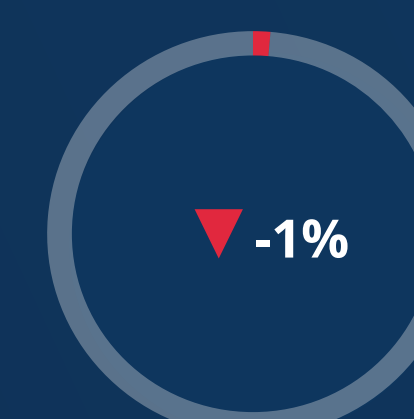
In West Vancouver, the number of new listings for condos and townhouses in June 2021 was 106, a 3% decrease compared to May 2021, when 109 homes were listed, and a 27% decrease from the 145 properties listed last June.



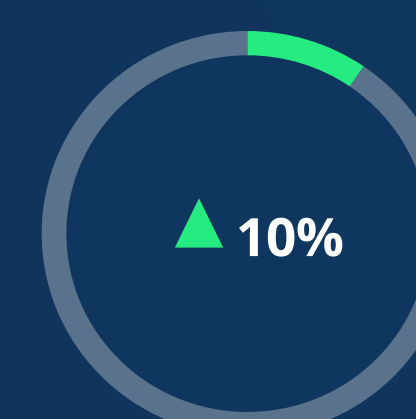
SALES TO ACTIVE



Jun 2021



May 2021



Jun 2020

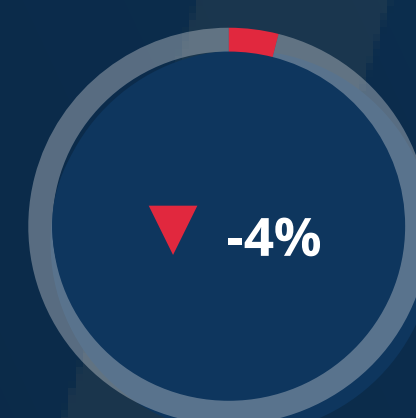
In West Vancouver, the sales-to-active listings ratio for condos and townhouses for June 2021 was 23%, a 1% decrease compared to May 2021, when the ratio was 24%, and a 10% increase from the 13% ratio last June.



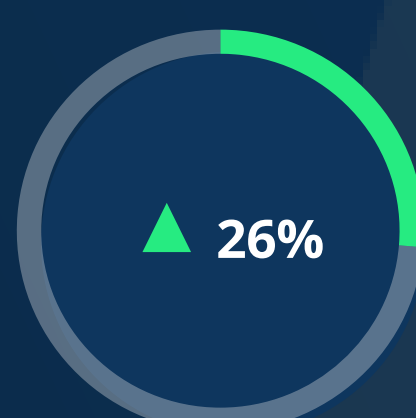
SALES



Jun 2021



May 2021



Jun 2020

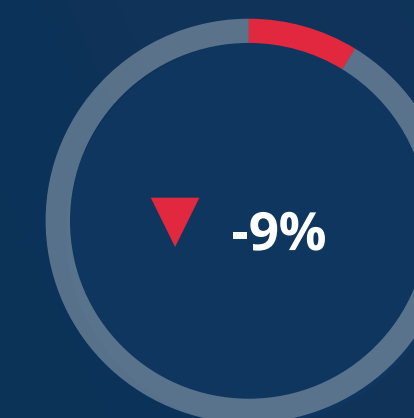
The number of condos and townhouses sold in West Vancouver in June 2021 was 24, a 4% decrease compared to May 2021, when 25 homes were sold, and a 26% increase from the 19 properties sold last June.



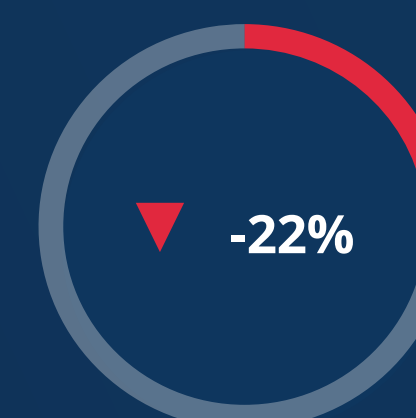
AVERAGE PRICE



Jun 2021



May 2021



Jun 2020

In West Vancouver, the average sale price for condos and townhouses in June 2021 was \$885K, a 9% decrease compared to May 2021, when the average sale price was \$970K and a 22% decrease from the \$1.140M average sale price from last year.

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AMIR JOHARIFARD

Cell: 778-885-5076

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