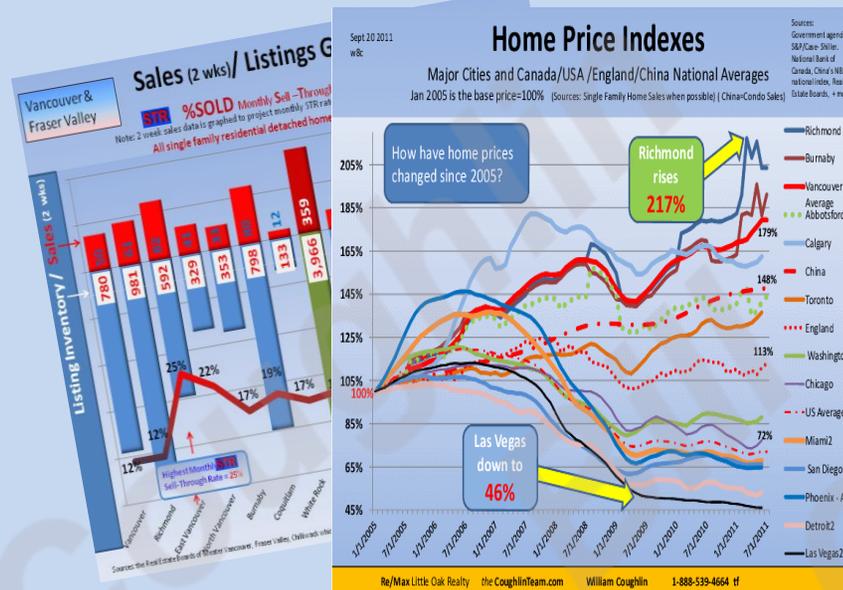


Market Analysis and Forecasting

Market Analysis and Forecasting

Market Reports



Advanced Marketing Tools



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 Sources: The respective Real Estate Boards, which assume no responsibility for accuracy.

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Vancouver Market Reports

Statistics, on the Web!



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Market Analysis and Forecasting Nov 1/24 Vancouver Downtown

Vancouver Downtown Real Estate Price Changes(\$/%)

溫哥華市中心房地產價格變動 / 溫哥華市中心房地產價格變動

Housing Types: Year-To-Date Sept 2023 – Sept 2024 (Quarters)

房屋类型: 今年迄今为止 (每季) 由2023 九月至2024 九月

Powered by: Vancouver Market Reports HPI[®]

■ \$\$ YTD Price Change (1 Year) 价格变动 (1年)

年終住房價格變動
年終住房價格變動

YTD Home Price Changes \$\$

年終住房價格變動
年終住房價格變動

YTD Home Price Changes %%



■ % YTD Price Change (1 Year) 今年迄今为止价格变动 (1年)

\$800,000

Data source: FVREB, REBGV, CADREB Real Estate Board & they assume no responsibility for accuracy. By: Vancouver Market Reports



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Market Analysis and Forecasting Nov 1/24 Vancouver Downtown

Vancouver Downtown Sub areas Statistics - Oct 2024 - Attached						
Neighbourhoods	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD
Coal Harbour	200	20	24	96%	-\$60,000	10%
Downtown VW	672	59	21	97%	-\$15,888	9%
West End VW	288	34	18	99%	-\$10,000	12%
Yaletown	393	42	25	98%	-\$14,750	11%
Total Activity	1553	155	21	98%	-\$19,000	10%

Vancouver Downtown List Price Ranges Statistics - Oct 2024							Attached
Home Price Range	Total Listings (/month)	Sales	DOM	Sale Price /List Price	Sell - List \$Difference	%SOLD	
0-\$600,000	177	36	25	97%	-\$14,900	20.3%	↑
\$600,001-\$690,000	156	28	10	98%	-\$14,000	17.9%	↑
\$690,001-\$790,000	200	17	18	99%	-\$9,900	8.5%	↓
\$790,001-\$900,000	188	19	34	98%	-\$15,888	10.1%	
\$900,001-\$1,050,000	125	13	17	98%	-\$15,000	10.4%	
\$1,050,001-\$1,250,000	152	12	20	97%	-\$38,000	7.9%	↓
\$1,250,001-\$1,500,000	134	10	30	96%	-\$46,900	7.5%	↓
\$1,500,001-\$1,800,000	116	7	48	96%	-\$67,600	6.0%	↓
\$1,800,001-\$2,500,000	119	6	20	97%	-\$67,000	5.0%	↓
\$2,500,001-\$4,000,000	106	4	93	95%	-\$149,950	3.8%	↓
\$4,000,001 and more	80	3	31	95%	-\$199,000	3.8%	↓
Total Activity	1553	155	21	98%	-\$19,000	10%	

