



Market at a Glance

Greater Vancouver Real Estate Market 2017 Review and 2018 Forecast 回顧 2017 展望 2018 年大溫地區地產行情

Strong economic growth, low interest rates, declining unemployment, increasing wages and a growing population all helped boost home buyer demand in our region last year. International investors created potent ripple effect which pushed up the prices. It started in the high end segment, but it spread in its effect in the whole area. Wealthy foreign buyers tend to price local affluent residents out of high- end neighbourhoods, pushing them to second- tier areas, the effect repeats itself in lower-priced categories, edging locals who would have bought in secondary neighbourhoods into other less desirable areas, and so on.

Series of factors played into each other. Three connected capital factors that affected real estate prices in the last couple of years include foreign capital from international investors, cheap capital from low-interest mortgages and fast capital from flipping. Multiple elements work together sharpened the competition and ultimately drove up prices rapidly. When competition gets intense, buyers tend to bid over the asking price. Each competition set benchmark comparable prices that real estate agents reply on for future transactions. Domestic speculators are also responsible partially in this price escalation.

Whether 2018 will repeat the history of 2017 depending on whether one or more of the connected factors still exist. It's yet to be seen if various government regulations meant to dampen the over-heated real estate markets would work. For your complimentary buying/selling/leasing

consultation, please feel free to contact me! Thank you!

经济因素，低利率，就业率上升，工资上扬，人口增加全部都是房地产价格上涨的推手。国际投资客在大温房地产造成了强力的涟漪效果，从高价豪宅开始，效果陆续延伸到其他价位房屋。一般说来本地高价买家最先会被富有的国际投资客排挤出场。这些买家只好转去第二档次区域购买。涟漪效果继续运作，原本有能力购买第二档次产品的本地买家，只能再转往其他条件略差的区域购买。外国买家投资的资金，低利率造成的便宜资金，以及投机客获得的快速资金，这3大资金因素交叉影响房屋价格。最终结果是造成所有地区房市价格快速大幅上涨。每一次买家竞标的结果是创造出另一次的价格新高点。同时也是地产从业人员借以作为下一个房屋售价的参考标的。本地投机客也进场竞标照成价格节节高升。

2018 年会再重复 2017 年的历史吗？除了各级政府打压房市的各种手段尚待观察成效外，也要看各类资金是否依然会到位。如果缺少其中一两个环节，价格应会开始下滑。

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