Nov 1 2024 Vancouver Downtown Market Update (attached)

Current: Vancouver Downtown's Residential Attached housing market is a stable market with **10 %SOLD** rate and a 98% Sell/List Ratio.
(This means 9 homes out of 100 sold with an average of \$19,000 discount on a sale from original list price)
Most Active Price Range: Homes below \$600,001 have **20.3 %SOLD** rate.
Least Active Price Range: Homes above \$2.5 mill. have **3.8 %SOLD** rate.

History: The Vancouver Downtown Year-To-Date Home Price Index **HPIp (Top 50%)** shows that prices decreased \$97,396.
The Vancouver Downtown Year-To-Date Home Price Index **HPIp (Lower 50%)** shows that prices decreased \$32,723.

*The HPIp (Home Price Index) is an approximate reflection of the Average Home Price Changes.

Forecast: Current listing inventories are 15% more than same month last year meaning that we are seeing a increased listings supply. We project Vancouver Downtown to be a stable Market.

Monthly Changes Summary	Oct-23	Sep-24	Oct-24	2024-11-01	Change
Total Listings** (A,S,T,C,X)	1349	1544	1553		9 ↑
Active Listings (1st of the month)	1039	1128	1249	1190	-59 ↓
Solds	118	109	155		46 ↑
DOM	16	16	21		5 ↑
%SOLD (Sales/ Listings /mntly rate)	9%	7%	10%		2.9% ↑
Condos (Top 50%) Home Price Index HPIp	\$1,657,497	\$1,575,100	\$1,560,101		-\$14,999 ↓
Condos (Lower 50%) Home Price Index HPIp	\$658,100	\$628,100	\$625,377		-\$2,723 ↓

October's real estate report shows that 52% of detached homes in Greater Vancouver lost value this month. On average, single-family homes in Metro Vancouver saw a price drop of **\$1,045**. With mortgage rates going down, buyers will be more active, especially in the condo & townhouse markets. We forecast the Metro Vancouver area to remain a buyer's market until the end of the year. In October, the average price of condos decreased by **\$3,925**, and townhouses saw a decline of **\$3,155**. We forecast that the condo and townhouse markets will remain a buyer's market in the coming months.

To keep up with the latest market trends, tune in every Saturday at noon on VancouverMarketReports.com. We analyze which areas in the Lower Mainland are rising or falling. For a full update on market values, forecasts, and a detailed analysis of your neighborhood, reach out to Bill Coughlin and the Coughlin Team at 778-374-3744.

Analytical Methods: The Vancouver Downtown represents many diverse markets that makes the average or median monthly homes sales statistics have very little value towards understanding the market changes. Currently we have split the Vancouver Downtown market into two parts with the **Vancouver Downtown HPIp Top 50%** representing the higher end sales and the **Vancouver Downtown HPIp Lower 50%** representing the lower priced homes sales. Each HPI is determined by adjusting all of the paired monthly sales to produce one the most accurate HPI indexes at this time. Note: For a more accurate price change for your home request a Comparative Market Analysis. Data is from: FVREB, REBGV, CADREB Real Estate Boards and they assume no responsibility for its accuracy. VancouverMarketReports.com



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attached homes



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Market Analysis and Forecasting Nov 1/24 Vancouver Downtown

Attached Vancouver Downtown Condos Home Price Index HPIp (Top 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price)

Home Price Changes

(Home Price Index Paired sales from 2005)



Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)

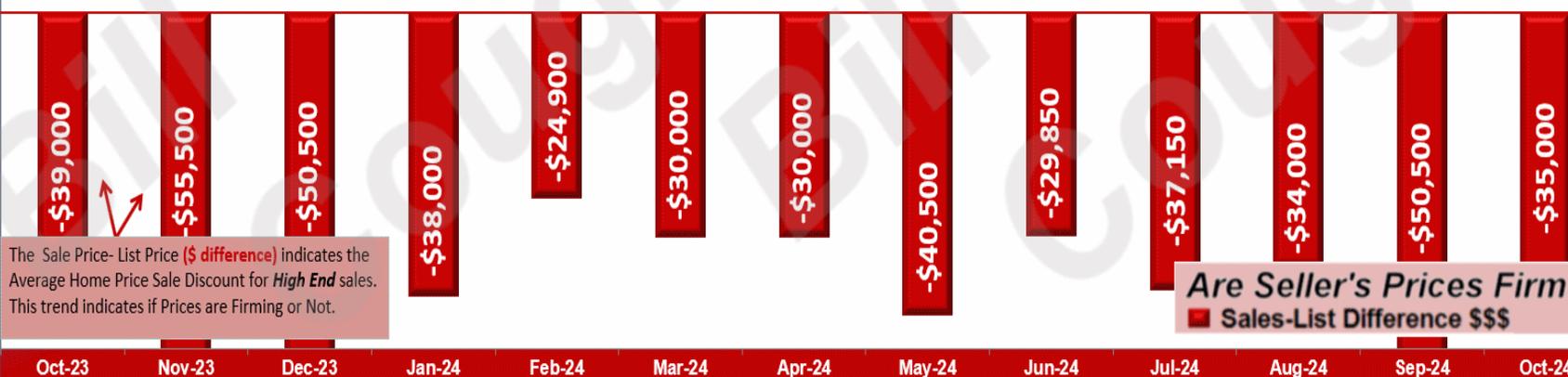
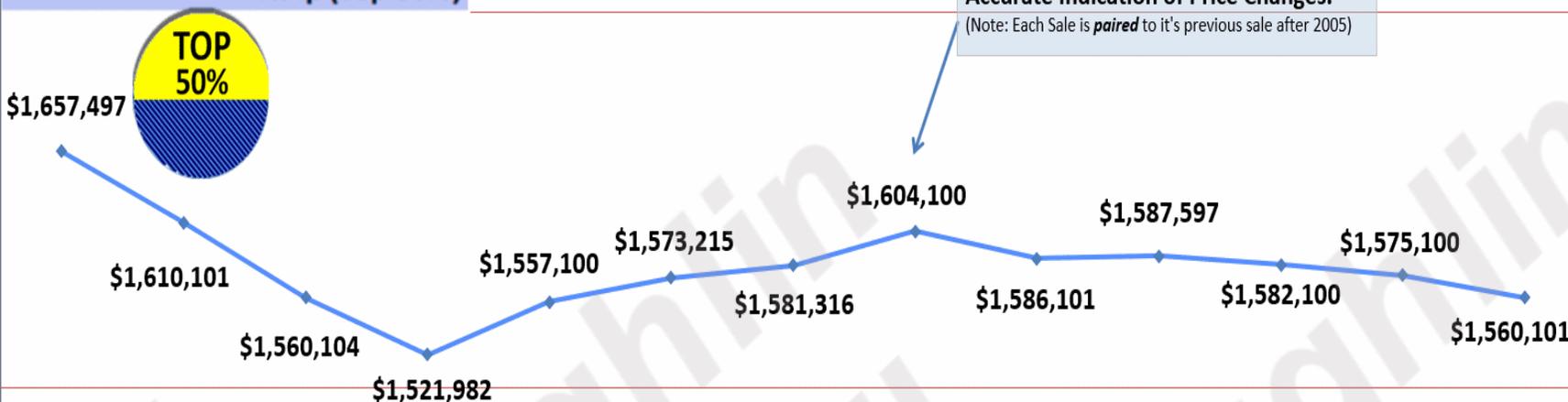
Are Home Prices Up?

Home Price Index → HPIp (Top 50%)

Homes Over \$800,000

The Home Price Index HPIp is our MOST Accurate Indication of Price Changes.

(Note: Each Sale is paired to it's previous sale after 2005)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for High End sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?

■ Sales-List Difference \$\$\$



Condominiums



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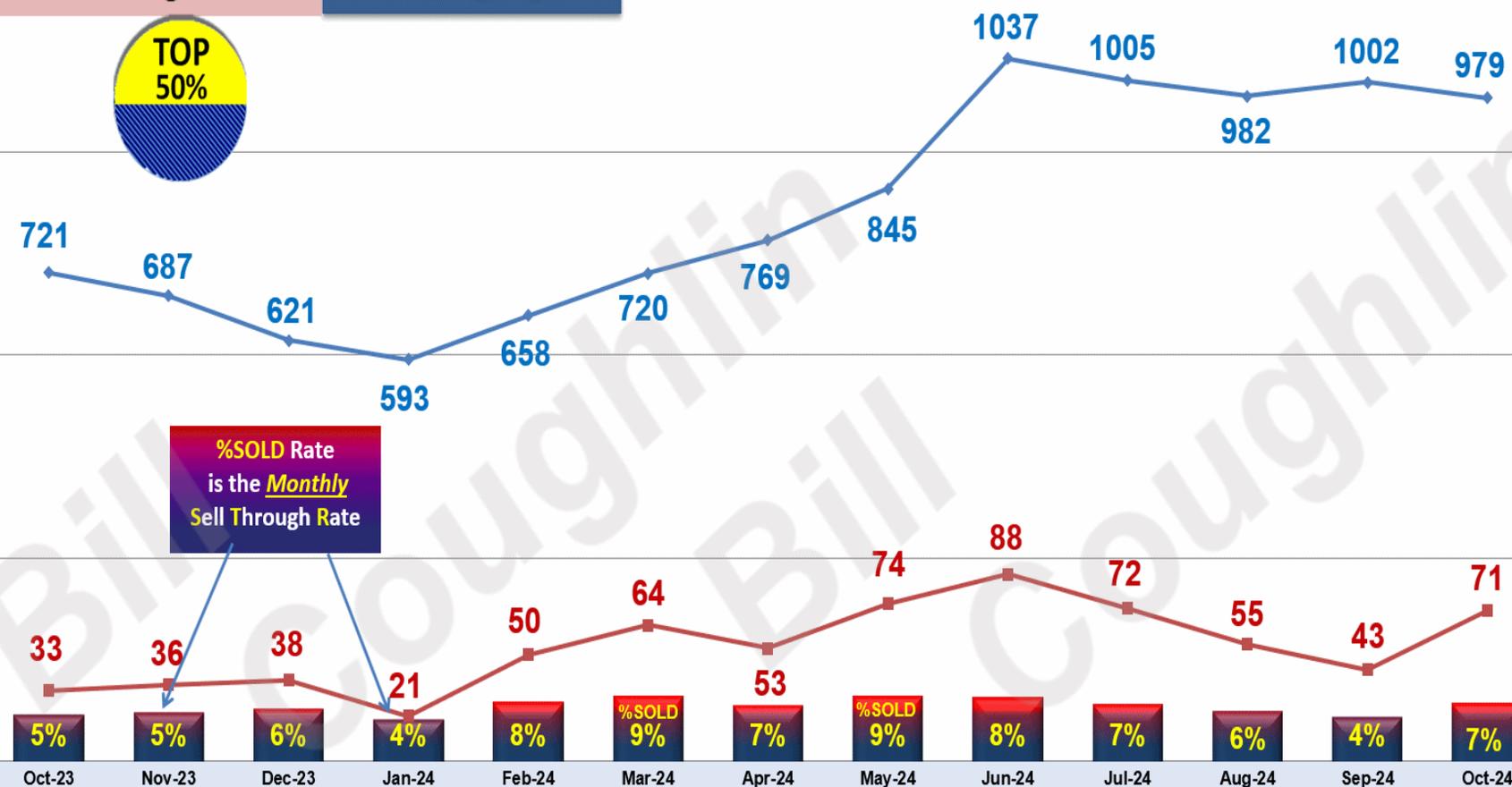
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Market Analysis and Forecasting Nov 1/24 Vancouver Downtown

Attached Vancouver Downtown Total Listings, Sales, and %SOLD rates

Sales / Listings
Monthly Totals

◆ Total Listings ◆ Sales Homes Over \$800,000



Attached

TOP 50%

%SOLD (STR)
Sales/Listings (Monthly Rate)



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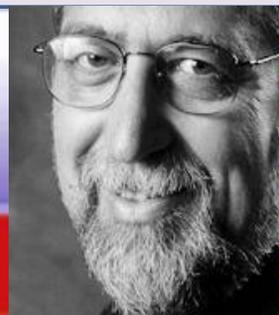
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attached homes



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Market Analysis and Forecasting Nov 1/24 Vancouver Downtown

Attached Vancouver Downtown Condos Home Price Index HPIp (Lower 50%), Sale Price-List Price (\$ Difference) (average home sold for \$ less than their original list price)

Home Price Changes

(Home Price Index Paired sales from 2005)

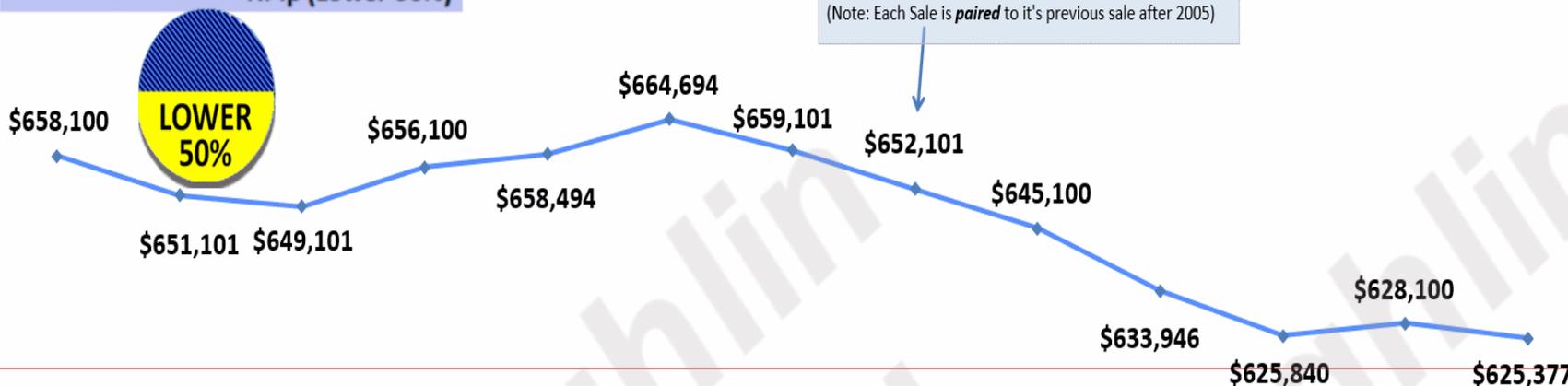
Are Home Prices Up?

Home Price Index → HPIp (Lower 50%)

Homes Below \$800,000

The Home Price Index HPIp is the MOST Accurate Indication of Price Changes.

(Note: Each Sale is paired to it's previous sale after 2005)



Condominiums



Sales Discount \$\$
Sale Price - Original List Price (\$\$ difference)



The Sale Price- List Price (\$ difference) indicates the Average Home Price Sale Discount for Low End sales. This trend indicates if Prices are Firming or Not.

Are Seller's Prices Firm?
Sales-List Difference \$\$\$



Condominiums



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Market Analysis and Forecasting Nov 1/24 Vancouver Downtown

Attached Vancouver Downtown Total Listings, Sales, and %SOLD rates

Sales / Listings
Monthly Totals



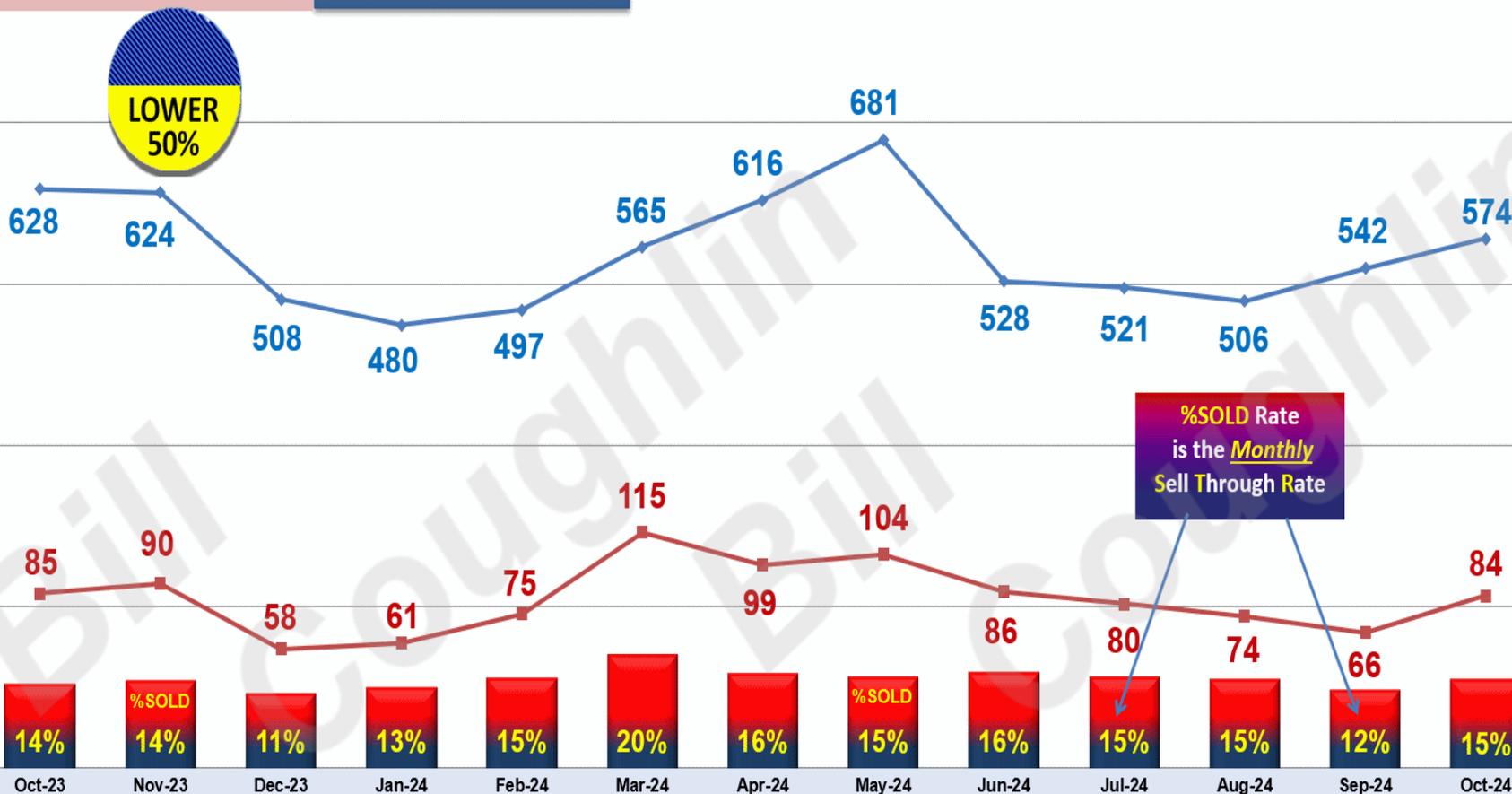
Attached



%SOLD (STR)

Sales/Listings (Monthly Rate)

← Total Listings → Sales Homes Below \$800,000



Attached



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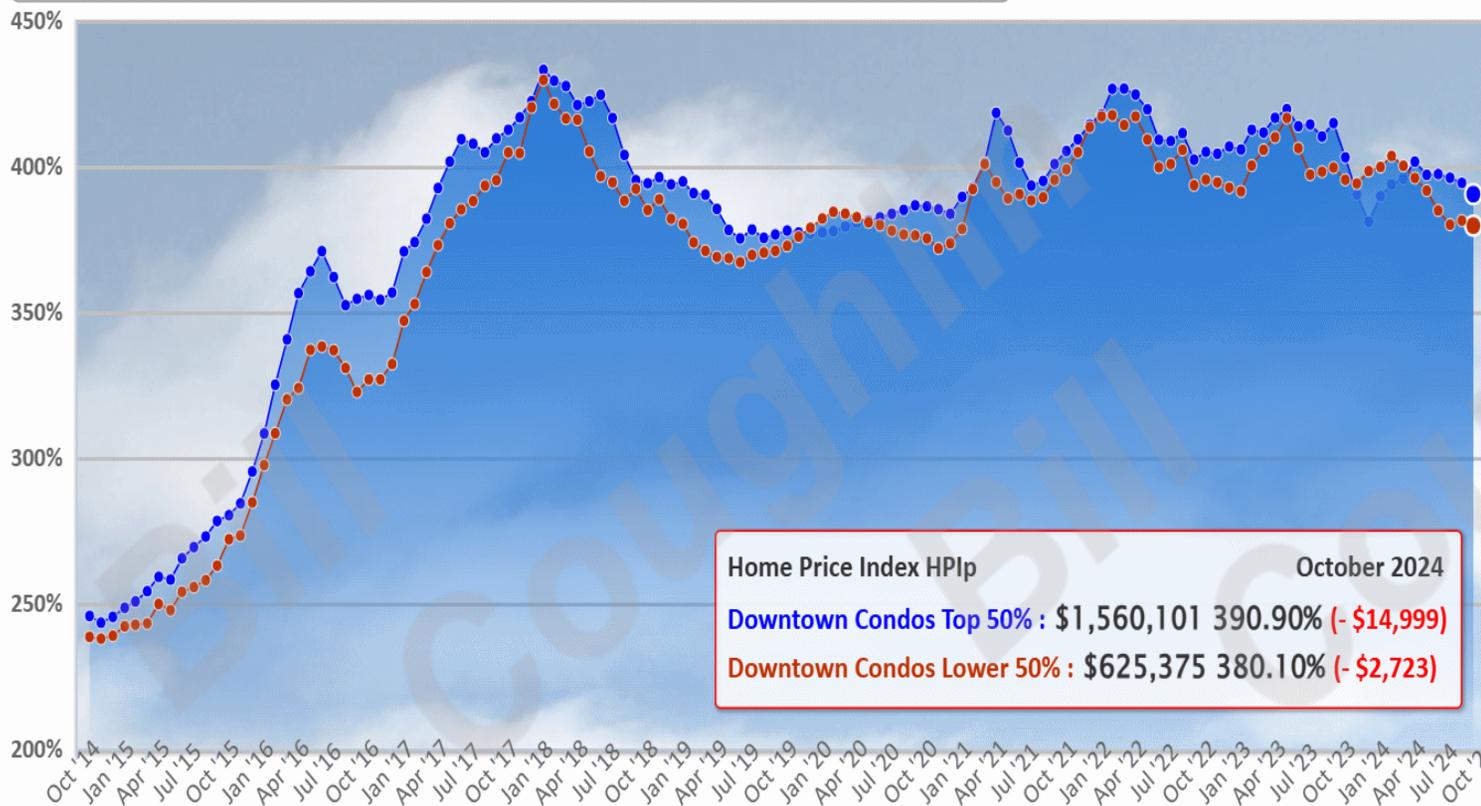
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Market Analysis and Forecasting Nov 1/24 Vancouver Downtown

Powered by the Greater Vancouver Market Reports HPIp



Downtown Condos Top 50% : ■ HPIp ■ Forecast+ ■ Forecast-
 Downtown Condos Lower 50% : ■ HPIp ■ Forecast+ ■ Forecast-



Monthly Home values

Date	Value
Oct 2024	% 390.90
Sep 2024	% 394.70
Aug 2024	% 396.50
Jul 2024	% 397.80
Jun 2024	% 397.50
May 2024	% 402.00
Apr 2024	% 396.30
Mar 2024	% 394.20
Feb 2024	% 390.20
Jan 2024	% 381.40
Dec 2023	% 390.90
Nov 2023	% 403.50



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